



# Eastern Land Survey Associates, Inc.

Professional Land Surveyors & Civil Engineers  
ESSEX SURVEY SERVICE 1958 - 1986  
OSBORN PALMER 1911 - 1970  
BRADFORD & WEED 1885 - 1972

October 24, 2016

Mr. John Bruni  
36 Essex Road  
Ipswich, MA 01938

RE: F 10855  
ESSEX ROAD  
IPSWICH, MA

Dear John:

Pursuant to our discussion I have provided the following coverages regarding the above referenced 10.0 ± acre parcel.

|                     |                    |
|---------------------|--------------------|
| Building coverage   | 1.8 ± acres        |
| Impervious coverage | 3.1 ± acres        |
| Open area           | <u>5.1 ± acres</u> |

Lot R 10.0 ± acres

Sincerely,



Christopher R. Mello, PLS  
President

104 LOWELL STREET  
PEABODY, MASS. 01960

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| Item                        | Coverage SF | % of Total Lot (10 Acres +/-) |
|-----------------------------|-------------|-------------------------------|
| Buildings                   | 78,408      | 18%                           |
| Impervious (Drives/parking) | 135,036     | 31%                           |
| Open Space                  | 222,156     | 51%                           |
| Parking                     |             | 345 spaces                    |
| Parking per unit            | 194 units   | 1.77 (1.5 required by zoning) |