EXISTING SITE IS WOODED
PROPOSED LIMIT OF CLEARING IS EROSION CONTROL BARRIER OR LIMIT OF GRADING

EXISTING AREA WITHIN 100-INNER RIPARIAN ZONE: 51,301 S.F.
EXISTING AREA WITHIN THE 200-OUTER RIPARIAN ZONE: 27,315 S.F.

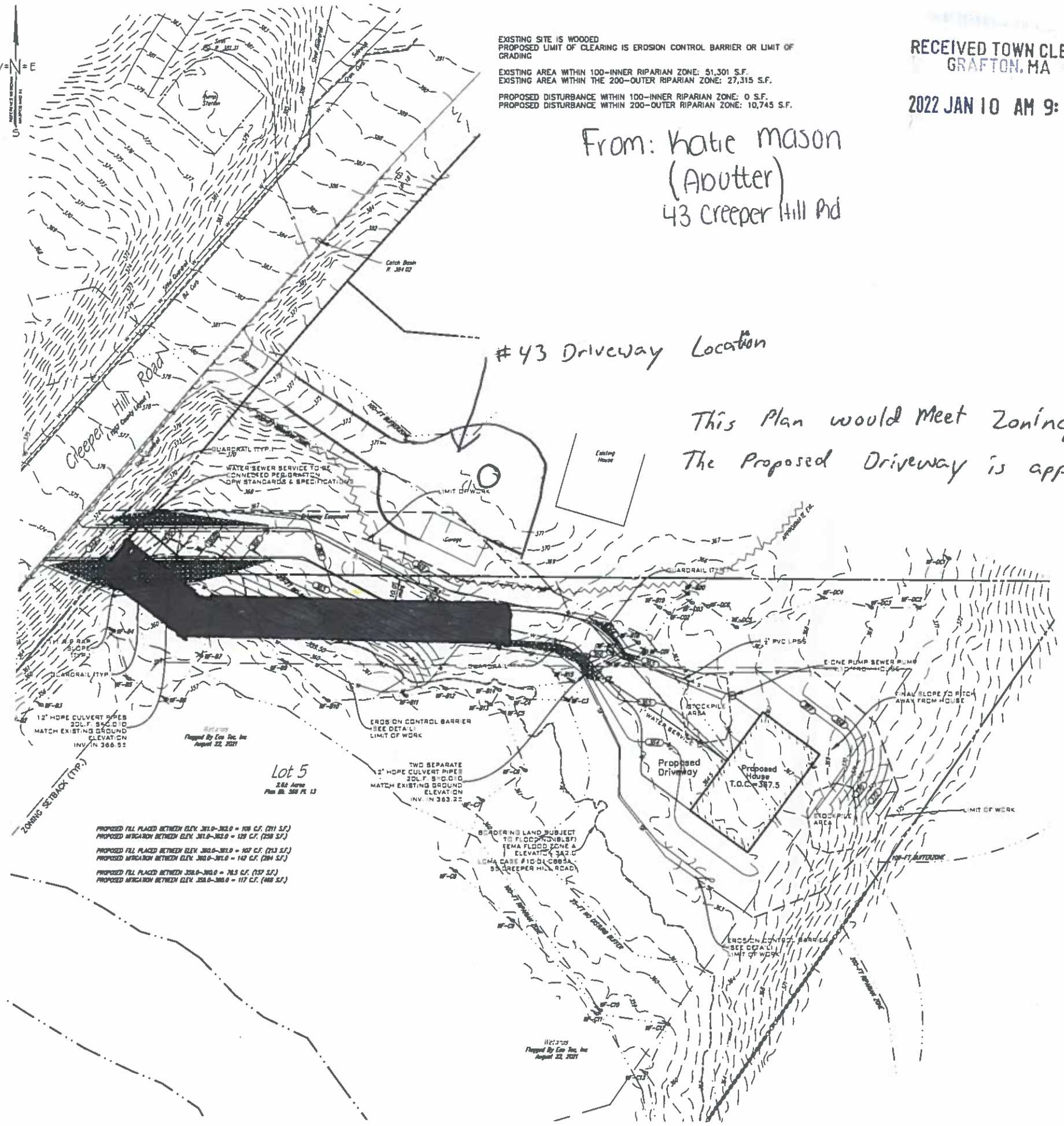
PROPOSED DISTURBANCE WITHIN 100-INNER RIPARIAN ZONE: 0 S.F.
PROPOSED DISTURBANCE WITHIN 200-OUTER RIPARIAN ZONE: 10,745 S.F.

RECEIVED TOWN CLERK
GRAFTON, MA

2022 JAN 10 AM 9:00

From: Katie Mason
(Abutter)
43 Creeper Hill Rd

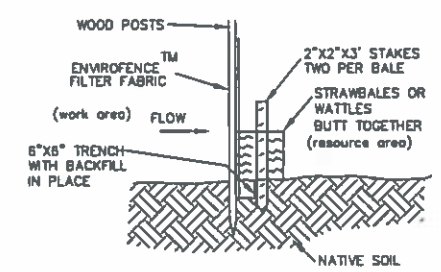
This Plan would meet Zoning



This Plan would Meet Zoning
The Proposed Driveway is approx 30' Closer than Zoning Allows

TOWN OF GRAFTON ZONING
ZONE – OU – OFFICE/LIGHT INDUSTRIAL
AREA – 40,000 S.F.
FRONTAGE – 120'
FRONT – 40 FT.
SIDE – 35 FT.
REAR – 35 FT.

DIG-SAFE
PHONE # 877-344-7233

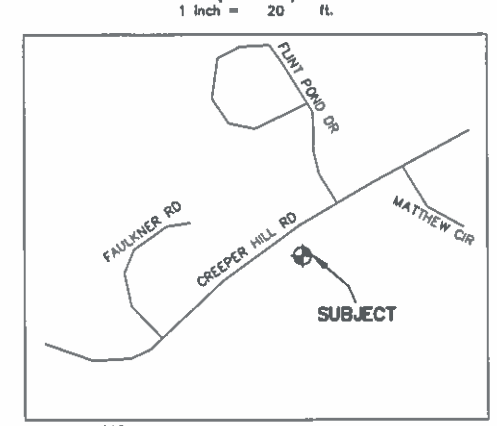


EROSION CONTROL BARRIER
NOT TO SCALE

RECEIVED
JAN 10 2022
Zoning Board of Appeals

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SYMBOL KEY
STONE WALL
BOUND
IRON PIPE
DRILL HOLE
UTILITY POLE
WELL
TEST PIT
PERC TEST
BENCH MARK



LOT LOCUS
SCALE: 1"=1000'

NORTH

NO.	DATE	REVISION
2	11/4/21	REVISED PER COMMENTS
1	10/25/21	REVISED FLOOD STORAGE – ADDED LIMIT OF WORK

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 46722

DOC
CONSULTING CIVIL ENGINEERS
508-791-8858
508-341-2127

CLIENT:
SCOTT MORRISON
152 WINTER HILL ROAD
HOLDEN, MA 01520

SITE PLAN
SITE ADDRESS:
45 CREEPER HILL ROAD
GRAFTON, MA

DRAWN BY: JDD	
CK'D BY: JDD	REV #: 2
DATE: 9-27-2021	SCALE: 1"=20'
PROJECT #: 21-235	DWG. NO.: S-1