



TOWN OF WAKEFIELD

Planning Board

Tuesday, July 28 2020 | 7pm

Via Zoom: <https://uso2web.zoom.us/j/81742489338>

Conference Call | Zoom

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://uso2web.zoom.us/j/81742489338>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 817 4248 9338. Please only use dial in or computer and not both as feedback will distort the meeting. This meeting will be audio and video recorded.

ITEM 1 | Call to Order

ITEM 2 | Approval of Minutes from June 22, 2020

Vote anticipated.

ITEM 3 | Lovis Ave Extension

Public hearing on Lovis Ave. Ext. TM#22-064018B

ITEM 4 | Glendale Ave Extension/ Ossipee Lane

Public hearing on Glendale Ave. Ext.

ITEM 5 | 14 Montrose School Lane

Update on landscaping within the restrictive covenant area.

ITEM 6 | Items Not Anticipated by Chair

ITEM 7 | Action Items

ITEM 8 | Adjournment

NOTES | LOVIS AVE. EXT. PRELIMINARY PLAN FILED NOV. 13, 2018 & LAST REVIEWED MAR. 12, 2019.
THE DEFINITIVE PLAN FILED JUNE 11, 2019 AND THE PUBLIC HEARING OPENED ON JULY 23, 2019.
PLANNING BOARD'S DEADLINE TO FILE THE LOVIS AVE. EXT. DECISION IS SEPTEMBER 30, 2020.



DEFINITIVE SUBDIVISION PLAN

GLENDALE AVENUE EXTENSION

IN

WAKEFIELD, MASSACHUSETTS

MAY 6, 2019

REVISIONS THROUGH FEBRUARY 3, 2020

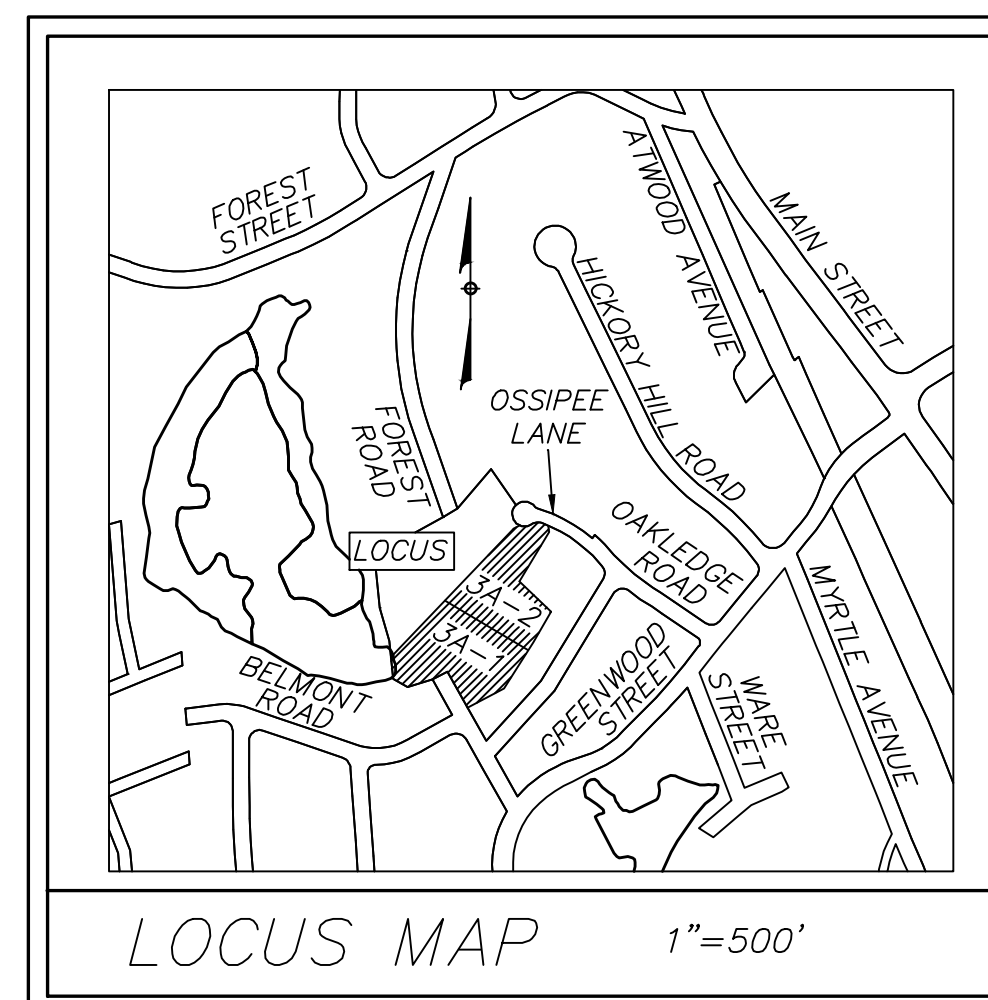
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED
WAKEFIELD PLANNING BOARD

DATE: _____

I, _____, THE TOWN CLERK OF
THE TOWN OF WAKEFIELD, 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 SUCH NOTICE.

TOWN CLERK DATE

5	02/03/20	BOARD/HEARING COMMENTS	CMA
4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH
NO.	DATE	REVISIONS	BY



I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE

APPLICANT & OWNER:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MASSACHUSETTS 01880

CIVIL ENGINEER & LAND SURVEYOR:

HANNIGAN ENGINEERING, INC.
8 MONUMENT SQUARE
LEOMINSTER, MASSACHUSETTS 01453
TEL: (978) 534-1234

PLAN INDEX

SHEET 1	LOCUS PLAN
SHEET 2	PLAN OF LAND
SHEET 3	EXISTING CONDITIONS PLAN
SHEETS 4	SITE DEVELOPMENT PLAN
SHEET 5	LIMIT OF WORK PLAN
SHEET 6	STREET LAYOUT PLAN
SHEET 7-8	UTILITY PLAN & PROFILE
SHEET 9-10	CONSTRUCTION DETAILS
DEFINITIVE SET	

HANNIGAN
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

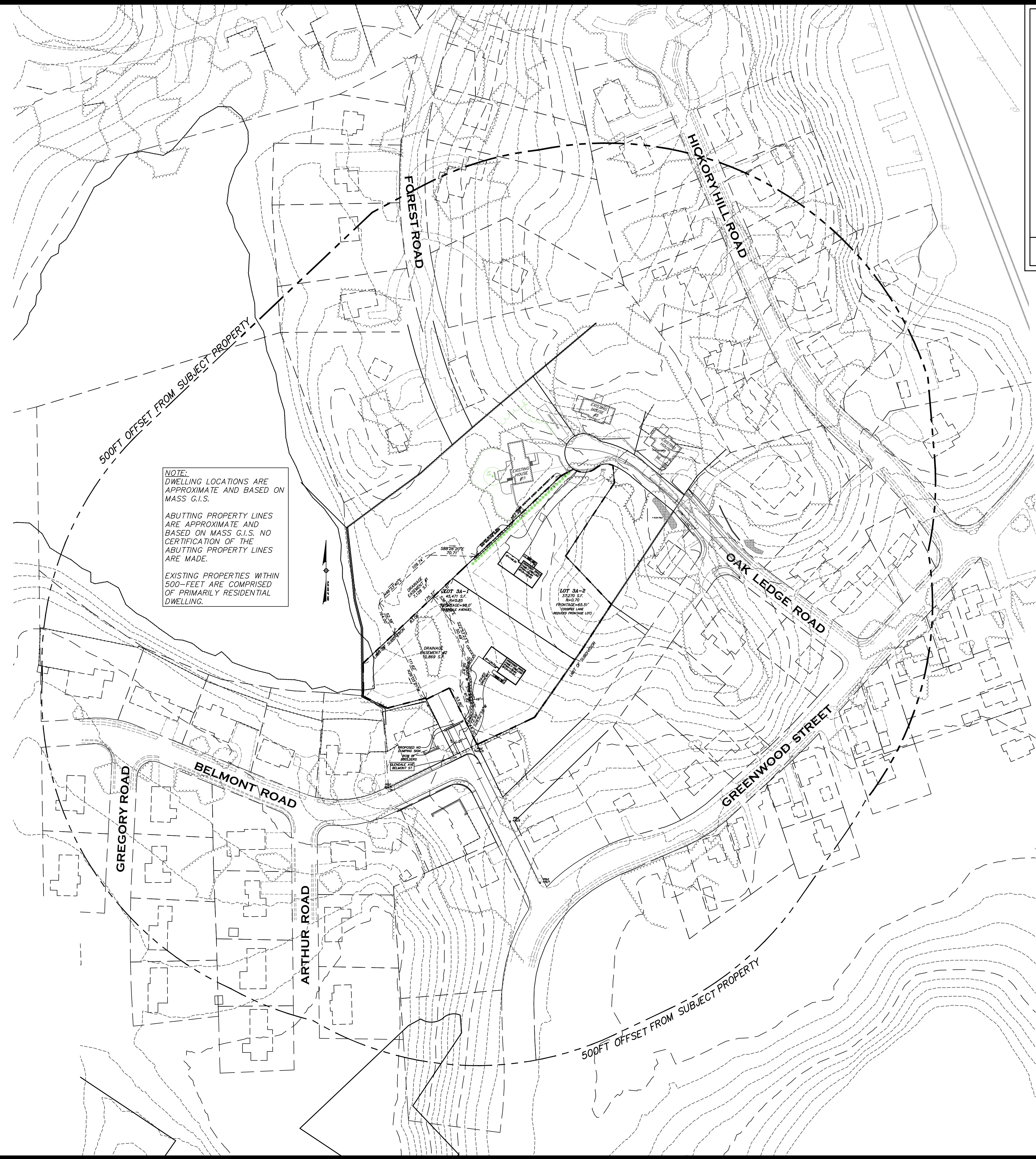
8 Monument Square (978) 534-1234 (T)
Leominster, Massachusetts 01453 (978) 534-6060 (F)
www.hanniganengineering.com

DEFINITIVE SUBDIVISION
IN
WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969

CALC: DJL	DRWN: DJL	SCALE: 1"=40'
CHKD: WDH	APPD: DJL	DATE: MAY 6, 2019
SRV: JEF	FB: 42-110	JOB NO: 2035
TAB: (0) COVER	SHEET 0 OF 10	PLAN NO: C-12-33



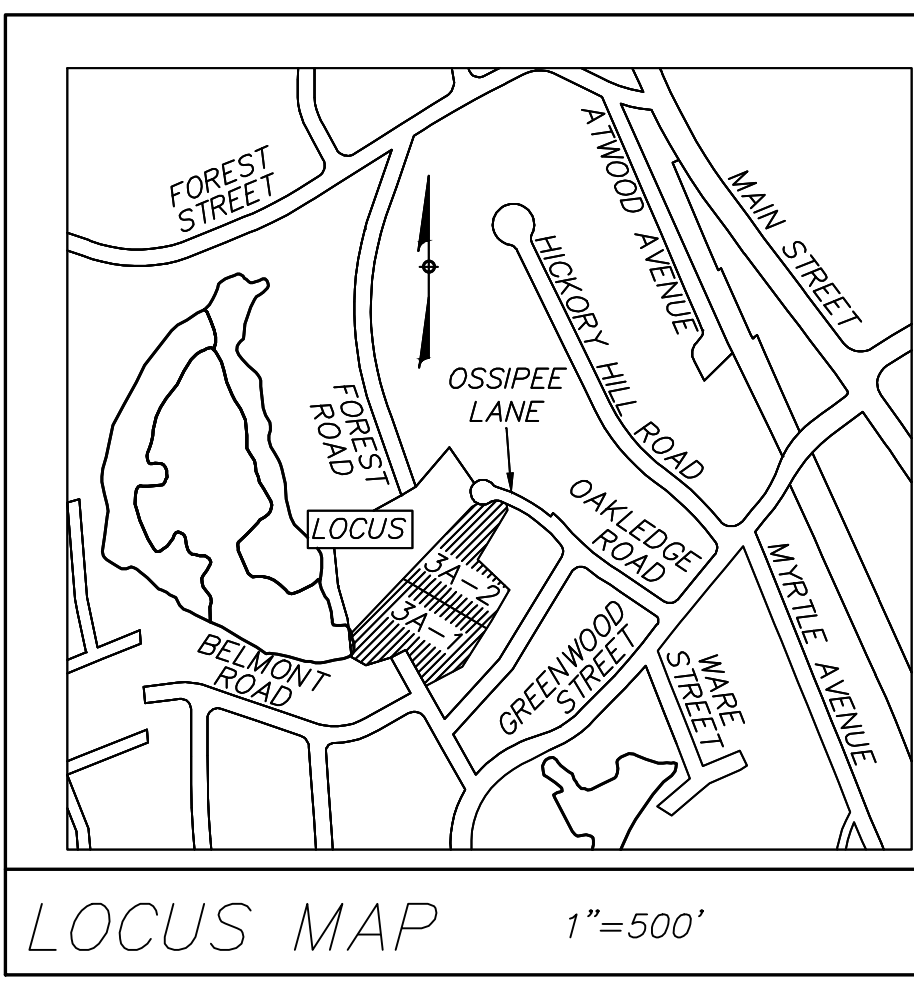
NOTE:
DWELLING LOCATIONS ARE
APPROXIMATE AND BASED ON
MASS G.I.S.

ABUTTING PROPERTY LINES
ARE APPROXIMATE AND
BASED ON MASS G.I.S. NO
CERTIFICATION OF THE
ABUTTING PROPERTY LINES
ARE MADE.

EXISTING PROPERTIES WITHIN
500-FOOT ARE COMPRISED
OF PRIMARILY RESIDENTIAL
DWELLING.

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DAVID J. LeROY, P.L.S. 47416 DATE



ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
DEED BOOK 20033 PAGE 179

PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398^A

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TOWN CLERK _____ DATE _____

PROJECT INFORMATION

LAND INFORMATION

25-291-008
MAP/PARCEL
DEED BOOK/PAGE: 51947/192, 20033/179, 72508/77
PLAN NO 948 OF 1989
L.C. CASE NO. 34398

ZONING INFORMATION

ZONING DISTRICT: SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 12,000 SF
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT

GENERAL NOTES:

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY LEC ENVIRONMENTAL IN DECEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED ON SURVEY VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
4. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WAKEFIELD AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
6. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
7. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
8. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
9. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
10. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00)
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12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #250221-0427 E DATED JUNE 4, 2010-00000. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
15. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WAKEFIELD.

DEFINITIVE PLAN

NO.	DATE	REVISIONS	BY
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**HANNIGAN
ENGINEERING, INC.**
CIVIL ENGINEERS & LAND SURVEYORS

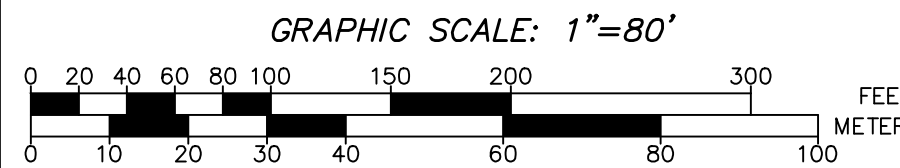
8 Monument Square
Leominster, Massachusetts 01453
www.hanniganengineering.com

(978) 534-1234 (T)
(978) 534-6060 (F)

LOCUS PLAN
IN
WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

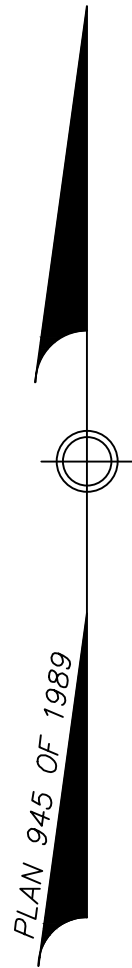
CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969



CALC: CMA	DRWN: CMA	SCALE: 1"=80'
CHKD: WDH	APPD: WDH	DATE: MAY 6, 2019
SRV: JEF	FB: 42-110	JOB NO: 2035
TAB: (1) LOCUS	SHEET 1 OF 10	PLAN NO: C-12-33

NOTES:

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBERANCES THAT SUCH A REPORT MAY DISCLOSE.
HANNIGAN ENGINEERING, INC. MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER PRIVATE OR PUBLIC UTILITIES THAT MAY AFFECT THE SURVEYED PROPERTY.
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT GRAPHICALLY LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WAKEFIELD, COMMUNITY PANEL NO. 250221 0427 E DATED JUNE 4, 2010.



I CERTIFY THAT THE
RELATIVE ERROR OF
CLOSURE IS NOT GREATER
THAN 1:12,000

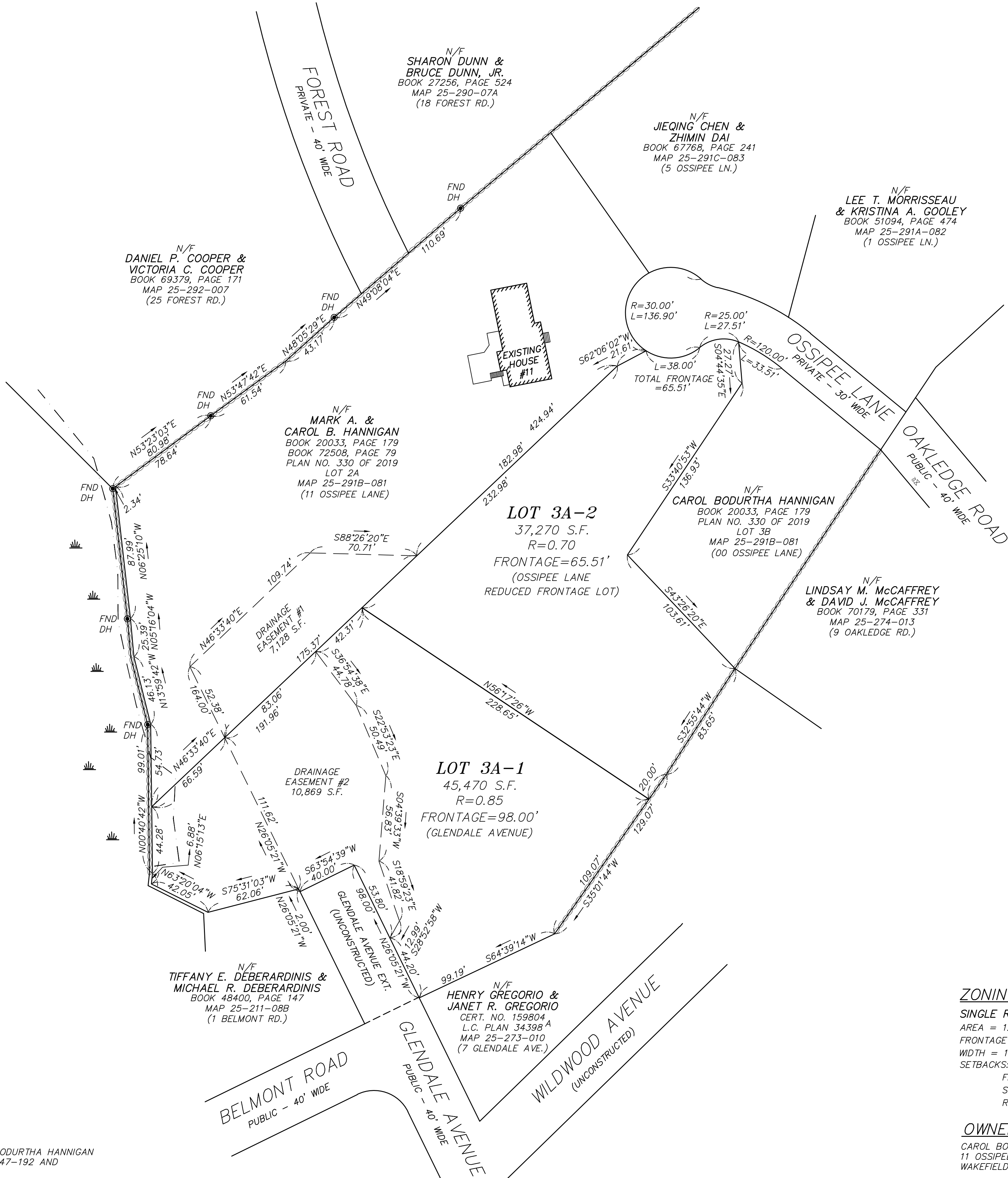
DAVID J. LeROY, P.L.S. 47416 DATE

I CERTIFY THAT THIS PLAN
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AND REGULATIONS OF THE
REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE

NOTES:

LOT 3A-1 IS A PORTION OF THE PREMISES DESCRIBED IN A DEED TO CAROL BODURTHA HANNIGAN RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BK. 51947-192 AND IS SHOWN AS LOT 3 ON PLAN NO. 945 OF 1989.
LOT 3A-2 IS A PORTION OF THE PREMISES DESCRIBED IN A DEED TO CAROL BODURTHA HANNIGAN RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BK. 51947-192 AND IS SHOWN AS LOT 3 ON PLAN NO. 945 OF 1989 AND A PORTION OF THE PREMISES DESCRIBED IN A DEED TO CAROL BODURTHA HANNIGAN RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BK. 72508-77 AND SHOWN AS PARCEL 2A ON PLAN NO. 330 OF 2019.
LOT 3A-1 AND LOT 3A-2 ARE A DIVISION OF LOT 3A ON THE ABOVE MENTIONED PLAN.
LOT 2A AND LOT 3B ARE SHOWN IN THEIR ENTIRETY ON A PLAN ENTITLED "PLAN OF LAND IN WAKEFIELD, MASSACHUSETTS PREPARED FOR MARK A. & CAROL B. HANNIGAN" DATED JUNE 5, 2018 BY HANNIGAN ENGINEERING, INC. PLAN NO. C-12-33, AND RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 330 OF 2019.
THE PREMISES ARE SUBJECT TO THE AMENDED AND RESTATED RIGHT OF WAY AGREEMENT RECORDED IN BK. 48300-425.



- LEGEND
- FND DH ● FOUND DRILL HOLE
 - STONE WALL
 - EXISTING PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - EDGE OF WETLANDS

ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

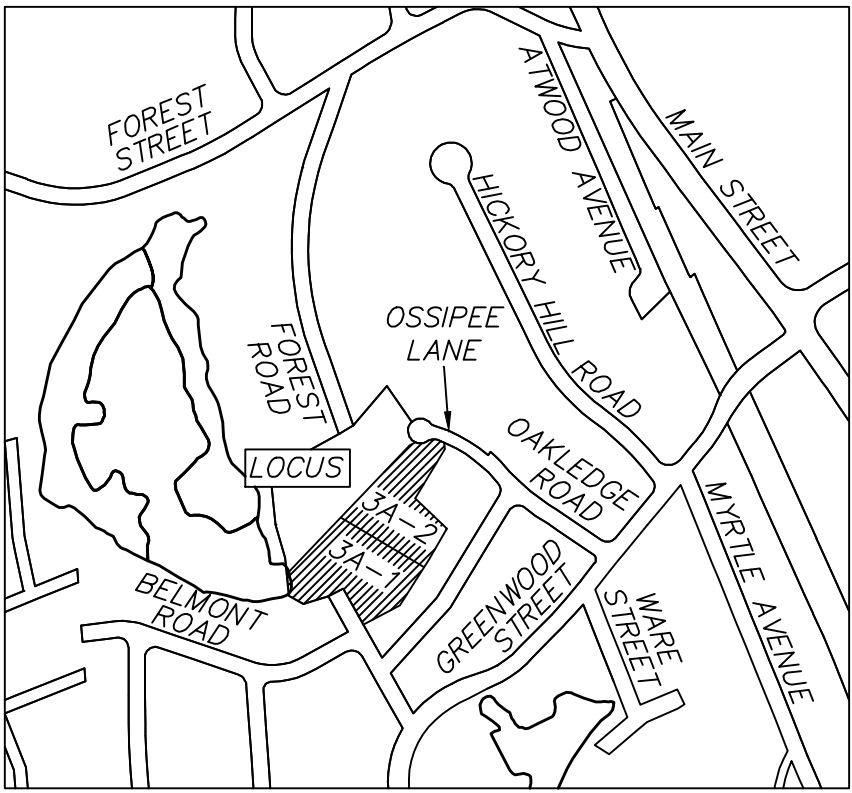
CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
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TEL: (781) 246-4969

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
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PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398 A



LOCUS MAP 1"=500'

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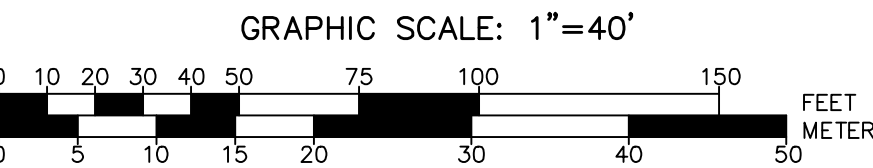
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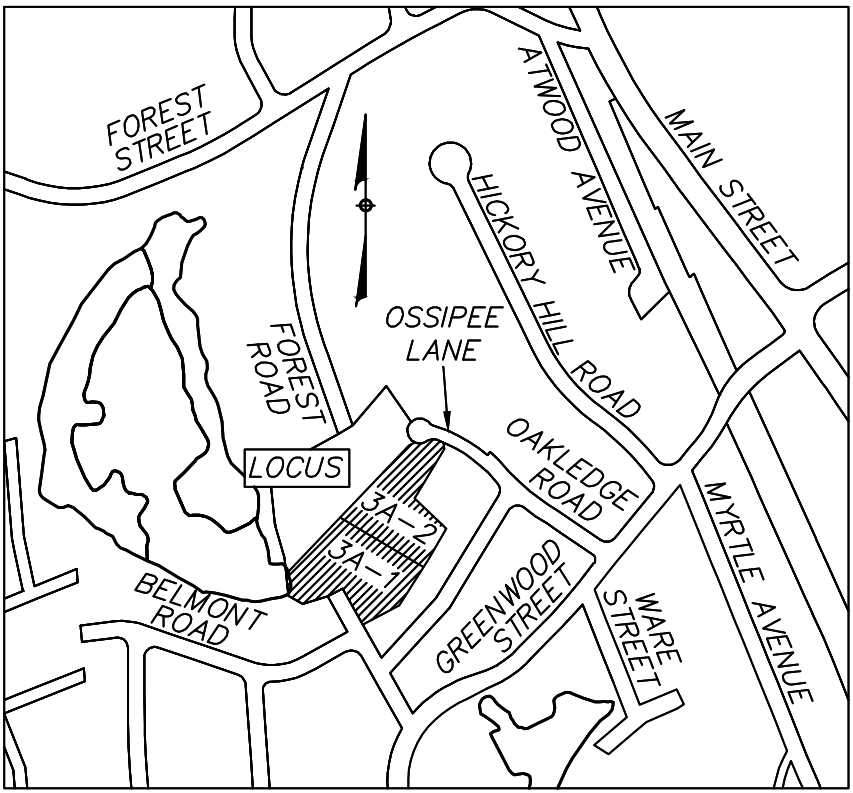
PLAN OF LAND
IN
WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969



CALC: DJL	DRWN: DJL	SCALE: 1"=40'
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TAB: (2) POL	SHEET 2 OF 10	PLAN NO: C-12-33



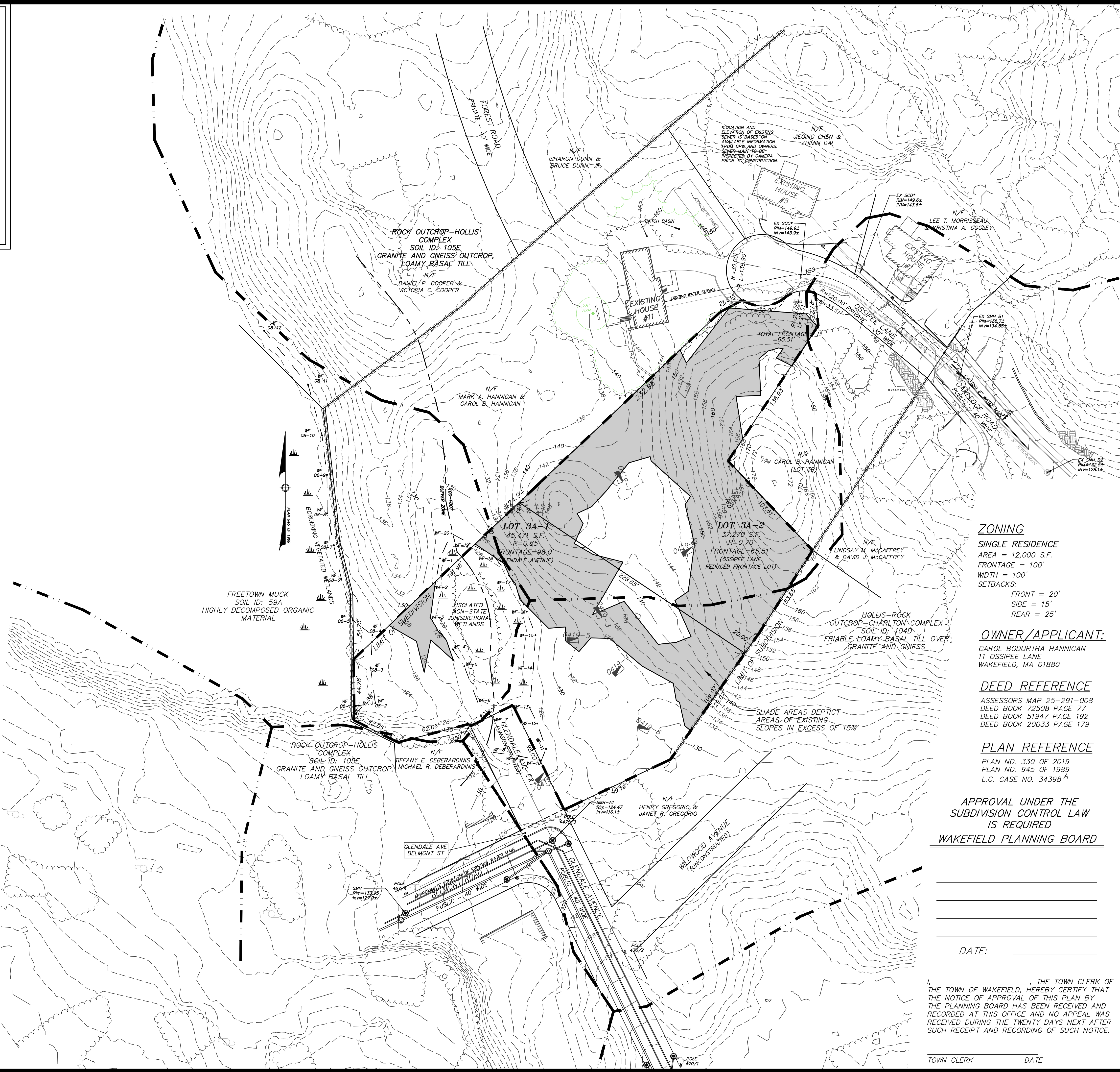
LOCUS MAP 1"=500'

PLAN NOTE:
SOIL CLASSIFICATION PER INTERIM SOIL REPORT FOR MIDDLESEX COUNTY, MASSACHUSETTS, LOCATIONS PER MASS G.I.S.

SHADED AREAS DEPICT EXISTING SLOPES IN EXCESS OF 15%

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE



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DEED BOOK/PAGE: 51947/192, 20033/179, 72508/77
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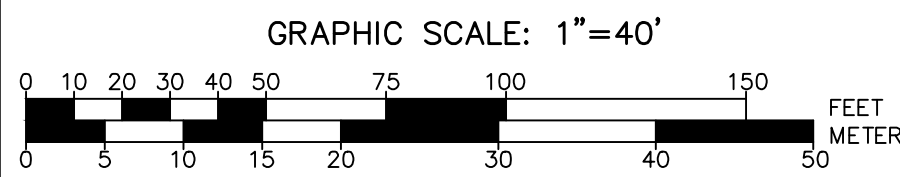
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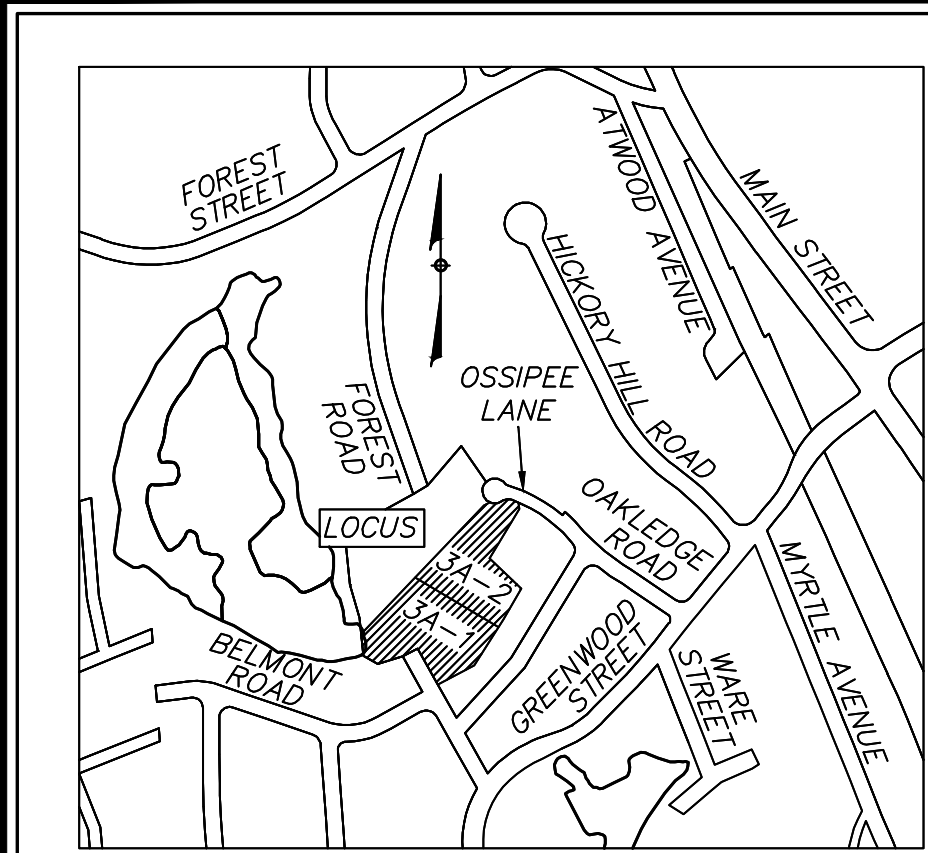
EXISTING CONDITIONS PLAN
IN
WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

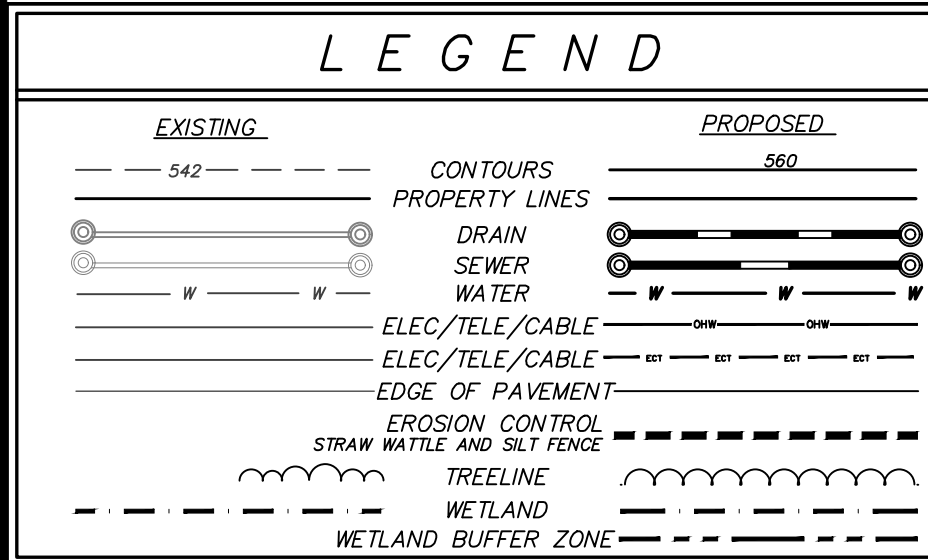
CAROL BODURTHA HANNIGAN
11 OSSISPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969



CALC: DJL/CMA	DRWN: DJL/CMA	SCALE: 1"=40'
CHKD: WDH	APPD: DJL	DATE: MAY 6, 2019
SRV: JEF	FB: 42-110	JOB NO: 2035
TAB: EXCOND	SHEET 3 OF 10	PLAN NO: C-12-33



LOCUS MAP 1"=500'



SCHEDULE OF DRAINAGE STRUCTURES & ELEVATIONS

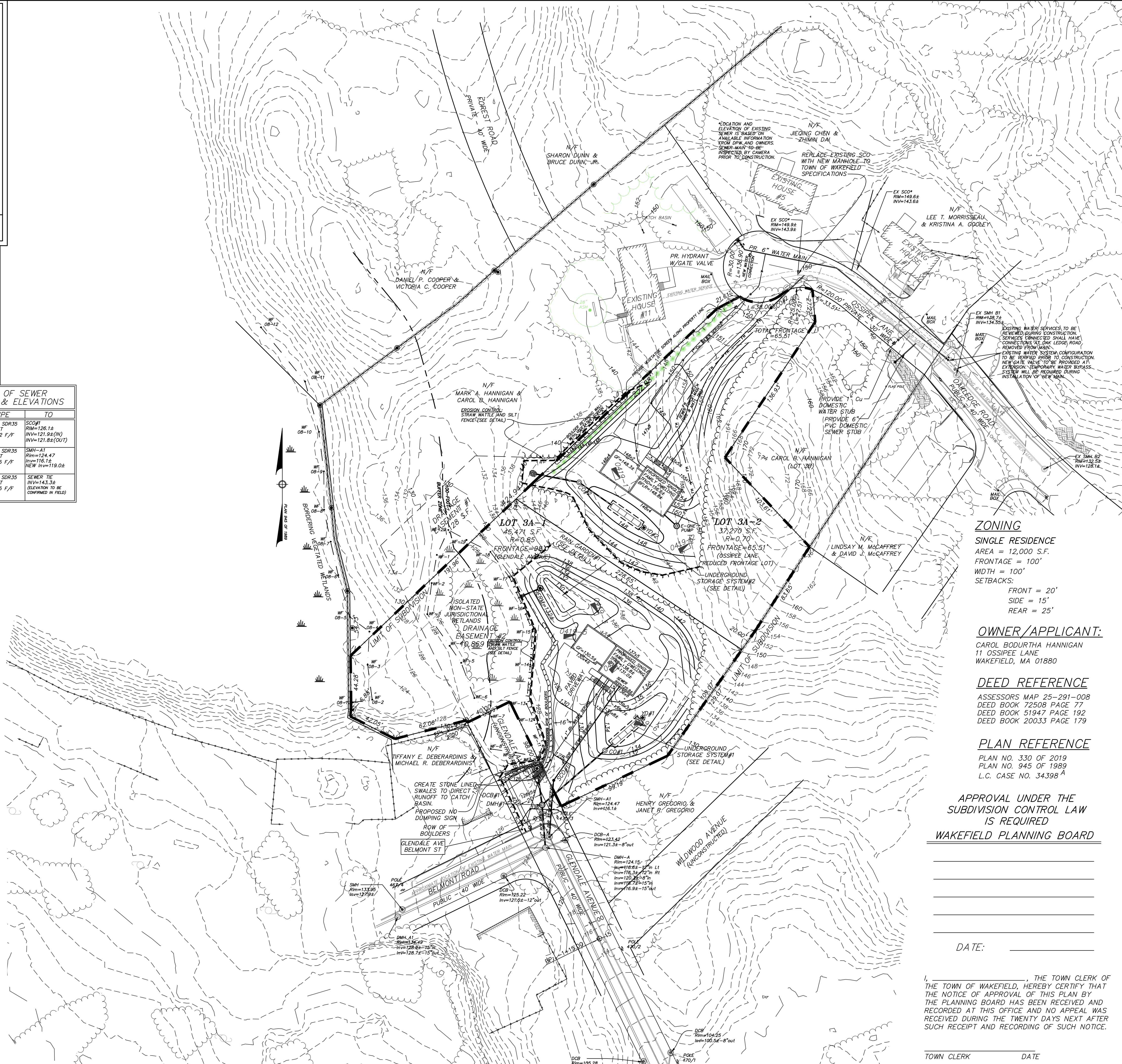
FROM	PIPE	TO
YD#1 RIM=133.6± INV=131.3±	10" HDPE L=5 FT S=0.014 F/F	US#1 STORMTECH SC-740 INLET/OUTLET=131.26± BOT CHMB= 129.68± BOT STONE=129.18
US#1 STORMTECH SC-740 INLET/OUTLET=131.43± BOT CHMB= 129.68± BOT STONE=129.18	8" HDPE L=7 FT S=0.011 F/F	CO#1 RIM=134.0± INV=131.0± INV=126.9± (OUTLET)
CO#1 RIM=134.0± INV=131.0± INV=126.9± (OUTLET)	8" HDPE L=65 FT S=0.077 F/F	DMH#1 RIM=126.2± INV=121.9± (CO#1) INV=120.9± (DCB#1) INV=120.6± (OUT)
DCB#1 RIM=125.4± INV=121.9±	12" RCP L=27 FT S=0.037 F/F	DMH#1 RIM=126.2± INV=121.9± (CO#1) INV=120.9± (DCB#1) INV=120.6± (OUT)
YD#2 RIM=147.90± INV=144.2±	10" HDPE L=3 FT S=0.014 F/F	US#2 STORMTECH SC-740 INLET/OUTLET=144.08± BOT CHMB= 143.0± BOT STONE=142.5±
US#2 STORMTECH SC-740 INLET/OUTLET=144.24± BOT CHMB= 143.0± BOT STONE=142.5±	8" HDPE L=31 FT S=0.014 F/F	CO#2 RIM=148.3± INV=143.8± INV=143.7± (OUTLET)
CO#2 RIM=148.3± INV=143.8± INV=143.7± (OUTLET)	8" HDPE L=35 FT S=0.034 F/F	FE#2 RIM=148.3± INV=142.5±
DMH#1 RIM=126.1± INV=122.9± (CO#1) INV=120.9± (DCB#1) INV=120.6± (OUT)	12" RCP L=32 FT S=0.023 F/F	DMH-A RIM=124.15 INV=116.6±-12" in Lt INV=116.6±-12" in Rt INV=120.3±-8" in INV=116.7±-15" in NEW INV=119.9±-12" in
RAIN GARDEN#1 BERM=132.0± BOTTOM=128.0± GRATE=130.9± OUTLET=128.7±	8" PVC L=14 FT S=0.021 F/F	FE#1 RIM=128.4±

SCHEDULE OF SEWER STRUCTURES & ELEVATIONS

FROM	PIPE	TO
BUILDING SEWER INVERT=125.9±	6" PVC SDR35 L=95 FT S=0.042 F/F	SCD#1 RIM=126.1± INV=121.9±(N) INV=121.8±(OUT)
SCD#1 RIM=127.1± INV=121.9±(N) INV=121.8±(OUT)	6" PVC SDR35 L=44 FT S=0.065 F/F	SMH-A1 Rim=124.47 Inv=116.1± NEW Inv=119.0±
SCD#2 RIM=149.8± INV=144.2±(OUT)	6" PVC SDR35 L=36 FT S=0.065 F/F	SEWER TIE INV=143.3± (ELEVATION TO BE CONFIRMED IN FIELD)

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE



ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSISPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
DEED BOOK 20033 PAGE 179

PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398 A

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED

WAKEFIELD PLANNING BOARD

DATE:

I, _____, THE TOWN CLERK OF
THE TOWN OF WAKEFIELD, 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 SUCH NOTICE.

TOWN CLERK DATE

PROJECT INFORMATION

LAND INFORMATION
25-291-008
MAP/PARCEL
DEED BOOK/PAGE: 51947/192, 20033/179, 72508/77
PLAN NO 945 OF 1989
L.C. CASE NO. 34398

ZONING INFORMATION
SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 12,000 SF
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT

- GENERAL NOTES:
1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY LEC ENVIRONMENTAL IN DECEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 2. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR. MARKED IN THE FIELD AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
 3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
 4. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
 5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WAKEFIELD AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 6. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
 7. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQURE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
 8. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 9. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
 10. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00)
 11. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
 12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN, FREE OF HAZARDOUS MATERIALS AND DEBRIS.
 13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #250221 0427 E DATED JUNE 4, 2010--00000. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 15. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 16. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WAKEFIELD.

DEFINITIVE PLAN

NO.	DATE	REVISIONS	BY
5	02/03/20	BOARD/HEARING COMMENTS	CMA
4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH

HANNIGAN ENGINEERING, INC.

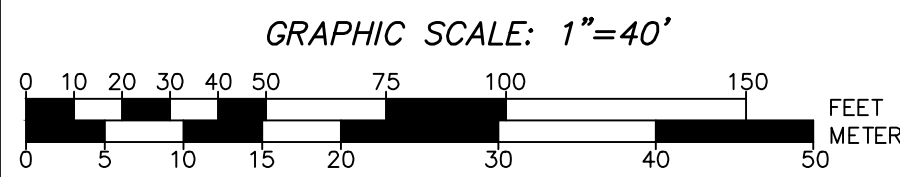
CIVIL ENGINEERS & LAND SURVEYORS

8 Monument Square
Leominster, Massachusetts 01453
(978) 534-1234 (T)
(978) 534-6060 (F)
www.hanniganengineering.com

SITE DEVELOPMENT PLAN IN WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

CAROL BODURTHA HANNIGAN
11 OSSISPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAY 6, 2019
SRV: JEF	FB: 42-110	JOB NO: 2035
TAB: (4) SITE	SHEET 4 OF 10	PLAN NO: C-12-33



PROJECT INFORMATION

LAND INFORMATION

25-291-008
MAP/PARCEL: 51947/192, 20033/179, 72508/77
DEED BOOK/PAGE: PLAN NO 945 OF 1989
L.C. CASE NO. 34398

ZONING INFORMATION

ZONING DISTRICT: SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 12,000 SF
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT

GENERAL NOTES:

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3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
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13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
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16. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WAKEFIELD.

LIMIT OF WORK LEGEND:

EXISTING TREES 24" OAK
TREES TO BE REMOVED 18" OAK
LIMIT OF WORK LINE

ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
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PLAN REFERENCE

PLAN NO. 330 OF 2019
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DEFINITIVE PLAN			
NO.	DATE	REVISIONS	BY
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4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE

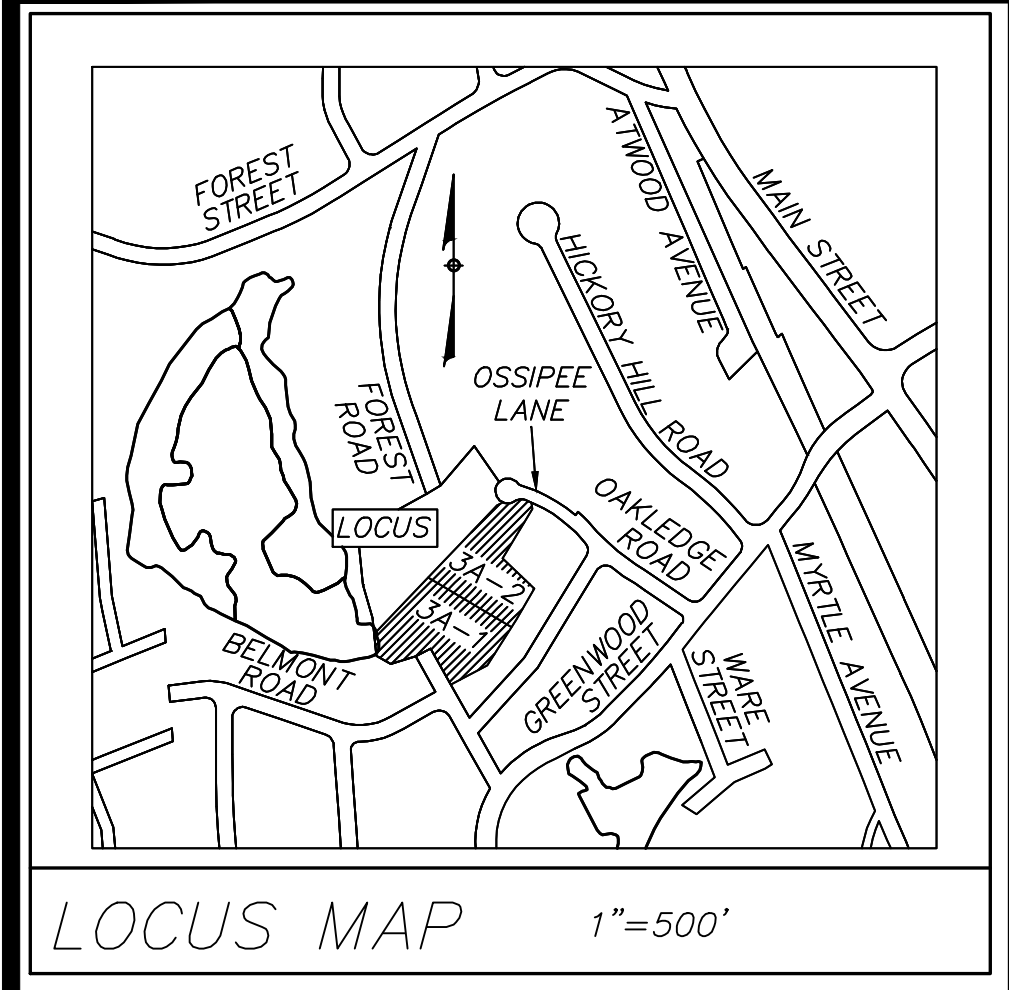
LEGEND

EXISTING

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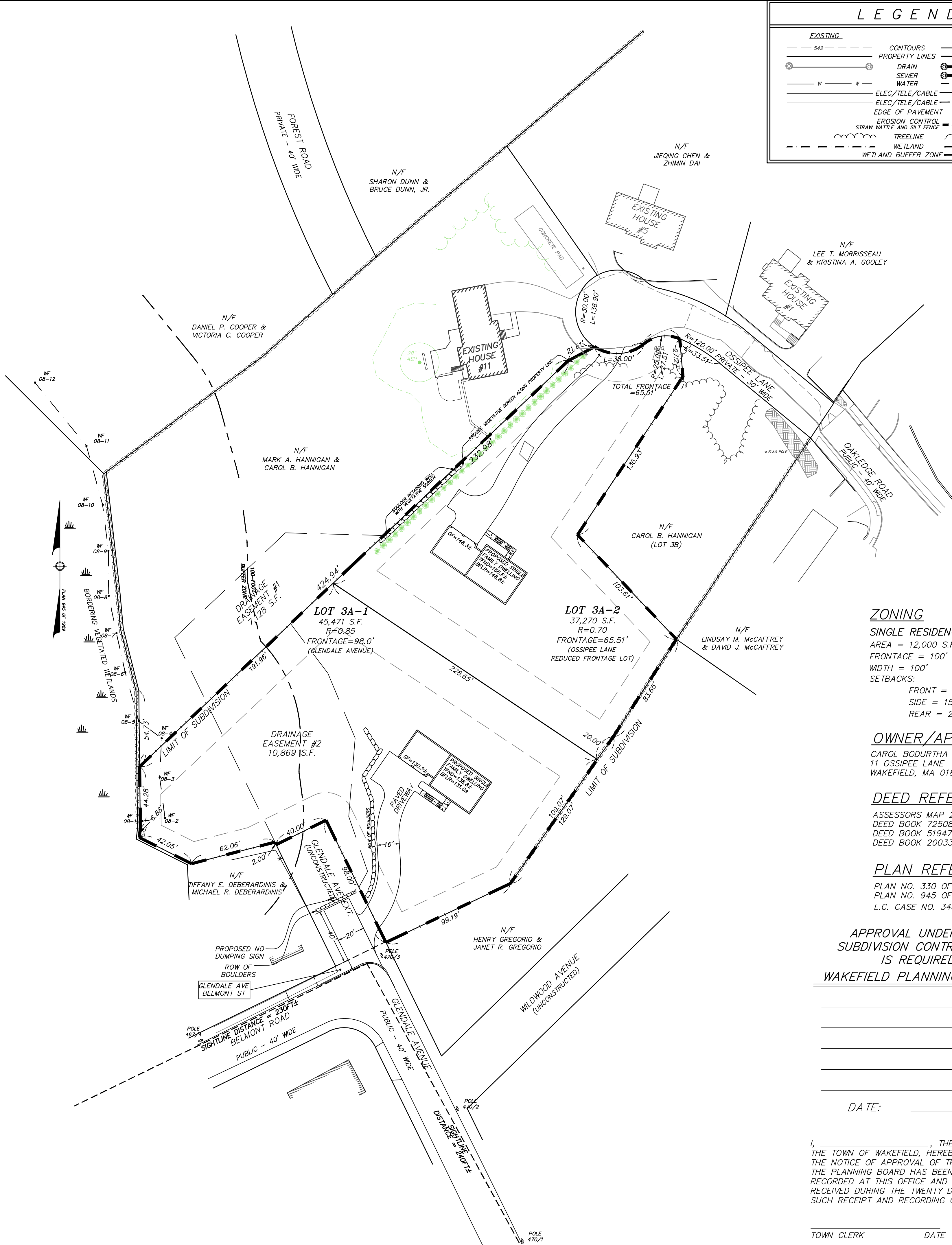
CONTOURS
PROPERTY LINES
DRAIN
SEWER
WATER
ELEC/TELE/CABLE
EDGE OF PAVEMENT
EROSION CONTROL
STRAW WATTLE AND SILT FENCE
TREELINE
WETLAND
WETLAND BUFFER ZONE

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I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE



ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
DEED BOOK 20033 PAGE 179

PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398^A

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED

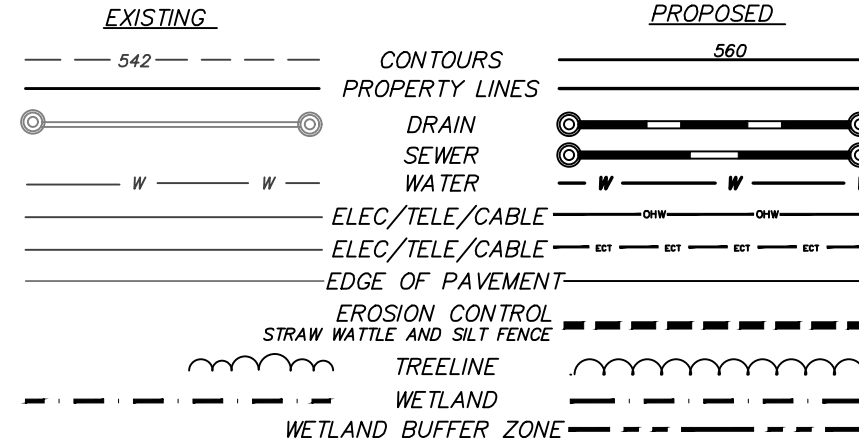
WAKEFIELD PLANNING BOARD

DATE: _____

I, _____, THE TOWN CLERK OF
THE TOWN OF WAKEFIELD, 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 SUCH NOTICE.

TOWN CLERK _____ DATE _____

LEGEND



PROJECT INFORMATION

LAND INFORMATION
MAP/PARCEL: 25-291-008
DEED BOOK/PAGE: 51947/192, 20033/179, 72508/77
PLAN NO 945 OF 1989
L.C. CASE NO. 34398

ZONING INFORMATION
ZONING DISTRICT: SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 12,000 SF
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT

GENERAL NOTES:

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY LEC ENVIRONMENTAL IN DECEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
4. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WAKEFIELD AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
6. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
7. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
8. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
9. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
10. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00)
11. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DEleterious MATERIALS AND DEBRIS.
13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #250221 0427 E DATED JUNE 4, 2010--00000. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
15. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WAKEFIELD.

DEFINITIVE PLAN

NO.	DATE	REVISIONS	BY
5	02/03/20	BOARD/HEARING COMMENTS	CMA
4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH

HANNIGAN ENGINEERING, INC.

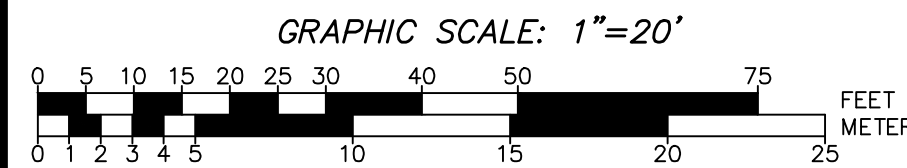
CIVIL ENGINEERS & LAND SURVEYORS

8 Monument Square
Leominster, Massachusetts 01453
(978) 534-1234 (T)
(978) 534-6060 (F)
www.hanniganengineering.com

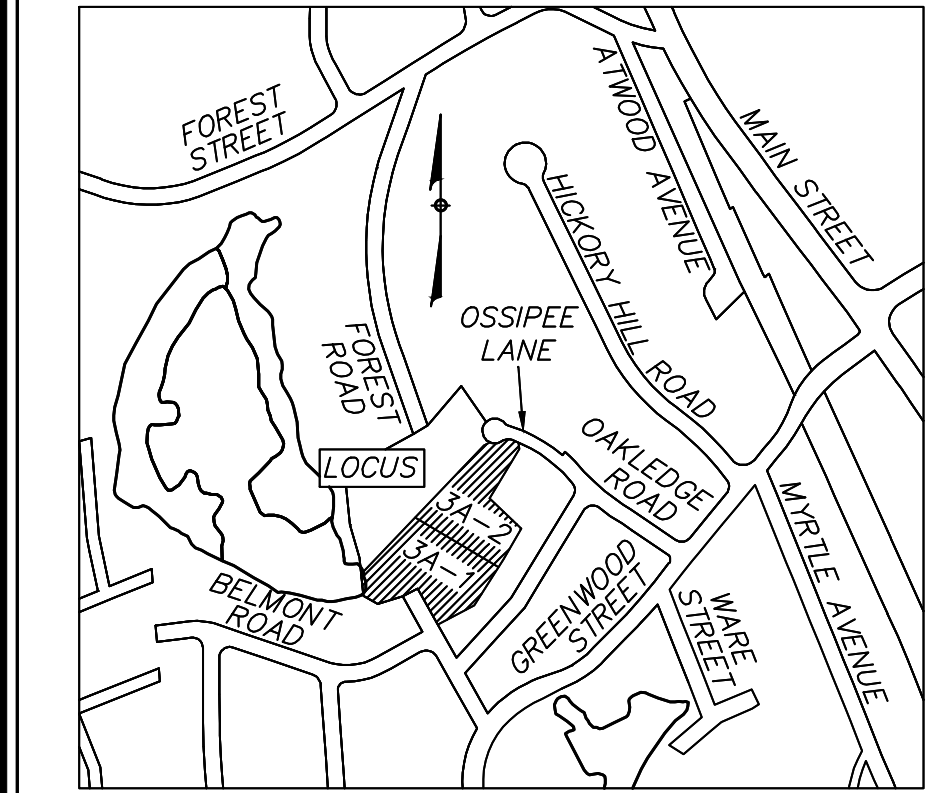
STREET LAYOUT PLAN IN WAKEFIELD, MASSACHUSETTS

PREPARED FOR:

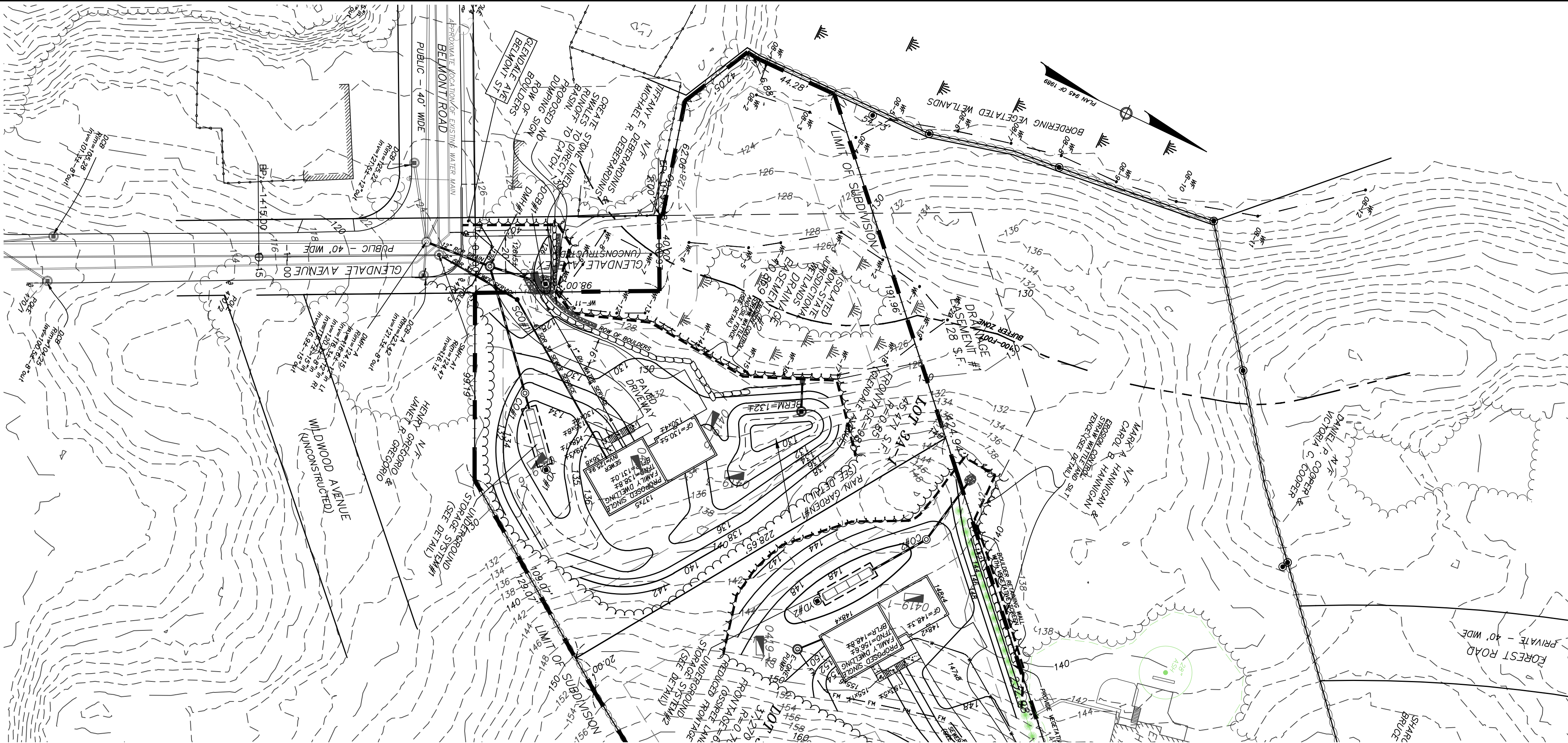
CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MASSACHUSETTS
TEL: (781) 246-4969



CALC: CMA/WDH/J	DRWN: CMA/WDH	SCALE: 1"=20'
CHKD: WDH	APPD: WDH	DATE: MAY 6, 2019
SRV: JEF	FB: 42-110	JOB NO: 2035
TAB: (5) STREET	SHEET 6 OF 10	PLAN NO: C-12-33



LOCUS MAP 1"=500'



PROJECT INFORMATION

LAND INFORMATION
25-291-008
51947/192, 20033/179, 72508/77
PLAN NO 948 OF 1989
L.C. CASE NO. 34398

ZONING INFORMATION
SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 12,000 SF
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
SIDE YARD: 15 FT
REAR YARD: 25 FT

- GENERAL NOTES:
1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY LEC ENVIRONMENTAL IN DECEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
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 3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
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 5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WAKEFIELD AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
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 9. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
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DEFINITIVE PLAN

5	02/03/20	BOARD/HEARING COMMENTS	CMA
4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH
NO.	DATE	REVISIONS	BY

ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSIPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
DEED BOOK 20033 PAGE 179

PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398 A

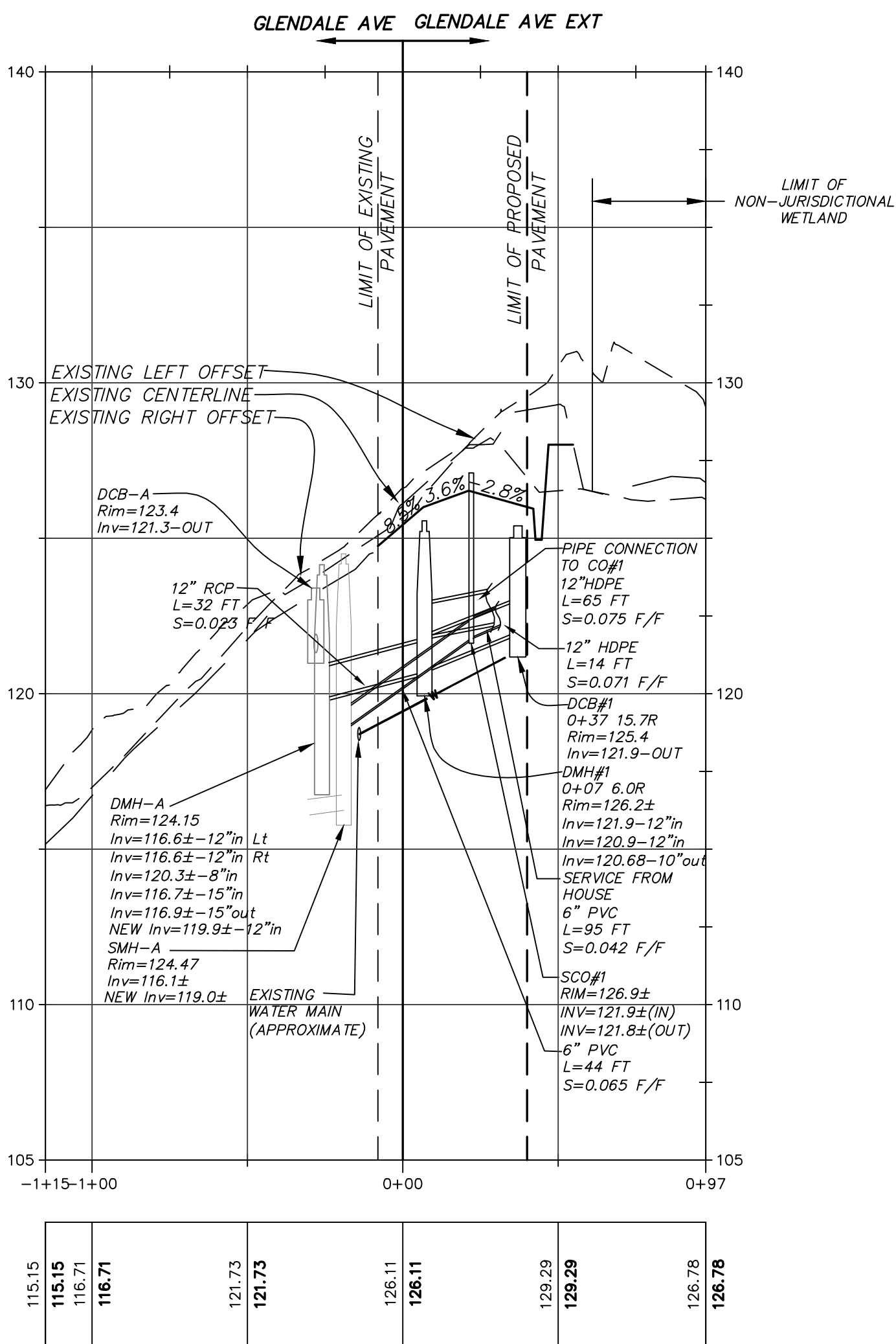
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED

WAKEFIELD PLANNING BOARD

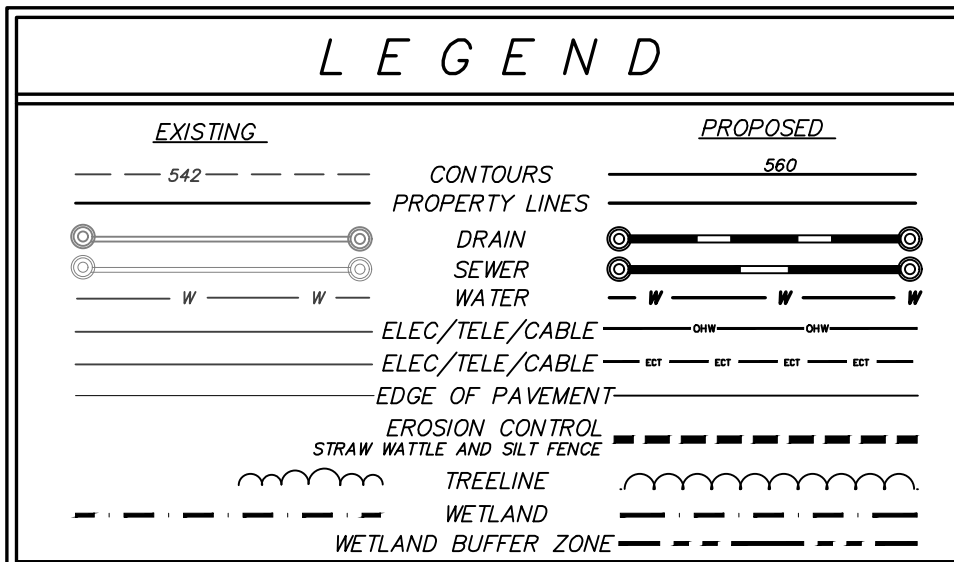
DATE: _____

I, _____, THE TOWN CLERK OF THE TOWN OF WAKEFIELD, 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 SUCH NOTICE.

TOWN CLERK _____ DATE _____

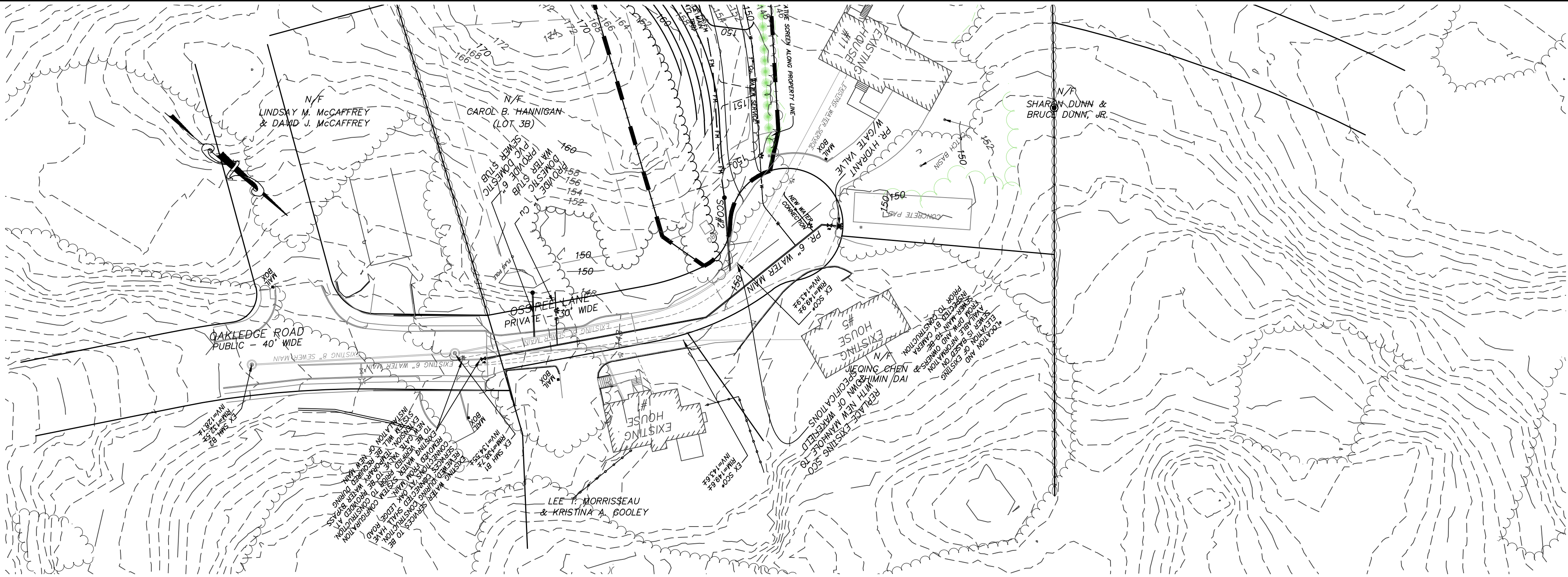
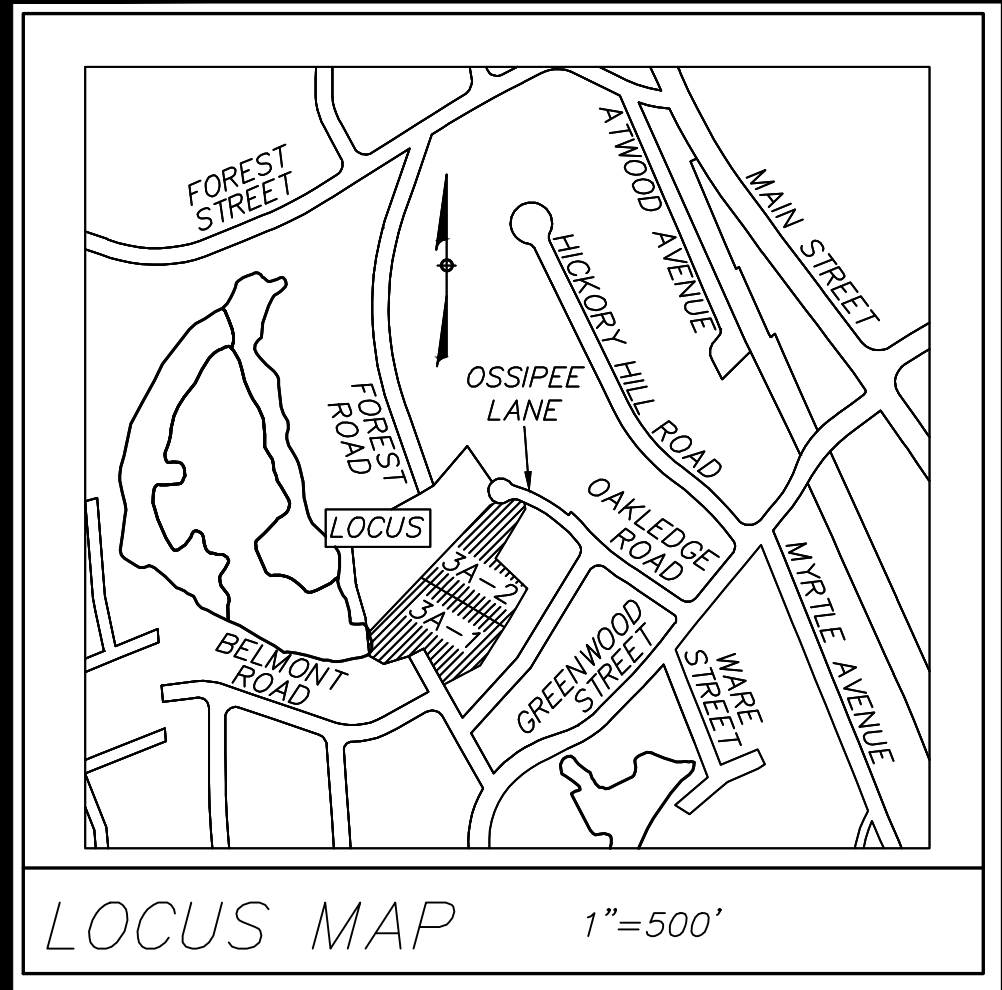


PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE = 1:40
VERTICAL SCALE = 1:4



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE _____



PROJECT INFORMATION

LAND INFORMATION	
MAP/PARCEL	25-291-008
DEED BOOK/PAGE:	51947/192, 20033/179, 72508/77
	PLAN NO 945 OF 1989
	L.C. CASE NO. 34398

ZONING INFORMATION	
ZONING DISTRICT:	SINGLE RESIDENCE
DIMENSIONAL REQUIREMENTS:	
MINIMUM AREA:	12,000 SF
MINIMUM FRONTAGE:	100 FEET
MINIMUM SETBACKS:	
FRONT YARD:	20 FT
SIDE YARD:	15 FT
REAR YARD:	25 FT

- GENERAL NOTES:**
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY LEC ENVIRONMENTAL IN DECEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 - LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR. MARKED IN THE FIELD AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
 - NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
 - RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
 - UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WAKEFIELD AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 - ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
 - ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
 - ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 - PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
 - APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00)
 - STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
 - AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
 - ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 - THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #250221 0427 E DATED JUNE 4, 2010--00000. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 - PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WAKEFIELD.

DEFINITIVE PLAN

NO.	DATE	REVISIONS	BY
5	02/03/20	BOARD/HEARING COMMENTS	CMA
4	01/03/20	DRAINAGE EASEMENTS	WDH
3	10/31/19	BOARD/HEARING COMMENTS	WDH
2	9/23/19	TOWN REVIEW	WDH
1	09/9/19	TOWN REVIEW	WDH

ZONING

SINGLE RESIDENCE
AREA = 12,000 S.F.
FRONTAGE = 100'
WIDTH = 100'
SETBACKS:

FRONT = 20'
SIDE = 15'
REAR = 25'

OWNER/APPLICANT:

CAROL BODURTHA HANNIGAN
11 OSSISPEE LANE
WAKEFIELD, MA 01880

DEED REFERENCE

ASSESSORS MAP 25-291-008
DEED BOOK 72508 PAGE 77
DEED BOOK 51947 PAGE 192
DEED BOOK 20033 PAGE 179

PLAN REFERENCE

PLAN NO. 330 OF 2019
PLAN NO. 945 OF 1989
L.C. CASE NO. 34398 A

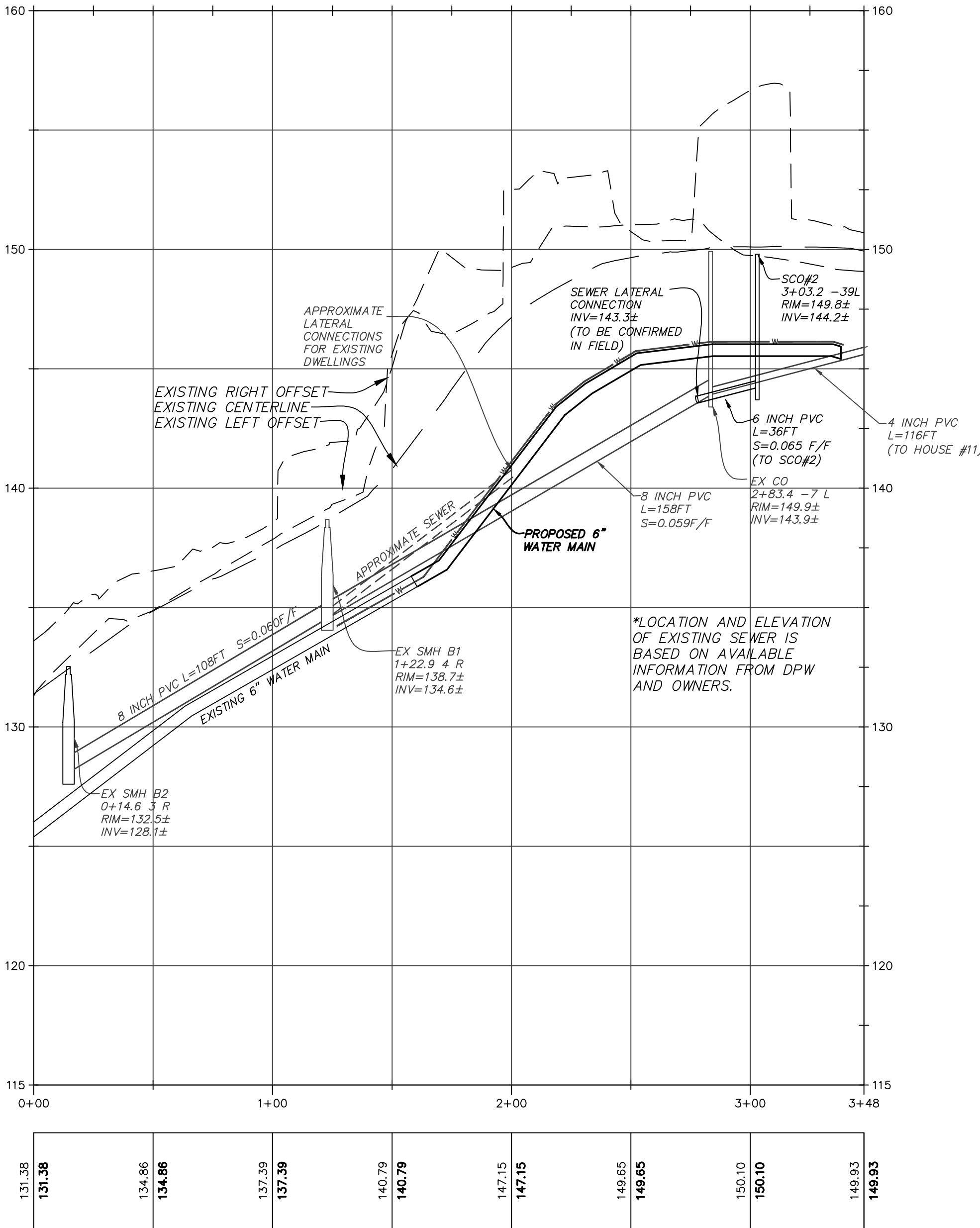
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED

WAKEFIELD PLANNING BOARD

DATE: _____

I, _____, THE TOWN CLERK OF
THE TOWN OF WAKEFIELD, 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 SUCH NOTICE.

TOWN CLERK _____ DATE _____



OSSIPEE LANE & OAKRIDGE ROAD BASELINE PROFILE

HORIZONTAL SCALE = 1:40

VERTICAL SCALE = 1:4

LEGEND

EXISTING	PROPOSED
542	560
CONTOURS	CONTOURS
PROPERTY LINES	PROPERTY LINES
DRAIN	DRAIN
SEWER	SEWER
WATER	WATER
ELEC/TELE/CABLE	ELEC/TELE/CABLE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EROSION CONTROL	EROSION CONTROL
STRAW MATTE AND SILT FENCE	STRAW MATTE AND SILT FENCE
TREELINE	TREELINE
WETLAND	WETLAND
WETLAND BUFFER ZONE	WETLAND BUFFER ZONE

I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

DAVID J. LeROY, P.L.S. 47416 DATE _____

