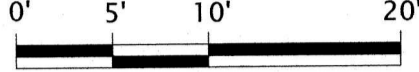
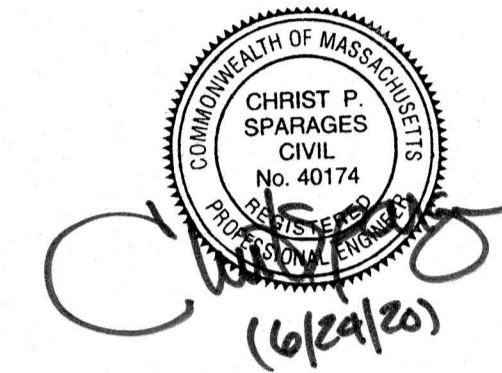


# PROPOSED PLOT PLAN IN LYNNFIELD, MA

SCALE: 1" = 10'  DATE: JUNE 24, 2020

SHOWING PROPOSED ADDITION  
2 RYAN ROAD

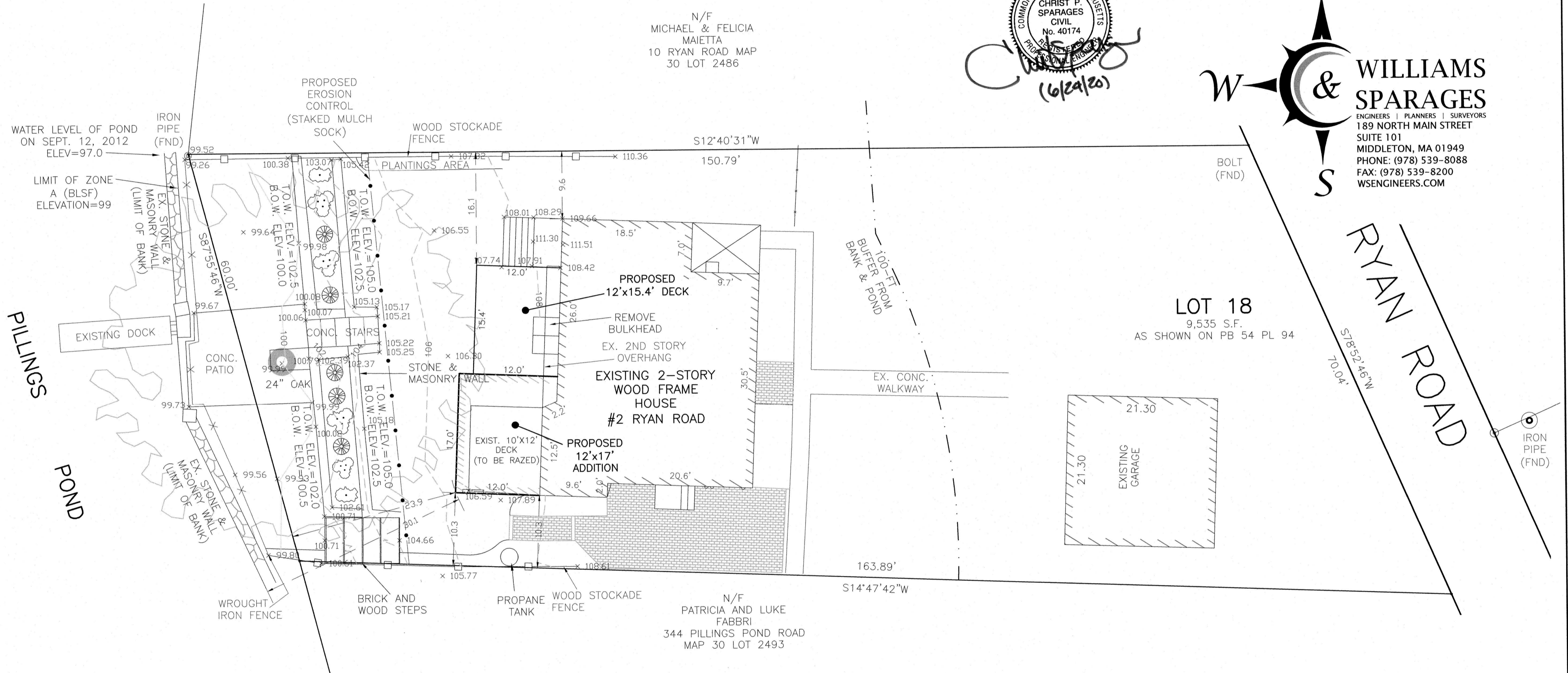


**WILLIAMS & SPARAGES**  
ENGINEERS | PLANNERS | SURVEYORS  
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WSENGINEERS.COM

N/F  
MICHAEL & FELICIA  
MAIETTA  
10 RYAN ROAD MAP  
30 LOT 2486

N/F  
PATRICIA AND LUKE  
FABBRI  
344 PILLINGS POND ROAD  
MAP 30 LOT 2493

**LOT 18**  
9,535 S.F.  
AS SHOWN ON PB 54 PL 94



**PLAN NOTES:**

- 1) TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL GROUND SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON MAY 10, 2016.
- 2) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF LYNNFIELD FLOOD PLAIN DISTRICT, DEFINED AS THE LAND SLOPING TOWARDS PILLINGS POND THAT IS AT OR BELOW ELEVATION 100 M.S.L. (MEAN SEA LEVEL, WHICH IS SYNONYMOUS WITH THE N.G.V.D OF 1929).
- 3) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE AE, ELEVATION 98 (NAVD 1988), AS SHOWN ON FEMA FIRM MAP NO. 25009C0391F. THIS ELEVATION TRANSLATES TO ELEVATION 99 ON THE NAVD OF 1929.
- 4) VERTICAL DATUM SHOWN ON THE PLAN IS THE N.G.V.D. OF 1929.

**OWNER/ APPLICANT:**

JOSEPH J. DIBLASI  
MELISSA L. DIBLASI  
DEED BOOK 31474 PAGE 276  
2 RYAN ROAD  
LYNNFIELD, MA 01940

**ZONING DISTRICT: SINGLE RESIDENCE B DISTRICT (RB)**

MINIMUM LOT AREA = 30,000 S.F.  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM LOT WIDTH TO BUILDING = 80 PERCENT OF FRONTAGE  
LOT COVERAGE = 35 PERCENT  
FRONT YARD SETBACK TO CENTERLINE = 60 FEET  
FRONT YARD DEPTH = 40 FEET  
SIDE YARD SETBACK = 20 FEET  
REAR YARD SETBACK = 20 FEET  
PORTION OF PROPERTY LIES WITHIN THE FLOODPLAIN DISTRICT (BELOW ELEVATION 100 MSL)