

SUBDIVISION OF LAND

375 Attachment 3

City of Beverly

Appendix C  
Beverly Planning Board

FORM C: DEFINITIVE PLAN

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN  
OR MODIFICATION OF DEFINITIVE PLAN  
[Amended 12-20-2005]

File one completed form with the Beverly Planning Board, together with the originals, one reproducible copy and 12 copies of the plan in question, 10 additional copies of plans, size 11 inches by 17 inches, and file a copy of Form C with the City Clerk in accordance with § 375-13A. See attached Regulations Governing Fees and Fee Schedules.

See Form R for applicant signature information.

This form is to be accompanied by Forms D and E.

June 10 20 19 (Date of Filing) (Received by) 20

To the Beverly Planning Board:

The undersigned, being present record owner of all land included within a proposed subdivision shown on the accompanying plan entitled

Definitive Subdivision, Proposed Roadway Improvements - 40 Ellingwood Court, Beverly, MA

Section: Sheets: 2

by George J. Zambouras, P.E. dated: June 5, 2019

Being land bounded as follows: A 6,005 S.F. Parcel of land located on the westerly side of Ellingwood Court approximately 125 feet northerly of the Ellingwood Court and School Street intersection.

Hereby submits said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the Beverly Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from

BEVERLY CODE

By deed dated Feb. 29, 2008 and recorded in the Essex South District Registry of Deeds Book 27599 Page 471 registered in the Essex South District Land Court, Certificate of Title No. \_\_\_\_\_ and shown on City of Beverly Assessor's Map Number: 4 Parcels: 99A and said land is free of encumbrances except for the following:

None

Said plan has ( ) has not ( X ) evolved from a Preliminary Plan submitted to the Board on \_\_\_\_\_ 20 \_\_\_\_\_ and approved ( ) with modifications ( ) disapproved ( ) on \_\_\_\_\_ 20 \_\_\_\_\_.

The undersigned hereby applies for the approval of said Definitive Plan by the Board and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the City of Beverly upon approval of said Definitive Plan by the Board:

1. To install utilities in accordance with the Rules and Regulations of the Beverly Planning Board, the Public Services Department, Fire Department and Police Department and all general ordinances as well as Zoning Ordinances of said City, as are applicable to the installation of utilities within the limits of ways and streets;
2. To complete and construct the street or ways shown thereon in accordance with Article V of the Rules and Regulations of the Beverly Planning Board and the approved Definitive Plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole part of said land, and assigns of the undersigned; and
3. To complete the aforesaid installations and construction within two years from the date of approval.

Has the person, corporation, or other legal entity making this application ever, within the 10 years preceding the date of this application:

1. Been convicted of a crime related to the construction or development of real property?  
Yes \_\_\_\_\_ or No X
2. Suffered the suspension or revocation of any construction- or development-related permit or license?  
Yes \_\_\_\_\_ or No X
3. Been subjected to a fine or other penalty for any construction- or development-related offense?  
Yes \_\_\_\_\_ or No X

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If the answer to any of the above questions above is "yes," any member of the Beverly City Council may request that the applicant explain the circumstances of any such conviction, suspension, revocation, fine, or penalty at a public hearing called for that purpose in accordance with City Council Order #14 of 1999.

Signature of Applicant:  \_\_\_\_\_

Address: 23 School Street, Beverly, MA \_\_\_\_\_

Signature of Owner if not the Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

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**(FOR OFFICE USE ONLY)**

Action taken: \_\_\_\_\_

\_\_\_\_\_  
(date)

Signed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date and action of Board of Health: \_\_\_\_\_

The petitioner is required to bring to the Board a lien certificate indicating that there is no indebtedness to the City of Beverly at the time of filing said application.

BEVERLY CODE

CONTENT REQUIREMENTS FOR DEFINITIVE PLANS

Locus at 1:800 scale	_____
Plan at 1:40 scale	_____
Sheet size 24" x 36"	_____
Index sheet showing entire subdivision 1:100	_____
Adjacent lots shown	_____
Dimensions of lots	_____
Street numbers and lot numbers	_____
Assessor's Map and Parcel Number	_____
Signed and stamped by professional engineer	_____
Title Block	
<input type="checkbox"/> Name of subdivision	
<input type="checkbox"/> Date	
<input type="checkbox"/> Scale	
<input type="checkbox"/> Name and addresses of applicant	
<input type="checkbox"/> Names of designer, engineer, registered architect, surveyor	_____
North arrow	_____
Benchmark	_____
Boundaries of subdivision	_____
Location and ownership of abutting property	_____
Copy of deed	_____
Major features, i.e., waterways, swamps, water bodies, natural drainage courses, buildings, walls, fences, trees 6" in diameter, etc.	_____
Lines of existing and proposed streets, ways, lots, lot numbers, easements, public or common areas	_____
Data to determine location, direction, and length of every street and way, lot line, etc.; include lot frontage, subdivision lot lines	_____
Indicate all streets, easements, length, radii, tangents, and central angles of all curves in lot lines and street lines, angle points, or intersections of tangents along street lines	_____
Location of all permanent monuments	_____
Location, names, and widths of streets within proximity of the subdivision, showing roadways widths and rights-of-way widths	_____

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Topo details at a sufficient distance from the roadway layout for existing roadway improvements abutting homeowners	_____
Indication of all easements, covenants or restrictions	_____
Land Court information provided on plan	_____
Space to record action of Board	_____
Space for Board's signature	_____
Notation for "rodent control"	_____
Existing profiles scales at 1:40	_____
2 benchmarks for plans and profiles	_____
Grade elevations at 50' stations except vertical which are 25"	_____
Existing and proposed intersections and sidewalks	_____
Subsoil information for soil conditions	_____
Existing and proposed topo at 2' intervals	_____
Highest known water mark	_____
Size and location of existing and proposed water supply mains and their appurtenances	_____
Sewage disposals and their appurtenances	_____
Data on percolation and borings	_____
Method of carrying water to nearest watercourse	_____
Drainage calculations	_____
Location and species of proposed street trees	_____
Location of trees 6" in diameter, 4' from ground	_____
Cross section typical of each street, roadway, and sidewalk	_____
Location of street lighting, sidewalks, underground electric lines and fire alarm system	_____
Conceptual design of each utility pump station and site plan at scale of 1:20	_____
Engineering calculations relating to fire protection, vehicular traffic flow, utilities and all safety precautions	_____
Overall drainage calculations	_____
Sheets numbered 1, 2, 3, etc.	_____