

CONTENT REQUIREMENTS FOR DEFINITIVE PLANS

Locus at 1:800 scale	_____
Plan at 1:40 scale	_____
Sheet size 24x36"	_____
Index sheet showing entire subdivision 1:100'	_____
Adjacent lots shown	_____
Dimensions of lots	_____
Street numbers and lot numbers	_____
Assessor's Map and Parcel number	_____
Signed and stamped by professional engineer	_____
Title Block	
-name of subdivision	
-date	
-scale	
-name and addresses of applicant	
-names of designer, engineer, registered architect, surveyor	_____
North arrow	_____
Benchmark	_____
Boundaries of subdivision	_____
Location and ownership of abutting property	_____
Copy of deed	_____
Major features, i.e., waterways, swamps, water bodies, natural drainage courses, buildings, walls, fences, trees 6" in diameter, etc.	_____
Lines of existing and proposed streets, ways, lots, lot numbers, easements, public or common areas.	_____
Data to determine location, direction, and length of every street and way, lot line, etc. Include lot frontage, subdivision lot lines	_____
Indicate all streets, easements, length, radii, tangents, and central angles of all curves in lot lines and street lines; angle points, or intersections of tangents along street lines	_____
Location of all permanent monuments	_____
Location, names, and widths of streets within proximity of the subdivision, showing roadways widths and rights-of-way widths	_____
Topo details at a sufficient distance from the roadway layout for existing roadway improvements abutting homeowners	_____
Indication of all easements, covenants or restrictions	_____

Land Court information provided on plan _____

Space to record action of Board _____

Space for Board's signature _____

Notation for "rodent control" _____

Existing profiles scales at 1:40 _____

Two benchmarks for plans and profiles _____

Grade elevations at 50' stations except vertical which are 25" _____

Existing and proposed intersections and sidewalks _____

Subsoil information for soil conditions _____

Existing and proposed topo at 2' intervals _____

Highest known water mark _____

Size and location of existing and proposed water supply
mains and their appurtenances _____

Sewage disposals and their appurtenances _____

Data on percolation and borings _____

Method of carrying water to nearest watercourse _____

Drainage calculations _____

Location and species of proposed street trees _____

Location of trees 6" in diameter, 4' from ground _____

Cross section typical of each street, roadway, and sidewalk _____

Location of street lighting, sidewalks, underground electric
lines and fire alarm system _____

Conceptual design of each utility pump station and site plan
at scale of 1:20 _____

Engineering calculations relating to fire protection, vehicular
traffic flow, utilities and all safety precautions _____

Overall drainage calculations _____

Sheets numbered 1, 2, 3, etc. _____

Report on the Adequacy of Ways Providing Access to Subdivisions _____

Notation on each page stating, "I, D. Wesley Slate, Jr., Clerk of the
City of Beverly, MA, certify that the notice of approval of this
plan by the Beverly Planning Board has been received and recorded
in this office and that no appeal was received during the twenty
(20) days next after such receipt and recording of such notice."

City Clerk of Beverly, MA

Date