

Definitive Subdivision

Standley Street Gardens (An Open Space Residential Design)

Beverly, Massachusetts

Prepared for:

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SUITE I

STONEHAM, MA 02180

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Introduction and Background

The proposed site design is shown on a plan set titled: Definitive Subdivision Plan Standley Street Gardens, dated: July 9, 2015, prepared by: Marchionda & Associates, L.P.

Project Description

The land to be developed is an approximately 6.27 Acre tract of land made up of two parcels identified by the City of Beverly Assessor's office as Parcels 58-1B and 58-2.

Parcel 58-1B is an approximately 3.97 Acre parcel that is currently undeveloped with the exception of a path that extends along its northerly edge from Standley Street to the City of Beverly land located to the west of the locus parcels. Parcel 58-1B is hilly, wooded terrain with a Bordering Vegetated Wetland located at its southwesterly corner. This wetland covers approximately 50 square feet of the parcel.

Parcel 58-2 is an approximately 2.3 Acre parcel that is the former site of a Garden Center. There is an existing single family dwelling, driveway, parking area, multiple concrete foundations that are presumably remnants of greenhouses and paths interconnecting the foundations. The site is currently abandoned and becoming overgrown. Along the northerly edge of the parcel, there is a drain line that conveys storm water runoff from Standley Street to a wetland located at northwesterly corner of the parcel. This wetland covers approximately 6040 square feet of the parcel.

The parcels lie within the R-22 zoning district. The proposed development is to consist of 8 Single Family Homes in an Open Space Residential Design (OSRD) Subdivision pursuant to the City of Beverly Zoning Ordinance Chapter XXXVIII §38-24.B. Approximately 3.76 acres of the tract is to remain open space. The plan proposes an approximately 400' long road with a cul-de-sac to provide access to the lots along with water, sewer and electrical utilities to provide service to the proposed dwellings. Associated with this project is the extension of a sewer main in Standley Street. Currently, there is a variable width right of way that runs across parcel 58-1B from Standley Street to the City of Beverly land known as Parcel 58-1A on the city GIS map. This easement is to be terminated and a new access path provided extending from the end of the proposed road across the proposed open space to the City land.

Project History

An initial review was brought before the City of Beverly Planning Board where numerous conceptual designs were discussed. After input from the City of Beverly Engineering Department, Planning Board, Conservation Commission, and Open Space &

Recreation Committee the OSRD Concept 4A plan was settled upon as the preferred plan. A copy of this his conceptual plan is included herein as Figure #1.

As part of the initial review a yield plan was submitted to the Planning Board. The purpose of the yield plan is to determine the number of lots that could be placed upon the tract under a conventional subdivision. Per the yield plan, eight (8) lots were able to fit on the parcel in compliance with the underlying R-22 zoning dimensional requirements and criteria. See Figure #2 for a copy of the yield plan.

Compliance with Land Area Dimensional Regulations

Per the submitted yield Plan and pursuant to §38-24.B.VI of the Zoning Ordinance, 8 lots are permitted as part of the OSRD.

Per §38-24.B.VI.3.bvii, at least 50% of the tract is to be undisturbed area. Of the 6.27 Acres of total tract area, approximately 3.32 Acres is to be undisturbed area. This produces a ratio of 53%. See Figure #3 for the Undisturbed Area Exhibit

Per §38-24.B.VIII.1, at least 50% of the Buildable Area within the tract shall be open space. Of the total tract area, approximately 1.65 Acres fall within areas inside of the 25' wetland buffer or in areas of slopes greater than 20%. After removal of these areas, approximately 4.62 acres of the tract are considered Buildable Area Per §38-24.B.VIII.1.b. 50% of the buildable area yields a required open space area of approximately 2.31 Acres. The proposed development provides for 3.76 acres of open space. See Figure #4 for the Buildable Area Exhibit.

Roadway Design

§38-24.B.VII.5 allows for a reduction in the required right of way dimensions. The proposed right of way width will be 40' wide, and the roadway width will be 24'. This is a reduction in the dimensions required by the City of Beverly Subdivision regulations of a 50' wide right of way and a 32' wide roadway.

A sidewalk is to be provided along one side of the proposed road per §38-24.B.VII.6.

Intersection Sight Distance Design

The intersection sight distance will be designed for a minimum of 30 miles per hour along Standley Street. South of the proposed road, the ledge along the tract at Standley Street will be cut down to achieve the required sight distance. North of the proposed road, some of the existing brush and vegetation will be cut back in order to achieve the necessary sight distance. See the Layout Plan (sheet 6 of the Definitive plans) for the areas of ledge and brush to be cut.

Utility Design

The proposed lots are to be serviced by city water and sewer. The electric and telecommunications services are to run underground.

The proposed water main is to be tied into the existing 6" Water Main in Standley Street.

The proposed sewer main is to be extended from the existing sewer manhole located in Standley Street in the vicinity of #38 to the site. Lateral stubs are to be provided at each existing house en route to facilitate future connection by the adjacent homeowner.

Open Space Improvements

The current access to the adjacent City of Beverly land is via a right of way extending from Standley Street westerly through the locus parcel to the city land. This right of way is to be terminated. A new access path will be constructed from the end of the proposed right of way, across the proposed open space to be deeded to the city to the city land.

The area north of lots 1-4 between the lot lines is currently overgrown with brush and littered with debris left over from the operations of the former garden center. This area is to be cleaned up and replanted with native species plantings from the rear of the lots to the edge of the existing wetlands. See the grading and Drainage sheet for the limits of planting area.

A water service connection is to be provided at the new access drive for future extension into the city land.