

I HEREBY CERTIFY THAT THIS SKETCH IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC., LAND SURVEYORS ON 4/12/2019 & 5/2/2019 AND UPDATED 9/23/2022.

PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

GENERAL NOTES

OWNER OF RECORD: RYAN & JILL MCCORMACK
17 EDGEMERE RD. LYNNFIELD, MA 01940

DEED REFERENCE: CERT. OF TITLE No. 91724
PLAN REFERENCE: L.C.P. 19113-26
TAX MAP REFERENCE: MAP 42 PARCEL 1991

ACCORDING TO THE F.E.M.A. MAP FOR ESSEX COUNTY, MAP No. 25009C0394F, DATED 7/3/2012 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A RC ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING
MINIMUM FRONT YARD (FT.)	40'	62.9'
MINIMUM SIDE YARD, LEFT (FT.)	25'	25.4'
MINIMUM SIDE YARD, RIGHT (FT.)	25'	49.3'
MINIMUM REAR YARD (FT.)	20'	149.8'
MAXIMUM BUILDING AREA (%)	35%	5.9%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

CERTIFIED PLOT PLAN

17 EDGEMERE ROAD
LYNNFIELD, MASS. 01940

PREPARED FOR
RYAN & JILL MCCORMACK

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET
P.O. BOX 982
SCALE: 1"=30'
REVISED 12-27-2022, ADD SEPTIC SYSTEM LOCATION

SAUGUS, MA 09106
(781)233-8155
SEPTEMBER 30, 2022

0' 30' 60' 90'

JN. 12405

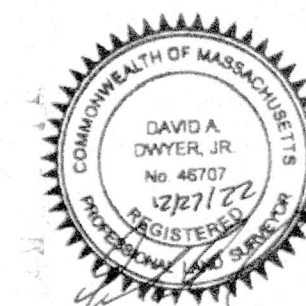
ROBIN ROAD

EDGEMERE ROAD

LOT 352
40,003±s.f.

NOTE:
ALL BOUNDARY CORNERS SHOWN
WERE SET BY A FIELD SURVEY
PERFORMED ON MAY 2, 2019.

Septic System location based on
Plan entitled "AS-BUILT PLAN 17
EDGEMERE ROAD LYNNFIELD, MA"
by Williams and Sparages dated
June 8, 2022



This map or plat is not valid without the seal
and signature of the responsible surveyor.