

LOCUS MAP NOT TO SCALE

N/F HURSH FAMILY TRUST
18 WING RD
LYNNFIELD, MA 01940
Book 39104 Page 350
Property ID:
0016 0000 2789

N/F BANOS KRISTEN A
16 WING RD
LYNNFIELD, MA 01940
Book 12818 Page 346
Property ID: 020 0000 0623

N/F ELLS KEITH H, T/E
6 STROUT AVENUE
LYNNFIELD, MA 01940
Book 28899 Page 72
Property ID:
0020 0000 0638

N/F
DAVID CAPACHIETTI
Property ID:
0016 0000 2877
BK. 36531 PG. 317

N/F
SUSAN M. TOMICH
Property ID:
0020 0000 0722
BK. 465 PG. 83180

N/F
WILLIAM J. ADAMS
Property ID:
0020 0000 0728
BK. N/A PG. N/A

N/F
LYNNFIELD CTR WATER DIST
Property ID: 0020 0000 0718
BK. N/A PG. N/A

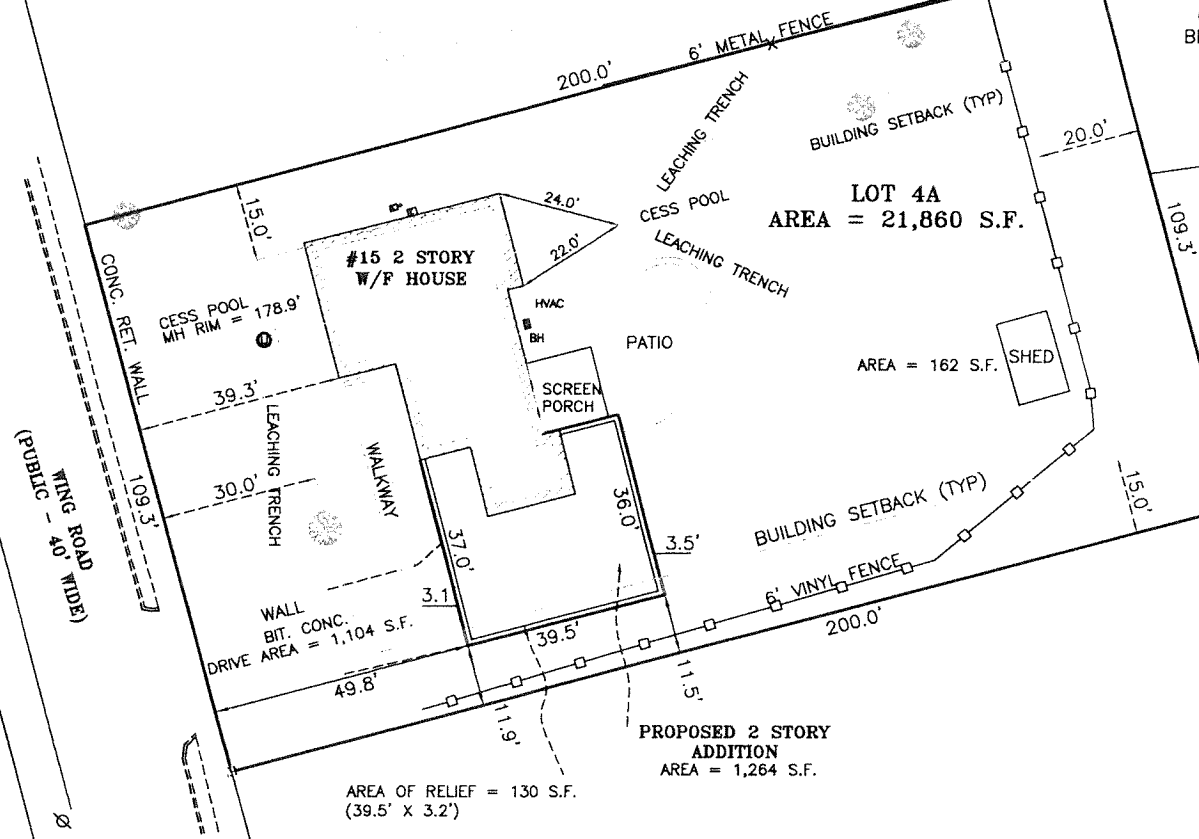
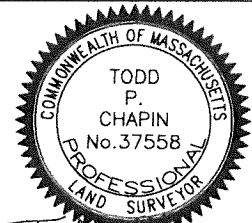


TABLE OF AREAS:

LOT AREA = 21,860±S.F.
EXISTING HOUSE = 1,765±S.F.
EXISTING SHED = 162±S.F.
EXIST. BLDG. TOTAL = 1,927±S.F. ✓
EXIST. BLDG. LOT COVERAGE = 8.81%
PROP. ADD/PORCH TOTAL = 1,387±S.F.
TOTAL BUILDING = 3,314 S.F.
DRIVEWAY = 1,104 S.F.
PATIO = 490 S.F.
TOTAL IMPERVIOUS = 1,594 S.F. ✓
3314 + 1594 = 4908
4908 / 21860 = 22.5%

ASSESSORS MAP - 0016 0000 2877
ZONING DISTRICT: RA
GROUND WATER PROTECTION DISTRICT
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD = 30' SIDE YARD = 15'
REAR YARD = 20'
MAX. HEIGHT = 50'
PERMITTED LOT COVERAGE 35%



Todd P. Chapin
TODD P. CHAPIN P.L.S. 37558

PLAN PREPARED FOR
PROPERTY OWNERS:

PLAN PREPARED FOR
PROPERTY OWNER(S):
CHRISTIAN & CHRISTINE SULLIVAN
15 WING ROAD
LYNN, 01940 MA

RealMapInfo LLC.
420 Lakeside Avenue, Suite 403
Marlborough, MA. 01752
774-570-0462

PROPOSED
PLOT PLAN OF LAND IN
LYNNFIELD, MASS

SCALE: 1"=30' DATE: 11/01/2023

DEED REF. BOOK: 35517 PAGE: 350

PLAN NO 74 OF 1993

RECORDED • ESSEX COUNTY REGISTRY OF DEEDS

16% existing 3521 existing building + drive (patio)
22.5% proposed 4908