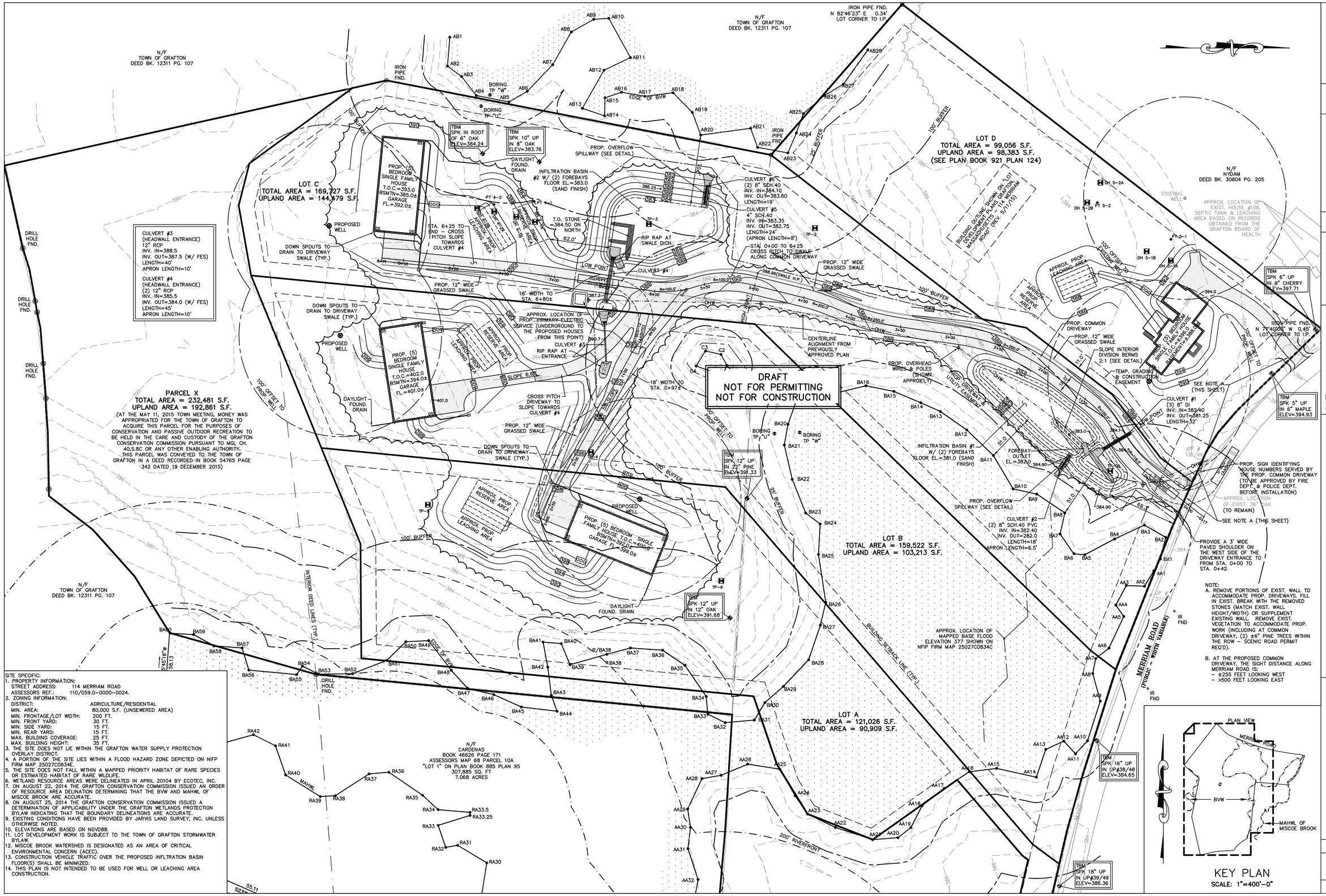

SITE SPECIFIC:

1. PROPERTY INFORMATION:
   STREET ADDRESS: 114 MERRIAM ROAD
   ASSESSORS REF.: 110/059.0-0000-0024.
2. ZONING INFORMATION:

DISTRICT:	AGRICULTURE/RESIDENTIAL
MIN. AREA:	80,000 S.F. (UNSEWERED AREA)
MIN. FRONTAGE/LOT WIDTH:	200 FT.
MIN. FRONT YARD:	30 FT.
MIN. SIDE YARD:	15 FT.
MIN. REAR YARD:	15 FT.
MAX. BUILDING COVERAGE:	25 FT.
MAX. BUILDING HEIGHT:	35 FT.

3. THE SITE DOES NOT LIE WITHIN THE GRAFTON WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD ZONE DEPICTED ON NIFP FIRM MAP 25027C0834E.
5. THE SITE DOES NOT FALL WITHIN A MAPPED PRIORITY HABITAT OF RARE SPECIES OR ESTIMATED HABITAT OF RARE WILDLIFE.
6. WETLAND RESOURCE AREAS WERE DELINEATED IN APRIL 20104 BY ECOTEC, INC.
7. ON AUGUST 22, 2014 THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINATION DETERMINING THAT THE BVW AND MAHWL OF MISCOE BROOK ARE ACCURATE.
8. ON AUGUST 25, 2014 THE GRAFTON CONSERVATION COMMISSION ISSUED A DETERMINATION OF APPLICABILITY UNDER THE GRAFTON WETLANDS PROTECTION BYLAW INDICATING THAT THE BOUNDARY DELINEATIONS ARE ACCURATE.
9. EXISTING CONDITIONS HAVE BEEN PROVIDED BY JARVIS LAND SURVEY, INC. UNLESS OTHERWISE NOTED.
10. ELEVATIONS ARE BASED ON NGVD88.
11. LOT DEVELOPMENT WORK IS SUBJECT TO THE TOWN OF GRAFTON STORMWATER BYLAW.
12. MISCOE BROOK WATERSHED IS DESIGNATED AS AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
13. CONSTRUCTION VEHICLE TRAFFIC OVER THE PROPOSED INFLTRATION BASIN FLOOR(S) SHALL BE MINIMIZED.
14. THIS PLAN IS NOT INTENDED TO BE USED FOR WELL OR LEACHING AREA CONSTRUCTION.

NOTE:

A. REMOVE PORTIONS OF EXIST. WALL TO ACCOMMODATE PROP. DRIVEWAYS. FILL IN EXIST. BREAK WITH THE REMOVED STONES (MATCH EXIST. WALL HEIGHT/WIDTH) OR SUPPLEMENT EXISTING WALL. REMOVE EXIST. VEGETATION TO ACCOMMODATE PROP. WORK (INCLUDING AT COMMON DRIVEWAY, (2) ±6" PINE TREES WITHIN THE ROW – SCENIC ROAD PERMIT REQ'D).

B. AT THE PROPOSED COMMON DRIVEWAY, THE SIGHT DISTANCE ALONG MERRIAM ROAD IS:
– ±255 FEET LOOKING WEST
– >500 FEET LOOKING EAST

NO.	REVISION	DATE
5	DRIVEWAY REVISION	12/8/16
4	REV. FOR P.B. DECISION	1/15/16
3	REV. PER P.B./C.C. COMMENTS	5/11/15
2	COMMON DRIVEWAY RECONFIG.	4/16/15
1	COMMON DRIVEWAY REV.	3/27/15

DIG SAFE DIAL-811

DRAFT

KEVIN J. QUINN CIVIL #33922

OWNER:
FREDERIC & MARGOT CHURCHILL
243 PLEASANT STREET
S. YARMOUTH MA 02664

APPLICANT:
FREDERIC CHURCHILL
243 PLEASANT STREET
S. YARMOUTH MA 02664

PROPOSED LOT DEVELOPMENT PLAN
IN GRAFTON, MASSACHUSETTS

114 MERRIAM ROAD

SCALE: 1"=40'

QUINN ENGINEERING, INC.
P.O. Box 107
Paxton, Massachusetts 01612
(508)753-7999 Fax:(508)795-0939

DATE: NOVEMBER 18, 2014

PROPOSED LOT DEVELOPMENT PLAN

SHEET 3 OF 7

11GBC02