



October 20, 2020

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: Definitive Subdivision Plan for
Livingstone Avenue Improvements
Map 9, Lot 370, 371, and 372**

Dear Planning Board Members:

In response to comments made at the October 6th public hearing for the subject project, we transmit herewith an updated Site Plan (Sheet C-2, revision 2, dated 10/20/20), a revised page O&M-2, and provide clarifying information regarding the Homeowner Association. The plan revisions are summarized below:

- 1.) Two (2) street trees were added along Livingstone Avenue, one each in front of Lots 1 and 2.
- 2.) Three (3) additional "No Parking" signs were added along the roadway. A total of four (4) "No Parking" are proposed along Livingstone Avenue;
- 3.) A note was added to save the 18" maple tree at the property line between Lot 1 and #11 Porter Terrace;
- 4.) The graded depression at the end of the cul-de-sac was removed

As discussed this date with the Eric Barber, P.E., City Engineer, the Operation and Maintenance plan for the drainage system was modified to reduce required street sweeping from monthly to semi-annually. The revised O & M page is enclosed.

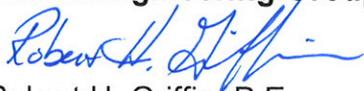
Cost sharing for the Homeowner Association (HOA) will be based on the number of improved lots. For example, assuming no house is constructed on Lot 3, HOA costs would be split between Lots 1 and 2.

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We trust the above is satisfactory. Should you have any questions or comments, or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Griffin Engineering Group, LLC



Robert H. Griffin, P.E.

Enclosures: Sheet C-2, revised October 2020;
Operation and Maintenance Plan (pg. O&M-2 only),
revised October 2020;

Cc: B. Marks, 7 Porter Terrace, LLC
E. Barber, P.E, City Engineer
E. Lomas, Esq.

Throughout construction, haybales and siltation controls are to be placed around drain inlets and low points in the excavation to prevent silt from entering the drainage system. These controls are to be inspected daily and maintained throughout the duration of the construction phase. Whenever sediment depths accumulate to a depth of six-inches next to the barrier, the sediment is to be removed.

The contractor shall install non-woven geotextile fabric between the frame and grate of catchbasins during construction to capture sediment. The fabric shall be maintained and sediment removed as needed throughout construction.

Home Construction Phasing: Construction shall proceed in the following sequence.

1. Install Erosion Controls downhill of work areas. Inspection and maintenance of these Erosion Controls is required throughout the project as detailed below.
2. Clear & Grub lots only as needed.
3. Install construction entrance (rip rap apron) along street line. Install gravel drive for construction vehicles.
4. Excavate foundation hole and install foundation.
5. Backfill around the foundation, install building utilities, and rough grade site. Construct structure.
6. Install driveway and landscaping.

Part II: Post-Development Controls

1). Inspections. Inspection of the drainage system components are to be performed by the System Owner during the first year of operation on a quarterly basis. The inspection frequency can be reduced after the first year to annual inspections provided that the quarterly inspections do not indicate the need for more frequent inspections. If more frequent inspections become appropriate at any time, they shall be implemented. Inspections shall be documented by taking necessary notes, measurements, photographs, and retaining service receipts. The following inspections are required of the system owner.

Roadway - Remove debris from the roadway as it accumulates, as part of normal site clean-up. Weekly patrolling for litter is recommended. Sand from ice control shall be removed twice per year via a street sweeper. Significant oil leaks shall be swept up and disposed of using oil-absorbent material as they are discovered. Any oil spills or leaks that reach the catchbasins must be reported