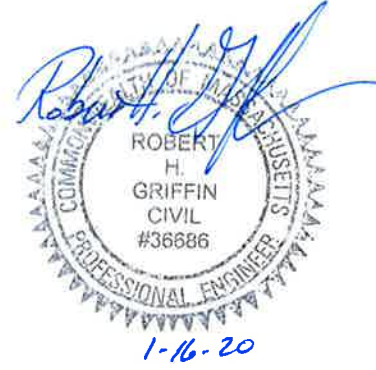


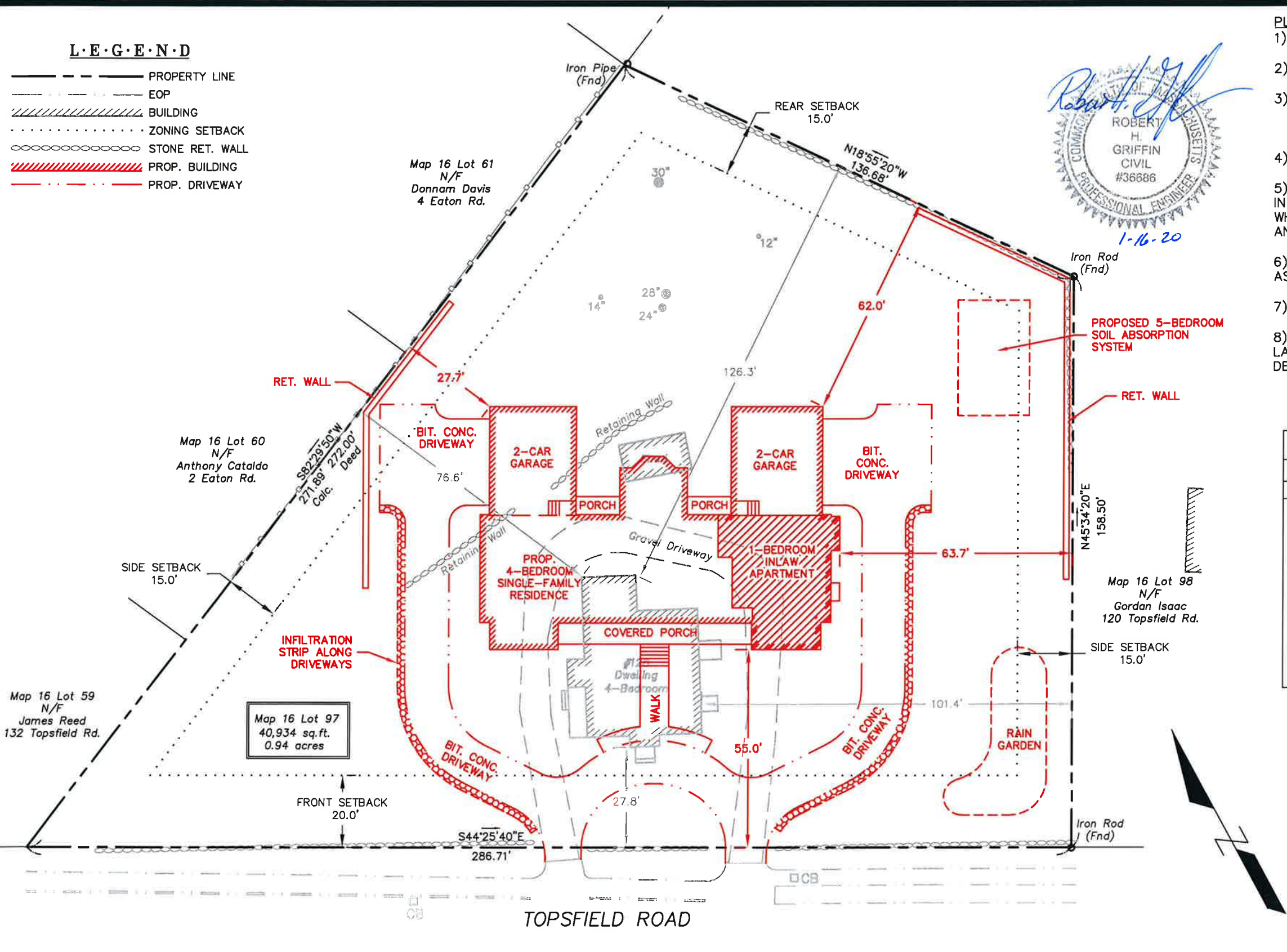
**L·E·G·E·N·D**

- — — — — PROPERTY LINE
- - - - - EOP
- ▨ BUILDING
- · · · · ZONING SETBACK
- ○ ○ ○ ○ STONE RET. WALL
- ▨ PROP. BUILDING
- · — · — · PROP. DRIVEWAY



**PLAN REFERENCES & NOTES:**

- 1) RECORD OWNER: MICHAEL GOOLKASIAN
- 2) TITLE REFERENCE: ESRD DEED BK. 37780, PG. 510.
- 3) ESRD PLAN REFERENCES:  
 -PLAN BK. 102, PLAN 33 -PLAN #672 OF 1948  
 -PLAN BK. 79, PLAN 10
- 4) ZONING DISTRICT: RESIDENTIAL DISTRICT (40,000 SF).
- 5) FEMA FLOOD MAP NO. 25009C0406F DATED 7/3/12 INDICATES THAT THE SITE IS LOCATED WITHIN A ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6) EXISTING CONDITIONS SURVEY BY LEBLANC SURVEY ASSOCIATES, INC OF DANVERS, MA ON SEPTEMBER 16, 2019.
- 7) ELEVATIONS ARE BASED ON NAVD88 DATUM.
- 8) FURTHER INFORMATION REGARDING BUILDING DIMENSIONS & LAYOUT REFER TO ARCHITECTURAL DRAWINGS BY LUNA DESIGN GROUP OF DANVERS, MA.



ZONING TABLE			
ZONING DISTRICT: RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA, S.F.	40,000	40,934	40,934
FRONTAGE, FT	170	286.71	286.71
LOT WIDTH, FT	100	263.8±	245.4±
SETBACK:			
FRONT, FT	20	27.8	55.0
SIDE, FT	15	76.6	27.7
REAR, FT	15	126.3	62.0
MAX. BLDG HEIGHT, FT	35	<35	<35
MAX. LOT COVERAGE	50%	4%	25.7%

**ZBA PLOT PLAN  
 MAP 6, LOT 97  
 128 TOPSFIELD ROAD  
 WENHAM, MASSACHUSETTS**

PREPARED FOR:  
**HOWARD SQUIRES**

PREPARED BY:  
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JANUARY 16, 2020

