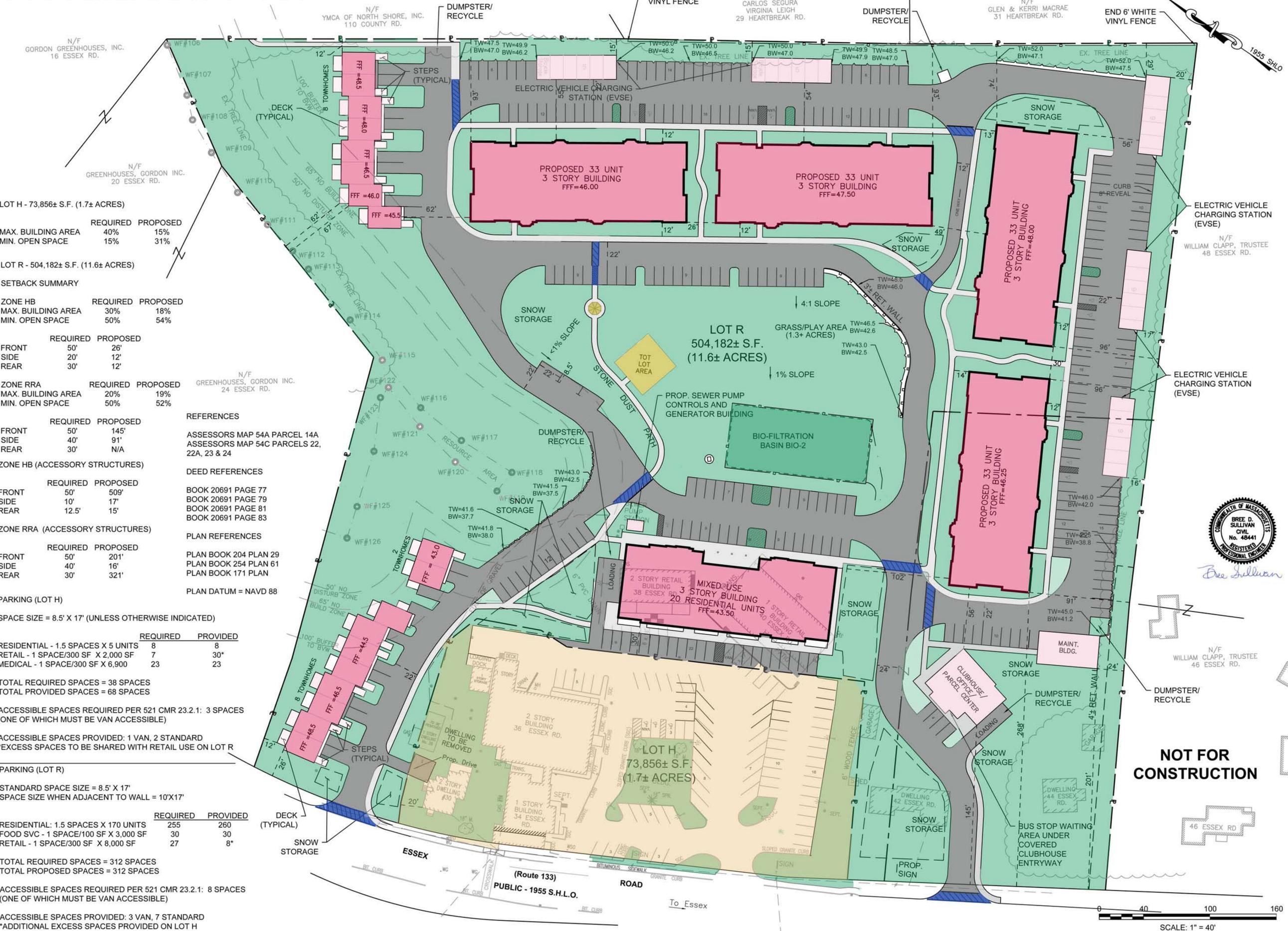


PRELIMINARY PLAN



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

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

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

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

	REQUIRED	PROPOSED
FRONT	50'	145'
SIDE	40'	91'
REAR	30'	N/A

ZONE HB (ACCESSORY STRUCTURES)

	REQUIRED	PROPOSED
FRONT	50'	509'
SIDE	10'	17'
REAR	12.5'	15'

ZONE RRA (ACCESSORY STRUCTURES)

	REQUIRED	PROPOSED
FRONT	50'	201'
SIDE	40'	16'
REAR	30'	321'

PARKING (LOT H)

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

	REQUIRED	PROVIDED
RESIDENTIAL - 1.5 SPACES X 5 UNITS	8	8
RETAIL - 1 SPACE/300 SF X 2,000 SF	7	30*
MEDICAL - 1 SPACE/300 SF X 6,900	23	23

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
*EXCESS SPACES TO BE SHARED WITH RETAIL USE ON LOT R

PARKING (LOT R)

STANDARD SPACE SIZE = 8.5' X 17'
SPACE SIZE WHEN ADJACENT TO WALL = 10'X17'

	REQUIRED	PROVIDED
RESIDENTIAL: 1.5 SPACES X 170 UNITS	255	260
FOOD SVC - 1 SPACE/100 SF X 3,000 SF	30	30
RETAIL - 1 SPACE/300 SF X 8,000 SF	27	8*

TOTAL REQUIRED SPACES = 312 SPACES
TOTAL PROPOSED SPACES = 312 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
*ADDITIONAL EXCESS SPACES PROVIDED ON LOT H

- 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



PROJECT
ESSEX PASTURES
42-44 ESSEX ROAD
IPSWICH, MASSACHUSETTS

BDS	DATE	DATE	DATE
DRAWN BY	DATE	DATE	DATE
REVIEWED BY	DATE	DATE	DATE
APPROVED BY	DATE	DATE	DATE



Bree Sullivan

NOT FOR CONSTRUCTION