

NOT FOR CONSTRUCTION
 THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

EXHIBIT 46
 Received 2/22/17

PREPARED FOR:
 BULL MEADOW, LLC.
 2 RACHEL ROAD
 BOYLSTON, MA 01505

No.	Date	Revision
4	02/22/2017	TOWN COMMENTS
3	01/09/2017	TOWN COMMENTS
2	11/22/2016	TOWN COMMENTS
1	10/11/2016	TOWN COMMENTS



B. Marchetti 2/22/17

Drawn By: BRM
 Designed By: BRM
 Checked By: BRM

LEGEND

	PROJECT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE EDGING
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED LIMIT OF CLEARING
	PROPOSED RETAINING WALL
	LIMIT OF WETLAND RESOURCE AREA
	LIMIT OF 100 FOOT BUFFER ZONE

APPROVED BY THE GRAFTON
 PLANNING BOARD

DATE: _____

TREE PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY.
	ACER RUBRUM	RED MAPLE	6"7"	B&B	60
	PYRUS CALLERYANA	CLEVELAND PEAR	6"7"	B&B	30

ZONING SUMMARY:

DISTRICT: R40

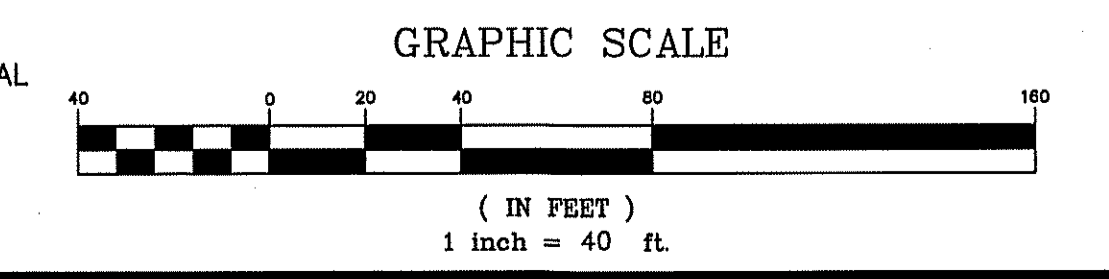
DIMENSIONAL REQUIREMENTS:	PROVIDED	CONFORMANCE
MIN. LOT WIDTH:	140 FT	140 FT YES
FRONT SETBACK:	30 FT ON CDS	90 FT YES
REAR SETBACK:	15 FT	30 FT YES
SIDE SETBACK:	15 FT	15 FT YES
MAX. HEIGHT:	35 FT	35 FT YES
FRONTAGE:	140 FT	140 FT YES
LOT AREA:	40,000 SF	40,000 SF+ YES
MAX. COVERAGE:	30%	<30% YES

THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD AND FILED WITH THE TOWN CLERK ON MAY 19, 2015 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 55687, PAGE 313.

I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____
 SUBJECT TO COVENANT DATED _____ RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

BOOK _____ PAGE _____ INSTRUMENT # _____
 SEE SHEET 28 FOR PLANNING BOARD CONDITIONS OF APPROVAL



McCarty Engineering, Inc.
 Civil Engineers
 42 Jungle Road, Leominster, MA 01453
 phone: (978) 534-1318 fax: (978) 840-6907
 www.mccartydb.com

Project Name
 Estates at Bull Meadow
 Definitive Plan
 N. Grafton, MA 01536

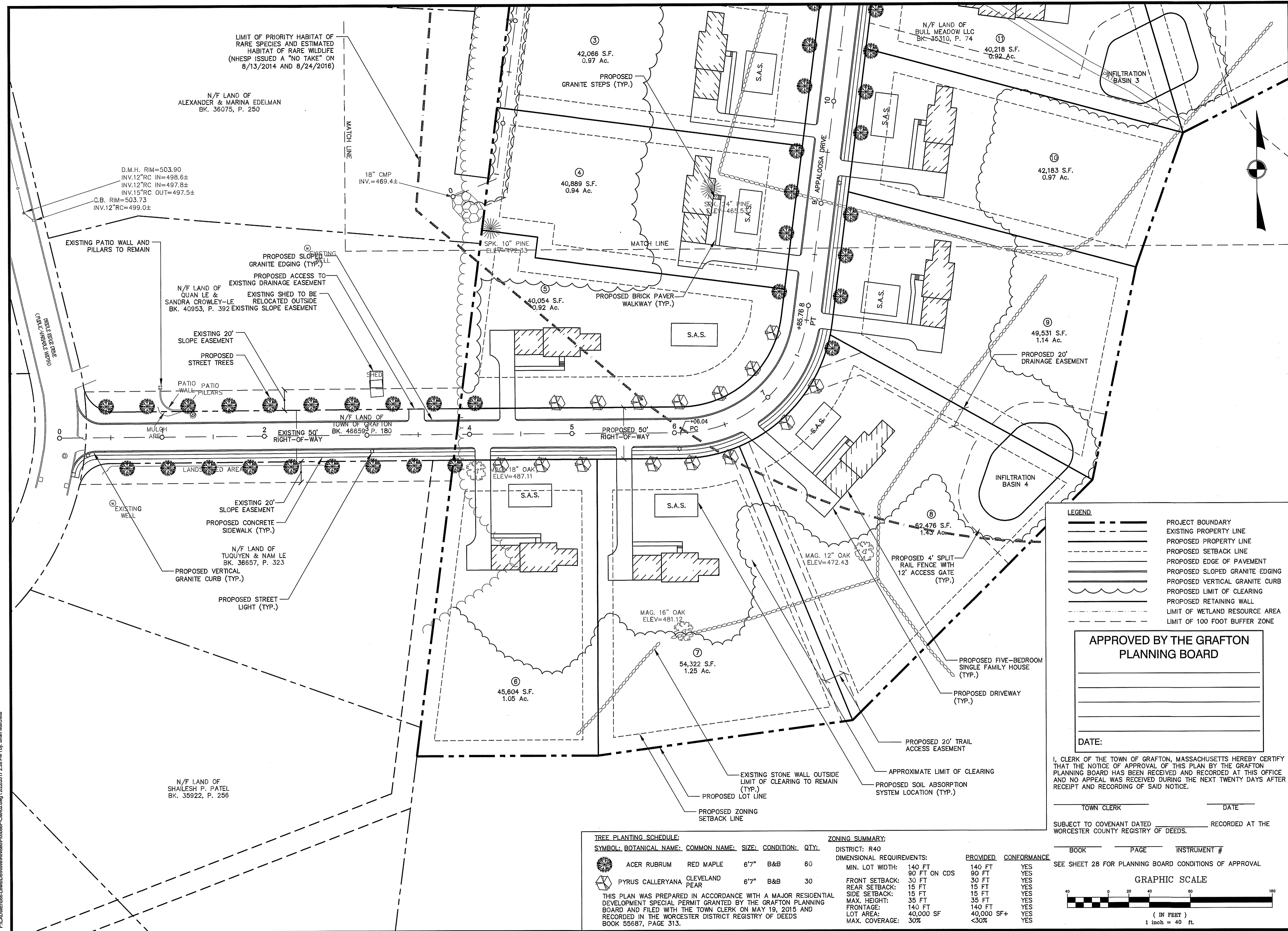
Sheet Title
 Layout and Materials
 Plan
 (2 of 3)

Job No: 066
 File Name: 066P-CMA01
 Date: June 10, 2016
 Scale: 1"=40'

Sheet No.
8
 OF 29

F:\CAD\ME1065_Land\BullMeadow\Revise\Plan\066P-CMA01.dwg, 1/22/2017 2:37 PM by: Brian Marchetti

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 2 RACHEL ROAD
 BOYLSTON, MA 01505

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APPROVED BY THE GRAFTON PLANNING BOARD

DATE: _____

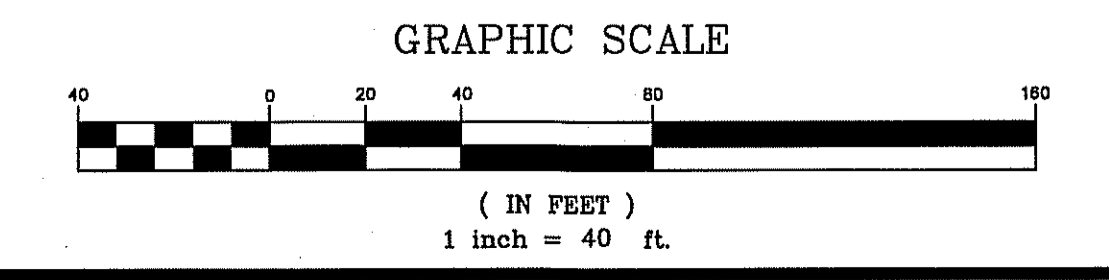
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TREE PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
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ZONING SUMMARY:

DISTRICT: R40	PROVIDED	CONFORMANCE
MIN. LOT WIDTH:	140 FT	140 FT YES
FRONT SETBACK:	90 FT ON CDS	90 FT YES
REAR SETBACK:	30 FT	30 FT YES
SIDE SETBACK:	15 FT	15 FT YES
MAX. HEIGHT:	35 FT	35 FT YES
FRONTAGE:	140 FT	140 FT YES
LOT AREA:	40,000 SF	40,000 SF+ YES
MAX. COVERAGE:	30%	<30% YES

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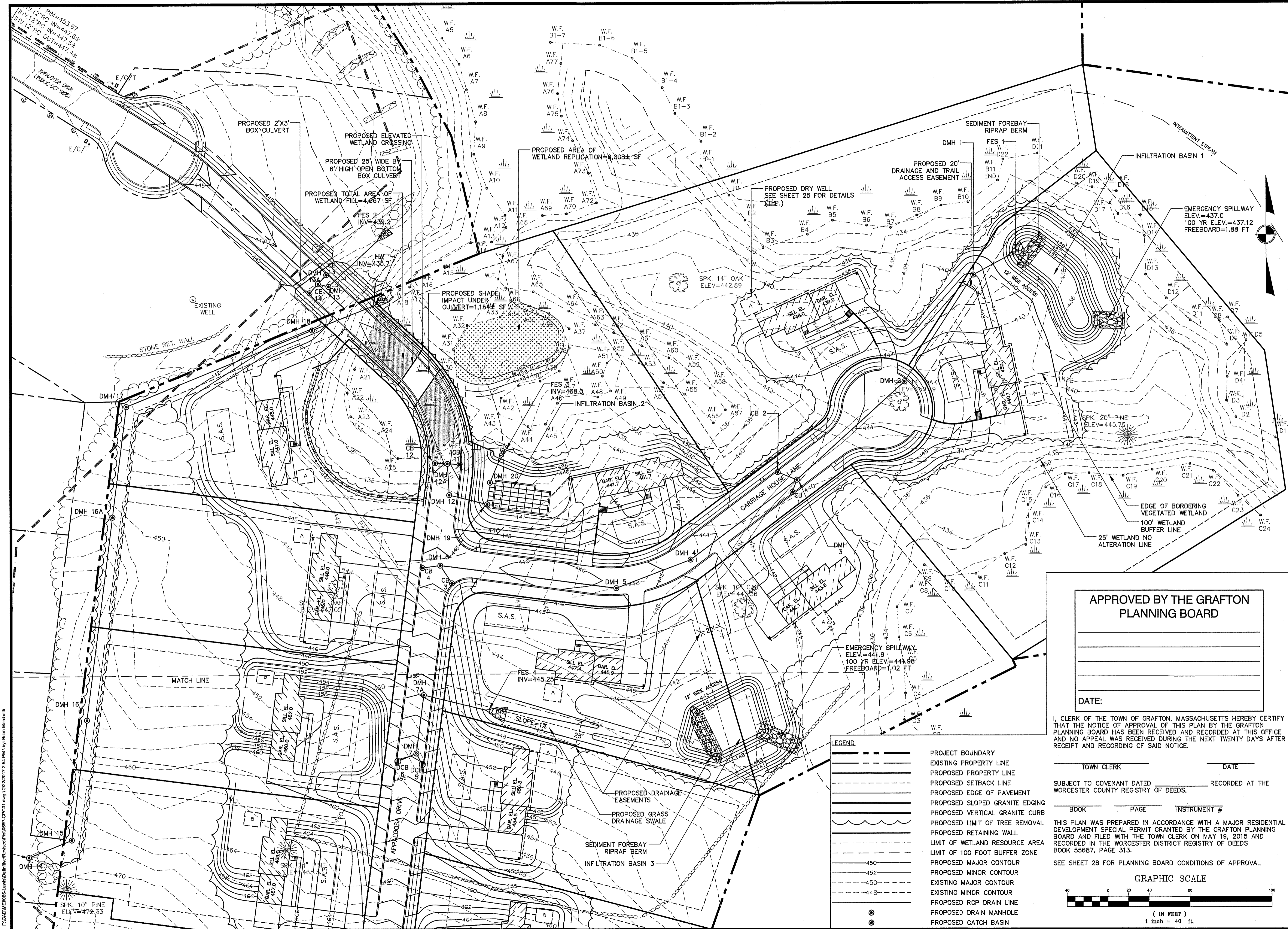
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Project Name
Estates at Bull Meadow
Definitive Plan
 N. Grafton, MA 01536

Sheet Title
Layout and Materials
Plan
 (3 of 3)

Job No: 066
 File Name: 066P-CMA02
 Date: June 10, 2016
 Scale: 1"=40'
 Sheet No. **9**
 OF 29

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 2 RACHEL ROAD
 BOYLSTON, MA 01505

No.	Date	Revision
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1	10/11/2016	TOWN COMMENTS



Drawn By: BRM
 Designed By: BRM
 Checked By: *[Signature]*

APPROVED BY THE GRAFTON
 PLANNING BOARD

DATE:

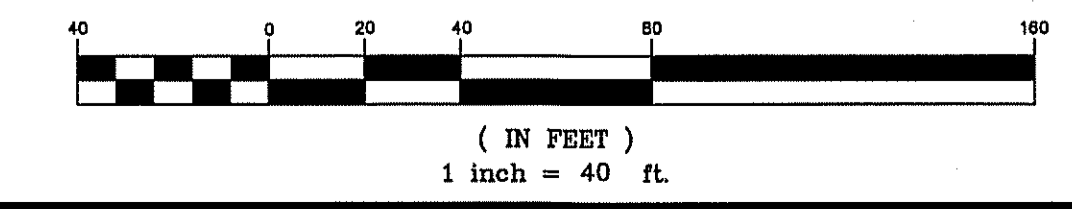
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SEE SHEET 28 FOR PLANNING BOARD CONDITIONS OF APPROVAL

GRAPHIC SCALE



LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE EDGING
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED LIMIT OF TREE REMOVAL
- PROPOSED RETAINING WALL
- LIMIT OF WETLAND RESOURCE AREA
- LIMIT OF 100 FOOT BUFFER ZONE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED RCP DRAIN LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN

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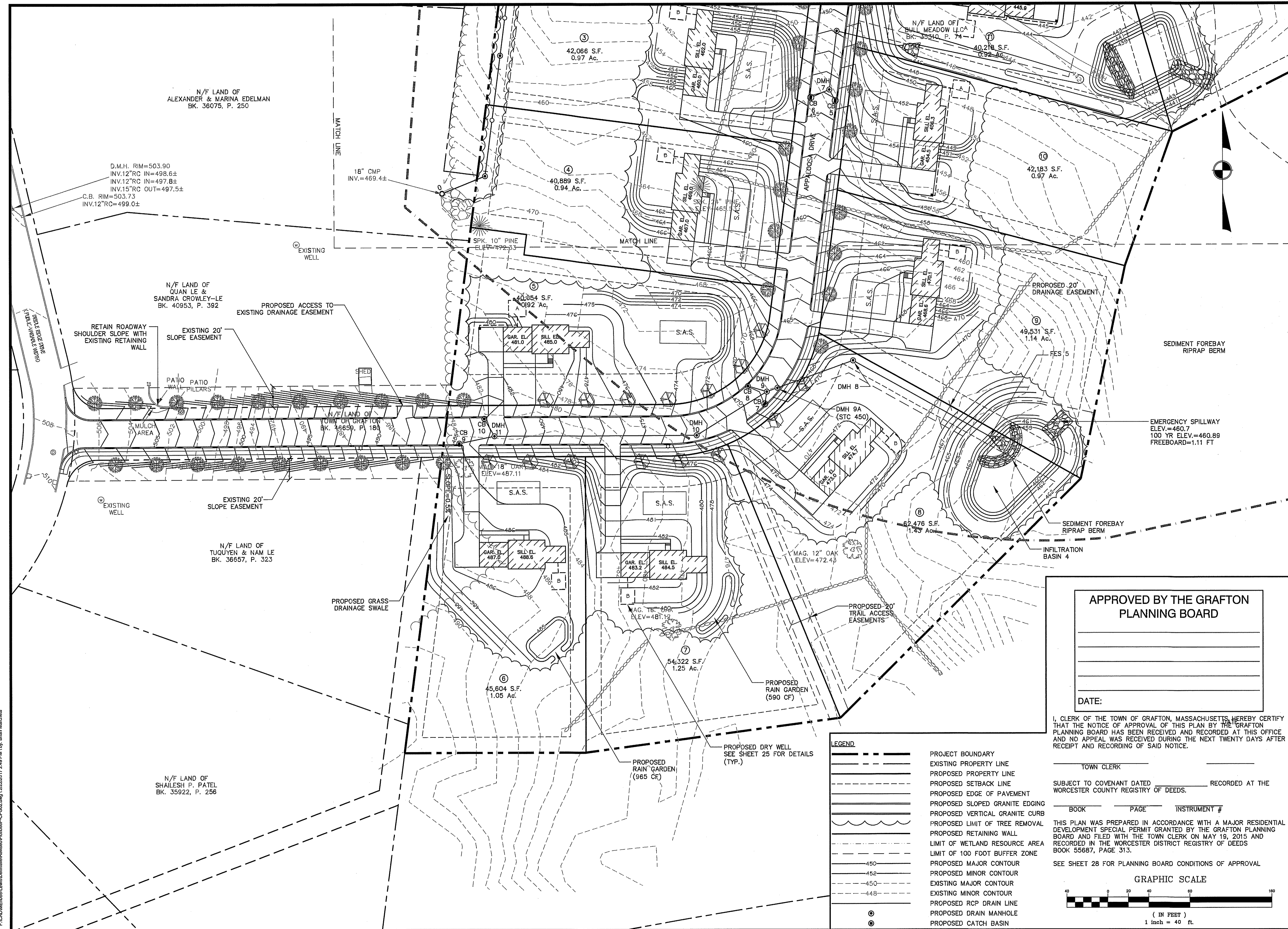
Project Name
 Estates at Bull Meadow
 Definitive Plan
 N. Grafton, MA 01536

Sheet Title
 Grading and
 Drainage Plan
 (1 of 2)

Job No: 066
 File Name: 066P-CPG01
 Date: June 10, 2016
 Scale: 1"=40'

Sheet No.
10
 OF 29

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 2 RACHEL ROAD
 BOYLSTON, MA 01505

No.	Date	Revision
4	02/22/2017	NO CHANGES
3	01/09/2017	NO CHANGES
2	11/22/2016	TOWN COMMENTS
1	10/11/2016	TOWN COMMENTS



B.R. Marchetti 2/22/17

Drawn By: BRM
 Designed By: BRM
 Checked By: *BRM*

APPROVED BY THE GRAFTON
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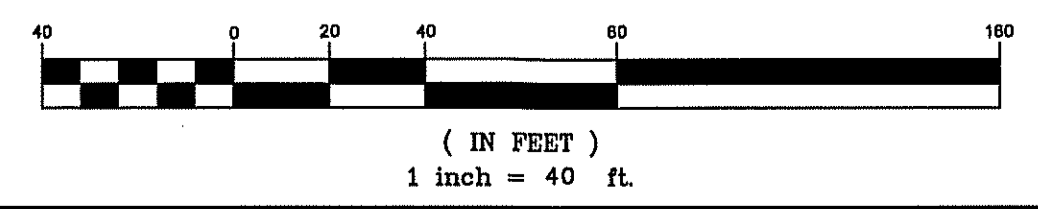
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GRAPHIC SCALE



LEGEND

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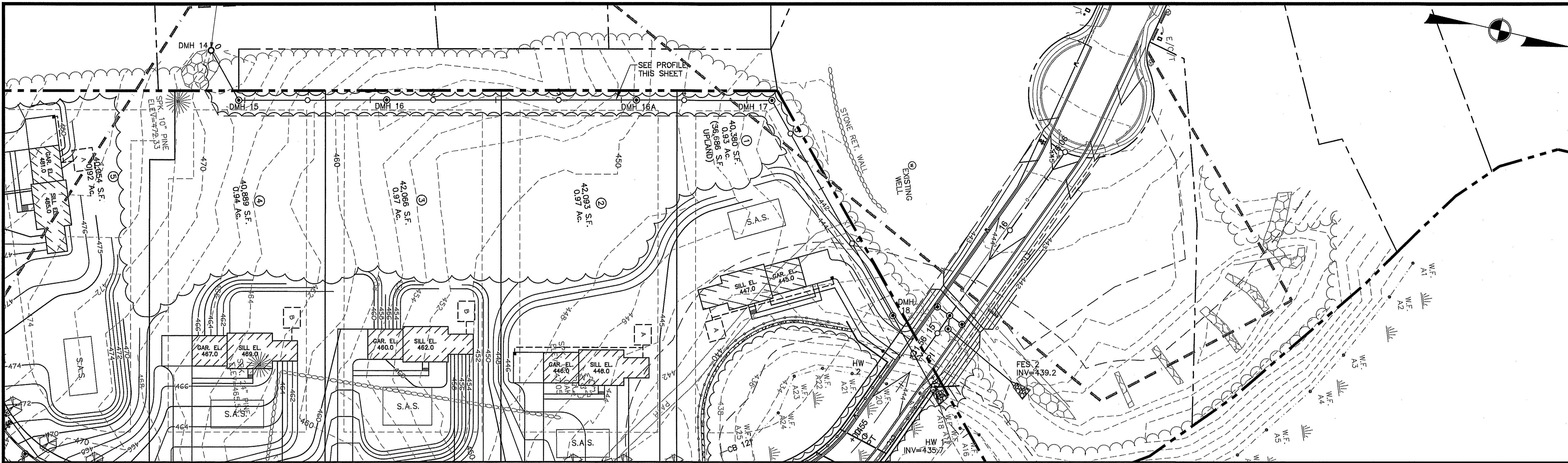
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 phone:(978) 534-1318 fax: (978) 840-6907
 www.mccartydb.com

Project Name
Estates at Bull Meadow
Definitive Plan
Grafton, MA 01519

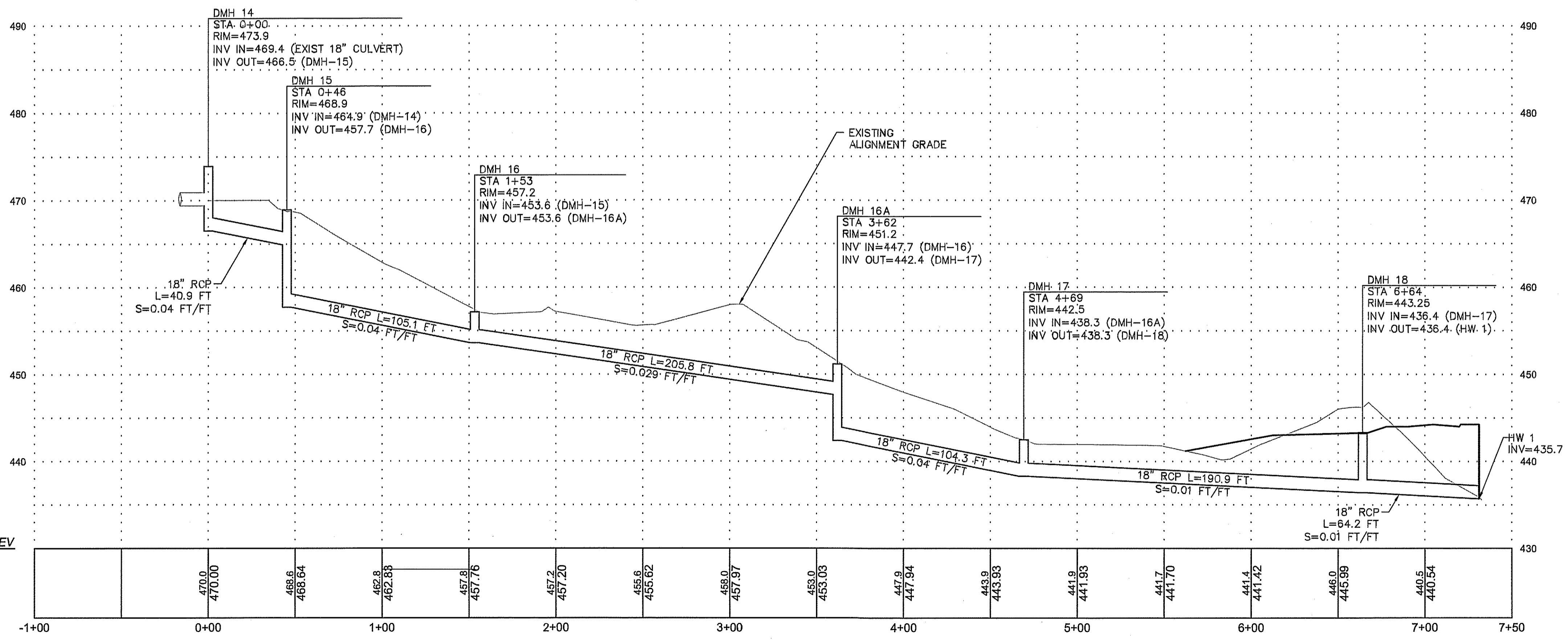
Sheet Title
Grading and
Drainage Plan
(2 of 2)

Job No: 066
 File Name: 066P-CPG02
 Date: June 10, 2016
 Scale: 1"=40'

Sheet No.
11
 OF 29



CROSS COUNTRY DRAIN PLAN
SCALE: 1"=40'



CROSS COUNTRY DRAIN PROFILE
VERT. SCALE: 1"=8'
HOR. SCALE: 1"=40'

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2 RACHEL ROAD
BOYLSTON, MA 01505

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Checked By: *[Signature]*

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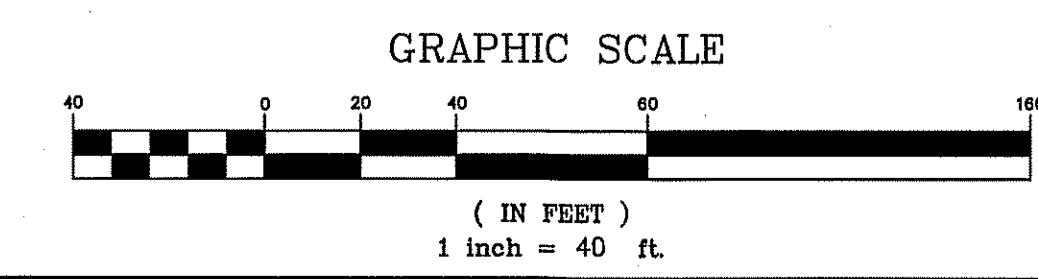
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Project Name
Estates at Bull Meadow
Definitive Plan
N. Grafton, MA 01536

Sheet Title
Roadway and
Utility Profile
(4 of 4)

Job No: 066
File Name: 066P-CPF04
Date: June 10, 2016
Scale: 1"=40'
Sheet No: 17
OF 29

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