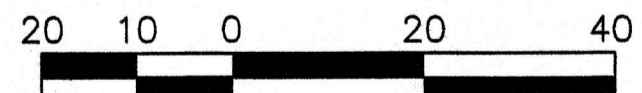
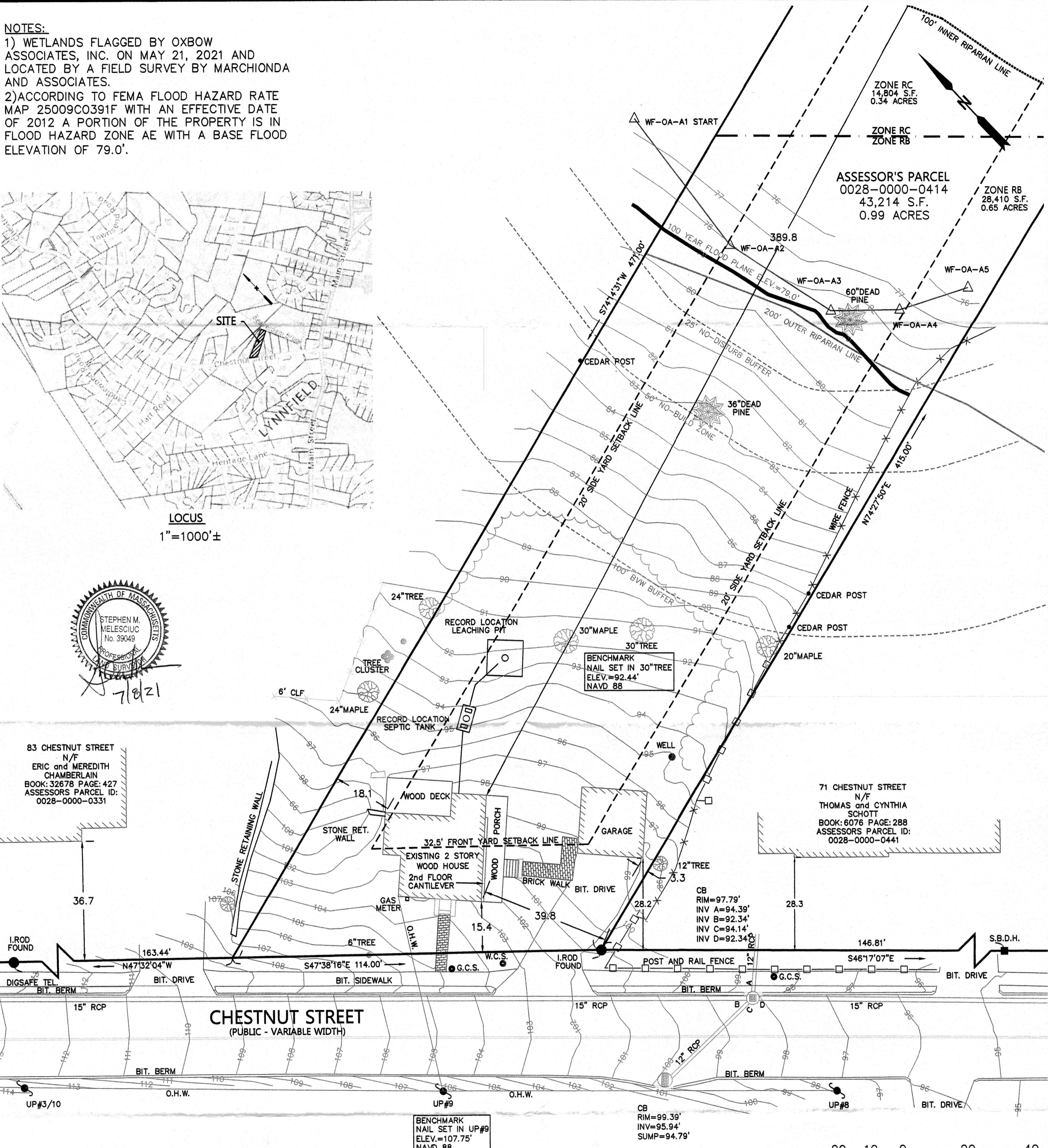
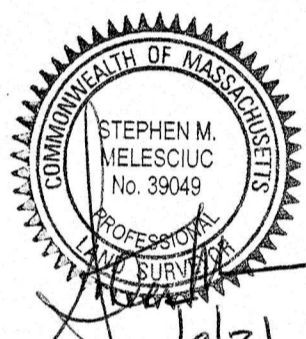


NOTES:

1) WETLANDS FLAGGED BY OXBOW ASSOCIATES, INC. ON MAY 21, 2021 AND LOCATED BY A FIELD SURVEY BY MARCHIONDA AND ASSOCIATES.
 2) ACCORDING TO FEMA FLOOD HAZARD RATE MAP 25009C0391F WITH AN EFFECTIVE DATE OF 2012 A PORTION OF THE PROPERTY IS IN FLOOD HAZARD ZONE AE WITH A BASE FLOOD ELEVATION OF 79.0'.



LOCUS
1"=1000'±



OWNER OF RECORD:
RYBO INC.
DEED REFERENCE:
BOOK: 40021 PAGE: 352

ZONING DISTRICT: SINGLE RESIDENCE B
GROUNDWATER PROTECTION DISTRICT
TABLE OF DIMENSIONAL REGULATIONS

REQUIRED
 LOT AREA: 30,000 SQ. FT.
 LOT FRONTAGE: 150 FT.
 LOT COVERAGE: 35%
 FRONT YARD: 32.5 FT.(AVERAGE ABUTTING BUILDINGS)
 SIDE YARD WIDTH: 20 FT.
 REAR YARD DEPTH: 20 FT.
 BUILDING HEIGHT: 40' - 3 STORIES
 MAXIMUM IMPERVIOUS: 15% = 6,482 S.F.

PLAN REFERENCES

PLAN BK: 49 PLAN: 17D
 PLAN BK: 415 PLAN: 6
 PLAN BK: 417 PLAN: 10
 PLAN BK: 454 PLAN: 1
 BOOK: 2495 PAGE: 550
 PLAN #812 OF 1946
 PLAN #159 OF 1950
 PLAN #801 OF 1950

EXISTING

LOT AREA: 43,214 SQ. FT.
 LOT FRONTAGE: 114.00 FT.
 LOT COVERAGE: 4%
 FRONT YARD DEPTH: 15.4 FT.
 SIDE YARD WIDTH: 18.1 FT.
 REAR YARD DEPTH: 389.8 FT.
 BUILDING HEIGHT: 23.7 FT.
 IMPERVIOUS: 5% = 2,225 S.F.
 GROSS FLOOR AREA = 1,228 S.F (3%)

EXISTING CONDITIONS

79 CHESTNUT STREET
 AESSORS PARCEL ID 0028-0000-0414
 LYNNFIELD, MA
 prepared for
RYBO INC.
 101 CONVERSE AVENUE
 MALDEN, MA 02148

Marchionda
 & Associates, L.P.

Engineering and Planning Consultants

62 MONTVALE AVE., SUITE I
 STONEHAM, MA 02180
 (781) 438-6121 FAX: (781) 438-9654

DATE: JULY 6, 2021

SCALE: 1" = 20'

841-09\Existing Conditions.dwg

M. & A. NO. 841-09

SHEET 1 of 1