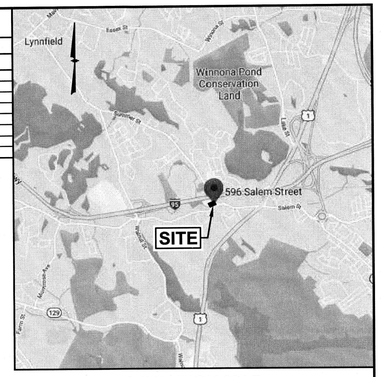
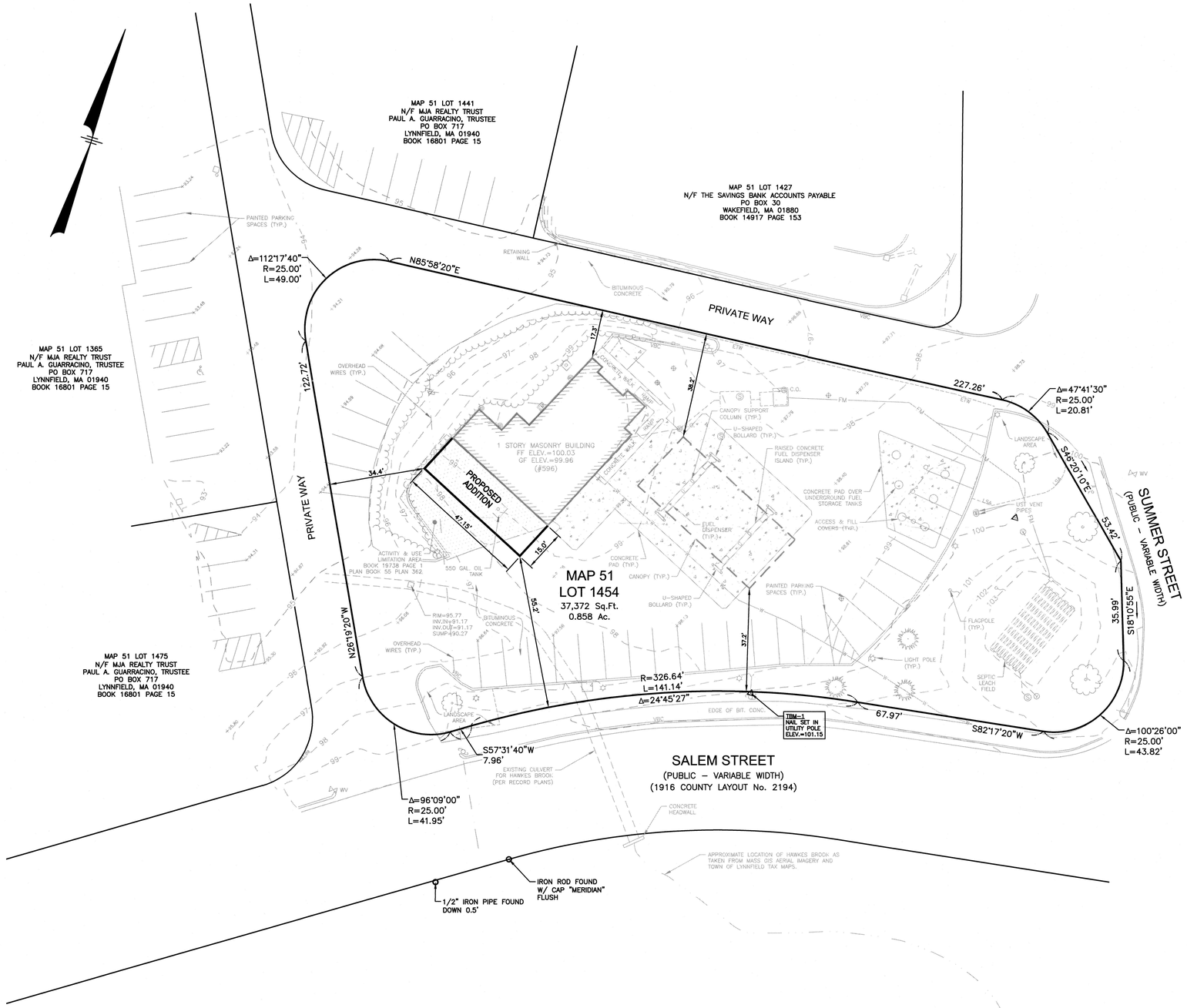
TABLE OF ZONING REGULATIONS - LYNNFIELD, MA

ZONE: LIMITED BUSINESS (LB)

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	NONE	37,372 SF
MINIMUM LOT FRONTAGE	NONE	217.07'
MINIMUM FRONT YARD DEPTH	40'	37.2' (CANOPY)
MINIMUM SETBACK FROM STREET CENTERLINE	60'	62.2' (CANOPY)
MINIMUM REAR YARD BUILDING SETBACK	NONE	17.3'
MINIMUM SIDE YARD BUILDING SETBACK	NONE	34.4'
MAXIMUM BUILDING HEIGHT	40'	< 40'
MAXIMUM LOT COVERAGE	35%	3,936/37,372 = 10.5%



LOCATION MAP
(NOT TO SCALE)



NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION TO THE EXISTING BUILDING TO ADD A THIRD AUTO REPAIR BAY.
2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE 2011 AND SEPTEMBER 2020.
3) BEARINGS SHOWN HEREON ARE BASED ON THE ESSEX COUNTY LAYOUT No. 2194 OF 1916.
4) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

PLAN REFERENCES:

ESSEX COUNTY (SOUTH) REGISTRY OF DEEDS

1) 479 OF 1969
2) PLAN BOOK 362 PLAN 55
3) PLAN BOOK 73 PLAN 113
4) PLAN BOOK 11 PLAN 104
5) LAYOUT NO. 2194

OWNER OF RECORD:

MAP 51 LOT 1454
LYNNFIELD PROPERTIES, LLC
596 SALEM STREET
LYNNFIELD, MA 01940
BOOK 35571 PAGE 245

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
KHOURY GROUP, INC
596 SALEM STREET
LYNNFIELD, MA 01940

ASSESSORS MAP 51 LOT 1454

596 SALEM STREET LYNNFIELD, MA

COMMONWEALTH OF MASSACHUSETTS
DAVID R. JORDAN
CIVIL
No. 34732
REGISTERED PROFESSIONAL ENGINEER
6/20/22

REVISIONS		
NO.	REVISION	DATE

JUNE 20, 2022

DRAWN/DESIGN BY	CHECKED BY
DPD	DRJ

SITE PLAN

SCALE: 1"=20'

NEX-2020227

1 OF 1

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