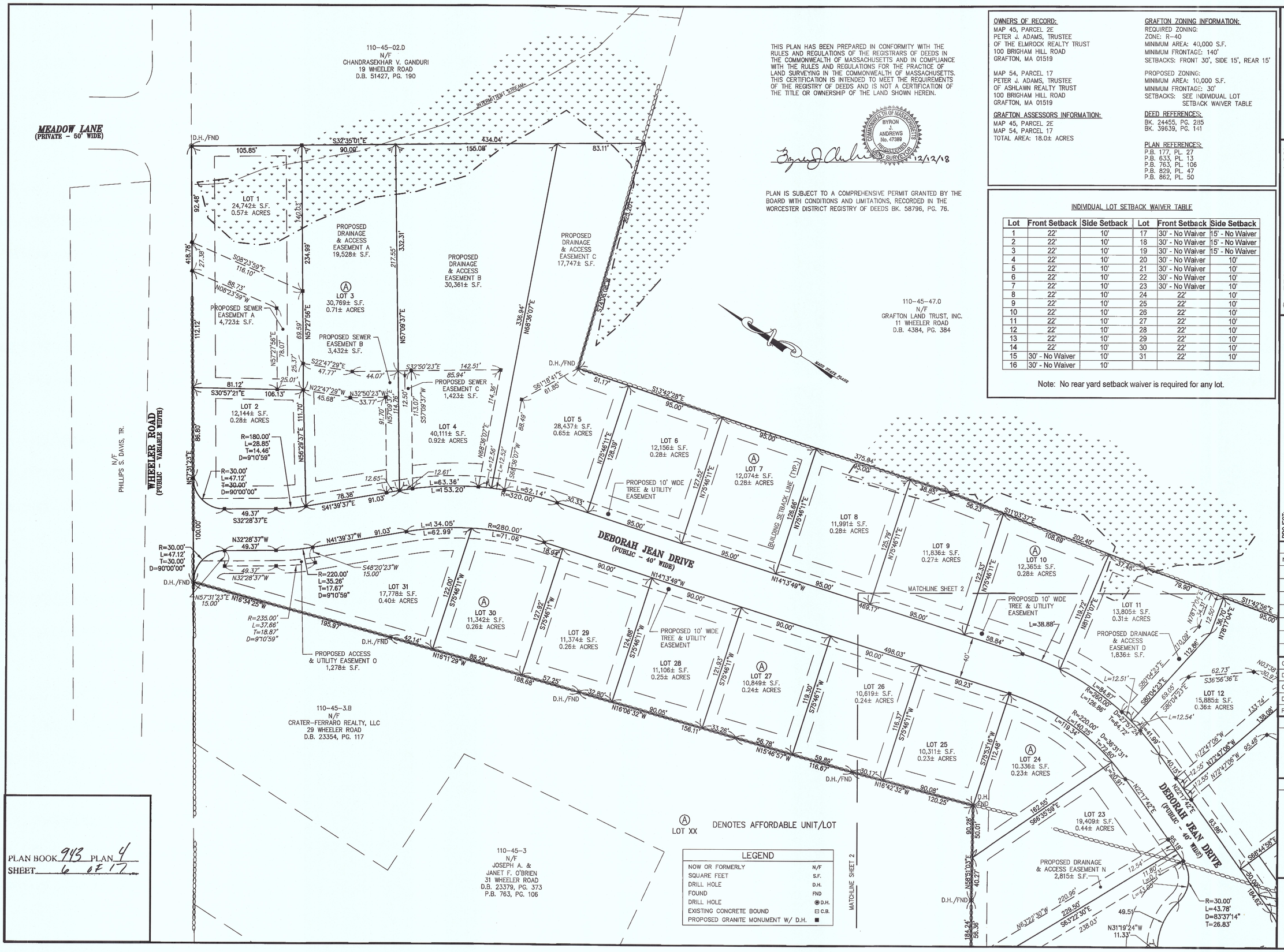

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

COMMONWEALTH OF MASSACHUSETTS
BYRON J. ANDREWS
No. 47389
REGISTERED PROFESSIONAL LAND SURVEYOR

12/12/18

PLAN IS SUBJECT TO A COMPREHENSIVE PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BK. 58796, PG. 76.

OWNERS OF RECORD:
MAP 45, PARCEL 2E
PETER J. ADAMS, TRUSTEE
OF THE ELMROCK REALTY TRUST
100 BRIGHAM HILL ROAD
GRAFTON, MA 01519

MAP 54, PARCEL 17
PETER J. ADAMS, TRUSTEE
OF ASHLAWN REALTY TRUST
100 BRIGHAM HILL ROAD
GRAFTON, MA 01519

GRAFTON ASSESSORS INFORMATION:
MAP 45, PARCEL 2E
MAP 54, PARCEL 17
TOTAL AREA: 18.0± ACRES

GRAFTON ZONING INFORMATION:
REQUIRED ZONING:
ZONE: R–40
MINIMUM AREA: 40,000 S.F.
MINIMUM FRONTAGE: 140'
SETBACKS: FRONT 30', SIDE 15', REAR 15'

PROPOSED ZONING:
MINIMUM AREA: 10,000 S.F.
MINIMUM FRONTAGE: 30'
SETBACKS: SEE INDIVIDUAL LOT SETBACK WAIVER TABLE

DEED REFERENCES:
BK. 24455, PG. 285
BK. 39639, PG. 141

PLAN REFERENCES:
P.B. 177, PL. 27
P.B. 633, PL. 13
P.B. 763, PL. 106
P.B. 829, PL. 47
P.B. 862, PL. 50

INDIVIDUAL LOT SETBACK WAIVER TABLE

Lot	Front Setback	Side Setback	Lot	Front Setback	Side Setback
1	22'	10'	17	30' - No Waiver	15' - No Waiver
2	22'	10'	18	30' - No Waiver	15' - No Waiver
3	22'	10'	19	30' - No Waiver	15' - No Waiver
4	22'	10'	20	30' - No Waiver	10'
5	22'	10'	21	30' - No Waiver	10'
6	22'	10'	22	30' - No Waiver	10'
7	22'	10'	23	30' - No Waiver	10'
8	22'	10'	24	22'	10'
9	22'	10'	25	22'	10'
10	22'	10'	26	22'	10'
11	22'	10'	27	22'	10'
12	22'	10'	28	22'	10'
13	22'	10'	29	22'	10'
14	22'	10'	30	22'	10'
15	30' - No Waiver	10'	31	22'	10'
16	30' - No Waiver	10'			

Note: No rear yard setback waiver is required for any lot.

ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS ACTING AS PLANNING BOARD IN ITS CAPACITY AS THE COMPREHENSIVE PERMIT GRANTING AUTHORITY UNDER MGL 40B.

CHAIR 17-Jan-19 DATE

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON ZONING BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED ON OCTOBER 27, 2017 AT 8:54AM AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

TOWN CLERK 1/18/19 DATE

PROJECT: ELMROCK ESTATES
A COMPREHENSIVE PERMIT PLAN
21 WHEELER ROAD &
106 BRIGHAM HILL ROAD
GRAFTON, MA 01536

APPLICANT: FIELDSTONE REALTY, LLC
100 BRIGHAM HILL ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	2/28/17	REDUCED TO 32 LOTS, FULL DESIGN PLANS
2	4/10/17	PER GRAVES 3/15/17 REVIEW COMMENTS
3	7/24/17	PROPOSED 31 UNIT DESIGN
4	8/22/17	PER ZBA & REVIEW COMMENTS
5	8/20/18	PER COMPREHENSIVE PERMIT CONDITIONS
6	9/27/18	PER CONCOM COMMENTS
7	12/10/18	PER COMPREHENSIVE PERMIT CONDITIONS

CAD FILE	2015–332_40B_31 units_R1–REV–BASINS.dwg
DRAWN BY	TRB, SJO
CHECKED BY	RMM, BJA
DATE	AUGUST 30, 2016
PROJECT NO.	2015–332 (REF. 2011–273)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

DEFINITIVE SUBDIVISION PLAN

SHEET 1 OF 2

DRAWING NO.
C–4.1

PLAN NO. L–4958

2016 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.

PLAN BOOK 943 PLAN 4
SHEET 6 OF 17

RECORDABLE PLAN 1 OF 2