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1	09/25/17	REV. PER CONS-COM COMMENTS	CFD
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8	05/22/18	CONCEPT SKETCH	JPM
9	09/11/18	LAYOUT REVISED PER TOWN COMMENTS	DB
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PROJECT No.:	W131097
DRAWN BY:	KBS
CHECKED BY:	RMM
DATE:	06/13/2017
SCALE:	AS NOTED
CAD I.D.:	W131097_SS9-CONCEPT A AND B

PROJECT:
PRELIMINARY PLAN
FOR
COMPREHENSIVE PERMIT
"THE ENCLAVE AT NORFOLK"
A SUBDIVISION IN NORFOLK, MASS.
OWNER: NORFOLK HOLDINGS, LLC
VILLAGE GREEN
TOWN OF NORFOLK
NORFOLK COUNTY, MASS.
MAP #15, LOT 54-87

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41697
NEW HAMPSHIRE LICENSE No. 14696
MAINE LICENSE No. 13816
CONNECTICUT LICENSE No. 30785
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
CONCEPT COMPILATION

SHEET NUMBER:
C-0

REV 9 - 09/11/2018

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A SUBDIVISION IN NORFOLK, MASS.

OWNER: NORFOLK HOLDINGS, LLC

VILLAGE GREEN
TOWN OF NORFOLK
NORFOLK COUNTY, MASS.
MAP #15, LOT 54-87

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MAINE LICENSE No. 13816
CONNECTICUT LICENSE No. 30785
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:

CONCEPT A PLAN

SHEET NUMBER:

C-1

REV 9 - 09/11/2018

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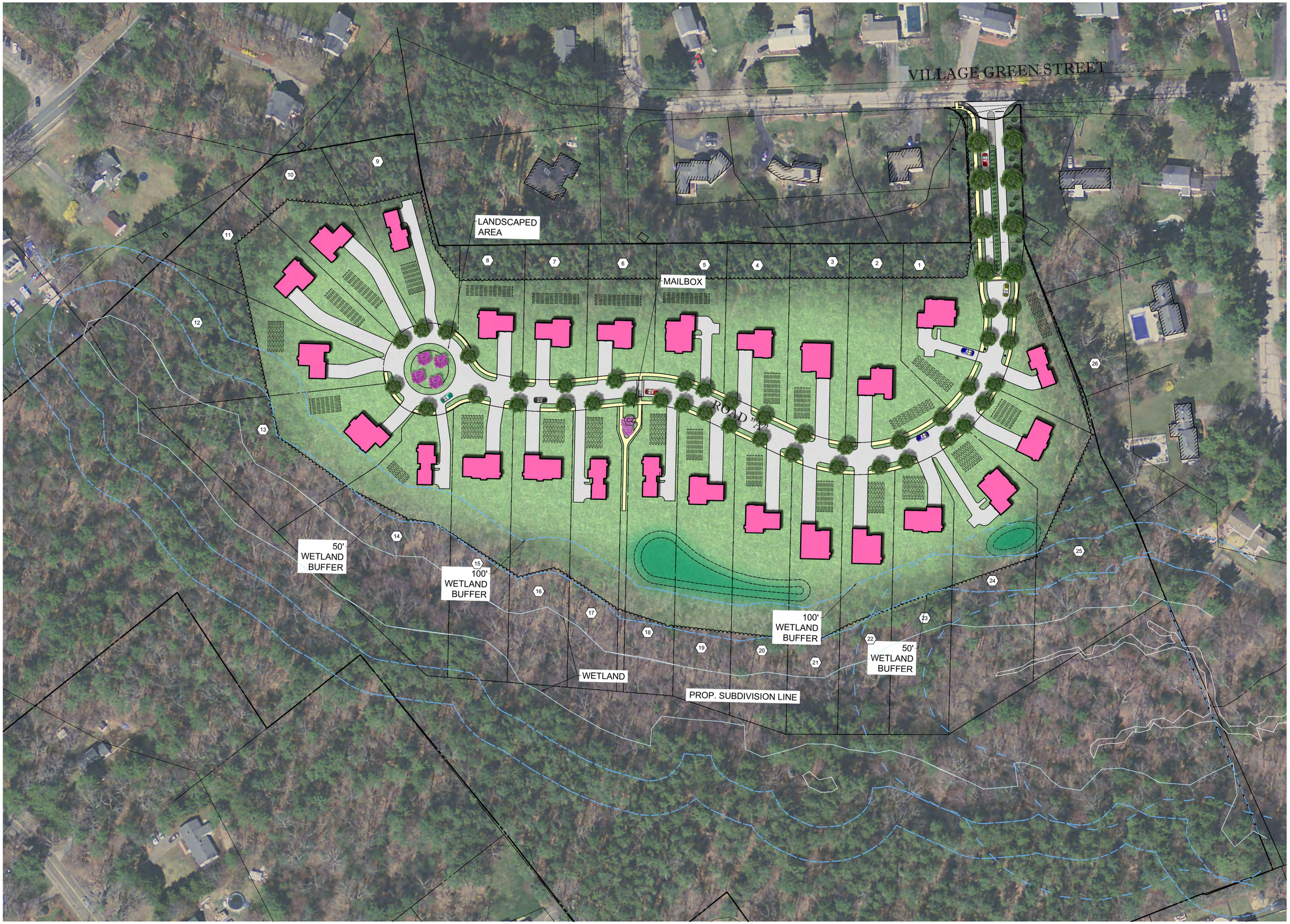
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
CONCEPT B PLAN

SHEET NUMBER:
C-2

REV 9 - 09/11/2018



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CHECKED BY:	RMM
DATE:	06/13/2017
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CAD I.D.:	W131097_SS9_REND

PROJECT:

PRELIMINARY PLAN
—FOR—
COMPREHENSIVE PERMIT "THE ENCLAVE AT NORFOLK"

A SUBDIVISION IN NORFOLK, MASS.

OWNER: NORFOLK HOLDINGS, LLC

VILLAGE GREEN
TOWN OF NORFOLK
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MAP #15, LOT 54-87

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M.J. MRVA

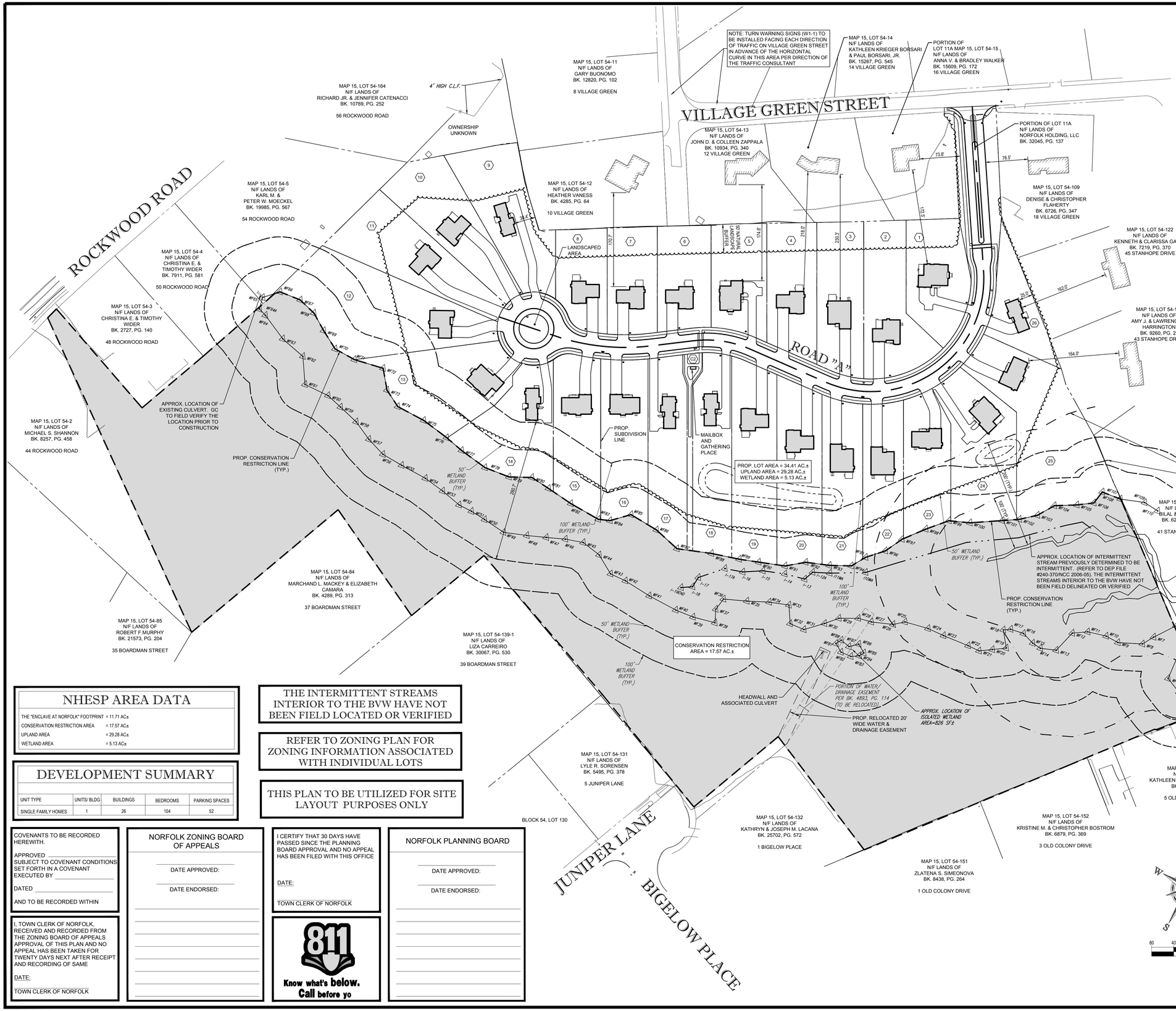
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419

SHEET TITLE:

SITE PLAN RENDERING

SHEET NUMBER:

REV 9 - 09/11/2018



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ZONING ANALYSIS TABLE - DIMENSIONAL REQUIREMENTS

ZONING DISTRICT	R-1 RESIDENTIAL (SINGLE FAMILY HOME- ALLOWED BY RIGHT) WATERSHED PROTECTION DISTRICT		
ZONE CRITERIA	REQUIRED	EXISTING*	PROP. OVERALL PROPERTY **
MIN. LOT AREA	30,000 SF	1,498,335 SF (34.40 AC)	1,498,833 SF (34.41 AC)
MIN. FRONTAGE	150'	89.1'	NO CHANGE
REQ'D CIRCLE	150'	>150'	NO CHANGE
MIN. FRONT SETBACK	50'	N/A*	285.2'
MIN. SIDE SETBACK	25'	N/A*	25.0'
MIN. REAR SETBACK	25'	N/A*	258.3'
MAX. BUILDING HEIGHT	35' - 2.5 STORIES	N/A*	<35' - 2.5 STORIES
MAX. LOT COVERAGE (1)	25%	N/A*	10%±
PARKING SPACES (2 PER UNIT)	26 HOUSES x 2=52	N/A*	52
CONT. BUILDABLE AREA	60% UPLAND	79.5%	85%
MAX. BUILDING FACTOR (2)	20	0.60	0.58

NOTE: THIS IS A ZONING ANALYSIS OF THE PROPERTY AS A WHOLE. ZONING ANALYSIS TABLES FOR EACH INDIVIDUAL LOT ARE LOCATED ON SHEET C-6.

* EXISTING VACANT LOT

** EXCLUDING 495 SF OF LAND TO BE COMBINED WITH 16 VILLAGE GREEN

(1) LOT COVERAGE IS ALL IMPERVIOUS SURFACES

(2) (LOT PERIMETER) ^{2} ÷ ACTUAL LOT AREA / ACTUAL LOT AREA REQUIRED LOT AREA

(X) = LOT DESIGNATION

NHESP AREA DATA

THE "ENCLAVE AT NORFOLK" FOOTPRINT	= 11.71 AC±
CONSERVATION RESTRICTION AREA	= 17.57 AC±
UPLAND AREA	= 29.28 AC±
WETLAND AREA	= 5.13 AC±

DEVELOPMENT SUMMARY

UNIT TYPE	UNITS/ BLDG	BUILDINGS	BEDROOMS	PARKING SPACES
SINGLE FAMILY HOMES	1	26	104	52

THE INTERMITTENT STREAMS INTERIOR TO THE BVW HAVE NOT BEEN FIELD LOCATED OR VERIFIED

REFER TO ZONING PLAN FOR ZONING INFORMATION ASSOCIATED WITH INDIVIDUAL LOTS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

COVENANTS TO BE RECORDED HEREWITH.

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

DATED _____

AND TO BE RECORDED WITHIN

I, TOWN CLERK 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

DATE:

TOWN CLERK OF NORFOLK

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED:

DATE ENDORSED:

I CERTIFY THAT 30 DAYS HAVE PASSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED WITH THIS OFFICE

DATE:

TOWN CLERK OF NORFOLK

811 Know what's below. Call before yo

NORFOLK PLANNING BOARD

DATE APPROVED:

DATE ENDORSED:

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MAP #15, LOT 54-57

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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-5

REV 9 - 09/11/2018

LOT INFORMATION

LOT 1 - 22,463 SF (0.52 AC)
LOT 2 - 25,797 SF (0.59 AC)
LOT 3 - 22,333 SF (0.51 AC)
LOT 4 - 21,553 SF (0.50 AC)
LOT 5 - 20,032 SF (0.46 AC)
LOT 6 - 18,405 SF (0.42 AC)
LOT 7 - 17,665 SF (0.41 AC)
LOT 8 - 16,306 SF (0.37 AC)
LOT 9 - 27,982 SF (0.64 AC)
LOT 10 - 25,829 SF (0.59 AC)
LOT 11 - 28,601 SF (0.66 AC)
LOT 12 - 53,050 SF (1.22 AC)
LOT 13 - 43,913 SF (1.00 AC)
LOT 14 - 51,986 SF (1.19 AC)
LOT 15 - 33,941 SF (0.78 AC)
LOT 16 - 33,829 SF (0.78 AC)
LOT 17 - 28,311 SF (0.65 AC)
LOT 18 - 28,593 SF (0.66 AC)
LOT 19 - 33,508 SF (0.77 AC)
LOT 20 - 32,683 SF (0.75 AC)
LOT 21 - 28,251 SF (0.65 AC)
LOT 22 - 27,772 SF (0.64 AC)
LOT 23 - 32,539 SF (0.75 AC)
LOT 24 - 44,869 SF (1.03 AC)
LOT 25 - 52,487 SF (1.20 AC)
LOT 26 - 14,792 SF (0.34 AC)
LOT C1 - 2,461 SF (0.06 AC) *
LOT C2 - 5,290 SF (0.12 AC) *
* COMMON LOTS

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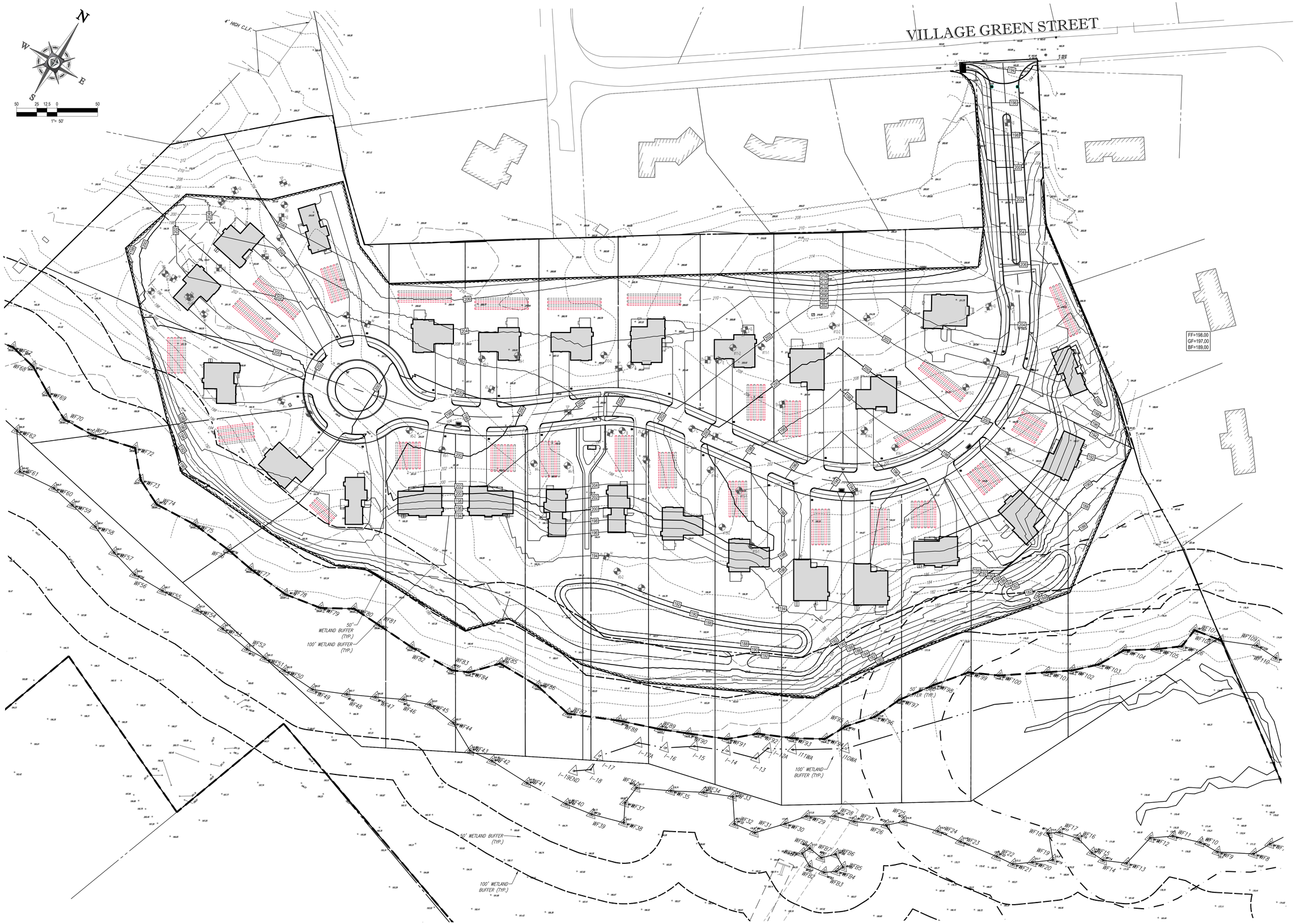
VILLAGE GREEN STREET
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W
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1" = 50'
4' HIGH C.L.F.
FF=198.00
GF=197.00
BF=189.00
50' WETLAND BUFFER (TYP.)
100' WETLAND BUFFER (TYP.)
I-19END
I-18
I-17
I-16
I-15
I-14
I-13
I-12A
I11WA
I10WA