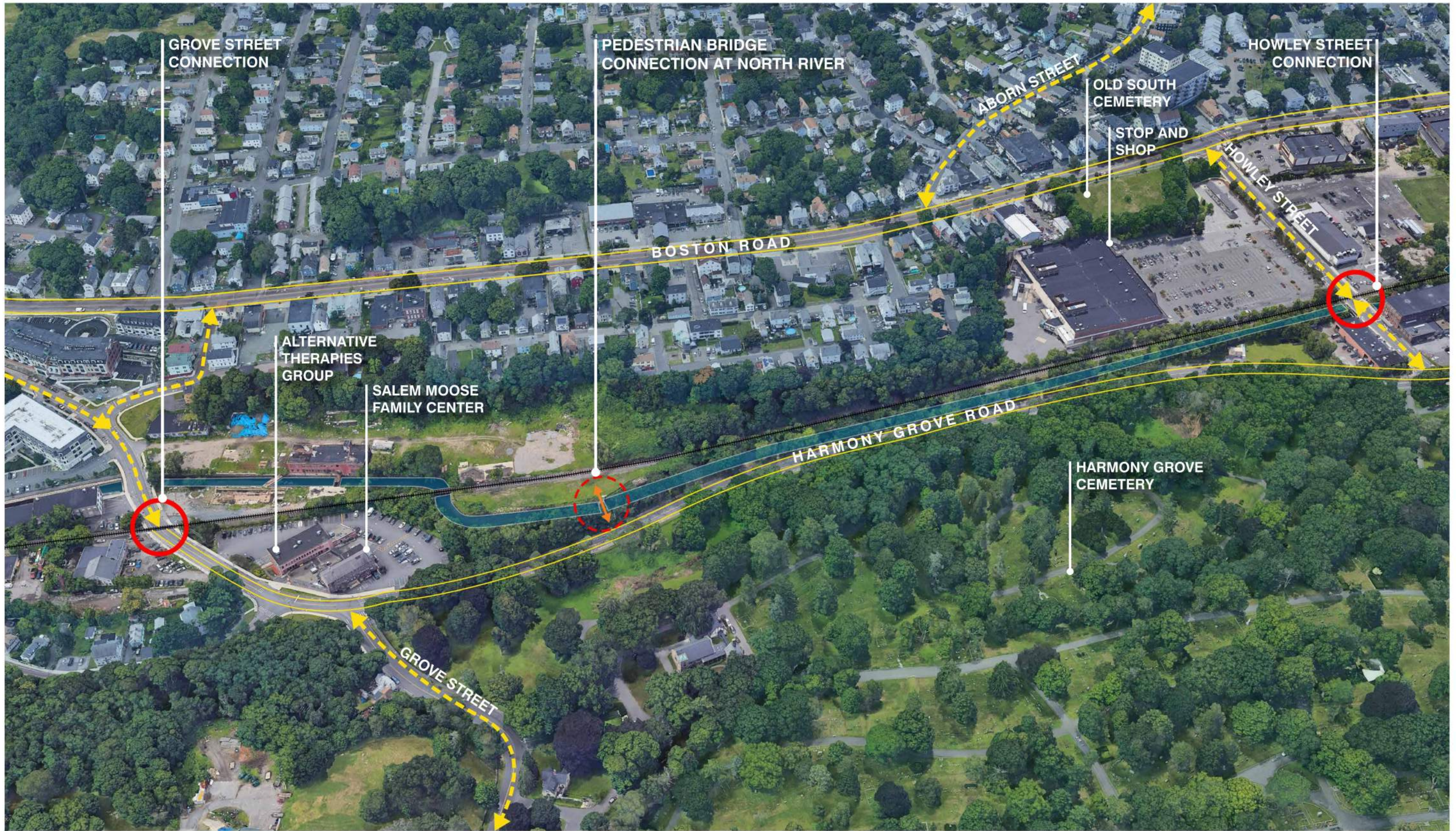


**SURROUNDING CONDITIONS**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY





GROVE STREET CONNECTION

PEDESTRIAN BRIDGE CONNECTION AT NORTH RIVER

HOWLEY STREET CONNECTION

ABORN STREET

OLD SOUTH CEMETERY

STOP AND SHOP

BOSTON ROAD

HOWLEY STREET

ALTERNATIVE THERAPIES GROUP

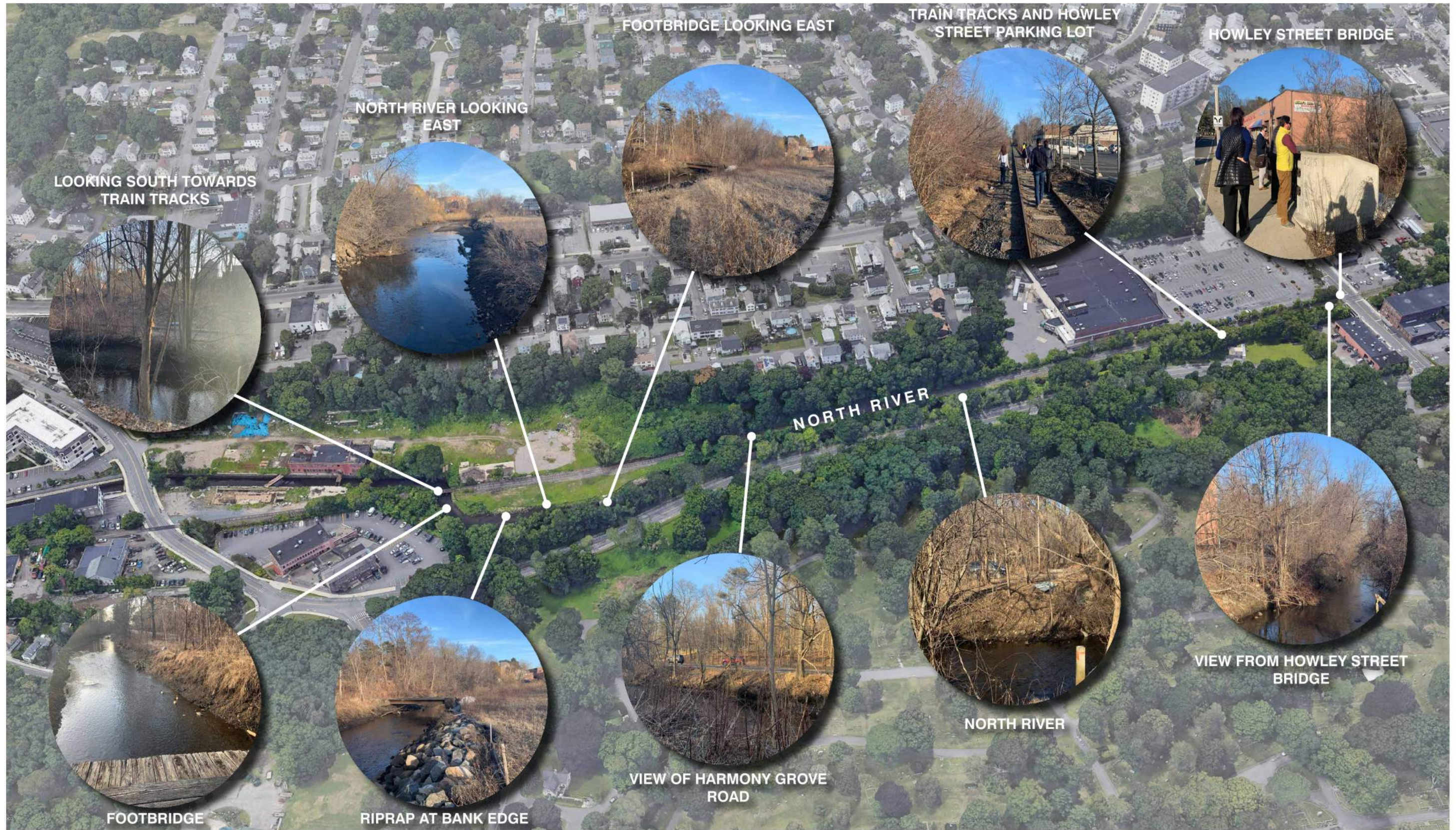
SALEM MOOSE FAMILY CENTER

HARMONY GROVE ROAD

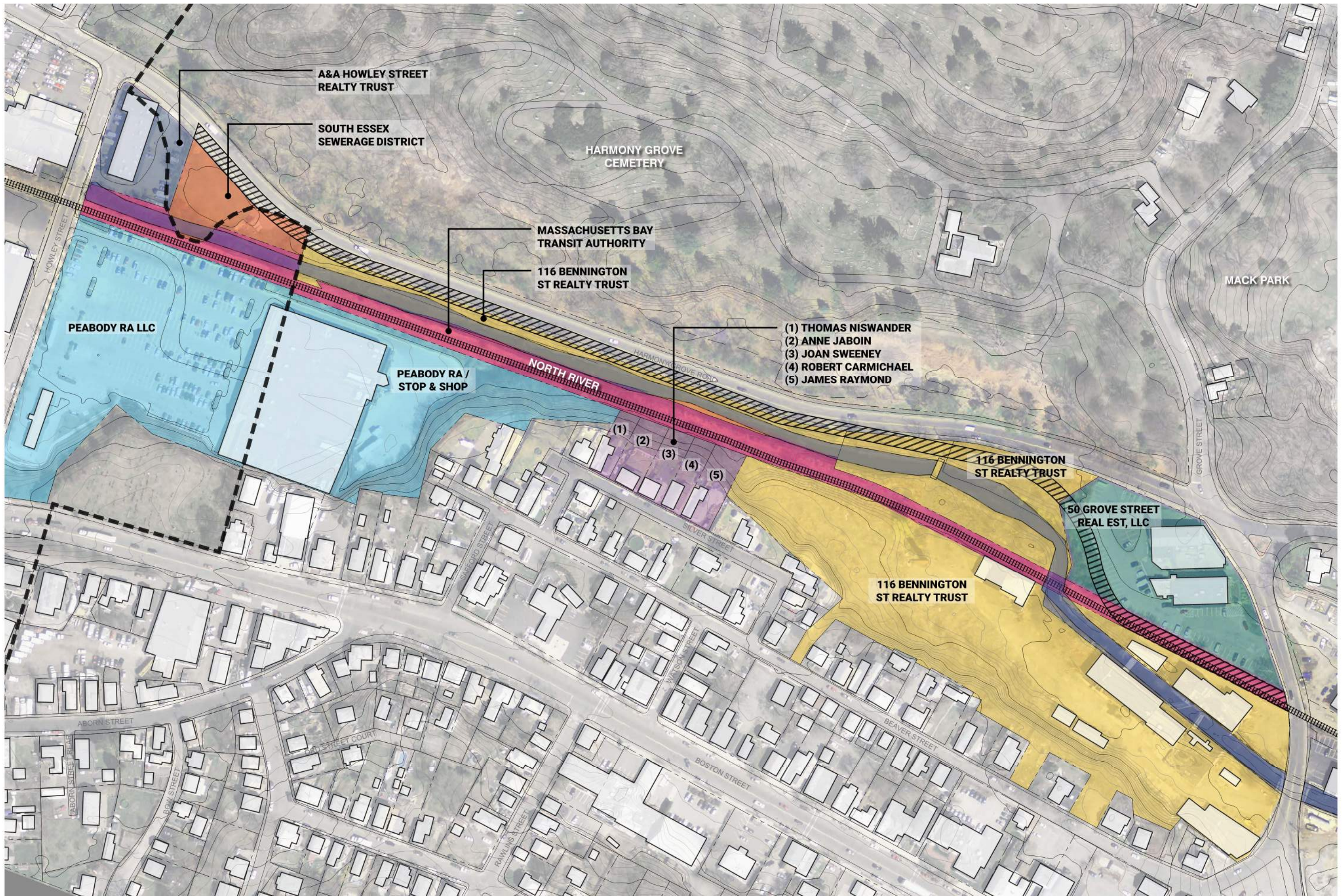
HARMONY GROVE CEMETERY

GROVE STREET





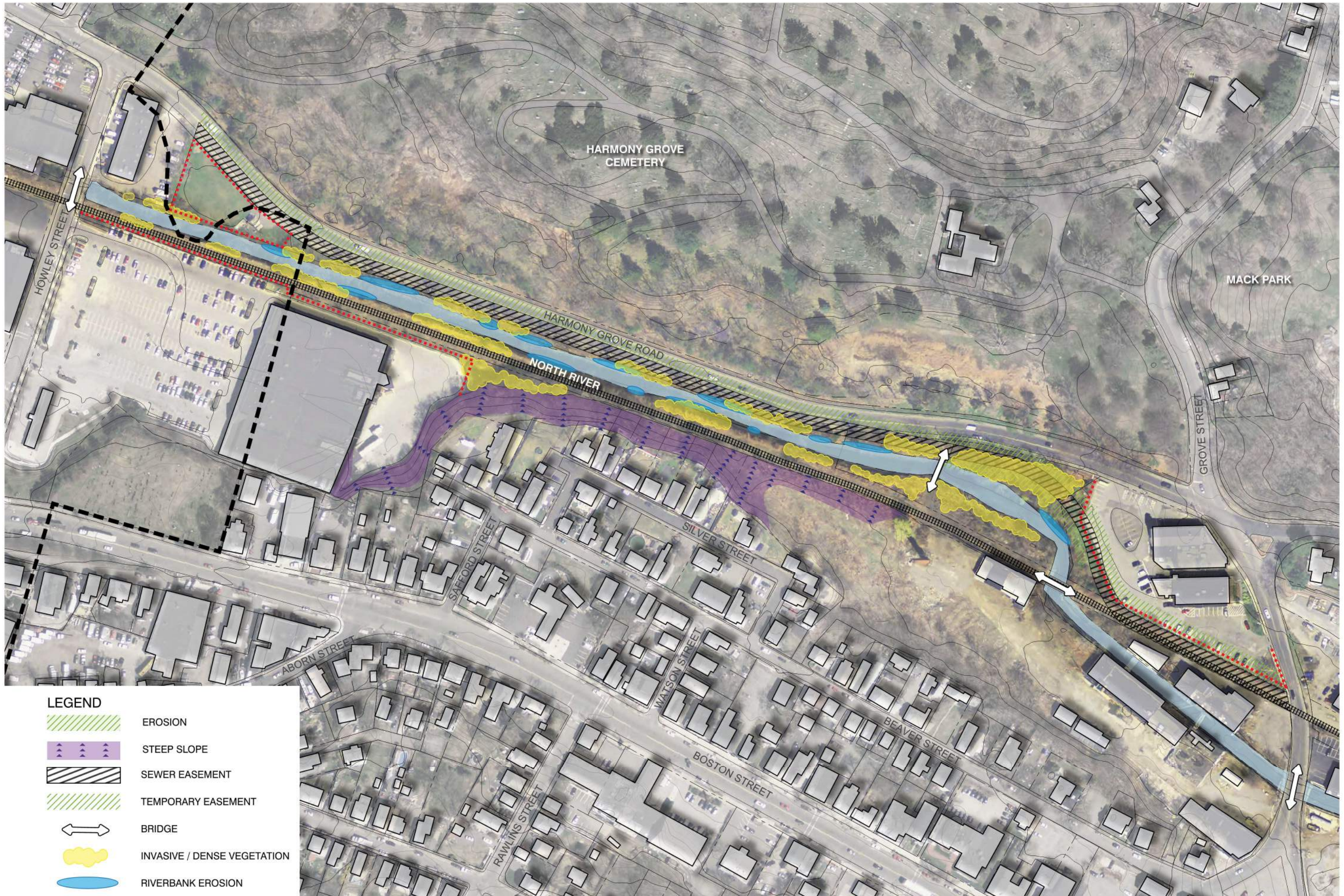
**EXISTING IMAGES**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY




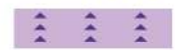





**PROPERTY OWNERSHIP PLAN**

SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY





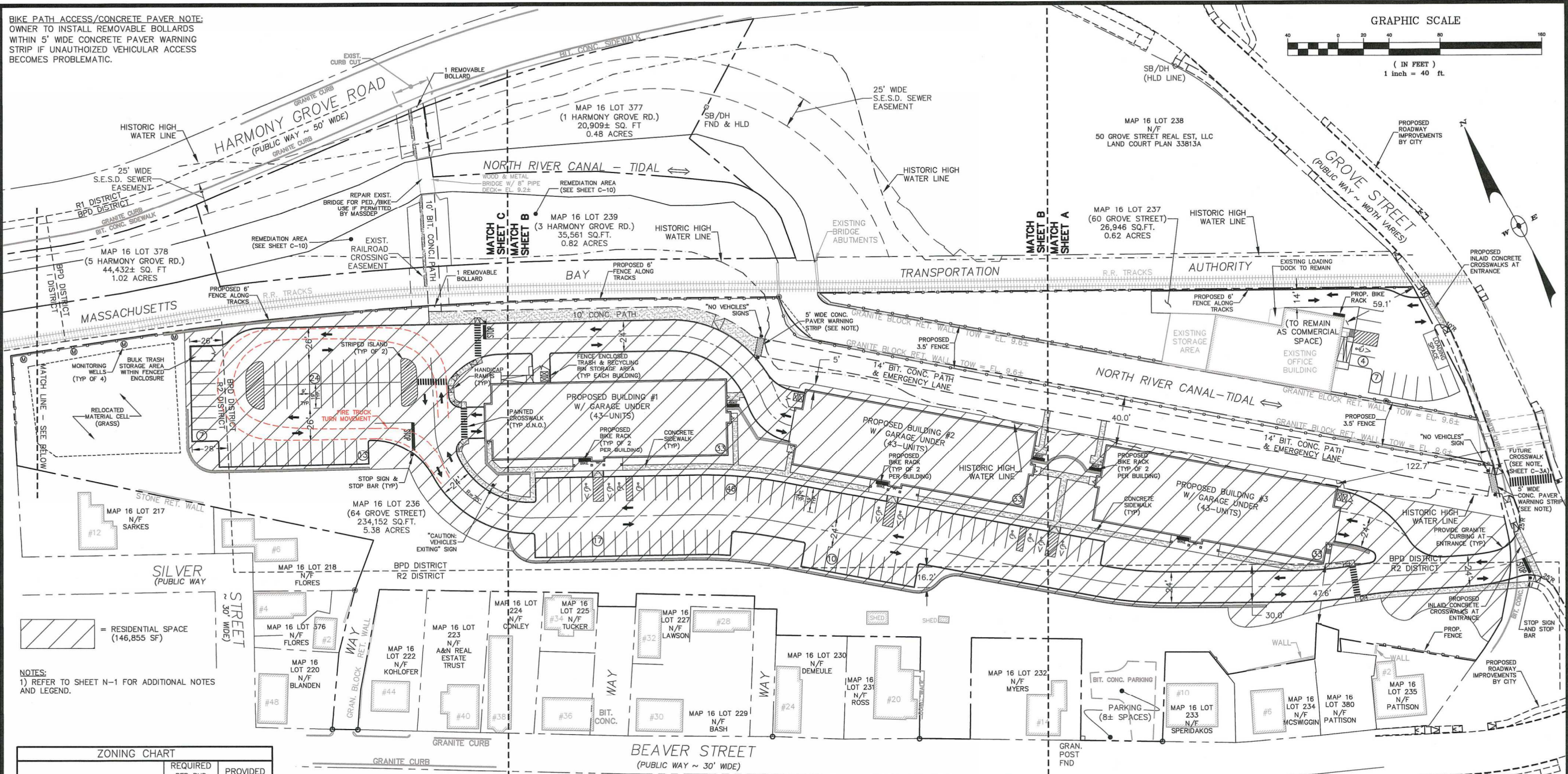
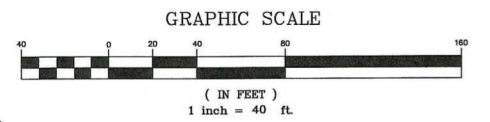
**LEGEND**

-  EROSION
-  STEEP SLOPE
-  SEWER EASEMENT
-  TEMPORARY EASEMENT
-  BRIDGE
-  INVASIVE / DENSE VEGETATION
-  RIVERBANK EROSION

**EXISTING SITE CONDITIONS PLAN**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY



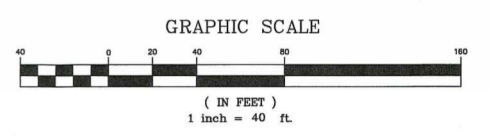
BIKE PATH ACCESS/CONCRETE PAVER NOTE:  
OWNER TO INSTALL REMOVABLE BOLLARDS  
WITHIN 5' WIDE CONCRETE PAVER WARNING  
STRIP IF UNAUTHORIZED VEHICULAR ACCESS  
BECOMES PROBLEMATIC.



NOTES:  
1) REFER TO SHEET N-1 FOR ADDITIONAL NOTES AND LEGEND.

| ZONING CHART                   |                  |                     |
|--------------------------------|------------------|---------------------|
|                                | REQUIRED PER PUD | PROVIDED            |
| MIN. LOT AREA <sup>5</sup>     | 60,000 SF        | 362,000 SF          |
| MIN. LOT FRONTAGE              | 100'             | 161.37'             |
| MIN. LOT WIDTH                 | --               | 164.1' <sup>2</sup> |
| MAX. LOT COVERAGE (BUILDINGS)  | --               | 14.5%               |
| MAX. RESIDENTIAL SPACE         | 50%              | 39.4%               |
| MIN. FRONT YARD DEPTH          | --               | 59.1'               |
| MIN. SIDE YARD DEPTH           | --               | 47.6'               |
| MIN. REAR YARD DEPTH           | --               | 40.0'               |
| MAX. BUILDING HEIGHT (FEET)    | 50'              | 44.15' <sup>3</sup> |
| MAX. BUILDING HEIGHT (STORIES) | 4                | 4                   |
| MIN. PARKING                   | --               | 216 <sup>4</sup>    |

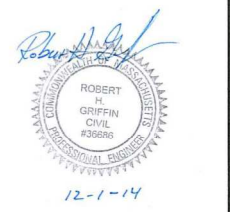
- FOOTNOTES:
- 1) REF. SECTION 7.3.4.2 FOR MIN. FRONTAGE REQUIREMENT; R2 LISTED.
  - 2) LOT WIDTH MEASURED AT THE REAR OF THE REQUIRED FRONT YARD SETBACK FOR R2 ZONING DISTRICT.
  - 3) MAX BUILDING HEIGHT OCCURS ALONG FRONT OF BUILDING 3. SEE ARCHITECTURAL DRAWINGS BY BEAUDS ART, INC.
  - 4) 216 SPACES PROVIDED FOR RESIDENTIAL PORTION OF THE SITE (1.67 SP/UNIT). 11 SPACES PROVIDED FOR THE EXISTING OFFICE BUILDING.
  - 5) LOT AREA INCLUDES #1 & #5 HARMONY GROVE ROAD.



| TABLE OF RESIDENTIAL SPACE |                   |                      |                   |
|----------------------------|-------------------|----------------------|-------------------|
|                            | LOT AREA          | RESIDENTIAL USE AREA | NON-RES. USE AREA |
| 60 GROVE STREET            | 26,946 SF         | 0 SF                 | 26,946 SF         |
| 64 GROVE STREET            | 234,152 SF        | 142,456 SF           | 91,696 SF         |
| 1 HARMONY GROVE ROAD       | 20,909 SF         | 0 SF                 | 20,909 SF         |
| 3 HARMONY GROVE ROAD       | 35,561 SF         | 0 SF                 | 35,561 SF         |
| 5 HARMONY GROVE ROAD       | 44,432 SF         | 0 SF                 | 44,432 SF         |
| <b>TOTAL</b>               | <b>362,000 SF</b> | <b>142,456 SF</b>    | <b>219,544 SF</b> |

| No. | Date     | Description   |
|-----|----------|---|
| 10  | 12/1/14  | REVISE WALL NEAR BUILDING 1 GARAGE & ADD SIGNS. REMOVE BOLLARDS ALONG BIKE PATH & CHANGE MATERIALS.   |
| 9   | 10/16/14 | REMOVE PROPOSED BRIDGES OVER RIVER. WIDEN PATH & WESTERLY PARKING LOT FOR EMERGENCY EGRESS. ADD FENCE ALONG R.R. TRACKS & RIVER. REDUCE NO. OF UNITS. SHOW GROVE ST. RECONSTRUCTION WORK. UPDATE TABLES. STRIP ISLANDS PER FIRE DEPT. |
| 8   | 3/10/14  | REMOVE PARKING & DUMPSTER FROM REAR OF 60 GROVE ST. NOTE GRANITE CURBING AT ENTRANCES.  |
| 7   | 4/25/13  | ADD RELOCATED MATERIAL CELL.  |
| 6   | 3/11/13  | ADD 1&5 HARMONY GROVE AREAS TO PLAN.  |
| 5   | 11/6/12  | ADD 1&5 HARMONY GROVE ROAD TO PLAN. RELOCATE PED BRIDGE. UPDATE TABLES.   |
| 4   | 10/1/12  | UPDATE RES. AREA CALC. ADD TABLE OF AREAS. HATCH RES. USE; ADJUST RES BOUNDARY ALONG BLDG 2 & 3 AND DRIVEWAY. UPDATE TABLE.   |
| 3   | 9/19/12  | UPDATE MATCH LINES. REVISE #60 GROVE ST. LAYOUT. UPGRADE SIDEWALKS & CROSSWALKS. ADD PEDESTRIAN BRIDGE. SHIFT GROVE ST. ENTRANCE. WIDEN VEHICLE BRIDGE. ADD BIKE RACKS.   |
| 2   | 7/15/12  |   |
| 1   | 6/20/12  |   |

Revisions

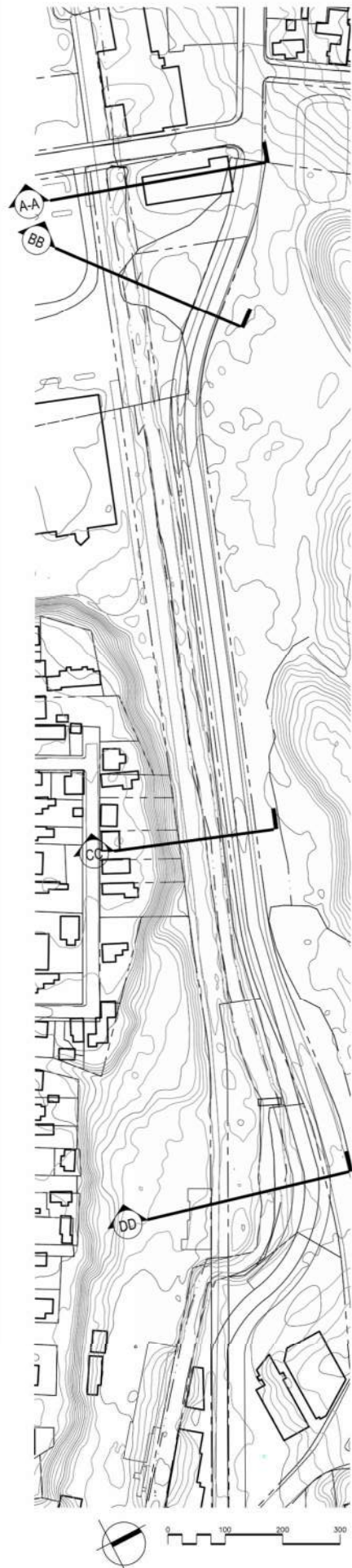


**Griffin Engineering Group, LLC**  
P.O. Box 7061  
100 Cummings Center, Suite 224G  
Beverly, MA 01915  
Tel: 978-927-5111  
Fax: 978-927-5103

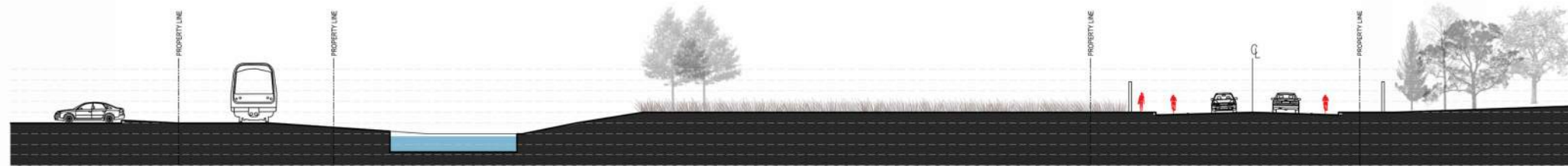
MRM PROJECT MANAGEMENT, LLC  
SALEM, MA

OVERALL SITE LAYOUT PLAN

Scale: 1"=40'  
Job No.: 700  
File Name: p/p/s/h-b  
Date: 12/20/11



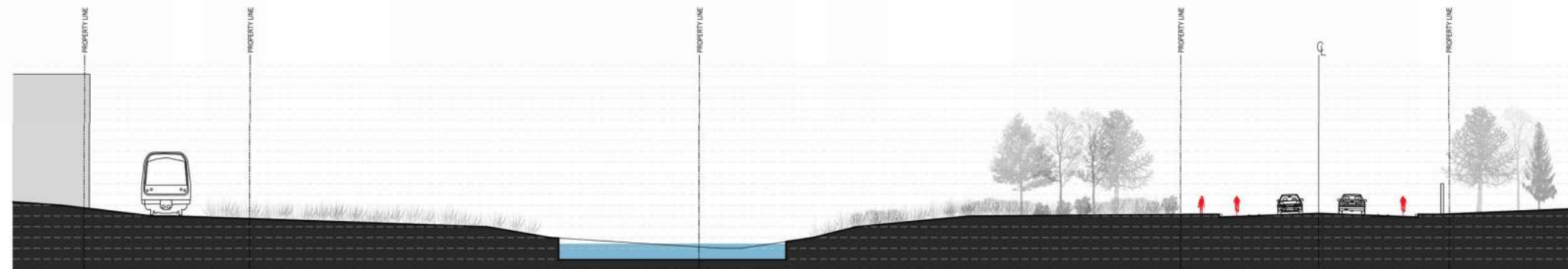
SECTION A-A



SECTION B-B



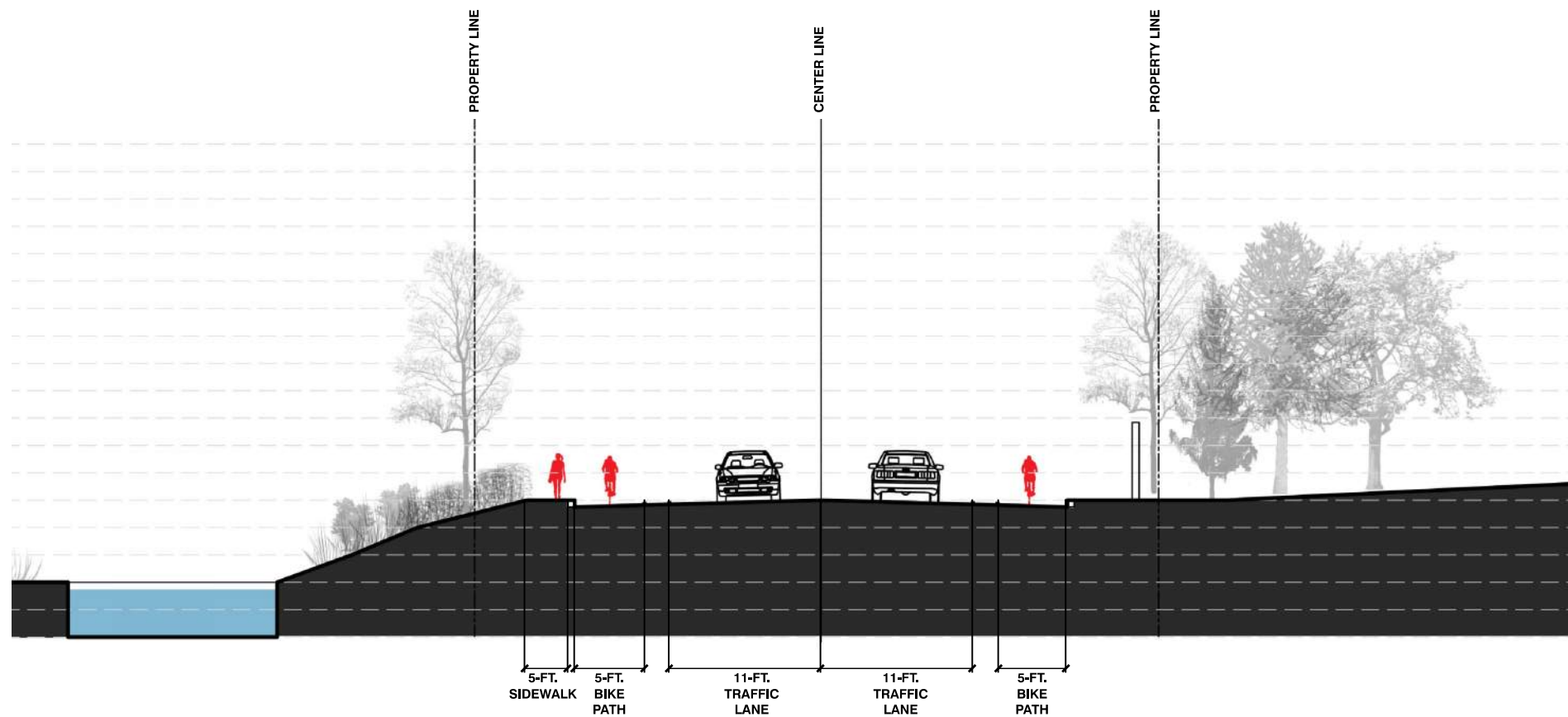
SECTION C-C



SECTION D-D

**EXISTING CONDITIONS - SECTIONS**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY

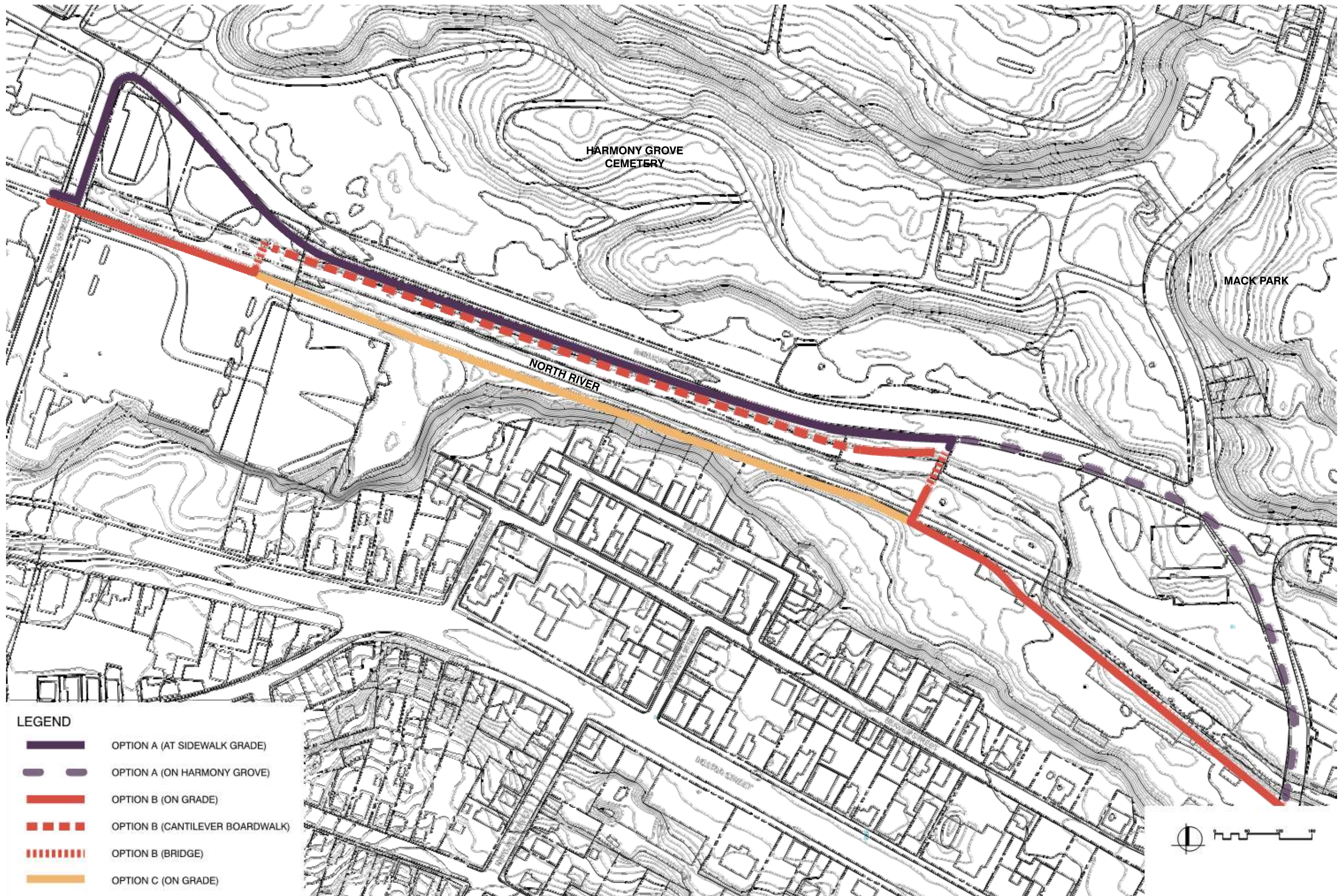




**EXISTING CONDITIONS - SECTIONS**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY





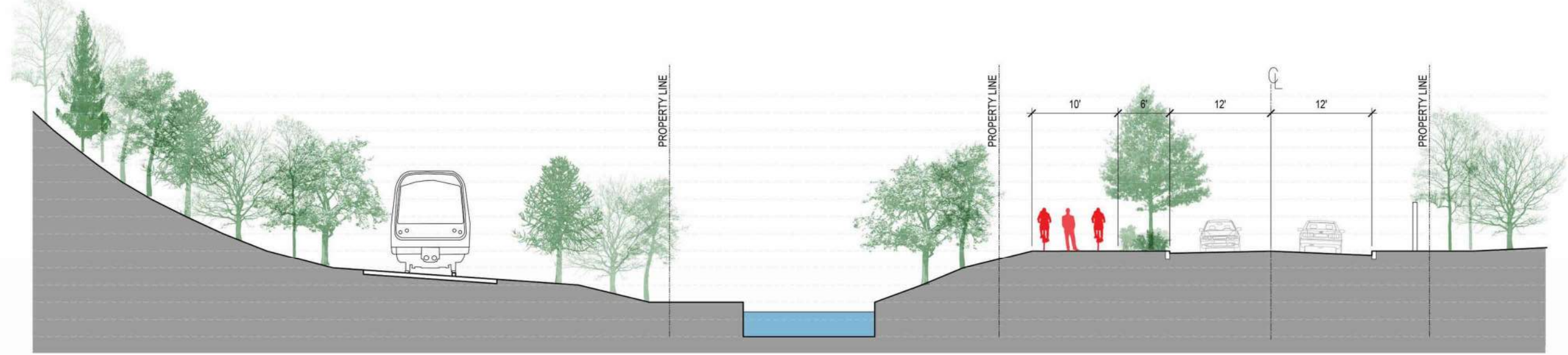


**LEGEND**

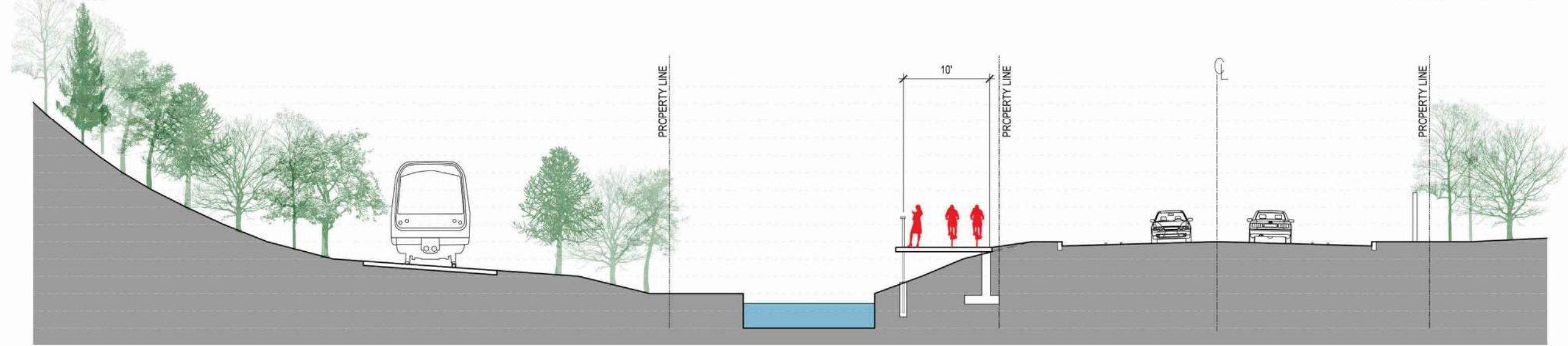
-  OPTION A (AT SIDEWALK GRADE)
-  OPTION A (ON HARMONY GROVE)
-  OPTION B (ON GRADE)
-  OPTION B (CANTILEVER BOARDWALK)
-  OPTION B (BRIDGE)
-  OPTION C (ON GRADE)

**PRELIMINARY PATHWAY OPTIONS PLAN**  
 SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY

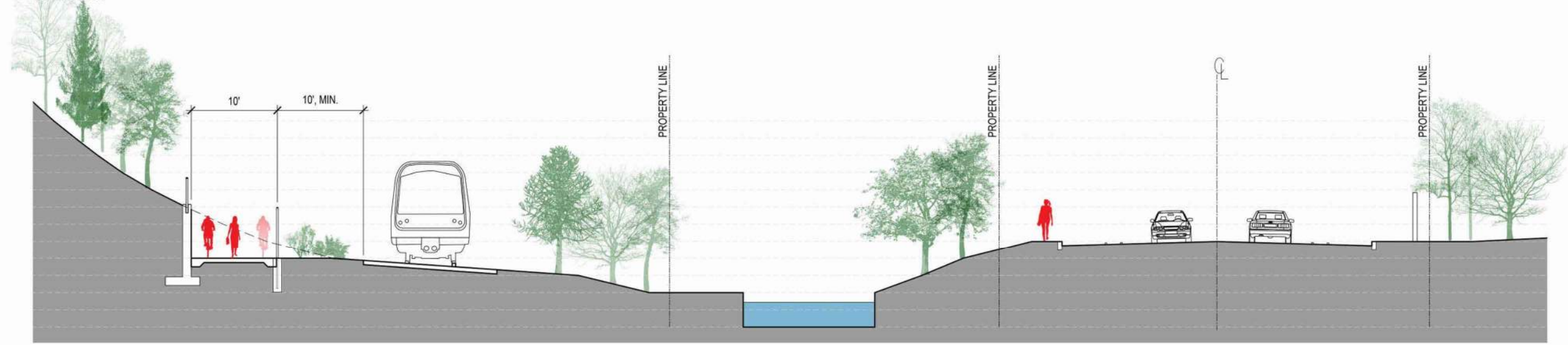




OPTION A



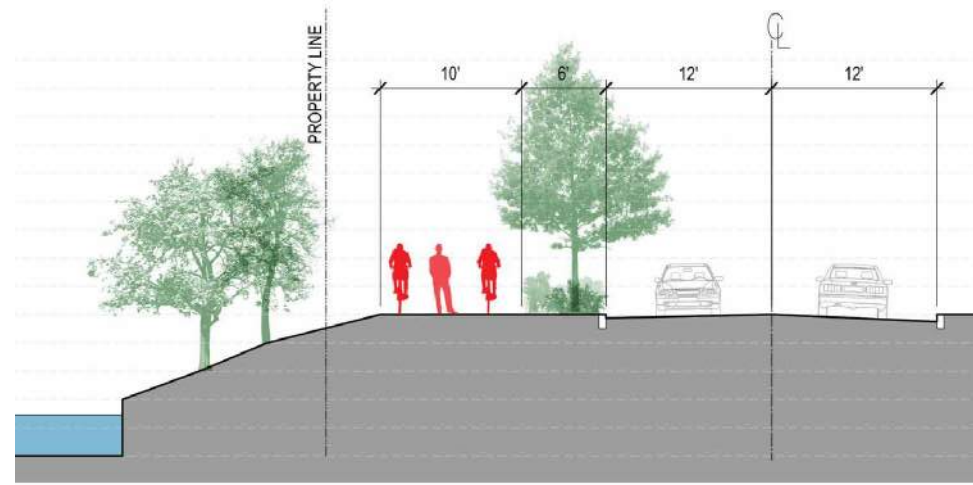
OPTION B



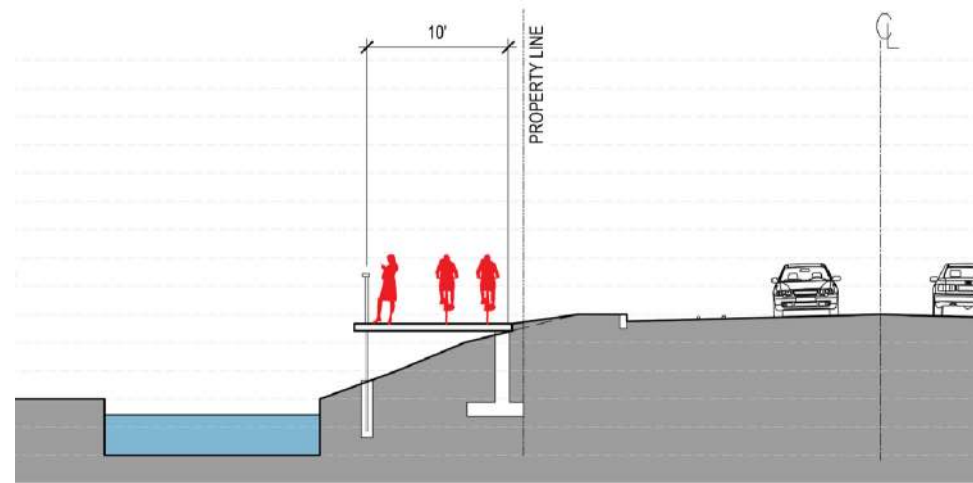
OPTION C

**PRELIMINARY PATHWAY OPTIONS - SECTIONS**  
**SALEM PEABODY MULTIUSE PATH FEASIBILITY STUDY**

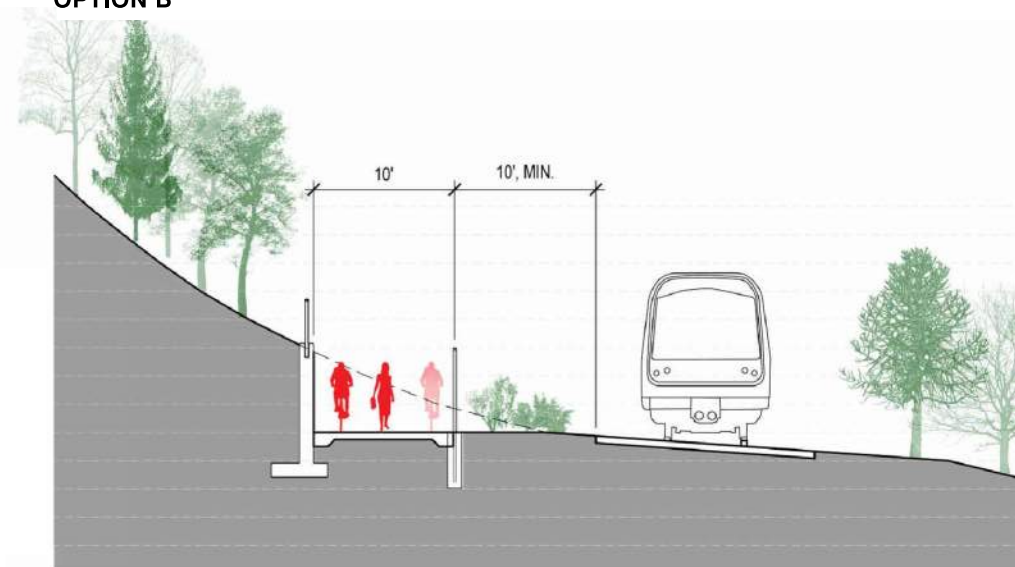




OPTION A



OPTION B



OPTION C

