FORM - C
PLAN #_____

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

DATE: March 4, 2022

This application, completed and signed, shall be submitted with 18 copies of the application and narrative, 12 copies of the plans, 1 CD with PDFs of the plans and 7 copies of any drainage report.

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Andover for approval under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Andover.

1. Name of Subdivision: Sellers Farm Estates
   Subdivision Street Name: Sellers Farm Road

2. Applicant(s): LRC Builders LLC
   Contact Name: Robert innis
   Mailing Address: 475 Boston Road, Billerica, MA 01821
   Telephone Number: 508-572-8224

3. Interest in Property: _____Owner X_____Other
   Describe: Purchaser

4. Record Owner(s): John San Cartier
   Mailing Address: 5406 Tybee Island Dr, Apollo Beach Florida 33572

5. Engineer: Ranger Engineering Group, Inc
   Contact Name: Benjamin C. Osgood, Jr., PE
   Mailing Address: 13 Red Roof Lane, Salem, NH 03079
   Telephone Number: 978-435-1324
   Name of Professional Surveyor: Timmothy J Winings PLS #_____

6. Number of Lots in Subdivision: 3 Total Acreage: 3.46
   Square Footage of Roadway Construction Land Disturbance:_____
   Square Footage of Total Land Disturbance:_____
   (Attach a breakdown of total area, contiguous buildable area and frontage of each lot.)

7. Property Address: 171 Rear Highland Road
   Assessors Map 24 Lot(s) 1E, 1G, 1H, 1J, 1K
   Zoning District(s) Including Overlay Districts: Single Residence B

8. Property Description: 3.46 Acres of land located behind 171 and 167 Highland Road with access from highland road between 171 and 167 Highland Rd.

Land is open field and woodland with some wetlands

9. Preliminary Plan Submitted: X Y N Date: Definitive Plan Approved 10/11/05

10. Deed of Property Recorded in Essex North Registry of Deeds,
Book 11492 Page 119, or Certificate of Title

Easements and Restrictions of Record (Include description and deed reference):
Pedestrian access easement from Highland Road to land of Phillips Academy

Bk 11466 Pg 140

11. Certified Statement as to Encumbrances on the land:
There are no known encumbrances on the land

Signature(s) of Owner(s)

John San Cartier
Printed Name(s)

Signature(s) of Applicant(s)

Robert Innis, Manager
Printed Name(s)

(REVISED 6/13)

RANGER ENGINEERING GROUP, INC.
13 Red Roof Lane Suite 203
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com

March 8, 2022

Jackie Byerly, Planner
Andover Planning Board
36 Bartlett Street
Andover, MA 01810

Re: Sellers Farm Road, Andover, MA
Modified Definitive Plan

Dear Ms. Byerley,

This letter is being submitted as part of the Modified Definitive Subdivision application for Sellers Farm Road, Andover, MA. This subdivision was approved by the planning board in 2005, however, due to an abutters appeal and other circumstances the development was never constructed.

This modified definitive subdivision plan keeps the roadway layout and lot configurations the same as they were on the original approved plan. The road construction has been modified to comply with the current subdivision and stormwater bylaws and is being proposed as a "local street" as defined in the subdivision control bylaw.

One waiver of the subdivision control law is required. The bylaw states that a local street must have the first driveway within 150 feet of the roadway intersection. That configuration is not possible, so a waiver is being requested.

The project site consists of 3 existing lots on an undeveloped road which intersects Highland Road and was approved in 2006. Lot 1 is located on assessor's map 24 lot 1E and is 0.89 acres. Lot 2 is located on assessor's map 24 lot 1G and is 1.10 acres. Lot 3 is located on assessor's map 24 lot 1K and is 0.70 acres. Portions of the drainage area are on assessors Map 24 Lot 1F, 1J, and 1H. (see Ranger Dwg. CS0201). The site is currently undeveloped and consists of grass, forest, and wetlands. The parcel is bordered by residential properties on the north and west, with undeveloped forest across Highland Road and a large wetland area to the south and open space that is owned by the Andover Village Improvement Society on the east. A small wetland located on the northeast portion of the site drains into the larger wetland to the south.

Generally, the topography is sloped up from Highland Road to a high point then it slopes downward towards the wetland to the south. Stormwater at the front of the property sheet flows towards highland Road. Stormwater from the rear portion of the site sheet flows over the site towards the wetlands. Soils on the site are generally sandy loam on the upper areas of the site and saturated hydric soils in the wetlands.

The Applicant proposes to construct a new 382 ft road ending in a cul-de-sac which will provide access to three new dwellings. Each dwelling has a garage and a bituminous concrete driveway. The new roadway will be 18' wide with asphalt berm constructed on each side. The cul-de sac will have a diameter of 96 feet. The dwellings will have water, electric, communication, natural gas, and sewer service. The proposed utility services will be connected to the existing utility mains located in Highland Road. Details of the proposed construction are as follows.

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Roadway:
The proposed roadway will have a pavement width of 18' which is in compliance with the requirements for a local street. The grade of the road will slope up from Highland Ave at 4%, then transition to 7% to a vertical curve which will transition the slope to 2.25% towards the cul de sac, then another vertical curve will transition the grade to 7%. The proposed roadway grades closely follow the existing ground surface to minimize cuts and fills.

The roadway will have bituminous cape cod berms, grass shoulders, and street trees approximately 40' on center.

Utilities:

Sewer:
The project is serviced by municipal sewer. A new drop sewer manhole will be installed in Highland Ave and a new 8" main will be extended onto the property approximately 140 feet to a new manhole. Individual home connections will utilize an Environment One pump and a common force main which will connect to the new manhole. Each home will be equipped with a 1000-gallon storage tank which will provide storage for sewer flows in the event of a power failure.

A special permit application to the board of health for the use of sewer pumps is being filed concurrently with this application.

Water:
An 8" water main will be extended from Highland Ave to a hydrant at the end of the proposed roadway. The water main will be looped back down the opposite side of the road and connected to the main in Highland Ave to provide a loop water system. The pipe will be 8" cement lined ductile iron and all fittings, hydrants, etc., will comply with the Town of Andover standards.

Electric, gas, and communications:
The development will be serviced by electric, gas, and communications by local providers. Electric and communications will be installed together in PVC ducts running along the shoulder of the roadway. The gas line will be installed along the opposite shoulder. Final layout of these utilities will be determined by the utility companies. The electric and communication facilities will include transformers and pedestals installed above grade.

Drainage:
The closed drainage system consists of deep sump catch basins with 4' deep sumps, manholes, and HDPE piping. Each deep sump catch basin can handle a minimum of one years' worth of sediment. The system conforms to the town of Andover and Massachusetts stormwater regulations. Stormwater will be directed via the closed system and sheet flow over the site towards three open basin infiltration/detention ponds with sediment forebays. The treated stormwater is then discharged into the existing wetland

Wetlands:
The property has wetland resource areas that have been delineated and shown on the plans. Work is located in the buffer zone of the wetland with no filling of the wetland resource area being proposed. A notice of intent is being filed with the conservation commission.

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Stormwater Management:
The closed drainage system consisting of deep sump catch basins, manholes and piping will be constructed to collect stormwater runoff along Sellers Farm Road. The collection system will collect runoff from all proposed impervious surfaces and direct it to three infiltration/detention ponds. These ponds are sized to provide peak flow attenuation and stormwater treatment.

Stormwater Treatment:
Three (3) open infiltration/detention basins are proposed to mitigate peak runoff rates and volumes, promote groundwater recharge, and to provide for water quality. Pond 1 collects water from the proposed road, the entirety of lot 3, and the driveway and front lawn of lot 1. Pond 2 collects water from the driveway and front lawn of lot 2. Pond 3 collects the remaining stormwater water from lot 2. Each pond has a sediment forebay which is designed to treat stormwater of sediment and nutrient loading flowing off impervious areas. Each pond is also sized appropriately to remove the remaining nutrient load. The stormwater system is designed to contain and mitigate the 2-year, 10-year, 25-year, and 100-year storm events.

Stormwater Infiltration:
The system has been sized to provide both water quality treatment and recharge to satisfy the requirements of both Mass DEP Stormwater Management Standards 3 and 4 and the Town of Andover Stormwater Bylaw. Each pond has a raised outlet so a minimum of 1" of runoff from impervious surfaces is infiltrated. The ponds are designed to infiltrate in less than 72 hours and by infiltrating 1" of runoff the 90% TSS removal requirement of the local stormwater bylaw is met.

Erosion Control:
Erosion control will be provided at the limit of proposed disturbed areas. Additionally, erosion control BMP's such as catch basin inlet protection, stone check dams, concrete washout areas, and a construction entrance are being proposed. A full SWPPP will be developed, and an NOI will be filed with the EPA.

Earth Removal:
This project will require earth removal and replacement on site as well as the removal of excess topsoil and the importation of roadway gravel materials. A special permit application for this earth removal is being filed concurrently with this application.

We are available to discuss this application at your convenience. If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely

Benjamin c. Osgood, Jr., PE
Sr. Engineer