LOWELL STREET
(1975 COUNTY LAYOUT)
(PUBLIC - VARIABLE WIDTH)

SMITH FARM TRAIL

DERRICK & VALERIE MARTINS LIVINGS TRUST
2 SMITH FARM TR.
MAP 17 LOT 1531
37160/120

KERZNER FAMILY TRUST
4 SMITH FARM TR.
MAP 17 LOT 891
32577/8

GREGORY J. & LISA J. SONEK
6 SMITH FARM TR.
MAP 17 LOT 864
14832/600

EDWARD & ADRIANNA NASTARI
8 SMITH FARM TR.
MAP 17 LOT 838
38318/553

XUEZHE PIAO & JUHEE LEE
19 SMITH FARM TR
MAP 17 LOT 156
38339/181

N: 922,510.96 m
E: 238,137.33 m
BENCH MARK #3
TOP ECSB
ELEV.=155.83

N: 922,788.42 m
E: 238,116.23 m
BENCH MARK #2
TOP DH
ELEV.=143.96

BENCH MARK #1
TOP ECSB
ELEV.=153.39

N: 922,526.84 m
E: 238,237.40 m
BENCH MARK #4
TOP ECSB
ELEV.=152.06

REMAINING LAND OF VALLIS
149,883 S.F.
3.44 Acres

#108 LOWELL STREET
1 STORY BRICK

1 STORY GARAGE

GARAGE

OLD ASPHALT TENNIS COURTS

POOL AREA (APPROXIMATE LOCATION)

TENNIS COURT (APPROXIMATE LOCATION)

LOT 6
151,959 S.F.
3.4885 Acres

LOT 1
45,866 S.F.
1.0530 Acres

LOT 2
60,100 S.F.

LOT 2
73,990 S.F.
1.6986 Acres

LOT 3
60,100 S.F.

LOT 3
60,405 S.F.
1.3867 Acres

LOT 4
40,237 S.F.
0.9237 Acres

LOT 5
25,451 S.F.
0.5843 Acres
(NOT A BUILDING LOT)

LOT 5
44,006 S.F.

PARCEL A 4,000 S.F.

VALLIS WAY
(40' WIDE)

PROP. 8"CLDI WATER

EXISTING 15' WATER EASEMENT AS SHOWN ON PLAN NO. 472 OF 1974

30' WIDE WATER LINE EASEMENT

20' WIDE WATER LINE EASEMENT

30' WIDE SLOPE EASEMENT

DRAINAGE EASEMENT

APPROXIMATE LIMIT OF EXPECTED INITIAL DISTURBANCE

PROPOSED INFILTRATION AREA

PROPOSED RETAINING WALL

ZONE LINE

PROP. INFILTRATION POND BOTTOM=140.0 TOP=146.0
10' WIDE STONE SPILLWAY @ 145.5

PROP. FOREBAY BOTTOM=140.0 TOP=142.0

PROP. 4' HIGH CHAIN LINK FENCE

PROPOSED HOUSE T.F.=157.0 C.F.=148.5

PROPOSED HOUSE T.F.=151.5 C.F.=143.0

PROPOSED HOUSE T.F.=153.5 C.F.=145.0

PROPOSED SEPTIC AREA

ROOF INFILTRATION

PLAYGROUND AREA

PROP. UTILITY POLE #1

PROP. STREET SIGN

MAIN SPRING GATE

SIGHT DISTANCE=375'±

SAGAMORE SPRING REAL ESTATE TRUST
128 MAIN ST.
MAP 1 LOT 855
5175/579

GAIL B. & PETER C. MARCUS
7 LOWELL ST.
MAP 17 LOT 947
32020/99

ROBERT E, SR & JULIA LOWELL
5 LOWELL ST.
MAP 17 LOT 1046
30669/496

JOHN F. & PAULA A. CARLEY
2 MOHAWK LN.
MAP 17 LOT 1042
24759/463

RICHARD J. & KRISTINA L. MCCARTHY
4 MOHAWK LN.
MAP 17 LOT 378
26944/364

JILL L. STELMAN
6 MOHAWK LN.
MAP 17 LOT 314
35664/340

MOHAWK DRIVE

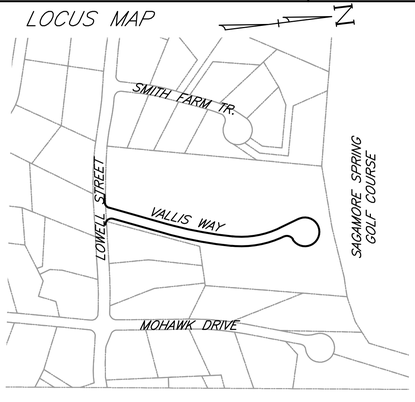
N: 922,651.24 m
E: 238,246.41 m

N: 922,662.40 m
E: 238,125.82 m

N: 922,668.45 m
E: 238,296.81 m

N: 922,846.23 m
E: 238,268.14 m

LOCUS MAP



LOCUS SCALE
1" = 300'

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 (80 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)

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

LOTTING 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

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

M:\LYF116\Vallis08.dwg, 4/14/2022 1:45:18 PM, TFW