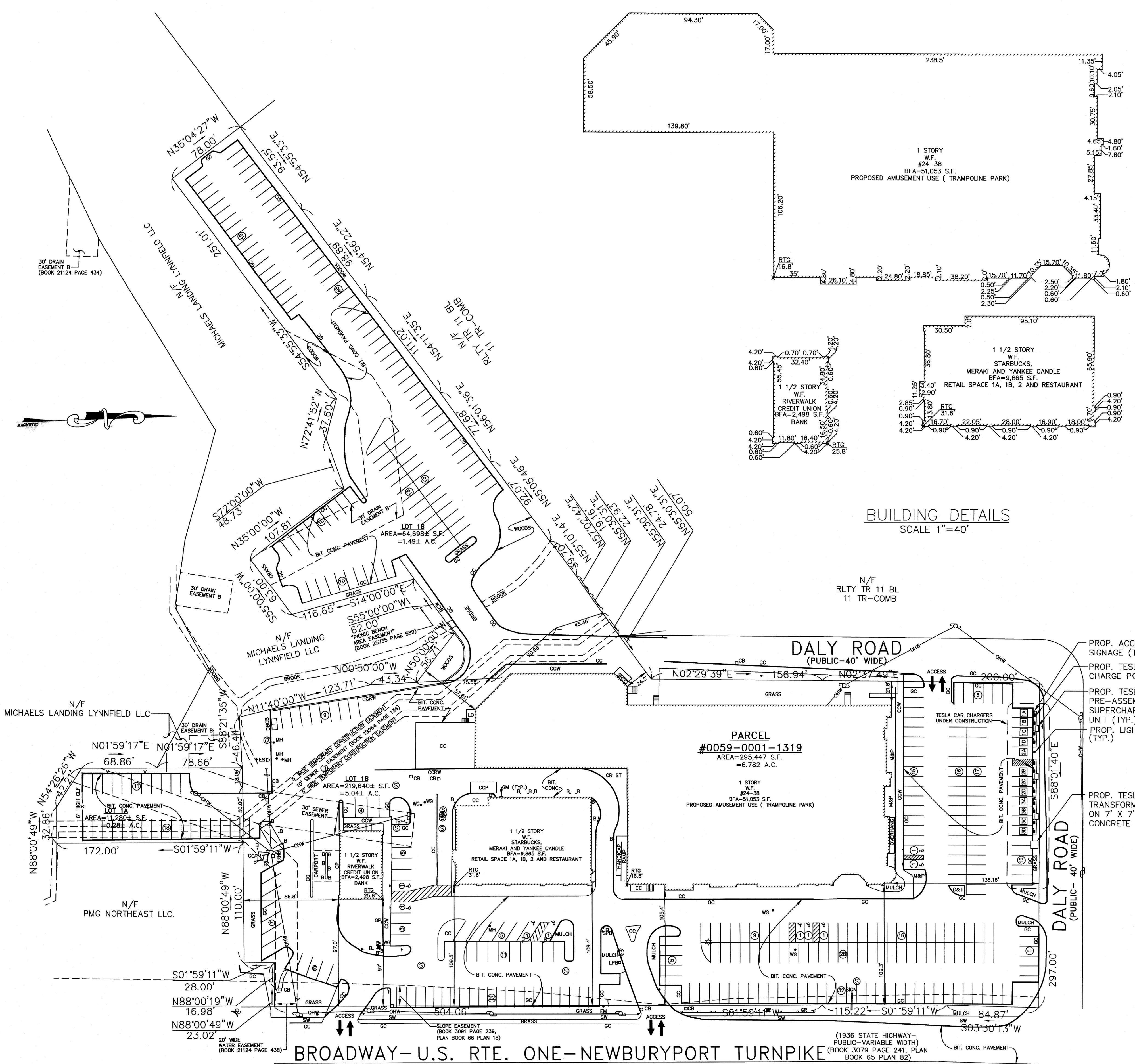
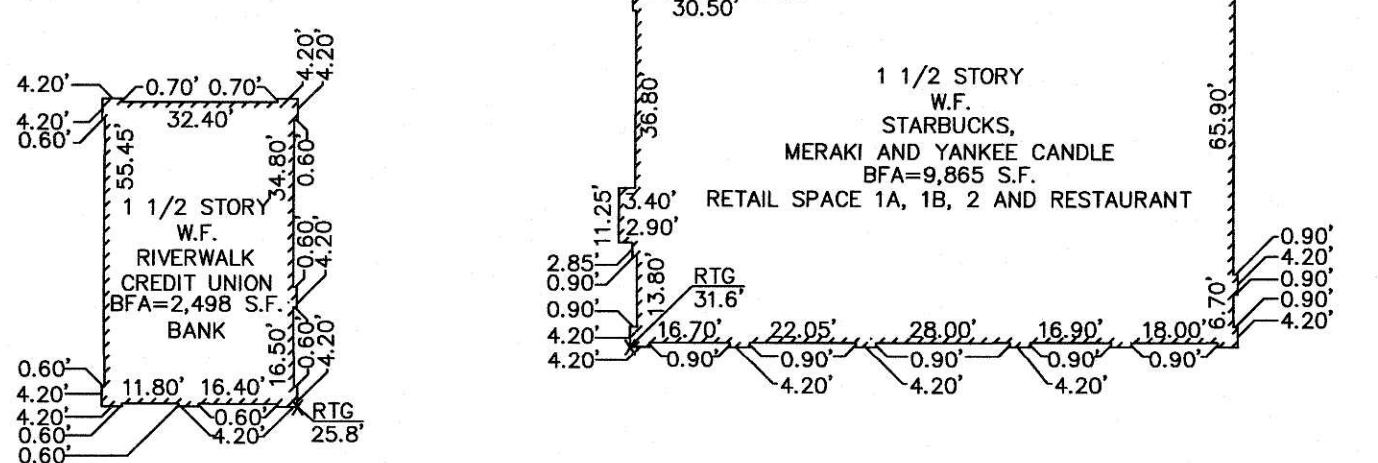


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1 STORY  
W.F.  
#24-38  
BFA=51,053 S.F.  
PROPOSED AMUSEMENT USE (TRAMPOLINE PARK)



BUILDING DETAILS  
SCALE 1"=40'

DIMENSIONAL AND DENSITY SUMMARY			
ZONE DISTRICT: LIMITED INDUSTRIAL (LI)			
USE: AMUSEMENT (TRAMPOLINE PARK)			
ITEM	REQUIRED	EXISTING	PROVIDED
MINIMUM SF	3 ACRES (130,680 SF)	295,447 SF	295,447 SF
LOT AREA FRONTAGE	300 FT	704.15 FT	704.15 FT
		297.00 FT	297.00 FT
		407.01 FT	407.01 FT
PERMITTED LOT COVERAGE	30%	21.46%	21.46%
REQUIRED SETBACK DISTANCE FROM STREET CENTER LINE	100 FT	156.16 FT	156.16 FT
		41.8 FT	41.8 FT
		165 FT	165 FT
REQUIRED SETBACKS:	FRONT YARD DEPTH	100'	97.0 FT/21.8 FT/136.16 FT
	SIDE YARD WIDTH	100'	86.8 FT
	REAR YARD DEPTH	40'	57.61 FT
	MAXIMUM HEIGHT/ STORIES	40FT/3 STORIES	16.8FT/1 STORY

**PARKING CHART SUMMARY**

Amusement Use (Trampoline Park): 284 Spaces Required  
 1 Space/180 SF  
 51,053 SF/180 SF Per Space = 284 Spaces

Retail Space #1A: 17 Spaces Required  
 2,790 SF x 1 Space/180 SF = 16 Spaces  
 2 Employees x 1 Space/2 Employees = 1 Space

Retail Space #1B: 17 Spaces Required  
 2,790 SF x 1 Space/180 SF = 16 Spaces  
 2 Employees x 1 Space/2 Employees = 1 Space

Retail Space #2: 13 Spaces Required  
 2,000 SF x 1 Space/180 SF = 12 Spaces  
 2 Employees x 1 Space/2 Employees = 1 Space

Restaurant: 8 Spaces Required  
 10 Seats x 1 Space/3 Seats = 4 Spaces  
 8 Employees x 1 Space/2 Employees = 4 Spaces

Bank w/ Drive-Thru: 16 Spaces Required  
 2,500 SF x 1 Space/180 SF = 14 Spaces  
 4 Employees x 1 Space/2 Employees = 2 Spaces

Total Spaces Required: 355 Spaces  
 Total Spaces Existing: 381 Spaces (includes 9 Handicap Spaces)

**NOTES**

- SEE TOWN OF LYNNFIELD ASSESSORS PARCEL 0059-0001-1319, BOOK 40150 PAGE 313 AND PLAN BOOK 402 PLAN 75 ESDRD FOR SITE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0394F, EFFECTIVE DATE JULY 3, 2012. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

- LEGEND**
- CB CATCH BASIN
  - SMH SEWER MANHOLE
  - DMH DRAIN MANHOLE
  - B BOLLARD
  - HYD HYDRANT
  - UP UTILITY POLE
  - WG WATER GATE
  - GG GAS GATE
  - SIGN
  - OHW OVERHEAD WIRES
  - - - - CHAIN LINK FENCE
  - BIT. CONC. BITUMINOUS CONCRETE
  - CC CEMENT CONCRETE
  - FND FOUND
  - (TYP) TYPICAL
  - N/F NOW OR FORMERLY
  - SPB SPRINKLER BOX
  - GC GRANITE CURB
  - G&T GRASS & TREES
  - CCW CEMENT CONCRETE WALK
  - GP GRANITE POST
  - TBS TELEPHONE BOX
  - DS DRAIN SWAL
  - LBS LIGHT POLE BASE
  - CCRW CEMENT CONCRETE RETAINING WALL
  - EM ELECTRIC METER
  - M&P MULCH AND PLANTINGS
  - CRST CRUSHED STONE
  - LD LOADING DOCK
  - COHR CEMENT CONCRETE HANDICAP RAMP
  - BCW BITUMINOUS CONCRETE WALK
  - BCW BITUMINOUS CONCRETE WALK
  - [A] TESLA V-3 CHARGE POST

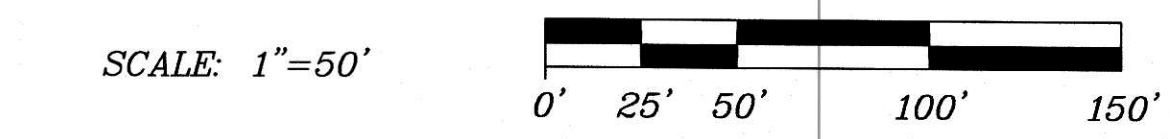
**SITE PLAN**

24-38 BROADWAY  
 LYNNFIELD, MASSACHUSETTS 01940

TO ACCOMPANY REQUEST FOR SPECIAL PERMIT  
 AND SITE PLAN APPROVAL

PREPARED FOR  
**LYNNFIELD PLAZA REALTY TRUST**

DATE: NOVEMBER 1, 2023



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