



Received & posted:	<i>Ku Pione</i>
Town Clerk	RECEIVED LAKEVILLE TOWN CLERK

TOWN OF LAKEVILLE
REMOTE MEETING NOTICE/ AGENDA 28 AM 7:47
Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25

Name of Board, Committee or Commission:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, June 4, 2020 at 4:00 p.m.
Location of Meeting:	REMOTE MEETING
Clerk/Board Member posting notice	Cathy Murray

AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the June 4, 2020, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>
2. **Petition hearing (Votes to be taken)**

Turner hearing, continued – 44 & 46 Rhode Island Road – request for a **Comprehensive Permit** construct sixteen three-bedroom residences in eight duplex buildings.
3. **Meeting minutes (Votes to be taken)**
Approve the December 19, 2019, meeting minutes.

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Zoning Board of Appeals arise after the posting of this agenda, they may be addressed at this meeting.

COMPREHENSIVE PERMIT PLAN

OLD FIELD ESTATES

44 & 46 RHODE ISLAND ROAD
LAKEVILLE, MASSACHUSETTS

RECEIVED
JUN 1 2020
BOARD OF APPEALS

SITE NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS 60/7/1 ON THE TOWN OF LAKEVILLE ASSESSORS' RECORDS.
2. ALL SURVEY WORK INCLUDING THE PROPERTY LINES ARE BASED ON A FIELD SURVEY BY MADDIGAN LAND SURVEYING, LLC.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 2502300310K, EFFECTIVE DATE JULY 16, 2015.
4. THE METERS WERE TAKEN FROM AN APPROVED METEAND LINE SHOWN ON A PLAN PREPARED BY HERITAGE DESIGN GROUP DATED FEBRUARY 20, 2007 FOR LAKEVILLE HOSPITAL REALTY LLC RECORDED IN PLAN BOOK 55 PAGE 135.
5. THE SITE IS LOCATED IN A RESIDENTIAL DISTRICT AND WITHIN A MIXED USED OVERLAY DISTRICT ACCORDING TO TOWN OF LAKEVILLE ZONING MAP.
6. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST, 2017.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE PROJECT IS NOT LOCATED WITHIN AN OUTSTANDING RESOURCE WATER (ORW).
9. THE PROJECT IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
10. THE PROPERTY IS NOT LOCATED WITHIN A ZONE I OR II OF A PUBLIC WATER SUPPLY WELL.
11. THE PROJECT IS SUBJECT TO A NPDES CONSTRUCTION GENERAL PERMIT BUT NO SWPPP HAS BEEN SUBMITTED. THE SWPPP WILL BE SUBMITTED PRIOR TO THE START OF DISTURBANCE.

CONSTRUCTION NOTES:

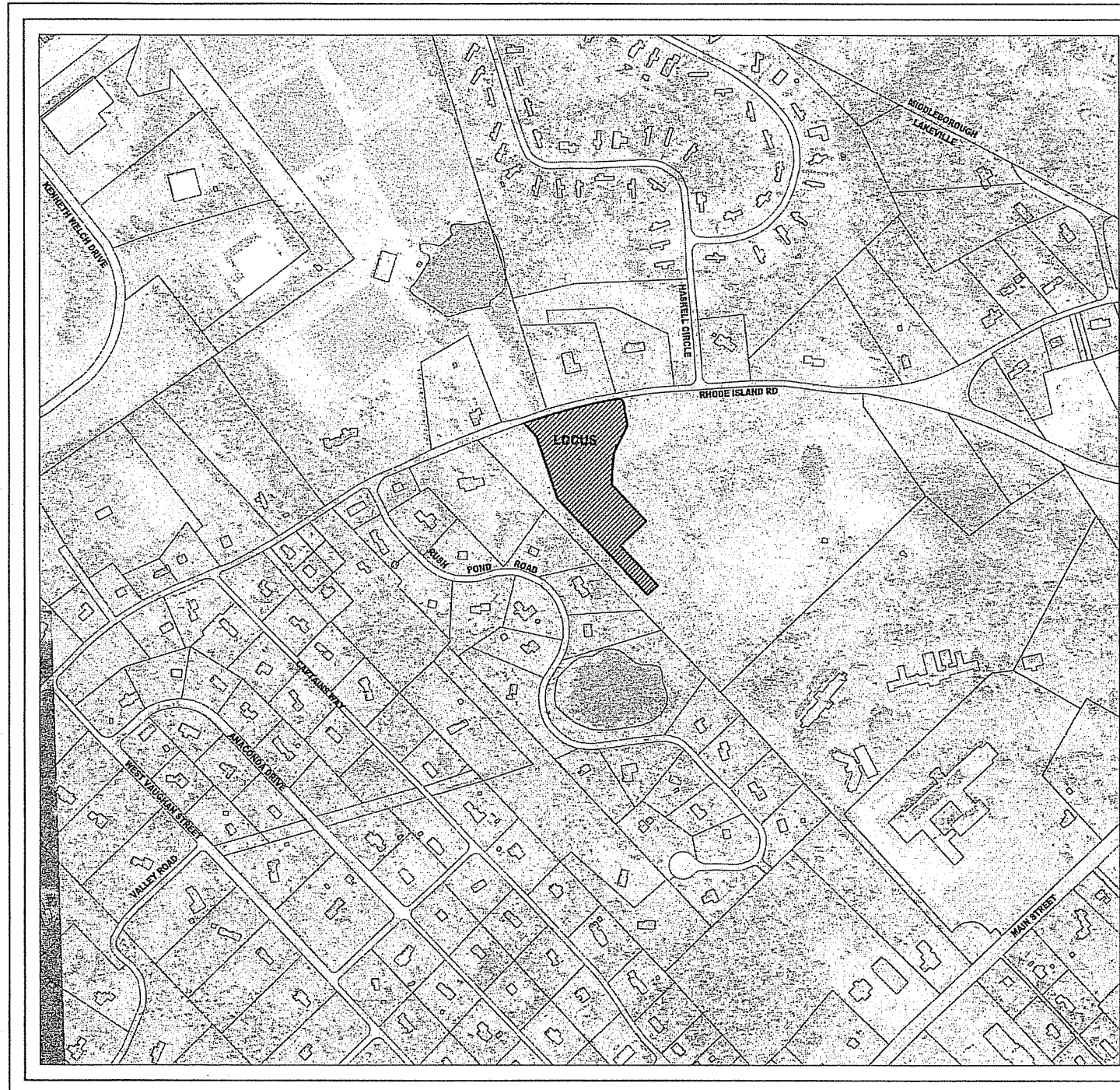
1. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
2. UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
4. SITE IS TO BE SERVICED BY MUNICIPAL WATER AND ON-SITE SANITARY SEWAGE DISPOSAL SYSTEMS.
5. TITLE V SOIL EVALUATIONS AND PERCOLATION TESTING IS REQUIRED IN AREAS OF CONCEPTUAL SEPTIC SYSTEMS. SOIL EVALUATION AND PERCOLATION RESULTS MAY REQUIRE CHANGES TO SITE GRADING AND OR SITE LAYOUT.
6. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
7. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
8. IF APPLICABLE, CONCRETE STRUCTURES INTERCEPTING SEASONAL HIGH GROUNDWATER TABLE SHALL BE SEALED WITH WATERPROOF SEALER BY THE CONTRACTOR.
9. ALL RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
10. SIGNS AND LANDSCAPING TO BE INSTALLED WITHIN THE INTERSECTION SITE TRIANGLE AREAS OF THE PROJECT ROADWAY SHALL BE DESIGNED AND MAINTAINED SO AS NOT TO RESTRICT LINES OF SITE.
11. THE SCHOOL BUS WAITING AREA SHALL BE PROVIDED AT AN APPROPRIATE LOCATION DEFINED IN CONSULTATION WITH THE LAKEVILLE PUBLIC SCHOOLS.
12. TO MEET REQUIRED SITE DISTANCE, EXISTING TREES AND VEGETATION LOCATED ON THE SOUTH SIDE OF RHODE ISLAND ROAD WITHIN THE INTERSECTION TRIANGLE OF THE PROJECT ROADWAY SHALL BE SELECTIVELY TRIMMED OR REMOVED AND MAINTAINED AND THE EMBANKMENT ALONG THE FRONT SLOPE TO THE EAST OF LINES 15 AND 16 SHOULD BE REGRADED. FINAL REGRADED AND VEGETATION REMOVAL SHALL BE REVIEWED BY VANASSE AND ASSOCIATES, INC.

SCHEDULE OF DRAWINGS

DRAWING NUMBER	PLAN TITLE	LATEST REVISION DATE
C1	COVER SHEET	5/26/20
E1	EXISTING CONDITIONS PLAN	5/26/20
L1	SITE LAYOUT PLAN	5/26/20
G1	GRADING & UTILITIES PLAN	5/26/20
V1	LANDSCAPING PLAN 1	5/26/20
V2	LANDSCAPING PLAN 2	5/26/20
W1	EROSION CONTROL PLAN	5/26/20
D1	DETAIL SHEET 1	5/26/20
D2	DETAIL SHEET 2	5/26/20
D3	DETAIL SHEET 3	5/26/20

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CONTOURS	
	BOUND	
	TEST PIT	
	SPOT GRADE	+98.5
	WELL	
	DRAIN LINE	
	DRAIN MANHOLE	
	CATCH BASIN	
	CAPE COD BERM	
	OVERHEAD WIRES	OHW OHW
	UTILITY POLE	
	SINGLE POLE SIGN	
	CHAIN LINKED FENCE	



LOCUS PLAN
SCALE: 1"=500'

DATE: DECEMBER 17, 2019

LAKEVILLE ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

APPROVED: _____
ENDORSED: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK LAKEVILLE MA DATE _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE _____

OWNER/APPLICANT:

PAUL E. TURNER CORP.
PO BOX 833
LAKEVILLE, MA 02347

MAP 60 BLOCK 7 PARCEL 1
DEED BOOK 50376 PAGE 71
DEED BOOK 50379 PAGE 73

PROPERTY ADDRESS
44 & 46 RHODE ISLAND ROAD
LAKEVILLE, MA 02347

PLAN REFERENCES:

PLAN BOOK 55 PAGE 135
PLAN BOOK 47 PAGE 48
PLAN BOOK 53 PAGE 729
PLAN BOOK 61 PAGE 970

STATE HIGHWAY
LAYOUT No. 8108
PLAN BOOK 15 PAGE 63-65

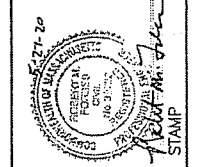
STATE HIGHWAY
LAYOUT No. 5404
PLAN BOOK 11 PAGE 247-249

COUNTY LAYOUT OF
RHODE ISLAND ROAD
DECREE No. 923
PLAN BOOK K PAGE 8-16

ZONING INFORMATION

RESIDENTIAL/MIXED USE OVERLAY DISTRICT

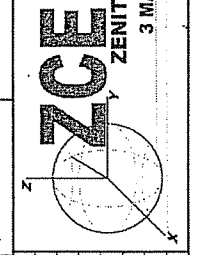
	REQUIRED
LOT AREA	70,000 S.F.
CONTIGUOUS UPLAND AREA	52,500 S.F.
LOT FRONTAGE	175 FEET
MIN. FRONTYARD SETBACK	40 FEET
MIN. SIDEYARD SETBACK	20 FEET
MIN. REARYARD SETBACK	20 FEET



P.E. STAMP

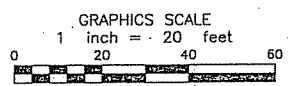
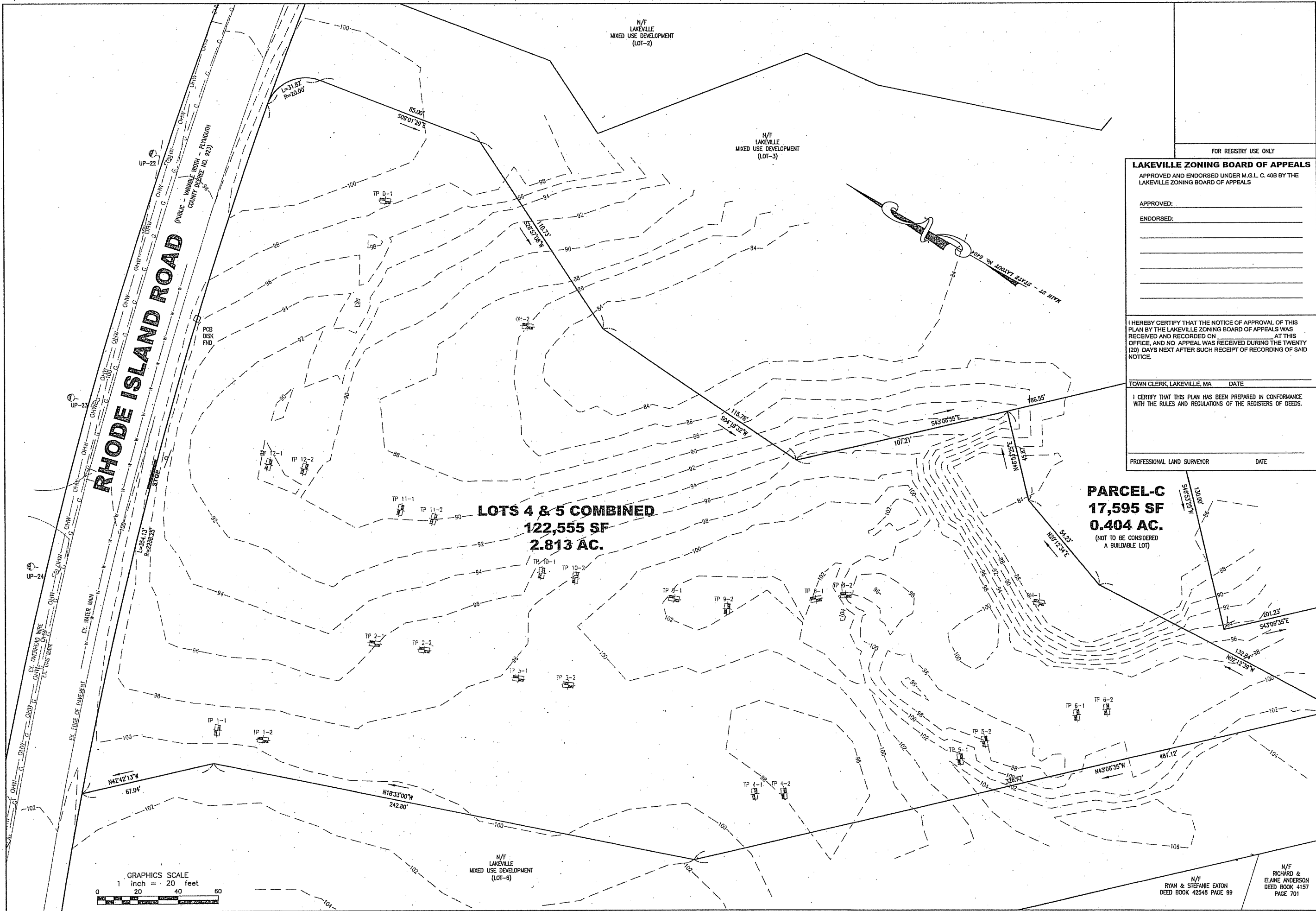
FOR REGISTRY USE ONLY

ZCF ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1	2/20/20	GENERAL REVISIONS	RMF	NCZ
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

COVER SHEET
PROJECT SITE: OLD FIELD ESTATES
LAKEVILLE, MASSACHUSETTS
CLIENT INFO: PAUL E. TURNER CORP.
PO BOX 833
LAKEVILLE, MA 02347



N/F LAKEVILLE MIXED USE DEVELOPMENT (LOT-6)

N/F RYAN & STEFANIE EATON DEED BOOK 42548 PAGE 99

N/F RICHARD & ELAINE ANDERSON DEED BOOK 4157 PAGE 701

LAKEVILLE ZONING BOARD OF APPEALS
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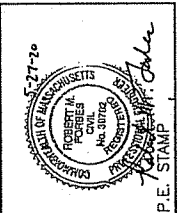
TOWN CLERK, LAKEVILLE, MA DATE _____

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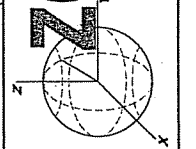
PROFESSIONAL LAND SURVEYOR DATE _____

PARCEL-C
17,595 SF
0.404 AC.
 (NOT TO BE CONSIDERED A BUILDABLE LOT)

LOTS 4 & 5 COMBINED
122,555 SF
2.813 AC.



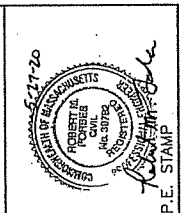
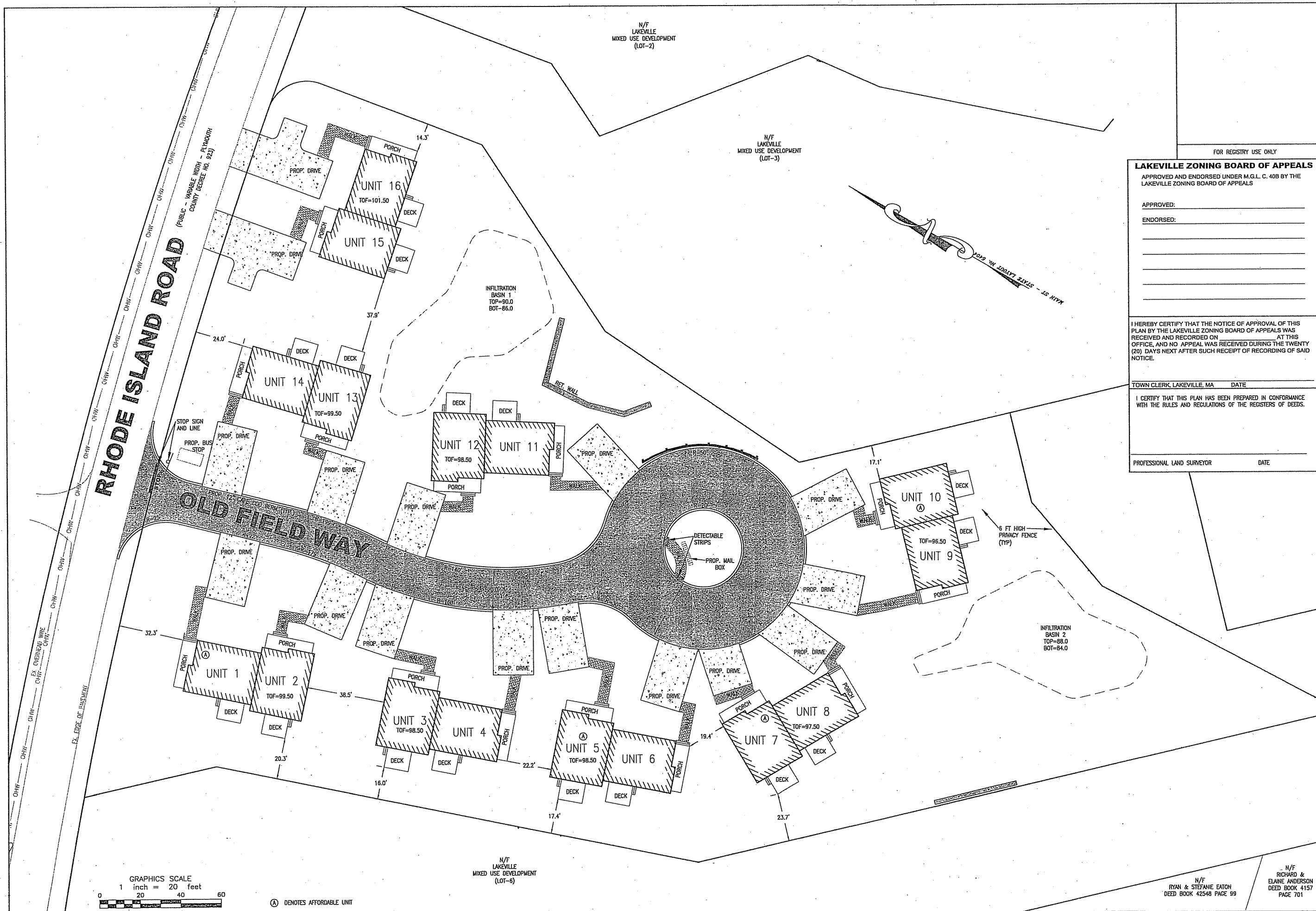
ZCF ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



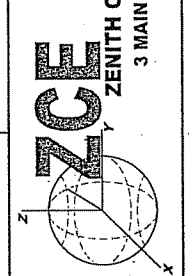
REV.	DATE	DESCRIPTION	BY	APP.
1	2/20/20	GENERAL REVISIONS	RMF	NCZ
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

EXISTING CONDITIONS PLAN
 PROJECT SITE: OLD FIELD ESTATES LAKEVILLE, MASSACHUSETTS
 CLIENT INFO: PAUL E. TURNER CORP. PO BOX 833 LAKEVILLE, MA 02347

S:\Civil Engineering Projects\Lakeville\Rhodes Island Road\Site Plan Book-44-46-RL-Boarding



ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



FOR REGISTRY USE ONLY

LAKEVILLE ZONING BOARD OF APPEALS
 APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

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TOWN CLERK LAKEVILLE, MA DATE _____

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PROFESSIONAL LAND SURVEYOR DATE _____

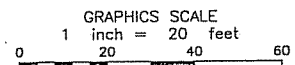
REV.	DATE	DESCRIPTION	BY	APP.
1	12-17-19	GENERAL REVISIONS	RMF	NCZ
2	2/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ
3	5/26/20			

SITE LAYOUT PLAN

OLD FIELD ESTATES
 LAKEVILLE, MASSACHUSETTS
 PAUL E. TURNER CORP.
 PO BOX 833
 LAKEVILLE, MA 02347

DRAWN BY: NCZ
 DESIGNED BY: BF
 CHECKED BY: NCZ
 APPROVED BY: BF

DATE: 12-17-19
 PROJECT NUMBER: 0272-02-01
 DRAWING SCALE: 1" = 20'
 SHEET ID: L1

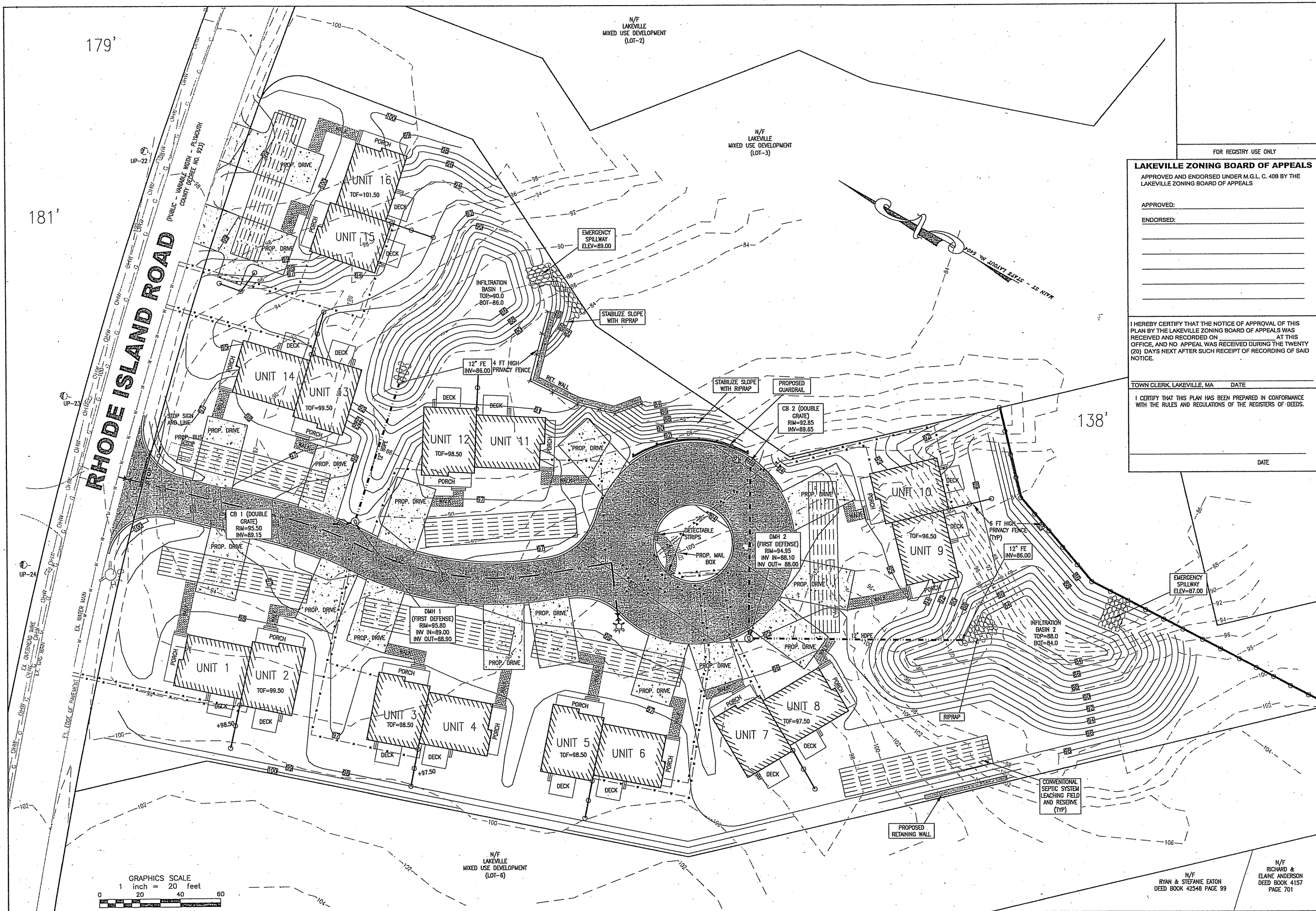


Ⓐ DENOTES AFFORDABLE UNIT

N/F RICHARD & ELAINE ANDERSON
 DEED BOOK 4157 PAGE 701

N/F RYAN & STEFANIE EATON
 DEED BOOK 42548 PAGE 99

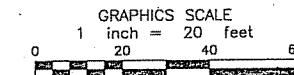
S:\Civil Engineering Projects\Lakeville\Rhode Island Road\Site Plan Base_41-16-RL_Road.dwg



179'

181'

RHODE ISLAND ROAD
 (PUBLIC - VARIOUS WIDTH - PLUMOUTH COUNTY DEED NO. 923)



N/F LAKEVILLE MIXED USE DEVELOPMENT (LOT-2)

N/F LAKEVILLE MIXED USE DEVELOPMENT (LOT-3)

N/F LAKEVILLE MIXED USE DEVELOPMENT (LOT-6)

LAKEVILLE ZONING BOARD OF APPEALS
 APPROVED AND ENDORSED UNDER M.G.L.C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

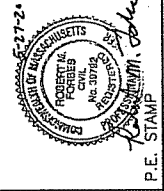
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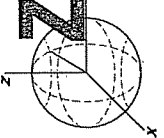
TOWN CLERK, LAKEVILLE, MA DATE _____

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DATE _____



ZCF
ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



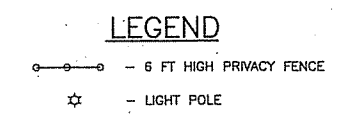
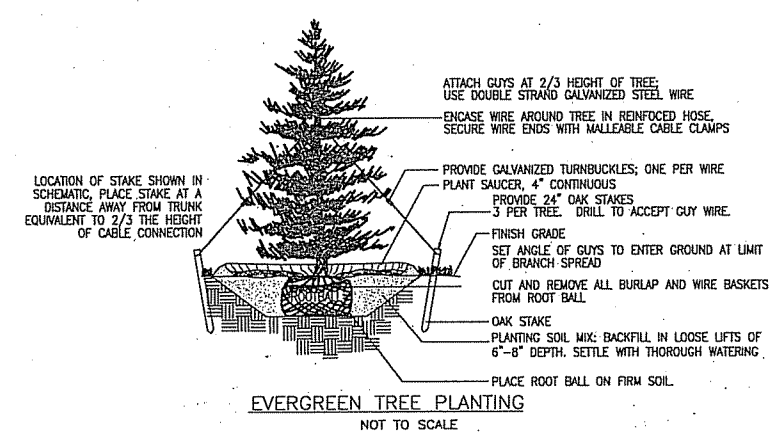
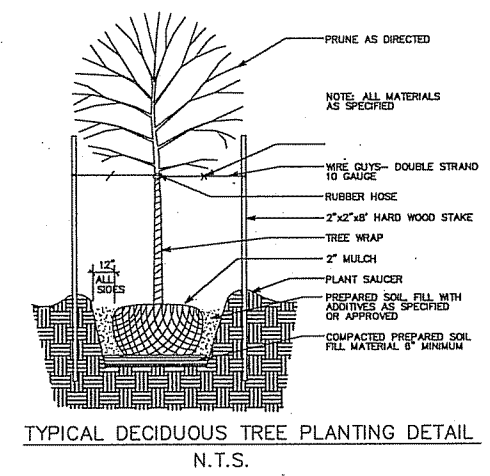
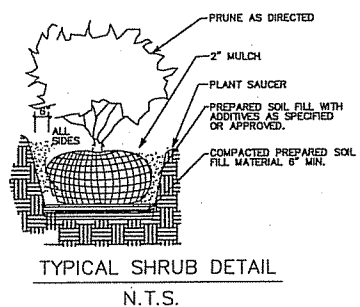
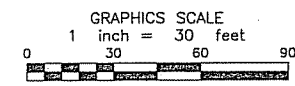
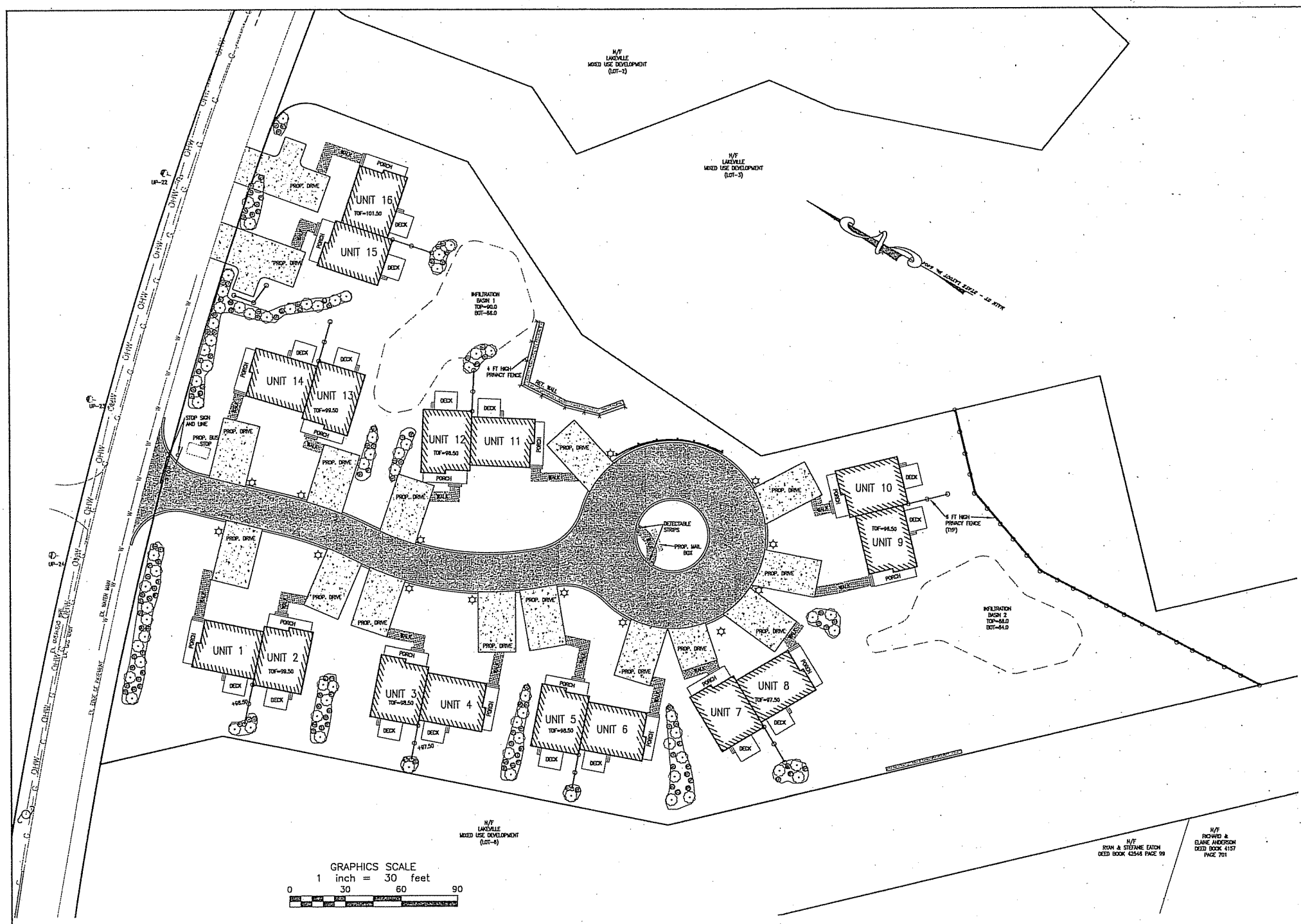
REV.	DATE	DESCRIPTION	BY	APP.
1	12-17-19	GENERAL REVISIONS	RMF/NCZ	
2	2/20/20	RESPONSE TO ZBA REVIEW	RMF/NCZ	
	5/26/20			

GRADING AND UTILITIES PLAN
OLD FIELD ESTATES
 LAKEVILLE, MASSACHUSETTS
PAUL E. TURNER CORP.
 PO BOX 833
 LAKEVILLE, MA 02347

N/F RYAN & STEFANIE EATON
 DEED BOOK 42548 PAGE 99

N/F RICHARD & ELAINE ANDERSON
 DEED BOOK 4157 PAGE 701

S:\City Engineering Projects\Lakeville\Rhode Island Road\DWG\Site Plan Base_44-16-RL_Road.dwg



PLANTING SCHEDULE

SYMBOL	NAME	SIZE
TREES	FASTIGIATE PINE	5' - 6'
	FASTIGIATE SPRUCE	5' - 6'
SHRUBS	LIMELITE HYDRANGEA	10 GALLON
	SUMMER WINE HINEBARK	3 GALLON
	VIBURNUM	3 GALLON

NOTE:
1. THE LANDSCAPER AND OWNER SHALL DECIDE WHICH OF THE ABOVE TYPES OF PLANTS SHALL BE PLANTED IN EACH PROPOSED PLANTING LOCATION AS SHOWN ON THIS PLAN. THE TOTAL NUMBER OF TREES AND SHRUBS SHALL BE AS SHOWN.

FOR REGISTRY USE ONLY

LAKEVILLE ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

APPROVED: _____

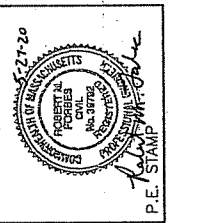
ENDORSED: _____

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TOWN CLERK, LAKEVILLE, MA DATE _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____



ZOE ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

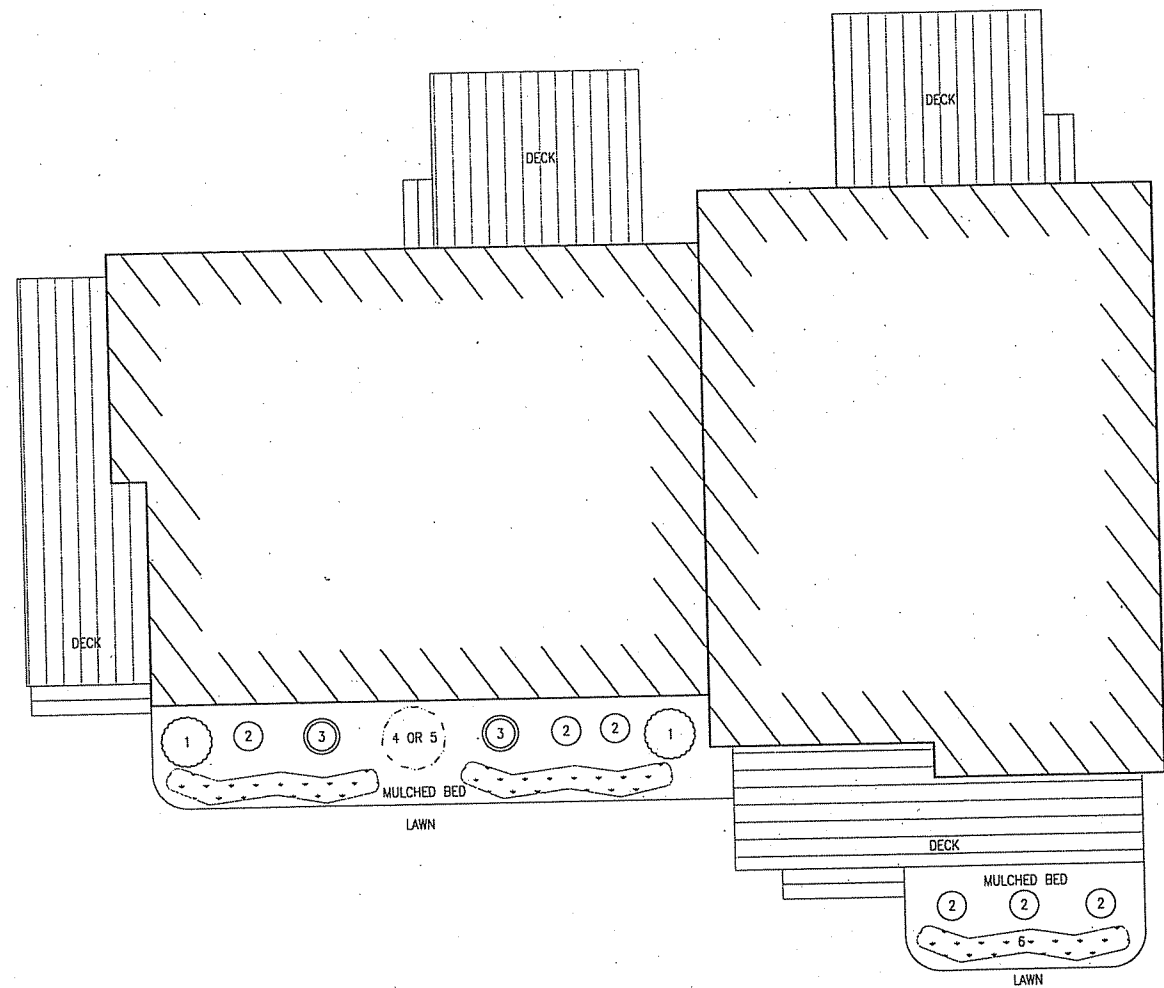
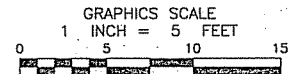
REV.	DATE	DESCRIPTION	BY	APP.
1	12-17-19	GENERAL REVISIONS	RMF	NCZ
2	2/20/20	RESPONSE TO ZBA REVIEW	RMF	NCZ
	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

SHEET NAME: LANDSCAPING PLAN 1

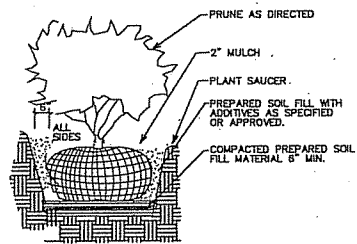
PROJECT SITE: OLD FIELD ESTATES
LAKEVILLE, MASSACHUSETTS

CLIENT INFO: PAUL E. TURNER CORP.
P.O. BOX 633
LAKEVILLE, MA 02347

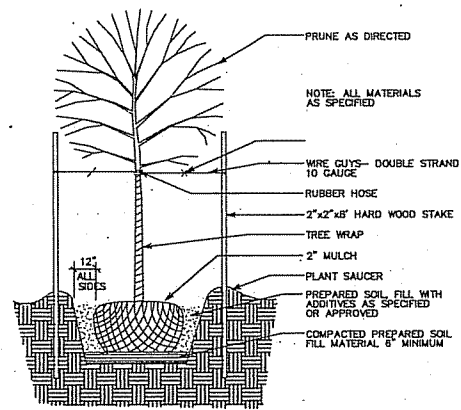
DATE: 12-17-19
PROJECT NUMBER: 0272-02-01
DRAWING SCALE: 1" = 30'
SHEET ID: V1



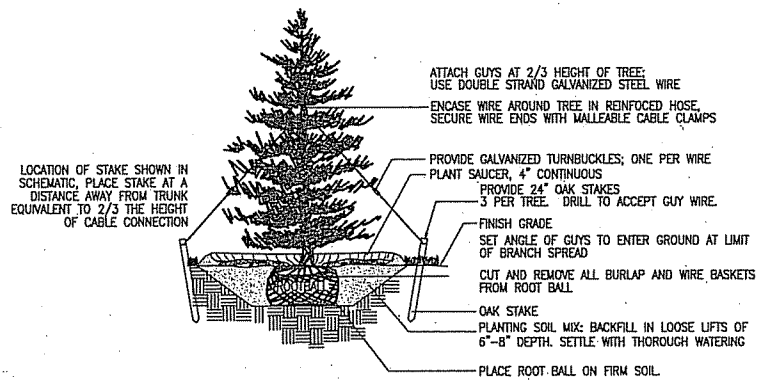
TYPICAL UNIT LANDSCAPING DETAIL
SCALE: 1" = 5'



TYPICAL SHRUB DETAIL
N.T.S.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING
NOT TO SCALE

PLANTING SCHEDULE

	SYMBOL	NAME	SIZE
SHRUBS	1	1. ALBERTA SPRUCE	3 - 3.5 FT
	2	2. BOXWOOD	18' - 24"
	3	3. DIERVILLIA COOL SPLASH	3 GALLON
TREES	4 OR 5	4. TREE FORM ROSE OF SHARON	10 GALLON - 5 FT
		5. TREE FORM HYDRANGEA	10 GALLON - 5 FT
PERENNIALS	6	6. PERENNIALS (SEE NOTE)	1 GALLON

- NOTES:
1. A MINIMUM OF TWENTY PERENNIAL PLANTS SHALL BE PLANTED PER UNIT. THE LANDSCAPER AND OWNER SHALL DECIDE UPON THE TYPES OF PERENNIALS.
2. THE OWNER AND LANDSCAPER SHALL DECIDE WHICH TREE SHALL BE PLANTED AT EACH BUILDING.

FOR REGISTRY USE ONLY

LAKEVILLE ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

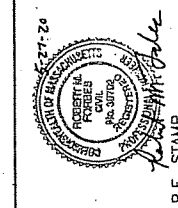
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TOWN CLERK, LAKEVILLE, MA DATE _____

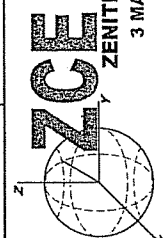
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____



P.E. STAMP

ZENTH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1	12-17-19	GENERAL REVISIONS	RMF	NCZ
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

LANDSCAPING PLAN 2

OLD FIELD ESTATES
LAKEVILLE, MASSACHUSETTS
PAUL E. TURNER CORP.
PO BOX 833
LAKEVILLE, MA 02347

**STORMWATER MANAGEMENT SYSTEMS
LONG-TERM
OPERATION AND MAINTENANCE PLAN:**

1.0 INTRODUCTION
THE RHODE ISLAND ROAD SITE PLANS HAVE BEEN DESIGNED TO ENSURE STORMWATER QUALITY. IN ORDER FOR THIS TO CONTINUE IN THE LONG TERM, IT IS NECESSARY TO IMPLEMENT THE FOLLOWING LONG TERM OPERATION AND MAINTENANCE PROGRAM.

2.0 RESPONSIBLE PARTY

OWNER:
PAUL E. TURNER CORP.
BOX 833
LAKEVILLE, MA 02347

RESPONSIBLE FOR OPERATION AND MAINTENANCE:

NAME:

3.0 MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO REQUIRE LITTLE OR NO INTERVENTION IN THE OPERATION AND TO REQUIRE LITTLE OR NO MAINTENANCE ONCE THE PROJECT IS BUILT AND STABLE VEGETATIVE COVER IS ESTABLISHED. HOWEVER, THE DRAINAGE IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING MAINTENANCE SCHEDULE.

3.1 ROUTINE MAINTENANCE

- MOWING:** THE INFILTRATION BASIN SIDESLOPES SHALL BE MOWED AT LEAST TWICE PER YEAR. THE BASIN BOTTOM SHALL BE INSPECTED AT EACH MOWING EVENT. IF VEGETATION HAS ACCUMULATED THAT COULD CAUSE A NEGATIVE IMPACT ON THE FUNCTION OF THE DETENTION BASIN, THEN IT SHALL BE REMOVED.
- DEBRIS:** ALL DEBRIS AND LITTER ARE TO BE REMOVED FROM ALL CATCH BASINS, SWALES, THE INFILTRATION BASIN, AND AROUND THE SITE IN GENERAL DURING REGULAR MOWING OPERATIONS.
- RE-SEEDING:** EMBANKMENTS THAT HAVE EXCESSIVE EROSION OR SLUMPING ARE TO BE RE-GRADED AND SEEDING (WITH CANARY GRASS OR TALL FESCUE GRASS) DURING THE SPRING OR FALL GROWING SEASONS AS NEEDED.
- INSPECT:** THE INFILTRATION BASIN SHALL BE INSPECTED FOR PROPER FUNCTIONING ON A MONTHLY BASIS. ANY SIGNS OF IMPROPER FUNCTION SHALL BE REPORTED TO A PROFESSIONAL ENGINEER FOR ADVICE PERTAINING TO A REMEDY.

3.2 PERIODIC MAINTENANCE

- ALL CATCH BASIN SUMP SHALL BE CLEANED A MINIMUM OF ONCE PER YEAR AND INSPECTED MONTHLY DURING THE ACTIVE CONSTRUCTION STAGE. IN THIS CLEANING, THE ENTIRE CONTENTS OF THE SUMPS SHALL BE REMOVED.

3.3 NON-ROUTINE MAINTENANCE

STRUCTURAL: ALL CATCH BASINS, WATER QUALITY UNITS, PIPES, INFILTRATION BASIN SIDESLOPES AND DRAINAGE MANHOLES SHALL BE INSPECTED ONCE EVERY FOUR (4) YEARS FOR PROPER FUNCTION, CLOGGING, SIGNS OF DETERIORATION AND STRUCTURAL INADEQUACY. ANY ADVERSE SITUATIONS ARE TO BE REPAIRED AS NEEDED.

3.4 FIRST DEFENSE UNIT MAINTENANCE

- THE FIRST DEFENSE WATER QUALITY UNITS SHALL BE INSPECTED MONTHLY DURING THE FIRST YEAR AFTER INSTALLATION AND THEN EVERY SIX MONTHS IN THE SUBSEQUENT YEARS. THE INSPECTION SHALL INCLUDE OBSERVATION OF THE LEVEL OF OIL AND FLOATABLES AT THE SURFACE AND THE SEDIMENT LEVEL IN THE SUMP. THE INSPECTION SHALL ALSO INCLUDE AN OBSERVATION OF THE GENERAL STRUCTURAL INTEGRITY OF THE INTERNAL COMPONENTS OF THE DEVICE.
- IF FLOATABLES AND OIL ARE OBSERVED ON THE WATER SURFACE OR IF THE SEDIMENT HAS ACCUMULATED TO A LEVEL THAT FILLS 25% OF THE SUMP CHAMBER, THEN THE ENTIRE QUANTITY OF OIL AND FLOATABLES AND SEDIMENT SHALL BE REMOVED USING A VAC TRUCK.
- REGARDLESS OF OBSERVED MATERIAL LEVELS IN THE DEVICE, THE FIRST DEFENSE UNIT SHALL BE CLEANED USING A VAC TRUCK AT LEAST ONCE PER YEAR.

3.5 NON-PERIODIC INSPECTION

THE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED AFTER TWO YEARS OF FULL OPERATION BY A REGISTERED PROFESSIONAL CIVIL ENGINEER TO CONFIRM ITS ADEQUACY. THE INSPECTION SHALL INCLUDE AN EXAMINATION OF ALL COMPONENTS OF THE SYSTEM INCLUDING FOREBAY, VEGETATIVE SWALE, INFILTRATION BASIN, CATCH BASINS, OIL/GRIT SEPARATORS AND STORM WATER OUTLETS.

4.0 PUBLIC SAFETY FEATURES

THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO BE INHERENTLY SAFE. THE ACCESSIBLE STORMWATER CONTROLS WERE DESIGNED SHALLOW WITH SIDE SLOPES THAT ALLOW FOR PEDESTRIAN ACCESS IN AND OUT OF THE STORMWATER CONTROLS.

STAKE ON 10' LINEAL SPACING WITH 2" X 2" WOODEN STAKE

SILT SOCK TYPE EROSION CONTROL (12"-18" TYPICAL)

NOTE: SILT SOCK ONLY TO BE PLACED AS SHOWN ON THE "EROSION CONTROL PLAN".

SILT SOCK DETAIL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION BEYOND THE LIMIT OF WORK OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DETERMINED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
- CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE STABILIZED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
- SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS:

KENTUCKY BLUE GRASS	45%
CREeping RED FESCUE	45%
PERENNIAL RYEGRASS	10%

SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO AUGUST 1 AND OCTOBER 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./100 SQ. FT. LIMESTONE (EQUVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDING PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.

7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.

8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.

9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST.

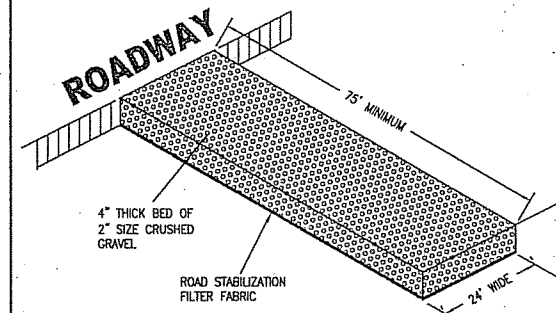
12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH; IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.

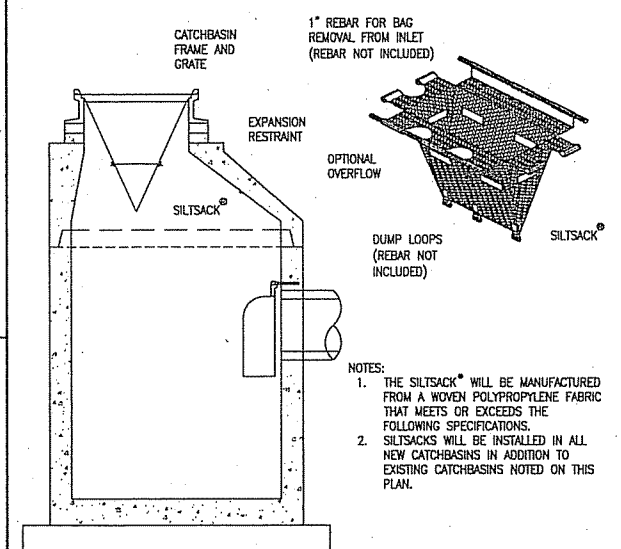
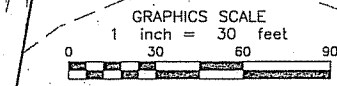
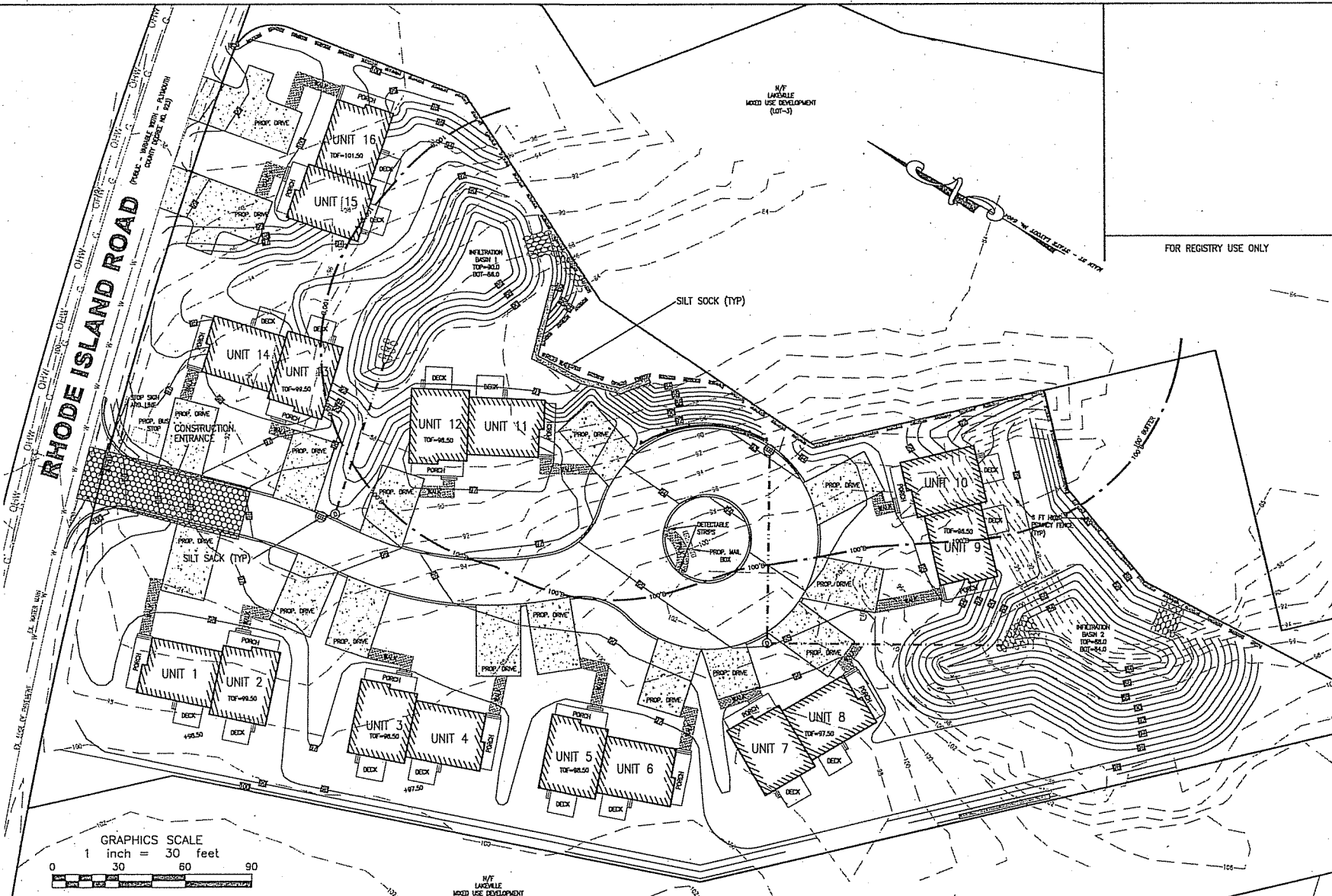
14. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.

15. SILT SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.

16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL. PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.



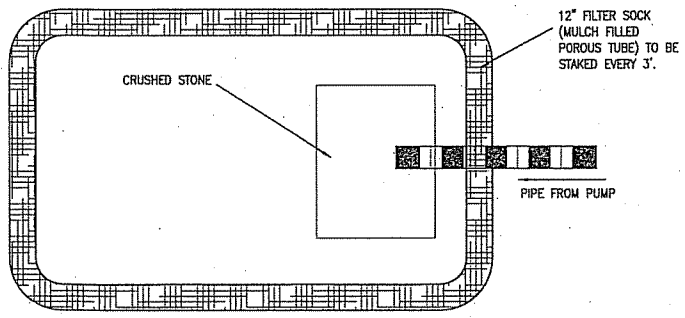
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



SILT SACK® REGULAR FLOW

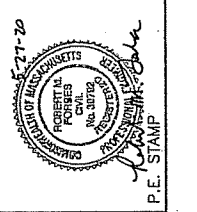
PROPERTIES	TEST METHOD	UNITS	TEST RESULTS
GRAB TENSILE	ASTM D-4632	LBS	167.5X300
GRAB ELONGATION	ASTM D-4632	%	10X15
PUNCTURE STRENGTH	ASTM D-4533	LBS	900
TRAPEZOID TEAR	ASTM D-4533	LBS	65X90
UV RESISTANCE (6500 HRS)	ASTM D-4355	%	95
AOS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/FT²	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.862

DETAIL OF INLET SEDIMENT CONTROL DEVICE ("SILT SACK")
NOT TO SCALE

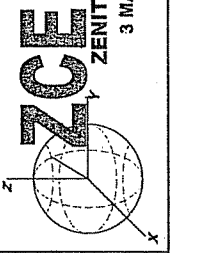


TO BE USED IF NECESSARY, LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION

DEWATERING BASIN PLAN
NOT TO SCALE



ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1	2/20/20	GENERAL REVISIONS	RMF	NCZ
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

LAKEVILLE ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

APPROVED: _____
ENDORSED: _____

DATE: 12-17-19
PROJECT NUMBER: 0272-02-01
DRAWING SCALE: 1" = 30'
SHEET ID: W1

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____

EROSION CONTROL PLAN

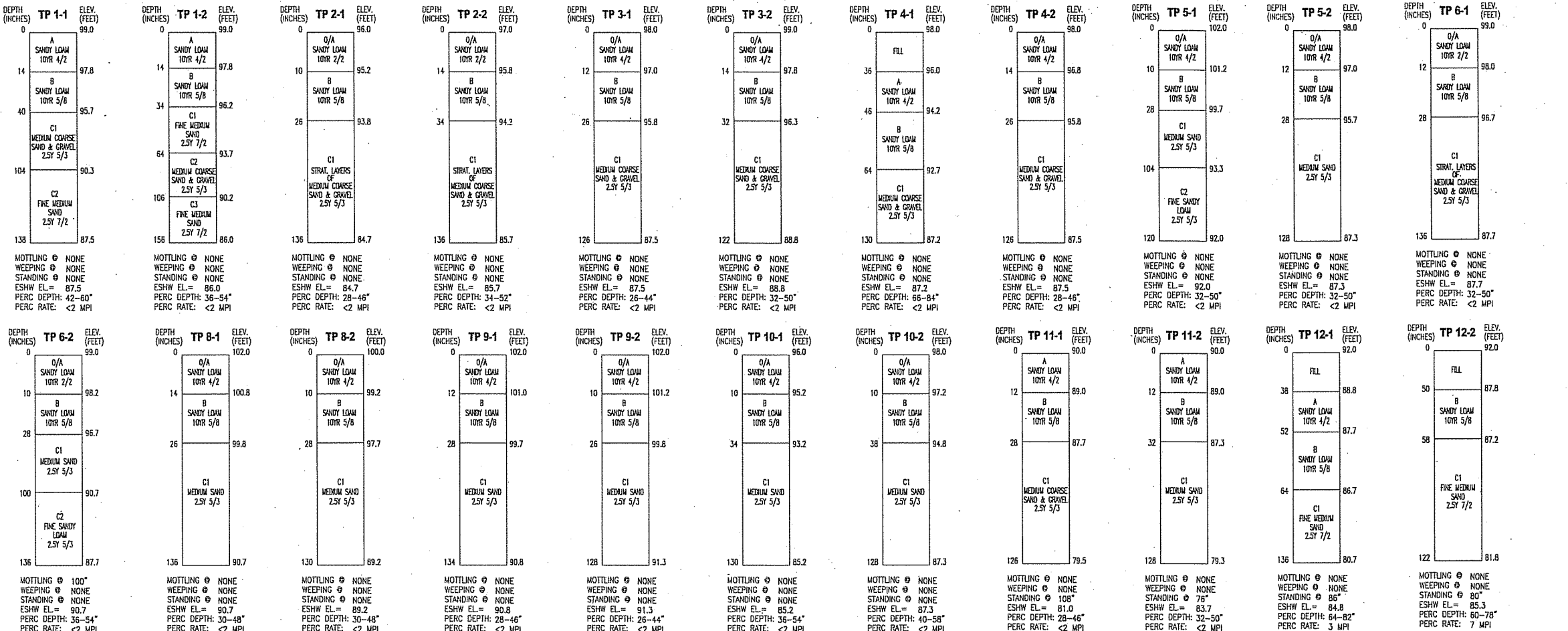
PROJECT SITE: **OLD FIELD ESTATES**
LAKEVILLE, MASSACHUSETTS

CLIENT INFO: **PAUL E. TURNER CORP.**
PO BOX 833
LAKEVILLE, MA 02347

S:\Civil Engineering Projects\Lakeville\Rhode Island Road\41 & 46 Rhode Island Road\DWG\Site Plan Base_44-46_RL_Road.dwg

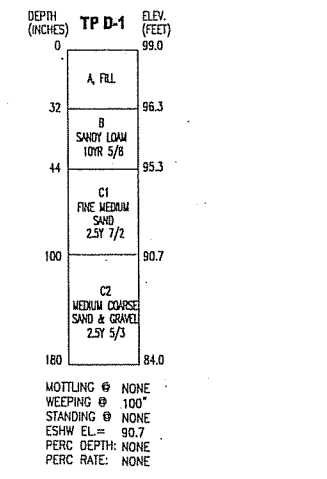
SOIL LOGS FOR SEPTIC SYSTEMS:

DATE: 2-26-19
 PERFORMED BY: NYLES ZAGER
 ZENITH CONSULTING ENGINEERS, LLC.
 WITNESSED BY: KEVIN BERNARDO
 LAKEVILLE BOARD OF HEALTH

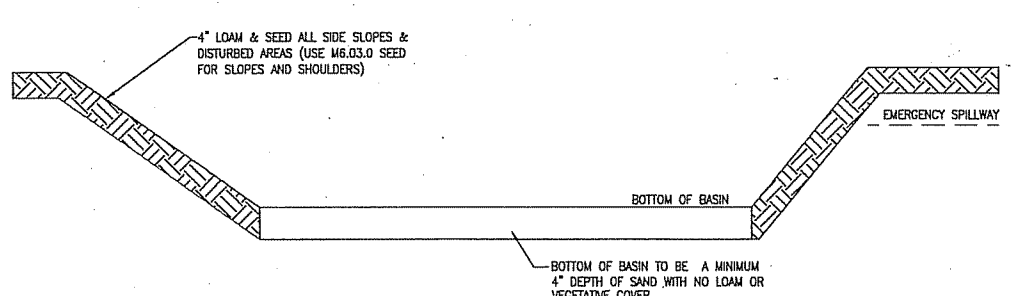
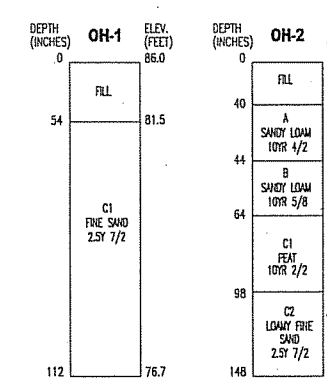


SOIL LOGS FOR DRAINAGE:

DATE: 2-27-19
 PERFORMED BY: NYLES ZAGER
 ZENITH CONSULTING ENGINEERS, LLC.
 WITNESSED BY: NO WITNESS



DATE: 2-19-20
 PERFORMED BY: NYLES ZAGER
 ZENITH CONSULTING ENGINEERS, LLC.
 WITNESSED BY: NO WITNESS

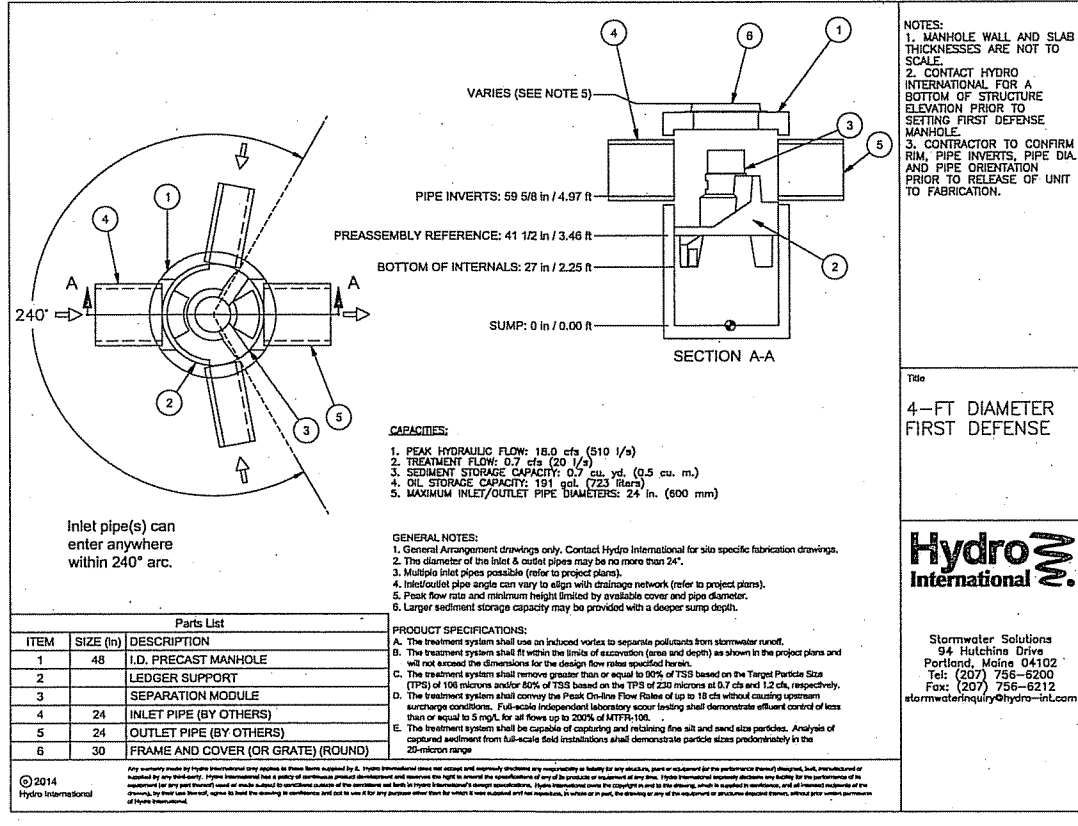


INFILTRATION BASIN NOTES:

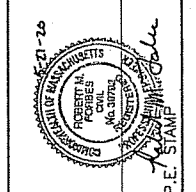
THE CONTRACTOR IS CAUTIONED THAT THE INFILTRATION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

A.) DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
 B.) DO NOT COMPACT SOILS IN THE BASIN FLOOR.
 C.) DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
 D.) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
 E.) BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
 F.) DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.
 G.) PRIOR TO THE PLACEMENT OF THE 4" SAND LAYER IN THE INFILTRATION BASIN, THE CONTRACTOR SHALL EXCAVATE TO THE PROPER ELEVATION AND CALL ZENITH CONSULTING ENGINEERS, LLC. TO INSPECT THE BOTTOM OF THE EXCAVATION.
 H.) THE FILL A, B & C1 (TOPSOIL, SUBSOIL AND PEAT) LAYERS ARE TO BE REMOVED BELOW THE BASIN & REPLACED WITH TITLE 5 SEPTIC SAND.

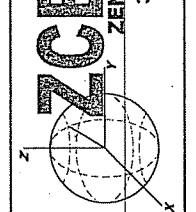
INFILTRATION BASIN CROSS SECTION
 NOT TO SCALE



FIRST DEFENSE UNIT



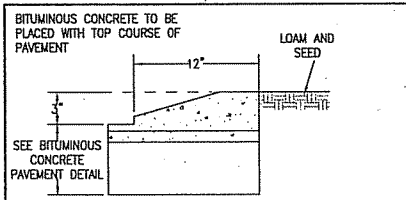
ZENITH CONSULTING ENGINEERS, LLC.
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



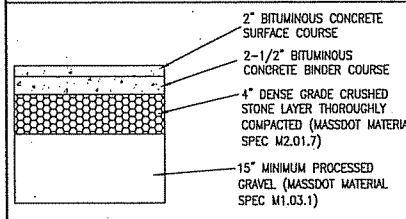
REV.	DATE	DESCRIPTION
1	12-17-19	GENERAL REVISIONS
2	5/26/20	RESPONSE TO ZBA REVIEW

DETAIL SHEET 1

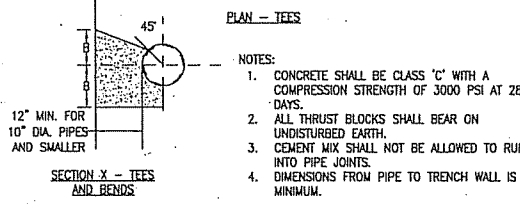
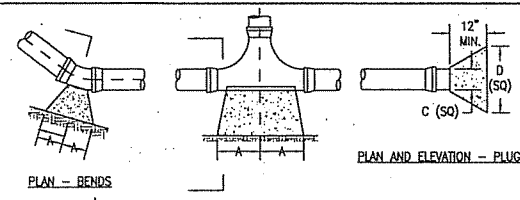
OLD FIELD ESTATES
 LAKEVILLE, MASSACHUSETTS
 PAUL E. TURNER CORP.
 PO BOX 833
 LAKEVILLE, MA 02347



CAPE COD BERM DETAIL
NOT TO SCALE

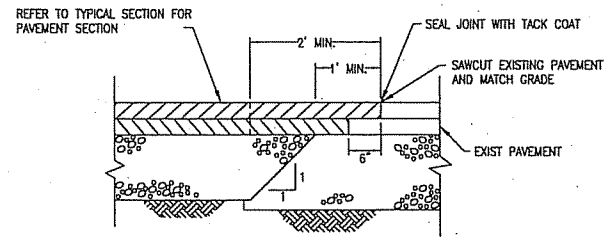


PAVEMENT DETAIL
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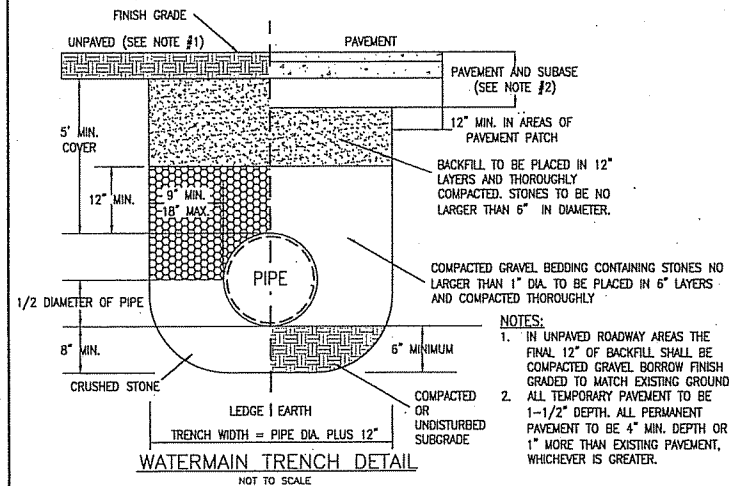


TYPE	SIZE	1/4 BEND		1/8 BEND		1/16 BEND		TEES		PLUGS	
		A	B	A	B	A	B	A	B	C	D
2,000 PSF SOIL	6"	18"	10"	9"	10"	6"	8"	10"	12"	10"	21"
	8"	22"	13"	12"	13"	8"	10"	13"	12"	12"	29"
	10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"

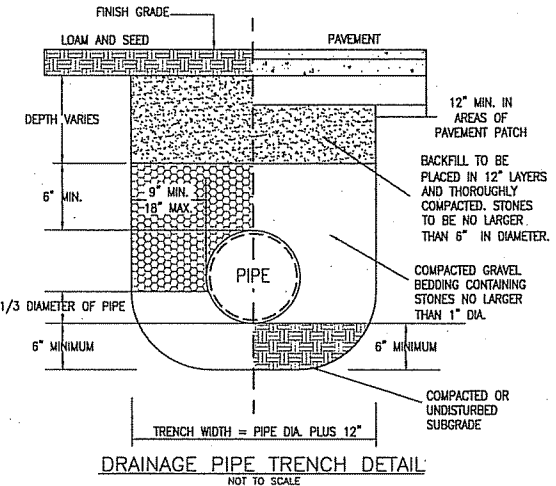
THRUST BLOCK DETAIL
NOT TO SCALE



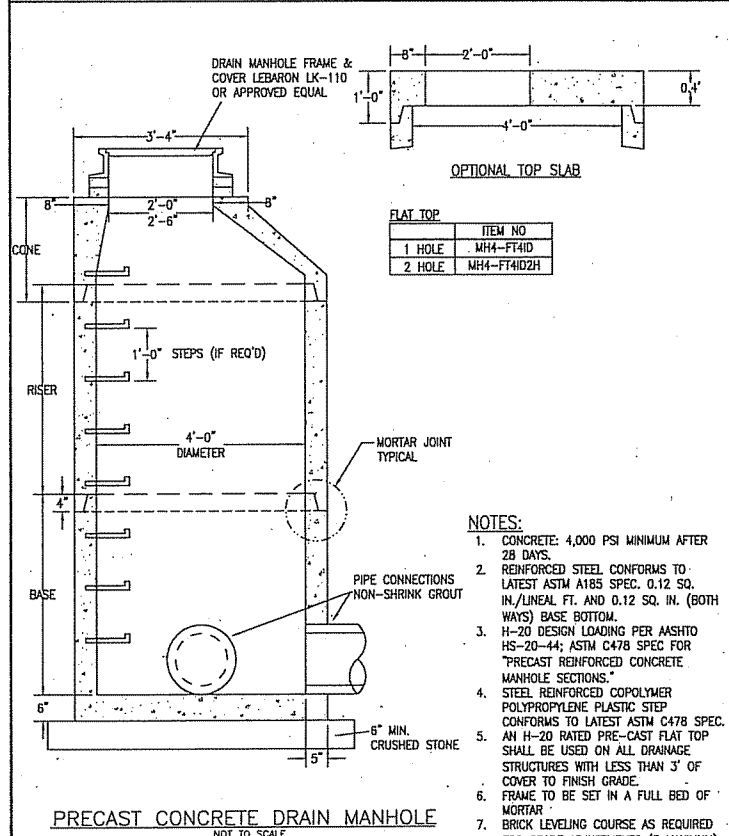
PAVEMENT MATCHING DETAIL
NOT TO SCALE



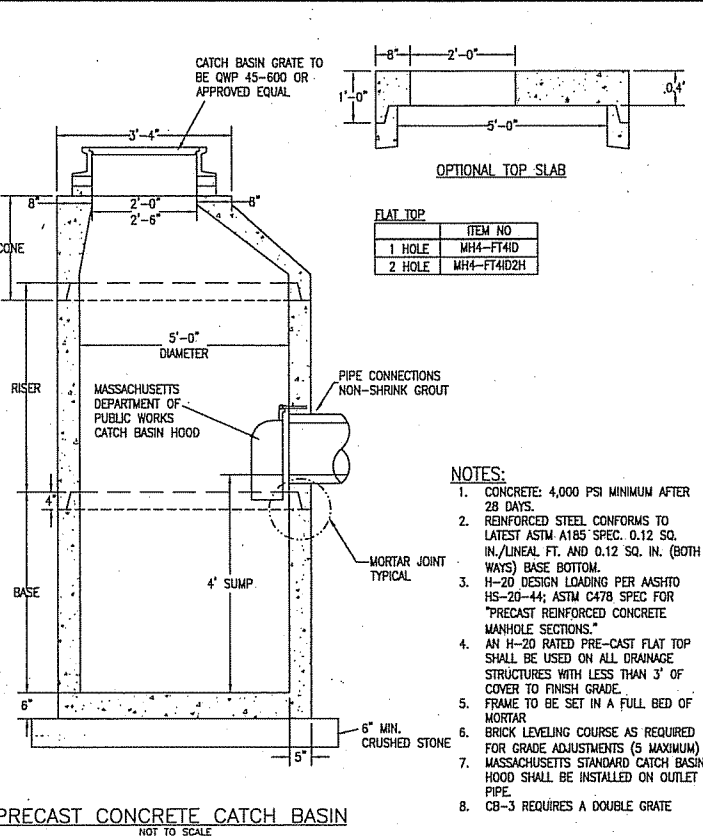
WATERMAIN TRENCH DETAIL
NOT TO SCALE



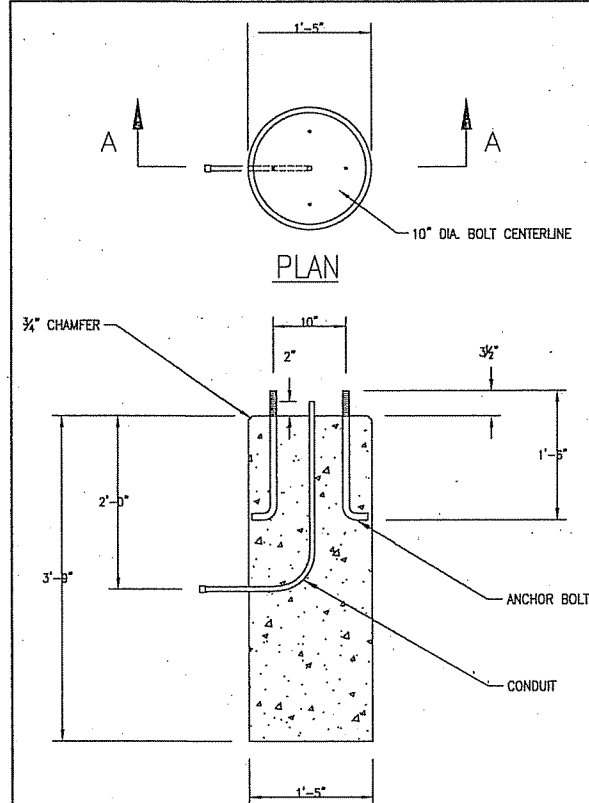
DRAINAGE PIPE TRENCH DETAIL
NOT TO SCALE



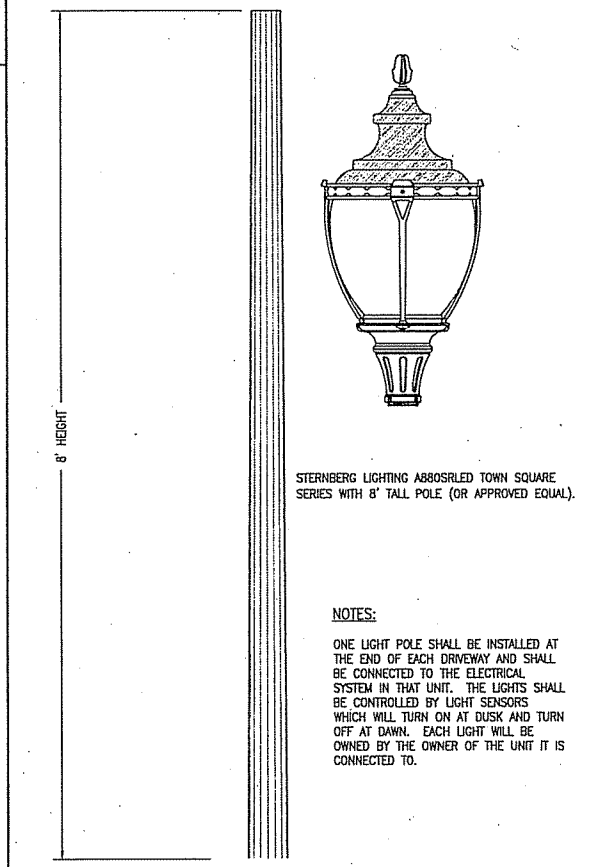
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



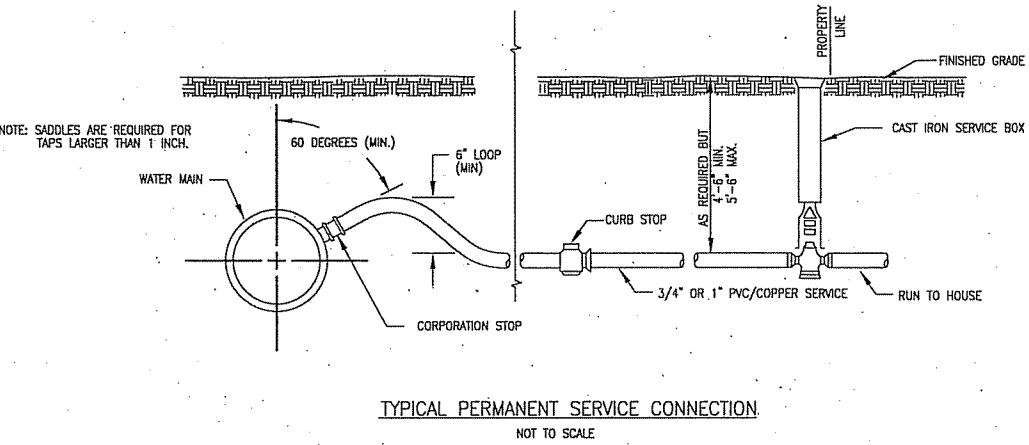
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



LIGHT POLE BASE
NOT TO SCALE

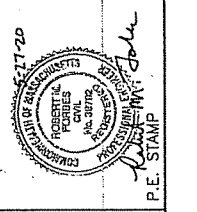


LIGHT FIXTURE DETAIL
NOT TO SCALE



TYPICAL PERMANENT SERVICE CONNECTION
NOT TO SCALE

- NOTES:**
- UNLESS OTHERWISE NOTED, ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS AND THE MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - WATER SUPPLY LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER AND SHALL CONFORM TO THE CITY OF LAKEVILLE DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS. WATER SUPPLY LINES AND SERVICES ARE TO BE CLASS 150 PIPE MINIMUM.
 - THE BRAND, TYPE AND SPECIFICATIONS OF ALL WATER GATES, FITTINGS, PIPE MATERIALS AND WATER SYSTEM COMPONENTS SHALL BE APPROVED BY THE LAKEVILLE DIRECTOR OF PUBLIC WORKS.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE.



ZOE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

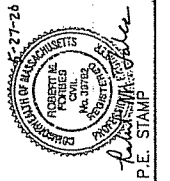
REV.	DATE	DESCRIPTION	BY	APP.
1	12-17-19	GENERAL REVISIONS	RMF/NCZ	
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF/NCZ	

DETAIL SHEET 2

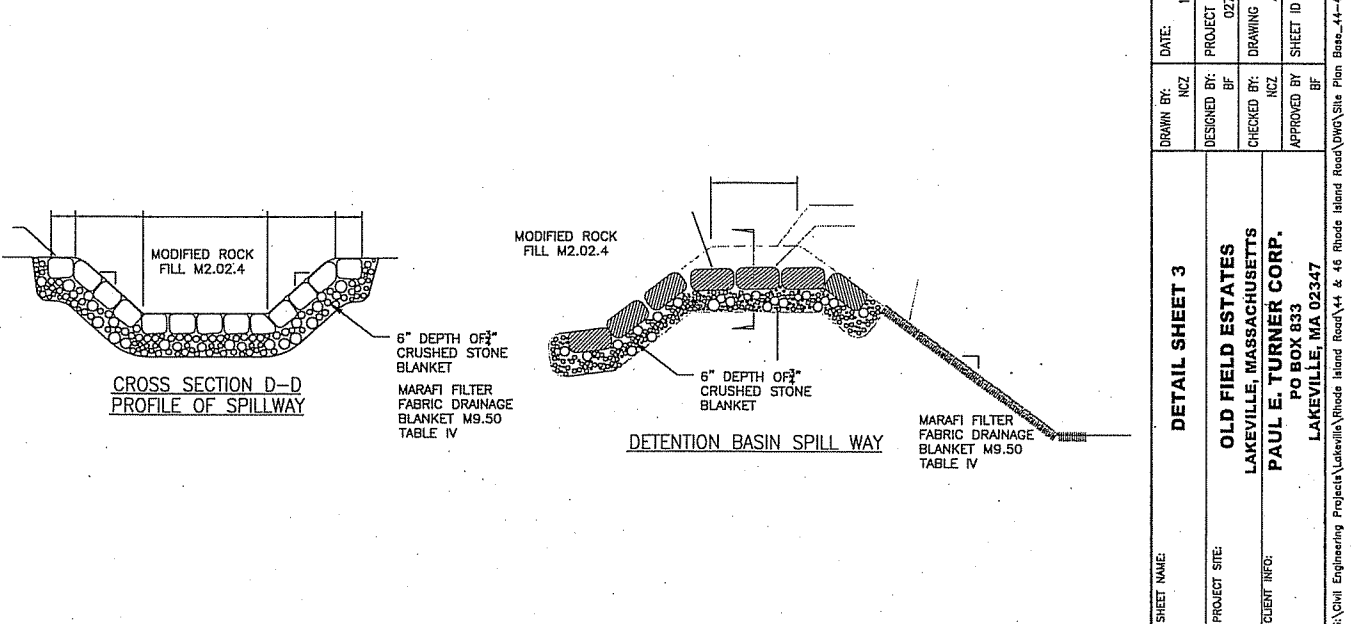
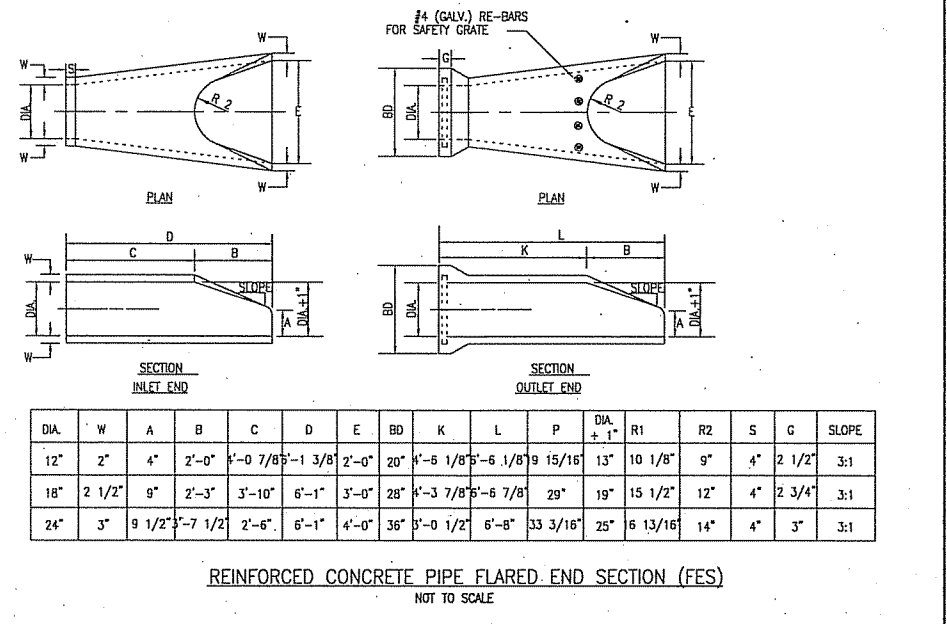
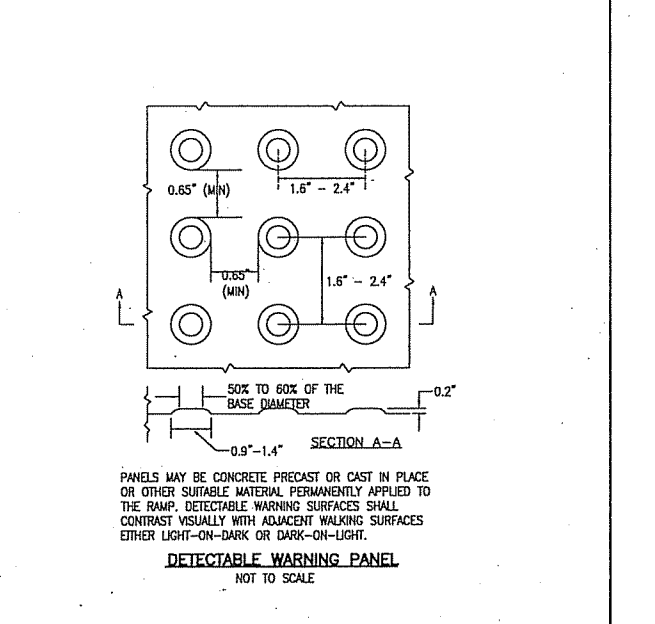
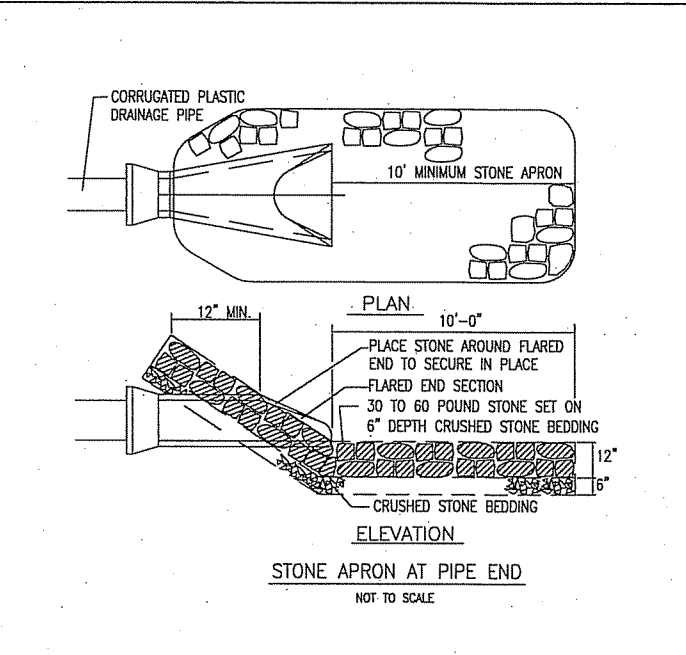
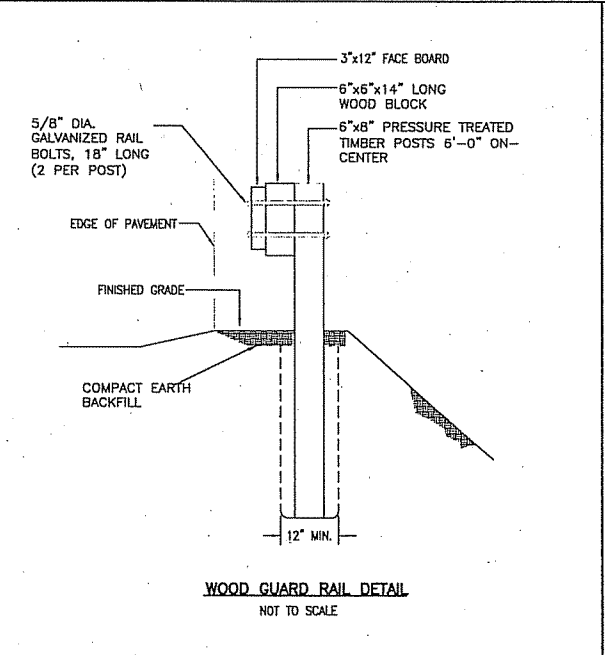
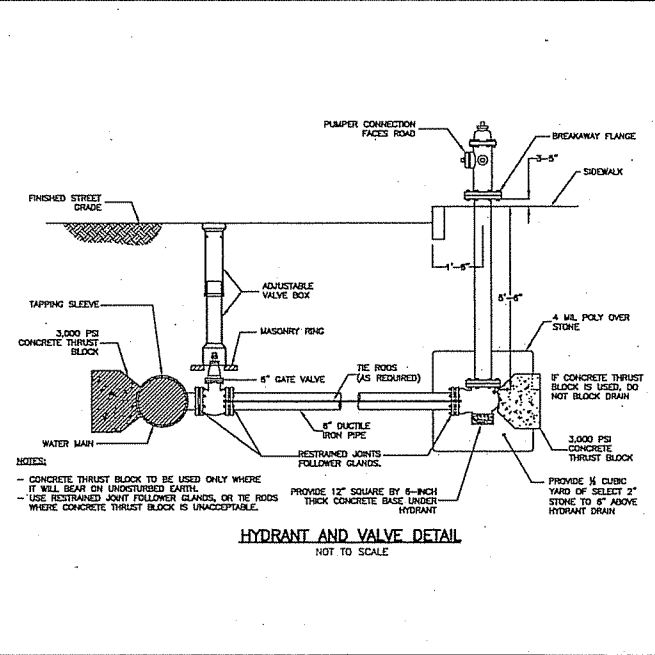
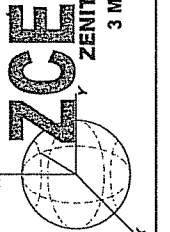
OLD FIELD ESTATES
LAKEVILLE, MASSACHUSETTS
PAUL E. TURNER CORP.
PO BOX 833
LAKEVILLE, MA 02347

NOTES:

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REV.	DATE	DESCRIPTION	BY	APP.
1	2/20/20	GENERAL REVISIONS	RMF	NCZ
2	5/26/20	RESPONSE TO ZBA REVIEW	RMF	NCZ

DETAIL SHEET 3

OLD FIELD ESTATES
LAKEVILLE, MASSACHUSETTS
PAUL E. TURNER CORP.
PO BOX 833
LAKEVILLE, MA 02347

PROJECT SITE
CLIENT INFO

DATE: 12-17-19
PROJECT NUMBER: 0272-02-01
DRAWING SCALE: AS NOTED
SHEET ID: 03