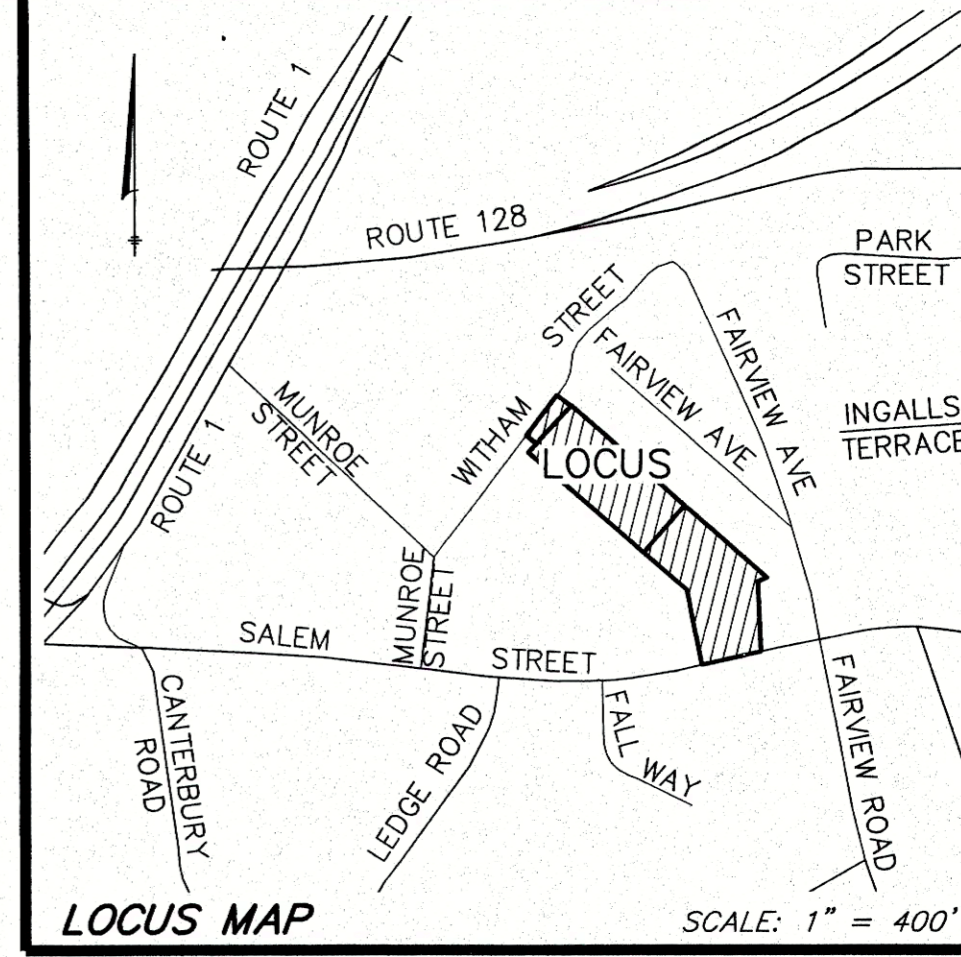




**ZONE: SINGLE RESIDENCE (RA)**

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:**

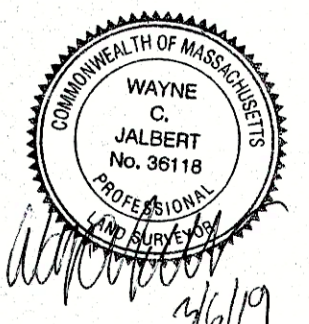
**914 SALEM STREET, LLC**

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  
THOMAS APPLETON NOTEBOOK 145, PAGES 54-55  
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

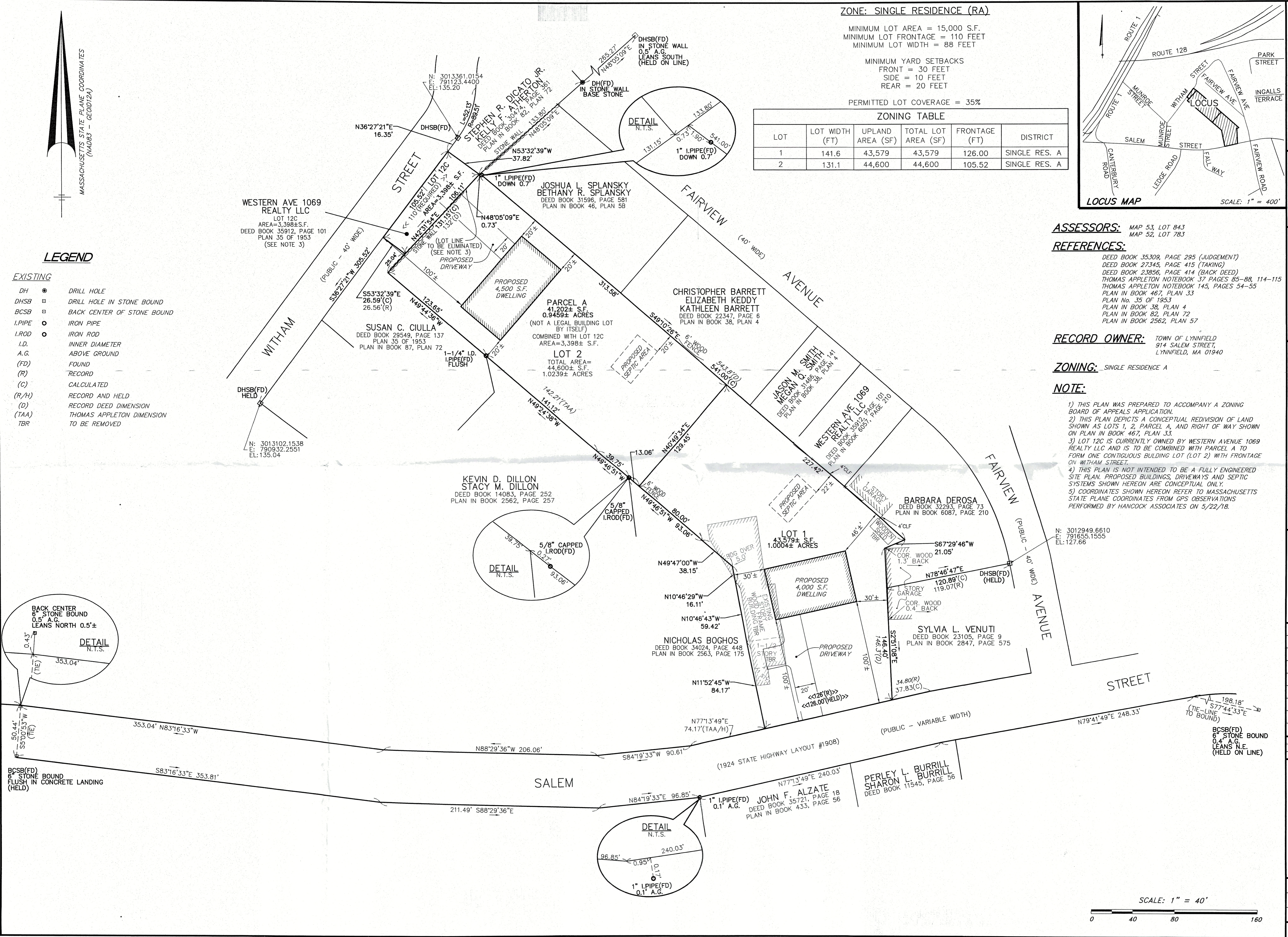
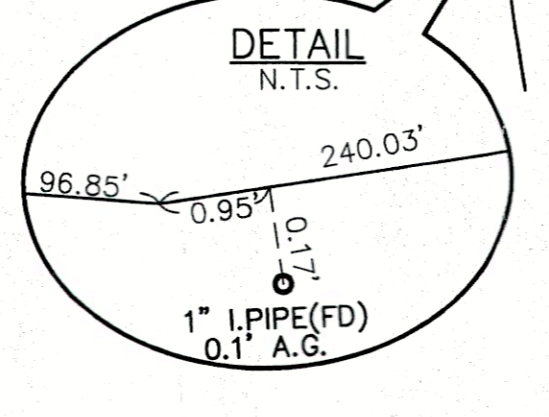
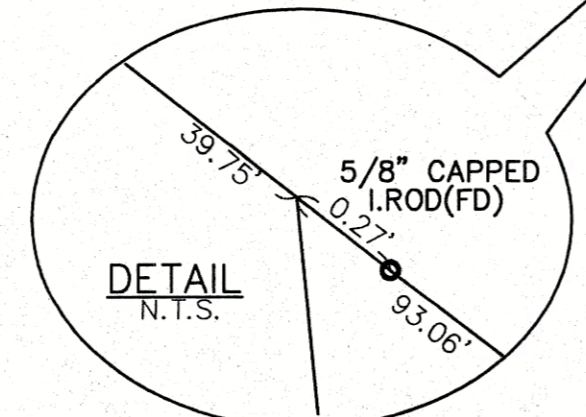
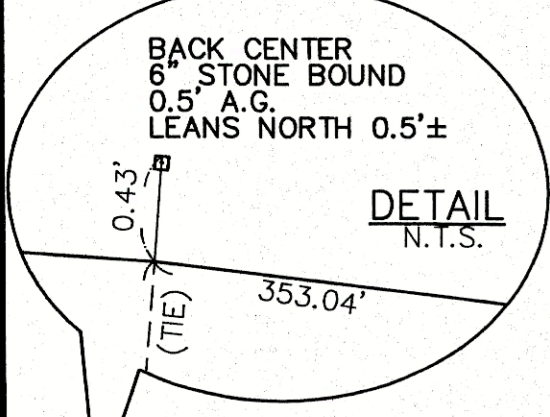
**RECORD OWNER:** TOWN OF LYNNFIELD  
914 SALEM STREET,  
LYNNFIELD, MA 01940

**ZONING:** SINGLE RESIDENCE A

**NOTE:**  
1) THIS PLAN WAS PREPARED TO ACCOMPANY A ZONING BOARD OF APPEALS APPLICATION.  
2) 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.  
3) 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.  
4) THIS PLAN IS NOT INTENDED TO BE A FULLY ENGINEERED SITE PLAN. PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC SYSTEMS SHOWN HEREON ARE CONCEPTUAL ONLY.  
5) COORDINATES SHOWN HEREON REFER TO MASSACHUSETTS STATE PLANE COORDINATES FROM GPS OBSERVATIONS PERFORMED BY HANCOCK ASSOCIATES ON 5/22/18.

**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 ABOVE GROUND
  - A.G. ○ ABOVE GROUND
  - (FD) FOUND
  - (R) RECORD
  - (C) CALCULATED
  - (R/H) RECORD AND HELD
  - (D) RECORD DEED DIMENSION
  - (TAA) THOMAS APPLETON DIMENSION TO BE REMOVED



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

**EXHIBIT PLOT PLAN OF LAND IN LYNNFIELD, MA**

PLOT DATE: Mar 06, 2019 12:08 pm  
PATH: F:\CNS 30 Projects\22315 - Mass Pipeline - Lynnfield\DWG\  
DWG: 22315exhibit.dwg  
LAYOUT: EXHIBIT  
SHEET: 1 OF 1  
PROJECT NO.: 22315

