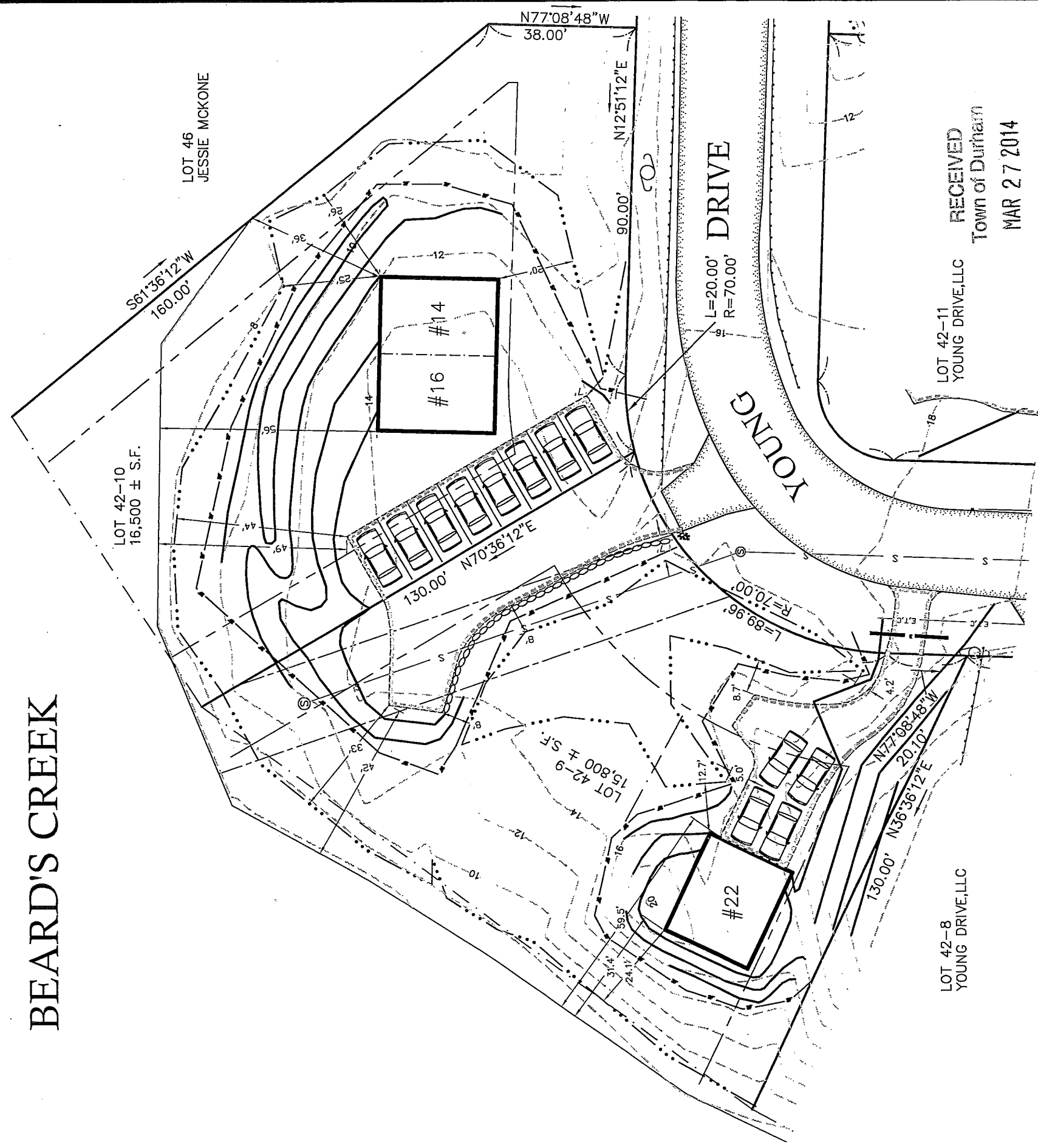




BEARD'S CREEK



LOT 42-8
YOUNG DRIVE, LLC

LOT 42-11
YOUNG DRIVE, LLC
RECEIVED
Town of Durham
MAR 27 2014

Planning, Assessing
and Zoning

VARIANCE SITE PLAN

LOT 42-9 & 42-10

MARCH 18, 2014

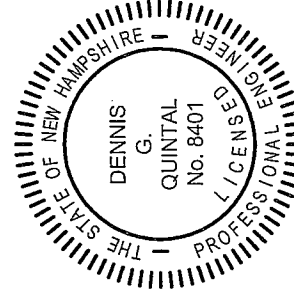
CURRENT OWNER - YOUNG DRIVE, LLC
548 CABOT STREET
BEVERLY, MA 01915

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

LOT 9
VARIANCES REQUESTED:
BUILDING - EDGE OF WETLANDS:
75' TO 12.7' = 62.3' VARIANCE
BUILDING - PROTECTED SHORELAND:
75' TO 31.4' = 43.6' VARIANCE
PARKING - EDGE OF WETLANDS:
75' TO 4.2' = 70.8' VARIANCE
PARKING - PROTECTED SHORELAND
75' TO 59.5' = 15.5' VARIANCE

LOT 10
VARIANCES REQUESTED:
BUILDING - EDGE OF WETLANDS:
75' TO 20' = 55' VARIANCE
BUILDING - PROTECTED SHORELAND:
75' TO 36' = 39' VARIANCE
PARKING - EDGE OF WETLANDS:
75' TO 7' = 68' VARIANCE
PARKING - PROTECTED SHORELAND
75' TO 42' = 33' VARIANCE



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



DENNIS G. QUINTAL, P.E. DATE