FOR REGISTRY USE ONLY

WAIVERS APPROVED

SECTION 4.A.1.e — STREET JOGS WITH CENTERLINE OFFSETS OF LESS THAN 125' SHOULD BE AVOIDED (PROPOSED CENTERLINE OFFSET IS 49')

NOTES

1. FLOOD LIMIT INFORMATION IS REFERENCED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF UXBRIDGE, MASSACHUSETTS, COMMUNITY PANEL NO. 250341 0007, DATED JUNE 1, 1983. THERE IS NO 100 YEAR FLOOD LIMIT SHOWN ON THIS SITE.

2. WETLANDS SHOWN ARE BASED ON A PLAN BY HERITAGE DESIGN GROUP ENTITLED "WETLAND DELINEATION PLAN IN THE TOWN OF UXBRIDGE, MASSACHUSETTS FOR ALBEE REALTY TRUST C/O HILLS FINANCIAL SERVICES 117 WATER STREET MILFORD, MA 01757", DATED JUNE 25, 2012, REVISED 11-02-12.

3. SEE SITE DETAILS SHEET D1 FOR GENERAL CONSTRUCTION NOTES.

4. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY BY CHAS. H. SELLS AND ON FIELD SURVEYS BY HERITAGE DESIGN GROUP CONDUCTED JUNE 2005.

5. AS-BUILT TOPOGRAPHIC INFORMATION SHOWN FROM FIELD SURVEYS BY HERITAGE DESIGN GROUP CONDUCTED MAY 2010 THROUGH MARCH 2013.

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS

ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 FAX 508-266-2067

A LIMITED LIABILITY COMPANY

OWNER AND APPLICANT
ALBEE REALTY TRUST
c/o HILLS FINANCIAL SERVICES
117 WATER STREET
MILFORD, MA 01757

UXBRIDGE ASSESSORS:	MAP 41, PARCEL 1895
TOTAL LOT AREA:	18.72± ACRES
RESIDENTIAL C (RC) ZONE	
MINIMUM LOT AREA:	43,560 SF (1 ACRE)
MINIMUM LOT UPLAND AREA:	26,136 SF (60%)
MINIMUM LOT FRONTAGE:	200 FT
MINIMUM FRONT SETBACK:	40 FT
MINIMUM SIDE SETBACK:	30 FT
MINIMUM REAR SETBACK:	40 FT
MINIMUM BUILDING HEIGHT:	35 FT
DEED REFERENCE:	BOOK 36269 PAGE 394
PLAN REFERENCE:	PLAN BOOK 857 PLAN 88 PLAN BOOK 868 PLAN 103

APPROVAL UNDER SUBDIVISION CONTROL LAW.
UXBRIDGE PLANNING BOARD

_____

_____

_____

_____

_____

BEING A MAJORITY DATE_____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE UXBRIDGE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____ _____
TOWN CLERK DATE

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 REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

_____
W. ROBERT KNAPIK, PLS NO. 38383

_____
DATE

REVISIONS			
12	10/11/13	SEDIMENT FOREBAYS	CGP
11	09/24/13	REVIEW COMMENTS	CGP
10	04/02/13	PRIVATE ROAD, ROADSIDE SWALES	CGP
9	10/5/06	WAIVER NOTE TITLE RENAMED	ESW
8	10/2/06	CORRECTED WAIVER LIST	ESW
7	9/18/06	PB APPROVED WAIVER LIST	ESW
6	9/13/06	REVISED ENTRANCE CURBING	ESW
5	8/17/06	REVISED CUL-DE-SAC LOCATION	ESW
4	06/02/06	PER CEMETERY COMMISSION COMMENTS	ESW
3	04/24/06	PER DPW AND ENGINEERING COMMENTS	ESW
2	03/13/06	REVISED ROAD GRADES TO 8%	ESW
1	01/13/06	PER DPW AND ENGINEERING COMMENTS	ESW
NO.	DATE	DESCRIPTION	BY

Definitive Subdivision Modification Plan

MOUNTAINVIEW ESTATES

A Conventional Subdivision
In The Town Of
Uxbridge, Massachusetts
Prepared For Albee Realty Trust

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

DRAWN BY: ESW / FJO	DATE: AUGUST 25, 2005
CHECKED BY: CGP	DRAWING: 2005-035-DEFIN.dwg

Definitive Subdivision Plan
Sheet 2 of 3