

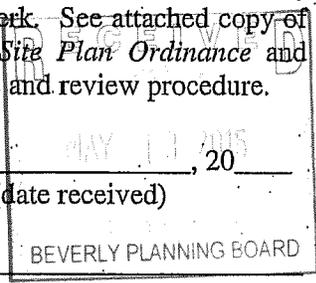
2015 MAY 14 P 3:16

CITY OF BEVERLY PLANNING BOARD
OPEN SPACE RESIDENTIAL DESIGN (OSRD)
SITE PLAN APPLICATION, or
MODIFICATION OF APPROVED OSRD SITE PLAN APPLICATION
(please type or print clearly)

File one (1) original and three (3) copies of completed form with the Beverly Planning Board. One (1) completed form will be filed with the City Clerk. See attached copy of *Rules and Regulations for Open Space Residential Design Site Plan Ordinance* and Zoning Ordinance Section 29-24.B. for plan filing requirements and review procedure.

May 13, 2015
(date)

MAY 13 2015
(date received)



Name of owner (please print): Elizabeth Flannery

Address of owner: 5085 Drayton Harbor Road, Blaine, WA 98230

Telephone number (H): _____ (W): _____

Name of applicant (please print): Lindallwood Realty Trust

Address of applicant: c/o J. Keilty, Esq, 40 Lowell St, Suite 22, Peabody, MA 01960

Telephone number (H): _____ (W): (978) 531-7900

Address of property: 30 Foster Street

Assessors' Map #: 46 lot#: 13 zoning district: R-22

Total Area of Land: 216,343 sq ft (4.97 acres)

Total Number of Units: 2

Description of project: _____

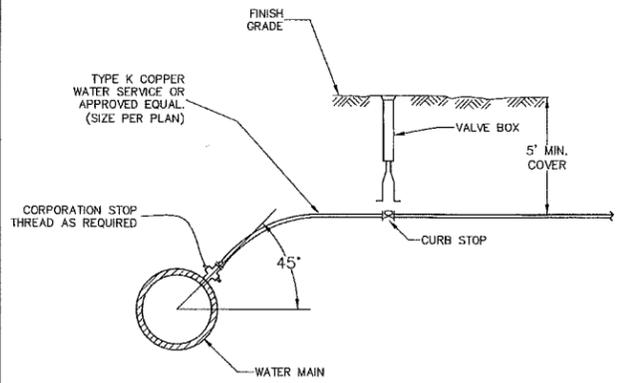
Divide parcel to create two building lots and an open space parcel.

The deed for this property is recorded in Southern Essex District

Registry of Deeds, Book # 30660, Page # 563

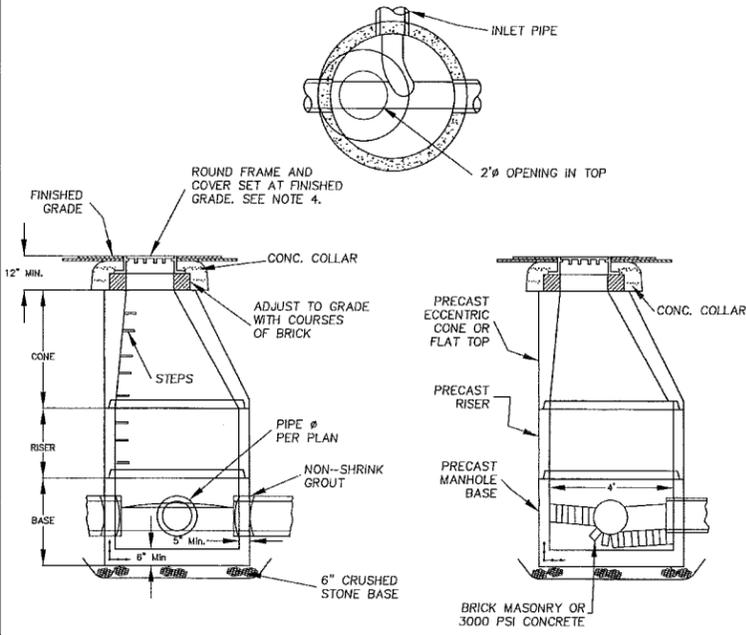
(signature of property owner)

Albert Ellis (Albert Ellis)
(signature of applicant if not owner)



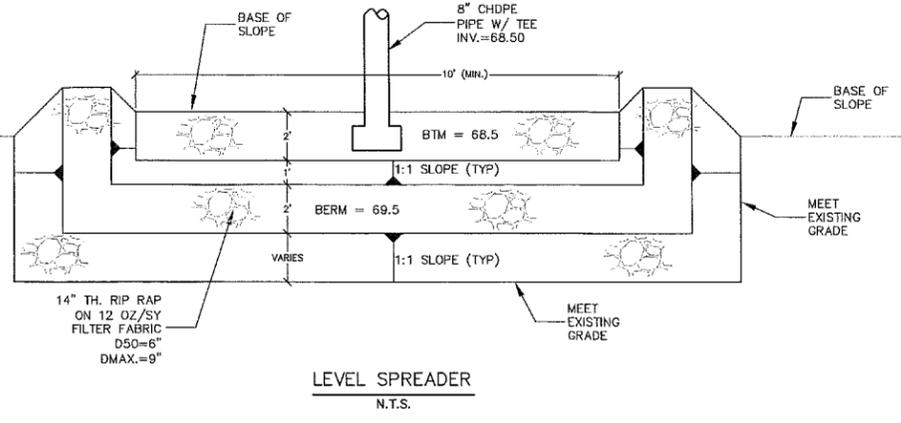
WATER SERVICE CONNECTION
N.T.S.

NOTES:
ALL CONNECTIONS PER CITY OF BEVERLY REQUIREMENTS.

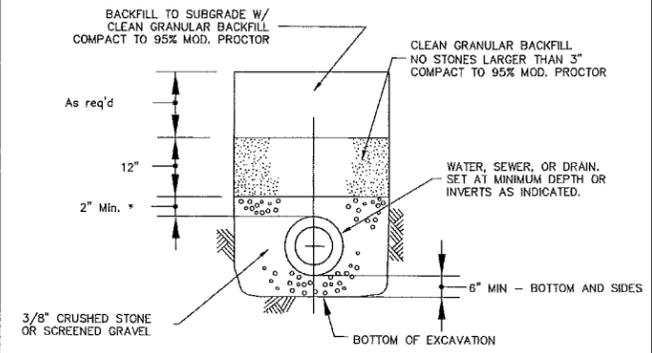


4' Ø PRECAST SEWER MANHOLE
N.T.S.

NOTES:
1. CONCRETE 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING.
4. LEBARON FRAME AND COVER CATALOG NO. LA246 OR APPROVED EQUIVALENT.
5. SHEA PRECAST OR APPROVED EQUIVALENT.
6. TONGUE & GROOVE JOINTS SEALED WITH BUTYL RESIN.

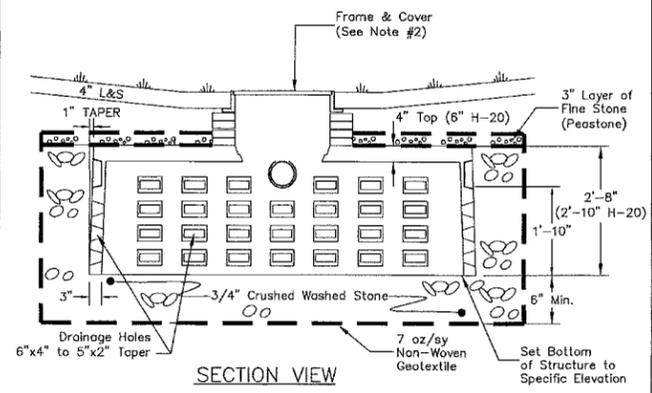


LEVEL SPREADER
N.T.S.



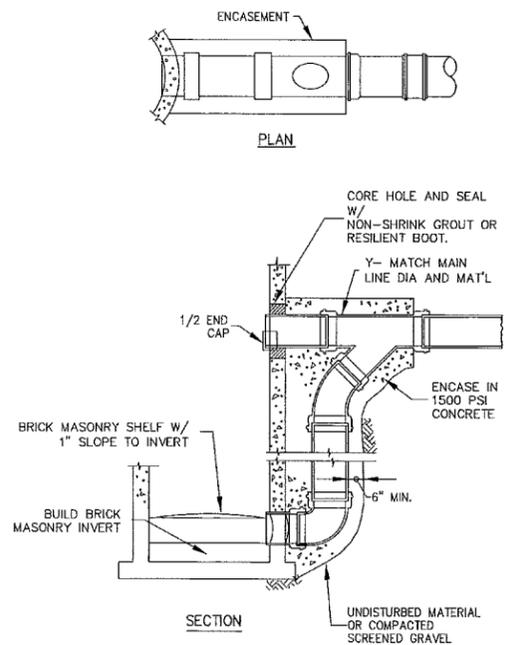
TYPICAL PIPE BEDDING SECTION
N.T.S.

* FOR DUCTILE IRON OR RCP PIPE: TOP OF STONE IS MID-DEPTH (SPRING LINE) OF CONDUIT.

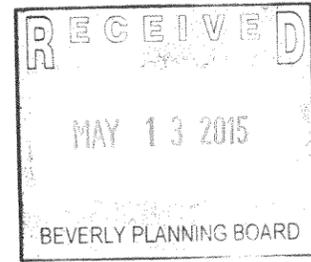


500-GALLON DRYWELL SHALLOW
N.T.S.

NOTES:
1) 500 Gallon Drywell: Shea DW-SDW or Approved Alternate.
2) Frame & Grate: Lebaron LF244 or Approved Alternate.



OUTSIDE SEWER DROP
N.T.S.



No.	Date	Description
Revisions		



495 Cabot Street, 2nd Floor
Beverly, MA 01915
Tel: 978-927-5111
Fax: 978-927-5103

LINDALLWOOD
REALTY TRUST
30 FOSTER STREET
BEVERLY, MA

DETAILS

Scale: 1"=40'
Job No.: 1423
File Name: p:\pro\bev
Date: 5/12/15

C-7

LOTS	STREET ADDRESS	MINIMUM YARDS (FT)			FRONTAGE (FT)	AREA (SF)
		FRONT	REAR	SIDE		
#1	30 FOSTER STREET	30	25	15	53.97	37,275
#2	32 FOSTER STREET	30	25	15	52.31	104,239
#3	O-P-E-N S-P-A-C-E				0	74,829
TOTAL:					216,343	4.97 ac

NOTES:

- 1) Shaded items vary from R-22 minimums.
- 2) See Planning Board O.S.R.D. Decision dated _____

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING LOT (MAP 46 LOT 13) INTO TWO BUILDING LOTS WITH REDUCED FRONTAGE UNDER THE OPEN SPACE RESIDENTIAL DEVELOPMENT (O.S.R.D.) ZONING ORDINANCE.

FOR REGISTRY USE ONLY

I certify that this plan was prepared in accordance with the rules and regulations of the Registers of Deeds.

DATE _____

PLAN REFERENCES:

- 1) Plan Book 199 Plan 98
- 2) Unrecorded plan by Thomas A. Appleton, C.E. dated Dec. 1933, on file at the office of the City Engineer in Beverly
- 3) Locus Deed: Bk. 30660 Pg. 563
- 4) Assessors Map 46 Parcel 13

* ENDORSEMENT OF THIS PLAN AS ONE NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING.

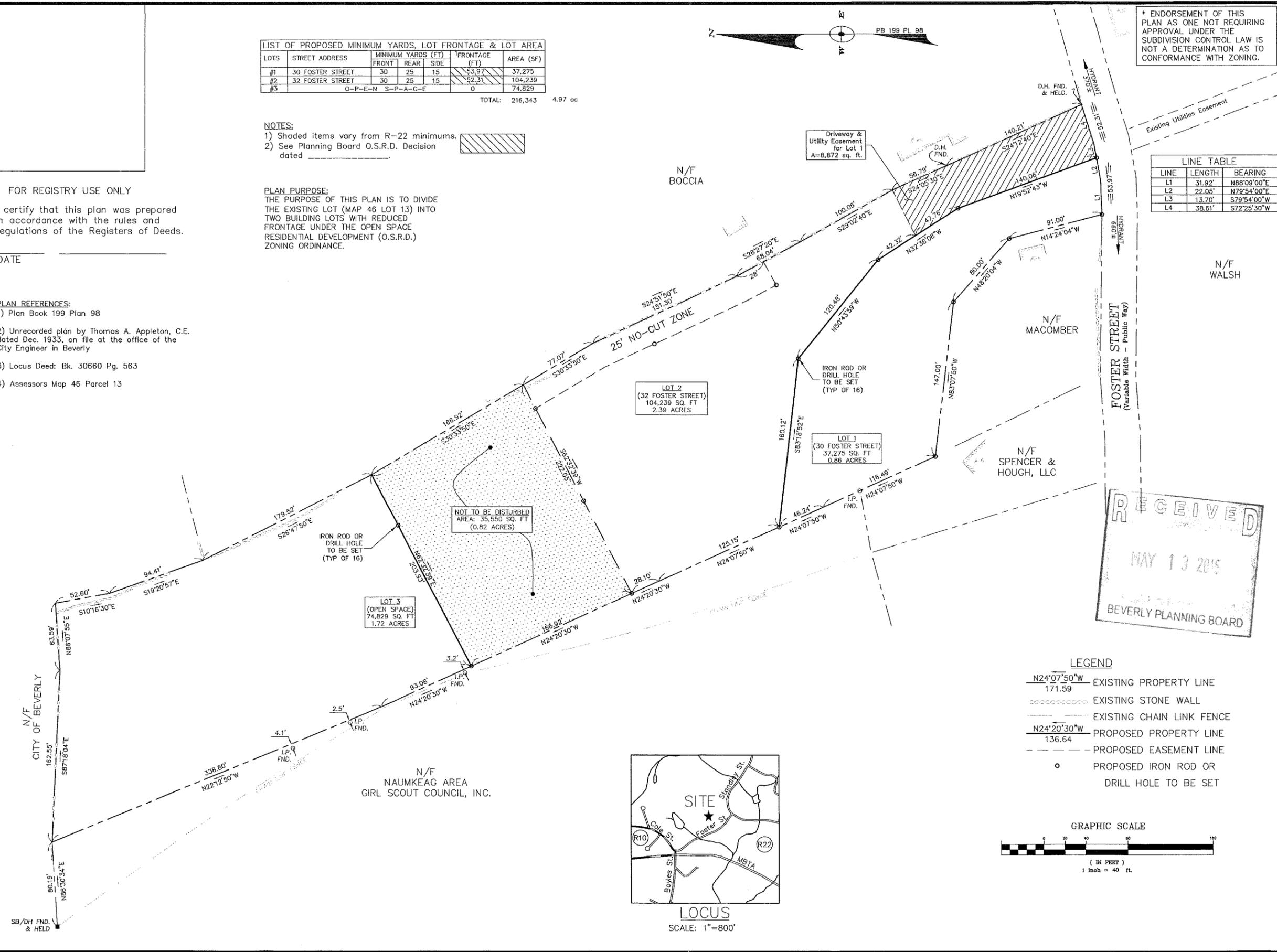
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED*
CITY OF BEVERLY PLANNING BOARD

DATE: _____

No.	Date	Description
1	5/12/15	REVISE NO DISTURB AREA & NO CUT ZONE. ADD LOCUS, PLAN PURPOSE, AND STATEMENT & REFERENCES.

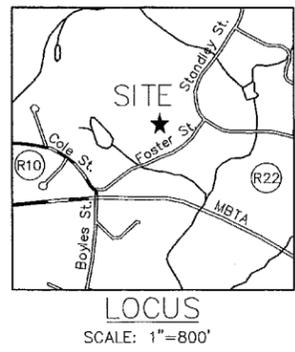
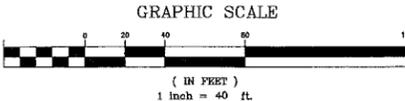
Revisions

KANE LAND SURVEYORS
72 Hamilton Ave.
Hamilton, MA
978-468-5082



LINE	LENGTH	BEARING
L1	31.92'	N88°09'00"E
L2	22.05'	N79°54'00"E
L3	13.70'	S79°54'00"W
L4	38.61'	S72°25'30"W

- LEGEND**
- N24°07'50"W 171.59' EXISTING PROPERTY LINE
 - EXISTING STONE WALL
 - EXISTING CHAIN LINK FENCE
 - N24°20'30"W 136.64' PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED IRON ROD OR DRILL HOLE TO BE SET



Griffin Engineering Group, LLC
495 Cabot Street, 2nd Floor
Beverly, MA 01915
Tel: 978-927-5111
Fax: 978-927-5103

LINDALLWOOD REALTY TRUST
30 FOSTER STREET
BEVERLY, MA

PLAN OF LAND

Scale: 1"=40'
Job No.: 1423
File Name: p:\pro\bev
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