



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

The attached documentation is a highlight of what is on this agenda. Please note there are additional documents that can be viewed in the Planning Board Office.



Planning Board

100 PECK STREET SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

9/27/16

7:00 pm BOS Meeting Room
Seekonk Town Hall 100 Peck Street
Seekonk, MA 02771

Type of Meeting: Public Hearing and Special Meeting

*More information on each item can be found on our website—www.seekonk-ma.gov under
Departments>Planning>Agenda items*

AGENDA

1. **PUBLIC HEARING** - Definitive 11 lot Subdivision of **Brady Estates (0 Lake Street)**,
Applicant: Moonlight Realty, for AP 16, lots 3 & 38 located in an R2 zoning district.
2. Request for Covenant Agreement for **Brady Estates (0 Lake Street)**, **Applicant: Moonlight Realty**, for AP 16, lots 3 & 38 located in an R2 zoning district.
3. Correspondence to the Board from **Sagar Services, Inc.** relative to:
 - a. Request for rescission of the August 22, 2016 decision of the Planning Board relative to the application of TJA Solar for site plan approval
 - b. Request for determinations relative to **Section 6.8** of the **Seekonk Zoning By-laws**;
and
 - c. Appeal of the August 22, 2016 decision of the Planning Board on the site plan application for TJA Solar to locate a solar photovoltaic facility at 50 Woodland Avenue being AP 35, lot 22



Agenda Items: 1 and 2
Date: September 27, 2016

Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

TO: Planning Board
FROM: John J. Aubin III, Town Planner
RE: Application of for definitive plan review and request to set surety amount for **Brady Estates**, eleven lot subdivision of land located off Lake Street, being AP 16, lots 3 7 38 located in the R-2 zoning district.

APPLICANT: Moonlight Realty LLC

OWNER: same

LOCATION: Lake Street, AP 16, lots 3 and 38

REQUESTED ACTION: Public hearing on definitive subdivision plan and request to set surety amount for proposed 11 lot subdivision of land.

APPLICABLE REGULATIONS:

1. SECTION V Definitive Plan
2. SECTION VI Performance Guarantee
3. SECTION VII Design Standards
4. SECTION VIII Construction of Ways and Installation of Utilities

ANALYSIS:

The applicant is before the Planning Board for a public hearing of the definitive plan for Brady Estates, an eleven (11) lot conventional subdivision submitted in accordance with **Section V Definitive Plan**. The public hearing has been properly advertised and noticed. The applicant was before the Planning Board on March 8, 2016 and received preliminary plan approval. A copy of the Planning Board's minutes of the preliminary plan review and decision in the matter are attached.

The subject parcel is comprised of 10.8 acres of land proposed for development with lot 38, shown as "deed parcel II" being approximately 6 acres. The site was formerly utilized for agriculture with a mix of pasturage with some mature vegetation. There are a number of abandoned agricultural structures on the site which are proposed to be razed. A large wetlands complex abuts the property along the south and western lot lines. The elevation of the subject property varies but generally slopes to the wet portions of the property from the northern and eastern portions of the site.

The directly surrounding area is comprised of undeveloped residential land and residential development with Taunton Avenue to the west, Lake Street to the north and Drohan Court to the east. The Farmland Estates development abuts to the

southeast. Lake Street abuts the site to the north. The surrounding residential development is situated on lots ranging from about .4 acres in size to 3+ acre lots. Many of the lots in the area appear to have been developed as frontage lots along Lake and Pond Streets. The entire area is zoned R-2. Two aeriels of the existing conditions of the property and area are attached.

The applicant is proposing an eleven (11) lot subdivision on the subject parcel accessed via a proposed approximately 950' cul-de-sac, Patriot's Way. All lots proposed for development appear to meet the minimum area requirement and, except for an adjustment to the frontage of lot 1 to meet the 120' minimum, all lots appear to have adequate frontage on the proposed roadway. Stormwater management is proposed to be achieved via a combination of subsurface infrastructure, sheet flow, and a system of above ground detention basins. A bituminous concrete (asphalt) sidewalk is proposed along the eastern side of the proposed roadway. Street trees are noted in the street detail but the proposed locations should be shown on the final plan sheets. A waiver is requested from Section 7.2.1.8 with regard to the property line rounding at an intersection of the proposed Patriot's Way and Lake Street. The applicant should address the status and any future intention with regard to lot 38 (deed parcel II) with the Planning Board during the instant review.

The application was forwarded to the reviewing departments for comments and was reviewed at the August 25, 2016 Technical Review Committee meeting. During that review discussion focused on the preference by Public Safety and Public Works departments for an "open" cul-de-sac design. Copies of pictures of some existing cul-de-sac islands in town are attached. The Department of Public Works expressed concern with maintenance of vegetated cul-de-sac islands and both Public Safety and Public Works Departments have expressed concern for the locations of sub-grade bio-retention areas in the islands. The slopes from the road grade down to the basin bottom present a danger for plows, emergency vehicles, and other large trucks in maneuvering around the islands with the concerns being travelling off the road surface and down into the basin as the top of slope of the areas can be difficult to discern in winter conditions. Board of Health review of the proposed individual wastewater treatment systems will be required.

A peer review of the plans, stormwater management report and construction cost estimate was conducted by DiPrete Engineering. Copies of the correspondence from the reviewing engineer are attached, as well as DiPrete's final finding that the plan and stormwater management design are in conformance with the applicable standards of the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**. A review was also conducted of the submitted construction cost estimate and the estimate was found to accurately reflect the estimated cost of the public improvements for the development. As such should the Planning Board deem it appropriate to grant approval of the definitive subdivision plan, it is respectfully requested that the Planning Board also authorize the execution of a

covenant over the subject property to provide surety for the cost of the public improvements associated with the development. That amount being: \$404,181.00

It is respectfully requested that the Planning Board make the follow findings of facts with regard to the proposed development based on the evidence presented by the applicant:

- Pursuant to **Section V** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Definitive Plan.
- Pursuant to **Section 7.1 General**, that the proposed development, as designed and laid out, meets the requirements of public safety including:
 1. Safe vehicular travel;
 2. Adequate storm drainage;
 3. Sewage disposal;
 4. Water supply;
 5. Utilities; and
 6. Precautions against natural disaster
- That the proposed Definitive Plan otherwise meets the requirements of the **Rules and Regulations Governing the Subdivision of Land in Seekonk Massachusetts** and **Sections 81k through 81GG of Chapter 41 of the General Law**



TOWN OF SEEKONK

FORM C

PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771
1-508-336-2961

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date: July 6, 2016

Applicant Name Moonlight Realty, LLC Phone No. 508.509.3379

Address 3 Park Street, Rehoboth, MA 02769

Plat No. 16 Lot No. 3 Present Zoning R2

1. Deed of property recorded in Bristol County Registry, Book 22871 Page 21

2. Name of Engineer or Surveyor Paul Carlson, PE Mass Lic. No. 40995

Address 1539 Fall River Avenue, Seekonk, MA 02771

3. Location and Legal Description of Property (Include Public and Private Ways Bounding Property)
Behind 85 Lake Street, parcel known as AP 16, Lot 3

Checklist Form C

Application Form (2 x)
Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk.

Application fee \$500 per subdivision and \$250 per proposed lot, Ck# 105
(Payable to the Town of Seekonk)

Certificate of Good Standing, completed and signed by Tax Collector.

One copy of "Certified List of Abutters", Form G and the original drawing of the Definitive Plan.

Plans received in CD or DVD format after approval.

Consultant Review Fees – check made payable to the Town of Seekonk – fee to be determined after submission of application. Payment must be received prior to review (submission complete once received).

- Inspection Fees – check made payable to the Town of Seekonk – fee to be determined after submission of application. Payment must be received prior to endorsement of Subdivision Plan.
- Plans received (10) prints, (1) 11" X 17", (see 5.3 of rules & regulations) Six (6) upon approval and (1) mylar.
- Stormwater Management Plan and Erosion & Sedimentation Control Plan – per Massachusetts Stormwater Standards as stated in DEP Stormwater Management Handbook Volumes 1 & 2; and Categories 20B and 20C of the Seekonk Town Bylaws
- Applicant responsible for forwarding (1) copy of Plans and Drainage Report to Consulting and Inspecting Engineers. Planning Office will advise who the Consulting & Inspecting Engineers are once application is received.

To the Planning Board:

The undersigned hereby applies for the approval of said DEFINITIVE PLAN by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Seekonk, upon the approval of said DEFINITIVE PLAN by the Board.

Received by Planning Board or Town Clerk:

Date: July 14, 2016

Time: 1:00 pm

*Signature: *Robert Murray*

*Signature of Applicant *[Handwritten Signatures]*

Address of Applicant 3 Park Street, Rehoboth, MA

*Signature of Owner or Notarized letter (if applicable) *[Handwritten Signatures]*

Address of Owner 3 Park Street, Rehoboth, MA

*Please use blue pen to sign

JUL 14 '16 PM 1:01

AP 16, lot 3 base map



Property Information

Property ID 265/016.0-0000-0003.0
Location 0 LAKE ST
Owner



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2015
Properties updated 1/1/2015

AP 16 lot 3 Aerial



Property Information

Property ID 265/016 0-0000-0003.0
Location 0 LAKE ST
Owner



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated 5/1/2015
Properties updated 1/1/2015

Definitive Subdivision Plan of "BRADY ESTATES" in Seekonk, Massachusetts

DATE: July 11, 2016

INDEX OF DRAWINGS

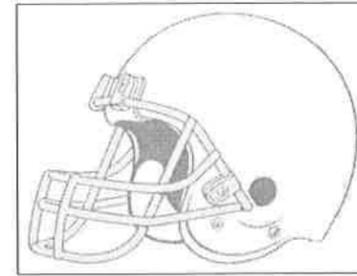
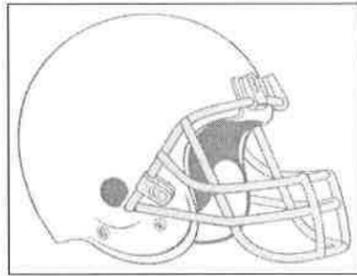
SHEET NUMBER	DESCRIPTION
1.	Cover Sheet
2.	Existing Conditions
3.	Lotting Plan
4.	Topographic & Grading Plan
5.	Plan & Profile
6.	Erosion Control
7.	Detail Sheet (1of2)
8.	Detail Sheet (1of2)
9.	Soil Logs (1of3)
10.	Soil Logs (2of3)
11.	Soil Logs (3of3)

NOTES:

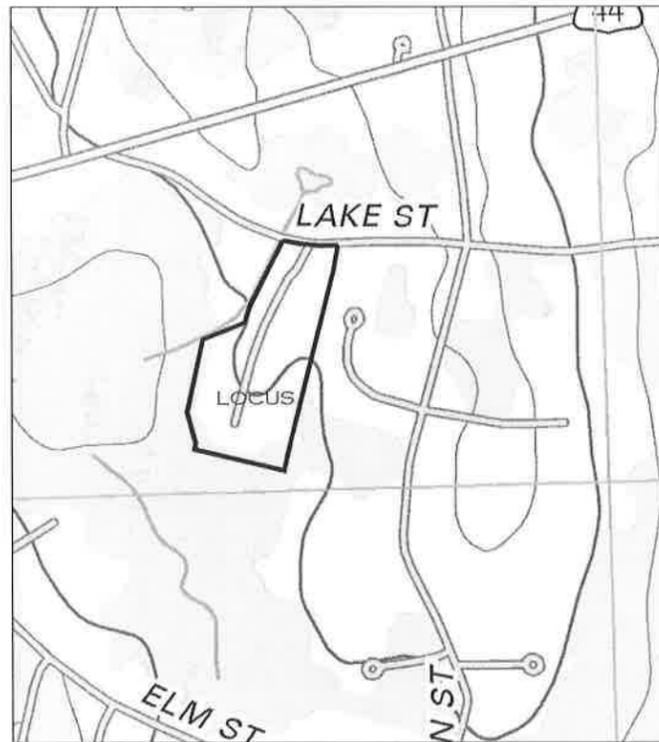
- OWNERS & APPLICANT: MOONLIGHT REALTY, LLC
3 PARK STREET - UNIT #10
REHOBOTH, MA 02769
- ASSESSORS DESIGNATION - MAP 16 LOT 3
- TITLE REFERENCE: DEED BOOK 22871 PAGE 21
- SITE SHOWN IS NOT LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
- SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0210F DATED JULY 7, 2009.
- ZONING DISTRICT - "R-2" RESIDENTIAL DISTRICT
MINIMUM AREA = 22,500 Sq.Ft.
MINIMUM FRONTAGE = 120'
MINIMUM FRONT YARD = 35'
MINIMUM REAR YARD = 50'
MINIMUM SIDE YARD = 20' + 5' FOR EACH STORY OVER ONE
- LOTS TO BE SERVICED BY TOWN WATER.
- ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM.

PLAN REFERENCES:

- DEFINITIVE SUBDIVISION PLAN OF "STRAWBERRY FIELD ESTATES" - BELONGING TO ESTATE OF MARY E. DROHAN; BY CAPUTO AND WICK, LTD; DATED NOVEMBER, 1987; RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 273 PAGE 75.
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- FORM "A" PLAN (APPROVAL NOT REQUIRED); APPLICANT: DROHAN FAMILY; BY INSITE ENGINEERING SERVICES, LLC; DATED MAY 3, 2016; RECORDED IN BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 504 PAGE 45.

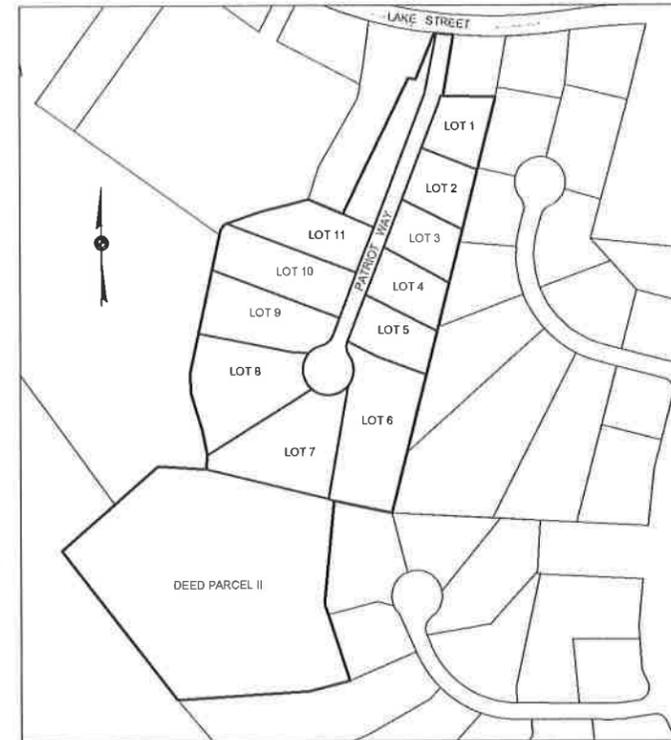


REGISTRY USE ONLY



LOCATION MAP
SCALE 1" = 400'

WAIVER REQUESTED: 7.2.1.8.
PROPERTY LINE ROUNDINGS AT INTERSECTION
(PAVEMENT CURB RADIUS = 25' IS PROVIDED)



SITE MAP
SCALE 1" = 200'

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD, THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SEEKONK PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE SEEKONK TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.
DATE: _____ TOWN CLERK, TOWN OF SEEKONK _____

DEFINITIVE SUBDIVISION COVER SHEET

"BRADY ESTATES"

LAKE STREET, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 16 LOT 3

APPLICANT: MOONLIGHT REALTY, LLC

3 PARK STREET-UNIT #10, REHOBOTH, MASSACHUSETTS 02769

JOB #: 16-038

SCALE: AS SHOWN

DRAWN BY: CEA

DATE: JULY 11, 2016

REVISED: AUGUST 24, 2016



InSite Professional Complex, Suite 1
1500 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4599
Web Address: InSiteEngineers.com

SHEET
1
OF 11

REVISION	DATE	COMMENTS
0	JAN 28, 2016	PRELIMINARY SUBMITTAL
1	JULY 11, 2016	DEFINITIVE SUBMITTAL
2	AUGUST 24, 2016	PB REVISIONS

SEEKONK PLANNING BOARD APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____ CHAIRMAN _____
DEF. PLAN FILED _____ CLERK _____
PUBLIC HEARING _____
DEF. PLAN APPROVED _____
DEF. PLAN ENDORSED _____

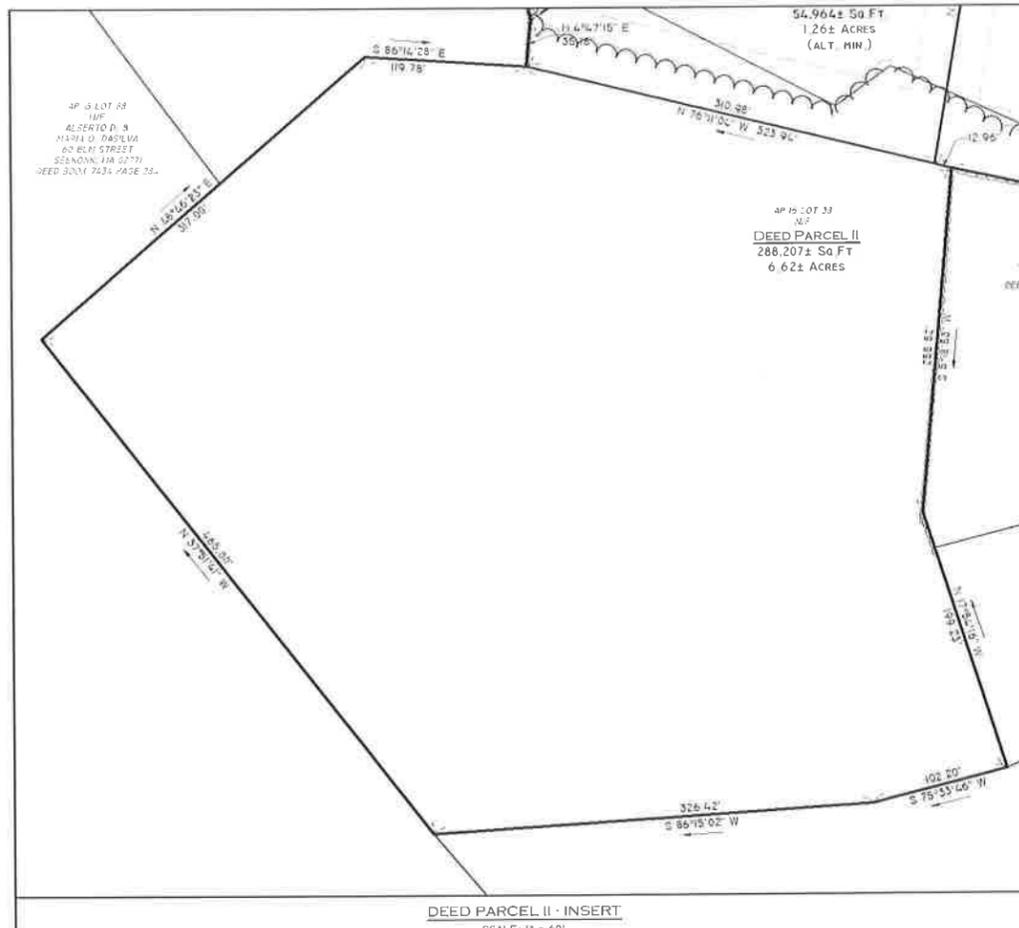
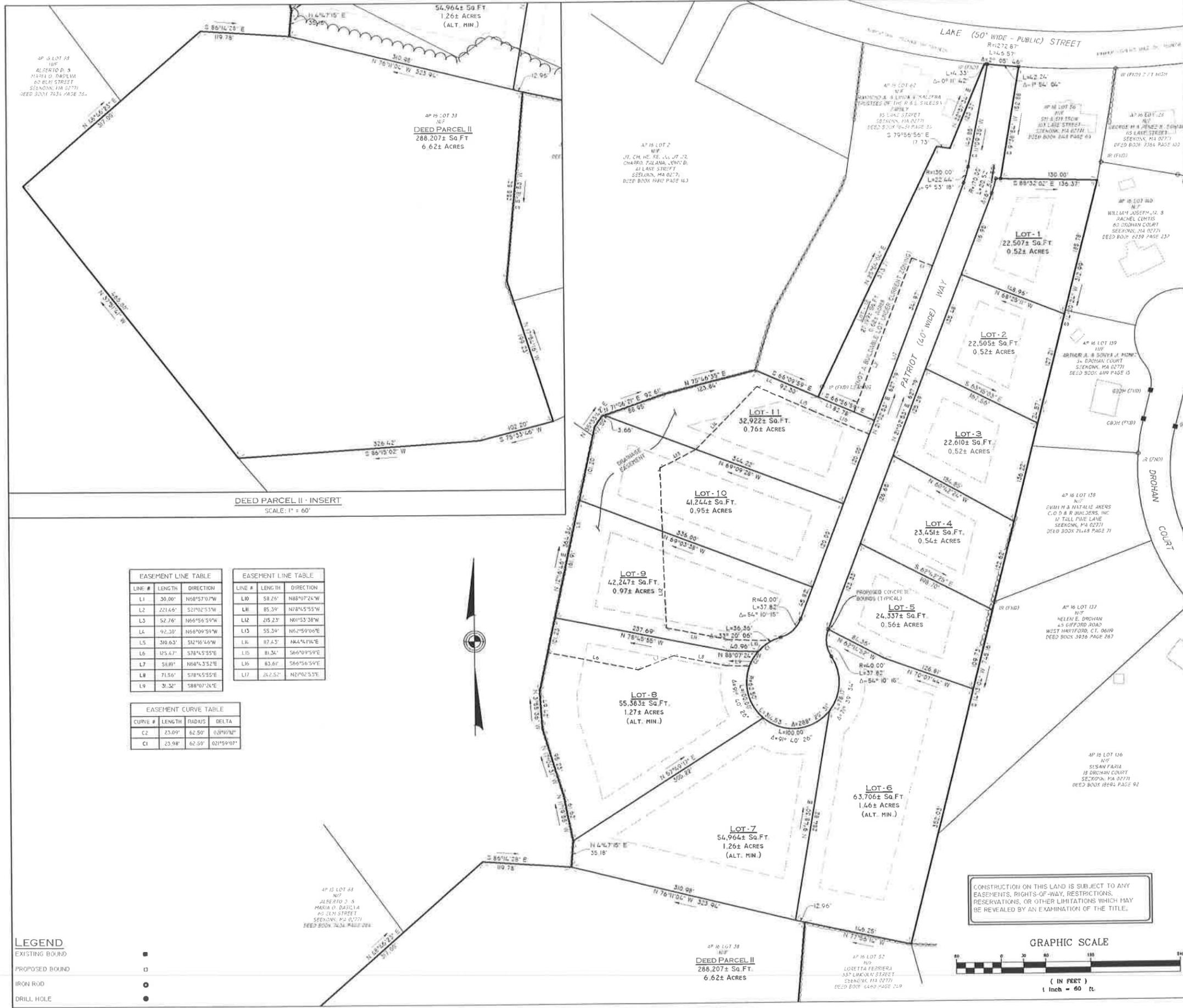
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

PROFESSIONAL LAND SURVEYOR _____ DATE _____



PROFESSIONAL ENGINEER

PROFESSIONAL LAID SURVEYOR



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	36.00'	N68°57'07"W	L10	58.25'	N88°07'24"W
L2	221.65'	S21°02'53"W	L11	85.39'	N78°45'55"W
L3	52.76'	N66°56'59"W	L12	215.23'	N01°53'38"W
L4	92.30'	N66°09'59"W	L13	55.39'	N62°59'06"E
L5	319.63'	S12°16'46"W	L14	17.43'	N44°14'14"E
L6	125.47'	S78°45'55"E	L15	81.34'	S66°09'59"E
L7	51.81'	N68°43'52"E	L16	83.61'	S66°56'59"E
L8	71.56'	S78°45'55"E	L17	262.52'	N82°02'53"E
L9	31.32'	S88°07'24"E			

EASEMENT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	23.09'	62.50'	021°10'12"
C1	23.98'	62.50'	021°59'07"

LEGEND

EXISTING BOUND	—
PROPOSED BOUND	- - -
IRON ROD	○
DRILL HOLE	●



REGISTRY USE ONLY

NOTES:

- OWNERS & APPLICANT: MOONLIGHT REALTY, LLC, 3 PARK STREET - UNIT #10, REHOBOTH, MA 02769
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 MINIMUM FRONTAGE = 120'
 MINIMUM FRONT YARD = 35'
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PROFESSIONAL LAND SURVEYOR _____ DATE _____

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD, THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SEEKONK PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE SEEKONK TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

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 DATE: _____ TOWN CLERK, TOWN OF SEEKONK _____

SEEKONK PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____	CHAIRMAN _____
DEF. PLAN FILED _____	CLERK _____
PUBLIC HEARING _____	
DEF. PLAN APPROVED _____	
DEF. PLAN ENDORSED _____	

LOTING PLAN

"BRADY ESTATES"
 LAKE STREET, SEEKONK, MASSACHUSETTS 02771
 ASSESSORS MAP 16 LOT 3

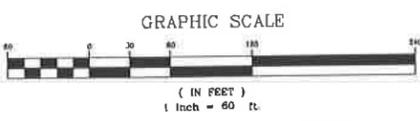
APPLICANT: **MOONLIGHT REALTY, LLC**
 3 PARK STREET - UNIT #10, REHOBOTH, MASSACHUSETTS 02769

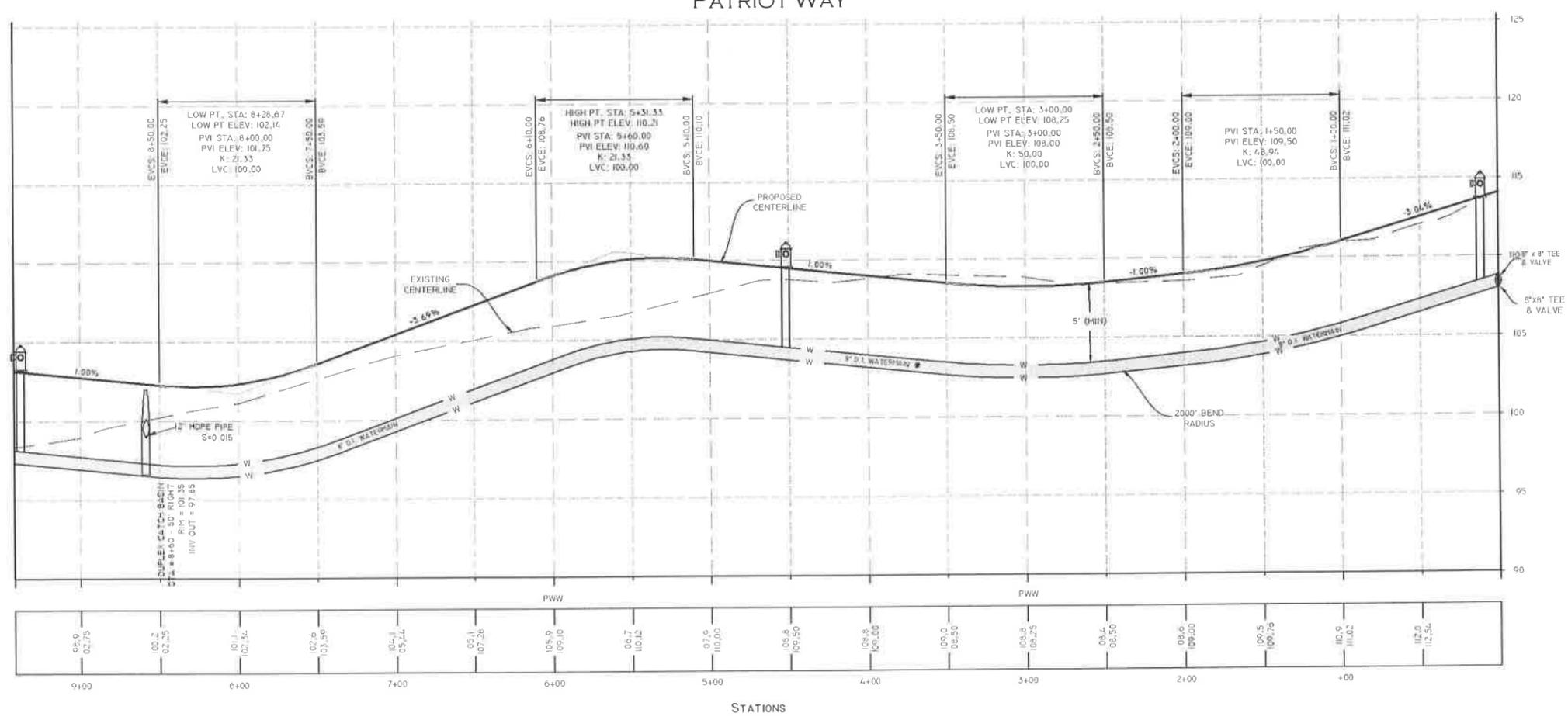
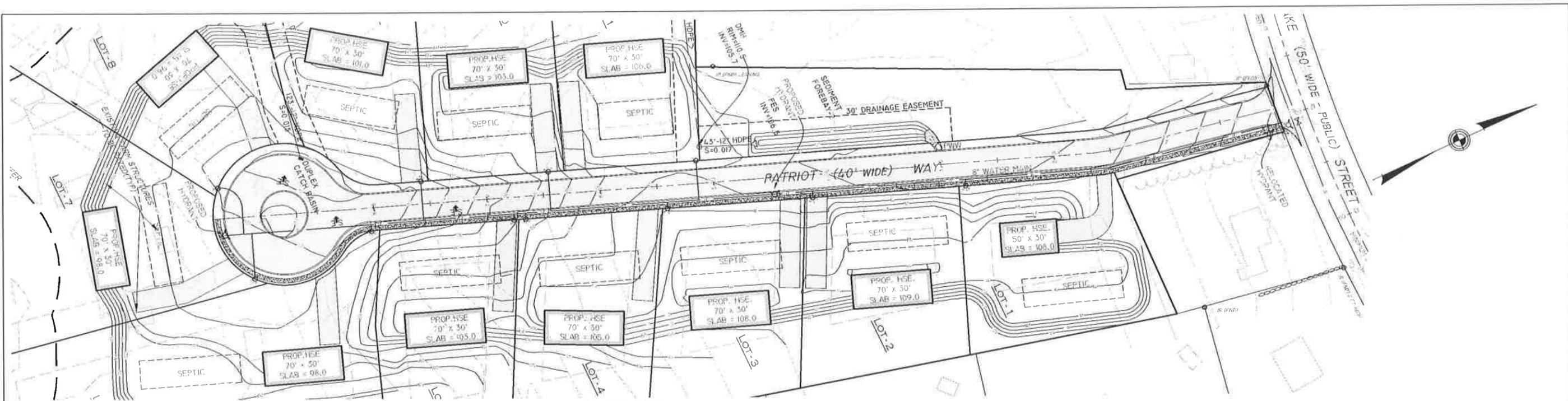
JOB # 16-038	SCALE: 1" = 60'	DRAWN BY: CEA	DATE: JULY 11, 2016
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REVISED: AUGUST 24, 2016

<p>InSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision, Clarity, Certainty.</p>	InSite Professional Complex, Suite 1 1579 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 338-8500 Fax: (508) 338-4599 Web Address: InSiteEngineers.com
	SHEET 3 OF 11

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.





* A SEPARATE WATERLINE PLAN WILL BE SUBMITTED TO SEEKONK WATER DEPARTMENT MEETING SEEKONK WATER DEPARTMENT SPECIFICATIONS.

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SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED	CHAIRMAN
DEF. PLAN FILED	CLERK
PUBLIC HEARING	
DEF. PLAN APPROVED	
DEF. PLAN ENDORSED	

PLAN & PROFILE

"BRADY ESTATES"
LAKE STREET, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 16 LOT 3

APPLICANT: **MOONLIGHT REALTY, LLC**
3 SPARK STREET, UNIT # 10, REHOBOTH, MASSACHUSETTS 02769

JOB #: 16-038 SCALE: 1" = 40' DRAWN BY: CEA DATE: JULY 11, 2016

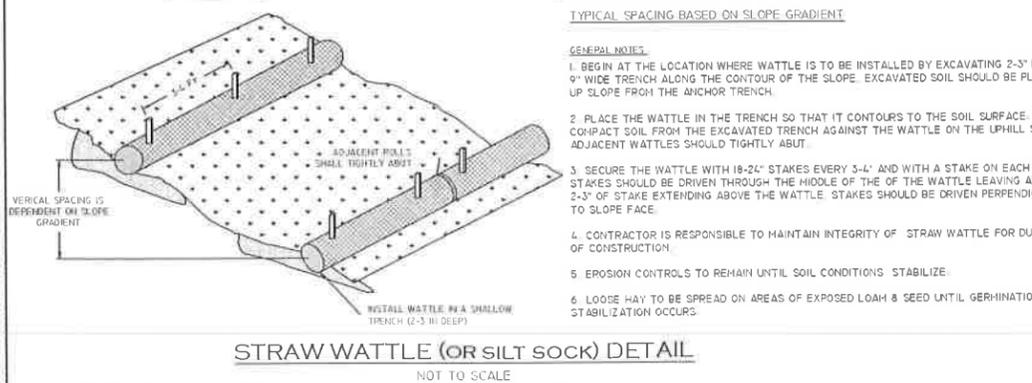
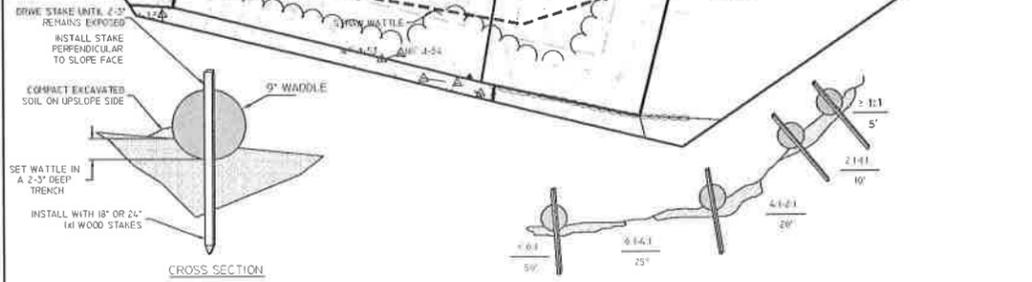
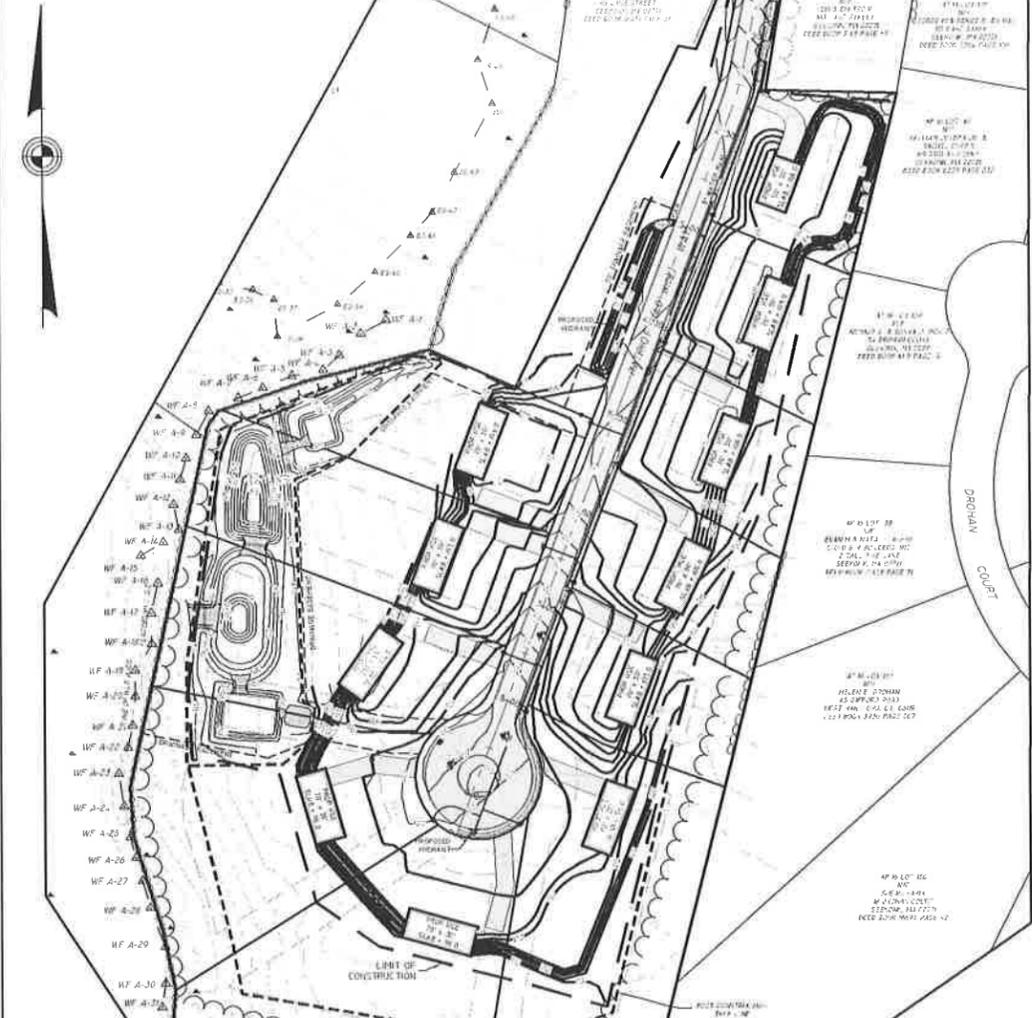
REVISED: AUGUST 24, 2016

InSITE
Engineering Services, LLC
PROFESSIONAL ENGINEERS LAND SURVEYORS
Precision. Clarity. Certainty.

1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: insiteengineers.com

SHEET 5 OF 11

LEGEND
 STRAW WATTLE (LOD) - - - - -
 LIMIT OF ROAD CONSTRUCTION - - - - -



STRAW WATTLE (OR SILT SOCK) DETAIL
 NOT TO SCALE

NOTES

CONSTRUCTION PROCEDURES AND SEQUENCING
 THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.
 THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.
 PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SETUP PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, SEEKONK PLANNING AND DPW PERSONAL.
 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, 3 LINE STRAW WATTLES WILL BE PLACED AT ALL CONSTRUCTION TOE OF SLOPES IN THE AREA OF ROADWAY, PONDS, LANDSCAPED AREAS, AND ALONG PERIMETER OF PROJECT LIMIT OF DISTURBANCE WHERE INDICATED ON PROJECT PLANS.
 RESERVE EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES.
 THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS FOR THE PROPER STORAGE AND/OR REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY ACCUMULATION ON SITE.
 IN STREAM CONTROLS SUCH AS HAY BALE CHECK DAMS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.
 PROTECTION OF THE INFILTRATION SURFACES (BENEATH AND ADJACENT TO THE RECHARGE SYSTEMS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:
 1. PROVIDE DEEP POT-HILLING OF BASIN FLOOR IMMEDIATELY PRIOR TO SEEDING WITH NO SUBSEQUENT TRAFFICKING ON SURFACE.
 2. PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
 3. PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
 4. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES INTO THESE FACILITIES.
 5. PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.
CONSTRUCTION INSPECTION
 THE ENGINEER SHALL BE CALLED ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION BASIN.
 THE ENGINEER SHALL PERFORM FREQUENT INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION, CLEANING AND MAINTENANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION PERIODS, WEEKLY INSPECTION IS REQUIRED.
 IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.
CLEARING
 CONSIDERATION SHALL BE GIVEN TO PRESERVING SPECIMEN TREES. THE ENGINEER SHALL BE CONTACTED TO REVIEW DESIGN IMPACTS AND APPROVE METHOD OF TREE PRESERVATION.
 BRUSH AND BRANCHES SHALL BE CHIPPED TO BE UTILIZED FOR WOOD MULCH WHERE FEASIBLE.
GRUBBING AND STRIPPING
 SUITABLE TOPSOIL SHALL BE STRIPPED FROM THE AREAS TO BE GRADED AND STOCKPILED FOR SUBSEQUENT USE AND/OR FOR LANDSCAPE PURPOSES.
ROUGH GRADING
 DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED SLOPES WILL BE MULCHED AND VEGETATION ESTABLISHED TO PREVENT SEDIMENT EROSION TO THE SATISFACTION OF THE ENGINEER.
MATERIAL VOLUME ESTIMATES
 LOAM WILL BE STRIPPED AND STOCKPILED ON SITE
 SELECT ROAD GRAVEL • 300 YARDS ±
 COMPACT ROAD GRAVEL • 740 YARDS ±
INDIVIDUAL HOMESITES
 PRIOR TO ISSUANCE OF A BUILDING PERMIT, HOMEOWNER, DEVELOPER OR CONTRACTOR SHALL SUBMIT INDIVIDUAL SITE PLANS TO TOWN PLANNER DEPICTING HOUSE, SEPTIC, GRADING AND EROSION CONTROL MEASURES.
 GRADING OF SITE SHALL IMHIC SUBDIVISION PLAN "BRADY ESTATES" SHEET 4 OF 11.
 ALL AREAS PREVIOUSLY DISTURBED DURING AGRICULTURAL USE SHALL BE STABILIZED WITH A SEEDING MIXTURE OF
 KENTUCKY BLUE GRASS • 45
 CREEPING RED FESCUE • 45
 PERENNIAL RYE GRASS • 10
 SEED TO APPLIED AT A RATE OF 9 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F.

OPERATION & MAINTENANCE PLAN

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONS AND MAINTENANCE PLAN DOCUMENT FOR BRADY ESTATES.
 THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT FOR BRADY ESTATES. THE MAINTENANCE AND UPKEEP OF THE PROPERTY WILL INCLUDE THE FOLLOWING ELEMENTS:
 CONSTRUCTION VEHICLES SHALL BE LIMITED TO ONE ACCESS POINT ON LAKE STREET WHERE A CRUSHED-STONE CONSTRUCTION PAD ENTRANCE SHALL BE INSTALLED IN THE AREA OF THE PERMANENT ROADWAY TO ENSURE THAT MUD AND DEBRIS ARE NOT TRACKED ONTO THE ROADWAY. IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE REMOVED PROMPTLY.
 GENERAL MAINTENANCE OF EROSION CONTROL ELEMENTS INCLUDING REGRADING, RE-VEGETATION, REPLACING RIP RAP, ETC., ON AN AS NEEDED BASIS.
 ALL STORMWATER MANAGEMENT SYSTEMS MUST HAVE AN OPERATION AND MAINTENANCE PLAN TO ENSURE THAT SYSTEMS FUNCTION AS DESIGNED.
 ALL MAINTENANCE BYPRODUCTS INCLUDING GRASS, BRUSH, SEDIMENTATION, ETC. SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ALL OF ITS APPURTENANCES. THE FOLLOWING MAINTENANCE PROGRAM SHALL BE IMPLEMENTED:
A. SEDIMENT FOREBAY
 1. FOREBAY SHALL BE INSPECTED MONTHLY.
 2. SILT/SEDIMENT SHALL BE REMOVED FROM THE FOREBAY FOUR TIMES A YEAR OR IF DEEP OF SEDIMENT REACHES BETWEEN 3 TO 6 ALL SEDIMENTS SHALL BE HANDLED PROPERLY AND DISPOSED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
B. CONSTRUCTED WETLAND
 1. PREVENTATIVE MAINTENANCE: TWICE A YEAR DURING BOTH GROWING AND NON-GROWING SEASONS.
 2. INSPECT TO ENSURE PROPER FUNCTIONING AFTER EVERY MAJOR STORM DURING FIRST 3 MONTHS OF OPERATION AND TWICE A YEAR THEREAFTER AND WHEN THERE ARE SIGNIFICANT DISCHARGES THROUGH THE OUTLET.
 3. NOTE AND RECORD DOMINANT WETLAND SPECIES AND SURVIVAL RATE. REPLACE WETLAND SPECIES AS NEEDED.
 4. REMOVE INVASIVE WETLAND SPECIES.
 5. REMOVE TRASH AND DEBRIS, REMOVE GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER TWICE A YEAR.
 6. INSPECT AND CLEAN PRETREATMENT DEVICES AS REQUIRED.
C. INFILTRATION BASINS
 1. PREVENTATIVE MAINTENANCE: TWICE A YEAR.
 2. INSPECT TO ENSURE PROPER FUNCTIONING AFTER EVERY MAJOR STORM DURING FIRST 3 MONTHS OF OPERATION AND TWICE A YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET ORIFICE.
 3. MOW THE BUFFER AREA, SIDE SLOPES, AND BASIN BOTTOM IF GRASSED FLOOR; RAKE IF STONE BOTTOM. REMOVE TRASH AND DEBRIS; REMOVE GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER TWICE A YEAR.
 4. INSPECT AND CLEAN PRETREATMENT DEVICES EVERY OTHER MONTH RECOMMENDED AND AT LEAST TWICE PER YEAR.
 5. THE BASE OF THE BASIN SHALL BE MONITORED FOR APPROPRIATE GROWTH. WOODY GROWTH SHALL BE CLEARED AS PART OF THE SEMI ANNUAL MAINTENANCE PROGRAM.

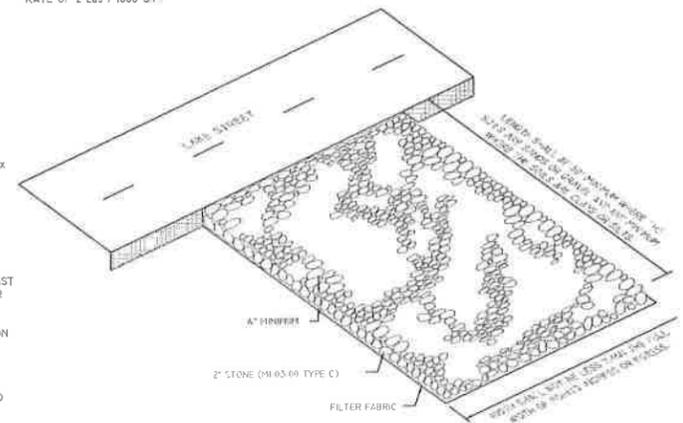
EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. 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 THE TOWN OF SEEKONK REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
 3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
 4. EACH HOUSE LOT SHALL BE REQUIRED TO MAINTAIN EROSION AND SEDIMENT CONTROLS DURING HOUSE CONSTRUCTION. ADDITIONAL MEASURES WILL BE REQUIRED TO PREVENT SEDIMENT DISCHARGE INTO THE STREET, INFILTRATION PONDS AND SWALES FROM THE INDIVIDUAL DEVELOPMENT OF EACH LOT.
 5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
 KENTUCKY BLUE GRASS • 45
 CREEPING RED FESCUE • 45
 PERENNIAL RYE GRASS • 10
 SEED TO APPLIED AT A RATE OF 9 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL TO OCTOBER 15. AFTER OCTOBER 15 AREAS NOT SEEDDED SHALL BE STABILIZED WITH STRAW WATTLES, HAY BALE CHECK DAMS, FILTER FABRIC OR WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
 6. AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED TO A RATE OF 2 LBS / 1000 S.F. AT A DEPTH OF 1/2" LIMESTONE (EQUIVALENT TO BE 50% CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 40 LBS / 1000 S.F. WHERE GRASS PRECIPITATES FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COURSE HATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS / 1000 S.F.
 7. CONTRACTOR SHALL 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, AND NOTIFY THE PROPER TOWN AGENCY 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.
 8. THE CONTRACTOR SHALL REQUEST THE TOWN ENGINEER TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE AGENT. THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE AGENT MAY FEEL ARE IN NEED OF SUCH.
 9. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2 : 1.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HALL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
 11. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAY BALE.
 12. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
 13. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
 14. ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD. THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SEEKONK PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE SEEKONK TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.
 I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.
 DATE _____ TOWN CLERK, TOWN OF SEEKONK _____

SEEKONK PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____	CHAIRMAN _____
DEF. PLAN FILED _____	CLERK _____
PUBLIC HEARINGS _____	
DEF. PLAN APPROVED _____	
DEF. PLAN ENFORCED _____	



CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE

EROSION CONTROL PLAN

"BRADY ESTATES"
 LAKE STREET, SEEKONK, MASSACHUSETTS 02771
 ASSESSORS MAP 16 LOT 3

APPLICANT: **MOONLIGHT REALTY, LLC**
 3 PARK STREET UNIT #10, REHOBOTH, MASSACHUSETTS 02769

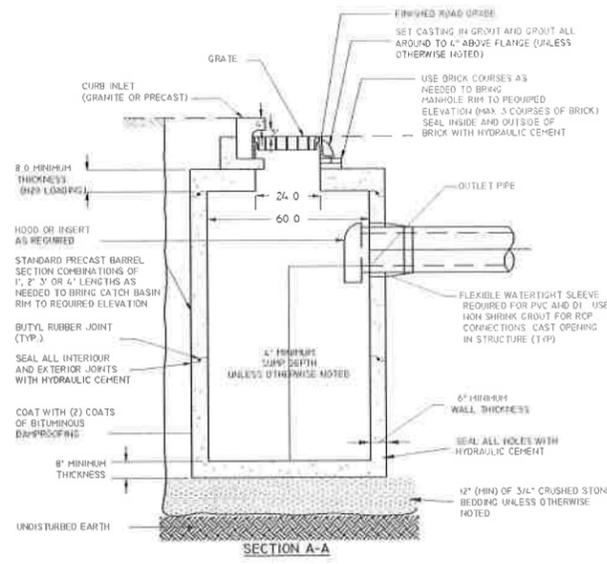
JOB #: 16-038 SCALE: 1"=80' DRAWN BY: CEA DATE: JULY 11, 2016

REVISED: AUGUST 24, 2016

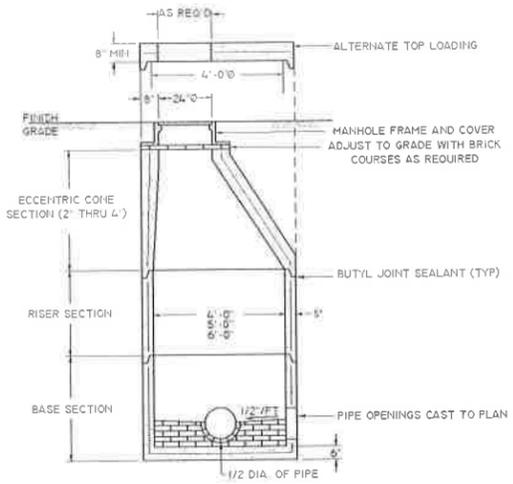
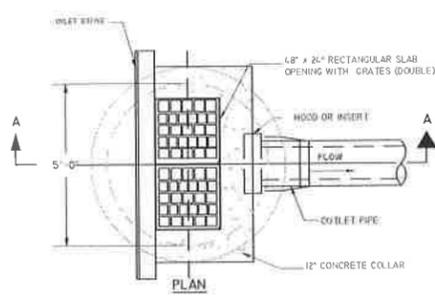
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InSite Professional Complex, Suite 1
 159 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4958
 Web Address: InSiteEngineers.com

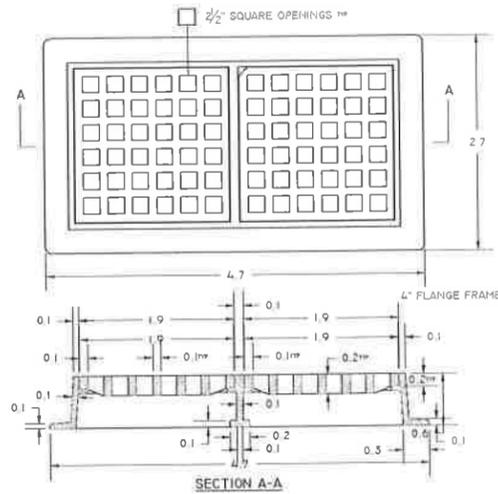
SHEET 6 OF 11



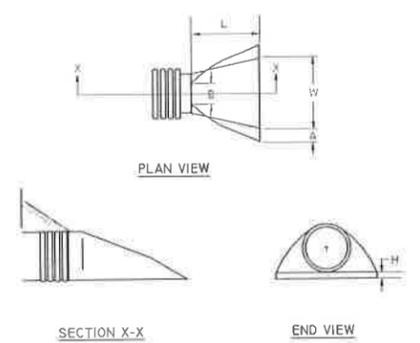
PRECAST CONCRETE CATCHBASIN WITH OIL AND WATER SEPARATOR
NOT TO SCALE



PRECAST CONCRETE MANHOLE - 4', 5', 6' DIAMETER
(M.H.D. STD, 202.4.0) NOT TO SCALE

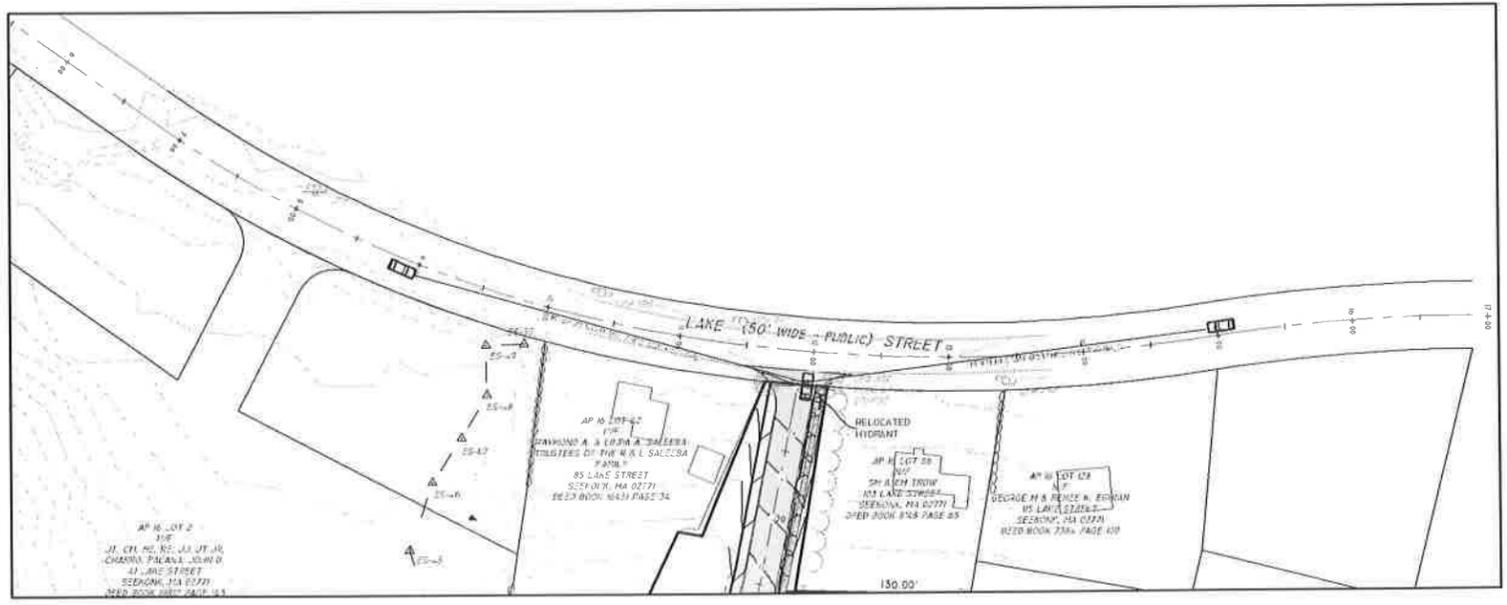


DUPLEX CATCH BASIN GRATE DETAIL
NOT TO SCALE

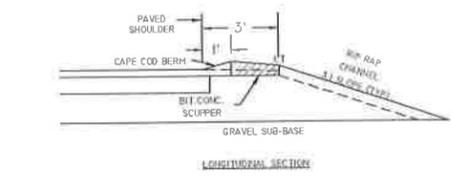
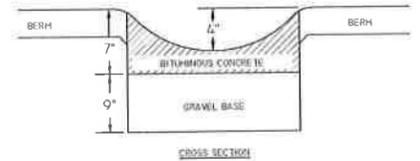
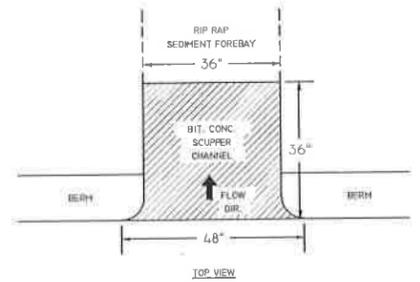


DIMENSIONS					
DIA.	A	B	H	L	W
12	6.5"	10"	6.5"	25"	44"
18	7.5"	15"	6.5"	32"	55"
24	7.5"	18"	6.5"	36"	65"

HDPE FLARED END SECTION
NOT TO SCALE



SITE DISTANCE
SCALE 1" = 60'



PAVED WATERWAY (PWW) DETAILS
NOT TO SCALE

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DATE: _____ TOWN CLERK, TOWN OF SEEKONK

SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____ CHAIRMAN _____
 DEF. PLAN FILED _____ CLERK _____
 PUBLIC HEARING _____
 DEF. PLAN APPROVED _____
 DEF. PLAN ENDORSED _____

DETAIL SHEET 2



"BRADY ESTATES"
LAKE STREET, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 16 LOT 3

APPLICANT: **MOONLIGHT REALTY, LLC**
3 PARK STREET UNIT # 10, REHOBOTH, MASSACHUSETTS 02769

JOB # 16-038 SCALE: 1" = 40' DRAWN BY: CEA DATE: JULY 11, 2016

REVISED: AUGUST 24, 2016

INSITE Engineering Services, LLC
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SHEET
8
OF 11

BRADY ESTATES, MA 02771

On-site Percolation

Percolation Test

Depth (ft)	Soil Type	Soil Color	Soil Texture	Soil Structure	Soil Consistency	Other
0-10	SP	Light Brown	SANDY LOAM	Blocky	Sticky	FRAGILE
10-20	CL	Light Brown	SANDY CLAY	Blocky	Sticky	FRAGILE
20-30	CL	Light Brown	SANDY CLAY	Blocky	Sticky	FRAGILE

BRADY ESTATES, MA 02771

On-site Percolation

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BRADY ESTATES, MA 02771

On-site Percolation

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10-20	CL	Light Brown	SANDY CLAY	Blocky	Sticky	FRAGILE
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BRADY ESTATES, MA 02771

On-site Percolation

Percolation Test

Depth (ft)	Soil Type	Soil Color	Soil Texture	Soil Structure	Soil Consistency	Other
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10-20	CL	Light Brown	SANDY CLAY	Blocky	Sticky	FRAGILE
20-30	CL	Light Brown	SANDY CLAY	Blocky	Sticky	FRAGILE

Modified DEP Forms II & 12 - SOIL SUITABILITY ASSESSMENT & PERCOLATION TEST FOR ON-SITE SEWAGE DISPOSAL

MASSACHUSETTS CITY OR TOWN: SEEKONK

IN SITE

CLIENT: BRADY ESTATES, LLC

DATE: 07/11/2016

ADDRESS: 3 PARK STREET UNIT # 10, SEEKONK, MA 02771

PERFORMED BY: MICHAEL S. FABRI, PE & SE, MA 9276 VEGETATION HEADQUARTERS

WITNESSED BY: HENRI D. CHERNOFF, PE

EXCAVATION CO.: G.T. EXCAVATING

DEPTH TO BEDROCK: NONE OBSERVED

DEPTH TO WATER TABLE: NONE OBSERVED

DEEP OBSERVATION HOLE LOG

DEPTH (ft)	DEPTH FROM SURFACE (ft)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNCH)	SOIL STRUCTURE (MUNCH)	OTHER (STRUCTURE, STONES, CONSISTENCY, etc.)
0-10	0-10	SP	SANDY LOAM	10YR 5/6	Blocky	FRAGILE
10-20	10-20	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
20-30	20-30	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
30-40	30-40	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
40-50	40-50	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
50-60	50-60	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
60-70	60-70	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
70-80	70-80	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
80-90	80-90	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE
90-100	90-100	CL	SANDY CLAY	10YR 5/6	Blocky	FRAGILE

PERCOLATION TEST

DEPTH (ft)	PERCOLATION RATE (in/hr)
0-10	0.00
10-20	0.00
20-30	0.00
30-40	0.00
40-50	0.00
50-60	0.00
60-70	0.00
70-80	0.00
80-90	0.00
90-100	0.00

ASSESSMENT OF DEEP HOLE: UNSUITABLE

ADDITIONAL TESTING NEEDED: YES, FOR LOWER RATES

COMMENTS: *SATURATED SOILS, TEST IN DRY SEASON & LOWER ELEVATIONS IF IN SAME LOCATIONS

CEP CERTIFIED SOIL EVALUATOR PRINTED: MICHAEL S. FABRI, PE & SE, MA 9276

SCALE: N.T.S.

PAGE 1 OF 1

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____ RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD, THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SEEKONK PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE SEEKONK TOWN CLERK ON _____ AND HERewith RECORDED AS A PART OF THIS PLAN.

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SEEKONK PLANNING BOARD
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PRELIM. PLAN FILED _____ CHAIRMAN _____
DEF. PLAN FILED _____ CLERK _____
PUBLIC HEARING _____
DEF. PLAN APPROVED _____
DEF. PLAN ENDORSED _____

SOIL LOG SHEET (2 OF 3)

"BRADY ESTATES"
LAKE STREET, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 16 LOT 3

APPLICANT: MOONLIGHT REALTY, LLC
3 PARK STREET UNIT # 10, REHOBOTH, MASSACHUSETTS 02769

JOB # 16-038 SCALE: N.T.S. DRAWN BY: CEA DATE: JULY 11, 2016

REVISED: AUGUST 24, 2016

PROFESSIONAL SEAL: PAUL D. GARDNER, CIVIL NO. 4098

IN SITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
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Phone: (508) 336-4000 Fax: (508) 336-4999
Web Address: InSiteEngineers.com

SHEET 10 OF 11



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

PRELIMINARY SUBDIVISION REVIEW DECISION

Date: March 10, 2016

Applicant: Heritage Realty Enterprises, LLC

Site: Off Lake Street

Assessor's Plat 16, Lot(s) 3 and 38 (merged per Section 4.3.3.4 of the Seekonk Zoning By-law)

Findings of Fact:

At their March 8, 2016 meeting the Seekonk Planning Board considered the above referenced Preliminary Subdivision application for a proposed 11 lot subdivision of land. Based on the application, plans, correspondence and testimony submitted to the Planning Board and presented during the review; the Planning Board hereby makes the following findings of fact and decision with regard to the application.

Existing Conditions:

- The parcel is comprised of AP 16 lots 3 (10.8) acres and 38 (6.55 acres) comprises 17.35 acres of land.
- A number of abandoned agricultural structures (proposed to be razed) are located on the site.
- Former use of the property was for agricultural purposes and there is no active use of the site currently.

Proposal:

- 11 Lot subdivision of land and associated public and private improvements including a proposed 950' cul-de-sac roadway and stormwater management system

Waivers Required:

- Appendix IV - Subject to further discussion at the Definitive stage, a waiver from the 40' landscaped cul-de-sac island
- Appendix IV - Waiver is requested from the typical roadway detail for the proposed subdivision road intersection with Lake Street

On March 8, 2016 a motion was made by Ron Bennett and seconded by James Roach to approve the Preliminary Subdivision plan for Brady Estates dated January 28, 2016 based upon a finding that the application meets the requirements of Section IV PRELIMINARY PLAN of the Rules and Regulations Governing the Subdivision of Land in Seekonk, Massachusetts and subject to the following:

1. The Definitive subdivision plan will incorporate AP 16, lot 38 as it is merged with the subject lot per Section 4.3.3.4 of the Zoning By-laws of the Town of Seekonk.

Mike J Bp

3-11-16

Planning Board Clerk

Date

Discussion: Preliminary Plan for Brady Estates

11 Lot Subdivision located off Lake Street, AP 16, Lot 3 located in an R-2 Zoning District

Paul Carlson from InSite Engineering represents the applicant, Heritage Realty Enterprises, LLC for the preliminary subdivision of Brady Estates. The property is approximately 500 yards south and west of the intersection of Lake Street and Route 44. This particular parcel comprises of about 10.8 acres of land. The existing property in general is existing farmland with old collapsed structures located on the property. The terrain from east to west have wetlands that run along the outside perimeter. The proposed subdivision will have 11 lots that meet the R2 Zoning District. Each lot will have individual septic systems and all utilities are available off Lake Street (water, gas, electrical will be brought in). The drainage will utilize LID components, swales, bioretention areas to handle the 100 year storm event. There will be sidewalks on one side of the roadway per the regulations. One waiver is being requested for the roundings. We meet the criteria for the roundings of the roadway but we do not have the roundings for one right-of-way,

J. Aubin asked the board this lot is owned in common with lot 38 to the rear. They are both non-conforming lots.

S. Foulkes asked if it will be a HOA.

P. Carlson replied yes and advised that they did meet with the TRC. Feedback was provided by DPW and the Fire Chief in regard to the cul-de-sac and the discussion remains open.

J. Aubin advised Dave Cabral from DPW prefers an open cul-de-sac without a landscaped island.

Ch. Abelson asked about the plans for the unbuildable lot (lot 12).

P. Carlson explained it would be used for open space and/or possibly drainage.

S. Foulkes asked if lot 12 was wetland.

P. Carlson said no it is still part of farm, but due to the geometry of it, you can't put anything there.

D. Sullivan asked if there were wetlands in that area.

P. Carlson said no but it does surround the entire parcel of land. He further stated, to date, the wetlands have not been flagged. The information he provided to the board is based on GIS information, other maps, and us walking the site to visualize where the wetlands are. We will have that flagged and provide more information during the definitive phase. We feel comfortable where the wetlands are right now.

J. Aubin asked if they felt comfortable that the wetlands will not extend out into the cul-de-sac.

P. Carlson said absolutely not.

J. Aubin asked if T-loop was a consideration as opposed to the cul-de-sac.

P. Carlson said no due to the width of the lot.

R. Bennett made a motion to approve the preliminary subdivision plans for Brady Estates subject to inclusion of lot 38 and further discussion regarding the cul-de-sac/island, J. Roach seconded and it was unanimously approved.

VOTE: Approved 5-0

Site Plan Application for 120 Highland Avenue

AP 8, Lot 131 located in a Highway Business Zoning District

Michael Levinson attorney for the applicants D'Angelo's and Brian McLaughlin was present. He provided current and future photographs of the building.

David Bray an engineer with Caputo and Wick was also present on behalf of the applicants. He summarized how the building façade will modernize the plaza. About 6,000 sq. ft. will be demolished at one end of the building and a new space will be built adjacent up against the existing structure because Buffalo Wild Wings require higher ceiling heights. The existing building is 10 ft. off the northerly property line and will now be 15.2 ft. The subject parcel is comprised of 89,999 square feet of land and 97 parking spaces. We are proposing landscaped islands which will reduce the pavement of 2,000 sq. ft. The existing drainage system, as well as the improvements to the drainage system, was discussed and collection points will be added. The existing commercial space for seating was discussed for D'Angelo's, Town Fair Tire and Buffalo Wild Wings. Proposed parking will have 91 spots and will include striped handicap spots. He advised a waiver was requested for a peer review because it is an existing facility and drainage system. He advised the septic system is in review with the BOH.

R. Bennett asked if the curb cut at the southern corner of lot is new or existing.

D. Bray said it is an existing curb cut.

R. Bennett asked about the landscaping plans.

D. Bray explained the required 7 trees will be planted and the proposed lighting is 19' high.

J. Roach asked about where service deliveries will take place.



TOWN OF SEEKONK PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771
1-508-336-2961

COVENANT AGREEMENT

Date: August 24, 2016

Applicant Name: Moonlight Realty, LLC Phone No.: 508.509.3379

Address: 3 Park Street, Unit 10 Rehoboth, MA 02769

Plat No.: 16 Lot No.: 3 Subdivision Name: Brady Estates

- Original Covenant Form - attached below
Please note: Only Planning Board signature must be notarized.
- Application fee: \$125 ck# 106
- Construction Cost Estimate - For establishing covenant agreements and covenant releases; completed by the Applicant, reviewed by inspecting engineer, and approved by the Planning Board
- Inspection Fees check ck# _____
For establishing covenant agreements only: Amount determined by inspecting engineer (payable to Town of Seekonk); To be deposited in special 53G account, as authorized by MGL Ch. 44, Sec 53G
- W-9 Form (available from Town Treasurer)
For establishing covenant agreements only; required for establishing special 53G account



**TOWN OF SEEKONK
PLANNING BOARD**
COVENANT AGREEMENT

THE UNDERSIGNED Ryan Duvally of Moonlight Realty, LLC
Print name(s)

of 3 Park Street Rehoboth MA Bristol
(Street Address) (City) (State) (County)

Herein after called the "Covenantor", having submitted to the Seekonk Planning Board, a Definitive Plan of a subdivision entitled: Brady Estates

Dated: July 11, 2016 Prepared by: InSite Engineering Services, LLC

does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to the General Law, Chapter 41, Section 81-U as amended that:

1. The covenantor is the owner of record of the premises shown on said Plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said Plan;
3. The construction of streets and ways and the installation of utility services and improvements shall be provided to serve any lot in accordance with the applicable Subdivision Rules and Regulations of said Planning Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this covenant which provides that no lot so sold shall be built upon until such streets, ways, services and improvements have been provided to serve such lot;
4. The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Planning Board within _____ months from the date said plan is approved.
5. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such streets, ways, services and improvements;
6. This covenant shall take effect upon the endorsement of said Plan;

7. Reference to this covenant shall be entered upon said Plan and this covenant shall be recorded when said Plan is recorded.
8. (Optional) The said subdivision plan is subject to a performance bond, in the sum of \$ _____ to secure the installation of municipal services and other conditions of said plan, and as stated therein.

EXECUTED as a sealed instrument this _____ day of _____, 20____

Planning Board Clerk

Covenantor

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss. _____, 20____

Then personally appeared _____ and acknowledged the foregoing instrument to be _____ free act and deed, before me.

Notary Public

My commission expires: _____

InSite Engineering Services
Construction Cost Estimate
Page 1

18-Aug-16		INSITE ENGINEERING, LLC				
Brady Estates Estates Construction Cost Estimate Worksheet (for use with Form J - Guaranty Price Estimate)						
		UNIT OF				
DESCRIPTION-ROADWAY	QUANTITY	MEASUREMENT	UNIT COST	TOTAL	Percent Completed	Total Remaining
SITE PREP						
Mobilization	1	LS	\$3,000	\$3,000	0	\$3,000
Erosion Control and Maintenance	1400	LF	\$10.00	\$14,000	0	\$14,000
Construction Entrance	1	EA	\$1,500	\$1,500	0	\$1,500
Stump Removal	5	EA	\$250	\$1,250	0	\$1,250
Dumpster	1	EA	\$500	\$500	0	\$500
Engineering Layout	1	LS	\$4,000	\$4,000	0	\$4,000
EXCAVATION						
SITE GRADING						
Strip Loam (in ROW)	1400	CY	\$3.00	\$4,200	0	\$4,200
Strip Loam (in ponds and swales)	800	CY	\$3.00	\$2,400	0	\$2,400
Site Cut - Fill (cut at ROW)	600	CY	\$5.50	\$3,300	0	\$3,300
Site Cut - Fill (cut at DRN. Pond)	1085	CY	\$5.50	\$5,968	0	\$5,968
Site Cut - Fill (cut at DRN. Swale)	100	CY	\$5.50	\$550	0	\$550
Site Cut - Fill (fill at ROW)	2800	CY	\$5.50	\$15,400	0	\$15,400
Site Cut - Rock(cut in ROW)	5	CY	\$100.00	\$500	0	\$500
ASPHALT						
Asphalt - 3.5"	2400	SY	\$19.60	\$47,040	0	\$47,040
Gravel Base - 14"	935	CY	\$30	\$28,050	0	\$28,050
BCC	1900	LF	\$7	\$13,300	0	\$13,300
Granite Curbing	90	LF	\$40	\$3,600	0	\$3,600
DRAINAGE						
DMH with Frame and Cover	2	EA	\$3,200	\$6,400	0	\$6,400
CB with Duplex Frame & Grate	1	EA	\$2,900	\$2,900	0	\$2,900
12" HDPE Pipe	320	LF	\$55	\$17,600	0	\$17,600
HDPE FES	2	EA	\$500	\$1,000	0	\$1,000
Paved Waterway PWW	2	EA	\$70	\$140	0	\$140
3" - 6" Diam. Rip Rap	12	CY	\$20	\$240	0	\$240
WATER						
8" CLDI	950	LF	\$60	\$57,000	0	\$57,000
8" GV	3	EA	\$1,300	\$3,900	0	\$3,900
8" X 8" X 8" TEE	1	EA	\$1,600	\$1,600	0	\$1,600
1" Water Services	11	EA	\$500	\$5,500	0	\$5,500
Hydrant Assembly	3	EA	\$3,500	\$10,500	0	\$10,500
UTILITIES						
Utility Trench and Backfill for Conduit	1100	LF	\$6	\$6,600	0	\$6,600
Utility Trench Sand	200	CY	\$12	\$2,400	0	\$2,400
Electric Cost	1100	LF	\$5	\$5,500	0	\$5,500
Warning Tape	12	EA	\$50	\$600	0	\$600
Alarm Box	1	EA	\$7,500	\$7,500	0	\$7,500

FINAL SITE PREP						
Trees	38	EA	\$450	\$17,100	0	\$17,100
Re-Spread Loam (Pond and Swales)	400	CY	\$3	\$1,200	0	\$1,200
Re-Spread Loam (ROW)	105	CY	\$3	\$315	0	\$315
Hydroseed - (ROW, pond,swales)	1	DAY	\$1,500	\$1,500	0	\$1,500
Signs	2	EA	\$100	\$200	0	\$200
As-built	1	LS	\$8,000	\$8,000	0	\$8,000
Miscellaneous Work/Cleanup	1	LS	\$3,000	\$3,000	0	\$3,000
Street Monuments	11	EA	\$300	\$3,300	0	\$3,300
T.M. Acceptance	1	LS	\$3,000	\$3,000	0	\$3,000
INSPECTIONS						
Engineer	1	LS	\$9,000	\$9,000	0	\$9,000
Drainage Inspection	1	EA	\$1,400	\$1,400	0	\$1,400
TOTAL				\$325,953		\$325,953
						\$0
10% Contigencies				\$32,595		\$32,595
Construction Management (10%)				\$32,595		\$32,595
Maintenance (2%)				\$6,519		\$6,519
SUBTOTAL				\$397,662		\$397,662
Inflation (6%)				\$23,860		\$23,860
TOTAL GUARANTY				\$404,181		\$404,181



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

Date: September 27, 2016

To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Correspondence to the Board from Sagar Services, Inc. relative to:

- a. Request for rescission of the August 22, 2016 decision of the Planning Board relative to the application of TJA Solar for site plan approval
- b. Request for determinations relative to Section 6.8 of the Seekonk Zoning By-laws; and
- c. Appeal of the August 22, 2016 decision of the Planning Board on the site plan application for TJA Solar to locate a solar photovoltaic facility at 50 Woodland Avenue being AP 35, lot 22

Per the request of the Planning Board, a request for specific determinations with regard to the above referenced matter has been made to Town Counsel through the Office of the Town Administrator and a request for a zoning determination has been filed with the Building Department. An electronic copy of the packet that was forwarded to the Town Administrator, including the requested Town Counsel determinations, the submitted zoning determination and supporting materials has been forwarded to the Planning Board. Should you like a hard copy please let Kristen or myself know and we will provide it.

Thank you.