



# VARIANCE DIAGRAM

ASSESSORS MAP - MAP 4, LOTS (42-2) THRU (42-14) & LOTS (42-16) THRU (42-17)  
 CURRENT OWNER - YOUNG DRIVE, LLC  
 548 CABOT STREET  
 BEVERLY, MA 01915  
 DEED - S.C.R.D. BK 4126, PG 615  
 TOTAL PARCEL AREA - 10.1 ACRES  
 ZONING - COE'S CORNER  
 PROPOSED LOT COVERAGE 26%  
 EDGE OF WETLANDS FLAGGED BY WETLAND SCIENTIST ROBERT PROKOP AND SOIL SCIENTIST ERIC FONTAINE

BEARD'S CREEK

YOUNG DRIVE

DOVER ROAD ROUTE 108

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- PROPERTY LINES
- EDGE OF WETLAND
- WETLAND SETBACK
- LIMIT OF GRADE CHANGE
- SPOT FINISH GRADE
- PARKING AREA IN FRONT OF BUILDING
- AREA OF BUILDING WITHIN 75' OF WETLANDS

S.F.	BUILDING
0	A
624	B
680	C
2,060	COMMUNITY BUILDING
6,800	TOWN HOUSES



RECEIVED  
 Town of Durham  
 MAR 10 2017  
 Planning, Assessing  
 and Zoning

ENGINEERS: CIVIL CONSTRUCTION MANAGEMENT, INC.  
 8 MERRIMAC ROAD PO BOX 475  
 NEWTON, NH 03868  
 DATE: FEBRUARY 20, 2017

PRELIMINARY SITE PLAN  
 YOUNG DRIVE  
 DURHAM, NH

OWNER: YOUNG DRIVE, LLC  
 548 CABOT STREET  
 BEVERLY, MA. 01915