

December 7, 2018

Via Email and Federal Express

Christopher Wider, Chairman
Zoning Board of Appeals
1 Liberty Lane, Room 105c
Norfolk, MA 02056

**Re: NOTICE OF PROJECT CHANGE – 144 SEEKONK STREET, NORFOLK, MA
Lakeland Hills, LLC / Lakeland Commons, LLC**

Dear Chairman Wider:

As you know, this firm represents Lakeland Hills, LLC (“Lakeland Hills”) and Lakeland Commons, LLC (“Lakeland Commons”) in connection with their comprehensive permit applications pending before the Board. The Lakeland development team continues to refine its proposal while its application apparently remains stayed pending disposition of three other active comprehensive permit hearings before the Board.

Based on discussions with neighbors and upon review of the limited feedback we received from local boards and officials, Lakeland Hills has determined that it is appropriate to modify its development plan currently before the Board. Lakeland Hills has merged its plan with Lakeland Commons’ plan. The combined plan provides for the development of 96 for-sale units with no rental units. The unit count shown on the combined plan is down from a total of 104 units. The revised site plan associated with Lakeland Hills’ application is dated as of November 19, 2018 and is attached hereto as Exhibit A (the “Current Plan”).

Lakeland Hills and Lakeland Commons submitted their applications to the Board together for what effectively constitutes one development simply to provide for two different housing tenures on one site, i.e. for-sale and rental housing. Lakeland Hills no longer intends to provide any rental housing in its proposal. These changes were precipitated in part by concerns of neighbors regarding density, wetlands protection and access to the site. Abutters to the development site have also commented that they would prefer all for-sale housing, rather than a mix of rental and for-sale units.

In order to accomplish the changes described herein with respect to Lakeland Hills’ application, the units previously identified as Lakeland Commons have been incorporated into the Lakeland Hills’ plan to provide for one application and one comprehensive site plan, all as shown on the Current Plan. Whether the Board considers this a change to Lakeland Hills’ application to increase the number of units or a combination of Lakeland Hills’ and Lakeland Commons’ applications, there is currently only one project pending before the Board for 144 Seekonk Street.

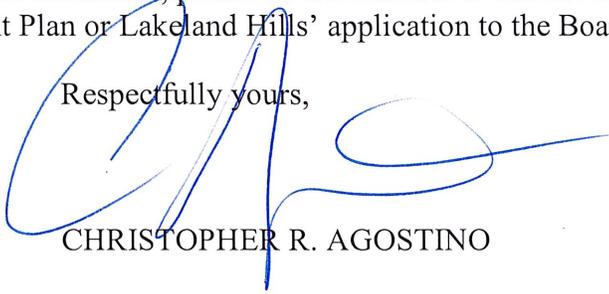
Lakeland Hills and Lakeland Commons have alerted MassHousing to the changes described herein. By letter dated October 26, 2018, MassHousing confirmed that they would defer any review of changes to Lakeland Hills' proposal until final approval pursuant to 760 C.M.R. 56.03(7) and that Lakeland Hills' existing project eligibility letter remains applicable to the revised project before the Board for purposes of project eligibility. A copy of MassHousing's letter in response to these changes and the applicability of Project Eligibility Letters #924 and #925 to the revised Lakeland Hills application is attached hereto as Exhibit B.

The changes to Lakeland Hills' plan reduce the overall density of the project and improve access through the use of a "double-barrel" entrance. There are no changes in unit style or type of homes from the original submittal. The number of duplexes and unit combinations have been adjusted as shown in Exhibit A. The reduction of 8 homes in this new concept also reduces the bedroom count from 244 bedrooms to 221 bedrooms, which results in a net decrease of 11,763 square feet of development. This translates to a 5.8% reduction in living area and a 7.7% reduction in total unit count. The Current Plan results in a reduction of total road length. Moreover, the reduction in the total number of units also reduces total impervious area from 7.02± acres to 6.65± acres. The Current Plan calls for fee simple lots that vary in size from 3,500± s.f. to 10,000± s.f. Tables A and B set forth on Exhibit C further describe changes to the Current Plan relative to the original combined application.

For the sake of clarity, there is no new application before the Board. Rather, Lakeland Hills' application is proceeding based on the Current Plan that depicts the changes described herein. To the extent any information, filing fees or the like submitted with Lakeland Commons' application are applicable to Lakeland Hills' application currently before the Board, all such information may be transferred to Lakeland Hills' filing. Notwithstanding these changes, Lakeland Hills and Lakeland Commons reserve all rights they may have under their original applications and nothing herein may be construed as a waiver of any such rights. The changes described herein are made without prejudice as to any future changes that Lakeland Hills may propose.

I look forward to discussing the Current Plan as soon as the Board no longer has three hearings actively pending before it. In the meantime, please do not hesitate to call me if you have any questions regarding the Current Plan or Lakeland Hills' application to the Board.

Respectfully yours,



CHRISTOPHER R. AGOSTINO

CRA:cb
enclosures
cc: Client (via email only)
Andrews Engineering Inc. (via email only)

Exhibit A

"LAKELAND HILLS"

A COMPREHENSIVE PERMIT PLAN

NORFOLK, MASSACHUSETTS

PURSUANT TO THE M.G.L. CHAPTER 40B

NOVEMBER 19, 2018

PREPARED FOR:

LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

PREPARED BY:

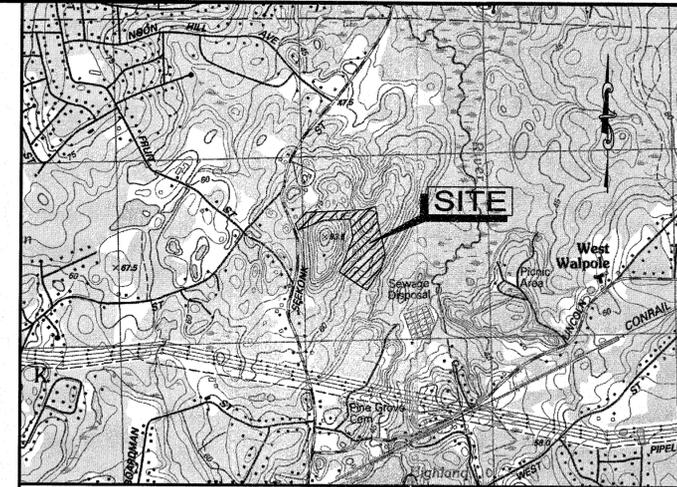
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
P.O. BOX 312
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

ENVIRONMENTAL:

B&C ASSOCIATES, INC.
2 RICE STREET
HUDSON, MA 01749
P: 978.568.0135

COMPREHENSIVE PERMIT PLAN NOTE:

THE PROJECT DESIGN PRESENTED WITHIN THIS COMPREHENSIVE PERMIT PLAN SET IS INTENDED TO ILLUSTRATE THE GENERAL FEASIBILITY OF THE PROJECT. AS SUCH THE DESIGN PRESENTED HEREIN IS NOT INTENDED FOR CONSTRUCTION. PROPOSED LAYOUT INFORMATION AND PROPOSED GRADING INFORMATION (WHERE SHOWN) ARE NOT TO BE CONSIDERED FINAL.



LOCUS MAP
1" = 1500'

OWNER OF RECORD:
EDWARD B. & SANDRA A. O'HARTE
84 CLEVELAND STREET
NORFOLK, MA 02056

DEED REFERENCE:
CERT. #191525

PLAN REFERENCE:
L.C. PLAN 43114A

NORFOLK ASSESSORS INFORMATION:
MAP 23, BLOCK 76, LOT 71 ~ TOTAL AREA: 21.22± ACRES

NORFOLK ZONING INFORMATION:
ZONE: RESIDENCE R-3
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 55,000 S.F.
BUILDING SETBACKS: FRONT 50', SIDE 25', REAR 25'

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
11/19/18		C-0.0	COVER SHEET
11/19/18		C-1.1	LEGEND, ABBREVIATIONS, & GENERAL NOTES
11/19/18		C-1.2	INDEX SHEET
11/19/18		C-2.1 - C-2.3	EXISTING CONDITIONS PLANS
11/19/18		C-3.1 - C-3.3	LAYOUT & MATERIALS PLANS
11/19/18		C-4.1 - C-4.3	GRADING & DRAINAGE PLAN
11/19/18		C-5.1 - C-5.4	TOPOGRAPHIC PLAN & PROFILE
11/19/18		C-6.1 - C-6.6	CONSTRUCTION DETAILS

GOVERNMENT / UTILITY CONTACTS		
NORFOLK POLICE DEPT. P.O. BOX 3 117 MAIN STREET P: 508-528-3206 F: 508-541-3340	NORFOLK BUILDING DEPARTMENT ONE LIBERTY LANE P: 508-528-5088 F: 508-541-3300	NORFOLK CONSERVATION COMMISSION ONE LIBERTY LANE P: 508-541-8455 F: 508-541-3377
NORFOLK FIRE DEPT. 117 MAIN STREET P: 508-528-3207	NORFOLK DEPARTMENT OF PUBLIC WORKS 33 MEDWAY BRANCH P: 508-528-4990 F: 508-528-2773	NORFOLK PLANNING BOARD 79 SOUTH STREET P: 508-528-2961 F: 508-541-3377

ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

CAD FILE: .\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY: TRB, R/J
CHECKED BY: RMM, BJA
DATE: NOVEMBER 19, 2018
PROJECT NO.: 2015-219

Richard A. Moraville
RICHARD A. MORAVILLE
CIVIL
No. 28523
P.E.

Byron J. Andrews
BYRON J. ANDREWS
CIVIL
No. 47389
P.L.S.

SHEET TITLE
COVER SHEET

DRAWING NO.
C-0.0
PLAN NO. L-5239

GENERAL NOTES

PART 1 - TOPOGRAPHIC AND PROPERTY LINE INFORMATION

A. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

B. PROPERTY LINE AND TOPOGRAPHY:

* EXISTING PROPERTY LINE, UTILITY INFORMATION AND TOPOGRAPHIC INFORMATION PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC.

C. WETLAND DELINEATION BY B&C ASSOCIATES, INC.

D. DATUM: ASSUMED

E. BENCHMARKS: ASSUMED (SEE EXISTING CONDITIONS PLAN)

F. COORDINATE SYSTEM: ASSUMED

G. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

H. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100-YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAPS FOR NORFOLK, MAP NUMBER 25021C0164E, EFFECTIVE DATE 7/17/12.

PART 2 - EXECUTION

2.1 - DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORMWATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR ON-SITE REMOVAL OR ON-SITE RELOCATION AND FENCING SELECTED AREAS. STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACE CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B AND C SOILS AS DEFINED BY (USGS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SERVICE (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK STOPPING DEPENDS ON A GEOLOGICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

2.2 - TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANTS REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 - CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION.

2.4 - MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL.

F. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON-SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

2.5 - GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS. SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

PART 2 - CONTINUED

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON-RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON-SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

R. THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "TOWN OF NORFOLK CONSTRUCTION STANDARDS AND SPECIFICATIONS" WHEN NO CITY SPECIFICATION IS PROVIDED THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, STANDARDS & SPECIFICATIONS FOR HIGHWAYS & BRIDGES," LATEST EDITION.

PART 3 - STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M294 AND M252 MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOX HI Q PIPE AS MANUFACTURED BY HANCOX, INC. OR APPROVED EQUAL.

B. STORM DRAIN MANHOLES (INDICATED BY LETTERS "DMH") SHALL BE PRECAST 4', 5' OR 6' DIAMETER CONCRETE PER ASTM C478 (AS CALLED FOR ON DRAWINGS OR FIELD CONDITIONS REQUIRE) WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. PIPE TO MANHOLE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

C. CATCH BASINS (INDICATED BY LETTERS "CB") SHALL BE PRECAST 5' DIAMETER CONCRETE PER ASTM C478, (ALTERNATE TOP SLAB WHERE NECESSARY) AND RUBBER GASKET JOINTS CONFORMING TO ASTM C443, WITH 4 FOOT BUMPS AND GAS TRAP OUTLET ELBOW. PIPE TO STRUCTURE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

D. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

E. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M170 MANUFACTURED TO MEET ASTM C76.

F. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. ADS N-12 OR APPROVED EQUAL.

PART 4 - UTILITIES

4.1 - WATER DISTRIBUTION AND FIRE PROTECTION

A. WATER MAINS 3" DIA. AND LARGER SHALL HAVE 5'-0" MINIMUM COVER AND SHALL BE CEMENT LINED DUCTILE IRON (LDI), CLASS 52 MINIMUM, CONFORMING TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A21.50, A21.4, A21.10 AND A21.51. JOINTS AT FITTINGS, VALVES AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT PER ANSI A21.11, WITH GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH GASKETS PER ANSI A21.11. ALL FITTINGS, VALVES, HYDRANTS AND CAPS SHALL BE CLASS 350 PROVIDED WITH THRUST RESTRAINTS (THRUST BLOCKS AND RETAINING RODS) IN CONFORMANCE WITH THE DETAILS.

B. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR IS ADVISED THAT NOT ALL FITTINGS AND SUPPLY LINES ARE NOTED, SHOWN, OR INDICATED.

C. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" CLDI LATERAL AND SHALL BE INSTALLED WITH A 6" GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET AND BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS.

D. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.

E. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTIONS WITH UTILITY TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

F. EXISTING SERVICES SHALL BE CUT AND A WATERTIGHT PLUG SHALL BE INSTALLED. EXISTING GATE VALVES TO BE ABANDONED SHALL BE PERMANENTLY CLOSED AND CAPPED, AND WATER SERVICES SHOULD BE SHUT OFF AT THE MAIN CORPORATION.

4.2 - UTILITY SEPARATION

A. A MINIMUM 10 FEET CLEAR HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

B. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

C. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWO FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE CONTRACTOR SHALL DO THE FOLLOWING:

THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, THE WATER MAIN SHALL BE ENCASED IN CONCRETE.

D. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3" MIN. AND FROM OTHER UTILITIES BY 2" MINIMUM.

E. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

F. GAS MAINS MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

PART 4 - CONTINUED

4.3 - ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 - PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

BITUMINOUS MODIFIED CAPE COD CURB ALONG ROADWAY.

C. DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.

D. ALL LIMITS OF PAVING SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.

PART 6 - TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

* LEGENDS SHALL BE PERFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 - QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 8 - INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON SITE PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEANED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHoles, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LAWN

B. INSPECT AFTER EACH SIGNIFICANT RAINFALL (1/2" OR MORE) FOR FIRST 6 MONTHS AFTER CONSTRUCTION TO ENSURE SURFACE VEGETATION IS HEALTHY. DISCHARGE DEVICES ARE NOT BLOCKED AND BANKS ARE NOT ERODING. CHECK ALL COMPONENTS AFTER EACH MAJOR STORM (MORE THAN 2" RAINFALL IN 24 HOURS). CLEAN/REPAIR AS REQUIRED.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

9.0 MONITORING WELL

A. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.

B. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.

C. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.

10.0 SNOW STORAGE/REMOVAL

A. SNOW REMOVAL SHALL BE AT THE EXPENSE OF THE HOME OWNER'S ASSOCIATION, SIMILAR TO LANDSCAPING AND OVERALL MAINTENANCE OF THE DEVELOPMENT.

B. SNOW STORAGE AREAS SHALL BE UTILIZED AS DEPICTED ON THIS PLAN OR IN OTHER AREAS NOT WITHIN RESOURCE AREAS ON THE SITE.

C. SIGNS SHALL BE AFFIXED TO THE CHAIN LINK FENCES INTEGRATED WITH THE RETAINING WALLS ADJACENT TO THE RESOURCE AREAS. SIGNS SHALL INDICATED RESOURCE AREA, NO SNOW DUMPING.

D. IF EXCESSIVE SNOW AMOUNTS OCCUR, SNOW SHALL BE TAKEN OFF SITE TO AN APPROPRIATE LOCATION.

LEGEND table with symbols for S.B., CATCH BASIN, DOUBLE CATCH BASIN, DRAIN MANHOLE, OUTLET STRUCTURE, SEWER MANHOLE, UTILITY POLE, WETLAND FLAG, PROPOSED WATER GATE VALVE, EXISTING HYDRANT, PROPOSED HYDRANT, EXISTING WELL, CURB, DRAIN LINE, UTILITY LINE, SEWER LINE, WATER LINE, STONEWALL, TREE LINE.

ABBREVIATIONS table with terms like APPROXIMATE, BOOK, CAPE COD BERM, CEMENT LINED DUCTILE IRON, IRON PIPE, DRILL HOLE, FOUND, ELEVATION, EXISTING, FLARED END SECTION, HIGH DENSITY POLYETHYLENE PIPE, INVERT, NOW OR FORMERLY, OUTLET STRUCTURE, PLAN BOOK, PLAN, RETAINING, TIMBER GUARDRAIL, TYPICAL, TEMPORARY BENCHMARK, NOT TO SCALE, UTILITY POLE, WETLAND FLAG.



Andrews Survey & Engineering, Inc. Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street Uxbridge, Massachusetts 01569 P: 508-278-3897 F: 508-278-2289

500 East Washington Street North Attleboro, Massachusetts 02760 P: 508-316-0452 F: 508-316-0963

PROJECT: LAKELAND HILLS TOWNHOUSE COMMUNITY 144 SEEKONK STREET NORFOLK, MA 02056 APPLICANT: LAKELAND HILLS, LLC 136 SEEKONK STREET NORFOLK, MA 02056

REVISIONS table with columns NO., DATE, DESCRIPTION.

CAD FILE, DRAWN BY, CHECKED BY, DATE, PROJECT NO. table.

LEGEND, ABBREVIATIONS & GENERAL NOTES

DRAWING NO. C-1.1 PLAN NO. L-5239 and professional seal of Richard M. Mainville, Civil Engineer No. 26820.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

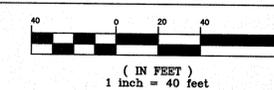
APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS

NO.	DATE	DESCRIPTION

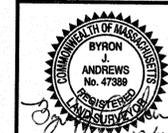
CAD FILE	.\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY	TRB, R/J
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219

GRAPHIC SCALE



SHEET TITLE

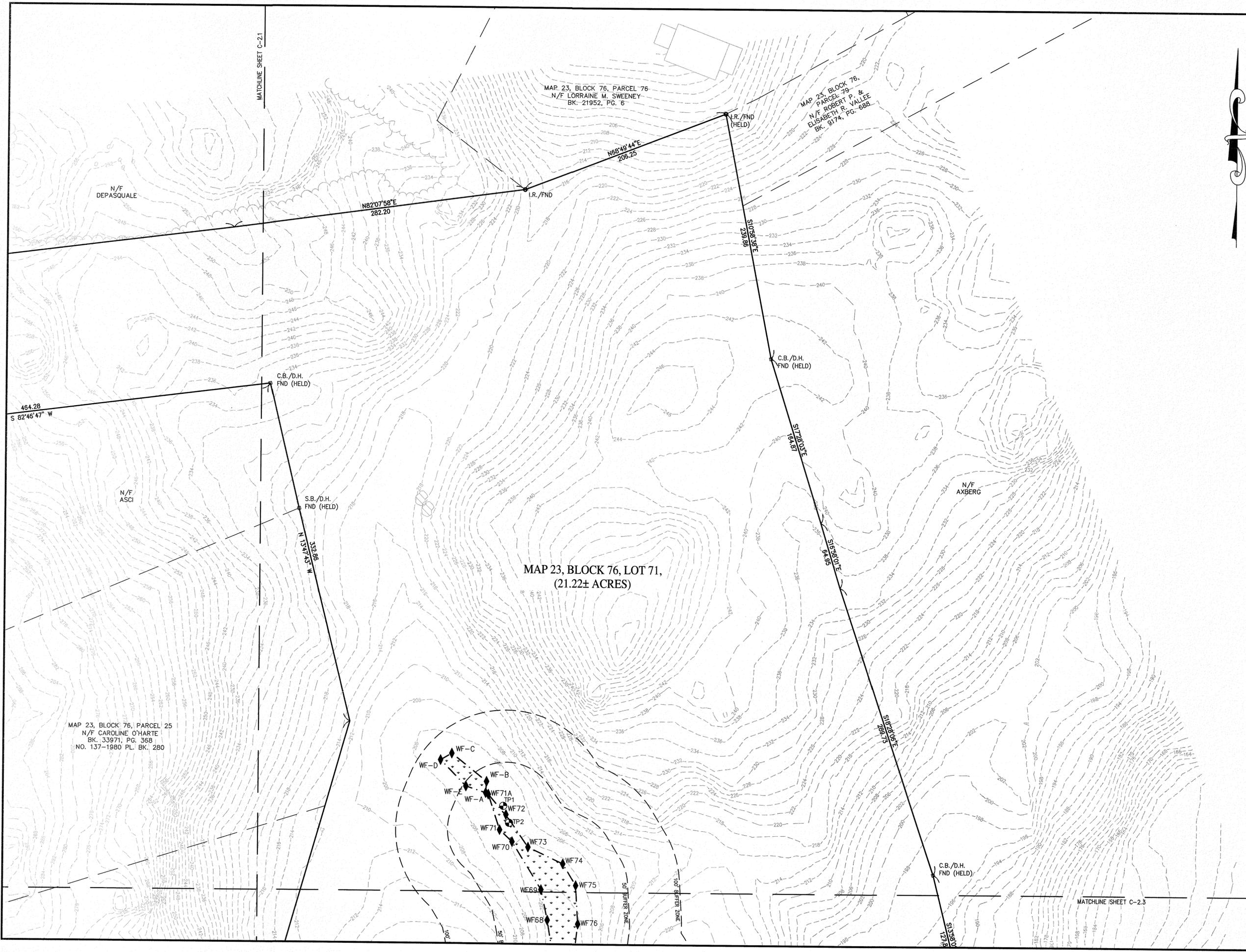
EXISTING
CONDITIONS PLAN
SHEET 2 OF 3



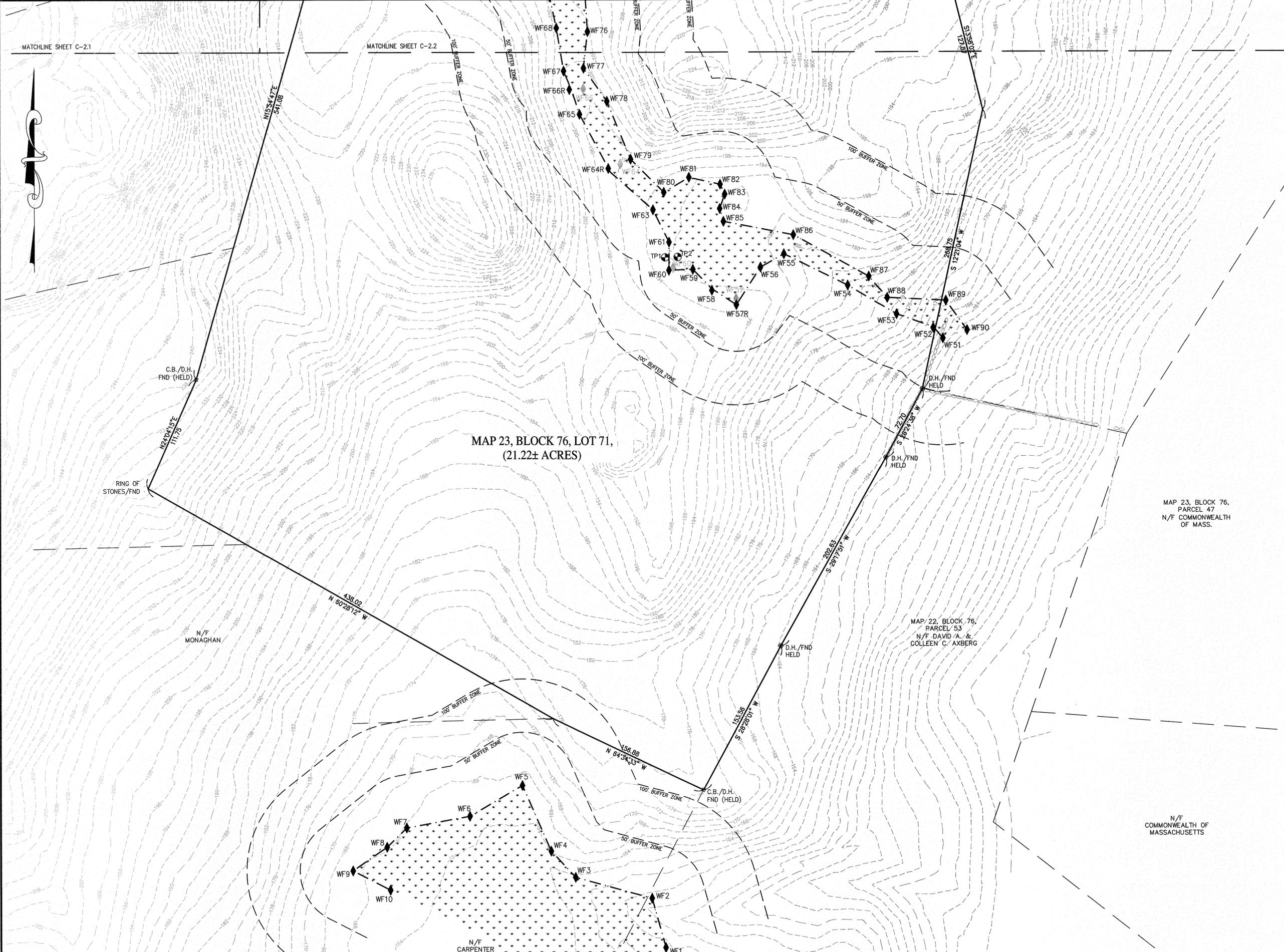
DRAWING NO.

C-2.2

PLAN NO. L-5239



2017 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

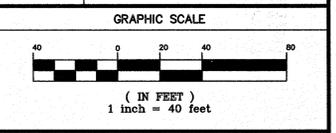
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT: LAKELAND HILLS TOWNHOUSE COMMUNITY 144 SEEKONK STREET NORFOLK, MA 02056	APPLICANT: LAKELAND HILLS, LLC 136 SEEKONK STREET NORFOLK, MA 02056
--	--

REVISIONS		
NO.	DATE	DESCRIPTION

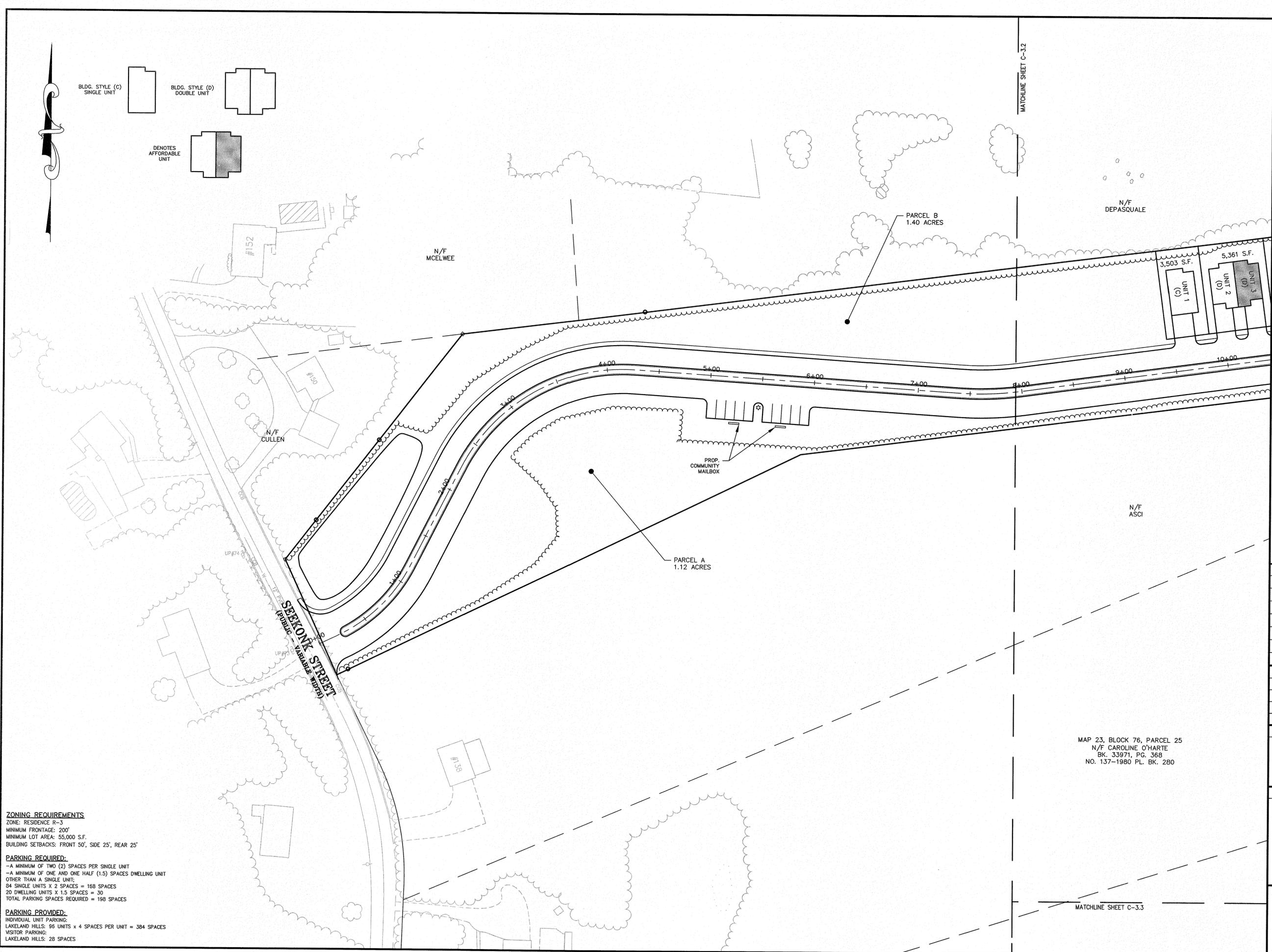
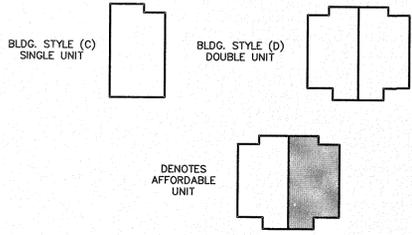
CAD FILE	.\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY	TRB, R/J
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219



SHEET TITLE
**EXISTING
CONDITIONS PLAN**
SHEET 3 OF 3

	DRAWING NO. C-2.3
	PLAN NO. L-5239

2017 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



MATCHLINE SHEET C-3.2

MATCHLINE SHEET C-3.3

ASE

Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

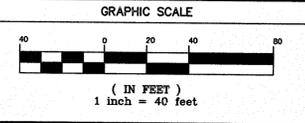
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

CAD FILE	.\dwg\2015-219_408_SINGLE PROJECT.dwg
DRAWN BY	TRB, R.JF
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219



LAYOUT & MATERIALS PLAN

SHEET 1 OF 3

ZONING REQUIREMENTS
ZONE: RESIDENCE R-3
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 55,000 S.F.
BUILDING SETBACKS: FRONT 50', SIDE 25', REAR 25'

PARKING REQUIRED:
-A MINIMUM OF TWO (2) SPACES PER SINGLE UNIT
-A MINIMUM OF ONE AND ONE HALF (1.5) SPACES DWELLING UNIT OTHER THAN A SINGLE UNIT
84 SINGLE UNITS X 2 SPACES = 168 SPACES
20 DWELLING UNITS X 1.5 SPACES = 30
TOTAL PARKING SPACES REQUIRED = 198 SPACES

PARKING PROVIDED:
INDIVIDUAL UNIT PARKING:
LAKELAND HILLS: 96 UNITS X 4 SPACES PER UNIT = 384 SPACES
VISITOR PARKING:
LAKELAND HILLS: 28 SPACES

MAP 23, BLOCK 76, PARCEL 25
N/F CAROLINE O'HARTE
BK. 33971, PG. 368
NO. 137-1980 PL. BK. 280



DRAWING NO.
C-3.1
PLAN NO. L-5239

2017 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.

ZONING REQUIREMENTS
 ZONE: RESIDENCE R-3
 MINIMUM FRONTAGE: 200'
 MINIMUM LOT AREA: 55,000 S.F.
 BUILDING SETBACKS: FRONT 50', SIDE 25', REAR 25'

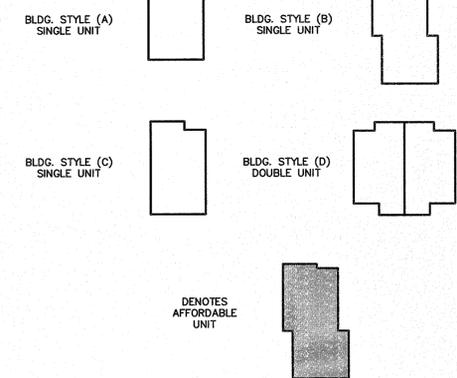
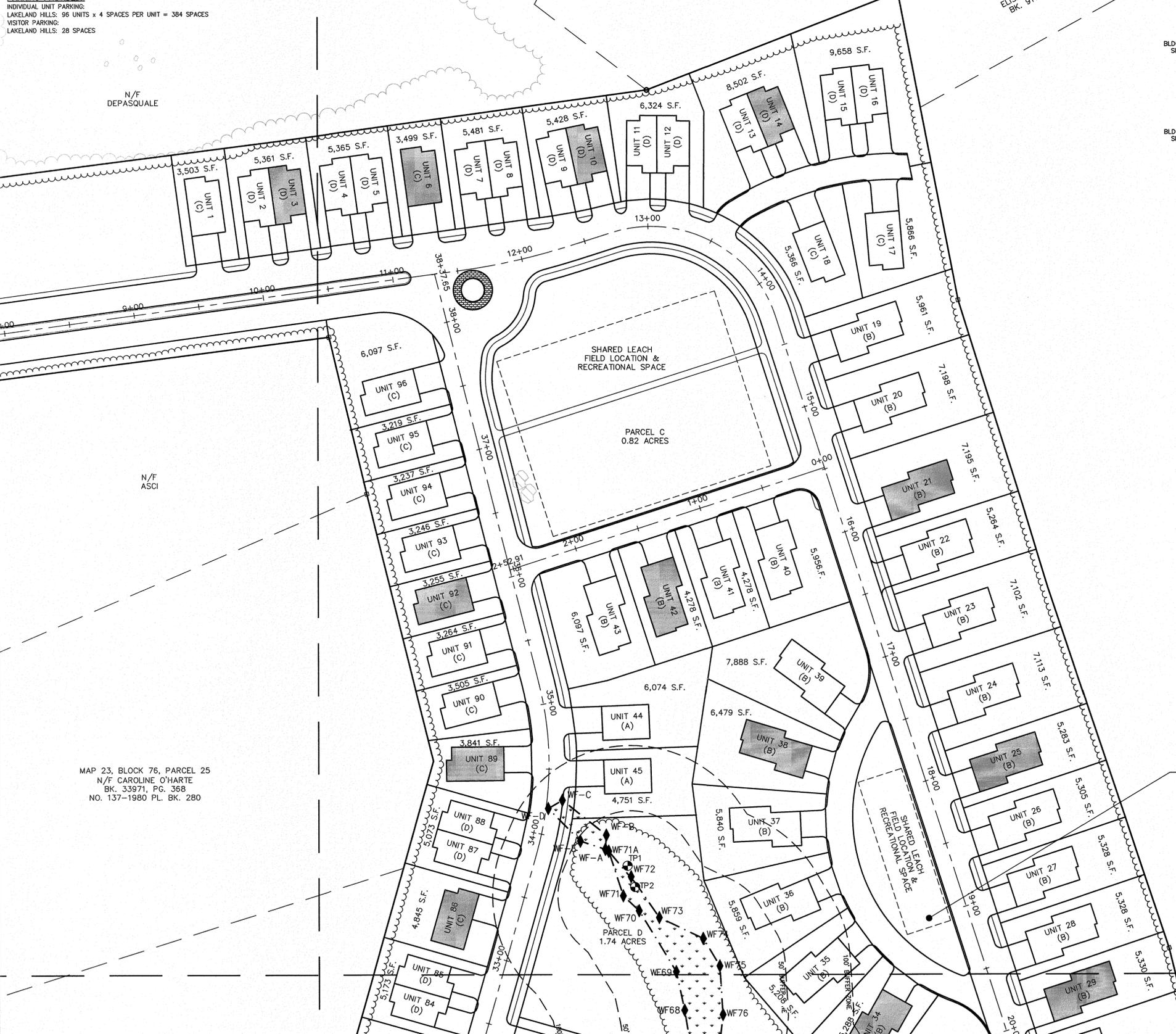
PARKING REQUIRED:
 -A MINIMUM OF TWO (2) SPACES PER SINGLE UNIT
 -A MINIMUM OF ONE AND ONE HALF (1.5) SPACES DWELLING UNIT OTHER THAN A SINGLE UNIT.
 84 SINGLE UNITS X 2 SPACES = 168 SPACES
 20 DWELLING UNITS X 1.5 SPACES = 30
 TOTAL PARKING SPACES REQUIRED = 198 SPACES

PARKING PROVIDED:
 INDIVIDUAL UNIT PARKING:
 LAKELAND HILLS: 96 UNITS x 4 SPACES PER UNIT = 384 SPACES
 VISITOR PARKING:
 LAKELAND HILLS: 28 SPACES

MATCHLINE SHEET C-3.1

MAP 23, BLOCK 76, PARCEL 76
 N/F LORRAINE M. SWEENEY
 BK. 21952, PG. 6

MAP 23, BLOCK 76,
 PARCEL 79
 N/F ROBERT P. &
 ELISABETH R. VALLEE
 BK. 9174, PG. 688



Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

500 East Washington Street
 North Attleboro, Massachusetts 02760
 P: 508-316-0452 F: 508-316-0963

PROJECT:
 LAKELAND HILLS
 TOWNHOUSE COMMUNITY
 144 SEEKONK STREET
 NORFOLK, MA 02056

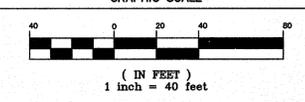
APPLICANT:
 LAKELAND HILLS, LLC
 136 SEEKONK STREET
 NORFOLK, MA 02056

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE	.\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY	TRB, R/J
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219

GRAPHIC SCALE



SHEET TITLE

LAYOUT &
 MATERIALS PLAN
 SHEET 2 OF 3



DRAWING NO.

C-3.2

PLAN NO. L-5239

MATCHLINE SHEET C-3.3

2017 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.

MATCHLINE SHEET C-3.1

MATCHLINE SHEET C-3.2



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PARCEL I
0.18 ACRES

PARCEL F
0.32 ACRES

PARCEL D
1.74 ACRES

PARCEL H
0.64 ACRES

PARCEL G
0.44 ACRES

SHARED LEACH
FIELD LOCATION &
RECREATIONAL SPACE

MAP 23, BLOCK 76,
PARCEL 47
N/F COMMONWEALTH
OF MASS.

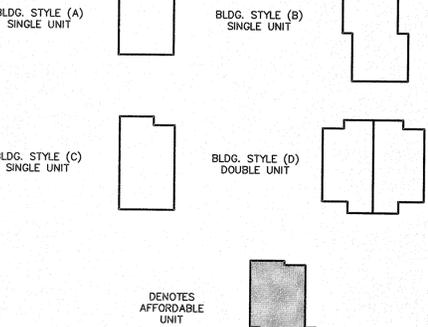
MAP 22, BLOCK 76,
PARCEL 53
N/F DAVID A. &
COLLEEN C. AXBERG

ZONING REQUIREMENTS
ZONE: RESIDENCE R-3
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 55,000 S.F.
BUILDING SETBACKS: FRONT 50', SIDE 25', REAR 25'

PARKING REQUIRED:
-A MINIMUM OF TWO (2) SPACES PER SINGLE UNIT
-A MINIMUM OF ONE AND ONE HALF (1.5) SPACES DWELLING UNIT
OTHER THAN A SINGLE UNIT;
84 SINGLE UNITS X 2 SPACES = 168 SPACES
20 DWELLING UNITS X 1.5 SPACES = 30
TOTAL PARKING SPACES REQUIRED = 198 SPACES

PARKING PROVIDED:
INDIVIDUAL UNIT PARKING:
LAKELAND HILLS: 96 UNITS X 4 SPACES PER UNIT = 384 SPACES
VISITOR PARKING:
LAKELAND HILLS: 28 SPACES

N/F
COMMONWEALTH OF
MASSACHUSETTS

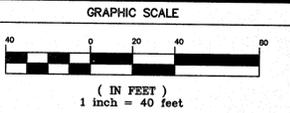


PROJECT: LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT: LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

CAD FILE: .\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY: TRB, R/J
CHECKED BY: RMM, BJA
DATE: NOVEMBER 19, 2018
PROJECT NO.: 2015-219



LAYOUT &
MATERIALS PLAN

SHEET 3 OF 3



DRAWING NO.
C-3.3
PLAN NO. L-5239

2017 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



ASE

Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

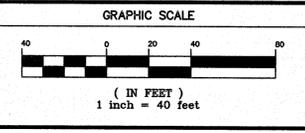
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

CAD FILE	\\dwg\2015-219_408_SINGLE PROJECT.dwg
DRAWN BY	TRB, RJF
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219



SHEET TITLE

GRADING & DRAINAGE PLAN

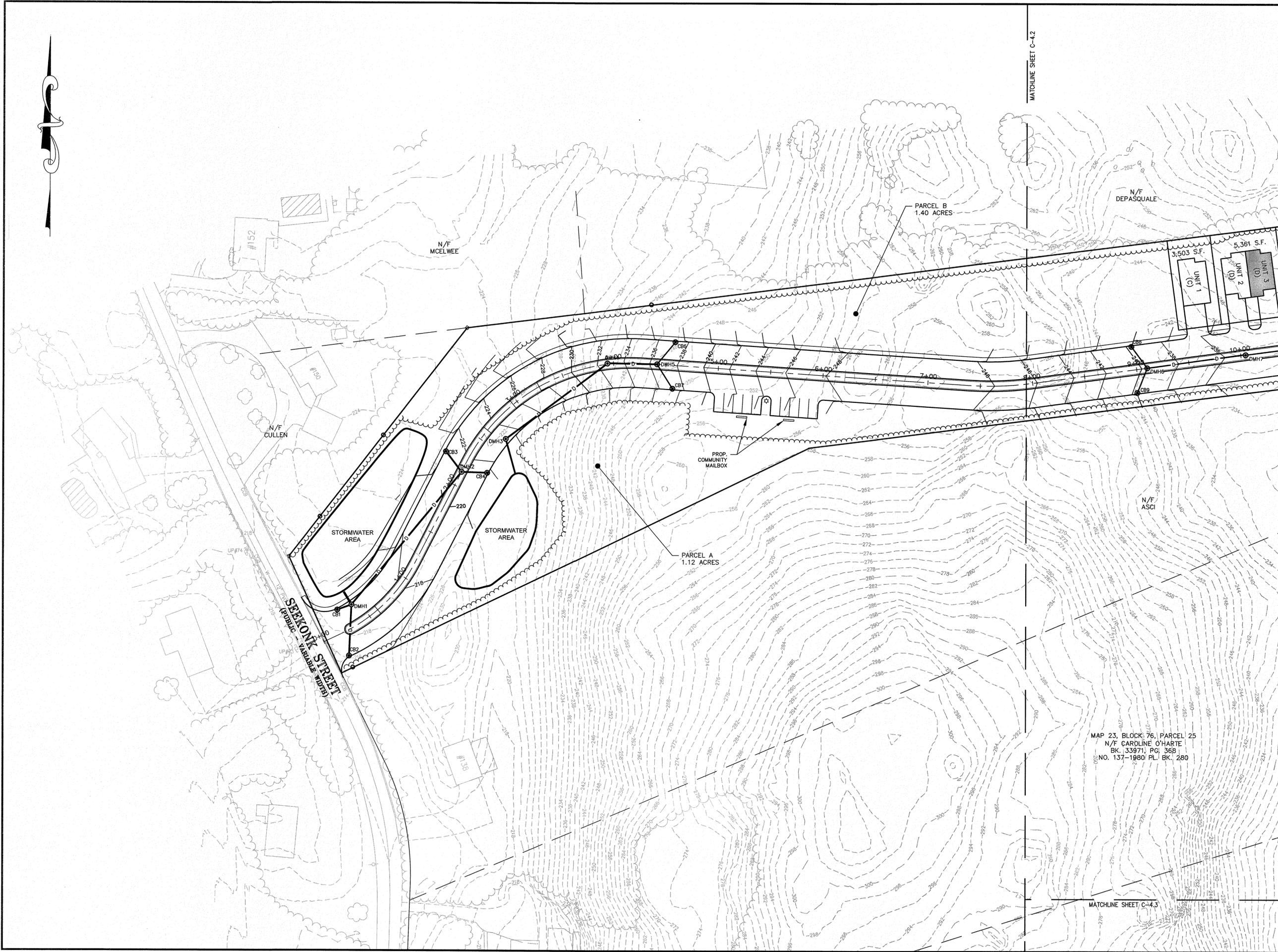
SHEET 1 OF 3



DRAWING NO.

C-4.1

PLAN NO. L-5239



MAP 23, BLOCK 76, PARCEL 25
N/F CAROLINE O'HARTE
BK. 133971, PG. 36B
NO. 137-1980 PL. BK. 280

MATCHLINE SHEET C-4.2

MATCHLINE SHEET C-4.3

2018 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

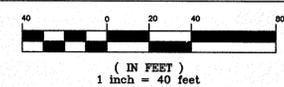
APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE	.\dwg\2015-219_408_SINGLE PROJECT.dwg
DRAWN BY	TRB, RJF
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219

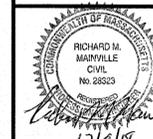
GRAPHIC SCALE



SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 2 OF 3



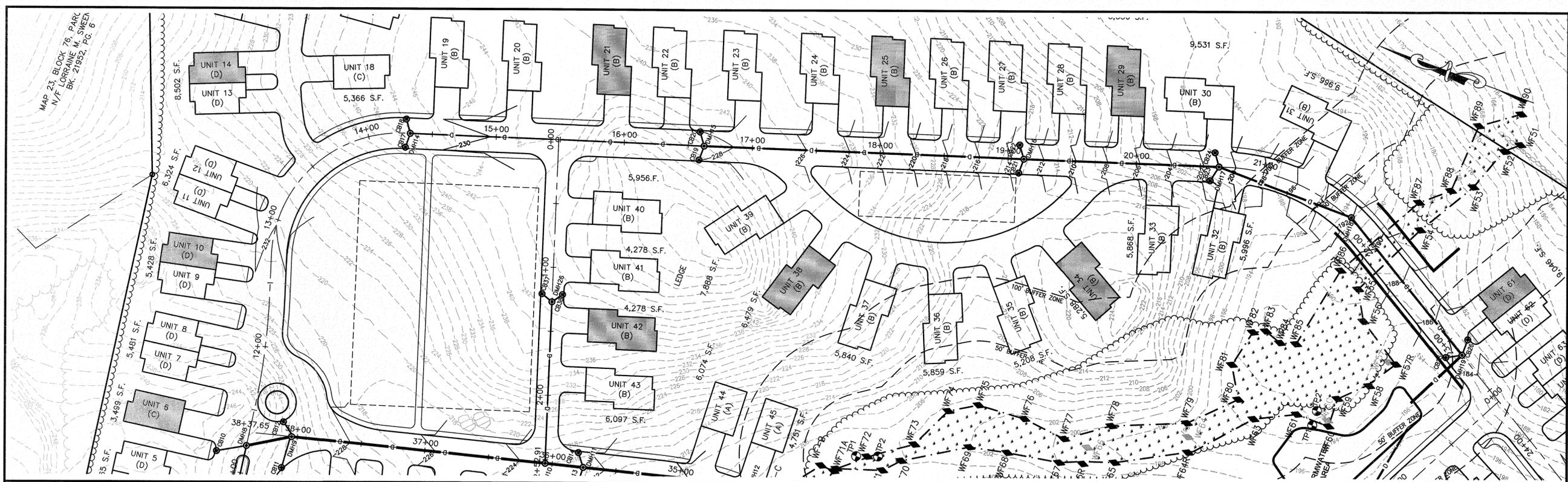
DRAWING NO.

C-4.2

PLAN NO. L-5239



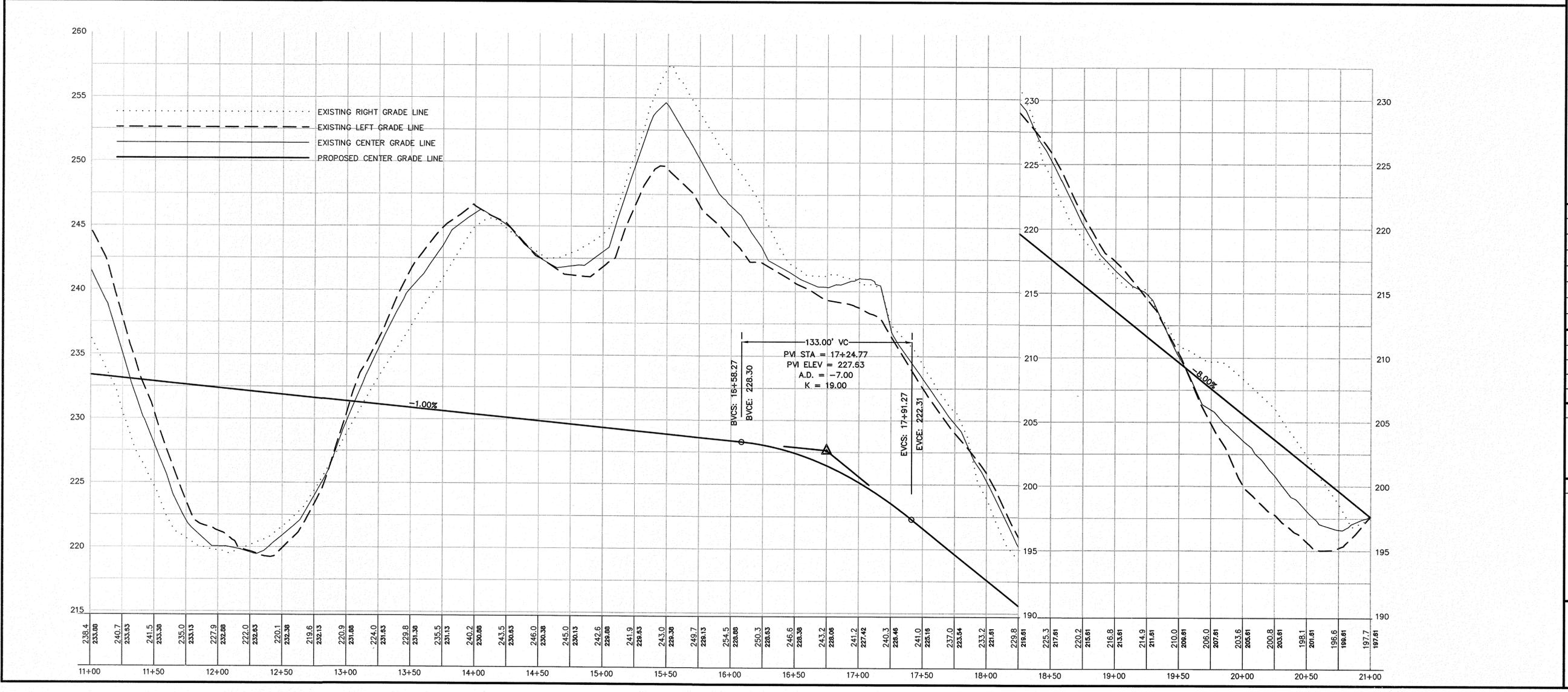
2018 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



ASE
 Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289
 500 East Washington Street
 North Attleboro, Massachusetts 02760
 P: 508-316-0452 F: 508-316-0963

PROJECT:
 LAKELAND HILLS
 TOWNHOUSE COMMUNITY
 144 SEEKONK STREET
 NORFOLK, MA 02056

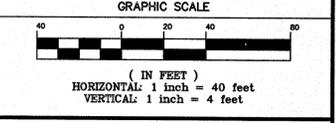
APPLICANT:
 LAKELAND HILLS, LLC
 136 SEEKONK STREET
 NORFOLK, MA 02056



REVISIONS

NO.	DATE	DESCRIPTION

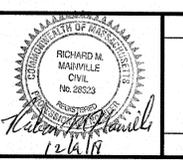
CAD FILE: \dwg\2015-219_40B_SINGLE PROJECT.dwg
 DRAWN BY: TRB, RfJ
 CHECKED BY: RMM, BJA
 DATE: NOVEMBER 19, 2018
 PROJECT NO.: 2015-219

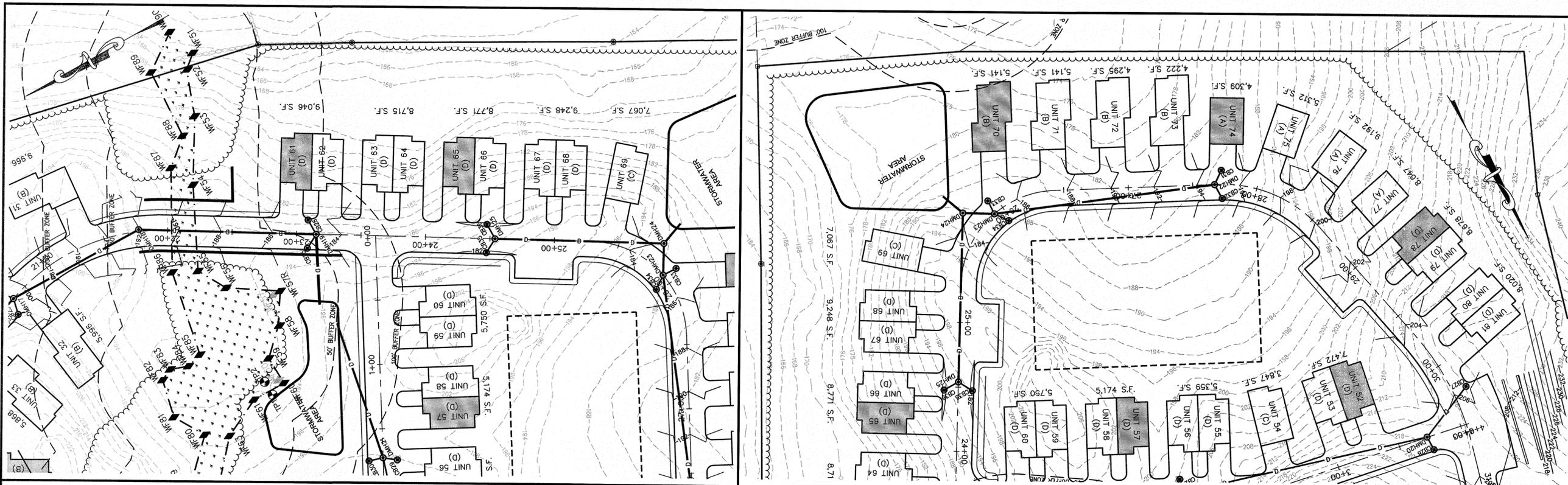


SHEET TITLE
 TOPOGRAPHIC PLAN
 AND PROFILE
 (STATION 11+00 TO 21+00)
 SHEET 2 OF 4

DRAWING NO.
 C-5.2

PLAN NO. L-5239





Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

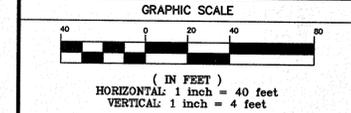
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

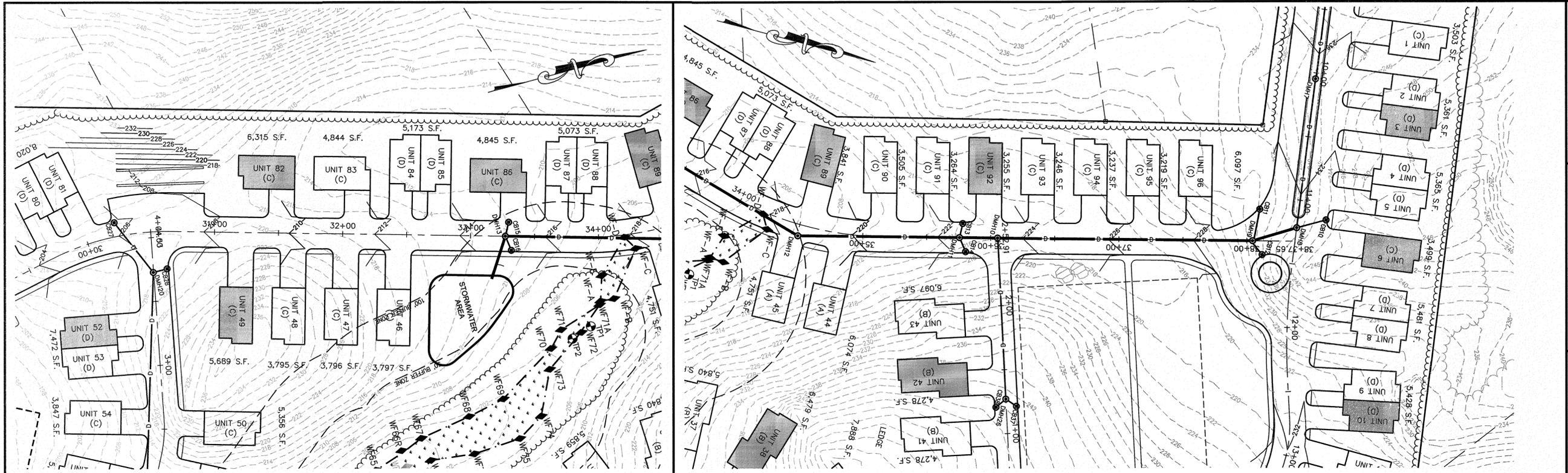


SHEET TITLE
**TOPOGRAPHIC PLAN
AND PROFILE**
(STATION 21+00 TO 30+00)

SHEET 3 OF 4

	DRAWING NO.
	C-5.3
	PLAN NO. L-5239

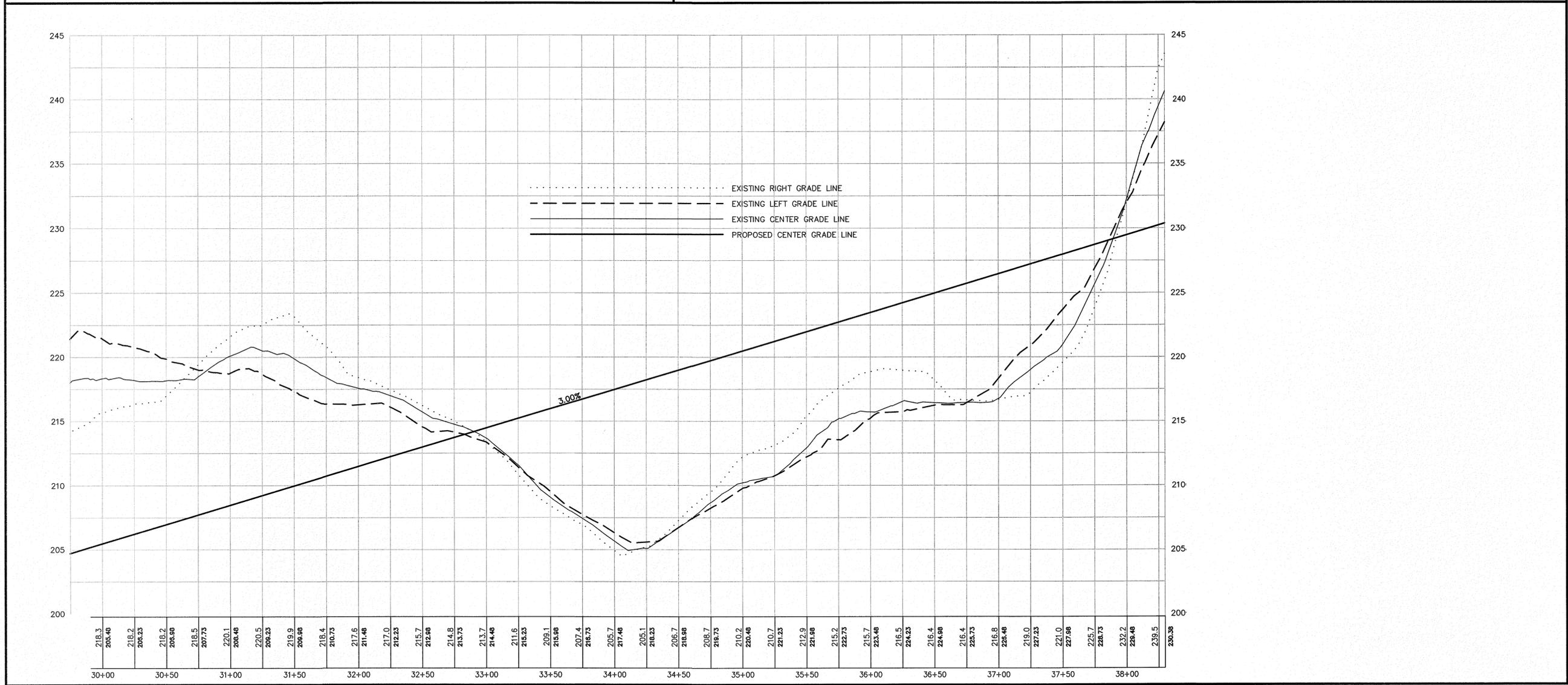
2015 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



ASE
 Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289
 500 East Washington Street
 North Attleboro, Massachusetts 02760
 P: 508-316-0452 F: 508-316-0963

PROJECT:
 LAKELAND HILLS
 TOWNHOUSE COMMUNITY
 144 SEEKONK STREET
 NORFOLK, MA 02056

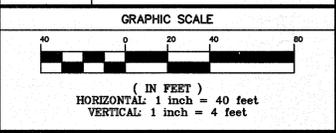
APPLICANT:
 LAKELAND HILLS, LLC
 136 SEEKONK STREET
 NORFOLK, MA 02056



REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE	\\dwg\2015-219_408_SINGLE PROJECT.dwg
DRAWN BY	TRB, RJF
CHECKED BY	RMM, BJA
DATE	NOVEMBER 19, 2018
PROJECT NO.	2015-219



SHEET TITLE
 TOPOGRAPHIC PLAN
 AND PROFILE
 (STATION 30+00 TO 38+29.91)

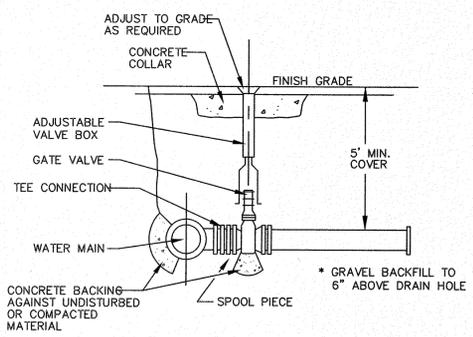
SHEET 4 OF 4

DRAWING NO.
 C-5.4

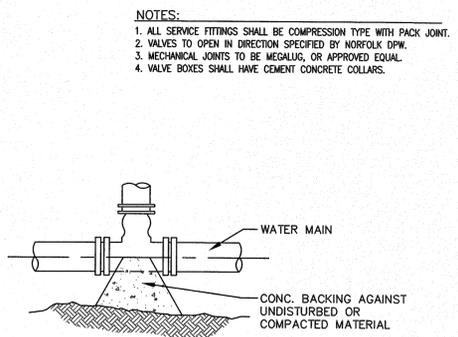
PLAN NO. L-5239



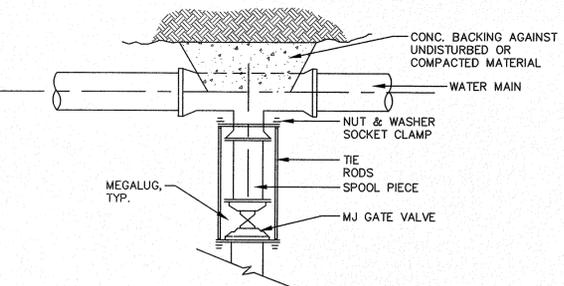
2018 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.



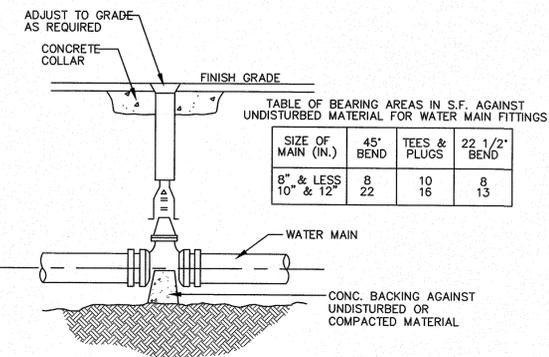
TYPICAL VALVE DETAIL



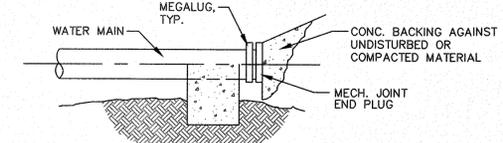
TYPICAL TEE



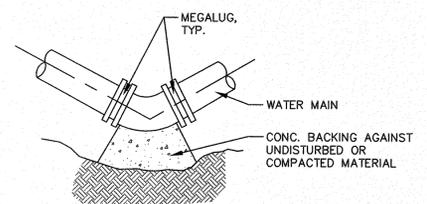
TYPICAL VALVE CONNECTION - RESTRAINED JOINT TEE



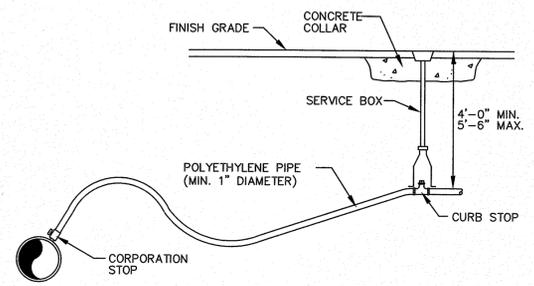
TYPICAL VALVE



TYPICAL PLUG DETAIL



TYPICAL BEND DETAIL

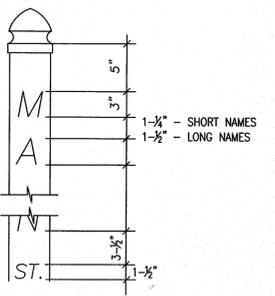


TYPICAL WATER SERVICE DETAIL

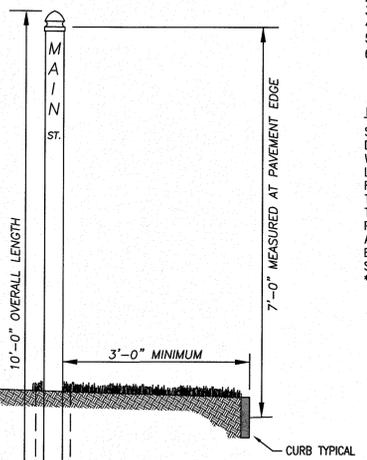
NOTE:
WATER APPURTENCIS TO CONFORM WITH LOCAL WATER COMPANY SPECIFICATIONS.

1 TYPICAL WATER SUPPLY DETAILS
SCALE: N.T.S.

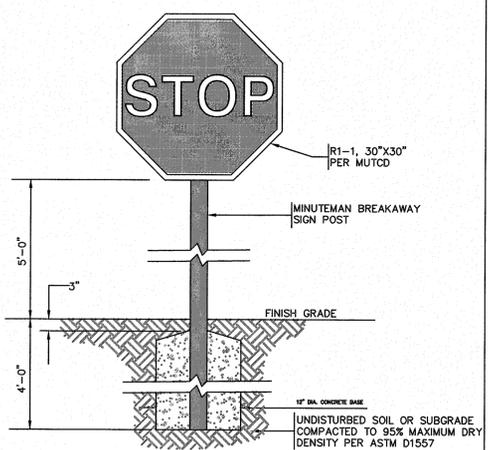
- MATERIAL - POST AND CAP:
1. NOMINAL 5" x 5" SQUARE SECTION POST
 2. MATCHING GOTHIC CAP
 3. WHITE 100% VIRGIN VINYL WITH TITANIUM DIOXIDE CONTENT FOR UV PROTECTION
 4. 0.200 IN. WALL THICKNESS
 5. AS MANUFACTURED BY KROY BUILDING PRODUCTS, INC. OR APPROVED EQUAL
 6. JOIN CAP TO POST WITH CLEAR PVC SOLVENT CEMENT MEETING ASTM D-2564



2 TYPICAL STREET SIGN
SCALE: N.T.S.



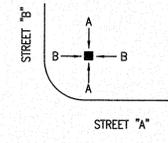
3 TYPICAL BREAKAWAY SIGN POST DETAIL
SCALE: N.T.S.



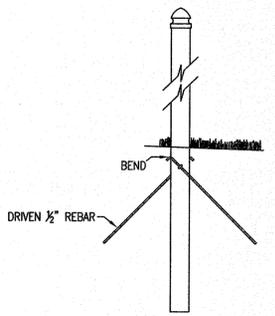
5 STOP SIGN
SCALE: N.T.S.

- LETTERING:
1. HELVETICA MEDIUM STYLE
 2. VINYL - FOR EXTERIOR USE
 3. PRESSURE SENSITIVE ADHESIVE
 4. REFLECTIVE BLACK
 5. STREET NAME - 3" HIGH LETTERS
 6. DESIGNATION (ST, DR, ETC) 1-1/2" HIGH

- DESIGNATION ABBREVIATIONS:
- STREET • ST
 - DRIVE • DR
 - WAY • WAY
 - LANE • LA
 - ROAD • RD
 - TERRACE • TER
 - TRAIL • TR
 - PATH • PATH
 - AVENUE • AVE
 - BOULEVARD • BLVD
 - SUBMIT OTHERS FOR APPROVAL
 - *NO PERIODS USED*



- PULL UP DETERRANT:
1. STAINLESS STEEL EYEBOLTS AND NUTS
 2. SNUG NUTS ONLY - DO NOT OVERTIGHTEN
 3. DRIVEN 1/2" REBAR 2 FOOT MINIMUM LENGTH

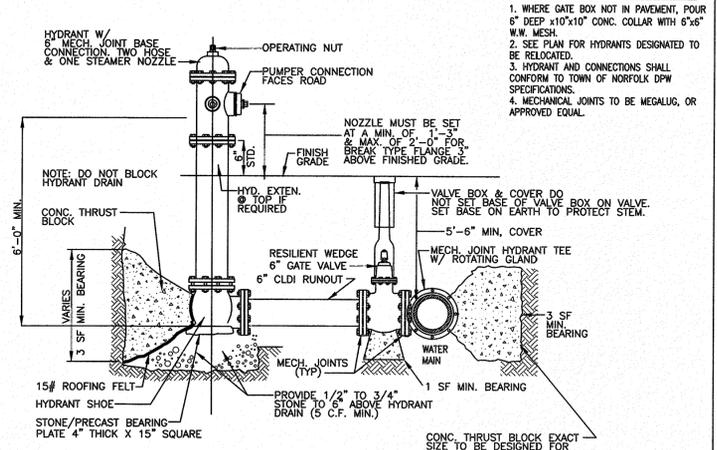


4 TRAFFIC CONTROL SIGNAGE
SCALE: N.T.S.

SIGN NO.	SIGN	SIZE AND COLOR
R1-1		30"x30"; WHITE ON RED
D-3		6" X VARIES"; WHITE ON GREEN 3" MIN LETTERS
R1-2		36"x36"x36"; RED ON WHITE
		18"x24"; BLACK ON WHITE

- NOTES:
1. ALL SIGNS ARE REFLECTORIZED AND HAVE 7'-0" CHANNEL MOUNTING HEIGHT.
 2. ALL REGULATORY SIGNS SHALL MEET THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

6 TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE: N.T.S.



ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT: LAKELAND HILLS TOWNHOUSE COMMUNITY 144 SEEKONK STREET NORFOLK, MA 02056
APPLICANT: LAKELAND HILLS, LLC 136 SEEKONK STREET NORFOLK, MA 02056

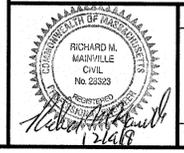
REVISIONS

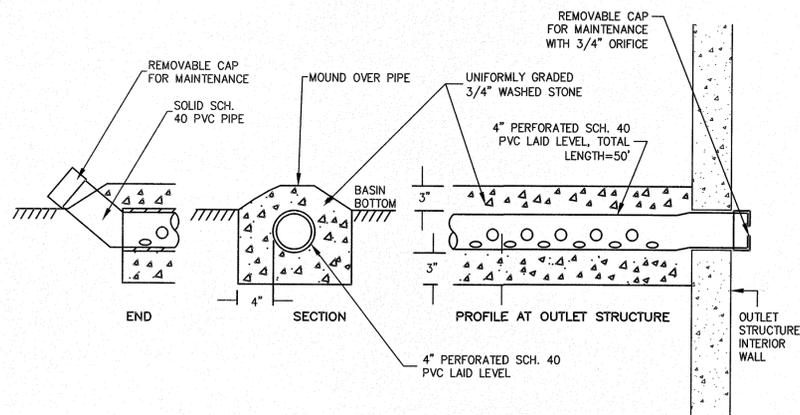
NO.	DATE	DESCRIPTION

CAD FILE: \\dwg\2015-219_40B_SINGLE PROJECT.dwg
DRAWN BY: TRB, R/JF
CHECKED BY: RMM, BJA
DATE: NOVEMBER 19, 2018
PROJECT NO.: 2015-219

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 3 OF 6

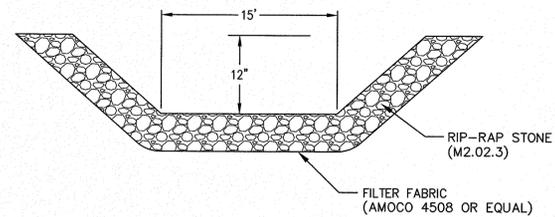
DRAWING NO. C-6.3
PLAN NO. L-5239





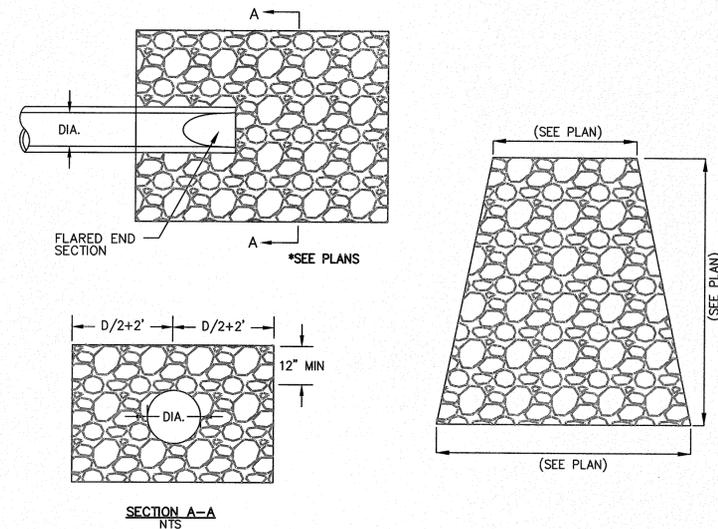
- NOTES:
1. ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
 2. GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.

1 WATER QUALITY / DRAWDOWN DEVICE (BASIN 1 & INF. BASIN)
SCALE: N.T.S.



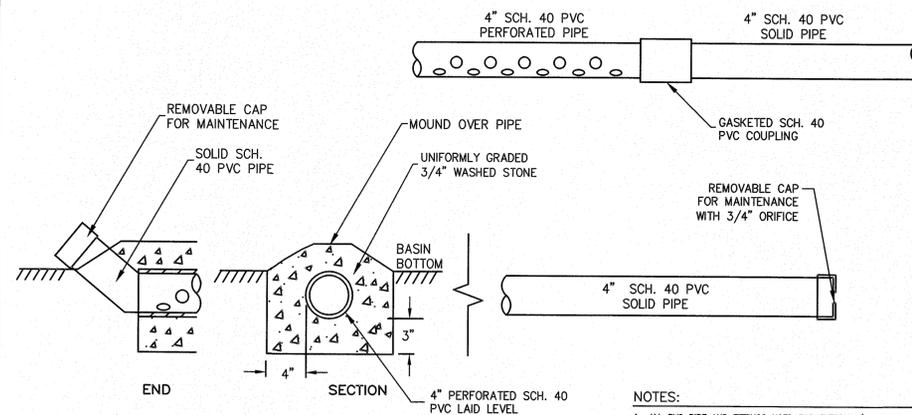
2 STONE RIP-RAP EMERGENCY SPILLWAY
SCALE: N.T.S.

- NOTES:
1. MINIMUM STONE DIAMETER: 6"
 2. MINIMUM WEIGHT OF STONE: 50 LBS.
 3. MAXIMUM WEIGHT OF STONE: 125 LBS.
 4. PLACE ALL RIP-RAP OVER FILTER FABRIC, AMOCO 4508 OR APPROVED EQUAL.



3 STONE RIP-RAP FOR PIPE ENDS
SCALE: N.T.S.

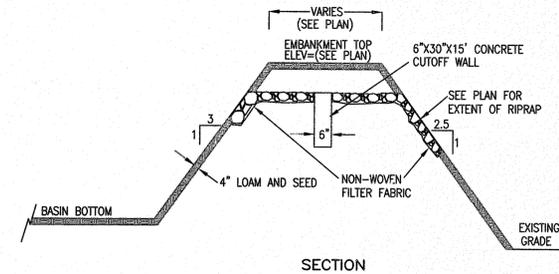
PIPE DIAMETER (INCHES)						
DIAMETER (INCHES)	12	15	18	24	30	36
A (INCHES)	6.5	6.5	7.5	7.5	7.5	7.5
B (MAX) (INCHES)	10.0	10.0	15.0	18.0	22.0	25.0
H (INCHES)	6.5	6.5	6.5	6.5	8.6	8.6
L (INCHES)	25.0	25.0	32.0	36.0	58.0	58.0
W (INCHES)	29.0	29.0	35.0	45.0	63.0	63.0



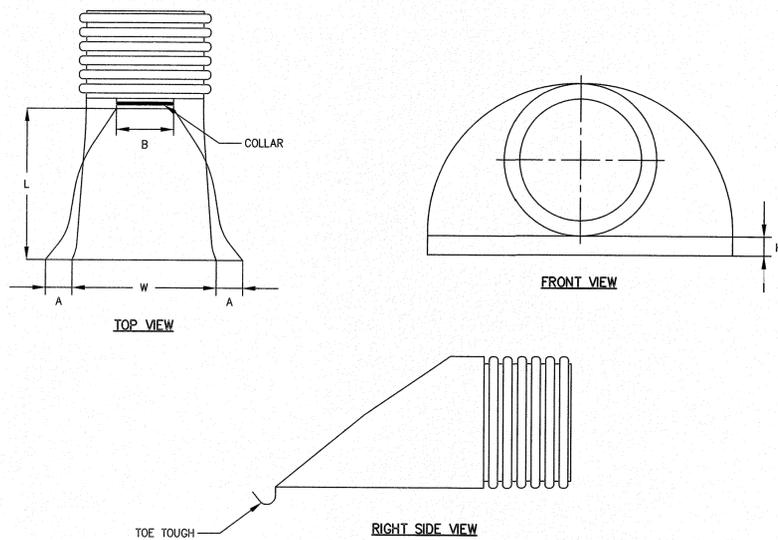
- NOTES:
1. ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
 2. GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.

5 LOW FLOW DRAIN (BASIN 2)
SCALE: N.T.S.

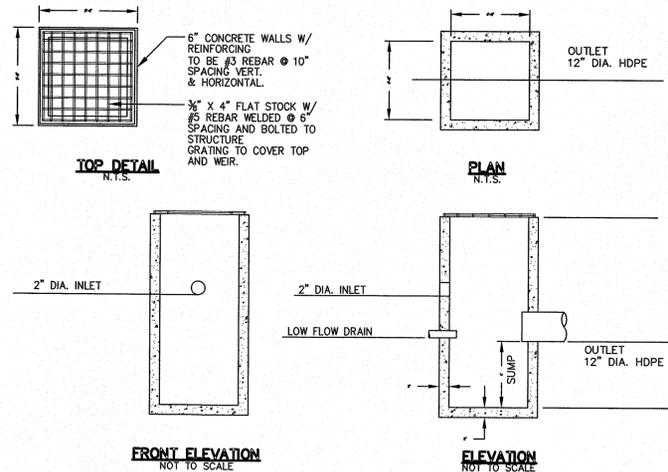
- NOTES:
1. EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
 2. BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
 3. RIPRAP SPILLWAY STONE TO BE 4" MINIMUM, 6" MAXIMUM.



6 TYPICAL EMBANKMENT/SPILLWAY
SCALE: N.T.S.



4 CORRUGATED POLYETHYLENE FLARED-END SECTION (FES)
SCALE: N.T.S.



7 OUTLET STRUCTURE (TYP.) - ORIFICE/GRATE DETAIL
SCALE: N.T.S.

ASE

Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

PROJECT:

APPLICANT:

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE: \\dwg\2015-219_40B_SINGLE PROJECT.dwg

DRAWN BY: TRB, R,JF

CHECKED BY: RMM, BJA

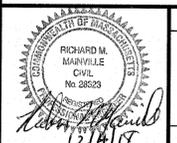
DATE: NOVEMBER 19, 2018

PROJECT NO.: 2015-219

SHEET TITLE

CONSTRUCTION
DETAILS

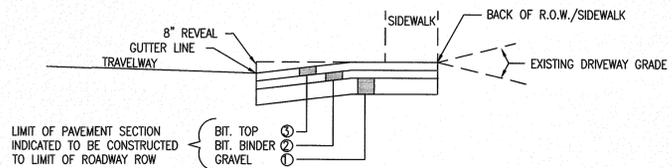
SHEET 4 OF 6



DRAWING NO.

C-6.4

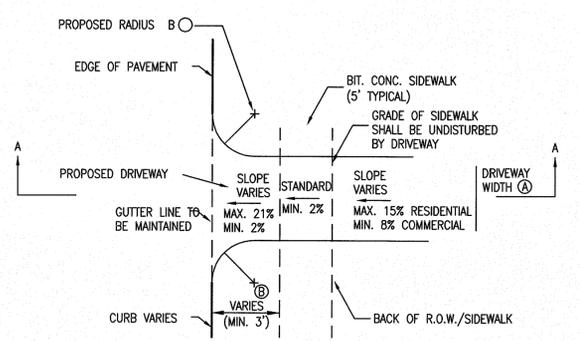
PLAN NO. L-5239



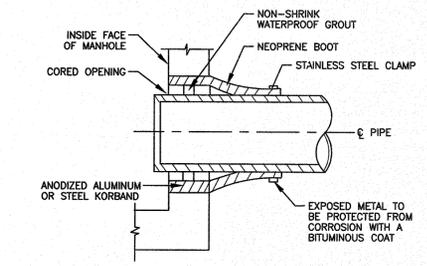
TYPE	MAX. (A)		MIN.		①	②	③
	12'	8'	10'	5'			
RESIDENTIAL	12'	8'	10'	5'	12"	2"	1"
COMMERCIAL	24'	20'	30'	20'	12"	2.5"	1.5"
MAXIMUM ALLOWABLE GRADE CHANGE*					DESIRABLE	MAXIMUM	
LOW VOLUME DRIVEWAY ON LOCAL STREET					± 6%	± 6% (CREST CURVE)	± 9% (SAG CURVE)

*MORE ABRUPT CHANGES REQUIRE VERTICAL CURVES AT LEAST 10' LONG

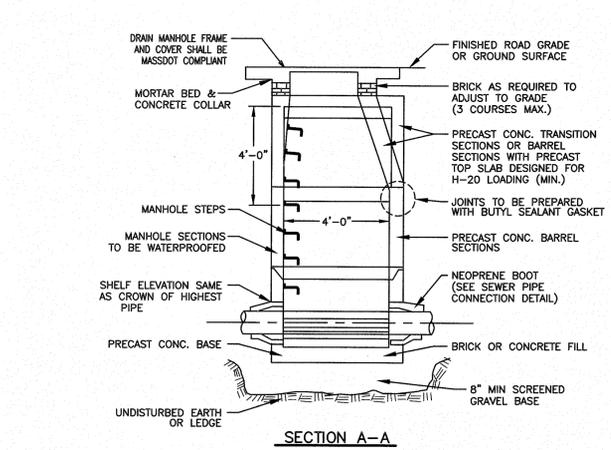
1 TYPICAL DRIVEWAY OPENING
SCALE: N.T.S.



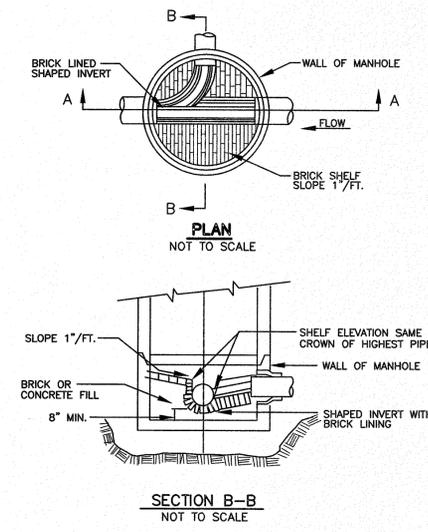
2 SEWER PIPE CONNECTION
SCALE: N.T.S.



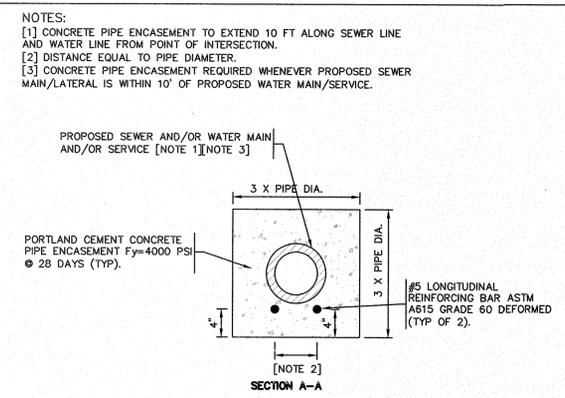
3 LEVEL SPREADER
SCALE: N.T.S.



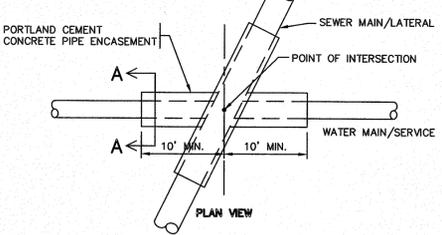
4 TYPICAL PRECAST CONCRETE 48\"/>



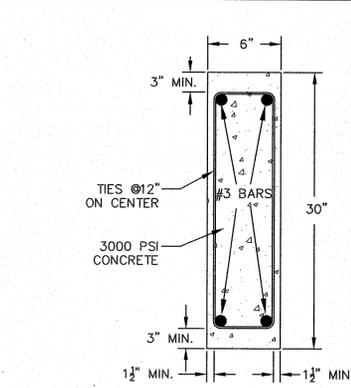
5 PIPE ENCASEMENT
SCALE: N.T.S.



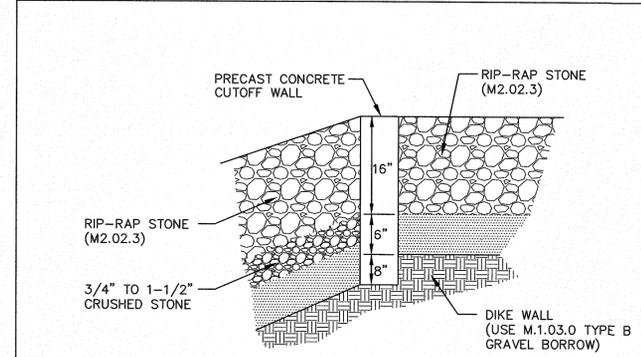
6 CUTOFF WALL DETAIL
SCALE: N.T.S.



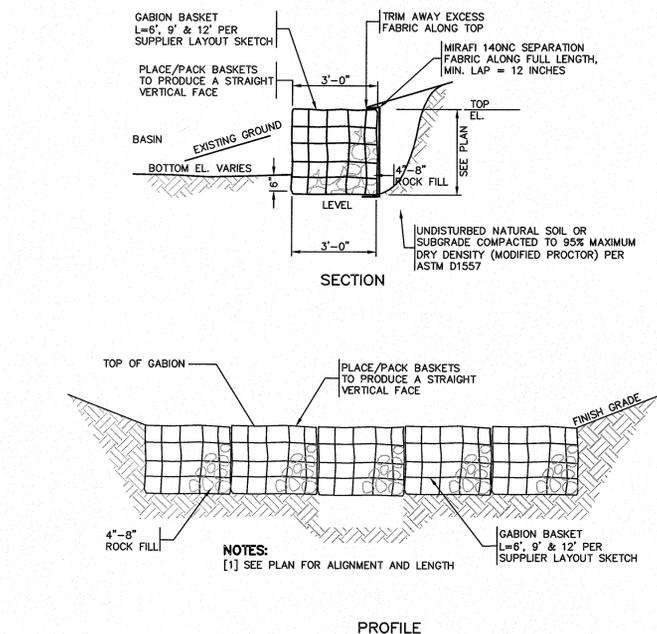
8 GABION FOREBAY DETAIL
SCALE: N.T.S.



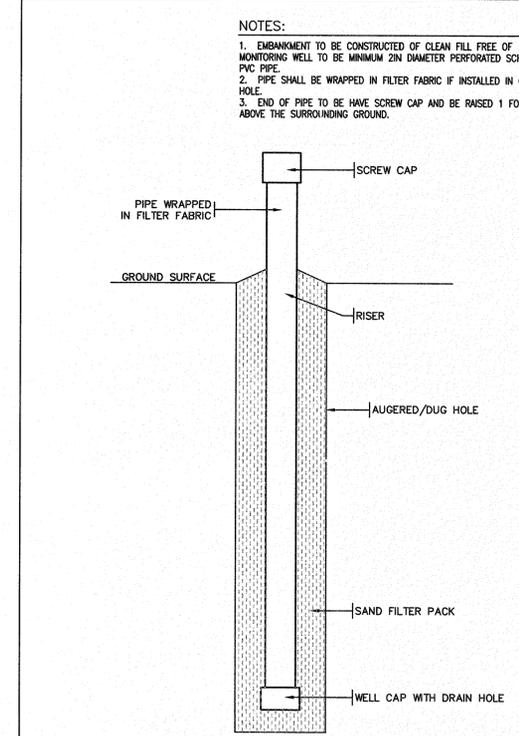
9 MONITORING WELL DETAIL
SCALE: N.T.S.



7 CUTOFF WALL CONFIGURATION DETAIL
SCALE: N.T.S.



8 GABION FOREBAY DETAIL
SCALE: N.T.S.



9 MONITORING WELL DETAIL
SCALE: N.T.S.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT: LAKELAND HILLS TOWNHOUSE COMMUNITY 144 SEEKONK STREET NORFOLK, MA 02056
APPLICANT: LAKELAND HILLS, LLC 136 SEEKONK STREET NORFOLK, MA 02056

REVISIONS		
NO.	DATE	DESCRIPTION

CAD FILE: .\dwg\2015-219_40B_SINGLE_PROJECT.dwg

DRAWN BY: TRB, RJF

CHECKED BY: RMM, BJA

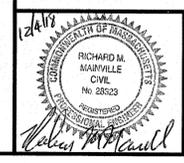
DATE: NOVEMBER 19, 2018

PROJECT NO.: 2015-219

SHEET TITLE: CONSTRUCTION DETAILS

SHEET 6 OF 6

DRAWING NO.: C-6.6
PLAN NO.: L-5239



DATE © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.

Exhibit B



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000
FAX: 617.854.1091 | www.masshousing.com

Videophone: 857.366.4157 or Relay: 711

October 25, 2018

Christopher R. Agostino;
Ruberto, Israel & Weiner, P.C.
255 State Street, 7th Floor
Boston, MA 02109

Re: Lakeland Hills; MH ID No. 924
Lakeland Commons; MH ID No. 925
Project Change

Dear Mr. Agostino:

We have received your letter of October 16, written on behalf of your client describing a proposed modification to the above-captioned proposed 40B developments located at 144 Seekonk Street in Norfolk, Massachusetts, known as Lakeland Hills and Lakeland Commons (the "Projects"). Both projects received a Determination of Project Eligibility (Site Approval) from MassHousing on July 12, 2017 and are currently under deliberation by the Norfolk Zoning Board of Appeals (the "Board of Appeals") following the filing of an application for a Comprehensive Permit pursuant to M.G.L Chapter 40B.

You have requested a determination of whether the proposed modification, which would include the merging of two proposed developments (Lakeland Hills and Lakeland Commons) and a change in tenure of the portion of the development from rental to homeownership. A change in tenure would be considered a Substantial Change in accordance with 760 CMR 56.04 (5).

MassHousing has reviewed the revised Site Plan included and has determined that the proposed changes are, in fact, substantial in accordance with 760 CMR 56.04 (5). MassHousing has also reviewed the revised Site Plan with attention to the project eligibility requirements set forth in 760 CMR 56.04(1). Since compliance with those requirements will not be affected by the proposed changes, MassHousing can confirm that a new Project Eligibility Letter is **not** required in this instance.

It is MassHousing's interpretation of the Comprehensive Permit Regulations that Subsidizing Agencies should normally not update Project Eligibility Letters as a project develops but should, rather, consider whether the initial proposal is eligible for a subsidy program at the project eligibility stage and then consider whether the final proposal is eligible directly before construction at the Final Approval stage. Any other approach could interfere with Chapter 40B's goal of expedited permitting. It is for this reason that a Project Eligibility Letter issued pursuant

to the comprehensive permit regulations shall, pursuant to 760 CMR 56.04(6), be conclusive evidence that the project and the applicant have satisfied the project eligibility requirements.

Please be assured that MassHousing will carefully review the approved plans once the Project comes back to us for Final Approval, and at that point will determine whether the approved plans still meet the requirements of the 40B regulations and guidelines.

If you have any further questions regarding this project, please contact Jessica Malcolm in this office at (617) 854-1201.

Very truly yours,



Gregory P. Watson
Manager, Planning and Programs

cc: Norfolk Zoning Board of Appeals (via e-mail)

Exhibit C

TABLE A

<u>2017 Lakeland Commons</u>	<u>S.F.</u>
10 duplex units (D) = 20 x 2BR = 40 BR... 2,040 sq. ft.	> 40,800
4 single units (B) = 4 x 3BR = 12 BR.....1,869 sq. ft.	> 7,476
<u>4 single units (A) = 4 x 2BR = 8 BR.....1,872 sq. ft.</u>	<u>> 7,488</u>
28 total homes = 60 BR	Total > 55,764 s.f.

<u>2017 Lakeland Hills</u>	<u>S.F.</u>
22 single units (A) = 22 x 2 BR = 44 BR	> 41,184
32 single units (B) = 32 x 3BR = 96 BR	> 59,808
<u>22 single units (C) = 22 x 2BR = 44 BR2,040 sq. ft.</u>	<u>> 44,880</u>
76 total homes = 184 BR	Total > 145,872 s.f.

➤ **(104 total homes) = 60 BR (Hills) & 184 BR (Commons) = 244 BR (201,636 s.f.)**

~~~~~  
TABLE B

| <u>2018 Lakeland Hills</u>                     | <u>S.F.</u>          |
|------------------------------------------------|----------------------|
| 6 single units (A) = 6 x 2 BR = 12 BR          | > 11,232             |
| 29 single units (B) = 29 x 3 BR = 87 BR        | > 54,201             |
| 23 single units (C) = 23 x 2 BR = 46 BR        | > 46,920             |
| <u>19 duplex units (D) = 38 x 2 BR = 76 BR</u> | <u>&gt;77,520</u>    |
| 96 total homes = 221 BR                        | Total > 189,873 s.f. |

➤ **(96 total homes - 38 duplex & 58 singles) = 221 BR (189,873 s.f.)**