

# "THE VILLAGE AT INSTITUTE ROAD"

A

## Preliminary Flexible Subdivision

In

## Grafton, Massachusetts

Date: October 15, 2014

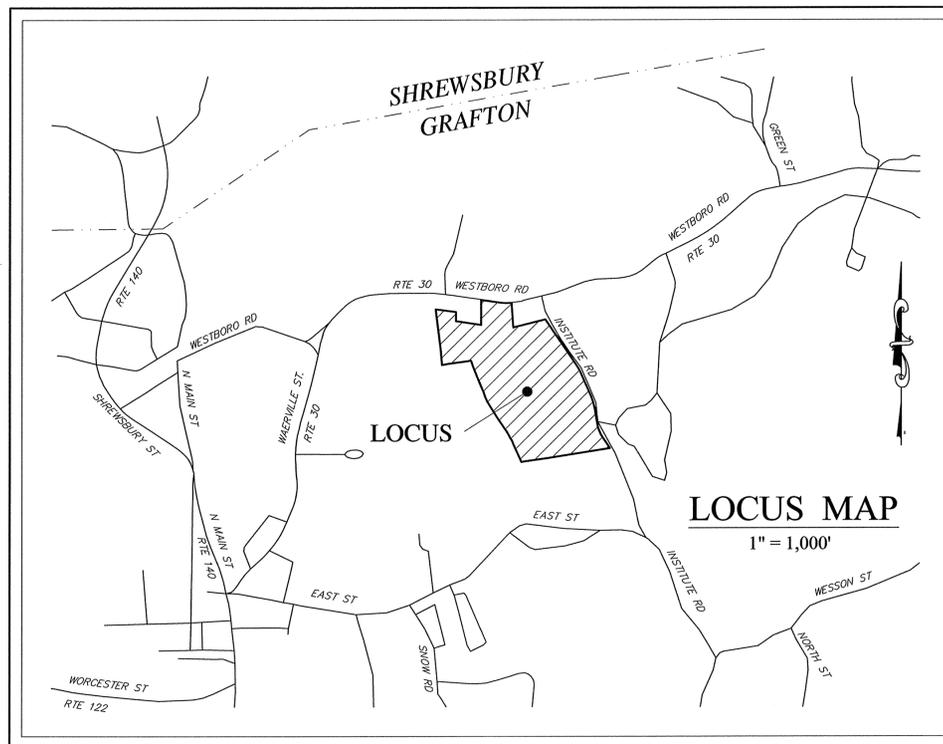
PRELIMINARY APPROVAL GRANTED BY  
THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

W-2658

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 Y. Weaver* 10/14/2014



*Normand T. Gamache, Jr.* 10/14/2014

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

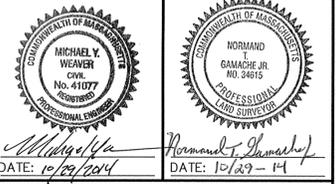
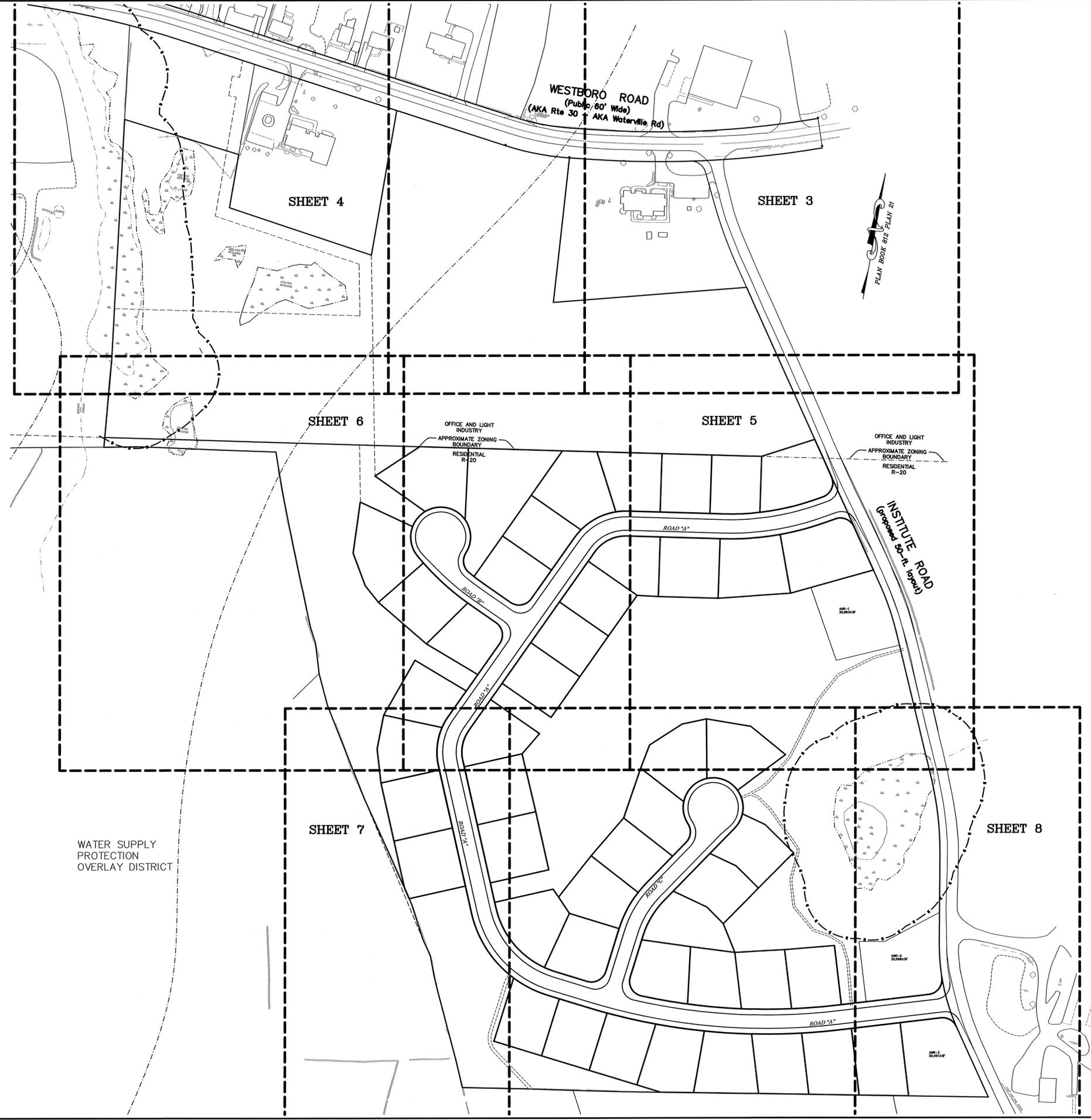
W-2658

SHEET 1 OF 20

ZONING TABLE		
INFORMATION TAKEN FROM "GRAFTON ZONING BYLAWS" AMENDED THROUGH OCTOBER 14, 2013		
ZONE DESCRIPTION: R-20 MEDIUM DENSITY RESIDENTIAL	MIN. REQ'D/ MAX. ALLOWED	PROVIDED
LOT REQUIREMENTS: CONVENTIONAL SUBDIVISION		
AREA	20,000 SF	
FRONTAGE/ LOT WIDTH	125 FT	
CUL-DE-SAC	80 FT	
FRONT YARD	30 FT	
SIDE YARD	15 FT	
REAR YARD	15 FT	
REQUIREMENTS: FLEXIBLE DEVELOPMENT		
TOTAL AREA		31.7± ACRES
OPEN SPACE (40% PARCEL AREA)	12.68 ACRES	12.71 ACRES (40.1% PARCEL AREA)
LOT AREA	8,000 SF (MIN) 10,000 SF (AVERAGE)	11,333 SF (SMALLEST LOT)
NUMBER LOTS	N/A	51 (48 FLEX, 3 ANR)
FRONTAGE	80 FT	
CUL-DE-SAC	50 FT	
FRONT YARD	15 FT (MIN) 20 FT (AVERAGE)	
SIDE YARD	7 FT	
REAR YARD	15 FT	
ABUTTING LAND	50 FT	
SUMMARY:		
ROADWAY		
LENGTH	N/A	3,127 FT
ROW WIDTH	50 FEET	50 FT
PAVED WIDTH	26 FEET	26 FT

PROPOSED FLEXIBLE DEVELOPMENT LOT AREA ZONING CONFORMANCE					
LOT #	TOTAL LOT AREA (SF)	UPLAND AREA (SF)	WETLAND AREA (SF)	25% OF WETLAND AREA (SF)	ZONING CONFORMANCE AREA (SF)
1	13,896	13,896	0	0	13,896
2	12,881	12,881	0	0	12,881
3	12,164	12,164	0	0	12,164
4	13,687	13,687	0	0	13,687
5	13,863	13,863	0	0	13,863
6	12,372	12,372	0	0	12,372
7	12,009	12,009	0	0	12,009
8	12,328	12,328	0	0	12,328
9	14,348	14,348	0	0	14,348
10	14,400	14,400	0	0	14,400
11	13,309	13,309	0	0	13,309
12	12,451	12,451	0	0	12,451
13	11,914	11,914	0	0	11,914
14	14,321	14,321	0	0	14,321
15	17,046	17,046	0	0	17,046
16	17,401	17,401	0	0	17,401
17	26,388	26,388	0	0	26,388
18	11,848	11,848	0	0	11,848
19	12,011	12,011	0	0	12,011
20	16,641	16,641	0	0	16,641
21	12,934	12,934	0	0	12,934
22	11,750	11,750	0	0	11,750
23	11,639	11,639	0	0	11,639
24	15,489	15,489	0	0	15,489
25	18,515	18,515	0	0	18,515
26	15,627	15,627	0	0	15,627
27	14,400	14,400	0	0	14,400
28	12,533	12,533	0	0	12,533
29	12,000	12,000	0	0	12,000
30	12,000	12,000	0	0	12,000
31	12,000	12,000	0	0	12,000
32	12,117	12,117	0	0	12,117
33	14,327	14,327	0	0	14,327
34	14,400	14,400	0	0	14,400
35	14,254	14,254	0	0	14,254
36	13,264	13,264	0	0	13,264
37	13,054	13,054	0	0	13,054
38	12,198	12,198	0	0	12,198
39	13,198	13,198	0	0	13,198
40	14,006	14,006	0	0	14,006
41	14,395	14,395	0	0	14,395
42	12,280	12,280	0	0	12,280
43	12,183	12,183	0	0	12,183
44	13,351	13,351	0	0	13,351
45	12,545	12,545	0	0	12,545
46	11,333	11,333	0	0	11,333
47	11,799	11,799	0	0	11,799
48	12,069	12,069	0	0	12,069

LEGEND	
- 256 -	EXISTING CONTOUR
- 258 -	PROPOSED CONTOUR
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
- D -	DRAIN LINE
- W -	WATER LINE
- ETC -	UNDERGROUND UTILITIES
- U -	UNDERDRAIN
---	EXISTING STONE WALL
- BL -	BUILDING SETBACK LINE
-	PROPOSED EASEMENT
-	EDGE OF WETLANDS
MF 20 *	WETLAND FLAG LOCATION
- B -	BUFFER ZONE TO WETLAND
- TCE -	TEMP. CONST. EASEMENT
---	EROSION CONTROL BARRIER
Q	UTILITY POLE
⊗	UTILITY POLE
⊗	WATER GATE VALVE
⊗	HYDRANT
SB	STONE BOUND
▷	FLARED END SECTION
▷	HEADWALL
□	GRANITE BOUND TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
●	IRON ROD OR PIPE TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
⊗	WETLANDS
⊗	BENCH MARK
⊗	DEEP TEST HOLE
⊗	PROPOSED DRAIN MANHOLE
⊗	PROPOSED CATCH BASIN
⊗	CONCRETE BOUND TO BE SET
⊗	DRILL HOLE
⊗	EXISTING SEWER MANHOLE
⊗	PROPOSED SEWER MANHOLE



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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  - 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 250306 0001D.
  - 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 5, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
  - 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.
  - 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

**DEFINITIVE INDEX PLAN**

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





DATE: 10/29/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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- THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 184-560, 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.

REFERENCE

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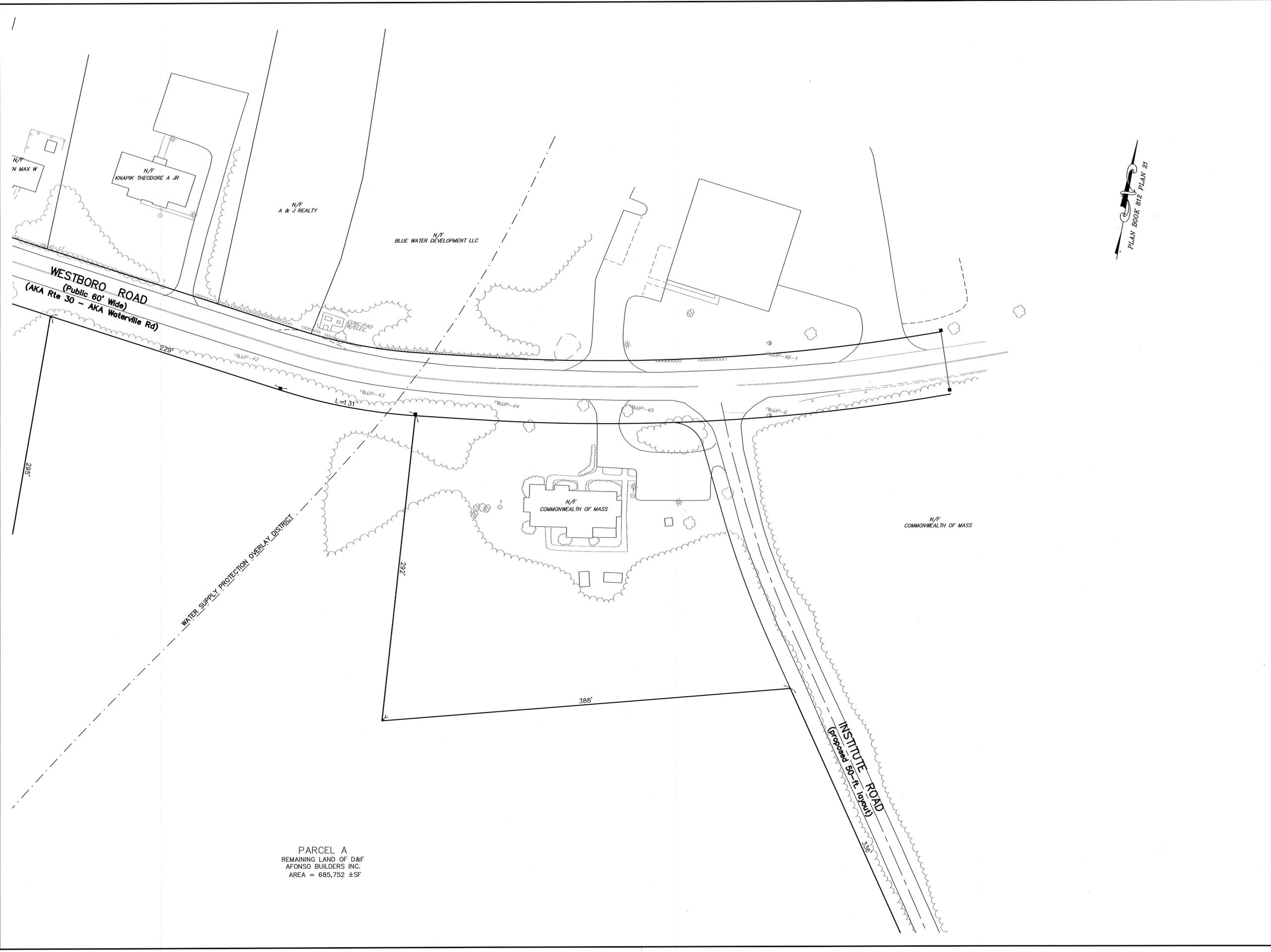
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REVISIONS			

OWNER / APPLICANT  
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 189 MAIN STREET  
 MILFORD, MA 01757

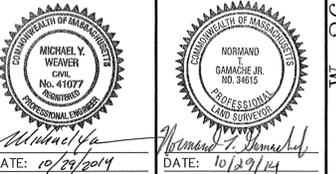
LOT LAYOUT PLAN  
 FOR  
 "THE VILLAGE AT  
 INSTITUTE ROAD"  
 A  
 PRELIMINARY FLEXIBLE  
 DEVELOPMENT PLAN  
 IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'

**Guerriere & Halnon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588  
 PHONE: (508) 234-8834 FAX: (508) 234-6723  
 WWW.GUERRIEREANDHALNON.COM

W-2658  
 DRAWN BY: MYW SHEET 3 OF 20



PARCEL A  
 REMAINING LAND OF D&F  
 AFONSO BUILDERS INC.  
 AREA = 685,752 ±SF



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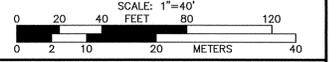
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REVISIONS			

OWNER / APPLICANT

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

LOT LAYOUT PLAN

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



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PARCEL A  
REMAINING LAND OF D&F  
AFONSO BUILDERS INC.  
AREA = 685,752 ±SF





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

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

REFERENCE

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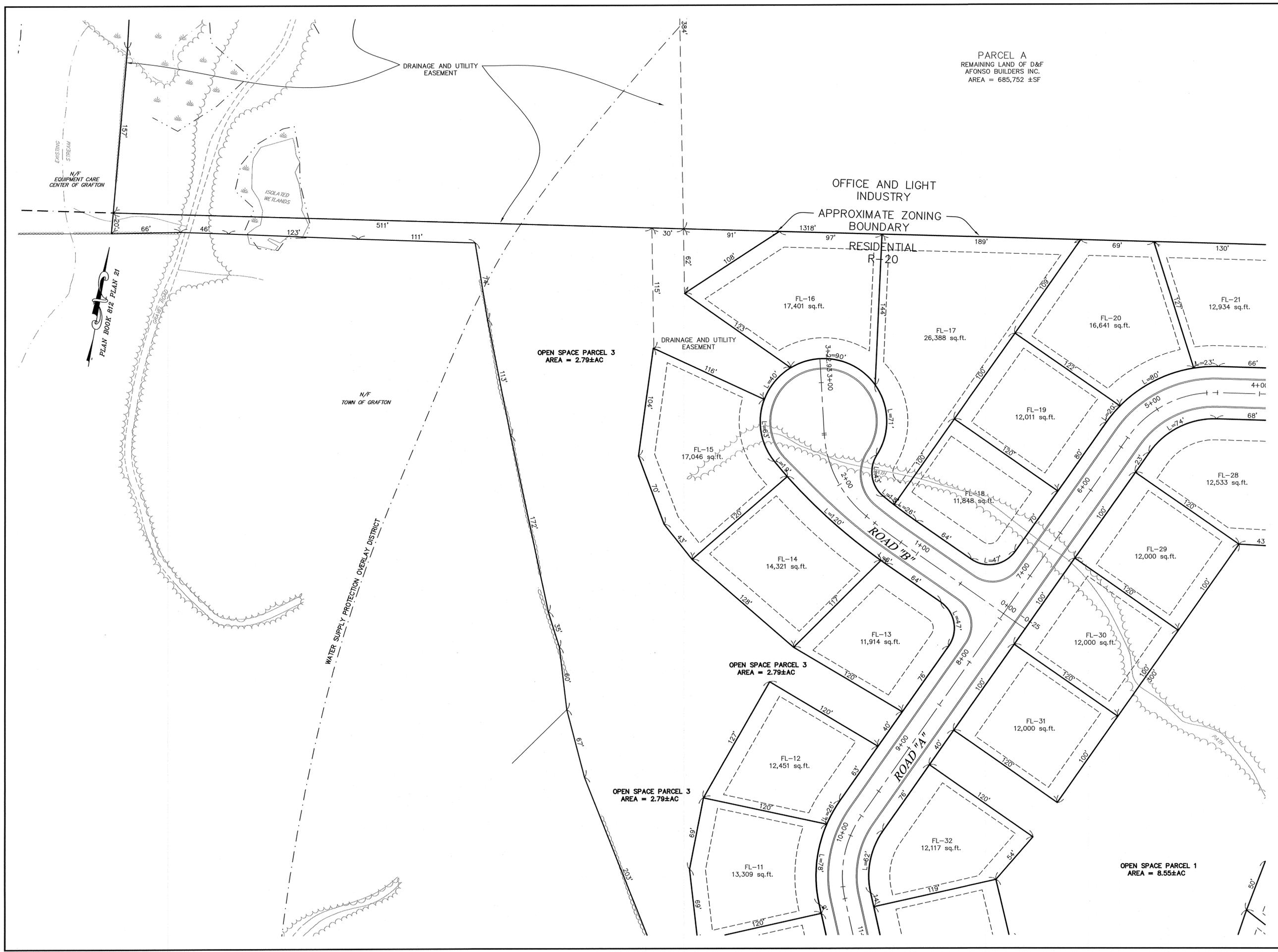
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 189 MAIN STREET  
 MILFORD, MA 01757

LOT LAYOUT PLAN  
 FOR  
 "THE VILLAGE AT INSTITUTE ROAD"  
 A  
 PRELIMINARY FLEXIBLE  
 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  
 DRAWN BY: MYW SHEET 6 OF 20





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DATE: 10/29/14

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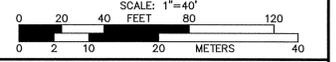
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A  
PRELIMINARY FLEXIBLE  
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IN  
GRAFTON, MASS  
OCTOBER 15, 2014  
SCALE: 1"=40'



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W-2658

DRAWN BY: MYW SHEET 7 OF 20





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 MILFORD, MA 01757

**LOT LAYOUT PLAN**  
 FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
 A  
**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**  
 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





DATE: 10-29-14

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.
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- 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.
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- 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.

REFERENCE

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

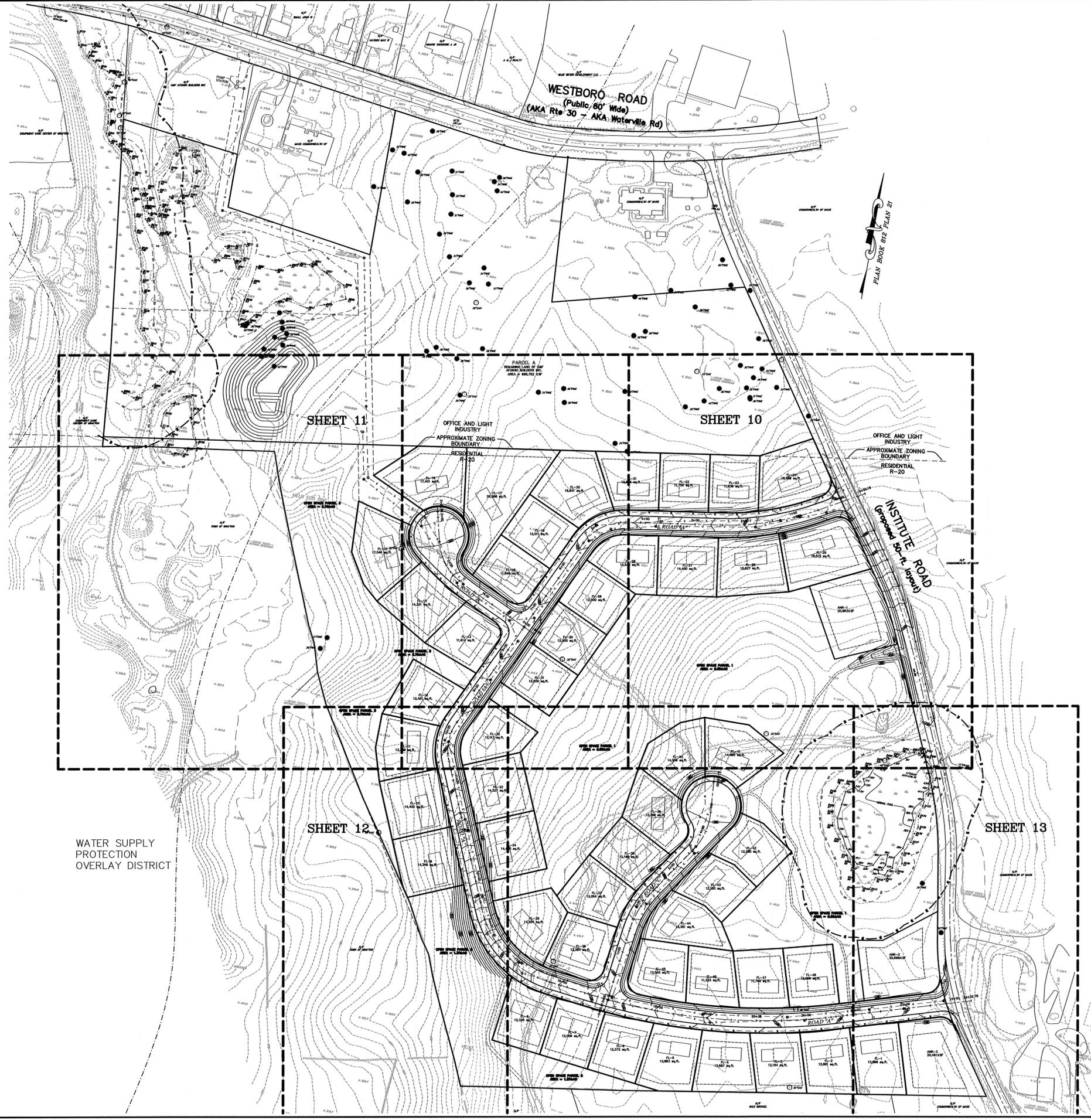
#	DATE	DESCRIPTION	BY
REVISIONS			

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

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

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

W-2658  
 DRAWN BY: MYW SHEET 9 OF 20





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

PRELIMINARY APPROVAL GRANTED BY THE  
 GRAFTON PLANNING BOARD

SIGNATURE DATE:

- NOTES**
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  - THE SITE FALLS WITHIN A ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 250306 000D.
  - THE EDGE OF BORDERING VEGETATED WETLANDS WERE FLAGGED AND FIELD LOCATED BY GUERRIERE & HALNON, INC. IN 2005 AND UPDATED BY ALIOTH B. SCHWITZ IN JULY 2006. WETLAND FLAGS WERE RELOCATED BY GUERRIERE & HALNON, INC. IN 2009.
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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.
- SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY
REVISIONS			

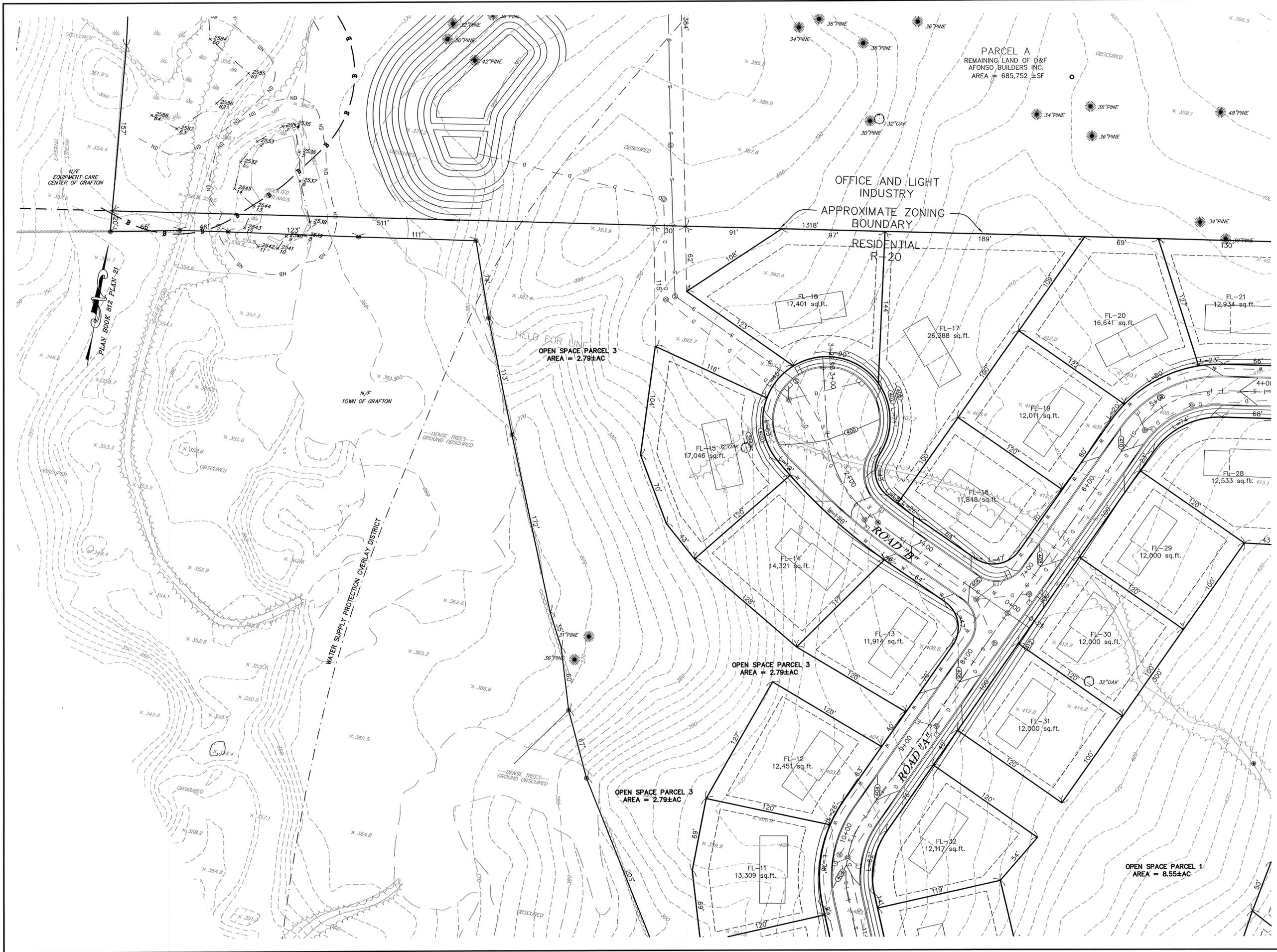
**OWNER / APPLICANT**

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

**GRADING PLAN**

FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
 A  
**PRELIMINARY FLEXIBLE 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



DATE: 10/14/2014  
 DATE: 10/29/17

PRELIMINARY APPROVAL GRANTED BY THE  
 GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REVISIONS			

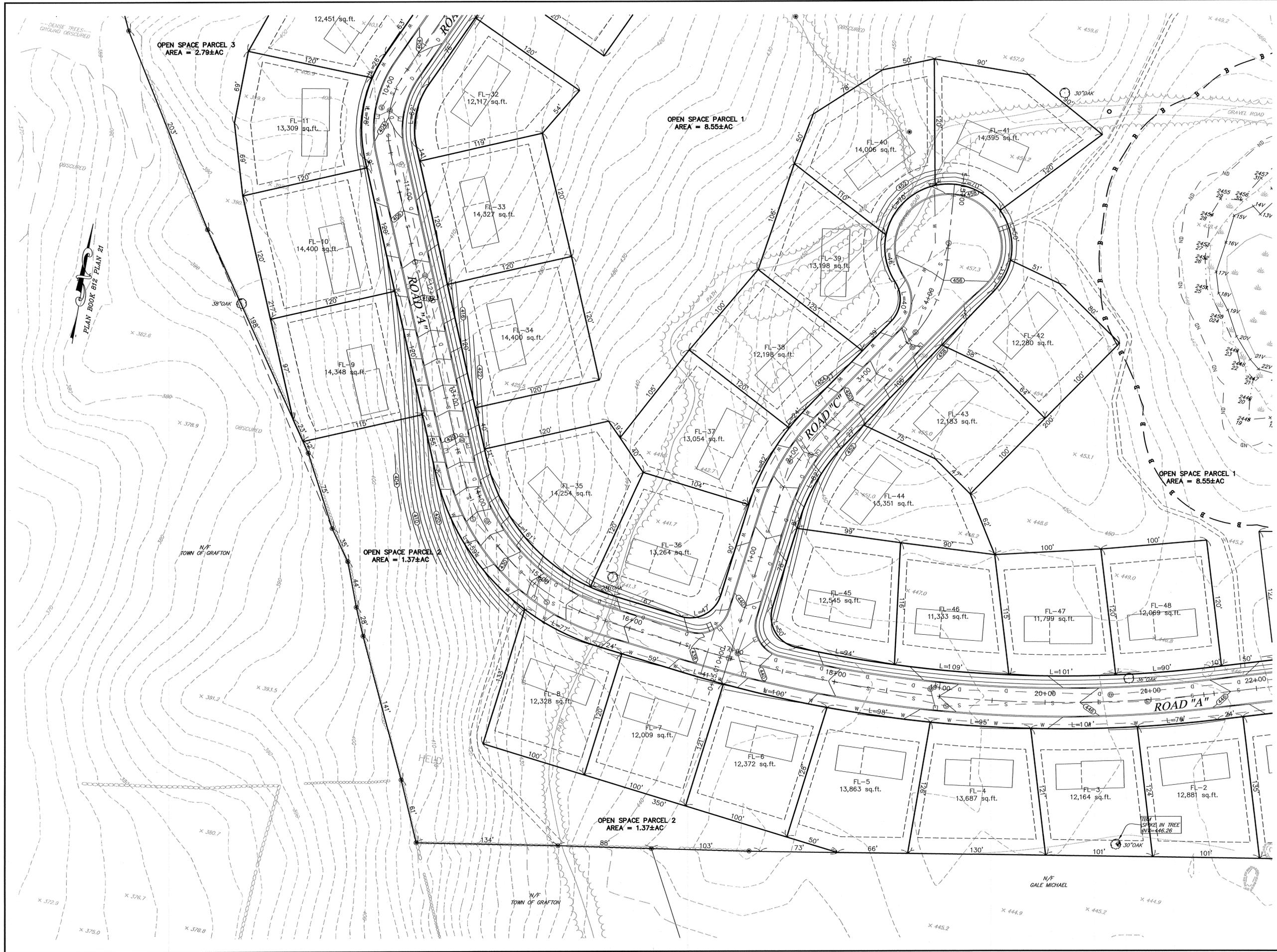
**OWNER / APPLICANT**  
 D&F AFONSO BUILDERS, INC.  
 189 MAIN STREET  
 MILFORD, MA 01757

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

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

W-2658

P:\2658\dwg\preliminary\residents\W-2658 PRELIMINARY FLEXIBLE.dwg, GR2, 10/28/2014 10:03:59 AM, V1413



DATE: 10/15/2014  
 DATE: 10/15/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

**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.

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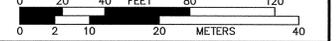
**OWNER / APPLICANT**

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

**GRADING PLAN**

FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
 A  
**PRELIMINARY FLEXIBLE 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:\2658\dwg\preliminary-residential\W-2658 PRELIMINARY FLEXIBLE.dwg, GR3\_10/28/2014 10:04:04 AM, V143

W-2658



Michael Y. Weaver  
CIVIL  
No. 41077  
PROFESSIONAL ENGINEER  
DATE: 10/19/2014

Norman T. Damasio  
CIVIL  
No. 34615  
PROFESSIONAL LAND SURVEYOR  
DATE: 10/19/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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SIGNATURE DATE: \_\_\_\_\_

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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 FLEXIBLE DEVELOPMENT PLAN**

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 FLEXIBLE.AWG, 10/28/2014 10:04:14 AM, W413

W-2658



DATE: 10/15/2014

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REVISIONS			

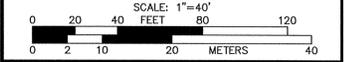
OWNER / APPLICANT

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

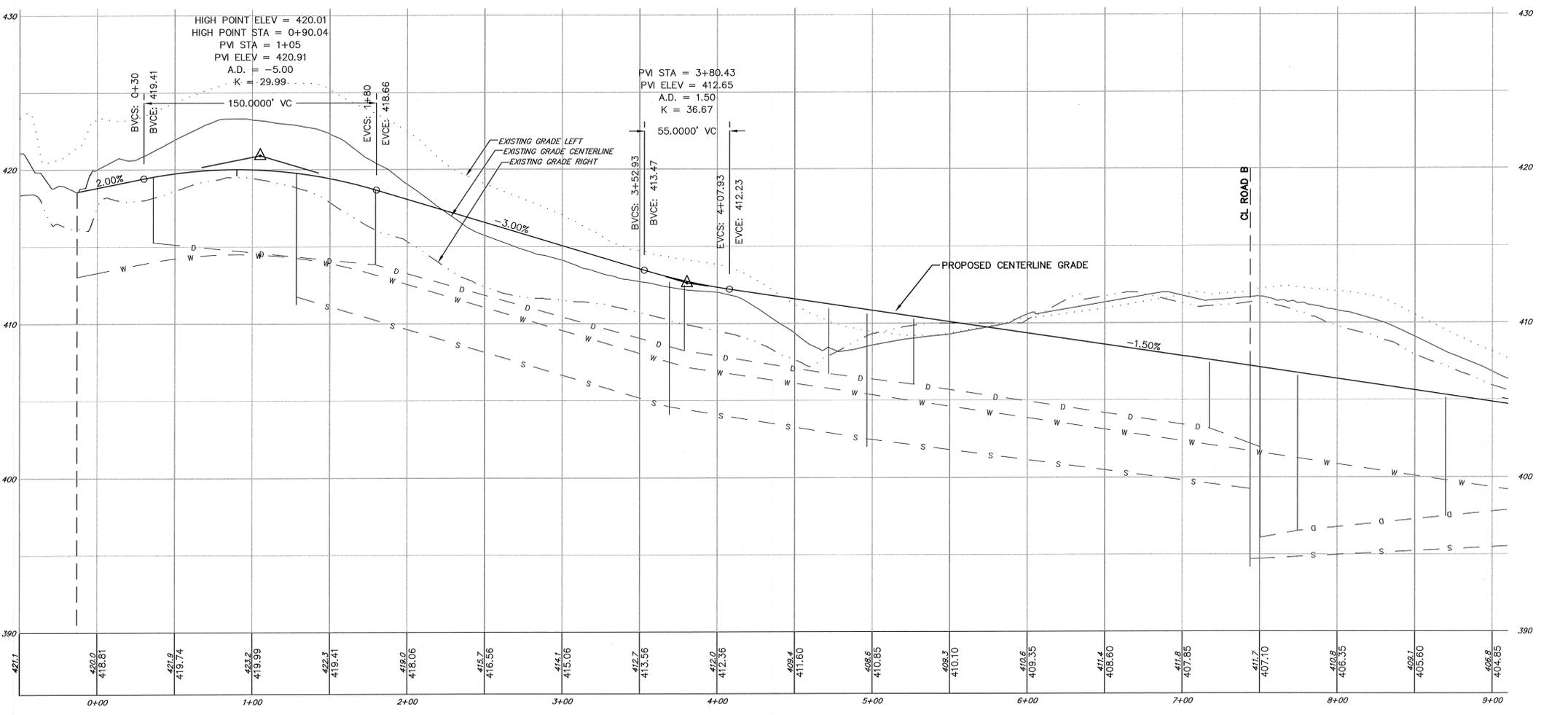
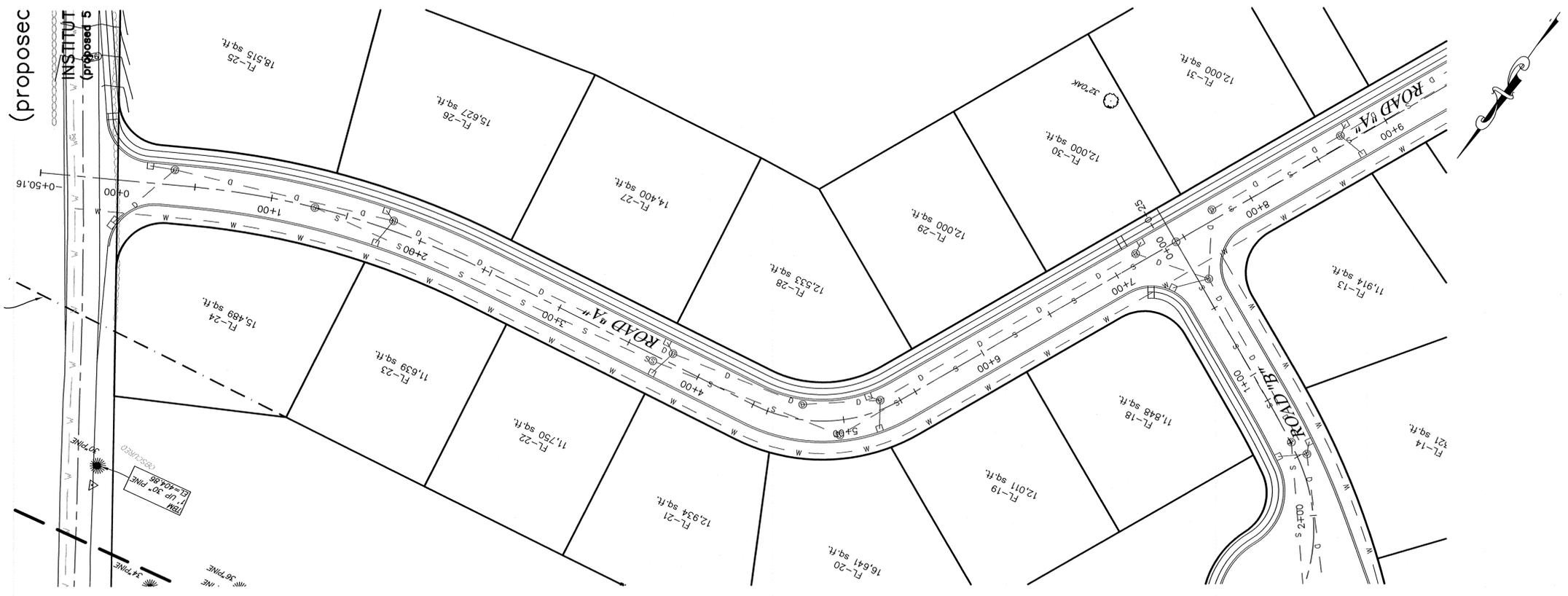
PLAN AND PROFILE  
ROAD A

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

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: 10/24/14 DATE: 10/29/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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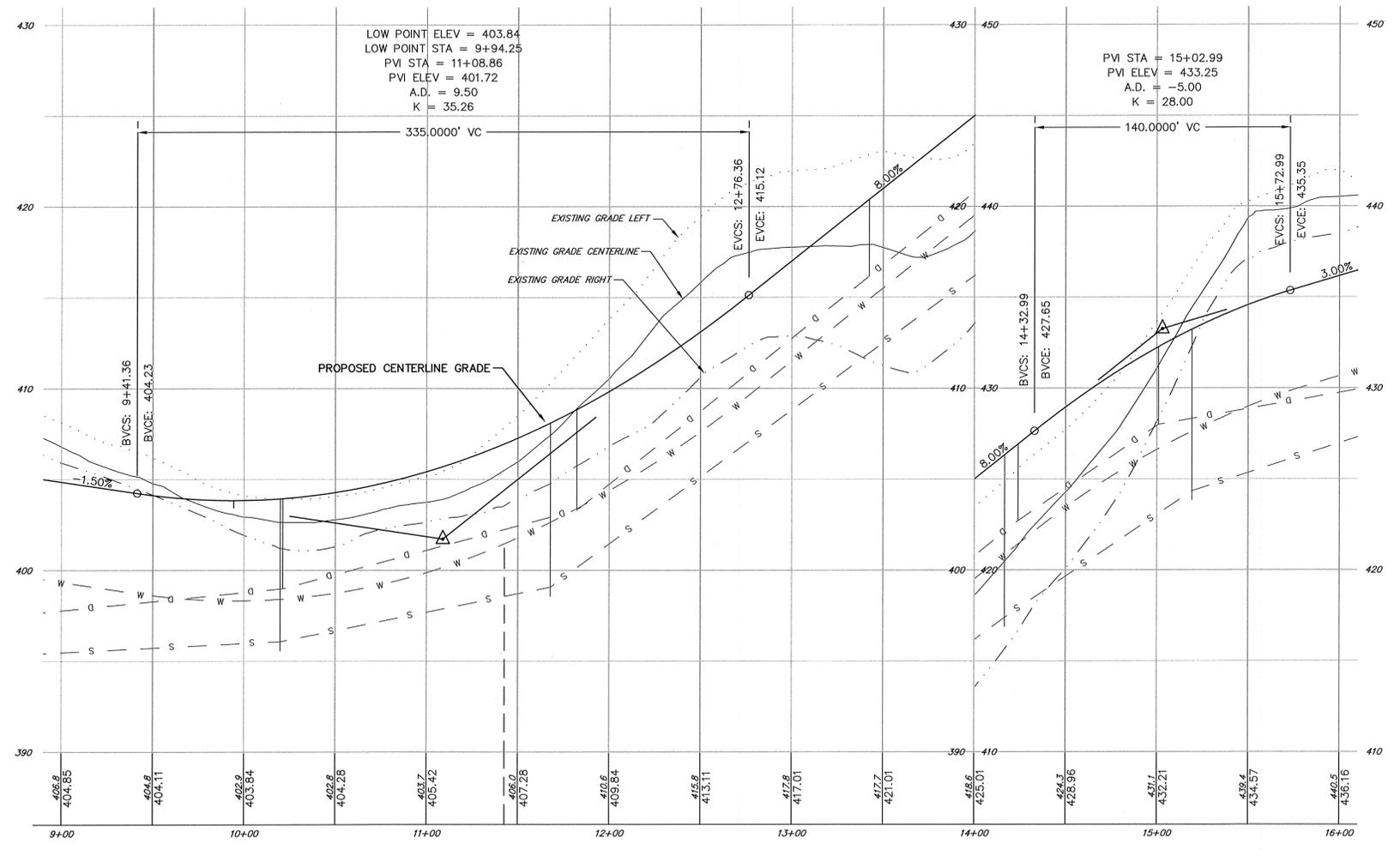
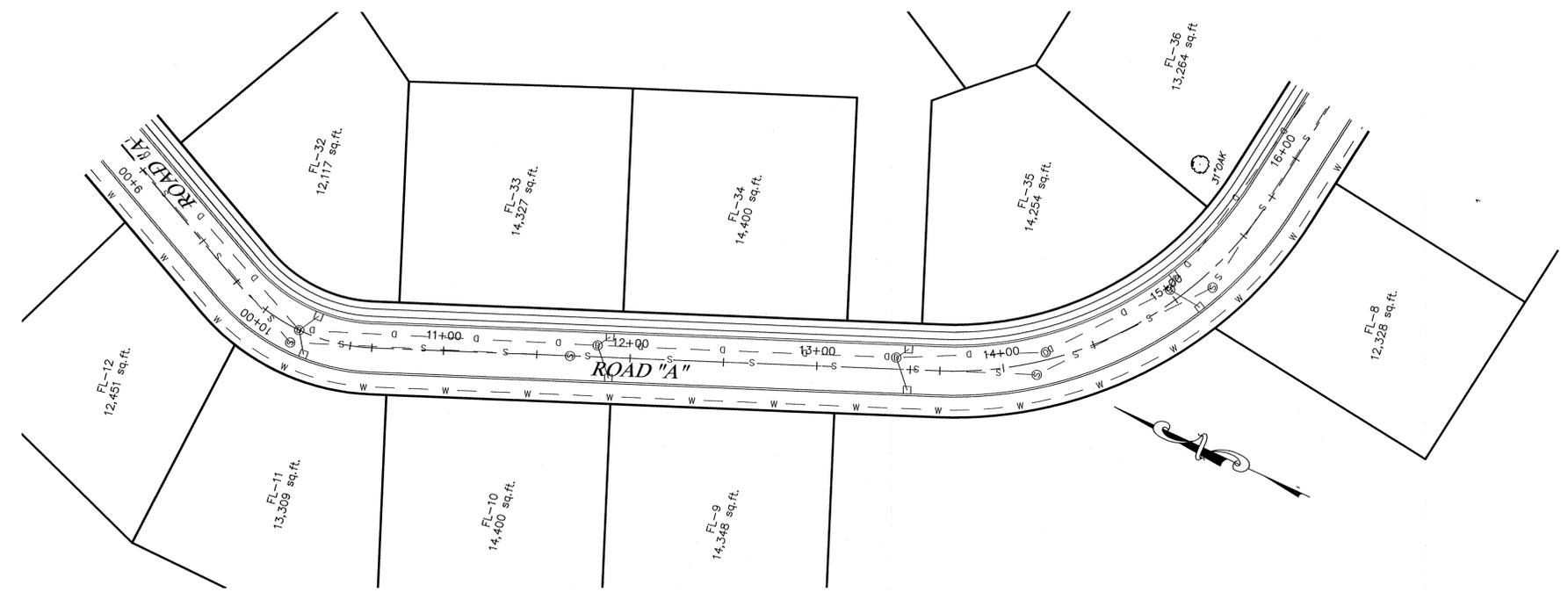
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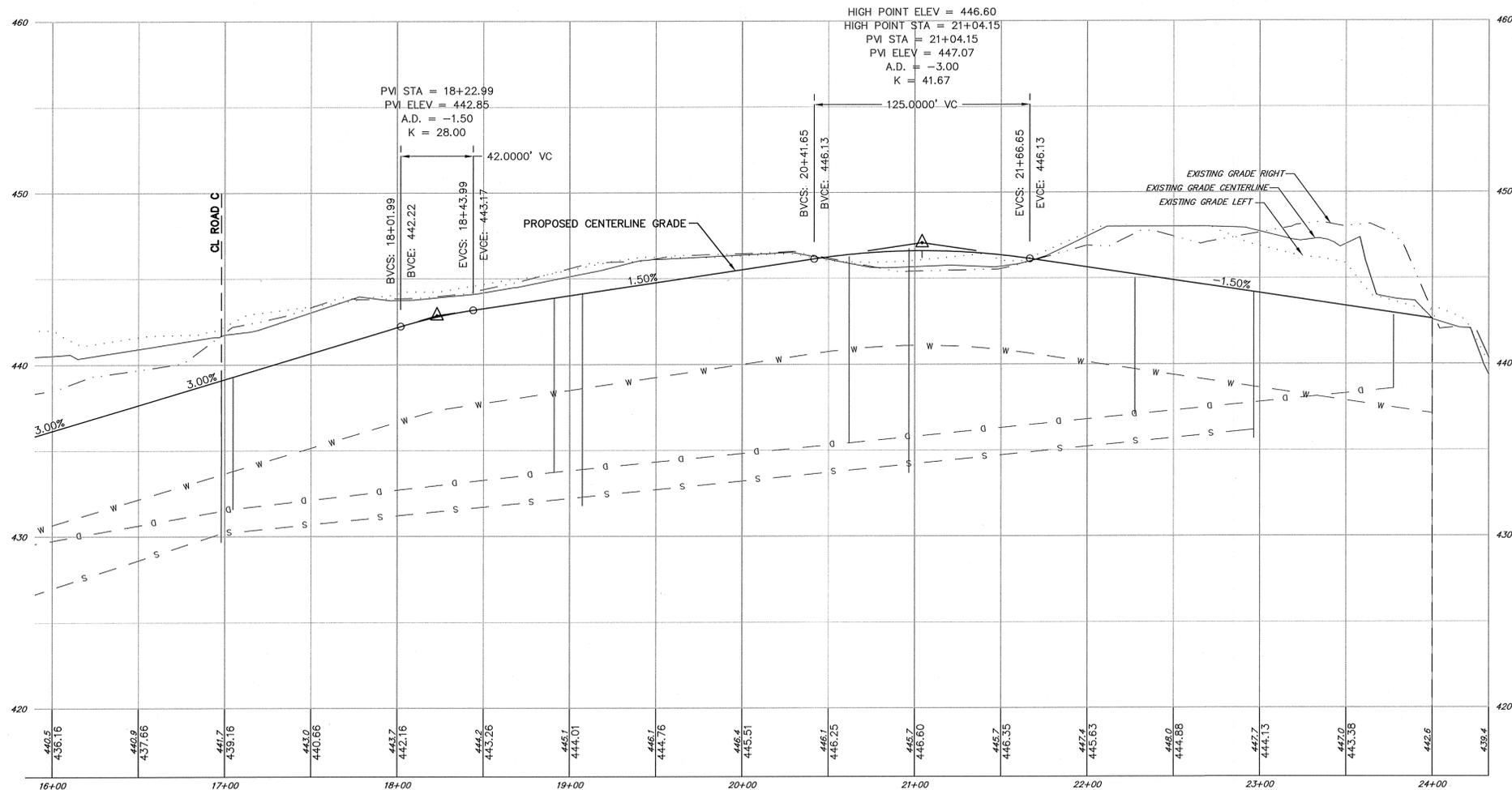
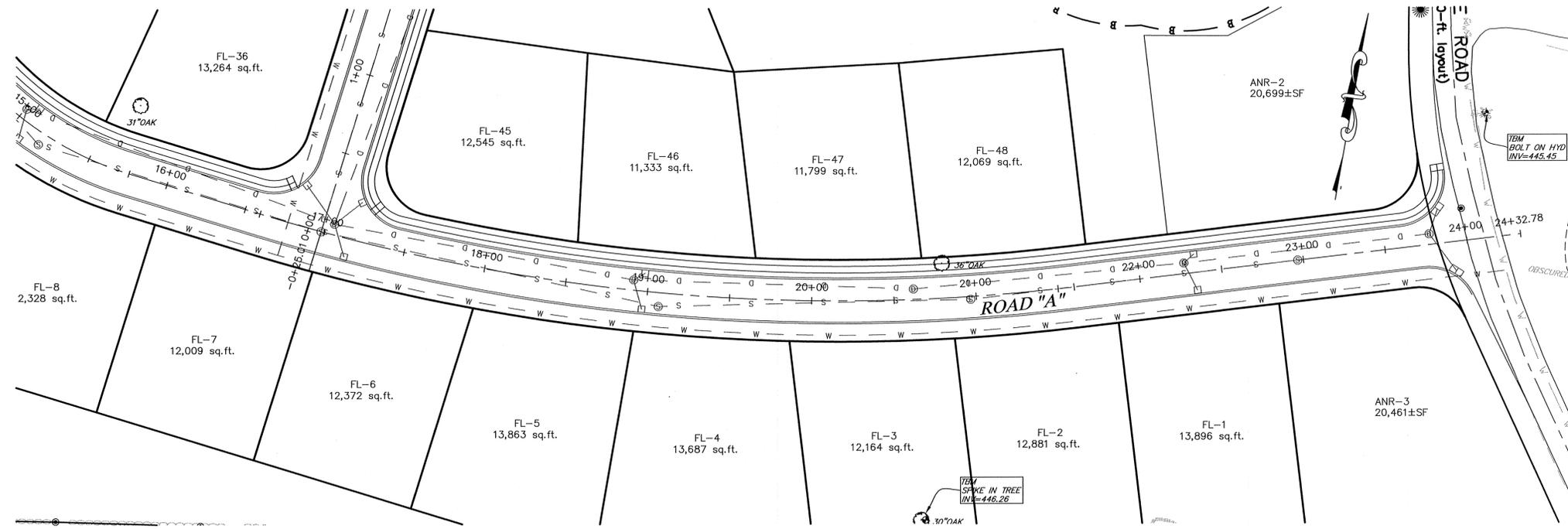
OWNER / APPLICANT  
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 189 MAIN STREET  
 MILFORD, MA 01757

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



W-2658  
 DRAWN BY: MYW SHEET 15 OF 20





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

PRELIMINARY APPROVAL GRANTED BY THE  
 GRAFTON PLANNING BOARD  
  
 SIGNATURE DATE: \_\_\_\_\_

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REVISIONS			

**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 FLEXIBLE**  
**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

W-2658  
 DRAWN BY: MYW SHEET 16 OF 20

P:\W2658.dwg Preliminary-Residential\W-2658 PRELIMINARY FLEXIBLE.dwg, PR (3), 10/28/2014 10:04:40 AM, W413

W-2658



DATE: 10/24/2014

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.
- 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 MFGING 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 250306 0001D.
- 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 5, 2006 AND ISSUED A ONE-YEAR EXTENSION ON OCTOBER 6, 2009.
- 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.
- 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

PLAN AND PROFILE  
ROAD B & ROAD C  
FOR  
"THE VILLAGE AT  
INSTITUTE ROAD"

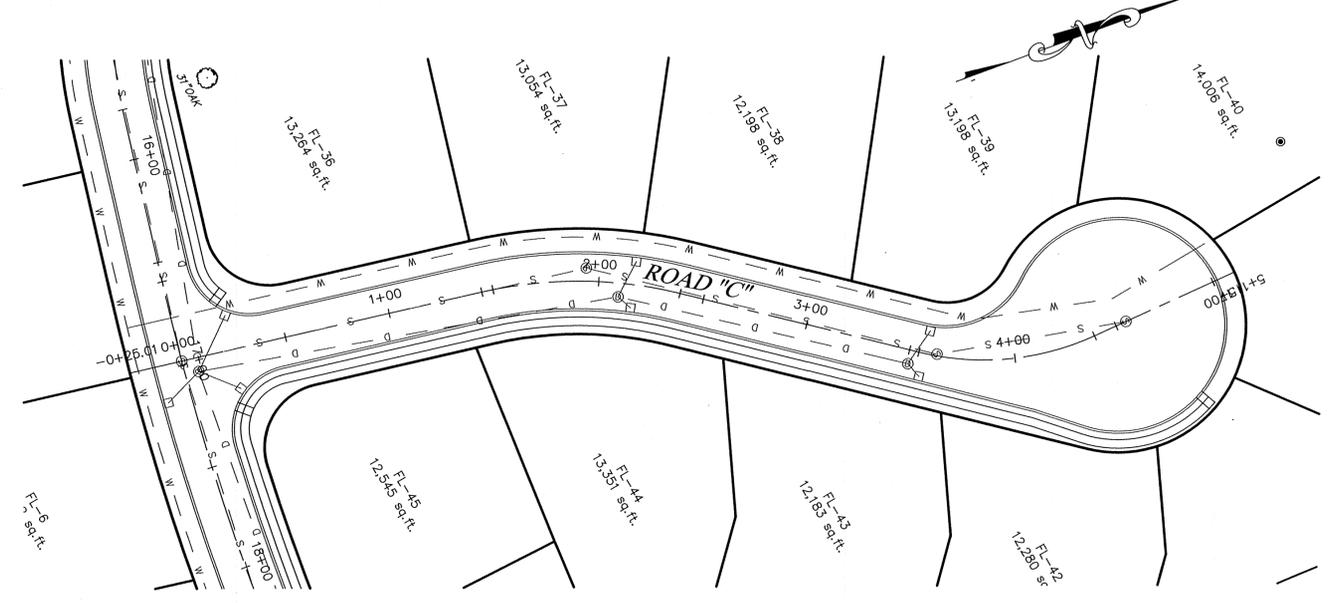
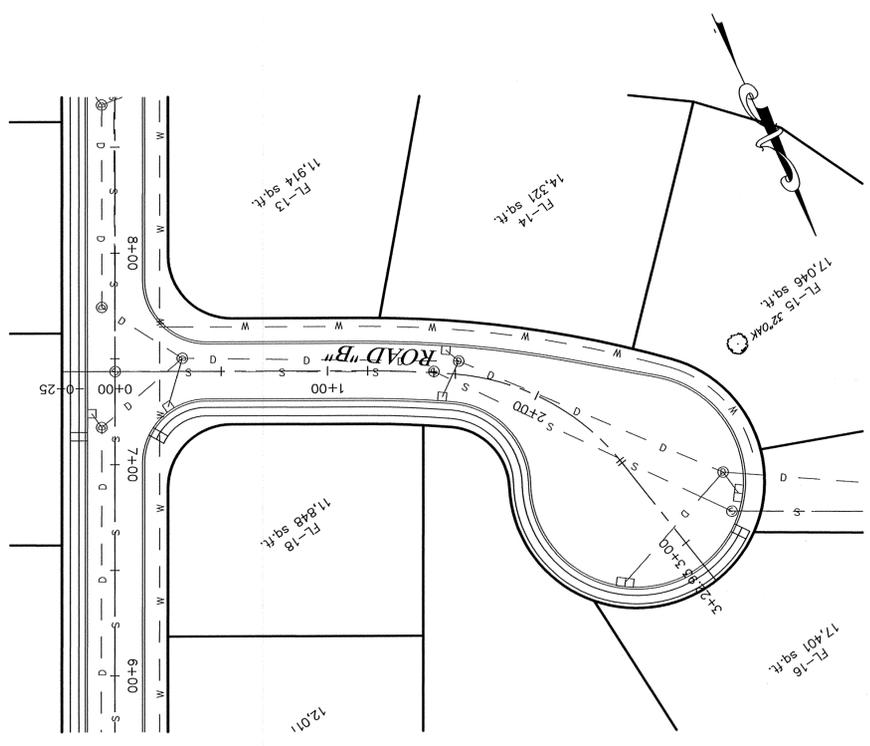
A  
PRELIMINARY FLEXIBLE  
DEVELOPMENT PLAN

IN  
GRAFTON, MASS  
OCTOBER 15, 2014

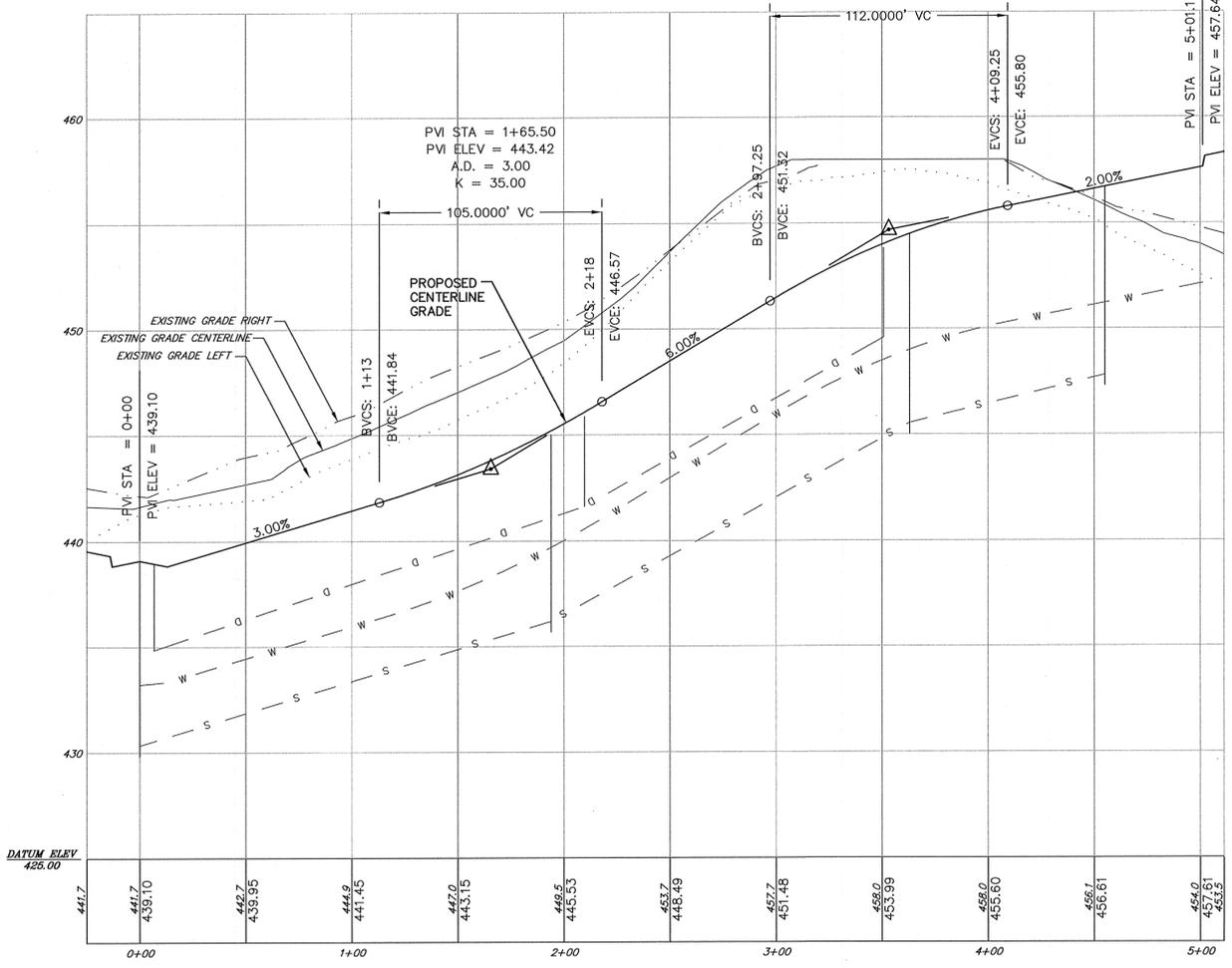
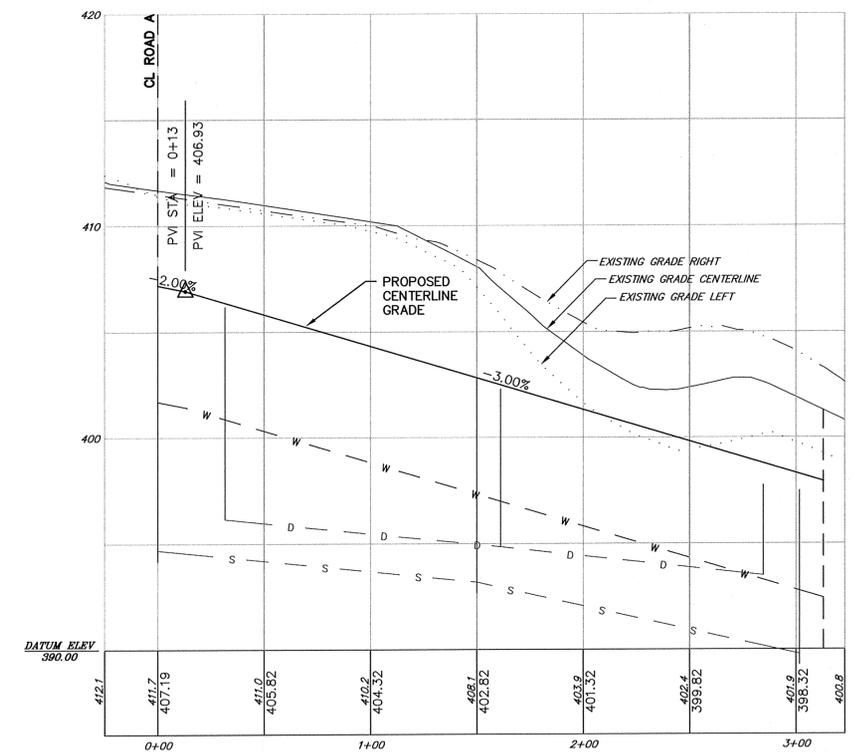
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W-2658  
DRAWN BY: MYW SHEET 17 OF 20



PVI STA = 3+53.25  
PVI ELEV = 454.68  
A.D. = -4.00  
K = 28.00






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

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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SIGNATURE DATE: \_\_\_\_\_

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**OWNER / APPLICANT**

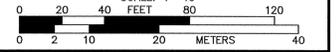
D&F AFONSO BUILDERS, INC.  
 189 MAIN STREET  
 MILFORD, MA 01757

**PLAN AND PROFILE  
 CROSS COUNTRY SEWER**

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

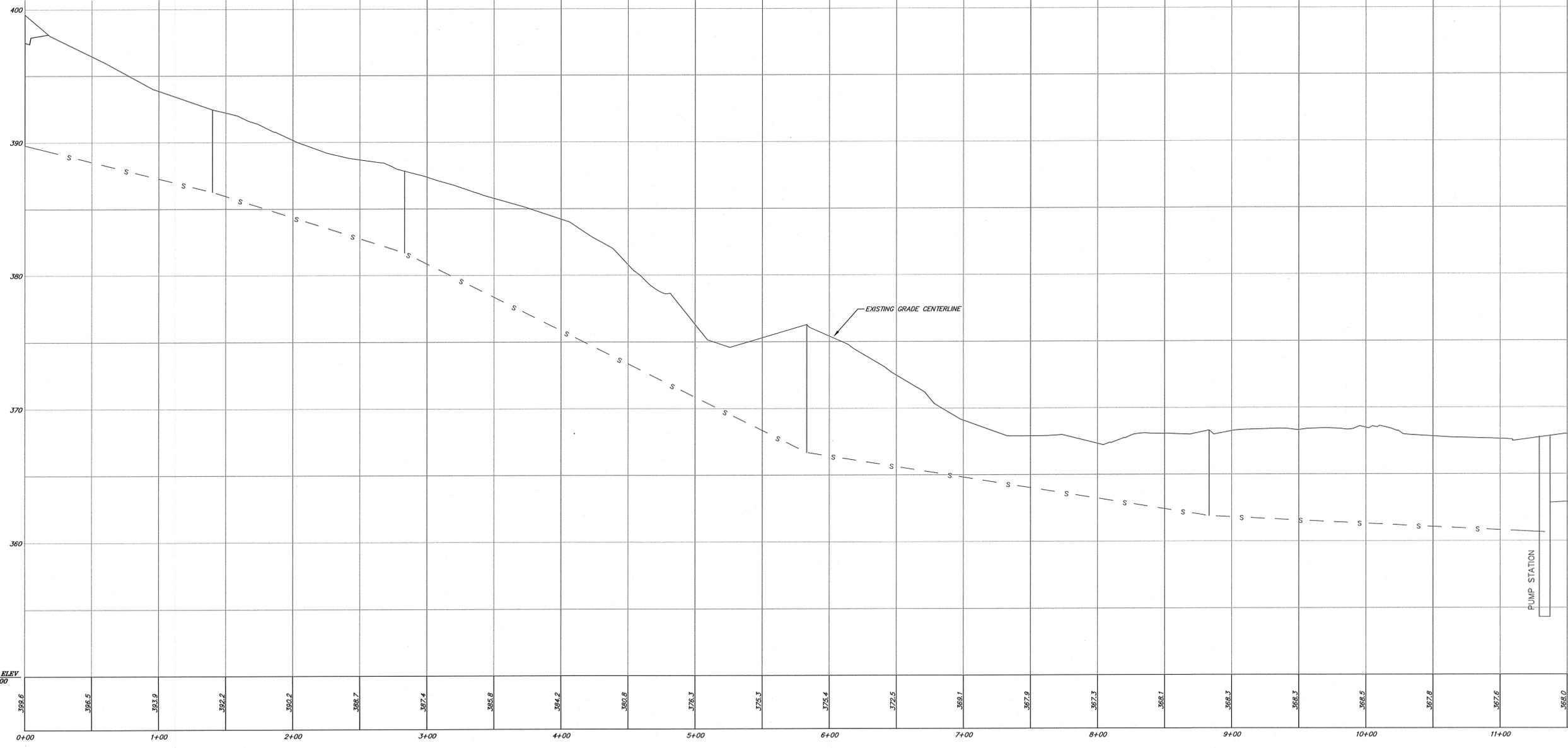
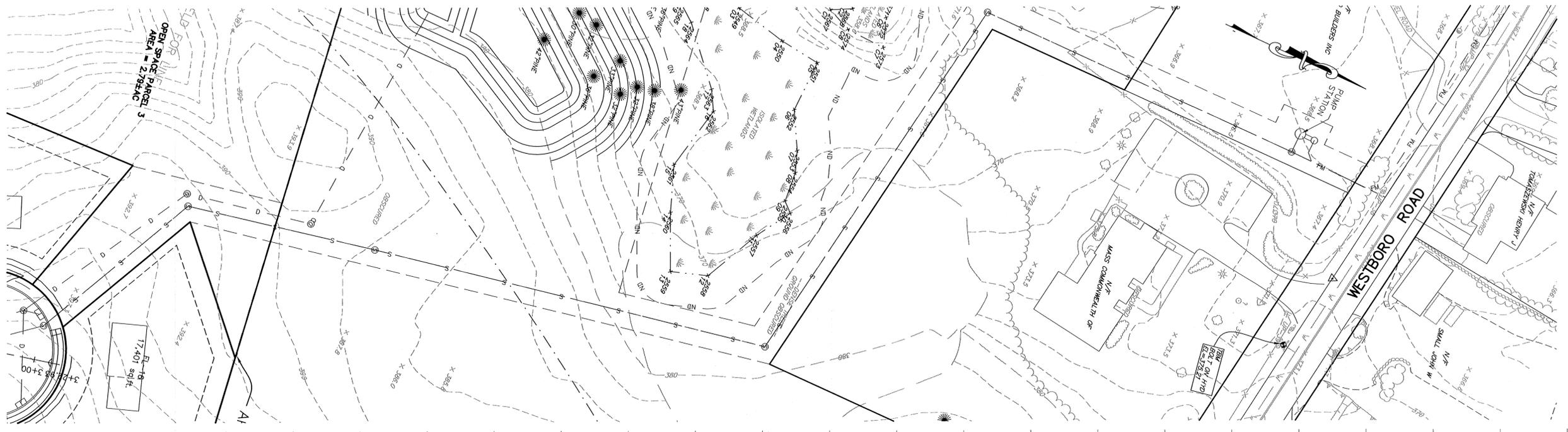
A  
**PRELIMINARY FLEXIBLE  
 DEVELOPMENT PLAN**

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




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W-2658  
 DRAWN BY: MYW SHEET 18 OF 20





DATE: 10/29/14

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REVISIONS			

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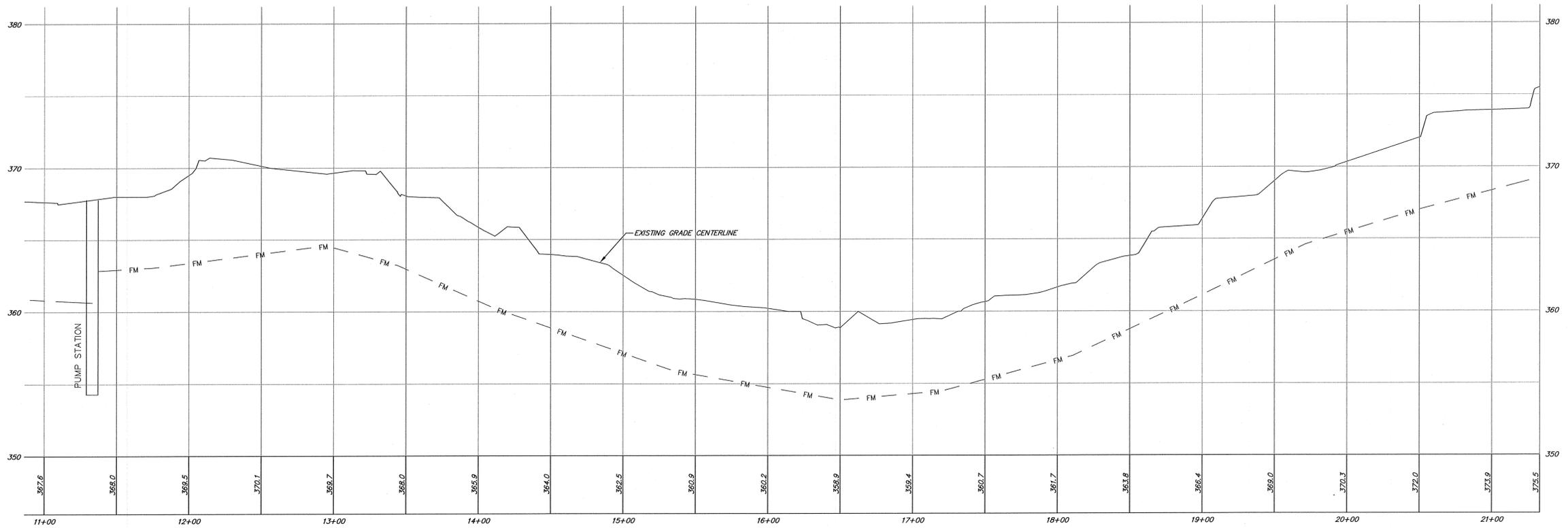
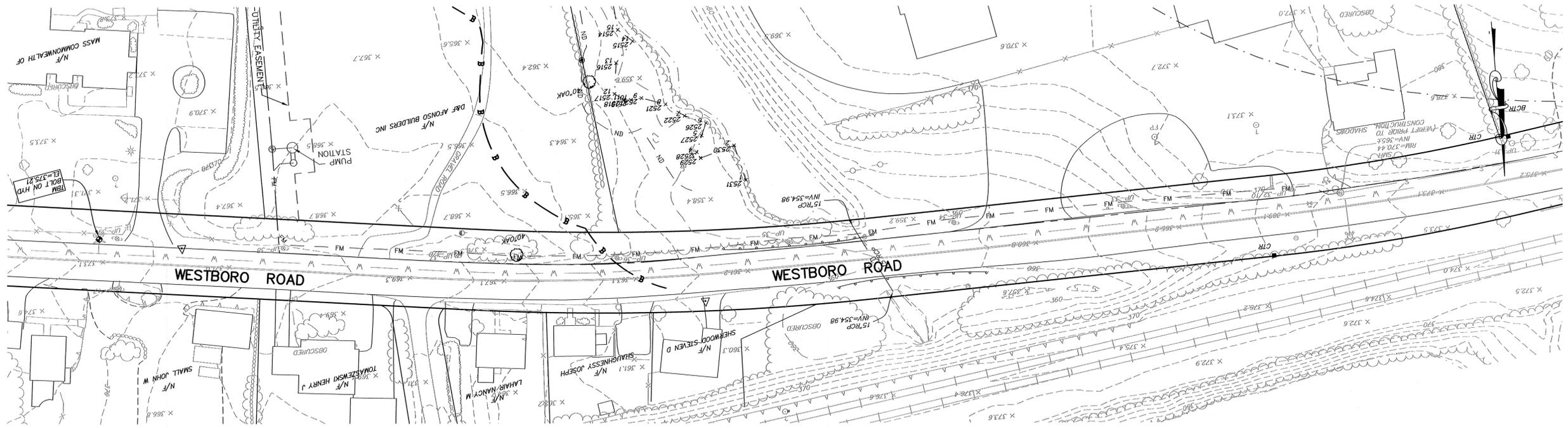
D&F AFONSO BUILDERS, INC.  
189 MAIN STREET  
MILFORD, MA 01757

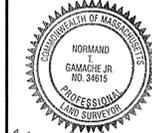
PLAN AND PROFILE  
FORCE MAIN

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

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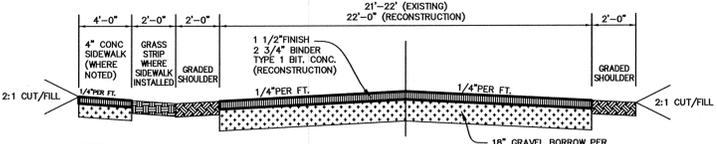
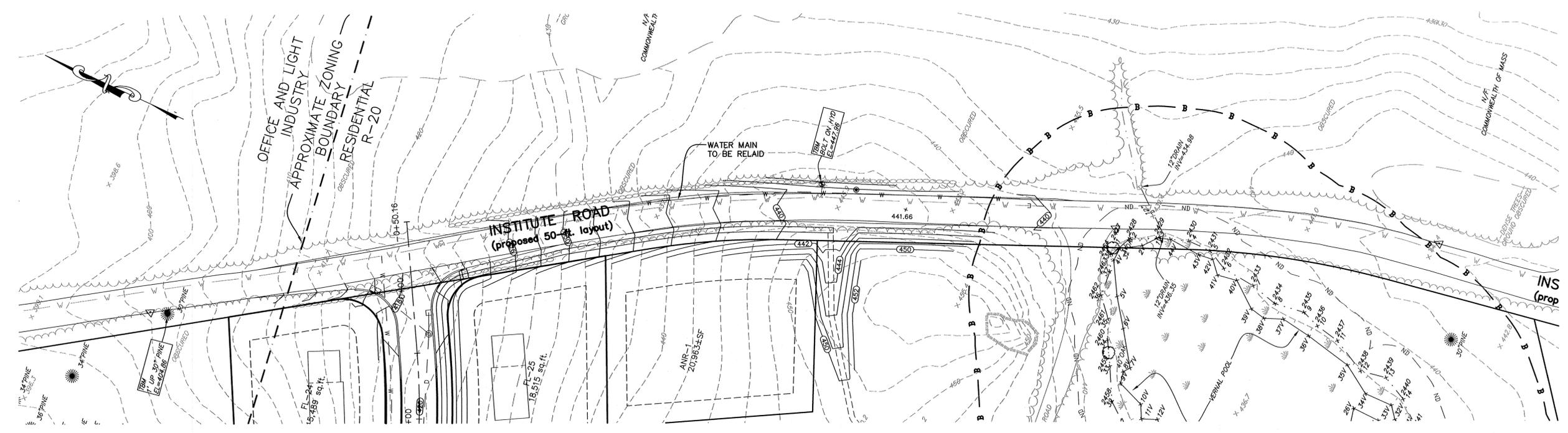
Table with columns: #, DATE, DESCRIPTION, BY. Includes a section for REVISIONS.

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

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



W-2658
DRAWN BY: MYW SHEET 20 OF 20



- NOTES:
1. 2' ROAD SHOULDER TO BE PROVIDED FROM THE SOUTHERN PROPERTY LINE NORTH TO WESTROD ROAD WHERE NONE CURRENTLY EXIST.
2. SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
3. 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.

