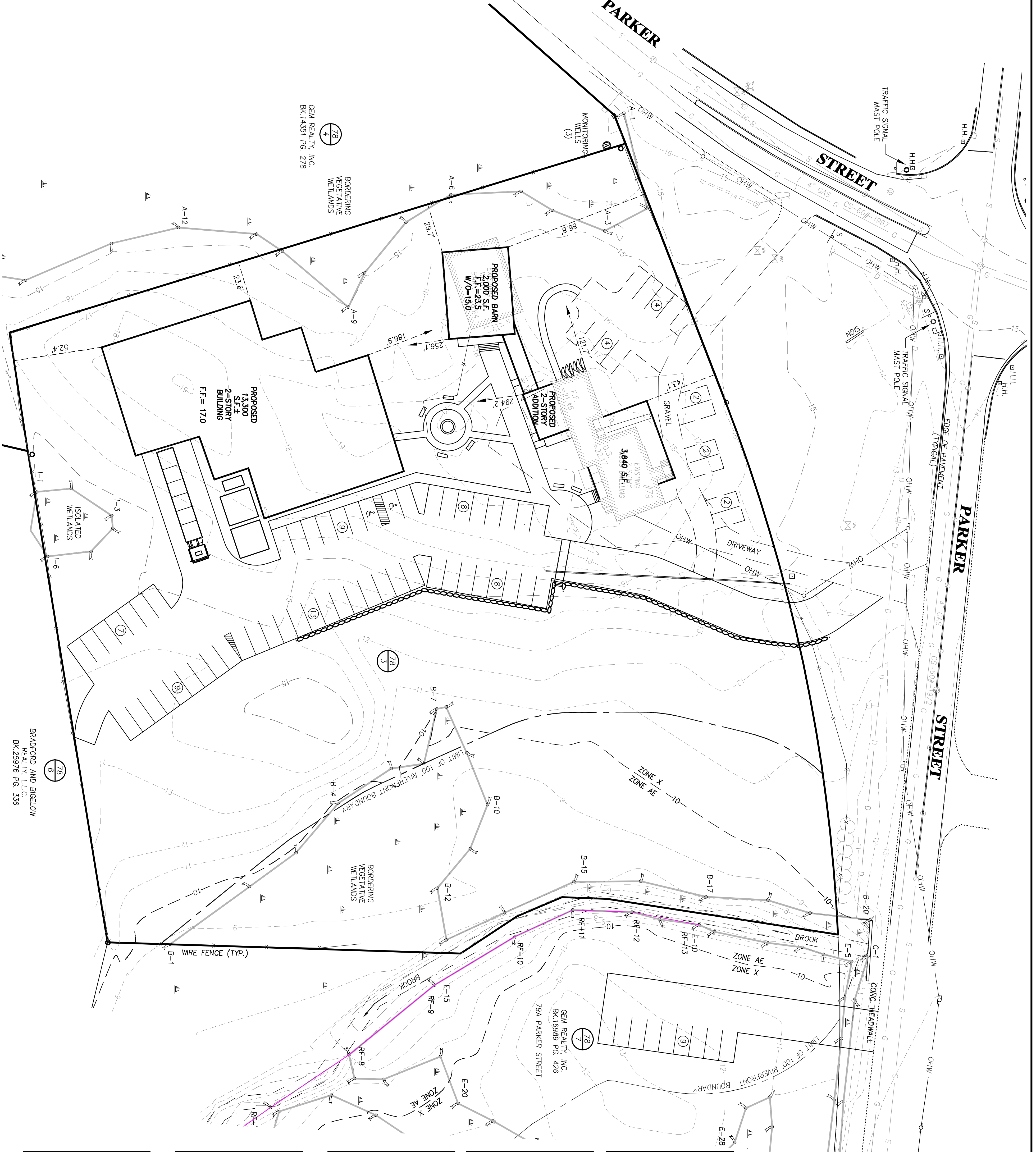


LEGEND	
	EXST. CONTOUR
	PROP. CONTOUR
	PROP. CHAIN LINK FENCE
	PROP. RETAINING WALL
	PROP. SILT FENCE/HAY BALES
	PROP. BIT. CONC. SIDEWALK
	PROP. SWALE
	PROP. CATCH BASIN
	PROP. SPOT GRADE
	PROP. OUTLET STRUCTURE
	EXST. CATCH BASIN
	EXST. UTILITY POLE
	EXST. WETLANDS
	EXST. TEST PIT



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.	

ZONING TABLE			
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.	

ZONING TABLE			
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.	

ZONING TABLE			
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.	

ZONING TABLE			
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
NEWBURYPOR, MA 01950

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=30'

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8880
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

DESIGN BY: C.M.Y.
CHKD. BY: E.W.B.
PROJECT: M173238

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

VARIANCE PLAN

SHEET: 2 OF 2