

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%

SAGAMORE SPRING
 REAL ESTATE TRUST
 1282 MAIN ST.
 MAP 13 LOT 885
 519/579

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

LOTING PLAN

Seal:

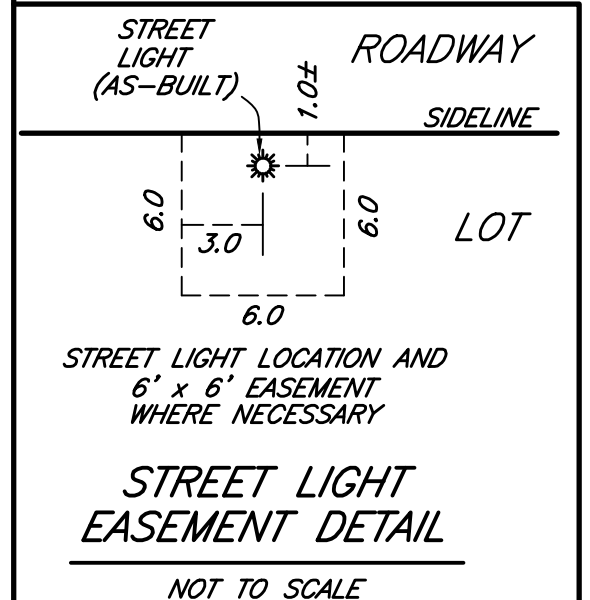
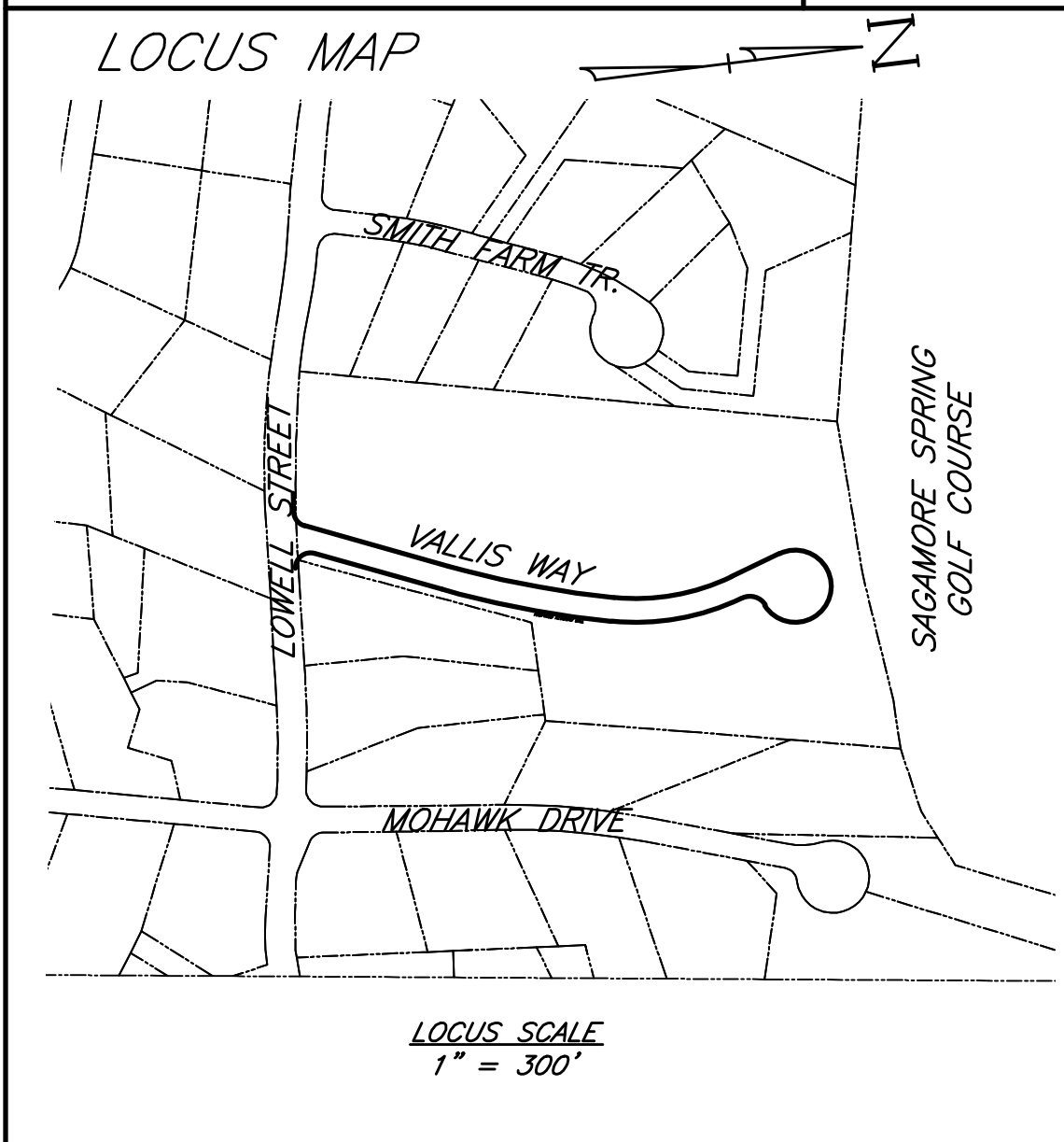
0' 20' 40' 80' 120'

**SKETCH PLAN
 VALLIS 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.hayeseng.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.

CURRENT OWNERSHIP

LINDA C. VALLIS
 DEED REFERENCE: BOOK 33561 PAGE 119
 ESSEX SOUTH REGISTRY OF DEEDS

ASSESSOR'S PARCEL ID: 0017-0000-0921
 #109 LOWELL STREET

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Review Comments	11/30/2021
2	Add Individual Existing Trees	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021

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