

OPEN SPACE PRESERVATION PLAN

APPLICATION FOR

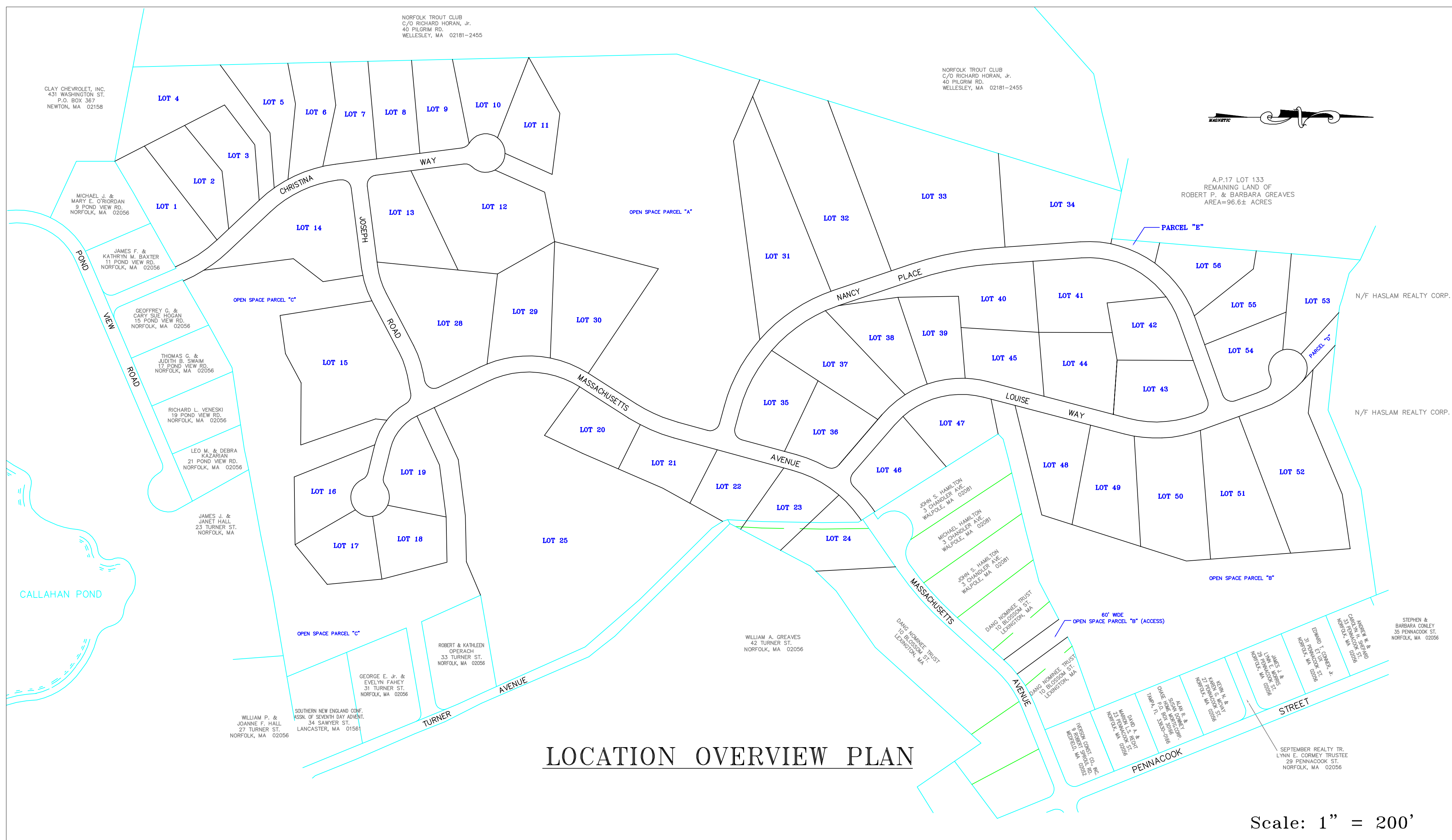
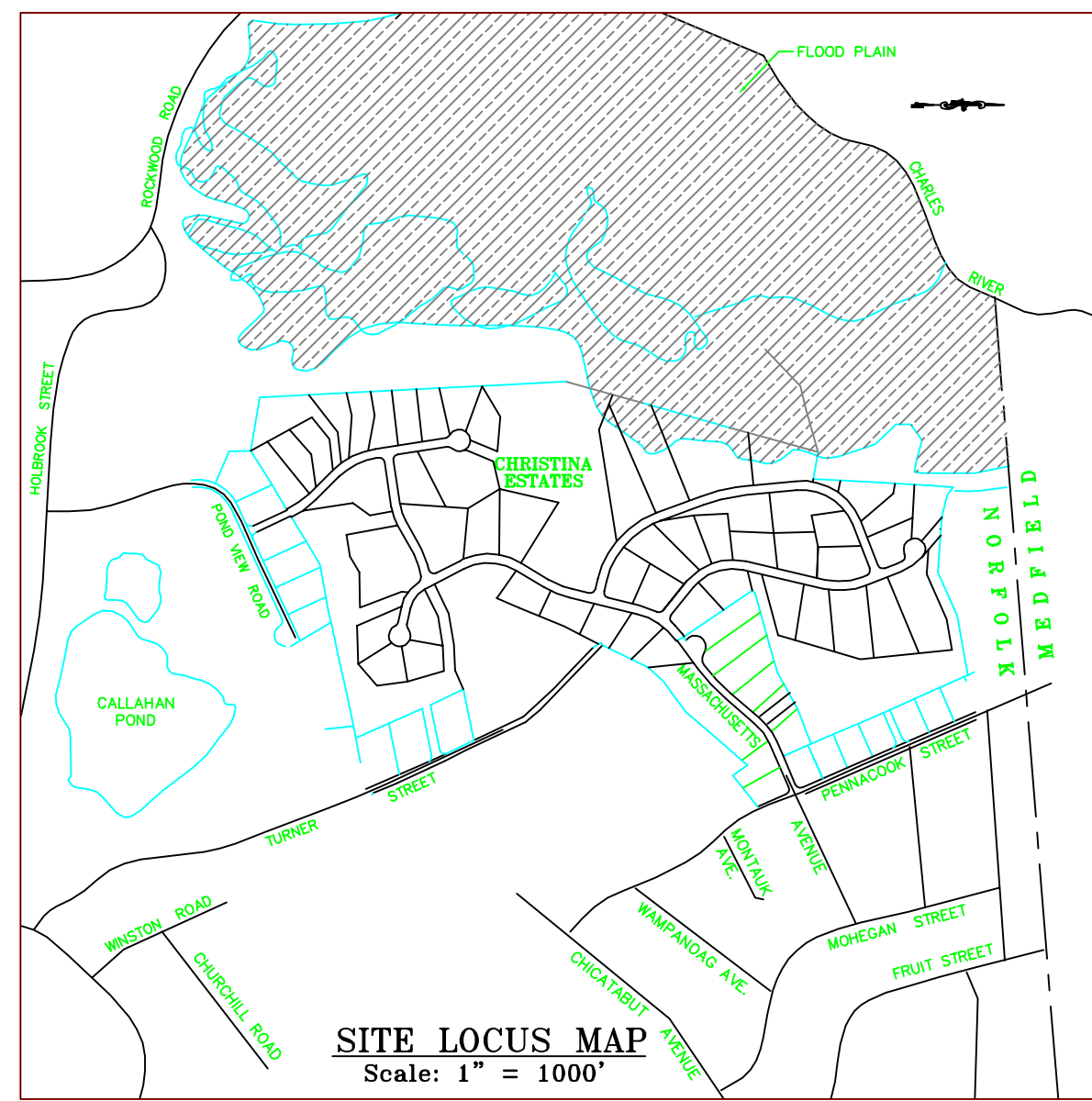
CHRISTINA ESTATES

NORFOLK, MASSACHUSETTS

MARCH 18, 1997 REVISED : 8/18/97 1/7/1998
10/9/97

FEMA
TOWN OF NORFOLK, MASSACHUSETTS
NORFOLK COUNTY
ZONE C
COMMUNITY PANEL NUMBER
255217 0005C
MAP REVISED: AUGUST 19, 1985

ROAD "A" - CHRISTINA WAY
ROAD "B" - JOSEPH ROAD
ROAD "C" - MASSACHUSETTS AVENUE
ROAD "D" - NANCY PLACE
ROAD "E" - LOUISE WAY



Christina Estates Subdivision
Applicant: Intoccia Construction Co.

Request For Waivers from the Planning Board Subdivision Rules and Regulations

- 1) Section 4.15.2- Subdivision servicing 50 or more lots must have at least two accesses to primary streets.
Request-To allow the subdivision to have more than 50 lots and not have access to a primary street. Access will be from Pond View Road and from Massachusetts Avenue.
- 2) Section 5.2.1.1-Minimum Roadway Right-of-Way
Request-To allow a 50 foot wide right-of-way with 24 feet of pavement and one sidewalk.
- 3) Section 5.2.20.1 -Roadway Cross Sections
Request-To allow the Scale of Cross-Sections to be 8 feet per inch vertical and 40 feet per inch horizontal. Critical cross sections at 8 feet vertical and horizontal.
- 4) Section 5.2.10.3-Roadway Cross Sections-
Request-To allow a chart report format to be submitted instead of the a display on the plan sheets showing the cut, fill, rock, muck, etc. from station to station.
- 5) Section 5.3.3.2.1 -Retention/Detention Basins
Request-To allow the detention basins to be less than 100 feet to the roadway and less than 25 feet to property lines. Specifically as shown on the approved version of the plans.
- 6) Section 5.3.3.2.1 -Retention/Detention Basins
Request-To allow the detention basins to be installed without fencing.
- 7) Section 5.3.3.2.1 -Retention/Detention Basins
Request-To allow detention basins to be installed with less than 3 feet of freeboard. Specifically one foot minimum freeboard above the maximum design level.
- 8) Section 5.7 - Retaining Walls
Request - To allow retaining walls along the right-of-way to be greater than four feet in height. Specifically, on Road "A" between Stations 2+30 and 3+10 on the right side and on Road "B" from Station 2+65 to 3+30 and Station 5+75 to the intersection of Road "C" from Station 33+00 to 35+52. These areas are those which about wetland resource areas.
- 9) Section 5.3.3.2 - Major Structures, Culverts, Retention/Detention Systems, and Leaching Basins
Request - To allow the Title 5 method (soil morphology) of determining the high ground water elevation.
- 10) Section 5.9 - Street Trees
Request - To allow street trees to be planted within the road right-of-way, if necessary, on Road "A" from Station 0+00 to Station 2+60 and to allow the use of the Bradford Pear species in the same area.
- 11) Section 5.9 - Street Trees
Request to allow no street trees but substitute plantings as shown on the Landscape Plans at the retaining wall sections on Road "A" from Station 2+35 to Station 3+00; on Road "B" from Station 2+60 to Station 3+50 and Station 5+70 to the end; on Road "C" from Station 25+00 (Right) to Station 28+10 (Right) and from Station 32+90 to Station 34+20 (Left) and Station 32+90 to Station 35+60 (Right).

PROPOSED TOTAL SITE AREA = 5,354,783 S.F.
REQUIRED OPEN SPACE AREA = 1,338,696 S.F.
(5,345,783 x .25 = 1,338,696)

PROVIDED OPEN SPACE AREA = 1,362,906 S.F.
(1,362,906 / 5,354,783 = 0.2545)

REQUIRED OPEN SPACE UPLAND AREA = 954,034 S.F.
(1,362,906 x .70) = 954,034 S.F.

PROVIDED OPEN SPACE UPLAND AREA = 1,020,501 S.F.

PREPARED BY: DUNN McKENZIE, INC.
206 DEDHAM STREET (Rt.1A)
NORFOLK, MASSACHUSETTS
02056
TEL: (508) 384-3990
FAX: (508) 384-3905

PREPARED FOR: INTOCCIA DEVELOPMENT CORP.
1200 PROVIDENCE PIKE
SHARON, MASSACHUSETTS
02067
TEL: (617) 784-9588
FAX: (617) 784-0462

OWNED BY: ROBERT P. & BARBARA GREAVES
47 TURNER ROAD
NORFOLK, MASSACHUSETTS
02056
TEL: (508) 528-9026

	TOTAL	WETLAND	UPLAND
OPEN SPACE PARCEL "A" AREA =	567,072 S.F.	167,649 S.F.	399,423 S.F.
OPEN SPACE PARCEL "B" AREA =	400,789 S.F.	94,359 S.F.	306,430 S.F.
OPEN SPACE PARCEL "C" AREA =	395,045 S.F.	80,397 S.F.	314,648 S.F.
TOTAL =	1,362,906 S.F.	342,405 S.F.	1,020,501 S.F.