

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		0-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
2	6/11/15	ADJUST DRIVEWAY & UTILITY EASEMENT AREA
1	5/12/15	REVISE NO DISTURB AREA & NO CUT ZONE, ADD LOCUS, PLAN PURPOSE, ANR STATEMENT, & REFERENCES.

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

Griffin Engineering Group, LLC

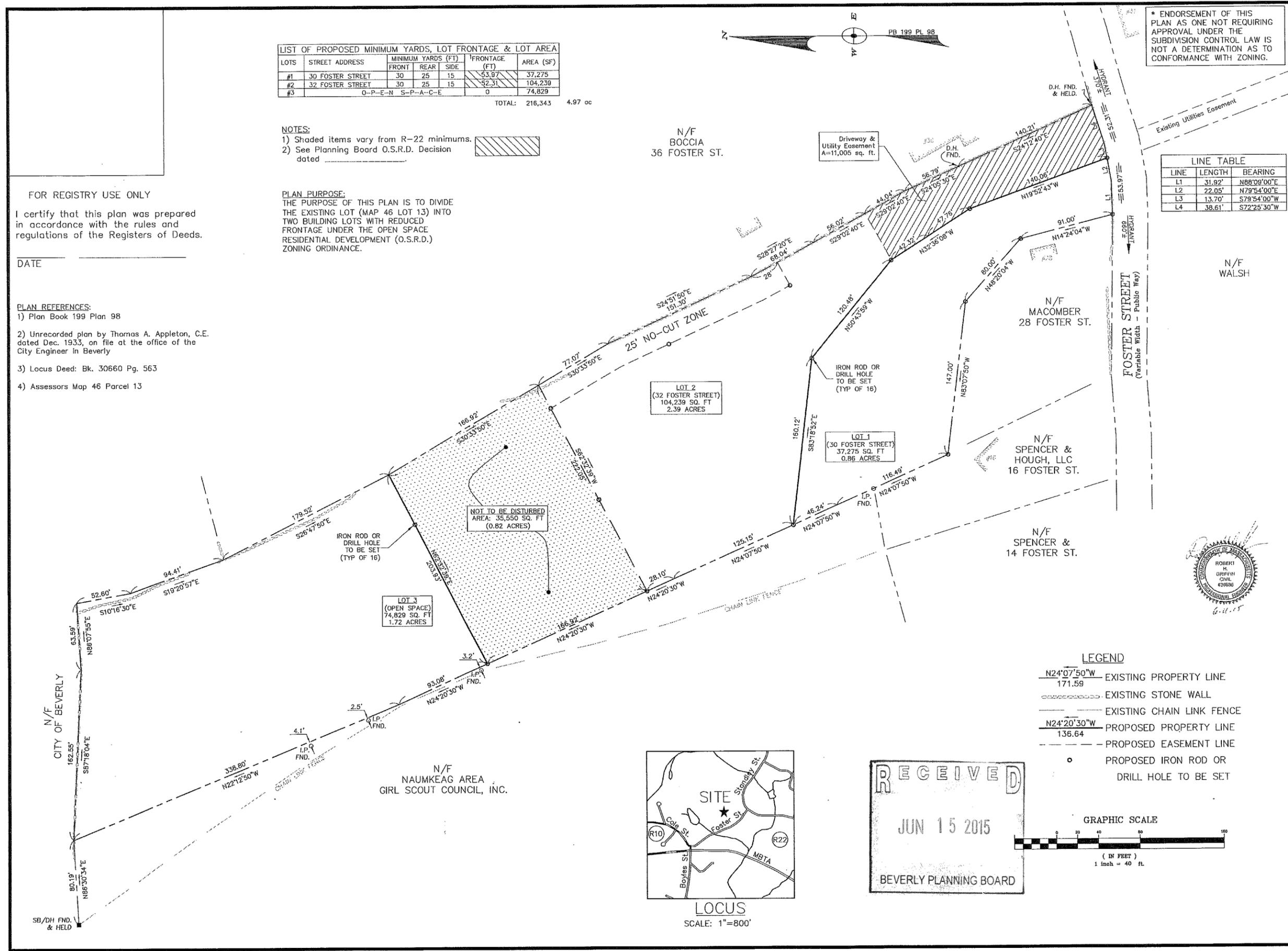
495 Cabot Street, 2nd Floor
Beverly, MA 01915
Tel: 978-927-5111
Fax: 978-927-5103

LINDALLWOOD REALTY TRUST
30 FOSTER STREET
BEVERLY, MA

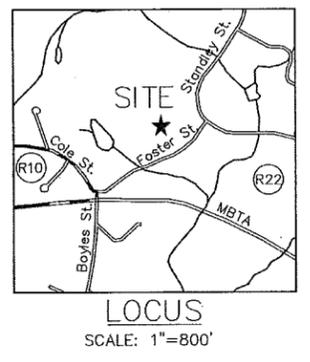
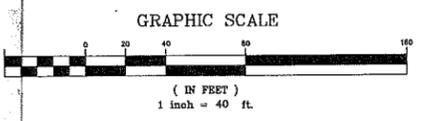
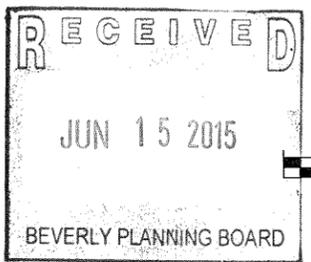
PLAN OF LAND

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

C-5



LINE	LENGTH	BEARING
L1	31.92'	N88°09'00"E
L2	22.05'	N79°54'00"E
L3	13.70'	S78°54'00"W
L4	38.61'	S72°25'30"W



LEGEND

- 50--- EXISTING CONTOURS
- - - - - EXISTING PROPERTY LINE
- S--- EXISTING BUILDING
- S--- EXISTING SEWER
- W--- EXISTING WATER
- E--- EXISTING ELECTRIC
- D--- EXISTING DRIVEWAY
- W--- WETLANDS
- P--- PROPOSED PROPERTY LINE
- S--- PROPOSED EOP
- S--- PROPOSED SEWER
- W--- PROPOSED WATER
- PRINCIPAL BUILDING SETBACK



Concept Building Layout



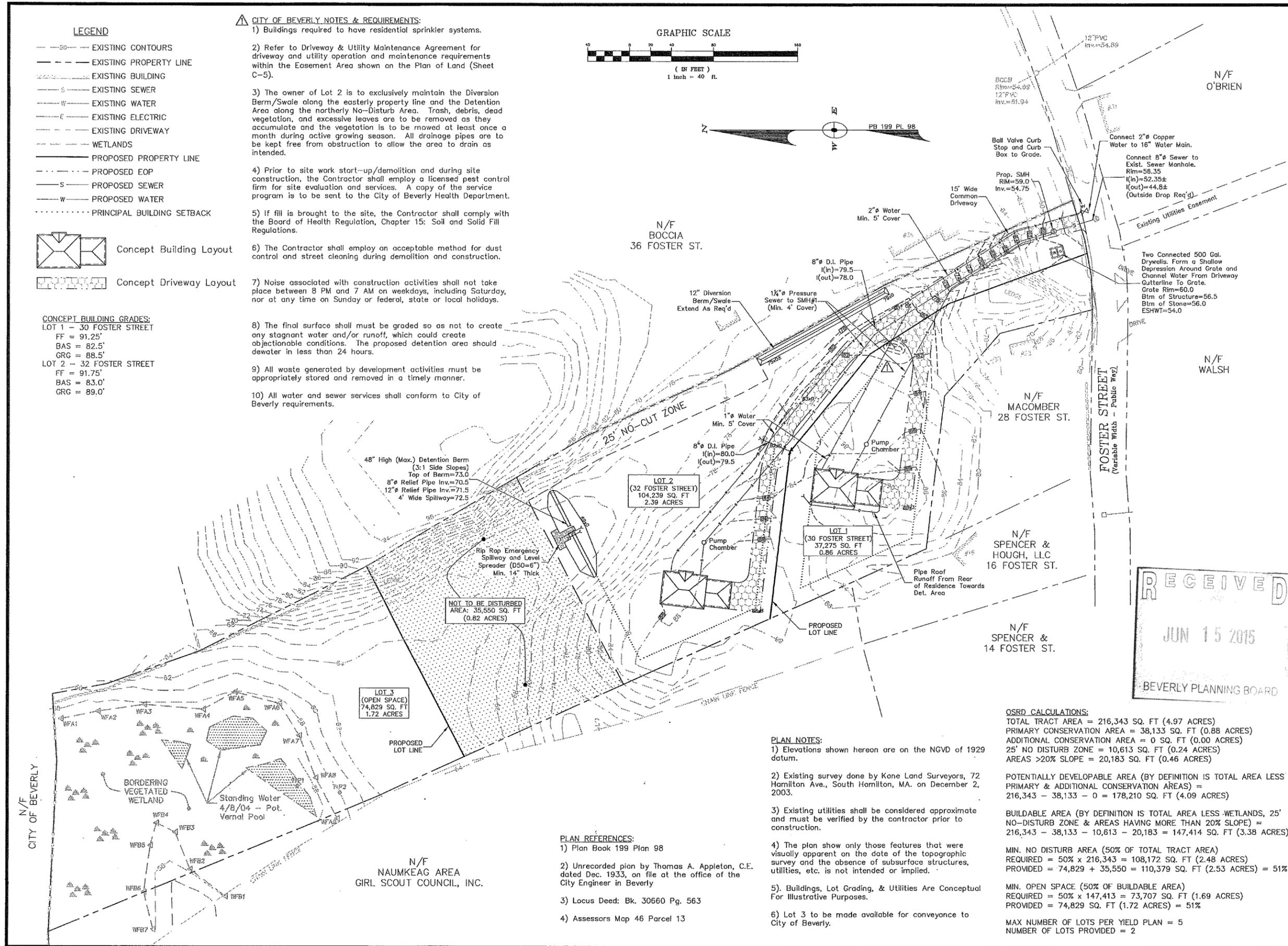
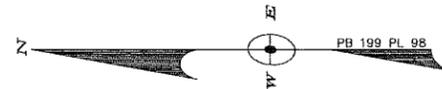
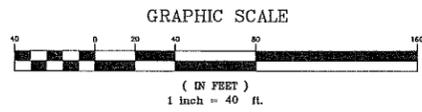
Concept Driveway Layout

CONCEPT BUILDING GRADES:

- LOT 1 - 30 FOSTER STREET
- FF = 91.25'
- BAS = 82.5'
- GRG = 88.5'
- LOT 2 - 32 FOSTER STREET
- FF = 91.75'
- BAS = 83.0'
- GRG = 89.0'

CITY OF BEVERLY NOTES & REQUIREMENTS:

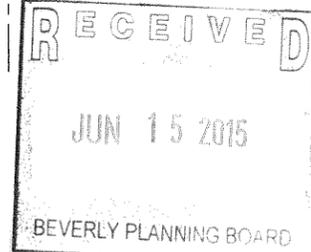
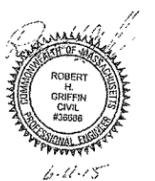
- 1) Buildings required to have residential sprinkler systems.
- 2) Refer to Driveway & Utility Maintenance Agreement for driveway and utility operation and maintenance requirements within the Easement Area shown on the Plan of Land (Sheet C-5).
- 3) The owner of Lot 2 is to exclusively maintain the Diversion Berm/Swale along the easterly property line and the Detention Area along the northerly No-Disturb Area. Trash, debris, dead vegetation, and excessive leaves are to be removed as they accumulate and the vegetation is to be mowed at least once a month during active growing season. All drainage pipes are to be kept free from obstruction to allow the area to drain as intended.
- 4) Prior to site work start-up/demolition and during site construction, the Contractor shall employ a licensed pest control firm for site evaluation and services. A copy of the service program is to be sent to the City of Beverly Health Department.
- 5) If fill is brought to the site, the Contractor shall comply with the Board of Health Regulation, Chapter 15: Soil and Solid Fill Regulations.
- 6) The Contractor shall employ an acceptable method for dust control and street cleaning during demolition and construction.
- 7) Noise associated with construction activities shall not take place between 8 PM and 7 AM on weekdays, including Saturday, nor at any time on Sunday or federal, state or local holidays.
- 8) The final surface shall must be graded so as not to create any stagnant water and/or runoff, which could create objectionable conditions. The proposed detention area should dewater in less than 24 hours.
- 9) All waste generated by development activities must be appropriately stored and removed in a timely manner.
- 10) All water and sewer services shall conform to City of Beverly requirements.



- INDEX OF PLANS:**
- C-1: EXISTING CONDITIONS
 - C-2: SITE CONTEST PLAN
 - C-3: 2010 CLUSTER SUBDIVISION PLAN
 - C-4: CONCEPT SITE LAYOUT
 - C-5: PLAN OF LAND
 - C-6: OSRD SITE PLAN
 - C-7: DETAILS

No.	Date	Description
1	6/11/15	REVISE DRIVEWAY SPLIT TO ACCOMMODATE TURN AREA. ADD CITY OF BEVERLY NOTES & REQUIREMENTS.

Revisions



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Fax: 978-927-5103

LINDALLWOOD REALTY TRUST
30 FOSTER STREET
BEVERLY, MA

OSRD SITE PLAN

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

C-6

OSRD CALCULATIONS:
 TOTAL TRACT AREA = 216,343 SQ. FT (4.97 ACRES)
 PRIMARY CONSERVATION AREA = 38,133 SQ. FT (0.88 ACRES)
 ADDITIONAL CONSERVATION AREA = 0 SQ. FT (0.00 ACRES)
 25' NO DISTURB ZONE = 10,613 SQ. FT (0.24 ACRES)
 AREAS >20% SLOPE = 20,183 SQ. FT (0.46 ACRES)

POTENTIALLY DEVELOPABLE AREA (BY DEFINITION IS TOTAL AREA LESS PRIMARY & ADDITIONAL CONSERVATION AREAS) = 216,343 - 38,133 - 0 = 178,210 SQ. FT (4.09 ACRES)

BUILDABLE AREA (BY DEFINITION IS TOTAL AREA LESS WETLANDS, 25' NO-DISTURB ZONE & AREAS HAVING MORE THAN 20% SLOPE) = 216,343 - 38,133 - 10,613 - 20,183 = 147,414 SQ. FT (3.38 ACRES)

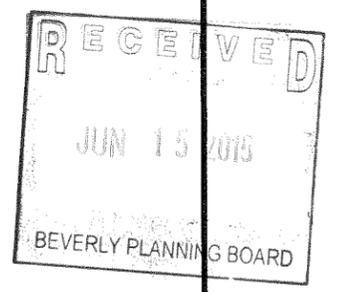
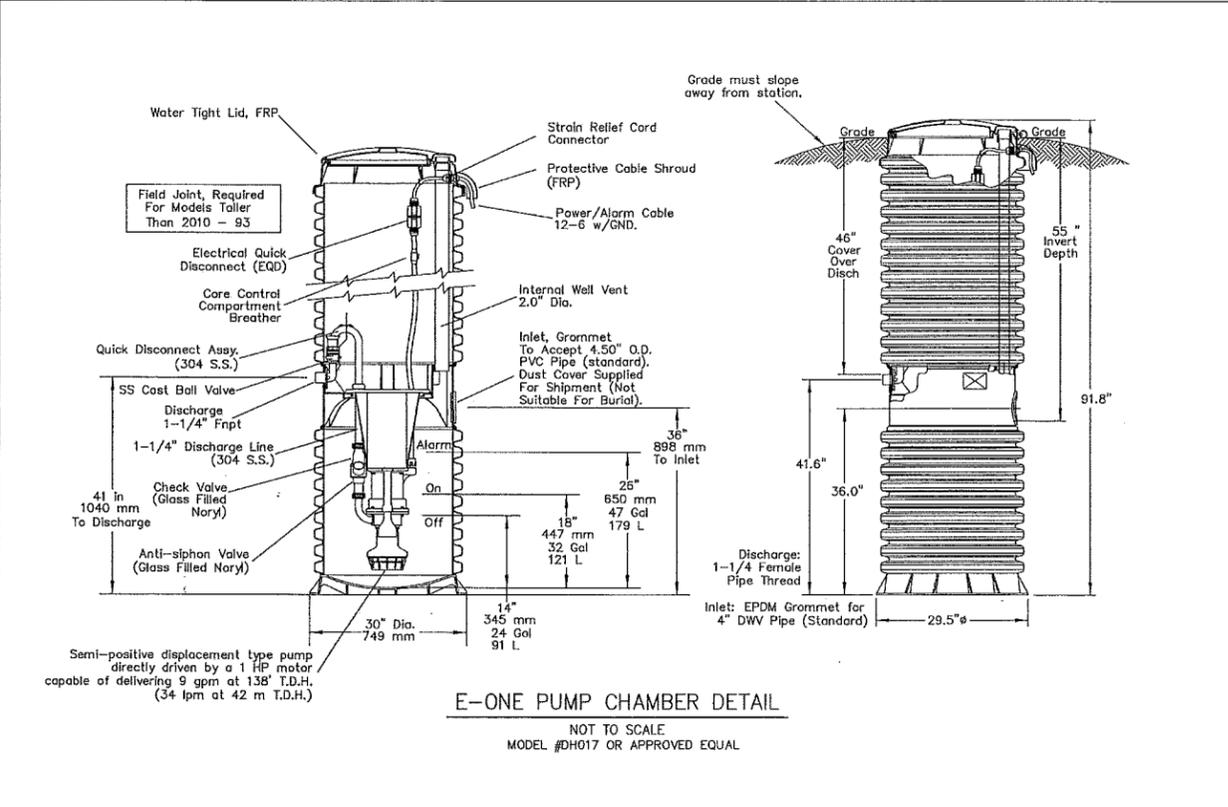
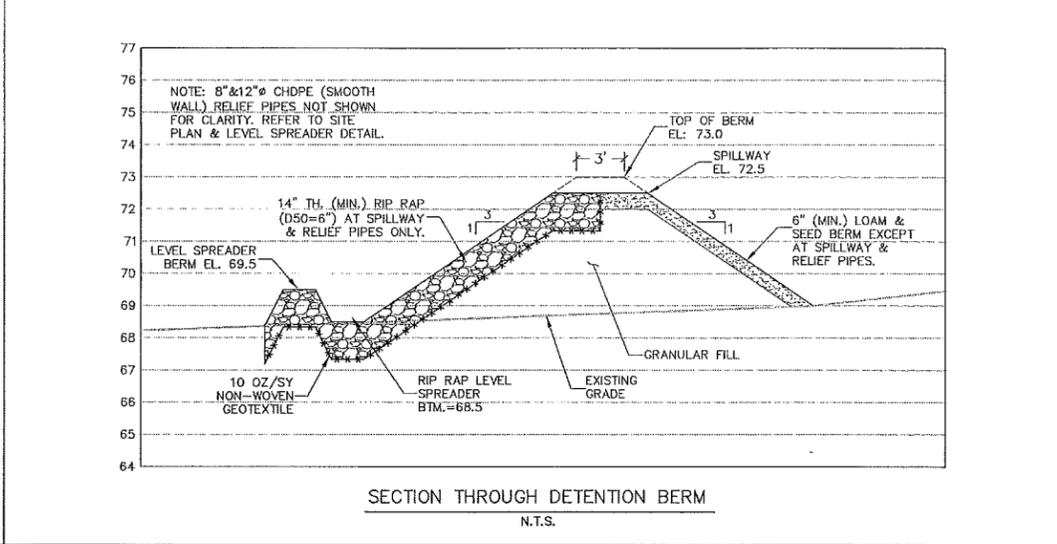
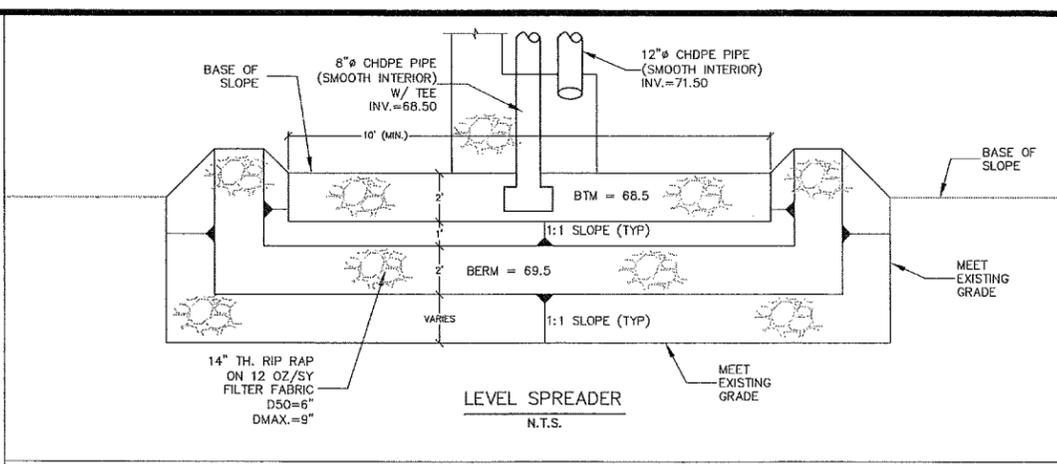
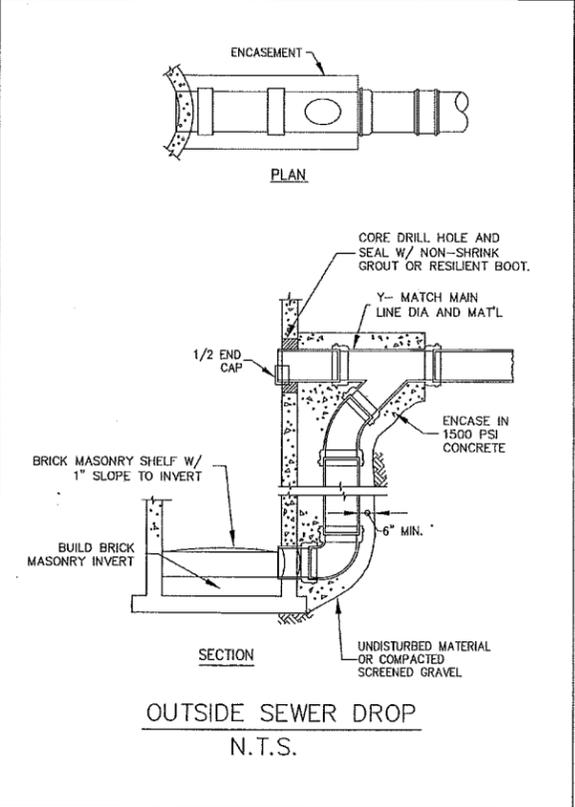
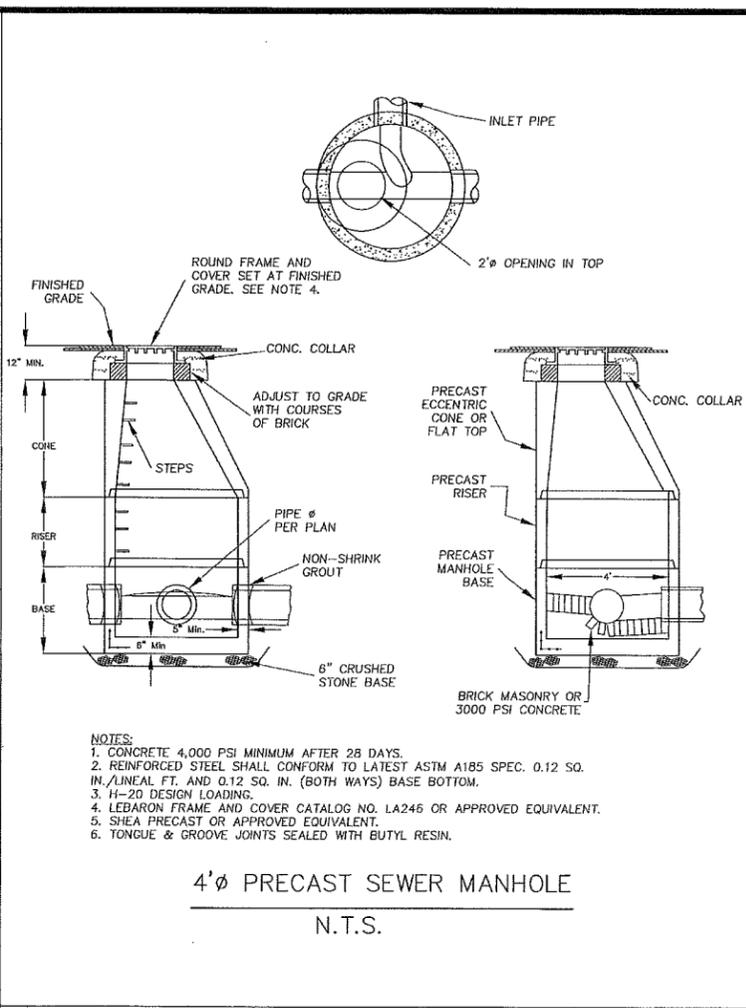
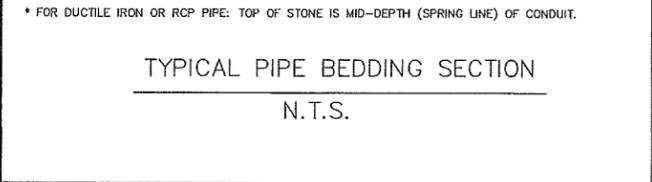
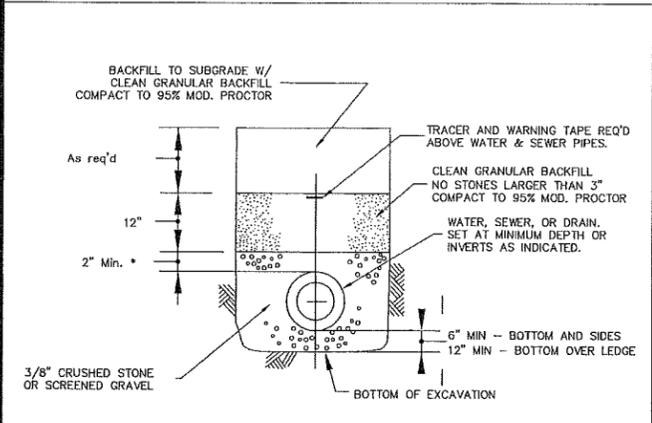
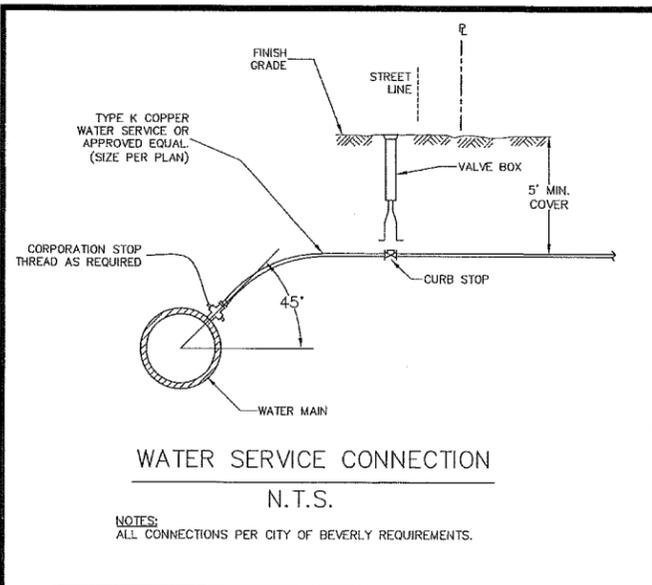
MIN. NO DISTURB AREA (50% OF TOTAL TRACT AREA)
 REQUIRED = 50% x 216,343 = 108,172 SQ. FT (2.48 ACRES)
 PROVIDED = 74,829 + 35,550 = 110,379 SQ. FT (2.53 ACRES) = 51%

MIN. OPEN SPACE (50% OF BUILDABLE AREA)
 REQUIRED = 50% x 147,413 = 73,707 SQ. FT (1.69 ACRES)
 PROVIDED = 74,829 SQ. FT (1.72 ACRES) = 51%

MAX NUMBER OF LOTS PER YIELD PLAN = 5
 NUMBER OF LOTS PROVIDED = 2

- PLAN NOTES:**
- 1) Elevations shown hereon are on the NGVD of 1929 datum.
 - 2) Existing survey done by Kane Land Surveyors, 72 Hamilton Ave., South Hamilton, MA. on December 2, 2003.
 - 3) Existing utilities shall be considered approximate and must be verified by the contractor prior to construction.
 - 4) The plan show only those features that were visually apparent on the date of the topographic survey and the absence of subsurface structures, utilities, etc. is not intended or implied.
 - 5) Buildings, Lot Grading, & Utilities Are Conceptual For Illustrative Purposes.
 - 6) Lot 3 to be made available for conveyance to City of Beverly.

- PLAN REFERENCES:**
- 1) Plan Book 199 Plan 98
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 - 3) Locus Deed: Bk. 30660 Pg. 563
 - 4) Assessors Map 46 Parcel 13



No.	Date	Description
1	6/11/15	ADD PUMP CHAMBER DETAIL & SECTION THROUGH DET. BERM. REVISE PIPE BEDDING DETAIL.

Revisions



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