



Land Planning, Inc.

Civil Engineers • Land Surveyors
Environmental Consultants

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Bellingham, MA 02019
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North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

ZONING DISTRICT: R-20

REQUIRED

AREA	20,000 S.F.
FRONTAGE	120 FT.
FRONT YARD	30 FT.
SIDE YARD	15 FT.
REAR YARD	15 FT.

proposed lot coverage 1,484 s.f. (12%)
impervious area pre and post 3,312 s.f.

RECEIVED

DEC 16 2015

**PLANNING BOARD
GRAFTON, MA**



Graphic Scale
1 inch = 20ft.

Proposed Deck Plot Plan

located at

**5 Hitchings Road
North Grafton, Massachusetts**

owned by

Randy J. Gagne

Dec. 1, 2015 scale: 1"=20'

Revised Dec. 14, 2015



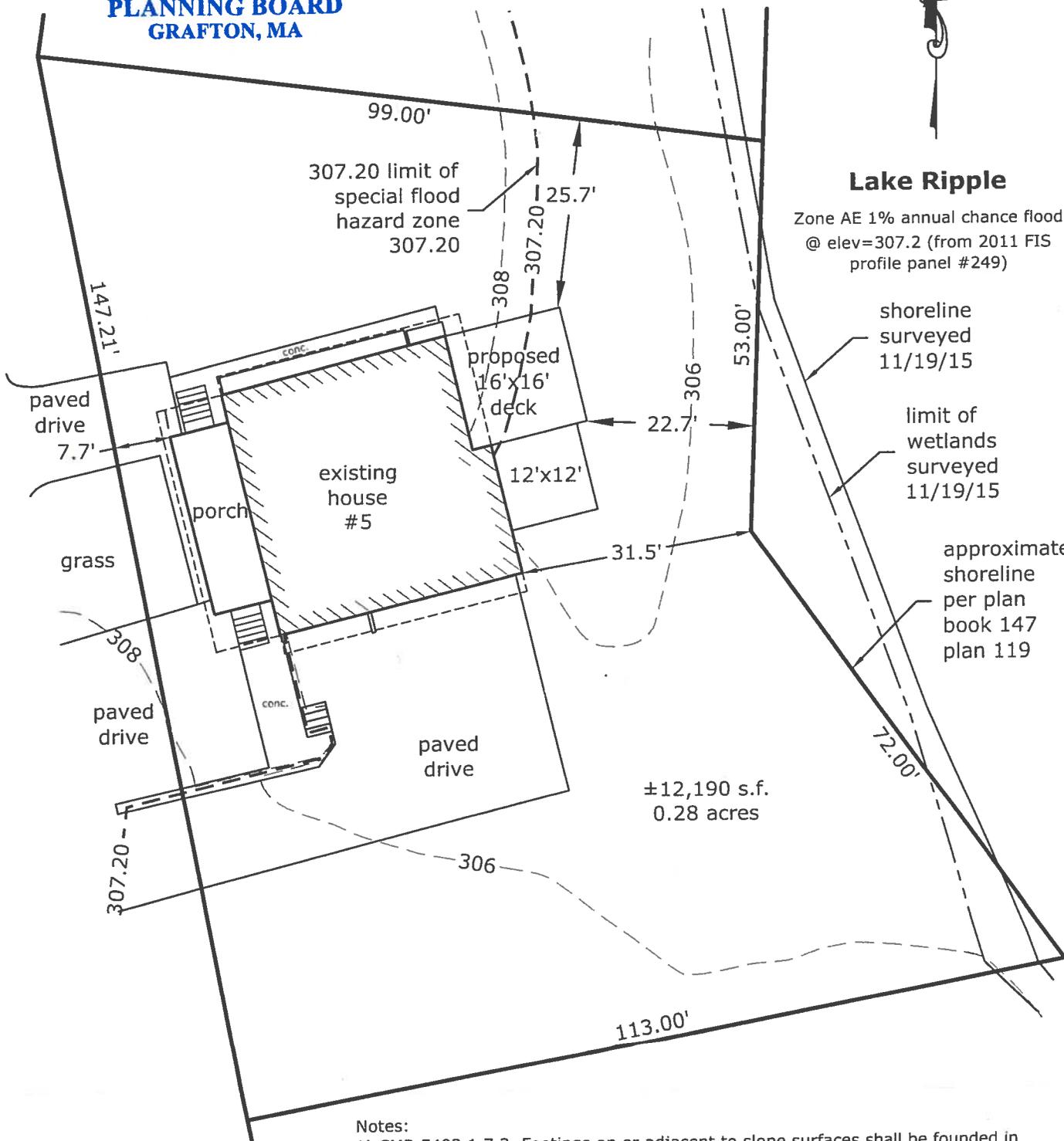
Lake Ripple

Zone AE 1% annual chance flood
@ elev=307.2 (from 2011 FIS
profile panel #249)

shoreline
surveyed
11/19/15

limit of
wetlands
surveyed
11/19/15

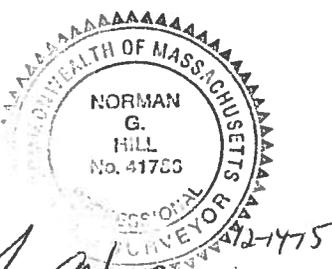
approximate
shoreline
per plan
book 147
plan 119



Notes:

- 1) CMR 5403.1.7.2. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement.
- 2) The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- 3) The lot is entirely within the water supply protection overlay.
- 4) The lot is service by town water and sewer.
- 5) The only structures located within the flood plane are the posts supporting the new deck. These posts are not subject to damage from flooding or velocity.

I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are located within a Federal Flood Zone per FIRM Map #25027C0829E dated 07/04/2011.



Norman G. Hill P.L.S. #41786