

9.4+/- ACRE DONATION

25-YEAR DEVELOPMENT RESTRICTION

EASEMENT DONATION

36+/- ACRE DEVELOPMENT SITE (1301 MAIN STREET)

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

NOT PART OF LCWD
PART OF LCWD

1218 MAIN STREET
MAP 12 LOT 1981
1215 MAIN STREET
MAP 12 LOT 2665

17 POCAHONTAS WAY
MAP 12 LOT 2729
16 POCAHONTAS WAY
MAP 12 LOT 2759
165 REAR LOWELL STREET
MAP 16 LOT 773

17 SMITH FARM TRAIL
MAP 17 LOT 172
19 SMITH FARM TRAIL
MAP 17 LOT 156
109 LOWELL STREET
MAP 17 LOT 921

1245 MAIN STREET
MAP 12 LOT 2012

1219 MAIN STREET
MAP 12 LOT 2047

1217 MAIN STREET
MAP 12 LOT 2714

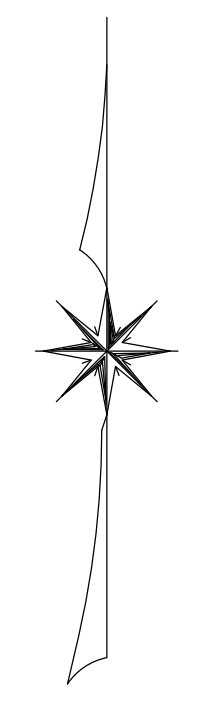
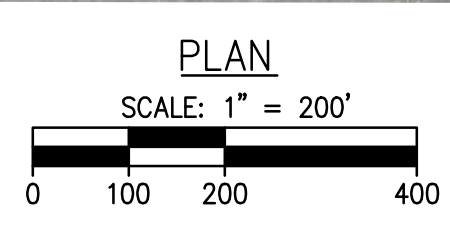
1287 MAIN STREET
MAP 13 LOT 855

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

NOT PART OF LCWD
PART OF LCWD

8 MOHAWK LANE
MAP 13 LOT 2473

6 MOHAWK LANE
MAP 17 LOT 314






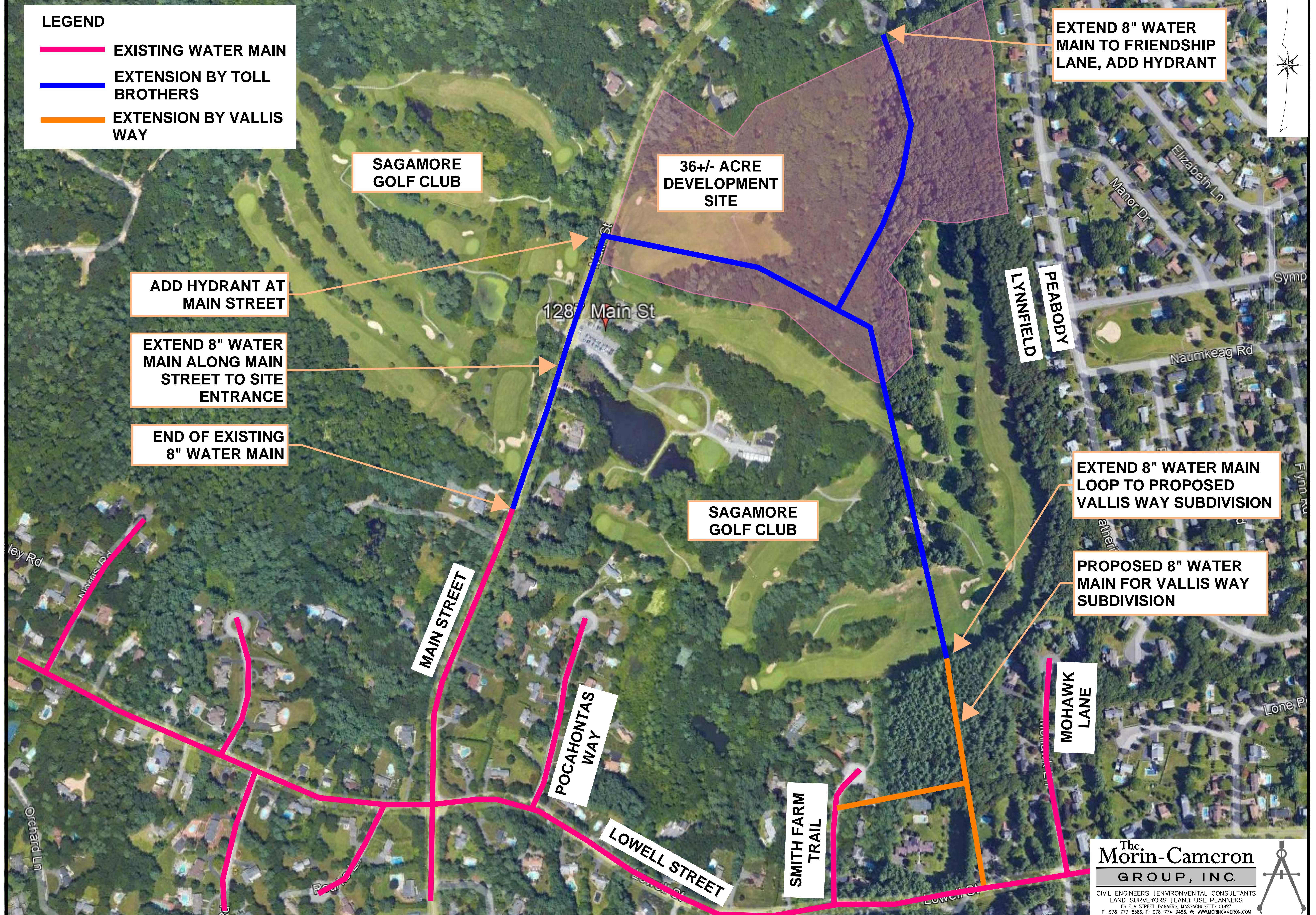
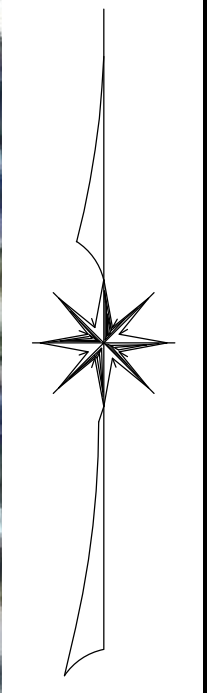
SURVEY BY: N/A
 DRAFTED BY: EMB
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1"=200'
 DATE: AUGUST 23, 2022

NO.	DESCRIPTION	DATE

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

LEGEND

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



SAGAMORE GOLF CLUB

36+/- ACRE DEVELOPMENT SITE

EXTEND 8" WATER MAIN TO FRIENDSHIP LANE, ADD HYDRANT

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 LOOP TO PROPOSED VALLIS WAY SUBDIVISION

PROPOSED 8" WATER MAIN FOR VALLIS WAY SUBDIVISION

MAIN STREET

POCAHONTAS WAY

LOWELL STREET

SMITH FARM TRAIL

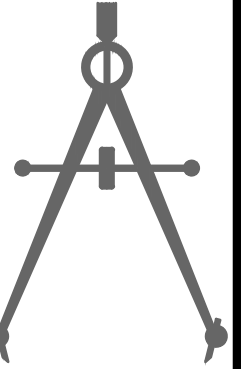
MOHAWK LANE

LYNNFIELD

PEABODY

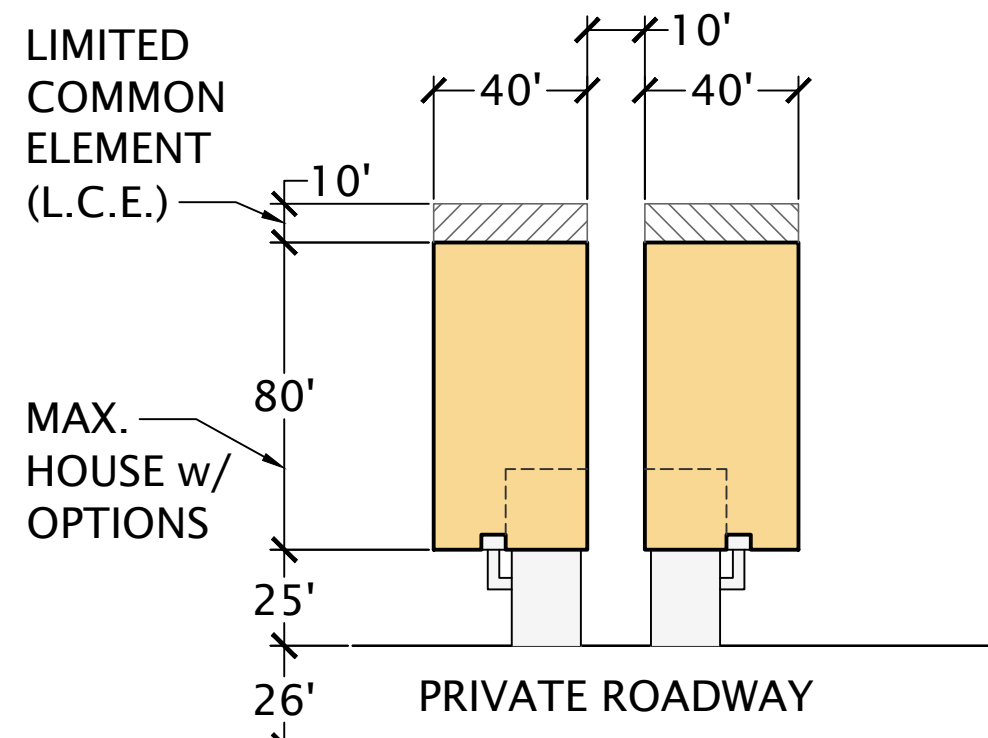
The Morin-Cameron GROUP, INC.

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PROPERTY DATA:

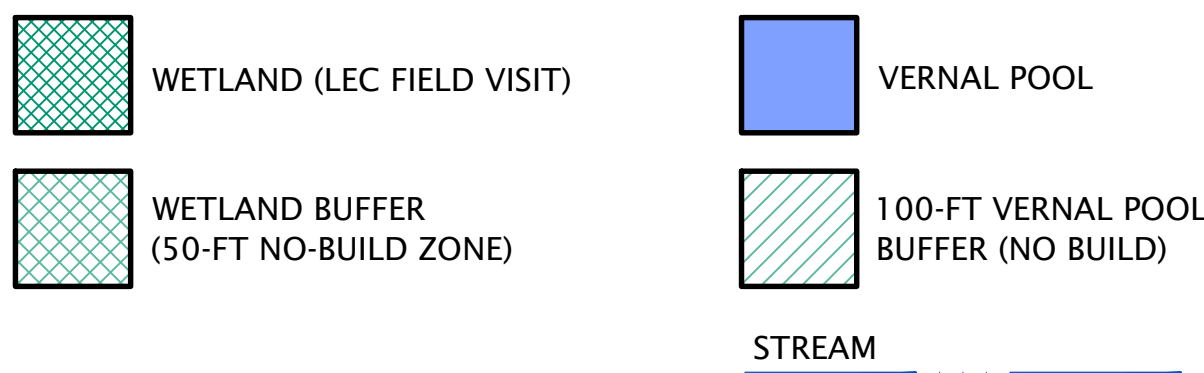
TOTAL SITE AREA: ± 36 AC



TYPICAL SINGLE HOMES

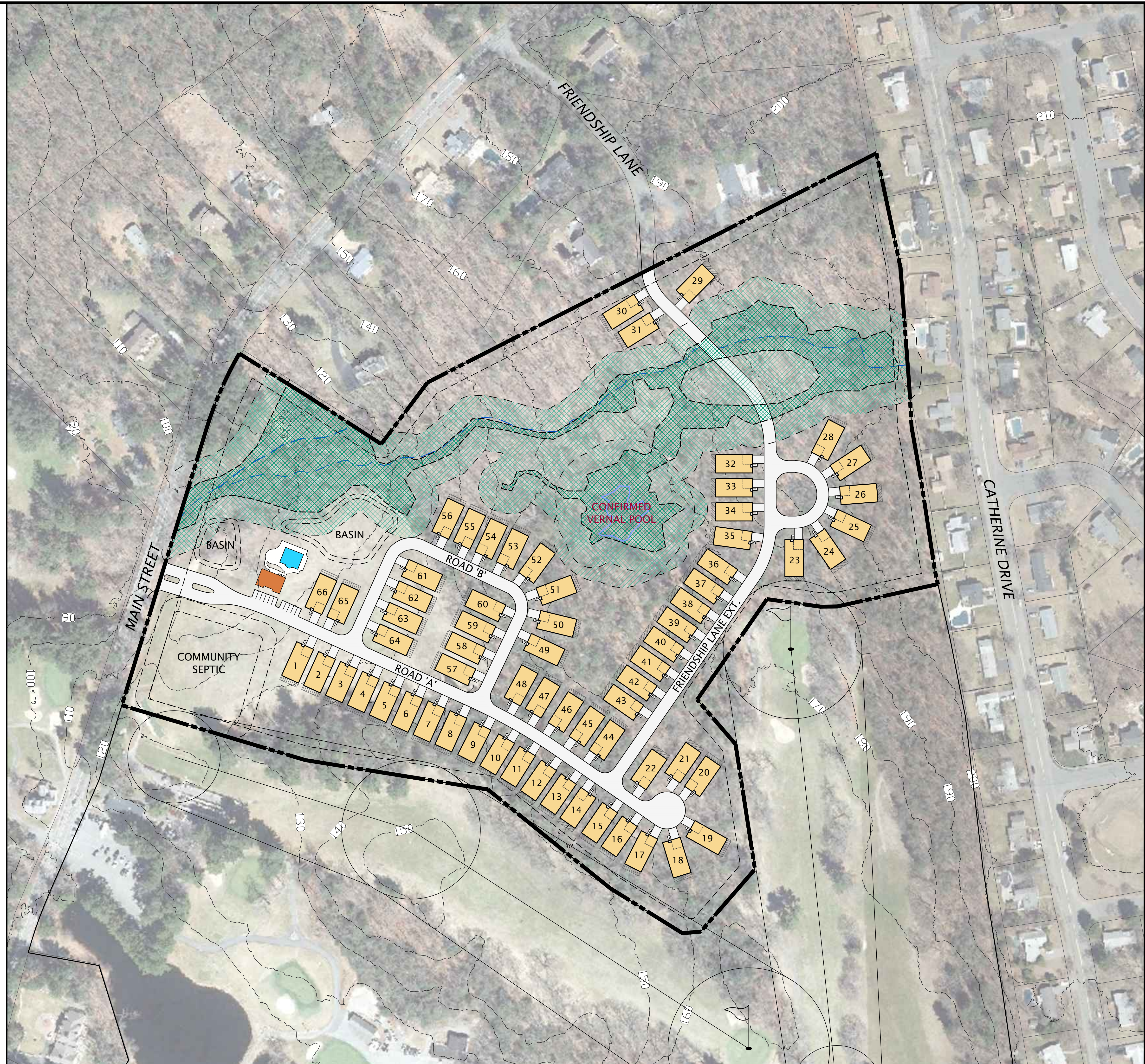
SCALE: 1" = 50'

LEGEND:

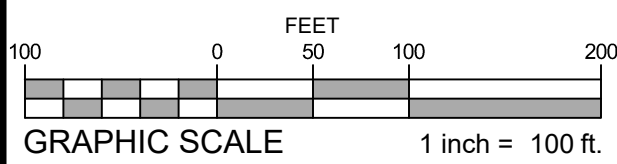
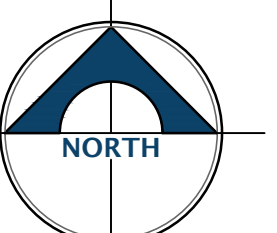


SOURCES:

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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