

SITE PLAN IN BEVERLY, MASS.

SCALE: 1" = 20' 0' 10' 20' 40' 60' 80' MARCH 1, 2007

HAYES ENGINEERING, INC.
CIVIL ENGINEERS &
LAND SURVEYORS



803 SALEM STREET
WAKEFIELD, MASS. 01880
TEL. (781) 246-2800

SAM FONZO DRIVE
C. RONALD VITALE
DEED BOOK 23720 PAGE 125
ASSESSOR'S MAP 78 PARCEL 2

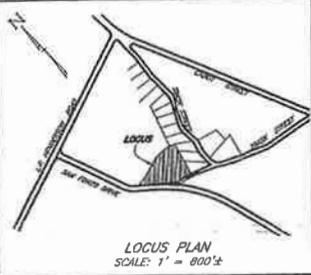
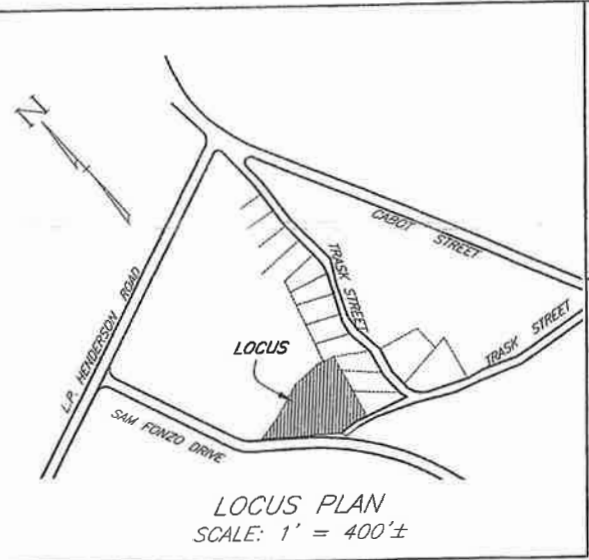
ZONE: R-45

MINIMUM SETBACKS:
FRONT = 30'
SIDE = 20'
REAR = 25'
MIN. FRONTAGE = 175'
MIN. LOT AREA = 45,000 SQ. FT.

ZONE: IR

MINIMUM SETBACKS:
FRONT = 30'
SIDE = 20'
REAR = 25'
MIN. FRONTAGE = 225'
MIN. LOT AREA = 2 ACRES
MAX. BUILDING HEIGHT = 60'
MAX LOT COVERAGE: 40%, NO MORE THAN 60% INCLUDING PARKING

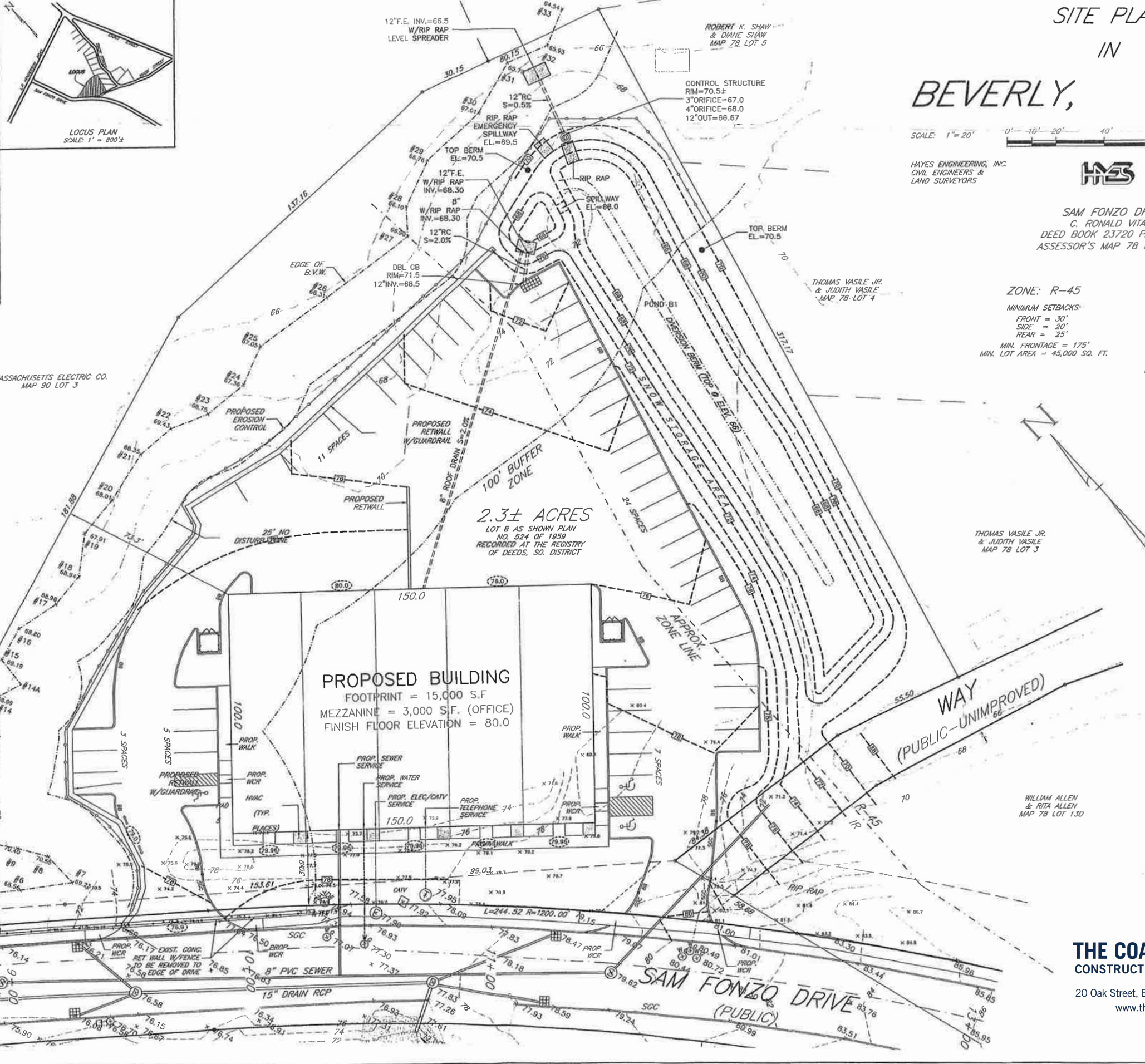
REVISION
7/31/07
1/22/08
2/25/08
3/20/08



NOTES:
1.) THIS PARCEL LIES WITHIN THE WATERSHED OVERLAY DISTRICT AND IS SUBJECT TO SPECIAL PERMIT.
2.) B.V.W. BOUNDARY DETERMINED UNDER BEVERLY CONSERVATION COMMISSION ORDER OF RESOURCE AREA DELINEATION, DEP FILE # 5-935.
3.) EXISTING TOPOGRAPHY TAKEN FROM PHOTOGRAMMETRY AND AUGMENTED WITH AN ON THE GROUND FIELD SURVEY.
4.) PROVIDED THAT SEWER AND WATER SERVICES ARE NOT STUBBED, SEWER AND WATER SERVICES SHALL CONNECT TO SEWER AND WATER IN RIGHT OF WAY.

PARKING REQUIREMENT:
OFFICE SPACE: 3,000 S.F. X 1 CAR/250 S.F. = 12 SPACES
INDUSTRIAL SPACE: 15,000 S.F. X 2.5 CARS/1,000 S.F. = 37.5 SPACES
TOTAL SPACE REQUIRED = 49.5
TOTAL SPACE PROVIDED = 50

MASSACHUSETTS ELECTRIC CO.
MAP 90 LOT 3



THOMAS VASILE JR. & JUDITH VASILE
MAP 78 LOT 3

WILLIAM ALLEN & RITA ALLEN
MAP 78 LOT 130

PROPOSED BUILDING
FOOTPRINT = 15,000 S.F.
MEZZANINE = 3,000 S.F. (OFFICE)
FINISH FLOOR ELEVATION = 80.0

2.3± ACRES
LOT B AS SHOWN PLAN
NO. 524 OF 1999
RECORDED AT THE REGISTRY
OF DEEDS, SO. DISTRICT

THE COASTAL GROUP
CONSTRUCTION & ENGINEERING

20 Oak Street, Beverly MA 978.358.1200
www.thecoastalgrp.com