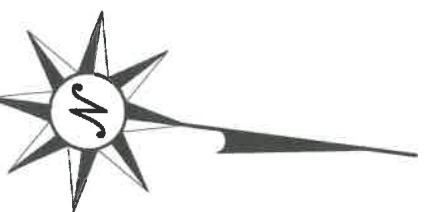


PROPOSED SITE PLAN
SCALE: 1" = 20'

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APPLICANT/ OWNER
HUTCHINS HOLDINGS, LLC
105 NORTH WASHINGTON STREET
BOSTON, MA 02114

PROPERTY INFORMATION
ADDRESS: 15 HUTCHINS CIRCLE
MAP & PARCEL: 23 - 2638
ZONING DISTRICT: RESIDENCE C "RC"

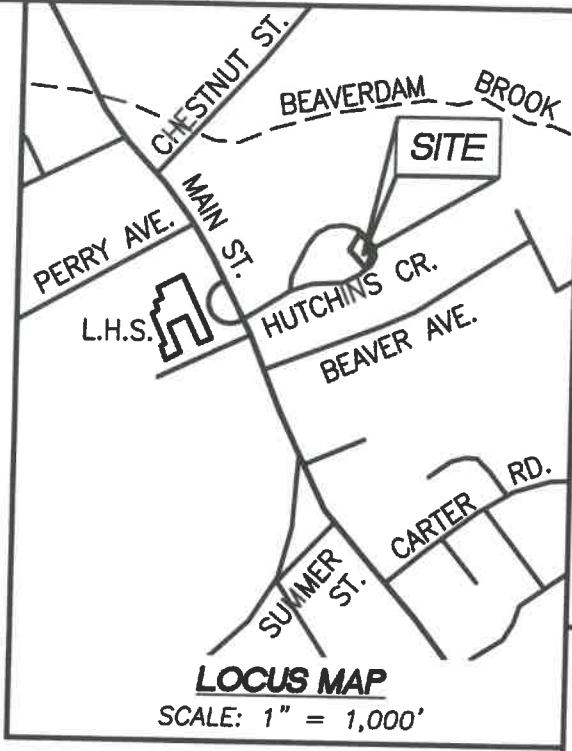
BUILDING INFORMATION
EXISTING BUILDING: 1,721 S.F.
PROPOSED BUILDING: 3,113 S.F.

ZONING SUMMARY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	11,445 S.F.	11,445 S.F.
MIN. FRONTAGE	180'	208.93'	208.93'
MAX. LOT COVERAGE	35%	±7%	±20%
MIN. STREET CENTERLINE SETBACK	60'	51.29'	46.06'
FRONT SETBACK	40'	31.29'	26.06'
SIDE SETBACK	25'	10.88'	10.05'
REAR SETBACK	20'	N/A	N/A

GENERAL INFORMATION

1. THIS PLAN IS TO DISPLAY A PROPOSED ADDITION FOR ZONING BOARD OF APPEALS.
2. THE PROPERTY IS LOCATED IN THE TOWN OF LYNNFIELD'S GROUNDWATER PROTECTION DISTRICT
3. EXISTING USE AND PROPOSED USE WILL REMAIN AS A SINGLE-FAMILY RESIDENCE.
4. THE PROJECT REQUIRES RELIEF OF BUILDING SETBACKS, DUE TO RESTRICTIONS OF BUILDABLE AREA.
5. THIS PLAN WAS GENERATED FROM A SURVEY COMPLETED BY MERRIMACK ENGINEERING SERVICES, DATED SEPTEMBER 6, 2019.
6. FURTHER APPROVALS FROM THE BOARD OF HEALTH WILL BE REQUIRED FOR SEPTIC ALTERATIONS.



PREPARED BY:
FODERA ENGINEERING
(617)877-3293
gfodera@foderaengineering.com
28 Harbor St., Suite 204
Danvers, MA 01923

PREPARED FOR:
Hutchins Holdings, LLC
15 Hutchins Cir.
Lynnfield, MA 01940

PROJECT LOCATION:
15 HUTCHINS CIR.
LYNNFIELD, MA 01940

PLAN SET:
PROPOSED HOME ADDITION

DATE: 7/8/2020

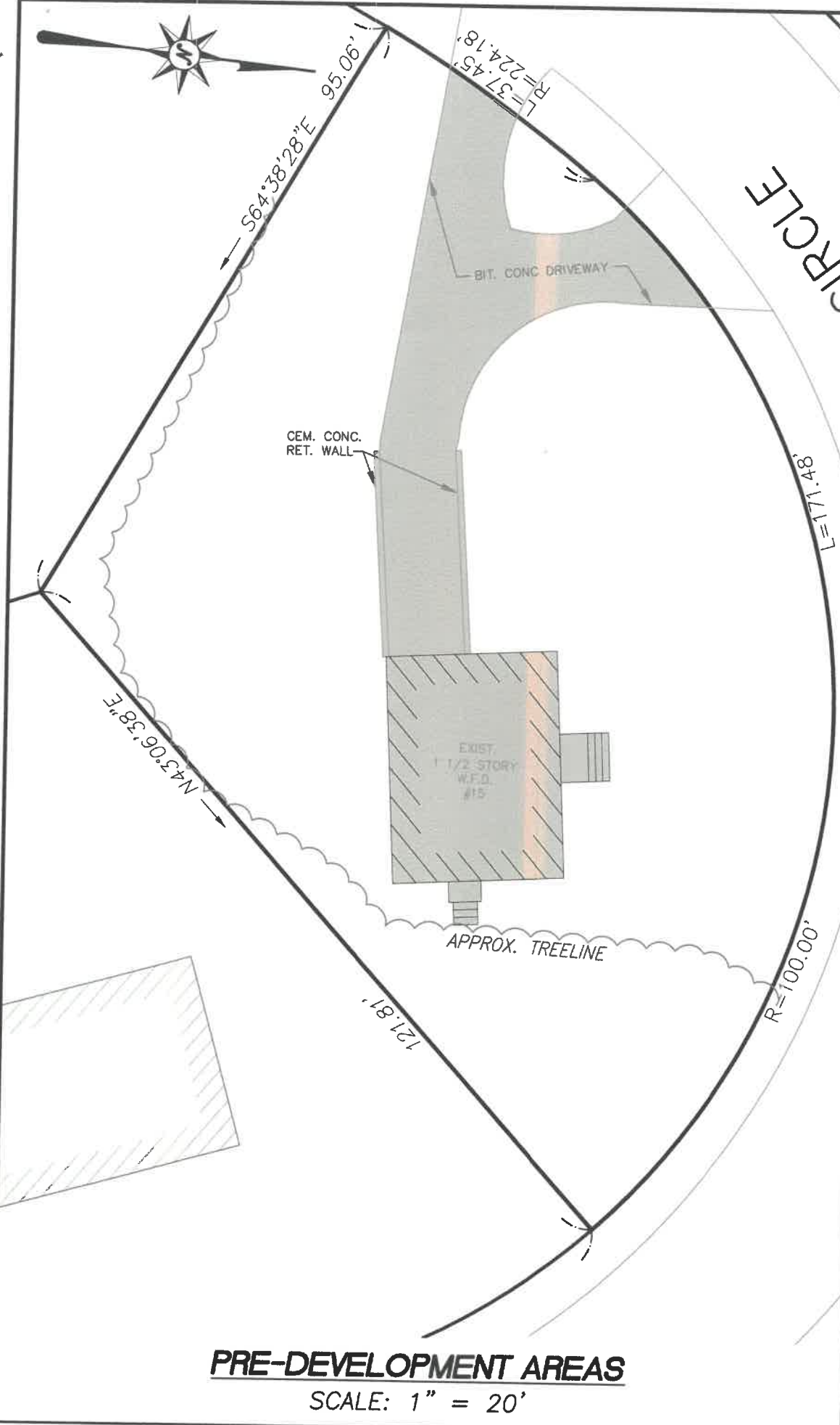


REVISION	DATE

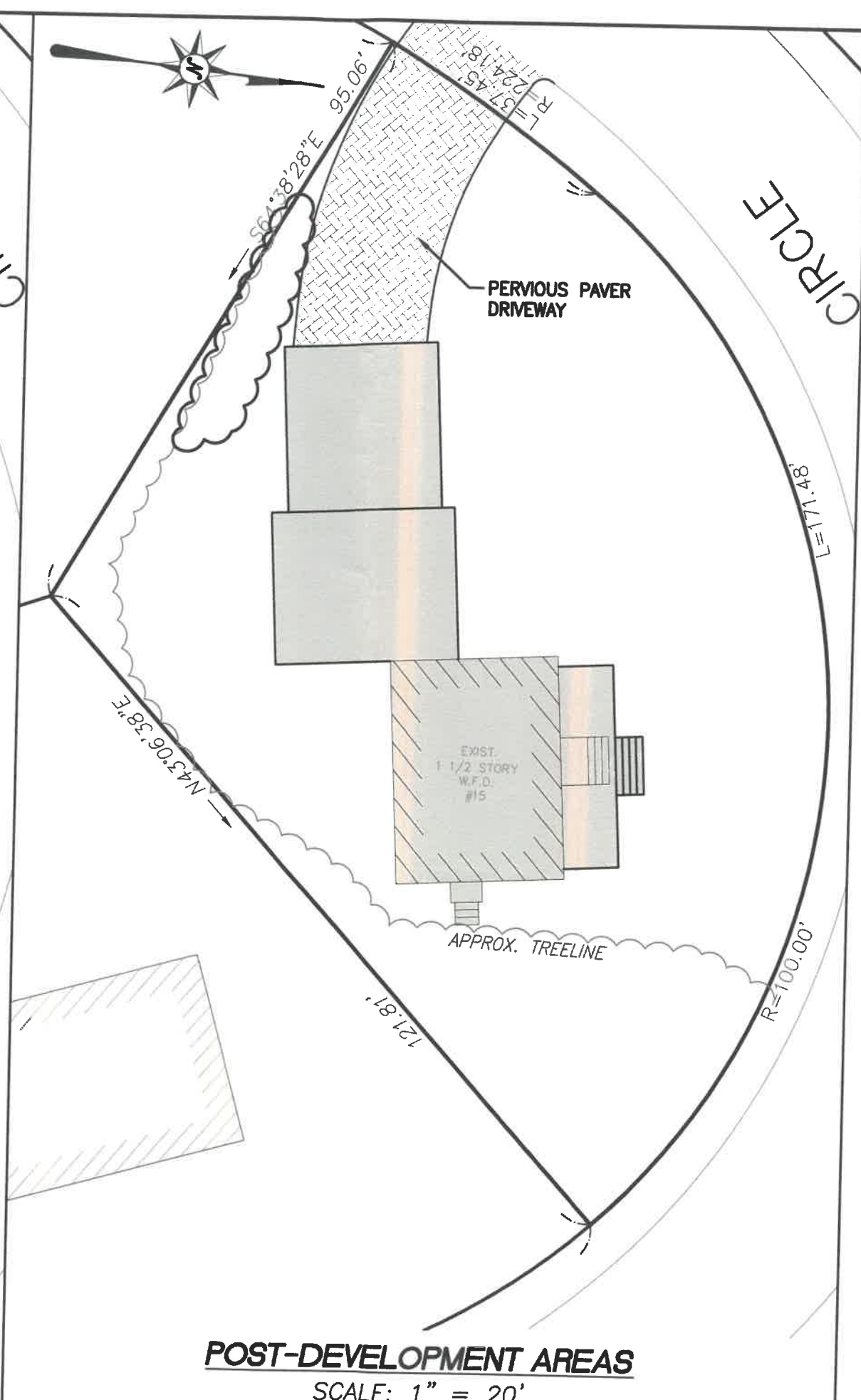
JOB NO.: 19122-103

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
C-1



PRE-DEVELOPMENT AREAS
SCALE: 1" = 20'



POST-DEVELOPMENT AREAS
SCALE: 1" = 20'

PRE-DEVELOPMENT AREAS
(SOIL TYPE "A")
SURFACE AREA (SQ-FT)
IMPERVIOUS = 2,179
PERVIOUS = 9,266
TOTAL = 11,445

POST-DEVELOPMENT AREAS
(SOIL TYPE "A")
SURFACE AREA (SQ-FT)
IMPERVIOUS = 2,249*
PERVIOUS = 9,196
TOTAL = 11,445

* IN ACCORDANCE WITH 9.3.8.(2) OF THE ZONING BYLAW, IMPERVIOUS AREA OF 15% OR 2,500 S.F. OF ANY LOT, WHICHEVER IS GREATER, SHALL REQUIRE A GROUNDWATER RECHARGE SYSTEM. SINCE 2,500 S.F. CONTROLS AND THE PROJECT RENDERS LESS THAN THAT, A RECHARGE SYSTEM IS NOT REQUIRED IN ACCORDANCE TO THE BYLAW.

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REVISION	DATE

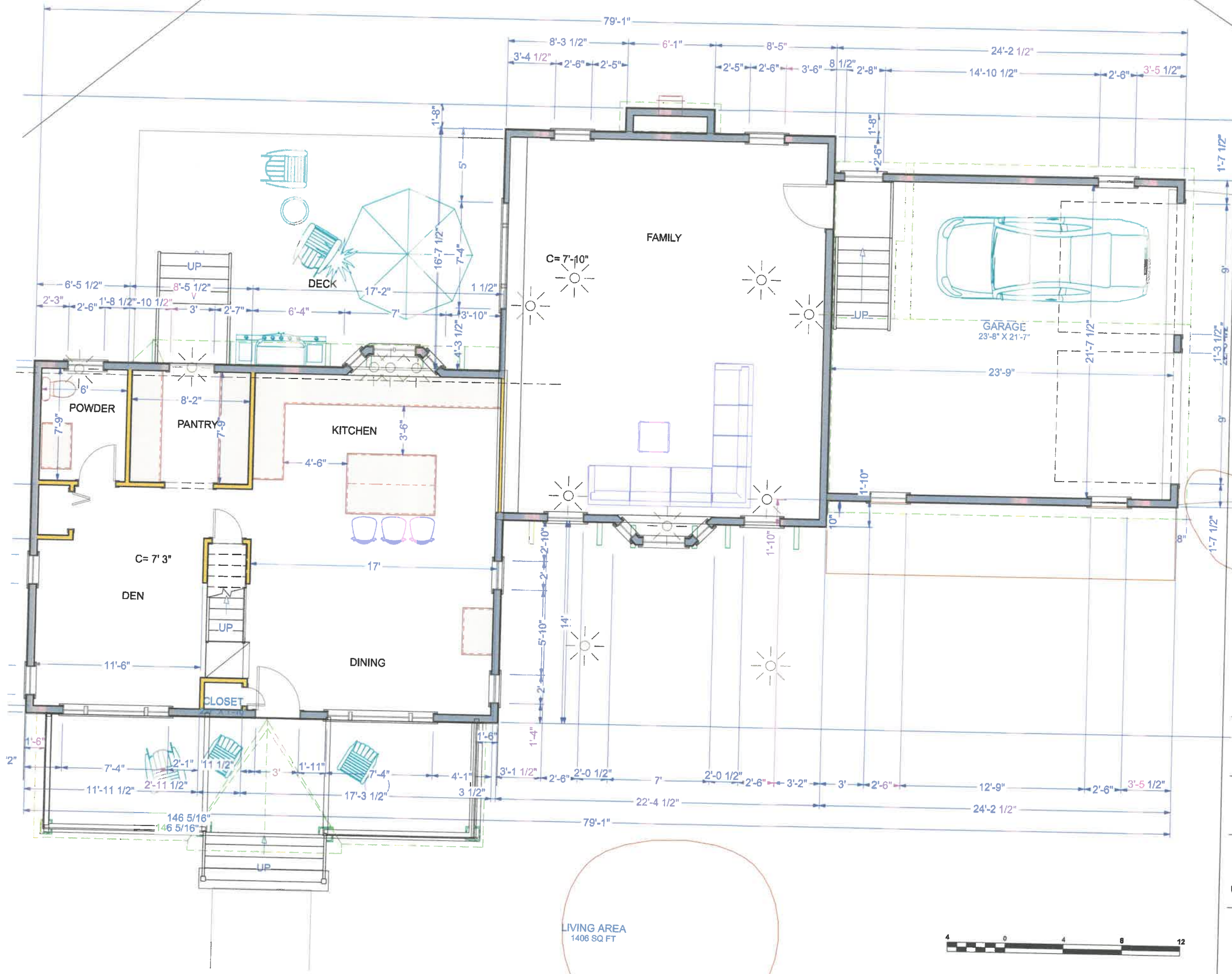
JOB NO.: 19122-103

SHEET TITLE:
AREAS SUMMARY

SHEET NUMBER:

C-2

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PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

FIRST FLOOR PLAN

DATE

6/9/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

LIVING AREA
1406 SQ FT



A-4