

# KROHNE HEADQUARTERS BEVERLY, MASSACHUSETTS

ISSUED FOR PERMIT : JANUARY 07, 2016  
BY: KROHNE INC.



HIGHPOINT ENGINEERING, INC.  
CANTON CORPORATE PLACE  
45 DAN ROAD, SUITE 140 | CANTON, MA 02021  
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CLIENT:  
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7 DEARBORN ROAD  
PEABODY, MA 01960  
t 978.535.6060

CONSULTANT:



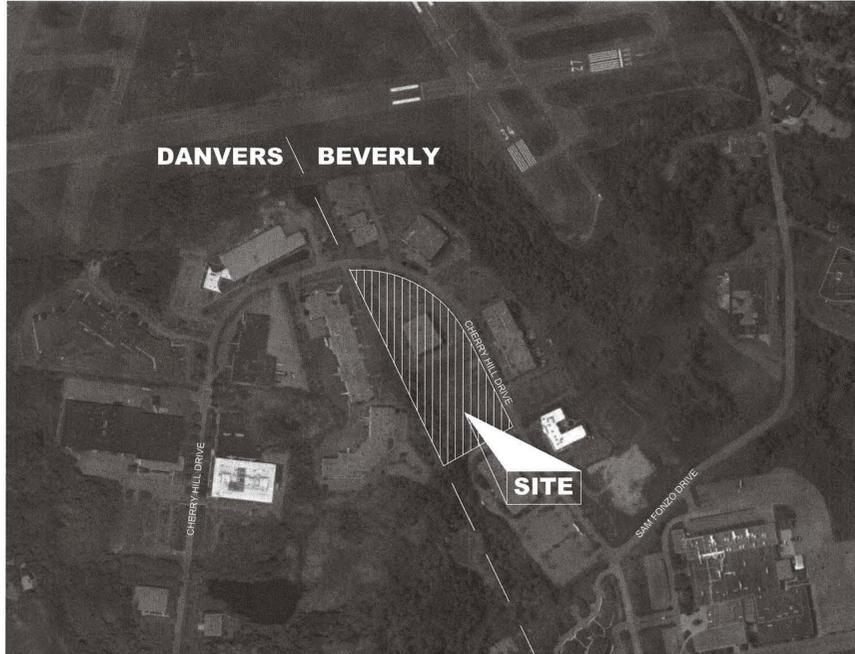
## PROJECT TEAM

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PEABODY, MA 01960  
ATTN: Robert Senk  
TEL: (978) 535-6060

**CIVIL ENGINEER:** HIGHPOINT ENGINEERING, INC.  
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**LAND SURVEYOR:** FIELDSTONE SURVEY SERVICES  
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**ARCHITECT:** PACKARD DESIGN  
2 SEAPORT LANE  
BOSTON, MA 02210  
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**LOCUS**  
NOT TO SCALE

## INDEX OF DRAWINGS

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### GENERAL

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ISSUE HISTORY:

01/07/2016  
SITE PLAN REVIEW

**KROHNE HEADQUARTERS  
BUILDING EXPANSION PROJECT**  
55 CHERRY HILL DRIVE  
BEVERLY, MA 01915  
OWNER/APPLICANT: KROHNE INC.

ISSUE TYPE:  
PERMIT SUBMISSION  
ISSUE DATE:  
01-07-2016  
PROJECT NUMBER:  
15033

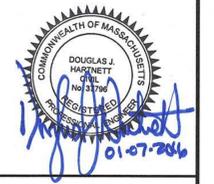
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CHECKED BY: JPM  
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TITLE SHEET

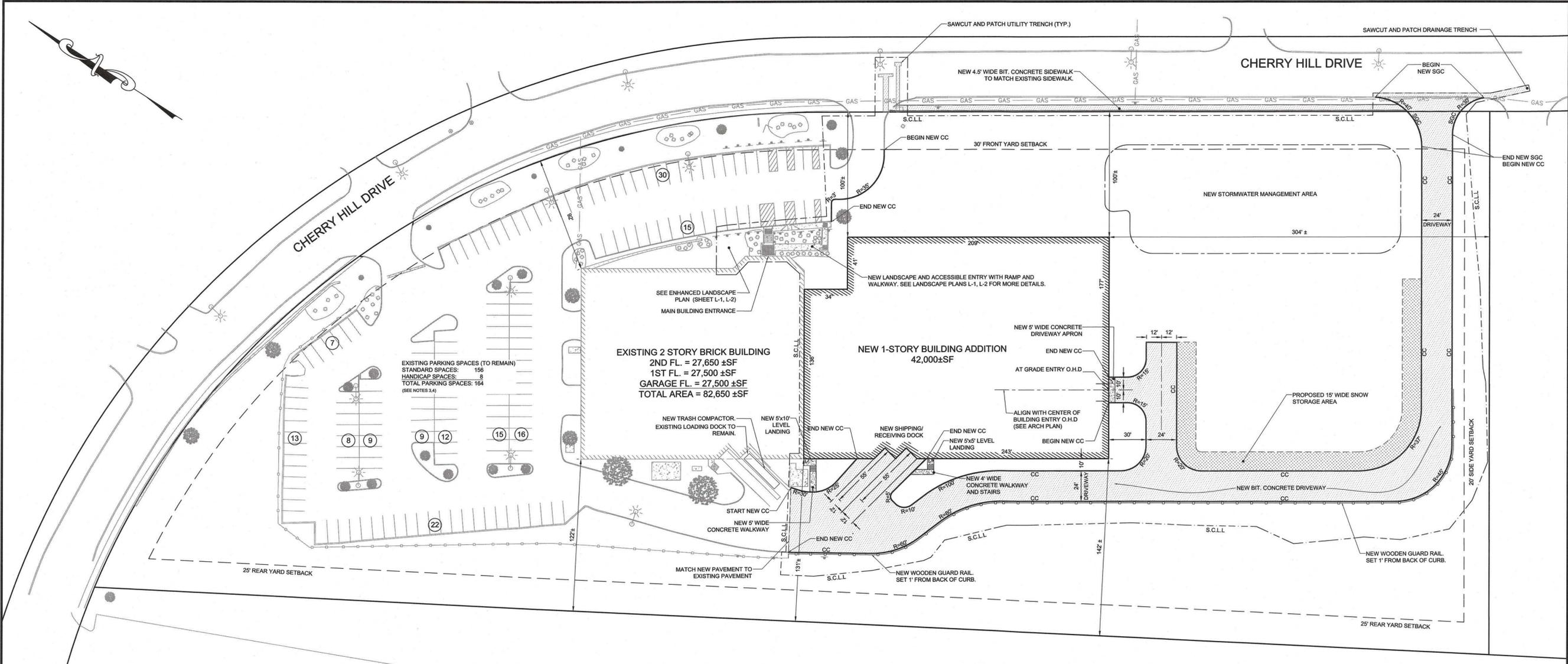
SHEET NUMBER:  
**T100**







**KROHNE HEADQUARTERS  
BUILDING EXPANSION PROJECT**  
55 CHERRY HILL DRIVE  
BEVERLY, MA 01915  
OWNER/APPLICANT: KROHNE INC.



**ZONING SUMMARY CHART**

ZONING DISTRICT: RESTRICTED INDUSTRIAL, RESEARCH AND OFFICE (IR)

CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA (MIN)	2 AC	9.06 AC	9.06 AC	YES
LOT FRONTAGE (MIN)	225 FT	1,270 FT	1,270 FT	YES
MAX LOT COVERAGE (BLDG)	40%	7%	18%	YES
MAX LOT COVERAGE (INCLUDING PARKING)	60%	28%	43%	YES
BUILDING HEIGHT (MAX)	60 FT	42 FT	42 FT(1)	YES
FRONT YARD DEPTH (MIN)	30 FT	92 FT	92 FT	YES
SIDE YARD DEPTH (MIN)	20 FT	54 FT	304 FT	YES
REAR YARD DEPTH (MIN)	25 FT	122 FT	122 FT	YES

1. EXISTING BUILDING WILL REMAIN UNCHANGED. NEW BUILDING HEIGHT IS 35' ±

**PARKING DIMENSIONAL REQUIREMENTS**

CRITERIA	REQUIRED	PROPOSED	ZONING COMPLIANCE
STALL WIDTH	9 FT	N/A	N/A
STALL DEPTH	18 FT	N/A	N/A
ACCESSIBLE STALLS	6	8 (EXISTING)	YES
DRIVEWAY WIDTH	24 FT	24 FT	YES
LOADING DIMENSIONS	1,000 SF/SPACE	5,000± SF	YES

**PARKING SUMMARY**

PARKING ALLOTMENT REQUIREMENTS

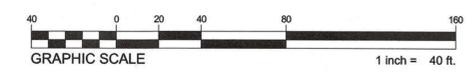
DESCRIPTION	BUILDING USE	CALCULATIONS		PARKING SPACES			
		REQUIRED RATE	SIZE (S.F.)	EXISTING	PROPOSED	REQUIRED	COMPLIANCE
EXISTING	OFFICE	4 SPACES/1,000 SF	55,150	224	-	-	-
	OFFICE	4 SPACES/1,000 SF	27,650	-	-	111	-
PROPOSED (1)	LIGHT MANUFACTURING	2.5 SPACES/1,000 SF	66,500	-	-	174	-
	STORAGE	1 SPACE/1000SF @1ST 20KSF	20,000	-	-	20	-
		1 SPACE/2000SF @2ND 20KSF	7,500	-	-	4	-
TOTAL PARKING					164	309	BY SPECIAL PERMIT (2)

**NOTES**

- UNDER PROPOSED CONDITIONS THE EXISTING BUILDING WILL CONTAIN 27,650 SF OF OFFICE USE ON THE 2ND FL., 27,500 SF OF LIGHT MANUFACTURING USE ON THE 1ST FL. AND 27,500 SF OF STORAGE USE ON THE BASEMENT FLOOR. THE NEW ADDITION WILL CONTAIN 42,000± SF OF LIGHT MANUFACTURING USE. THE TOTAL OFFICE USE IS 27,650 SF, THE TOTAL LIGHT MANUFACTURING USE IS 69,500 SF AND THE TOTAL STORAGE USE IS 27,500SF FOR A TOTAL BUILDING AREA OF 124,650 ±SF.
- SPECIAL PERMIT IS REQUESTED UNDER THE "CITY OF BEVERLY, MASSACHUSETTS, RULES OF THE PLANNING BOARD FOR THE ISSUANCE OF SPECIAL PERMIT, DATED REVISED MAY 15, 2001", TO REDUCE THE TOTAL PARKING AS REQUIRED BY ZONING. THE OWNER/APPLICANT HAS INDICATED THAT THE NEW FACILITY, INCLUDING ITS ADDITIONS WILL BE OCCUPIED BY ROUGHLY 110 EMPLOYEES AND MAY REQUIRE UP TO 10 VISITOR PARKING SPACES PER DAY FOR A TOTAL REQUIREMENT OF 120 PARKING SPACES. SPECIFICALLY, THE OWNER/APPLICANT REQUESTS THAT THE OVERALL REQUIRED PARKING BE REDUCED BY 145 SPACES FROM 309 REQUIRED TO 164 PROPOSED. THIS ALLOWS FOR A 44 PARKING SPACE SURPLUS BASED ON AN OWNER PARKING DEMAND OF 120 SPACES.
- THERE ARE 42 PARKING SPACES LOCATED WITHIN THE EXISTING GARAGE, WHICH AS PART OF THE PROPOSED EXPANSION PROJECT ARE PLANNED ON BEING TEMPORARILY ABANDONED. THE LOWER LEVEL IN THE EXISTING BUILDING IS PROPOSED TO BE ENCLOSED AND TRANSITIONED TO STORAGE USE.
- 18 EXISTING PARKING SPACES LOCATED ON THE EAST SIDE OF THE EXISTING BUILDING ARE BEING REMOVED AS PART OF THE EXPANSION PROJECT.

**SYMBOL LEGEND**

CC	CONCRETE CURB
R=100'	CURB RADIUS
LS	LANDSCAPE AREA
SGE	SLOPED GRANITE EDGING
S.C.L.L	SITE CONSTRUCTION LIMIT LINE
- - - - -	SITE CONSTRUCTION LIMIT
- - - - -	SETBACK LINE
- - - - -	PROPOSED GUARD RAIL
[Pattern]	PROPOSED PAVEMENT AREA
[Pattern]	PROPOSED CONCRETE PAD/SIDEWALK
[Pattern]	PROPOSED SNOW STORAGE AREA



REV DATE DESCRIPTION

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PERMIT SUBMISSION  
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15033

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CHECKED BY: JPM  
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**LAYOUT & MATERIALS PLAN**

SHEET NUMBER:  
**C300**











