

- NOTES:**
1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED AERIAL PHOTOGRAPHY BY COL-EAST USING PHOTOGRAPHY OBTAINED ON APRIL 11, 1998 AND FROM A PARTIAL FIELD INSTRUMENT SURVEY CONDUCTED BETWEEN MARCH AND MAY 2001 BY MERIDIAN ASSOCIATES, INC.
 2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE R-15 ONE FAMILY RESIDENTIAL DISTRICT AND IR RESTRICTED INDUSTRIAL / RESEARCH / OFFICE DISTRICT (CITY OF BEVERLY) AND RESIDENTIAL DISTRICT (TOWN OF WENHAM).
 3. THE LOCUS PROPERTY IS DEPICTED AS LOT 8 ON CITY OF BEVERLY ASSESSOR'S MAP 73 AND LOTS 1 AND 2 ON MAP 47 AND LOT 1 ON MAP 45 OF TOWN OF WENHAM.
 4. 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 WARRANT 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.
 5. 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, USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. THE WETLAND FLAGS DEPICTED WERE DEMARCATED BY WETLANDS AND LAND MANAGEMENT INC. IN APRIL OF 2000.
 7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. STARTING BENCHMARK: ELEVATION= 63.448 - STATION IS A MASS. GEODETIC SURVEY DISK STAMPED "4485" SET IN A 6"x4"x1" LEDGE OUTCROP ABOUT 5' ABOVE THE ROADWAY SURFACE, LOCATED 350' SW OF THE GRAPEVINE RD. BRIDGE OVER ROUTE 128 IN THE PLOT FORMED BY GRAPEVINE RD. AND THE GRAPEVINE RD. ACCESS RAMP TO RTE. 128 NORTHBOUND, 75' E OF THE E EDGE OF PAVEMENT ON RTE. 128 NORTHBOUND.
 8. PROPERTY LINES DEPICTED HEREON HAVE BEEN COMPILED FROM RECORD DEEDS AND PLANS OF RECORD. MEI HAS NOT PERFORMED A BOUNDARY SURVEY AT THE TIME OF THE COMPLETION OF THE RECORD CONDITIONS PLAN.
 9. THE LOCUS PROPERTY IS WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
 10. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE A. AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 250909C029F DATED JULY 3, 2012. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN.

PARKING TABLE:

REQUIRED:

BUILDING 1
32,000 SF OF MANUFACTURING
2.5 SPACES FOR EACH 1000 SF OF FLOOR AREA = 80 PARKING SPACES

8,500 SF OF OFFICE
1 SPACE FOR EACH 250 SF OF FLOOR AREA = 34 PARKING SPACES

BUILDING 2
20,000 SF OF MANUFACTURING
2.5 SPACES FOR EACH 1000 SF OF FLOOR AREA = 50 PARKING SPACES

6,500 SF OF OFFICE
1 SPACE FOR EACH 250 SF OF FLOOR AREA = 26 PARKING SPACES

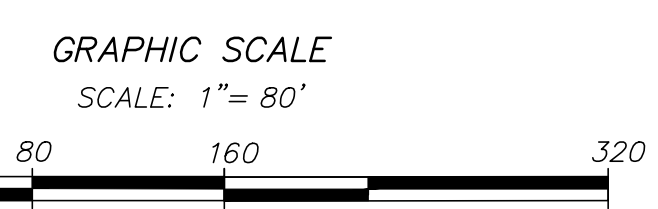
TOTAL REQUIRED = 190 SPACES

PROVIDED:

REGULAR PARKING SPACES = 186 SPACES
HANDICAP PARKING SPACES = 6 SPACES

TOTAL PROVIDED = 192 SPACES

- LEGEND:**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE LINE
 - SPOT ELEVATION
 - TEN FOOT CONTOUR
 - TWO FOOT CONTOUR
 - RETAINING WALL
 - FENCE
 - STONE WALL
 - BORDERING VEGETATED WETLAND
 - WF A38 WETLAND FLAG
 - UTILITY POLE
 - DRAIN LINE
 - LEDGE OUTCROP
 - GUARDRAIL
 - OHW OVERHEAD WIRES



DRAFT RELEASE
7/29/2019

BOULDER LANE
CONCEPT PLAN
LOCATED IN
BEVERLY & WENHAM, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
DEMARKIS LAW OFFICES
SCALE: 1" = 80' DATE: JULY 29, 2019

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 3712_CONCEPT

SHEET No. 1 OF 1 PROJECT No. 3712