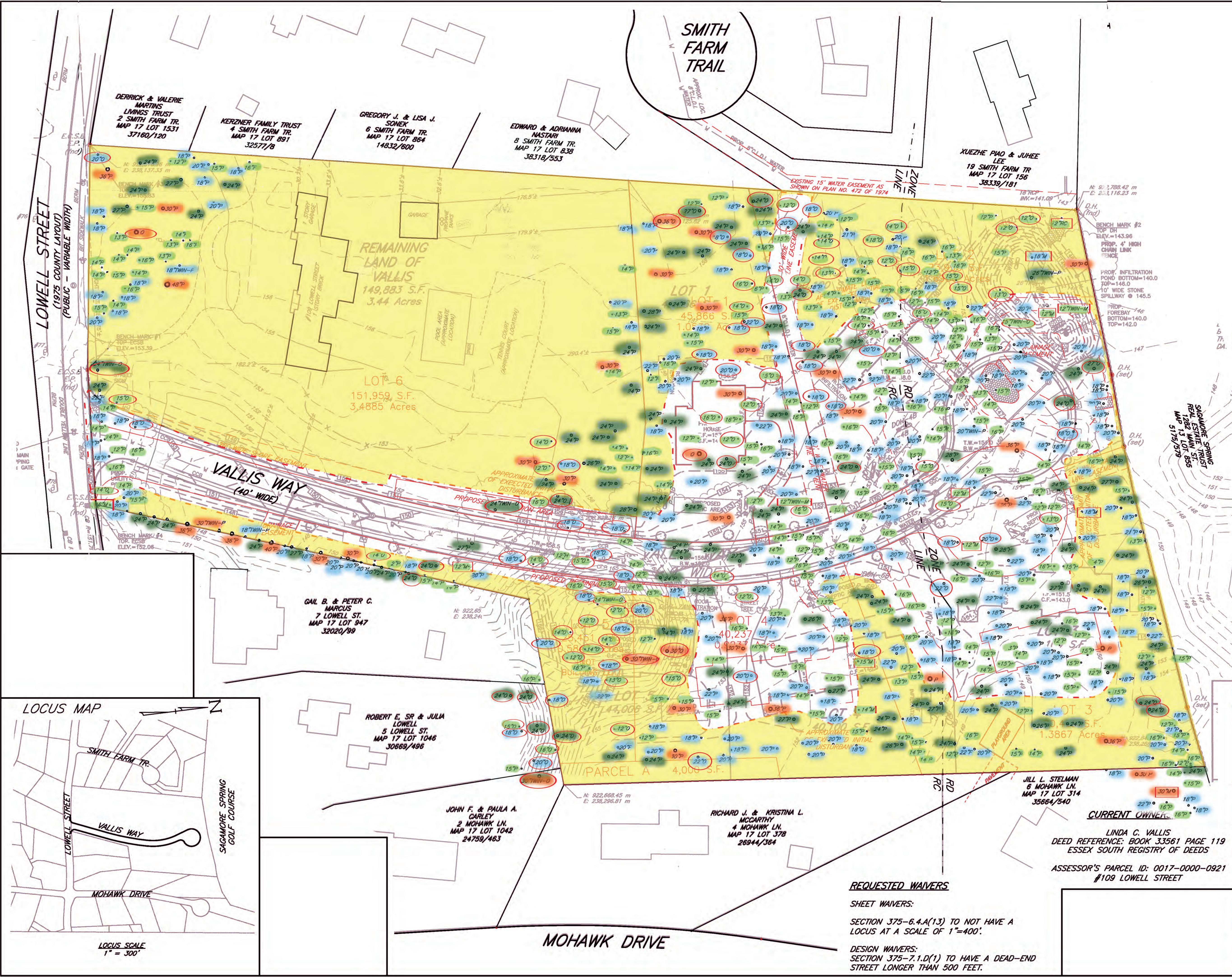


TREE DESIGNATIONS

- 12-17"
- 18-23"
- 24-29"
- 30" and greater
- OAKS, ANY SIZE
- OTHER HARDWOODS



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

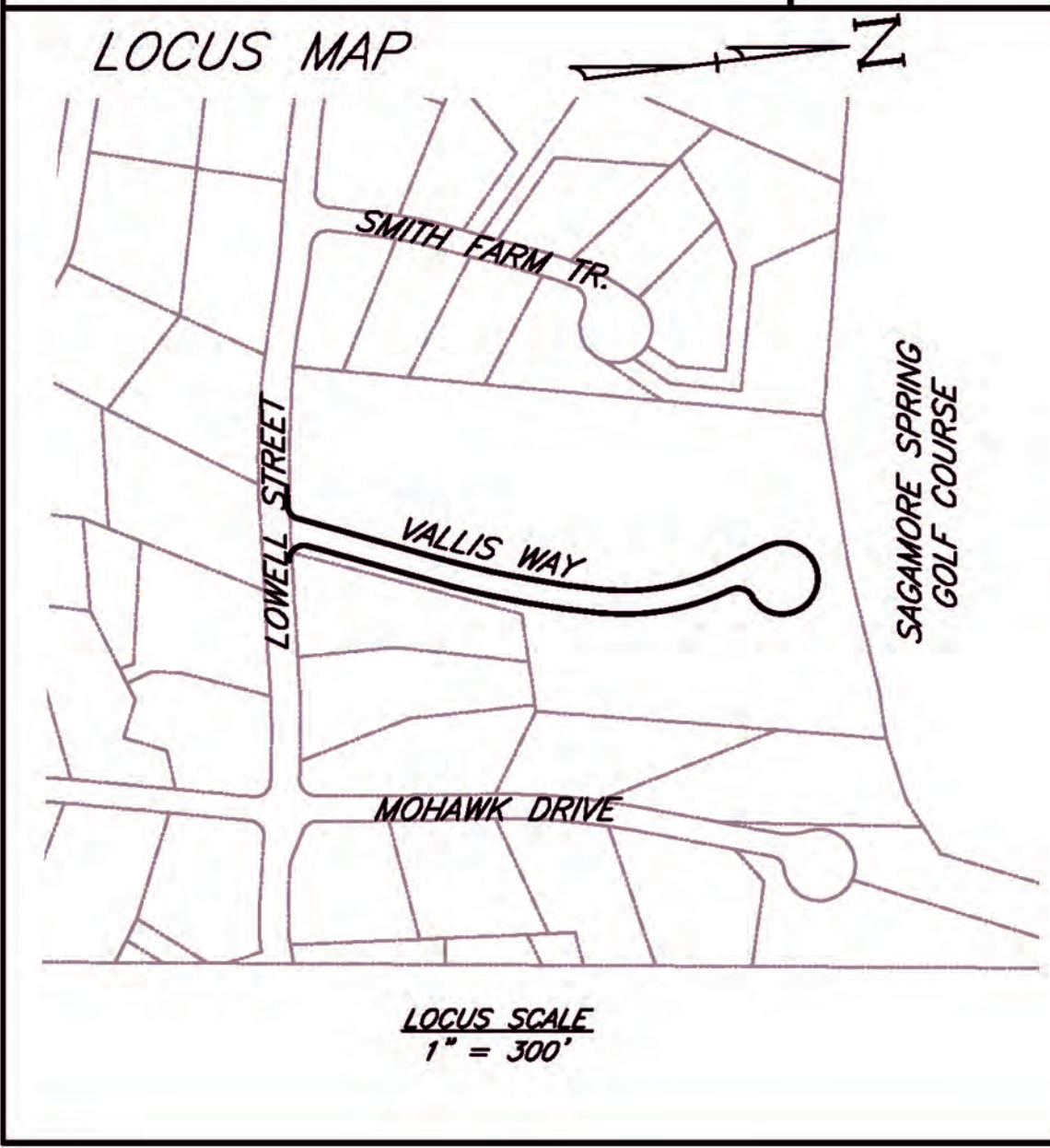
RESIDENCE D
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
 MAXIMUM PERMITTED LOT COVERAGE = 35%
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
 PERMITTED LOT COVERAGE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

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., 803 Salem Street, Wakefield, Mass. 01880, www.hoyeseng.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

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.