

LEGEND:

DESCRIPTION	EXISTING
BRUSH LINE	
BUILDING	
CHAIN LINK FENCE	
CONTOUR LINE	
CORRUGATED METAL PIPE	
CRUSHED STONE	
DECIDUOUS TREE	
DRILL HOLE	
EDGE OF PAVEMENT	
ELECTRIC/GAS METER	
FEET HIGH / FEET WIDE	
FINISHED FLOOR ELEVATION	
FOUND	
GUY WIRE	
INVERT	
IRON ROD	
IRRIGATION CONTROL VALVE	
MAILBOX	
NOT TO SCALE	
NOW OR FORMERLY	
OVERHEAD WIRE	
PLUS OR MINUS	
SIGN	
SPOT ELEVATION	
SQUARE FEET	
STONE RETAINING WALL	
STONE WALL	
TREELINE	
UTILITY POLE	
VERSA-LOCK RETAINING WALL	
VINYL FENCE	
WOODEN PICKET FENCE	
WELL	

NOTES:

- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WDA DESIGN GROUP IN SEPTEMBER, 2017. ELEVATIONS ARE BASED ON NAVD 1988. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) DO NOT EXIST WITHIN THE LOCUS PARCELS AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 25027C 0829E, WORCESTER COUNTY, EFFECTIVE JULY 4, 2011.

OWNERS OF RECORD:

MAP 71 / PARCEL 2C:
ELIZABETH & BRUCE SPINNEY
71 POTTER HILL ROAD
GRAFTON, MA 01519

MAP 71 / PARCELS 2B & 102B:
SPINNEY PROPERTIES, LLC
125 FLANDERS ROAD
WESTBOROUGH, MA 01581

ASSESSORS MAP REFERENCES:

MAP 71 / PARCELS 2B, 2C & 102B

DEED REFERENCES:

DEED BOOK 53258 / PAGE 142
(MAP 71 / PARCEL 2C)

DEED BOOK 56518 / PAGE 344
(MAP 71 / PARCELS 2B & 102B)

PLAN REFERENCES:

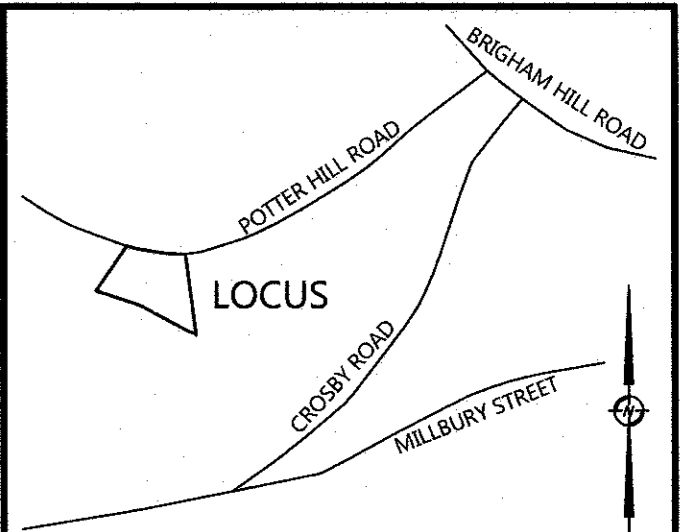
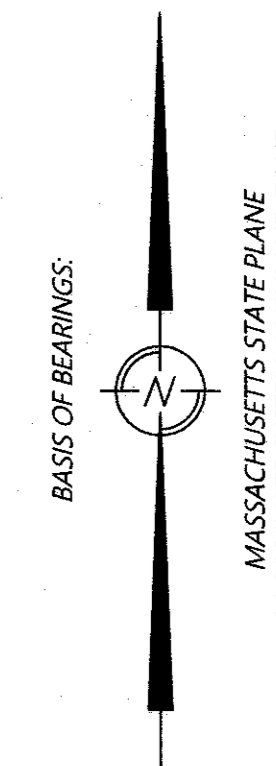
PLAN BOOK 576 PLAN 30
PLAN BOOK 615 PLAN 30
PLAN BOOK 720 PLAN 70
PLAN BOOK 760 PLAN 97
PLAN BOOK 785 PLAN 64

FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP
NUMBER 25027C 0829E
EFFECTIVE JULY 4, 2011

ZONING CLASSIFICATION:

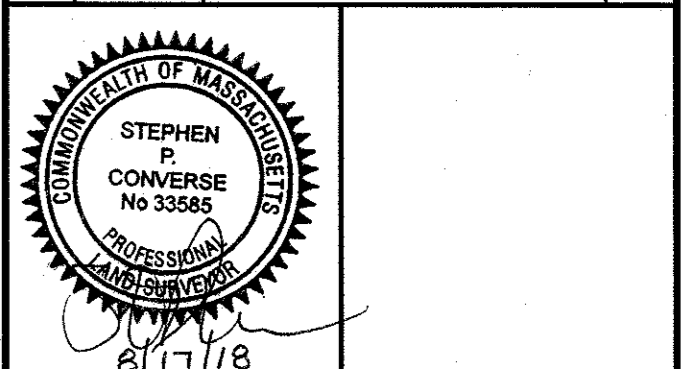
RESIDENTIAL (R40)
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT FRONTAGE/WIDTH: 140 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET



LOCUS MAP
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE IS THE SOLE PROPERTY OF WDA DESIGN GROUP. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEER'S RIGHTS. ©2018 WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
B	8/17/18	NOTES, OWNER INFO, ABUTTER INFO	
A		INITIAL ISSUE	



PREPARED BY:

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
7 CENTRAL STREET PROVIDENCE, RI | 401.274.1360
WDA-DG.COM

OWNERS:

ELIZABETH & BRUCE SPINNEY
71 Potter Hill Road
Grafton, MA

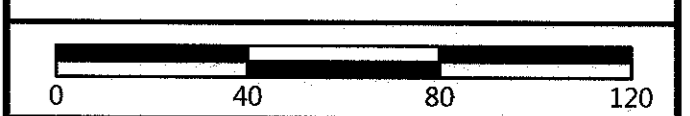
SPINNEY PROPERTIES, LLC
47 Milford Street
Mendon, MA

PREPARED FOR:

SPINNEY PROPERTIES, LLC
125 Flanders Road
Westborough, MA 01581

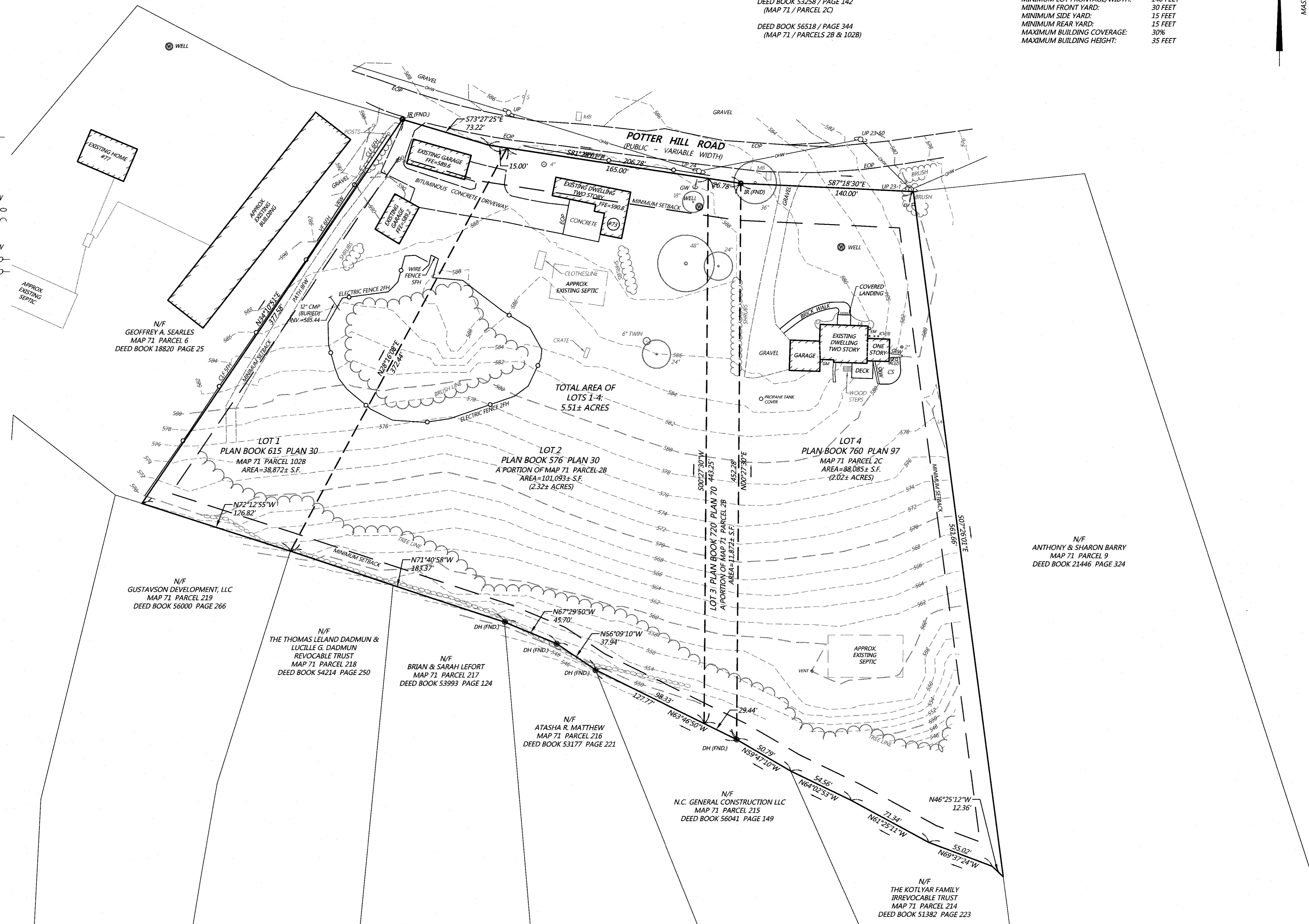
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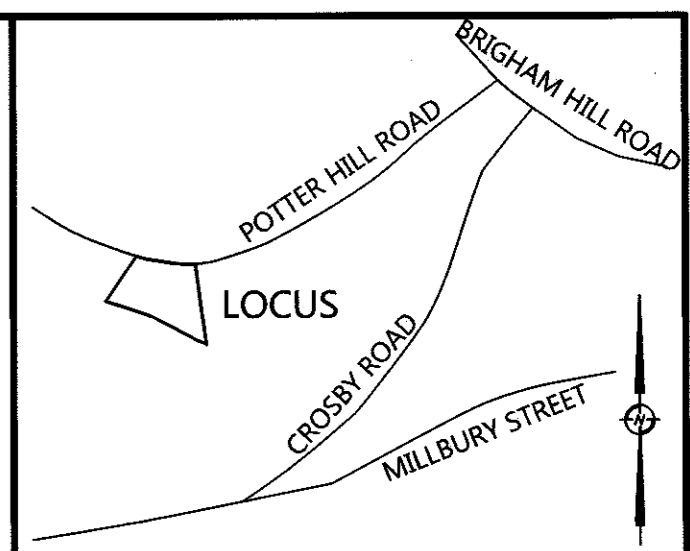
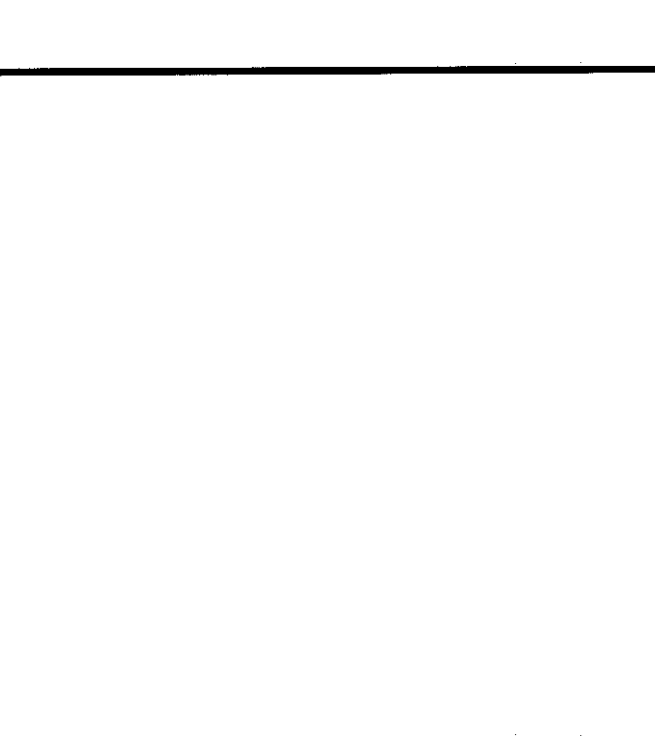
EXISTING CONDITIONS PLAN
71-73 POTTER HILL ROAD
Grafton, MA
(Worcester County)



DATE:	10/5/17	SCALE:	1" = 40'
JOB NO.:	1156.00	FILE NO.:	1156001
DWN. BY:	JRZ	SHEET:	
CHK'D. BY:	SPC		

C1.00





OWNERS OF RECORD:

MAP 71 / PARCEL 2C:
ELIZABETH & BRUCE SPINNEY
71 POTTER HILL ROAD
GRAFTON, MA 01519

MAP 71 / PARCELS 2B & 102B:
SPINNEY PROPERTIES, LLC
125 FLANDERS ROAD
WESTBOROUGH, MA 01581

PLAN REFERENCES:

PLAN BOOK 576 PLAN 30
PLAN BOOK 615 PLAN 30
PLAN BOOK 720 PLAN 70
PLAN BOOK 760 PLAN 97
PLAN BOOK 785 PLAN 64

FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP
NUMBER 25027C 0829E
EFFECTIVE JULY 4, 2011

ZONING CLASSIFICATION:

RESIDENTIAL (R40)
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT FRONTAGE/WIDTH: 140 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET

ASSESSORS MAP REFERENCES:

MAP 71 / PARCELS 2B, 2C & 102B

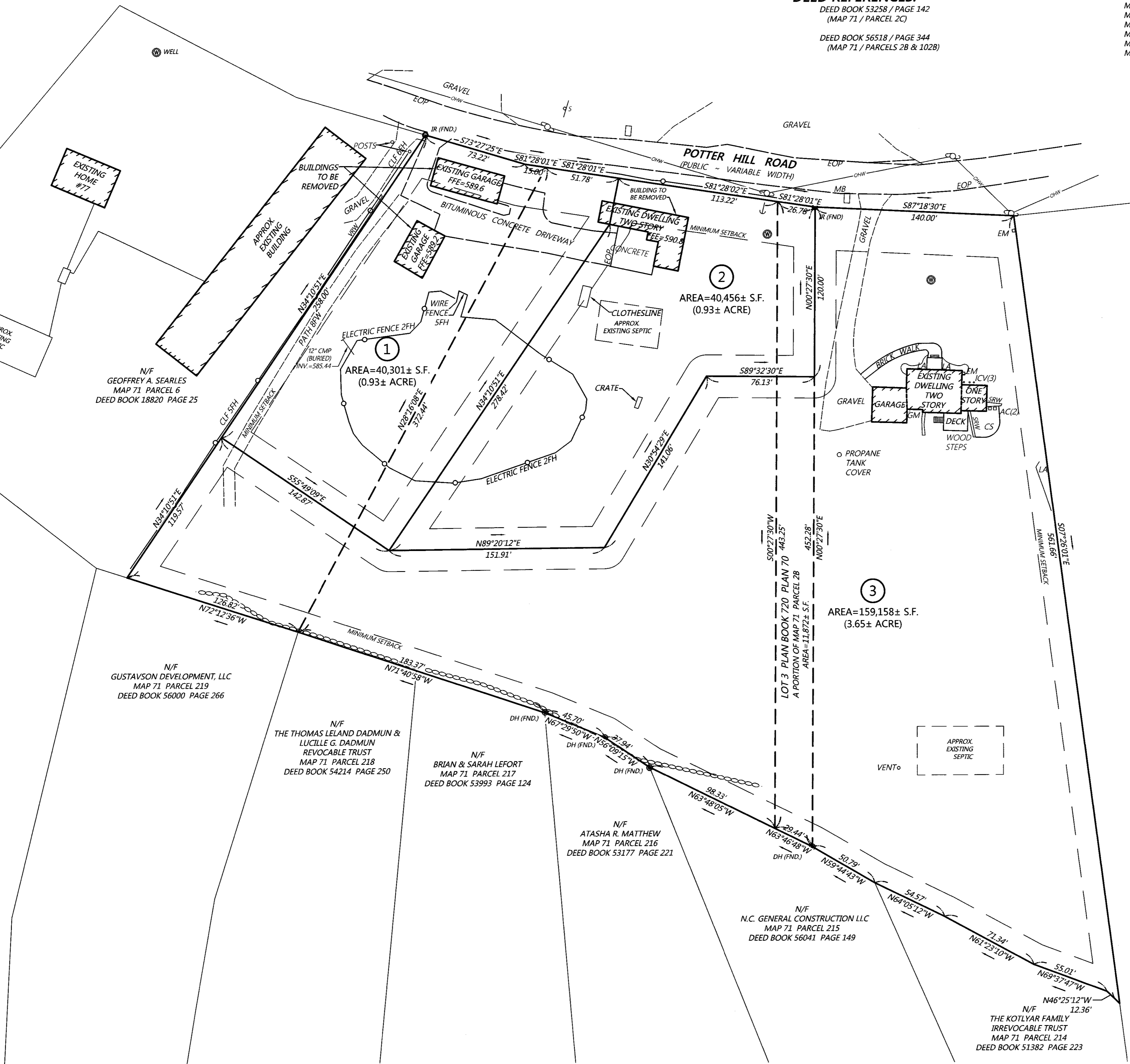
DEED REFERENCES:

DEED BOOK 53258 / PAGE 142
(MAP 71 / PARCEL 2C)

DEED BOOK 56518 / PAGE 344
(MAP 71 / PARCELS 2B & 102B)

LEGEND:

DESCRIPTION	EXISTING
BRUSH LINE	
BUILDING	
CHAIN LINK FENCE	
CONTOUR LINE	
CORRUGATED METAL PIPE	
CRUSHED STONE	
DECIDUOUS TREE	
DRILL HOLE	
EDGE OF PAVEMENT	
ELECTRIC/GAS METER	
FINISHED FLOOR ELEVATION	
FOUNDED	
GUY WIRE	
INVERT	
IRON ROD	
IRRIGATION CONTROL VALVE	
MAILBOX	
NOT TO SCALE	
NOW OR FORMERLY	
OVERHEAD WIRE	
PLUS OR MINUS	
SIGN	
SPOT ELEVATION	
SQUARE FEET	
STONE RETAINING WALL	
STONE WALL	
TREELINE	
UTILITY POLE	
VERSA-LOCK RETAINING WALL	
VINYL FENCE	
WOODEN PICKET FENCE	
WELL	



N/F
ANTHONY & SHARON BARRY
MAP 71 PARCEL 9
DEED BOOK 21446 PAGE 324

CERTIFICATION:

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF GRAFTON ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33585

DATE 8/17/18

LOCUS MAP
N.T.S.

CONDITIONALLY APPROVED, TOWN OF GRAFTON PLANNING BOARD

SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____

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INITIAL ISSUE

REV.	DATE	DESCRIPTION	INIT.

PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
7 CENTRAL STREET PROVIDENCE, RI | 401.274.1360
WDA-DG.COM

OWNER:

ELIZABETH & BRUCE SPINNEY
71 Potter Hill Road
Grafton, MA
SPINNEY PROPERTIES, LLC
125 Flanders Road
Westborough, MA

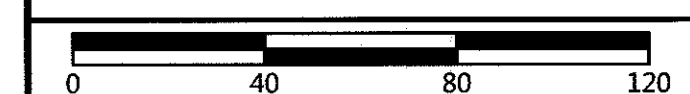
PREPARED FOR:

SPINNEY PROPERTIES, LLC
125 Flanders Road
Westborough, MA

TITLE:
CONVENTIONAL DEVELOPMENT PLAN

71-73 POTTER HILL ROAD
Grafton, MA
(Worcester County)

APPROVAL NOT REQUIRED PLAN



DATE: 08/17/18 SCALE: 1" = 40'

JOB NO.: 1156.00 FILE NO.: 1156100

DWN. BY: JRZ SHEET: C2.00

CHK'D. BY: SPC

OWNERS OF RECORD:

MAP 71 / PARCEL 2C:
ELIZABETH & BRUCE SPINNEY
71 POTTER HILL ROAD
GRAFTON, MA 01519

MAP 71 / PARCELS 2B & 102B:
SPINNEY PROPERTIES, LLC
125 FLANDERS ROAD
WESTBOROUGH, MA 01581

ASSESSORS MAP REFERENCES:

MAP 71 / PARCELS 2B, 2C & 102B

DEED REFERENCES:

DEED BOOK 53258 / PAGE 142
(MAP 71 / PARCEL 2C)

DEED BOOK 56518 / PAGE 344
(MAP 71 / PARCELS 2B & 102B)

PLAN REFERENCES:

PLAN BOOK 576 PLAN 30
PLAN BOOK 615 PLAN 30
PLAN BOOK 720 PLAN 70
PLAN BOOK 760 PLAN 97
PLAN BOOK 785 PLAN 64

FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP
NUMBER 25027C 0829E
EFFECTIVE JULY 4, 2011

ZONING CLASSIFICATION:

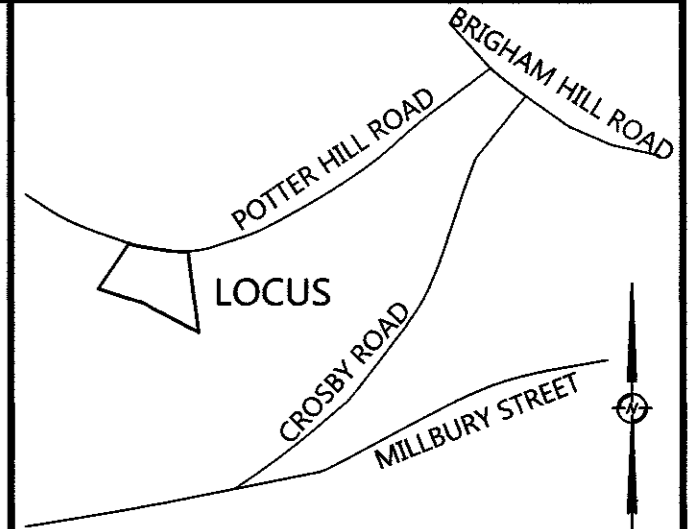
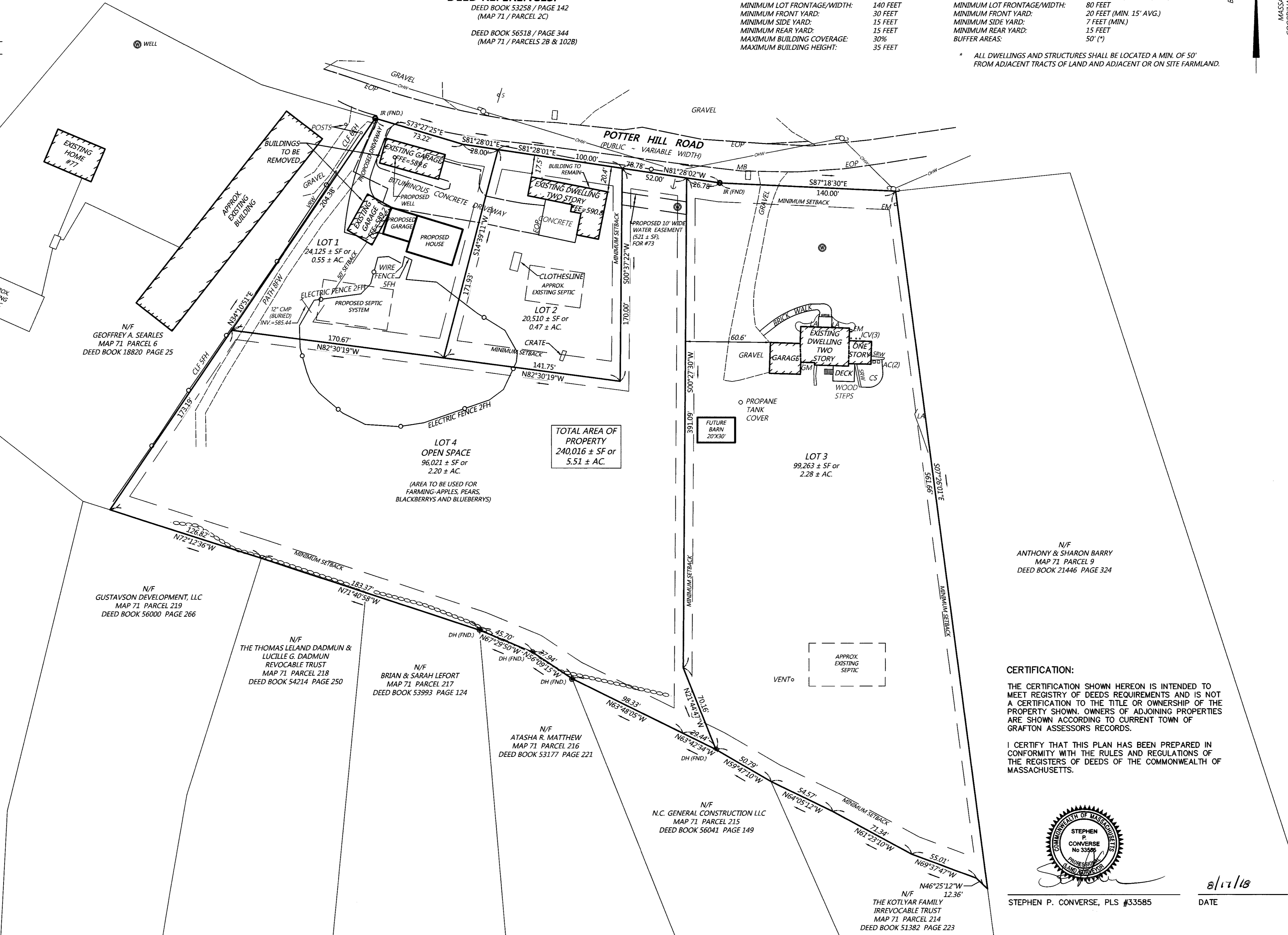
RESIDENTIAL (R40)
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT FRONTAGE/WIDTH: 140 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET

FLEX DEVELOPMENT (W/IN RESIDENTIAL (R40))
MINIMUM LOT AREA: 20,000(AVG.), 12,500(MIN.)
MINIMUM LOT FRONTAGE/WIDTH: 80 FEET
MINIMUM FRONT YARD: 20 FEET (MIN. 15' AVG.)
MINIMUM SIDE YARD: 7 FEET (MIN.)
MINIMUM REAR YARD: 15 FEET
BUFFER AREAS: 50' (*)

* ALL DWELLINGS AND STRUCTURES SHALL BE LOCATED A MIN. OF 50' FROM ADJACENT TRACTS OF LAND AND ADJACENT OR ON SITE FARMLAND.

LEGEND:

DESCRIPTION	EXISTING
BRUSH LINE	
BUILDING	
CHAIN LINK FENCE	
CONTOUR LINE	
CORRUGATED METAL PIPE	
CRUSHED STONE	
DECIDUOUS TREE	
DRILL HOLE	
EDGE OF PAVEMENT	
ELECTRIC/GAS METER	
FEET HIGH / FEET WIDE	
FINISHED FLOOR ELEVATION	
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IRRIGATION CONTROL VALVE	
MAILBOX	
NOT TO SCALE	
NOW OR FORMERLY	
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PLUS OR MINUS	
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SQUARE FEET	
STONE RETAINING WALL	
STONE WALL	
TREELINE	
UTILITY POLE	
VERSA-LOCK RETAINING WALL	
VINYL FENCE	
WOODEN PICKET FENCE	
WELL	



LOCUS MAP
N.T.S.
CONDITIONALLY APPROVED, TOWN OF GRAFTON PLANNING BOARD

SIGNATURE	DATE

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REV.	DATE	DESCRIPTION	INIT.

REV.	DATE	DESCRIPTION	INIT.

PREPARED BY:

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
7 CENTRAL STREET PROVIDENCE, RI | 401.274.1360
WDA-DG.COM

OWNER:
ELIZABETH & BRUCE SPINNEY
71 Potter Hill Road
Grafton, MA

SPINNEY PROPERTIES, LLC
125 Flanders Road
Westborough, MA

PREPARED FOR:
SPINNEY PROPERTIES, LLC
125 Flanders Road
Westborough, MA

TITLE:
MINOR FLEXIBLE DEVELOPMENT PLAN

71-73 POTTER HILL ROAD
Grafton, MA
(Worcester County)

SPECIAL PERMIT PLAN

DATE:	SCALE:
08/17/18	1" = 40'
JOB NO.: 1156.00	FILE NO.: 1156101
DWN. BY: JRZ/BPW	SHEET:
CHK'D BY: SPC	C3.00

CERTIFICATION:
THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF GRAFTON ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33388 DATE 8/17/18