

PROJECT NARRATIVE

Modified Definitive Subdivision
Clearview Road
Grafton, MA

Prepared by:
Connorstone Engineering, Inc.
September 30, 2015

Site Location

The subject site consists of a Definitive Subdivision known as Clearview Road as shown on a plan endorsed by the Planning Board on July 30, 1953. The plan is recorded as at the Worcester South Registry of Deeds, Plan Book 202, Plan 33. Clearview Road is a partially improved 12' wide gravel way, which provides access to two existing residential dwellings (#12 Clearview Road and #81 North Street). The overall parcel under this application includes 33.3 acres and is shown as Assessors Map 47 Lot 48.

Existing Conditions

The parcel is currently developed with a single-family house including lawn areas and gravel path. A majority of the site to the west and south is undeveloped and wooded. The site is bounded to the west by railroad tracks, to the north by two undeveloped parcels of land and the south by residential properties. Topography generally slopes from east to west toward the railroad tracks with moderate to steep slopes. Stormwater runoff follows the topography toward the railroad tracks. Runoff is collected in swales along the railroad embankment and discharges through several culverts under the railroad.

Wetlands exist on the site as bordering vegetated wetlands, isolated wetlands, and a locally regulated flow path. The wetland delineation was performed in 2011-2012, and an Order of Resource Area Delineation was issued by the Conservation Commission. The Natural Heritage and Endangered Species Program (NHESP) has not identified any areas on-site as lying within the reported Priority or Estimated Habitat Areas, and the site is not located within any flood hazard zones based upon the FEMA Flood Insurance Rate Maps.

The Natural Resource Conservation Service has mapped the soils on site as Paxton fine sandy loam, along the westerly half of the site and Woodbridge fine sandy loam along the easterly half. Both of these soils are hydrologic soil group C, with seasonal high groundwater elevation 18 to 36 inches below grade due to dense soil material. The soil mapping agrees with the deep tests holes performed by Connorstone Engineering, Inc. Test hole were performed at 200 foot intervals along the roadway centerline and in the proposed stormwater basin location. Testing locations and results are provided on the plans.

Proposed Site Development & Use Description

The proposed project is a modification to a previously endorsed definitive subdivision. The proposed plan will result in 23 residential lots having frontage off Clearview Road. The roadway has a total length of 2,020 feet from North Street to the end of the loop. The first leg of the roadway up to the loop has provided a minimum pavement width of 28 feet, and then reducing to 26 feet through the loop section. A 4 foot wide sidewalk has been provided

Utility infrastructure will include a connection to the Grafton Water District main in North Street for potable water and fire protection, and a connection to the Grafton Municipal Sewer System in Carroll Road. Private utilities will be installed underground.

Stormwater Management:

The proposed drainage system includes a conventional catch basin to drain manhole collection system. Runoff from the entire roadway area will be conveyed to a constructed wetland for both treatment and detention of peak flow rates. The constructed wetland has been designed in accordance with the Massachusetts Stormwater Handbook. The peak rate of runoff has been controlled at each discharge point. Proposed easements have been provided for construction and future maintenance, with the locations shown on the plans. Additional information and detailed description for each of the MassDEP Stormwater Standards has been provided in this report.