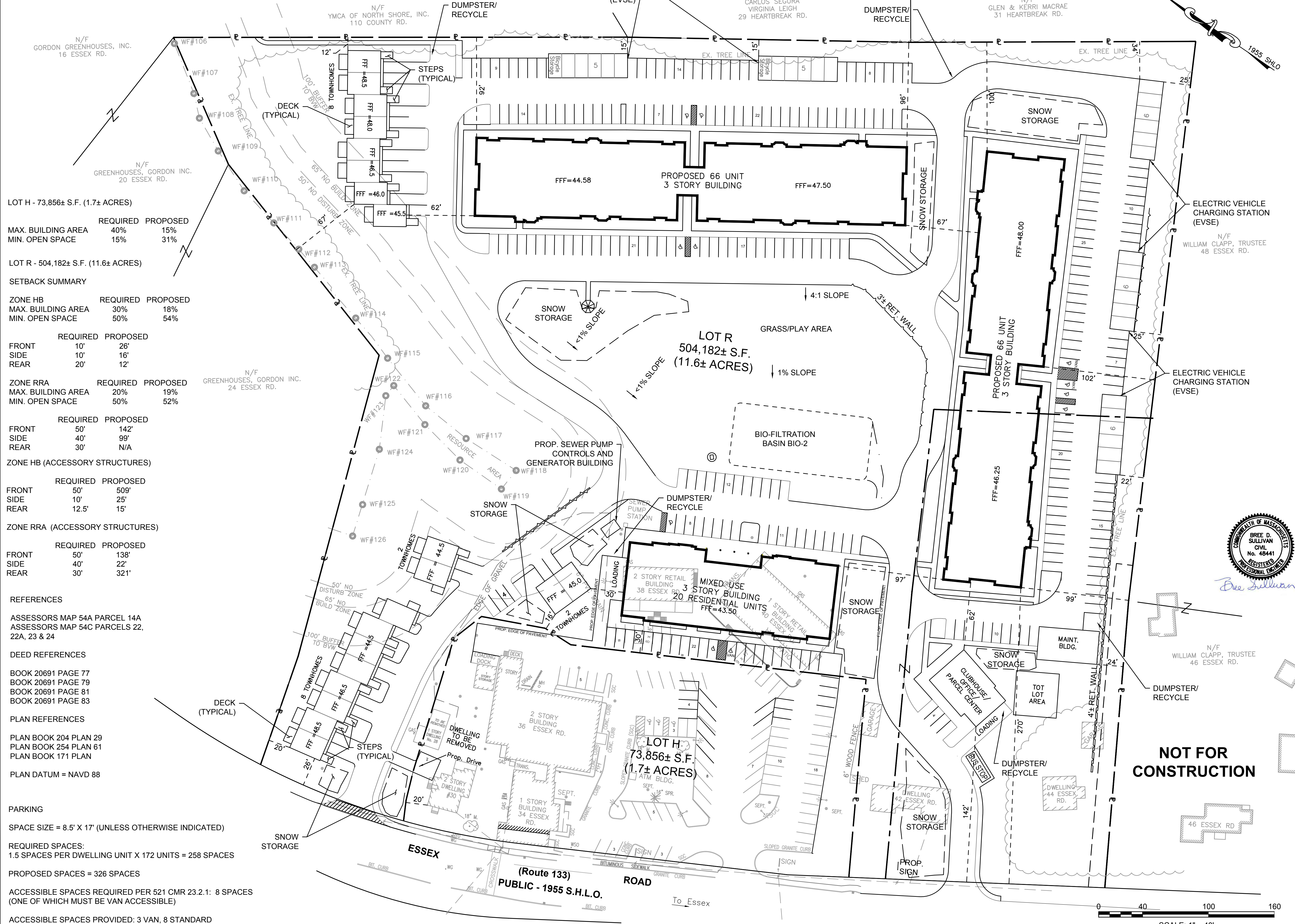


PRELIMINARY PLAN



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	10'	26'
SIDE	10'	16'
REAR	20'	12'

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

	REQUIRED	PROPOSED
FRONT	50'	142'
SIDE	40'	99'
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'	138'
SIDE	40'	22'
REAR	30'	321'

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

PARKING

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

REQUIRED SPACES:
1.5 SPACES PER DWELLING UNIT X 172 UNITS = 258 SPACES

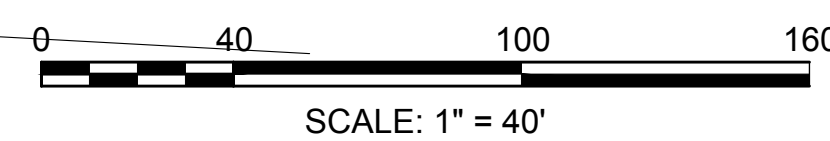
PROPOSED SPACES = 326 SPACES

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

ACCESSIBLE SPACES PROVIDED: 3 VAN, 8 STANDARD



NOT FOR CONSTRUCTION



BAYSIDE ENGINEERING
600 Unicorn Park Drive
Woburn, MA 01801
Phone: 781.932.3201 Fax: 781.932.3413
www.baysideengineering.com

PROJECT
ESSEX PASTURES
42-44 ESSEX ROAD
IPSWICH, MASSACHUSETTS

BDS	3/14/2019
DRAWN BY	DATE
REVIEWED BY	DATE
APPROVED BY	DATE

ESSEX PASTURES	DATE	NUMBER	DESCRIPTION
SITE LAYOUT			
1		1	OF
SHEET			