

LOCUS MAP NOT TO SCALE

N/F HURSH FAMILY TRUST
18 WING RD
LYNNFIELD, MA 01940
Book 39104 Page 350
Property ID:
0016 0000 2789

N/F BANOS KRISTEN A
16 WING RD
LYNNFIELD, MA 01940
Book 12818 Page 346
Property ID: 020 0000 0623

N/F ELLS KEITH H, T/E
6 STROUT AVENUE
LYNNFIELD, MA 01940
Book 28899 Page 72
Property ID:
0020 0000 0638

N/F
DAVID CAPACHIETTI
Property ID:
0016 0000 2877
BK. 36531 PG. 317

N/F
SUSAN M. TOMICH
Property ID:
0020 0000 0722
BK. 465 PG. 83180

N/F
WILLIAM J. ADAMS
Property ID:
0020 0000 0728
BK. N/A PG. N/A

N/F
LYNNFIELD CTR WATER DIST
Property ID: 0020 0000 0718
BK. N/A PG. N/A

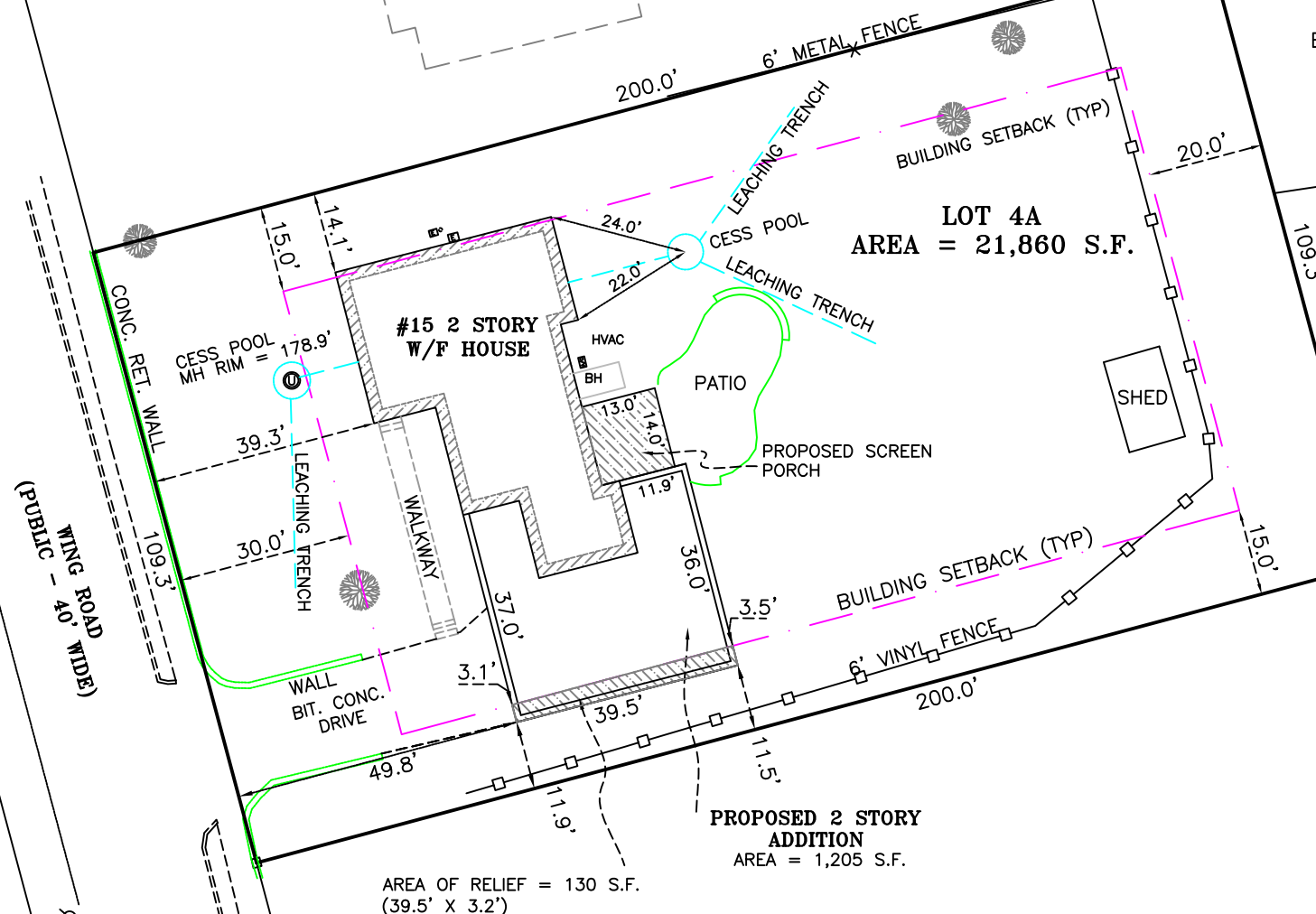


TABLE OF AREAS:
MPERVIOUS COVER
EXISTING

EXISTING DWELLING = 1727 S.F.
EXISTING SHED = 162 S.F.
DRIVEWAY = 1,938 S.F.
PATIO = 490 S.F.
WALKWAY = 151 S.F.

TOTAL = 4,468 S.F. -- 20.0%

LOT AREA = 21,860 S.F.

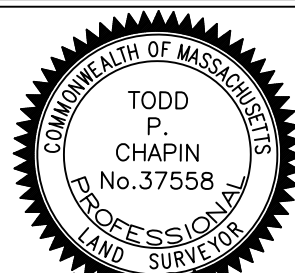
PROPOSED

DWELLING = 1,727 S.F.
SHED = 162 S.F.
DRIVEWAY = 859 S.F.
PATIO = 490 S.F.
WALKWAY = 151 S.F.
ADDITION = 1,205 S.F.
PORCH = 182 S.F.
TOTAL = 5,855 S.F. 27%

INCREASED BY = 308 S.F. -- 7%

ASSESSORS MAP - 0016 0000 2877
ZONING DISTRICT: RA
GROUND WATER PROTECTION DISTRICT
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD = 30' SIDE YARD = 15'
REAR YARD = 20'
MAX. HEIGHT = 50'
PERMITTED LOT COVERAGE 35%

FLOOD ZONE NOTE:
PROPERTY LIES IN ZONE X OF FIRM MAP
250009C0391F EFFECTIVE DATE: 07/03/2012
PROPERTY DOES NOT LIE WITHIN A SPECIAL
FLOOD HAZARD AREA.



Todd P. Chapin
TODD P. CHAPIN P.L.S. 37558

PLAN PREPARED FOR
PROPERTY OWNERS:

PLAN PREPARED FOR
PROPERTY OWNER(S):
CHRISTIAN & CHRISTINE SULLIVAN
15 WING ROAD
LYNN, 01940 MA

RealMapInfo LLC.
420 Lakeside Avenue, Suite 403
Marlborough, MA. 01752
774-570-0462

PROPOSED

PLOT PLAN OF LAND IN
LYNNFIELD, MASS

SCALE: 1"=30' DATE: 01/26/2024

DEED REF. BOOK: 35517 PAGE: 350

PLAN NO 74 OF 1993

RECORDED @ ESSEX COUNTY REGISTRY OF DEEDS