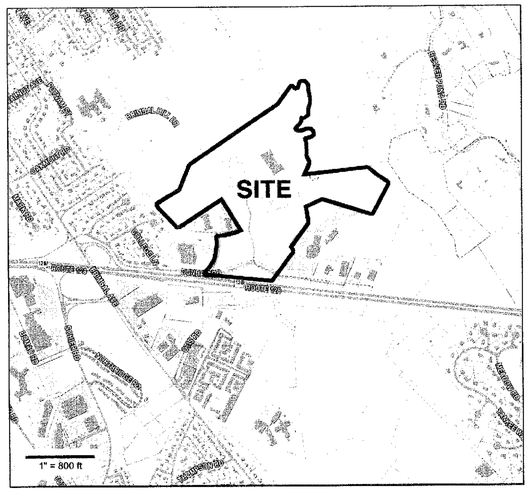
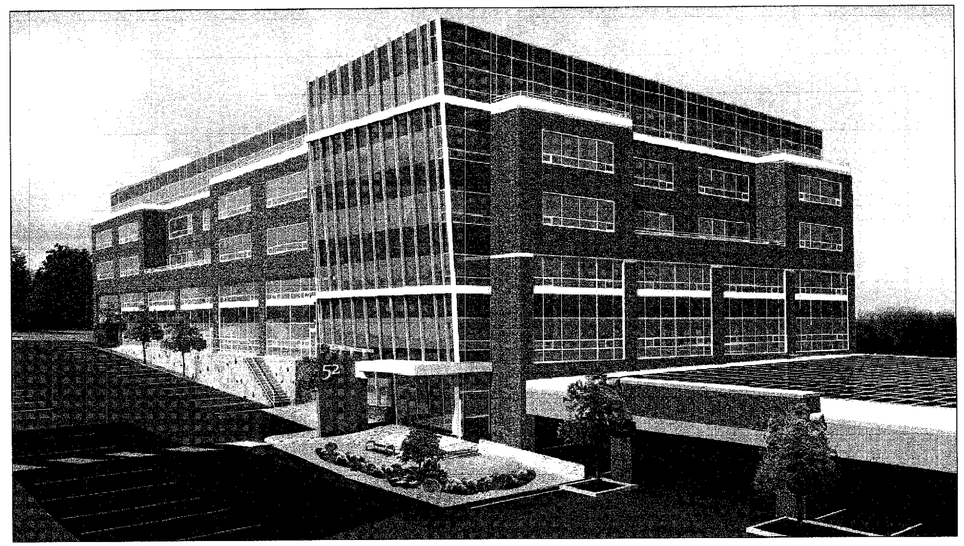
50 (52) Dunham Road
Beverly, Massachusetts

LOCUS PLAN



RENDERING



PROJECT TEAM

OWNER/APPLICANT:
ANDERSON CLARKE, LLP
c/o CUMMINGS PROPERTIES, LLC
200 WEST CUMMINGS PARK
WOBURN, MA 01801
(781) 935-8000

CIVIL ENGINEER:
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ARCHITECT:
MICHAEL A. AVENI - MA REG. 31349
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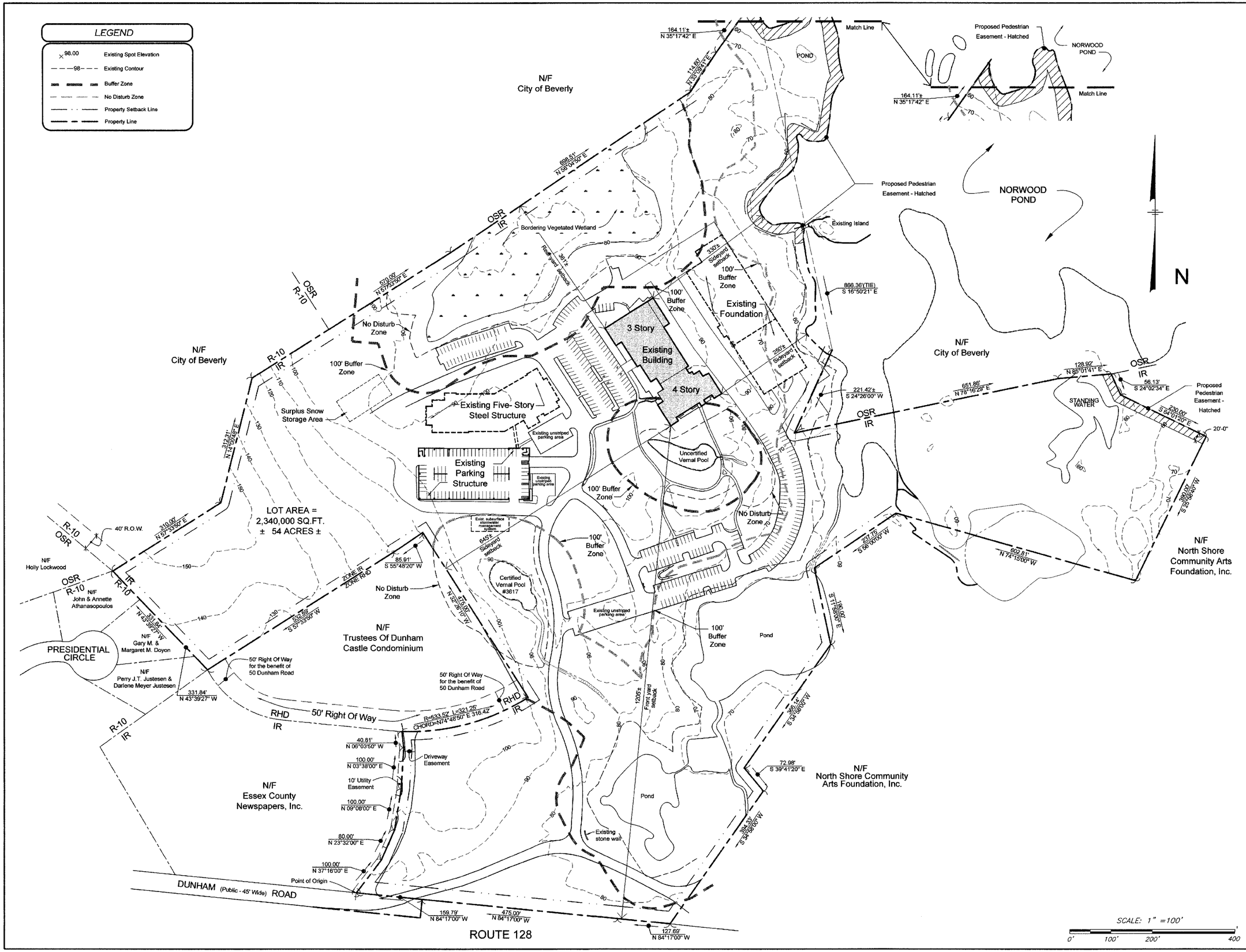
LIST OF DRAWINGS

SHEET NO.	TITLE	DATE ISSUED	REVISION DATE
----	TITLE SHEET	9/5/14	8/30/16
C-1	EXISTING CONDITIONS PLAN OVERALL SITE	9/5/14	8/30/16
C-1.1	EXISTING CONDITIONS PLAN	9/5/14	8/30/16
C-2	LAYOUT AND MATERIALS PLAN	9/5/14	8/30/16
C-2.1	STRUCTURED PARKING PLANS & DETAILS	—	8/30/16
C-3	GRADING AND DRAINAGE PLAN	9/5/14	8/30/16
C-3.1	CONSTRUCTION DETAILS	9/5/14	8/30/16
C-3.2	OMITTED	—	—
C-4	UTILITY PLAN	9/5/14	8/30/16
C-5	LANDSCAPE PLAN	9/5/14	8/30/16
C-6	EROSION AND SEDIMENT CONTROL PLAN	9/5/14	8/30/16
A-1.1	REPLACED BY SHEET C-2.1	—	—
A-1.2	MIXED USE BUILDING - FIRST FLOOR /SITE CONTEXT PLAN	9/5/14	8/30/16
A-1.3	MIXED USE BUILDING - SECOND, THIRD, AND FOURTH FLOOR PLANS	9/5/14	8/30/16
A-1.4	MIXED USE BUILDING - FIFTH FLOOR AND ROOF PLANS	9/5/14	8/30/16
A-1.5	MIXED USE BUILDING - SCHEMATIC EXTERIOR ELEVATIONS	9/5/14	8/30/16

Site Plan Updates

September 5, 2014

Revised August 30, 2016



Referenced Plans:

1. Property line information shown hereon is based a plan titled *ALTA/ACSM Land Title Survey* by Harry R. Feldman, Inc. revised through October 22, 2007.
2. Surface utility information shown hereon is based a plan titled *ALTA/ACSM Land Title Survey* by Harry R. Feldman, Inc. revised through October 22, 2007.
3. Existing Grading and drainage information shown hereon is based on a plan titled "Plan to Accompany ANRAD by Hancock Associates revised through June 19, 2012, and plans titled *Existing Conditions Phase II* and *Grading and Drainage Plan* by Drummey Rosane Anderson revised through January 2, 1980.
4. Beverly Conservation Commission has issued an Order of Conditions for this project (Mass DEP File #5-1123) dated September 12, 2014.
5. See Amended Order of Resource Area Delineation issued January 25, 2016 and associated Exhibit Plan dated December 17, 2015 for additional information.

PREPARED FOR:

Anderson Clarke, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000

PREPARED BY:

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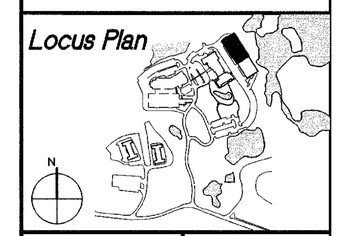
Locus Plan



COMMONWEALTH OF MASSACHUSETTS
MARK A. ELLIGER
CIVIL
No. 34407
REGISTERED PROFESSIONAL ENGINEER
8/31/16

NO.	BY	APP	DATE	DESCRIPTION
4	MAA		8/30/16	SITE PLAN UPDATES
1	BFC		11/18/14	SITE PLAN REVIEW RESUBMITTAL

DATE:	09/05/14	DRAWN BY:	BFC
SCALE:	1"=100'-0"	CHECK BY:	MS

PROJECT:

Site Plan Review

Proposed Development
50 (52) Dunham Road
Beverly, Massachusetts

Existing Conditions Plan Overall Site

PROJECT NO.:

SHEET:

C-1

J:\CPMI_CAD\BEVERLY\52 DUNHAM\SITE\SPR\8-30-16 revision\C-1_8-30-16.dwg

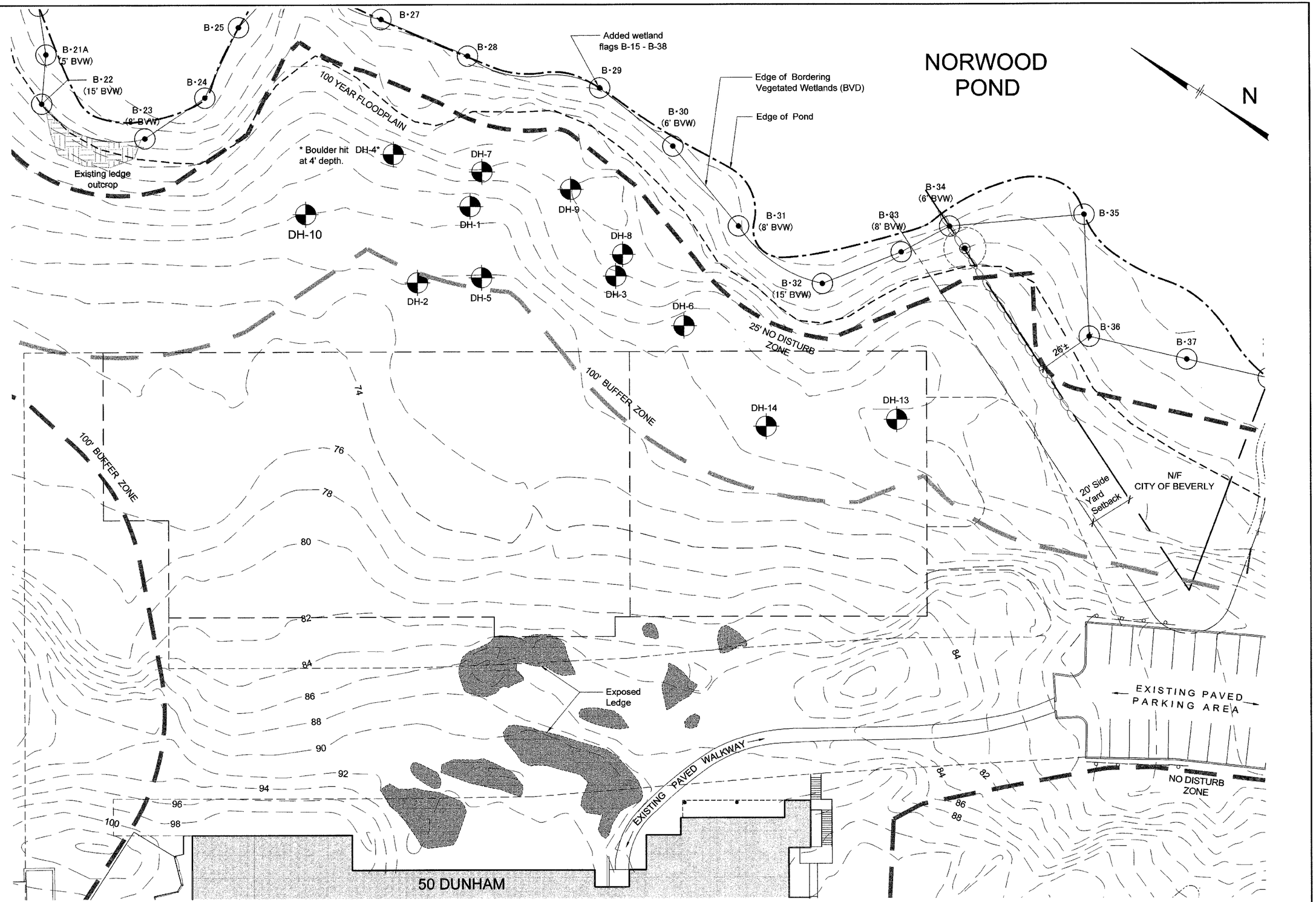
DEEP OBSERVATION HOLE LOCATIONS (DH)		
	Grade (El.)	Depth
DH-1	67'	10' (El. 57)
DH-2	70'	3' (El. 67)
DH-3	62'	10' (El. 52)
DH-4	63'	4' (El. 59)
DH-5	70'	3' (El. 67)
DH-6	67'	9' (El. 58)
DH-7	62'	9' (El. 53)
DH-8	60'	9.5' (El. 52.3)
DH-9	62'	5.5' (El. 63.5)
DH-10	69'	4' (El. 65)
DH-13	66'	10.5' (El. 55.5)
★ DH-14	67'	11' (El. 56)

★ This deep observation hole was observed by Beverly City Engineer on 10/30/14.

Notes:
- Plan and table coordinated with Norse Environmental Services 'Soil Suitability for Stormwater Management' report dated January 2, 2014.
- Seasonal high ground water elevation not found at DH-13, assumed to be elev. 50 (pond level).

LEGEND

98.00	Existing Spot Elevation
98	Existing Contour
ECB	Existing Catch Basin
ESDS	Existing Storm Drain Structure
	100' No Disturb Zone (NDZ)
	25' No Disturb Zone (NDZ)
	100' Buffer Zone
	Edge of Pond
	100' Year Floodplain
FFE	Finished Floor Elevation
	Pole Mounted Site Light (Existing or Relocated) 250 Watt High Pressure Sodium fixture.
	Accessible parking space (symbol for illustrative purposes only)
	Existing Site Sign
	Existing Fire Hydrant
42	Existing Parking Spaces in Row
B-29	Wetland Flag by Hancock Associates (Verified June 22, 2014)



COMMONWEALTH OF MASSACHUSETTS
MARK A. SLEGER
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No. 34407
REGISTERED PROFESSIONAL ENGINEER
8/31/2016

Note: See Amended Order of Resource Area Delineation issued January 25, 2016 and associated Exhibit Plan dated December 17, 2015 for additional information.

0' 20' 40' 80'

REV. #	DESCRIPTION	DATE
4	SITE PLAN UPDATES	8/30/16
1	SITE PLAN REVIEW RESUBMITTAL	11/18/14

ALAN ENGINEERING, L.L.C.
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afon.eng@verizon.net

SCALE: 1" = 20'
DRAWN: MAA
CHK'D:
DATE: September 5, 2014

PROJECT:
52 Dunham Road
Beverly, MA

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

DRAWING TITLE:
Site Plan Review
Existing Conditions Plan

CAD FILE NAME: J:\CPW_CAD\BEVERLY\52 DUNHAM\SITE\SPR\8-30-16 revision\Master plan 8-30-16 MAB.dwg
W.O. #:
DUE DATE:

C-1.1

Norwood Pond

B-21A (5' BVW)

B-22 (15' BVW)

B-23 (8' BVW)

B-24

B-25

B-27

B-28

B-29

B-30 (6' BVW)

B-31 (8' BVW)

B-32 (15' BVW)

B-33 (8' BVW)

B-34 (6' BVW)

B-35

B-36

B-37

B

25' NO DISTURB ZONE

Existing pump vault to remain

25'

100'

100 YEAR FLOOD PLAIN

Edge of Bordering Vegetated Wetlands (BVW)

N

100' BUFFER ZONE

* 100' BUFFER ZONE

3 C-2.1

41'±

242.5'

52 DUNHAM
5 STORY
MIXED-USE BUILDING
FFE = 93.0
(PARKING SPACES BELOW)

STRUCTURED PARKING

Solar support structure above parking

Solar panels

Access to grade level parking

Access to structured parking

122.5'

77.5'

ENTRY

30'

Loading dock within building footprint

46'

27'-6"

VGC

Sloped top concrete retaining wall

153.5'

Concrete sidewalk

55.76'

24'-0"

Drop curb

8

18' typ

9' typ

24' typ

60'-0"

33'-6"

40'-0"

North Drive

Pondside Drive

South Drive

EOP

7

20

46

Note: See Sheet C-2.1 for plan of parking space configuration at structured parking levels.

Speed Bump

Existing paved parking area

3-foot high concrete retaining wall

Ledge

Site stairs

Existing loading area

50 DUNHAM

A-22

A-21

A-20

A-19

A-18

A-17

Edge of Bordering Vegetated Wetlands (BVW)

COMMONWEALTH OF MASSACHUSETTS
MARK A. SLEGER
CIVIL
No. 34407
REGISTERED PROFESSIONAL ENGINEER

8/31/2016

Note: See Amended Order of Resource Area Delineation issued January 25, 2016 and associated Exhibit Plan dated December 17, 2015 for additional information.

0' 20' 40' 80'

LEGEND

×98.00	Existing Spot Elevation		MaxLite 40W LED (MLLWP40 LED50) or approved equal		Property Line		25' Local Buffer Zone		Accessible parking space (symbol for illustrative purposes only)
VGC	Vertical Granite Curb		Standard Stall Parking spaces in Row		Property Setback Line		Edge of Wetland		Fire Hydrant
F.F.E.	Finished Floor Elevation		Resource Area		100' No Disturb Zone (NDZ)		100' Year Floodplain		Wall Mounted Fire Hydrant
T.O.W.	Top of Wall		Building Entrance		25' No Disturb Zone (NDZ)	VGC	Vertical Granite Curb		Site Sign
	Pole Mounted Site Light (Existing or Relocated) 250 Watt High Pressure Sodium fixture.	A-17	Resource area identification flag		100' Buffer Zone		Armored retaining slope	EOP	Edge of pavement

REV. #	DESCRIPTION	DATE
4	SITE PLAN UPDATES	8/30/16
3	REVISIONS PER CITY ENGINEER'S COMMENTS	3/14/16
2	SITE PLAN UPDATES	1/11/16
1	SITE PLAN REVIEW RESUBMITTAL	11/18/14

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SCALE: 1" = 20'
DRAWN: MAA
CHKD:
DATE: September 5, 2014

PROJECT:
52 Dunham Road
Beverly, MA

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

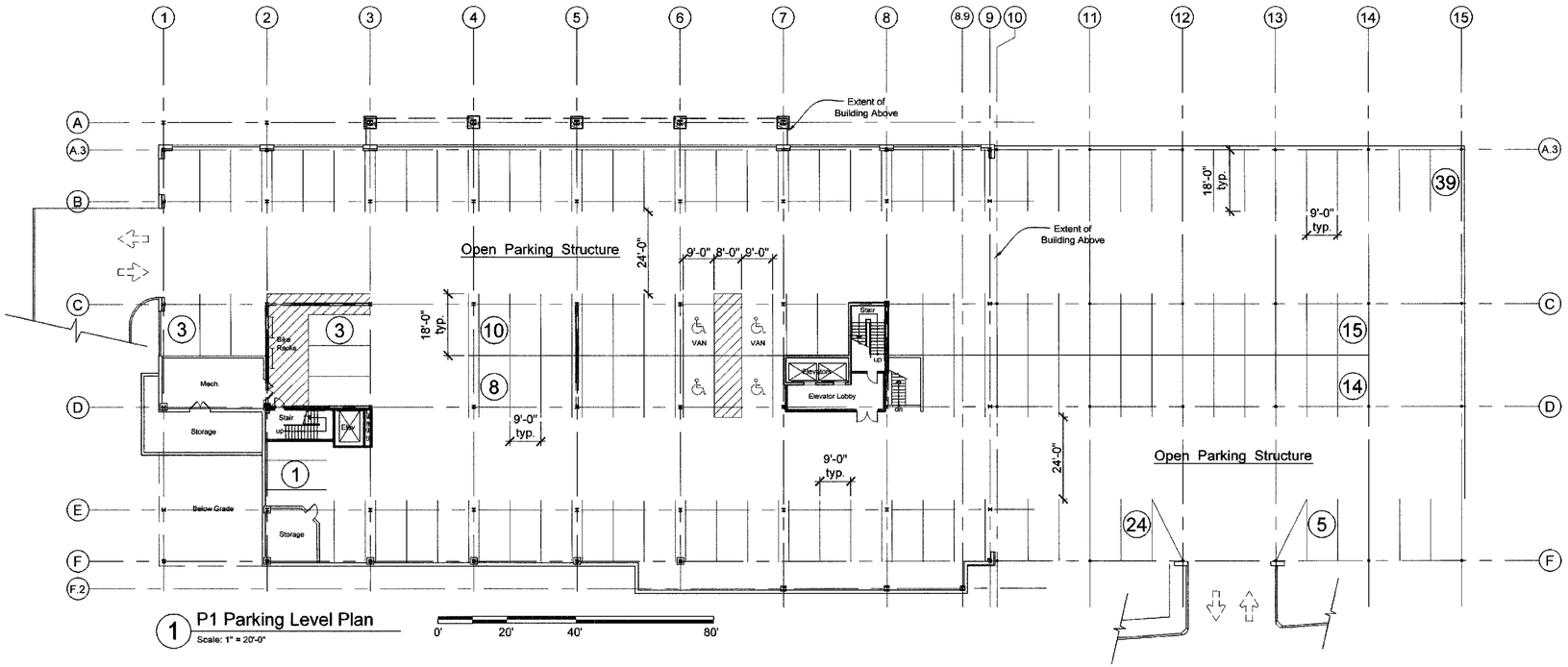
DRAWING TITLE:
Site Plan Review
Layout and Materials Plan

CAD FILE NAME: J:\CPM_CAD\BEVERLY\52 DUNHAM\SITE\CP16-30-15 revisions\master plan 9-30-16 MAG.dwg

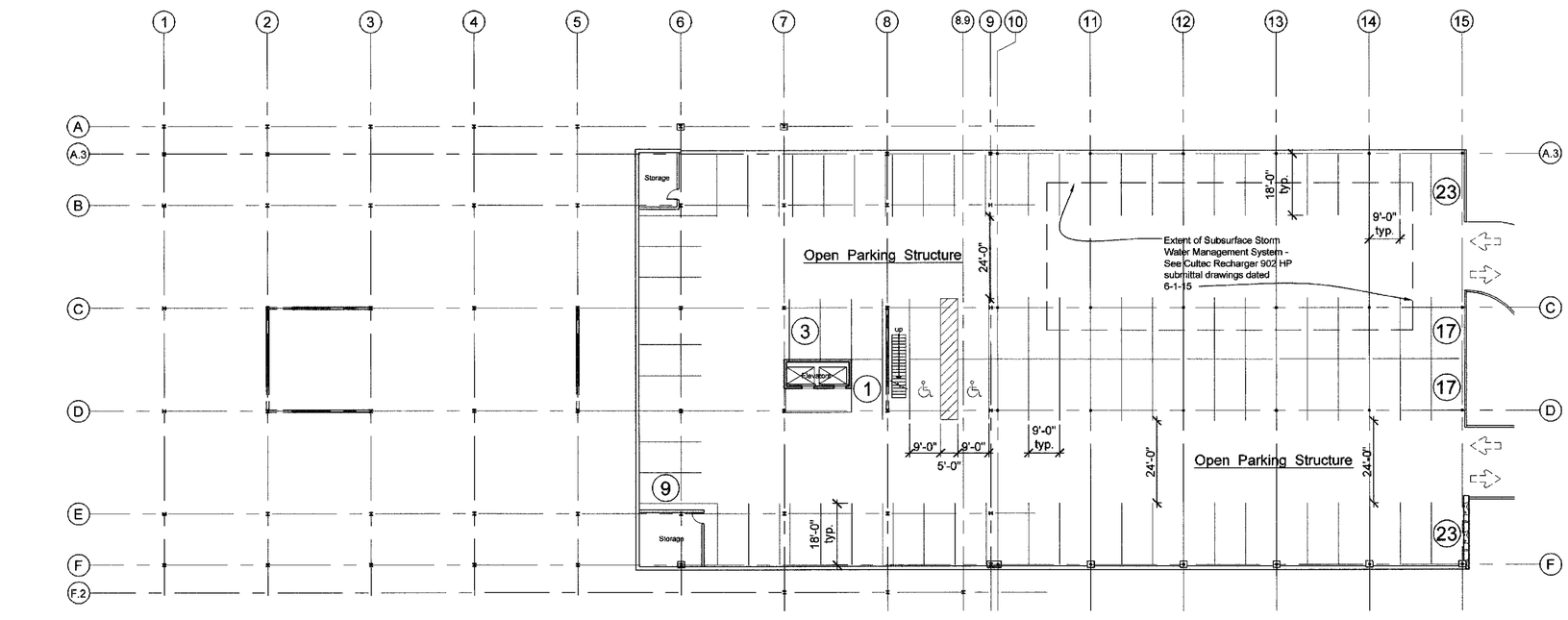
W.O. #:

DUE DATE:

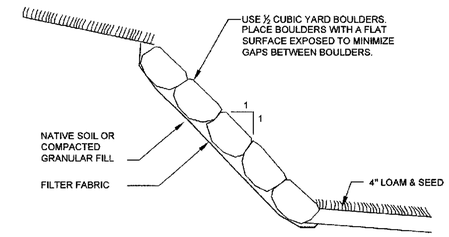
C-2



1 P1 Parking Level Plan
Scale: 1" = 20'-0"



2 P2 Parking Level Plan
Scale: 1" = 20'-0"



CONSTRUCTION NOTE:

REMOVE ALL TOP AND SUBSOIL FROM SLOPE AREA. IF FILL MATERIAL IS NEEDED TO ACHIEVE SUBGRADE ELEVATION USE WELL-GRADED GRANULAR FILL COMPACTED IN 6-INCH LIFTS.

3 Armored Slope Detail
Scale: NTS

BEVERLY ZONING ORDINANCES AMENDED THROUGH JULY 2013

	EXISTING	REQUIRED/ ALLOWED	PROPOSED
ZONING DISTRICT - RESTRICTED INDUSTRIAL, RESEARCH AND OFFICE (IR)			
LOT AREA (MIN)	54 ACRES (2,340,000 S.F.)	2 ACRES (87,120 S.F.)	54 ACRES (2,340,000 S.F.)
LOT FRONTAGE (DUNHAM ROAD)	159.79****	225'	159.79****
FRONT YARD SETBACK	1,205'±	30'	993'± (GARAGE)
SIDE YARD SETBACK	250'±	20'	83'± (GARAGE)
REAR YARD SETBACK	361'±	25'	298'± (BLDG.)
MAXIMUM LOT COVERAGE			
BUILDINGS	1.2%	40%	3.4%
BUILDINGS AND PARKING	11.5%	60%	12.4%
BUILDING GROSS AREA (S.F.)	106,346±	NA	394,193 (48-50-52)
BUILDING HEIGHT (MAX)	51.5'	60'	68.5*****
PARKING			
SURFACE SPACES	509	1240**	484
STRUCTURED SPACES (48 GARAGE)	0	—	480
STRUCTURED SPACES (52 GARAGE/DECK)	0	—	215
HANDICAP SPACES ***	8	16*	30*** (18 SURF., 12 GAR.)
TOTAL	517	1240**	1179*****
NEW SPACES CONSTRUCTED			

* PER 521 CMR SECTION 23.2.1
** FOR ADDITIONAL INFORMATION, SEE OFF-STREET PARKING REQUIREMENTS CHART THIS SHEET
*** TOTAL INCLUDED IN SURFACE & STRUCTURED SPACE COUNT
**** CURRENT FRONTAGE OF PRE-EXISTING NON-CONFORMING LOT
***** APPLICANT RECEIVED SPECIAL PERMIT (#138-14) FOR DEVIATION TO REDUCE THE NUMBER OF OFF-STREET PARKING SPACES PROVIDED

Off-Street Parking Requirements
per Beverly Zoning Ordinance Section 29-25

Use	Ratio	Gross Floor Area	Required spaces
Business and Professional Offices	1 space per 250 s.f of gross floor area	169,474 s.f.	678
Manufacturing, Assembly, Processing, Research, ...	2.5 spaces per 1,000 s.f of gross floor area	224,719 s.f.	562
Total required parking spaces for both 48 and 50 buildings and proposed mixed-use building (52)			1240

COMMONWEALTH OF MASSACHUSETTS
MARK A. SLEGER
CIVIL
No. 34407
REGISTERED PROFESSIONAL ENGINEER
8/31/2016

REV. #	DESCRIPTION	DATE
4	SITE PLAN UPDATES - SHEET ADDED	8/30/16
3	REVISIONS PER CITY ENGINEER'S COMMENTS	3/14/15

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SCALE: 1" = 20'
DRAWN: MAA
CHK'D:
DATE: January 11, 2016

PROJECT:
52 Dunham Road
Beverly, MA

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

DRAWING TITLE:
Site Plan Review
Structured Parking Plans & Details

CAD FILE NAME:
J:\CIVIL CAD\BEVERLY\52 DUNHAM\SITE\SPR\8-30-16 revision\Marcie plan 8-30-16 MAA.dwg

W.O. #:

DUE DATE:

C-2.1

Norwood Pond

B-21A (5' BVW)

B-22 (15' BVW)

B-23 (8' BVW)

B-24

B-25

B-27

B-28

B-29

B-30 (6' BVW)

B-31 (8' BVW)

B-32 (15' BVW)

B-33 (8' BVW)

B-34 (6' BVW)

B-35

B-36

B-37

A-17

A-18

A-19

A-20

A-21

A-22

25' NO DISTURB ZONE

100' BUFFER ZONE

100 YEAR FLOOD PLAIN

N

52 DUNHAM
5 STORY
MIXED-USE BUILDING
FFE = 93.0
(PARKING SPACES BELOW)

STRUCTURED PARKING

50 DUNHAM

LOADING DOCK

FORMER LEDGE OUTCROPPING

LEDGE

SPEED BUMP

0' 20' 40' 80'

LEGEND

×98.00	Existing Spot Elevation		100' Buffer Zone	T.O.W.	Top Of Wall	(D)	Proposed Drainage Manhole
98	Proposed Countour		Edge of Water		Drainage Outlet	PCB	Proposed Catch Basin
98	Existing Countour		Firm 100 Year Floodplain		Proposed Drainage Pipe	PCB	Proposed Double Catch Basin
	100' No Disturb Zone (NDZ)	F.F.E.	Finished Floor Elevation				
	25' No Disturb Zone (NDZ)						

COMMONWEALTH OF MASSACHUSETTS
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No. 34407
REGISTERED PROFESSIONAL ENGINEER

8/31/2016

REV. #	DESCRIPTION	DATE
4	SITE PLAN UPDATES	8/30/16
3	REVISIONS PER CITY ENGINEER'S COMMENTS	3/14/16
2	SITE PLAN UPDATES	1/11/16
1	SITE PLAN REVIEW RESUBMITTAL	11/18/14

ALAN ENGINEERING, L.L.C.
288 LITTLETON ROAD, SUITE 31
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alan.eng@verizon.net

SCALE: 1" = 20'
DRAWN: MAA
CHK'D:
DATE: September 5, 2014

PROJECT:
52 Dunham Road
Beverly, MA

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

DRAWING TITLE:
Site Plan Review
Grading and Drainage Plan

CAD FILE NAME: J:\CPM_CAD\BEVERLY\02 DUNHAM\SITE\SPR\5-30-16 revision\Master plan 8-23-16 MAS.dwg

W.O. #:

DUE DATE:

C-3