

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

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

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

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

WILLIAMS & SPARAGES LLC

CLERKS CERTIFICATION ON THE PLAN

DATE: _____
 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

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.

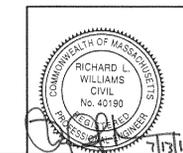
PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0436G, EFFECTIVE DATE JULY 16, 2014.

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

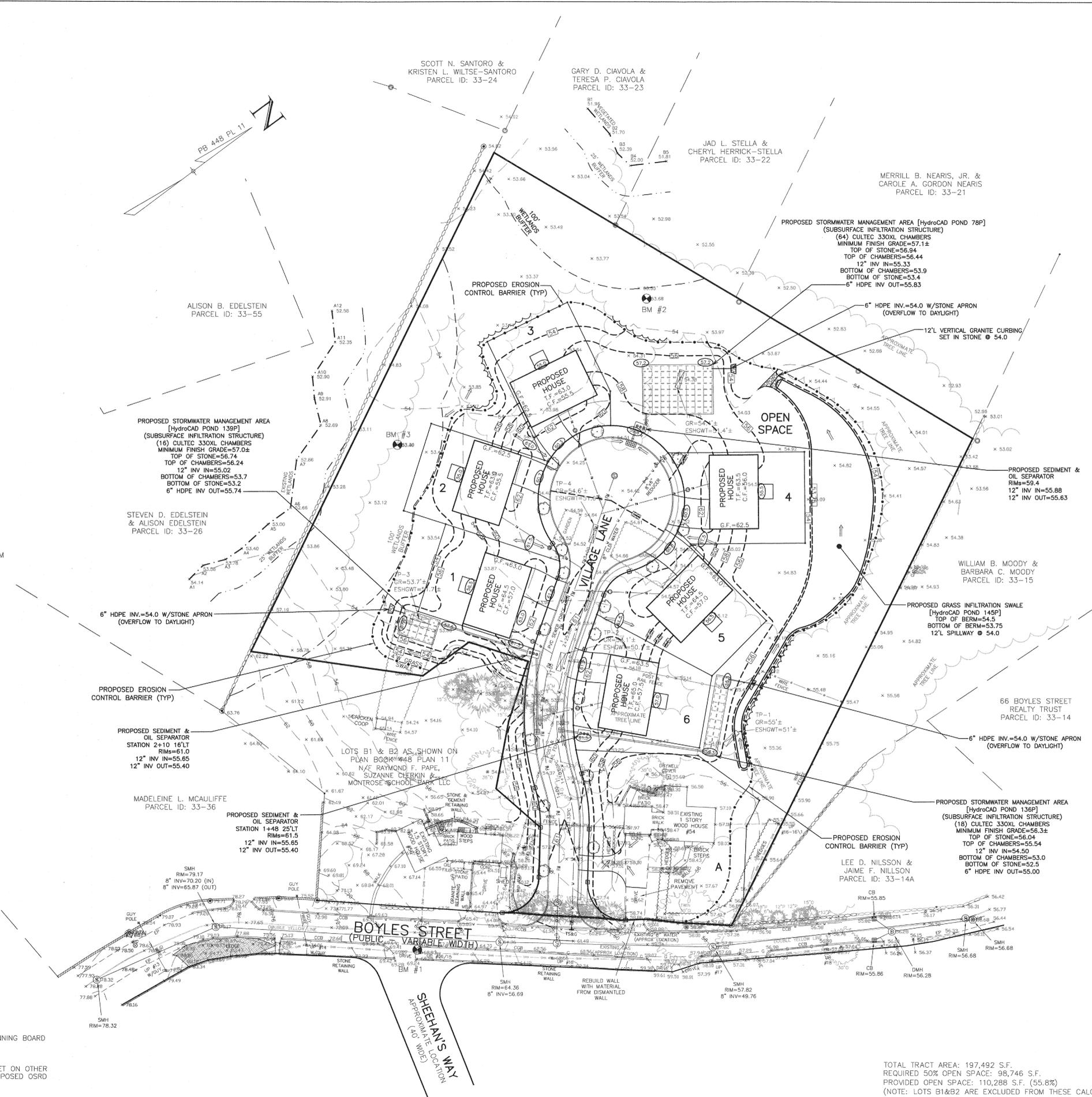
BEVERLY PLANNING BOARD

DATE: _____

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



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



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

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

TOTAL TRACT AREA: 197,492 S.F.
 REQUIRED 50% OPEN SPACE: 98,746 S.F.
 PROVIDED OPEN SPACE: 110,288 S.F. (55.8%)
 (NOTE: LOTS B1&B2 ARE EXCLUDED FROM THESE CALCULATIONS.)

NO.	REVISION	DATE
DEFINITIVE OSRD TOPOGRAPHIC PLAN		
COVE VILLAGE		
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		
 SCALE: 1"=40' JULY 10, 2015		TOPOGRAPHIC PLAN 1 OF 1 SHEET 3 OF 6