

LOCUS MAP
N.T.S.

PARKING SPACE CALCS.

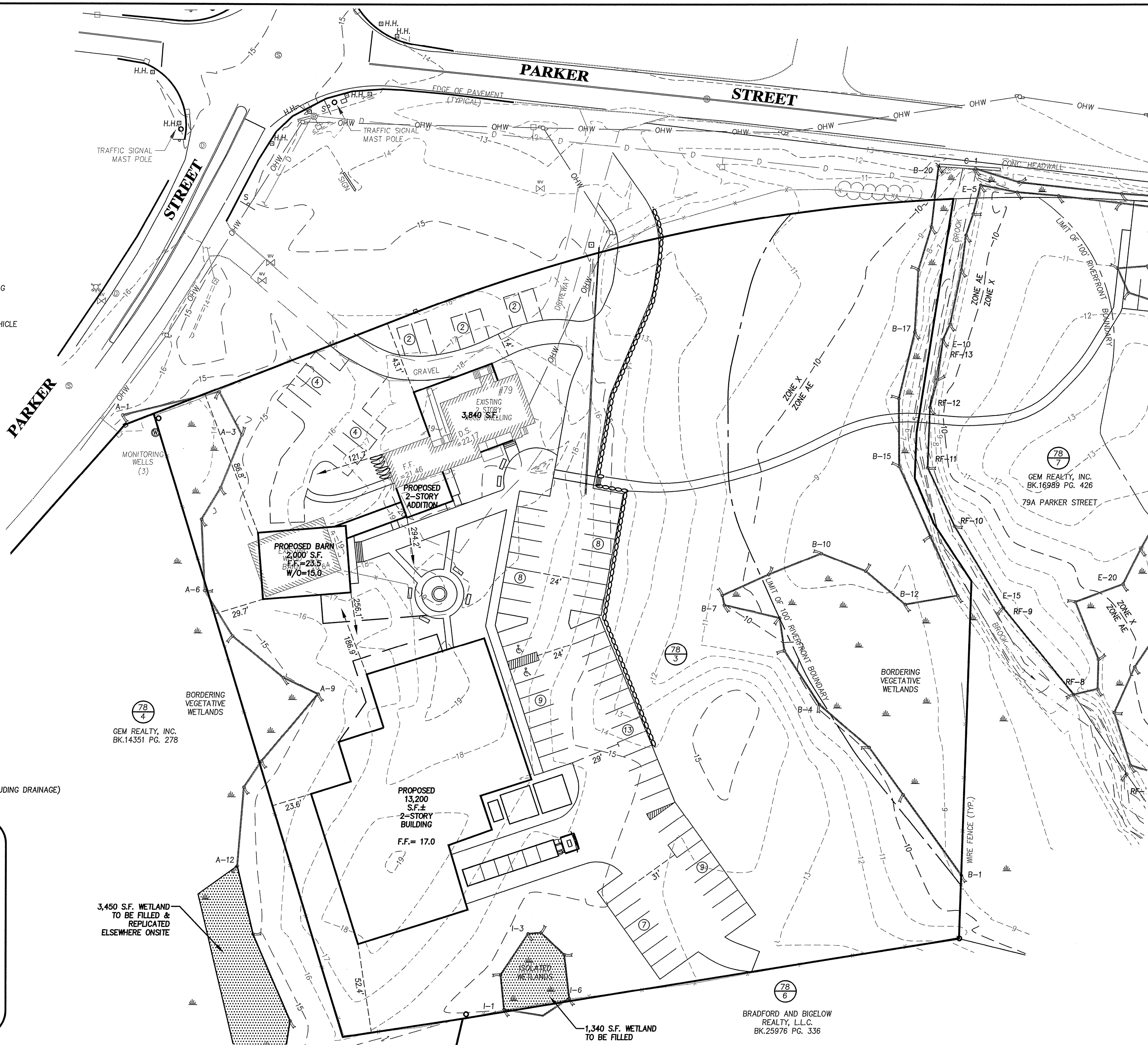
USE	# OF SPACES REQUIRED
501 RESTAURANT (407 ENTERTAINMENT CLUB OPERATING IN SAME SPACE)	1 PER 4 SEATS OF THE OCCUPANCY RATING
602 LIGHT MANUFACTURING	.75 PER EMPLOYEE + 1 PER COMPANY VEHICLE
416 PROFESSIONAL/OFFICE	1 SPACE PER 300 S.F. GFA
421 MEETING SPACE/FUNCTION HALL	1 SPACE PER 100 S.F. GFA
PROFESSIONAL/OFFICE 6,406 S.F. GFA # OF SPACES REQUIRED = 22	
MEETING SPACE/FUNCTION HALL/ENTERTAINMENT CLUB 125 SEATS # OF SPACES REQUIRED = 32	
LIGHT MANUFACTURING 9,700 S.F. GFA # OF SPACES REQUIRED = 6 EMPLOYEES = 6	
RESTAURANT/ENTERTAINMENT CLUB 175 SEATS # OF SPACES REQUIRED = 44	
TOTAL # OF SPACES REQUIRED = 104	
TOTAL # OF SPACES PROVIDED = 68 + 40 OVERFLOW = 108	

RESOURCE AREA IMPACTS

TOTAL 100' BUFFER AREA ON LOT	= 117,727 S.F.
TOTAL BUFFER ZONE IMPACT	= 47,000 S.F. (39.9%)
TOTAL 200' RIVERFRONT AREA ON LOT	= 80,871 S.F.
TOTAL RIVERFRONT IMPACT	= 8,000 S.F. (9.9%) (NOT INCLUDING DRAINAGE)

LEGEND

	EXIST. CONTOUR		EXIST. CATCH BASIN
	PROP. CONTOUR		EXIST. UTILITY POLE
	PROP. CHAIN LINK FENCE		WETLANDS
	PROP. RETAINING WALL		EXIST. TEST PIT
	PROP. SILT FENCE/HAY BALES		
	PROP. BIT. CONC. SIDEWALK		
	PROP. SWALE		
	PROP. CATCH BASIN		
	PROP. SPOT GRADE		
	PROP. OUTLET STRUCTURE		



ZONING TABLE
79 PARKER STREET - ASSESSORS MAP 78 LOT 3
ZONING DISTRICT 11B - USE 602 (LIGHT MANUFACTURING)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	50,000 S.F.	173,585± S.F.	173,585± S.F.
LOT FRONTAGE:	200 FT	504.71 FT	504.71 FT
FRONT SETBACK:	50 FT	48.6 FT	186.9 FT
SIDE SETBACK:	50 FT	30.5 FT	23.6 FT
REAR SETBACK:	50 FT	261.0 FT	52.4 FT
LOT COVERAGE:	40%	2.3%	7.7%
OPEN SPACE:	N.A.	N.A.	N.A.

79 PARKER STREET - ASSESSORS MAP 78 LOT 3
ZONING DISTRICT 11B - USE 416 (PROFESSIONAL/OFFICE)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	173,585± S.F.	173,585± S.F.
LOT FRONTAGE:	90 FT	504.71 FT	504.71 FT
FRONT SETBACK:	20 FT	48.6 FT	43.1 FT
SIDE SETBACK:	20 FT	30.5 FT	121.7 FT
REAR SETBACK:	20 FT	261.0 FT	294.2 FT
LOT COVERAGE:	50%	2.3%	2.2%
OPEN SPACE:	N.A.	N.A.	N.A.

79 PARKER STREET - ASSESSORS MAP 78 LOT 3
ZONING DISTRICT 11B - USE 421 (MEETING SPACE/FUNCTION HALL)

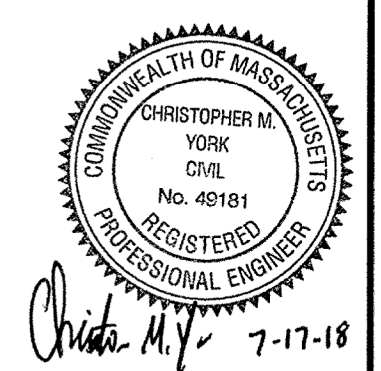
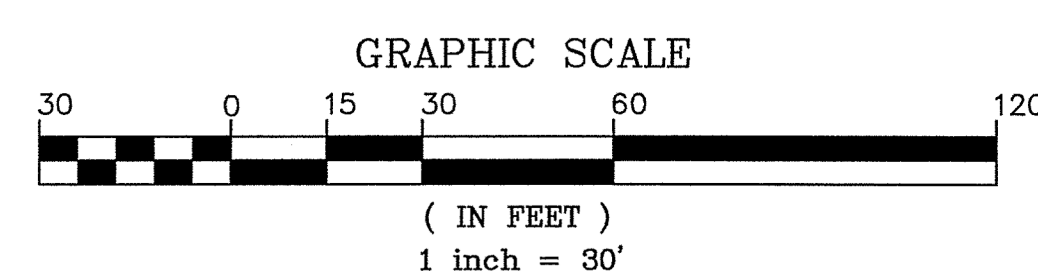
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	173,585± S.F.	173,585± S.F.
LOT FRONTAGE:	90 FT	504.71 FT	504.71 FT
FRONT SETBACK:	20 FT	48.6 FT	86.8 FT
SIDE SETBACK:	20 FT	30.5 FT	29.7 FT
REAR SETBACK:	20 FT	261.0 FT	256.1 FT
LOT COVERAGE:	30%	2.3%	1.1%
OPEN SPACE:	N.A.	N.A.	N.A.

79 PARKER STREET - ASSESSORS MAP 78 LOT 3
ZONING DISTRICT 11B - USE 501 (RESTAURANT)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	173,585± S.F.	173,585± S.F.
LOT FRONTAGE:	120 FT	504.71 FT	504.71 FT
FRONT SETBACK:	25 FT	48.6 FT	186.9 FT
SIDE SETBACK:	25 FT	30.5 FT	23.6 FT
REAR SETBACK:	25 FT	261.0 FT	52.4 FT
LOT COVERAGE:	30%	2.3%	7.7%
OPEN SPACE:	N.A.	N.A.	N.A.

79 PARKER STREET - ASSESSORS MAP 78 LOT 3
ZONING DISTRICT 11B - USE 407 (ENTERTAINMENT/CLUBS)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	173,585± S.F.	173,585± S.F.
LOT FRONTAGE:	90 FT	504.71 FT	504.71 FT
FRONT SETBACK:	20 FT	48.6 FT	186.9 FT
SIDE SETBACK:	20 FT	30.5 FT	23.6 FT
REAR SETBACK:	20 FT	261.0 FT	52.4 FT
LOT COVERAGE:	30%	2.3%	7.7%
OPEN SPACE:	N.A.	N.A.	N.A.



PREPARED FOR
PLUM ISLAND LLC
79 PARKER STREET
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=30'
DATE: JUL. 17, 2018
DESIGNER: C.M.Y.
CHECKER: E.W.B.
PROJECT: M173238

PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
PROPOSED SITE IMPROVEMENTS
AT
79 PARKER STREET

VARIANCE PLAN
SHEET: 2 OF 2