Waiver Request Form:

Estates at Bull Meadow – Definitive Subdivision

Submitted 6/10/2016

We request the following waivers from the requirements of the Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts:

1. From 5.4.2.2 - At least four feet (4') of cover will be required over drain pipes. Where special conditions of topography and/or hydrology are deemed to justify the Board's approval of pipe with less than four feet (4') of cover, the Board may require other materials or methods of construction to meet such conditions.

   The minimum cover over the drainage trunk line on Carriage House Lane from DMH 6 to proposed Infiltration Basin 1 is 2.5'. This waiver is requested in order to avoid a submerged inlet to the proposed infiltration basin and maintain adequate separation from the bottom of basin to the high groundwater elevation.

   The minimum cover over the drainage trunk line from DMH 14 to DMH 18 is also 2.5'. This drainage trunk line is a cross country drain that is required to convey an 18" discharge from the North Grafton Estates II Subdivision to the receiving wetland on the Estates at Bull Meadow Subdivision. The trunk line is located in the middle of a woodland area that will never be driven over or exposed to mechanical loads therefore 4 feet of cover is not required to protect the pipe.

2. From 3.3.3.21(a) – Typical roadway cross-sections of each street. See Schedules A&B Typical Roadway Cross Section

   The variance requested is from the Standard Cross Section for a Minor Street B. This standard cross section is being utilized in the design of the Definitive Subdivision per the conditions of the Planning Board's Preliminary Plan Approval. There are two locations where we are requesting relief from the 12' shoulder dimension of this detail.

   - The first location is within the access easement at the end of the cul-de-sac on Appaloosa Drive between STA 14+81.56 to STA 16+76.06. The access easement is of adequate width to allow for the standard cross section however there is no grading easement to allow the proposed shoulder elevations to return to existing grades. The 12 foot shoulder on the 10 Appaloosa Drive side of the proposed subdivision roadway is required to deviate from the Standard Cross Section for a Minor Street B in order to meet existing grade. The applicant owns 11 Appaloosa Drive therefore we can maintain the Standard Cross Section with a sidewalk on

that side of the proposed roadway without requiring an additional grading easement.

- The second location is along the elevated wetland crossing from STA 12+49.47 to STA 14+44.18. Relief is requested from the Standard Cross Section in order to minimize the wetland impact while maintaining a safe width, including a 4 foot shoulder on one side of the road and a 9 foot shoulder with a 4 foot sidewalk on the other side of the road.

3. From 4.1.2.1(b) - The proposed streets in the subdivision shall be so designed as to minimize cut and fill. Cuts or fills greater than four (4) feet are considered significant and, in addition to the specific provisions of these Regulations, additional design and/or construction provisions may be required by the Board. Proposed grades within the right-of-way, including any cul-de-sac, shall not be more than six feet (6") above or below existing grade unless specifically authorized by the Planning Board in unusual topographic circumstances.

   The proposed grades at the elevated wetland crossing will be a maximum of 12 feet above grade at the high point in the roadway at STA 13+81.02. This elevation is unavoidable due to a bordering vegetated wetland being located at the end of the access easement from Appaloosa Drive.