

COLLINS CIVIL ENGINEERING GROUP, INC.

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July 10, 2020

Pembroke Planning Board
100 Center Street
Pembroke, MA 02359

**Reference: Project Narrative, Improvements to Private Ways or
Paper Streets, for the proposed improvements to Crescent Ave.**

Dear Board Members:

On behalf of the applicant / owner, Roger Warren, Collins Civil Engineering Group, Inc. hereby request a determination of adequacy of a way for the proposed improvements to Crescent Avenue in order to access three additional buildable lots bringing the total number of single family houses to five.

Project Narrative:

Existing Conditions

Crescent Avenue is located on the South side of Pembroke, off the West side of Plymouth Street, near the Halifax Town line. The entrance to Crescent Ave is approximately fourteen feet wide with degraded pressure treated timber retaining walls on both sides. There are no paved radius areas at the entrance making the street inaccessible to all large town and emergency vehicles.

The existing average pavement width, for Crescent Avenue, is twelve to fourteen feet and serves as access to three houses, house number 9, 10 and the applicant's house along Crystal Lake. The paved portion of Crescent Avenue extends approximately three hundred and twenty five feet from Plymouth Street. The applicant's access, to his house on Crystal Lake, is by way of a private drive off Crescent Avenue constructed for house number 10 that connects to his property.

There are no existing turn-around areas on Crescent Avenue therefore all traffic must use private driveways in order to prevent backing out onto Plymouth Street.

Proposed Conditions

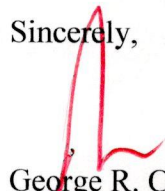
The applicant owns four plots of land located along the undeveloped portion of Crescent Avenue in the Town of Pembroke, Ma. With proposed improvements, the applicant will be able to access three buildable lots bringing the total number of single-family homes on Crescent Avenue to five.

Proposed improvements to Crescent Avenue are as follows:

- 1) The intersection at Plymouth Street to be widened with radius areas on both sides to allow larger vehicles such as highway trucks, ambulance and fire trucks to access the street. New retaining walls, on both sides, will be constructed to accommodate the wider access.
- 2) The existing paved width of Crescent Avenue will be increased from twelve to fourteen feet wide to eighteen feet wide. A monolithically poured cape cod berm, one foot wide, will be constructed on both sides of the street bringing the effective width to twenty feet.
- 3) The proposed paved access will extend to a length of seven hundred and twenty five feet to allow access for the three buildable lots.
- 4) Drainage structures and underground recharge areas have been designed to prevent any increase in stormwater run-off, prevent erosion to surrounding areas, remove suspended solids and clean street run-off before discharge into the ground.
- 5) A turn-around is provided at the intersection of Crescent Avenue and Sherman Street that meets the "Pierce Turning Performance Analysis" standards. This will allow all traffic, including larger vehicles, to exist Crescent Avenue without backing up on to Plymouth Street.
- 6) The existing structure, located in Halifax along Crystal Lake, shown on assessors map 11 lots 2600 to 2607, to be razed and a new, single family, house is proposed in the Town of Pembroke. The existing house demolition and new house construction are not part of the proposed road improvements, however, it will be a part of the "Notice of Intent" filed with both the Pembroke and Halifax Conservation Commissions and therefor added to this plan.

Please let me know if I may be of any further assistance regarding this matter.

Sincerely,



George R. Collins, P.E.
Chief Engineer/President