

LEGEND

- EXISTING**
- DH ● DRILL HOLE
 - DHSB □ DRILL HOLE IN STONE BOUND
 - BCSB □ BACK CENTER OF STONE BOUND
 - I.PIPE ○ IRON PIPE
 - I.ROD ○ IRON ROD
 - I.D. ○ INNER DIAMETER
 - A.G. ○ ABOVE GROUND
 - (FD) ○ FOUND
 - (R) ○ RECORD
 - (C) ○ CALCULATED
 - (R/H) ○ RECORD AND HELD
 - (D) ○ RECORD DEED DIMENSION
 - (TAA) ○ THOMAS APPLETON DIMENSION
 - TBR ○ TO BE REMOVED

ZONE: SINGLE RESIDENCE (RA)

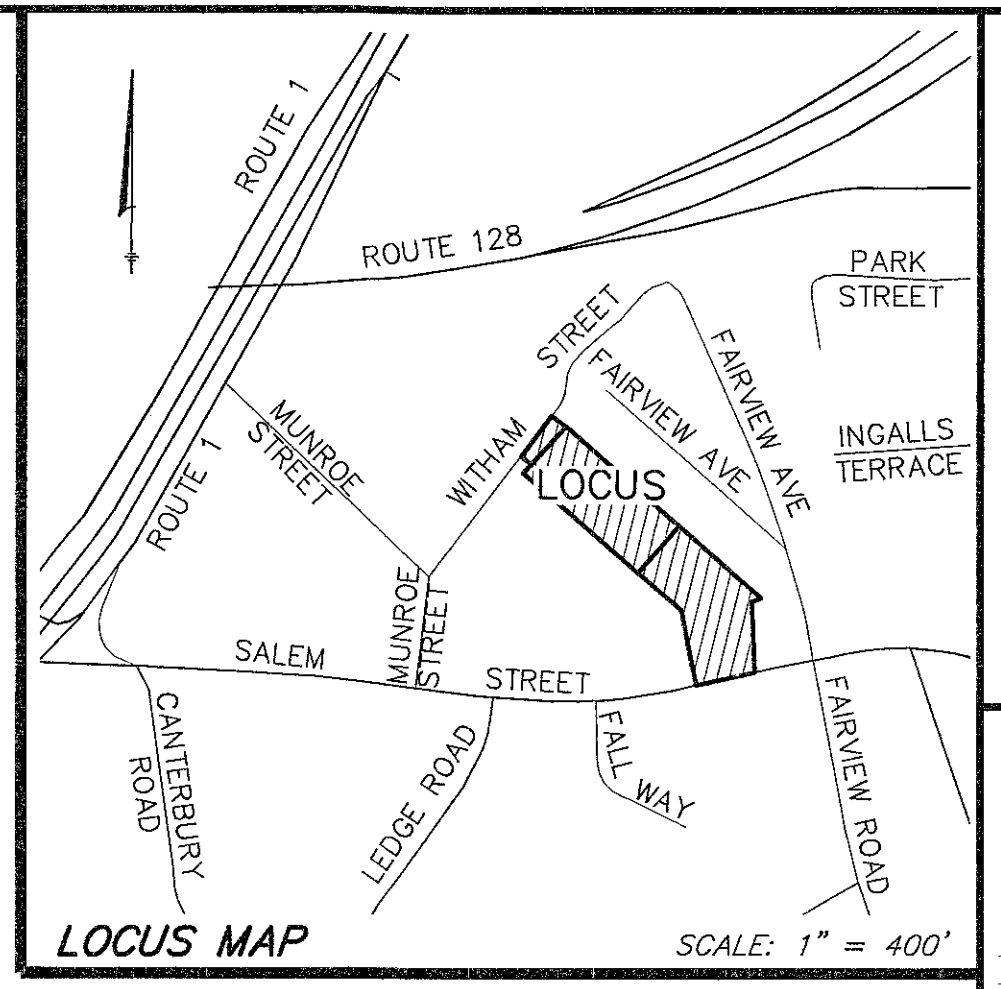
MINIMUM LOT AREA = 15,000 S.F.
 MINIMUM LOT FRONTAGE = 110 FEET
 MINIMUM LOT WIDTH = 88 FEET

MINIMUM YARD SETBACKS
 FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 20 FEET

PERMITTED LOT COVERAGE = 35%

ZONING TABLE

LOT	LOT WIDTH (FT)	UPLAND AREA (SF)	TOTAL LOT AREA (SF)	FRONTAGE (FT)	DISTRICT
1	141.6	43,579	43,579	126.00	SINGLE RES. A
2	131.1	44,600	44,600	105.52	SINGLE RES. A



#914 SALEM STREET

Lynnfield, Massachusetts 01940

MAP	LOT
53	843
52	783

Zoning: Single Residence A
 Horizontal Coordinates: Massachusetts State Plane Coordinates

PREPARED FOR:

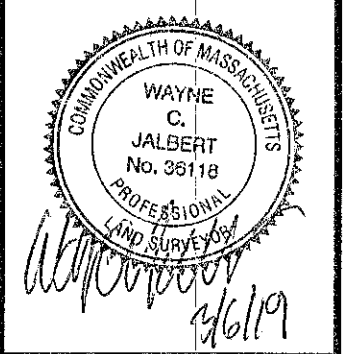
914 SALEM STREET, LLC

17 Wing Road,
 Lynnfield, Massachusetts 01940

HANCOCK ASSOCIATES

- Civil Engineers
- Land Surveyors
- Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM



ASSESSORS: MAP 53, LOT 843
 MAP 52, LOT 783

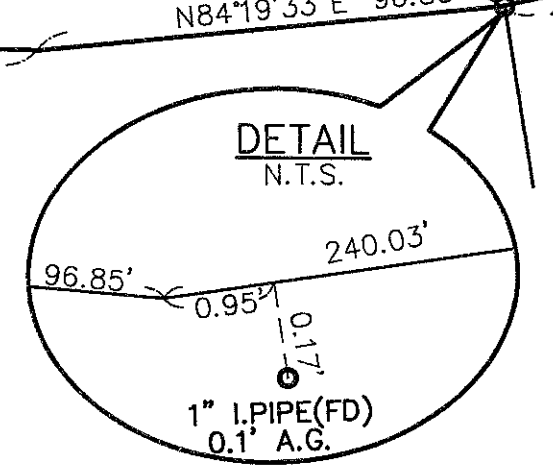
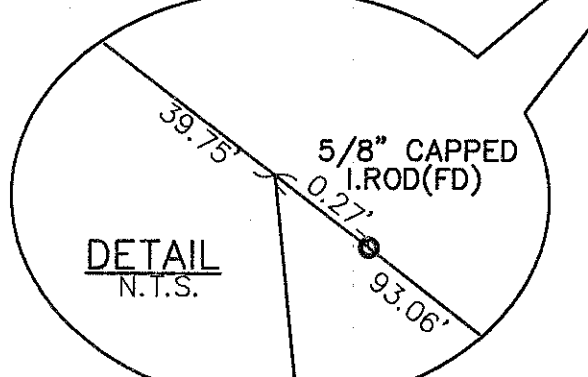
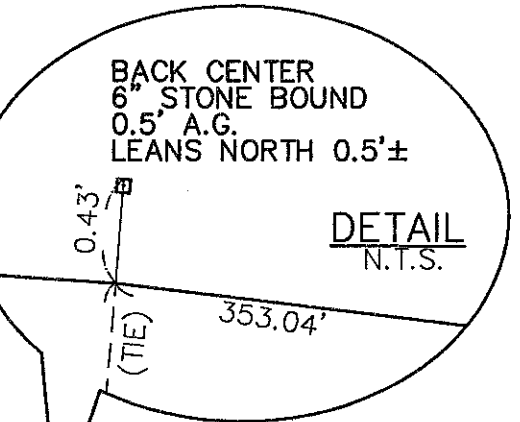
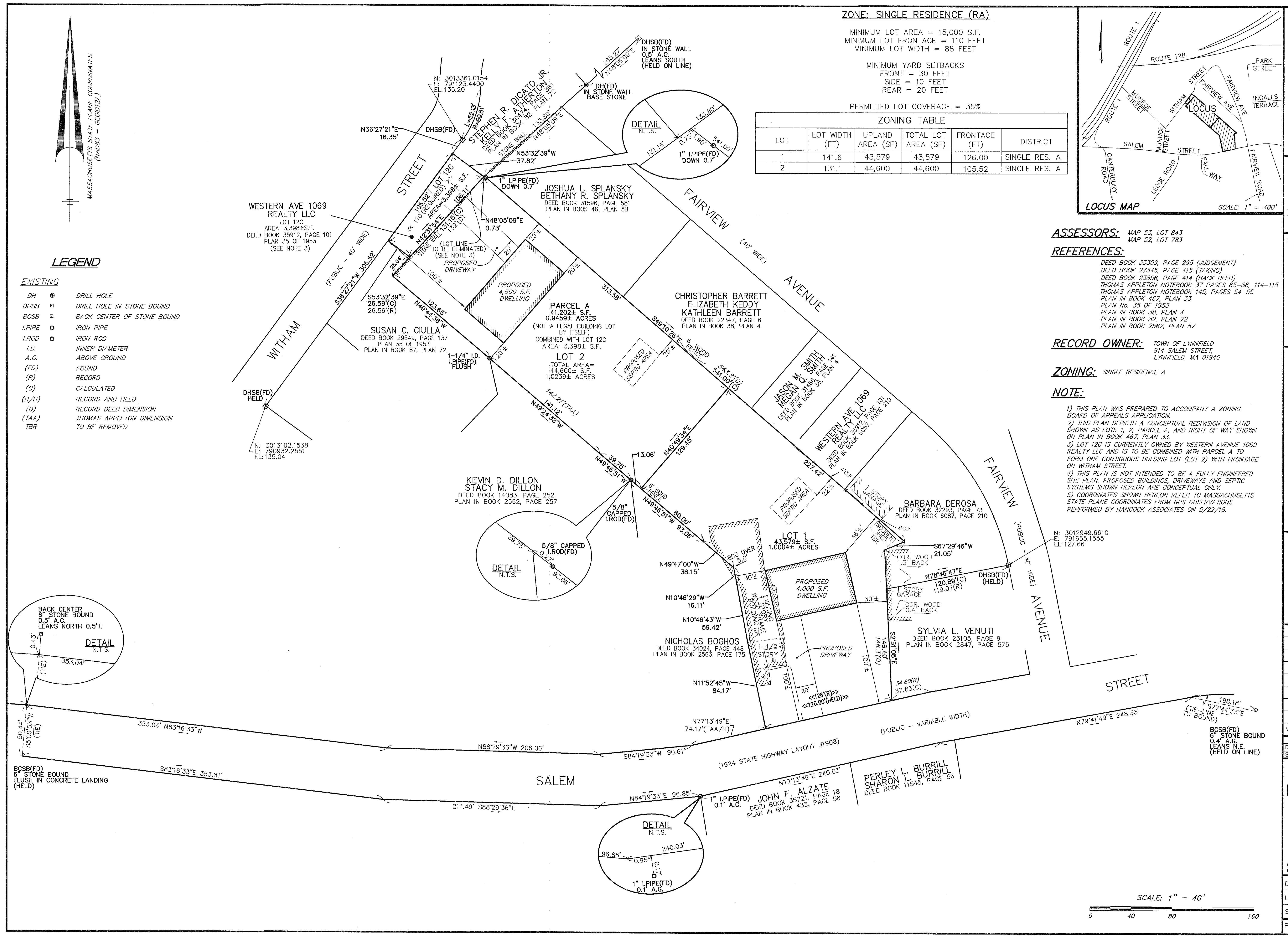
REFERENCES:
 DEED BOOK 35309, PAGE 295 (JUDGEMENT)
 DEED BOOK 27345, PAGE 415 (TAKING)
 DEED BOOK 23856, PAGE 414 (BACK DEED)
 THOMAS APPLETON NOTEBOOK 37 PAGES 85-88, 114-115
 PLAN IN BOOK 467, PLAN 33
 PLAN No. 35 OF 1953
 PLAN IN BOOK 38, PLAN 4
 PLAN IN BOOK 82, PLAN 72
 PLAN IN BOOK 2562, PLAN 57

RECORD OWNER: TOWN OF LYNNFIELD
 914 SALEM STREET,
 LYNNFIELD, MA 01940

ZONING: SINGLE RESIDENCE A

NOTE:

- THIS PLAN WAS PREPARED TO ACCOMPANY A ZONING BOARD OF APPEALS APPLICATION.
- THIS PLAN DEPICTS A CONCEPTUAL REDIVISION OF LAND SHOWN AS LOTS 1, 2, PARCEL A, AND RIGHT OF WAY SHOWN ON PLAN IN BOOK 467, PLAN 33.
- LOT 12C IS CURRENTLY OWNED BY WESTERN AVENUE 1069 REALTY LLC AND IS TO BE COMBINED WITH PARCEL A TO FORM ONE CONTIGUOUS BUILDING LOT (LOT 2) WITH FRONTAGE ON WITHAM STREET.
- THIS PLAN IS NOT INTENDED TO BE A FULLY ENGINEERED SITE PLAN. PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC SYSTEMS SHOWN HEREON ARE CONCEPTUAL ONLY.
- COORDINATES SHOWN HEREON REFER TO MASSACHUSETTS STATE PLANE COORDINATES FROM GPS OBSERVATIONS PERFORMED BY HANCOCK ASSOCIATES ON 5/22/18.



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 3/06/19 DRAWN BY: EME
 SCALE: 1"=40' CHECK BY: PJP/PMS

EXHIBIT PLOT PLAN OF LAND IN LYNNFIELD, MA

PLOT DATE: Mar 06, 2019 12:08 pm
 DWG: 22315exhibit.dwg
 LAYOUT: EXHIBIT
 SHEET: 1 OF 1
 PROJECT NO.: 22315

