

LOCUS PLAN
1"=800'

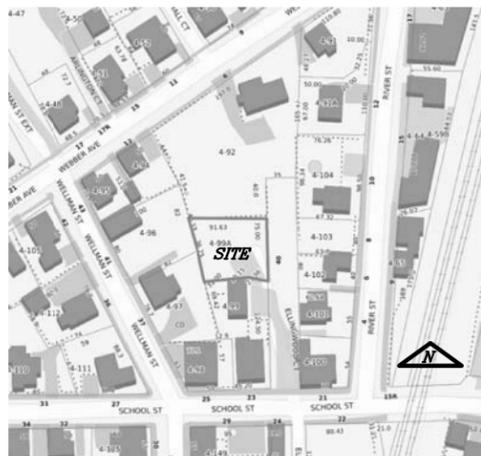
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SEWER LINE
- WATER LINE
- DRAIN LINE
- GAS LINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- GATE VALVE
- UTILITY POLE
- EXISTING SIGN
- EDGE OF PAVEMENT
- GRANITE CURBING
- FENCE
- TREE
- TEST PIT
- CENTERLINE / STATION
- EROSION CONTROL

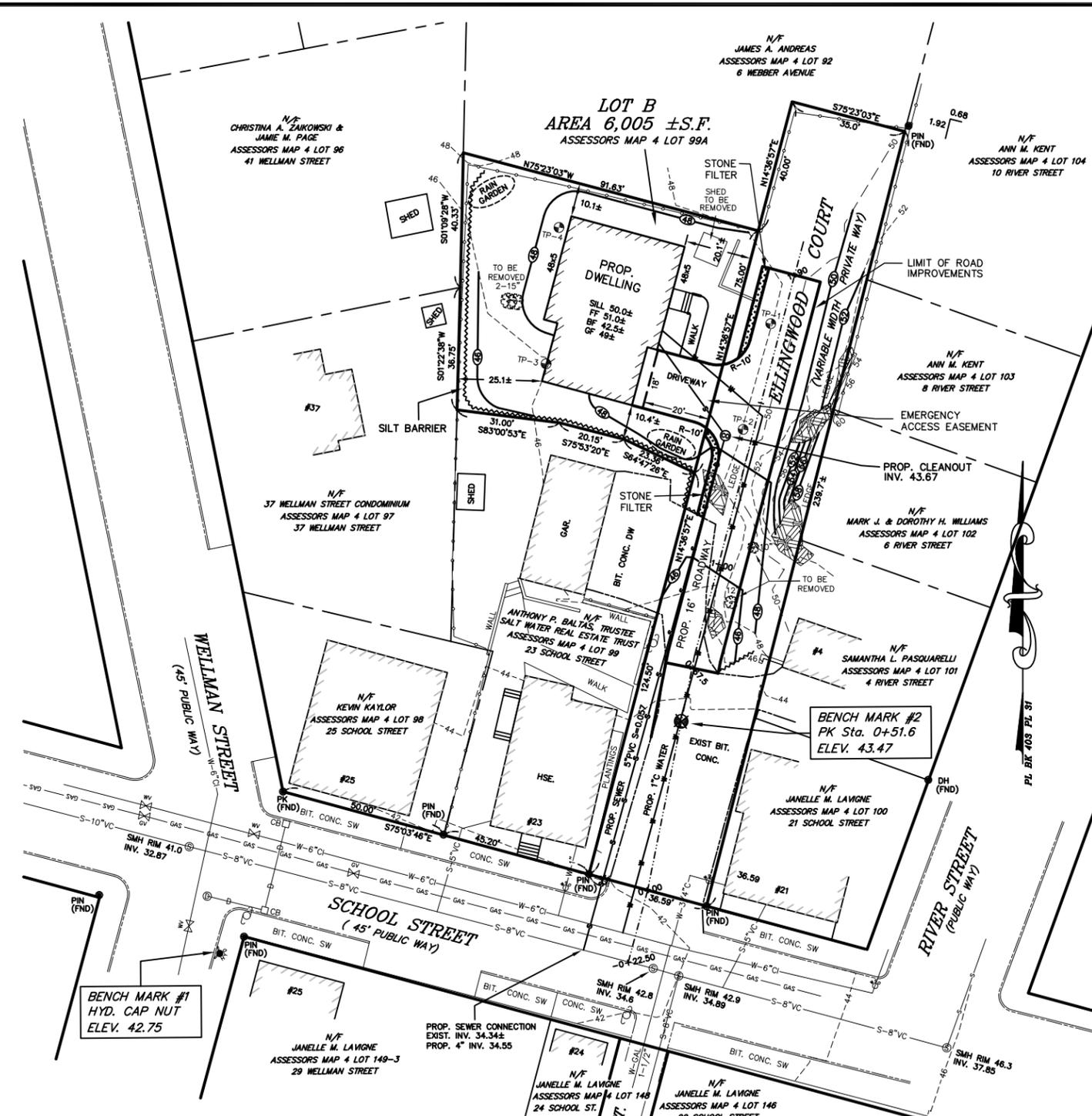
GENERAL NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE EXISTING PLAN INFORMATION SHOWN SHALL BE USED FOR REFERENCE ONLY TO AID THE CONTRACTOR IN DETERMINING THE OVERALL EXISTING SITE CONDITIONS AND THE EXISTING SITE FEATURES WHICH WILL NEED TO BE DEMOLISHED OR CHANGED AS PART OF THE SITE IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL INFORMATION. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COST INCURRED BY THE CONTRACTOR FOR CURRENT EXISTING CONDITIONS WHICH WERE NOT VERIFIED.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING AND SUSPECTED UNDERGROUND UTILITIES ARE TAKEN FROM EXISTING AVAILABLE INFORMATION SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES AND DIG-SAFE PRIOR TO BEGINNING ANY CONSTRUCTION ON THE SITE. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE LOCATION(S) OF ANY UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CALL DIG-SAFE A MINIMUM OF 72 HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO BEGINNING ANY EXCAVATION AT THE SITE.
4. SHOULD THE RODENT POPULATION BE DISPLACED (LEAVE ITS NATURAL HABITAT) BECAUSE OF LAND DEVELOPMENT, THEN THE DEVELOPER MUST BEAR THE RESPONSIBILITY OF RETAINING THE SERVICE OF A PROFESSIONAL EXTERMINATING COMPANY TO ABATE THE RODENT MIGRATION PROBLEM. THIS SERVICE MUST ADEQUATELY SOLVE THE PROBLEM AND MUST BE COMPLETED AT THE EXPENSE OF THE DEVELOPER.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER, POLICE, FIRE DPW AND UTILITY COMPANIES PRIOR TO ANY BLASTING.
6. 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL AND DEBRIS ON-SITE IS NOT PERMITTED.
8. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
9. 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.
10. 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.
11. ONLY THOSE PLANS APPROVED BY THE CITY OF BEVERLY ARE TO BE USED FOR CONSTRUCTION.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY CODES.
13. THE CONTRACTOR SHALL GIVE A NOTICE TO THE PERTINENT MUNICIPAL DEPARTMENTS AS REQUIRED BY PERMITS AND PROJECT APPROVALS BEFORE COMMENCING WORK IN THE FIELD.
14. THE EXTENDED AND IMPROVED PORTION OF ELLINGWOOD COURT SHOWN HEREON IS TO REMAIN A PRIVATE WAY.

INDEX MAP
SCALE 1"=100'



REF: CITY BEVERLY GIS



SUBDIVISION RULES AND REGULATION WAIVERS

THE FOLLOWING WAIVERS FROM THE CITY OF BEVERLY'S SUBDIVISION RULES AND REGULATIONS ARE HEREBY REQUESTED:

ARTICLE IV DESIGN STANDARDS

1. SECTION 375-14-STREETS-C; 50' ROW WIDTH: A 35 FOOT WIDTH EXISTS.
2. SECTION 375-15.E.2-MINOR SUBDIVISION; MIN. 24 FOOT PAVEMENT WIDTH: 16 FOOT PAVEMENT WIDTH IS PROPOSED
3. SECTION 375-21-HYDRANT AT END OF STREET: EXISTING HYDRANT 275 FEET FROM SITE

ARTICLE V REQUIRED IMPROVEMENTS FOR APPROVED SUBDIVISIONS

4. SECTION 375-25.B-ROADWAY PAVEMENT WIDTH - 32 FEET MINIMUM: 16 FOOT PAVEMENT WIDTH PROPOSED
5. SECTION 375-26-UTILITIES-B3-4: UNDERGROUND TELEPHONE AND ELECTRIC: OVERHEAD ELECTRIC, ELECTRIC AND CABLE
6. SECTION 375-27-SIDEWALKS: NONE PROPOSED
7. SECTION 375-28-CURBS AND BERMS: NONE PROPOSED
8. SECTION 375-30-TREES: NONE PROPOSED
9. SECTION 375-31-MONUMENTS: NONE PROPOSED
10. SECTION 375-33-STREET LIGHTS: NONE PROPOSED
11. SECTION 375-34-FIRE ALARM SYSTEM: NONE PROPOSED

ZONING DIMENSIONAL TABLE

R6 ZONING DISTRICT	REQUIRED
LOT AREA (MIN)	6,000 S.F.
LOT FRONTAGE	65 FT.
SET BACKS	
FRONT	20 FT.
SIDE	10 FT.
REAR	25 FT.
MAX. BUILDING HEIGHT	35 FT.

SITE DATA:

OWNER: ANTHONY P. BALTAS, TRUSTEE
FRESH WATER REAL ESTATE TRUST
23 SCHOOL STREET
BEVERLY, MA. 01915
DEED REF: BK. 27599 PG. 471
PLAN REF: PL. BK. 403 PL. 31
ASSESSORS MAP 4 LOT 99A
ZONING DISTRICT - R6

REFERENCES:

ESSEX SOUTH REGISTRY PLAN REF:
PL. BK. 403 PL. 31
PL. BK. 266 PL. 17
PL. BK. 347 PL. 96
PL. 196 OF 1956
PL. 590 OF 1971
BK. 1856 PG. 1
BK. 591 PG. 144

VERTICAL CONTROL

NGVD OF 1988
BASED ON GPS SURVEY PERFORMED BY
ATLANTIC ENGINEERING & SURVEY
CONSULTANTS, INC.

SITE BENCH MARKS

1. HYDRANT CAP BOLT (STREET SIDE BOLT OVER STEAMER NOZZLE) LOCATED ON THE EASTERLY SIDE OF WELLMAN STREET 15 FEET SOUTH OF THE SCHOOL STREET INTERSECTION: ELEVATION 42.75
2. PK NAIL LOCATED AT STA. 0+51.6 ON ELLINGWOOD COURT: ELEVATION 43.47

REVISIONS

BEVERLY PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL

DATE _____

CLERK CERTIFICATION

I, _____, CLERK OF THE CITY OF BEVERLY, MA. HEREBY 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 SAID NOTICE.

BEVERLY CITY CLERK _____ DATE _____

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



6/5/19
DATE



6/5/19
DATE



**DEFINITIVE SUBDIVISION
PROPOSED ROADWAY IMPROVEMENTS**

**40 ELLINGWOOD COURT
BEVERLY, MASSACHUSETTS**

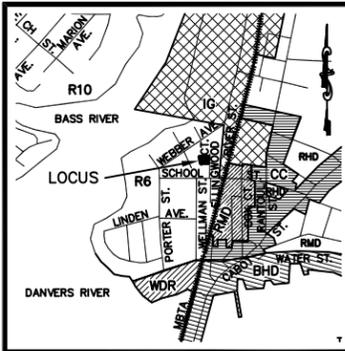
OWNER/APPLICANT: ANTHONY P. BALTAS, TRUSTEE
FRESH WATER REAL ESTATE TRUST
23 SCHOOL STREET
BEVERLY, MA. 01915

DATE: JUNE 5, 2019 SCALE: 1"=20'

PREPARED BY: GEORGE J. ZAMBOURAS, P.E.
17 NOBLE HILL ROAD - BEVERLY, MA, 01915
(978) 922-0217

ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.
97 TENNEY STREET - GEORGETOWN, MA 01833
PHONE: 978-352-7870 FAX: 978-352-9940

JOB NO. JBP-GZ-010 SHEET 1 OF 2

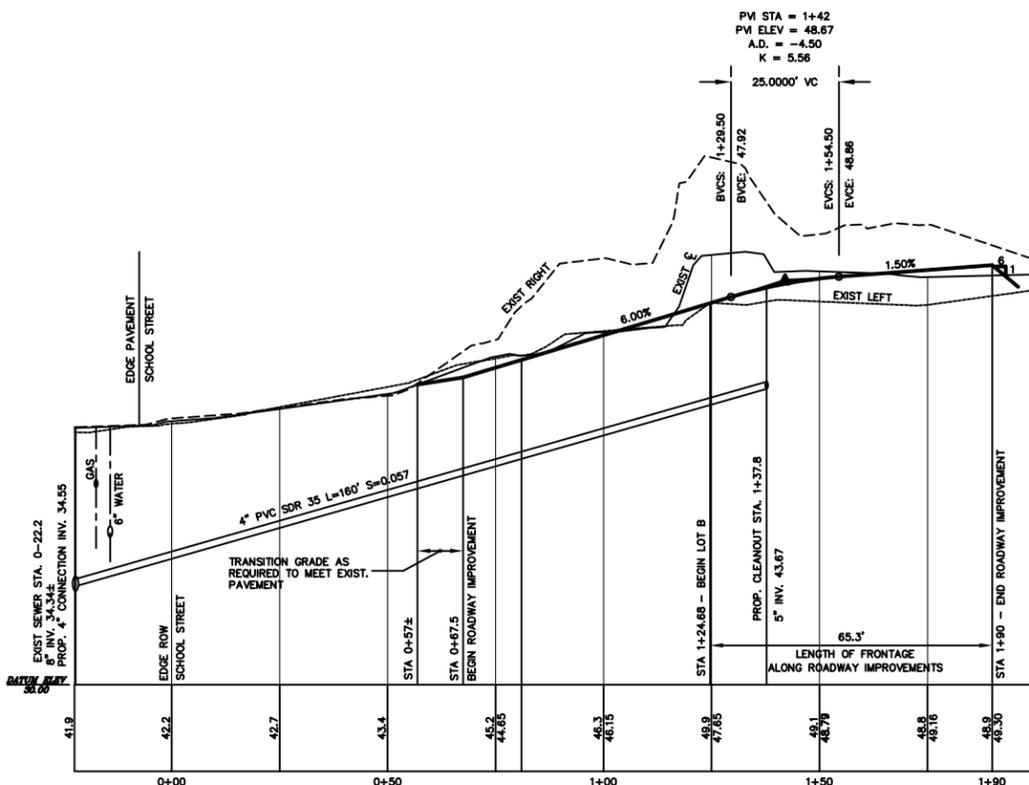


LOCUS PLAN
1"=800'

SOILS TEST DATA					
PERFORMED BY: GEORGE J. ZAMBOURAS, P.E.					
TEST DATE: JULY 19, 2018					
TP-1	ELEV.= 47.63				
HORIZON	DEPTH	TEXTURE	ELEV.	COMMENTS	
A	0-6		47.13		
F	6-18	SL	46.13		
LEDGE	18-30		45.13	FRACTURED	
MOTTLES	N/A	BOTTOM	45.13		
WATER	N/A	WEEPING	N/A		
TP-2	ELEV.= 47.92				
HORIZON	DEPTH	TEXTURE	ELEV.	COMMENTS	
A	0-4		47.59		
F	4-12	SL	46.92		
LEDGE	12		46.92		
MOTTLES	N/A	BOTTOM	46.92		
WATER	N/A	WEEPING	N/A		
TP-3	ELEV.= 45.97				
HORIZON	DEPTH	TEXTURE	ELEV.	COMMENTS	
A	0-8		45.30		
F	8-12	SL	44.97		
LEDGE	12-15		44.72		
MOTTLES	N/A	BOTTOM	44.72		
WATER	N/A	WEEPING	N/A		
TP-4	ELEV.= 46.22				
HORIZON	DEPTH	TEXTURE	ELEV.	COMMENTS	
A	0-8		45.55		
F	8-15	SL	44.97		
LEDGE	15-24		44.22	FRACTURED	
MOTTLES	N/A	BOTTOM	44.22		
WATER	N/A	WEEPING	N/A		

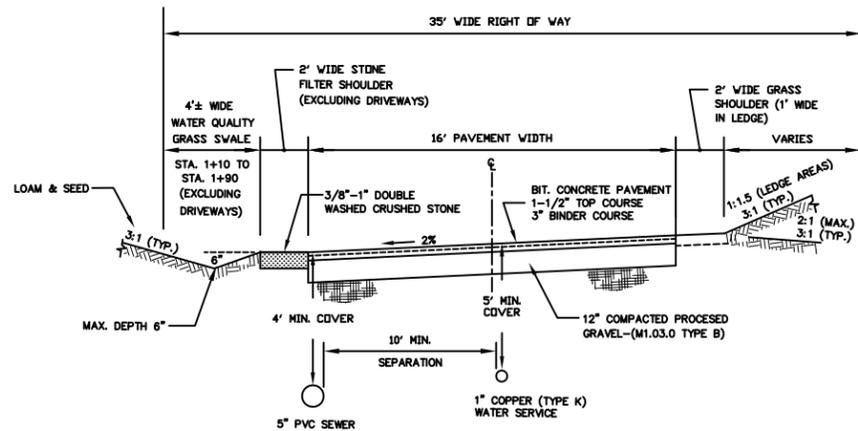
CONSTRUCTION NOTES

- ALL WATER, SEWER, AND DRAINAGE WORK SHALL COMPLY WITH THE CITY OF BEVERLY REQUIREMENTS. ALL WORK WITHIN 10' OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS STATE BUILDING CODE AND ANY LOCAL BOARD OF HEALTH SUPPLEMENTARY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HORIZONTAL AND VERTICAL CONTROL OF ALL SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE ACTION REQUIRED FOR ITEMS NOT CONSTRUCTED WHERE PROPOSED.
- SAFETY MEASURES, DAY-TO-DAY CONTROL OF WORK AND CONSTRUCTION METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



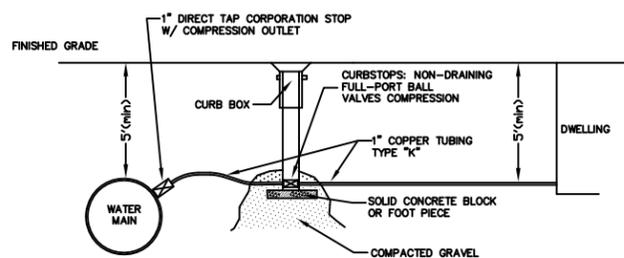
ROAD CENTERLINE PROFILE

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



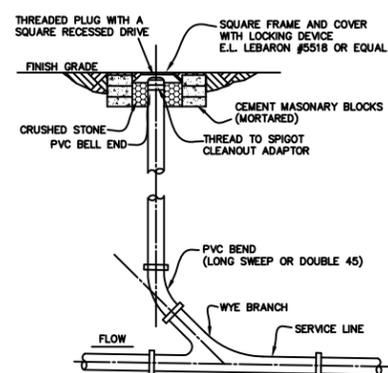
TYPICAL ROADWAY SECTION

N.T.S.



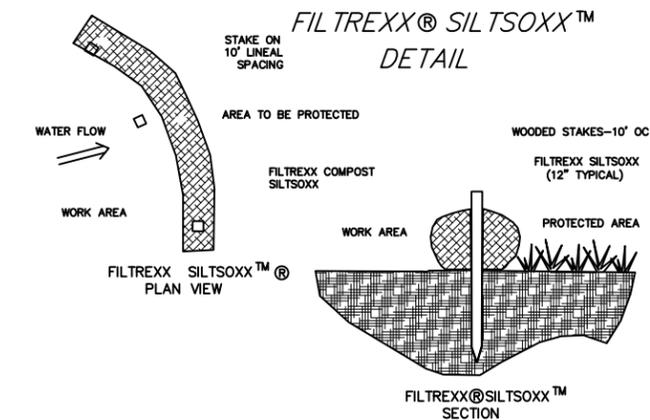
WATER SERVICE DETAIL

N.T.S.



SEWER SERVICE CLEANOUT

N.T.S.



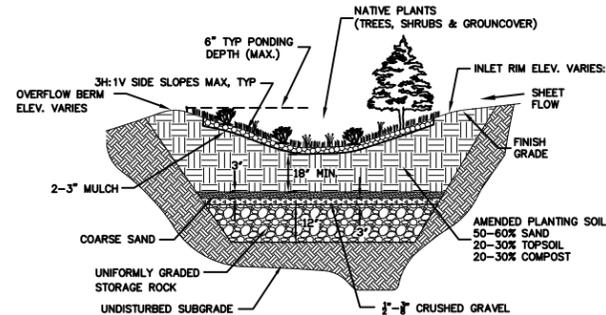
FIL TREXX SILT SOXX SECTION

- NOTES:
- ALL MATERIALS TO MEET FIL TREXX SPECIFICATIONS.
 - SILT SOXX COMPOST/SOIL/ROCK/SEED/FILL TO MEET APPLICATION REQUIREMENTS.
 - SILT SOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FIL TREXX SILT SOXX

SILTATION BARRIERS

N.T.S.



RAIN GARDEN BIORETENTION - SECTION

N.T.S.

TYPICAL TRENCH DETAIL

N.T.S.

BEVERLY PLANNING BOARD
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6/5/19

DATE



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Scale: As Noted

DEFINITIVE SUBDIVISION
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SHEET 2 OF 2

REVISIONS
