



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

March 1, 2016

Grafton Planning Board
Grafton Municipal Center
Grafton, MA 01519

Attention: Joseph Laydon, Town Planner
Subject: Submission for Site Plan Approval
Reference: Marc and Doctor Tina Theroux, 103 Worcester Street

RECEIVED

MAR 1 2016

**PLANNING BOARD
GRAFTON, MA**

Dear Joseph:

On behalf of our clients, Marc and Doctor Tina Theroux we hereby submit their Application for Site Plan Approval for a proposed office building at 103 Worcester Street in Grafton, MA. Our client is proposing to build a professional office building.

The existing site is 2.6 acres of land. The site contains a large home with a three car garage and an old foundation. The lot is bordered on the west and north by the Blackstone River. The river is about twenty two feet in elevation below the developed area of the lot. There is a wooded slope down to the river. Route 140/122 is on the east side of the lot. The lot drops about twelve feet in elevation toward Route 140/122. The south side of the lot borders on Harris Street

The soils under this lot are all sand and gravel, with excellent percolation and infiltration rates. Our test holes were dug fifteen feet deep, and showed clean, dry, sand and gravel, with no ground water indicators. All of the rainfall that hits this site quickly infiltrates into the ground.

The 200 feet of land abutting Route 140/122 is zoned Community Business, and the remaining land is zoned Residential 20. There is town water and sewer available on Harris Street and on Bernard Road. Please see our enclosed existing conditions plan.

Please see our enclosed Stormwater Management Report. Essentially, we have designed infiltration facilities to infiltrate 100% of the rainfall and drainage that hits this site. Therefore, there will be no increase in the rate of runoff, or the total runoff from this site. Also, we have matched the preconstruction infiltration.

Please note that we are also proposing to remove the retaining wall on the northwest corner of the intersection of Harris Road and Worcester Street, because it is causing a sight distance problem for cars trying to pull out of Harris Road. We are also proposing to regrade the slope behind the retaining wall to make the sight distance a safe sight distance in excess of 250 feet. This area is currently mostly lawn and it will be loamed and seeded and returned to lawn once the work is completed.

214 Worcester Street
Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

P. O. Box 644
Holden, MA 01520
Tel: 508-829-3006
Fax: 508-839-9528

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

The following items are included with this submission:

Two copies of the Site Plan application for 103 Worcester Street, Grafton, Ma

A USGS map

A copy of the assessors map

A copy of the flood map

Two Full size copies of our site plan dated 1-25-16

Two copies of our Stormwater management report

a copy of the deed

A certificate of good standing

A Certified list of abutters (same list used for both properties)

Checks as follows:

\$150 to Town of Grafton for the site plan application fee for 103 Worcester Street

\$70 for the Site Plan public hearing advertisement cost

Please contact me if you have any questions or require any additional information.

Sincerely,
Land Planning Incorporated.


Norman G. Hill, P.E., P.L.S.

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GRAFTON, MA**