

LEGEND

- 102--- SURFACE CONTOUR
- STONE WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- WOOD FENCE
- CURB WITH TOP AND BOTTOM CURB ELEVATION
- RETAINING WALL
- STONE RETAINING WALL
- HEDGE LINE
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & D-GRADE CATCHBASIN
- WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- × 100.7 SPOT ELEVATION
- 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- × 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- ★ LIGHT POLE
- TYPICAL SHRUB
- RCP REINFORCED CONCRETE PIPE
- CI CAST IRON
- VC VITRIFIED CLAY
- OS DOWN SPOUT
- GM GAS METER
- EM ELECTRIC METER
- CU CONNECTION UNKNOWN
- BOLLARD
- SIGN
- MANHOLE (UNKNOWN UTILITY)
- RECORD
- SET
- FOUND
- DMSB DRILL HOLE IN CONCRETE BOUND
- DMSB DRILL HOLE IN STONE BOUND
- I PIPE IRON PIPE
- LROD IRON ROD
- ECSR ESSEX COUNTY STONE BOUND
- CTR. BK. CENTER BACK
- VGC VERTICAL GRANITE CURB
- CC CONCRETE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- NPV NO PIPE VISIBLE
- BB BIT. BERM CURB

TREE ABBREVIATIONS

- M MAPLE
- P PINE
- C CEDAR
- CH CHERRY
- BIR BIRCH
- SP SPRUCE

OTHER RECORD PLANS:

REGISTRY OF DEEDS:
 LCC 9735 A,B,C,D
 LCC 1363 B
 LCC 1216 D
 PLAN IN BOOK 2606, PAGE 447
 PLAN BOOK 43, PLAN 15-C
 PLAN 306 OF 1960
 TOWN OF SWAMPSCOTT:
 PLAN AND PROFILE OF PITMAN ROAD, DATED 9/2/24,
 FILED AS PLAN 1-13
 PLAN SHOWING PROPOSED WIDENINGS OF PITMAN ROAD & ELM COURT,
 DATED 1/1/1927, FILED AS PLAN 1-40
 TOWN OF SWAMPSCOTT LAYOUT OF KING'S BEACH TER., ELLIS TER., ELM
 PLACE, MINERVA ST., PITMAN RD., DATED 1927, FILED AS PLAN 2-17
 PLAN OF LAND IN SWAMPSCOTT, MA, BELONGING TO
 OSCAR G. POOR, DATED 2/20/1909, FILED AS PLAN 4-314
 PLAN OF LAND IN SWAMPSCOTT, MA, OWNED BY RALPH EPSTEIN,
 DATED 7/25/1956, FILED AS PLAN 4-550

ASSESSORS:

- PARCEL ID. 6-195 ("PARCEL ONE")
(129 ESSEX STREET - OCEANVILLE, LLC)
- PARCEL ID. 6-243 ("PARCEL TWO")
(25 PITMAN ROAD - OCEANVILLE, LLC)
- PARCEL ID. 6-199 ("PARCEL THREE")
(35 PITMAN ROAD - OCEANVILLE, LLC)
- PARCEL ID. 6-118 ("PARCEL FOUR")
(21 ELM PLACE REALTY TRUST)

REFERENCES:

- "PARCEL ONE":
DEED BOOK 33014, PAGE 11
PLAN 3 OF 1929
PLAN IN BOOK 2622, PAGE 38
- "PARCEL TWO":
DEED BOOK 39101, PAGE 37
PLAN 519 OF 1953
- "PARCEL THREE":
DEED BOOK 33014, PAGE 20
PLAN IN BOOK 2608, PAGE 238
PLAN BOOK 50, PLAN 7-D
- "PARCEL FOUR":
DEED BOOK 14930, PAGE 405

RECORD OWNERS:

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NOTES:

- 1) ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1989 (NAVD 88); PROJECT SOURCE BENCHMARK IS MASS. HIGHWAY BENCHMARK #3530; A MONEL RIVET (IN THE TOP OF A GRANITE RETAINING WALL AT THE NORTHWEST CORNER OF THE INTERSECTION OF BURRILL STREET AND RAILROAD AVENUE NEAR THE SWAMPSCOTT DEPOT OF THE B&M R.R.) PUBLISHED ELEVATION: 29.237 NGVD OF 1929, CONVERTED TO NAVD (28.43) UTILIZING VERTCON CONVERSION PROGRAM PROVIDED BY NGS.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS. HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) MATHEMATICAL DISCREPANCIES & INSUFFICIENT RECORD MONUMENTATION WAS ABLE TO BE RECOVERED TO RETRACE PROPERTY LINES PER ABUTTING PLAN LCC 1216 D.
- 4) THE 30' WIDE SECTION OF ELM PLACE SHOWN HEREON IS SHOWN AS BEING 40' WIDE ON PLAN IN BOOK 851, PAGE 300 & LCC 1216 D. WIDTH & CONFIGURATION SHOWN HEREON BASED ON PLAN 1-40, 2-17, & 4-55 REFERENCED HEREON.
- 5) AT THIS TIME DUE TO COVID-19, SEWER MANHOLES WERE NOT OPENED TO MEASURE PIPE SIZE AND INVERT ELEVATIONS. SEWER DATA WAS COMPILED FROM AVAILABLE RECORD INFORMATION.

ESSEX STREET, ELM PLACE, & PITMAN ROAD

Swampscott, Massachusetts 01907

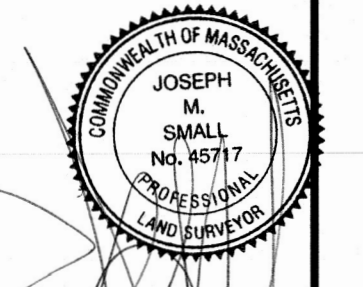
PREPARED FOR:
WINN DEVELOPMENT COMPANY LIMITED PARTNERSHIP
 One Washington Mall, Suite 500
 Boston, Massachusetts 02108

Received by
 Town Clerk
 10/01/2021 09:17AM

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
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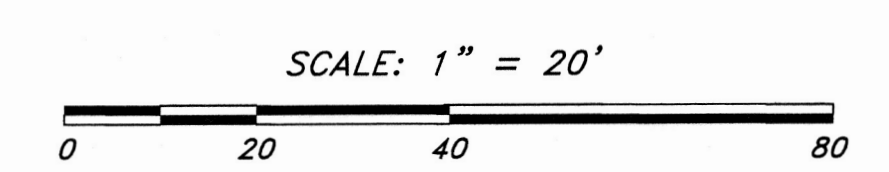
3.	EME JMS	9/14/21	UPDATE RECORD OWNERS	
2.	EME JMS	8/11/21	REVISE WATER MAIN SIZE	
1.	EME JMS	01/28/21	UPDATE ABUTTER NAMES	
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

EXISTING CONDITIONS PLAN OF LAND IN SWAMPSCOTT, MA

PLT DATE: Sep 14, 2021 12:53 pm
 PLOT: P:\024_30_Plan\02430303 - Winn Development - Swampscott
 DWG: 23503ec.dwg
 LAYOUT: EC30x42
 SHEET: 1 OF 1
 PROJECT NO.: 23503

ELEVATION BENCH MARKS

NO.	DESCRIPTION	ELEV.
1.	HYDRANT - BOLT OVER MAIN OUTLET	40.59
2.	U.POLE #4 - NAIL (FD) 0.8' A.G.	35.90
3.	LIGHT POLE - SQUARE-CUT (SET) IN CONC. BASE	33.77



Consultant:

HANCOCK ASSOCIATES

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Revision:

Engineer of Record:

Drawn: EME

Checked: JMS

Scale: 1"=30'

Project Name:

ELM PLACE

Comprehensive Permit
 Preliminary Site Plan

1 Elm Place, Swampscott,
 MA 01907

Sheet Name:

PLAN OF LAND

Project Number:

23892 (TAT #19171)

Issue Date:

09/20/21

Sheet Number:

C-2

LEGEND

	STONE WALL
	METAL GUARDRAIL
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	RETAINING WALL
	STONE RETAINING WALL
(R)	RECORD
(C)	CALCULATED
(FD)	FOUND
DH	DRILL HOLE
DHSB	DRILL HOLE IN STONE BOUND
I.ROD	IRON ROD
ECSB	ESSEX COUNTY STONE BOUND
CTR	CENTER
TBR	TO BE REMOVED

OTHER RECORD PLANS:

REGISTRY OF DEEDS:
 LCC 9735 A,B,C,D
 LCC 1363 B
 LCC 1216 D
 PLAN IN BOOK 2606, PAGE 447
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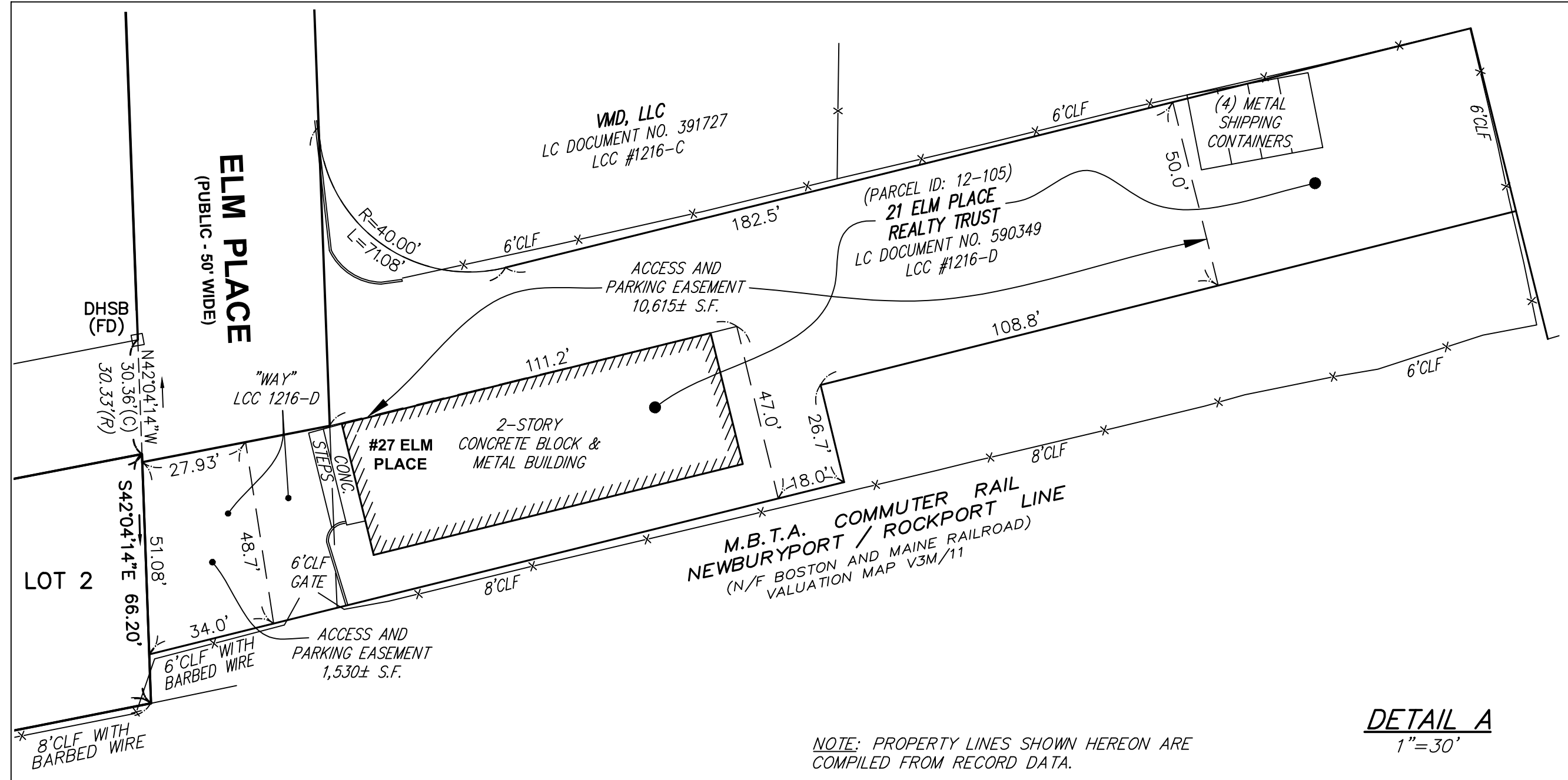
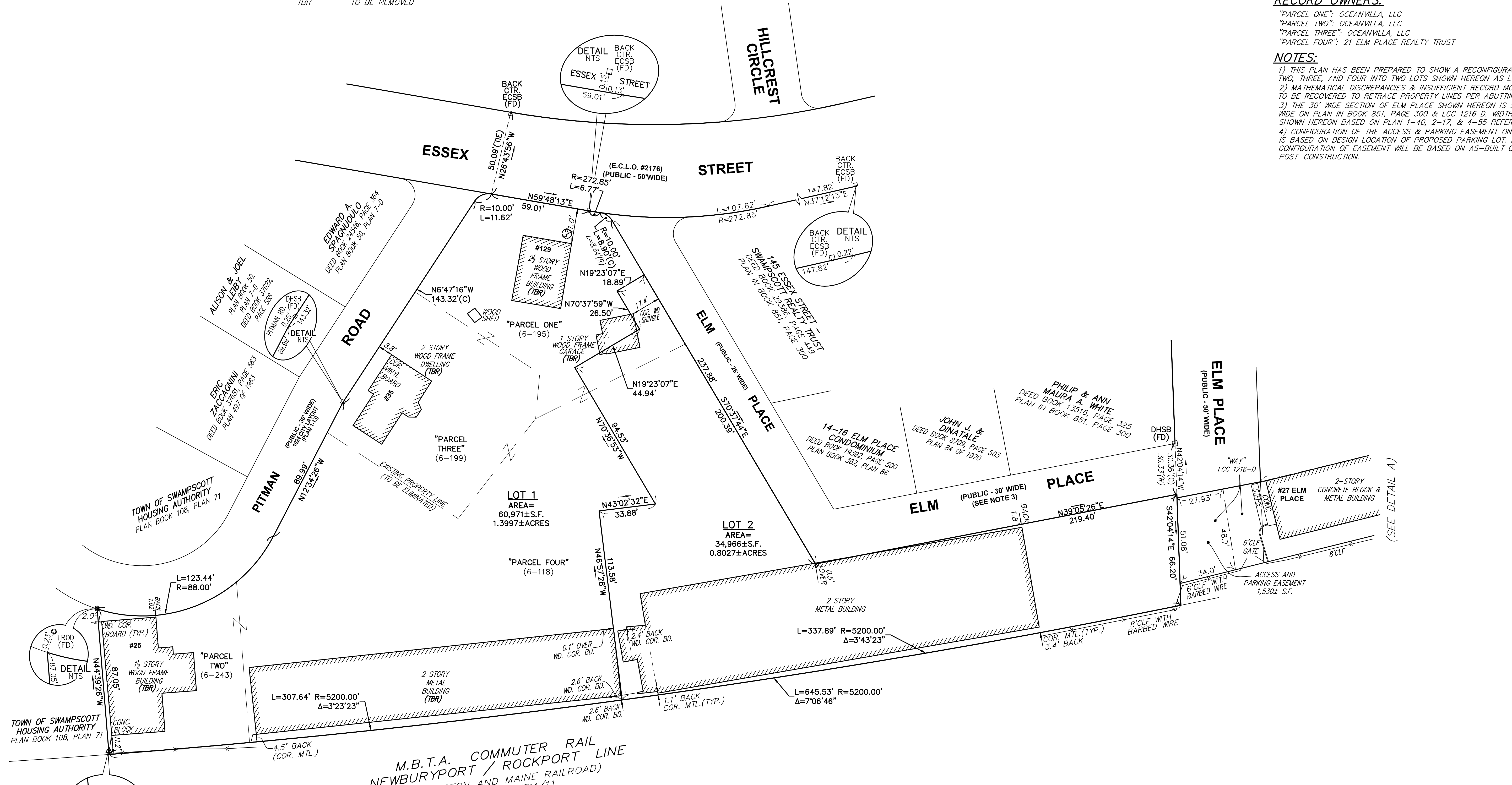
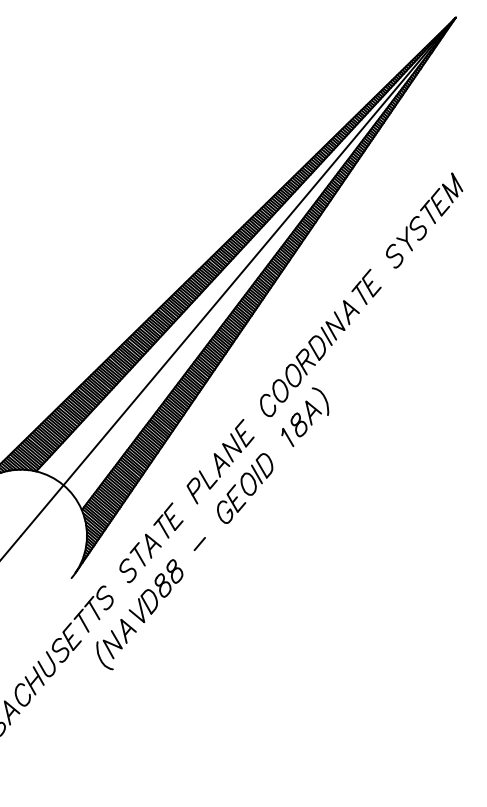
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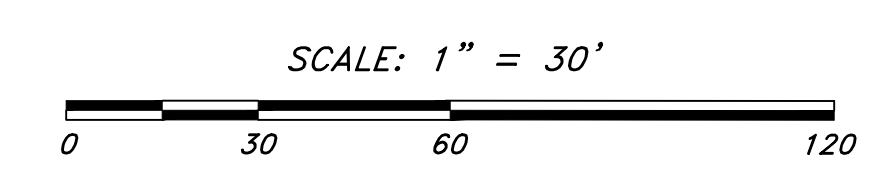
- THIS PLAN HAS BEEN PREPARED TO SHOW A RECONFIGURATION OF PARCELS ONE, TWO, THREE, AND FOUR INTO TWO LOTS SHOWN HEREON AS LOTS 1 AND 2.
- MATHEMATICAL DISCREPANCIES & INSUFFICIENT RECORD MONUMENTATION WAS ABLE TO BE RECOVERED TO RETRACE PROPERTY LINES PER ADJUTING PLAN LCC 1216 D.
- THE 30' WIDE SECTION OF ELM PLACE SHOWN HEREON IS SHOWN AS BEING 40' WIDE ON PLAN IN BOOK 851, PAGE 300 & LCC 1216 D. WIDTH & CONFIGURATION SHOWN HEREON BASED ON PLAN 1-40, 2-17, & 4-55 REFERENCED HEREON.
- CONFIGURATION OF THE ACCESS & PARKING EASEMENT ON LOT 1 SHOWN HEREON IS BASED ON DESIGN LOCATION OF PROPOSED PARKING LOT. FINAL LOCATION AND CONFIGURATION OF EASEMENT WILL BE BASED ON AS-BUILT CONDITIONS POST-CONSTRUCTION.



THIS PLAN WAS APPROVED BY THE TOWN OF SWAMPSCOTT ZONING BOARD OF APPEALS UNDER M.G.L. C. 40B, SS. 20-23 BY DECISION DATED AND RECORDED WITH SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____

DATED: SWAMPSCOTT ZONING BOARD OF APPEALS

 DATE: _____



REQUIRED WAIVERS

WAIVERS REQUIRED FOR WORK IN RESIDENTIAL A-4 DISTRICT

1. WAIVER TO ZONING BYLAW §2.2.0.0
REQUIREMENT: MULTIFAMILY DWELLINGS WITH MORE THAN 8 UNITS NOT ALLOWED IN A-4 ZONE.
PROPOSED: ALLOW MULTIFAMILY DWELLING WITH MORE THAN 8 UNITS IN A-4 ZONE UNDER COMPREHENSIVE PERMIT.
2. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MINIMUM FRONT YARD SETBACK OF 20 FEET.
PROPOSED: MINIMUM FRONT YARD SETBACK OF 13.1 FEET TO FACE OF BUILDING, 3.6 FEET FROM EDGE OF OVERHANG, AND 5.9' TO EDGE OF OVERHANG SUPPORT COLUMN.
3. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MINIMUM REAR YARD SETBACK OF 20 FEET.
PROPOSED: MINIMUM FRONT YARD SETBACK OF 9.5 FEET.
4. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MAXIMUM BUILDING COVER IS 30% FOR DWELLINGS.
PROPOSED: MAXIMUM BUILDING COVER OF 56%.
5. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MAXIMUM BUILDING HEIGHT OF 2.5 STORIES OR 35 FEET.
PROPOSED: MAXIMUM BUILDING HEIGHT OF 60 FEET.
6. WAIVER REQUEST TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MINIMUM OPEN SPACE IS 25%.
PROPOSED: MINIMUM OPEN SPACE OF 14%

WAIVERS REQUIRED FOR WORK IN BUSINESS B-2 DISTRICT

2. WAIVER TO ZONING BYLAW §2.2.0.0
REQUIREMENT: MULTIFAMILY DWELLINGS WITH MORE THAN 8 UNITS ALLOWED BY SPECIAL PERMIT FROM BOARD OF APPEALS.
PROPOSED: ALLOW MULTIFAMILY DWELLING WITH MORE THAN 8 UNITS IN B-2 DISTRICT UNDER COMPREHENSIVE PERMIT.
3. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MAXIMUM BUILDING HEIGHT OF 40 FEET.
PROPOSED: MAXIMUM BUILDING HEIGHT OF 60 FEET.
4. WAIVER TO ZONING BYLAW §2.3.2.0.
REQUIREMENT: MAXIMUM BUILDING COVER IS 30%.
PROPOSED: MAXIMUM BUILDING COVER OF 56%.
5. WAIVER REQUEST TO ZONING BYLAW §2.3.8.6.
REQUIREMENT: MINIMUM SIDE SETBACK 30 FEET WHERE B-2 ABUTS RESIDENTIAL DISTRICT.
PROPOSED: NO SETBACK.
6. WAIVER REQUEST TO ZONING BYLAW §2.3.8.7.
REQUIREMENT: MINIMUM REAR SETBACK 30 FEET WHERE B-2 ABUTS RESIDENTIAL DISTRICT.
PROPOSED: NO SETBACK.

GENERAL WAIVERS REQUIRED

1. WAIVER TO ZONING BYLAW §3.1.2.0.
REQUIREMENT: 1.5 PARKING SPACES REQUIRED PER RESIDENTIAL UNIT.
PROPOSED: 130 SPACES (1.08 SPACES PER UNIT)
2. WAIVER TO ZONING BYLAW §3.1.2.3
REQUIREMENT: DISTANCE FROM PROPOSED USE TO PARKING WITHIN NEARBY LOT SHALL NOT EXCEED 200 FEET.
PROPOSED: PROPOSED DISTANCE FROM FURTHEST PARKING SPACE WITHIN EASEMENT AT 27 ELM PLACE TO CLOSEST ENTRANCE OF PROPOSED BUILDING IS 690 FEET.
3. WAIVER TO ZONING BYLAW §3.1.3.0
REQUIREMENT: MINIMUM PARKING SPACE SIZE SHALL BE 9'X18'
PROPOSED: ALLOW 8' WIDE BY 22' LONG PARALLEL PARKING SPACES.
4. WAIVER TO ZONING BYLAW §3.1.5.5
REQUIREMENT: OPEN PARKING WITH SIX OR MORE SPACES SHALL BE SET BACK 20 FEET FROM ALL LOT LINES.
PROPOSED: NO SETBACK, PARKING ADJACENT TO STREET.
5. WAIVER TO ZONING BYLAW §3.3.1.2
REQUIREMENT: INTERIOR PLANTING AREAS SHALL HAVE NO DIMENSION LESS THAN 5 FEET.
PROPOSED: MINIMUM DIMENSION IN PLANTING/LANDSCAPED AREAS OF 0.5 FEET.
6. WAIVER TO ZONING BYLAW §3.3.2.1
REQUIREMENT: OFF STREET PARKING CONTAINING MORE THAN SIX SPACES SHALL BE SCREENED BY A STRIP OF AT LEAST 5 FEET WIDE OF SCREENING.
PROPOSED: NO SCREENING, PARKING ADJACENT TO SIDEWALK/ROADWAY.
7. WAIVER TO ZONING BYLAW (GENERAL)
PROPOSED: WAIVER OF ANY PROVISIONS OF THE ZONING BY-LAW WHICH THE ZONING BOARD OF APPEALS DEEM NECESSARY FOR THE ISSUANCE OF A COMPREHENSIVE PERMIT TO THE APPLICANT BASED UPON THE PETITION AND PLANS SUBMITTED AND NOT SPECIFICALLY LISTED HEREIN ABOVE.

ZONING TABULATION

CURRENT ZONING BY-LAW: ADOPTED MAY 2, 2000, UPDATED THROUGH MAY 21, 2019
 CURRENT ZONING MAP: SEPTEMBER 19, 2018
 ZONING CLASSIFICATION: BUSINESS B-2 DISTRICT AND RESIDENCE A-4 DISTRICT
 OVERLAY DISTRICTS: NONE
 PROPOSED USE: AFFORDABLE MULTI-FAMILY HOUSING PER CHAPTER 40-B (MULTI-FAMILY HOUSING OVER 8 UNITS IS ALLOWED BY SPECIAL PERMIT FROM ZONING BOARD OF APPEALS IN B-3 DISTRICT, AND NOT ALLOWED IN A-4 DISTRICT)
 LOT 1 AREA: 60,971 SF
 REQUIRED PERMITS: COMPREHENSIVE PERMIT, DEMOLITION PERMIT, GAS PERMIT, ELECTRIC PERMIT, PLUMBING PERMIT, NPDES GEN. CONSTRUCTION.

ITEM (BYLAW REFERENCE)	REQUIRED BUSINESS B-2	PROPOSED B-2	PROPOSED A-4	PROPP. OVERALL
MINIMUM LOT AREA (§2.3.2.0)	10,000 S.F.	10,000 S.F.	41,172 S.F.	60,971 S.F.
MINIMUM FRONTAGE (§2.3.2.0)	80 FEET	80 FEET	193 FT	490 FT
MINIMUM FRONT YARD SETBACK (§2.3.2.0)	NONE	20 FEET	*SEE NOTE	*SEE NOTE
MINIMUM SIDE YARD SETBACK (§2.3.2.0)	NONE	7.5 FEET	N/A	8.6 FT
MINIMUM REAR YARD SETBACK (§2.3.2.0)	10 FEET	20 FEET	10.0 FT	10.0 FT
MINIMUM OPEN SPACE (§2.3.2.0)	15%	25.0%	17%	16%
MAXIMUM BUILDING HEIGHT	40 FEET	2.5 STY/ 35 FEET	4 STORY W/ GARAGE	3 AND 5 STY 5 STORY/ 60 FT MAXIMUM
MAXIMUM BUILDING COVERAGE	30% FOR DWELLINGS	30%	56%	57%

NOTE: MINIMUM FRONT SETBACK TO FACE OF BUILDING IS 13.1', FROM EDGE OF OVERHANG IS 3.6', AND FROM THE OVERHANG SUPPORT COLUMN IS 5.9'.



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Consultant:

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Engineer of Record:

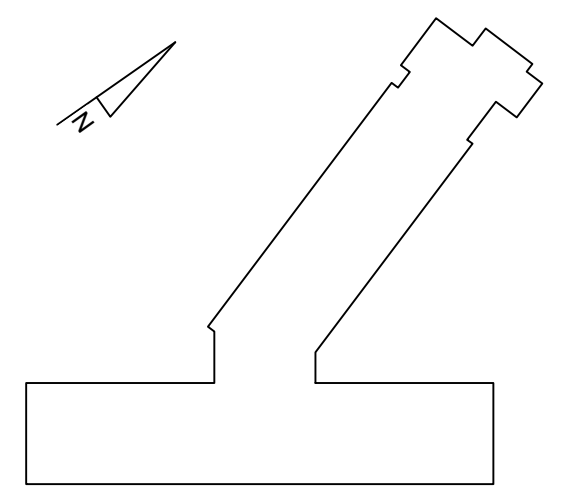


Drawn: JTL

Checked: DLC

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE
 Comprehensive Permit
 Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

LAYOUT AND MATERIALS PLAN

Project Number:

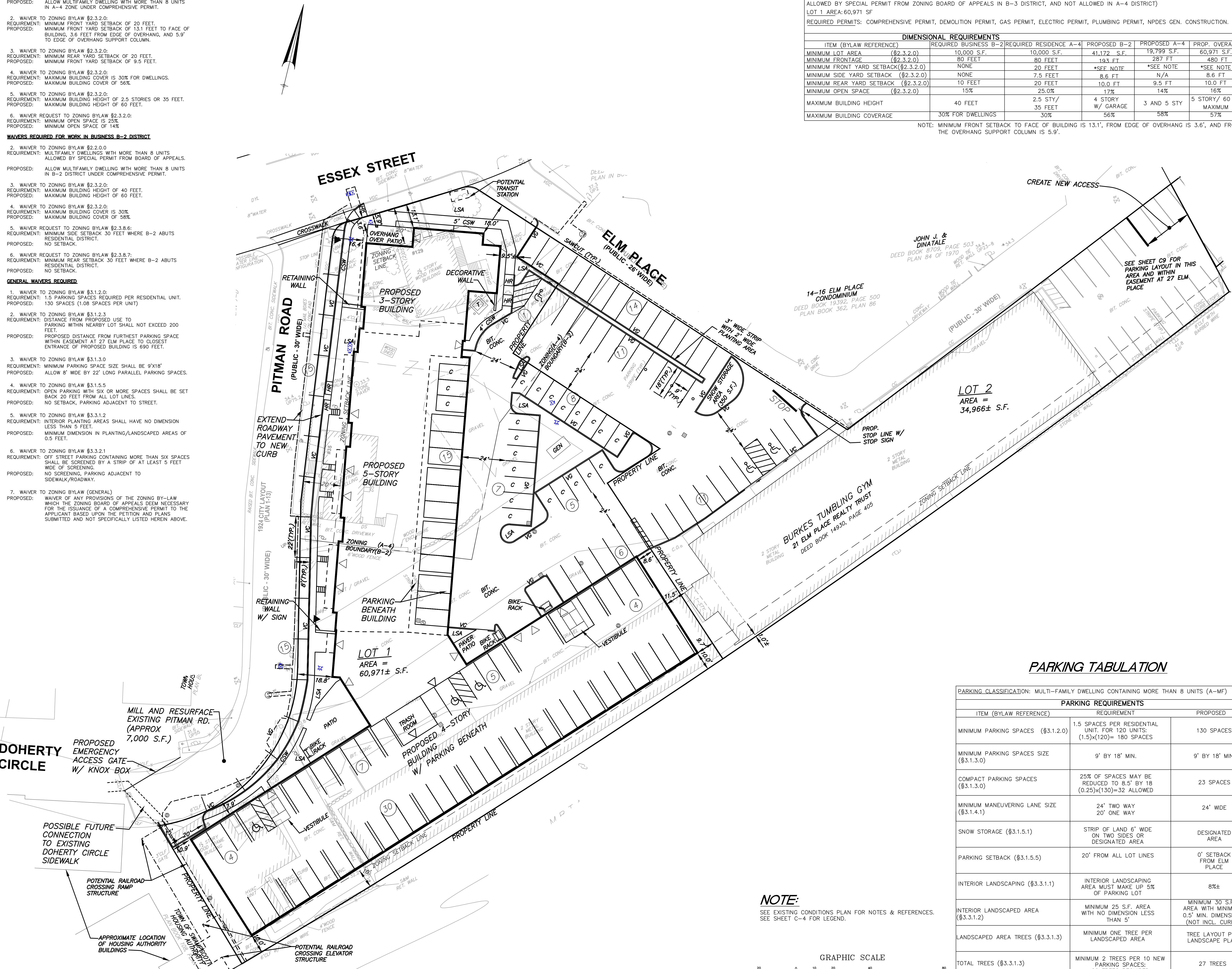
23892 (TAT #19171)

Issue Date:

9/13/21

Sheet Number:

C-3



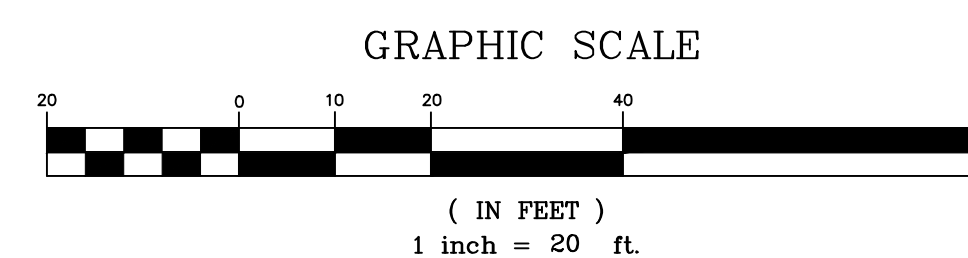
PARKING TABULATION

PARKING CLASSIFICATION: MULTI-FAMILY DWELLING CONTAINING MORE THAN 8 UNITS (A-MF)

ITEM (BYLAW REFERENCE)	REQUIREMENT	PROPOSED
MINIMUM PARKING SPACES (§3.1.2.0)	1.5 SPACES PER RESIDENTIAL UNIT. FOR 120 UNITS: (1.5)(120)= 180 SPACES	130 SPACES
MINIMUM PARKING SPACES SIZE (§3.1.3.0)	9' BY 18' MIN.	9' BY 18' MIN.
COMPACT PARKING SPACES (§3.1.3.0)	25% OF SPACES MAY BE REDUCED TO 8.5' BY 18 (0.25)(130)=32 ALLOWED	23 SPACES
MINIMUM MANEUVERING LANE SIZE (§3.1.4.1)	24' TWO WAY 20' ONE WAY	24' WIDE
SNOW STORAGE (§3.1.5.1)	STRIP OF LAND 6' WIDE ON TWO SIDES OR DESIGNATED AREA	DESIGNATED AREA
PARKING SETBACK (§3.1.5.5)	20' FROM ALL LOT LINES	0' SETBACK FROM ELM PLACE
INTERIOR LANDSCAPING (§3.3.1.1)	INTERIOR LANDSCAPING AREA MUST MAKE UP 5% OF PARKING LOT	8%±
INTERIOR LANDSCAPED AREA (§3.3.1.2)	MINIMUM 25 S.F. AREA WITH NO DIMENSION LESS THAN 5'	MINIMUM 30 S.F. AREA WITH MINIMUM 0.5' MIN. DIMENSION (NOT INCL. CURB)
LANDSCAPED AREA TREES (§3.3.1.3)	MINIMUM ONE TREE PER LANDSCAPED AREA	TREE LAYOUT PER LANDSCAPE PLAN
TOTAL TREES (§3.3.1.3)	MINIMUM 2 TREES PER 10 NEW PARKING SPACES; 26 TREES REQUIRED	27 TREES
SCREENING (§3.3.2.1)	MINIMUM 5' WIDTH DENSELY PLANTED WITH TREE/SHRUBS	NO SCREENING ALONG ELM PLACE

NOTE:

SEE EXISTING CONDITIONS PLAN FOR NOTES & REFERENCES.
 SEE SHEET C-4 FOR LEGEND.



Consultant:

HANCOCK ASSOCIATES

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Revision:

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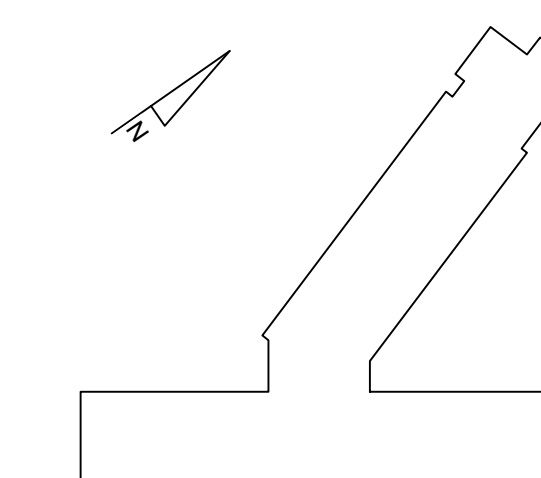
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Drawn: JTL

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Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE Comprehensive Permit Preliminary Site Plan

1 Elm Place, Swampscott,
MA 01907

Sheet Name:

GRADING AND DRAINAGE PLAN

Project Number:

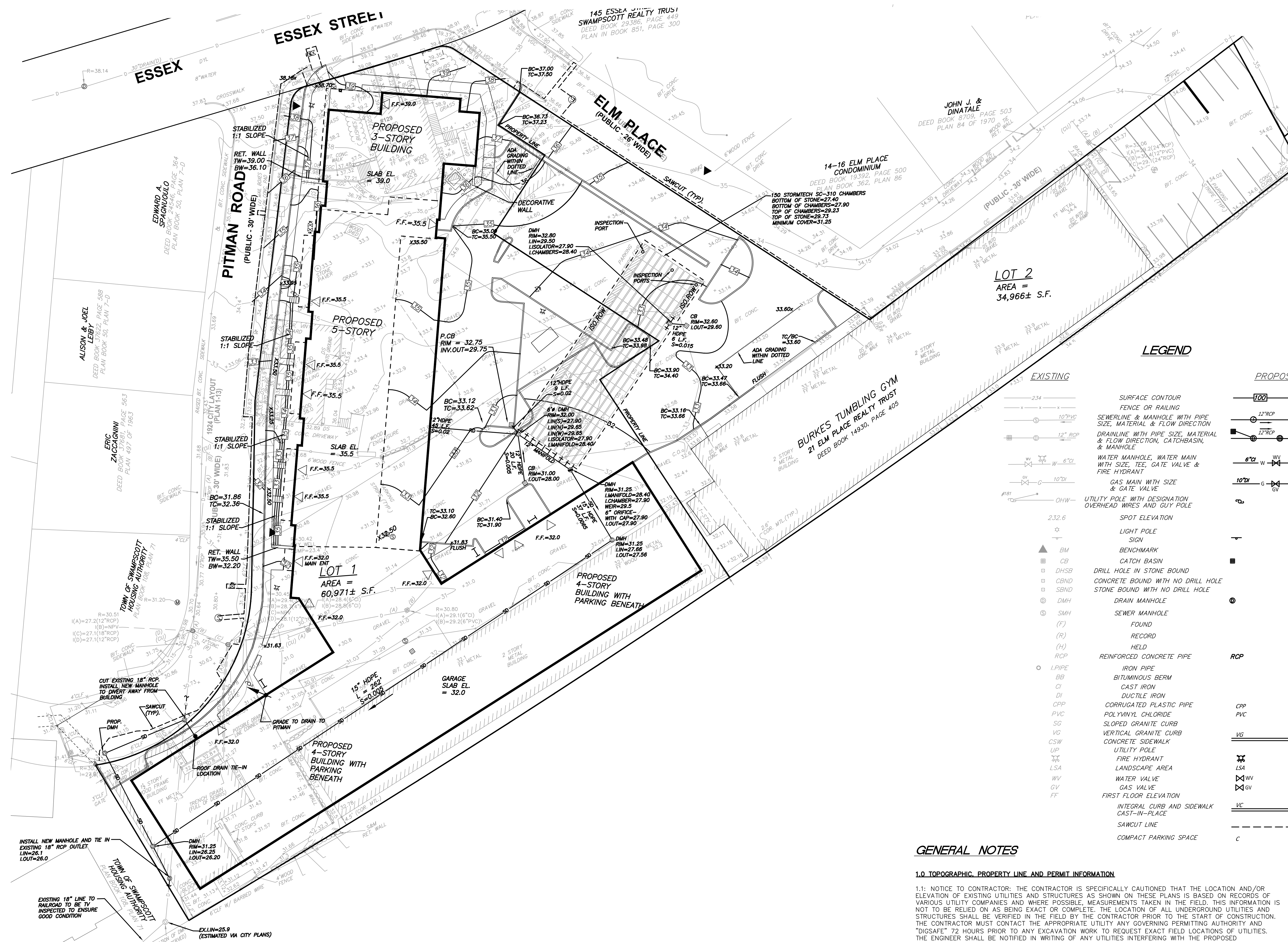
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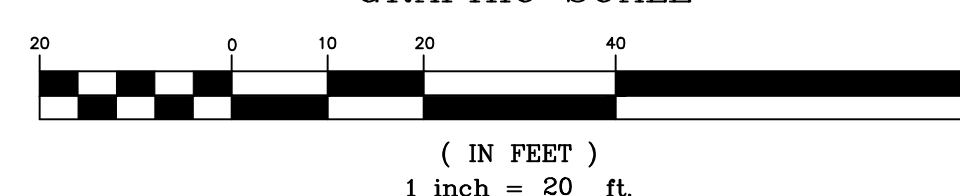


GENERAL NOTES

1.0 TOPOGRAPHIC, PROPERTY LINE AND PERMIT INFORMATION

- NOTICE TO CONTRACTOR: 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 ON 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 ANY GOVERNING PERMITTING AUTHORITY AND "DIGSAFE" 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. 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.
- PROPERTY LINE AND TOPOGRAPHY: SEE EXISTING CONDITIONS PLAN PREPARED BY HANCOCK ASSOCIATES.
- PROJECT SOURCE BENCHMARK IS MASS. HIGHWAY BENCHMARK #3530; A MONEL RIVET (FD) IN THE TOP OF A GRANITE RETAINING WALL AT THE NORTHWEST CORNER OF THE INTERSECTION OF BURRILL STREET AND RAILROAD AVENUE NEAR THE SWAMPSCOTT DEPOT OF THE B.&M.R.R.; PUBLISHED ELEVATION: 29.237 NGVD OF 1929, CONVERTED TO NAVD (28.43) UTILIZING VERTCON CONVERSION PROGRAM PROVIDED BY NGS.
- BENCHMARKS: SEE EXISTING CONDITIONS PLAN
- FLOODPLAIN: THE PROJECT SITE FALLS OUTSIDE OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP REVISED TO JULY 16, 2014 (REF: MAP NUMBER 25009C0531G).
- WETLANDS: NO WETLANDS ARE PRESENT WITHIN 500' OF THE PROJECT SITE.

GRAPHIC SCALE



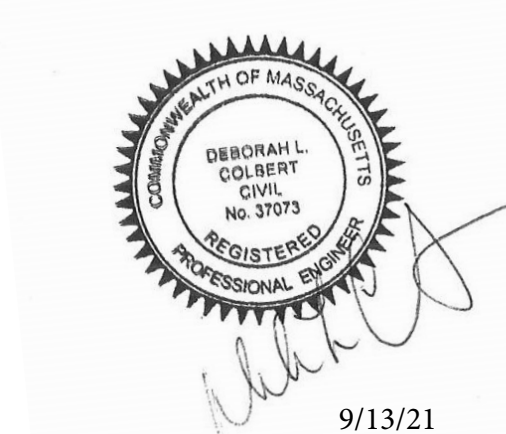
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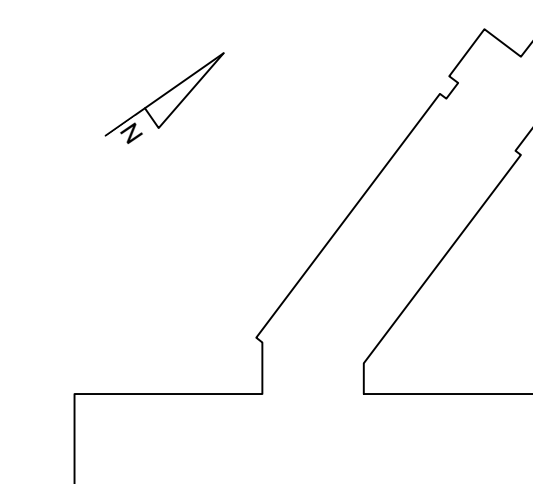


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Checked: DLC

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE Comprehensive Permit Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

UTILITIES PLAN

Project Number:

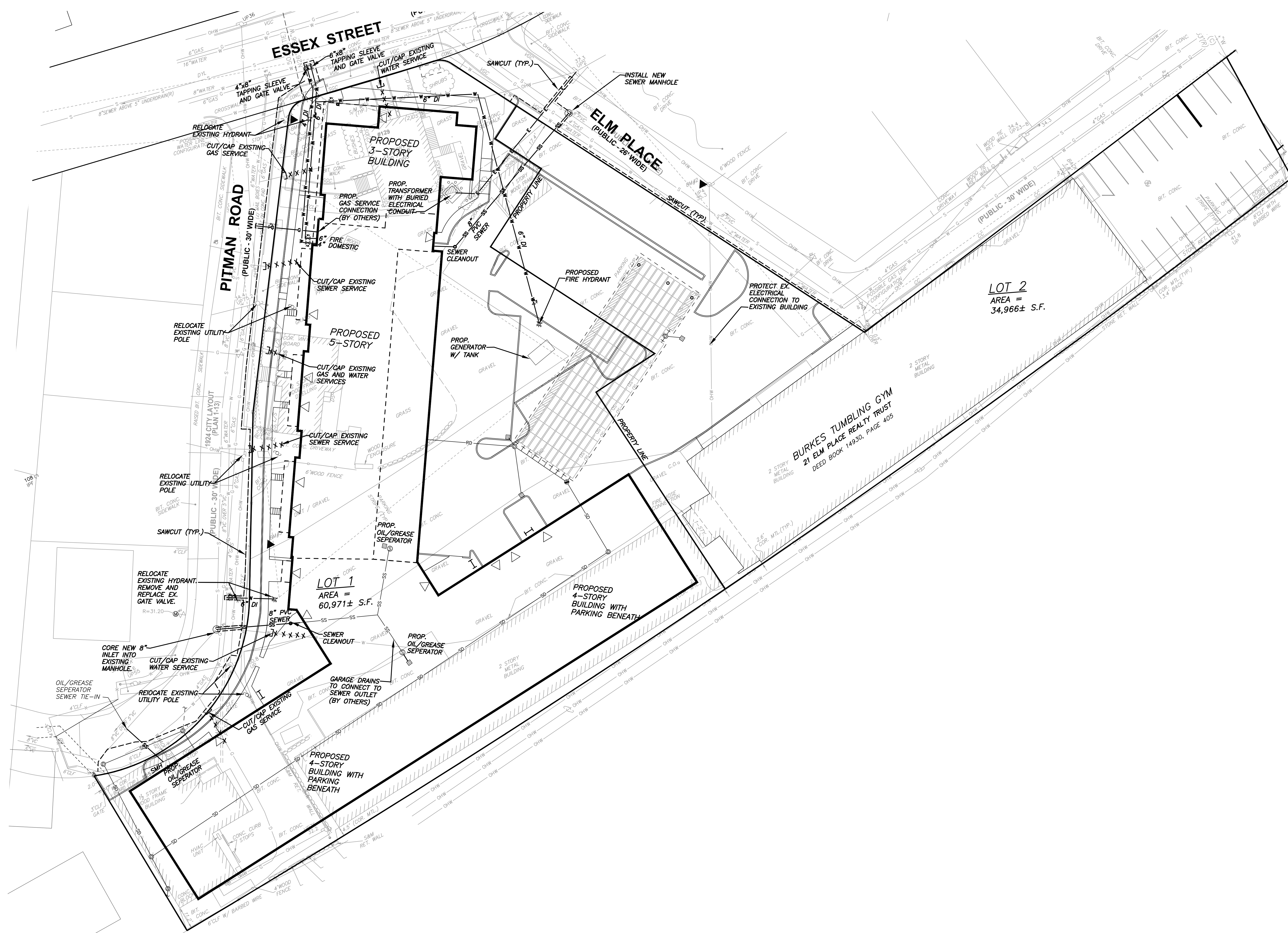
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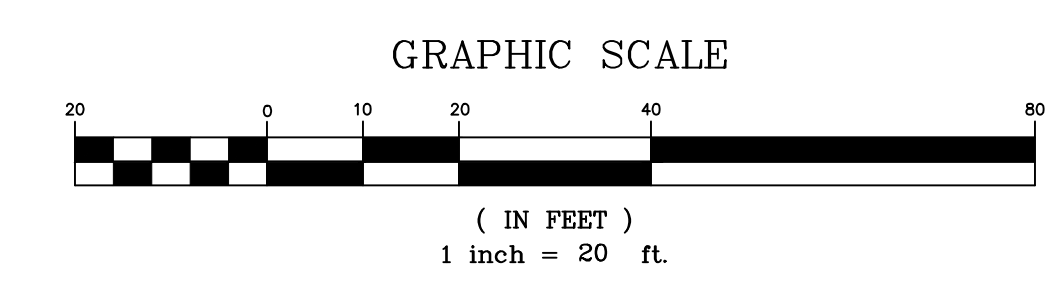
9/13/21

Sheet Number:

C-5



NOTE:
 SEE EXISTING CONDITIONS PLAN FOR NOTES & REFERENCES.
 SEE SHEET C-4 FOR LEGEND.



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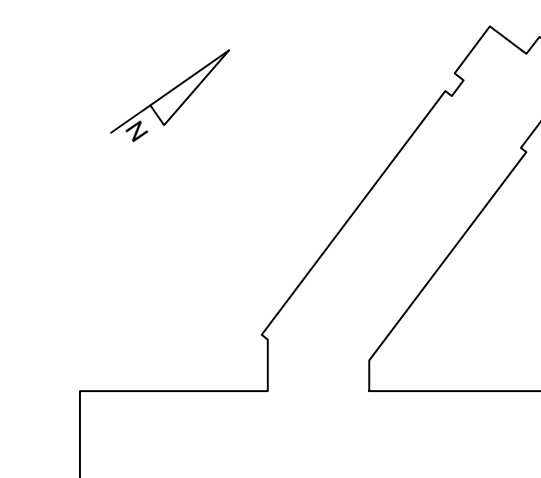


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Checked: DLC

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE Comprehensive Permit Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

LANDSCAPE PLAN

Project Number:

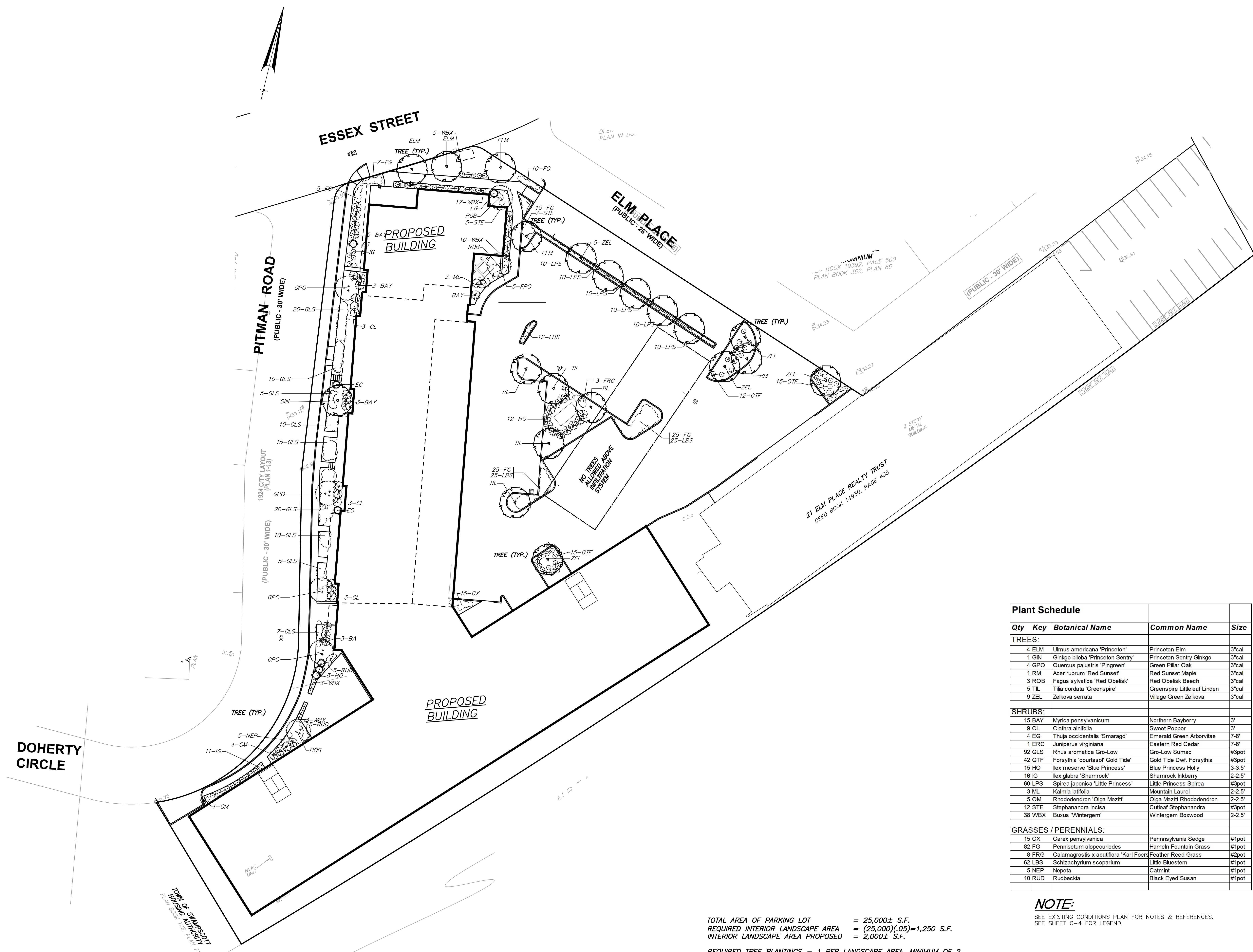
23892 (TAT #19171)

Issue Date:

9/13/21

Sheet Number:

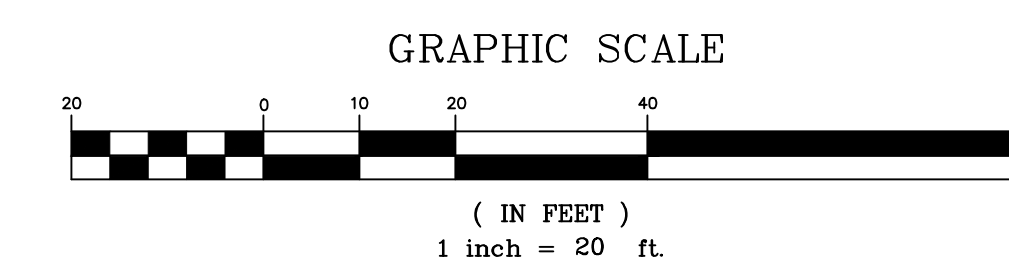
C-6



Qty	Key	Botanical Name	Common Name	Size
TREES:				
4	ELM	Ulmus americana 'Princeton'	Princeton Elm	3'cal
1	GIN	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3'cal
4	GPO	Quercus palustris 'Pingreen'	Green Pillar Oak	3'cal
1	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	3'cal
3	ROB	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	3'cal
5	TIL	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3'cal
9	ZEL	Zelkova serrata	Village Green Zelkova	3'cal
SHRUBS:				
15	BAY	Myrica pensylvanicum	Northern Bayberry	3'
9	CL	Clethra alnifolia	Sweet Pepper	3'
4	EG	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7-8'
1	ERC	Juniperus virginiana	Eastern Red Cedar	7-8'
92	GLS	Rhus aromatica Gro-Low	Gro-Low Sumac	#3pot
42	GTF	Forsythia 'courtasol' Gold Tide	Gold Tide Dwarf Forsythia	#3pot
15	HO	Ilex meservee 'Blue Princess'	Blue Princess Holly	3-3.5'
16	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
60	LPS	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3pot
3	ML	Kalmia latifolia	Mountain Laurel	2-2.5'
5	OM	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	2-2.5'
12	STE	Stephanandra incisa	Cutleaf Stephanandra	#3pot
38	WBX	Buxus 'Wintergem'	Wintergem Boxwood	2-2.5'
GRASSES / PERENNIALS:				
15	CX	Carex pensylvanica	Pennsylvania Sedge	#1pot
82	FG	Pennisetum alopecuroides	Hamelin Fountain Grass	#1pot
8	FRG	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2pot
62	LBS	Schizachyrium scoparium	Little Bluestem	#1pot
5	NEP	Nepeta	Catmint	#1pot
10	RUD	Rudbeckia	Black Eyed Susan	#1pot

NOTE:

SEE EXISTING CONDITIONS PLAN FOR NOTES & REFERENCES.
 SEE SHEET C-4 FOR LEGEND.



TOTAL AREA OF PARKING LOT = 25,000± S.F.
 REQUIRED INTERIOR LANDSCAPE AREA = (25,000)(.05)=1,250 S.F.
 INTERIOR LANDSCAPE AREA PROPOSED = 2,000± S.F.

REQUIRED TREE PLANTINGS = 1 PER LANDSCAPE AREA, MINIMUM OF 2 TREES FOR EVERY 10 PARKING SPACES. 130 SPACES PROPOSED:

REQUIRED TREES = (130)/(10) = 13 AND (13)(2)=26 REQUIRED.

PROPOSED TREES = 27

TOWN OF SWAMPSCOTT
 PLANNING BOARD
 PLAN BOOK 14930, PAGE 405

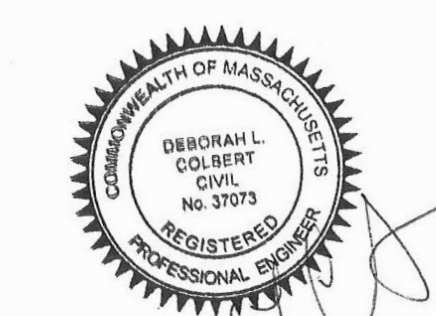
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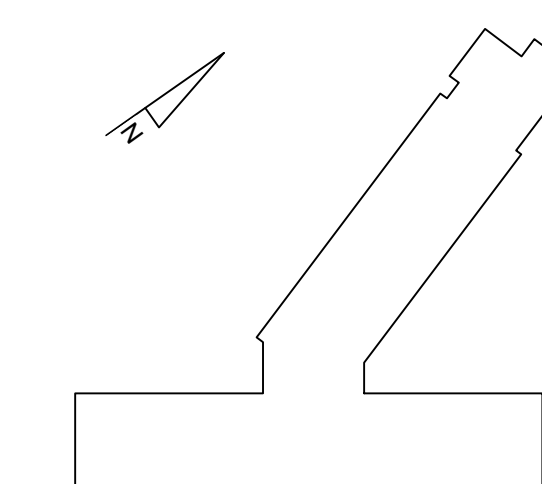
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Checked: DLC

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE Comprehensive Permit Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

DEMOLITION AND EROSION CONTROL PLAN

Project Number:

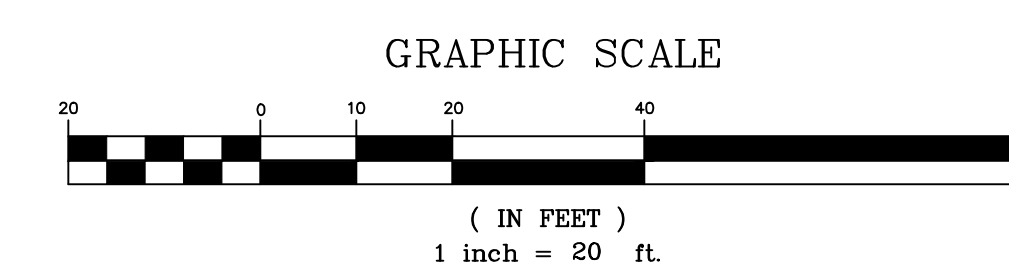
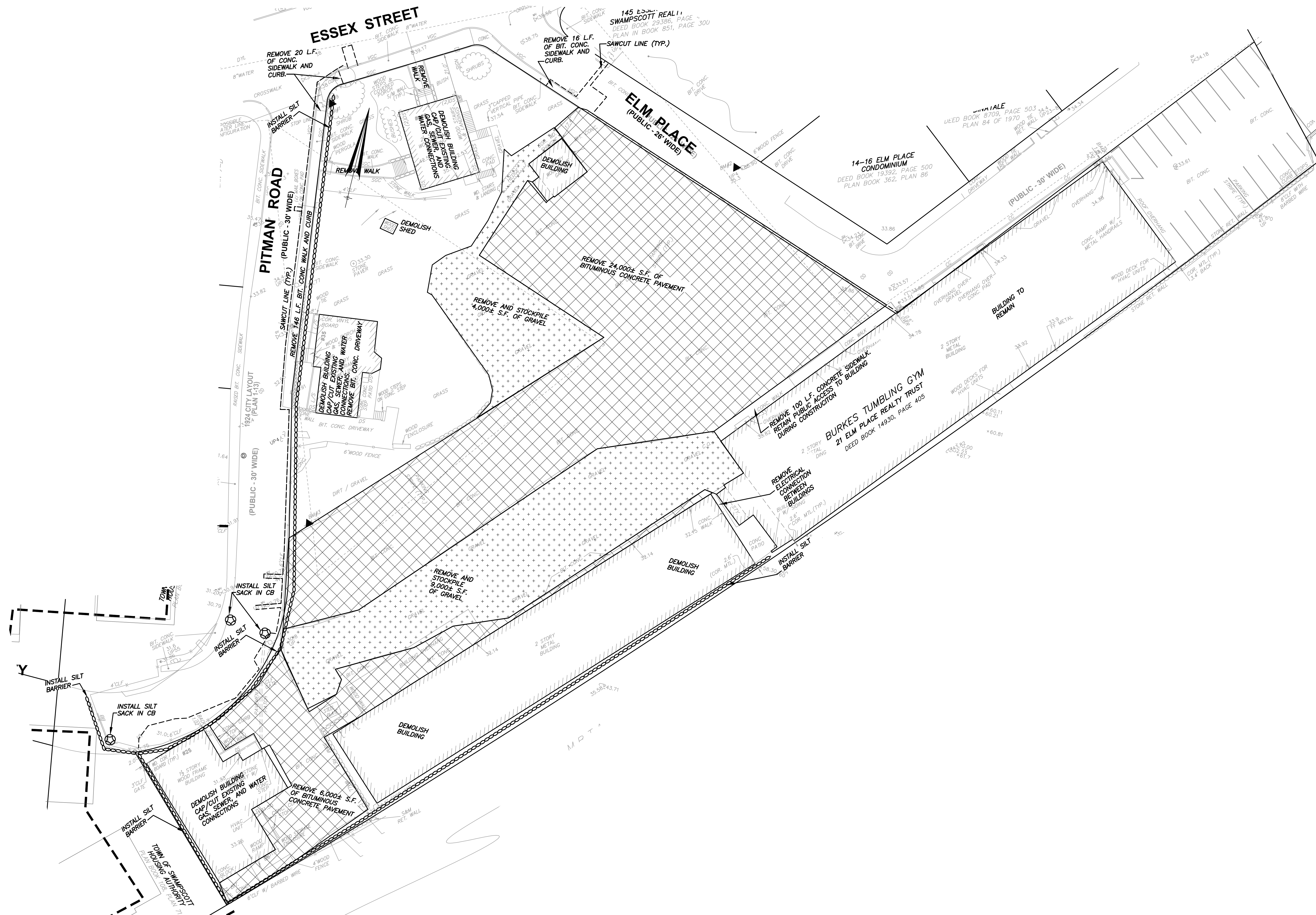
23892 (TAT #19171)

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C-7



NOTE:
 SEE EXISTING CONDITIONS PLAN FOR NOTES & REFERENCES.
 SEE SHEET C-4 FOR LEGEND.

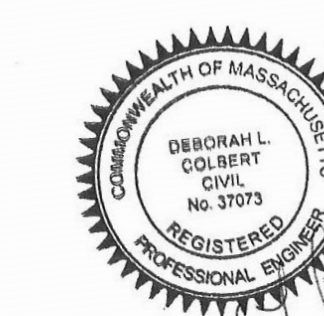
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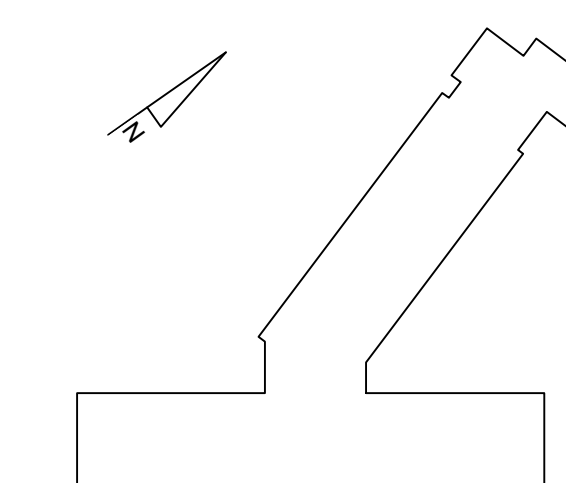
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Checked: DLC

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE
 Comprehensive Permit
 Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

**EMERGENCY VEHICLE
 SWEEP PATH ANALYSIS
 PLAN**

Project Number:

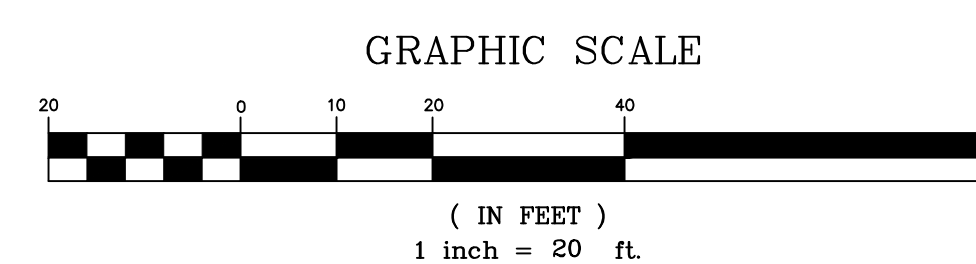
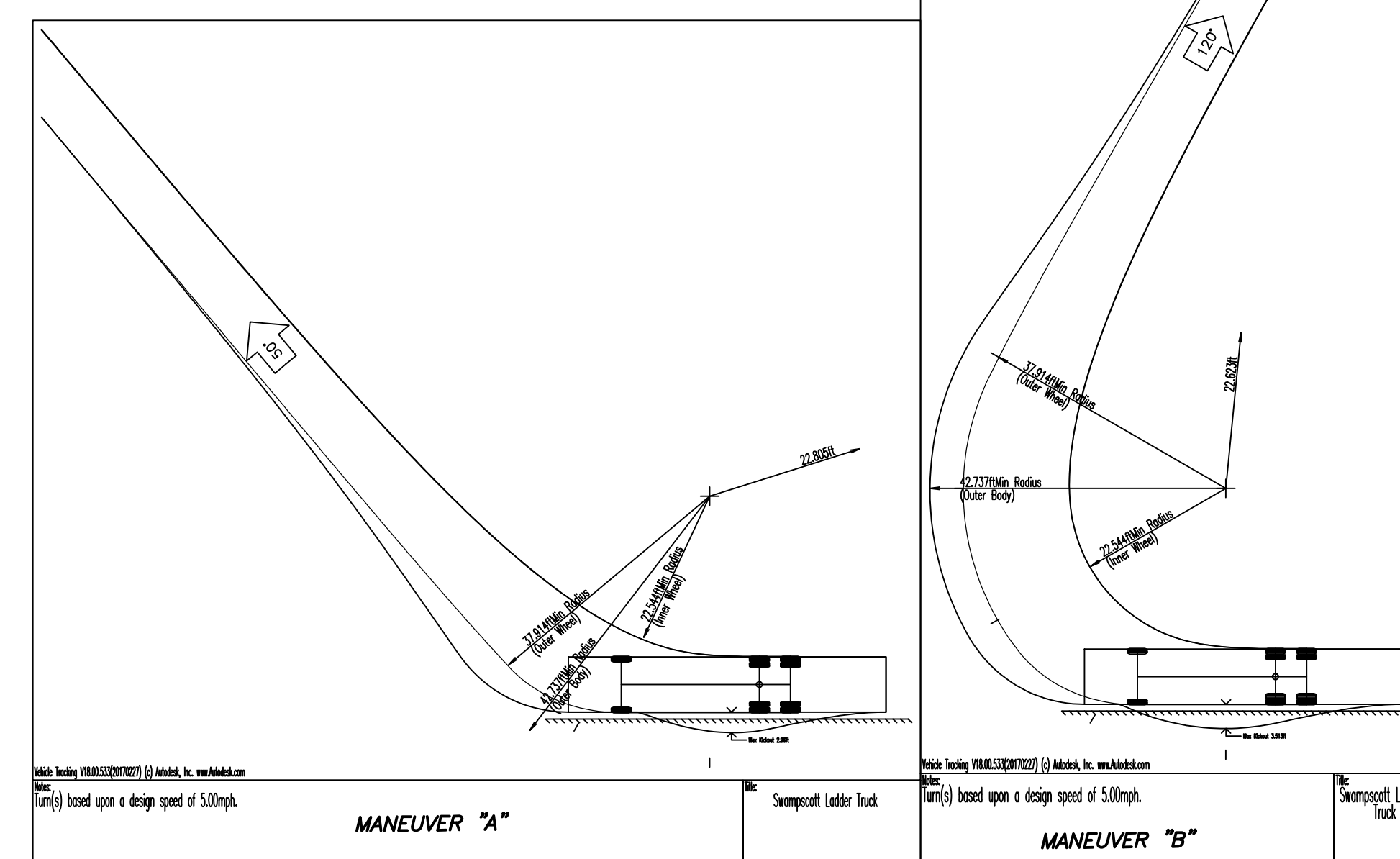
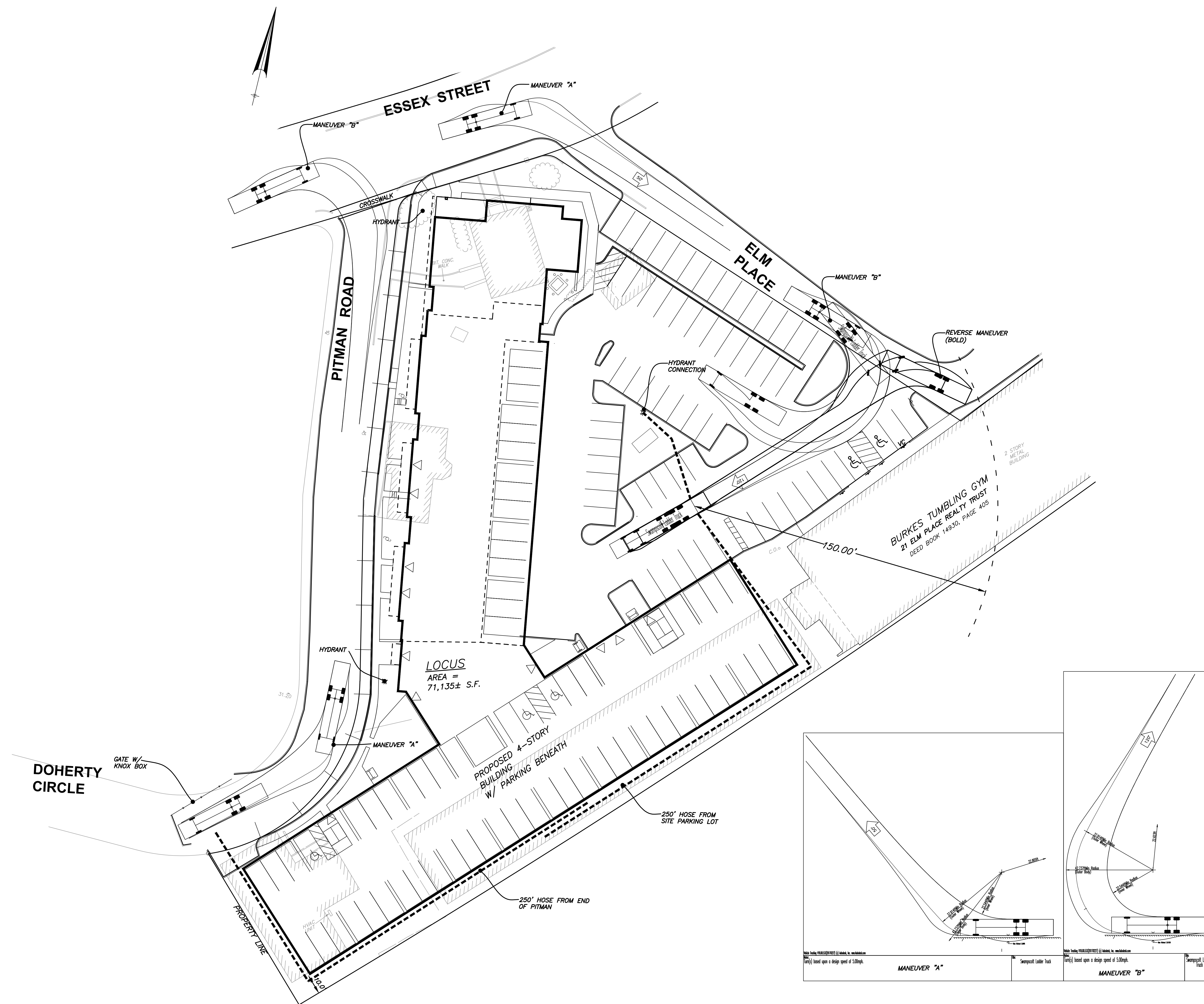
23892 (TAT #19171)

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9/13/21

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C-8



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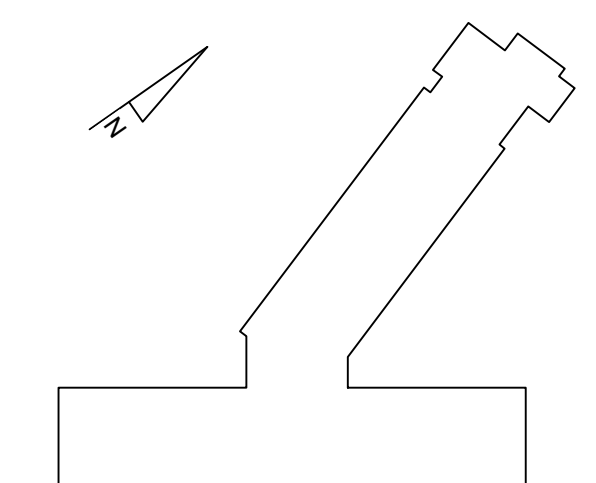
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Checked: DLC/JTL

Scale: 1"=20'

Key Plan:



Project Name:

ELM PLACE

Comprehensive Permit Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:

PARKING EASEMENT EXHIBIT PLAN

Project Number:

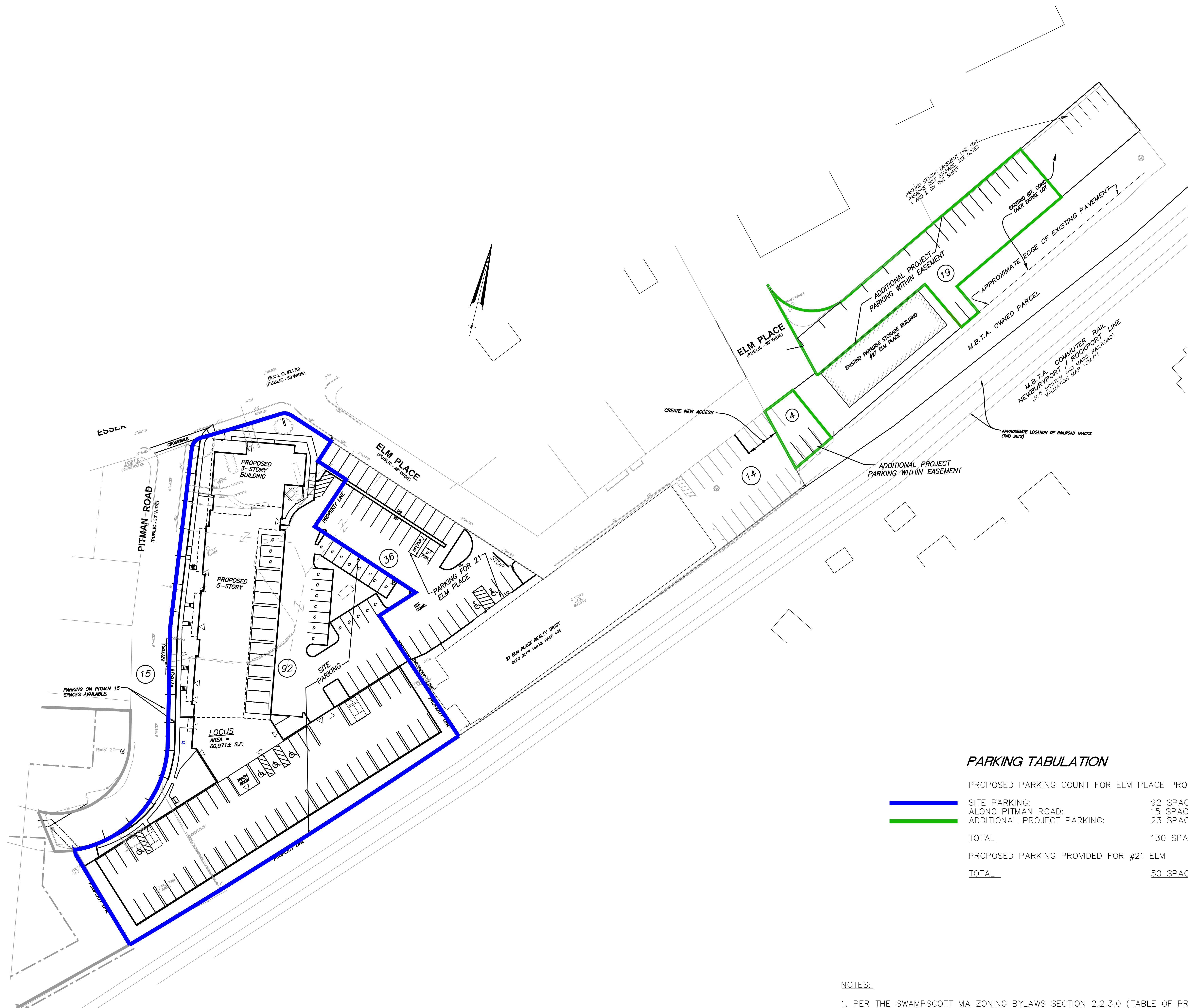
23892 (TAT #19171)

Issue Date:

9/13/21

Sheet Number:

C-9



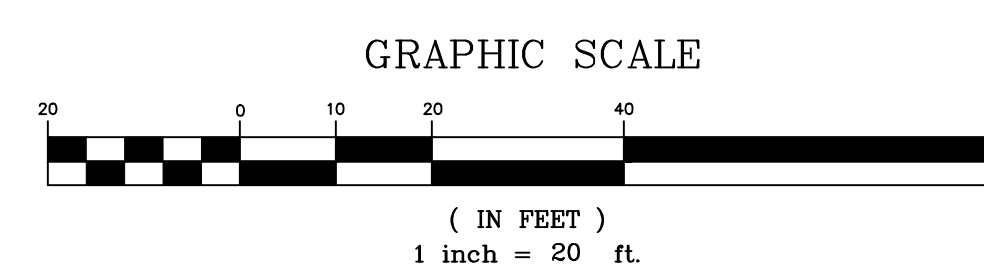
PARKING TABULATION

PROPOSED PARKING COUNT FOR ELM PLACE PROJECT:

SITE PARKING:	92 SPACES
ALONG PITMAN ROAD:	15 SPACES
ADDITIONAL PROJECT PARKING:	23 SPACES
TOTAL	130 SPACES
PROPOSED PARKING PROVIDED FOR #21 ELM	
TOTAL	50 SPACES

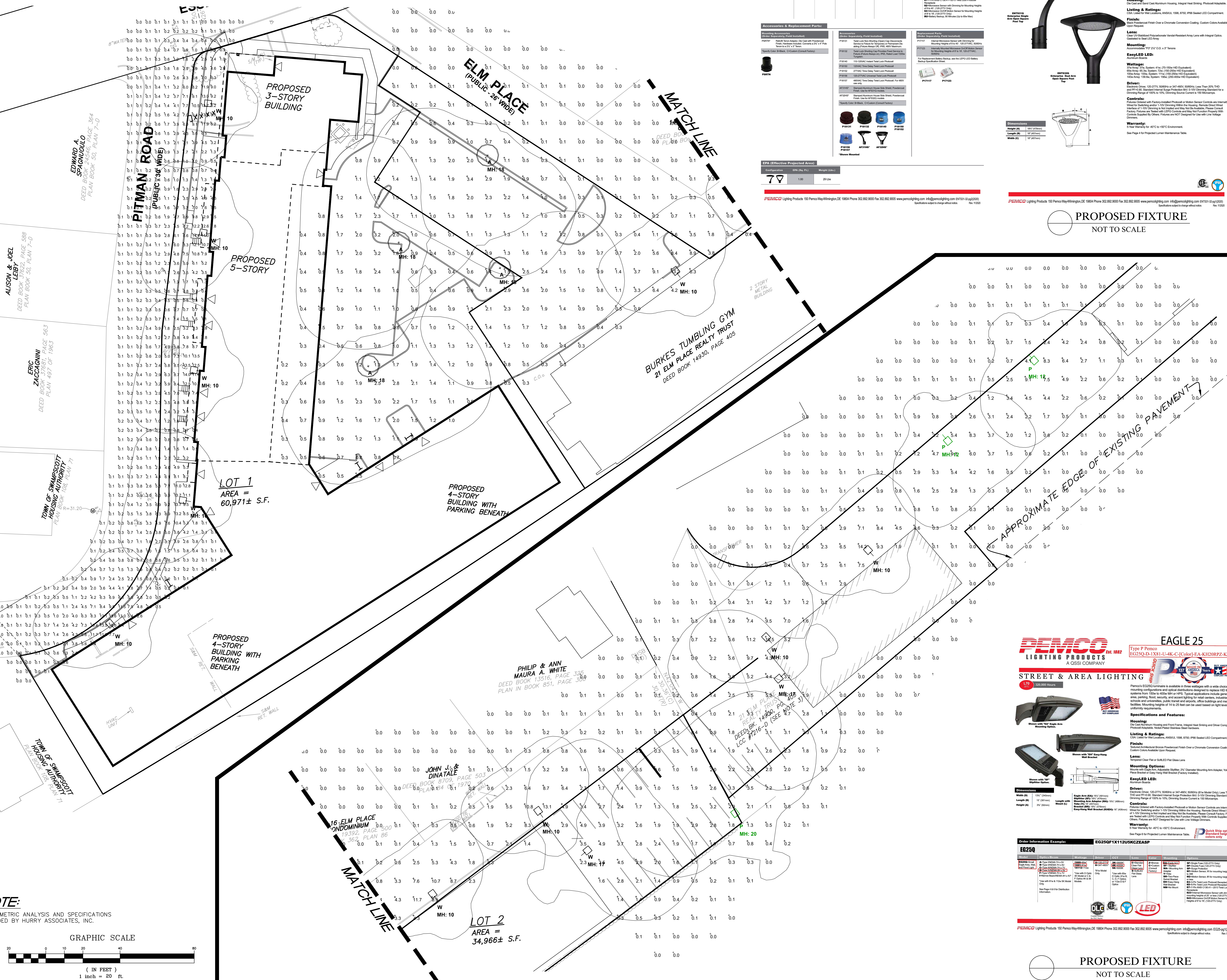
NOTES:

- PER THE SWAMPSCOTT MA ZONING BYLAWS SECTION 2.2.3.0 (TABLE OF PRINCIPAL USES), THE PARADISE STORAGE FACILITY FALLS UNDER PARKING CATEGORY "J--PARKING WAREHOUSE, DISTRIBUTION FACILITY, SELF-STORAGE MINI-WAREHOUSE".
- PER THE SWAMPSCOTT MA ZONING BYLAWS SECTION 4.1.2.0 THE PARKING REQUIREMENTS FOR CATEGORY J USES IS ONE PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS ONE SPACE FOR EACH COMPANY OWNED OR OPERATED VEHICLE, PLUS SPACE FOR CUSTOMERS' VEHICLES AND LOADING SPACE AS APPROPRIATE

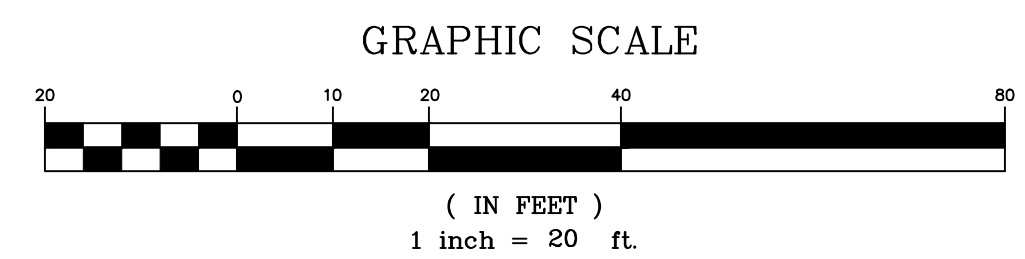


Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts
☉	4	A	SINGLE	ENTS31D1X65U4KC	0.950	8226	74.12
☉	12	W	SINGLE	EG25QD1X81U4KC	0.950	9950	84.17
☉	3	P	SINGLE	EG25QD1X81U4KC	0.950	9950	84.17

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.03	14.2	0.0	N.A.	N.A.
Pitman Rd Parking	Illuminance	Fc	2.28	14.4	0.0	N.A.	N.A.



NOTE:
PHOTOMETRIC ANALYSIS AND SPECIFICATIONS
PROVIDED BY HURRY ASSOCIATES, INC.



PEMCO LIGHTING PRODUCTS A GSSI COMPANY
ENTERPRISE 31 & 32 Square
STREET & AREA LIGHTING

Order Information Example: **ENTS32DF1X140USKCRSP**

Model	Options	Mounting	Driver	Color	Options
ENTS32DF1X140USKCRSP	Clear Lens	Clear Pole	Clear Lens	Clear Lens	Clear Lens

Specifications and Features:
Listing & Ratings: CSA Listed for Wet Locations, ANSI, IES, ETL, PSE Based LED Component.
Finish: Powder Coat Finish Over a Chromate Conversion Coating. Custom Colors Available.
Lens: Clear Lens.
Mounting Options: Clear Pole, Clear Pole with Arm.
EasyLED LED: Available.
Driver: 120-277V, 50/60Hz or 347-481V, 60/60Hz (4-8' Pole Only). Less than 24% THD and 100% Power Factor.
Warranty: 5 Year Limited Warranty.
See Page 4 for Proposed Luminaire Maintenance Table.

PEMCO LIGHTING PRODUCTS A GSSI COMPANY
ENTERPRISE 31 & 32 Square
STREET & AREA LIGHTING

Order Information Example: **EG25QD1X81U4KC**

Model	Options	Mounting	Driver	Color	Options
EG25QD1X81U4KC	Clear Lens	Clear Pole	Clear Lens	Clear Lens	Clear Lens

Specifications and Features:
Listing & Ratings: CSA Listed for Wet Locations, ANSI, IES, ETL, PSE Based LED Component.
Finish: Powder Coat Finish Over a Chromate Conversion Coating. Custom Colors Available.
Lens: Clear Lens.
Mounting Options: Clear Pole, Clear Pole with Arm.
EasyLED LED: Available.
Driver: 120-277V, 50/60Hz or 347-481V, 60/60Hz (4-8' Pole Only). Less than 24% THD and 100% Power Factor.
Warranty: 5 Year Limited Warranty.
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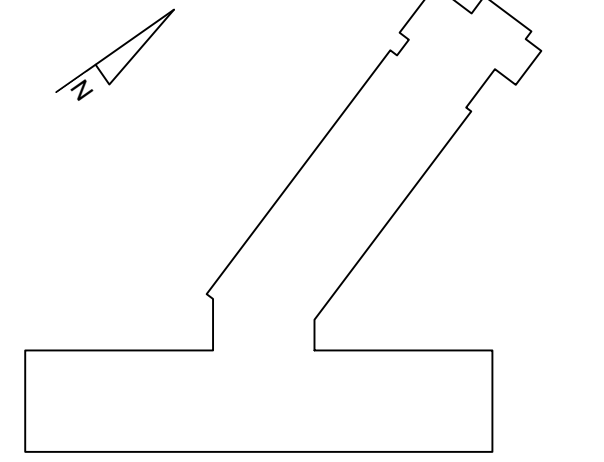
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Engineer of Record:

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Key Plan:



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Comprehensive Permit
Preliminary Site Plan

1 Elm Place, Swampscott, MA 01907

Sheet Name:
PHOTOMETRIC PLAN

Project Number:
23892 (TAT #19171)

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9/13/21

Sheet Number:

C-10