

**APPENDIX A - SUPPLEMENTAL REQUIREMENTS:**

**FEE SCHEDULE - APPLICATION, REVIEW, AND INSPECTION FEES**

The Norfolk Planning Board fees shall consist of (1) Application Fees and (2) Review Fees as set forth below. The administrative requirements of the Review Fees are described in Regulation 2.5. The Application Fee and initial Review Fees shall both be paid at the time of application. Application Fees shall be payable to "Town of Norfolk"; Review Fees shall be payable to "Norfolk Planning Board Review Account." Performance Inspections shall be payable to both "Planning Board Review Account" and "Norfolk Inspection Fee Account". Any additional costs incurred by the Planning Board are to be paid in full by the applicant.

Applicants are entitled to receive interest on the balance of their Review Accounts. To receive such interest, however, applicants must submit a completed form entitled "Client Group Account, Client Account Application - Certification of Taxpayer Identification Number".

A. Pre-Submission Review

Application Fee: No Charge.

Review Fee: No Charge.

B. 81P Plan - Plan not requiring subdivision approval.

Application Fee:

1. Each plan submitted is \$200
2. Each plan resubmitted is \$50 per re-submittal.

C. Subdivision Plans – No additional charge for a Stormwater Management Permit when filed concurrent with subdivision plans.

**1a. Preliminary Plans**

Application Fee: \$600 plus \$120 per lot for each lot over five lots

Review Fee: \$2,500 plus \$120 per lot

**1b. Each Revision to Preliminary Plans Under Review**

Processing Fee: \$300

Review Fee: \$1,250 plus \$60 per lot

2a. **Definitive Subdivision Plans**

Application Fee: \$1,000 plus \$200 per lot for each lot over five lots

Review Fee: \$3,000 plus \$200 per lot

2b. **Each Revision to Definitive Plans Under Review**

Processing Fee: \$750

Review Fee: \$1,500 plus \$200 per lot

3a. **Amendment, Modification, or Revision of Approved Definitive Plan**

Application Fee: \$750

Review Fee: \$2,000

3b. **Each Revision to Amendment, Modification, or Revision of Approved Definitive Plan**

Processing Fee: \$375

Review Fee \$1,000

4. **Approved Subdivision Work**

4.a. Snow Plowing of Subdivision Streets

Based on length of roadway(s) and rate per mile as established semi-annually by the Highway Department.

4.b. Cleaning/Maintenance of Subdivision Streets

Based on length of roadway(s), number of catch basins/drainage basins etc. and rate as may be established semi-annually by the Highway Department.

5. **Bonding, Including Reduction and Release Requests, Inspections, and Estimates**

Application Fee: No charge.

Review Fee: \$1,000 plus \$50 per lot

6. **Performance Inspections/Observations**

Application Fee: No Charge.

Review Fee: (Both fees are applicable)

- a. Planning Board Consulting Engineer Observation Fee - \$2,000 plus \$4 per linear foot of roadway.
- b. Town Highway Department Inspection Fee - \$.50 per linear foot of roadway with a minimum fee of \$500

**7. Earth Relocation/Removal Permit**

Application Fee: \$500  
 Review Fee: \$1,000

D. Site Plan Approvals - No additional charge for a Stormwater Management Permit when filed concurrent with site plan

- 1. Application Fee: \$750 plus \$.10 for every square foot of proposed gross floor area over 5,000 square feet to a maximum of \$6,000 (for square footage)  
 Review Fee: \$2,500 plus \$.10 for every square foot of proposed gross floor area
- 2. Each Revision to Site Plans Under Review  
 Processing Fee: \$375  
 Review Fee: \$1,000
- 3. Performance observations for site receiving site plan approval  
 Application Fee: None  
 Site Observation Fee: \$2,000

E. Acceptance Plans for Subdivisions/Site Plans

Application Fee: No Charge.  
 Subdivision street: \$1,000 per street plus \$1 per linear foot of roadway  
 Site Plan (as built plans): \$1,000 per site plan application

F. Special Permits

See Special Permit Rules and Regulations for special permit fees. (See below.)

G. Extraordinary Expenses

The above fees are subject to revision in the event the Planning Board incurs extraordinary expenses in the review of any plan or inspections/observations including, but not limited to, retention basin and drainage, retaining walls, earth removal and fill, engineering or land surveying, impact analyses, advertising, mailing, or inspection/observation fees. The applicant will be required to reimburse the Town for such additional charges which result from associated professional services.

H. Form of Payment

Application Fees:	Payable to "Town of Norfolk"
Review Fees:	Payable to "Norfolk Planning Board Review Account"
Observation Fee:	Payable to "Planning Board Observation Account"
Inspection Fee:	Payable to "Norfolk Inspection Fee Account"

Payment for all submissions, reviews, and inspections are to accompany the submittal and request. Payments are to be made by check. All invoices shall be paid within (30) days of receipt.

I. Assessment for Late Payment

A late charge of 1-1/2% simple interest shall be charged monthly for bills not paid within 30 days.

J. Shade Tree and Scenic Roads Act Hearing

See separate fee schedule for Shade Tree and Scenic Roads Act Hearing Applications (Currently \$250)

K. Stormwater Permit Application (SMP)

Application fee payable to the Town of Norfolk in the amount of \$750 with an additional processing fee of \$375 per revision to plan under review. If the SMP is filed concurrent with a site plan or subdivision plan, there is no application fee. Applicant is responsible for review costs.

**SPECIAL PERMIT APPLICATION/REVIEW FEES ARE AS FOLLOWS:**

**ARTICLE VII  
SCHEDULE OF FEES**

SECTION 1: APPLICATION FEES

Special Permit.....	\$750.00
Plus \$75 per each additional special permit request pertaining to the same site.	
*Open Space Preservation Special Permit.....	\$1,000.00
*Planned Multi-Lot Development Special Permit.....	\$750.00
Extension request for Special Permit - unadvertised.....	\$200.00
Addendum and changes/modifications and/or relief from conditions.....	\$500.00
Repetitive Petition .....	\$250.00

PLEASE NOTE: In addition to the application fee, the applicant will be required to reimburse the Town for any and all costs incurred by the town to have an engineer/consultant review the proposal as deemed necessary by the Planning Board. (Please note Article V, Section 2, Rules and Regulations)

SECTION 2: APPLICATION REVIEW FEES - SPECIAL MUNICIPAL ACCOUNT

- a. When reviewing an application for Special Permit, the Board may determine that the assistance of outside consultants is warranted due to the size, scale, or complexity of a proposed project, or because of a project's potential impacts. The Board may require that applicants pay a "review fee" consisting of the reasonable costs incurred or expected to be incurred by the Board for the employment of outside consultants engaged by the Board to assist in the review of an application.
- b. In hiring outside consultants, the Board may engage engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Board in analyzing a project to ensure compliance with all relevant laws, bylaws, and regulations.

Funds received by the Board pursuant to this section shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board without further appropriation. Expenditures from this special account shall be made only in connection with the review of a specific project or projects for which a

review fee has been or will be collected from the applicant. Failure of an applicant to pay a review fee shall be grounds for denial of the application.

- c. Review fees may only be spent for services rendered in connection with the specific project from which they were collected. Accrued interest may also be spent for this purpose. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to the project, shall be repaid to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation establishing such succession in interest.
- d. Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or a related field.

The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board shall stand.

PLEASE NOTE: The above regulation is designed to implement the provisions of Chapter 593 of the Acts of 1989, Chapter 44, as amended.

### **SECTION 3: SPECIAL MUNICIPAL ACCOUNT - REVIEW FEE SCHEDULE**

- a. The Special Municipal Account Review Fees are to be made in connection with the review of a specific project or projects for which a review fee has been or will be collected from the applicant (Article VII Section 2). The Review Fees may be requested of the applicant in the determination of the Board that outside consultants are required and are in addition to the general fees set forth for an Application for hearing before the Board (Article VII, Section 1).

The failure of an applicant to pay a review fee, when requested, shall be grounds for denial of the application. (Article V, Section 2.c.).

- b. The Review Fee Schedule as outlined in Section 3.d. of Article VII, shall be considered the initial deposit for the purposes of establishing the Special Revolving Account for the project. Any additional costs associated with the review of the project shall be borne by the applicant. The Review Fee Schedule shall be amended as necessary with the concurrence of the Board Members and shall become effective on the stamped date of the Town Clerk.
- c. All Review Fees shall be payable to the "Planning Board Review account" and shall be deposited with the Town Treasurer into a special revolving account for the project.

- d. **REVIEW FEE SCHEDULE:**

Special Permits.....\$500 per request per lot  
\*PMLD Special Permits .....\$500 plus \$150 per lot  
\*Open Space Preservation Special Permits .....\$1,500 plus \$150 per lot

*\*See also Norfolk Planning Board Rules and Regulations for the Subdivision of Land and Site Plan Approval fee schedule as most recently amended if part of a subdivision plan (preliminary and/or definitive) and/or involves Site Plan Approval.*

**EARTH RELOCATION/REMOVAL** (Red. MGL C40-S17 and Town of Norfolk Bylaws)

See also Section 3.3.2.16. and other relevant sections of these Rules and Regulations.

A. Definitions. For the purpose of this section:

- (1) "Earth" shall include soil, loam, sand, and gravel;
- (2) "Board" shall mean the Planning Board of Norfolk.

B. Basic Requirements.

- (1) Earth which is to be removed in compliance with the requirements of a definitive subdivision plan approved by the Norfolk Planning Board shall be subject to the requirements listed herein.
- (2) No earth shall be moved, stripped, stockpiled, or removed from any subdivision street right of way or easement being constructed within the Town to another parcel either within or without the Town except as set forth herein. Exceptions to this prohibition may be made by the Planning Board after a finding that each of the following criteria have been met:
  - (a) That there has been approval and endorsement of the Definitive Plan by the Planning Board.
  - (b) The proposed earth to be removed is the absolute minimum required to remove a physical hardship.
  - (c) The removal of earth will not cause a nuisance, or be a detriment to the surrounding areas or along the route of transportation, or cause an adverse effect. An earth removal operation shall be deemed to cause an adverse impact to the Town or to property in the vicinity of the site if it:
    - (1) may reasonably be expected to significantly increase surface water flow off the site or to result in any adverse impact on surface water or public or private drinking water wells;
    - (2) may produce noise, dust, or other effects that may be detrimental to the amenities, aesthetics or normal use of property in the neighborhood;
    - (3) may result in a change in topography and cover that will render development of the site in accordance with the approved site plan more difficult or costly;
    - (4) may have an adverse effect on public health or safety or on the health or safety of persons living, working or otherwise present in the neighborhood; or
    - (5) may unduly frustrate the long term recreation and open space planning objectives of the Town.
- (3). In no case shall earth removal exceed five months of operation or removal of more than

10,000 cubic yards of material.

- (4). Any earth removal from the subdivision lots must comply with the Norfolk Bylaws which are administered by the Board of Selectmen. Generally, this applies to the removal of earth involving more than five hundred (500) cubic yards.
- (5) The area excavated during the duration of the Permit shall be restored to conform to the natural state of the area and surrounding areas by grading, retopsoiling, topsoiling, and planting so that all scars resulting from the removal operation are eliminated insofar as is possible.
- (6) The depth of any excavation shall not be made lower than ten (10) feet above the annual high water table.

C. Application for the removal of earth in conjunction with Definitive Plan Approval.

All applications for Definitive Plan Approval shall be accompanied by exhibits and documentation deemed necessary by the Planning Board for the proper review of the issuance of an earth removal approval. Exhibits or documentation shall include but not be limited to the following:

- (1) The street location of the proposed excavation, the proposed depth of excavation and the elevation of the highest annual high water table, as determined by the test pits and soil boring.
- (2) Name and address of the legal owner of the land in question.
- (3) Name and address of petitioner, if different.
- (4) Names and addresses of all owners of property within five hundred (500) feet of property lines of the land.
- (5) Ten (10) copies of a plan of the land prepared by a Registered Engineer or Land Surveyor drawn to scale of forty (40) feet to the inch including: land boundaries, adjacent streets, location of all structures upon the land, original topography by two (2) foot contours, proposed final topography by two (2) foot contours, the limits of proposed earth moving operations, the depth of loam at forty (40) foot intervals along original contour lines, drainage provisions to be made after completion of the earth removal project.

The plan shall bear appropriate cross sections and a computation of the volume of material to be moved, stockpiled, stripped or removed, certified by the person preparing the plan.

- (6) A statement estimating the quantity of material to be moved.
- (7) The period of time during which operations are proposed.
- (8) The routes of vehicles to be used.
- (9) The proposed form of Bond to be used.

- (10) Statement of plans for the disposal of rock, tree stumps, and other waste materials, and for the drainage site and excavation during and after the removal operations. For operations within five hundred (500) feet of wetlands, the application shall include a statement of plans for the protection of any portion of an underground water source or supply including without limitation to springs, wells, underground reservoirs or aquifers.
- (11) The area to be stripped of vegetation at any one time, that is, prior to being re-seeded and having trees and shrubs planted.
- (12) A public hearing shall be held on each application for approval under this provision as a part of the public hearing on the Definitive Subdivision Plan.
- (13) The Board shall be and hereby is authorized to set a reasonable charge in addition to the normal application fee and review fee for definitive plans if such earth removal warrants an additional charge.
- (14) The engineering fees shall be paid by the applicant.
- (15) Zoning District
- (16) Plans of the proposed use with the necessary documentation to demonstrate the need for earth removal, and that the proposed removal constitutes the minimum removal required.

D. Requirements for Approval

- (1) In approving the removal of earth, the Planning Board may impose reasonable requirements which shall constitute a part of the subdivision approval and which may include but not be limited to: grading, seeding and planting, construction of necessary fencing and other protection against nuisances, methods of removal, hours of operation, the duration of the removal operation, routes of transportation of material removal, control of drainage, disposition of waste incident to the operation, providing of adequate vegetation. Any conditions so imposed by the Board shall be listed on the definitive plan prior to endorsement of the plan and approval of the covenant by the Board.
- (2) The Board shall require suitable bond or other security adequate to assure compliance with the provisions of the approval to remove earth.
- (3) No permit shall be issued until the owner of the site has granted to the Town an easement over the land in question and conveys to the town the legal right to enter upon said land with equipment and personnel for the purpose of making acceptable restoration in accordance with the approved restoration plan in the event of default of such restoration specific in the permit by the owner or his contractual representative.
- (4) The permit shall ensure that the Basic Requirements of Section B are or will be met.
- (5) No work shall begin until the Planning Board receives written notice that earth removal is scheduled to begin at least two but no more than four weeks following the date of this notice.

E. Monitoring/Reporting

The applicant shall be responsible for filing a weekly report from a designated earth relocation/removal monitor. This report shall include a daily count of the number of truck loads, amount of material, verification of street sweeping, measures taken to ensure no offsite migration of materials including airborne dust, etc.

Prior to commencement of removal the applicant shall provide sufficient bond to cover the cost of monitoring the operation should the applicant default on providing monitoring. These reports will be included in the estimate of probable construction cost which will be the basis of the required bond.

F. Termination of Permit

Any earth removal operation in a subdivision shall expire upon the termination date stated in the approval.

G. Validity

The invalidity of any section of provisions of this regulation shall not invalidate any other section or provision thereof.

H. Penalty

- (1) Any person, firm, or corporation willfully violating, disobeying, or refusing to comply with any of the provisions of this provision shall be prosecuted under the terms of General Laws, Chapter 40, Section 21, Clause 17, and shall be subject to a fine of not more than fifty (50) dollars for the first offense, not more than one hundred (100) dollars for the second offense, and not more than two hundred (200) dollars for any subsequent offense. Each day of non-compliance shall constitute a separate offense. The Planning Board may revoke or suspend permission of any person, firm, or corporation holding permission to remove earth if such Person, Firm, or corporation violates, disobeys, or fails to comply with any of the provisions of this approval.

## **BONDING PROCEDURE**

1. After a covenant has been duly executed, the developer informs the Board in writing that he would like to have a bonding figure set. Along with this written request, the developer submits:
  - a. Form Ks (Subdivision Observation Report(s) which has been signed by the appropriate agents as denoted on the Form K.
  - b. Duration of the bonding (usually the time by which the subdivision improvements must be completed by as noted in the Covenant).
2. The Board asks its Consultant/Agent to make a site observation.
3. The Board's Consultant/Agent prepares an observation report and prepares a bonding estimate consisting of the costs to complete all subdivision improvements including but not limited to acceptance plans with a minimum 25% contingency costs added to the

total estimate.

4. The applicant is sent a copy of the Board's Consultant/Agent observation report and bonding estimate and letter from Board providing bond amount.
5. Developer/Applicant submits to the Planning Board office:
  - a. A completed bonding form making sure that the signature of the developer and that of the officer of the security company are notarized on the appropriate form. Bank passbook accounts are to be in the name of the Town of Norfolk for \_\_\_\_\_ (name of subdivision) otherwise it will not be accepted. Bank passbooks are held at the Town of Norfolk Treasurer's office for safekeeping.
  - b. A letter from the security company on its letterhead stating that it will not release any monies until written authorization has been received from the Norfolk Planning Board. The signature of the security company officer preparing this letter must be notarized. (See Sample A.)
6. Lots are released for the bonded section(s) of the subdivision provided:
  - a. The applicant submits a properly completed Lot Release Form.
  - b. All earth removal operations have been completed and affected area restored as per Earth Removal Regulations.
  - c. The bituminous binder course is in place and observation has been conducted with the Form K signed signifying approval by the Board's Consultant/Agent.
  - d. Guardrails that are required have been installed and observation has been conducted and the Form K has been signed off signifying approval of the installation by the Board's Consultant/Agent.
  - e. Sight lines have been achieved with all trees and brush that are required to be removed at existing Town ways shall be removed, after required Shade Tree Scenic Roads Act Hearings, and all traffic control devices installed.
  - f. The land in the right of way of future roadways has been deeded to the Town as a gift of land.
7. It is the developer/applicant's responsibility to file the Lot Release Form at the Registry of Deeds. No building permits will be issued until a copy of the Lot Release Form verifying its filing at the Registry of Deeds has been provided both the Planning Board and the Building Commissioner.

**NOTE:** All bonding documentation is reviewed and approved by the Treasurer for the Town of Norfolk before the Planning Board takes any action relative to same.

#### **PROCEDURE FOR REDUCTION IN BONDING**

When the developer determines that a reduction in bonding for improvements in his subdivision is in order, he must follow this procedure:

1. Developer informs the Board in writing he is requesting a reduction in bonding. The request is accompanied by an up to date Form K for each subdivision street.
2. The Board asks its Consultant/Agent to make a site observation.
3. The Board's Consultant/Agent prepares an observation report and prepares a bonding estimate consisting of the costs to complete all subdivision improvements including but not limited to acceptance plans with a minimum 25% contingency added to the total estimate.
4. The applicant is sent a copy of the Board's Consultant/Agent observation report and bonding estimate and letter from Board establishing new bond amount.
5. Determination is made as to whether a new bonding form and letter from the security company need to be submitted. If new form and/or new letter are required, applicant shall submit same using the following procedure:
  - a. Submit completed bonding form making sure that the signature of the developer and that of the officer of the security company are notarized on the appropriate form. Bank passbook accounts are to be in the name of the Town of Norfolk for \_\_\_\_\_(name of subdivision), otherwise it will not be accepted. Bank passbooks are held at the Treasurer's office for safekeeping.
  - b. A letter from the security company on its letterhead stating that it will not release any monies until written authorization has been received from the Norfolk Planning Board. The signature of the security company officer preparing this letter must be notarized. (See Sample A)
6. After all paperwork has been completed and approved by the Board, it sends a letter to the security company releasing the appropriate amount of bonding.

NOTE: All bonding documentation is reviewed and approved by the Town Treasurer for the Town of Norfolk before the Planning Board takes any action relative to same.

**SAMPLE A: LETTER FROM SECURITY COMPANY**

(BANK'S LETTERHEAD)

Date

Town of Norfolk Planning Board  
One Liberty Lane  
Norfolk, MA 02056

Re: Subdivision Name, Name of Developer  
Subdivision Street(s), Station Numbers

Dear Board:

Please be advised that we have opened and are holding funds in the enclosed passbook account #12345-678 in the names of Haven Realty Trust, Robert Jones, Trustee or the Town of Norfolk Planning Board. Town of Norfolk for \_\_\_\_\_ (name of subdivision).

The (name of security company, bank) agrees not to release or reduce funds until receiving prior written approval from the Norfolk Planning Board. Moreover, during the time the Norfolk Planning Board holds passbook account #12345-678 as security, we hereby agree not to exercise any "setoff" or claim against this money/security and it will not honor any claim for a lost passbook from any other party other than the Town of Norfolk.

Sincerely yours,

BANK/SECURITY COMPANY NAME

By  
Name of Officer and Title

(Notary Public Seal)

The above mentioned has appeared before me on  
and acknowledged same to be his free act and deed.

Notary Public

My commission expires:

APPENDIX B

FORMS

<u>FORM</u>	<u>DESCRIPTION</u>
A	Application for Endorsement of Plan Believed Not To Require Approval
A-1	Determination That Subdivision Approval Is Not Required
A-2	Determination That Subdivision Approval Is Required
B	Application for Approval of A Preliminary Plan
B-1	Certificate of Approval of A Preliminary Plan
B-2	Certificate of Disapproval of A Preliminary Plan
C	Application for Approval of Definitive Subdivision Plan
C-1	Certificate of Approval of A Definitive Plan
C-2	Certificate of Approval With Modifications of A Definitive Plan
C-3	Application for Approval of Modification to Approved Definitive Subdivision Plan
C-3A	Certificate of Amendment, Modification or Recission of Approval of a Definitive Subdivision Plan
C-4	Certificate of Disapproval of A Definitive Plan
D	Designer's Certificate
E	Not used
F	Covenant
G-1	Performance Secured By Deposit Of Money
G-2	Performance Secured By A Surety Company
G-3	Performance Secured By A Bank Passbook
G-4	Performance Secured By Lender's Agreement
H	Release of Lots
K	Subdivision Inspection Checklist
K-1	Not used
K-2	Site Plan Observation/Inspection Checklist
L	Conveyance of Easements And Utilities
M	Control Form for Processing Subdivision Plan and Construction
M-1	Control Form and Preliminary Plan Checklist
M-2	Control Form and Definitive Plan Checklist
N	Not used
N-1	Request for Extension - Preliminary Plan
N-2	Request for Extension - Definitive Plan
O	Site Plan Approval Application and Checklist
P	Storm Drainage Flow Analysis (omitted)
Q	Earth Removal/Relocation Permit Application Town of Norfolk Good Standing Form

FORM A

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

\_\_\_\_\_, 20 \_\_\_\_\_

To the Planning Board of the Town of Norfolk, Massachusetts

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle as appropriate)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Norfolk zoning bylaw under Section \_\_\_\_\_ which requires \_\_\_\_\_ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_, and subject to the following conditions \_\_\_\_\_; or
  - c. a private way in existence on March 31, 1954, the date when the subdivision control law became effective in the Town of Norfolk having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Norfolk zoning bylaw under Section \_\_\_\_\_ which requires \_\_\_\_\_ feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the plan prior to March 31, 1954, the date when the subdivision control law went into effect in the Town of Norfolk and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Name: \_\_\_\_\_ (please print)

Other Reasons or comments: (See MGL Chapter 41 Section 81L)

The plan is described as follows:

Title of Plan \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_  
Assessors Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zoning District \_\_\_\_\_  
Showing \_\_\_\_\_

The owner's title to the land is derived under deed from \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, and recorded in \_\_\_\_\_ Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_; or Land Court Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_ District Book \_\_\_\_\_, Page \_\_\_\_\_ and \_\_\_\_\_ Assessors Book \_\_\_\_\_, Page \_\_\_\_\_.

Received by Norfolk Town Clerk:

Date \_\_\_\_\_ Applicant's signature \_\_\_\_\_

Time \_\_\_\_\_ Title/Company \_\_\_\_\_

Signature \_\_\_\_\_ Applicant's Address: \_\_\_\_\_  
number street

City/Town State Zip

Applicant's Phone # \_\_\_\_\_

Owner's Signature: \_\_\_\_\_  
(if the applicant is not the owner)

Owner's Address: \_\_\_\_\_  
number street

City/Town State Zip

Owner's Phone # \_\_\_\_\_

Endorsement by Norfolk Planning Board:

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

Date: \_\_\_\_\_

FORM A-1

PLANNING BOARD TOWN OF NORFOLK, MASSACHUSETTS  
DETERMINATION THAT SUBDIVISION APPROVAL IS NOT REQUIRED

\_\_\_\_\_, 20\_\_\_\_\_

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

Re: Application for endorsement of plan believed not to require subdivision approval.

Applicant: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

You are hereby notified that the Planning Board has determined that the plan entitled:

\_\_\_\_\_

submitted by the above applicant on \_\_\_\_\_, 20\_\_\_\_\_ accompanied by a Form A  
application for determination by the Planning Board dated \_\_\_\_\_, 20\_\_\_\_\_, has been endorsed  
by the Planning Board as follows: "Norfolk Planning Board Approval under Subdivision Control Law Not Required"  
because:

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

Norfolk Planning Board:

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

Duplicate copy sent to applicant: \_\_\_\_\_

FORM A-2

PLANNING BOARD TOWN OF NORFOLK, MASSACHUSETTS  
DETERMINATION THAT SUBDIVISION APPROVAL IS REQUIRED

\_\_\_\_\_, 20 \_\_\_\_\_

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

Re: Application for endorsement of plan believed to require subdivision approval.

Applicant:

\_\_\_\_\_

Applicant's Address:

\_\_\_\_\_

You are hereby notified that the Planning Board has determined that the plan entitled:

\_\_\_\_\_

\_\_\_\_\_

submitted by the above applicant on \_\_\_\_\_, 20 \_\_\_\_\_, accompanied by a Form A application for

determination by the Planning Board dated \_\_\_\_\_, 20 \_\_\_\_\_, requires approval under the Subdivision

Control Law and it has been determined that the plan shows a subdivision for the following reasons:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Norfolk Planning Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duplicate copy sent to applicant:

\_\_\_\_\_

FORM B

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS  
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

To the Planning Board of the Town of Norfolk, Massachusetts

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown

On a plan entitled

By \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_\_ and

described as follows:

located

number of lots proposed \_\_\_\_\_ total acreage of tract \_\_\_\_\_, said applicant hereby submits said plan as a Preliminary subdivision plan

in accordance with the Rules and Regulations of the Norfolk Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from

by deed dated \_\_\_\_\_ and recorded in the Norfolk District Registry of Deed Book \_\_\_\_\_, Page \_\_\_\_\_,

registered in the Norfolk Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_.

Received by Norfolk Town Clerk:

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Time \_\_\_\_\_ Title/Company \_\_\_\_\_

Signature \_\_\_\_\_ Applicant's Address: \_\_\_\_\_

Applicant's Phone # \_\_\_\_\_

Applicant's Fax # \_\_\_\_\_

Owner's Signature if the applicant is not the owner: \_\_\_\_\_

Received by Board of Health:

Owner's Address:

Date \_\_\_\_\_

Time \_\_\_\_\_

BOH Signature \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owner's Phone # \_\_\_\_\_

Owner's Fax # \_\_\_\_\_

FORM B-1

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF APPROVAL OF A PRELIMINARY PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

It is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that a duly called and properly posted

meeting of said Planning Board, held on \_\_\_\_\_, 20 \_\_\_\_\_, it was voted to approve/approve with modifications a preliminary subdivision plan entitled:

\_\_\_\_\_

by: \_\_\_\_\_ dated: \_\_\_\_\_

submitted by: \_\_\_\_\_

address: \_\_\_\_\_

owned

by: \_\_\_\_\_ address: \_\_\_\_\_

originally filed with the Planning Board on \_\_\_\_\_, 20 \_\_\_\_\_, concerning property

located

\_\_\_\_\_

and showing \_\_\_\_\_ proposed lots with the following modifications:

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

A true copy, attest:

\_\_\_\_\_  
Clerk, Norfolk Planning Board

\_\_\_\_\_  
Norfolk Planning Board

Duplicate copy sent to applicant on: \_\_\_\_\_

FORM B-2

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF DISAPPROVAL OF A PRELIMINARY PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

It is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that a duly called and properly

posted meeting of said Planning Board, held on \_\_\_\_\_, 20 \_\_\_\_\_, it was voted to disapprove a preliminary

subdivision plan entitled: \_\_\_\_\_

by: \_\_\_\_\_ dated: \_\_\_\_\_

submitted by: \_\_\_\_\_ address: \_\_\_\_\_

owned by: \_\_\_\_\_ address: \_\_\_\_\_

originally filed with the Planning Board on \_\_\_\_\_, 20 \_\_\_\_\_, concerning property located

\_\_\_\_\_ and showing \_\_\_\_\_ proposed lots for the following reasons: \_\_\_\_\_

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

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

A true copy, attest:

\_\_\_\_\_  
Clerk, Norfolk Planning Board

\_\_\_\_\_  
Norfolk Planning Board

Duplicate copy sent to applicant: \_\_\_\_\_

FORM C

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

To the Planning Board of the Town of Norfolk, Massachusetts

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled

\_\_\_\_\_ by \_\_\_\_\_, dated \_\_\_\_\_, 20 \_\_\_\_\_ and described as follows: located \_\_\_\_\_, number of lots proposed \_\_\_\_\_, total acreage of tract \_\_\_\_\_, hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Norfolk Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from

\_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded in the Norfolk District Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the Norfolk Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_; and said land is free of encumbrances except for the following: \_\_\_\_\_

Said plan has ( ) has not ( ) evolved from a preliminary plan submitted to the Board on \_\_\_\_\_, 20 \_\_\_\_\_ and approved (with modifications) ( ), (disapproved) ( ) on \_\_\_\_\_, 20 \_\_\_\_\_.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by Norfolk Town Clerk:

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Time \_\_\_\_\_ Title/Company \_\_\_\_\_

Signature \_\_\_\_\_ Applicant's Address: \_\_\_\_\_

Applicant's Phone # \_\_\_\_\_

Applicant's Fax # \_\_\_\_\_

**FORM C - PAGE TWO**  
**APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN**

Owner's Signature if the applicant is not the owner: \_\_\_\_\_

Received by Board of Health:

Owner's Address: \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

BOH Signature \_\_\_\_\_

Owner's Phone # \_\_\_\_\_

Owner's Fax # \_\_\_\_\_

FORM C-1

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

Date:

It is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, it was voted to approve a definitive subdivision plan entitled: \_\_\_\_\_ by: \_\_\_\_\_ of \_\_\_\_\_ dated: \_\_\_\_\_ with revisions dates of \_\_\_\_\_ submitted by: \_\_\_\_\_ Owned by: \_\_\_\_\_, originally filed with the Planning Board on \_\_\_\_\_, concerning the property located off \_\_\_\_\_ and showing \_\_\_\_\_ proposed lots, with the following conditions:

See attached sheet(s) - Attachment A (Conditions of Approval)

Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a Covenant duly executed and approved, to be noted on the plan and recorded with the Norfolk County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the board.

NOTE TO PLANNING BOARD: Conditions should be written on the endorsed plan which is recorded or should be set forth in a separate instrument, which could be a copy of the approval vote, and which should be referenced on the endorsed and recorded plan.

NOTE TO CLERK: The Planning Board should be notified immediately of any appeal to the Superior Court on this subdivision approval made within the statutory twenty (20) day appeal period. If no appeal is filed with our office the Planning Board should be notified at the end of the twenty (20) day appeal period in order that the plan(s) may be endorsed.

Norfolk Planning Board:

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

A true copy, attest:

\_\_\_\_\_  
Clerk, Norfolk Planning Board  
\_\_\_\_\_

Duplicate copy sent to applicant:

FORM C-2

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF APPROVAL WITH MODIFICATIONS OF A DEFINITIVE PLAN

\_\_\_\_\_, 20\_\_\_\_

Town Clerk  
Town of Norfolk  
Norfolk, Massachusetts

It is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, 20\_\_\_\_, it was voted to approve a definitive subdivision plan entitled: \_\_\_\_\_

by: \_\_\_\_\_

dated: \_\_\_\_\_, 20\_\_\_\_, submitted by: \_\_\_\_\_

address: \_\_\_\_\_, owned by: \_\_\_\_\_

address: \_\_\_\_\_, originally filed with the Planning Board on

\_\_\_\_\_, 20\_\_\_\_, concerning the property located

at \_\_\_\_\_

and showing \_\_\_\_\_ proposed lots, with the following modifications:

*See attached sheet(s)*

and with the following conditions:

*See attached sheet(s)*

Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a \_\_\_\_\_ duly executed and approved, to be noted on the plan and recorded with the Norfolk County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the board.

NOTE TO PLANNING BOARD: Conditions should be written on the endorsed plan which is recorded or should be set forth in a separate instrument, which could be a copy of the approval vote, and which should be referenced on the endorsed and recorded plan.

NOTE TO CLERK: The Planning Board should be notified immediately of any appeal to the Superior Court on this subdivision approval made within the statutory twenty (20) day appeal period. If no appeal is filed with our office the Planning Board should be notified at the end of the twenty (20) day appeal period in order that the plan(s) may be endorsed.

Norfolk Planning Board:

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

A true copy, attest:

\_\_\_\_\_  
Clerk, Norfolk Planning Board  
\_\_\_\_\_

Duplicate copy sent to applicant:

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

APPLICATION FOR APPROVAL OF MODIFICATION TO PREVIOUSLY APPROVED DEFINITIVE SUBDIVISION PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

To the Planning Board of the Town of Norfolk, Massachusetts

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed modification to a previously approved subdivision shown on a plan entitled \_\_\_\_\_ by \_\_\_\_\_ and with revision(s) dated through \_\_\_\_\_, 20\_\_\_\_ and described as follows: \_\_\_\_\_, and approved for \_\_\_\_\_ lots, hereby submits a request for modification to a previously approved DEFINITIVE plan in accordance with the Rules and Regulations of the Norfolk Planning Board and makes application to the Board for approval of said modified plan.

The undersigned's title to said land is derived from \_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded in the Norfolk District Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the Norfolk Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_; and said land is free of encumbrances except for the following:

Said plan has evolved from a definitive plan submitted to the Board on \_\_\_\_\_, 20\_\_\_\_ and approved (with modifications/conditions) on \_\_\_\_\_, 20\_\_\_\_. This plan has been the subject of previous modifications which were approved on the following date(s): \_\_\_\_\_

The undersigned hereby applies for the approval of modification of said DEFINITIVE plan by the Board, in belief that the modified plan conforms to the Board's Rules and Regulations. Note to Applicant: Attach a separate sheet listing items that are the subject of this modification request.

Received by Norfolk Town Clerk:

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Title/Company \_\_\_\_\_

Time \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Signature \_\_\_\_\_

Applicant's Phone # \_\_\_\_\_

Applicant's Fax # \_\_\_\_\_

Owner's Signature if the applicant is not the owner: \_\_\_\_\_

Received by Board of Health

Owner's Address: \_\_\_\_\_

Date \_\_\_\_\_

Owner's Phone # \_\_\_\_\_

Time \_\_\_\_\_

Owner's Fax # \_\_\_\_\_

BOH Signature \_\_\_\_\_

FORM C-3A

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF AMENDMENT, MODIFICATION, OR RECISSION OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN

\_\_\_\_\_, 20\_\_\_\_\_

Town Clerk, Town of Norfolk  
Norfolk, Massachusetts

On the motion/petition of \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_\_, and in accordance with Massachusetts General Laws, Chapter 41, Section 81W, it is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, 20\_\_\_\_\_, it was voted to amend/modify/rescind the approval of the definitive subdivision plan entitled:

\_\_\_\_\_ dated \_\_\_\_\_  
(and revised \_\_\_\_\_, 20\_\_\_\_) by: \_\_\_\_\_  
and recorded at the Norfolk County Registry of Deeds, Plan Book \_\_\_\_\_, Page \_\_\_\_\_  
(performance guarantee being \_\_\_\_\_ and recorded Book \_\_\_\_\_ Page \_\_\_\_\_), land located \_\_\_\_\_, and showing \_\_\_\_\_ proposed lots, by making the following amendments/modifications/by rescinding the approval for the following reasons and/or with the following conditions:

**See Attached sheets.**

If a modification approval, all prior conditions of approval shall remain in full force and effect until such time as they are met; pursuant to Massachusetts General Law, Chapter 41, Section 81-W, this Amendment/Modification/Rescission shall take effect when duly recorded by the Planning Board at the Norfolk County Registry of Deeds the plan as originally approved, or a copy thereof, a certified copy of this vote making such Amendment/Modification or Rescission, and any plan or other document referred to in this vote. Said recording to be at the expense of the applicant in the case of Amendment or Modification.

Endorsement of the modification approval, if applicable, is conditional upon a revised plan being submitted to the Planning Board for endorsement and said plan being recorded at the Registry of Deeds noting that this is a modification to a previously approved definitive plan and replaces Plan Sheet \_\_\_\_\_.

Any Amendment/Modification/Rescission of the approval of this plan does/does not affect the lots in the subdivision which have been sold or mortgaged in good faith and for a valuable consideration. The consent of the owner(s) of lots, and of the holder(s) of the mortgage affected are attached.

NOTE TO PLANNING BOARD: Conditions should be written on the endorsed plan which is recorded or should be set forth in a separate instrument, which could be a copy of the approval vote, and which should be referenced on the endorsed and recorded plan.

NOTE TO CLERK: The Planning Board should be notified of any appeal to the Superior Court on this subdivision modification approval made within the statutory twenty (20) day appeal period. If no appeal is filed with your office the Planning Board should be notified at the end of the twenty (20) day appeal period in order that the plan may be endorsed.

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

Norfolk Planning Board

FORM C-4

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CERTIFICATE OF DISAPPROVAL OF A DEFINITIVE PLAN

\_\_\_\_\_, 20\_\_\_\_\_

It is hereby certified by the Planning Board of the Town of Norfolk, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, 20\_\_\_\_\_, it was voted to disapprove a definitive subdivision plan entitled:

\_\_\_\_\_

submitted by: \_\_\_\_\_,

address: \_\_\_\_\_ dated: \_\_\_\_\_, 20\_\_\_\_\_,

owned by: \_\_\_\_\_

address: \_\_\_\_\_

originally filed with the Planning Board on: \_\_\_\_\_, 20\_\_\_\_\_ concerning the property located at \_\_\_\_\_ and showing \_\_\_\_\_ proposed lots because the plan fails to conform to the Planning Board's Rules and Regulations or the recommendations of the Board of Health in the following respects:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTE TO CLERK: The Planning Board should be notified immediately of any appeal to the Superior or Land Court on this subdivision approval made within the statutory twenty (20) day appeal period.

Norfolk Planning Board:

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

Duplicate copy sent to applicant: \_\_\_\_\_

FORM D

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

DESIGNER'S CERTIFICATE

\_\_\_\_\_, 20\_\_\_\_

To the Planning Board of the Town of Norfolk, Massachusetts

In preparing the plan entitled: \_\_\_\_\_ and dated \_\_\_\_\_, I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Norfolk Massachusetts and required by the rules of the Massachusetts Registries of Deeds and my source of information about the location of boundaries shown on said plan were one or more of the following:

- 1. Deed from: \_\_\_\_\_ to: \_\_\_\_\_  
dated: \_\_\_\_\_ and recorded in the Norfolk Registry in Book \_\_\_\_\_, Page \_\_\_\_\_.
- 2. Other deeds and plans, as follows: \_\_\_\_\_  
\_\_\_\_\_
- 3. Oral information furnished by: \_\_\_\_\_  
\_\_\_\_\_
- 4. Actual measurement on the ground from a starting point established by: \_\_\_\_\_  
\_\_\_\_\_
- 5. Other Sources: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_  
(Seal of Surveyor)

Registered Land Surveyor

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

Address

Registration No. \_\_\_\_\_

Signed: \_\_\_\_\_  
(Seal of Professional Engineer)

Registered Professional Engineer

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

Address

Registration No. \_\_\_\_\_

FORM F

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS  
COVENANT

\_\_\_\_\_, 20\_\_\_\_\_  
Norfolk, Massachusetts

KNOW ALL MEN by these presents that the undersigned has submitted an application dated \_\_\_\_\_, 20\_\_\_\_\_, the Norfolk Planning Board for approval of a definitive plan of a subdivision of land entitled: \_\_\_\_\_ plan by: \_\_\_\_\_, dated: \_\_\_\_\_, 20\_\_\_\_\_, and owned by: \_\_\_\_\_ address: \_\_\_\_\_, land located: \_\_\_\_\_ and showing \_\_\_\_\_ proposed lots. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of said Planning Board of Norfolk in the county of Norfolk approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of Norfolk as follows:

- 1. That the undersigned is the owner\* in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

*\*If there is more than one owner, all must sign. "Applicant" may be an owner or his agent or representative, or his assigns, but the owner of record must sign the covenant.*

- 2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of way and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:

- a. The Application for Approval of Definitive Plan (Form C).
- b. The Subdivision Control Law and the Planning Board's Rules and Regulations governing this subdivision.
- c. The certificate of approval and the conditions of approval specified therein, issued by the Planning Board dated \_\_\_\_\_, 20\_\_\_\_\_.
- d. The definitive plan as approved and as qualified by the certificate of approval.
- e. Other document(s) specifying construction to be completed, namely:  
\_\_\_\_\_  
\_\_\_\_\_

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

- 3. That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.
- 4. That particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released; and

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.
6. That the undersigned agrees to record this covenant with the Norfolk County Registry of Deeds, forthwith, or to pay the necessary recording fee to the said Planning Board in the event the Planning Board shall record this agreement forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.
7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in Section 81-U, Chapter 41, M.G.L.
8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.
9. Upon final completion of the construction of way and installation of municipal services as specified herein, on or before \_\_\_\_\_  
**(Planning Board date for construction and installation to be completed)** the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.
10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation:

For title to the property, see deed from

\_\_\_\_\_, dated \_\_\_\_\_, recorded in Norfolk Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, or registered in the Norfolk County Land Registry as Document No. \_\_\_\_\_, and noted on Certificate of Title No. \_\_\_\_\_, in Registration Book \_\_\_\_\_, Page \_\_\_\_\_.

The present holder of a mortgage upon the property is

\_\_\_\_\_ of \_\_\_\_\_ The mortgage is dated \_\_\_\_\_ and recorded in Norfolk Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, or registered in the Norfolk County Land Registry as Document No. \_\_\_\_\_, and noted on Certificate of Title No. \_\_\_\_\_, in Registration Book \_\_\_\_\_, Page \_\_\_\_\_. The mortgagee agrees to hold the mortgage subject to the covenants set forth above and agrees that the covenants shall have the same status, force and effect as though executed and recorded before the taking of the mortgage and further agrees that the mortgage shall be subordinate to the above covenant.

\_\_\_\_\_, spouse of the undersigned applicant hereby agrees that such interest as I, we, may have in the premises shall be subject to the provisions of this covenant and insofar as is necessary releases all rights of tenancy by the dower or homestead and other interests therein.

IN WITNESS WHEREOF we have hereunto set our hands and seals this \_\_\_\_\_ of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Owner or Owners

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

\_\_\_\_\_  
Spouse of Owner

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

\_\_\_\_\_  
Mortgagee

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

\_\_\_\_\_  
Majority of the Planning Board  
Norfolk, Massachusetts

One acknowledgment must be completed for each of the following:  
Planning Board Representative  
Owner or Owners  
Spouse of the Owner  
Mortgagee

Planning Board Representative

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

Owner or Owners

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

Spouse of Owner/Owners:

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named  
\_\_\_\_\_ and acknowledged the foregoing  
instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

Mortgagee

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named  
\_\_\_\_\_ and acknowledged the foregoing  
instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

FORM G-1

PLANNING BOARD TOWN OF NORFOLK, MASSACHUSETTS

PERFORMANCE SECURED BY DEPOSIT OF MONEY

\_\_\_\_\_, 20\_\_\_\_\_  
Norfolk, Massachusetts

AGREEMENT made this date between the Town of Norfolk and \_\_\_\_\_,  
hereinafter referred to as "the applicant" of \_\_\_\_\_, to secure construction of  
ways and installation of municipal services in the subdivision of land shown on a plan entitled: \_\_\_\_\_  
\_\_\_\_\_, by: \_\_\_\_\_  
dated: \_\_\_\_\_, 20\_\_\_\_\_, owned by: \_\_\_\_\_  
address: \_\_\_\_\_, land located: \_\_\_\_\_  
\_\_\_\_\_ and showing \_\_\_\_\_ proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors, administrators, devisees, heirs, successors and assigns to the Town of Norfolk, a Massachusetts municipal corporation acting through its Planning Board, in the sum of \$\_\_\_\_\_ dollars, and has secured this obligation by depositing with the Treasurer of said Town of Norfolk a deposit of money in the above sum to be deposited in a subdivision escrow account in the name of the Town of Norfolk. The deposit of money is to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: \_\_\_\_\_.
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated \_\_\_\_\_ (date of adoption of subdivision Rules and Regulations);
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated: \_\_\_\_\_;
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a deposit of money)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations are specified herein, on or before \_\_\_\_\_, or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by said Town and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Norfolk to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by said town; and

The Town of Norfolk acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.



FORM G-2

PLANNING BOARD TOWN OF NORFOLK, MASSACHUSETTS  
PERFORMANCE SECURED BY A SURETY COMPANY

\_\_\_\_\_, 20\_\_\_\_\_  
Norfolk, Massachusetts

AGREEMENT made this date between the Town of Norfolk and \_\_\_\_\_, hereinafter referred to as "the applicant" of \_\_\_\_\_; and \_\_\_\_\_, a corporation duly organized and existing under the laws of the state of \_\_\_\_\_ and having a usual place of business at \_\_\_\_\_, hereinafter referred to as "the surety," to secure construction of ways and installation of municipal services in the subdivision of land shown on plan entitled: \_\_\_\_\_, by: \_\_\_\_\_, dated: \_\_\_\_\_, owned by: \_\_\_\_\_, address: \_\_\_\_\_, land located: \_\_\_\_\_, and showing \_\_\_\_\_ proposed lots.

KNOW ALL MEN by these presents that the applicant and the surety hereby bind and obligate themselves, their heirs, executors, administrators, devisees, successors and assigns, jointly and severally to the Town of Norfolk, a Massachusetts municipal corporation acting through its Planning Board, in the penal sum of \$\_\_\_\_\_ dollars, and have secured this obligation by depositing with the Treasurer of said Town of Norfolk this surety bond to secure the above sum of money, said surety bond to be used to insure performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: \_\_\_\_\_;
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated \_\_\_\_\_ (date adoption of subdivision Rules and Regulations);
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated: \_\_\_\_\_;
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a surety company)  
\_\_\_\_\_  
\_\_\_\_\_

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations are specified herein, on or before \_\_\_\_\_, or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the surety, the interest of the Town in such surety bond shall be released, the surety bond shall be returned to the surety, and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the surety bond may be enforced, in whole, or in part, by the Planning Board for the benefit of the Town of Norfolk to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused portion of the surety bond will be returned to the surety upon completion of the work by said town.

The Town of Norfolk acting by and through its Planning Board hereby agrees to accept the aforesaid surety bond in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hand and seals this \_\_\_\_\_ of \_\_\_\_\_, 20 \_\_\_\_\_.

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

Signatures of a majority of the Planning Board of the Town of Norfolk, Massachusetts

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Authorized Representative of the Surety

One acknowledgement must be completed for each of the following:

- Planning Board Representative
- Applicant
- Authorized Representative of the Surety

**Planning Board Representative**

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ one of the above-named members of the Planning Board of the Town of Norfolk, Massachusetts and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

**Applicant**

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and  
acknowledged the foregoing instrument to be his/her/its free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

**Authorized Representative of the Surety**

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and  
acknowledged the foregoing instrument to be his/her/its free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

Duplicate copy to:

- Applicant
- Surety
- Planning Board
- Town Clerk
- Town Treasurer

FORM G-3

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS  
PERFORMANCE SECURED BY BANK PASSBOOK

\_\_\_\_\_, 20\_\_\_\_\_  
Norfolk, Massachusetts

AGREEMENT made this date between the Town of Norfolk and \_\_\_\_\_,  
hereinafter referred to as "the applicant" of \_\_\_\_\_,  
to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan  
entitled: \_\_\_\_\_

by: \_\_\_\_\_, dated: \_\_\_\_\_

owned by: \_\_\_\_\_, address: \_\_\_\_\_

land located: \_\_\_\_\_ and showing \_\_\_\_\_ proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors,  
administrators, devisees, heirs, successors and assigns to the Town of Norfolk, a Massachusetts municipal  
corporation, acting through its Planning Board, in the sum of \$\_\_\_\_\_ dollars, and has secured this  
obligation by deposit with the Treasurer of the Town of Norfolk, a deposit of money for the above sum represented  
by Bank Passbook No. \_\_\_\_\_ with an order drawn on the  
\_\_\_\_\_ Bank of \_\_\_\_\_, payable to the order  
of the Planning Board of the Town of Norfolk, said sum to be used to insure the performance by the applicant of all  
covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: \_\_\_\_\_;
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated  
\_\_\_\_\_ (date adoption of subdivision Rules and Regulations);
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated \_\_\_\_\_;
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely: (specify other documents, if  
any, and list lots secured if only a part of the subdivision is secured by a bank  
passbook \_\_\_\_\_)

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations, or has  
elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81 U.

Upon completion by the applicant of all obligations specified herein, on or before \_\_\_\_\_, or such later  
date as may be specified by vote of the Planning Board with written concurrence of the applicant and the bank, the bank  
passbook shall be returned to the applicant by the Town of Norfolk and this agreement shall become void. In the event that the  
applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement  
and within the time herein specified, the funds on deposit in the account represented by the aforesaid bank passbook and  
order drawn thereon may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Norfolk to the  
extent of the reasonable cost to the Town of Norfolk of completing such construction or installation as specified in this  
agreement. Any unused funds and the bank passbook will be returned to the applicant upon completion of the work by said  
Town of Norfolk.

The Town of Norfolk acting by and through its Planning Board hereby agrees to accept the aforesaid bank passbook and order  
drawn thereon as security for the performance of this project; and

The \_\_\_\_\_ Bank of \_\_\_\_\_ hereby agrees not to release any funds from the account represented by the aforesaid bank passbook or otherwise amend or make a change to the aforesaid bank passbook or to the order drawn thereon with written agreement by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hand and seals this \_\_\_\_\_ of \_\_\_\_\_, 20 \_\_\_\_\_.

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

Signatures of a majority of the Planning Board of the Town of Norfolk, Massachusetts

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Authorized Representative of the \_\_\_\_\_ Bank

One acknowledgment must be completed for each of the following:

- Planning Board Representative
- Applicant
- Authorized Representative of the \_\_\_\_\_ Bank

Planning Board Representative

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 19 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

Applicant

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 19 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

Authorized Representative of the \_\_\_\_\_ Bank

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 19 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_

Signature of Notary Public

My commission expires: \_\_\_\_\_

Duplicate copy to:

Applicant  
\_\_\_\_\_ Bank

Planning Board  
Town Clerk  
Town Treasurer

FORM G-4

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS  
PERFORMANCE SECURED BY LENDER'S AGREEMENT

\_\_\_\_\_, 20\_\_\_\_\_  
Norfolk, Massachusetts

AGREEMENT made this date between the Town of Norfolk and \_\_\_\_\_  
hereinafter referred to as "the applicant" of \_\_\_\_\_,  
and \_\_\_\_\_, hereinafter referred to as "the lender" of \_\_\_\_\_,  
to secure construction of ways and installation of  
municipal services in the subdivision of land shown on a plan entitled: \_\_\_\_\_,  
by: \_\_\_\_\_,  
dated: \_\_\_\_\_, owned by: \_\_\_\_\_,  
land located: \_\_\_\_\_, and showing \_\_\_\_\_ proposed lots.

KNOW ALL MEN by these presents that the applicant and the Planning Board of the Town of Norfolk have  
executed a covenant, dated \_\_\_\_\_, 20\_\_\_\_\_, recorded in the Norfolk Registry of  
Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_; that the applicant has recorded a first mortgage with the lender dated  
\_\_\_\_\_, 20\_\_\_\_\_, recorded in the Norfolk County Registry of Deeds,  
Book \_\_\_\_\_, Page \_\_\_\_\_, covering  
\_\_\_\_\_ as shown on the above-referenced  
plan as security for the payment of a certain note in the principal sum of \$\_\_\_\_\_ dollars,  
and that the applicant and lender hereby bind and obligate themselves, their, or its executors, administrators,  
devisees, heirs, successors, and assigns, jointly and severally to the Town of Norfolk, a Massachusetts municipal  
corporation, acting through its Planning Board in the sum of \$\_\_\_\_\_ dollars, and have secured this  
obligation by the lender retaining said sum of money of said principal sum otherwise due the applicant to  
insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions  
contained in the following:

1. Application for Approval Definitive Plan (Form C), date: \_\_\_\_\_;
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision  
and dated \_\_\_\_\_ (date adoption of subdivision Rules and Regulations);
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated  
\_\_\_\_\_;
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely: (specify other  
documents, if any, and list lots secured if only a part of the subdivision is secured by a negotiable  
security)  
\_\_\_\_\_  
\_\_\_\_\_

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all  
obligations.

Upon completion by the applicant of obligation as specified in the following schedule:

	SUM TO BE RETAINED BY LENDER	STAGE OF CONSTRUCTION OR INSTALLATION TO BE COMPILED	DATE WHEN CONSTRUCTION AND INSTALLATION IS TO BE COMPLETED
1.	\$		
2.	\$		
3.	\$		

(add additional stages if necessary)

the interest of the Town of Norfolk in such funds retained by the lender shall be released, that portion of the agreement covering a specific stage of work shall become void, and the lender may disburse such funds which have been held as security for a specific stage of work, to the applicant. In the event the applicant should fail to complete any stage of construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, any funds remaining undisbursed shall be made available in whole, or in part, by the lender to the Planning Board for the benefit of the Town of Norfolk to the extent of reasonable cost to the Town of Norfolk of completing such construction or installation as specified in this agreement. Any unused portion of such funds will be released by the Planning Board and may be disbursed by the lender to the applicant upon completion of work by said Town.

The Town of Norfolk acting by and through its Planning Board hereby agrees to release the following lots \_\_\_\_\_ from the operation of the above-referenced covenant given pursuant to Section 81-U of Chapter 41, the Subdivision Control Law without receipt of a bond or deposit of money and further to accept this agreement and the funds in the amount specified herein to be retained by the lender as security for the performance of the project as aforesaid. Upon delivery of this agreement to the Planning Board, said lots shall be released as specified herein.

The lender hereby agrees that none of the funds retained as security, as specified herein, shall be disbursed to the applicant without prior release of said funds by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hand and seals this \_\_\_\_\_ of \_\_\_\_\_, 20 \_\_\_\_\_.

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

\_\_\_\_\_  
Signatures of a majority of the Planning Board  
of the Town of Norfolk, Massachusetts

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Authorized Representative of Lender

One acknowledgment must be completed for each of the following:

- Planning Board Representative
- Applicant
- Authorized Representative of the Lender

Planning Board Representative

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

Applicant

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

Authorized Representative of the Lender

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be (his/her/its) free act and deed.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

Duplicate copy to:

- Applicant
- Lender
- Planning Board
- Town Clerk
- Town Treasurer

**FORM H**  
**PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS**  
**RELEASE OF LOTS**

To The: Register of Deeds for the County of Norfolk/Assistant Recorder for the Land Court, Norfolk County Registry District

Dear Sir:

At a regular/special meeting of the Planning Board of Norfolk, MA held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
it was voted to release lots numbered \_\_\_\_\_

\_\_\_\_\_

as shown on a subdivision plan entitled \_\_\_\_\_

dated \_\_\_\_\_ and revised \_\_\_\_\_

and filed with the Norfolk County Registry of Deeds as Plan(s) numbered \_\_\_\_\_ 20\_\_\_\_, in Plan Book \_\_\_\_\_  
(and filed with the Norfolk County Registry of Deeds as Plan(s) Numbered \_\_\_\_\_) (with Certificate(s) of Title  
Number \_\_\_\_\_)

FROM THE OPERATION OF A COVENANT made with said Planning Board dated \_\_\_\_\_ 20\_\_\_\_

which covenant has been recorded, Norfolk County Registry of Deeds, Book \_\_\_\_\_ Page(s) \_\_\_\_\_.

This release is given by the Planning Board because it has received a:

1. Deposit of Money    2. Surety Company    3. Bank Passbook    4. Lender's Agreement

to secure the performance of the obligations under said covenant in accordance with General Laws Chapter 41, Section 81U.

PLANNING BOARD  
TOWN OF NORFOLK

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. \_\_\_\_\_, 20\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ one of the  
above-named members of the Planning Board of the Town of Norfolk, Massachusetts and acknowledged the foregoing  
instrument to be the free act and deed of said Planning Board, before me.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

**FORM K**

**PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS**

**SUBDIVISION INSPECTION CHECKLIST**

Name of Subdivision \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone # of Applicant \_\_\_\_\_

Name of Subdivision Street \_\_\_\_\_

Station # \_\_\_\_\_ to Station# \_\_\_\_\_

\*Certificates of compliance required for all materials furnished and installed in accordance with Subsection 5.17.

FORM K

SUBDIVISION OBSERVATION CHECKLIST

ITEM	Responsible Agency - See Note 1	Signature of Agent	Date of Observation
1. Erosion and Sedimentation Control (NPDES plan implementation) (See Note 2)	Planning Board Consultant		
2. Clearing and Grubbing of Right of Way	Highway Superintendent		
3. Excavation	Highway Superintendent		
4. Embankment Construction*	Highway Superintendent		
5. Staking (See Note 3)	Planning Board Consultant		
6. Below Grade Storm Drain Installation*	Planning Board Consultant		
7. Below Grade Sanitary Sewer Installation*	Board of Health		
8. Sanitary Sewer Laterals Installation*	Board of Health		
9. Sanitary Sewer Testing	Board of Health		
10. Below Grade Water Main Installation*	Water Department		
11. Water Main Testing and Disinfection	Water Department		
12. Water Main Laterals Installation*	Water Department		

ITEM		Responsible Agency - See Note 1	Signature of Agent	Date of Observation
13.	Fine Grade and Compact Subgrade*	Planning Board Consultant		
14.	Gravel Base for Roadway - First Course of 6" Compacted Processed Gravel*	Planning Board Agent		
14A.	Gravel Base for Roadway - Second Course of 6" of Compacted Processed Gravel*	Planning Board Agent		
14B.	Gravel Base for Roadway - Third Course of 6" Compacted Processed Gravel*	Planning Board Agent		
15.	Dense Graded Crushed Stone Base - Final Course*	Planning Board Agent		
16.	Processed Gravel Base for Sidewalks - 1st Course of 6" Compacted Processed Gravel*	Planning Board Agent		
17.	Processed Gravel Base for Sidewalks - Final Course*	Planning Board Agent		
18.	Dense Graded Crushed Stone for Roadway Base*	Planning Board Agent		
18A.	Survey of Center Line and Both Gutter Lines	Planning Board Agent		
19.	Roadway Binder Course/Temporary Berm*	Planning Board Agent		
20.	Curb/Edging Installation	Planning Board Agent		
20A.	Curb Inlet Stone Installation	Planning Board Agent		
20B.	Transition Curb Installation	Planning Board Agent		
21.	Sidewalk Binder Course*	Planning Board Agent		
22.	At Surface Storm Drains	Planning Board Agent		
23.	At Surface Sanitary Sewers	Board of Health		
24.	At Surface Valve Boxes	Water Department		
25.	At Surface Curb Boxes	Water Depart-		

ITEM		Responsible Agency - See Note 1	Signature of Agent	Date of Observation
		ment		
26.	Roadway Tack Coat*	Planning Board Agent		
26A.	Roadway Finish Course*	Planning Board Agent		
27.	Sidewalk Tack Coat*	Planning Board Agent		
27A.	Sidewalk Finish Course*	Planning Board Agent		
-	Underground Utilities (electric, phone, cable, gas) (See Note 5)	Utility Company		
28.	Curb-Cut Ramps	Planning Board Agent		
28A.	Transformer Pads	Planning Board Agent		
29.	Berm Installation (granted by waiver)	Planning Board Agent		
30.	Loam and Seed*	Planning Board Agent		
31.	Hydrants - Finish Grade*	Water Dept.		
32.	Retaining Walls	Planning Board Agent		
33.	Guard Rails*	Planning Board Agent		
34.	Trees and Planting* (including cul de sac plantings)	Tree Warden		
35.	Bounds and Monuments	Planning Board Agent		
36.	Fire Alarm Installation	Fire Department		
37.	Street Signs	Planning Board Agent		
38.	Street Lights	Planning Board Agent		
39.	Retention/Detention Basins and Appur-	Planning Board		

ITEM		Responsible Agency - See Note 1	Signature of Agent	Date of Observation
	tenancies	Agent		
40.	Final Cleanup Inspection	Planning Board or Agent		
41.	Maintenance	Planning Board or Agent		
42.	As Built/Acceptance Plan/Running Description of Roadway and Easements	Planning Board Consultant		
43.	Deed Submitted	Planning Board		
44.	Other	Planning Board/or Agent as appropriate		

NOTES:

1. Observations assigned to the Planning Board Agent are performed by either the Planning Board's Consultant or the Highway Superintendent as may be determined by the Planning Board.
- (6) Includes NPDES plan requirements
- (7) \*Indicates certificates of compliance required for all materials furnished and installed in accordance with Subsection 5.17.
- (8) Special testing may be required on a case by case basis.
- (9) Utility installation (other than water). Written verification from gas, electric, telephone, and cable utilities that installation of underground utilities are acceptable to each of them.

Please attach a listing of all waivers granted.

FORM L

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

CONVEYANCE OF EASEMENTS AND UTILITIES

\_\_\_\_\_, of \_\_\_\_\_

Norfolk County, Massachusetts; for the consideration of \_\_\_\_\_, hereby grants, transfers and delivers

unto the Town of Norfolk a municipal corporation in Norfolk County, the following:

A. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate and forever maintain (1) a sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance of water, and (3) a covered surface and ground water drain or drains with any manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of \_\_\_\_\_, dated \_\_\_\_\_, said plan is made and said plan is incorporated herein for a complete and detailed description of said roads.

B. The perpetual rights and easements to use for \_\_\_\_\_ (describe use or purpose) of the following parcel of land situated on \_\_\_\_\_ (street) in said Norfolk and bounded and described as follows: (description)

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

The grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that he (it) has good title to transfer the same, and that he will defend the same against claims of all persons.

For grantor's title see deed from \_\_\_\_\_, dated \_\_\_\_\_, 20 \_\_\_\_\_ and recorded in \_\_\_\_\_ District Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, or under Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_ District of the Land Court, Book \_\_\_\_\_, Page \_\_\_\_\_.

This is not a homestead property.

And (to be completed if a mortgage exists) \_\_\_\_\_ (name and address) \_\_\_\_\_ the present holder of a mortgage on the above described land, which mortgage is dated \_\_\_\_\_, 20 \_\_\_\_\_, and recorded in said Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, for consideration paid, hereby releases unto the Town forever from the operation of said mortgages, the rights and easements hereinabove granted and assents thereto.

\_\_\_\_\_  
Authorized Signature Mortgagee

\_\_\_\_\_  
Owner

IN WITNESS WHEREOF we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
\_\_\_\_\_.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

\_\_\_\_\_, 20\_\_\_\_\_

Then personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be the free act and deed before me.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

NOTE: This conveyance is not effective until accepted by town meeting or city council.

FORM M

NORFOLK PLANNING BOARD

CONTROL FORM FOR PROCESSING  
SUBDIVISION PLAN AND CONSTRUCTION

SUBDIVISION PLAN ENTITLED: \_\_\_\_\_

LAND LOCATED: \_\_\_\_\_

BY: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Date of Preliminary Plan ..... \_\_\_\_\_

Date of Preliminary Plan Submission (PS) ..... \_\_\_\_\_

Preliminary Plan Approval Date (PS + 45) ..... \_\_\_\_\_

Date of Definitive Plan ..... \_\_\_\_\_

Submission Date(s) ..... \_\_\_\_\_

Check: Received \_\_\_\_\_ Forms Received \_\_\_\_\_ Plans Received \_\_\_\_\_

Date of Definitive Plan Submission to Board of Health (SH) ..... \_\_\_\_\_

Dated Received Board of Health Report (SH + 45) ..... \_\_\_\_\_

Date of Plan Submission to Other Boards and Agencies

<u>Board</u>	<u>Date</u>
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....

Dated Received Reports from Other Boards and Agencies

.....	.....
.....	.....
.....	.....
.....	.....

Approval Deadline Date (S + 90 or 135 days) . . . . . \_\_\_\_\_

Hearing Date (H) . . . . . \_\_\_\_\_

Date of Letters to Abutters (H-14 days) . . . . . \_\_\_\_\_

Date of Newspaper Notices (2) (H-14 days first notice) . . . . . \_\_\_\_\_

Approval or Disapproval Date (A) . . . . . \_\_\_\_\_

Appeal Deadline Date (A + 20 days) . . . . . \_\_\_\_\_

Date of Performance Guarantee Agreement . . . . . \_\_\_\_\_

Description of Performance Guarantee . . . . . \_\_\_\_\_

Date Record Plans Endorsed . . . . . \_\_\_\_\_

Date Plans & Performance Guarantee Recorded . . . . . \_\_\_\_\_

Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

Date of Amendments, Extensions to Original Performance Guarantee . . . . . \_\_\_\_\_

Description of Amended Performance Guarantee: . . . . . \_\_\_\_\_

Date of Amendment Modification or Rescission of Approval . . . . . \_\_\_\_\_

Other \_\_\_\_\_ . . . . . \_\_\_\_\_

Releases:

Lot Numbers	Date of Lot Releases	Description of Performance Guarantee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date of Final Release/Certificate of Completion . . . . . \_\_\_\_\_

FORM M-1  
NORFOLK PLANNING BOARD

PRELIMINARY PLAN - CONTROL FORM

NORFOLK PLANNING BOARD

Date: \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Tel.# \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Engineer (Surveyor) \_\_\_\_\_

Preliminary Plan - Dated Submitted (S) \_\_\_\_\_

Approval Date (S + 45) \_\_\_\_\_

1. See Checklist, Submission of Preliminary Plan
2. Date Filed with Town Clerk \_\_\_\_\_
3. List all plans and supporting documents with this Preliminary Plan

Identifying Number/Letter

Title, Date

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

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

4. Plans to include the following information (See Section 3.2.2. - Contents)

	Plan or Document	Identifying No./Letter
a. Subdivision name and date, boundaries, north point, scale, legend and title "Preliminary Plan"		
b. Name and address of record owner and subdivider - name, seal, and address of the designer, engineer and surveyor		
c. Owners of abutting property		
d. Locus plan		
e. Existing and proposed streets, ways, and easements		
f. Major features of the land		
g. Proposed sewage disposal systems, drainage		
h. Bounds of proposed lots, areas, and dimensions		
i. Adjacent streets		
j. Topography of land		

	Plan or Document	Identifying No./Letter
k. Soil types		
l. Letter designation on streets		
m. Profiles		
n. Adjoining land - zoning district boundaries, overlay districts, flood plains, wetlands, wetland districts		
o. Zoning classification		
p. Assessors' Map, Block and Lot numbers		
q. All required easements, existing and proposed		
r. Title block		
s. Waivers		

5. Date Form M-1 and set of preliminary plans sent to the following (S + 10) with required response date (s + 30)

- a. Board of Health (Proof submitted to Board of Health by Applicant) .....
- b. Conservation Commission .....
- c. Fire Department .....
- d. Police Department .....
- e. Highway Department .....
- f. Water Department .....
- g. Building Commissioner (if applicable) .....

I hereby certify to the Norfolk Planning Board that to the best of my knowledge, the submission of the Preliminary Plan is complete.

\_\_\_\_\_  
Registered Land Surveyor or Registered Civil Engineer

Stamp

6. Date comments received from reviewers regarding preliminary plan:

- h. Board of Health (Proof submitted to Board of Health by Applicant) .....
- i. Conservation Commission .....
- j. Fire Department .....
- k. Police Department .....
- l. Highway Department .....
- m. Water Department .....
- n. Building Commissioner (if applicable) .....

7. Planning Board Action \_\_\_\_\_ Date \_\_\_\_\_

a. Type of Road Construction ( ) Primary ( ) Secondary ( ) Residential

FORM M-2

CONTROL FORM AND DEFINITIVE PLAN CHECKLIST

NORFOLK PLANNING BOARD \_\_\_\_\_ Date: \_\_\_\_\_

SUBDIVISIONNAME \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Tel. # \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Engineer (Surveyor) \_\_\_\_\_

Definitive Plan - Date Submitted (S) \_\_\_\_\_

Approval Date (S + 45) \_\_\_\_\_

1. Form "C" Completed: ( ) Yes ( ) No Fee Paid ( ) Yes ( ) No

Designer's Certificate Completed: ( ) Yes ( ) No

Certified List of Abutters from Assessors Office: ( ) Yes ( ) No

a. Date Filed - Town Clerk \_\_\_\_\_

2. List all plans and supporting documents with this Definitive Plan

Identifying Number/Letter	Title, Date
_____	_____
_____	_____
_____	_____

3. Plans to include the following information (See Sec. 3.3.2 - Contents)

	Plan or Document	Identifying No./Letter
a. Subdivision name and date, boundaries, north point and scale		
b. Names and seals of the owner designee, engineer and surveyor		
c. North point, scale, boundaries, revision block		
d. Abutters and adjacent land of applicant		
e. Major features of the land		
f. Lines of existing and proposed streets, lots		
g. Letter designations for streets		
h. Lot numbers		
i. Lengths and bearings of streets, ways, lot lines, etc.		

	Plan or Document	Identifying No./Letter
j. Monuments		
k. Adjacent streets		
l. Zoning classification streets		
m. Assessors' Map, Block and Lot numbers		
n. Covenants, restrictions, ZBA		
o. Land Court references		
p. Space to record Board action		
q. Profiles		
r. Topography		
s. Water, hydrants, street lights, electric, cable, telephone		
t. Drainage calculations		
u. Tree plans		
v. Typical cross-sections		
w. Impact Studies and Assessments		
x. Sedimentation and Erosion Control Plan		
y. Soil test results (on the plan)		
z. Traffic Congestion Control and Analysis		
aa. Wetlands		
bb. Locus plan		
cc. Lot layout at 1" = 100' for new assessor's maps		

4. Date Form M-2 and set of definitive plans sent to the following (S + 10) with required response date (S + 30)

- a. Board of Health\* (Receipt dated) \_\_\_\_\_
- b. Conservation Commission \_\_\_\_\_
- c. Fire Department \_\_\_\_\_
- d. Police Department \_\_\_\_\_
- e. Highway Department \_\_\_\_\_
- f. Water Department \_\_\_\_\_

\*It is the developer's responsibility to distribute the plans to the BOARD OF HEALTH, receipt submitted to the Planning Board.

I hereby certify to the Norfolk Planning Board that to the best of my knowledge, the submission of this Definitive Plan is complete.

\_\_\_\_\_  
Registered Land Surveyor or Registered Civil Engineer

Stamp

FORM N-1

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

REQUEST FOR EXTENSION - PRELIMINARY PLAN

\_\_\_\_\_, 20 \_\_\_\_\_

Norfolk Planning Board  
Norfolk Town Hall, One Liberty Lane  
Norfolk, MA 02056

Request for Extension, Preliminary Plan

Subdivision Entitled: \_\_\_\_\_

Plan Dated: \_\_\_\_\_

Revised: \_\_\_\_\_

Date Submitted to Planning Board: \_\_\_\_\_

In accordance with Section 81U, Chapter 41 of the General Laws of Massachusetts, I hereby request an extension of the forty-five (45) day time limit which the Planning Board has under the law, for consideration of the subject plan.

I request this extension through (date) \_\_\_\_\_ 20 \_\_\_\_\_

Signed by applicant: \_\_\_\_\_

Typed or printed name of applicant: \_\_\_\_\_

Street Address: \_\_\_\_\_

Town, State, Zip: \_\_\_\_\_

cc: Town Clerk

FORM N-2

PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

REQUEST FOR EXTENSION - DEFINITIVE PLAN

Date

Norfolk Planning Board  
Norfolk Town Hall, One Liberty Lane  
Norfolk, MA 02056

**Subject: Request for Extension, Definitive Plan**

Subdivision Entitled: Mill River Heights

Plan Dated: \_\_\_\_\_

Revised: \_\_\_\_\_

Date Submitted to Planning Board: \_\_\_\_\_

In accordance with Section 81U, Chapter 41 of the General Laws of Massachusetts, I hereby request an extension of either the ninety (90) day or one hundred thirty-five (135) day time limit which the Planning Board has under the law, for consideration of the subject plan.

I request this extension through (date) \_\_\_\_\_ 20 \_\_\_\_\_

Signed by applicant: \_\_\_\_\_

Typed or printed name of applicant: \_\_\_\_\_

Street Address: \_\_\_\_\_

Town, State, Zip: \_\_\_\_\_

cc: Town Clerk

FORM O  
PLANNING BOARD, TOWN OF NORFOLK, MASSACHUSETTS

SITE PLAN APPROVAL APPLICATION  
AND CHECKLIST

\_\_\_\_\_, 20 \_\_\_\_\_

To the Norfolk Planning Board

The undersigned desires to submit a Site Plan for review as required by Section F.11 of the Town of Norfolk Zoning Bylaws.

Applicant's Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ Town \_\_\_\_\_

State/Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property Location \_\_\_\_\_

Assessor's Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zoning District \_\_\_\_\_

Owner's Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Town \_\_\_\_\_

State/Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Lienholder/Mortgagee Name \_\_\_\_\_

Address \_\_\_\_\_

Town \_\_\_\_\_ State/Zip \_\_\_\_\_ Phone \_\_\_\_\_

Applicant's Interest (lessee, option to buy, P&S, etc.) \_\_\_\_\_

This application is for (circle the applicable paragraph number below):

- 1. Any new building to be constructed or externally enlarged.
- 2. Any existing use to be expanded in ground area.
- 3. Any new use to be established in an existing building.

Plan dated: \_\_\_\_\_ Name of Engineer: \_\_\_\_\_

Summary of work to be done: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated Cost \$ \_\_\_\_\_ Starting Date \_\_\_\_\_ Completion Date \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Land Owner \_\_\_\_\_ Date \_\_\_\_\_

## SECTION 7.0 SITE PLAN APPROVAL: CHECKLIST

This checklist is to be submitted at the time of submittal of an application for Site Plan Approval. Refer to the Rules and Regulations for Site Plan Approval (Section 7) for a complete and detailed explanation of each item below. For each item below please indicate whether the information required is shown, whether it is not applicable due to the nature of the application, or if it is to be the subject of a waiver request. **Submit all such waiver requests in writing at the time of application for Site Plan Approval to enable the Board and its engineer to determine the merits thereof.**

Regulation Section (with brief description)	Shown	(N/A)*	Waiver Request
7.4. REQUIREMENTS	--	--	--
7.4.1. Pre-Submission Review	--	--	--
7.4.2. Plan materials and etc.	--	--	--
7.4.2.1. Name/address			
7.4.2.2. Sections 4 and 5			
7.4.3. Contents			
7.4.3.1. Professional Engineer/Seal			
7.4.3.2. Signature Block			
7.4.3.3. Locus Plan			
7.4.3.4. Bounds etc.			
7.4.3.5. Assessor's Map, Block and Lot etc.			
7.4.3.6. Zoning district(s) . . .			
7.4.3.7. Topography/Contours			
7.4.3.8. Buildings/ground coverage/open areas etc.			
7.4.3.9. Yard dimensions			
7.4.3.10. Parking lots/access/traffic circulation etc.			
7.4.3.11. Landscape features			

Regulation Section (with brief description)	Shown	(N/A)*	Waiver Request
7.4.3.12. Natural features etc.			
7.4.3.13. Water supply etc.			
7.4.3.13.1. Lighting information			
7.4.3.13.2. Photometric diagram			
7.4.3.14. Storage facilities			
7.4.3.15. Refuse/septage			
7.4.3.16. Storm-water/drainage			
7.4.3.17. Erosion/siltation/dust control			
7.4.3.18. Signs - free standing			
7.4.3.19. Private wells			
7.4.3.20. Public or community water supply sells			
7.4.3.21. Earth removal			
7.4.3.22. Vehicle size			
7.4.3.23. Garage and pedestrian entrances and exits			
7.4.3.24. Utilities (private/public)			
7.4.3.25. Waiver requests			
7.4.3.26. Drainage impact			
7.4.3.27. Parking lot/driveway construction details			
7.4.3.27.1. Parking areas serving municipal open space			
7.4.3.27.2.			
7.4.3.27.3.			
7.4.3.27.4.			
7.4.3.27.5.			
7.4.3.27.6.			

Regulation Section (with brief description)	Shown	(N/A)*	Waiver Request
7.4.3.27.7.			
7.4.3.27.8.			
7.4.3.27.9.			
7.4.3.28. Pavement markings			
7.4.3.29. Miscellaneous other details			
7.4.3.30. Compliance with F.11.c. of Zoning Bylaws			
7.5. Submission	--	--	--
7.5.1. General, copies submitted			
7.5.1.1. Abutters List			
7.5.1.2. Prior ZBA and PB Actions			
7.5.1.3. Professional Engineer			
7.5.1.4. Other technical data			
7.5.2. Traffic Congestion etc.			
7.5.3. Waiver(s)			
7.6. Site Plan Submittal Fee			
7.6.1. Site Plan Review Fee			

\*This item is not applicable to this site plan submittal.



TOWN OF NORFOLK, MASSACHUSETTS

**GOOD STANDING APPROVAL**

Address of property/vendor: \_\_\_\_\_

Owner of Property/Vendor Name: \_\_\_\_\_

Type of Permit: \_\_\_\_\_

*Applicant... please complete the above and obtain signature at the following offices:*

Treasurer/Collector's Approval: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Water Department Approval: \_\_\_\_\_

Date Approved: \_\_\_\_\_

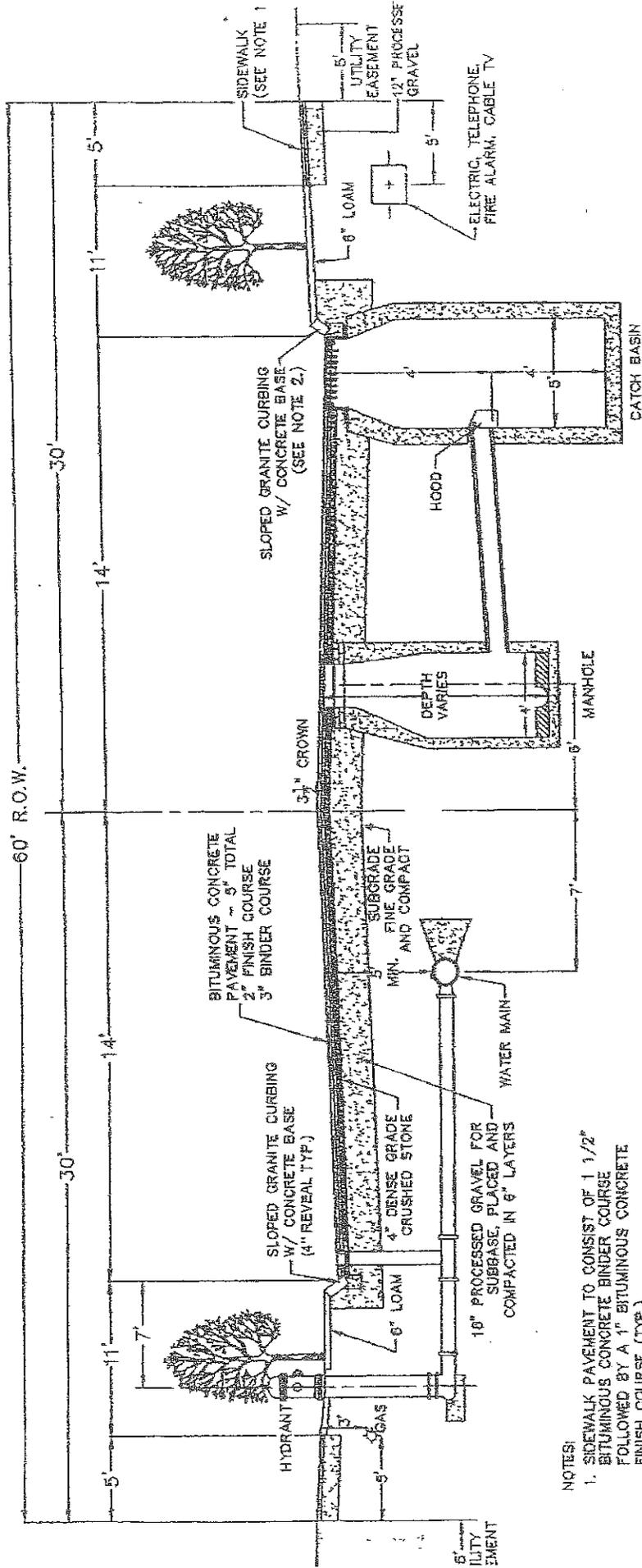
Town Clerk Approval: \_\_\_\_\_

Date Approved: \_\_\_\_\_

APPENDIX C

TYPICAL CROSS SECTIONS

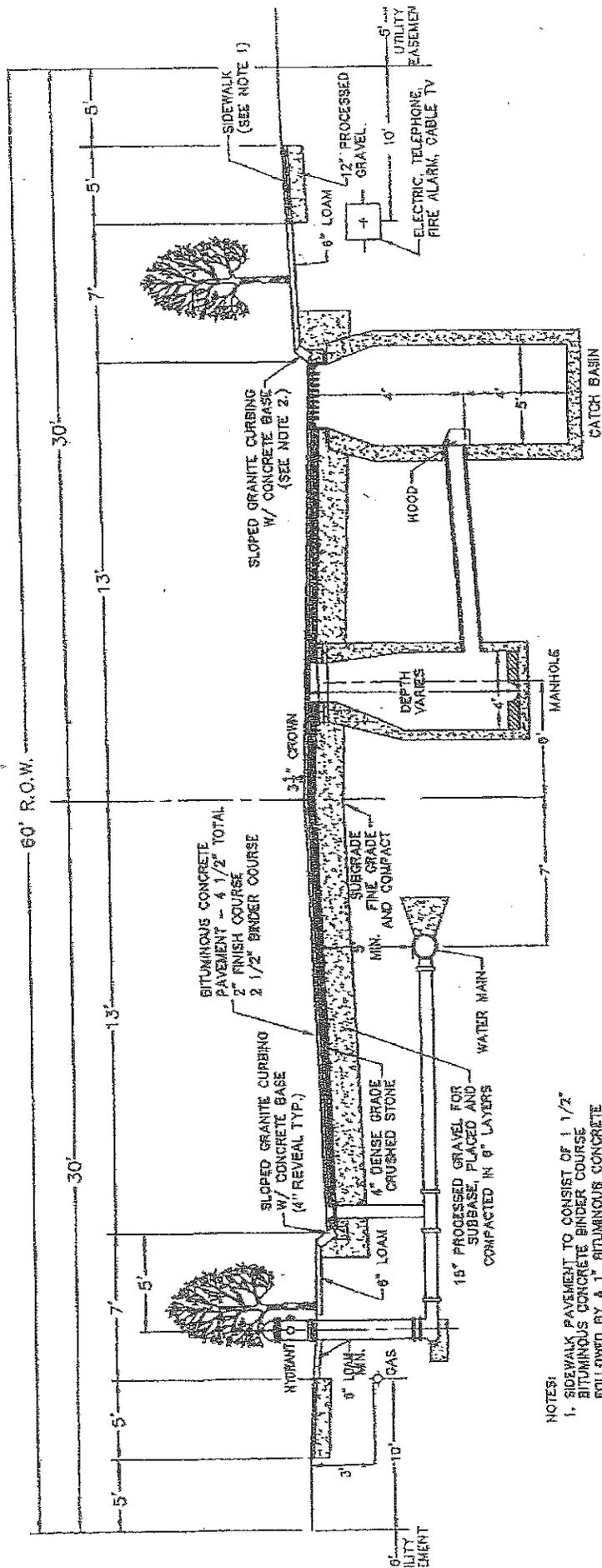
- o 50 Foot Right of Way (See Sections 5.2.1.1. or 8.5.4.2.)
- o 60 Foot Right of Way (See Sections 5.2.1.1. or 8.5.4.2.)



**PRIMARY STREET  
60 FOOT RIGHT-OF-WAY  
TYPICAL CROSS SECTION  
(NO SCALE)**

- NOTES:
1. SIDEWALK PAVEMENT TO CONSIST OF 1 1/2" BITUMINOUS CONCRETE BINDER COURSE FOLLOWED BY A 1" BITUMINOUS CONCRETE FINISH COURSE (TYP.)
  2. CONCRETE BASE FOR GRANITE CURBING TO BE PROVIDED PER M.H.D. STANDARDS.
  3. PROVIDE 6' UTILITY EASEMENT OUTSIDE RIGHT-OF-WAY (EACH SIDE).
  4. LOCATE TREES MINIMUM 15 FEET FROM HYDRANT.

UTILITY EASEMENT



**SECONDARY STREET  
60 FOOT RIGHT-OF-WAY  
TYPICAL CROSS SECTION  
(NO SCALE)**

- NOTES:
1. SIDEWALK PAVEMENT TO CONSIST OF 1 1/2" BITUMINOUS CONCRETE BINDER COURSE FOLLOWED BY A 1" BITUMINOUS CONCRETE FINISH COURSE (TYP.)
  2. CONCRETE BASE FOR GRANITE CURBING TO BE PROVIDED PER M.H.D. STANDARDS.
  3. PROVIDE 5' UTILITY EASEMENT OUTSIDE RIGHT-OF-WAY (EACH SIDE).
  4. LOCATE TREES MINIMUM 15 FEET FROM HYDRANT.



## APPENDIX D

### TYPICAL DETAILS/FIGURES

Detail 1	Title Block and Signature Space
Detail 2	Method of Setting Precast Concrete and Granite Edging
Detail 2A	Typical Granite Curb Inlet
Detail 2B	Granite Transition Curb
Detail 3	Wheelchair Ramps for Sidewalk up to 8' Wide (See also ADA Requirements)
Detail 4	Wheelchair Ramps for Sidewalk over 8' Wide (See also ADA Requirements)
Detail 5	Precast Concrete Catch Basin
Detail 6	Catch Basin Frame
Detail 7	Massachusetts Cascade Grate
Detail 8	Cascade Bar Design for Massachusetts Cascade Grate
Detail 9	Frame for Massachusetts Cascade Grate
Detail 10	Catch Basin Hood
Detail 11	Precast Concrete Manhole 9 Feet or Less in Depth
Detail 12	Special Manholes for 35" to 84" Diameter R.C. Pipe
Detail 13	Manhole Frame and Cover
Detail 14	Manhole Cover
Detail 15	Concrete Collars
Detail 16	Asphalt Coated Corrugated Steel Metal Pipe
Detail 17	Concrete and Field Stone Masonry Ends for "8" to 30" Pipe Culvert
Detail 18	Concrete and Field Stone Masonry Combination Ends for Pipes up to 30" Diameter
Detail 19	Concrete and Field Stone Masonry Ends for 30" to 84" Pipe Culverts
Detail 20	Reinforced Concrete Pipe Flared Ends
Detail 21	Standard Metal End
Detail 22	Low Retaining Walls
Detail 23	Cemented Stone Masonry Wall
Detail 24	Steel Beam Guard Rail with Wood Post
Detail 25	Wood Post and Rail Guardrail
Detail 26	Bounds
Detail 27	Tree Wells
Figure 28	Easement Locations in the Town Center
Figure 29	Easement Locations - General
Figure 30	Pedestrian Ways/Sidewalks in the Town Center
Figure 31	Right of Way Widths and Alignments - Design Speed of 15 MPH
Figure 32	Right of Way Widths and Alignments - Design Speed of 20 MPH
Figure 33	Right of Way Widths and Alignments - Design Speed of 25 MPH
Figure 34	Right of Way Widths and Alignments - Design Speed of 30 MPH
Figure 35	Curb Radius Construction for Intersection of State and Local Roadways
Figure 36	Frontage Road Location
Figure 37	On-Street Parking
Figure 38	Location of Street Trees and Street Lights
Figure 39	Tree Grate and Tree Guard
Figure 40	Decorative Street Light
Figure 41	Crosswalk Markings
Figure 42	Street Furniture
Figure 43	Cul de sac Easement Detail

All other details are in accordance with MHD Standard Specifications  
See also Board of Water Commissioners requirements/details

SAMPLE TITLE

# SUBDIVISION NAME

A SUDIVISION IN NORFOLK, MASS.

SHEET TITLE ①

DATE

SCALE

OWNER

NAME

ADDRESS

PREPARED BY

NAME

②

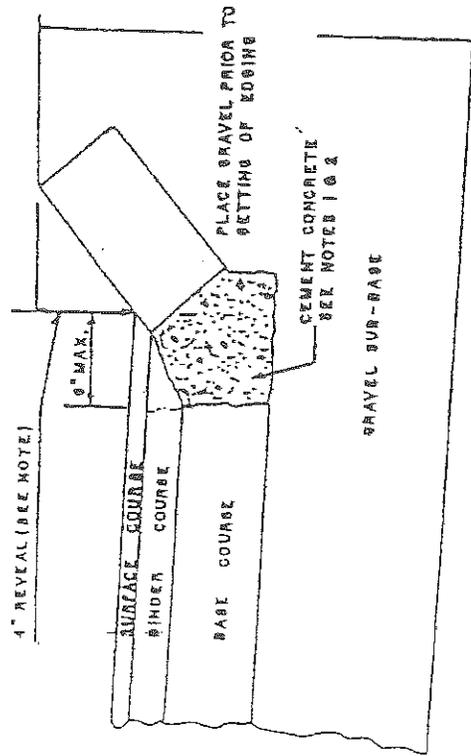
ADDRESS

- ① KEY PLAN  
LOT LAYOUT  
PLAN & PROFILE

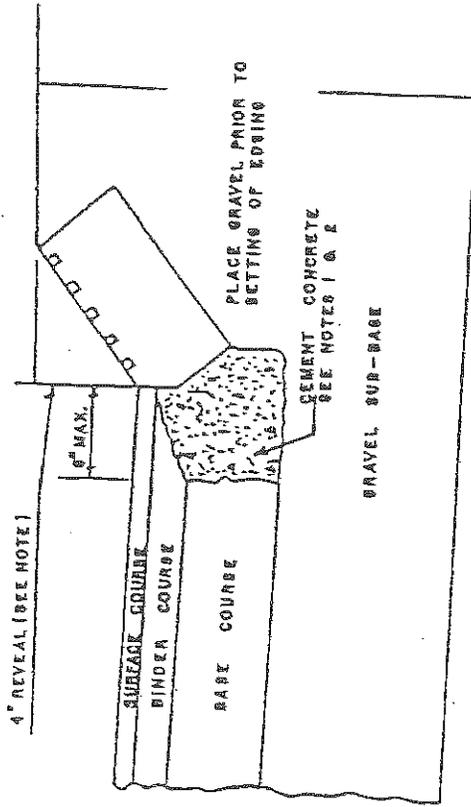
(Street name and stations)

- ② CIVIL ENGINEER & LAND SURVEYOR  
OR COMPANY

# METHOD OF SETTING PRE-CAST CONCRETE EDGING AND GRANITE EDGING



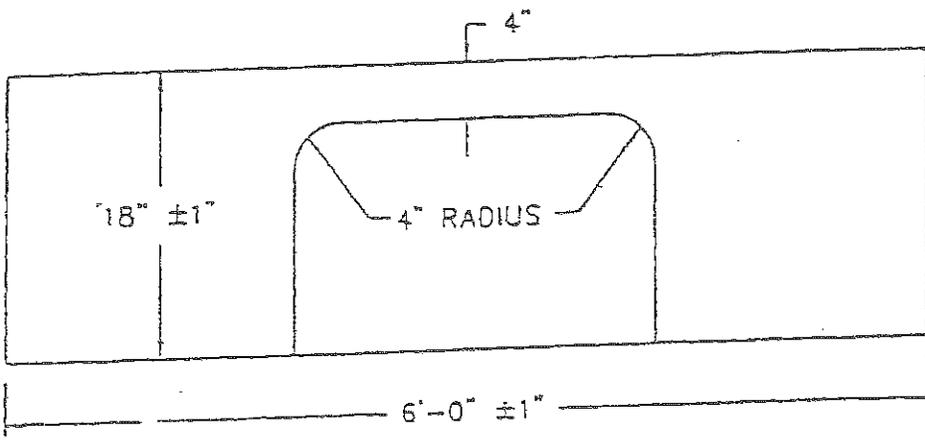
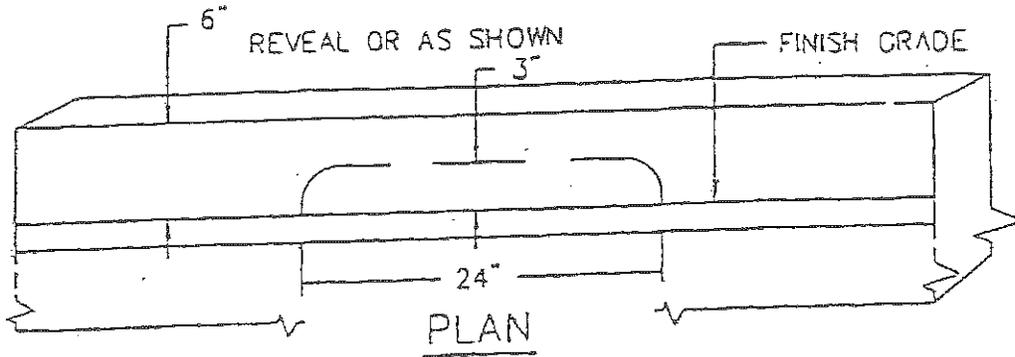
SLOPED GRANITE EDGING



PRE-CAST EDGING

NOTES:

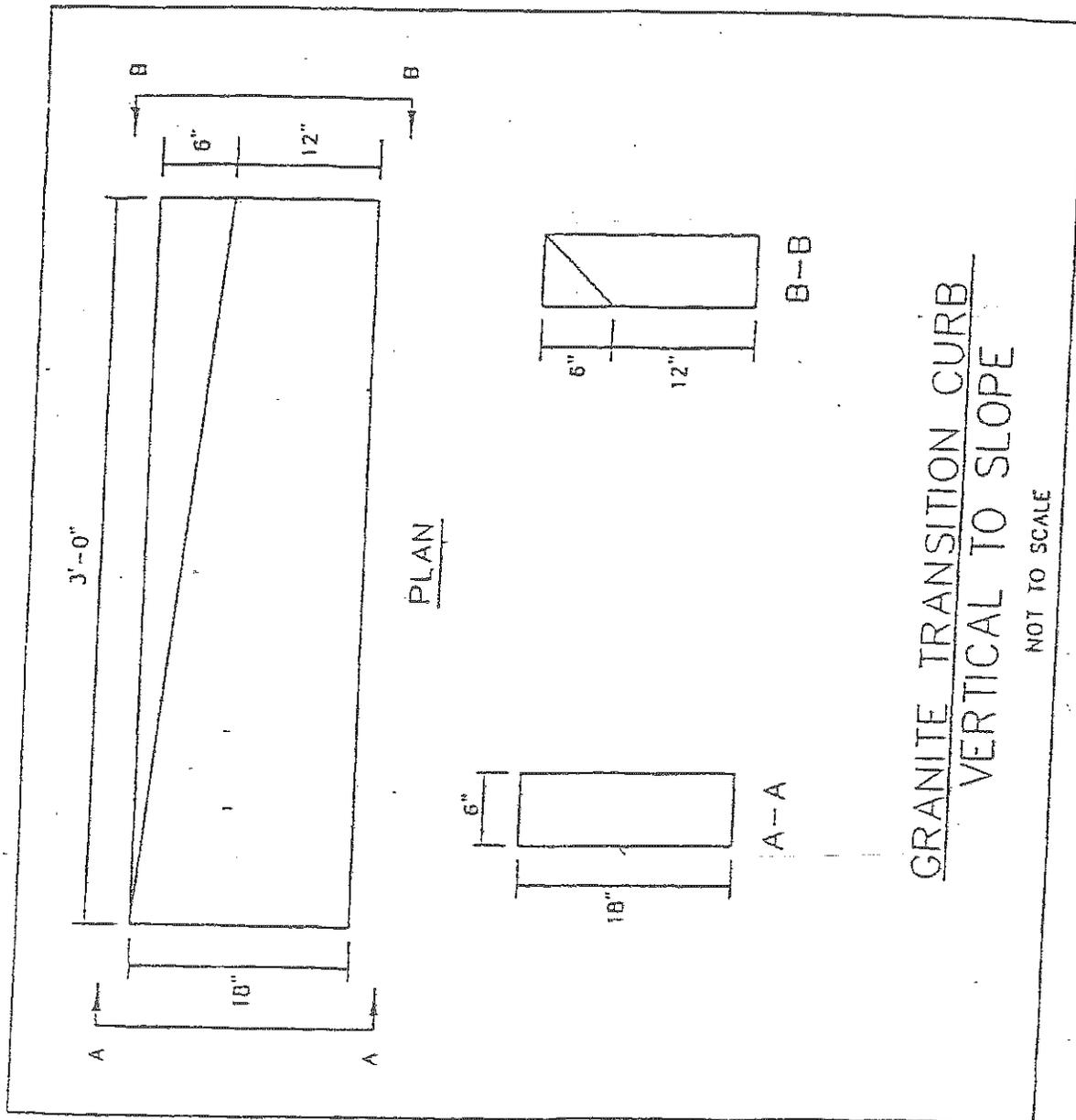
1. ANY CLASS CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPARTMENT UNDER SECTION M 4 OF THE 1973 STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED. BITUMINOUS CONCRETE IS NOT TO BE USED AS A SUBSTITUTE.
2. PAYMENT FOR CEMENT CONCRETE WILL BE INCLUDED IN THE PRICE PER LINEAL FOOT OF PRE-CAST OR GRANITE EDGING.
3. FOR DETAILS OF PRE-CAST EDGING, SEE 106.4.0
4. THE REVEAL IS TO BE 4" UNDER ALL CONDITIONS.



ELEVATION

TYPICAL GRANITE CURB INLET

NOT TO SCALE



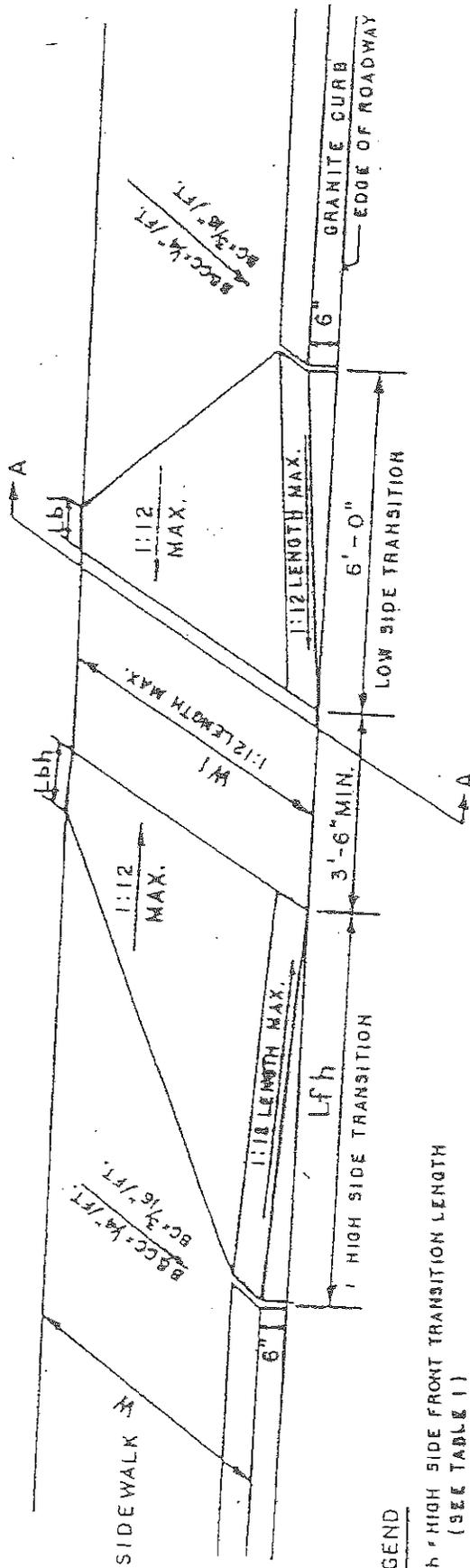
GRANITE TRANSITION CURB  
VERTICAL TO SLOPE

NOT TO SCALE

A DERIVATIVE OF MHD 106.4.0

# BRICK, CEMENT AND BITUMINOUS CONCRETE, WHEELCHAIR RAMPS

4.0' TO <math>11.0'</math> SIDEWALK



## LEGEND

Lfh = HIGH SIDE FRONT TRANSITION LENGTH  
(SEE TABLE I)

Lbh = HIGH SIDE BACK TRANSITION LENGTH  
(SEE TABLE II & b)

Lb1 = LOW SIDE BACK TRANSITION LENGTH  
(SEE TABLE III a & b)

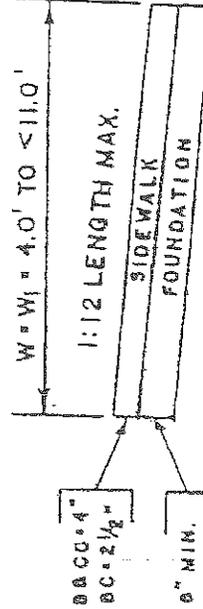
W = SIDEWALK WIDTH

W1 = WHEELCHAIR RAMP LENGTH

BC = BRICK & CEMENT CONCRETE

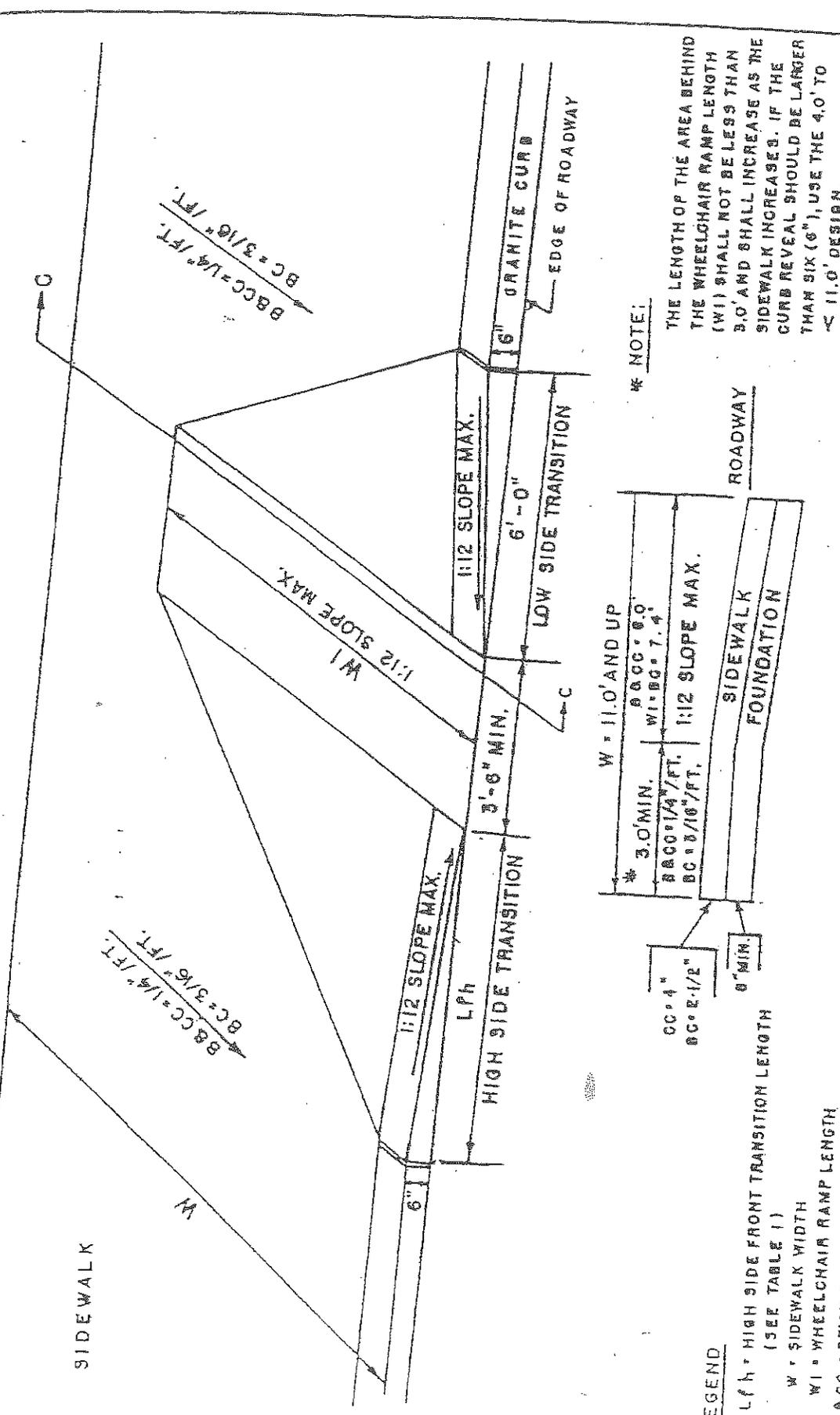
BC = BITUMINOUS CONCRETE

WHERE THE SIDEWALK WIDTH IS 7.4' OR GREATER FOR BITUMINOUS CONCRETE AND 8.0' OR GREATER FOR CEMENT CONCRETE AND BRICK, THE BACK TRANSITION LENGTHS (Lbh, Lb1) SHALL EQUAL ZERO (0). THEREFORE THE DIAGONAL SCORE LINE SHALL MEET THE BACK CORNERS OF THE WHEELCHAIR RAMP. IT SHOULD BE NOTED THAT THE RAMP SLOPE SHALL BE LESS THAN 1:10 FOR BITUMINOUS CONCRETE AND GREATER THAN 1:12 FOR CEMENT AND BRICK. (SEE TABLE IV).



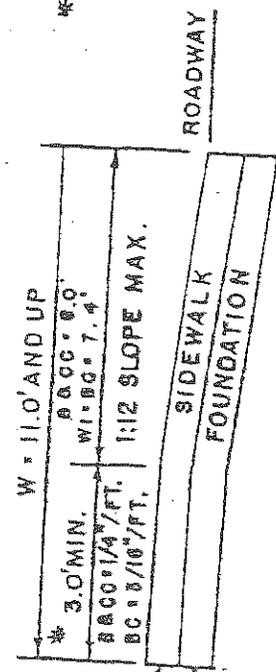
## SECTION A-A

**BRICK, CEMENT AND BITUMINOUS CONCRETE WHEELCHAIR RAMPS  
11.0' AND UP SIDEWALK**



\* NOTE:

THE LENGTH OF THE AREA BEHIND THE WHEELCHAIR RAMP LENGTH (WI) SHALL NOT BE LESS THAN 3.0' AND SHALL INCREASE AS THE SIDEWALK INCREASES. IF THE CURB REVEAL SHOULD BE LARGER THAN SIX (6"), USE THE 4.0' TO 11.0' DESIGN.

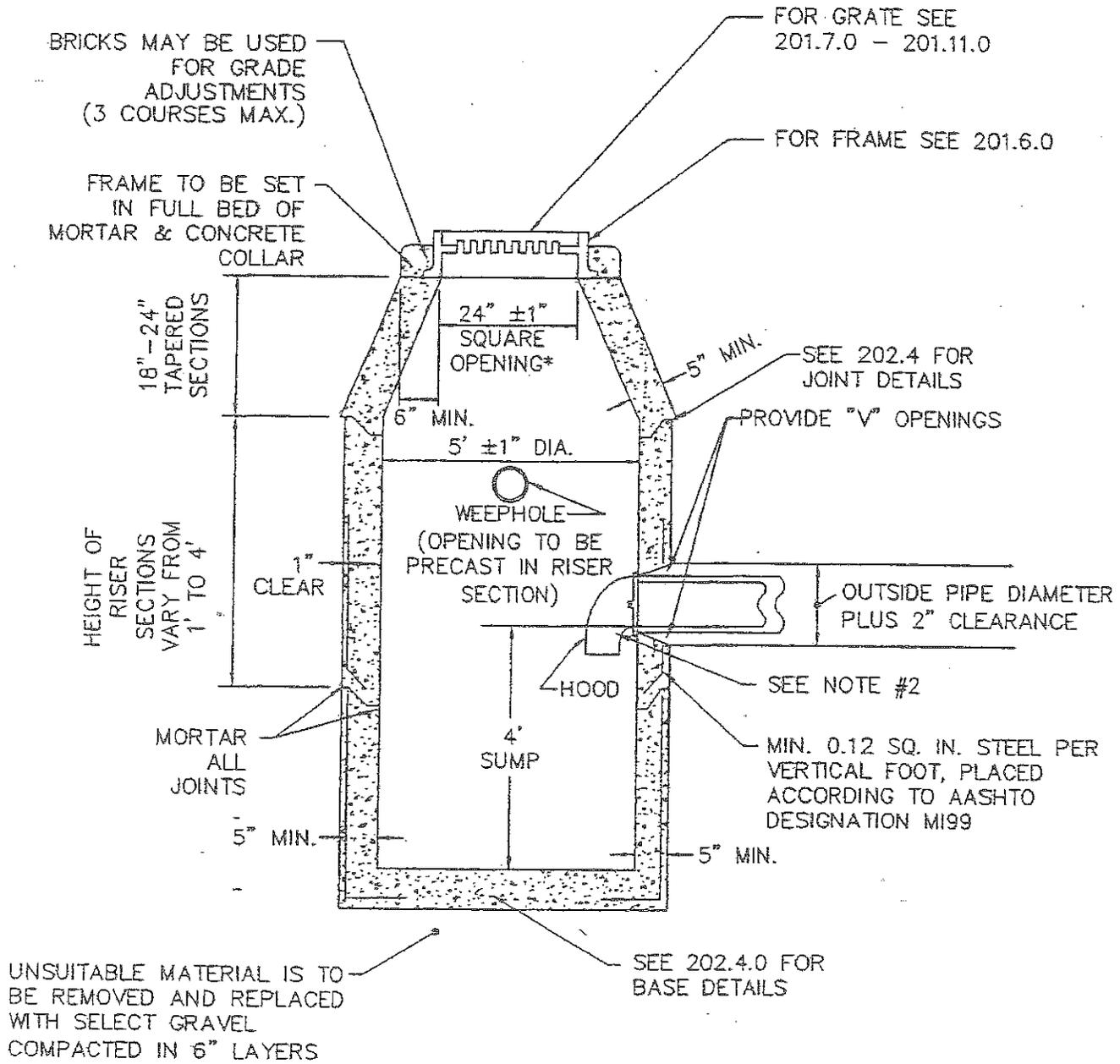


**LEGEND**

- Lph = HIGH SIDE FRONT TRANSITION LENGTH (SEE TABLE 1)
- W = SIDEWALK WIDTH
- WI = WHEELCHAIR RAMP LENGTH
- BCC = BRICK & CEMENT CONCRETE
- BC = BITUMINOUS CONCRETE

**SECTION C-C**

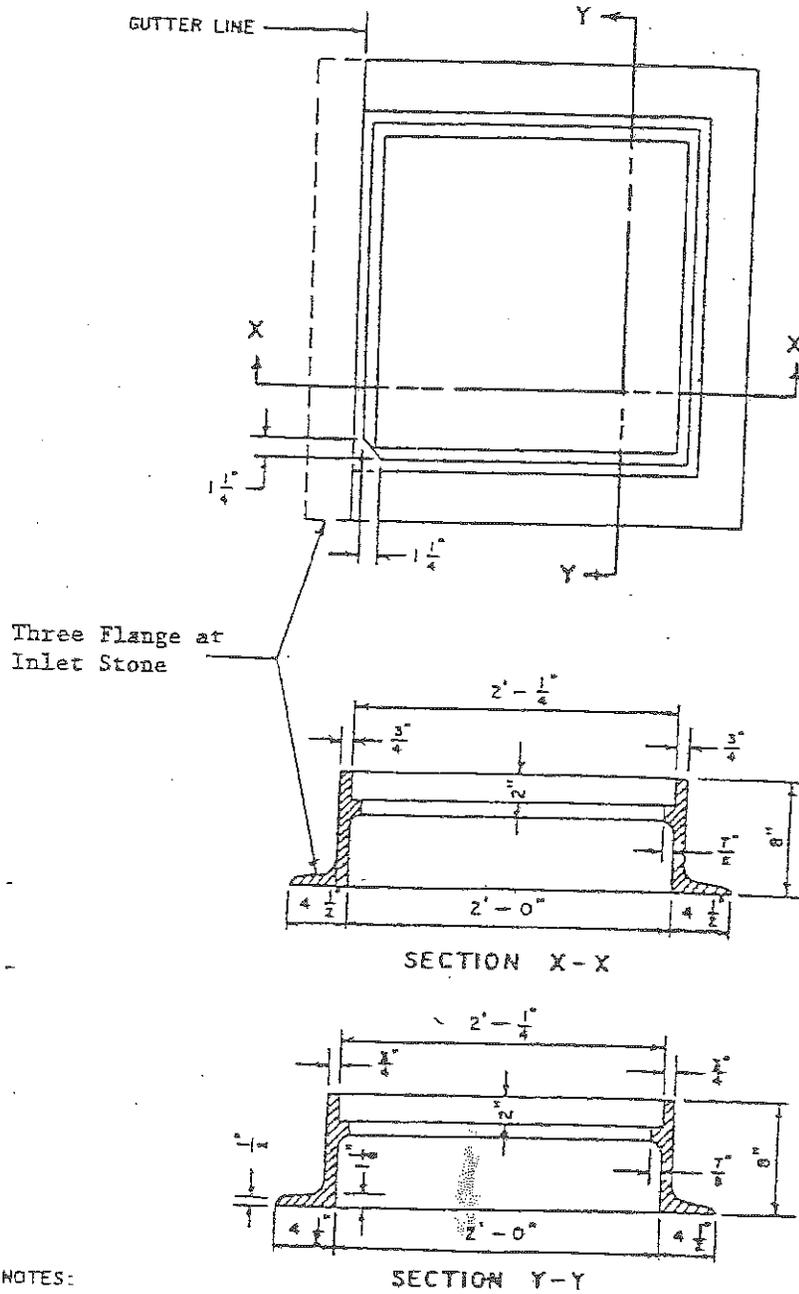
# PRECAST CONCRETE CATCH BASIN



**NOTES:**

1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON 201.2.0, 201.3.0
  2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE
  3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
- \* WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24" ± 1" X 27" ± 1"

# CATCH BASIN FRAME



**NOTES:**

1. MINIMUM FRAME WEIGHT:

4 FLANGE - 295 LBS.

3 FLANGE - 265 LBS.

2. MATERIAL - CAST IRON, SEE SPECIFICATIONS

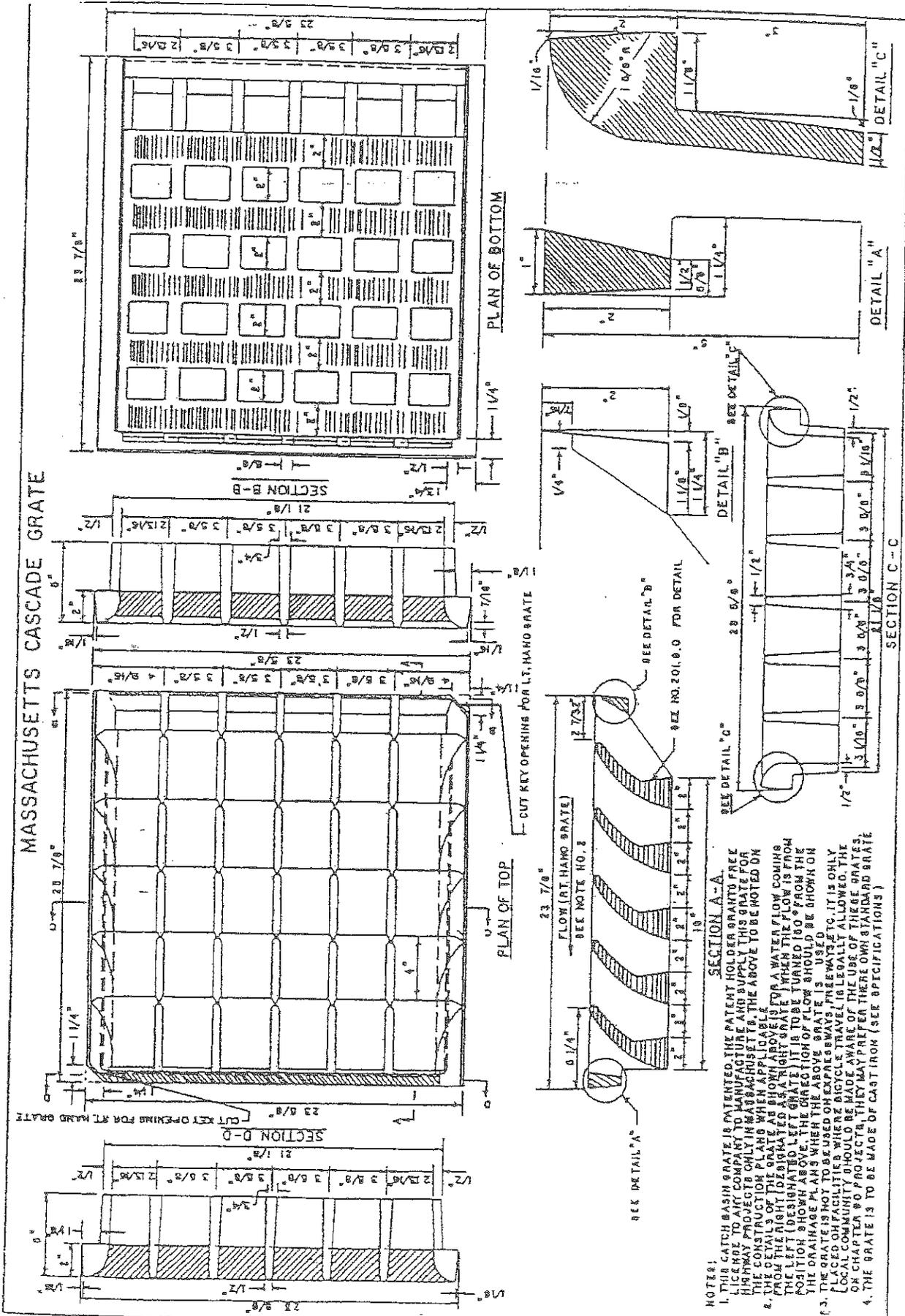
3. TO BE USED WITH STANDARD GRATES TYPE A-1, A-3 AND MASSACHUSETTS CASCADE GRATE

201.6.0

MASS. D.P.W. - MARCH 1977

DETAIL 6

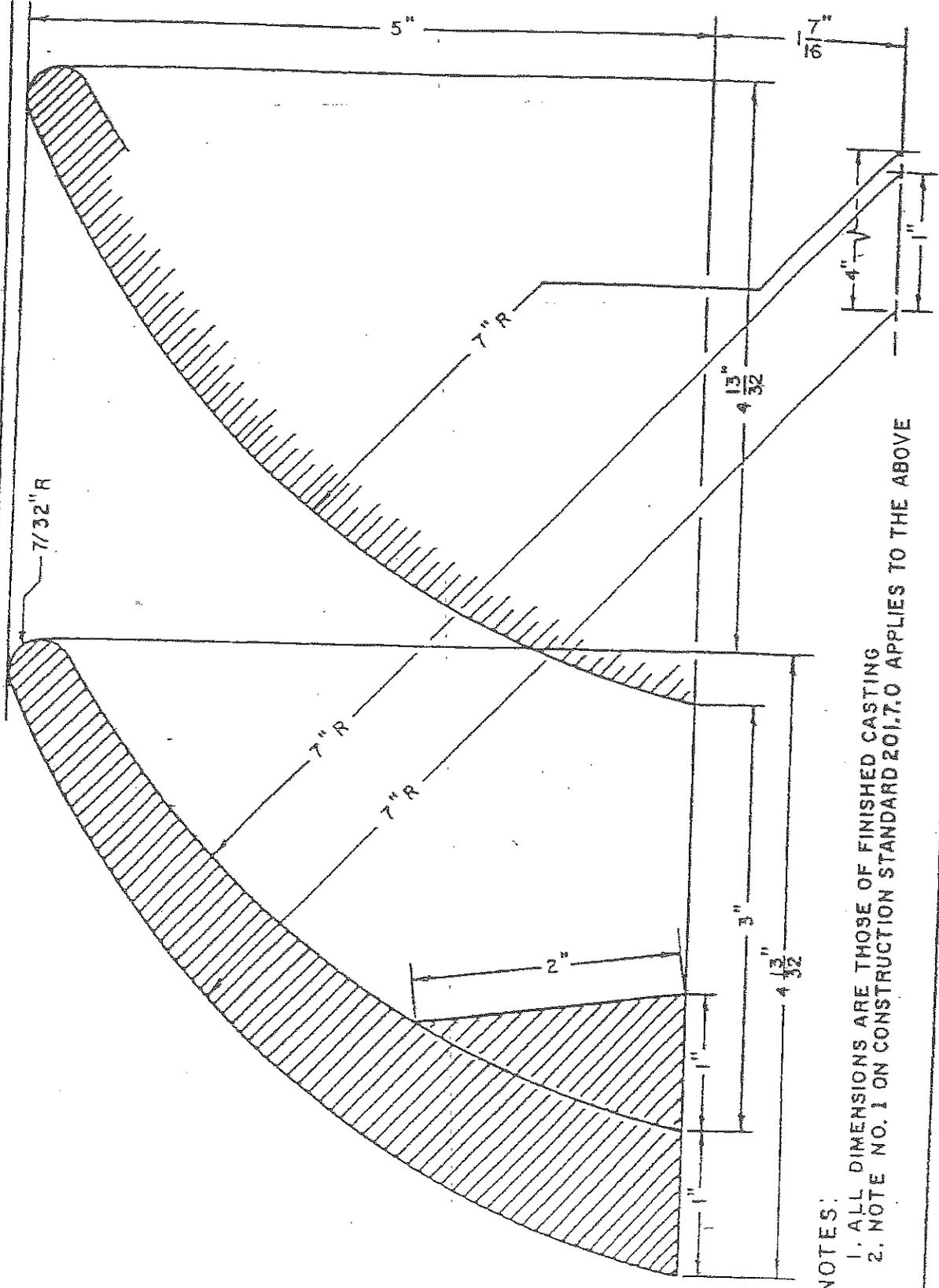
# MASSACHUSETTS CASCADE GRATE



**NOTES:**

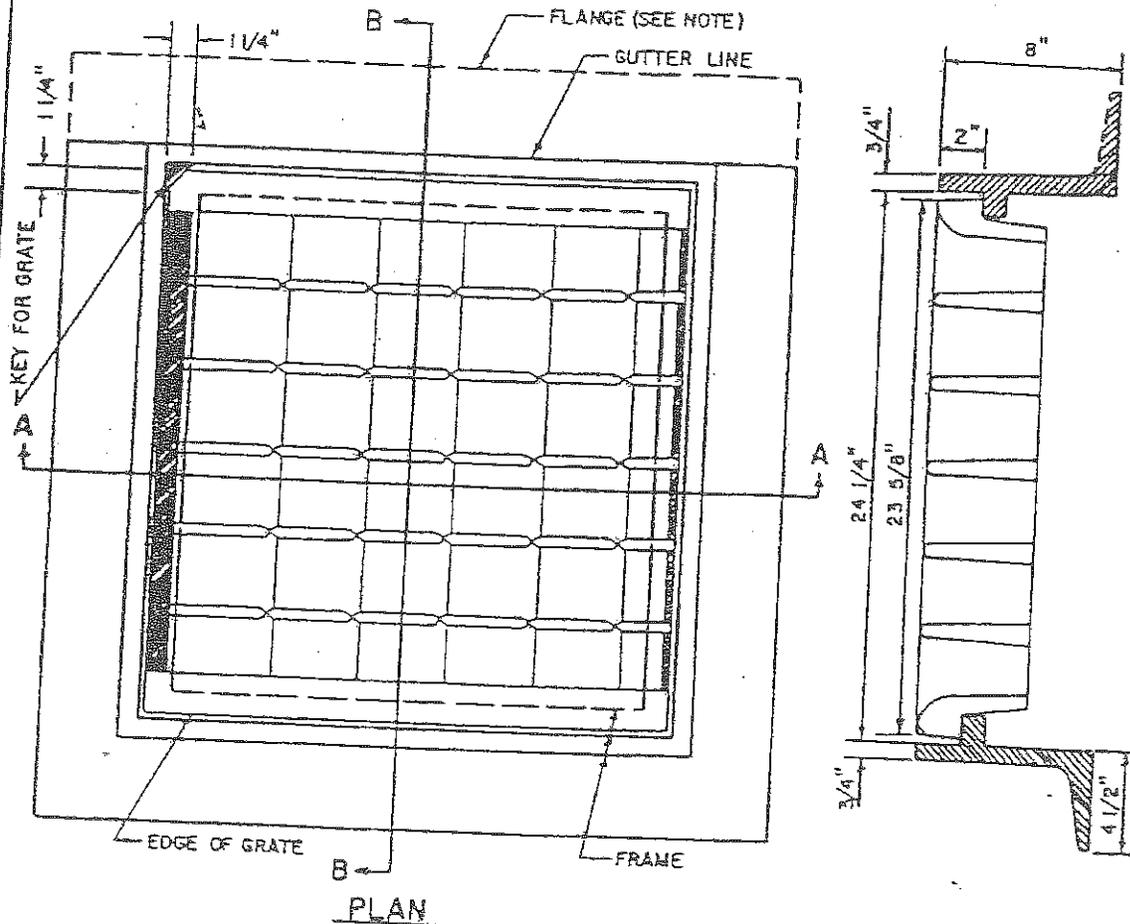
1. THIS CATCH BASIN GRATE IS PATENTED. THE PATENT HOLDER GRANTS TO FREE HIGHWAYS TO AIR COMPANY TO MANUFACTURE AND SUPPLY THIS GRATE FOR THE CONSTRUCTION OF CATCH BASINS IN MASSACHUSETTS. THE ABOVE TO BE NOTED ON THE CONSTRUCTION PLANS WHEN APPLICABLE.
2. THE DESIGNATION OF THIS GRATE AS SHOWN ABOVE IS FOR WATER FLOW COMING FROM THE RIGHT OF THE GRATE AS SHOWN ABOVE. WHEN THE FLOW IS FROM THE LEFT DESIGNATION OF THIS GRATE IS TO BE TURNED 180° FROM THE POSITION SHOWN ABOVE. THE DIRECTION OF FLOW SHOULD BE SHOWN ON THE DRAINAGE PLANS WHEN THE ABOVE GRATE IS USED.
3. THE GRATE IS NOT TO BE USED ON A CONCRETE SURFACE. IT IS ONLY TO BE USED ON FACILITIES WHERE A CONCRETE SURFACE IS LEGALLY ALLOWED. THE LOCAL COMMUNITY SHOULD BE MADE AWARE OF THE USE OF THESE GRATES. ON CHAPTER 80 PROJECTS, THEY MAY PATENT HERE ON STANDARD GRATE.
4. THE GRATE IS TO BE MADE OF CAST IRON (SEE SPECIFICATIONS)

CASCADE BAR DESIGN  
FOR MASSACHUSETTS CASCADE GRATE



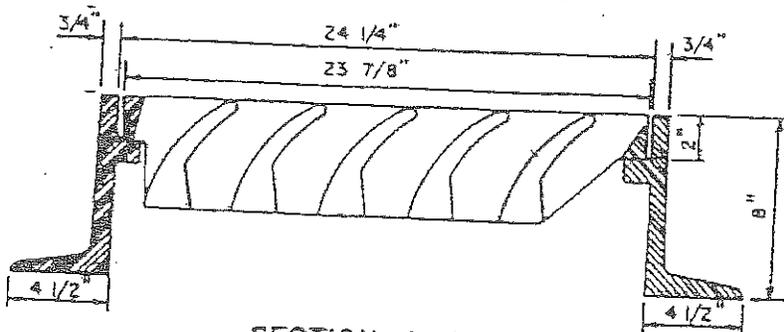
- NOTES:
1. ALL DIMENSIONS ARE THOSE OF FINISHED CASTING
  2. NOTE NO. 1 ON CONSTRUCTION STANDARD 201.7.0 APPLIES TO THE ABOVE

# FRAME FOR MASSACHUSETTS CASCADE GRATE



PLAN

FLOW (RIGHT HAND GRATE)  
SEE NOTE NO. 4

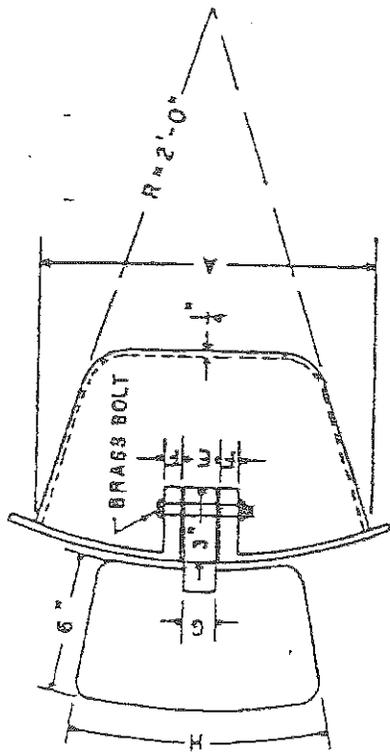


SECTION A-A

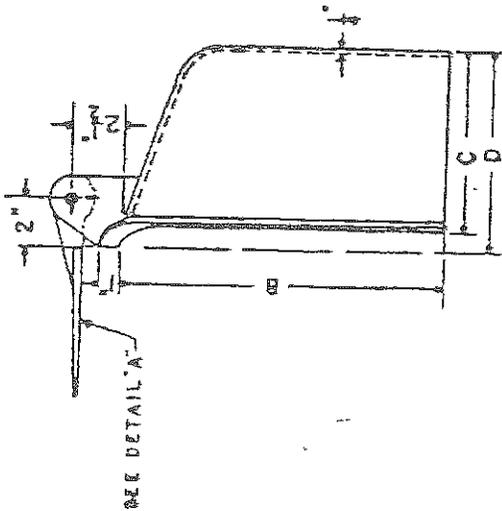
NOTES:

1. THE MASSACHUSETTS STANDARD FRAME IS TO BE USED, DETAILS AND DIMENSIONS NOT SHOWN ABOVE ARE TO BE THE SAME AS THOSE SHOWN ON CONSTRUCTION STANDARD 201.6.0
2. A THREE (3) FLANGE FRAME IS TO BE USED WHEN A CURB INLET IS REQUIRED
3. GRATE DETAILS ARE SHOWN ON CONSTRUCTION STANDARD 201.7.0
4. THE GRATE AS PLACED ABOVE IS FOR WATER COMING FROM THE RIGHT. TURN THE GRATE 180° FOR A WATER FLOW FROM THE LEFT. SEE NOTE NO. 2 ON CONSTRUCTION STANDARD 201.7.0
5. THE GRATE IS ONLY SHOWN SCHEMATICALLY

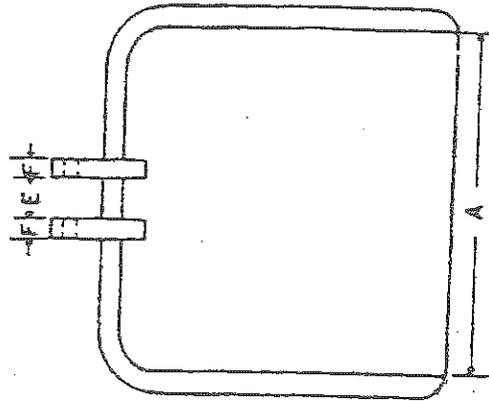
# CATCH BASIN HOOD



TOP

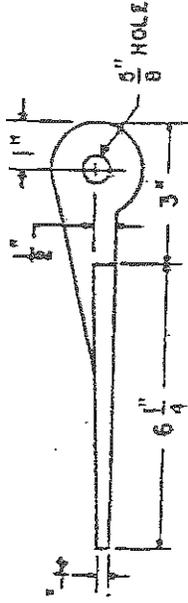


SIDE

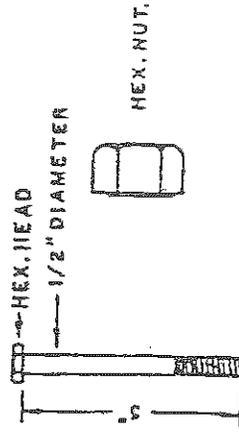


BACK

DIMENSIONS	A	B	C	D	E	F	G	H
8" AND 10" PIPE	15"	15"	8"	9"	2"	7/8"	7/8"	14"
12" AND 15" PIPE	18"	18"	10"	11 1/4"	2"	1"	1 1/8"	14"



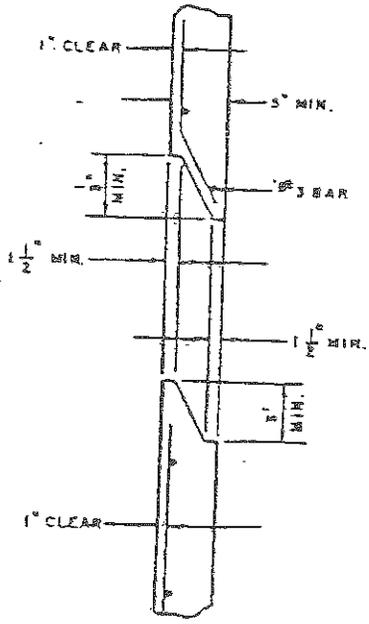
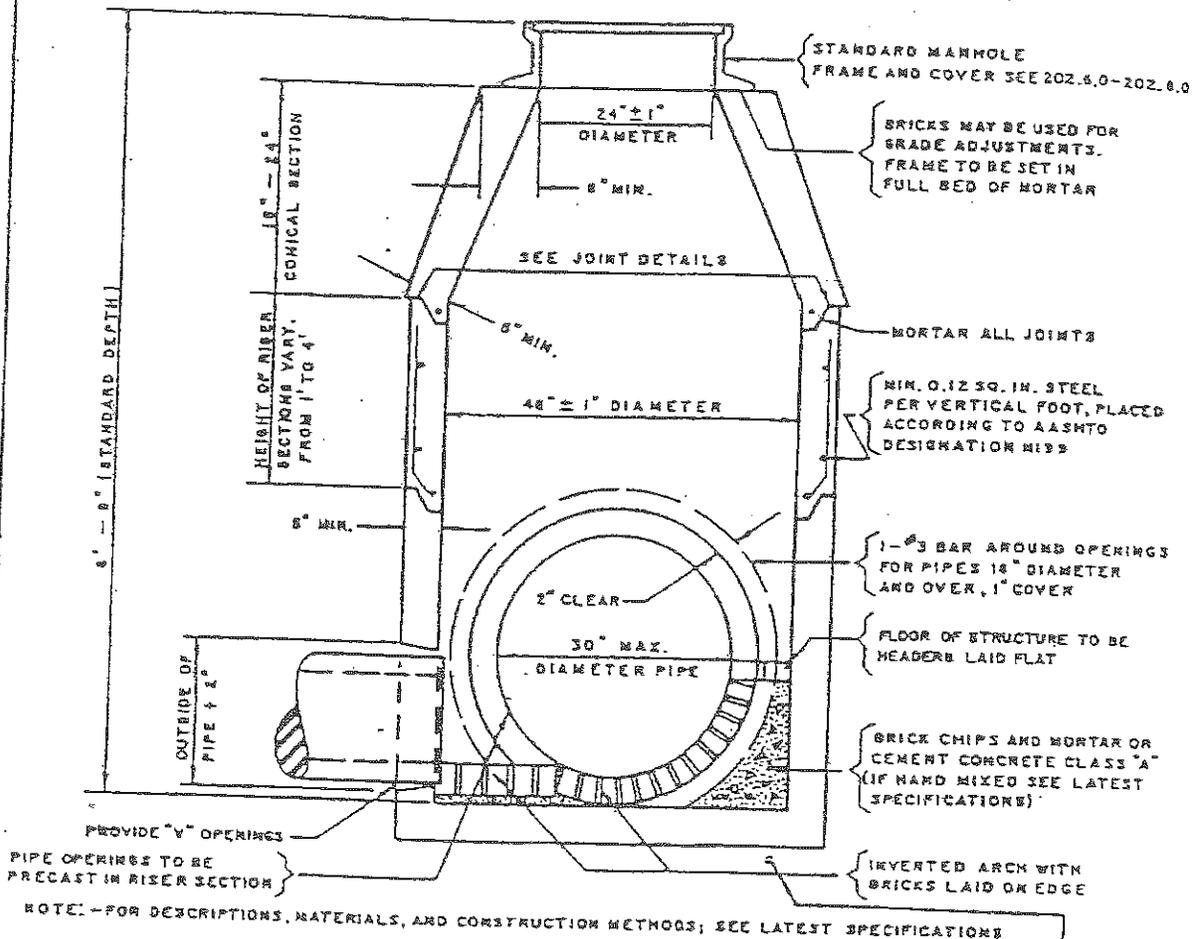
DETAIL 'A' HINGE



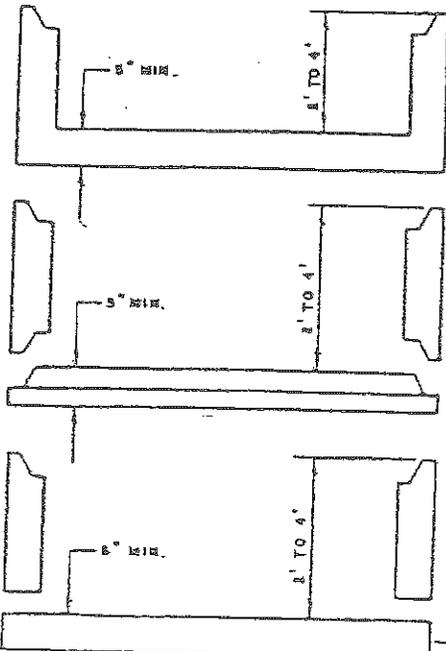
BRASS BOLT & NUT

HOODS TO BE GRAY CAST IRON AASHTO CLASS 30

# PRECAST CONCRETE MANHOLE 9 FEET OR LESS IN DEPTH



JOINT DETAILS



BASE DETAILS

Unsuitable material to be removed and replaced with select gravel compacted in 6" layers.

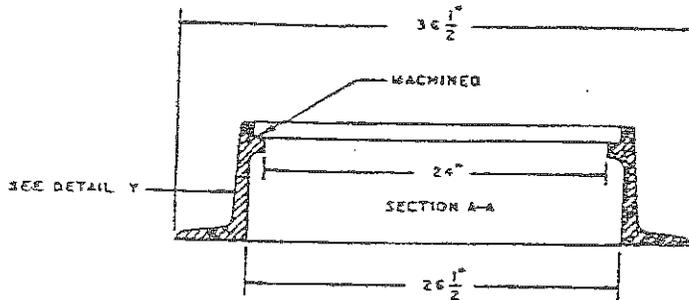
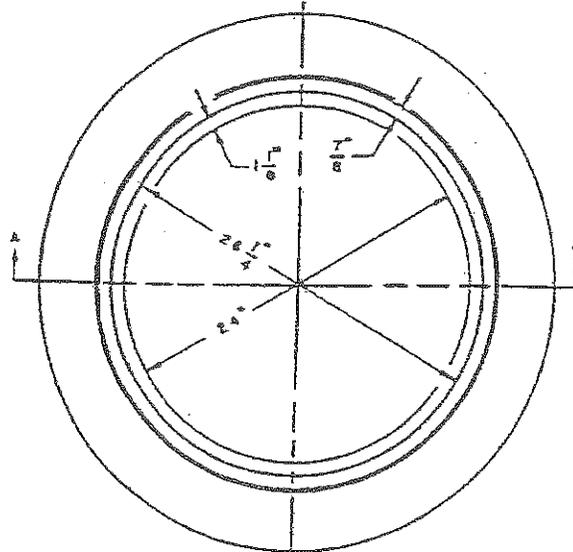
PRECAST UNIT

PRECAST BASE

CAST IN PLACE BASE

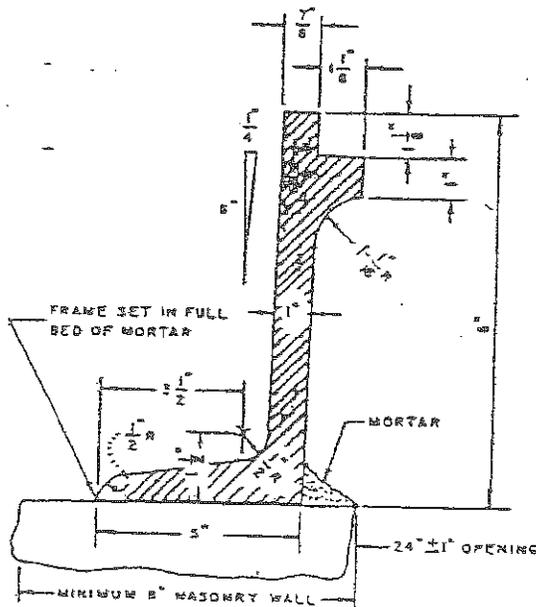


# MANHOLE FRAME AND COVER

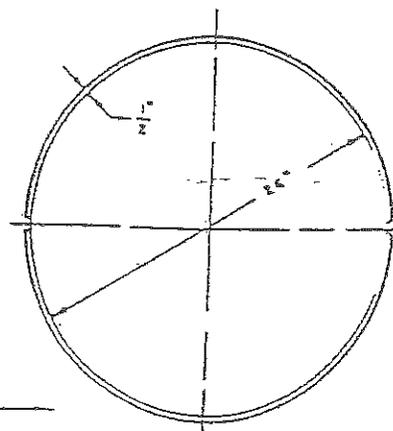


TYPE-B FRAME

NOTE:  
 MINIMUM FRAME WEIGHT 263 LBS.  
 MATERIAL - CAST IRON

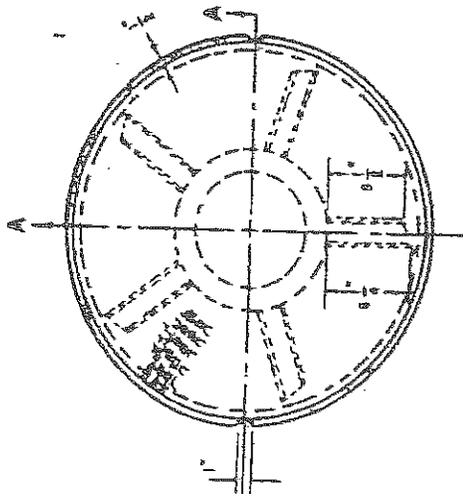


DETAIL Y

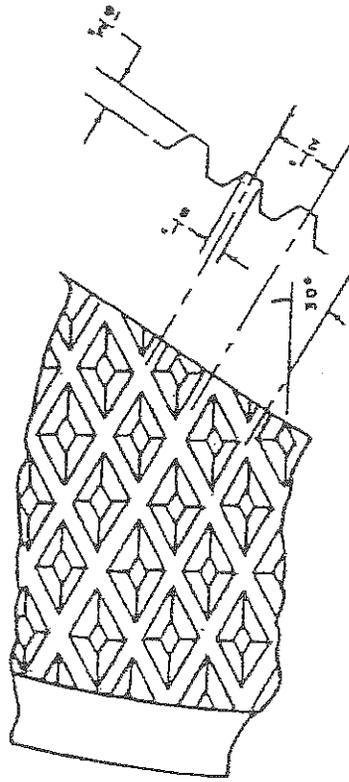


STANDARD COVER  
 FOR COVER DETAIL, SEE 202.B.0

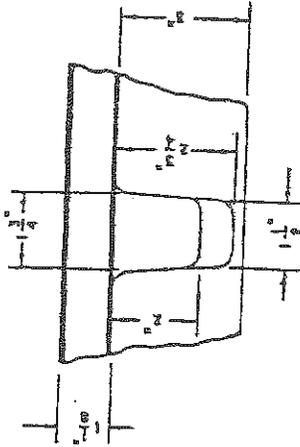
MANHOLE COVER  
DETAILS



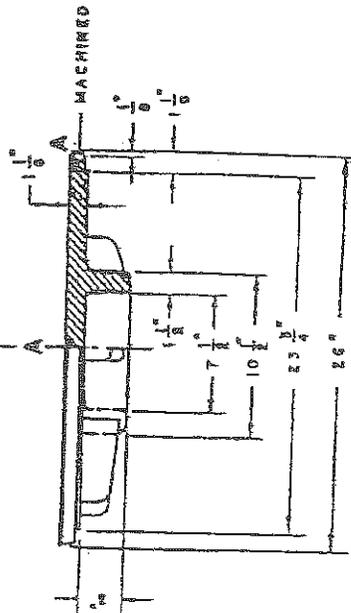
MATERIAL - CAST IRON; SEE SPECIFICATIONS.  
MINIMUM COVER WEIGHT - 200 LBS.



DETAIL OF TREAD

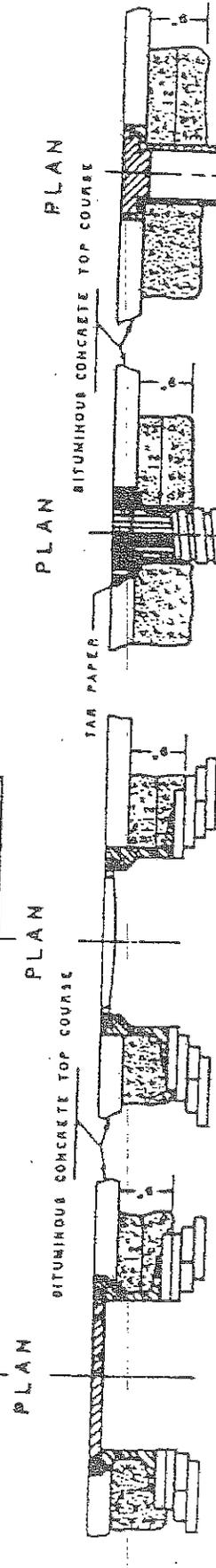
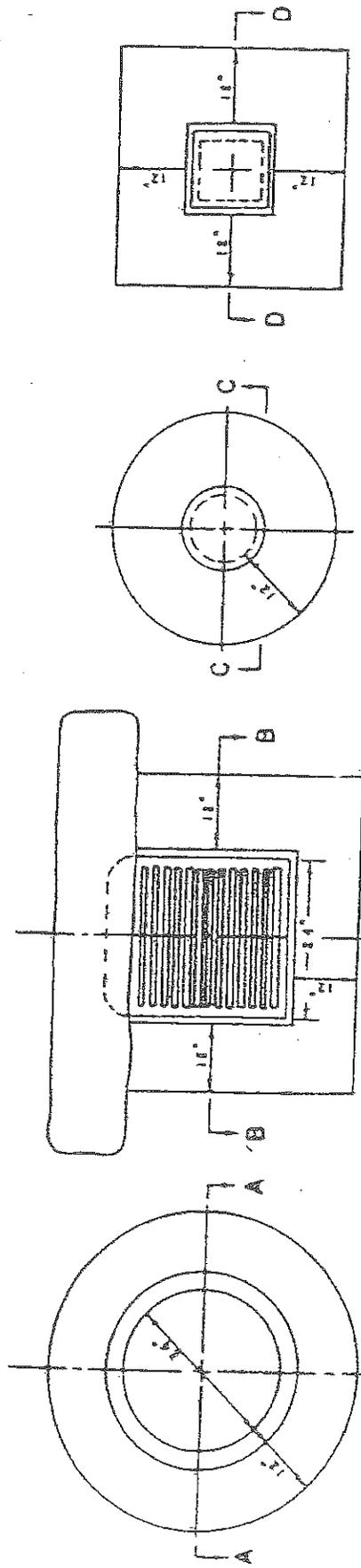


DETAIL OF FIN



MANHOLE COVER FOR TYPE ABB FRAMES

# CONCRETE COLLARS



SECTION A-A  
MANHOLES

SECTION B-B  
CATCH BASINS

SECTION C-C  
ROUND

SECTION D-D  
SQUARE

WATER SERVICE BOXES

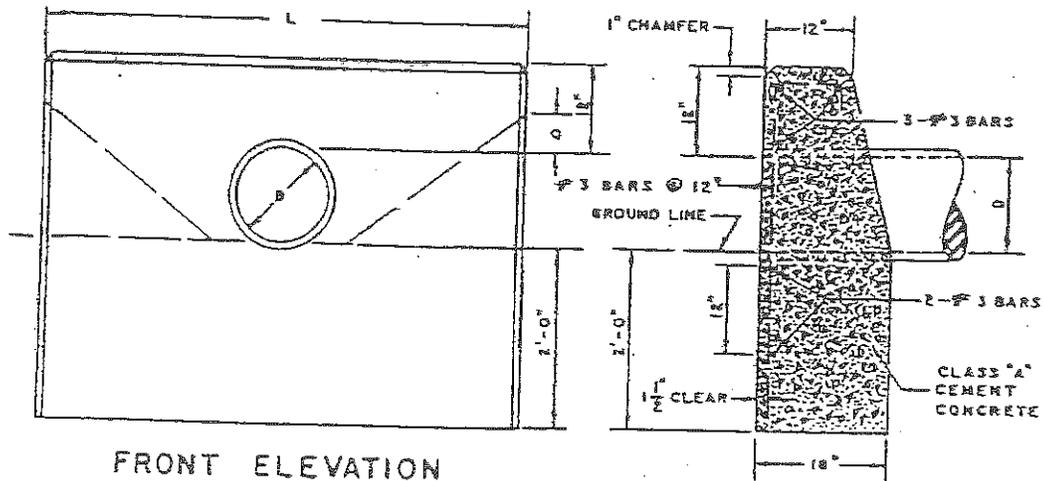
- NOTES:
1. COLLARS TO BE CLASS "A" CEMENT CONCRETE MASONRY REGULAR OR H.E.B. AS DIRECTED (IF HAND MIXED SEE LATEST STANDARD SPECIFICATIONS)
  2. NO CONCRETE REQUIRED IN CONCRETE PAVEMENT.

ASPHALT COATED CORRUGATED STEEL METAL PIPE  
TABLE OF MINIMUM GAUGE (2 2/3" X 1/2" CORRUGATION)

DIA. IN.	HEIGHT OF COVER ABOVE TOP OF PIPE (FEET)										
	MIN.-10	11-15	16-20	21-25	26-30	31-35	38-40	41-45	46-50	51-55	56-60
15	16	16	16	16	16	16	16	16			
18	16	16	16	16	16	16	14	14	14		
21	16	16	16	16	16	16	14	14	14	12	
24	16	16	16	14	14	14	14	12	12	10	10
30	14	14	14	14	12	12	12	10	10	10	8
36	14	14	12	12	10	10	10	10	8	8	8
42	12	12	12	10	10	10	8	8	8	8	8
48	12	12	12	10	8	8	10	10	10	8	8
54	10	10	8	8	10	10	10	8	8		
60	8	10	10	10	8	8	8	8			
66	10	10	10	8	8	8	8				
72	8	8	8	8	8						

NOTES:  
 1. ALL PIPE BELOW SOLID LINE TO BE SHOP STRUTTED AS PER STATE SPECIFICATIONS  
 2. MINIMUM COVER IS TOP OF PIPE TO ROAD GRADE

# CONCRETE AND FIELD STONE MASONRY ENDS FOR 8" TO 30" PIPE CULVERT

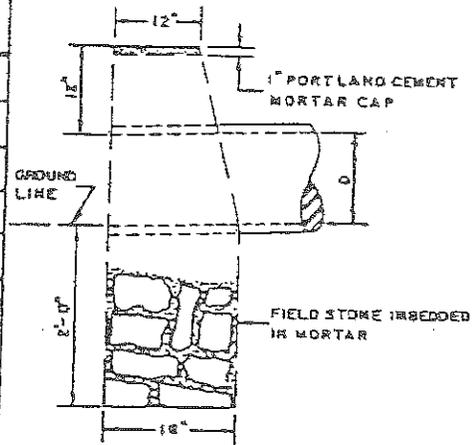


FRONT ELEVATION

END ELEVATION

TRENCH EXCAV. 1'-0" DEPTH	PIPE DIAM.	$1\frac{1}{2}$ : 1 SLOPE		2 : 1 SLOPE		TRENCH EXCAV. 1'-0" DEPTH		
		C.U. F.T.	D	L	CONG. OR F.S.M. CU. YDS.		STEEL LBS.	L
21.60	8"	4'-2"	0.77	15	5'-10"	1.08	21	27.40
23.91	10"	4'-10"	0.92	20	6'-8"	1.28	23	30.35
26.25	12"	5'-6"	1.08	21	7'-6"	1.49	29	33.25
29.75	15"	6'-6"	1.34	24	8'-9"	1.82	32	37.63
33.25	18"	7'-6"	1.61	30	10'-0"	2.18	39	42.00
37.35	21"	8'-6"	1.95	34	11'-6"	2.62	43	47.25
39.38	24"	9'-3"	2.16	35	12'-6"	2.97	50	50.75
43.75	30"	10'-6"	2.63	44	15'-0"	3.86	62	59.50

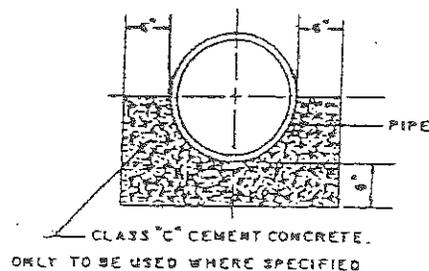
D	4" FOR $1\frac{1}{2}$ : 1 SLOPE
	6" FOR 2 : 1 SLOPE



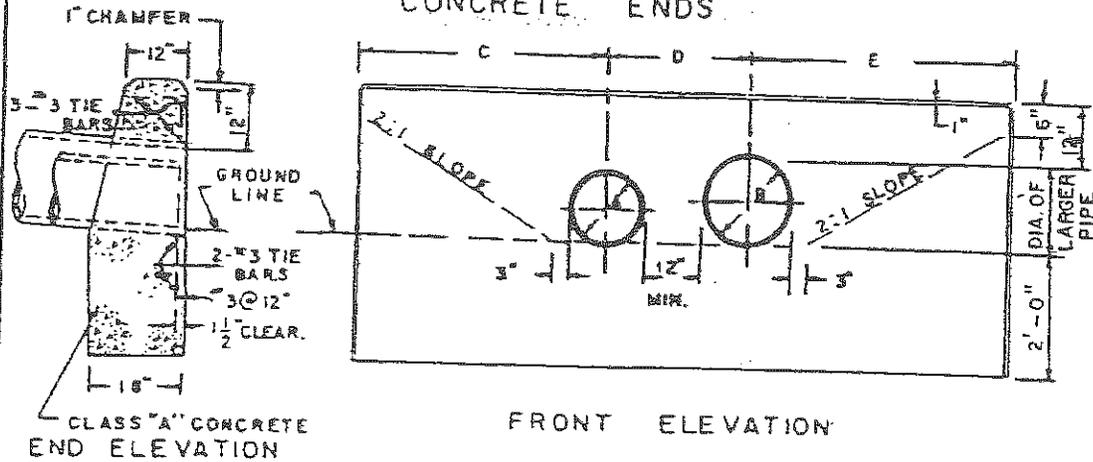
END ELEVATION

## CONCRETE CRADLE FOR PIPE CULVERTS

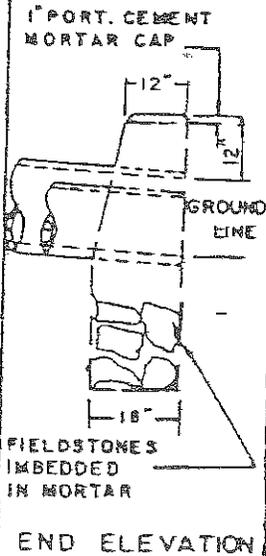
- NOTE:
1. FOR DESCRIPTIONS, MATERIALS AND CONSTRUCTION METHODS, SEE LATEST SPECIFICATIONS.
  2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.
  3. PAYMENTS WILL BE BASED ON THE ACCOMPANYING TABLE.



# CONCRETE AND FIELDSTONE MASONRY COMBINATION ENDS FOR PIPES UP TO 30" DIAMETER



## FIELD STONE MASONRY ENDS



DESIGN NO.	DIAMETER IN INCHES		LENGTHS			CUBIC YARDS OF MASONRY	POUNDS OF STEEL	CU. FT. TRENCH EX. 1'-0" DEPTH
	A	B	C	D	E			
1	12"	12"	3'-9"	2'-2"	3'-9"	1.89	37	40.85
2	12"	15"	4'-3"	2'-4"	4'-5"	2.27	42	45.50
3	12"	18"	4'-9"	2'-6"	5'-0"	2.65	48	49.88
4	12"	21"	5'-4"	2'-8"	5'-8"	3.12	54	54.83
5	12"	24"	5'-8"	2'-10"	6'-3"	3.54	59	58.91
6	12"	30"	6'-8"	3'-0"	7'-6"	4.48	71	67.38
7	15"	15"	4'-5"	2'-6"	4'-8"	2.32	41	46.55
8	15"	18"	4'-11"	2'-8"	5'-0"	2.72	48	51.03
9	15"	21"	5'-5"	2'-10"	5'-8"	3.16	54	55.72
10	15"	24"	5'-11"	3'-0"	6'-3"	3.60	60	60.10
11	15"	30"	6'-11"	3'-2"	7'-8"	4.54	72	68.53
12	18"	18"	5'-0"	2'-8"	5'-0"	2.72	48	51.35
13	18"	21"	5'-7"	2'-10"	5'-8"	3.17	52	56.28
14	18"	24"	6'-0"	3'-0"	6'-3"	3.58	60	60.38
15	18"	30"	7'-0"	3'-2"	7'-6"	4.53	72	68.85
16	21"	21"	5'-8"	3'-0"	5'-8"	3.20	53	57.19
17	21"	24"	6'-2"	3'-4"	6'-3"	3.69	61	62.13
18	21"	30"	7'-2"	3'-6"	7'-6"	4.65	73	70.60
19	24"	24"	6'-3"	3'-4"	6'-3"	3.67	61	62.40
20	24"	30"	7'-3"	3'-8"	7'-6"	4.69	74	64.47
21	30"	30"	7'-6"	4'-0"	7'-6"	4.76	75	73.50

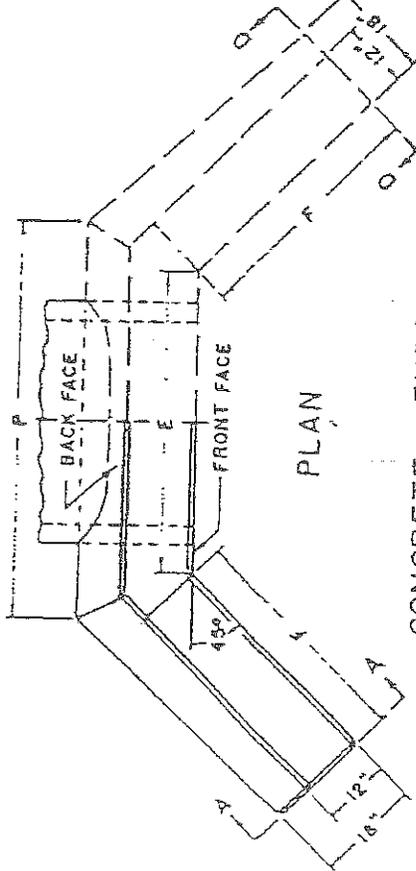
- NOTE: 1. FOR DESCRIPTIONS, MATERIALS, AND CONSTRUCTION METHODS, SEE SPECIFICATIONS.  
 2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.  
 3. PAYMENTS WILL BE BASED ON THE QUANTITIES SHOWN IN THE ACCOMPANYING TABLE.

# CONCRETE AND FIELD STONE MASONRY ENDS FOR 30" TO 84" PIPE

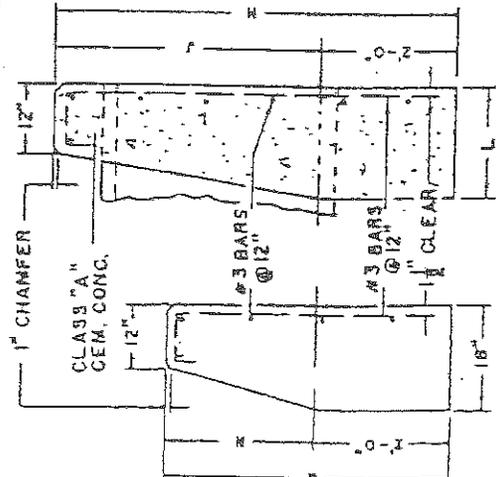
**NOTE**

1. FOR DESCRIPTION, MATERIALS, AND CONSTRUCTION METHODS, SEE SPECIFICATIONS.
2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.
3. PAYMENTS WILL BE BASED ON THE QUANTITIES SHOWN IN THE ACCOMPANYING TABLE.

1 1/2:1 AND 2:1 SLOPES												1 1/2:1 SLOPE		2:1 SLOPE		TRENCH EXCAV. FOR PIPE		
D	E	G	H	J	L	N	P	F	CU. YDS.	LBS.	F	CU. YDS.	LBS.	F	CU. YDS.		LBS.	CU. YDS.
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	3'-3"	3'-0"	2.50	45	4'-3"	3.16	54	59.16				
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-1"	3'-6"	3.38	54	5'-0"	4.15	64	64.36				
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	4.20	59	5'-9"	5.25	70	73.70				
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	5.19	65	6'-6"	6.50	83	83.96				
54"	6'-0"	5'-0"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	6.26	73	7'-3"	7.88	93	94.46				
60"	6'-6"	5'-3"	8'-0"	6'-0"	2'-4"	3'-3"	8'-5"	5'-6"	7.43	85	8'-0"	9.37	106	105.30				
72"	7'-6"	5'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	10.29	98	9'-6"	12.99	128	126.92				
84"	8'-6"	6'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	13.49	120	11'-0"	17.52	154	153.86				

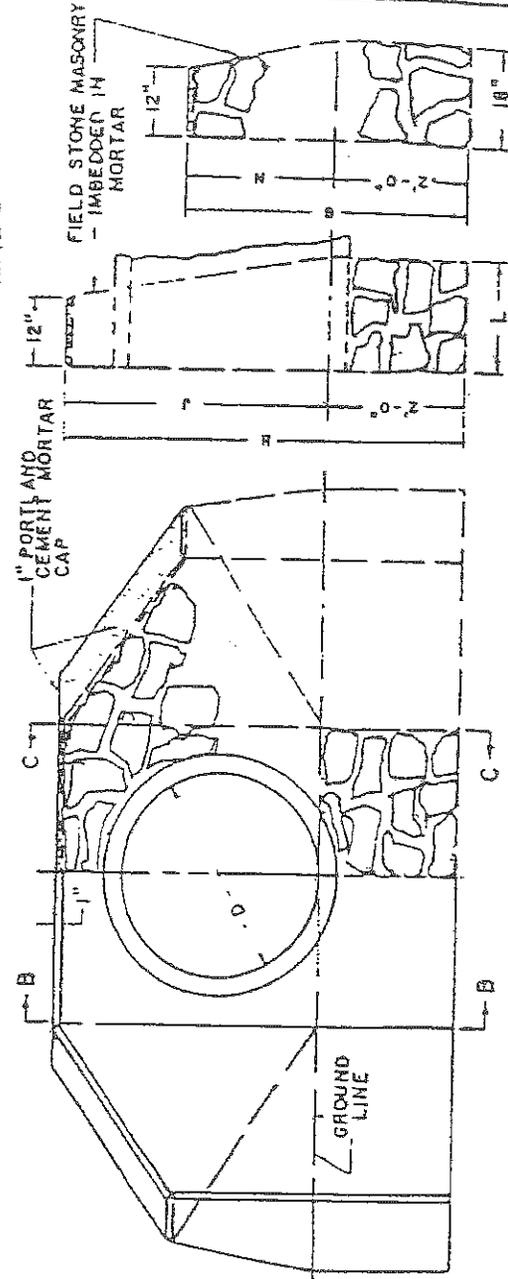


### CONCRETE ENDS



ELEV. A-A SECTION B-B

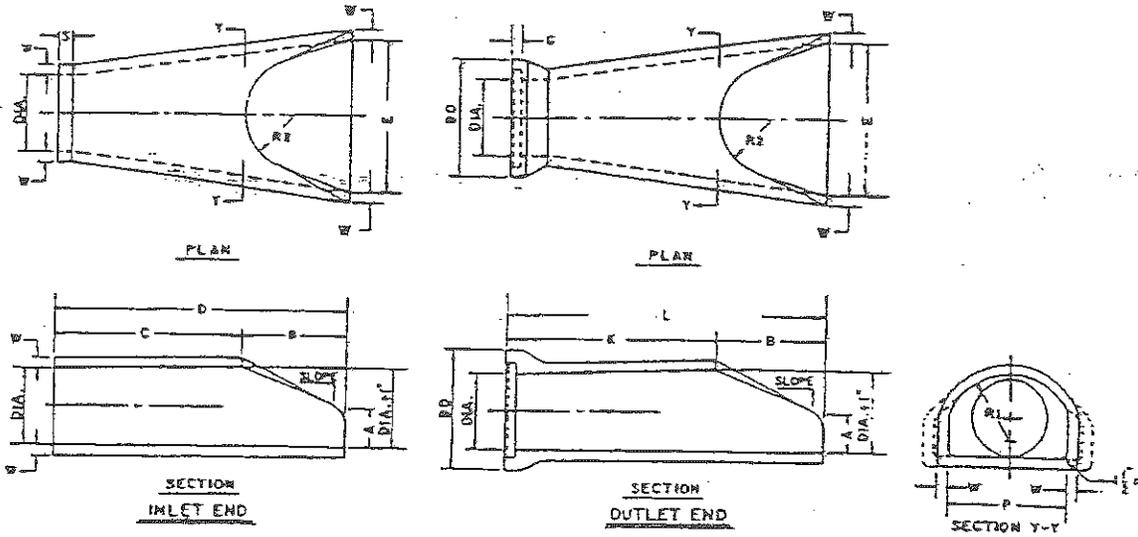
### FIELD STONE MASONRY ENDS



FRONT ELEVATION

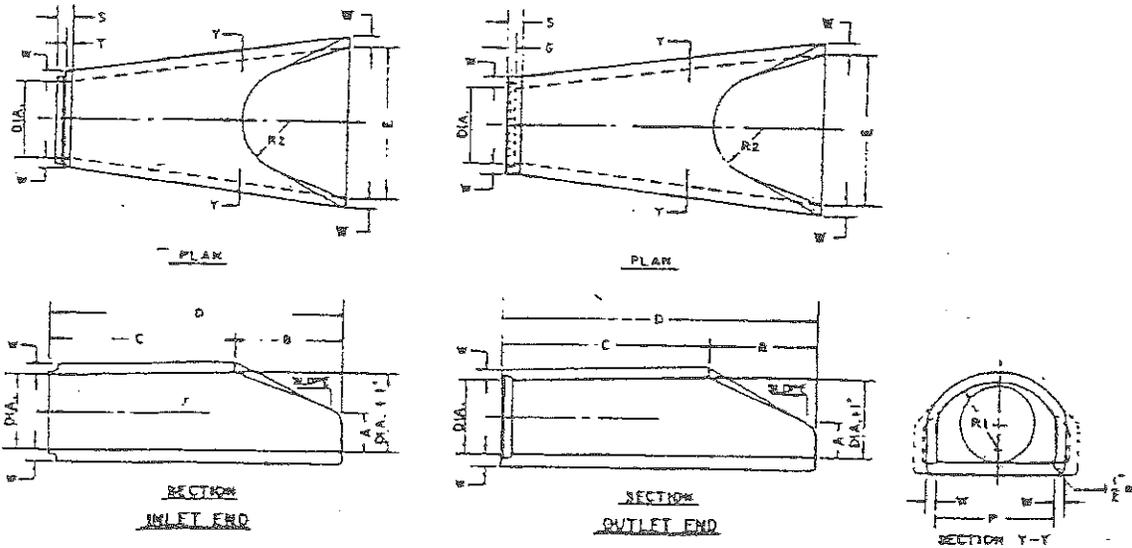
SECTION C-C ELEV D-D

# REINFORCED CONCRETE PIPE FLARED ENDS



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. 1 1/2	R1	R2	S	G	SLOPE
12	2'	4"	2'-0"	4'-0"	3'-1 1/2"	2'-0"	20"	4'-6"	6'-6"	28 1/2"	15"	30 1/2"	8"	6"	2 1/2"	3:1
15	2 1/2'	6"	2'-3"	5'-0"	3'-1 1/2"	2'-0"	24"	4'-3 1/2"	6'-6"	24 1/2"	18"	32 1/2"	11"	4"	2 1/2"	3:1
18	3'	8"	2'-3"	5'-0"	3'-1 1/2"	2'-0"	26"	4'-3 1/2"	6'-6"	29"	18"	32 1/2"	12"	4"	2 1/2"	3:1
21	3 1/2'	8"	2'-11"	5'-2"	3'-2"	2'-0"	27"	4'-3 1/2"	6'-6"	31"	22"	34 1/2"	13"	4"	2 1/2"	3:1
24	3'	7 1/2"	2'-7 1/2"	5'-0"	3'-1 1/2"	2'-0"	28"	4'-3 1/2"	6'-6"	33"	25"	36 1/2"	14"	4"	3	3:1

FOR BELL & SPIGOT PIPE



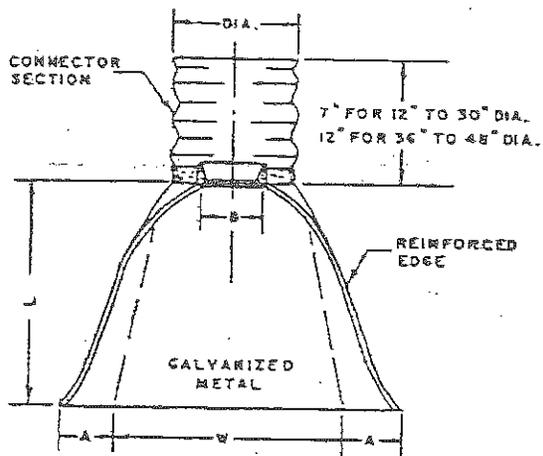
DIA.	W	A	B	C	D	E	P	DIA. 1 1/2	R1	R2	S	G	SLOPE
27	3 1/2'	10"	4'-0"	7'-1 1/2"	4'-4"	3'-0"	30"	20"	8"	6"	4 1/2"	3"	3:1
30	3 1/2'	12"	4'-0"	7'-7 1/2"	4'-4"	3'-0"	31"	21"	8"	6"	5"	3 1/2"	3:1
36	4'	18"	5'-3"	8'-0"	4'-4"	3'-0"	37"	24"	8"	6"	5 1/2"	3 1/2"	3:1
42	4'	21"	5'-3"	8'-4"	4'-4"	3'-0"	43"	27"	8"	6"	5 1/2"	3 1/2"	3:1
48	5'	24"	6'-0"	9'-2"	4'-4"	3'-0"	48"	30"	8"	6"	6"	4"	3:1

FOR TONGUE & GROOVE PIPE

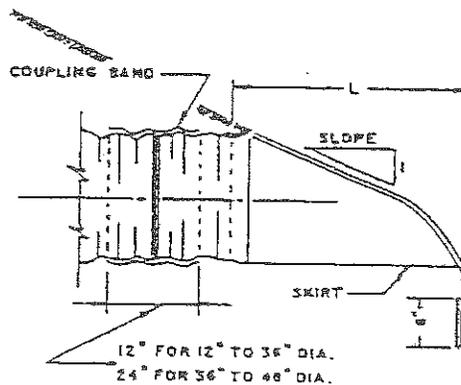
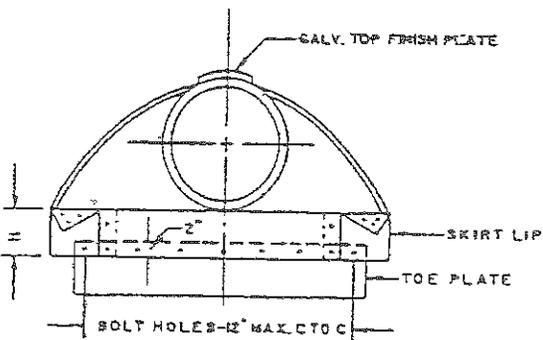
**NOTES.**

1. SEE SPECIFICATIONS FOR THE TYPE OF PIPE TO BE USED (BELL SPIGOT OR TONGUE & GROOVE).
2. SEE SPECIFICATIONS FOR THE TYPE AND PLACING OF STEEL REINFORCEMENT.
3. THE JOINTS ARE TO BE COMPATIBLE WITH THE MAIN RUN OF PIPE.

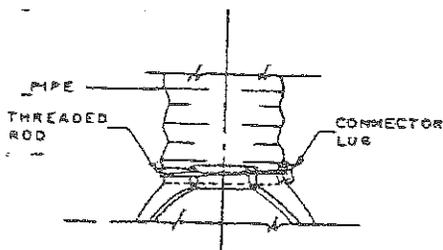
# STANDARD METAL END



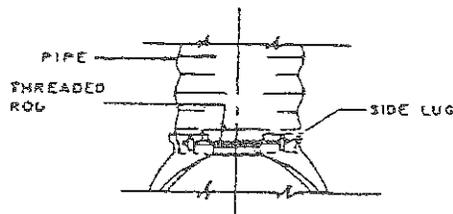
PIPE DIA. (IN.)	GA.	DIMENSIONS (IN.)					APPROX. SLOPE
		A (± 1")	B (MAX)	H (± 1")	L (± 1/2")	W (± 2")	
12	16	6	6	6	21	24	2-1/2
15	16	7	8	6	26	30	2-1/2
18	16	8	10	6	31	36	2-1/2
21	16	9	12	6	36	42	2-1/2
24	16	10	13	6	41	48	2-1/2
30	14	12	16	8	51	60	2-1/2
36	14	14	18	9	60	72	2-1/2
42	12	16	22	11	69	84	2-1/2
48	12	18	27	12	76	90	2-1/4



## ALTERNATE CONNECTIONS



FOR 12" TO 24" ONLY

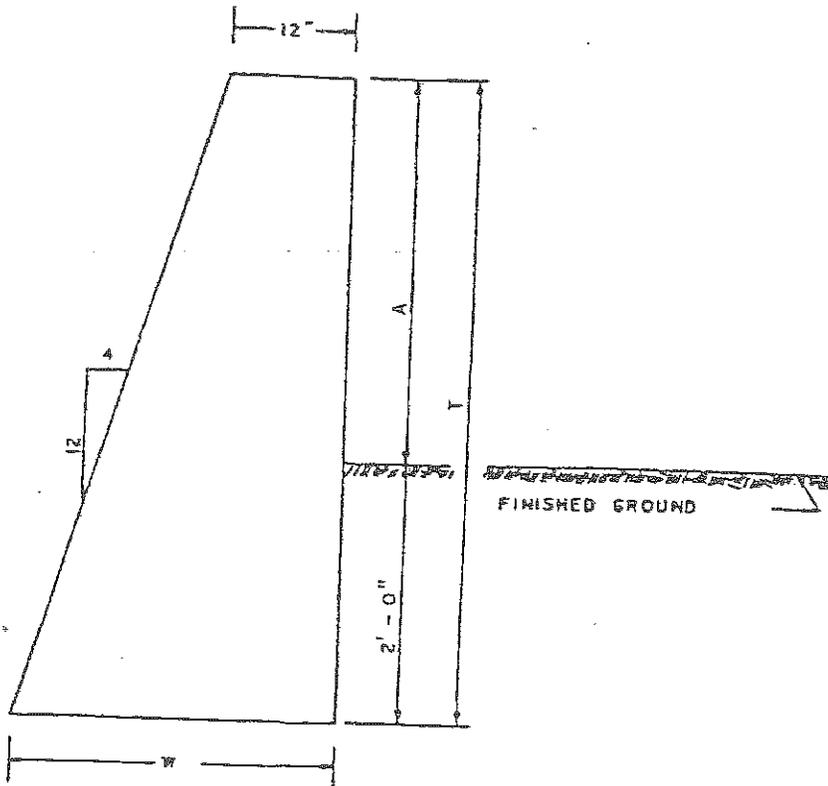


FOR 30" AND 36" ONLY

### NOTE:

1. TOE PLATE TO BE PUNCHED TO MATCH HOLES IN SKIRT. LIP 3/8" GALVANIZED BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE TO BE W+10" FOR 12" TO 30" DIA. PIPE AND W+22" FOR 36" TO 48" DIA. PIPE.
2. SKIRT SECTION FOR 12" TO 24" DIA. PIPE TO BE MADE IN ONE PIECE; SKIRT SECTION FOR 30" TO 48" DIA. PIPE MAY BE MADE FROM TWO SHEETS JOINED BY RIVETING OR BOLTING ON CENTER LINE WITH 3/8" DIA. FASTENERS.
3. CONNECTOR SECTION, TOE PLATE AND SKIRT TO BE OF SAME GAGE METAL, EACH TO BE GALVANIZED AND COATED WITH A TAR BASE PAINT.
4. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHODS, SEE LATEST SPECIFICATIONS.

# LOW RETAINING WALLS



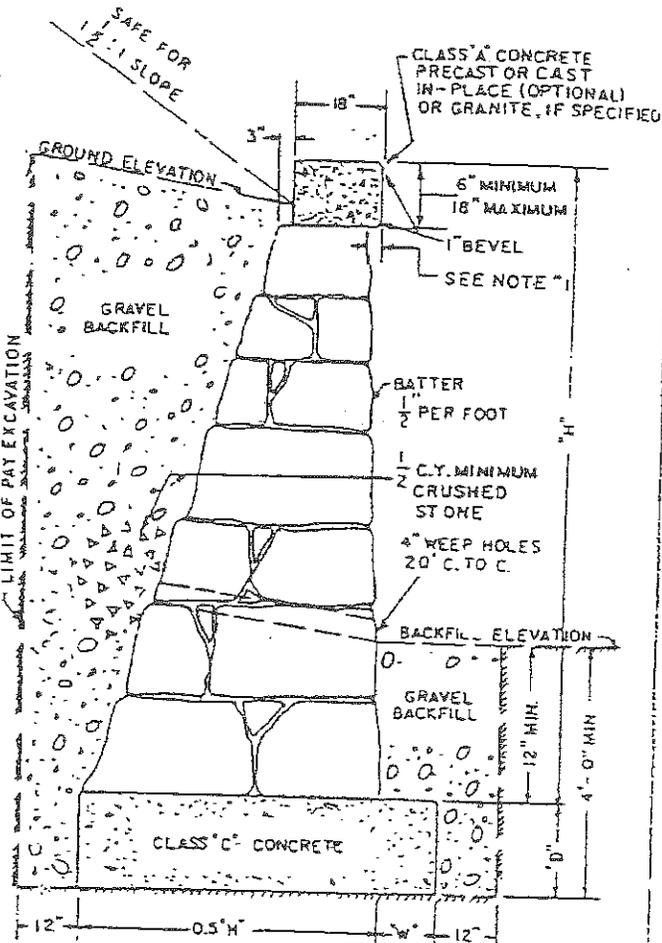
**NOTES:**

1. CLASS "A" CEMENT CONCRETE TO BE USED.
2. EXPANSION JOINTS TO BE PLACED 90' O.C. MAXIMUM WITH INTERMEDIATE CONSTRUCTION JOINTS PLACED AT 30' O.C. MAXIMUM.
3. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.
4. PAYMENTS WILL BE BASED ON TABLE BELOW.

HEIGHTS		WIDTH	AREA SQ. FT.	CU. YDS. PER LIN. FT.
A	T	W		
2'-0"	4'-0"	2'-4"	6.667	0.247
2'-6"	4'-6"	2'-6"	7.675	0.292
3'-0"	5'-0"	2'-8"	9.165	0.339
3'-6"	5'-6"	2'-10"	10.541	0.390
4'-0"	6'-0"	3'-0"	12.000	0.444
4'-6"	6'-6"	3'-2"	13.541	0.502
5'-0"	7'-0"	3'-4"	15.162	0.562

# CEMENTED STONE MASONRY WALL

H	W	D	CONC. MASONRY FOOTING		STONE MASONRY EXCLUDING COPING	
			SECTION AREA SQ. FT.	C.U. YD. PER LIN. FT.	SECTION AREA SQ. FT.	C.U. YD. PER LIN. FT.
5.0	0.75	1.25	4.06	0.150	8.00	0.333
5.5			4.38	0.162	10.63	0.394
6.0			4.69	0.174	12.38	0.458
6.5			5.00	0.185	14.16	0.524
7.0			5.31	0.197	16.05	0.594
7.5			5.63	0.208	18.06	0.669
8.0	1.0	1.5	7.50	0.278	20.16	0.747
8.5			7.88	0.292	22.40	0.889
9.0			8.25	0.306	24.75	0.917
9.5			8.63	0.319	27.22	1.006
10.0	1.2	2.0	12.40	0.459	29.80	1.104
10.5			12.90	0.478	32.50	1.204
11.0			13.40	0.496	35.28	1.307
11.5			13.90	0.515	38.21	1.415
12.0			14.40	0.533	41.25	1.528
12.5			14.90	0.552	44.41	1.645
13.0	1.5	2.5	20.00	0.741	47.68	1.766
13.5			20.63	0.764	51.07	1.891
14.0			21.25	0.787	54.53	2.020
14.5			21.88	0.810	58.14	2.153
15.0			22.50	0.833	61.88	2.292
15.5			23.13	0.856	65.72	2.434
16.0			23.75	0.880	69.68	2.581
16.5	1.8	3.0	30.15	1.117	73.76	2.732
17.0			30.90	1.144	77.90	2.885
17.5			31.65	1.172	82.21	3.043
18.0			32.40	1.200	86.63	3.208
18.5			33.15	1.228	91.38	3.384
19.0			33.90	1.256	96.25	3.565
19.5			34.65	1.283	101.25	3.750
20.0			35.40	1.311	106.38	3.940
20.5			36.15	1.339	111.63	4.134
21.0			36.90	1.367	117.00	4.333
21.5			37.65	1.394	122.50	4.537
22.0			38.40	1.422	128.13	4.745
22.5			39.15	1.450	133.88	4.958
23.0			39.90	1.478	139.75	5.176
23.5			40.65	1.506	145.78	5.398
24.0			41.40	1.533	151.88	5.625
24.5			42.15	1.561	158.13	5.856
25.0			42.90	1.589	164.50	6.093
25.5			43.65	1.617	171.00	6.333
26.0			44.40	1.644	177.63	6.579
26.5			45.15	1.672	184.38	6.829



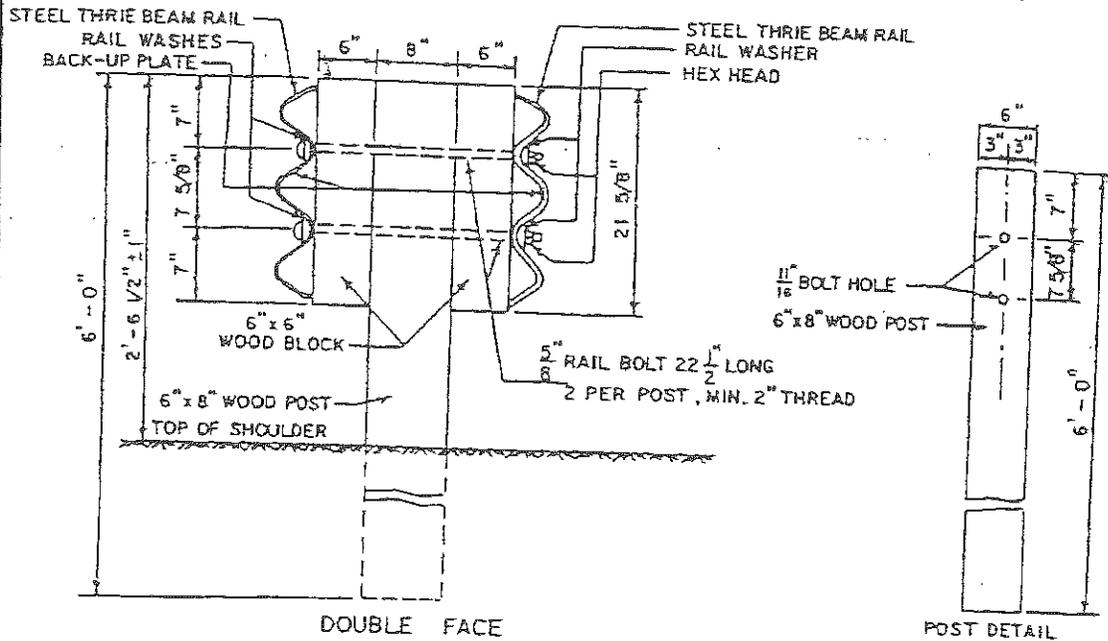
### NOTES:

1. COPING OVERHANG TO BE APPROXIMATELY 3" FOR WALLS 10' OR MORE IN HEIGHT AND APPROXIMATELY 2" FOR WALLS LESS THAN 10' IN HEIGHT; IN A CONTINUOUS WALL OF VARYING HEIGHT THE OVERHANG WILL BE APPROXIMATELY 2" TO 3" FOR THE ENTIRE LENGTH.
2. ALL DIMENSIONS SHOWN ARE MINIMUM
3. PAYMENT WILL BE BASED ON THE ACCOMPANYING TABLE

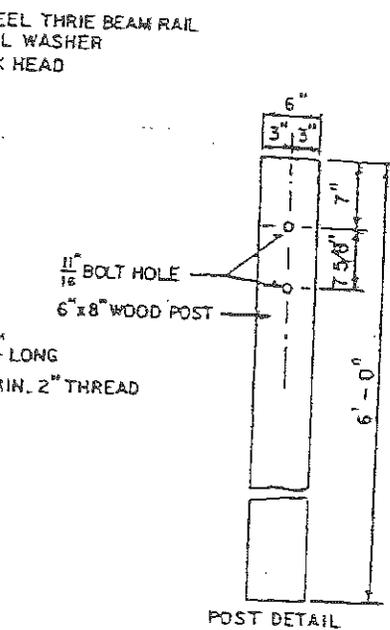
COPING TO BE PRECAST CONCRETE OR GRANITE OF UNIFORM DEPTH FOR ENTIRE LENGTH. DEPTH OF CONCRETE TO BE 1/2 THE AVERAGE "H" WITHIN THE LIMITS SHOWN. DEPTH OF GRANITE TO BE AS SHOWN ON THE PLANS, 6" OR 9".

FOR CHAIN LINK FENCE ON TOP OF WALL, THE COPING SHALL BE CONCRETE CAST-IN-PLACE WITH A MINIMUM DEPTH OF 12". THE LENGTH OF GALVANIZED PIPE SLEEVES FOR FENCE POSTS SHALL BE EQUAL TO THE DEPTH OF COPING.

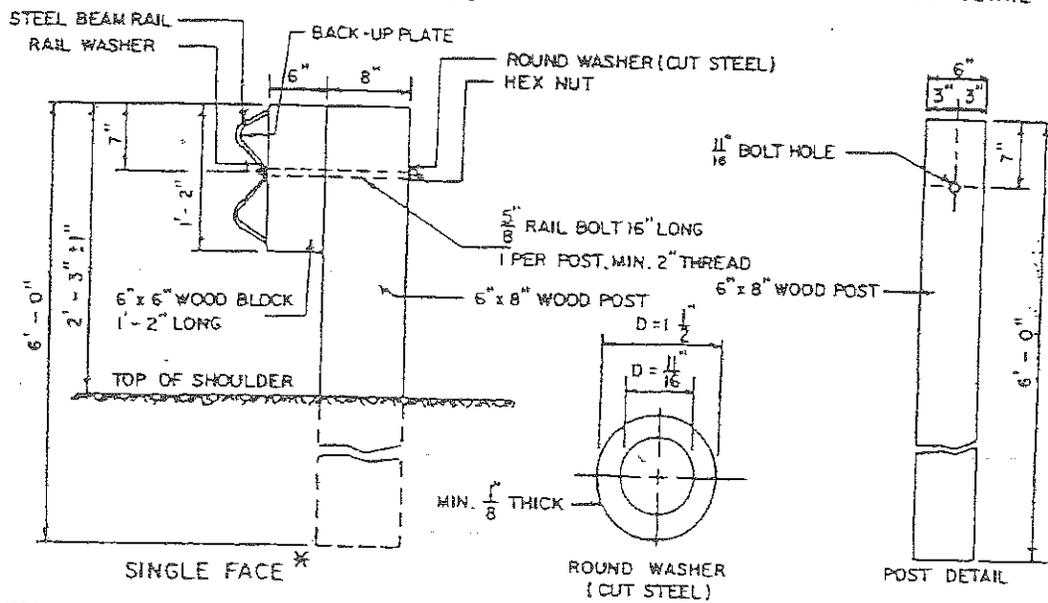
# STEEL BEAM GUARD RAIL WITH WOOD POST



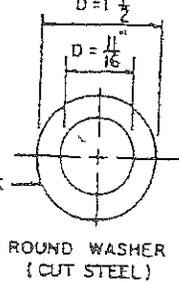
DOUBLE FACE



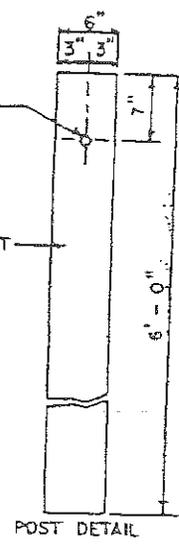
POST DETAIL



SINGLE FACE \*



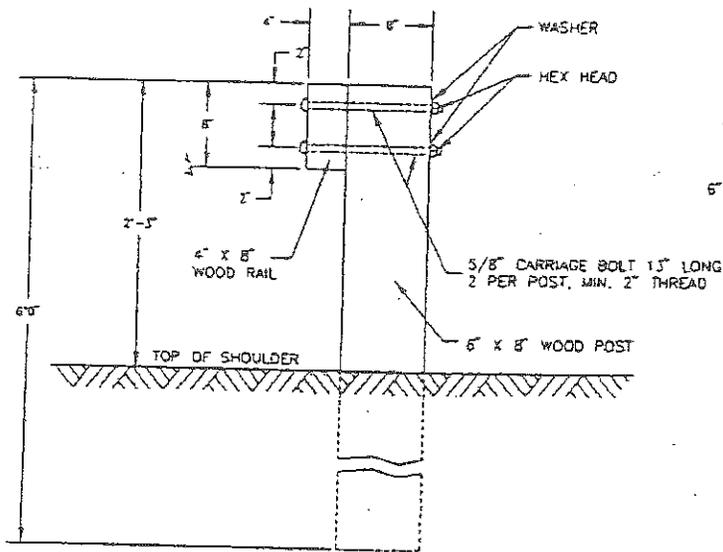
ROUND WASHER (CUT STEEL)



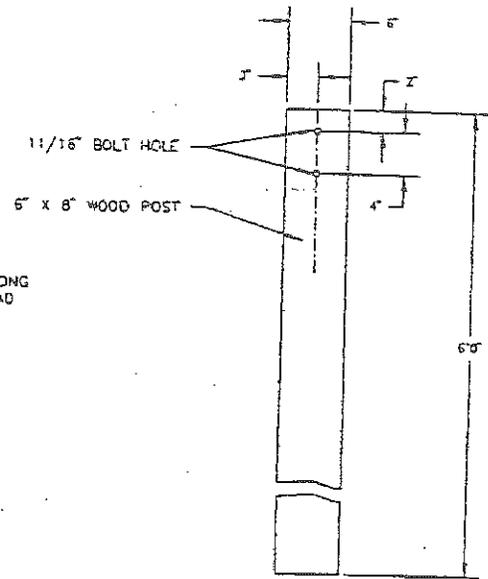
POST DETAIL

- NOTES:
1. POST SPACINGS, APPROACH END & TRAILING ENDS ARE SIMILAR TO THOSE SHOWN FOR STEEL "H" POSTS.
  2. ALL NUTS, BOLTS & WASHERS ARE TO BE GALVANIZED.
  3. ALL MATERIALS & DIMENSIONS OF FITTINGS NOT SHOWN ABOVE ARE TO BE SIMILAR TO THE CORRESPONDING ELEMENTS SHOWN FOR STEEL "H" POSTS.
  4. TERMINAL SECTIONS FOR DOUBLE FACE & SINGLE FACE GUARD RAIL ARE SHOWN ON DRAWING 401.6.0, 401.8.0.
  5. ALL SPLICES ARE TO BE MADE AT POSTS.
  6. FOR THE TYPE OF WOOD AND WOOD TREATMENT, OTHER MATERIALS & METHODS OF CONST., SEE SPECIFICATION & SPECIAL PROVISIONS.
  7. FOR DETAILS OF SLOT IN BACK-UP PLATE SEE 401.7.0 AND 401.8.0.
  8. BACK-UP PLATE IS PLACED BEHIND RAIL ELEMENTS AT INTERMEDIATE POSTS I.E. NON SPLICE LOCATION.
  9. STEEL POSTS ARE TO BE SUBSTITUTED AT THE SAME BID PRICE, FOR CERTAIN WOOD POSTS IN A WOOD POST RUN WHEN CEMENT CONCRETE IMBEDMENT IS REQUIRED.
  - \*. WHEN PLACED IN MEDIUM CHANGE TO THRIE BEAM, AND CHANGE HEIGHT TO 2'-6 1/2" ± 1".

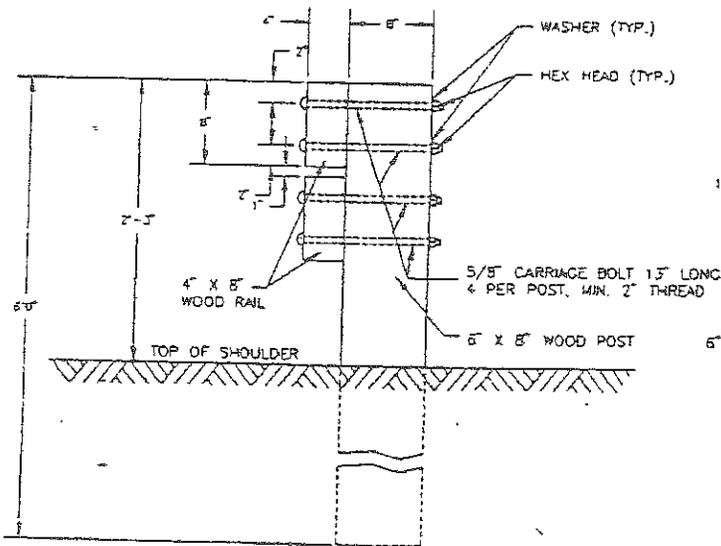
# WOOD POSTS AND RAILS



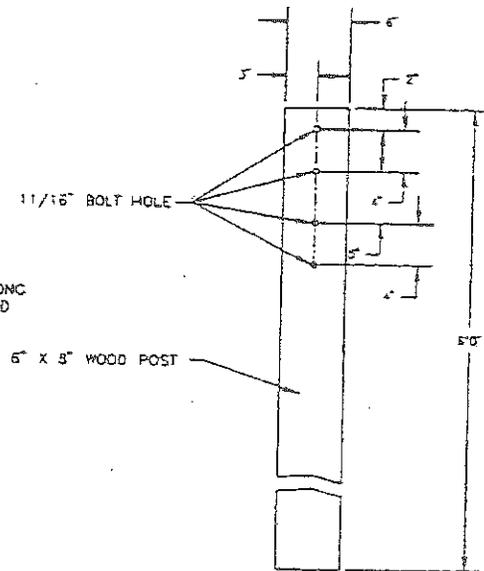
SINGLE RAIL



POST DETAIL



DOUBLE RAIL



POST DETAIL

NOTES:

1. ALL NUTS, BOLTS & WASHERS ARE TO BE GALVANIZED.
2. ALL SPLICES ARE TO BE MADE AT POSTS.
3. FOR THE TYPE OF WOOD AND WOOD TREATMENT, OTHER MATERIALS & METHODS OF CONSTRUCTION, SEE SPECIFICATIONS AND SPECIAL PROVISIONS.
4. WOOD RAILS SHALL END AT POST AND NOT RAMP TO GROUND.

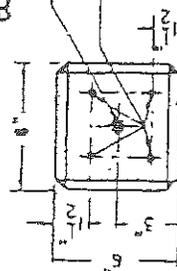
# BOUNDS

## CONCRETE BOUNDS

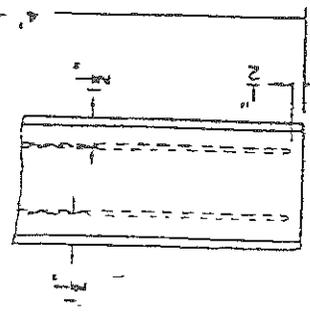
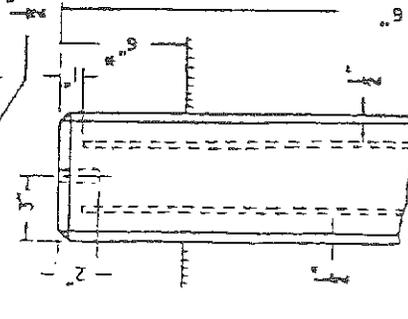
CLASS "O" CEMENT CONCRETE SHALL BE USED FOR CONG. BOUNDS.  
 CIRCULAR LEAD PLUG 2" LONG CAST IN CENTER OF BOUND,  $\frac{1}{2}$ "  
 DIAM. AT TOP AND  $\frac{5}{8}$ " DIAM. AT BOTTOM.

4 NO. 4 STEEL REINF. BARS.

$\frac{1}{2}$ " DIAM. HOLE IN CENTER OF TOP,  $1\frac{1}{2}$ " DEEP;  
 FLARED AT BOTTOM, RIMMED WITH LEAD ROPE.



CHAMFER

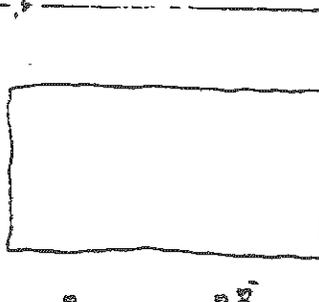
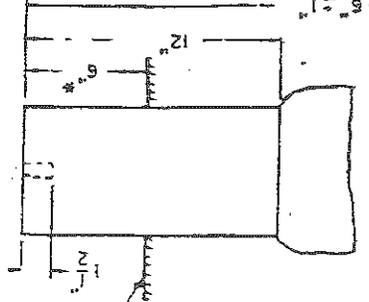
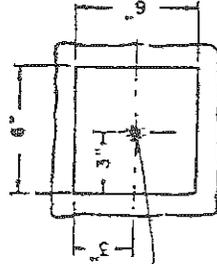


PLAIN

LETTERED

## GRANITE BOUNDS

TOP AND TOP 12 INCHES ON THREE  
 SIDES TO BE POINTED. TOP 12  
 INCHES ON FACE TO BE HAMMER  
 DRESSED.

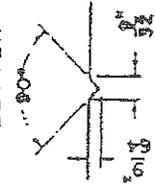


PLAIN

LETTERED

GROUND LINE

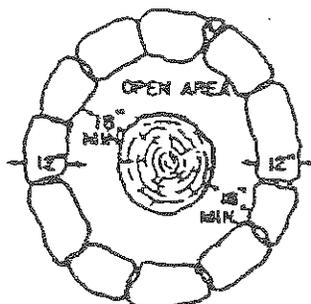
SECTION THRU  
 LETTER



\*BOUNDS TO BE LOCATED IN  
 LAWNS, SIDEWALKS OR DRIVES  
 SHALL BE SET WITH TOP OF  
 BOUND 2" BELOW GROUND  
 LINE.

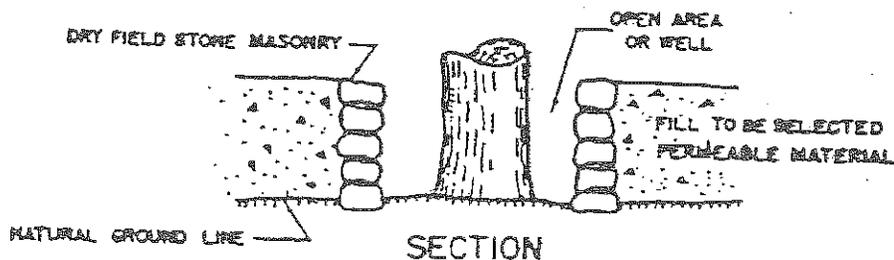
NOTE  
 FOR DESCRIPTIONS, MATERIALS  
 AND CONSTRUCTION METHODS,  
 SEE SPECIFICATIONS.

# TREE WELLS



NOTE:  
STONES SHALL NOT BE LESS  
THAN 12" LONG

PLAN



SECTION

TABLE SHOWING CUBIC YARDS OF DRY STONE MASONRY

DIAM. OF TREE IN INCHES	DEPTH OF WELL IN FEET							
	1	1.5	2	2.5	3	3.5	4	5
4	0.51	0.76	1.01	1.26	1.51	1.76	2.02	2.52
6	0.53	0.79	1.05	1.31	1.57	1.83	2.10	2.62
8	0.54	0.82	1.09	1.36	1.63	1.90	2.17	2.72
10	0.56	0.84	1.12	1.41	1.69	1.97	2.25	2.81
12	0.58	0.87	1.16	1.46	1.75	2.04	2.33	2.91
14	0.60	0.90	1.20	1.50	1.80	2.10	2.40	3.00
16	0.62	0.93	1.24	1.55	1.85	2.17	2.48	3.10
18	0.64	0.96	1.28	1.60	1.92	2.24	2.56	3.20
20	0.66	0.99	1.32	1.65	1.98	2.31	2.64	3.30
22	0.68	1.02	1.36	1.70	2.04	2.38	2.72	3.39
24	0.70	1.05	1.40	1.75	2.09	2.44	2.79	3.49
30	0.76	1.13	1.51	1.89	2.27	2.65	3.02	3.76
36	0.82	1.22	1.63	2.04	2.44	2.85	3.26	4.07
42	0.87	1.31	1.75	2.18	2.62	3.06	3.49	4.36
48	0.93	1.40	1.86	2.33	2.79	3.26	3.72	4.65
54	0.99	1.48	1.96	2.47	2.97	3.46	3.96	4.95
60	1.05	1.57	2.09	2.62	3.14	3.67	4.19	5.24

BASED ON WALLS 12" THICK, INSIDE DIAM. 36" GREATER THAN DIAM. OF TREE.

# EASEMENT LOCATIONS IN THE TOWN CENTER

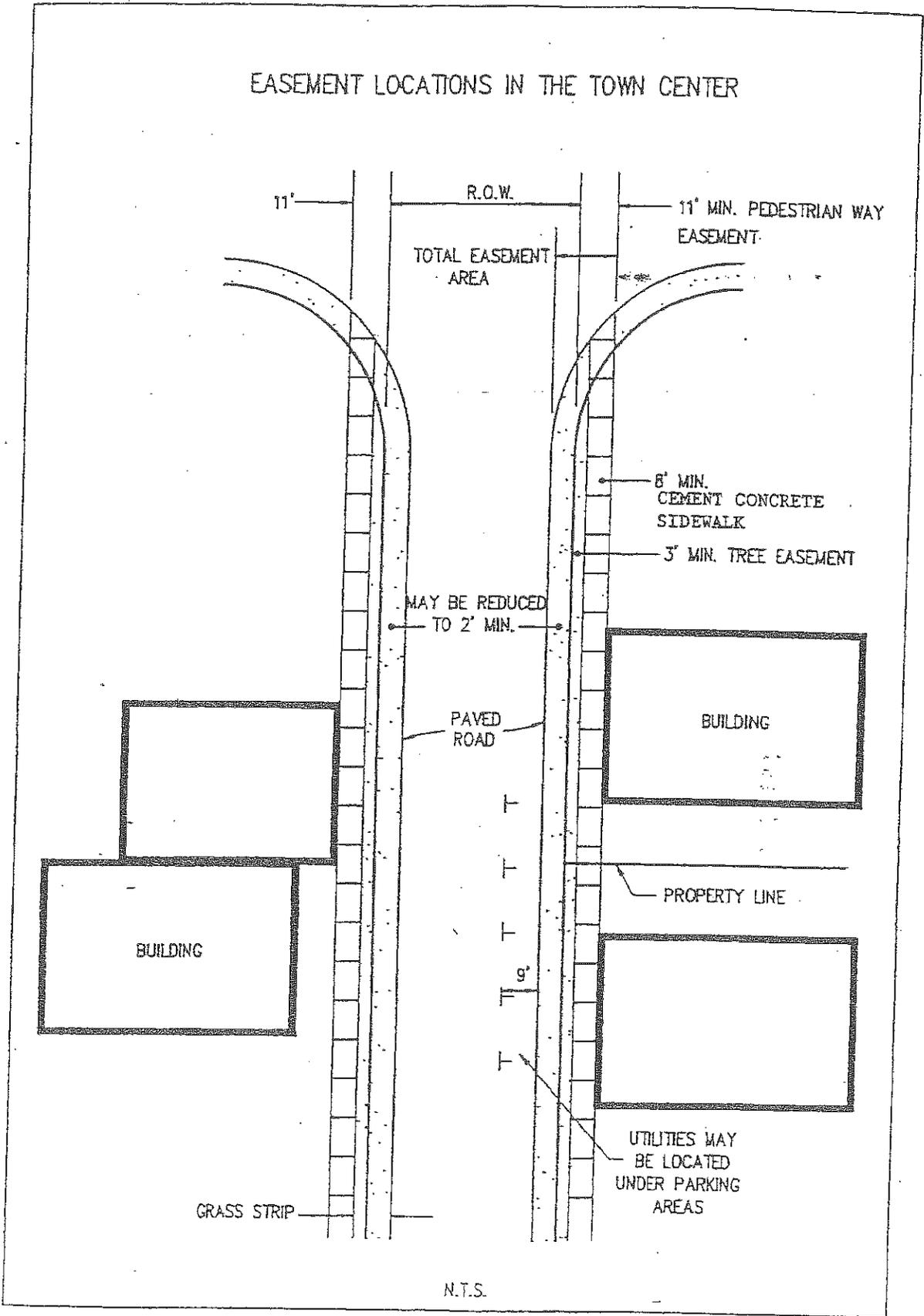
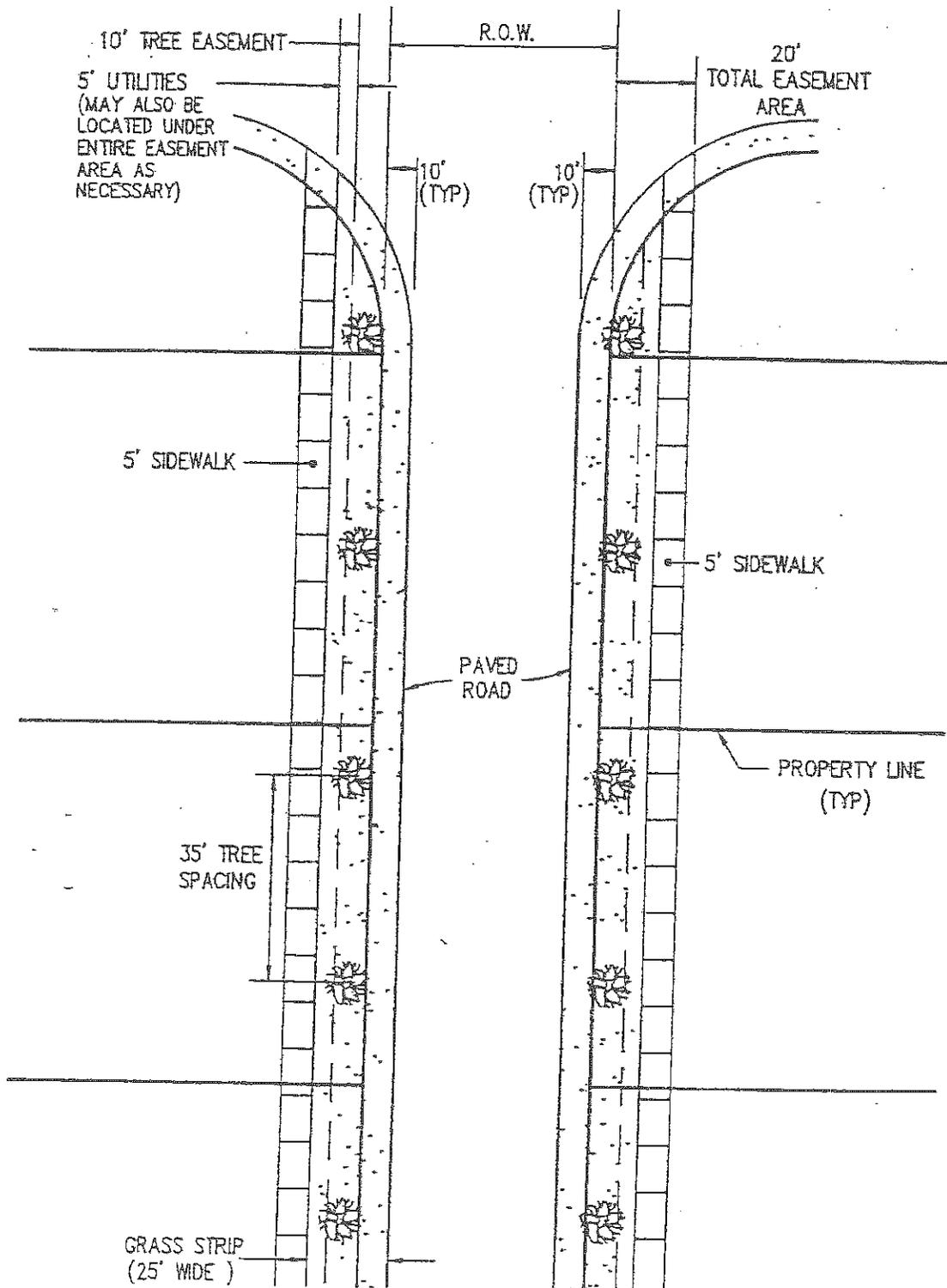


FIGURE 28

# EASEMENT LOCATIONS-GENERAL



N.T.S.

# PEDESTRIAN WAYS/SIDEWALKS IN THE TOWN CENTER

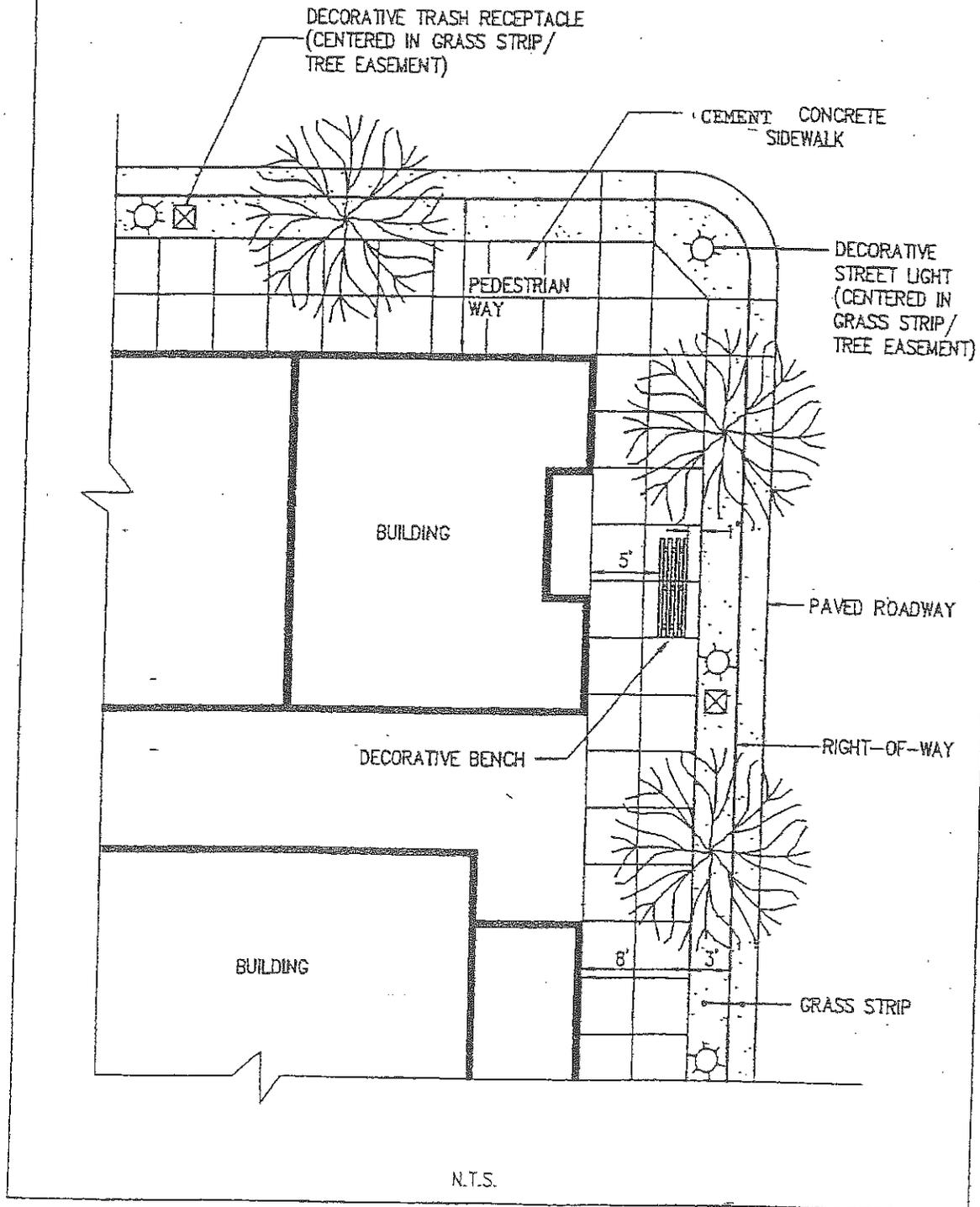


FIGURE 30

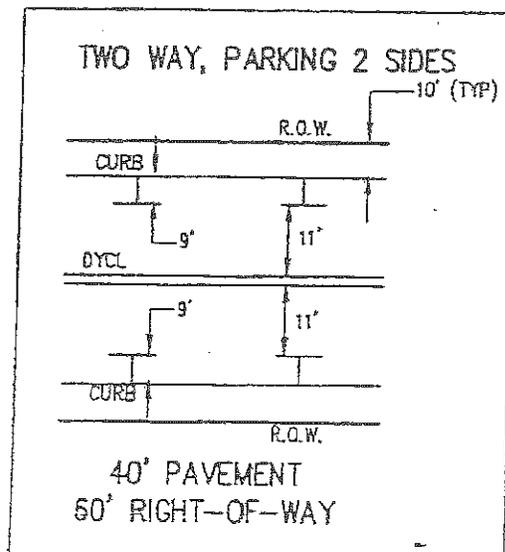
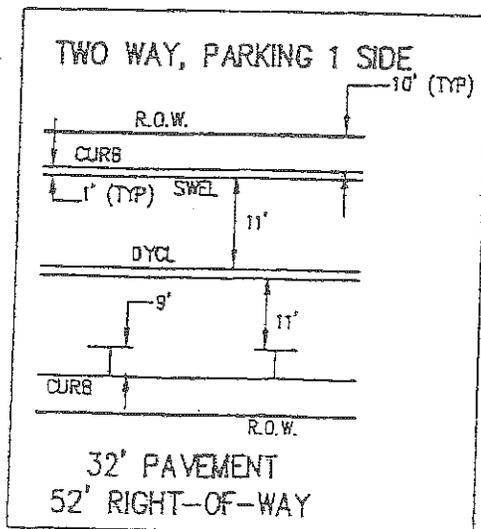
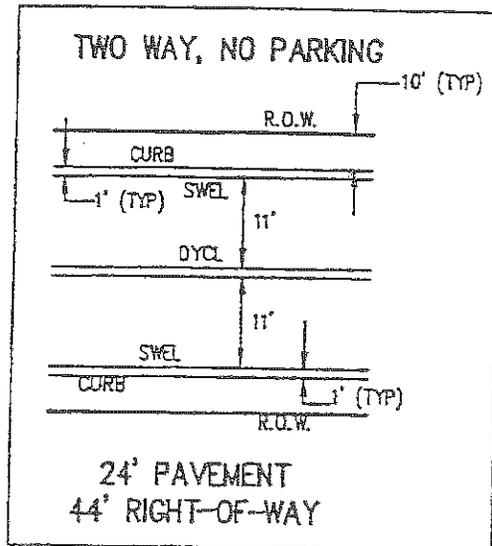
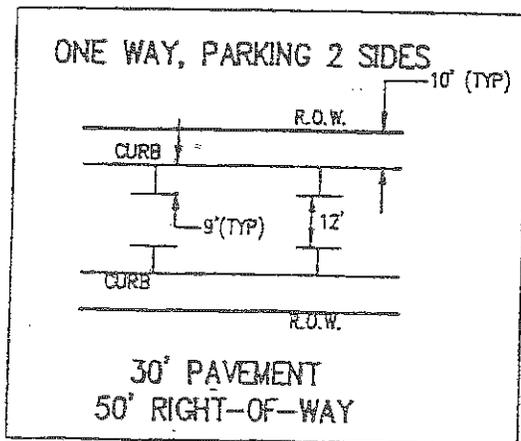
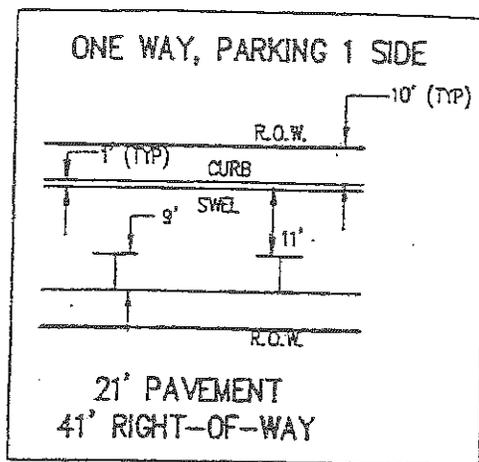
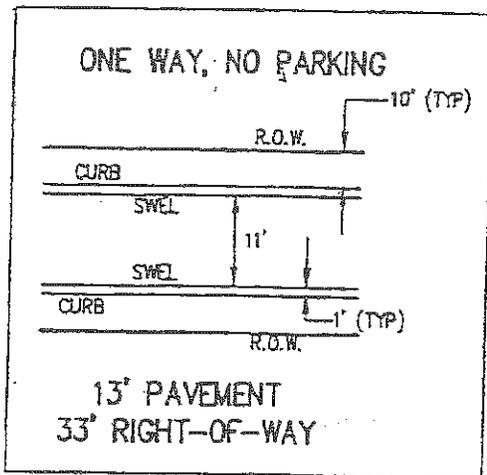
FIGURE 30

# RIGHT-OF-WAY WIDTHS AND ALIGNMENTS - DESIGN SPEED

DESIGN SPEED - 15 MPH

SWEL= SINGLE WHITE EDGE LINE

DYCL= DOUBLE YELLOW CENTER LINE



N.T.S.

# RIGHT-OF-WAY WIDTHS AND ALIGNMENTS - DESIGN SPEED

DESIGN SPEED - 20 MPH

SWEL=SINGLE WHITE EDGE LINE

DYCL=DOUBLE YELLOW CENTER LINE

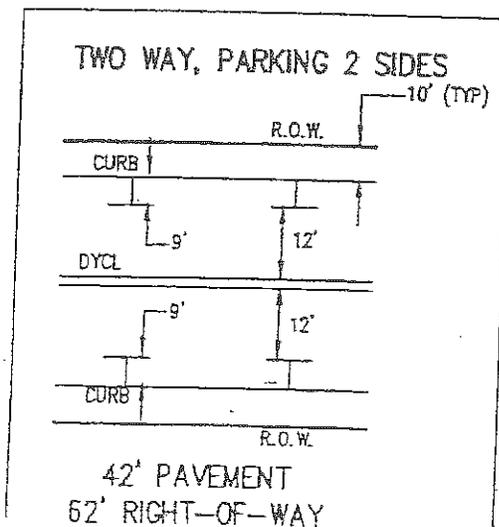
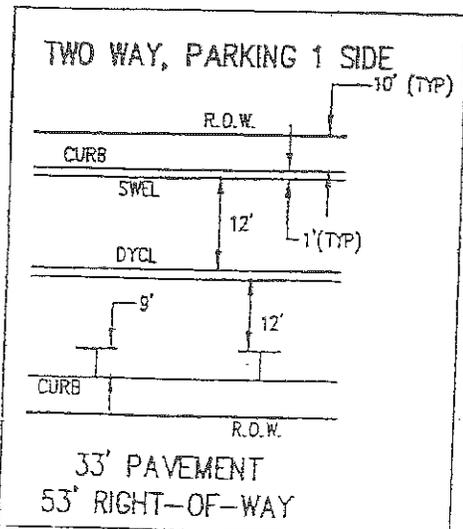
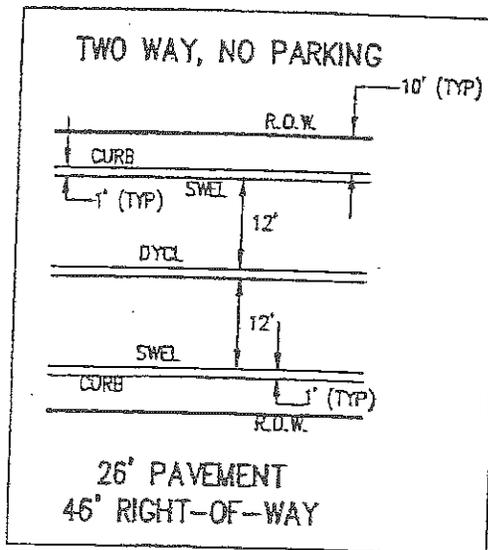
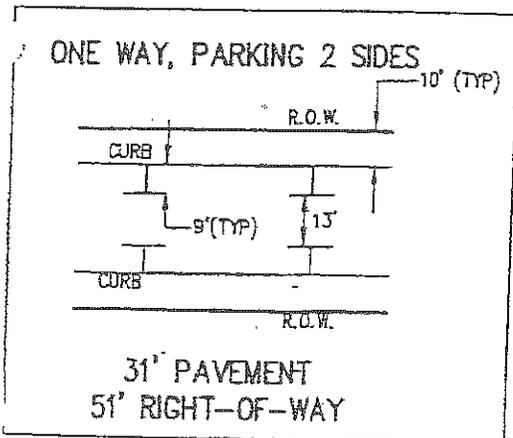
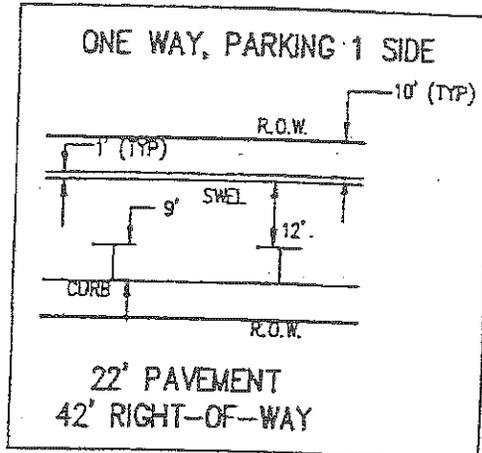
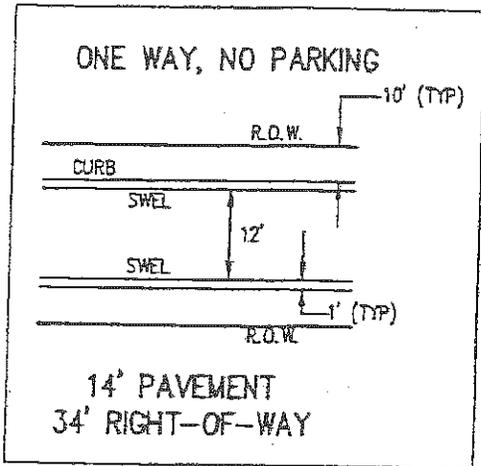


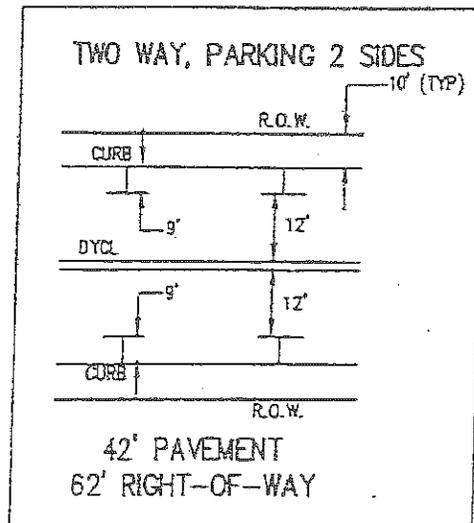
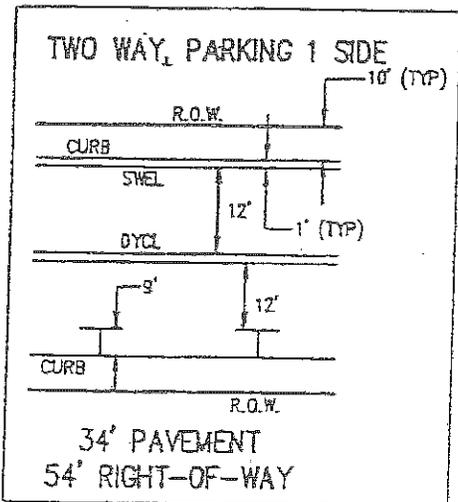
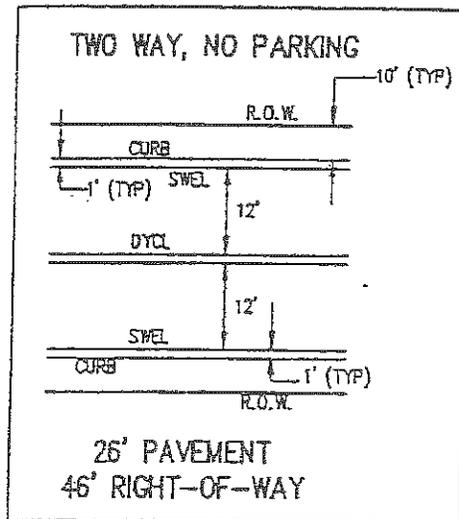
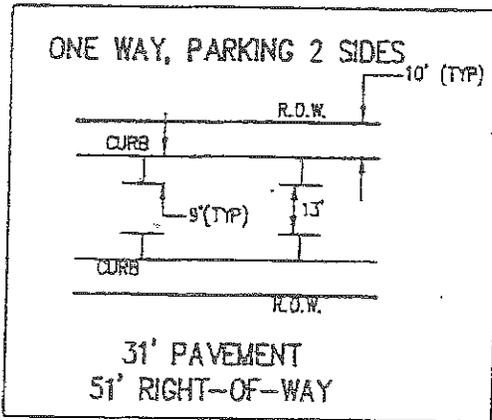
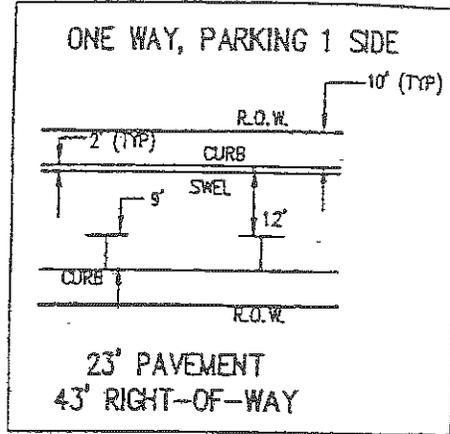
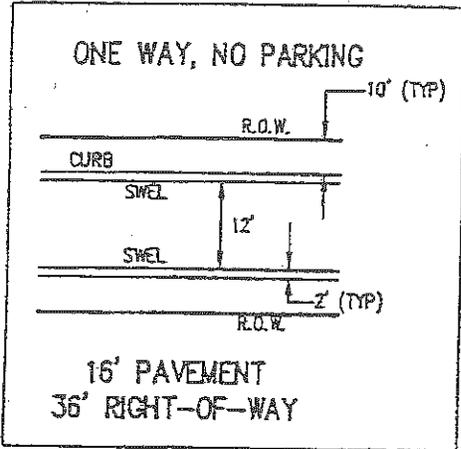
FIGURE 32

RIGHT-OF-WAY WIDTHS AND ALIGNMENTS - DESIGN SPEED

DESIGN SPEED - 25 MPH

SWEL=SINGLE WHITE EDGE LINE

DYCL=DOUBLE YELLOW CENTER LINE



N.T.S.

FIGURE 33

# RIGHT-OF-WAY WIDTHS AND ALIGNMENTS - DESIGN SPEED

DESIGN SPEED - 30 MPH

SWEL=SINGLE WHITE EDGE LINE

DYCL=DOUBLE YELLOW CENTER LINE

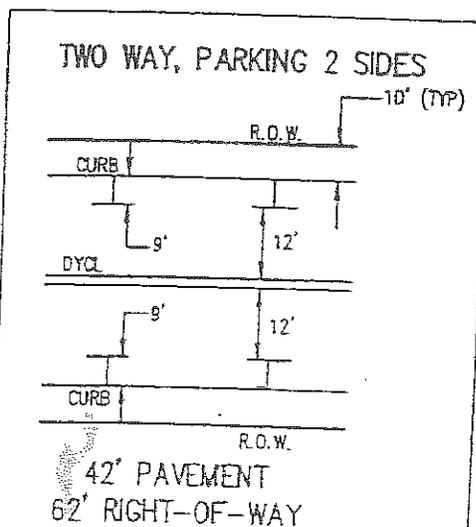
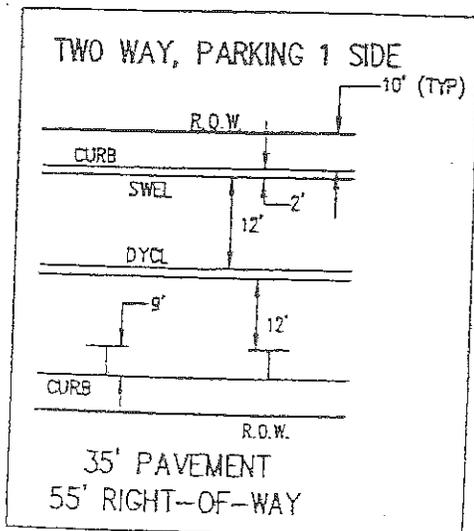
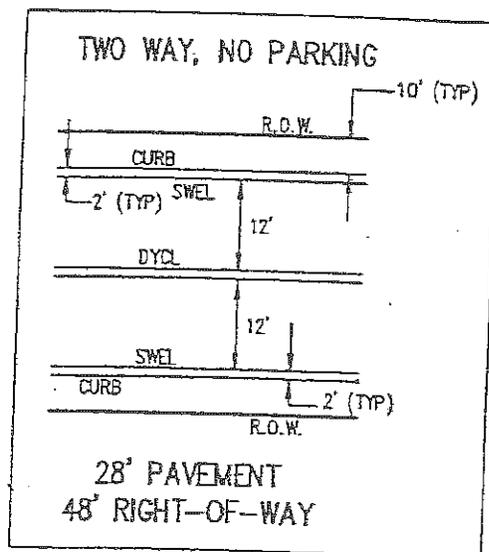
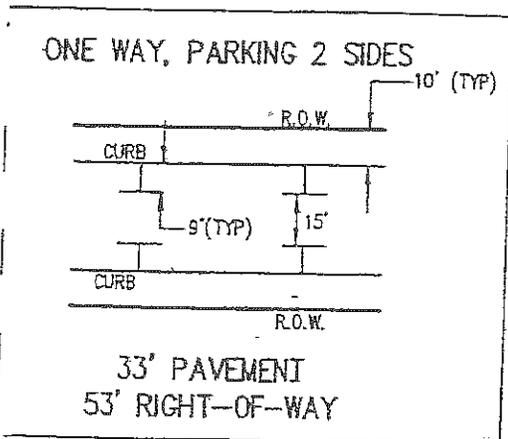
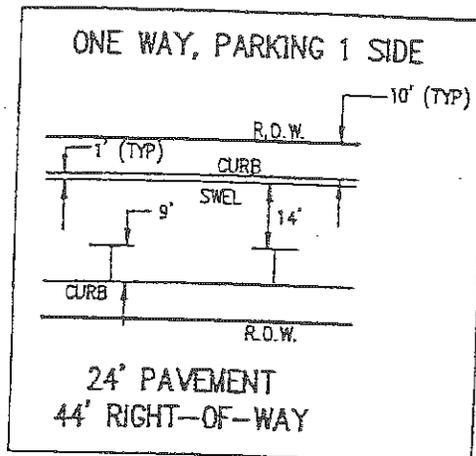
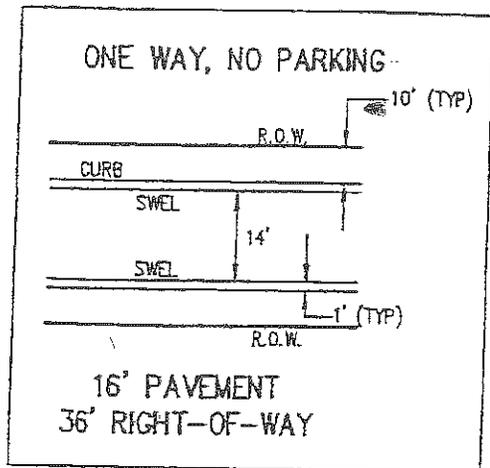
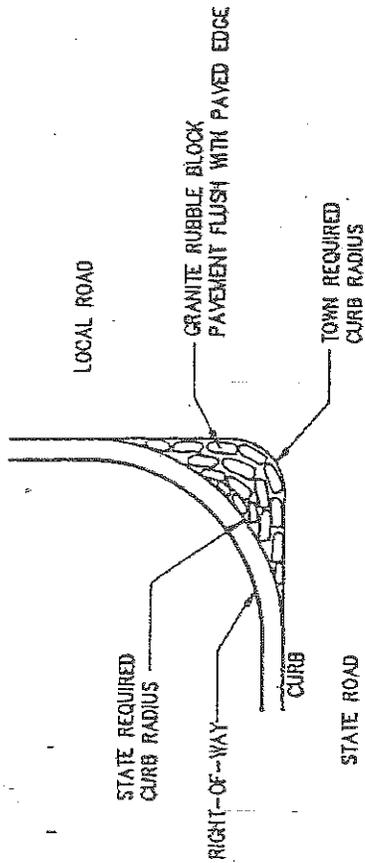
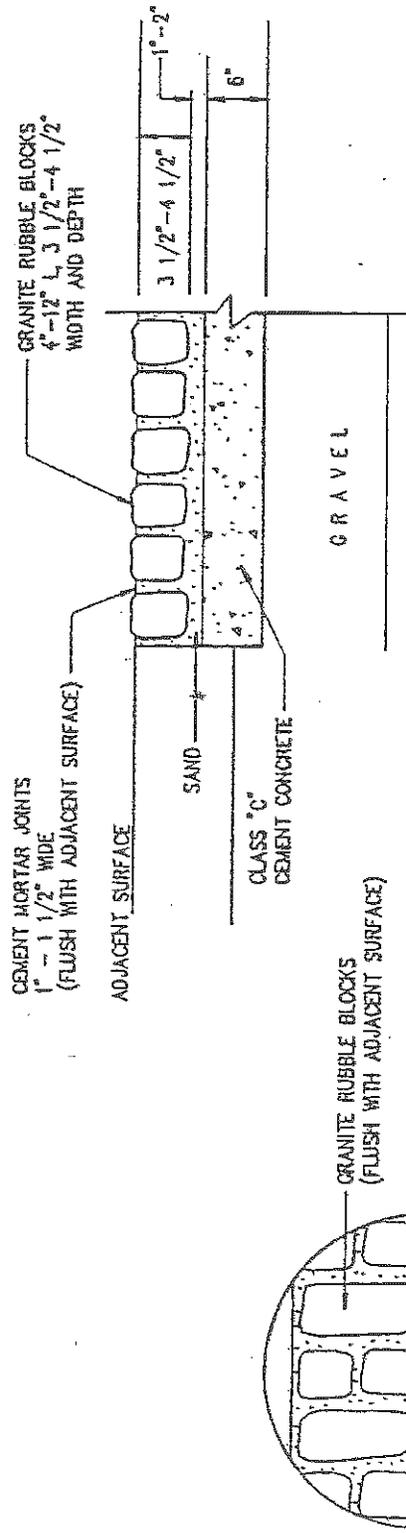


FIGURE 34

# CURB RADIUS CONSTRUCTION FOR INTERSECTION OF STATE AND LOCAL ROADWAYS



## DETAIL OF GRANITE RUBBLE PAVEMENT



**NOTES:**

1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO M.D.P.W. STANDARD SPECIFICATION, SECTION 485.
2. LAY BLOCKS TRANSVERSE TO DIRECTION OF TRAVEL.

FIGURE 35

N.I.S.

# FRONTAGE ROAD LOCATION

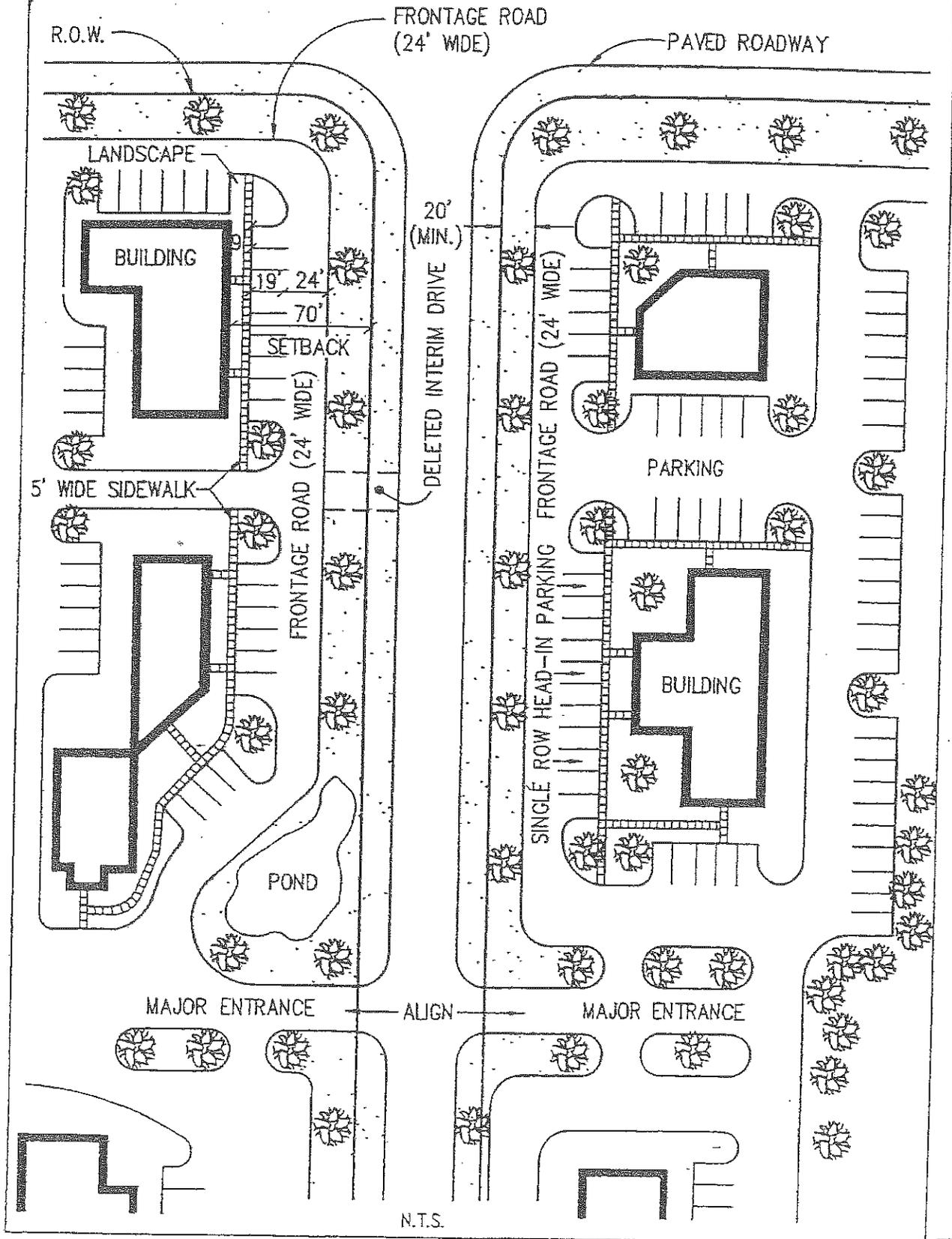
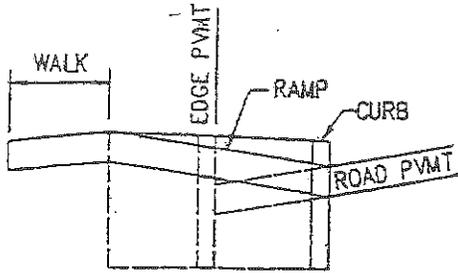
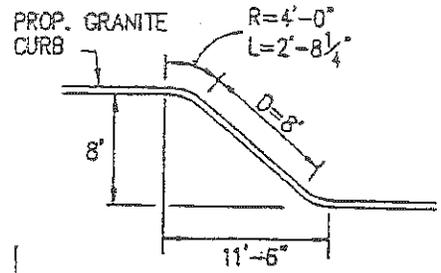


FIGURE 36

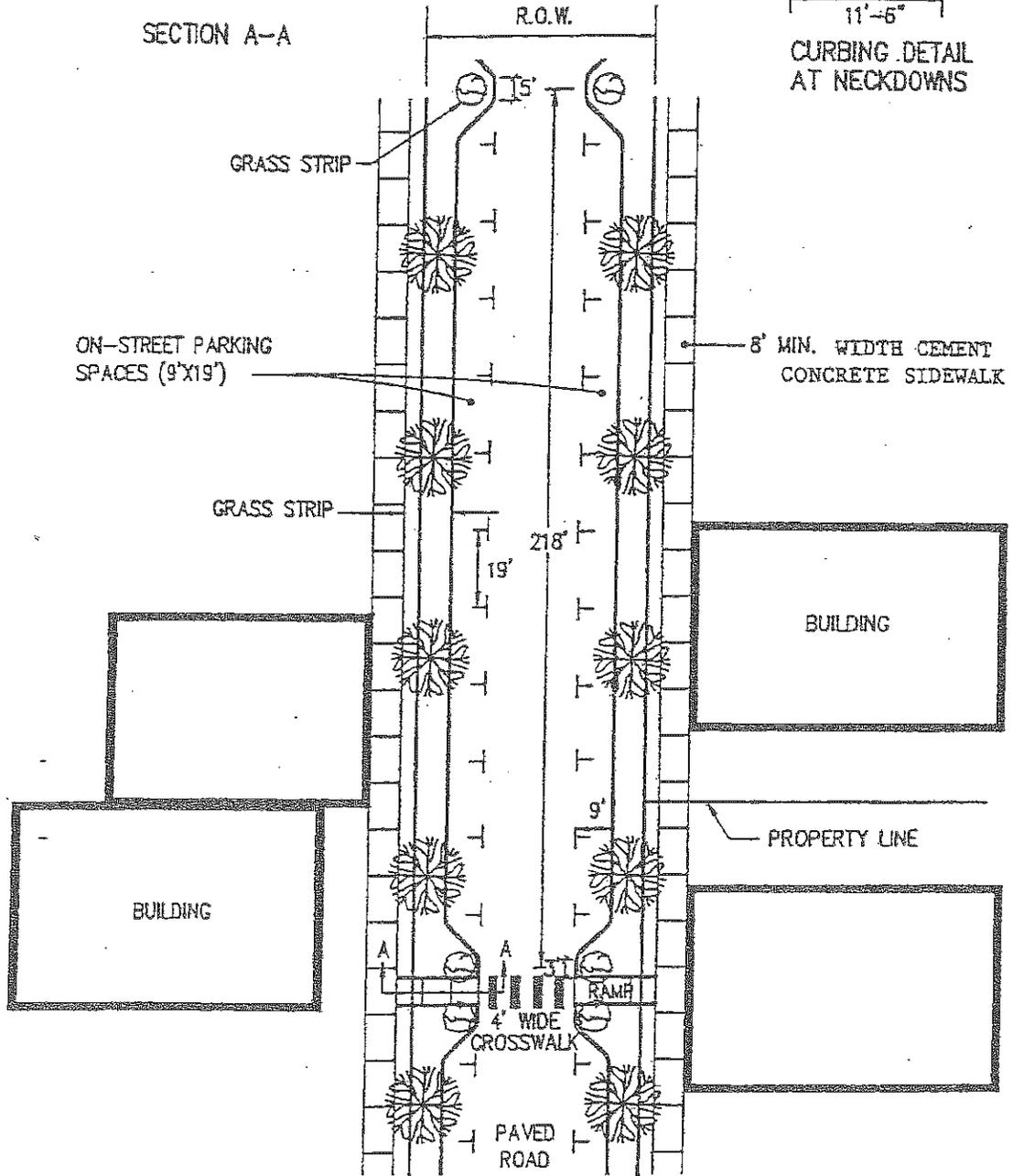
# ON-STREET PARKING



SECTION A-A



CURBING DETAIL AT NECKDOWNS



N.T.S.

FIGURE 37

# LOCATION OF STREET TREES AND STREET LIGHTS

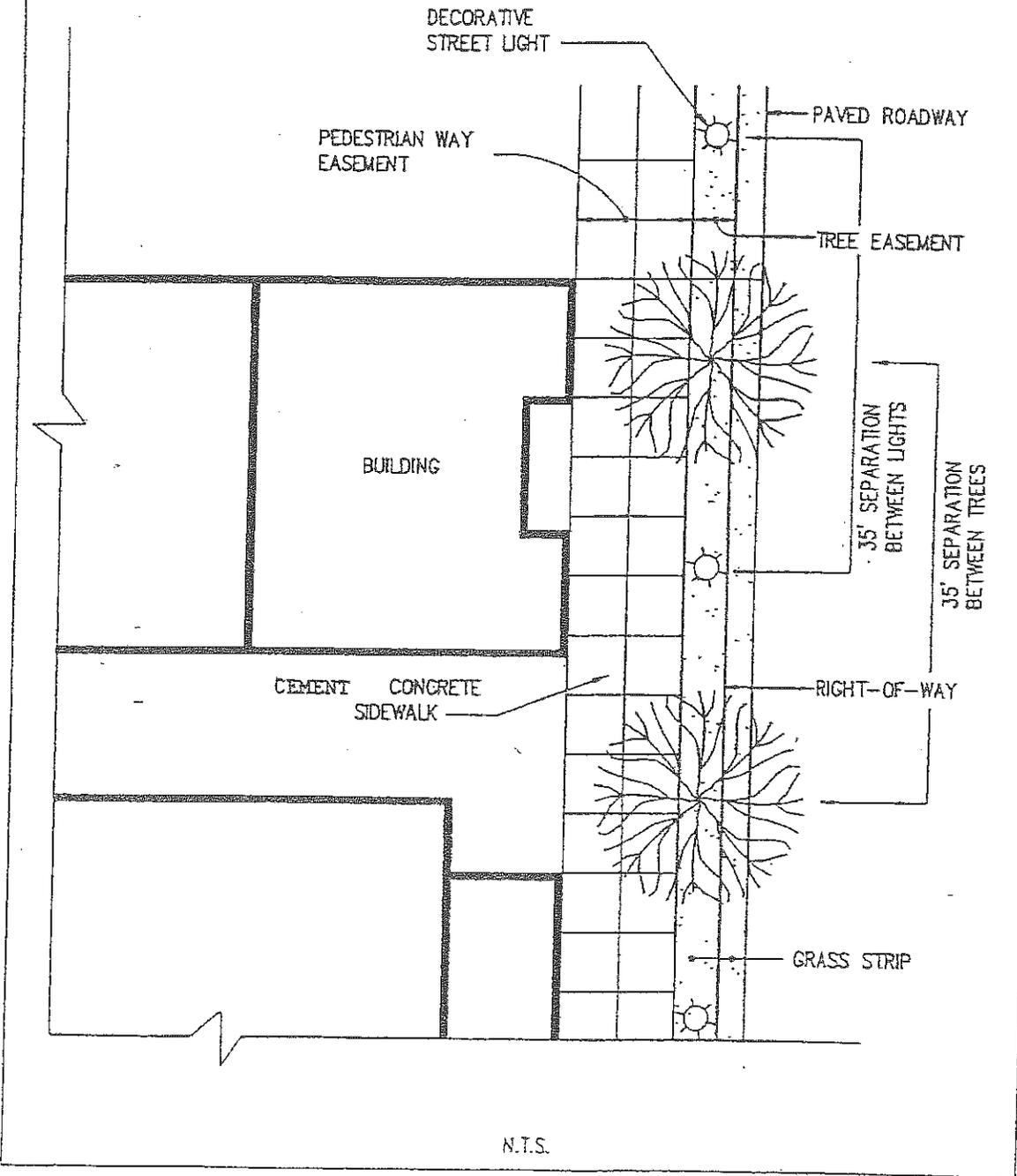
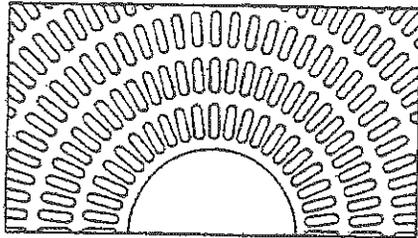


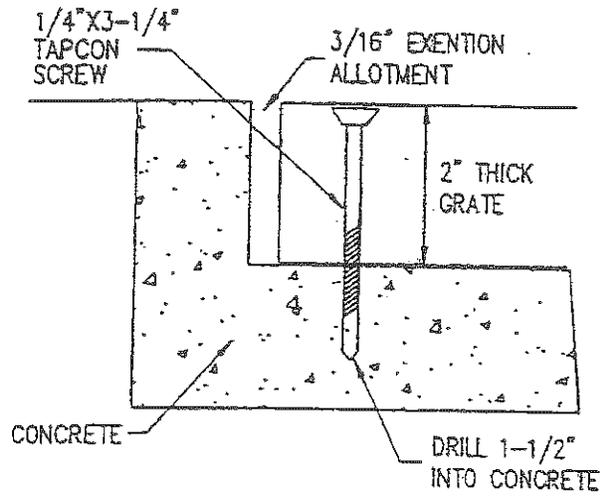
FIGURE 38

# TREE GRATE AND TREE GUARD



## TREE GRATE

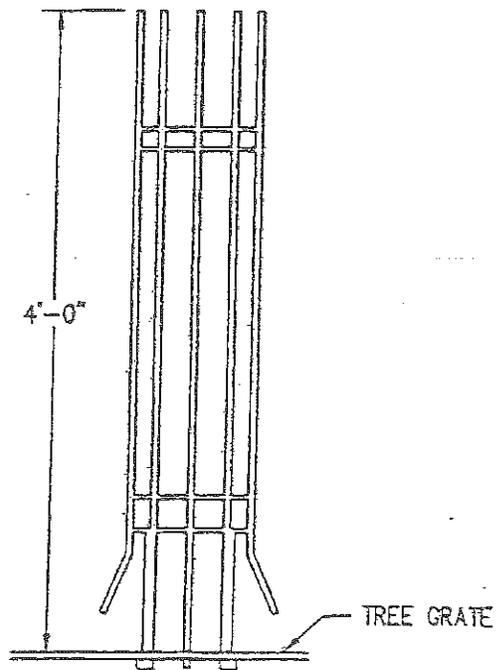
- BLACK HIGH DENSITY POLYETHYLENE RESIN (CONFORMING TO ASTM D-638)
- 4' OR 5' SQUARE IN TWO SECTIONS DEPENDING ON SELECTED TREE SPECIES.



## CONCRETE SURROUNDED INSTALLATION

## TREE GUARD

- BLACK WROUGHT IRON
- 4' HIGH
- WIDTH TO BE SIZED APPROPRIATELY FOR SELECTED TREE SPECIES



N.T.S.

NOTICE:  
THIS DRAWING IS FOR REFERENCE  
ONLY. CHECK FOR LATEST REVISION  
PRIOR TO ORDERING

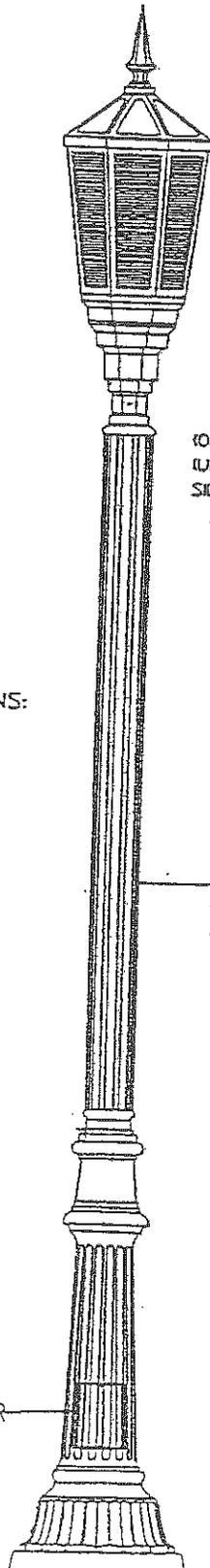
PRODUCT APPROVALS		
SALES	ENG.	CUST.
	<i>MS.</i>	

CAGE DETAIL  
SCALE 1:10

FINISH: BLACK

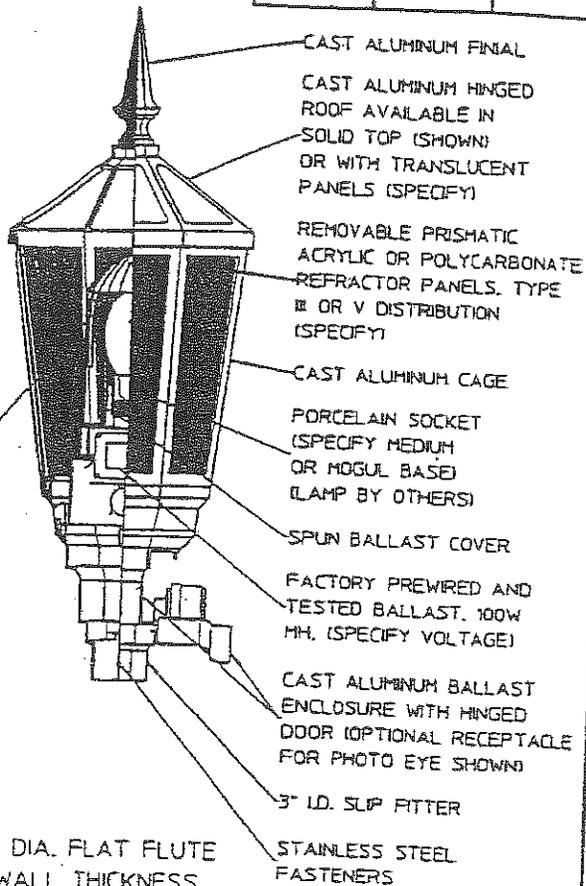
FIXTURE DIMENSIONS:  
HEIGHT: 45 1/4"  
WIDTH: 17"

S6412: FIXTURE  
SP6412: 10' POLE



(OPTIONAL  
UR2) HOUSE-  
SIDE SHIELD

POLE: 10'  
SHAFT: 5" DIA. FLAT FLUTE  
.188-.267 WALL THICKNESS  
6005-T5 ALUMINUM ALLOY



CAST ALUMINUM FINAL

CAST ALUMINUM HINGED  
ROOF AVAILABLE IN  
SOLID TOP (SHOWN)  
OR WITH TRANSLUCENT  
PANELS (SPECIFY)

REMOVABLE PRISMATIC  
ACRYLIC OR POLYCARBONATE  
REFRACTOR PANELS. TYPE  
B OR V DISTRIBUTION  
(SPECIFY)

CAST ALUMINUM CAGE

PORCELAIN SOCKET  
(SPECIFY MEDIUM  
OR MOGUL BASE)  
(LAMP BY OTHERS)

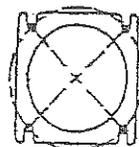
SPUN BALLAST COVER

FACTORY PREWIRED AND  
TESTED BALLAST. 100W  
MH. (SPECIFY VOLTAGE)

CAST ALUMINUM BALLAST  
ENCLOSURE WITH HINGED  
DOOR (OPTIONAL RECEPTACLE  
FOR PHOTO EYE SHOWN)

3" I.D. SLIP FITTER

STAINLESS STEEL  
FASTENERS



BOLT CIRCLE: 12" DIA.  
4 HOLES 90° APART  
BASE: 12 3/4" x 45H

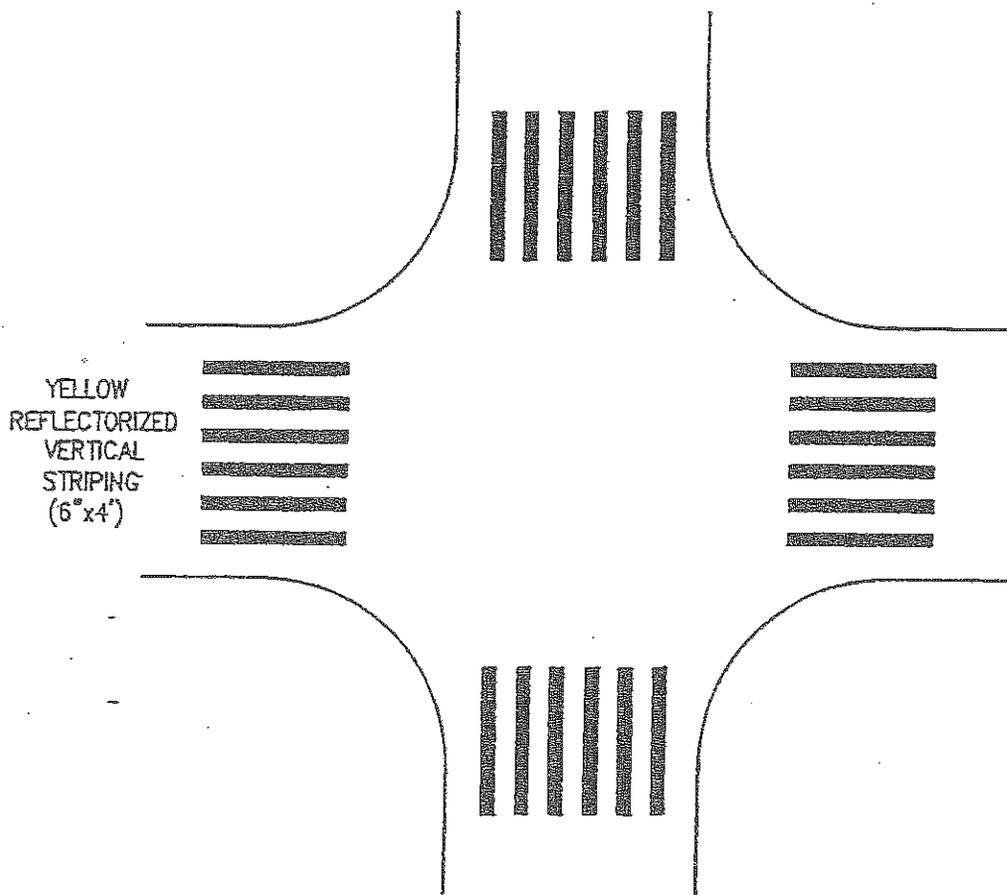
ACCESS DOOR

REVISIONS: 8/1/98 TAG ADDED H.S.S.

<b>HADCO</b> ARCHITECTURAL OUTDOOR LIGHTING GENIE COMPANY		100 Craftway P.O. Box 028 Littletown, Pennsylvania 17340-0128 Phone 717-359-7131 Fax 717-359-9515	
JOB NAME: TOWN OF NORFOLK, MA			
SCALE: 1:16	DATE: 07/09/98	DRAWN BY: TAG	DRAWING NUMBER: S6412
REP: HURRY 2 ASSOC.	QUOTE #:	DIST:	

FIGURE 40

# CROSSWALK MARKINGS

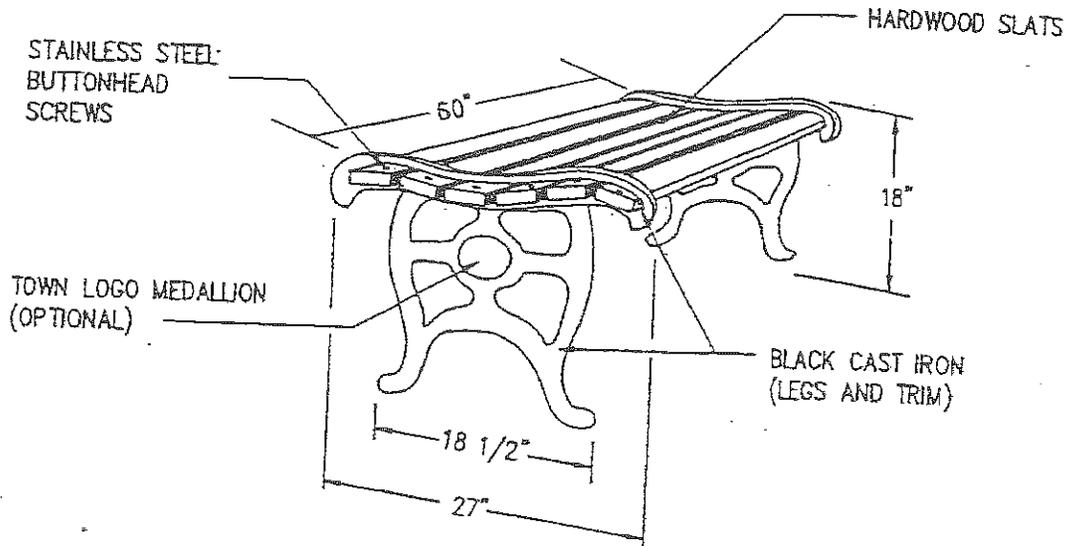


N.T.S.

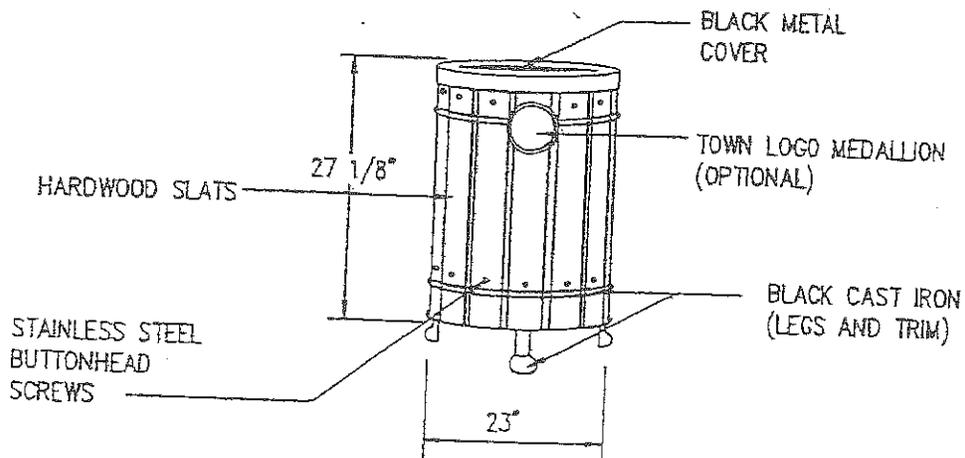
FIGURE 41

# STREET FURNITURE

## DECORATIVE BENCH

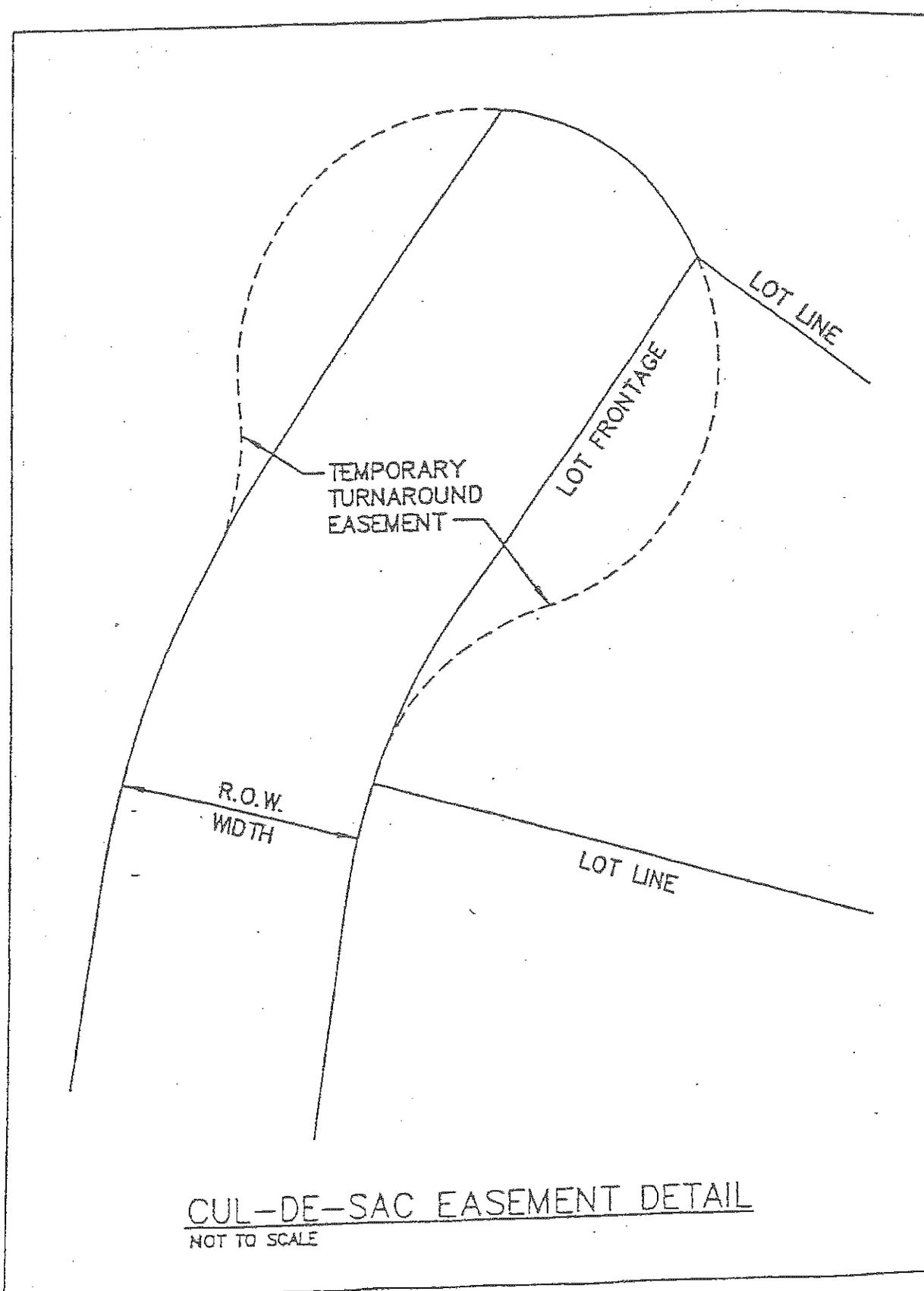


## TRASH RECEPTACLE



EXAMPLE MODELS: VERMONT IRON, INC., "PLAZA BENCH" AND "TRASH RECEPTACLE"—"THE CATAMOUNT LINE", OR EQUAL

N.T.S.



CUL-DE-SAC EASEMENT DETAIL  
NOT TO SCALE