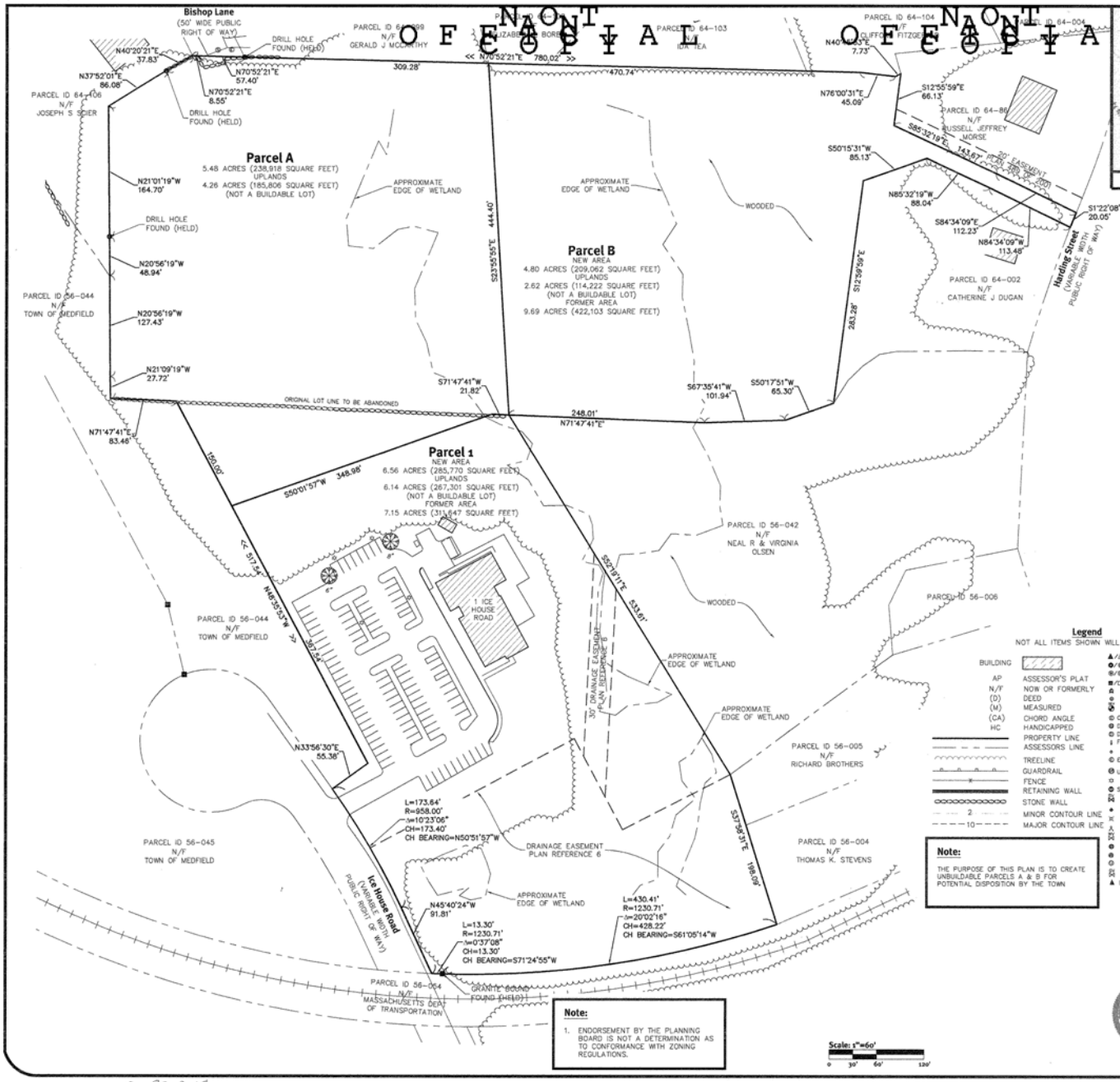
NOT OFFICIAL



Norfolk Registry of Deeds
Dedham, Mass.
Received July 25 2018
With
Filed as Page 75
Pl. Bk. 672
Attest: Register

FOR REGISTRY USE

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE

Plan References:

1. PLAN 578 OF 1982.
2. PLAN 601 OF 1986.
3. PLAN 1170 OF 1986.
4. PLAN 463 OF 1996.
5. PLAN 489 OF 2001.
6. SUBDIVISION PLAN OF LAND OFF WEST MILL STREET, IN MEDFIELD, MA., PLAN BY NORFOLK COUNTY ENGINEERING DEPARTMENT, DATED MARCH 9, 2005

General Notes

1. THE PARCEL IS LOCATED IN THE TOWN OF MEDFIELD, NORFOLK COUNTY; PARCELS 64-001 & 56-043.
2. THE OWNERS IS THE TOWN OF MEDFIELD PER DEED BOOK 15619, PAGE 203 AND DEED BOOK 11040, PAGE 253.
3. PARCEL 64-001 EXISTING AREA IS 422,103 SQUARE FEET (9.69 ACRES)
4. PARCEL 56-043 EXISTING AREA IS 311,647 SQUARE FEET (7.15 ACRES)
5. THE PARCEL, BY GRAPHICAL PLOTTING ONLY, IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 25021C0154E, DATED JULY 17, 2012.
6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
7. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 24, 2018. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
9. UPLANDS AREA BASED SOLELY ON THE APPROXIMATE WETLANDS LINE PROVIDED TO DIPRETE ENGINEERING BY PARE CORPORATION, AND WAS NOT SURVEYED ON THE GROUND BY DIPRETE ENGINEERING.

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING; AP ASSESSOR'S PLAT; N/F NOW OR FORMERLY; (D) DEED; (M) MEASURED; (CA) CHORD ANGLE; HC HANDICAPPED; PROPERTY LINE; ASSESSORS LINE; TREELINE; GUARDRAIL; FENCE; RETAINING WALL; STONE WALL; MINOR CONTOUR LINE; MAJOR CONTOUR LINE

NAIL FOUND/SET; DRILL HOLE FOUND/SET; IRON ROD/PIPE FOUND/SET; BOUND FOUND/SET; SIGN; BOLLARD; SOIL EVALUATION; CATCH BASIN; DOUBLE CATCH BASIN; DRAINAGE MANHOLE; FLARED END SECTION; GUY POLE; ELECTRIC MANHOLE/HANDHOLE; UTILITY/POWER POLE; LIGHTPOST; SEWER/SEPTIC MANHOLE; SEWER VALVE; CLEANOUT; HYDRANT; IRRIGATION VALVE; WATER VALVE; WELL; MONITORING WELL; UNKNOWN MANHOLE; GAS VALVE; B-1 WETLAND FLAG

Note:
THE PURPOSE OF THIS PLAN IS TO CREATE UNBUILDABLE PARCELS A & B FOR POTENTIAL DISPOSITION BY THE TOWN

Note:
1. ENDORSEMENT BY THE PLANNING BOARD IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

Scale: 1"=60'

Dimensional Regulations:

CURRENT LOT 56-043:	IE (INDUSTRIAL-EXTENSIVE) REQUIRED
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE:	200'
MINIMUM LOT WIDTH:	200'
MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	25'
MINIMUM REAR YARD:	25'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	90%
ZONING LOT 64-001	RT (RESIDENTIAL TOWN) REQUIRED
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE:	142'
MINIMUM LOT WIDTH:	175'
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	50'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	15%

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ROBERT G. BABCOCK, PLS #49233 — DATE 6/26/18

No.	Date	Description	By:
1	6/25/18	Town Comments	MTI
0	5/29/18	Issued for Approval/ANR Submit	MTI

Drawn By: MTI

DiPrete Engineering
990 Washington St., Suite 101A Dedham, MA 02026
tel 781-326-0021 fax 401-464-6006 www.DiPreteEng.com
Boston | Providence | Newport

Approval Not Required (ANR) Survey

Medfield Senior Center
Medfield, Massachusetts

Client
Pare Corporation
8 Blackstone Valley Place, Lincoln, RI 02865

SHEET 1 OF 1

DE Job No: 0303-055 Copyright 2014 by DiPrete Engineering Associates, Inc.

672-75-2018