



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

LAKEVILLE TOWN CLERK
RCUD 2023 JUN 2 AM 10:22

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and **posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009)**. Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Planning Board
Date & Time of Meeting:	Thursday, June 8, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **Public Hearing (7:00) 44 Clear Pond Road, continued** – upon the application for Approval of a Definitive Plan submitted by Derek & Madelyn Maksy and Webster Realty Trust for a two (2) lot subdivision.
2. **Public Hearing (7:00) Stowe Estates – 35 Myricks St, continued** upon the application for Approval of a Definitive Plan submitted by JIJ Properties, Inc., for a three (3) lot subdivision, Assessors Map 017, Block 004, Lot 003-01
3. **Public Hearing (7:00) Site Plan Review – 156 Rhode Island Road, continued** - T. Sikorski Realty, LLC -applicant
4. **Discussion regarding a change to 5 Harding Street** – Bob Poillucci
5. Discussion regarding Sign By-Law and Commercial Zoning Districts.
6. Review the following Zoning Board of Appeals petition:
 - a. Mazin/Bud's Goods – 475 Kenneth W. Welch Drive
 - b. Gear – 22 Crooked Lane
 - c. NSA Property Holdings – 156 County Street
 - d. Lakeville Nursery – 5 Harding Street
7. Approve the April 13, 2023 Meeting Minutes
8. Review correspondence
9. Next meeting. . . June 22, 2023 at the Lakeville Police Station
10. Any other business that may properly come before the Planning Board.
11. Adjourn

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

Derek Maksy <dmaksy@comcast.net>

6/6/2023 1:33 PM

Re: Planning Board Meeting 6/8/23

To mark knox <mjknnox05@gmail.com> Copy Appeals Board Clerk Cathy Murray <cmurray@lakevillema.org> • ~~Cathy Murray <cmurray24@comcast.net>~~ • Fred A. Keylor <fkeylor@hwmoore.com>

Hello Mark,

It looks like we won't be ready for Thursday night meeting. Can we continue the planning board meet until your next available date?

Sent from my iPhone

On Jun 6, 2023, at 1:24 PM, Fred A. Keylor <fkeylor@hwmoore.com> wrote:

Derek:

Haven't heard from Nate yet, and the peer reviewer will likely **need** some time to review the plan changes and our written responses – so I would say we should request **a continuance** to the next meeting so we can wrap things up.

Thank You,

Fred Keylor**H.W. MOORE ASSOCIATES**

A Division of Hancock Associates

P (617) 357-8145

www.hancockassociates.com

From: Derek Maksy <dmaksy@comcast.net>**Sent:** Tuesday, June 06, 2023 1:19 PM**To:** Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>**Cc:** Fred A. Keylor <fkeylor@hwmoore.com>; Cathy Murray <cmurray24@comcast.net>**Subject:** Re: Planning Board Meeting 6/8/23

Fred, Will we be ready for Thursday night or do we need a continuance?

Sent from my iPhone

On Jun 6, 2023, at 12:21 PM, Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Hi Derek,

I'm putting together agendas for Thursday's Planning Board meeting. Will you have anything **new** to submit?

Cathy

(May)
April 23, 2023

Mr. Marc Resnick, Town Planner
Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347

**RE: Engineering Peer Review
Stow Estates, Lakeville, Massachusetts**

Dear Marc,

This letter is to advise that we have reviewed the materials submitted for the proposed Stow Estates Definitive Subdivision located off Myricks Road in Lakeville, Massachusetts. The project includes the subdivision of approximately 11.6 acres into four lots consisting of four residential lots. The project includes the construction of an approximately 750 foot long road and associated utilities including stormwater management facilities. The materials were prepared by Zenith Consulting Engineers, LLC, on behalf of the applicant, JIJ Properties, Inc.. The submission includes the following documents:

- Plans entitled "Definitive Residential Subdivision, "Stowe Estate" at 35 Myrick Street, Lakeville, Massachusetts" prepared by Zenith Consulting Engineers, LLC, dated 2-13-23.
- Report entitled "Stormwater Management Report, Definitive Residential Subdivision, "Stowe Estates," 35 Myricks Street, Lakeville, MA" prepared by Zenith Consulting Engineers, LLC, dated February 13, 2023.
- Form C Application.
- Letter requesting waivers from the Town of Lakeville's Rules and Regulations of the Planning Board Governing the Subdivision of Land, prepared by Zenith Consulting Engineers LLC, dated March 3, 2023.

These documents have been reviewed for conformance with the following documents:

- Town of Lakeville Rules and Regulations of the Planning Board Governing the Subdivision of Land
- Zoning Bylaw, Town of Lakeville, 1994 Revision (with Amendments through November 14, 2022.)

BACKGROUND

The subject property, located at 35 Myricks Street, is undeveloped. The proposed project consists of the subdivision of the property into four lots and construction of an approximately 750 linear foot subdivision road providing access to three lots. A fourth lot is proposed at the intersection of the proposed subdivision road and Myricks Street. Since the project is a four lot residential subdivision, the Massachusetts Stormwater Management Standards do not apply.

COMMENTS

Our comments note missing items and noncompliance with various standards as outlined below.

Town of Lakeville Rules and Regulations of the Planning Board Governing the Subdivision of Land

1. Section III.C.2.b requires a benchmark be provided. A benchmark is provided on the Grading and Drainage Plan only.
2. Section III.C.2.f requires existing wells and septic systems within 100 feet of the property line be provided. The submitted plans do not show any wells or septic systems on adjacent properties.
3. Section III.C.2.k requires building setback lines be included on the plans. The plans do not include any building setback lines.
4. Section III.C.2.l requires the locations of all easements on the plans. The project includes a large drainage easement on Lot 3.
5. Section III.C.2.o requires the proposed layout and utilities to be shown on plan and profile sheets. The plans show proposed water and electric service on the Grading and Drainage Plans. They are not shown on the proposed road profile.
6. Section III.C.2.u requires all proposed street trees to be shown on the plan as well as trees to be retained. The plans do not show any existing or proposed individual trees.
7. Section III.C.2.v requires cross sections of sidewalks to be provided. The proposed project does not include any sidewalks. The project appears to propose a three inch wide gravel shoulder on each side of the road.
8. Section III.C.2.w requires a table showing areas of all the proposed lots, areas reserved for streets or rights-of-way, and easements.
9. Section III.C.2.x requires an upland circle shown on each of the lots consistent with the Lakeville Town Bylaws. The plans show the upland circle for lot three shown in the proposed drainage easement.
10. Section IV.B.2.b requires the minimum centerline radii of a minor street to be 150'. Although not labelled on the plan, it appears the proposed street has a centerline radius of twenty feet. The applicant has requested a waiver.
11. Section IV.B.2.d requires property lines at street intersections to have a curb radius of thirty feet. The proposed plans do not show curb rounding's. The plans show an edge of pavement rounding with a radius of 20' on the south side of the intersection with Myrick Street. The north edge of pavement rounding is not labelled and does not appear tangent with the edge of pavement on Myricks Street. The applicant has requested a waiver.
12. Section IV.B.2.e requires streets to be laid out at intervals of 600 feet to 1200 feet. Based on the locus map, it appears the proposed entrance is approximately 450 feet from the Matthews Drive curb cut.

13. Section IV.B.3.a requires the minimum right-of-way width to be fifty feet. The proposed right-of-way width is forty feet. The applicant has requested a waiver.
14. Section IV.B.4.c requires a leveling area that is seventy-five feet in length with a maximum grade of 3% at intersection of street rights-of-way. The proposed design includes a levelling area that is five feet long prior to the start of a vertical curve. The applicant has requested a waiver.
15. Section IV.B.5.a requires dead end streets to be no longer than 750 feet in length. The proposed right of way is 750 feet long. There is a residential driveway that continues another 350 feet to provide access to a residential house on Lot 3 at the end of the cul-de-sac.
16. Section IV.B.5.b requires a dead end to have a turnaround (cul-de-sac) with an outside roadway diameter of 120 feet. The proposed end of the right-of-way does not include a turnaround. This section also describes a landscaped island. The proposed design does not include a landscaped island. The submitted plans do include a fire truck turning detail utilizing residential driveways on lot 2 and 3. This detail shows a fire truck veering off the pavement onto gravel strips that are proposed on the edge of the proposed road and driveways. The applicant has requested a waiver.
17. Section IV.B.6.g requires the minimum roadway width for Minor Streets be twenty-four feet. The proposed cross section includes a 14 foot wide pavement width with a 3 foot wide gravel strip on either side of the pavement. The Roadway Cross Section Detail labels the road width as twenty feet. This includes the fourteen foot pavement and three foot gravel strips. The detail describes the 3-foot gravel strips as processed gravel. We recommend more detail be provided for this specification, consistent with MassDOT Standard Specifications. We assume this is proposed to be $\frac{3}{4}$ -1-1/2 inch crushed stone, but the applicant should specify. The applicant has requested a waiver for reducing the width from twenty-four feet to fourteen feet with 3 foot wide gravel shoulders.
18. Section IV.B.6.h requires roadway pavement to be Class I Bituminous Concrete Pavement Type I-1. This type of pavement should be specified on the detail.
19. Section IV.B.7.a (Curbs and Berms) requires concrete berms and curbs to be placed along each side of the road. There are no curbs and berms proposed. The applicant has requested a waiver.
20. Section IV.B.7.a (Curb Cuts) requires driveways to be at least ten feet wide and have a curb return of three feet. The proposed driveway widths are not labelled.
21. Section IV.B.8.a requires sidewalks within subdivisions. The proposed project does not include any sidewalks. The applicant has requested a waiver.
22. Section IV.B.8.b requires five foot wide sidewalks to extend the entire length of the street. As described above, sidewalks are not proposed on this project. The applicant has requested a waiver.
23. Section IV.B.8.c specifies concrete thicknesses for sidewalks. As described above, there are no sidewalks proposed on this project. The applicant has requested a waiver.

24. Section IV.C.2. is regarding the installation of utilities. The proposed plans show a water line extended into Myricks Street with a note to verify water main location and to connect consistent with Taunton Water Standards. There is no existing water line shown on the plans. The existing conditions plans show water valves and hydrants in the vicinity of the project indicating there is a water line in Myricks Street. We recommend the applicant coordinate with the Water Department regarding the size and location of the line and the feasibility of connecting the project to this line.
25. Section IV.C.2.b describes pressures that are required to be provided in each subdivision. The applicant should coordinate with the Water Department regarding water pressures in the existing line. This section also describes looping water lines when possible. The proposed plan does not include a looped water line.
26. Section IV.C.2.c describes installing underground gas service. The proposed project does not include any gas service.
27. Section IV.C.2.d describes the installation of underground electric and telephone lines. The proposed plans show overhead electric and telecommunication lines. The applicant has requested a waiver.
28. Section IV.C.3 is regarding on-site sewage disposal systems. The applicant has performed a significant amount of test holes on site. The results of the test holes generally show high groundwater with slow percolation rates. The test hole results are still within the allowed rates for on-site sewage disposal.
29. Section IV.D.1 requires the proposed project will not result in a significant increase in peak rates or volumes of stormwater. The proposed project results in a decrease in peak rates of stormwater. The calculations show an increase in volume of stormwater discharged to wetlands for 51% for the 2-year storm and 37% for the 100 year storm.
30. Section IV.D.2.c describes methods for managing stormwater. The proposed project includes the use of swales to convey stormwater rather than a traditional closed drainage system, which we believe is consistent with the Regulations. Therefore, all requirements pertaining to a closed drainage system are not pertinent to the project.
31. Section IV.D.2.f requires all stormwater to pass through an oil/separator prior to outfall. The project does not include an oil/water separator. This section also states that stormwater detention-retention basins should be designed to recharge the ten year event. The proposed basin is not designed to recharge stormwater. The applicant has requested a waiver.
32. Section IV.F.4 states that drainage easements shall not be included in the lot area. Lot 3 includes a significant (68,808 sf) drainage easement. Access to lot three is proposed through this easement.
33. Section IV.G.1 requires monuments to be set through the subdivision. The project generally meets this requirement. The applicant is requesting a waiver from setting a monument at the northern intersection point with Myricks Street because this location falls within an existing gravel driveway.

34. Section IV.G.2 provides specifications for monuments. We recommend the applicant provide a monument detail to confirm compliance with these requirements.
35. Section IV.H requires street signs. The plans do not include street signs.
36. Section IV.I includes specifications for streetlights. It is unclear if streetlights are provided for this project. The project includes utility poles, and it is unclear whether street lights are proposed on the utility poles. The applicant has requested a waiver.
37. Section IV.K is regarding street trees. The proposed plans do not show any proposed street trees. The applicant has requested a waiver.

General Stormwater Management Comments

The project is a four lot residential subdivision. Therefore, it is not required to meet the Stormwater Management Standards.

1. The proposed project provides a stormwater management system consisting of a drainage swale along the side of the proposed road that discharges to a stormwater detention basin. The proposed detention basin, along with the proposed swale system, provides removal of Total Suspended Solids, consistent with the Massachusetts Stormwater Management Standards.
2. The proposed detention basin provides attenuation of peak flows consistent with the Massachusetts Stormwater Management Standards.
3. The project does not provide any dedicated stormwater recharge facilities. Soils conditions on site are moderately conducive to groundwater recharge.
4. The project disturbs more than one acre of land and is therefore required to obtain coverage under the NPDES Construction General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP). A draft SWPPP was not submitted. We recommend the Planning Board require the final SWPPP be submitted for review and approval prior to the commencement of construction.
5. The applicant has provided an Operation and Maintenance Plan which is consistent with the requirements of the Stormwater Management Standards.
6. The applicant has provided a Construction Period Pollution Prevention Plan which is consistent with the Stormwater Management Standards.
7. The applicant has provided an erosion and sedimentation control plan that includes perimeter erosion controls, a construction entrance, and requirements for ongoing erosion and sedimentation observations and maintenance, consistent with the Stormwater Management Standards.
8. The proposed project conveys stormwater to a water quality swale located on the western side of the proposed road. Stormwater will be routed through the gravel section along the side of the road before flowing into the proposed swale. The swale directs stormwater into the drainage easement located on Lot 3 that contains the proposed detention basins. During snow events, if snow is cleared to this side of the road, it will prevent water from being conveyed to the grassed swales, and ultimately to the detention basin. If snow is not cleared properly, it will likely result in ponding, and possibly icing, along the side of the road. The entity responsible for

maintenance will need to be diligent about clearing snow so stormwater can flow to these facilities.

9. We recommend the applicant provide a rip-rap pad detail for the location downstream of the outlet pipe from the detention basin. We recommend Stone for Pipe Ends, consistent with MassDOT specifications, be installed at the discharge point.
10. The roadway cross section detail shows the side slopes of the drainage swale to be 2:1. We recommend this slope be flattened to a minimum of 3:1 to ensure adequate stabilization and maintenance, including mowing.
11. The Operation and Maintenance Plan indicates a Homeowners Association will be responsible for maintaining the Stormwater Management System. In the event this project is approved, we recommend the Planning Board include a condition requiring proof of maintenance of the Stormwater Management System on an annual basis.

Our review is based on the information that has been provided. As noted above, additional review will be required to verify comments have been incorporated into the revised submission.

We appreciate the opportunity to be able to assist you with this important project. Please feel free to contact me at (617) 595-5180 or sdt@envpartners.com with any questions or comments.

Very Truly Yours,



Scott D. Turner, PE, AICP, LEED AP ND
Director of Planning, Principal
P: 617.595.5180
E: sdt@envpartners.com

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- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

June 5, 2023

Marc Resnick, Town Planner
Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347

RE: Stowe Estates, Lakeville, MA

Dear Marc,

This letter is written to respond to the review comments on the subject project which were included in a letter dated April 23, 2023, issued by the Board's review engineer, Environmental Partners (EP). The responses below correspond to the numbered comments from EP.

Town of Lakeville Rules and Regulations of the Planning Board Governing the Subdivision of Land

1. **EP: Section III.C.2.b requires a benchmark be provided. A benchmark is provided on the Grading and Drainage Plan only.**

Response: Two benchmarks are provided on the Existing Conditions Plan and Grading and Drainage Plan.

2. **EP: Section III.C.2.f requires existing wells and septic systems within 100 feet of the property line be provided. The submitted plans do not show any wells or septic systems on adjacent properties.**

Response: The existing well and septic tank for #33 Myricks St have been added to the plan. No other known wells or septic system are located within 100' of the site.

3. **EP: Section III.C.2.k requires building setback lines be included on the plans. The plans do not include any building setback lines.**

Response: Building setback lines have been added to the Grading and Drainage Plan.

4. **EP: Section III.C.2.l requires the locations of all easements on the plans. The project includes a large drainage easement on Lot 3.**

Response: No response necessary.

5. **EP: Section III.C.2.o requires the proposed layout and utilities to be shown on plan and profile sheets. The plans show proposed water and electric service on the Grading and Drainage Plans. They are not shown on the proposed road profile.**

Response: The proposed water and electric services have been added to the Roadway Profile Plan.

- 6. EP: Section III.C.2.u requires all proposed street trees to be shown on the plan as well as trees to be retained. The plans do not show any existing or proposed individual trees.**

Response: Street trees are not proposed and a waiver has been requested.

- 7. EP: Section III.C.2.v requires cross sections of sidewalks to be provided. The proposed project does not include any sidewalks. The project appears to propose a three inch wide gravel shoulder on each side of the road.**

Response: No sidewalks are proposed and a waiver has been requested. The 3' wide gravel shoulders are proposed to allow for cars to pass each other when travelling in opposite directions as well as allow for the required turning movements of emergency vehicles.

- 8. EP: Section III.C.2.w requires a table showing areas of all the proposed lots, areas reserved for streets or rights-of-way, and easements.**

Response: An area table has been added to the Lotting Plan.

- 9. EP: Section III.C.2.x requires an upland circle shown on each of the lots consistent with the Lakeville Town Bylaws. The plans show the upland circle for lot three shown in the proposed drainage easement.**

Response: This meets the requirements set in Zoning Bylaw 5.1.2 which states only exclusive use easements may not be included in a lot's frontage or area. Per 5.1.2 "Exclusive use shall be when someone other than the owner of a lot has the sole right to use a portion of the lot, to the exclusion of the owner". The proposed drainage easement does not qualify as an exclusive use easement.

- 10. EP: Section IV.B.2.b requires the minimum centerline radii of a minor street to be 150'. Although not labelled on the plan, it appears the proposed street has a centerline radius of twenty feet. The applicant has requested a waiver.**

Response: The proposed minimum centerline radius is 20' at stations 2+10 and 4+45. A waiver has been requested.

- 11. EP: Section IV.B.2.d requires property lines at street intersections to have a curb radius of thirty feet. The proposed plans do not show curb rounding's. The plans show an edge of pavement rounding with a radius of 20' on the south side of the intersection with Myrick Street. The north edge of pavement rounding is not labelled and does not appear tangent with the edge of pavement on Myricks Street. The applicant has requested a waiver.**

Response: The radius on the edge of the southern gravel shoulder is 20' and is tangent with the existing pavement of Myricks St. The northern radius is the same, but the gravel ties into the existing gravel driveway. A waiver has been requested.

- 12. EP: Section IV.B.2.e requires streets to be laid out at intervals of 600 feet to 1200 feet. Based on the locus map, it appears the proposed entrance is approximately 450 feet from the Matthews Drive curb cut.**

Response: A waiver request has been added for this requirement.

- 13. EP: Section IV.B.3.a requires the minimum right-of-way width to be fifty feet. The proposed right-of-way width is forty feet. The applicant has requested a waiver.**

Response: No response necessary.

- 14. EP: Section IV.B.4.c requires a leveling area that is seventy-five feet in length with a maximum grade of 3% at intersection of street rights-of-way. The proposed design includes a levelling area that is five feet long prior to the start of a vertical curve. The applicant has requested a waiver.**

Response: No response necessary.

- 15. EP: Section IV.B.5.a requires dead end streets to be no longer than 750 feet in length. The proposed right of way is 750 feet long. There is a residential driveway that continues another 350 feet to provide access to a residential house on Lot 3 at the end of the cul-de-sac.**

Response: No response necessary.

- 16. EP: Section IV.B.5.b requires a dead end to have a turnaround (cul-de-sac) with an outside roadway diameter of 120 feet. The proposed end of the right-of-way does not include a turnaround. This section also describes a landscaped island. The proposed design does not include a landscaped island. The submitted plans do include a fire truck turning detail utilizing residential driveways on lot 2 and 3. This detail shows a fire truck veering off the pavement onto gravel strips that are proposed on the edge of the proposed road and driveways. The applicant has requested a waiver.**

Response: A "T" turnaround is proposed within the right of way. The gravel is intended to be used for this maneuver and is adequate to provide safe access. Similar roadway cross-sections have been approved in the past. A waiver has been requested.

- 17. EP: Section IV.B.6.g requires the minimum roadway width for Minor Streets be twenty-four feet. The proposed cross section includes a 14 foot wide pavement width with a 3 foot wide gravel strip on either side of the pavement. The Roadway Cross Section Detail labels the road width as twenty feet. This includes the fourteen foot pavement and three foot gravel strips. The detail describes the 3-foot gravel strips as processed gravel. We recommend more detail be provided for this specification, consistent with MassDOT Standard Specifications. We assume this is proposed to be ¾-1-1/2 inch crushed stone, but the applicant should specify. The applicant has requested a waiver for reducing the width from twenty-four feet to fourteen feet with 3 foot wide gravel shoulders.**

Response: The Roadway Cross-Section Detail has been revised to specify gravel shoulder requirements.

- 18. EP: Section IV.B.6.h requires roadway pavement to be Class I Bituminous Concrete Pavement Type I-1. This type of pavement should be specified on the detail.**

Response: The Roadway Cross-Section Detail has been revised to specify Type I-1 pavement.

- 19. EP: Section IV.B.7.a (Curbs and Berms) requires concrete berms and curbs to be placed along each side of the road. There are no curbs and berms proposed. The applicant has requested a waiver.**

Response: No response necessary.

- 20. EP: Section IV.B.7.a (Curb Cuts) requires driveways to be at least ten feet wide and have a curb return of three feet. The proposed driveway widths are not labelled.**

Response: The proposed driveways are 14' wide and have greater than 3' curb return radii. Labels have been added to the Grading and Drainage Plan.

- 21. EP: Section IV.B.8.a requires sidewalks within subdivisions. The proposed project does not include any sidewalks. The applicant has requested a waiver.**

Response: No response necessary.

- 22. EP: Section IV.B.8.b requires five foot wide sidewalks to extend the entire length of the street. As described above, sidewalks are not proposed on this project. The applicant has requested a waiver.**

Response: No response necessary.

- 23. EP: Section IV.B.8.c specifies concrete thicknesses for sidewalks. As described above, there are no sidewalks proposed on this project. The applicant has requested a waiver.**

Response: No response necessary.

- 24. EP: Section IV.C.2. is regarding the installation of utilities. The proposed plans show a water line extended into Myricks Street with a note to verify water main location and to connect consistent with Taunton Water Standards. There is no existing water line shown on the plans. The existing conditions plans show water valves and hydrants in the vicinity of the project indicating there is a water line in Myricks Street. We recommend the applicant coordinate with the Water Department regarding the size and location of the line and the feasibility of connecting the project to this line.**

Response: Several unsuccessful attempts have been made to get information on the existing water main. We respectfully request the Planning Board consider a condition to determine the location of the existing water main prior to construction.

- 25. EP: Section IV.C.2.b describes pressures that are required to be provided in each subdivision. The applicant should coordinate with the Water Department regarding water pressures in the existing line. This section also describes looping water lines when possible. The proposed plan does not include a looped water line.**

Response: We recommend a condition of approval be written to require water pressure be determined prior to construction. Since the project is a dead-end road with only three houses, we believe it is impractical to loop the water main. However, ultimately the Taunton Water Department will determine the need for a looped system.

- 26. EP: Section IV.C.2.c describes installing underground gas service. The proposed project does not include any gas service.**

Response: No gas is proposed. Either propane, oil or electric utilities shall be used.

- 27. EP: Section IV.C.2.d describes the installation of underground electric and telephone lines. The proposed plans show overhead electric and telecommunication lines. The applicant has requested a waiver.**

Response: No response necessary.

- 28. EP: Section IV.C.3 is regarding on-site sewage disposal systems. The applicant has performed a significant amount of test holes on site. The results of the test holes generally show high groundwater with slow percolation rates. The test hole results are still within the allowed rates for on-site sewage disposal.**

Response: No response necessary.

- 29. EP: Section IV.D.1 requires the proposed project will not result in a significant increase in peak rates or volumes of stormwater. The proposed project results in a decrease in peak rates of stormwater. The calculations show an increase in volume of stormwater discharged to wetlands for 51% for the 2-year storm and 37% for the 100 year storm.**

Response: The basin discharges to a wetland, which is very conservatively 30 acres, and slopes southeast to Montgomery Street then to a number of cranberry bogs and Tinkham Hill Pond (another 30+ acres of bog, wetland and pond area). Accordingly, there is flow into and out of the downstream wetlands system. By reducing the post-development rate the wetlands, we are assured that no downstream flooding will occur regardless of volume. The difference in volume from pre- to post-development in the 2-year storm is 0.297 acre-feet and 0.759 acre-feet in the 100-year storm. Even if we assume the wetlands system has no outlet beyond Montgomery Street, the increase in flooding would be about 1/8" in the 2-year storm and less than 3/8" in the 100-year storm. We believe this can be considered an insignificant increase and thus consistent with the regulation. Furthermore, the only way to limit runoff volume from a site is to infiltrate and the site soils do not allow for even moderate infiltration.

- 30. EP: Section IV.D.2.c describes methods for managing stormwater. The proposed project includes the use of swales to convey stormwater rather than a traditional closed drainage system, which we believe is consistent with the Regulations. Therefore, all requirements pertaining to a closed drainage system are not pertinent to the project.**

Response: No response necessary.

- 31. EP: Section IV.D.2.f requires all stormwater to pass through an oil/separator prior to outfall. The project does not include an oil/water separator. This section also states that stormwater detention-retention basins should be designed to recharge the ten year event. The proposed basin is not designed to recharge stormwater. The applicant has requested a waiver.**

Response: No response necessary.

- 32. EP: Section IV.F.4 states that drainage easements shall not be included in the lot area. Lot 3 includes a significant (68,808 sf) drainage easement. Access to lot three is proposed through this easement.**

Response: As stated in response to comment #9, Zoning Bylaw 5.1.2 states only exclusive use easements cannot be included in lot area or frontage. Even if we ignore this contradiction in the regulations, the required lot area is 70,000 sf. The proposed drainage easement is 68,808 sf and Lot 3 totals 225,816 sf. This leaves 157,008 sf of non-easement area on Lot 3, more than double the required area. There is no regulation which would restrict access through the easement to the house on this lot.

- 33. EP: Section IV.G.1 requires monuments to be set through the subdivision. The project generally meets this requirement. The applicant is requesting a waiver from setting a monument at the northern intersection point with Myricks Street because this location falls within an existing gravel driveway.**

Response: No response necessary.

- 34. EP: Section IV.G.2 provides specifications for monuments. We recommend the applicant provide a monument detail to confirm compliance with these requirements.**

Response: A concrete bound detail has been added to the Site Details sheet.

- 35. EP: Section IV.H requires street signs. The plans do not include street signs.**

Response: A street sign is specified on the Grading and Drainage Plan on the southern side of the intersection.

- 36. EP: Section IV.I includes specifications for streetlights. It is unclear if streetlights are provided for this project. The project includes utility poles, and it is unclear whether street lights are proposed on the utility poles. The applicant has requested a waiver.**

Response: Street lights are not proposed. A waiver has been requested.

- 37. EP: Section IV.K is regarding street trees. The proposed plans do not show any proposed street trees. The applicant has requested a waiver.**

Response: No response necessary.

General Stormwater Management Comments

- 1. EP: The proposed project provides a stormwater management system consisting of a drainage swale along the side of the proposed road that discharges to a stormwater detention basin. The proposed detention basin, along with the proposed swale system, provides removal of Total Suspended Solids, consistent with the Massachusetts Stormwater Management Standards.**

Response: No response necessary.

- 2. EP: The proposed detention basin provides attenuation of peak flows consistent with the Massachusetts Stormwater Management Standards.**

Response: No response necessary.

- 3. EP: The project does not provide any dedicated stormwater recharge facilities. Soils conditions on site are moderately conducive to groundwater recharge.**

Response: The site contains Hydrologic Soil Group C soils. As such, the Mass Stormwater Handbook states that recharge is only required to the maximum extent practicable. The perc tests performed on-site show that the infiltrative capacity of the soil is limited. This coupled with the high groundwater table makes recharge impractical. As explained in response to comment #29, there is no downstream flooding caused by the lack of recharge.

- 4. EP: The project disturbs more than one acre of land and is therefore required to obtain coverage under the NPDES Construction General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP). A draft SWPPP was not submitted. We recommend the Planning Board require the final SWPPP be submitted for review and approval prior to the commencement of construction.**

Response: As stated in the Construction Notes on the Cover Sheet, a NPDES permit must be obtained prior to construction. We have no issue providing a copy to the Board prior to construction.

- 5. EP: The applicant has provided an Operation and Maintenance Plan which is consistent with the requirements of the Stormwater Management Standards.**

Response: No response necessary.

- 6. EP: The applicant has provided a Construction Period Pollution Prevention Plan which is consistent with the Stormwater Management Standards.**

Response: No response necessary.

- 7. EP: The applicant has provided an erosion and sedimentation control plan that includes perimeter erosion controls, a construction entrance, and requirements for ongoing erosion and sedimentation observations and maintenance, consistent with the Stormwater Management Standards.**

Response: No response necessary.

8. **EP: The proposed project conveys stormwater to a water quality swale located on the western side of the proposed road. Stormwater will be routed through the gravel section along the side of the road before flowing into the proposed swale. The swale directs stormwater into the drainage easement located on Lot 3 that contains the proposed detention basins. During snow events, if snow is cleared to this side of the road, it will prevent water from being conveyed to the grassed swales, and ultimately to the detention basin. If snow is not cleared properly, it will likely result in ponding, and possibly icing, along the side of the road. The entity responsible for maintenance will need to be diligent about clearing snow so stormwater can flow to these facilities.**

Response: No response necessary.

9. **EP: We recommend the applicant provide a rip-rap pad detail for the location downstream of the outlet pipe from the detention basin. We recommend Stone for Pipe Ends, consistent with MassDOT specifications, be installed at the discharge point.**

Response: A note has been added to the basin detail to specify the splashpool stones shall meet MassDOT specs for Stone for Pipe Ends.

10. **EP: The roadway cross section detail shows the side slopes of the drainage swale to be 2:1. We recommend this slope be flattened to a minimum of 3:1 to ensure adequate stabilization and maintenance, including mowing.**

Response: Swale sideslopes have been revised to be 3:1 slopes.

11. **EP: The Operation and Maintenance Plan indicates a Homeowners Association will be responsible for maintaining the Stormwater Management System. In the event this project is approved, we recommend the Planning Board include a condition requiring proof of maintenance of the Stormwater Management System on an annual basis.**

Response: No response necessary.

Revised design plans reflecting the items detailed in this letter are attached. Should you have any questions, please do not hesitate to contact our office at 508-947-4208.

Sincerely,
Zenith Consulting Engineers, LLC.



Nyles Zager, P.E.
Manager/Senior Project Engineer

LAKEVILLE PLANNING BOARD
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____
 ENDORSED: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD 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 _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

DEFINITIVE RESIDENTIAL SUBDIVISION

"STOWE ESTATES" AT 35 MYRICKS STREET

LAKEVILLE, MASSACHUSETTS

SITE NOTES:

- THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS A PORTION OF PARCEL ID 17-4-3.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
- PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 57395 PAGE 258
PLAN REFERENCE: BOOK 66 PAGE 50
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C04264, MAP REVISED 7-17-12.
- THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
- WETLAND LINE TAKEN FROM PLAN RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 66 PAGE 50.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
- THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
- THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

CONSTRUCTION NOTES:

- A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC, OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN. 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.
- SITE IS TO BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEWER.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- 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.
- WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE TOWN OF LAKEVILLE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

WAIVERS REQUESTED:

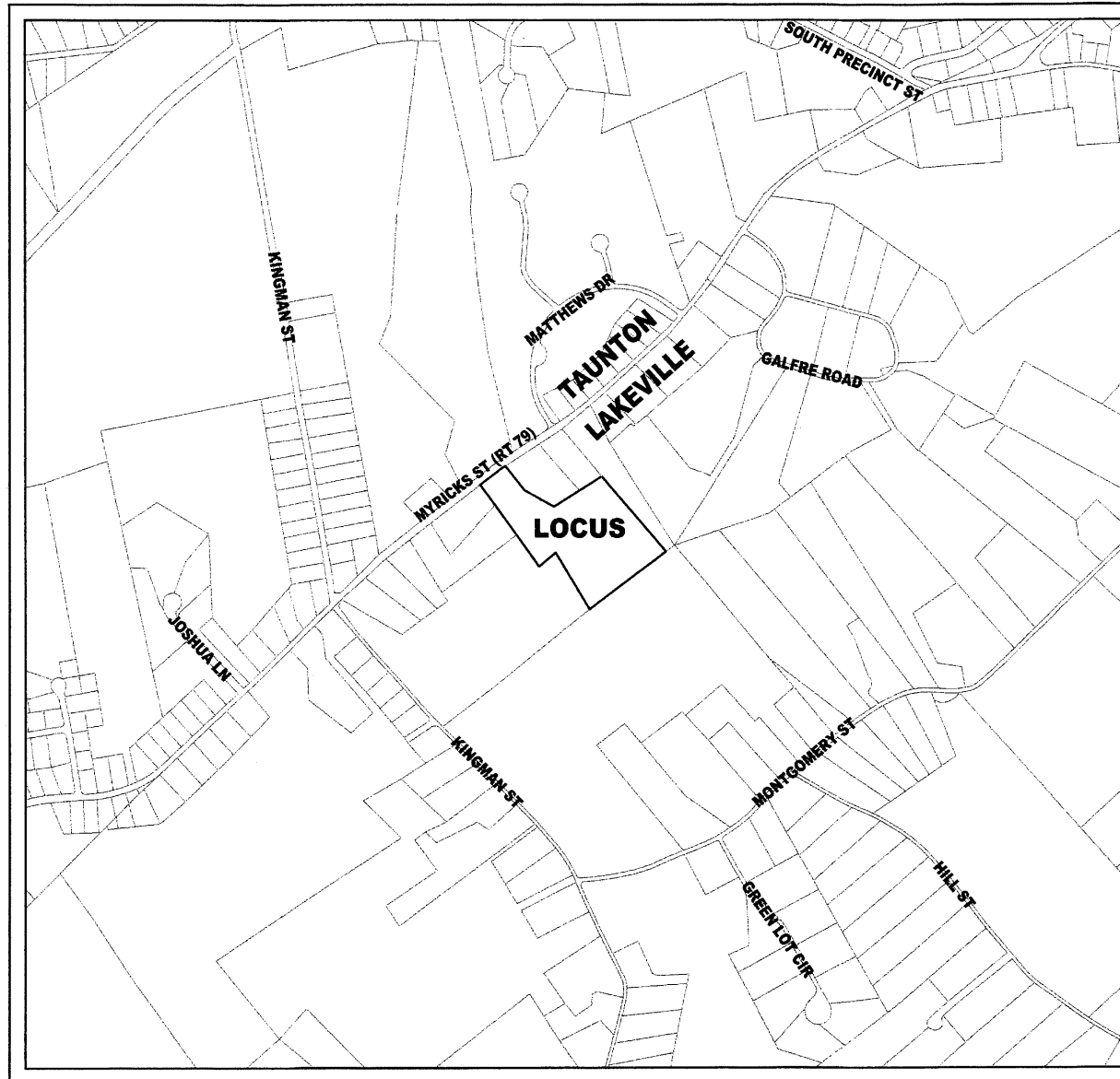
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF LAKEVILLE RULES & REGULATIONS OF THE PLANNING BOARD GOVERNING THE SUBDIVISION OF LAND:

- SECTION IV B.2.B - TO ALLOW A CENTERLINE RADIUS LESS THAN 150' (20' PROPOSED)
- SECTION IV B.2.D - TO ALLOW A CURB RADIUS LESS THAN 30' AT AN INTERSECTION (20' PROPOSED)
- SECTION IV B.2.E - TO ALLOW AN INTERSECTION LESS THAN 600' FROM MATTHEWS DRIVE (450±' PROPOSED)
- SECTION IV B.3.A - TO ALLOW A RIGHT OF WAY WIDTH LESS THAN 50' (40' PROPOSED)
- SECTION IV B.3.C - TO ALLOW A CHANGE IN GRADE OF MORE THAN 5% WITHIN 150 ON AN INTERSECTION WITHOUT A 75' LEVELING AREA
- SECTION IV B.5.B - TO ALLOW A DEAD-END TURNAROUND OTHER THAN A 120' DIAMETER CUL-DE-SAC (TEE TURNAROUND PROPOSED)
- SECTION IV B.6.G - TO ALLOW A MINOR ROAD WITHOUT 24' PAVED WIDTH (20' WIDTH INCLUDING 14' OF PAVEMENT AND 3' OF GRAVEL ON EACH SIDE IS PROPOSED)
- SECTION IV B.7 - TO WAIVE THE REQUIREMENTS OF CURBS AND BERMS (ROAD IS PROPOSED TO PITCH TO A GRASSED SWALE)
- SECTION IV B.8 - TO WAIVE THE REQUIREMENTS OF SIDEWALKS
- SECTION IV B.9 - TO ALLOW ROADWAY EMBANKMENT SLOPES GREATER THAN 3:1 (2:1 PROPOSED)
- SECTION IV C.2.D - TO ALLOW OVERHEAD ELECTRIC, TELEPHONE AND CABLE UTILITIES
- SECTION IV D.2.F - TO WAIVE THE REQUIREMENT OF AN OIL SEPARATOR PRIOR TO STORMWATER OUTFALL
- SECTION IV D.5 - TO ALLOW A DRAINAGE PIPE MATERIAL OTHER THAN RCP (HDPE PROPOSED)
- SECTION IV G.1 - TO WAIVE THE REQUIREMENT OF A MONUMENT TO BE SET AT THE NORTHERN INTERSECTION POINT WITH MYRICKS STREET (FALLS IN AN EXISTING GRAVEL DRIVEWAY TO REMAIN)
- SECTION IV I - TO WAIVE THE REQUIREMENTS OF STREET LIGHTS
- SECTION IV K - TO WAIVE THE REQUIREMENTS OF TREES

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	505,613± S.F.	75,400± S.F. MIN.
FRONTAGE	175'	202.50'	180.00' MIN.
FRONT BUILDING SETBACK	40'	-	> 40'
SIDE BUILDING SETBACK	20'	-	> 20'
REAR BUILDING SETBACK	20'	-	> 20'
CONTIGUOUS UPLAND	52,500 S.F.	440,822± S.F.	75,400± S.F. MIN.
IMPERVIOUS COVER	25%	0.3% (1,320 S.F.)	7.8%* (34,110 S.F.)

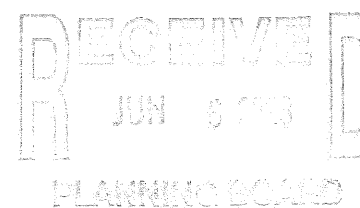
*IMPERVIOUS COVER
(PER LAKEVILLE ZONING SECTION 5.2.2.1:)

TOTAL LOT AREA	505,613 SF
WETLAND AREA	64,791 SF
PROPOSED DRAINAGE BASIN	5,420 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	435,402 SF
PROPOSED ROOF AND PAVEMENT AREA	34,110 SF
IMPERVIOUS AREA = 34,110 SF	
ADJUSTED AREA = 435,402 SF	= 7.8%



LOCUS PLAN
SCALE: 1"=500'

OWNER/APPLICANT
JIJ PROPERTIES, INC.
6 SAND TRAP LANE
LAKEVILLE, MA



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	CONTOUR	
	SPOT GRADE	
	SILTY FENCE/SILT SOCK	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	SIGN	
	TEST PIT	
	GAS MAIN	
	GAS SERVICE	
	OVERHEAD WIRES	
	UTILITY POLE	
	GUY POLE	
	LIGHT POLE	
	WATER MAIN	
	WATER SERVICE	
	HYDRANT	
	WATER GATE/VALVE	
	WATER SHUTOFF	
	TREELINE	
	STONEWALL	
	WETLAND LINE	
	50' BUFFER	
	100' BUFFER	
	WETLAND FLAG	

SCHEDULE OF DRAWINGS

SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	-
X	EXISTING CONDITIONS PLAN	-
L	LOTING PLAN	-
G	GRADING AND DRAINAGE PLAN	-
P	ROADWAY PROFILE PLAN	-
E	EROSION CONTROL PLAN	-
D	SITE DETAILS	-

SURVEY COMPANY OF RECORD:



FEBRUARY 13, 2023

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

P.E. STAMP

DATE	REV.	DESCRIPTION	BY	APP.
2-13-23	1	PER REVIEW COMMENTS	TEM	NCZ

DEFINITIVE SUBDIVISION COVER SHEET

STOWE ESTATES
 LAKEVILLE, MASSACHUSETTS

JIJ PROPERTIES, INC.
 6 SAND TRAP LANE
 LAKEVILLE, MASSACHUSETTS

SHEET NAME: _____
 PROJECT SITE: _____
 CLIENT INFO: _____

C:\Users\jmm\AppData\Local\Temp\AutoCAD\Subdivision_Plan - 35 Myricks St - Lakeville.txd

LAKEVILLE PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

ENDORSED: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD 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 _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

CRITERIA	REQUIRED	EXISTING
LOT AREA	70,000 S.F.	505,613± S.F.
FRONTAGE	175'	202.50'
FRONT BUILDING SETBACK	40'	-
SIDE BUILDING SETBACK	20'	-
REAR BUILDING SETBACK	20'	-
CONTIGUOUS UPLAND	52,500 S.F.	440,822± S.F.
IMPERVIOUS COVER	25%	0.3% (1,320 S.F.)

SURVEY COMPANY OF RECORD:

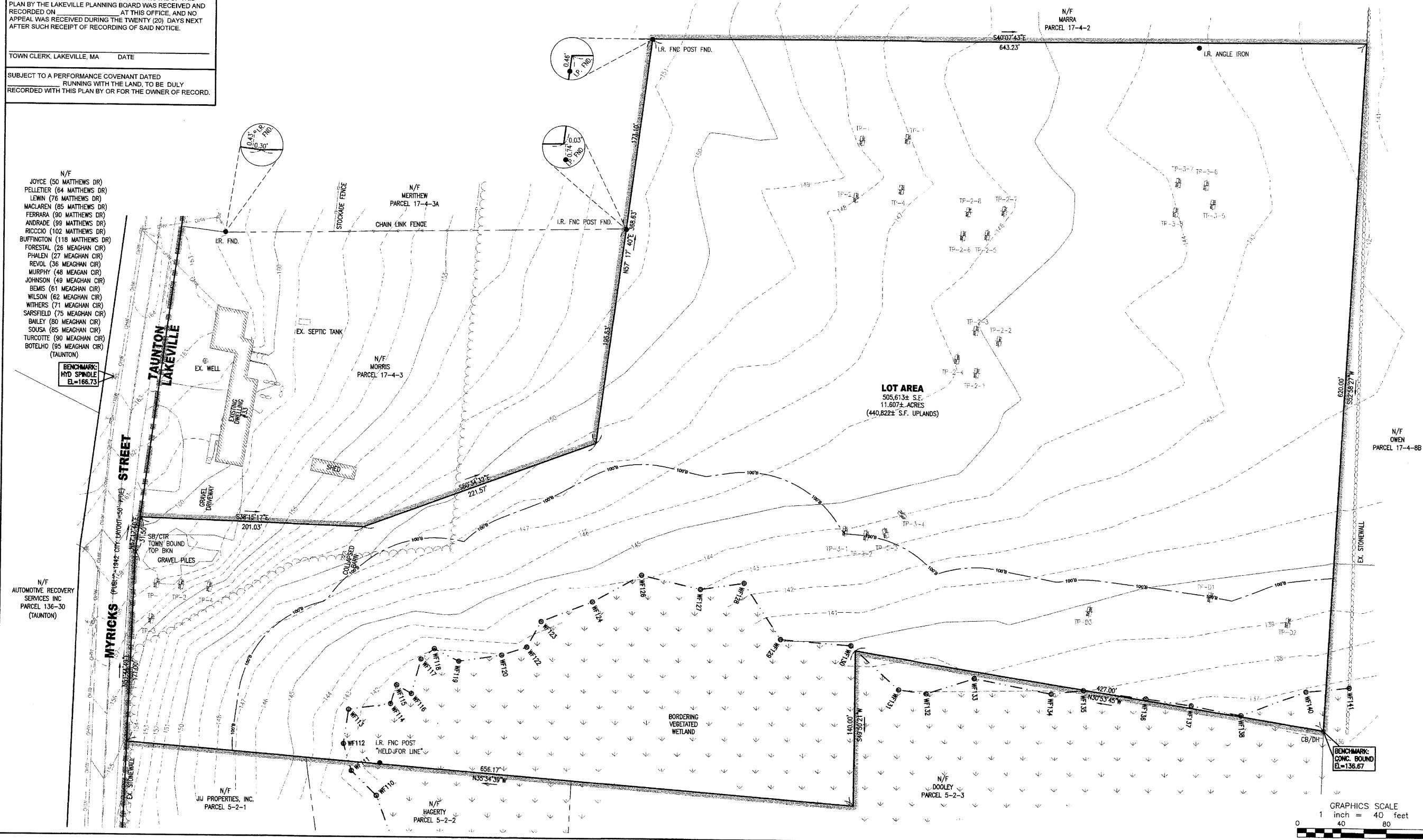


ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100



P.E. STAMP

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



- N/F JOYCE (50 MATTHEWS DR)
- PELLLETIER (64 MATTHEWS DR)
- LEWIN (76 MATTHEWS DR)
- MACLAREN (85 MATTHEWS DR)
- FERRARA (90 MATTHEWS DR)
- ANDRADE (99 MATTHEWS DR)
- RICCIO (102 MATTHEWS DR)
- BUFFINGTON (118 MATTHEWS DR)
- FORESTAL (26 MEAGHAN CIR)
- PHALEN (27 MEAGHAN CIR)
- REVOLY (36 MEAGHAN CIR)
- MURPHY (48 MEAGHAN CIR)
- JOHNSON (49 MEAGHAN CIR)
- BEHNS (61 MEAGHAN CIR)
- WILSON (62 MEAGHAN CIR)
- WITHERS (71 MEAGHAN CIR)
- SARSFIELD (75 MEAGHAN CIR)
- BAILEY (80 MEAGHAN CIR)
- SOUSA (85 MEAGHAN CIR)
- TURCOTTE (90 MEAGHAN CIR)
- BOTELHO (95 MEAGHAN CIR)
- (TAUNTON)

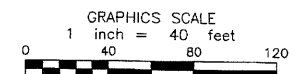
DATE	DESCRIPTION	BY	APP.
2-13-23	PER REVIEW COMMENTS	TEM	NCZ
6-5-23	PER REVIEW COMMENTS	TEM	NCZ

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
2-13-23	0992-01-01	1"=40'	X

DEFINITIVE SUBDIVISION EXISTING CONDITIONS PLAN

PROJECT SITE: STOWE ESTATES LAKEVILLE, MASSACHUSETTS

CLIENT INFO: JIJ PROPERTIES, INC. 6 SAND TRAP LANE LAKEVILLE, MASSACHUSETTS



© Users (Insert App/Date/Location) Temp (Arch/State, 1800) Subdivision Plan - 35 Myrks St. - Lakeville, MA

LAKEVILLE PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

ENDORSED: _____

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS A PORTION OF PARCEL ID 17-4-3.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 57395 PAGE 258
PLAN REFERENCE: BOOK 66 PAGE 50
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 2502304263, MAP REVISED 7-17-12.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. WETLAND LINE TAKEN FROM PLAN RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 66 PAGE 50.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

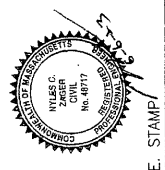
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

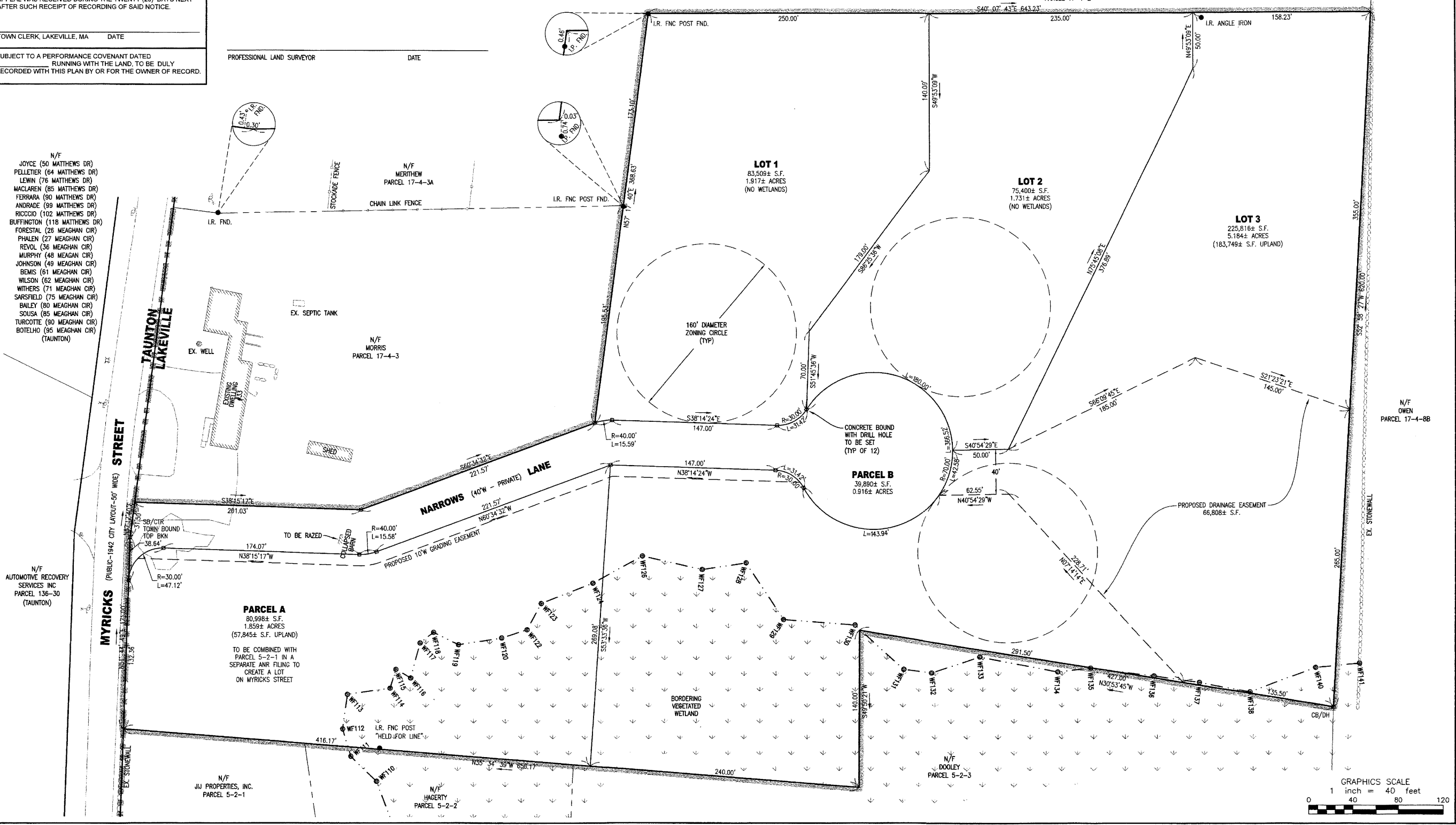
MINIMUM SETBACKS (TYP) (SEE REGULATIONS SECTION 17.02)		LOT AREA SHEET	
CRITERIA	REQUIRED	TOTAL	505,613± S.F.
LOT AREA	70,000 S.F.	ROADWAY	39,890± S.F.
FRONTAGE	175'	LOT 1	83,508± S.F.
FRONT BUILDING SETBACK	40'	LOT 2	75,400± S.F.
SIDE BUILDING SETBACK	20'	LOT 3	225,816± S.F.
REAR BUILDING SETBACK	20'	PARCEL A	80,998± S.F.
CONTIGUOUS UPLAND	52,500 S.F.	DRAIN EASE LOT 3	66,808± S.F.
IMPERVIOUS COVER	25%	GRADING EASE LOT 3	1,628± S.F.
		GRADING EASE PARCEL A	4,264± S.F.

SURVEY COMPANY OF RECORD:

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100



FOR REGISTRY USE ONLY



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



DATE:	DESCRIPTION	BY:	APP.
2-13-23	PER REVIEW COMMENTS	TEM	NCZ
6-5-23			

DATE:	PROJECT NUMBER	DRAWING SCALE	SHEET ID
2-13-23	0992-01-01	1"=40'	L

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
TEM	TEM	NCZ	NCZ

DEFINITIVE SUBDIVISION
LOTTLING PLAN
STOWE ESTATES
LAKEVILLE, MASSACHUSETTS
JJJ PROPERTIES, INC.
6 SAND TRAP LANE
LAKEVILLE, MASSACHUSETTS

C:\Users\jzorn\AppData\Local\Temp\jzorn\18030\Subdivision Plan - 35 Myricks St - Lakeville.dwg

LAKEVILLE PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

ENDORSED: _____

UTILITY NOTES
 1. WATER AND ELECTRIC SHOWN ON THIS PLAN ARE PRELIMINARY. FINAL LAYOUT IS SUBJECT TO CHANGE BY RESPECTIVE UTILITY COMPANIES. ALL WORK SHALL COMPLY WITH LOCAL REGULATIONS.
 2. SEPTIC LAYOUTS SHOWN ON THIS PLAN ARE SIZED BASED ON CONVENTIONAL FIELD FOR 4-BEDROOM HOUSES. LAYOUTS ARE SUBJECT TO CHANGE. INDIVIDUAL SITE PLANS SHALL BE PERMITTED THROUGH THE BOARD OF HEALTH PRIOR TO CONSTRUCTION.

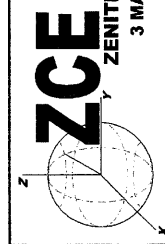
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.



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



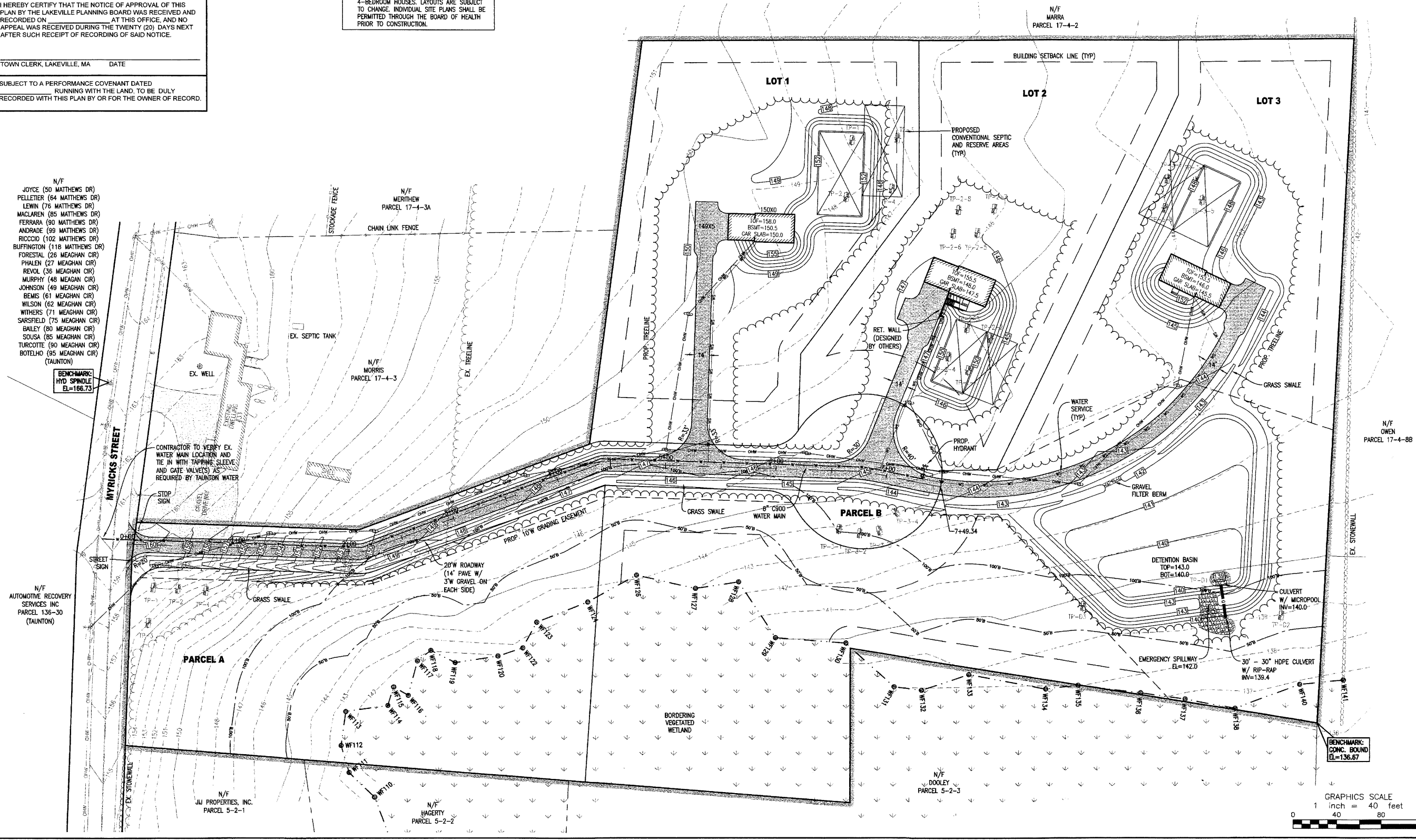
REV.	DATE	DESCRIPTION	BY	APP.
1	8-5-23	PER REVIEW COMMENTS	TEM	NCZ

DATE	DESCRIPTION	PROJECT NUMBER	DRAWING SCALE	SHEET ID
2-13-23		0992-01-01	1"=40'	G

DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
TEM	TEM	NCZ	NCZ

DEFINITIVE SUBDIVISION GRADING & DRAINAGE PLAN
 LAKEVILLE, MASSACHUSETTS
STOWE ESTATES
JJ PROPERTIES, INC.
 6 SAND TRAP LANE
 LAKEVILLE, MASSACHUSETTS

SHEET NAME: _____
 PROJECT SITE: _____
 CLIENT INFO: _____



- N/F JOYCE (50 MATTHEWS DR)
- N/F PELLETIER (64 MATTHEWS DR)
- N/F LEWIN (76 MATTHEWS DR)
- N/F MACLAREN (85 MATTHEWS DR)
- N/F FERRARA (90 MATTHEWS DR)
- N/F ANDRADE (95 MATTHEWS DR)
- N/F RICCOIO (102 MATTHEWS DR)
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- N/F WILSON (62 MEAGHAN CIR)
- N/F WITHERS (71 MEAGHAN CIR)
- N/F SARKSFIELD (75 MEAGHAN CIR)
- N/F BAILEY (80 MEAGHAN CIR)
- N/F SOUSA (85 MEAGHAN CIR)
- N/F TURCOTTE (90 MEAGHAN CIR)
- N/F BOTELHO (95 MEAGHAN CIR)
- (TAUNTON)

N/F AUTOMOTIVE RECOVERY SERVICES INC
 PARCEL 136-30
 (TAUNTON)

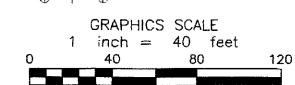
N/F JJ PROPERTIES, INC.
 PARCEL 5-2-1

N/F HAGERTY
 PARCEL 5-2-2

N/F DOOLEY
 PARCEL 5-2-3

N/F MARRA
 PARCEL 17-4-2

N/F OWEN
 PARCEL 17-4-8B

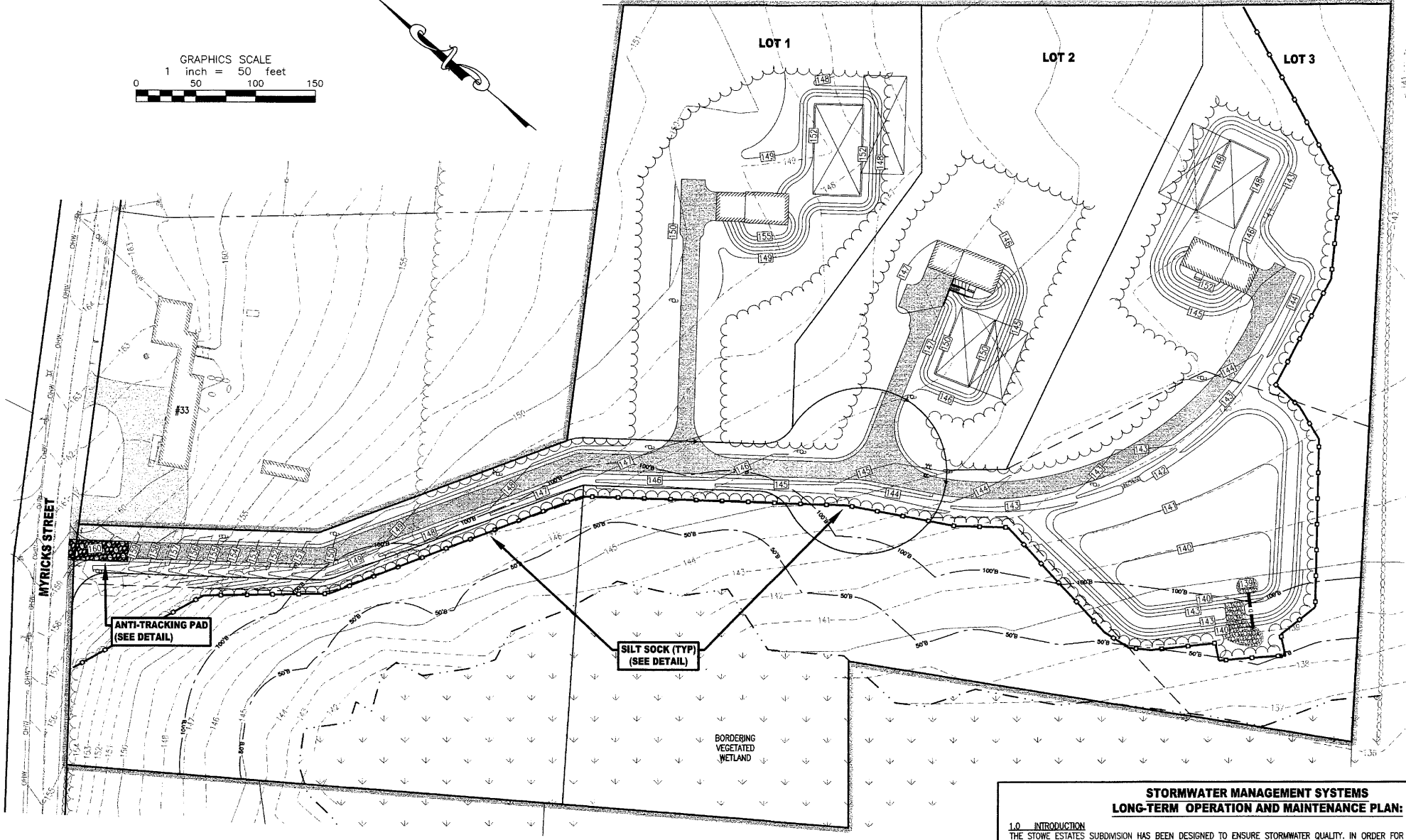
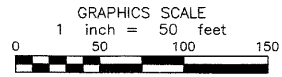


LAKEVILLE PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

ENDORSED: _____



EROSION & SEDIMENT CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION FROM ENTERING THE WETLAND 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.

1. 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.
2. 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 FILTER SOCK DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.

4. SEEDING MIXTURE FOR FINISHED GRASSED 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./1,000 SQ. FT.
 PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

5. 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 AT A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED 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.

6. 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.

7. 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.

8. 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.

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

10. 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. THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CONSERVATION COMMISSION OFFICE ON A MONTHLY BASIS.

11. 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.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND SHALL INCLUDE: CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC AND ADJUTING PROPERTIES.

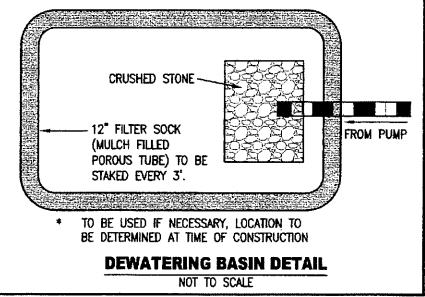
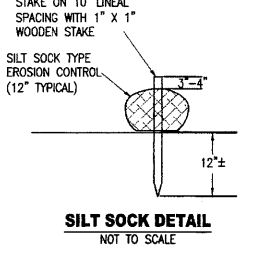
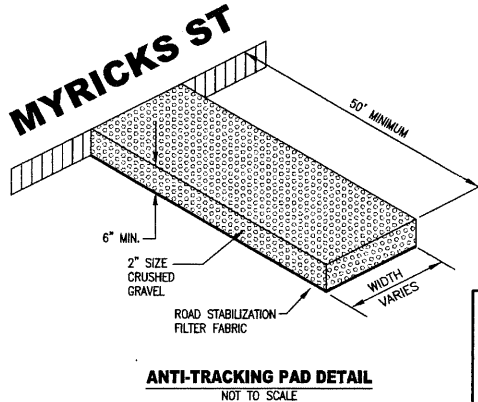
13. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.

14. FILTER 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.

15. 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.

16. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND ALL INDIVIDUAL HOME BUILDERS.

17. ANY SLOPE GREATER THAN 3:1 SHALL BE STABILIZED WITH STUMP GRINDINGS (OR EQUIVALENT) AND INSPECTED ON A WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD. ANY EROSION OR SLUMPING DISCOVERED SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. INSPECTIONS SHALL CONTINUE UNTIL THE SLOPE IS CONSIDERED FULLY STABILIZED.



CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. IN CONJUNCTION WITH THE ROADWAY CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE DETENTION BASIN, SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
4. THE DETENTION BASIN SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/2 INCH, WHICHEVER OCCURS SOONER. ANY EROSION WITHIN THE BASIN SHALL BE FILLED AND RE-STABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE BASIN SHALL BE INSPECTED IN A SIMILAR MANNER.
5. THE ANTI-TRACKING PAD SHALL BE INSPECTED DAILY. THE STONE AND SEDIMENT MUST BE REMOVED AND REPLACED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENT FROM ENTERING MYRICKS STREET. SWEEPING SHALL BE PERFORMED AS NEEDED TO REMOVE ANY SEDIMENT IN MYRICKS STREET.
6. THIS SCHEDULE MUST BE ADHERED TO BY THE OWNER AND/OR CONTRACTOR UNTIL THE ROADWAY IS TRANSFERRED TO THE HOMEOWNERS ASSOCIATION.

STORMWATER MANAGEMENT SYSTEMS LONG-TERM OPERATION AND MAINTENANCE PLAN:

1.0 INTRODUCTION
 THE STONE ESTATES SUBDIVISION HAS 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.

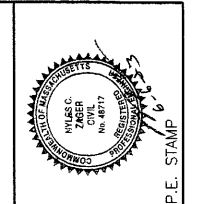
2.0 RESPONSIBLE PARTY
 OWNER: JJI PROPERTIES, INC.
 6 SAND TRAP LANE
 LAKEVILLE, MA 02347

RESPONSIBLE FOR OPERATION AND MAINTENANCE: SAME AS ABOVE

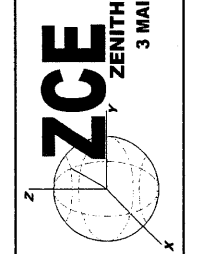
UPON COMPLETION OF THE DEVELOPMENT, THE APPLICANT SHALL ESTABLISH A HOMEOWNERS ASSOCIATION WHICH SHALL TAKE OVER AS THE RESPONSIBLE PARTY FOR OPERATION AND MAINTENANCE OF THE ROADWAY AND DRAINAGE FEATURES AS THE ROADWAY SHALL REMAIN PRIVATE.

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.

- A. ROUTINE MAINTENANCE
 1. DEBRIS: ALL DEBRIS AND LITTER ARE TO BE REMOVED FROM ALL SWALES AND SURROUNDING AREAS AT LEAST TWICE PER YEAR.
 2. RE-SEEDING: EMBANKMENTS THAT HAVE EXCESSIVE EROSION OR SLUMPING ARE TO BE RE-GRADED AND SEEDED (WITH CANARY GRASS OR TALL FESCUE GRASS) DURING THE SPRING OR FALL GROWING SEASONS AS NEEDED.
 3. INSPECT: DETENTION BASIN SHALL BE INSPECTED FOR SIGNS OF PROPER FUNCTIONING ON A MONTHLY BASIS. ANY SIGNS OF STANDING WATER SHALL BE RECTIFIED IMMEDIATELY.
 4. MOWING: ALL LAWN AREAS SHALL BE MOWED AT LEAST TWICE PER YEAR.
- B. PERIODIC MAINTENANCE
 1. ALL SWALES SHALL BE INSPECTED, AT A MINIMUM, FOUR TIMES PER YEAR. THEY SHALL BE CLEANED TWO TIMES PER YEAR OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH. WITH THE ONE-FOOT DEPTH THAT IS SPECIFIED, THIS DEPTH EQUALS SIX INCHES.
- C. NON-ROUTINE MAINTENANCE
 1. STRUCTURAL: ALL SWALES AND THE DETENTION BASIN 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.
- D. NON-PERIODIC INSPECTION
 1. 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 SWALES AND THE DETENTION BASIN.
- E. ANNUAL BUDGET
 1. THE ESTIMATED ANNUAL BUDGET FOR THE O & M IS \$1,000.



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



REV.	DATE	DESCRIPTION	BY	APP.
1	6-5-23	PER REVIEW COMMENTS	TEM	NCZ

DATE:	PROJECT NUMBER:	DRAWING SCALE:	SHEET ID:
2-13-23	0992-01-01	1"=50'	E

DEFINITIVE SUBDIVISION EROSION CONTROL PLAN	STOWE ESTATES LAKEVILLE, MASSACHUSETTS	JJI PROPERTIES, INC. 6 SAND TRAP LANE LAKEVILLE, MASSACHUSETTS
PROJECT SITE:	CLIENT INFO:	

LAKEVILLE PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

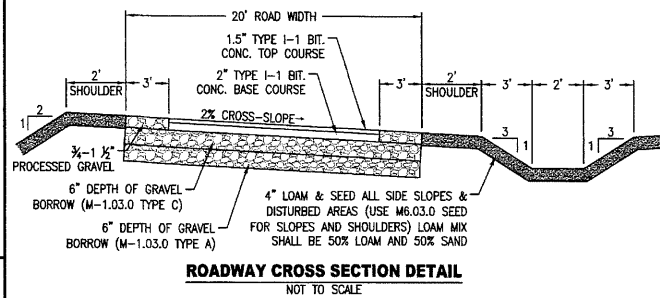
APPROVED: _____

ENDORSED: _____

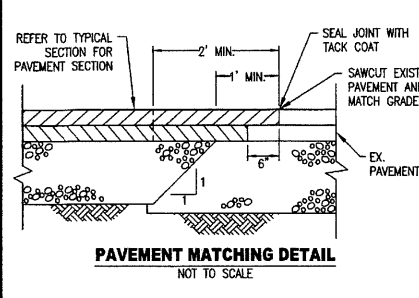
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE _____

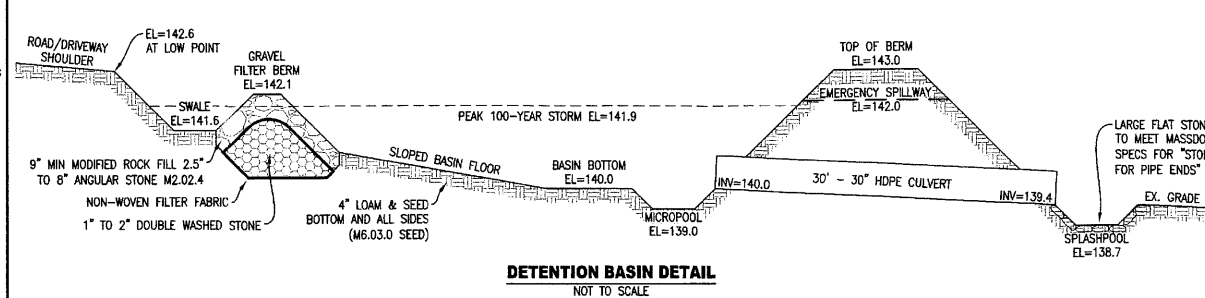
SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.



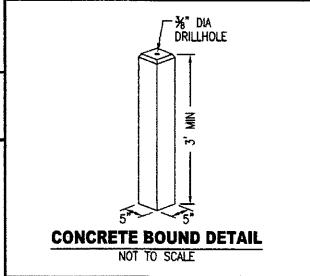
ROADWAY CROSS SECTION DETAIL
NOT TO SCALE



PAVEMENT MATCHING DETAIL
NOT TO SCALE



DETECTION BASIN DETAIL
NOT TO SCALE



CONCRETE BOUND DETAIL
NOT TO SCALE

SOIL LOGS:

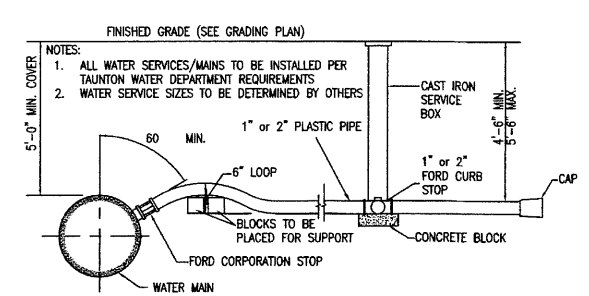
DATE: 9-12-21 (TP-1 THRU 4 ON PARCEL A), 9-13-21 (TP-1 THRU 4 ON LOT 1), 9-29-21 (TP-2-1 THRU 3-4), 9-30-21 (TP-3-5 THRU 3-8)
PERFORMED BY: WILL CONNELLY, ZENITH CONSULTING ENGINEERS, LLC.
WITNESSED BY: ED CULLEN, LAKEVILLE BOH

TP-1	TP-2	TP-3	TP-4	TP-1	TP-2	TP-3	TP-4						
DEPTH (INCHES) 0 14 30 108 142	ELEV. (FEET) 158.0 156.8 155.5 149.0 146.2	DEPTH (INCHES) 0 10 22 100 130	ELEV. (FEET) 157.0 156.2 155.2 148.7 146.2	DEPTH (INCHES) 0 10 28 98 130	ELEV. (FEET) 156.0 155.2 153.7 146.8 144.2	DEPTH (INCHES) 0 12 24 66 114	ELEV. (FEET) 147.9 147.0 145.9 141.6 137.9	DEPTH (INCHES) 0 10 26 68 90	ELEV. (FEET) 148.0 147.0 146.0 141.4 138.6	DEPTH (INCHES) 0 10 26 68 90	ELEV. (FEET) 147.1 146.1 144.9 141.4 138.6	DEPTH (INCHES) 0 10 26 68 90	ELEV. (FEET) 147.3 146.5 145.1 141.4 139.8
MOTTLING @ 30" WEEPING @ NONE STANDING @ NONE ESHW EL = 155.5 PERC DEPTH: 30"-48" PERC RATE: 51 M.P.I.	MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL = 154.8 PERC DEPTH: 42"-60" PERC RATE: 54 M.P.I.	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL = 153.7 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL = 152.7 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 24" WEEPING @ 68" STANDING @ 116" ESHW EL = 145.9 PERC DEPTH: 18"-36" PERC RATE: 25 M.P.I.	MOTTLING @ 24" WEEPING @ 53" STANDING @ 106" ESHW EL = 146.0 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 26" WEEPING @ 64" STANDING @ 94" ESHW EL = 144.9 PERC DEPTH: 22"-40" PERC RATE: 52 M.P.I.	MOTTLING @ 26" WEEPING @ 54" STANDING @ 84" ESHW EL = 145.1 PERC DEPTH: NONE PERC RATE: NONE						
DEPTH (INCHES) 0 8 24 148	ELEV. (FEET) 145.6 144.9 143.6 133.3	DEPTH (INCHES) 0 12 26 142	ELEV. (FEET) 144.8 143.8 142.6 133.0	DEPTH (INCHES) 0 8 22 132	ELEV. (FEET) 145.1 144.4 143.3 134.1	DEPTH (INCHES) 0 10 24 140	ELEV. (FEET) 145.6 144.8 143.6 133.9	DEPTH (INCHES) 0 16 30 130	ELEV. (FEET) 146.1 144.8 143.6 135.6	DEPTH (INCHES) 0 16 32 116	ELEV. (FEET) 146.4 145.1 143.7 136.4	DEPTH (INCHES) 0 12 26 114	ELEV. (FEET) 146.4 145.4 144.4 136.9
MOTTLING @ 24" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.6 PERC DEPTH: 28"-44" PERC RATE: NONE	MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL = 142.6 PERC DEPTH: 40 M.P.I.	MOTTLING @ 22" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.3 PERC DEPTH: 28"-44" PERC RATE: NONE	MOTTLING @ 24" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.6 PERC DEPTH: 24"-42" PERC RATE: 18 M.P.I.	MOTTLING @ 30" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.7 PERC DEPTH: 28"-44" PERC RATE: ABANDONED	MOTTLING @ 32" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.7 PERC DEPTH: 28"-44" PERC RATE: ABANDONED	MOTTLING @ 30" WEEPING @ NONE STANDING @ NONE ESHW EL = 143.6 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL = 144.4 PERC DEPTH: NONE PERC RATE: NONE						
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MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.7 PERC DEPTH: 26"-44" PERC RATE: ABANDONED	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.3 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 24" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.5 PERC DEPTH: 28"-46" PERC RATE: ABANDONED	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.7 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.4 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 34" WEEPING @ NONE STANDING @ NONE ESHW EL = 140.9 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 20" WEEPING @ NONE STANDING @ NONE ESHW EL = 142.2 PERC DEPTH: 20"-38" PERC RATE: 45 M.P.I.	MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL = 141.8 PERC DEPTH: 22"-40" PERC RATE: 17 M.P.I.						

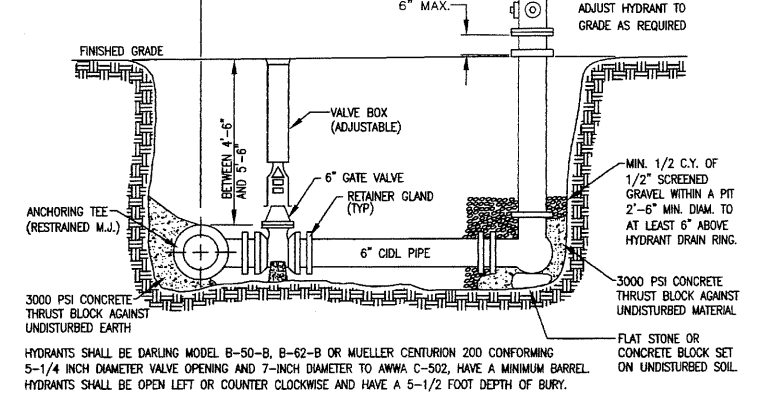
SOIL LOGS:

DATE: 2-6-23
PERFORMED BY: TOM MORRIS, ZENITH CONSULTING ENGINEERS, LLC.

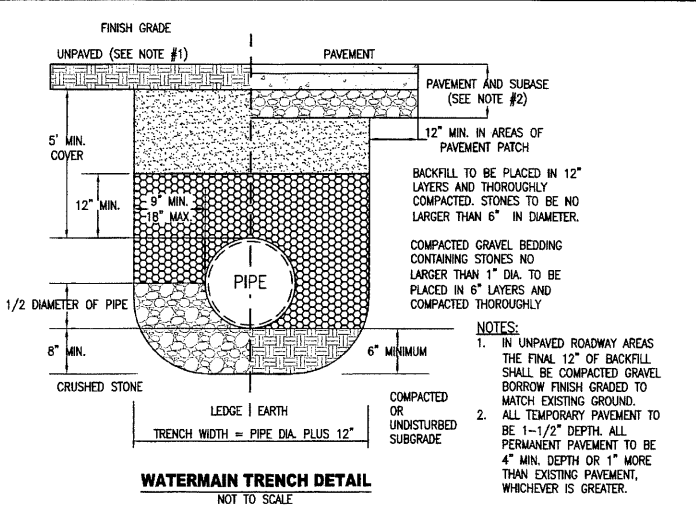
TP-D1	TP-D2	TP-D3	
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MOTTLING @ 20" WEEPING @ 22" STANDING @ NONE ESHW EL = 138.1	MOTTLING @ 18" WEEPING @ 20" STANDING @ NONE ESHW EL = 137.5	MOTTLING @ 22" WEEPING @ 22" STANDING @ NONE ESHW EL = 137.9	



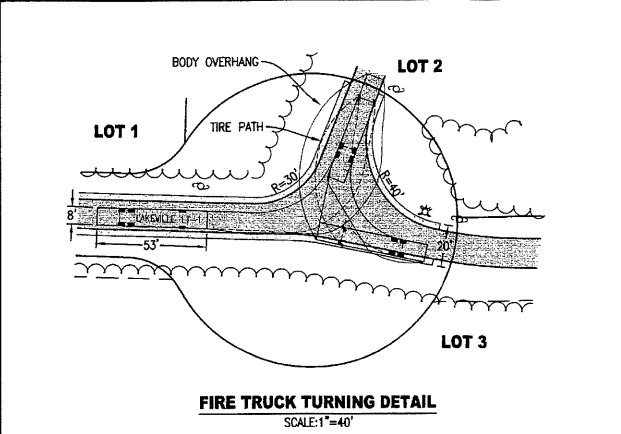
TYPICAL PERMANENT SERVICE CONNECTION
NOT TO SCALE



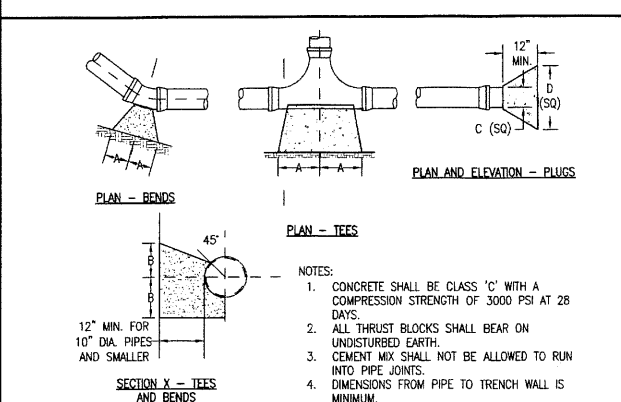
HYDRANT AND VALVE DETAIL
NOT TO SCALE



WATERMAIN TRENCH DETAIL
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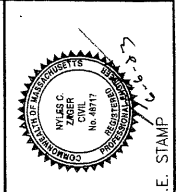


FIRE TRUCK TURNING DETAIL
SCALE: 1"=40'



THRUST BLOCK DETAIL
NOT TO SCALE

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"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
	8"	22"	13"	12"	13"	6"	10"	13"	12"	12"	28"
	10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"



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



REV.	DATE	DESCRIPTION	BY	APP.
1	6-5-23	PER REVIEW COMMENTS		

DATE:	2-13-23	PROJECT NUMBER:	09B2-01-01	DRAWING SCALE:	N.T.S.	SHEET ID:	D
DESIGNED BY: <td>TEM</td> <td>CHECKED BY: <td>NCZ</td> <td>APPROVED BY: <td>NCZ</td> <td></td> <td></td> </td></td>	TEM	CHECKED BY: <td>NCZ</td> <td>APPROVED BY: <td>NCZ</td> <td></td> <td></td> </td>	NCZ	APPROVED BY: <td>NCZ</td> <td></td> <td></td>	NCZ		

DEFINITIVE SUBDIVISION SITE DETAILS
LAKEVILLE, MASSACHUSETTS
JJI PROPERTIES, INC.
6 SAND TRAP LANE
LAKEVILLE, MASSACHUSETTS

© User:\morris\Projects\Local\Temp\MS\Subdiv... (8/10) Subdiv... Plan - 32 Mynka St - Lakeville.ma

Cathy Murray, Appeals Board Clerk

From: Cathy Murray, Appeals Board Clerk
Sent: Monday, June 5, 2023 5:32 PM
To: Bob Rego
Subject: RE: 156 Rhode Island Road-Review letter

Hi Bob,

The next Planning Board meeting is scheduled for **June 22, 2023**. I can place you on that agenda.

Cathy

From: Bob Rego <brego@riverhawkllc.com>
Sent: Monday, June 5, 2023 3:35 PM
To: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>; Marc Resnick <mresnick@lakevillema.org>; taylor sikorski <Tsikorskient@gmail.com>
Subject: Re: 156 Rhode Island Road-Review letter

Hi Cathy,

We need to make the final revisions to the plans to comply with the stormwater comments. **May we please postpone the hearing one last time?**

Thanks,
Bob

Bob Rego, PE, LSP | Manager/Senior Engineer
River Hawk Environmental, LLC
511 W. Grove Street, Suite 301, Middleborough, MA 02346
office phone [781.536.4639](tel:781.536.4639)
cell phone [508.523.1007](tel:508.523.1007)
email brego@riverhawkllc.com
website www.riverhawkllc.com



On Thu, May 25, 2023 at 11:52 AM Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Hi Bob,

I'm attaching the second review letter from Environmental Partners. Not sure if you have already received a copy.

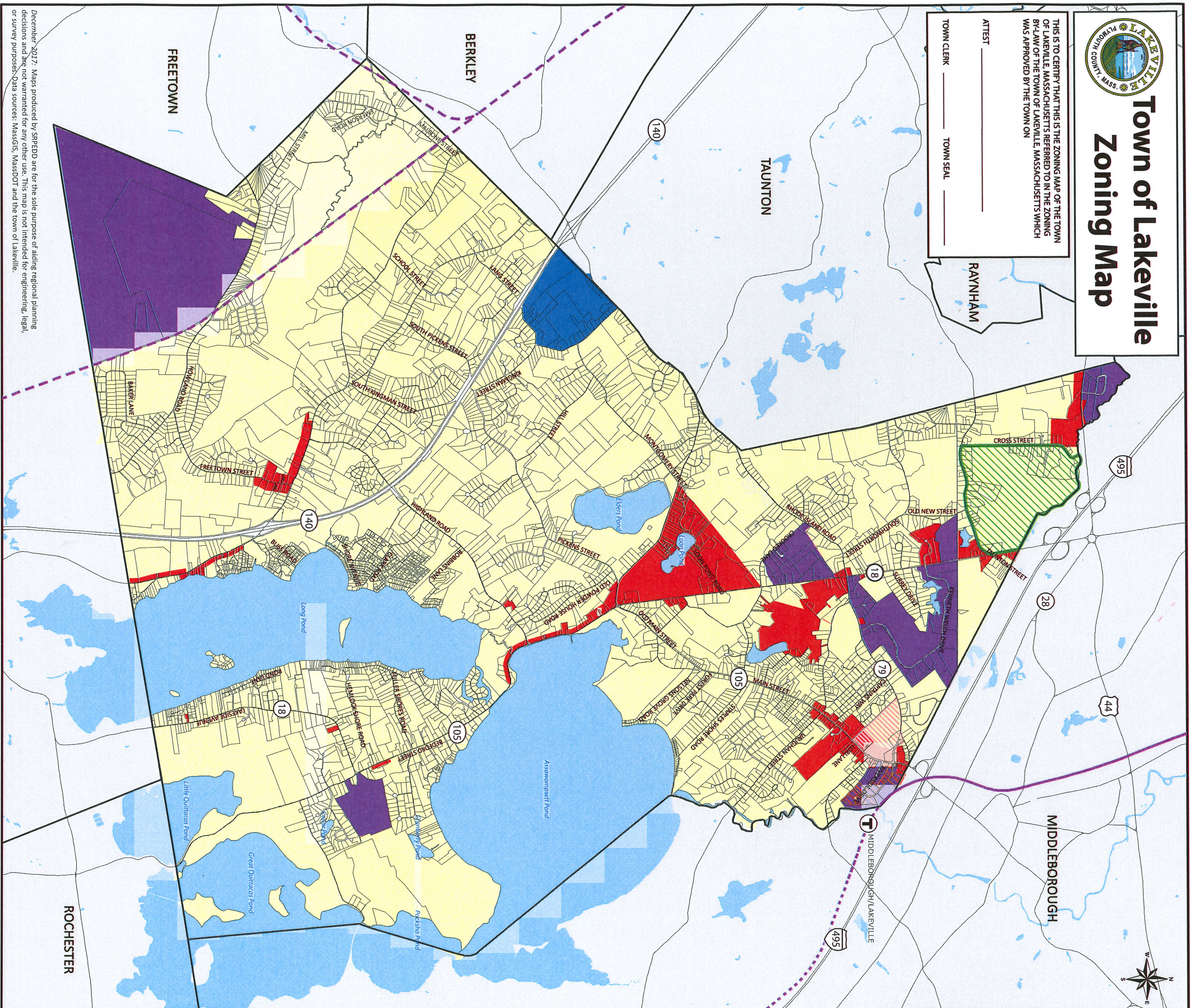


Town of Lakeville Zoning Map

THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP OF THE TOWN OF LAKEVILLE, MASSACHUSETTS REFERRED TO IN THE ZONING BY-LAW OF THE TOWN OF LAKEVILLE, MASSACHUSETTS WHICH WAS APPROVED BY THE TOWN ON

ATTEST _____

TOWN CLERK _____ TOWN SEAL _____



December 2027: Maps produced by STEPDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS, MassDOT and the town of Lakeville.

Legend

- Residential
- Industrial - B
- Industrial
- Business

- Mixed Use Development District
- Planned Special Purpose Overlay District (PSP)
- Smart Growth Overlay District (C.40R)
- Water

- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads

- MBTA Active Commuter Stations
- MBTA Active Commuter Rail Lines
- MBTA Proposed Commuter Rail

