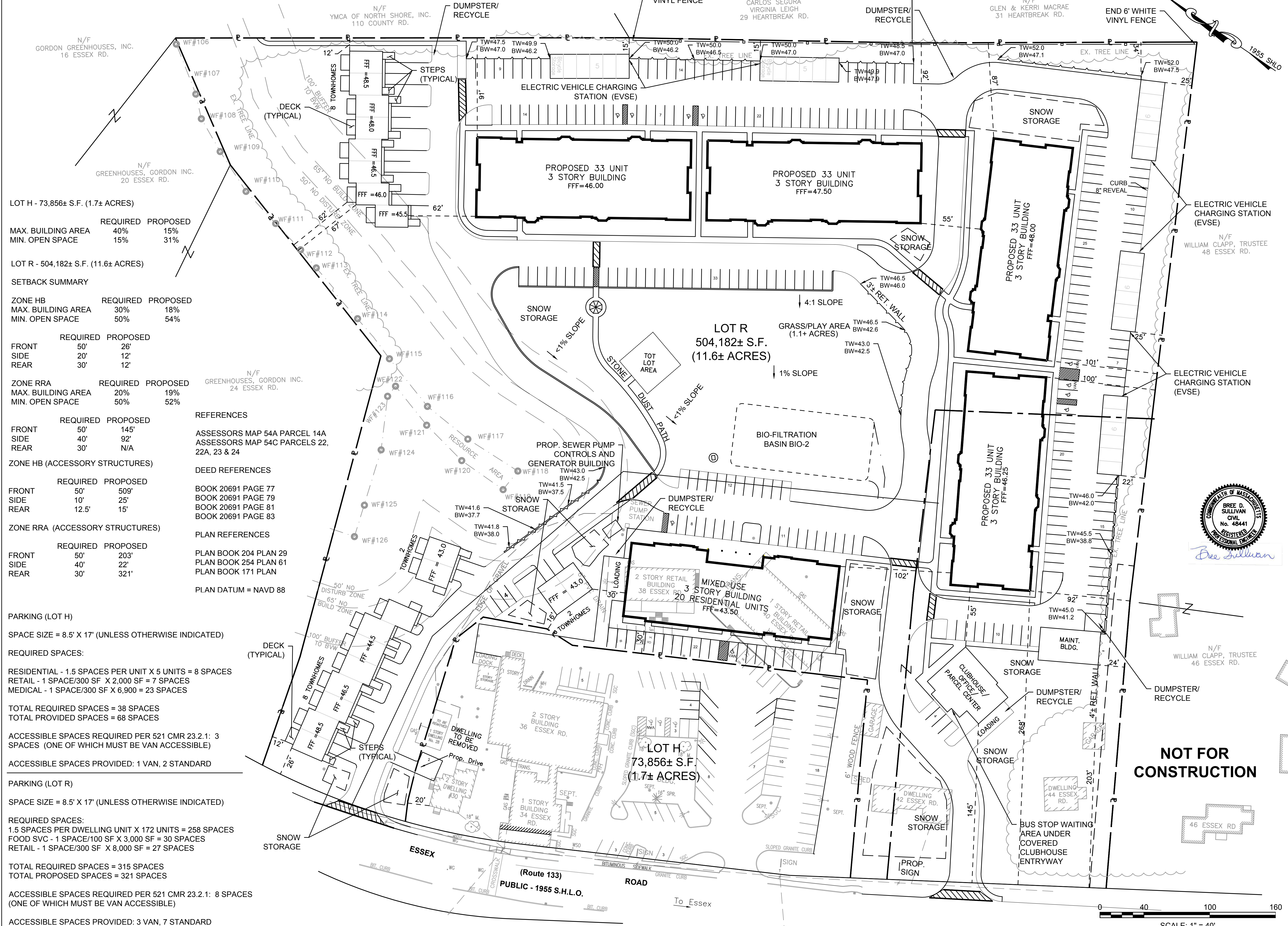


# PRELIMINARY PLAN



LOT H - 73,856± S.F. (1.7± ACRES)

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

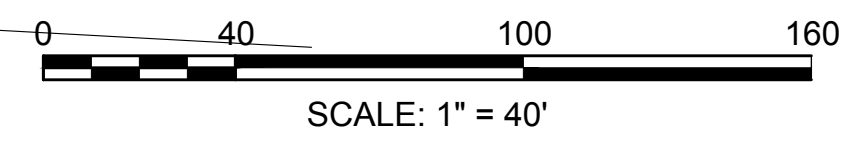
ACCESSIBLE SPACES REQUIRED PER 521 CMR 23.2.1: 8 SPACES (ONE OF WHICH MUST BE VAN ACCESSIBLE)

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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PROPOSED SITE PLAN/DWG  
Plotted on 9-May-2019 3:23 PM

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**PROJECT**  
 ESSEX PASTURES  
 42-44 ESSEX ROAD  
 IPSWICH, MASSACHUSETTS

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DATE	DATE	DATE
5/9/2019		

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BDS	DRAWN BY	REVIEWED BY	APPROVED BY

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DATE	DATE	DATE	DESCRIPTION

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**Essex Pastures**  
 SITE LAYOUT

1 OF 1  
 SHEET