

DEFINITIVE SUBDIVISION PLAN for 53 WILLIAMS STREET

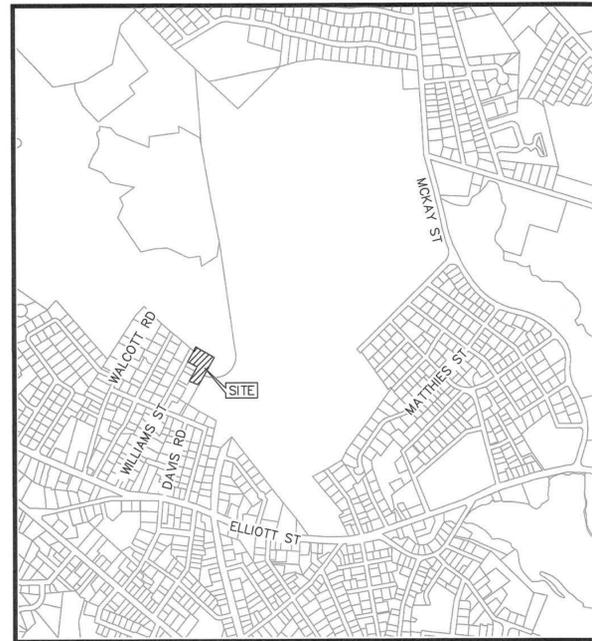
BEVERLY, MA
MARCH 2019

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 _____

DATE:

No.	Date	Description
4/26/19		REV. PRIVATE WAY LAYOUT, REV UTILITY & DRAINAGE EASEMENTS

Revisions



4.26.19



495 Cabot Street, 2nd Floor
Beverly, MA 01915

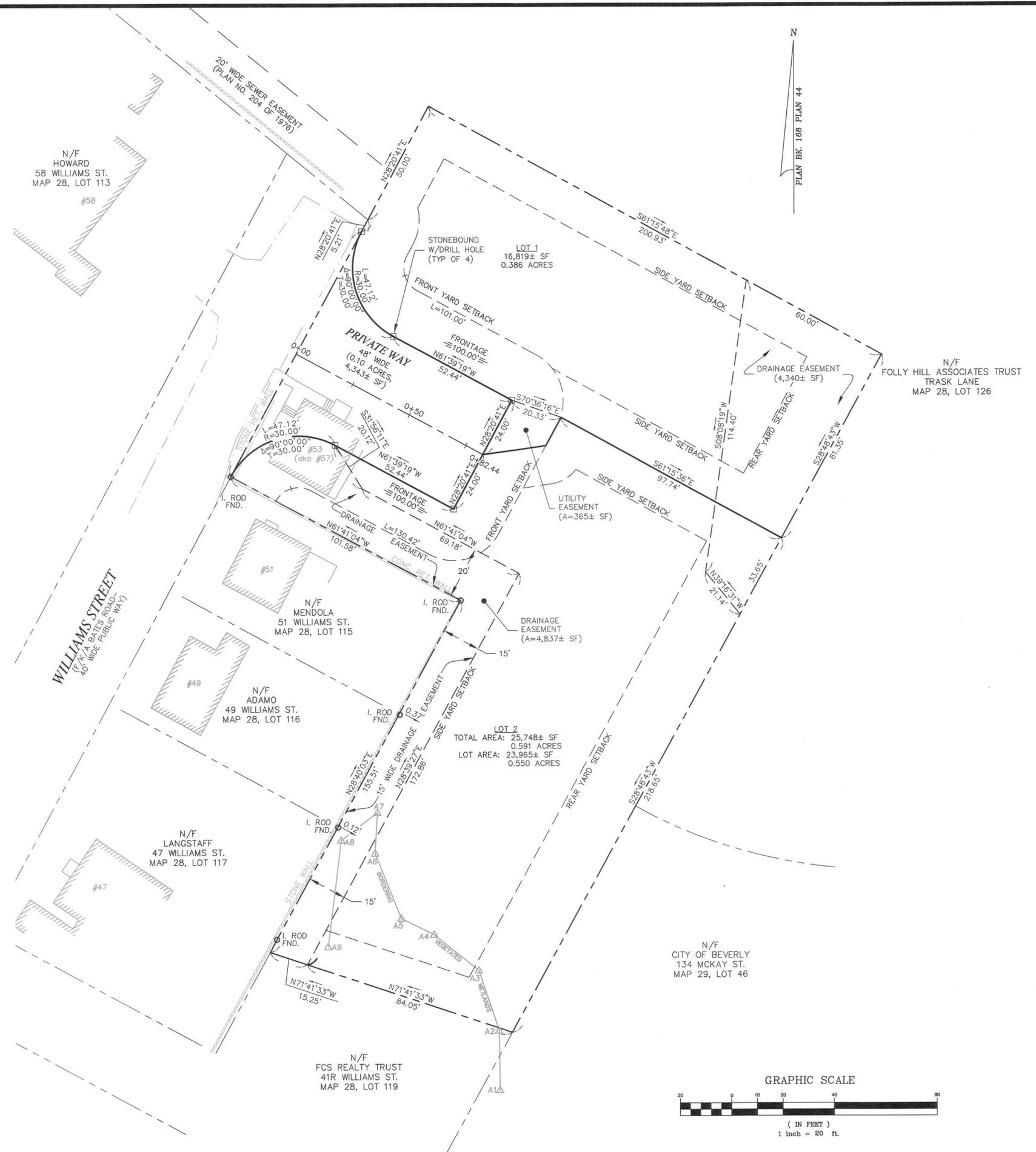
Tel: 978-927-5111
Fax: 978-927-5103

DEFINITIVE
SUBDIVISION PLAN
53 WILLIAMS ST
BEVERLY, MA

PLAN OF LAND

Scale: 1"=20'
Job No.:
File Name:
Date: 3/11/19

C-2



SHEET NOTES
1. THE PROPOSED BUILDING FOOTPRINTS AND LAYOUTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
2. REFER TO SHEET C-1 FOR PLAN NOTES AND SHEET C-3 FOR GENERAL NOTES.

LEGEND

	PROPERTY LINE
	WETLAND
	EDGE OF PAVEMENT
	BUILDING
	STONEWALL
	PROP. PROPERTY LINE
	ZONING SETBACK

PLAN REFERENCES
RECORD OWNER & DEED: MJP PROPERTIES, INC.
78 ESSEX STREET, MIDDLETON, MA
ESRD BK. 37028, PG. 516

RECORD PLANS: ESRD PLAN BK. 27, PLAN 8
ESRD PLAN BK. 74, PLAN 17
ESRD PLAN BK. 117, PLAN 70
ESRD PLAN BK. 168, PLAN 44
ESRD PLAN BK. 176, PLAN 48

ZONING DISTRICT: RESIDENTIAL R-10
MINIMUM AREA = 10,000 SF
MINIMUM FRONTAGE = 100'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 15'
MINIMUM REAR YARD = 25'

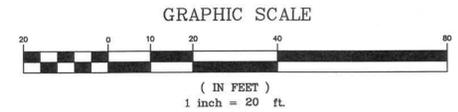
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BEVERLY CITY CLERK _____ DATE _____



GENERAL NOTES

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER, UTILITY COMPANIES, POLICE, FIRE AND DPW PRIOR TO ANY BLASTING.
4. WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES, AND MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
6. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
7. DRAINAGE GENERATED AS A RESULT OF DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER FILTRATION AND EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
8. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE ENGINEER AS WELL AS THE APPROVING AUTHORITIES SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
9. ONLY THOSE PLANS APPROVED BY THE CITY OF BEVERLY ARE TO BE USED FOR CONSTRUCTION.
10. GRANULAR FILL SHALL BE NON-PLASTIC, WITH LESS THAN 10% PASSING #200 SIEVE.
11. UNLESS OTHERWISE NOTED, COMPACT ALL LAYERS TO 95% MODIFIED PROCTOR.
12. ALL WATER, SEWER, AND DRAINAGE WORK SHALL COMPLY WITH THE CITY OF BEVERLY REQUIREMENTS. ALL WORK WITHIN 10' OF THE PROPOSED RESIDENCE TO CONFORM TO MASSACHUSETTS BUILDING CODE, AND ANY LOCAL BOARD OF HEALTH SUPPLEMENTARY REGULATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HORIZONTAL AND VERTICAL CONTROL OF ALL SYSTEM COMPONENTS.
14. SAFETY MEASURES, DAY-TO-DAY CONTROL OF WORK AND CONSTRUCTION METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. PLACE 4" LOAM AND SUNNY LAWN SEED MIXTURE (200 LB/ACRE), STARTER FERTILIZER, LIME AS REQUIRED OVER ALL DISTURBED AREAS. PROVIDE EROSION CONTROL SEED MIX AND BLANKETS ON 2:1 (H:V) EMBANKMENTS SLOPES. SEED MIX TO BE NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES BY NEW ENGLAND WETLANDS PLANT, INC. OR APPROVED EQUAL.
16. IN CASES WHERE LEDGE OR BOULDERS ARE PRESENT, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ASSURING THE AMOUNT OF ROCK TO BE ENCOUNTERED.
17. CONTRACTOR TO PROVIDE INDIVIDUAL WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND CABLE BUILDING SERVICES TO LOT LINE DURING THE CONSTRUCTION OF THE ROADWAY.
18. PROPOSED RESIDENCE FOOTPRINT, ON-LOT UTILITIES AND GRADING ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY.
19. PRIOR TO SITE WORK START-UP/DEMOLITION AND DURING SITE CONSTRUCTION, THE CONTRACTOR SHALL EMPLOY A LICENSED PEST CONTROL FIRM FOR SITE EVALUATION AND SERVICES. A COPY OF THE SERVICE PROGRAM IS TO BE SENT TO THE CITY OF BEVERLY HEALTH DEPARTMENT.
20. SHOULD THE RODENT POPULATION BE DISPLACED (LEAVE ITS NATURAL HABITAT) BECAUSE OF LAND DEVELOPMENT, THEN THE DEVELOPER MUST BEAR THE RESPONSIBILITY TO ABATE THE RODENT MIGRATION PROBLEM. THIS SERVICE MUST ADEQUATELY SOLVE THE PROBLEM AND MUST BE COMPLETED AT THE EXPENSE OF THE DEVELOPER.
21. BEFORE THE DISPOSAL OF SOIL OR SOLID FILL IS INTRODUCED TO THE SITE FROM OFF-SITE LOCATIONS, A VALID SITE ASSIGNMENT FROM THE BEVERLY BOARD OF HEALTH MUST BE OBTAINED.
22. CITY OF BEVERLY REQUIRES THAT FERTILIZERS UTILIZED FOR LANDSCAPING AND LAWN CARE SHALL BE SLOW RELEASE, LOW-NITROGEN TYPES (<5%) AND PHOSPHOROUS FREE, AND SHALL NOT BE USED WITHIN 25-FT OF A WETLAND RESOURCE AREA.
23. CITY OF BEVERLY REQUIRES THAT PESTICIDES, FUNGICIDES, AND HERBICIDES SHALL NOT BE USED WITHIN 100-FT OF A WETLAND RESOURCE AREA.

GRADING & DRAINAGE NOTES:

- 1) ALL CATCH BASINS SHALL BE EQUIPPED WITH A GAS/OIL HOOD ON THE DISCHARGE PIPE AND SHALL HAVE A 4' DEEP SUMP IN ACCORDANCE WITH THE MASSACHUSETTS STORMWATER MANAGEMENT POLICY.
- 2) ALL ROOF LEADER PIPES WITHIN 10' OF THE BUILDING SHALL BE CAST IRON TO CONFORM TO MASSACHUSETTS BUILDING CODE AND PLUMBING CODE. ALL ROOF LEADER PIPES BEYOND 10' OF THE BUILDING SHALL BE SDR35 PVC PIPE.
- 3) ALL PIPING WITHIN 10' OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS BUILDING CODE, PLUMBING CODE, OR ELECTRICAL CODE, AS APPROPRIATE.
- 4) PLACE 4" LOAM AND GRASS LAWN SEED MIXTURE (200 LB/ACRE), STARTER FERTILIZER 19-19-19 @ 400 LB/ACRE, DRY MAGNESIUM LIME AT 2,000 LB/ACRE, AND HEAVY BLANKET OF STRAW MULCH (2,000 LB/ACRE MINIMUM) OVER ALL DISTURBED AREAS UNLESS SHOWN OTHERWISE. GRASS AREAS TO BE MAINTAINED, WATERED AND MOWED BY CONTRACTOR UNTIL ACCEPTANCE.

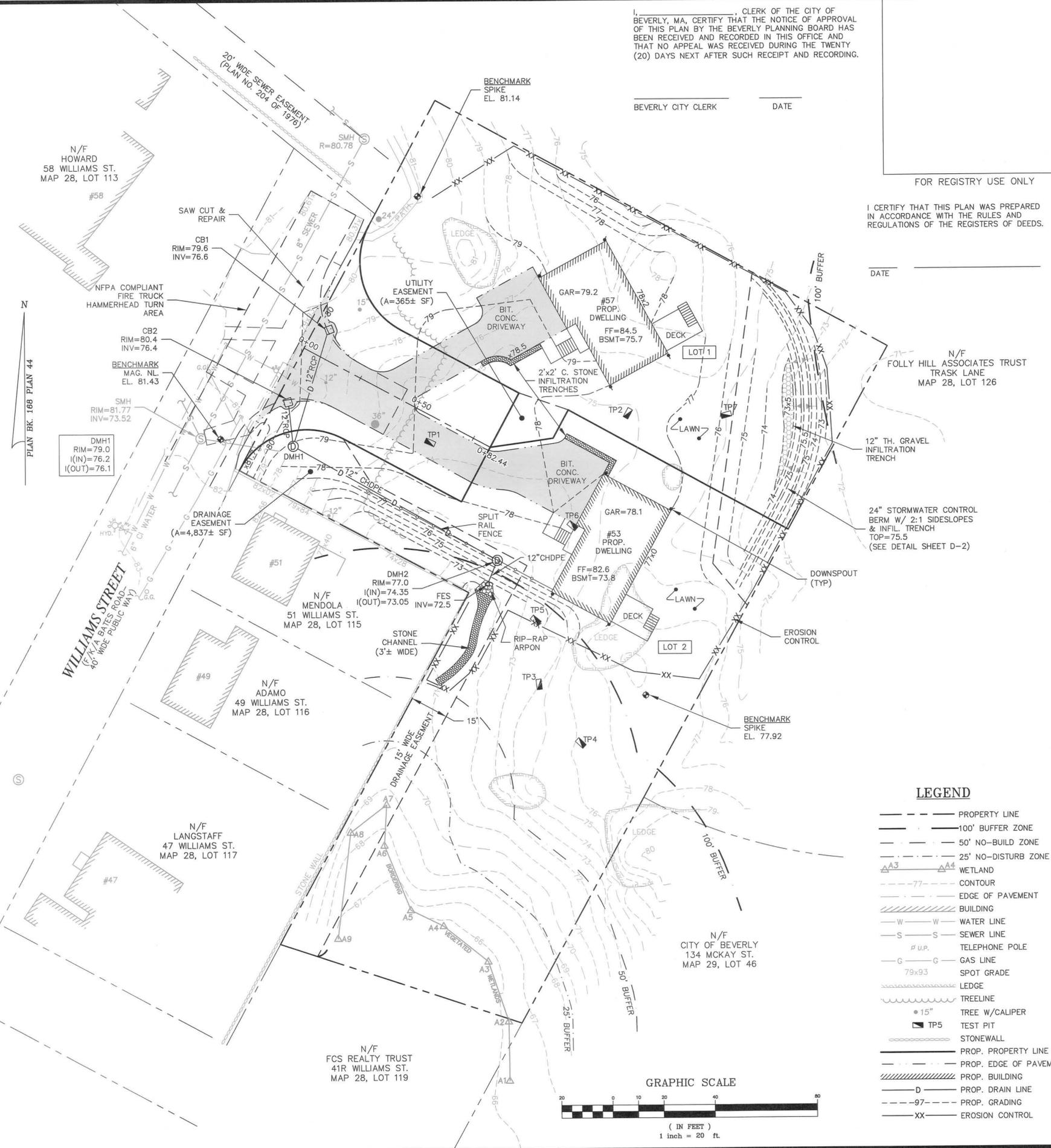
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BEVERLY CITY CLERK DATE

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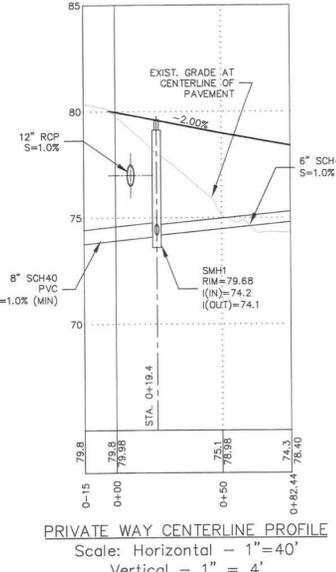
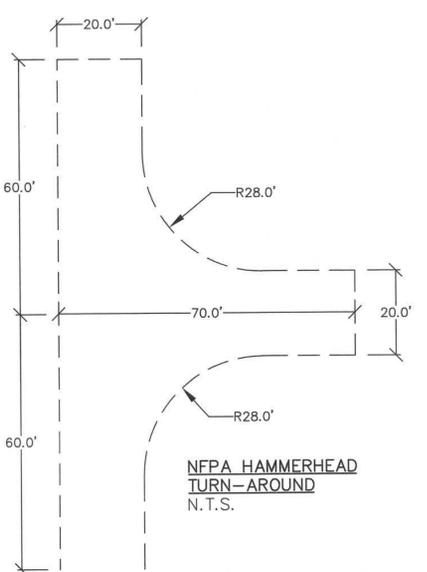
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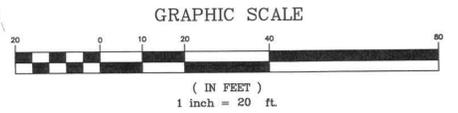
PLAN Bk. 168 PLAN 44

©



LEGEND

---	PROPERTY LINE
---	100' BUFFER ZONE
---	50' NO-BUILD ZONE
---	25' NO-DISTURB ZONE
▲A3	WETLAND
---	CONTOUR
---	EDGE OF PAVEMENT
---	BUILDING
W-W	WATER LINE
S-S	SEWER LINE
# U.P.	TELEPHONE POLE
G-G	GAS LINE
79x93	SPOT GRADE
---	LEDGE
---	TREELINE
● 15"	TREE W/CALIPER
TP5	TEST PIT
---	STONEWALL
---	PROP. PROPERTY LINE
---	PROP. EDGE OF PAVEMENT
---	PROP. BUILDING
D	PROP. DRAIN LINE
-97-	PROP. GRADING
XX	EROSION CONTROL



BEVERLY PLANNING BOARD

DATE: _____

No.	Date	Description
1	4/26/19	REV. PRIVATE WAY LAYOUT; MOVED PROP. LOT 2
		HOUSE; MOVED CB1 & ADD CB2 & DMH2; REV.
		GRADING; ADD GENERAL NOTES 22 & 23; ADD SAW CUT LINE; REV EASEMENTS

Revisions



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

DEFINITIVE SUBDIVISION PLAN
53 WILLIAMS ST
BEVERLY, MA

PROPOSED SITE PLAN

Scale: 1"=20'
Job No.: _____
File Name: _____
Date: 3/11/19

C-3

- UTILITY NOTES:**
1. WATER SERVICE IS TO BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR REQUIRED BY THE CONTROLLING MUNICIPAL AUTHORITY. A VARIATION IN THESE DEPTHS IS PERMITTED (IF ALLOWED BY CONTROLLING MUNICIPAL AUTHORITY) WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. INSTALLATION AND TESTING METHODS OF THE WATER SERVICE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS OF THE CONTROLLING MUNICIPAL AUTHORITY, INCLUDING BUT NOT LIMITED TO CLEARANCES, BEDDING, BACKFILL, INSULATION, ETC. ANY VARIATION FROM THE PLAN LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
 2. A MINIMUM OF 10 FEET CLEAR HORIZONTAL SPACE SHALL BE MAINTAINED BETWEEN SEWER SERVICE AND WATER SERVICE. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A SEWER LINE, THE WATER LINE SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER LINE.
 3. WATER SERVICE PIPES SHALL BE 1-INCH TYPE "K" COPPER WITH WATER SHUT-OFF VALVES.
 4. SEWER SERVICES FROM PROPOSED DWELLING TO PROPOSED SEWER MANHOLE SHALL BE 6-INCH SCH40 PVC PIPE WITH A MINIMUM SLOPE OF 0.01 FT/FT.
 5. ALL PIPING WITHIN 10' OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS BUILDING CODE, PLUMBING CODE, OR ELECTRICAL CODE, AS APPROPRIATE.
 6. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
 7. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.
 8. WHERE WATER MAINS CROSS OVER SEWER LINES WITH LESS THAN 18" VERTICAL CLEARANCE, AND WHERE WATER MAINS AND SERVICES CROSS BENEATH SEWER LINES, SEWER LINE AND WATER LINE SHALL BE CAREFULLY ENCASED IN CONCRETE. ENCASEMENT SHALL EXTEND FROM PIPE SURFACES A MINIMUM DISTANCE OF 8" ALL AROUND AND ENCASEMENT SHALL EXTEND ALONG EACH PIPE A MINIMUM DISTANCE OF 10 FEET FROM THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPES.
 9. ELECTRICAL AND TELEPHONE SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
 10. PROPOSED GAS SERVICE LOCATIONS SHALL BE DETERMINED BY THE GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION, BACKFILL AND COMPACTION FOR THE GAS LINE.
 11. ALL UTILITY WORK TO MEET CITY OF SALEM OR UTILITY PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AS NEEDED TO ENSURE FUNCTIONING, COMPLIANT SYSTEMS ARE INSTALLED IN A TIMELY MANNER.

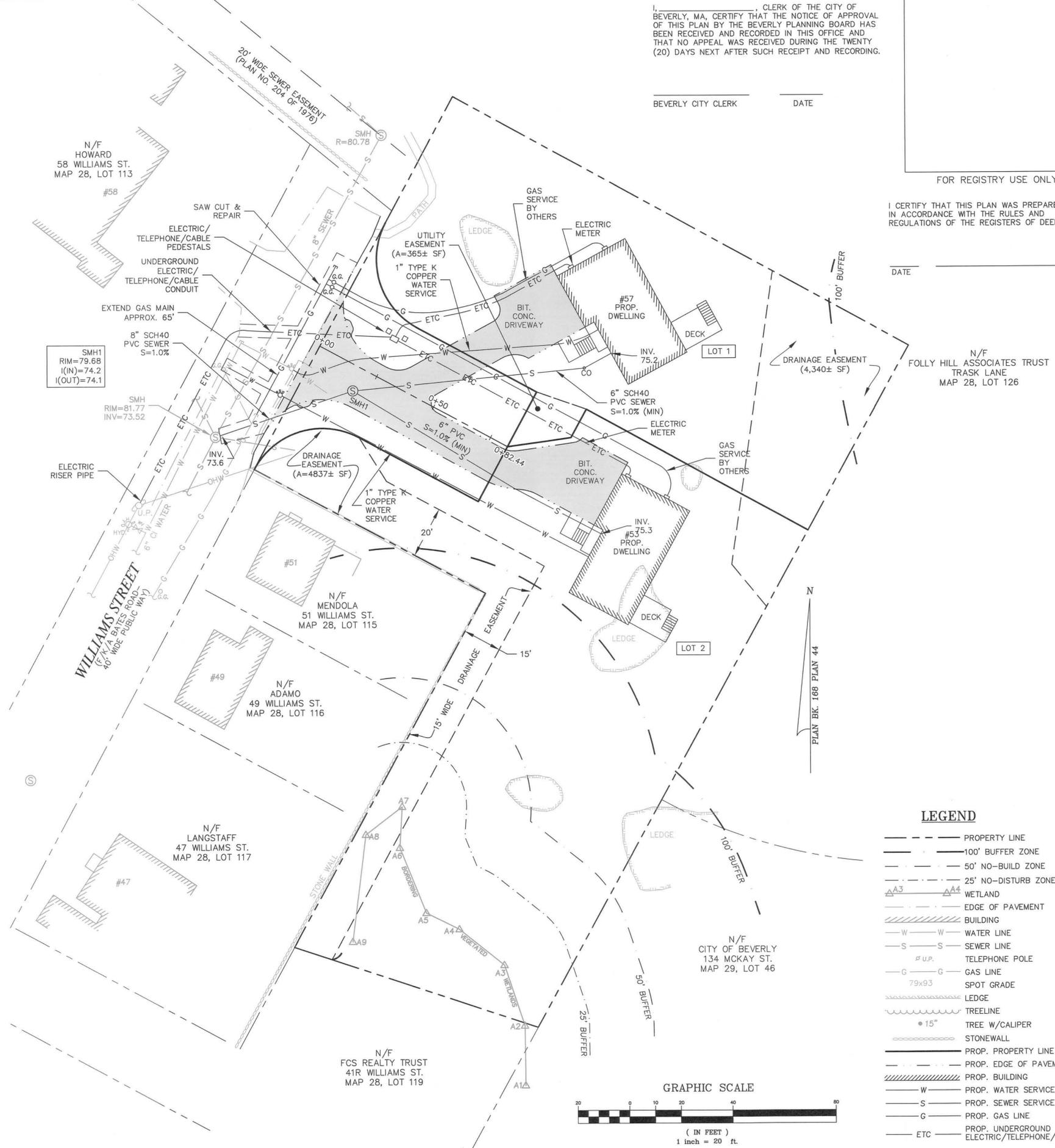
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BEVERLY PLANNING BOARD

DATE: _____

No.	Date	Description
1	4/26/19	REV. PRIVATE WAY LAYOUT; MOVED PROP. LOT 2 HOUSE; ADD SAW CUT LINE; REV. UTILITY & DRAINAGE EASEMENT

Revisions



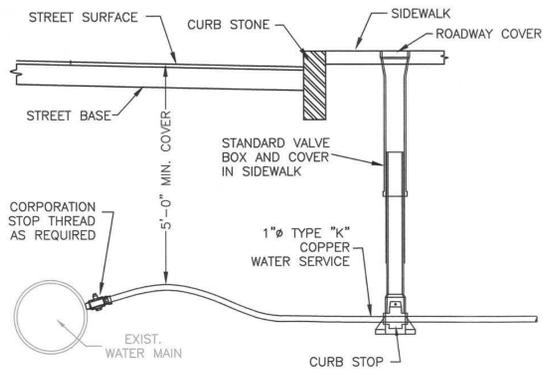
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DEFINITIVE
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53 WILLIAMS ST
BEVERLY, MA

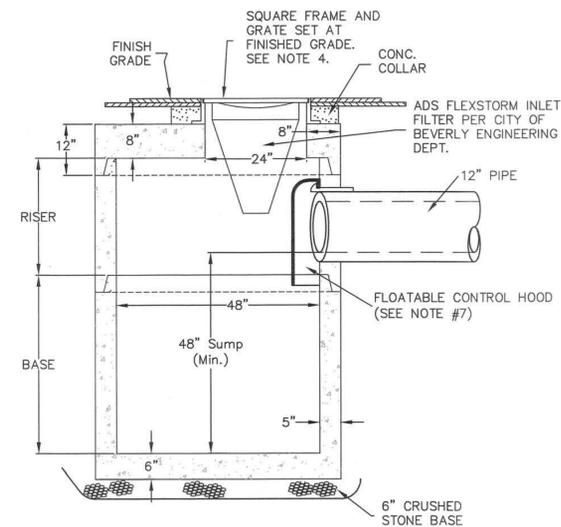
UTILITY
PLAN

Scale: 1"=20'
Job No.: _____
File Name: _____
Date: 3/11/19

C-4



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 (MA55400002) 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).

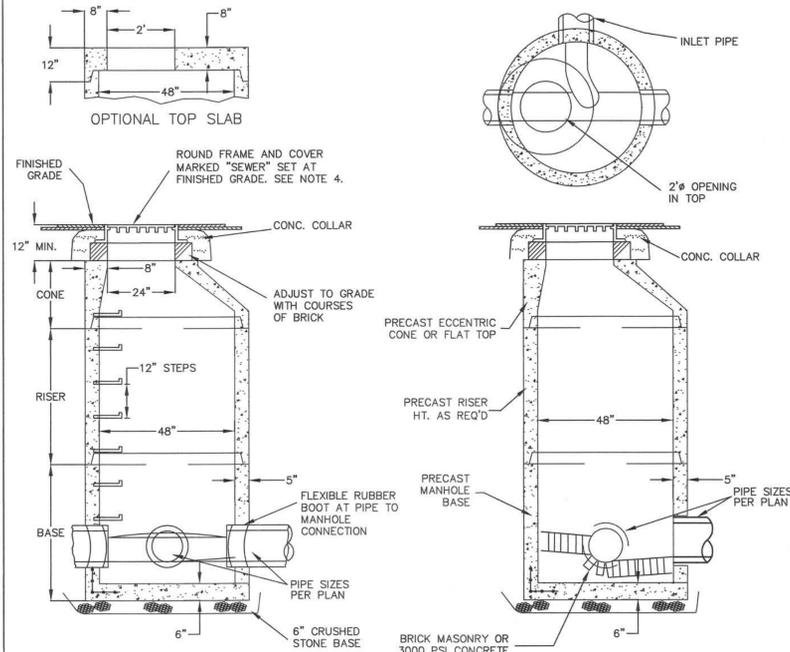
4-ft DIA. PRECAST CATCH BASIN
SCALE: N.T.S.

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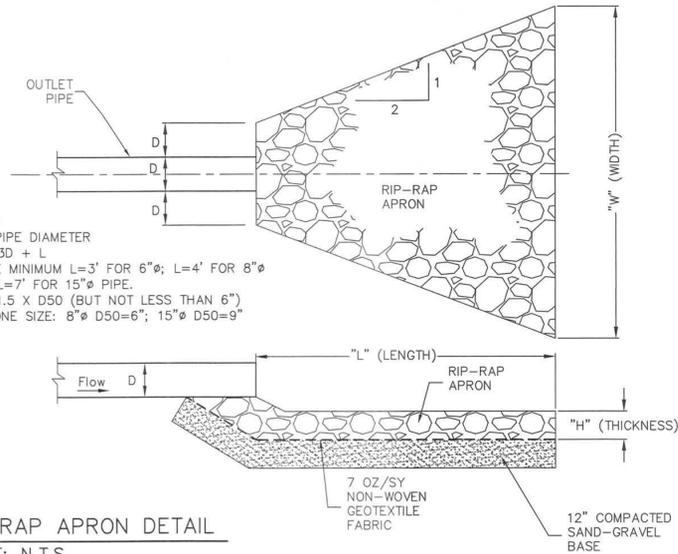
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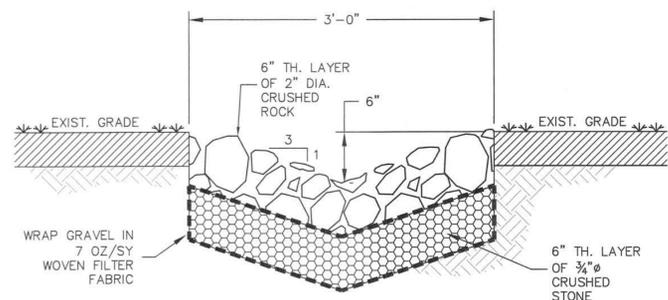


- NOTES:**
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 2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING.
 4. EJCO 24" FRAME & SOLID COVER (MARKED SEWER) OR APPROVED EQUIVALENT.
 5. SHEA PRECAST OR APPROVED EQUIVALENT.
 6. TONGUE & GROOVE JOINTS SEALED WITH BUTYL RESIN.

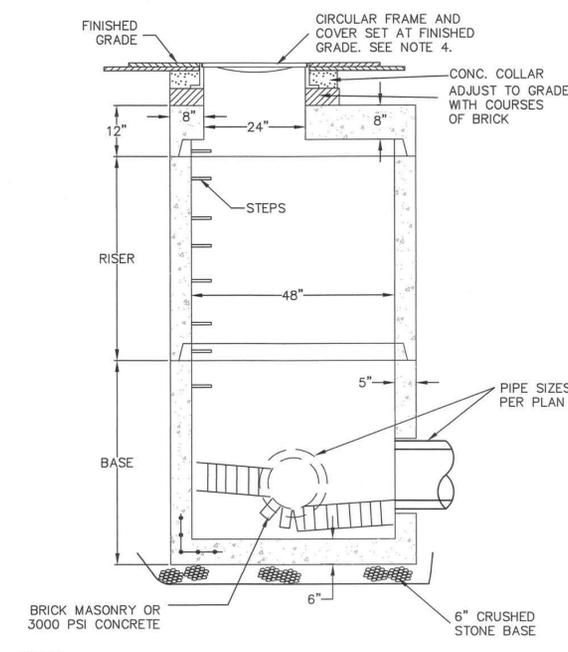
4' DIA. PRECAST SEWER MANHOLE
SCALE: N.T.S.



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

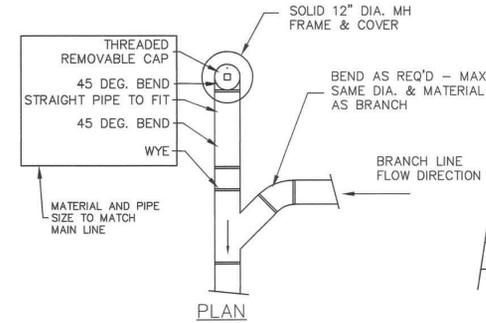


STONE CHANNEL CROSS-SECTION
SCALE: N.T.S.

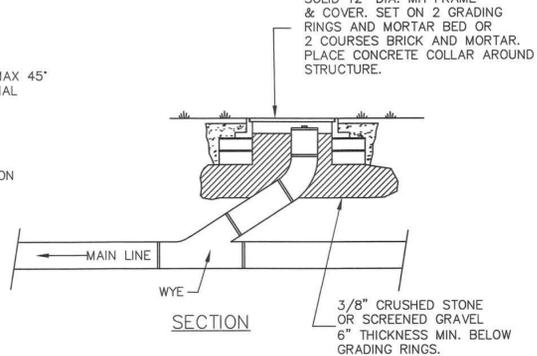


- NOTES:**
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 2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING.
 4. H-20 RATED CAST IRON FRAME AND COVER.
 5. SHEA PRECAST OR APPROVED EQUIVALENT.
 6.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

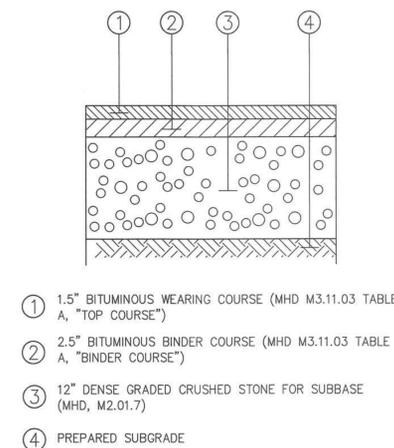
TYPICAL 4'Ø PRECAST DRAIN MANHOLE
SCALE: N.T.S.



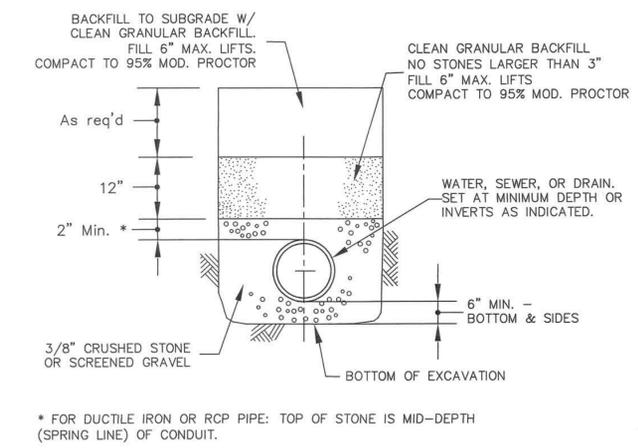
CLEANOUT DETAIL
SCALE: N.T.S.



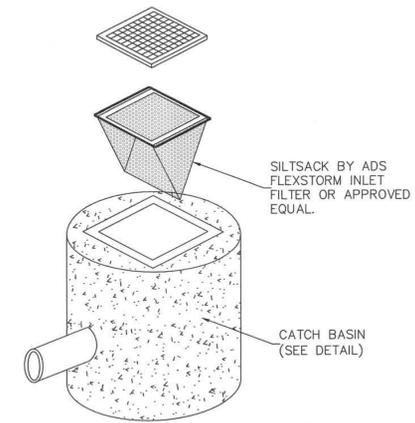
CLEANOUT DETAIL
SCALE: N.T.S.



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:

4/26/19 ADD ADS FLEXSTORM INLET FILTER TO SILT SACK & CB DETAILS

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
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DETAILS I

Scale: 1"=20'
Job No.:
File Name:
Date: 3/11/19

D-1

