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**PLANNING BOARD
GRAFTON, MA**

Preliminary Flexible Subdivision Plans

August 27, 2014 (Revised 11/4/2014)

Bull Meadow, LLC
Appaloosa Drive
North Grafton, Massachusetts 01536

Applicant:

Bull Meadow, LLC.
2 Rachel Road
Boylston, MA 01505
(978)833-4747

Record Owner:

Bull Meadow, LLC.
Mr. Gordon Lewis, Manager
2 Rachel Road
Boylston, MA 01505
(978) 807-4747

Civil Engineer:

McCarty Engineering, Inc.
42 Jungle Road
Leominster, MA 01453
(978) 534-1318

Surveyor:

Whitman & Bingham Associates, LLC.
510 Mechanic Street
Leominster, MA 01453
(978) 537-5296

Wetland Consultant:

Ecotec, Inc.
102 Grove Street
Worcester, MA 01605
(508)752-9494

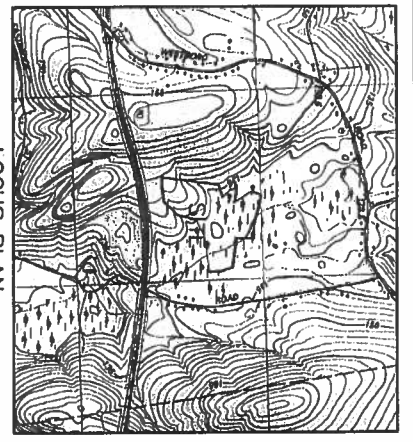
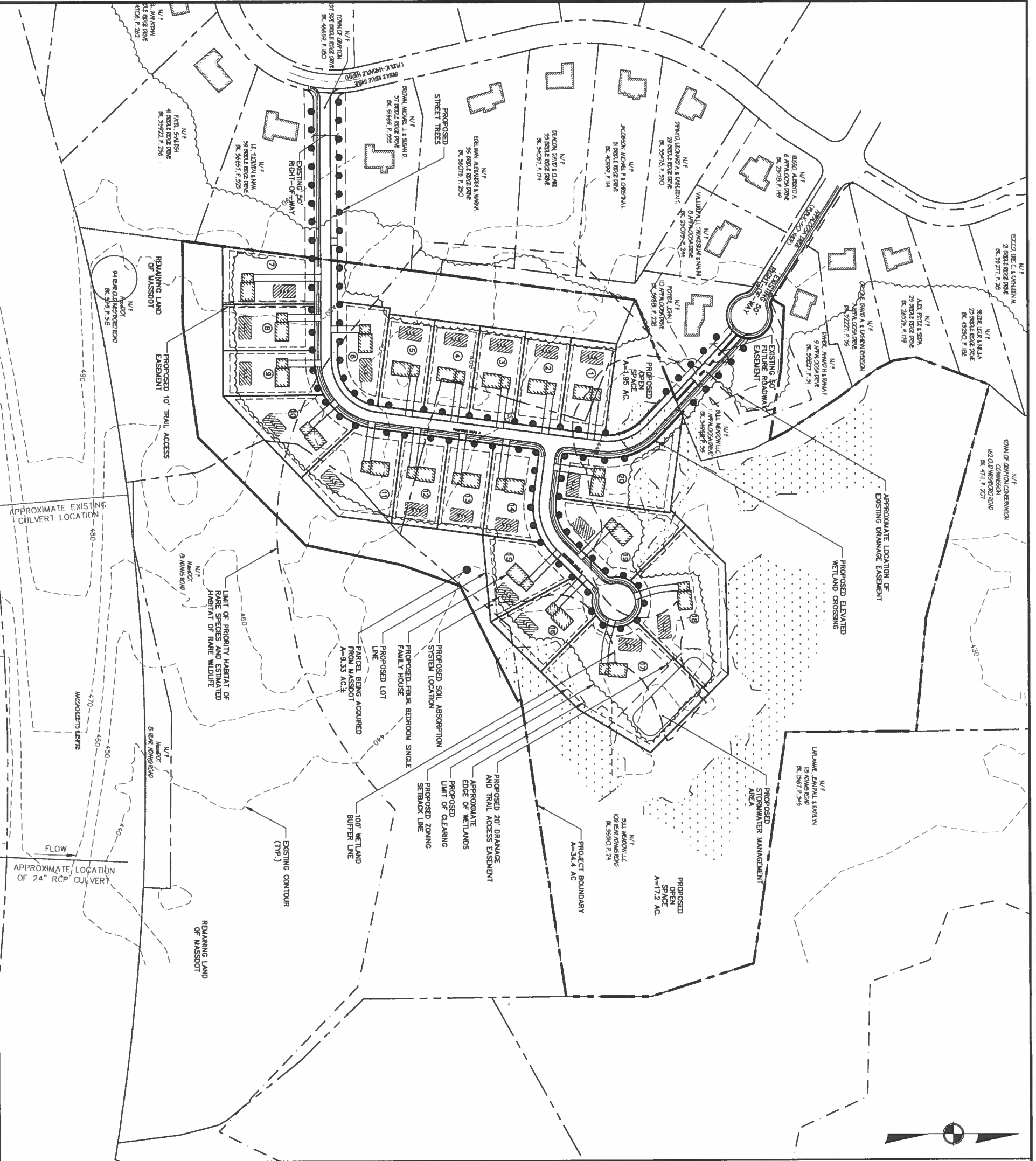


SCALE: 1"=1000'±

PROJECT SITE

Sheet No.	Sheet Title
1	Cover Sheet
2	Overall Flexible Subdivision Plan
3	Preliminary Flexible Subdivision Plan Sheet 1
4	Preliminary Flexible Subdivision Plan Sheet 2
5	Preliminary Flexible Subdivision Profile Sheet 1
5	Preliminary Flexible Subdivision Profile Sheet 2





LOCUS PLAN
1"=1,500 FT.±

- NOTES:**
- EXISTING CONDITION INFORMATION SHOWN WAS DIGITIZED FROM PLANS OF RECORD AND GIS DATA FROM THE TOWN OF GRAFTON WEBSITE. NO ON-THE-GROUND SURVEY WAS COMPLETED. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE.
 - WETLAND DELINEATION SHOWN WAS COMPLETED BY ECOTEC, INC. ON NOVEMBER 13, 2013 AND WAS GPS LOCATED ON DECEMBER 12, 2013 BY WHITMAN & BINGHAM ASSOCIATES.
 - THE PROPOSED SUBDIVISION WILL BE SERVICED BY DOMESTIC WATER AND FIRE PROTECTION. A NEW DUCTILE IRON WATER SERVICE WILL BE EXTENDED FROM THE INTERSECTION OF OLD WESTBURY ROAD AND THE PROPOSED TRAIL TO THE INTERSECTION OF THE TRAIL TO THE END OF THE CUL-DE-SAC ON APPALOOSA DRIVE.
 - TOTAL COMMON LAND PROVIDED=19.15 AC (6.9 AC UPLAND/12.25 AC WETLAND)

LEGEND:

S.A.S.	SOIL ABSORPTION SYSTEM	PROPOSED LOT NUMBER
1	PROPOSED	1-17.2 AC
2	PROPOSED	2-17.2 AC
3	PROPOSED	3-17.2 AC
4	PROPOSED	4-17.2 AC
5	PROPOSED	5-17.2 AC
6	PROPOSED	6-17.2 AC
7	PROPOSED	7-17.2 AC
8	PROPOSED	8-17.2 AC
9	PROPOSED	9-17.2 AC
10	PROPOSED	10-17.2 AC
11	PROPOSED	11-17.2 AC
12	PROPOSED	12-17.2 AC
13	PROPOSED	13-17.2 AC
14	PROPOSED	14-17.2 AC
15	PROPOSED	15-17.2 AC
16	PROPOSED	16-17.2 AC
17	PROPOSED	17-17.2 AC
18	PROPOSED	18-17.2 AC
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20	PROPOSED	20-17.2 AC
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42	PROPOSED	42-17.2 AC
43	PROPOSED	43-17.2 AC
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95	PROPOSED	95-17.2 AC
96	PROPOSED	96-17.2 AC
97	PROPOSED	97-17.2 AC
98	PROPOSED	98-17.2 AC
99	PROPOSED	99-17.2 AC
100	PROPOSED	100-17.2 AC

DESIGN FEATURES:

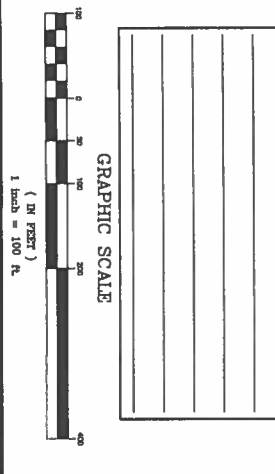
LENGTH OF ROADWAY:	2,064 FT.
MIN. LOT WIDTH:	80 FT
MIN. FRONT SETBACK:	50 FT ON CDS
MIN. REAR SETBACK:	20 FT
MIN. SIDE SETBACK:	15 FT
MAX. HEIGHT:	35 FT
FRONTAGE AREA:	80,500 SF
AVG LOT AREA:	20,000 SF
MAX COVERAGE:	26,095 FT
	<30%

RECORD OWNERS:

BULL MEADOW, LLC	2 BACHEL ROAD	BOSTON, MA 01505	PARCEL ID: 110/21.0-0000-0123.0	BOOK 34958, PAGE 35
BULL MEADOW, LLC	2 BACHEL ROAD	BOSTON, MA 01505	PARCEL ID: 110/32.0-0000-0005.A	BOOK 35310, PAGE 74
Head-DOT	10 PARK PLAZA	BOSTON, MA 02116	PARCEL ID: 110/21.0-0000-0100.0	BOOK 3919, PAGE 318
Head-DOT	10 PARK PLAZA	BOSTON, MA 02116	PARCEL ID: 110/32.0-0000-0100.0	BOOK 3919, PAGE 318
TOWN OF GRAFTON	3 GRAFTON ROAD	GRAFTON, MA 01519	PARCEL ID: 110/21.0-0000-0214.B	BOOK 46559, PAGE 180

APPROVED BY THE GRAFTON PLANNING BOARD

DATE: _____



NOT FOR CONSTRUCTION

THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision
1	11/4/2014	PLANNING BOARD COMMENTS

Drawn By: BSM
Designed By: BSM
Checked By: BSM

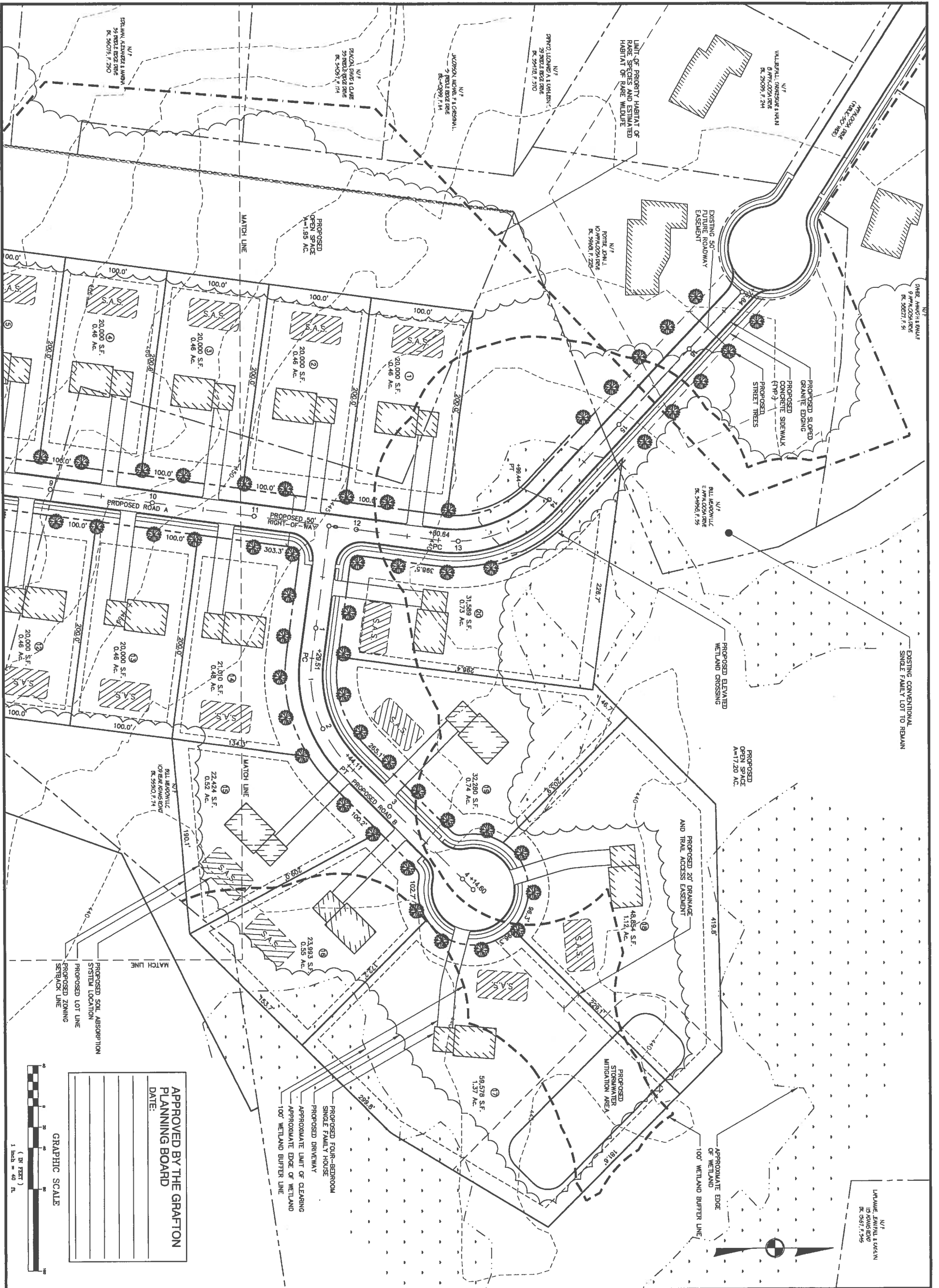
McCarty Engineering, Inc.
Civil Engineers
42 Judge Street, Lanesboro, MA 01453
Phone: (978) 534-1318 Fax: (978) 546-6967
www.mccartyeng.com

Bull Meadow, LLC.
Appaloosa Drive
N. Grafton, MA

Sheet Title
Overall Flexible Subdivision Plan

Sheet No. **1**

Job No. 066
File Name: 066P-FSP01
Date: August 27, 2014
Scale: 1"=100'



N/T
LAWMAN, JAMES & DAVID
1000 STATE ST
R. 05071, 1750

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No.	Date	Revision
1	11/14/2014	PLANNING BOARD COMMENTS



Drawn By: *[Signature]*
Designed By: *[Signature]*
Checked By: *[Signature]*
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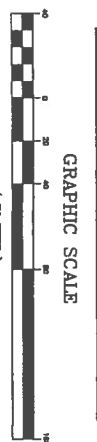
McCarty Engineering, Inc.
Civil Engineers
42 Maple Road, Lanesboro, MA 01453
phone: (978) 534-1318 fax: (978) 540-6907
www.mccartyeng.com

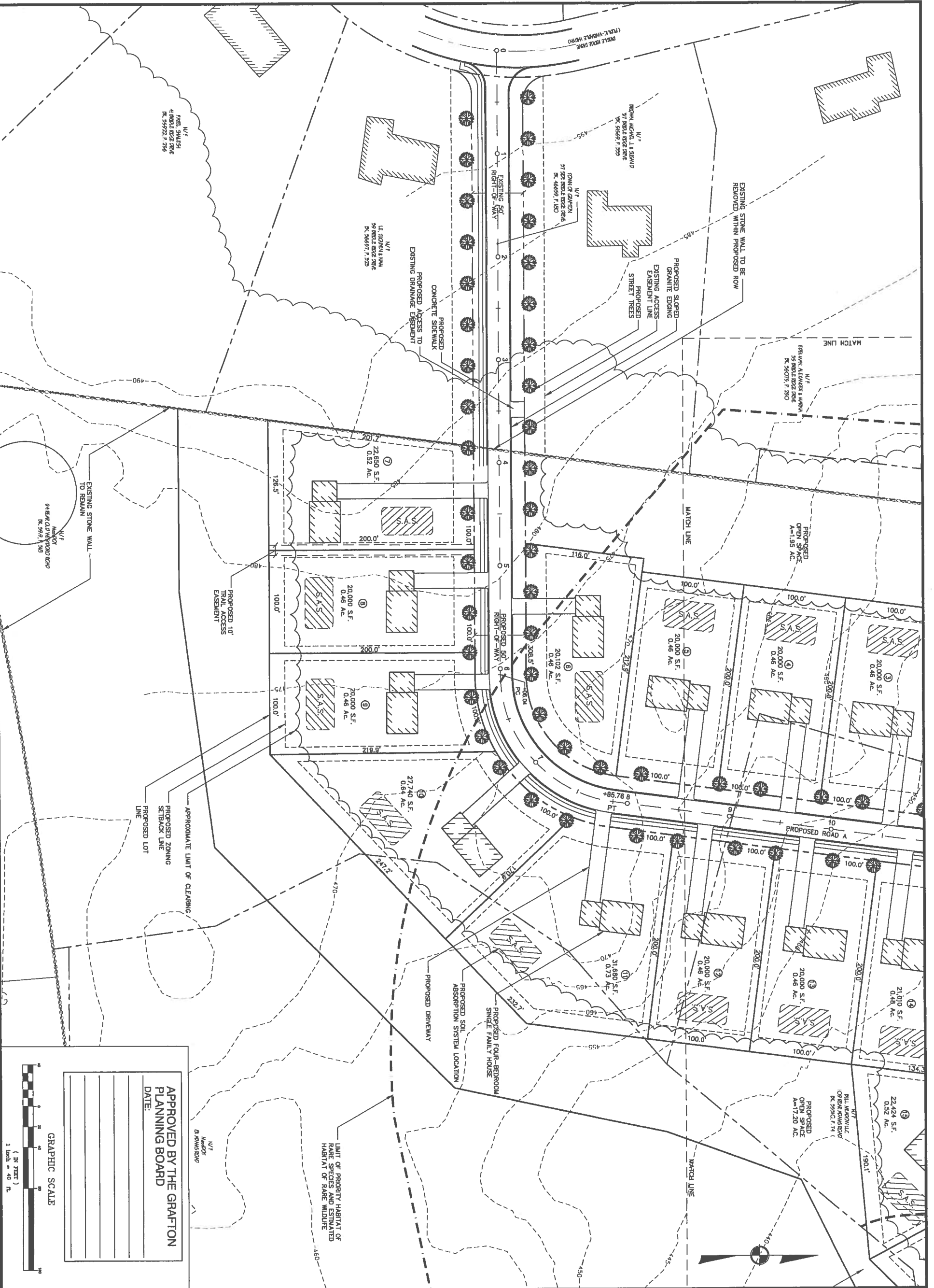
Project Name:
Bull Meadow, LLC.
Appaloosa Drive
N. Grafton, MA

Sheet Title:
**Preliminary Flexible
Subdivision
Plan Sheet 1**

Job No: 066
File Name: 066P-FAA01
Date: August 27, 2014
Scale: 1"=40'
Sheet No: **2**

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PLANNING BOARD**
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Drawn By: *BSM*
 Designed By: *BSM*
 Checked By: *BSM*
 Date: 11/4/14

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 www.mccartyeng.com

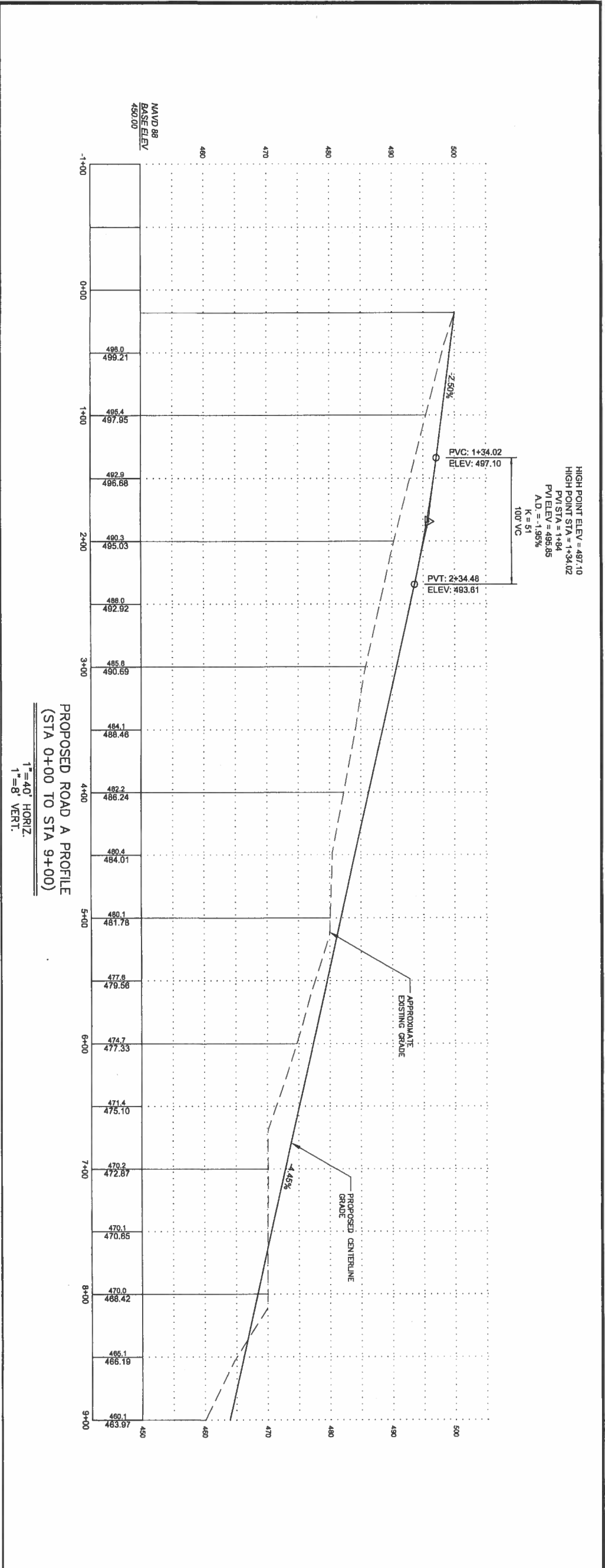
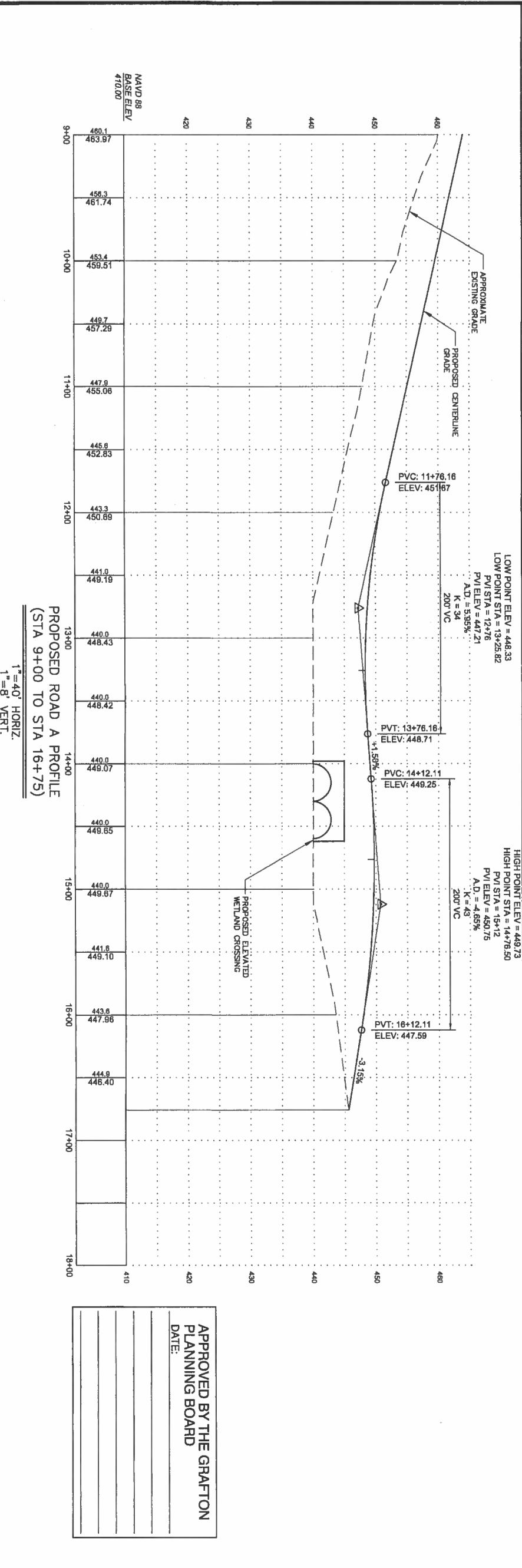
Project Name:
Bull Meadow, LLC.
 Appaloosa Drive
 N. Grafton, MA

Sheet Title:
**Preliminary Flexible
 Subdivision
 Plan Sheet 2**

Job No: 066
 File Name: 066-FMA02
 Date: August 27, 2014
 Scale: 1"=40'
 Sheet No: **3**

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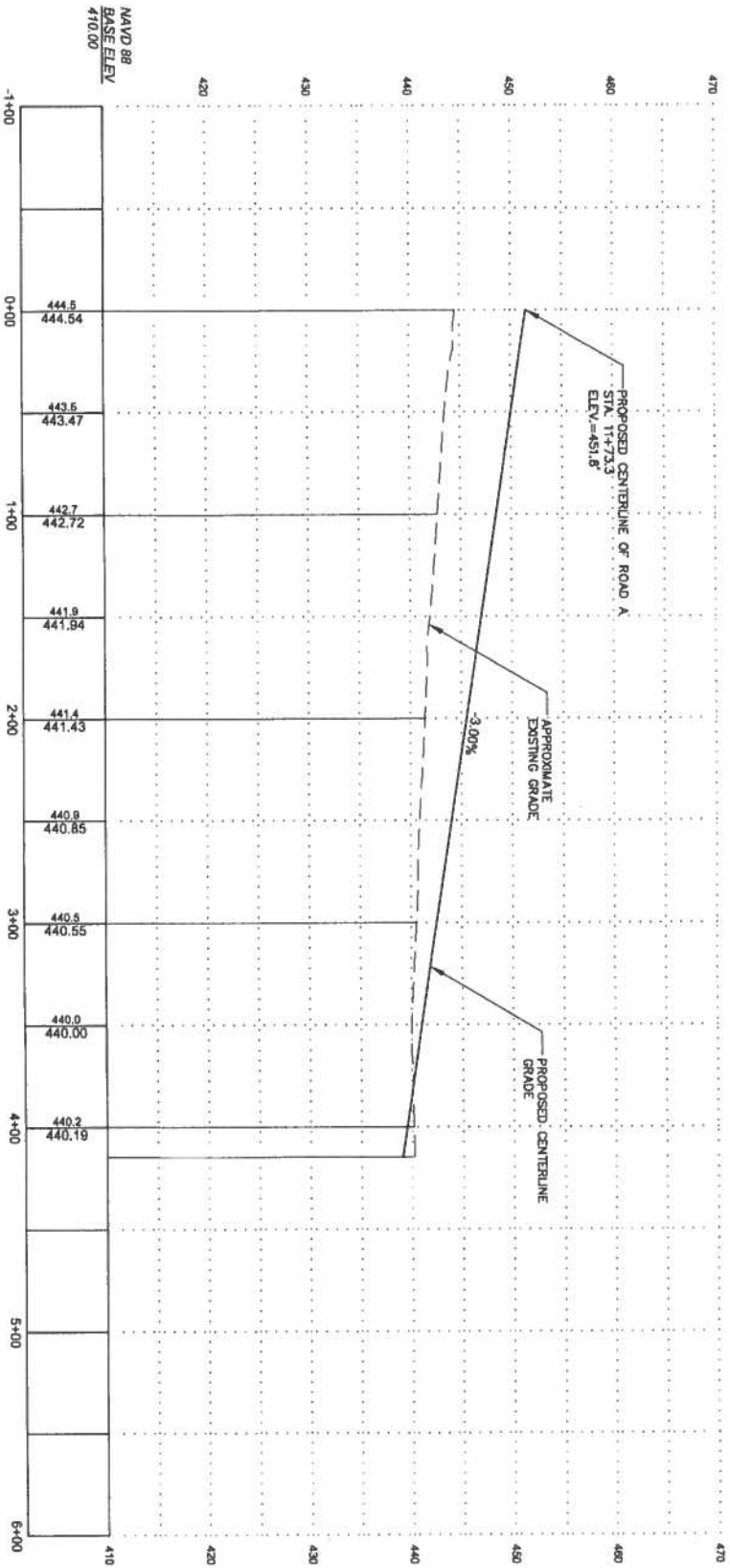
Drawn By: *BRM* Design By: *BRM* Checked By: *BRM*

McCarty Engineers, Inc.
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42 Temple Road, Loudon, MA 01453
Phone: (978) 334-1318 Fax: (978) 340-6907
www.mccartyinc.com

Project Name:
Bull Meadow, LLC.
Appaloosa Drive
N. Grafton, MA

Sheet Title:
Preliminary Flexible Subdivision
Profile Sheet 1

Job No: 066
File Name: 066-FY01
Date: August 27, 2014
Scale: 1"=40'

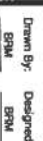




**PROPOSED ROAD B PROFILE
(STA 0+00 TO STA 4+15)**
 1"=40' HORIZ.
 1"=8' VERT.

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 Designed By: BSM
 Checked By:  BSM


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 www.mccartyinc.com
 Project Name: Bull Meadow, LLC.
 Appaloosa Drive
 N. Grafton, MA
 Sheet Title: Preliminary Flexible
 Subdivision
 Profile Sheet 2
 Job No: 066
 File Name: 066-PTF01
 Date: August 27, 2014
 Scale: 1"=40'
 Sheet No. **5**