ZONING DATA

ZONE: R–1

MINIMUM REQUIREMENTS:

AREA: 30,000 S.F.
UPLAND AREA: 22,500 S.F.
FRONTAGE: 150'
FRONT YARD: 50'
SIDE YARD: 25'
REAR YARD: 25'
LOT WIDTH: 150'
REQUIRED CIRCLE: 150'

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

FOR REGISTRY OF DEEDS USE ONLY

TUCKER ROAD (PUBLIC WAY – VARIABLE WIDTH) (PAVED WIDTH=20')

N/F LOUIS & DEBORAH CAPPARELLI 48 TUCKER ROAD

N/F EMMANUEL BAPTIST CHURCH, INC. 61–63 ROCKWOOD ROAD

N/F PAUL TERRIO 57 ROCKWOOD ROAD

N/F KIRK & SIMONE CUDMORE 55 ROCKWOOD ROAD

ROCKWOOD (COUNTY LAYOUT – 50' WIDE) ROAD (PAVED WIDTH=24')

N/F TOWN OF NORFOLK 47 ROCKWOOD ROAD

N/F TOWN OF NORFOLK 25 BOARDMAN STREET

N/F KENNETH & CAROL OSBORN 23 BOARDMAN ST. 59,259± sq.ft. +6,321± sq.ft. (PARCEL E) 65,580± sq.ft. TOTAL AREA BUILD FACTOR: 8.36 TOTAL FRONTAGE: 180.21'

BOARDMAN STREET (PUBLIC WAY – VARIABLE WIDTH) (PAVED WIDTH=24')

N/F SCOTT & ELIZABETH BUGBEE 16 MEDWAY BRANCH

N/F THOMAS KILLEEN 14 MEDWAY BRANCH

N/F LEO ZASLAVSKY & ELENA OVLAKH 12 MEDWAY BRANCH

N/F JAY & ALLISON CLOUTHIER 8 MEDWAY BRANCH

MEDWAY BRANCH (PUBLIC WAY – 82.5' WIDE) (PAVED WIDTH=20')

POND (LOCATED 9/30/2011)

ELEVATION 196.5 WAS PREVIOUSLY DETERMINED TO BE THE LIMIT OF THE 100 YEAR FLOOD ZONE

WETLAND

CONTOUR ELEV=196.5

100' BUFFER ZONE

PARCEL C 9,087 ± sq. ft. 0.21 ± acres

PARCEL D 5,080 ± sq. ft. 0.12 ± acres

PARCEL E 6,321 ± sq. ft. 0.15 ± acres

LOT 4A (see calculations below) 65,800 ± sq. ft. 1.51 ± acres BUILD FACTOR=9.87

LOT 3A (see calculations) 68,120 ± sq. ft. 1.56 ± acres BUILD FACTOR=8.00

LOT CIRCLE (TYP.)

LOT WIDTH (TYPICAL) 301.1'

REMAINING LAND
721,952 ± sq. ft.
–5,080 ± sq.ft. (PARCEL D)
+9,087± sq.ft. (PARCEL C)
725,959± sq.ft. TOTAL AREA
16.67 ± acres
567,788± UPLAND
BUILD FACTOR=1.5

UTILITY EASEMENTS (SEE BOOK 419 PLAN 68)

CB 'X' CUT FND

DH FND 3.28' FROM LOT CORNER

DH FND (N75°23'55"E 0.16' FROM LOT CORNER)

DH FND (N73°22'35"E 0.16' FROM LOT CORNER)

IP SET

BOUND SET

DH SET

CHB/DH FND

CALCULATIONS

LOT 3A
74,441± SQ.FT
–6,321± SQ.FT (PARCEL E)
68,120± SQ.FT (TOTAL AREA)

LOT 4A
69,807± SQ.FT
–9,087± SQ.FT (PARCEL C)
+5,080± SQ.FT (PARCEL D)
65,800± SQ.FT (TOTAL AREA)

NOTES:

THE WETLANDS WERE DELINEATED BY RUSSELL WALDRON ON JANUARY 11, 2011 AND MARCH 31, 2011.

PARCEL 'C', PARCEL 'D', AND PARCEL 'E' ARE NOT BUILDABLE LOTS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING BYLAWS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NORFOLK PLANNING BOARD

DATE

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE:

WILLIAM D. HALSING P.L.S. #45274

PLAN OF LAND

LOCATED ON:
MEDWAY BRANCH, BOARDMAN ST., ROCKWOOD RD., & TUCKER RD
OWNED BY:
TOWN OF NORFOLK
NORFOLK AFFORDABLE HOUSING TRUST
ONE LIBERTY WAY
NORFOLK, MA

REVISIONS			
NO.	DATE	DESIGN	CHECKED
1	10/17/12	WDH	WDH
2			
3			
4			
5			
6			
7			

LAND PLANNING, INC.
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HANSON: 1115 MAIN STREET 02341 (781) 294–4144
HOLDEN: P.O. BOX 644 01520 (508) 829–3006

DATE SEPT. 10, 2012 | JOB NO. B1916 | SHEET NO. 1