

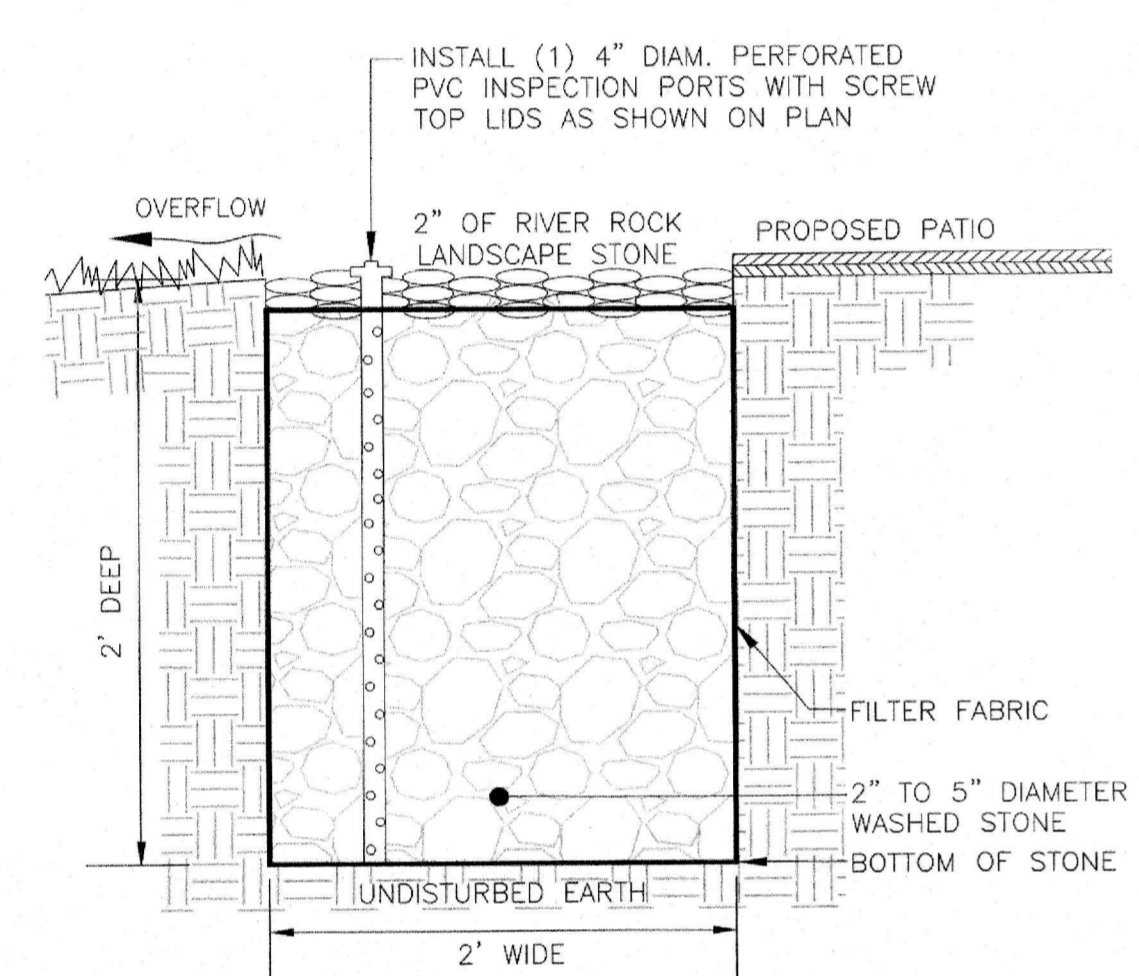
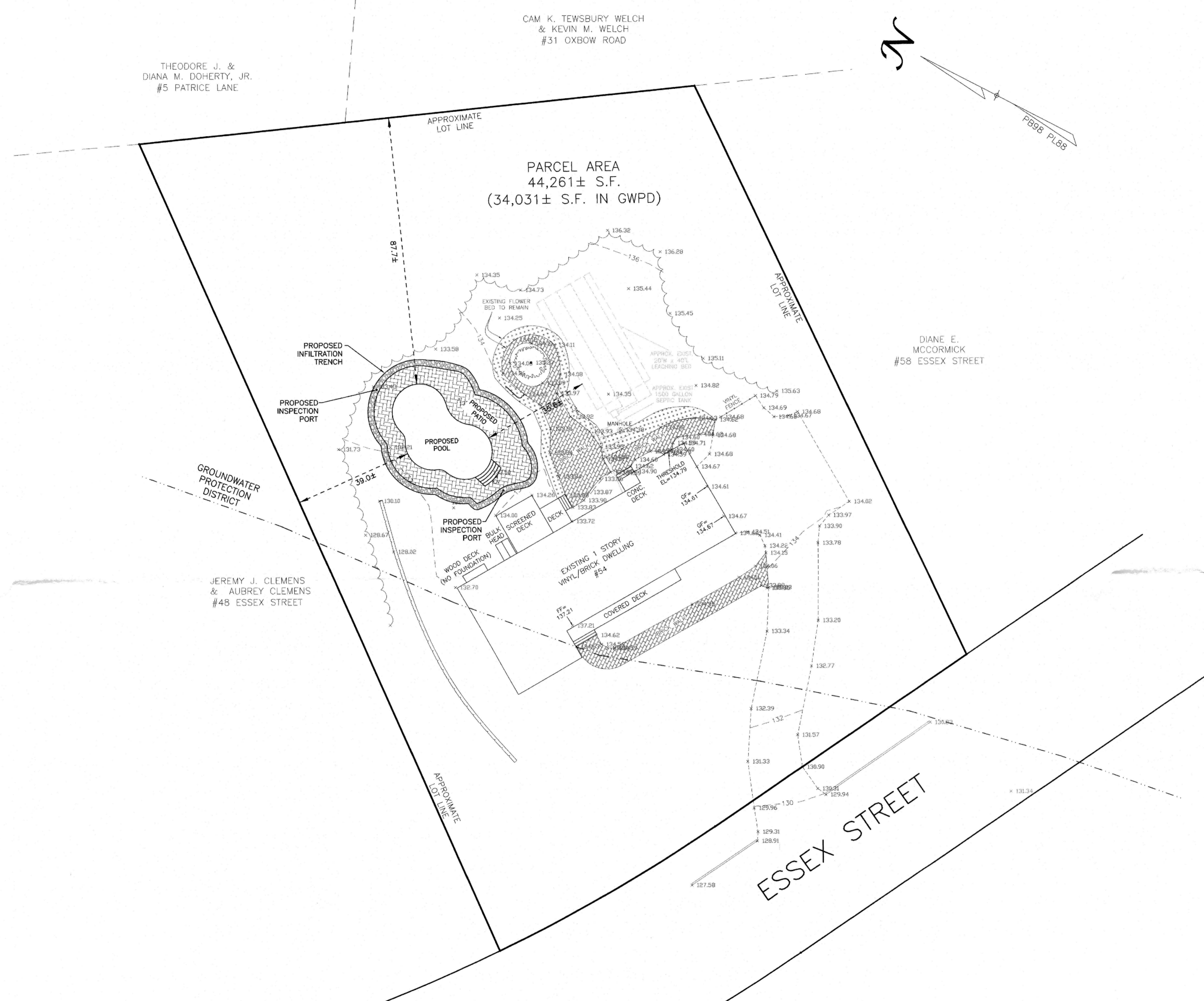
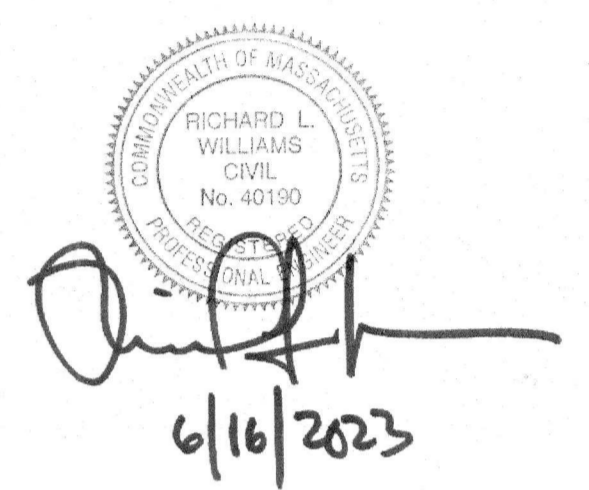
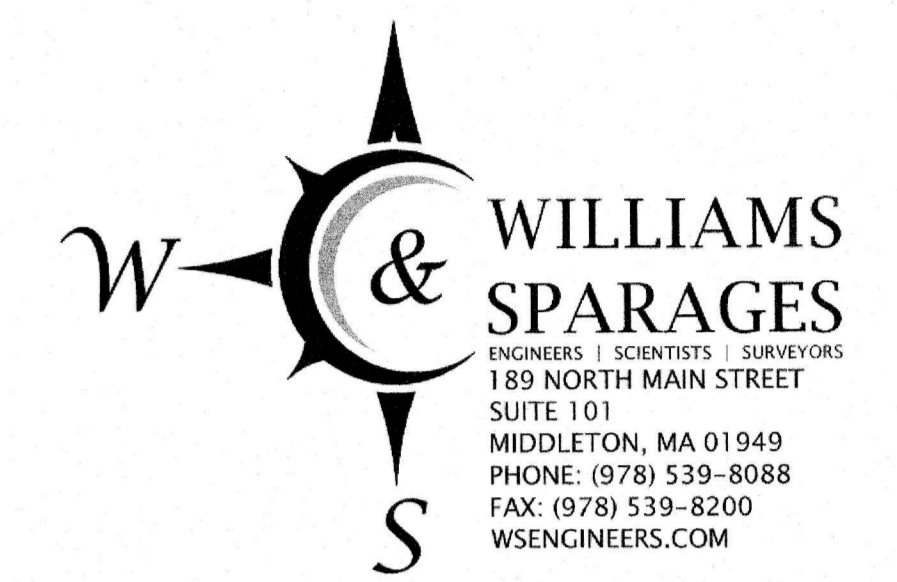
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2023 JUN 16 11:11 AM  
TOWN CLERK  
LYNNFIELD, MA

# PROPOSED PLOT PLAN

## 54 ESSEX STREET

### LYNNFIELD, MA

SCALE: 1" = 20' DATE: JUNE 16, 2023



**INFILTRATION TRENCH**  
NOT TO SCALE

POOL & PATIO INFILTRATION CALCULATIONS:

- HYDROLOGIC SOIL GROUP C (0.25-IN/12-IN/FT) \* 1,601 SF (AREA OF POOL + PATIO) = 33.4 CF OF STORAGE REQUIRED.
- STONE-FILLED TRENCH, 2'WIDEX2'DEEPX152'LONG = 243.2 CF OF STORAGE PROVIDED (VOID RATIO OF STONE=0.4).

\*\*SEE CALCULATIONS FOR TREATMENT OF ADDITIONAL IMPERVIOUS AREAS.

	EXISTING IN GROUNDWATER PROTECTION DISTRICT	EXISTING OUT OF GROUNDWATER PROTECTION DISTRICT	PROPOSED IN GROUNDWATER PROTECTION DISTRICT	PROPOSED OUT OF GROUNDWATER PROTECTION DISTRICT	EXISTING TOTAL LOT	PROPOSED TOTAL LOT
IMPERVIOUS AREAS (HOUSE & DRIVEWAY)	5,242± S.F.	987± S.F.	5,911± S.F.	987± S.F.	6,229± S.F.	6,898± S.F.
PATIOS & WALKS	1,203± S.F.	52± S.F.	2,134± S.F.	52± S.F.	1,255± S.F.	2,186± S.F.
<b>TOTAL</b>	<b>6,445± S.F.</b> (18.9%)	<b>1,039± S.F.</b> (10.2%)	<b>8,045± S.F.</b> (23.6%)**	<b>1,039± S.F.</b> (10.2%)	<b>7,484± S.F.</b> (16.9%)	<b>9,084± S.F.</b> (20.5%)

**ZONING DISTRICT: RA**

MINIMUM LOT AREA = 15,000 S.F.  
 MINIMUM LOT FRONTAGE = 110 FEET  
 FRONT YARD SETBACK = 30 FEET  
 (OR 50 FROM STREET CENTER LINE)  
 SIDE YARD SETBACK = 15 FEET  
 REAR YARD SETBACK = 20 FEET  
 MAXIMUM IMPERVIOUS IN GWPD = 6,639 S.F.\*

PROPERTY PARTIALLY LIES IN THE GROUNDWATER PROTECTION DISTRICT.

\*15% OR 2,500 S.F. OF ANY LOT, WHICHEVER IS GREATER

NOTES:

- ALL ELEVATIONS SHOWN ARE REFERENCED TO N.A.V.D. 88.
- EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARGES LLC ON OCTOBER 24, 2022.