SMITH FARM TRAIL

LOT NO.	FRONTAGE	UPLAND AREA	ZONE
1	181.00 ft.	45,866 s.f.	RC
2	299.69 ft.	60,421 s.f.	RD
3	242.33 ft.	60,265 s.f.	RD
4	182.38 ft.	40,576 s.f.	RC
5	565.54 ft.	41,302 s.f.	RC

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

LOWELL STREET
(1975 COUNTY LAYOUT)
(Public – Variable Width)

LOT 1
45,866 S.F.

LOT 2
60,421 S.F.

LOT 3
60,265 S.F.

LOT 4
40,576 S.F.

LOT 5
41,302 S.F.

VALLIS WAY
(40' WIDE)

PROPOSED HOUSE (multiple, with T.F. and C.F. / G.F. elevations)

PROPOSED DRAIN EASEMENT
PROPOSED 30' WIDE WATER EASEMENT
PROPOSED 20' WIDE GRADING EASEMENT
PROPOSED STREET LIGHT EASEMENT (TYP.)

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
24753/463

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

JILL L. STELMAN
6 MOHAWK LN.
MAP 17 LOT 314
35664/540

SAGAMORE SPRING REAL ESTATE MGMT. TRUST
1282 MAIN ST.
MAP 17 LOT 855
5175/579

MOHAWK DRIVE

PROPOSED ELECTRIC EASEMENT (SEE DETAIL)

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN DECEMBER 1982 AND NOVEMBER 2016.

DATE: APRIL 12, 2021 _____

_____ PROFESSIONAL LAND SURVEYOR

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____ TOWN CLERK

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.

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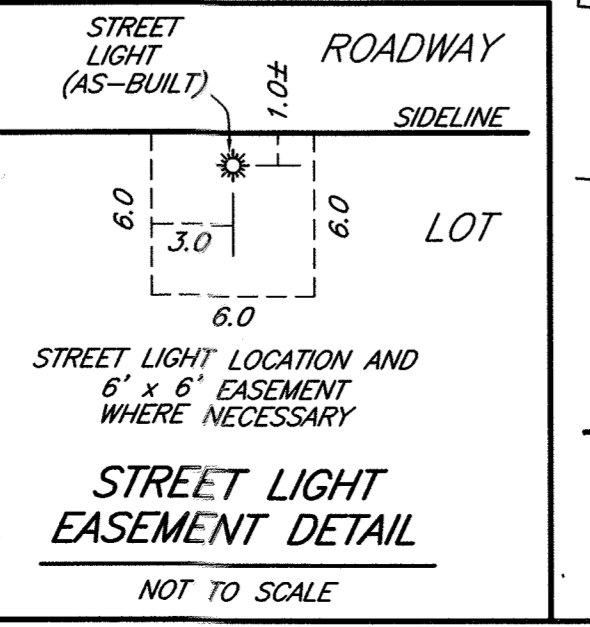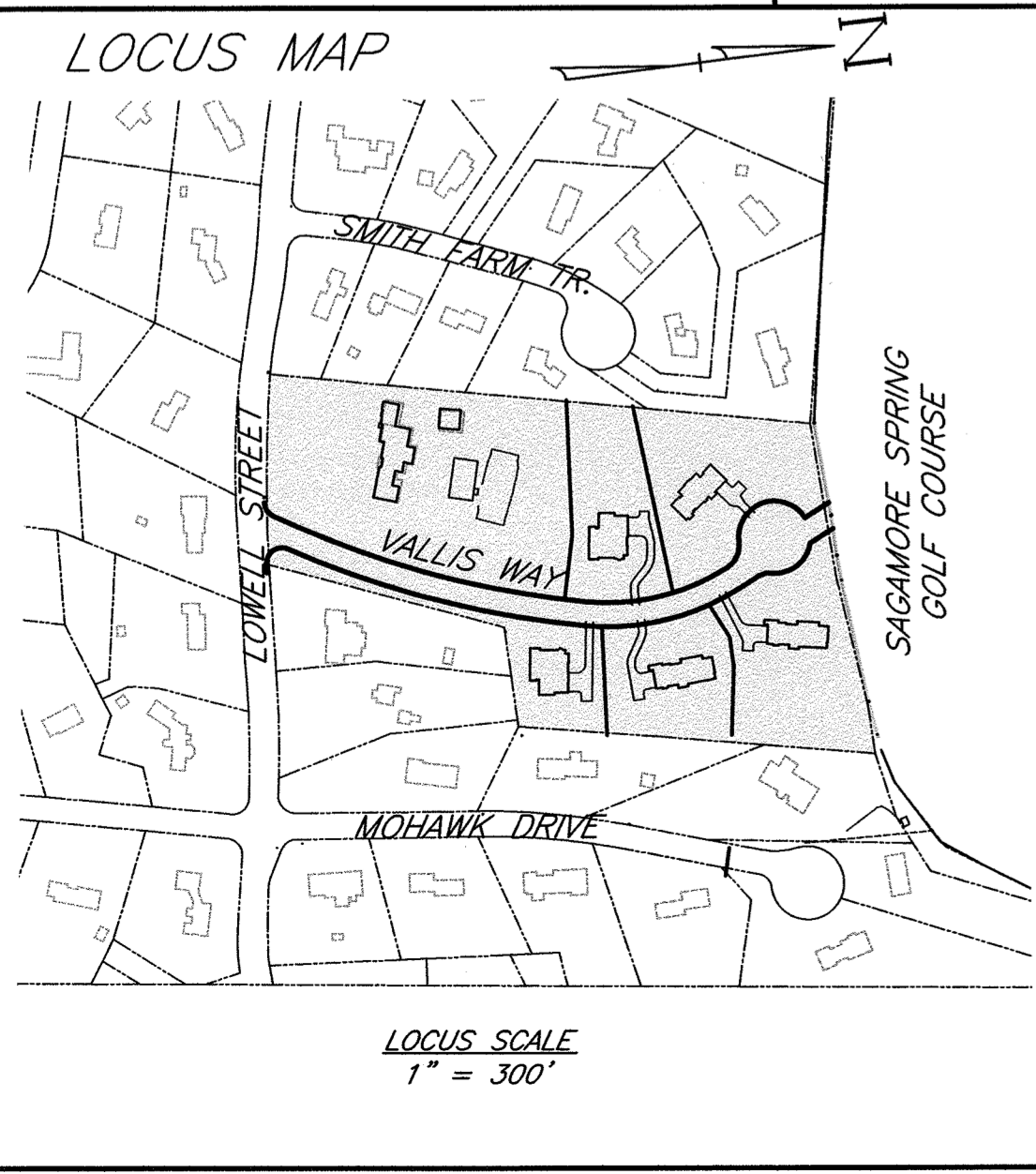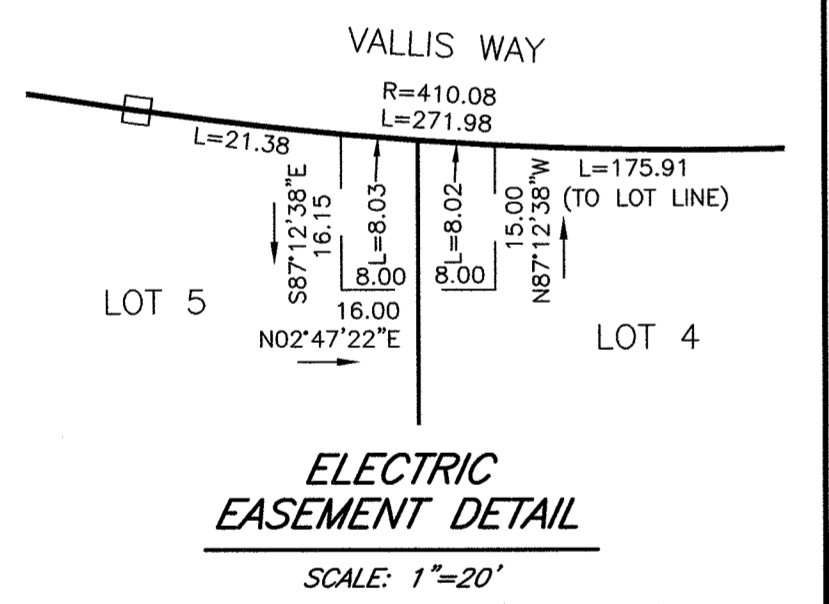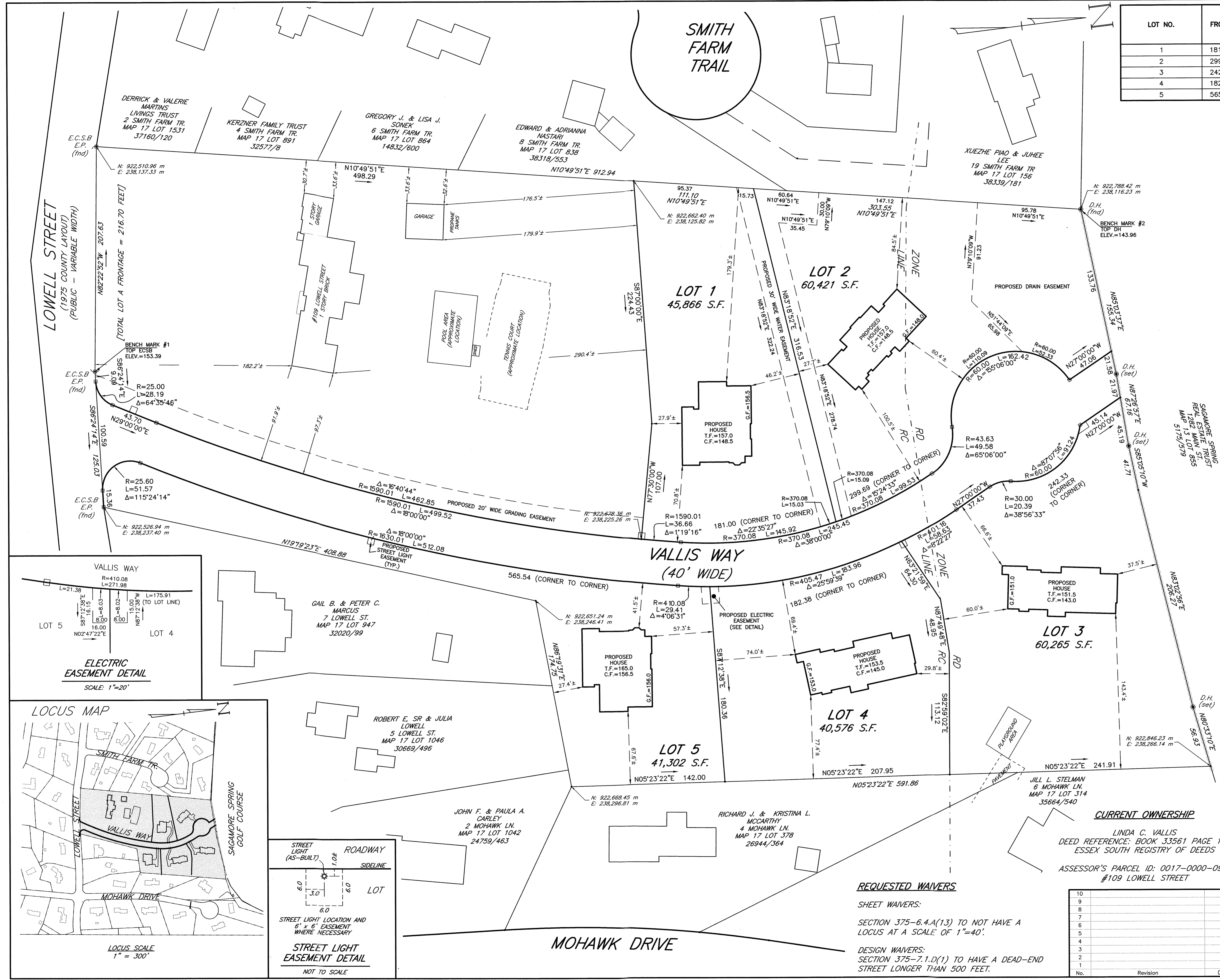(TO BE SUPERVISED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR)

LOCUS MAP

SMITH FARM TR.
LOWELL STREET
VALLIS WAY
SAGAMORE SPRING GOLF COURSE
MOHAWK DRIVE

LOCUS SCALE
1" = 300'

ELECTRIC EASEMENT DETAIL
SCALE: 1"=20'

VALLIS WAY
LOT 5
LOT 4

STREET LIGHT
ROADWAY
SIDELINE
LOT
STREET LIGHT (AS-BUILT)
6.0 6.0
3.0
8.0
STREET LIGHT LOCATION AND 6' x 6' EASEMENT WHERE NECESSARY
STREET LIGHT EASEMENT DETAIL
NOT TO SCALE

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

REQUESTED WAIVERS

SHEET WAIVERS:

SECTION 375-6.4.A(13) TO NOT HAVE A LOCUS AT A SCALE OF 1"=40'.

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

Seal: PETER J. OGREN No. 35604 PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

LOTTING PLAN

Hayes

0' 20' 40' 80' 120'

DEFINITIVE 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'
April 12, 2021

LYNNFIELD PLANNING BOARD

No.	Revision	Date

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

DEFINITIVE SHEET 1 OF 1
SET SHEET 1 OF 8

TREE ABBREVIATIONS:
O — OAK
M — MAPLE
P — PINE
H — HICKORY
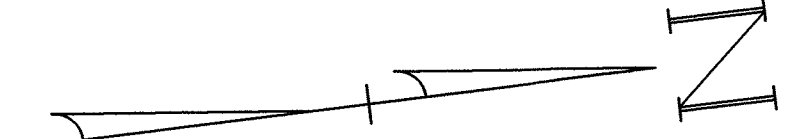
N

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

REQUESTED WAIVERS

SHEET WAIVERS:

SECTION 375-6.4.B.(1) TO SHOW ONE FOOT CONTOURS IN PLACE OF TWO FOOT CONTOURS.

SECTION 375-6.4.B.(4) TO NOT SHOW SLOPES STEEPER THAN 15%.

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

TOTAL LOT A FRONTAGE = 216.70 FEET

DERRICK & VALERIE MARTINS LIVING'S 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

GARAGE

1 STORY GARAGE

#109 LOWELL STREET
STORY BRICK

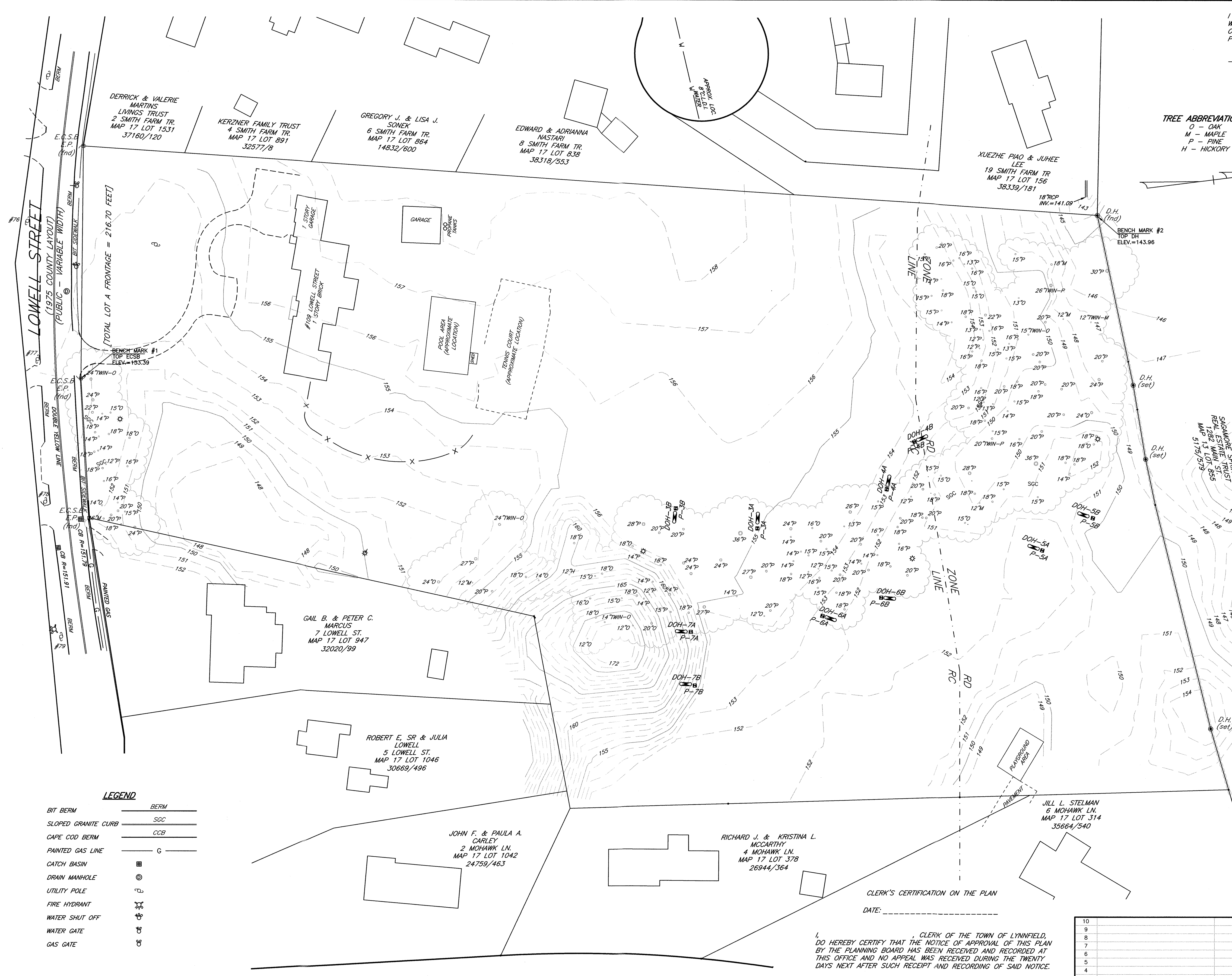POOL AREA (APPROXIMATE LOCATION)

TENNIS COURT (APPROXIMATE LOCATION)

BENCH MARK #1
TOP ECSB
ELEV.=153.39

BENCH MARK #2
TOP DH
ELEV.=143.96

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

SAGAMORE SPRING REAL ESTATE TRUST
MAP 1282 MAIN ST.
MAP 17 LOT 855
5175/579

ZONE LINE

ZONE LINE
RC
RD

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
35664/540

PLAYGROUND AREA

PAVEMENT

LEGEND

BIT BERM	BERM
SLOPED GRANITE CURB	SGC
CAPE COD BERM	CCB
PAINTED GAS LINE	G
CATCH BASIN	
DRAIN MANHOLE	
UTILITY POLE	
FIRE HYDRANT	
WATER SHUT OFF	
WATER GATE	
GAS GATE	

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

EXISTING CONDITIONS PLAN

Seal
PETER J OCREN
#33654

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER	APPLICANT	Engineer
LINDA C. VALLIS	PAUL CAGGIANO	Hayes Engineering, Inc.
109 LOWELL STREET	26666 SEAGUL WAY, UNIT C201	603 Salem Street
LYNNFIELD, MA 01940	MALIBU, CA 90265-4529	Wakefield, Mass. 01880
		www.hayeseng.com

Scale: 1"=40'

April 12, 2021

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

LYNNFIELD PLANNING BOARD

Application Filed:	_____
Final Plan Filed:	_____
Hearing Date:	_____
Plan Approved:	_____
Plan Signed:	_____

EXISTING SHEET 1 OF 1

SET SHEET 2 OF 8

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
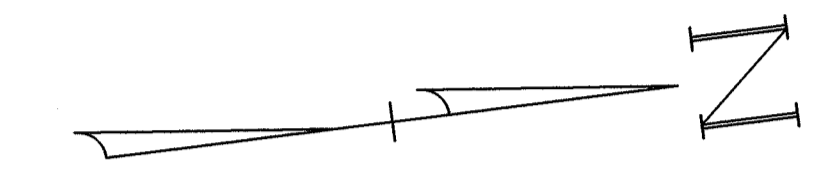
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

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

NOTE: THIS PLAN IS BASED UPON AN ACTUAL SURVEY BY HAYES ENGINEERING, INC. BETWEEN DECEMBER 16, 1982 AND NOVEMBER 19, 2016.

SEE A PLAN ENTITLED "PLAN OF LAND #109 LOWELL STREET" BY HAYES ENGINEERING, INC. DATED JULY 22, 2020.

LOT 3
60,265 S.F.

VALLIS WAY (40' WIDE)

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

PROPOSED HOUSE
PROPOSED SEPTIC AREA

PLAN AND PROFILE

Hayes

0' 20' 40' 80' 120'

DEFINITIVE 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'

April 12, 2021

LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PROFILE SHEET 1 OF 1

SET SHEET 3 OF 8

BASE ELEV.=130

SMITH
FARM
TRAIL

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

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

PROP. 8"C.L.D.I. WATER

N: 922,510.96 m
E: 238,137.33 m

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

N: 922,788.42 m
E: 238,116.23 m

18"RCP
INV.=141.09

BENCH MARK #2
TOP DH
ELEV.=143.96

LOT 2
60,421 S.F.

LOT 1
45,866 S.F.

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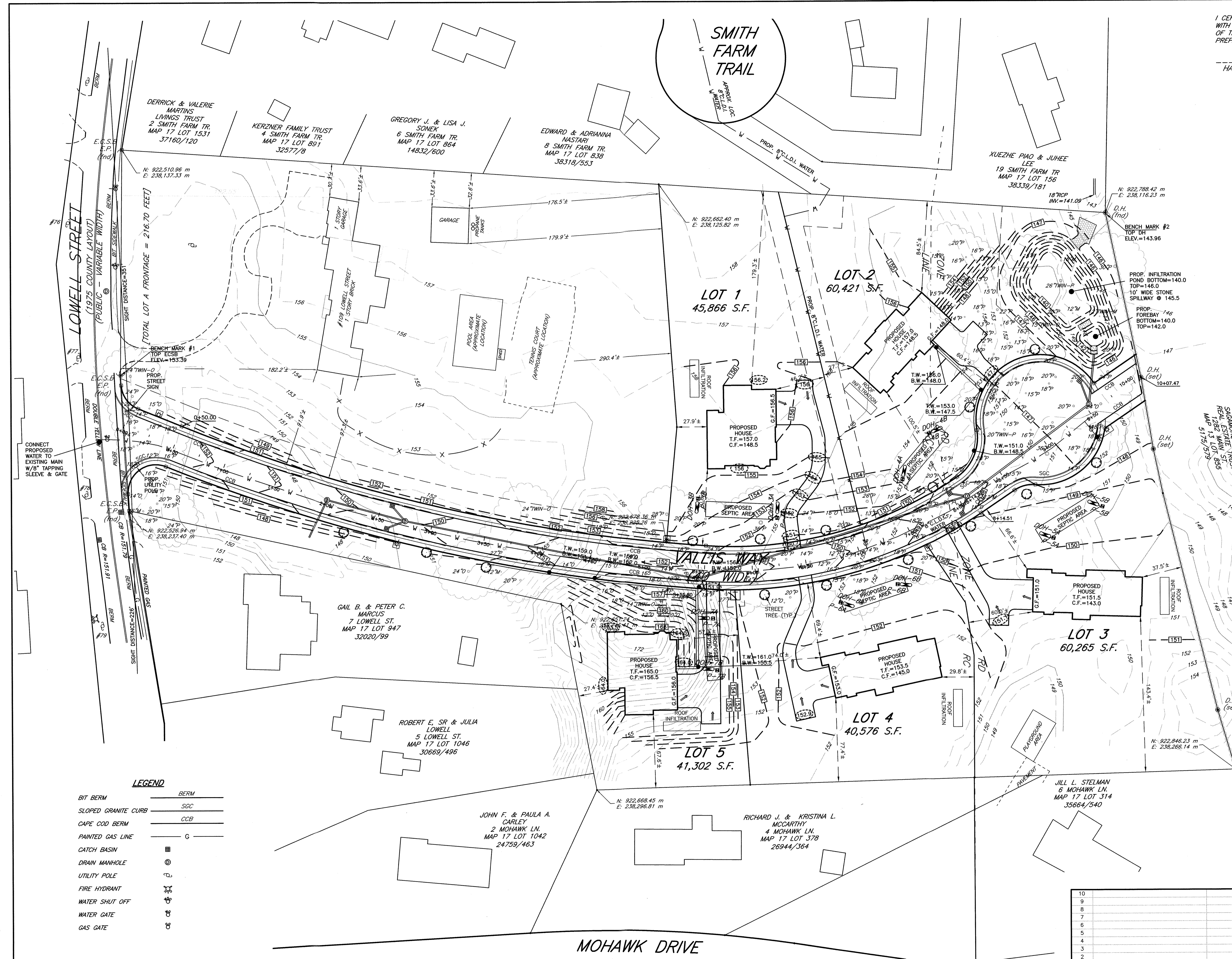SPILLWAY @ 145.5

PROP.
FOREBAY
BOTTOM=140.0
TOP=142.0

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ CLERK OF THE TOWN OF LYNNFIELD,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
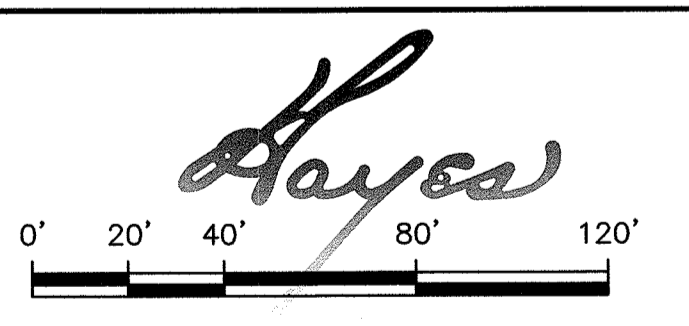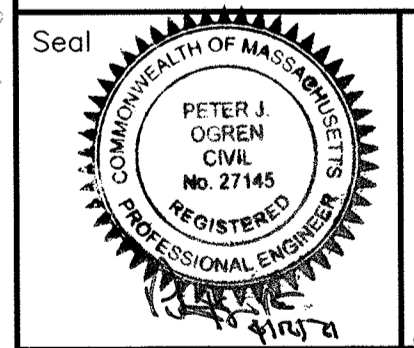DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

SAGAMORE SPRING
REAL ESTATE TRUST
1282 MAIN ST
MAP 13 LOT 855
5175/579

BENCH MARK #1
TOP ECSB
ELEV.=153.39

PROPOSED
HOUSE
T.F.=156.0
C.F.=148.5

T.W.=156.0
B.W.=148.0

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

T.W.=153.0
B.W.=147.5

T.W.=151.0
B.W.=148.5

PROPOSED
SEPTIC AREA

CONNECT
PROPOSED
WATER TO
EXISTING MAIN
W/ 8" TAPPING
SLEEVE & GATE

PROP.
UTILITY POLE

VALLIS WAY

T.W.=159.0
B.W.=152.0

PROPOSED
SEPTIC AREA

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

LOT 3
60,265 S.F.

ROOF
INFILTRATION

PROPOSED
HOUSE
T.F.=165.0
C.F.=156.5

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

T.W.=161.0
B.W.=155.5

PROPOSED
SEPTIC AREA

STREET
TREE (TYP.)

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

LOT 4
40,576 S.F.

ROOF
INFILTRATION

ROOF
INFILTRATION

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

LOT 5
41,302 S.F.

PLAYGROUND
AREA

JILL L. STELMAN
6 MOHAWK LN.
MAP 17 LOT 314
35664/540

N: 922,846.23 m
E: 238,266.14 m

TOPOGRAPHIC PLAN

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

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

PETER J.
OGREN
CIVIL
No. 27145
REGISTERED
PROFESSIONAL ENGINEER

0' 20' 40' 80' 120'

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

LEGEND

BIT BERM .... BERM
SLOPED GRANITE CURB .... SGC
CAPE COD BERM .... CCB
PAINTED GAS LINE .... G
CATCH BASIN
DRAIN MANHOLE
UTILITY POLE
FIRE HYDRANT
WATER SHUT OFF
WATER GATE
GAS GATE

MOHAWK DRIVE

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
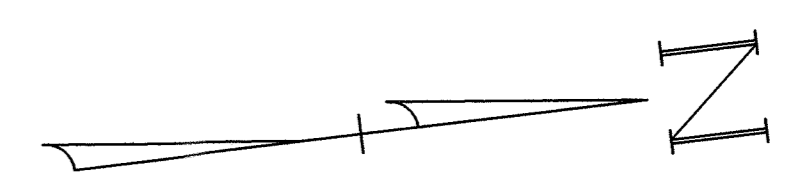Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

April 12, 2021

LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

TOPOGRAPHIC SHEET 1 OF 1

SET SHEET 4 OF 8

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

SMITH FARM TRAIL

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
HAYES ENGINEERING, INC.

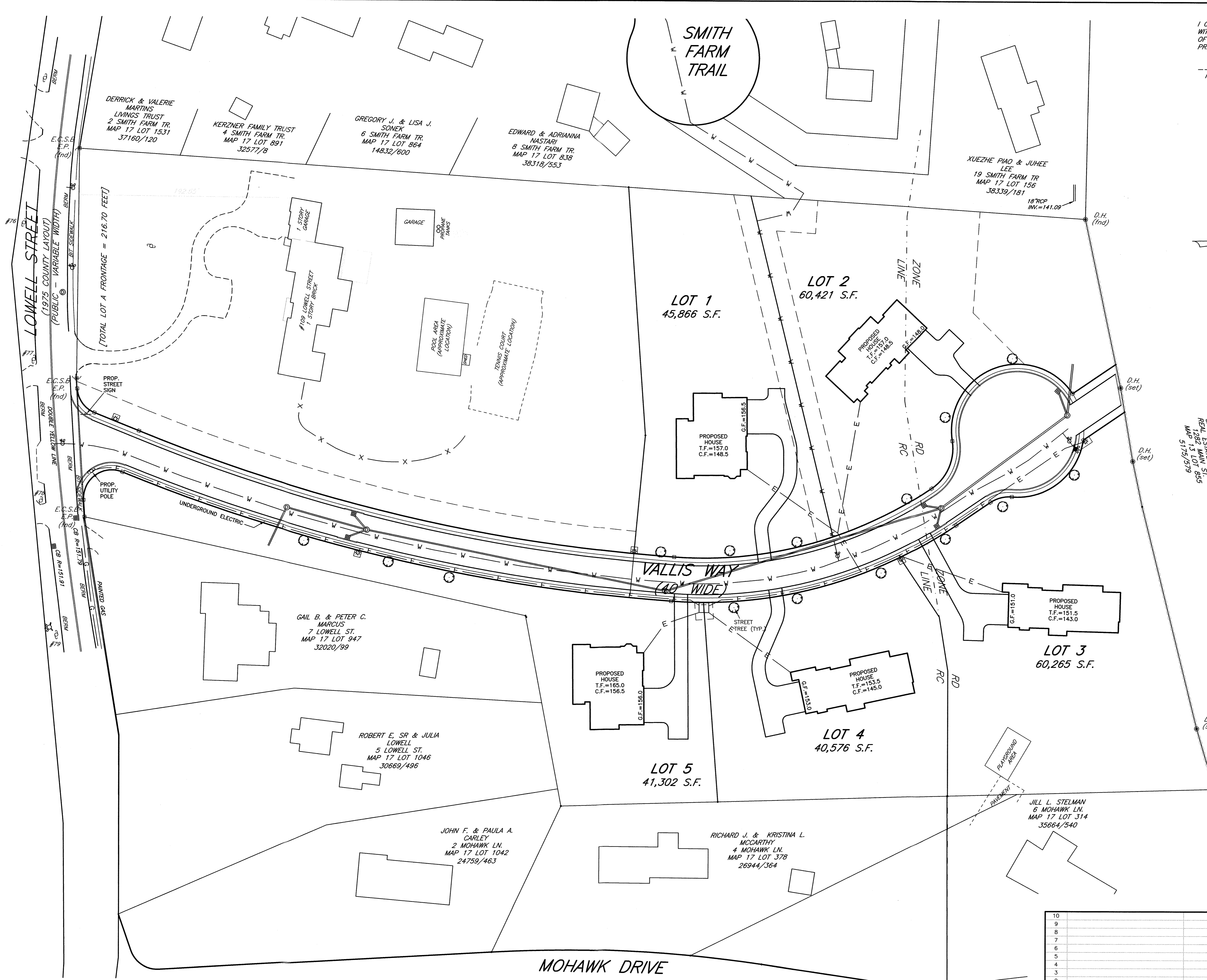DERRICK & VALERIE MARTINS LIVINGS TRUST
2 SMITH FARM TR.
MAP 17 LOT 1531
37160/120

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

18"RCP INV.=141.09

D.H. (fnd)

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

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

[TOTAL LOT A FRONTAGE = 216.70 FEET]

E.C.S.B. E.P. (fnd)

#109 LOWELL STREET
1 STORY BRICK

1 STORY GARAGE

GARAGE

PROPANE TANKS

POOL AREA (APPROXIMATE LOCATION)

TENNIS COURT (APPROXIMATE LOCATION)

LOT 1
45,866 S.F.

LOT 2
60,421 S.F.

ZONE LINE

PROPOSED HOUSE
T.F.=157.0
G.F.=148.0

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

G.F.=156.5

RC RD

PROP. STREET SIGN

E.C.S.B. E.P. (fnd)

PROP. UTILITY POLE

E.C.S.B. (fnd)

UNDERGROUND ELECTRIC

D.H. (set)

D.H. (set)

SAGMORE SPRING REAL ESTATE TRUST
1282 MAIN ST.
MAP 13 LOT 855
5175/579

VALLIS WAY
(40' WIDE)

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

STREET TREE (TYP.)

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

G.F.=151.0

PROPOSED HOUSE
T.F.=165.0
C.F.=156.5

G.F.=156.0

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

G.F.=153.5

RC RD

ZONE LINE

LOT 3
60,265 S.F.

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

LOT 4
40,576 S.F.

PLAYGROUND AREA

PAVEMENT

D.H. (set)

LOT 5
41,302 S.F.

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
35664/540

MOHAWK DRIVE

STREET LIGHTING PLAN

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER
LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT
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603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

April 12, 2021

LYNNFIELD PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

LIGHTING SHEET 1 OF 1

SET SHEET 5 OF 8

Seal
COMMONWEALTH OF MASSACHUSETTS
PETER J. COHEN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER

SMITH FARM TRAIL

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
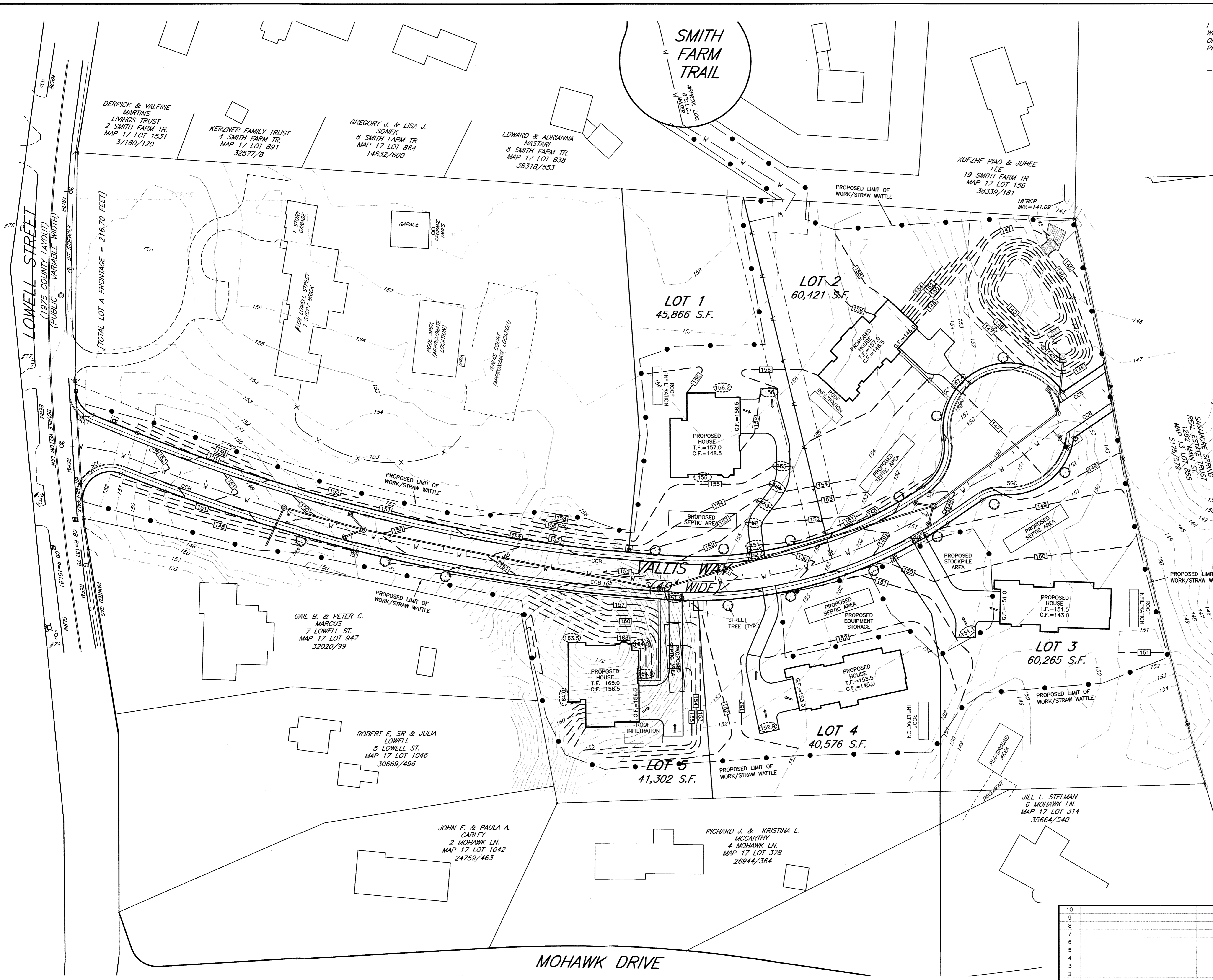
_____
HAYES ENGINEERING, INC.
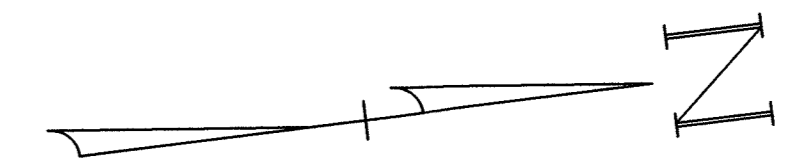
NOTE: ALL DISTURBED AREAS TO BE LANDSCAPED OR HYDROSEEDED

ALL CATCH BASINS (INCLUDING CATCH BASIN ON THE NORTH SIDE OF LOWELL STREET) TO BE FITTED WITH SILTSACKS UNTIL THE ENTIRE SITE IS STABILIZED.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
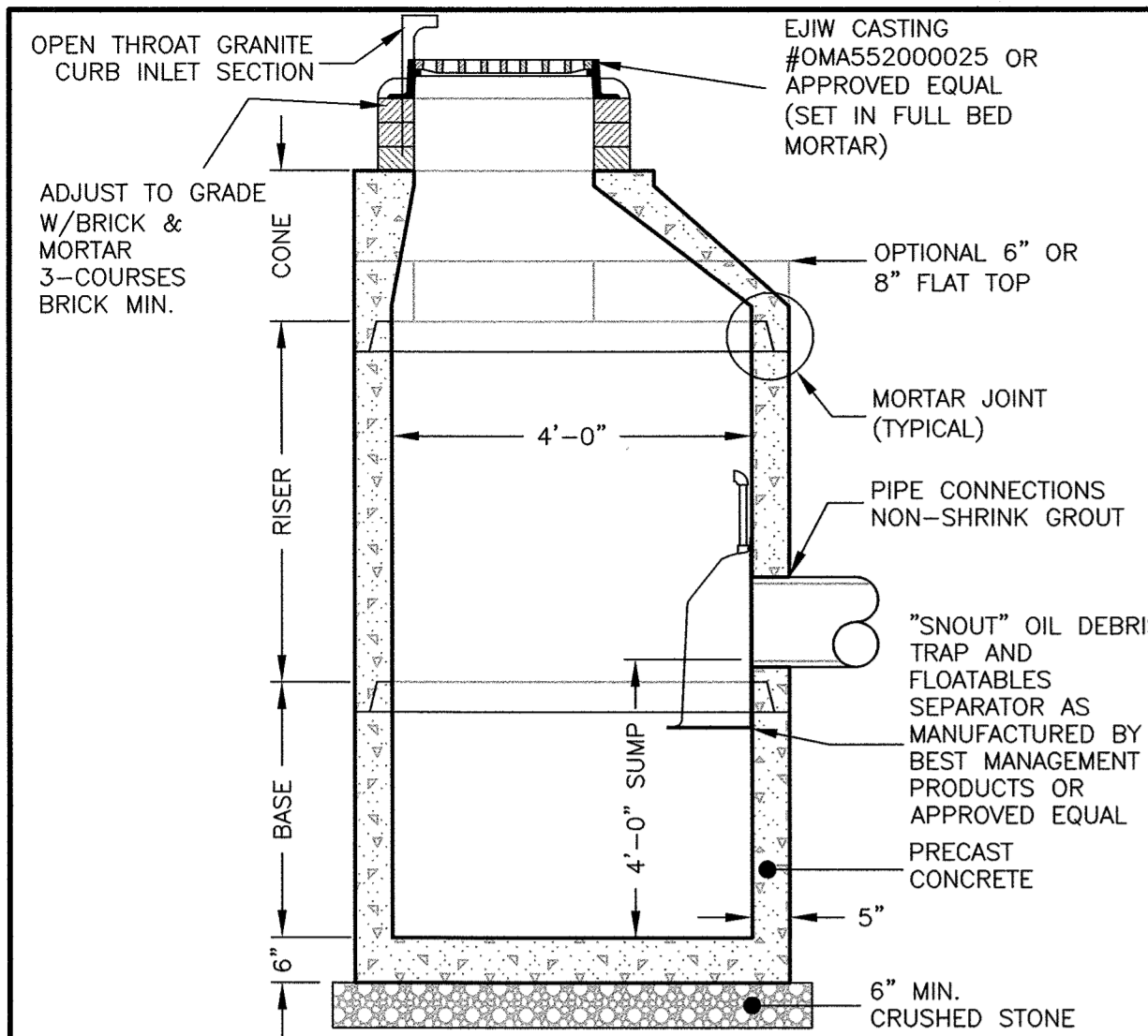
_____
TOWN CLERK

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 839
38318/553

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

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

(TOTAL LOT A FRONTAGE = 216.70 FEET)

#109 LOWELL STREET
1 STORY BRICK

GARAGE

POOL AREA (APPROXIMATE LOCATION)

TENNIS COURT (APPROXIMATE LOCATION)

1 STORY GARAGE

LOT 1
45,866 S.F.

LOT 2
60,421 S.F.

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

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

ROOF INFILTRATION

PROPOSED SEPTIC AREA

PROPOSED LIMIT OF WORK/STRAW WATTLE

VALLIS WAY
(40' WIDE)

PROPOSED STOCKPILE AREA

PROPOSED SEPTIC AREA

PROPOSED EQUIPMENT STORAGE

STREET TREE (TYP.)

LOT 3
60,265 S.F.

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

ROOF INFILTRATION

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

PROPOSED HOUSE
T.F.=165.0
C.F.=156.5

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

LOT 4
40,576 S.F.

LOT 5
41,302 S.F.

ROOF INFILTRATION

PLAYGROUND AREA

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
35664/540

MOHAWK DRIVE

SAGAMORE SPRING REAL ESTATE TRUST
1282 MAIN ST.
MAP 13 LOT 855
5175/579

EROSION CONTROL PLAN

Seal

Hayes

0' 20' 40' 80' 120'

DEFINITIVE 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
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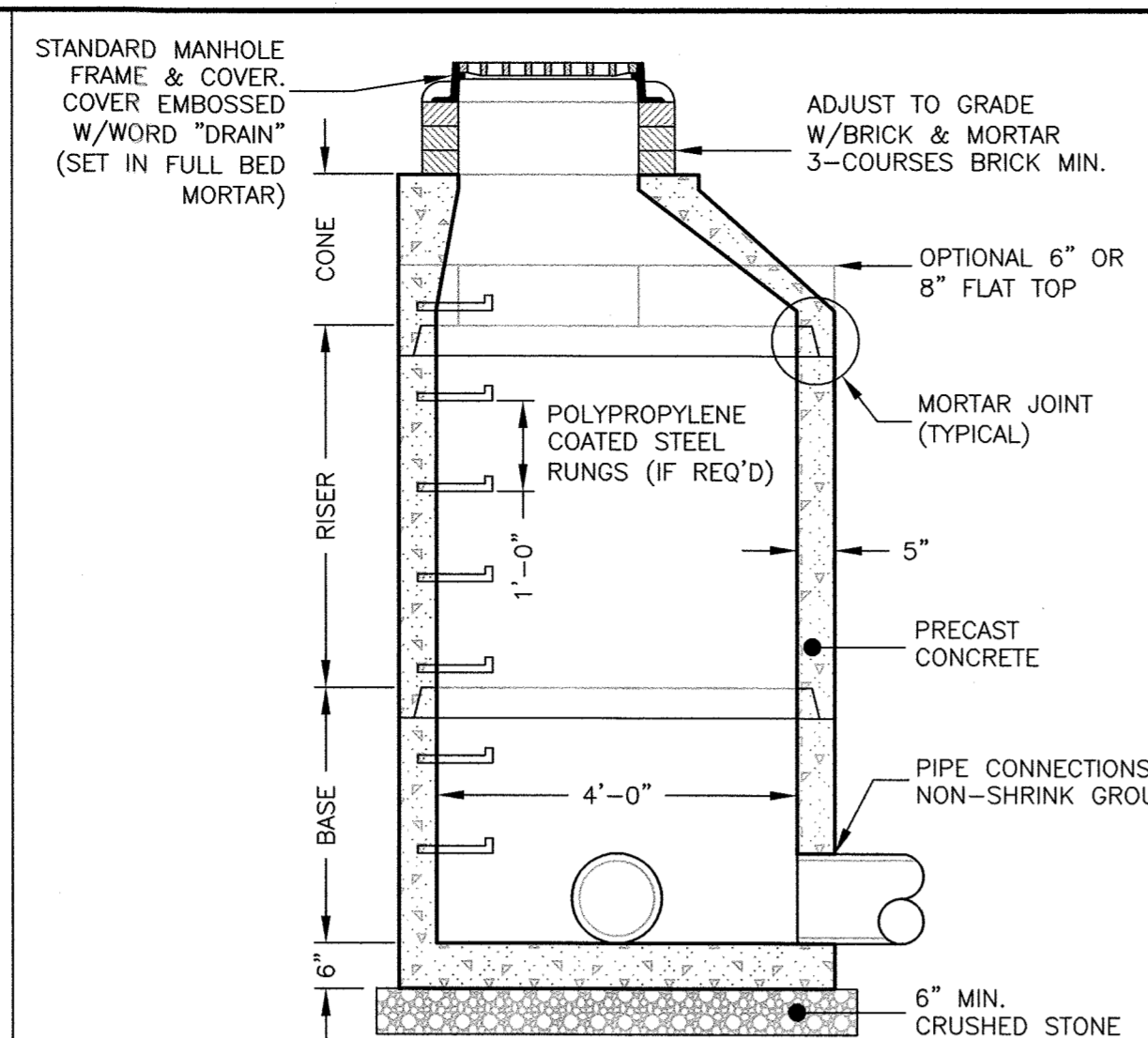EROSION SHEET 1 OF 1

SET SHEET 6 OF 8

PRE-CAST CATCH BASIN
NOT TO SCALE

OPEN THROAT GRANITE CURB INLET SECTION
EJIW CASTING #OMA5520000025 OR APPROVED EQUAL (SET IN FULL BED MORTAR)
ADJUST TO GRADE W/BRICK & MORTAR 3-COURSES BRICK MIN.
CONE
RISER
BASE
OPTIONAL 6" OR 8" FLAT TOP
MORTAR JOINT (TYPICAL)
PIPE CONNECTIONS NON-SHRINK GROUT
"SNOUT" OIL DEBRIS TRAP AND FLOATABLES SEPARATOR AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS OR APPROVED EQUAL
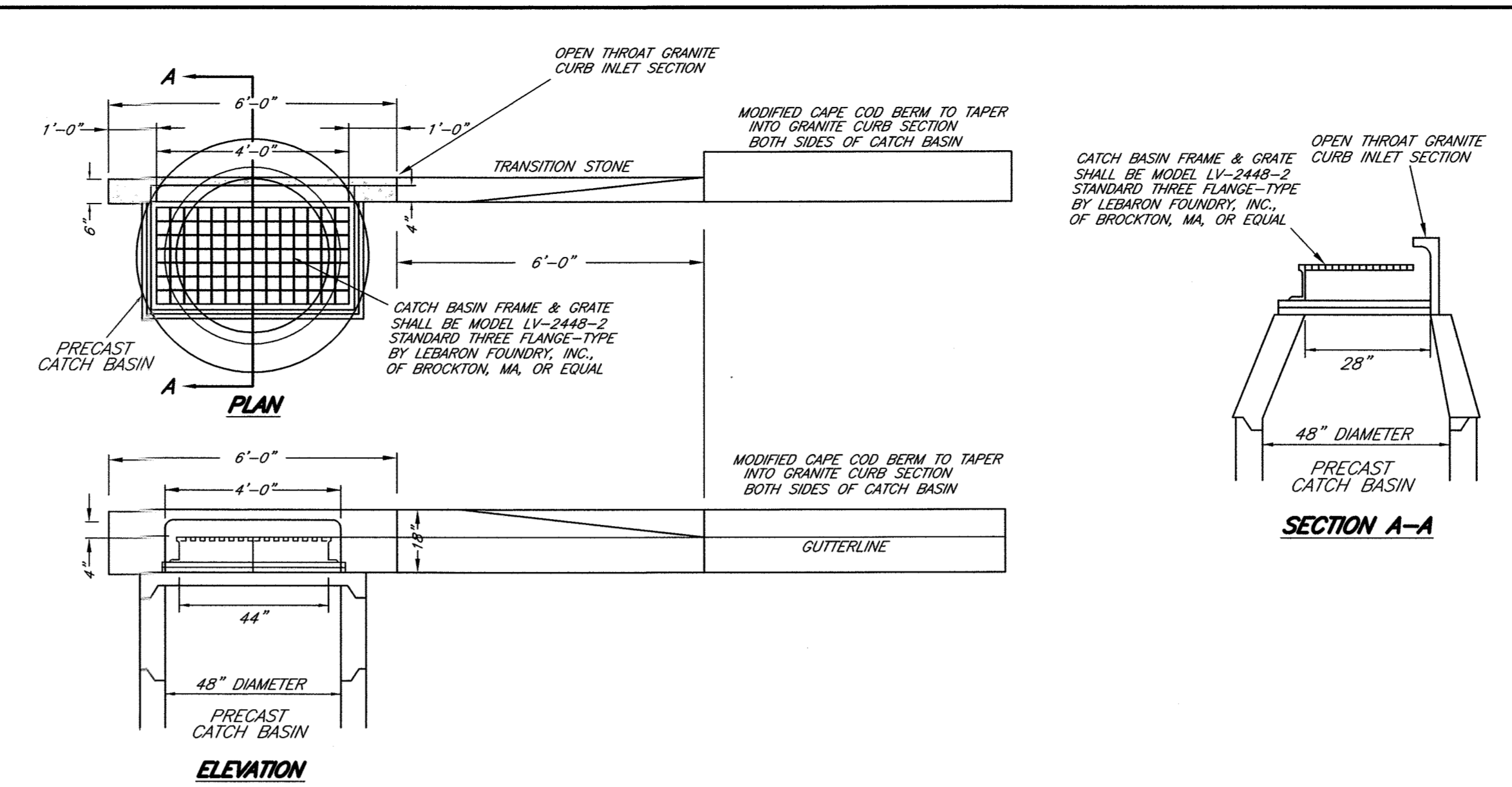PRECAST CONCRETE
4'-0"
4'-0" SUMP
6"
5"
6" MIN. CRUSHED STONE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

PRE-CAST DRAIN MANHOLE
NOT TO SCALE

STANDARD MANHOLE FRAME & COVER, COVER EMBOSSED W/WORD "DRAIN" (SET IN FULL BED MORTAR)
ADJUST TO GRADE W/BRICK & MORTAR 3-COURSES BRICK MIN.
CONE
RISER
BASE
OPTIONAL 6" OR 8" FLAT TOP
MORTAR JOINT (TYPICAL)
POLYPROPYLENE COATED STEEL RUNGS (IF REQ'D)
PRECAST CONCRETE
PIPE CONNECTIONS NON-SHRINK GROUT
4'-0"
5"
6"
6" MIN. CRUSHED STONE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
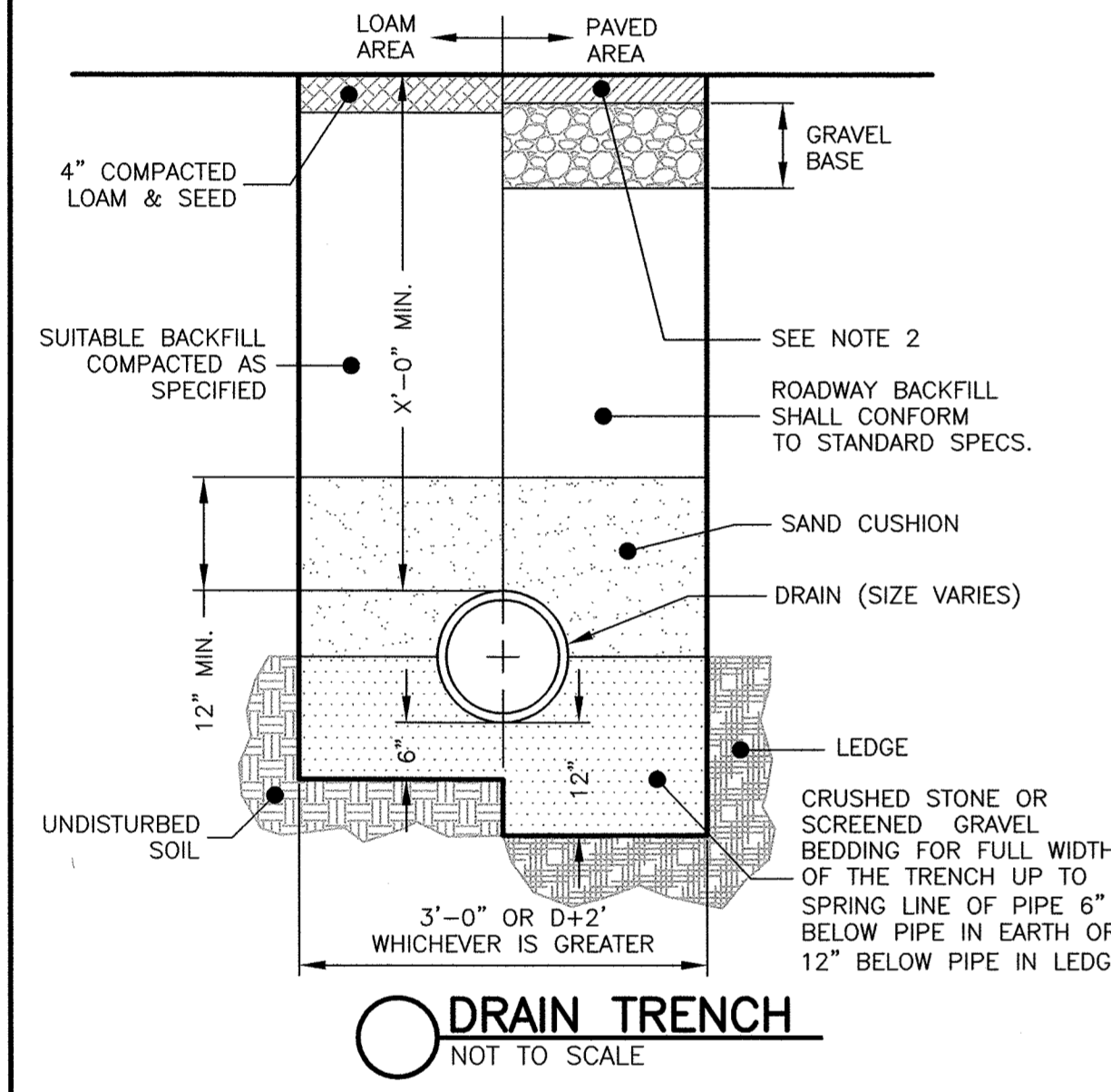
GRANITE CURB INLET
NOT TO SCALE

OPEN THROAT GRANITE CURB INLET SECTION
MODIFIED CAPE COD BERM TO TAPER INTO GRANITE CURB SECTION BOTH SIDES OF CATCH BASIN
TRANSITION STONE
CATCH BASIN FRAME & GRATE SHALL BE MODEL LV-2448-2 STANDARD THREE FLANGE-TYPE BY LEBANON FOUNDRY, INC., OF BROCKTON, MA, OR EQUAL
PRECAST CATCH BASIN
PLAN
6'-0"
4'-0"
1'-0"

CATCH BASIN FRAME & GRATE SHALL BE MODEL LV-2448-2 STANDARD THREE FLANGE-TYPE BY LEBARON FOUNDRY, INC., OF BROCKTON, MA, OR EQUAL
MODIFIED CAPE COD BERM TO TAPER INTO GRANITE CURB SECTION BOTH SIDES OF CATCH BASIN
GUTTERLINE
6'-0"
4'-0"
44"
48" DIAMETER
PRECAST CATCH BASIN
ELEVATION

OPEN THROAT GRANITE CURB INLET SECTION
28"
48" DIAMETER
PRECAST CATCH BASIN
SECTION A-A

DRAIN TRENCH
NOT TO SCALE

LOAM AREA
PAVED AREA
GRAVEL BASE
4" COMPACTED LOAM & SEED
SUITABLE BACKFILL COMPACTED AS SPECIFIED
SEE NOTE 2
ROADWAY BACKFILL SHALL CONFORM TO STANDARD SPECS.
SAND CUSHION
DRAIN (SIZE VARIES)
LEDGE
CRUSHED STONE OR SCREENED GRAVEL BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRING LINE OF PIPE 6" BELOW PIPE IN EARTH OR 12" BELOW PIPE IN LEDGE
UNDISTURBED SOIL
X'-0" MIN.
12" MIN.
6"
12"
3'-0" OR D+2' WHICHEVER IS GREATER

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF _____ DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

SPILLWAY
NOT TO SCALE

SWMA
10'±
TOP OF BERM ELEVATION=146
3
2
1
1
±
SECTION
RIPRAP SHALL HAVE A d50=8" AND SHALL BE 12" THICK
TOP OF BERM ELEVATION=146
16'
18"
ELEVATION

STONE BOUND
NOT TO SCALE

SIDEWALK
GRAVEL BASE
STONE BOUND
LOAM & SEED
LAYOUT LINE
6"
1/4" DIA. HOLE 1" DEEP AT ACTUAL POINT OF SURVEY REFERENCE
STONE BOUND
48"
6"
PLAN
SECTION

DECIDUOUS TREE PLANTING
NOT TO SCALE

SECURE TREE WRAPPING ABOVE FIRST BRANCH
PROVIDE 2"x3" UNTREATED PINE STAKES 3 PER TREE. DRILL TO ACCEPT GUY WIRE. PRIME AND PAINT BLACK.
WRAP TRUNK WITH TREE WRAP
3" BARK MULCH IN SAUCER
PLANT SAUCER, 4" CONTINUOUS HEIGHT
SEED OR SOD AS NOTED ON PLANS
FINISH GRADE
ROOTBALL
PLACE BALL ON SUBGRADE
PLANTING SOIL MIX: BACKFILL IN LOOSE LIFTS OF 6"-8" DEPTH. SETTLE WITH THOROUGH WATERING
CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL SLICE BURLAP AT 12" INTERVALS CUT WIRE BASKETS TO 6" BELOW GRADE
3 x WIDTH OF ROOTBALL
5'-0" MIN.
3'-0" MIN.

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

CAPE COD CURB
NOT TO SCALE

12"
FINISHED GRADE
1.5" WEARING COURSE
BITUMINOUS CURB
2.5" BINDER COURSE
GRAVEL BASE
4"

SLOPED GRANITE CURB
NOT TO SCALE

FINISHED GRADE
1.5" WEARING COURSE
2.5" BINDER COURSE
CEMENT CONCRETE
GRAVEL BASE
GRANITE CURB TYPE SC
6"
COMPACTED SUBGRADE

TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

40' RIGHT OF WAY
28' ROADBASE
26' TRAVELED WAY
STREET LIGHT
SIDEWALK 3" HOT TOP
& CURB GRASS PLOT
13'-0"
13'-0"
& CURB GRASS PLOT
SIDEWALK 3" HOT TOP
4'-0"
3'-0"
3'-0"
4'-0"
1'
S=1.0%
S=1.0%
6" LOAM & SEED
6" COMPACTED GRAVEL SUB BASE
CAPE COD BERM (SLOPED GRANITE @ INTERSECTIONS & LANDSCAPE ISLAND)
1-1/2" TOP COMPACTED TYPE "I"
2-1/2" BINDER COMPACTED TYPE "I"
12" COMPACTED GRAVEL SUB BASE (M1.03.0 TYPE C GRAVEL BORROW OR PROCESSED GRAVEL)
8" COMPACTED GRAVEL SUB BASE
6" LOAM & SEED
WATER DRAIN
5'-6"
3'-0"
1/4"/FOOT
WARNING TAPE
CABLE T.V.
FIRE ALARM TELEPHONE
1' FLEX CONDUIT (ST. LIGHT)
GAS
PRIMARY CONDUIT (DN.36")
SECONDARY CONDUIT (DN.30")
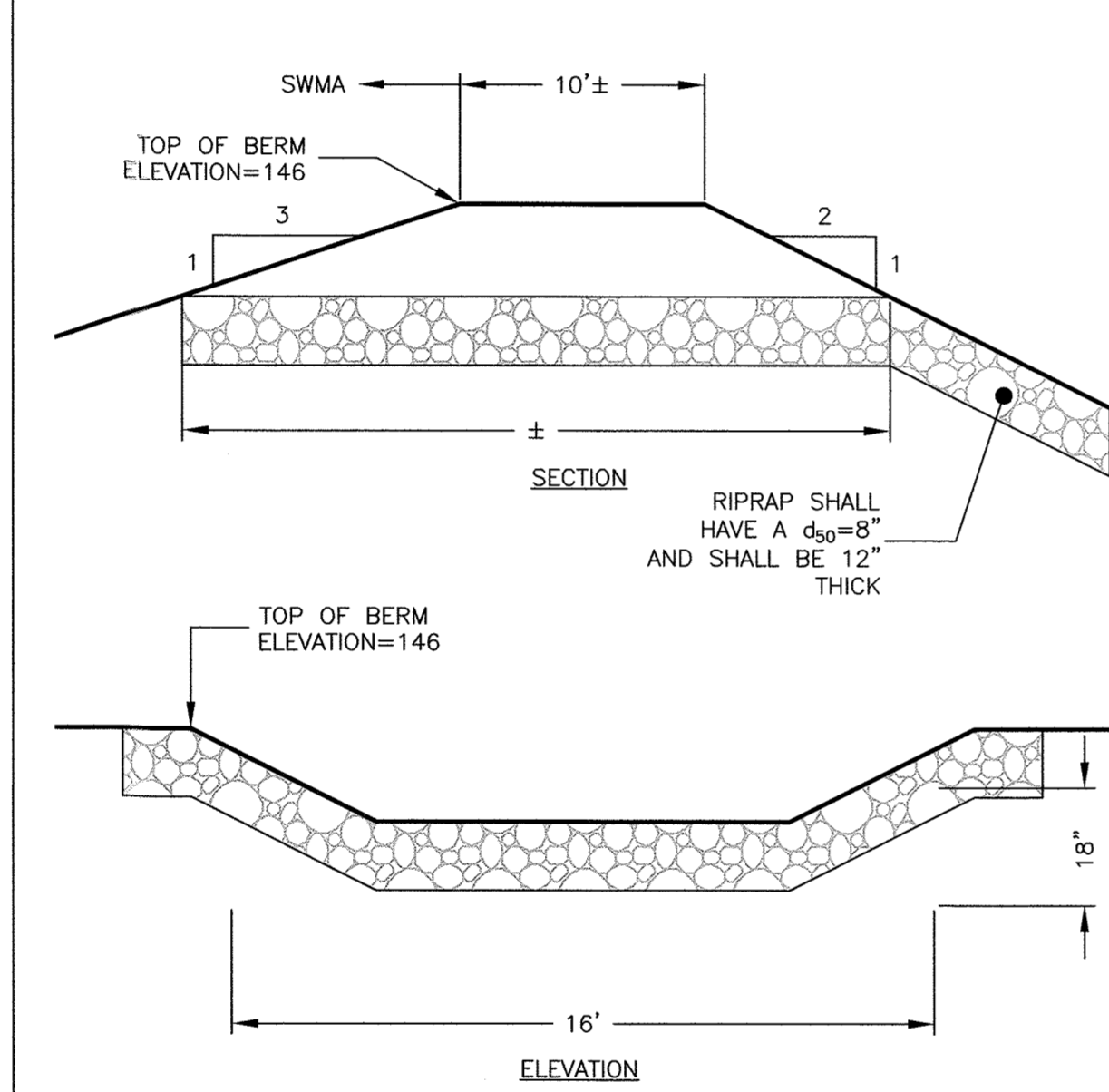2:1 SLOPE CUT
2:1 SLOPE FILL
6'-0"

REQUESTED WAIVERS

PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.

375-6.4.G(1)(h) DETENTION BASIN EMBANKMENT
375-6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION
375-6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE
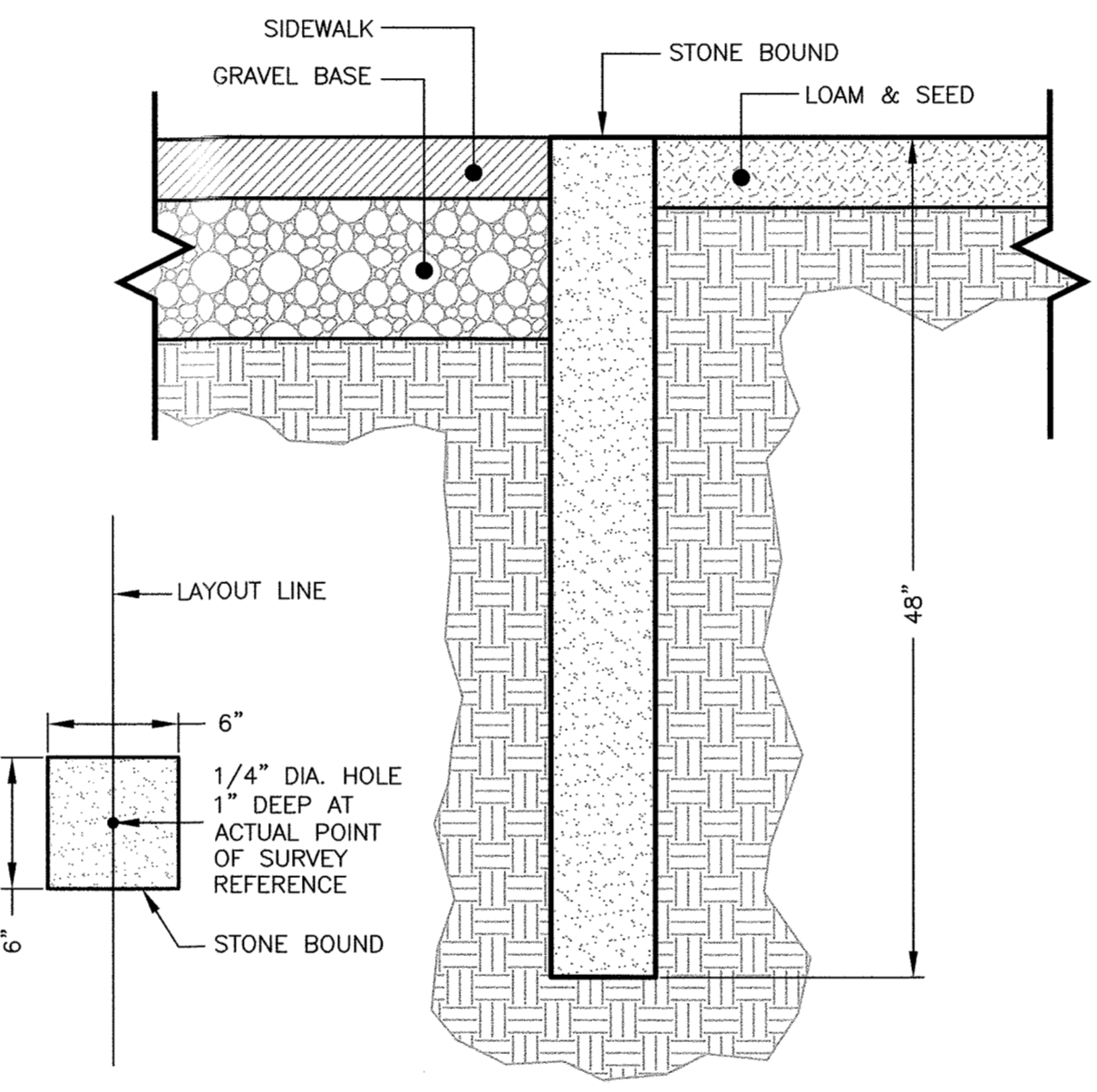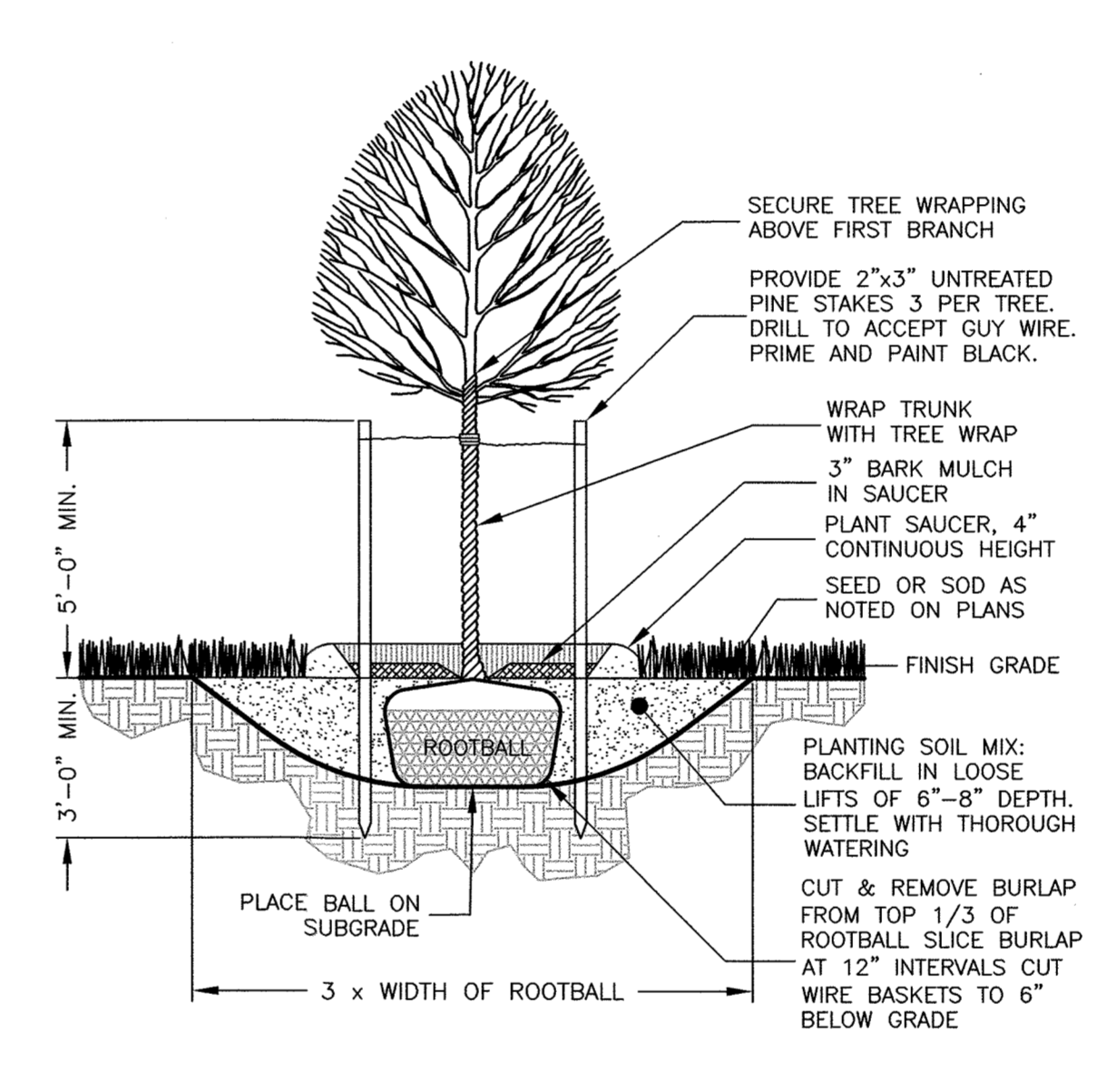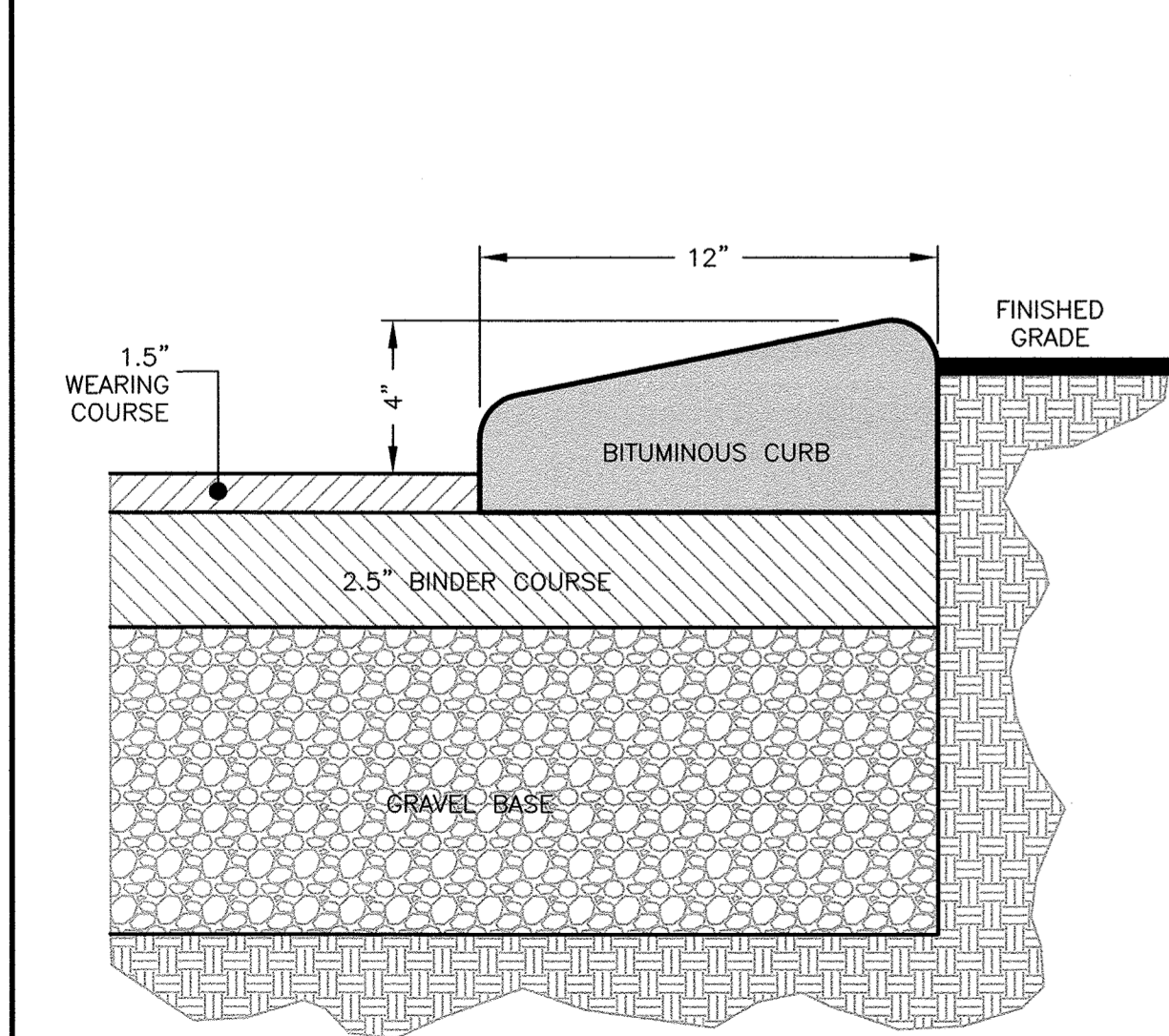
CLERK'S CERTIFICATION ON THE PLAN
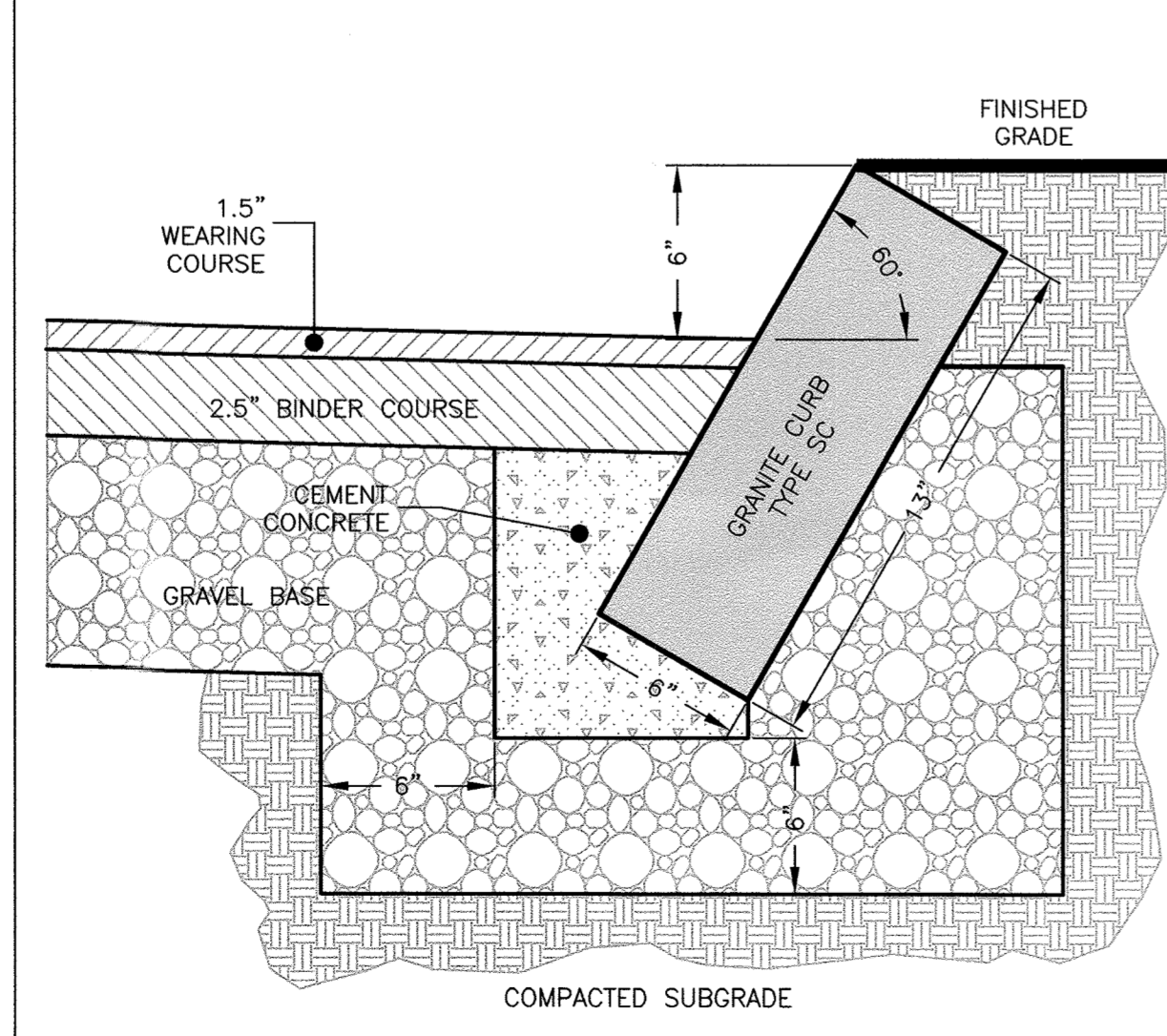DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
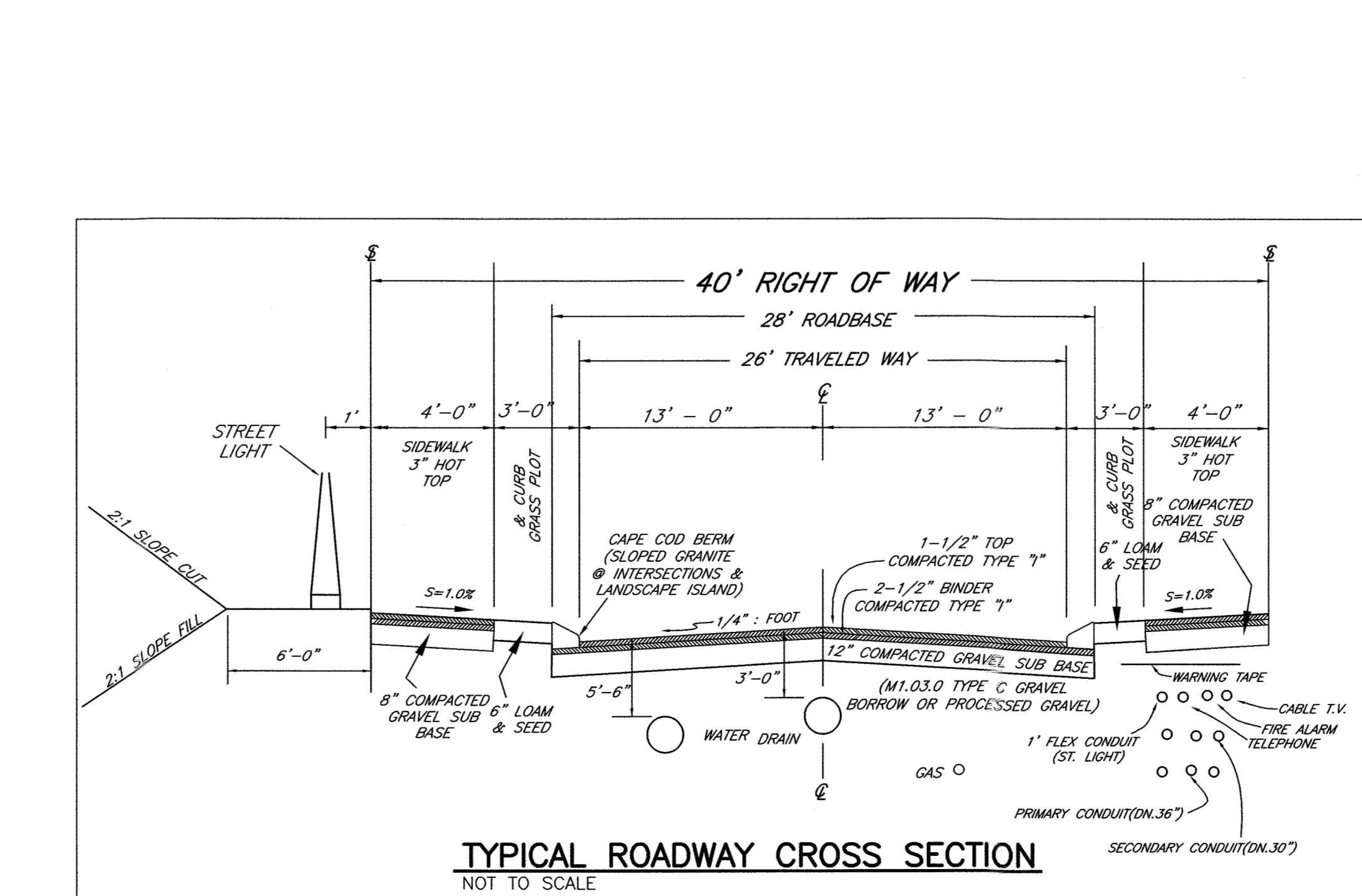TOWN CLERK

DETAIL SHEET

COMMONWEALTH OF MASSACHUSETTS
Seal
PETER J. OGREN
CIVIL
No. 27145
REGISTERED
PROFESSIONAL ENGINEER

Hayes

0' 20' 40' 80' 120'

DEFINITIVE 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
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Scale: 1"= 40'

April 12, 2021

LYNNFIELD PLANNING BOARD

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No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

DEFINITVE SHEET 1 OF 2

SET SHEET 7 OF 8

M:\LYF16\Dvallis62.dwg, 4/13/2021 10:32:00 AM, EBL
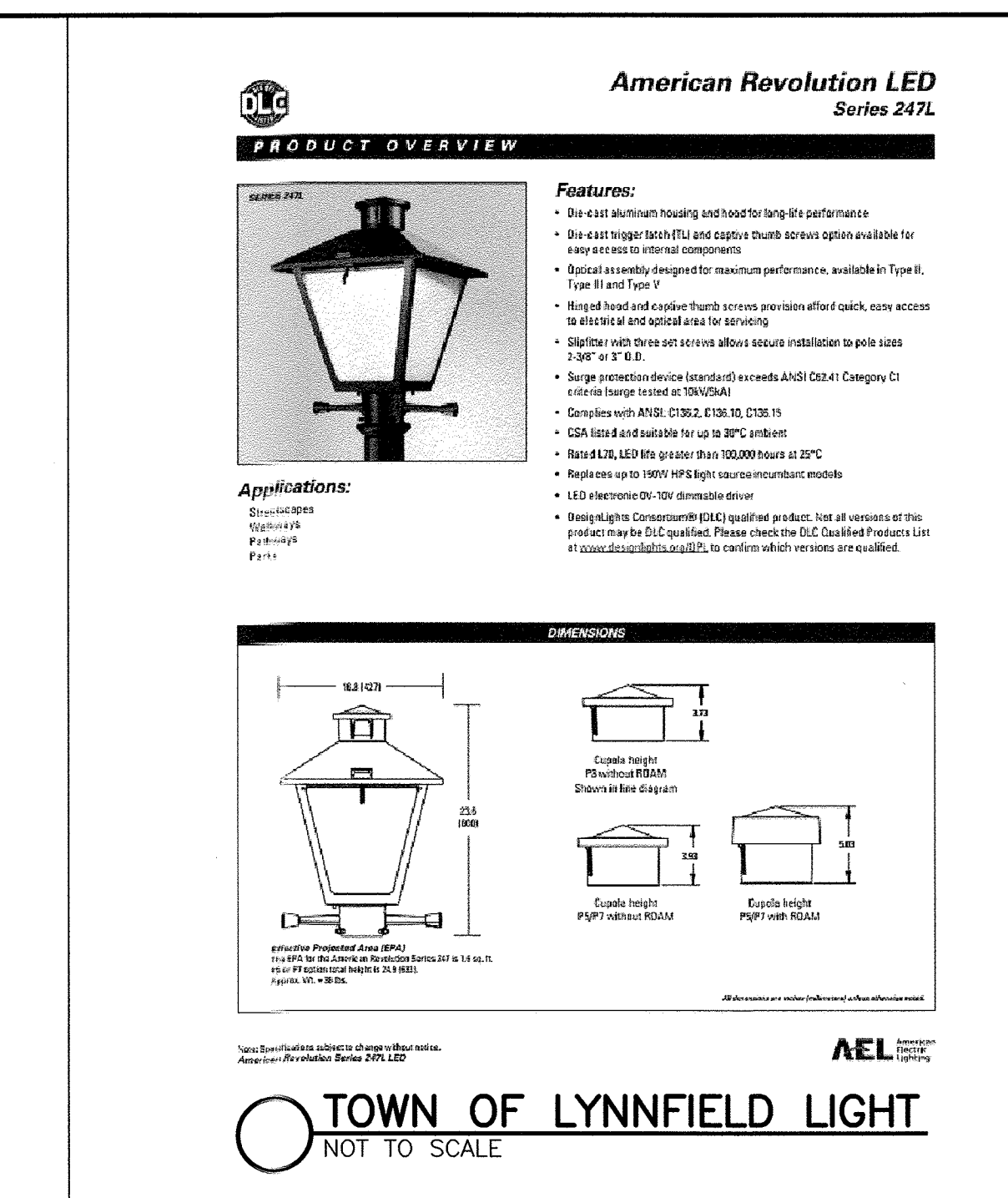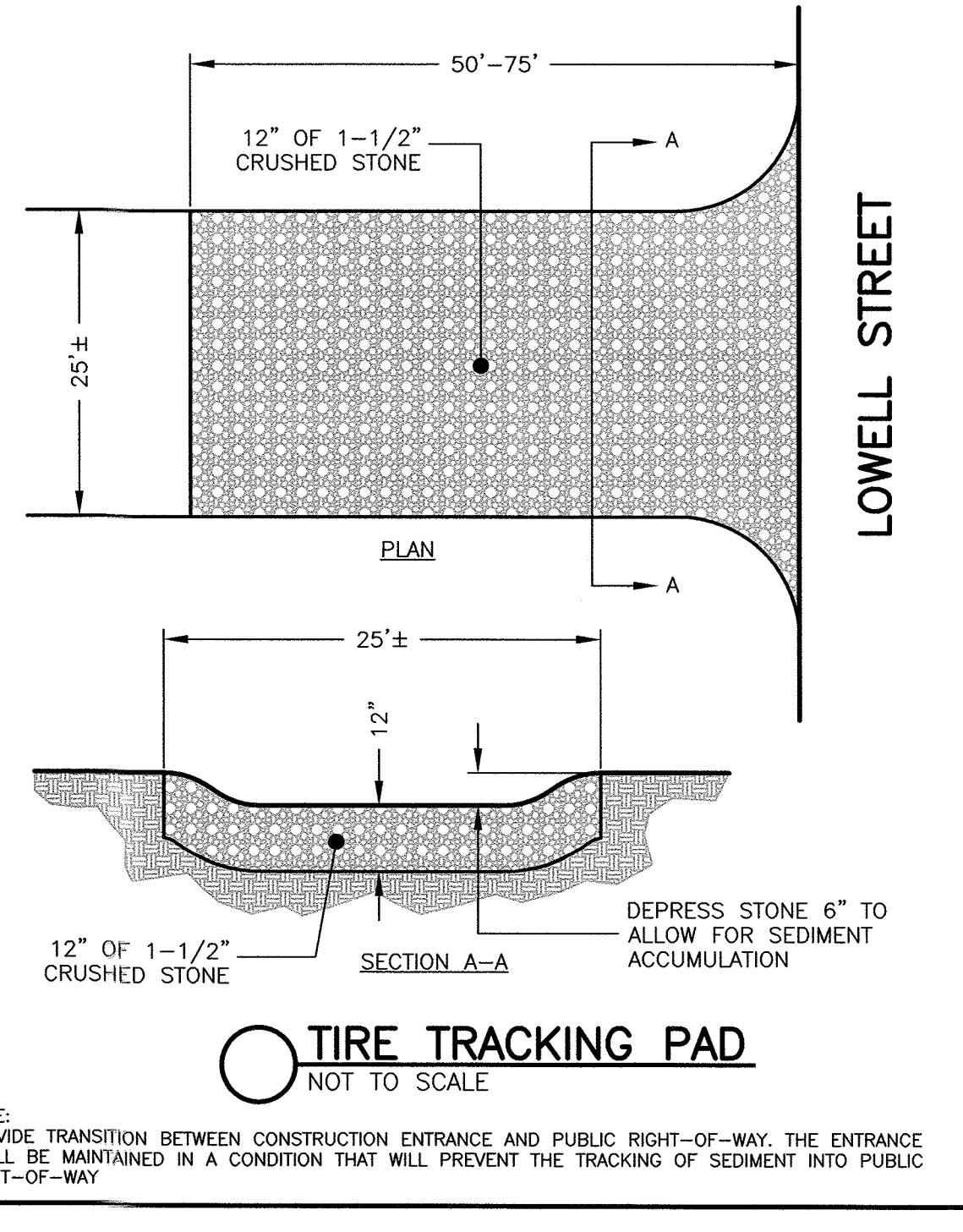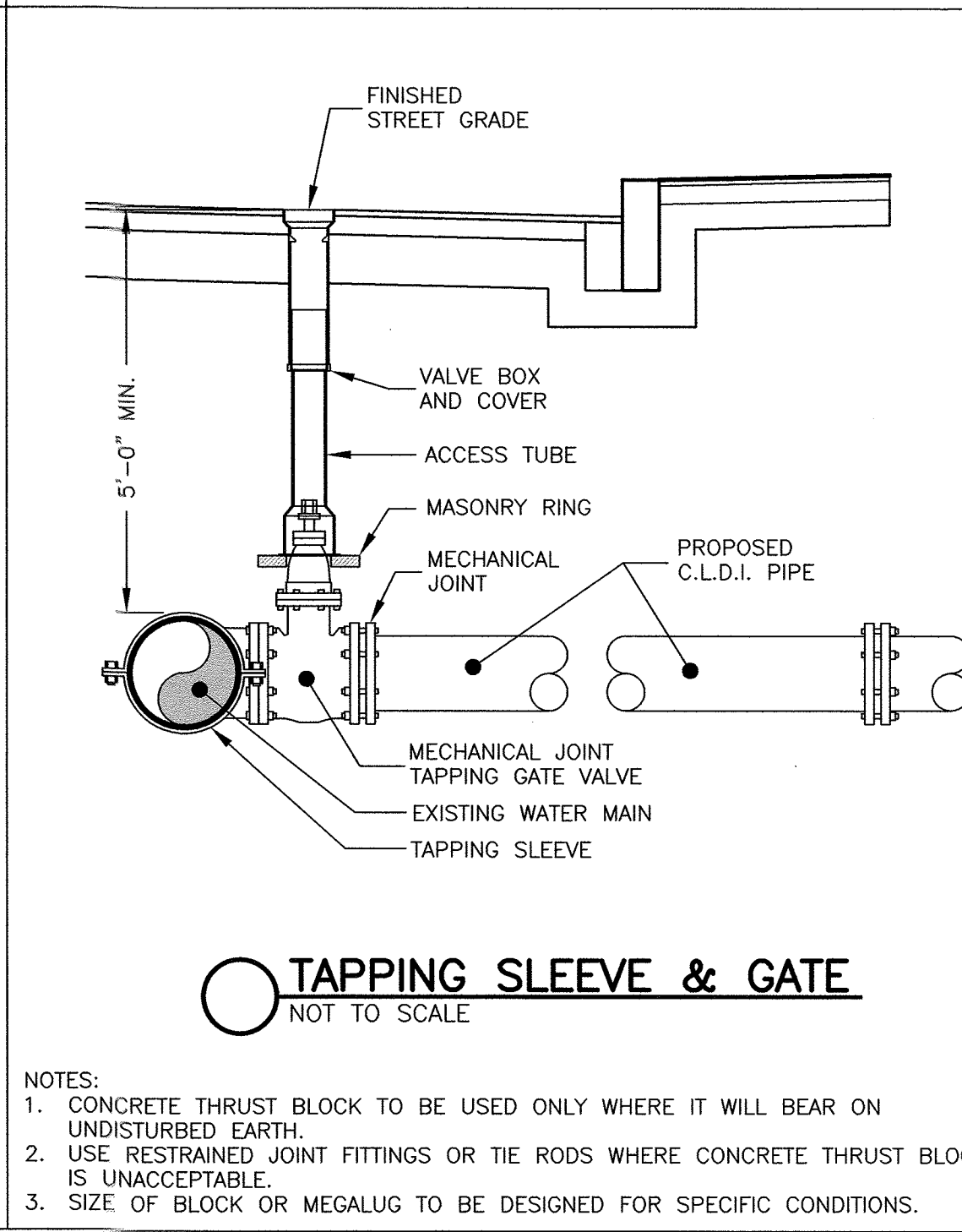
WHEELCHAIR RAMP
NOT TO SCALE

BIT./CONC SIDEWALK
2% X-SLOPE (MAX.)
1:12 SLOPE (MAX.)
CONC. LANDING
BIT./CONC SIDEWALK
6'-0" MIN.
CURB
6'-0"
3'-0" MIN.
PLAN
6"
CURB
ELEVATION
6'-0"
3'-0" MIN.
1:12 SLOPE (MAX.)

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

TOWN OF LYNNFIELD LIGHT POLE
NOT TO SCALE

TOWN OF LYNNFIELD LIGHT
NOT TO SCALE

TOWN OF LYNNFIELD STREET LIGHT CONTROL BOX
NOT TO SCALE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

REQUESTED WAIVERS

PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.

375–6.4.G(1)(h) DETENTION BASIN EMBANKMENT
375–6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION
375–6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE

LIGHT POLE BASE
NOT TO SCALE

LIGHTING FIXTURE POLE
BASE PLATE AND ANCHOR BOLTS
GROUNDING LUG W/#6 CU GROUND CONDUCTOR TO GROUND ROD
BOND TO GROUNDING LUG INSIDE BASE OF POLE
1" CHAMFER
3–#3 REBAR @ 2" O.C.
ANCHOR BOLTS, SIZE AS REQUIRED
4–#4 REBARS
FINISHED GRADE
24"
#3 WRAPAROUND TIES @ 12" O.C.
72"
TO ADDITIONAL LIGHT FIXTURES OR SPARE. IF SPARE CAP BELOW GRADE FOR FUTURE EXTENSION.
CONC. BASE
2" MIN.
24"
SQUARE OR ROUND
3/4"X10' COPPER CLAD STEEL GROUND ROD WITH #6 BARE COPPER CONDUCTOR TO LIGHTING POLE GROUNDING LUG.

TAPPING SLEEVE & GATE
NOT TO SCALE

FINISHED STREET GRADE
VALVE BOX AND COVER
ACCESS TUBE
MASONRY RING
MECHANICAL JOINT
PROPOSED C.L.D.I. PIPE
MECHANICAL JOINT TAPPING GATE VALVE
EXISTING WATER MAIN
TAPPING SLEEVE
5'-0" MIN.

NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

THRUST BLOCK
NOT TO SCALE

MINIMUM BEARING FACE AREA FOR CONCRETE THRUST BLOCK

PIPE SIZE (in.)	90° BEND (s.f.)	45° BEND (s.f.)	22.5° BEND (s.f.)	TEES,PLUGS,CAPS & HYDRANTS (s.f.)
6	8	5	3	4
8	12	8	5	6
10	19	13	7	9
12	26	18	10	13

UNDISTURBED EARTH
CONCRETE THRUST BLOCK (TYPICAL)
PLAN – HORIZONTAL BENDS, TEES AND PLUGS
WATER MAIN
CONCRETE THRUST BLOCK (TYPICAL)
ANCHOR ROD
UNDISTURBED EARTH
ELEVATION – VERTICAL BENDS

NOTES:
1. THRUST BLOCKS TO BE 3000 PSI CONCRETE PLACED AGAINST UNDISTURBED MATERIAL. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.
2. STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.
3. USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

WATER TRENCH
NOT TO SCALE

LOAM AREA
PAVED AREA
GRAVEL BASE
4" COMPACTED LOAM & SEED
SEE NOTE 2
ROADWAY BACKFILL SHALL CONFORM TO STANDARD SPECS.
SUITABLE BACKFILL COMPACTED AS SPECIFIED
SAND CUSHION
WATER MAIN (SIZE VARIES)
LEDGE
CRUSHED STONE OR SCREENED GRAVEL BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRING LINE OF PIPE 6" BELOW PIPE IN EARTH OR 12" BELOW PIPE IN LEDGE
UNDISTURBED SOIL
5'-0" MIN.
12" MIN.
3'-0" OR D+2' WHICHEVER IS GREATER

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF _____ DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

HYDRANT & VALVE BOX
NOT TO SCALE

HYDRANT TO BE ADJUSTED TO GRADE AS REQUIRED, ROTATE AS NECESSARY
BREAK FLANGE (ADD RISERS AS REQUIRED)
VARIES
3'-0" MIN.
2'-0" MIN.
±2" ABOVE GRADE
5'-0" MIN. COVER
ADJUSTABLE VALVE BOX
6" GATE VALVE
RETAINER GLAND (TYP.)
CRUSHED STONE DRIP WELL (2'-0"L X 2'-0"W X 2'-0"D)
CONCRETE THRUST BLOCK (TYP.) AGAINST UNDISTURBED MATERIAL
STONE BASE OR CONCRETE
ANCHOR TEE OR CONNECTING PIECE
WATER MAIN
UNDISTURBED EARTH

NOTES:
1. ALL MATERIALS SHALL CONFORM TO CITY/TOWN OF _____ DEPARTMENT OF PUBLIC WORKS.
2. WATER MAIN SHALL HAVE A MINIMUM PIPE DEPTH OF 5'-0".
3. VALVES AND HYDRANTS TO OPEN COUNTER CLOCKWISE.
4. PROVIDE 4 CUBIC FEET OF SCREENED GRAVEL OR GRAVEL BACKFILL TO AT LEAST 6 INCHES ABOVE DRAIN HOLES.

STRAW WATTLE SEDIMENT CONTROL
NTS

2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.
STRAW WATTLE SEDIMENT CONTROL (12" TYPICAL)
WORK AREA
AREA TO BE PROTECTED
12" MIN
SECTION NTS
WATER FLOW
STRAW WATTLE SEDIMENT CONTROL BARRIER (12" TYPICAL)
AREA TO BE PROTECTED
PLAN NTS

NOTES:
1. STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.
2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET

TIRE TRACKING PAD
NOT TO SCALE

50'-75'
12" OF 1-1/2" CRUSHED STONE
25' ±
LOWELL STREET
PLAN
25'±
12" OF 1-1/2" CRUSHED STONE
12"
DEPRESS STONE 6" TO ALLOW FOR SEDIMENT ACCUMULATION
SECTION A-A

NOTE:
PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY

SILTSACK®
NOT TO SCALE

EXPANSION RESTRAINT
SIDE VIEW INSTALLED
CURB OPENING
1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)
OPTIONAL OVERFLOW
SILTSACK®
DUMP LOOPS (REBAR NOT INCLUDED)
DEPTH=D
WIDTH=W
LENGTH=L

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

DETAIL SHEET

Seal
PETER J OGREN
CIVIL
No. 27145

0'   20'   40'   80'   120'

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER
LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT
PAUL CAGGIANO
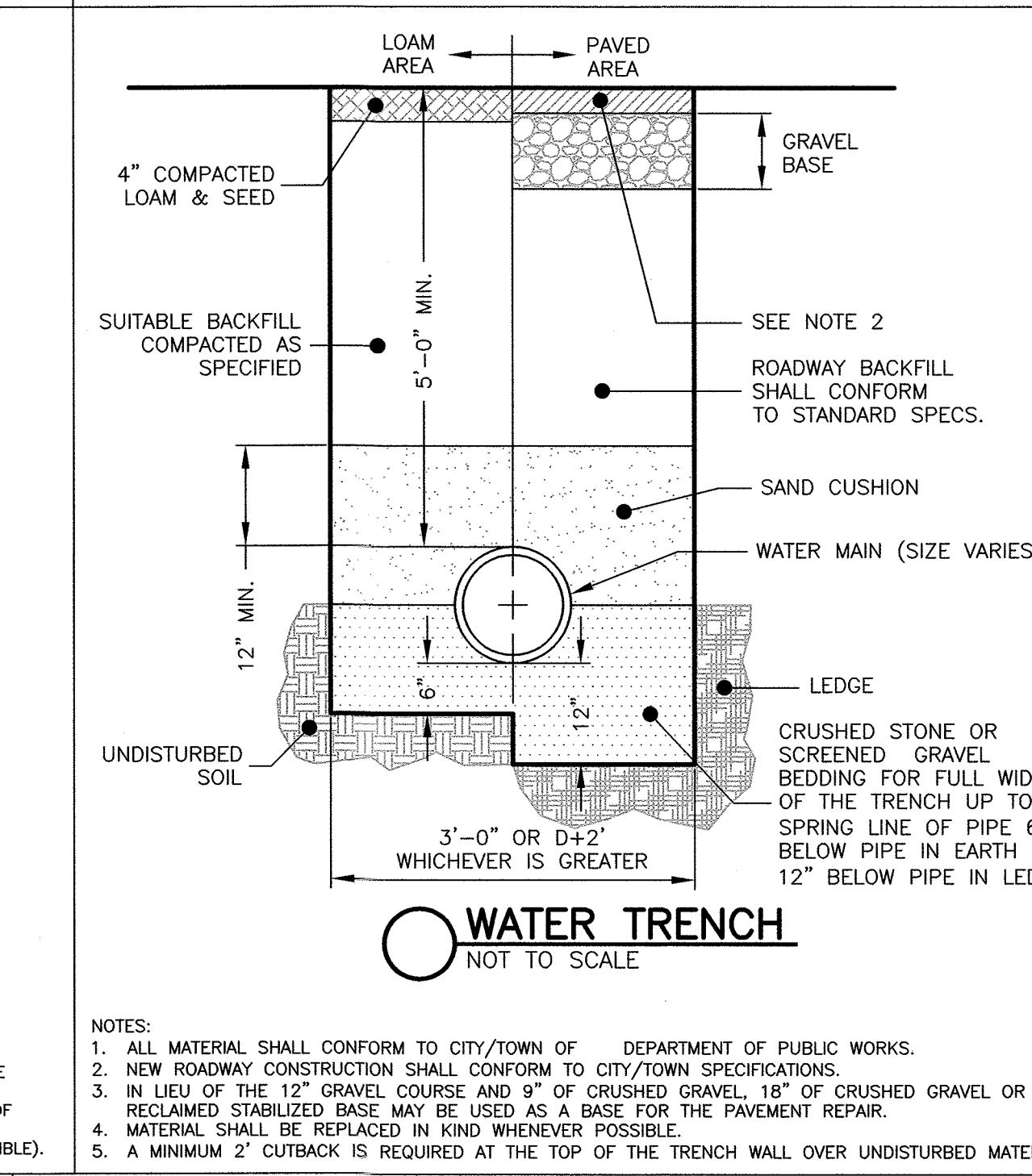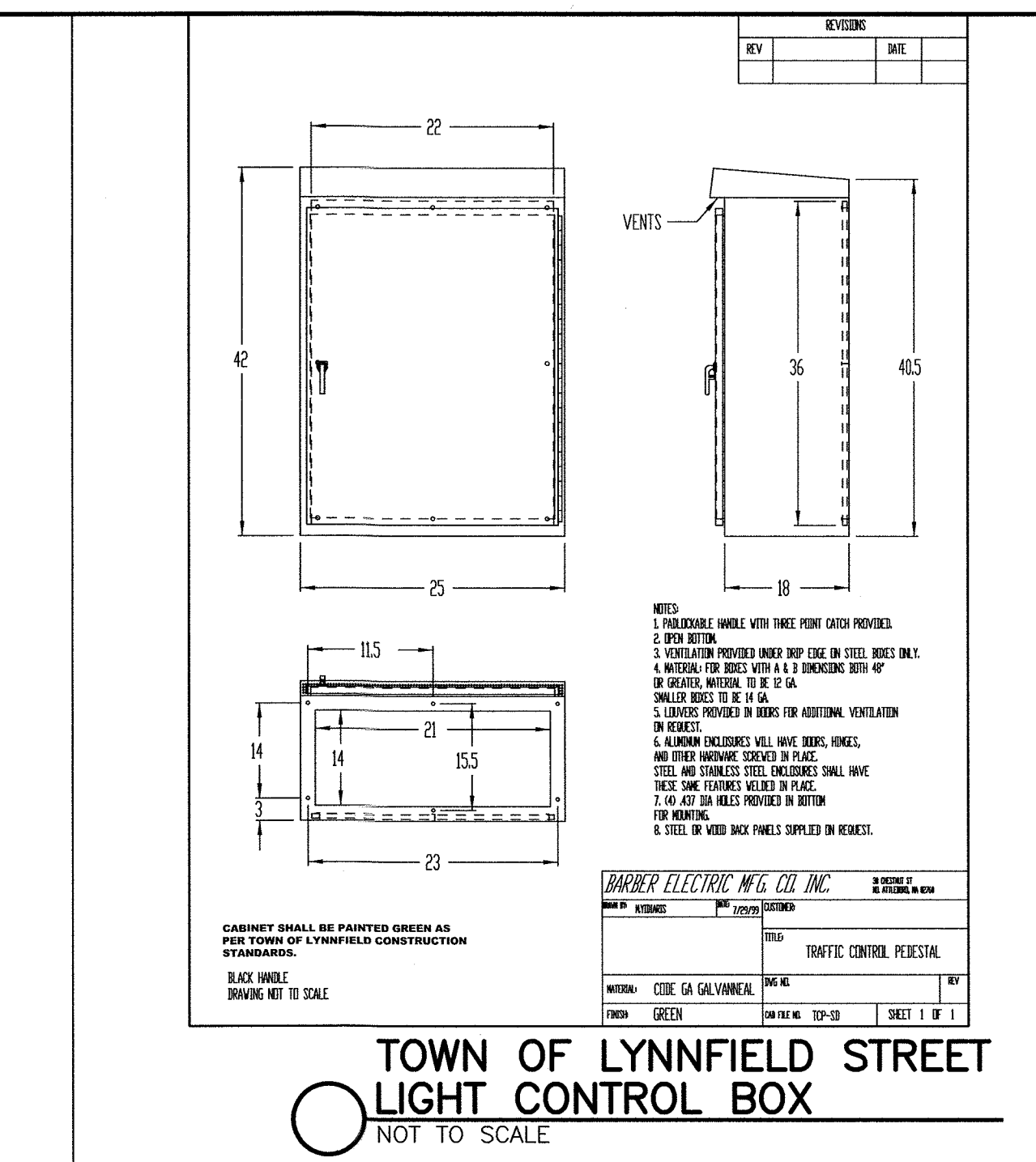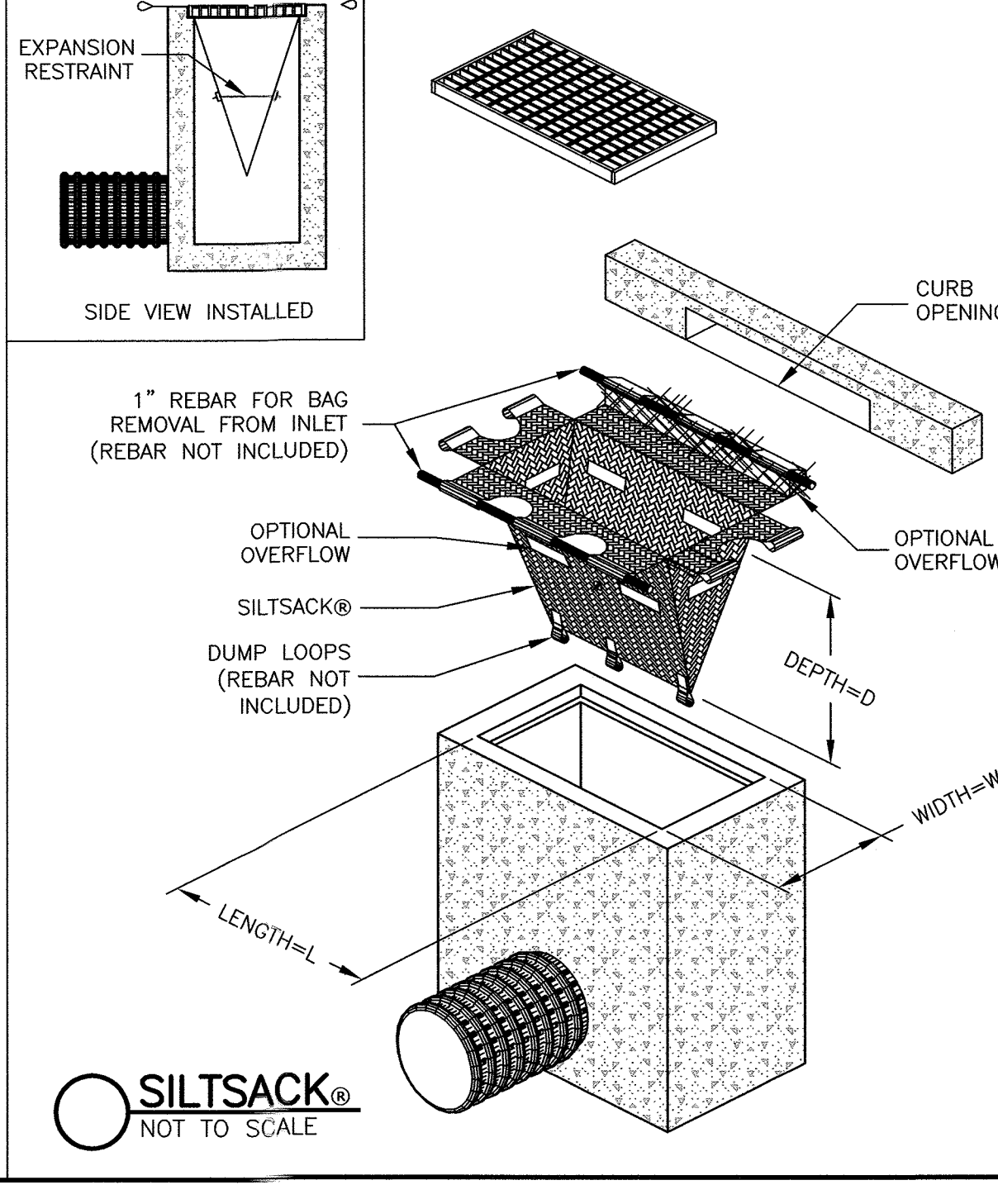26666 SEAGUL WAY, UNIT C201
MALIBU, CA 90265-4529

Engineer
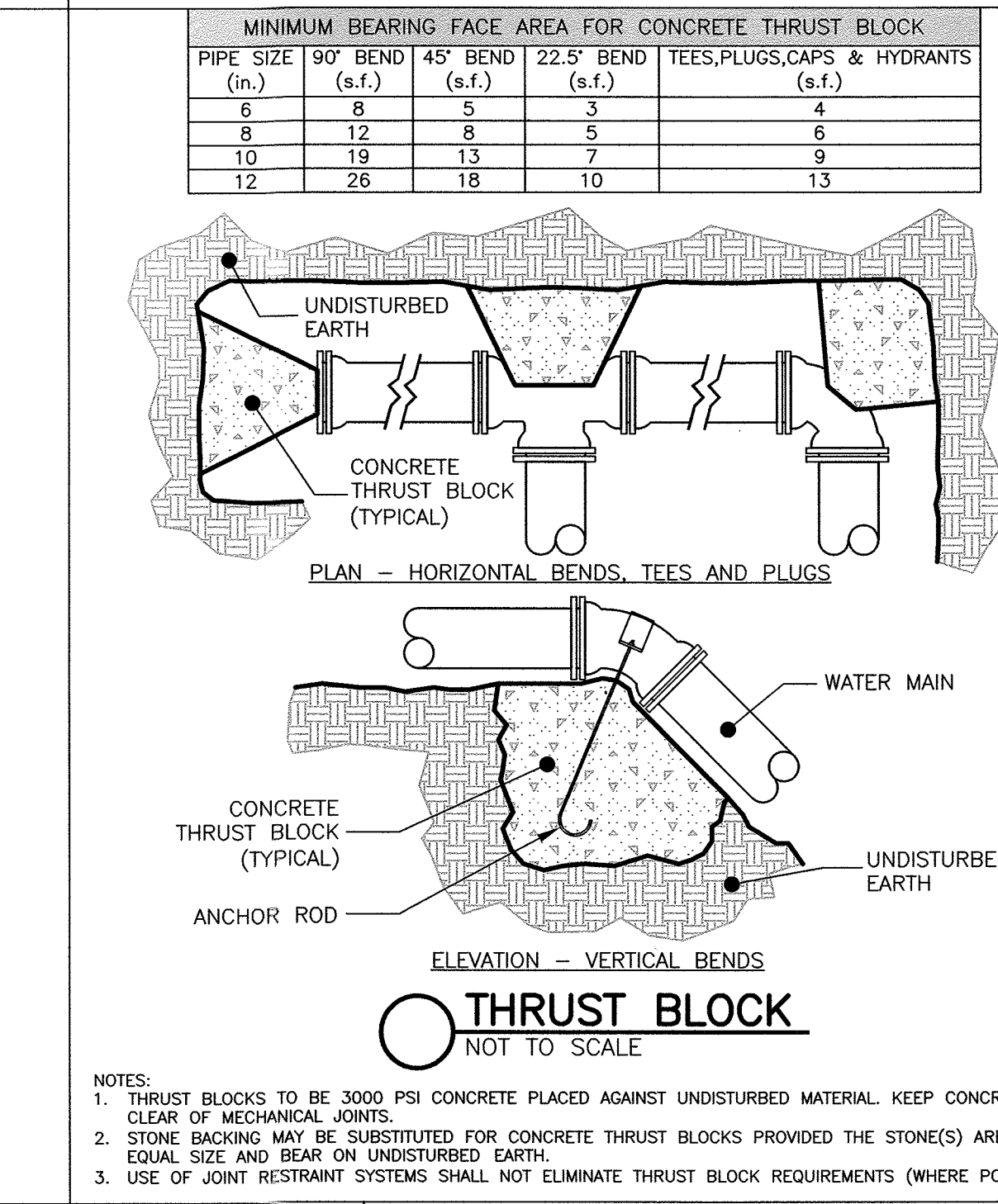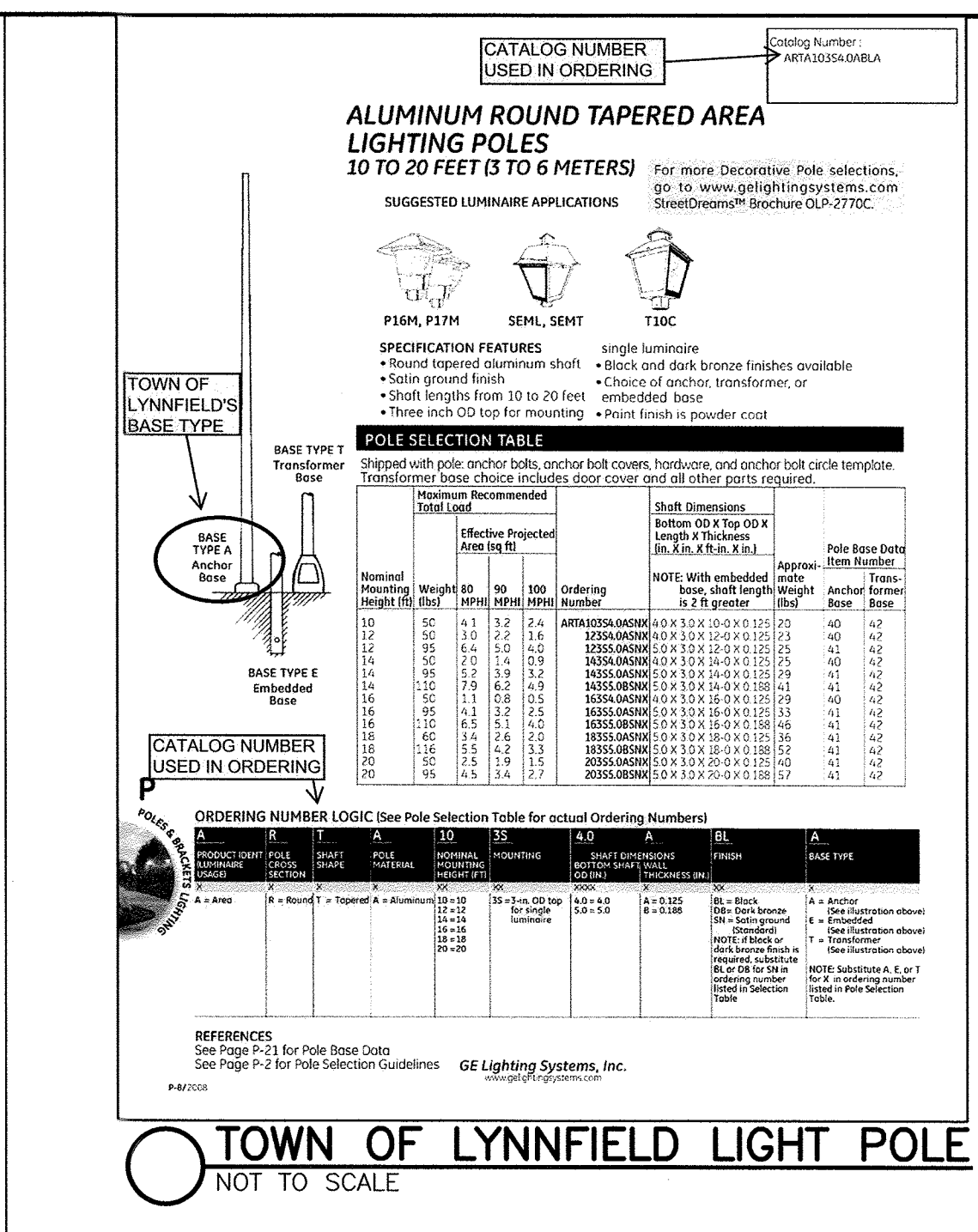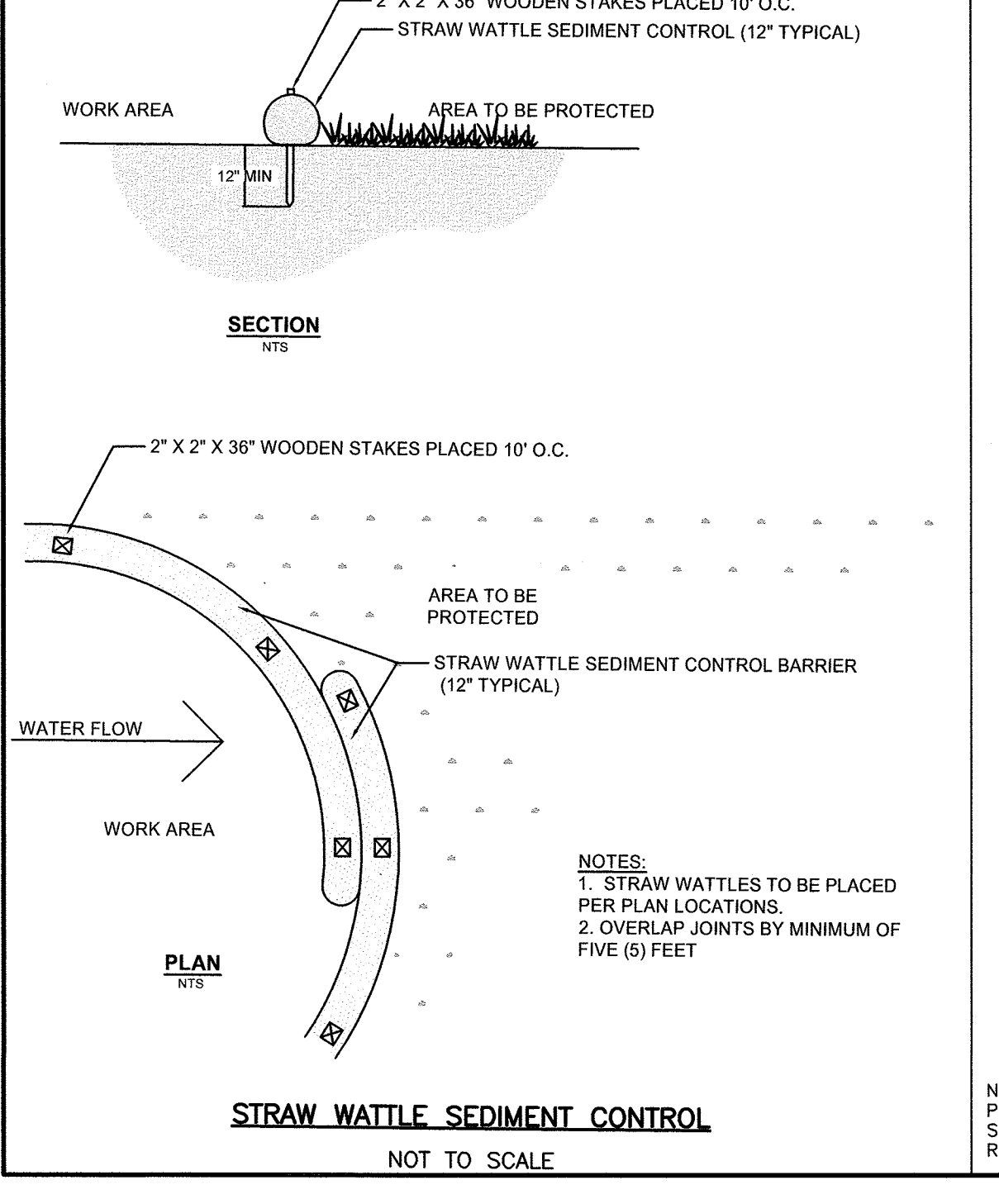Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
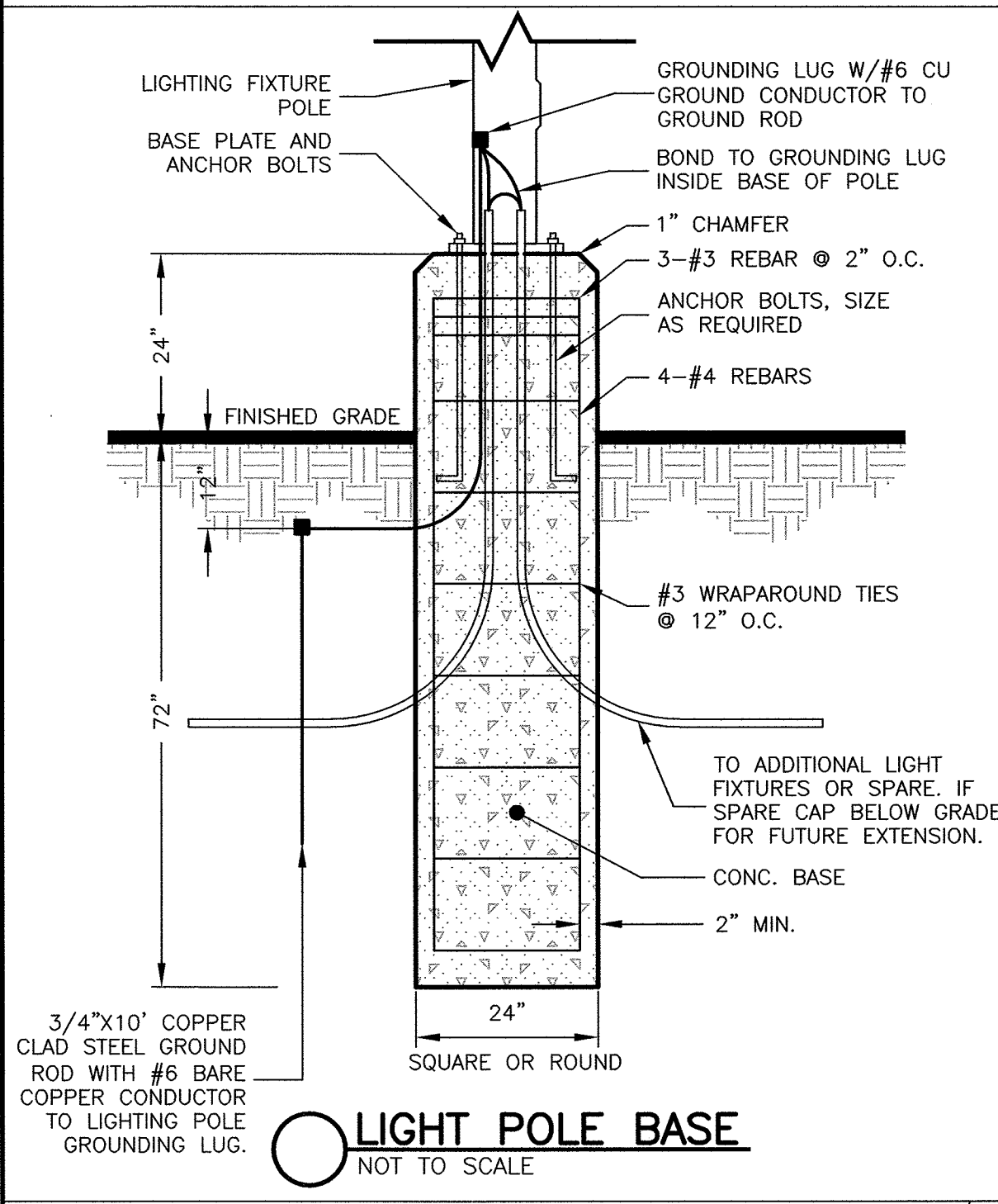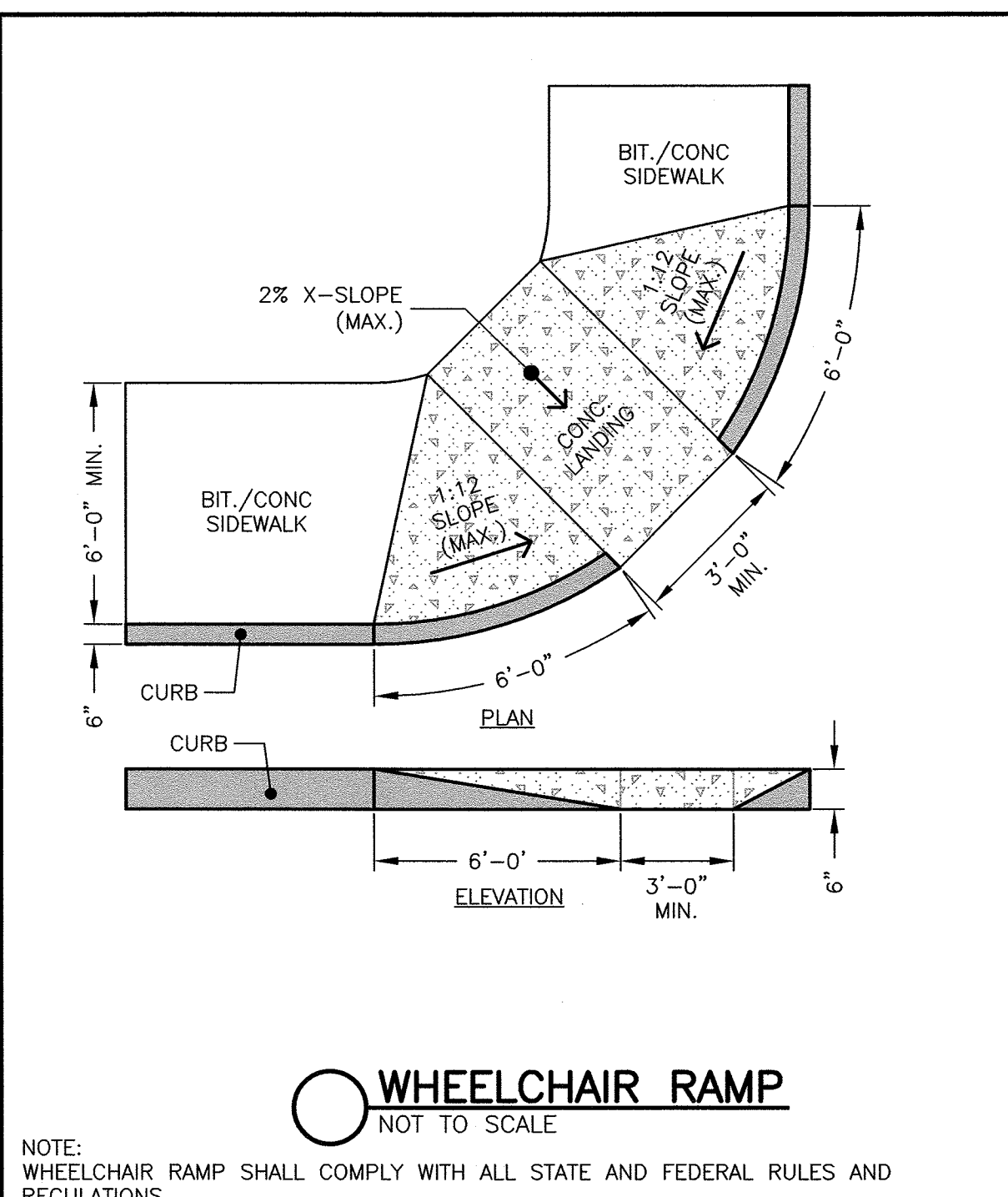www.hayeseng.com

Scale: 1"= 40'

April 12, 2021

LYNNFIELD PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

DETAIL SHEET 2 OF 2

SET SHEET 8 OF 8

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

M:\LYF116\DvalllsR2.dwg, 4/13/2021 10:32:22 AM, EBL