

Plan Of Land
In
Topsfield, Mass.

Showing
Proposed Addition
249 Boston Street
Prepared For
Evans Industries, Inc.

Scale: 1" = 20' Date: October 31, 2011

(Assessors Map 49 - Parcel 65)

Zoning Districts: Business District Highway & Central Residential District

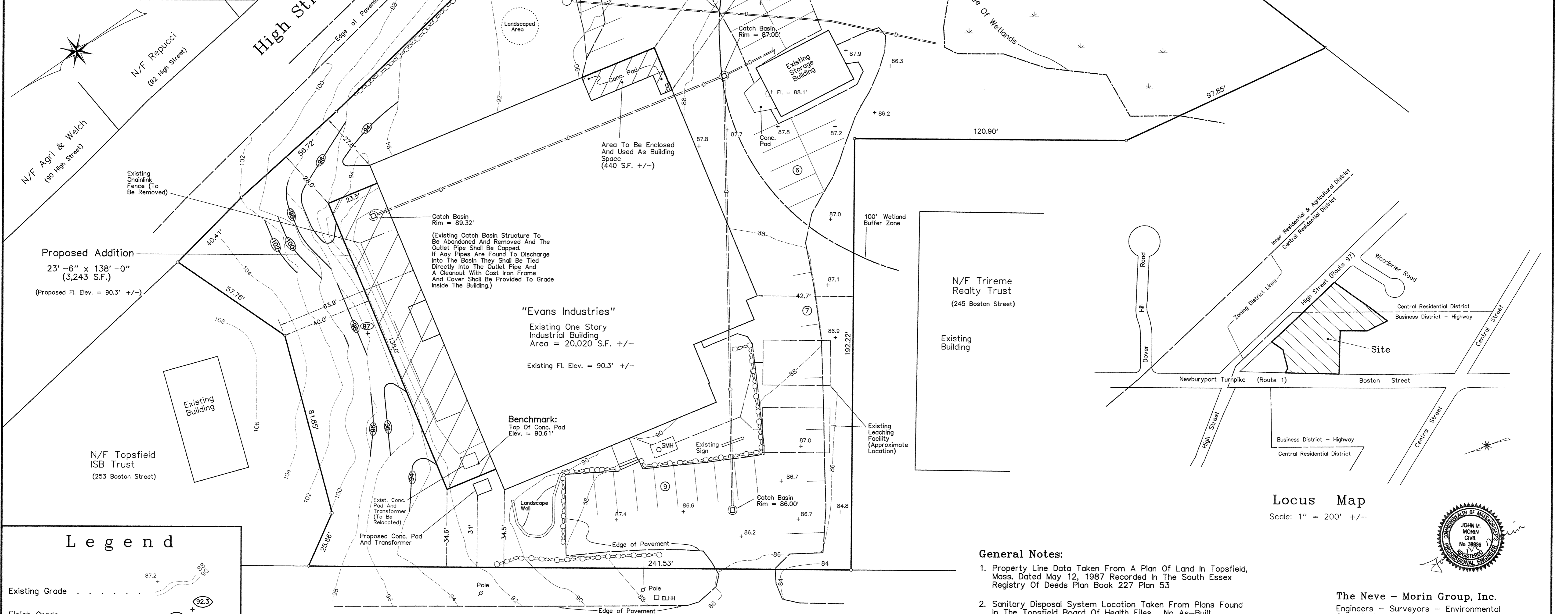
Zoning Table: Business District Highway			
Description	Zoning By-Law	Existing	Proposed Addition
Lot Area	40,000 S.F.	100,553 S.F.	100,553 S.F.
Frontage	200'	241.53' (Boston Street)	241.53' (Boston Street)
Lot Depth	175'	296'	296'
Front Setback	75'	34.5' (Boston Street)	34.6' (Boston Street)
Side Setback	40'	63.9' (Lft), 42.7' (Rt)	40.0' (Lft), 158' (Rt)
Rear Setback	40'	27.8' (High St.)	28.0' (High St.)
Height	35'	16' - 8"	16' - 8"
Stories	2.5	1.0	1.0
Building Area	40%	20.8%	24.5%
Open Space	30%	59.3%	56.1%

* Except Where Adjacent To Residential Use Or District In Which Case The Yard Will Increase To 100 Feet.

Number Of Employees = 30

Parking Required: 1 Space/350 S.F.

Existing Building: 20,020 S.F.
Proposed Additions: 3,243 S.F. + 440 S.F. = 3,683 S.F.
Total Building Area: 23,703 S.F.
Total Spaces Required = 68
Total Spaces Provided = 43

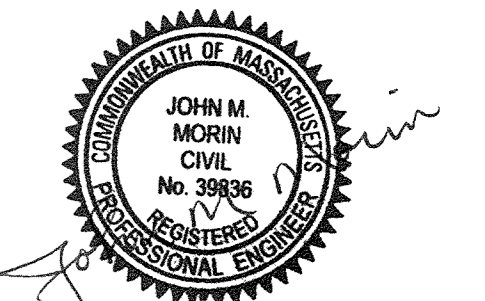


Legend	
Existing Grade
Finish Grade

Newburyport Turnpike - U.S. Route 1 - Boston Street

General Notes:

- Property Line Data Taken From A Plan Of Land In Topsfield, Mass. Dated May 12, 1987 Recorded In The South Essex Registry Of Deeds Plan Book 227 Plan 53
- Sanitary Disposal System Location Taken From Plans Found In The Topsfield Board Of Health Files. No As-Built Plans Are Available.



The Neve - Morin Group, Inc.
Engineers - Surveyors - Environmental
Consultants - Land Use Planners
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