

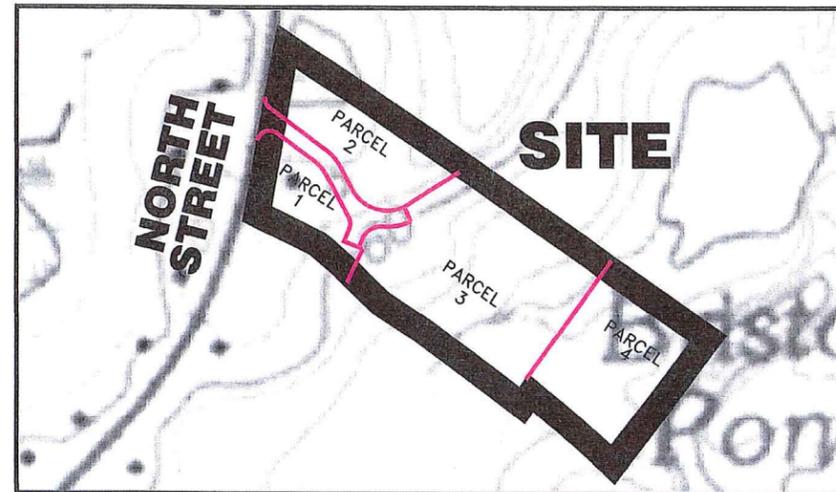
# "THE OX PASTURE"

## PRELIMINARY SUBDIVISION PLAN

### NORFOLK, MASSACHUSETTS 02056

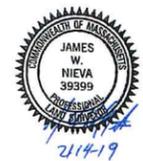


**LOCUS MAP**  
SCALE: 1"=1,000'



**SITE OVERVIEW**  
SCALE: 1"=200'

<u>SHEET NUMBER</u>	<u>DRAWING TITLE</u>
1	INDEX COVER PLAN
2	SUBDIVISION PLAN OF LAND
3	SITE DEVELOPMENT PLAN
4	EROSION CONTROL & DETAILS PLAN
5	PRE-DEVELOPMENT SUBCATCHMENT PLAN
6	POST-DEVELOPMENT SUBCATCHMENT PLAN



"THE OX PASTURE"

<p><u>ASSESSORS REFERENCE</u> MAP 20-BLOCK 71-LOT 22</p> <p><u>ZONING REFERENCE</u> RESIDENTIAL - R3</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REFERENCE</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="3">DATE: DECEMBER 15, 2018</td> </tr> </tbody> </table>	NO.	DATE	REFERENCE	REVISIONS			DATE: DECEMBER 15, 2018			<p>RESEARCH BY: JWN FIELD SURVEY: KGM/JWN COMPUTED BY: JWN DRAFTED BY: JWN/BJW DESIGNED BY: n/a CHECKED BY: JWN</p>	<p><b>Dunn · McKenzie, Inc.</b> LAND SURVEYING AND CIVIL ENGINEERING 206 DEDHAM STREET, Rt. 1A at Rt. 115 NORFOLK, MASSACHUSETTS 02056 (508) 384-3990 - FAX (508) 384-3905 staff@dunmckenzie.com</p>	<p><u>SITE LOCATION:</u> 113 NORTH STREET-REAR NORFOLK, MASSACHUSETTS 02056</p> <p><u>PREPARED FOR:</u> Mr. ERIC CARLSON 113 NORTH STREET-REAR NORFOLK, MASSACHUSETTS 02056 PHONE #(617) 921-0895</p>	<p><b>INDEX COVER PLAN</b> For land in <b>NORFOLK, MASSACHUSETTS 02056</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">SHEET NO.</th> <th style="text-align: center;">SCALE</th> <th style="text-align: center;">JOB NO.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 OF 6</td> <td style="text-align: center;">AS NOTED</td> <td style="text-align: center;">4756</td> </tr> </tbody> </table>	SHEET NO.	SCALE	JOB NO.	1 OF 6	AS NOTED	4756
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**LOCUS MAP**  
SCALE: 1"=1,000'

**PLAN REFERENCES:**

1. PLAN #1217 OF 1940, RECORDED IN BOOK 2006, PAGE 2
2. COUNTY LAYOUT OF NORTH STREET, DATED NOVEMBER OF 1926, PLAN #1151 OF 1926.
3. PLAN #970 OF 1970, RECORDED IN PLAN BOOK #228.
4. PLAN #523 OF 1972, RECORDED IN PLAN BOOK #231.
5. UNRECORDED PLAN BY PAUL N. ROBINSON & ASSOCIATES, DATED JUNE 1, 1984.

**DEED REFERENCE:**

1. BOOK 10754, PAGE 568
2. BOOK 11604, PAGE 177

**GENERAL NOTE:**

1. ALL FLAGGING SHOWN ON THIS PLAN WAS SET BY APPLIED ECOLOGICAL SCIENCE (A.E.S.) OF NORFOLK, MASSACHUSETTS. FLAGS SET IN DECEMBER OF 2009.
- 2) TOWN RECORDS SHOW THAT BOTH DWELLINGS ON PARCEL MAP 20 BLOCK 71 LOT 22 WERE BUILT IN 1937.

**ZONING CRITERIA:**

ZONE DISTRICT: RESIDENTIAL - "R3"  
 MINIMUM LOT AREA: 55,000 SQ. FT.  
 MINIMUM FRONTAGE: 200'  
 REQUIRED CIRCLE: 200'  
 FRONT YARD BUILDING SETBACK: 50'  
 SIDE YARD BUILDING SETBACK: 25'  
 REAR YARD BUILDING SETBACK: 25'  
 MAXIMUM LOT COVERAGE: 25%  
 MAXIMUM BUILDING HEIGHT: 2 1/2 STORES or 35'

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

*James W. Nieva*  
 JAMES W. NIEVA P.L.S. #39399

FOR REGISTRY USE ONLY:

I CERTIFY THAT 20 DAYS HAVE PASSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE : \_\_\_\_\_

TOWN CLERK OF \_\_\_\_\_

APPROVED BY THE TOWN OF NORFOLK PLANNING BOARD.

DATE : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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MAP 20-BLOCK 71-LOT 27  
 N/F MASSACHUSETTS AUDUBON SOCIETY, INC.

MAP 20-BLOCK 71-LOT 27  
 N/F MASSACHUSETTS AUDUBON SOCIETY, INC.

**PROPOSED PARCEL 4**  
 NOT A BUILDABLE LOT  
 COMMON SPACE FOR PARCELS 1,2&3  
 104,476.36 SQ. FT./2.40 AC.

MAP 20-BLOCK 71-LOT 7  
 N/F PAUL & EVA KENDREW

**PROPOSED PARCEL 3**  
 202,564.36 SQ. FT./4.65 AC.  
 BUILD FACTOR=4.54

MAP 20-BLOCK 71-LOT 22  
 N/F MARGUERITE J. CARLSON REALTY TRUST

**PROPOSED PARCEL 1**  
 55,009.51 SQ. FT./1.26 AC.  
 BUILD FACTOR=19.99

**PROPOSED PARCEL 2**  
 78,503.7 SQ. FT./1.80 AC.  
 BUILD FACTOR=15.78

MAP 20-BLOCK 71-LOT 21  
 N/F MASSACHUSETTS AUDUBON SOCIETY, INC.

MAP 20 BLOCK 71 LOT 22  
 MARGUERITE J. CARLSON REALTY TRUST  
 113 NORTH STREET  
 NORFOLK, MA 02056

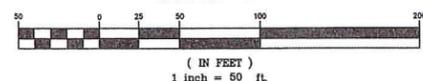
**ASSESSORS REFERENCE**

MAP 20-BLOCK 71-LOT 22

**ZONING REFERENCE**

RESIDENTIAL - R3

**GRAPHIC SCALE**

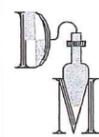


**NO. DATE REFERENCE**

REVISIONS

DATE: DECEMBER 15, 2018

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: DRD  
 DESIGNED BY: n/a  
 CHECKED BY: JWN



**Dunn · McKenzie, Inc.**

LAND SURVEYING AND CIVIL ENGINEERING  
 206 DEDHAM STREET, Rt. 1A at Rt. 115  
 NORFOLK, MASSACHUSETTS 02056  
 (508) 384-3990 - FAX (508) 384-3905  
 staff@dunnmckenzie.com

**SITE LOCATION:**

113 NORTH STREET  
 NORFOLK, MASSACHUSETTS 02056

**PREPARED FOR:**

Mr. DANA WILLARD  
 35 COLONIAL WAY  
 PLAINVILLE, MASSACHUSETTS 02762  
 PHONE # (617) 678-4437

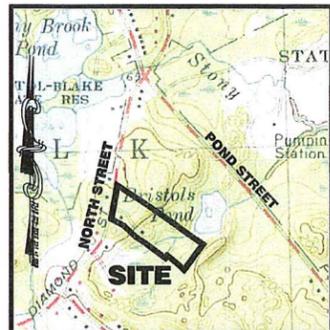
**SUBDIVISION PLAN OF LAND**

For land in  
**NORFOLK, MASSACHUSETTS**

SHEET NO.	SCALE	JOB NO.
2 OF 6	1"=50'	4756



2-12-19

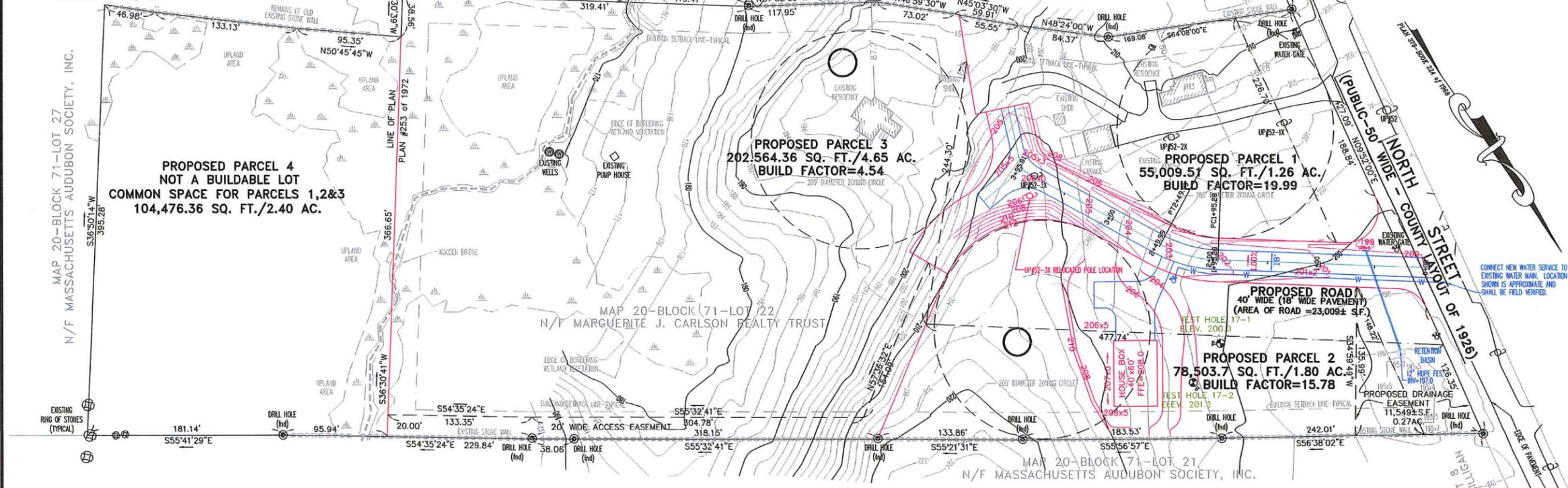


- PLAN REFERENCES:**
1. PLAN #1217 OF 1948, RECORDED IN BOOK 2806, PAGE 2
  2. COUNTY LAYOUT OF NORTH STREET, DATED NOVEMBER OF 1926, PLAN #1151 OF 1926.
  3. PLAN #970 OF 1970, RECORDED IN PLAN BOOK #228.
  4. PLAN #603 OF 1972, RECORDED IN PLAN BOOK #231.
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**LOCUS MAP**  
 SCALE: 1"=1,000'



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 JAMES W. NIEVA P.L.S. #39399

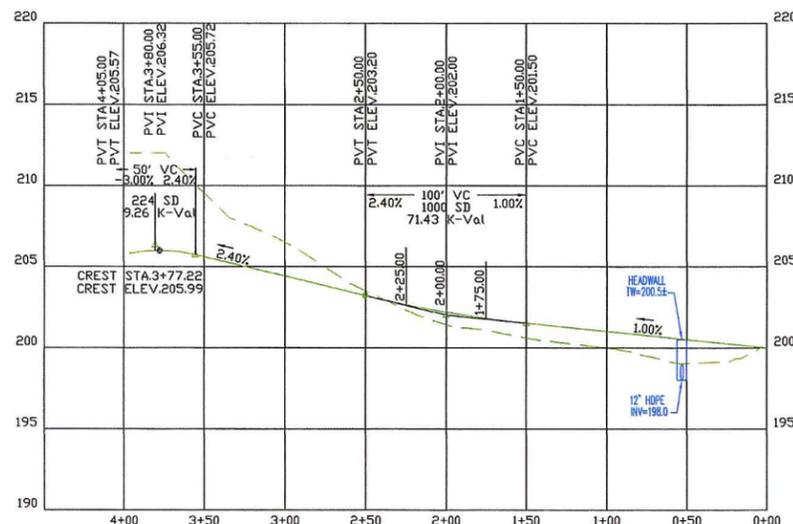
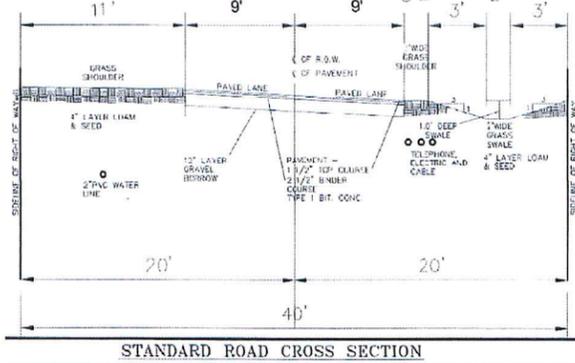
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TOWN CLERK OF NORFOLK

APPROVED BY THE TOWN OF NORFOLK PLANNING BOARD.

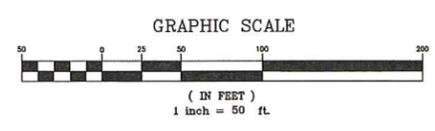
DATE: \_\_\_\_\_



"THE OX PASTURE"

ASSESSORS REFERENCE  
 MAP 20-BLOCK 71-LOT 22

ZONING REFERENCE  
 RESIDENTIAL - R3



NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 15, 2018		

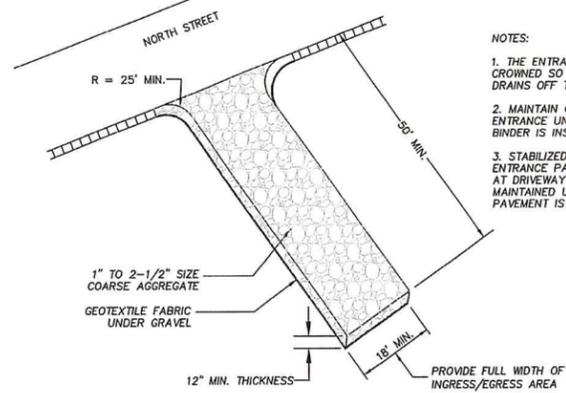
RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: BJW  
 DESIGNED BY: BJW  
 CHECKED BY: JWN

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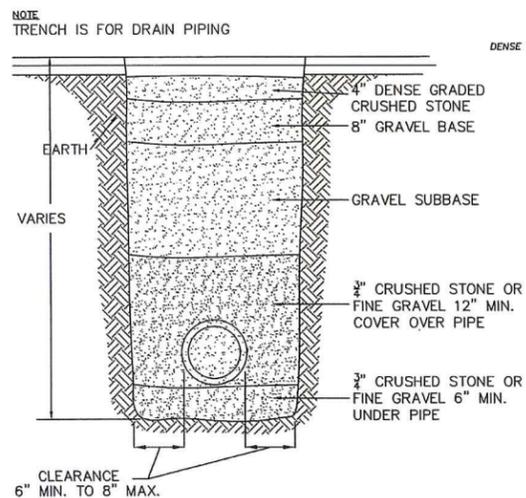
PREPARED FOR:  
 Mr. DANA WILLARD  
 35 COLONIAL WAY  
 PLAINVILLE, MASSACHUSETTS 02762  
 PHONE #(617) 678-4437

SITE DEVELOPMENT PLAN		
For land in NORFOLK, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
3 OF 6	1"=50'	4756

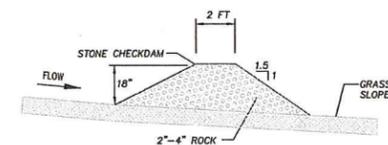
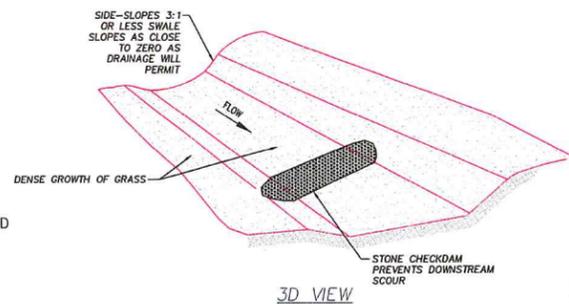


**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

- NOTES:
1. THE ENTRANCE SHALL BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD
  2. MAINTAIN CONSTRUCTION ENTRANCE UNTIL BITUMINOUS BINDER IS INSTALLED
  3. STABILIZED CONSTRUCTION ENTRANCE PAD TO BE LOCATED AT DRIVEWAY ENTRANCE AND BE MAINTAINED UNTIL PROPOSED PAVEMENT IS IN PLACE.



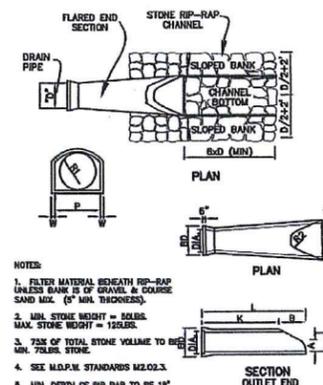
**TYPICAL PIPE TRENCH SECTION EARTH CUT**  
NOT TO SCALE



**GRASSED SWALE WITH STONE CHECKDAM**  
NOT TO SCALE

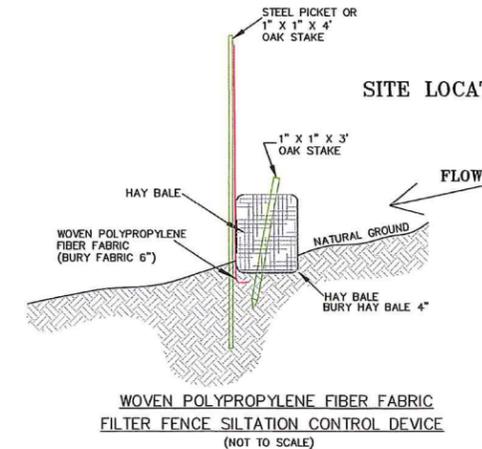
NOTES:

1. STONE CHECKDAMS SHALL BE INSTALLED PER LOCATIONS SHOWN ON THE DESIGN PLANS.
2. STONE CHECKDAMS SHALL BE SPACED A MINIMUM OF 50' APART DEPENDING ON THE DRAINAGE SWALES SLOPE.

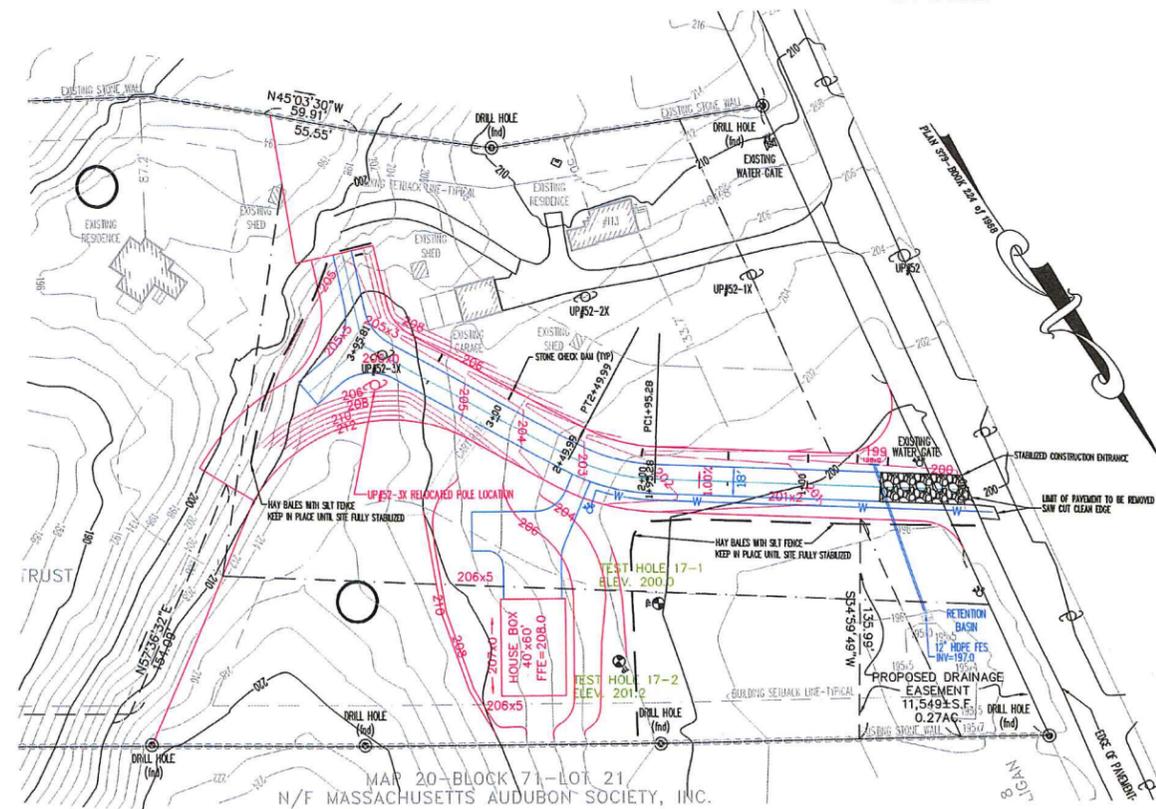


**FLARED END SECTION**  
FLARED END WITH RIP-RAP DETAIL  
NOT TO SCALE

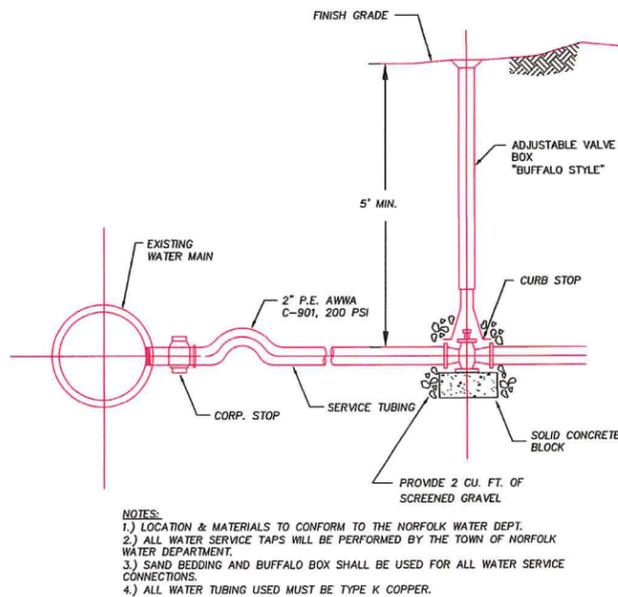
- NOTES:
1. FILTER MATERIAL BENEATH RIP-RAP UNLESS BANK IS OF GRAVEL & COARSE SAND MAX. (6" MIN. THICKNESS).
  2. MIN. STONE WEIGHT = 100LBS.
  3. 75% OF TOTAL STONE VOLUME TO BE MIN. 70LBS. STONE.
  4. SEE M.O.P.W. STANDARDS M2.02.3.
  5. MIN. DEPTH OF RIP-RAP TO BE 18".



**WOVEN POLYPROPYLENE FIBER FABRIC FILTER FENCE SILTATION CONTROL DEVICE**  
NOT TO SCALE

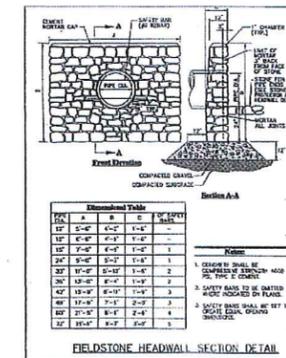


**EROSION CONTROL PLAN**  
SCALE: 1"=50'



- NOTES:
- 1.) LOCATION & MATERIALS TO CONFORM TO THE NORFOLK WATER DEPT.
  - 2.) ALL WATER SERVICE TAPS WILL BE PERFORMED BY THE TOWN OF NORFOLK WATER DEPARTMENT.
  - 3.) SAND BEDDING AND BUFFALO BOX SHALL BE USED FOR ALL WATER SERVICE CONNECTIONS.
  - 4.) ALL WATER TUBING USED MUST BE TYPE K COPPER.

**SERVICE CONNECTION DETAIL**  
NOT TO SCALE



**HEADWALL DETAIL**  
NOT TO SCALE



NOTE: BITUMINOUS CONCRETE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF NORFOLK RULES AND REGULATIONS.

**PAVEMENT CROSS SECTION**  
NOT TO SCALE



12-18-2018

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I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JAMES W. NIEVA P.L.S. #39399

I CERTIFY THAT 20 DAYS HAVE PASSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: \_\_\_\_\_

TOWN CLERK OF NORFOLK

APPROVED BY THE TOWN OF NORFOLK PLANNING BOARD.

DATE: \_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_

"THE OX PASTURE"

EROSION CONTROL & DETAILS PLAN

For land in  
NORFOLK, MASSACHUSETTS

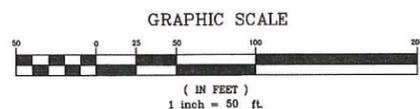
SHEET NO.	SCALE	JOB NO.
4 OF 6	1"=50'	4756

ASSESSORS REFERENCE

MAP 20-BLOCK 71-LOT 22

ZONING REFERENCE

RESIDENTIAL - R3

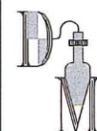


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REVISIONS

DATE: DECEMBER 15, 2018

RESEARCH BY: JWN  
FIELD SURVEY: KGM/JWN  
COMPUTED BY: JWN  
DRAFTED BY: BJW  
DESIGNED BY: BJW  
CHECKED BY: JWN



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SITE LOCATION:  
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PREPARED FOR:  
Mr. DANA WILLARD  
35 COLONIAL WAY  
PLAINVILLE, MASSACHUSETTS 02762  
PHONE #(617) 678-4437

**PLAN REFERENCES:**

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 SIDE YARD BUILDING SETBACK: 25'  
 REAR YARD BUILDING SETBACK: 25'  
 MAXIMUM LOT COVERAGE: 25%  
 MAXIMUM BUILDING HEIGHT: 2 1/2 STORES or 35'

**DEED REFERENCE:**

1. BOOK 10754, PAGE 588
2. BOOK 11604, PAGE 177

**GENERAL NOTE:**

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2. TOWN RECORDS SHOW THAT BOTH DWELLINGS ON PARCEL MAP 20 BLOCK 71 LOT 22 WERE BUILT IN 1937.

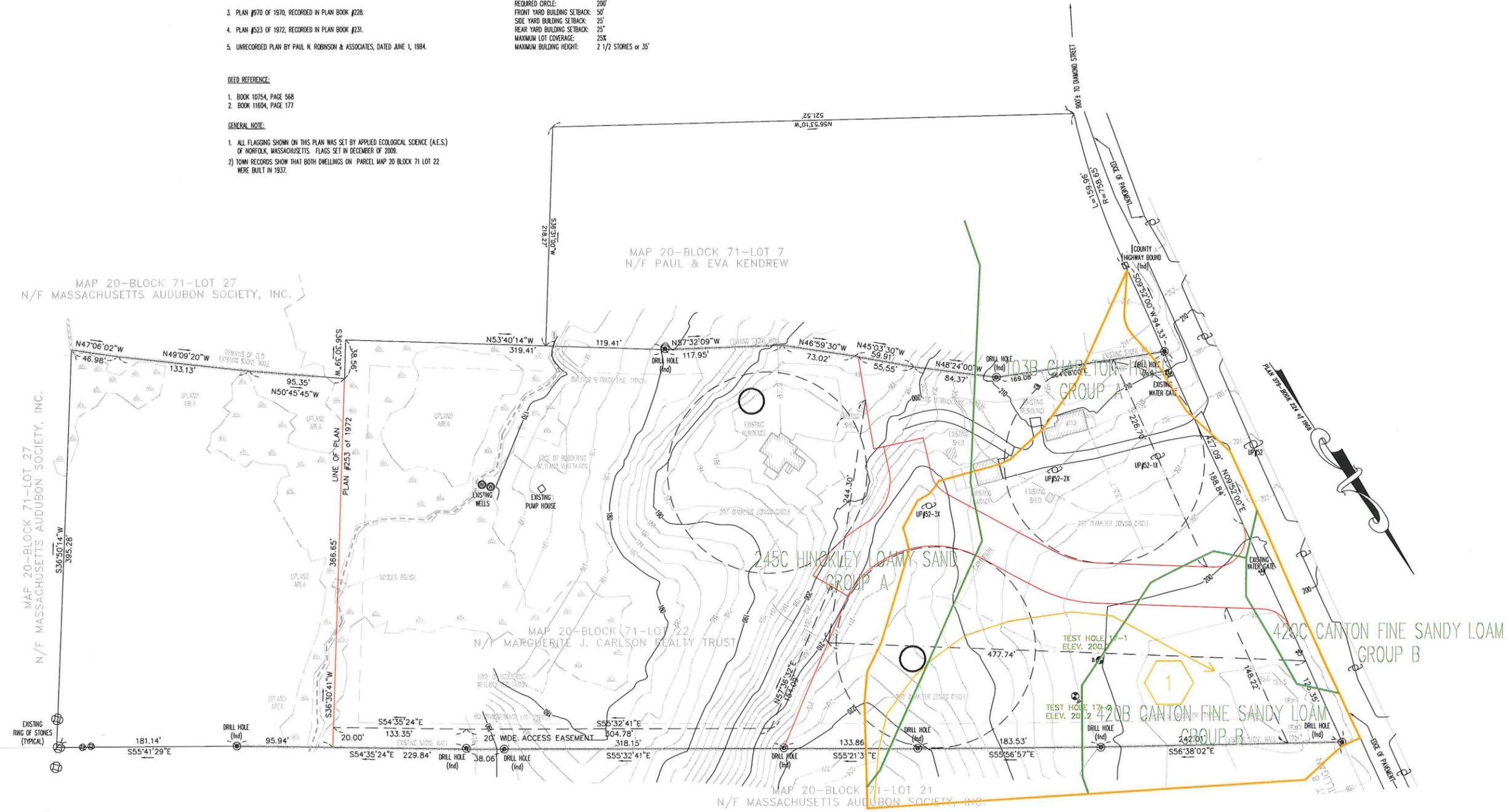
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 N/F MASSACHUSETTS AUDUBON SOCIETY, INC.

MAP 20-BLOCK 71-LOT 27  
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MAP 20-BLOCK 71-LOT 7  
 N/F PAUL & EVA KENDREW

MAP 20-BLOCK 71-LOT 22  
 N/F MARGUERITE J. CARLSON REALTY TRUST

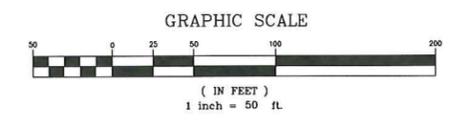
MAP 20-BLOCK 71-LOT 21  
 N/F MASSACHUSETTS AUDUBON SOCIETY, INC.



**"THE OX PASTURE"**

ASSESSORS REFERENCE  
 MAP 20-BLOCK 71-LOT 22

ZONING REFERENCE  
 RESIDENTIAL - R3



NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 14, 2018		

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: BJW  
 DESIGNED BY: BJW  
 CHECKED BY: JWN

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PREPARED FOR:  
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 35 COLONIAL WAY  
 PLAINVILLE, MASSACHUSETTS 02762  
 PHONE # (617) 678-4437

PRE-DEVELOPMENT SUBCATCHMENT PLAN For land in NORFOLK, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
5 OF 6	1"=50'	4756

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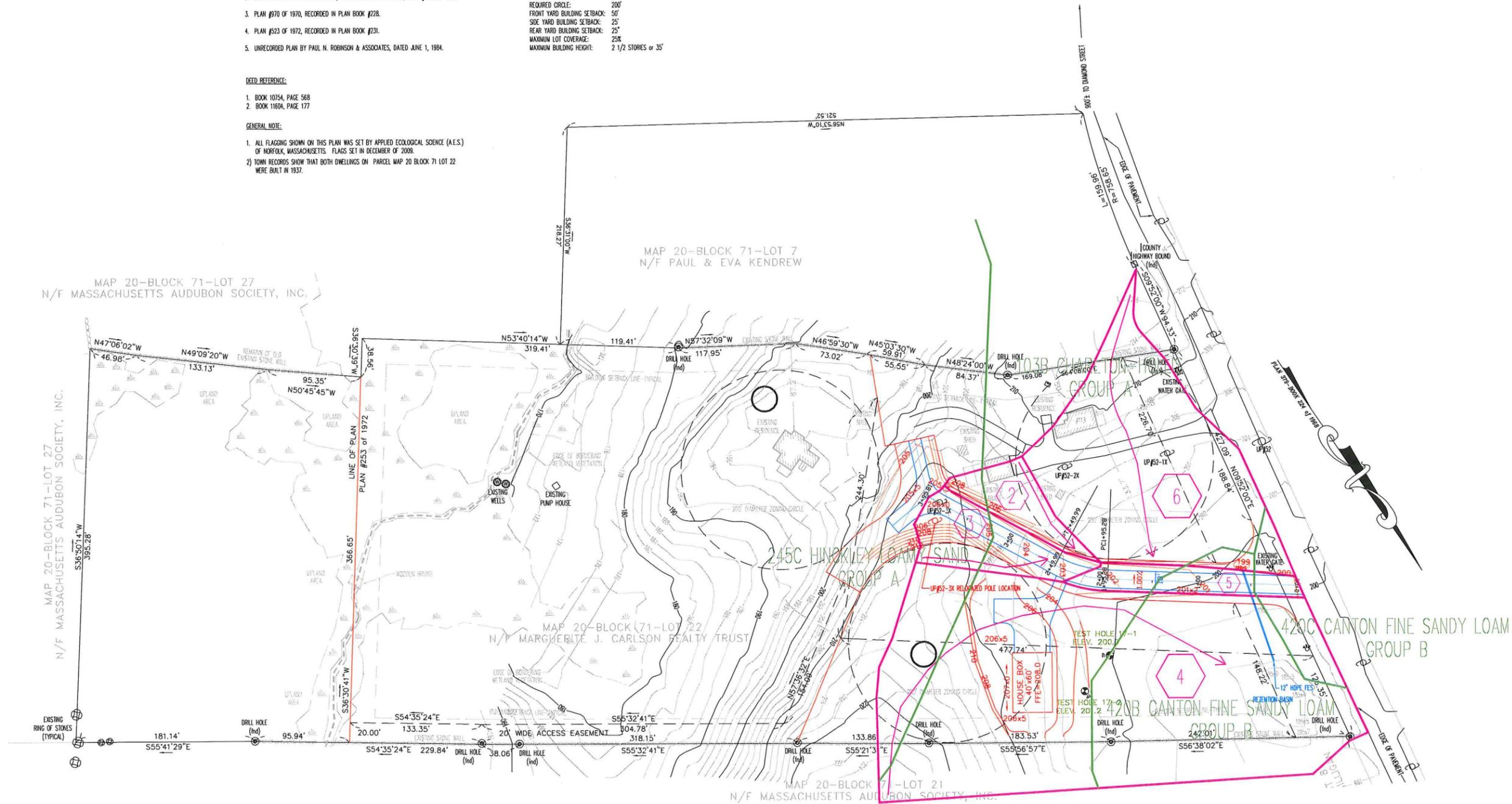
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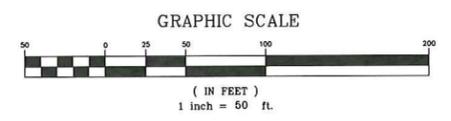
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 MAP 20-BLOCK 71-LOT 22

ZONING REFERENCE  
 RESIDENTIAL - R3



NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 14, 2018		

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: BJW  
 DESIGNED BY: BJW  
 CHECKED BY: JWN

**Dunn · McKenzie, Inc.**

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 113 NORTH STREET  
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POST-DEVELOPMENT SUBCATCHMENT PLAN		
For land in <b>NORFOLK, MASSACHUSETTS</b>		
SHEET NO.	SCALE	JOB NO.
<b>6 OF 6</b>	<b>1"=50'</b>	<b>4756</b>