PROPOSED REVISIONS / MODIFICATIONS

NOTES:

1) DATUM IS NGVD

2) ALL DRAIN LINES TO BE HDPE UNLESS OTHERWISE SPECIFIED.

3) EXISTING UTILITIES TAKEN FROM A PLAN ENTITLED "CONSTRUCTION SITE PLAN" BY MERIDIAN ASSOCIATES DATED SEPTEMBER 12, 2012"

4) EXISTING TOPOGRAPHY IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. PERFORMED DECEMBER 8, 2012 THROUGH DECEMBER 13, 2012.

5) THERE ARE NO WETLANDS WITHIN 100' OF THE PROPERTY BOUNDARY.

6) STEEP SLOPES TO BE GRADED WITH A TRACK MACHINE NORMAL TO THE SLOPE.

7) STEEP SLOPES TO BE PROTECTED WITH COCO MAT.

8) SEE SITE ELECTRIC PLAN FOR SITE ELECTRICAL LAYOUT LOCATIONS.

ZONING TABLE

ZONE	IR (RESTRICTED INDUSTRIAL)	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	30 ft.	31.0± ft.
SIDE YARD SETBACK	20 ft.	158.0± ft.
REAR YARD SETBACK	25 ft.	364.7± ft.
MIN. FRONTAGE	225 ft.	399.62 ft.
MIN. LOT AREA	2 acres	5.83 acres
MAX. BUILDING HEIGHT	60 ft.	<35 ft.
MAX. LOT COVERAGE (bldgs.)	40%	15.8%
MAX. LOT COVERAGE (bldgs./paving)	60%	55.5%

PARKING CALCULATIONS

CALCULATION	REQUIRED/ALLOWED	PROPOSED
REQUIRED OFFICE: 1 space/250 GROSS SQUARE FOOTAGE (40,000 S.F.)	160 spaces	160 (9'x18')
REQUIRED MANUFACTURING: 2.5 spaces/1000 S.F. (40,000 S.F.)	100 spaces	100 (9'x18')
TOTAL SPACES	260 spaces	260 spaces

Prepared For:

Applicant
CONNOLLY BROTHERS, INC.
152 CONANT STREET
BEVERLY, MA 01915-1659

Prepared By:

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Seal:

Design By: EBL
Drawn By: EBL
Checked By: PJO
Project File: BEV-0171A
Comp. No: BEV98

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
10		
9		
8		
7	Revised Parking Lot	5-18-2016
6	Loc. of Domestic Gate, Gate for Hyd.	5-9-2016
5	Domestic Water Size	5-6-2016
4	Eliminate DMH at Rear parking lot	5-5-2016
3	Outlet Control Structure	4-19-2016
2	City comments	4-12-2016
1		

Scale: 1"=20'
0' 10' 20' 40'

Date: March 3, 2016

Drawing Title:

SITE PLAN
HIGH RES BIOSOLUTIONS
#102 CHERRY HILL DRIVE
BEVERLY, MASS.

Drawing No.:

C1

SHEET 2 OF 3