

TYPICAL ROAD CROSS SECTION (NOT TO SCALE)

NOTE: WATER MAINS ARE TO BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY GRAVITY SANITARY OR STORM SEWER, SEPTIC TANK, OR SUBSOIL TREATMENT SYSTEM. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, IT IS PERMISSIBLE TO INSTALL A WATER MAIN CLOSER TO A SEWER. HOWEVER, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

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

WILLIAMS & SPARGES LLC

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 HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK

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.

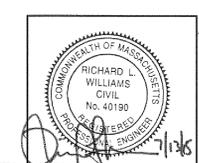
PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0436G, EFFECTIVE DATE JULY 16, 2014.

NOTE: LOT A CURRENTLY IS SERVICED BY AN ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM, BUT IS TO BE TIE INTO THE SEWER SYSTEM.

BEVERLY PLANNING BOARD

DATE: _____

□ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.



BOYLES STREET

SMH 4" LT STATION=0+22 RIM=61.56 8" INV IN=54.83 (EXISTING) FORCE MAIN INV=55.44

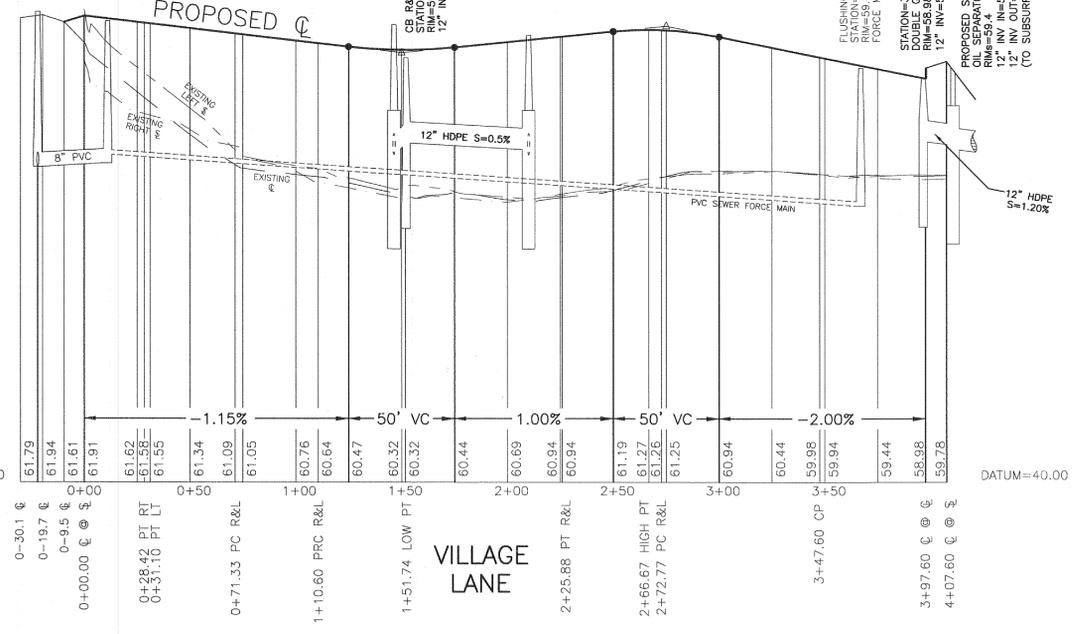
SMH 4" LT STATION=0+11 RIM=61.56 8" INV IN=54.83 (EXISTING) FORCE MAIN INV=55.44

PROPOSED SEDIMENT & OIL SEPARATOR STATION 1+48 25" LT RIM=61.5 12" INV IN=55.85 12" INV OUT=55.40 (TO SUBSURFACE CHAMBERS)

PROPOSED SEDIMENT & OIL SEPARATOR STATION 2+10 16" LT RIM=61.0 12" INV IN=55.85 12" INV OUT=55.40 (TO SUBSURFACE CHAMBERS)

FLUSHING MANHOLE 4" LT STATION=3+47 RIM=59.08 12" INV IN=56.00 12" INV OUT=55.40 (TO SUBSURFACE CHAMBERS)

PROPOSED SEDIMENT & OIL SEPARATOR STATION 3+97 60" RIM=59.4 12" INV IN=55.85 12" INV OUT=55.40 (TO SUBSURFACE CHAMBERS)



BENCHMARKS: (BEVERLY CITY BASE)

#1) TOP OF TACK @ INTERSECTION BOYLES STREET & SHEEHAN'S WAY - ELEV.=68.86

#2) TOP OF STAKE & NAIL IN OPEN SPACE (5+10 28"LT) - ELEV.=53.64

#3) TOP OF STAKE & NAIL IN OPEN SPACE (BEHIND LOT 2) - ELEV.=53.31

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

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

NO.	REVISION	DATE

DEFINITIVE OSRD PLAN & PROFILE
VILLAGE LANE
BEVERLY, MA

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

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

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

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

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