

TREE ABBREVIATIONS:
 O - OAK
 M - MAPLE
 P - PINE
 H - HICKORY
 C - CEDAR
 RC - RED CHERRY

NOTE: PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE CONVEYED TO ADJOINING PROPERTY ON MOHAWK DRIVE.

ZONING DISTRICT: SINGLE RESIDENCE C & D

RESIDENCE C
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT FRONTAGE = 180 FEET
 MINIMUM LOT WIDTH = 144 FEET (80% OF FRONTAGE)
 MAXIMUM PERMITTED LOT COVERAGE = 35%
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (54 FEET)
 PERMITTED LOT COVERAGE = 35%
 MINIMUM SETBACKS:
 FRONT = 40 FEET
 SIDES = 25 FEET
 REAR = 20 FEET


RESIDENCE D
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
 MAXIMUM PERMITTED LOT COVERAGE = 35%
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
 PERMITTED LOT COVERAGE = 35%
 MINIMUM SETBACKS:
 FRONT = 40 FEET (60 FEET FROM STREET CENTERLINE)
 SIDE = 30 FEET
 REAR = 20 FEET

DATUM IS NAVD88
 NOTE: PROPERTY IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
 MAXIMUM IMPERVIOUS = 15%

--- DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED. (TO BE SUPERVISED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR)

LOTING PLAN

Seal



0' 20' 40' 80' 120'

SKETCH PLAN
 VALDIS WAY
 LYNNFIELD, MASS.
 ASSESSORS MAP 17 LOT 921

OWNER LINDA C. VALLIS 109 LOWELL STREET LYNNFIELD, MA 01940	APPLICANT PAUL CAGGIANO 26666 SEAGUL WAY, UNIT C201 MALIBU, CA 90265-4529	Engineer Hayes Engineering, Inc. 603 Salem Street Wakefield, Mass. 01880 www.hoyeseng.com
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Scale: 1"=40'	December 14, 2021
LYNNFIELD PLANNING BOARD	Application Filed: _____
_____	Final Plan Filed: _____
_____	Hearing Date: _____
_____	Plan Approved: _____
_____	Plan Signed: _____
_____	DEFINITIVE SHEET 1 OF 1
_____	SET SHEET 1 OF 1

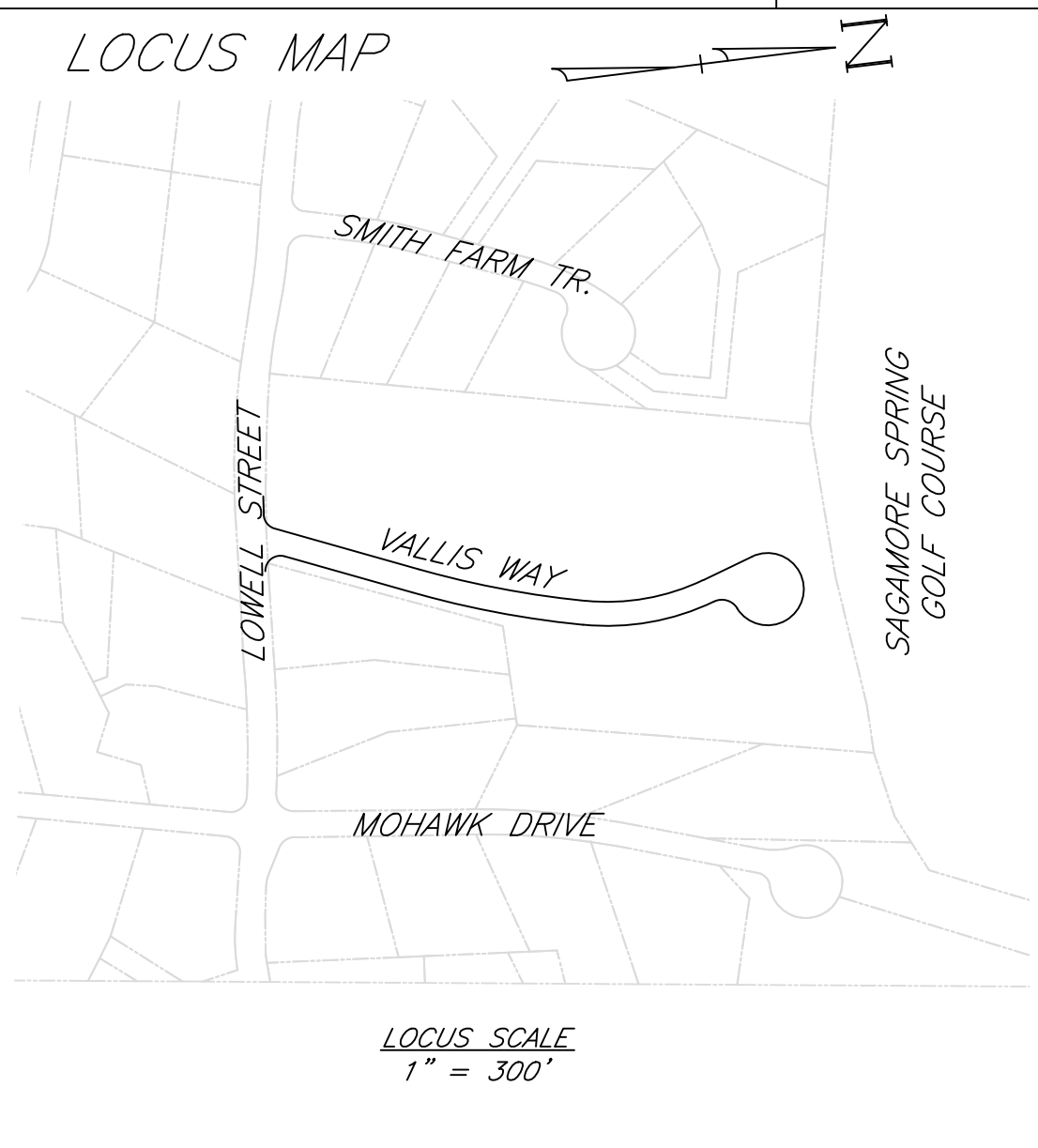
REQUESTED WAIVERS

SHEET WAIVERS:

SECTION 375-6.4.A(13) TO NOT HAVE A LOCUS AT A SCALE OF 1"=400'.

DESIGN WAIVERS:

SECTION 375-7.1.D(1) TO HAVE A DEAD-END STREET LONGER THAN 500 FEET.



LOCUS SCALE
1" = 300'