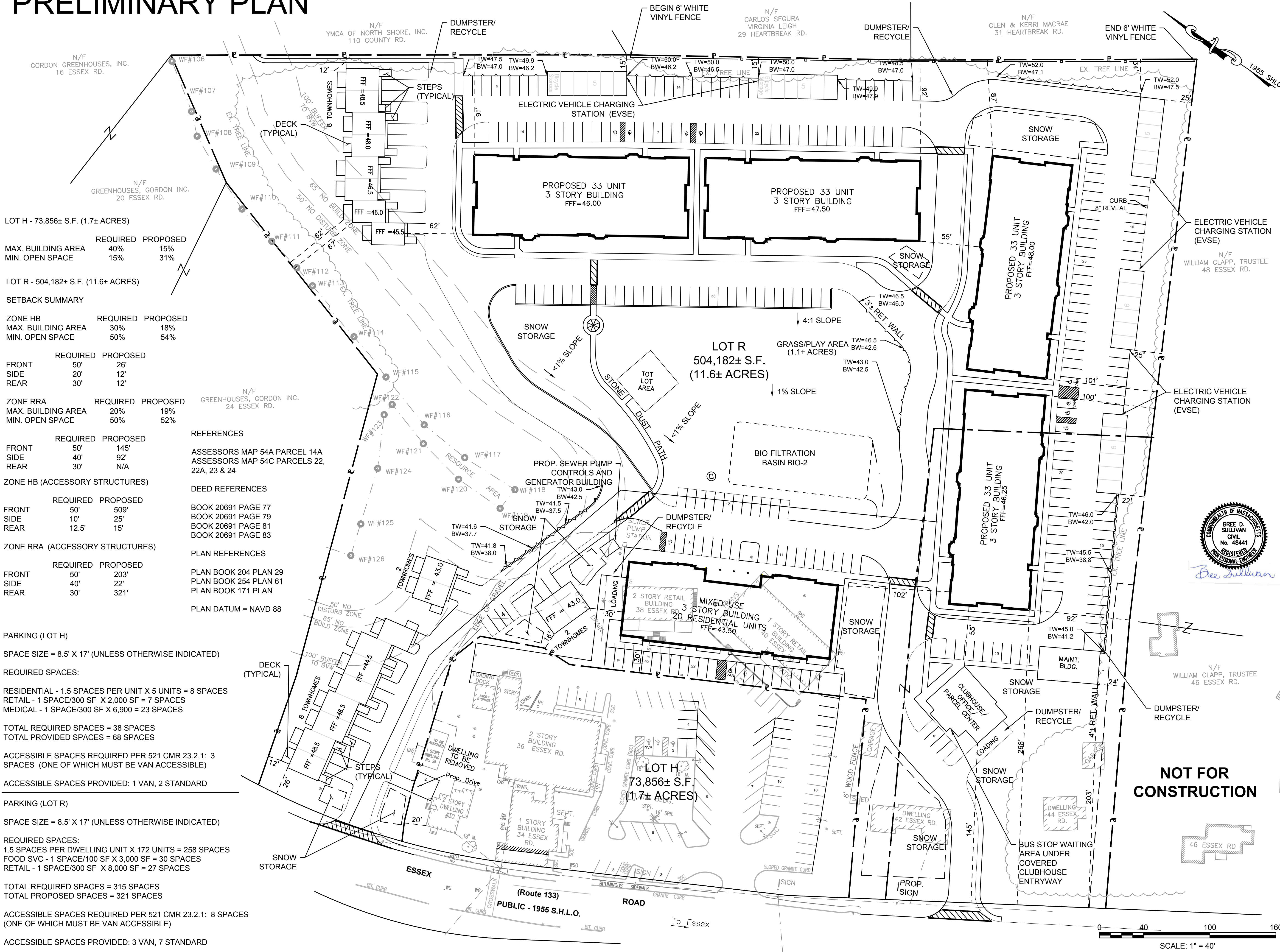


PRELIMINARY PLAN



LOT H - 73,856± S.F. (1.7± ACRES)

	REQUIRED	PROPOSED
MAX. BUILDING AREA	40%	15%
MIN. OPEN SPACE	15%	31%

LOT R - 504,182± S.F. (11.6± ACRES)

SETBACK SUMMARY

ZONE HB	REQUIRED	PROPOSED
MAX. BUILDING AREA	30%	18%
MIN. OPEN SPACE	50%	54%

	REQUIRED	PROPOSED
FRONT	50'	26'
SIDE	20'	12'
REAR	30'	12'

ZONE RRA	REQUIRED	PROPOSED
MAX. BUILDING AREA	20%	19%
MIN. OPEN SPACE	50%	52%

	REQUIRED	PROPOSED
FRONT	50'	145'
SIDE	40'	92'
REAR	30'	N/A

ZONE HB (ACCESSORY STRUCTURES)

	REQUIRED	PROPOSED
FRONT	50'	509'
SIDE	10'	25'
REAR	12.5'	15'

ZONE RRA (ACCESSORY STRUCTURES)

	REQUIRED	PROPOSED
FRONT	50'	203'
SIDE	40'	22'
REAR	30'	321'

PARKING (LOT H)

SPACE SIZE = 8.5' X 17' (UNLESS OTHERWISE INDICATED)

REQUIRED SPACES:

RESIDENTIAL - 1.5 SPACES PER UNIT X 5 UNITS = 8 SPACES
RETAIL - 1 SPACE/300 SF X 2,000 SF = 7 SPACES
MEDICAL - 1 SPACE/300 SF X 6,900 = 23 SPACES

TOTAL REQUIRED SPACES = 38 SPACES
TOTAL PROVIDED SPACES = 68 SPACES

ACCESSIBLE SPACES REQUIRED PER 521 CMR 23.2.1: 3 SPACES (ONE OF WHICH MUST BE VAN ACCESSIBLE)

ACCESSIBLE SPACES PROVIDED: 1 VAN, 2 STANDARD

PARKING (LOT R)

SPACE SIZE = 8.5' X 17' (UNLESS OTHERWISE INDICATED)

REQUIRED SPACES:

1.5 SPACES PER DWELLING UNIT X 172 UNITS = 258 SPACES
FOOD SVC - 1 SPACE/100 SF X 3,000 SF = 30 SPACES
RETAIL - 1 SPACE/300 SF X 8,000 SF = 27 SPACES

TOTAL REQUIRED SPACES = 315 SPACES
TOTAL PROPOSED SPACES = 321 SPACES

ACCESSIBLE SPACES REQUIRED PER 521 CMR 23.2.1: 8 SPACES (ONE OF WHICH MUST BE VAN ACCESSIBLE)

ACCESSIBLE SPACES PROVIDED: 3 VAN, 7 STANDARD

REFERENCES

ASSESSORS MAP 54A PARCEL 14A
ASSESSORS MAP 54C PARCELS 22, 22A, 23 & 24

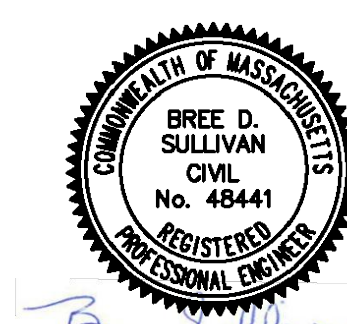
DEED REFERENCES

BOOK 20691 PAGE 77
BOOK 20691 PAGE 79
BOOK 20691 PAGE 81
BOOK 20691 PAGE 83

PLAN REFERENCES

PLAN BOOK 204 PLAN 29
PLAN BOOK 254 PLAN 61
PLAN BOOK 171 PLAN

PLAN DATUM = NAVD 88



NOT FOR CONSTRUCTION

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PROJECT

ESSEX PASTURES
42-44 ESSEX ROAD
IPSWICH, MASSACHUSETTS

DATE

5/9/2019

DATE

DATE

BDS

DRAWN BY

REVIEWED BY

APPROVED BY

DESCRIPTION

DATE

NUMBER

DATE

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SHEET

Essex Pastures

SITE LAYOUT