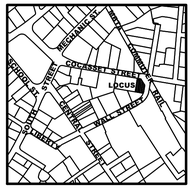

LOCUS MAP
N.T.S.

COCASSET STREET (PUBLIC – 45' WIDE)

WALL STREET (PUBLIC – VAR. WIDTH)

RAILROAD TRACKS

PLAN NORTH
MASS. STATE PLANE COORDS.

PARCEL 079-032-000
21 COCASSET STREET
N/F CMI REALTY, INC.
BK. 12925 PG. 73

BENCHMARK: MAG NAIL
ELEV. 286.26 NAVD 88

PARCEL 079-031-000
7,304 S.F.
0.167 AC.

PARCEL 079-030-000
24 WALL STREET
N/F LEIGH P. & NANCY M. NICHOLS, TE
BK. 20548 PG. 304

OWNER OF RECORD
PARCEL 079-031-000
30-32 WALL STREET
N/F TNC DEVELOPMENT LLC
58 WILLOW STREET
NORWOOD, MA. 02062
BK. 40726 PG. 257

NOTES:
1. ZONING: GB-GENERAL BUSINESS

USE	REQUIRED AREA	FRONTAGE	YARDS FRONT	YARDS SIDE	YARDS REAR	LOT WIDTH DIST. FROM STREET	LOT WIDTH WIDTH
SINGLE & 2 FAMILY:	15,000 S.F.	100 FT.	25 FT.	15 FT.	30 FT.	50 FT.	67 FT.
MULTI FAMILY:							
FIRST 3 UNITS:	32,250 S.F.	100 FT.	50 FT.	25 FT.	75 FT.	100 FT.	67 FT.
ADDITIONAL UNIT:	6,125 S.F.						
NON-RESIDENTIAL USES:	32,250 S.F.	125 FT.	50 FT.	50 FT.	75 FT.	100 FT.	67 FT.

MAXIMUM BLDG HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 85%

2. FLOOD ZONE:
THE LOCUS IS LOCATED IN FLOOD ZONE X AS SHOWN ON F.I.R.M. MAP 25021C 0353E DATED JULY 17, 2012.

NORFOLK COUNTY REGISTRY OF DEEDS

DEED REFERENCE: BK. 40726 PG. 257

PLAN REFERENCES: DEED BK. 3822 PG. 334
DEED BK. 4232 PG. 278
DEED BK. 4492 PG. 210
PLAN NO. 1024 OF 1926
PLAN NO. 632 OF 1982
PLAN NO. 1508 OF 1985
PLAN NO. 1926 OF 1986
PLAN NO. 322 OF 2002
PLAN NO. 499 OF 2003

LEGEND
EOP = EDGE OF PAVEMENT
CLF = CHAIN LINK FENCE
OHW = OVERHEAD WIRES
WG = WATER GATE
WSO = WATER SHUT OFF
GV = GAS VALVE
GSO = GAS SHUT OFF
CBN= CATCH BASIN
HYD = EXISTING/PROPOSED HYDRANT
UP = UTILITY POLE
DLP = DRIVEWAY LIGHT POLE
VGC = VERTICAL GRANITE CURB
CCB = CAPE COD BERM
BCC = BIT. CONCRETE CURB
S = SEWER MANHOLE
D = DRAIN MANHOLE
S = SEWER PIPE
D = DRAIN PIPE
W = WATER MAIN/LINE
G = GAS MAIN/LINE
INV. = PIPE INVERT
SB = STONE BOUND
IR = IRON ROD
IP = IRON PIPE
■ CB = CONCRETE BOUND FOUND
⊡ CB = CONCRETE BOUND TO BE SET
DH = DRILL HOLE
12"M = 12" DIAMETER MAPLE TREE
132 = EXISTING CONTOUR
132 = PROPOSED CONTOUR

DIG-SAFE
ANYONE WHO EXCAVATES ON PUBLIC OR PRIVATE PROPERTY MUST NOTIFY UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING, EXCEPT IN AN EMERGENCY. THE EXPENSE OF REPAIRING DAMAGED FACILITIES GOES TO THOSE RESPONSIBLE FOR DAMAGING THEM. NOTIFY DIG-SAFE AT 1-888-344-7233 (1-888-DIG-SAFE) TO MARK FACILITIES ON THE GROUND PRIOR TO EXCAVATING

I CERTIFY THAT THE BUILDING LOCATION SHOWN ON THIS PLAN WAS PERFORMED BY AN INSTRUMENT SURVEY

COMMONWEALTH OF MASSACHUSETTS
WILLIAM JOSEPH McGOVERN
39692
PROFESSIONAL LAND SURVEYOR

REGISTERED LAND SURVEYOR DATE January 9, 2023

GRAPHIC SCALE 1"=10'

P.L.S. STAMP

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100

REV.	DATE	DESCRIPTION

DRAWN BY: TR/WJM
DATE: JANUARY 9, 2023
DESIGNED BY: ---
PROJECT NUMBER 497-05-01
CHECKED BY: JP
DRAWING SCALE: 1"=10'
APPROVED BY WJM
SHEET ID EXIST COND PLAN

SHEET NAME: EXISTING CONDITIONS PLAN
PARCEL 079-3031-000
PROJECT SITE: 30-32 WALL STREET
FOXBOROUGH, MASSACHUSETTS
CLIENT INFO: TRUE NORTH CONSTRUCTION
58 WILLOW STREET
NORWOOD, MASSACHUSETTS 02602

Z:\ZLS\FOXBORO\WALL STREET\30-32 WALL STREET\DWG\30-32 WALL STREET TM.dwg