

"THE VILLAGE AT INSTITUTE ROAD"

A

Preliminary Conventional Subdivision

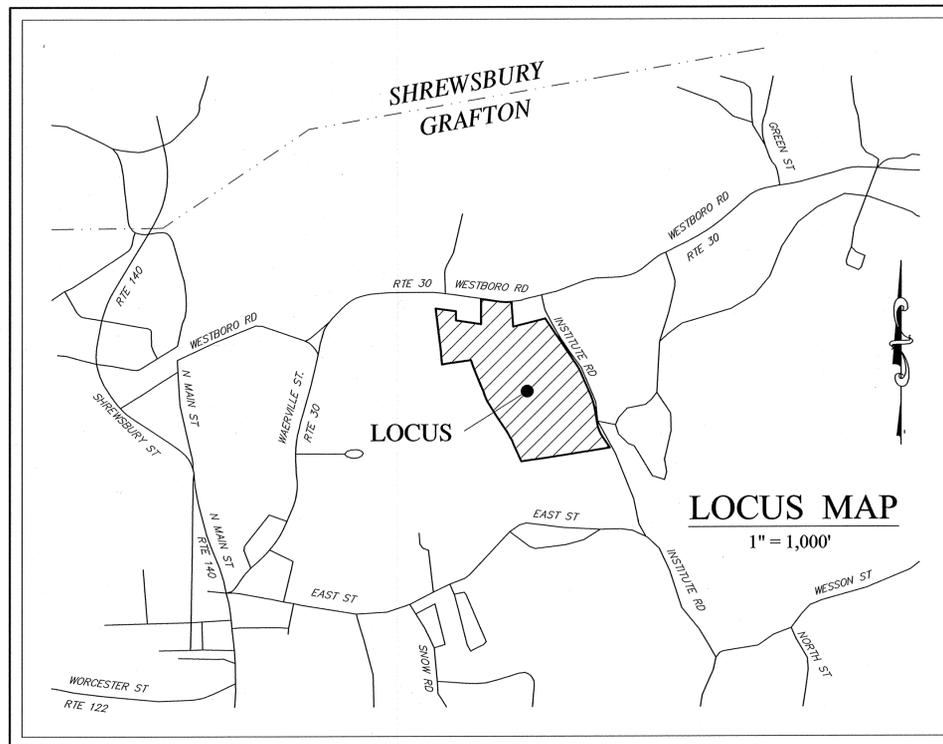
In

Grafton, Massachusetts

Date: October 15, 2014

PRELIMINARY APPROVAL GRANTED BY
THE GRAFTON PLANNING BOARD

SIGNATURE DATE: _____



THESE PLANS CONTAIN:

TITLE	SHEET
Cover Sheet	1
Definitive Index Plan	2
Lot Layout Plan	3 - 8
Grading Index Plan	9
Grading Plan	10 - 13
Plan and Profile	14 - 20



Michael V. Weaver
10/15/2014



Normand J. Gaudet
10/29/2014

OWNER/APPLICANT
D&F AFONSO BUILDERS INC.
189 MAIN STREET
MILFORD, MA 01757



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723

WWW.GUERRIEREANDHALNON.COM

W-2658

SHEET 1 OF 20

W-2658

P:\V2658.dwg Preliminary Residential\W-2658 PRELIMINARY CONVENTIONAL.dwg COVER_10/28/2014 9:52:25 AM_W413

ZONING TABLE

INFORMATION TAKEN FROM "GRAFTON ZONING BYLAWS" AMENDED THROUGH OCTOBER 14, 2013

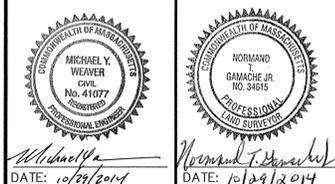
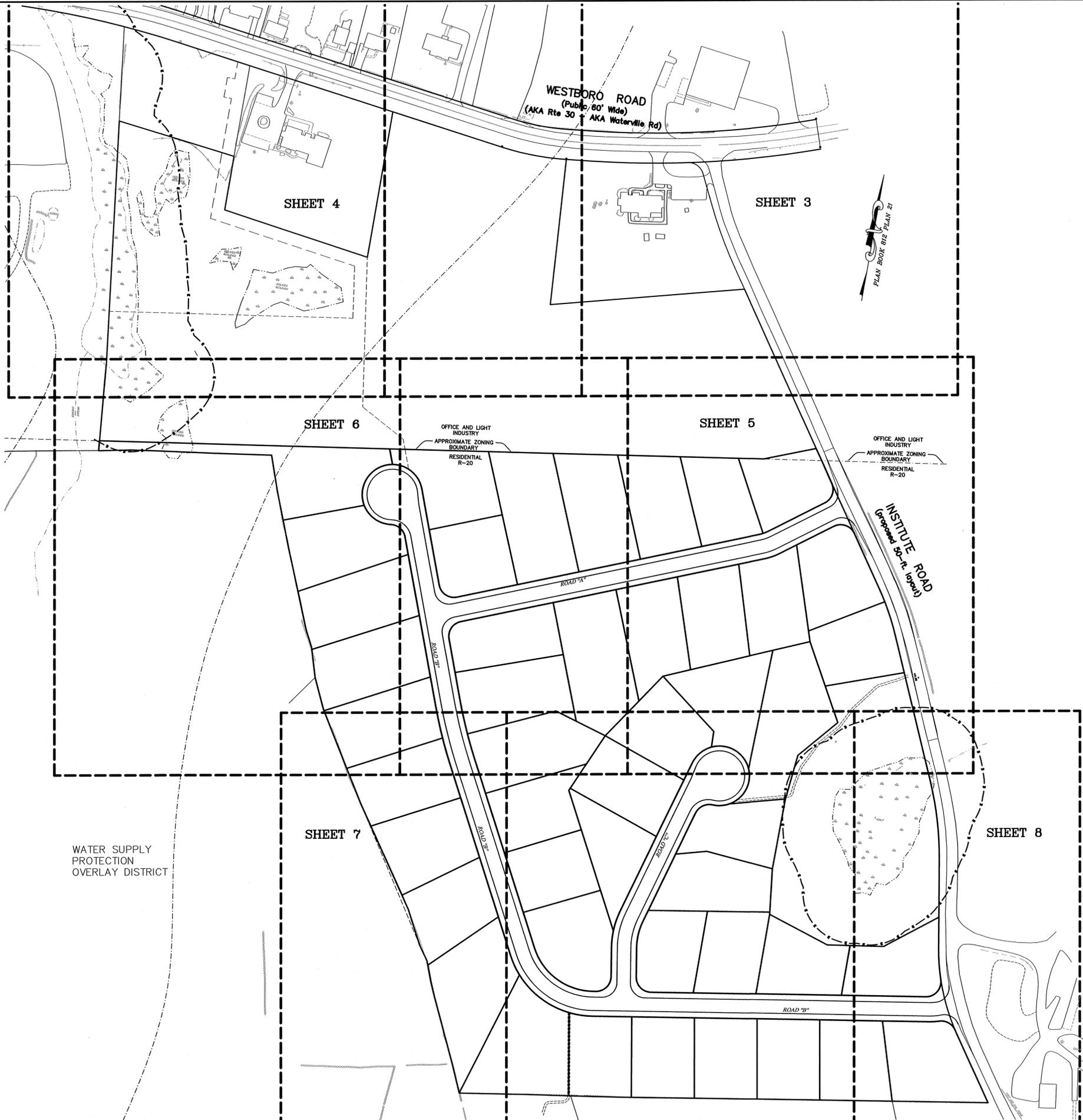
Table with 3 columns: ZONE DESCRIPTION, MIN. REQ'D/MAX. ALLOWED, PROVIDED. Rows include R-20 MEDIUM DENSITY RESIDENTIAL, LOT REQUIREMENTS, AREA, NUMBER LOTS, FRONTAGE/ LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD, SUMMARY, ROADWAY, LENGTH, ROW WIDTH, PAVED WIDTH.

PROPOSED CONVENTIONAL DEVELOPMENT LOT AREA ZONING CONFORMANCE

Table with 6 columns: LOT #, TOTAL LOT AREA (SF), UPLAND AREA (SF), WETLAND AREA (SF), 25% OF WETLAND AREA (SF), ZONING CONFORMANCE AREA (SF). Rows 1-46.

LEGEND

Legend table with two columns: Symbol/Line Style and Description. Includes symbols for existing/proposed contours, tree lines, drain/water lines, wetlands, and various utility poles and manholes.



PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD. SIGNATURE DATE: _____

NOTES

- 1. EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.
2. EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK. CONTRACTOR TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
3. 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.
4. TOPOGRAPHIC INFORMATION OBTAINED BY AN AERIAL SURVEY BY LOCKWOOD MAPPING CO. AND AN ON THE GROUND SURVEY PERFORMED BY GUERRIERE & HALNON, INC.
5. ELEVATIONS REFER TO 1929 NAVD.
6. THE SITE FALLS WITHIN A ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 250306 0001D.
7. THE EDGE OF BORDERING VEGETATED WETLANDS WERE FLAGGED AND FIELD LOCATED BY GUERRIERE & HALNON, INC. IN 2005 AND UPDATED BY JUDITH B. SCHMITZ IN JULY 2006. WETLAND FLAGS WERE RELOCATED BY GUERRIERE & HALNON, INC. IN 2009.
8. THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 164-560, ON OCTOBER 5, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
9. THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

REFERENCE

- 1. THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
2. SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

Table with 3 columns: #, DATE, DESCRIPTION, BY. Includes a section for REVISIONS.

OWNER / APPLICANT: D&F AFONSO BUILDERS, INC. 189 MAIN STREET MILFORD, MA 01757

DEFINITIVE INDEX PLAN FOR "THE VILLAGE AT INSTITUTE ROAD" A PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN IN GRAFTON, MASS OCTOBER 15, 2014 SCALE: 1"=100'





DATE: 10/24/2014 DATE: 10/24/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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- THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 154-560, ON OCTOBER 6, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
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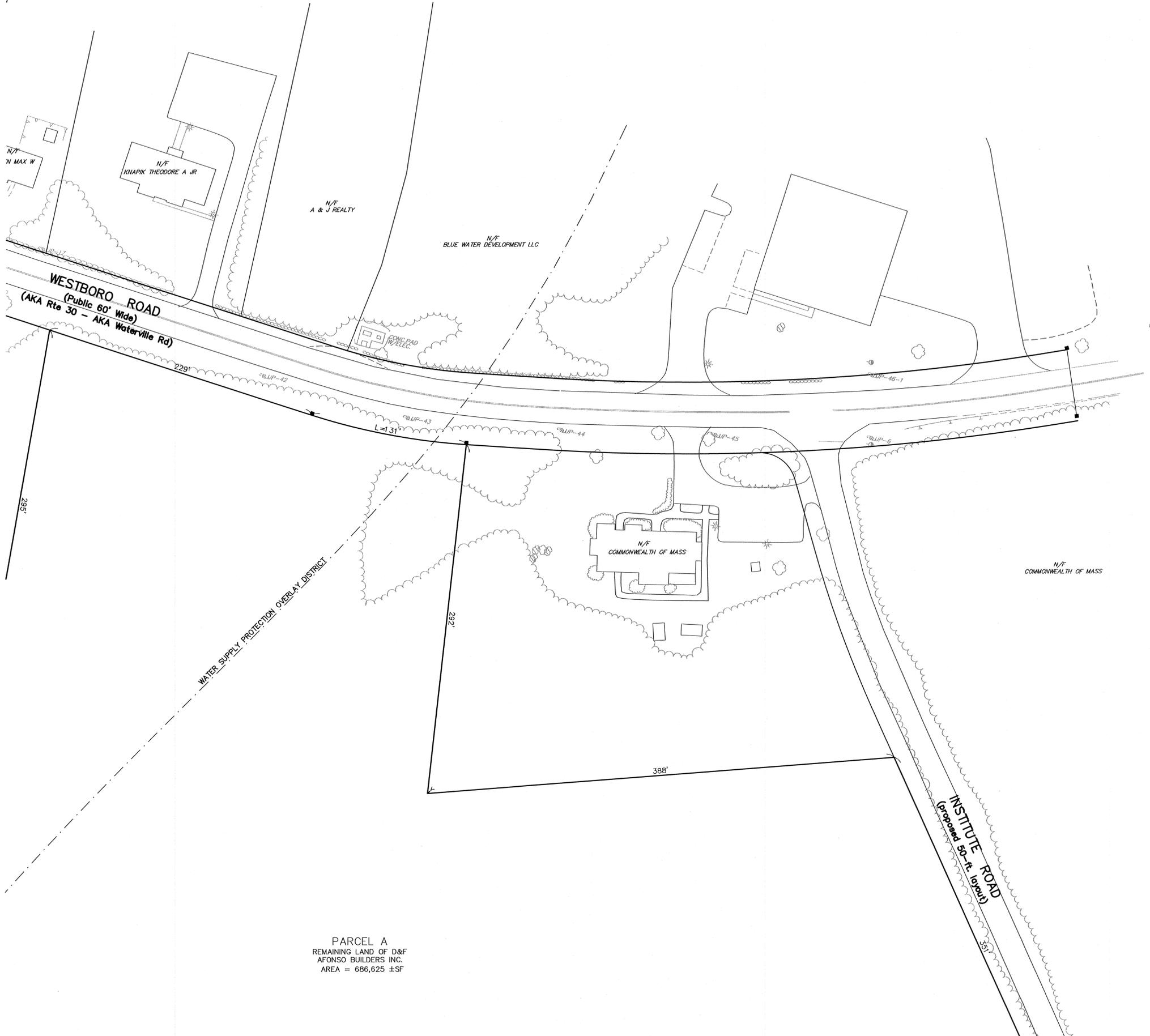
REVISIONS

OWNER / APPLICANT
 D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

LOT LAYOUT PLAN
 FOR
"THE VILLAGE AT INSTITUTE ROAD"
 A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'



W-2658



PARCEL A
 REMAINING LAND OF D&F
 AFONSO BUILDERS INC.
 AREA = 686,625 ±SF



PARCEL A
 REMAINING LAND OF D&F
 AFONSO BUILDERS INC.
 AREA = 686,625 ±SF



Professional Engineer seals for Michael Y. Weaver and Noramad Gamache, Jr. with dates 10/29/14 and 10/29/14.

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: _____

NOTES

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- THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

REFERENCE

- THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
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#	DATE	DESCRIPTION	BY

OWNER / APPLICANT
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 189 MAIN STREET
 MILFORD, MA 01757

LOT LAYOUT PLAN
 FOR
 "THE VILLAGE AT
 INSTITUTE ROAD"
 A
 PRELIMINARY CONVENTIONAL
 DEVELOPMENT PLAN
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'
 0 20 40 FEET 80 120
 0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
 PHONE: (508) 234-6834 FAX: (508) 234-6723
 WWW.GUERRIEREANDHALNON.COM

P:\W2658\dwg\preliminary-Residential\W-2658 PRELIMINARY CONVENTIONAL.dwg, DEF (3), 10/28/2014 9:32:44 AM, W413

W-2658



Michael Y. Weaver
DATE: 10/29/2014
Normand T. Gamache, Jr.
DATE: 10/29/14

PRELIMINARY APPROVAL GRANTED BY THE
GRAFTON PLANNING BOARD

SIGNATURE DATE: _____

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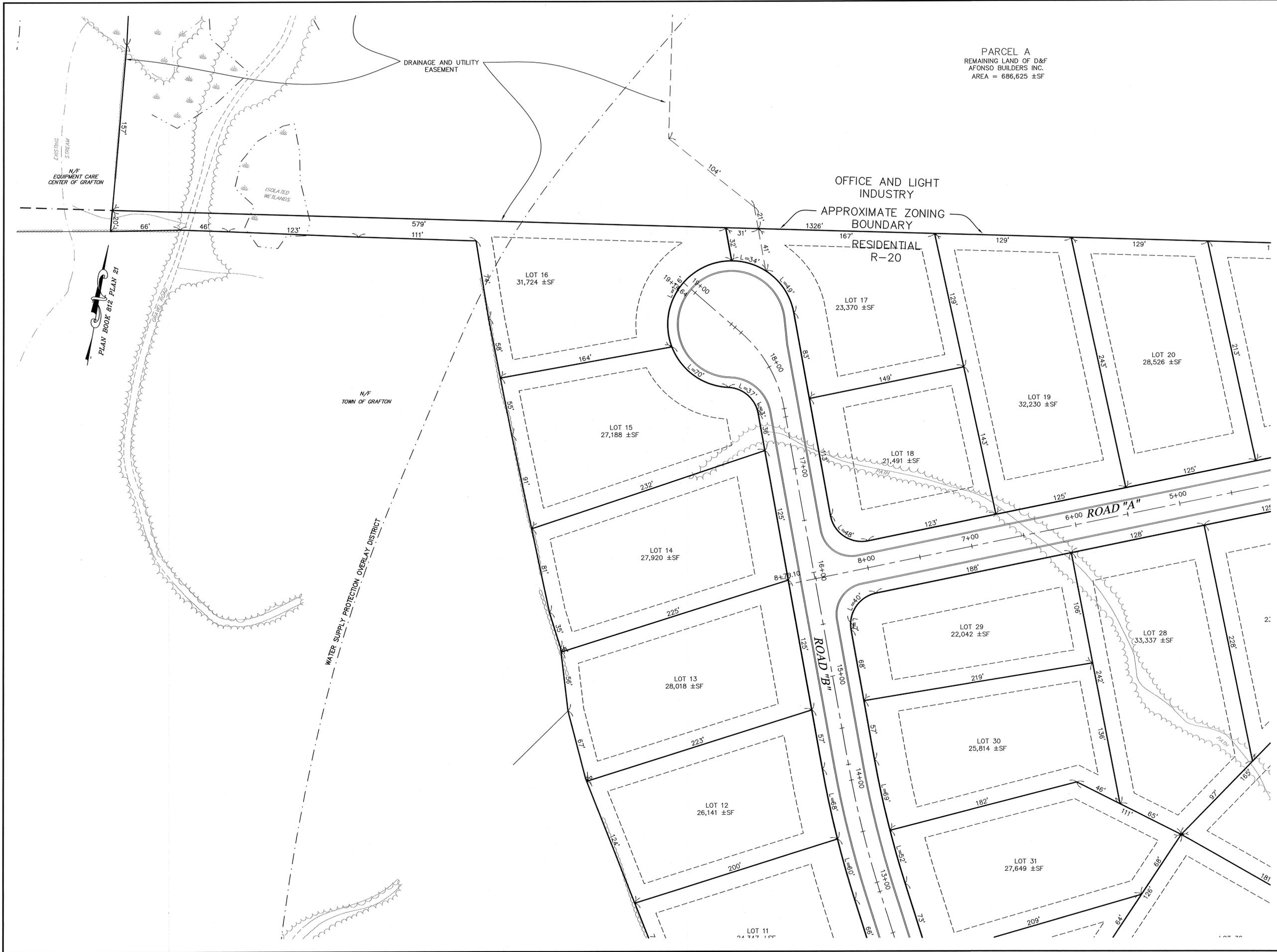
#	DATE	DESCRIPTION	BY

OWNER / APPLICANT
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 189 MAIN STREET
 MILFORD, MA 01757

LOT LAYOUT PLAN
 FOR
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 A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'

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 WWW.GUERRIEREANDHALNON.COM

W-2658
DRAWN BY: MYW SHEET 6 OF 20





DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

OPEN SPACE AREA = 140,589 ±SF

SIGNATURE DATE:

NOTES

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LOT LAYOUT PLAN
 FOR
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PLAN BOOK 812 PLAN 21



DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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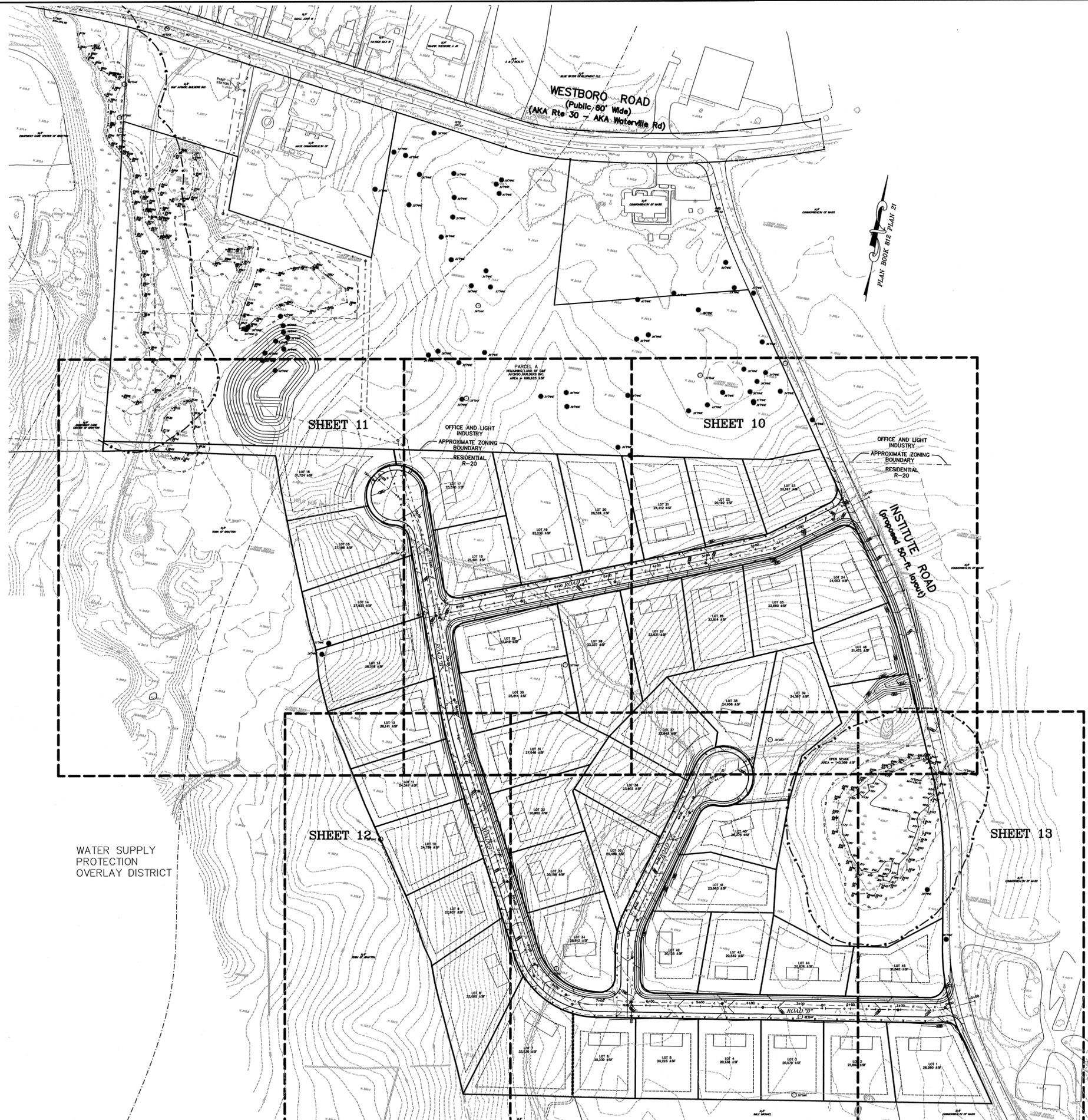
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W-2658
DRAWN BY: MYW SHEET 8 OF 20





DATE: 10/29/2014
 DATE: 10/27/14

PRELIMINARY APPROVAL GRANTED BY THE
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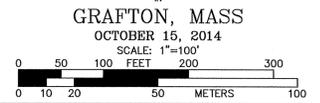
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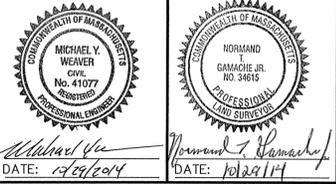
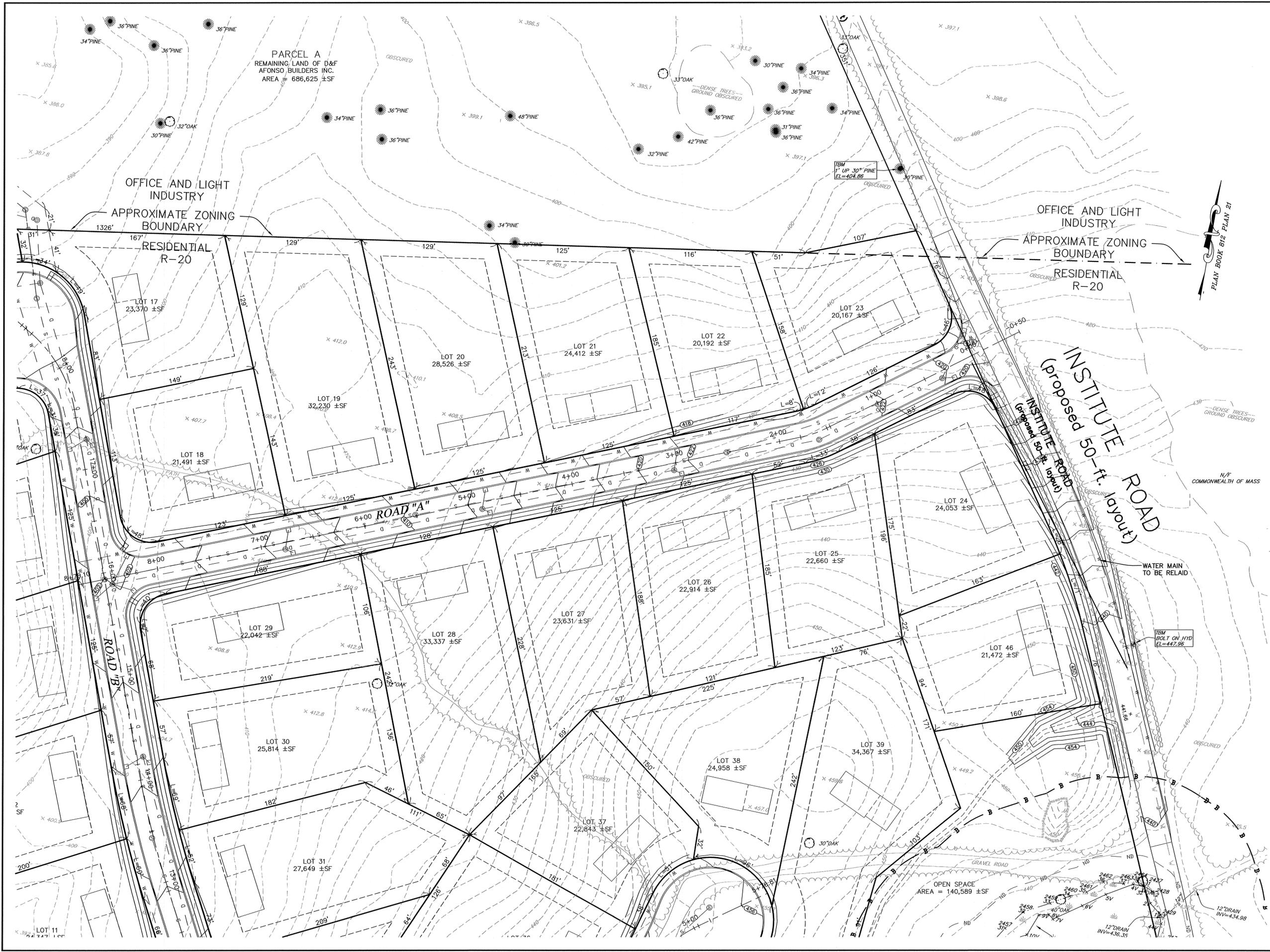
GRADING INDEX PLAN

FOR
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 A
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 IN
 GRAFTON, MASS
 OCTOBER 15, 2014



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W-2658
 DRAWN BY: MYW SHEET 9 OF 20



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- NOTES**
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- REFERENCE**
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 - SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

GRADING PLAN

FOR
**"THE VILLAGE AT
INSTITUTE ROAD"**

A
**PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN**

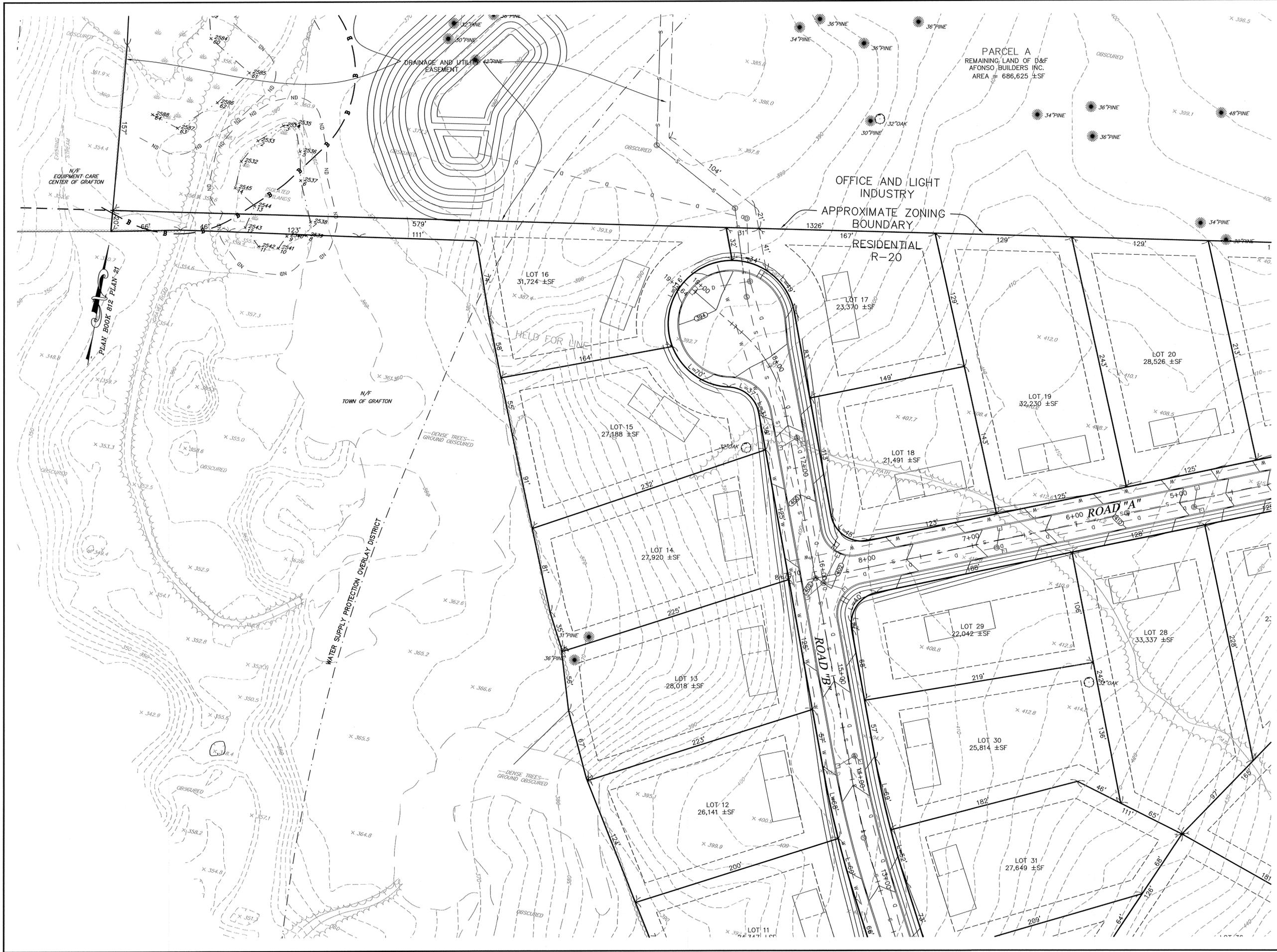
IN
GRAFTON, MASS
OCTOBER 15, 2014
SCALE: 1"=40'

0 20 40 FEET 80 120
0 2 10 20 METERS 40



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W-2658



Michael Y. Weaver
 Norman J. Hamerly
 DATE: 10/15/2014
 DATE: 10/15/2014

PRELIMINARY APPROVAL GRANTED BY THE
 GRAFTON PLANNING BOARD

SIGNATURE DATE:

- NOTES**
- EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.
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#	DATE	DESCRIPTION	BY

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

GRADING PLAN

FOR
"THE VILLAGE AT INSTITUTE ROAD"
 A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'





Michael V. Wever
DATE: 10/29/2014

Norman J. Halnon
DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: _____

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D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

GRADING PLAN

FOR
"THE VILLAGE AT INSTITUTE ROAD"

A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN
GRAFTON, MASS
OCTOBER 15, 2014
SCALE: 1"=40'

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

P:\W2658.dwg Preliminary-Residential\W-2658 PRELIMINARY CONVENTIONAL.dwg, GRS, 10/28/2014 9:50:44 AM, W413

W-2658



DATE: 10/24/2014

DATE: 10/29/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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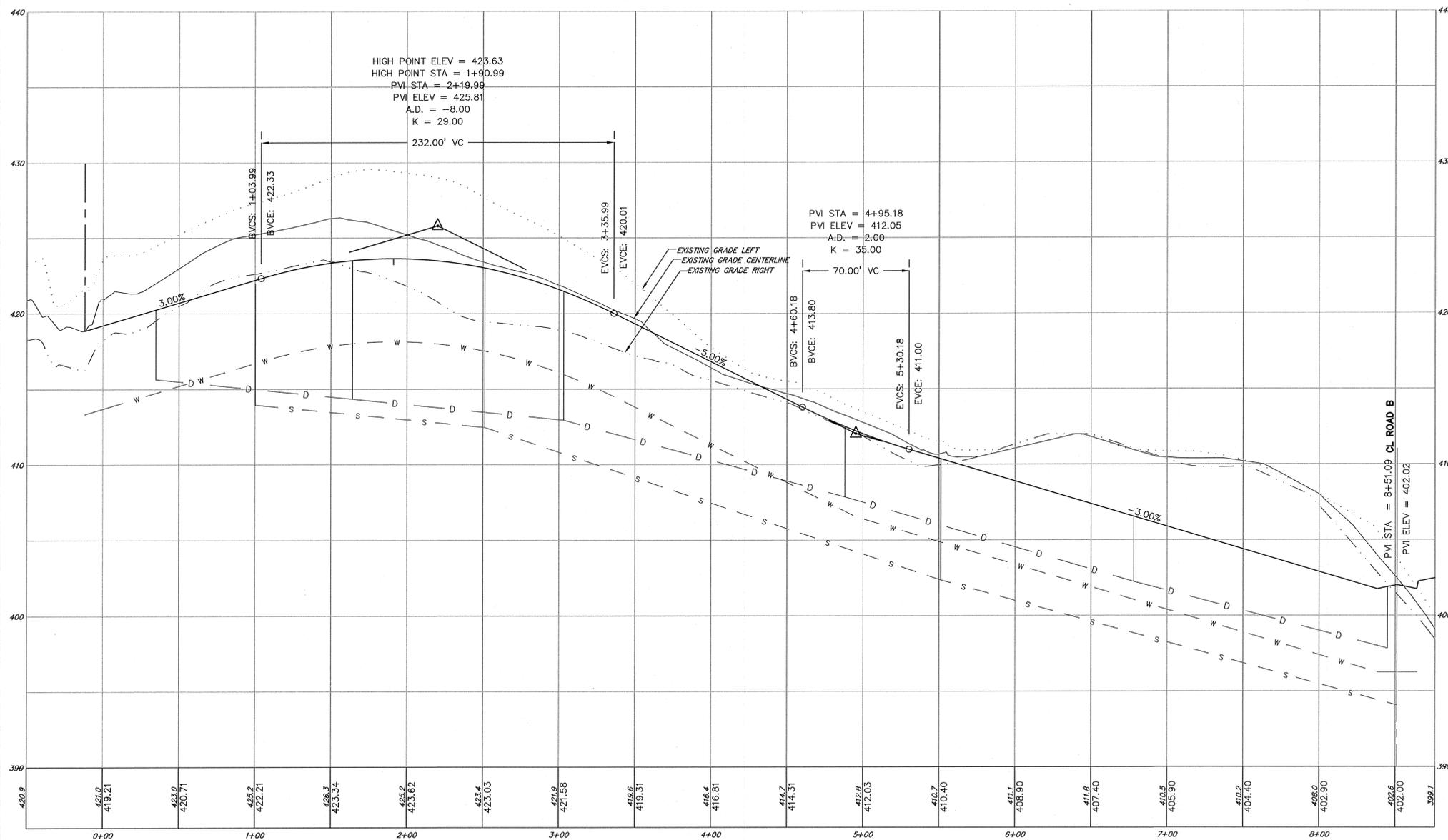
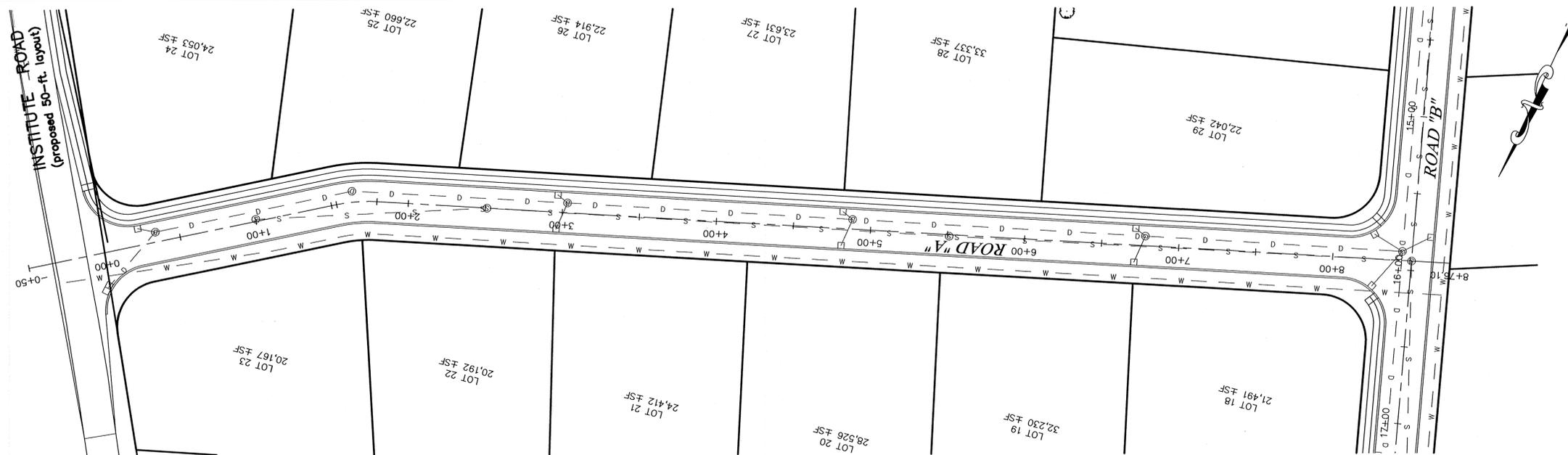
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OWNER / APPLICANT
 D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

GRADING PLAN
 FOR
"THE VILLAGE AT INSTITUTE ROAD"
 A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'

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 WWW.GUERRIEREANDHALNON.COM

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Michael Y. Wever
 Norman J. Gamache, Jr.
 DATE: 10/29/2014 DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE
 GRAFTON PLANNING BOARD

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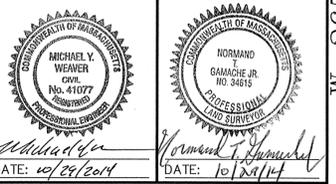
OWNER / APPLICANT
 D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

PLAN AND PROFILE
ROAD A
 FOR
"THE VILLAGE AT
INSTITUTE ROAD"
 A
PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN
 IN
GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'

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W-2658

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PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: _____

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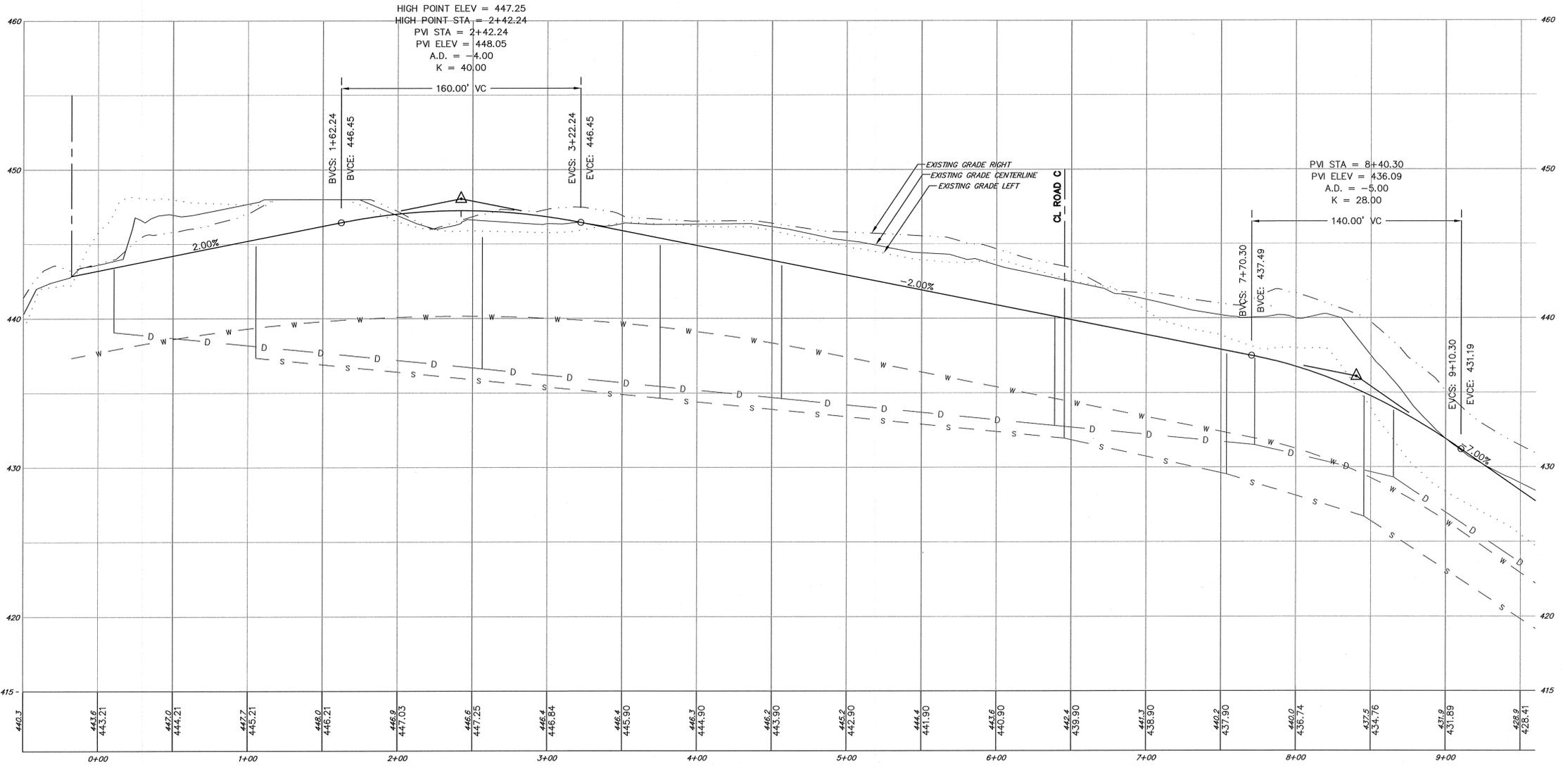
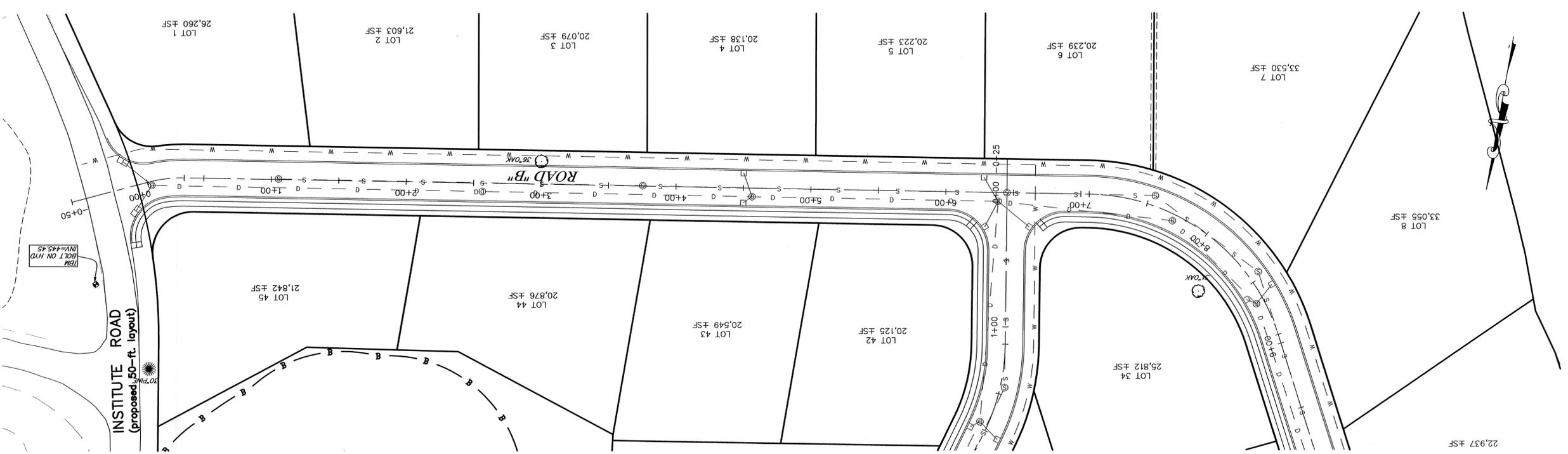
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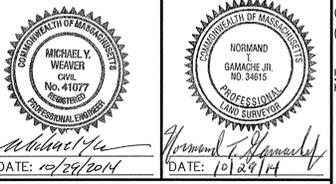
OWNER / APPLICANT
D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

PLAN AND PROFILE
ROAD B
 FOR
"THE VILLAGE AT
INSTITUTE ROAD"
 A
PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014
 SCALE: 1"=40'



W-2658
 DRAWN BY: MYW SHEET 15 OF 20





DATE: 10/27/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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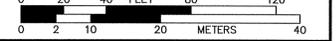
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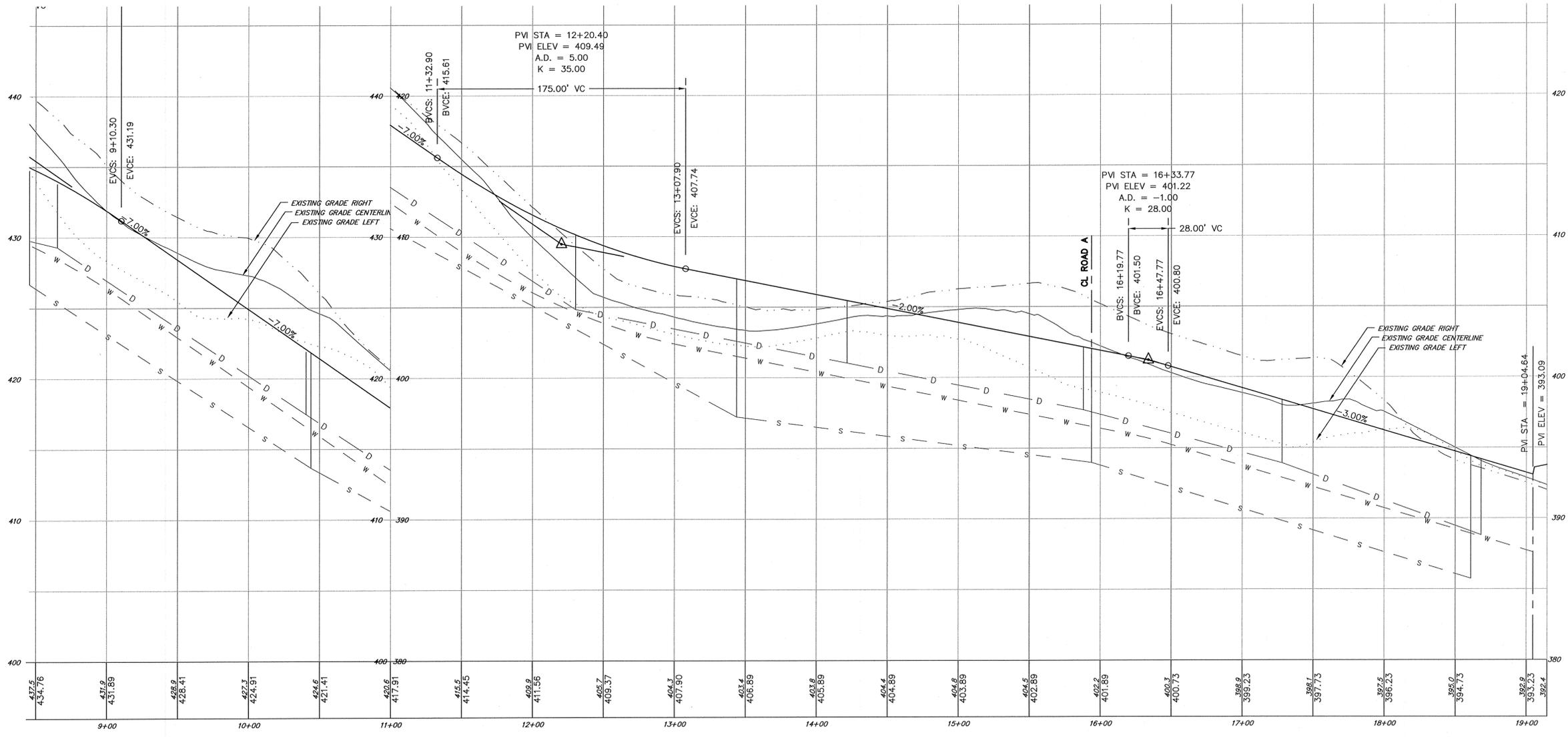
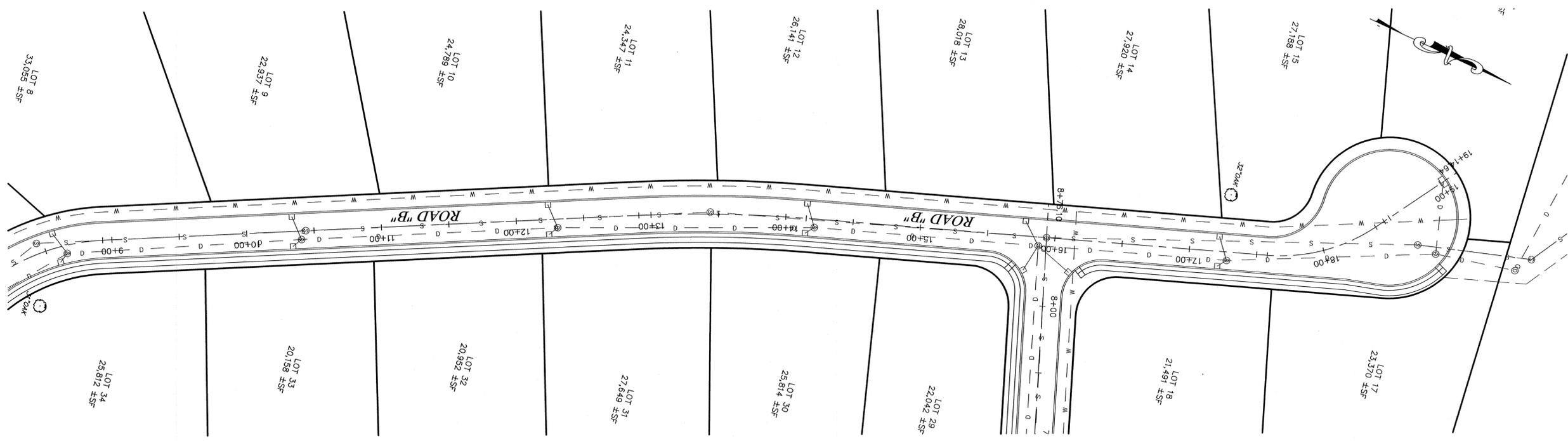
PLAN AND PROFILE ROAD B

FOR
"THE VILLAGE AT
INSTITUTE ROAD"
A
PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN

GRAFTON, MASS
OCTOBER 15, 2014
SCALE: 1"=40'



W-2658
DRAWN BY: MYW SHEET 16 OF 20





DATE: 10/29/2014
 DATE: 10/29/14

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 GRAFTON PLANNING BOARD

SIGNATURE DATE:

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OWNER / APPLICANT

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 MILFORD, MA 01757

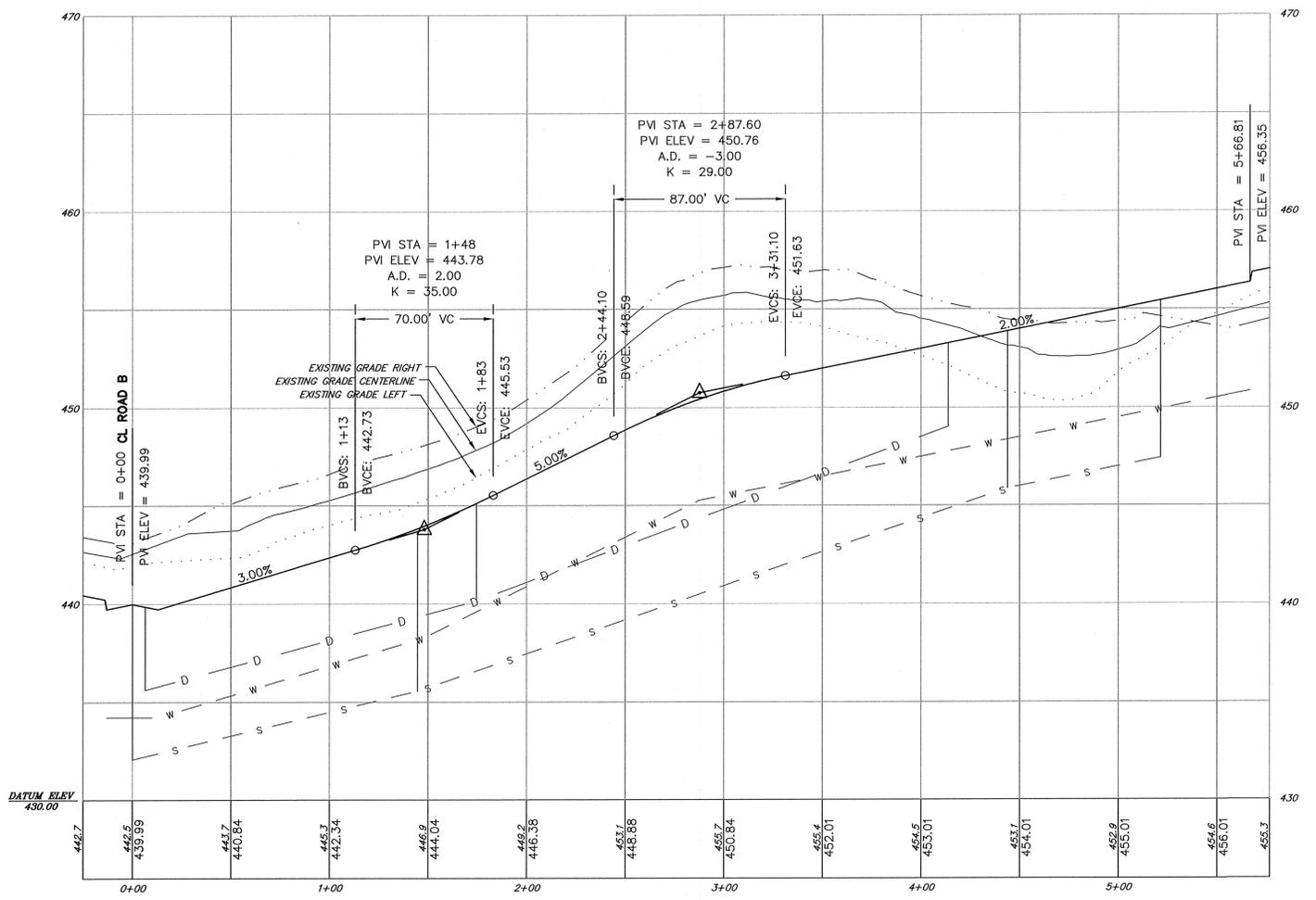
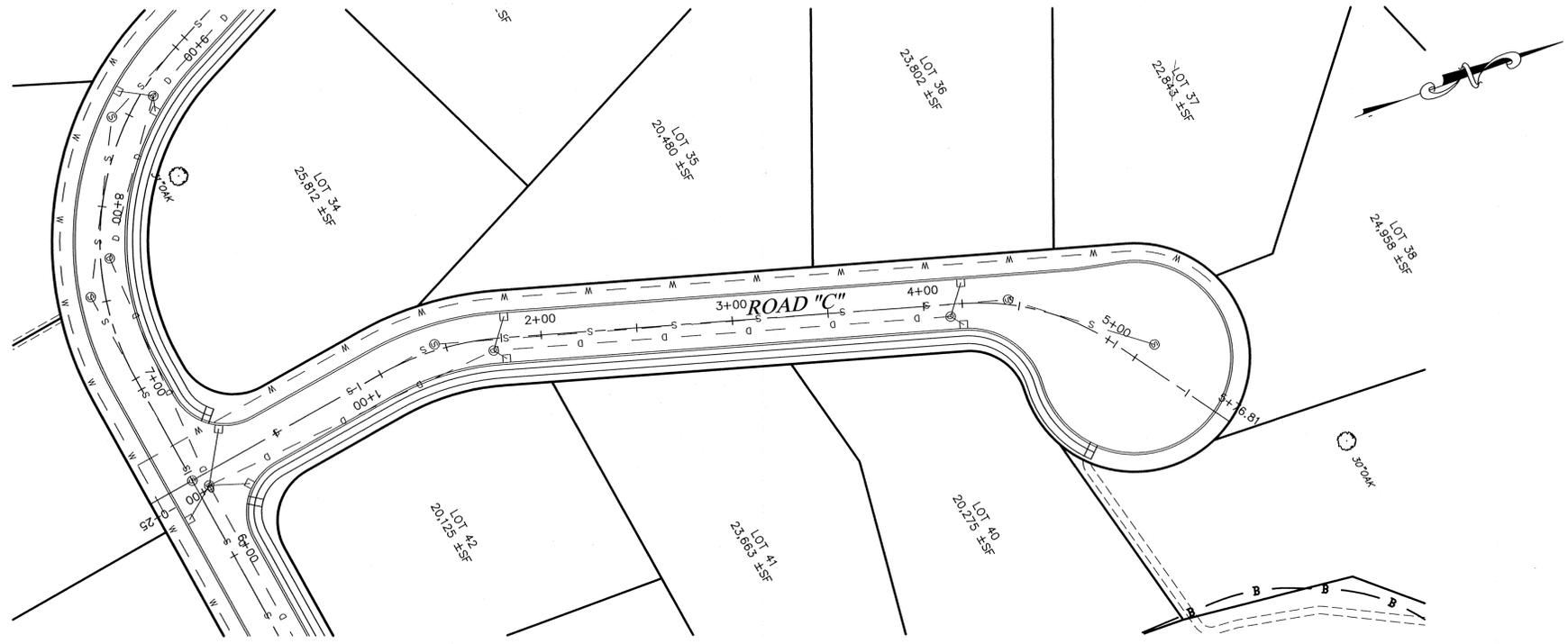
PLAN AND PROFILE
ROAD C

FOR
**"THE VILLAGE AT
 INSTITUTE ROAD"**
 A
**PRELIMINARY CONVENTIONAL
 DEVELOPMENT PLAN**

GRAFTON, MASS
 OCTOBER 15, 2014

SCALE: 1"=40'
 FEET 80
 METERS 40

ENGINEERING & LAND SURVEYING
 1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
 PHONE: (508) 234-6834 FAX: (508) 234-6723
 WWW.GUERRIEREANDHALNON.COM





DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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- 1. THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
2. SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

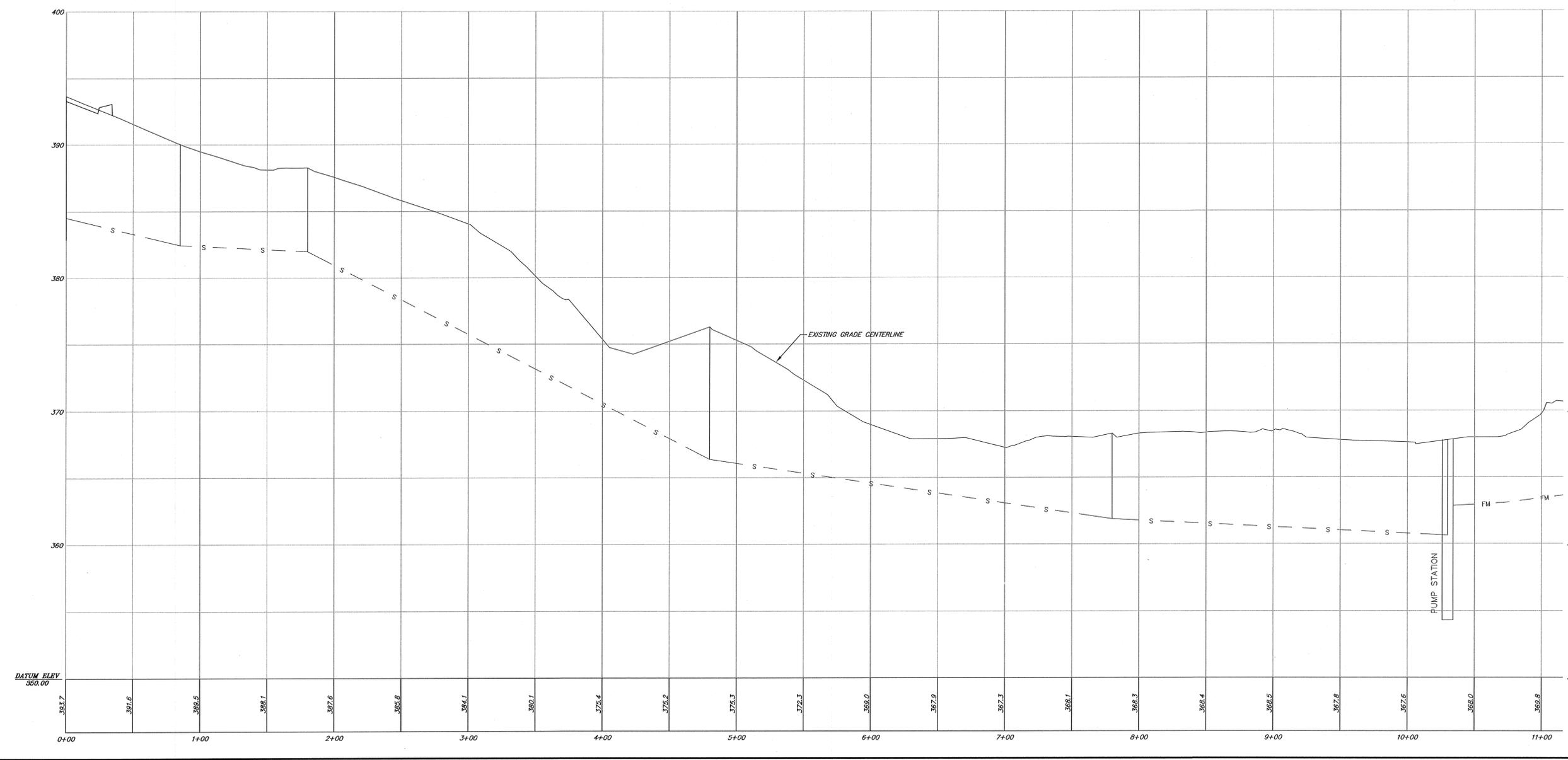
Table with columns: #, DATE, DESCRIPTION, BY. Includes a section for REVISIONS.

OWNER / APPLICANT
D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE
CROSS COUNTRY SEWER
FOR
'THE VILLAGE AT
INSTITUTE ROAD'
A
PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN
IN
GRAFTON, MASS
OCTOBER 15, 2014
SCALE: 1"=40'



W-2658
DRAWN BY: MYW SHEET 18 OF 20





DATE: 10/27/2014

DATE: 10/27/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

NOTES

- EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.
- EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK; CONTRACTOR TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
- 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.
- TOPOGRAPHIC INFORMATION OBTAINED BY AN AERIAL SURVEY BY LOCKWOOD MAPPING CO. AND AN ON THE GROUND SURVEY PERFORMED BY GUERRIERE & HALNON, INC.
- ELEVATIONS REFER TO 1929 NAVD.
- THE SITE FALLS WITHIN A ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 250336 0000D.
- THE EDGE OF BORDERING VEGETATED WETLANDS WERE FLAGGED AND FIELD LOCATED BY GUERRIERE & HALNON, INC. IN 2005 AND UPDATED BY JUDITH B. SCHMITZ IN JULY 2006. WETLAND FLAGS WERE RELOCATED BY GUERRIERE & HALNON, INC. IN 2009.
- THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 164-560, ON OCTOBER 6, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
- THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

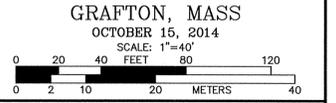
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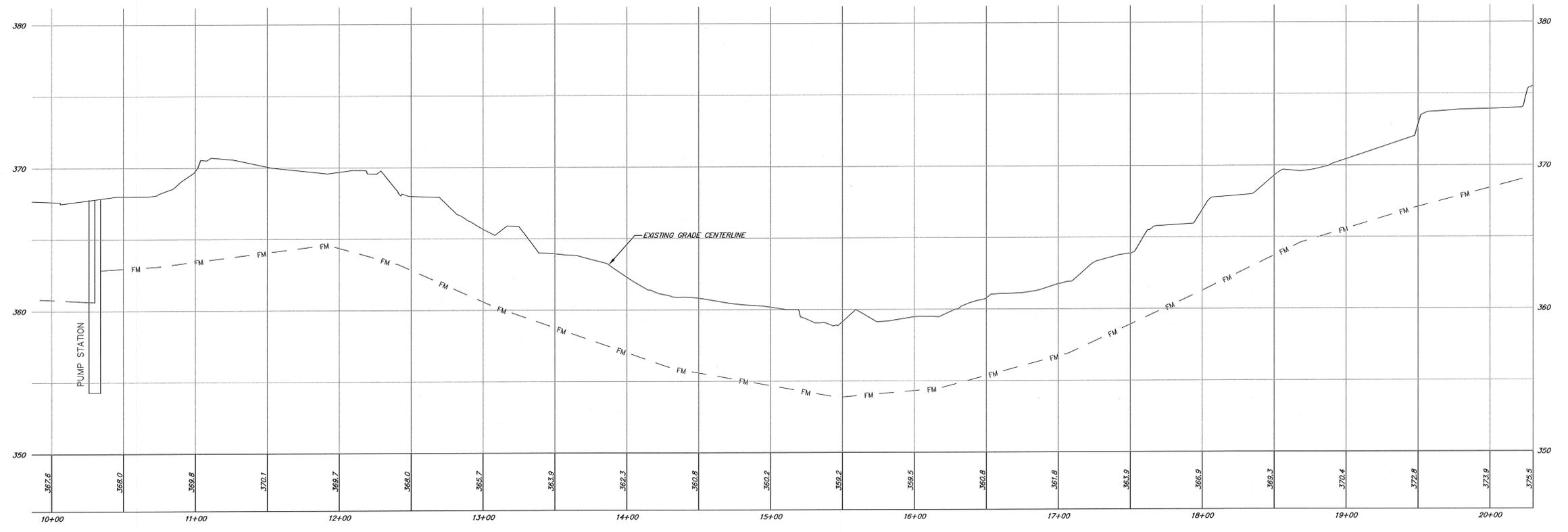
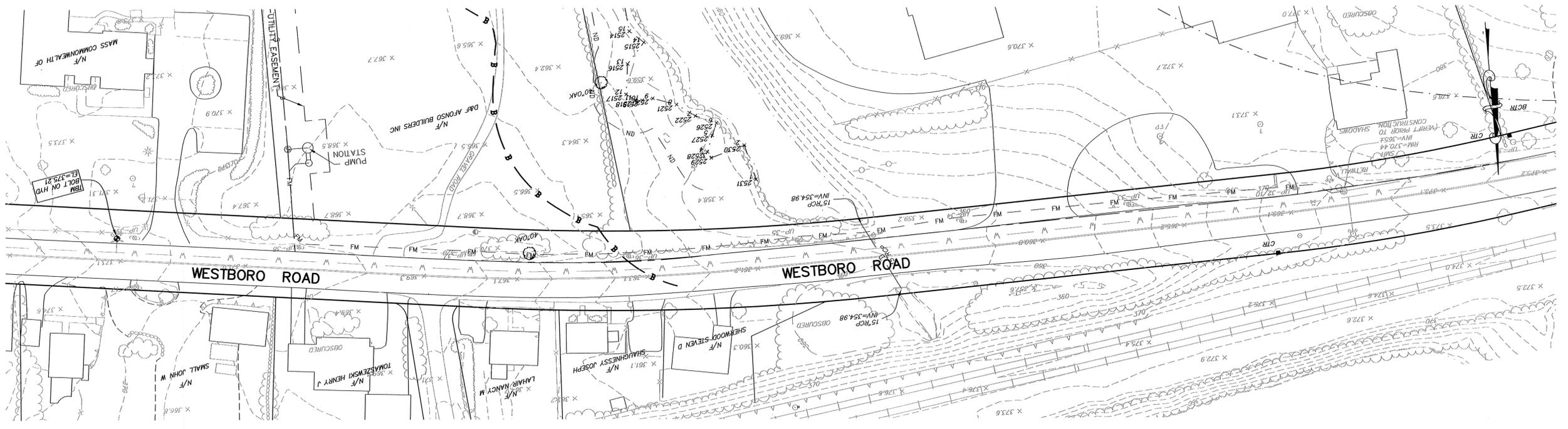
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REVISIONS			

OWNER / APPLICANT
D&F AFONSO BUILDERS, INC.
 189 MAIN STREET
 MILFORD, MA 01757

**PLAN AND PROFILE
 FORCE MAIN**
 FOR
**"THE VILLAGE AT
 INSTITUTE ROAD"**
 A
**PRELIMINARY CONVENTIONAL
 DEVELOPMENT PLAN**
 IN
 GRAFTON, MASS
 OCTOBER 15, 2014



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
 PHONE: (508) 234-6834 FAX: (508) 234-6723
 WWW.GUERRIEREANDHALNON.COM





DATE: 10-29-14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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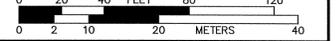
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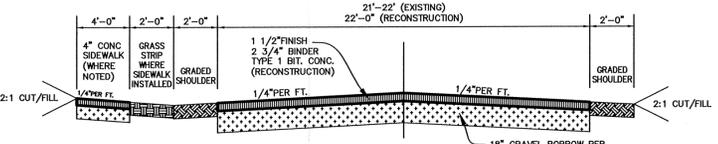
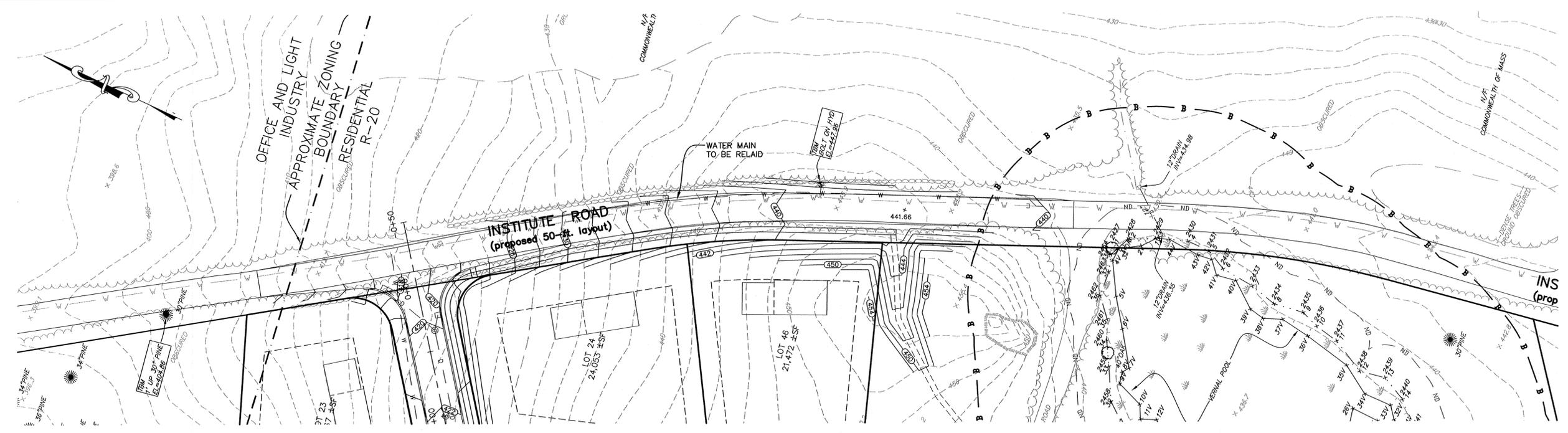
PLAN AND PROFILE
INSTITUTE ROAD
FOR
"THE VILLAGE AT
INSTITUTE ROAD"

PRELIMINARY CONVENTIONAL
DEVELOPMENT PLAN

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- NOTES:
- 2' ROAD SHOULDER TO BE PROVIDED FROM THE SOUTHERN PROPERTY LINE NORTH TO WESTBORO ROAD WHERE NONE CURRENTLY EXIST.
 - SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
 - ROAD CORINGS NOTED SUFFICIENT GRAVEL DEPTH AND PAVEMENT THICKNESS. RECONSTRUCTION OF ROADWAY (PAVEMENT AND GRAVEL BASE) BEYOND THAT DEPICTED ON THE PLANS WILL NOT BE REQUIRED.

INSTITUTE ROAD CROSS SECTION
N.T.S.

