PERMIT SITE DEVELOPMENT PLAN

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)

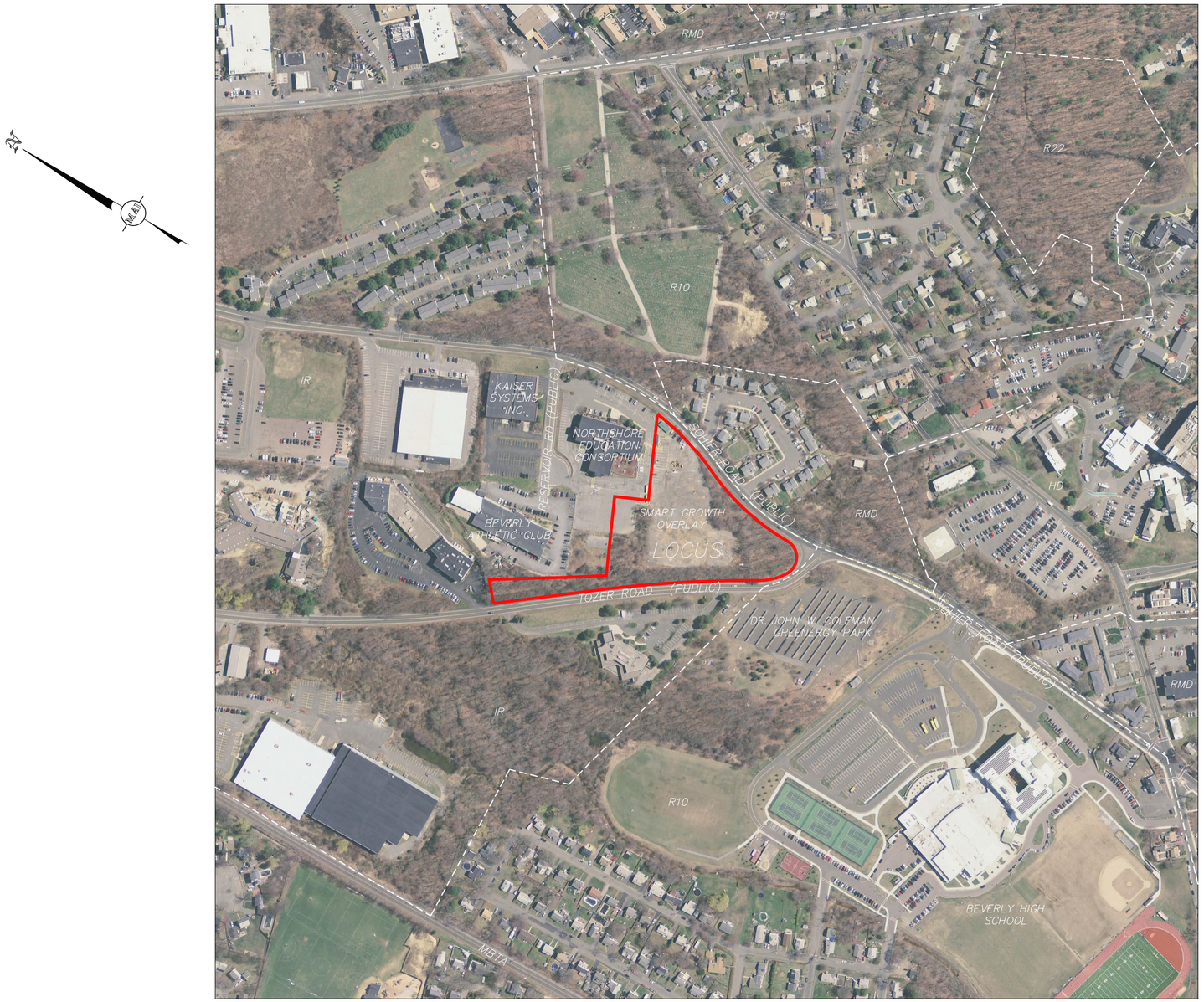
FOR

108 SOHIER ROAD

LOCATED IN

BEVERLY, MASSACHUSETTS

DATE: SEPTEMBER 17, 2018
REVISED: FEBRUARY 15, 2019
REVISED: OCTOBER 15, 2019



LOCUS MAP
(SCALE: 1" = 200')

APPLICANT:

HARBORLIGHT COMMUNITY
PARTNERS, INC
PO BOX 507
BEVERLY, MA 01915

OWNER:

108 SOHIER LLC
208 MAIN STREET
WENHAM, MA 01984

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

DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	RECORD CONDITIONS PLAN
SHEET 3	PERMIT SITE LAYOUT PLAN
SHEET 4	PERMIT GRADING PLAN
SHEET 5	PERMIT UTILITY PLAN
SHEET 6	PERMIT SITE DETAILS
SHEET 7	PERMIT SITE DETAILS

LEGEND:

- STONE BOUND DRILL HOLE
- IP — IRON PIPE
- DH — DRILL HOLE
- 113 — ONE FOOT CONTOUR
- 115 — FIVE FOOT CONTOUR
- +126.3 — SPOT ELEVATION
- BITUMINOUS BERM
- GRANITE CURB
- GUARDRAIL
- CHAINLINK FENCE
- WOOD FENCE
- SWALE
- RETAINING WALL
- CONCRETE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- G — COMPILED GAS LINE
- GAS GATE
- GAS METER
- OHW — OVERHEAD WIRES
- E — COMPILED ELECTRIC LINE
- LIGHT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- D — OBSERVED DRAIN LINE
- DRAIN MANHOLE
- CATCH BASIN
- W — PAINT DELINEATED WATER LINE
- W — COMPILED WATER LINE
- WATER GATE
- HYDRANT
- S — OBSERVED SEWER LINE
- S — COMPILED SEWER LINE
- SEWER MANHOLE
- MANHOLE
- TERMINUS UNKNOWN
- A.G. — ABOVE GROUND
- BB — BITUMINOUS BERM
- BIT. CONC. — BITUMINOUS CONCRETE
- CLF — CHAINLINK FENCE
- CI — CAST IRON
- CMP — CORRUGATED METAL PIPE
- CS — CORRUGATED STEEL PIPE
- EOP — EDGE OF PAVEMENT
- FND — FOUND
- INV — INVERT
- OH — OVERHANG
- RCP — REINFORCED CONCRETE PIPE
- RWS — STONE RETAINING WALL
- S.F. — SQUARE FEET
- THRESH — THRESHOLD
- FND — FOUND
- TP — TEST PIT

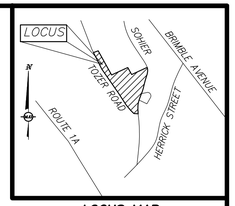
TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT IN BOLT ON CONCRETE LIGHT POLE BASE 2.7' A.G.	128.52
2	CUT SPIKE SET IN 30" DECIDUOUS TREE 1.0' A.G.	111.62

(SEE NOTE 7)

GENERAL 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 1–5, 2017, JANUARY 4–8, 2018, AND APRIL 27 & 28, 2018.
2. THE SUBJECT PROPERTY IS LOCATED IN THE SMART GROWTH OVERLAY DESTRICT AND UNDERLYING IR (RESTRICTED INDUSTRIAL, RESEARCH AND OFFICE) ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 108 ON CITY OF BEVERLY ASSESSOR'S MAP 43.
4. 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.
5. 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.
6. IT SHOULD BE NOTED THAT THE LINES OF REGISTRATION ALONG SOHIER ROAD, BASED ON LAND COURT PLAN 33283–J, DIFFER FROM THE 1967 COUNTY LAYOUT LINES RETRACED BY THIS SURVEY BASED ON THE COUNTY MONUMENTS RECOVERED. SAID DIFFERENCE IS DEPICTED HEREON BY TWO LINES ALONG THE REGISTERED PORTION OF THE SURVEYED PREMISES.
7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM GPS OBSERVATIONS.



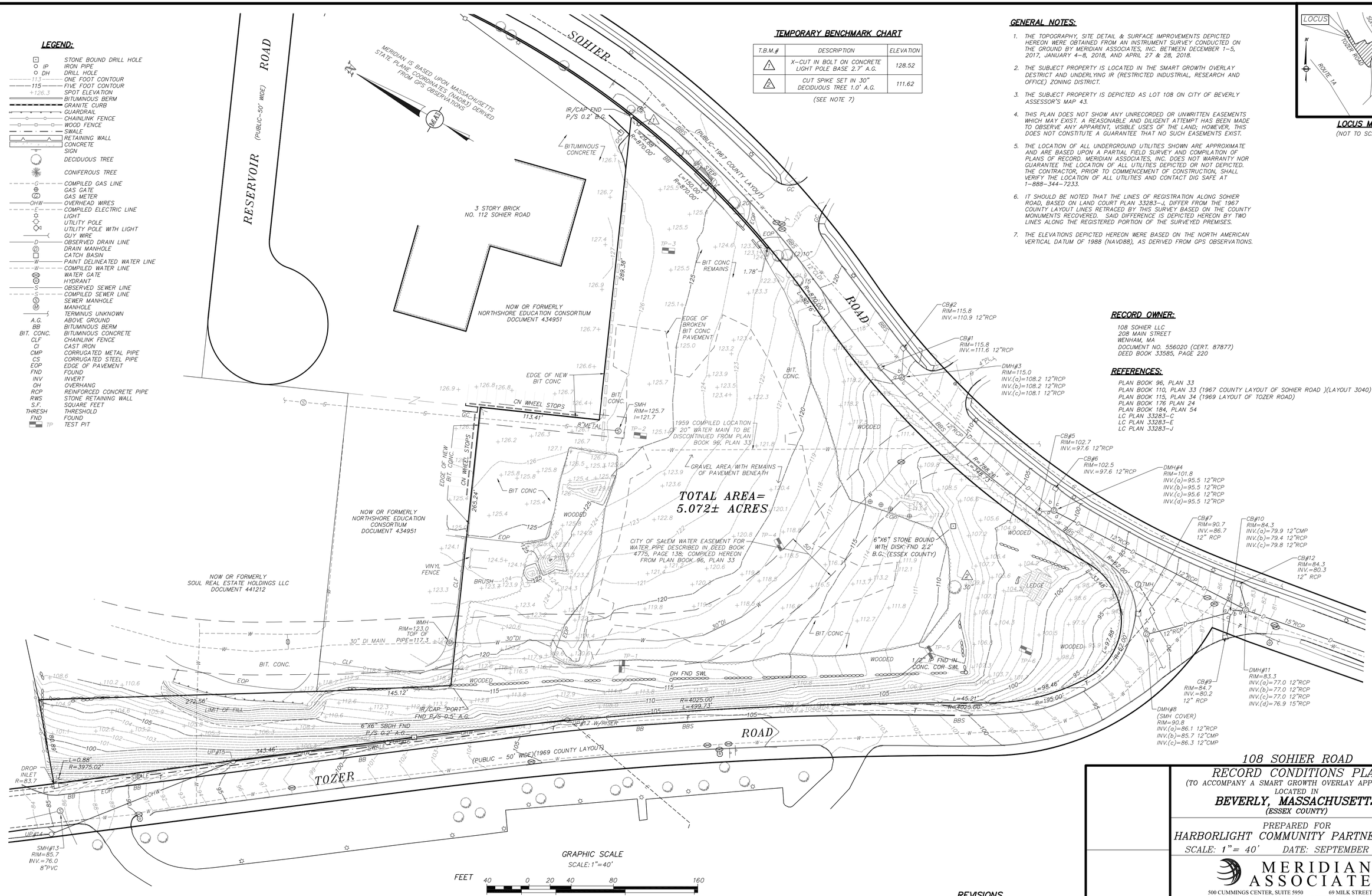
LOCUS MAP
(NOT TO SCALE)

RECORD OWNER:

108 SOHIER LLC
208 MAIN STREET
WENHAM, MA
DOCUMENT NO. 556020 (CERT. 87877)
DEED BOOK 33585, PAGE 220

REFERENCES:

PLAN BOOK 96, PLAN 33
PLAN BOOK 110, PLAN 33 (1967 COUNTY LAYOUT OF SOHIER ROAD)(LAYOUT 3040)
PLAN BOOK 115, PLAN 34 (1969 LAYOUT OF TOZER ROAD)
PLAN BOOK 176 PLAN 24
PLAN BOOK 184, PLAN 54
LC PLAN 33283–C
LC PLAN 33283–E
LC PLAN 33283–J



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	10/15/19	NO REVISIONS THIS SHEET	ACF	ACF
1	02/15/19	FUNDING APPL/NO REVISIONS	ACF	ACF

BK. #655, PG. #52
DWG. No. 6063_REC

108 SOHIER ROAD

RECORD CONDITIONS PLAN

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARBORLIGHT COMMUNITY PARTNERS, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

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 7 PROJECT No. 6063

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

SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: IR UNDERLYING A SMART GROWTH OVERLAY

REQUIREMENT	REQUIRED	AVAILABLE
LOT AREA:	2.0 Ac	5.07± Ac
FRONTAGE:	225 FT.	640± FT.
SOHIER ROAD:	10 FT.	10± FT.
TOZER ROAD:	10 FT.	60± FT.
REAR/NORTHERN:	10 FT.	61± FT.
AS OF RIGHT RESIDENTIAL DENSITY:	20 UNITS PER ACRE	
	101 (ALLOWABLE)	77

PARKING TABLE – SMART GROWTH OVERLAY

MULTI-FAMILY RESIDENTIAL USES:
NUMBER OF SPACES REQUIRED: TWO (2) PARKING SPACES FOR EACH DWELLING UNIT

TOTAL SPACES REQUIRED: 77 DWELLING UNITS
77 UNITS x 2 SPACES
154 SPACES REQUIRED

HANDICAP SPACES REQUIRED: 6 (INCLUDED IN TOTAL)

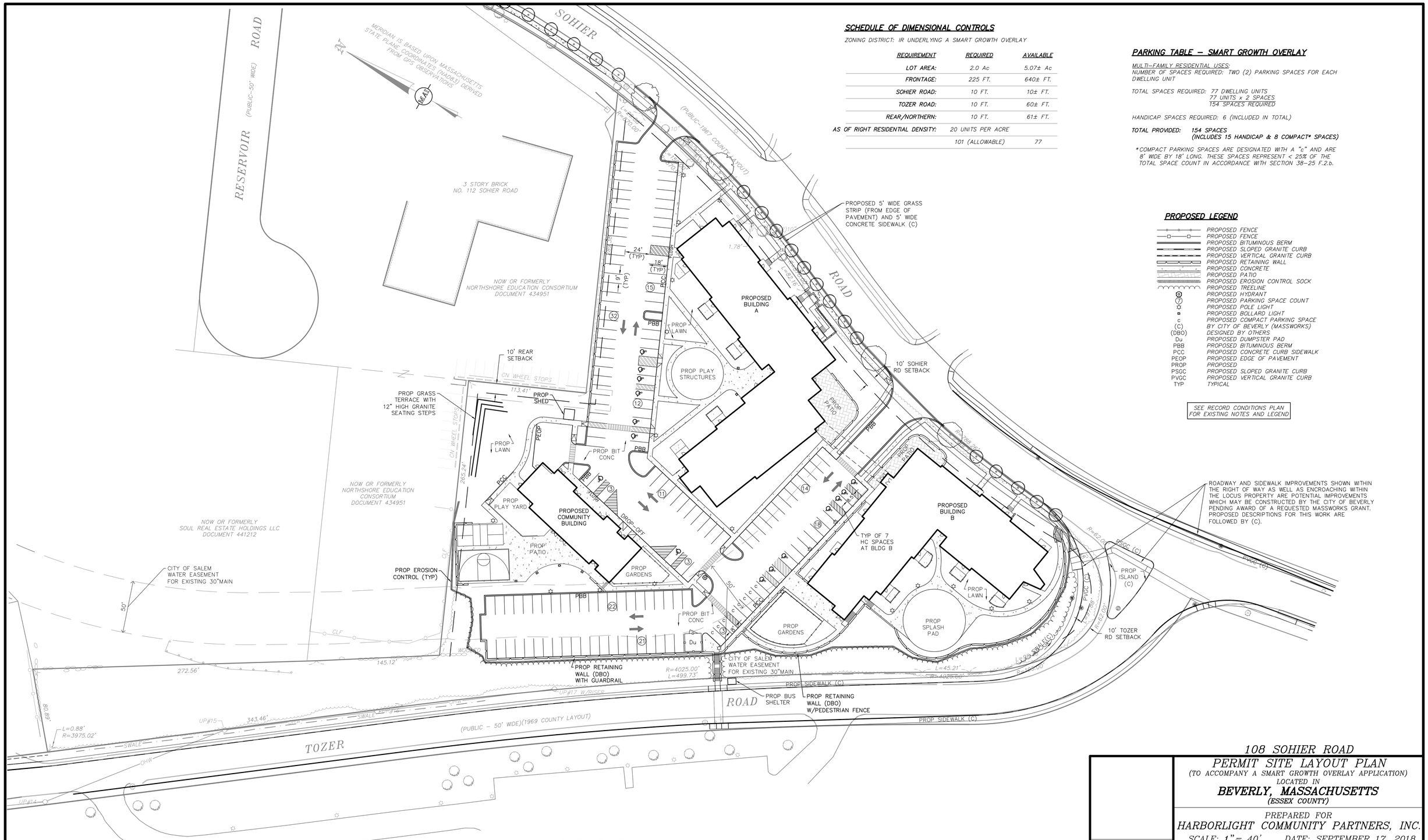
TOTAL PROVIDED: 154 SPACES
(INCLUDES 15 HANDICAP & 8 COMPACT* SPACES)

*COMPACT PARKING SPACES ARE DESIGNATED WITH A "c" AND ARE 8' WIDE BY 18' LONG. THESE SPACES REPRESENT < 25% OF THE TOTAL SPACE COUNT IN ACCORDANCE WITH SECTION 38-25 F.2.b.

PROPOSED LEGEND

	PROPOSED FENCE
	PROPOSED FENCE
	PROPOSED BITUMINOUS BERM
	PROPOSED SLOPED GRANITE CURB
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED PATIO
	PROPOSED EROSION CONTROL SOCK
	PROPOSED TREELINE
	PROPOSED HYDRANT
7	PROPOSED PARKING SPACE COUNT
	PROPOSED POLE LIGHT
	PROPOSED BOLLARD LIGHT
c	PROPOSED COMPACT PARKING SPACE
(C)	BY CITY OF BEVERLY (MASSWORKS)
(DBO)	DESIGNED BY OTHERS
Du	PROPOSED DUMPSTER PAD
PBB	PROPOSED BITUMINOUS BERM
PCC	PROPOSED CONCRETE CURB SIDEWALK
PEOP	PROPOSED EDGE OF PAVEMENT
PROP	PROPOSED
PSGC	PROPOSED SLOPED GRANITE CURB
PVGC	PROPOSED VERTICAL GRANITE CURB
TYP	TYPICAL

SEE RECORD CONDITIONS PLAN FOR EXISTING NOTES AND LEGEND



GRAPHIC SCALE
SCALE: 1"=40'

FEET 40 0 20 40 80 160
METERS 0 10 20 40 60

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	10/15/19	COMMUNITY BLDG AREA & BLDG A	ACF	ACF
1	02/15/19	FUNDING/BLDGS A & COMMUNITY	ACF	ACF

(XREF: 6063_REC)
DWG. No. 6063_SITE

108 SOHIER ROAD

PERMIT SITE LAYOUT PLAN

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARBORLIGHT COMMUNITY PARTNERS, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

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 7 PROJECT No. 6063

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

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT IN BOLT ON CONCRETE LIGHT POLE BASE 2.7' A.G.	128.52
2	CUT SPIKE SET IN 30" DECIDUOUS TREE 1.0' A.G.	111.62

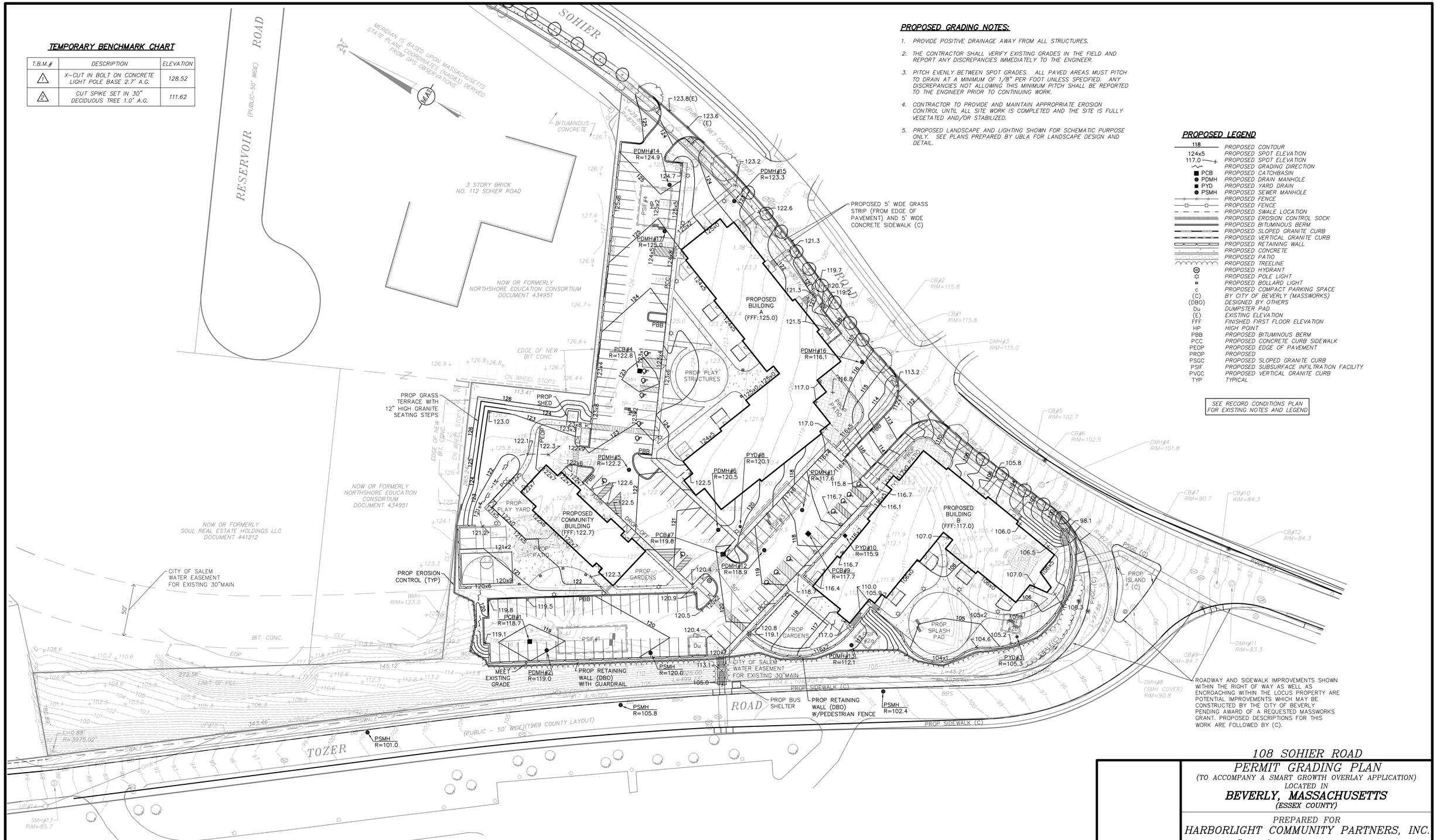
PROPOSED GRADING NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
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. CONTRACTOR TO PROVIDE AND MAINTAIN APPROPRIATE EROSION CONTROL UNTIL ALL SITE WORK IS COMPLETED AND THE SITE IS FULLY VEGETATED AND/OR STABILIZED.
5. PROPOSED LANDSCAPE AND LIGHTING SHOWN FOR SCHEMATIC PURPOSE ONLY. SEE PLANS PREPARED BY UBLA FOR LANDSCAPE DESIGN AND DETAIL.

PROPOSED LEGEND

118	PROPOSED CONTOUR
124x5	PROPOSED SPOT ELEVATION
117.0 +	PROPOSED SPOT ELEVATION
	PROPOSED GRADING DIRECTION
PCB	PROPOSED CATCHBASIN
PDMH	PROPOSED DRAIN MANHOLE
PYD	PROPOSED YARD DRAIN
PSMH	PROPOSED SEWER MANHOLE
	PROPOSED FENCE
	PROPOSED FENCE
	PROPOSED SWALE LOCATION
	PROPOSED EROSION CONTROL SOCK
	PROPOSED BITUMINOUS BERM
	PROPOSED SLOPED GRANITE CURB
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED PATIO
	PROPOSED TREELINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT
	PROPOSED BOLLARD LIGHT
c	PROPOSED COMPACT PARKING SPACE
(C)	BY CITY OF BEVERLY (MASSWORKS)
(DBO)	DESIGNED BY OTHERS
Du	DUMPSTER PAD
(E)	EXISTING ELEVATION
FFF	FINISHED FIRST FLOOR ELEVATION
HP	HIGH POINT
PBB	PROPOSED BITUMINOUS BERM
PCC	PROPOSED CONCRETE CURB SIDEWALK
PEOP	PROPOSED EDGE OF PAVEMENT
PROP	PROPOSED
PSGC	PROPOSED SLOPED GRANITE CURB
PSIF	PROPOSED SUBSURFACE INFILTRATION FACILITY
PVGC	PROPOSED VERTICAL GRANITE CURB
TYP	TYPICAL

SEE RECORD CONDITIONS PLAN FOR EXISTING NOTES AND LEGEND



GRAPHIC SCALE
SCALE: 1"=40'
FEET 40 0 20 40 80 160
METERS 0 10 20 40 60

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	10/15/19	COMMUNITY BLDG & GRADING	ACF	ACF
1	02/15/19	BLDG ADJ & ASSOC GRADING	ACF	ACF

(XREF: 6063_REC)
DWG. No. 6063_SITE

108 SOHIER ROAD
PERMIT GRADING PLAN
(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARBORLIGHT COMMUNITY PARTNERS, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

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 7 PROJECT No. 6063

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

UTILITY NOTES:

1. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDINGS AND SITE UTILITIES.
2. ROOF DRAIN OUTLETS TO BE COORDINATED WITH ARCHITECTURAL PLANS. SEE ARCHITECTURAL PLANS FOR SPECIFIC DOWNSPOUT LOCATIONS.
3. PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HEREON 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.
4. PROPOSED LIGHTING SHOWN FOR SCHEMATIC PURPOSE ONLY. SEE PLANS PREPARED BY UBLA FOR LIGHTING DETAIL.

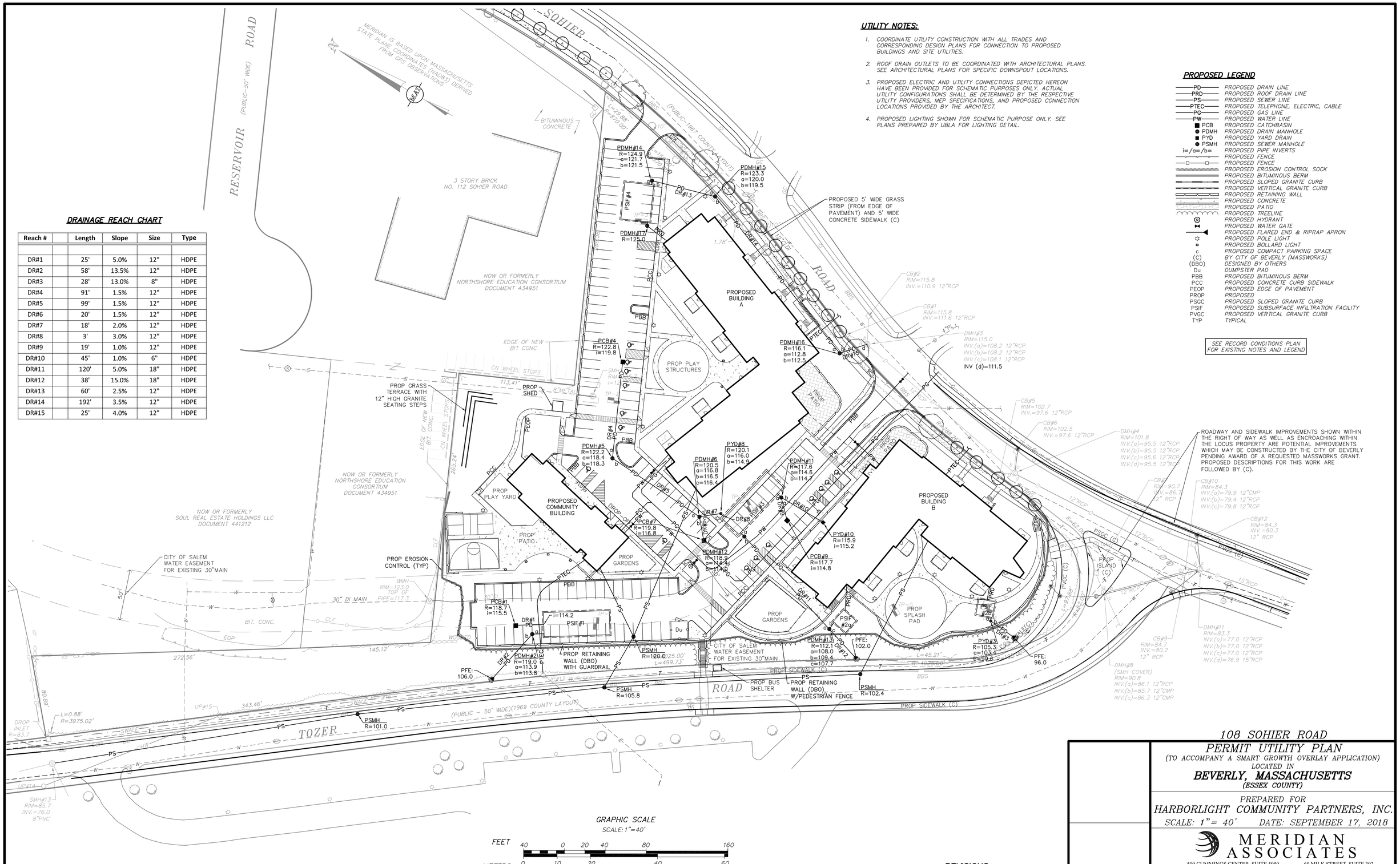
PROPOSED LEGEND

PD	PROPOSED DRAIN LINE
PRD	PROPOSED ROOF DRAIN LINE
PS	PROPOSED SEWER LINE
PTEC	PROPOSED TELEPHONE, ELECTRIC, CABLE
PG	PROPOSED GAS LINE
PW	PROPOSED WATER LINE
PCB	PROPOSED CATCHBASIN
PDMH	PROPOSED DRAIN MANHOLE
PYD	PROPOSED YARD DRAIN
PSMH	PROPOSED SEWER MANHOLE
i=/a=/b=	PROPOSED PIPE INVERTS
	PROPOSED FENCE
	PROPOSED FENCE
	PROPOSED EROSION CONTROL SOCK
	PROPOSED BITUMINOUS BERM
	PROPOSED SLOPED GRANITE CURB
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED PATIO
	PROPOSED TREELINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED FLARED END & RIPRAP APRON
	PROPOSED POLE LIGHT
	PROPOSED BOLLARD LIGHT
c	PROPOSED COMPACT PARKING SPACE
(C)	BY CITY OF BEVERLY (MASSWORKS)
(DBO)	DESIGNED BY OTHERS
Du	DUMPSTER PAD
PBB	PROPOSED BITUMINOUS BERM
PCC	PROPOSED CONCRETE CURB SIDEWALK
PEOP	PROPOSED EDGE OF PAVEMENT
PROP	PROPOSED
PSGC	PROPOSED SLOPED GRANITE CURB
PSIF	PROPOSED SUBSURFACE INFILTRATION FACILITY
PVGC	PROPOSED VERTICAL GRANITE CURB
TYP	TYPICAL

SEE RECORD CONDITIONS PLAN FOR EXISTING NOTES AND LEGEND

DRAINAGE REACH CHART

Reach #		Length	Slope	Size	Type
DR#1		25'	5.0%	12"	HDPE
DR#2		58'	13.5%	12"	HDPE
DR#3		28'	13.0%	8"	HDPE
DR#4		91'	1.5%	12"	HDPE
DR#5		99'	1.5%	12"	HDPE
DR#6		20'	1.5%	12"	HDPE
DR#7		18'	2.0%	12"	HDPE
DR#8		3'	3.0%	12"	HDPE
DR#9		19'	1.0%	12"	HDPE
DR#10		45'	1.0%	6"	HDPE
DR#11		120'	5.0%	18"	HDPE
DR#12		38'	15.0%	18"	HDPE
DR#13		60'	2.5%	12"	HDPE
DR#14		192'	3.5%	12"	HDPE
DR#15		25'	4.0%	12"	HDPE



REVISIONS

	2	10/15/19	DRAINAGE REACH INFO	ACF	ACF
(XREF: 6063_REC)	1	02/15/19	FUNDING/BLDGS A & COMMUNITY	ACF	ACF
DWG. No. 6063_SITE	NO.	DATE	DESCRIPTION	BY	CHK'D

108 SOHIER ROAD

PERMIT UTILITY PLAN

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)

LOCATED IN

BEVERLY, MASSACHUSETTS

(ESSEX COUNTY)

PREPARED FOR

HARBORLIGHT COMMUNITY PARTNERS, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

MERIDIAN ASSOCIATES

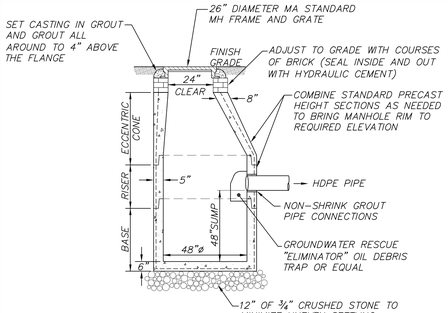
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

WWW.MERIDIANASSOC.COM

SHEET No. 5 OF 7 PROJECT No. 6063

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

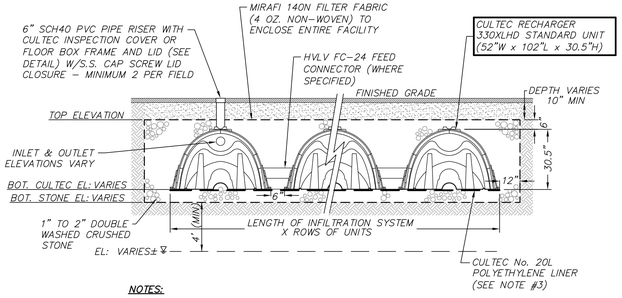


NOTES:

1. 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

CATCHBASIN WITH OIL DEBRIS TRAP

(NOT TO SCALE)

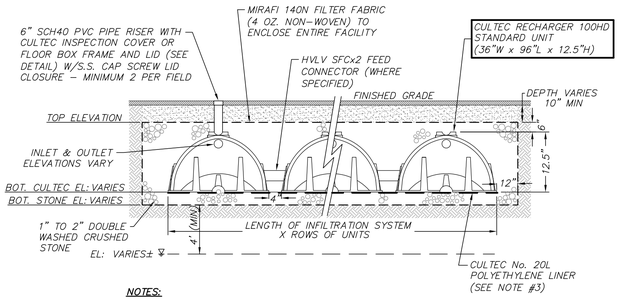


NOTES:

1. PROVIDE MINIMUM 4 FOOT SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED STONE LAYER AND SEASONAL HIGH GROUNDWATER TABLE.
2. REMOVE ALL TOPSOIL AND SUBSOIL IN AREA OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE V.
3. CULTEC No. 20L POLYETHYLENE LINER TO BE PLACED BENEATH CHAMBERS UTILIZING INTERNAL MANIFOLD ONLY.

SUBSURFACE INFILTRATION FACILITY

(NOT TO SCALE)



NOTES:

1. PROVIDE MINIMUM 4 FOOT SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED STONE LAYER AND SEASONAL HIGH GROUNDWATER TABLE.
2. REMOVE ALL TOPSOIL AND SUBSOIL IN AREA OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE V.
3. CULTEC No. 20L POLYETHYLENE LINER TO BE PLACED BENEATH CHAMBERS UTILIZING INTERNAL MANIFOLD ONLY.

SUBSURFACE INFILTRATION FACILITY

(NOT TO SCALE)

SOIL TESTING INFORMATION

DATE: AUGUST 8, 2018
CONDUCTED BY: CHRIS BROYLES (SE#13780) FOR MERIDIAN ASSOCIATES, INC.

TEST PIT TP-1

0"-10"	A	LOAMY SAND
10"-20"	Bw	LOAMY SAND
20"-42"	C_1	EXTREMELY GRAVELY LOAMY SAND
42"-77"	C_2	LOAMY SAND
77"-108"	C_3	GRAVELY LOAMY SAND

NO ESHGW PRESENT

TEST PIT TP-2

0"-4"		ASPHALT
4"-10"		HTM/FILL
10"-72"	C_1	SILT LOAM
72"-180"	C_2	LOAMY SAND

REDOX @ 108"
WEEPING @ 173"
STANDING @ 179"

TEST PIT TP-5

0"-4"		ASPHALT
4"-10"		HTM/FILL
10"-32"	C_1	LOAMY SAND
32"-62"	Cd_1	LOAMY SAND
62"-90"	C_2	LOAMY SAND

NO ESHGW PRESENT

TEST PIT TP-3

0"-4"		ASPHALT
4"-10"		HTM/FILL
10"-24"	C_1	FINE SANDY LOAMY
24"-126"	C_2	SANDY LOAM
126"-144"	C_3	GRAVELY SANDY LOAM

NO ESHGW PRESENT

TEST PIT TP-4

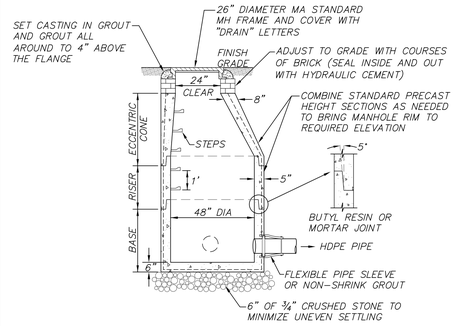
0"-51"		HTM/FILL
51"-60"	Bb	SANDY LOAM
60"-84"	C_1	GRAVELY SANDY LOAM
84"-122"	C_2	VERY GRAVELY SANDY LOAM

NO ESHGW PRESENT

TEST PIT TP-6

6"-0"	O	ORGANICS
0"-6"	A	SANDY LOAM
6"-18"	Bw	SANDY LOAM
18"-48"	C	SANDY LOAM

NO ESHGW PRESENT

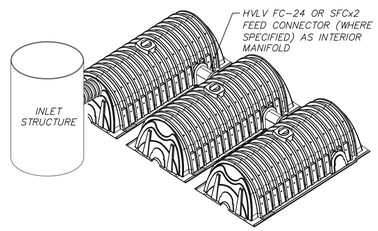


NOTES:

1. 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC.
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
7. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

DRAIN MANHOLE DETAIL

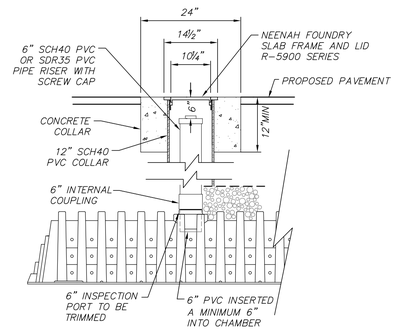
(NOT TO SCALE)



INLET WITH INTERIOR MANIFOLD

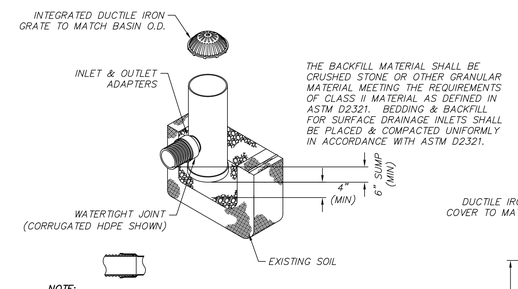
SUBSURFACE INFILTRATION FACILITY

(NOT TO SCALE)



OBSERVATION PORT

(NOT TO SCALE)

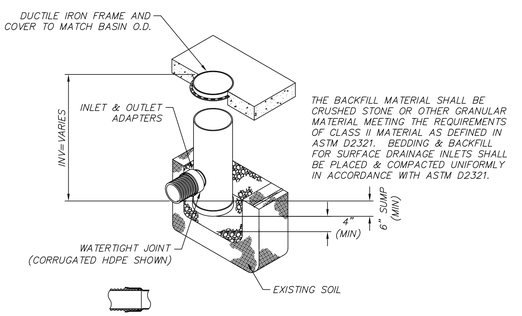


NOTE:

1. PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
2. FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H-20 LOADING CAPACITY.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
4. SEE SITE PLAN FOR RIM AND INVERTS.

PROPOSED YARD DRAIN

(NOT TO SCALE)

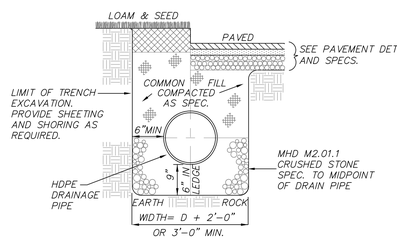


NOTE:

1. PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
2. FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H-20 LOADING CAPACITY.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
4. SEE SITE PLAN FOR RIM AND INVERTS.

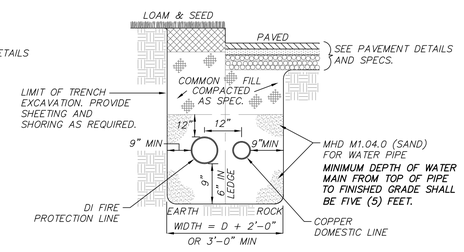
PROPOSED YARD DRAIN

(NOT TO SCALE)



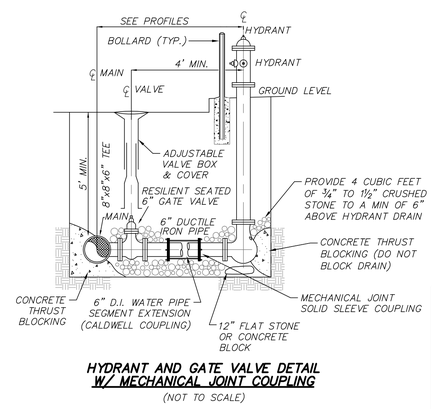
DRAIN TRENCH

(NOT TO SCALE)



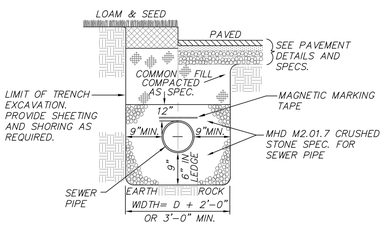
WATER SERVICE TRENCH

(NOT TO SCALE)



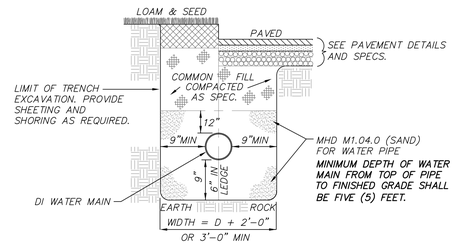
HYDRANT AND GATE VALVE DETAIL W/ MECHANICAL JOINT COUPLING

(NOT TO SCALE)



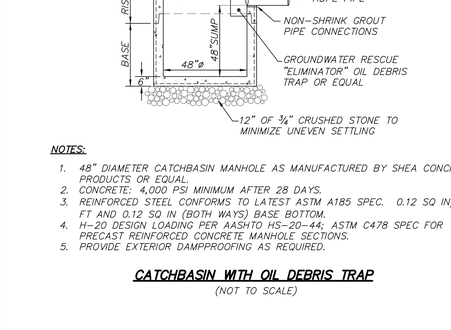
SEWER TRENCH DETAIL

(NOT TO SCALE)



WATER MAIN TRENCH

(NOT TO SCALE)



NOTES:

1. 48" DIAMETER SEWER MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC.
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
7. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

SEWER MANHOLE DETAIL

(NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	10/15/19	NO REVISIONS TO THIS SHEET	ACF	ACF
1	02/15/19	FUNDING APPL/NO REVISIONS	ACF	ACF

DWG. No. 6063_DETAIL

108 SOHIER ROAD

PERMIT SITE DETAILS

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

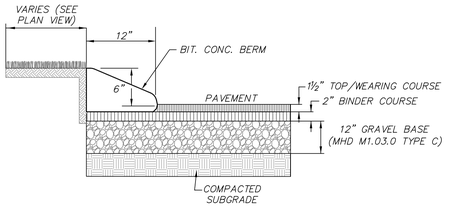
PREPARED FOR
HARBORLIGHT COMMUNITY PARTNERS, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

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 7 PROJECT No. 6063

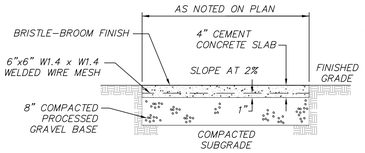
Copyright © by Meridian Associates, Inc. All rights reserved.

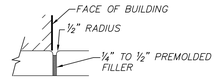


NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE

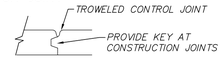
BITUMINOUS CONCRETE AND BERM

(NOT TO SCALE)





EXPANSION JOINT

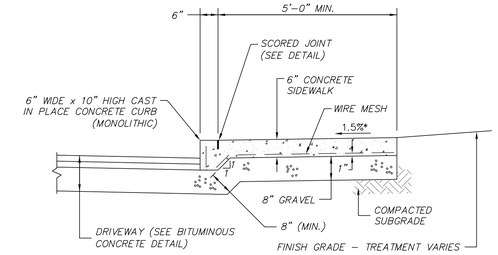


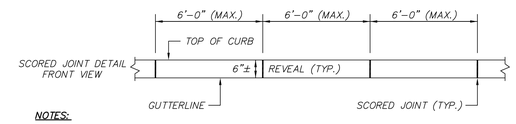
CONSTRUCTION CONTROL JOINT

NOTES:
1. TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
2. TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY

(NOT TO SCALE)



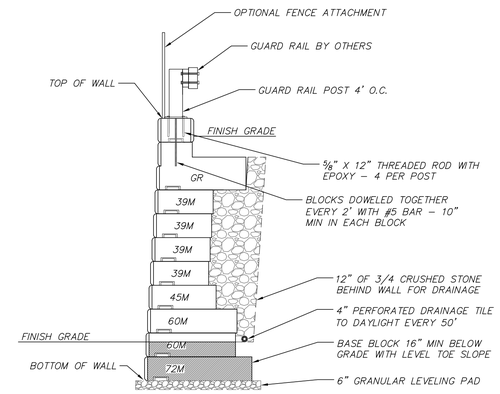


NOTES:
1. MONOLITHIC CONCRETE CURB SHALL NOT BE USED ON ANY PUBLIC STREET OR WAY.
2. MONOLITHIC CONCRETE CURB MAY BE USED ON PRIVATE WAYS, DRIVEWAYS AND IN PARKING LOTS.

* – TOLERANCE FOR CONSTRUCTION ±0.5%

CAST IN PLACE CONCRETE CURB & SIDEWALK

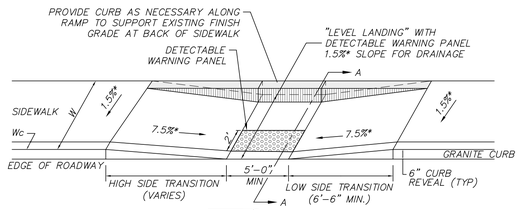
(NOT TO SCALE)

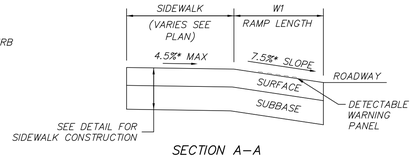


NOTES:
1. DETAIL PROVIDED FOR SCHEMATIC PURPOSE ONLY. FINAL WALL DESIGN TO BE PROVIDED BY A STRUCTURAL ENGINEER.
2. MINIMUM HEIGHT FROM TOP OF GUARDRAIL TO FINISHED GRADE IS 2'-6".
3. DETAIL PROVIDED BY SHEA CONCRETE, INC.
4. SEE SITE PLANS FOR WALL LOCATIONS AND ELEVATIONS.

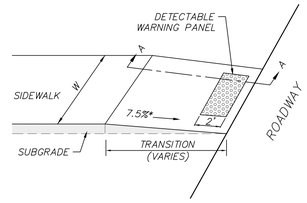
LARGE CONCRETE BLOCK GRAVITY WALL

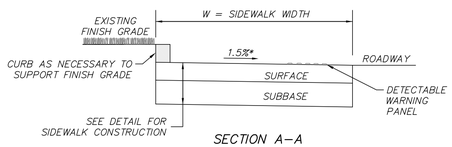
(NOT TO SCALE)





SECTION A–A





SECTION A–A

LEGEND:

HSL = HIGH SIDE TRANSITION (SEE MASSDOT CONSTRUCTION STANDARD E 107.9.0)
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB = W–Wc
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LASS THAN 4'–0"

NOTES:
1. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATION OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND CURRENT MASSDOT CONSTRUCTION STANDARDS.
2. DETECTABLE WARNING PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MASSDOT CONSTRUCTION STANDARD E 107.6.5.

IN-LINE WHEELCHAIR RAMP

(NOT TO SCALE)

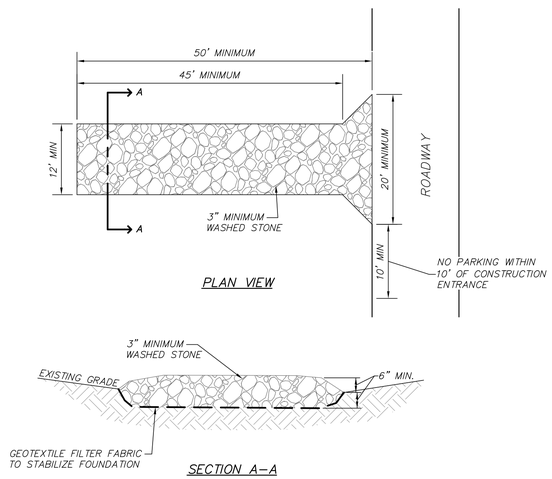
LEGEND:

W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'–0"

NOTES:
1. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATION OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND CURRENT MASSDOT CONSTRUCTION STANDARDS.
2. DETECTABLE WARNING PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MASSDOT CONSTRUCTION STANDARD E 107.6.5.

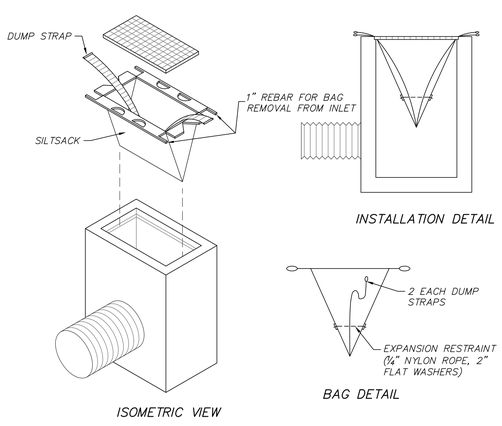
STRAIGHT WHEELCHAIR RAMP

(NOT TO SCALE)



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

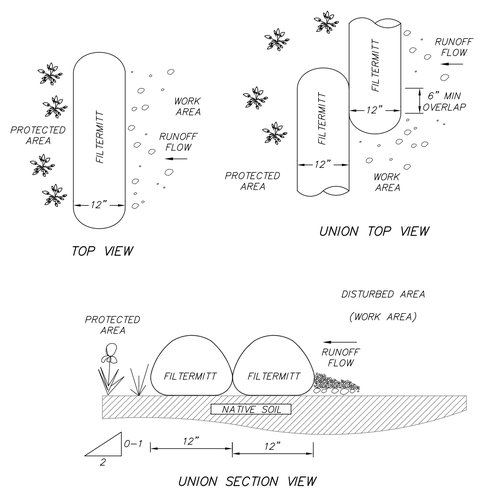
(NOT TO SCALE)



NOTE:
SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

CATCH BASIN FILTER (SILT SAC) DETAIL

(NOT TO SCALE)



EROSION CONTROL SOCK – FILTERMITT DETAIL

(NOT TO SCALE)

FILTERMITT COMPONENTS:

OUTSIDE CASING: 100% ORGANIC HESSIAN

FILLER INGREDIENT: FIBER ROOT MULCH
- BLEND OF COARSE & FINE COMPOST & SHREDDED WOOD
- PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90–100% PASSING A 1" SCREEN; 70–100% PASSING A 0.75" SCREEN; 30–75% PASSING A 0.25" SCREEN
- WEIGHT: APPROXIMATELY 850 LBS/CUYD (AVE 30 LBS/LF)

NOTE:

PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDSCAPES EXPRESS, INC P.O. BOX 737 WRENTHAM, MA. 02093 (508)–384–7140 OR EQUAL

FILTERMITT INSTALLATION:

WITH THE NEWEST TECHNOLOGY AND EQUIPMENT, SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.

SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.

THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE.

WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.

EROSION CONTROL SEQUENCE

1. LIMITS OF CONSTRUCTION ARE TO BE STAKED OUT AS THE FIRST STEP. NO CONSTRUCTION EQUIPMENT IS ALLOWED BEYOND THE LIMITS AS STAKED. THE AREA BEYOND THE LIMITS OF CONSTRUCTION IS TO REMAIN UNDISTURBED.
2. PLACE EROSION CONTROL SOCK AT LIMITS OF CONSTRUCTION AND AT TOE OF FUTURE SLOPES AS SHOWN ON THE SITE PLANS.
3. AREAS OF DISTURBANCE TO BE KEPT TO A MINIMUM. THE AMOUNT OF TIME AN AREA IS LEFT UNSTABILIZED WILL BE KEPT TO A MINIMUM.
4. NO MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED ON A PORTION OF THE PROJECT, STABILIZE THAT DISTURBED AREA WITH TEMPORARY SEEDING, TEMPORARY MULCHING, SOD, HYDROSEED, JUTE NETTING, ETC. AS CONDITIONS WARRANT.
5. LEAVE TEMPORARY EROSION CONTROL IN PLACE UNTIL ALL DISTURBED AREAS ARE REVEGETATED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ARE TO BE PERIODICALLY INSPECTED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT THE PROJECT CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	10/15/19	NO REVISIONS TO THIS SHEET	ACF	ACF
1	02/15/19	FUNDING APPL/NO REVISIONS	ACF	ACF

DWG. No. 6063_DETAIL

108 SOHIER ROAD

PERMIT SITE DETAILS

(TO ACCOMPANY A SMART GROWTH OVERLAY APPLICATION)
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HARBORLIGHT COMMUNITY PARTNERS, INC.

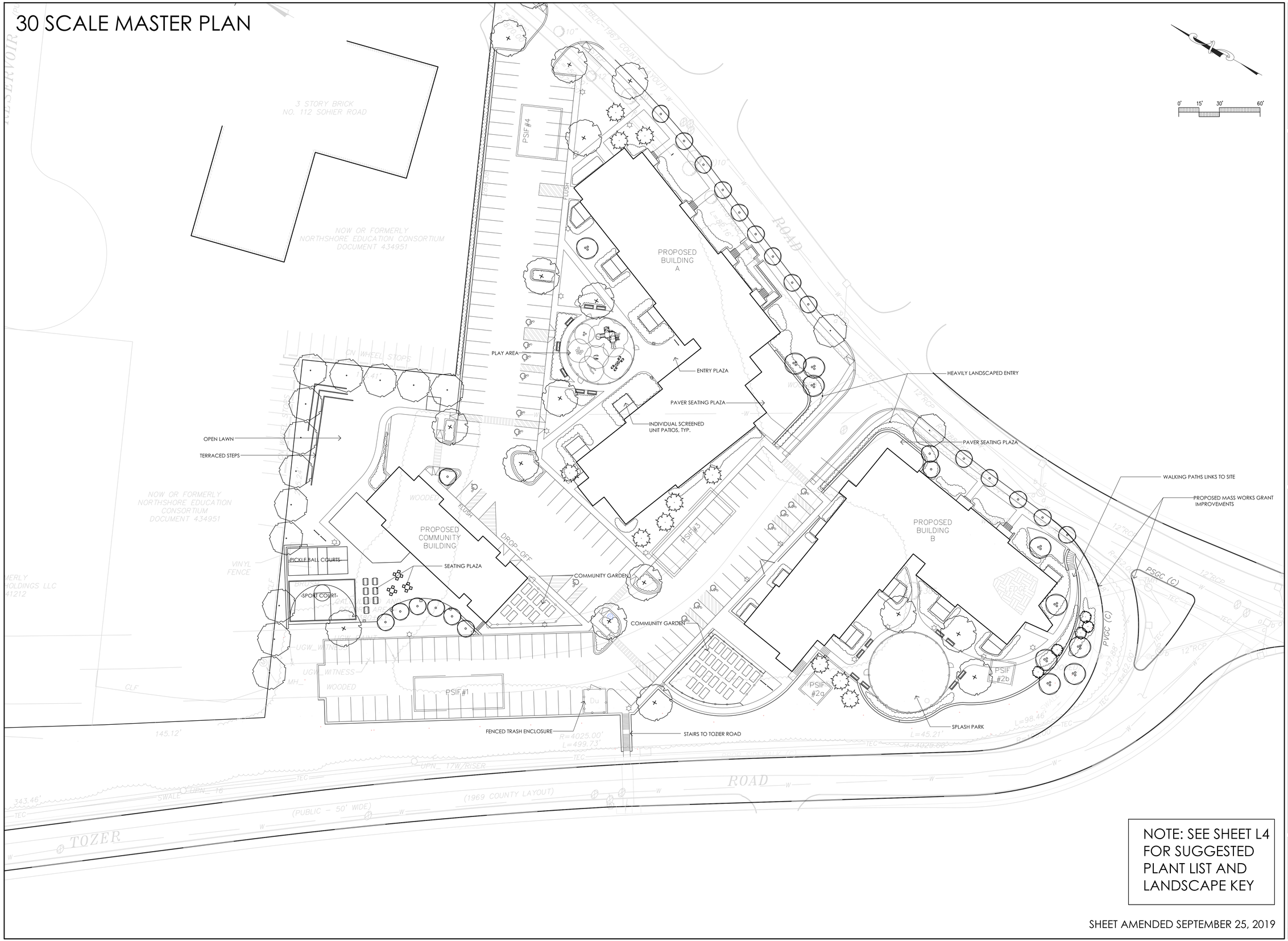
SCALE: 1"= 40' DATE: SEPTEMBER 17, 2018

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. 7 OF 7 PROJECT No. 6063

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

30 SCALE MASTER PLAN



NOTE: SEE SHEET L4
FOR SUGGESTED
PLANT LIST AND
LANDSCAPE KEY

SHEET AMENDED SEPTEMBER 25, 2019

ubla
UBLA RESIDENTIAL, LLC
156 Cross Street
Unit 2A
Beverly, MA 01915
www.ub-la.com

HCP- ANCHOR POINT

Beverly, Massachusetts

HARBORLIGHT COMMUNITY PARTNERS
108 SOHIER ROAD

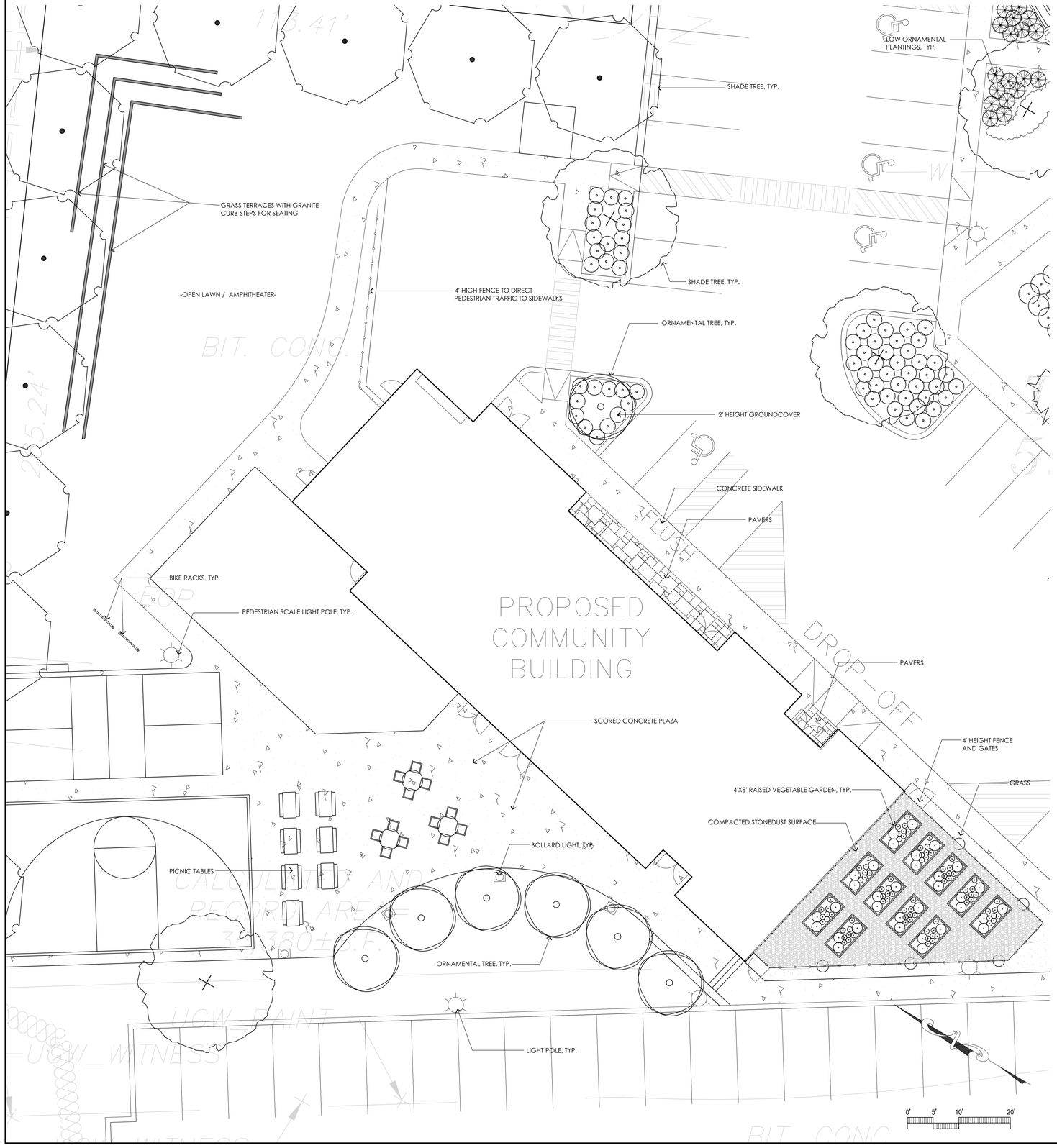
DATE: 2/15/2019	
REVISED: 9/25/2019	
REVISED: 10/15/2019	

October 15, 2019 - amended planning board submission

30 SCALE
LANDSCAPE PLAN

SCALE:	*1"=30'-0"*
JOB NO:	*1825*
FILE:	*1825-landscape.dwg*
DRAWN:	*MGU*
CHECKED:	*checker*
SHEET NO:	L1

10 SCALE COMMUNITY BUILDING ENLARGEMENT



SHEET AMENDED SEPTEMBER 25, 2019

ubla
UBLA RESIDENTIAL, LLC
156 Cross Street
Unit 2A
Beverly, MA 01915
www.ub-la.com

HCP- ANCHOR POINT

Beverly, Massachusetts

HARBORLIGHT COMMUNITY PARTNERS
108 SOHIER ROAD

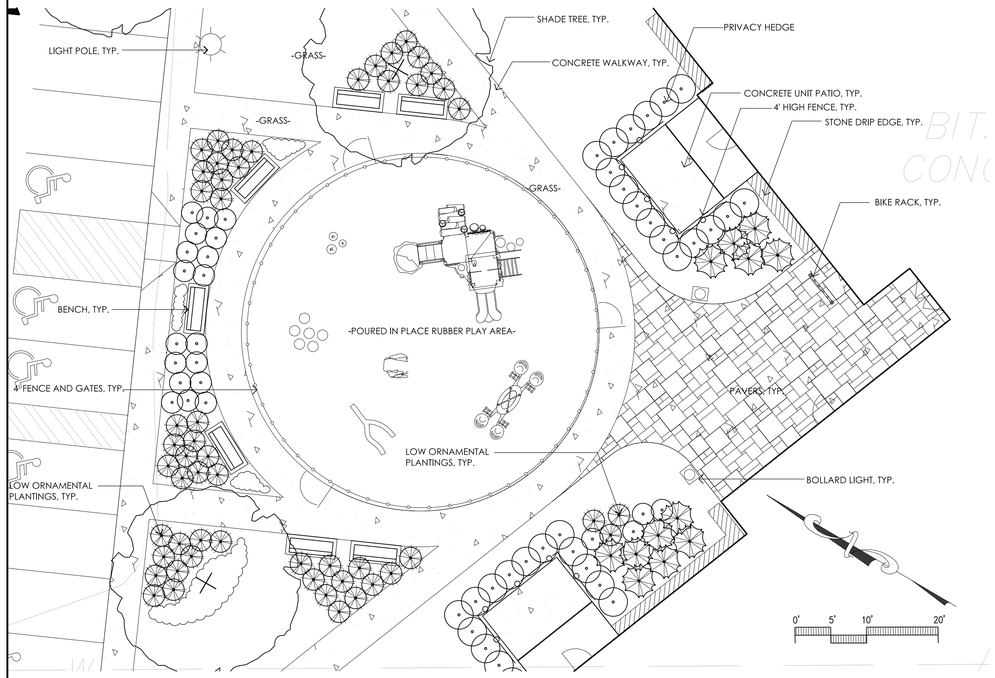
DATE: 2/15/2019
REVISED: 9/25/2019
REVISED: 10/15/2019

October 15, 2019 -amended planning board submission

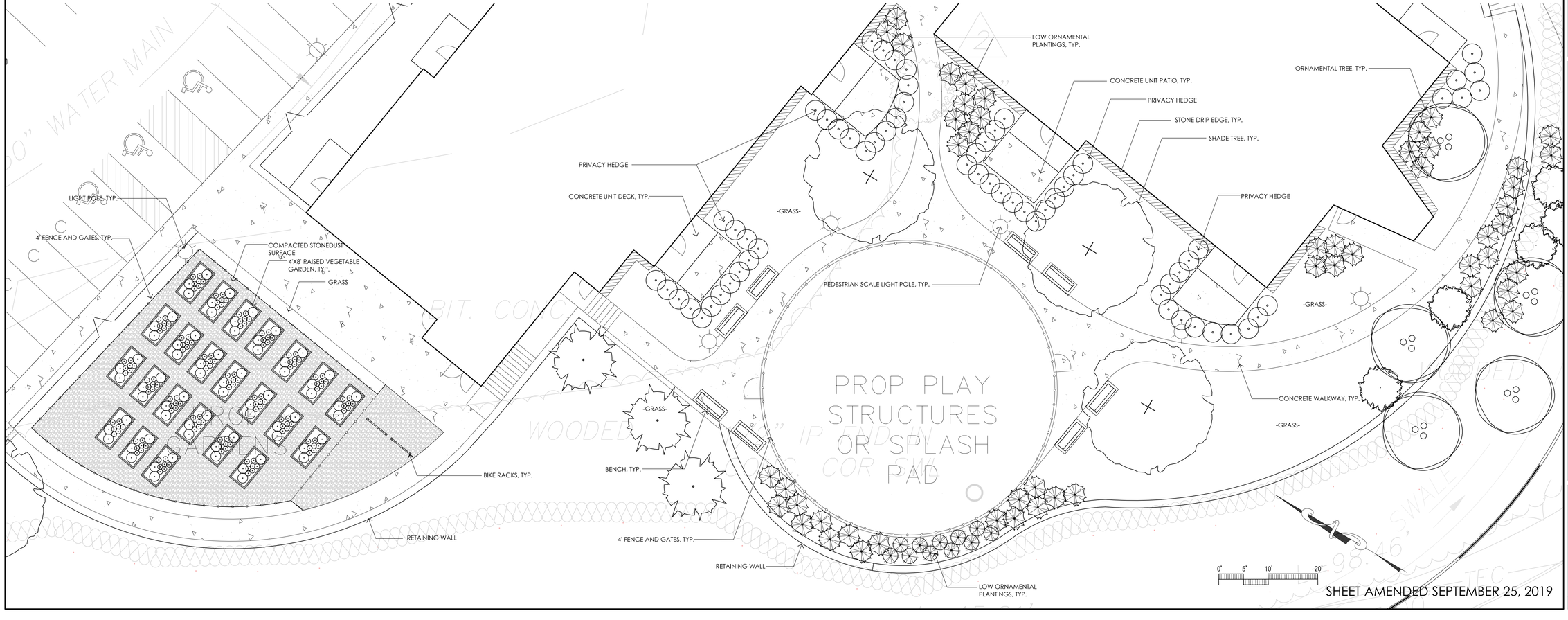
10 SCALE COMMUNITY BUILDING ENLARGEMENT

SCALE:	1"=10'-0"
JOB NO:	1825
FILE:	1825-landscape.dwg
DRAWN:	MGU
CHECKED:	checker
SHEET NO:	L2

10 SCALE 'BUILDING A' ENLARGEMENT



10 SCALE 'BUILDING B' ENLARGEMENT



SHEET AMENDED SEPTEMBER 25, 2019

ubla
UBLA RESIDENTIAL, LLC
156 Cross Street
Unit 2A
Beverly, MA 01915
www.ub-la.com

HCP- ANCHOR POINT

Beverly, Massachusetts

HARBORLIGHT COMMUNITY PARTNERS
108 SOHIER ROAD

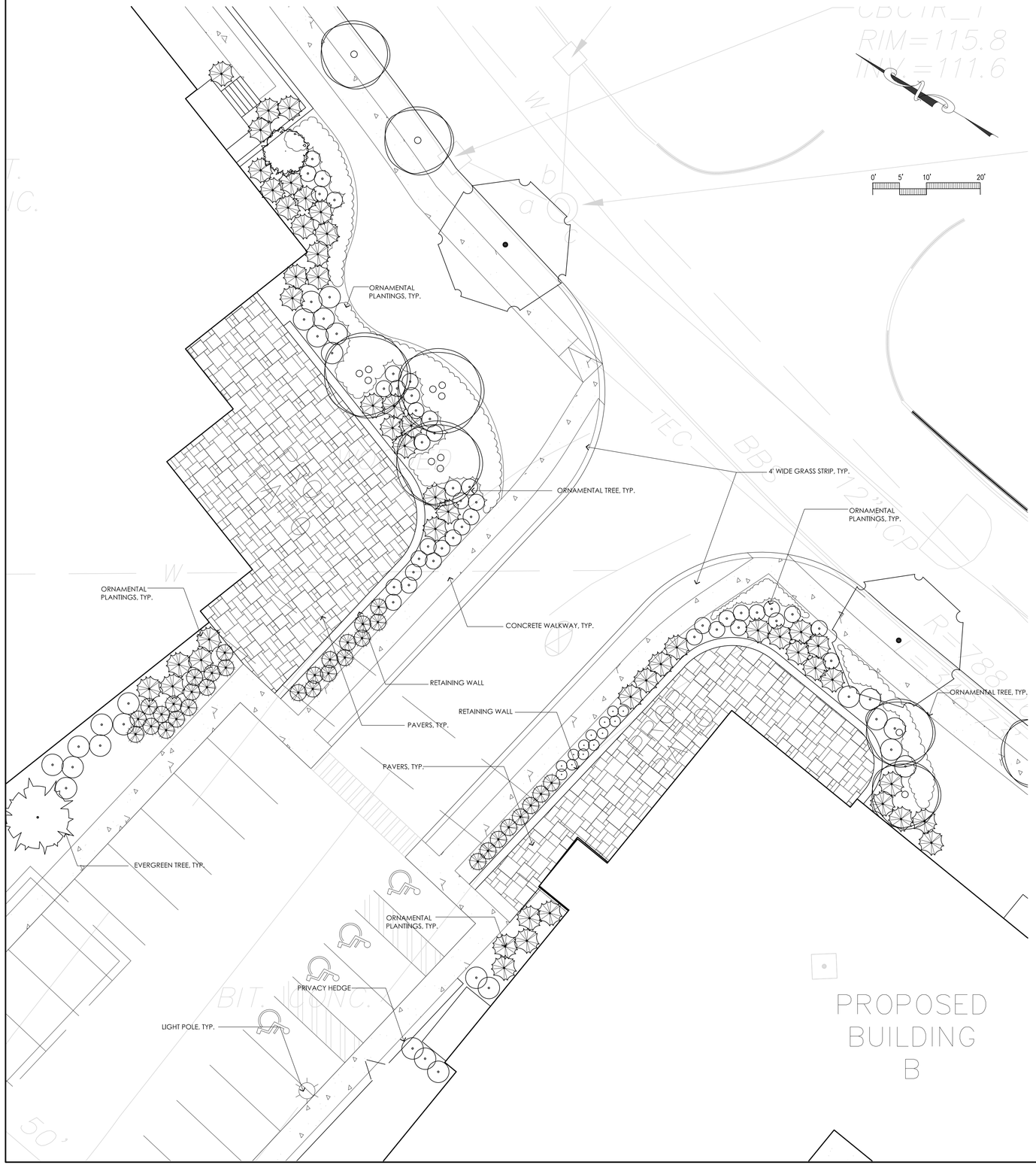
DATE: 2/15/2019	
REVISED: 9/25/2019	
REVISED: 10/15/2019	

October 15, 2019 -amended planning board submission

10 SCALE BUILDING ENLARMENTS

SCALE:	1"=10'-0"
JOB NO:	1825
FILE:	1825-landscape.dwg
DRAWN:	MGU
CHECKED:	checker
SHEET NO:	L3

10 SCALE ENTRY ENLARGEMENT



SUGGESTED PLANT LIST AND KEY

LEGEND

- STREET TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- ORNAMENTAL PLANTINGS
- BENCH
- PAVERS
- STREET LIGHT
- 4' HIGH BOLLARD LIGHT
- BIKE RACK

PLANTING NOTES

1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
2. OWNER'S REPRESENTATIVE TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
3. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
5. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
7. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
9. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
10. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. PLANTING SOIL MIX SHALL BE COMPRISED OF LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER SHALL BE ADDED PER RATES RECOMMENDED IN SOILS ANALYSIS.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
13. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
14. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL AND SEEDED.
15. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

SUGGESTED PLANT LIST

	BOTANICAL NAME	COMMON NAME		SIZE	COMMENT
SHADE TREES					
	ACER X FREEMANII 'JEFFERS RED'	AUTUMN BLAZE MAPLE		2-2 1/2" CAL.	
	ACER SACCHARUM	GREEN MTN SUGAR MAPLE		2-2 1/2" CAL.	
	GLEDITSIA TRIACANTHOS	SHADEMASTER HONEYLOCUST		2-2 1/2" CAL.	
	QUERCUS PALUSTRIS	PIN OAK		2-2 1/2" CAL.	
EVERGREEN TREES					
	ABIES CONCOLOR	WHITE FIR		8-10' HT.	
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		6-7' HT.	
	PICEA PUNGENS VAR. GLAUCA	COLORADO BLUE SPRUCE		6-7' HT.	
	PINUS STROBUS	EASTERN WHITE PINE		7-8' HT.	
ORNAMENTAL TREES					
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH		10-12' CLUMP	
	CARPINUS BETULUS	COLUMNAR HORNBEAM		2-2.5" CAL.	
	SYRINGA RETICULATA	JAPANESE TREE LILAC		2.5-3" CAL.	
ORNAMENTAL PLANTINGS					
	CORNUS SERICEA	REDOSIER DOGWOOD		3-4' HT.	
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		18-24"	
	JUNIPERUS HORIZONTALIS	'BLUE CHIP' JUNIPER		3 GALLON	
	LEUCOTHOE F. 'GIRARD'S RAINBOW'	GIRARDS RAINBOW LEUCOTHOE		18-24"	
	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET		3-4' HT.	
	RHODODENDRON CHINOIDES	WHITE RHODODENDRON		18-24"	
	RHUS AROMATICA	'GROW LOW' SUMAC		3 GALLON	
	SPIREA LATIFOLIA	MEADOWSWEET		3 GALLON	
	TAXUS MEDIA 'GREENWAVE'	'GREENWAVE' YEW		3 GALLON	
	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE		4-5' HT.	
	ASTER NOVAE ANGLIAE	NEW ENGLAND WOOD ASTER		1 GALLON	
	CAREX PENNSYLVANICA	PENNSYLVANNIA SEDGE		1 GALLON	
	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA		2 GALLON	
	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		1 QUART	
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS		2 GALLON	
	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS		2 GALLON	

SHEET AMENDED SEPTEMBER 25, 2019

ubla
UBLA RESIDENTIAL, LLC
136 Cross Street
Unit 2A
Beverly, MA 01915
www.ub-la.com

HCP- ANCHOR POINT

Beverly, Massachusetts

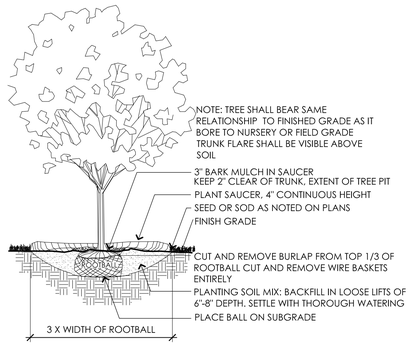
HARBORLIGHT COMMUNITY PARTNERS
108 SOHIER ROAD

DATE: 2/15/2019
REVISED: 9/25/2019
REVISED: 10/15/2019

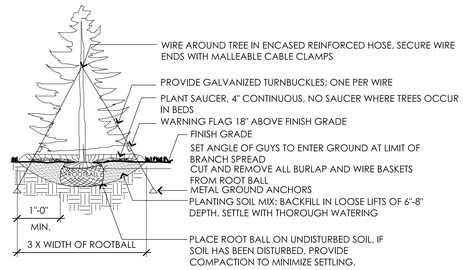
October 15, 2019 -amended planning board submission

10 SCALE ENTRY ENLARGEMENT

SCALE:	1"=10'-0"
JOB NO:	1825
FILE:	1825-landscape.dwg
DRAWN:	MGU
CHECKED:	checker
SHEET NO:	L4



1 TYPICAL DECIDUOUS TREE PLANTING

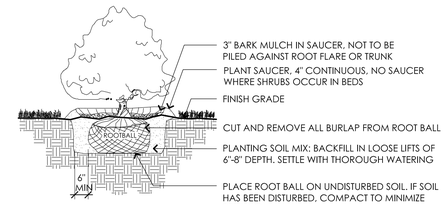


NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

2 TYPICAL EVERGREEN TREE PLANTING

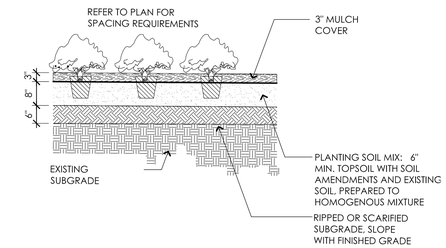


NOTES:

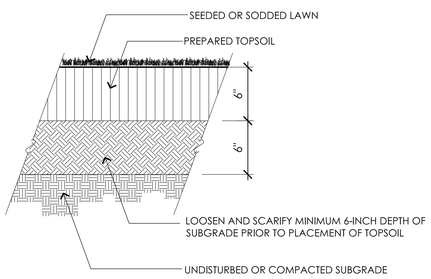
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.

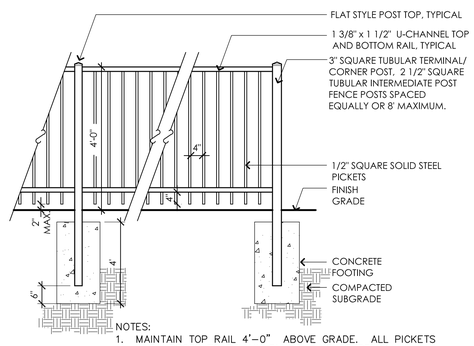
3 TYPICAL SHRUB PLANTING



4 TYPICAL GROUNDCOVER PLANTING



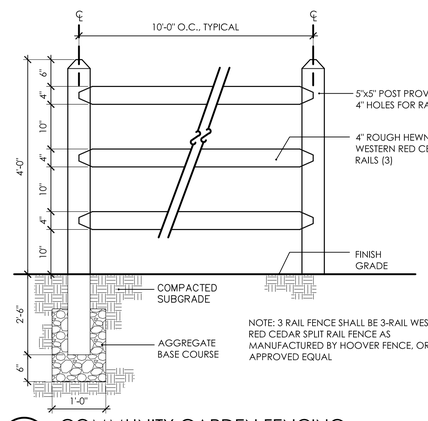
5 TYPICAL LAWN INSTALLATION



NOTES:

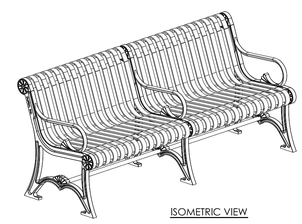
1. MAINTAIN TOP RAIL 4'-0" ABOVE GRADE. ALL PICKETS AND POSTS TO REMAIN PLUMB; NO STEPPING
2. FURNISH AND INSTALL 3-FT WIDE PEDESTRIAN GATE WHERE SHOWN ON DRAWINGS.

6 PLAY AREA FENCING



NOTE: 3 RAIL FENCE SHALL BE 3-RAIL WESTERN RED CEDAR SPLIT RAIL FENCE AS MANUFACTURED BY HOOVER FENCE, OR APPROVED EQUAL

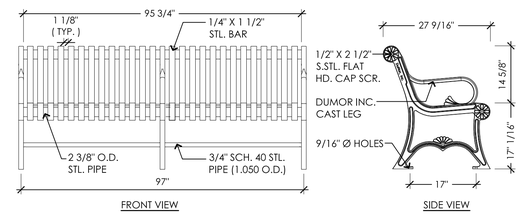
7 COMMUNITY GARDEN FENCING



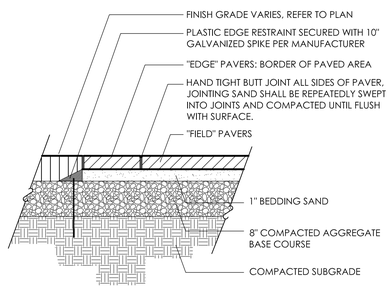
ISOMETRIC VIEW

NOTES:

1. BENCH SHALL BE EQUAL TO DUMOR 58 SERIES STEEL BENCH, 8' LENGTH WITH CENTER ARM REST (CAST LEG).
2. BENCH SHALL BE SURFACE MOUNTED PER MANUFACTURER'S INSTRUCTIONS IN LOCATION(S) SHOWN ON DRAWINGS.
3. MANUFACTURER: DU MOR, INC., 15 INDUSTRIAL CIRCLE, P.O. BOX 142 MIFFLINTOWN, PA 17059-0142, 1-800-598-4018, WWW.DUMOR.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
6. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.



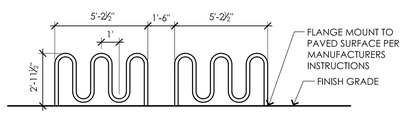
11 BENCH



NOTES:

1. UNIT PAVERS SHALL BE UMBRIANO STYLE AS MANUFACTURED BY UNILOCK(WWW.UNILOCK.COM)
2. EDGE PAVERS SHALL BE UMBRIANO XL RECTANGLE (23.40" X 11.70" X 2.73") IN COLOR MIDNIGHT SKY
3. FIELD PAVERS SHALL BE UMBRIANO XL SQUARE (23.40" X 23.40" X 2.73") IN COLOR WINTER MARVEL

8 TYPICAL UNIT PAVER INSTALLATION



EACH BIKE RACK HOLDS 7 BICYCLES

10 BIKE RACK

UBLA RESIDENTIAL, LLC
156 Cabot Street
Unit 22
Beverly, MA 01915
www.ub-la.com

HCP- ANCHOR POINT

Beverly, Massachusetts

HARBORLIGHT COMMUNITY PARTNERS
108 SOHIER ROAD

DATE: 9/17/2018
REVISED: 10/15/2018

October 15, 2019 amended planning board submission

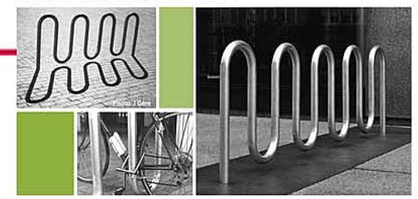
SITE AMENITIES- DETAILS

SCALE:	NOT TO SCALE
JOB NO:	1825
FILE:	1825–landscape.dwg
DRAWN:	MGU
CHECKED:	checker
SHEET NO:	L5

Play Structure

Bench

Bike Rack



Community Gardens

Raised Beds

Raised Beds

Swing Set

Mushroom Steppers

Log Steppers

Retaining Walls

Pole Light

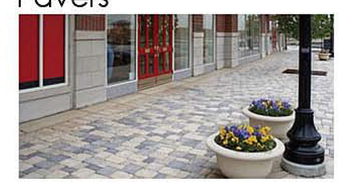
Spinner

Rock Bridge

Fencing

Picnic tables

Pavers



Bollard Light

ANCHOR POINT

Materials images- Landscape Features

UBLA RESIDENTIAL, LLC
156 Cabot Street, Unit 2A, Beverly, MA 01915
978 922 2661 * www.ub-la.com

NO REVISIONS TO THIS SHEET

Red Twig Dogwood

Rhododendron

California Privet

Fountain Grass

Blue Hosta

Astilbe

Daylily

Inkberry

Emerald Green Arborvitae

Greenwave Yew

Blue Chip Juniper

Wood Aster

Switchgrass

Leucothoae

'Grow Low' Sumac

Sedge grass

ANCHOR POINT

Plant images- Ornamental Plants

UBLA RESIDENTIAL, LLC
156 Cabot Street, Unit 2A, Beverly, MA 01915
978 922 2661 * www.ub-la.com

NO REVISIONS TO THIS SHEET

'Autumn Blaze' Maple

'Green Mountain' Sugar Maple

Eastern Red Cedar

Japanese Tree Lilac

Columnar Hornbeam

Pin Oak

Blue Spruce

White Fir

River Birch

ANCHOR POINT

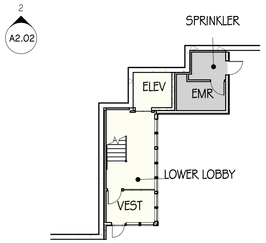
Plant images- Trees

UBLA RESIDENTIAL, LLC
156 Cabot Street, Unit 2A, Beverly, MA 01915
978 922 2661 * www.ub-la.com

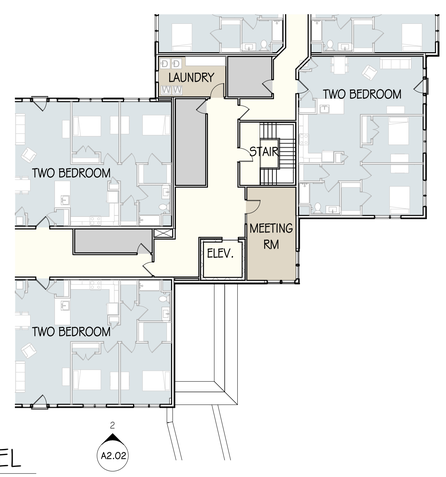
NO REVISIONS TO THIS SHEET

3 BUILDING A - SECOND FLOOR LEVEL
1/16" = 1'-0"

2 BUILDING A - FIRST FLOOR LEVEL
1/16" = 1'-0"



1 BUILDING A - LOWER LEVEL PLAN
1/16" = 1'-0"



4 BUILDING A - THIRD FLOOR LEVEL
1/16" = 1'-0"

BUILDING A SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER LEVEL	570 SF
FIRST FLOOR	18,290 SF
SECOND FLOOR	18,520 SF
THIRD FLOOR	18,220 SF
TOTAL BUILDING SQUARE FOOTAGE	55,600 SF

BUILDING A UNIT MATRIX

	TWO BEDROOM UNITS	THREE BEDROOM UNITS	TOTAL UNITS
FIRST FLOOR	6	6	12
SECOND FLOOR	7	6	13
THIRD FLOOR	7	6	13
TOTAL	20	18	38

INCLUDED IN THE COUNT OF 38 UNITS ARE 3- TWO BEDROOM ACCESSIBLE UNITS AND 3- THREE BEDROOM ACCESSIBLE UNITS, FOR A TOTAL OF 6 ACCESSIBLE UNITS IN BUILDING A. THERE IS ALSO 1 HEARING IMPAIRED UNIT

Color Legend

- CIRCULATION
- CLASSROOMS
- COMMON SPACES
- MAINTENANCE
- OFFICE
- UNITS

SHEET AMENDED OCTOBER 15, 2019

PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Revisions
Issue Date:

Scale: As indicated
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

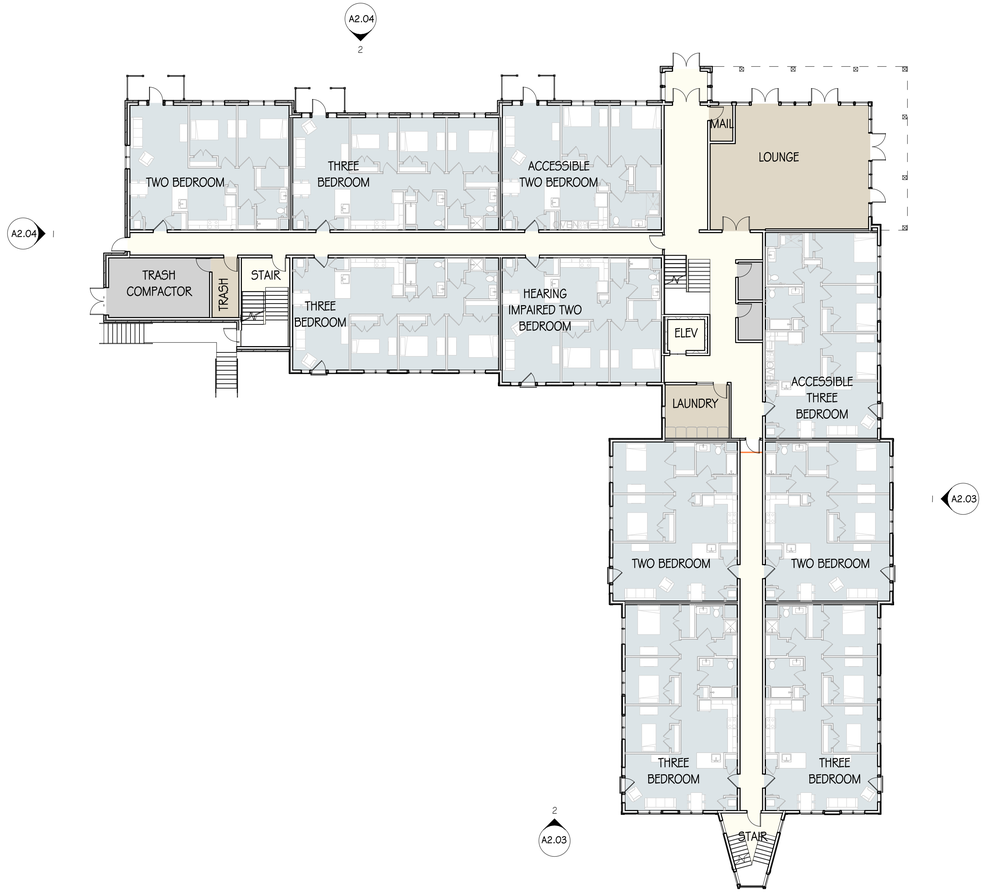
SV DESIGN

© SV Design, LLC

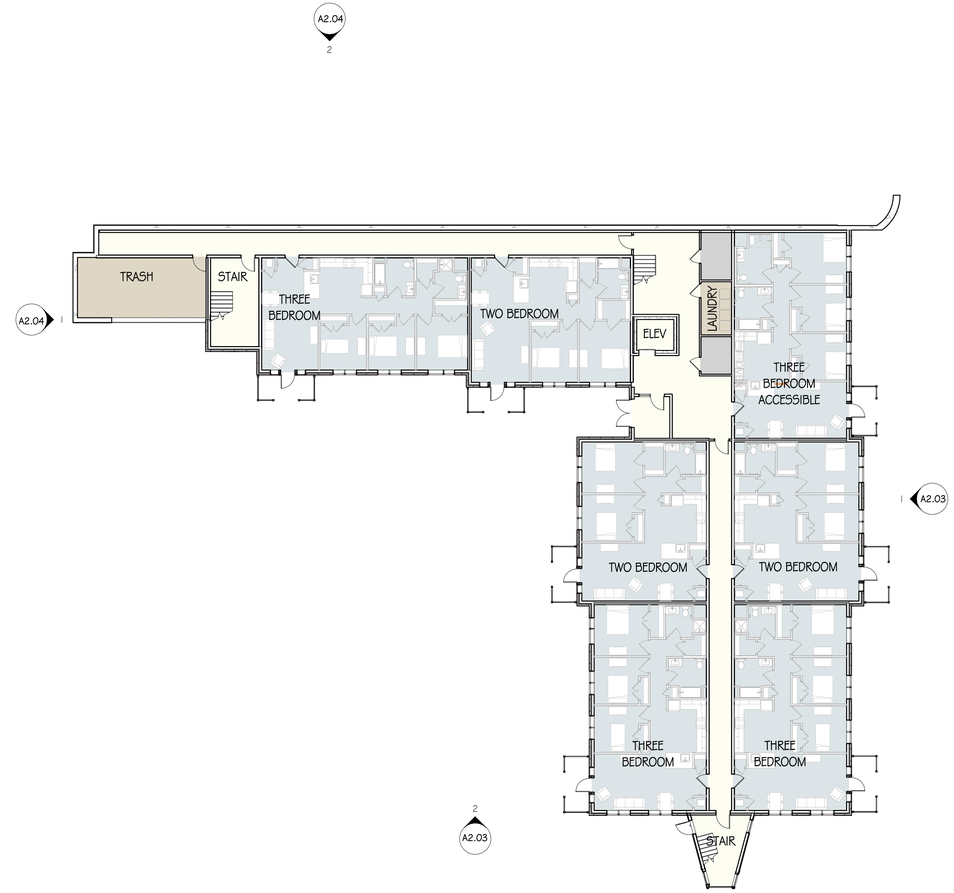
BUILDING A PLANS

A1.01

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt



2 BUILDING B - FIRST FLOOR LEVEL
1/16" = 1'-0"



1 BUILDING B - GARDEN LEVEL
1/16" = 1'-0"

BUILDING B SQUARE FOOTAGE	
	SQUARE FOOTAGE
GARDEN FLOOR	11,200 SF
FIRST FLOOR	15,700 SF
SECOND FLOOR	15,500 SF
THIRD FLOOR	15,500 SF
TOTAL BUILDING SQUARE FOOTAGE	57,900 SF

BUILDING B UNIT MATRIX			
	TWO BEDROOM UNITS	THREE BEDROOM UNITS	TOTAL UNITS
GARDEN FLOOR	3	4	7
FIRST FLOOR	5	5	10
SECOND FLOOR	6	5	11
THIRD FLOOR	6	5	11
TOTAL	20	19	39

INCLUDED IN THE COUNT OF 39 UNITS ARE 3- TWO BEDROOM ACCESSIBLE UNITS AND 4- THREE BEDROOM ACCESSIBLE UNITS, FOR A TOTAL OF 7 ACCESSIBLE UNITS IN BUILDING B. THERE IS ALSO 1 HEARING IMPAIRED UNIT

Color Legend

- CIRCULATION
- CLASSROOMS
- COMMON SPACES
- MAINTENANCE
- OFFICE
- UNITS

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

Revisions
Issue Date:
PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Scale: As indicated
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

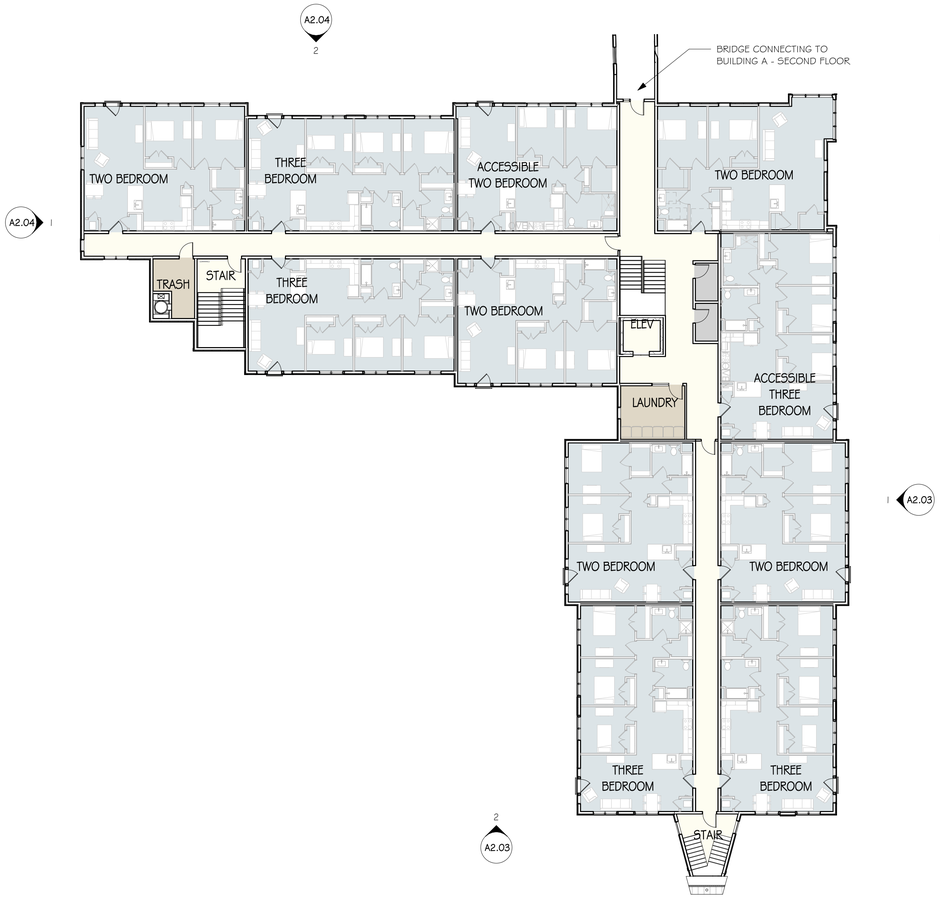
SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

SV DESIGN

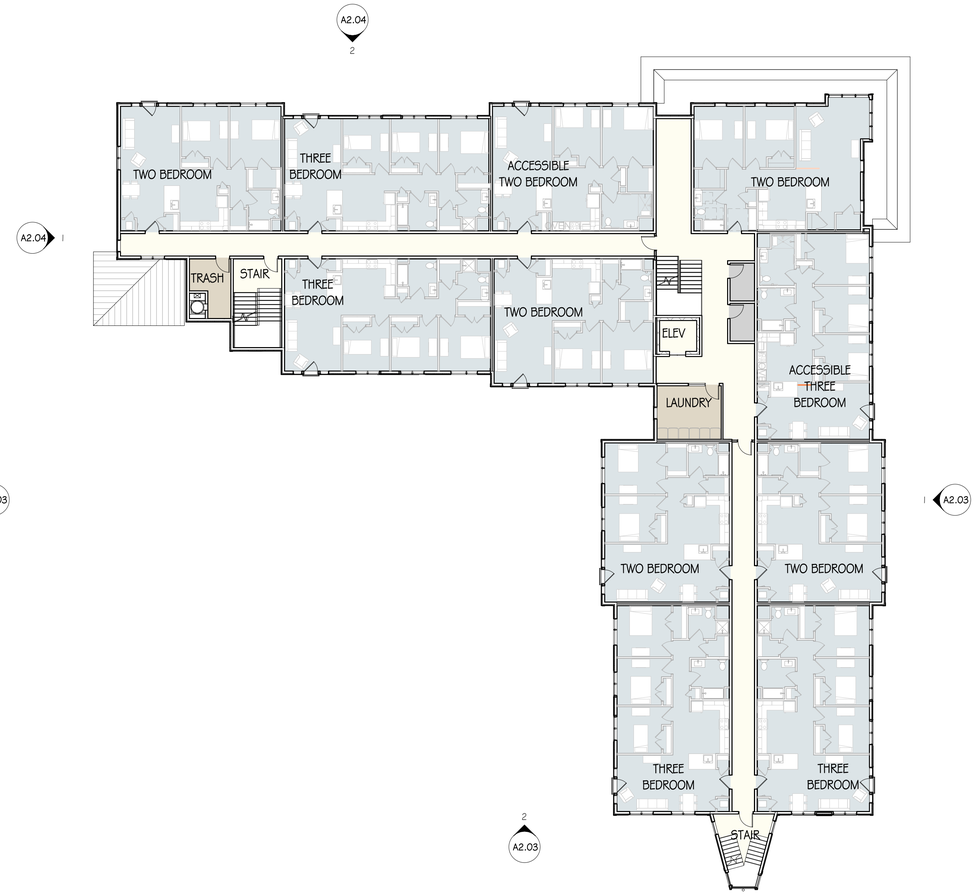
© SV Design, LLC.

BUILDING B PLANS

A1.02



2 BUILDING B - THIRD FLOOR LEVEL
1/16" = 1'-0"



1 BUILDING B- SECOND FLOOR LEVEL
1/16" = 1'-0"

Color Legend

- CIRCULATION
- CLASSROOMS
- COMMON SPACES
- MAINTENANCE
- OFFICE
- UNITS

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

Revisions
Issue Date:
PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Scale: 1/16" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

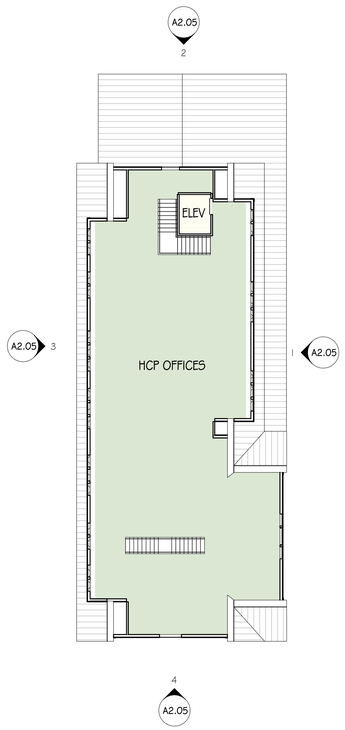
SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 t 978.927.3745 www.svdesign.com

SV DESIGN

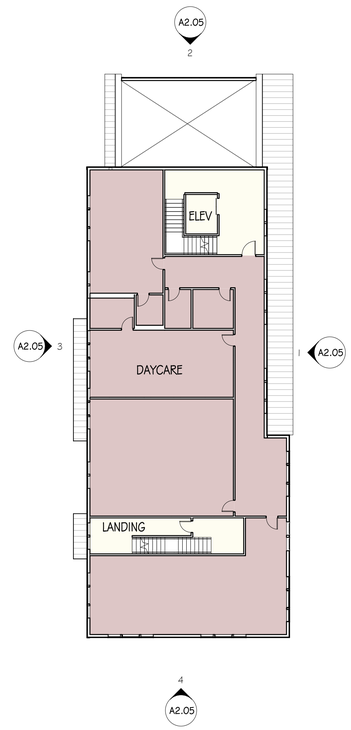
© SV Design, LLC

BUILDING B PLANS

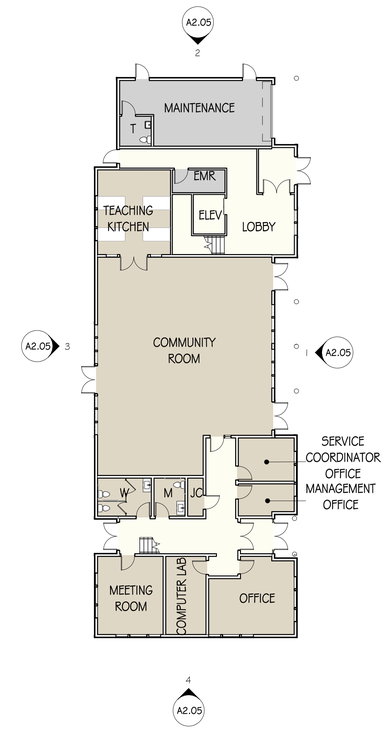
A1.03



3 COMMUNITY BUILDING - THIRD FLOOR LEVEL
1/16" = 1'-0"



2 COMMUNITY BUILDING - SECOND FLOOR LEVEL
1/16" = 1'-0"



1 COMMUNITY BUILDING - FIRST FLOOR LEVEL
1/16" = 1'-0"

Color Legend

- CIRCULATION
- CLASSROOMS
- COMMON SPACES
- MAINTENANCE
- OFFICE
- UNITS

COMMUNITY BUILDING SQUARE FOOTAGE	
	SQUARE FOOTAGE
FIRST FLOOR	5,160 SF
SECOND FLOOR	4,425 SF
THIRD FLOOR	3,600 SF
TOTAL BUILDING SQUARE FOOTAGE	13,185 SF

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Revisions
Issue Date:

Scale: As indicated
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
t 978.927.3745

SV DESIGN

© SV Design, LLC

COMMUNITY BUILDING PLANS

A1.04

1 BUILDING A - EAST ELEVATION (SOHIER ROAD)
1/8" = 1'-0"

2 BUILDING A - NORTH ELEVATION (PARKING LOT)
1/8" = 1'-0"

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

Revisions
Issue Date:

PLANNING BOARD September 17, 2018
AMENDED
OCTOBER 15, 2019

Scale: 1/8" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

© SV Design, LLC

BUILDING A - NORTH & EAST ELEVATIONS

A2.01

1 BUILDING A - WEST ELEVATION (PARKING LOT)
1/8" = 1'-0"

2 BUILDING A - SOUTH ELEVATION (PARKING LOT)
1/8" = 1'-0"

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Revisions
Issue Date:

Scale: 1/8" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

© SV Design, LLC

BUILDING A - SOUTH & WEST ELEVATIONS

A2.02

1 BUILDING B - EAST ELEVATION (SOHIER ROAD)
1/8" = 1'-0"

2 BUILDING B - SOUTH ELEVATION (TOZER ROAD)
1/8" = 1'-0"

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Revisions
Issue Date:

Scale: 1/8" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 t 978.927.3745 www.svdesign.com

SV DESIGN

© SV Design, LLC

BUILDING B - SOUTH & EAST ELEVATIONS

A2.03

1 BUILDING B - WEST ELEVATION (TOZER ROAD)
1/8" = 1'-0"

2 BUILDING B - NORTH ELEVATION (PARKING LOT)
1/8" = 1'-0"

SHEET AMENDED OCTOBER 15, 2019

Revisions
IssueDate:

PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Scale: 1/8" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

© SV Design, LLC

BUILDING B - NORTH & WEST ELEVATIONS

A2.04

2 COMMUNITY BUILDING - SIDE ELEVATION 2
1/8" = 1'-0"

1 COMMUNITY BUILDING - FRONT ELEVATION
1/8" = 1'-0"

4 COMMUNITY BUILDING SIDE ELEVATION
1/8" = 1'-0"

3 COMMUNITY BUILDING - BACK ELEVATION
1/8" = 1'-0"

SHEET AMENDED OCTOBER 15, 2019

Revisions
Issue Date:

PLANNING BOARD September 17, 2018
SUBMISSION AMENDED OCTOBER 15, 2019

Scale: 1/8" = 1'-0"
Drawn By:
Checked By:
Date: October 15, 2019
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

© SV Design, LLC

COMMUNITY BUILDING ELEVATIONS

A2.05

C:\Users\fjorata\Documents\HCP_Sohier and Tozer_R2017_fjorata.rvt

BUILDING A FROM SOHIER ROAD

COMMUNITY BUILDING

BUILDING B FROM INTERSECTION OF SOHIER ROAD AND TOZER ROAD

SHEET AMENDED OCTOBER 15, 2019

Revisions

	Issue	Date:
△	PLANNING BOARD SUBMISSION	September 17, 2018 AMENDED OCTOBER 15, 2019

Scale: 1/4" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

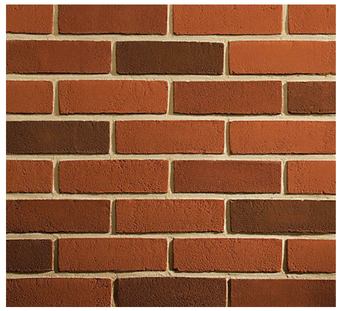
SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

© SV Design, LLC

RENDERINGS

A3.00

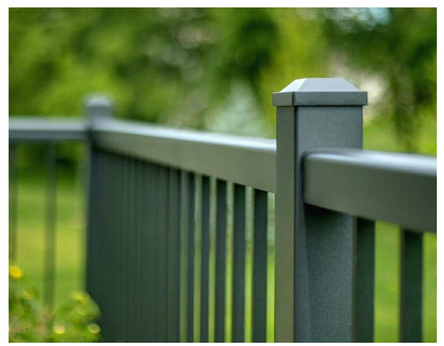


BRICK

HARDIE SHINGLES

SHIPLAP SIDING

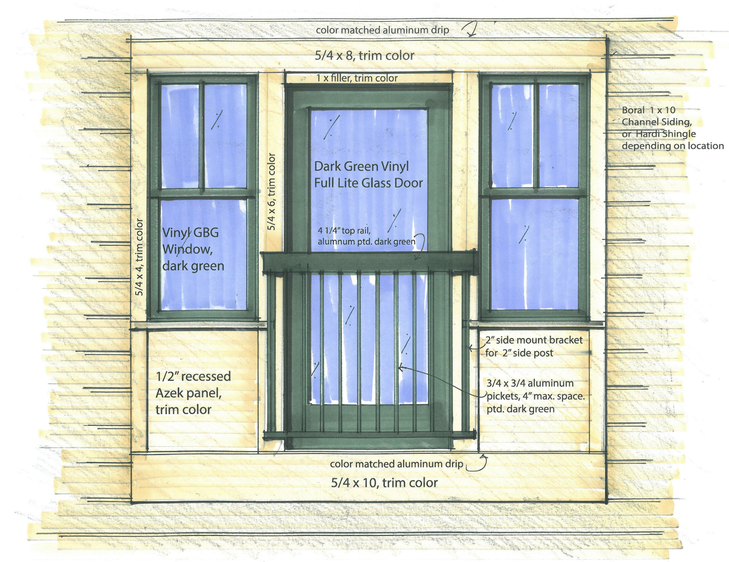
WINDOW FRAME



BALCONY RAILINGS

METAL ROOFING

RENDERED EXTERIOR ELEVATION



ENLARGED ELEVATION AT JULIET BACLONY

SHEET AMENDED OCTOBER 15, 2019

C:\Users\fjoreta\Documents\HCP_ Sohier and Tozer_R2017_fjoreta.rvt

Revisions
Issue Date:
PLANNING BOARD SUBMISSION September 17, 2018
AMENDED OCTOBER 15, 2019

Scale: 1/4" = 1'-0"
Drawn By:
Date: October 15, 2019
Checked By:
Project #:

HCP Anchor Point
108 Sohier Road Beverly, MA 01915

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t 978.927.3745 www.svdesign.com

SV DESIGN

© SV Design, LLC.

MATERIALS BOARD

A4.00