

# REPORT TO ACCOMPANY APPLICATION FOR SPECIAL PERMIT FOR EARTH MOVEMENT

9 Bancroft Road, Andover, Massachusetts

## Introduction

**Description:** The site is located at 9 Bancroft Road between South Main Street (Rt. 28) and Holt Road in Andover, Massachusetts and consists of approximately 3.9± acres. The project involves subdividing one (1) lot into three (3) lots, two (2) parcels and a local road (Eden Lane). Topography generally slopes from the easterly boundary of the property to the northwest corner of the site along Bancroft Road. The existing vegetation mainly consists of grass areas with a tree line area along the perimeter of the property. The soils as mapped by the Natural Resource Conservation Service (NRCS) are mainly Woodbridge Series (fine sandy loam).

## 7. Land Disturbances

Description	Volume (c.y.)						Volume Export (c.y.)
	Cut	Basement	Tot. Cut	Fill	Basement	Tot. Cut	
Roadway	550	-	550	292	-	292	258
Lot 1	236	201	437	216	-	216	221
Lot 2	24	79	103	698	47	745	(642)
Lot 3	82	536	618	274	-	274	344
Parcel A	-	-	-	-	-	-	-
Parcel B	869	-	869	709	-	709	160
<b>TOTALS:</b>	<b>1,761</b>	<b>816</b>	<b>2,577</b>	<b>2,189</b>	<b>47</b>	<b>2,236</b>	<b>341</b>

## 9. Site Information

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- a. *Site soil type and boundaries based on U.S.D.A. Natural Resource Conservation Service Standards:*

The soils within the project consist of the Woodbridge fine sandy loam series. Refer to the Soils Map at the end of this report and the Existing Conditions Plan (Definitive Subdivision Plan Set, Sheets 3 of 7).

- b. *Areas of Steep Slopes, i.e. greater than 15%:*

There are a few small areas within the site that exceed fifteen (15) percent. These areas total approximately 1,500 square feet out of the total area of the site (168,800 square feet). None of these areas exceed twenty-five (25) percent.

- c. *Predominant site vegetation, including existing cleared areas:*

The predominant site vegetation is mainly grass with treed areas along the perimeter of the property. Treed areas include various species including oak and maple.

- d. *Locations of ledge/rock outcroppings:*

No areas of ledge/rock outcropping were observed on the site.

- e. *Locations of standing water, wetlands, and perennial or intermittent streams:*

There are no wetland areas that exist on the property.

- f. *Proposed locations of earth material stockpiles:*

The location of the earth material stockpile will be between lots 1 and 2 as shown on the Grading & Erosion Control Plan (sheet 4 of 7). Note that there are no wetlands within 100 feet of the earth material stockpile.

- g. *Maximum depth and width of proposed cuts:*

The depth of cuts varies with the greatest depth being approximately 2.5 feet. With the excavation for the foundations, some cuts may be approximately 6.5 feet. Refer to the Earthwork Exhibit in this report.

- h. *Volume of earth materials to be removed from the site:*

No material export is anticipated to balance the site.

- i. *Type(s) of earth materials to be removed:*

The primary earth material to be removed from the site is the Woodbridge soil series. This series consists of moderately well drained loamy soils formed in lodgment till. They are very deep to bedrock and moderately deep to a densic contact. They are nearly level to moderately steep soils on hills, drumlins, till plains, and ground moraines. Slope ranges from 0 to 25 percent.

*j. Proposed soil and slope stabilization program:*

- a) Install erosion control measures (Compost Filter Socks or equal) at the downgradient portion of the property to prevent sediment from leaving the site.
- b) Install sediment control measures around all catch basins and Erosion Control Silt Sacks in the basins.
- c) Grade site to bring the roadway to subgrade, install utilities, place binder course of pavement, and loam and seed side slopes.
- d) Construct houses, loam, and seed all disturbed areas.

*k. Destination(s) of materials to be removed:*

Any export from the site is expected to be transported to 39 Sunset Rock Road.

*l. Estimated number of truckloads of materials:*

Assuming an export of 350 c.y. and an average of eighteen (18) cubic yards per truck, the estimated number of truckloads of materials is twenty (20).

*m. Proposed schedule of removal operations:*

Although the schedule of operations is unknown at this time, typically the operation time is between 7:00 am and 5:00 pm.

*n. Volume of earth materials to be re-graded on the site:*


The site cut volume, including foundations and basements, is approximately 2,600 cubic yards and the site fill volume is approximately 2,250 cubic yards. No assumption has been made for shrinkage or expansion in the calculations, so the net excess is approximately 350 cubic yards.

*o. Proposed soil and slope stabilization program:*

All disturbed areas remaining idle for more than fourteen (14) days shall be stabilized. Disturbed portions of the site where construction activities have permanently ceased shall be hydroseeded within three weeks of completion. All disturbed areas shall be loamed and seeded within six (6) months from the start of that lot construction.

*p. Certified statement by the engineer that the date submitted to the Board is accurate:*

I certify that to the best of my knowledge, the information presented in this report is accurate.

Prepared by:   
Date: August 19, 2024