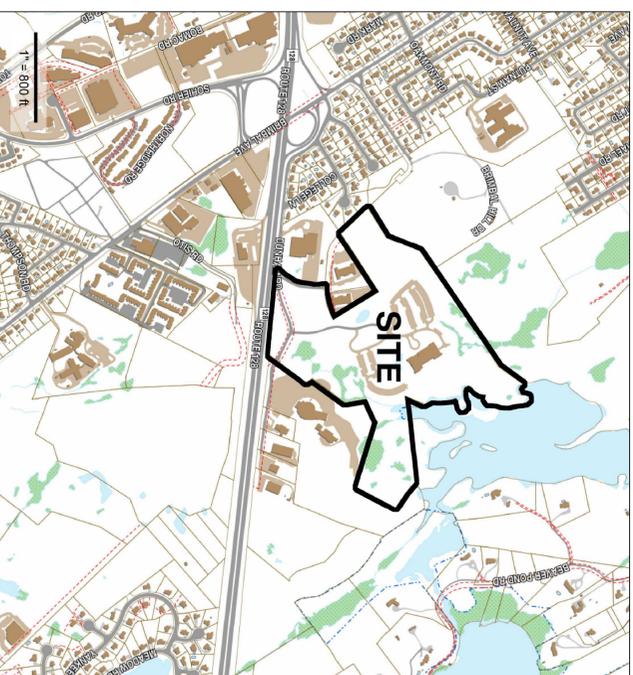


50 (44) Dunham Road Beverly, Massachusetts

LOCUS PLAN



RENDERING



BEVERLY ZONING ORDINANCES

	EXISTING 2011	REQUIRED/ ALLOWED	PROPOSED*	SPECIFIC TO 44 DUNHAM RIDGE
ZONING DISTRICT - RESTRICTED INDUSTRIAL, RESEARCH AND OFFICE (RI)				
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' c	225'	159.79' c	—
FRONT YARD SETBACK	1,205'	30'	802' (54 DUNHAM RIDGE)	108'4'
SIDE YARD SETBACK	250'	20'	20' (44 DUNHAM RIDGE)	53'2"
REAR YARD SETBACK	301'	25'	25' (44 DUNHAM RIDGE)	26'0"
MAXIMUM LOT COVERAGE				
BUILDINGS	12%	40%	10.5%	1.1%
BUILDINGS & PARKING STRUCTURES	12%	60%	11.6%	1.1%
BUILDING GROSS AREA (S.F.)	108,346'	N/A	683,025'	50,004'
BUILDING HEIGHT (MAX)	51.5'	60'	74.2' e	40.2'
PARKING				
SURFACE SPACES	487	— d	791	127 f
STRUCTURED SPACES	0	—	747	—
ACCESSIBLE SPACES b	8	25 g	34 d (19 SURF., 15 GAR.)	4 g
TOTAL	505	— d	1538 d k l	127

Issued for Site Plan Review

Application #138-19

February 8, 2019
Revised May 15, 2019

PROJECT TEAM

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LIST OF DRAWINGS

SHEET NO.	TITLE	DATE ISSUED	REVISION DATE
---	TITLE SHEET	2/8/19	5/15/19
C-1	SCHEMATIC PROPOSED CONDITIONS PLAN	2/8/19	5/15/19
C-2	LAYOUT AND MATERIALS PLAN	2/8/19	5/15/19
C-3	GRADING AND DRAINAGE PLAN	2/8/19	-
C-3.1	STORMWATER MANAGEMENT DETAILS	2/8/19	-
C-3.2	CONSTRUCTION DETAILS	2/8/19	-
C-4	SCHEMATIC UTILITY PLAN	2/8/19	-
C-5	SCHEMATIC LANDSCAPE PLAN	2/8/19	-
A-1	SCHEMATIC EXTERIOR ELEVATIONS	2/8/19	-

* PROPOSED CONSIDERS ALL PREVIOUSLY APPROVED PROJECTS INCLUDING SR# 111-13 (48 DUNHAM RIDGE), SR# 112-14 (62 DUNHAM RIDGE), SR# 126-16 (64 DUNHAM RIDGE), SR# 136-16 (42 DUNHAM RIDGE), AND THE CURRENT APPLICATION FOR 44 DUNHAM RIDGE.
a. PER 821 CMR SECTION 23.2.1
b. TOTAL INCLUDED IN SURFACE & STRUCTURED SPACE COUNT
c. CURRENT FRONTAGE OF PRE-EXISTING NON-COFORMING LOT
d. SEE SPECIAL PERMITS (#138-14) AND (#189-18) FOR DEVIATION TO REDUCE THE NUMBER OF PARKING SPACES
e. APPLICANT RECEIVED VARIANCE FROM THE ZONING BOARD OF APPEALS ON AUGUST 23, 2018 TO INCREASE THE BUILDING HEIGHT OF 52 DUNHAM RIDGE AS INDICATED
f. SEE PARKING ALLOCATION PLAN DATED MAY 14, 2019 FOR ADDITIONAL INFORMATION