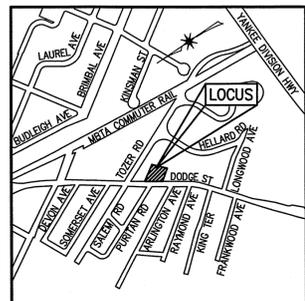


SITE REDEVELOPMENT PLANS

107 DODGE STREET

(ASSESSOR'S MAP 67, LOT 94)

BEVERLY, MASSACHUSETTS

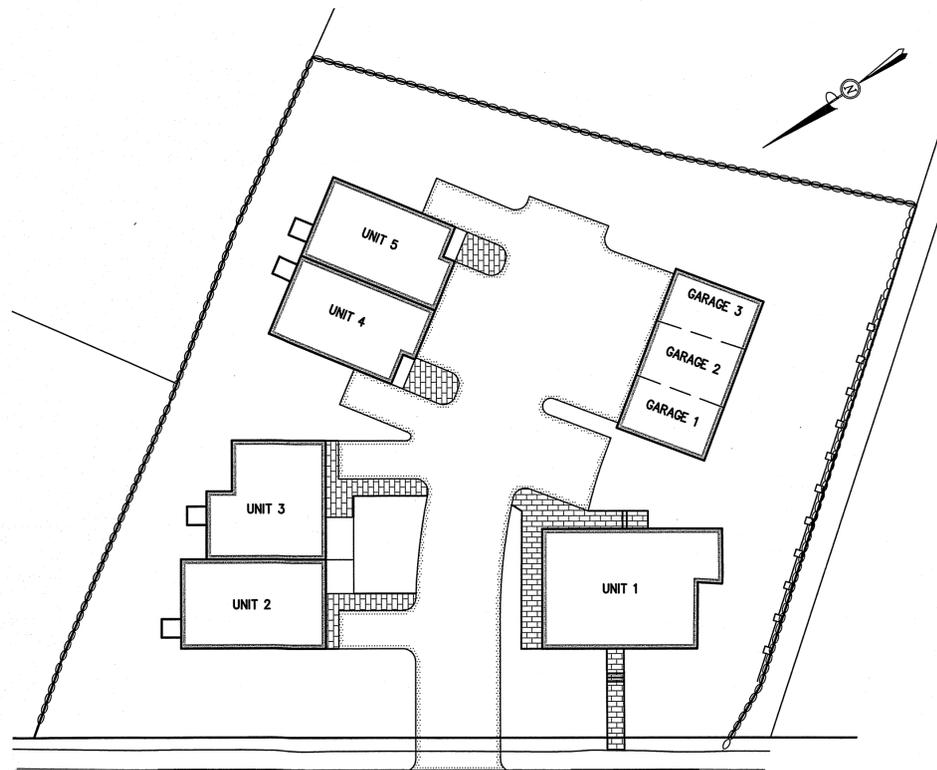


LOCUS MAP
SCALE: 1" = 800'

APPLICANT:
HARTS HILL, LLC
500 CUMMINGS CENTER, SUITE 1550
BEVERLY, MA 01915

BUILDING ARCHITECT:
SV DESIGN, SIEMASKO + VERBRIDGE
126 DODGE STREET
BEVERLY, MA 01915

CIVIL ENGINEER AND SURVEYOR:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
PHONE: 978-777-8586



DODGE STREET
(ROUTE 1A)
(PUBLIC - 50' WIDTH)



SCHEDULE OF PLAN SET DRAWINGS:

- C.0 COVER SHEET
- C.1 EXISTING CONDITIONS PLAN
- C.2 SITE PREPARATION PLAN
- C.3 PROPOSED SITE LAYOUT PLAN
- C.4 GRADING AND DRAINAGE PLAN
- C.5 UTILITY PLAN
- C.6 CONSTRUCTION DETAILS I
- C.7 CONSTRUCTION DETAILS II

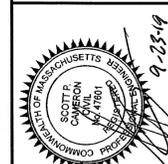
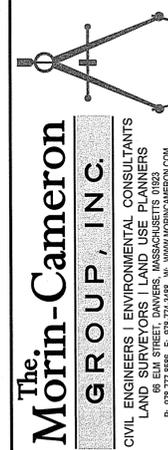
LEGEND:

- ROAD CENTERLINE
- STONE WALL
- - - STORM DRAIN
- PROPOSED DRAIN PIPE
- - - WATER PIPE
- - - SEWER PIPE
- - - GAS PIPE
- - - PROPOSED CONTOUR
- - - EXISTING CONTOUR
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- × FE=102.0 FLOOR ELEVATION
- × 97.8 SPOT ELEVATION
- ⊙ S SEWER MANHOLE
- ⊙ SIGN
- ⊙ TREE
- ⊙ UTILITY POLE
- ▭ BUILDING
- ▭ SNOW STORAGE AREA
- ▭ FENCE
- ▭ PAVERS
- ⊙ TYPICAL PARKING SPACE (9'x18')
- ⊙ SOIL TEST PIT LOCATION

ABBREVIATIONS:

- APPROX APPROXIMATE
- BVW BORDERING VEGETATED WETLAND
- BZO BEVERLY ZONING ORDINANCE
- CB CATCH BASIN
- CI CAST IRON
- CLL CAST IRON CONCRETE LINED
- CONC CONCRETE
- DMH DRAIN MANHOLE
- DS DOWNSPOUT
- ELEC ELECTRIC
- ELEV ELEVATION
- EMH ELECTRIC MANHOLE
- ENT ENTRANCE
- EP EDGE OF PAVEMENT
- EXIST EXISTING
- FE FLOOR ELEVATION
- FFE FIRST FLOOR ELEVATION
- FG FINISH GRADE
- GS GAS SERVICE
- INV INVERT
- IS INFILTRATION SYSTEM
- LF LINEAR FOOT
- MAX MAXIMUM
- MFB MASSACHUSETTS HIGHWAY BOUND
- MIN MINIMUM
- N/F NOW OR FORMERLY
- No. NUMBER
- PROP PROPOSED
- RCP REINFORCED CONCRETE PIPE
- S SLOPE
- SF SQUARE FEET
- SMH SEWER MANHOLE
- SS SEWER SERVICE
- SSA SNOW STORAGE AREA
- STK STAKE
- TYP TYPICAL
- VC VITRIFIED CLAY
- VGC VERTICAL GRANITE CURB
- WS WATER SERVICE

GENERAL NOTE:
THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.



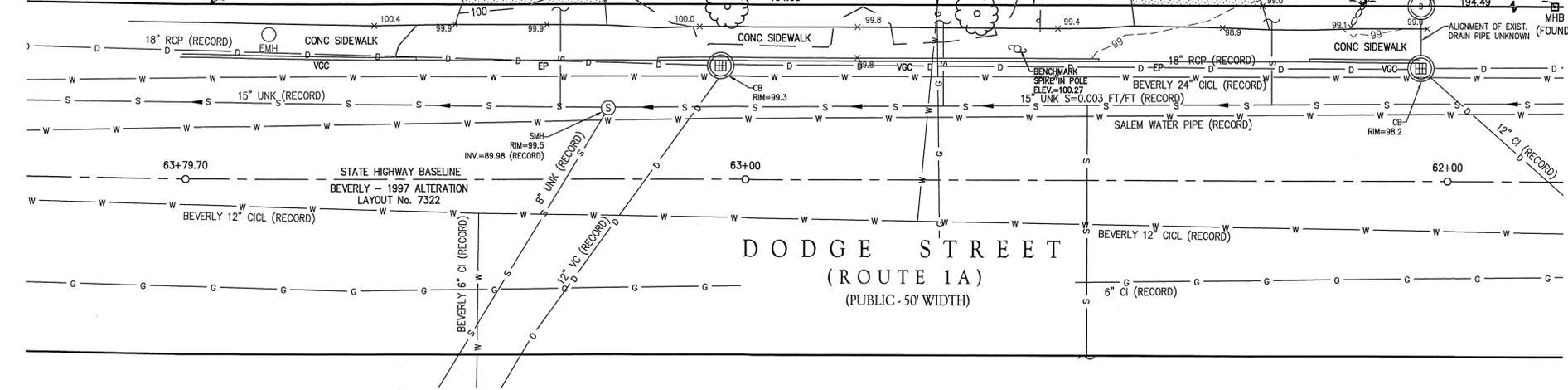
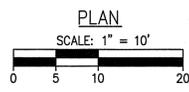
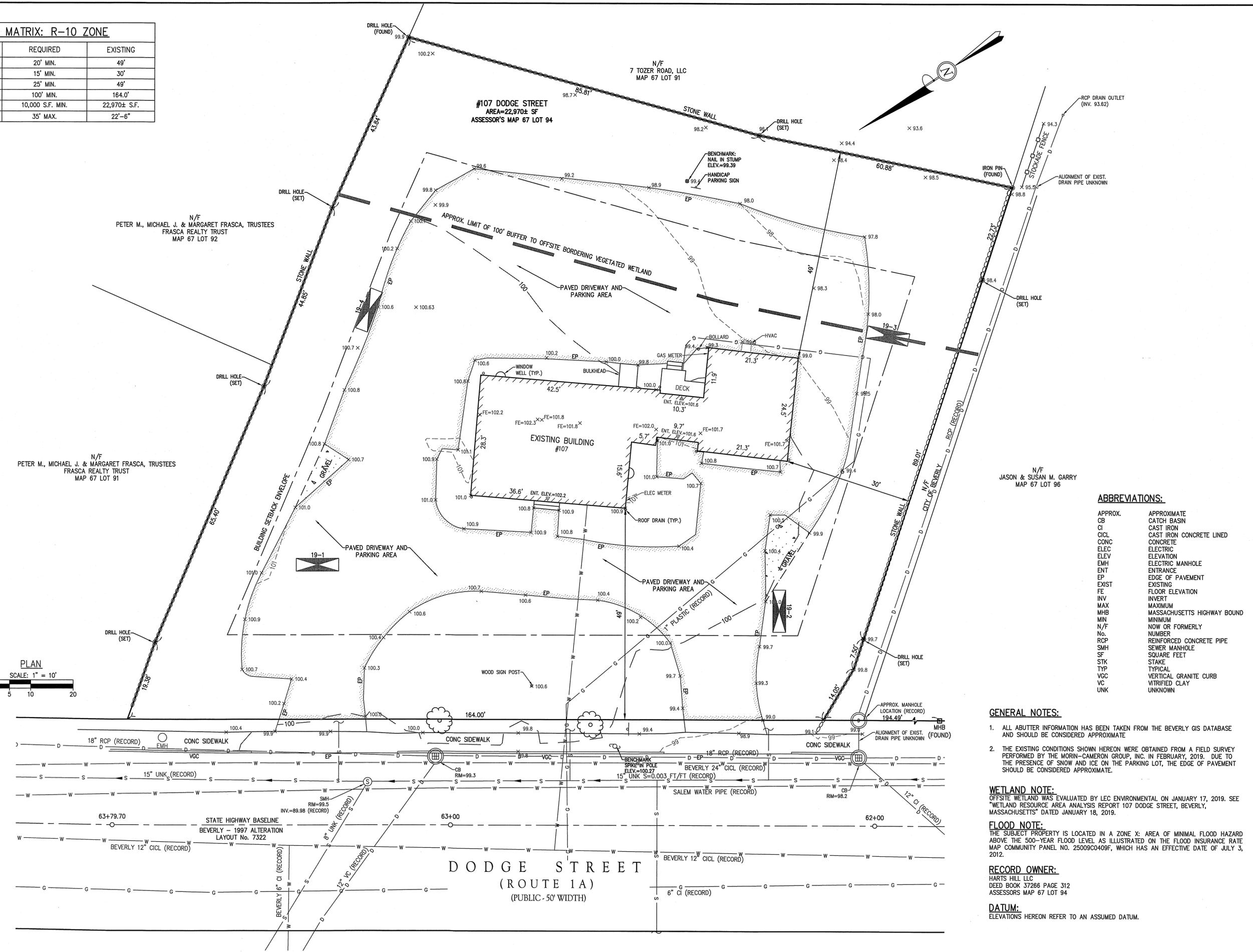
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DRAFTED BY: JJ
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: N/A
DATE: SEPTEMBER 23, 2019

NO.	DESCRIPTION	DATE

SITE REDEVELOPMENT PLANS
IN
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSOR'S MAP 67, LOT 94)
PREPARED FOR:
HARTS HILL, LLC

COVER SHEET
DRAWING NO. **C.0**

ZONING MATRIX: R-10 ZONE		
SETBACK	REQUIRED	EXISTING
FRONT	20' MIN.	49'
SIDE	15' MIN.	30'
REAR	25' MIN.	49'
FRONTAGE	100' MIN.	164.0'
LOT AREA	10,000 S.F. MIN.	22,970± S.F.
BUILDING HEIGHT	35' MAX.	22'-6"



ABBREVIATIONS:

APPROX.	APPROXIMATE
CB	CATCH BASIN
CI	CAST IRON
CICL	CAST IRON CONCRETE LINED
CONC	CONCRETE
ELEC	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FE	FLOOR ELEVATION
INV	INVERT
MAX	MAXIMUM
MHB	MASSACHUSETTS HIGHWAY BOUND
MIN	MINIMUM
N/F	NOW OR FORMERLY
No.	NUMBER
RCP	REINFORCED CONCRETE PIPE
SMH	SEWER MANHOLE
SF	SQUARE FEET
STK	STAKE
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VC	VITRIFIED CLAY
UNK	UNKNOWN

- GENERAL NOTES:**
- ALL ADJUTER INFORMATION HAS BEEN TAKEN FROM THE BEVERLY GIS DATABASE AND SHOULD BE CONSIDERED APPROXIMATE.
 - THE EXISTING CONDITIONS SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN FEBRUARY, 2019. DUE TO THE PRESENCE OF SNOW AND ICE ON THE PARKING LOT, THE EDGE OF PAVEMENT SHOULD BE CONSIDERED APPROXIMATE.

WETLAND NOTE:
OFFSITE WETLAND WAS EVALUATED BY LEC ENVIRONMENTAL ON JANUARY 17, 2019. SEE "WETLAND RESOURCE AREA ANALYSIS REPORT 107 DODGE STREET, BEVERLY, MASSACHUSETTS" DATED JANUARY 18, 2019.

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0409F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

RECORD OWNER:
HARTS HILL LLC
DEED BOOK 37266 PAGE 312
ASSESSORS MAP 67 LOT 94

DATUM:
ELEVATIONS HEREON REFER TO AN ASSUMED DATUM.

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P: 978-777-6886 F: 978-774-3488 W: WWW.MORINCAMERON.COM



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DRAFTED BY: JJJ
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1"=10'
DATE: SEPTEMBER 23, 2019

NO.	REVISIONS	DESCRIPTION	DATE

SITE REDEVELOPMENT PLANS
IN
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSORS MAP 67, LOT 94)
PREPARED FOR:
HARTS HILL, LLC

EXISTING CONDITIONS
DRAWING NO. **C-1**

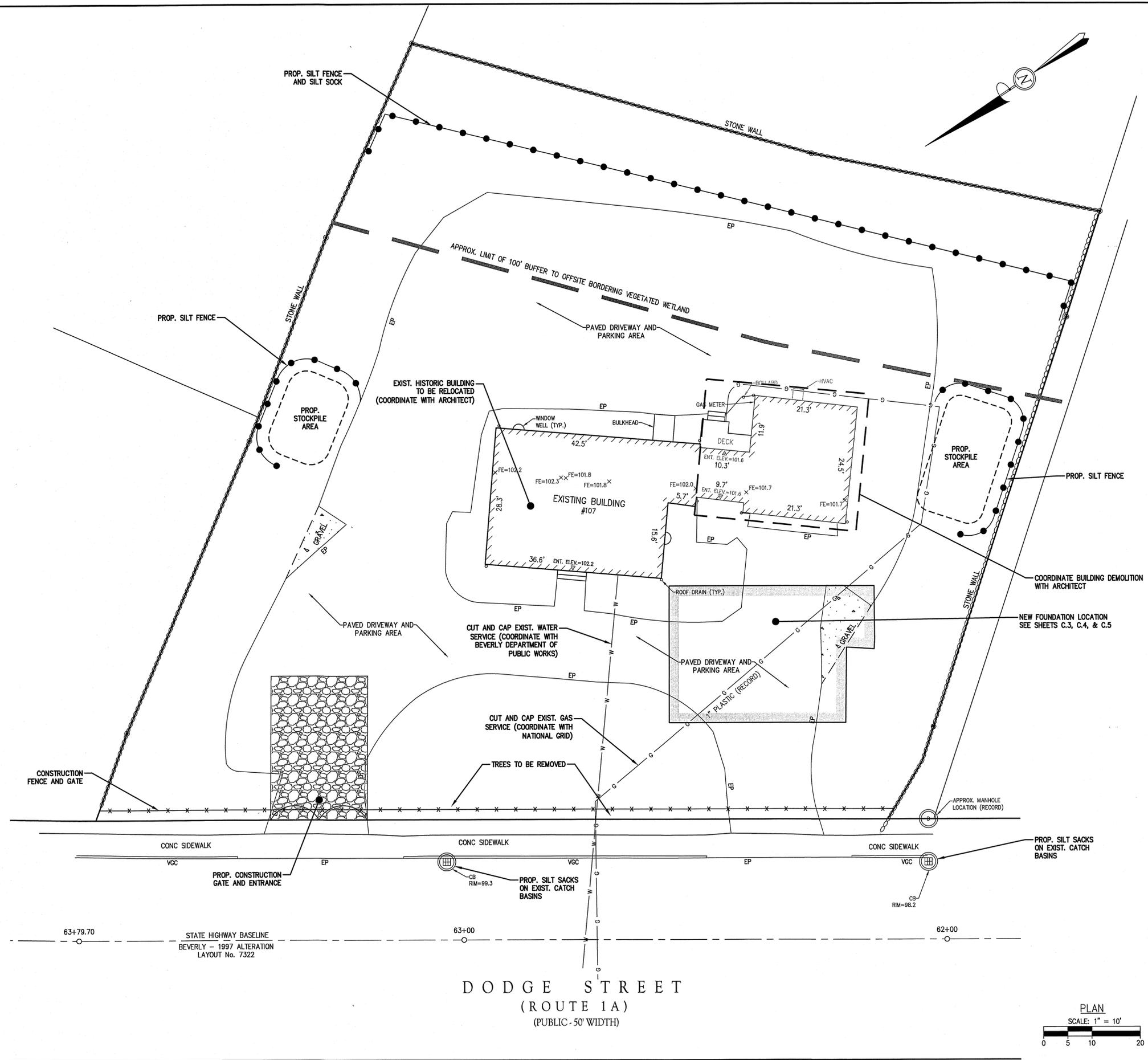
DEMOLITION NOTES:

1. ALL MATERIALS REMOVED FROM THE PREMISES SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR HAULING AND DISPOSAL.
2. ALL SIGNS ON THIS SHEET ARE TEMPORARY CONSTRUCTION SIGNS.
3. COORDINATE EXCAVATION ALONG BUILDING WITH PROJECT ARCHITECT AND STRUCTURAL ENGINEER.
4. NO STOCK PILES ARE TO BE PLACED IN THE BUFFER ZONE TO THE RESOURCE AREA.

CONSTRUCTION SEQUENCE NOTES:

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE) AND ANY OTHER INTERESTED CITY DEPARTMENT REPRESENTATIVES.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
3. ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS.
4. IN PREPARING TO REMOVE PAVEMENT AND MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED.
5. LOAM/SOIL EXCAVATED FROM THE WORK AREA SHALL BE REMOVED FROM THE PREMISES AT THE END OF EACH WORKDAY.
6. ALL DEBRIS OR MATERIAL REMOVED FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
7. DEMOLISH ADDITION AT LOCATION SHOWN ON PLANS. PRESERVE AND PROTECT EXISTING BUILDING TO REMAIN. CONFIRM WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. CONSTRUCT NEW FOUNDATION ACCORDING TO SITE AND GRADING PLANS.
9. RELOCATE EXISTING BUILDING TO NEW FOUNDATION.
10. INSTALL STORMWATER, WATER, SANITARY SEWER AND OTHER UTILITIES IN THE LOCATIONS NOTED ON THE PLANS.
11. BEGIN CONSTRUCTION OF NEW BUILDINGS.
12. INSTALL BINDER COURSE OF PAVEMENT.
13. CONTINUE WITH INTERIOR BUILDING CONSTRUCTION.
14. INSTALL MISCELLANEOUS SITE INFRASTRUCTURE.
15. THE CONTRACTOR SHALL COORDINATE AN AS-BUILT SURVEY OF THE PROPERTY TO VERIFY COMPLIANCE WITH THE CONSTRUCTION PLANS. THE AS-BUILT SURVEY WILL INCLUDE AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY A 2-MAN SURVEYING TEAM OVERSEEN BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND A VISUAL INSPECTION BY THE PROJECT PROFESSIONAL CIVIL ENGINEER. AT LEAST 1 WEEK NOTICE SHALL BE PROVIDED FOR THE AS-BUILT SURVEY.
16. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ALL SURFACES HAVE BEEN STABILIZED WITH ADEQUATE GROWTH OR ALL FINISHED SURFACES ARE INSTALLED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE. COORDINATE A FINAL WALK THROUGH WITH THE PROJECT PROFESSIONAL CIVIL ENGINEER AND CONSERVATION COMMISSION AGENT IN ACCORDANCE WITH THE ORDER OF CONDITIONS FOR THE PROJECT.



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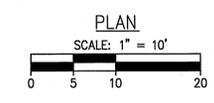


SURVEY BY: SR / PM
 DRAFTED BY: JJI
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1"=10'
 DATE: SEPTEMBER 23, 2019

NO.	REVISIONS	DESCRIPTION	DATE

SITE REDEVELOPMENT PLANS
 IN
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSOR'S MAP 67, LOT 84)
 PREPARED FOR:
HARTS HILL, LLC

SITE PREPARATION PLAN
 DRAWING NO. **C.2**



ZONING MATRIX: R-10 ZONE			
SETBACK (1)	REQUIRED	EXISTING	PROPOSED
FRONT	20' MIN.	49'	21'
SIDE	15' MIN.	30'	16'
REAR	25' MIN.	49'	26'
FRONTAGE	100' MIN.	164.0'	NO CHANGE
LOT AREA	10,000 S.F. MIN.	22,970± S.F.	NO CHANGE
BUILDING HEIGHT	35' MAX.	22'-6"	34'-6"

1. NOTE: BEVERLY ZONING BYLAW 300-15.C.2 STATES "...UNENCLOSED STEPS, UNROOFED PORCHES, ENCLOSED BULKHEADS, AND THE LIKE WHICH DO NOT PROJECT MORE THAN 10 FEET BEYOND THE LINE OF THE FOUNDATION WALL, MAY EXTEND INTO THE REQUIRED YARDS OTHERWISE PROVIDED FOR THE DISTRICT IN WHICH THE STRUCTURE IS BUILT."

PARKING CALCULATION

REQUIRED PARKING: (BZO SECTION 300-59-E)

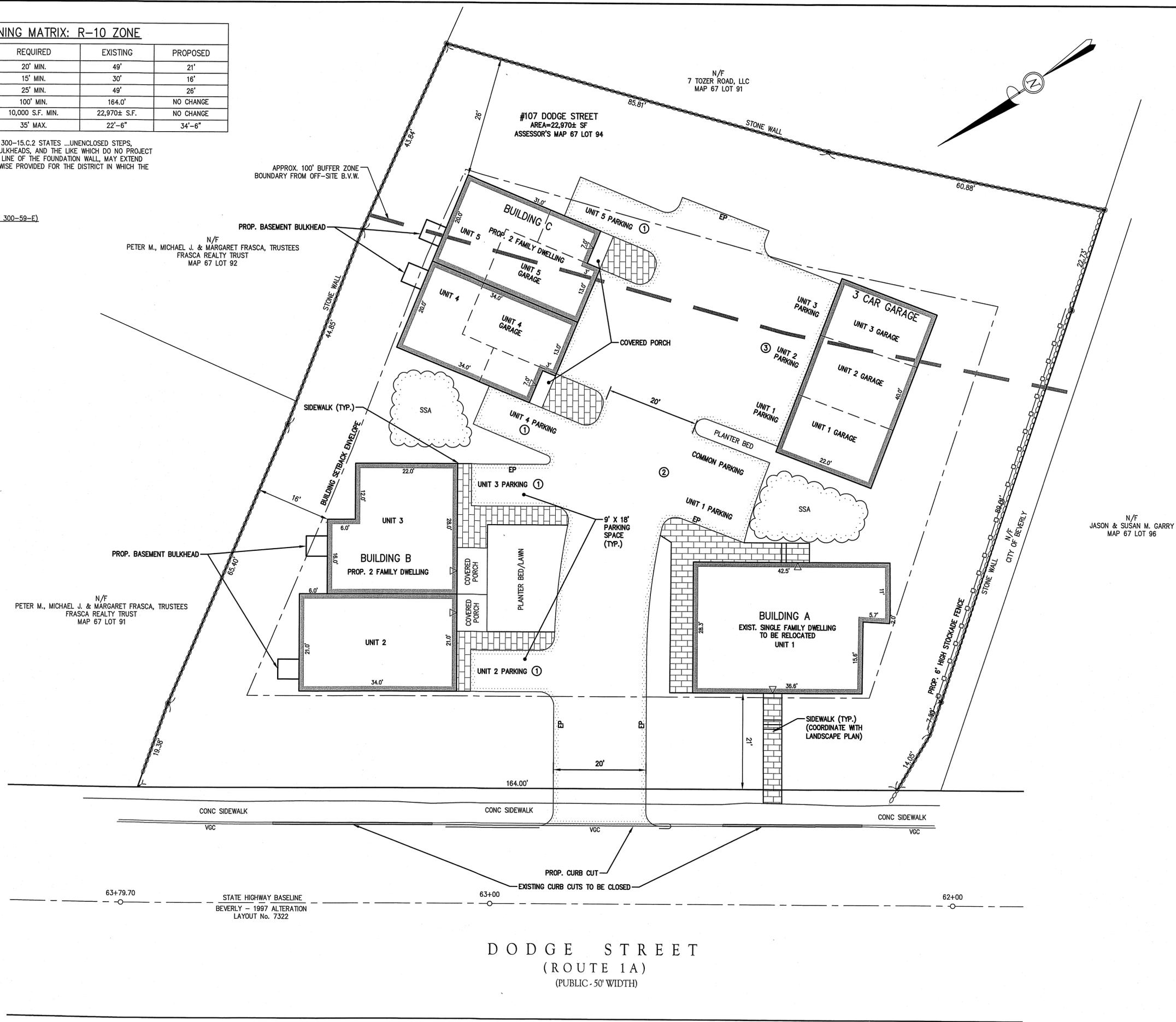
2 SPACES PER DWELLING UNIT
5 DWELLING UNITS

PARKING: 5 * 2 = 10

10 SPACES REQUIRED

PARKING PROVIDED:

14 SPACES
(9 SURFACE SPACES,
5 GARAGE SPACES)



The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
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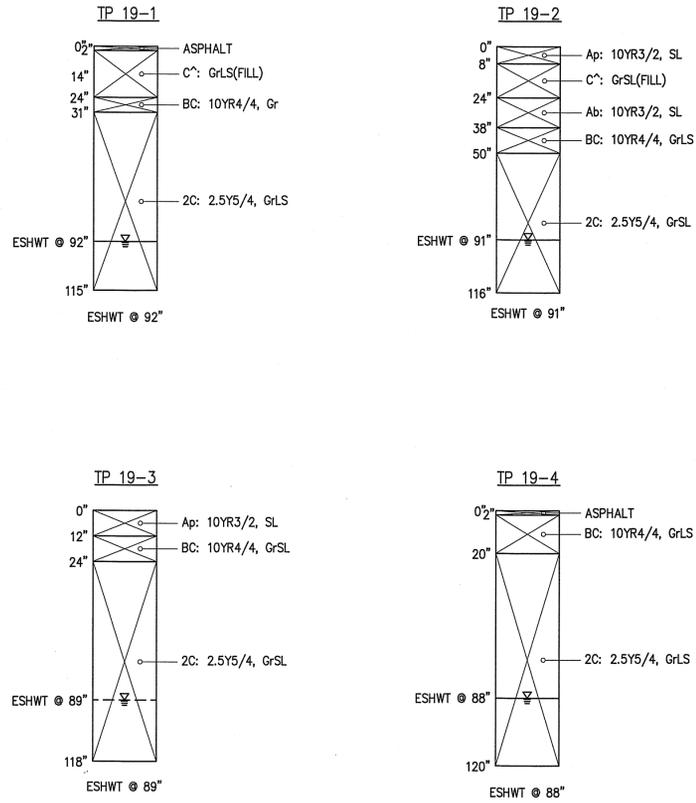
NO.	DESCRIPTION	DATE

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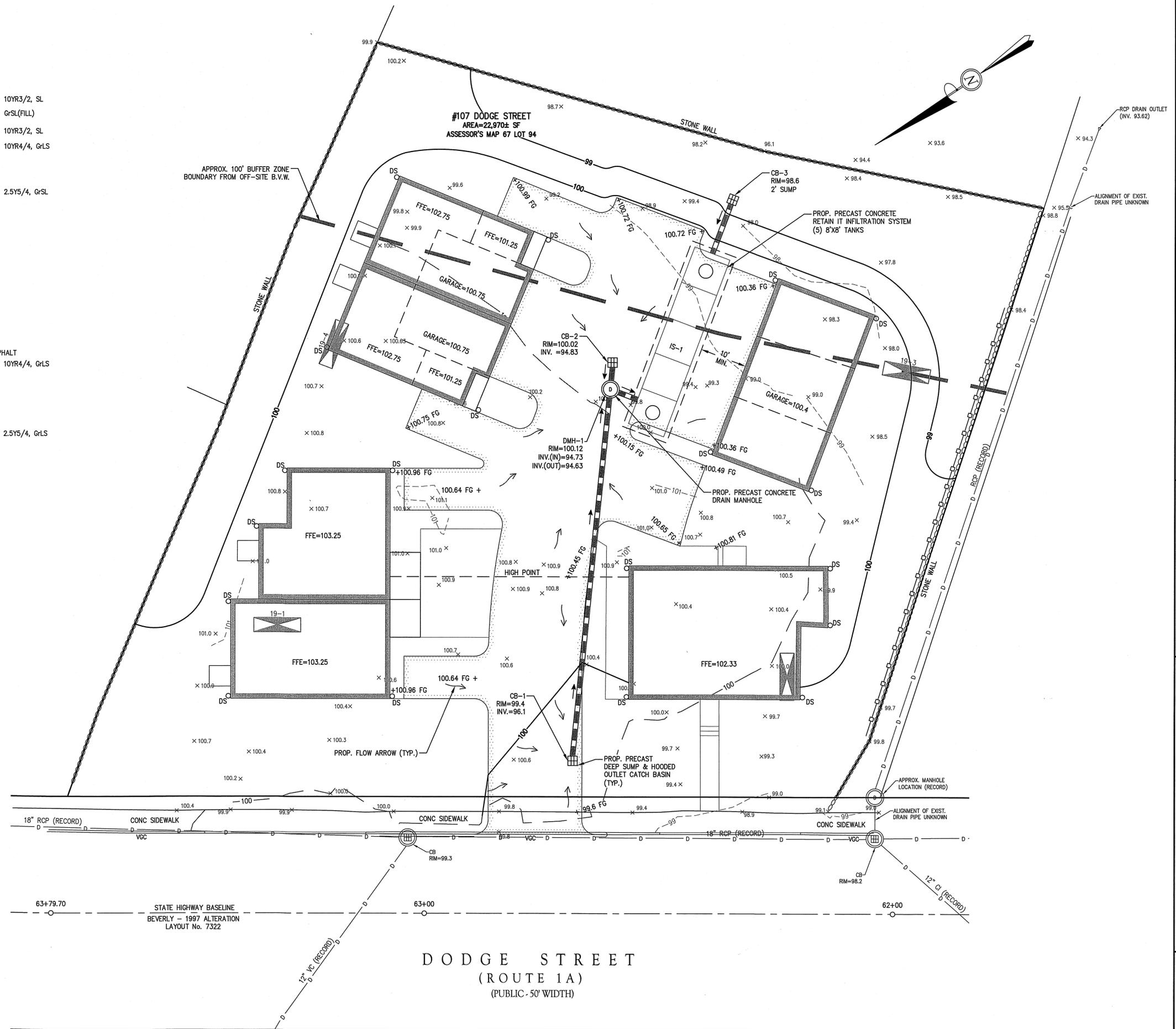
**SITE REDEVELOPMENT PLANS
 IN
 BEVERLY, MASSACHUSETTS
 107 DODGE STREET
 (ASSESSOR'S MAP 67, LOT 94)
 PREPARED FOR:
 HARTS HILL, LLC**

SITE LAYOUT
 DRAWING NO. **C-3**

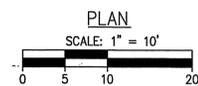
SOIL TEST LOGS:

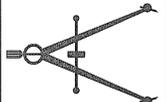


PERFORMED BY: ALEXANDER F. PARKER, SE#1848
DATE PERFORMED: AUGUST 27, 2019

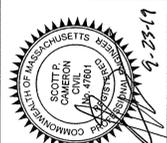


GRADING NOTE:
FINAL GRADING AROUND DWELLING AND DWELLING FLOOR ELEVATIONS TO BE COORDINATED WITH PROJECT ARCHITECT PRIOR TO CONSTRUCTION.





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NO.	DESCRIPTION	DATE

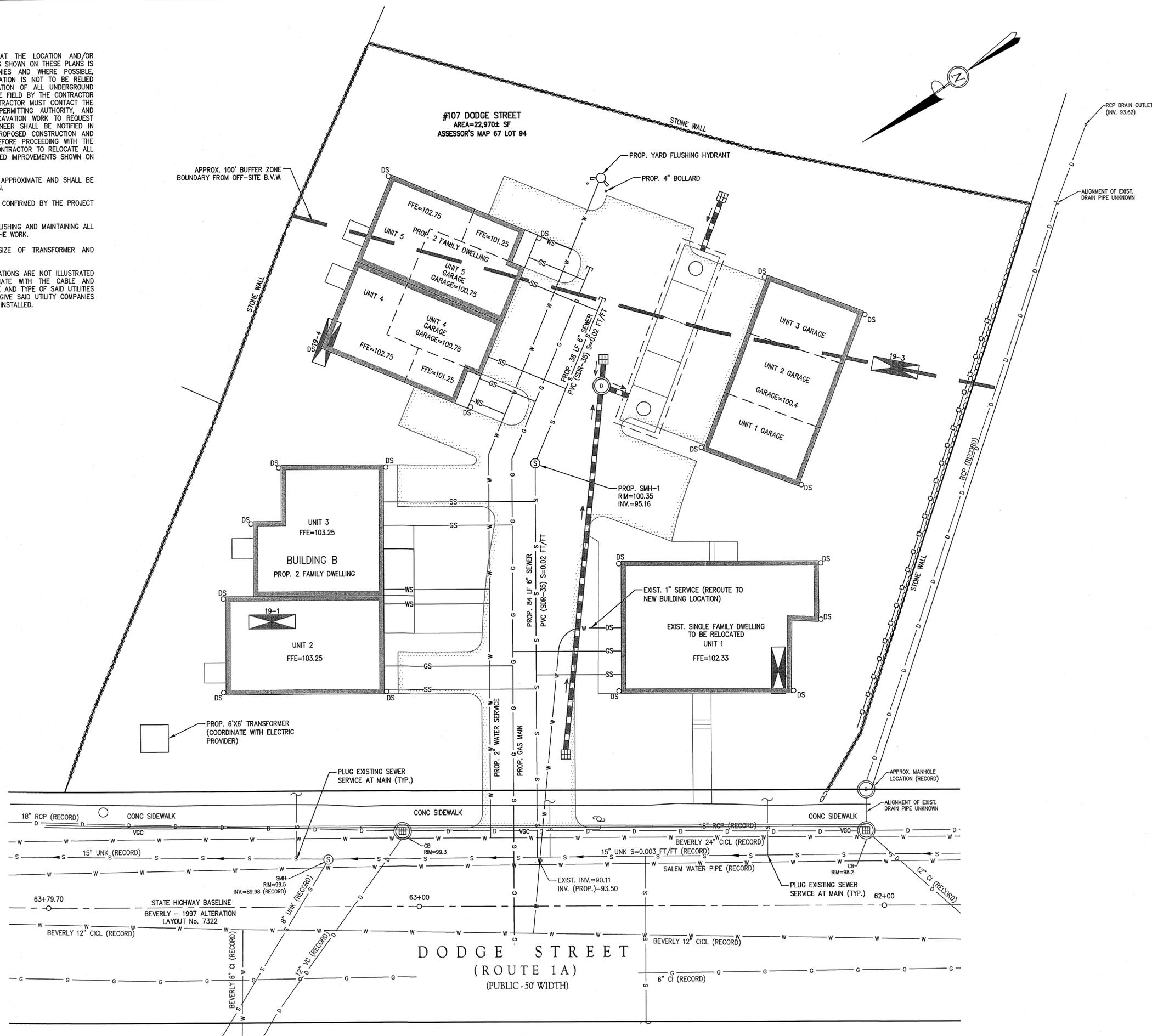
SITE REDEVELOPMENT PLANS
IN
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSOR'S MAP 67, LOT 94)
PREPARED FOR:
HARTS HILL, LLC

GRADING AND DRAINAGE PLAN

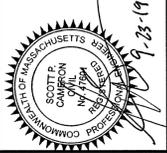
DRAWING NO. **C.4**

GENERAL UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. EXISTING UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL UTILITY SERVICE SIZE AND LOCATIONS SHALL BE CONFIRMED BY THE PROJECT MEP ENGINEER PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
5. CONTRACTOR TO COORDINATE ELECTRIC SERVICE, SIZE OF TRANSFORMER AND LOCATION WITH NATIONAL GRID.
6. THE PROPOSED CABLE AND TELEPHONE SERVICE LOCATIONS ARE NOT ILLUSTRATED ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE WITH THE CABLE AND TELEPHONE COMPANIES TO VERIFY THE LOCATION, SIZE AND TYPE OF SAID UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL GIVE SAID UTILITY COMPANIES ADVANCE NOTICE OF WHEN THE UTILITY LINES WILL BE INSTALLED.



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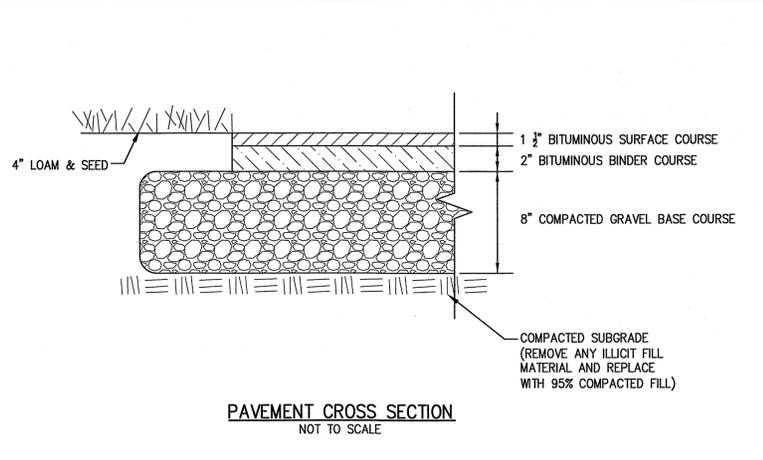
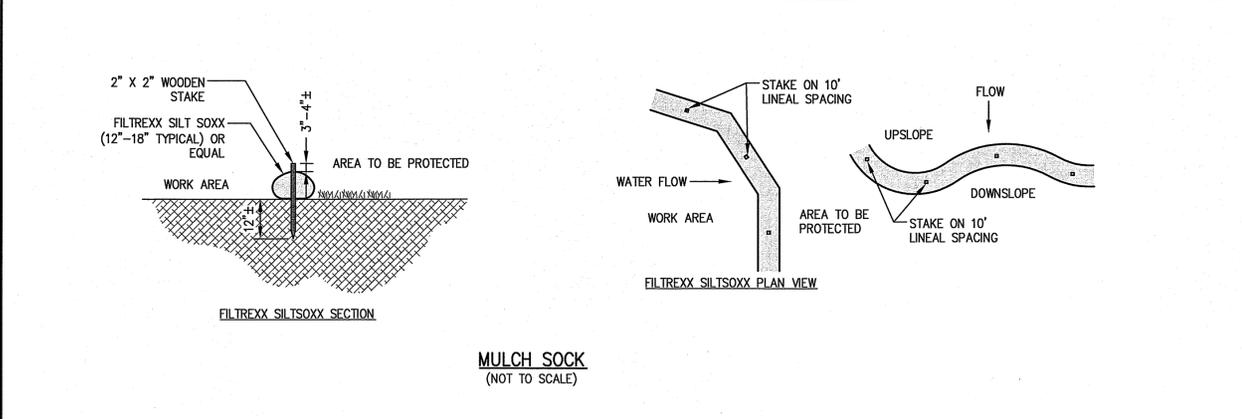
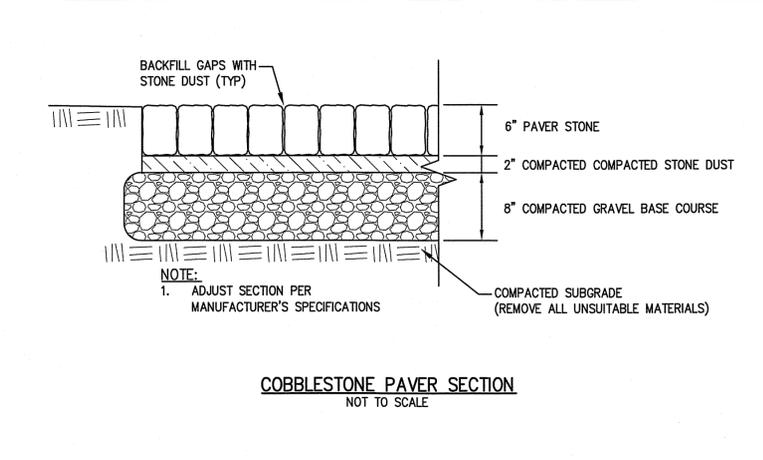
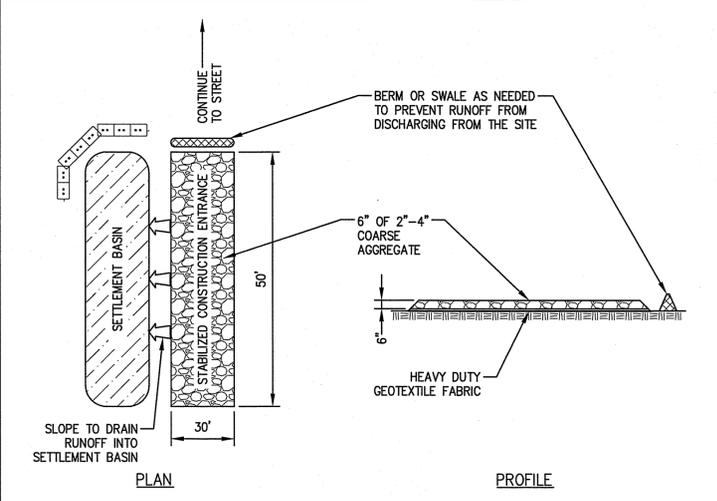
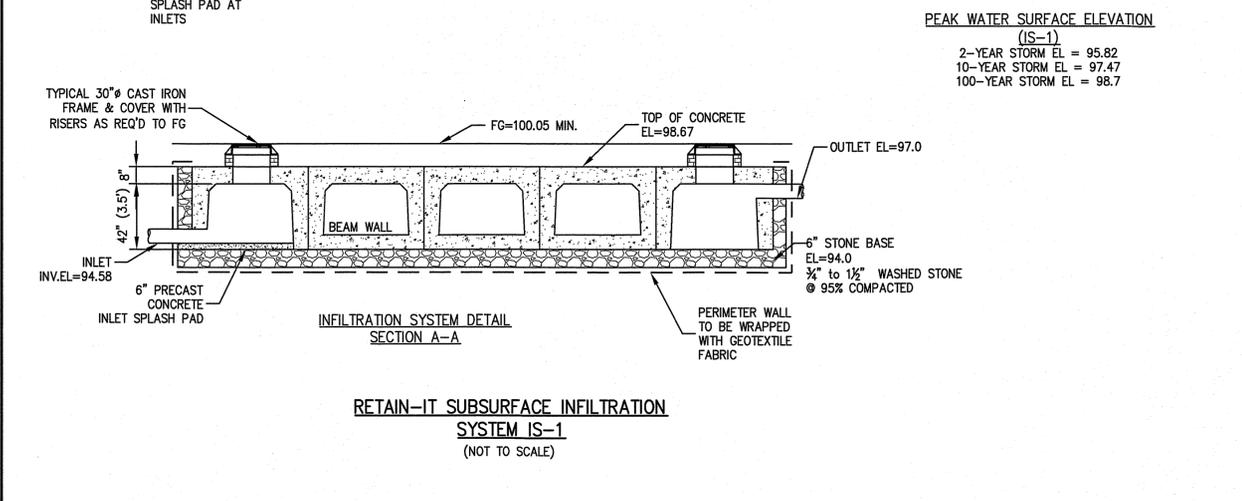
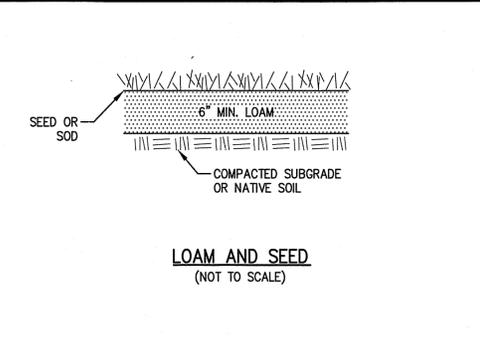
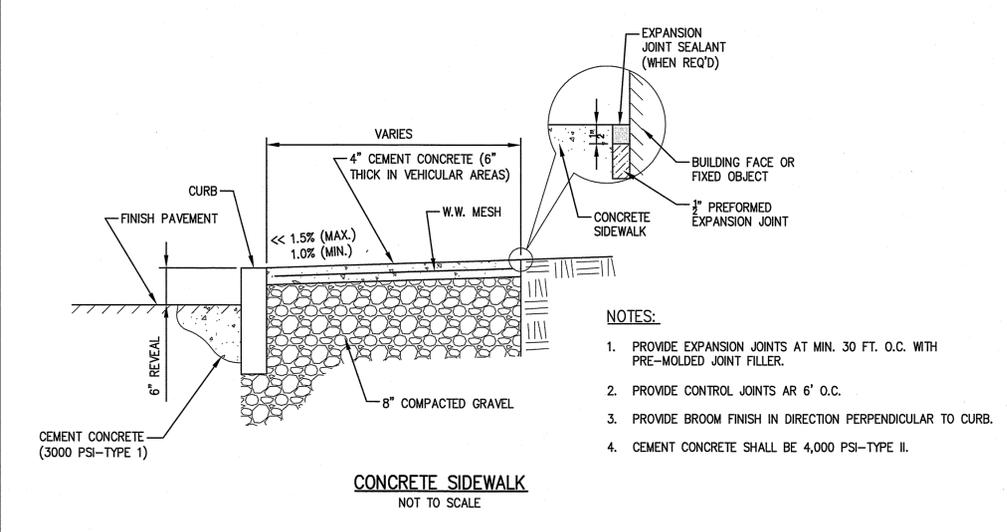
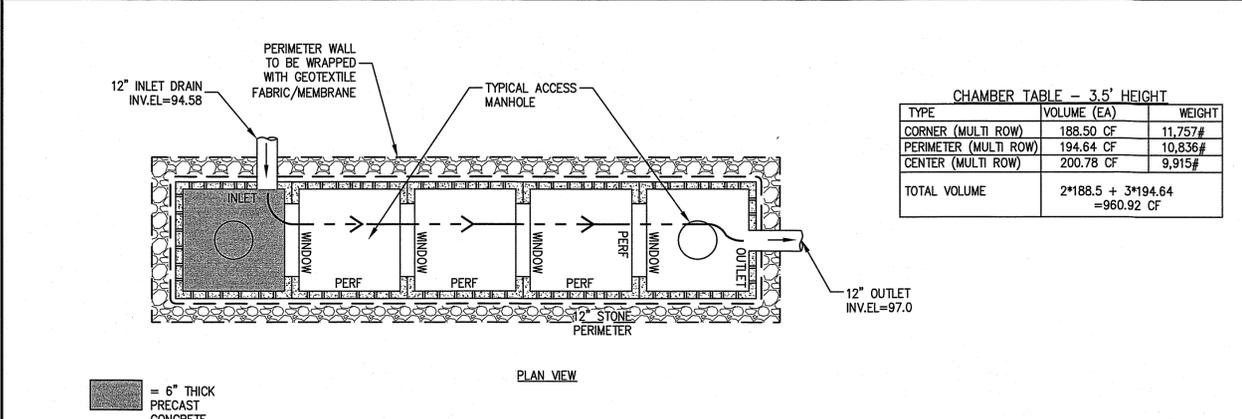
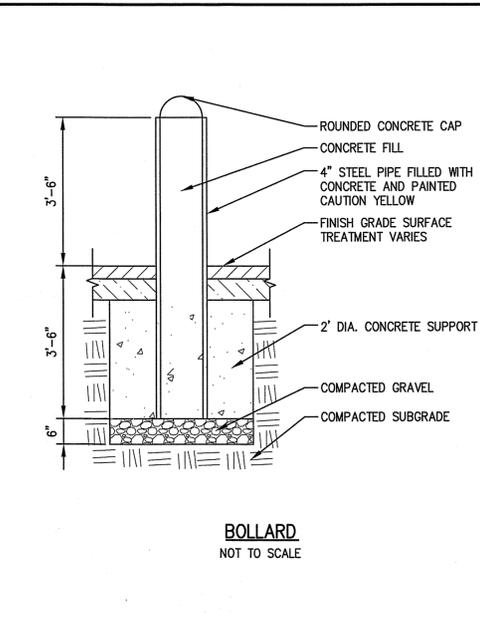
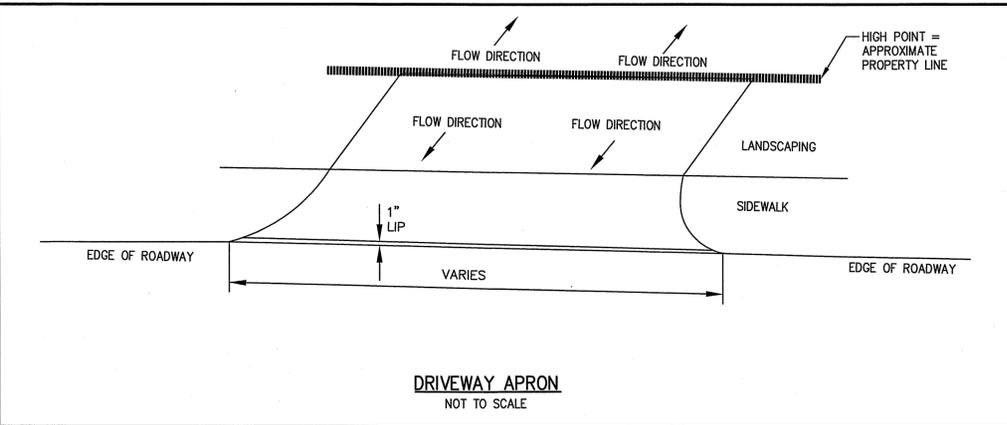
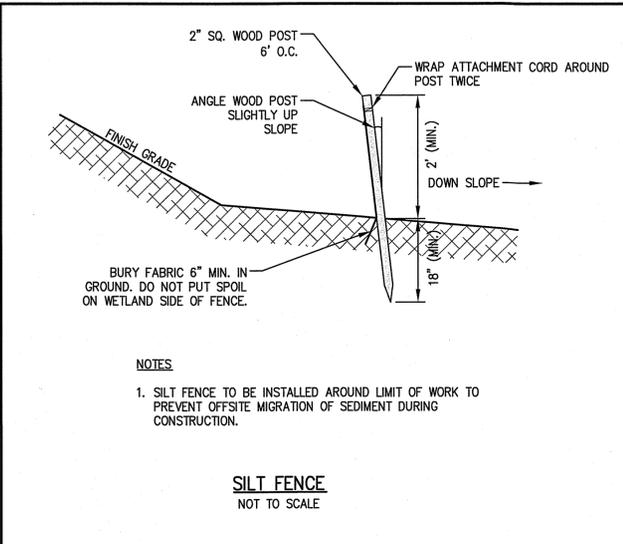
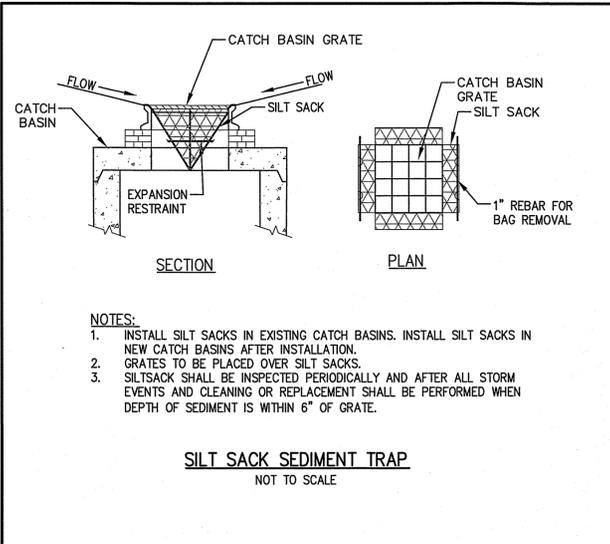


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 DRAFTED BY: JLI
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1"=10'
 DATE: SEPTEMBER 23, 2019

NO.	REVISIONS DESCRIPTION	DATE

SITE REDEVELOPMENT PLANS
 BEVERLY, MASSACHUSETTS
 107 DODGE STREET
 (ASSESSOR'S MAP 67, LOT 94)
 PREPARED FOR: **HARTS HILL, LLC**

UTILITY PLAN
 DRAWING NO. **C.5**



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
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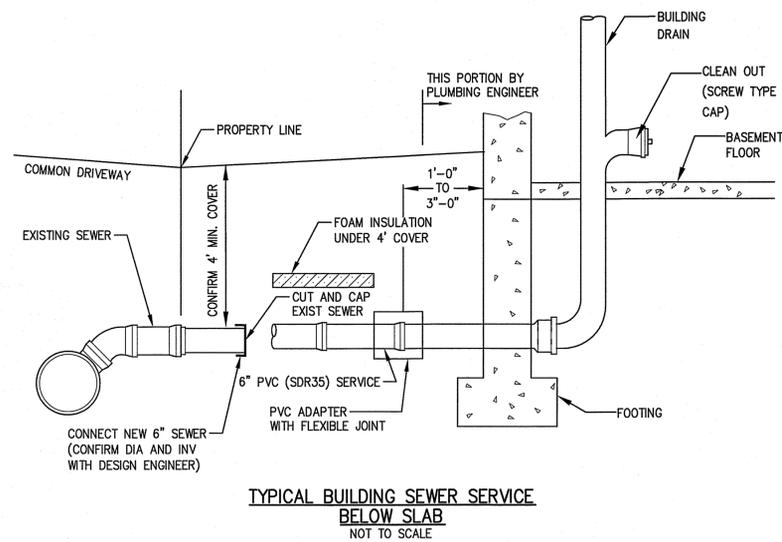
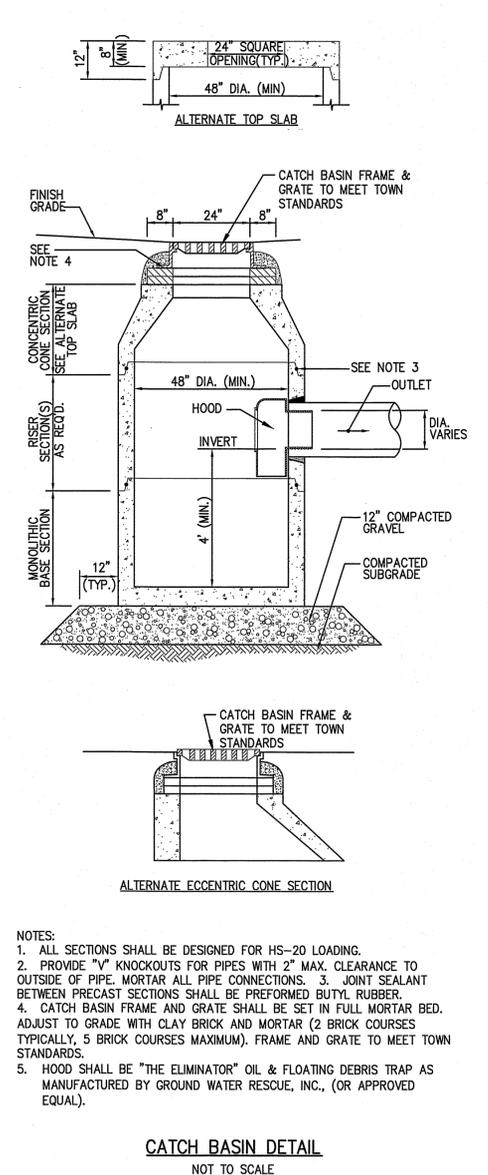
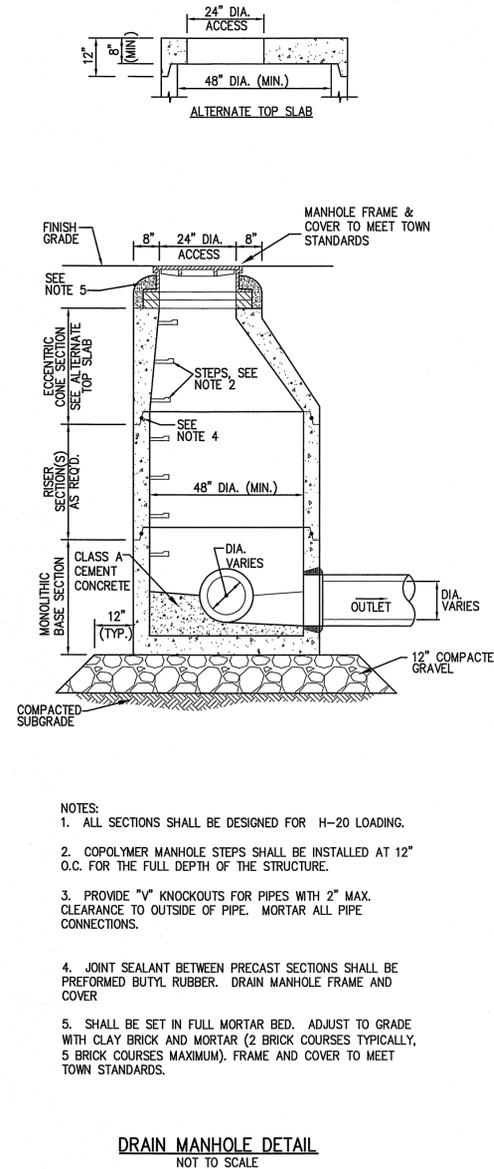
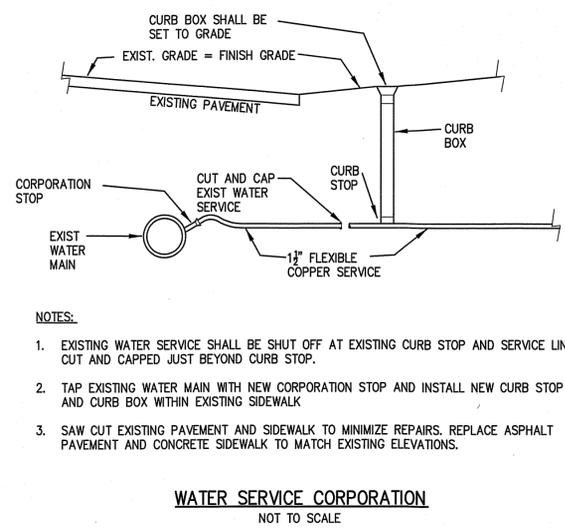
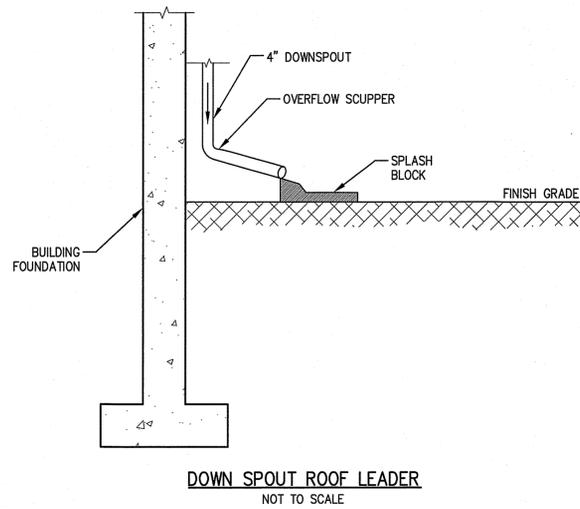
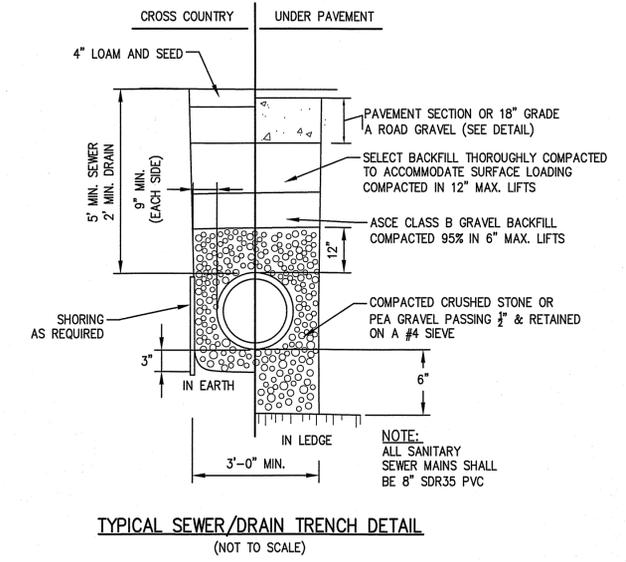
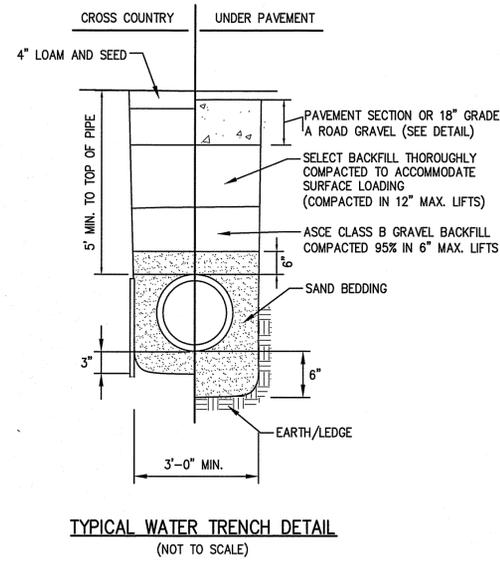
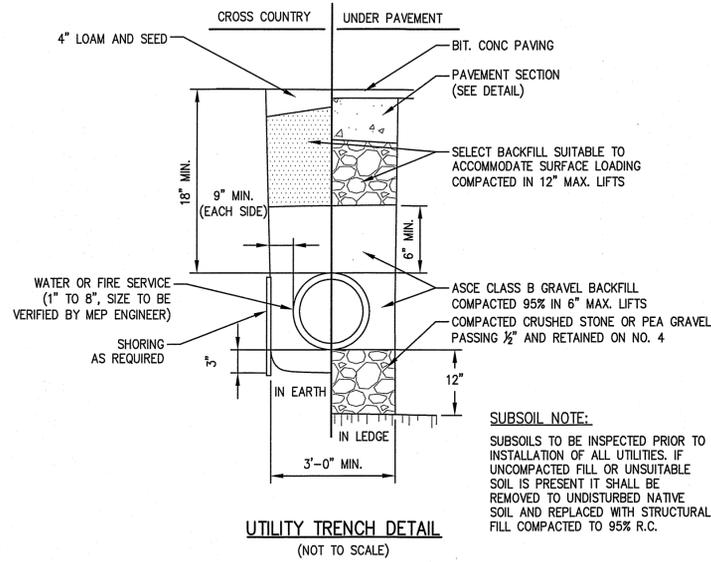
NO.	DESCRIPTION	DATE

SURVEY BY: SR / PM
DRAFTED BY: JU
CHECKED BY: SPC
APPROVED BY: SPC
SCALE:
DATE: SEPTEMBER 23, 2019

SITE REDEVELOPMENT PLANS
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSOR'S MAP 67, LOT 94)
PREPARED FOR:
HARTS HILL, LLC

CONSTRUCTION DETAILS I

DRAWING NO. **C.6**



SURVEY BY: SR / PM
DRAFTED BY: JJI
CHECKED BY: SPC
APPROVED BY: SPC
SCALE:
DATE: SEPTEMBER 23, 2019

NO.	REVISIONS	DESCRIPTION	DATE

SITE REDEVELOPMENT PLANS
IN
BEVERLY, MASSACHUSETTS
107 DODGE STREET
(ASSESSOR'S MAP 67, LOT 94)
PREPARED FOR:
HARTS HILL, LLC