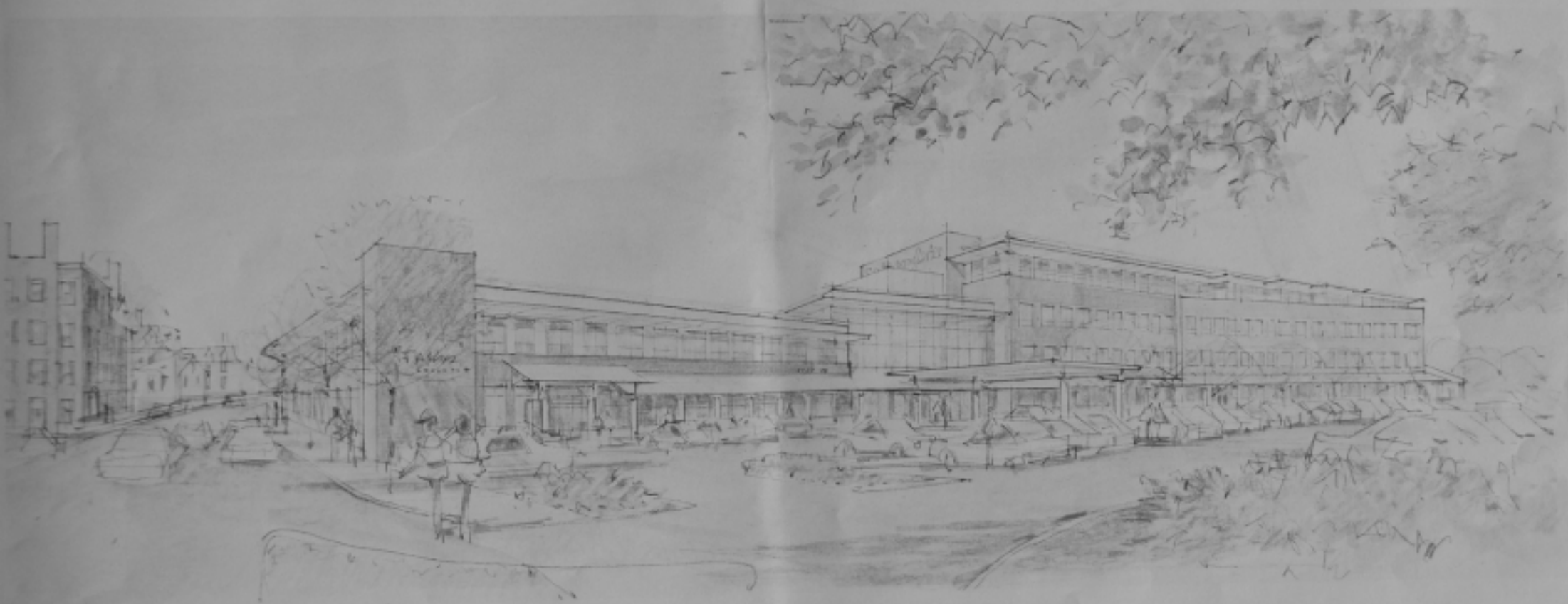
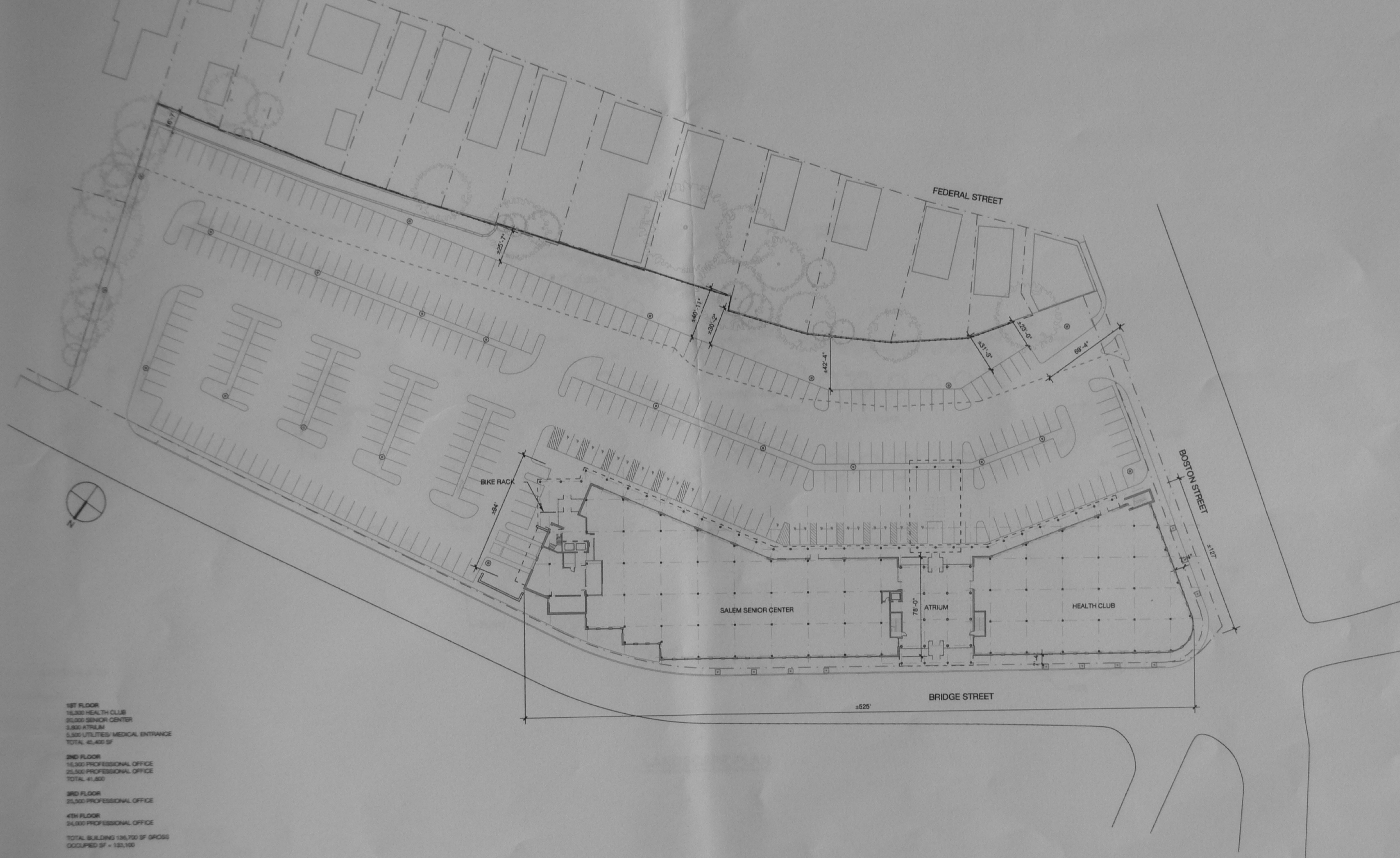


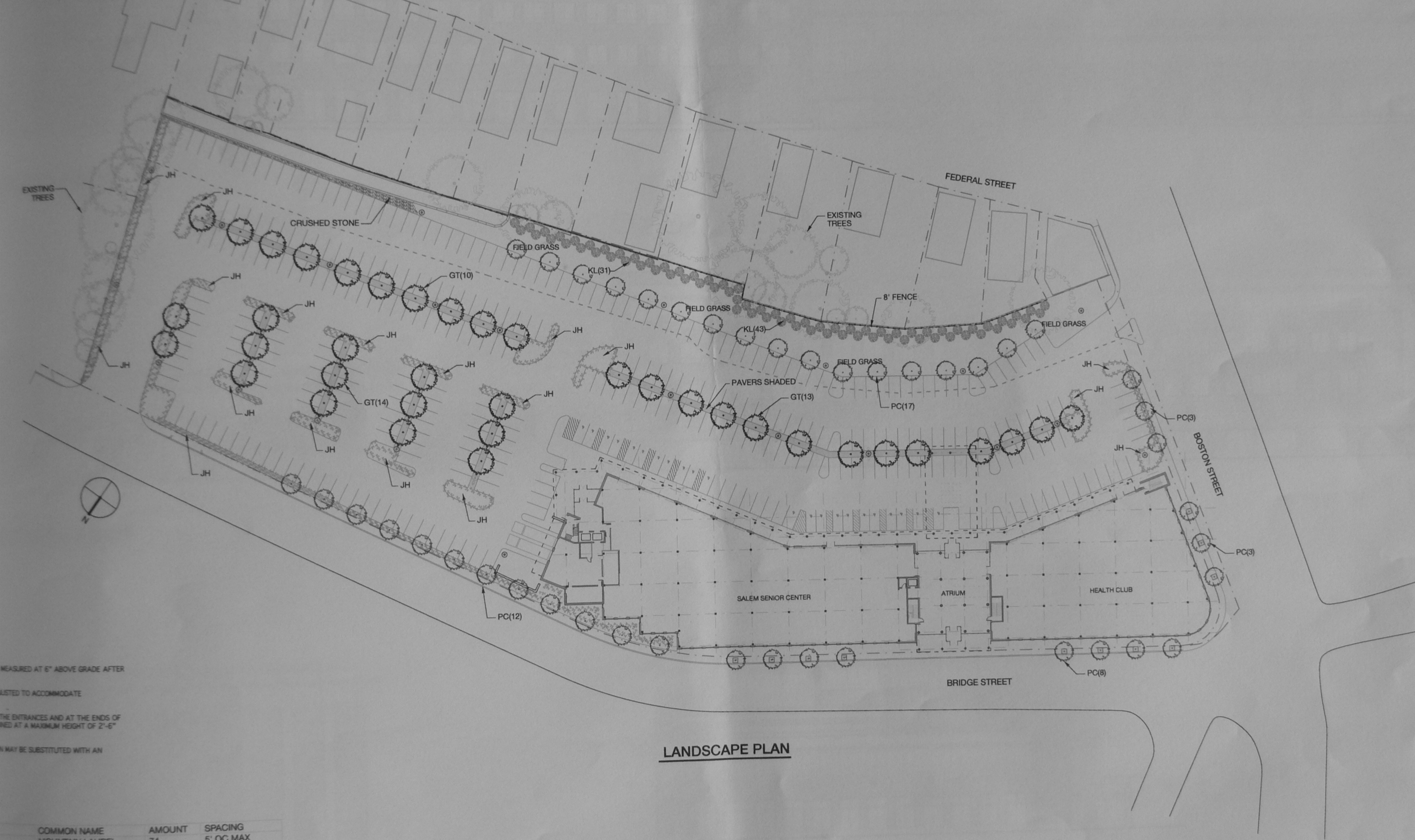
GATEWAY CENTER

A MULTIUSE BUILDING FOR THE SALEM SENIOR CENTER AND PROFESSIONAL OFFICES

CITY OF SALEM PLANNING BOARD SUBMISSION • DECEMBER 28, 2009







MEASURED AT 6" ABOVE GRADE AFTER
 LISTED TO ACCOMMODATE
 THE ENTRANCES AND AT THE ENDS OF
 NED AT A MAXIMUM HEIGHT OF 2'-6"
 N MAY BE SUBSTITUTED WITH AN

LANDSCAPE PLAN

COMMON NAME	AMOUNT	SPACING
MOUNTAIN LAUREL	74	5' OC MAX
ONTALIS CREEPING JUNIPER	-	24" OC EA WAY
THOS HONEYLOCUST	37	27' OC MAX
CALLERY PEAR	43	27' OC MAX
OLEA AND SELECT		

WALKWAY (NROC) DENSITY REGULATIONS

REQUIRED	PROVIDED
15,000	224,017
60	902.07 (BRIDGE ST ONLY)
50	20.3% (FOOTPRINT)
0	0.3
0	358.0
0	97.1
50 (4 STORIES)	57 (4 STORIES)
6	8
50	14'6" - 41'6" (SEE PLAN)
2:1	0.61

LEGEND OF SYMBOLS & ABBREVIATIONS

☐ - DATCH MARK ☐ - ROUND DATCH MARK ☐ - DRAIN MANHOLE ☐ - SEWER MANHOLE ☐ - ELECTRIC MANHOLE ☐ - TELEPHONE MANHOLE ☐ - UNKNOWN MANHOLE ☐ - UNKNOWN COVER ☐ - MONITORING WELL ☐ - WATER VALVE ☐ - WATER SHUT OFF ☐ - WATER SPRINKLER ☐ - HYDRANT ☐ - WALL HYDRANT ☐ - GAS VALVE ☐ - RUSH ☐ - RST ☐ - CONCRETE PAD ☐ - EXISTING PIPE FLOW DIRECTION	☐ - DATCH MARK ☐ - ROUND DATCH MARK ☐ - DRAIN MANHOLE ☐ - SEWER MANHOLE ☐ - ELECTRIC MANHOLE ☐ - TELEPHONE MANHOLE ☐ - UNKNOWN MANHOLE ☐ - UNKNOWN COVER ☐ - MONITORING WELL ☐ - WATER VALVE ☐ - WATER SHUT OFF ☐ - WATER SPRINKLER ☐ - HYDRANT ☐ - WALL HYDRANT ☐ - GAS VALVE ☐ - RUSH ☐ - RST ☐ - CONCRETE PAD ☐ - EXISTING PIPE FLOW DIRECTION
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Vicinity Map

Scale: 1"=100'

(Source: Salem Assessor's Maps)

PROPOSED BUILDING

FLOOR	AREA
GROUND FLOOR	45,400 SF
2ND FLOOR	41,800 SF
3RD FLOOR	25,500 SF
4TH FLOOR	24,000 SF
TOTAL	136,700 SF

PROP. PARKING PROVIDED 374 SPACES
374 SPACES @ 374,000 S.F.

Proposed Gateway Center 401 Bridge Street

Architect
Gundersen Associates
20 Central Street 02
Salem, MA 01970
(978) 744-1800

☐ - DATCH FOR CONSTRUCTION ☐ - DATCH FOR REVIEW ☐ - DATCH FOR PERMIT ☐ - DATCH FOR RECORD ☐ - DATCH FOR CONSTRUCTION

Site Plan
"Gateway Center"
401 Bridge Street
Salem, MA 01970

Cover
Sheet

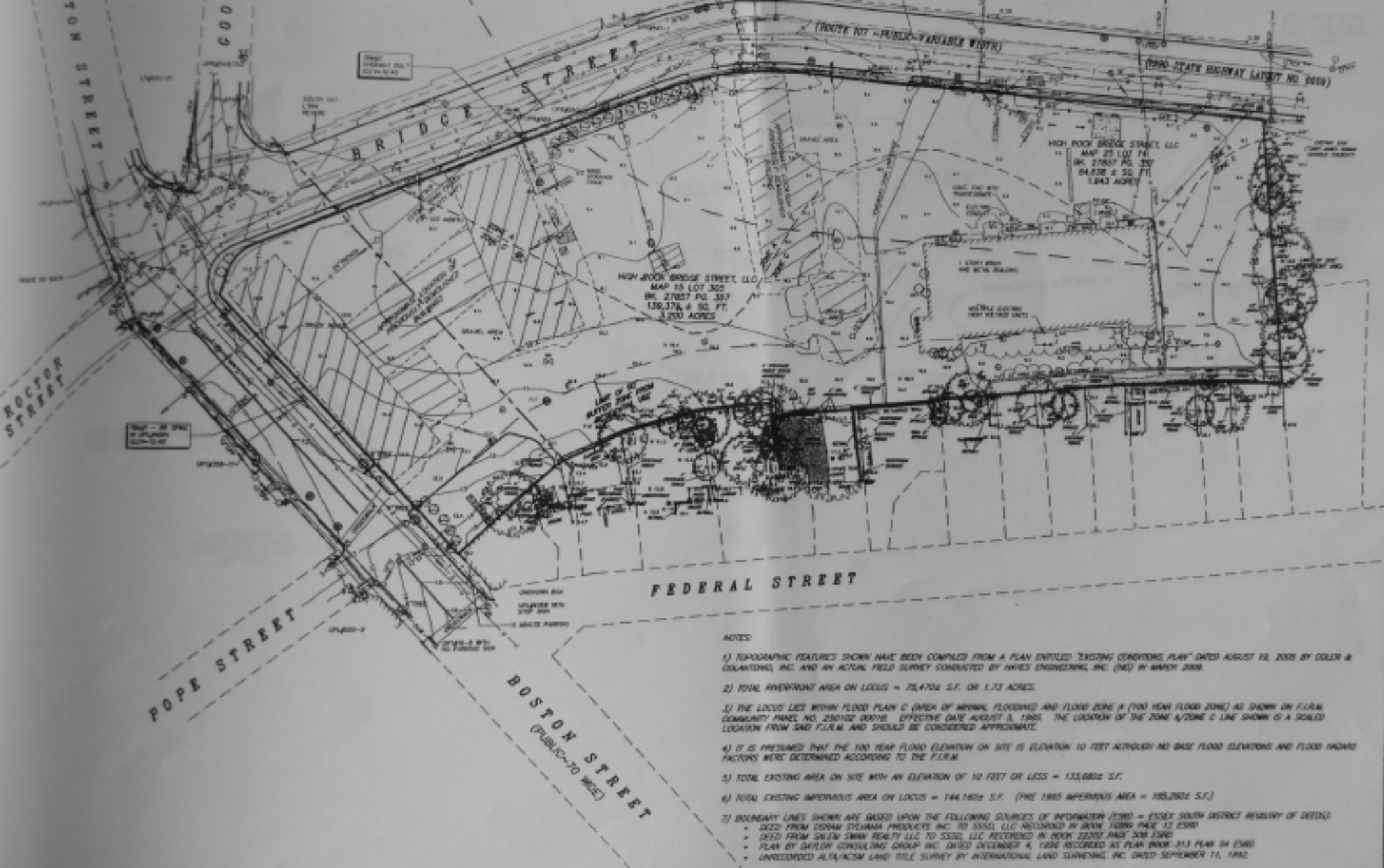
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Sheet (1 of 6)

Prepared For:
HIGH ROCK BRIDGE
STREET, LLC
70 WALNUT STREET
WELLESLEY, MA 02481

Prepared By:
Hayes
Hayes Engineering
1000 Main Street
Salem, MA 01970
(978) 744-1800
Fax: (978) 744-1796

Check:
Date:
10/10/2003



NOTES:

- 1) TOPOGRAPHIC FEATURES SHOWN HAVE BEEN COMPILED FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN" DATED AUGUST 19, 2008 BY COLLIER & COLANTONIO, INC. AND AN ACTUAL FIELD SURVEY CONDUCTED BY HAYES ENGINEERING, INC. (H.E.) IN MARCH 2009.
- 2) TOTAL RIVERFRONT AREA ON LOCUS = 75,470± S.F. OR 1.73 ACRES.
- 3) THE LOCUS LIES WITHIN FLOOD PLAIN C (AREA OF MINIMAL FLOODING) AND FLOOD ZONE A (100 YEAR FLOOD ZONE) AS SHOWN ON F.L.R.M. COMMUNITY PANEL NO. 250102 00018. EFFECTIVE DATE AUGUST 5, 1985. THE LOCATION OF THE ZONE A/ZONE C LINE SHOWN IS A SCALED LOCATION FROM SAID F.L.R.M. AND SHOULD BE CONSIDERED APPROXIMATE.
- 4) IT IS PRESUMED THAT THE 100 YEAR FLOOD ELEVATION ON SITE IS ELEVATION 10 FEET ALTHOUGH NO BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS WERE DETERMINED ACCORDING TO THE F.L.R.M.
- 5) TOTAL EXISTING AREA ON SITE WITH AN ELEVATION OF 10 FEET OR LESS = 133,680± S.F.
- 6) TOTAL EXISTING IMPERVIOUS AREA ON LOCUS = 144,180± S.F. (PRE 1985 IMPERVIOUS AREA = 183,280± S.F.)
- 7) BOUNDARY LINES SHOWN ARE BASED UPON THE FOLLOWING SOURCES OF INFORMATION (ESRD = ESSEX SOUTH DISTRICT REVISORY OF DEEDS):
 - DEED FROM CORAM STEWART PRODUCTS INC. TO SSSOL LLC RECORDED IN BOOK 18289 PAGE 12 ESRD
 - DEED FROM SALEM SWAN REALTY LLC TO SSSOL LLC RECORDED IN BOOK 22202 PAGE 506 ESRD
 - PLAN BY DAVLOP CONSULTING GROUP INC. DATED DECEMBER 4, 1996 RECORDED AS PLAN BOOK 313 PLAN 54 ESRD
 - UNRECORDED ALTA/ACSM LAND TITLE SURVEY BY INTERNATIONAL LAND SURVEYING, INC. DATED SEPTEMBER 11, 1992



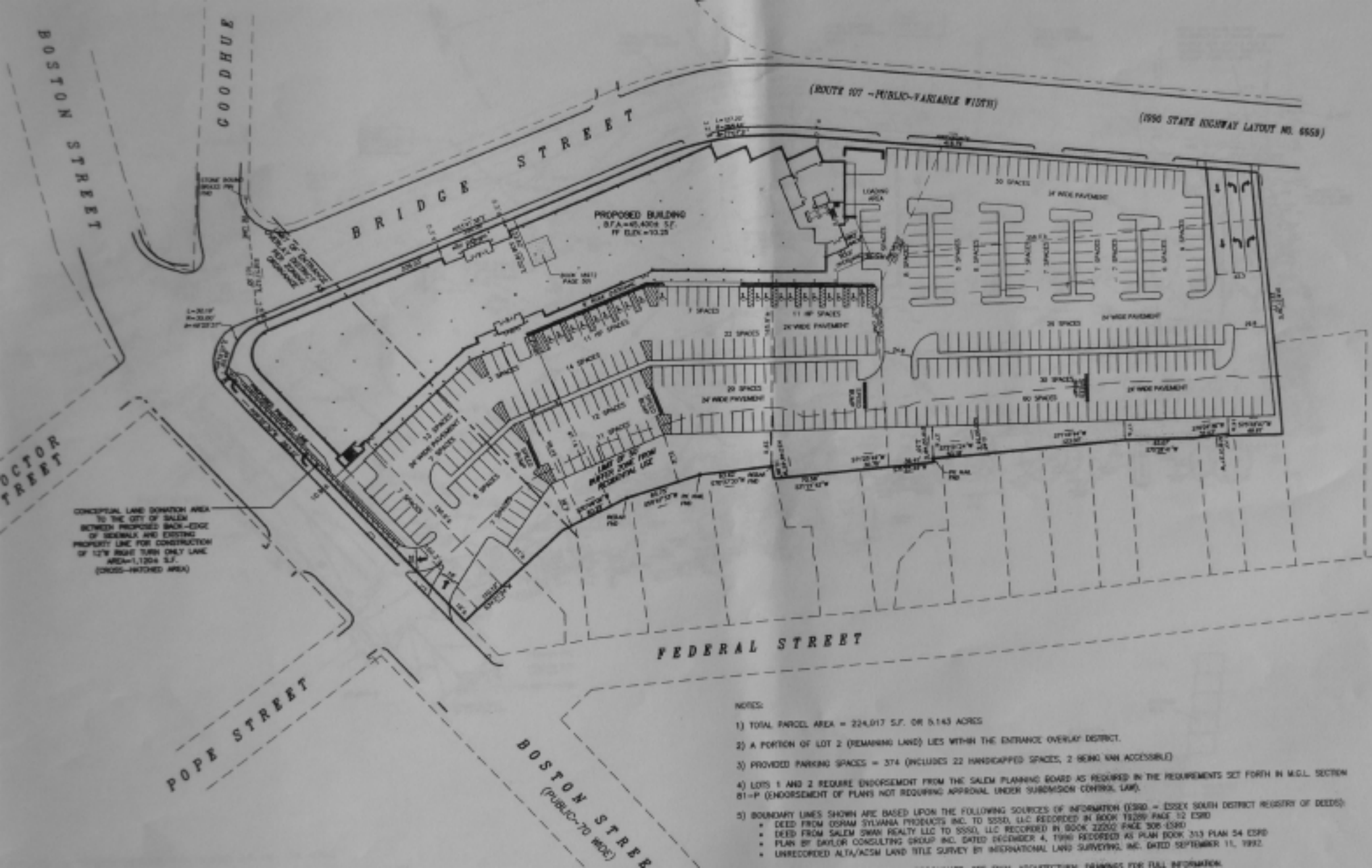
Prepared By: **Hayes**
 Civil Engineer
 License No. 11180
 Hayes Engineering, Inc.
 1000 STATE HIGHWAY LAYOUT NO. 0059
 SALEM, MA 01970
 TEL: (978) 246-2800
 FAX: (978) 246-2586

Prepared For:
 HIGH ROCK BRIDGE
 STREET, LLC
 70 WALNUT STREET
 WELLESLEY, MA 02461

Site Plan
 "Gateway Center"
 401 Bridge Street
 Salem, MA 01970

Existing
 Conditions

EX



Prepared For:
**HIGH ROCK BRIDGE
STREET, LLC
70 WALNUT STREET
WELLESLEY, MA 02481**



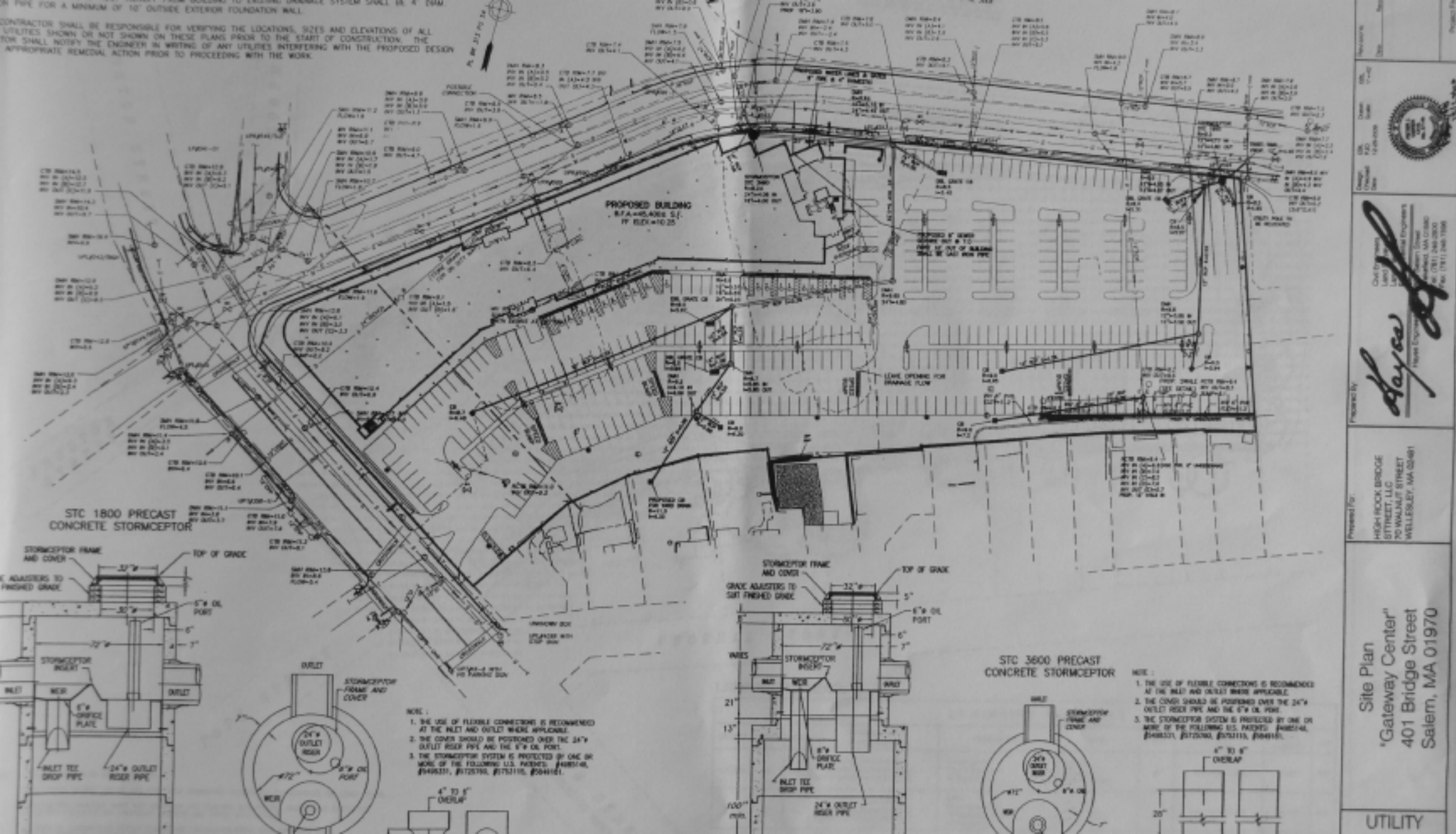
David J. Hayes
Professional Engineer
License No. 10101
State of Massachusetts

Prepared By:
**Hayes & Associates
Landscape Architects
1000 Main Street
Salem, MA 01970
Tel: (508) 448-2800
Fax: (508) 244-7508**

Site Plan
**"Gateway Center"
401 Bridge Street
Salem, MA 01970**

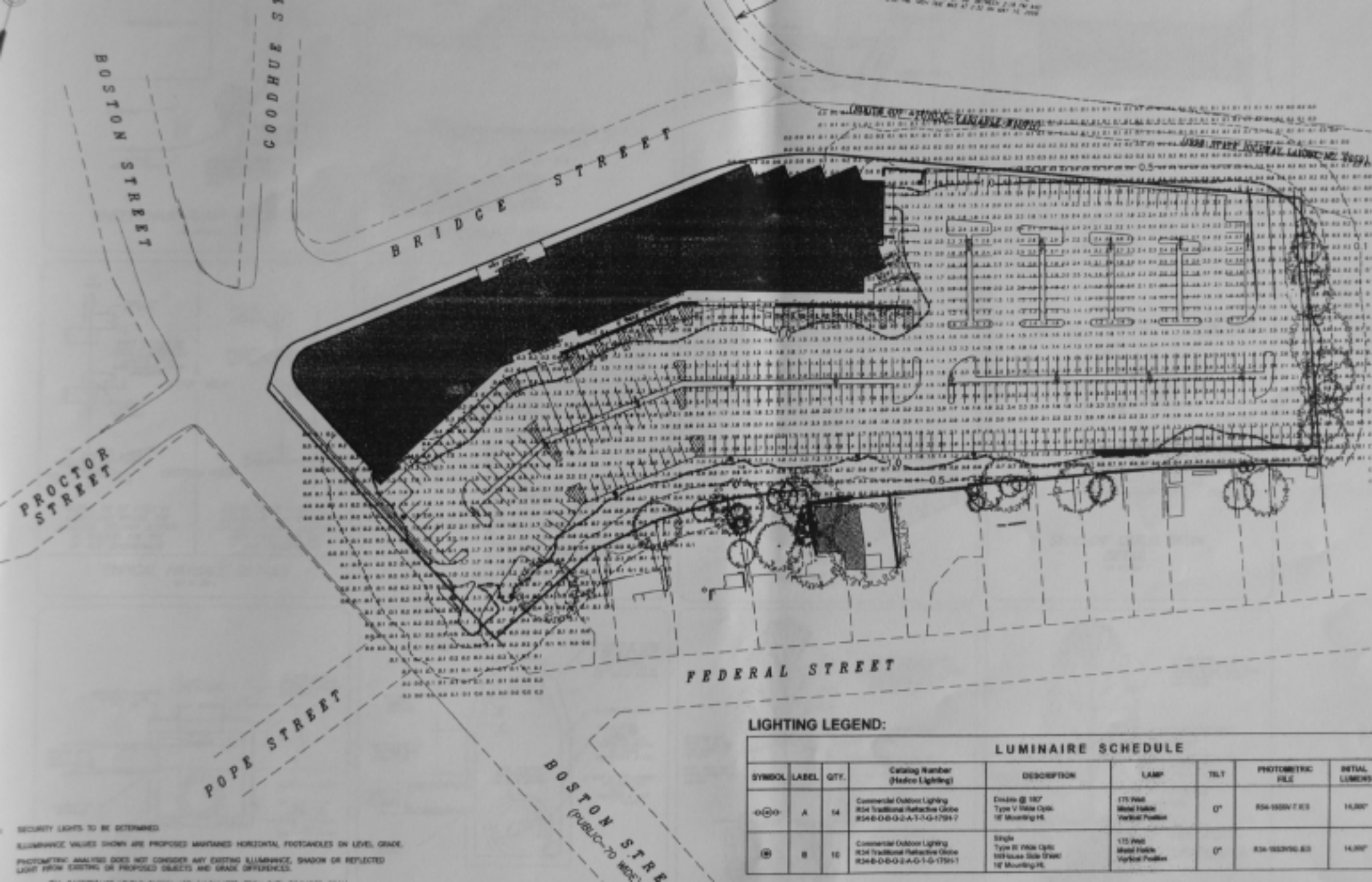
**Parking &
Layout Plan**

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS, SIZES AND ELEVATIONS OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN PRIOR TO ANY REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.



Site Plan
"Gateway Center"
401 Bridge Street
Salem, MA 01970

UTILITY



Security lights to be determined.

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

Prepared For:
HIGH ROCK BRIDGE STREET, LLC
TO WALNUT STREET
WELLESLEY, MA 02481

Site Plan
"Gateway Center"
401 Bridge Street
Salem, MA 01970

Photometric Plan

Required By:
Hayes
Hayes Engineering
1000 Main Street
Salem, MA 01970
Tel: (781) 246-2800
Fax: (781) 246-1096

Checked By:
Chris Hayes
12.16.2019

Drawn By:
Chris Hayes

Revisions:
01
02

Scale:
1" = 10'-0"

North Arrow

Professional Seal:
Chris Hayes
Professional Engineer
No. 10000
Massachusetts
Exp. 12/31/2024

