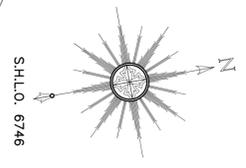


N/F
TOWN OF NORFOLK
MAP 14 - BLOCK 49 - LOT 4



S.H.L.O. 6746

- SITE NOTES:**
1. PROPERTY LINE SURVEY AND EXISTING CONDITIONS MAPPING BY PRIME ENGINEERING, INC.
 2. APPROXIMATE PROPERTY LINES ARE TAKEN FROM ASSESSORS MAPPING AND TO BE CONSIDERED APPROXIMATE.
 3. VERTICAL DATUM ON THIS PLAN IS NAVD 88.
 4. NO WETLANDS ON SITE.
 5. THE SUBJECT PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM THE FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER: 25021-G-0322E, EFFECTIVE DATE: JULY 17, 2012.
 6. DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS BOOK BOOK 34456 PAGE 0556
 7. ASSESSORS REFERENCE: MAP 14 / 49 / 14
 8. BENCHMARK: REBAR WITH CAP ELEV. = 231.94 (NAVD 1988) AND MAG NAIL SET ELEV.=227.84 (NAVD 1988)
 9. CONTRACTOR IS TO VERIFY BENCH MARK, METERS, AND TOP OF FOUNDATION PRIOR TO ANY CONSTRUCTION.
 10. LOCATION OF UTILITIES ARE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION AND DEPTHS OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
 11. THE CONTRACTOR IS RESPONSIBLE UNDER MASSACHUSETTS STATE LAW TO NOTIFY DUGSAFE (1.888.DIGSAFE) TO LOCATE UTILITIES IN THE PROJECT AREA A MINIMUM OF 72 HOURS PRIOR TO THE START OF EXCAVATION.

SURVEY COMPANY OF RECORD

PRIME ENGINEERING

CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL ASSESSMENT

P.O. BOX 1088
330 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004

NORFOLK ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE
NORFOLK ZONING BOARD OF APPEALS

FOR REGISTRY USE ONLY

DATE

P.E. STAMP

N/F
C/O LONGHORN YEAR
2002
IRREMOVABLE
MAP 14 - BLOCK
49 - LOT 24

N 12° 23' 49" E 280.50'

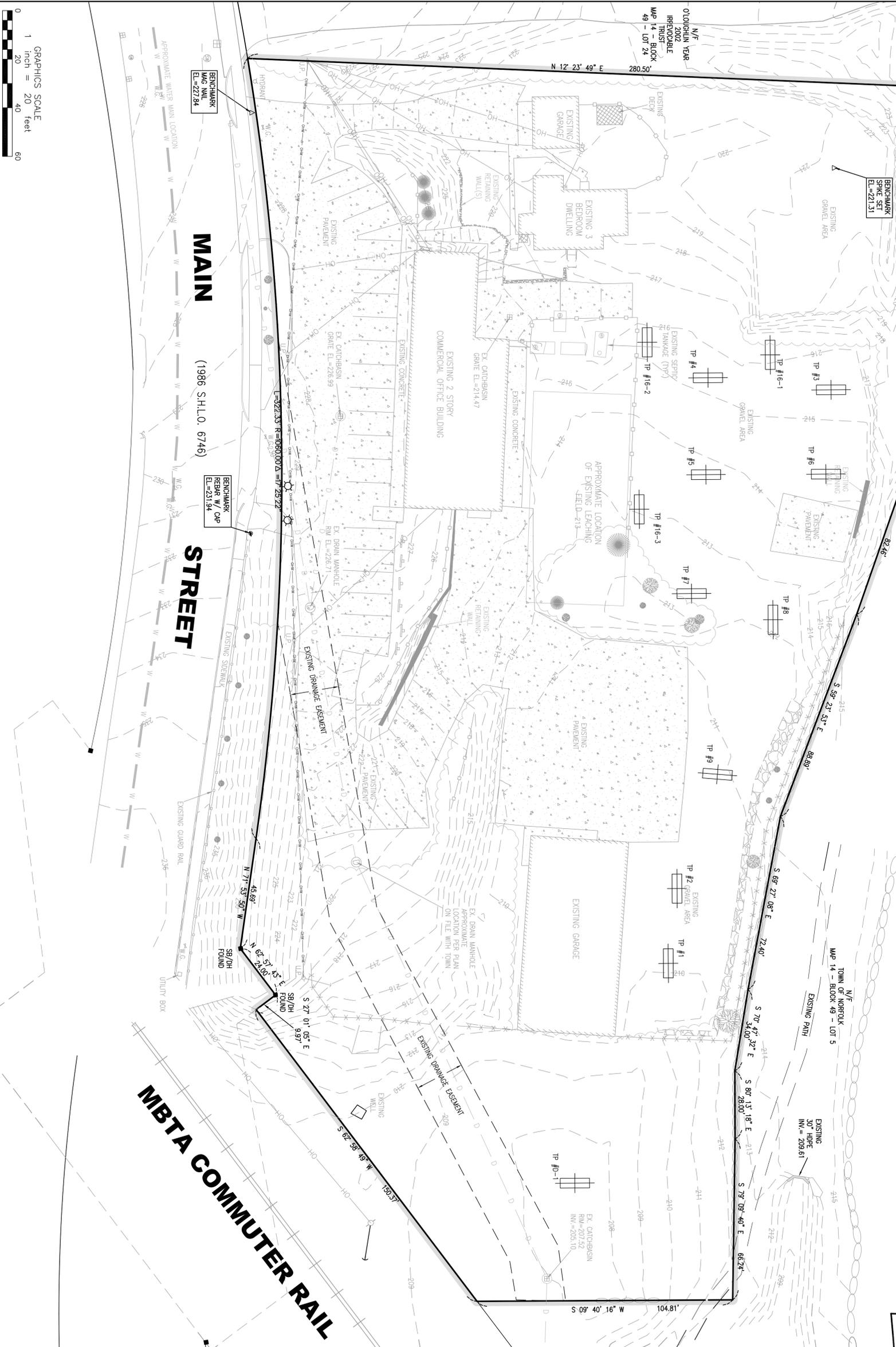
BENCHMARK
SPK SET
E.L.=221.31

MAIN STREET

(1986 S.H.L.O. 6746)

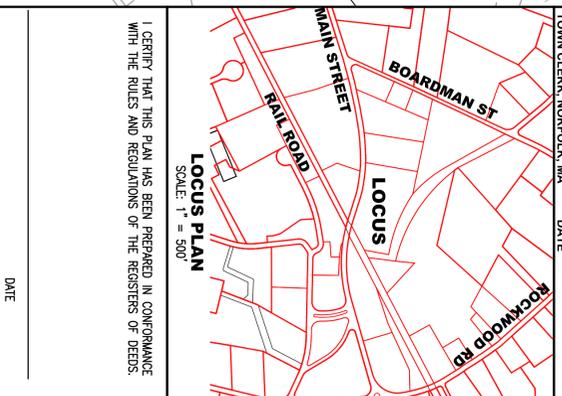
STREET

MBTA COMMUTER RAIL



LEGEND

EXISTING	DESCRIPTION	PROPOSED
98	EXISTING CONTOURS	94
○	BOUND	■
○	DRILL HOLE	○
○	IRON ROD	○
○	TEST PIT	○
○	SPOT GRADE	○
○	WELL	○
○	DRAIN LINE	○
○	DRAIN MANHOLE	○
○	CATCH BASIN	○
○	EROSION CONTROL MEASURES	○
○	UTILITY POLE	○
○	LIGHT POLE	○
○	STONEWALL	○
○	STANDARD GUARD RAIL	○
○	SINGLE POLE SIGN	○
○	CHAIN LINKED FENCE	○



SHEET NAME:	DRAWN BY:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
EXISTING CONDITIONS PLAN	JLB	8/29/2018	1	10/31/19	COMMENTS PER BETA	JLB	JLB
PROJECT SITE:	DESIGNED BY:	PROJECT NUMBER:					
THE RESIDENCES AT NORFOLK STATION 194 MAIN STREET NORFOLK, MASSACHUSETTS	JLB/RMF	0101-01-02					
CLIENT INFO:	CHECKED BY:	SCALE:					
NORFOLK STATION, LLC 2075 MAIN STREET WALPOLE, MASSACHUSETTS	NCZ	1"=20'					
	APPROVED BY:	SHEET ID					
	JLB	X-1					

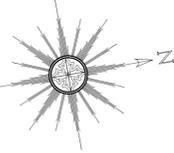
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NORFOLK ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON OFFICE AND APPEAL WAS RECEIVED DURING THE TWENTY DAY PERIOD NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, NORFOLK, MA DATE

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

TOWN OF NORFOLK
MAP 14 - BLOCK 49 - LOT 4

S.H.L.O. 6746



LOT COVERAGE SUMMARY

BUILDINGS	AGE	% OF LOT COVERAGE
PAVEMENT/SIDEWALK	0.66	25.68
GRASS & OPEN SPACE	1.30	50.28
WETLANDS	0.00	0.00
TOTALS	2.97	100

PARKING CALCULATIONS:

INTERIOR PARKING FACILITY:
SPACES PROVIDED: 60 TOTAL INCLUDING HANDICAPPED SPACES
PER THE AMERICANS WITH DISABILITIES ACT TABLE 208.2:
PARKING FACILITIES WITH 51 TO 75 SPACES: 3 HANDICAPPED SPACES REQUIRED
PARKING FACILITIES WITH 26 TO 50 SPACES: 2 HANDICAPPED SPACES PROVIDED

EXTERIOR PARKING FACILITY:
SPACES PROVIDED: 48 TOTAL INCLUDING HANDICAPPED SPACES
PER THE AMERICANS WITH DISABILITIES ACT TABLE 208.2:
PARKING FACILITIES WITH 26 TO 50 SPACES: 2 HANDICAPPED SPACES PROVIDED

TOTAL OF ALL ONSITE PARKING FACILITIES:
SPACES PROVIDED: 108 TOTAL INCLUDING HANDICAPPED SPACES
108 SPACES / 60 UNITS = 1.80 SPACES / UNIT

FOR REGISTRY USE ONLY

NORFOLK ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE
NORFOLK ZONING BOARD OF APPEALS

APPROVED: _____
ENDORSED: _____

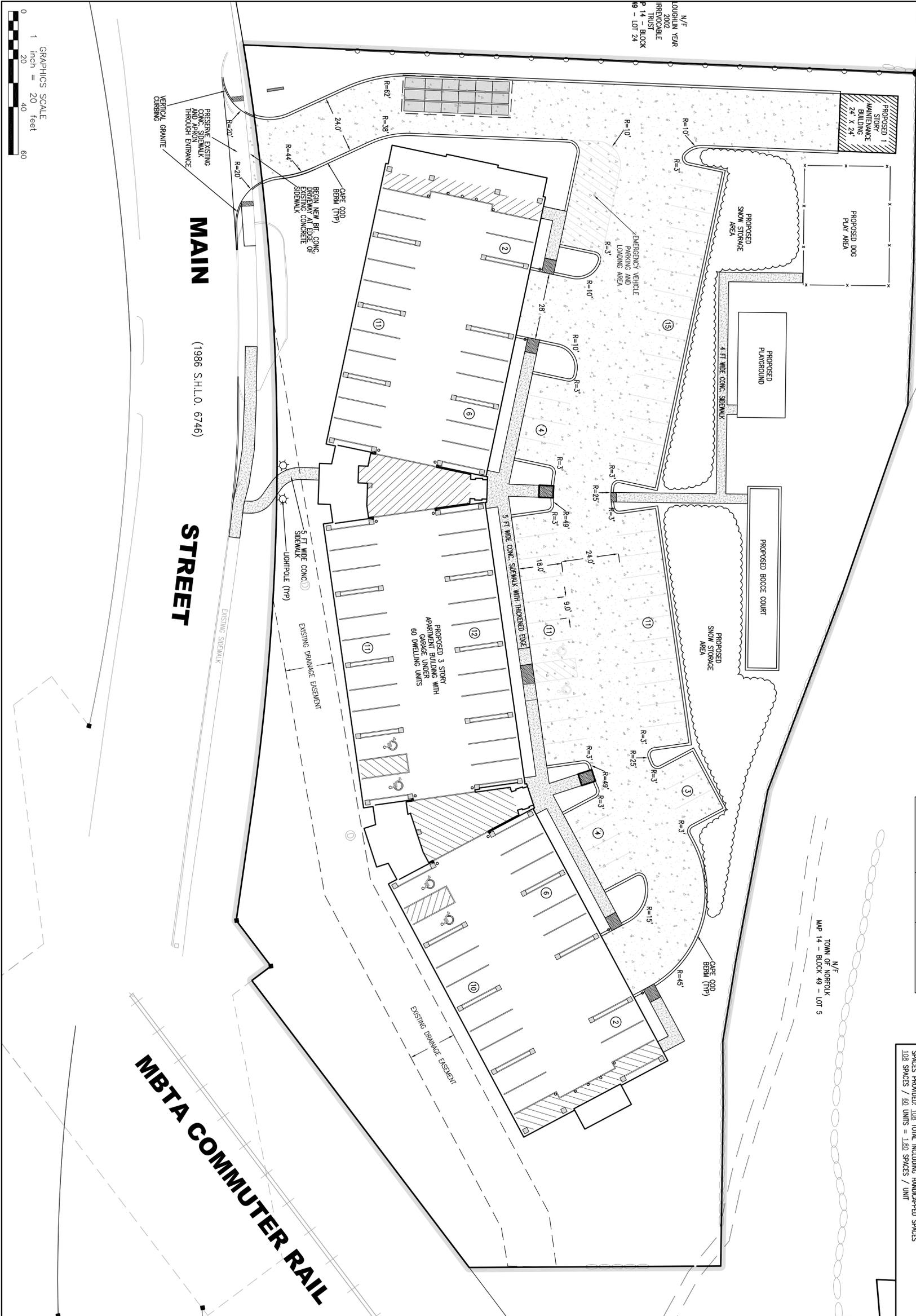
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NORFOLK ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON _____ OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, NORFOLK, MA DATE _____



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

EXISTING	PROPOSED
98	94
DRILL HOLE	DRILL HOLE
IRON ROD	IRON ROD
TEST PIT	TEST PIT
SPOT GRADE	SPOT GRADE
WELL	WELL
DRAIN LINE	DRAIN LINE
DRAIN MANHOLE	DRAIN MANHOLE
CATCH BASIN	CATCH BASIN
EROSION CONTROL MEASURES	EROSION CONTROL MEASURES
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
STONEWALL	STONEWALL
GUARD RAIL	GUARD RAIL
SINGLE POLE SIGN	SINGLE POLE SIGN
CHAIN LINKED FENCE	CHAIN LINKED FENCE



MAIN (1986 S.H.L.O. 6746)

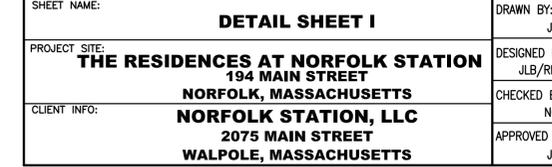
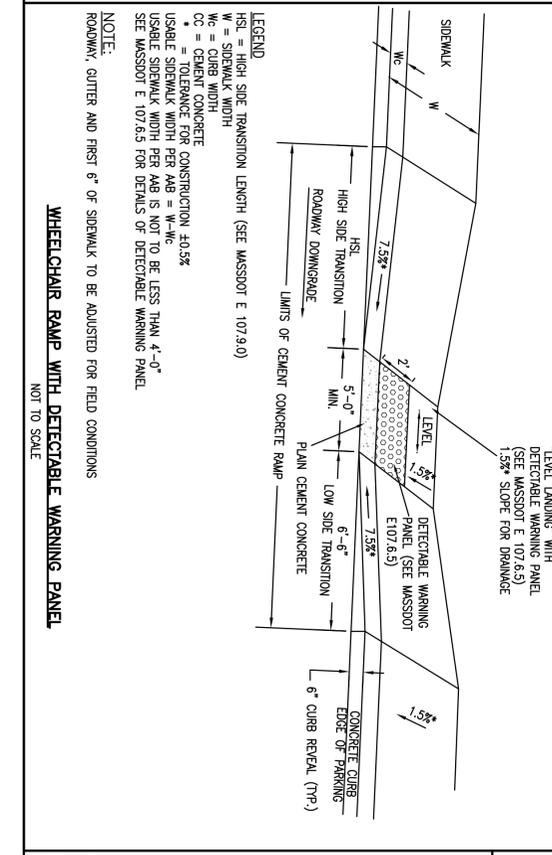
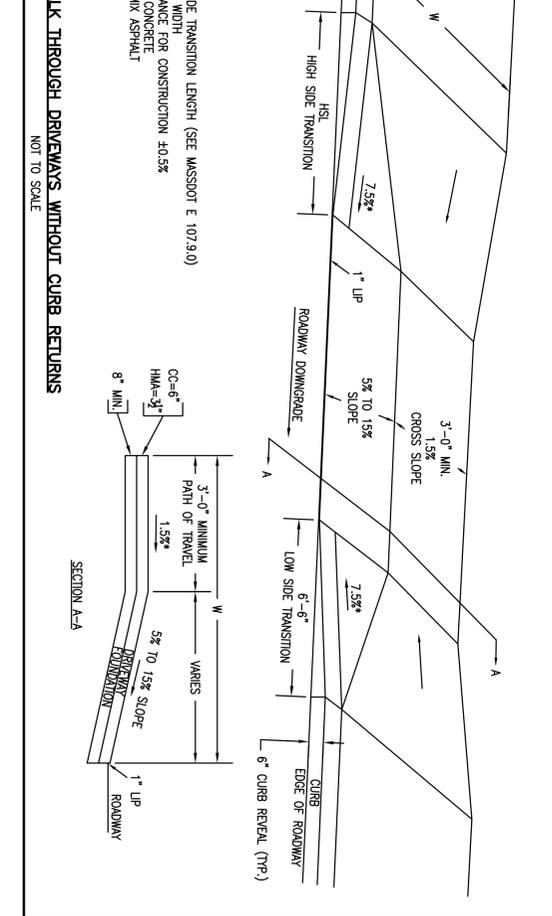
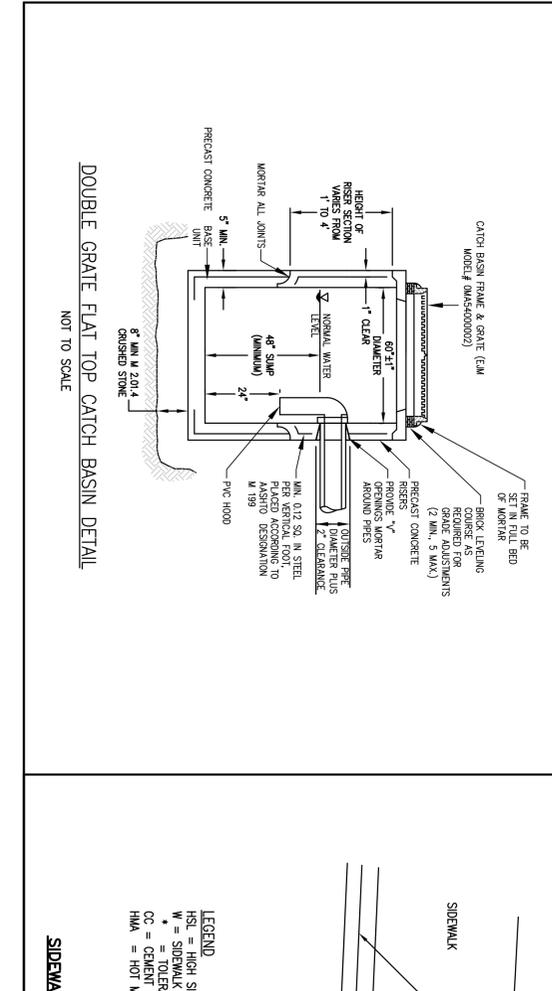
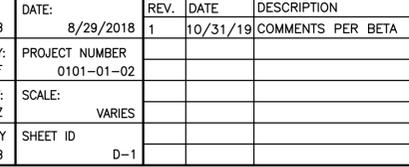
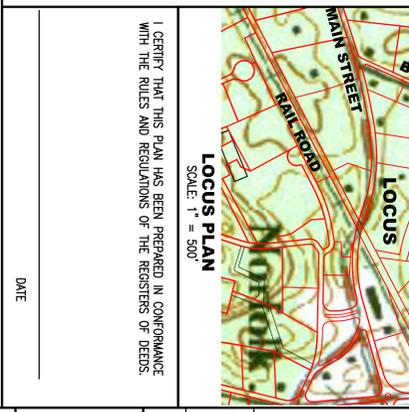
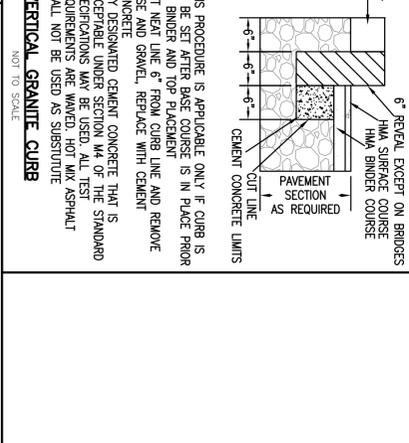
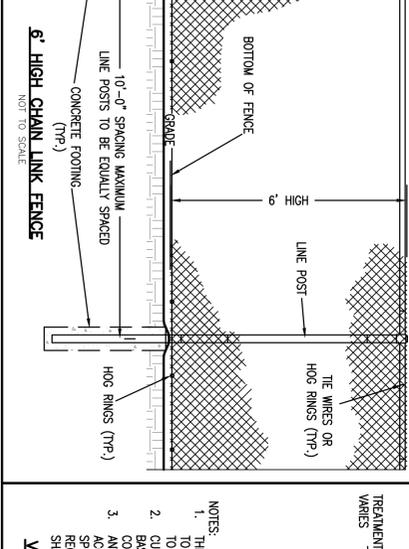
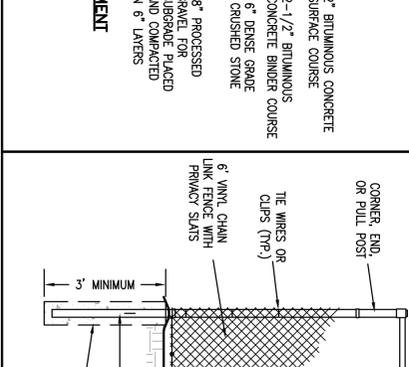
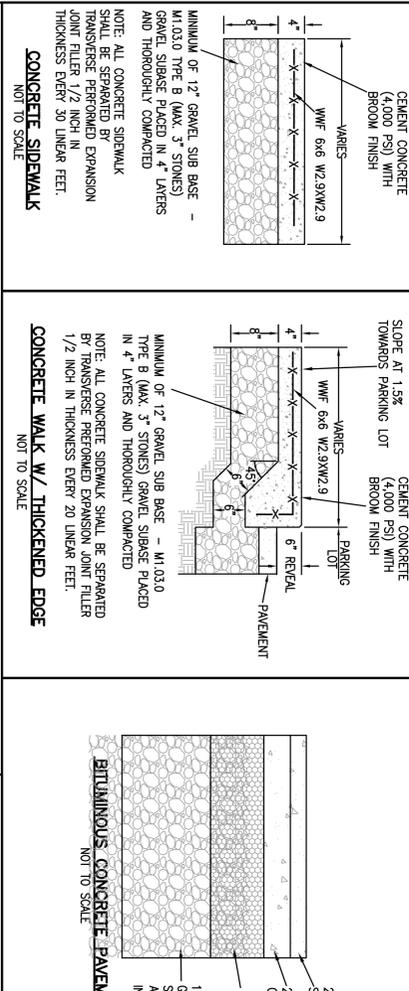
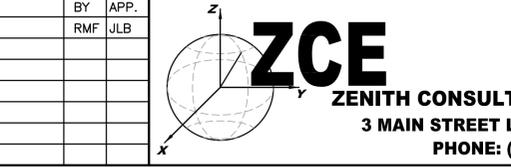
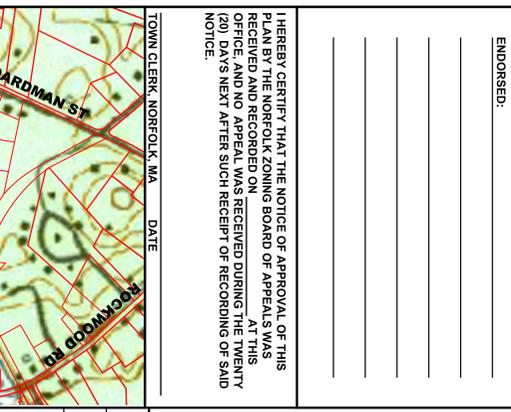
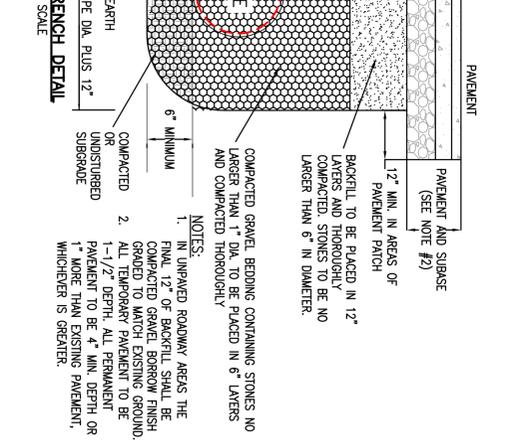
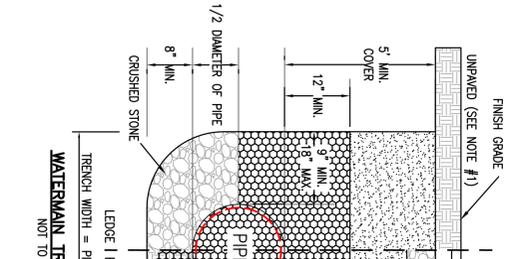
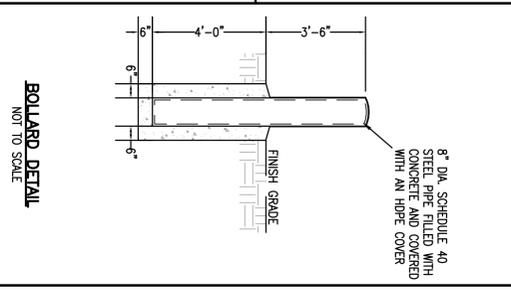
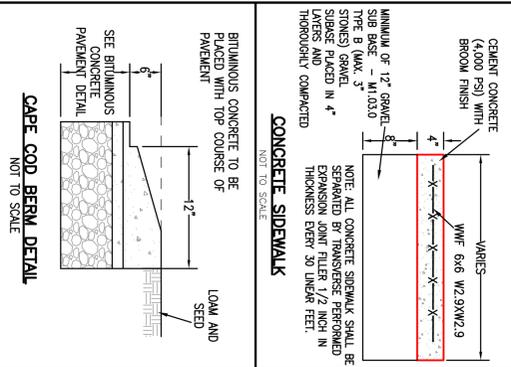
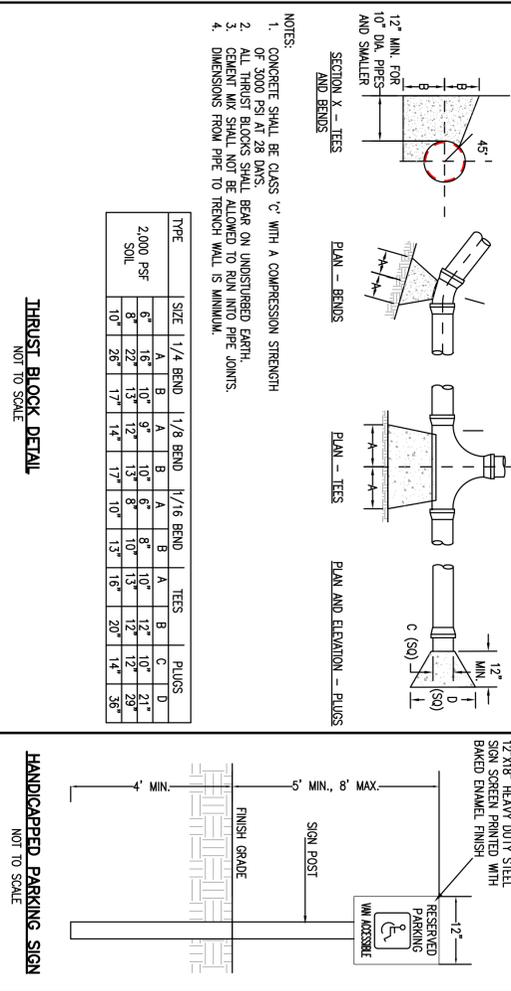
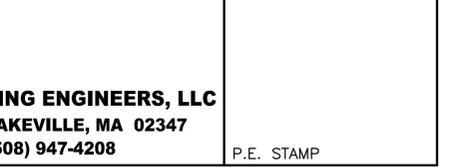
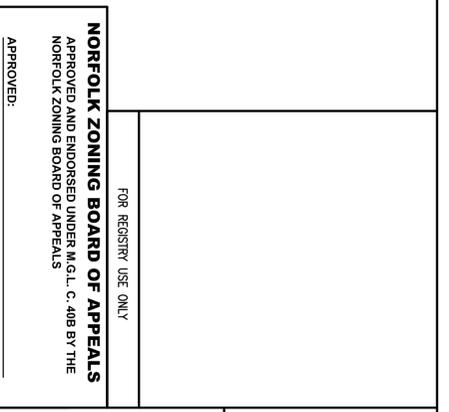
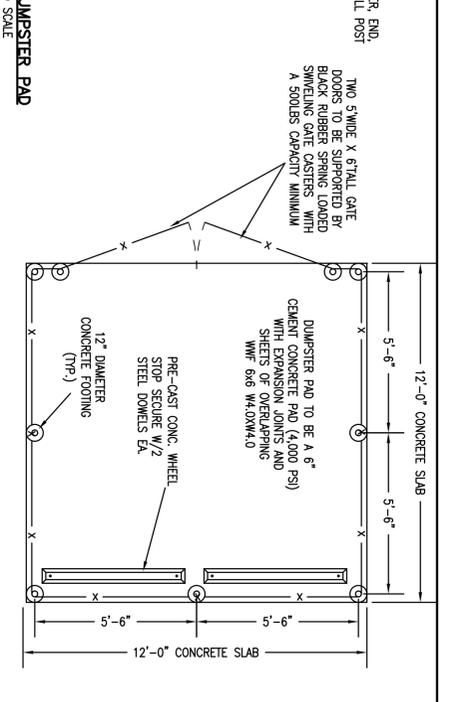
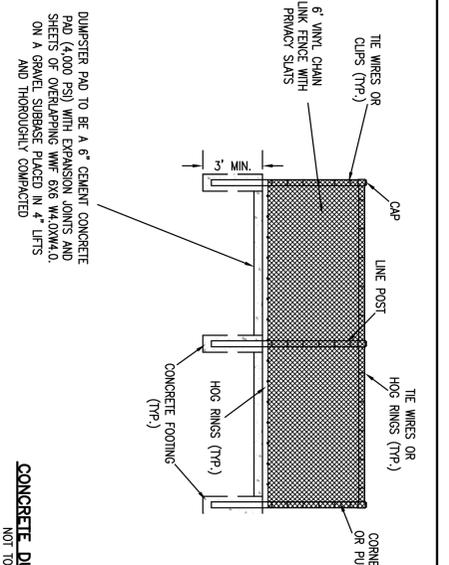
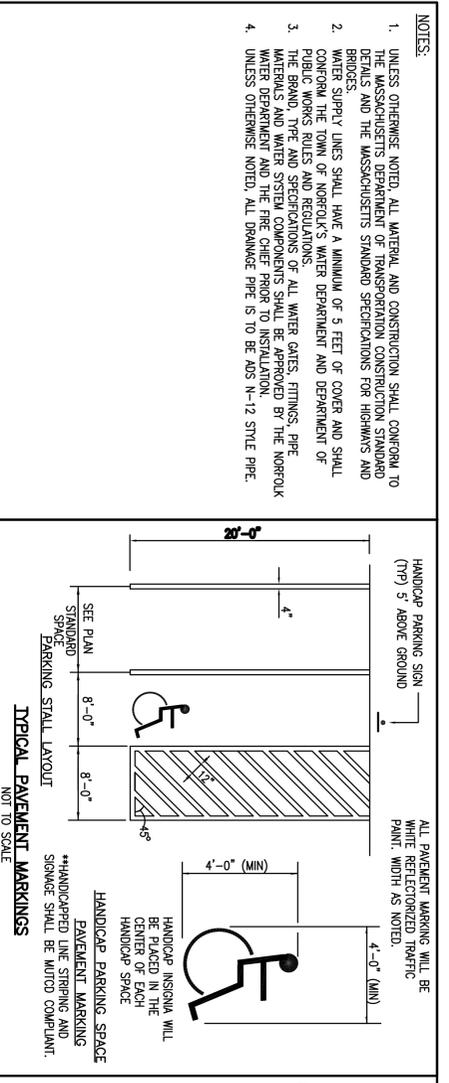
STREET

MBTA COMMUTER RAIL

SHEET NAME:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
LAYOUT PLAN	8/29/2018	1	10/31/19	COMMENTS PER BETA	JLB	JLB
PROJECT SITE:	DESIGNED BY:	PROJECT NUMBER:	CHECKED BY:	SCALE:	APPROVED BY:	SHEET ID
THE RESIDENCES AT NORFOLK STATION 194 MAIN STREET NORFOLK, MASSACHUSETTS	JLB/RMF	0101-01-02	NCZ	1"=20'	JLB	L-1
CLIENT INFO:	NORFOLK STATION, LLC 2075 MAIN STREET WALPOLE, MASSACHUSETTS					

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

P.E. STAMP



NORFOLK ZONING BOARD OF APPEALS
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE NORFOLK ZONING BOARD OF APPEALS

APPROVED: _____
ENDORSED: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NORFOLK ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON _____ OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAY PERIOD NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, NORFOLK, MA DATE _____

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

LOCUS PLAN
SCALE: 1" = 500'

DETAIL SHEET I

PROJECT SITE: **THE RESIDENCES AT NORFOLK STATION**
194 MAIN STREET
NORFOLK, MASSACHUSETTS

CLIENT INFO: **NORFOLK STATION, LLC**
2075 MAIN STREET
WALPOLE, MASSACHUSETTS

DATE: 8/29/2018

PROJECT NUMBER: 0101-01-02

SCALE: VARIES

SHEET ID: D-1

