

Strawberry Farms

LIST OF WAIVERS

February 20, 2024
Revised: April 9, 2024

Seal Harbor Companies, LLC
Map U40, Parcel 8
95 Taylor Street

Town of Littleton Subdivision of Land Regulations

§249-32 D. Site Plans and Profiles. For every street, there shall be a separate plan at 1"=20' and profiles at 1"=4' (Vertical), which is preferred, or plans at 1"=40' and profiles at 1"=8' (Vertical), showing the following data...

Cross Sections cut at 50-foot or closer station intervals and at all critical locations shall be provided with the Site Plans. Cross-sections shall be prepared at 50 foot intervals, showing the existing ground and proposed finished ground and shall depict prominent features in section. They shall be shown at a scale of one inch equals four feet...

A profile of the proposed road is provided at 1"=20' and 1"=2' (Vertical).

Because the proposed road is of relatively short length and a uniform road width is proposed, one cross-section is provided.

§249-43 A (1) The traveled way width, exclusive of curbing, shall be as specified in Figures 1, 2 and 3 and as follows:

(a) Lane, 22feet

The proposed road is 20'-wide. No curbing or sidewalk is proposed.

§249-43 C (1) Street cross sections shall be designed in accordance with the minimum design requirements of the Typical Sections provided in the appendices for the respective street classification. See Figures 1, 2 and 3 in the appendices...

The proposed road is 20'-wide and does not include sidewalks.

§249-43 D (12) The nearest line of any driveway shall not be closer than fifty (50) feet from the intersection of any two (2) streets.

The intersection of the proposed road off of Taylor Street is across the street from one of the driveways serving #96 Taylor Street, therefore the driveway for #96 Taylor Street is within 50' of the proposed intersection.

§249-43 D (14) The vertical alignment of all intersection approaches shall be designed in accordance with Table 43.3 and the associated Figure below.

The minimum length of approach grade for a street with a design speed of 15 mph is 20'. The proposed length of the approach grade is 7.3'.

§249-43 E (3) Trees shall be planted on both sides of the street and shall be spaced at intervals of 40 feet on center, unless waived by the board

A waiver is requested to allow street trees to allow an equivalent number of trees as are required by the regulation at distances greater and less than 40 feet after final grading of the subdivision roadway.

§249-43 E (8) Street trees shall be single-stemmed with a single, straight leader. All tree species must meet American Nursery and Landscape Association (ANLA, formerly American Association of Nurserymen Standards) for the types and sizes specified. These standards shall be included on the detail sheets.

A waiver is requested to allow details of street trees to be determined after final grading with input from the Shade Tree Committee and Planning Board.

§249-43 E (15) Planting operations and requirements for street trees shall be shown on the subdivision plans and be in accordance with the ANLA Standards for Planting;

A waiver is requested to allow planting operations to be determined after final grading with input from the Shade Tree Committee and Planning Board.

§249-51 D A catch-basin-to-manhole system of drainage is required with catch basins located on both sides of the roadway at all low points, sags and near the upstream corners of the roadway at intersecting streets.... Roads shall be graded so that surface water does not cross the roadway.

The road is proposed to be superelevated so that runoff drains only to the left side of the proposed road. Area drains are proposed off of the side of the road to collect runoff from the roadway.

§249-51 G. Drain pipes shall have a minimum inside diameter of 12 inches and shall be constructed of reinforced concrete pipe or ductile iron pipe.

The proposed drain pipes are ADS N-12 HDPE pipe.

§249-51 H. The pipe inlets discharging into the basin shall be at or above the twenty-five-year storm event ponding elevation... A minimum thirty-foot setback as measured from the top of the inside slope to all property lines shall be required.

Infiltration Basin pipe inlets are below the 25-year storm event ponding elevations. The top of the inside slope of the infiltration basin is proposed 8' from the nearest property line; the 100-year storm elevation within the proposed based is 11'+ from the nearest lot line.

§259-59 C. Written Approvals. No Definitive Plan will be approved unless the developer submits written certification of approval of the design by all utilities which are to provide services within the subdivision.

A waiver is requested for written certification of approval of the design by all utilities which are to provide services within the subdivision.

Applicant and Board reserve the right to expand or modify list during proceedings.