PRELIMINARY FLEXIBLE DEVELOPMENT PLAN

11 WHEELER ROAD

GRAFTON, MASSACHUSETTS

APRIL 23, 2019

REVISED: MAY 30, 2019

PREPARED FOR:

STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

PREPARED BY:

ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
UXBRIDGE, MA 01569
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F: 508.278.2289

LAND SURVEYING:

ANDREWS SURVEY & ENGINEERING, INC.
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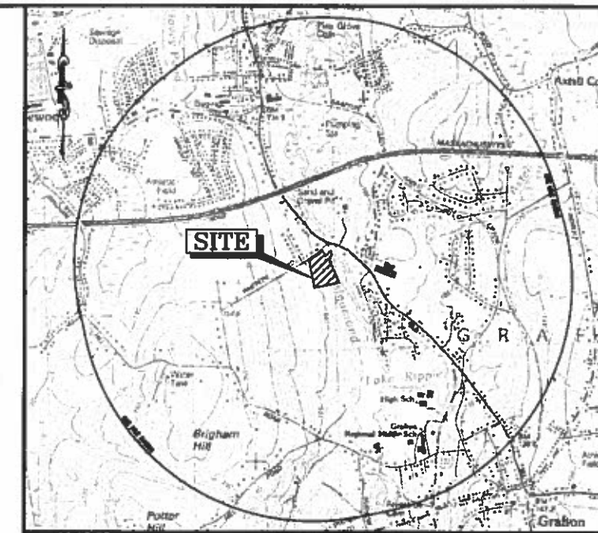
ENVIRONMENTAL:

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605
P: 508.752.9666



LOCUS MAP
SCALE: 1" = 1,500'

ASE
Andrews Survey & Engineering, Inc.
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800 East Washington Street
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P: 508-316-8453 F: 508-316-8453

APPROVED BY THE GRAFTON PLANNING BOARD

BEING A MAJORITY DATE:

RECEIVED
JUN - 5 2019
PLANNING BOARD
GRAFTON, MA

EXHIBIT 2

COPY

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
4/23/19	5/30/19	C-0.0	COVER SHEET
4/23/19	5/30/19	C-1.1	PRELIMINARY LAYOUT PLAN
4/23/19	5/30/19	C-1.2	PRELIMINARY GRADING & UTILITY PLAN
4/23/19	5/30/19	C-2.0	ROADWAY PROFILE SHEET

OWNER OF RECORD:
STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

GRAFTON ASSESSORS INFORMATION:
MAP 45, PARCEL 1
TOTAL PARCEL AREA: 8.3± ACRES

ZONING DISTRICT:
LOW DENSITY RESIDENTIAL (R-40)

DEED REFERENCE:
DEED BK. 39364, PG. 217

PLAN REFERENCES:
P.B. 829, PL. 47
P.B. 287, PL. 9
P.B. 273, PL. 9

GOVERNMENT / UTILITY CONTACTS

GRAFTON PLANNING DEPARTMENT
30 PROVIDENCE ROAD
P: 508.839.5335
F: 508.839.4602
ATTN: JOSEPH LAYDON, TOWN PLANNER

GRAFTON CONSERVATION COMM.
30 PROVIDENCE ROAD
P: 508.839.5335
F: 508.839.4602
ATTN: MARIA MAST, AGENT

GRAFTON BUILDING DEPARTMENT
30 PROVIDENCE ROAD
P: 508.839.5335
F: 508.839.4602
ATTN: ROBERT S. BERGER, INSPECTOR

GRAFTON FIRE DEPARTMENT
28 UPTON STREET
P: 508.839.4606
F: 508.839.8520
ATTN: MICHAEL GAUTHIER, CHIEF

GRAFTON POLICE DEPARTMENT
28 PROVIDENCE ROAD
P: 508.839.2858
F: 508.839.0106
ATTN: NORMAND A. CREPEAU JR., CHIEF

GRAFTON HIGHWAY DEPARTMENT
27 UPTON STREET
P: 508.839.8525
F: 508.839.8531
ATTN: PAUL COURNOYER, SUPT.

GRAFTON BOARD OF HEALTH
30 PROVIDENCE ROAD
P: 508.839.5335
F: 508.839.8559

GRAFTON SEWER DEPARTMENT
9 DEPOT STREET
P: 508.839.5335

MASSACHUSETTS ELECTRIC CO.
1.800.322.3223

VERIZON COMMUNICATIONS
1.800.870.9999

PROJECT: PRELIMINARY FLEXIBLE DEVELOPMENT PLAN
11 WHEELER ROAD
GRAFTON, MA 01536

APPLICANT: STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/19	TOWN COMMENTS

GRAPHIC SCALE

SHEET TITLE

COVER SHEET

P.E. P.L.S.

DES BY: TRB, SWP DATE: APRIL 23, 2019 C-0.0
CHK BY: RMM, BAA PROJ. NO. 2018-327

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ZONING TABLE

LOW-DENSITY RESIDENTIAL (R-40)		
INTENSITY	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)*	MIN 12,500 / AVG 15,000	MIN 12,519 / AVG 15,521
MINIMUM LOT FRONTAGE**	80 FT/50 FT ON CD	80 FT/51.4 FT ON CD
MINIMUM FRONT SETBACK***	MIN 15 FT/ AVG 20 FT	MIN 15 FT/ AVG 25 FT
MINIMUM SIDE SETBACK	7 FT	7 FT
MINIMUM REAR SETBACK	15 FT	15 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
REQUIRED OPEN SPACE	40% = 119,869 SF	53.5% = 160,954 SF

* BOTH PUBLIC SEWER AND WATER ARE AVAILABLE REDUCING REQUIRED AVERAGE LOT AREA TO 15,000 SF IN THE R-40 DISTRICT.

** FRONTAGE ON CUL-DE-SAC HAVE A MINIMUM OF 50', AND FROM THE PROPOSED FRONT SETBACK FOR EACH LOT PROVIDES THE MINIMUM 80' OF FRONTAGE BASED ON THE WIDTH OF THE LOT AT THAT SETBACK (SEE LOT DESCRIPTION ON PLAN FOR PROVIDED FRONTAGE AT SETBACK)

***FRONT YARD SETBACK SHOWN ON PLANS AND MEASURED IS FROM THE FRONT PROPERTY LINE. GRAFTON BY-LAW SECTION 5.3.6 (d) STATES THE SETBACK SHALL BE MEASURED FROM THE NEAREST EDGE OF PAVEMENT OR SIDEWALK AS APPROPRIATE. WE HAVE EXCEEDED THIS BY CONSERVATIVELY MEASURING FROM FRONT PROPERTY LINE.

LOT REQUIREMENTS

			SETBACKS		
LOT	AREA	FRONTAGE	FRONT	SIDE	BACK
1	16,783 SF	130.6'	15'	7'	50'
2	14,204 SF	139.6'	15'	7'	50'
3	12,519 SF	52.1'	33'	7'	15'
4	15,673 SF	51.4'	56'	7'	15'
5	15,542 SF	80.1'	20'	7'	15'
6	18,556 SF	81.9'	20'	7'	15'
7	15,368 SF	211.6'	15'	7'	15'
AVG	15,521 SF		24.9'		

NOTES:

1) EXISTING PROPERTY BOUNDARY INFORMATION BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC.

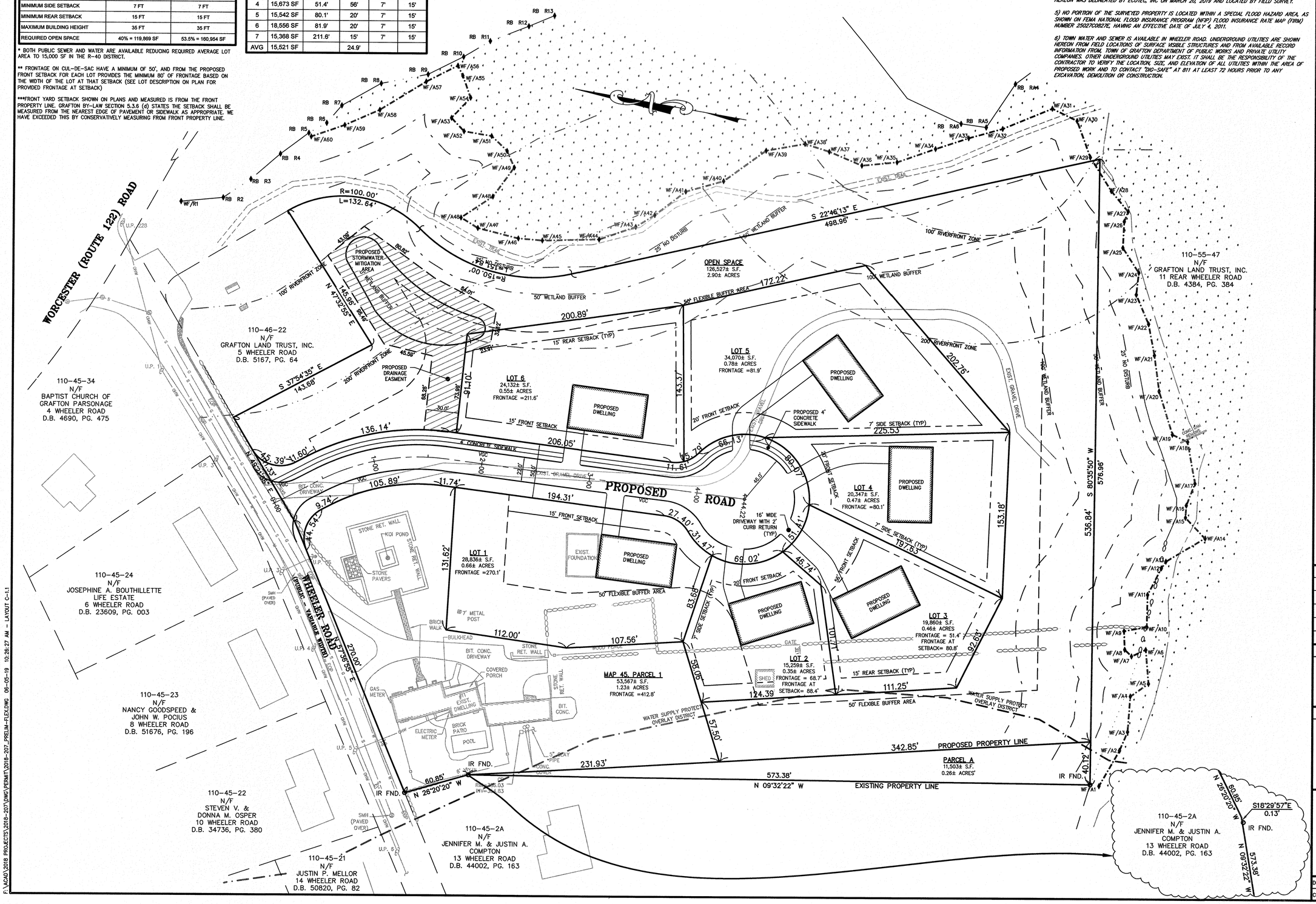
2) EXISTING TOPOGRAPHIC INFORMATION BASED UPON LIDAR TOPOGRAPHY PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AND FIELD VERIFIED BY AN ON-THE-GROUND SURVEY BY ANDREWS SURVEY & ENGINEERING, INC.

3) ELEVATONS SHOWN HEREON ARE REFERENCE TO NAVD88 DATUM.

4) THE LIMIT OF BORDERING VEGETATED WETLANDS AND MEAN ANNUAL HIGHWATER LINE SHOWN HEREON WAS DELINEATED BY ECOTEC, INC ON MAROH 20, 2019 AND LOCATED BY FIELD SURVEY.

5) NO PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25027C0627E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.

6) TOWN WATER AND SEWER IS AVAILABLE IN WHEELER ROAD. UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION FROM, TOWN OF GRAFTON DEPARTMENT OF PUBLIC WORKS AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE, AND ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.



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APPROVED BY THE GRAFTON PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT: PRELIMINARY FLEXIBLE DEVELOPMENT PLAN
11 WHEELER ROAD
GRAFTON, MA 01536

APPLICANT: STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/19	TOWN COMMENTS

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

PRELIMINARY LAYOUT PLAN

COMMONWEALTH OF MASSACHUSETTS
BYRON J. ANDREWS
No. 47389
6/5/19

DES BY: TRB, KNP
CHK BY: RMM, BJA
DATE: APRIL 23, 2019
PROJ. NO. 2018-207

C-1.1

PLAN NO. L-5830

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NOTES:

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3) ELEVATONS SHOWN HEREON ARE REFERENCE TO NAVD88 DATUM.

4) THE LIMIT OF BORDERING VEGETATED WETLANDS AND MEAN ANNUAL HIGHWATER LINE SHOWN HEREON WAS DELINEATED BY ECOTEC, INC ON MARCH 20, 2019 AND LOCATED BY FIELD SURVEY.

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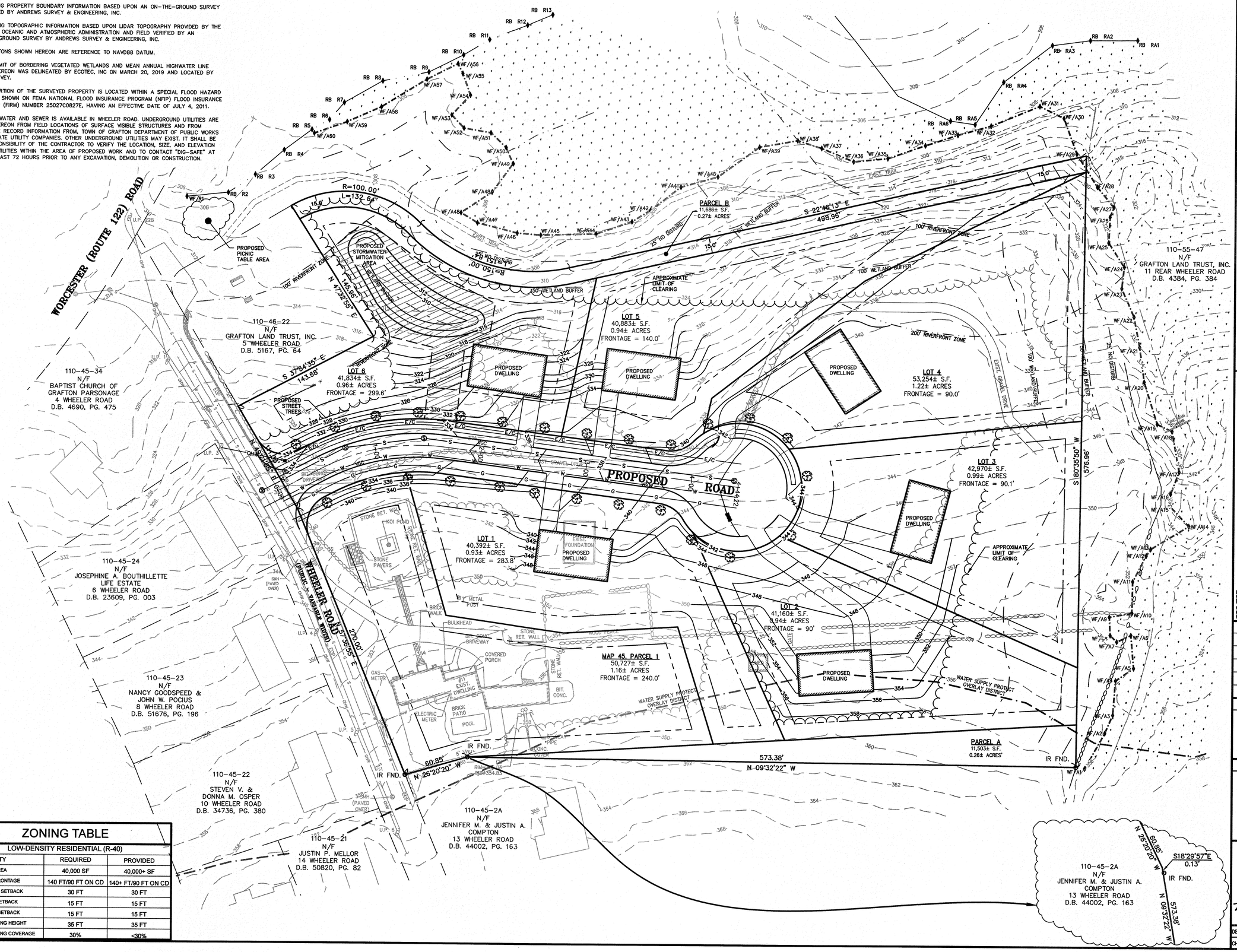

ZONING TABLE

LOW-DENSITY RESIDENTIAL (R-40)

INTENSITY	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF	40,000+ SF
MINIMUM LOT FRONTAGE	140 FT/90 FT ON CD	140+ FT/90 FT ON CD
MINIMUM FRONT SETBACK	30 FT	30 FT
MINIMUM SIDE SETBACK	15 FT	15 FT
MINIMUM REAR SETBACK	15 FT	15 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
MAXIMUM BUILDING COVERAGE	30%	<30%

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APPROVED BY THE GRAFTON PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT: PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
11 WHEELER ROAD
GRAFTON, MA 01536

APPLICANT: STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/19	TOWN COMMENTS

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

PRELIMINARY GRADING & UTILITY PLAN

COMMONWEALTH OF MASSACHUSETTS
RICHARD M. MAINVILLE
CIVIL
No. 28323
PROFESSIONAL ENGINEER

6/5/19

DES BY: TRB, KNP
CHK BY: RMM, BJA
DATE: APRIL 23, 2019
PROJ. NO. 2018-207

C-1.2

PLAN NO. L-5831

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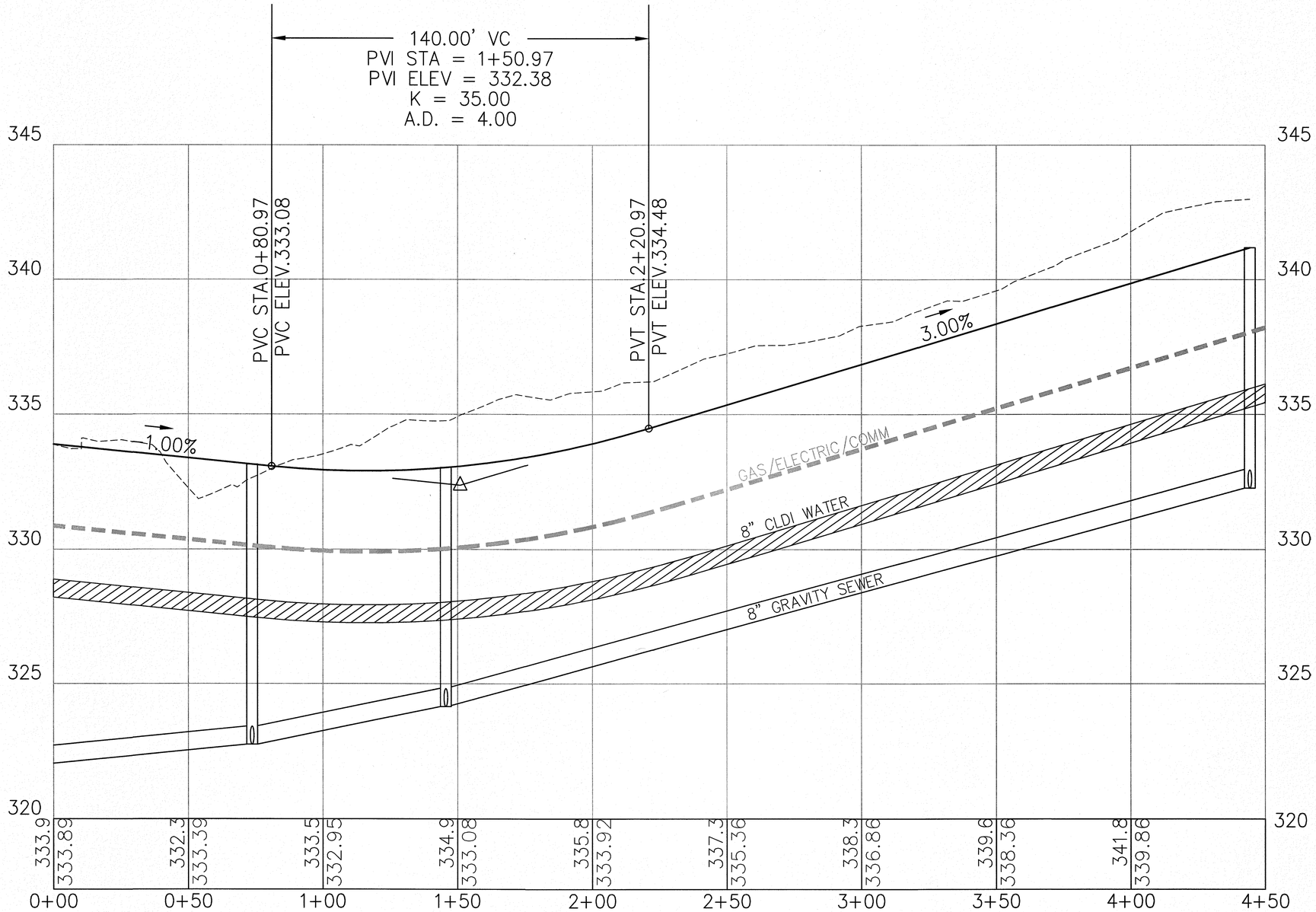

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BEING A MAJORITY DATE:

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11 WHEELER ROAD
GRAFTON, MA 01536

APPLICANT:

STANLEY W. & LISA A. MCGRIFF
11 WHEELER ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/19	TOWN COMMENTS

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 feet
1 inch = 2 feet

SHEET TITLE

ROADWAY PROFILE SHEET

COMMONWEALTH OF MASSACHUSETTS
RICHARD M. MARWILLE
CIVIL
No. 28323
6/5/19

DES BY: TRB, KNP | DATE: APRIL 23, 2019
CHK BY: RMM, BJA | PROJ. NO. 2018-207

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PLAN NO. L-5830

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