

NOV - 6 2014

PLANNING BOARD
GRAFTON, MA

Preliminary Conventional Subdivision Plans

August 27, 2014 (Revised 11/4/2014)

Bull Meadow, LLC
Appaloosa Drive
North Grafton, Massachusetts 01536

Applicant:
Bull Meadow, LLC.
2 Rachel Road
Boyiston, MA 01505
(978)833-4747

Record Owner:
Bull Meadow, LLC.
Mr. Gordon Lewis, Manager
2 Rachel Road
Boyiston, MA 01505
(978) 807-4747

Civil Engineer:
McCarty Engineering, Inc.
42 Jungle Road
Leominster, MA 01453
(978) 534-1318

Surveyor:
Whitman & Bingham Associates, LLC.
510 Mechanic Street
Leominster, MA 01453
(978) 537-5296

Wetland Consultant:
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605
(508) 752-9494

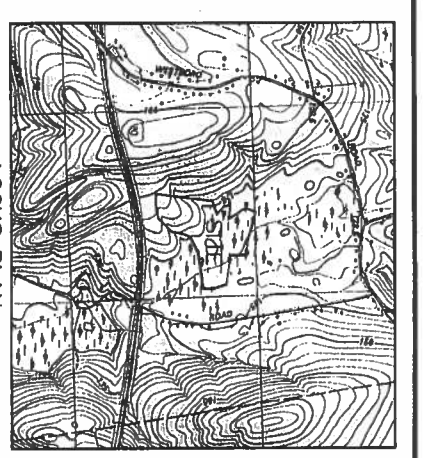
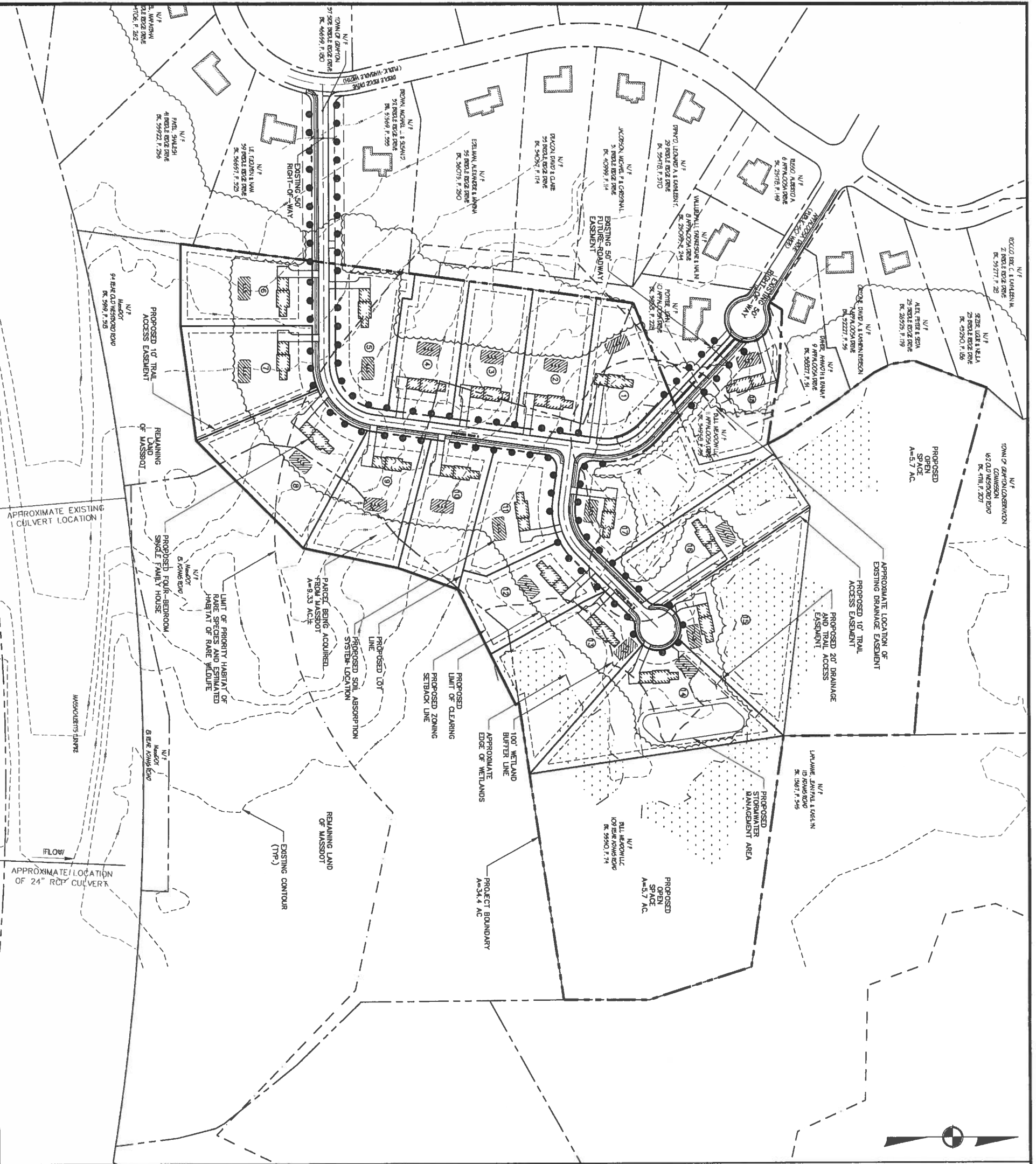


SCALE: 1"=1000'±

PROJECT SITE

Sheet No.	Sheet Title
1	Cover Sheet
1	Overall Conventional Subdivision Plan
2	Preliminary Conventional Subdivision Plan Sheet 1
3	Preliminary Conventional Subdivision Plan Sheet 2
4	Preliminary Conventional Subdivision Profile Sheet 1
5	Preliminary Conventional Subdivision Profile Sheet 2





NOTES:
 1. EXISTING CONDITION INFORMATION SHOWN WAS DIGITIZED FROM PLANS OF RECORD AND GIS DATA FROM THE TOWN OF GRAFTON WEBSITE. NO ON-THE-GROUND SURVEY WAS COMPLETED. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE.
 2. WETLAND Delineation shown was completed by ECOTEC, INC. ON NOVEMBER 13, 2013 AND WAS GPS LOCATED ON DECEMBER 12, 2013 BY WHITMAN & BINGHAM ASSOCIATES.
 3. THE PROPOSED SUBDIVISION WILL BE SERVED BY DOMESTIC WATER SERVICE. THE SERVICE WILL BE EXTENDED FROM THE INTERSECTION OF OLD WESTBORO ROAD AND BRIDGE RIDGE DRIVE APPROXIMATELY 2,500 FT TO THE END OF THE CUL-DE-SAC ON APPALOOSA DRIVE.

LEGEND:

S.A.S.	SOIL ABSORPTION SYSTEM	PROPOSED LOT NUMBER
①		

ZONING SUMMARY:

DISTRICT: R4D	MIN. LOT WIDTH:	MIN. LOT ON CDS:	FRONT SETBACK:	REAR SETBACK:	SIDE SETBACK:	MAX. HEIGHT:	MIN. FRONT YARD:	MAX. COVERAGE:	ROUNDED CORNER:
	140 FT	90 FT	30 FT	15 FT	15 FT	35 FT	10 FT	40,000 SF	YES
									YES

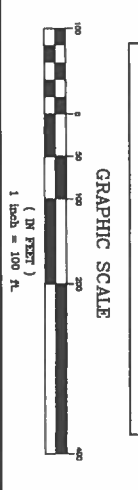
DESIGN FEATURES:

LENGTH OF ROADWAY:	2,125 FT.
ROAD A:	1,650 FT.
ROAD B:	465 FT.
NUMBER OF LOTS:	18 (17+1 EX)
ON-SITE SEPTIC SYSTEMS:	YES
INDIVIDUAL WELLS:	YES

RECORD OWNERS:

BULL MEADOW, LLC	
Z RAGHEL ROAD	110/231-0-0000-012310
BOOK 3495B, PAGE 35	
BULL MEADOW, LLC	
Z RAGHEL ROAD	110/229-0-0000-0005A
PARCEL ID: 110/229-0-0000-0005A	
BOOK 35310, PAGE 74	
Meadot	
10 PARK PLAZA	110/231-0-0000-010000
PARCEL ID: 110/231-0-0000-010000	
BOOK 3819, PAGE 318	
Meadot	
10 PARK PLAZA	110/229-0-0000-010000
PARCEL ID: 110/229-0-0000-010000	
BOOK N/A, PAGE N/A	
TOWN OF GRAFTON	
30 PROVIDENCE ROAD	110/231-0-0000-0214B
PARCEL ID: 110/231-0-0000-0214B	
BOOK 4682B, PAGE 190	

APPROVED BY THE GRAFTON PLANNING BOARD
 DATE: _____



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.

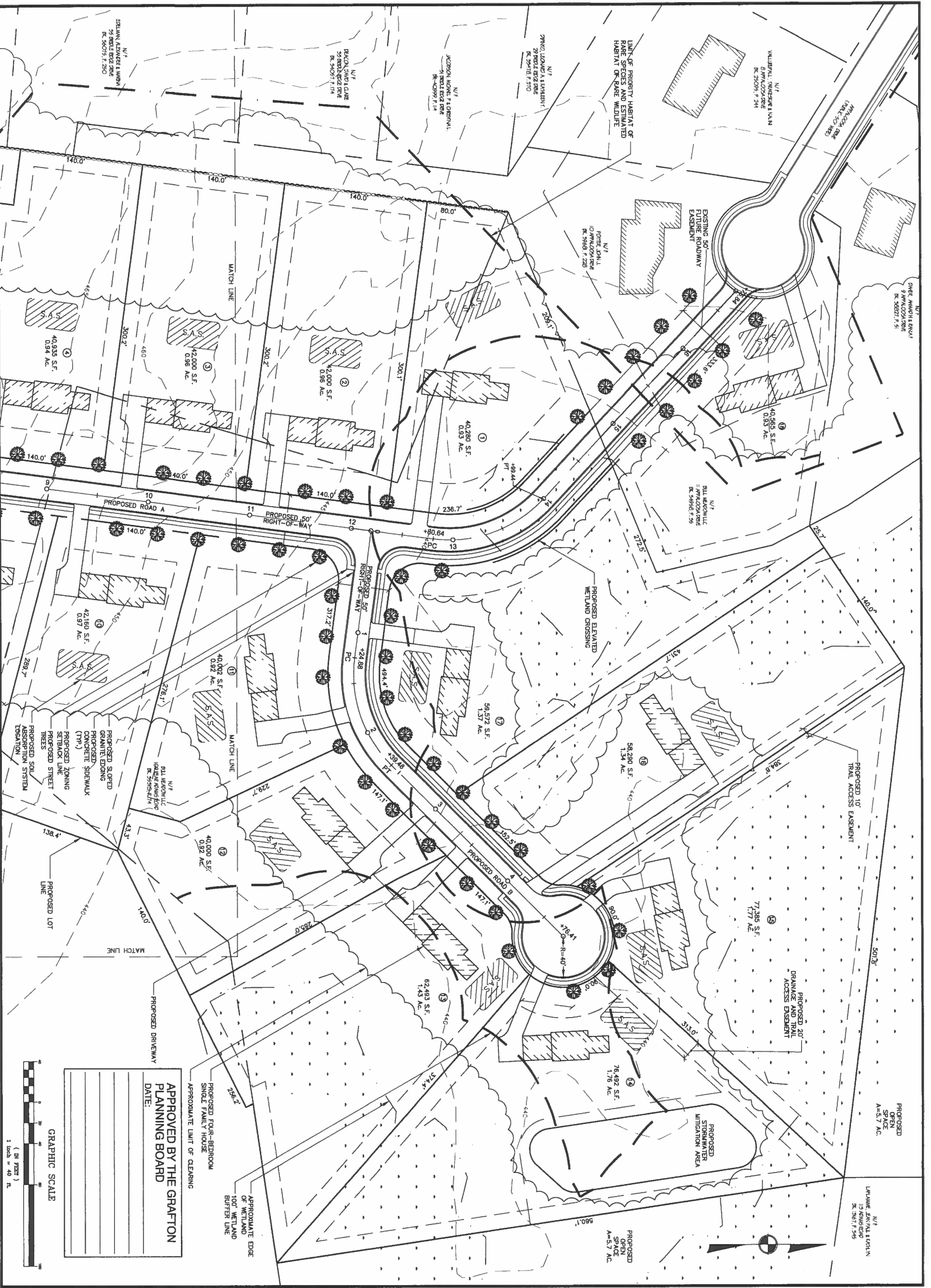
No.	Date	Revision
1	11/14/2014	PLANNING BOARD COMMENTS

Drawn By: *[Signature]*
 P.M.
 Designed By: *[Signature]*
 Checked By: *[Signature]*
 P.M.

McCarty Engineering, Inc.
 Civil Engineers
 42 Hedge Road, Lanesboro, MA 01453
 phone: (978) 534-1318 fax: (978) 940-6987
 www.mccartyeng.com

Bull Meadow, LLC.
 Appaloosa Drive
 N. Grafton, MA

Job No: 066
 File Name: 066P-CBP01
 Date: August 27, 2014
 Scale: 1"=100'
 Sheet No: **1**



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.

PROPOSED OPEN SPACE
 A=5.7 AC.

PROPOSED STORMWATER MITIGATION AREA

PROPOSED 10' TRAIL ACCESS EASEMENT

PROPOSED 20' DRAINAGE AND TRAIL ACCESS EASEMENT

PROPOSED ELATED WETLAND CROSSING

PROPOSED 50' RIGHT-OF-WAY

PROPOSED ROAD A

PROPOSED ROAD B

PROPOSED DRIVEWAY

PROPOSED LOT

PROPOSED SLOPED GRANITE EROSION CONTROL

PROPOSED CONCRETE SIDEWALK (TMS)

PROPOSED ZONING SETBACK LINE

PROPOSED STREET TREES

PROPOSED SOIL ASSURPTION SYSTEM TOEATION

APPROXIMATE LIMIT OF CLEARING

APPROXIMATE EDGE OF WETLAND 100' WETLAND BUFFER LINE

APPROXIMATE LIMIT OF CLEARING SINGLE FAMILY HOUSE

DATE:

APPROVED BY THE GRAFTON PLANNING BOARD

GRAPHIC SCALE
 1 inch = 40 ft

McCarty Engineering, Inc.
 Civil Engineers
 42 Judge Road, Lancaster, MA 01453
 phone: (978) 534-1318 fax: (978) 940-6907
 www.mccartyeng.com

Bull Meadow, LLC.
 Appaloosa Drive
 N. Grafton, MA

Sheet Title
 Preliminary
 Conventional
 Subdivision Plan
 Sheet 1

Job No: 066
File Name: 066-CMA01
Date: August 27, 2014
Scale: 1"=40'

2

11/1/14

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

1 11/1/2014 PLANNING BOARD COMMENTS
 Date: Revision

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.

PROPOSED OPEN SPACE
 A=5.7 AC.

PROPOSED STORMWATER MITIGATION AREA

PROPOSED 10' TRAIL ACCESS EASEMENT

PROPOSED 20' DRAINAGE AND TRAIL ACCESS EASEMENT

PROPOSED ELATED WETLAND CROSSING

PROPOSED 50' RIGHT-OF-WAY

PROPOSED ROAD A

PROPOSED ROAD B

PROPOSED DRIVEWAY

PROPOSED LOT

PROPOSED SLOPED GRANITE EROSION CONTROL

PROPOSED CONCRETE SIDEWALK (TMS)

PROPOSED ZONING SETBACK LINE

PROPOSED STREET TREES

PROPOSED SOIL ASSURPTION SYSTEM TOEATION

APPROXIMATE LIMIT OF CLEARING

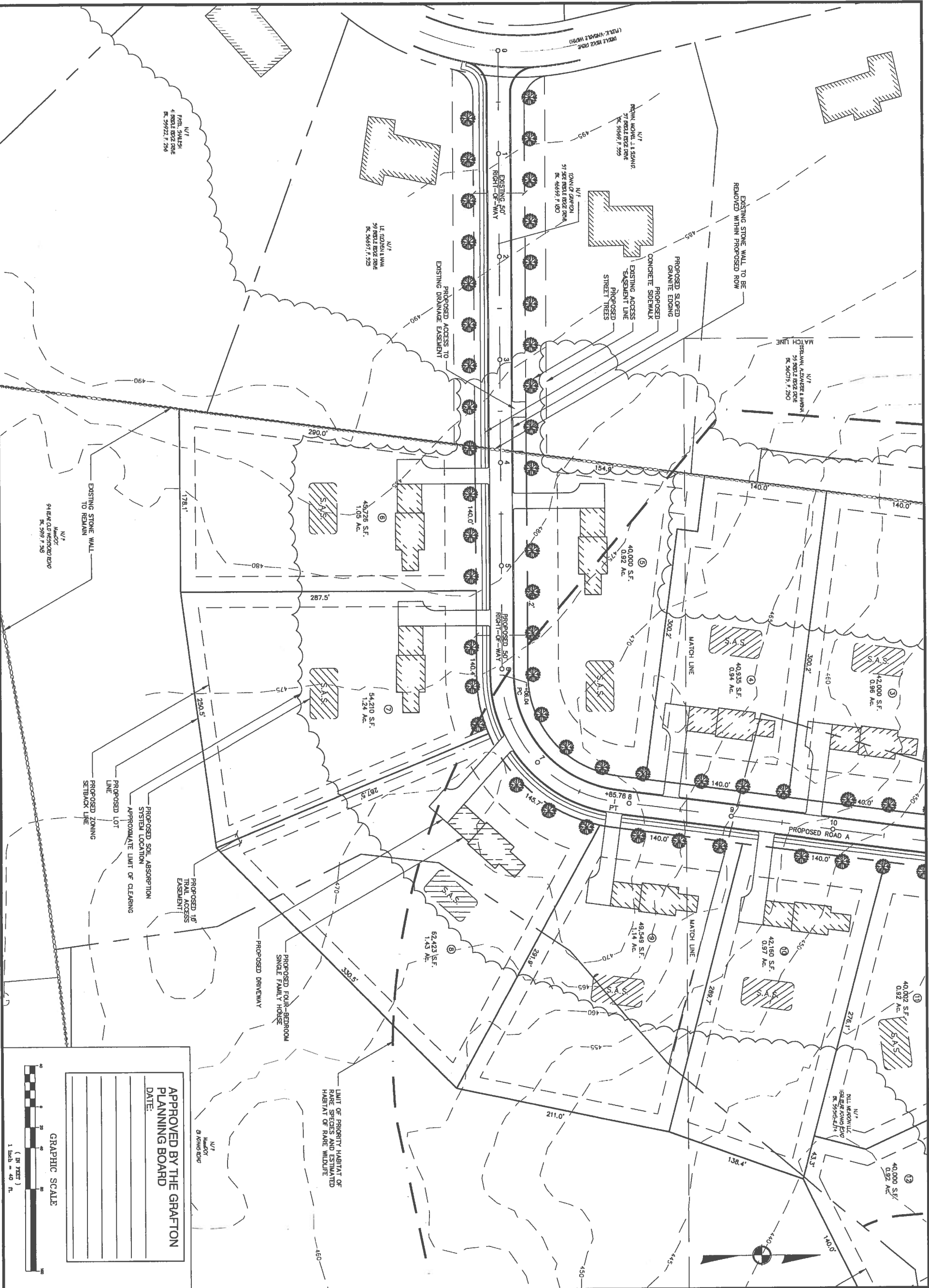
APPROXIMATE EDGE OF WETLAND 100' WETLAND BUFFER LINE

APPROXIMATE LIMIT OF CLEARING SINGLE FAMILY HOUSE

DATE:

APPROVED BY THE GRAFTON PLANNING BOARD

GRAPHIC SCALE
 1 inch = 40 ft



APPROVED BY THE GRAFTON PLANNING BOARD

DATE: _____

GRAPHIC SCALE

(IN FEET)

1 Inch = 40 Ft.

Project Name: Bull Meadow, LLC, Appaloosa Drive N. Grafton, MA

Sheet Title: Preliminary Conventional Subdivision Plan Sheet 2

Job No: 066

File Name: 066P-CMA01

Date: August 27, 2014

Scale: 1"=40'

Sheet No: 3

McCarty Engineering, Inc. Civil Engineers

42 Jangle Road, Lanesboro, MA 01453

Phone: (978) 334-1318 Fax: (978) 944-6587

www.mccartyeng.com

Drawn By: PAM

Designed By: PAM

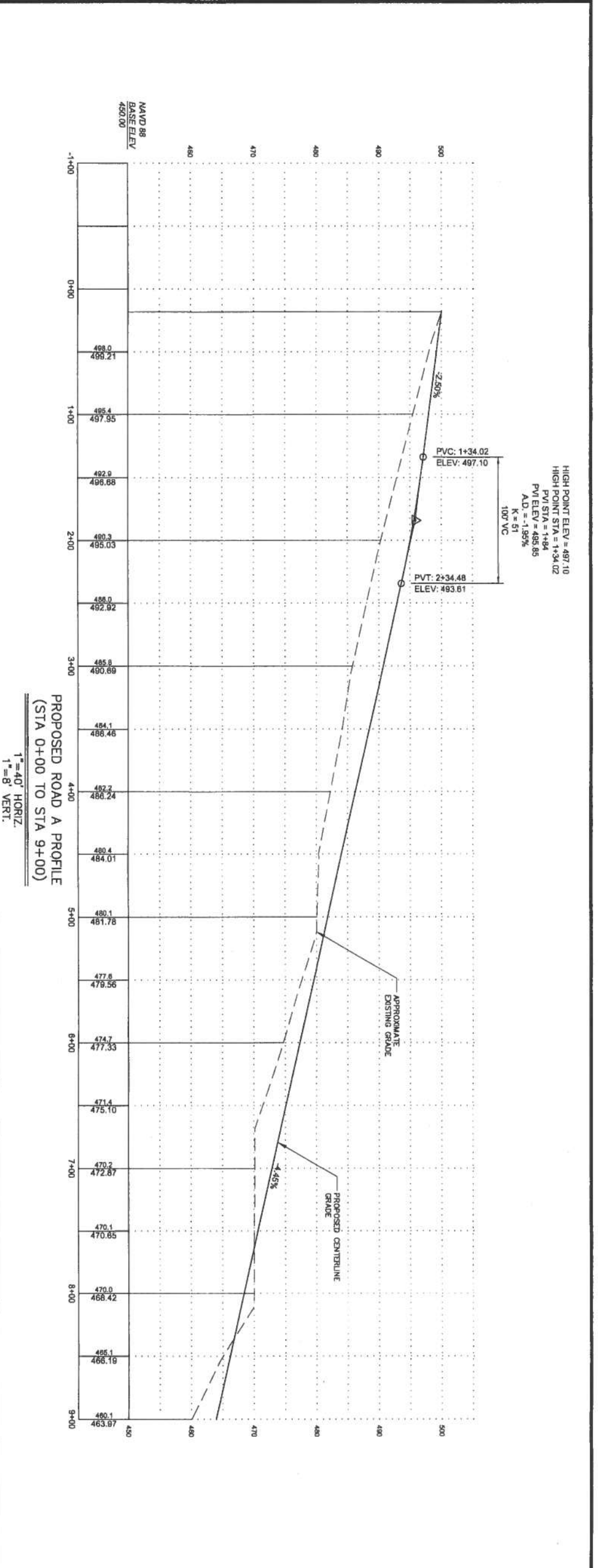
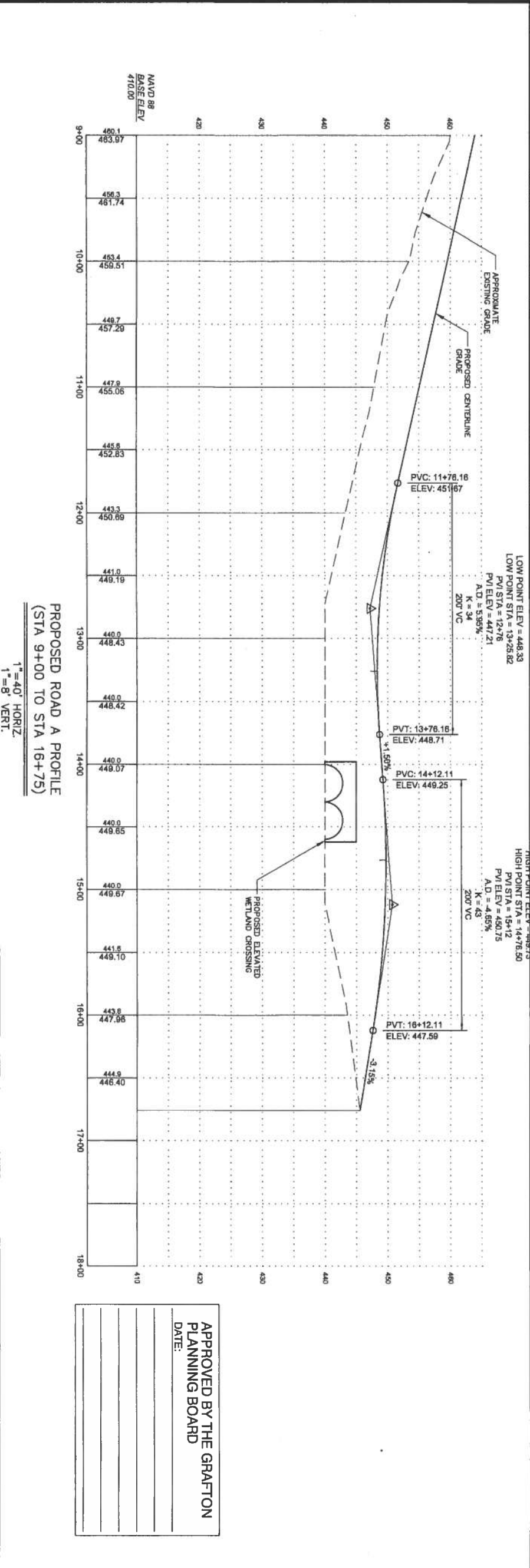
Checked By: PAM

Date: 11/14/14

No.	Date	Revision
1	11/14/2014	PLANNING BOARD COMMENTS

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.



APPROVED BY THE GRAFTON PLANNING BOARD

DATE: _____

Project Name: Bull Meadow, LLC, Appaloosa Drive, N. Grafton, MA

Sheet Title: Preliminary Conventional Subdivision Profile

Sheet No: 4

Scale: 1"=40'

Date: August 27, 2014

File Name: 0609-CDF01

Job No: 066

McCarty Engineering, Inc.
Civil Engineers
42 Jangle Road, Lonsdale, MA 01453
Phone: (978) 534-1318 Fax: (978) 540-6907
www.mccartyeng.com

Project Name: _____

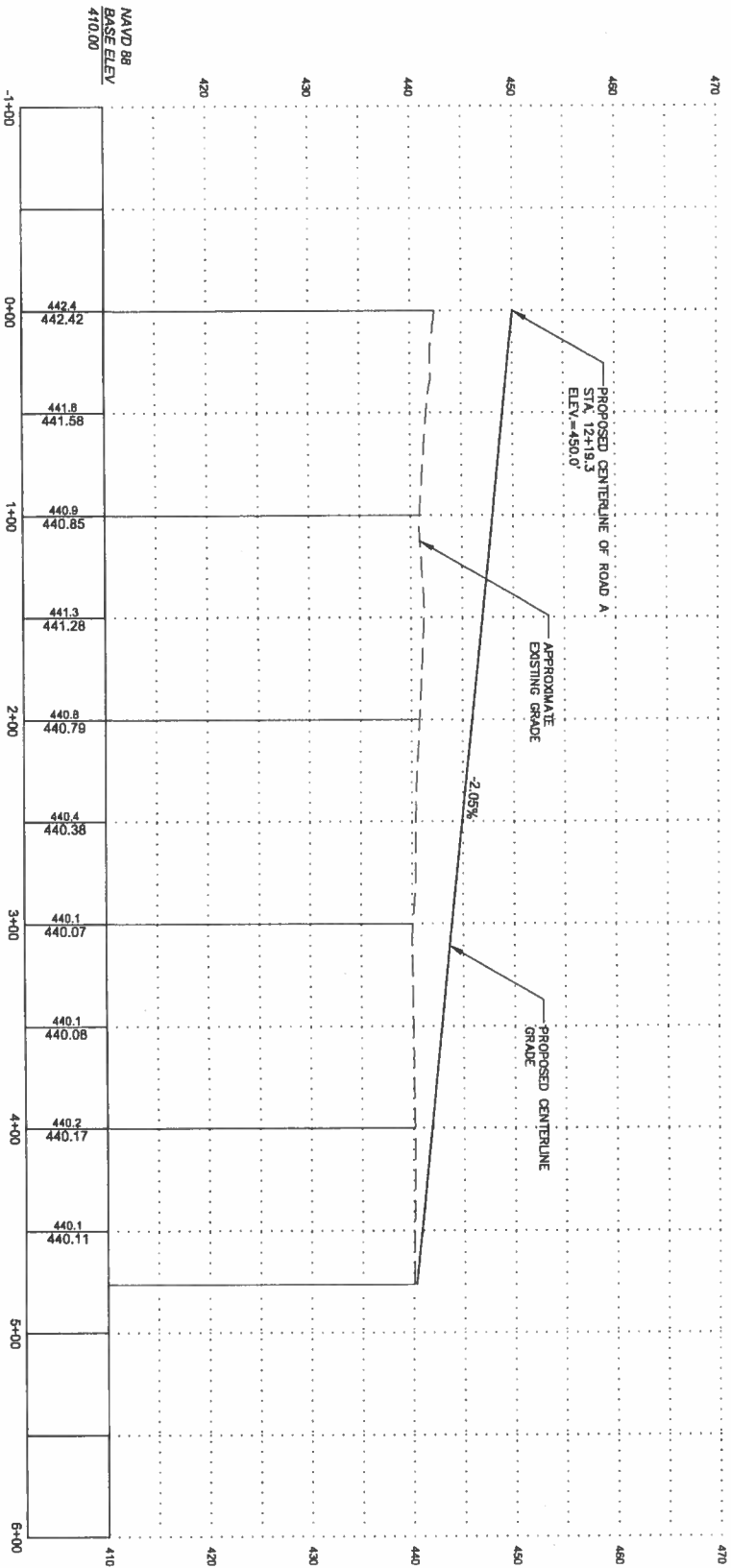
Drawn By: BSM
Designed By: BSM
Checked By: BSM

11/1/14

NO. 1 Date: 11/1/2014 Planning Board Comments

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.



PROPOSED ROAD B PROFILE
(STA 0+00 TO STA 4+76)
1"=40' HORIZ.
1"=8' VERT.

NAVD 88
BASE ELEV
410.00

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.

No.	Date	Revision
1	11/11/2014	PLANNING BOARD COMMENTS

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



McCarty Engineering, Inc.
Civil Engineers
42 Range Road, Taunton, MA 01463
Phone: (978) 334-1318 Fax: (978) 840-6907
www.mccartyeng.com

Project Name
Bull Meadow, LLC.
Appaloosa Drive
N. Grafton, MA

Sheet Title
Preliminary
Conventional
Subdivision Profile
Sheet 2

Job No: 066
File Name: 066P-CPF02
Date: August 27, 2014
Scale: 1"=40'
Sheet No. **5**

APPROVED BY THE GRAFTON
PLANNING BOARD
DATE: _____