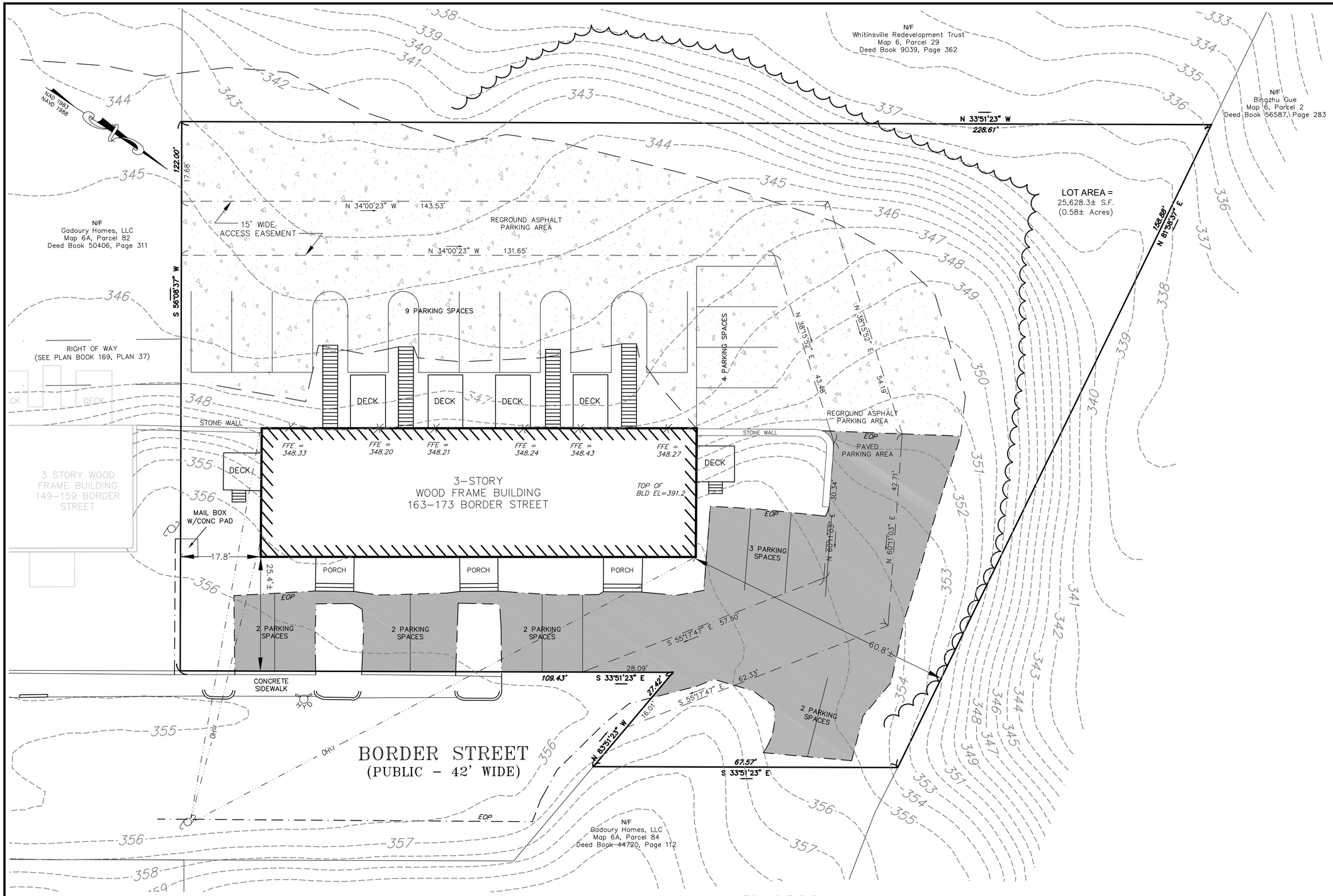

NOTES

1. NORTHBRIDGE ASSESSORS MAP 6A, PARCEL 83.
2. DEED REFERENCE: DEED 43855, PAGE 311.
3. PLAN REFERENCE: PLAN BOOK 169, PLAN 37.
4. SEE VARIANCE GRANTED BY NORTHBRIDGE ZONING BOARD OF APPEALS AUTHORIZING CONVERSION OF THE BUILDING FROM SIX UNITS TO TWELVE UNITS.
5. NO CHANGE TO THE PARKING SURFACES (PAVED AND REGROUND ASPHALT) IS PROPOSED. NO EXTERIOR CHANGES OR IMPROVEMENTS ARE PROPOSED. ALL WORK IS INTERIOR TO THE BUILDING.
6. CONSTRUCTION ON THIS LOT (OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
7. EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREON MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

ZONING TABLE
RESIDENTIAL FIVE (R-5)

	REQUIRED*	EXISTING
LOT AREA	26,000 S.F.	25,628 S.F.
FRONTAGE	50 FEET	136.85 FEET
SETBACKS		
FRONT	10 FEET	25.4 FEET
SIDE	10 FEET	17.8 FEET
REAR	15 FEET	67.8 FEET
PARKING SPACES	24	24

*FOR 12 UNITS

LOCUS MAP
(N.T.S.)

LEGEND

N/F	NOW OR FORMALLY
FH	FIRE HYDRANT
GV	GAS VALVE
CB	CATCH BASIN
—OHW—	OVERHEAD WIRES
	UTILITY POLE
SBDH(F)	STONE BOUND DRILL HOLE
IR(F)	IRON ROD FOUND
MBLU	MAP BLOCK LOT UNIT
E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
	BUILDING
—256—	EXISTING CONTOUR
256	PROPOSED CONTOUR
	TREE LINE

COMMONWEALTH OF MASSACHUSETTS
WALTER R. KNAPIK
CIVIL
NO. 41316
REGISTERED PROFESSIONAL ENGINEER
3-18-2024

OWNER/APPLICANT:

Gadoury Homes, LLC
#6 Reservoir Avenue
Manchaug, MA 01590

TITLE:

Site Plan
of
163-173 Border Street
in
Northbridge, Massachusetts

PREPARED BY:

ALLEN ENGINEERING
& ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, MA 01747
(508) 381-3212 · Phone
www.allen-ea.com

SCALE: 1" = 10 FEET
0 10 20 40

DATE: March 18, 2024

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00557

SHEET: 1 of 1