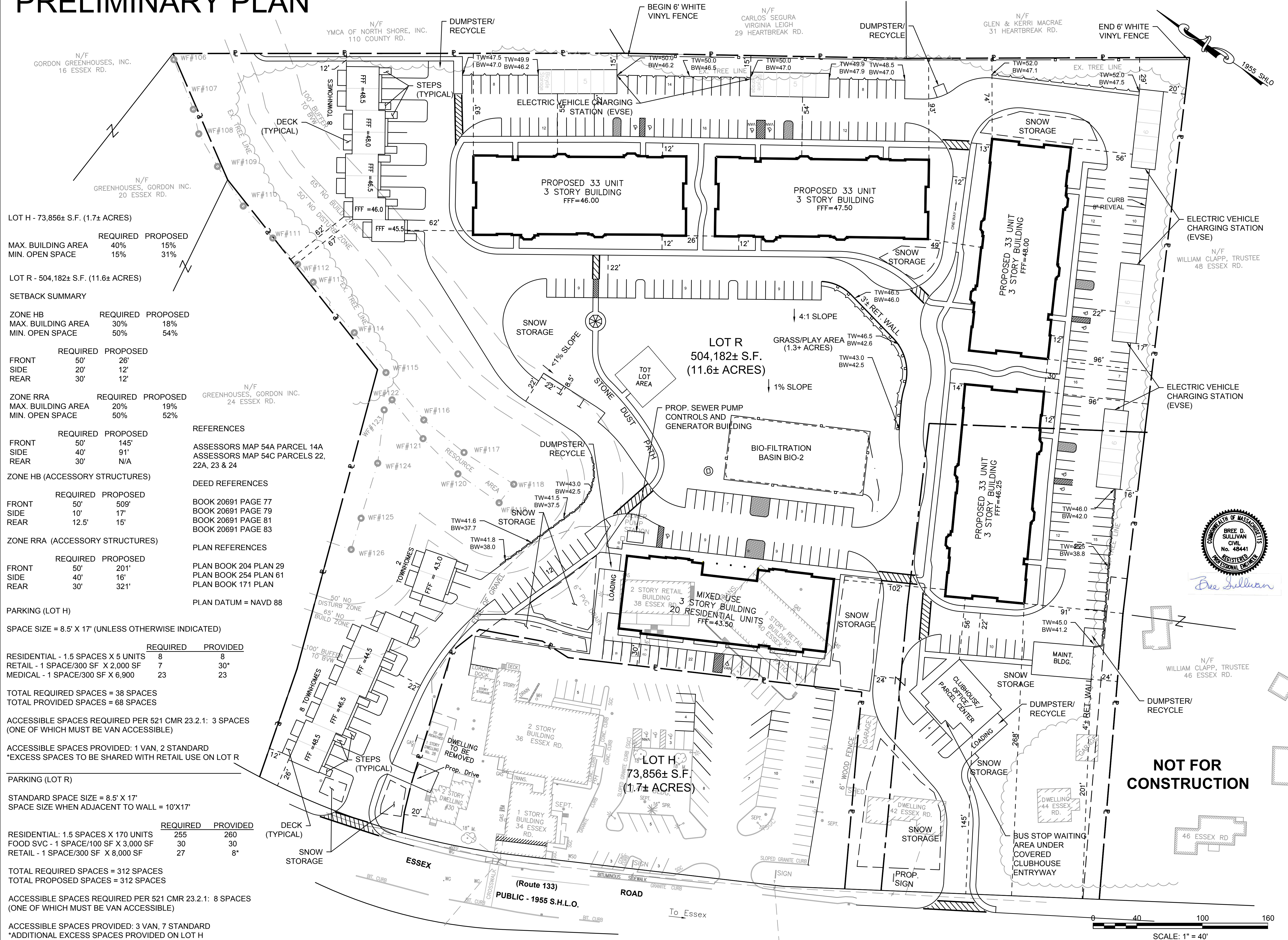


PRELIMINARY PLAN



LOT H - 73,856± S.F. (1.7± ACRES)

MAX. BUILDING AREA	REQUIRED 40%	PROPOSED 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%

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

ZONE RRA

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

ZONE HB (ACCESSORY STRUCTURES)

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

ZONE RRA (ACCESSORY STRUCTURES)

FRONT	REQUIRED 50'	PROPOSED 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'

RESIDENTIAL: 1.5 SPACES X 170 UNITS	REQUIRED 255	PROVIDED 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

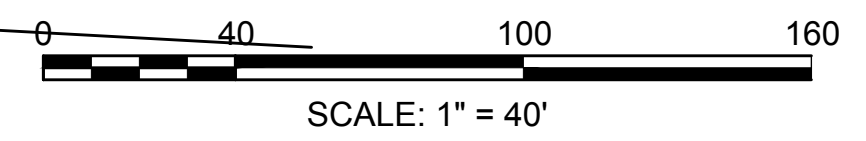
ACCESSIBLE SPACES REQUIRED PER 521 CMR 23.2.1: 8 SPACES
 (ONE OF WHICH MUST BE VAN ACCESSIBLE)

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



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

DATE	5/29/2019
BDS DRAWN BY	
REVIEWED BY	
APPROVED BY	

SHEET	OF	DATE	NUMBER	DESCRIPTION
1	1			ESSEX PASTURES SITE LAYOUT