

N/F
GRAFTON HOUSING ASSOCIATES, INC.
BOOK 7663 PAGE 156

N/F
JAMES P. HUCHOWSKI
AND
CHRISTINE A. HUCHOWSKI,
TRUSTEES
BOOK 52906 PAGE 285
268-270 PROVIDENCE ROAD

N/F
KRISTIN VANBEEK, TRUSTEE
BOOK 45901 PAGE 115
14 MAIN STREET

N/F
STEVEN G. TEIXEIRA
AND
KIM R. TEIXEIRA
BOOK 36090 PAGE 336
278 PROVIDENCE ROAD

N/F
EDWARD M. WEBER, III
AND
DEBORAH A. WEBER
BOOK 36811 PAGE 3
10 MAIN STREET

ZONING REQUIRED

VILLAGE MIXED USE	REQUIRED
AREA	20,000 SF
FRONTAGE	100 FT
FRONT YARD	NONE
SIDE YARD	15 FT
REAR YARD	15 FT
HEIGHT	40 FT
MAXIMUM LOT COVERAGE	75%

PROPOSED LOT COVERAGE
TOTAL AREA OF LOT = 36,134

PARKING = 9,235 SF (25.6%)
ROOF = 6,336 SF (17.5%)
SIDEWALK = 1,472 SF (4.1%)
TOTAL IMPERVIOUS = 17,044 SF (47.2%)

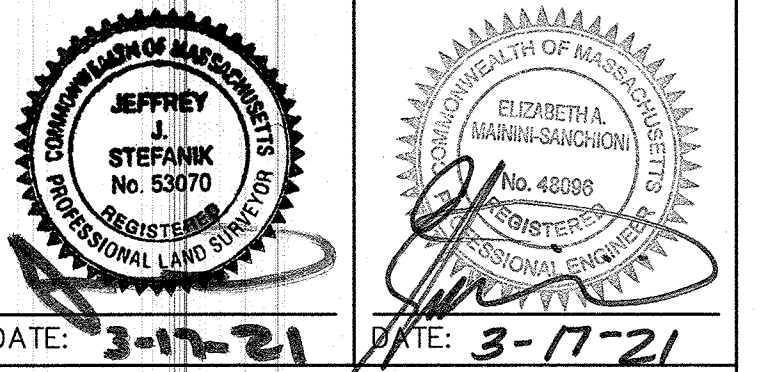
GRASS = 14,741 SF (40.8%)
WOODS = 4,350 SF (12.0%)

ATTACHED SINGLE FAMILY DWELLING	REQUIRED
AREA	1,200 SF
FRONTAGE	18 FT MIN/24 FT MAX
FRONT YARD	5 FT MIN/15 FT MAX
SIDE YARD	0 FT
REAR YARD	15 FT

NOTE: SITE IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT

PARKING REQUIREMENTS:
GRAFTON ZBL 12.7.4 REQUIRES
2 SPACES PER 3 BEDROOM UNIT.
EACH UNIT HAS ONE OUTDOOR SPACE
AND ONE SPACE IN THE GARAGE.

SEE PLAN BOOK 336 PLAN 54



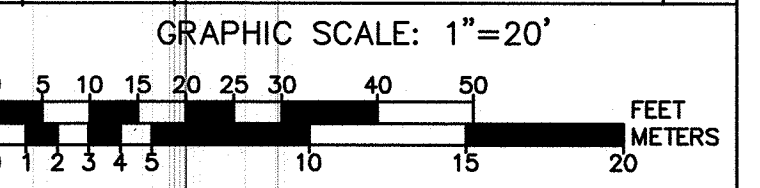
DATE: 3-17-21 DATE: 3-17-21

- NOTES
- SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
PLAN BOOK 336 PLAN 54 JUNE 1970
PLAN BOOK 211 PLAN 15 DECEMBER 1955
PLAN BOOK 210 PLAN 48 OCTOBER 1955
PLAN BOOK 194 PLAN 14 NOVEMBER 1953
 - SUBJECT PROPERTY REFERS TO THE TOWN OF GRAFTON TAX MAP 115 LOT 33.
 - PARCEL IS WITHIN THE VILLAGE MIXED USE ZONING DISTRICT AND THE WATER PROTECTION OVERLAY DISTRICT. SEE THE ZONING TABLE FOR ZONING REQUIREMENTS OF PROPOSED DEVELOPMENT.
 - THE PARCEL DOES IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON THE FEMA MAP.
 - THIS PLAN HAS BEEN COMPILED FROM VARIOUS SOURCES OF INFORMATION AND IS SUBJECT TO SUCH FACTS AS A FIELD SURVEY MAY DISCLOSE.
 - CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
 - DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CERTIFICATE OF APPROVAL ISSUED BY THE GRAFTON PLANNING BOARD AS RECORDED IN BOOK _____ PAGE _____ IN THE WORCESTER COUNTY REGISTRY OF DEEDS.
 - SUBJECT TO COVENANT DATED _____ RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS, BOOK _____ PAGE _____

OWNER:
PROVIDENCE STREET VILLAGE, INC.
81 CAMP STREET
MILFORD MA 01757

BUILDING PERMIT PLOT PLAN
274 PROVIDENCE ROAD
(ROUTE 122)
GRAFTON, MASS.
SCALE: 1"=20'
DATE: MARCH 3, 2021

NO	DATE	INITIAL SUBMITTAL	INIT



Guerriere & Halnon, Inc.
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