

# ABBYVILLE COMMONS

## NORFOLK, MASSACHUSETTS

### MARCH 15, 2017



**OVERVIEW PLAN**  
SCALE: 1" = 400'

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

FOR REGISTRY USE ONLY

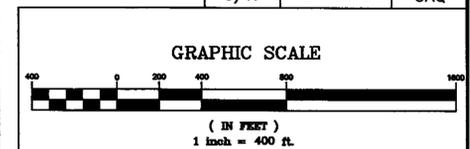


- DRAWING INDEX:**  
COVER SHEET  
1A ABUTTERS  
EC1 - EC2 EXISTING CONDITIONS  
PL1 - PL2 PLANS OF LAND  
GU1 - GU2 GRADING AND UTILITY PLANS  
PP1 ROADWAY PLAN AND PROFILES  
CD1 - CD3 CONSTRUCTION DETAILS

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 ON FIRM MAPS 25021C0321E AND  
25021C0323E  
DATED JULY 17, 2012.

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



NO.	DATE	DESCRIPTION	BY
1	6/28/18	LOT AND ROAD LAYOUT	RRG

**NORFOLK ZONING BOARD  
OF APPEALS**

DATE APPROVED \_\_\_\_\_

DATE ENDORSED \_\_\_\_\_

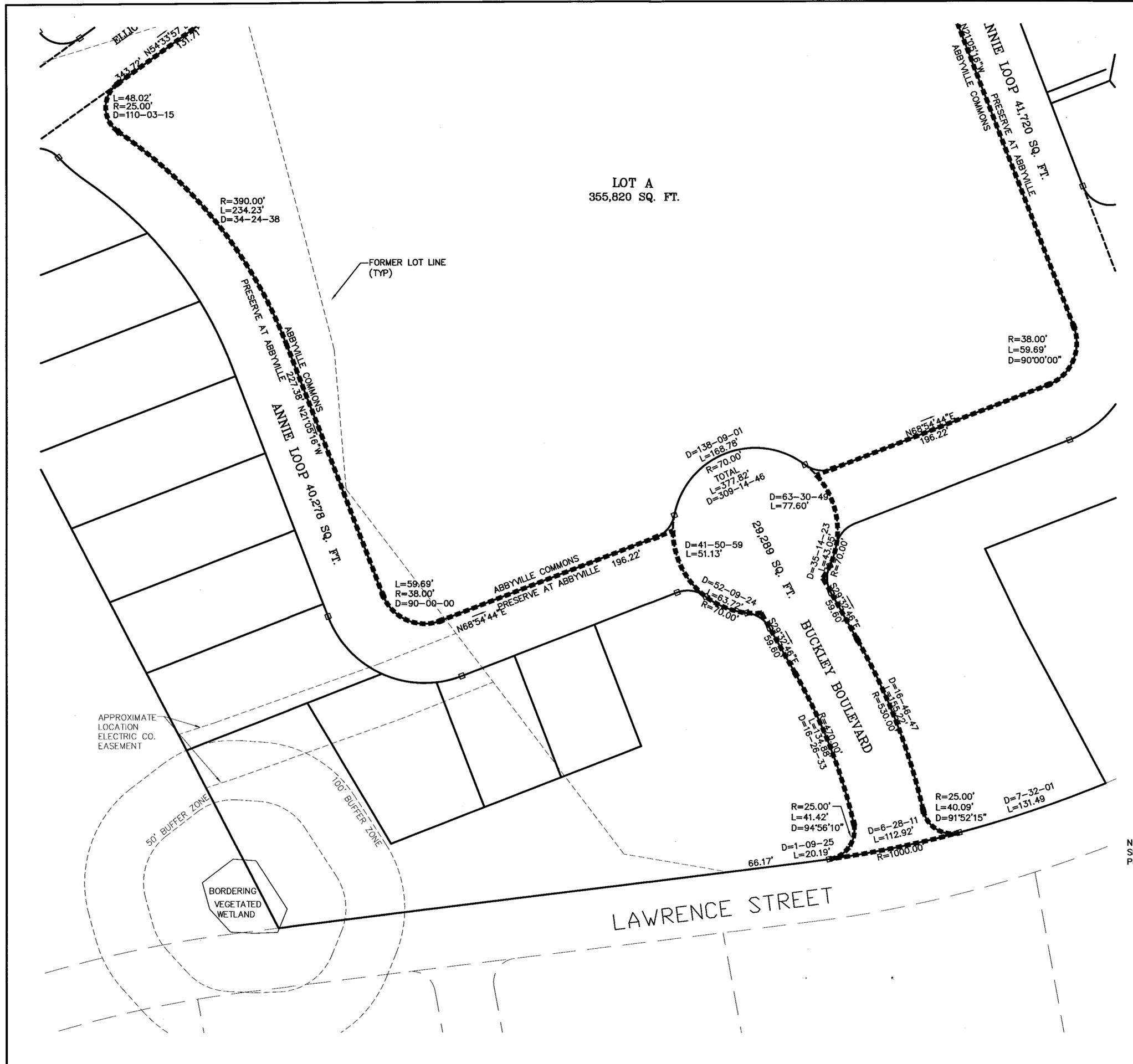
ABBYVILLE COMMONS  
COVER SHEET  
NORFOLK, MASSACHUSETTS  
FOR  
ABBYVILLE RESIDENTIAL, LLC.  
850 FRANKLIN STREET  
WRENTHAM, MASSACHUSETTS  
DATE: MARCH 15, 2017  
SCALE: 1" = 400'

**UNITED  
CONSULTANTS  
INC.**

850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8580 FAX 508-384-8588

DATE	MAR. 15, 2017
SCALE	1" = 400'
PROJECT	UC987
SHEET	COVER





COVENANTS TO BE RECORDED HERewith.  
 APPROVED \_\_\_\_\_ SUBJECT TO COVENANT  
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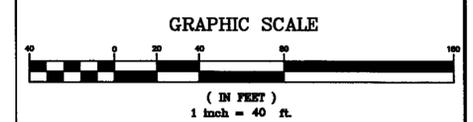
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OWNERS  
 BUCKLEY & MANN INC.  
 MAP 6  
 BLOCK 2  
 PARCEL 3-1, 3-2, & 3-3  
 SM LORUSSO & SONS, INC.  
 MAP 6  
 BLOCK 2  
 PARCEL 9, 10, 12 & 14

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

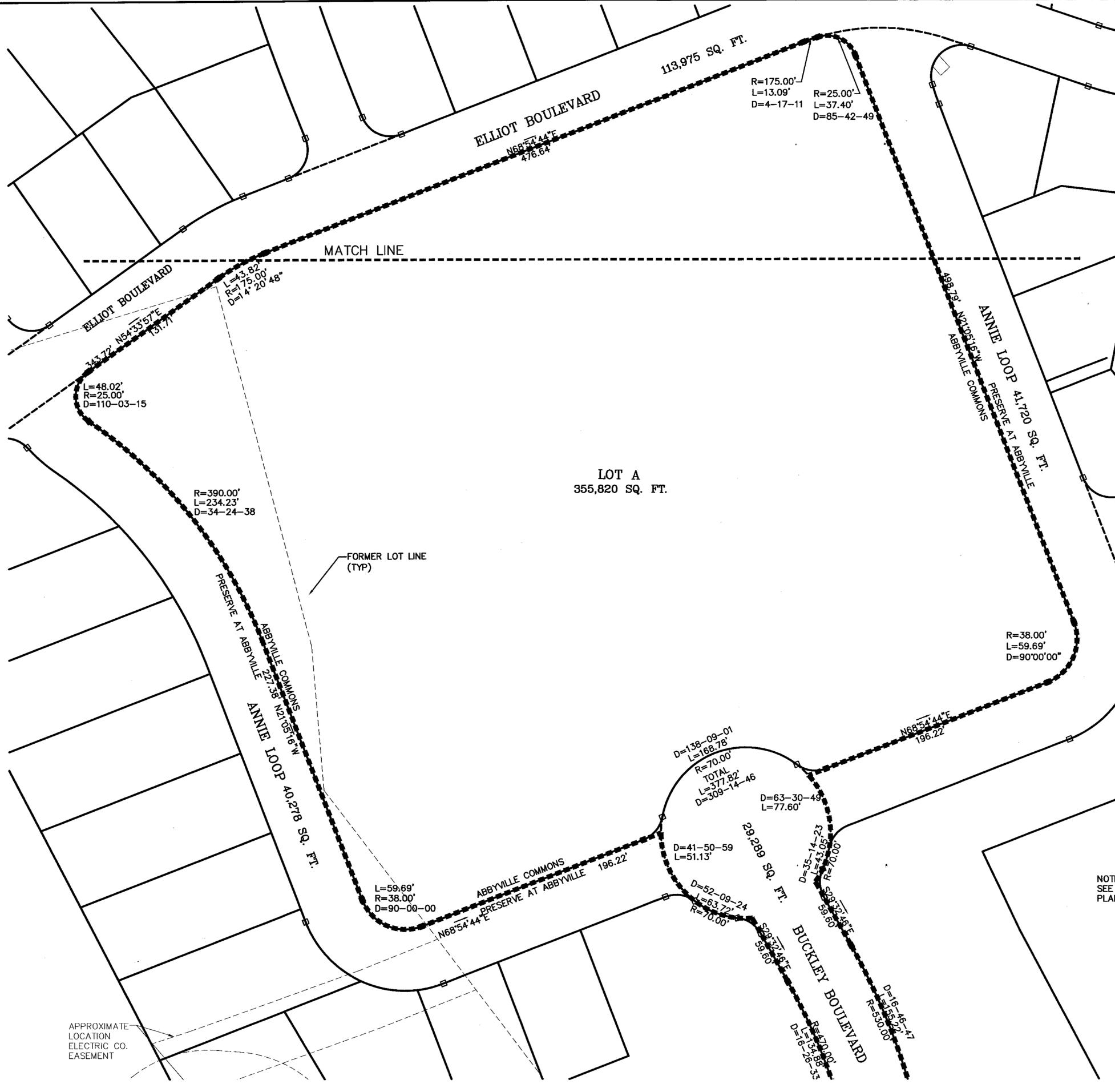
NORFOLK ZONING BOARD OF APPEALS	
DATE APPROVED	_____
DATE ENDORSED	_____
_____	_____
_____	_____
_____	_____

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

ABBYVILLE COMMONS  
 PLAN OF LAND  
 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  
 508-384-6560 FAX 508-384-6566

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



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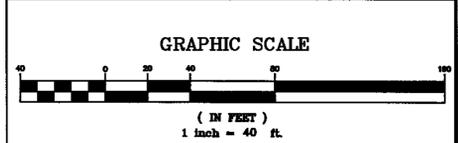
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 BLOCK 2  
 PARCEL 3-1, 3-2, & 3-3  
 SM LORUSSO & SONS, INC.  
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 850 FRANKLIN STREET  
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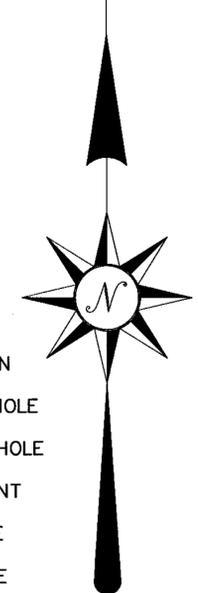
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-8660 FAX 508-384-8666

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



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**LEGEND:**

- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE
- ⊙ UTILITY POLE

**NOTES:**

1. HOUSE, DRIVEWAY AND WASTE WATER TREATMENT AREAS ARE SHOWN SCHEMATICALLY. FINAL DESIGN TO BE AS SHOWN ON INDIVIDUAL SITE PLANS, WHICH WILL BE PREPARED FOR EACH LOT.

**GENERAL NOTES:**

1. SITE GRADING SHALL BE AS SHOWN ON THE SITE PLAN.
2. ALL UTILITIES WITHIN THE ABBYSVILLE SITES 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 WITHIN THE ABBYSVILLE SITES 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.

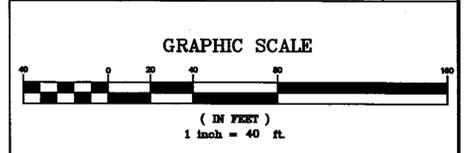
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NO.	DATE	DESCRIPTION	BY
3	6/28/18	LOT & ROAD LAYOUT AND GRADING	RRG
1	8/2017	LAYOUT AND REVIEW COMMENTS	RRG
1	7/2017	REVIEW COMMENTS	RRG

**NORFOLK ZONING BOARD OF APPEALS**

DATE APPROVED \_\_\_\_\_  
DATE ENDORSED \_\_\_\_\_

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

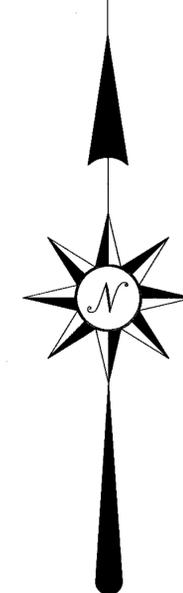
**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

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



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- LEGEND:**
- CATCH BASIN
  - ⊙ DRAIN MANHOLE
  - ⊙ SEWER MANHOLE
  - ⊙ FIRE HYDRANT
  - W WATER GATE
  - ⊙ UTILITY POLE

**NOTES:**

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- CONTRACTOR TO CONTACT DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WITH CONSTRUCTION.

**UTILITY NOTES:**

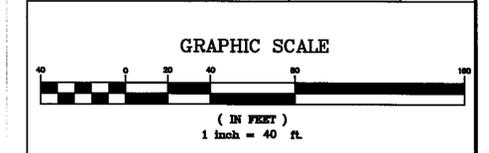
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3	6/28/18	LOT & ROAD LAYOUT AND GRADING	RRG
1	8/2017	LAYOUT AND REVIEW COMMENTS	RRG
1	7/2017	REVIEW COMMENTS	RRG

**NORFOLK ZONING BOARD OF APPEALS**

DATE APPROVED \_\_\_\_\_  
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ABBYVILLE COMMONS  
 GRADING AND UTILITY PLAN  
 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  
 508-384-8560 FAX 508-384-8568

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

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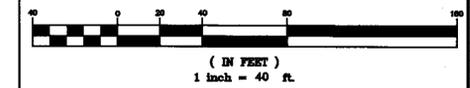
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GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
3	6/28/18	LOT & ROAD LAYOUT AND GRADING	RRG
2	8/2017	LAYOUT AND REVIEW COMMENTS	RRG
1	5/2017	PIPE SIZES AND ELEVATIONS	RRG

NORFOLK ZONING BOARD  
OF APPEALS

DATE APPROVED \_\_\_\_\_

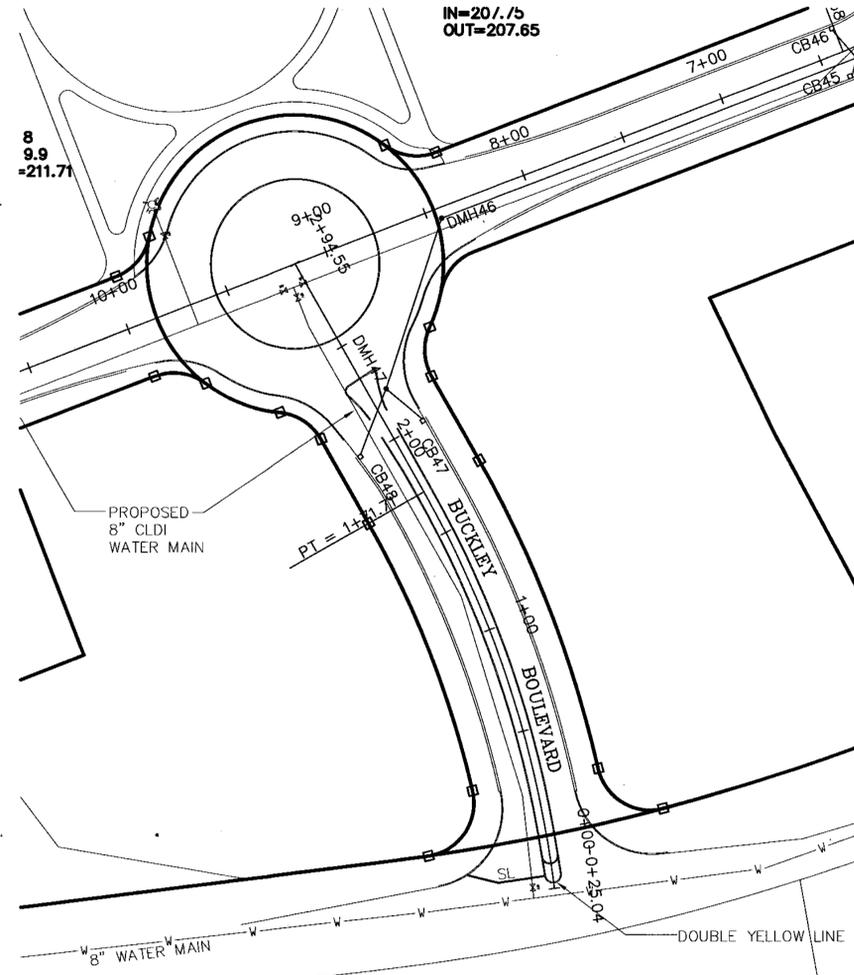
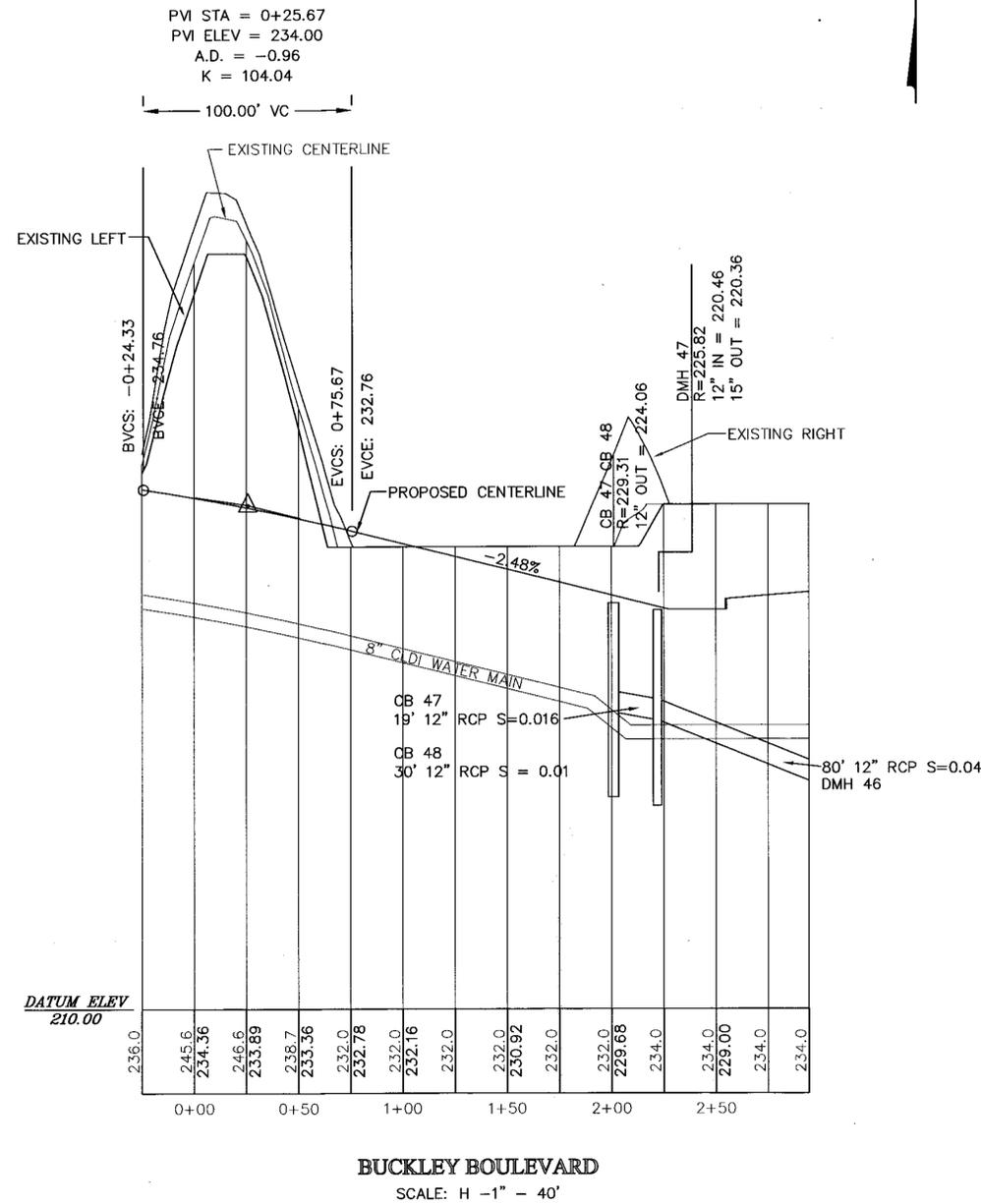
DATE ENDORSED \_\_\_\_\_

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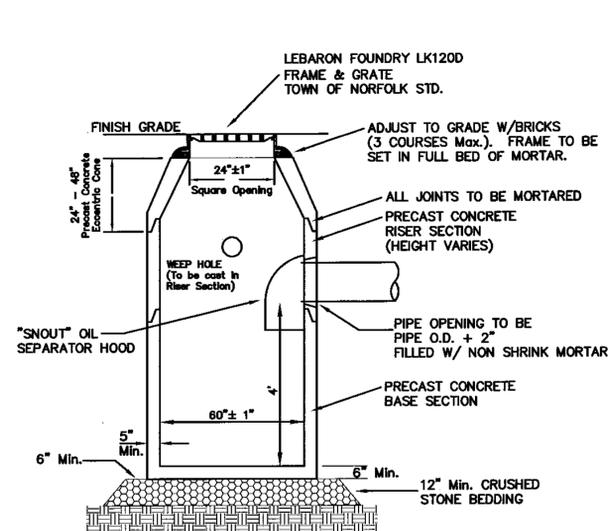
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SHEET	PP1 OF 1



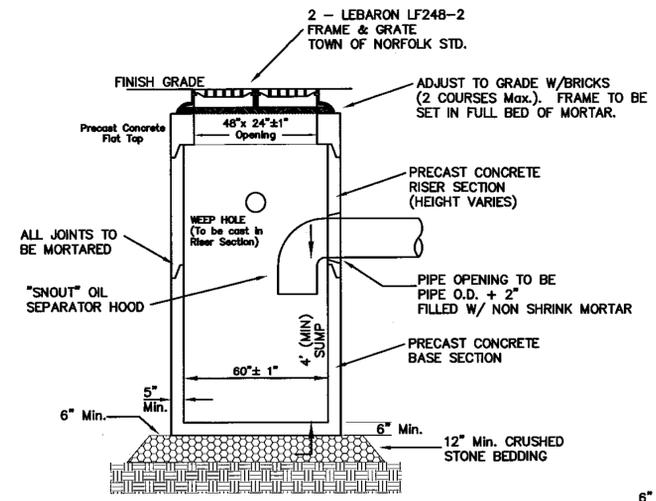
LEGEND:

- DRILL HOLE STONE BOUND (TO BE SET)
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE
- ⊙ UTILITY POLE

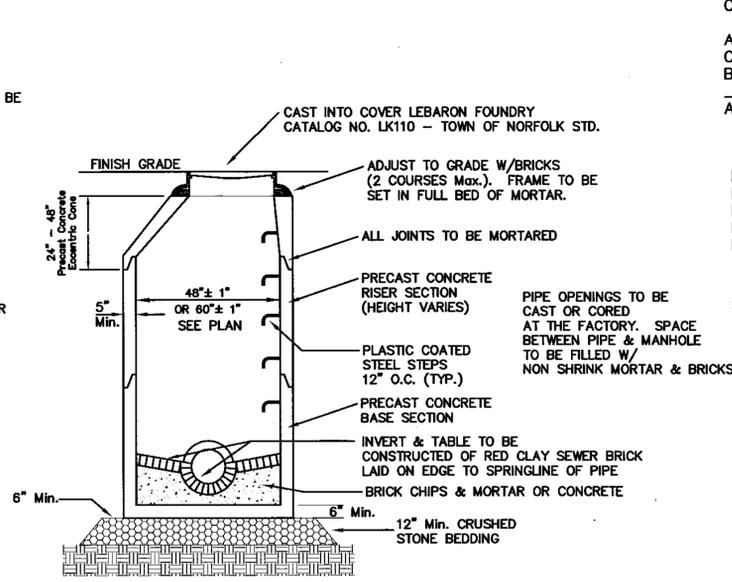
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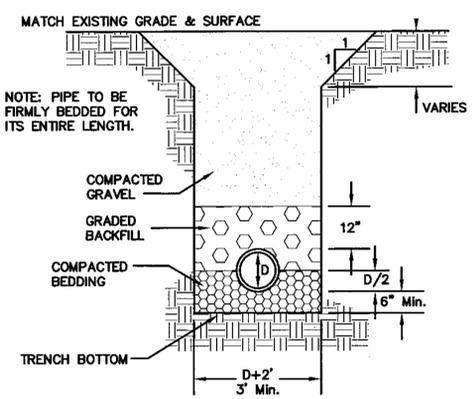
PRECAST CATCH BASIN  
W/ DEEP SUMP



DOUBLE GRATE  
PRECAST CATCH BASIN  
W/ DEEP SUMP

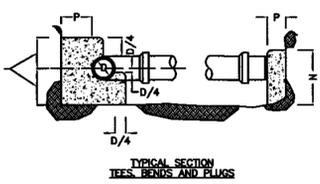
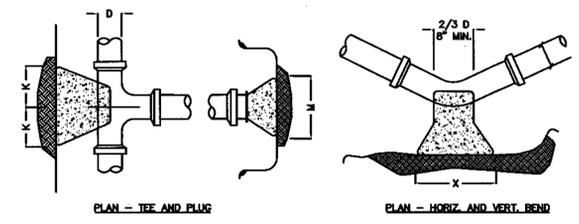


PRECAST DRAIN MANHOLE



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

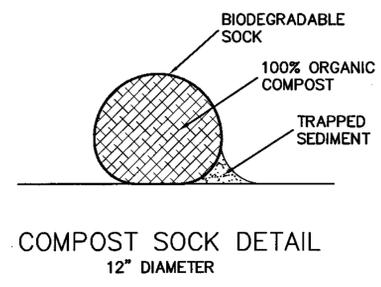
UTILITY TRENCH DETAIL



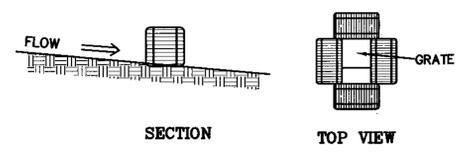
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-8"	1'-8"

90 & 45 BENDS		22 1/2 & 11 1/4 BENDS	
D	4" TO 8" 10" TO 16" 24"	4" TO 8" 10" TO 16" 24"	
X	1'-8" 3'-4" 3'-8"	1'-4" 2'-0" 3'-8"	
Y	1'-2" 1'-8" 2'-4"	1'-0" 1'-2" 2'-4"	

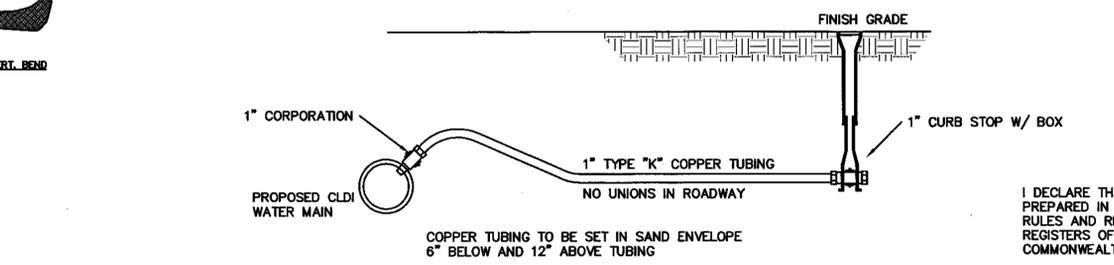
THRUST BLOCK DETAILS



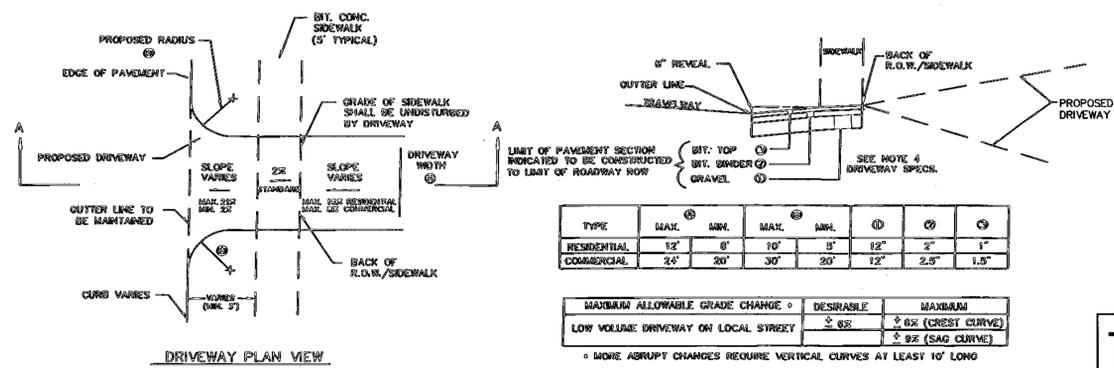
COMPOST SOCK DETAIL  
12" DIAMETER



CATCH BASIN INLET  
PROTECTION DETAIL  
HAYBALES



1" DOMESTIC WATER SERVICE



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

MAXIMUM ALLOWABLE GRADE CHANGE	DESIRABLE	MAXIMUM
LOW VOLTAGE DRIVEWAY ON LOCAL STREET	± 6%	± 8% (CREST CURVE)
		± 9% (SAG CURVE)

RESIDENTIAL & COMMERCIAL  
DRIVEWAY DETAIL

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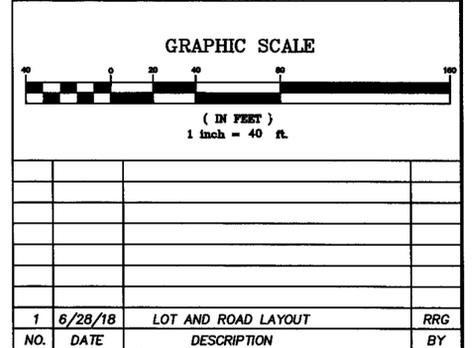
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3/17	DRAWN BY:	COMP
3/17	CHECKED BY:	CAQ



NORFOLK ZONING BOARD  
OF APPEALS

DATE APPROVED \_\_\_\_\_

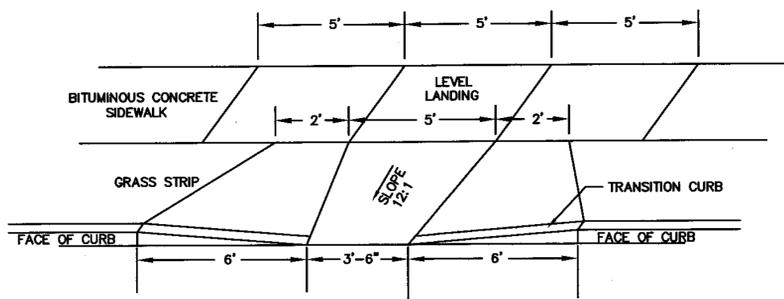
DATE ENDORSED \_\_\_\_\_

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

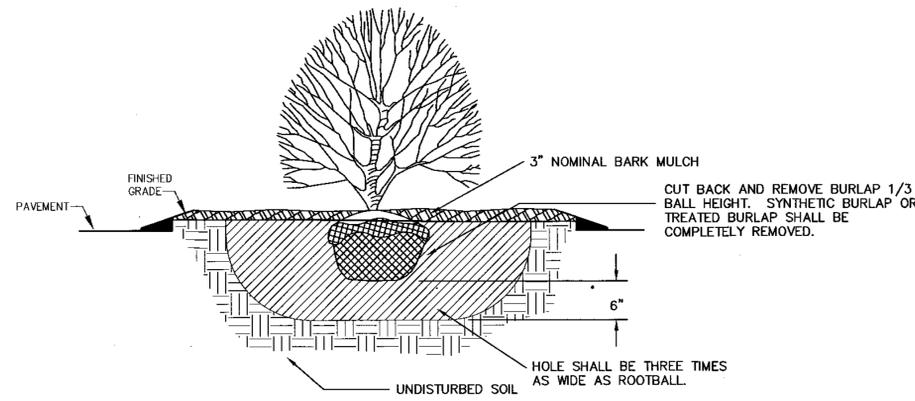
ABBYVILLE COMMONS  
CONSTRUCTION DETAILS  
NORFOLK, MASSACHUSETTS  
FOR  
ABBYVILLE RESIDENTIAL, LLC  
850 FRANKLIN STREET  
WRENTHAM, MASSACHUSETTS  
DATE: MARCH 15, 2017  
SCALE: 1" = 40'

**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



**WHEELCHAIR RAMP**



**SHRUB PLANTING**

COVENANTS TO BE RECORDED HEREWITH.

APPROVED \_\_\_\_\_ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_

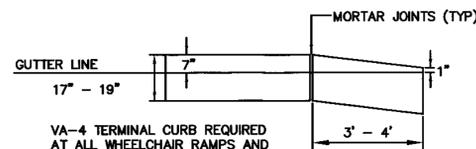
DATED \_\_\_\_\_ AND TO BE RECORDED HEREWITH.

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 \_\_\_\_\_

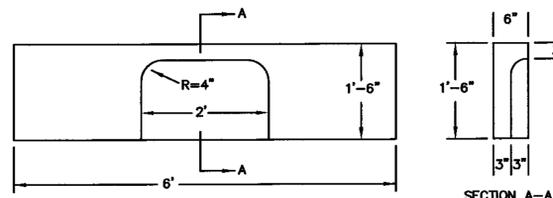
I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

FOR REGISTRY USE ONLY

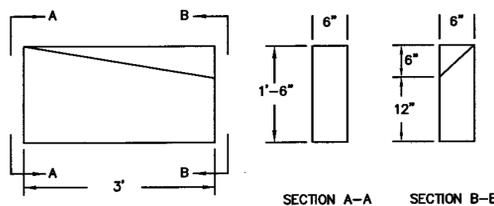


VA-4 TERMINAL CURB REQUIRED AT ALL WHEELCHAIR RAMPS AND AT THE ENDS OF EACH CURB RUN. CONCRETE AND BEDDING TO BE THE SAME AS VA-4 CURB DETAIL.

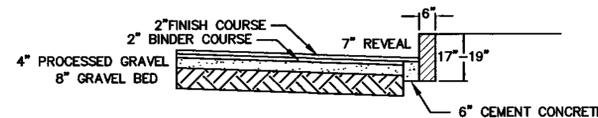
**VA-4 TERMINAL AND TRANSITION CURB**



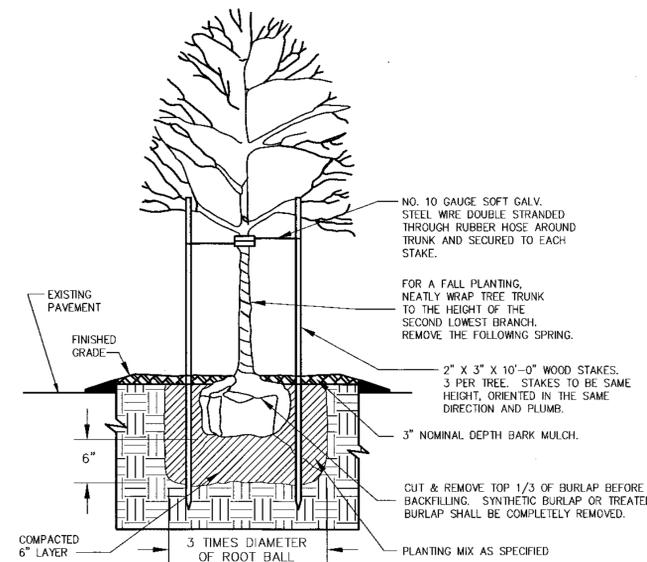
**GRANITE CURB INLET DETAIL**



**GRANITE CURB TRANSITION DETAIL**



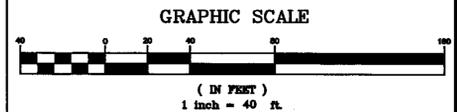
**PAVEMENT AND VA-4 VERTICAL GRANITE CURBING**



**DECIDUOUS TREE PLANTING**

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

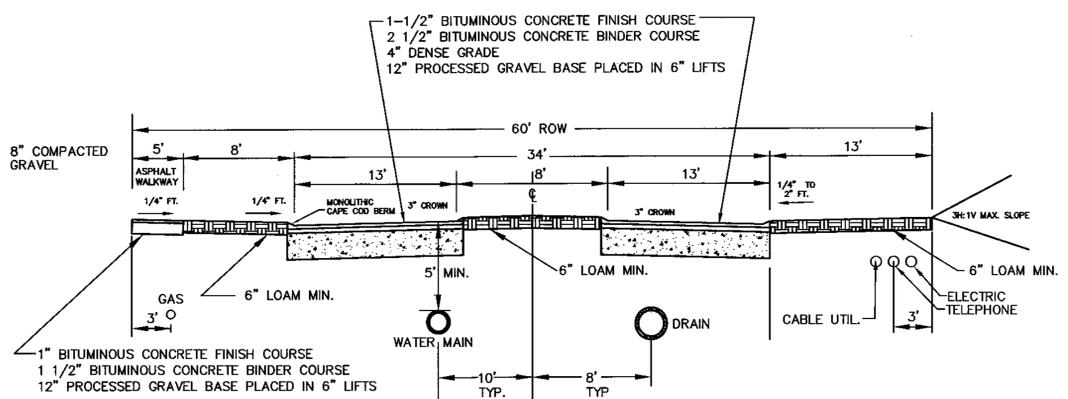
DATE	FIELD BY:	INT.
BK#	FIELD BOOK	PG#
3/17	CALCS BY: RRG	
3/17	DESIGNED BY: RRG	
3/17	DRAWN BY: COMP	
3/17	CHECKED BY: CAQ	



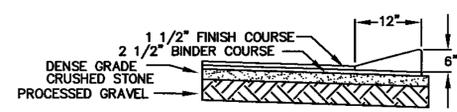
NO.	DATE	DESCRIPTION	BY
1	6/28/18	LOT AND ROAD LAYOUT	RRG

**NORFOLK ZONING BOARD OF APPEALS**

DATE APPROVED \_\_\_\_\_  
DATE ENDORSED \_\_\_\_\_



**ROADWAY CROSS SECTION**

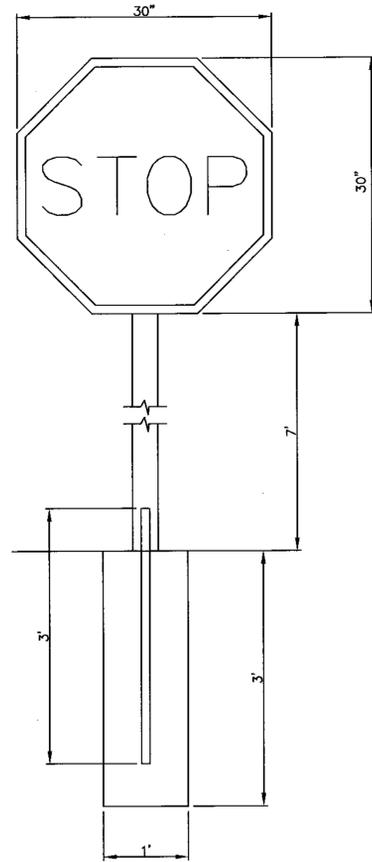


**CAPE COD BERM**

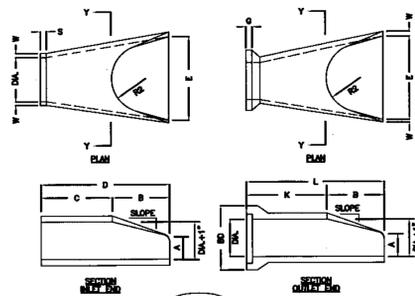
ABBYVILLE COMMONS  
CONSTRUCTION DETAILS  
NORFOLK, MASSACHUSETTS  
FOR  
ABBYVILLE RESIDENTIAL, LLC  
850 FRANKLIN STREET  
WRENTHAM, MASSACHUSETTS  
DATE: MARCH 15, 2017  
SCALE: 1" = 40'

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8580 FAX 508-384-8588

DATE	MAR. 15, 2017
SCALE	1" = 40'
PROJECT	UC987
SHEET	CD-2 OF 3



STOP SIGN DETAIL  
M.L.S.

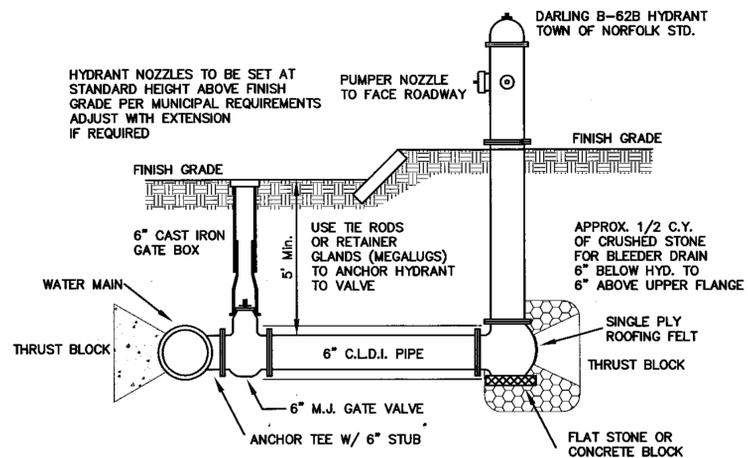


DL	W	A	B	C	D	E	BD
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"
15"	2-1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-0"	24"
18"	2-1/2"	8"	2'-3"	3'-10"	6'-1"	3'-0"	28"
21"	2-3/4"	8"	2'-11"	3'-2"	6'-1"	3'-0"	32"
24"	3"	8-1/2"	3'-7 1/2"	3'-2"	6'-1"	4'-0"	36"

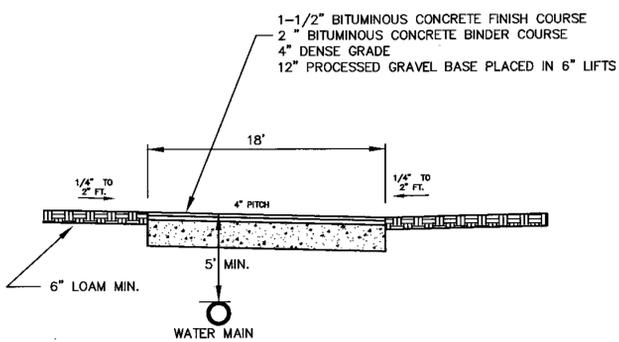
  

DL	K	L	P	DL	R1	R2	S	Q	SLOPE
12"	4'-8 1/2"	6'-8 1/8"	18 5/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	4'-3 11/16"	6'-8 11/16"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	4'-3 7/8"	6'-8 7/8"	28"	19"	16 1/2"	12"	4"	2 3/4"	3:1
21"	3'-8 5/16"	6'-7 5/16"	31 5/8"	22"	18 1/8"	13"	4"	2 3/4"	3:1
24"	3'-0 1/2"	6'-0"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

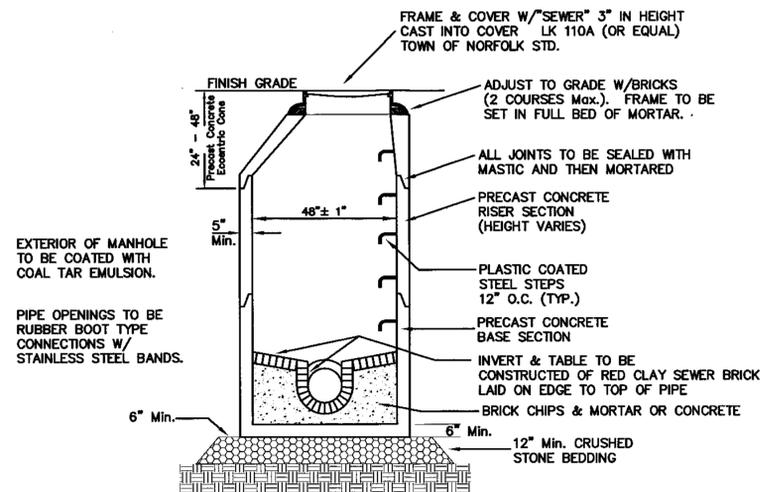
REINFORCED CONCRETE PIPE FLARED END  
NOT TO SCALE



HYDRANT CONNECTION



SITE DRIVEWAY CROSS SECTION



PRECAST SEWER MANHOLE

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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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.

NO.	DATE	DESCRIPTION	BY
1	6/28/18	LOT AND ROAD LAYOUT	RRG

NORFOLK ZONING BOARD  
OF APPEALS

DATE APPROVED \_\_\_\_\_

DATE ENDORSED \_\_\_\_\_

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DATE  
MAR. 15, 2017

SCALE  
1" = 40'

PROJECT  
UC987

SHEET  
CD-3 OF 3