

SWNAS Development Plan Application:
Revised Phase 1A, Second Revision

Submitted to the South Shore Tri-Town Development Corporation
by LNR South Shore, LLC
June 21, 2010

This Second Revision SWNAS Development Plan Application for Phase 1A applies only to the areas indicated on the attached "Proposed Plan" drawing. All other components of the original Phase 1A Development Plan approved by SSTTDC on August 23, 2007 and the first revision approved by SSTTDC on August 26, 2008 remain as approved.

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 approved Phase 1A subdivision plans dated April 6, 2007 and July 2, 2008 and the ANR Plan dated June 21, 2010. 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 plans

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)	30 Units
Townhouse 2 (TH2)	18 units
Single Family House up to 5,000 sq. ft. Lot (SF<5)	12 Units

See attached "Proposed Development Program" Plan. The approved Phase 1A Development Plan included a total of 500 units of which 120 were proposed on the western portion of Parcels R2 and R3 subject to this application. This revision has 60 units proposed on the western portion of Parcels R2 and R3.

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

Approximate acreage for the areas indicated on the attached "Proposed Subdivision Plan"

Parcel	Developable Area (ac)	Wetlands (ac)	Total Area (ac)
R2A	.61		.61
R2B	.5		.5
R2C	.5		.5
R2D	.61		.61
R3A	.49		.49
R3B	.49		.49
R3C	.49		.49
R3D	.49		.49

Future ANR or subdivision plans may be filed to create additional lots consistent with the above listed parcels.

Each Building Form will comply with the 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" Plan. The circulation system is as approved in the Phase 1A Development Plan adopted by SSTITDC on August 23, 2007 and revised on August 26, 2008, except as noted below.

One additional new street will be constructed east-west within the property as indicated on the plans. This street will also be constructed to the standard of Figure 4-14 in the Subdivision Rules and Regulations, identified as a "Narrow Neighborhood Street". On-street parking and sidewalks will be provided along this street, which will connect Parkview Street to the Standard Neighborhood street running north-south to Memorial Grove Avenue. All proposed roadways comply with Chapter 3 Section 4 of the SRRNASSW and are consistent with the approved SouthField Phase 1A Development plans dated August 23, 2007 and August 26, 2008.

Traffic Analysis

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

The addition of the street between parcels R3B and R3C will require the construction of a new curb cut along Parkview Street. The primary purpose of this street and curb cut is to provide access to R3B and R3C. The existing traffic patterns in this area are anticipated to remain relatively unchanged from the approved Phase 1A Development Plan traffic analysis.

The two proposed side streets, located between parcels R2A and R3A and R3B and R3C, will terminate in temporary cul-de-sacs. The cul-de-sacs will be installed as temporary conditions to accommodate emergency vehicle turn-around movements. Ultimately, the cul-de-sacs will be removed in future phases of construction when additional roadway infrastructure is installed in accordance with the approved Phase 1A Development Plan. Cul-de-sacs will be installed in accordance with the SRRNASSW Regulations and will be subject to site plan review.

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 primary 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 SSTDTC on August 23, 2007.

The current plan is to provide five (5) "Workforce" Units on the portion of R2 and R3 subject to this application. Applicant confirms that the Memorandum of Understanding executed as of November 13, 2007 between Applicant and SSTDTC remains in full force and effect.

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 complies with the approved Phase 1A definitive subdivision plans dated April 6, 2007, July 2, 2008, and the ANR Plan dated June 21, 2010.

The design of the proposed curb cut on Parkview Street will be subject to site plan review.

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

See attached "Development Timetable" Plan. Current timetable not yet finalized.

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 " Proposed Plan" depicts currently anticipated uses of adjacent sites for illustrative purposes.

10. Summary of amenities as set forth in the Reuse Plan. Surveyed maps of all proposed public parks shall be provided.

Not applicable – See August 23, 2007 and August 26, 2008 plans for locations of amenities pertaining to the Phase 1A Development Plan.

Revised Phase 1A Development Plan, Second Revision—June 21, 2010
Building Forms Table
Page 1 of 1

Building Form	Lot Occupation Required		Lot Occupation		Building Setbacks Required				Building Setbacks			Frontage Required		Frontage		Building Height Required		Building Height	
	Area	Coverage	Area	Coverage	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear	Principal Building	Out Building	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 req.	Complies	Complies	Complies	Complies	Complies	Complies	35 ft max	N/A	Complies	N/A	Complies	N/A
TH2	1500-2500 sf	70% max	Complies	Complies	10 ft min/15 ft max	3 ft. min. with side lot on residential street	5 ft. max	Complies	Complies	Complies	Complies	Complies	Complies	35 ft max	25 ft max	Complies	Complies	Complies	Complies
SF-5	2501-5000sf	60% max	Complies	Complies	10 ft min/15 ft max	3 ft. min.	None req.	Complies	Complies	Complies	Complies	Complies	Complies	35 ft max	25 ft max in case of detached garage	Complies	Complies	Complies	Complies

Building Form	Parking Required		Parking		Loading Req.	Loading	Uses Req.	Uses	Districts Req.	Districts
	Spaces	Area	Spaces	Area						
TH1	Min 1/max 2 unit	20 ft x 24 ft max	Complies	Complies	N/A	N/A	N/A	N/A	VCD MUV RD	MUVD VCD
TH2	Min 1/max 2 unit	20 ft x 24 ft max	Complies	Complies	N/A	N/A	N/A	N/A	VCD MUV RD	MUVD VCD
SF-5	Min 1/max 2 unit	20 ft x 24 ft max	Complies	Complies	N/A	N/A	N/A	N/A	RD MUV	MUVD

