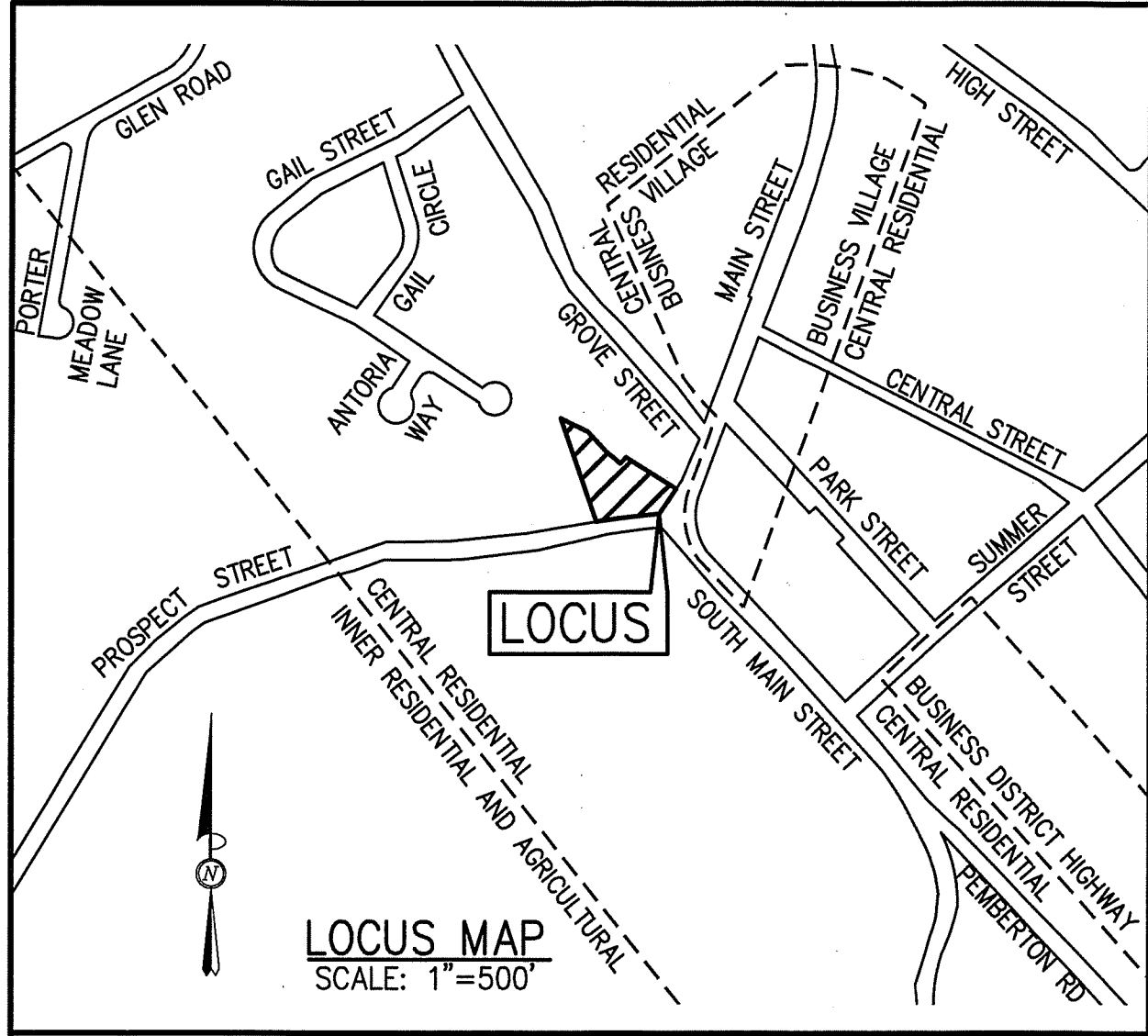




RECORD OWNER:

GABTAN LLC
900 LYNNFIELD ST. UNIT 23
LYNNFIELD MA, 01940
DEED BOOK 27274 PAGE 142
ASSESSORS MAP 40 LOT 9

PLAN REFERENCES:

1. PLAN BOOK 375, PLAN B5
2. "REPAIR SANITARY DISPOSAL SYSTEM PLAN", DATED JUNE 18, 2001 PREPARED BY JOSEPH J. SERWATKA, P.E. FOR V. CARPENTER REALTY TRUST

ZONING: CENTRAL RESIDENTIAL

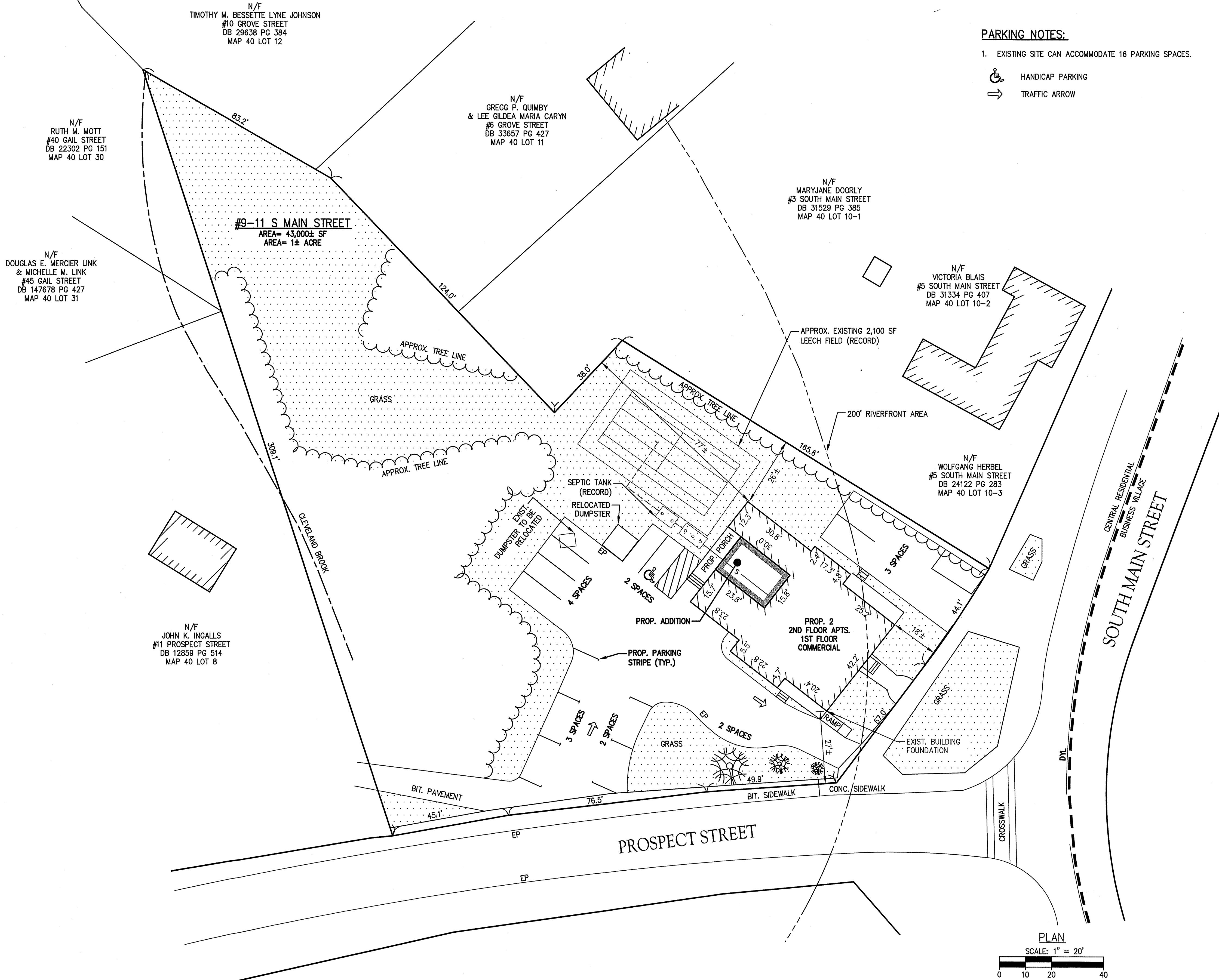
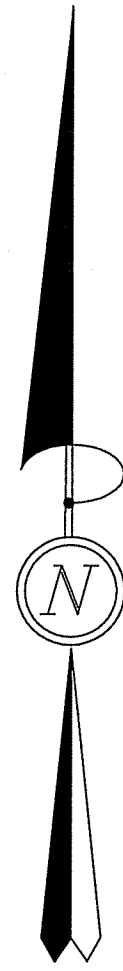
ZONING MATRIX			
SETBACK	REQUIRED	EXISTING	PROPOSED
FRONT	20' MIN.	18'±	NO CHANGE
SIDE	10' MIN.	26'±	NO CHANGE
REAR	30' MIN.	77'±	NO CHANGE
FRONTAGE (PROSPECT ST.)	100' MIN.	171'	NO CHANGE
FRONTAGE (S. MAIN ST.)	100' MIN.	101'	NO CHANGE
LOT AREA	20,000 S.F. MIN.	43,000± S.F.	NO CHANGE
BUILDING HEIGHT	35' MAX.	<35'	NO CHANGE
MAX. STORIES	2.5	2	NO CHANGE

PLAN NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD PLANS AND SHOULD BE CONSIDERED APPROXIMATE.
2. THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF ACCOMPANYING AN APPLICATION TO THE ZONING BOARD OF APPEALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT, BOUNDARY PLAN OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
3. THE ABUTTER AND RIGHT-OF-WAY INFORMATION SHOWN HEREON ARE COMPILED FROM THE TOPSFIELD GIS DATABASE AND ASSESSOR'S RECORDS.

ABBREVIATIONS:

APPROX	APPROXIMATE
APTS	APARTMENTS
BIT	BITUMINOUS
CONC	CONCRETE
DB	DEED BOOK
DYL	DOUBLE YELLOW LINE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
N/F	NOW OR FORMERLY
PG	PAGE
PROP	PROPOSED
SF	SQUARE FEET
TYP	TYPICAL

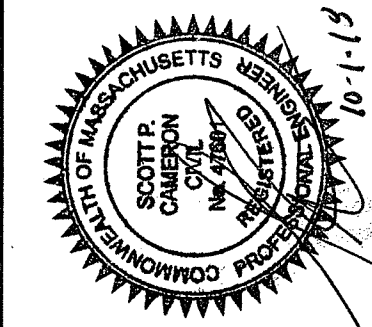


PARKING TABLE	
USE	REQUIRED
DWELLING UNIT (2 OR MORE BEDROOMS): 2 PER UNIT	2 UNITS x 2 = 4 SPACES
BUSINESS/PROFESSIONAL OFFICES: 1 PER 300 SF	3,400± SF./300 = 12 SPACES
TOTAL REQUIRED	16 SPACES
TOTAL PROVIDED	16 SPACES

PARKING NOTES:

1. EXISTING SITE CAN ACCOMMODATE 16 PARKING SPACES.

HANDICAP PARKING
 TRAFFIC ARROW



SURVEY BY: EJP
DRAFTED BY: EJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1"=20'
DATE: OCTOBER 1, 2018

REVISIONS	
NO.	DESCRIPTION

PLAN TO ACCOMPANY ZONING BOARD APPLICATION
IN
TOPSFIELD, MASSACHUSETTS
9-11 SOUTH MAIN STREET
(ASSESSOR'S MAP 40, LOT 9)
PREPARED FOR:
9-11 SOUTH MAIN STREET, LLC

ZBA PLAN
DRAWING NO.
1 OF 1