

NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY AND THE DEEDS AND PLANS OF RECORD CITED HEREON.
- THE BEARING BASIS FOR THIS SURVEY IS THE 1937 WORCESTER COUNTY HIGHWAY LAYOUT OF FERRY STREET, DECREE 1025, PLAN H-2625R, PLAN BOOK 105, PLAN 1. THE FINAL ORIENTATION AND TRANSLATION WAS DETERMINED BY A "BEST FIT ANALYSIS" OF THE WORCESTER COUNTY HIGHWAY BOUNDS FOUND BETWEEN STATIONS 35+06.97 AND 67+27.68.
- ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE TOWN OF GRAFTON SUBDIVISION REGULATIONS 4.8 & 5.11. ALL MONUMENTS ARE TO BE GRANITE STONE BOUNDS WITH DRILL HOLES AND INSTALLED AT LOCATIONS AS DEPICTED HEREON.
- A TEN FOOT (10') WIDE PERMANENT GRADING AND DRAINAGE EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE PROPOSED RIGHT-OF-WAY ACROSS THE REMAINING FRONTAGE OF EACH LOT NOT DEPICTED AS PART OF OTHER DEFINED DRAINAGE EASEMENTS.
- THE AREA OF DRAINAGE EASEMENT "DE-1" THAT ENCOMPASSES THE BACK PORTION OF LOTS 1-5 SHALL BE FOR ADDITIONAL DRAINAGE AND GRADING AS MAY BE REQUIRED TO INTERCEPT AND MITIGATE THE SURFACE RUNOFF AND GROUNDWATER FLOWS.
- A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT. THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF GRAFTON.
- THIS SITE IS NOT WITHIN ANY FLOOD HAZARD AREA, AS DETERMINED ON THE FLOOD INSURANCE MAP, TOWN OF GRAFTON, MASSACHUSETTS, WORCESTER COUNTY, COMMUNITY PANEL 2503060005D, WHICH BEARS AN EFFECTIVE DATE OF 9/30/92.
- THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) IS SHOWN ON SHEET 4 OF 12.
- THE MINIMUM AVERAGE FRONT YARD SETBACK FOR THE DEVELOPMENT SHALL BE TWENTY FEET (20') IN ACCORDANCE WITH THE TOWN OF GRAFTON SUBDIVISION REGULATION 5.3.6.d.
- TOWN OF GRAFTON LAND TO BE USED FOR THE PROPOSED STORMWATER MANAGEMENT INFRASTRUCTURE. REFERENCE THE LICENSE AGREEMENT DATED _____, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____. REFERENCE ALSO PLAN ENTITLED "ROAD REALIGNMENT PLAN, OLD FERRY STREET, GRAFTON, MASSACHUSETTS", PREPARED BY GRAZ ENGINEERING, LLC, DATED OCTOBER 6, 2003, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____.

PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 122, LOT 1
 LOT ADDRESS: FERRY STREET
 OWNER OF RECORD: FERRY RIDGE, L.L.C.
 LOCUS DEED: BOOK 25384, PAGE 2
 PLAN REFERENCES: PLAN BOOK 88, PLAN 4
 ZONING DISTRICT: R-20, MEDIUM DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS:

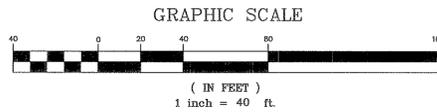
AREA	MINIMUM REQUIRED
FRONTAGE	8,000 SQ.FT.
FRONTAGE CUL-DE-SAC	80 FT.
FRONT SETBACK	50 FT.
FRONT SETBACK	15 FT.
SIDE SETBACK	15 FT.
REAR SETBACK	7 FT.
REAR SETBACK	15 FT. *

* 50 FT. WHEN NOT PART OF THE FLEXIBLE DEVELOPMENT.

LEGEND

- GRANITE OR CONCRETE BOUND TO BE SET
- GRANITE STONE BOUND FOUND
- STL/PF STEEL PIN FOUND
- IPF IRON PIPE FOUND
- DHF DRILL HOLE FOUND
- RBF REBAR FOUND
- CAP WITH SURVEYORS CAP
- ROS WITH RING OF STONES
- CL/REM CENTERLINE REMAINS
- DH WITH DRILL HOLE
- 122/1 ASSESSORS MAP & PARCEL
- PROPOSED LOT NUMBER
- PROPOSED STREET NUMBER

SEE RIDER ATTACHED TO PLAN

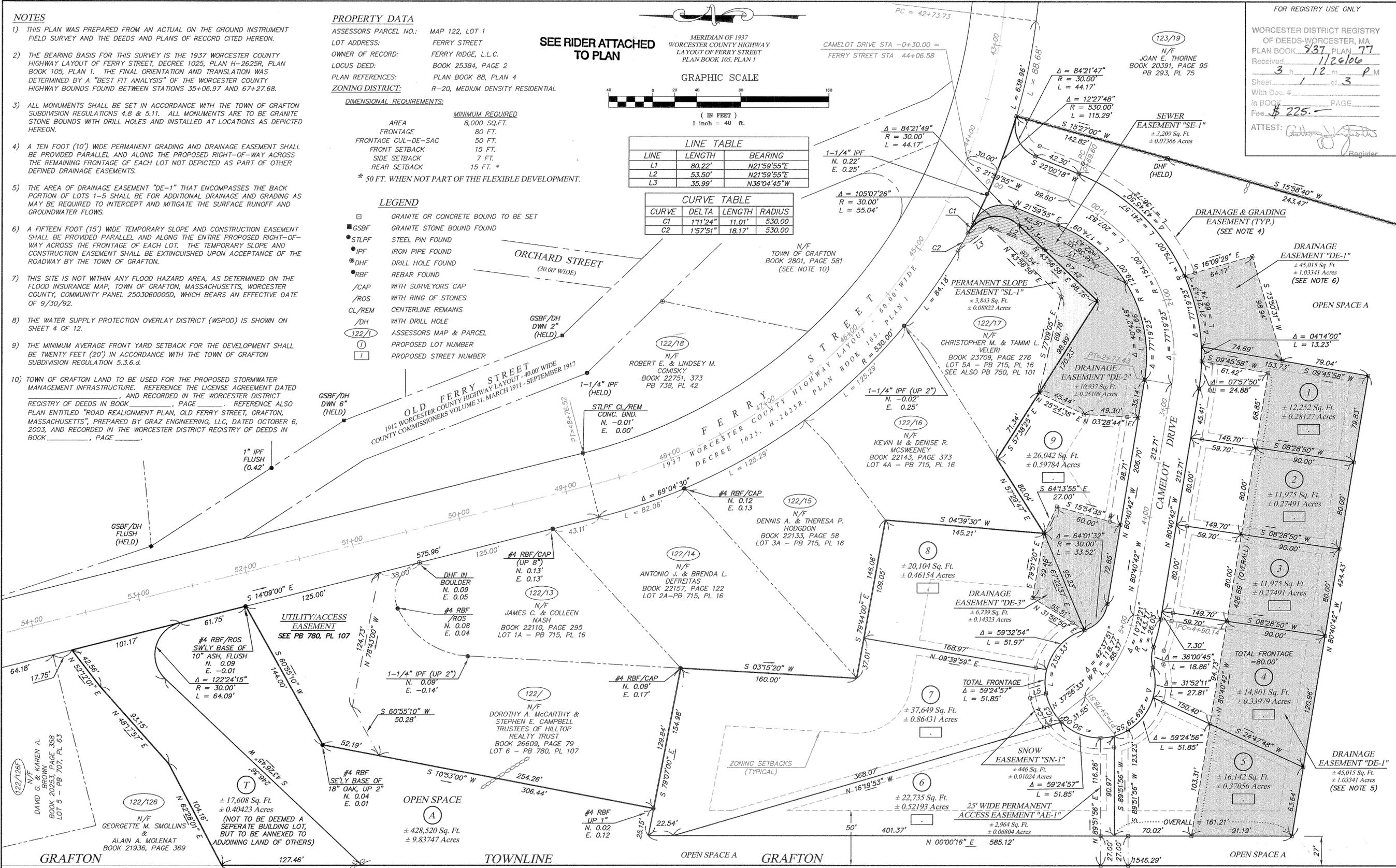


LINE TABLE

LINE	LENGTH	BEARING
L1	80.22'	N21°59'55"E
L2	53.50'	N21°59'55"E
L3	35.99'	N36°04'45"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	171°24'	11.01'	530.00'
C2	157°51'	18.17'	530.00'



FOR REGISTRY USE ONLY

WORCESTER DISTRICT REGISTRY OF DEEDS-WORCESTER, MA

PLAN BOOK 837 PLAN 77

Received 1/26/06

3 h 12 m P.M.

Sheet 1 of 3

With Doc. #

in BOOK #

Fee \$ 225. PAGE

ATTEST: *Anthony J. [Signature]* Registrar

GRAZ Engineering, LLC

71 ELM STREET, SUITE 102 WORCESTER, MA 01609

TEL: (508) 792-3773 FAX: (508) 792-3774

FERRY RIDGE ESTATES - DEFINITIVE SUBDIVISION

GRAFTON, MASSACHUSETTS

DEFINITIVE - LOT LAYOUT PLAN (SHEET 1 OF 3)

PREPARED FOR: FERRY RIDGE LLC - Owner

896 BOSTON POST ROAD; MARLBOROUGH, MA 01752

SCALE AS SHOWN

DRAWN BY BCM

DATE MAY 9, 2003

REVISED AUGUST 7, 2003

OCTOBER 22, 2004

DECEMBER 6, 2004



LINE TABLE

LINE	LENGTH	BEARING
L4	16.61'	N 16°19'53" W
L5	15.05'	S 16°19'53" E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C3	34°22'39"	30.00'	50.00'
C4	26°01'05"	29.52'	65.00'

GENERAL CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN OF GRAFTON ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN IS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL SPECIAL PERMIT #2002-1 GRANTED BY THE GRAFTON PLANNING BOARD ON JULY 23, 2002, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 28120, PAGE 175.

SUBJECT TO COVENANT DATED 1/7/05 RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, IN BOOK 35948, PAGE 263. INSTRUMENT # _____

DEEDS OF EASEMENTS TO BE RECORDED HERewith.

SEE SHEET 4 OF 13 FOR GRAFTON PLANNING BOARD CONDITIONS OF APPROVAL AND WAIVERS GRANTED.

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON June 9, 2004 AT 1:50pm AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

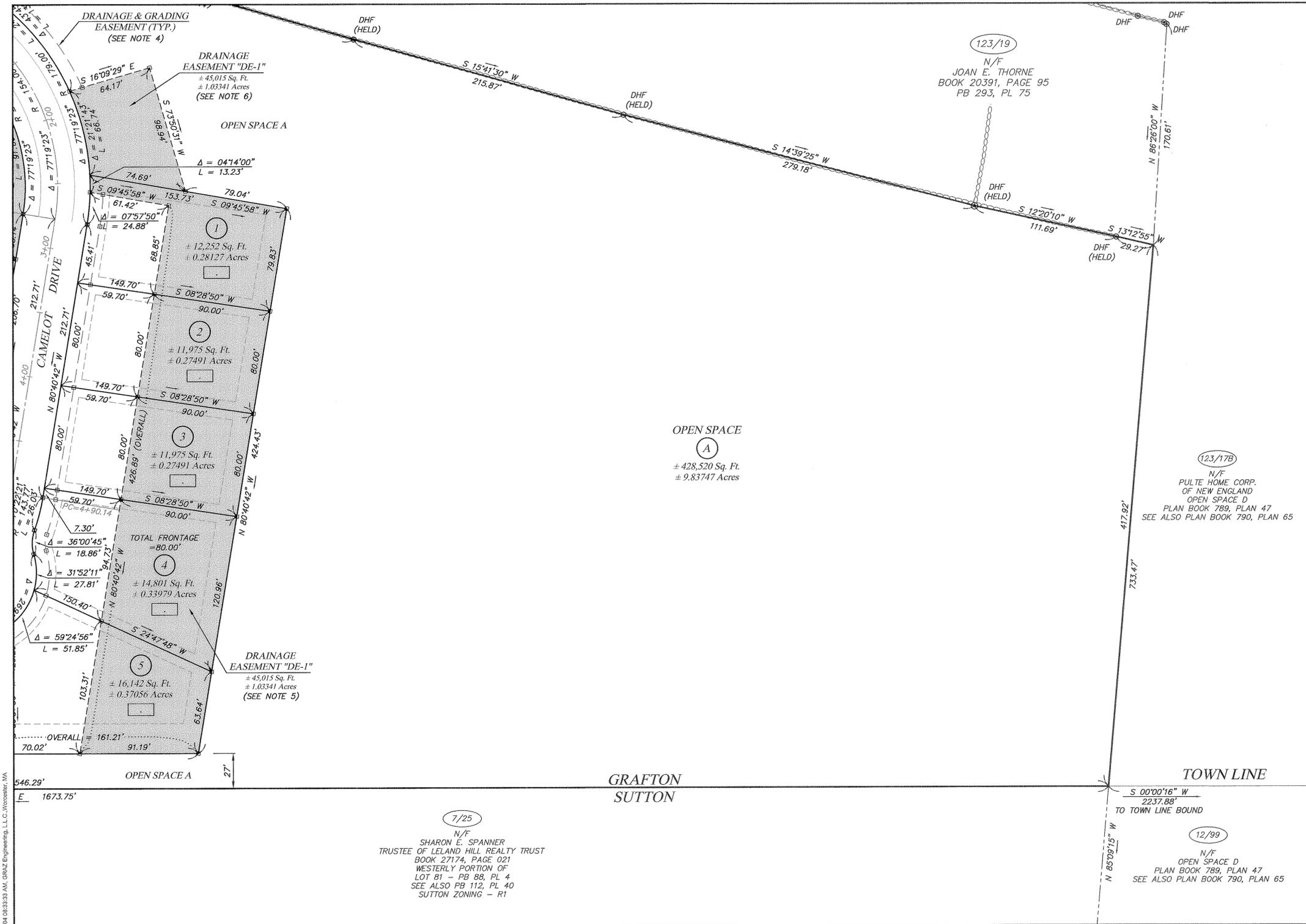
Maura A. Clark
TOWN CLERK - GRAFTON

DATE: April 7, 2005

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF GRAFTON

North A. Regan
Gregory
Margaret Small

DATE: 6/27/05



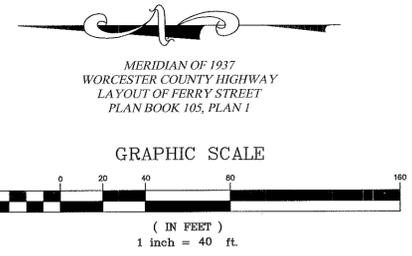
FOR REGISTRY USE ONLY
 PLAN BOOK 837 PLAN 77

GRAZ Engineering, LLC
 71 ELM STREET, SUITE 102
 WORCESTER, MA 01609
 TEL.: (508) 792-3773 FAX: (508) 792-3774

FERRY RIDGE ESTATES - DEFINITIVE SUBDIVISION
 GRAFTON, MASSACHUSETTS
 DEFINITIVE - LOT LAYOUT PLAN (SHEET 2 OF 3)
 PREPARED FOR: FERRY RIDGE LLC
 896 BOSTON POST ROAD; MARLBOROUGH, MA 01752

SCALE AS SHOWN
 DRAWN BY BCM
 DATE MAY 9, 2003
 REVISED AUGUST 7, 2003
 OCTOBER 22, 2004
 DECEMBER 6, 2004

SEE RIDER ATTACHED TO PLAN



GENERAL CERTIFICATIONS
 THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN OF GRAFTON ASSESSOR'S RECORDS.
 I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN IS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL SPECIAL PERMIT MSRP #2002-1 GRANTED BY THE GRAFTON PLANNING BOARD ON JULY 23, 2002, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 28120, PAGE 175.
 SUBJECT TO COVENANT DATED 1/7/05 RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, IN BOOK 35948, PAGE 263, INSTRUMENT # [redacted].
 DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.
 SEE SHEET 4 OF 13 FOR GRAFTON PLANNING BOARD CONDITIONS OF APPROVAL AND WAIVERS GRANTED.

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON June 29, 2004 AT 11:50am AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
 TOWN CLERK - GRAFTON
 DATE April 7, 2005

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF GRAFTON
 [Signature]
 [Signature]
 DATE: 6/27/05



P:\Projectal\FerryRidge\GRAZ\Subdivision\dwg\011526.dwg, Bk: 2d\F: Definitive, 12/20/04 08:33:33 AM, GRAZ Engineering, LLC, Worcester, MA

GRAFTON PLANNING BOARD CONDITIONS OF APPROVAL

- 1) PRIOR TO PLAN ENDORSEMENT, THE DRAINAGE EASEMENTS ALONG THE PROPOSED ROAD AND REFERENCED IN THE NOTES ON SHEET 2 SHALL BE DEPICTED ON THE PLANS.
2) PRIOR TO PLAN ENDORSEMENT, THE APPLICANT SHALL SUBMIT WRITTEN VERIFICATION OF APPROVAL BY THE GRAFTON TREE WARDEN OF THE STREET TREES SHOWN ON THE PLANS.
3) PRIOR TO PLAN ENDORSEMENT, THE APPLICANT SHALL SUBMIT WRITTEN VERIFICATION TO THE PLANNING BOARD THAT THE LOCATIONS OF THE STREET LIGHTS SHOWN ON THE PLAN HAVE BEEN APPROVED BY THE GRAFTON BOARD OF SELECTMEN. ALSO PRIOR TO PLAN ENDORSEMENT, THE TECHNICAL SPECIFICATIONS FOR SAID LIGHTING, AS APPROVED BY THE DPW DIRECTOR, SHALL BE INCLUDED IN THE SHEET OF PLANS.
4) PRIOR TO PLAN ENDORSEMENT, THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD A COPY OF A PROPERLY EXECUTED LICENSE AGREEMENT FOR USE OF THE TOWN-OWNED PROPERTY ON THE NORTH SIDE OF FERRY STREET FOR THE PROPOSED STORMWATER MANAGEMENT STRUCTURE, AS SHOWN ON THE PLANS. REFERENCE TO THIS AGREEMENT SHALL BE INCLUDED IN AN APPROPRIATE LOCATION ON THE PLANS. ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN SAID LICENSE AGREEMENT ARE HEREBY INCORPORATED BY REFERENCE AND SHALL CONSTITUTE A CONDITION OF THIS DECISION.
5) PRIOR TO PLAN ENDORSEMENT, THE PLANS SHALL BE REVISED TO INCLUDE AN EASEMENT ALONG THE REAR OF LOTS 1-5 TO PROVIDE, IN THE OPINION OF THE PLANNING BOARD, ADEQUATE AREA TO ACCOMMODATE MITIGATION MEASURES TO ADDRESS POSSIBLE GROUNDWATER SEEPAGE FROM THE SLOPE BEHIND SAID LOTS SHOULD FUTURE CONDITIONS WARRANT SUCH ACTION.
6) PRIOR TO PLAN ENDORSEMENT, THE PLANS SHALL BE REVISED TO THE SATISFACTION OF THE PLANNING BOARD TO INCLUDE DETAILS FOR PLANTING/RE-VEGETATING THE AREAS OF THE OPEN SPACE / COMMON LAND SUBJECT TO DISTURBANCE AND/OR GRADING, AS SHOWN ON THE PLANS.
7) PRIOR TO PLAN ENDORSEMENT, THE PLANS SHALL BE REVISED TO THE SATISFACTION OF THE PLANNING BOARD TO INCLUDE OBSERVATION PORTS IN EACH LINE OF THE SUBSURFACE DETENTION SYSTEMS.
8) PRIOR TO PLAN ENDORSEMENT, THE PLANS SHALL BE REVISED SUCH THAT THE TURNAROUND OF THE OPEN SPACE TRAIL SHOWN ON THE PLANS HAS A MINIMUM CENTERLINE RADIUS OF TWENTY-FIVE FEET (25'), AS REQUIRED BY SECTION 4.10.5 OF THE RULES AND REGULATIONS.
9) PRIOR TO PLAN ENDORSEMENT, ALL WAIVERS FROM THE RULES AND REGULATIONS GRANTED AS PART OF THIS DECISION AND MRSP 2002-1 SHALL BE LISTED ON THE PLANS, AND THE RELEVANT DETAILS/FEATURES OF THE PLANS SHALL REFLECT SAID WAIVERS.
10) PRIOR TO PLAN ENDORSEMENT, ALL SHEETS OF THE APPROVED PLAN SHALL REFERENCE SPECIAL PERMIT MRSP 2002-1, INCLUDING ITS WORCESTER DISTRICT REGISTRY OF DEEDS BOOK AND PAGE NUMBERS USING THE FOLLOWING STATEMENT: "THIS PLAN IS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON JULY 23, 2002, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 28120 PAGE 175."
11) PRIOR TO PLAN ENDORSEMENT, THESE CONDITIONS SHALL BE INSCRIBED BY THE APPLICANT ON A SHEET OF THE PLANS SUITABLE FOR RECORDING AT THE WORCESTER REGISTRY OF DEEDS. SUCH SHEET(S) SHALL BE SO RECORDED AS PART OF THE DEFINITIVE PLAN. REFERENCE TO SAID CONDITIONS AND THE APPROPRIATE SHEET SHALL BE INSCRIBED ON ANY SHEET(S) THAT DO NOT CONTAIN THE CONDITIONS OF APPROVAL.
12) PRIOR TO PLAN ENDORSEMENT, ALL APPLICABLE REQUIREMENTS OF SECTION 3.3.7 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND: GRAFTON MASSACHUSETTS (REVISED THROUGH 11-29-99) SHALL BE SATISFIED.
13) AS PER SECTION 3.3.10 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE RELEASE OF ANY LOT OR REDUCTION IN SURETY, EXECUTED DOCUMENTS IN A FORM ACCEPTABLE TO THE TOWN SHALL BE SUBMITTED THAT GRANT TO THE TOWN ALL RIGHTS REGARDING THE ROADWAY, DRAINAGE EASEMENTS AND ALL OTHER INFRASTRUCTURE.
14) THIS APPROVAL SHALL NOT BE CONSTRUED AS APPROVING THE BUILDABILITY OF ANY LOTS SHOWN ON THE PLANS. ALL APPLICABLE FEDERAL, STATE, OR OTHER LOCAL PERMITS/APPROVALS MUST BE OBTAINED FOR EACH LOT PRIOR TO CONSTRUCTION ON SAID LOT.
15) THIS APPROVAL SHALL NOT BE CONSTRUED AS FINAL APPROVAL OF ANY ON- OR OFF-SITE IMPROVEMENTS OR WORK (SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, DRAINAGE, AND UTILITIES INSTALLATION) ASSOCIATED WITH THIS PROJECT AND SHOWN ON THE PLANS. ALL APPLICABLE FEDERAL, STATE, AND LOCAL APPROVALS/PERMITS SHALL BE OBTAINED BY THE APPLICANT PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE DEVELOPMENT OR OFF-SITE IMPROVEMENTS THAT WARRANT SUCH APPROVALS/PERMITS. ALL APPLICABLE REQUIREMENTS OF SUCH AGENCIES/ENTITIES ARE HEREBY INCORPORATED BY REFERENCE AS A REQUIREMENT OF THIS DECISION.
16) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY ON THE SITE, AN INITIAL INSPECTION OF THE EROSION CONTROL/SITE STABILIZATION MEASURES SHALL BE PERFORMED BY AGENT(S) OF BOTH THE PLANNING BOARD AND CONSERVATION COMMISSION IN THE PRESENCE OF A REPRESENTATIVE OF THE APPLICANT/DEVELOPER, AND NOTICE OF SUCH INSPECTION FORWARDED TO BOTH BOARDS. NO CONSTRUCTION ACTIVITY SHALL OCCUR ON THE SITE UNTIL THE APPLICANT/DEVELOPER RECEIVES AUTHORIZATION FROM BOTH THE PLANNING BOARD AND CONSERVATION COMMISSION REGARDING THE ADEQUACY OF THE INITIAL EROSION CONTROL AND SITE STABILIZATION MEASURES. THE PLANNING BOARD RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL/SITE STABILIZATION MEASURES AT ANY TIME DURING THE CONSTRUCTION PROCESS SHOULD THE PLANNING BOARD, CONSERVATION COMMISSION, OR THEIR AGENT(S) DEEM SUCH MEASURES NECESSARY. THE APPLICANT/DEVELOPER SHALL BE NOTIFIED IN WRITING OF THE NECESSITY FOR SUCH ADDITIONAL MEASURES, AND SHALL COMPLETE ALL SUCH REQUIREMENTS WITHIN TEN (10) DAYS OF RECEIVING SAID NOTICE, OR OTHER TIME AS MAY BE AGREED UPON BY BOTH THE PLANNING BOARD AND THE CONSERVATION COMMISSION.
17) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL SUBMIT TO THE TOWN (THROUGH THE PLANNING BOARD) A BOND OR OTHER TYPE OF SECURITY ACCEPTABLE TO THE BOARD, IN AN AMOUNT TO BE DETERMINED BY THE BOARD AND ITS AGENT, FOR THE PURPOSES OF ENSURING ADEQUATE STORMWATER MANAGEMENT AND EROSION CONTROL/SITE STABILIZATION DURING THE CONSTRUCTION PROCESS. SAID BOND/SECURITY SHALL NOT BE RELEASED UNTIL THE SITE IS STABILIZED AND ALL STORMWATER MANAGEMENT FACILITIES ARE FUNCTIONING TO THE SATISFACTION OF BOTH THE PLANNING BOARD AND CONSERVATION COMMISSION.
18) ONCE CONSTRUCTION ACTIVITY COMMENCES, THE SITE SHALL BE INSPECTED ON A WEEKLY BASIS BY AN AGENT OF THE PLANNING BOARD AND/OR CONSERVATION COMMISSION IN THE PRESENCE OF A REPRESENTATIVE OF THE APPLICANT/DEVELOPER, IN ORDER TO MONITOR THE STORMWATER MANAGEMENT SYSTEM/FACILITIES AND EROSION CONTROL/SITE STABILIZATION MEASURES. THE FREQUENCY OF INSPECTIONS MAY BE DECREASED ONLY UPON WRITTEN AUTHORIZATION BY THE PLANNING BOARD. THE PLANNING BOARD RESERVES THE RIGHT TO REQUIRE ADDITIONAL STORMWATER MANAGEMENT AND EROSION CONTROL/SITE STABILIZATION MEASURES AT ANY TIME DURING THE CONSTRUCTION PROCESS SHOULD THE PLANNING BOARD, CONSERVATION COMMISSION, OR THEIR AGENT(S) DEEM SUCH MEASURES NECESSARY. THE APPLICANT/DEVELOPER SHALL BE NOTIFIED IN WRITING OF THE NECESSITY FOR SUCH ADDITIONAL MEASURES, AND SHALL COMPLETE ALL SUCH REQUIREMENTS WITHIN TEN (10) DAYS OF RECEIVING SAID NOTICE, OR OTHER TIME AS AGREED UPON BY BOTH THE PLANNING BOARD AND THE CONSERVATION COMMISSION.
19) UPON COMMENCING ANY CONSTRUCTION ACTIVITY ON THE SITE, AND IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II REQUIREMENTS, A STORMWATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES ON THE SITE BY THE APPLICANT/DEVELOPER. A COPY OF THIS DOCUMENT WILL BE FORWARDED TO THE PLANNING BOARD, CONSERVATION COMMISSION AND DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
20) NO BUILDING PERMIT(S) SHALL BE ISSUED UNTIL THE SUBDIVISION ROAD SHOWN ON THE PLAN IS CONSTRUCTED WITH A BINDER COURSE OF PAVEMENT IN ACCORDANCE WITH THE GRAFTON SUBDIVISION RULES AND REGULATIONS, AND ALL STORMWATER MANAGEMENT STRUCTURES/SYSTEM ARE OPERATIONAL, OR OTHER TEMPORARY MEASURES FOR STORMWATER MANAGEMENT AND EROSION CONTROL, ARE INSTALLED AND OPERATIONAL TO THE SATISFACTION OF THE PLANNING BOARD, CONSERVATION COMMISSION, AND THEIR AGENT(S).
21) ANY MODIFICATION TO THE APPROVED PLANS SHALL REQUIRE, PRIOR TO IMPLEMENTING SUCH CHANGE, A DETERMINATION FROM THE PLANNING BOARD AS TO WHETHER THE PROPOSED CHANGE IS SUBSTANTIALLY DIFFERENT THAN PRESENTED IN THE MATERIALS AND INFORMATION USED IN MAKING THE DECISION. THE PLANNING BOARD RESERVES THE RIGHT TO SOLICIT COMMENTS FROM OTHER TOWN BOARDS, DEPARTMENTS, AND COMMITTEES, AS WELL AS ITS CONSULTING ENGINEER, IN MAKING DETERMINATIONS REGARDING SUCH CHANGES. THE PLANNING BOARD MAY, UPON ITS DETERMINATION, REQUIRE A MODIFICATION OF THIS DECISION IF IT FINDS THAT THE PROPOSED CHANGES ARE SUBSTANTIAL IN NATURE AND OF PUBLIC CONCERN, AND SUBSTANTIALLY ALTER THE PLANS AND INFORMATION USED IN MAKING THIS DECISION. ANY MODIFICATION OF THIS DECISION SHALL BE MADE PURSUANT TO SECTION 3.3 OF THE RULES AND REGULATIONS.
22) ALL SITE CONSTRUCTION, DEVELOPMENT AND IMPROVEMENTS SHALL BE INSPECTED AT THE APPROPRIATE STAGE(S) OF CONSTRUCTION BY THE PLANNING BOARD OR ITS DESIGNEE UPON REQUEST MADE BY THE APPLICANT TO THE PLANNING BOARD OR ITS DESIGNEE, IN ACCORDANCE WITH ANY POLICIES FOR SUCH REQUESTS.
23) THE PLANNING BOARD RESERVES THE RIGHT, PURSUANT TO THE SUBDIVISION RULES AND REGULATIONS AND SECTION 1.5.1.1 OF THE ZBL, TO UTILIZE THE SERVICES OF A PROFESSIONAL ENGINEER IN REVIEWING ANY MATERIALS REQUIRED TO BE SUBMITTED AS CONDITIONS OF THIS DECISION, OR CONDUCTING ANY INSPECTIONS OR OTHER WORK ASSOCIATED WITH THE CONSTRUCTION OF THE SUBDIVISION. IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE SUBDIVISION REGULATIONS AND THE ZBL, ANY FEES OR EXPENSES ASSOCIATED WITH SUCH REVIEWS SHALL BE THE RESPONSIBILITY OF THE APPLICANT. SUCH INSPECTIONS OR REVIEWS WILL NOT BE CONDUCTED IF A ZERO OR NEGATIVE BALANCE EXISTS IN ANY ACCOUNT ESTABLISHED BY THE PLANNING BOARD FOR THE PURPOSES STATED IN THIS DECISION.
24) PRIOR TO ACCEPTANCE OF THE WAY AND IMPROVEMENTS BY THE TOWN, A DETERMINATION SHALL BE MADE BY THE PLANNING BOARD, THROUGH ITS DESIGNATED CONSULTING ENGINEER, AS TO WHETHER THE DETENTION BASINS, AS WELL AS OTHER IMPROVEMENTS, ARE CONSTRUCTED AND OPERATE AS DESIGNED ON THE APPROVED PLANS(S). IF A NEGATIVE DETERMINATION IS MADE, THE APPLICANT SHALL, AT THEIR OWN EXPENSE, REMEDY ANY AND ALL DEFICIENCIES TO THE SATISFACTION OF THE BOARD.
25) EXCEPT AS OTHERWISE APPROVED BY THE PLANNING BOARD, ALL DRIVEWAYS, ROADWAYS, UTILITIES, AND OTHER IMPROVEMENTS SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE RULES AND REGULATIONS. ALL SITE IMPROVEMENTS SHALL BE INSPECTED AT THE APPROPRIATE STAGE OF CONSTRUCTION IN ACCORDANCE WITH THE SUBDIVISION RULES AS REQUIRED BY THE BOARD.
26) ALL SITE DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND: GRAFTON, MASSACHUSETTS (REVISED THROUGH 11-29-99) AS WELL AS WITH ALL APPLICABLE FEDERAL, STATE, AND TOWN LAWS, ORDINANCES AND REGULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE RULES AND REGULATIONS, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH DISCREPANCY STATED WITHIN THE FINDINGS, WAIVERS OR CONDITIONS OF THIS DECISION OR ANY RELATED SPECIAL PERMIT, THE REQUIREMENTS OF THE RULES AND REGULATIONS SHALL APPLY. ALL REQUIRED PERMITS AND APPROVALS SHALL BE SECURED BY THE APPLICANT AT THE APPROPRIATE STAGE OF CONSTRUCTION AND COPIES OF ALL PERTINENT DOCUMENTS REGARDING SAID PERMITS AND APPROVALS SHALL BE FILED WITH THE PLANNING BOARD IN A TIMELY MANNER.
27) IF APPLICABLE, CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THE PLANS APPROVED AS PART OF THIS DECISION IS SUBJECT TO THE APPROVAL BY THE GRAFTON CONSERVATION COMMISSION. ANY ORDER OF CONDITIONS AND/OR PERMITS ISSUED BY THE CONSERVATION COMMISSION WITH RESPECT TO THIS APPLICATION ARE HEREBY INCORPORATED BY REFERENCE AND SHALL CONSTITUTE A CONDITION OF THIS DECISION. IF SUCH ORDER OF CONDITIONS AND/OR PERMITS REQUIRE SUBSTANTIAL MODIFICATIONS TO ANY OF THE PLANS APPROVED BY THE PLANNING BOARD, THE BOARD MAY, UPON ITS DETERMINATION, REQUIRE A MODIFICATION OF THIS DECISION IF IT FINDS THAT THE PROPOSED CHANGES ARE SUBSTANTIAL IN NATURE AND OF PUBLIC CONCERN. ANY MODIFICATIONS OF THIS DECISION SHALL BE MADE PURSUANT TO SECTION 3.3 OF THE RULES AND REGULATIONS, AND AS NOTED WITHIN THE CONDITIONS OF THIS DECISION.
28) ALL GRADING AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PLAN, AS WELL AS ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL BE ACCOMPLISHED SO AS NOT TO DISCHARGE ANY NON-PERMITTED POLLUTANTS OR SILTATION INTO WATERWAYS DURING CONSTRUCTION OR AFTER COMPLETION OF THE SUBDIVISION.
29) ALL STORMWATER MANAGEMENT FACILITIES AND ASSOCIATED STRUCTURES, INCLUDING PIPE, LOAMING, AND SEEDING SHALL BE COMPLETED AND STORMWATER RUNOFF SUITABLY CONTROLLED, TO THE SATISFACTION OF THE PLANNING BOARD PRIOR TO THE RELEASE OF ANY LOT WITHIN THAT PORTION OF THE SUBDIVISION.
30) SOIL EROSION SHALL BE PREVENTED BEFORE IT OCCURS, AND IT SHALL BE THE APPLICANT'S RESPONSIBILITY NOT TO UNDERTAKE MORE WORK THAN CAN BE SAFELY AND ADEQUATELY CONTROLLED. AREAS THAT CANNOT BE RESTORED OR STABILIZED IMMEDIATELY SHALL BE MULCHED IMMEDIATELY TO PREVENT ANY POTENTIAL EROSION OR SEDIMENTATION.
31) SUITABLE EROSION CONTROLS, INCLUDING TEMPORARY SEDIMENT TRAPS, SHALL BE EMPLOYED DURING THE CONSTRUCTION PROCESS.
32) ANY OFF-SITE WORK IN A PUBLIC RIGHT-OF-WAY SHALL BE CONDUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND IN ACCORDANCE WITH ANY APPLICABLE PERMITS OR REQUIREMENTS OF THE TOWN HIGHWAY DEPARTMENT.
33) CONSTRUCTION AND INSTALLATION OF THE ROADWAY AND MUNICIPAL SERVICES SHALL ONLY OCCUR MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M., AND THERE SHALL BE NO CONSTRUCTION ACTIVITY ON STATE AND FEDERAL HOLIDAYS.
34) IN NO CASE SHALL ADDITIONAL FILLING OR LAND DISTURBANCE OCCUR THAT RESULTS IN A STEEPER SLOPE OR A SLOPE THAT ENCROACHES ON THE ROADWAY TO A GREATER DEGREE THAN SHOWN ON THE PLANS WITHOUT THE EXPRESSED PRIOR APPROVAL OF THE PLANNING BOARD.
35) THE TOWN RESERVES THE RIGHT TO REQUIRE REASONABLE ADDITIONAL CONSTRUCTION TECHNIQUES, FOR EITHER ON-SITE OR OFF-SITE WORK, IN RESPONSE TO ACTUAL FIELD CONDITIONS, EFFECTS OF CONSTRUCTION METHODS AND AS THE SITUATION WARRANTS. THIS MAY INCLUDE, WITHOUT LIMITATION, EARTHWORK, PURCHASE AND INSTALLATION OF MATERIALS, INFRASTRUCTURE, ETC., AND LOT DRAINAGE ISSUES.
36) DRIVEWAY SLOPES, BOTH WITHIN AND OUTSIDE THE RIGHT-OF-WAY SHALL COMPLY WITH THE SUBDIVISION REGULATIONS, AND DEVELOPMENT OF INDIVIDUAL LOTS SHALL NOT CAUSE DETRIMENTAL DRAINAGE, EROSION OR SEDIMENTATION ONTO ADJACENT PROPERTY, ROADWAYS OR LOTS.
37) ALL CONSTRUCTION AND SITE IMPROVEMENTS SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF PLAN ENDORSEMENT OR THIRTY (30) MONTHS FROM THE DATE OF THIS DECISION, WHICHEVER OCCURS SOONER. THIS DECISION SHALL LAPSE AFTER SAID APPLICABLE TIME PERIOD, AND NO OTHER WORK MAY OCCUR, AND THE SUBDIVISION APPROVAL SHALL BE DEEMED AUTOMATICALLY RESCINDED UNLESS THE PLANNING BOARD GRANTS AN EXTENSION PURSUANT TO THE SUBDIVISION REGULATIONS. REQUESTS FOR EXTENSIONS SHALL REQUIRE A PUBLIC HEARING IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS FOR CONDUCTING SUCH HEARINGS.
38) THE APPLICANT, THEIR SUCCESSORS AND ASSIGNS, WILL NOT SELL ANY LOT IN THE SUBDIVISION OR ERECT OR PLACE ANY PERMANENT BUILDING ON ANY SUCH LOT UNTIL THE CONSTRUCTION OF WAYS AND MUNICIPAL SERVICES NECESSARY TO ADEQUATELY SERVE SUCH LOT HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND THE RULES AND REGULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE RULES AND REGULATIONS, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH DISCREPANCY STATED WITHIN THE FINDINGS, WAIVERS OR CONDITIONS OF THIS DECISION, THE REQUIREMENTS OF THE RULES AND REGULATIONS SHALL APPLY.
39) THE DEFINITIVE PLAN SHALL BE SUBMITTED FOR ENDORSEMENT WITHIN SIX (6) MONTHS FOLLOWING APPROVAL.
40) ANY INABILITY OR FAILURE OR REFUSAL BY THE APPLICANT TO COMPLY WITH THE CONDITIONS OF THIS DECISION, WHEN NOTIFIED OF FAILURE OF COMPLIANCE, SHALL BE GROUNDS FOR THE IMMEDIATE DENIAL OF BUILDING, CONSTRUCTION OR OCCUPANCY PERMITS WITH RESPECT TO THIS PROJECT.

GRAFTON PLANNING BOARD WAIVERS GRANTED

MSRP 2002-1 WAIVERS:

- SECTION 4.1.5.2: TO ALLOW A ROAD GRADE OF 9.5% (INSTEAD OF THE MAXIMUM 8%) BETWEEN STATIONS 3+59.74 AND 3+87.90 AS SHOWN ON THE PLANS IDENTIFIED AS EXHIBIT 25 OF THE SPECIAL PERMIT DECISION.
SECTION 4.1.6.3: TO ALLOW A DEAD-END STREET LENGTH OF 560-FEET (INSTEAD OF THE MAXIMUM 500- FEET).
SECTION 4.1.6.5: TO NOT REQUIRE AN EASEMENT FOR A FUTURE ROADWAY EXTENSION TO ADJACENT LAND, FOR THE REASONS STATED WITHIN THE FINDINGS OF THE SPECIAL PERMIT DECISION.

DEFINITIVE SUBDIVISION PLAN WAIVERS:

- SECTION 4.2.1.2: TO ALLOW INSTALLATION OF SLOPED GRANITE CURBING INSTEAD OF VERTICAL GRANITE CURBING WHERE REQUIRED BY THE RULES AND REGULATIONS, EXCEPT ALONG THE RADI OF INTERSECTIONS AND THE OUL-DE-SAC.
SECTION 4.10.4: TO ALLOW THE MAXIMUM TRAIL SLOPES ON THE PLANS IDENTIFIED AS EXHIBIT 30 OF THE DEFINITIVE SUBDIVISION PLAN DECISION.
SECTION 4.5.4.2.2: SPECIFICALLY TO ALLOW LESS THAN FOUR FEET (4) OF COVER, IN A MANNER CONSISTENT WITH THE MOST RECENT PLANS (EXHIBIT 30 OF THE DEFINITIVE SUBDIVISION PLAN DECISION).

GENERAL CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN OF GRAFTON ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN IS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL SPECIAL PERMIT MRSP #2002-1 GRANTED BY THE GRAFTON PLANNING BOARD ON JULY 23, 2002, AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 28120, PAGE 175.

SUBJECT TO COVENANT DATED 1/7/05 RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, IN BOOK 35948, PAGE 263, INSTRUMENT # DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON Dec 29 2004 AT 4:52pm AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SAID RECEIPT AND RECORDING OF SAID NOTICE.

NOTICE: MAURICE J. CLARK, TOWN CLERK - GRAFTON

DATE: April 7, 2005

SEE RIDER ATTACHED TO PLAN

FERRY RIDGE ESTATES - DEFINITIVE SUBDIVISION GRAFTON, MASSACHUSETTS

DEFINITIVE - CONDITIONS OF APPROVAL & WAIVERS (SHEET 3 OF 3) PREPARED FOR: FERRY RIDGE LLC 896 BOSTON POST ROAD, MARLBOROUGH, MA 01752

SCALE AS SHOWN DRAWN BY BCM DATE MAY 9, 2003 REVISED AUGUST 7, 2003 OCTOBER 22, 2004 DECEMBER 6, 2004



APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF GRAFTON

Handwritten signatures and dates for approval.

DATE: 6/27/05



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
508 839 5335 ext 120 • FAX 508 839 9648

JAN 24 4 06 PM '06
mac

CERTIFICATE UNDER M.G.L. Chapter 41, § 81X

**“Ferry Ridge Estates” Subdivision
off Ferry Street, Grafton
(Grafton Assessor’s Map 122, Lot 1)**

Plan Entitled: *Ferry Ridge Estates – Definitive Subdivision,
Grafton, Massachusetts, Prepared for: Ferry Ridge LLC,
896 Boston Post Road; Marlborough, MA 01752*

Date: May 9, 2003, revised through December 6, 2004

Scale: 1" = 40'

Drawn By: GRAZ Engineering, LLC, Worcester, MA

This is to certify that approval of the above referenced definitive subdivision plan has not been modified, amended or rescinded nor has the plan changed since the original approved plan was endorsed by the planning board on June 27, 2005.

Date: *January 24, 2006*

Virgil Gray, Chairman

Robert Hassinger, Vice Chairman

Donald Chouinard, Member

Keith Regan, Member

Margaret Neves, Clerk

A true copy,
Attest: *Maureen A. Clark*
Maureen A. Clark
Town Clerk

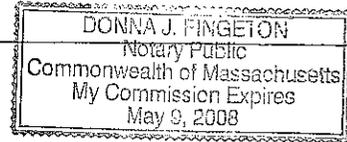
COMMONWEALTH OF MASSACHUSETTS

Worcester ss

January 24, 2006

On this 24th day of January, 2006, personally appeared Keith A. Regan, a member of the Grafton Planning Board, and acknowledged the foregoing to be his free act and deed on behalf of said Board.

Donna J. Fingeton
Notary Public
My commission expires



A true copy,

Attest:

Maureen A. Clark
Maureen A. Clark
Town Clerk

CERTIFICATE UNDER M.G.L. CHAPTER 41, SEC. 81X
"FERRY RIDGE ESTATES" SUBDIVISION