

### Waivers:

1. Section 375-13.B: The Applicant requests a waiver from the requirement for the plan scale of 1"=40'. The Plan scale is 1"=20'.
2. Section 375-13.B. (8): The Applicant requests a waiver from the requirement to present widths of streets or private ways within reasonable proximity of subdivision, showing both roadway widths and right-of-way widths. The nearest street is Upland Road and is 250' +/- from the subdivision and beyond the limits of the Site Plan.
3. Section 375-13.B. (10): The Applicant requests a waiver from the requirement to note any decisions on an appeal or variance or exception made by the ZBA. The approved Variance from the ZBA for Lot 2 to have a reduced required square footage is attached to this package. A road maintenance agreement is required and will be forthcoming when Lot 1 is sold.
4. Section 375-14.C: The Applicant requests a waiver from the required min. 50' R.O.W. & 32' paved width. The proposed roadway will meet the existing R.O.W. of 40' and existing pavement width is 24'.
5. Section 375-14.E. (2): The Applicant requests a waiver from the requirement for a cul-de-sac at a dead end street. The Applicant will provide a hammerhead 24'x24' turnaround as approved by the Beverly Fire Department.
6. Section 375-17: The Applicant requests a waiver from requiring a 20' utility easement. The Applicant will provide a 10' utility easement through Lot 2 as approved by the City of Beverly Engineering Department.
7. Section 375-20: The Applicant requests a waiver from requiring lots to be prepared and graded so as not to cause detrimental drainage to another and requiring drawings and calculations demonstrating such. The Applicant or Purchaser of Lot 1 will prepare the house lot drainage design at the time of the application for the building permit.
8. Section 375-23: The Applicant requests a waiver from requiring all utilities to be installed underground. The Sewer, Water, and Gas utilities for Lot 1 will be installed underground through an easement on Lot 2. The Applicant will provide overhead electric, telephone, and cable services for Lot 1. If additional poles are required, then the utility pole will be installed on Lot 1.
9. Section 375-27: The Applicant requests a waiver from requiring five (5') foot wide sidewalks and a grass strip between the roadway and the sidewalk. There is not sufficient space within the existing R.O.W. to allow for this typical cross section of roadway design. The Applicant will provide a four (4') foot wide sidewalk on the southerly side of the street separated from the roadway by a bituminous berm curb. The northerly side of the roadway is needed for a drainage swale.
10. Section 375-28: The Applicant requests a waiver from requiring granite curbing on both sides of the street. The Applicant will provide bituminous curbing along the southerly side of the roadway and no curbing on the northerly side of the road so as to allow for sheet flow runoff into the drainage swale to mitigate runoff to the maximum extent practicable.