ZONING DISTRICT: R-22
MINIMUM LOT AREA: 22,000 SF
MINIMUM FRONTAGE: 150'
SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 25'

MAP 45 LOT 2
90 BOYLES STREET
N/F
PARADISE BEVERLY
REALTY TRUST

MAP 33 LOT 7A
82 BOYLES STREET
N/F
EDELSTEIN

BOYLES STREET
(PUBLIC - VARIABLE WIDTH)

L.C. PLAN #1833A

BVW & VERNAL POOL

BANK ONLY

BVW

LOT 1
A=25,683± SF
F=150.0'

GAR= 56.0
FF=63.0
BAS=54.5±

LOT 2
A=87,401 SF
F=190.8'

BORDERING VEGETATED WETLAND & VERNAL POOL

25' NO-DISTURB ZONE

MAP 33 LOT 6
CROSS LANE
N/F
CITY OF BEVERLY

GAR= 68.0±
FF=77.0
BAS=68.5±
122
(RAZE)
SHED

DRIVEWAY

50' R.O.W. 32' PAV'T

STORMCEPTOR PRETREATMENT DEVICE

CROSS LANE
(PUBLIC - VARIABLE WIDTH)

EDGE OF PAVEMENT

LOT 3
A=25,512 SF
F=171.7'
FF=70.5
BAS=61.5±
GAR= 61.0

LOT 4
A=23,314 SF
F=152.0'
GAR= 54.0
FF=63.0
BAS= 54.5±

100' BUFFER

30'-WIDE DRAINAGE EASEMENT

SUBSURFACE INFILTRATION BED

DETENTION POND & EASEMENT

OUTLET CONTROL STRUCTURE

ISOLATED VEGETATED WETLAND

MAP 33 LOT 5
CROSS LANE
N/F
CITY OF BEVERLY

EXIST. DMH

8" SEWER

LEGEND

- EXIST. PROPERTY LINE
- EXIST. CONTOUR
- EXIST. BUILDING
- EXIST. EDGE OF PAVEMENT
- EXIST. DRAIN
- EXIST. SEWER MAIN
- EXIST. WETLAND LINE
- PROP. LOT LINE
- PROP. SETBACK
- PROP. BUILDING
- PROP. CURBING
- PROP. EDGE OF PAVEMENT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	Date	Description
1	4/2/16	Revise Lot 2 Driveway

Revisions

ROBERT H. GRIFFIN CIVIL #36686
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER

4.2.16

Griffin Engineering Group, LLC

495 Cabot Street, 2nd Floor
Beverly, MA 01915

Tel: 978-927-5111
Fax: 978-927-5103

BENCO, LLC
122 CROSS LANE
BEVERLY, MA 01915
MAP 33 LOT 6A & 7

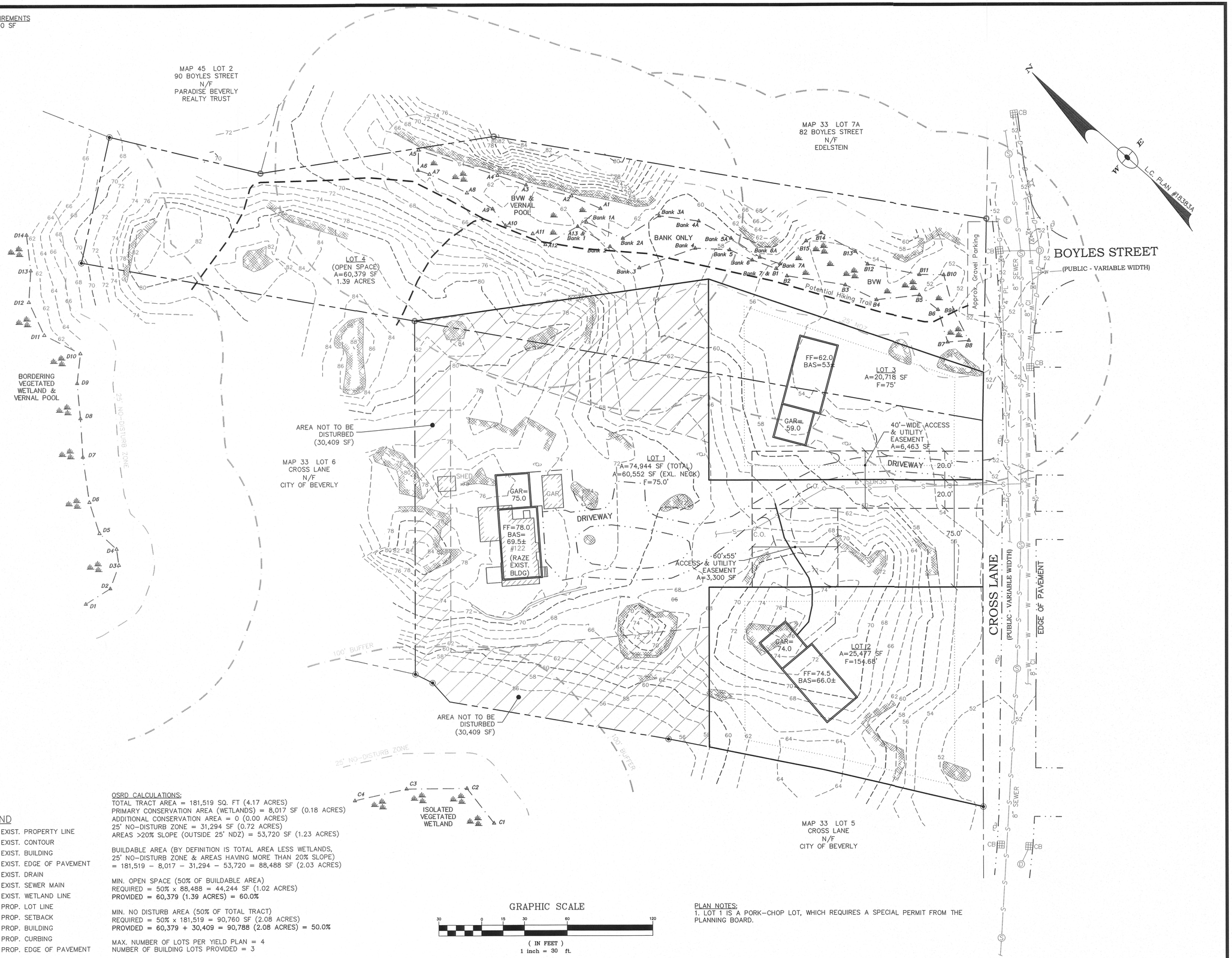
YIELD PLAN

Scale: 1"=30'
Job No.: 1580
File Name: p/p/b/ca
Date: 2/9/16

C-3

P:\Projects\Beverly\Carlson-Cross Lane\dwg\OSRD-Initial\Review-Rev1.dwg, 4/21/2016 1:23:40 PM, Copyright Griffin Engineering

OSRD DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 6,000 SF
MINIMUM FRONTAGE: NA
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 25'



OSRD CALCULATIONS:
TOTAL TRACT AREA = 181,519 SQ. FT (4.17 ACRES)
PRIMARY CONSERVATION AREA (WETLANDS) = 8,017 SF (0.18 ACRES)
ADDITIONAL CONSERVATION AREA = 0 (0.00 ACRES)
25' NO-DISTURB ZONE = 31,294 SF (0.72 ACRES)
AREAS >20% SLOPE (OUTSIDE 25' NDZ) = 53,720 SF (1.23 ACRES)

BUILDABLE AREA (BY DEFINITION IS TOTAL AREA LESS WETLANDS, 25' NO-DISTURB ZONE & AREAS HAVING MORE THAN 20% SLOPE)
= 181,519 – 8,017 – 31,294 – 53,720 = 88,488 SF (2.03 ACRES)

MIN. OPEN SPACE (50% OF BUILDABLE AREA)
REQUIRED = 50% x 88,488 = 44,244 SF (1.02 ACRES)
PROVIDED = 60,379 (1.39 ACRES) = 60.0%

MIN. NO DISTURB AREA (50% OF TOTAL TRACT)
REQUIRED = 50% x 181,519 = 90,760 SF (2.08 ACRES)
PROVIDED = 60,379 + 30,409 = 90,788 (2.08 ACRES) = 50.0%

MAX. NUMBER OF LOTS PER YIELD PLAN = 4
NUMBER OF BUILDING LOTS PROVIDED = 3

LEGEND
- EXIST. PROPERTY LINE
- EXIST. CONTOUR
- EXIST. BUILDING
- EXIST. EDGE OF PAVEMENT
- EXIST. DRAIN
- EXIST. SEWER MAIN
- EXIST. WETLAND LINE
- PROP. LOT LINE
- PROP. SETBACK
- PROP. BUILDING
- PROP. CURBING
- PROP. EDGE OF PAVEMENT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PLAN NOTES:
1. LOT 1 IS A PORK-CHOP LOT, WHICH REQUIRES A SPECIAL PERMIT FROM THE PLANNING BOARD.

No.	Date	Description
1	4/2/16	Add Potential Trail, Revise Lot Boundaries, Rotate Lot 2 & 3 concept houses, revise dways.

Revisions

COMMONWEALTH OF MASSACHUSETTS
ROBERT H. GRIFFIN
CIVIL
#36886
PROFESSIONAL ENGINEER
4.2.16

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BENCO, LLC
122 CROSS LANE
BEVERLY, MA 01915
MAP 33 LOT 6A & 7

CONCEPT PLAN A

Scale: 1"=30'
Job No.: 1580
File Name: p/p/b/ca
Date: 2/9/16

C-4a

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