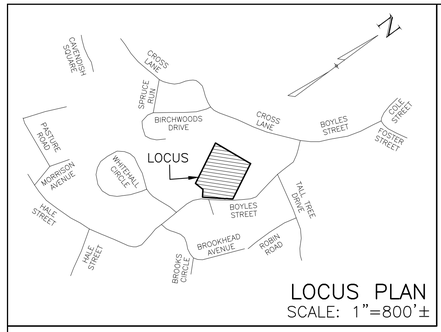


LOCUS PLAN
SCALE: 1"=800'±

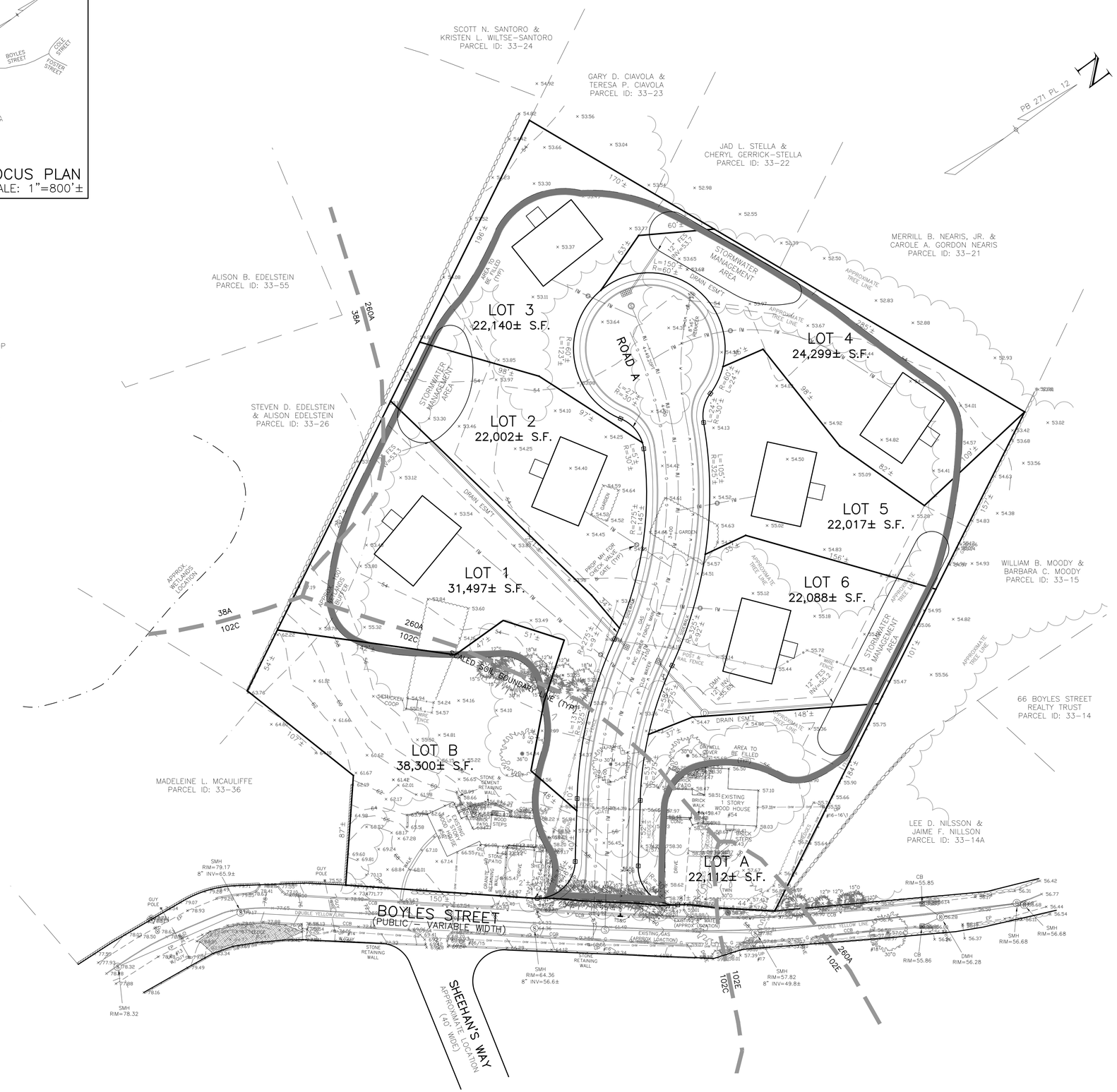
SOIL LEGEND

MAP UNIT SYMBOL: 38A
MAP UNIT NAME: PIPESTONE LOAMY FINE SAND, 0 TO 3% SLOPES
HYDROLOGIC SOIL GROUP: A/D
DEPTH TO WATER TABLE: ABOUT 6 TO 18 INCHES

MAP UNIT SYMBOL: 102C
MAP UNIT NAME: CHATFIELD–HOLLIS–ROCK OUTCROP COMPLEX, 3 TO 15% SLOPES
HYDROLOGIC SOIL GROUP: B
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

MAP UNIT SYMBOL: 102E
MAP UNIT NAME: CHATFIELD–HOLLIS–ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
HYDROLOGIC SOIL GROUP: B
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

MAP UNIT SYMBOL: 260A
MAP UNIT NAME: SUDBURY FINE SANDY LOAM, 0 TO 3% SLOPES
HYDROLOGIC SOIL GROUP: B
DEPTH TO WATER TABLE: ABOUT 18 TO 36 INCHES



LEGEND

CAPE COD BERM
EDGE PAVEMENT
LEDGE
RETAINING WALL
UTILITY POLE
OVERHEAD WIRE
RIP RAP
POST & RAIL FENCE
WIRE FENCE
TREE (O=OAK) (P=PINE) (M=MAPLE) (S=SPRUCE)
MAIL BOX
LIGHT
EXISTING SPOT ELEVATION
EXISTING CONTOUR
DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
HYDRANT
WATER GATE
HEDGES

ZONING DISTRICT: R–22

MIN. LOT AREA: 22,000 S.F.
MIN. LOT FRONTAGE: 150 FEET
MAX. BUILDING HEIGHT: 35 FEET

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 25 FEET

DATUM: BEVERLY CITY BASE (SUBTRACT 6.34' FROM BEVERLY CITY BASE TO OBTAIN NAVD88 DATUM.

WILLIAMS & SPARAGES
ENGINEERS · PLANNERS · SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200

NO.	REVISION	DATE

YIELD PLAN
50 & 54 BOYLES STREET
BEVERLY, MA

APPLICANT:
SYMES DEVELOPMENT & PERMITTING LLC
50 DODGE STREET
BEVERLY, MA 01915
(978)–922–5300

PROJECT LOCUS:
50 & 54 BOYLES STREET
BEVERLY, MA 01915

ASSESSORS REFERENCE:
PARCEL ID: 33–12 & 33–13

OWNERS:
MONTROSE SCHOOL PARK LLC
50 DODGE STREET
BEVERLY, MA 01915
DEED REFERENCE: BOOK 33828 PAGE 65
PARCEL ID: 33–13

RAYMOND F. PAPE & SUZANNE CLERKIN
50 BOYLES STREET
BEVERLY, MA 01915
DEED REFERENCE: BOOK 26220 PAGE 393
PARCEL ID: 33–12

0' 20' 40' 80'
SCALE: 1"=40'
MARCH 31, 2015

YIELD PLAN 1 OF 1
SHEET 5 OF 5

P:\REVE-0035\50-54 Boyles Street\Drawings\CPTsord-yield.dwg, JOR