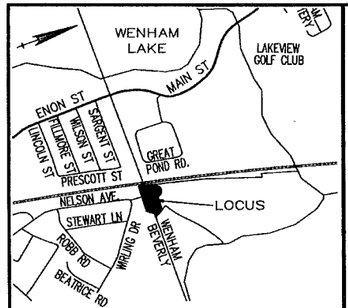


LOCUS MAP SCALE: 1" = 800'

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO MODIFY THE DODGE STREET DEVELOPMENT SUBDIVISION PLAN (PLAN BOOK 125, PLAN 33) TO REFLECT THE ACCURATE LOCATION OF THE BEVERLY/WENHAM TOWN LINE, CREATING PARCELS A–1, B–1 AND THE EXTENSION OF NELSON AVENUE TO THE CITY/TOWN LINE SHOWN HEREON.

2) LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY.

3) LIMIT OF 100 YEAR FLOOD PLAIN IN WENHAM, FROM FEMA MAP NUMBERS: 25009C0407F & 25009C0409F, DATED JULY 3, 2012 (ELEVATION 38' NAVD 88), SHOWN HEREON FROM FIELD SURVEY.

4) CITY/TOWN LINE SHOWN HEREON FROM GPS LOCATIONS OF MONUMENTS AT TOWN CORNERS.

5) CITY/TOWN LINE FROM GPS SHOWN HEREON DIFFERS FROM THE TOWN LINE SHOWN ON PLAN BOOK 125, PLAN 33.

6) PARCEL 'A–1' IN BEVERLY, IN AND BY ITSELF, IS NOT A BUILDABLE LOT AND IS TO BE COMBINED WITH PARCEL 'A–2' IN WENHAM, TO FORM ONE CONTIGUOUS LOT CONTAINING 32,767±S.F.

7) PARCEL 'B–1' IN BEVERLY, IN AND BY ITSELF, IS NOT A BUILDABLE LOT AND IS TO BE COMBINED WITH PARCEL 'B–2' IN WENHAM, TO FORM ONE CONTIGUOUS LOT CONTAINING 14,102±S.F.

8) ABUTTING OWNERS ARE SHOWN FROM THE MOST RECENT LISTINGS AT THE TOWN AND CITY ASSESSORS OFFICES.

9) PARCEL 'A–1' AND PARCEL 'B–1', LOCATED IN BEVERLY, MA SHOWN HEREON ARE PORTIONS OF PARCELS 'A' & 'B' FROM THE DEFINITIVE SUBDIVISION PLAN RECORDED AS PLAN BOOK 435, PLAN 5. SEE RECORD OWNER NOTE.

10) NELSON AVENUE PAVEMENT SHALL BE EXTENDED TO PROVIDE 100 FEET OF FRONTAGE FOR LOTS CONSISTING OF PARCELS A–1 & A–2 AND PARCELS B–1 & B–2.

RECORD OWNER:

FAIRLEE NOMINEE REALTY TRUST

FOR TITLE REFERENCE, SEE TAX FORECLOSURE BY CITY OF BEVERLY RECORDED ON 10/17/13 RECORDED WITH ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 32986, PAGE 242. SEE ALSO POWER V. CITY OF BEVERLY, LAND COURT CASE NUMBER 13 MISC 481034 IN WHICH AGREEMENT FOR JUDGMENT VESTED SUBJECT PARCEL IN MATTHEW E. POWER, TRUSTEE OF FAIRLEE NOMINEE REALTY TRUST.

REFERENCES:

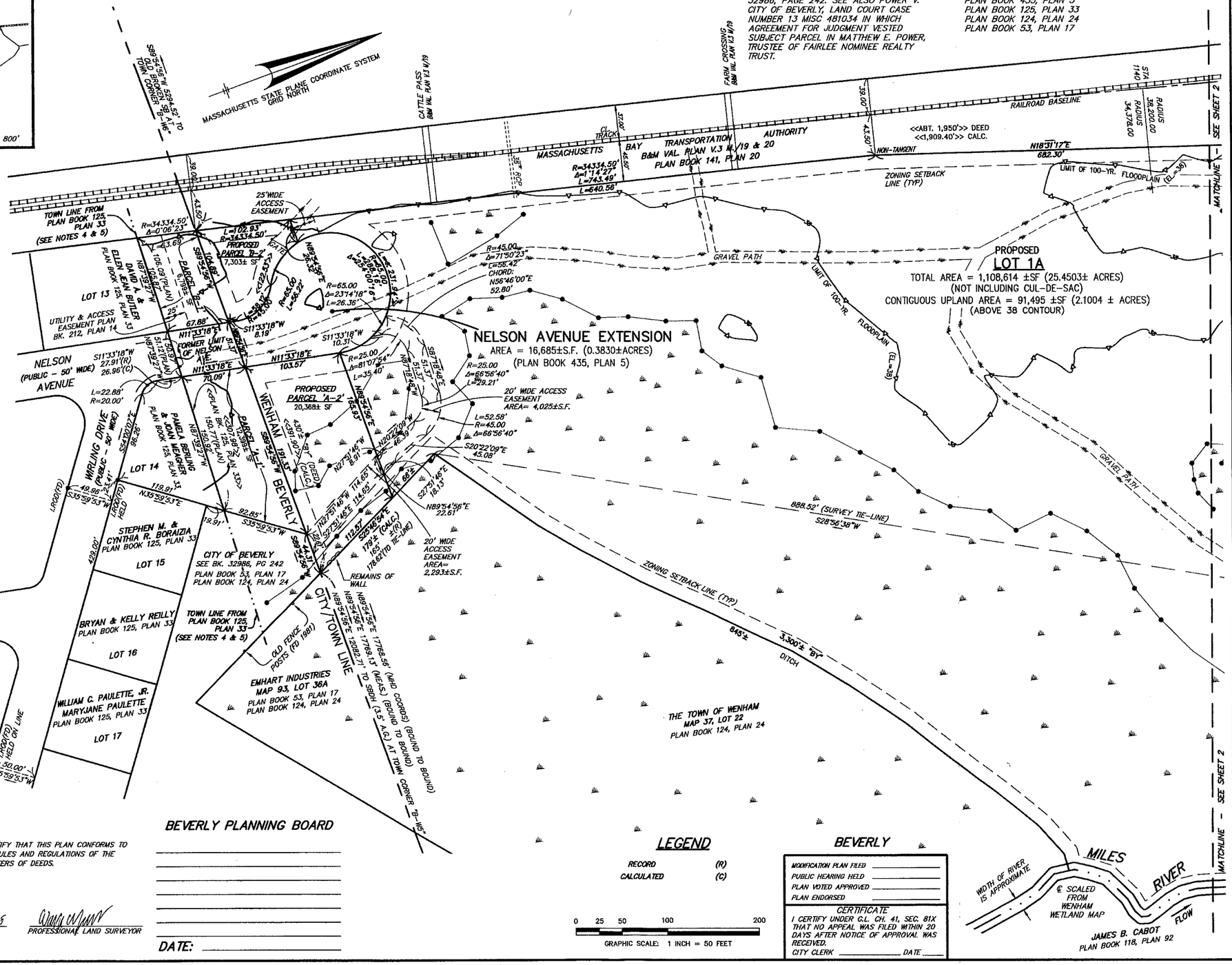
DEED BOOK 32956, PAGE 242
DEED BOOK 25128, PAGE 135
DEED BOOK 14057, PAGE 82
(RIGHTS IN STREETS & WAYS)
DEED BOOK 16073, PAGE 231
(AGREEMENT)
PLAN BOOK 435, PLAN 5
PLAN BOOK 125, PLAN 33
PLAN BOOK 124, PLAN 24
PLAN BOOK 53, PLAN 17

ASSESSORS:

MAP 93, LOT 36B

ZONING:

RESIDENTIAL "R–10"



FOR REGISTRY USE

BEVERLY PLANNING BOARD

DATE:

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

6/3/15
DATE

PROFESSIONAL LAND SURVEYOR

LEGEND

RECORD (R)
CALCULATED (C)

0 25 50 100 200
GRAPHIC SCALE: 1 INCH = 50 FEET

BEVERLY

MODIFICATION PLAN FILED
PUBLIC HEARING HELD
PLAN VOTED APPROVED
PLAN ENDORSED

CERTIFICATE

I CERTIFY UNDER G.L. CH. 41, SEC. 81X THAT NO APPEAL WAS FILED WITHIN 20 DAYS AFTER NOTICE OF APPROVAL WAS RECEIVED.
CITY CLERK _____ DATE _____

MINOR SUBDIVISION PLAN IN BEVERLY

DODGE STREET DEVELOPMENT

off Nelson Avenue
Beverly, Massachusetts 01915
Wenham, Massachusetts 01984

PREPARED FOR:

Matthew Power
258 Moulton Street
Hamilton, Massachusetts 01982

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777–3050, FAX (978) 774–7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS WAYNE C. JALBERT NO. 30118 PROFESSIONAL LAND SURVEYOR 6/3/15

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	MMM	WCJ	6/3/15	ASSESSORS PARCEL NO.

DATE: 5/5/15 DESIGN BY: VVT
SCALE: 1" = 50' DRAWN BY: MMM
CHECK BY: WCJ,VVT

PLAN OF LAND IN BEVERLY, MA

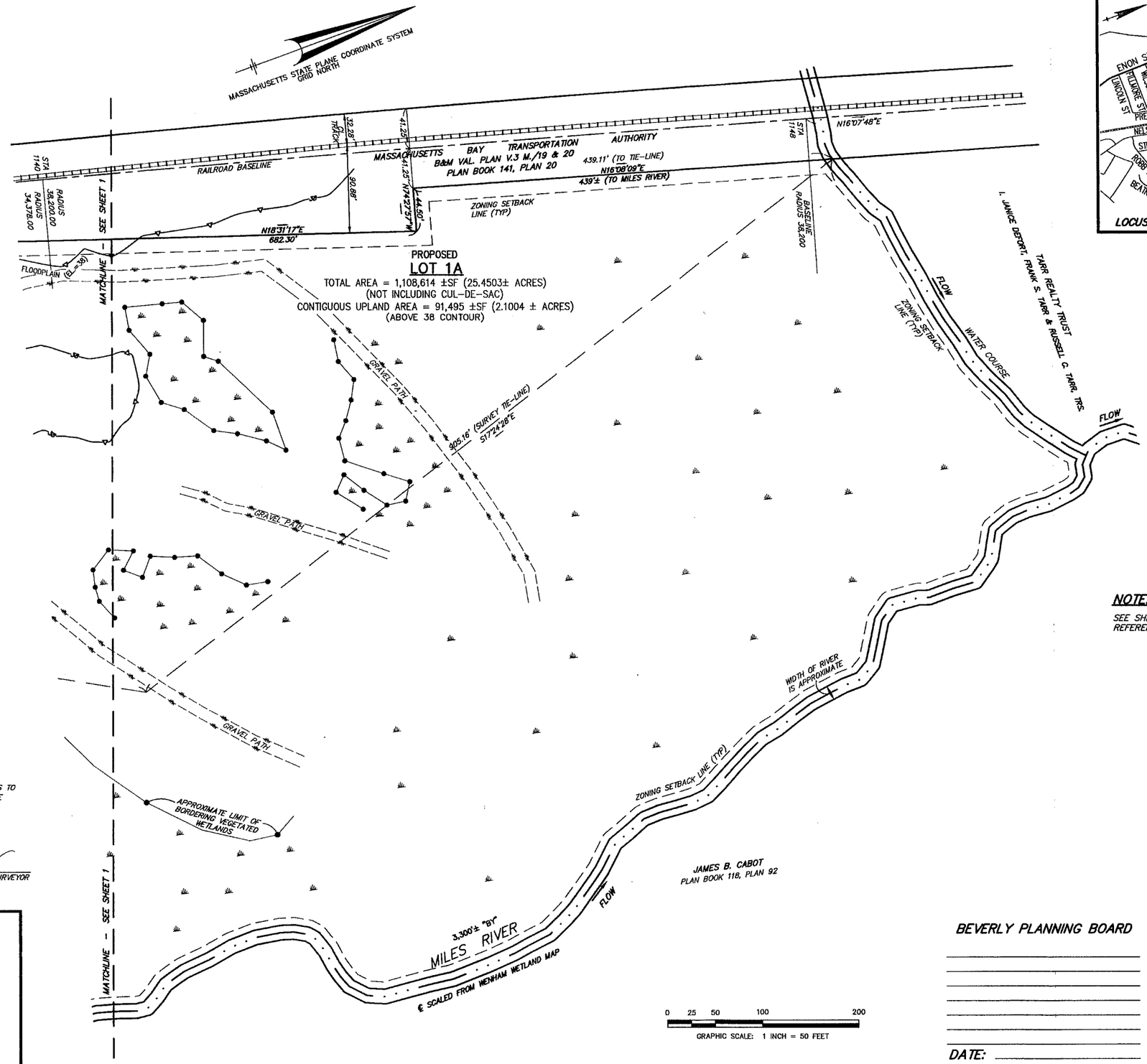
PLOT DATE: Jun 08, 2015 3:32 pm
PATH: Z:\Land Projects 92\9287\dwg\

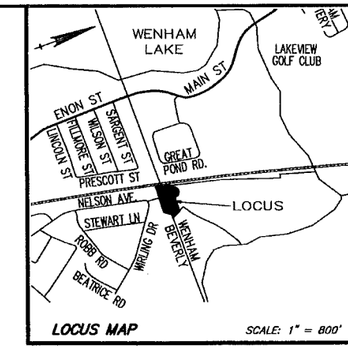
DWG: 9287o3bev.dwg
LAYOUT: SHT 1 OF 3
SHEET: 1 OF 3
1

PROJECT NO.: 9287

LEGEND

RECORD (R)
CALCULATED (C)





MINOR SUBDIVISION PLAN IN BEVERLY

DODGE STREET DEVELOPMENT

off Nelson Avenue
Beverly, Massachusetts 01915
Wenham, Massachusetts 01984

PREPARED FOR:

Matthew Power
258 Moulton Street
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VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
WAYNE C. JALBERT
No. 39118
PROFESSIONAL LAND SURVEYOR

6/3/15

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	MMM	WCJ	6/3/15	ASSESSORS PARCEL NO.

DATE:	5/5/15	DESIGN BY:	VVT
SCALE:	1" = 50'	DRAWN BY:	MMM
		CHECK BY:	WCJ,VVT

PLAN OF LAND IN BEVERLY, MA

PLOT DATE: Jun 08, 2015 4:08 pm
PATH: P:\Land Projects R3\9287\dwg\

DWG: 9287a3bev.dwg	2
LAYOUT: SHT 2 OF 3	
SHEET: 2 OF 3	
PROJECT NO.:	9287

NOTE:

SEE SHEET 1 OF 2 FOR NOTES, REFERENCES ETC.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

6/3/15
DATE

PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

0 25 50 100 200
GRAPHIC SCALE: 1 INCH = 50 FEET

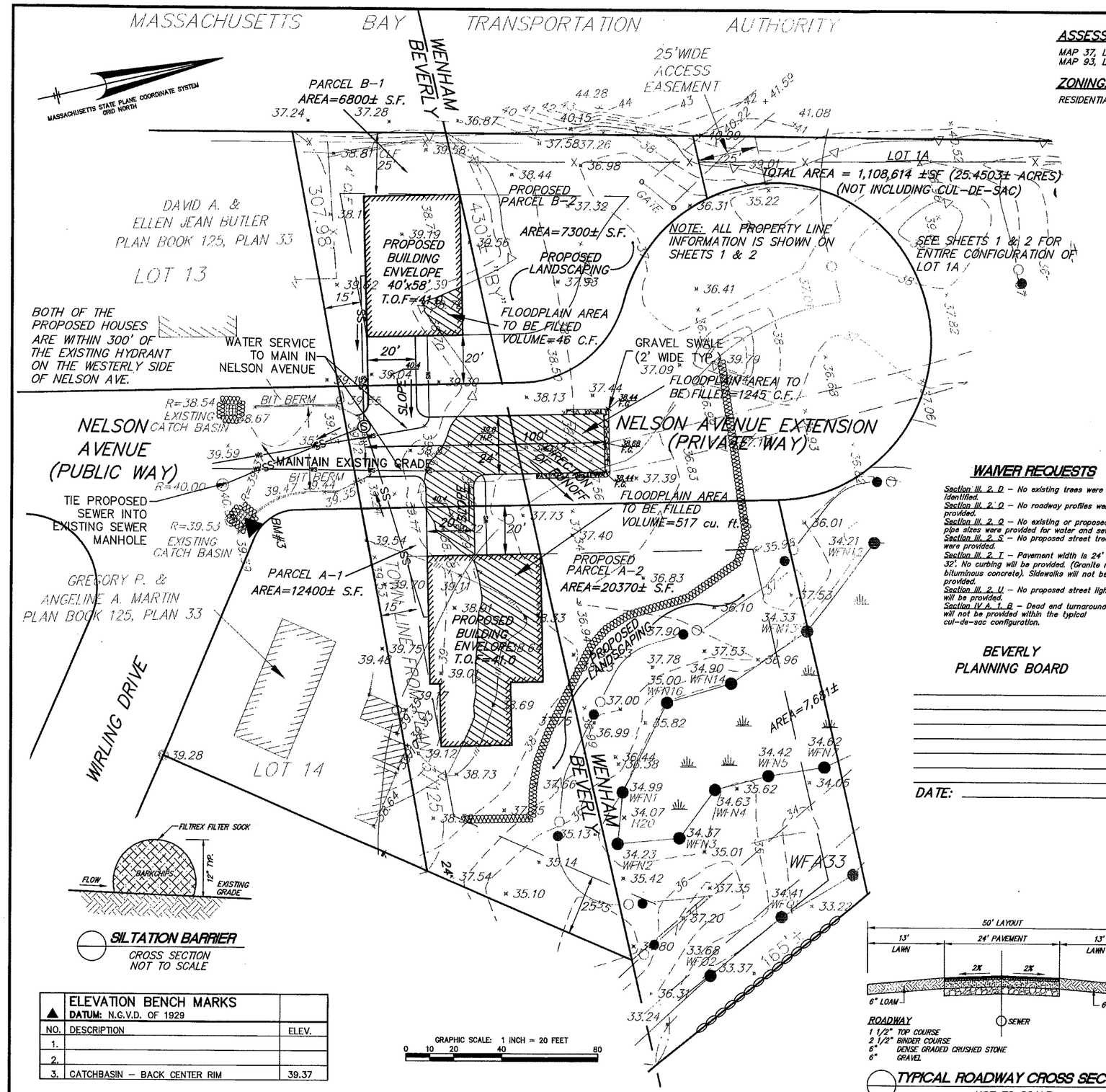
BEVERLY PLANNING BOARD

DATE:

BEVERLY

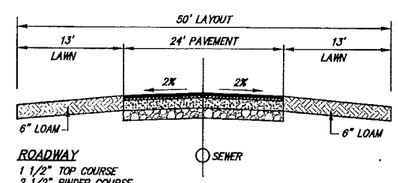
MODIFICATION PLAN FILED
PUBLIC HEARING HELD
PLAN VOTED APPROVED
PLAN ENDORSED

CERTIFICATE
I CERTIFY UNDER G.L. CH. 41, SEC. 81X THAT NO APPEAL WAS FILED WITHIN 20 DAYS AFTER NOTICE OF APPROVAL WAS RECEIVED.
CITY CLERK _____ DATE _____



SILTATION BARRIER
CROSS SECTION
NOT TO SCALE

▲	ELEVATION BENCH MARKS DATUM: N.G.V.D. OF 1929	
NO.	DESCRIPTION	ELEV.
1.		
2.		
3.	CATCHBASIN – BACK CENTER RIM	39.37



ROADWAY
1 1/2" TOP COURSE
2 1/2" BINDER COURSE
6" DENSE GRADED CRUSHED STONE
6" GRAVEL

TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

ASSESSORS:
MAP 37, LOT 21 (Wenham)
MAP 93, LOT 36 B (Beverly)

ZONING:
RESIDENTIAL

BEVERLY PLANNING BOARD

DATE:

GENERAL NOTES

1. Locations of existing underground utilities/obstructions/systems shown hereon are approximate only. All utilities/obstructions/systems may not be shown. Contractor shall be responsible for locating and protecting all underground utilities/obstructions/systems, whether or not shown hereon.
2. Unless otherwise shown, all new utilities shall be underground.
3. Safety measures, construction methods and control of work shall be responsibility of the Contractor.
4. Contractor shall be responsible for repair and/or replacement of any existing improvements damaged during construction that are not designated for demolition and/or removal hereon. Damaged improvements shall be repaired to the satisfaction of their respective owners.
5. This plan is not intended to show an engineered building foundation design, which would include details and final elevations of footings, walls and subsurface drainage to prevent interior flooding. See architectural and/or structural drawings.
6. Rim elevations shown for new structures are approximate and are provided to assist Contractor with material takeoffs. Finish rim elevations should match pavement, grading, or landscaping, unless specifically indicated otherwise.
7. Where existing utility lines/structures are to be cut/broken down/abandoned, lines/structures shall be plugged/capped/filled in accordance with owner requirements.
8. The contractor shall verify the location and relative elevation of bench marks prior to commencement of construction. Any discrepancy shall be reported to the engineer.
9. Proposed building foundation configuration and location on the lot as shown are conceptual and shall be verified as to conformance with final architectural plans and zoning ordinances prior to construction.
10. Wetland limits on site were delineated by Hancock Associates, Inc.
11. Erosion control shown hereon shall be installed before earth disturbance occurs within buffer zone, and shall serve as the limit of work.
12. Contractor shall contact Dig-Safe for underground utility marking at 811 at least 72 hours prior to commencement of any work.
13. Should the rodent population be displaced (leave its natural habitat) because of land development, the 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.
14. Sump pump to drain into a nearby designated area.
15. Roof runoff to be collected by a peastone drip strip.

WAIVER REQUESTS

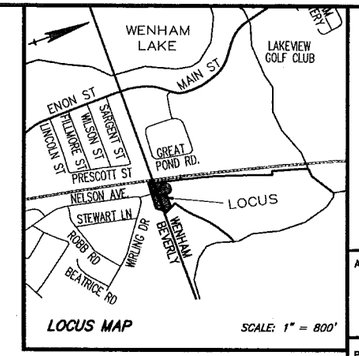
Section III. 2. D – No existing trees were identified.
Section III. 2. O – No roadway profiles were provided.
Section III. 2. Q – No existing or proposed pipe sizes were provided for water and sewer
Section III. 2. S – No proposed street trees were provided.
Section III. 2. T – Pavement width is 24' not 32'. No curbing will be provided. (Granite nor bituminous concrete). Sidewalks will not be provided.
Section III. 2. U – No proposed street lights will be provided.
Section IV A. 1. B – Dead end turnaround will not be provided within the typical cul-de-sac configuration.

REGULATORY NOTES

1. Contractor shall make himself aware of all construction requirements, conditions, and limitations imposed by permits and approvals issued by regulatory authorities prior to commencement of any work. Contractor shall coordinate and obtain all construction permits required by regulatory authorities.
2. All work outside of building that is less than 10 feet from the inside face of building foundations shall conform with the Uniform State Plumbing Code of Massachusetts, 248 CMR 2.00.

LEGEND

EXISTING		PROPOSED
	WATER SERVICE	—WS—
	PROPERTY LINE	
	TOWN LINE	
Z	LIGATURE TO INDICATE CONTINUOUS OWNERSHIP ACROSS LINES	
55.35' N120°46'23"E	BEARING & DISTANCE ALONG BOUNDARY	55.36' N120°46'23"E
<<249.56'>>	TOTALED BOUNDARY FRONTAGE	<<249.56'>>
▲ #2	ELEVATION BENCH MARK	
	EDGE OF GRAVEL OR DIRT ROAD	
	EDGE OF PAVEMENT	
	PATH OR TRAIL	
	BUILDING, LIGHT, STEPS & OVERHANG	
× 92.6	SPOT ELEVATION	× 93.3 F.G.
92	ELEVATION CONTOUR	92
WFA9	LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)	
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	
	LIMIT OF 100-YEAR FLOODPLAIN ELEV.=38.8	
	LIMIT OF 25-FOOT NO DISTURB ZONE	
96.8 12"M	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	96.8 12"M
96.8 18"P	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES	96.8 18"P
	ROCK OUTCROP (LEDGE)	
	FILTER SOCK	
	LIMIT OF LAWN	



LOCUS MAP SCALE: 1" = 800'

PERMIT SITE PLAN FOR MINOR SUBDIVISION IN BEVERLY

NELSON AVE
Beverly, Massachusetts 01915
Wenham, Massachusetts 01984

ASSESSORS:
MAP 37, LOT 21 (WENHAM)
MAP 93, PORTION OF LOT 36 (BEVERLY)

PREPARED FOR:

Matthew Power

258 Moulton Street
Hamilton, Massachusetts 01982

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

STATE OF MASSACHUSETTS JOHN P. DEVINE CIVIL No. 34026 REGISTERED PROFESSIONAL ENGINEER
6/4/2015

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	JPC	DID	6/03/15	ASSESSORS PARCEL NO.

DATE:	05/05/2015	DESIGN BY:	VVT
SCALE:	AS SHOWN	DRAWN BY:	JPC
APPRVD. BY:	DID	CHECK BY:	VVT

SITE PLAN OF NELSON AVENUE EXTENSION

PLOT DATE: Jun 04, 2015 11:27 am
PATH: I:\Land Projects R3\9287\dwg\

DWG: 9287 MS.dwg	3
LAYOUT: MS	
SHEET: 3 OF 3	
PROJECT NO.:	9287