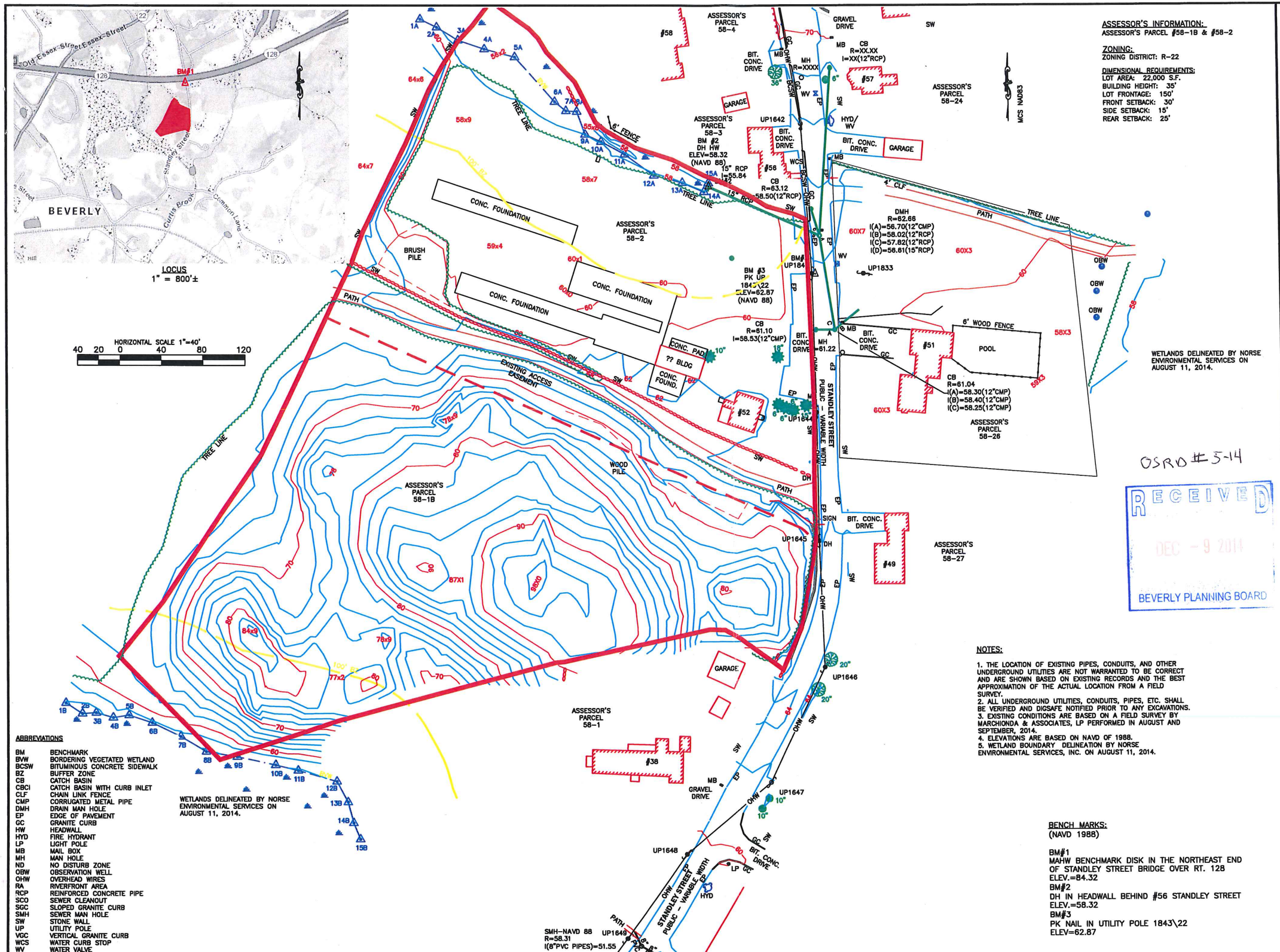

ASSESSOR'S INFORMATION:
ASSESSOR'S PARCEL #58-1B & #58-2

ZONING:
ZONING DISTRICT: R-22

DIMENSIONAL REQUIREMENTS:
LOT AREA: 22,000 S.F.
BUILDING HEIGHT: 35'
LOT FRONTAGE: 150'
FRONT SETBACK: 30'
SIDE SETBACK: 15'
REAR SETBACK: 25'

WETLANDS DELINEATED BY NORSE ENVIRONMENTAL SERVICES ON AUGUST 11, 2014.

OSRD #5-14

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ABBREVIATIONS

BM	BENCHMARK
BVW	BORDERING VEGETATED WETLAND
BCSW	BITUMINOUS CONCRETE SIDEWALK
BZ	BUFFER ZONE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
DMH	DRAIN MAN HOLE
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
HYD	FIRE HYDRANT
LP	LIGHT POLE
MB	MAIL BOX
MH	MAN HOLE
ND	NO DISTURB ZONE
OBW	OBSERVATION WELL
OHW	OVERHEAD WIRES
RA	RIVERFRONT AREA
RCP	REINFORCED CONCRETE PIPE
SCO	SEWER CLEANOUT
SGC	SLOPED GRANITE CURB
SMH	SEWER MAN HOLE
SW	STONE WALL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WCS	WATER CURB STOP
WV	WATER VALVE

NOTES:

1. THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED ON EXISTING RECORDS AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY.
2. ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC. SHALL BE VERIFIED AND DIGSAFE NOTIFIED PRIOR TO ANY EXCAVATIONS.
3. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY MARCHIONDA & ASSOCIATES, LP PERFORMED IN AUGUST AND SEPTEMBER, 2014.
4. ELEVATIONS ARE BASED ON NAVD OF 1988.
5. WETLAND BOUNDARY DELINEATION BY NORSE ENVIRONMENTAL SERVICES, INC. ON AUGUST 11, 2014.

BENCH MARKS:
(NAVD 1988)

BM#1
MAHW BENCHMARK DISK IN THE NORTHEAST END OF STANDLEY STREET BRIDGE OVER RT. 128
ELEV.=84.32

BM#2
DH IN HEADWALL BEHIND #56 STANDLEY STREET
ELEV.=58.32

BM#3
PK NAIL IN UTILITY POLE 1843\22
ELEV=62.87

DRW:	DSG:	CHK:	REV.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN

STANDLEY STREET GARDENS
IN
BEVERLY, MA

R.C. REALTY CONSTRUCTION & DEVELOPMENT, LLC
7 NICOLE AVENUE
BEVERLY, MA 01915

Marchionda & Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite I
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
Website: www.marchionda.com

DATE: DECEMBER 1, 2014
H:\PROJECTS\857-01\TOPO\EXCOND.DWG
M. & A. NO.: 857-01 | SCALE: 1"=40'
SHEET 1 OF 1

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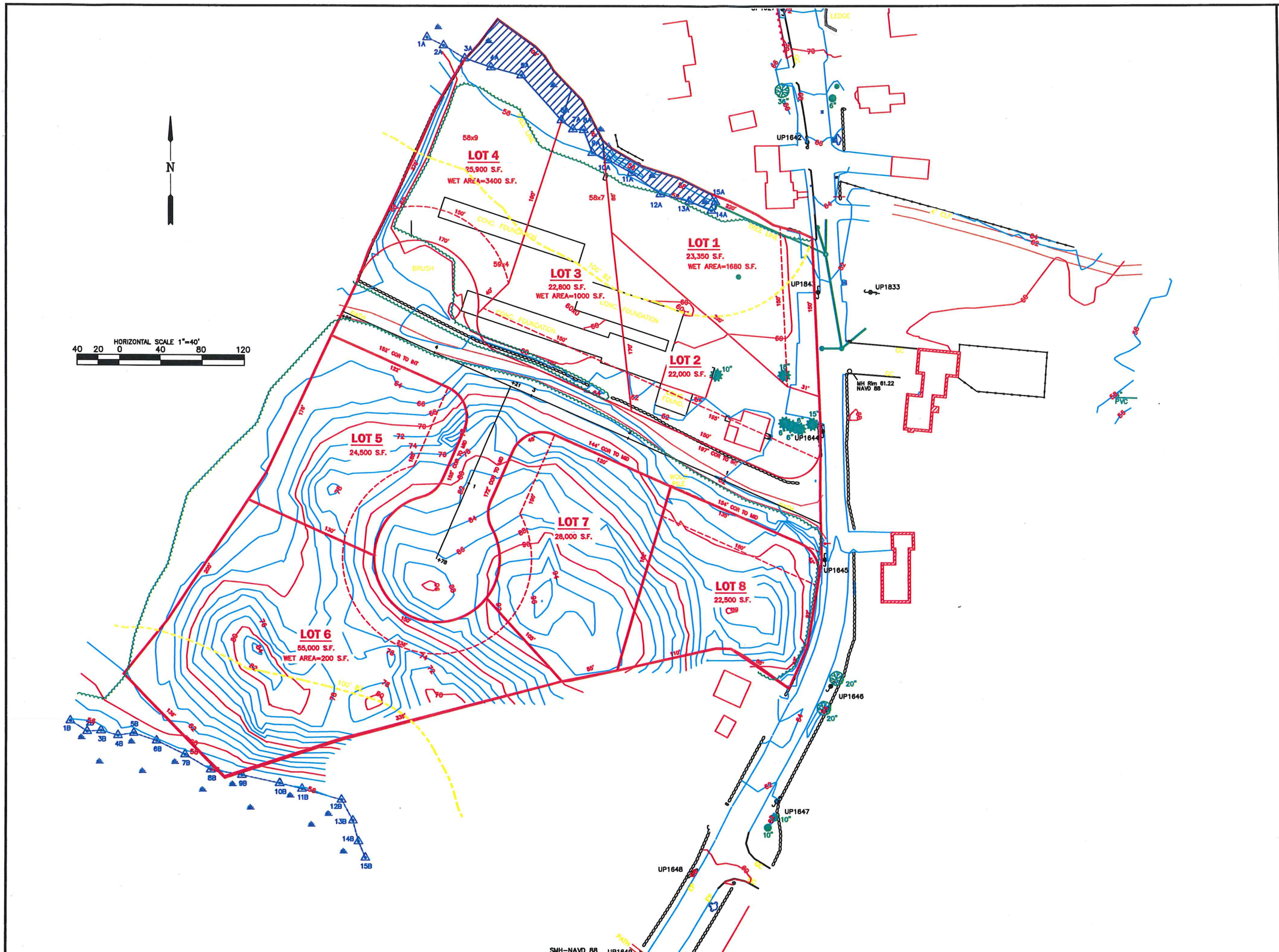

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CONVENTIONAL SUBDIVISION (YEILD PLAN)

STANDLEY STREET GARDENS
IN
BEVERLY, MA

R.C. REALTY CONSTRUCTION & DEVELOPMENT, LLC
7 NICOLE AVENUE
BEVERLY, MA 01915

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Website: www.marchionda.com

DATE: DECEMBER 1, 2014
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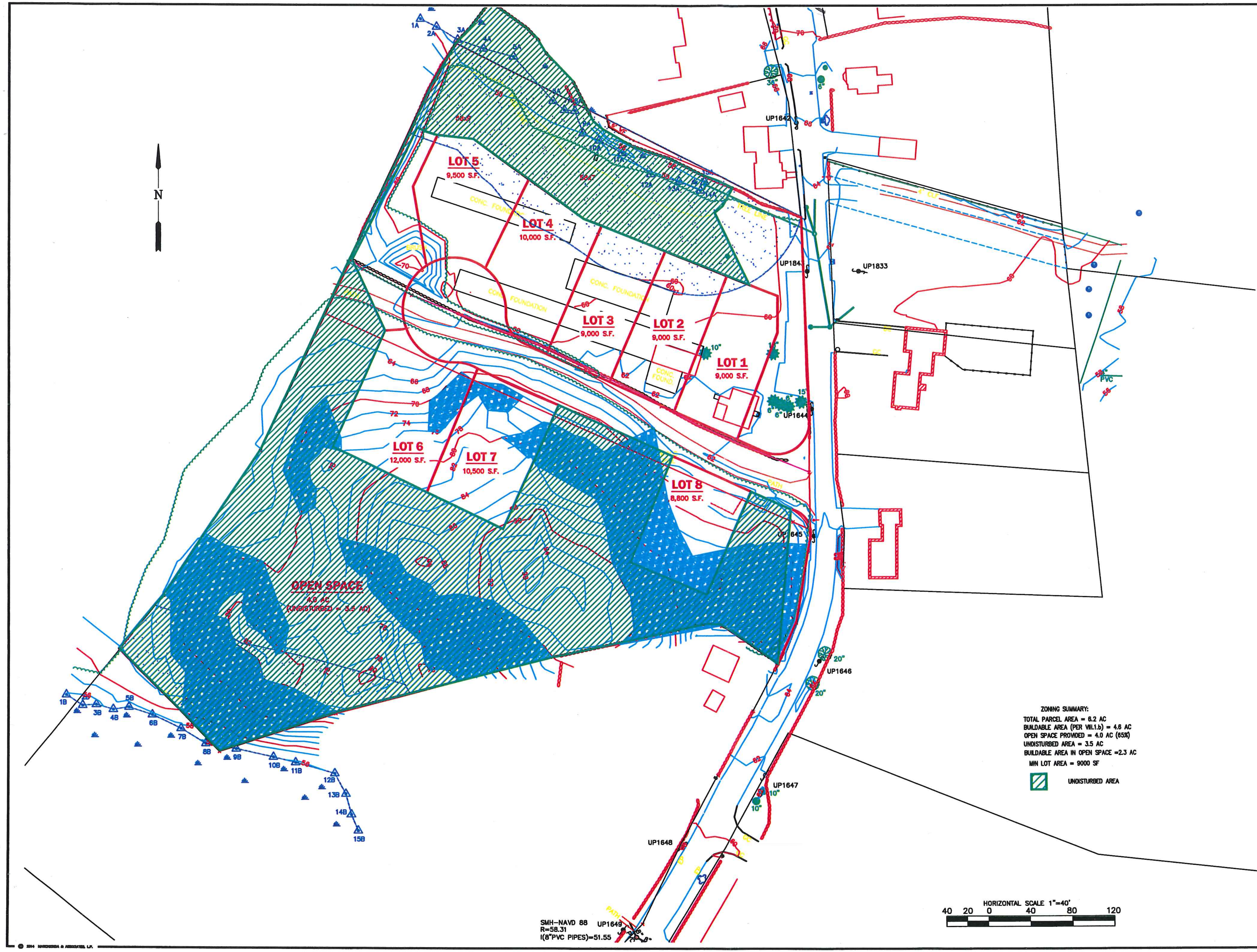

ZONING SUMMARY:

TOTAL PARCEL AREA = 6.2 AC
BUILDABLE AREA (PER VIII.1.b) = 4.6 AC
OPEN SPACE PROVIDED = 4.0 AC (65%)
UNDISTURBED AREA = 3.5 AC
BUILDABLE AREA IN OPEN SPACE =2.3 AC
MIN LOT AREA = 9000 SF

UNDISTURBED AREA

REV.	DESCRIPTION	DATE

DRW: | DSG: | CHK:

OSRD CONCEPT 1

STANDLEY STREET GARDENS

IN

BEVERLY, MA

R.C. REALTY CONSTRUCTION & DEVELOPMENT, LLC
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Website: www.marchionda.com

DATE: DECEMBER 1, 2014

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M. & A. NO.: 851-02 | SCALE: 1"=40'

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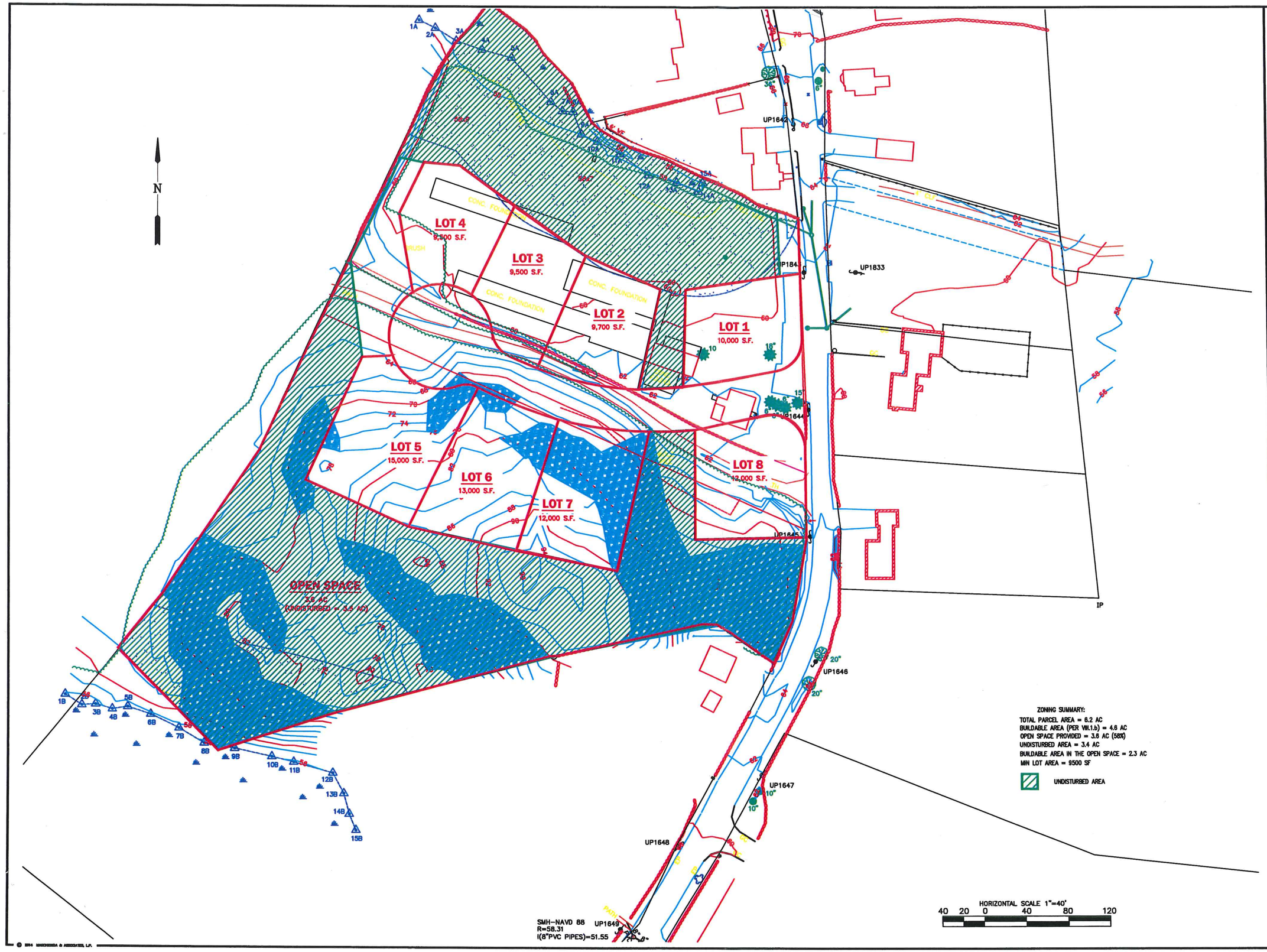

ZONING SUMMARY:

TOTAL PARCEL AREA = 6.2 AC
BUILDABLE AREA (PER VIII.1.b) = 4.6 AC
OPEN SPACE PROVIDED = 3.6 AC (58%)
UNDISTURBED AREA = 3.4 AC
BUILDABLE AREA IN THE OPEN SPACE = 2.3 AC
MIN LOT AREA = 9500 SF

UNDISTURBED AREA

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REV.	DESCRIPTION	DATE

DRW: DSG: CHK:

OSRD CONCEPT 2

STANDLEY STREET GARDENS
IN
BEVERLY, MA

R.C. REALTY CONSTRUCTION & DEVELOPMENT, LLC
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Website: www.marchionda.com

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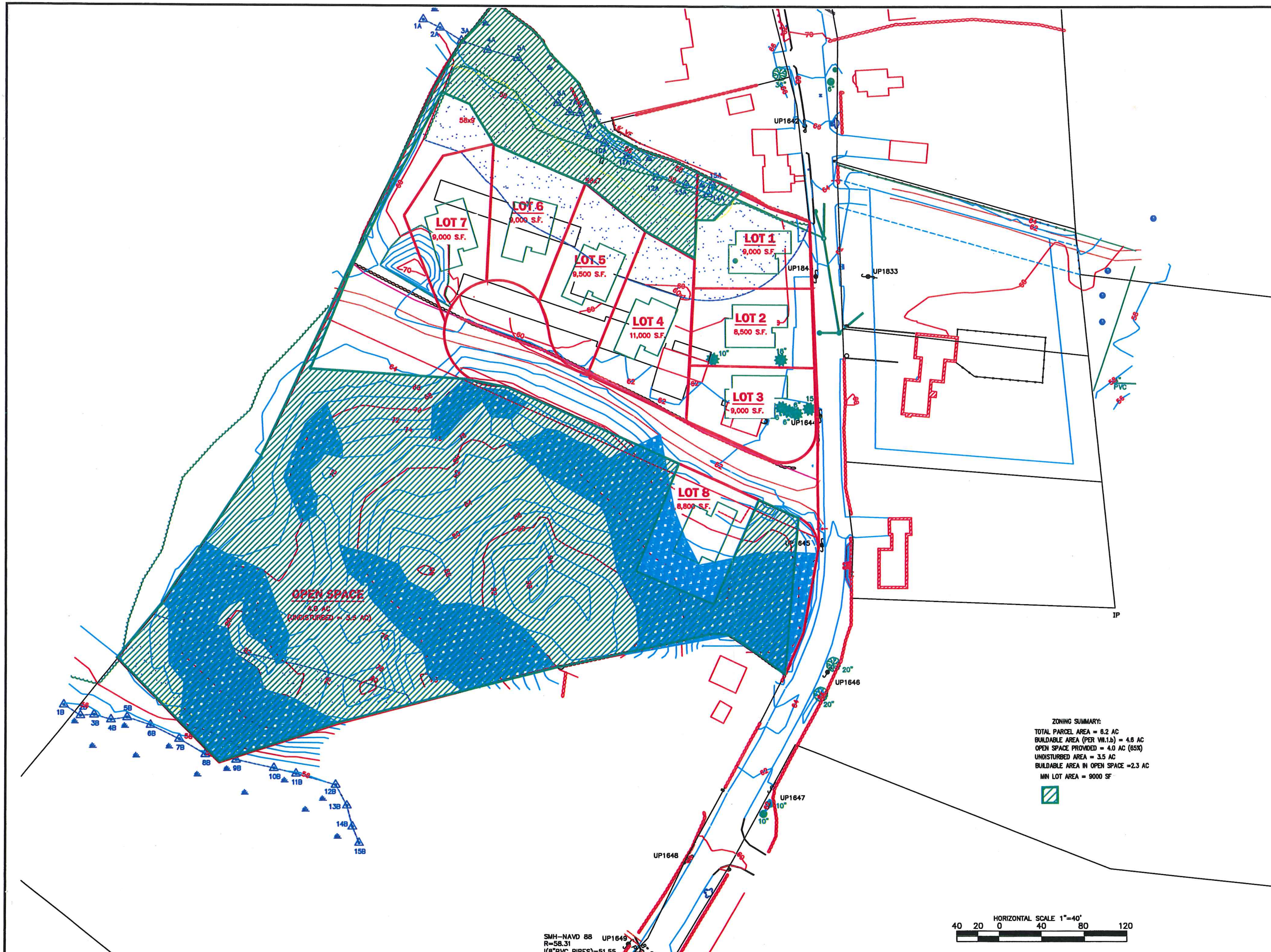

ZONING SUMMARY:
TOTAL PARCEL AREA = 6.2 AC
BUILDABLE AREA (PER VIII.1.b) = 4.6 AC
OPEN SPACE PROVIDED = 4.0 AC (65%)
UNDISTURBED AREA = 3.5 AC
BUILDABLE AREA IN OPEN SPACE =2.3 AC
MIN LOT AREA = 9000 SF

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REV.	DESCRIPTION	DATE

DRW: DSG: CHK:

OSRD CONCEPT 3

STANDLEY STREET GARDENS

IN

BEVERLY, MA

R.C. REALTY CONSTRUCTION & DEVELOPMENT, LLC
7 NICOLE AVENUE
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