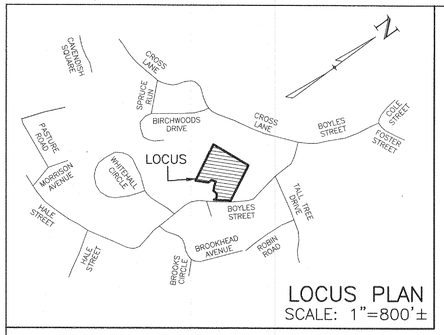


LOCUS PLAN
SCALE: 1"=800'±

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

I, _____ CLERK OF THE CITY OF BEVERLY, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
CITY CLERK

ZONING DISTRICT: OSRD

MIN. LOT AREA: 6,000 S.F.
MIN. LOT FRONTAGE: WAIVED OR REDUCED BY PLANNING BOARD
MAX. BUILDING HEIGHT: 35 FEET

FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 10 FEET ON ONE SIDE, 0 FEET ON OTHER SIDE PROVIDED THAT LOT LINE IS CREATED BY PROPOSED OSRD
REAR YARD SETBACK: 25 FEET

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

BEVERLY
PLANNING BOARD

_____

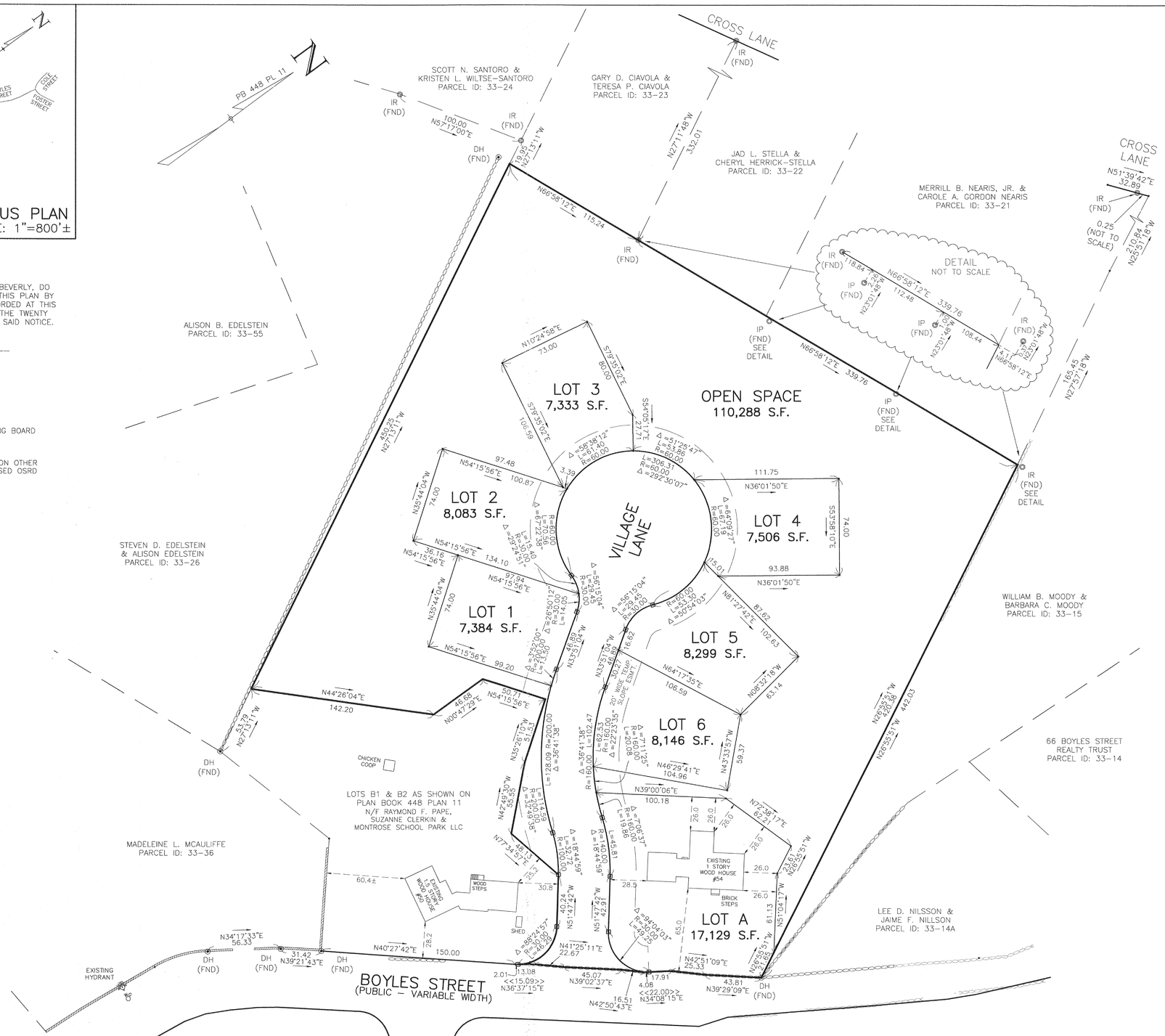
_____

_____

_____

_____

DATE: _____



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC

LIST OF WAIVERS REQUESTED

1. SECTION III.C.2 WHICH REQUIRES AN INDEX SHEET, AND IN PLACE THEREOF, ALLOW NO INDEX SHEET.
2. SECTION III.C.2.d WHICH REQUIRES LOCATION OF TREES GREATER THAN 6 INCHES IN CALIPER MEASURED 4 FEET ABOVE THE GROUND, AND IN PLACE THEREOF, ALLOW TREE LINE AND TREES AS SHOWN ON PLAN.
3. SECTION IV.A.5.b WHICH REQUIRES A CIRCULAR LANDSCAPED ISLAND WITH A MINIMUM RADIUS OF 20 FEET AT THE CENTER OF THE TURN-AROUND IF THE DEAD END STREET IS NOT INTENDED TO CONNECT WITH ANOTHER STREET AT SOME FUTURE POINT IN TIME, AND IN PLACE THEREOF, ALLOW NO LANDSCAPED ISLAND.
4. SECTION IV.G.1 WHICH REQUIRES AN EASEMENT FOR DRAINAGE TO BE A MINIMUM OF 30 FEET WIDE, AND, IN PLACE THEREOF, ALLOW NO DRAINAGE EASEMENTS AS ALL DRAINAGE OUTSIDE OF THE ROADWAY LAYOUT WILL BE COMPLETELY ON THE OPEN SPACE PARCEL.
5. TYPICAL ROAD CROSS SECTION WHICH REQUIRES DRAIN PIPES TO HAVE A MINIMUM OF 3 FEET OF COVER, AND IN PLACE THEREOF, ALLOW COVER AS SHOWN ON PLANS WITH THE USE OF HIGH DENSITY POLYETHYLENE (HDPE) PIPE.

⊡ – DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

COMMONWEALTH OF MASSACHUSETTS
JOHN J. O'ROURKE III
No. 46904
(7-13-2015)

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

LEGEND OF ABBREVIATIONS

DH – DRILL HOLE
IP – IRON PIPE
IR – IRON ROD
(FND) – FOUND

PLAN REFERENCES:

PLAN BOOK 271 PLAN 12
PLAN BOOK 175 PLAN 21
PLAN BOOK 448 PLAN 11
PLAN NO. 374 OF 1950
PLAN NO. 725 OF 1955
PLAN NO. 408 OF 1955
PLAN NO. 77 OF 1945
PLAN NO. 99 OF 1979

NOTE: DEEDS AND PLANS ARE RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0436G, EFFECTIVE DATE JULY 16, 2014.

SHOULD THE RODENT POPULATION BE DISPLACED (LEAVE ITS NATURAL HABITAT) BECAUSE OF LAND DEVELOPMENT, THEN THE DEVELOPER MUST BEAR THE RESPONSIBILITY OF RETAINING THE SERVICES OF A PROFESSIONAL EXTERMINATING COMPANY TO ABATE THE RODENT MIGRATION PROBLEM. THIS SERVICE MUST ADEQUATELY SOLVE THE PROBLEM AND MUST BE COMPLETED AT THE EXPENSE OF THE DEVELOPER.

PLAN SET INDEX

SHEET 1: DEFINITIVE OSRD SITE PLAN
SHEET 2: DEFINITIVE OSRD PLAN & PROFILE
SHEET 3: DEFINITIVE OSRD TOPOGRAPHIC PLAN
SHEETS 4–6: OSRD CONSTRUCTION DETAILS

NO.	REVISION	DATE

DEFINITIVE OSRD SITE PLAN
COVE VILLAGE
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'
JULY 10, 2015

DEFINITIVE PLAN 1 OF 1

SHEET 1 OF 6

P:\BEVE-0035(50-54 Boyles Street)\Drawings\Dsrd.dwg, JOR