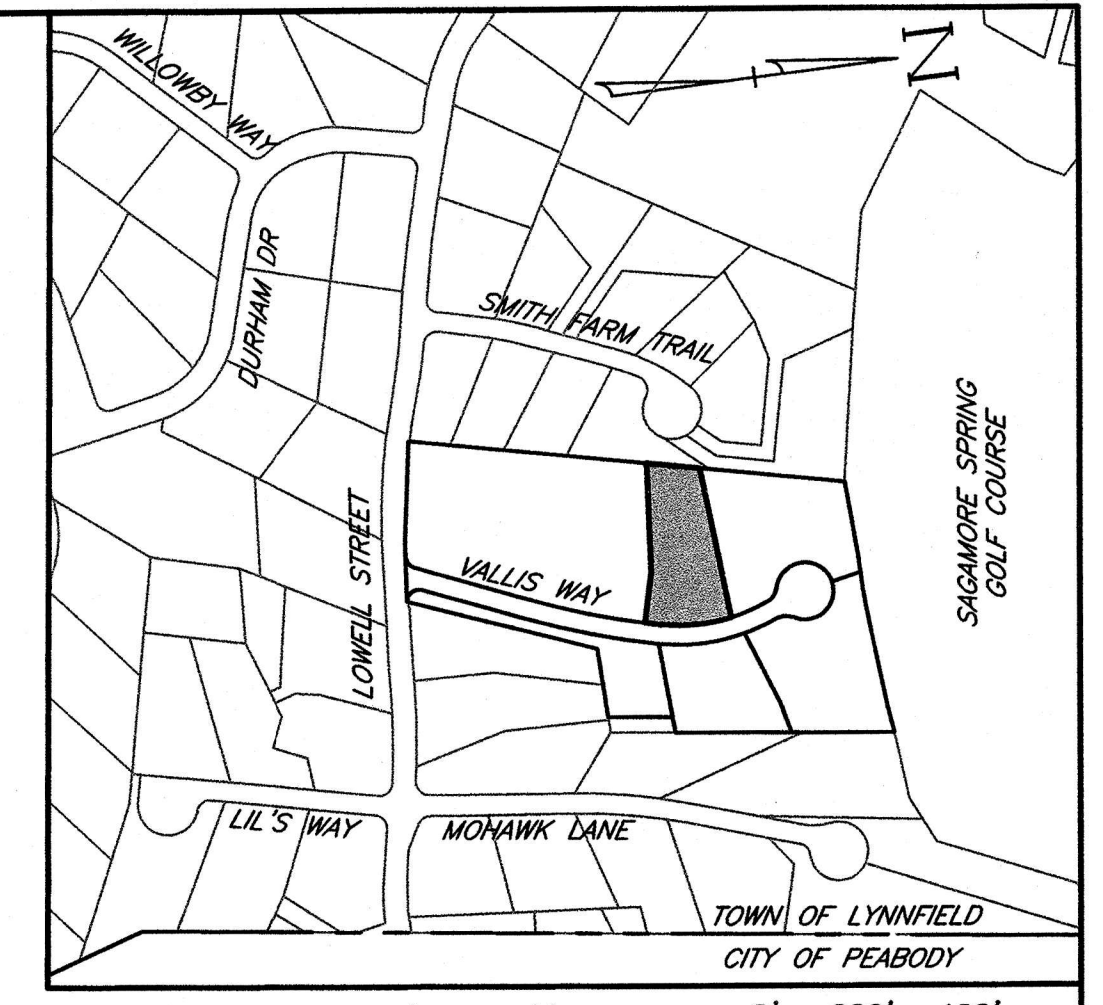


FOUNDATION DIMENSIONS:

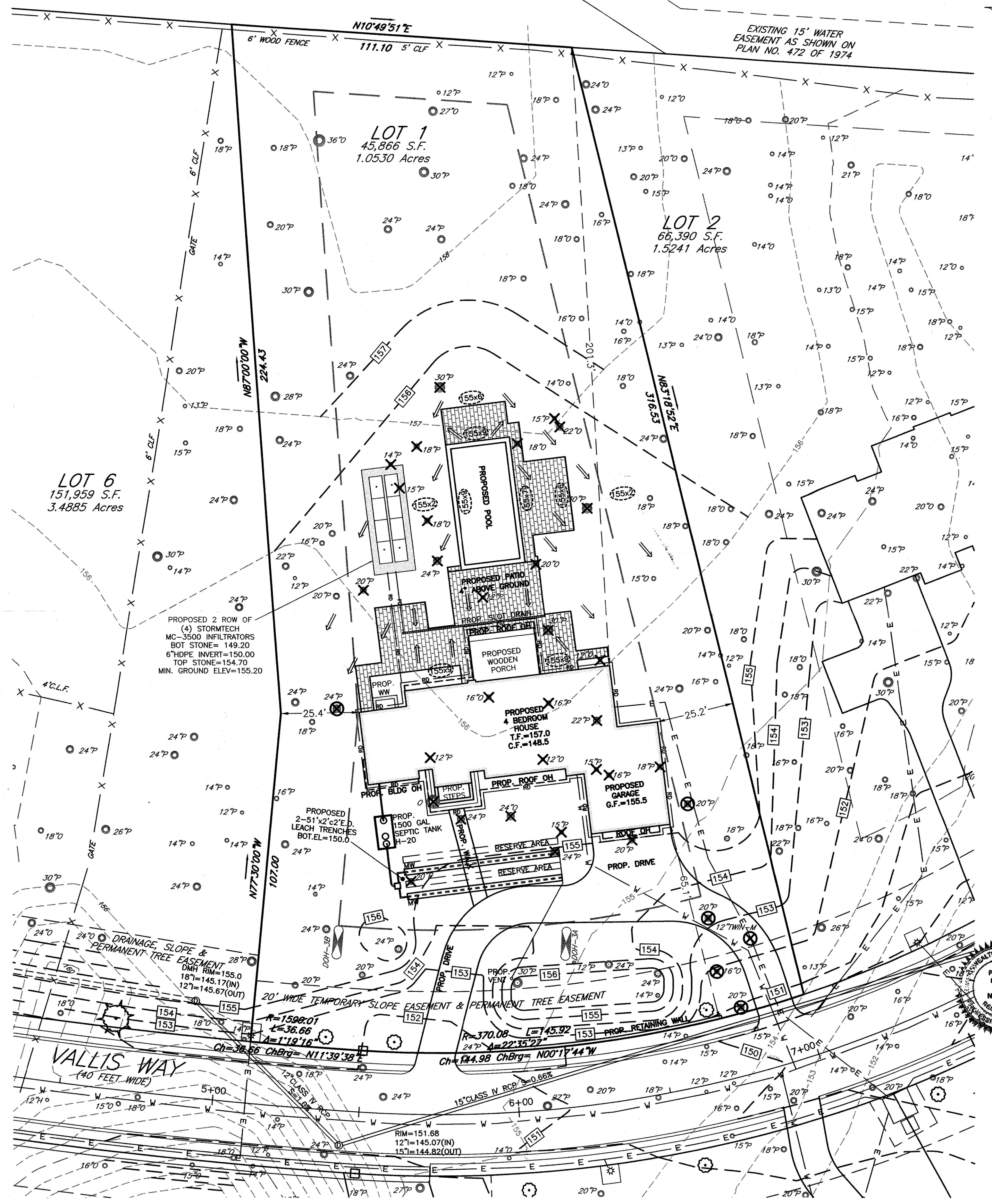


Locus Map
Scale: 1" = 400'±

- NOTES:**
1. THE EXISTING TOPOGRAPHY AND SITE DETAILS DEPICTED HEREON WERE OBTAINED FROM ON-THE-GROUND FIELD SURVEYS CONDUCTED BY HAYES ENGINEERING, INC.
 2. THE VERTICAL DATUM IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
 3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD FLOOD ZONE (ZONE A OR V) AS SHOWN ON FEMA INSURANCE RATE MAP NUMBER 25009C0391F DATED 7/3/2012.

- LEGEND:**
- 156 --- EXISTING CONTOUR
 - X --- EXISTING FENCE
 - o --- EXISTING TREE
 - 155 --- PROPOSED CONTOUR
 - 155.8 --- PROPOSED ELEVATION
 - W --- PROPOSED WATER LINE
 - E --- PROPOSED ELECTRIC LINE
 - RD --- PROPOSED ROOF DRAIN
 - PROPOSED LIGHT
 - PROPOSED PLANTINGS
 - PROPOSED DRAIN MANHOLE
 - PROPOSED FLOW ARROW
 - PROPOSED STONE BOUND
 - C.F. --- CELLAR FLOOR
 - G.F. --- GARAGE FLOOR
 - OH --- OVERHANG
 - PROP. --- PROPOSED
 - T.F. --- TOP OF FOUNDATION
 - WW --- WINDOW WELL

- TREE ABBREVIATIONS:**
- O - OAK
 - M - MAPLE
 - P - PINE
 - H - HICKORY
 - C - CEDAR
 - RC - RED CHERRY
 - ⊗ TREE TO BE REMOVED (WITH FEE)
 - ⊗ TREE TO BE REMOVED (WITHOUT FEE)



SOIL LOGS

DEPTH (ft.)	SOIL HORIZON/LAYER	SOIL MATRIX: COLOR-MOIST (MUNSELL)	REDOXIMORPHIC FEATURES (MOTTLES)	SOIL TEXTURE (USDA)	COARSE FRAGMENTS % BY VOLUME: GRAVEL, COBBLES & STONES	SOIL STRUCTURE	SOIL CONSISTENCE (MOIST)
DEEP HOLE NUMBER: DOH-3A ELEVATION=155.1'							
00"-08"	Ap	10YR 3/3		sil	0	0/0	gr mfr
08"-20"	Bw	10YR 5/6		sl	0	0/0	m mfr
20"-72"	C1	2.5y 7/6		ls	0	0/0	m mfr
72"-120"	C2	10YR 7/3	>120"	gr co	20	15/10	sg mfr
NO REFUSAL; NO STATIC WATER; NO WEeping							
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE GREATER THAN 120" AT ELEVATION = 145.1'							
DEEP HOLE NUMBER: DOH-3B ELEVATION=155.2'							
00"-08"	Ap	10YR 3/3		sil	0	0/0	gr mfr
08"-20"	Bw	10YR 5/6		sl	0	0/0	m mfr
20"-50"	C1	2.5y 7/6		ls	0	0/0	m mfr
50"-120"	C2	10YR 7/3	>120"	gr co	20	15/10	sg mfr
NO REFUSAL; NO STATIC WATER; NO WEeping							
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE GREATER THAN 120" DOWN AT ELEVATION = 144.2'							

ZONING TABLE

ZONE	RC (RESIDENCE C)	
	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	40 ft.	65.1 ft.
SIDE YARD SETBACK	25 ft.	25.2 ft.
REAR YARD SETBACK	20 ft.	201.3 ft.
MAX. LOT COVERAGE	35%	8.6%
MAX IMPERVIOUS WITHOUT SPECIAL PERMIT **	GREATER 2,500 S.F. OR 15% LOT (6,880)	9,571±S.F.
MAX. UN-INFLTRATED IMPERVIOUS **	15%	8.0% ***

** PROPERTY IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
*** THESE AREAS GET INFILTRATED OFFSITE IN THE INFILTRATION POND.

CURRENT OWNERSHIP
VALLIS WAY LYNNFIELD, LLC
DEED REFERENCE: BOOK 41381 PAGE 163
ESSEX SOUTH REGISTRY OF DEEDS

Site Plan in
LYNNFIELD, MASS.

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

Hayes

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

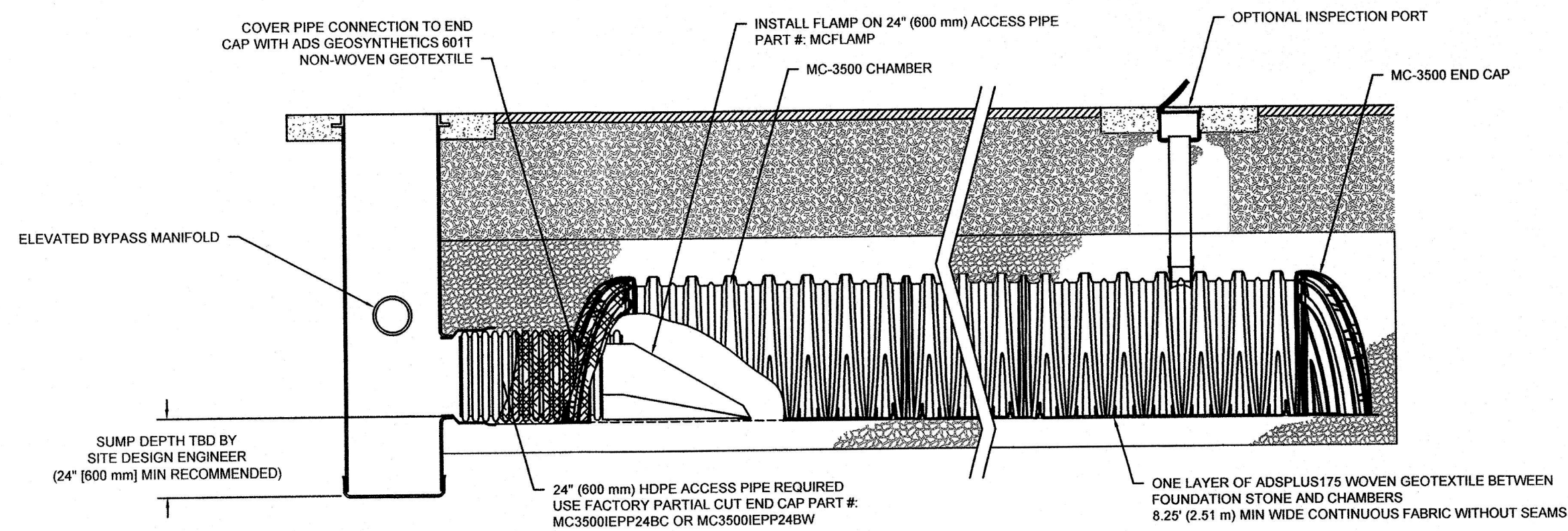
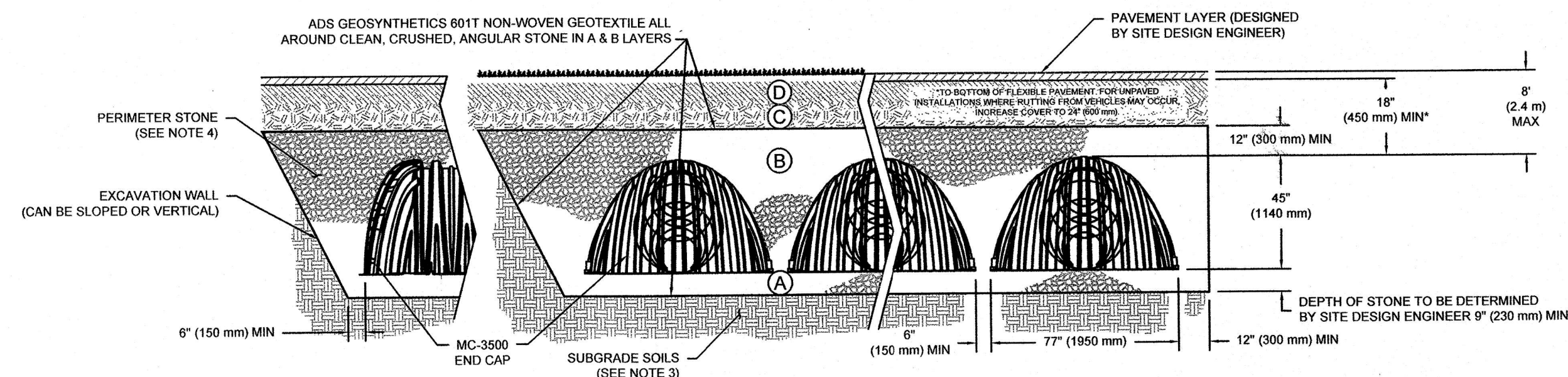
Scale: 1" = 20'



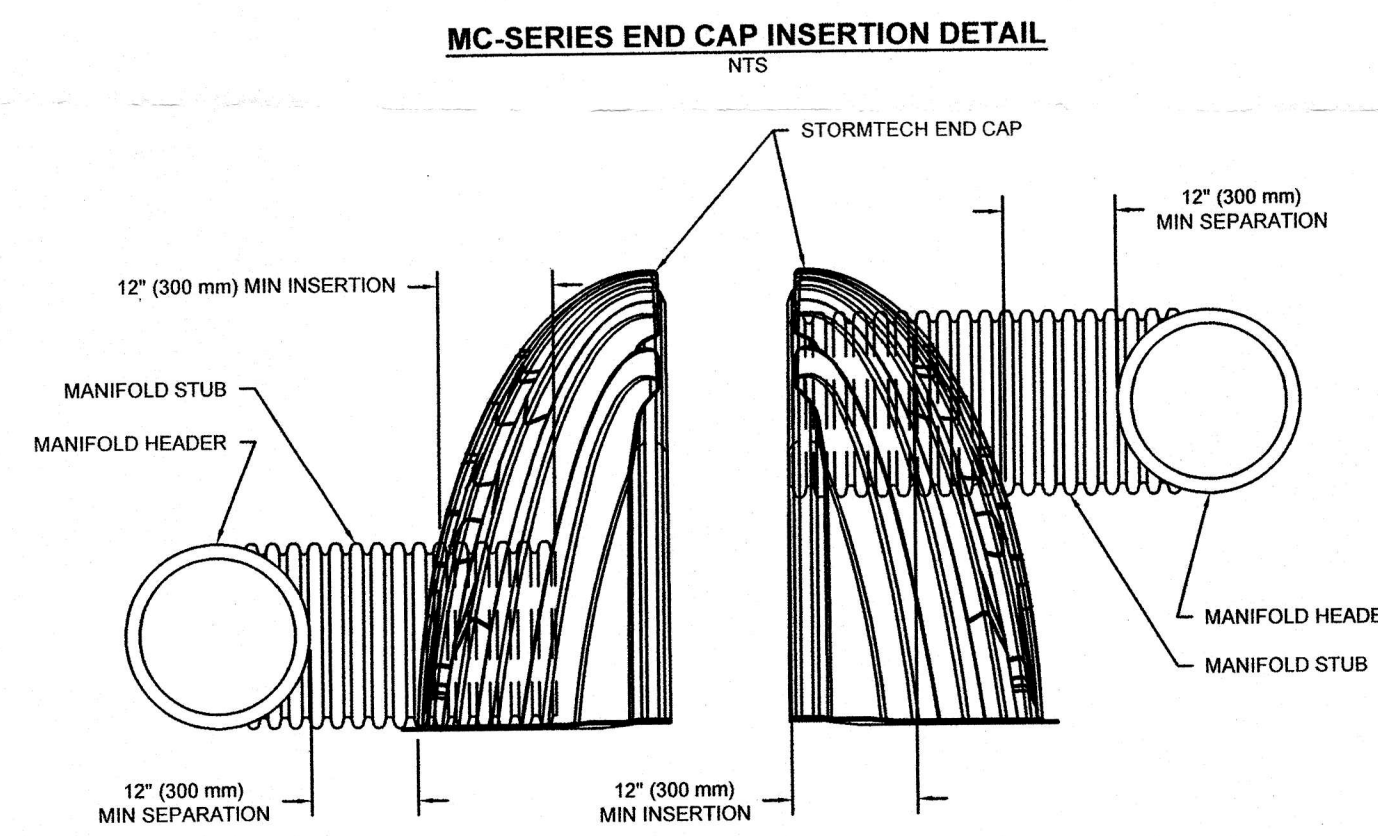
April 3, 2023

See Board of Appeals No. _____

LOT 1 VALLIS WAY
SHEET 1 OF 2



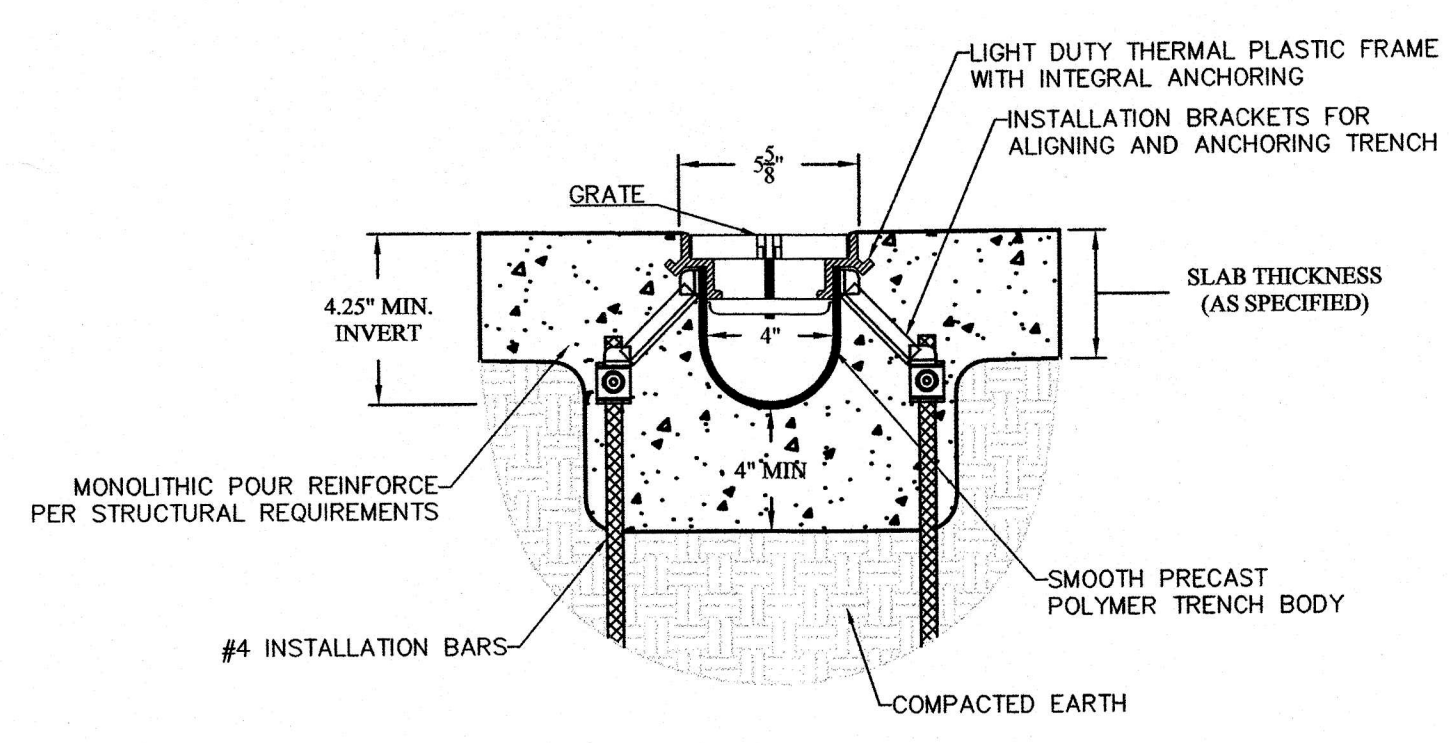
MC-3500 ISOLATOR ROW PLUS DETAIL
NTS



MC-SERIES END CAP INSERTION DETAIL
NTS

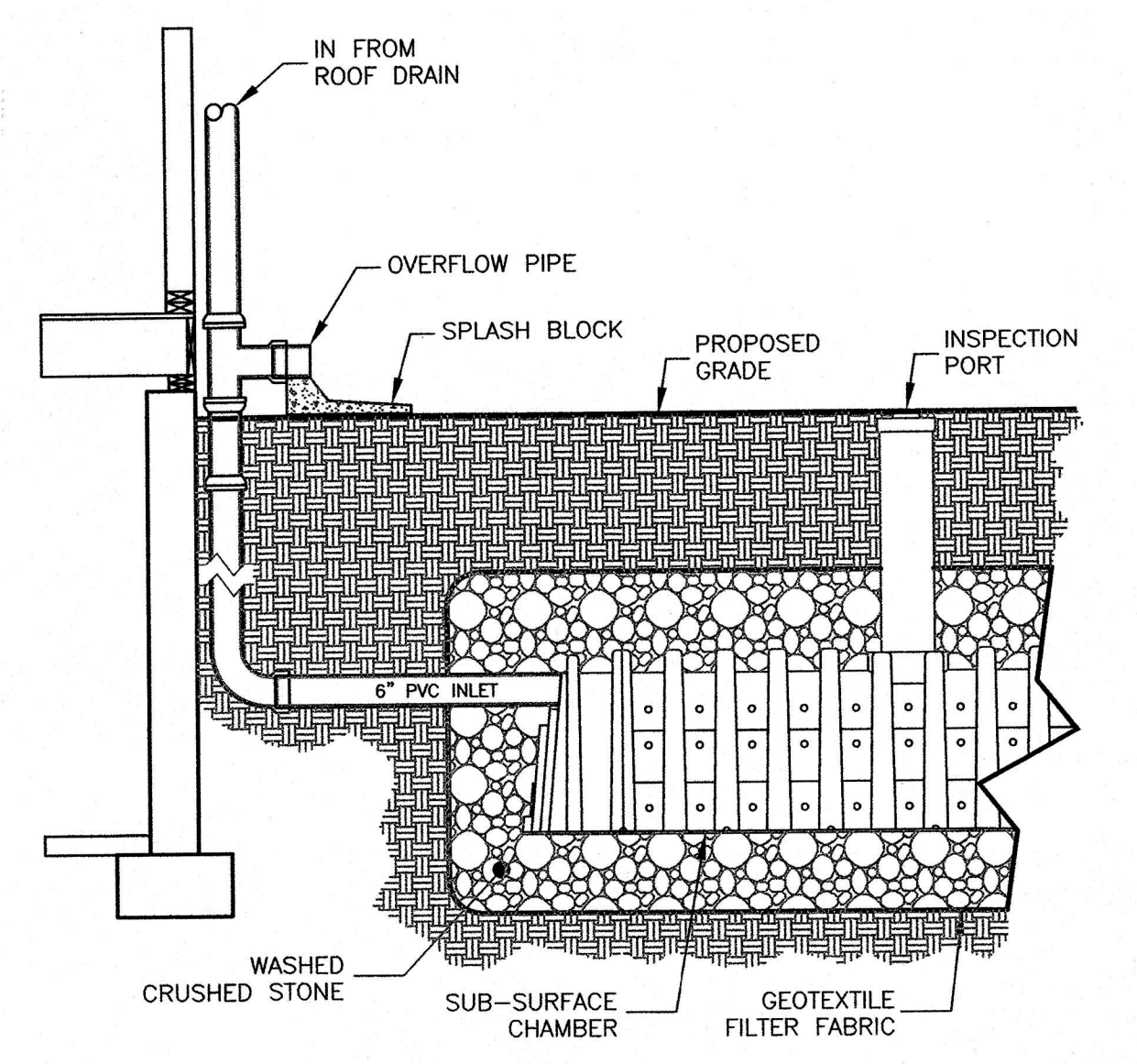
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STORMTECH MC-3500 DETAILS:



- NOTES:
- STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED
 - REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
 - TRENCH DRAIN MUST BE 1/8" BELOW FINISHED PATIO GRADE

DURA-TECH DT9F4-LDTP08Z1A SLOT DRAIN:
(OR APPROVED EQUAL)



ROOF DRAIN TO SUB-SURFACE CHAMBER
NOT TO SCALE

- NOTE:
- CHAMBERS SHALL BE INSTALLED A MINIMUM OF 10' FROM HOUSE.

Site Plan in
LYNNFIELD, MASS.

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Scale: 1" = 20'



April 3, 2023

LOT 1 VALLIS WAY
SHEET 2 OF 2

See Board of Appeals No. _____