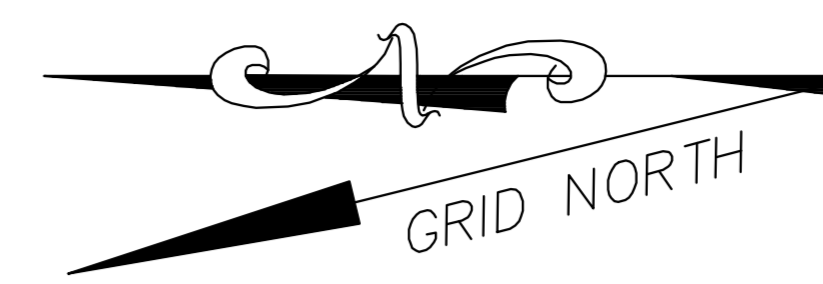


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PB 641, PL 66



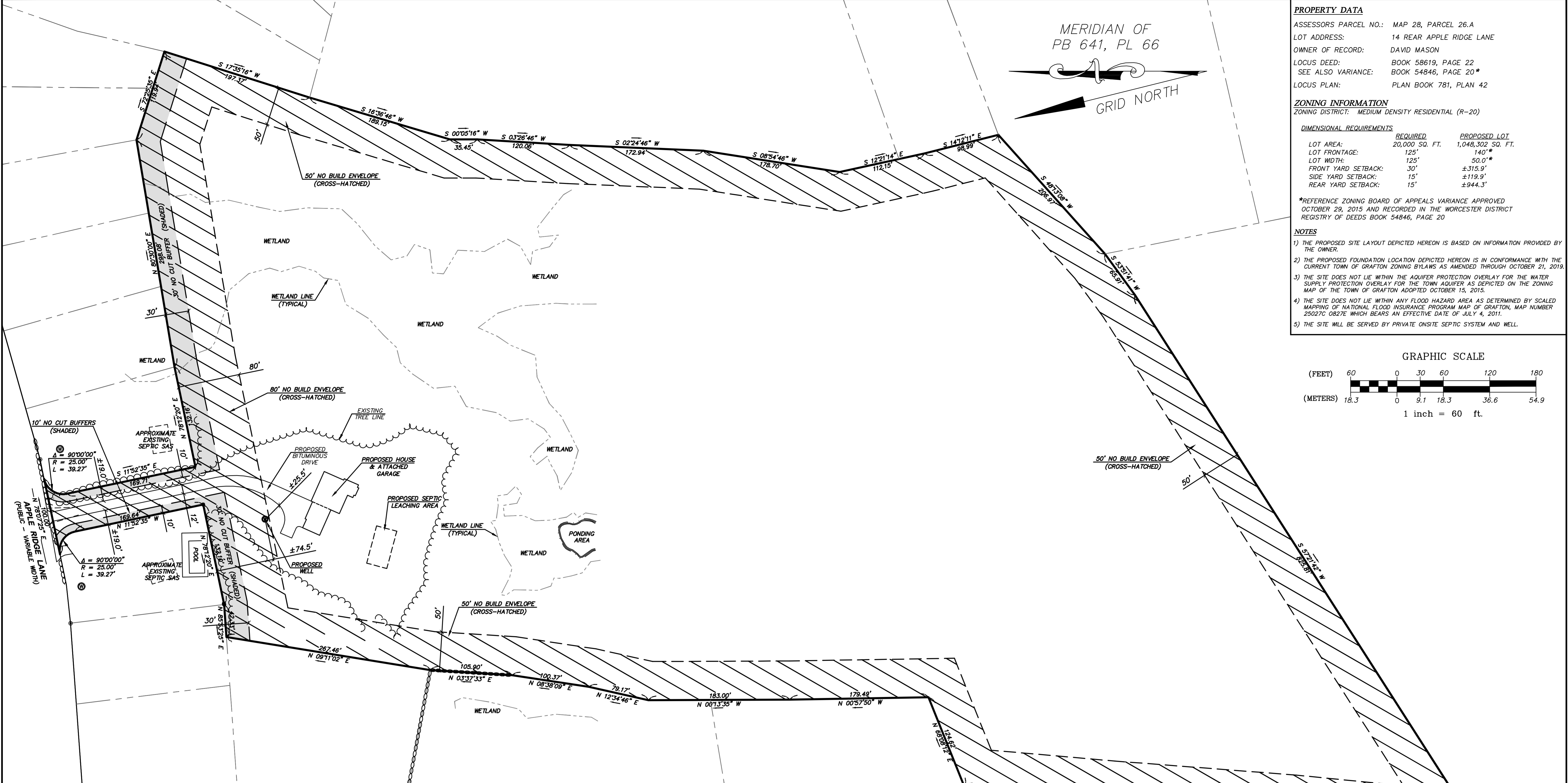
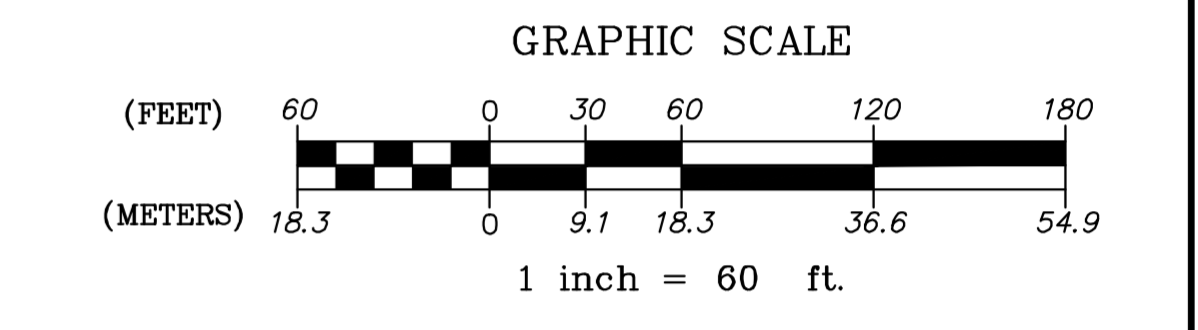
PROPERTY DATA
 ASSESSORS PARCEL NO.: MAP 28, PARCEL 26.A
 LOT ADDRESS: 14 REAR APPLE RIDGE LANE
 OWNER OF RECORD: DAVID MASON
 LOCUS DEED: BOOK 58619, PAGE 22
 SEE ALSO VARIANCE: BOOK 54846, PAGE 20*
 LOCUS PLAN: PLAN BOOK 781, PLAN 42

ZONING INFORMATION
 ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-20)

DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROPOSED LOT
LOT AREA:	20,000 SQ. FT.	1,048,302 SQ. FT.
LOT FRONTAGE:	125'	140'*
LOT WIDTH:	125'	50.0'*
FRONT YARD SETBACK:	30'	±315.9'
SIDE YARD SETBACK:	15'	±119.9'
REAR YARD SETBACK:	15'	±94.3'

*REFERENCE ZONING BOARD OF APPEALS VARIANCE APPROVED OCTOBER 29, 2015 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 54846, PAGE 20

- NOTES**
- 1) THE PROPOSED SITE LAYOUT DEPICTED HEREON IS BASED ON INFORMATION PROVIDED BY THE OWNER.
 - 2) THE PROPOSED FOUNDATION LOCATION DEPICTED HEREON IS IN CONFORMANCE WITH THE CURRENT TOWN OF GRAFTON ZONING BYLAWS AS AMENDED THROUGH OCTOBER 21, 2019.
 - 3) THE SITE DOES NOT LIE WITHIN THE AQUIFER PROTECTION OVERLAY FOR THE WATER SUPPLY PROTECTION OVERLAY FOR THE TOWN AQUIFER AS DEPICTED ON THE ZONING MAP OF THE TOWN OF GRAFTON ADOPTED OCTOBER 15, 2015.
 - 4) THE SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY SCALED MAPPING OF NATIONAL FLOOD INSURANCE PROGRAM MAP OF GRAFTON, MAP NUMBER 25027C 0827E WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
 - 5) THE SITE WILL BE SERVED BY PRIVATE ONSITE SEPTIC SYSTEM AND WELL.



PURPOSE STATEMENT:

- 1) THIS PLAN HAS BEEN PREPARED AS AN EXHIBIT TO REQUEST A ZONING VARIANCE FROM THE MINIMUM REQUIRED LOT FRONTAGE AND WIDTH AS SET FORTH IN SECTION 3.2.3.2, INTENSITY OF USE SCHEDULE OF THE CURRENT ZONING BYLAW.
- 2) THE VARIANCE REQUEST IS TO ALLOW THE EXISTING LOT DEPICTED HEREON TO HAVE A FRONTAGE OF 100- FEET AND A LOT WIDTH OF 50- FEET RESPECTIVELY FOR A SINGLE FAMILY RESIDENTIAL BUILDING LOT AS PREVIOUSLY GRANTED BY THE GRAFTON ZONING BOARD OF APPEALS IN THEIR VARIANCE DECISION DATED OCTOBER 29, 2015, FAMILY RESIDENCE.
- 3) THE GRANTING OF THE ABOVE VARIANCE REQUESTS IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. AS DEPICTED HEREON, THAT THE 30-FOOT & 10-FOOT SHADED "NO CUT BUFFERS" SHALL NOT BE DISTURBED AND SHALL BE MAINTAINED IN THEIR NATURAL VEGETATIVE STATE.
 - B. AS DEPICTED HEREON, THAT DEVELOPMENT OF THE LAND FOR ALL PRIMARY AND ACCESSORY STRUCTURES SHALL BE PROHIBITED FROM THE 80-FOOT & 50-FOOT CROSS-HATCHED "NO BUILD ENVELOPE" AREAS.
 - C. THAT THIS PLAN SHALL BE RECORDED WITH THE GRANTED VARIANCE.

CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS OR STREETS ARE SHOWN (MASSACHUSETTS GENERAL LAW, CHAPTER 41, SECTION 81-X).

MASS. PLS NO.: 37736



WORCESTER DISTRICT REGISTRY OF DEEDS

**FRONTAGE & LOT WIDTH
 VARIANCE PLAN
 14R APPLE RIDGE LANE
 NORTH GRAFTON, MA**

PROPERTY OWNER
 DAVID MASON

PREPARED FOR
 DAVID MASON

65 DEPOT STREET, S. GRAFTON, MA

GRAZ Engineering, L.L.C.
 DATE 11/18/20
 IN.

323 West Lake Road, Fitzwilliam, NH 03447 (603)585-6959