

Topographic Plan in LYNNFIELD, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

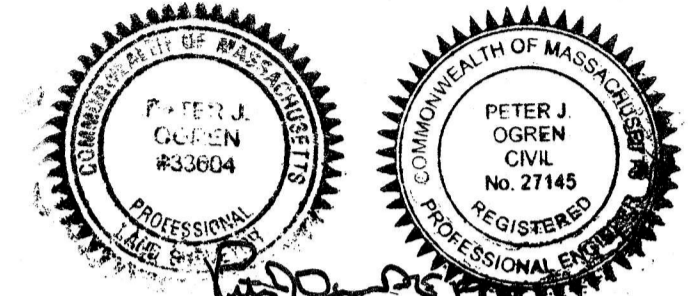
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20'



December 2, 2022

#2 Charing Cross Showing Proposed Garage Addition



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TOPPLANS OFFICE
LYNNFIELD, MA

ZONE: RC
MINIMUM SETBACKS:
FRONT = 40'
SIDE = 25'
REAR = 20'
MIN. FRONTAGE = 180'
MIN. LOT AREA = 40,000 S.F.
GROUNDWATER PROTECTION DISTRICT

N/F THOMAS GAROFOLI
MAP 16 LOT 1598

N/F JULIE BUREK
MAP 19 LOT 2313

N/F PHILIP FORMICA
MAP 19 LOT 2337

N/F MICHAEL SIPARA
MAP 16 LOT 2341

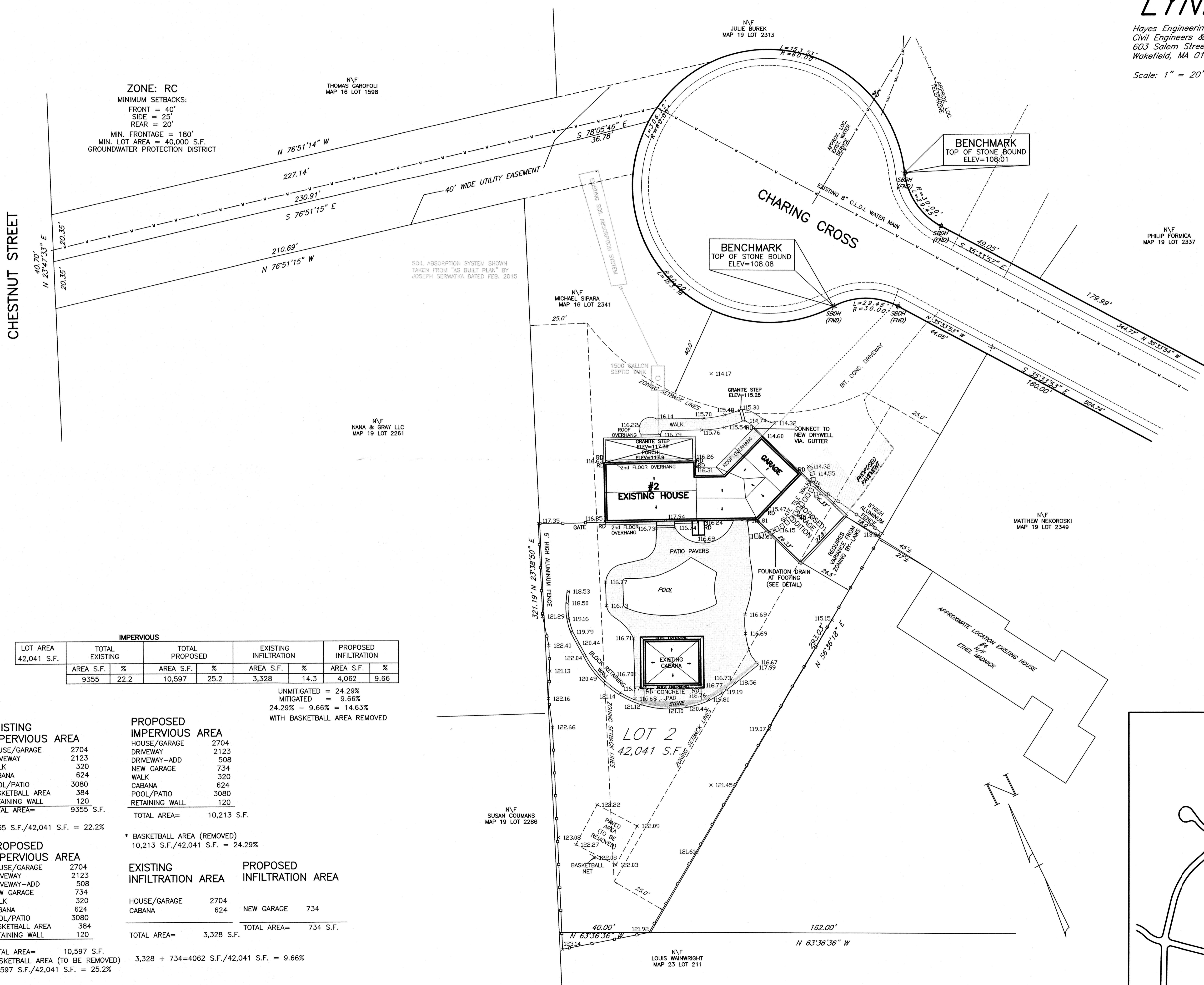
N/F MATTHEW NEKOROSKI
MAP 19 LOT 2349

N/F NANA & GRAY LLC
MAP 19 LOT 2261

N/F SUSAN COUMANS
MAP 19 LOT 2286

N/F LOUIS WAINWRIGHT
MAP 23 LOT 211

CHESTNUT STREET



IMPERVIOUS								
LOT AREA	TOTAL EXISTING		TOTAL PROPOSED		EXISTING INFILTRATION		PROPOSED INFILTRATION	
42,041 S.F.	AREA S.F.	%	AREA S.F.	%	AREA S.F.	%	AREA S.F.	%
	9355	22.2	10,597	25.2	3,328	14.3	4,062	9.66

UNMITIGATED = 24.29%
MITIGATED = 9.66%
24.29% - 9.66% = 14.63%
WITH BASKETBALL AREA REMOVED

EXISTING IMPERVIOUS AREA

HOUSE/GARAGE	2704
DRIVEWAY	2123
WALK	320
CABANA	624
POOL/PATIO	3080
BASKETBALL AREA	384
RETAINING WALL	120
TOTAL AREA=	9355 S.F.

PROPOSED IMPERVIOUS AREA

HOUSE/GARAGE	2704
DRIVEWAY	2123
DRIVEWAY-ADD	508
NEW GARAGE	734
WALK	320
CABANA	624
POOL/PATIO	3080
RETAINING WALL	120
TOTAL AREA=	10,213 S.F.

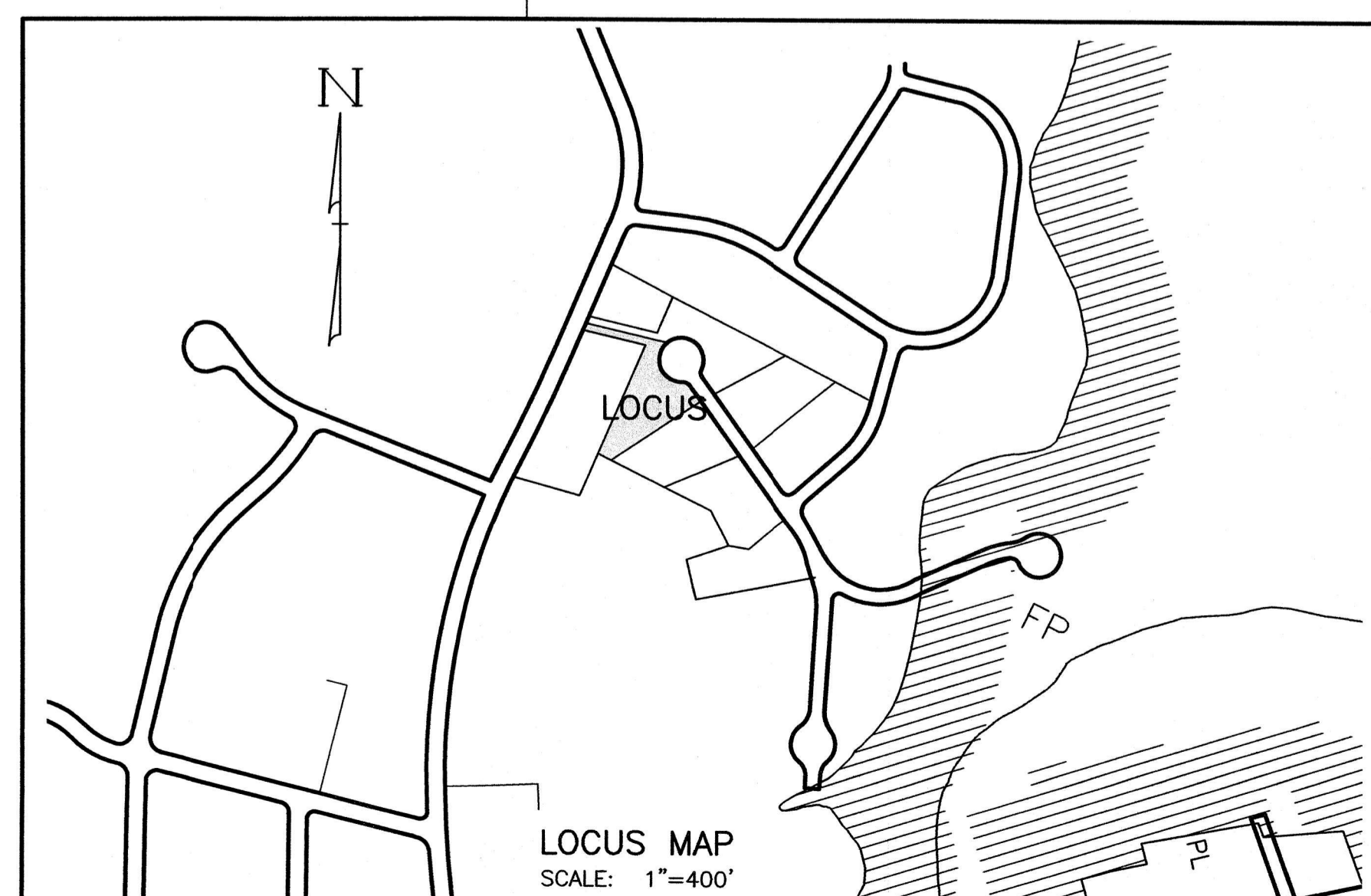
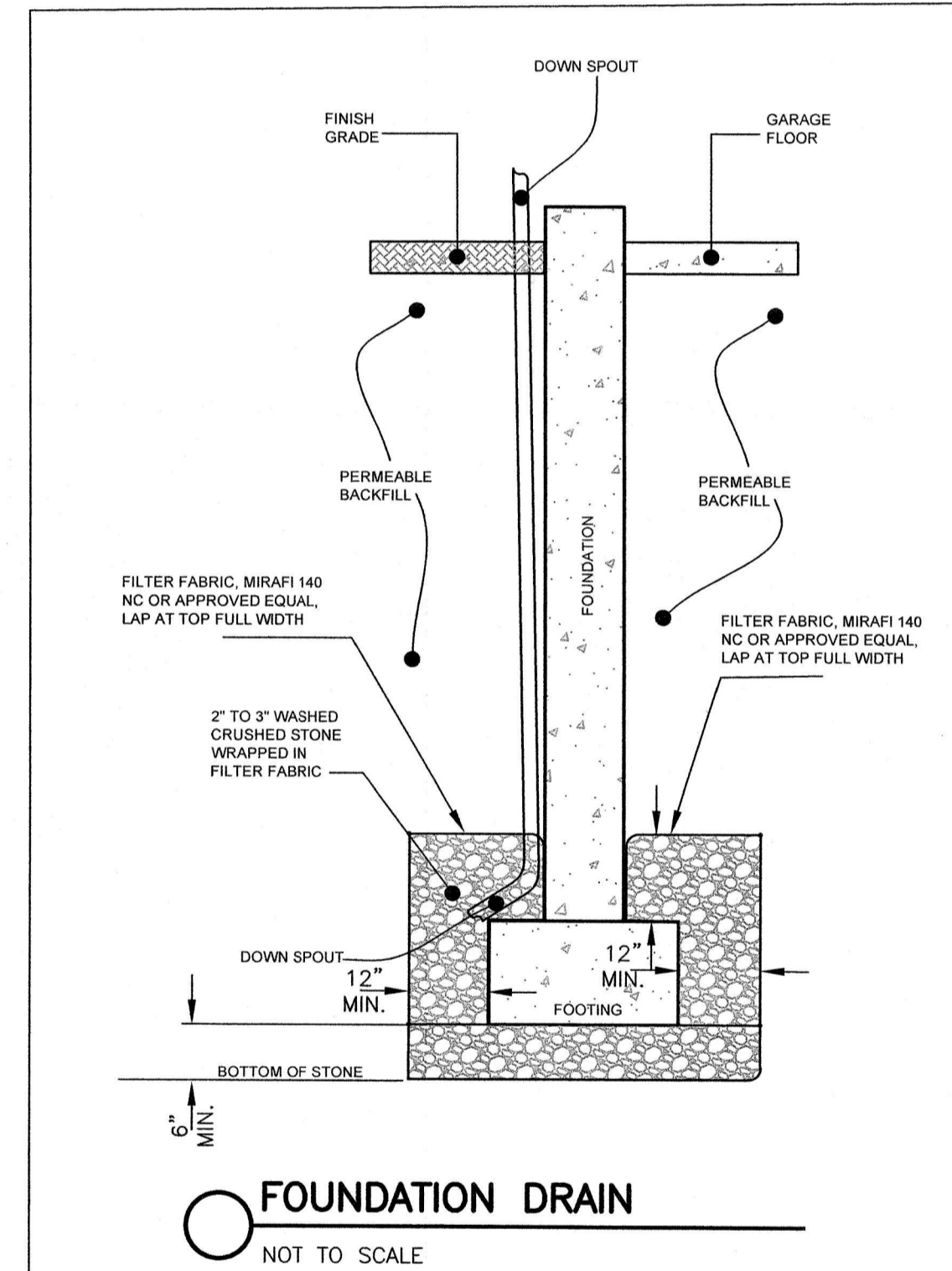
PROPOSED IMPERVIOUS AREA

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DRIVEWAY-ADD	508
NEW GARAGE	734
WALK	320
CABANA	624
POOL/PATIO	3080
BASKETBALL AREA	384
RETAINING WALL	120
TOTAL AREA=	10,597 S.F.

* BASKETBALL AREA (REMOVED)
10,213 S.F./42,041 S.F. = 24.29%

EXISTING INFILTRATION AREA		PROPOSED INFILTRATION AREA	
HOUSE/GARAGE	2704	NEW GARAGE	734
CABANA	624		
TOTAL AREA=	3,328 S.F.	TOTAL AREA=	734 S.F.

TOTAL AREA= 10,597 S.F.
* BASKETBALL AREA (TO BE REMOVED)
10,597 S.F./42,041 S.F. = 25.2%
3,328 + 734=4062 S.F./42,041 S.F. = 9.66%



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