



June 13, 2016

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Site Plan and Definitive Subdivision Plan Application
122 Cross Lane
(Assessors Map 33, Lots 6A & 7)**

Dear Board Members:

On behalf of the Owner and Applicant, Benco, LLC, we herewith submit this OSRD Site Plan for the redevelopment of 122 Cross Lane (Map 33; Lot 6A) and the abutting vacant parcel (Map 33; Lot 7). The proposed work includes removal of the existing residence at 122 Cross Lane and construction of three new single-family residences. Access to the residences will be via a common driveway constructed at the location of the existing driveway serving 122 Cross Lane.

Enclosed please find the following:

1. OSRD Site Plan Application (1 original & 3 copies);
2. Definitive Subdivision Application – Form C;
3. Thirteen (13) Copies of Full-Sized Plans;
4. Thirteen (13) Copies of Half-Sized Plans;
5. Property Deed;
6. Designer's Certificate – Form D;
7. Certified Abutters List – Form E;
8. Municipal Lean Certificate;
9. Adequacy of the Way Analysis; and
10. Filing Fee - \$1,150 (\$1,000 + \$50 per lot).

To be submitted under separate cover:

1. Stormwater Management Report

The OSRD Site Plan shows three new building lots, located similarly to the Preferred Plan, with frontage on a proposed 40-foot wide private way. The new way will contain a 20-foot wide paved common driveway. The proposed driveway approximately follows the same path and grade of the existing driveway. A hammerhead turn-around area is proposed at the end of the way; its dimensions conform to AASHTO design standards.

Stormwater runoff from the proposed subdivision will be managed via infiltration

structures, swales and graded depressions. Roof runoff from the proposed residences will be directed into drywells located on each lot. The Stormwater Management System complies with the City of Beverly drainage requirements (i.e. no increase in peak stormwater runoff rate or volume). The stormwater management features on the individual lots (i.e. drywells, graded depressions, and the bioretention area) will be the responsibility of the individual lot owners.

The Applicant proposes conveyance of the 1.39-acre forested open space parcel (Lot 4) to the City of Beverly. Public access to the open space parcel is available along Cross Lane. The parcel is contiguous to Sally Milligan Park.

The No-Disturbance Zone on Lots 1, 2, and 3 will be protected by permanent deed restrictions.

The Applicant requests the following waivers from the OSRD regulations:

Section VI.3.b.ii – The Applicant requests a waiver from the requirement for a 25-foot tract buffer along the entire perimeter of the tract, and for disturbance within 100-feet of a primary conservation area. Disturbance within the 25-foot buffer along a portion of Cross Lane is required to accommodate the 40-foot wide private right-of-way and the proposed stormwater management area. As shown on the Site Plan, a 25-foot to 30-foot, tract buffer is proposed along the remaining perimeter. No new impervious surfaces are proposed within the 25-foot buffer areas.

Section VI.3.b.viii – The Applicant requests relief from mapping trees greater than 10" DBH within areas to be disturbed. The densely vegetated nature of the site makes this requirement impracticable.

Section VII.5 – The Applicant requests a waiver to construct a private right-of-way with a paved width of 20-feet and a maximum centerline grade of 10%. A 24-foot paved width and maximum centerline grade of 8% is required.

The Applicant requests the following waivers from the City of Beverly Rules and Regulations Governing the Subdivision of Land:

Section III.C.2.d – The Applicant requests relief from mapping trees greater than 6" DBH. The densely vegetated nature of the site makes this requirement impracticable.

Section IV.A.2.b – The Applicant requests a waiver to construct a private right-of-way with a minimum centerline radius of 100-feet; a 300-foot

minimum radius is required. The horizontal alignment of the proposed right-of-way matches the existing driveway.

Section IV.A.4.b – The Applicant requests a waiver to construct a private right-of-way with a maximum centerline grade of 10%; a 6% maximum centerline grade is required. The proposed centerline grade matches the existing driveway.

Section IV.A.4.c – The Applicant requests a waiver to construct a private right-of-way without a leveling area for the first 75-feet of roadway. The proposed centerline grade matches the existing driveway.

Section IV.B.5.b – The Applicant requests a waiver to construct a private right-of-way with a paved width of 20-feet. A 24-foot paved width is required for minor subdivisions.

Section IV.B.5.c – The Applicant requests a waiver to construct a private right-of-way with a hammerhead turn-around area conforming to AASHTO design standards. A 100-foot dia. right-of-way with an 84-foot paved dia. is required for minor subdivisions.

Section V.H - The Applicant requests a waiver to construct a dead-end roadway without a fire hydrant. The proposed residences will be equipped with fire-suppression sprinkler systems.

Section V.J – The Applicant requests a waiver to construct a private right-of-way without street lights.

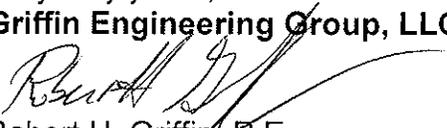
Section V.K – The Applicant requests a waiver to construct a private right-of-way without a fire alarm pull box. The proposed residences will have fire-suppression sprinkler systems installed.

Beverly Planning Board
Re: 122 Cross Lane
June 13, 2016

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We look forward to meeting with you to describe this plan further. 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.

Cc: City Clerk (Applications Only)
Beverly Board of Health (Applications & Full Size Plans)
Benco, LLC

Number: 33 Parcels: 6A & 7 and said land is free of encumbrances except for the following:

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

Total Area of Land: 181,519 SF (4.17 acres)

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 Works Department, Fire Department and Police Department and all general 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 Section 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 (2) years from the date of approval.

Has the person, corporation, or other legal entity making this application ever, within the ten (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 _____

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.

Name of Applicant (*please print*) BENCO, LLC (Benjamin Carlson)

Signature of Applicant:  _____

Address: 2 Leather Lane, Beverly, MA 01915

Name of Owner if not the Applicant (*please print*) _____

Signature of Owner if not the Applicant: _____

Address: _____

.....
(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.



OPERATING ACCOUNT
495 CABOT ST., SUITE 202
BEVERLY, MA 01915
(978) 927-5111

MARBLEHEAD BANK
21 ATLANTIC AVE
MARBLEHEAD, MA 01945-3294
53-7299/2113

8109

PAY One Thousand One Hundred Fifty and no/100

DATE	CHECK	CHECK AMOUNT
06/13/16	8109	\$1,150.00

TO THE
ORDER
OF
CITY OF BEVERLY
BEVERLY CITY HALL
191 CABOT STREET
BEVERLY MA 01915



AUTHORIZED SIGNATURE

702
R
3

T03

RETURN TO:
Benjamin A. Carlson
2 Leather Lane
Beverly, MA 01915


567768 (89048+) Stch:322028
Southern Essex District Registry
12/08/2015 10:11 AM DEED Pg: 1/4

PROPERTY ADDRESS:
122 Cross Lane
Beverly, MA 01915


SO, ESSEX #131 Bk:34573 Pg:541
12/08/2015 10:14 DEED Pg 1/3

DEED

(RECORDED AND REGISTERED LAND)

I, BENJAMIN A. CARLSON, of 2 Leather Lane, Beverly, Massachusetts 01915,

for nominal consideration paid,

grant to BENCO LLC, a Massachusetts limited liability company of 2 Leather Lane, Beverly, Massachusetts 01915,

with QUITCLAIM COVENANTS,

The land with buildings thereon bounded and described as follows:

PARCEL I (Recorded Land):

the land in said Beverly, situated on Cross Street, being shown as "4th Parcel" on a plan entitled "Plan of Land Belonging to Heirs of Joseph Foster situated on Boyles Street, Beverly, Massachusetts", dated October 1912, made by W. J. Berry and L. L. Tarr, Surveyors, duly recorded with Essex, South District, Registry of Deeds in Plan Book 24, Plan No. 39, bounded and described as follows:

SOUTHWESTERLY: by land part of which is owned by the Grantor herein and partly by land formerly of George E. Ward (shown on said plan as then having been owned entirely by George E. Ward) Six Hundred and Thirty-eight and 5/10 (638.5) feet;

- NORTHWESTERLY: by land formerly owned by Samuel Cole, Ninety and $77/100$ feet (90.77) feet;
- NORTHEASTERLY: by land formerly owned by heirs of Joseph E. Foster, One Hundred and Nine and $5/10$ (109.5) feet
- NORTHWESTERLY: by said land formerly owned by the heirs of Joseph E. Foster, by three courses measuring, respectively, One Hundred and Twenty-two and $2/10$ (122.2) feet, Seventeen and $3/10$ (17.3) feet, and Forty-six and $7/10$ (46.7) feet;
- NORTHEASTERLY: by land formerly owned by heirs of John Foster, about Four Hundred and Thirty-five (435) feet; and
- SOUTHEASTERLY: by a highway, part of which is shown as Cross Street and another portion as Boyles Street, measuring on said highway by three courses, One Hundred and Seventy-one (171) feet, Seventy-eight and $3/10$ (78.3) feet, and Thirty-three and $3/10$ (33.3) feet.

All of said measurements are as shown on the said plan which indicates that the parcel has an area of 2.9986 acres.

EXCLUDING, however, from this conveyance that 68,764 square-foot portion of the above-described premises previously conveyed to Ralph J. Edelstein and Eileen B. Edelstein by deed of Nathalie Rothblatt dated May 13, 1972 and recorded at Essex South District Registry of Deeds Book 5866, Page 546.

PARCEL II (Registered Land):

The land situated in Beverly in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

- SOUTHEASTERLY: by Cross Street Two Hundred Seventy-one (271) feet;
- SOUTHWESTERLY: by land now or formerly of the City of Beverly Four Hundred Twelve and $78/100$ (412.78) feet;
- NORTHWESTERLY: by land now or formerly of Henry F. Foster et al Two Hundred Forty-seven and $35/100$ (247.35) feet; and
- NORTHEASTERLY: by land now or formerly of Joseph F. Foster et al Four Hundred four and $06/100$ (404.06) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 18383-A, drawn by Gordon T. Richardson, Civil Engineer, dated January 1942, as modified and

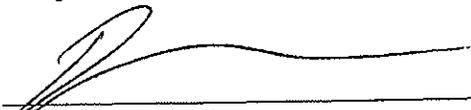
approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title 14298 in said Registry.

Part of the above described land is subject to an easement from Benjamin Winer to New England Telephone and Telegraph Company and Massachusetts Electric Company, dated May 5, 1964, and filed as Document 111747 in said Registry, and shown on plan filed with said document.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

Being the same premises conveyed to me by deed of Stephen J. Hanna, Personal Representative, dated August 14, 2015 recorded with the Essex South District Registry of Deeds Book 34322 Page 544 and filed with the Land Court as Document No. 564850 on Certificate of Title No. 88750.

WITNESS the execution hereof under seal this 8 day of December, 2015.

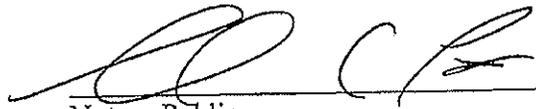


Benjamin A. Carlson

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 8 day of December, 2015, before me, the undersigned notary public, personally appeared Benjamin A. Carlson, proved to me through satisfactory evidence of identification, which was his Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



RALPH C. PINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 15, 2016

CITY OF BEVERLY, MASSACHUSETTS
BEVERLY PLANNING BOARD

FORM D
DESIGNER'S CERTIFICATE (To Accompany Form B and C)

6/13/16 19
(Date of filing)

To the Beverly Planning Board:

In preparing the plan entitled _____
OSRD SITE PLAN & DEFINITIVE SUBDIVISION PLAN FOR 122 CROSS LANE

Sections: _____ Sheets: Cover, C-5 thru C-11

my source(s) of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Benjamin Carlson to BENCO, LLC
dated December 8, 2015 and recorded in the Essex South
District Registry of Deeds Book 34573 Page 541

2. City of Beverly Assessor's Map No. 33 Parcel # 6A & 7

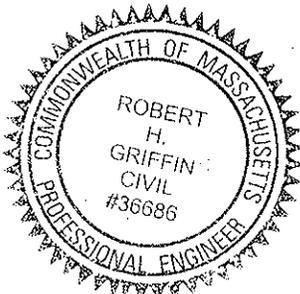
3. Oral information furnished by: N/A

4. Actual measurement on the ground from a starting point established by:

MASSGIS
PLAN BK. 24, PLAN 39
LANDCOURT PLAN 18383-A

5. Other sources: _____

(Seal of Engineer or Surveyor) Signed: *Robert H. Griffin*
(Registered Professional Engineer or Registered Land Surveyor)



Number: (978)927-5111
Address: 495 Cabot St, 2nd Floor
Beverly, MA 01915

CITY OF BEVERLY, MASSACHUSETTS
BEVERLY PLANNING BOARD

FORM E
CERTIFIED LIST OF ABUTTERS (To accompany Form C)

One copy of this form is to be completed and filed with the Beverly Planning Board in accordance with Section III.C.1.b.

6/13/2016 19
(date of filing)

To the Beverly Planning Board:

The undersigned, being an applicant for approval of a Definitive Plan of a proposed subdivision entitled: _____

OSRD SITE PLAN & DEFINITIVE SUBDIVISION PLAN FOR 122 CROSS LANE

_____ Section: _____ Sheets: COVER, C-5 thru C-9

submits the following sketch of the land in the subdivision listing the names of the adjoining owners in their relative positions, and indicating the address of each abutter on the sketch or in a separate list, including owners of land separated from the subdivision only by a street.

Signature of Applicant or Agent: 

(To be certified by the Assessor's Office)

To the Beverly Planning Board:

This is to certify that at the time of the last assessment for taxation made by the City of Beverly, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as above written, except as follows:

(Signed)

(Date)

77 BOYLES ST 33-10
LUC: 101
MAILANDER WILLIAM J
WETMORE DONNA L
77 BOYLES ST
BEVERLY, MA 01915

73 BOYLES ST 33-11
LUC: 101
REAL NESTOR A
73 BOYLES ST
BEVERLY, MA 01915

72 BOYLES ST 33-15
LUC: 101
MOODY WILLIAM B
MOODY BARBARA C
72 BOYLES ST
BEVERLY, MA 01915

76 BOYLES ST 33-16
LUC: 101
REGAN JOSEPH M
REGAN JANE H
76 BOYLES ST
BEVERLY, MA 01915

78 BOYLES ST 33-17
LUC: 101
DIX HENRY JR
DIX MELISSA
78 BOYLES ST
BEVERLY, MA 01915

80 BOYLES ST 33-18
LUC: 101
80 BOYLES ST RLTY TR
BURKE CHRISTOPHER J TR
80 BOYLES ST
BEVERLY, MA 01915

123 CROSS LN 33-19
LUC: 101
PACKARD FAM IRREV INCM ONLY TR
BRENNAN PAMELA S TR
123 CROSS LANE
BEVERLY, MA 01915

119 CROSS LN 33-20
LUC: 101
GARBIS DIMIDJIAN
EGAN MARY F
119 CROSS LANE
BEVERLY, MA 01915

117 CROSS LN 33-20A
LUC: 101
HUBBARD MICHAEL J
HUBBARD KAREN A
117 CROSS LANE
BEVERLY, MA 01915

115 CROSS LN 33-21
LUC: 101
NEARIS MERRILL B JR
NEARIS CAROLE A GORDON
115 CROSS LANE
BEVERLY, MA 01915

111 CROSS LN 33-22
LUC: 101
STELLA JAD L
HERRICK-STELLA CHERYL
111 CROSS LANE
BEVERLY, MA 01915

CROSS LN 33-5A
LUC: 930
CITY OF BEVERLY
SALLY MILLIGAN PARK
191 CABOT ST
BEVERLY, MA 01915

CROSS LN 33-6
LUC: 932
CITY OF BEVERLY
CONSERVATION COMMISSION
191 CABOT ST
BEVERLY, MA 01915

122 CROSS LN 33-6A
LUC: 101
BENCO LLC
2 LEATHER LN
BEVERLY, MA 01915

CROSS LN 33-7
LUC: 131
BENCO LLC
2 LEATHER LN
BEVERLY, MA 01915

82 BOYLES ST 33-7A
LUC: 101
EDELSTEIN RALPH J
EDELSTEIN EILEEN B
82 BOYLES STREET
BEVERLY, MA 01915

83 BOYLES ST 33-8
LUC: 101
BEATTY MICHAEL J
BEATTY CAROLYN M
83 BOYLES ST
BEVERLY, MA 01915

85 BOYLES ST 33-8A
LUC: 101
ALLEN JOHN J
ALLEN DEBRA J
85 BOYLES ST
BEVERLY, MA 01915

79 BOYLES ST 33-8
LUC: 101
PALMER INVESTMENT TRUST
PALMER CHARLES J TR
79 BOYLES ST
BEVERLY, MA 01915

88 BOYLES ST 45-1
LUC: 101
MAIN TODD A
18A KONDELIN RD
GLOUCESTER, MA 01930

88 BOYLES ST 45-1A
LUC: 101
ZARKADES NICHOLAS
ZARKADES ALEXIS
88 BOYLES ST
BEVERLY, MA 01915

90 BOYLES ST 45-2
LUC: 101
PARADISE BEVERLY RLTY TR
DUMAS CARL O & SUSAN F CO-TRSTS
10 BROOKHEAD AVE
BEVERLY, MA 01915

92 BOYLES ST 45-50
LUC: 130
PARADISE BEVERLY RLTY TR
DUMAS CARL O & SUSAN F TRSTS
10 BROOKHEAD AVE
BEVERLY, MA 01915

5/4/16
Certified Abutters List
J. DeBlasio
Assessors Office
Full 300-ft
Parcels: 33-7
and 33-6A
(D)

State Tax Form 290
 Certificate: 976
 Issuance Date: 05/05/2016

MUNICIPAL LIEN CERTIFICATE
 City of Beverly LIVE DATABASE
 COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 05/05/2016 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0033-006A 122 CROSS LN

BENCO LLC
 2 LEATHER LN
 BEVERLY MA 01915

Land area : 2.75 AC
 Land Value : 196,500
 Impr Value : 140,500
 Land Use : 0
 Exemptions : 0
 Taxable Value: 337,000

Deed date: 12/08/2015 Book/Page: DOC 5/67760
 Class: 101-SINGLE FAM

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$34.10	\$32.44	\$28.94
REAL ESTATE RESIDENTIAL	\$4,869.43	\$4,755.07	\$4,110.30
TOTAL BILLED:	\$4,883.53	\$4,788.51	\$4,339.24
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$4,883.53	-\$4,788.51	-\$4,339.24
Interest to 05/05/2016	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$.00	\$.00	\$.00

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS UNDER G.L. CHAPTER 59 SECTION REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION SURCHARGE UNDER G.L. Ch.44B.


 ROSE GIUFFRIDA
 CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290
 Certificate: 577
 Issuance Date: 05/05/2016

MUNICIPAL LIEN CERTIFICATE
 City of Beverly LIRS DATABASE
 COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 05/05/2016 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0033-0007 CROSS LN

BENCO LLC	Land area :	1.43 AC
2 LEATHER LN	Land Value :	107,900
BEVERLY MA 01915	Impr Value :	0
	Land Use :	0
	Exemptions :	0
	Taxable Value:	107,900

Deed date: 12/08/2015 Book/Page: 34573-541
 Class: 131-POTENT DEV LAND

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$1.14	\$1.11	\$.06
REAL ESTATE RESIDENTIAL	\$1,552.69	\$1,522.47	\$1,421.66
TOTAL BILLED:	\$1,553.82	\$1,523.58	\$1,421.72
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$1,553.82	-\$1,523.58	-\$1,421.72
Interest to 05/05/2016	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$.00	\$.00	\$.00

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS UNDER G.L. CHAPTER 59 SECTION REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION SURCHARGE UNDER G.L. ch.44B.



ROSE GIUFFRIDA
 CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



June 13, 2016

Beverly Planning Board
City Hall
191 Cabot Street
Beverly, MA 01915

**Subject: OSRD Definitive Subdivision Plan
Benco LLC – 122 Cross Lane
Adequacy of Way Analysis**

Dear Planning Board Members:

As required by the City of Beverly Rules and Regulations Governing the Subdivision of Land, a field investigation and analysis was conducted on the roadway providing access to the proposed OSRD subdivision at 122 Cross Lane. The entrance to the proposed subdivision will be located at the existing driveway servicing the 122 Cross Lane residence, approximately 150-feet south of the intersection of Boyles Street and Cross Lane. Sight distance and pavement width and measurements were taken from the proposed subdivision entrance to the nearest cross street.

The proposed 40-foot wide private right-of-way will support a common driveway and utilities in conformance with OSRD regulations; waivers have been requested from certain design specifications outlined in the City of Beverly Rules and Regulations Governing the Subdivision of Land. The proposed common driveway will service three new single-family homes in the R-22 zoning district. The existing single-family residence on the property will also be removed as part of this development.

This letter summarizes existing traffic conditions on Cross Lane and the potential traffic impacts associated with the proposed subdivision.

Existing Conditions

Cross Lane is an approximately 2,800-foot long, two-lane local road that provides access to numerous residential homes and subdivisions. The roadway has a northeast to southwest orientation. At the northeast end, Cross Lane intersects Boyles Street and terminates as Boyles Street makes a 90-degree bend and continues on toward the railroad tracks. Stop sign control exists on Boyles Street at the intersection. At the southwest end, Cross Lane intersects Lakeshore Avenue, Lothrop Street, and Cross Street. Observed traffic volumes on Cross Lane are moderate with a posted speed of 20 mph (along Boyles Street to the north, just south of the railroad tracks).

Cross Lane pavement is good to fair condition. Pavement width varies from

approximately 22 to 25 feet; there are no curbs or sidewalks on either side of the street. The alignment of Cross Lane has moderate horizontal curves. Grades are generally flat in the vicinity of 122 Cross Lane.

The measured stopping site distance is greater than 300 feet when approaching the subdivision entrance from the southeast and is approximately 165-feet when approaching from the northeast (Boyles Street). For a maximum roadway speed of 20 mph, the minimum required stopping sight distance is 115 feet. Therefore, there is adequate stopping sight distance provided at the proposed intersection. Mitigation to improve stopping sight distance is further discussed below.

Photographs are attached showing the existing conditions of the roadway in the study area.

Project Traffic Impacts

Trip generation estimates were estimated using the Institute of Transportation Engineering (ITE) *Trip Generation, 9th Edition, 2012* manual, Land Use Code (LUC) 210, Single-Family Detached Housing and LUC 220, Apartments. The proposed development will result in the removal an existing single-family dwelling and the construction of three new single-family residences. The net increase in traffic generated was estimated to be approximately 20 additional vehicle trips on an average weekday (10 vehicles entering and 10 vehicles exiting). The proposed development will generate approximately 2 additional vehicle trips during the morning peak hour and 2 additional vehicle trips during the evening peak hour. This results in approximately 1 additional vehicle every 30 minutes during peak commuting hours. This would not be noticeable and would not affect existing traffic operations or the nearby intersection level of service.

Proposed Project Mitigation Measures

Cross Lane's existing conditions do not conform to the current City of Beverly design standards for roadways. The pavement width and lack of sidewalks do not meet minimum standards. Vegetation in some areas, particularly in the vicinity of the subject property, has grown up to the edge of pavement. The existing vegetation on the northerly side of Cross Lane in the vicinity of the subdivision entrance (particularly near the Boyles Street approach) should be trimmed back to improve sightlines when exiting the driveway (see enclosed photographs).

Conclusion

Existing traffic conditions and potential traffic impacts associated with the proposed 122 Cross Lane subdivision project have been evaluated. The existing Cross Lane roadway does not conform to the City's current design standards. The proposed project will have minimal impact on overall traffic operations in the area. The project is estimated to generate 2 additional vehicle trips in the morning and 2 additional vehicle trips in the evening commuter peak hours.

We trust the above is satisfactory. Please do not hesitate to contact the undersigned with any questions or comments.

Very truly yours,
GRIFFIN ENGINEERING GROUP, LLC

A handwritten signature in black ink, appearing to read "Robert H. Griffin", with a long, sweeping horizontal stroke extending to the right.

Robert H. Griffin, P.E.

Enc: Photographs (3)

Cc: Benco LLC



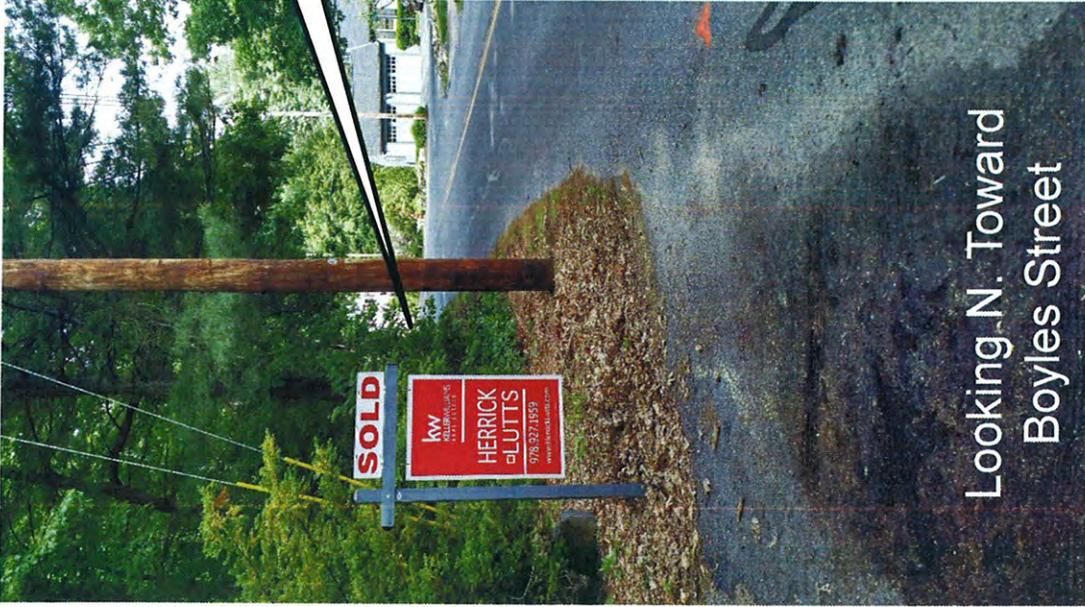
**Cross Lane @ #122 Driveway Entrance
(Looking South Towards Birch Woods Dr.)**

Photo Date: 6/8/16

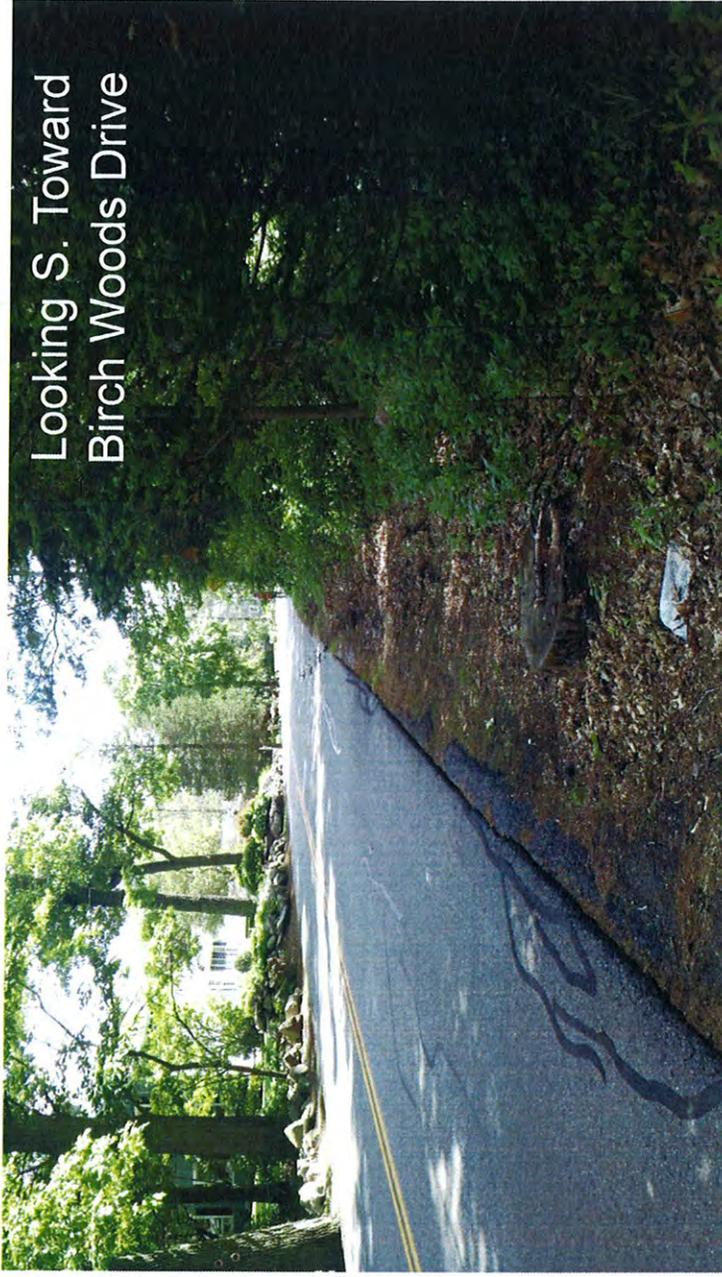


Cross Lane @ #122 Driveway Entrance
(Looking North Towards Boyle St.)

Photo Date: 6/8/16



Trim Vegetation to
Improve Sight Line &
Remove Sign.

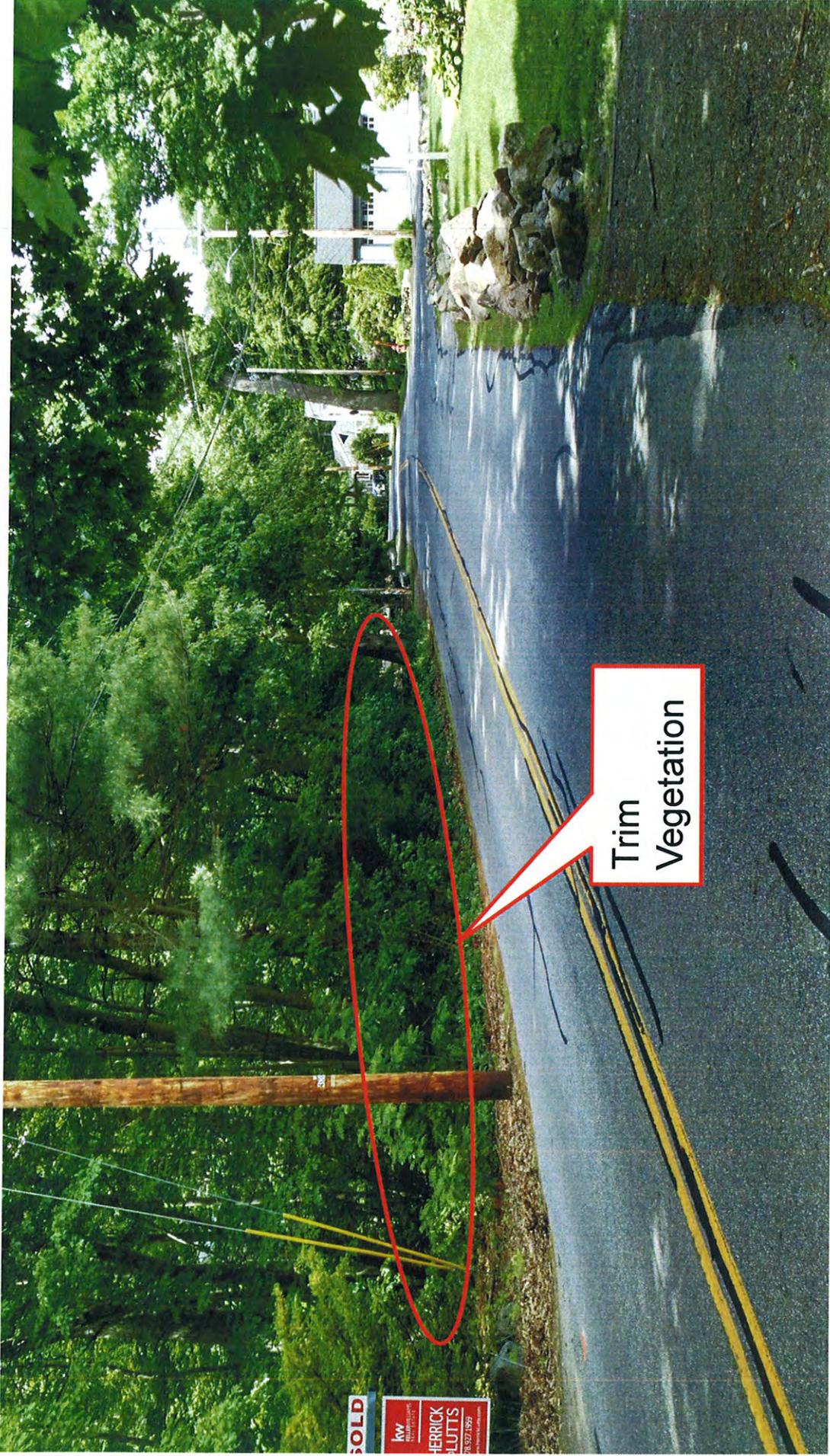


Looking S. Toward
Birch Woods Drive

Looking N. Toward
Boyles Street

Cross Lane @ #122 Driveway Entrance (Standing Approx. 5' back from edge of pavement)

Photo Date: 6/8/16



**Existing vegetation along roadway
(Looking North Towards Boyle St.)**

Photo Date: 6/8/16