

EXISTING SITE PLAN
SCALE: 1" = 30'

MAPLE AVENUE
1937 COUNTY LAYOUT OF FERRY STREET - VARIABLE WIDTH (SEE PB 100, PL 19)

PROPOSED SITE PLAN
SCALE: 1" = 30'

MAPLE AVENUE
1937 COUNTY LAYOUT OF FERRY STREET - VARIABLE WIDTH (SEE PB 100, PL 19)

GENERAL NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY BRIAN MACEWEN, PLS IN FEBRUARY 2023 AND THE DEEDS AND PLANS OF RECORD CITED HEREON.
- THE HORIZONTAL DATUM WERE ESTABLISHED BY RTK-GNSS GPS PERFORMED AT THE SITE. HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)
- THE EXISTING TOPOGRAPHY, SITE FEATURES, AND UTILITIES DEPICTED HEREON ARE BASED ON THE ABOVE CITED FIELD SURVEY, A COMPILATION OF PLANS OBTAINED FROM THE CITY OF WORCESTER AND THE OWNER, AND THE UNDERGROUND UTILITIES MARKED ON THE GROUND AT THE DATE OF THE SURVEY.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, GOVERNMENT AGENCIES, AND THE OWNER. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233, 72 HOURS BEFORE ANY EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE AS-BUILT CONDITIONS.
- THE SITE IS NOT WITHIN ANY "SPECIAL FLOOD HAZARD" AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP, CITY OF WORCESTER, MASSACHUSETTS, WORCESTER COUNTY, COMMUNITY PANEL NUMBER 250349 0620 E, FIRM MAP NUMBER 25027C0620E WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

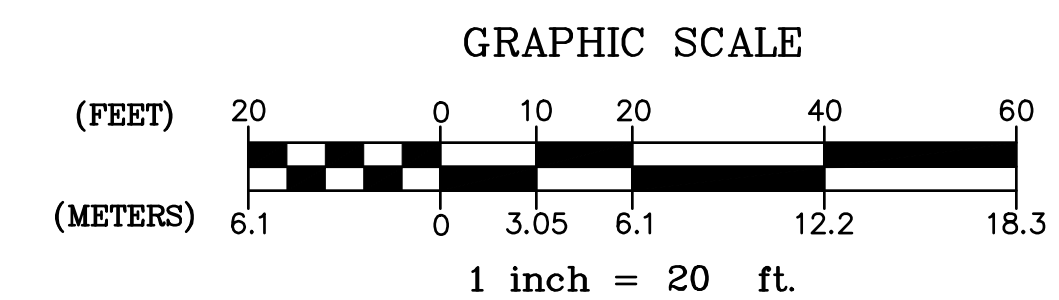
GENERAL PROPERTY DATA

ASSESSORS NOS.: MAP 129, LOT 12
 LOT ADDRESS: 59 MAPLE AVENUE
 OWNER OF RECORD: DAVID MASON, TRUSTEE HILLTOP REALTY TRUST
 LOCUS DEED: BOOK 33280, PAGE 43
 PLAN REFERENCES: PB 797, PL 108
 PB 807, PL 112

ZONING DISTRICT RG-20, MEDIUM DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
AREA	20,000 S.F.	38,253 S.F.	38,253 S.F.
FRONTAGE	125'	125'	125'
FRONT	30'	33.7'	33.7'
SIDE	15'	16.3'	16.3'
REAR	15'	122.8'	126.7'
HEIGHT	35'	<35'	<35'
BUILDING COVERAGE	30%	3,649 S.F.	3,472 S.F.
		±9.5%	±9.1%

REFERENCE: THE GRAFTON ZONING BY-LAW ACCEPTED MAY 12, 1986 AND AMENDED THROUGH MAY 9, 2016.



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CERTIFIED PLOT PLAN
 59 MAPLE AVENUE, SOUTH GRAFTON, MA
EXISTING & PROPOSED SITE PLANS
 PREPARED FOR: DAVID MASON, TRUSTEE OF HILLTOP REALTY TRUST
 65 DEPOT STREET, SOUTH GRAFTON, MA 01560

DATE	BY
MARCH 2, 2023	

SCALE	AS-NOTED	REV.	DATE	DESCRIPTION

