

LEGEND OF SYMBOLS AND ABBREVIATIONS

EXISTING 2-FOOT CONTOUR	8
EXISTING 10-FOOT CONTOUR	10
EXISTING SPOT GRADE	x 18.83
STOCKADE FENCE	[Symbol]
SEWER MANHOLE	[Symbol]
UTILITY POLE	[Symbol]
LIGHT POLE	[Symbol]
ROOF DRAIN	o RD
FIRST FLOOR	F.F.
GARAGE FLOOR	G.F.
CELLAR FLOOR	C.F.
TOP OF FOUNDATION	T.F.
TYPICAL	TYP.
TO BE REMOVED	T.B.R.
EROSION CONTROLS	[Symbol]
EDGE OF WETLANDS	[Symbol]
50' WETLAND BUFFER	[Symbol]
100' WETLAND BUFFER	[Symbol]

PLAN NOTES:

- 1) PERIMETER INFORMATION SHOWN IS TAKEN FROM PLAND BOOK 81 PLAN 34 AS RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS
- 2) EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES, LLC IN JULY OF 2019.
- 3) THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SPHA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 25009C0391F; EFFECTIVE DATE JULY 3, 2012.
- 4) WETLAND RESOURCES SHOWN WERE FLAGGED BY WILLIAMS & SPARAGES, LLC IN JUNE OF 2019
- 5) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.

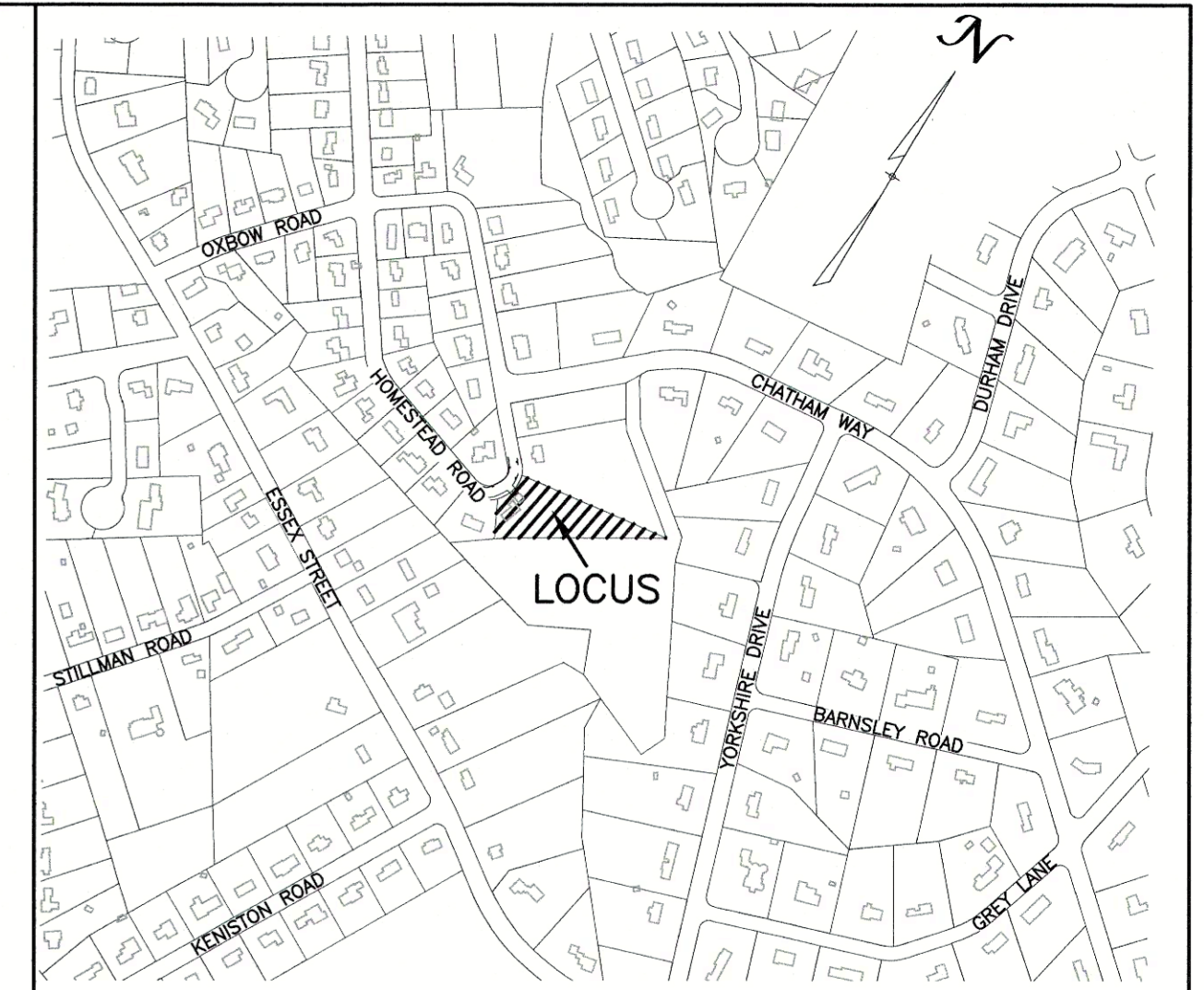
ZONING DISTRICT: RA (SINGLE RESIDENCE A)

MINIMUM LOT AREA = 15,000 S.F.
 MINIMUM FRONTAGE = 110 FEET
 MINIMUM DISTANCE TO STREET CENTER LINE = 50 FEET
 MINIMUM FRONT YARD = 30 FEET
 MINIMUM SIDE YARD = 15 FEET
 MINIMUM REAR YARD = 20 FEET
 MAXIMUM BUILDING HEIGHT = 50 FEET
 MAXIMUM LOT COVERAGE = 35%

ZONING DISTRICT: RC (SINGLE RESIDENCE C)

MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM FRONTAGE = 180 FEET
 MINIMUM DISTANCE TO STREET CENTER LINE = 60 FEET
 MINIMUM FRONT YARD = 40 FEET
 MINIMUM SIDE YARD = 25 FEET
 MINIMUM REAR YARD = 20 FEET
 MAXIMUM BUILDING HEIGHT = 50 FEET
 MAXIMUM LOT COVERAGE = 35%

ENTIRE SUBJECT PROPERTY LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT



LOCUS MAP
SCALE: 1" = 500' ±

PROPERTY OWNER:
 KEVEN A. AND KRISTIN L. DOHERTY
 33 HOMESTEAD ROAD
 LYNNFIELD, MA 01940

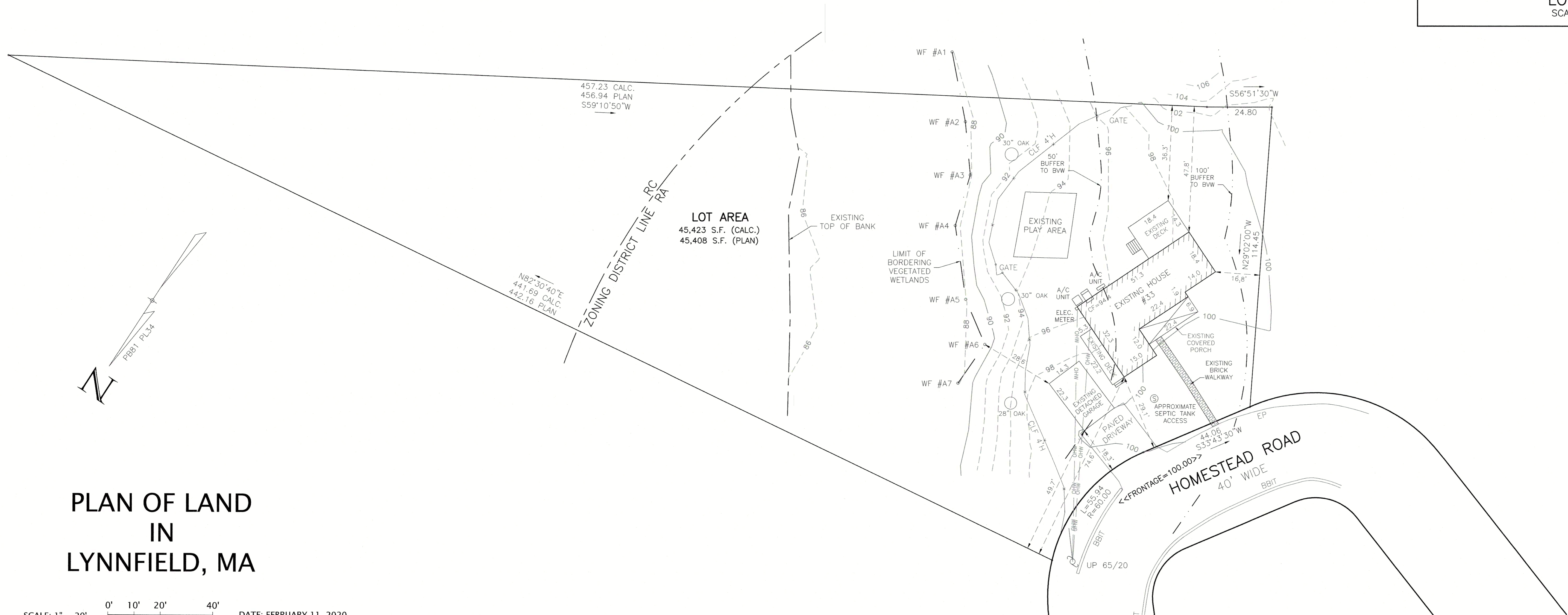
DEED REFERENCE:
 BOOK 33155 PAGE 22
 RECORDED WITH THE SOUTHERN
 ESSEX DISTRICT REGISTRY OF DEEDS

PLAN REFERENCE:
 BOOK 81 PLAN 34
 RECORDED WITH THE SOUTHERN
 ESSEX DISTRICT REGISTRY OF DEEDS

ASSESSORS MAP REFERENCE:
 MAP 25 PARCEL 823

LYNNFIELD BOARD OF APPEALS

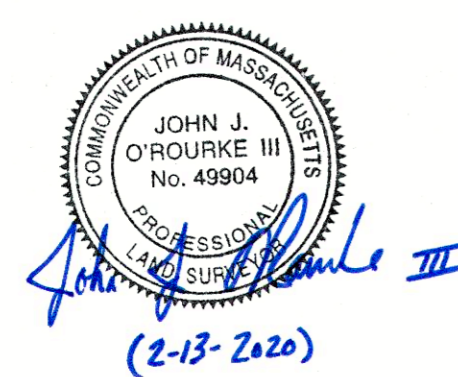
DATE: _____



**PLAN OF LAND
 IN
 LYNNFIELD, MA**

SCALE: 1" = 20' DATE: FEBRUARY 11, 2020

SHOWING EXISTING CONDITIONS
 #33 HOMESTEAD ROAD



ZONING TABLE (RA)		
REQUIREMENT	REQUIRED	EXISTING
Minimum Lot Area	15,000 SF	45,423 SF
Minimum Lot Frontage	110 Feet	100.00 Feet
Front Yard Setback	30 Feet	18.3 Feet
Side Yard Setback	15 Feet	16.8 Feet
Rear yard Setback	20 Feet	47.8 Feet
Maximum Building Height	50 Feet	<50 Feet
Maximum Lot Coverage	35%	3.9%
Distance to Wetlands	50 Feet	28.6 Feet
Maximum Impervious Coverage	< 6,814 SF (15%)	2,262 SF

ZBA CASE NO. _____

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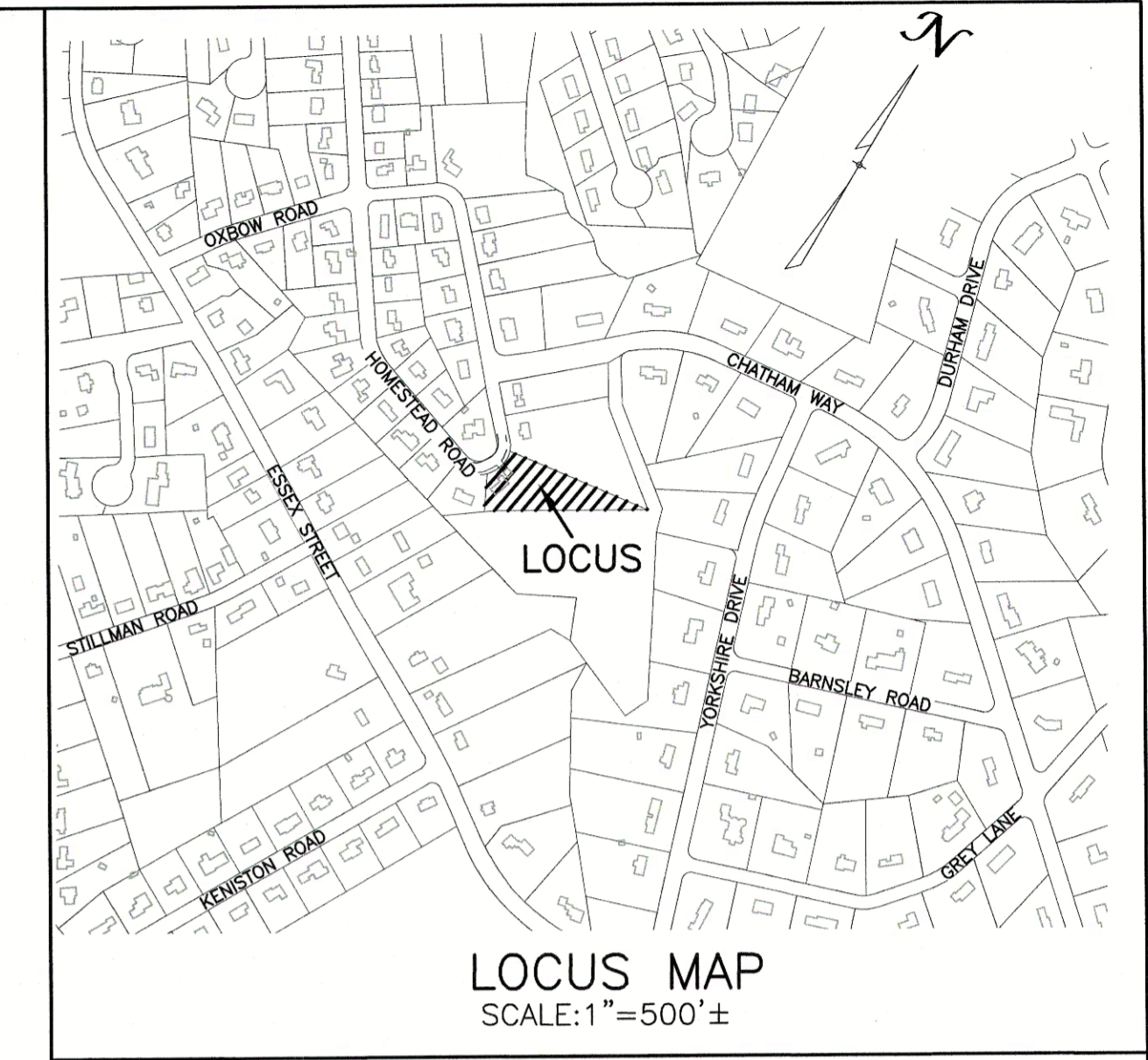
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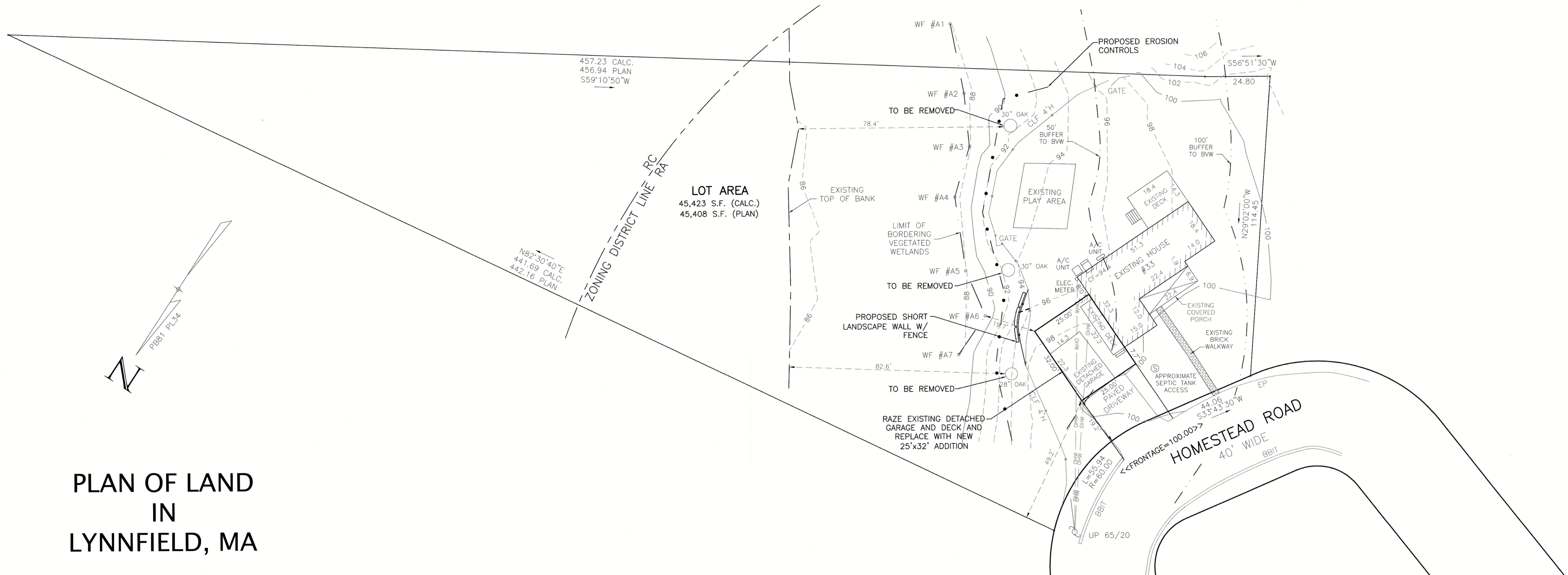
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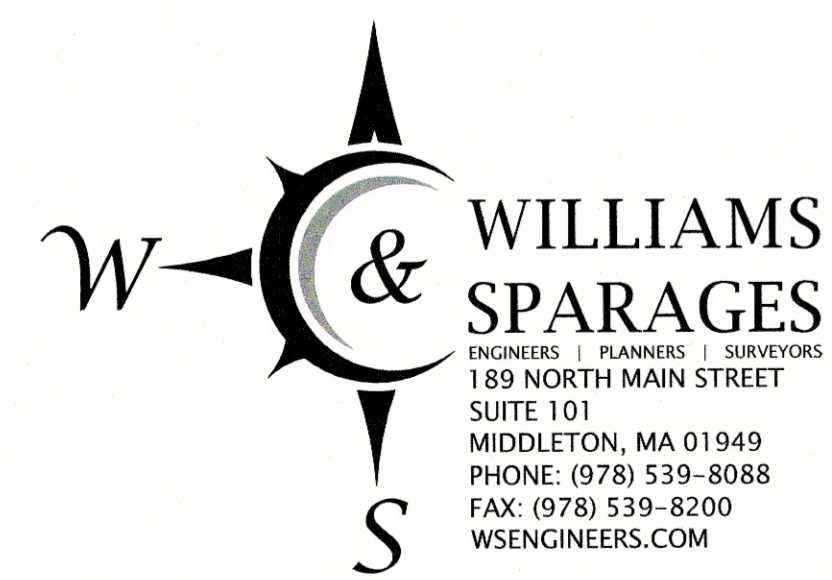
DATE: _____



**PLAN OF LAND
 IN
 LYNNFIELD, MA**

SCALE: 1" = 20' DATE: FEBRUARY 11, 2020

SHOWING PROPOSED CONDITIONS
 #33 HOMESTEAD ROAD



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Side Yard Setback	15 Feet	16.8 Feet	16.8 Feet
Rear yard Setback	20 Feet	47.8 Feet	47.8 Feet
Maximum Building Height	50 Feet	<50 Feet	<50 Feet
Maximum Lot Coverage	35%	3.9%	4.7%
Distance to Wetlands	50 Feet	28.6 Feet	19.7 Feet
Maximum Impervious Coverage	< 6,814 SF (15%)	2,262 SF	2,747 SF

ZBA CASE NO. _____