

DEFINITIVE SUBDIVISION PLAN for 53 WILLIAMS STREET

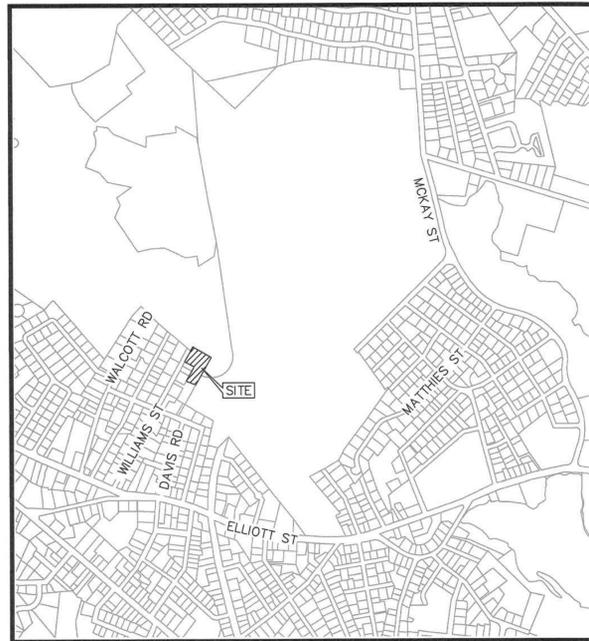
BEVERLY, MA
MARCH 2019

OWNERS & APPLICANTS: MJP PROPERTIES INC.
19R LINDEN AVENUE
BEVERLY, MA

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



SURVEYOR KANE LAND SURVEYORS
72 HAMILTON AVENUE
SOUTH HAMILTON, MA



LOCUS MAP
1" = 800'± 

LIST OF DRAWINGS:

- C-1: EXISTING CONDITIONS PLAN
- C-2: PLAN OF LAND
- C-3: SITE PLAN
- C-4: UTILITY PLAN
- D-1: DETAILS I
- D-2: DETAILS II

LIST OF WAIVERS FROM SUBDIVISION RULES & REGULATIONS:

1. SECTION 375-13.B: PLAN SCALE REQ'D IS 1"=40'. PLAN SCALE OF 1"=20' PROVIDED.
2. SECTION 375-13.B: INDEX SHEET SHOWING ENTIRE SUBDIVISION AT 1"=100'. INDEX SHEET NOT REQUIRED SINCE ENTIRE SUBDIVISION IS SHOWN AT 1"=20' ON ALL PLANS.
3. SECTION 375-13.B(19): LOCATE TREES >6" DBH.
4. SECTION 375-14.C: MIN. 50' R.O.W. & 32' PAVED WIDTH. A 40' R.O.W. & 25' PAVED WIDTH IS PROPOSED MATCHING EXISTING.
5. SECTION 375-14.E(1): DEAD-END STREET <500' REQ'D. EXISTING DEAD-END STREET (WILLIAMS ST) IS 620'±. PROPOSED TURNAROUND IS LOCATED APPROX. 560'± FROM GUILD ST. INTERSECTION.
6. SECTION 375-14.E(2): CUL-DE-SAC REQ'D AT DEAD-END STREET. HAMMERHEAD TURNAROUND IS PROPOSED DUE TO EXISTING DEAD-END NOT HAVING A TURNAROUND.
7. SECTION 375-27: SIDEWALKS. NONE PROPOSED BECAUSE NONE EXIST ON WILLIAMS ST.
8. SECTION 375-28: GRANITE CURBS. NONE PROPOSED BECAUSE NONE EXIST ON WILLIAMS ST.
9. SECTION 375-30: STREET TREES. NONE PROPOSED.
10. SECTION 375-33: STREET LIGHTS. NONE PROPOSED.
11. SECTION 375-34: FIRE ALARM PULL BOX. NONE PROPOSED.

CITY OF BEVERLY
PLANNING BOARD

DATE:

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

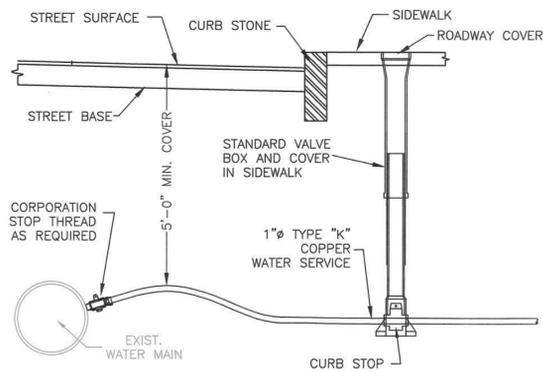
DATE _____

FOR REGISTRY USE ONLY

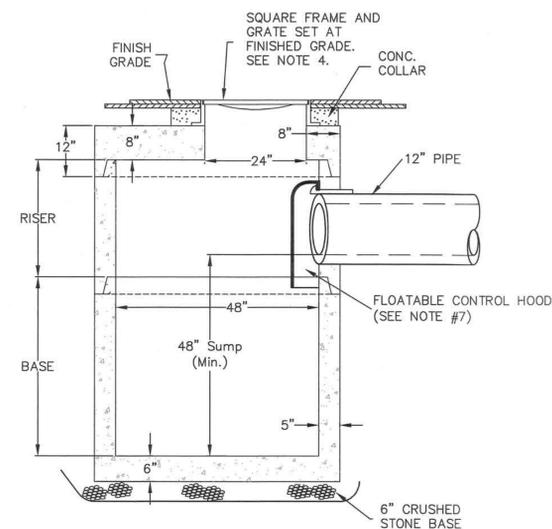
I, _____, CLERK OF THE CITY OF BEVERLY, MA, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BEVERLY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SUCH NOTICE.

BEVERLY CITY CLERK _____

DATE _____



TYPICAL WATER CONNECTION FOR 1" SERVICE PIPE
SCALE: N.T.S.



NOTES:
 1. CONCRETE 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING.
 4. EAST JORDAN IRON WORKS, INC FRAME & GRATE (MA554000002) OR APPROVED EQUIVALENT.
 5. SHEA PRECAST OR APPROVED EQUIVALENT.
 6. TONGUE & GROOVE JOINTS SEALED WITH BUTYL RESIN, BUTYL RESIN.
 7. FLOATABLE CONTROL HOOD SHALL BE THE "SNOUT" (MANUFACTURED BY BMP, INC, LYME, CT) OR APPROVED EQUAL SUCH AS R-3701 HOOD (MANUFACTURED BY NEENAH FOUNDRY, INC., NEENAH, WI) OR "ELIMINATOR" (MANUFACTURED BY GROUNDWATER RESCUE, INC., QUINCY, MA).

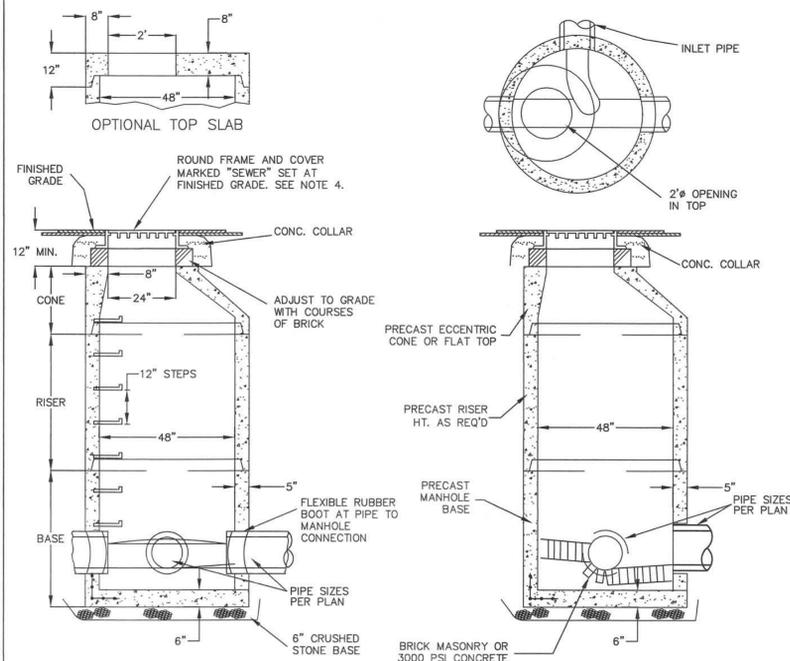
4-ft DIA. PRECAST CATCH BASIN
SCALE: N.T.S.

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BEVERLY CITY CLERK _____ DATE _____
FOR REGISTRY USE ONLY

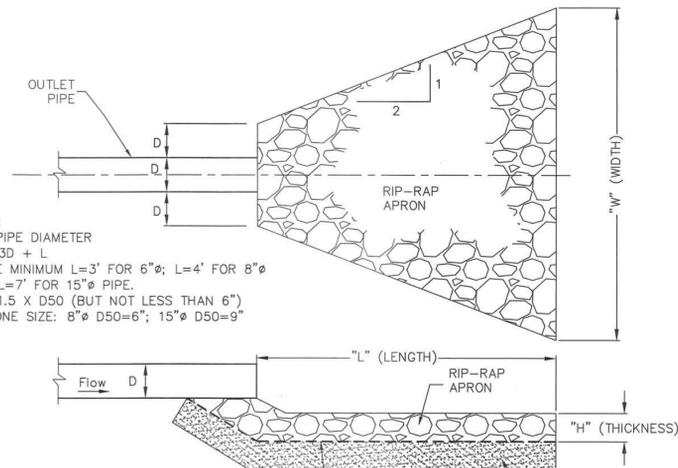
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____

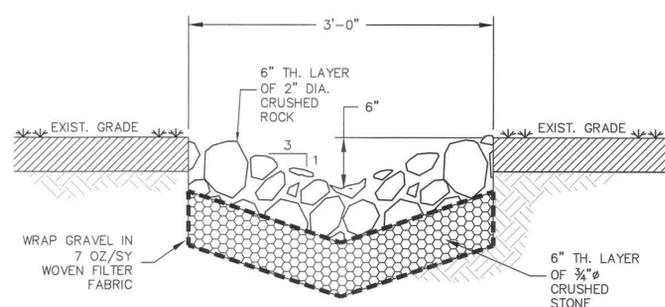


NOTES:
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 3. H-20 DESIGN LOADING.
 4. EJCO 24" FRAME & SOLID COVER (MARKED SEWER) OR APPROVED EQUIVALENT.
 5. SHEA PRECAST OR APPROVED EQUIVALENT.
 6. TONGUE & GROOVE JOINTS SEALED WITH BUTYL RESIN.

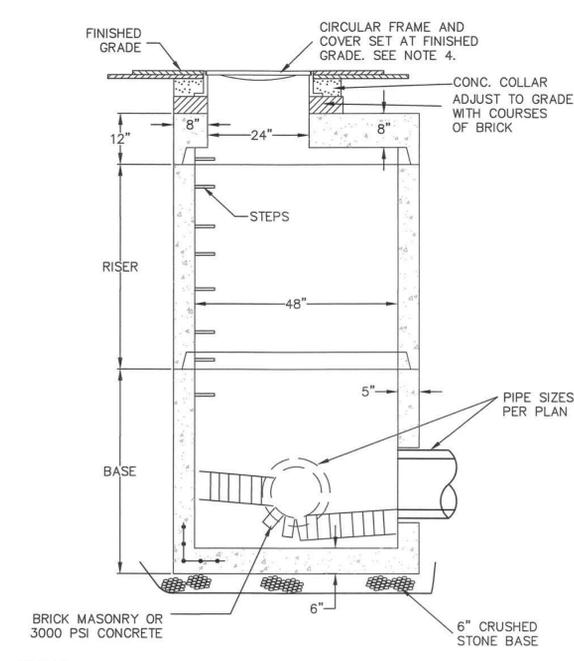
4' DIA. PRECAST SEWER MANHOLE
SCALE: N.T.S.



RIP-RAP APRON DETAIL
SCALE: N.T.S.

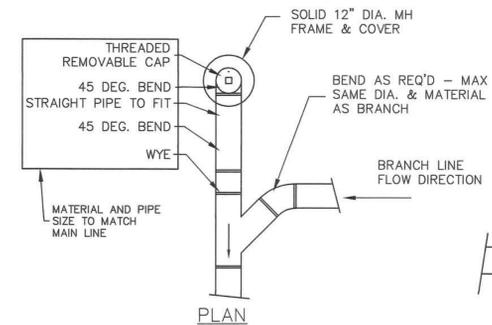


STONE CHANNEL CROSS-SECTION
SCALE: N.T.S.

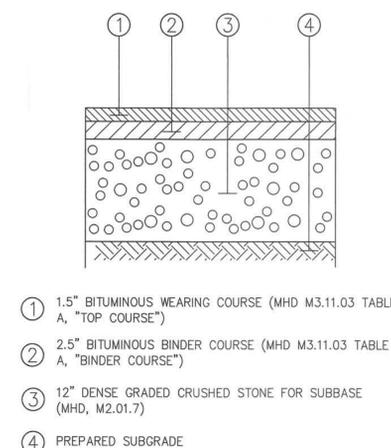
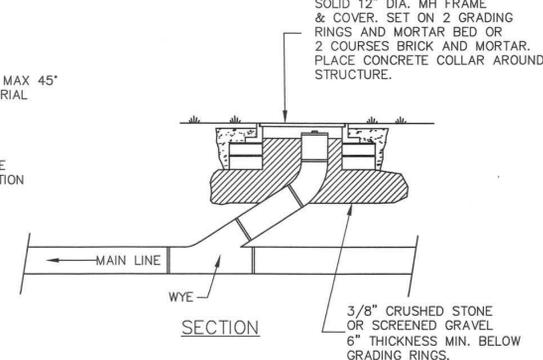


NOTES:
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 2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING.
 4. H-20 RATED CAST IRON FRAME AND COVER.
 5. SHEA PRECAST OR APPROVED EQUIVALENT.
 6. TONGUE & GROOVE JOINTS SEALED WITH BUTYL RESIN, BUTYL RESIN.

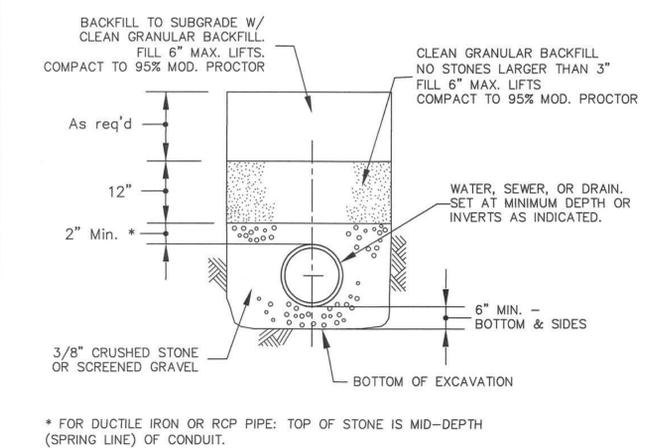
TYPICAL 4'Ø PRECAST DRAIN MANHOLE
SCALE: N.T.S.



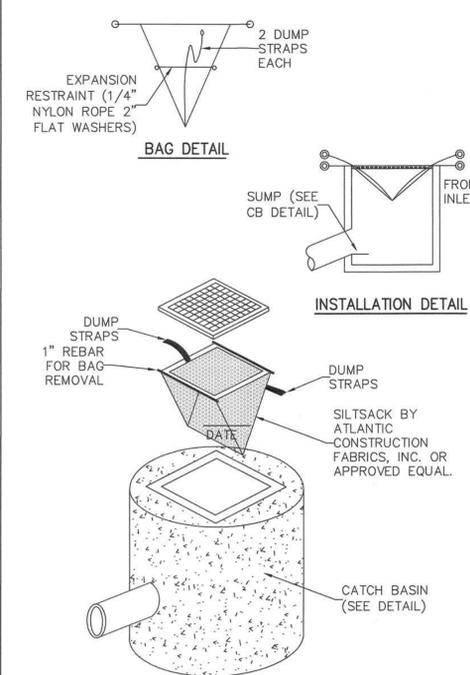
CLEANOUT DETAIL
SCALE: N.T.S.



FULL DEPTH PAVEMENT
SCALE: N.T.S.



TYPICAL PIPE BEDDING SECTION
SCALE: N.T.S.



NOTES:
 1. SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.

SILT SACK
SCALE: N.T.S.

BEVERLY PLANNING BOARD

DATE: _____

No. Date Description
Revisions



Griffin Engineering Group, LLC

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

DEFINITIVE SUBDIVISION PLAN
53 WILLIAMS ST
BEVERLY, MA

DETAILS I

Scale: 1"=20'

Job No.:

File Name:

Date: 3/11/19

D-1

