



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://us02web.zoom.us/j/89535974978>. If you do not have a camera or microphone on your computer you may use the following dial in number: (929) 205-6099 Meeting ID 895 3597 4978. 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 , July 28, 2020 and August 25, 2020

Vote anticipated.

ITEM 3 | Working session related to a possible Zoning Amendment, proposed by The Savings Bank

ITEM 4 | Lovis Ave Extension

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

ITEM 5 | 201 Nahant St – ANR Plan

ITEM 6 | 14 Montrose School Lane

Update on landscaping within the restrictive covenant area

ITEM 7 | Glendale Ave., Ossipee Lane (aka Ossippe Lane)

Update on site walk to review limit of work line and evaluation of trees for cutting

ITEM 8 | Items Not Anticipated by Chair

ITEM 9 | Action Items

ITEM 10 | 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 OCTOBER 31, 2020



Amending §190-4. Definitions of the Zoning Bylaw, Town of Wakefield to add the following definitions:

“Bank”---- A financial institution, authorized, licensed or chartered by the state or federal government that maintains depository accounts for customers, accepts deposits, pays withdrawals, clears or cashes checks, pays interest, makes loans and in addition may provide other financial related services to its customers.

“Bank Building” ---- A building solely occupied or used as a Bank, staffed by personnel, where customers may visit and conduct business in person and interact with personnel, including areas within the building such as lobby areas, teller areas, automatic teller machine areas, conference rooms, and customer lounge areas along with areas that are exclusive to personnel such as, safe or storage areas, personnel offices, personnel work areas, personnel conference rooms and other personnel related facilities such as a cafeteria.

Amending §190-31. General Regulations of the Zoning Bylaw, Town of Wakefield to add the following paragraph at the end thereof as §190-31L.:

“L. The Board of Appeals may allow reductions and/or increases to the Floor Area Ratio (FAR), Maximum Building Coverage, Minimum Open Area and Front Yard Setback requirements of Table 2 (Table of Dimensional Regulations) of the Zoning Bylaw, Town of Wakefield, for a Bank Building by special permit in the Business District. Any such reductions and/or increases shall be supported by evidence of lack of suitable land or design considerations or other similar factors. The Board of Appeals must also find that the granting of said special permit will not adversely affect the health, safety, convenience, character or welfare of the neighborhood or the Town.

P L A N N I N G B O A R D



TOWN HALL
ONE LAFAYETTE STREET
WAKEFIELD, MA 01880

DRAFT

_____, 2020

Betsy Sheeran
Town Clerk
Wm. J. Lee Memorial Town Hall
One Lafayette Street
Wakefield, MA 0180

***RE: DEFINITIVE SUBDIVISION PLAN ENTITLED:
DEFINITIVE SUBDIVISION PLAN OF LOVIS AVENUE
EXTENSION, WAKEFIELD, MASS.***

***APPLICANT: LOVIS AVENUE LLC
C/O ATTORNEY BRIAN D. MCGRAIL 599 NORTH AVENUE
WAKEFIELD, MA 01880***

***ENGINEERED BY: HAYES ENGINEERING, INC. 603 SALEM
STREET, WAKEFIELD, MA 01880***

Dear Madam Clerk:

Notices of public hearing regarding the Definitive Subdivision Plan were sent to all owners of property affected as they appear in the last local tax list by mail and also by advertising as required in the Wakefield Daily Item.

Pursuant to the Notice and advertisement, a public hearing on the application for the Definitive Subdivision Plan was held at the Wakefield Town Hall, One Lafayette Street, Wakefield, Massachusetts on Tuesday evening, July 23, 2019. The hearing date was continued to a number of subsequent hearing dates and the Applicant has granted time extensions to the Wakefield Planning Board (hereinafter referred to as the "Board") to render its decision. The public hearing was closed on _____, 2020.

The Applicant provided the following material to the Board:

check shall appear below the statement and escrow calculation; followed by the signature with the printed name and title of the person in the town of Wakefield's Engineering or Public Works Department that accepted the check.

13. Any environmental monitor, third-party consultants or the DPW monitoring environmental and/or the construction, pursuant to paragraph 12 above, **shall witness, monitor and not approve the work** in progress. The third-party consultant or the Engineering Division of the DPW shall witness the completion of ten milestones during the construction according to Form K: Subdivision Inspection Checklist. The third-party consultant or the Engineering Division of the DPW cannot approve any changes to the Plan. The third-party consultant, nor the Engineering Division of neither the DPW, nor the Board shall have any responsibility to verify or certify property lines, grades, slopes, nor advise the Applicant or contractor of the best construction practices. It is the Applicant's and contractor's responsibility to construct the subdivision in a timely manner following the approved Plans. Upon completion or change in surety or reduction in the surety held, the Applicant and/or contractor shall file Form K: Subdivision Inspection Procedures report and as-built plans, certified by a registered land surveyor, demonstrating the work performed was completed according to the approved Plans.
14. The Plan does not show any connection to natural gas lines to supply or service any of the lots or the dwellings to be constructed thereon. Thus, no connection to natural gas lines shall be installed or connected to the subdivision without prior approval by the Board to do so.
15. The fence on the retaining wall, as shown or called for on the Plan, shall be installed into holes on the top of the wall or in front of the wall and not mounted on the side of the wall.
16. The Applicant has entered into an agreement with Steven J. Caruso as Trustee of Bonair Avenue Realty Trust (hereinafter "Caruso"), the owner of property adjacent to the subdivision, which is in the process of being developed. As part of said agreement the Applicant will be deeding Parcel A, as shown on the Plan, to Caruso to be used in conjunction with Caruso's adjacent property and amongst other things Caruso will be supplying fill material, directly from said adjacent property, that is needed for the construction of the subdivision.
17. Caruso, pursuant to an agreement with the Board dated October 9, 2018, recorded at Middlesex South Registry of Deeds at Book 71729, Page 449 (the "Caruso Agreement"), is required to make certain improvements to Lovis Avenue. The area of Lovis Avenue to be improved by Caruso, pursuant to the Caruso Agreement, will provide access to the subdivision. Thus, the Applicant shall not apply for or obtain a Certificate of Occupancy for the dwellings constructed on Lots 1 thru 3 on the Plan until the "Improvements" to Lovis Avenue, as delineated in the Caruso Agreement, are completed.

- B. Prior to the release of surety, the Applicant shall provide for review and approval an as-built drawing in CAD and PDF form including the location of all drainage, sewer, water, roadway, gas and electric infrastructure (the “As Built Plan”). The As Built Plan shall also include the as-built volume of the proposed rain gardens and appropriate spot grading to verify the as-built drainage patterns. A letter shall be prepared and submitted by a professional engineer, noting all changes between the as-built condition and the approved Plan and include a statement that all work has been completed within substantial compliance of the approved Plan.
 - C. Prior to the release of surety, the Applicant shall provide a “Street Acceptance Plan” to the Board in both mylar and digital format. The Street Acceptance Plan shall be drafted in a correct, readable and professional manner in a format compatible with the Town of Wakefield’s Department of Public Works (the “DPW”) CAD system and digital base map. All plans shall utilize the horizontal datum of Massachusetts State Plane Coordinate System NAD83. A Massachusetts Registered Professional Land Surveyor shall certify the Street Acceptance Plan.
4. The Applicant and/or contractor, during the construction of the subdivision, shall comply with the O & M Plan. The post-construction maintenance and/or repair of the Stormwater Management System components including, but not limited to, the associated catch basins, stormceptor, infiltration basin and infiltration chambers shown on the Plan and any and all costs associated therewith shall be the joint and several responsibility of the owners of the subdivision lots as shown on the Plan (hereinafter collectively referred to as “Lot Owners”) and a Homeowners Association for the subdivision. The maintenance shall occur as called for and specified by the O&M Plan. All post-construction maintenance of the Stormwater Management System components including, but not limited to, the associated catch basins, stormceptor, and infiltration chambers shown on the Plan, as called for in the O&M Plan, shall be documented and reported to the DPW, the Board and Conservation Commission Agent.
5. Prior to the endorsement of the Mylar plan, the Applicant shall present a Supplementary Restrictive Covenant relative to compliance with condition number 4 by the Lot Owners and the Homeowners Association, the terms of which shall be jointly and severally binding on the Lot Owners and the Homeowners Association. The O&M Plan shall be attached to and incorporated in the Supplementary Restrictive Covenant. If at any time, in the opinion of the DPW, there is a failure to comply with the requirements delineated in the O&M Plan, then the Town, or its agents and/or designees, shall have the right to enter upon the portion of the subdivision land where the violation is occurring and perform inspections and/or repairs as they may deem appropriate including the imputed value of any DPW labor involved to the satisfaction of the DPW. In such an event, within thirty (30) days after notice from the DPW, the Lot Owners and the Homeowners Association shall reimburse the Town any funds so expended, including the imputed value of

1. The filing fee; Form C application; Form D Designers Certificate; surveyor statement of closure; certified abutters list; Storm Water Management Report prepared by the Hayes Engineering, Inc, dated May 28, 2019 as revised October 3, 2019 and December 3, 2019. The Storm Water Management Report as revised through December 3, 2019 includes and Operations and Maintenance Plan (hereinafter the “O&M Plan”).
2. Initially the Applicant provided a Definitive Subdivision Plan entitled definitive subdivision plan entitled: “Lovis Avenue Extension Wakefield, Mass” with sheets dated June 11, 2011 and prepared by Hayes Engineering, Inc. (hereinafter referred to as the “Plan”). During the hearing the Plan was updated and revised as referenced below.

Public Hearing Process

The Board opened the public hearing on July 23, 2019 and it was continued to a number of subsequent hearing dates. The Board provided extensive comments throughout the hearing and on _____, 2020 the public hearing was closed. Throughout the continued public hearing the Plan was updated and revised with the revision dates noted on said Plan.

During the public hearing the Board received, testimony, both written and oral, from the public, including but not limited to, abutters and/or neighbors to the project. The Board received evidence, including but not limited to correspondence and memorandums received from Town Departments, including the Department of Public Works.

Vote

The Board, at its meeting on _____, 2020 voted by a ___ to ___ vote to approve the referenced Plan subject to the conditions stated therein and in this decision, with the benefit of the waivers delineated below from the requirements of the Subdivision Rules and Regulations of the Town of Wakefield:

List of Final Sheets included in the Plan

Sheet 1: Existing Conditions & Demolition Plan	Final Revision of September 2, 2020
Sheet 2: Context Plan	Final Revision of September 2, 2020
Sheet 3: Property Rights & Dim. Standards Plan	Final Revision of September 2, 2020
Sheet 4: Site Construction Plan	Final Revision of September 2, 2020
Sheet 5: Utility Plan & Profile	Final Revision of September 2, 2020
Sheet 6: Grading Plan	Final Revision of September 2, 2020
Sheet 7: Tree Planting Plan	Final Revision of September 2, 2020
Sheet 8: Erosion & Sediment Control Plan	Final Revision of September 2, 2020
Sheet 9: Detail Sheet	Final Revision of September 2, 2020
Sheet 10: Detail Sheet	Final Revision of September 2, 2020

Waivers

- A. In the judgment of the Board the granting of the waivers listed on the Sheet 3 of the Plan is in the public interest and not inconsistent with the subdivision control law or zoning bylaw. The Board also finds that each waiver is consistent with each of the purposes set forth in the Purpose Statement of the Subdivision Rules and Regulations adopted by the Board and is in the public interest. To the extent the Plan shows the need for additional waivers, to construct the subdivision as shown on the Plan, not expressly set forth, these waivers are also granted to the extent the Board has the authority to do the same.

Furthermore, the Board's vote to approve the above Plan is subject to the conditions as set forth below.

CONDITIONS

The approval and associated votes of the Board were conditioned on the following:

1. The approval and associated votes of the Board are binding the Applicant and its successors and/or assigns. Thus, the approval and any and all conditions referenced herein and/or on the Plan shall not only be complied with by the Applicant but also the Applicant's successors and/or assigns.
2. Execution of the Performance Bond, Conditional Approval Contract or Lender's Guarantee of Performance serving as surety for the installation of all municipal services which shall be completed in accordance with applicable Subdivision Rules and Regulations of the Wakefield Planning Board and Massachusetts General Laws, Chapter 41, Section 81U shall be accomplished and received by the Board prior to endorsement of the Mylar Plan set by the Board. Said form of surety shall be recorded at Middlesex South Registry of Deeds when the endorsed Plan is recorded and shall be superior in title to any mortgages relating to land within the subdivision. Parcel A as shown on the Plan shall not be required to be included in the Performance Bond, Conditional Approval Contract or Lenders Guarantee of Performance. **A copy from Middlesex South Registry of Deeds evidencing recording of the same shall be provided to the Board.**
3. Construction of the subdivision shall be in accordance with the Plan and all work performed thereon, including but not limited to, roadway, infrastructure and anything associated therewith and in compliance and conformance with the following conditions:
 - A. The Applicant shall be responsible for any and all damage caused to Lovis Avenue and other streets and/or ways within the Town of Wakefield by Applicant's construction activities, including but not limited to trucking on and off of the site.

any DPW labor involved to the satisfaction of the DPW, for which amount the said Lot Owners and the Homeowners Association shall be jointly and severally liable. The Town shall have a cause of action in damages for such sum against the Lot Owners and the Homeowners Association and in any such action shall be entitled to recover the reasonable value of its attorney's time and any expenses or costs incurred therein.

The Board shall approve the Supplemental Restrictive Covenant as to form and content. Said Supplemental Restrictive Covenant shall be recorded at Middlesex South Registry of Deeds and shall be superior in title to any mortgages relating to land within the subdivision.

Owner's disclosure for Stormwater Management System: Notwithstanding the fact that this paragraph and the Supplementary Restrictive Covenant identify the obligation of the Lot Owners and the Homeowners Association and the Town of Wakefield's recourse and remedy related to the Stormwater Management System maintenance and/or repair, the O & M Plan shall be attached to the Homeowners Association document and also attached to the first deed out of any individual lot within this subdivision.

A copy from Middlesex South Registry of Deeds evidencing recording of the Supplemental Restrictive Covenant shall be provided to the Board and the Book and Page or document number of said recording shall be provided to the Board prior to the release of surety for installation of municipal services referenced in condition number 1 above.

6. A. The Applicant is subject to §320-19(8) of the Subdivision Rules and Regulations for the Town of Wakefield. Prior to the endorsement of the Mylar plan, the Applicant shall provide an original signed receipt to the Board that the Inflow & Infiltration (I & I) Fee has been paid.

Said receipt shall be a one-page document on the letterhead of the applicant's attorney, addressed to the Wakefield Town Engineer or Department of Public Works and include a statement naming the proposed subdivision, street address, tax map numbers, the number of lots proposed, number of houses and bedrooms proposed and a calculation of the total fee to be paid; a photocopy of the actual bank check shall appear below the statement and fee calculation; followed by the signature with the printed name and title of the person in the town of Wakefield's Engineering or Public Works Department that accepted the check.

The I & I Fee established by the Board for this subdivision is \$5,400.00.

B. Prior to commencing construction of the subdivision, the Applicant or Applicant's contractor shall file a Right-of-Way/Utility Permit with the Engineering Division and pay all associated fees, including but not limited to: roadway/utility inspection fees, water main tapping fee, sewer connection fee.

7. Applicant must comply with any and all notes and/or conditions stated on the Plan itself.
8. The proposed dwellings shown on lots on the Plan are for illustrative purposes only. Thus, except for the rear setback of the proposed dwelling shown on Lot 3 on the Plan (which shall not encroach any further on the abutter to the rear), the dimensions and location of the proposed dwellings may vary as long as it meets the zoning setback requirements and as long as the square footage of the foundation footprint for the dwelling is the same or less than that of the proposed dwelling shown on the Plan. This condition does not preclude decks, swimming pools, or accessory structures such as a shed or garage as allowed by the Wakefield Zoning Bylaw or relief granted pursuant thereto.
9. The Board and DPW along with their employees and consultants shall have access to all of the property included in the subdivision, for inspection purposes after reasonable notice and when accompanied by the Applicant or the Applicant's agent, until the Board has completely released any and all surety.
10. Prior to endorsement of the Mylar plan by the Board, the applicant shall provide **electronic files in portable document format (pdf) of all final plans and documents** (covenants, utility easements, the O & M Plan, and the final drainage study), draft Homeowners Association submitted for review. Additionally the applicant shall provide the full set of the Plans on a computer disk in CAD format compatible with the Town of Wakefield's CAD systems and digital base map. §320-10.C.(1).
11. Ten days prior to endorsement of the Mylar plan by the Board, the Applicant shall **provide two complete sets of Mylars with the wet-seals** of the engineer's certificate for review by the Board. The Board shall determine whether the plans are consistent with the approvals given. After endorsement the Board shall retain one set of the Mylars and transmit same to the Engineering Department for as a record set of the plan approved.
12. Prior to endorsement of the Mylar plan by the Board, the applicant shall meet with the Town Engineer, establish the number of hours and determine the amount to be paid **for the environmental and/or construction monitoring, and provide to the Board a receipt that the funds have been provided and the account created.** In the alternative, the Town Engineer, at their discretion, may require the builder to hire and manage the environmental monitor and have the DPW do the construction inspections with its staff. *Said receipt shall be a one-page document on the letterhead of the applicant's attorney, addressed to the Wakefield Town Engineer or Department of Public Works and include a statement naming the proposed subdivision, street address, tax map numbers, the length of the street to be constructed, a description of the drainage structures to be installed and a calculation of the total escrow to be provided; a photocopy of the actual bank*

18. Prior to the release of surety, the Applicant shall install arborvitaes on the abutters property as shown on Sheet 6 of the Plan, only if the abutter allows said installation to occur, and maintenance and/or replacement of said arborvitaes shall be the responsibility of the abutter.
19. Prior to the release of surety, the Applicant shall install the shrubs, small trees and ground cover on Lot 3 as shown on the Plan. No maintenance and/or replacement are required.
20. Hours of Blasting and Noise. Although no blasting is anticipated, any unanticipated blasting will be conducted on normal weekdays (Monday through Friday) between the hours of 8:30 AM and 4:00 PM. No blasting will take place outside of these hours nor on weekends, or on statutory holidays. Town of Wakefield Chapter 154, Section 6 governing Construction Hours and Noise shall also apply to any and all work on or within the subdivision.
21. The Applicant shall provide the Board, Zoning Enforcement Officer, Police Department, Fire Department and Department of Public Works with a list of contact persons within their respective entities to whom enforcement issues may be addressed.
22. The species of street trees shall be London Plane Trees or an alternative approved by the Board.
23. No second water service or meter dedicated to outside irrigation systems will be allowed for any dwelling unit in the subdivision.
24. In no case shall stormwater, groundwater or sump pumps discharge be permitted to enter the sanitary sewer system.
25. The project is required to develop a Stormwater Pollution Prevention Plan (SWPPP). A draft SWPPP shall be provided to the DPW and the Conservation Commission Agent for review and approval prior to the endorsement of the Mylar plan. Additionally a draft Construction Phasing plan depicting stockpile locations, construction phase sedimentation basin, dewatering details and erosion controls shall be provided for DPW and the Conservation Commission Agent review and approval prior to the commencement of construction of the subdivision.
26. Upon the request of any of the lot owners, in the future, the Board reserves the right and jurisdiction, in its sole discretion, to approve changes in the Stormwater Management System components as shown on the Plan and to make changes to the O & M Plan to account for said changes to the Stormwater Management System components.

This Decision is subject to the 20-day appeal period as provided for in Massachusetts General Laws, Chapter 41, Sections 81V and 81-BB.

WAKEFIELD PLANNING BOARD
_____, 2020

By Its Duly Authorized Chairman

William Spaulding, Chairman

LEGEND

- CAPE COD BERM CCB
- VERTICAL GRANITE CURB VGC
- EDGE PAVEMENT EP
- EXISTING CONTOUR 206 WF#17
- BORDERING VEGETATED WETLAND 25' NO DISTURB
- 25' BUFFER TO BVW 100' BUFFER
- 100' BUFFER TO BVW X X
- CHAIN LINK FENCE SOIL BOUNDARY
- SOIL BOUNDARY STONE WALL
- STONE WALL
- SLOPES OVER 15%
- SEWER MANHOLE
- GAS GATE
- WATER GATE
- WATER SHUT OFF
- FIRE HYDRANT
- UTILITY POLE
- MONITORING WELL

THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

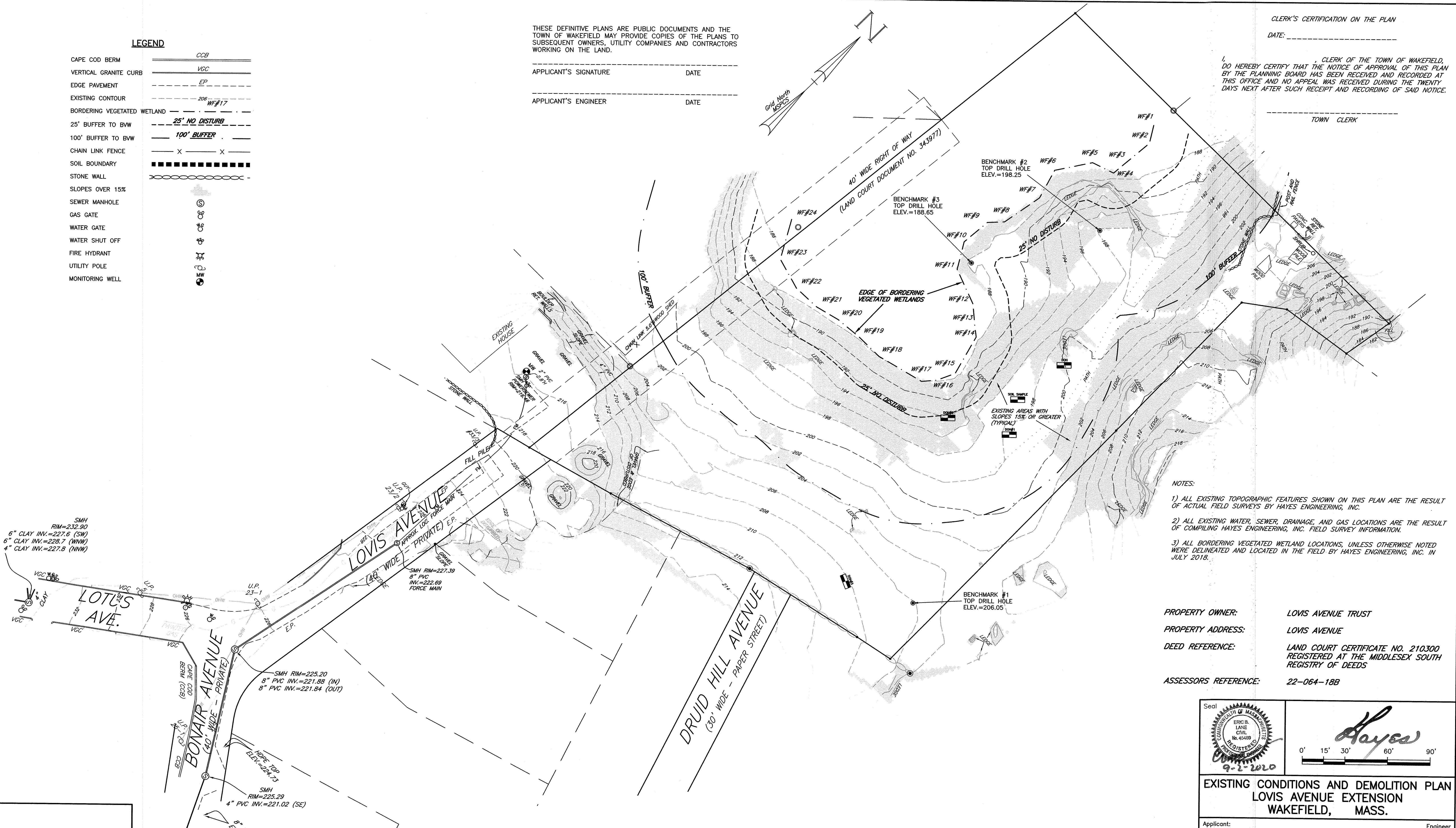
APPLICANT'S SIGNATURE _____ DATE _____
 APPLICANT'S ENGINEER _____ DATE _____

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

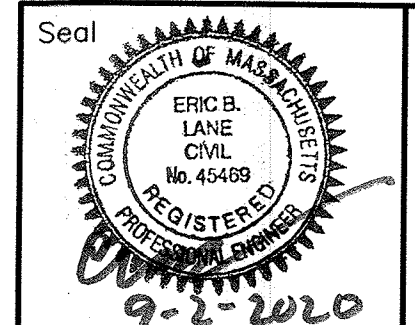
I, CLERK OF THE TOWN OF WAKEFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK



- NOTES:
- 1) ALL EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE THE RESULT OF ACTUAL FIELD SURVEYS BY HAYES ENGINEERING, INC.
 - 2) ALL EXISTING WATER, SEWER, DRAINAGE, AND GAS LOCATIONS ARE THE RESULT OF COMPILING HAYES ENGINEERING, INC. FIELD SURVEY INFORMATION.
 - 3) ALL BORDERING VEGETATED WETLAND LOCATIONS, UNLESS OTHERWISE NOTED WERE DELINEATED AND LOCATED IN THE FIELD BY HAYES ENGINEERING, INC. IN JULY 2018.

PROPERTY OWNER: LOUIS AVENUE TRUST
 PROPERTY ADDRESS: LOUIS AVENUE
 DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
 ASSESSORS REFERENCE: 22-064-18B



Hayes
 0' 15' 30' 60' 90'

**EXISTING CONDITIONS AND DEMOLITION PLAN
 LOUIS AVENUE EXTENSION
 WAKEFIELD, MASS.**

Applicant: Louis Avenue LLC, 4 McDonald Farm Road, Wakefield, Mass. 01880
 Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"=30' June 11, 2019

No.	Revision	Date
10		
9		
8		
7		
6		
5	No Change This Sheet	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	Updated Existing Sewer Location(s)	12/20/2019
2	No Changes This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019

WAKEFIELD PLANNING BOARD

Application Filed: _____
 Final Plan Filed: _____
 Hearing Date: _____
 Plan Approved: _____
 Plan Signed: _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

HORIZONTAL DATUM REFERENCE (NAD83) & VERTICAL DATUM REFERENCE (NAVD88):

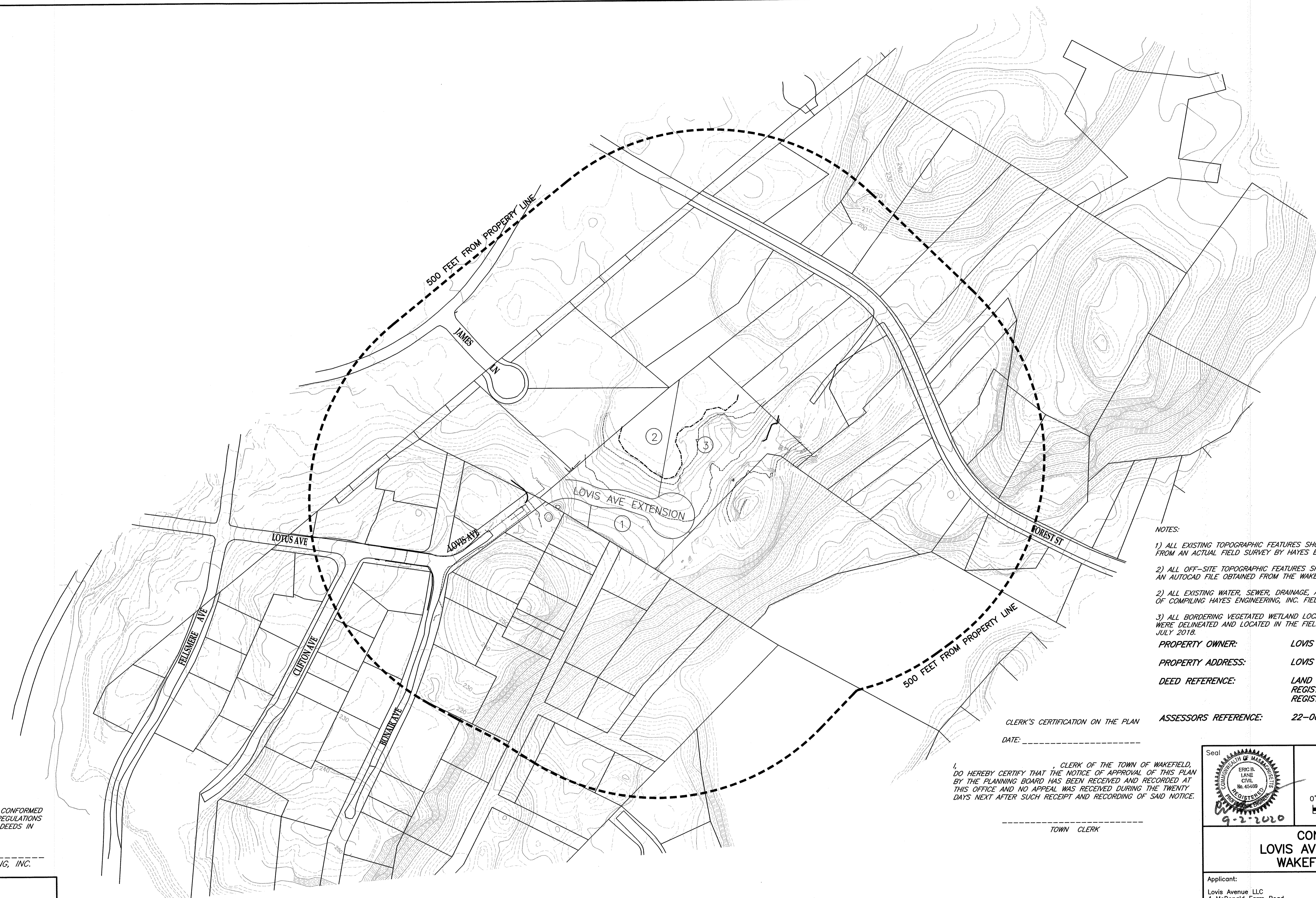
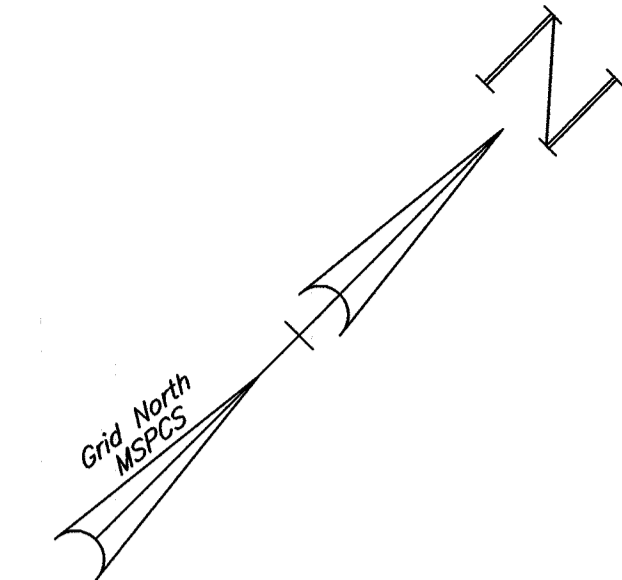
MASSACHUSETTS MAINLAND STATE PLANE COORDINATES IN FEET BASED UPON MACORS REAL-TIME NETWORK NAD83 (2011) (EPOCH 2010.00) DATUM. ALL ELEVATIONS SHOWN ARE ON NAVD88 BASED UPON MACORS REAL-TIME NETWORK.

ZONE: SINGLE RES.

MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 15'
 REAR = 25'

MIN. FRONTAGE & WIDTH=100'
 MIN. LOT AREA=12,000 S.F.
 MAX. NUMBER OF STORIES=2.5
 MAX. HEIGHT=35
 MAX. BUILDING COVERAGE=30%
 MIN. OPEN AREA=40%
 REGULARITY FACTOR: r > 0.65

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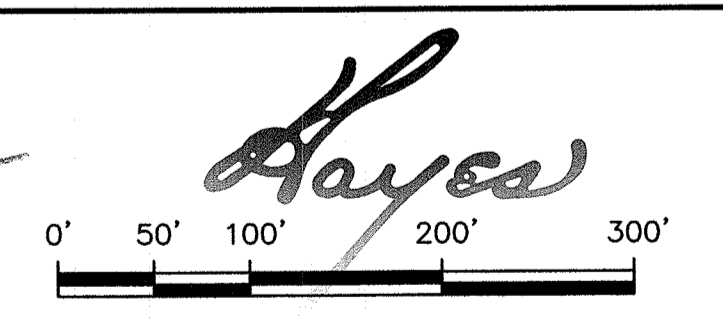
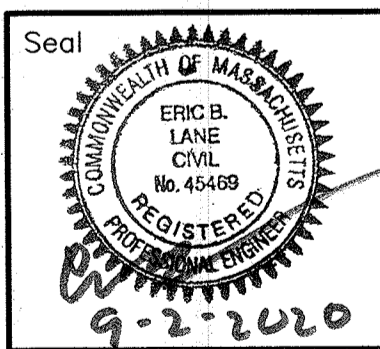


- NOTES:**
- 1) ALL EXISTING TOPOGRAPHIC FEATURES SHOWN ON THE LOCUS PROPERTY ARE FROM AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
 - 2) ALL OFF-SITE TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM AN AUTOCAD FILE OBTAINED FROM THE WAKEFIELD DEPARTMENT OF PUBLIC WORKS.
 - 3) ALL EXISTING WATER, SEWER, DRAINAGE, AND GAS LOCATIONS ARE THE RESULT OF COMPILING HAYES ENGINEERING, INC. FIELD SURVEY INFORMATION.
 - 3) ALL BORDERING VEGETATED WETLAND LOCATIONS, UNLESS OTHERWISE NOTED WERE DELINEATED AND LOCATED IN THE FIELD BY HAYES ENGINEERING, INC. IN JULY 2018.
- PROPERTY OWNER:** LOVIS AVENUE TRUST
PROPERTY ADDRESS: LOVIS AVENUE
DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
ASSESSORS REFERENCE: 22-064-18B

CLERK'S CERTIFICATION ON THE PLAN
 DATE: _____

I, _____, CLERK OF THE TOWN OF WAKEFIELD, DO 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 SAID NOTICE.

 TOWN CLERK



**CONTEXT PLAN
 LOVIS AVENUE EXTENSION
 WAKEFIELD, MASS.**

Applicant: Lovis Avenue LLC
 4 McDonald Farm Road
 Wakefield, MA 01880

Engineer: Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Mass. 01880
 www.hayeseng.com

Scale: 1"=100' June 11, 2019

WAKEFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
Plan Signed: _____	
SHEET 2 OF 10	

No.	Revision	Date
10		
9		
8		
7		
6		
5	Parcel A added	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	No Changes This Sheet	12/20/2019
2	No Changes This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

 HAYES ENGINEERING, INC.

THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

APPLICANT'S SIGNATURE _____ DATE _____
 APPLICANT'S ENGINEER _____ DATE _____

HORIZONTAL DATUM REFERENCE (NAD83) & VERTICAL DATUM REFERENCE (NAVD88):

MASSACHUSETTS MAINLAND STATE PLANE COORDINATES IN FEET BASED UPON MACORS REAL-TIME NETWORK NAD83 (2011) (EPOCH 2010.00) DATUM. ALL ELEVATIONS SHOWN ARE ON NAVD88 BASED UPON MACORS REAL-TIME NETWORK.

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 MIN. LOT AREA=12,000 S.F.
 MAX. NUMBER OF STORIES=2.5
 MAX. HEIGHT=35'
 MAX. BUILDING COVERAGE=30%
 MIN. OPEN AREA=40%
 REGULARITY FACTOR: $r > 0.65$

CURRENT OWNER:
 LOVIS AVENUE TRUST
 LAND COURT CERTIFICATE NO. 210300
 [LOT 2 ON LAND COURT PLAN 10702-B]
 ASSESSOR'S PARCEL ID: 22-064-18B
 FOREST ST

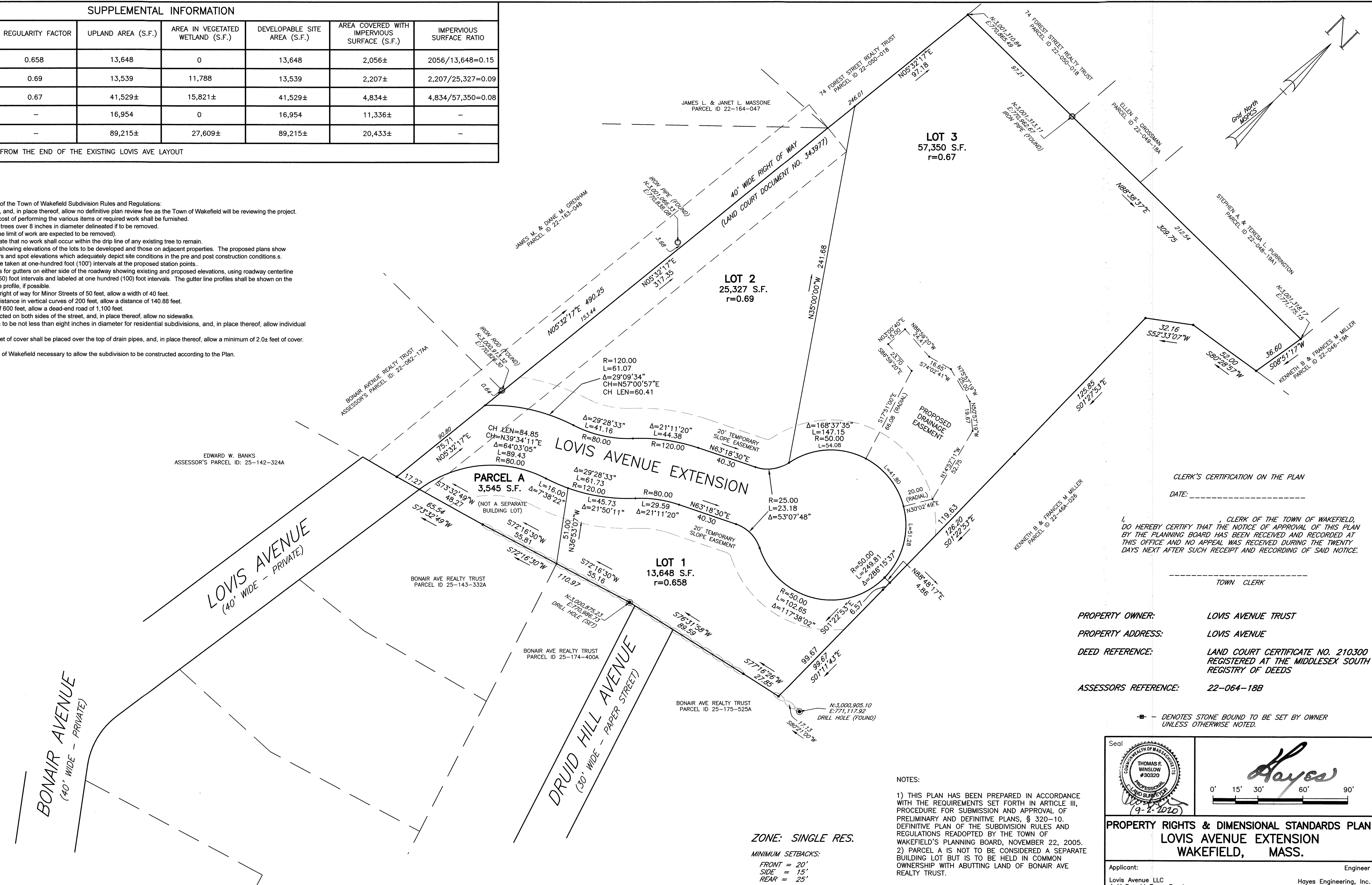
SUPPLEMENTAL INFORMATION

DESCRIPTION	AREA (S.F.)	REGULARITY FACTOR	UPLAND AREA (S.F.)	AREA IN VEGETATED WETLAND (S.F.)	DEVELOPABLE SITE AREA (S.F.)	AREA COVERED WITH IMPERVIOUS SURFACE (S.F.)	IMPERVIOUS SURFACE RATIO
LOT 1	13,648	0.658	13,648	0	13,648	2,056±	2056/13,648=0.15
LOT 2	25,327	0.69	13,539	11,788	13,539	2,207±	2,207/25,327=0.09
LOT 3	57,350	0.67	41,529±	15,821±	41,529±	4,834±	4,834/57,350=0.08
STREET RIGHT-OF-WAY	16,954	-	16,954	0	16,954	11,336±	-
TOTAL	116,824	-	89,215±	27,609±	89,215±	20,433±	-

PROPOSED LENGTH OF ROADWAY: 359.32 FEET FROM THE END OF THE EXISTING LOVIS AVE LAYOUT

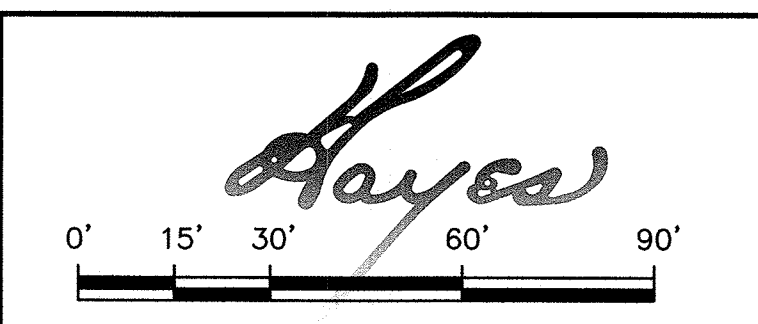
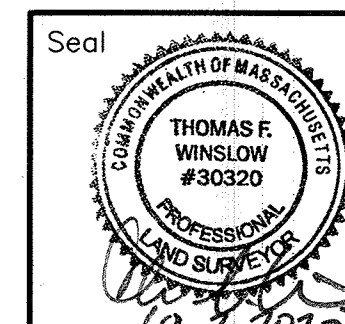
LIST OF REQUESTED WAIVERS:

- The applicant is requesting waivers from the following sections of the Town of Wakefield Subdivision Rules and Regulations:
- Section 320-8 - which requires a definitive plan review fee, and, in place thereof, allow no definitive plan review fee as the Town of Wakefield will be reviewing the project.
 - Section 320-10A(1)(k) - which requires an estimate of the cost of performing the various items or required work shall be furnished.
 - Section 320-10C(2)(b)(1)(h) & (7)(b) - which requires existing trees over 8 inches in diameter delineated if to be removed.
(Note: All trees within the limit of work are expected to be removed).
 - Section 320-10C(2)(b)(9)(b) - which requires the plans to state that no work shall occur within the drip line of any existing tree to remain.
 - Section 320-10C(2)(b)(2) - which requires cross sections showing elevations of the lots to be developed and those on adjacent properties. The proposed plans show existing and proposed contours and spot elevations which adequately depict site conditions in the pre and post construction conditions.
 - Section 320-10C(2)(c)(3) - which requires soil borings to be taken at one-hundred foot (100') intervals at the proposed station points.
 - Section 320-10C(2)(c)(3) - which requires separate profiles for gutters on either side of the roadway showing existing and proposed elevations, using roadway centerline stationing designated at fifty (50) foot intervals and labeled at one hundred (100) foot intervals. The gutter line profiles shall be shown on the same drawing as the centerline profile, if possible.
 - Section 320-18C(1)(a) - requires minimum width of street right of way for Minor Streets of 50 feet, allow a width of 40 feet.
 - Section 320-18D(5) - requires a minimum stopping sight distance in vertical curves of 200 feet, allow a distance of 140.88 feet.
 - Section 320-18E(2) - maximum length of dead-end road of 600 feet, allow a dead-end road of 1,100 feet.
 - Section 320-18I - which requires sidewalks to be constructed on both sides of the street, and, in place thereof, allow no sidewalks.
 - Section 320-20A(5)(a) - which requires the water main to be not less than eight inches in diameter for residential subdivisions, and, in place thereof, allow individual wells to serve each home.
 - Section 320-21B(3) - which requires a minimum of four feet of cover shall be placed over the top of drain pipes, and, in place thereof, allow a minimum of 2.0± feet of cover.
 - Replace granite curb with cape cod berm.
 - Any other Subdivision Rules and Regulations of the Town of Wakefield necessary to allow the subdivision to be constructed according to the Plan.



CLERK'S CERTIFICATION ON THE PLAN
 DATE: _____
 I, _____, CLERK OF THE TOWN OF WAKEFIELD, DO 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 SAID NOTICE.

PROPERTY OWNER: LOVIS AVENUE TRUST
 PROPERTY ADDRESS: LOVIS AVENUE
 DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
 ASSESSORS REFERENCE: 22-064-18B



ZONE: SINGLE RES.

- MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 15'
 REAR = 25'
- MIN. FRONTAGE & WIDTH=100'
 MIN. LOT AREA=12,000 S.F.
 MAX. NUMBER OF STORIES=2.5
 MAX. HEIGHT=35'
 MAX. BUILDING COVERAGE=30%
 MIN. OPEN AREA=40%
 REGULARITY FACTOR: r > 0.65

HORIZONTAL DATUM REFERENCE (NAD83):
 MASSACHUSETTS MAINLAND STATE PLANE COORDINATES IN FEET BASED UPON MACORS REAL-TIME NETWORK NAD83 (2011) (EPOCH 2010.00) DATUM

I CERTIFY THAT THE RELATIVE ERROR OF CLOSURE IS NOT GREATER THAN ONE TO 42,000.
 DATE: Sept. 2, 2020
 REGISTERED LAND SURVEYOR NO. 30320

THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

APPLICANT'S SIGNATURE _____ DATE _____
 APPLICANT'S ENGINEER _____ DATE _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
 HAYES ENGINEERING, INC.

NOTES:
 1) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ARTICLE III, PROCEDURE FOR SUBMISSION AND APPROVAL OF PRELIMINARY AND DEFINITIVE PLANS, § 320-10, DEFINITIVE PLAN OF THE SUBDIVISION RULES AND REGULATIONS READOPTED BY THE TOWN OF WAKEFIELD'S PLANNING BOARD, NOVEMBER 22, 2005.
 2) PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ABUTTING LAND OF BONAIR AVE REALTY TRUST.

No.	Revision	Date
10		
9		
8		
7		
6		
5	Parcel A added	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	No Changes This Sheet	12/20/2019
2	No Changes This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019

PROPERTY RIGHTS & DIMENSIONAL STANDARDS PLAN
 LOVIS AVENUE EXTENSION
 WAKEFIELD, MASS.

Applicant: Lovis Avenue LLC
 4 McDonald Farm Road
 Wakefield, MA 01880

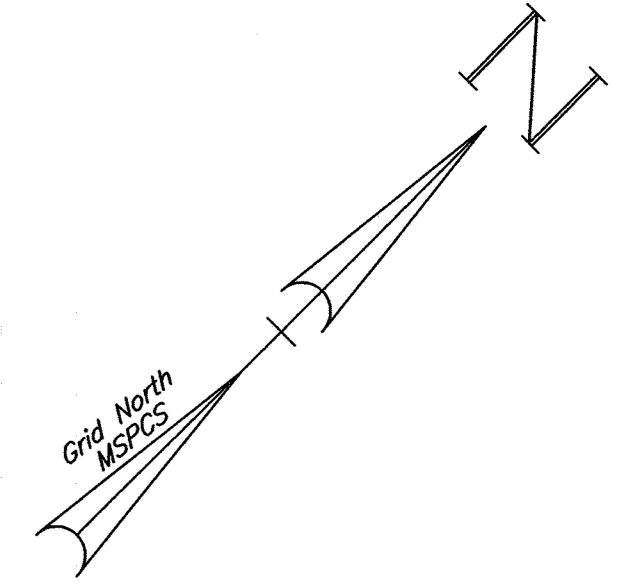
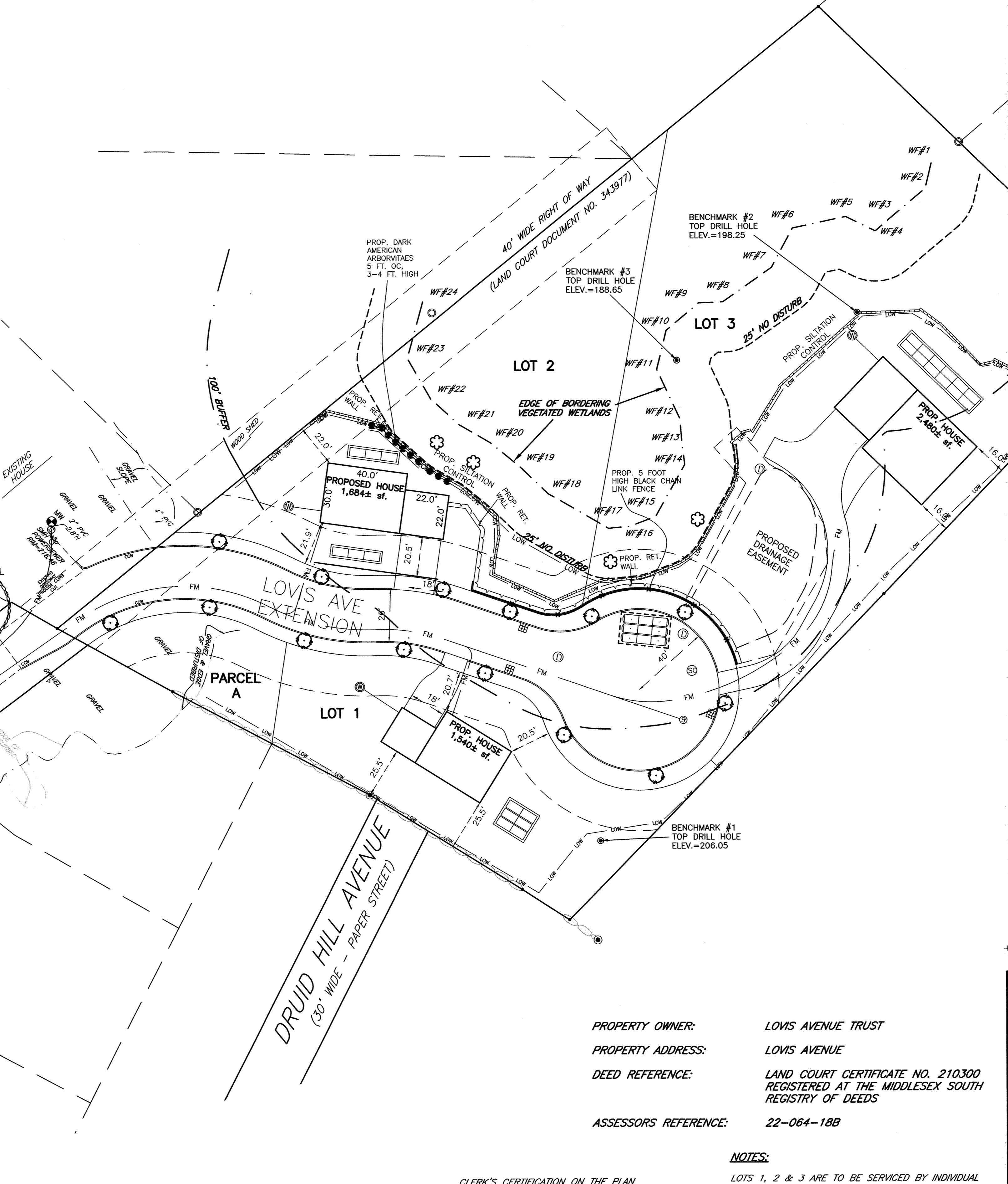
Engineer: Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Mass. 01880
 www.hayeseng.com

Scale: 1" = 30'	WAKEFIELD PLANNING BOARD	Application Filed: _____
		Final Plan Filed: _____
		Hearing Date: _____
		Plan Approved: _____
		Plan Signed: _____
		SHEET 3 OF 10

N:\WAK2017\Draws_6.dwg, 9/2/2020 1:34:42 PM, TFV

CONSTRUCTION NOTES:

- 1) WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
- 2) IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED WITH RIGID FOAM.
- 3) PROPOSED SEWER FORCE MAIN WILL BE 2" DIAMETER SCH40 PVC; INDIVIDUAL SEWER SERVICE LATERALS TO DWELLINGS SHALL BE 1-1/4" SCH 40 PVC.
- 4) PROPOSED DRAINAGE PIPES WILL BE CLASS IV REINFORCED CONCRETE PIPE EXCEPT AS OTHERWISE NOTED HEREON.
- 5) PROPOSED TREE PLANTINGS SHALL BE IN ACCORDANCE WITH SECTION 320-25 OF THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF WAKEFIELD'S PLANNING BOARD (R&R).
- 6) PROPOSED TELEPHONE, ELECTRIC AND CABLE (TEC) UTILITIES ARE REQUIRED TO BE PLACED UNDERGROUND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- 8) ALL DISTURBED AREAS NOT OTHERWISE SURFACED SHALL BE GRADED WITH 4 INCHES OF LOAM AND SEED OR OTHER EQUIVALENT LANDSCAPING.
- 9) THE ENTIRE AREA WITHIN THE EXTERIOR LINES OF THE PROPOSED ROADWAY SHALL BE CLEARED, EXCAVATED OR FILLED AS NECESSARY AND GRADED IN ACCORDANCE WITH SECTION 320-18.F. OF THE R&R.
- 10) THE APPLICANT SHALL BE REQUIRED TO OBTAIN A STREET OPENING PERMIT FROM THE WAKEFIELD DEPARTMENT OF PUBLIC WORKS PRIOR TO WORKING WITHIN THE EXISTING PUBLIC WAY AND SHALL COMPLETE THE WORK IN ACCORDANCE WITH SECTION 320-18.J. OF THE R&R.
- 11) THE APPLICANT SHALL BE REQUIRED TO OBTAIN A SEWER CONNECTION PERMIT FROM THE WAKEFIELD DEPARTMENT OF PUBLIC WORKS IN ACCORDANCE WITH SECTION 320-19.(6) OF THE R&R.
- 12) EACH PROPOSED DWELLING SHALL BE EQUIPPED WITH A GRINDER PUMP FOR DISCHARGING INTO THE PROPOSED FORCE MAIN. PUMP DESIGN SHALL BE PROVIDED TO WAKEFIELD ENGINEERING DEPARTMENT PRIOR TO OBTAINING BUILDING PERMIT FOR THE INDIVIDUAL DWELLING(S).
- 13) ALL CONSTRUCTION SHOULD COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS AND DPW STANDARDS, PARTICULARLY IN TERMS OF MATERIAL TYPE AND THICKNESS.
- 14) THE PROPOSED ELECTRIC AND GAS DESIGNS TO BE PROVIDED BY WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT.
- 15) ALL UTILITY MAINS AND SERVICES SHALL BE INSTALLED OUT BEYOND THE EDGE OF THE PERMANENT BINDER AND PASS ALL TESTING PRIOR TO THE BINDER BEING INSTALLED. ONCE THE PERMANENT BINDER HAS BEEN INSTALLED NO CUTTING, TRENCHING, OR OTHER DISTURBANCE WITHIN THE PROPOSED TRAVELED WAY SHALL OCCUR.
- 16) IN NO CASE SHALL THE SEWER DISCHARGE TO THE DRAINAGE OR THE DRAINAGE DISCHARGE TO THE SEWER SYSTEM.
- 17) THE TOWN OF WAKEFIELD DOES NOT MAINTAIN GRASS STRIPS WITHIN THE RIGHT OF WAY. NO IRRIGATION SYSTEMS ARE ALLOWED WITHIN THE RIGHT OF WAY.
- 18) EACH DWELLING SHALL BE EQUIPPED WITH A WATER METER FOR THE PRIVATE WELL; NO METERS DEDICATED TO OUTSIDE IRRIGATION SYSTEMS WILL BE ALLOWED.
- 19) PET WASTE SHALL BE IN CONFORMANCE WITH SECTION 104-14 OF THE TOWN'S BYLAWS.
- 20) ALL PROPOSED DWELLINGS SHALL BE PROVIDED WITH NFPA 13R COMPLIANT (or EQUAL) FIRE SPRINKLER SYSTEMS.



LEGEND

CAPE COD BERM	CCB
VERTICAL GRANITE CURB	VGC
EDGE PAVEMENT	EP
BORDERING VEGETATED WETLAND	WF#17
25' BUFFER TO BVW	25' NO DISTURB
100' BUFFER TO BVW	100' BUFFER
CHAIN LINK FENCE	X X
STONE WALL	○ ○ ○ ○ ○
HAYBALE LINE	— — — — —
LIMIT OF WORK	LOW LOW
SEWER FORCE MAIN	FM
PROPOSED RETAINING WALL	— — — — —
SEWER MANHOLE	⊙
GAS GATE	⊗
WATER GATE	⊕
WATER SHUT OFF	⊖
FIRE HYDRANT	⊙
UTILITY POLE	⊙
MONITORING WELL	⊙
PROPOSED STREET TREE/TREE	⊙
STORMCEPTOR	⊙
CATCH BASIN	⊙
DRAIN MANHOLE	⊙
PROPOSED WELL	⊙
TOP FOUNDATION ELEVATION	T.F.
CELLAR FLOOR ELEVATION	C.F.
GARAGE FLOOR ELEVATION	G.F.

— — — — — DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED.

Seal of ERIC B. LANE CIVIL No. 45498 REGISTERED PROFESSIONAL ENGINEER 9-2-2020

PROPERTY OWNER: LOUIS AVENUE TRUST
 PROPERTY ADDRESS: LOUIS AVENUE
 DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
 ASSESSORS REFERENCE: 22-064-18B

NOTES:
 LOTS 1, 2 & 3 ARE TO BE SERVICED BY INDIVIDUAL WELLS FOR DOMESTIC WATER & INDIVIDUAL GRINDER PUMPS FOR SEWER SERVICE.

CLERK'S CERTIFICATION ON THE PLAN
 DATE: _____
 I, _____ CLERK OF THE TOWN OF WAKEFIELD, DO 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 SAID NOTICE.
 _____ TOWN CLERK

ZONE: SINGLE RES.
 MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 15'
 REAR = 25'
 MIN. FRONTAGE & WIDTH=100'
 MIN. LOT AREA=12,000 S.F.
 MAX. NUMBER OF STORIES=2.5
 MAX. HEIGHT=35
 MAX. BUILDING COVERAGE=30%
 MIN. OPEN AREA=40%
 REGULARITY FACTOR: r > 0.65

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 APPLICANT'S SIGNATURE _____ DATE _____
 APPLICANT'S ENGINEER _____ DATE _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
 HAYES ENGINEERING, INC.

**SITE CONSTRUCTION PLAN
 LOUIS AVENUE EXTENSION
 WAKEFIELD, MASS.**

Applicant: Lovis Avenue LLC, 4 McDonald Farm Road, Wakefield, MA 01880
 Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

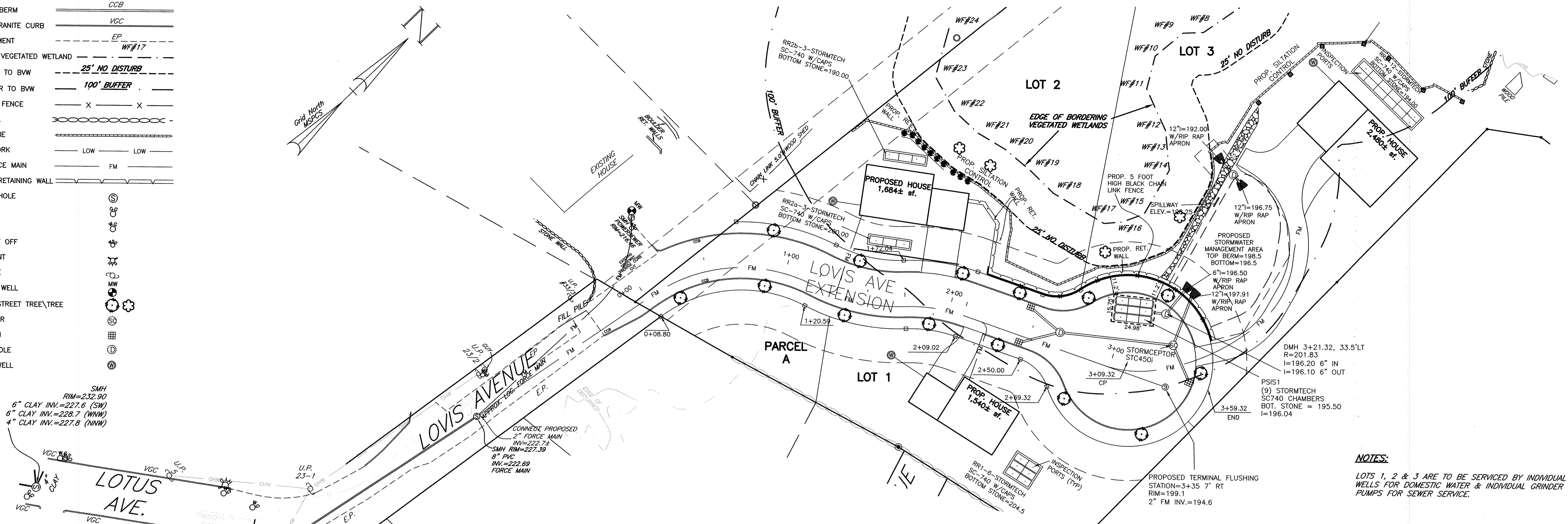
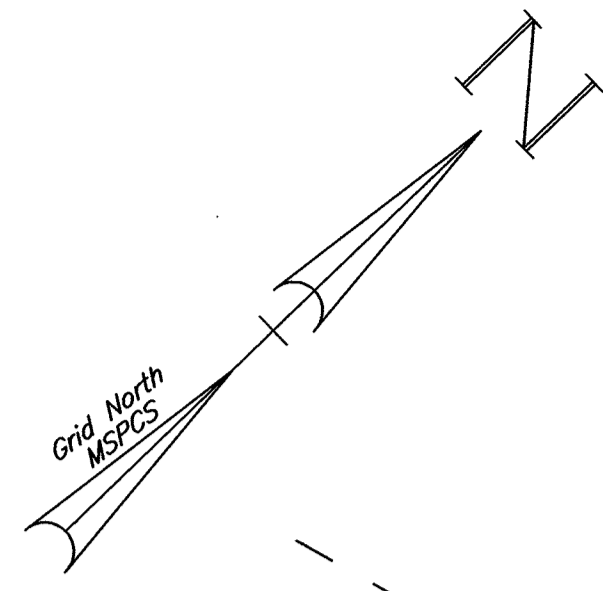
Scale: 1" = 30' June 11, 2019

WAKEFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
	Plan Signed: _____
SHEET 4 OF 10	

10		
9		
8		
7		
6		
5	Parcel A added	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	Sewer Notes and Engineering Comments	12/20/2019
2	No Changes This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019
No.	Revision	Date

LEGEND

CAPE COD BERM	CCB
VERTICAL GRANITE CURB	VGC
EDGE PAVEMENT	EP
BORDERING VEGETATED WETLAND	WF#17
25' BUFFER TO BWV	25' NO DISTURB
100' BUFFER TO BWV	100' BUFFER
CHAIN LINK FENCE	X X X
STONE WALL	--- --- --- ---
HAYBALE LINE	--- --- --- ---
LIMIT OF WORK	LOW LOW
SEWER FORCE MAIN	FM
PROPOSED RETAINING WALL	--- --- --- ---
SEWER MANHOLE	⊙
GAS GATE	⊙
WATER GATE	⊙
WATER SHUT OFF	⊙
FIRE HYDRANT	⊙
UTILITY POLE	⊙
MONITORING WELL	⊙
PROPOSED STREET TREE/TREE	⊙
STORMCEPTOR	⊙
CATCH BASIN	⊙
DRAIN MANHOLE	⊙
PROPOSED WELL	⊙



NOTES:
 LOTS 1, 2 & 3 ARE TO BE SERVICED BY INDIVIDUAL WELLS FOR DOMESTIC WATER & INDIVIDUAL GRINDER PUMPS FOR SEWER SERVICE.

CLERK'S CERTIFICATION ON THE PLAN
 DATE: _____

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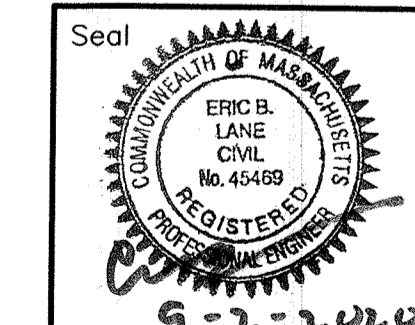
TOWN CLERK

PROPERTY OWNER: LOUIS AVENUE TRUST
PROPERTY ADDRESS: LOUIS AVENUE
DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
ASSESSORS REFERENCE: 22-064-18B

ZONE: SINGLE RES.

MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 15'
 REAR = 25'

MIN. FRONTAGE & WIDTH=100'
MIN. LOT AREA=12,000 S.F.
MAX. NUMBER OF STORIES=2.5
MAX. HEIGHT=35'
MAX. BUILDING COVERAGE=30%
MIN. OPEN AREA=40%
REGULARITY FACTOR: r > 0.65



Lane
 0' 15' 30' 60' 90'

**UTILITY PLAN & PROFILE
 LOUIS AVENUE EXTENSION
 WAKEFIELD, MASS.**

Applicant: Lovis Avenue LLC
 4 McDonald Farm Road
 Wakefield, MA 01880
 Scale: 1"=30'
 Date: June 11, 2019

WAKEFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
	Plan Signed: _____

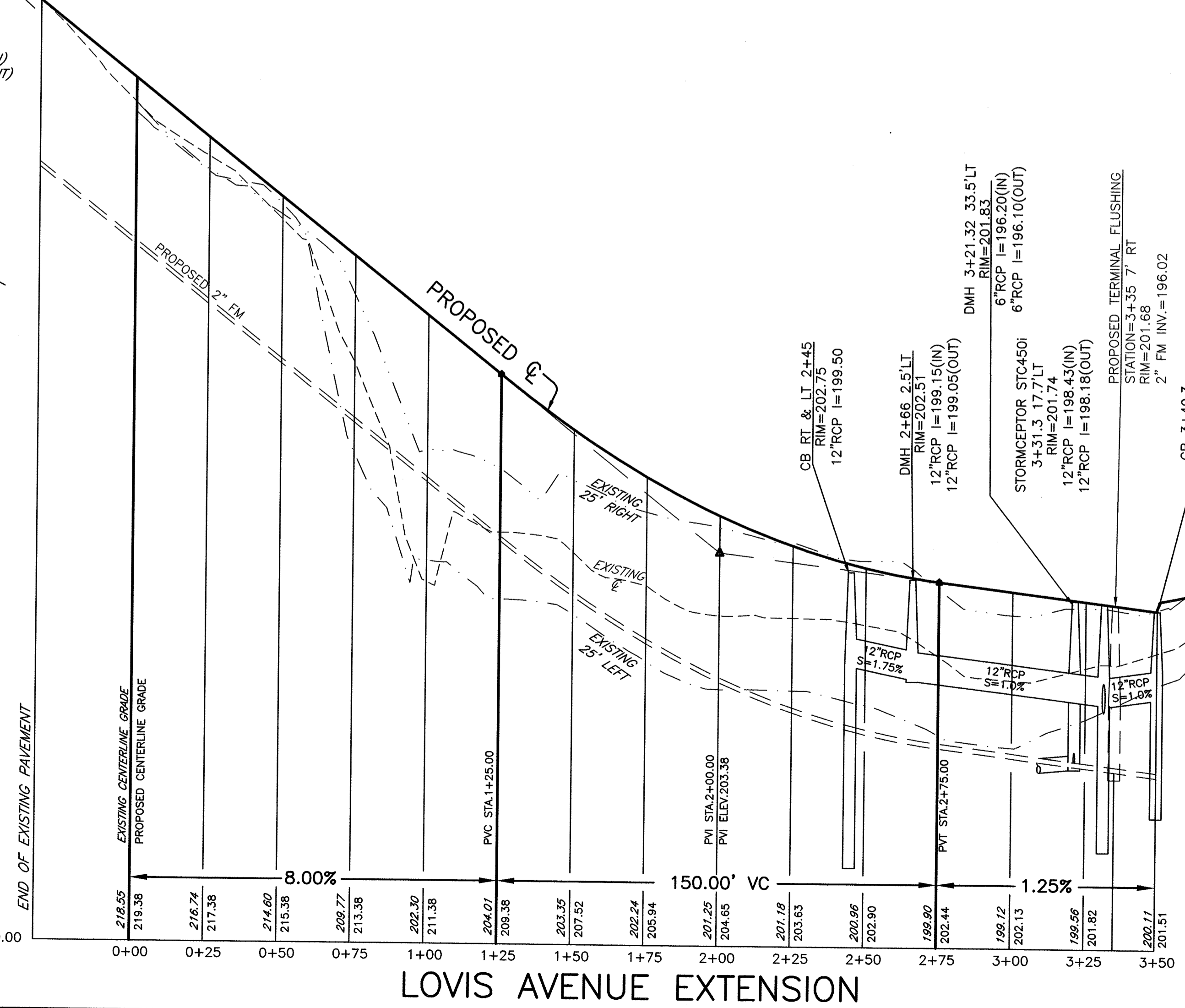
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

APPLICANT'S SIGNATURE _____ DATE _____
 APPLICANT'S ENGINEER _____ DATE _____

DATUM: 190.00

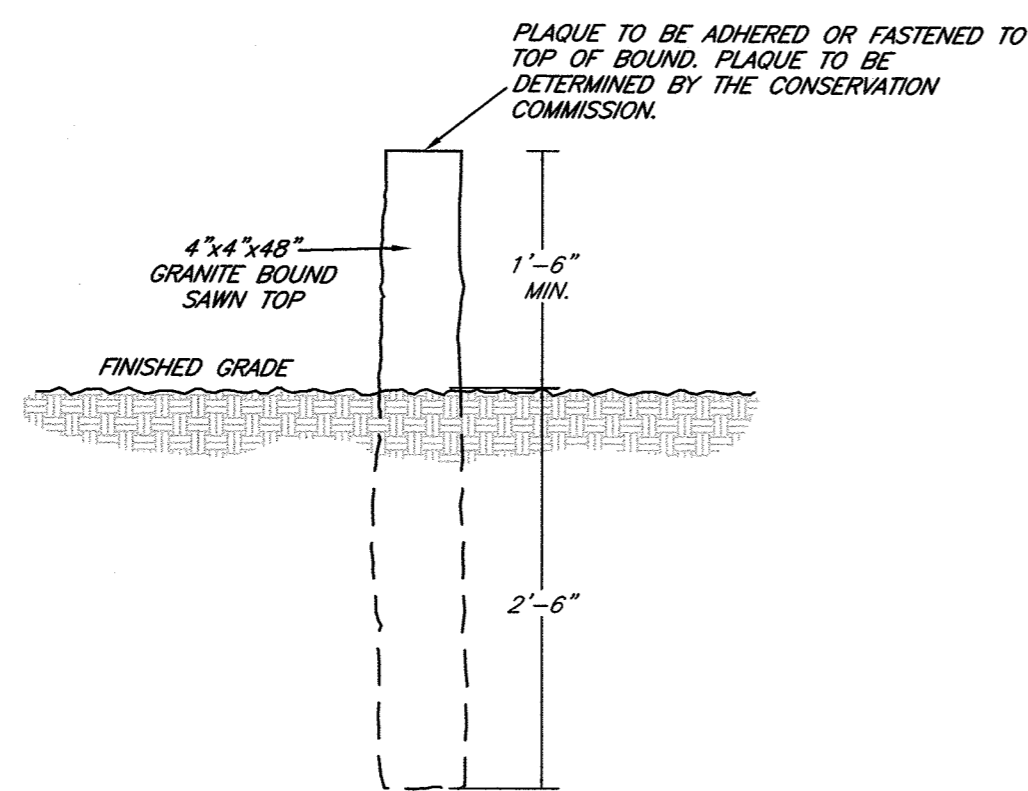


LOUIS AVENUE EXTENSION

No.	10		
	9		
	8		
	7		
	6		
	5	Parcel A added	9/2/2020
	4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
	3	Sewer Connection/Eng'g Comments	12/20/2019
	2	PSIS1	11/7/2019
	1	Engineering Division Comments	10/1/2019
No.		Revision	Date

LEGEND

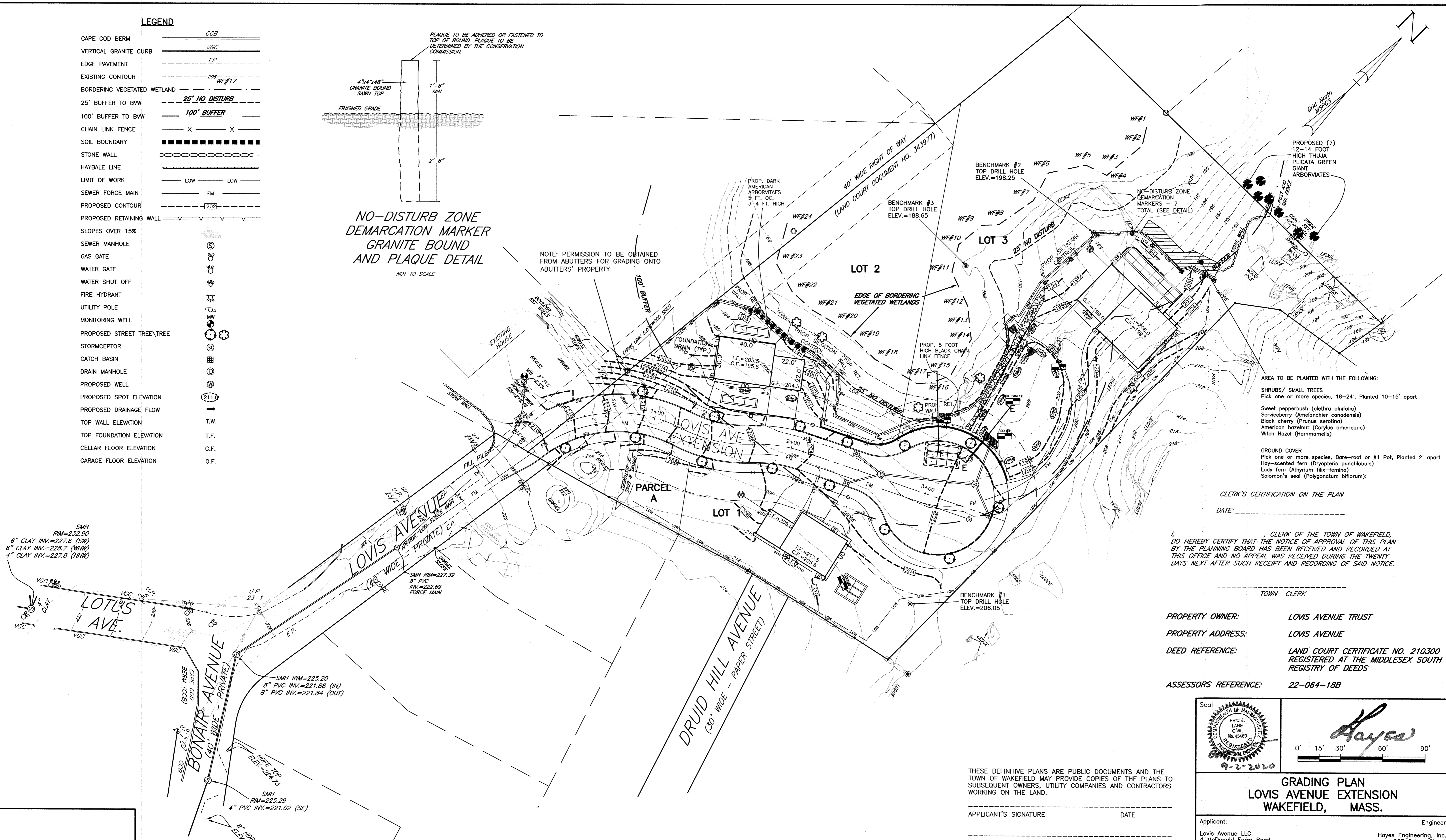
- CAPE COD BERM CCB
- VERTICAL GRANITE CURB VGC
- EDGE PAVEMENT EP
- EXISTING CONTOUR 206 WF#17
- BORDERING VEGETATED WETLAND 25' NO DISTURB
- 25' BUFFER TO BWV 100' BUFFER
- 100' BUFFER TO BWV
- CHAIN LINK FENCE X X
- SOIL BOUNDARY [Symbol]
- STONE WALL [Symbol]
- HAYBALE LINE [Symbol]
- LIMIT OF WORK LOW LOW
- SEWER FORCE MAIN FM
- PROPOSED CONTOUR [Symbol]
- PROPOSED RETAINING WALL [Symbol]
- SLOPES OVER 15% [Symbol]
- SEWER MANHOLE [Symbol]
- GAS GATE [Symbol]
- WATER GATE [Symbol]
- WATER SHUT OFF [Symbol]
- FIRE HYDRANT [Symbol]
- UTILITY POLE [Symbol]
- MONITORING WELL [Symbol]
- PROPOSED STREET TREE/TREE [Symbol]
- STORMCEPTOR [Symbol]
- CATCH BASIN [Symbol]
- DRAIN MANHOLE [Symbol]
- PROPOSED WELL [Symbol]
- PROPOSED SPOT ELEVATION [Symbol]
- PROPOSED DRAINAGE FLOW [Symbol]
- TOP WALL ELEVATION T.W.
- TOP FOUNDATION ELEVATION T.F.
- CELLAR FLOOR ELEVATION C.F.
- GARAGE FLOOR ELEVATION G.F.



NO-DISTURB ZONE DEMARCATION MARKER GRANITE BOUND AND PLAQUE DETAIL

NOT TO SCALE

NOTE: PERMISSION TO BE OBTAINED FROM ABUTTERS FOR GRADING ONTO ABUTTERS' PROPERTY.



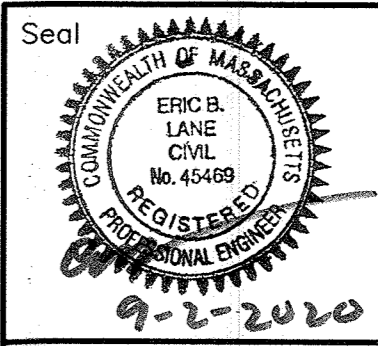
- AREA TO BE PLANTED WITH THE FOLLOWING:
- SHRUBS/ SMALL TREES
Pick one or more species, 18-24", Planted 10-15' apart
 - Sweet pepperbush (clethra alnifolia)
 - Serviceberry (Amelanchier canadensis)
 - Black cherry (Prunus serotina)
 - American hazelnut (Corylus americana)
 - Witch Hazel (Hamamelis)
- GROUND COVER
Pick one or more species, Bare-root or #1 Pot, Planted 2' apart
- Hay-scented fern (Dryopteris punctilobula)
 - Lady fern (Athyrium filix-femina)
 - Solomon's seal (Polygonatum biflorum)

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

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TOWN CLERK

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 ASSESSORS REFERENCE: 22-064-18B



Eric B. Lane
 0' 15' 30' 60' 90'

**GRADING PLAN
 LOUIS AVENUE EXTENSION
 WAKEFIELD, MASS.**

Applicant: _____ Engineer
 Louis Avenue LLC
 4 McDonald Farm Road
 Wakefield, MA 01880
 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Mass. 01880
 www.hayeseng.com

Scale: 1" = 30' June 11, 2019

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APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S ENGINEER _____ DATE _____

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10		
9		
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7	Parcel A added & Plantings	9/2/2020
6	No-Disturb Zone Demarcation Markers	5/21/2020
5	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
4	Grading Lot 2	1/23/2020
3	Engineering Comments	12/20/2019
2	PSIS1	11/7/2019
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No.	Revision	Date

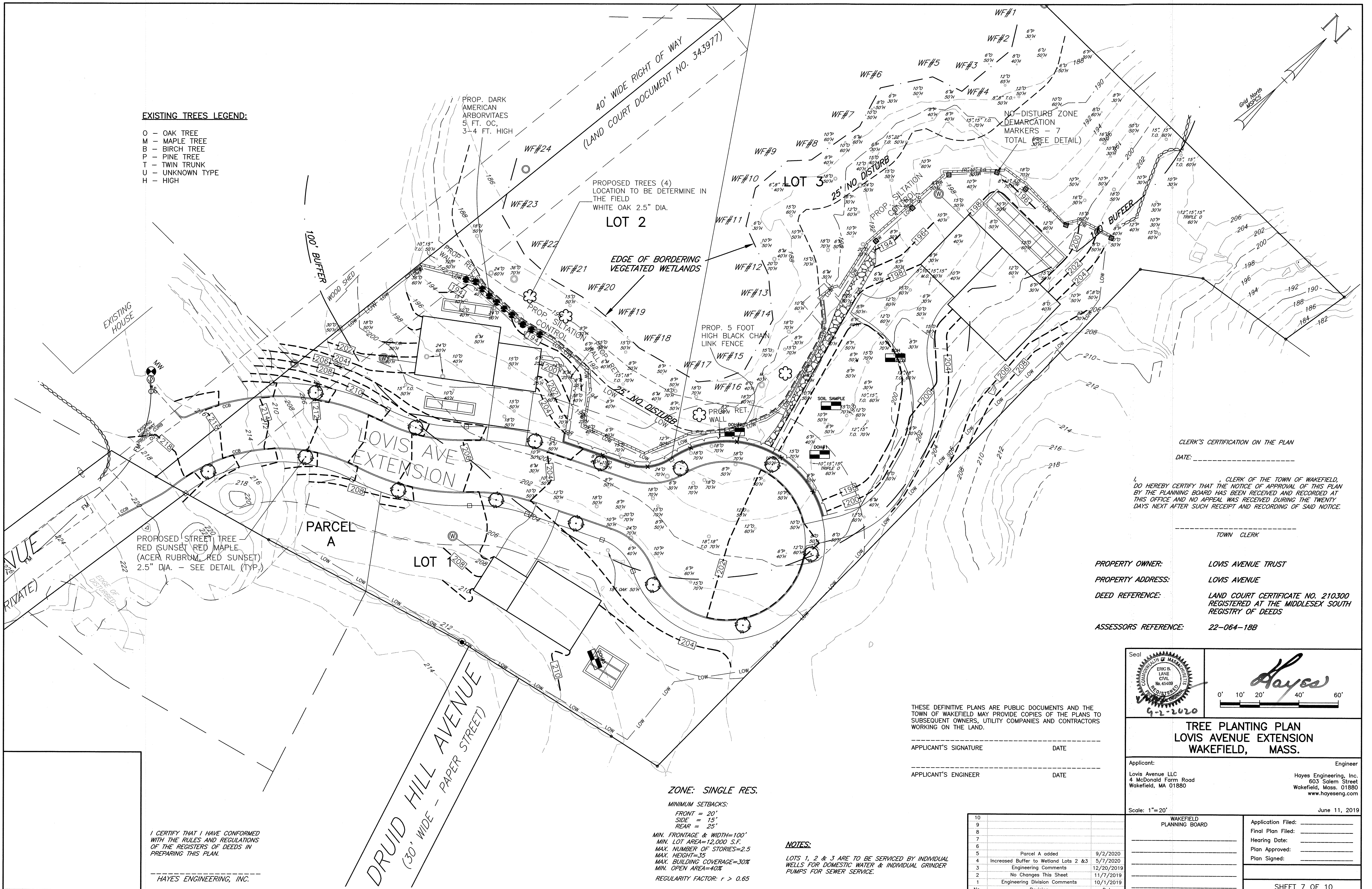
WAKEFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
	Plan Signed: _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

EXISTING TREES LEGEND:

- O - OAK TREE
- M - MAPLE TREE
- B - BIRCH TREE
- P - PINE TREE
- T - TWIN TRUNK
- U - UNKNOWN TYPE
- H - HIGH



PROPOSED TREES (4)
LOCATION TO BE DETERMINE IN THE FIELD
WHITE OAK 2.5" DIA.

LOT 2

EDGE OF BORDERING VEGETATED WETLANDS

LOUIS AVE EXTENSION

PARCEL A

LOT 1

DRUID HILL AVENUE
(30' WIDE - PAPER STREET)

ZONE: SINGLE RES.

MINIMUM SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'

MIN. FRONTAGE & WIDTH=100'
MIN. LOT AREA=12,000 S.F.
MAX. NUMBER OF STORIES=2.5
MAX. HEIGHT=35'
MAX. BUILDING COVERAGE=30%
MIN. OPEN AREA=40%
REGULARITY FACTOR: $r > 0.65$

NOTES:

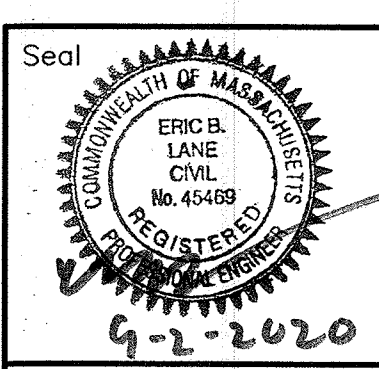
LOTS 1, 2 & 3 ARE TO BE SERVICED BY INDIVIDUAL WELLS FOR DOMESTIC WATER & INDIVIDUAL GRINDER PUMPS FOR SEWER SERVICE.

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

I, _____, CLERK OF THE TOWN OF WAKEFIELD, DO 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 SAID NOTICE.

TOWN CLERK

PROPERTY OWNER: LOVIS AVENUE TRUST
PROPERTY ADDRESS: LOVIS AVENUE
DEED REFERENCE: LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
ASSESSORS REFERENCE: 22-064-18B



Hayes
0' 10' 20' 40' 60'

THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S ENGINEER _____ DATE _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

No.	Revision	Date
10		
9		
8		
7		
6		
5	Parcel A added	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	Engineering Comments	12/20/2019
2	No Changes This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019

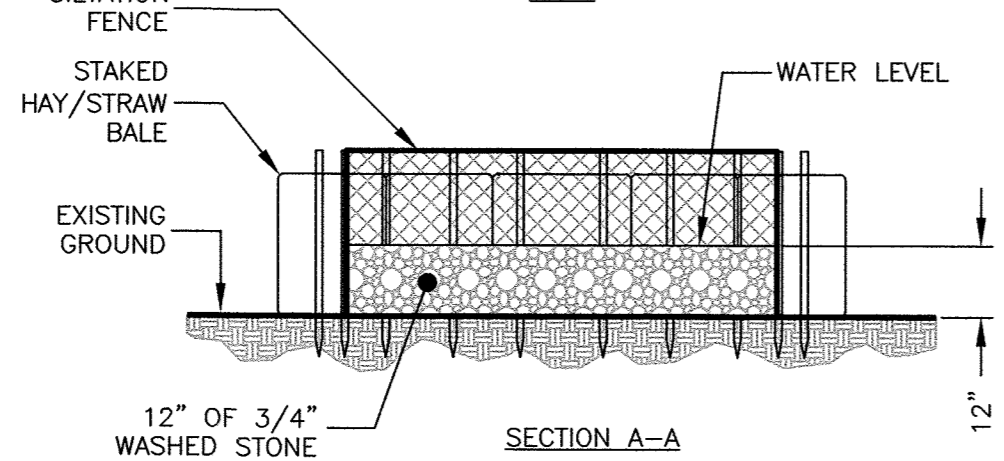
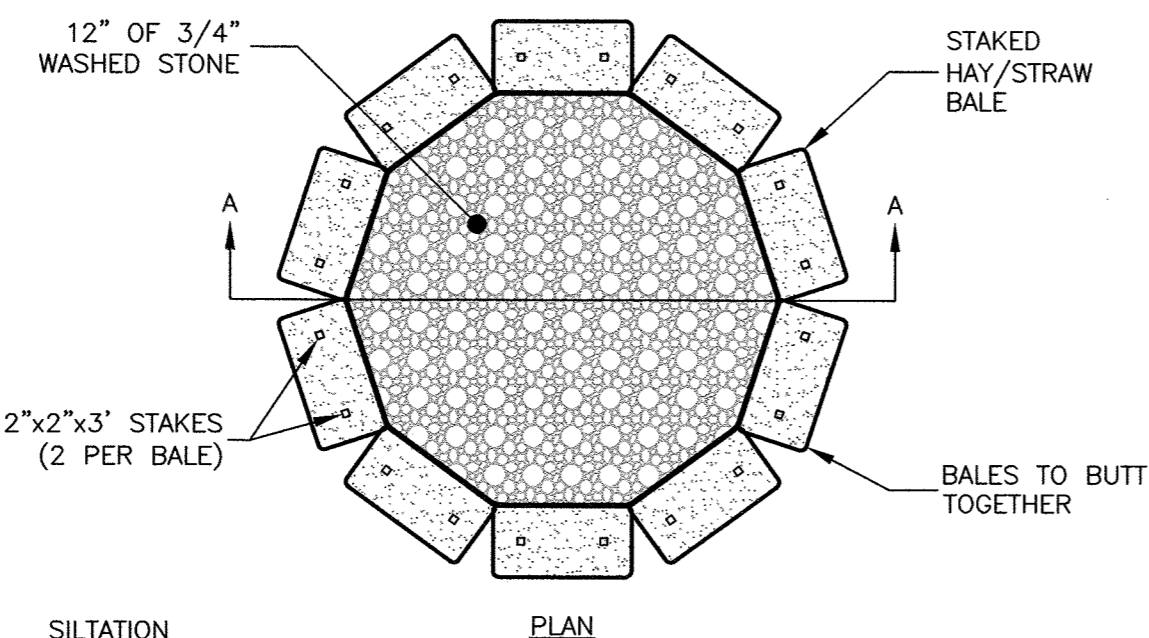
**TREE PLANTING PLAN
LOVIS AVENUE EXTENSION
WAKEFIELD, MASS.**

Applicant: _____ Engineer
Lovis Avenue LLC
4 McDonald Farm Road
Wakefield, MA 01880
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hoyeseng.com
Scale: 1"=20'
June 11, 2019

WAKEFIELD PLANNING BOARD		Application Filed: _____
_____	_____	Final Plan Filed: _____
_____	_____	Hearing Date: _____
_____	_____	Plan Approved: _____
_____	_____	Plan Signed: _____

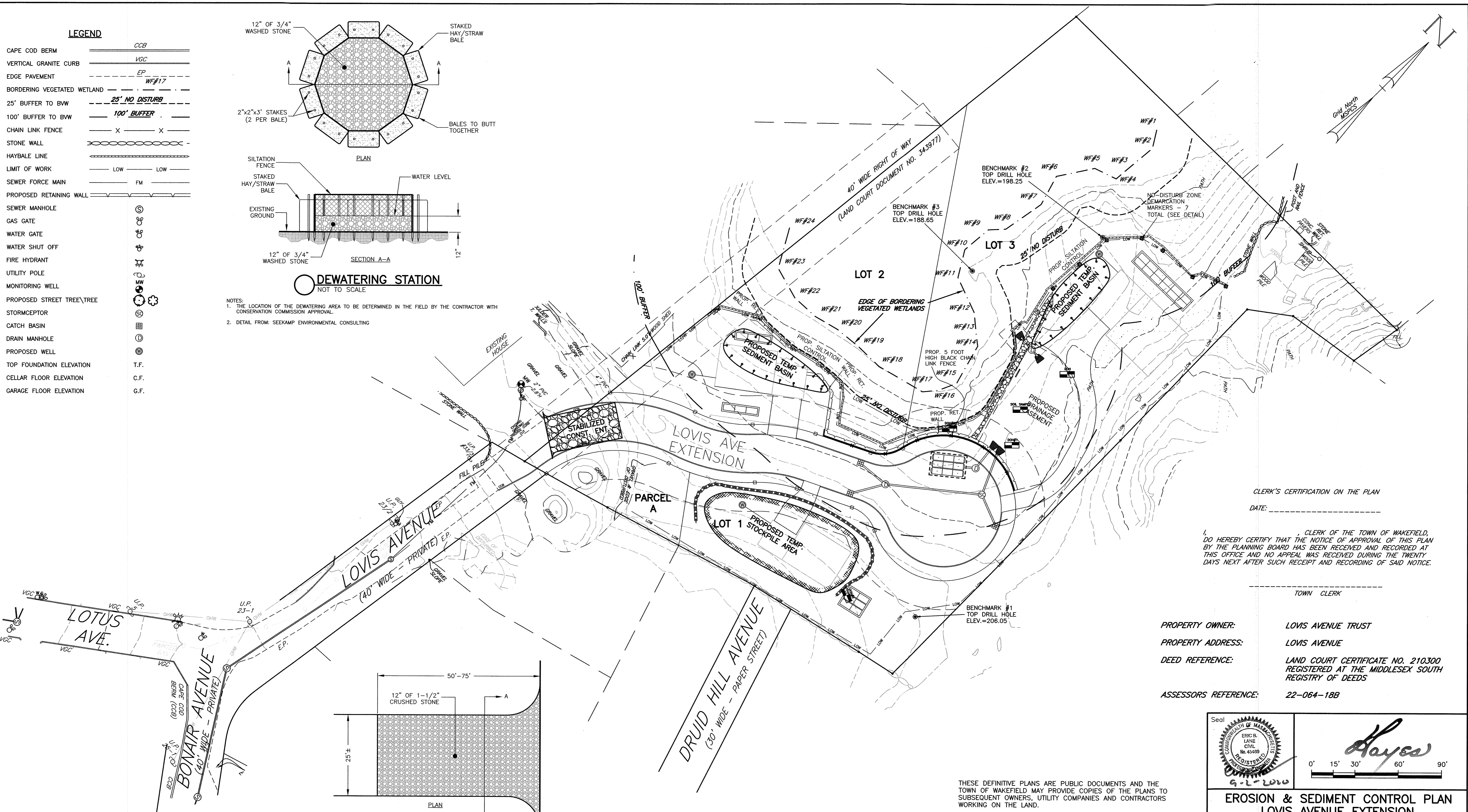
LEGEND

CAPE COD BERM	CCB
VERTICAL GRANITE CURB	VGC
EDGE PAVEMENT	EP
BORDERING VEGETATED WETLAND	WF#17
25' BUFFER TO BW	25' NO DISTURB
100' BUFFER TO BW	100' BUFFER
CHAIN LINK FENCE	X X
STONE WALL	~ ~ ~ ~
HAYBALE LINE	— — — —
LIMIT OF WORK	LOW LOW
SEWER FORCE MAIN	FM
PROPOSED RETAINING WALL	— — — —
SEWER MANHOLE	⊙
GAS GATE	⊙
WATER GATE	⊙
WATER SHUT OFF	⊙
FIRE HYDRANT	⊙
UTILITY POLE	⊙
MONITORING WELL	⊙
PROPOSED STREET TREE/TREE	⊙
STORMCEPTOR	⊙
CATCH BASIN	⊙
DRAIN MANHOLE	⊙
PROPOSED WELL	⊙
TOP FOUNDATION ELEVATION	T.F.
CELLAR FLOOR ELEVATION	C.F.
GARAGE FLOOR ELEVATION	G.F.



DEWATERING STATION
NOT TO SCALE

NOTES:
1. THE LOCATION OF THE DEWATERING AREA TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR WITH CONSERVATION COMMISSION APPROVAL.
2. DETAIL FROM: SEEKAMP ENVIRONMENTAL CONSULTING

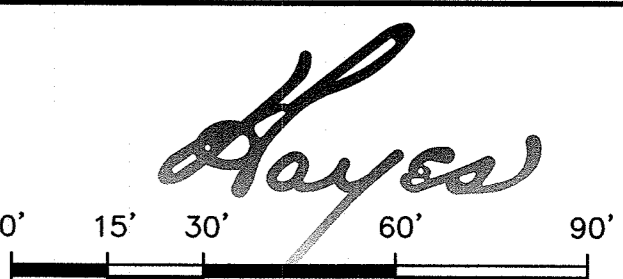
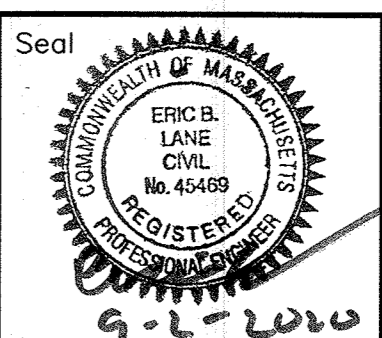


CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

I, _____, CLERK OF THE TOWN OF WAKEFIELD, DO 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 SAID NOTICE.

TOWN CLERK

PROPERTY OWNER: **LOUIS AVENUE TRUST**
PROPERTY ADDRESS: **LOUIS AVENUE**
DEED REFERENCE: **LAND COURT CERTIFICATE NO. 210300 REGISTERED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS**
ASSESSORS REFERENCE: **22-064-18B**



EROSION & SEDIMENT CONTROL PLAN
LOUIS AVENUE EXTENSION
WAKEFIELD, MASS.

Applicant: _____ Engineer
Louis Avenue LLC
4 McDonald Farm Road
Wakefield, MA 01880

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1" = 30' June 11, 2019

10	WAKEFIELD PLANNING BOARD	Application Filed: _____
9		Final Plan Filed: _____
8		Hearing Date: _____
7		Plan Approved: _____
6		Plan Signed: _____
5	Parcel A added	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	Temporary Stockpile/Sediment Areas	12/20/2019
2	No Change This Sheet	11/7/2019
1	Engineering Division Comments	10/1/2019
No.	Revision	Date

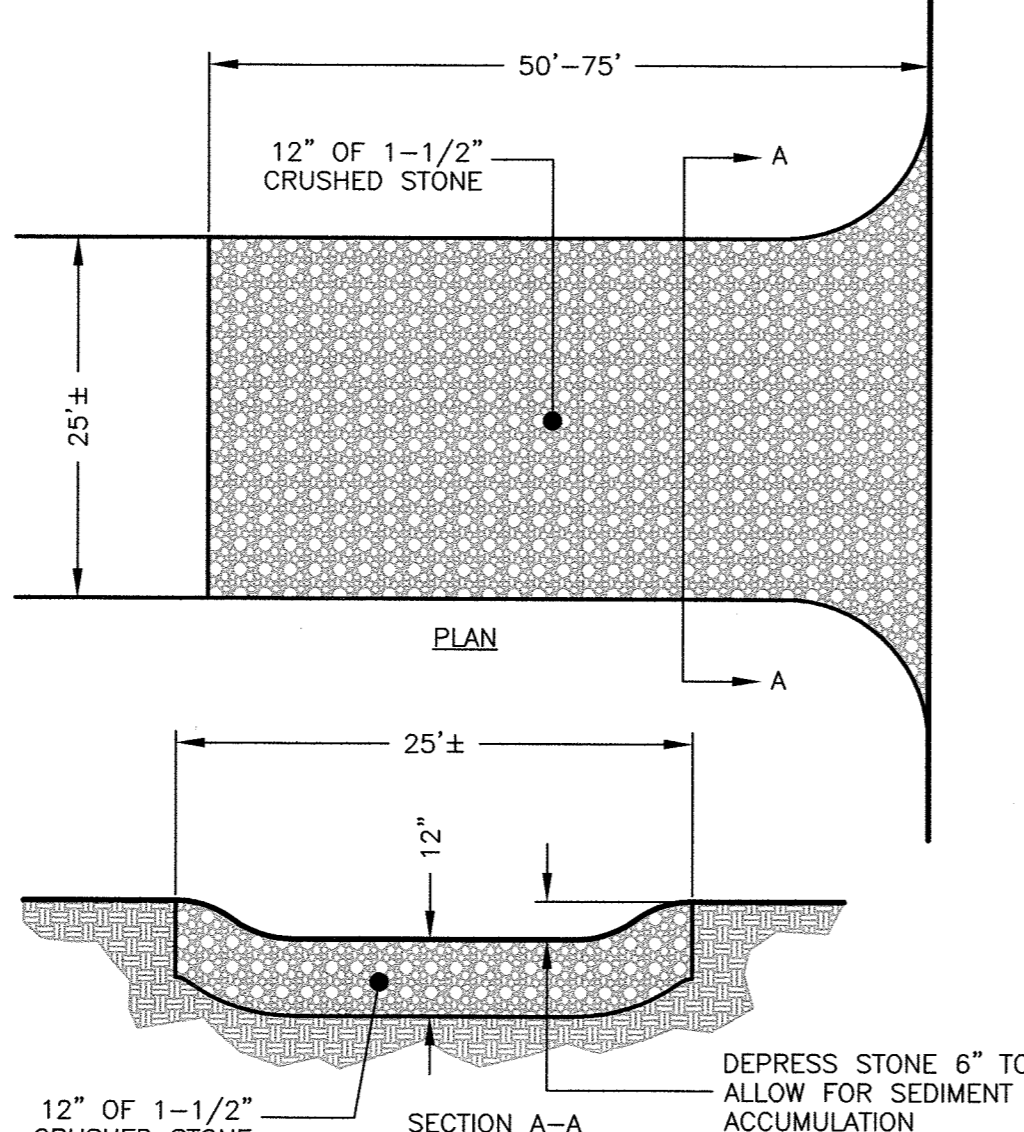
THESE DEFINITIVE PLANS ARE PUBLIC DOCUMENTS AND THE TOWN OF WAKEFIELD MAY PROVIDE COPIES OF THE PLANS TO SUBSEQUENT OWNERS, UTILITY COMPANIES AND CONTRACTORS WORKING ON THE LAND.

APPLICANT'S SIGNATURE _____ DATE _____
APPLICANT'S ENGINEER _____ DATE _____

ZONE: SINGLE RES.

MINIMUM SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 25'
MIN. FRONTAGE & WIDTH=100'
MIN. LOT AREA=12,000 S.F.
MAX. NUMBER OF STORIES=2.5
MAX. HEIGHT=35'
MAX. BUILDING COVERAGE=30%
MIN. OPEN AREA=40%
REGULARITY FACTOR: r > 0.65

NOTES:
INSTALL SILTSACKS IN ALL CATCH BASINS UNTIL THE SITE IS STABILIZED.

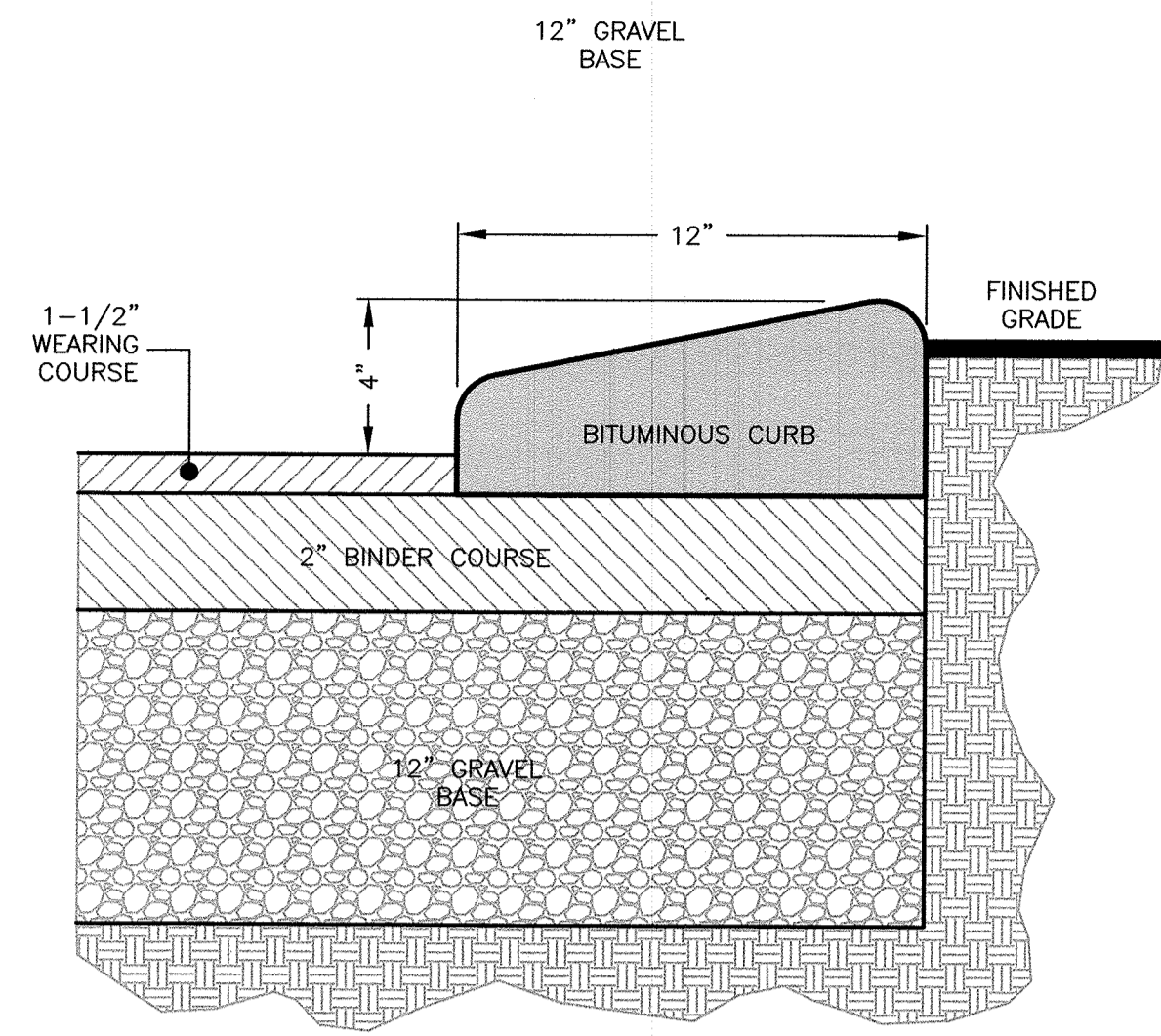


TIRE TRACKING PAD
NOT TO SCALE

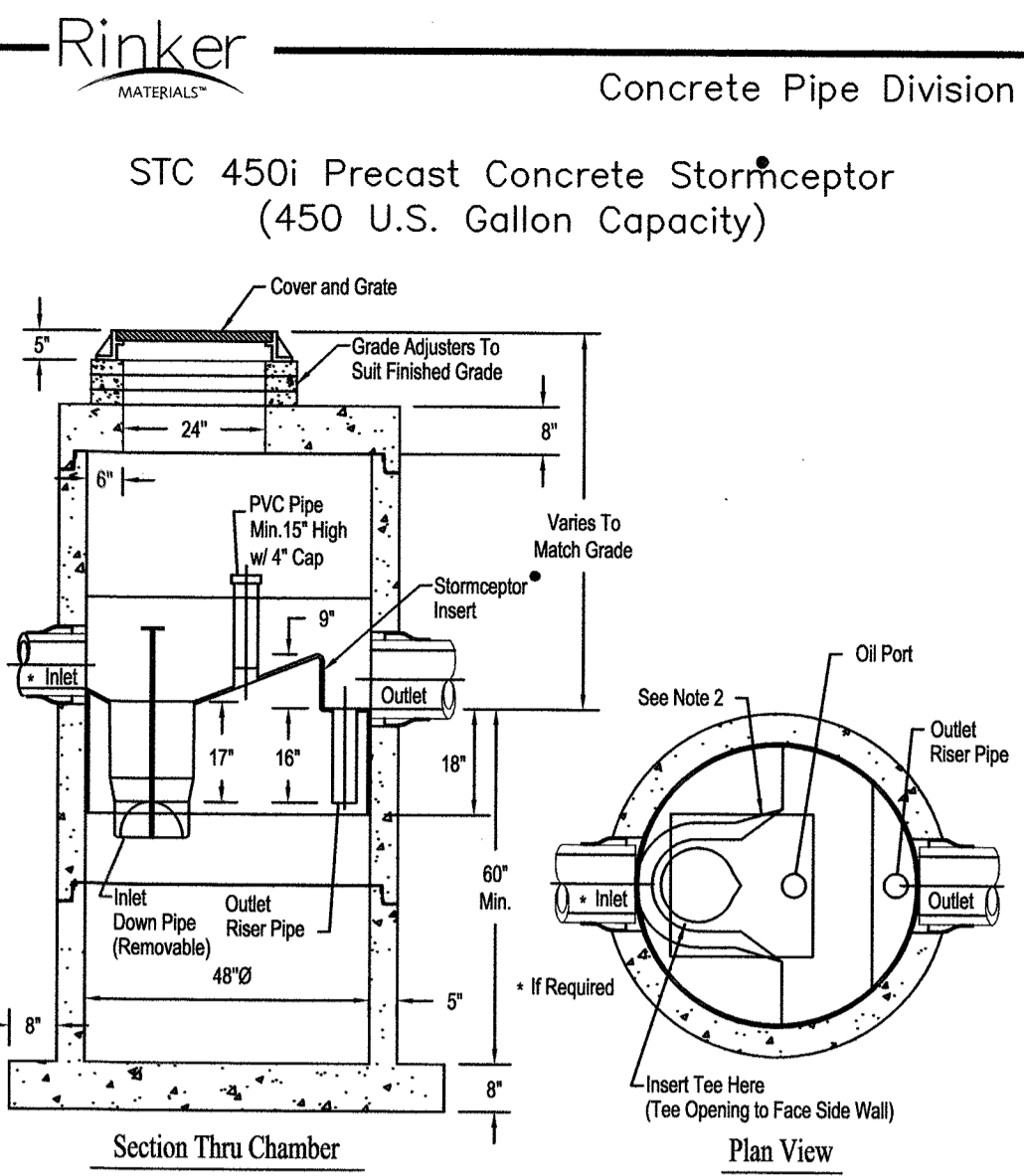
NOTE: PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

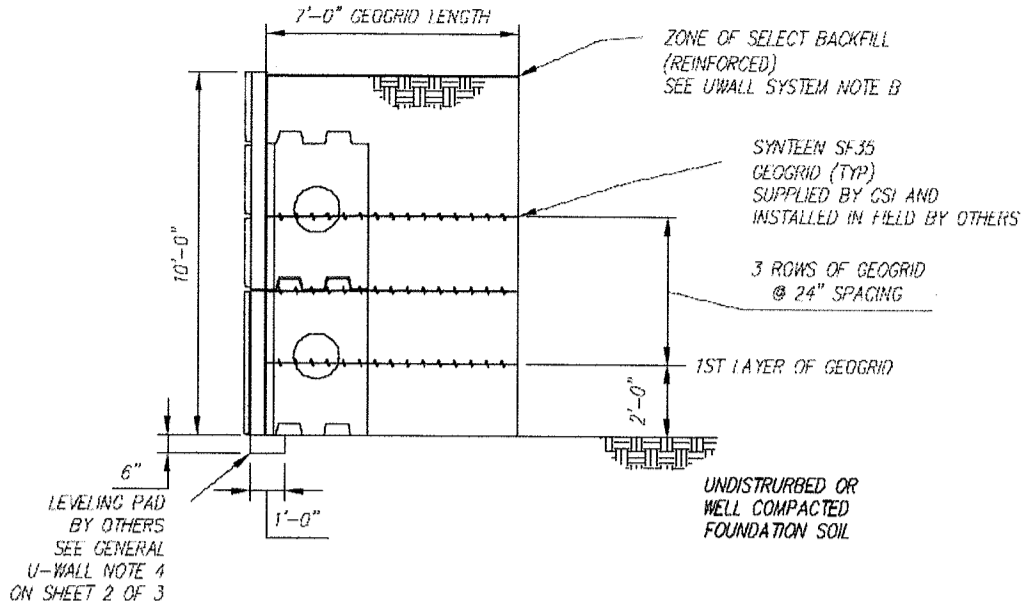
HAYES ENGINEERING, INC.



CAPE COD CURB
NOT TO SCALE

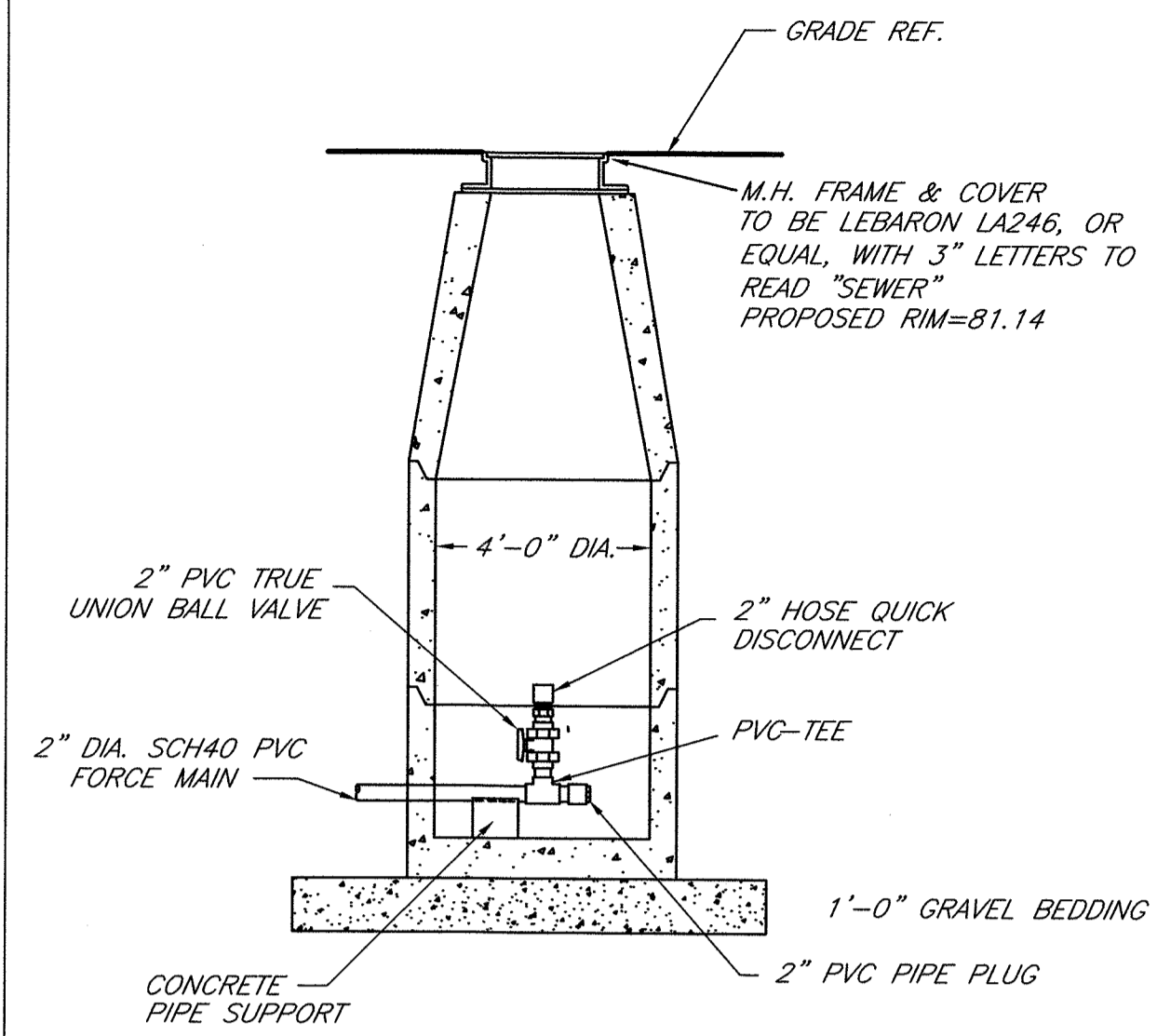


Notes:
 1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6068765, #6371690, #7582216, #7666303.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

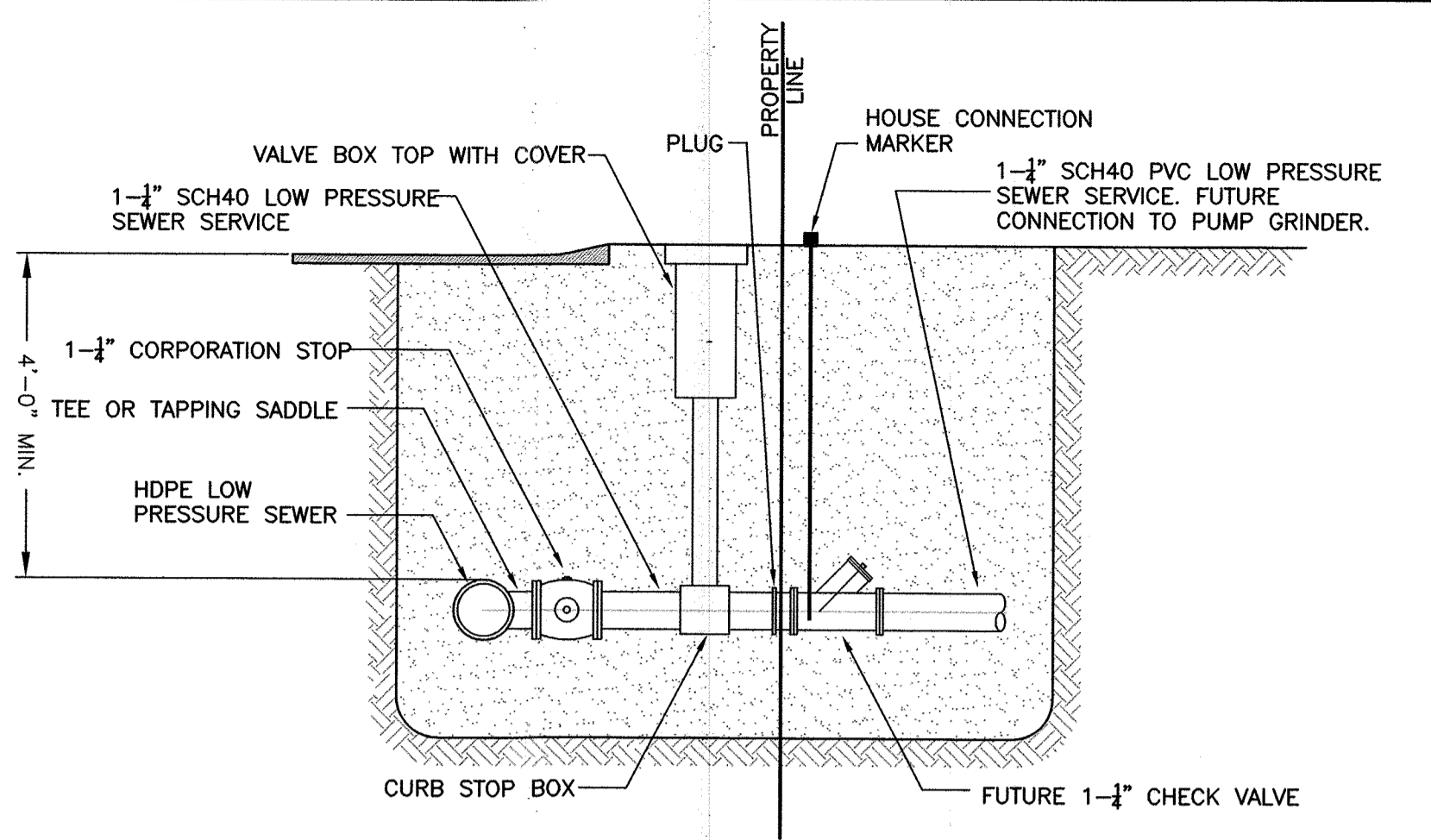


TYPICAL U-WALL CROSS-SECTION
NOT TO SCALE

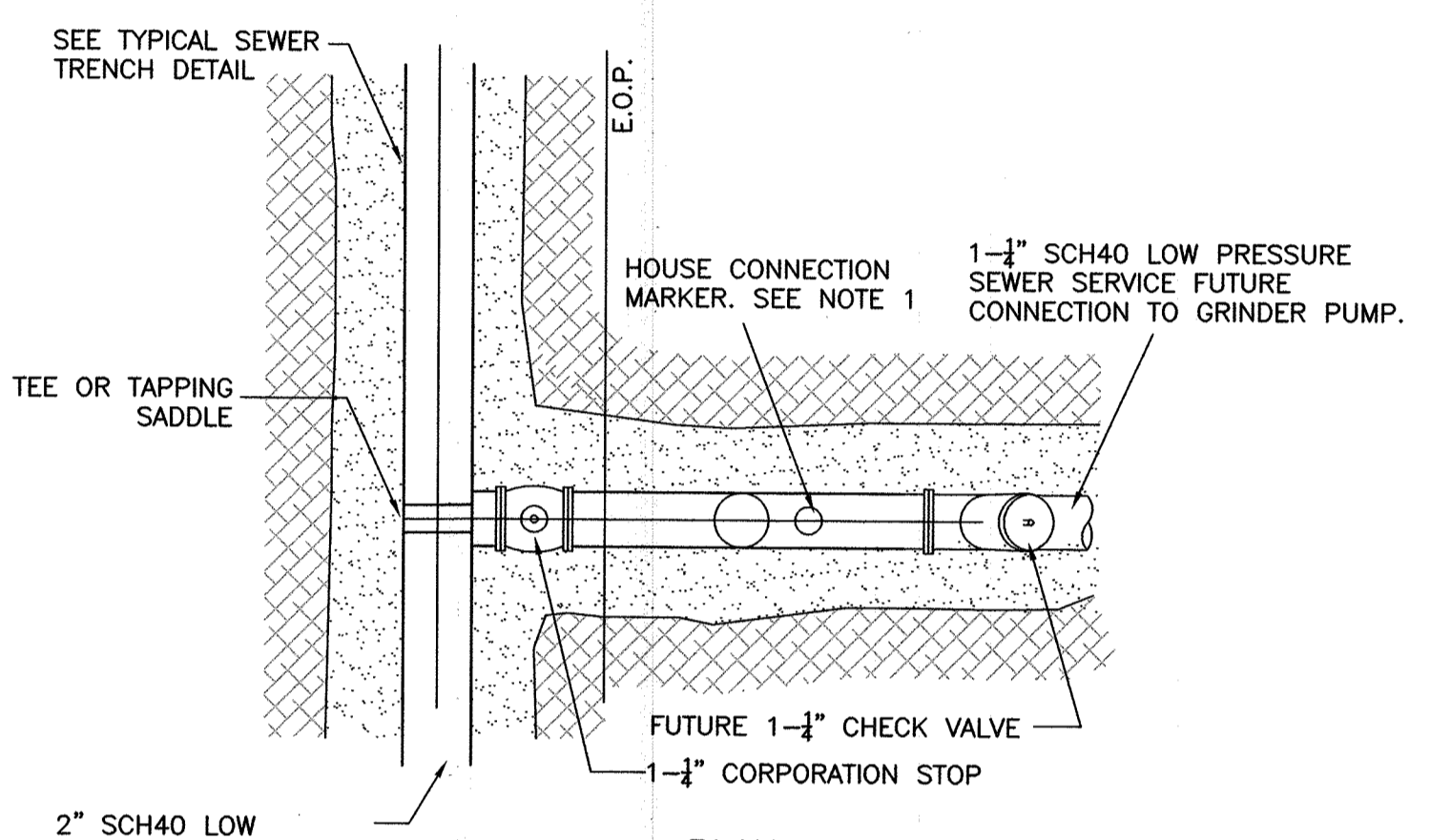
NOTE: FINAL WALL-TYPE AND DESIGN TO BE PROVIDED BY MATERIAL VENDOR AND SUBMITTED TO DPW ENGINEERING DIVISION PRIOR TO CONSTRUCTION



TERMINAL FLUSHING STATION
TYPICAL ELEV. VIEW
N.T.S.



ELEVATION

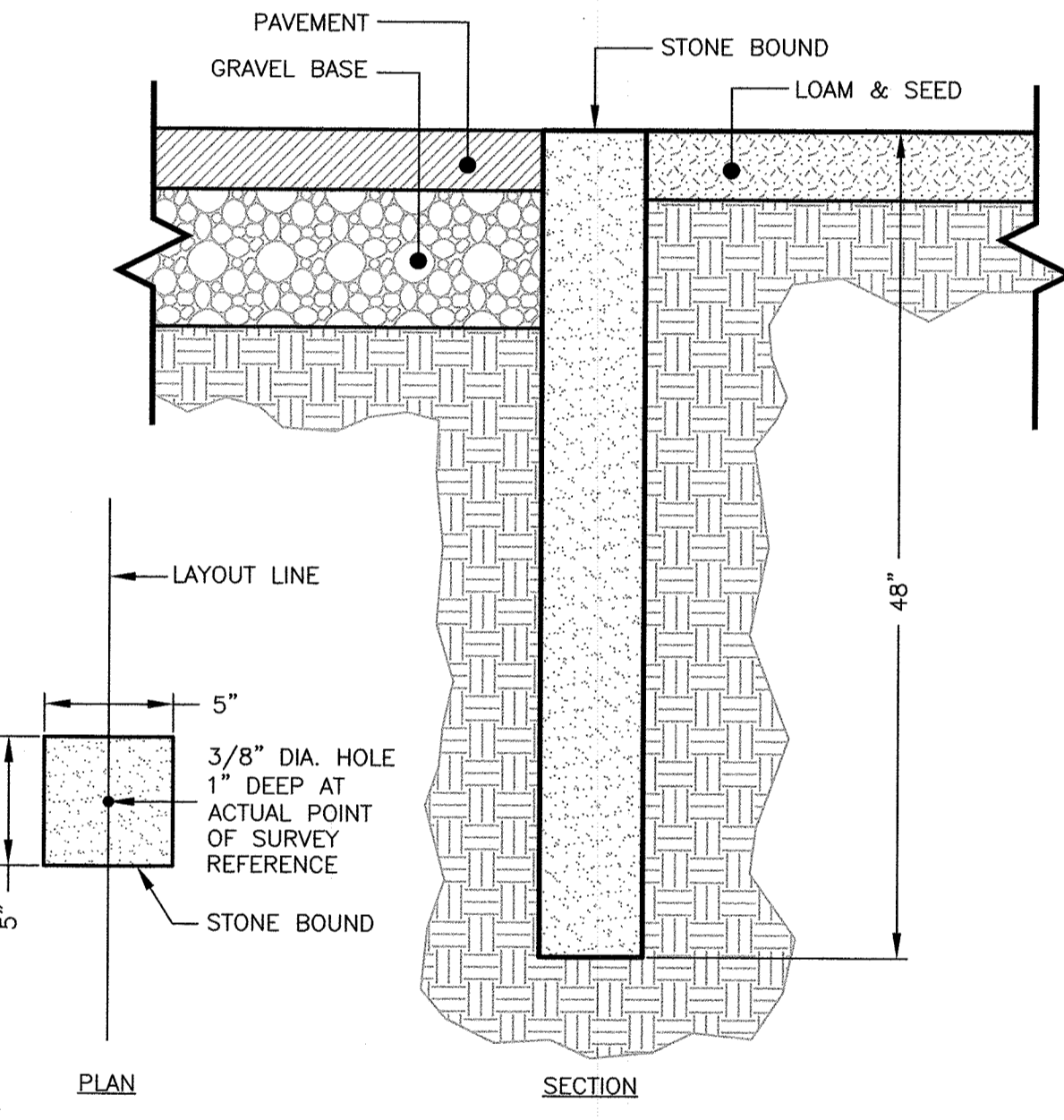


PLAN

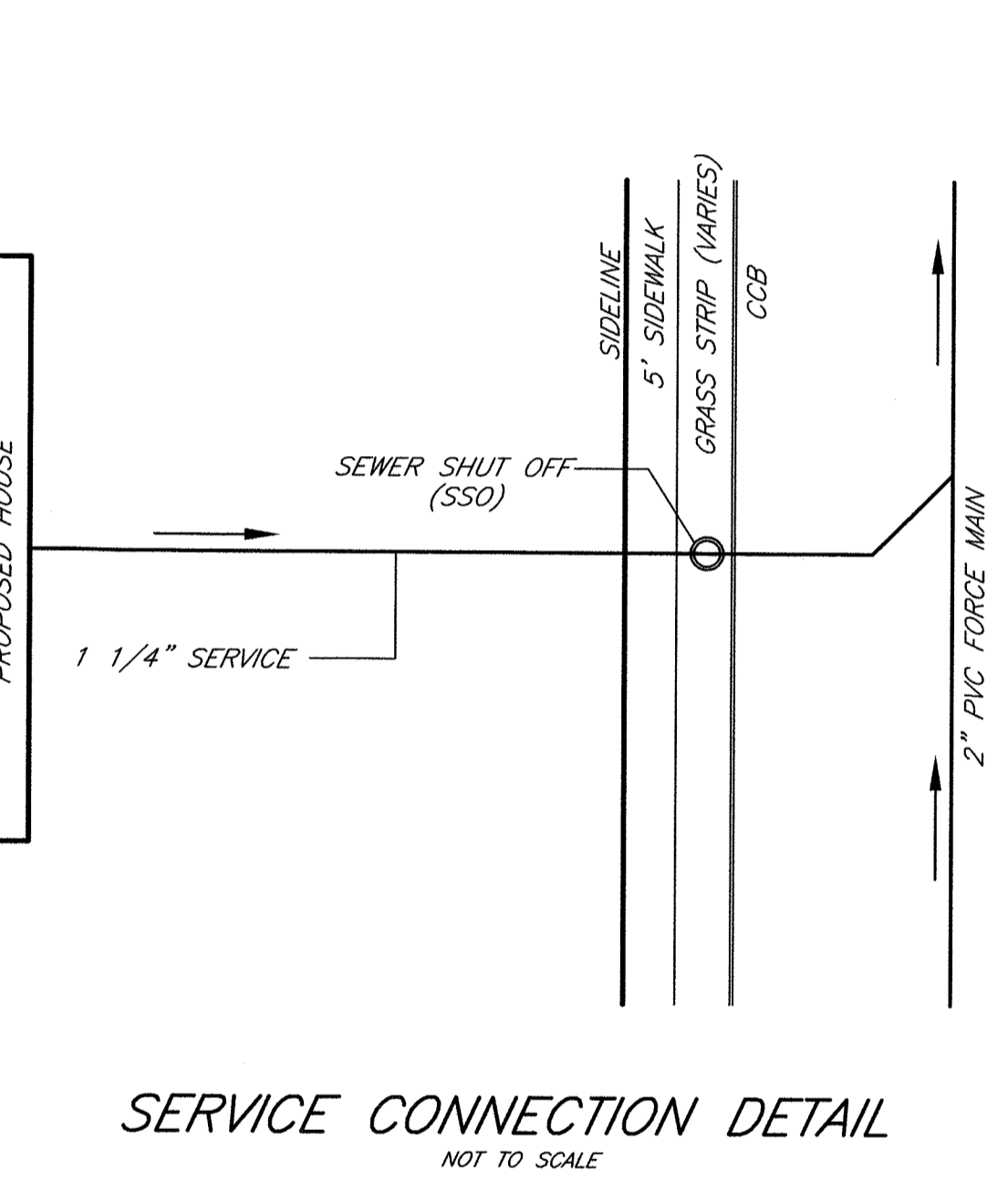
- HOUSE CONNECTION MARKER SHALL BE A 2"x2" HARDWOOD STAKE
- CONTRACTOR SHALL EXTEND SERVICE LATERAL TO THE PROPERTY LINE, INSTALL PLUG AND HOUSE CONNECTION MARKER.
- SEWER SERVICE PIPE SHALL CROSS UNDER ANY WATER MAIN, WHILE MAINTAINING 1'-6" MINIMUM VERTICAL CLEARANCE AND 10' LATERAL DISTANCE FROM WATER SERVICE.
- VALVE BOX TOP FOR LOW PRESSURE SEWER SERVICES SHALL BE CAST IRON AND HAVE THE WORD "SEWER" CLEARLY CAST INTO THE COVER.
- ALL GRINDER PUMPS INITIALLY INSTALLED SHALL BE OF THE SAME MAKE AND MODEL. ALL GRINDER PUMPS AND WET WELLS SHALL BE INSTALLED OUTSIDE OF BUILDINGS.
- EACH UNIT TO BE EQUIPPED WITH ALARM SYSTEM.

LOW PRESSURE SEWER SERVICE CONNECTION DETAILS

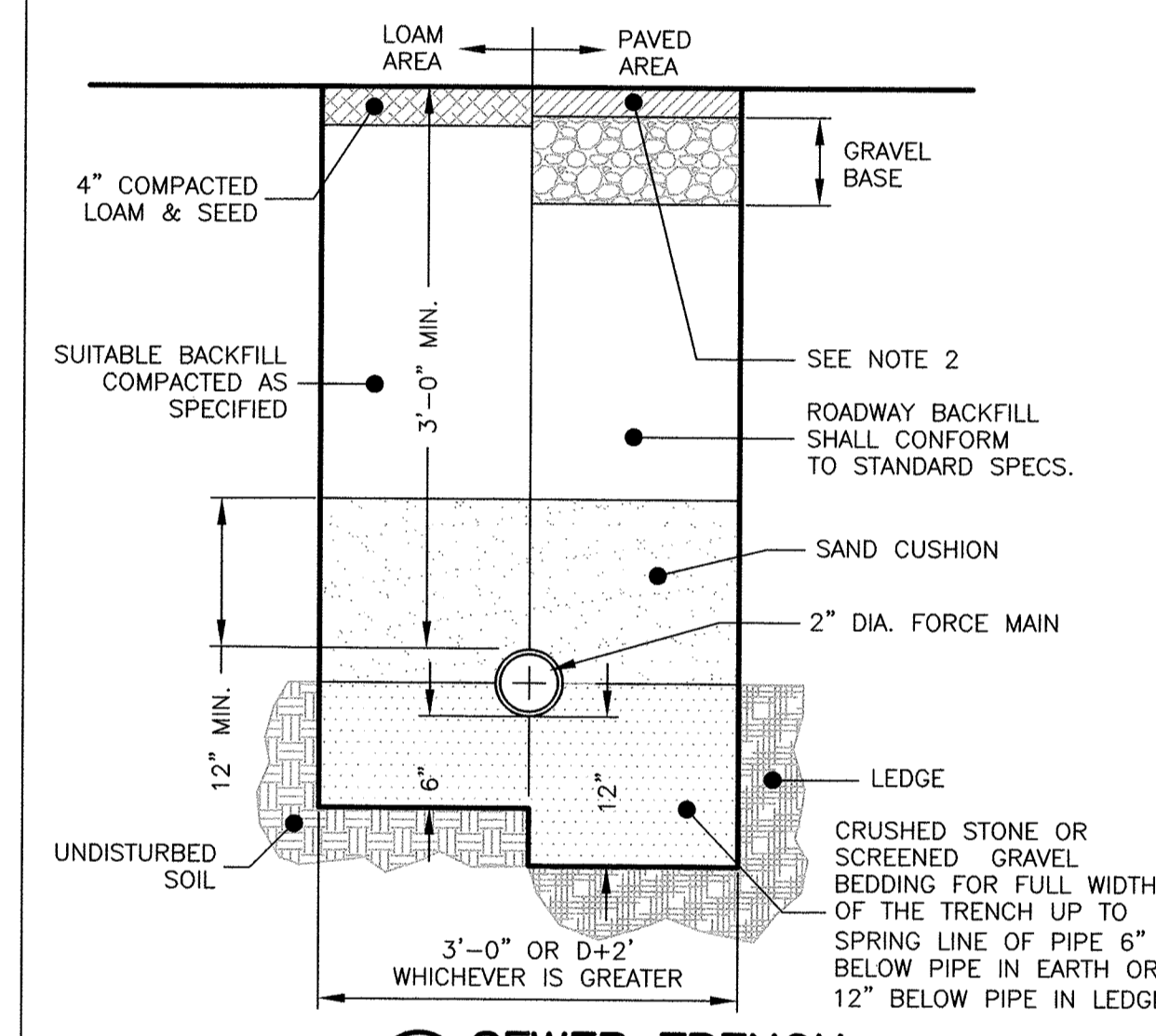
NOT TO SCALE



STONE BOUND
NOT TO SCALE

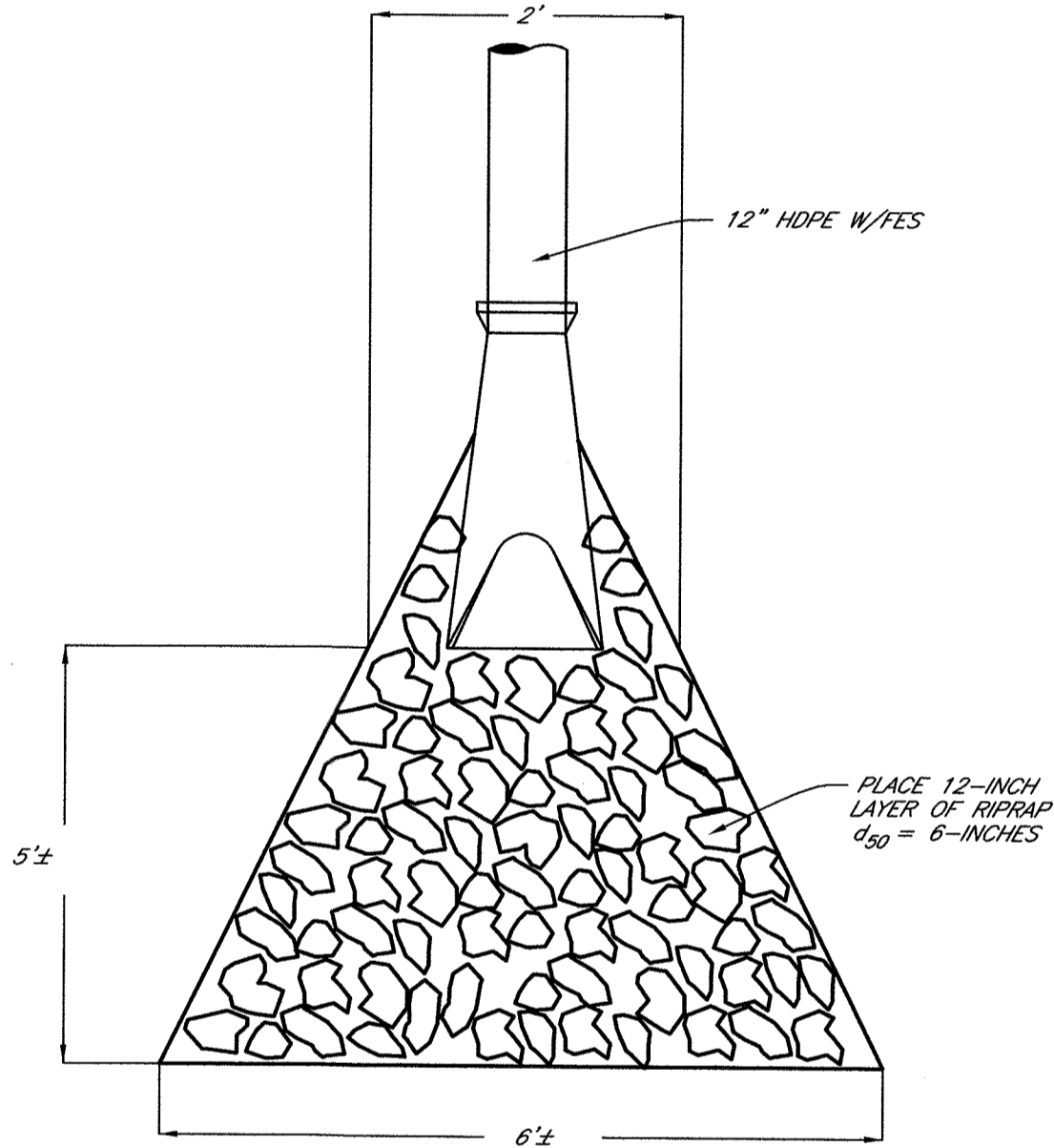


SERVICE CONNECTION DETAIL
NOT TO SCALE



SEWER TRENCH
NOT TO SCALE

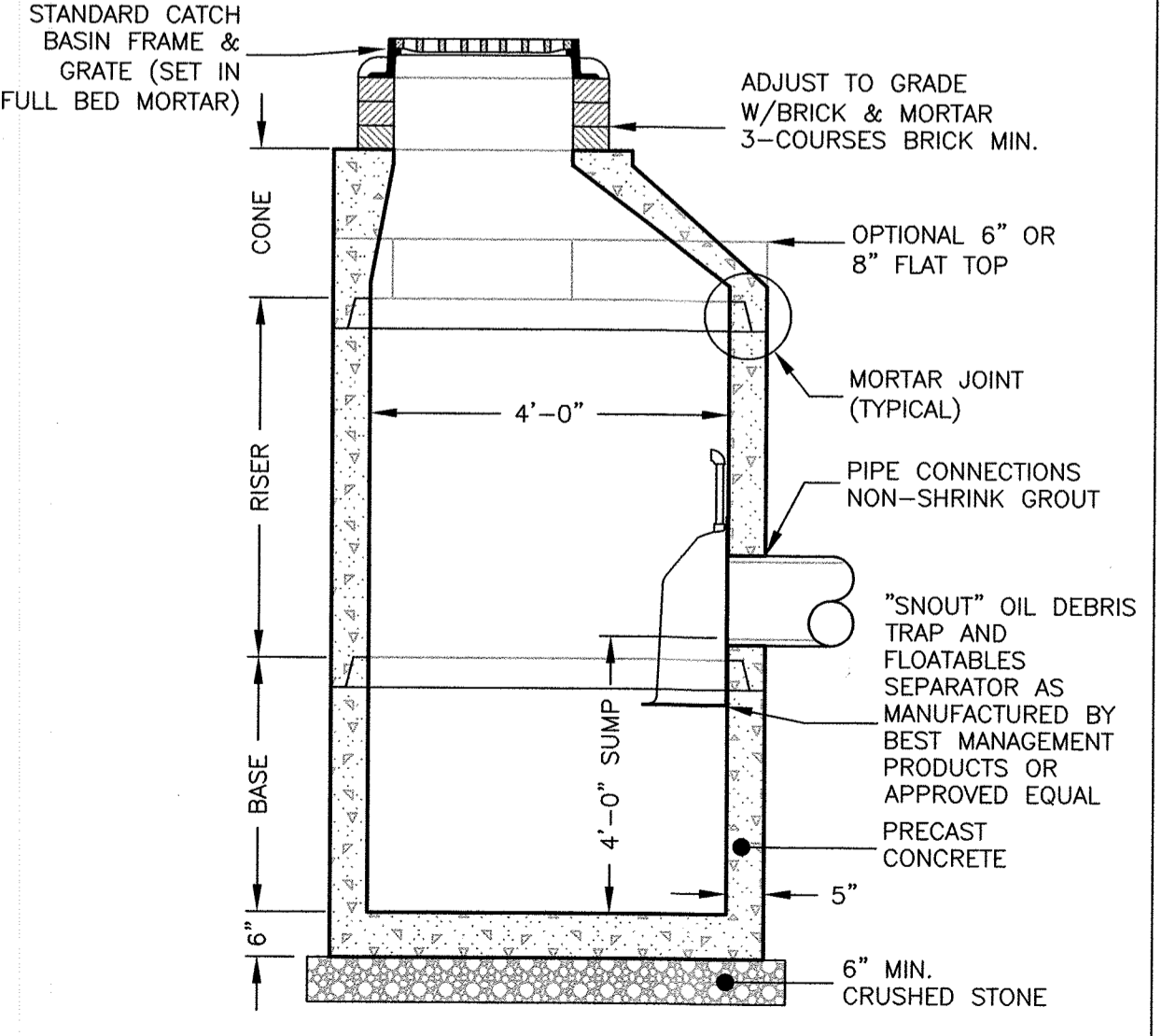
- NOTES:**
- ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
 - IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
 - MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
 - A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



RIPRAP APRON
NOT TO SCALE

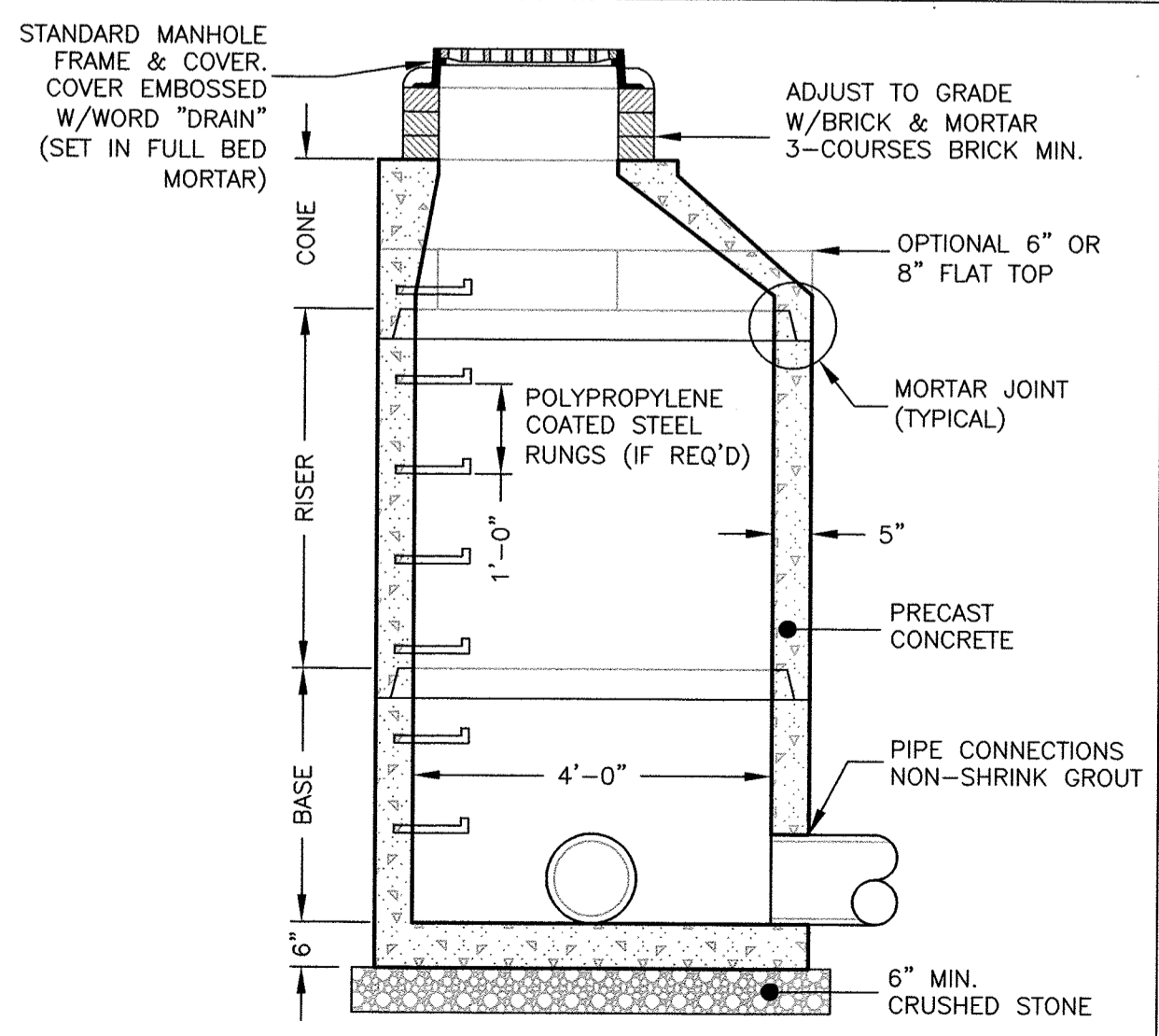
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



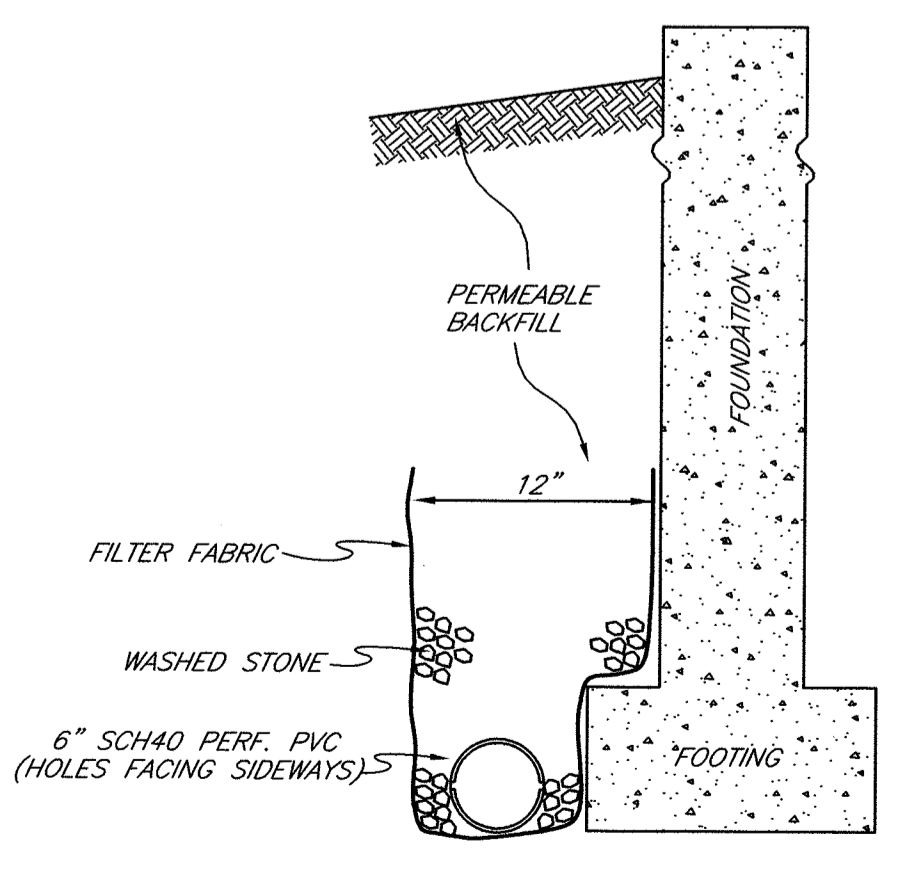
PRE-CAST CATCH BASIN
NOT TO SCALE

- NOTES:**
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



PRE-CAST DRAIN MANHOLE
NOT TO SCALE

- NOTES:**
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



UNDERDRAIN DETAIL
NOT TO SCALE

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

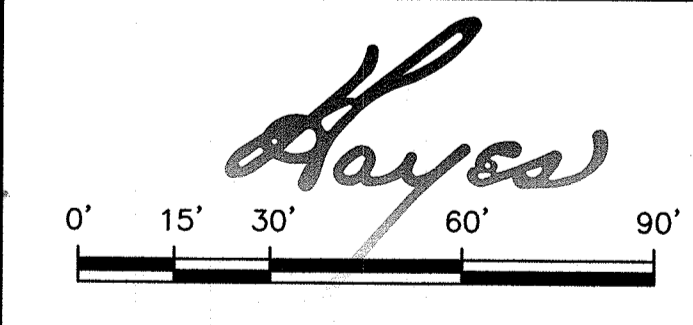
I, _____, CLERK OF THE TOWN OF WAKEFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

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APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S ENGINEER _____ DATE _____



DETAIL SHEET
LOUIS AVENUE EXTENSION
WAKEFIELD, MASS.

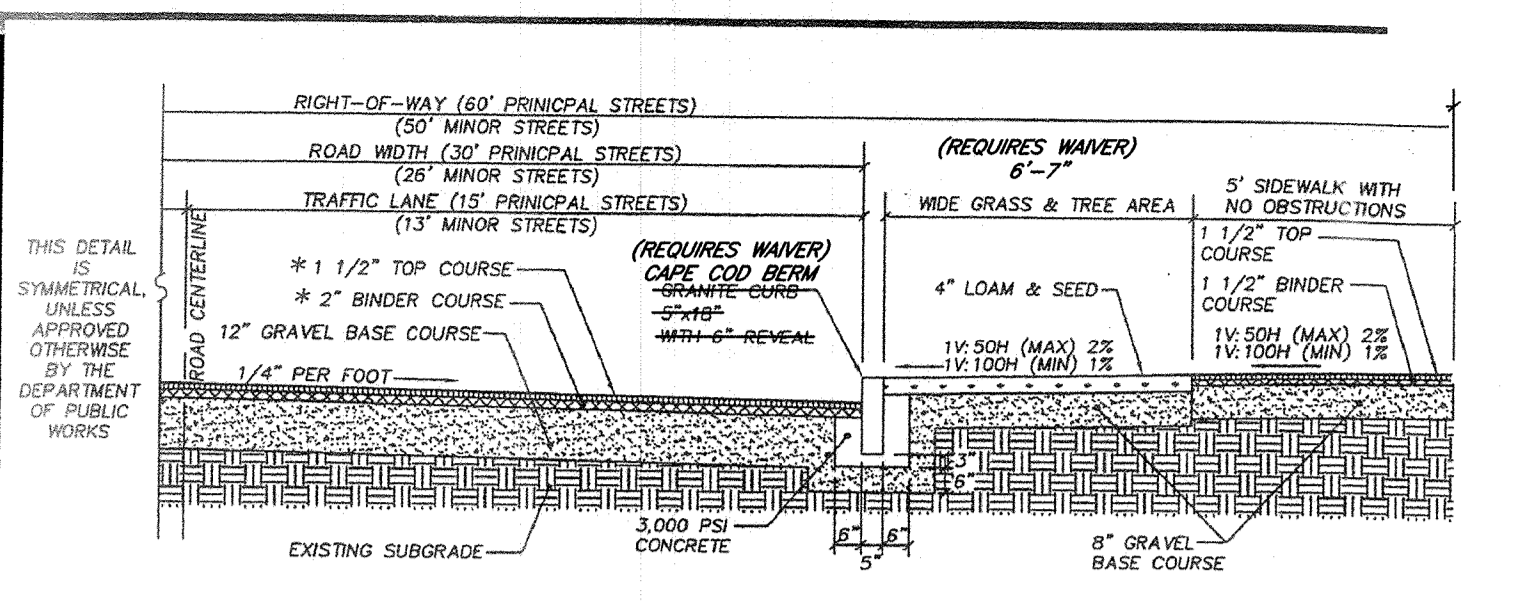
Applicant: _____ Engineer
 Lovis Avenue LLC
 4 McDonald Farm Road
 Wakefield, Mass. 01880
 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Mass. 01880
 www.hayeseng.com

Scale: 1" = 30' June 11, 2019

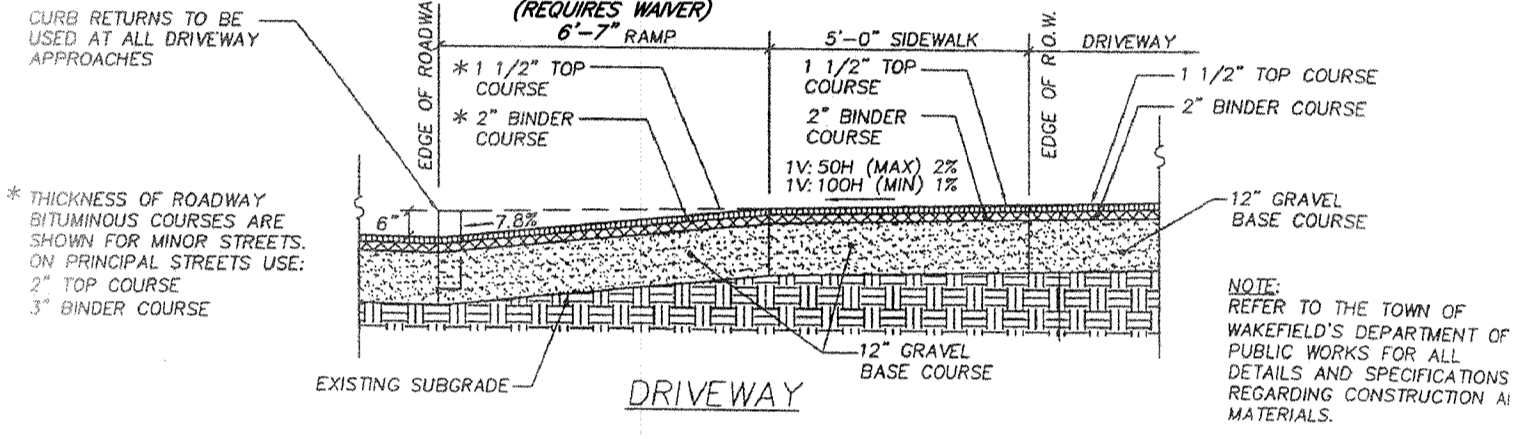
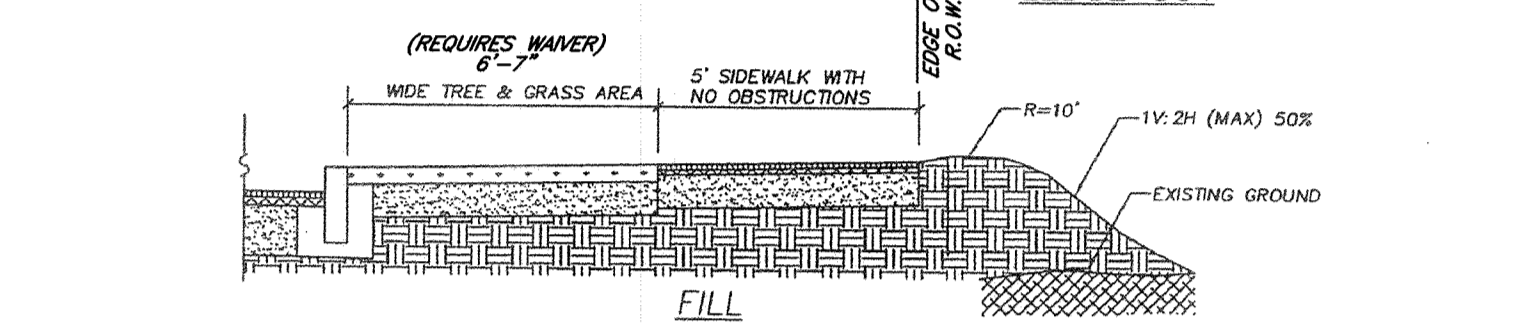
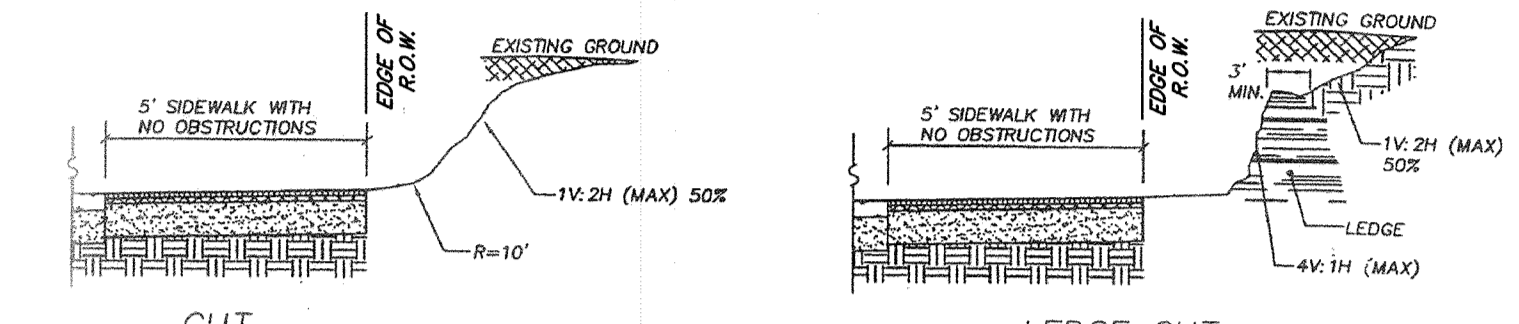
No.	Revision	Date
10		
9		
8		
7		
6		
5	No Change This Sheet	9/2/2020
4	Increased Buffer to Wetland Lots 2 & 3	5/7/2020
3	Engineering Comments	12/20/2019
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WAKEFIELD PLANNING BOARD

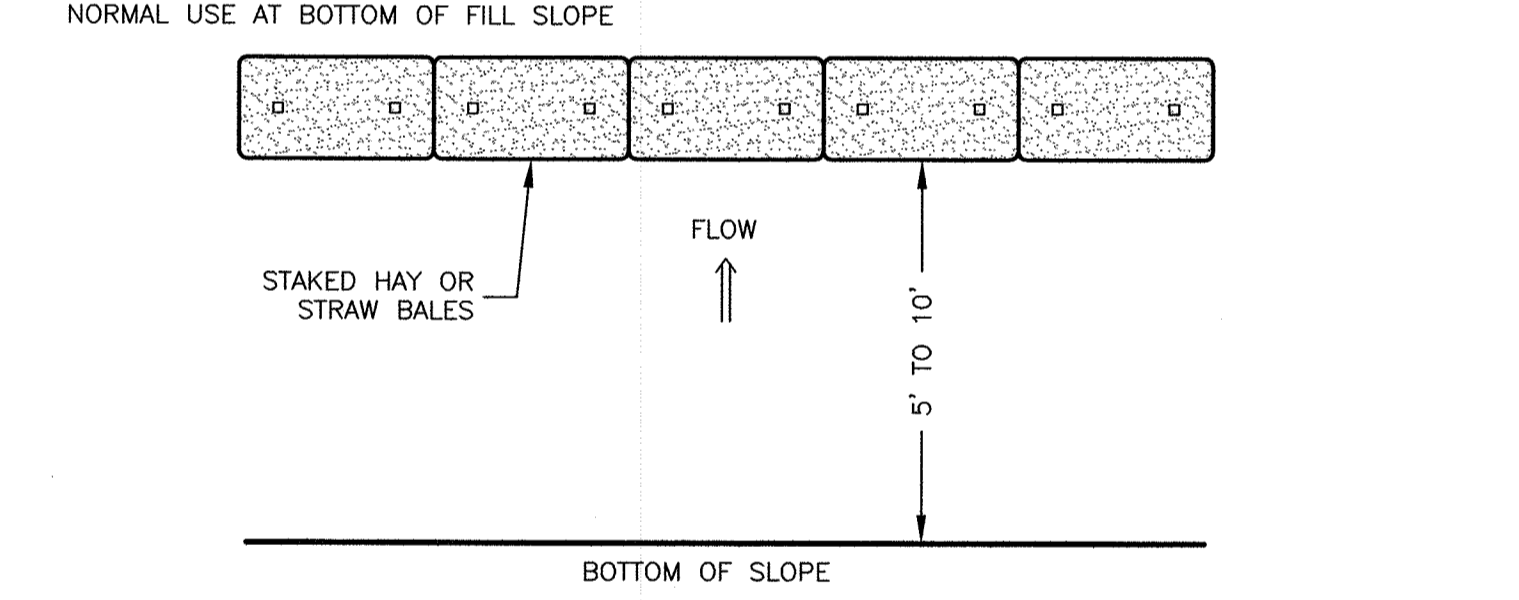
Application Filed: _____
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 Plan Signed: _____



TYPICAL ROAD CROSS SECTION
NOT TO SCALE

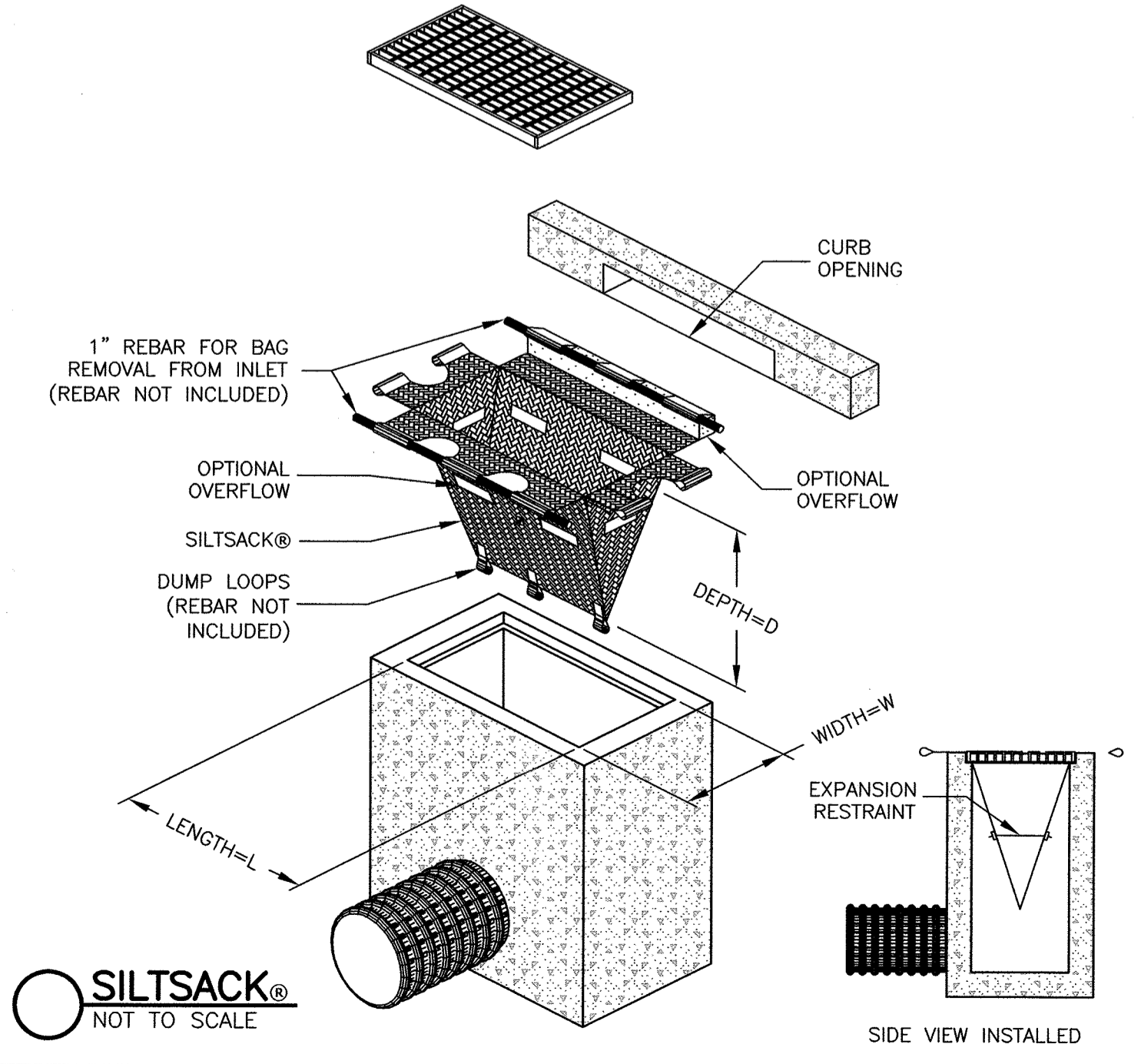


MODIFIED TYPICAL RIGHT-OF-WAY SECTIONS
NOT TO SCALE

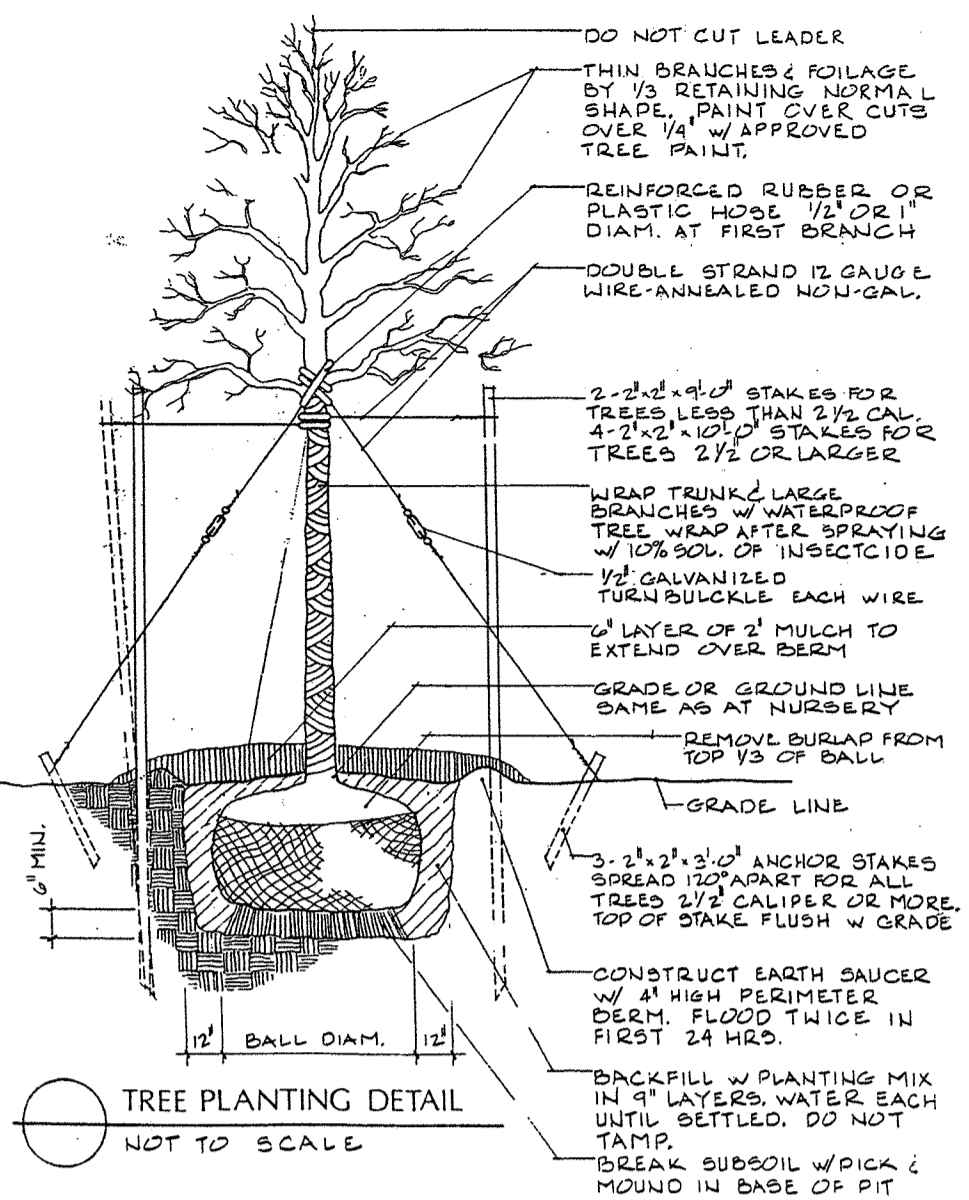


EROSION PROTECTION @ BOT. SLOPE
NOT TO SCALE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
HAYES ENGINEERING, INC.

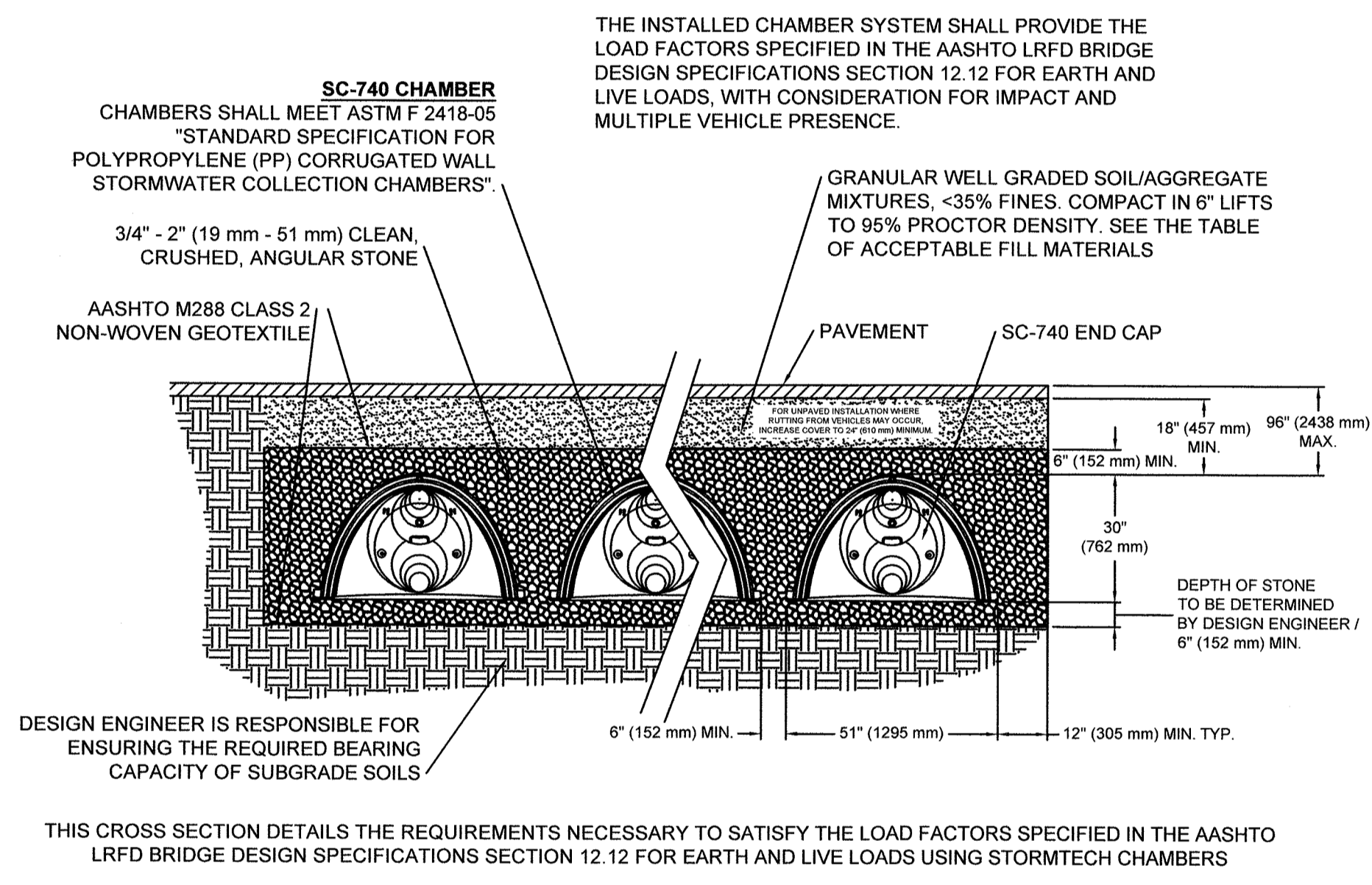


SILTSACK®
NOT TO SCALE

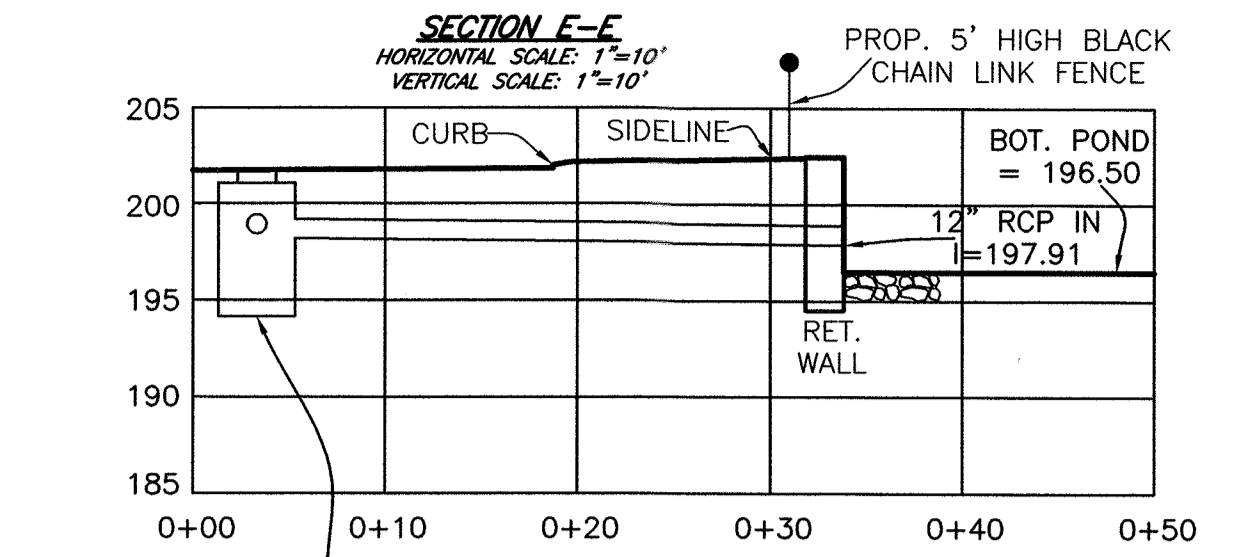


TOWN OF WAKEFIELD PLANTING DETAIL (MODIFIED)
NOT TO SCALE

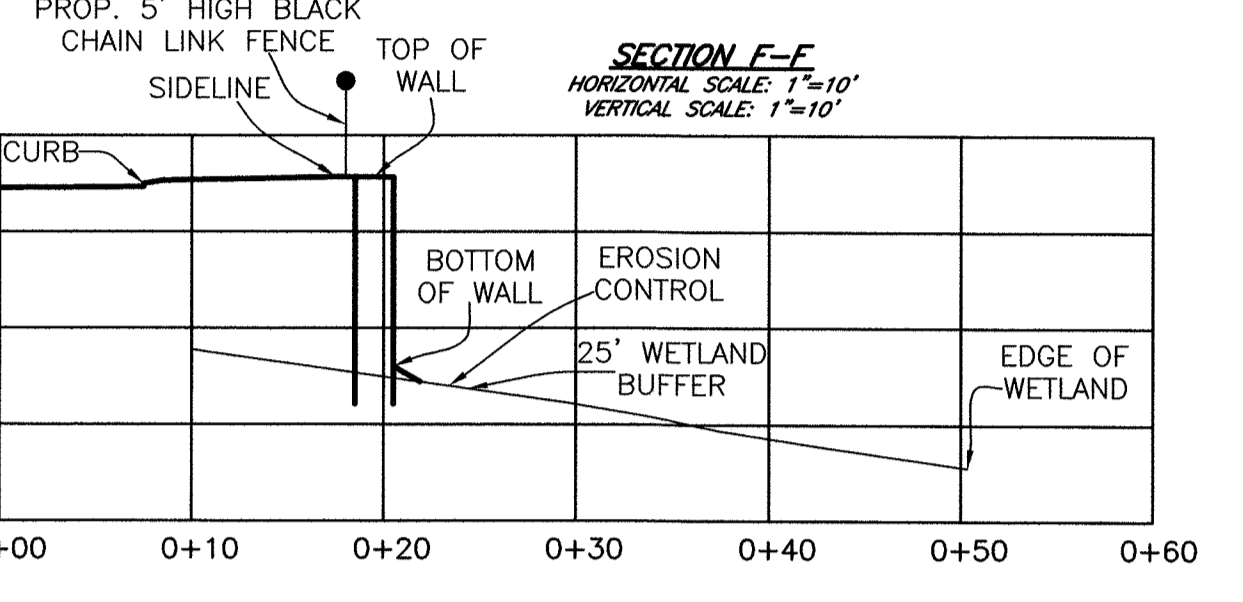
- NOTES:
- PROPOSED TREE PLANTINGS SHALL BE IN ACCORDANCE WITH SECTION 320-25 OF THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF WAKEFIELD'S PLANNING BOARD (R&R).
 - TREE PLANTINGS SHALL BE RED SUNSET RED MAPLE (ACER RUBRA, R.S.) WITH A 2 1/2 INCH CALIPER MINIMUM.



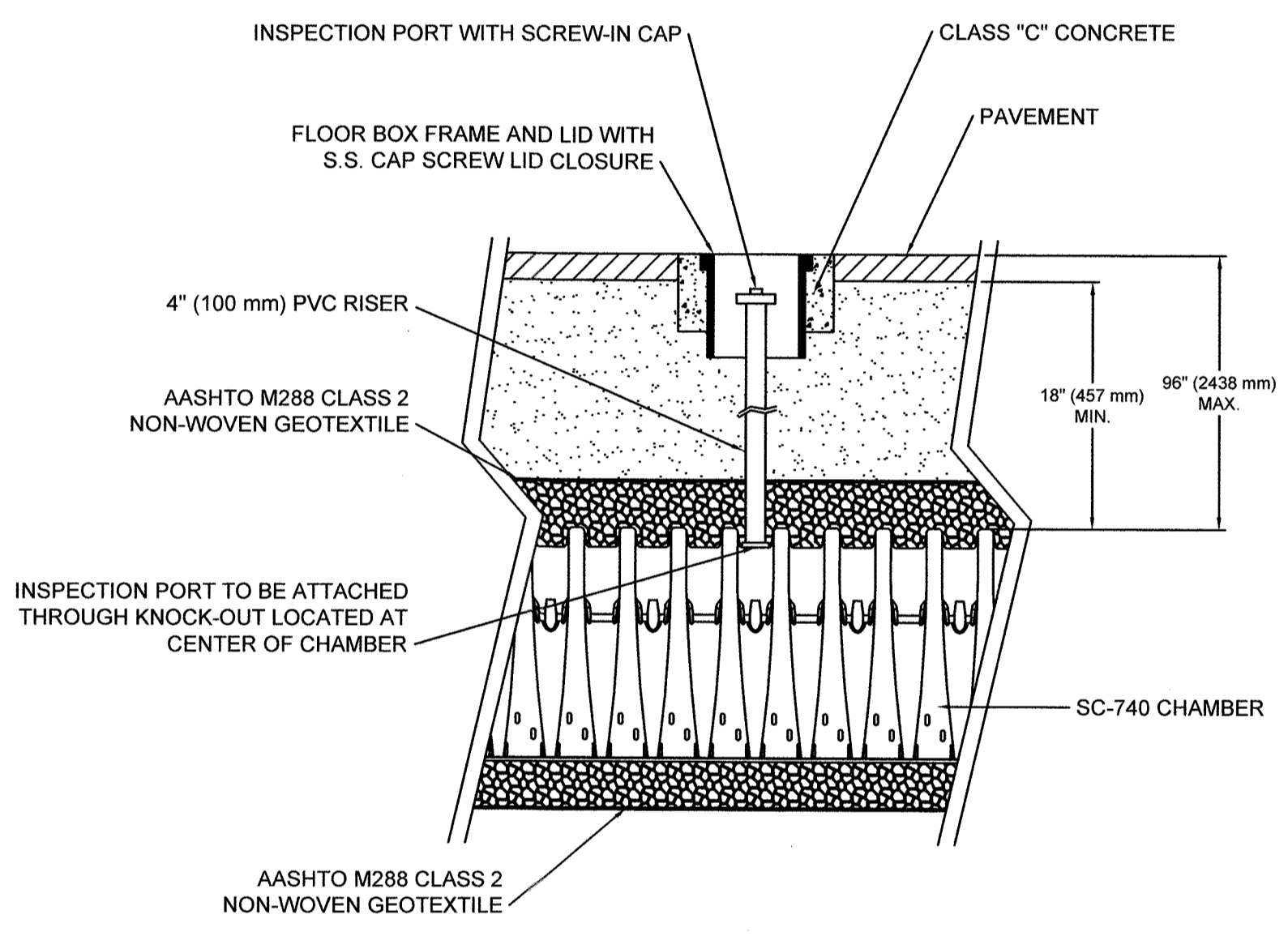
SC-740 CHAMBER CROSS-SECTION
NOT TO SCALE



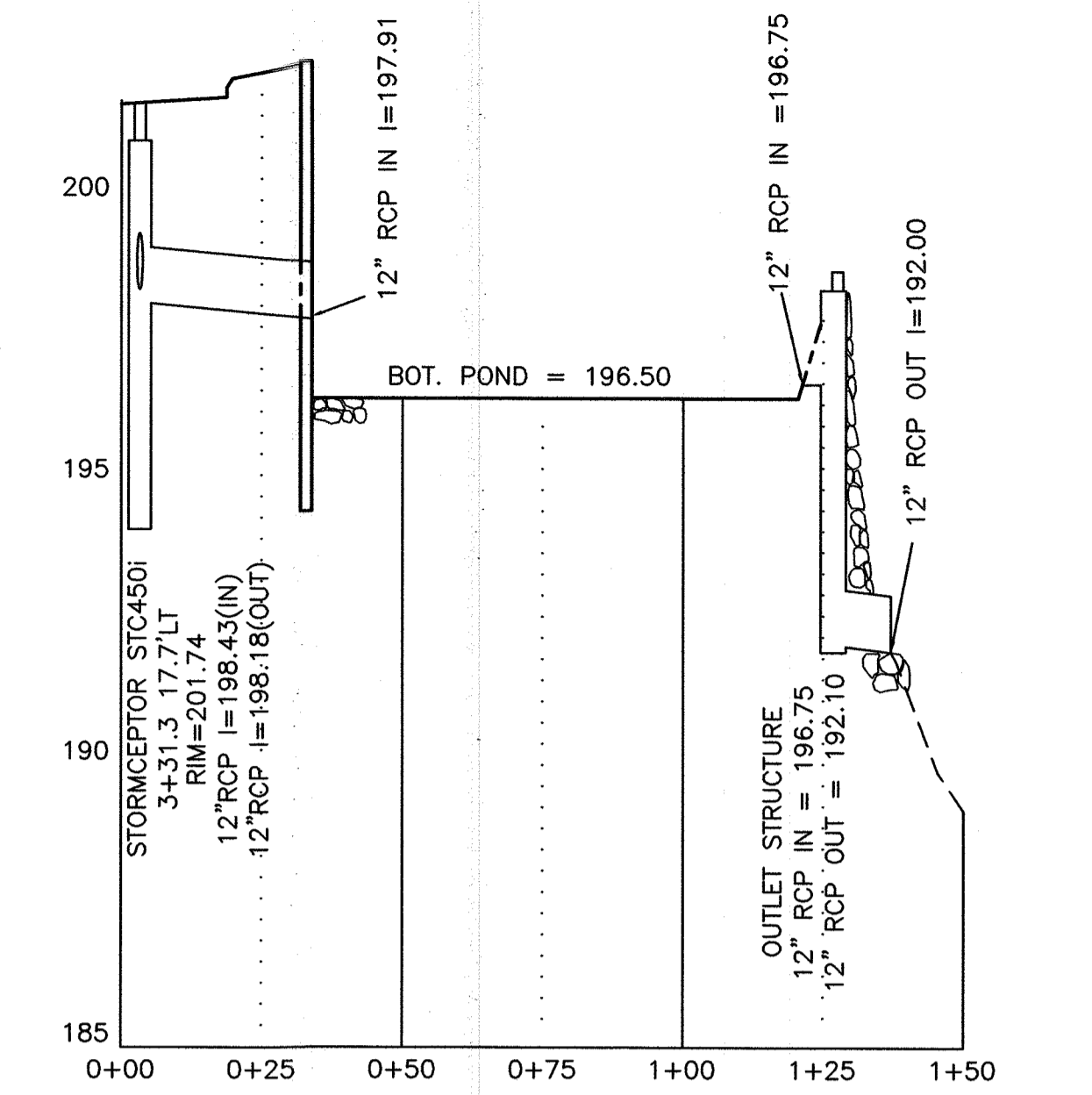
SECTION E-E
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



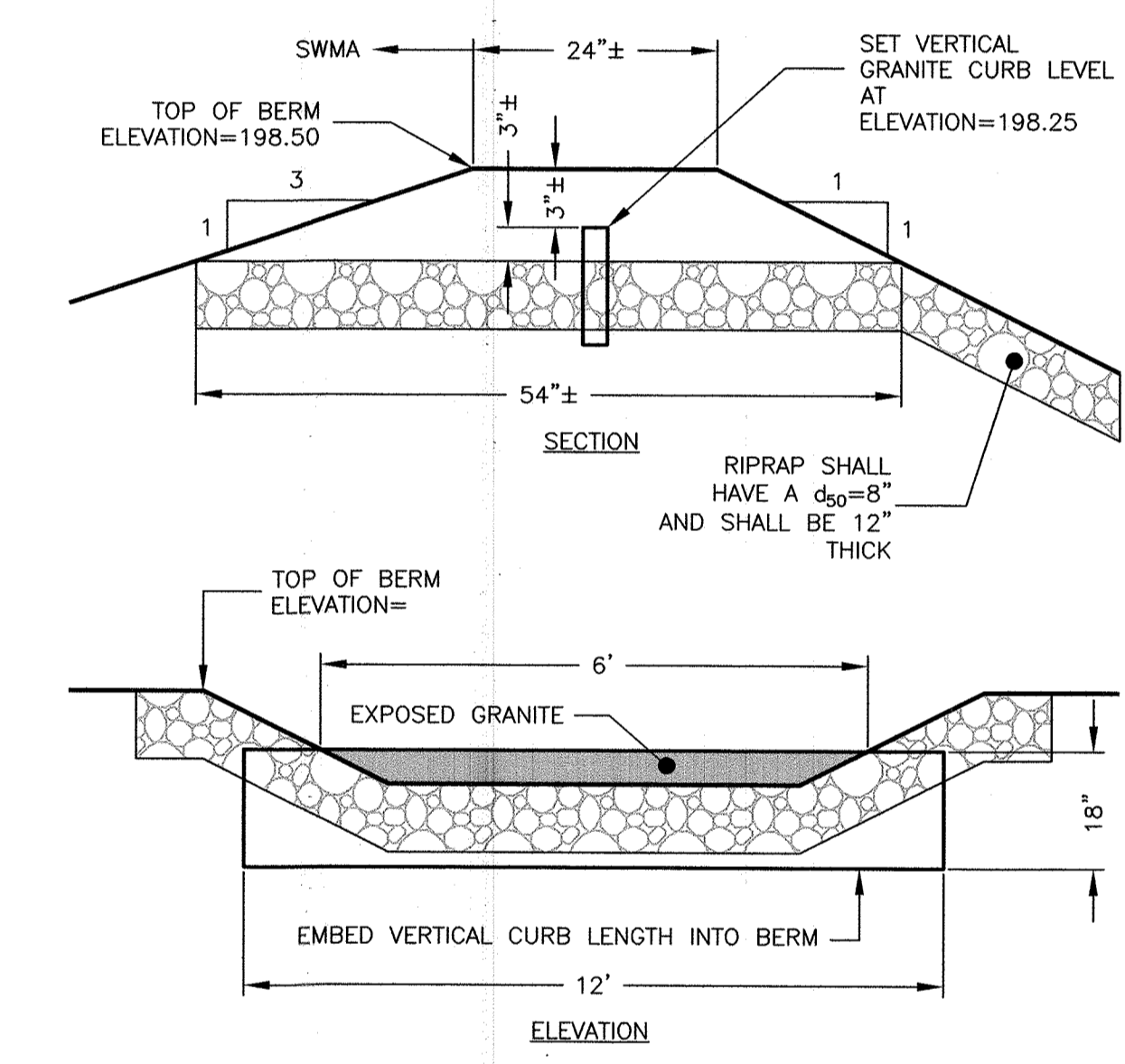
SECTION F-F
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



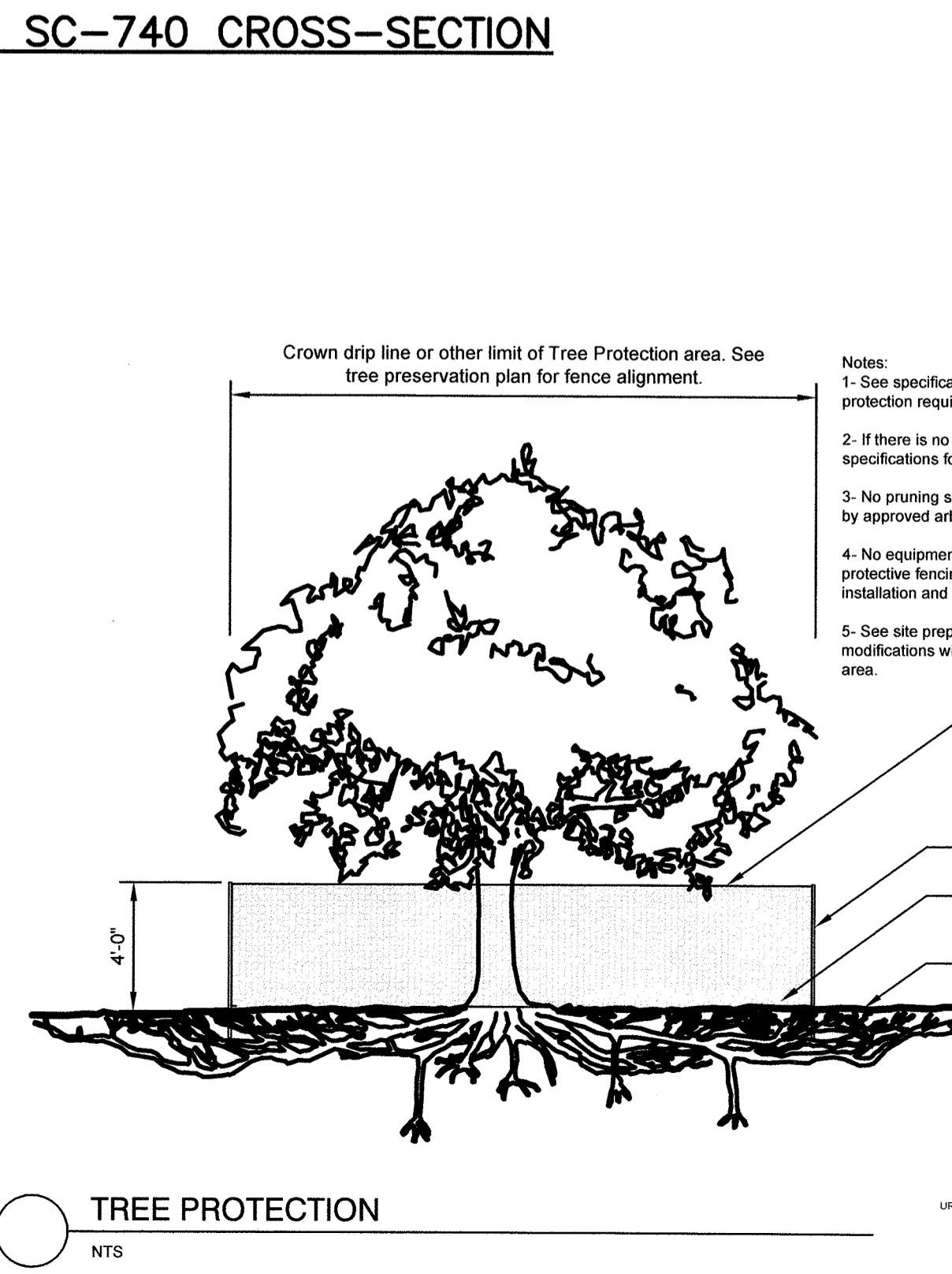
STORMTECH INSPECTION PORT
NOT TO SCALE



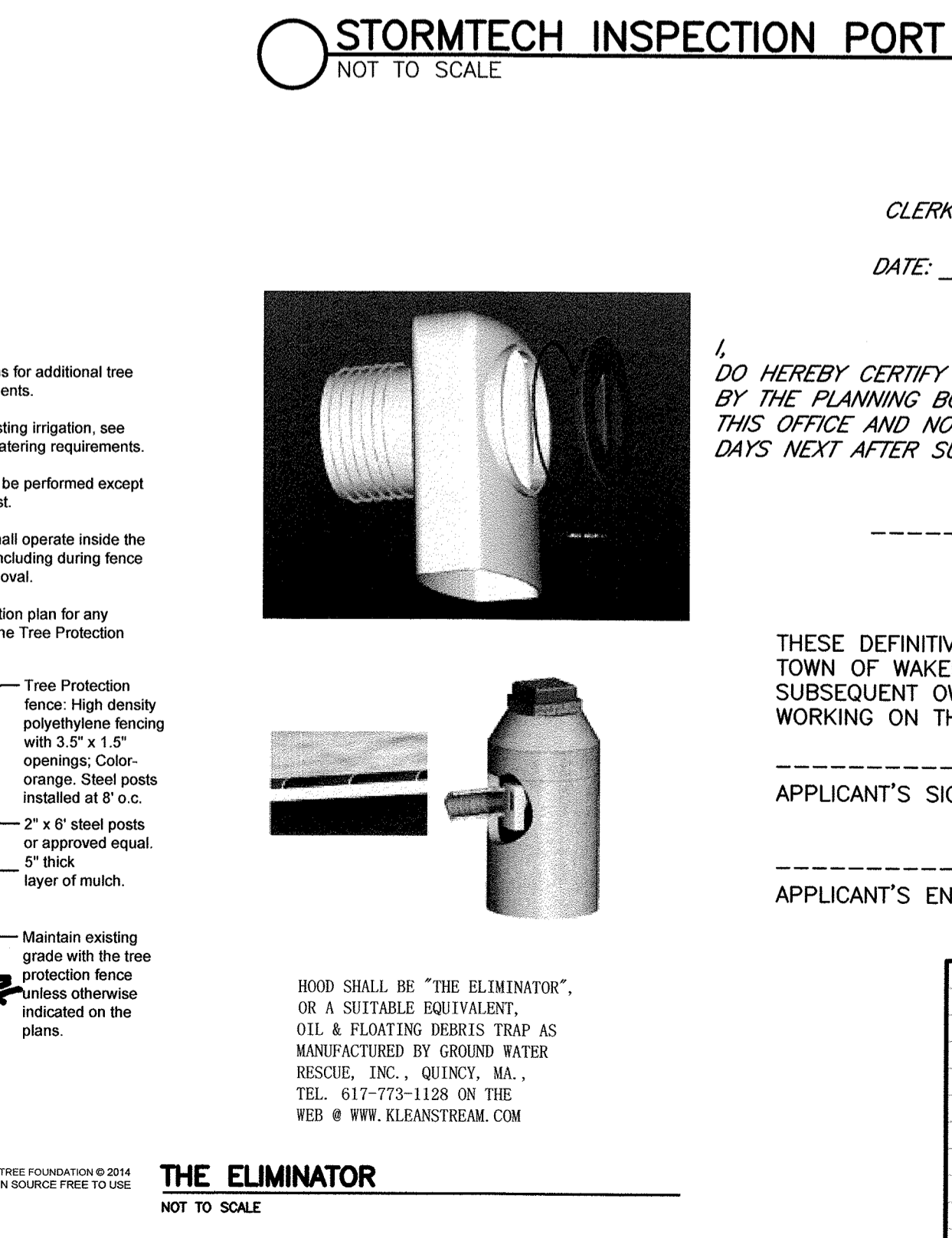
PROPOSED STORMWATER MANAGEMENT AREA CROSS-SECTION
NOT TO SCALE



SPILLWAY
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE



THE ELIMINATOR
NOT TO SCALE

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

CLERK OF THE TOWN OF WAKEFIELD,
DO 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 SAID NOTICE.
TOWN CLERK

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APPLICANT'S SIGNATURE _____ DATE _____
APPLICANT'S ENGINEER _____ DATE _____

Seal of the Commonwealth of Massachusetts, Professional Engineer, Louis Avenue LLC, No. 45408, Registered Professional Engineer, 9-2-2020.

Signature: Hayes

Scale: 1"=30'

DETAIL SHEET
LOUIS AVENUE EXTENSION
WAKEFIELD, MASS.

Applicant: Louis Avenue LLC, 4 McDonald Farm Road, Wakefield, MA 01880
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

10			
9			
8			
7			
6			
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No.	Revision	Date	

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

Scale: 1"=30'

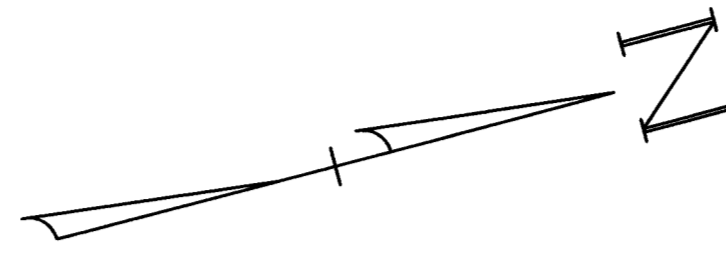
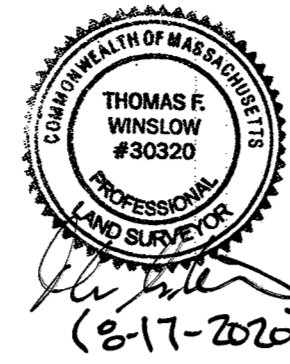
WAKEFIELD PLANNING BOARD

June 11, 2019

SHEET 10 OF 10

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

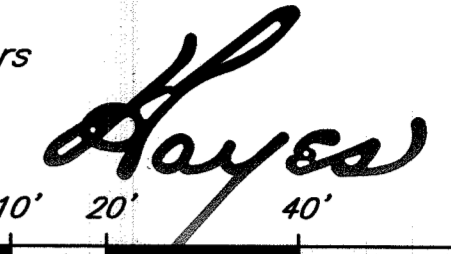
Thomas E. Winslow, P.E.
HAYES ENGINEERING, INC.



Plan of Land #201 Nahant Street WAKEFIELD, 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' 0' 10' 20' 40' 60' August 7, 2020

OWNERSHIP

ANTOINETTE COLANTUONIO LIFE ESTATE AND ANGELA PASSARO,
TRUSTEE OF THE ANTOINETTE COLANTUONIO IRREVOCABLE TRUST
DEED: BOOK 31701 PAGE 467
[LOT 20A-3 PLAN NO. 701 OF 1986]
ASSESSOR'S PARCEL ID: 32-039-20A
#201 NAHANT STREET

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 20A-3 ON PLAN RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 701 OF 1986 TO CREATE LOTS A & B AS BUILDABLE LOTS AND PARCEL C WHICH IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE ADDED TO THE ABUTTING LAND OF ANDREW O. DORNEY AND RENEE C. JULY.
- PERIMETER INFORMATION WAS TAKEN FROM A "SUBDIVISION PLAN OF LAND IN WAKEFIELD, MASS.," DATE: JANUARY 10, 1986 BY DAVID E. BEEDE AND RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 701 OF 1986.

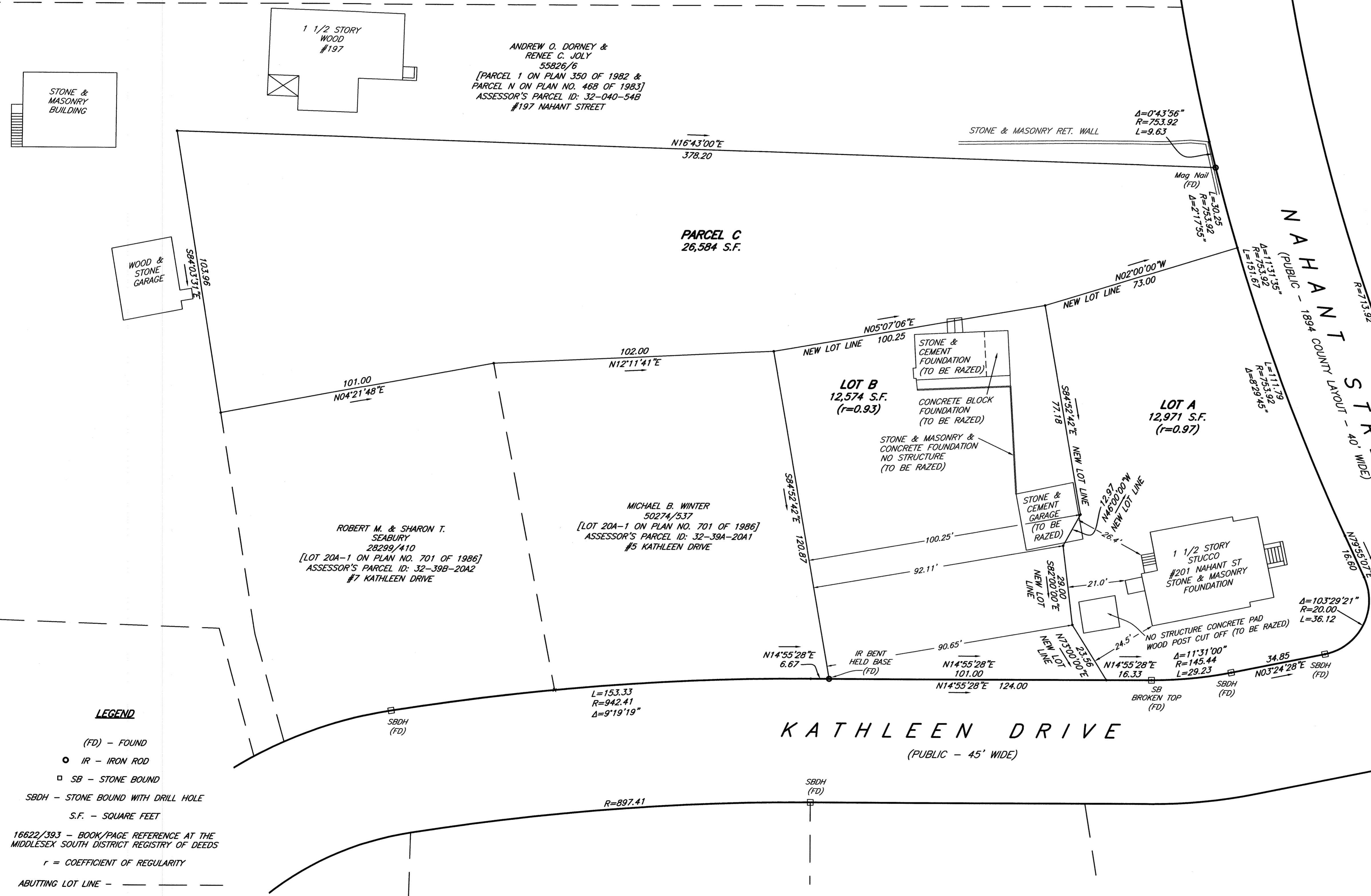
ZONE: Single Residence

MINIMUM LOT AREA = 12,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT WIDTH = 100 FEET AT BUILDING
MINIMUM LOT WIDTH = 75 FEET TO BUILDING

MINIMUM YARD SETBACKS
FRONT = 20 FEET
SIDE = 15 FEET
REAR = 25 FEET

TOWN OF WAKEFIELD PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
NO DETERMINATION AS TO COMPLIANCE WITH
ZONING ORDINANCE REQUIREMENTS HAS BEEN
MADE NOR CAN BE CONSTRUED AS INTENDED
BY THIS ENDORSEMENT.

DATE: _____



LEGEND

- (FD) - FOUND
- IR - IRON ROD
- SB - STONE BOUND
- SBDH - STONE BOUND WITH DRILL HOLE
- S.F. - SQUARE FEET
- 16622/393 - BOOK/PAGE REFERENCE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- r = COEFFICIENT OF REGULARITY
- ABUTTING LOT LINE - - - - -

