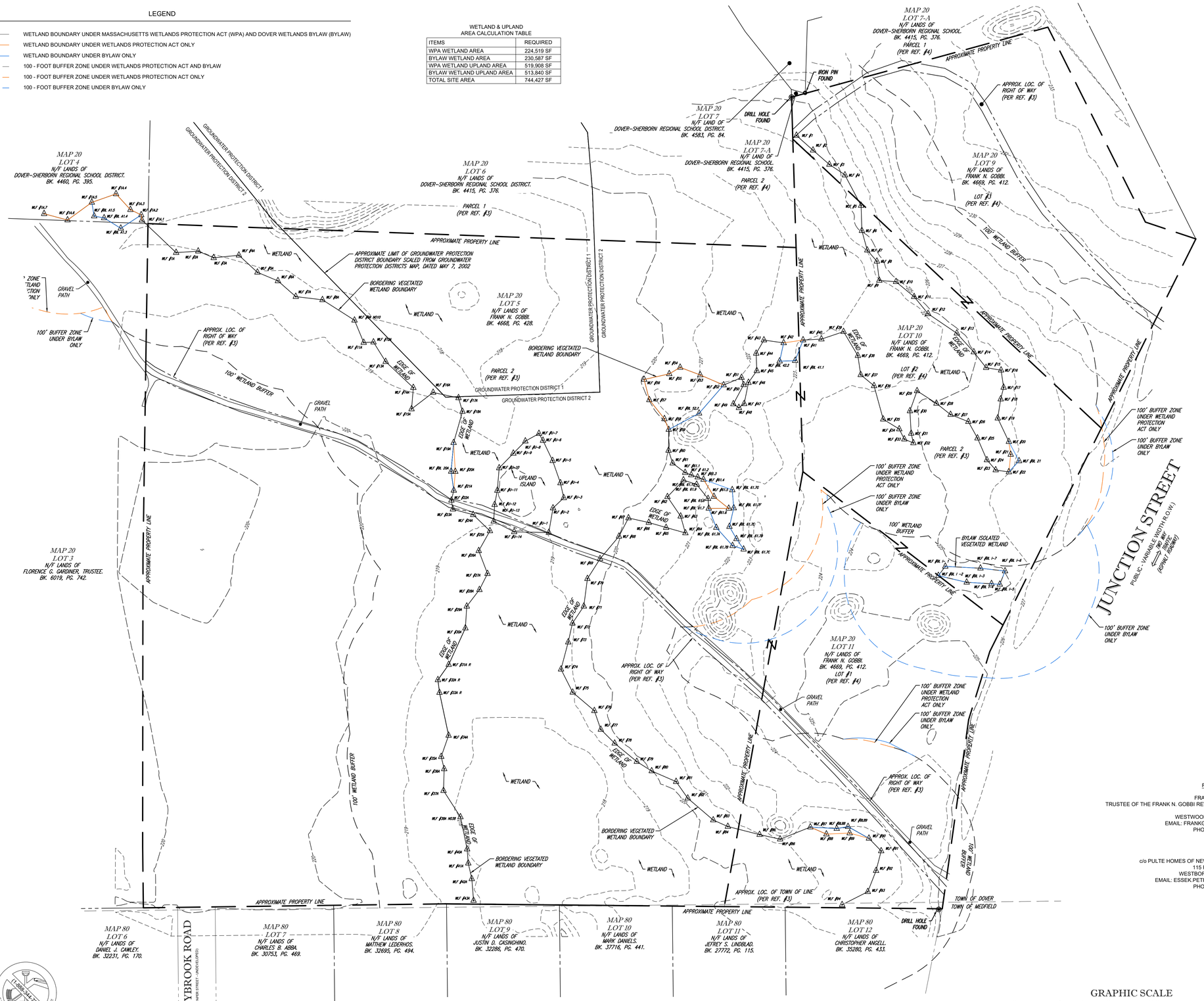
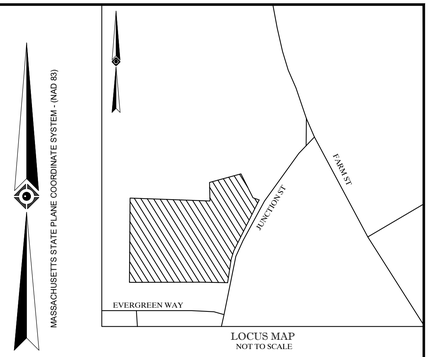
LEGEND

- WETLAND BOUNDARY UNDER MASSACHUSETTS WETLANDS PROTECTION ACT (WPA) AND DOVER WETLANDS BYLAW (BYLAW)
- WETLAND BOUNDARY UNDER WETLANDS PROTECTION ACT ONLY
- WETLAND BOUNDARY UNDER BYLAW ONLY
- 100 - FOOT BUFFER ZONE UNDER WETLANDS PROTECTION ACT AND BYLAW
- 100 - FOOT BUFFER ZONE UNDER WETLANDS PROTECTION ACT ONLY
- 100 - FOOT BUFFER ZONE UNDER BYLAW ONLY

WETLAND & UPLAND AREA CALCULATION TABLE

ITEMS	REQUIRED
WPA WETLAND AREA	224,519 SF
BYLAW WETLAND AREA	230,587 SF
WPA WETLAND UPLAND AREA	519,908 SF
BYLAW WETLAND UPLAND AREA	513,840 SF
TOTAL SITE AREA	744,427 SF





LOCUS MAP
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 5, 11, 10 & 9 AS SHOWN ON THE TOWN OF DOVER, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 20.
2. AREA = 743,569 SQUARE FEET OR 17.070 ACRES (PER REF #3 & #4)
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY LEC ON JULY 27, 2023 & OCTOBER 3, 2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC., ON JULY 31, 2023 & OCTOBER 9, 2023.
9. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TOPOGRAPHY & CONTOURS SHOWN HEREON ARE PER REFERENCE #5.
10. SUBJECT LOTS CREATED JANUARY & FEBRUARY, 1967, PER REFERENCES #3 & #4.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF DOVER, NORFOLK COUNTY, MAP 20.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 154 OF 430," MAP NUMBER 25021C0154E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "PLAN OF LAND IN DOVER & MEDFIELD, MASS.," PREPARED BY SCHOFIELD BROTHERS, REGISTERED LAND SURVEYORS, DATED FEBRUARY 1, 1967, RECORDED WITH NORFOLK REGISTRY OF DEEDS AS PLAN 208 OF 1967.
4. MAP ENTITLED "PLAN OF LAND IN DOVER & MEDFIELD, MASS.," PREPARED BY SCHOFIELD BROTHERS, REGISTERED LAND SURVEYORS, DATED JANUARY 5, 1967, RECORDED WITH NORFOLK REGISTRY OF DEEDS AS PLAN 209 OF 1967.
5. 2021 USGS LIDAR FOR CENTRAL EASTERN MASSACHUSETTS OBTAINED FROM NOAA DIGITAL COAST ONLINE DATA ACCESS VIEWER ON AUGUST 17, 2023.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
4	GROUNDWATER PROTECTION DISTRICT LINE ADDED	-	R.J.K.	G.L.H.	10-25-2023
3	WETLAND & UPLAND AREA CALCULATION TABLE ADDED	-	R.J.K.	G.L.H.	10-19-2023
2	REVISED PER CLIENT COMMENTS	C.W.	R.A.B.	G.L.H.	10-11-2023
1	REVISED PER CONSERVATION COMMISSION COMMENTS	-	R.J.K.	G.L.H.	9-13-2023

RECORD OWNER:

FRANK N. GOBBI, JR.
TRUSTEE OF THE FRANK N. GOBBI REVOCABLE TRUST
P.O. BOX 220
WESTWOOD, MA 02090-0220
EMAIL: FRANKGOBBI@AOL.COM
PHONE: 617-899-8483

APPLICANT:
ESSEK PETRIE
c/o PULTE HOMES OF NEW ENGLAND, LLC
115 FLANDERS ROAD
WESTBOROUGH, MA 01581
EMAIL: ESSEK.PETRIE@PULTE.COM
PHONE: 508-621-2404

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW BOUNDARY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS — GERRY L. HOLDRIGHT — NO. 49211 — REGISTERED PROFESSIONAL LAND SURVEYOR

10-25-2023
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE: 10-09-2023, 07-31-2023
FIELD BOOK NO.: 23-11 MA
FIELD BOOK PG.: 63 & 64
FIELD CREW: C.W., B.S.B.
DRAWN: R.A.B.
REVIEWED: R.J.K.

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

PULTE HOMES

JUNCTION STREET
MAP 20, LOTS 5, 11, 10 & 9
TOWN OF DOVER, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
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CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

APPROVED: G.L.H. | DATE: 8-17-2023 | SCALE: 1"=50' | FILE NO.: 03-230368-00 | DWG. NO.: 1 OF 1

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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1-888-344-7233 — STOP! CALL BEFORE YOU DIG