

LOCUS
SCALE: 1" = 1000'

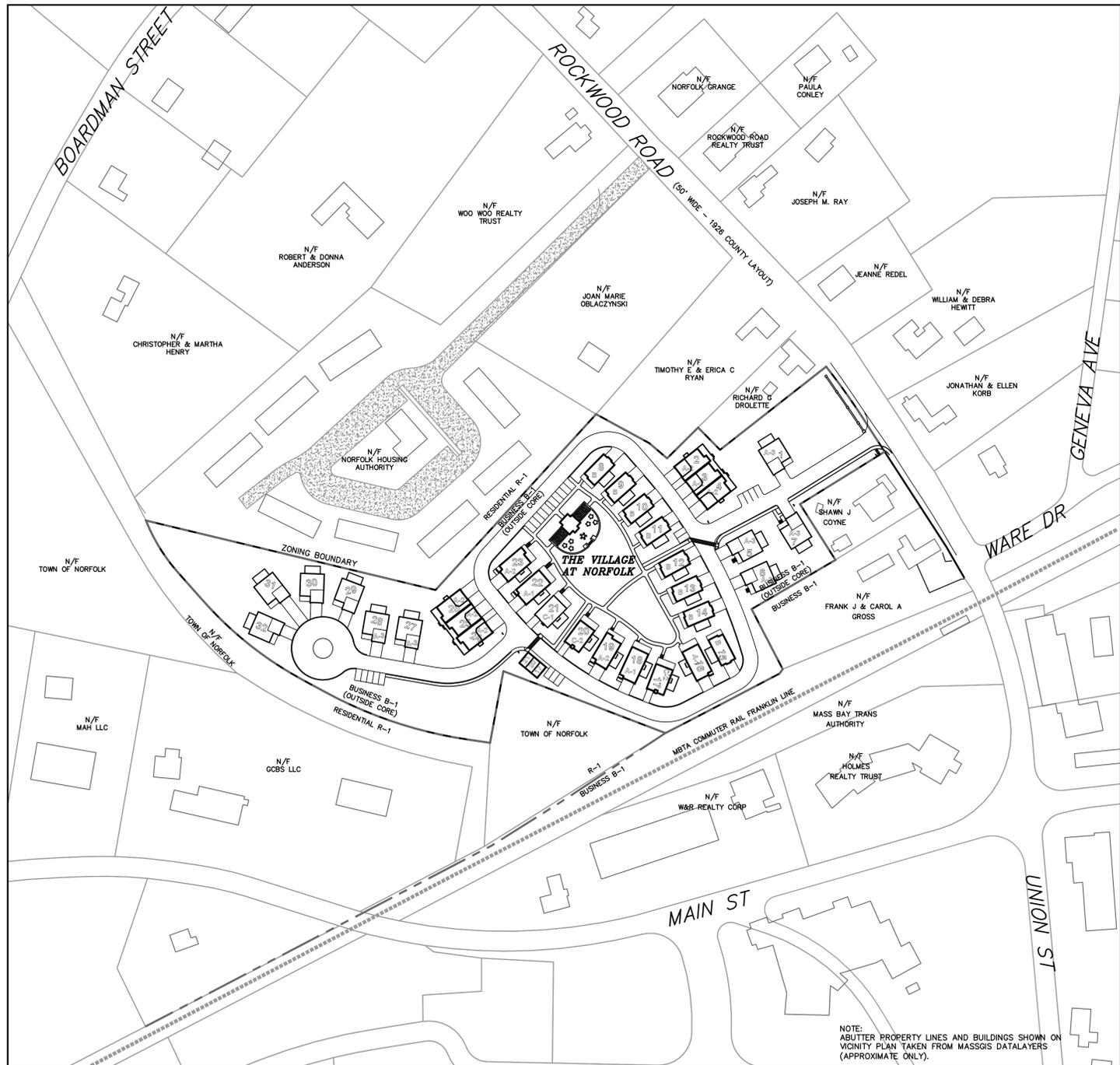
GENERAL NOTES

- PROPERTY LINE & TOPOGRAPHIC SURVEY REFERENCES:
 - PROPERTY LINE INFORMATION TAKEN FROM RECORDED PLANS FROM NORFOLK COUNTY REGISTRY OF DEEDS:
 - PLAN OF LAND OF ERVIN D. WARE NORFOLK, MASS PLAN BK 202 NO. 1338.
 - PLAN OF LAND IN NORFOLK, MASS DATED AUGUST 17, 1977 "PARCEL A" BY LANDMARK ENGINEERING OF NEW ENGLAND INC.
 - THE TOPOGRAPHY SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. IN OCTOBER 2016.
 - ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE ONLY, COMPILED FROM RECORD PLANS WHERE AVAILABLE AND/OR BY FIELD SURVEY OF DIGSAFE MARKINGS AS PERFORMED BY OUTBACK ENGINEERING. ALL EXISTING UTILITIES MAY NOT BE SHOWN, AND CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTORS SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
 - DRAINAGE INFORMATION TAKEN FROM "DRAINAGE DIAGRAM FOR EC NORFOLK BUSINESS DISTRICT" PREPARED BY COLER & COLANTONIO, INC. DATED 2/2/2010. (REFER TO "STORMWATER DRAINAGE ANALYSIS DOWNTOWN DEVELOPMENT DISTRICT NORFOLK, MASSACHUSETTS" PREPARED BY COLER & COLANTONIO, INC. DATED DECEMBER 2009.)
 - ABUTTING SEPTIC INFORMATION TAKEN FROM RECORD PLANS AND IS APPROXIMATE ONLY.
 - VERTICAL ELEVATIONS ARE BASED ON NAVD88. HORIZONTAL DATUM IS BASED ON NAD83.
- THE LAND SHOWN HEREON FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MA. (MAP NUMBER 25021C0322E, WITH AN EFFECTIVE DATE OF JULY 17, 2012)
- SITE IS NOT LOCATED WITHIN A ZONE II OR IWPA GROUNDWATER RESOURCE PROTECTION AREA. SITE IS NOT LOCATED WITHIN A ZONE A, B, OR C SURFACE WATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES OR WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE AS DESIGNATED USING THE LATEST ON-LINE GIS MAPPING INFORMATION.
- THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
- NO KNOWN PUBLIC OR COMMUNITY WATER SUPPLY WELLS ARE WITHIN 1000' OF THE SUBJECT PROPERTY.
- SITE HAS TOWN WATER, ELECTRIC, CABLE & GAS SERVICE AVAILABLE IN ROCKWOOD ROAD

LEGEND	
EXISTING	PROPOSED
SPOT ELEVATION 100x0	SPOT ELEVATION 100x0
MAJOR CONTOUR 80	MAJOR CONTOUR 80
MINOR CONTOUR 82	MINOR CONTOUR 82
STOCKADE FENCE	STOCKADE FENCE
WATER	WATER
WATER GATE	WATER GATE
HYDRANT	HYDRANT
GAS	GAS
GAS GATE	GAS GATE
SEWER	SEWER
SEWER MANHOLE	SEWER MANHOLE
DRAIN	DRAIN
DRAIN MANHOLE	DRAIN MANHOLE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
CABLE	CABLE
ELEC/TEL/CABLE	ELEC/TEL/CABLE
CATCH BASIN	CATCH BASIN
UTILITY POLE	UTILITY POLE
ZONING BOUNDARY	ZONING BOUNDARY
SILT FENCE	SILT FENCE
TEST PITS	TP-6

" THE VILLAGE AT NORFOLK "

A RESIDENTIAL DEVELOPMENT IN NORFOLK, MASSACHUSETTS



VICINITY PLAN
1" = 100'

PROJECT SUMMARY

PROPOSED USE PER MGL Ch. 40B, SECTION 20-23: RESIDENTIAL CONDOS
32 CONDOMINIUM UNITS:
(11 X 2-BEDROOMS) + (21 X 3-BEDROOMS) = 85 BEDROOMS

TOTAL PARCEL AREA = 285,697. (6.56 AC)
CONTIGUOUS UPLAND AREA = 285,697 S.F. (6.56 AC.)
TOTAL FOOTPRINT AREA OF BLDGS* = 38,458 S.F.
*INCLUDES UNITS AND GARAGES
TOTAL BUILDING COVERAGE = 38,458 S.F./285,697 S.F. = 13.5%
TOTAL PAVEMENT AREA** = 64,800 S.F.
**INCLUDES DRIVEWAYS, SIDEWALKS AND WALKWAYS
TOTAL PAVEMENT COVERAGE = 64800 S.F./285697 S.F. = 22.7%
TOTAL IMPERVIOUS AREA = 103,258 S.F.
TOTAL IMPERVIOUS COVERAGE = 103,258 S.F./285,697 S.F. = 36.1%
TOTAL LANDSCAPE/NATURAL AREA = 182,439 S.F.
TOTAL LANDSCAPE/NAT COVERAGE = 182,439 S.F./285,697 S.F. = 63.9%

WATER DEMAND ESTIMATE (PER ENV. PARTNERS GROUP)

32 RESIDENTIAL UNITS X 154 GPD/SERVICE = 4,928 GPD (AVG. DAILY DEMAND)

SEWAGE DESIGN FLOW PER TITLE 5

32 UNITS (11 X 2-BEDROOMS & 21 X 3-BEDROOMS) = 85 BEDROOMS
85 BEDROOMS X 110 GPD/BEDROOM = 9,350 GPD PER TITLE V

PARKING SUMMARY

PARKING REQUIREMENTS PER ZONING BY-LAW:
1.5 SPACES PER DWELLING UNIT, OTHER THAN A SINGLE FAMILY DWELLING
SPACE SIZE: 9'W X 19'L

FOR PROPOSED USE WITH: 11 CONDOMINIUM UNITS (2 BEDROOMS EACH),
21 CONDOMINIUM UNITS (3 BEDROOMS EACH)
TOTAL PARKING REQUIRED = 32 UNITS X 1.5 SPACES/UNIT = 48 SPACES

TOTAL PARKING SPACES PROVIDED = 143 AS FOLLOWS:

58 GARAGE SPACES IN UNITS
3 GARAGE SPACES (DETACHED)
24 GENERAL SPACES (9' X 18' MIN.)
58 DRIVEWAY SPACES (9' X 18' MIN.)

THIS PROJECT IS TO BE PERMITTED PER A COMPREHENSIVE PERMIT UNDER M.G.L. CH. 40B.

INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAYOUT PLAN
4	UTILITY PLAN
5	GRADING AND DRAINAGE PLAN
6-10	DETAIL SHEETS

ZONING INFORMATION

BUSINESS (B-1) DISTRICT (OUTSIDE CORE)

	REQUIRED	PROVIDED
LOT AREA	30,000 S.F.	285,697 S.F.
LOT FRONTAGE	100 FEET	156.19 FEET
FRONTYARD SETBACK	25 FEET	20± FEET
SIDEYARD SETBACK	0 FEET	9± FEET
REARYARD SETBACK	10 FEET	10± FEET
BUILDING HEIGHT	40 FEET	40 FEET
MAX. LOT COVERAGE	60 %	38.9%

FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: _____
PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTION 20-23
DATE: _____

NORFOLK ZONING BOARD
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.
TOWN CLERK - TOWN OF NORFOLK

REVISIONS

NO.	DATE	DESCRIPTION
1	5/11/17	BETA ENG./TOWN COMMENTS
2	6/16/17	GENERAL

APPLICANT
THE VILLAGE AT NORFOLK, LLC
32 ROCKWOOD AVENUE
S. EASTON, MA 02375

OWNERS
PAUL AND PATRICIA KELLEY
25 ROCKWOOD ROAD
NORFOLK, MA 02056
ASSESSORS MAP 14 BLOCK 49
LOT 11
DEED BOOK 11286 PAGE 26

SITE PLANS FOR COMPREHENSIVE PERMIT "THE VILLAGE AT NORFOLK" IN NORFOLK MASSACHUSETTS

Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: FEBRUARY 21, 2017
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=100' SHEET 1 OF 10
0' 100' 200' 300'
OE-3012