

ABBYVILLE COMMONS

NORFOLK, MASSACHUSETTS

MARCH 15, 2017

COVENANTS TO BE RECORDED HEREWITH.

APPROVED _____ SUBJECT TO COVENANT
 CONDITIONS SET FORTH IN A COVENANT EXECUTED
 BY _____ DATED _____
 AND TO BE RECORDED HEREWITH.

I TOWN CLERK OF THE TOWN OF NORFOLK,
 RECEIVED AND RECORDED FROM THE ZONING
 BOARD OF APPEALS APPROVAL OF THIS PLAN AND
 NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
 NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

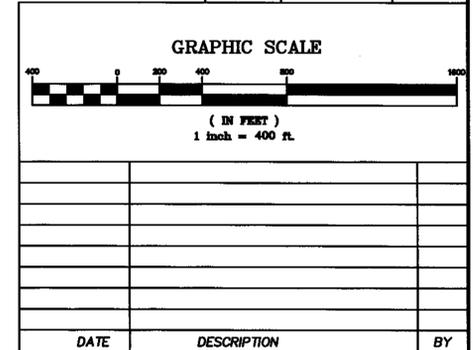
I DECLARE THAT THIS PLAN HAS BEEN
 PREPARED IN CONFORMITY WITH THE
 RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS OF THE
 COMMONWEALTH OF MASSACHUSETTS



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

FOR REGISTRY USE ONLY

DATE	FIELD BY:	INT.
	FIELD BOOK:	KK
BK#	FIELD BOOK	PG#
3/17	CALCS BY:	RRG
3/17	DESIGNED BY:	RRG
3/17	DRAWN BY:	COMP
3/17	CHECKED BY:	CAQ



OVERVIEW PLAN
 SCALE: 1" = 400'

DRAWING INDEX:

- COVER SHEET
- 1A - ABUTTERS
- EC 1 - EC 2 EXISTING CONDITIONS
- PL 1 - PL 2 PLANS OF LAND
- GU 1 - GU 2 GRADING AND UTILITY PLANS
- PP 1 ROADWAY PROFILE
- CD 1 - CD 3 CONSTRUCTION DETAILS

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED _____

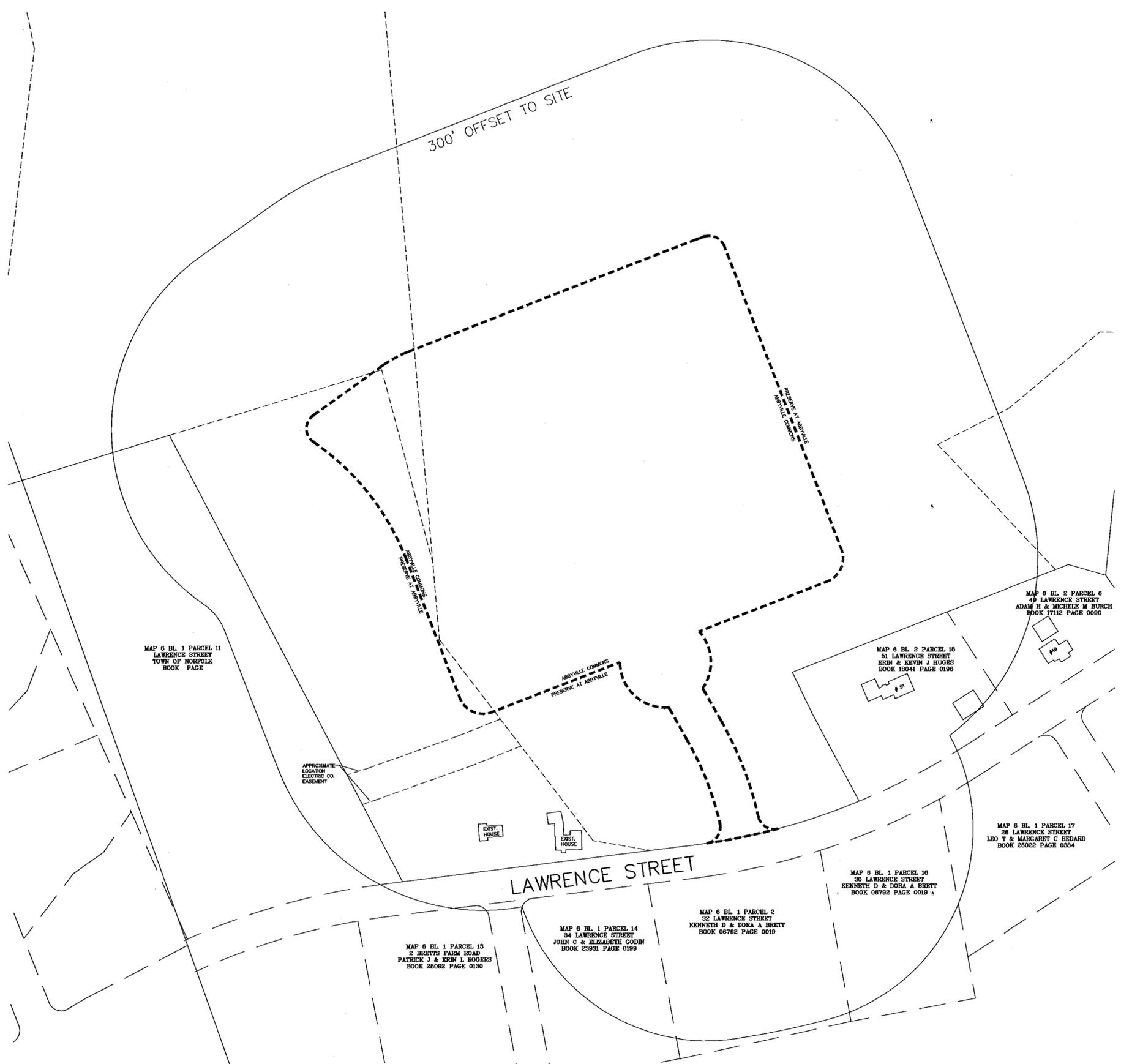
DATE ENDORSED _____

ZONING DISTRICT: R-3
 REQUIREMENTS:
 LOT AREA: 55,000 SQ. FT.
 FRONTAGE: 200'
 REQUIRED CIRCLE: 200'
 LOT WIDTH: 200'
 SETBACKS:
 FRONT: 50'
 SIDE: 25'
 REAR: 25'
 HEIGHT: 2 1/2 STORIES OR 35'
 COVERAGE: 25%

THE PROPERTY IS LOCATED WITHIN A ZONE II
 THE PROPERTY IS NOT LOCATED WITHIN A FLOOD
 ZONE AS SHOWN OF FIRM MAPS 25021C0321E AND
 25021C0323E DATED JULY 17, 2012

ABBYVILLE COMMONS
 COVER SHEET
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
 SCALE: 1" = 400'

UNITED UC CONSULTANTS INC. 850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-6560 FAX 508-384-6566	DATE	MAR. 15, 2017
	SCALE	1" = 400'
	PROJECT	UC987
	SHEET	COVER



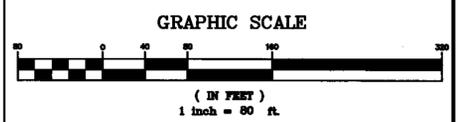
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DATE	DESCRIPTION	BY

NORFOLK ZONING BOARD
 OF APPEALS

DATE APPROVED _____

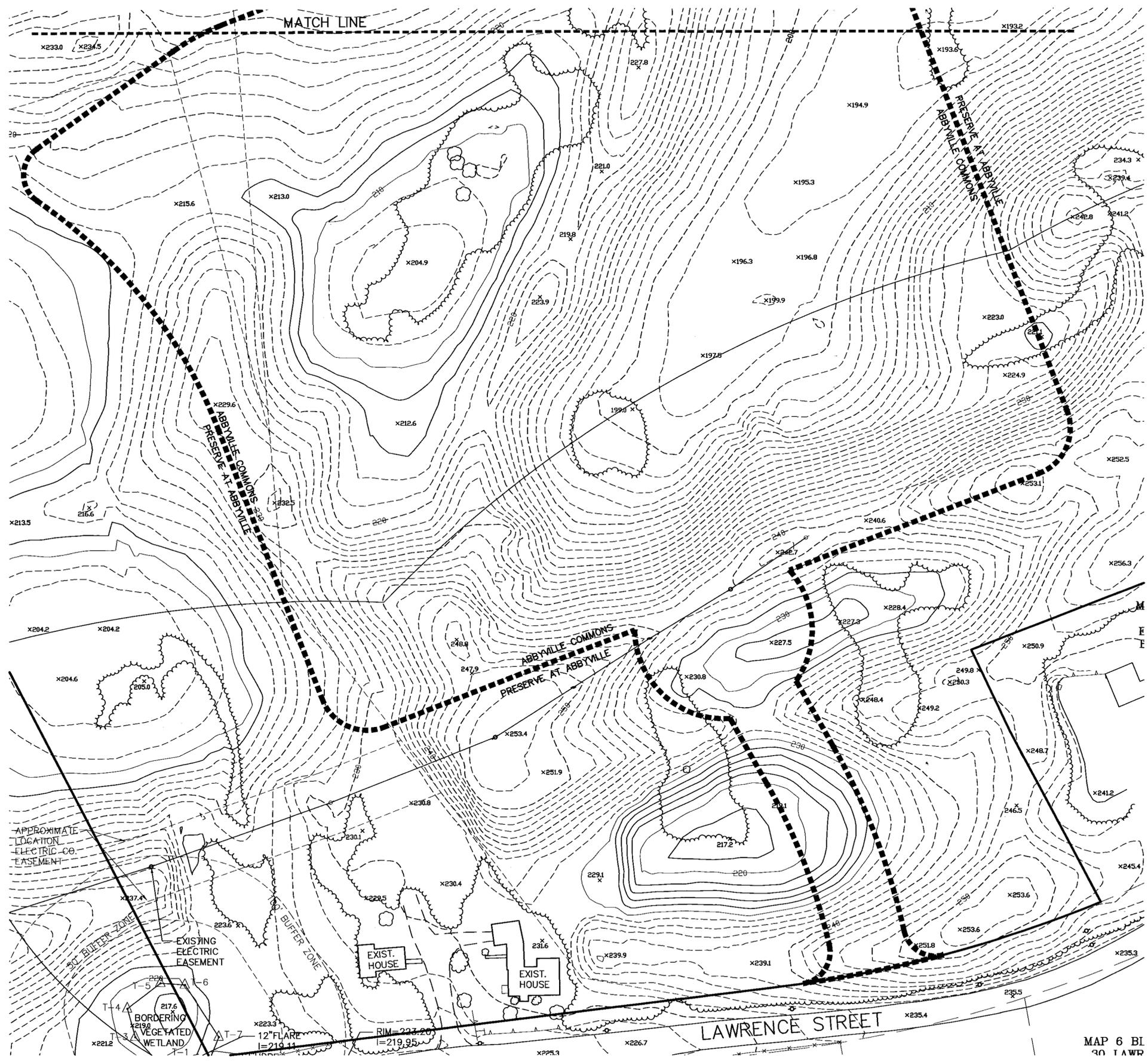
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 ABUTTERS SHEET
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
 SCALE: 1" = 80'

UNITED CONSULTANTS INC. 850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-8560 FAX 508-384-8566	DATE	MAR. 15, 2017
	SCALE	1" = 80'
	PROJECT	UC987
	SHEET	1A OF 1



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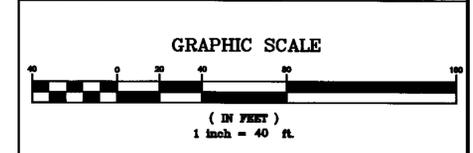


ANDREW C. MURPHY P.L.S. #35042



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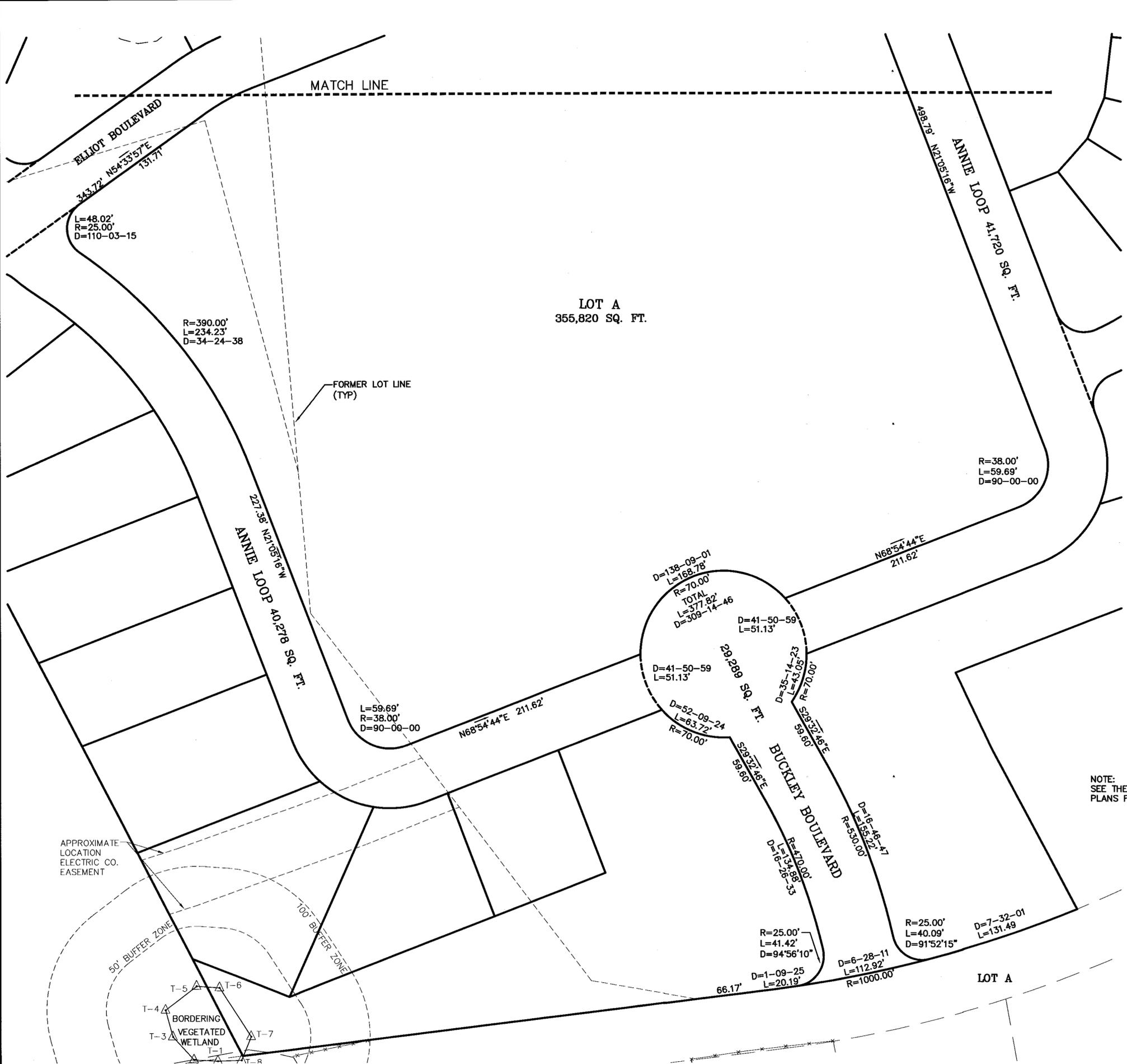
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**ABBVILLE COMMONS
 COVER SHEET
 NORFOLK, MASSACHUSETTS
 FOR
 ABBVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
 SCALE: 1" = 40'**

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	MAR. 15, 2017
SCALE	1" = 40'
PROJECT	UC987
SHEET	EC1 OF 2

MAP 6 BI
 30 TAWP



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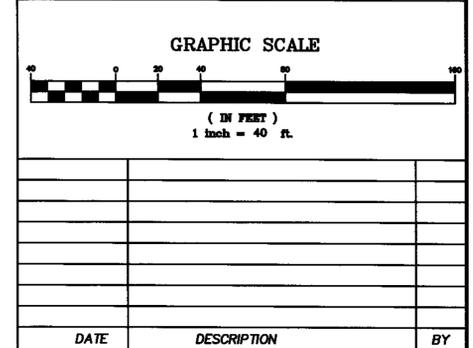
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OWNERS
 BUCKLEY & MANN INC.
 MAP 6
 BLOCK 2
 PARCEL 3-1, 3-2, & 3-3
 SM LORUSSO & SONS, INC.
 MAP 6
 BLOCK 2
 PARCEL 9, 10, 12 & 14

REFERENCES:
 BOOK 29163 PAGE 592
 BOOK 2314 PAGE 73
 LC BOOK 774 PAGE 153
 BOOK 1209 PAGE 141
 BOOK 5088 PAGE 221
 BOOK 10393 PAGE 11

PLANS
 LC 42811A
 42811B
 42811C
 PLAN 793-795 OF 1940
 PLAN 968 OF 1974
 PLAN 882 OF 1973

NOTE:
 SEE THE PRESERVE AT ABBYVILLE
 PLANS FOR MONUMENT LOCATIONS.

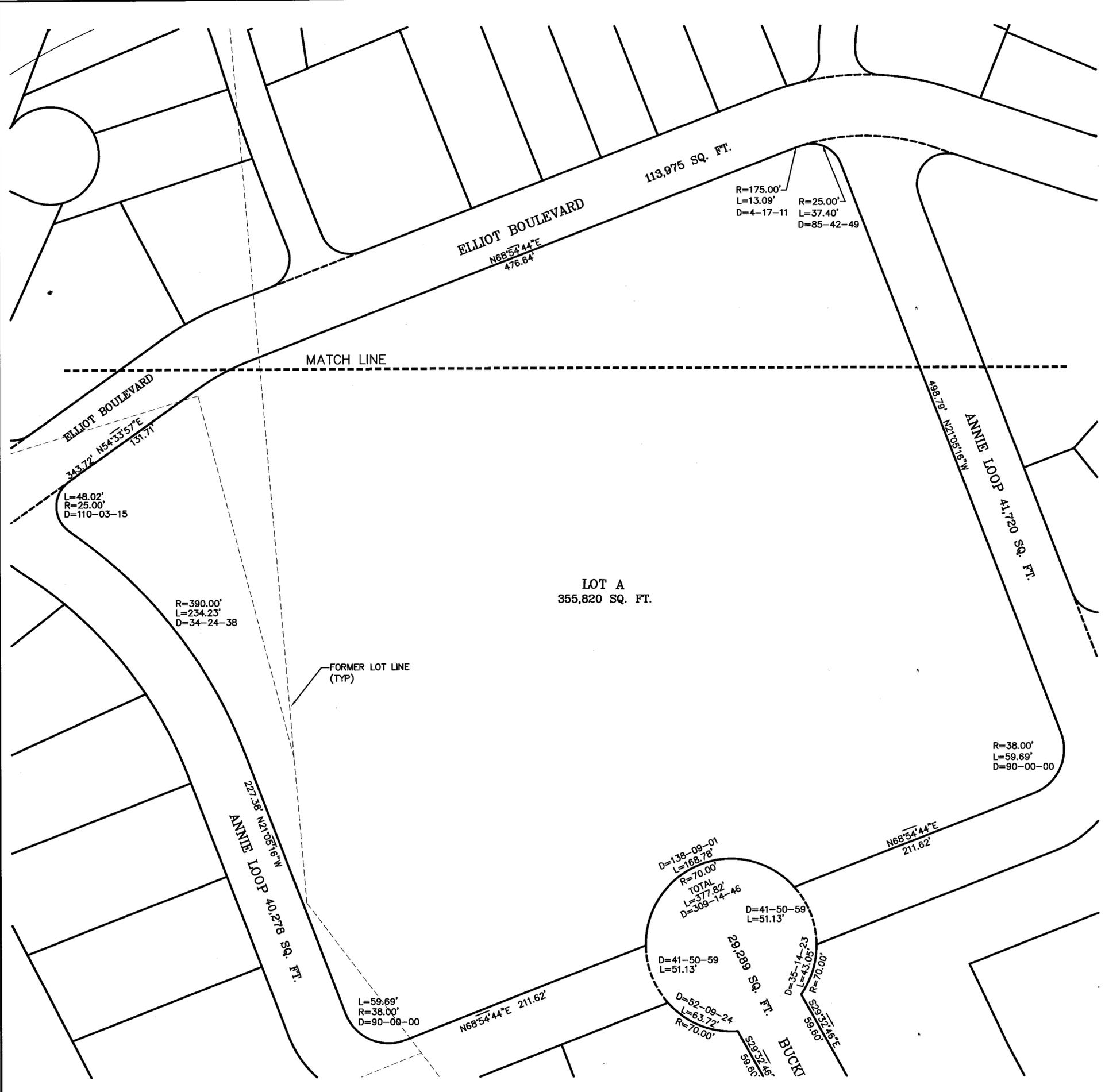
NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED
DATE ENDORSED

**ABBYVILLE COMMONS
 PLAN OF LAND
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
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UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	MAR. 15, 2017
SCALE	1" = 40'
PROJECT	UC987
SHEET	PL-1 OF 2



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GRAPHIC SCALE

DATE	DESCRIPTION	BY

OWNERS
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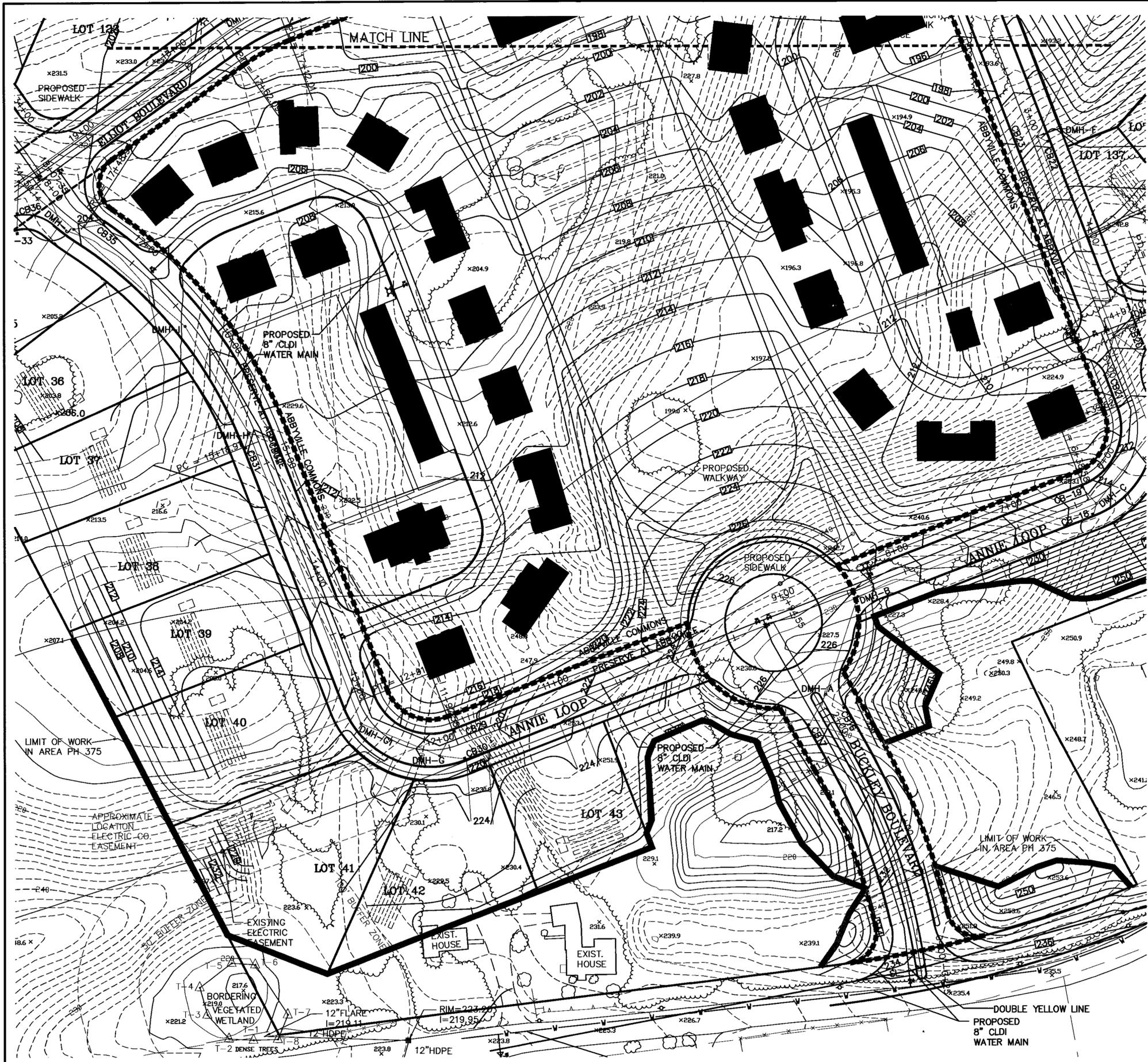
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NORFOLK ZONING BOARD
 OF APPEALS

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ABBYVILLE COMMONS
 PLAN OF LAND
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
 SCALE: 1" = 40'

	DATE	MAR. 15, 2017
	SCALE	1" = 40'
	PROJECT	UC987
	SHEET	PL-2 OF 2



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APPROXIMATE LOCATION
 NHESP AREA PH 375

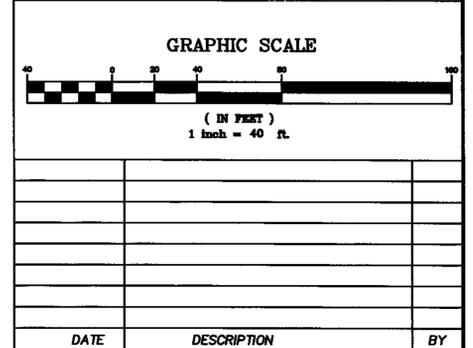
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NOTES:

1. HOUSE, DRIVEWAY AND SEPTIC SYSTEM ARE SHOWN SCHEMATICALLY. FINAL DESIGN TO BE AS SHOWN ON THE SITE / SEPTIC DESIGN PLANS, WHICH WILL BE PREPARED FOR EACH LOT.

GENERAL NOTES:

1. SITE GRADING SHALL BE AS SHOWN ON THE SITE PLAN.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. ALL ELEVATIONS AND CONTOURS ARE BASED ON NAD 1988.
4. CONTRACTOR TO CONTACT DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WITH CONSTRUCTION.

UTILITY NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE APPROVED PLANS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL UTILITIES SHOWN HERON ARE TAKEN FROM AVAILABLE RECORDS AND A FIELD SURVEY. THEY SHALL BE FIELD VERIFIED PRIOR TO THE INSTALLATION OF ANY UTILITIES.
5. DRAINAGE STRUCTURES ON LAWRENCE STREET SHALL BE EXPOSED AND THE DESIGN ENGINEER SHALL BE NOTIFIED TO CONFIRM LOCATIONS PRIOR TO THE INSTALLATION OF THE WATER MAIN.

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED _____

DATE ENDORSED _____

ABBYVILLE COMMONS
 GRADING AND UTILITY PLAN
 NORFOLK, MASSACHUSETTS
 FOR
 ABBYVILLE RESIDENTIAL, LLC.
 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
 SCALE: 1" = 40'

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8660 FAX 508-384-8668

DATE: MAR. 15, 2017
 SCALE: 1" = 40'
 PROJECT: UC987
 SHEET: GU-1 OF 2

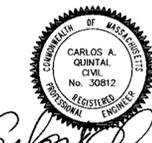


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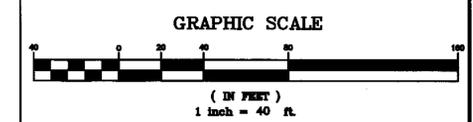
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APPROXIMATE LOCATION
 NHESP AREA PH 375

NOTES:

1. HOUSE, DRIVEWAY AND SEPTIC SYSTEM ARE SHOWN SCHEMATICALLY. FINAL DESIGN TO BE AS SHOWN ON THE SITE / SEPTIC DESIGN PLANS, WHICH WILL BE PREPARED FOR EACH LOT.

GENERAL NOTES:

1. SITE GRADING SHALL BE AS SHOWN ON THE SITE PLAN.
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3. ALL ELEVATIONS AND CONTOURS ARE BASED ON NAD 1988.
4. CONTRACTOR TO CONTACT DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WITH CONSTRUCTION.

UTILITY NOTES:

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NORFOLK ZONING BOARD OF APPEALS

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 GRADING AND UTILITY PLAN
 NORFOLK, MASSACHUSETTS
 FOR
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 850 FRANKLIN STREET
 WRENTHAM, MASSACHUSETTS
 DATE: MARCH 15, 2017
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UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
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 508-384-6560 FAX 508-384-6566

DATE	MAR. 15, 2017
SCALE	1" = 40'
PROJECT	UC987
SHEET	GU-2 OF 2

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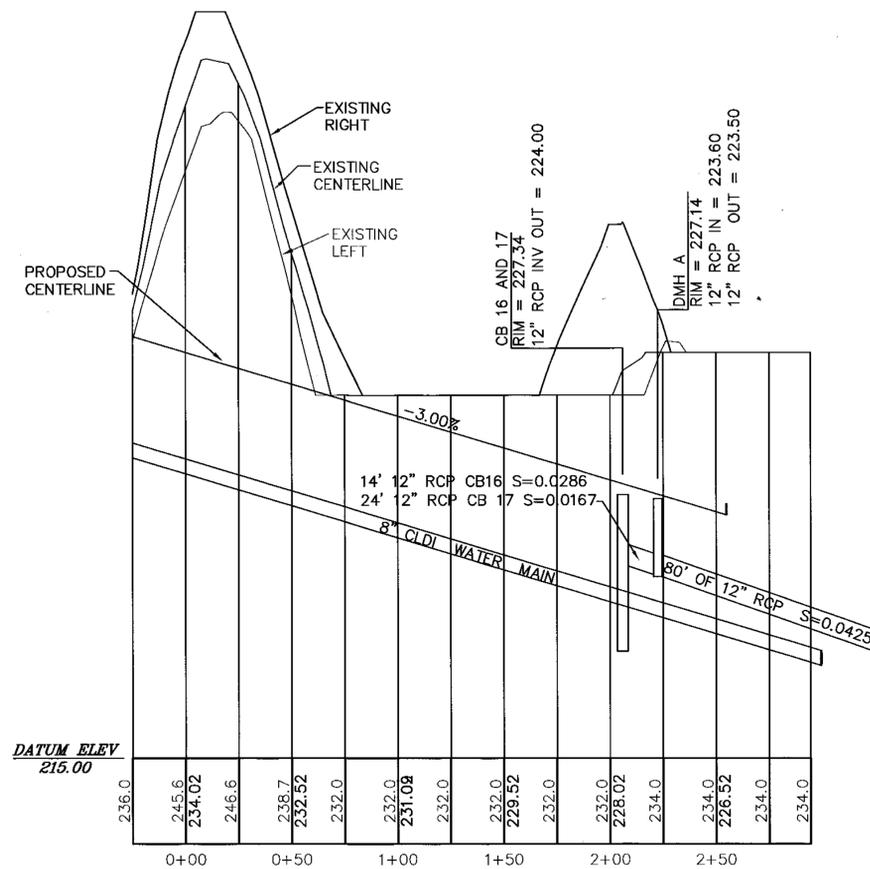
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GRAPHIC SCALE			
(IN FEET)			
1 inch = 40 ft.			
NO.	DATE	DESCRIPTION	BY



BUCKLEY BOULEVARD
SCALE: H - 1" = 40'
V - 1" = 4'

NORFOLK PLANNING BOARD

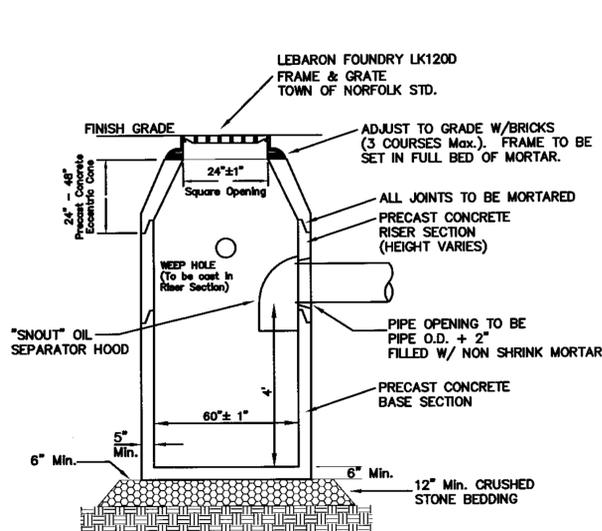
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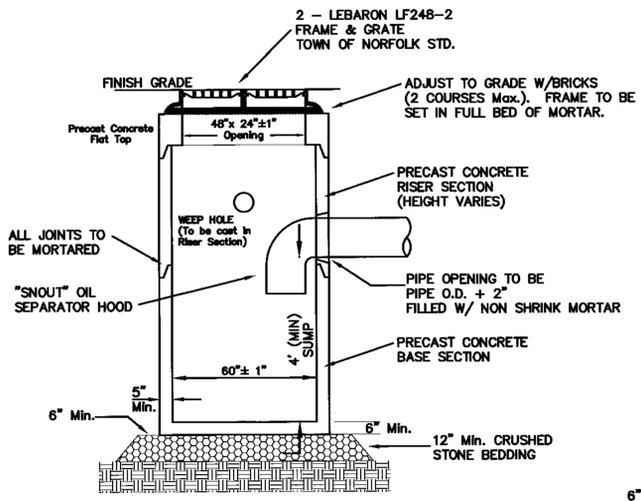
Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

ABBYVILLE COMMONS
ROADWAY PLAN AND PROFILE
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE RESIDENTIAL, LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
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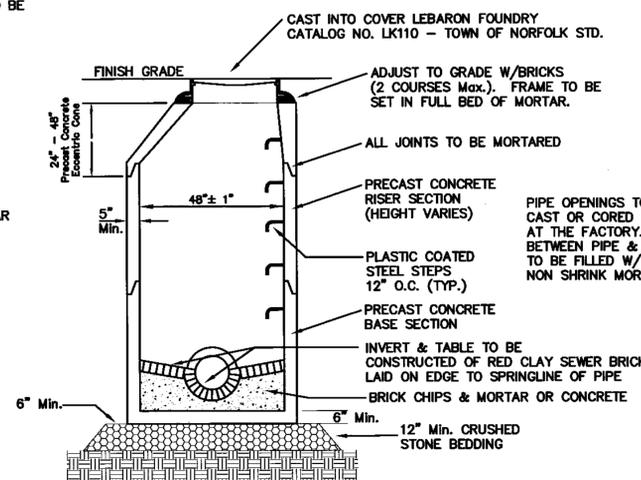
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	SHEET	PP1 OF 1



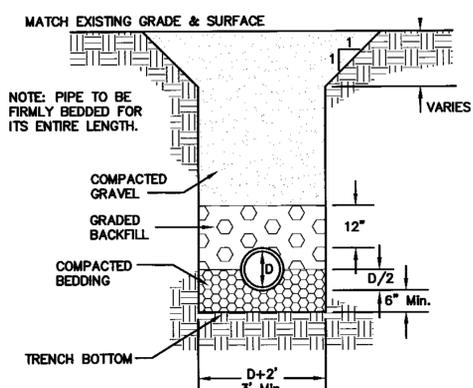
**PRECAST CATCH BASIN
W/ DEEP SUMP**



**DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP**

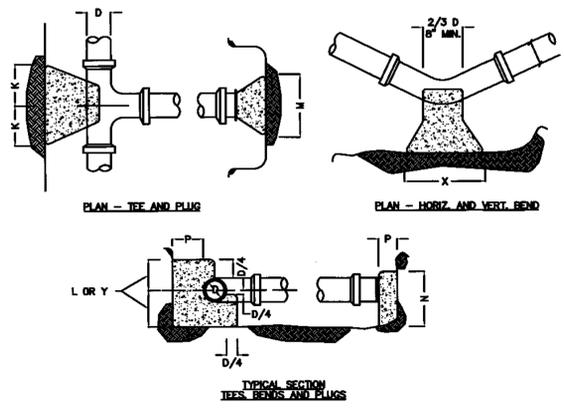


PRECAST DRAIN MANHOLE



TYPE OF PIPE	RCP DRAIN	OLDI WATER	PVC SEWER
BEDDING MATERIAL	GRAVEL	SAND	3/4" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE

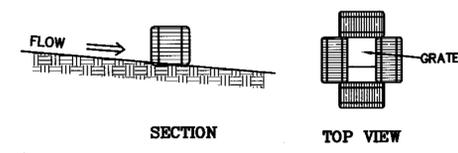
UTILITY TRENCH DETAIL



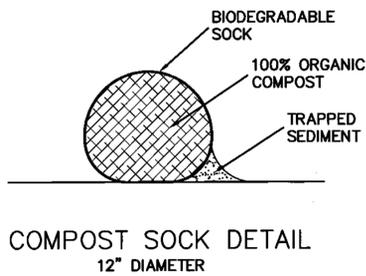
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-6"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-6"

90 & 45 BENDS		22 1/2 & 11 1/4 BENDS	
D	4" TO 8"	10" TO 16"	24"
X	1'-6"	3'-4"	3'-6"
Y	1'-2"	1'-6"	2'-4"

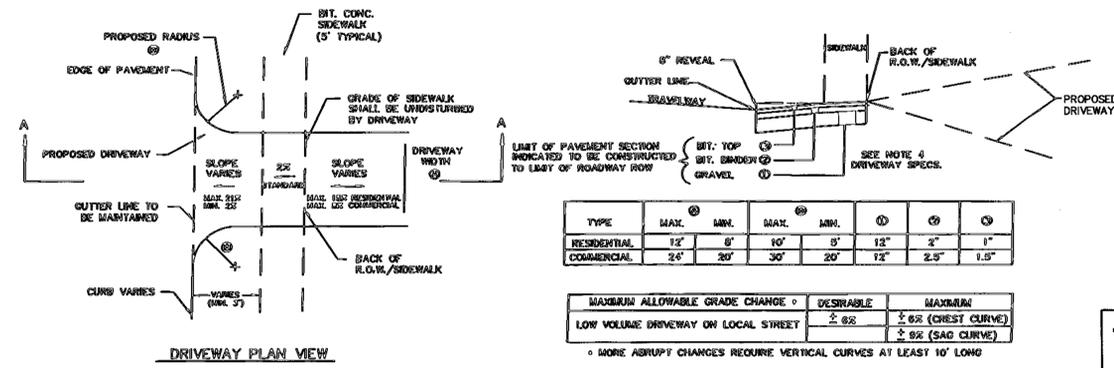
THRUST BLOCK DETAILS



**CATCH BASIN INLET
PROTECTION DETAIL
HAYBALES**



**COMPOST SOCK DETAIL
12" DIAMETER**



TYPE	MAX. @	MIN.	MAX. @	MIN.	①	②	③
RESIDENTIAL	12'	8'	10'	5'	12"	2"	1"
COMMERCIAL	24'	20'	30'	20'	12"	2.5"	1.5"

MAXIMUM ALLOWABLE GRADE CHANGE °	DESIRABLE	MAXIMUM
LOW VOLUME DRIVEWAY ON LOCAL STREET	± 0.2	± 0.2 (CREST CURVE)
		± 0.2 (SAG CURVE)

**DRIVEWAY SECTION A - A
RESIDENTIAL & COMMERCIAL
DRIVEWAY DETAIL**

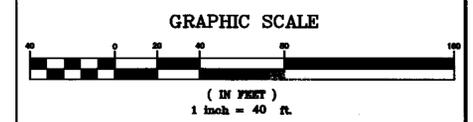
COVENANTS TO BE RECORDED HEREWITH.
APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____
AND TO BE RECORDED HEREWITH.

I, TOWN CLERK OF THE TOWN OF NORFOLK,
RECEIVED AND RECORDED APPROVAL OF THIS PLAN AND
NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.

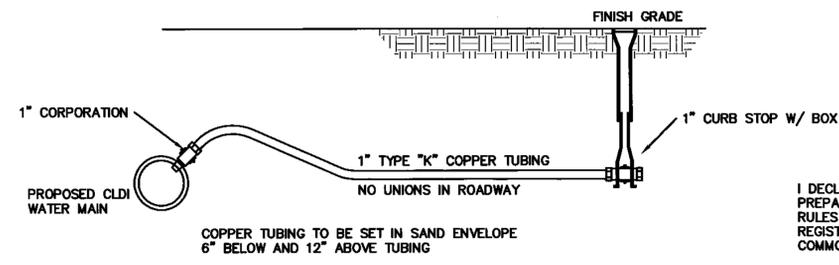
TOWN CLERK _____ DATE _____

I DECLARE THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

DATE	FIELD BY:	INT.
3/17	CALCS BY: RRG	
3/17	DESIGNED BY: RRG	
3/17	DRAWN BY: COMP	
3/17	CHECKED BY: CAQ	



DATE	DESCRIPTION	BY



1" DOMESTIC WATER SERVICE

I DECLARE THAT THIS PLAN HAS BEEN
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REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

**NORFOLK ZONING BOARD
OF APPEALS**

DATE APPROVED _____
DATE ENDORSED _____

ABBYVILLE COMMONS
CONSTRUCTION DETAILS
NORFOLK, MASSACHUSETTS
FOR
ABBYVILLE RESIDENTIAL, LLC
850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

**UNITED
CONSULTANTS
INC.**
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

DATE
MAR. 15, 2017
SCALE
1" = 40'
PROJECT
UC987
SHEET
CD-1 OF 3

COVENANTS TO BE RECORDED HEREWITH.

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____

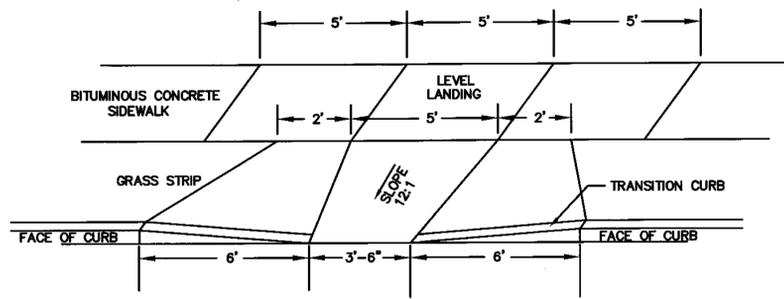
DATED _____
AND TO BE RECORDED HEREWITH.

I TOWN CLERK OF THE TOWN OF NORFOLK,
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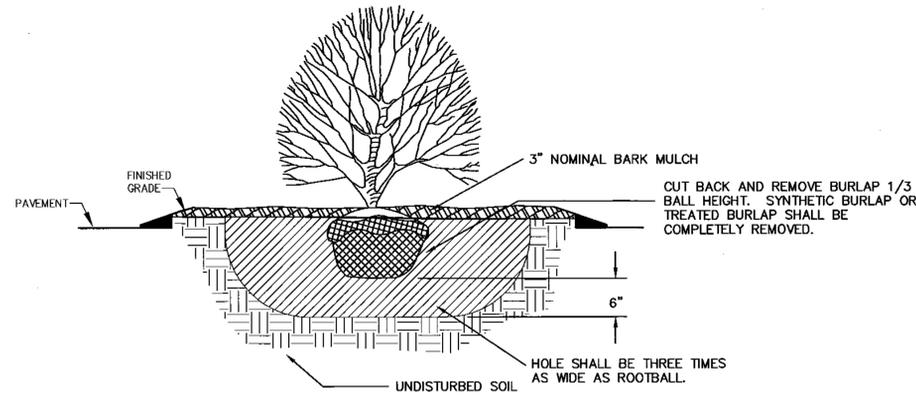
TOWN CLERK _____ DATE _____

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COMMONWEALTH OF MASSACHUSETTS

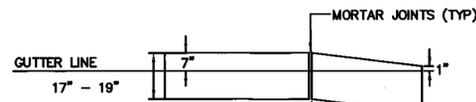
FOR REGISTRY USE ONLY



WHEELCHAIR RAMP

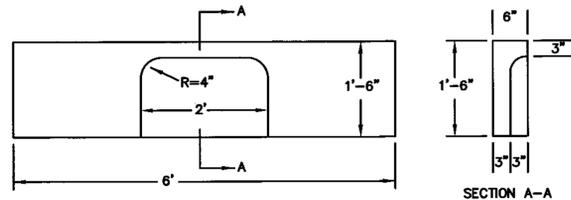


SHRUB PLANTING

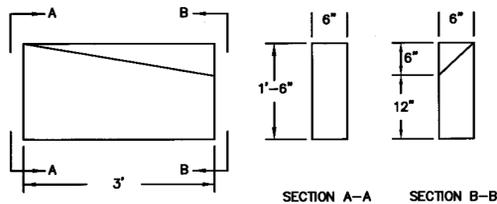


VA-4 TERMINAL CURB REQUIRED
AT ALL WHEELCHAIR RAMPS AND
AT THE ENDS OF EACH CURB RUN.
CONCRETE AND BEDDING TO BE THE
SAME AS VA-4 CURB DETAIL.

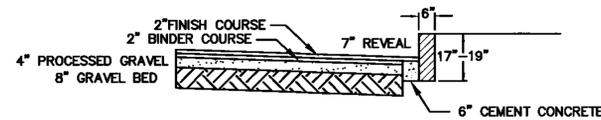
VA-4 TERMINAL AND
TRANSITION CURB



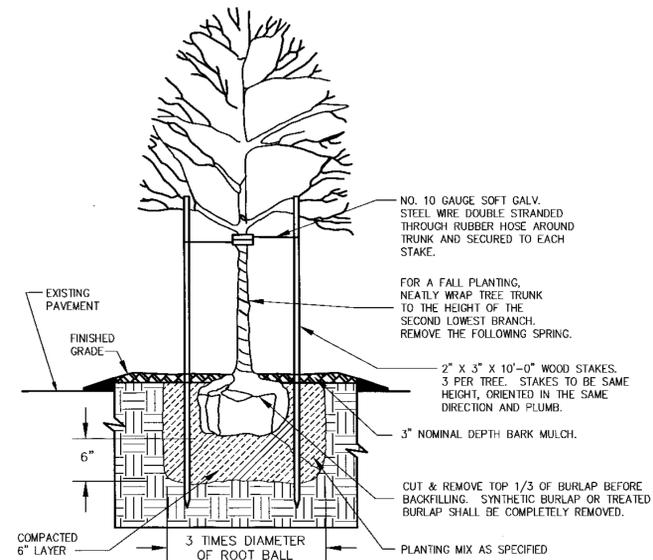
GRANITE CURB INLET DETAIL



GRANITE CURB TRANSITION DETAIL



PAVEMENT AND VA-4
VERTICAL GRANITE CURBING



DECIDUOUS TREE PLANTING

DATE	FIELD BY:	INT.
BK#	FIELD BOOK	PG#
3/17	CALCS BY:	RRG
3/17	DESIGNED BY:	RRG
3/17	DRAWN BY:	COMP
3/17	CHECKED BY:	CAQ

GRAPHIC SCALE		
(IN FEET)		
1 inch = 40 ft.		
0	10	20
30	40	50
60	70	80
90	100	
DATE	DESCRIPTION	BY

NORFOLK ZONING BOARD
OF APPEALS

DATE APPROVED _____
DATE ENDORSED _____

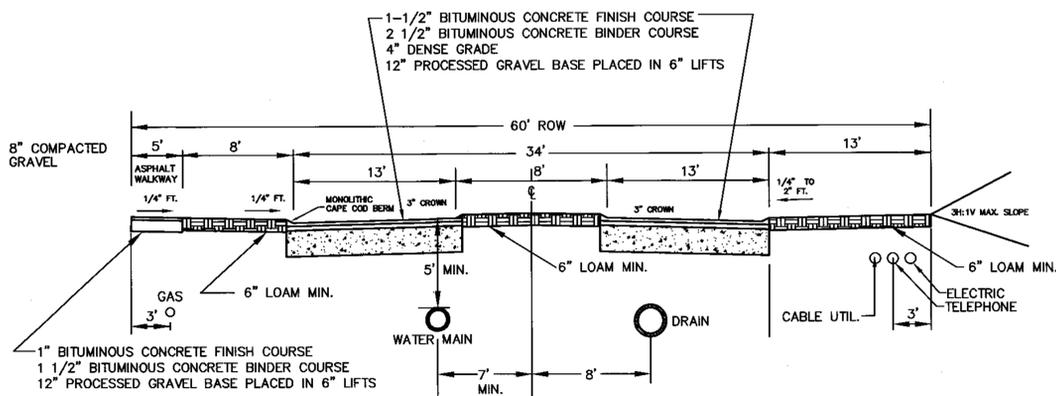
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CARLOS A. QUINTAL P.E. #30812



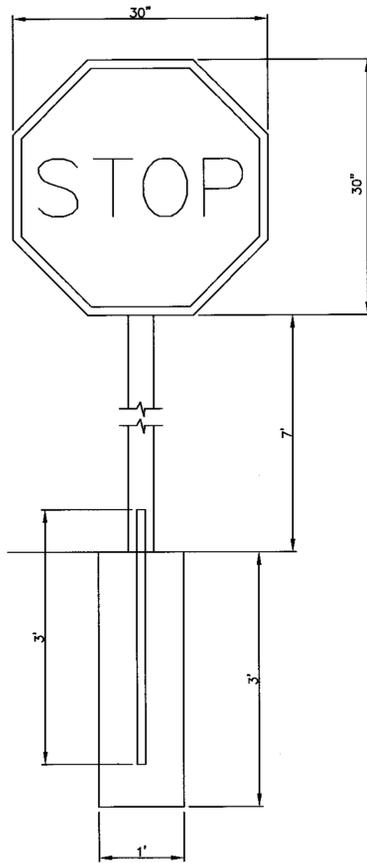
CAPE COD BERM



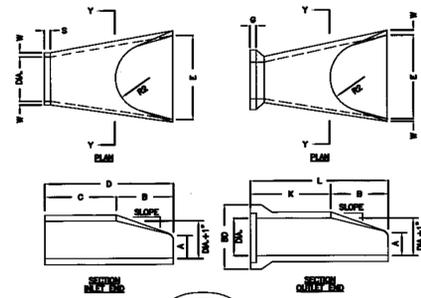
ROADWAY CROSS SECTION

ABBYVILLE COMMONS
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850 FRANKLIN STREET
WRENTHAM, MASSACHUSETTS
DATE: MARCH 15, 2017
SCALE: 1" = 40'

<p>UNITED CONSULTANTS INC.</p> <p>850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-6560 FAX 508-384-6566</p>	DATE	MAR. 15, 2017
	SCALE	1" = 40'
	PROJECT	UC987
	SHEET	CD-2 OF 3



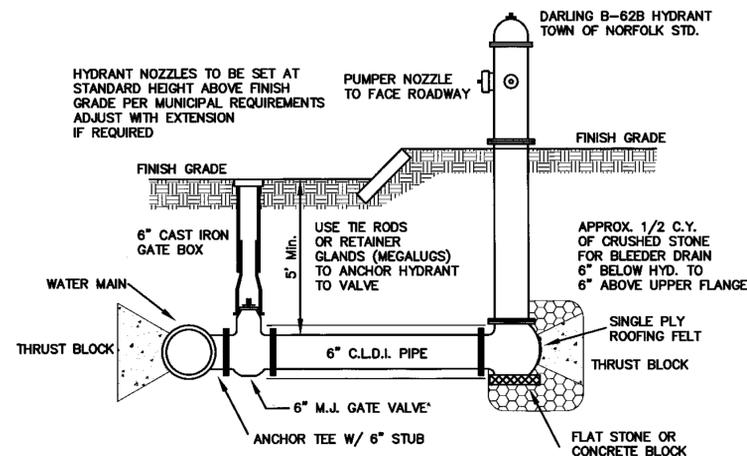
STOP SIGN DETAIL
N.T.S.



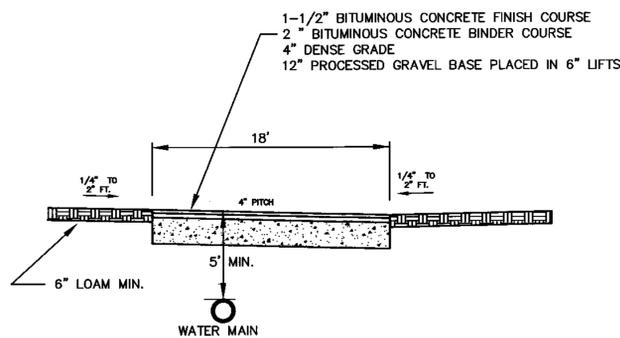
DI.	W	A	B	C	D	E	BD
12"	2"	0"	2'-0"	6'-0 7/8"	6'-1 3/8"	2'-0"	20"
15"	2-1/4"	0"	2'-3"	5'-10"	6'-1 1/2"	2'-0"	24"
18"	2-1/2"	0"	2'-5"	5'-10"	6'-1"	3'-0"	28"
21"	2-3/4"	0"	2'-11"	5'-2"	6'-1"	3'-6"	32"
24"	3"	0-1/2"	3'-7 1/2"	5'-2"	6'-1"	4'-0"	36"

DI.	K	L	P	DI.	R1	R2	S	O	SLOPE
12"	4'-0 1/8"	6'-0 1/8"	18 5/16"	13"	10 1/8"	0"	4"	2 1/2"	3:1
15"	4'-3 11/16"	6'-0 11/16"	24 5/16"	18"	12 1/2"	11"	4"	2 1/2"	3:1
18"	4'-3 7/8"	6'-0 7/8"	28"	19"	13 1/2"	12"	4"	2 3/4"	3:1
21"	4'-0 5/16"	6'-7 5/16"	31 5/16"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	4'-0 1/2"	6'-8"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

REINFORCED CONCRETE PIPE FLARED END
NOT TO SCALE



HYDRANT CONNECTION



SITE DRIVEWAY CROSS SECTION

COVENANTS TO BE RECORDED HEREWITH.

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____

DATED _____
AND TO BE RECORDED HEREWITH.

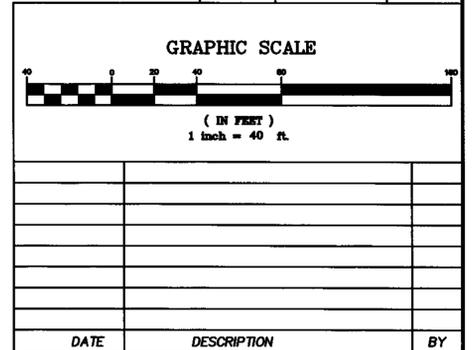
I TOWN CLERK OF THE TOWN OF NORFOLK,
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FOR REGISTRY USE ONLY

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NORFOLK ZONING BOARD
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Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

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DATE	SCALE	PROJECT	SHEET
MAR 15, 2017	1" = 40'	UC987	CD-3 OF 3