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June 6, 2019

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Re: Definitive Minor Subdivision
40 Ellingwood Court
Beverly, MA

Dear Ms. Ellen Hutchinson, Chairperson

On behalf of Anthony P. Baltas attached please find the proposed Definitive Minor Subdivision for the property located at 40 Ellingwood Court, Beverly, MA. for your review and consideration.

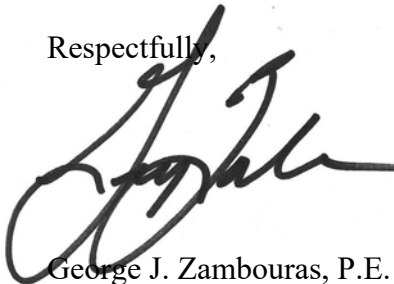
40 Ellingwood Court is an existing vacant 6,005 s.f. lot of record located on the westerly side of Ellingwood Court approximately 125 feet northerly of its intersection with School Street. Ellingwood Court is an existing roadway which is partially improved, and the purpose of the subdivision is to permit roadway improvements on Ellingwood Court of sufficient length as required by zoning to enable a residential dwelling to be constructed on the parcel.

The proposed subdivision project does not:

- Alter or extend the existing Ellingwood Court layout
- Create any new roadway layouts
- Create any additional building lots.

I look forward to explaining the project in detail during the public hearing.

Respectfully,



George J. Zambouras, P.E.

Definitive Minor Subdivision

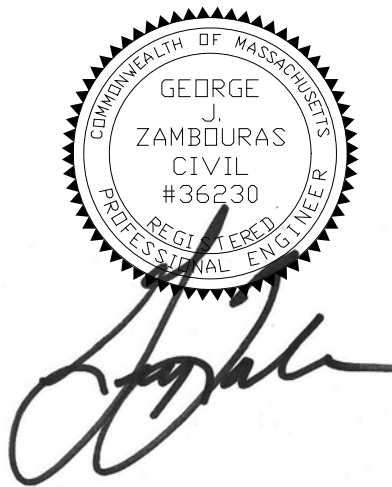
Proposed Roadway Improvements

40 Ellingwood Court

Beverly, Massachusetts 01915

Prepared For

*Anthony P. Baltas, Trustee
Fresh Water Real Estate Trust
23 School Street
Beverly, MA 01915*



Date: June 6, 2019

George J. Zambouras, P.E.
17 Noble Hill Road, Beverly, Massachusetts
(978) 922-0217

PROJECT SCOPE:

The purpose of the subdivision is to construct roadway improvements on Ellingwood Court of sufficient length as required by zoning to enable a single family dwelling to be constructed on the vacant parcel known as 40 Ellingwood Court.

The proposed subdivision project does not:

- Alter or extend the existing Ellingwood Court layout
- Create any new roadway layouts
- Create any additional building lots.

EXISTING CONDITIONS:

40 Ellingwood Court is an existing vacant 6,005 s.f. lot of record which has frontage on an unimproved portion of Ellingwood Court. The parcel is located on the westerly side of Ellingwood Court approximately 125 feet northerly of its intersection with School Street. The parcel is relatively flat and is presently used as an extended yard area for 23 School Street.

Ellingwood Court is a variable width roadway having a width of approximately 36.6' at its intersection with School Street and a width of 35 feet at the terminus of the layout. The roadway is improved for approximately 70 linear feet from School Street. An additional 40 linear feet is partially improved and provides access to the garage for 23 School Street. The remainder of Ellingwood Court is unimproved.

SITE CONDITIONS AND SOILS:

The vacant parcel is a relatively flat sloped lawn area and the unimproved portion of Ellingwood Court is moderately to steep sloped having changes in elevation from 48 to 58 feet. Within this portion of the roadway there several areas of exposed bedrock.

On site soil test were performed on July 19, 2018. The test revealed shallow ledge throughout the site ranging at depths from the surface to approximately 18" below grade. Within three of the four test pits evaluated the upper 1 to 2 feet of ledge was sufficiently fractured to enable removal with a backhoe. A log of the soil tests performed are included on sheet 2 of the project drawings.

Existing soils within site are identified by the United States Department of Agriculture Natural Resources Conservation Services (NRCS) as Urban Land. This soil type is typically used by NRCS in built out urban areas and lacks any detailed classification by NRCS. A copy of the NRCS Soil Report is included in the Stormwater Report.

PROPOSED IMPROVEMENTS:

The proposed Ellingwood Court roadway improvement project encompasses approximately 122 linear feet of a 16 foot wide roadway. This added length extends the limits of the improved roadway for the full length of frontage as required by zoning thereby enabling 40 Ellingwood Court to be recognized as a parcel with frontage on an improved way. The initial 40 feet of improvements

consists of widening and minor regrading of the existing paved surface. The remainder consists of complete roadway construction.

As the project serves only one single family dwelling; is located within a site containing ledge; and to minimize the effects of construction to the surrounding properties a 16 foot wide paved surface is proposed. Additionally, due to the limitations of the existing roadway layout in lieu of a circular turnaround a tee configuration turnaround for emergency access is proposed. A portion of this emergency access is provided via an access easement over the driveway to the proposed dwelling.

The project includes the installation of water and sewer services emanating from School Street as no main water or sewer lines exist within Ellingwood Court. Existing properties are serviced by overhead utilities and to reduce additional encounters with ledge a waiver is being requested to provide overhead utility service to the proposed dwelling.

ADEQUACY OF WAYS:

The project is located in the Goat Hill area of the City consisting primarily of single and two family residential dwellings. The roadways are comprised of 45 to 50 foot wide layouts having pavement widths of 28 to 32 feet. Most intersections consist of 90 degree angles.

A single family residential dwelling generates approximately 1 to 1.5 trips during peak hour. As the project provides for the addition of one single family dwelling the added peak hour trips generated by the project will have a negligible affect to existing traffic volumes or patterns and are easily supported by the existing roadway infrastructure.

Ellingwood Court intersects School Street at 90 degrees and at this location site distances are in excess of 200 feet thereby providing adequate vehicle site distances.

ADEQUACY OF UTILITIES:

Sewer mains servicing the site and area consist of 8" and 10" VC pipe which provides more than adequate capacity for one additional single family residence. The site is situated at elevation 48 to 50 and the water system servicing the area consist of 6" and 8" mains which provides more than adequate volume and pressure for one additional single family residence. Additionally, existing hydrants are located within 250 feet (over roadway measurements) of the site thereby providing sufficient access for fire services.

SUMMARY:

Due to the limited scope of the project I believe the above information is sufficient justification to address the adequacy of ways and utilities. Additional information and justification will be furnished as deemed necessary by the Planning Board.

REQUESTED WAIVERS FROM THE CITY OF BEVERLY

SUBDIVISION RULES AND REGULATIONS

The project consists of minimal roadway improvements within the existing layout of Ellingwood Court to provide sufficient frontage to the existing vacant parcel. As the site is constraint in size and is encompassed with bedrock the following waivers from the city of Beverly's subdivision rules and regulations are justified to minimize the effects of the neighborhood and are not detrimental to the intent of the subdivision regulations.

ARTICLE IV DESIGN STANDARDS

1. Section 375-14.c. - Streets: 50' row width
Ellingwood Court is an existing variable width layout having minimum width of 35 feet
2. Section 375-15.e.2 - Minor subdivision min. 24' pavement width
A 16 foot pavement width is proposed
3. Section 375-21 – Hydrants: hydrant to be located at end of street
Existing hydrants exist within 250 of site

ARTICLE V REQUIRED IMPROVEMENTS FOR APPROVED SUBDIVISIONS

4. Section 375-25.B - Roadway pavement width - 32 feet minimum
A 16 foot pavement width is proposed
5. Section 375-26.B.3 and 4 - Utilities: Underground telephone and electric
All utilities in area consist of overhead utilities and overhead utilities proposed to service site
6. *Section 375-27 - Sidewalks
No sidewalks are proposed
7. *Section 375-28 - Curbs and berms-a: granite curb
No curbing is proposed
8. *Section 375-30 - Trees
No street trees are proposed
9. Section 375-31 - Monuments
No granite monuments proposed
10. Section 375-33 - Street lights
No lights proposed
11. Section 375-34 - Fire alarm system
No fire alarm system proposed

*Note: Items 6,7 and 8 are not required for Minor Subdivision unless required in exceptional circumstances.