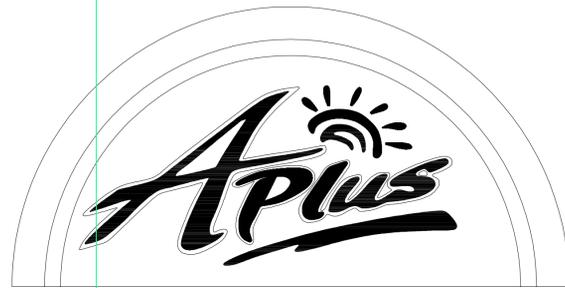


PROPOSED CONVENIENCE STORE



DRAWING INDEX

DRAWING NO.	DRAWING TITLE	FIRST ISSUED DATE	REVISIONS DATE
SITE ENGINEERING DRAWINGS - BY BERGMANN ASSOCIATES, P.C.			
	COVER SHEET	7.11.14	1.29.16
SV	SURVEY	4.9.13	-
D-1A	OVERALL SITE PLAN	7.11.14	1.29.16
D-1ALT	ALTERNATE SITE DEVELOPMENT PLAN	7.11.14	1.29.16
G	GRADING/EROSION AND SEDIMENT CONTROL PLAN	7.11.14	1.29.16
U	UTILITY PLAN	7.11.14	1.29.16
LS	LANDSCAPING PLAN	7.11.14	1.29.16
SN	SIGNAGE PLAN	7.11.14	1.29.16
PH	PHOTO-METRICS	7.11.14	1.29.16
TT	TRUCK TURNING	7.11.14	1.29.16
MP-1	HABITAT MITIGATION PLAN	7.13.15	-

CONTACTS

OWNER:
 SUNOCO, INC. (R&M)
 3801 WEST CHESTER PIKE
 NEWTOWN SQUARE, PA 19073
 JOHN STEEL
 610-833-3899

CIVIL ENGINEER:
 BERGMANN ASSOCIATES
 108 MADISON AVENUE EXT.
 ALBANY, NY 12203
 GREGG E. URSPRUNG, PE
 518-862-0325

SURVEY:
 LANDMARK ENGINEERING & SURVEYING, INC.
 583 CHESTNUT STREET
 LYNN, MA 01904
 DENNY J. McMANUS, PLS
 781-592-7016

HABITAT MITIGATION:
 WETLANDS & LAND MANAGEMENT, INC.
 100 CONIFER HILL DRIVE #516
 DANVERS, MA 01923
 BILL MANUELL
 978-777-0004

CITY OF BEVERLY:
 CITY HALL
 191 CABOT STREET
 BEVERLY, MA 01915

DEPARTMENT OF PLANNING AND DEVELOPMENT: 978-921-6000
BUILDING AND HIGHWAY MAINTENANCE DEPARTMENT: 978-921-6053
ENGINEERING DEPARTMENT: 978-921-6053
PUBLIC SERVICES DEPARTMENT: 978-921-6053
WATER DIVISION: 978-921-6053

ELECTRIC COMPANY - TBD
GAS COMPANY - TBD
TELEPHONE COMPANY - TBD
DEPARTMENT OF PUBLIC HEALTH - TBD

MASSDOT:
 PAUL STEDMAN
 ACTING DISTRICT HIGHWAY DIRECTOR
 519 APPLETON STREET
 ARLINGTON, MA 02476
 781-641-8300

LEGEND

	MALBOX
	BUSH
	CONIFEROUS TREE
	DECIDUOUS TREE
	STUMP
	ONE-POST SIGN
	TWO-POST SIGN
	REBAR FOUND
	IRON PIPE FOUND
	PK NAIL FOUND
	SURVEY CONTROL POINT
	CONCRETE MONUMENT
	LIGHT POLE
	UTILITY POLE
	ELECTRIC BOX
	GAS MARKER
	GAS VALVE
	WATER VALVE
	HYDRANT
	CATCH BASIN
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	CHAINLINK FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT



www.bergmannpc.com
 108 Madison Avenue Extension
 Albany, New York 12203
 518.862.0325 / 518.862.0326 fax
 Engineers / Architects / Planners / Surveyors

3	1/29/16	PLANNING BOARD SUBMITTAL	SH	-	-
2	1/28/15	REV. SHEETS DM, D-1, G, U, LS, & SN	SH	GEU	GEU
1	12/19/14	BASED ON CONCEPT PLAN CP-3, REV. 1, REVISED 07-11-2014	SH	GEU	GEU
0	7/11/14	BASED ON CONCEPT PLAN CP-3, REV. 0, DATED 06-14-2013	ECR	GEU	GEU
REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
SUNOCO, INC. Retail Engineering Exton, PA					
LOCATION: 131 BRIMBAL AVENUE ESSEX COUNTY BEVERLY MASSACHUSETTS			PROJECT NO. E81075		
COVER SHEET					
APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.		
CHECKED G. URSPRUNG, PE	0012-3455		3		
DRAWN E. REDDING, PE					
DATE 7/11/14					



CALL BEFORE DIGGING, DRILLING, OR BLASTING
 (MA - ME - NH - RI - VT)
 DIG SAFE SYSTEM, INC.
 1-888-344-7233 or 811

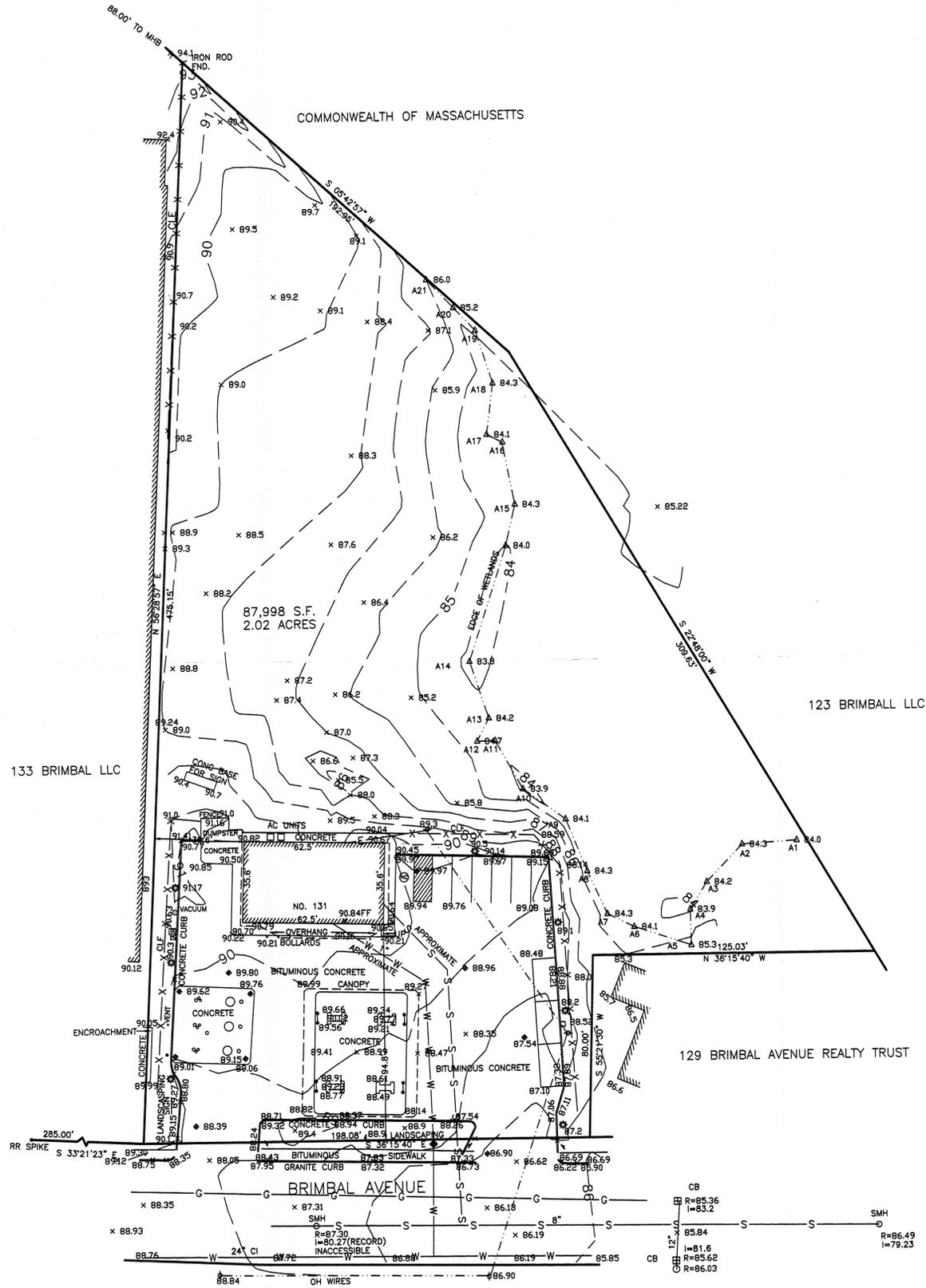
NOT APPROVED:
 THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

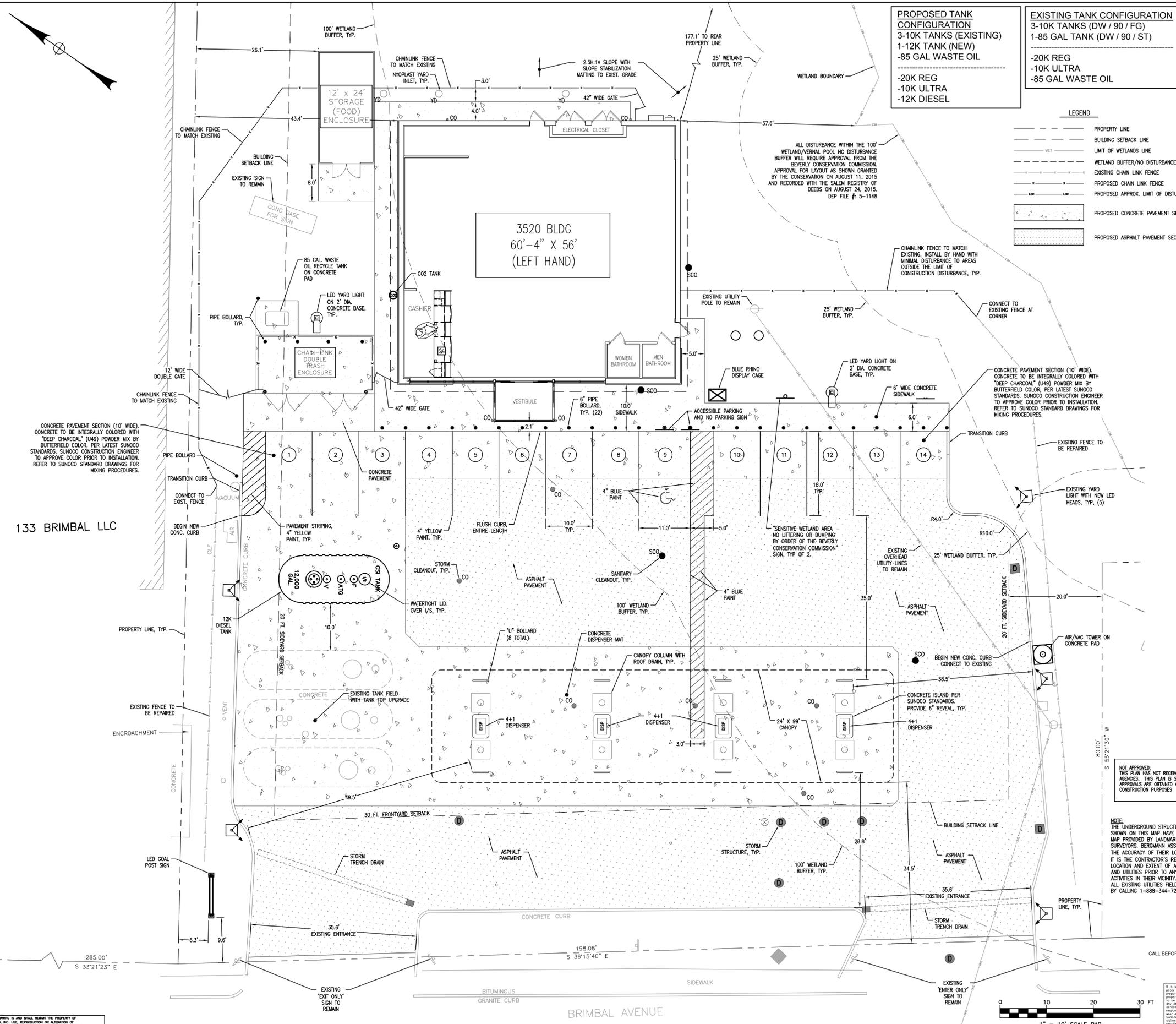
It is understood that the drawing(s), specifications, CADD disks, paper documents and electronic documents ("Documents") are prepared specifically for use with this Project and are the sole property of Sunoco, Inc. They are not intended or represented to be suitable for reuse by Client or others on any other project or for any other purpose. Use of the Documents, information or data contained therein for other purposes is at the sole risk and responsibility of the user. Reuse will be at the sole risk of the user and without liability or legal exposure to Sunoco, Inc. Sunoco Inc. will be indemnified and held harmless from all claims, damages, losses and expenses arising out of or resulting therefrom.

Sunoco, Inc.

LEGEND

- These standard symbols will be found in the drawing.
- PROPERTY LINE
 - EXIST. BUILDING
 - CATCH BASIN
 - GAS MANHOLE
 - DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - WATER GATE
 - GAS GATE
 - UTILITY POLE
 - LIGHT POLE
 - HYDRANT/FIRE CONNECTION
 - MONITOR WELL/TEST PIT
 - TELEPHONE LINE
 - SANITARY SEWER
 - ELECTRIC LINE
 - WATER MAIN OR SERVICE
 - GAS LINE
 - FENCE
 - 43.48' X EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - EXISTING OVERHEAD WIRES
 - EXISTING STONE WALL
 - WETLAND FLAG





133 BRIMBAL LLC

Bergmann associates
 www.bergmannpc.com
 108 Madison Avenue Extension
 Albany, New York 12203
 518.862.0325 / 518.862.0326 fax
 Engineers / Architects / Planners / Surveyors

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APP'D. BY
4	1/29/16	PLANNING BOARD SUBMITTAL	SH	-	-
3	9/17/15	FOR ZONING BOARD OF APPEALS SUBMISSION	SH	GU	-
2	5/18/15	RECONFIGURED BUILDING FURTHER FROM WETLANDS	SH	GU	-
1	3/20/15	SHIFTED BUILDING AWAY FROM WETLANDS	SH	GU	-

SUNOCO, INC.
 Retail Engineering
 Lester, PA

LOCATION: 131 BRIMBAL AVENUE
 ESSEX COUNTY
 BEVERLY MASSACHUSETTS

PROJECT NO. E81075

ALTERNATE SITE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"

APPROVED: G. URSURUNG, PE	FACILITY NO. 0012-3455	DRAWING NO. D-1ALT	REV. NO. 4
DRAWN: S. HARRISON			
DATE: 03/05/2015			

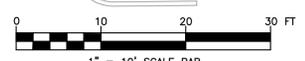
\\\suncoco\projects\131Brimbal\131Brimbal.dwg / 131 BRIMBAL AVE BEVERLY, MASS 01915 / 131Brimbal.dwg / HARRISON, STEPHEN / Saturday, January 30, 2016 11:20:44 AM / LANDSCAPE 2016 / 11

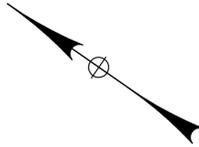
THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF SUNOCO, INC. USE, REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUNOCO, INC. IS PROHIBITED.

DIS SAFE SYSTEM, INC.
 1-888-344-7233 or 811

CALL BEFORE DIGGING, DRILLING, OR BLASTING

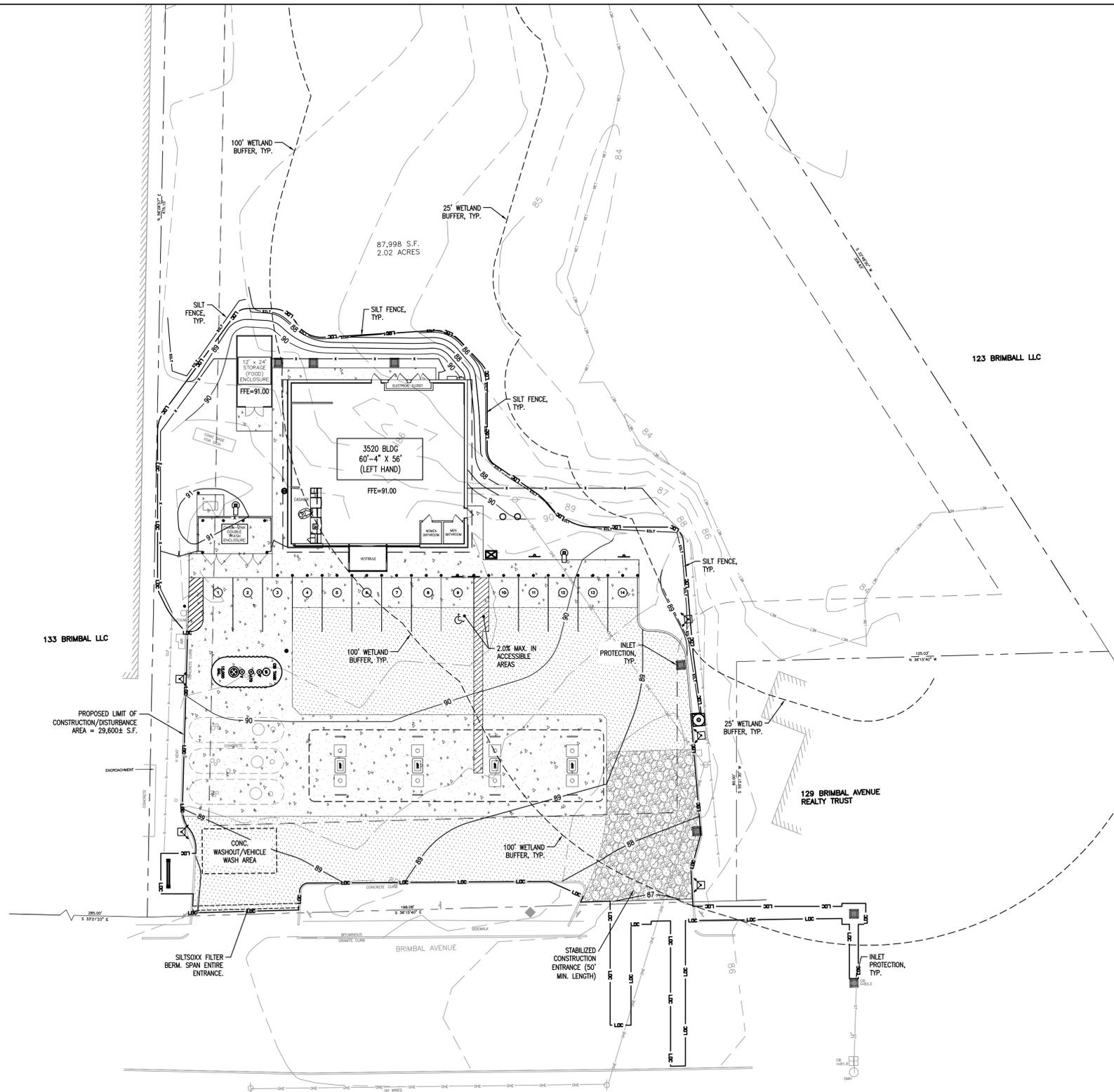
IT IS UNDERSTOOD THAT THE DRAWING(S), SPECIFICATIONS, CONDITIONS, CADD, DIMS, NOTES, AND/OR ANY OTHER INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DIS SAFE SYSTEM, INC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DIS SAFE SYSTEM, INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.





LEGEND

- 91- EXISTING MINOR CONTOUR
- 90- EXISTING MAJOR CONTOUR
- 91- MINOR CONTOUR
- 90- MAJOR CONTOUR
- INLET PROTECTION
- SILT- SILT FENCE



- GRADING NOTES:**
1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 6\"/>
 - 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROL, CHECK DAMS, FILTER BASINS AND SILT FENCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE DISTURBED AREAS HAVE BEEN STABILIZED.
 - 3. ALL SILT FENCE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
 - 5. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE MASSACHUSETTS STORMWATER HANDBOOK, MASSDEP, AND THE CITY OF BEVERLY REQUIREMENTS.
 - 6. ALL INLETS TO THE STORM SEWER SHALL HAVE STONE DROP INLET PROTECTION OR OTHER APPROVED INLET PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES(BMP'S) UNTIL GROUND COVER IS ESTABLISHED AND DISTURBED AREAS ARE STABILIZED.
 - 7. SILT FENCE, JUTE MESH, AND/OR EROSION CONTROL BLANKETS WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER OR SPECIFIED ON PLANS.
 - 8. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HIS FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
 - 9. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.

- EROSION CONTROL NOTES:**
1. ALL SITE WORK SHALL CONFORM TO THE CLEARING, STRIPPING AND EROSION CONTROL REQUIREMENTS OF THE MASSDEP AND THE CITY OF BEVERLY.
 2. CONTRACTOR TO PROVIDE, INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION. EROSION CONTROL DEVICES TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK.
 3. DISTURBED AREAS SHALL BE AS SMALL AS PRACTICAL, AND SHALL BE RESTORED, IMPROVED OR TEMPORARILY STABILIZED AS SOON AS POSSIBLE.
 4. CONTRACTOR SHALL TAKE THE NECESSARY MEASURES, INCLUDING WATER SPRINKLING, TO PROVIDE DUST CONTROL DURING CONSTRUCTION.
 5. CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING UTILITIES. ALL MANHOLES, CURB INLETS, FIELD INLETS, END SECTIONS OR OTHER SIMILAR DRAINAGE INLET STRUCTURES SHALL BE PROTECTED FROM SILTATION BY INSTALLING FILTER FABRIC AND/OR CRUSHED STONE.
 6. SILT FENCE SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCE AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH OFF-SITE.
 7. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES PER MASSDEP REQUIREMENTS.

- SEQUENCE OF CONSTRUCTION:**
- A. CLEARLY IDENTIFY PROJECT WORK LIMITS IDENTIFYING ALL AREAS WHERE CONSTRUCTION DISTURBANCE SHALL NOT BE PERMITTED INCLUDING, BUT NOT LIMITED TO, BUFFER AREAS, WETLANDS, SELECT TREES AND ADJOINING PROPERTIES.
 - B. INSTALL TREE PROTECTION AND PERIMETER EROSION CONTROL MEASURES. CONSTRUCT TEMPORARY EARTHEN BERMS, SEDIMENT TRAP, SEDIMENT CONTROL CHECK DAMS AND ASSOCIATED EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO DIVERT RUNOFF FROM ENTERING AREAS OF PLAN.
 - C. ESTABLISH EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING EARTHWORK OPERATIONS.
 - D. REMOVE AND DISPOSE OF ALL REMOVED VEGETATION OFF-SITE OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - E. STRIP AND STOCKPILE TOPSOIL FROM STRUCTURAL FILL AND CUT AREAS (STOCKPILE LOCATIONS AS DIRECTED BY OWNER'S REPRESENTATIVE).
 - F. ESTABLISH MASS GRADE ELEVATIONS.
 - G. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS WELL AS STOCK PILES ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY FOLLOWING GRADING.
 - H. CONSTRUCT STORM WATER MANAGEMENT FEATURES.
 - I. CONSTRUCT UTILITIES AND INFRASTRUCTURE IMPROVEMENTS.
 - J. FINE GRADE AND SPREAD TOPSOIL, INSTALL LANDSCAPING, SITE AMENITIES AND PERMANENT SEEDING.
 - K. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES UPON ESTABLISHMENT OF PERMANENT GROUND COVER.
 - L. NOTIFY OWNER'S REPRESENTATIVE OF COMPLETION OF FINAL SITE STABILIZATION.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS AND THE CONTRACTOR WILL HAVE THE OPPORTUNITY TO VARY FROM THE SCHEDULE AS NECESSARY. ARRANGEMENT OF THESE ACTIVITIES ANOTHER WAY MAY BE REQUIRED TO MAINTAIN SATISFACTORY EROSION AND SEDIMENT CONTROL.

NOT APPROVED.
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

Bergmann associates
www.bergmannpc.com
10B Madison Avenue Extension
Albany, New York 12203
518.862.0325 / 518.862.0326 fax
Engineers / Architects / Planners / Surveyors

4	1/29/16	PLANNING BOARD SUBMITTAL	SH	-	-
3	2/16/15	ADDED UNDERGROUND STORMWATER MGMT SYSTEM	SH	GEU	GEU
2	1/28/15	ADDED WETLAND BUFFER INSET	SH	GEU	GEU
1	12/19/14	BASED ON CONCEPT PLAN CP-3, REV 1, REVISED 07-11-2014	SH	GEU	GEU
0	7/11/14	BASED ON CONCEPT PLAN CP-3, REV 0, DATED 06-14-2013	EOR	GEU	GEU

REV. NO. DATE REVISIONS DRAWN BY CHK'D BY APPV'D.

SUNOCO, INC.
Retail Engineering
Lester, PA

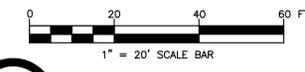
LOCATION: 131 BRIMBALL AVENUE
ESSEX COUNTY
BEVERLY MASSACHUSETTS

PROJECT NO. E81075

GRADING/EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0"

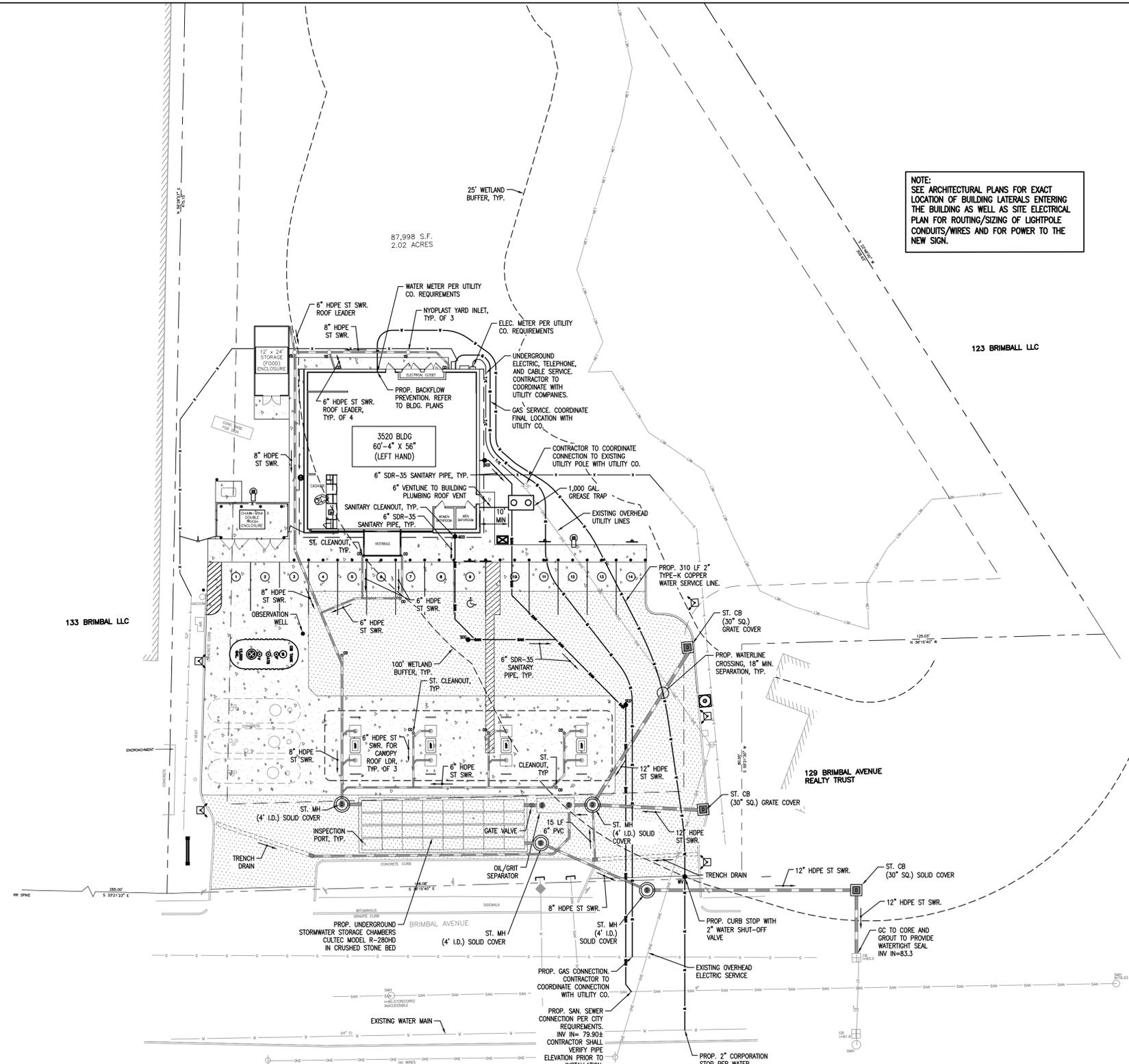
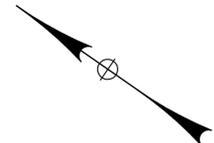
APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED G. URSprung, PE	0012-3455	G	4
DRAWN E. REDDING, PE			
DATE 7/11/2014			



CALL BEFORE DIGGING, DRILLING, OR BLASTING
MA - ME - NH - RI - VT
DIG SAFE SYSTEM, INC.
1-888-344-7233 or 811

\\server\eng\proj\131Brimball\131Brimball.dwg / 131 BRIMBALL AVE BEVERLY, MASS Dwg/A4 Civil/131Brimball.dwg / Saturday, January 30, 2016 11:54:20 AM / LAMR/CMP/E 24236 / 11

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF SUNOCO, INC. USE, REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUNOCO, INC. IS PROHIBITED.



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING LATERALS ENTERING THE BUILDING AS WELL AS SITE ELECTRICAL PLAN FOR ROUTING/SIZING OF LIGHTPOLE CONDUITS/WIRES AND FOR POWER TO THE NEW SIGN.

- UTILITY PLAN NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - WHERE WATER CROSSES STORM OR SANITARY SEWERS, 18" VERTICAL SEPARATION SHALL BE MAINTAINED.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
 - WATER SERVICE INSIDE THE BUILDING IS DETAILED ON THE ARCHITECTURAL DRAWINGS.
 - LINE UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF EXISTING MANHOLES AND WATER VALVE BOXES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS.
 - ALL CONCRETE FOR ENCASEMENTS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I. UNLESS NOTED OTHERWISE.
 - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE CONSTRUCTION REQUIREMENTS OF THE CITY OF BEVERLY WITH REGARDS TO MATERIALS AND INSTALLATION OF THE SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH TOWN UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
 - THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHIELDING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 - REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATER LINES.
 - STORM SEWER PIPE SHALL BE CORRUGATED PLASTIC PIPE (CPP) WITH SMOOTH FLOW INTERIOR, UNLESS OTHERWISE SPECIFIED.
 - ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE CITY OF BEVERLY WATER DEPARTMENT. THE WATER DEPARTMENT REQUIREMENTS SUPERCEDE ALL OTHER PLANS AND SPECIFICATIONS PROVIDED.

CAUTION - NOTICE TO CONTRACTORS:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIG SAFELY: 1-888-344-7233.

NOT APPROVED:
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

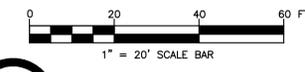
Bergmann associates
www.bergmannpc.com
10B Madison Avenue Extension
Albany, New York 12203
518.862.0325 / 518.862.0326 fax
Engineers / Architects / Planners / Surveyors

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECK'D BY	APPV'D.
5	1/29/16	PLANNING BOARD SUBMITTAL	SH	-	-
4	2/18/15	REVISED UNDERGROUND STORMWATER MGMT SYSTEM	SH	GEU	GEU
3	2/16/15	ADDED UNDERGROUND STORMWATER MGMT SYSTEM	SH	GEU	GEU
2	1/28/15	BASED ON CLIENT 1/17/15 COMMENTS	SH	GEU	GEU
1	12/19/14	BASED ON CONCEPT PLAN CP-3, REV 1, REVISED 07-11-2014	SH	GEU	GEU
0	7/11/14	BASED ON CONCEPT PLAN CP-3, REV 0, DATED 06-14-2013	EOR	GEU	GEU

SUNOCO, INC.
Retail Engineering
Lester, PA

LOCATION: 131 BRIMBAL AVENUE
ESSEX COUNTY
BEVERLY MASSACHUSETTS

PROJECT NO. E81075



CALL BEFORE DIGGING, DRILLING, OR BLASTING
MA - ME - NH - RI - VT
DIG SAFE SYSTEM, INC.
1-888-344-7233 or 811

CAUTION - NOTICE TO CONTRACTORS:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIG SAFE SYSTEM, INC. 1-888-344-7233 OR 811.

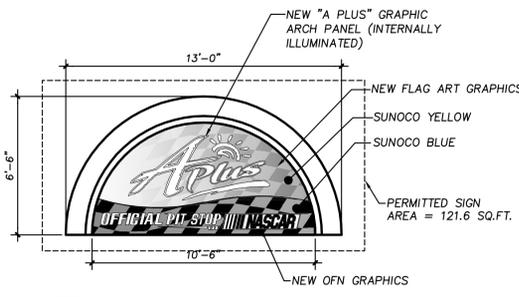
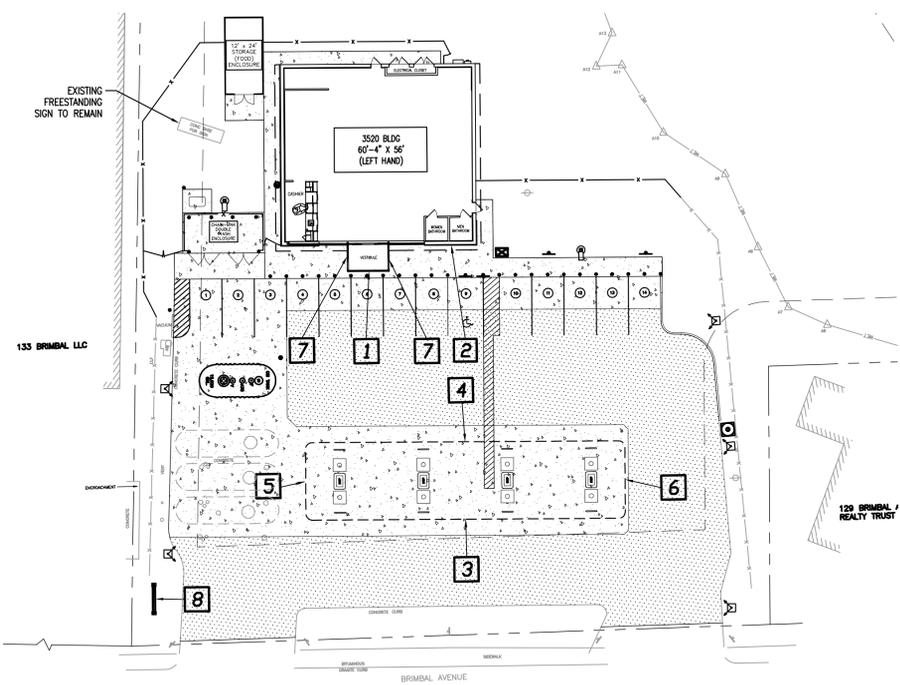
UTILITY PLAN

SCALE: 1" = 20'-0"

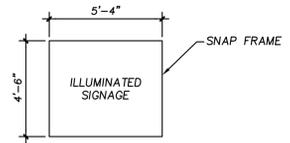
APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: G. URSprung, PE DRAWN: E. Redding, PE DATE: 7/11/2014	0012-3455	U	5

\\nrc\eng\proj\131Brimbal\131Brimbal.dwg (131 BRIMBAL AVE BEVERLY, MASS) Project: 131Brimbal\131Brimbal.dwg // Harrison, Stephen // Saturday, January 30, 2016 11:08:32 AM // LAMR\CAD\PE 24236 / 111

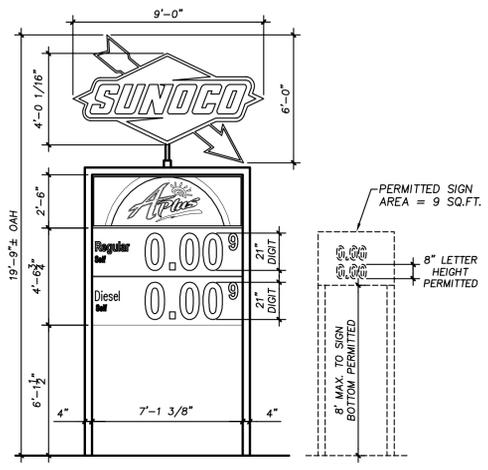
THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF SUNOCO, INC. USE, REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUNOCO, INC. IS PROHIBITED.



1 FACADE SIGN
AREA=84.5 S.F. SCALE: 1/4"=1'-0"



2 WALL SIGN
AREA=24.0 S.F. SCALE: 1/4"=1'-0"



8 LED ID SIGN
AREA=86.3 S.F. SCALE: 1/4"=1'-0"

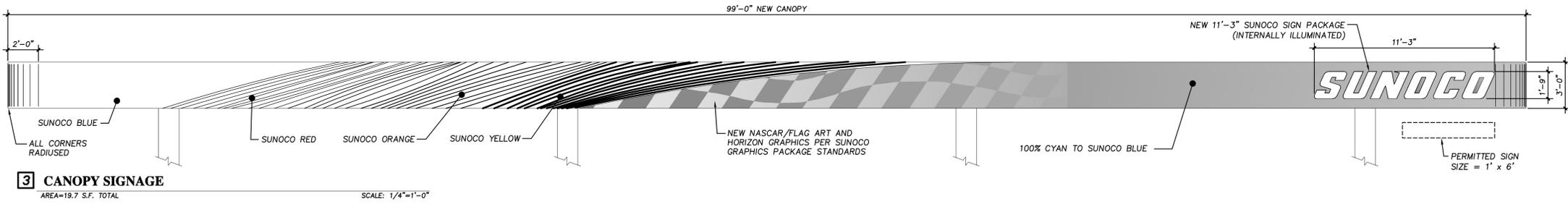
ZONING DATA - SIGNAGE				
ZONE: IR OVERLAY - RESTRICTED INDUSTRIAL, RESEARCH & OFFICE DISTRICT				
ALLOWED USES: OFFICE COMPLEXES, LIGHT INDUSTRIAL PARKS, AND NECESSARY SUPPORT FACILITIES				
CODE	DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
WALL SIGN:	QUANTITY	1 MAX	2 (+NC)	2 (+SP)
	AREA	THE LESSER OF 150 S.F. OR 2 TIMES THE LENGTH OF THE PRIMARY FACADE (EXPRESSED IN S.F.)	PRIMARY FACADE=84.5 S.F. WALL=24.0 S.F. TOTAL=108.5 S.F.	PRIMARY FACADE=84.5 S.F. WALL=24.0 S.F. TOTAL=108.5 S.F.
	TOP OF SIGN HEIGHT	15' MAX	15'±	17'-2" (+SP)
CANOPY SIGN:	QUANTITY	2 MAX	4 (+NC)	4 (+SP)
	HEIGHT	12"(ONE LINE)	18"± (+NC)	21" (+SP)
	LENGTH	6'	15'-0" (+NC)	15'-0" (+SP)
	INTERNALLY ILLUMINATED	NOT PERMITTED	0	3 (+SP)
WINDOW SIGN:	QUANTITY	1 MAX	2 (+NC)	2 (+SP)
	AREA	THE LESSER OF 20% OF WINDOW AREA OR 10 S.F.	7 S.F. TOTAL (+NC)	7 S.F. TOTAL (+SP)
	WINDOW AREA	18 S.F.		
	WINDOW AREA=18 S.F. 18(20%) = 3.6 S.F.			
GASOLINE PRICE SIGN:	QUANTITY	1 MAX	1, 18'-0"± HEIGHT	1, 19'-9" HEIGHT
	AREA	9 S.F.	78.7± S.F. (+NC)	86.3 S.F. (+SP)
	HEIGHT	BOTTOM OF SIGN SHALL NOT EXCEED 8 FT. HIGHER THAN GRADE.	5'-6"±	6'-1 1/2"
	SIGN FACES	2	2	2
	LETTER/NUMBER HEIGHT	8"	21"± (+NC)	21" (+SP)
	ILLUMINATED	NOT PERMITTED	1 (+NC)	1 (+SP)
FREESTANDING SIGN:	QUANTITY	0	1 (+NC)	NO CHANGE

ZONING INFORMATION TAKEN FROM:
"ZONING ORDINANCE: CHAPTER XXXVIII CITY OF BEVERLY MASSACHUSETTS"
WITH AMENDMENTS THRU JULY 2015

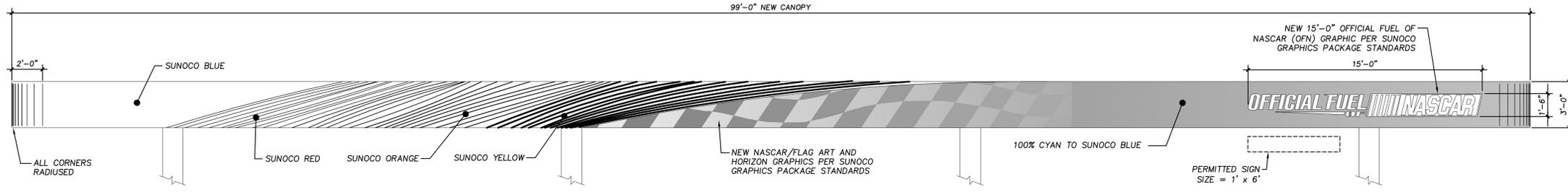
(*SP) = SPECIAL PERMIT GRANTED JANUARY 26, 2016.
(+NC) = EXISTING NON-COMFORMANCE

NOTE:

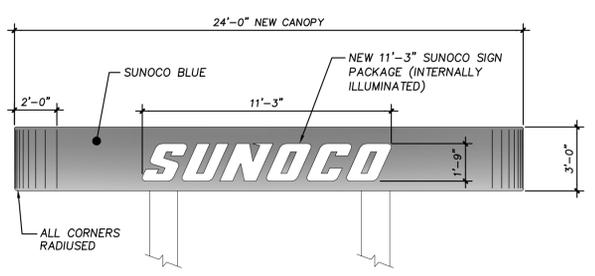
MERCHANDISING SIGNS, SUCH AS ADVERTISEMENTS FOR CIGARETTES OR BEVERAGES, ARE NOT ALLOW ON THE SITE (OUTDOOR OR WITHIN WINDOWS).



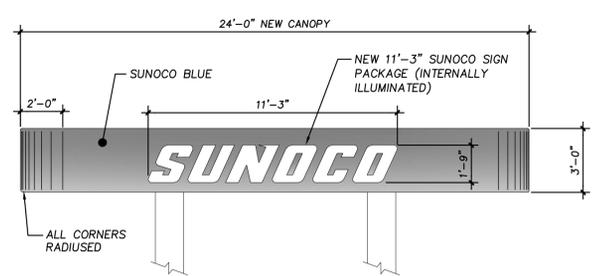
3 CANOPY SIGNAGE
AREA=19.7 S.F. TOTAL SCALE: 1/4"=1'-0"



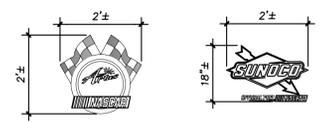
4 CANOPY SIGNAGE
AREA=22.5 S.F. TOTAL SCALE: 1/4"=1'-0"



5 CANOPY SIGNAGE
AREA=19.7 S.F. TOTAL SCALE: 1/4"=1'-0"



6 CANOPY SIGNAGE
AREA=19.7 S.F. TOTAL SCALE: 1/4"=1'-0"



7 WINDOW VESTIBULE SIGN
SCALE: 1/4"=1'-0"



NOT APPROVED:
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

CALL BEFORE DIGGING, DRILLING, OR BLASTING
(MA-ME-NH-RI-VT)
DISSA SYSTEM, INC.
1-888-344-7233 or 811



www.bergmannpc.com
108 Madison Avenue Extension
Albany, New York 12203
518.862.0325 / 518.862.0326 fax
Engineers / Architects / Planners / Surveyors

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D BY	APP'D.
6	1/29/16	PLANNING BOARD SUBMITTAL	SH	-	-
5	1/20/16	REVISED PER DESIGN REVIEW BOARD COMMENTS	SH	-	-
4	12/22/15	FOR DESIGN REVIEW BOARD SUBMISSION	ECR	GEU	GEU
3	9/17/15	FOR ZONING BOARD OF APPEALS SUBMISSION	SH	GEU	GEU
2	1/28/15	UPDATED CANOPY ELEVATIONS AND ZONING DATA	SH	GEU	GEU
1	12/19/14	BASED ON CONCEPT PLAN CP-3, REV 1, REVISED 07-11-2014	SH	GEU	GEU
0	7/11/14	BASED ON CONCEPT PLAN CP-3, REV 0, DATED 06-14-2013	ECR	GEU	GEU

SUNOCO, INC.
Retail Engineering
Lester, PA

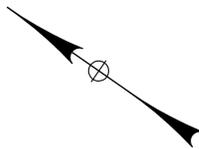
LOCATION: 131 BRIMBAL AVENUE
ESSEX COUNTY
BEVERLY MASSACHUSETTS

PROJECT NO. E81075

SIGNAGE PLAN

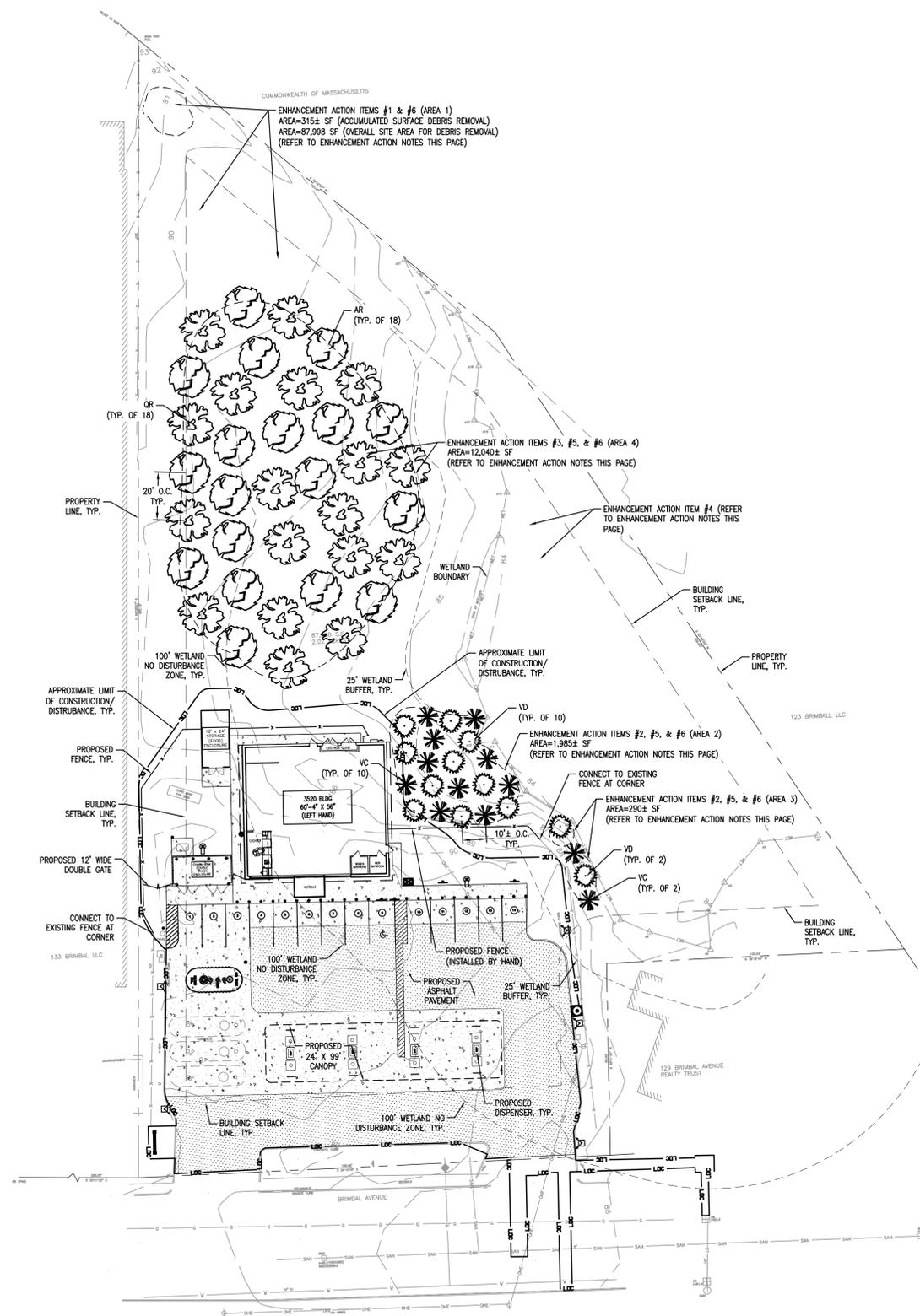
APPROVED: [Signature] FACILITY NO. 0012-3455 DRAWING NO. SN REV. NO. 6
CHECKED: G. URSprung, PE
DRAWN: E. Redding, PE
DATE: 7/11/14

I:\current\projects\Beverly\Sunoco\000866.00 SUNOCO - 131 BRIMBAL AVE BEVERLY, MASS\Drawings\10125465-SN.dwg // HARRISON, STEPHEN // Saturday, January 30, 2016 11:27:07 AM // LANDSCAPE 24036 // 11



MITIGATION PLAN LIST

SYMBOL	QUANTITY	KEY	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	CONDITION
	18	QR	QUERCUS RUBRA	RED OAK	4-6' HL. OR 1 GAL. POT	B&B
	18	AR	ACER RUBRUM	RED MAPLE	4-6' HL. OR 1 GAL. POT	B&B
	12	VD	VIBURNUM DENTATUM	ARROWWOOD	2-3' HL.	CONT.
	12	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	2-3' HL.	CONT.



GENERAL NOTES:

- BASE MAP INFORMATION OBTAINED FROM A SURVEY ENTITLED "PLAN OF LAND IN BEVERLY, MA SHOWING EXISTING CONDITIONS PREPARED FOR SUNOCO, INC.", PREPARED BY LANDMARK ENGINEERING & SURVEYING, INC., LYNN, MA, AND DATED APRIL 9, 2013.
- MITIGATION ACTION ITEMS OBTAINED FROM A REPORT ENTITLED "BUFFER ZONE AND VERNAL POOL HABITAT EVALUATION AND MITIGATION PLAN - FOR PROPERTY AT 131 BRIMBAL AVENUE, BEVERLY, MA", PREPARED BY WETLANDS & LAND MANAGEMENT, INC. AND DATED JULY 7, 2015.

ENHANCEMENT ACTION NOTES:

REFER TO REPORT ENTITLED "BUFFER ZONE AND VERNAL POOL HABITAT EVALUATION AND MITIGATION PLAN", DATED JULY 7, 2015, PREPARED BY WETLANDS & LAND MANAGEMENT, INC.

ACTION ITEM #1:

REMOVE PILE OF DUMPED TRASH, OLD ELECTRONICS AND PERFORM OVERALL CLEANUP OF THE REMAINING SITE TO REMOVE ACCUMULATED TRASH. ALL SURFACE DEBRIS SHALL BE REMOVED BY HAND AND HAND CART MINIMIZING IMPACT TO EXISTING GROUND AND VEGETATION. CARE SHALL BE TAKEN TO PRESERVE EXISTING SURFACE FEATURES AND VEGETATION. DEBRIS REMOVAL SHALL BE DIRECTED BY A WETLAND SCIENTIST. ANY DEBRIS REMOVAL THAT WILL REQUIRE THE USE OF A MACHINE SHALL BE COORDINATED WITH A WETLAND SCIENTIST TO MINIMIZE IMPACTS TO EXISTING VEGETATION.

ACTION ITEM #2:

EXISTING JAPANESE KNOTWEED SHALL BE REMOVED BY A LICENSED HERBICIDE APPLICATOR. REMOVAL SHALL BE ACCOMPLISHED BY CUTTING THE KNOTWEED APPROXIMATELY SIX INCHES ABOVE GRADE, BAGGING AND REMOVING THE DETRITUS FROM THE SITE AND "DABBING" OR "PAINTING" THE FRESHLY CUT STEMS WITH A GLYPHOSATE BASED HERBICIDE.

CUT AND REMOVE FROM SITE THE TWO (2) EXISTING MULTIFLORA ROSE BUSHES AS IDENTIFIED BY A WETLAND SCIENTIST LOCATED ADJACENT TO WETLAND FLAGS AB AND A10. CUT STUMPS SHALL BE PAINTED WITH AN HERBICIDE TO PREVENT RE-GROWTH.

ACTION ITEM #3:

RANDOMLY PLACE FOUR FOOT LENGTHS OF CUT TREE TRUNKS SALVAGED FROM DISTURBED CONSTRUCTION AREAS. LOGS SHALL BE SCATTERED RANDOMLY THROUGHOUT THE AREA AT THE DIRECTION OF A WETLAND SCIENTIST. A MINIMUM OF TEN (10) LOGS SHALL BE PLACED IN THE AREA.

ACTION ITEM #4:

PLACE FIVE (5) WELL BRANCHED LIMBS SALVAGED FROM ANY CUT TREES ON SITE WITHIN THE NORTHEAST PORTION OF THE VERNAL POOL UNDER THE DIRECTION OF A WETLAND SCIENTIST.

ACTION ITEM #5:

INSTALL NURSERY STOCK VEGETATION AS SHOWN ON THIS PLAN AND PLANTING SCHEDULE. VEGETATION SHALL BE INSTALLED BY HAND, MINIMIZING IMPACT TO EXISTING VEGETATION.

ACTION ITEM #6:

APPLY A LAYER OF LEAF DEBRIS APPROXIMATELY ONE (1) INCH IN DEPTH OVER THE ENTIRE DESIGNATED AREA UNDER THE DIRECTION OF A WETLAND SCIENTIST.

**MONITORING OF ENHANCEMENT ACTION ITEMS, INCLUDING PLAN INSTALLATION AND PROGRESS OF VERNAL POOL HABITAT MITIGATION AREA, SHALL BE COMPLETED PER THE "BUFFER ZONE AND VERNAL POOL HABITAT EVALUATION AND MITIGATION PLAN - FOR PROPERTY AT 131 BRIMBAL AVENUE, BEVERLY, MA", PREPARED BY WETLANDS & LAND MANAGEMENT, INC. AND DATED JULY 7, 2015.



www.bergmannpc.com

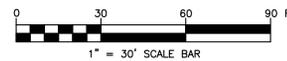
10B Madison Avenue Extension
Albany, New York 12203
518.862.0325 / 518.862.0326 fax

Engineers / Architects / Planners / Surveyors



CALL BEFORE DIGGING, DRILLING, OR BLASTING
(MA - ME - NH - RI - VT)
DIG SAFE SYSTEM, INC.
1-888-344-7233 or 811

It is understood that the drawings, specifications, conditions, CADD files, paper documents and electronic documents ("Documents") are prepared exclusively for use on this project and are the sole property of Sunoco, Inc. They are not intended or represented to be suitable for reuse by others on any other project or for any other purpose. Use of the Documents, information or data contained therein for other purposes is at the user's risk and the user will be held liable for any and all consequences. Sunoco, Inc. and its affiliates shall not be held liable for any and all consequences arising out of or resulting therefrom.



THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF SUNOCO, INC. USE, REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUNOCO, INC. IS PROHIBITED.

REVISIONS	DATE	BY	CHK'D BY	APPV'D.
SUNOCO, INC. Retail Engineering Lester, PA				
LOCATION:	131 BRIMBAL AVENUE ESSEX COUNTY BEVERLY MASSACHUSETTS			PROJECT NO. E81075
HABITAT MITIGATION PLAN				
APPROVED	FACILITY NO.	DRAWING NO.	SCALE 1" = 30'-0"	
CHECKED G. URSPRUNG, PE	0012-3455	MP-1	REV. NO. 0	
DRAWN S. HARRISON				
DATE 07/13/2015				