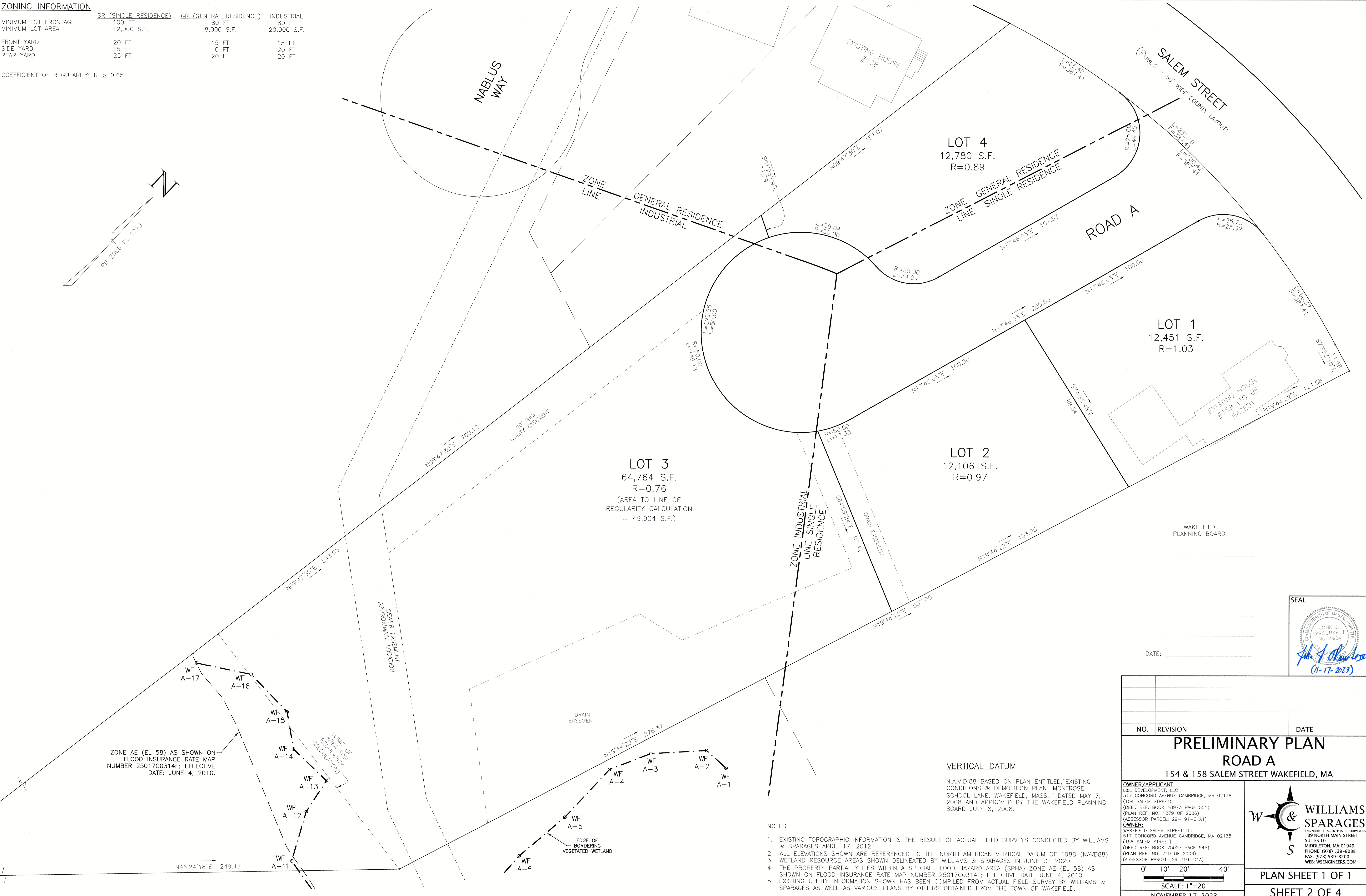


ZONING INFORMATION

	SR (SINGLE RESIDENCE)	GR (GENERAL RESIDENCE)	INDUSTRIAL
MINIMUM LOT FRONTAGE	100 FT	80 FT	80 FT
MINIMUM LOT AREA	12,000 S.F.	8,000 S.F.	20,000 S.F.
FRONT YARD	20 FT	15 FT	15 FT
SIDE YARD	15 FT	10 FT	20 FT
REAR YARD	25 FT	20 FT	20 FT

COEFFICIENT OF REGULARITY: $R \geq 0.65$



WAKEFIELD PLANNING BOARD

SEAL

DATE: _____

PRELIMINARY PLAN
ROAD A
154 & 158 SALEM STREET WAKEFIELD, MA

OWNER/APPLICANT:
L&L DEVELOPMENT, LLC
517 CONCORD AVENUE CAMBRIDGE, MA 02138
(154 SALEM STREET)
(DEED REF: BOOK 48973 PAGE 551)
(PLAN REF: NO. 1279 OF 2006)
(ASSESSOR PARCEL: 29-191-01A1)

OWNER:
WAKEFIELD SALEM STREET LLC
517 CONCORD AVENUE CAMBRIDGE, MA 02138
(158 SALEM STREET)
(DEED REF: BOOK 75027 PAGE 545)
(PLAN REF: NO. 749 OF 2006)
(ASSESSOR PARCEL: 29-191-01A)

W & S
WILLIAMS & SPARAGES
ENGINEERS | SCIENTISTS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WEB: WSENGINEERS.COM

PLAN SHEET 1 OF 1
SHEET 2 OF 4

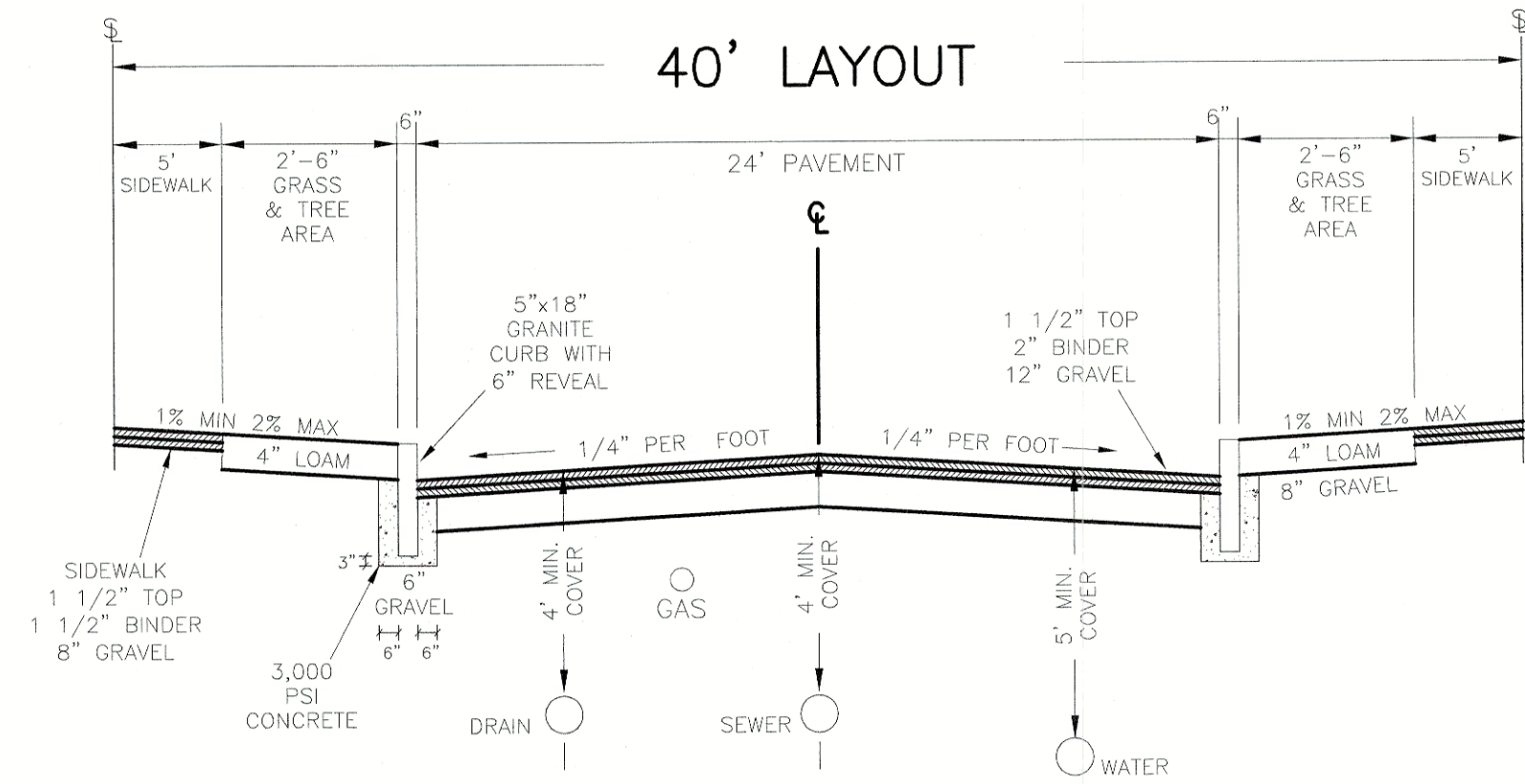
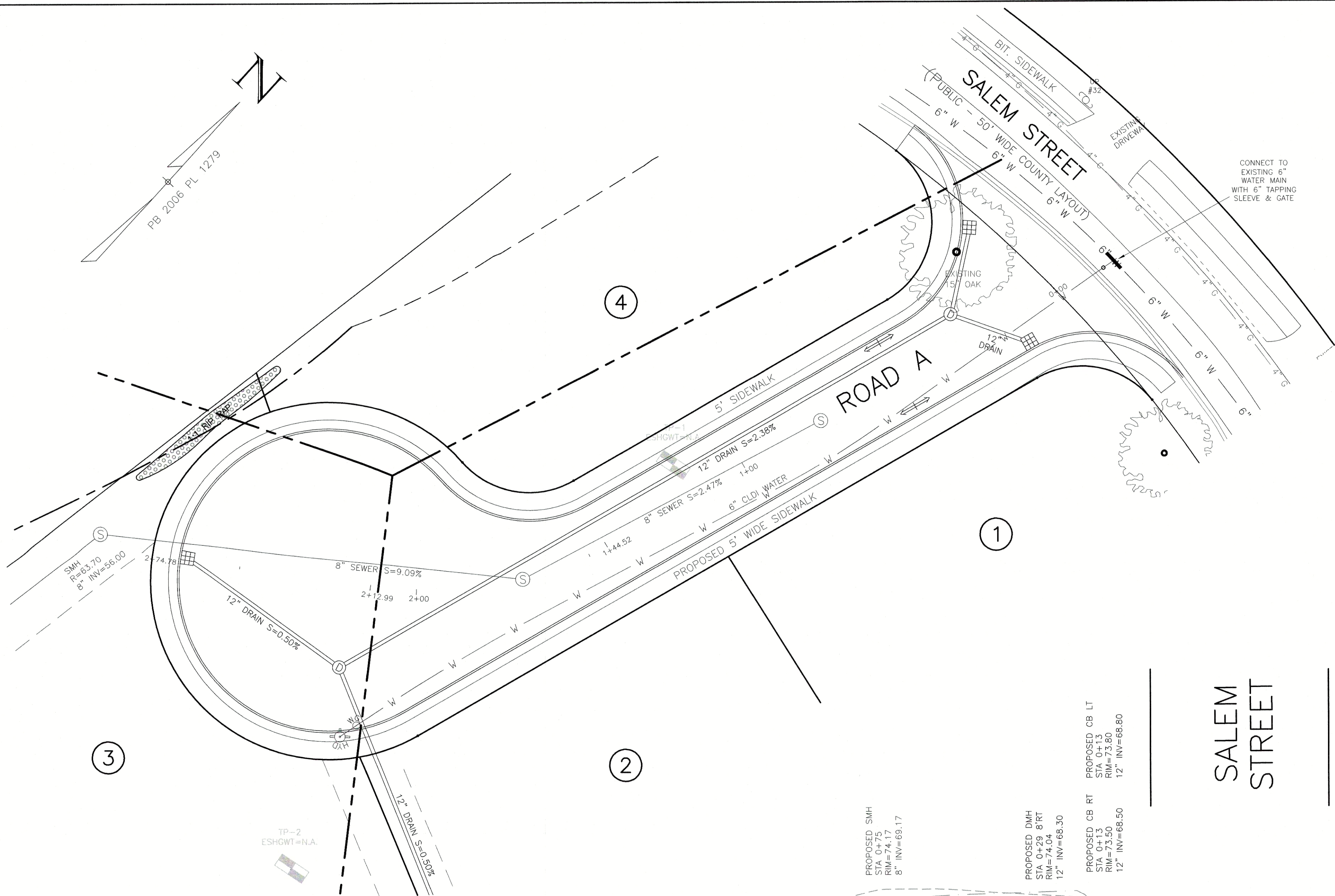
- NOTES:
1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF ACTUAL FIELD SURVEYS CONDUCTED BY WILLIAMS & SPARAGES APRIL 17, 2012.

2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. WETLAND RESOURCE AREAS SHOWN DELINEATED BY WILLIAMS & SPARAGES IN JUNE OF 2020.

4. THE PROPERTY PARTIALLY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SPHA) ZONE AE (EL 58) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0314E; EFFECTIVE DATE JUNE 4, 2010.

5. EXISTING UTILITY INFORMATION SHOWN HAS BEEN COMPILED FROM ACTUAL FIELD SURVEY BY WILLIAMS & SPARAGES AS WELL AS VARIOUS PLANS BY OTHERS OBTAINED FROM THE TOWN OF WAKEFIELD.

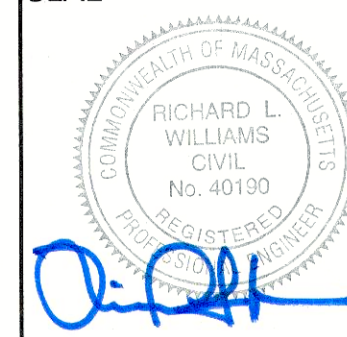


SALEM STREET

WAKEFIELD PLANNING BOARD

DATE: _____

SEAL



VERTICAL DATUM

N.A.V.D.88 BASED ON PLAN ENTITLED "EXISTING CONDITIONS & DEMOLITION PLAN, MONTROSE SCHOOL LANE, WAKEFIELD, MASS.," DATED MAY 7, 2008 AND APPROVED BY THE WAKEFIELD PLANNING BOARD JULY 8, 2008.

NOTES:

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NO.	REVISION	DATE
PRELIMINARY PLAN & PROFILE ROAD A 154 & 158 SALEM STREET WAKEFIELD, MA		
OWNER/APPLICANT: L&L DEVELOPMENT, LLC 517 CONCORD AVENUE CAMBRIDGE, MA 02138 (154 SALEM STREET) (DEED REF: BOOK 48973 PAGE 551) (PLAN REF: NO. 1279 OF 2006) (ASSESSOR PARCEL: 29-191-01A1)		
OWNER: WAKEFIELD SALEM STREET LLC 517 CONCORD AVENUE CAMBRIDGE, MA 02138 (158 SALEM STREET) (DEED REF: BOOK 75027 PAGE 545) (PLAN REF: NO. 749 OF 2006) (ASSESSOR PARCEL: 29-191-01A)		
WILLIAMS & SPARAGES ENGINEERS SCIENTISTS SURVEYORS 189 NORTH MAIN STREET SUITE 101 MIDDLETON, MA 01949 PHONE: (978) 539-8088 FAX: (978) 539-8200 WEB: WSENGINEERS.COM		
SCALE: 1"=20'(HOR) & 2"(VERT) NOVEMBER 17, 2023		
PROFILE SHEET 1 OF 1 SHEET 3 OF 4		

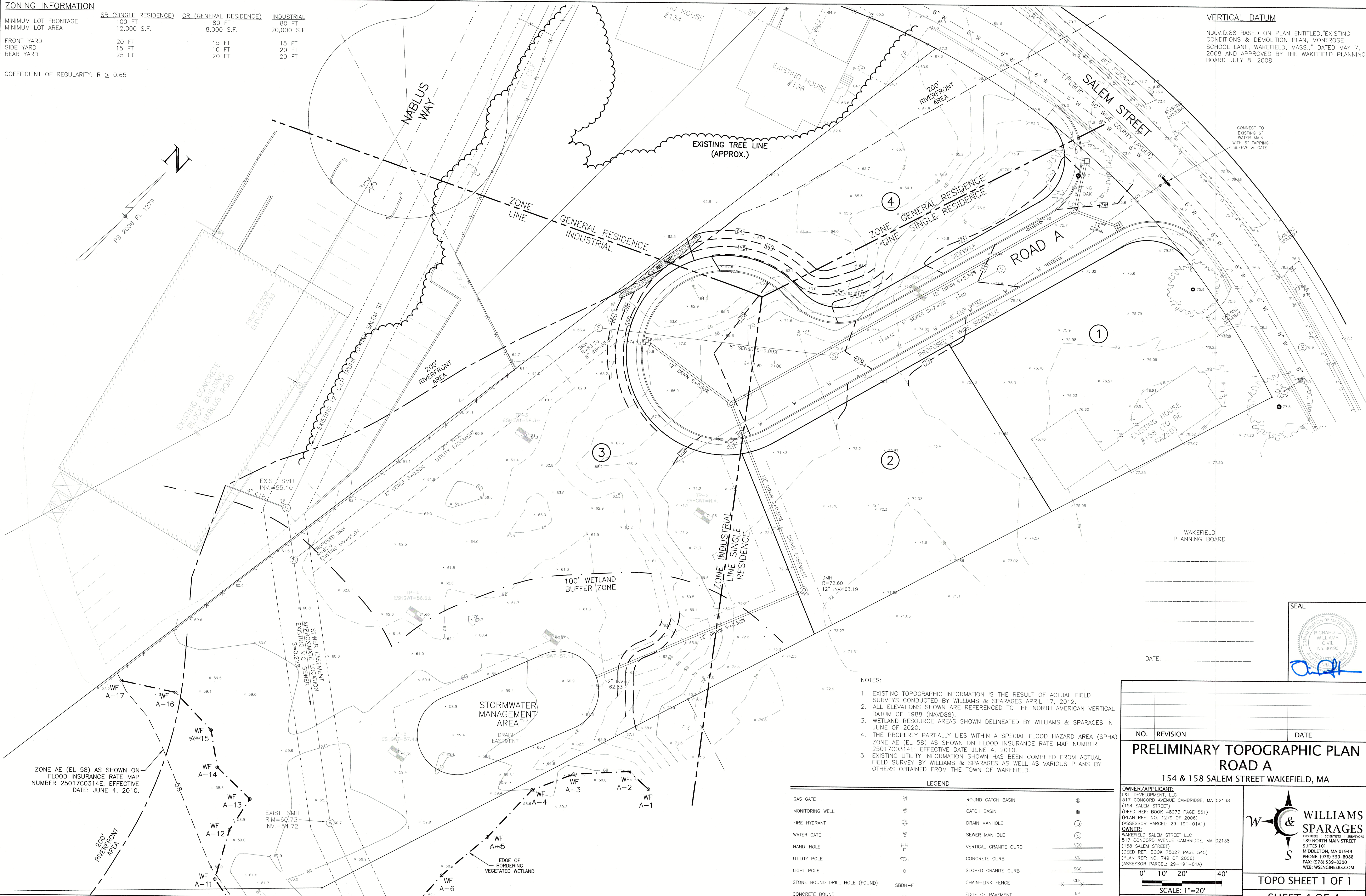
ZONING INFORMATION

MINIMUM LOT FRONTAGE	SR (SINGLE RESIDENCE) 100 FT	GR (GENERAL RESIDENCE) 80 FT	INDUSTRIAL 80 FT
MINIMUM LOT AREA	12,000 S.F.	8,000 S.F.	20,000 S.F.
FRONT YARD	20 FT	15 FT	15 FT
SIDE YARD	15 FT	10 FT	20 FT
REAR YARD	25 FT	20 FT	20 FT

COEFFICIENT OF REGULARITY: $R \geq 0.65$

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LEGEND

GAS GATE	⊕	ROUND CATCH BASIN	⊕
MONITORING WELL	⊕	CATCH BASIN	⊕
FIRE HYDRANT	⊕	DRAIN MANHOLE	⊕
WATER GATE	⊕	SEWER MANHOLE	⊕
HAND-HOLE	⊕	VERTICAL GRANITE CURB	VGC
UTILITY POLE	⊕	CONCRETE CURB	CC
LIGHT POLE	⊕	SLOPED GRANITE CURB	SGC
STONE BOUND DRILL HOLE (FOUND)	SBDH-F	CHAIN-LINK FENCE	CLF
CONCRETE BOUND	CB	EDGE OF PAVEMENT	EP

NO. REVISION

DATE

PRELIMINARY TOPOGRAPHIC PLAN
ROAD A

154 & 158 SALEM STREET WAKEFIELD, MA

OWNER/APPLICANT:
LAL DEVELOPMENT, LLC
517 CONCORD AVENUE CAMBRIDGE, MA 02138
(154 SALEM STREET)
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0' 10' 20' 40'
SCALE: 1"=20'
NOVEMBER 17, 2023

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TOPO SHEET 1 OF 1

SHEET 4 OF 4