

54 OAK RIDGE TERR.
N/F
REZA AGHAMIRZADEH
SABINA AGHAMIRZADEH
BOOK: 33357 PG: 637

EXISTING DWELLING TO
BE DEMOLISHED
EXISTING PLANTERS
TO BE DEMOLISHED
EXISTING WELL TO
BE DEMOLISHED

34 OAK RIDGE TERR.
N/F
GERALD PEZZELLA TR.
BOOK: 33545 PG: 603

MAP 35 PARCEL 2116
17,256 SF +/-

100 YEAR FLOOD ELEVATION = 95.0' NAVD 83
FEMA FLOOD PLANE MAP: 25020C0334 F
WITH AN EFFECTIVE DATE OF 7/20/12

ZONING DISTRICT: SINGLE RESIDENCE C

REQUIRED

LOT AREA: 40,000 S.F.
FRONTAGE: 180'
LOT COVERAGE: 35%
SETBACK FROM STREET CL: 60'
FRONT YARD DEPTH: 40'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 20'

EXISTING

LOT AREA: 17,256 S.F.
FRONTAGE: 90'
LOT COVERAGE: 9.5%
SETBACK FROM STREET CL: 54.3'
FRONT YARD DEPTH: 41.8'
SIDE YARD SETBACK: 6.0' & 17.0'
REAR YARD SETBACK: 82.9'

PROPOSED

LOT AREA: 17,256 S.F.
FRONTAGE: 90'
LOT COVERAGE: 13.1%
SETBACK FROM STREET CL: 73.0'
FRONT YARD DEPTH: 60.5'
SIDE YARD SETBACK: 17.5'
REAR YARD SETBACK: 60.7'

OWNER OF RECORD

MICHAEL TOUCHETTE and LOUISE TOUCHETTE
TRUSTEES, OAKRIDGE REALTY TRUST

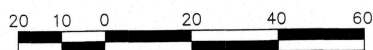
DEED REFERENCE


BOOK: 38679 PAGE: 060 07/02/2020

PLAN REFERENCES

PLAN BOOK: 58 PLAN: 58
L.C. #40548A
PLAN BOOK: 392 PLAN: 41
PLAN BOOK: 109 PLAN: 27
PLAN No. 377 OF 1946
PLAN No. 189 OF 1946

PILLINGS POND



PROPOSED DWELLING	Marchionda & Associates, L.P.  Engineering and Planning Consultants 62 MONTVALE AVE., SUITE 1 STONEHAM, MA 02180 (781) 438-6121 FAX: (781) 438-9654
46 OAK RIDGE TERRACE ASSESSORS MAP 35 PARCEL 2116 LYNNFIELD, MA PREPARED FOR OAKRIDGE REALTY TRUST 7 RAMSDELL WAY LYNNFIELD, MA	
DATE: AUGUST 25, 2020	
SCALE: 1" = 20'	
692-33/SURVEY/PROPOSED PLOT PLAN	
M. & A. NO. 692-33	
SHEET 1 of 1	