



|                          |
|--------------------------|
| Received & posted: _____ |
| Town Clerk _____         |

## REMOTE MEETING NOTICE/ AGENDA

*Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25*

|   |  |
|---|--|
| Name of Board, Committee or Commission: | <u>Planning Board</u>                      |
| Date & Time of Meeting:                 | <u>Thursday, July 9, 2020 at 7:00 p.m.</u> |
| Location of Meeting:                    | <u>REMOTE MEETING</u>                      |
| Clerk/Board Member posting notice       | <u>Cathy Murray</u>                        |

### Revised 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 July 9, 2020, public meeting of the **Planning Board** 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. **PUBLIC HEARING (7:00)**  
**Bella Way -39 Cross Street and part of 5 Harding Street** upon the application for Approval of a Definitive Plan submitted by 39 Cross Street Realty Trust for a three (3) lot subdivision, Assessors Map 022, Block 002, Lots 008 and 009.
3. **Meet with Jamie Bissonnette regarding the GIS system**
4. **ANR plan – 24 Montgomery Street** – Meet with Mr. David Maddigan from Maddigan Land Surveying regarding ANR submittal for 24 Montgomery Street.
5. **Discuss Planning Board Appointments**
  - a. **43D Committee**
6. **Administrative Review and Updates**
  - a. **Application requirements**
  - b. **Advertising**
  - c. **Certified Mailings**
  - d. **ANR checklist**
7. **New Business**  
Approve postage bill
8. **Old Business**  
Update on Master Plan
9. Next meeting. . . July 23, 2020 at 7:00 p.m.
10. Any other business that may properly come before the Planning Board.
11. Adjourn

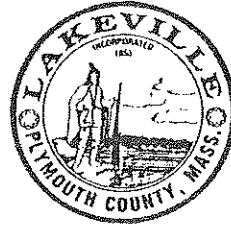
Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Planning Board arise after the posting of this agenda, they may be addressed at this meeting.

**Read the following into the record:**

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 25, 2020, public meeting of the **Planning Board** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.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/>**

# Town of Lakeville

PLANNING BOARD  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473



## NOTICE OF PUBLIC HEARING

The LAKEVILLE PLANNING BOARD will conduct a public hearing pursuant to MASS GENERAL LAWS CHAPTER 41, SECTION 81T on THURSDAY, July 9, 2020, at 7:00 PM upon the application for **Approval of a Definitive Plan** submitted by **39 Cross Street Realty Trust** for a **three (3) lot subdivision** located at **39 Cross Street and part of 5 Harding Street, (Bella Way); Assessors Map 022, Block 002, Lots 008 and 009; Book 50199, Page 334-336 and Book 51376, Page 236.**

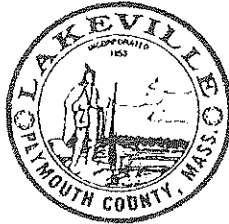
Plans are available for electronic reviewing by contacting the Planning Department via the Town's website or at 508-946-3473. The Agenda found on the Town of Lakeville website, Planning Department page, will also include documents related to it. Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting.

Lakeville Planning Board,  
Mark Knox, Chairman  
Peter Conroy  
Michele MacEachern  
Barbara Mancovsky

June 25, 2020, & July 2, 2020

Please see attached for Zoom log-in information. If you would like a direct link emailed to you please send a request to [cmurray@lakevillema.org](mailto:cmurray@lakevillema.org). Make sure that you indicate what hearing you are interested in.

#2



ORIGINAL

Date Submitted: \_\_\_\_\_

Town of Lakeville  
PLANNING BOARD  
346 Bedford Street  
Lakeville, MA 02347  
508-946-8803

RECEIVED  
LAKEVILLE TOWN CLERK  
2020 MAY 14 PM 1:59

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed Form C with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section III-B

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Lakeville for approval as a subdivision as allowed under the Subdivision Control Law, and the Rules & Regulations governing the subdivision of land of the Planning Board of the Town of Lakeville.

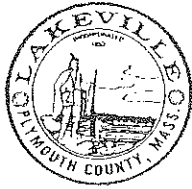
- 1. Name of Sub Divider: 39 Cross Street Realty Trust  
Address: 1 Lakeville Business Park Dr. Lakeville, MA 02347
- 2. Name of Engineer or Surveyor: Zenith Consulting Engineers, LLC.  
Address: 3 Main Street Lakeville, MA 02347
- 3. Deed of property recorded in Plymouth County Registry,  
Book 50199 / 51376 Page 334-336 / 236
- 4. Location and Description of Property: 39 Cross Street and Part of 5 Harding Street

SIGNATURE OF OWNER: \_\_\_\_\_

ADDRESS: 1 Business Park Dr 2A  
LAKEVILLE MA 02347

A list of the names and addresses of the abutters of this subdivision is attached.  
Verification will be made by the Planning Board.

# 2a



*Town of Lakeville*  
*Board of Health*  
*346 Bedford Street*  
*Lakeville, MA 02347*

Board of Health  
(508) 946-3473  
(508) 946-8805  
(508) 946-3971 fax

July 6, 2020

Town of Lakeville  
Planning Board  
Attn: Mark Knox, Chairman  
346 Bedford Street  
Lakeville, MA 02347

Re: 39 Cross Street

Dear Chairman Knox:

We received a copy of the Definitive Plan for a Residential Subdivision off Cross Street (Bella Way). The Zenith Consulting Engineering plans dated May 11, 2020, shows three new residential dwellings with onsite sewage disposal systems. We feel there is sufficient land and suitable soils to allow for three new subsurface sewage disposal systems under Title V and Lakeville wastewater design parameters and also have sufficient area for three new proposed wells. There is also a local Board of Health (BOH) regulation for a slab above high groundwater, and all of the proposed dwellings meet this criteria.

Therefore, based on the information provided to the BOH there is no reason for the BOH to recommend denial due to public health issues at this time.

If you should have any further questions feel free to contact this office.

Sincerely yours,  
For the Board of Health

Edward Cullen  
Health Agent

#2b

# HML ASSOCIATES

---

Geotechnical and Civil Engineers

19 Rockwood Road  
Hingham, MA 02043  
(Phone/Fax) 781-740-9999

June 22, 2020

TO: Robert Bouchard, Chairman - Lakeville Conservation Commission,  
Brian Hoeg, Chairman - Lakeville Planning Board

FROM: Nicholas Lanney, P.E.

RE: Review of Drainage Report for Bella Way off Cross Street

We have reviewed the Stormwater Management Report dated May 12, 2020 and the accompanying Subdivision Plan dated May 11, 2020 for Bella Way prepared by Zenith Consulting Engineers. The drainage analysis only considers the roadway within the limits of the right of way and does not consider impervious surface from the house lots or access roads from the right of way to the houses and runoff from abutting properties. According to the narrative in the stormwater report, the DEP' Stormwater Standards do not apply to this project because it is a 2 lot subdivision. In addition, a waiver from the Planning Board's Rules and Regulation, Section IV.D.2F is being requested.

Runoff from the first 50 feet of Bella Way flows toward Cross Street where it is intercepted by a trench drain and piped across Lot 1 to a grass swale to the west of the proposed house and then by overland flow to a small depression also on Lot 1. Runoff from the remainder of the road is directed to a deep sump catch basin, then piped to a sediment forebay/detention basin then via a grass swale into the existing wetlands.

We offer the following comments on the design of the stormwater management system.

- As shown on the proposed grading plan, the front of Lot 1 drains towards Bella Way, but this is not reflected in the post construction watershed plan or the calculations.
- The existing grade at the sediment forebay and detention basin is el. 42 feet and the proposed bottom elevation of the forebay is 37 feet and the basin is 38.5 feet. Based on groundwater reading from the test pits for the septic systems and the elevation of the abutting wetlands, it is likely that the forebay and basin will have saturated bottoms and wetlands vegetation will be quickly established, making it challenging to maintain them. We recommend that an observation pit be excavated and the seasonal high water table be established and this information be used to adjust the bottom elevation of the forebay and detention basin. We recommend at least 1 foot and preferably 2 foot of separation from the seasonal high water table elevation.

- The outlet control for the detention basin is a 4-inch pipe. It has been our experience that a small diameter pipe is prone to clogging and may require regular maintenance.
- Based on the existing topography, stormwater runoff flows from southeast from the homes along Cross Street across the proposed subdivision and to the northwest following the topographic low which is a BVW. The access roads to Lots 2 and 3 will dam the flow the runoff from the southeast. To address this condition, 2-12 inch ADS pipes are shown at the Lot 2 and Lot 3 access roads. We recommend that the applicant provides a drainage analysis showing that the pipes are adequately sized to prevent/minimize stormwater ponding upstream. In addition, the maintenance of the pipes will be the responsibility of the homeowners. Is an easement needed in the event the Town needs to conduct maintenance?
- Given that there will be construction traffic over the access roads to Lots 2 and 3, confirm that there will be aqueduct cover over the 12 inch ADS N-12 pipes in accordance with manufacturer's recommendations.
- While the proposed stormwater management system does reduce peak post construction runoff to below preconstruction levels for the 2, 10 and 100 year storm events, it does not reduce the post construction volume of runoff to preconstruction levels. The post construction volume is approximately double the preconstruction levels. In addition, the system does not remove 85% of total suspended solids (TSS). The deep sump catch basin will remove 15%. If it can be shown that the proposed detention basin is functioning as an extended dry detention basin there is will be an additional 50% TSS removal. We are providing this information to assist the Planning Board in evaluating the waiver from Section IV.D.2.f.

Feel free to contact us if you have any questions or require additional information

#2

# BELLA WAY

## DEFINITIVE PLAN FOR A RESIDENTIAL SUBDIVISION OFF CROSS STREET LAKEVILLE, MASSACHUSETTS


- NOTES:**
- THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSOR MAP 022 IN BLOCK 002 AS LOTS 008 AND 009.
  - FOR TITLE TO THE PROPERTY SEE BOOK 50199 PAGE 334-336 AND BOOK 51276 PAGE 236 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
  - THE SUBJECT PROPERTY IS SHOWN IN A BUSINESS DISTRICT AND RESIDENTIAL DISTRICT ON THE TOWN OF LAKEVILLE ZONING MAP SIGNED 10-11-2018 BY THE LAKEVILLE TOWN CLERK.
  - PROPERTY LINE SURVEY COMPLETED BY ROMANELLI ASSOCIATES, INC. ANY PROPERTY LINES OUTSIDE OF THE SUBJECT PROPERTY WERE TAKEN FROM THE MOST CURRENT ASSESSORS INFORMATION AND SHALL BE CONSIDERED APPROXIMATE AND NOT PART OF THIS SURVEY.
  - TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY ROMANELLI ASSOCIATES, INC., ZENITH CONSULTING ENGINEERS, LLC, AND ZENITH LAND SURVEYORS, LLC. AND ELEVATIONS SHOWN ARE ON NAVD 88 DATUM.
  - THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
  - THE PROJECT IS NOT LOCATED WITHIN AN OUTSTANDING RESOURCE WATER (ORW).
  - THE PROJECT IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
  - THE PROJECT IS NOT LOCATED WITHIN A ZONE I, ZONE II OR IWPA OF A PUBLIC WATER SUPPLY WELL.
  - THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN A NATURAL HERITAGE ESTIMATED AND PRIORITY HABITAT ACCORDING TO THE LATEST ON-LINE MAPS. (NHESP FILE NO. 08-24387)
  - LOTS TO BE SERVICED BY INDIVIDUAL PRIVATE WATER SUPPLY WELLS AND ON-SITE SANITARY DISPOSAL SYSTEM.
  - THE SUBJECT PARCEL IS LOCATED IN BOTH ZONES A AND ZONE X AS INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, PANEL 313 OF 650 MAP NUMBER 25023C03013K WITH A MAP REVISED DATE OF JULY 16, 2015.
  - WETLANDS LINE SHOWN WAS RE-FLAGGED BY OUTBACK ENGINEERING INC. AS DEPICTED BY AN ANRAD PLAN DATED JULY 25, 2008 PREPARED BY SITEC, INC. AND 36 CROSS STREET WETLAND FLAGS WERE DELINEATED BY SABATIA INC.

- 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. A-D) - ALIGNMENT
  - SECTION IV B. 3. A.) - MINIMUM WIDTH OF ANY STREET RIGHT OF WAY
  - SECTION IV B. 5. B.) - OUTSIDE ROADWAY DIAMETER OF AT LEAST ONE HUNDRED TWENTY FEET
  - SECTION IV B. 6. G.) - ROADWAY CONSTRUCTION
  - SECTION IV B. 7.) - CURBS AND BERMS
  - SECTION IV B. 8.) - SIDEWALKS
  - SECTION IV C. 2A-C.) - WATER FACILITIES, WATER SUPPLY & GAS MAIN
  - SECTION IV D. 2F.) - DRAINAGE & RUN-OFF CONTROL
  - SECTION IV D. 5.) - CONSTRUCTION
  - SECTION IV I.) - STREET LIGHTS
  - SECTION IV K.) - TREES

- GENERAL NOTES:**
- ALL ELEVATIONS REFER TO AN NAVD-88 DATUM. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION.
  - EXISTING UTILITIES LOCATIONS WERE TAKEN FROM AS-BUILT PLANS, DIG SAFE MARKINGS OR LOCATED IN THE FIELD. THEY ARE TO BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE SITE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - IT IS THE CONTRACTOR'S 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.
  - THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPOSED WATER MAINS AND SERVICE LINES HAVE PROPER FROST PROTECTION AT TIME OF INSTALLATION.
  - SITE IS TO BE SERVICED BY INDIVIDUAL PRIVATE WATER SUPPLY WELLS, AN ON-SITE SANITARY DISPOSAL SYSTEM, AND UNDERGROUND ELECTRIC/CABLE.
  - ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE OR APPROVED EQUAL.
  - ELECTRIC, TELEPHONE AND CABLE LINE LOCATIONS TO BE DESIGNED BY MIDDLEBOROUGH GAS AND ELECTRIC OR OTHERS.
  - 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.
  - CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
  - IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
  - ANY SOILS EXCAVATED FROM THE ROADWAY AREA TO BE REPLACED WITH GRAVEL BORROW MEETING THE SPECIFICATIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
  - ABUTTING WELL AND SEPTIC SYSTEM LOCATIONS WERE TAKEN FROM STAMPED AS-BUILT PLANS ON FILE AT THE LAKEVILLE BOARD OF HEALTH OFFICE.
  - 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.
  - EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN (SHEET E-1 OF THIS DESIGN SET).

**ZLS** SURVEY COMPANY OF RECORD:

**ZENITH LAND SURVEYORS, LLC**  
1162 ROCKDALE AVE. NEW BEDFORD, MA 02740  
PHONE: (508) 995-0100



5-12-2020  
DATE

PROFESSIONAL LAND SURVEYOR, PLS



**LOCUS PLAN**  
**SCALE: 1"=200'**

**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

| SHEET | PLAN TITLE                |
|-------|---------------------------|
| C-1   | COVER SHEET               |
| X-1   | EXISTING CONDITIONS PLAN  |
| L-1   | LOTTING PLAN              |
| G-1   | GRADING AND DRAINAGE PLAN |
| P-1   | PLAN AND PROFILE          |
| E-1   | EROSION CONTROL PLAN      |
| W-1   | WETLANDS IMPACT PLAN      |
| D-1   | DETAIL SHEET 1            |

| LEGEND   |                                      |               |
|----------|--------------------------------------|---------------|
| EXISTING | DESCRIPTION                          | PROPOSED      |
|          | CONTOURS                             |               |
|          | CONCRETE BOUND                       | □             |
|          | TEST PIT                             |               |
|          | SPOT GRADE                           | +98.5         |
|          | WETLAND SYMBOL                       |               |
| WF-16 ●  | WETLAND FLAG AND NUMBER              |               |
|          | 200' RIPARIAN ZONE                   |               |
|          | 100' SW BUFFER                       |               |
| ⊙        | WELL                                 | ⊙             |
| —○—      | DRAIN LINE                           | —○—           |
| ⊙        | DRAIN MANHOLE                        | ⊙             |
| ⊙        | CATCH BASIN                          | ⊙             |
| —        | UNDERGROUND ELECTRIC/TELEPHONE/CABLE | ETC ETC       |
| —        | OVERHEAD WIRES                       | — OHW — OHW — |
| ⊙        | UTILITY POLE                         | ⊙             |
| ⊙        | LIGHT POLE                           | ⊙             |
| —        | STONEWALL                            | —             |
| ⊙        | SINGLE POLE SIGN                     | ⊙             |

**APPLICANT**  
39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

**OWNER (5 HARDING STREET)**  
LAKEVILLE NURSERY REDEVELOPMENT, LLC  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

**OWNER (39 CROSS STREET)**  
39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

5-12-20

*Robert M. Park*

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

| REV. | DATE | DESCRIPTION | BY | APP. |
|------|------|-------------|----|------|
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |

DATE: 5/11/20      PROJECT NUMBER: 0143-09-01

DRAWN BY: JLB      DESIGNED BY: RUF/JLB      CHECKED BY: NCZ      APPROVED BY: RNF

DRAWING SCALE: VARIES      SHEET ID: C-1

**COVER SHEET**

PROJECT SITE: 39 CROSS ST. & PART OF 5 HARDING ST., LAKEVILLE, MASSACHUSETTS

OWNER INFO:  
39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS 02347

S:\Civil Engineering Projects\Lakeville\Gross St\39 Cross Street\DWG\Definitive Subdivision.dwg





SURVEY COMPANY OF RECORD:

**ZLS**  
**ZENITH LAND SURVEYORS, LLC**  
1162 ROCKDALE AVE. NEW BEDFORD, MA 02740  
PHONE: (508) 995-0100



5-12-2020  
DATE  
PROFESSIONAL LAND SURVEYOR, PLS

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.

**LAKEVILLE PLANNING BOARD**  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

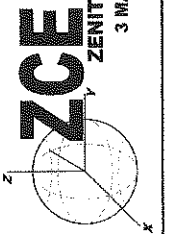
APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_



P. E. STAMP

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



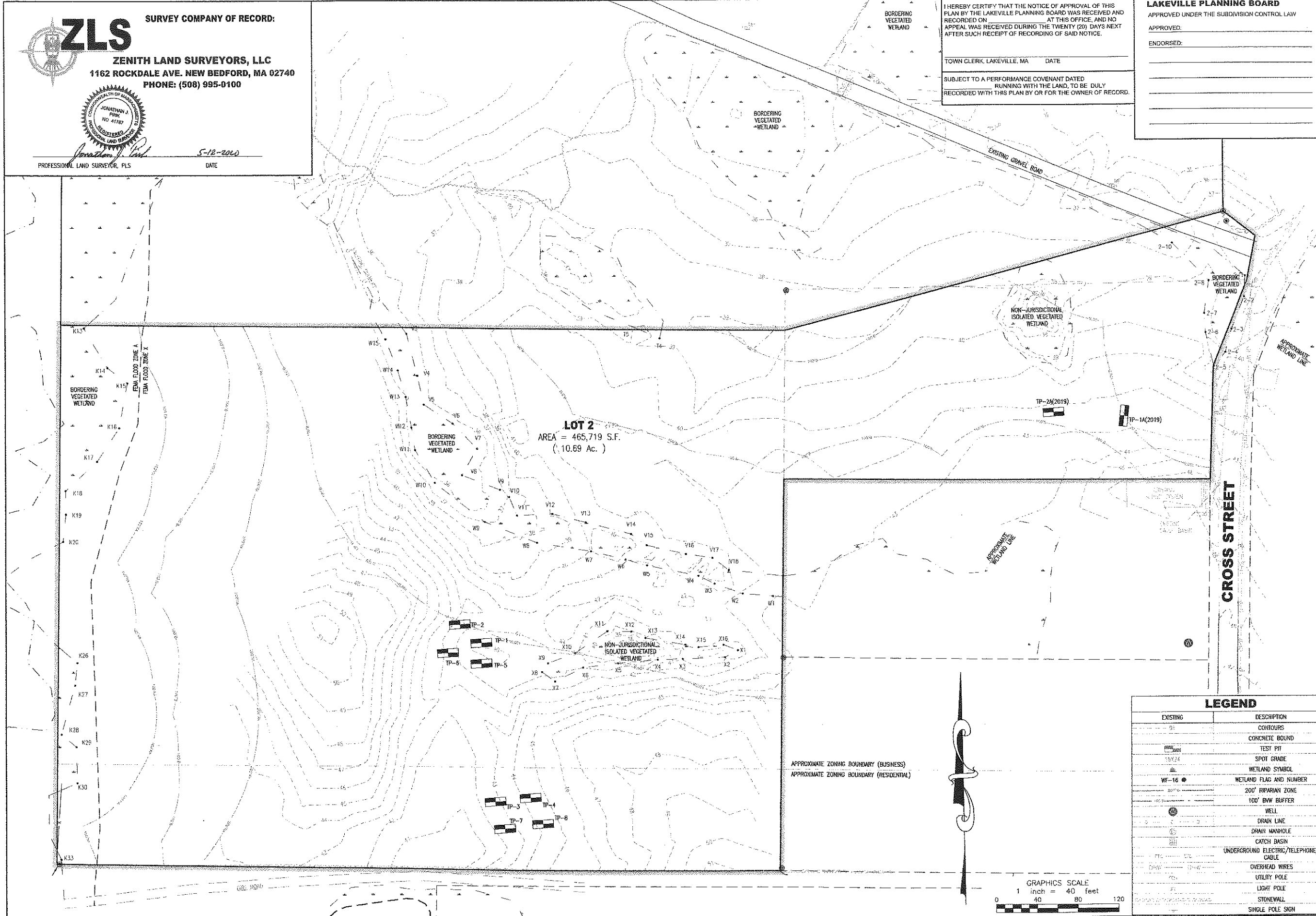
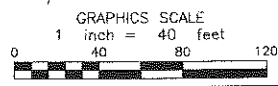
| REV. | DATE | DESCRIPTION | BY | APP. |
|------|------|-------------|----|------|
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |

**EXISTING CONDITIONS PLAN**

PROJECT SITE: **39 CROSS ST. & PART OF 5 HARDING ST.**  
LAKEVILLE, MASSACHUSETTS

CLIENT INFO:  
**39 CROSS STREET REALTY TRUST**  
**1 LAKEVILLE BUSINESS PARK DRIVE**  
LAKEVILLE, MASSACHUSETTS 02347

| EXISTING | DESCRIPTION                          |
|----------|--------------------------------------|
| (Symbol) | CONTOURS                             |
| (Symbol) | CONCRETE BOUND                       |
| (Symbol) | TEST PIT                             |
| (Symbol) | SPOT GRADE                           |
| (Symbol) | WETLAND SYMBOL                       |
| WF-16    | WETLAND FLAG AND NUMBER              |
| (Symbol) | 200' RIPARIAN ZONE                   |
| (Symbol) | 100' BVW BUFFER                      |
| (Symbol) | WELL                                 |
| (Symbol) | DRAIN LINE                           |
| (Symbol) | DRAIN MANHOLE                        |
| (Symbol) | CATCH BASIN                          |
| (Symbol) | UNDERGROUND ELECTRIC/TELEPHONE/CABLE |
| (Symbol) | OVERHEAD WIRES                       |
| (Symbol) | UTILITY POLE                         |
| (Symbol) | LIGHT POLE                           |
| (Symbol) | STONEWALL                            |
| (Symbol) | SINGLE POLE SIGN                     |



S:\Civil Engineering Projects\Lakeville\Cross St\39 Cross Street\DWG\Definitive Subdivision.dwg

**ZLS** SURVEY COMPANY OF RECORD:  
**ZENITH LAND SURVEYORS, LLC**  
 1162 ROCKDALE AVE. NEW BEDFORD, MA 02740  
 PHONE: (508) 995-0100

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

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTIES DISPLAYED HEREON. THE NAMES SHOWN AS OWNERS ARE TAKEN FROM CURRENT TOWN ASSESSOR'S RECORDS.

*Jonathan J. Pink*  
 JONATHAN J. PINK  
 NO. 41787  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF MASSACHUSETTS

5-12-2020  
 DATE

PROFESSIONAL LAND SURVEYOR, PLS

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PART OF 39 CROSS STREET (MAP 022 BLOCK 002 LOT 008) AND PART OF 5 HARDING STREET (MAP 022 BLOCK 002 LOT 008) INTO 3 BUILDABLE LOTS FOR RESIDENTIAL USE AND PARCEL A.
- THE BUILDABLE LOTS 2 AND 3 ARE TO OBTAIN THE REQUIRED 175' OF FRONTAGE FROM BELLA WAY. LOT 1 WILL OBTAIN THE REQUIRED FRONTAGE FROM CROSS STREET.
- BELLA WAY IS A PROPOSED 40' WIDE PRIVATE RIGHT OF WAY. THE OWNERS OF LOTS 1, 2 AND 3 WILL SHARE THE COST FOR THE MAINTENANCE AND UP KEEP OF THE 20' WIDE DRIVEWAY AND ASSOCIATED DRAINAGE SYSTEM.
- ROADWAY CONSTRUCTION SCHEDULE:
  - CONSTRUCTION OF THE ROADWAY AND DRAINAGE (NO ASPHALT PROPOSED UNTIL ALL THREE HOUSES ARE CONSTRUCTED). ONCE THE 20' WIDE GRAVEL ROADWAY IS CONSTRUCTED AND DRAINAGE IS INSTALLED, BUILDING PERMITS MAY BE ISSUED FOR LOTS 1, 2 AND 3.
  - PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FINAL BUILDABLE LOT, THE PROPOSED 20' WIDE GRAVEL ROADWAY MUST BE PAVED 14' WIDE WHILE RETAINING THE 6' WIDE GRAVEL SHOULDER ON ONE SIDE OF THE ROADWAY.
- A STREET SIGN, POST AND HARDWARE SHALL BE PROVIDED AND MEET BOTH METCO AND TOWN OF LAKEVILLE REQUIREMENTS. PRIOR TO PURCHASE, CONSULT LAKEVILLE HIGHWAY DEPARTMENT TO ENSURE CORRECT SIGN.

**APPLICANT**  
 39 CROSS STREET REALTY TRUST  
 1 LAKEVILLE BUSINESS PARK DR.  
 LAKEVILLE, MA 02347

**OWNER (5 HARDING STREET)**  
 LAKEVILLE NURSERY REDEVELOPMENT, LLC  
 1 LAKEVILLE BUSINESS PARK DR.  
 LAKEVILLE, MA 02347

**OWNER (39 CROSS STREET)**  
 39 CROSS STREET REALTY TRUST  
 1 LAKEVILLE BUSINESS PARK DR.

**LOCUS TITLE:**  
 BOOK 50199 PAGE 334-336  
 BOOK 51376 PAGE 236

**ASSESSORS REFERENCE:**  
 MAP 022 BLOCK 002 LOT 009 (5 HARDING ST)  
 MAP 022 BLOCK 002 LOT 008 (39 CROSS ST)

**PLAN REFERENCE:**  
 PLAN BOOK 49 PAGE 784  
 PLAN BOOK 47 PAGE 989  
 PLAN BOOK 21 PAGE 980  
 SHLO OF RTE 44 LAYOUT NO. 2942

**ZONING INFORMATION**

|                         | RESIDENTIAL DISTRICT | BUSINESS DISTRICT |
|-------------------------|----------------------|-------------------|
| LOT AREA                | 70,000 S.F.          | 70,000 S.F.       |
| CONTIGUOUS UPLAND AREA  | 52,500 S.F.          | 52,500 S.F.       |
| LOT FRONTAGE            | 175 FEET             | 175 FEET          |
| MIN. FRONTYARD SETBACK  | 40 FEET              | **40 FEET         |
| MIN. SIDEYARD SETBACK   | 20 FEET              | **40 FEET         |
| MIN. REARYARD SETBACK   | 20 FEET              | **40 FEET         |
| MAXIMUM IMPERVIOUS AREA | 25%                  | 50%               |

FROM TOWN OF LAKEVILLE ZONING BY-LAW 1994 REVISION (WITH AMENDMENTS THROUGH JUNE 3, 2019)  
 RESIDENTIAL USE IN BUSINESS DISTRICT (BY SPECIAL PERMIT SECTION 4.1.1.)

\*\* SECTION 7.4 OF THE LAKEVILLE ZONING BY-LAW REQUIRES DWELLING MUST BE SET BACK AT LEAST SIXTY (60) FEET FROM PROPERTY LINES. MUST BE COMPATIBLE WITH ADJACENT USES.

FOR REGISTRY USE ONLY

**LAKEVILLE PLANNING BOARD**  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5-12-20

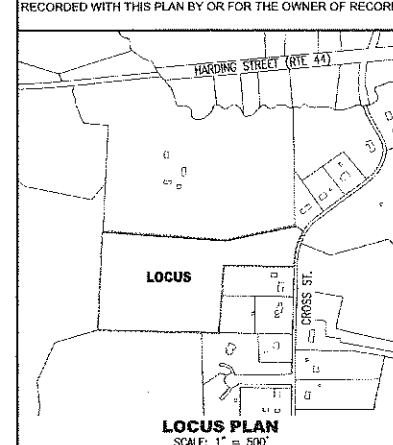
*Jonathan J. Pink*  
 JONATHAN J. PINK  
 NO. 41787  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF MASSACHUSETTS

P.E. STAMP

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.



g PROPOSED MONUMENT LOCATION IN ACCORDANCE WITH PLANNING BOARD REQUIREMENTS.

**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. A-D) - ALIGNMENT
- SECTION IV B. 3. A.) - MINIMUM WIDTH OF ANY STREET RIGHT OF WAY
- SECTION IV B. 5. B.) - OUTSIDE ROADWAY DIAMETER OF AT LEAST ONE HUNDRED TWENTY FEET
- SECTION IV B. 6. G.) - ROADWAY CONSTRUCTION
- SECTION IV B. 7.) - CURBS AND BERMS
- SECTION IV B. 8.) - SIDEWALKS
- SECTION IV C. 2A-C.) - WATER FACILITIES, WATER SUPPLY & GAS MAIN
- SECTION IV D. 2.F.) - DRAINAGE & RUN-OFF CONTROL
- SECTION IV D. 5.) - CONSTRUCTION
- SECTION IV L.) - STREET LIGHTS
- SECTION IV K.) - TREES

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

LOT 1  
 70,083 SF TOTAL AREA  
 58,617 CONTIGUOUS UPLAND AREA  
 81,119 TOTAL UPLAND AREA

PARCEL A  
 35,291 SF TOTAL AREA  
 34,438 SF UPLAND

LOT 2  
 183,493 SF TOTAL AREA  
 165,787 SF UPLAND

LOT 3  
 176,852 SF TOTAL AREA  
 169,358 SF UPLAND

160' DIAMETER ZONING CIRCLE (177')

APPROXIMATE ZONING BOUNDARY (BUSINESS)  
 APPROXIMATE ZONING BOUNDARY (RESIDENTIAL)

MAP 22 BLOCK 2 LOT 7

MAP 22 BLOCK 2 LOT 23

CROSS STREET (PUBLIC - VARIABLE WIDTH)

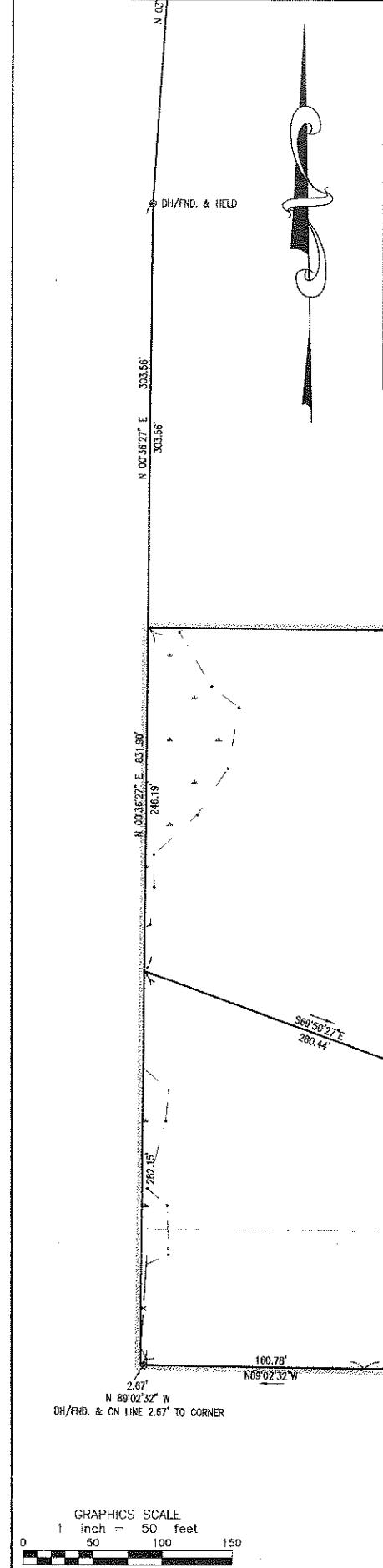
MAP 22 BLOCK 2 LOT 4

GRAPHICS SCALE  
 1 inch = 50 feet  
 0 50 100 150

DATE: 5/11/20  
 PROJECT NUMBER: 0143-09-01  
 DRAWING SCALE: 1" = 50'

DESIGNED BY: JLB  
 CHECKED BY: JLR  
 DRAWN BY: JLB  
 APPROVED BY: JP

**LOT 1 PLAN**  
 39 CROSS ST. & PART OF 5 HARDING ST.  
 LAKEVILLE, MASSACHUSETTS  
 39 CROSS STREET REALTY TRUST  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MASSACHUSETTS 02347



- GENERAL NOTES:**
- ALL ELEVATIONS REFER TO AN MVD-88 DATUM. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION. EXISTING UTILITIES LOCATIONS WERE TAKEN FROM AS-BUILT PLANS, DIG SAFE MARKINGS OR LOCATED IN THE FIELD. THEY ARE TO BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE SITE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - IT IS THE CONTRACTOR'S 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.
  - THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPOSED WATER MAINS AND SERVICE LINES HAVE PROPER FROST PROTECTION AT TIME OF INSTALLATION.
  - SITE IS TO BE SERVED BY INDIVIDUAL PRIVATE WATER SUPPLY WELLS, AN ON-SITE SANITARY DISPOSAL SYSTEM, AND UNDERGROUND ELECTRIC/CABLE.
  - ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE OR APPROVED EQUAL.
  - ELECTRIC, TELEPHONE AND CABLE LINE LOCATIONS TO BE DESIGNED BY MIDDLEBOROUGH GAS AND ELECTRIC OR OTHERS.
  - 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.
  - CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
  - ANY SOILS EXCAVATED FROM THE ROADWAY AREA TO BE REPLACED WITH GRAVEL BORROW MEETING THE SPECIFICATIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
  - ABUTTING WELL AND SEPTIC SYSTEM LOCATIONS WERE TAKEN FROM STAMPED AS-BUILT PLANS ON FILE AT THE LAKEVILLE BOARD OF HEALTH OFFICE.
  - 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.
  - EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN (SHEET E-1 OF THIS DESIGN SET).

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.

**LAKEVILLE PLANNING BOARD**

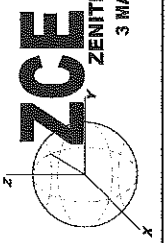
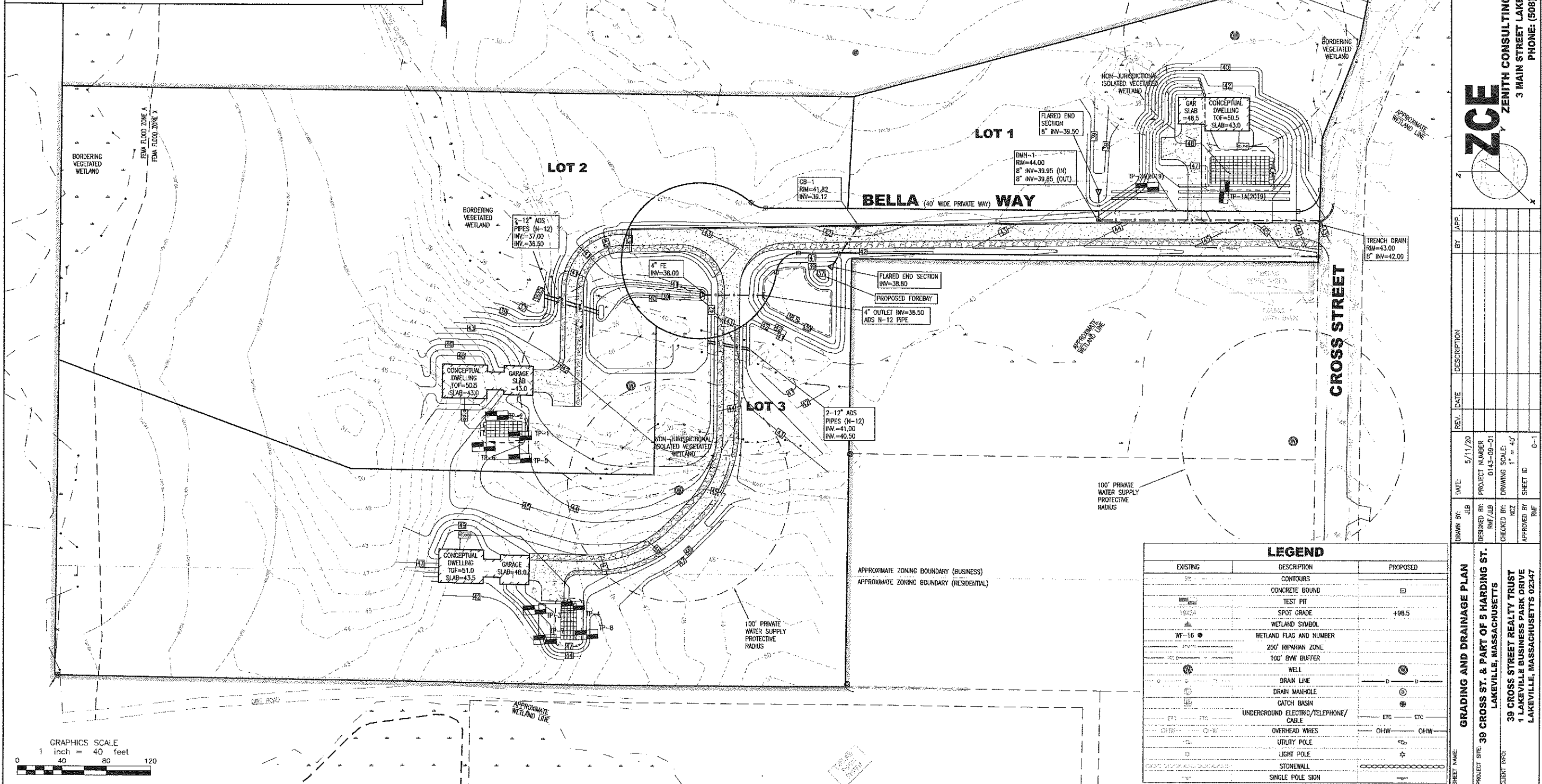
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_



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



| REV. | DATE | DESCRIPTION | BY | APP. |
|------|------|-------------|----|------|
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |
|      |      |             |    |      |

**GRADING AND DRAINAGE PLAN**

PROJECT SITE: 39 CROSS ST. & PART OF 5 HARDING ST., LAKEVILLE, MASSACHUSETTS

CLIENT INFO:  
39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS 02347

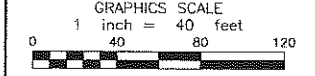
DATE: 5/11/20  
PROJECT NUMBER: 01143-09-01  
DRAWING SCALE: 1" = 40'  
SHEET ID: 0-1

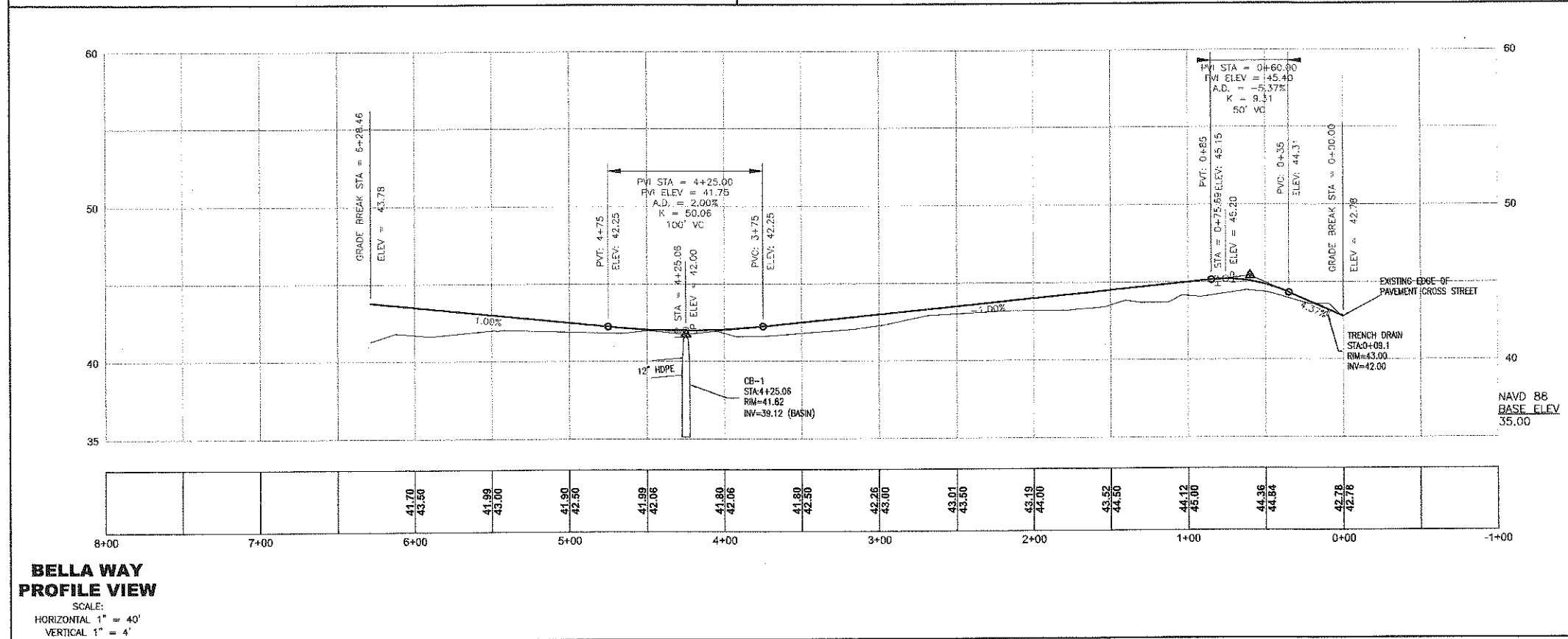
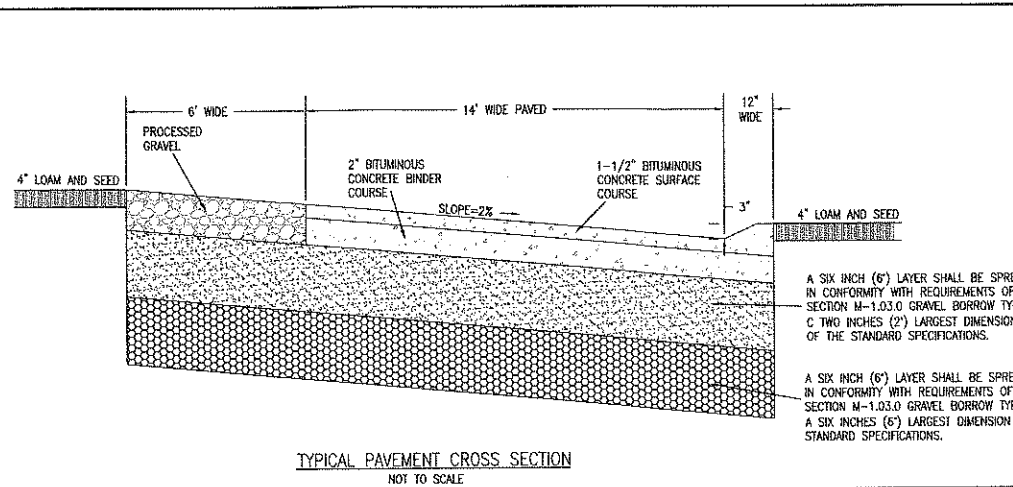
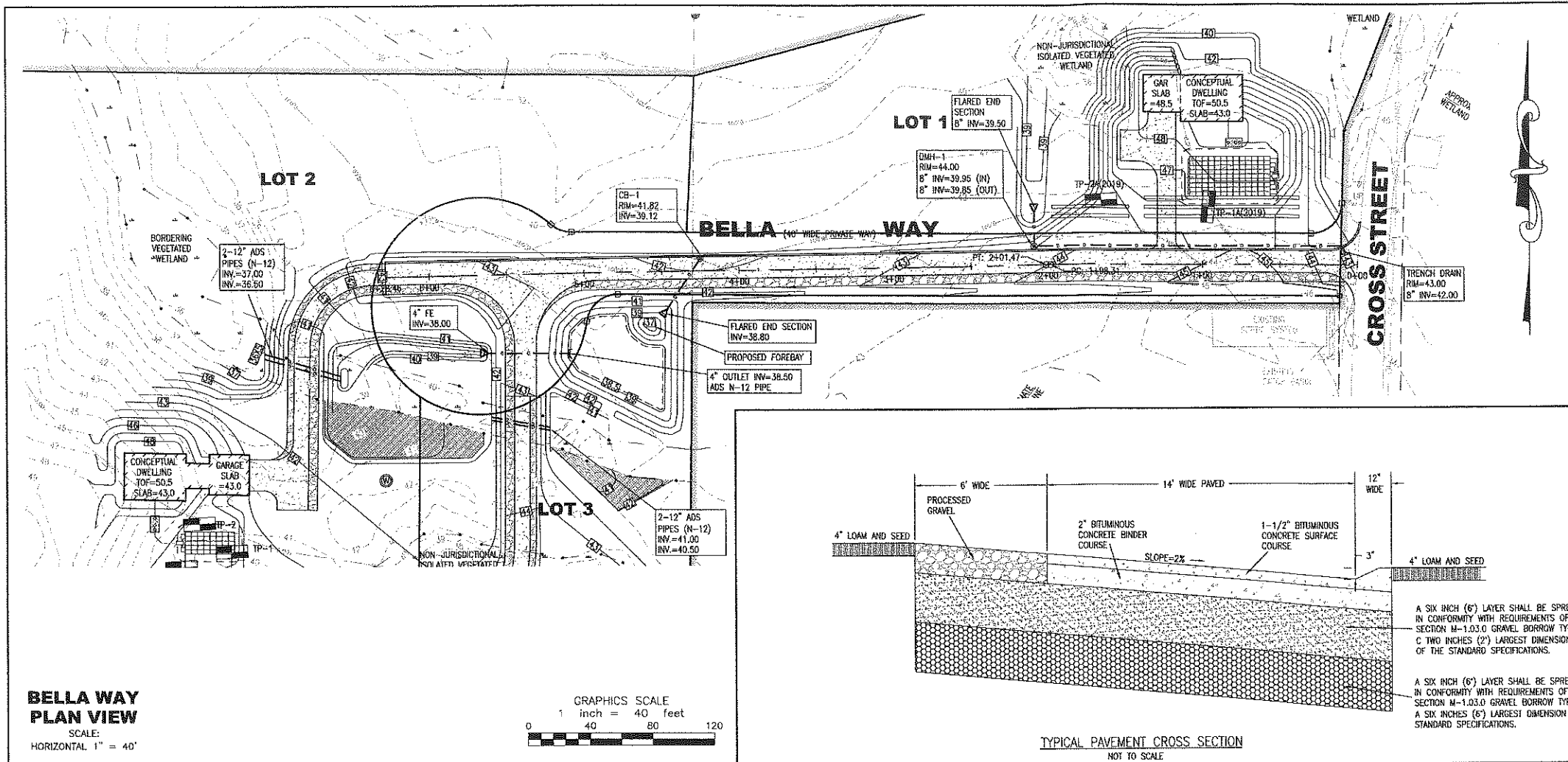
DRAWN BY: JLB  
DESIGNED BY: RMF/JLB  
CHECKED BY: NCZ  
APPROVED BY: RMF

S:\Civil Engineering Projects\Lakeville\Cross St\39 Cross Street\DWG\Grading\_Subdivision.dwg

**LEGEND**

| EXISTING      | DESCRIPTION                          | PROPOSED |
|---------------|--------------------------------------|----------|
| SP            | CONTOURS                             |          |
| —             | CONCRETE BOUND                       | □        |
| ○             | TEST PIT                             |          |
| 19x24         | SPOT GRADE                           | +98.5    |
| WF-16         | WETLAND SYMBOL                       |          |
| WF-16         | WETLAND FLAG AND NUMBER              |          |
| 200'          | 200' RIPARIAN ZONE                   |          |
| 100'          | 100' BYW BUFFER                      |          |
| ○             | WELL                                 |          |
| — D — D —     | DRAIN LINE                           |          |
| ⊙             | DRAIN MANHOLE                        |          |
| ⊙             | CATCH BASIN                          |          |
| — ETC — ETC — | UNDERGROUND ELECTRIC/TELEPHONE/CABLE |          |
| — OHW — OHW — | OVERHEAD WIRES                       |          |
| ⊙             | UTILITY POLE                         |          |
| ⊙             | LIGHT POLE                           |          |
| —             | STONEWALL                            |          |
| —             | SINGLE POLE SIGN                     |          |





**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 CONSTRUCTION.**  
NUMBERS REFER TO SPECIFIC SECTIONS IN THE MASSDOT STANDARD SPECIFICATIONS. THE STANDARD SPECIFICATIONS SHOULD BE REFERRED TO FOR MORE DETAILED DESCRIPTIONS OF THE WORK, MATERIALS, AND CONSTRUCTION METHODS. THE ROADWAY SHALL BE GRADED AND PREPARED FOR PAVEMENT AS FOLLOWS:

- 101 CLEARING AND GRUBBING SHALL BE PERFORMED TO REMOVE ALL STUMPS, BRUSH, ROOTS, AND LIKE MATERIAL FROM THE AREA OF THE TRAVELED WAY, BERMS, SHOULDERS, SIDEWALKS, AND UTILITY TRENCHES, BUT WHEREVER FEASIBLE, EXISTING VEGETATION SHALL BE PROTECTED. CLEARED MATERIALS SHALL BE REMOVED FROM THE PROPERTY UNLESS OTHERWISE APPROVED BY THE BOARD.
- 120 EARTH EXCAVATION SHALL BE THE REMOVAL OF ALL MATERIALS ENCOUNTERED WITHIN THE AREA OF THE TRAVELED WAY, BERMS, SHOULDERS, AND SIDEWALKS DOWN TO THE TRUE SURFACE OF THE SUBGRADE OR TO SUITABLE MATERIAL IN AREAS WHERE UNSUITABLE MATERIAL EXISTS, IN PREPARATION FOR FOUNDATION OF ROADWAY, SIDEWALKS, DRIVEWAYS, AND BERMS. APPROVED MATERIAL OBTAINED FROM THE EXCAVATION MAY BE USED IN FILLS AS REQUIRED IF, IN THE OPINION OF THE PLANNING BOARD, THEY ARE SUITABLE.
- 150 WHEN IN THE OPINION OF THE PLANNING BOARD, SUITABLE MATERIAL IS NOT AVAILABLE WITHIN THE LIMITS OF THE ROADWAY LOCATION TO FORM THE SUBGRADE OR SUB-BASE, THE DEVELOPER SHALL OBTAIN SUITABLE ADDITIONAL MATERIAL FROM OTHER SOURCES IN ACCORDANCE WITH THIS SECTION AND AS MAY BE APPROVED BY THE PLANNING BOARD.
- 170 THE SUBGRADE SURFACE, FIFTEEN AND ONE-HALF INCHES (15 AND 1/2") BELOW THE FINISHED SURFACE GRADE IN RESIDENTIAL STREETS SHALL BE PREPARED TRUE TO THE LINES, GRADES AND CROSS SECTIONS GIVEN AND PROPERLY ROLLED. ALL SOFT OR SPONGY MATERIAL BELOW THE SUBGRADE SURFACE SHALL BE REMOVED TO A DEPTH DETERMINED BY THE PLANNING BOARD. THE SPACE THUS MADE SHALL BE FILLED WITH SPECIAL GRAVEL BORROW, CONTAINING NO STONES OVER SIX INCHES (6") IN THEIR LARGEST DIMENSION.
- 401 THE GRAVEL SUB-BASE OR FOUNDATION SHALL BE SPREAD IN TWO SIX INCH (6") LAYERS ON THE SURFACE OF THE SUBGRADE. THE FIRST SIX INCH (6") LAYER SHALL BE SPREAD IN CONFORMITY WITH REQUIREMENTS OF SECTION M-1.03.0 GRAVEL BORROW TYPE A SIX INCHES (6") LARGEST DIMENSION STANDARD SPECIFICATIONS. THE SECOND SIX INCH (6") LAYER SHALL BE SPREAD IN CONFORMITY WITH REQUIREMENTS OF SECTION M-1.03.0 GRAVEL BORROW TYPE C TWO INCHES (2") LARGEST DIMENSION OF THE STANDARD SPECIFICATIONS.

EACH LAYER SHALL BE THOROUGHLY WATERED, ROLLED AND COMPACTED TRUE TO LINE AND GRADE. ANY DEPRESSIONS THAT APPEAR DURING AND AFTER THE ROLLING SHALL BE FILLED WITH ADDITIONAL GRAVEL AND RE-ROLLED UNTIL THE SURFACE IS TRUE. SUITABLE SUBGRADE STABILITY FABRIC MAY BE REQUIRED BY THE PLANNING BOARD PRIOR TO GRAVEL PLACEMENT.

- FINAL GRADING, ROLLING AND FINISHING INCLUDING THE SHAPING, TRIMMING, ROLLING AND FINISHING OF THE SURFACE OF THE SUB-BASE PRIOR TO APPLICATION OF GRAVEL FOR SURFACING OF THE ROADWAY BASE COURSES FOR WALKS AND BERMS SHALL BE IN ACCORDANCE WITH THIS SECTION AND AS DIRECTED BY THE PLANNING BOARD. COMPACTION TESTING AND SOIL GRADATIONS SHALL BE PERFORMED AS REQUIRED BY THE PLANNING BOARD.
- ROADWAY PAVEMENT SHALL BE CONSTRUCTED FOR THE FULL LENGTH OF THE STREET WITHIN THE SUBDIVISION. THE CENTER LINE OF ALL ROADWAYS SHALL COINCIDE WITH THE CENTER LINE OF THE STREET RIGHT-OF-WAY UNLESS A DEVIATION IS APPROVED BY THE PLANNING BOARD.
- PAVEMENT FOR ROADWAYS IN SUBDIVISIONS SHALL BE CLASS 1 BITUMINOUS CONCRETE PAVEMENT TYPE 1-1. THE MATERIAL AND CONSTRUCTION METHODS FOR LAYING PAVEMENT SHALL CONFORM IN EVERY WAY TO THE APPLICABLE SECTIONS OF SECTION 400 AND SECTION N OF THE STANDARD SPECIFICATIONS EXCEPT THAT NO SUCH CONSTRUCTION SHALL BE UNDERTAKEN BEFORE MARCH 30TH OF ANY YEAR NOR AFTER DECEMBER 31ST OF ANY YEAR WITHOUT WRITTEN PERMISSION OF THE PLANNING BOARD. PAVEMENT ON MINOR AND SECONDARY RESIDENTIAL SUBDIVISION STREETS SHALL BE LAID TO A FINISHED DEPTH OF THREE AND ONE-HALF INCHES (3 AND 1/2") AND LAID IN TWO (2) COURSES. THE BASE COURSE SHALL BE TWO INCHES (2") AND THE TOP COURSE SHALL BE ONE AND ONE-HALF INCHES (1 AND 1/2").

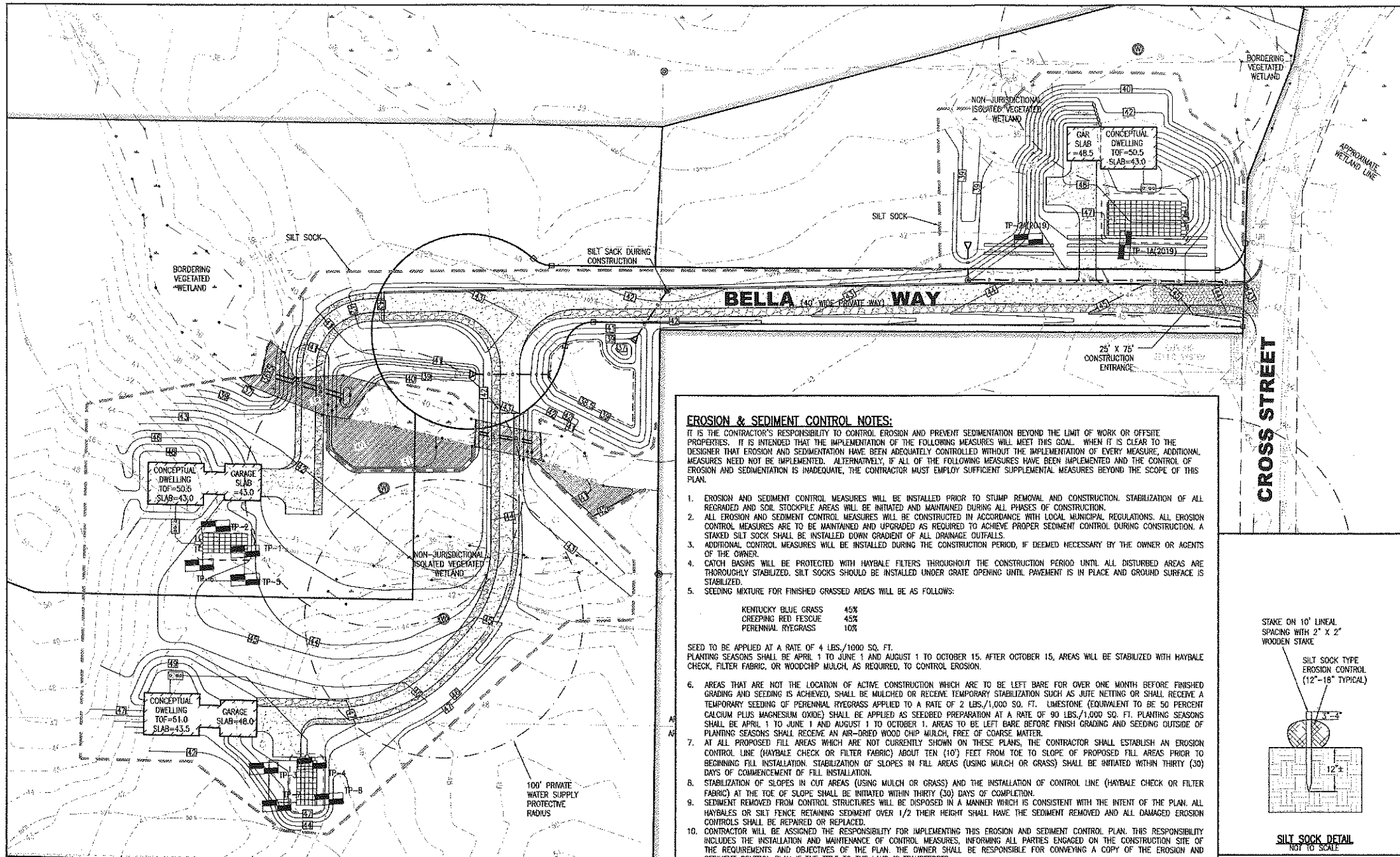
**ZCE**  
ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208

PROJECT NAME: **PLAN AND PROFILE**  
PROJECT SITE: **39 CROSS ST. & PART OF 5 HARDING ST. LAKEVILLE, MASSACHUSETTS**  
CLIENT INFO: **39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS 02347**

DATE: 5/11/20  
PROJECT NUMBER: 0143-08-01  
DRAWING SCALE: 1" = 40'  
SHEET ID: P-1

APPROVED BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

SEAL: \_\_\_\_\_  
P.E. STAMP



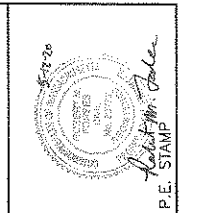
**LAKEVILLE PLANNING BOARD**  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

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.

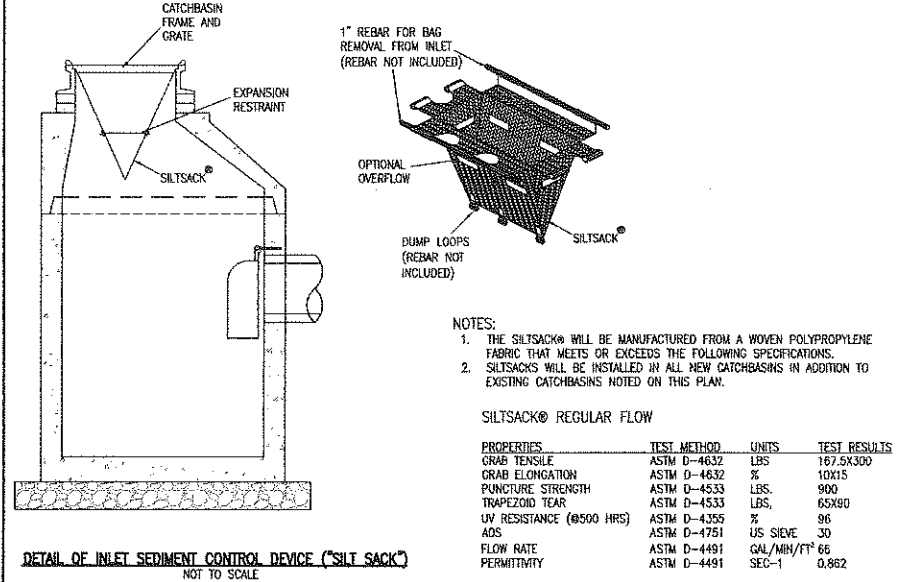
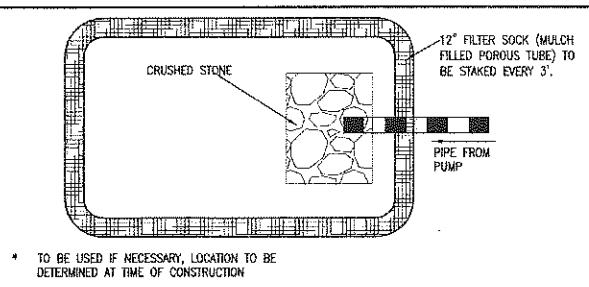
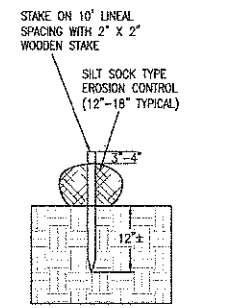
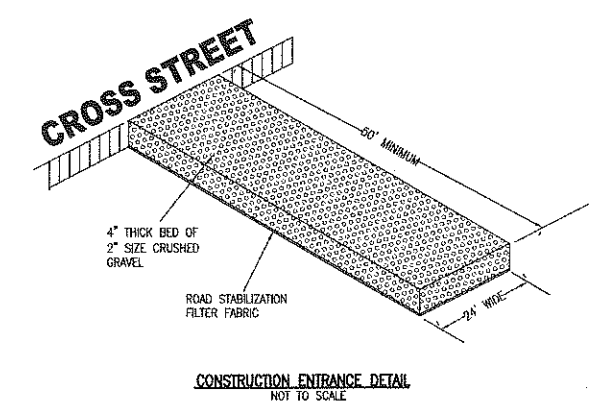


**ZCE**  
 ZENITH CONSULTING ENGINEERS, LLC  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208

**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.
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 SILT SOCK 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. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
  5. 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 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.
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./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 15. 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. WHERE DOWNSPOILING 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.



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

- 1.0 INTRODUCTION  
 THE BELLA WAY SUBDIVISION DRAINAGE SYSTEM 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: ROBERT POLLICCI  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MA 02347  
 RESPONSIBLE FOR OPERATION AND MAINTENANCE: SAME
- 3.0 MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES  
 THE STORM WATER 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
  1. DEBRIS: ALL DEBRIS AND LITTER ARE TO BE REMOVED FROM ALL PAVED AREAS, CATCH BASINS, DETENTION BASINS, OUTFALLS 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. MOWING: THE DETENTION BASIN SIDESLOPES SHALL BE MOWED AT LEAST TWICE PER YEAR. THE DETENTION BASIN BOTTOMS SHALL BE INSPECTED AT EACH MOWING EVENT. IF VEGETATION HAS ACCUMULATED THAT COULD CAUSE A NEGATIVE IMPACT ON THE FUNCTION OF THE BASIN, THEN IT SHALL BE REMOVED.
- 3.2 PERIODIC MAINTENANCE  
 ALL CATCH BASIN Sumps AND SWALES WILL 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 AND TRENCH DRAINS WILL BE REMOVED.
- 3.3 NON-ROUTINE MAINTENANCE  
 STRUCTURAL: ALL FLARED END SECTIONS, PIPES, DETENTION BASIN SIDESLOPES AND OUTLET DEVICES 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 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 CATCH BASINS, WATER QUALITY UNITS AND INFILTRATION SYSTEMS.
- 4.0 PUBLIC SAFETY FEATURES  
 THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO BE INHERENTLY SAFE. ALL OF THE ACCESSIBLE STORMWATER CONTROLS (I.E., LOW POINTS, ETC.) WERE DESIGNED WITH 3:1 MINIMUM SIDE SLOPES TO ALLOW FOR PEDESTRIAN ACCESS IN AND OUT OF THE STORMWATER CONTROLS.
- 5.0 ESTIMATED O&M BUDGET  
 THE ESTIMATED ANNUAL BUDGET TO CONDUCT THE SPECIFIED OPERATION AND MAINTENANCE IS APPROXIMATELY \$300.00.

**EROSION CONTROL PLAN**

**39 CROSS ST. & PART OF 5 HARDING ST., LAKEVILLE, MASSACHUSETTS**

**CLIENT: 39 CROSS STREET REALTY TRUST, 1 LAKEVILLE BUSINESS PARK DRIVE, LAKEVILLE, MASSACHUSETTS 02347**

| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | 5/11/20 |             |

|                 |            |
|-----------------|------------|
| DATE:           | 5/11/20    |
| PROJECT NUMBER: | 0143-09-01 |
| DRAWING SCALE:  | VARIABLES  |
| SHEET ID:       | E-1        |

|              |         |
|--------------|---------|
| DRAWN BY:    | JLB     |
| DESIGNED BY: | RMF/ALB |
| CHECKED BY:  | KCZ     |
| APPROVED BY: | RMF     |

**NOTES:**

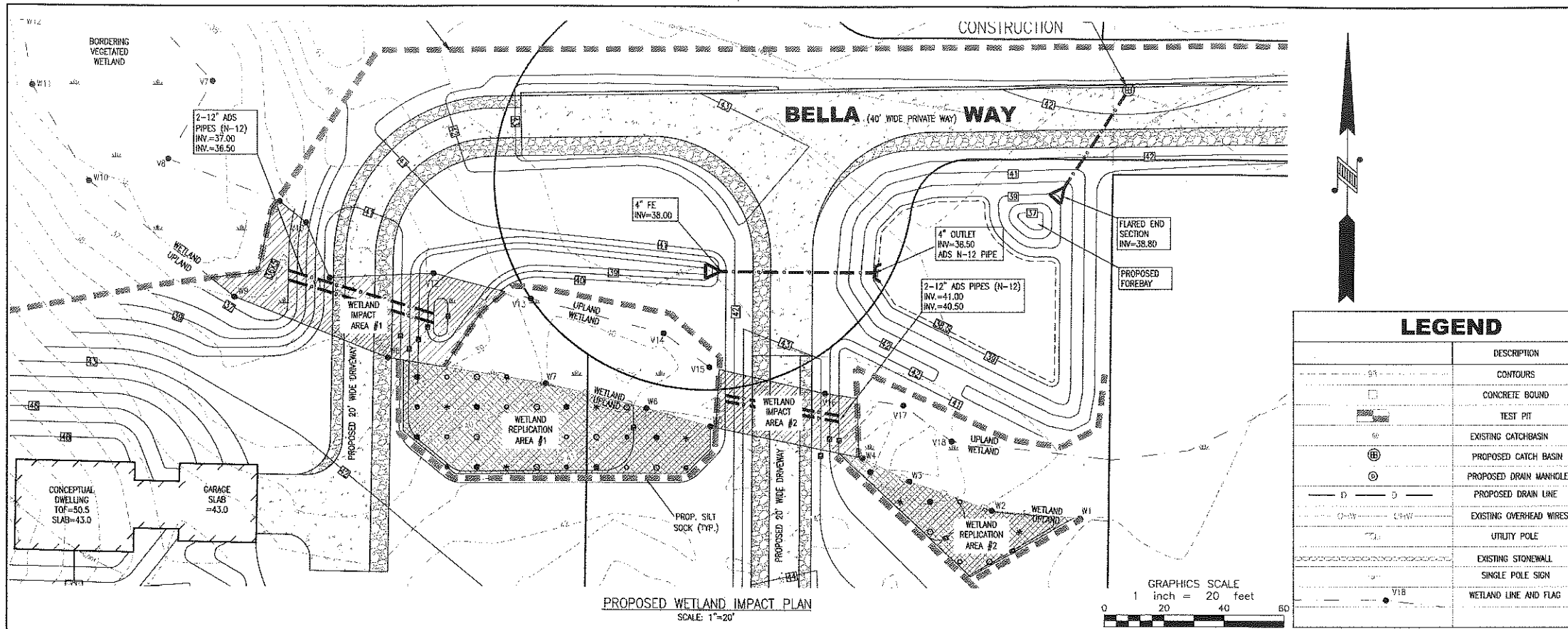
1. THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.
2. SILTSACKS WILL BE INSTALLED IN ALL NEW CATCHBASINS IN ADDITION TO EXISTING CATCHBASINS NOTED ON THIS PLAN.

**SILTSACK® 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.            | 65X60        |
| UV RESISTANCE (6500 HRS) | ASTM D-4355 | %               | 96           |
| ADS                      | ASTM D-4751 | US SIEVE        | 30           |
| FLOW RATE PERMITIVITY    | ASTM D-4491 | GAL/MH/FT² @ 66 |              |
|                          | ASTM D-4491 | SEC-1           | 0.862        |

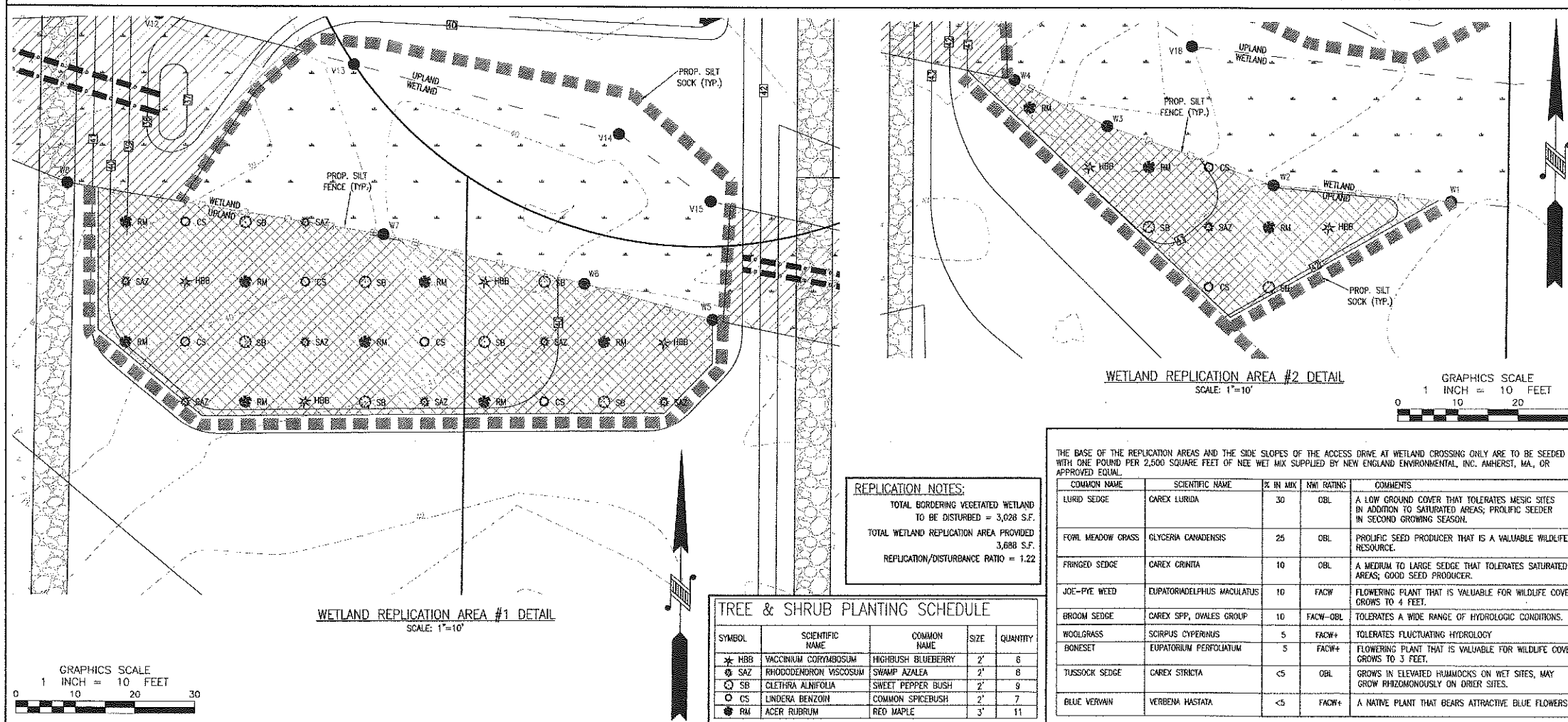
PROJECT SITE: 39 CROSS ST. & PART OF 5 HARDING ST., LAKEVILLE, MASSACHUSETTS  
 CLIENT: 39 CROSS STREET REALTY TRUST, 1 LAKEVILLE BUSINESS PARK DRIVE, LAKEVILLE, MASSACHUSETTS 02347

SA, Civil Engineering Projects/Lakeville/Cross St/Water Management Subdivision.dwg



### LEGEND

| SYMBOL | DESCRIPTION             |
|--------|-------------------------|
| ---    | CONTOURS                |
| □      | CONCRETE BOUND          |
| ○      | TEST PIT                |
| ⊕      | EXISTING CATCHBASIN     |
| ⊙      | PROPOSED CATCH BASIN    |
| —○—    | PROPOSED DRAIN MANHOLE  |
| —○—    | PROPOSED DRAIN LINE     |
| —○—    | EXISTING OVERHEAD WIRES |
| ⊕      | UTILITY POLE            |
| —○—    | EXISTING STONEWALL      |
| ○      | SINGLE POLE SIGN        |
| ○      | WETLAND LINE AND FLAG   |



**REPLICATION NOTES:**  
 TOTAL BORDERING VEGETATED WETLAND TO BE DISTURBED = 3,028 S.F.  
 TOTAL WETLAND REPLICATION AREA PROVIDED = 3,688 S.F.  
 REPLICATION/DISTURBANCE RATIO = 1.22

### TREE & SHRUB PLANTING SCHEDULE

| SYMBOL | SCIENTIFIC NAME       | COMMON NAME        | SIZE | QUANTITY |
|--------|-----------------------|--------------------|------|----------|
| ★      | VACCINIUM CORYMBOSUM  | HIGHBUSH BLUEBERRY | 2'   | 8        |
| ⊕      | RHODODENDRON VISCOSUM | SWAMP AZALEA       | 2'   | 8        |
| ⊙      | CLETHRA ALNIFOLIA     | SWEET PEPPER BUSH  | 2'   | 9        |
| ○      | LINDERA BENZONI       | COMMON SPICEBUSH   | 2'   | 7        |
| ⊕      | ACER RUBRUM           | RED MAPLE          | 3'   | 11       |

THE BASE OF THE REPLICATION AREAS AND THE SIDE SLOPES OF THE ACCESS DRIVE AT WETLAND CROSSING ONLY ARE TO BE SEEDED WITH ONE POUND PER 2,500 SQUARE FEET OF NEE WET MIX SUPPLIED BY NEW ENGLAND ENVIRONMENTAL, INC. AMHERST, MA, OR APPROVED EQUIV.

| COMMON NAME       | SCIENTIFIC NAME                 | % IN MIX | NWI RATING | COMMENTS  |
|-------------------|---------------------------------|----------|------------|---|
| LURID SEDGE       | CAREX LURIDA                    | 30       | OBL        | A LOW GROUND COVER THAT TOLERATES MESSY SITES IN ADDITION TO SATURATED AREAS; PROLIFIC SEEDER IN SECOND GROWING SEASON. |
| FOWL MEADOW GRASS | GLYCERIA CANADENSIS             | 25       | OBL        | PROLIFIC SEED PRODUCER THAT IS A VALUABLE WILDLIFE RESOURCE.  |
| FRINGED SEDGE     | CAREX CRINITA                   | 10       | OBL        | A MEDIUM TO LARGE SEDGE THAT TOLERATES SATURATED AREAS; GOOD SEED PRODUCER.   |
| JOE-PYE WEED      | EUPATORIUM DELPHOIDES MACULATUS | 10       | FACTW      | FLOWERING PLANT THAT IS VALUABLE FOR WILDLIFE COVER; GROWS TO 4 FEET.   |
| BROOM SEDGE       | CAREX SPP, OVALES GROUP         | 10       | FACTW-OBL  | TOLERATES A WIDE RANGE OF HYDROLOGIC CONDITIONS.  |
| WOOLGRASS         | SCIRPUS CYPERINUS               | 5        | FACTW+     | TOLERATES FLUCTUATING HYDROLOGY   |
| BONESET           | EUPATORIUM PERFOLIATUM          | 5        | FACTW+     | FLOWERING PLANT THAT IS VALUABLE FOR WILDLIFE COVER; GROWS TO 3 FEET.   |
| TUSSOCK SEDGE     | CAREX STRICTA                   | <5       | OBL        | GROWS IN ELEVATED HUMMOCKS ON WET SITES, MAY GROW RHIZOMOUSLY ON DRIER SITES.   |
| BLUE VERVAIN      | VERBENA HASTATA                 | <5       | FACTW+     | A NATIVE PLANT THAT BEARS ATTRACTIVE BLUE FLOWERS.  |

**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.

**WETLAND REPLICATION CONSTRUCTION SEQUENCE:**

THE REPLICATION AREA SHALL BE PREPARED SIMULTANEOUSLY WITH THE PROPOSED WETLAND CROSSING AREA USING THE FOLLOWING ESSENTIAL SEQUENCE OF CONSTRUCTION:

- EROSION CONTROL SHALL BE INSTALLED AND INSPECTED FOR ADEQUACY BY ZENITH CONSULTING ENGINEERS, LLC AND THE LAKEVILLE CONSERVATION COMMISSION OR ITS AGENT.
- THE REPLICATION AREA SHALL THEN BE CLEARED AND GRUBBED.
- ANY SALVAGEABLE TOPSOIL FROM THE REPLICATED AREA SHALL BE STOCKPILED UPGRADIENT OF THE REPLICATION AREA.
- THE AREA WILL THEN BE GRADED TO A SUBGRADE ONE FOOT LOWER THAN FINAL GRADES SHOWN.
- THE SALVAGED TOPSOIL WILL THEN BE SPREAD.
- THE WETLAND FILLING AREAS WILL THEN BE EXAMINED FOR SALVAGEABLE SHRUBS. ANY SHRUBS DEEMED POTENTIALLY SALVAGEABLE BY THE ENGINEER WILL BE EXCAVATED AND STAGED FOR TRANSPLANTING.
- ALL ORGANIC TOPSOIL FROM THE WETLAND CROSSING WILL THEN BE SPREAD TO ACHIEVE THE FINAL PROPOSED GRADES. THE AREA IS NOT TO BE RAKED SMOOTH BUT RATHER IS TO BE LEFT WITH BACK HOE TEETH MARKS IN ORDER TO CREATE A MICROTOPOGRAPHY.
- THE SHRUBS SHALL BE PLANTED AS DIRECTED BY THE ENGINEER.
- THE AREA WILL THEN IMMEDIATELY BE SEEDED WITH NEE WETLAND MIX AT A RATE OF 1 LB PER 2,500 SQUARE FEET.

**TYPICAL REPLICATION AREA CROSS SECTION**  
NOT TO SCALE

**DEWATERING BASIN PLAN**  
NOT TO SCALE

**SILT FENCE DETAIL**  
NOT TO SCALE

**SILT SOCK DETAIL**  
NOT TO SCALE

**WETLANDS IMPACT PLAN**

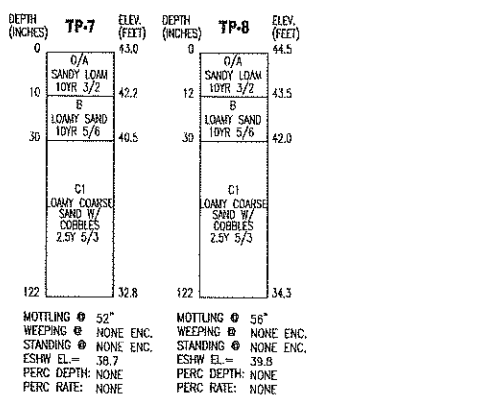
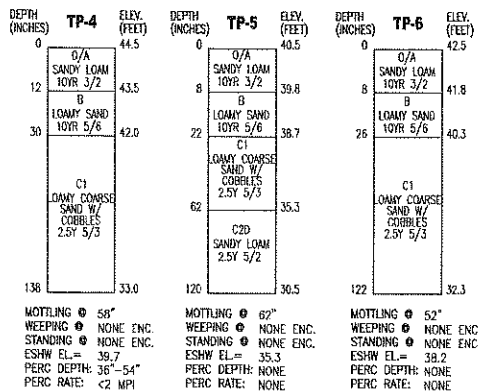
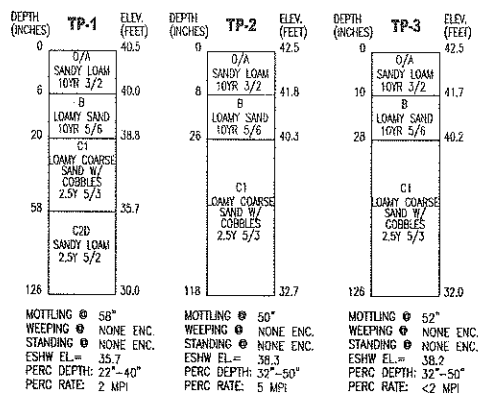
**PROJECT SITE: 39 CROSS ST. & PART OF 5 HARDING ST. LAKEVILLE, MASSACHUSETTS**

**CURRF INFO: 39 CROSS STREET REALTY TRUST 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS 02347**

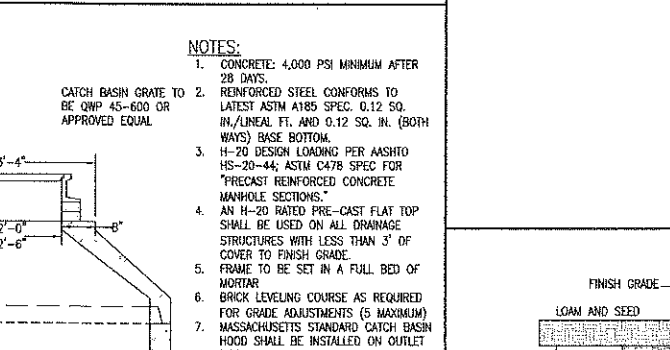
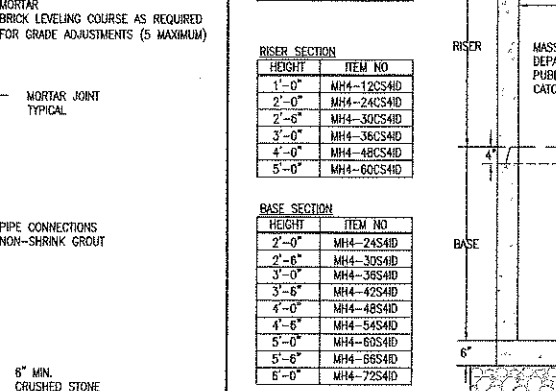
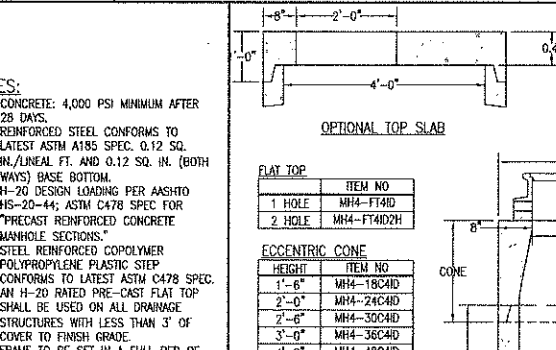
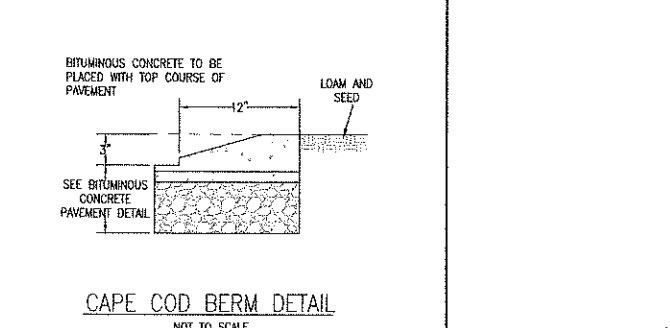
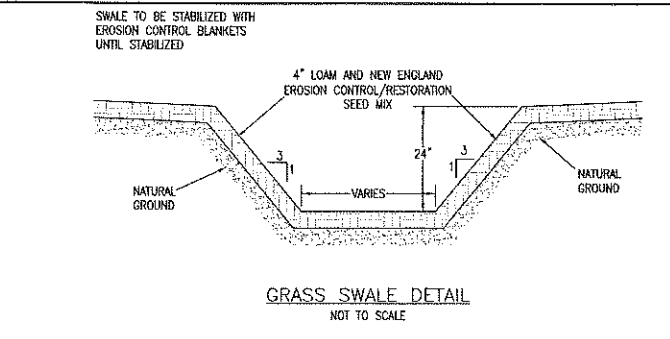
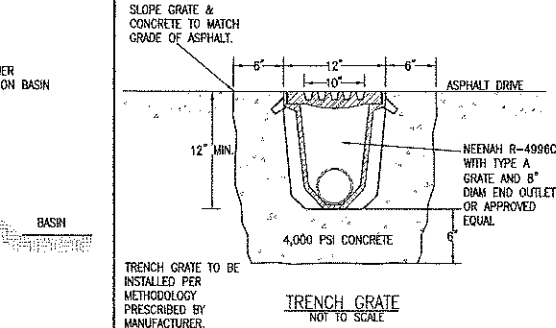
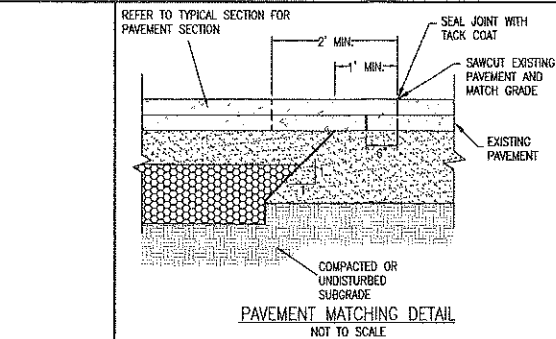
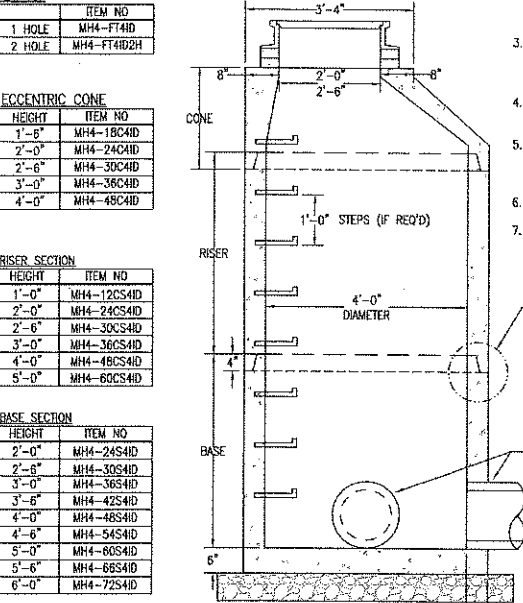
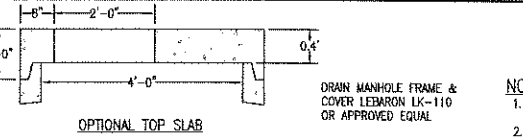
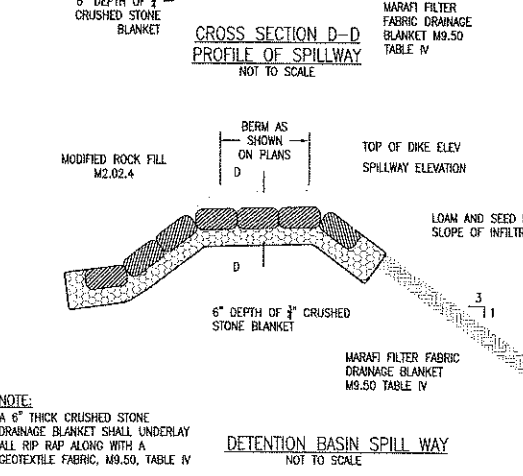
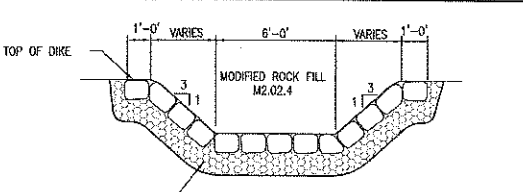
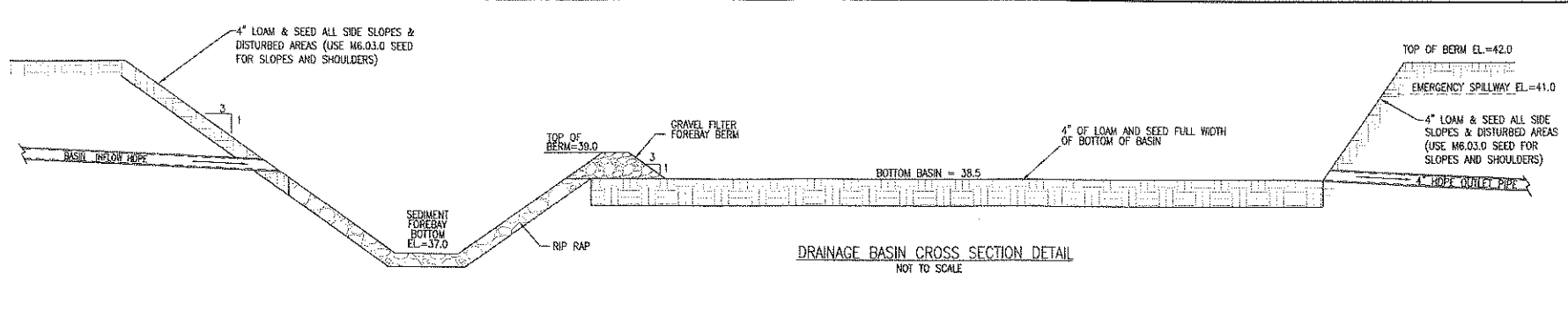
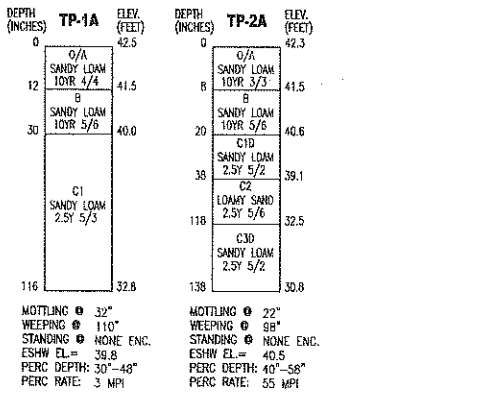
DATE: 5/11/20  
 PROJECT NUMBER: 0143-09-01  
 DRAWING SCALE: VARIES  
 SHEET ID: W-1

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

**SOIL LOGS:**  
DATE: 9-26-18  
PERFORMED BY: NYLES ZAGER, ZENITH CONSULTING ENGINEERS, LLC.  
WITNESSED BY: JIM ROMANO, LAKEVILLE BOARD OF HEALTH



**SOIL LOGS:**  
DATE: 9-26-19  
PERFORMED BY: NYLES ZAGER, ZENITH CONSULTING ENGINEERS, LLC.  
WITNESSED BY: JIM ROMANO, LAKEVILLE BOARD OF HEALTH



**LAKEVILLE PLANNING BOARD**  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_  
ENDORSED: \_\_\_\_\_

DATE: \_\_\_\_\_

TOWN CLERK, LAKEVILLE, MA

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.

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

**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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE.

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

DATE: 5/11/20  
PROJECT NUMBER: 01-13-03-01  
DRAWING SCALE: VARIES  
SHEET ID: D-1

**DETAIL SHEET 1**  
39 CROSS ST. & PART OF 5 HARDING ST. LAKEVILLE, MASSACHUSETTS  
39 CROSS STREET REALTY TRUST  
1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS 02347

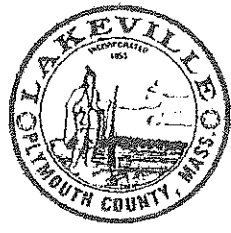
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

DRAWN BY: JLB  
DATE: 5/11/20

PROJECT SITE: \_\_\_\_\_  
CLIENT INFO: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_  
SHEET NO: \_\_\_\_\_

Date Submitted: \_\_\_\_\_



Town of Lakeville  
PLANNING BOARD  
346 Bedford Street  
Lakeville, MA 02347  
508-946-8803

RECEIVED  
JUN 30 2020  
PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL (ANR)

To the Planning Board:

The undersigned believing that the accompanying plan of this property in the Town of Lakeville does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for determination and endorsement that Planning Board approval under this Subdivision Control Law is not required.

PLAN TITLE: Form A Plan 24 Montgomery St. Date: 6/22/20

1. Owner's Signature: Kimberly Jesvold Date: \_\_\_\_\_

2. Owner's Name (Please Print): Kimberly Jesvold

Owner's Address: 24 Montgomery St. Lakeville

3. Name of Land Surveyor: David Maddigan, Maddigan Land Surveying, LLC

Surveyor's Address: 88 East Grove St., Middleboro

Surveyor's Telephone: 774-213-5196

4. Deed of property recorded in Plymouth County Registry,

Book 20196 Page 234

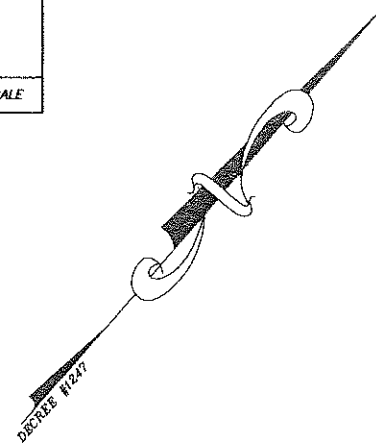
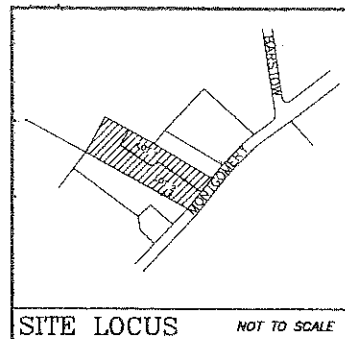
5. Assessors' Map, Block and Lot (MBL) 017/004/014

6. Location and Description of Property: 24 Montgomery St.

7. Plan Contact Name and Telephone Number:

Contact Name: David Maddigan Telephone: 774-213-5196





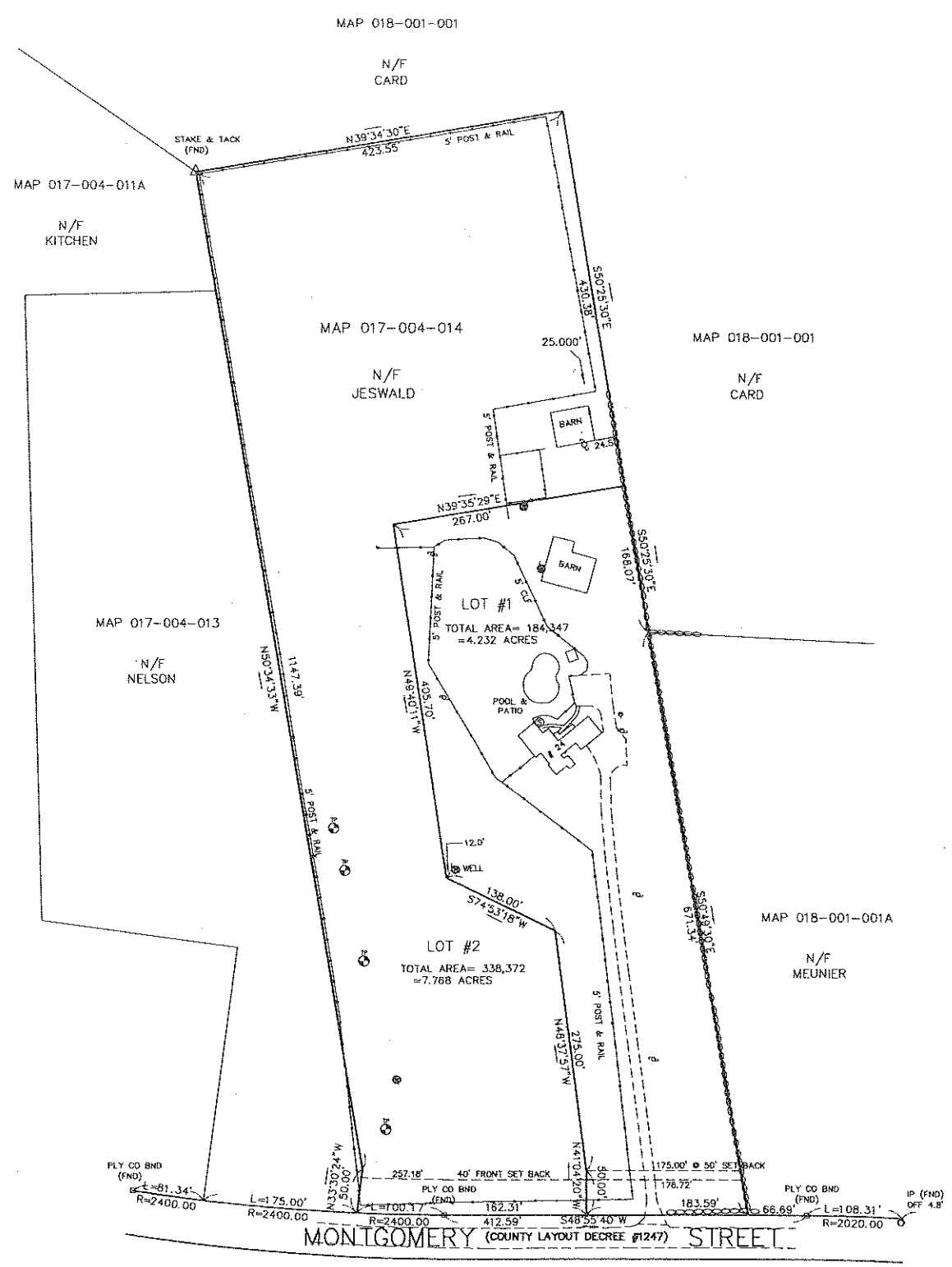
PLANNING BOARD APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW NOT REQUIRED

THE LAKEVILLE PLANNING BOARD'S  
ENDORSEMENT MAKES NO DETERMINATION  
AS TO COMPLIANCE WITH ZONING.

FOR REGISTRY USE ONLY

**MADDIGAN**  
LAND SURVEYING,  
LLC.

68 WOODLAWN STREET  
MIDDLEBORO, MA 02346  
T: 508-516-9940  
DMADDIGAN@COMCAST.NET

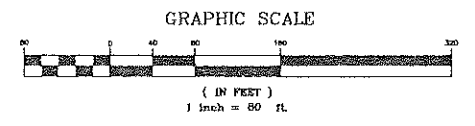


**ZONE:** RESIDENTIAL  
**AREA:** 70,000 SQ.FT.  
**FRONTAGE:** 175'  
**SETBACKS:**  
FRONT: 40'  
SIDE: 20'  
REAR: 20'

DEED REF: BK 20196 PG 234

PLAN REFERENCE:  
PLAN BOOK 34 PG 235  
PLAN BOOK 32 PG 516

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CREATE A NEW LOT (LOT #2) FROM THE EXISTING ASSESSORS MAP 017-004-014 WITH THE HOUSE ON THE REMAINING LOT #1 AS SHOWN.
  2. ABUTTING OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
  3. AN ACTUAL ON THE GROUND SURVEY WAS PERFORMED BY MADDIGAN LAND SURVEYING LLC. IN MARCH OF 2020.



**OWNER AND APPLICANT:**  
KIM JESWALD  
24 MONTGOMERY ST  
LAKEVILLE, MA  
  
(ASSESSORS MAP 017, BLOCK 004 PARCEL 014)

I HEREBY CERTIFY THAT THIS PLAN AS SHOWN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

| NO. | DATE | DESCRIPTION | APPROVED |
|-----|------|-------------|----------|
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |

**PLAN REVISIONS**

DATE: JUNE 22, 2020

|                  |                   |                  |
|------------------|-------------------|------------------|
| DRAWN BY:<br>CMH | DESIGN BY:<br>DJM | CHECK BY:<br>DJM |
|------------------|-------------------|------------------|

PROJECT NO. 20-0013

ISSUED FOR:

**FORM A PLAN**  
24 MONTGOMERY ST.  
LAKEVILLE, MA.  
PREPARED FOR  
KIM JESWALD  
LAKEVILLE, MA.

DRAWING TITLE:  
**FORM A PLAN**

SCALE: **1" = 80'**

SHEET NO.  
**1 OF 1**

#6d.

## ANR checklist

- 1) Frontage (175') min. At street and required setback line.
- 2) Access (Roadways should exist and no other barriers in place)
- 3) Area\* (70,000 sf) min. 52,000 sf contiguous upland
- 4) Notation of:
  - a. This endorsement is not a determination of conformance with zoning regulations.
  - b. No determination of compliance with zoning requirements has been made or intended.
  - c. PB endorsement under the subdivision control law should not be construed as either endorsement or an approval of zoning requirements.
- 5) The statement "Approval Under Subdivision control Law not Required" and sufficient space for date and signatures in lower right corner
- 6) Identification of plan by name of owner of record and location of land in question: Numbers of Lakeville assessors maps on which land is located; The scale, North, Date, name and signature and stamp of a registered land surveyor.
- 7) In creating a new lot, the remaining land area and frontage of the land in the ownership of the applicant shall be shown.
- 8) The location of any zoning district boundaries that may lie on the locus of the plan
- 9) Front yard circle (160')
- 10) Names of all abutters
- 11) Private or public ways be noted and shown
- 12) Bearings and distances of all lot lines shown
- 13) Location of existing buildings, wells septic
- 14) Wetlands shall be shown
- 15) Locus map at 1,000' = 1"
- 16) Location of all bounds, brooks, and walls
- 17) Locations and description of all easements

\*Note; area and or frontage is deducted for portions of a lot narrower than 50' in width

**TOWN OF LAKEVILLE  
PAYROLL OF THE PLANNING BOARD SECRETARY**

| NAME               | TIME |       | RATE | AMOUNT |                  |
|--------------------|------|-------|------|--------|------------------|
|                    | DATE | HOURS |      |        |                  |
| Cathy Murray #2267 |      |       |      |        |                  |
| 75 Lambert Street  |      |       |      |        |                  |
| Acushnet, MA 02743 |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
|                    |      |       |      |        |                  |
| <b>TOTAL HOURS</b> |      |       |      |        |                  |
| Postage            |      |       |      | 208.50 | 89-176-8917-5342 |
| Supplies/Staples   |      |       |      |        | 89-176-8917-5420 |
| Total              |      |       |      | 208.50 |                  |

I HEREBY ATTEST THAT THE ABOVE IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

---

TITLE

Emp # 2267  
Payroll Code -005-010A