



LOT 42-10  
YOUNG DRIVE, LLC

LOT 46  
JESSIE MCKONE

LOT 42-9  
YOUNG DRIVE, LLC

YOUNG DRIVE

S12°51'12"W  
90.00'

LOT 42-11  
15,314 ± S.F.

PROPOSED  
DRIVEWAY (TYP.)  
9'x18'SPACES

LOT 42-8  
YOUNG DRIVE, LLC

LOT 47  
YOUNG DRIVE, LLC

POND

S77°08'48"E  
120.00'

140.00'  
N77°08'48"W

PROPOSED  
BUILDING  
(TYP.)

#25

#27

110.00'  
N12°51'12"E

LOT 11  
VARIANCES REQUESTED:  
BUILDING - EDGE OF WETLANDS:  
75' TO 36.5' = 38.5' VARIANCE  
PARKING - EDGE OF WETLANDS:  
75' TO 9.5' = 65.5' VARIANCE

LOT 42-12  
YOUNG DRIVE, LLC

# VARIANCE SITE PLAN

SCALE: 1"=20'

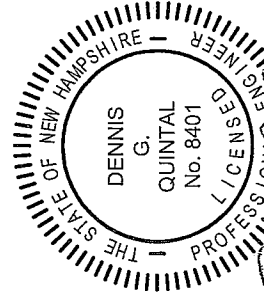
LOT 42-11

MARCH 18, 2014

CURRENT OWNER - YOUNG DRIVE, LLC  
548 CABOT STREET  
BEVERLY, MA 01915

DEED - S.C.R.D. BK 4126, PG 615

ZONING - COE'S CORNER  
MIN LOT SIZE : 30,000 SF  
FRONTAGE : 100 FEET  
BUILDING SETBACK:  
FRONT - 30 FEET  
SIDE - 15 FEET  
REAR - 20 FEET  
WETLANDS - 75 FEET  
SEPTIC SETBACK:  
WETLANDS - 125 FEET  
SHORELAND BUFFER - 75 FEET



DENNIS G. QUINTAL, P.E. DATE 3-18-14

Civil Construction Management Inc.  
8 Merrimac Road, Box 475  
Newton, NH 03858  
Tel (603) 382-7650

