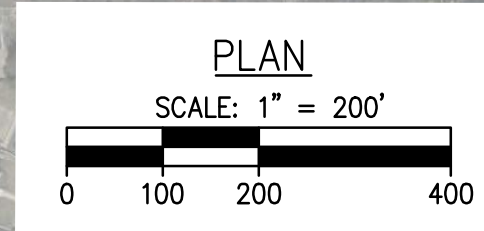


SURVEY BY: N/A
 DRAFTED BY: EMB
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1" = 200'
 DATE: AUGUST 23, 2022

REVISIONS	
NO.	DESCRIPTION

PARCEL MAP
 IN
LYNNFIELD, MASSACHUSETTS
 PREPARED FOR:
LYNNFIELD CENTER WATER DISTRICT

PARCEL MAP
 DRAWING NO.
1 OF 1



APPROX. PARCEL LINE (TYP.)
 (LINEWORK FROM MASSGIS)

PROP. LOTS TO BE
 ADDED TO LCWD

NOT PART OF LCWD
 PART OF LCWD

1287 MAIN STREET
 MAP 13 LOT 855

1245 MAIN STREET
 MAP 12 LOT 2012

1219 MAIN STREET
 MAP 12 LOT 2047

1217 MAIN STREET
 MAP 12 LOT 2714

1218 MAIN STREET
 MAP 12 LOT 1981

1215 MAIN STREET
 MAP 12 LOT 2665

EXIST. LIMIT OF LYNNFIELD CENTER
 WATER DISTRICT (LCWD) (TYP.)

8 MOHAWK LANE
 MAP 13 LOT 2473

6 MOHAWK LANE
 MAP 17 LOT 314

17 POCAHONTAS WAY
 MAP 12 LOT 2729

16 POCAHONTAS WAY
 MAP 12 LOT 2759

165 REAR LOWELL STREET
 MAP 16 LOT 773




NOT PART OF LCWD
 PART OF LCWD

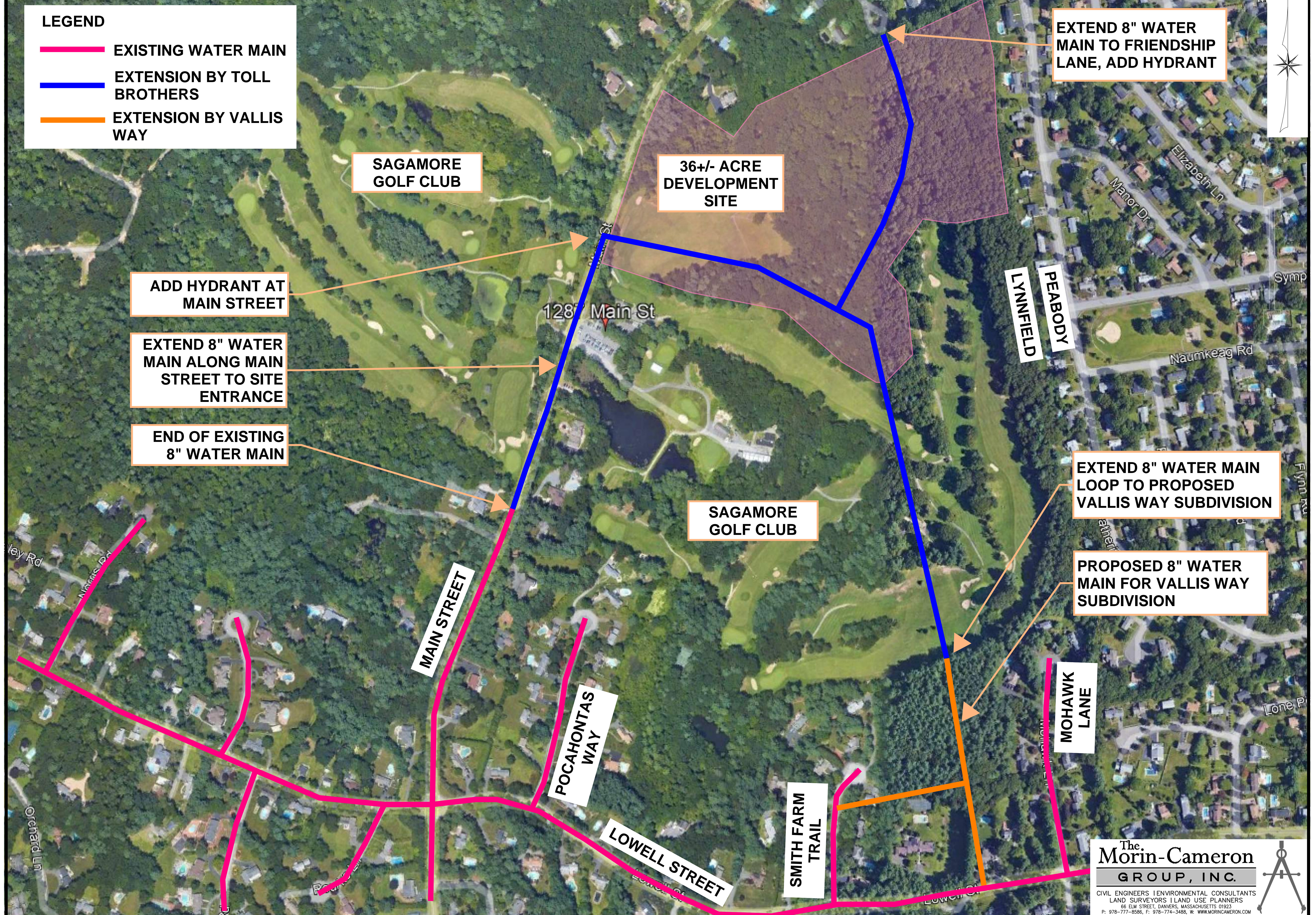
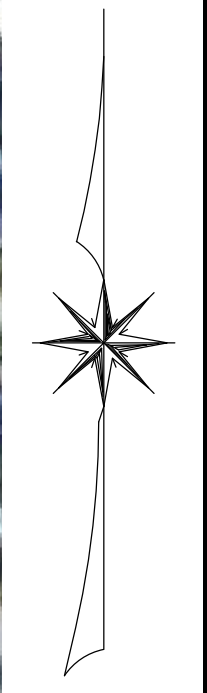
17 SMITH FARM TRAIL
 MAP 17 LOT 172

19 SMITH FARM TRAIL
 MAP 17 LOT 156

109 LOWELL STREET
 MAP 17 LOT 921

LEGEND

-  EXISTING WATER MAIN
-  EXTENSION BY TOLL BROTHERS
-  EXTENSION BY VALLIS WAY



SAGAMORE GOLF CLUB

36+/- ACRE DEVELOPMENT SITE

ADD HYDRANT AT MAIN STREET

EXTEND 8" WATER MAIN ALONG MAIN STREET TO SITE ENTRANCE

END OF EXISTING 8" WATER MAIN

EXTEND 8" WATER MAIN TO FRIENDSHIP LANE, ADD HYDRANT

EXTEND 8" WATER MAIN LOOP TO PROPOSED VALLIS WAY SUBDIVISION

PROPOSED 8" WATER MAIN FOR VALLIS WAY SUBDIVISION

MAIN STREET

POCAHONTAS WAY

LOWELL STREET

SMITH FARM TRAIL

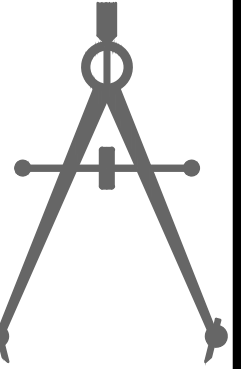
MOHAWK LANE

LYNNFIELD

PEABODY

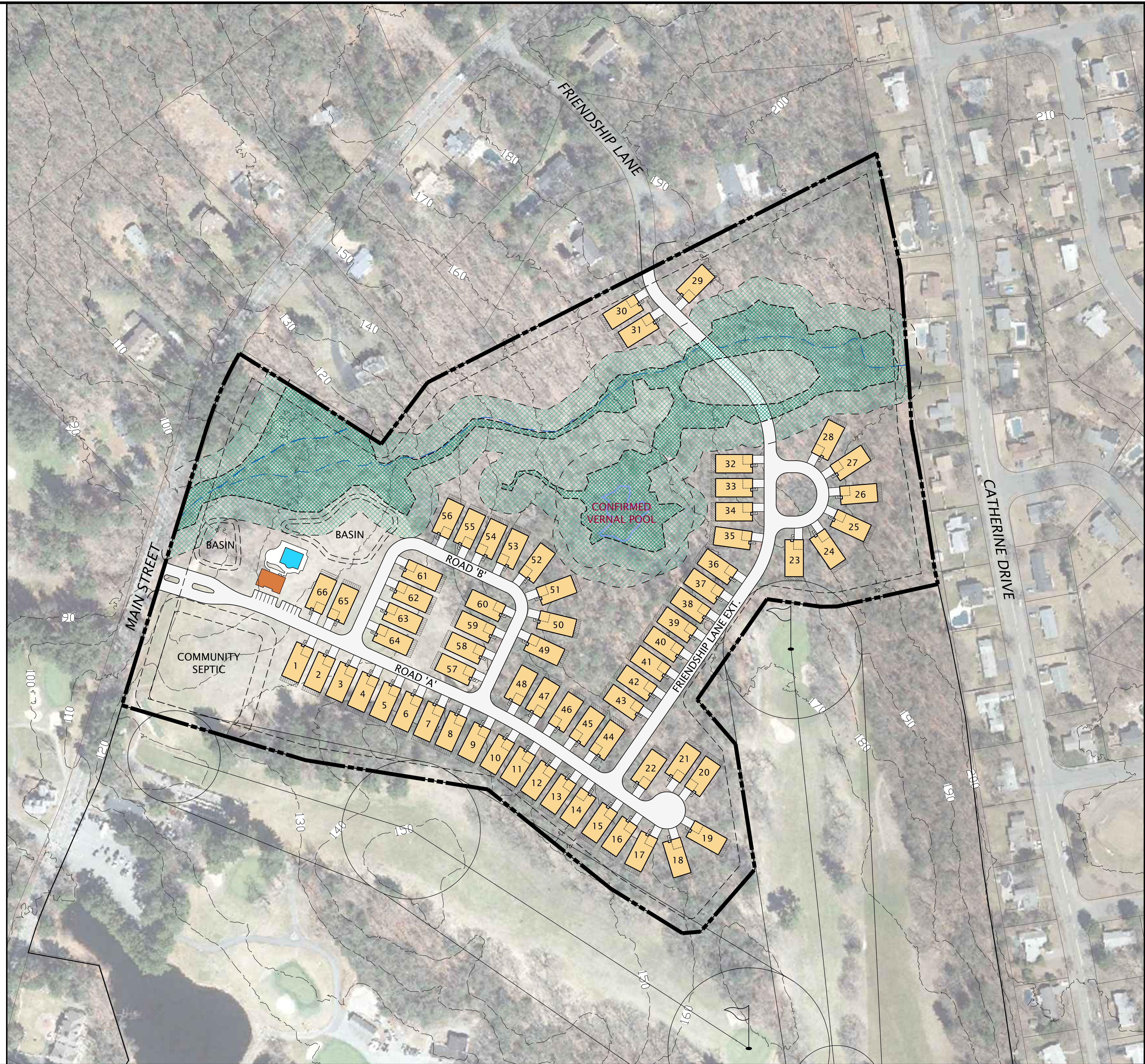
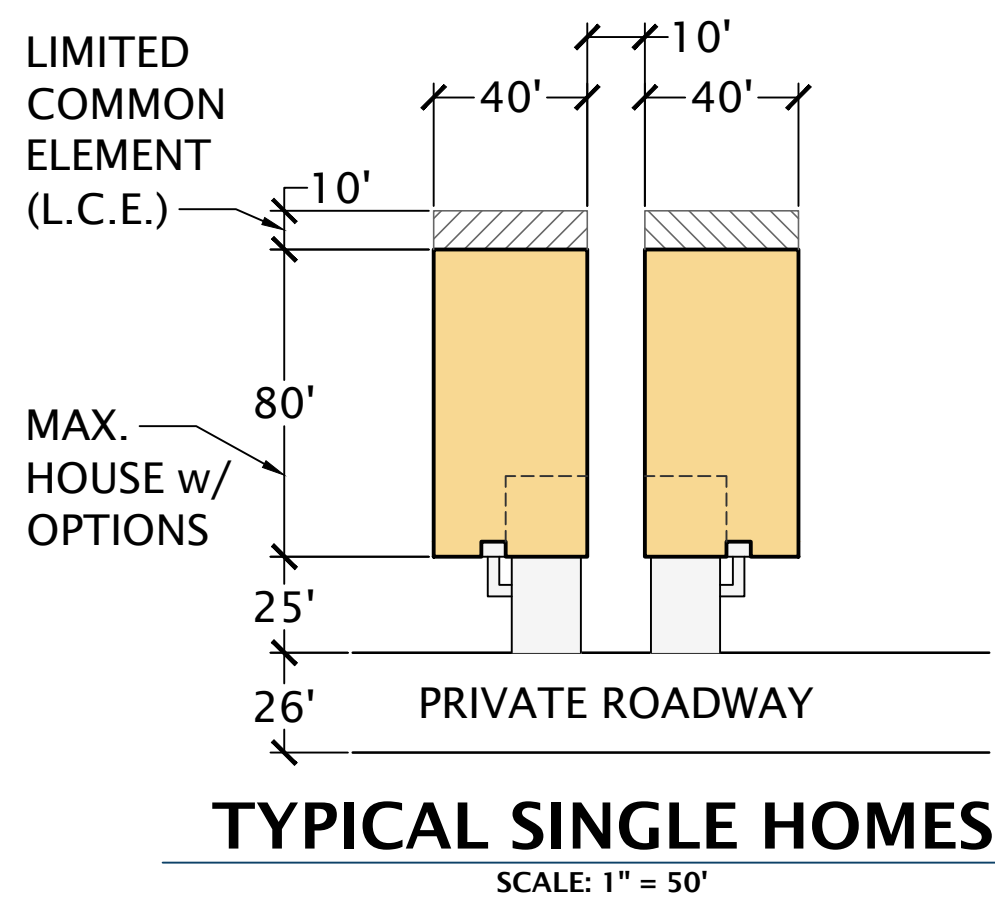
The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, F: 978-774-3486, W: WWW.MORINCAMERON.COM

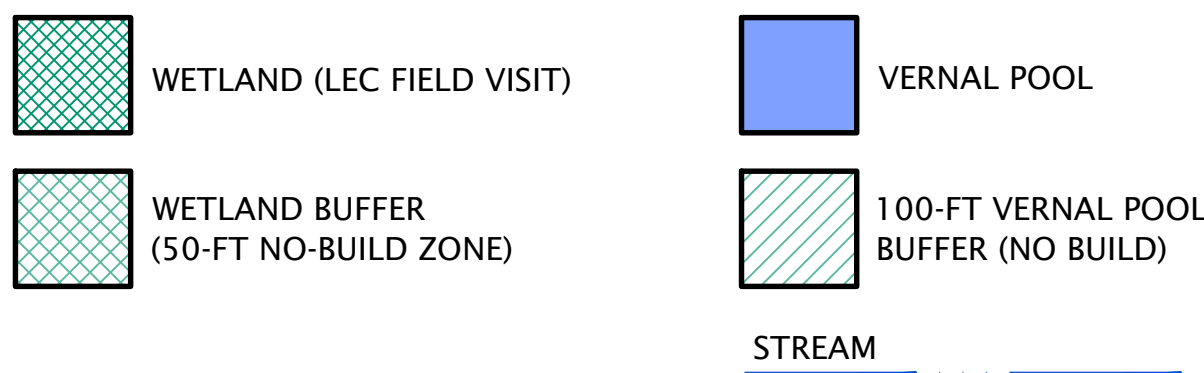


PROPERTY DATA:

TOTAL SITE AREA: ± 36 AC



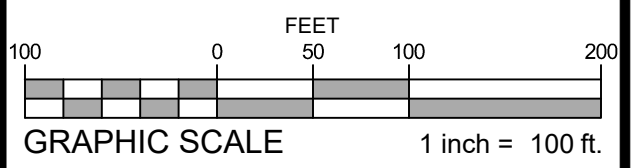
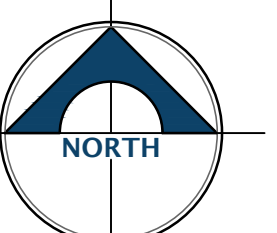
LEGEND:



SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH TAKEN FROM: MASS GIS (OLIVER) 2019 ORTHOIMAGERY
3. TOPOGRAPHIC INFORMATION TAKEN FROM: 2011 USGS LIDAR: NORTHEAST (NY TO ME)
4. WETLAND INFORMATION FROM FIELD VISIT BY LEC ENVIRONMENTAL, MARCH 2022. WETLANDS NOT YET DELINEATED AND SUBJECT TO FURTHER MAPPING CHANGE.
5. STREAM TAKEN FROM "CONCEPTUAL SITE PLAN GREEN BELT SUBDIVISION" PREPARED BY HAYES ENGINEERING DATED AUGUST 2, 2005.
6. BOUNDARY FROM ANR PLAN BY OTHERS, CAD FILE DATED 12-07-2021.
7. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.

SENIOR HOUSING DEVELOPMENT
CONCEPT SKETCH: 66 SINGLE HOMES
SAGAMORE SPRING GOLF CLUB
TOWN OF LYNNFIELD, ESSEX COUNTY, MA



PLAN SUMMARY:

- (66) 40' WIDE SINGLES
- 3,650 LF OF NEW ROADS
- 36,000 SF STORMWATER BASINS
- 40,000 SF SEPTIC FIELD

SITE DATA:

ADDRESS: 1287 MAIN STREET, LYNNFIELD, MA 01940

PARCEL(S): NEW PARCEL TO BE SUBDIVIDED FROM EX. GOLF COURSE PARCEL

SITE AREA: ± 36 ACRES

CURRENT ZONING: SINGLE RESIDENCE D

PROPOSED ZONING: ELDERLY HOUSING

OFFICE DATA:

PROJECT NUMBER: 13247

DATE: APRIL 20, 2021

SCALE: 1"=100'

DRAWN BY: HRM