# DEFINITIVE SUBDIVISION PLAN COUNTRY CLUB WAY

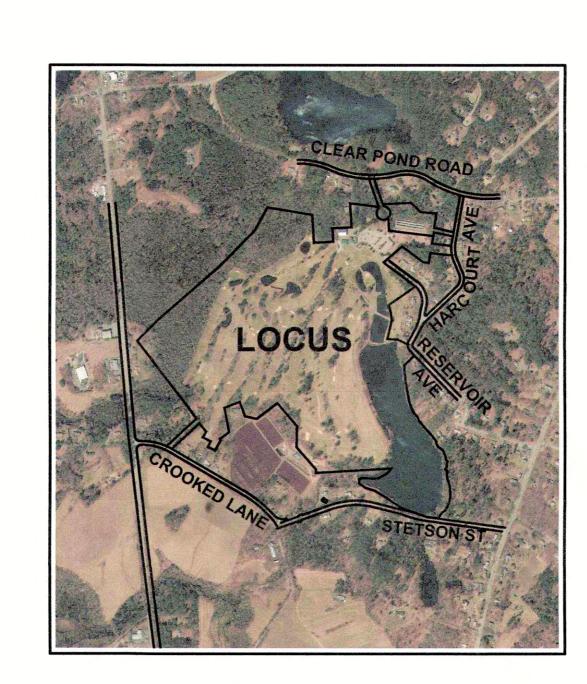
# A SUBDIVISION IN LAKEVILLE, MA

44 Clear Pond Road

Lakeville, Massachusetts 02347

Prepared for

# Derek A. Maksy



### VICINITY MAP SCALE: 1"=1000'

### OWNER:

DEREK A. MAKSY & MADELYN MAKSY, WEBSTER REALTY TRUST 44 CLEAR POND ROAD LAKEVILLE, MASSACHUSETTS 02347

### APPLICANT:

DEREK A. MAKSY & MADELYN MAKSY, WEBSTER REALTY TRUST 44 CLEAR POND ROAD LAKEVILLE, MASSACHUSETTS 02347

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APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND OFFICE, AND NO APPEAL WAS RECEIVED DURING

TOWN CLERK, LAKEVILLE, MA

DATE

# **HANCOCK ASSOCIATES**

Civil Engineers

**COUNTRY** 

**CLUB** 

WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road Lakeville, Massachusetts 02347

**DEREK** 

A.

MAKSY

44 Clear Pond Road

Lakeville, Massachusetts 02347

BLOCK LOT

ASSESSORS:

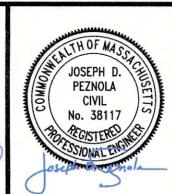
PREPARED FOR:

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752 VOICE (508) 460-1111, FAX (508) 460-1121 WWW.HANCOCKASSOCIATES.COM





	THE RESERVE			
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

11/15/2022 DRAWN BY: AS SHOWN CHECK BY:

TITLE

SHEET

PLOT DATE: Nov 16, 2022 4:16 pm

26623

PATH: 0:\Civil 3D Projects\26623 - Maksy - Lakeville\Eng\DWG\ DWG: 26623title.dwa

LAYOUT: TS1 SHEET: 1 OF 16

PROJECT NO .:

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER. 2. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF SITE IMPROVEMENTS. THIS WORK SHALL
- BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR. 3. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY
- 4. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE LAKEVILLE DEPARTMENT OF PUBLIC WORKS CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND
- / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS. 6. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED
- TO THE ENGINEER. 8. ELEVATIONS REFER TO NAVD88 DATUM.

# REGULATORY NOTES

- 1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT
- LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK. 2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- 3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- 4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

RECEIVED NOV 17 2022

LAKEVILLE TOWN CLERK

CIVIL ENGINEERS:

HANCOCK ASSOCIATES 315 ELM STREET

LAND SURVEYORS:

HANCOCK ASSOCIATES 315 ELM STREET MARLBOROUGH, MASSACHUSETTS 01752

SHEET 2..... EXISTING CONDITIONS PLAN (KEY PLAN) SHEET 3.... EXISTING CONDITIONS PLAN (2) SHEET 4..... EXISTING CONDITIONS PLAN (3) SHEET 5 ..... EXISTING CONDITIONS PLAN (4) SHEET 6 ..... EXISTING CONDITIONS PLAN (5) SHEET 7 ..... EXISTING CONDITIONS PLAN (6) SHEET 8 ..... LOTTING PLAN (KEY MAP) SHEET 9 ...... LOTTING PLAN (2) SHEET 10 .....LOTTING PLAN (3) SHEET 12 .....LOTTING PLAN (5)

SHEET 11 .....LOTTING PLAN (4)

SHEET 13 .....LOTTING PLAN (6)

SHEET 14 .....PLAN AND PROFILE SHEET 15 .....EROSION CONTROL PLAN

SHEET INDEX

SHEET 16 ..... DETAILS SHEET

## WAIVERS REQUESTED

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF LAKEVILLE RULES AND REGULATIONS OF THE PLANNING BOARD GOVERNING THE SUBDIVISION OF LAND:

1. SECTION III C.2. F — SEPTIC AND WELL ON ABUTTING LOTS HAVE BEEN TO THE EXTENT AVAILABLE. 2. SECTION IV B.2.D - PROPERTY LINES FOR CURB RADIUS - 30' PAVEMENT RADIUS IS PROVIDED.

3. SECTION IV B.6.G — ROADWAY CONSTRUCTION — COUNTRY DRAINAGE WITH SUPERELEVATED ROAD 4. SECTION IV B.7 — CURBS AND BERMS — CURB ON ONE SIDE ONLY TO SUPPORT DRAINAGE

5. SECTION IV I - STREET LIGHTS - NO LIGHTS PROPOSED 6. SECTION IV K - TREES - IN CONSIDERATION OF EXISTING MATURE TREES BEING RETAINED.

# PROJECT TEAM

MARLBOROUGH, MASSACHUSETTS 01752