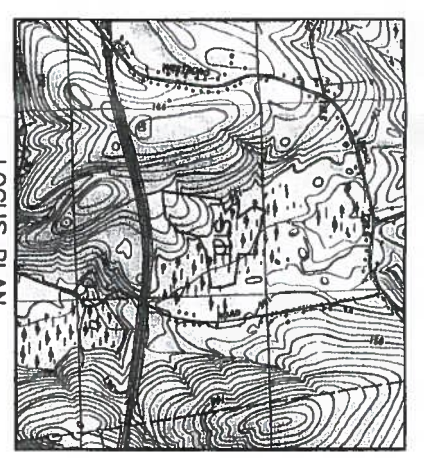




MRS PAULY-Bulle Meadows 10/14 - 8:25 PM by Patrick McCarty



NOTES:
 1. EXISTING CONDITION INFORMATION SHOWN WAS DIGITIZED FROM THE SHOWN AND PROTON WHERE NO ON-THE-GROUND SURVEY WAS COMPLETED. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE.
 2. WETLAND DELINEATION SHOWN WAS COMPLETED BY ECOTEC, INC. ON NOVEMBER 13, 2013 AND WAS GPS LOCATED ON DECEMBER 12, 2013 BY WHITMAN & BINGHAM ASSOCIATES.

LEGEND:

S.A.S. SOIL ABSORPTION SYSTEM
 ① PROPOSED LOT NUMBER

ZONING SUMMARY:
 DISTRICT: R40
 DIMENSIONAL REQUIREMENTS:
 MIN. LOT WIDTH: 140 FT ON ODS
 FRONT SETBACK: 30 FT YES
 REAR SETBACK: 15 FT YES
 SIDE SETBACK: 15 FT YES
 MAX. HEIGHT: 15 FT YES
 LOT AREA: 140 FT YES
 LOT AREA: 40,000 SF YES
 MAX. COVERAGE: 30% YES
 MAX. COVERAGE: 40,000 SF+ YES

DESIGN FEATURES:
 LENGTH OF ROADWAY: 2,125 FT.
 ROAD A: 1,680 FT.
 ROAD B: 465 FT.

NUMBER OF LOTS: 18 (17+1 EX)
ON-SITE SEPTIC SYSTEMS: YES
INDIVIDUAL WELLS: YES

RECORD OWNERS:

BULL MEADOW, LLC
 2 BACHEL ROAD
 BOSTON, MA 01505
 PARCEL ID: 110/31-0-0000-01210
 BOOK 34958, PAGE 35

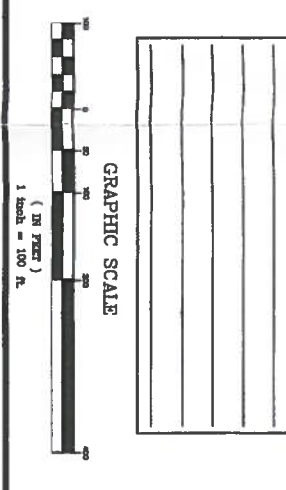
BULL MEADOW, LLC
 2 BACHEL ROAD
 BOSTON, MA 01505
 PARCEL ID: 110/32-0-0000-0005A
 BOOK 35310, PAGE 74

MASSDOT
 10 PARK BLAZA
 BOSTON, MA 02116
 PARCEL ID: 110/22-0-0000-01000
 BOOK N/A, PAGE N/A

MASSDOT
 130 WINDY ROAD
 BOSTON, MA 02116
 PARCEL ID: 110/22-0-0000-01000
 BOOK N/A, PAGE N/A

TOWN OF GRAFTON
 30 PROVIDENCE ROAD
 GRAFTON, MA 01818
 PARCEL ID: 110/31-0-0000-02148
 BOOK 14659, 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.

EXHIBIT 10

No.	Date	Revision

Drawn By: *8/21/14*
 Designed By: *8/21/14*
 P.M.
 Checked By: *8/21/14*
 P.M.

McCarty Engineering, Inc.
 Civil Engineers

42 Temple Road, Lowell, MA 01853
 phone: (978) 534-1318 fax: (978) 540-6907
 www.mccartyinc.com

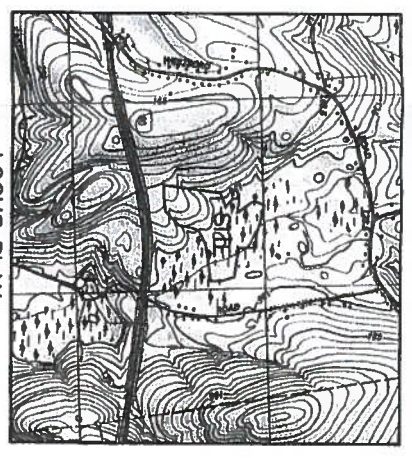
Project Name:
Bull Meadow, LLC.
 Appaloosa Drive
 N. Grafton, MA

Sheet No. **1**
 Overall Subdivision Plan

8/21/14
 10/14



MCS 2014-8 Bull Meadow LLC 10/16/14-8:25SP by Patrick McCarty



NOTES:
 1. EXISTING CONDITION INFORMATION SHOWN WAS DIGITIZED FROM THE STATE RECORD AND GIS DATA FROM THE GRAFTON WEBSITE. NO ON-THE-GROUND SURVEY WAS CONDUCTED. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE.
 2. WETLAND DELINEATION SHOWN WAS COMPLETED BY ECOTEC, INC. ON NOVEMBER 13, 2013 AND WAS GPS LOCATED ON DECEMBER 12, 2013 BY WHITMAN & BINGHAM ASSOCIATES.

LEGEND:

S.A.S. SOIL ABSORPTION SYSTEM
 PROPOSED LOT NUMBER

ZONING SUMMARY:
 DISTRICT: R40
 DIMENSIONAL REQUIREMENTS:
 MIN. LOT WIDTH: 90 FT ON CDS 90 FT YES
 FRONT SETBACK: 15 FT 15 FT YES
 REAR SETBACK: 15 FT 15 FT YES
 SIDE SETBACK: 7 FT 7 FT YES
 MAX. HEIGHT: 35 FT 35 FT YES
 FRONTAGE: 100 FT 100 FT YES
 LOT AREA: 20,000 SF 20,000 SF+ YES
 MAX. COVERAGE: 50% 50% YES

DESIGN FEATURES:
 LENGTH OF ROADWAY: 2,064 FT.
 ROAD A 1,660 FT.
 ROAD B 404 FT.

NUMBER OF LOTS: 21 (20+1 EX)
ON-SITE SEPTIC SYSTEMS: YES
INDIVIDUAL WELLS: YES

RECORD OWNERS:
 BULL MEADOW, LLC.
 2 RACHED ROAD
 BOSTON, MA 02105
 BOOK 110/21.0-0000-0123.0
 BOOK 5898, PAGE 95
 BULL MEADOW, LLC.
 2 RACHED ROAD
 BOSTON, MA 02105
 PARCEL ID: 110/21.0-0000-0005.A
 BOOK 58310, PAGE 74
 MeadDOT
 10 PARK PLAZA
 BOSTON, MA 02718
 PARCEL ID: 110/21.0-0000-0100.0
 BOOK 5819, PAGE 318
 MeadDOT
 10 PARK PLAZA
 BOSTON, MA 02718
 PARCEL ID: 110/21.0-0000-0100.0
 BOOK N/A, PAGE N/A
 TOWN OF GRAFTON
 30 PROVIDENCE ROAD
 GRAFTON, MA 01519
 PARCEL ID: 110/21.0-0000-0214.B
 BOOK 46659, PAGE 180

APPROVED BY THE GRAFTON PLANNING BOARD
 DATE: _____

GRAPHIC SCALE
 1" = 100 FT.
 1" = 100 FT.

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.

Drawn By: *[Signature]* Checked By: *[Signature]*
 Design By: *[Signature]*
 ERM: *[Signature]*

McCarthy Engineering, Inc.
 Civil Engineers
 42 Temple Road, Lanesboro, MA 01453
 phone: (978) 534-1318 fax: (978) 540-6907
 www.mccartyeng.com

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

Sheet No. **1**

Job No: 066
 File Name: 0609-FBP01
 Date: August 27, 2014
 Scale: 1"=100'

Overall Flexible Subdivision Plan