SMITH FARM TRAIL

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

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

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

ZONE LINE

1 STORY GARAGE

#109 LOWELL STREET
1 STORY BRICK

GARAGE

PROPANE TANKS

POOL AREA (APPROXIMATE LOCATION)

DECK

TENNIS COURT (APPROXIMATE LOCATION)

LOT 6
151,959 S.F.
3.4885 Acres

LOT 1
45,866 S.F.
1.0530 Acres

30' WIDE WATER LINE EASEMENT

LOT 2
66,390 S.F.
1.5241 Acres

APPROXIMATE LIMIT OF EXPECTED INITIAL DISTURBANCE

DRAINAGE EASEMENT

RD RC

20' WIDE WATER LINE EASEMENT

APPROXIMATE LIMIT OF EXPECTED INITIAL DISTURBANCE

SAGAMORE SPRING TRUST REAL ESTATE TRUST
1282 MAIN ST.
MAP 13 LOT 835
5173/179

20' WIDE SLOPE EASEMENT

VALLIS WAY
(40' WIDE)

APPROXIMATE LIMIT OF EXPECTED INITIAL DISTURBANCE

PROPOSED INFILTRATION AREA

DRAINAGE EASEMENT

PROPOSED RETAINING WALL

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

LOT 5
31,643 S.F.
0.7264 Acres
(NOT A BUILDING LOT)

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

PARCEL A 4,400 S.F.

EDGE OF LAWN

SWINGSET AREA

LOT 4
40,710 S.F.
0.9346 Acres

APPROXIMATE LIMIT OF EXPECTED INITIAL DISTURBANCE

LOT 3
61,099 S.F.
1.4027 Acres

PLAYGROUND AREA

PAVEMENT

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

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)

LOCUS MAP

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

LOCUS SCALE
1" = 300'

STREET LIGHT (AS-BUILT)
ROADWAY
SIDELINE
LOT
1.0±
6.0
3.0
6.0
6.0

STREET LIGHT LOCATION AND 6' x 6' EASEMENT WHERE NECESSARY

STREET LIGHT EASEMENT DETAIL

NOT TO SCALE

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	Revise Roadway and Lots	5/5/2022
3	Review Comments	11/30/2021
2	Add Individual Existing Trees	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021

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 SEAGULL 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

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