

DEFINITIVE SUBDIVISION PLAN for 133 & 143 BRIMBAL AVENUE

BEVERLY, MA
SEPTEMBER 2016

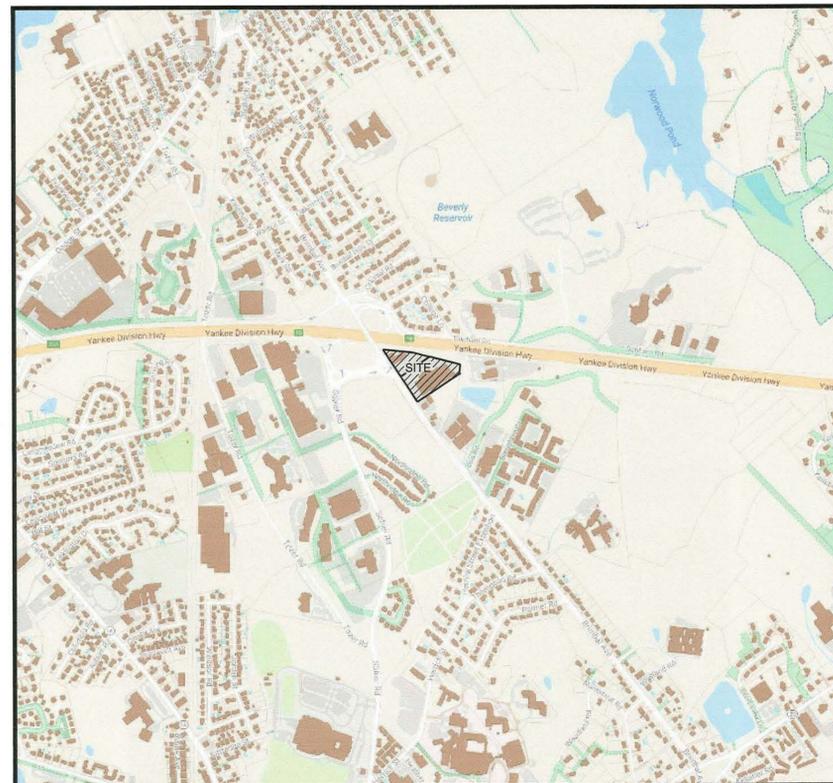
OWNERS & APPLICANTS: 133 BRIMBAL AVE
133 BRIMBAL LLC
130 MAIN STREET
WENHAM, MA

143 BRIMBAL AVE
VITTORI-ROCCI POST #56
143 BRIMBAL AVE
BEVERLY, MA

ENGINEER: GRIFFIN ENGINEERING GROUP, LLC
495 CABOT STREET
BEVERLY, MA 01915



SURVEYOR LEBLANC SURVEY ASSOCIATES, INC.
161 HOLTEN STREET
DANVERS, MA 01923



LOCUS MAP
1" = 800'

LIST OF DRAWINGS:

- C-1: EXISTING CONDITIONS PLAN
- C-2: PLAN OF LAND
- C-3: SITE PLAN

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____

FOR REGISTRY USE ONLY

I, _____, 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.

BEVERLY CITY CLERK _____

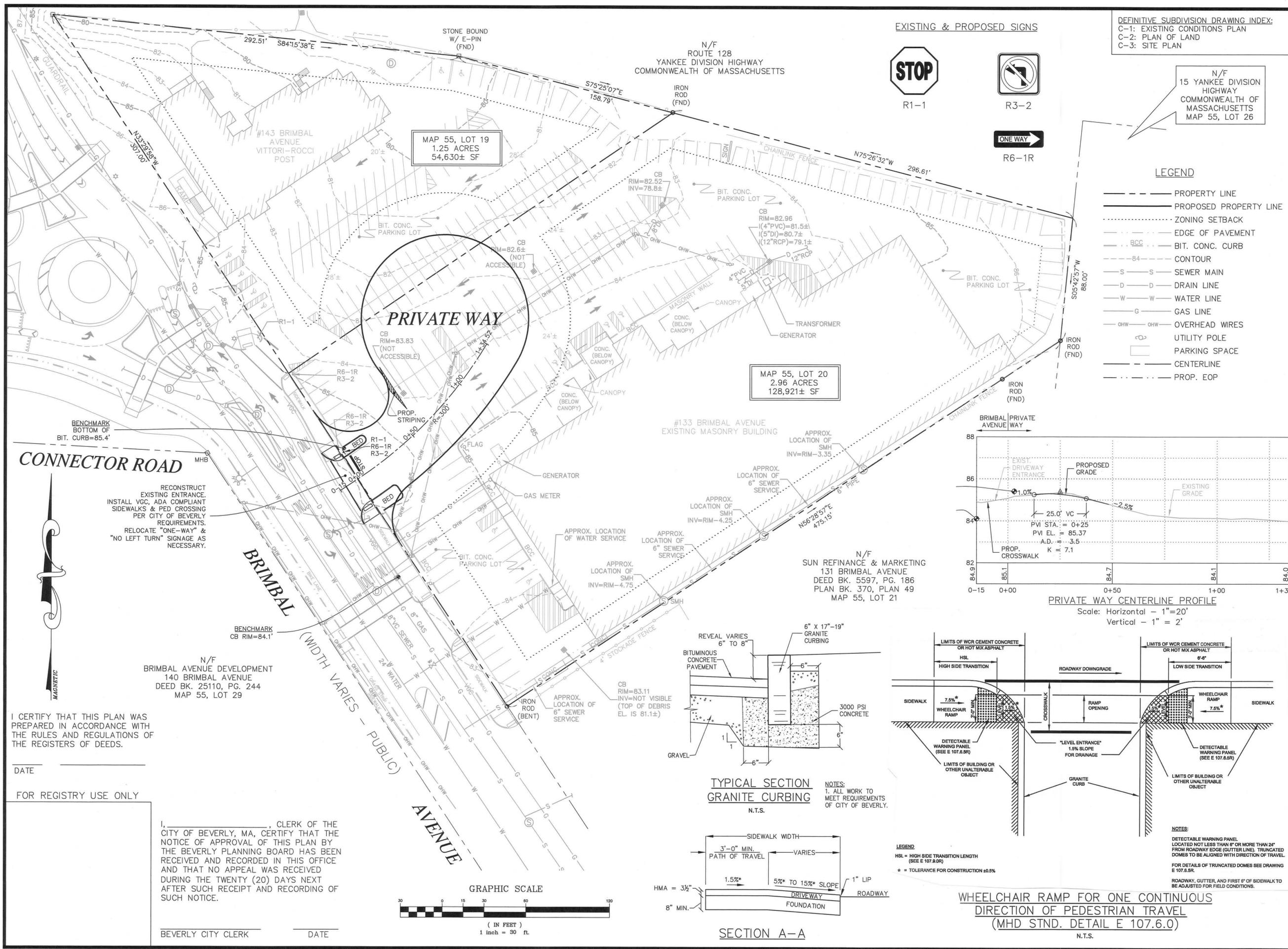
DATE _____

CITY OF BEVERLY
PLANNING BOARD

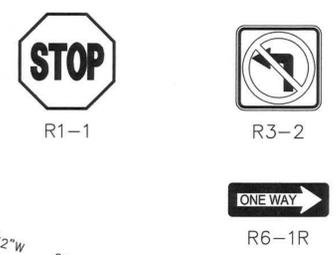
WAIVERS REQUESTED:

SUBDIVISION RULES & REGULATIONS:
§III.C.2 1"=30' vs. 1"=40'
§III.C.2.o PROFILE
§III.C.3 ADEQUACY OF WAY ANALYSIS
§IV.A.5.b TURN-AROUND
§IV.G DRAINAGE CALCULATIONS
§IV.H FIRE HYDRANTS
§IV.J UTILITIES
§V.H MONUMENTS

DATE: _____



EXISTING & PROPOSED SIGNS



DEFINITIVE SUBDIVISION DRAWING INDEX:
 C-1: EXISTING CONDITIONS PLAN
 C-2: PLAN OF LAND
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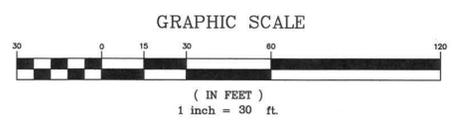
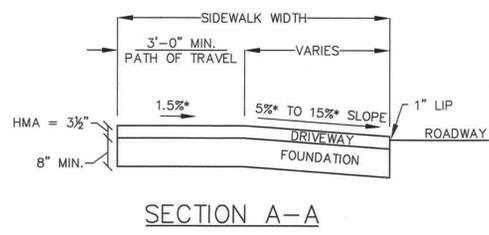
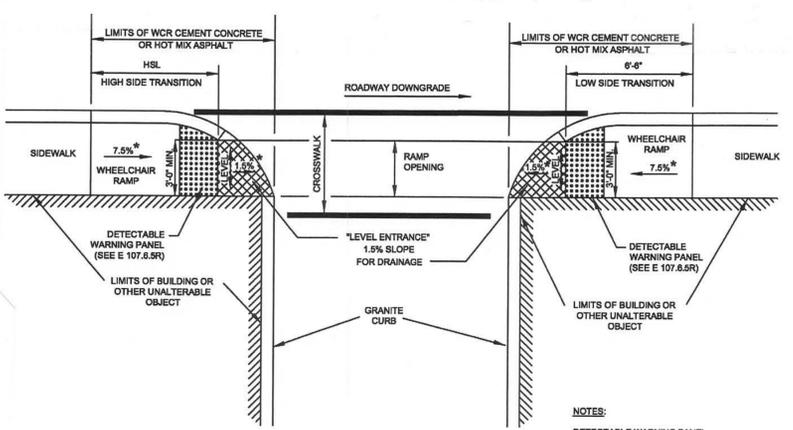
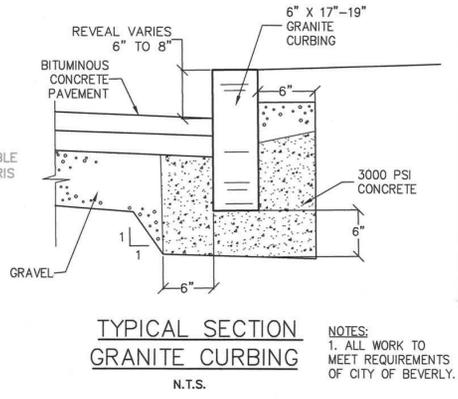
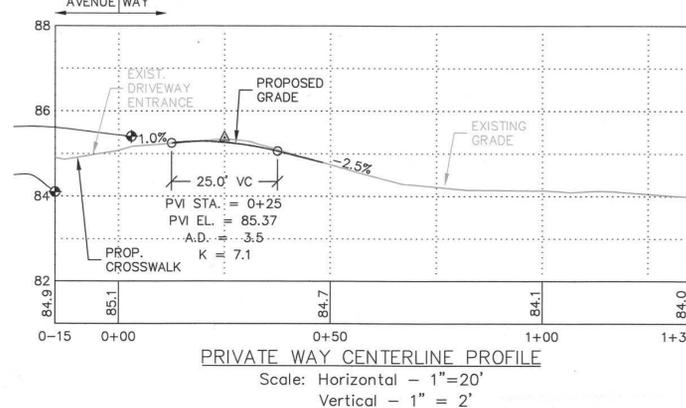
LEGEND

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- ZONING SETBACK
- EDGE OF PAVEMENT
- BCC --- BIT. CONC. CURB
- 84--- CONTOUR
- S S SEWER MAIN
- D D DRAIN LINE
- W W WATER LINE
- G G GAS LINE
- OHW OHW OVERHEAD WIRES
- ○ UTILITY POLE
- □ PARKING SPACE
- CENTERLINE
- - - PROP. EOP

N/F
 15 YANKEE DIVISION
 HIGHWAY
 COMMONWEALTH OF
 MASSACHUSETTS
 MAP 55, LOT 26

MAP 55, LOT 19
 1.25 ACRES
 54,630± SF

MAP 55, LOT 20
 2.96 ACRES
 128,921± SF



CONNECTOR ROAD

RECONSTRUCT EXISTING ENTRANCE. INSTALL VGC, ADA COMPLIANT SIDEWALKS & PED CROSSING PER CITY OF BEVERLY REQUIREMENTS. RELOCATE "ONE-WAY" & "NO LEFT TURN" SIGNAGE AS NECESSARY.

N/F
 BRIMBAL AVENUE DEVELOPMENT
 140 BRIMBAL AVENUE
 DEED BK. 25110, PG. 244
 MAP 55, LOT 29

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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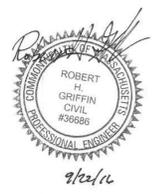
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BEVERLY CITY CLERK _____ DATE _____

BEVERLY PLANNING BOARD

DATE: _____

No.	Date	Description
Revisions		



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

DEFINITIVE SUBDIVISION PLAN
 133 & 143 BRIMBAL AVE
 BEVERLY, MA

SITE PLAN

Scale: 1"=30'
 Job No.: 1609
 File Name: p/p/b/s
 Date: 9/22/16

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