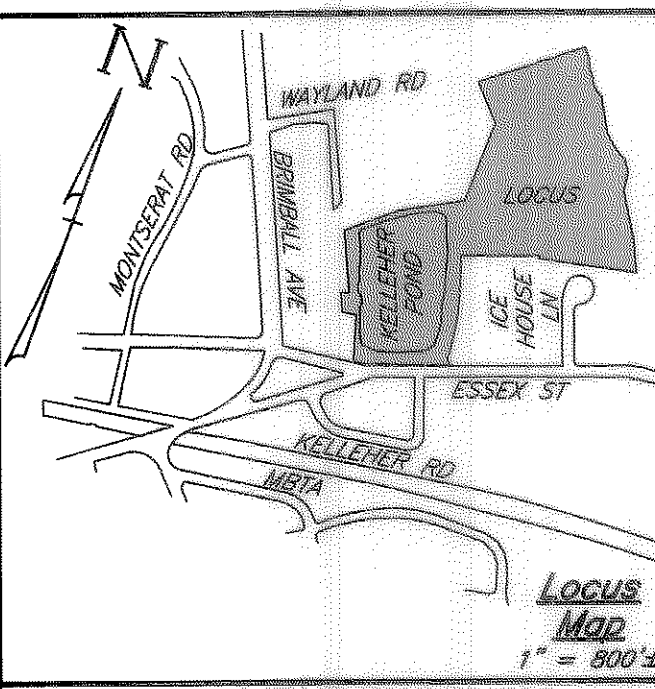


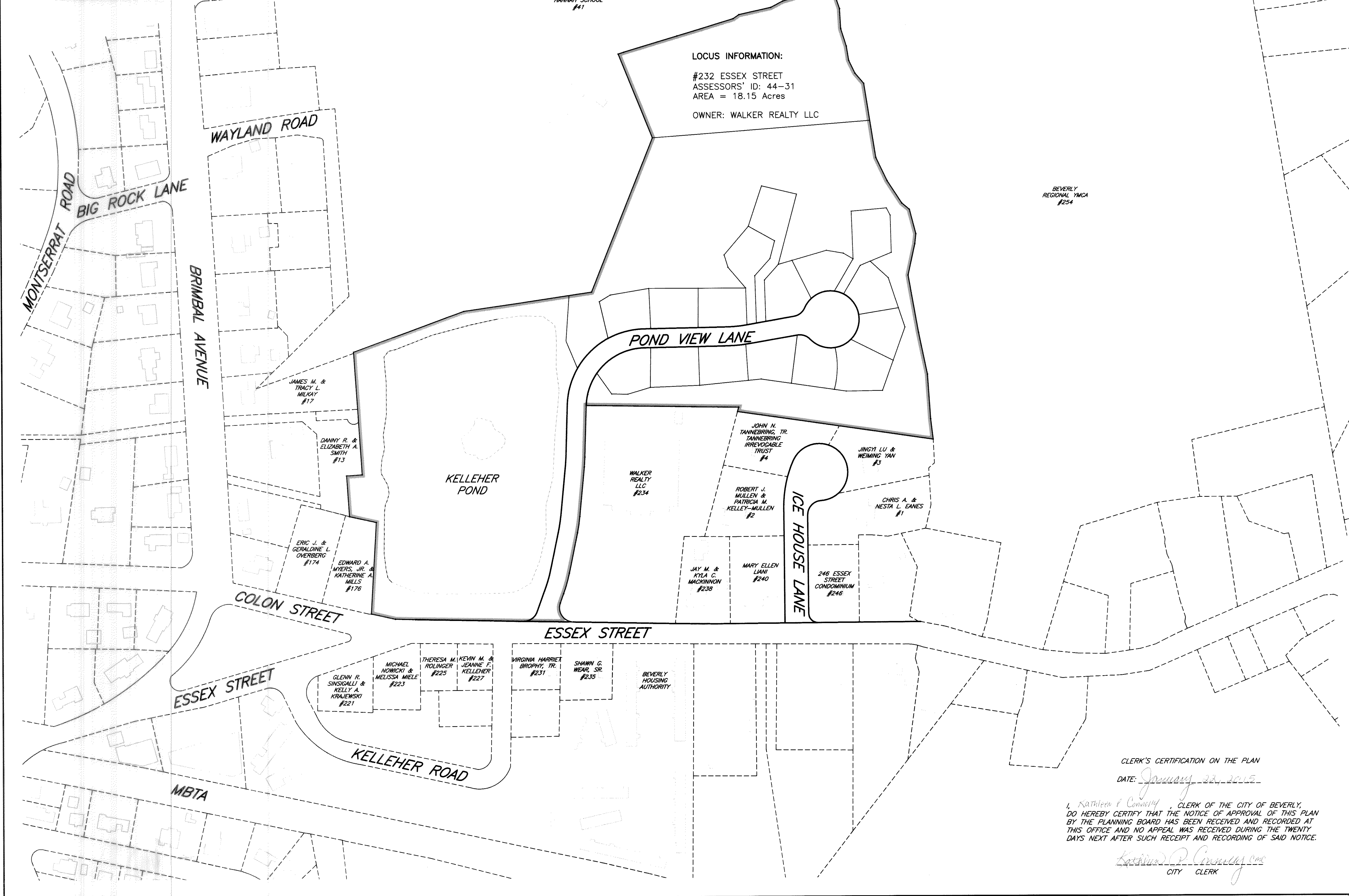


NOTES:
1. THE LAND SHOWN ON THIS PLAN IS SUBJECT TO SECTION 38-24B: "OPEN SPACE RESIDENTIAL DESIGN (OSRD) SITE PLAN ORDINANCE" OF THE BEVERLY ZONING ORDINANCE, WITH THE BENEFIT OF ANY WAIVERS LAWFULLY TO BE GRANTED THEREUNDER.
2. THIS APPROVAL IS SUBJECT OF THE PROVISIONS OF THE DECISION ON OSRD SITE PLAN APPLICATION #4-14 FOR 232 ESSEX STREET, DATED NOVEMBER 25, 2014 AND FILED WITH THE CITY CLERK ON NOVEMBER 25, 2014.

73
446
11 PIS

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
Hayes P.E.S.
HAYES ENGINEERING, INC.

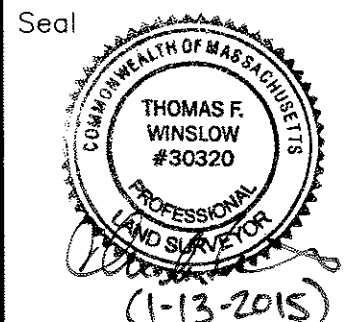
PLAN BOOK 446 PLAN 73
ESSEX REGISTER OF DEEDS SO. DIST. SALEM MASS
Received January 28 2015
With CVNT, ESSEX CROSSING
Rec B33823 P/67
Attest *[Signature]*
Register of Deeds
11 PIS



LOCUS INFORMATION:
#232 ESSEX STREET
ASSESSORS' ID: 44-31
AREA = 18.15 Acres
OWNER: WALKER REALTY LLC

NOTE: SHOULD THE RODENT POPULATION BE DISPLACED (LEAVE ITS NATURAL HABITAT) BECAUSE OF LAND DEVELOPMENT, THEN THE DEVELOPER MUST BEAR THE RESPONSIBILITY OF RETAINING THE SERVICES 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.

No.	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
2	Revision	Date



Hayes
0' 50' 100' 200' 300'

OSRD SITE & INDEX PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940
Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=100'	June 6, 2014
BEVERLY PLANNING BOARD	Application Filed: 6/23/14
<i>[Signature]</i>	Final Plan Filed: 6/16/14
<i>[Signature]</i>	Hearing Date: 7/15/14
<i>[Signature]</i>	Plan Approved: 10/21/14
<i>[Signature]</i>	Plan Signed: 11/21/15
INDEX SHEET 1 OF 1	
SHEET 1 OF 11	

CLERK'S CERTIFICATION ON THE PLAN
DATE: January 22, 2015

I, Kathleen P. Connolly, CLERK OF THE CITY OF BEVERLY, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
Kathleen P. Connolly
CITY CLERK

ZONE: R-15
MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.
MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 s.f.

ZONE: OSRD
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.
MIN. LOT AREA = 6,000 S.F.

CLERK'S CERTIFICATION ON THE PLAN
DATE: January 22, 2015

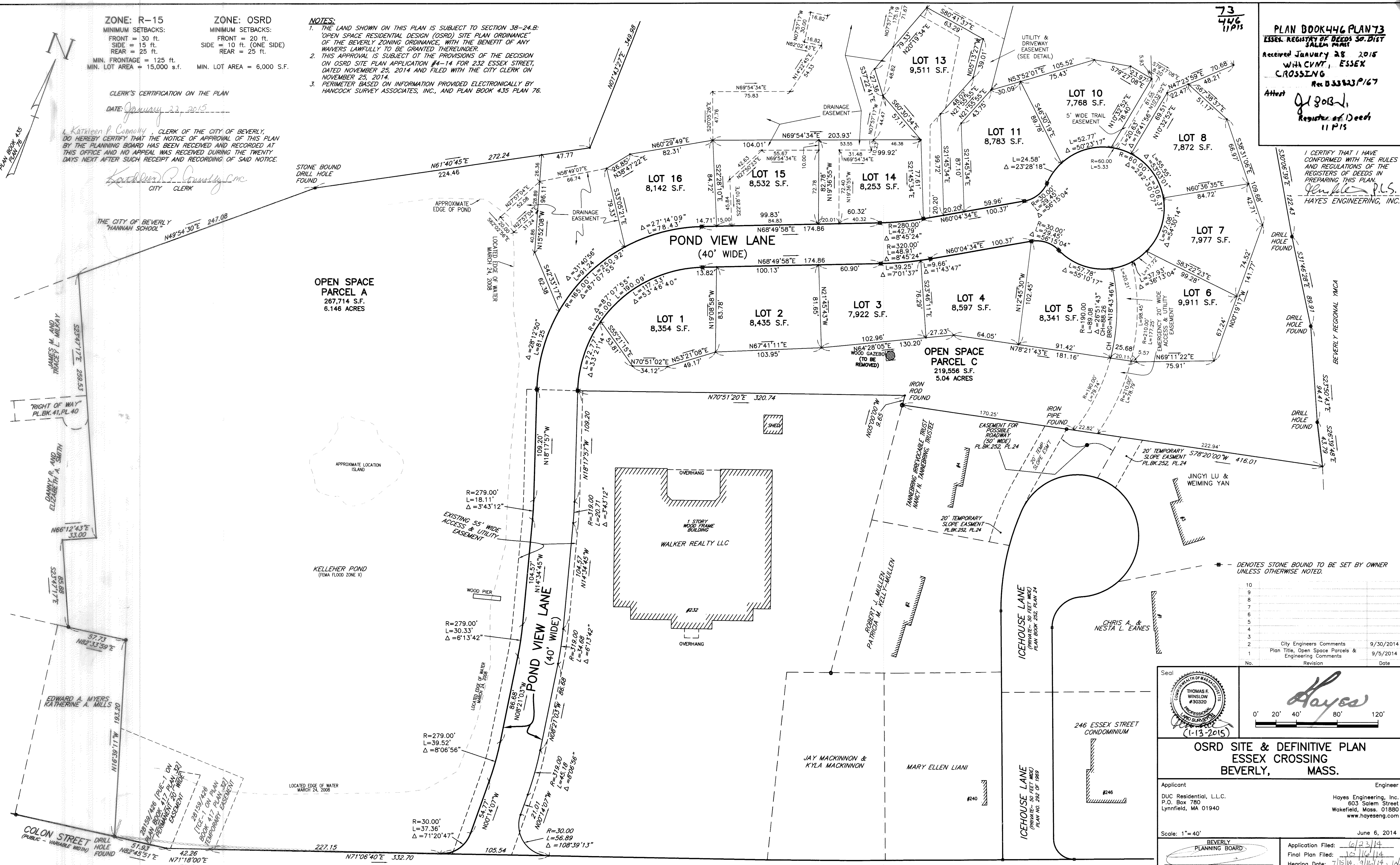
Kathleen P. Connolly, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Connolly, CLERK
CITY CLERK

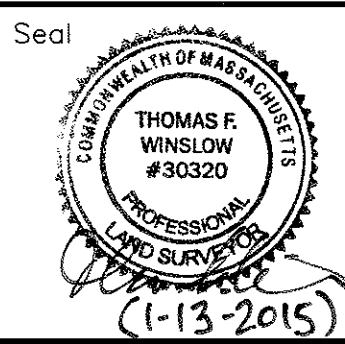
NOTES:
1. THE LAND SHOWN ON THIS PLAN IS SUBJECT TO SECTION 38-24.B:
"OPEN SPACE RESIDENTIAL DESIGN (OSRD) SITE PLAN ORDINANCE"
OF THE BEVERLY ZONING ORDINANCE, WITH THE BENEFIT OF ANY
WAIVERS LAWFULLY TO BE GRANTED THEREUNDER.
2. THIS APPROVAL IS SUBJECT OF THE PROVISIONS OF THE DECISION
ON OSRD SITE PLAN APPLICATION #4-14 FOR 232 ESSEX STREET,
DATED NOVEMBER 25, 2014 AND FILED WITH THE CITY CLERK ON
NOVEMBER 25, 2014.
3. PERIMETER BASED ON INFORMATION PROVIDED ELECTRONICALLY BY
HANCOCK SURVEY ASSOCIATES, INC., AND PLAN BOOK 435 PLAN 76.

PLAN BOOK 446 PLAN 73
ESSEX. REGISTRY OF DEEDS 30. DIST
SALEM MASS
Received January 28 2015
WITH CVMT. ESSEX
CROSSING
Rec D3383P/67
Attest
J. 303-1
Register of Deeds
11 P.15

I CERTIFY THAT I HAVE
CONFORMED WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS IN
PREPARING THIS PLAN.
Hayes P.L.S.
HAYES ENGINEERING, INC.



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2		
1		
No.	City Engineers Comments	9/30/2014
	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
	Revision	Date



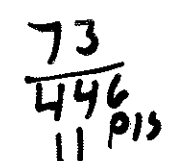
Hayes
0' 20' 40' 80' 120'

OSRD SITE & DEFINITIVE PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C., 803 Salem Street, Lynnfield, MA 01940
Engineer: Hayes Engineering, Inc., 803 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1" = 40'
June 6, 2014
Application Filed: 6/23/14
Final Plan Filed: 10/16/14
Hearing Date: 7/15/14, 9/15/14, 10/15/14
Plan Approved: 10/21/14
Plan Signed: 11/21/15
DEFINITIVE SHEET 1 OF 2
SHEET 2 OF 11

ESSEX STREET
(PUBLIC ~ 1835 COUNTY LAYOUT)



John L. Hayes, P.E.
HAYES ENGINEERING, INC.

NOTES:

1. THE LAND SHOWN ON THIS PLAN IS SUBJECT TO SECTION 38-24.8: "OPEN SPACE RESIDENTIAL DESIGN (OSRD) SITE PLAN ORDINANCE" OF THE BEVERLY ZONING ORDINANCE, WITH THE BENEFIT OF ANY WAIVERS LAWFULLY TO BE GRANTED THEREUNDER.
2. THE TOWN OF BEVERLY HAS REVIEWED THE SUBMISSION OF THE DECISION ON OSRD SITE PLAN APPLICATION #4-14 FOR 232 ESSEX STREET, DATED NOVEMBER 25, 2014 AND FILED WITH THE CITY CLERK ON NOVEMBER 25, 2014.
3. ALL INFORMATION PROVIDED ELECTRONICALLY BY HANGCOCK SURVEY ASSOCIATES, INC., AND PLAN BOOK 433, PLAN, 76

ZONE: R-15
MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.
MIN. FRONTAGE = 125
MIN. LOT AREA = 15,000

ZONE: OSRD
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.
MIN. LOT AREA = 6,000 S.F.

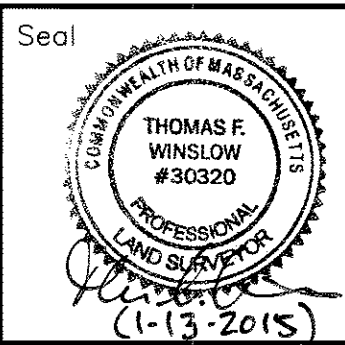
CLERK'S CERTIFICATION ON THE PLAN

DATE: January 22, 2015

I, Kathleen P. Connolly, CLERK OF THE CITY OF BEVERLY, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Crowley CMC
CITY CLERK

■ — DENOTES STONE BOUND TO BE SET BY OWNER
UNLESS OTHERWISE NOTED.

[illegible]

A handwritten signature, "Hayes", is written in dark ink over a horizontal scale bar. The scale bar is marked with increments of 20 feet, labeled as 0', 20', 40', 80', and 120'. The signature is positioned such that it spans across the 40' to 80' range of the scale.

OSRD SITE & DEFINITIVE PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant
DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 6, 2014

BEVERLY
PLANNING BOARD

George H. Bennett

11/11/11

Application Filed: 6/23/14
Final Plan Filed: 10/16/14
Hearing Date: 7/15/14, 9/16/14, 10/19/14
Plan Approved: 10/2/14
Plan Signed: 11/21/15

DEFINITIVE SHEET 2 OF 2

SHEET 3 OF 11

DATUM IS NAVD88

73
446
11 P15

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

PE PLS
HAYES ENGINEERING, INC.

PLAN BOOK 446 PLAN 73
ESSEX: REGISTRY OF DEEDS SO. DIST
SALEM, MASS
Received January 28 2018
with CVNT, ESSEX
CROSSING
RecD33823P/67

After 1
GIBB
Register of Deeds
11 PIS

FREE LEGEND

- MAPLE
- OAK
- PINE
- CHERRY
- ELM
- ASH
- BEECH
- BIRCH
- HEMLOCK
- CEDAR

CLERK'S CERTIFICATION ON THE PLAN

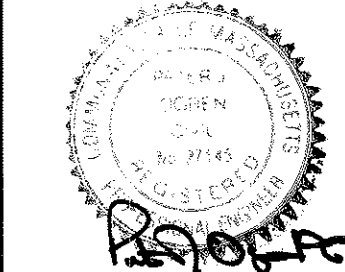
DATE: January 22, 2015

1. Katherine P. Conway, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Crowley
CITY CLERK

City Engineers Comments	9/30/2014
Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
Revision	Date

Seal 1113115



OSRD SITE & EXISTING CONDITIONS PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant
DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1" = 40'

June 6, 2014

BEVERLY
PLANNING BOARD

Application Filed: 6/23/14
Final Plan Filed: 10/16/14
Hearing Date: 7/15/14, 9/16/14, 10/21/14
Plan Approved: 10/21/14
Plan Signed: 11/2/15

EXISTING SHEET 1 OF 2

SHEET 4 OF 11

ZONE: R-15

MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.

MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 s.f.

ZONE: OSRD

MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.

MIN. LOT AREA = 6,000 S.F.

PLAN BOOK 446 PLAN 73
ESSEX COUNTY DEEDS 30. DIST
JALM-MASS
Received January 28, 2015
W.H. CVNT. ESSEX
CROSSING
Rec'd 33823 P167
Attest: *[Signature]*
Register of Deeds
11 P15

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.
[Signature]
HAYES ENGINEERING, INC.

THE CITY OF BEVERLY
"HANNAH SCHOOL"

73
446
11 P15

ZONE: R-15
MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.
MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 s.f.

ZONE: OSRD
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.
MIN. LOT AREA = 6,000 S.F.

NOTES:

BASE TOPOGRAPHY AND PERIMETER BASED ON INFORMATION PROVIDED
ELECTRONICALLY BY HANCOCK SURVEY ASSOCIATES, INC. SUPPLEMENTED
WITH AN ON THE GROUND SURVEY BY HAYES ENGINEERING, INC.
PERFORMED DURING OCTOBER AND NOVEMBER OF 2013.

BVW AND INTERMITTENT STREAM TAKEN FROM A PLAN ENTITLED
"WETLAND DELINEATION PLAN" DATED AUGUST 12, 2009 REVISED
THROUGH SEPTEMBER 18, 2009 BY HANCOCK SURVEY ASSOCIATES, INC.
WHICH IS A RESULT OF AN ORDER OF RESOURCE AREA DELINEATION BY
THE BEVERLY CONSERVATION COMMISSION ISSUED IN SEPTEMBER 2009.

DATUM IS NAVD88

CLERK'S CERTIFICATION ON THE PLAN

DATE: *January 22, 2015*

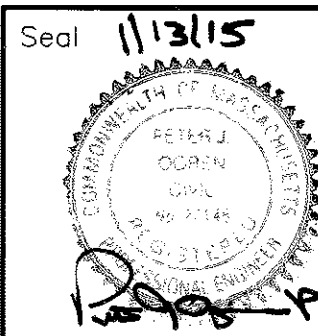
I, *Kathleen P. Gannery*, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Gannery, Inc.
CITY CLERK

TREE LEGEND

M MAPLE
O OAK
P PINE
CH CHERRY
E ELM
AS ASH
BE BEECH
B BIRCH
HE HEMLOCK
CE CEDAR

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2	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
No.	Revision	Date



Hayes
0' 20' 40' 80' 120'

OSRD SITE & EXISTING CONDITIONS PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940

Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' June 6, 2014

BEVERLY PLANNING BOARD

[Signature]
[Signature]

Application Filed: *6/22/14*
Final Plan Filed: *6/26/14*
Hearing Date: *7/15/14*
Plan Approved: *7/15/14*
Plan Signed: *7/21/14*

EXISTING SHEET 2 OF 2

SHEET 5 OF 11

PLAN BOOK 446, PLAN 73
ESSEX REGISTER OF DEEDS, DISTRICT
Salem, Mass.
Received January 24, 2015
With CVNT, ESSEX
CROSSING
Rec'd 33823 P/C 7
Attest: J. B. O'Brien
Register of Deeds
11 P/S

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS IN
PREPARING THIS PLAN.
HAYES ENGINEERING, INC.

APPROXIMATE
EDGE OF POND

LOCATED EDGE OF WATER
MARCH 24, 2008

NO PARK
EITHER SIDE
SIGN

CB'S
RM=61.02
INV=58.02
12" HDPE
FLARED END SECTION
E=57.91
PROTECT W/SILT
SACK DURING
CONSTRUCTION

WOOD PIER

NOTE: VERIFY LOCATION OF EXISTING
GAS, ELECT. CATV & TELEPHONE
PRIOR TO CONSTRUCTION.

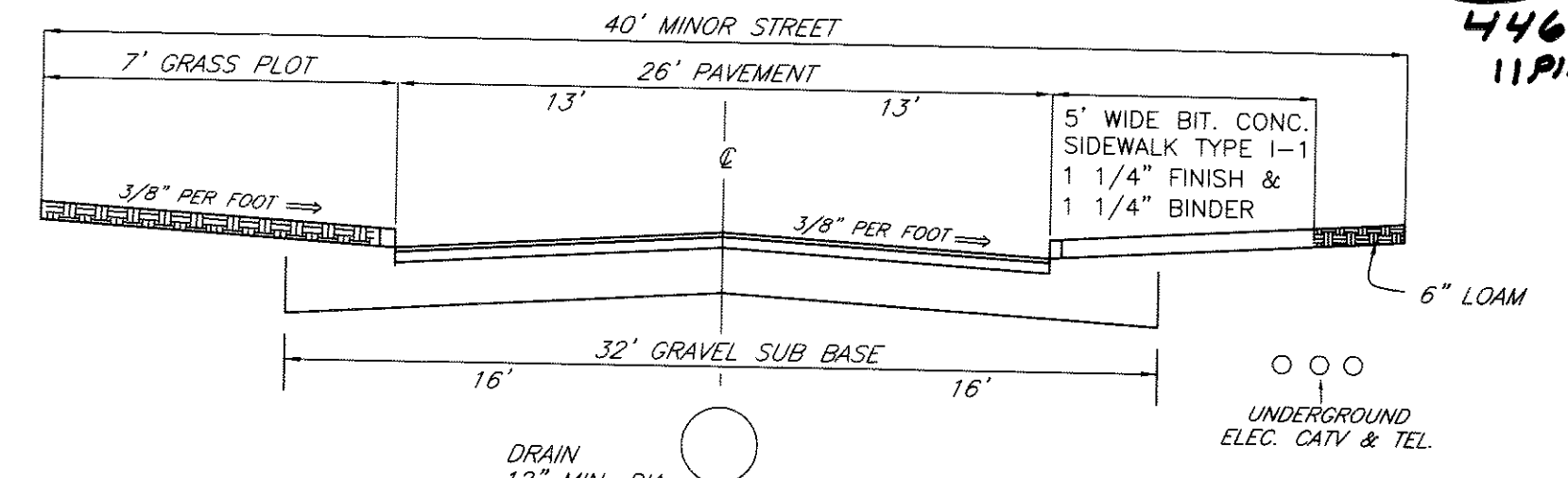
TIE SEWER INTO EXISTING
STUB (VERIFY LOCATION AND
ELEVATION PRIOR TO START
OF SEWER CONSTRUCTION)

POND VIEW
LANE
(40' WIDE)

ACCESS &
UTILITY
EASEMENT

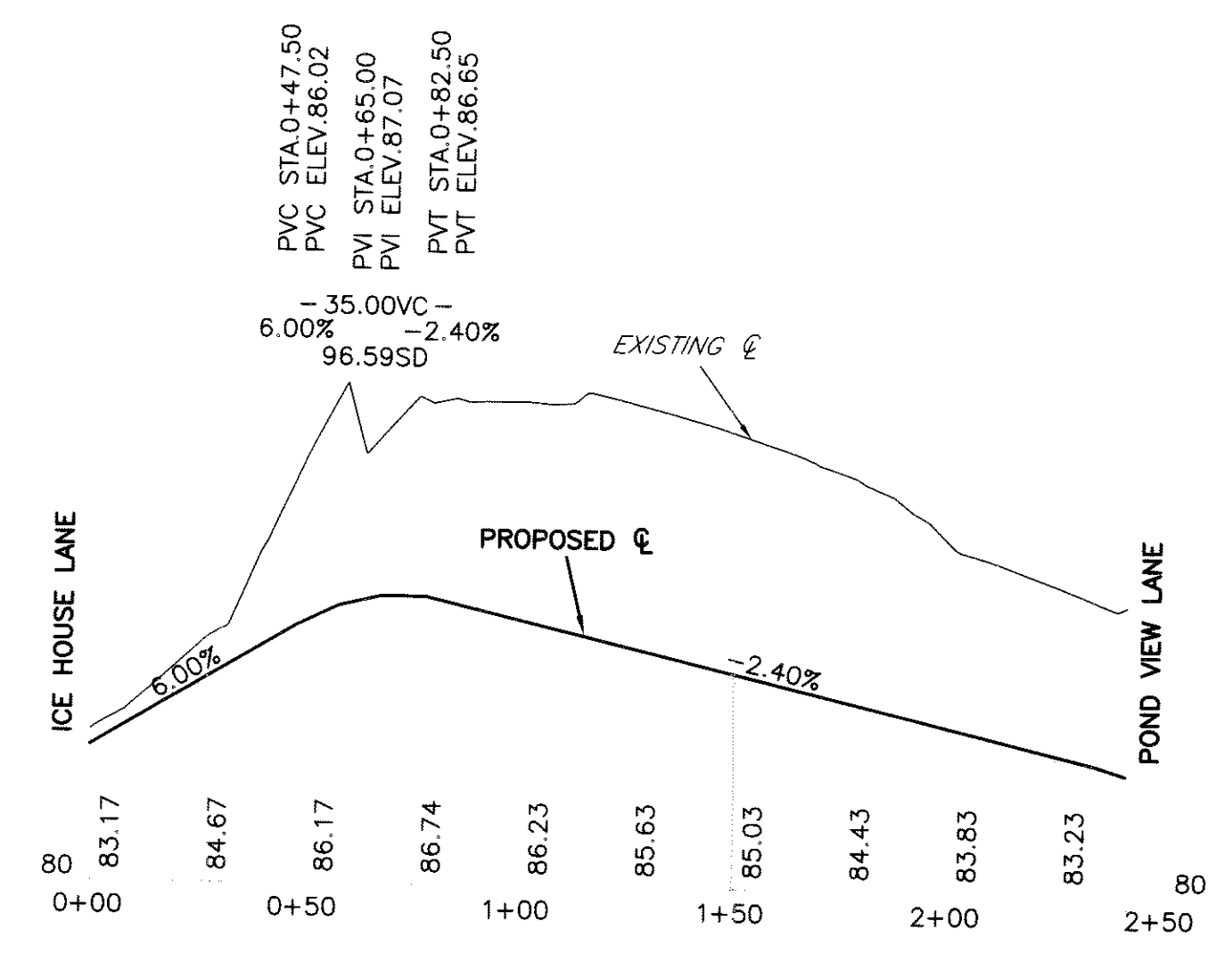
BREAK AWAY
CHAIN

CONNECT WATER TO
EXISTING MAIN. VERIFY
LOCATION OF EXISTING
MAIN PRIOR TO
CONSTRUCTION.



ROADWAY
1 1/2" TYPE I-1 FINISH
3" TYPE I-1 BINDER
12" MIN. GRAVEL FOUNDATION
(3" MAX. STONES)

TYPICAL 40' CROSS SECTION
(FOR A MINOR SUBDIVISION)
NOT TO SCALE



ACCESS EASEMENT

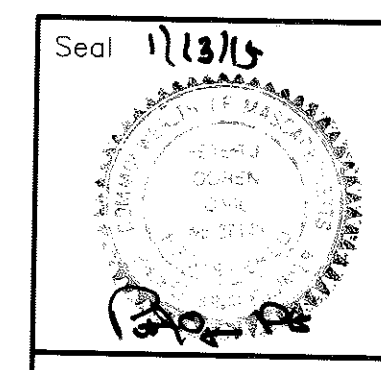
CLERK'S CERTIFICATION ON THE PLAN
DATE: January 23, 2015

I, Katherine P. Gandy, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Katherine P. Gandy
CITY CLERK

--- DENOTES STONE BOUND TO BE SET BY OWNER
UNLESS OTHERWISE NOTED.

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2	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
No.	Revision	Date



Hayes
0' 20' 40' 80' 120'

OSRD SITE & DEFINITIVE PLAN & PROFILE
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940

Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (HOR.) & 4' (VERT.)
June 6, 2014

BEVERLY PLANNING BOARD
Application Filed: 6/23/14
Final Plan Filed: 6/23/14
Hearing Date: 7/13/14
Plan Approved: 7/20/14
Plan Signed: 7/20/14

PROFILE SHEET 1 OF 1
SHEET 6 OF 11

ZONE: OSRD

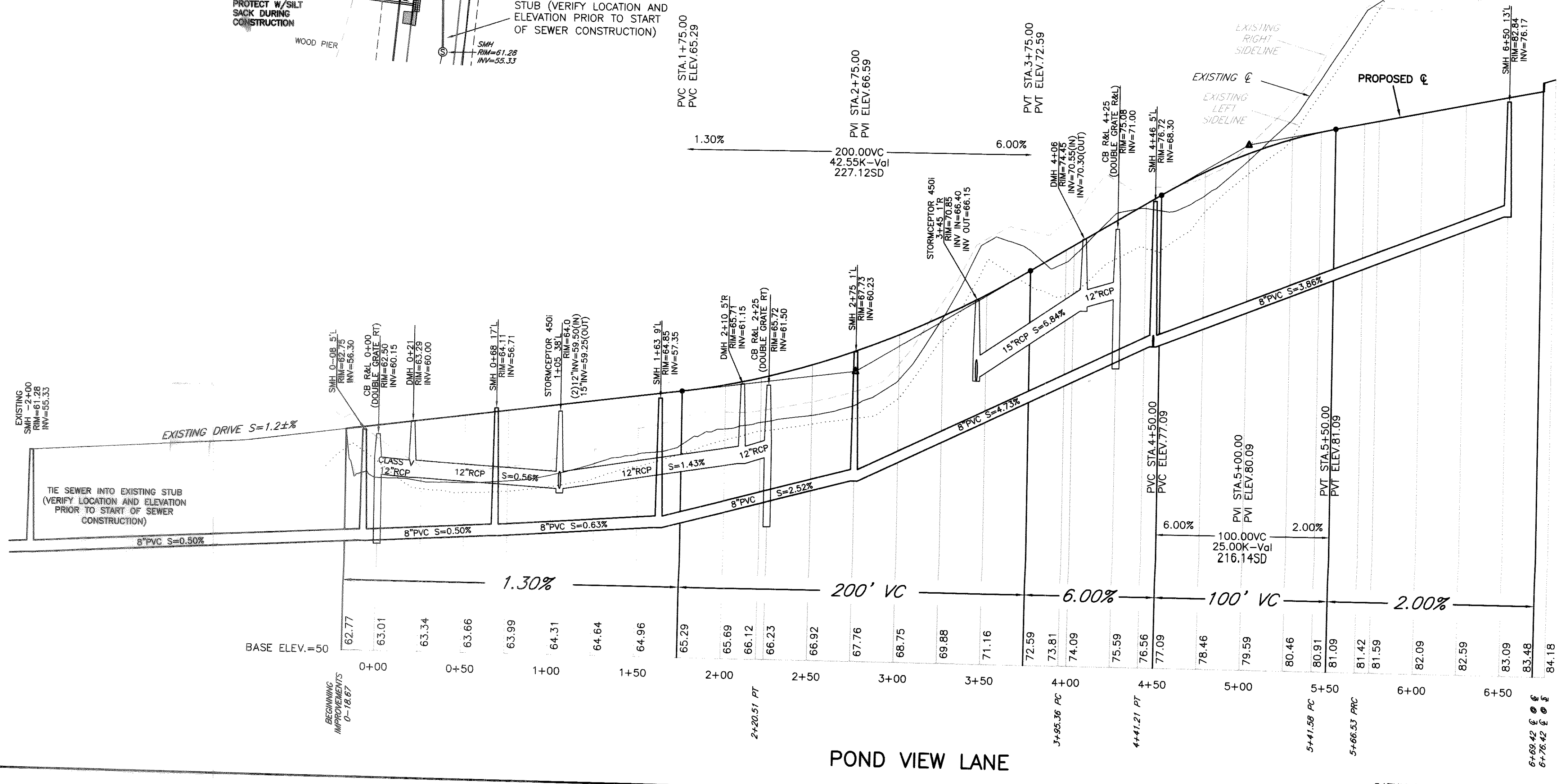
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.

MIN. LOT AREA = 6,000 S.F.

ZONE: R-15

MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.

MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 S.F.



POND VIEW LANE

DATUM IS NAVD83

PLAN BOOK 446 PLAN 73
ESSEX COUNTY OF MASSACHUSETTS
Received January 22, 2015
WITH CIVIL ENGINEER
GROSSING
Rec 033821P/67
Attest
11800nd
Registration of Deeds
11 P/S

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.
Hayes
HAYES ENGINEERING, INC.

73
446
11 P/S

JAMES M. AND
TRACEY L. MILRAY
RIGHT OF WAY
PL. BK. 41, PL. 40
DANIEL P. AND
ELIZABETH A. SMITH
EDWARD A. MYERS,
KATHERINE A. WILLS

AREA OF
RESTORATION &
MITIGATION
(SEE 25 FOOT BUFFER
ZONE MITIGATION NARRATIVE
BY HAYES ENGINEERING, INC.
DATED: DEC. 20, 2013)

OPEN SPACE
PARCEL A

KELLEHER POND
(FEMA FLOOD ZONE X)

LOCATED EDGE OF WATER
MARCH 24, 2008

NOTES:
BASE TOPOGRAPHY AND PERIMETER BASED ON INFORMATION PROVIDED ELECTRONICALLY BY
HANCOCK SURVEY ASSOCIATES, INC. SUPPLEMENTED WITH AN ON THE GROUND SURVEY BY
HAYES ENGINEERING, INC. PERFORMED DURING OCTOBER AND NOVEMBER OF 2013.
BVW AND INTERMITTENT STREAM TAKEN FROM A PLAN ENTITLED "WETLAND DELINEATION
PLAN" DATED AUGUST 12, 2009 REVISED THROUGH SEPTEMBER 18, 2009 BY HANCOCK
SURVEY ASSOCIATES, INC. WHICH IS A RESULT OF AN ORDER OF RESOURCE AREA
DELINEATION BY THE BEVERLY CONSERVATION COMMISSION ISSUED IN SEPTEMBER 2009.

- NON-BUILDABLE
(WETLANDS & 25' BUFFER ZONE)
- NON-BUILDABLE
(SLOPES GREATER THAN 20%)

BUILDABLE LOT AREA/2 = MINIMUM BUILDABLE OPEN SPACE
391,555 S.F./2 = 195,777 S.F.
BUILDABLE OPEN SPACE PROVIDED = 197,797± S.F.
TOTAL PARCEL AREA = 18.1± ACRES
TOTAL OPEN SPACE PROVIDED = 13.7± ACRES
TOTAL UNDISTURBED AREA = 12.5± ACRES = 69%

ZONE: R-15
MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.
MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 s.f.

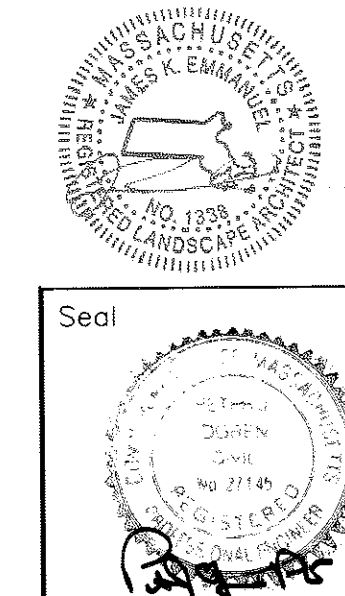
ZONE: OSRD
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.
MIN. LOT AREA = 6,000 S.F.

NOTES:
HOMES TO HAVE GUTTERS OR A GRAVEL DRIP EDGE.
EMERGENCY ACCESS SHALL NOT BE BLOCKED.

CLERK'S CERTIFICATION ON THE PLAN
DATE: January 22, 2015

I, *Kathleen P. Crowley*, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Crowley
CITY CLERK



0' 20' 40' 80' 120'
Hayes

OSRD SITE & TOPOGRAPHIC PLAN ESSEX CROSSING BEVERLY, MASS.

Applicant: DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940
Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' June 6, 2014

BEVERLY
PLANNING BOARD
Application Filed: 6/23/14
Final Plan Filed: 10/19/14
Hearing Date: 7/15/14 9/16/14 10/21/14
Plan Approved: 10/21/14
Plan Signed: 11/21/15
TOPOGRAPHIC SHEET 1 OF 2
SHEET 7 OF 11

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.



HAYES ENGINEERING, INC.

NOTES:

BASE TOPOGRAPHY AND PERIMETER BASED ON INFORMATION PROVIDED ELECTRONICALLY BY HANCOCK SURVEY ASSOCIATES, INC. SUPPLEMENTED WITH AN ON THE GROUND SURVEY BY HAYES ENGINEERING, INC. PERFORMED DURING OCTOBER AND NOVEMBER OF 2013.

BYW AND INTERMITTENT STREAM TAKEN FROM A PLAN ENTITLED
"WETLAND DELINEATION PLAN" DATED AUGUST 12, 2009 REVISED
THROUGH SEPTEMBER 18, 2009 BY HANCOCK SURVEY ASSOCIATES, INC
WHICH IS A RESULT OF AN ORDER OF RESOURCE AREA DELINEATION BY
THE BEVERLY CONSERVATION COMMISSION ISSUED IN SEPTEMBER 2009.

DATUM IS NAVD88

 - NON-BUILDABLE
(WETLANDS & 25' BUFFER ZONE)



- NON-BUILDABLE
(SLOPES GREATER THAN 20%)

BUILDABLE LOT AREA/2 = MINIMUM BUILDABLE OPEN SPACE
391,555 S.F./2 = 195,777 S.F.
BUILDABLE OPEN SPACE PROVIDED = 197,797± S.F.
TOTAL PARCEL AREA = 18.1± ACRES
TOTAL OPEN SPACE PROVIDED = 13.7± ACRES
TOTAL UNDISTURBED AREA = 12.5± ACRES = 69%

NOTES:

HOMES TO HAVE GUTTERS OR A GRAVEL DRIP EDGE.

EMERGENCY ACCESS SHALL NOT BE BLOCKED.

CLERK'S CERTIFICATION ON THE PLAN

DATE: January 29, 2015

I, ROSEMARY F. CANNING, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Connolly Clerk

	City Engineers Comments	9/30/2014
	Plan Title, Open Space Parcels &	9/5/2014
No.	Revision	Date

Seal 1/13/15

Seal of the Commonwealth of Massachusetts
PETER J. OGHEN
CIVIL
No. 27145
REG. STEREO
PROFESSIONAL ENGINEER

OSRD SITE & TOPOGRAPHIC PLAN
ESSEX CROSSING
BEVERLY, MASS.

Applicant	Engineer
DUC Residential, L.L.C. P.O. Box 780 Lynnfield, MA 01940	Hayes Engineering, Inc. 603 Salem Street Wakefield, Mass. 01880 www.hayeseng.com

Scale: 1"=40'	June 6, 2014
BEVERLY PLANNING BOARD	Application Filed: 6/23/14 Final Plan Filed: 12/16/14 Hearing Date: 7/5/14 9:00 AM Plan Approved: 6/20/14 Plan Signed: 12/11/14

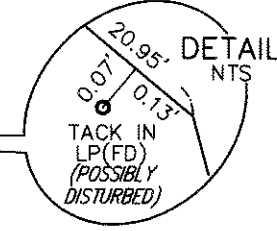
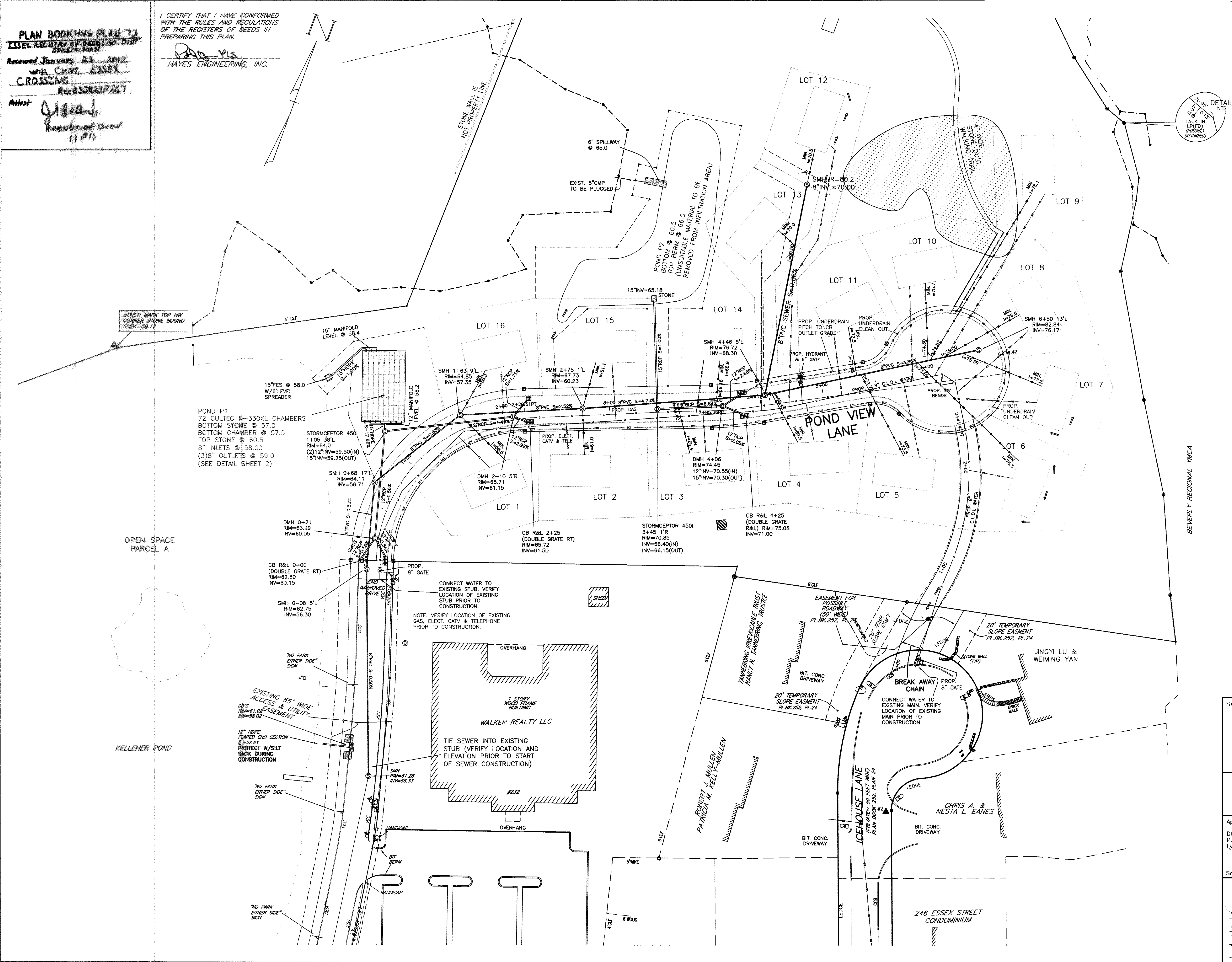
TOPOGRAPHIC SHEET 2 OF 2

$$\begin{array}{r} 73 \\ \hline 446 \\ 11918 \end{array}$$

PLAN BOOK 446 PLAN 73
ESSEX CROSSING
RECEIVED JANUARY 28 2015
WILLIAM COUNTY, ESSEX
CROSSING
REC 033823P/67
Attest: *[Signature]*
Register of Deeds
11 P/15

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.
[Signature]
HAYES ENGINEERING, INC.

73
446
11 P/15



ZONE: R-15
MINIMUM SETBACKS:
FRONT = 30 ft.
SIDE = 15 ft.
REAR = 25 ft.
MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 15,000 s.f.

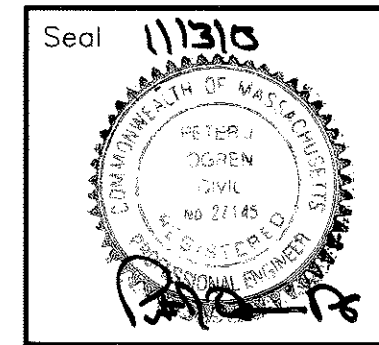
ZONE: OSRD
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 10 ft. (ONE SIDE)
REAR = 25 ft.
MIN. LOT AREA = 6,000 S.F.

CLERK'S CERTIFICATION ON THE PLAN
DATE: *January 23, 2015*

I, *Kathleen P. Conway*, CLERK OF THE CITY OF BEVERLY,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Conway
CITY CLERK

10		
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2	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
No.	Revision	Date



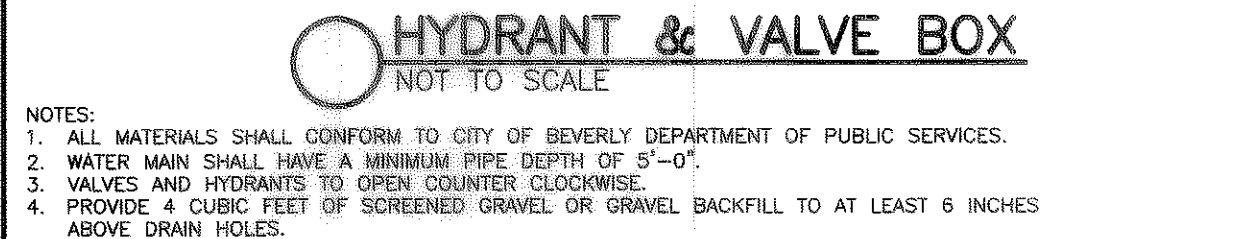
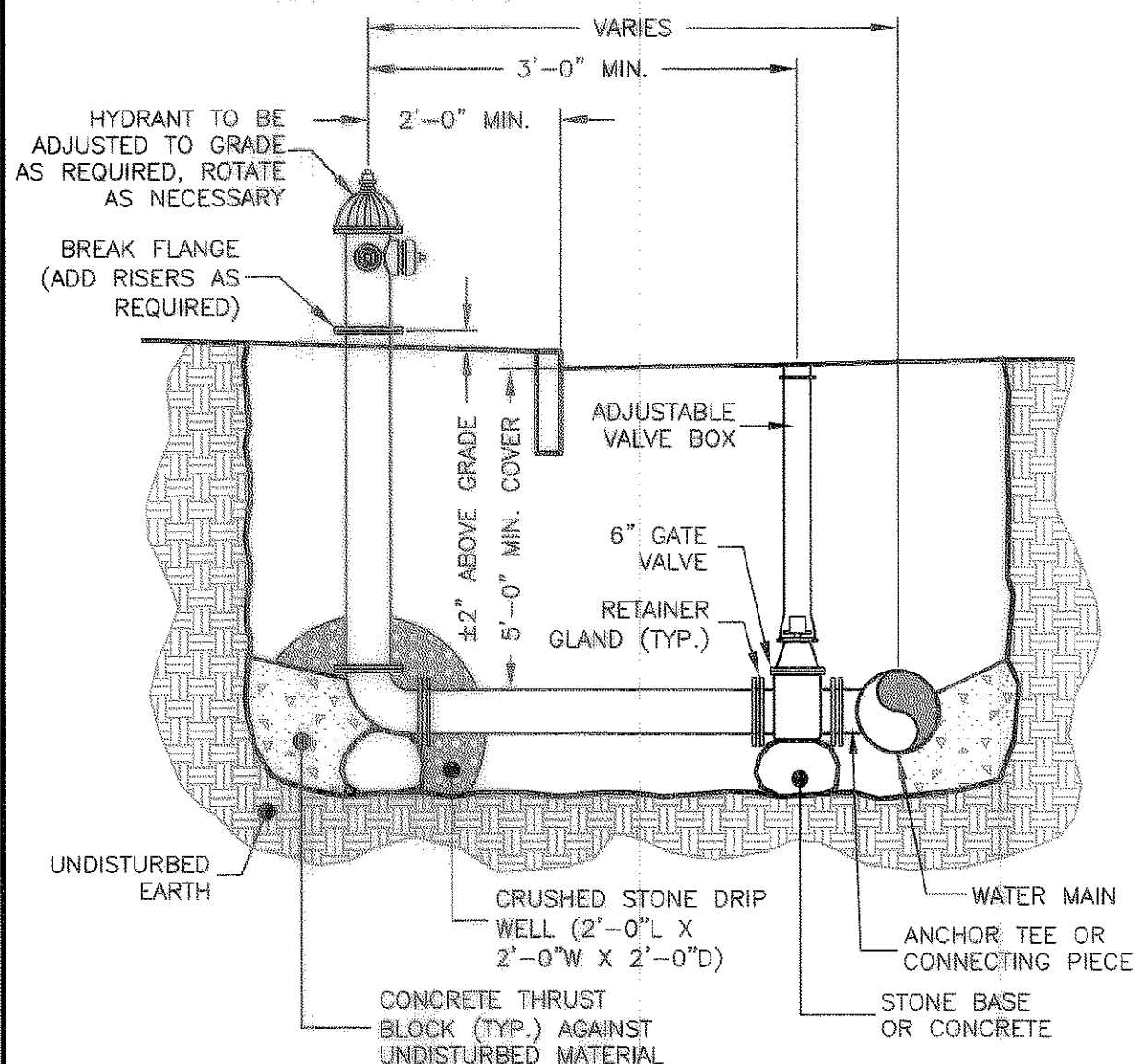
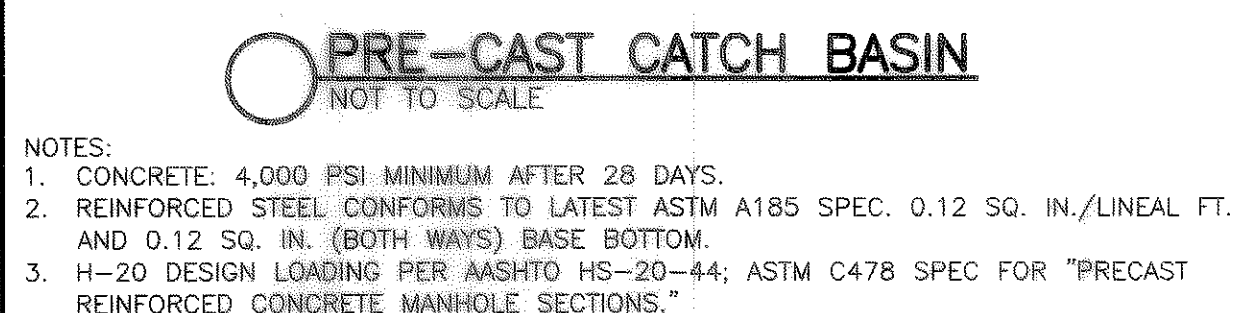
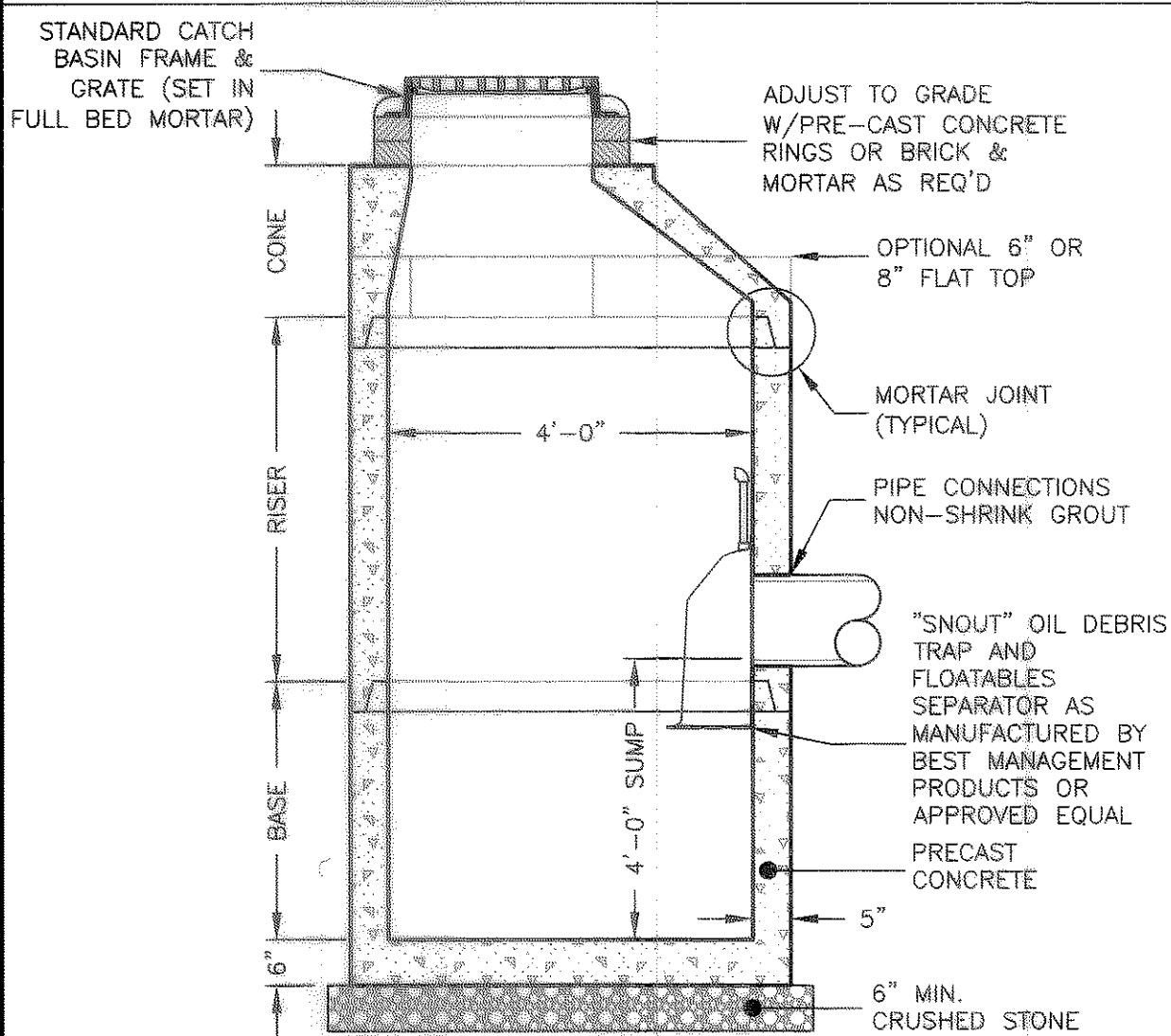
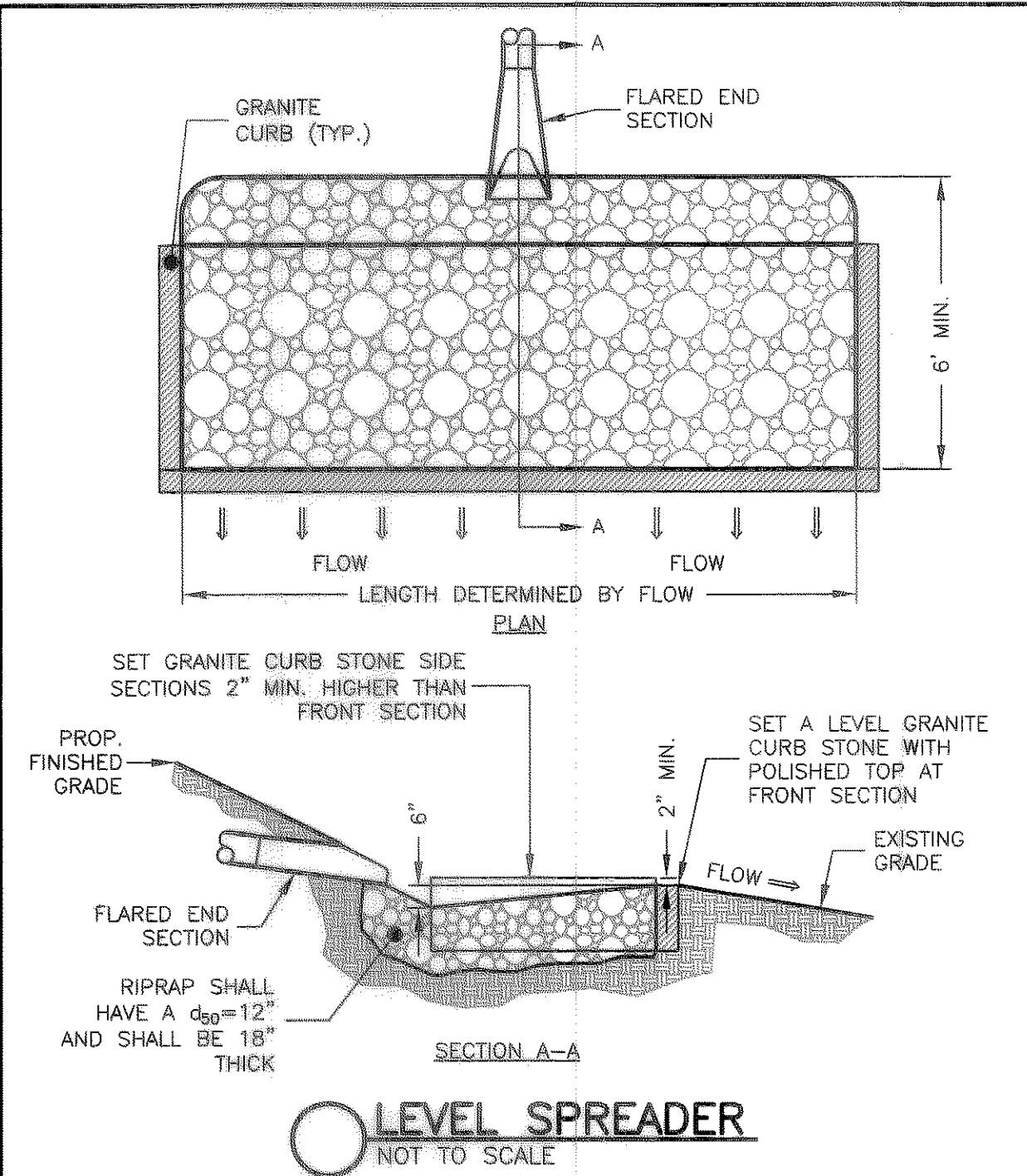
Hayes
0' 20' 40' 80' 120'

OSRD SITE & UTILITY PLAN
ESSEX CROSSING
BEVERLY, MASS.

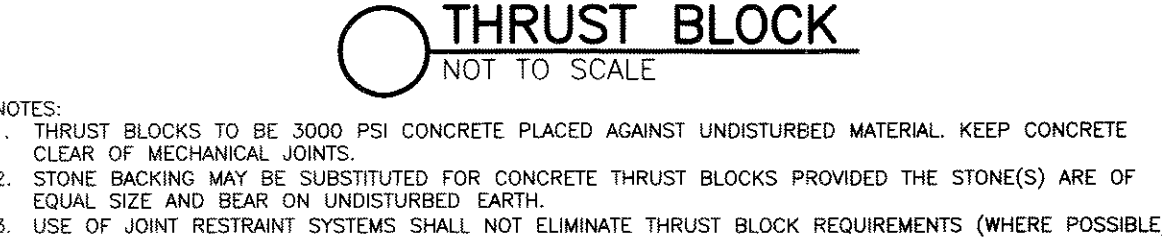
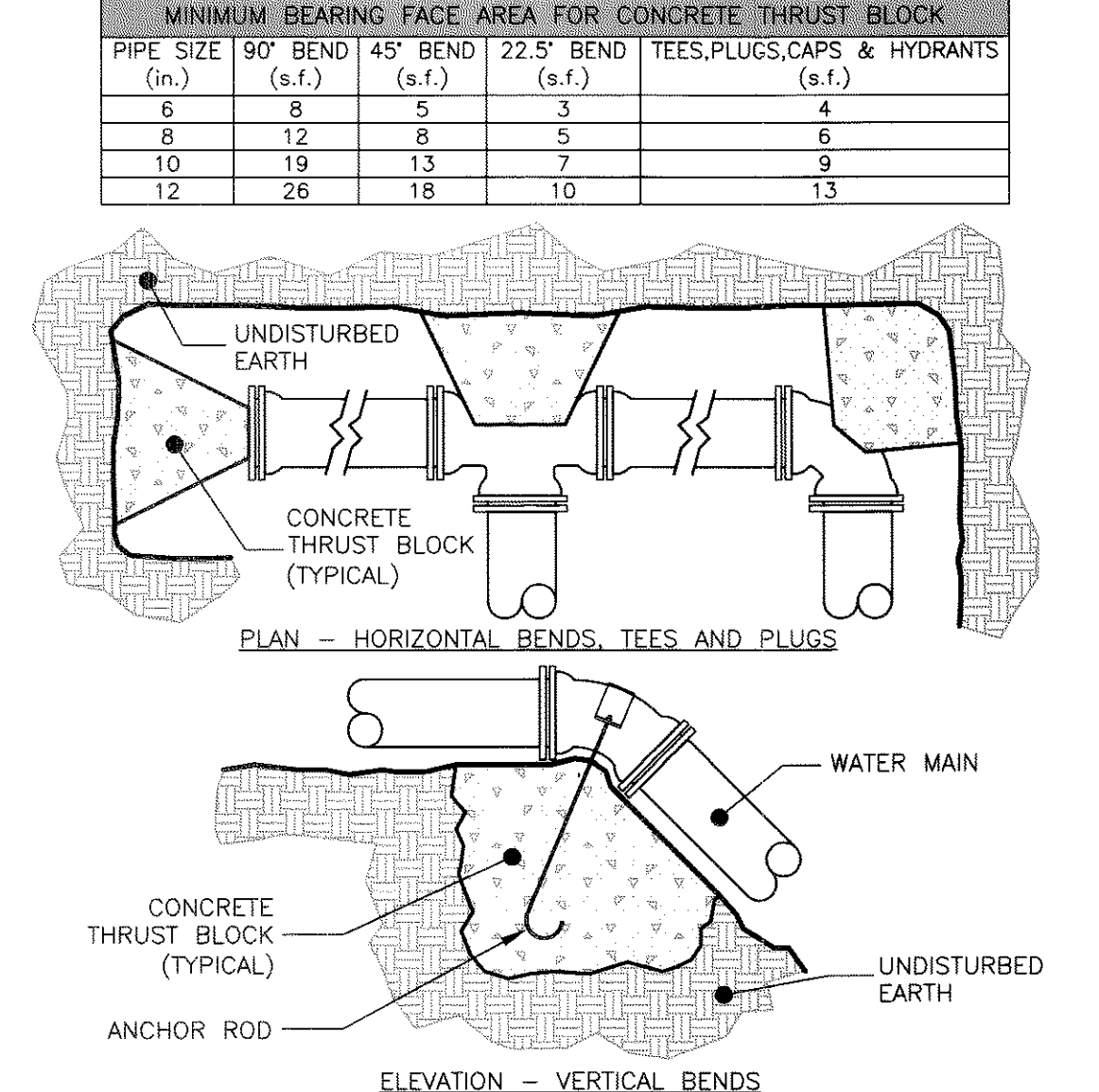
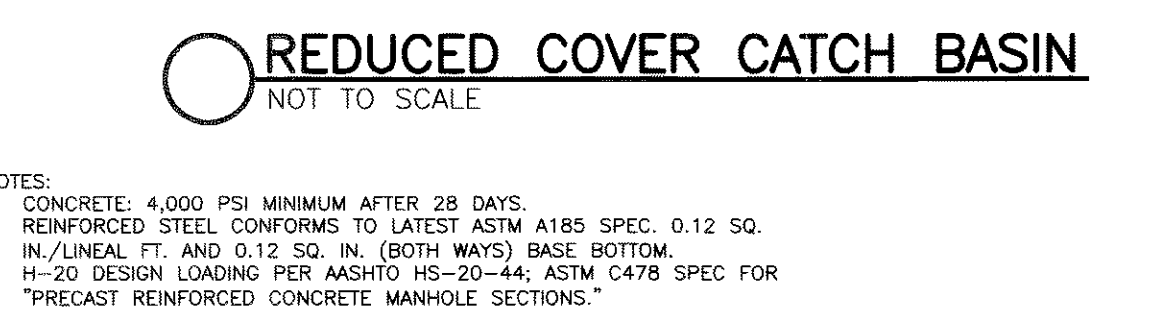
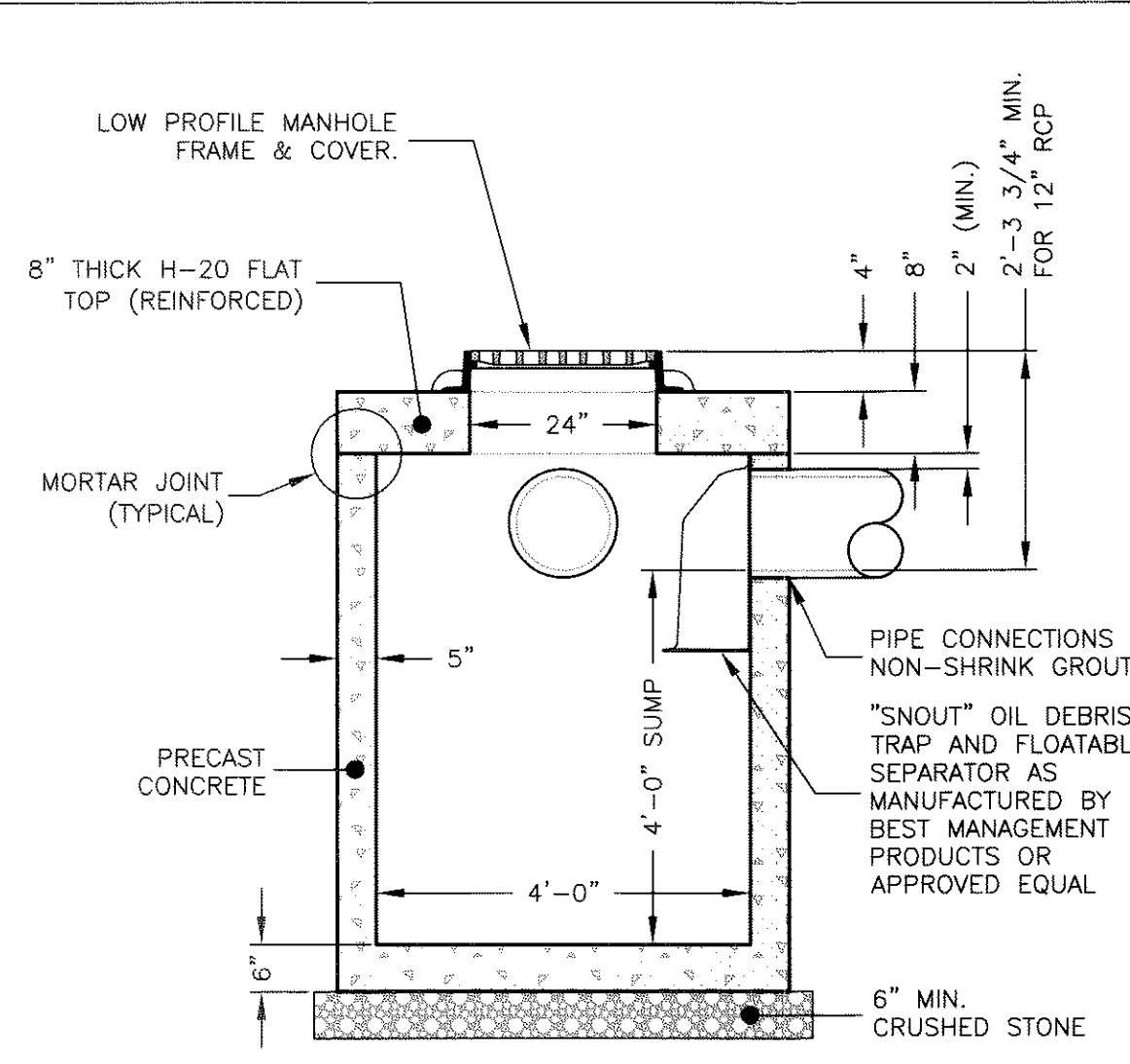
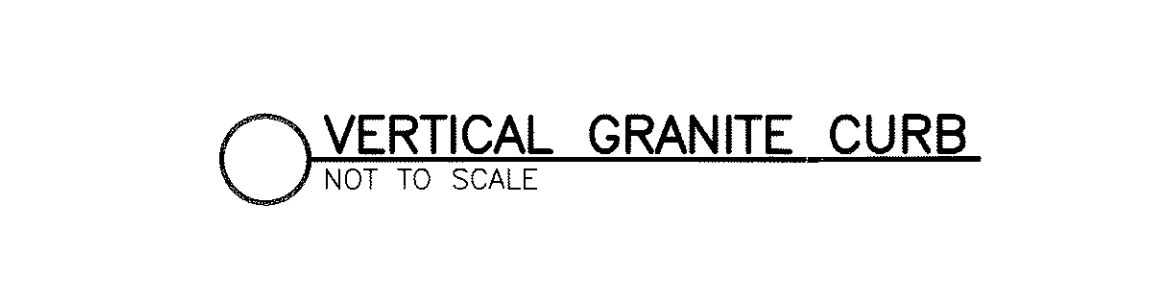
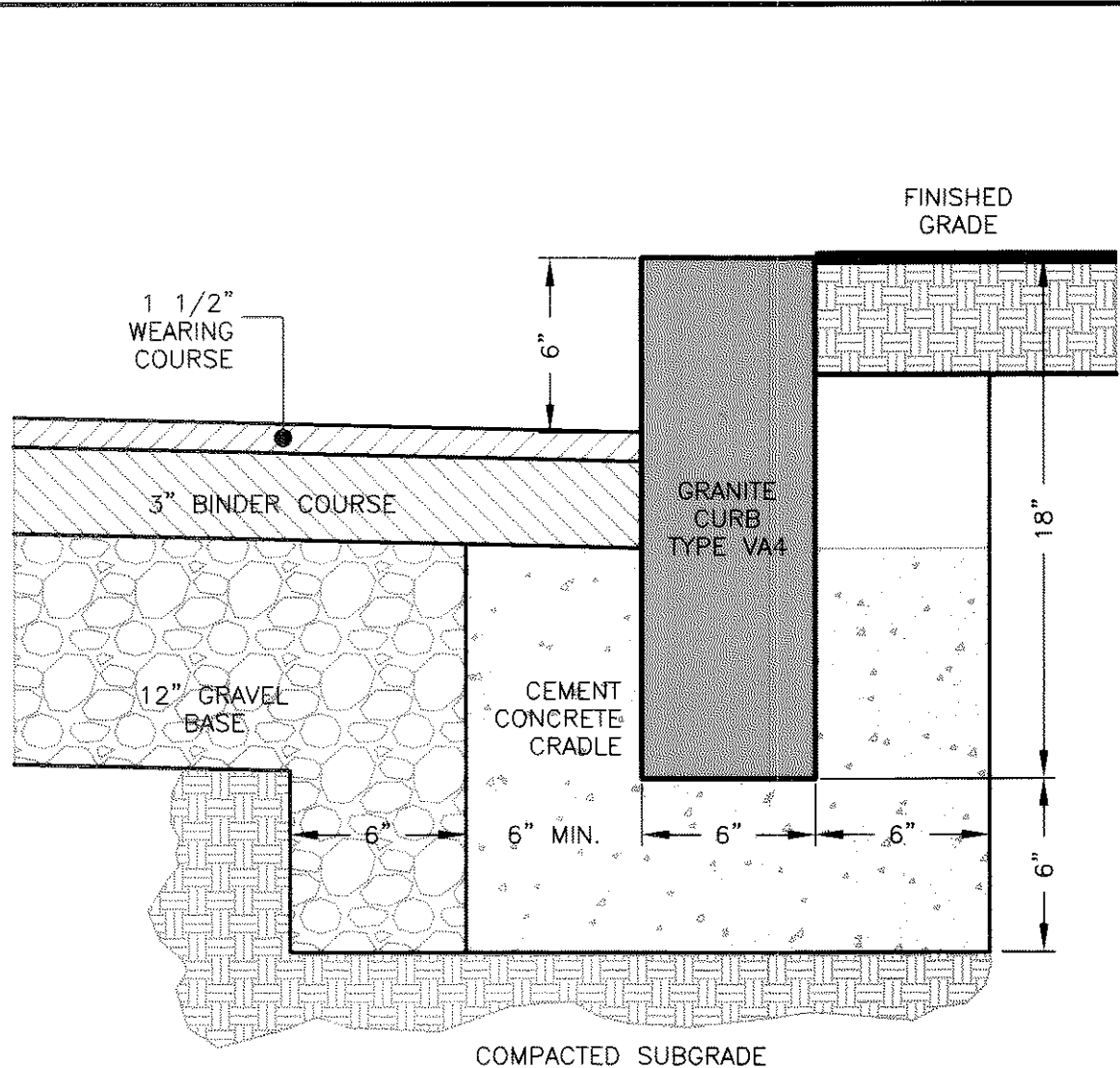
Applicant: DUC Residential, L.L.C.
603 Salem Street
Lynnfield, MA 01940

Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

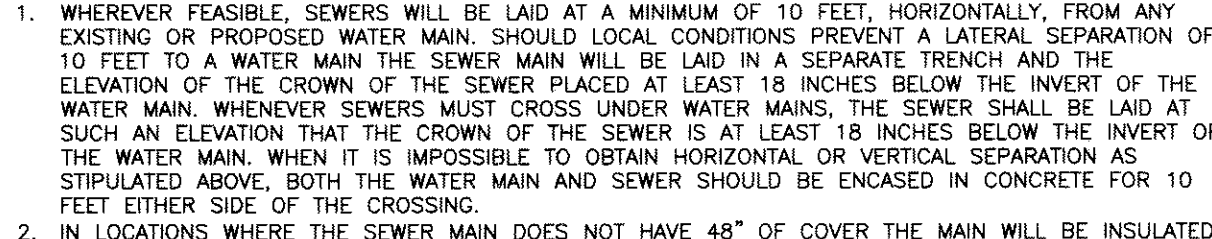
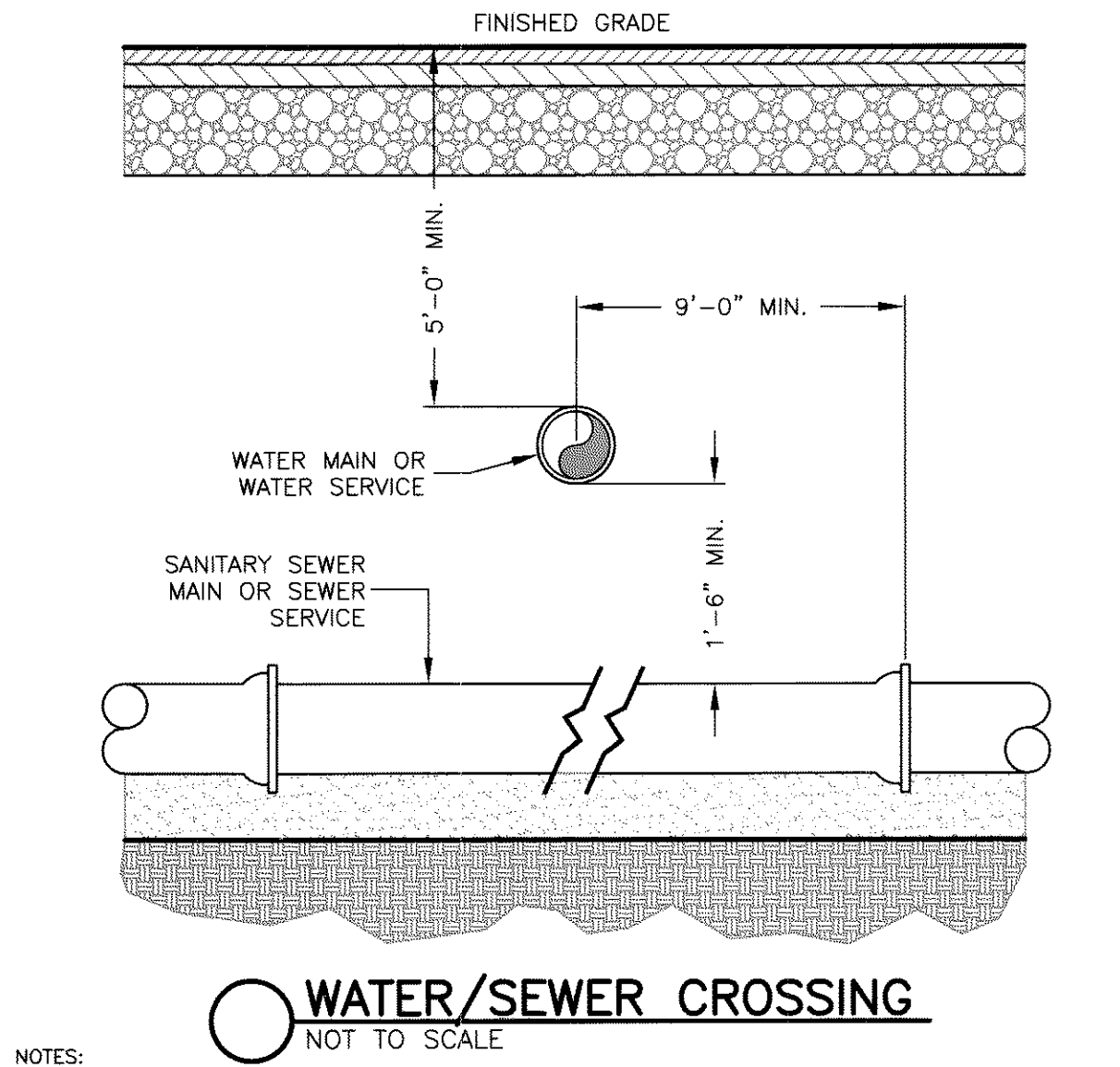
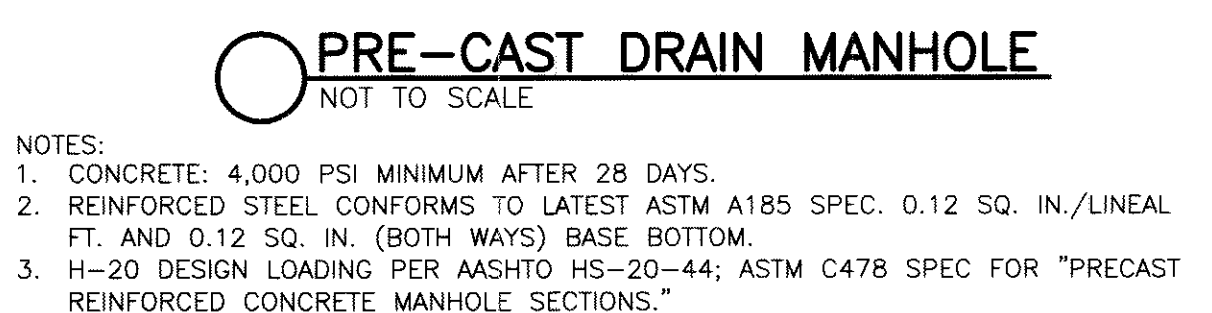
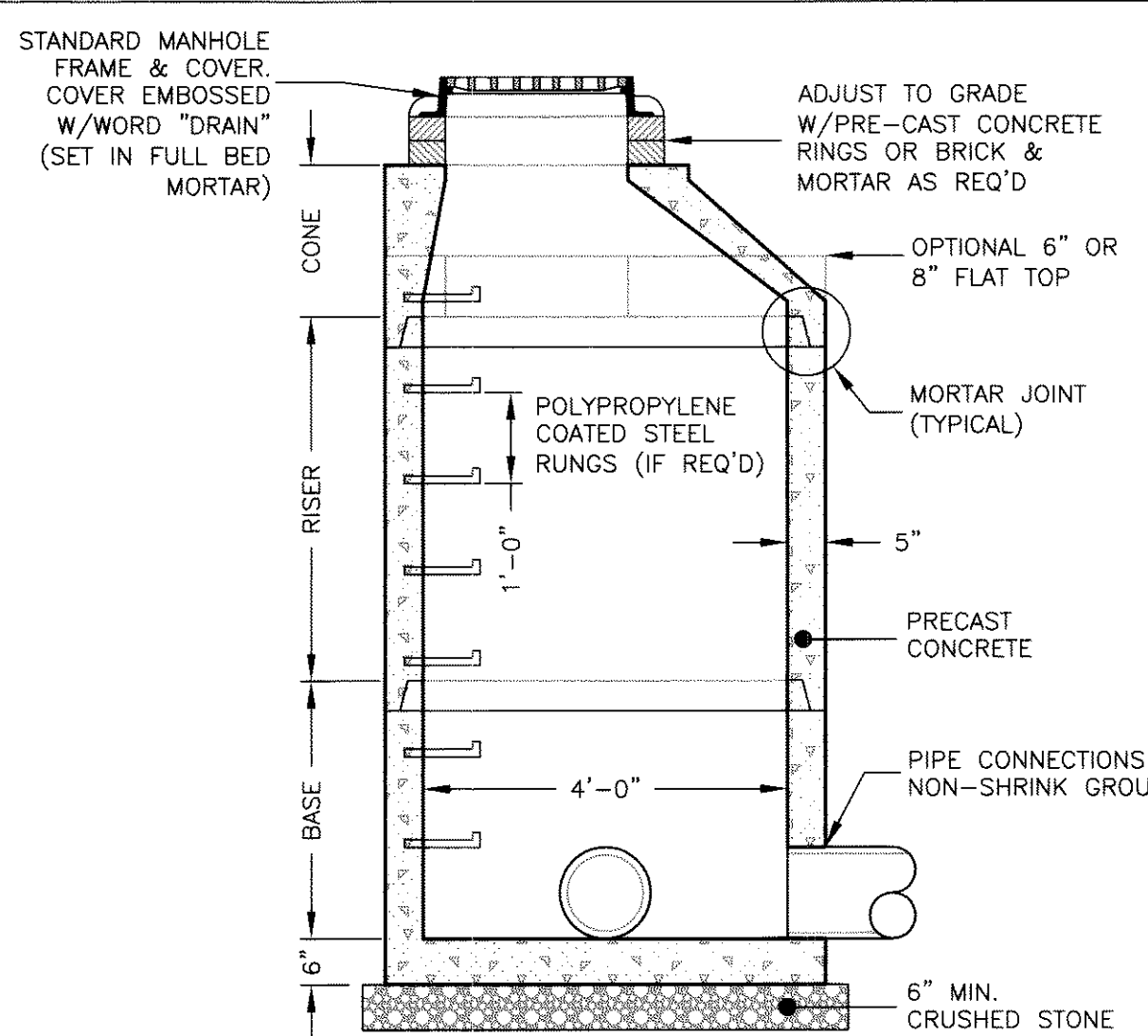
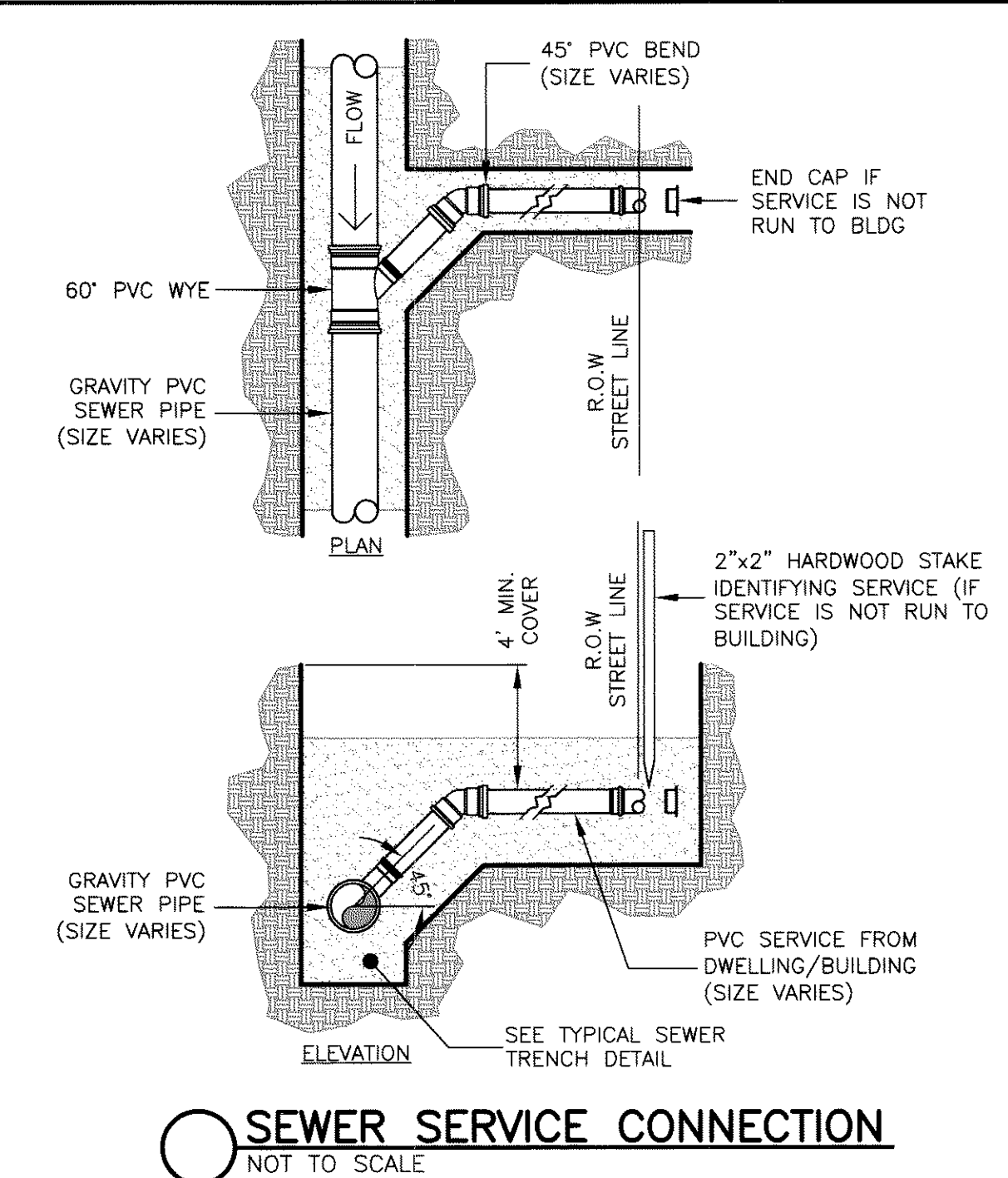
Scale: 1"=40'	June 6, 2014
BEVERLY PLANNING BOARD	Application Filed: <i>10/23/14</i>
<i>[Signature]</i>	Final Plan Filed: <i>10/16/14</i>
<i>[Signature]</i>	Hearing Date: <i>7/15/14 9/15/14 10/21/14</i>
<i>[Signature]</i>	Plan Approved: <i>10/21/14</i>
<i>[Signature]</i>	Plan Signed: <i>11/11/15</i>
UTILITY SHEET 1 OF 1	
SHEET 9 OF 11	



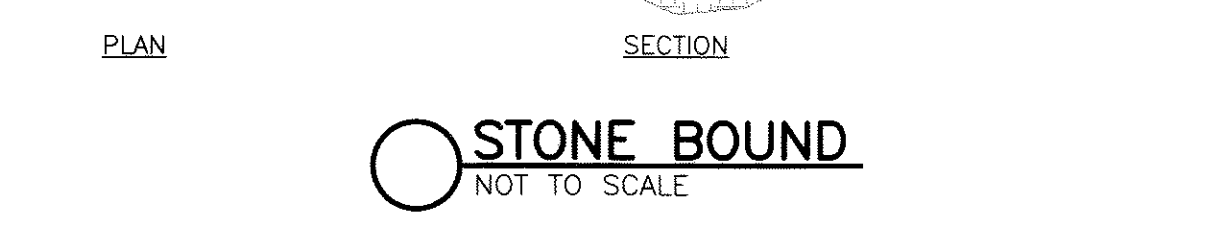
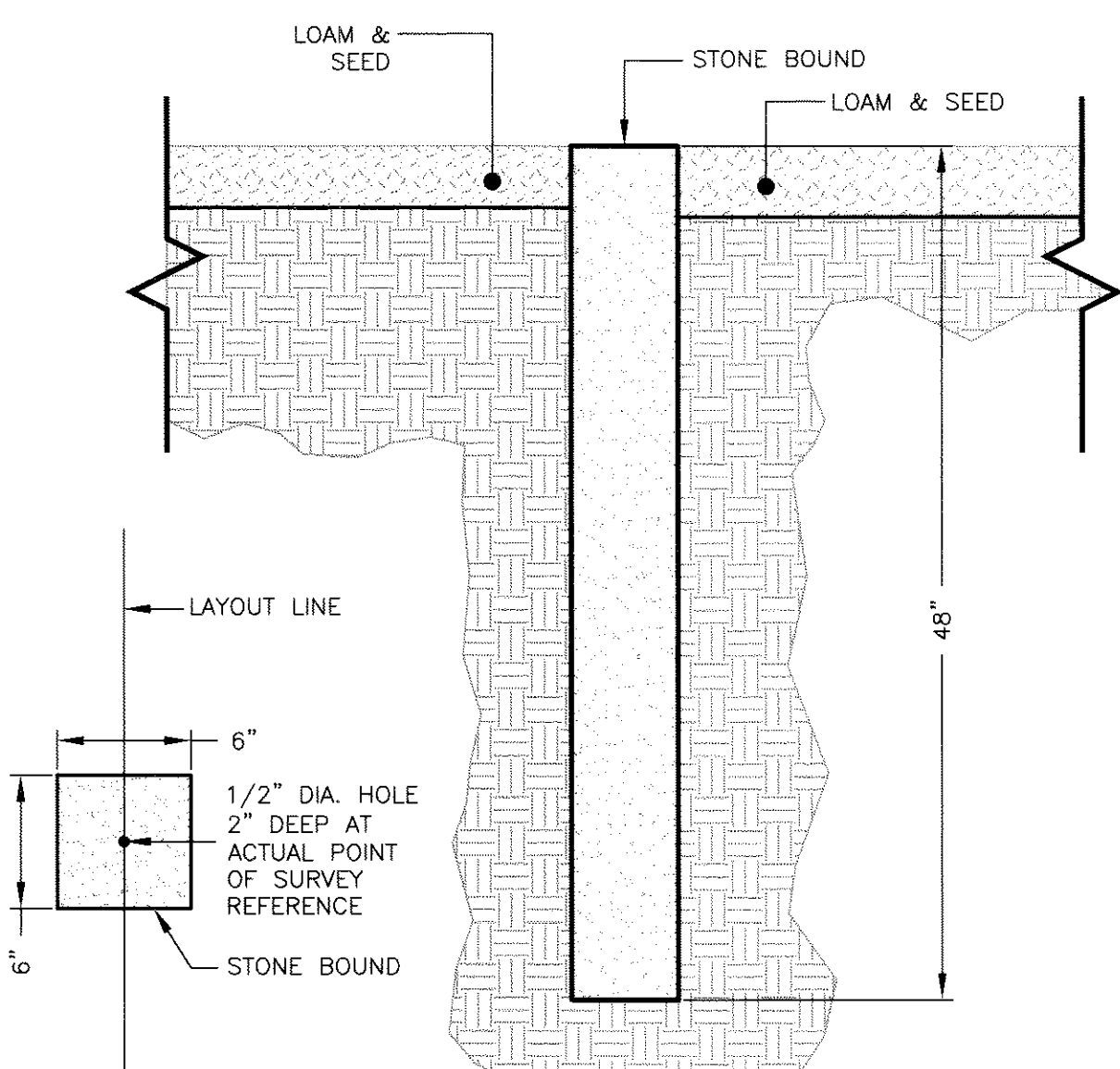
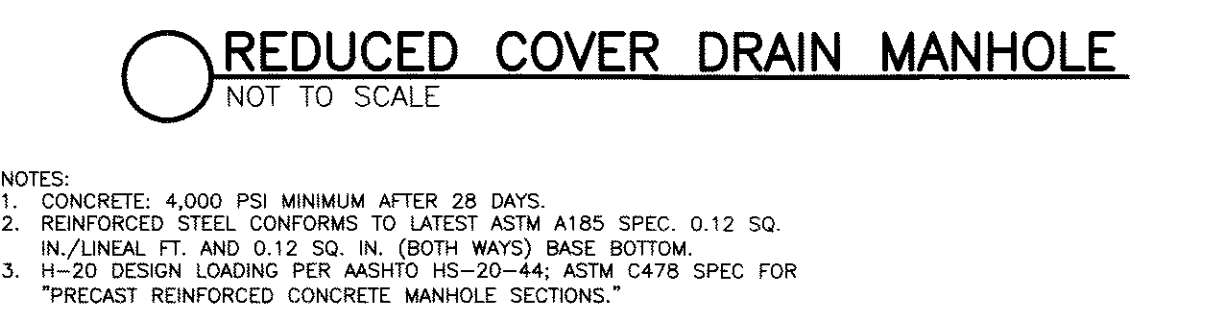
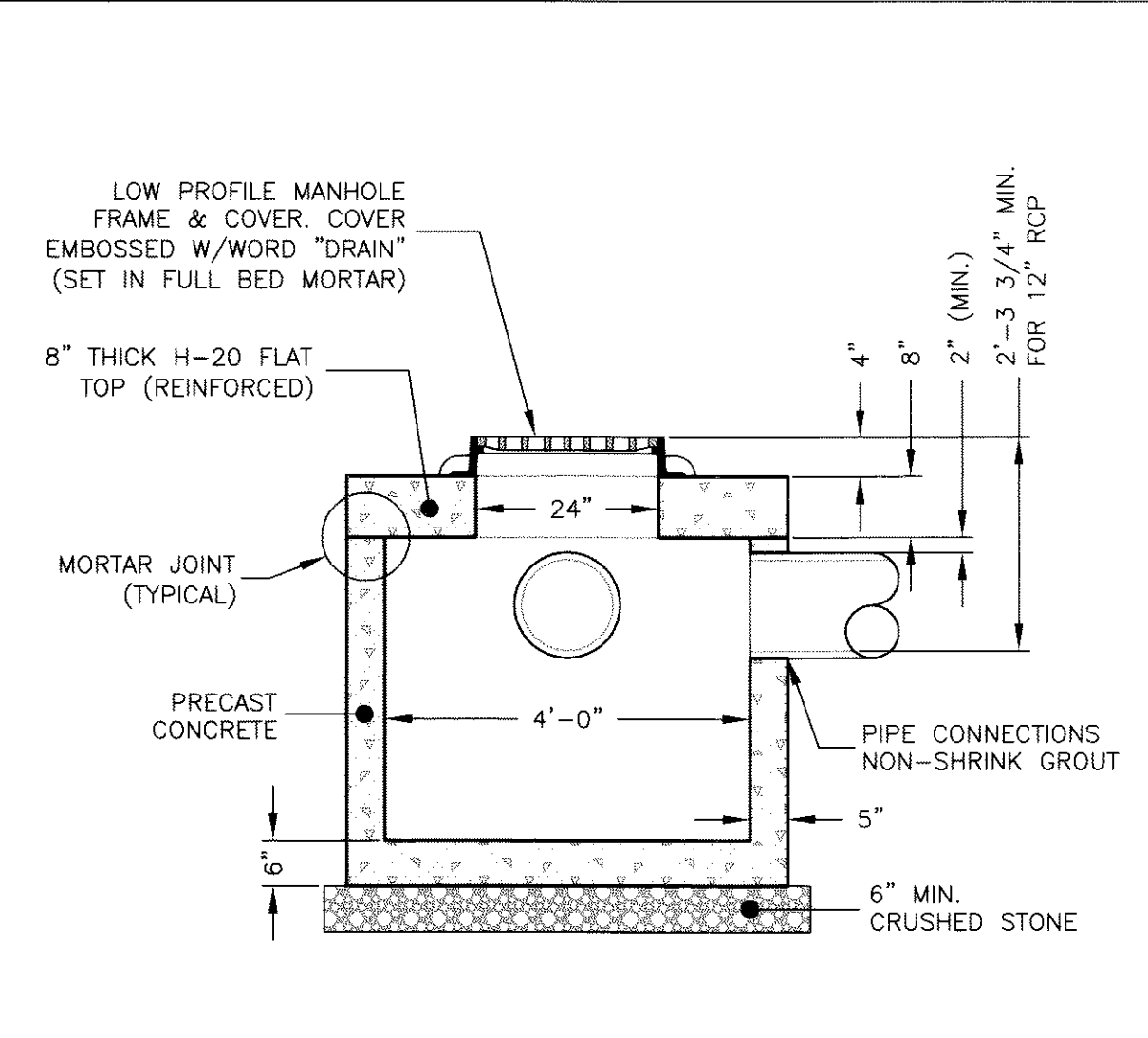
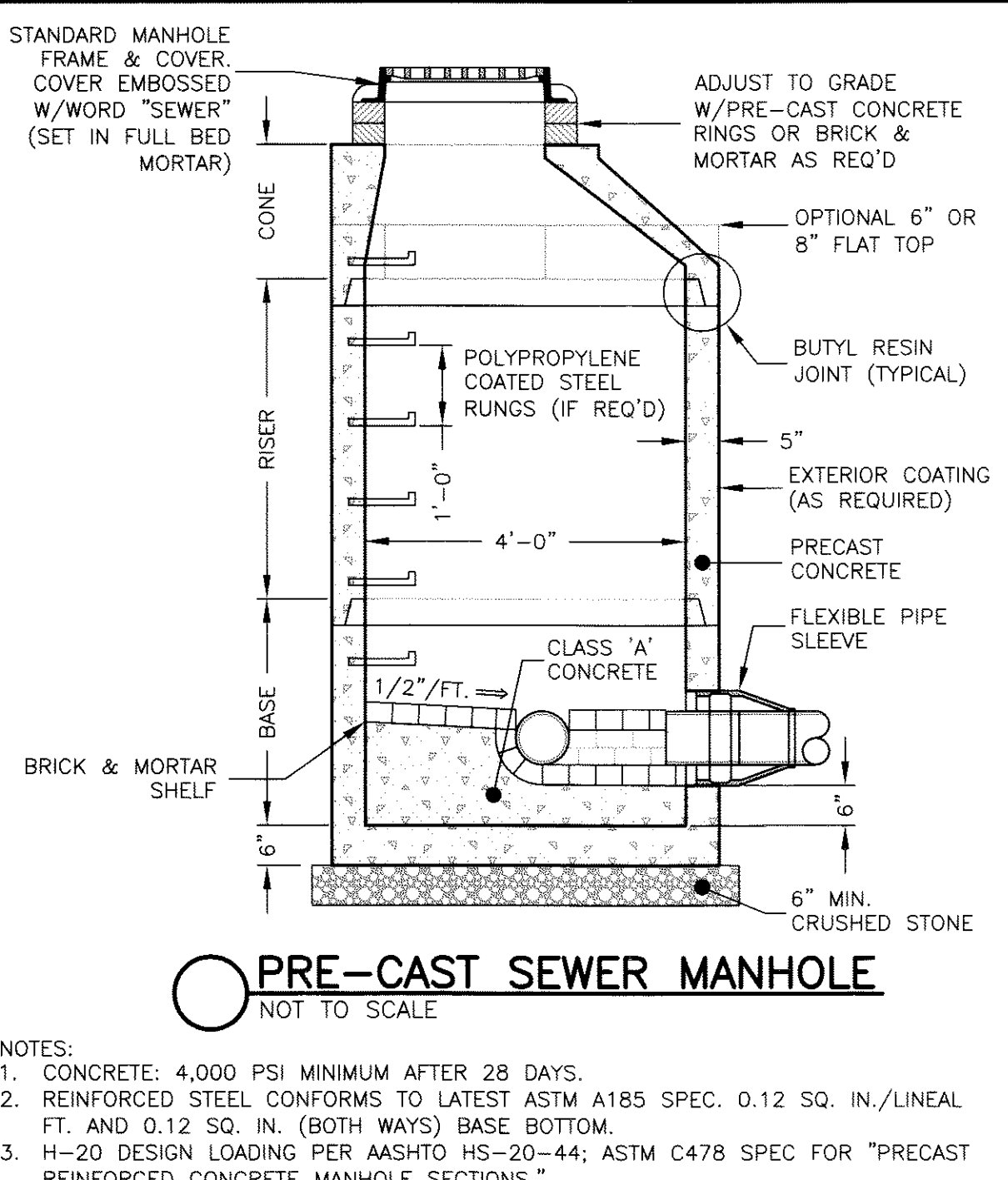
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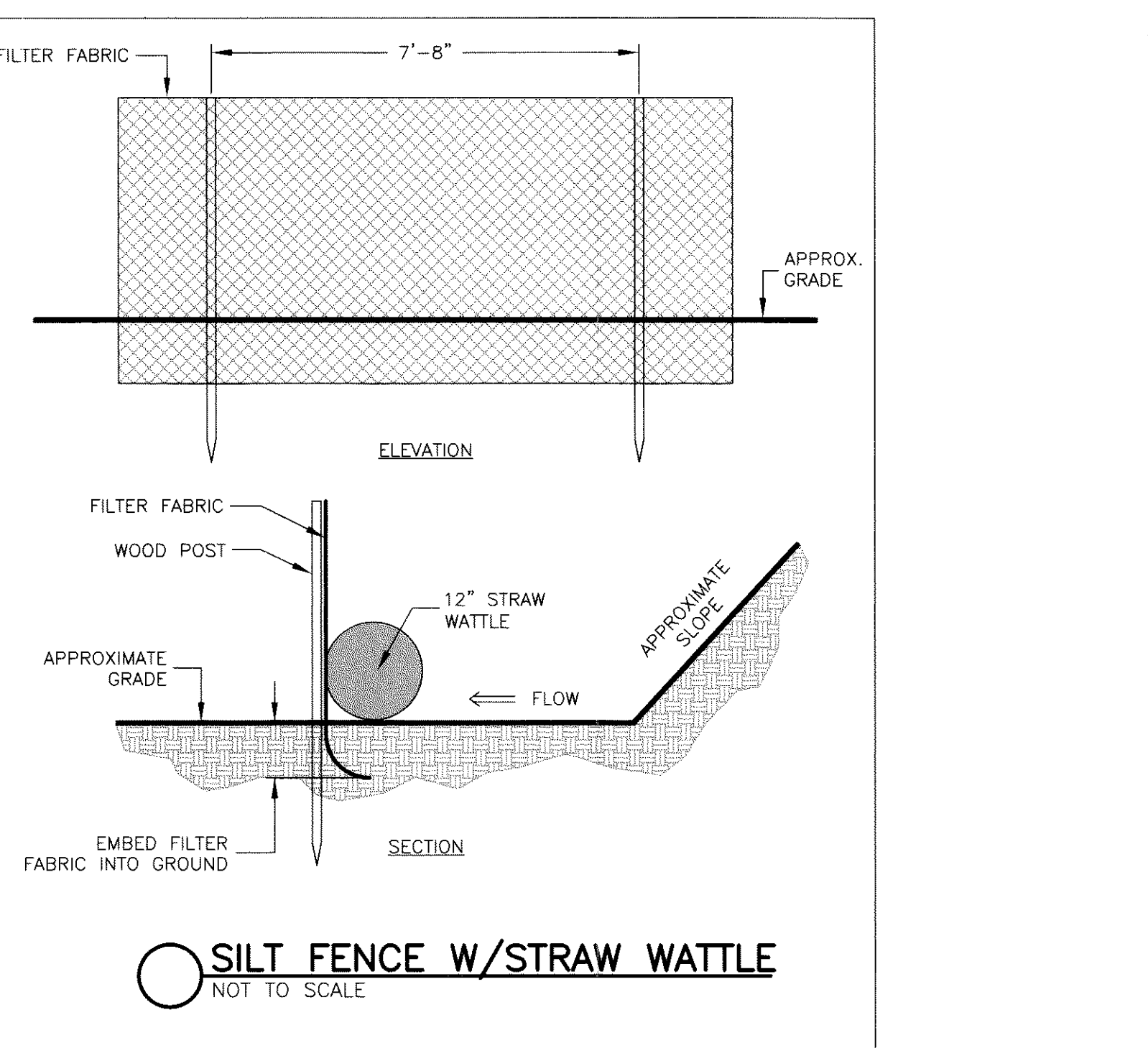
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73
446
11 P/S

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Paul P. Hayes
HAYES ENGINEERING, INC.

PLAN BOOK 446 PLAN 73
ESSEX REGISTER OF DEEDS So. Dist.
Received January 28, 2015
with CVMT, ESSEX
CROSSING
Re D33823 P167
Attest *J. J. O'Brien*
Register of Deeds
11 P/S



CLERK'S CERTIFICATION ON THE PLAN

DATE: *January 22, 2015*

I, *Kathleen Gaudy*, CLERK OF THE CITY OF BEVERLY, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen Gaudy
CITY CLERK

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2	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
No.	Revision	Date

OSRD SITE & DETAIL SHEET
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C.
P.O. Box 780
Lynnfield, MA 01940

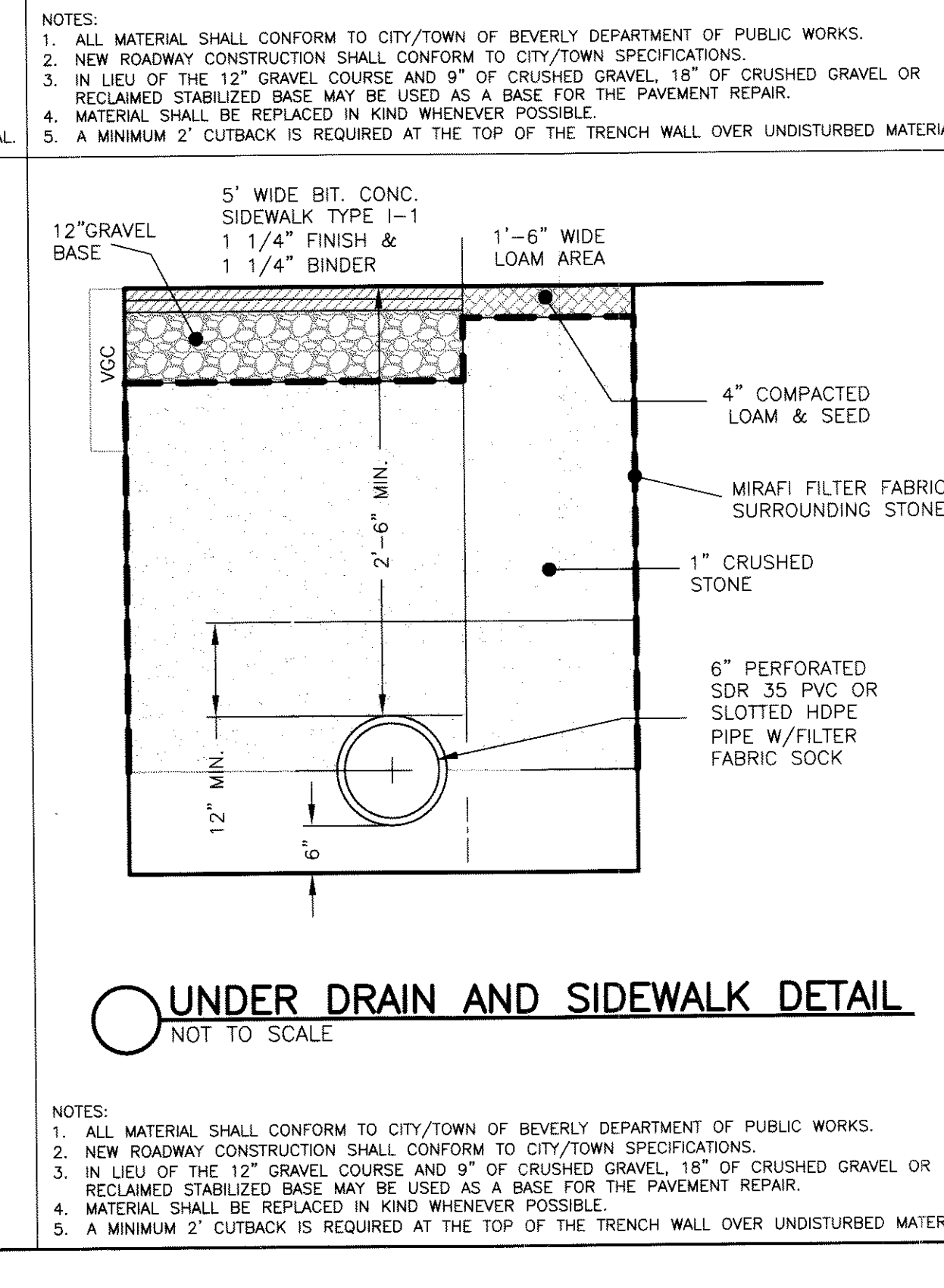
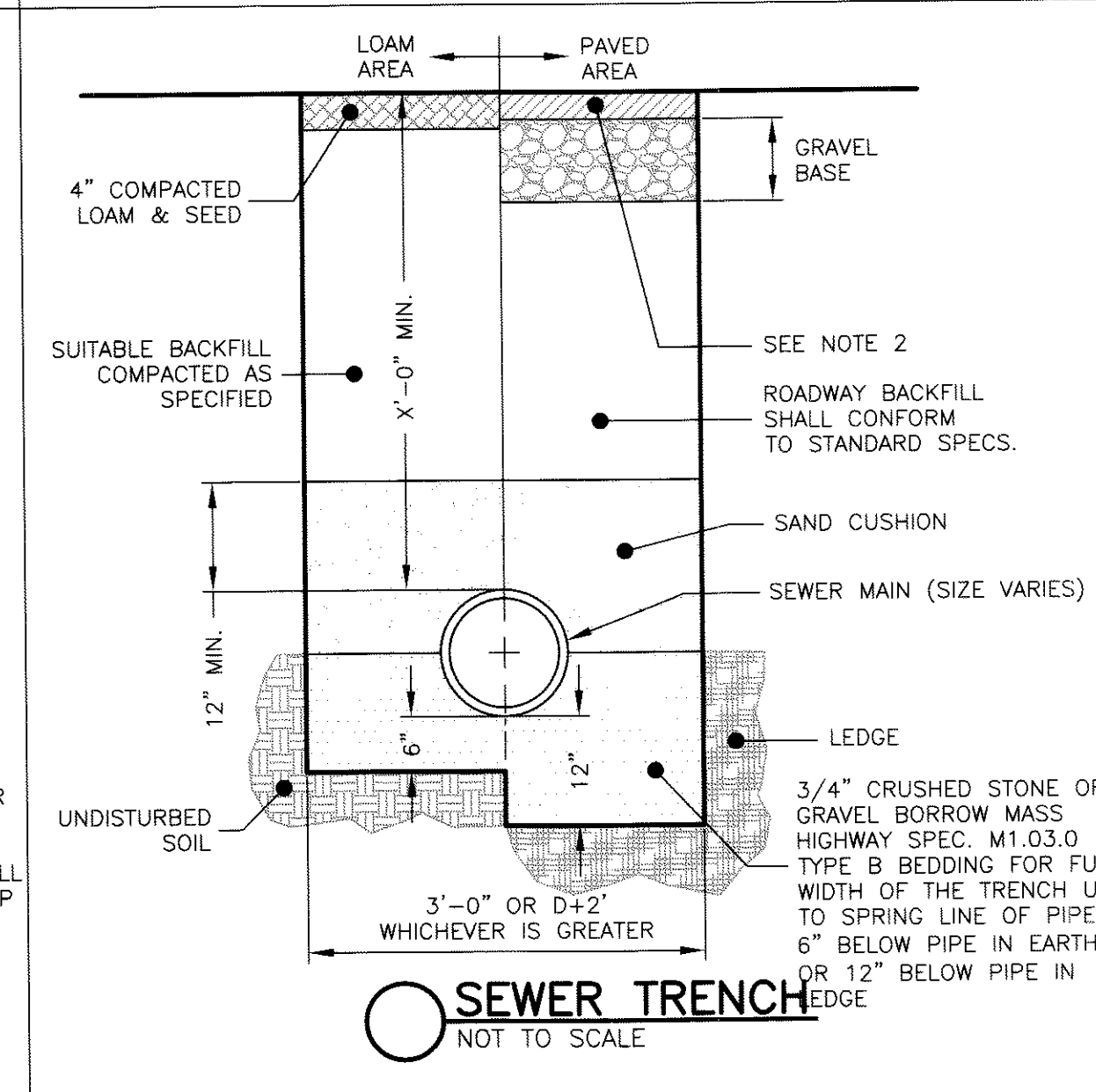
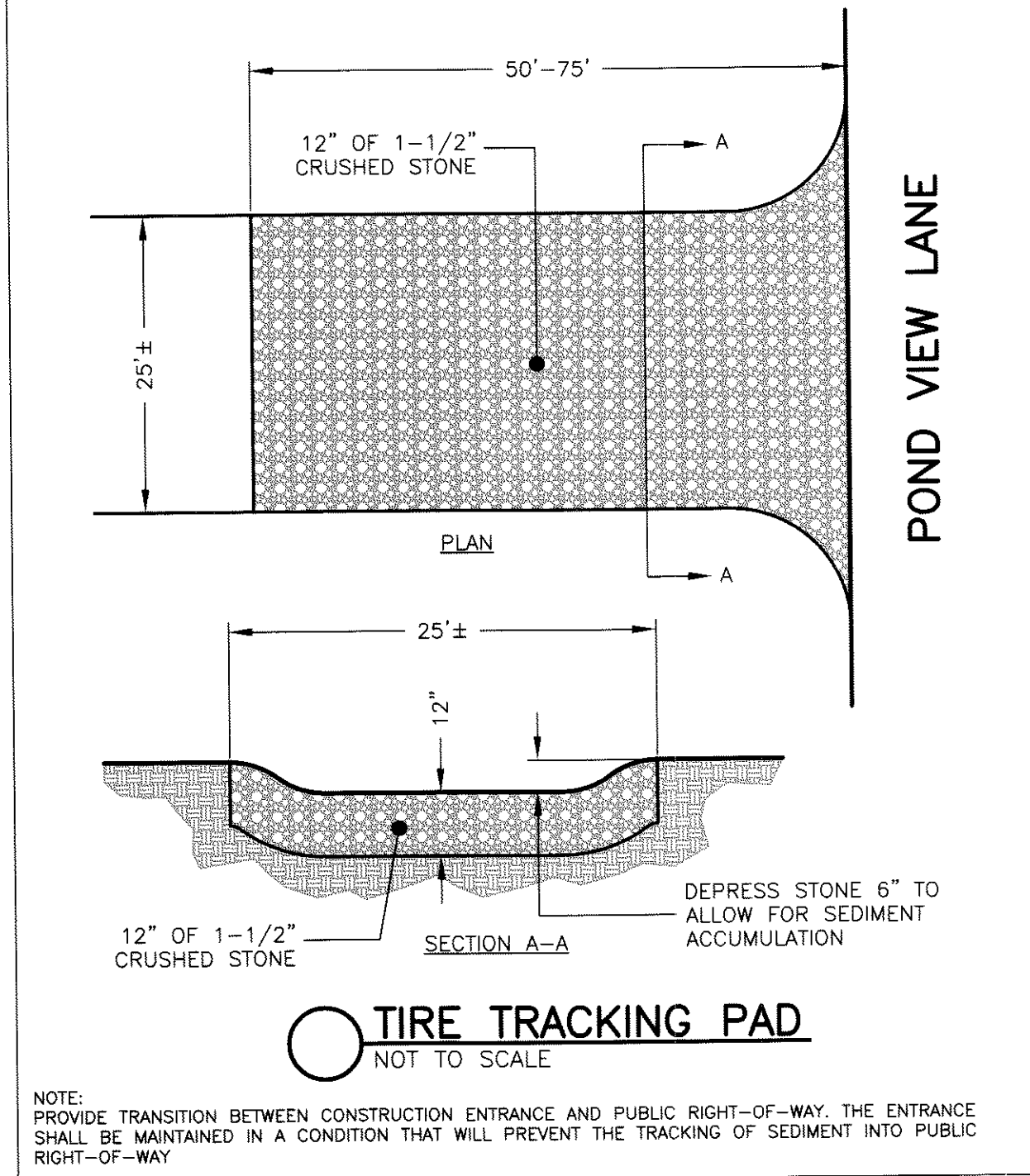
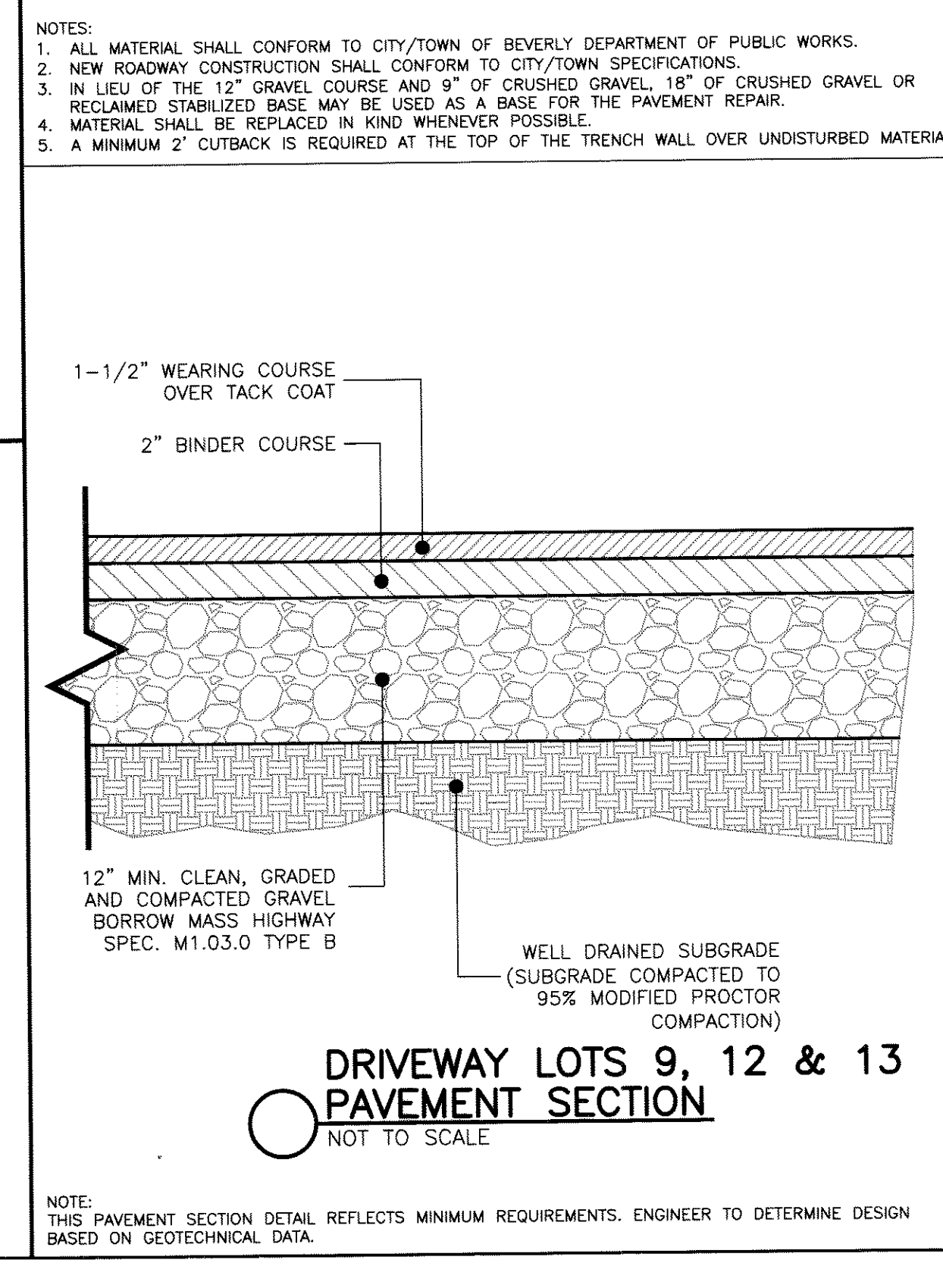
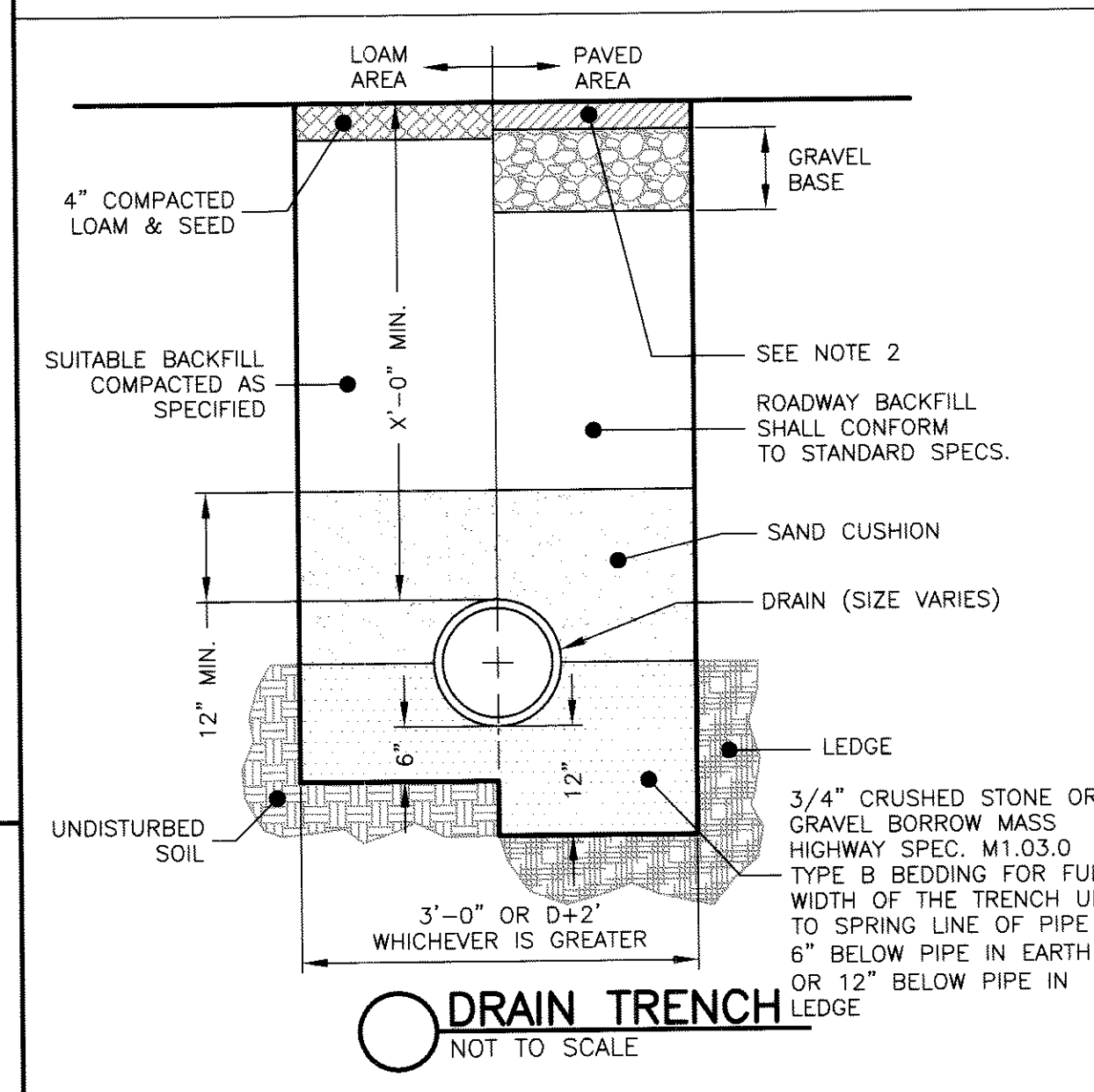
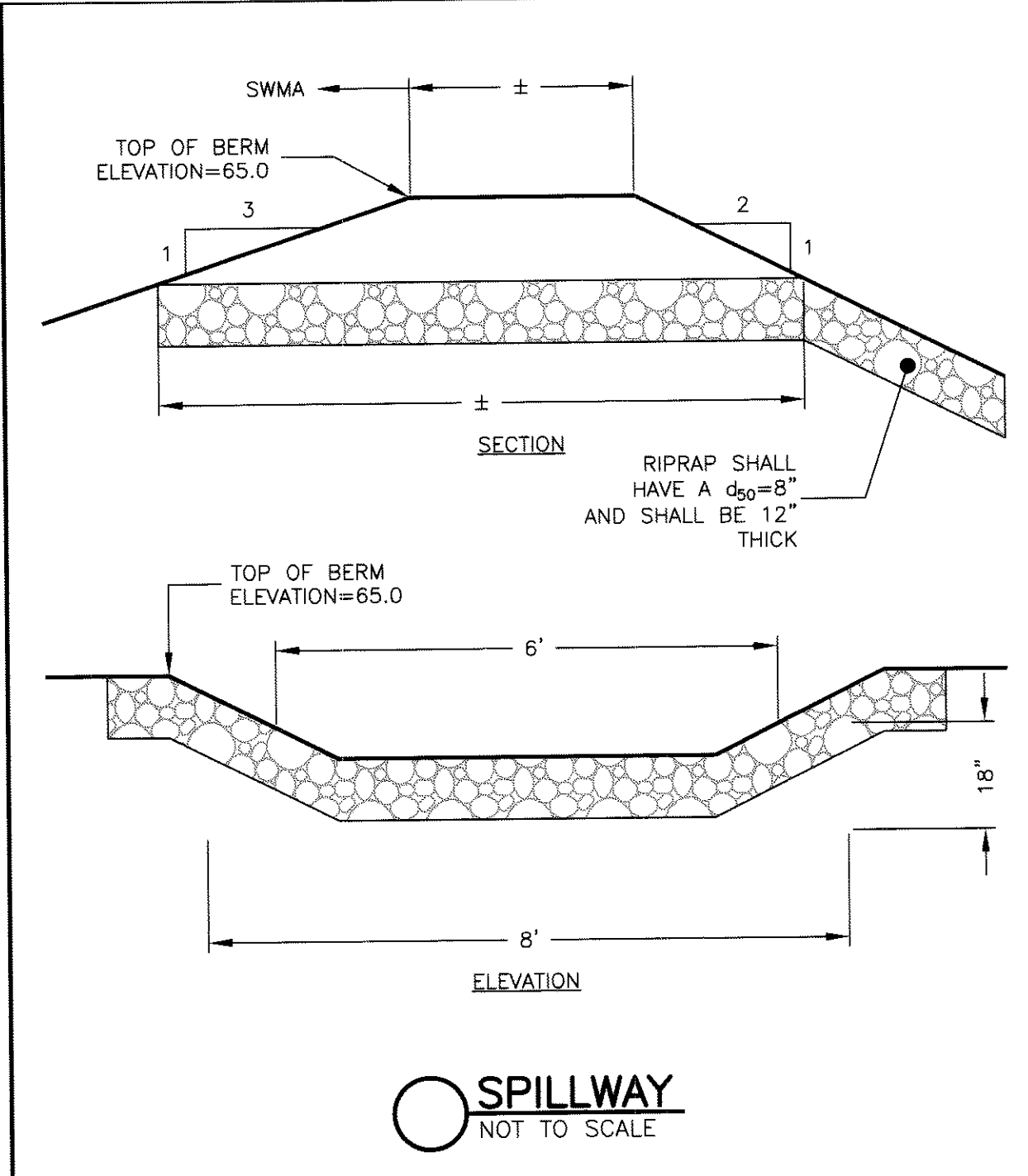
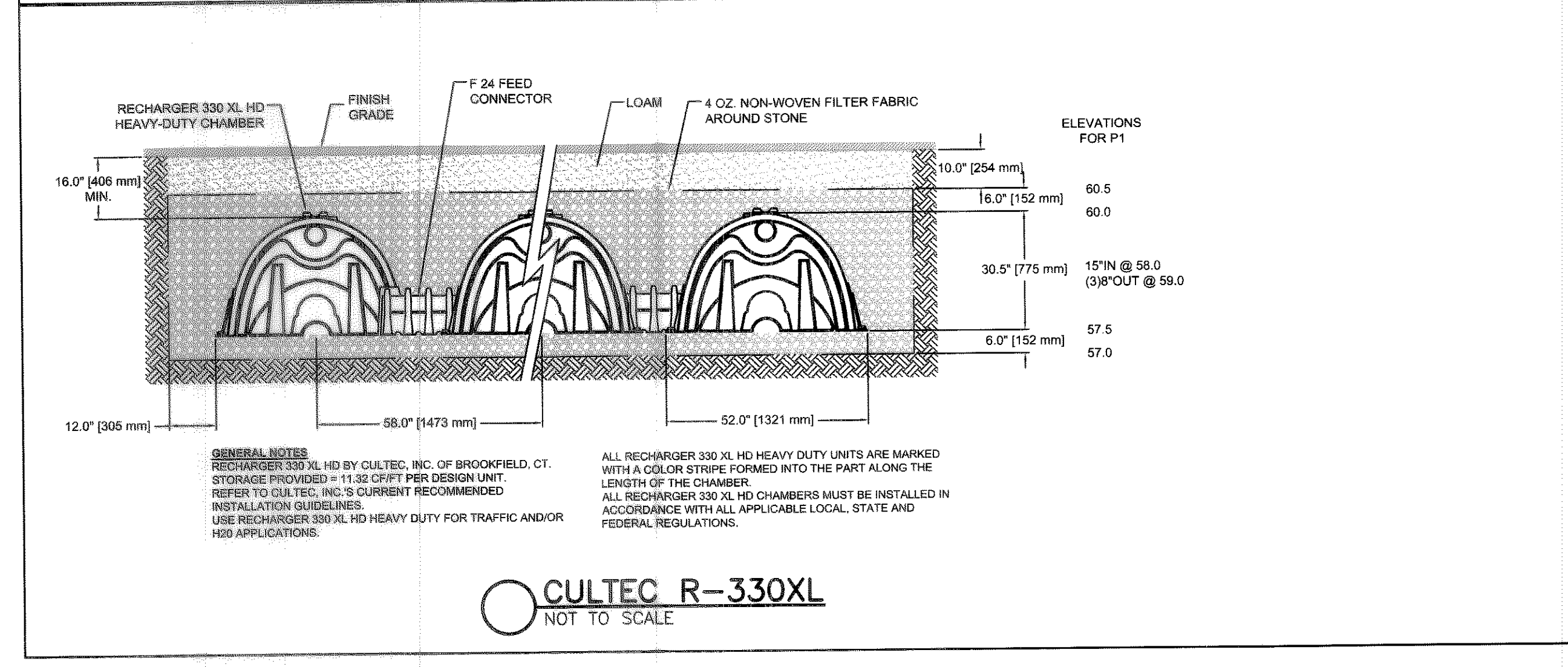
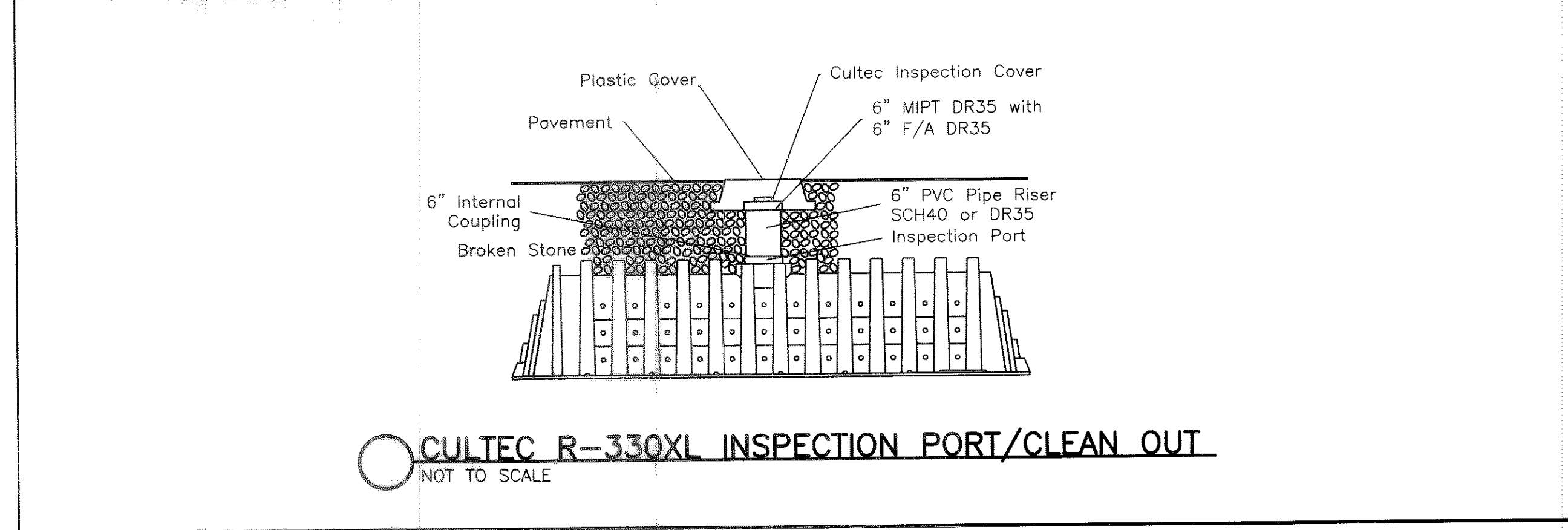
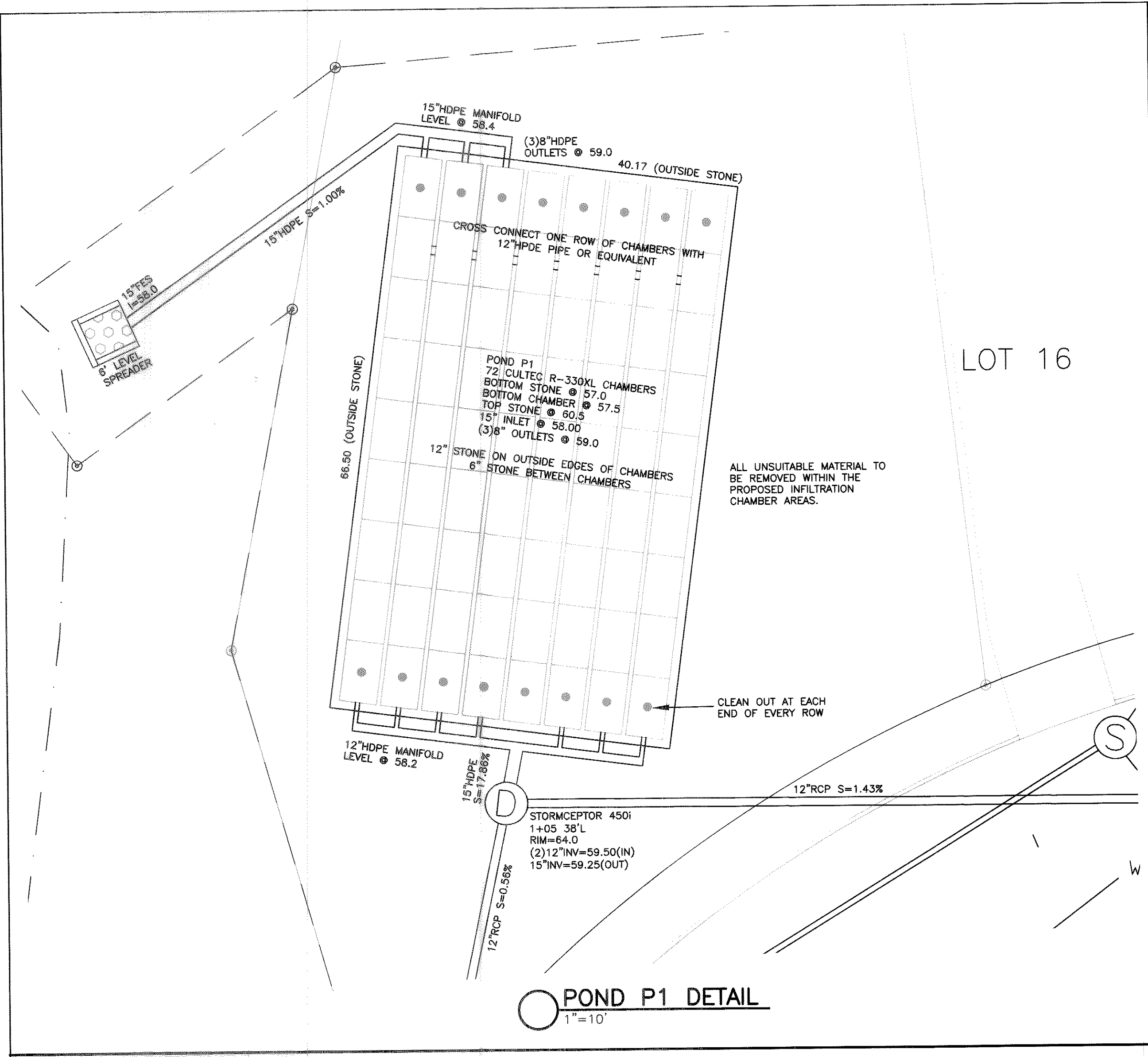
Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=AS SHOWN
June 6, 2014

BEVERLY PLANNING BOARD

Application Filed: *6/23/14*
Final Plan Filed: *6/23/14*
Hearing Date: *7/15/14*
Plan Approved: *7/15/14*
Plan Signed: *7/15/14*

DETAIL SHEET 1 OF 2
SHEET 10 OF 11



73
446
11/11

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Paul D. Hayes
HAYES ENGINEERING, INC.

PLAN BOOK 446 PLAN 73
ESSEX COUNTY OF DEEDS 3A DIST
Salem, Mass
Received January 28, 2015
WMA CUNT, ESSEX
CROSSING
Rec B 33523 P 167
Attest *J. L. G. 2015*
Register of Deeds
11/11

CLERK'S CERTIFICATION ON THE PLAN
DATE: *January 22, 2015*

I, *Kathleen P. Connelly*, CLERK OF THE CITY OF BEVERLY, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Kathleen P. Connelly
CITY CLERK

NOT TO SCALE

NOTES:

1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF BEVERLY DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

No.	City Engineers Comments	9/30/2014
1	Plan Title, Open Space Parcels & Engineering Comments	9/5/2014
2	Revision	

Seal 11/13/15

Hayes

0' 20' 40' 80' 120'

OSRD SITE & DETAIL SHEET
ESSEX CROSSING
BEVERLY, MASS.

Applicant: DUC Residential, L.L.C., P.O. Box 780, Lynnfield, MA 01940
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"=AS SHOWN
June 6, 2014

BEVERLY PLANNING BOARD

Application Filed: *6/23/14*
Final Plan Filed: *10/16/14*
Hearing Date: *7/15/14*
Plan Approved: *7/15/14*
Plan Signed: *7/21/15*

DETAIL SHEET 2 OF 2
SHEET 11 OF 11