CITY OF BEVERLY PLANNING BOARD
SPECIAL PERMIT APPLICATION FORM

RECEIVED
APR 18 2016
BEVERLY PLANNING BD.

Date: April 18, 2016 Received by: _____

1. Name & Mailing address of petitioner: Hardy Street Realty, LLC
c/o Miranda P. Gooding, Glovsky & Glosky LLC, 8 Washington st., Beverly, MA 01915

2. Name & Mailing address of property owner: Bates Corp. and Regwill Corp., 159 Railroad Ave., South Hamilton, MA 01982

3. Petitioner's telephone number: 978-720-3122 Fax number: 978-720-3181

4. Property owner's telephone number: _____ Fax number: _____

5. Street address of subject property: 2 Hardy Street
Assessors Map/Lot Numbers: Map 5 Lot TBD

6. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: n/a

7. If petitioner is not the owner, state interest or status of petitioner in land: Property is under agreement with owner.

8. Specific provision(s) of the zoning ordinance involved in this application: See attached Addendum.

9. State the use for which permission is being sought: Multi-family Residential: six 2 bedroom units in three story structure.

10. Is the property which is the subject of this application contiguous to other land held in common ownership? no

The successors agree for themselves, their successors in title, and assigns to comply continuously with such conditions, limitations, and safeguards as may be specified by the Planning Board and that failure to so comply or failure to use said lot or building (if any) for the purpose above specified shall constitute a violation of and make void any special permit issued pursuant hereto.

By its attorney,

Signature of petitioner
Miranda P. Gooding, Esq.

See attached Authorization
Signature of property owner

REQUIRED ATTACHMENTS

- Copy of current property deed
- Evidence of petitioner's right to file application if applicable (e.g. purchase and sale agreement, signed and notarized statement from property owner)
- Copy of most current record plan
- Twelve (12) copies of plan(s) drawn in accordance with the Board's requirements for said plans, and ten (10) additional copies of plans, size 11" x 17"
- $400.00 filing fee (cash or check made payable to the City of Beverly)
- List of names and addresses of parties in interest as defined by M.G.L. Chapter 40A, Section 9

RECEIVED
APR 1 8 2016
BEVERLY PLANNING BOARD

CITY OF BEVERLY

SITE PLAN REVIEW APPLICATION, *or*
MODIFICATION OF SITE PLAN REVIEW APPLICATION

(please type or print clearly)

April 18, 2016 (date) _____, 20____ (date received)

Name of owner (*please print*): Bates Corp. and Regwill Corp.

Address of owner: 159 Railroad Avenue, South Hamilton, MA 01982

Telephone number (H): _____ (W): _____

Name of applicant (*please print*): Hardy Street Realty, LLC

Address of applicant: c/o Miranda P. Gooding, Glovsky & Glovsky LLC, 8 Washington St., Beverly

Telephone number (H): _____ (W): 978-720-3122

Address of property: 2 Hardy Street

Assessors' Map #: 5 lot#: TBD zoning district: CC

Total Area of Land: 6,847 SF

Description of project: See attached Addendum.

The deed for this property is recorded in Essex South District

Registry of Deeds, Book # 13335, Page # 98.
[Shown as Lot 2 Plan Book 451, Plan 26]

See attached Authorization from owners.
(signature of property owner)
By its attorney,

(signature of applicant if not owner)
Miranda P. Gooding, Esq.

** See attached copy of zoning ordinance for plan and filing requirements and procedure**

RECEIVED APR 19 2016

DESIGN REVIEW BOARD

Sept. 2003

CITY OF BEVERLY

FILE ONE (1) COPY OF THE COMPLETED APPLICATION FORM
AND SIX (6) COPIES OF THE SITE PLAN WITH THE
PLANNING DEPARTMENT. UPON REVIEW BY THE DESIGN REVIEW BOARD
A RECOMMENDATION WILL BE FORWARDED TO THE PLANNING BOARD.

APPLICATION FEE FOR SITE PLAN REVIEW: $100.00

COMPLETELY FILL OUT APPLICATION

Received by: _____ Date: _____

Site Plan Name: Site Development Plans, 2 Hardy Street, Beverly, MA, Draft Print January 25, 2016

Project Description: New construction on 6,847 SF lot of a 3 story multi family dwelling with 6 two bedroom units and on-site parking for 6 cars. Also see attached Addendum.

Property Address: 2 Hardy Street

Applicant's Name: Hardy Street Realty, LLC
c/o Miranda P. Gooding, Esq.
Street: Glovsky & Glovsky LLC, 8 Washington St. City: Beverly State: MA Zip: 01915

Telephone # Home: _____ Business: 978-720-3122

Is applicant owner? Yes: _____ No: X

Property Owner: Bates Corp. and Regwill Corp.

Street: 159 Railroad Avenue City: South Hamilton State: MA Zip: 01982

Telephone # Home: _____ Business: _____

I certify that to the best of my knowledge and belief that the information in this application is true and complete.

By its attorney,

Signature of applicant or agent: _____ Date: 4/19/16
Miranda P. Gooding, Esq.

See attached Authorization

Signature of owner if not the applicant: _____ Date: _____
See Authorization from owners attached

2 HARDY STREET

ADDENDUM
to
APPLICATIONS for SPECIAL PERMIT and SITE PLAN REVIEW

Project Summary

The site consists of a 6,847 square foot parcel at the west corner of Hardy and Pleasant Streets. It is currently a vacant parking lot which was formerly a portion of the larger parcel at 131 Rantoul Street and used by the former commercial condominiums which were located there. The site is shown as Lot 2 on the attached ANR plan recorded in Book 451, Plan 26 and is no longer subject to the Condominium Act.

The proposed new construction consists of a 3-story, 6 two bedroom unit multifamily dwelling, with on-site parking for 6 cars.

Zoning Summary

The property is located in the CC Zoning District and is also located in the Depot Parking and Height Overlay Districts. As an entirely residential use in the CC zone, a special permit will be required from the Planning Board under Section 38-17.D.1 of the Zoning Ordinance, along with Site Plan Review. The building will conform to the building and area requirements of Section 38-17.D.1 and to the parking requirements in 38-17.E.2. The property is situated adjacent to an RHD Zoning District (across Hardy Street) and accordingly there is no front, rear or side setback requirement under the last sentence in Section 38-17.D.1. The minimum lot area requirement of 6,000 SF for 6 dwellings is satisfied, and the lot enjoys frontage on Pleasant Street and Hardy Street in excess of the minimum required 50 feet. The building height will not exceed 35 feet. Conforming on-site parking of one space for each 2-bedroom unit will be provided.

Special Permit Criteria

The proposed project complies with the conditions for the issuance of a special permit contained in Section 38-28C.2:

a. That the specific site is an appropriate location for the proposed use, and that the character of adjoining uses will not be adversely affected.

The proposed use is consistent with the City's efforts to promote higher-density residential development within walking distance to mass transit, and in the Rantoul Street corridor generally, in order to revitalize Rantoul Street and downtown Beverly. The neighborhood is home to a diverse mixture of commercial, institutional and residential uses. The traditional design of the proposed multifamily building will be in keeping with the residential buildings in the area and will not cause adverse effects on the character of the adjoining uses.

b. *That no factual evidence is found that property values in the district will be adversely affected by such use.*

The addition of residential units to this unused parking lot will lead to increased demand for convenience and other retail amenities in the neighborhood and will eventually encourage the redevelopment and improvement of other existing under-utilized properties. All of the foregoing will lead to enhanced property values in the district.

c. *That no undue traffic and no nuisance or unreasonable hazard will result.*

Overall, the project is located in an urban area with adequate transportation infrastructure already in place that will benefit from the improved traffic flow on Rantoul Street with the completion of the Route 1A improvements. There will be a single driveway access to the six on-site parking spaces from Hardy Street. No undue traffic or hazard will result.

d. *That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.*

All applicable fire and safety codes will be observed in the construction of the project. The site is presently served by municipal water and sewer, natural gas, cable, electricity and telephone service. Storm water drainage is appropriately addressed on the site.

e. *That there are no valid objections from abutting property owners based on demonstrable fact.*

The Applicant has not been made aware of any concerns from abutters regarding the project and will endeavor to address valid objections or concerns.

f. *That adequate and appropriate City services are or will be available for the proposed use.*

The preliminary project review for this building did not reveal any deficiencies in City services available for the building. The Applicant will endeavor to address concerns that are raised during the Site Plan Review process.

Based on the foregoing, the Applicant respectfully requests the granting of this request for Special Permit.

AUTHORIZATION

RE: Owners' Assent to Submit Applications – 2 Hardy Street

To whom it may concern:
The undersigned, as owners of the parcel of land shown as Lot 2 on that plan of land recorded at Southern Essex District Registry of Deeds at Book 451, Plan 26 and to be known as 2 Hardy Street, hereby authorize Windover Development Corporation to submit applications to Boards and Commissions of the City of Beverly for review and permitting of a proposed multifamily dwelling on the parcel.

Bates Corp

By: Mary O'Neil, President
Mary O'Neil, President

Regwill Corp

By: Mary O'Neil, President
Mary O'Neil, President

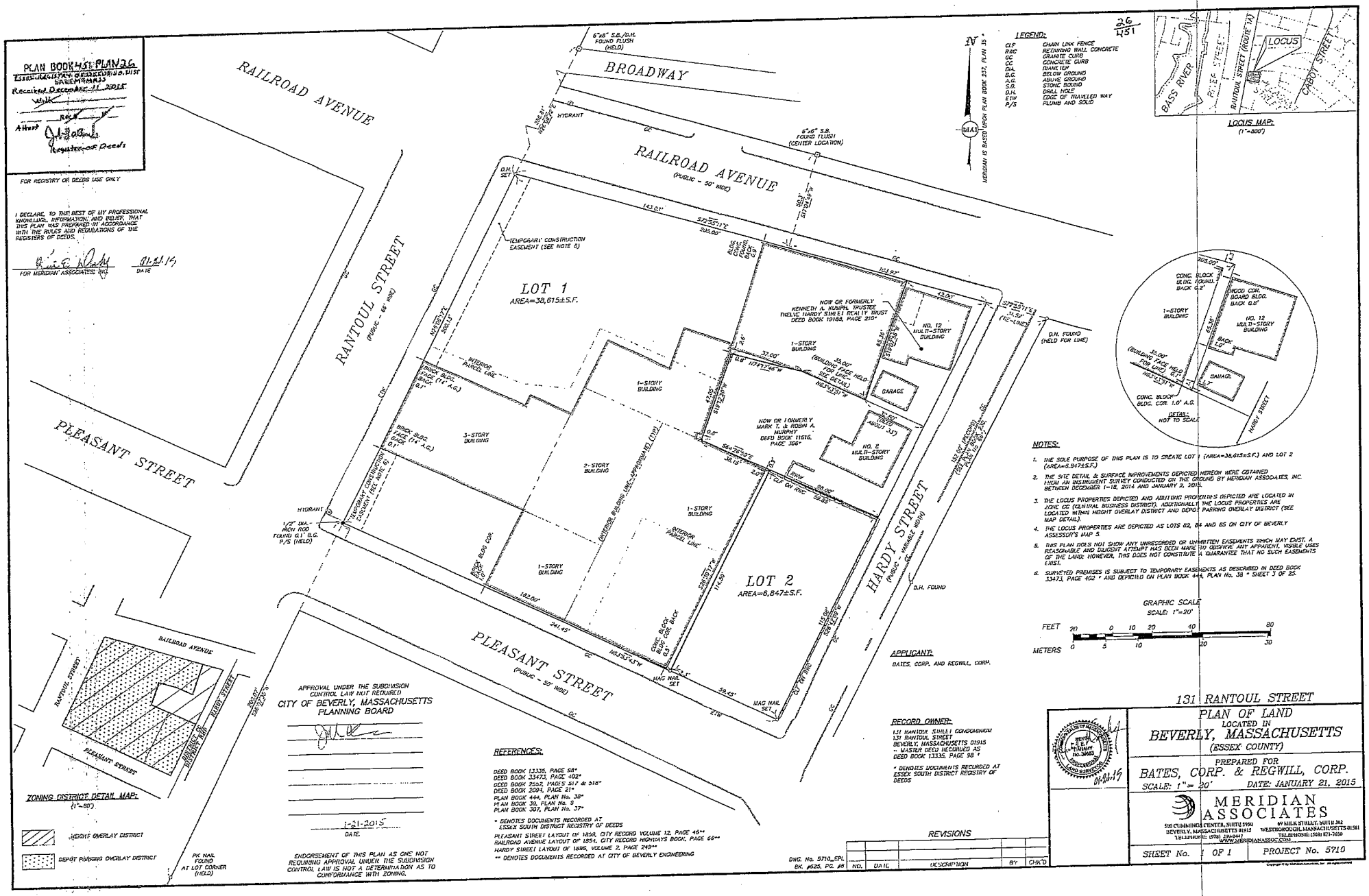
{00027791-1 }

PLAN BOOK 451 PLAN 26
ESSEX REGISTRY OF DEEDS SOUTH DIST
SALEM MASS
Received December 11, 2015
Attest
Register of Deeds

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. — DATE 01-21-15



LEGEND:

CLF	CHAIN LINK FENCE
RWC	RETAINING WALL CONCRETE
GC	GRANITE CURB
CC	CONCRETE CURB
DIA.	DIAMETER
B.G.	BELOW GROUND
A.G.	ABOVE GROUND
S.B.	STONE BOUND
D.H.	DRILL HOLE
EIW	EDGE OF TRAVELED WAY
P/S	PLUMB AND SOLID

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 (AREA=38,615±S.F.) AND LOT 2 (AREA=6,847±S.F.)
2. THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN DECEMBER 1-18, 2014 AND JANUARY 2, 2015.
3. THE LOCUS PROPERTIES DEPICTED AND ABUTTING PROPERTIES DEPICTED ARE LOCATED IN ZONE CC (CENTRAL BUSINESS DISTRICT). ADDITIONALLY, THE LOCUS PROPERTIES ARE LOCATED WITHIN HEIGHT OVERLAY DISTRICT AND DEPOT PARKING OVERLAY DISTRICT (SEE MAP DETAIL).
4. THE LOCUS PROPERTIES ARE DEPICTED AS LOTS 82, 84 AND 85 ON CITY OF BEVERLY ASSESSOR'S MAP 5.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO DISCOVER ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. SURVEYED PREMISES IS SUBJECT TO TEMPORARY EASEMENTS AS DESCRIBED IN DEED BOOK 33473, PAGE 402 * AND DEPICTED ON PLAN BOOK 444, PLAN No. 38 * SHEET 3 OF 25.

APPLICANT:

BATES, CORP. AND REGWILL, CORP.

RECORD OWNER:

131 RANTOUL STREET CONDOMINIUM
131 RANTOUL STREET
BEVERLY, MASSACHUSETTS 01915
- MASTER DEED RECORDED AS
DEED BOOK 13336, PAGE 98 *

* DENOTES DOCUMENTS RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS

REFERENCES:

DEED BOOK 13335, PAGE 88*
DEED BOOK 33473, PAGE 402*
DEED BOOK 2552, PAGES 517 & 518*
DEED BOOK 2094, PAGE 21*
PLAN BOOK 444, PLAN No. 38*
PLAN BOOK 39, PLAN No. 9
PLAN BOOK 307, PLAN No. 37*

* DENOTES DOCUMENTS RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS

PLEASANT STREET LAYOUT OF 1838, CITY RECORD VOLUME 12, PAGE 46**
RAILROAD AVENUE LAYOUT OF 1854, CITY RECORD HIGHWAYS BOOK, PAGE 66**
HARDY STREET LAYOUT OF 1896, VOLUME 2, PAGE 249**

** DENOTES DOCUMENTS RECORDED AT CITY OF BEVERLY ENGINEERING

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CITY OF BEVERLY, MASSACHUSETTS
PLANNING BOARD

1-21-2015
DATE

ENDORSEMENT OF THIS PLAN AS ONE NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710_EPL
BK. #625, PG. #8

131 RANTOUL STREET

PLAN OF LAND
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BATES, CORP. & REGWILL, CORP.
SCALE: 1" = 20' DATE: JANUARY 21, 2015

MERIDIAN ASSOCIATES
520 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-8443
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 5710

Copyright © by Meridian Associates, Inc. All rights reserved.

12/21/95 03130 Inst 494
BK 13335 PG 98

5 PLANS

MASTER DEED

131 RANTOUL STREET CONDOMINIUM

& 5 PLANS
SEE PL B. 304
PL. 37

Bates Corp., a Massachusetts corporation with a principal place of business located at 19 Wadsworth Street, Danvers, Essex County, Massachusetts, and Regwill Corp., a Massachusetts corporation with a principal place of business located at 11 Regwill Avenue, Wenham, Essex County, Massachusetts, (hereinafter collectively the "Declarants"), owning in fee simple as tenants in common the real property described below (the "Premises"), propose to create a condominium which will be both governed by and subject to the provisions of Chapter 183A of the Massachusetts General Laws, as amended, ("Chapter 183A"). The Declarants, by duly executing and recording this Master Deed, agree to submit to the provisions of Chapter 183A, and create a Condominium with respect to the Premises. In addition, the Declarants further state the following:

1. NAME.

The name of the Condominium shall be the "131 RANTOUL STREET CONDOMINIUM."

2. DESCRIPTION OF LAND.

The condominium (the "Condominium") consists of the land (the "Land") (together with the buildings on the land) which has the legal description which is fully set forth in Exhibit A. The title reference for the Declarants' ownership is also set forth in Exhibit A. Exhibit A is both attached to and recorded together with this Master Deed. The Post Office address of the said premises is 131 Rantoul Street, Beverly, Massachusetts 01915.

3. CONDOMINIUM TRUST.

The following information is provided pursuant to Section 8(i) of Chapter 183A:

a. The organization through which the owners of Units in the Condominium ("Unit Owners") will manage and regulate the Condominium is the "131 RANTOUL STREET CONDOMINIUM TRUST" (the "Condominium Trust"). The Condominium Trust has the same date as, and is recorded together with, this Master Deed.

b. The Condominium Trust has enacted By-Laws to comply with Chapter 183A. The By-Laws are set forth in the Declaration of Trust.

c. The Trustees, as of the date of this Master Deed, are the Declarants, Bates Corp. and Regwill Corp.

4. PLANS.

The Floor Plans of the Building showing the layout, location, Unit numbers and dimensions of the Units as built, stating the name of the Building, and bearing the verified statement of a Registered Architect certifying that the plans fully and accurately depict the

same, are recorded together with this Master Deed. The Floor Plans depict the First Floor, Second Floor, and Third Floor of the building comprising Unit 1, and the First Floor of the building comprising Unit 2, and the First Floor of the building comprising Unit 3. The Site Plan of the land showing the buildings, parking areas, and land, is recorded together with this Master Deed. The Floor Plans are entitled: "131 RANTOUL STREET CONDOMINIUM, 127-131 Rantoul Street, Beverly, MA; Date: December 5, 1995". The Floor Plans consist of 3 sheets with a Site Plan on sheet 3 as a part thereof. Floor Plans are referred to in this Master Deed as Exhibit B.

5. DESCRIPTION OF THE BUILDINGS.

There are three buildings as above stated and as shown on Exhibit B. The buildings each comprise one (1) Unit. The buildings are constructed with steel beams and brick, with rubber membrane roof system.

6. DESCRIPTION OF UNITS.

a. The Units and the designations, locations, approximate areas, number of rooms, and immediately accessible Common Areas and other descriptive specifications are more completely described in Exhibit C attached hereto.

b. The boundaries for each unit shall be the entire building which comprises that unit; no common area shall be located within or be a part of any building. The boundaries for each unit shall be the exterior surface of all walls, roofs, windows and doors, and glass in its entirety, with the exception that in the case of any common wall, the unit boundary shall be the center of such common wall.

c. Each Unit includes the ownership of all utility lines (as defined in Paragraph 12, below) which exclusively serve that Unit and are located within it.

d. Each Unit shall be subject to and have the benefit of the following: provisions of this Master Deed; the Condominium By-Laws; any Rules and Regulations which are established under the authority of the Condominium By-Laws; and Massachusetts General Laws Chapter 183A.

e. The owner of each Unit shall have the perpetual right, as appurtenant to the ownership of that Unit, to the exclusive use of any electric meter or sub-service, gas meter or sub-service, hot water heater and furnace, if any, together with any hardware attendant thereto, (hereinafter referred to as "Utilities") designated for that Unit on the Floor Plans. The owner of each Unit shall maintain, repair and replace the Utilities appurtenant to his Unit as the same become reasonably necessary.

7. DESCRIPTION OF COMMON AREAS AND FACILITIES.

The Common Areas and Facilities of the Condominium consist of the entire premises other than the Units, including, without limitation:

17. WAIVER.

No provisions contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

18. CONFLICTS.

This Master Deed is set forth to comply with the requirements of Chapter 183A. In case any of the provisions stated above conflict with the provisions of Chapter 183A, the provisions of Chapter 183A shall control.

IN WITNESS WHEREOF, the said Bates Corp. and the said Regwill Corp. have caused their corporate seals to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf this 21st day of December, 1995.

Witness

Witness

Witness

Witness

Bates Corp.

By: Cheryl A. Cantin, President
Cheryl A. Cantin, President

By: Mary E. O'Neil, Treasurer
Mary E. O'Neil, Treasurer

Regwill Corp.

By: Mary E. O'Neil, President
Mary E. O'Neil, President

By: Cheryl A. Cantin, Treasurer
Cheryl A. Cantin, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. December 21, 1995

Then personally appeared the above-named Cheryl A. Cantin, President, and Mary O'Neil, Treasurer of Bates Corp. and acknowledged the foregoing instrument to be the free act and deed of Bates Corp., before me,

Notary Public
My commission expires:

NANCY A. S. ATTAYA
NOTARY PUBLIC
My Commission Expires April 27, [illegible]

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. December 21, 1995

Then personally appeared the above-named Mary E. O'Neil, President, and Cheryl A. Cantin, Treasurer of Regwill Corp. and acknowledged the foregoing instrument to be the free act and deed of Regwill Corp., before me,

Notary Public
My commission expires:

NANCY A. S. ATTAYA
NOTARY PUBLIC
My Commission Expires April 27, 2001

EXHIBIT A

The land, with the buildings thereon, situated in Beverly, Essex County, Massachusetts, bounded and described as follows:

PARCEL 1:

The land in said Beverly, with the buildings thereon, situated on Pleasant Street, being lot "C" upon plan recorded in said Registry, Plan Book 39, Plan 9, bounded and described as follows:

SOUTHERLY	by said Pleasant Street, forty-seven (47) feet;
WESTERLY	by lot "B", as shown on said plan, sixty-five (65) feet;
NORTHERLY	by said lot "B", forty-seven (47) feet; and
EASTERLY	by land now or formerly of Murray, sixty-five (65) feet;

Containing 3,055 square feet.

PARCEL 2:

The land in said Beverly, with the buildings thereon, situated on the westerly side of Hardy Street, bounded and described as follows:

SOUTHERLY	on Pleasant Street, 59 feet;
WESTERLY	on land now or late of Augustus N. Clark, 114 1/2 feet;
NORTHERLY	on land of William Masury, now or late, about 60 1/2 feet; and
EASTERLY	on Hardy Street, about 115 feet.

PARCEL 3:

The land in said Beverly, with the buildings thereon, as set forth on a plan entitled, "Revised Plan of Property Belonging to William L. Wood, Beverly, Massachusetts": scale: one inch - twenty feet, March 1923, Albert H. Richardson, C.E. Note: Outlines taken from plan made by Albert J. Porter, July 1910, and recorded with Essex South

District Registry of Deeds, Book of Plans 39, Plan 9, being Lots A and B as set forth on said plans and Lots A and B are described as follows:

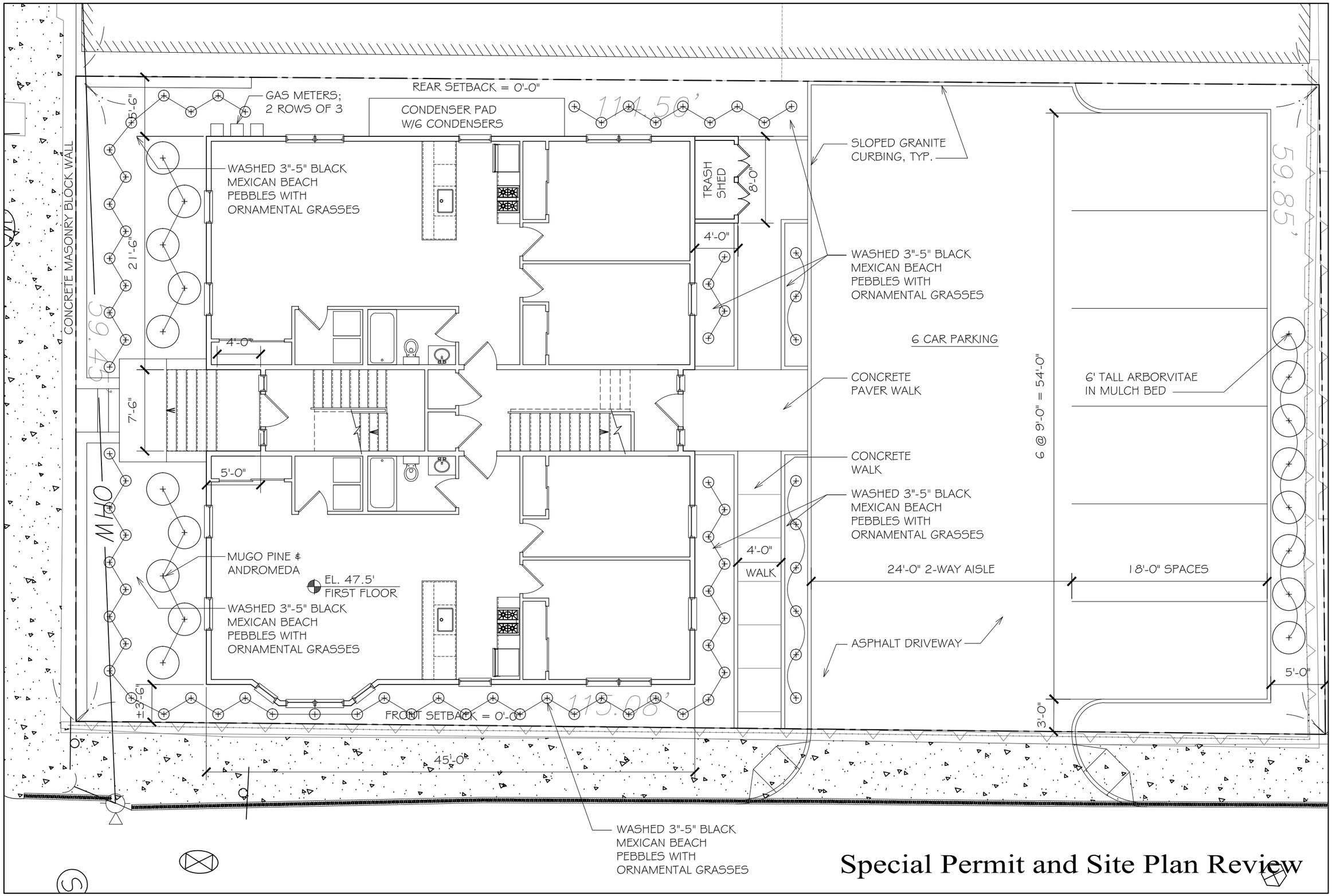
Beginning at a stone bound at the corner of Rantoul and Pleasant Streets,

THENCE	running in an Easterly direction along Pleasant one hundred thirty-five (135) feet to Lot "C" on said plan,
THENCE	running in a Northerly direction by said Lot "C" about sixty-five (65) feet to a point marked "J" on said plan;
THENCE	running Easterly by said Lot "C" about forty-seven (47) feet to a point marked "I" on said plan at land now or late of Murray;
THENCE	running Northerly by said land now or late of said Murray about forty-nine and 5/10 (49.5) feet to a point marked "H" on said plan at land now or late of Newhall;
THENCE	running Westerly by said land now or late of said Newhall, about thirty-eight and 68/100 (38.68) feet to a point marked "G" on said plan;
THENCE	running Northerly by said land now or late of Newhall about forty-six (46) feet to a point marked "M" on said plan;
THENCE	running by said land now or late of Newhall in a general Easterly direction about seventy-two (72) feet to land now or late of Holcroft;
THENCE	running in a Northerly direction by said land now or late of Holcroft about sixty-five (65) feet to a point marked "P" on said plan at Railroad Avenue;
THENCE	running Westerly by said Railroad Avenue about two hundred five (205) feet to Rantoul Street;
THENCE	running in a Southerly direction by said Rantoul Street about two hundred and 13/100 (200.13) feet to Pleasant Street and the point begun at.

ID	Site Address	Owner Name	Owner Address	Owner Cit	Owner Sta	Owner Zip	Deed Date	Deed Reference
5-79	119 RANTOUL ST		P O BOX 505	BEVERLY	MA	01915	9/17/2002	19243-287
5-81	11 SOUTH HARDY ST		191 CABOT ST	BEVERLY	MA	01915		
5-72	32 PLEASANT ST		21 RIVERVIEW ST	BEVERLY	MA	01915	10/5/2001	17736-434
5-80	RANTOUL ST		P O BOX 505	BEVERLY	MA	01915	4/23/2003	20654-58
5-73	36 PLEASANT ST		36 PLEASANT ST	BEVERLY	MA	01915	7/9/1999	15799-369
5-74A	38 PLEASANT ST		38 PLEASANT ST	BEVERLY	MA	01915	2/21/1989	9901-7
5-74	40 PLEASANT ST		70 WHEELER ST	GLOUCES	MA	01930	32099	9286-52
5-91	31 PLEASANT ST		17 BAYVIEW AVE	BEVERLY	MA	01915	40898	30948-12
5-75	42 PLEASANT ST		42 PLEASANT ST	BEVERLY	MA	01915	35762	14456-52
5-76	44 PLEASANT ST		83 HART ST	BEVERLY	MA	01915	31716	8600-186
5-77	46 PLEASANT ST		P O 702	BEVERLY	MA	01915	9/8/2014	33528-481
5-114	16 HIGHLAND AVE		16 HIGHLAND AVE	BEVERLY	MA	01915		
5-117-2D	40 RAILROAD AVE		40 RAILROAD AVE U2D	BEVERLY	MA	01915	5/5/1988	9501-269
5-78	48 PLEASANT ST		P O BOX 4210	PEABODY	MA	01961	7/17/1998	14959-226
4-82-107	116-128 RANTOUL ST		2001 HOLCOMBE BLVD 1003	HOUSTON	TX	77030	8/7/2015	34279-175
4-82-106	116-128 RANTOUL ST		116 RANTOUL ST U106	BEVERLY	MA	01915	7/19/2011	30535-427
4-82-105	116-128 RANTOUL ST		116 RANTOUL ST U105	BEVERLY	MA	01915	2/1/2008	27496-163
4-82-101	116-128 RANTOUL ST		15 RANTOUL ST	BEVERLY	MA	01915	8/3/2012	31586-543
5-120	2 MOULTON CT		8 BAILEY AVE	BEVERLY	MA	01915	5/3/2006	25633-178
5-119-2	8 MOULTON CT		8 MOULTON CT	BEVERLY	MA	01915	7/1/1986	8356-222
5-119-1	6 MOULTON CT		6 MOULTON COURT U1	BEVERLY	MA	01915	6/30/2006	25841-320
5-118	10-12 MOULTON CT		9 HOPKINS AVE	BEVERLY	MA	01915	42325	34525-83
5-89	5 HARDY ST		5 HARDY ST	BEVERLY	MA	01915	11/6/1970	5724-627
5-88	7 HARDY ST		P O BOX 687	BEVERLY	MA	01915	8/1/2012	31577-245
5-116	20 HIGHLAND AVE		8 1/2 SUMMIT AVE	SALEM	MA	01970	7/21/2014	33420-486
4-86	134 RANTOUL ST		15 RANTOUL ST	BEVERLY	MA	01915	9/22/2008	28052-220
4-85	1 PARK ST		15 RANTOUL ST	BEVERLY	MA	01915	9/22/2008	28052-220
5-87-1	3 MOULTON CT		3 MOULTON COURT	BEVERLY	MA	01915	1/28/2013	32151-255
5-87-2	1 MOULTON CT		1 MOULTON CT U2	BEVERLY	MA	01915	10/5/1990	10591-420
4-87	142 RANTOUL ST		15 RANTOUL ST	BEVERLY	MA	01915	9/22/2008	28052-220
5-115A	18H HIGHLAND AVE		8 1/2 SUMMIT AVE	SALEM	MA	01970	6/3/2004	22946-211
5-90	1 HARDY ST		7 RANTOUL ST STE100B	BEVERLY	MA	01915	4/12/2007	26737-288
4-82-102	116-128 RANTOUL ST		15 RANTOUL ST	BEVERLY	MA	01915	39444	27425-479
4-82-510	116-128 RANTOUL ST		116 RANTOUL ST U510	BEVERLY	MA	01915	8/18/2011	30598-105
4-82-509	116-128 RANTOUL ST		116 RANTOUL ST U509	BEVERLY	MA	01915	9/3/2008	28020-354
4-82-508	116-128 RANTOUL ST		81 MONOMOY CIRCLE	CENTERV	MA	02632	8/6/2015	34274-19
4-82-507	116-128 RANTOUL ST		116 RANTOUL ST U507	BEVERLY	MA	01915	8/8/2013	32730-196
4-82-506	116-128 RANTOUL ST		116-128 RANTOUL ST U506	BEVERLY	MA	01915	40542	30119-169

4-82-505	116-128 RANTOUL ST	116 RANTOUL ST U505	BEVERLY	MA	01915	39437	27409-198
4-82-504	116-128 RANTOUL ST	116 RANTOUL ST U504	BEVERLY	MA	01915	41603	32976-393
4-82-503	116-128 RANTOUL ST	116 RANTOUL ST U503	BEVERLY	MA	01915	39436	27405-99
4-82-502	116-128 RANTOUL ST	157 ST PAUL W APT 49	MONTREA	QC MA	H2Y1Z5	3/20/2008	27623-514
4-82-501	116-128 RANTOUL ST	31 WITHAM ST	GLOUCES	MA	01930	7/10/2007	27009-148
4-82-410	116-128 RANTOUL ST	116 RANTOUL ST U410	BEVERLY	MA	01915	39429	27387-111
4-82-409	116-128 RANTOUL ST	P O BOX 232	BERLIN	NH	03570	1/27/2012	31036-151
4-82-408	116-128 RANTOUL ST	116 RANTOUL ST U408	BEVERLY	MA	01915	6/26/2012	31464-402
4-82-407	116-128 RANTOUL ST	116 RANTOUL ST U407	BEVERLY	MA	01915	39416	27355-232
4-82-406	116-128 RANTOUL ST	116 RANTOUL ST U406	BEVERLY	MA	01915	8/16/2010	29684-30
4-82-405	116-128 RANTOUL ST	116 RANTOUL ST U405	BEVERLY	MA	01915	6/26/2015	34168-49
4-82-404	116-128 RANTOUL ST	116 RANTOUL ST U404	BEVERLY	MA	01915	12/3/2007	27362-455
4-82-403	116-128 RANTOUL ST	6552 COPPERLEAF LN	CINCINNA	OH	45230	1/21/2009	28258-480
4-82-402	116-128 RANTOUL ST	116 RANTOUL ST #402	BEVERLY	MA	01915	2/1/2008	27497-91
4-82-401	116-128 RANTOUL ST	116 RANTOUL ST U401	BEVERLY	MA	01915	8/17/2007	27115-321
4-82-310	116-128 RANTOUL ST	21 PARRAMATTA RD	BEVERLY	MA	01915	41968	33695-543
4-82-309	116-128 RANTOUL ST	116 RANTOUL ST U309	BEVERLY	MA	01915	8/4/2015	34271-141
4-82-308	116-128 RANTOUL ST	143 WEST ST	BEVERLY	MA	01915	4/30/2014	33249-328
4-82-307	116-128 RANTOUL ST	116 RANTOUL ST U307	BEVERLY	MA	01915	1/8/2009	28236-135
4-82-306	116-128 RANTOUL ST	116 RANTOUL ST U306	BEVERLY	MA	01915	3/2/2007	26616-510
4-82-305	116-128 RANTOUL ST	116 RANTOUL ST U305	BEVERLY	MA	01915	2/23/2007	26590-524
4-82-304	116-128 RANTOUL ST	116 RANTOUL ST U304	BEVERLY	MA	01915	2/28/2007	26606-128
4-82-303	116-128 RANTOUL ST	116 RANTOUL ST U303	BEVERLY	MA	01915	6/19/2008	27860-1
4-82-302	116-128 RANTOUL ST	116 RANTOUL ST U302	BEVERLY	MA	01915	8/30/2012	31672-40
4-82-301	116-128 RANTOUL ST	116 RANTOUL ST U301	BEVERLY	MA	01915	6/19/2015	34146-183
4-82-210	116-128 RANTOUL ST	24 WASHINGTON ST U3	BEVERLY	MA	01915	4/15/2015	33984-9
4-82-209	116-128 RANTOUL ST	116 RANTOUL ST U209	BEVERLY	MA	01915	4/30/2013	32425-339
4-82-208	116-128 RANTOUL ST	116 RANTOUL ST U208	BEVERLY	MA	01915	4/18/2008	27708-28
4-82-207	116-128 RANTOUL ST	116 RANTOUL ST U207	BEVERLY	MA	01915	6/26/2012	31467-510
4-82-206	116-128 RANTOUL ST	116 RANTOUL ST U206	BEVERLY	MA	01915	6/5/2014	33321-484
4-82-205	116-128 RANTOUL ST	116 RANTOUL ST U205	BEVERLY	MA	01915	4/1/2013	32341-40
4-82-204	116-128 RANTOUL ST	116 RANTOUL ST U204	BEVERLY	MA	01915	3/30/2010	29362-391
4-82-203	116-128 RANTOUL ST	116 RANTOUL ST U203	BEVERLY	MA	01915	1/30/2014	33094-130
4-82-202	116-128 RANTOUL ST	116 RANTOUL ST U202	BEVERLY	MA	01915	7/16/2010	29607-109
4-82-201	116-128 RANTOUL ST	116 RANTOUL ST U201	BEVERLY	MA	01915	39429	27388-401
4-82-110	116-128 RANTOUL ST	116 RANTOUL ST U110	BEVERLY	MA	01915	5/4/2010	29439-293
4-82-109	116-128 RANTOUL ST	116 RANTOUL ST U109	BEVERLY	MA	01915	6/4/2010	29509-26
4-82-108	116-128 RANTOUL ST	116 RANTOUL ST U108	BEVERLY	MA	01915	7/28/2014	33433-535
5-117-2C	40 RAILROAD AVE	40 RAILROAD AVE #2-C	BEVERLY	MA	01915	8/29/1996	13730-558

5-117-1D	40 RAILROAD AVE	8 BAILEY AVE	BEVERLY	MA	01915	11/8/2001	17867-123
5-117-1C	40 RAILROAD AVE	40 RAILROAD AVE U1C	BEVERLY	MA	01915	1/9/2013	32101-211
5-117-1B	40 RAILROAD AVE	41 CENTRE ST U106	BROOKLIN	MA	02446	3/15/2010	29333-316
5-117-1A	40 RAILROAD AVE	40 RAILROAD AVE U1A	BEVERLY	MA	01915	4/20/1999	15614-39
5-117-2B	40 RAILROAD AVE	40 RAILROAD AVE U2B	BEVERLY	MA	01915	2/27/2015	33881-538
5-117-2A	40 RAILROAD AVE	40 RAILROAD AVE U2A	BEVERLY	MA	01915	4/8/1998	14724-323
5-117-B4	40 RAILROAD AVE	40 RAILROAD AVE	BEVERLY	MA	01915	32507	9843-408
5-117-B3	40 RAILROAD AVE	40 RAILROAD AVE U4	BEVERLY	MA	01915	38278	23516-306
5-117-B2	40 RAILROAD AVE	16 ROWLAND STREET	MARBLEH	MA	01945	9/30/1988	9724-422
5-117-B1	40 RAILROAD AVE	40 RAILROAD AVE B1	BEVERLY	MA	01915	2/15/2013	32213-386
5-121	42 RAILROAD AVE	21 RIVER RD	HAVERHIL	MA	01830		
5-86	48 RAILROAD AVE	48 RAILROAD AVENUE	BEVERLY	MA	01915	5/8/2000	16332-186
5-85	12 HARDY ST	35 NELSON STREET	GEORGET	MA	01830	9/5/2002	19188-210
4-88	146 RANTOUL ST	15 RANTOUL ST	BEVERLY	MA	01915	41558	32886-487
5-82-3	131 RANTOUL ST	159 RAILROAD AVE	S HAMILT	MA	01982	35054	13335-91
5-141	49 RAILROAD AVE	49 RAILROAD AVE	BEVERLY	MA	01915	7/13/2010	29599-525
5-142	47 RAILROAD AVE	171 HAVERHILL RD	TOPSFIEL	MA	01983	8/30/2007	27149-291
5-143-2	45 RAILROAD AVE	45 RAILROAD AVE U2	BEVERLY	MA	01915	2/23/2006	25400-170
5-143-1	45 RAILROAD AVE	45 RAILROAD AVE U1	BEVERLY	MA	01915	10/1/2004	23461-330
5-144	43 RAILROAD AVE	7 CHARLES STREET	DANVERS	MA	01923	11/4/1998	15216-309
5-145	39 RAILROAD AVE	P O BOX 3919	PEABODY	MA	01961-391	2/6/2004	22373-285
5-140	151 RANTOUL ST	151 RANTOUL ST	BEVERLY	MA	01915		
4-90	164 RANTOUL ST	191 CABOT ST	BEVERLY	MA	01915		
5-182	50 BROADWAY	27 MICA LN #201	WELLESLI	MA	02481	41201	31834-3
5-181	38 BROADWAY	10 BISHOP LN	MIDDLETO	MA	01949	3/3/2014	33143-547
5-180	34 BROADWAY	P O BOX 445	BEVERLY	MA	01915	6/6/1986	8304-011
5 41	101 RANTOUL ST		BEVERLY	MA	01915	6/10/1985	#202441



Special Permit and Site Plan Review

Revisions			
#	Description	Date	By
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

Proposed Landscape Plan

Scale: 1/8" = 1'-0" | Drawn by: .

Date: 4/19/2016 | Plot Date: .

File Name: .

Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

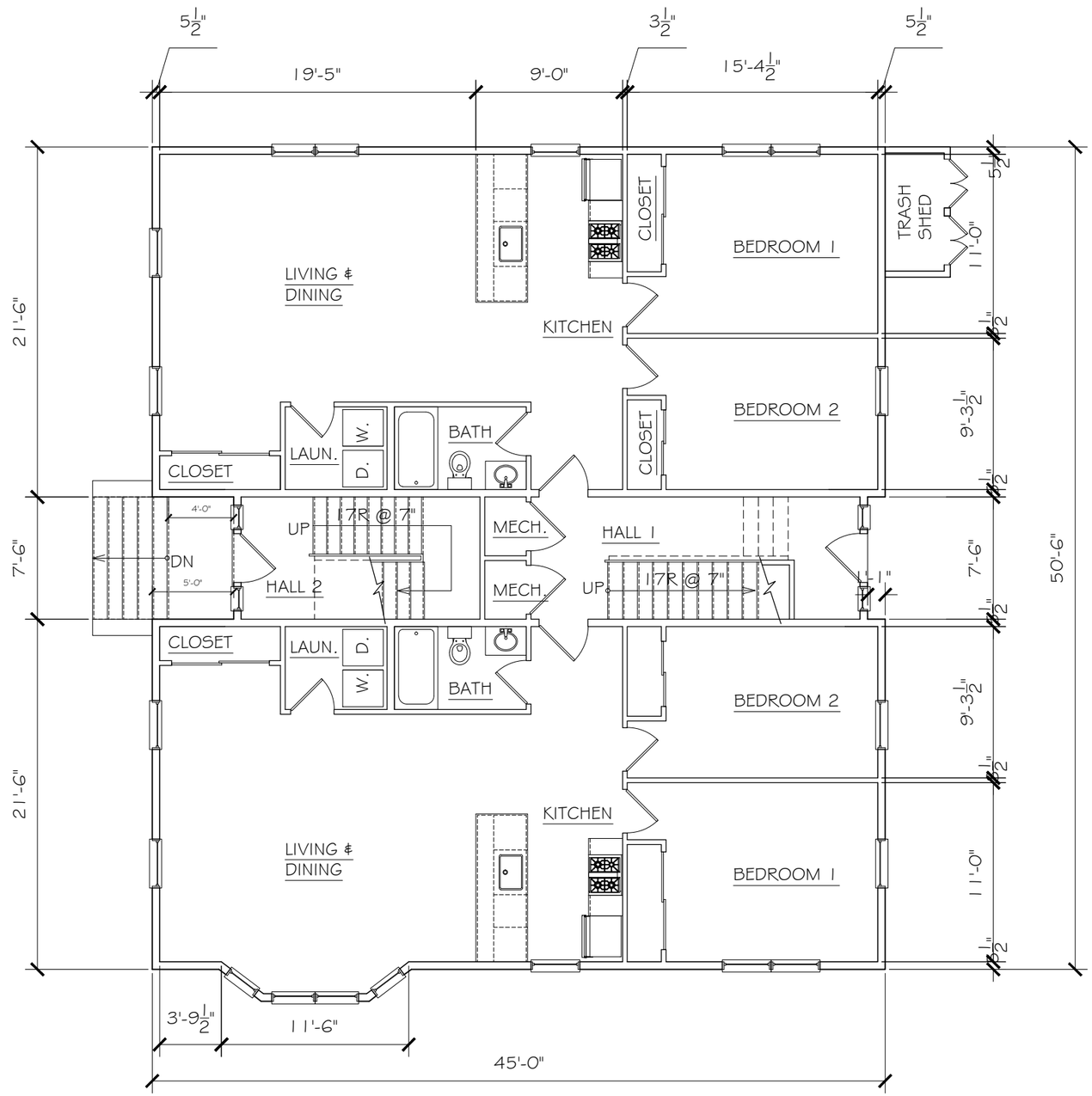
Siemasko + Verbridge

: Architecture
: Interior Design
: Decorating
: Landscape Design

126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

L1.1

© Siemasko + Verbridge, Inc.



Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.
.	.	.	.
.	.	.	.

Proposed First Floor Plan

Scale: 1/8" = 1'-0"

Drawn by: .

Date: 4/19/2016

Plot Date: .

File Name: .

Hardy Street Realty LLC
15 Rantoul St. Beverly MA

2 Hardy Street

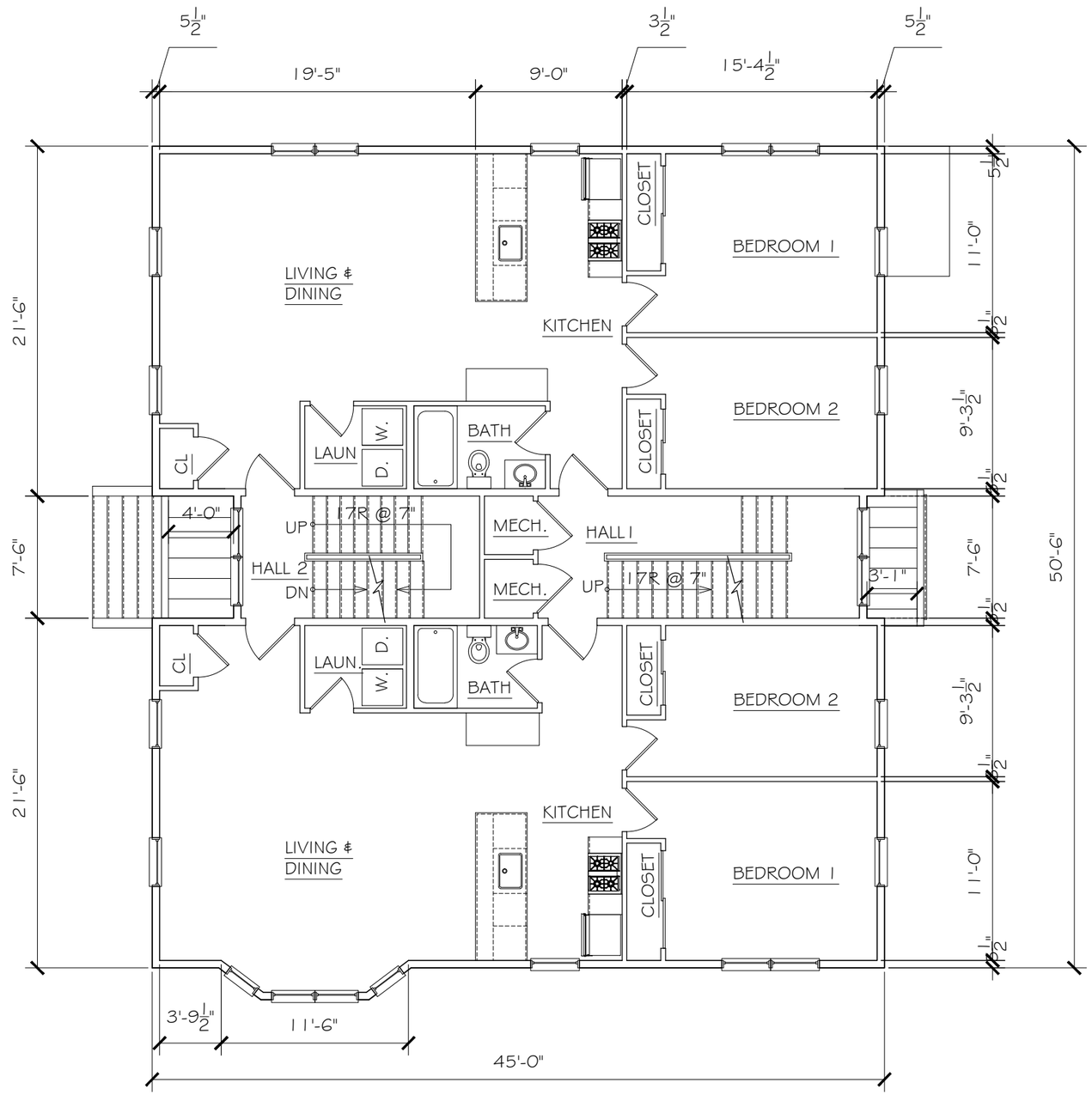
Siemasko + Verbridge

Architecture
Interior Design
Decorating
Landscape Design

126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A1.1

© Siemasko + Verbridge, Inc.



Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.
.	.	.	.

Proposed
Second Floor Plan

Scale: 1/8" = 1'-0"
Drawn by: .
Date: 4/19/2016
Plot Date: .
File Name: .

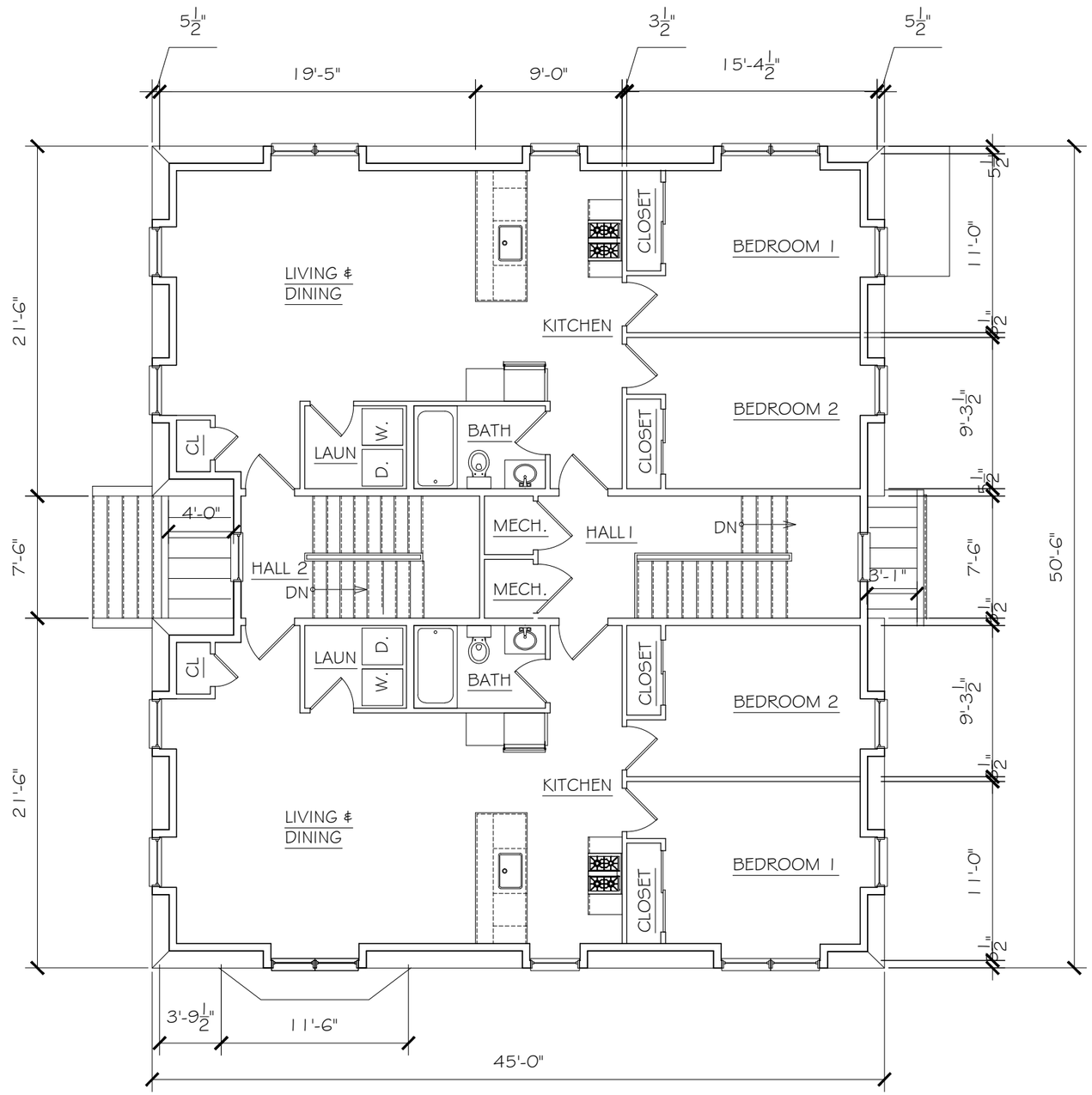
Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

Siemasko + Verbridge
Architecture
Interior Design
Decorating
Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A1.2

© Siemasko + Verbridge, Inc.



Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.
.	.	.	.
.	.	.	.

Proposed
Third Floor Plan

Scale: 1/8" = 1'-0"
Drawn by: .
Date: 4/19/2016
Plot Date: .
File Name: .

Hardy Street Realty LLC
15 Rantoul St. Beverly MA

Siemasko + Verbridge
Architecture
Interior Design
Decorating
Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

2 Hardy Street

A1.3

© Siemasko + Verbridge, Inc.

1 PLEASANT STREET ELEVATION
SCALE: 1/8" = 1'-0"

Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.

Proposed
Pleasant Street Elevation

Scale: 1/8" = 1'-0"
Drawn by: .
Date: 4/29/2016
Plot Date: .
File Name: .

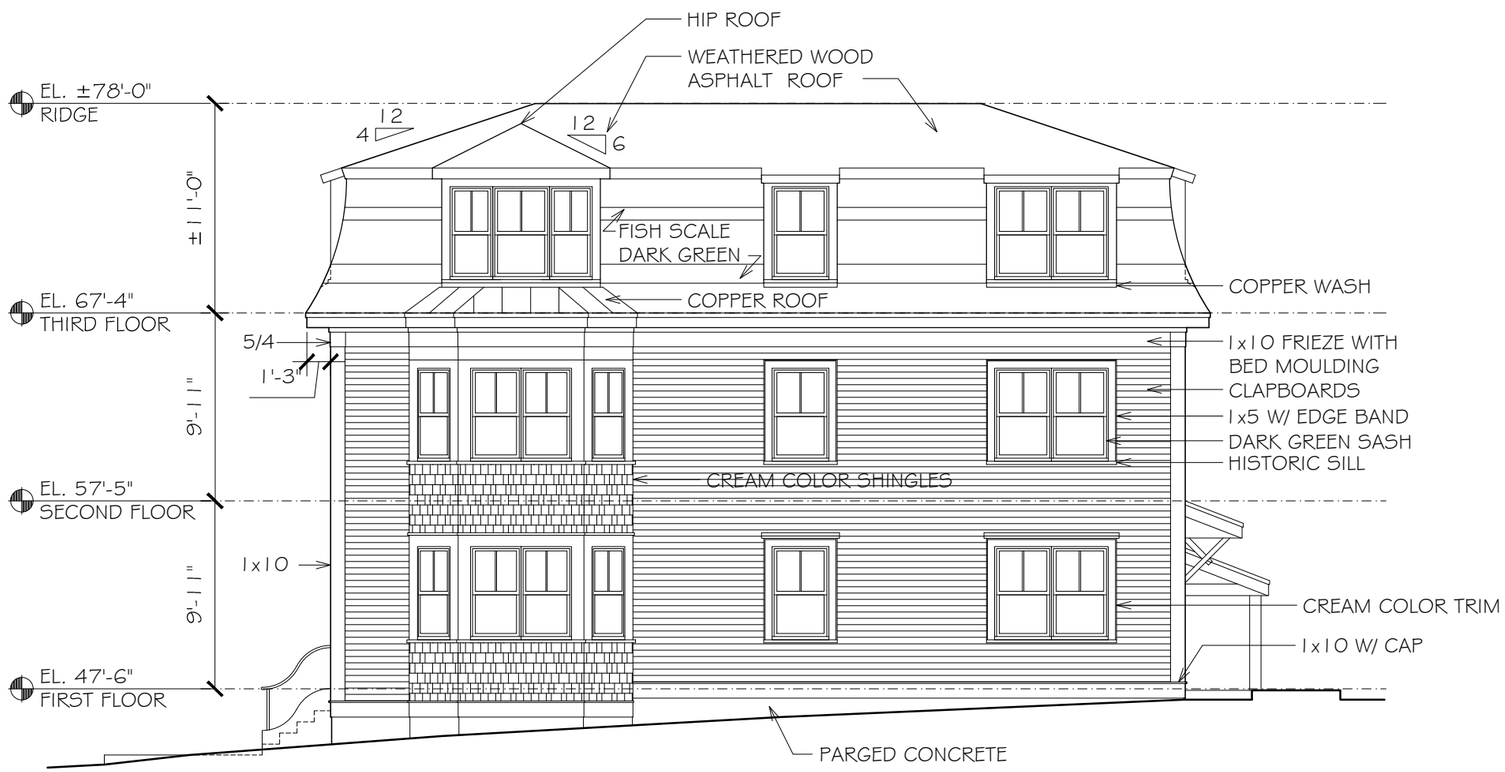
Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

Siemasko + Verbridge
▪ Architecture
▪ Interior Design
▪ Decorating
▪ Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A2.1

© Siemasko + Verbridge, Inc.



2 HARDY STREET ELEVATION
SCALE: 1/4" = 1'-0"

Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.

Proposed
Hardy Street Elevation

Scale: 1/8" = 1'-0"
Drawn by: .
Date: 4/19/2016
Plot Date: .
File Name: .

Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

Siemasko + Verbridge
▪ Architecture
▪ Interior Design
▪ Decorating
▪ Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A2.2

© Siemasko + Verbridge, Inc.

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.
.	.	.	.

Proposed
Rear Elevation

Scale: 1/8" = 1'-0"
Drawn by: .
Date: 4/19/2016
Plot Date: .
File Name: .

Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

Siemasko + Verbridge
Architecture
Interior Design
Decorating
Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A2.3

© Siemasko + Verbridge, Inc.

Special Permit and Site Plan Review

Revisions

#	Description	Date	By
.	.	.	.

Proposed Side Elevation

Scale: 1/8" = 1'-0"

Drawn by: .

Date: 4/19/2016

Plot Date: .

File Name: .

Hardy Street Realty LLC
15 Rantoul St, Beverly MA

2 Hardy Street

Siemasko + Verbridge
Architecture
Interior Design
Decorating
Landscape Design
126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

A2.4

© Siemasko + Verbridge, Inc.

SITE DEVELOPMENT PLANS

MAP: 5 LOT: 82

2 HARDY STREET

LOCATED IN

BEVERLY, MASSACHUSETTS

DATE: JANUARY 25, 2016

AREA MAP

SCALE: 1"=800'

FEET 800 0 400 800 1600 3200

METERS 0 200 400 800 1600

OWNER:

BATES CORP. AND REGWILL CORP.
159 RAILROAD AVENUE
SOUTH HAMILTON, MASSACHUSETTS 01982

APPLICANT:

HARDY STREET REALTY, LLC
15 RANTOUL STREET
BEVERLY, MASSACHUSETTS, 01915

PREPARED BY:

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

BEVERLY PLANNING BOARD APPROVAL

DATE

DRAWING INDEX

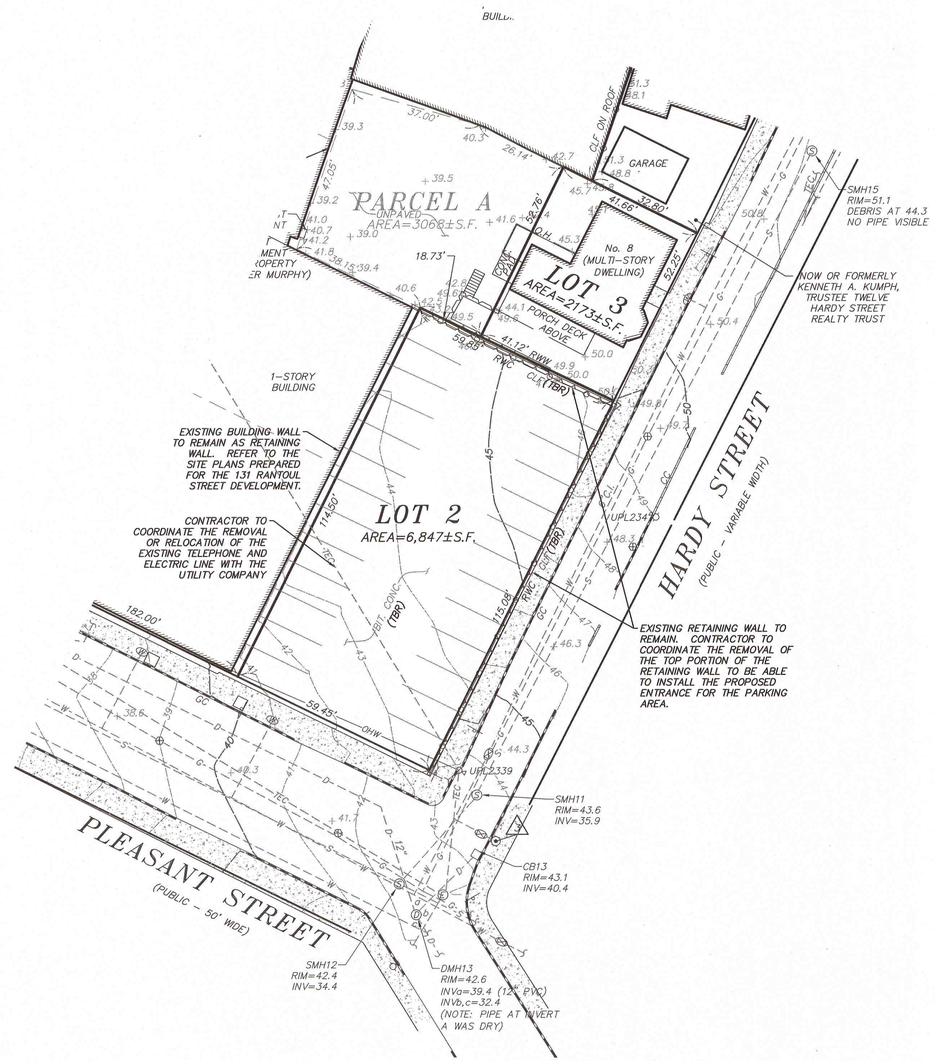
SHEET 1	COVER SHEET
SHEET 2	RECORD CONDITIONS/DEMOLITION PLAN
SHEET 3	LAYOUT PLAN
SHEET 4	GRADING/STORM DRAINAGE PLAN
SHEET 5	UTILITY PLAN
SHEET 6	DETAILS

COMMONWEALTH OF MASSACHUSETTS
WEAR III
CIVIL
No.37078
REGISTERED PROFESSIONAL ENGINEER

4/18/16

DWG. No. 5710H-CV5

Copyright © by Meridian Associates, Inc. All rights reserved.



DEMOLITION NOTES:

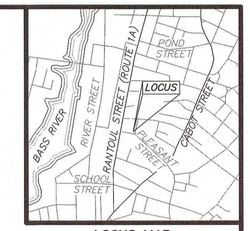
1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING WATER, SEWER, GAS, ELECTRICAL, AND COMMUNICATIONS SERVICES ONSITE WHICH SERVE BUILDINGS OR STRUCTURES TO BE REMOVED. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL WITH RESPECTIVE UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STAIRS, WALKS, BULKHEADS, DECKS, CONC. PADS, OTHER HARDSCAPE FEATURES AND/OR BUILDING ACCESSORIES ASSOCIATED WITH WITH DWELLINGS OR STRUCTURES TO BE REMOVED.
3. ALL ITEMS TO BE REMOVED, WHETHER SPECIFIED HERON OR NOT, SHALL BE PART OF THE SCOPE OF WORK.
4. THE SITE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SECURITY AND PUBLIC SAFETY THROUGHOUT THE DURATION OF THE SITE WORK. ALL WORK AND SAFETY MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION SITE FENCING (6' TALL CHAIN LINK) AND EROSION CONTROL BARRIERS AROUND THE WORK AREA PRIOR TO BEGINNING ANY WORK. CONSTRUCTION FENCING AND ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE SITE WORK.
6. CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS AS NECESSARY TO ENSURE ALL VEHICULAR TRAFFIC LEAVING THE SITE MUST CROSS A PAD. CONTRACTOR SHALL WASH VEHICLES IF NECESSARY TO PREVENT THE TRACKING OF DEBRIS ONTO PUBLIC WAYS.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PUBLIC WAYS REMAIN CLEAN AND FREE OF DEBRIS RESULTING FROM THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT.
8. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST ONSITE THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	SOUTHWEST ANCHOR BOLT ON LIGHT BASE, 0.5' A.G.	31.99
3	X-CUT FRONT CAP BOLT HYDRANT, 1.9' A.G.	45.62

(SEE NOTE 6)



LOCUS MAP:

(NOT TO SCALE)

LEGEND

39	TWO FOOT CONTOUR		WATER GATE
40	TEN FOOT CONTOUR		HYDRANT
+ 39.3	SPOT ELEVATION		WATER SERVICE
	CHAINLINK FENCE		AUTO SPRINKLER
	METAL GUARDRAIL		CATCH BASIN
	WOOD GUARDRAIL	DS	DOWNSPOUT
	GRANITE CURB	EHH	ELECTRIC HANDHOLE
	CONCRETE		LIGHT
	BRICK		ELECTRIC METER
	RETAINING WALL		GAS GATE
W	COMPILED WATER LINE		GAS METER
G	COMPILED GAS LINE		PARKING SIGN
TEC	COMPILED TELEPHONE/ELECTRIC/CABLE LINE		BOLLARD
D	COMPILED DRAIN LINE	A.G.	ABOVE GROUND
S	COMPILED SEWER LINE	BH	BULKHEAD
OHW	OVERHEAD WIRES	BIT.	BITUMINOUS
Z	INTERIOR PARCEL LINE	C.I.	CAST IRON
	EASEMENT	CC	CONCRETE CURB
	TERMINUS UNKNOWN	CLF	CHAIN LINK FENCE
	PROPOSED SOIL BORING PAINT MARKING	CMP	CORRUGATED METAL PIPE
	DECIDUOUS TREE	CONC.	CONCRETE
	UTILITY POLE	INV	INVERT
	UTILITY POLE WITH LIGHT	PL	PLASTIC
	GUY WIRE	PVC	POLYVINYL CHLORIDE
E	ELECTRIC MANHOLE	RCP	REINFORCED CONCRETE PIPE
T	TELEPHONE MANHOLE	RWW	WOOD RETAINING WALL
S	SEWER MANHOLE	S.F.	SQUARE FEET
D	DRAIN MANHOLE	TYP.	TYPICAL
M	MANHOLE	UGRD	UNDERGROUND ROOF DRAIN

DATUM RELATIONSHIP CHART:

SESD	105.45'
NAVD88	100.00'

(SEE NOTE 6)

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN DECEMBER 1, 2014 AND OCTOBER 21, 2015.
2. THE LOCUS PROPERTIES DEPICTED ARE LOCATED IN ZONE CC (CENTRAL BUSINESS DISTRICT). ADDITIONALLY, THE LOCUS PROPERTIES ARE LOCATED WITHIN HEIGHT OVERLAY DISTRICT AND DEPOT PARKING OVERLAY DISTRICT. (SEE MAP DETAIL)
3. THE LOCUS PROPERTIES ARE DEPICTED AS LOTS 82, 84 AND 85 ON CITY OF BEVERLY ASSESSOR'S MAP 5.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE SOUTH ESSEX SEWERAGE DISTRICT DATUM, REFERENCED ON RECORD DRAWINGS PREPARD BY METCALF & EDDY FOR THE SOUTH ESSEX SEWERAGE DISTRICT ENTITLED, "BEVERLY TUNNEL ABANDONMENT PROJECT, PLAN AND PROFILE PARK STREET," SHEET C-13 DATED 6/23/94, REVISED 4/25/97. STARTING BENCHMARK: NORTHEASTERLY ANCHOR BOLT OF LIGHT BASE ADJACENT TO NO. 60 PLEASANT STREET; ELEV.=18.23
7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
8. THE SUBJECT PROPERTIES ARE LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0417G DATED JULY 16, 2014.
9. LOCUS PROPERTY SUBJECT TO TEMPORARY EASEMENTS AS DESCRIBED IN DEED BOOK 33473, PAGE 402 * AND DEPICTED ON PLAN BOOK 444, PLAN No. 38 * SHEET 3 OF 25.

RECORD OWNER:

BATES CORP. AND REGWILL CORP.
159 RAILROAD AVENUE
SOUTH HAMILTON, MASSACHUSETTS 01982
– MASTER DEED RECORDED AS
DEED BOOK 13335, PAGE 98 *
VOTE OF UNIT OWNERS RECORDED AT
BOOK 34584, PAGE 523

* DENOTES DOCUMENTS RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS

REFERENCES:

DEED BOOK 13335, PAGE 98*
DEED BOOK 33473, PAGE 402*
DEED BOOK 2552, PAGES 517 & 518*
DEED BOOK 2094, PAGE 21*
PLAN BOOK 444, PLAN No. 38*
PLAN BOOK 39, PLAN No. 9
PLAN BOOK 307, PLAN No. 37*

* DENOTES DOCUMENTS RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS

PLEASANT STREET LAYOUT OF 1859, CITY RECORD VOLUME 12, PAGE 46**
RAILROAD AVENUE LAYOUT OF 1854, CITY RECORD HIGHWAYS BOOK, PAGE 66**
HARDY STREET LAYOUT OF 1896, VOLUME 2, PAGE 249**

** DENOTES DOCUMENTS RECORDED AT CITY OF BEVERLY ENGINEERING
REFER TO PLAN BOOK 451, PLAN 26

GRAPHIC SCALE
SCALE: 1"=20'

FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710H-REC

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CARROLL
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER
4/18/16

2 HARDY STREET

RECORD CONDITIONS/DEMOLITION PLAN

LOCATED IN

BEVERLY, MASSACHUSETTS

(ESSEX COUNTY)

PREPARED FOR

HARDY STREET REALTY, LLC

SCALE: 1"= 20' DATE: JANUARY 25, 2016

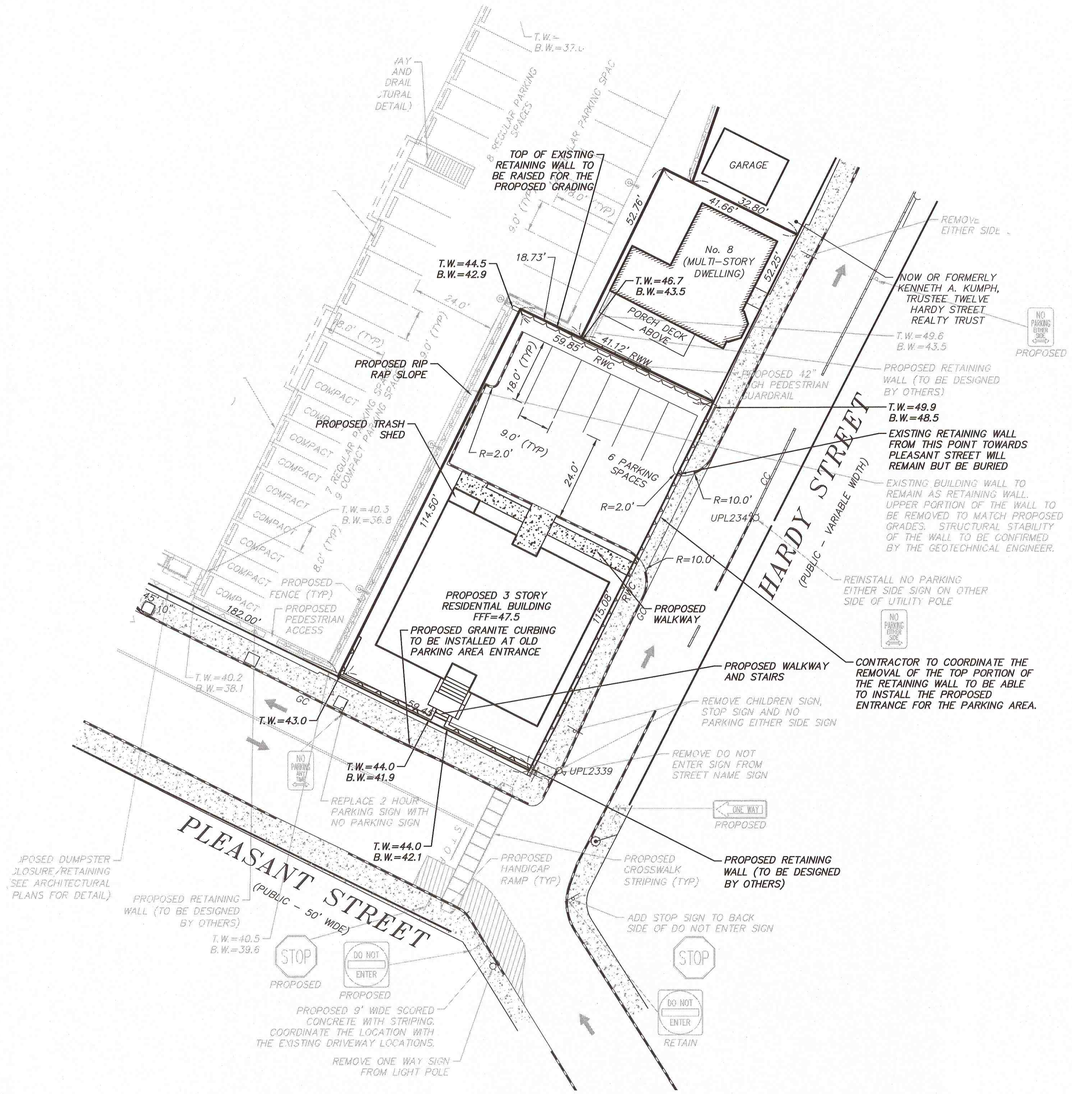
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 2 OF 6 PROJECT No. 5710

Copyright © by Meridian Associates, Inc. All rights reserved.

LEGEND:

PGC	PROPOSED GRANITE CURB
R.W.	PROPOSED RETAINING WALL
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED WHEEL CHAIR RAMP
	PROPOSED BENCH
	PROPOSED FENCE
POH	PROPOSED OVERHANG



PARKING TABLE:

REQUIRED:

6 RESIDENTIAL UNITS
1 SPACE PER EACH RESIDENTIAL UNIT = 6 SPACES

TOTAL REQUIRED = 6 SPACES

PROVIDED:

SITE:
SURFACE PARKING AREA = 6 SPACES

TOTAL PROVIDED = 6 SPACES

SCHEDULE OF DIMENSIONAL CONTROLS:

ZONING DISTRICT: CC
(CENTRAL BUSINESS DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	6000 SF	6,847 SF	6,847 SF
MAXIMUM BUILDING HEIGHT:	55 FT	N/A	33.5 FT
MINIMUM LOT FRONTAGE:	50 FT	174.53 FT	174.53 FT
FRONT YARD SETBACK:	NONE	N/A	3.5 FT
SIDE YARD SETBACK:	NONE	N/A	12.0 FT
REAR YARD SETBACK:	NONE	N/A	5.5 FT

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL FOR THE PROPOSED 3 STORY RESIDENTIAL BUILDING ON LOT 2. THE OFF SITE IMPROVEMENTS THAT HAVE BEEN SCREENED BACK HAVE BEEN APPROVED UNDER THE 131 RANTOUL STREET DEVELOPMENT. REFER TO THE PERMIT DRAWINGS FOR 131 RANTOUL STREET, PREPARED BY MERIDIAN ASSOCIATES, DATED JANUARY 15, 2016.

GRAPHIC SCALE
SCALE: 1"=20'

FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710H-SITE

COMMONWEALTH OF MASSACHUSETTS
WEAN H. CHU
No. 37193
REGISTERED PROFESSIONAL ENGINEER
4/18/16

2 HARDY STREET

LAYOUT PLAN
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARDY STREET REALTY, LLC
SCALE: 1"= 20' DATE: JANUARY 25, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 6 PROJECT No. 5710

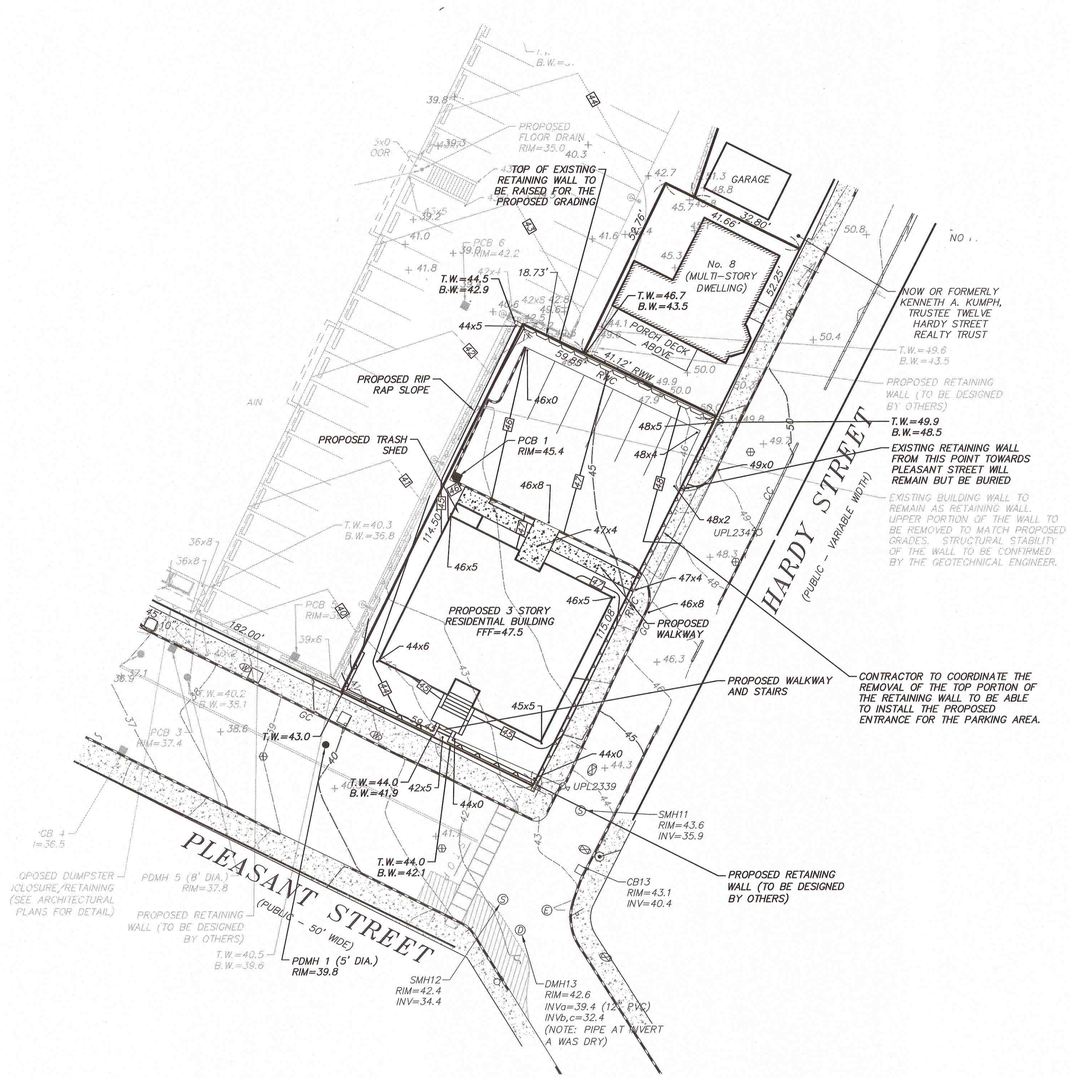
Copyright © by Meridian Associates, Inc. All rights reserved.

LEGEND:

- ONE FOOT CONTOUR
- 34x2 — SPOT GRADE
- PGC — PROPOSED GRANITE CURB
- PROPOSED SIGN
- PROPOSED WHEEL CHAIR RAMP
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER GATE
- PROPOSED FENCE
- POH — PROPOSED OVERHANG

PROPOSED GRADING NOTES:

1. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE MAINTAINED WITH THE USE OF GRASS LINED SWALES.
2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
4. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT FORMING SURFACE PONDS.
5. CONTRACTOR TO PROVIDE AND MAINTAIN APPROPRIATE EROSION CONTROL UNTIL ALL SITE WORK IS COMPLETED AND THE SITE IS FULLY VEGETATED AND/OR STABILIZED.
6. PRIOR TO CONSTRUCTION, AN ADDITIONAL TEMPORARY BENCHMARK SHALL BE SET WHICH WILL NOT BE DAMAGED DURING CONSTRUCTION PROCESS.



GRAPHIC SCALE
SCALE: 1"=20'

FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710H-SITE

4/18/16

2 HARDY STREET

GRADING/STORM DRAINAGE PLAN
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARDY STREET REALTY, LLC

SCALE: 1"= 20' DATE: JANUARY 25, 2016

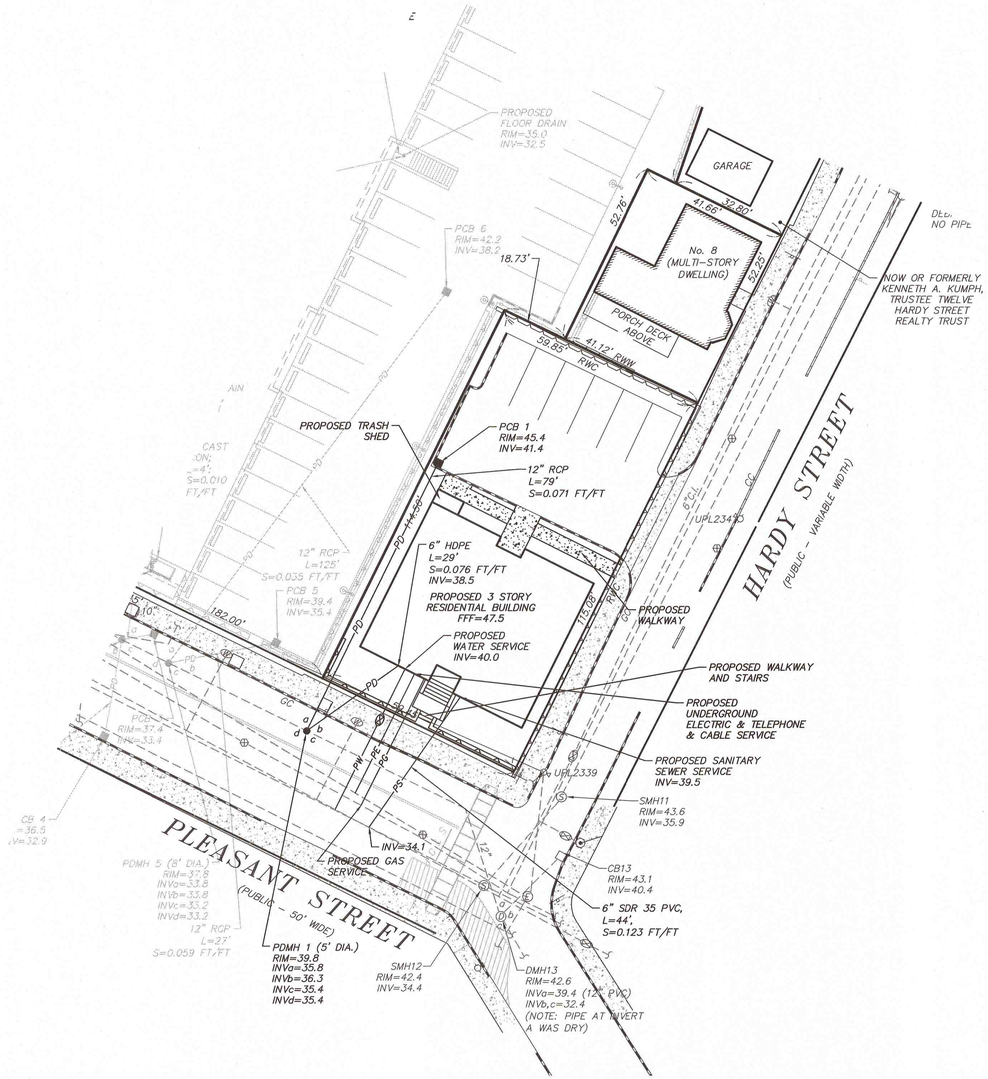
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 4 OF 6 PROJECT No. 5710

Copyright © by Meridian Associates, Inc. All rights reserved.

LEGEND:

- 31 — ONE FOOT CONTOUR
- 34x2 — SPOT GRADE
- PGC — PROPOSED GRANITE CURB
- PROPOSED SIGN
- PROPOSED WHEEL CHAIR RAMP
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER GATE
- PE — PROPOSED ELECTRIC LINE
- PG — PROPOSED GAS LINE
- PD — PROPOSED DRAIN LINE
- PS — PROPOSED SEWER LINE
- PW — PROPOSED WATER LINE
- PROPOSED FENCE
- POH — PROPOSED OVERHANG



PROPOSED UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
2. INSTALL ALL UTILITIES (INCLUDING CONCRETE MECHANICAL PADS) PER MEP SPECIFICATIONS, UTILITY COMPANY AND LOCAL DPW STANDARDS.
3. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
4. THE EXISTING DOMESTIC WATER SERVICE AND FIRE SERVICE MUST BE ABANDONED BACK TO THE WATER MAIN THAT IT ORIGINATES FROM PRIOR TO OCCUPANCY.
5. THE EXISTING SEWER SERVICE MUST BE ABANDONED, CUT AND CAPPED TO THE BACK EDGE OF THE SIDEWALK OR PROPERTY LINE PRIOR TO OCCUPANCY.
6. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
7. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
8. PROPOSED BUILDING UTILITY CONNECTIONS DEPICTED HERON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSES ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY THE RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS, AND PROPOSED CONNECTION LOCATIONS PROVIDED BY THE ARCHITECT.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR INFORMATION AND DETAILS REGARDING THE LOCATION, SIZE AND TYPES OF PROPOSED UTILITY CONNECTIONS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEE'S, VALVES, EXPANSION AND/OR CONTRACTION FITTINGS, GATES AND ALL OTHER PARTS AND PIPING NECESSARY FOR THE INSTALLATION OF THE WATER LINES AND FIRE SUPPRESSION LINES. ALL WORK SHALL BE COORDINATED WITH THE CITY OF BEVERLY WATER DIVISION AND FIRE DEPARTMENT.
11. ALL TRENCHING, DIGGING, AND EXCAVATING SHALL BE EXECUTED AND PROTECTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, MASSACHUSETTS GENERAL LAW 82A ("JACKIE'S LAW", EFFECTIVE JANUARY 1, 2009).
12. THE CONTRACTOR SHALL PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTING AS APPROPRIATE. SEE ELECTRICAL SITE PLAN FOR DETAILS AND SPECIFICATIONS REGARDING SITE LIGHTING.
13. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
14. THE ELECTRIC AND TELEPHONE LINES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE PLANS PREPARED BY THE ELECTRICAL ENGINEER FOR DETAILS AND SPECIFICATIONS.
15. THE EXISTING ROOF DRAINS MUST BE ABANDONED, CUT AND CAPPED TO THE BACK EDGE OF THE SIDEWALK OR PROPERTY LINE PRIOR TO OCCUPANCY.
16. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERTS OF THE EXISTING 21"X32" CONCRETE DRAINAGE LINE IN PLEASANT STREET BEFORE STARTING CONSTRUCTION. AT SOME POINT THE EXISTING 21"X32" CONCRETE DRAINAGE LINE TRANSITIONS TO A 12" DRAINAGE LINE GOING UP PLEASANT STREET. THE PROPOSED DRAINAGE MANHOLES IN PLEASANT STREET WERE DESIGNED ASSUMING A CONNECTION TO THE 21"X32" CONCRETE DRAINAGE LINE. THE DESIGN ENGINEER SHALL BE NOTIFIED IF ANY OF THE PROPOSED CONNECTIONS WILL BE TO THE 12" DRAINAGE LINE INSTEAD. THE DESIGN ENGINEER SHALL BE NOTIFIED AFTER THE LOCATION AND INVERTS OF THE EXISTING 21"X32" CONCRETE DRAINAGE LINE IS FIELD VERIFIED.

GRAPHIC SCALE
SCALE: 1"=20'

FEET: 20 0 10 20 40 80
METERS: 0 5 10 20 30

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710H-SITE

2 HARDY STREET

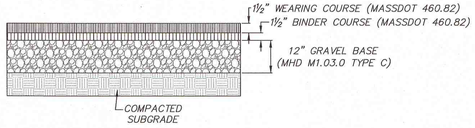
UTILITY PLAN
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARDY STREET REALTY, LLC
SCALE: 1"= 20' DATE: JANUARY 25, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 5 OF 6 PROJECT No. 5710

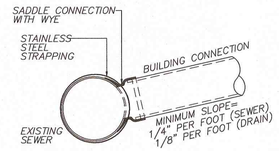
Copyright © by Meridian Associates, Inc. All rights reserved.



NOTE: PROP. 3" CLASS 1 BIT. CONC. PAVEMENT 1-1
PLACED IN TWO COURSES (1-1/2" TOP OVER 1-1/2"
BINDER PER MASSDOT STANDARD SPECIFICATIONS

BITUMINOUS CONCRETE PAVEMENT SECTION

(NOT TO SCALE)



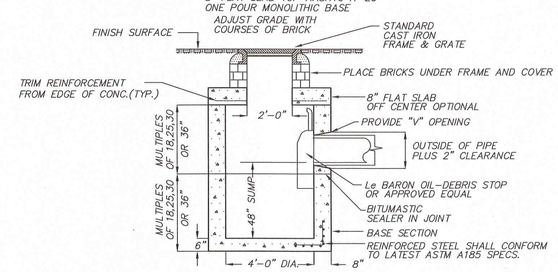
NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR FULL WYE FITTING ARE NOT ALLOWED.
6. BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4" MIN CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.

SEWER CONNECTION DETAIL

(NOT TO SCALE)

SPECIFICATIONS:
CONCRETE STRENGTH
4000 P.S.I. AT 28 DAYS
REINFORCING STEEL CONFORMS TO ASTM A185-79
MANHOLE DESIGN SPECIFICATIONS
CONFORM TO ASTM C 487-84
8" FLAT SLAB TOP AASHTO H-20
ONE POUR MONOLITHIC BASE

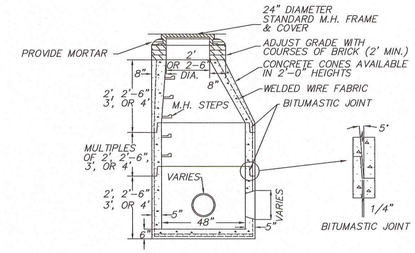


FLAT TOP CATCH BASIN WITH OIL/GREASE TRAP

(NOT TO SCALE)

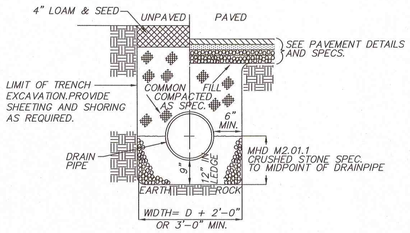
NOTES:

1. MANHOLE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
6. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-S-201A SPEC.



DRAIN MANHOLE DETAIL

(NOT TO SCALE)

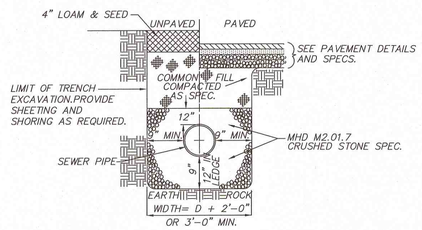


STORM DRAIN TRENCH DETAIL

(NOT TO SCALE)

NOTE:

1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

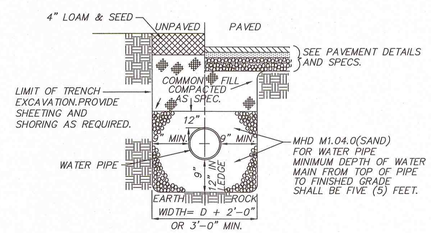


SEWER TRENCH DETAIL

(NOT TO SCALE)

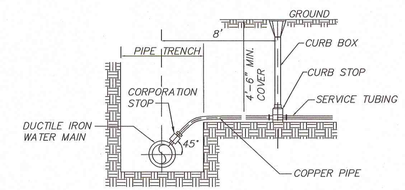
NOTE:

1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.



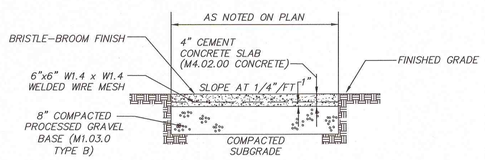
WATER TRENCH

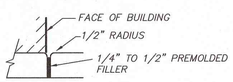
(NOT TO SCALE)



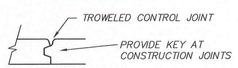
TYPICAL WATER SERVICE:

(NOT TO SCALE)





EXPANSION JOINT

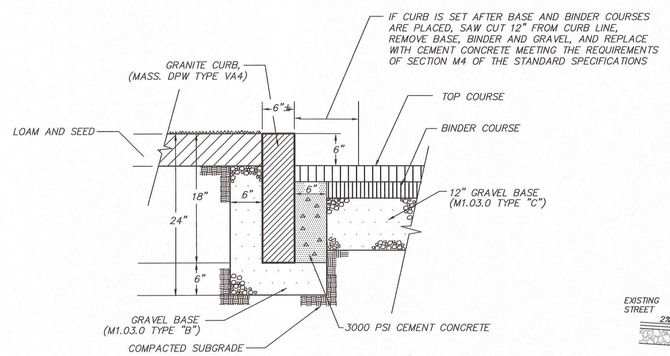


CONSTRUCTION CONTROL JOINT

NOTE: TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

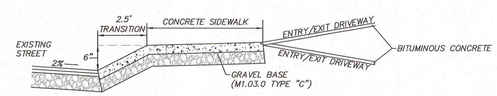
CONCRETE WALKWAY

(NOT TO SCALE)



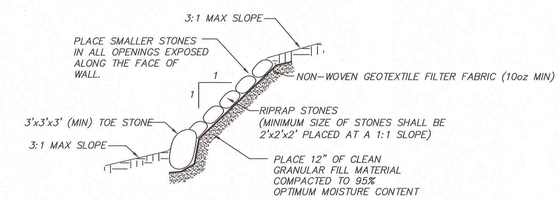
GRANITE CURB DETAIL

(NOT TO SCALE)



DRIVEWAY ENTRY PROFILE

(NOT TO SCALE)



STONE RIPRAP SLOPE PROTECTION

(NOT TO SCALE)

NOTE:

1. THE "STANDARD SPECIFICATIONS" AND MATERIALS REFERENCES PROVIDED HEREON REFER TO THE 1988 EDITION OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS OF HIGHWAYS AND BRIDGES, INCLUDING THE LATEST AMENDMENTS AND ADDENDUM THERETO.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5710H-DET

2 HARDY STREET

DETAILS
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARDY STREET REALTY, LLC
SCALE: NOT TO SCALE DATE: JANUARY 25, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 6 OF 6 | PROJECT No. 5710

Copyright © by Meridian Associates, Inc. All rights reserved.