

# Andrews Survey & Engineering, Inc.

*Land Surveying • Civil Engineering • Site Planning*

November 16, 2016

Zoning Board of Appeals  
Michael Kulesza, Chairman  
Norfolk Town Hall  
One Liberty Lane  
Norfolk, MA 02056

**Re: Peer Review Comment Responses  
Lakeland Farms – Chapter 40B  
Norfolk, MA 02056  
ASE Project #2014-111**

Dear Members of the Board:

Andrews Survey & Engineering, Inc. (“ASE”) has received comments submitted to your office by BETA Group, Inc., dated November 02, 2016 from their review of the above referenced project. The promptness of their review is appreciated. ASE responses to peer review comments have been provided in **bold font** below. The comment numbering has been maintained.

## Civil / Site Review

- 1r. The proposed revisions to the plans are consistent with discussions that took place in workshop sessions.

**No response required.**

- 2r. As noted in previous comment No.8, access for pedestrians throughout the site, including to the units, was difficult and potentially unsafe. The revised site plan provides sidewalks on both sides along the lower roadway and on the east side (adjacent to the Durant property) on the upper roadway. Connectivity has been provided through crosswalks and curb ramps. The revised design also provides improved access to the units. As detailed on the plans, sidewalks and curb ramps will be constructed to meet ADA requirements.

**No response required.**

- 3r. The plans indicate that the proposed sidewalk along the Durant property requires “proposed retaining wall (by others) or ledge face”. There is limited offset to the property line in these areas. It is recommended that a note be added indicating that all work must be contained on the Applicant’s property to avoid encroachment on the adjacent property.

**A note has been added to sheet C-3.0 of the site plan that all work shall be performed on the land of the applicant.**

- 4r. Street lights are proposed at five (5) locations. A detail should be added to the plans indicating the type of light, height of pole and type of luminaire and wattage. It should be noted that the fixtures will be full cut-off type where there is potential for light spillage beyond the site. Also, electrical connections to the lights should be shown as well as the location of a lighting cabinet if required.

**A Lighting Plan has been added to the plan set as sheet C-8.0. Details specifying type of light, mounting height and type of luminaire and wattage have been added to the plan. In addition to the revised street lighting, bollard lighting has been proposed within the common green space area along the walkways. The electrical connections to the light pole and bollard locations have been added to sheet C-8.0 of the site plan. Isometric lines are provided on the Lighting Plan showing that light spillage will not extend beyond the project site.**

- 5r. Additional snow storage areas are shown on the revised plans. These need to be coordinated with the landscape design to ensure that the areas remain open for snow storage. We did not receive revised Landscaping Plans and therefore cannot verify the feasibility of the snow storage areas.

**The snow storage areas have been coordinated with the landscape architect as to not interfere with proposed landscaping areas as shown on the revised Landscape Plan. The revised Landscape Plans have been included into the revised site plan set.**

- 6r. The height of the proposed privacy fence is shown as 4 feet as shown in the detail on Sheet C7.2. The Applicant should verify that this is sufficient to provide the screening as intended.

**The fence detail on sheet C-7.2 has been revised to be six (6) feet high to provide screening as intended.**

- 7r. The plans should indicate a sight triangle at the entrance at Cleveland Street to ensure that this area remains clear of obstructions that may interfere with the required sight distance for vehicles exiting the site. Also, the entire sight triangle must be within the applicant's property or the Town's right of way to allow for future maintenance.

**Sight triangles have been added to sheet C-3.0 of the site plan utilizing AASHTO methods for sight triangle. The legs of these triangles were based on the 85<sup>th</sup> percentile speed (41 MPH) for vehicles approaching the site as demonstrated in the traffic analysis provided by WSP Parsons Brinckerhoff dated June 2, 2016. As shown on the site plan, any obstructions will be within the applicant's property or within the public right of way of Cleveland Street, allowing sight distance to be maintained in the future.**

- 8r. Initial review of the Stormwater Management Report indicates that modifications made to the site design have been adequately reflected in revisions to the stormwater management design. These revisions will need to be approved by the Conservation Commission.

**ASE defers to the Norfolk Conservation Commission on this matter.**

**ASE**

Previous comments/resolutions:

1. The geometry of the proposed roadway has not been labeled. Please provide the radius and lengths of all curves on the proposed alignment for review.

Applicant's Response: The proposed roadway geometry, including radius and lengths as well as bearings and distances along the proposed alignment has been added to sheet C-3.0 of the revised Site Plan. BETA2: Revisions acceptable; item resolved.

**No response required.**

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,  
ANDREWS SURVEY & ENGINEERING, INC.



Travis R. Brown  
Project Engineer

Enclosure(s)

C: BETA Group, Inc.  
Zoning Board of Appeals  
Lakeland Farms, LLC

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**ASE**

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