

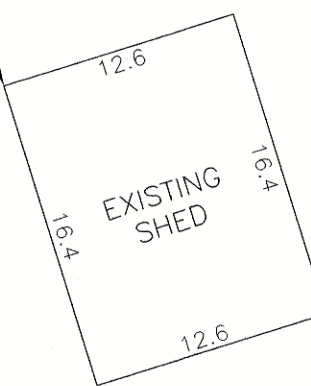
N



N/F
PETER HARRIS
#26 GROVE STREET
PROPERTY ID: 40-16

120'±
N67°59'E

18'±



20'±

150'±
S16°22'E

N/F
JOHN CHIACHARETTA
#6 GAIL STREET
PROPERTY ID: 40-19

LOT AREA
17,913± S.F.

EDGE OF PAVEMENT
(PUBLIC - VARIABLE STREET WIDTH)
GROVE STREET

150'±
S16°22'E

EXISTING
GRAVEL
DRIVEWAY

PROPOSED
GRAVEL DRIVE

BULKHEAD

PROPOSED GARAGE

EXISTING
1 STORY WOOD
#30
PROPOSED
2ND FLOOR
ABOVE

120'±
N67°59'E

N/F
TOWN OF TOPSFIELD
#32 GROVE STREET
PROPERTY ID: 40-18

PROPOSED PLOT PLAN IN TOPSFIELD, MA #30 GROVE STREET

SCALE: 1" = 10' 0' 5' 10' 20' DATE: SEPTEMBER 7, 2022



ZONING DISTRICT: CR
CENTRAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT DEPTH = 120 FEET
MAXIMUM HEIGHT = 35 FEET
MAXIMUM BUILDING AREA = 40%
MINIMUM OPEN SPACE = 40%
FRONT YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 30 FEET