



PHASE 1

Brookmeadow Road from Providence Road to Station 22+00, which reaches approximately 50 feet beyond its intersection with Taft Mill Road, Taft Mill Road from its intersection with Brookmeadow Road East from station 29+50 +/- to 27+00, and Detention Basins 1, and 4 will be cleared of trees. This is a total area of 8.6 Acres. Detention Basins 1 & 4 will be constructed and stabilized immediately utilizing a geo-fabric material or some other approved stabilization method. This will account for approximately 1.9 Acres of land. Detention Basins 1, and 4 will be constructed and stabilized to a depth of one foot below proposed finished grades so they can be utilized as siltation basins.

All erosion control devices and structures will be in place prior to the stumping and grading. Brookmeadow Road will be stumped, graded to sub-grade and side slopes stabilized. A swale along the easterly side of Brookmeadow Lane shall be constructed first. The roadway will be pitched from west to east, towards the swale, during construction. Stone check dams shall be constructed along the bottom of the swales at 100 ft. intervals. The utilities will then be installed. After the utilities are in the road will be subgraded and the base course of pavement will be installed. The paving shall include a temporary bituminous concrete berm with catch basin rims brought to binder grade. A silt sack will be installed in each catch basin. After the binder is installed the applicant will apply for the release of 12 lots along Brookmeadow Lane.

Also as part of PHASE 1, Taft Mill Road will be constructed from Milford Road at Station 0+0 to Station 7+0 and Detention Basin #3 will be constructed. The road and the detention basin will be cleared of trees. All erosion control devices and structures will be in place prior to the stumping and grading. This will encompass approximately 5.1 Acres of land. Detention Basin #3 will be immediately constructed and stabilized utilizing a geo-fabric material or some other approved stabilization method. This will stabilize 1.5 acres of land. The construction of the culvert and walls at Station 3+0 of Taft Mill Road will be started at the same time construction is started on Brookmeadow Road. The culvert crossing and the construction of the retaining walls associated with this crossing will take place during the Low Flow Season of the stream.

The wetland replication areas shall be prepared and the wetlands soils removed and relocated in accordance with the replication procedures. The culverts will be installed in conjunction with the retaining wall construction. Once the road is up to sub-grade the side slopes will be stabilized, the utilities will be installed, and then the roadway will be paved to the base course. The paving shall include a temporary bituminous concrete berm with catch basin rims brought to binder grade. A silt sack will be installed in each catch basin Brookmeadow Road to Taft Mill Road and that portion of Taft Mill Road in PHASE 1 are to be paved by November of 2006.

Once Brookmeadow Road is stabilized, a 20-foot "haul road" will be constructed from the intersection of Brookmeadow Road and Taft Mill Road to the end of Brookmeadow Road. The purpose of the "haul road" is to access the excess material in the northeast corner of the project which is to be utilized in the construction of Taft Mill Road.

PHASE 2 (HOUSING)

Construct houses on up to twelve lots along Brookmeadow Road, Lots 1-5 and 68-74. This will encompass approximately 4.5 Acres of land. Lots will be selectively cut not clear-cut for construction. The number of lots under construction at the same time will be subject to the approval of Planning Board and the Conservation Commission.

PHASE 2 (ROADWAY)

The rest of Taft Mill Road from Station 7+0 to 27+00 and the area necessary for the construction of Detention Basin 2 will be cleared of trees. This will encompass approximately 4.1 Acres of land. The erosion control will be installed, and then Detention Basin 2 will be built to an elevation 1 foot below the proposed finished grade of the bottom of the basin. The basin will be used as a sediment basin until the site is stabilized. Detention Basin #2 will be stabilized utilizing a geo-fabric material or some other approved stabilization method. This encompasses .9 Acres of land. Taft Road will be stumped and stripped. Construction will proceed from both directions. The "haul road" will be utilized to carry excess material from the northeast corner of the project down Brookmeadow Lane and the upper portion of Taft Mill Road to the areas where it is needed for roadway construction. The lower end of Taft Mill will receive fill and materials from Milford Road. The two remaining culverts along Taft Mill Road will be constructed at this time. The roadway will be pitched from east to west towards a swale. Stone check dams shall be constructed along the bottom of the swale at 100 ft. intervals. A 20 ft. wide riprap apron to be constructed between stations 7+00 and 11+00 to be utilized as a tire scrubber. Detention basin 3 will be utilized as a temporary siltation basin. Once the road is to subgrade and the side slopes stabilized the utilities will be installed. Once the utilities are installed the roadway will be graded, paved with binder coat. The paving shall include a temporary bituminous concrete berm with catch basin rims brought to binder grade. Silt sacks will be installed in each of the catch basins. This road is to be paved before the winter of 2006.

PHASE 3

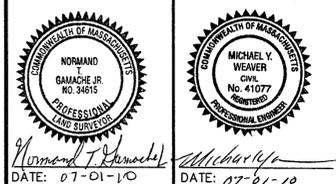
Housing construction on the remaining lots along that portion of Brookmeadow Road which is paved and along the entire length of Taft Mill Road will take place during this phase. The number of lots under construction at the same time will be subject to the approval of the Conservation Commission. The amount of land not stabilized will be limited to approximately 5 Acres or some other area approved by the Conservation Commission. There are 41 lots in this phase of the project. The lots will not be clear cut.

PHASE 4

Brookmeadow Lane would be constructed to its base coat of pavement from Station 21+26 to Station 27+19. Apply for release of lots 13 thru 18 and lots 84 thru 86. Build houses on lots 13 thru 18 and 84 thru 86. Klondike Road would be constructed to its base coat of pavement from its intersection with Taft Mill Road at Station 12+76.76 to Station 6+54.77. Apply for release of lots 34 thru 36 and lots 75 thru 77. Build houses on lots 34 thru 36 and lots 75 thru 77. This phase contains 15 lots.

PHASE 5

Brookmeadow Lane would be constructed to its base coat of pavement from Station 27+19 to its terminus. Klondike Road would be constructed to its base coat of pavement from Station 6+64.77 to its intersection with Brookmeadow Lane. Apply for release of lots 19 thru 33, and lots 78 thru 83. Build houses on lots 19 thru 33 and lots 78 thru 83. This phase contains 21 lots.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. GRAFTON PLANNING BOARD

DATE: 07-01-10

DATE: 07-01-10

DATE:

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

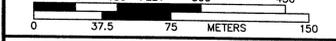
GRAFTON TOWN CLERK _____ DATE _____

NOTE: CONSTRUCTION ON THIS LOT (OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DATE	REVISIONS	BY
6/30/10	PHASE AREAS/TEXT	CPH
12/07/06	PEER REVIEW COMMENTS	BSW
11/07/06	PER COND'NS OF APPROVAL	BSW
4/18/06	PHASE AREAS/TEXT	CPH
4/3/06	PHASE AREAS/TEXT	CPH
3/21/06	PHASE AREAS	RJP
2/17/06	ROAD LAYOUT & GRADING	RJP
10/28/05	PER COMMENTS	RJP
DATE		BY

OWNER / APPLICANT
BROOKMEADOW VILLAGE, LLC
67 CAPE ROAD
MENDON, MA. 01756

PHASING PLAN OF LAND
FOR
BROOKMEADOW VILLAGE"
A
FLEXIBLE SUBDIVISION
IN
GRAFTON, MASSACHUSETTS
JULY 1, 2010
SCALE: 1" = 150'



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