

SWNAS Development Plan Application:
Phase 1A

Submitted to the South Shore Tri-Town Development Corporation
by LNR South Shore, LLC
July 9, 2008

This Revised SWNAS Development Plan Application for Phase 1A applies only to the areas indicated on the attached "Proposed Plan" drawing. All other components of the Phase 1A Development Plan approved by SSTTDC on August 23, 2007 remain as per that approval.

The layout of buildings and streets indicated in the Development Plan application is a general indication of how the buildings will be arranged on the site. As per SSTTDC regulations, final design of these elements will be included in the Site Plan application submittal, including minor modifications in building and street layout, as appropriate.

The general layout of streets in the Development Plan application conforms to the street types designated in Chapter 3, Section 4 of the SRRNASSW and is consistent with the revised Phase 1A subdivision plans dated July 2, 2008. The general layout of buildings is in conformance with all applicable provisions of the adopted Zoning By-Laws and the Regulations.

1. Preliminary site construction plans showing the tentative locations of proposed buildings, lot lines, blocks, streets, parking areas and open space, along with zoning district boundaries.

See attached "Proposed Plan" and "Preliminary Site Construction Plan—Zoning" Diagrams for the areas indicated on the attached "Proposed Plan"

2. A proposed mix of uses, Building Forms and development program:

For the areas indicated on the attached "Proposed Plan"

Building Form	Development Program
Townhouse 1 (TH1)	12 Units
Apartments (A)	255 units
Apartments with Commercial (AC)	82 Units
Retail in Apartments with Commercial	10,000 Square Feet

See attached "Proposed Development Program" Diagram.

At this time, all Apartments (A) and Apartments with Commercial (AC) are planned as rental units.

Affordable, Work Force, and Senior Housing will be provided in accordance with the Memorandum of Understanding that was executed and recorded with the approved Phase 1A Development Plan, dated August 23, 2007

3. Tables showing total land area and wetlands and compliance with applicable dimensional and parking requirements:

For the areas indicated on the attached "Proposed Plan"

Parcel	Developable Area (ac)	Wetlands (ac)	Total Area (ac)
R6	1.38		1.38
R7	1.51		1.51
R8	2.38		2.38
R9	2.31		2.31
R10	2.33		2.33
R11	1.99		1.99
R12	3.64		3.64

Each Building Form will comply with the following dimensions and parking requirements set forth in the Zoning and Land Use bylaws for NAS South Weymouth as indicated on the attached Building Forms Table.

4. An analysis of the circulation system and its consistency with any Applicable Street Plan approved by the Corporation pursuant to the Subdivision Regulations.

See attached "Street Type" Diagram. The circulation system is as approved in the Phase 1A Development Plan adopted by SSTTDC on August 23, 2007, except as noted below.

A new access road will be constructed along the property's rear lot frontage with French's Stream. This access road will be constructed to a modified standard of Figure 4-14 in the Subdivision Rules and Regulations, identified as a "Narrow Neighborhood Street". The modified street section is proposed in this area to avoid the existing 200' Riverfront Area buffer that is established for French's Stream. On-street parking and "natural" walkways will be provided along this street, which connects to Trotter Road and the south.

All roadway improvements comply with Chapter 3 Section 4 of the SRRNASSW and are consistent with the approved SouthField Phase 1A development subdivision plans dated August 23, 2007.

Traffic Analysis

The traffic analysis is as approved in the Phase 1A Development Plan adopted by SSTTDC on August 23, 2007, except as noted below.

The apartment complex is in compliance with the originally proposed use as residential development with commercial components as outlined in the traffic study completed and previously approved with the greater SouthField Phase 1A development, dated August 23, 2007. It is not anticipated that traffic generated by this site at full build-out condition will exceed volumes approved with the initial Phase 1A Master Plan and infrastructure improvements, nor is it anticipated that new access points will negatively impact traffic circulation patterns off-site.

- 5. An analysis of transportation, utility, drainage, and other required infrastructure systems and their consistency with applicable Infrastructure and Utility Plans approved by the Corporation pursuant to the Subdivision Regulations.**

The proposed site infrastructure is as approved in the Phase 1A Development Plan adopted by SSTITDC on August 23, 2007.

- 6. Evidence of compliance with the applicable provisions of the Regulations, including, without limitation, the Architectural and Urban Design Standards and Sustainable Design Standards and, for any Development Plan involving a residential uses, the Affordable and Workforce Housing Requirements.**

See analysis as approved in the Phase 1A Development Plan adopted by SSTITDC on August 23, 2007.

- 7. Evidence of compliance with the applicable Street, Infrastructure and Utility, Landscape and Lighting Plans approved by the Corporation pursuant to the Subdivision Regulations.**

See Sections 4 and 5 above. Additionally, the Development Plan will comply with the approved Phase 1A definitive subdivision plans dated April 6, 2007 and the proposed subdivision plans dated July 2, 2008.

- 8. To the extent known, a timetable for the construction of each development component.**

See attached "Development Timetable" Diagram.

- 9. An analysis showing the relationship of the proposed use(s), Building Forms and development program with adjacent development within NAS South Weymouth for which Development Plans, Special Permits or site plans have previously been approved or issued.**

Not applicable. There are no adjacent developments within NAS South Weymouth for which Development Plans, Special Permits, or Site Plans have been issued.

However, the plan attached hereto entitled "Southfield Phase 1A Proposed Plan" depicts currently anticipated uses of adjacent sites for illustrative purposes.

- 10. SSTITDC's Reuse Plan outlines several project amenities planned for Phase 1 development (such as the Shea Memorial Grove, village parks, trail systems within EDC and PBC property, etc.). Amenities planned for Phase 1A are shown on figure "Southfield Phase 1A Amenities".**

See Phase 1A Development Plan approved by SSTITDC on August 23, 2007

Proposed Phase 1A Development Plan Revision—July 2, 2008
 Building Forms Table
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Building Form	Lot Occupation Area Required		Lot Occupation Coverage		Building Setbacks Required			Building Setbacks			Frontage Required		Building Height Required		Building Height	
	Area	Coverage	Area	Coverage	Front	Side	Rear	Front	Side	Rear	Frontage Required	Principal Building	Out Building	Principal Building	Out Building	
TH1	800-1499 sf	92.5%	Complies	Complies	3-10 ft. when fronting open space; 10 ft min/max on street	3 ft. min. with side lot on residential street	None	Complies	Complies	Complies	18 ft min	35 ft max	N/A	Complies	N/A	
A	2.5 ac max	90% max	Complies	Complies	5 ft min/10 ft max	5 ft from street/3-10 ft from lot line	3 ft min	Complies	Complies	Complies	N/A	65 ft max	N/A	Complies	N/A	
AC	2.5 ac max	90% max	Complies	Complies	75% to lot line, 5 ft max	None	None	Complies	N/A	N/A	N/A	65 ft max	N/A	Complies	N/A	

Building Form	Parking Required Area		Parking Access		Loading Req.	Uses Req.	Districts Req.	Districts
	Spaces	Area	Spaces	Area				
TH1	Min 1/max 2 unit	20 ft x 24 ft max	Rear from alley	Rear from alley	N/A	N/A	VCD MUV RD	MUVD
A	Min 1/max 2 unit	N/A	Side Rear or Front	N/A	N/A	N/A	VCD MUV RD	VCD MUV RD
AC	Min 1/max 2 unit	N/A	Side Rear or Front	N/A	N/A	First Floor Retail Req.	VCD MUV RD	VCD

