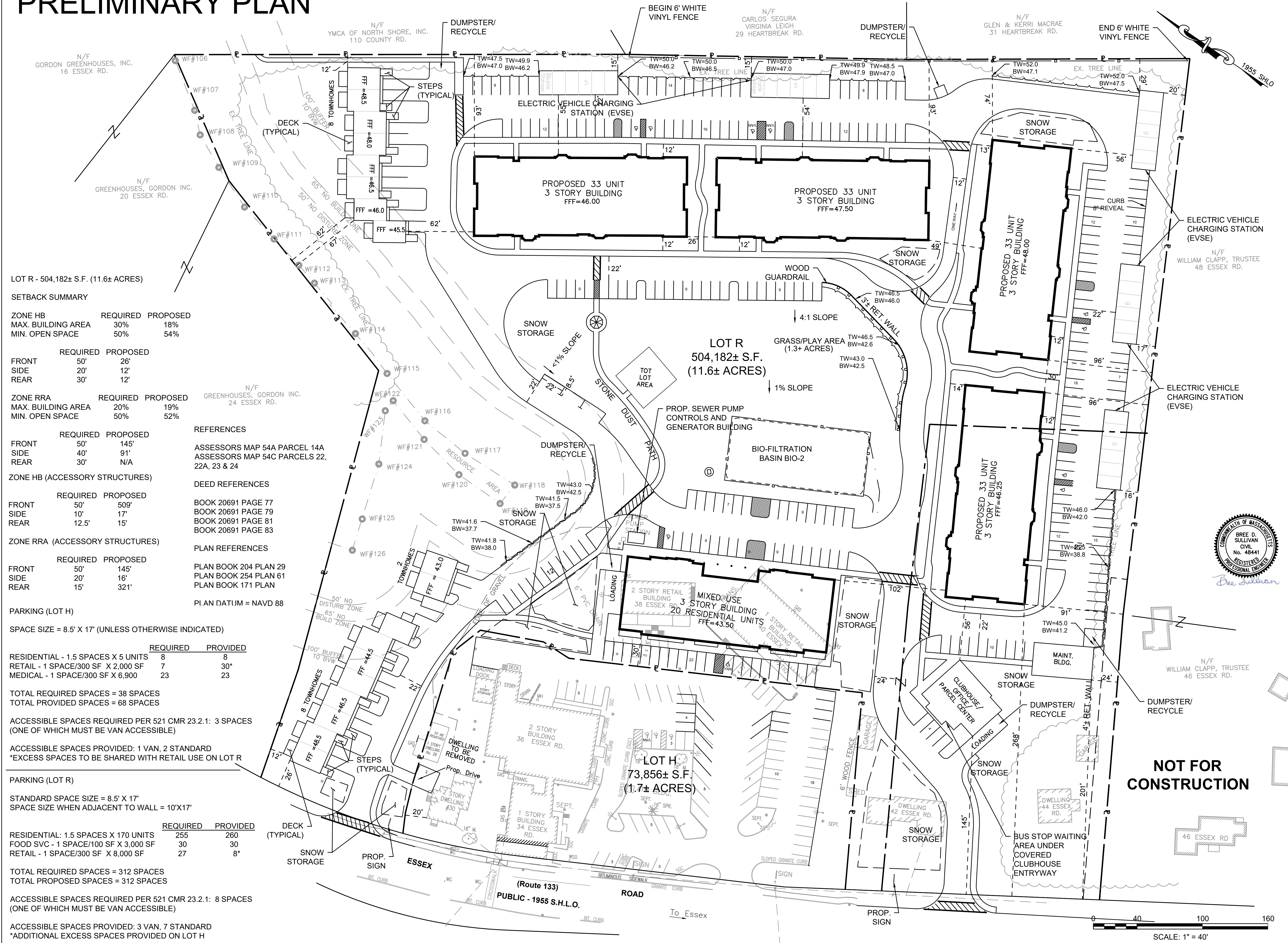


PRELIMINARY PLAN



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'	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'	145'
SIDE	20'	16'
REAR	15'	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

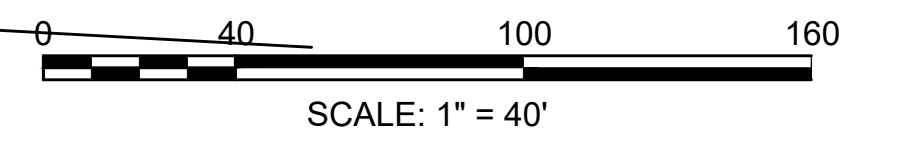
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PROJECT
ESSEX PASTURES
42-44 ESSEX ROAD
IPSWICH, MASSACHUSETTS

DATE	BY	DESCRIPTION
7/18/2019	BDS	DRAWN BY
		REVIEWED BY
		APPROVED BY



NOT FOR CONSTRUCTION



Essex Pastures
SITE LAYOUT

SHEET	OF
1	1