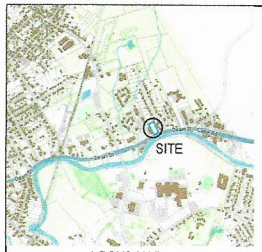
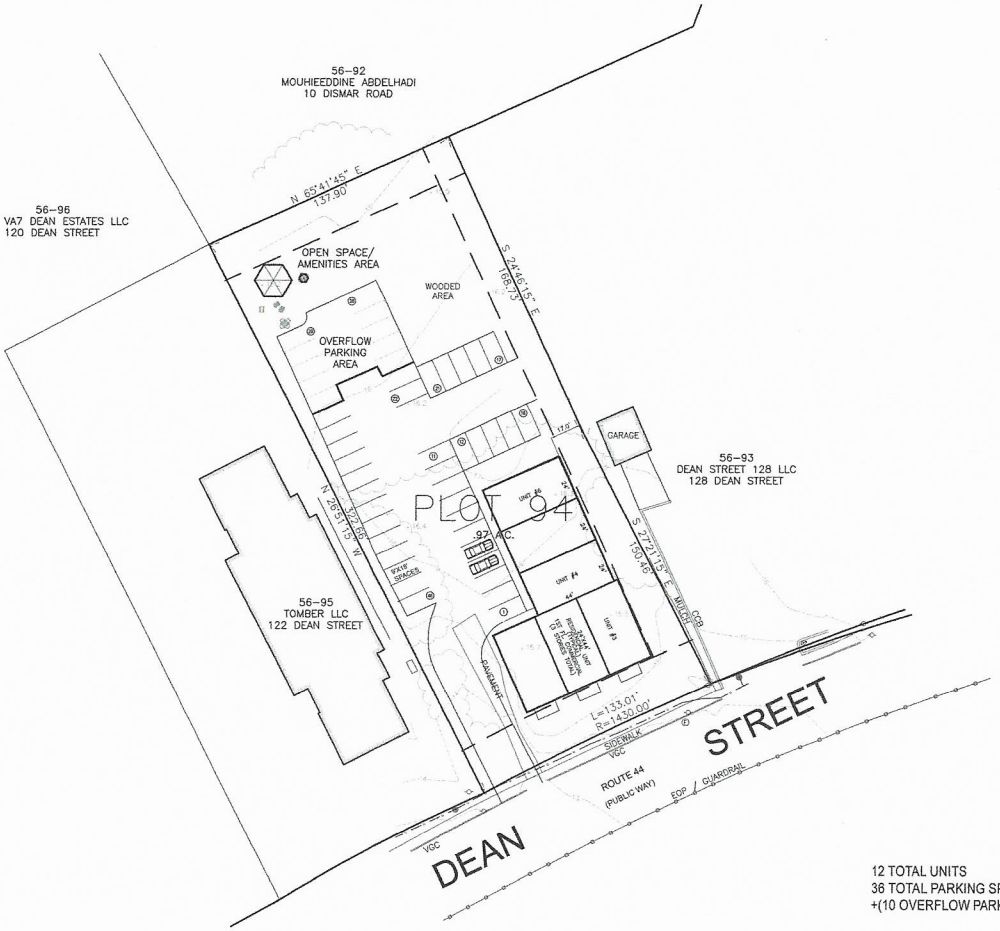


LOCUS MAP



12 TOTAL UNITS
36 TOTAL PARKING SPACES
+(10 OVERFLOW PARKING SPACES)

LEGEND

U.P.	= UTILITY POLE/GUY WIRE
	= WATER GATE/SHUT-OFF
CB	= CATCH BASIN
DMH	= DRAIN MANHOLE
SMH	= SEWER MANHOLE
	= HYDRANT
	= TRANSFORMER
E	= ELECTRIC BOX
C.L.F.	= CHAIN LINK FENCE
	= GAS GATE
100	= CONTOURS
x 100.00	= SPOT GRADE
LP	= LIGHT POLE
WF 123	= WETLAND FLAG
	= TREES , BUSHES
OHE	= OVERHEAD ELECTRIC
UGE	= UNDERGROUND ELECTRIC
S	= SEWER LINE
W	= WATER LINE
G	= GAS LINE
	= WETLANDS
	= SIGN
TP#1	= TEST PIT

GENERAL NOTES :

ASSESSORS MAP : 56 PLOT : 94

LOCUS DEED REFERENCE : BOOK 19630, PAGE 43

ZONING : HIGHWAY BUSINESS DISTRICT

SETBACKS:
FRONT: 25'
SIDE: 15'
REAR: 20'

APPLICANT :
RUSSELL MARTORANA
124 DEAN STREET
TAUNTON, MA. 02780

OWNER :
MARTORANA NICOLE
169 JUDSON STREET
RAYNHAM, MA 02767

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

THE PROJECT SITE IS IN A FLOOD ZONE (ZONE AE) AS PER FEMA – FIRM MAP COMMUNITY PANEL 25005C0162G, DATED 7/16/2015.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1–888–DIG–SAFE) AND THE CITY OF TAUNTON UTILITY DIVISION AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.

811 DigSafe

Assessors Map: 56 Plot: 94
124 Dean Street, Taunton, Massachusetts

PREPARED FOR

RUSSELL MARTORANA

TITLE

CONCEPT PLAN "B"

J.K. HOLMGREN ENGINEERING, LLC
Registered Professional Engineers and Land Surveyors
1024 Pearl Street ,Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com

J.K. Holmgren Engineering

30 0 30 60
SCALE IN FEET

SCALE: 1" = 30' DATE: 10/21/2025

NO.	BY	DATE	REMARKS

C-1
DRAWING NUMBER

H:\2025\2025-119 KR Dean Realty Trust, 124 Dean St., Taunton\SURVEY\WORKSHEETS\2025-119CPB0.dwg

2025–119