



CONVENTIONAL PLAN PRELIMINARY SUBDIVISION IN
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.

P.O. BOX 1205
 WESTBOROUGH, MASS. 01581

CLIENT NUMBER: 1002
 JOB NUMBER: 328-813
 DWG. NO. RIDDWLO

PREPARED BY
THOMPSON-LISTON ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 51 MAIN STREET, PO BOX 570
 BOYLSTON, MASSACHUSETTS 01505
 TELEPHONE (508) 869-6151

DATE:
 JANUARY 13, 2016
 REVISED APRIL 15, 2016



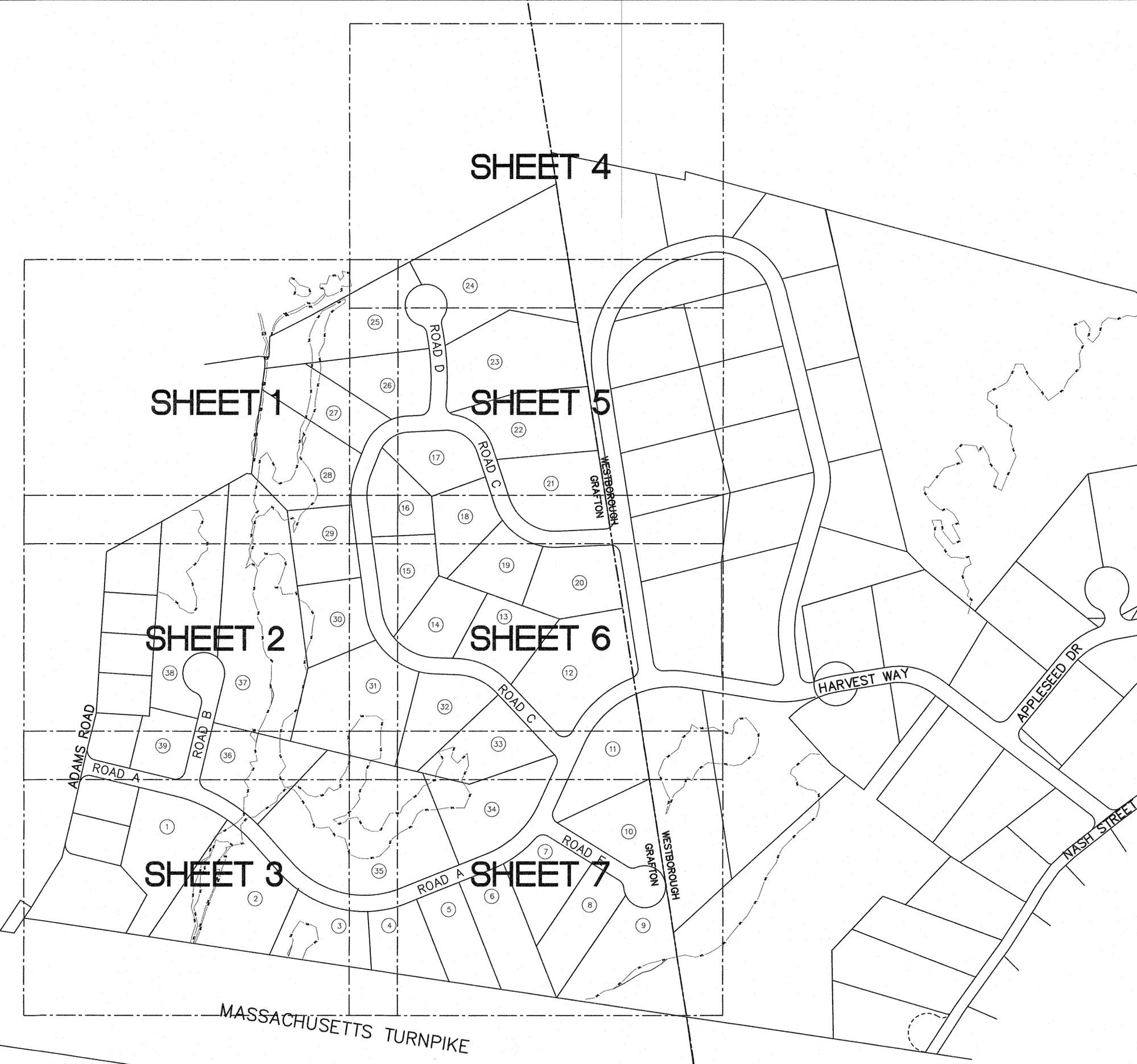
LOCUS MAP
 SCALE: 1" = 800"

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS	L1 - L7
GRADING PLANS	G1 - G7
SOILS MAP	S1
<u>PROFILE SHEETS</u>	
ROAD A	P1 - P3
ROAD B	P4
ROAD C	P5 - P7
ROAD D	P8
ROAD E	P9

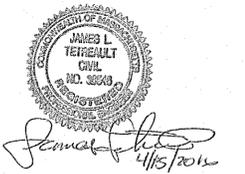


James L. Thompson
 4/15/2016



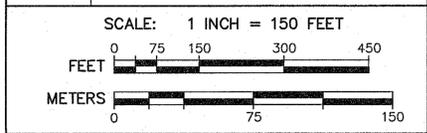
KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING UTILITY POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL
	STONE WALL



THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Landscape Architects Erosion Control Specialists
 51 Main Street, Post Office Box 570, Boylston, MA 01505
 Telephone: 508-869-6151 FAX: 508-869-6842

CLT. NO.	1002	JOB NO.	328-0813
DATE:	JANUARY 13, 2016	DWG. NO.	CASA_WEST_STIDSEN.DWG
REVISIONS			
DATE:	DESCRIPTION		
4-15-16	TOWN REVIEW		



"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 KEY SHEET

IN
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

N/F LAFLAMME

N/F LUKAS

KARYN A. LUKAS
DAVID B. O'CONNOR

N/F WEBBER-LAVOIE

N/F ADAMS

KEY

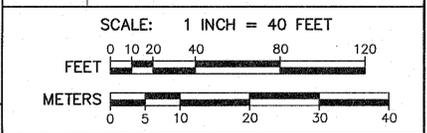
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	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
	UTILITY POLE
	POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL
	STONE WALL

- NOTES:
1. THE ENTIRE SITE IS LOCATED IN THE R4 ZONING DISTRICT.
 2. THE SITE IS SHOWN AS PARCEL 10 ON ASSESSOR MAP 32.
 3. THE DEED FOR THIS LAND WAS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 37262 PAGE 367.

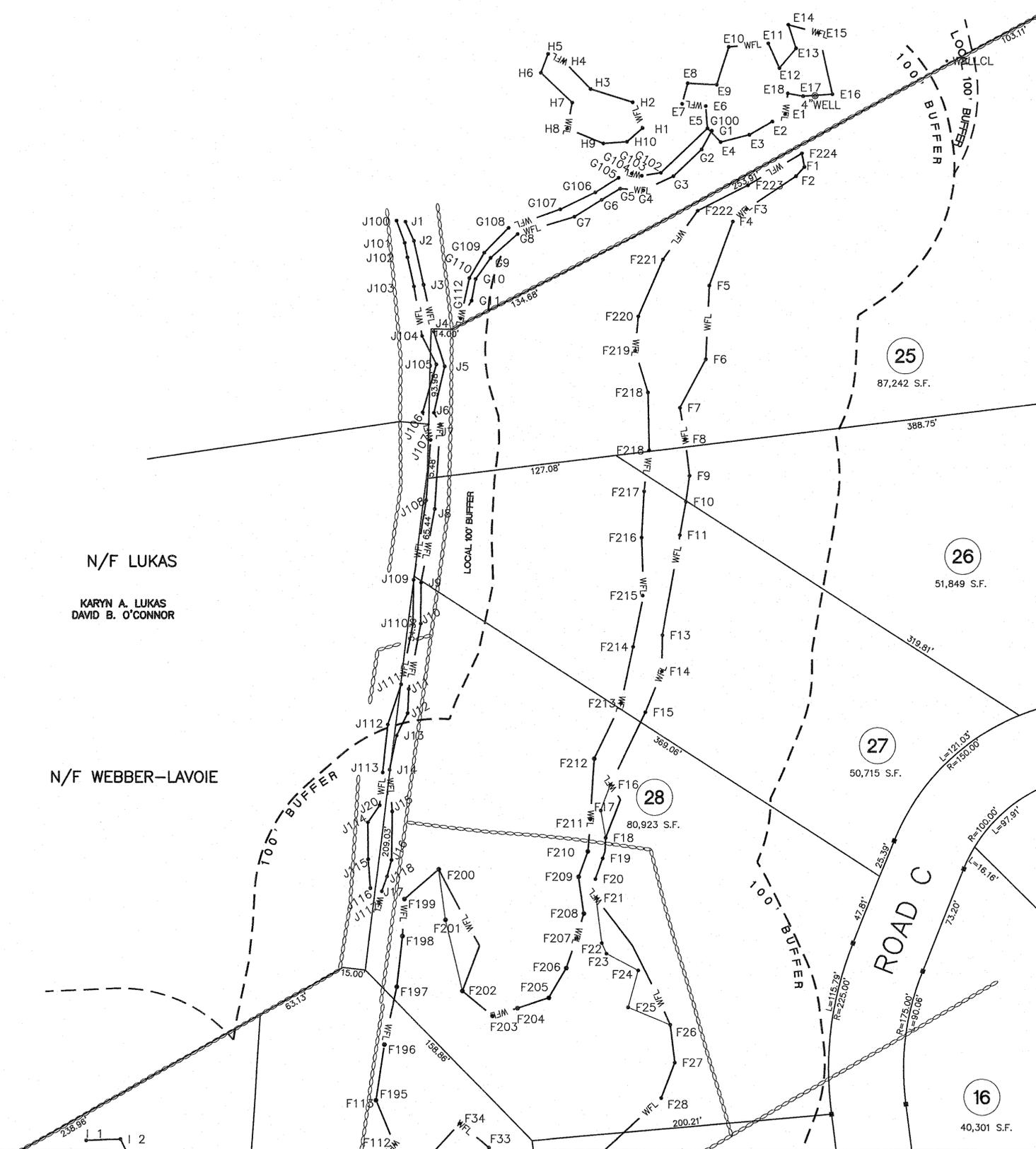


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 LAND PLAN
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 SHEET L1



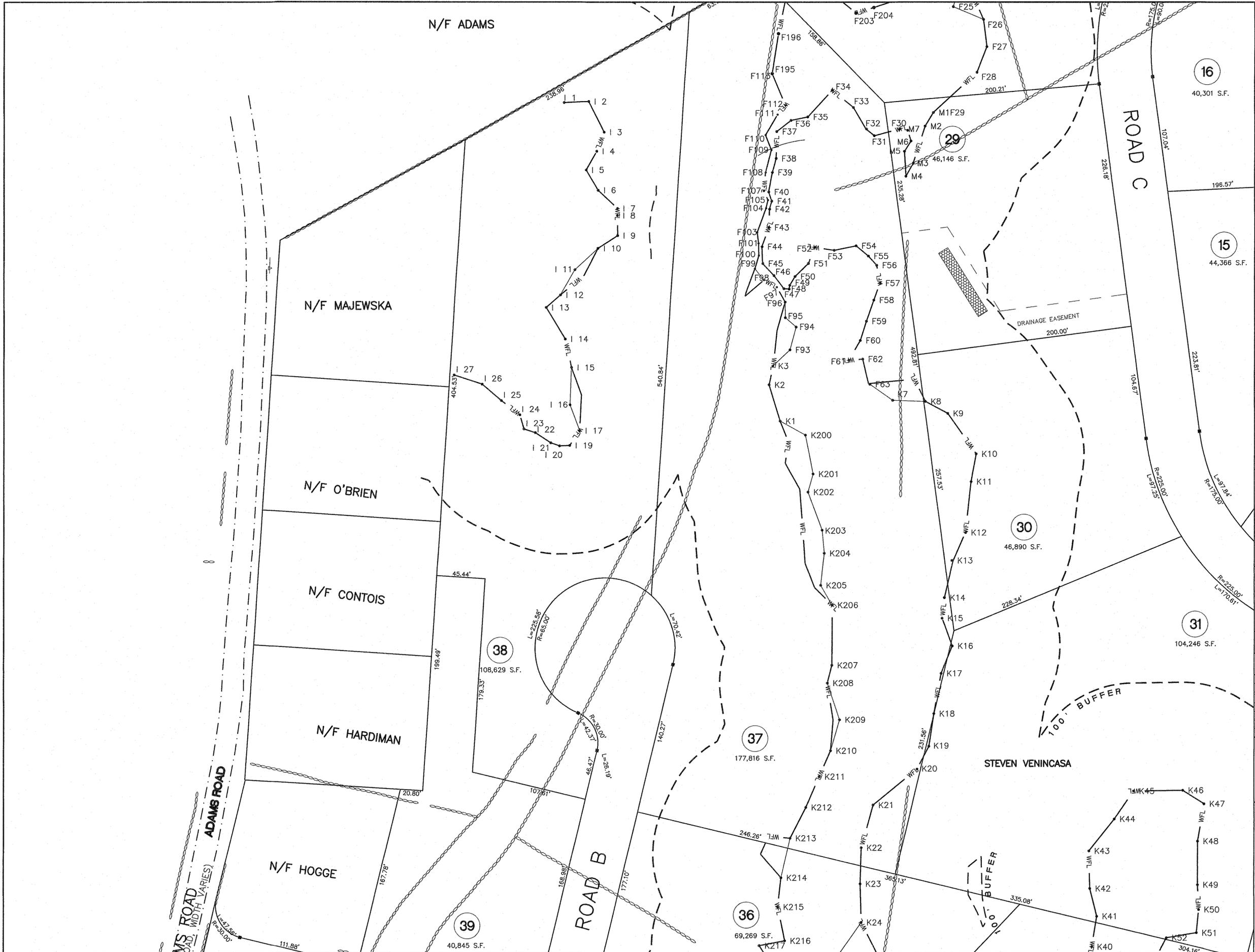
25
87,242 S.F.

26
51,849 S.F.

27
50,715 S.F.

28
80,923 S.F.

16
40,301 S.F.



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

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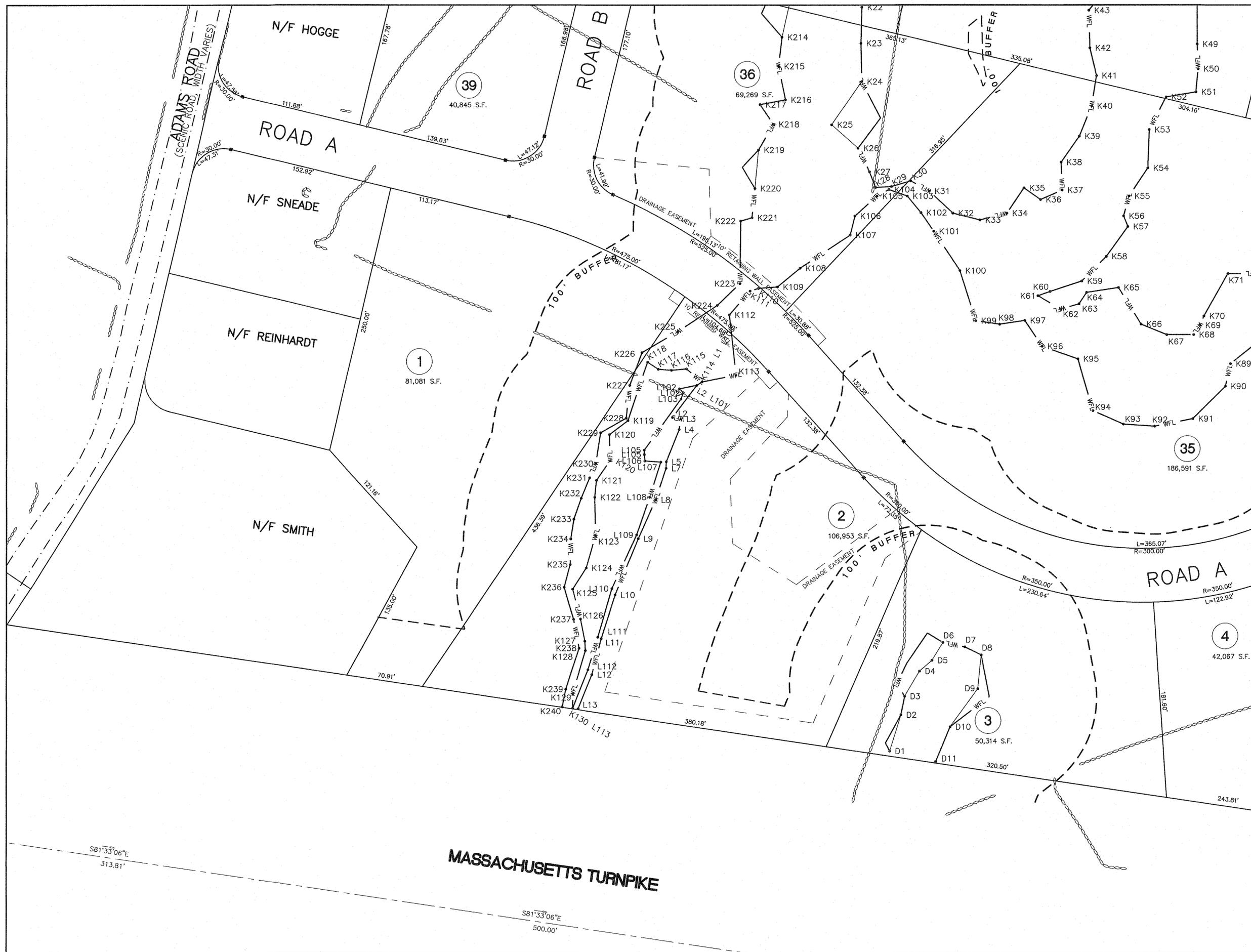
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James L. Tenenault 4/15/2016

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SCALE: 1 INCH = 40 FEET

"THE RIDINGS"
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STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET L2



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

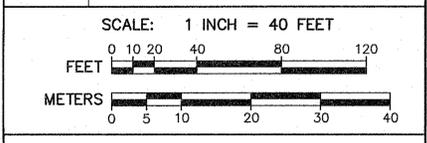
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 SHEET L3

581°33'06"E
 313.81'

MASSACHUSETTS TURNPIKE

581°33'06"E
 500.00'



KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
	UTILITY POLE POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL STONE WALL

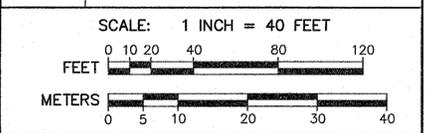
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4/13/2016

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SHEET L4

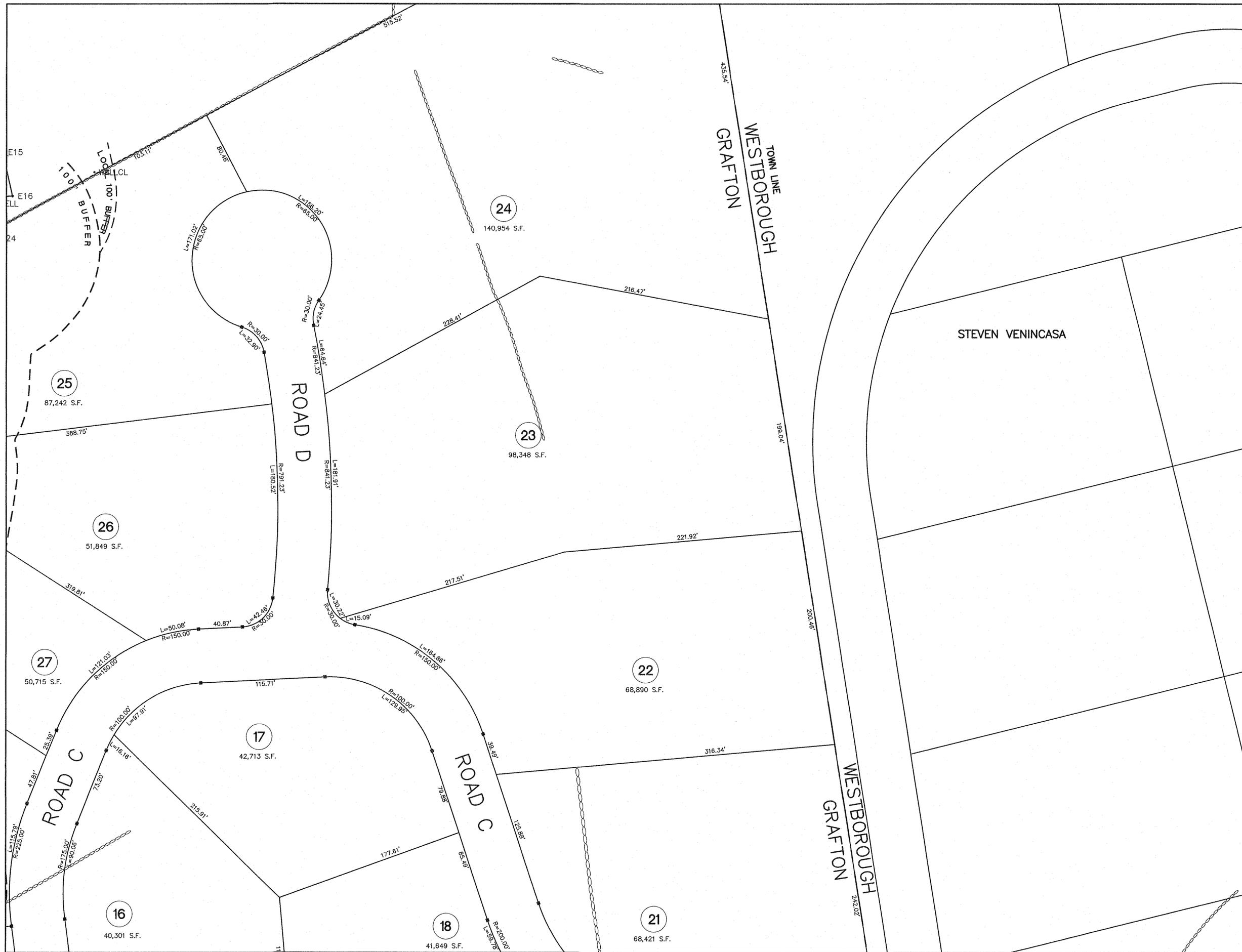
N/F LAFLAMME

24
140,954 S.F.

APPROXIMATE
TOWN LINE
WESTBOROUGH
GRAFTON

515.52

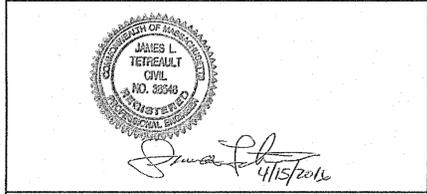
435.54



KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
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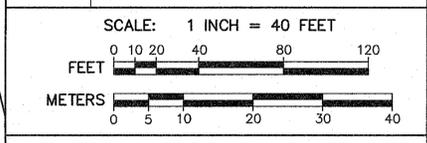
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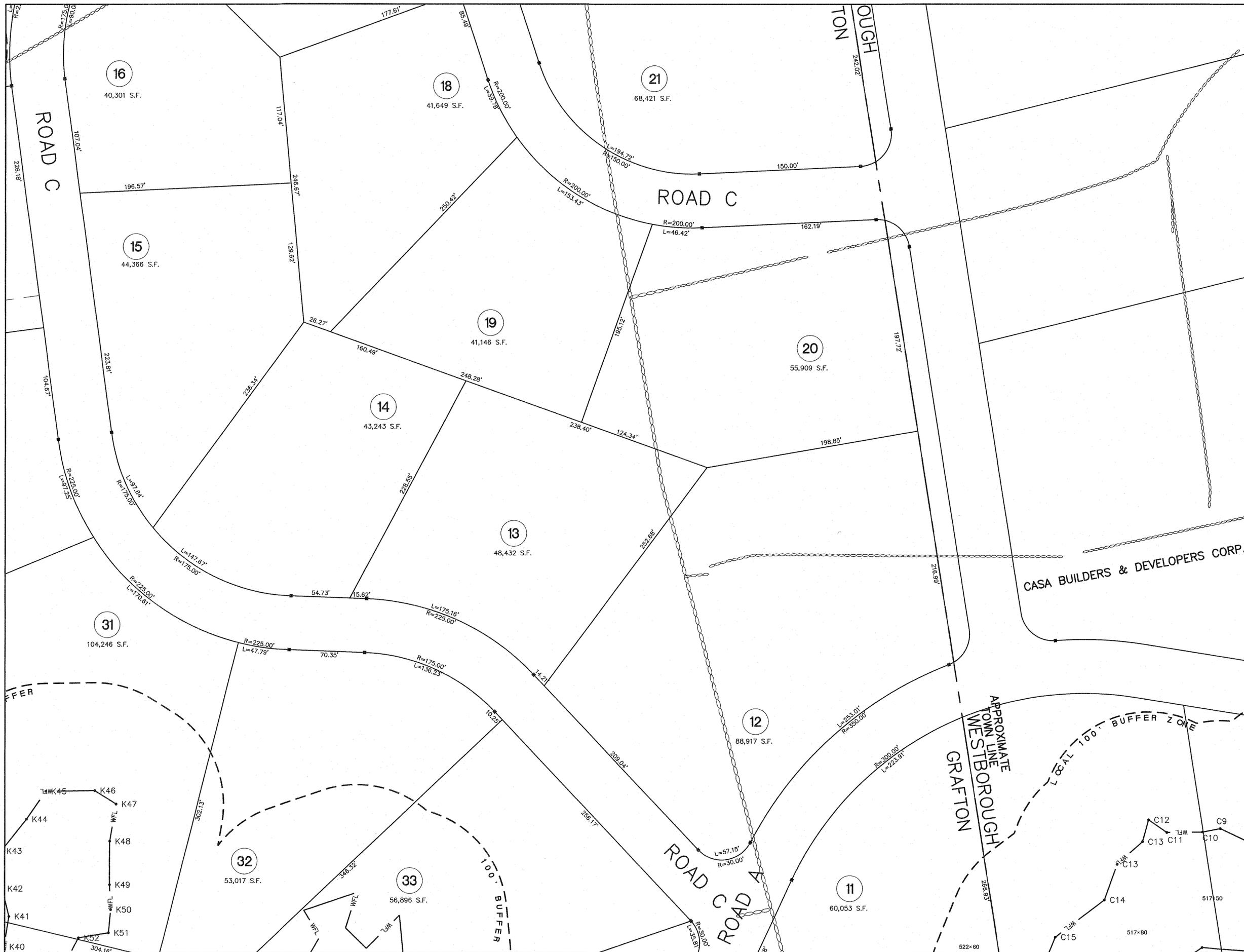
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SHEET L5



KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING UTILITY POLE WITH LIGHT
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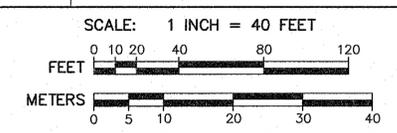


James L. Theriault
1/13/2016

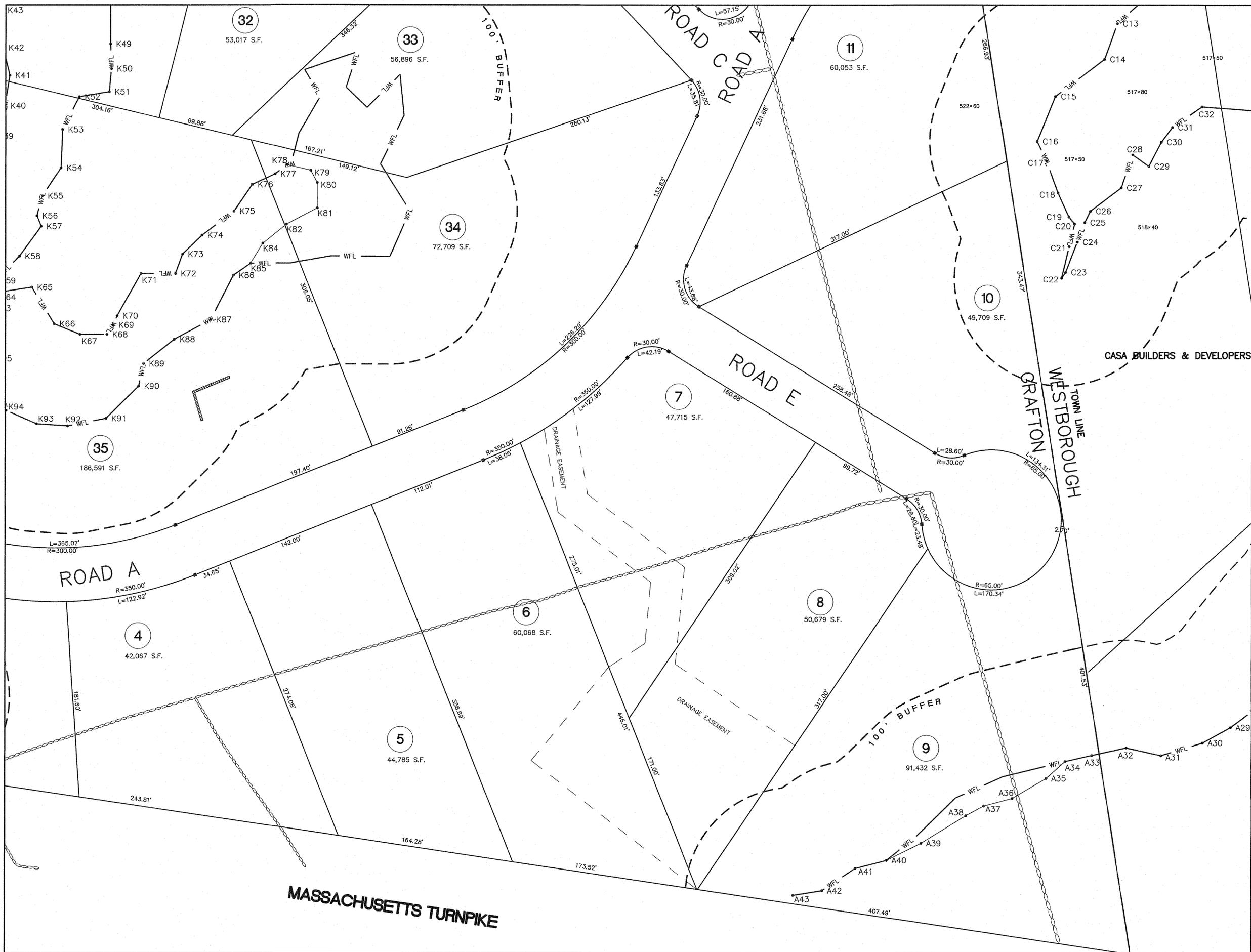
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CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET L6



KEY

- F25 BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- F25* BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- x 123.1 EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

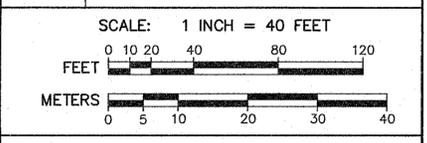
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James L. Restault 4/15/2016

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 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET L7



KEY

- F25 BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- F25* BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING
- UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- X 123.1 EXISTING SPOT GRADE
- CHAIN LINK FENCE
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- STONE WALL



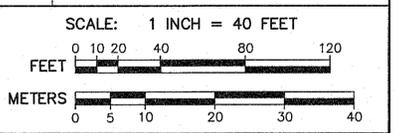
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4/13/2016

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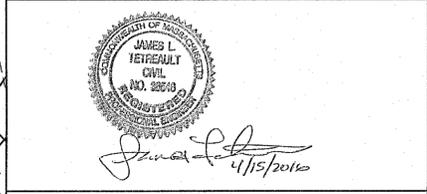
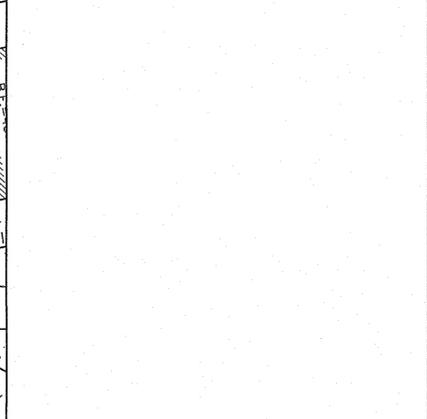


"THE RIDINGS"
PRELIMINARY SUBDIVISION GRADING PLAN
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SHEET G1



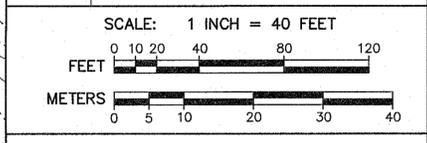
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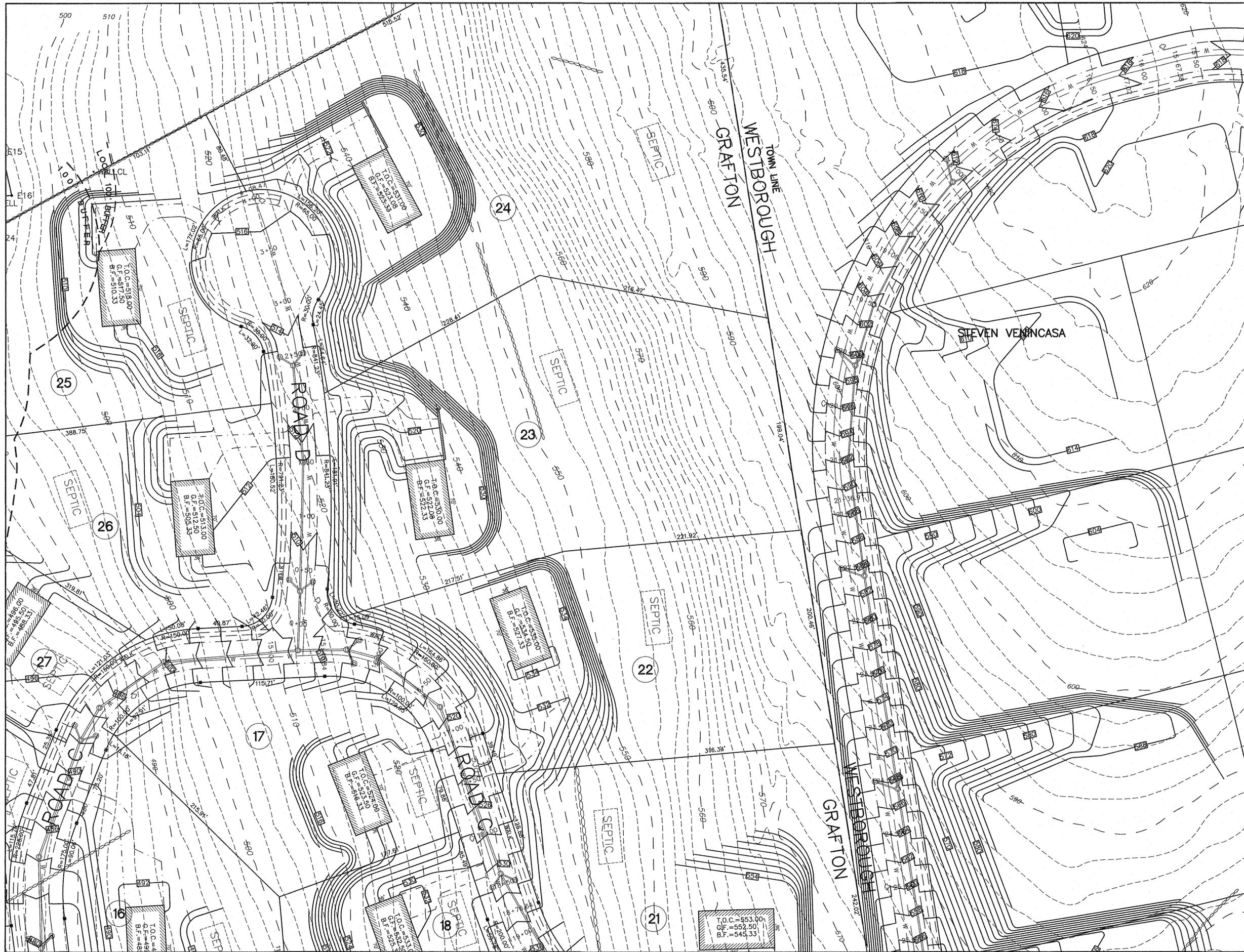


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 SHEET G2



KEY

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- 100' BUFFER ZONE EDGE
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- F25* BVW FLAG NUMBER
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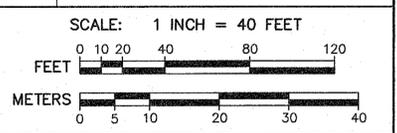
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KEY

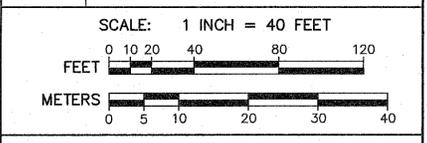
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CASA BUILDERS & DEVELOPERS CORP.

APPROXIMATE TOWN LINE WESTBOROUGH

DETERIORATION BASIN

ROAD C

ROAD A

ROAD B

ROAD D

ROAD E

SEPTIC

T.O.C. = 493.00
G.F. = 492.50
B.F. = 483.33

T.O.C. = 494.00
G.F. = 493.50
B.F. = 486.33

T.O.C. = 498.00
G.F. = 497.50
B.F. = 490.33

T.O.C. = 489.00
G.F. = 488.50
B.F. = 481.33

T.O.C. = 496.00
G.F. = 495.50
B.F. = 488.33

T.O.C. = 503.00
G.F. = 502.50
B.F. = 494.33

T.O.C. = 533.00
G.F. = 532.50
B.F. = 523.33

T.O.C. = 542.00
G.F. = 541.50
B.F. = 534.33

T.O.C. = 508.00
G.F. = 507.50
B.F. = 500.33

T.O.C. = 522.00
G.F. = 521.50
B.F. = 514.33

T.O.C. = 524.50
G.F. = 524.00
B.F. = 516.33

T.O.C. = 505.00
G.F. = 504.50
B.F. = 497.33

T.O.C. = 553.00
G.F. = 552.50
B.F. = 543.33

T.O.C. = 557.00
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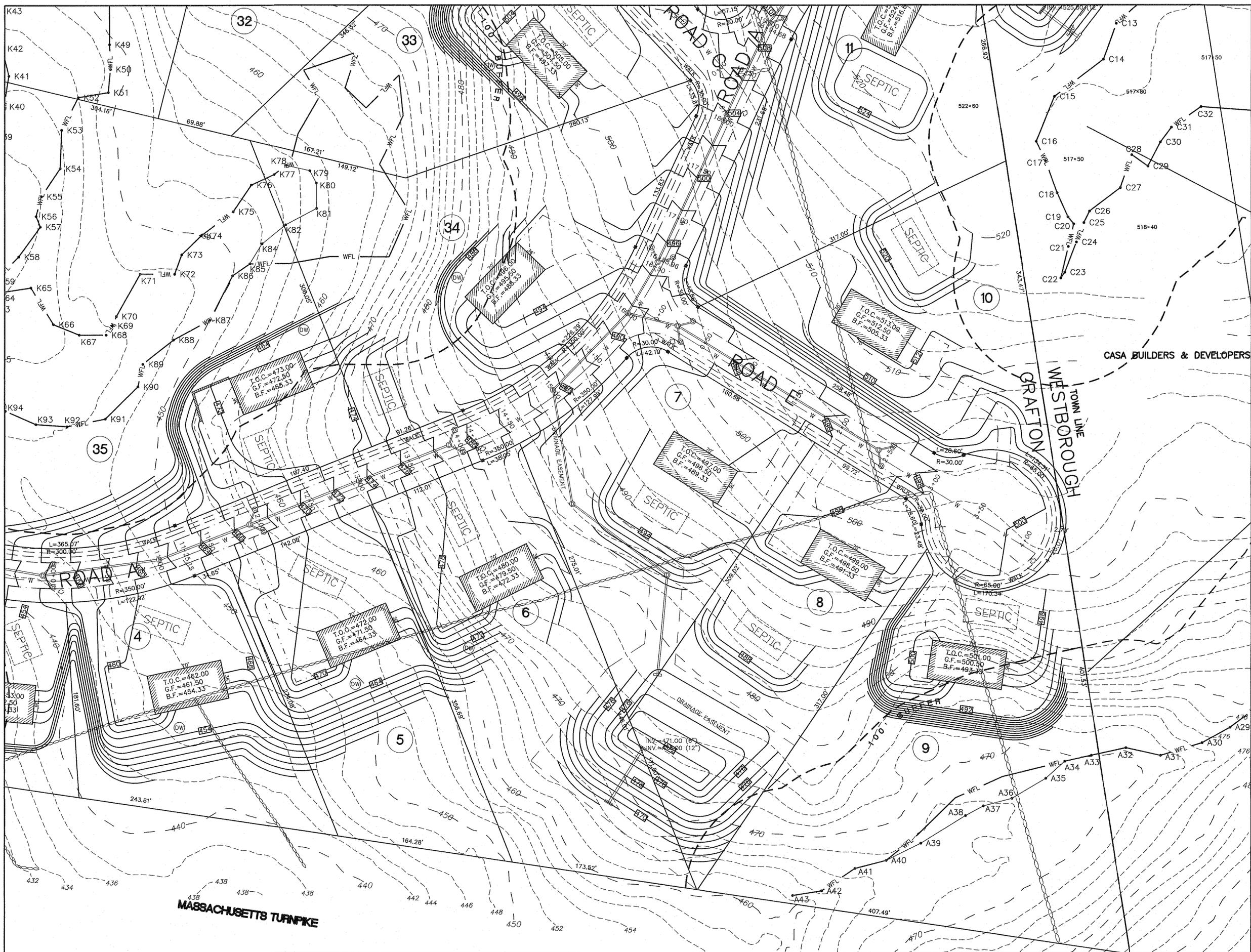
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B.F. = 515.33

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G.F. = 504.00
B.F. = 496.33

T.O.C. = 524.50
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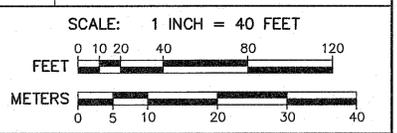
KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
RETAINING WALL
STONE WALL

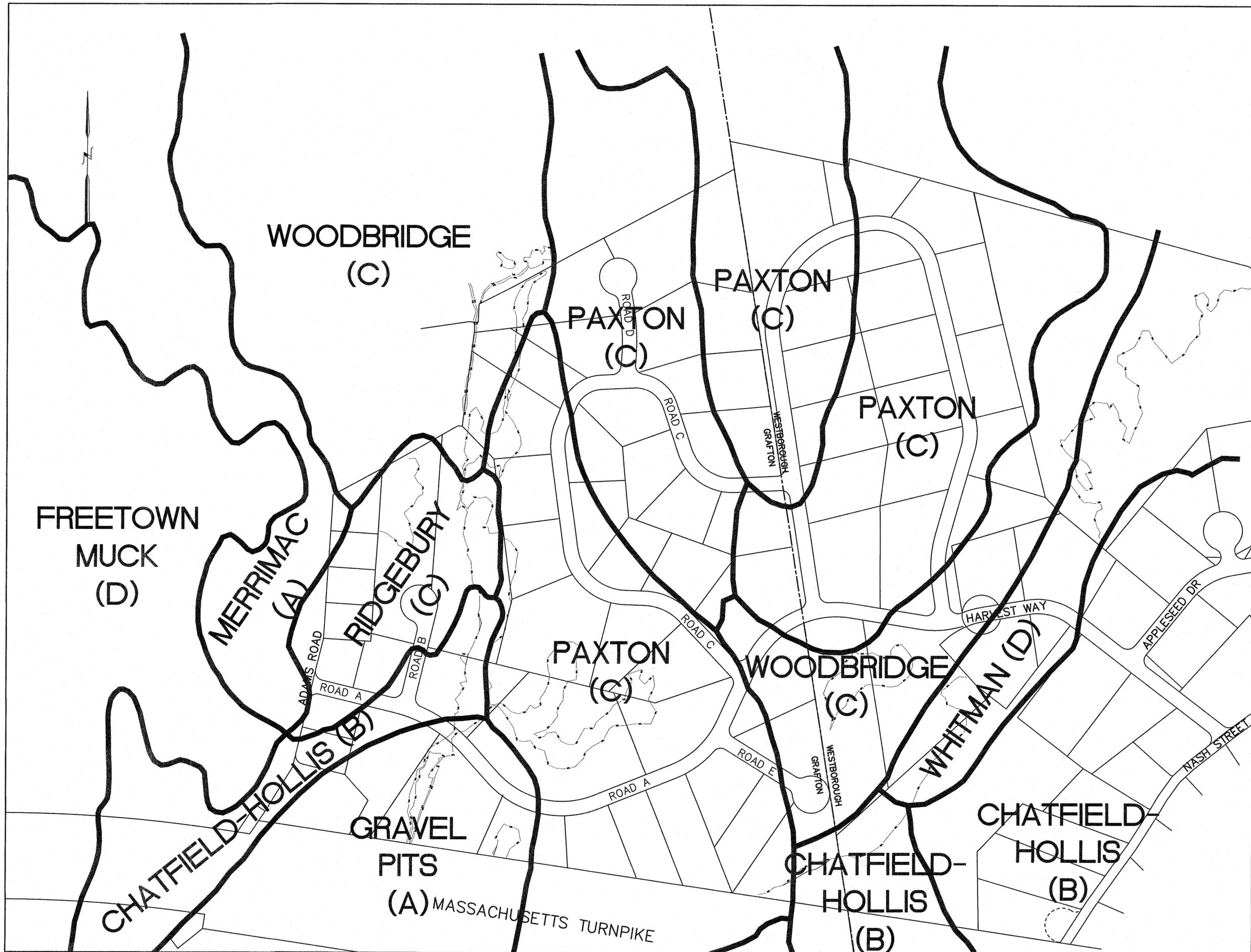


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 51 Main Street, Post Office Box 570, Boylston, MA 01505
 Telephone 508-869-6151 FAX 508-869-6842

CLT. NO.	1002	JOB NO.	328-0813
DATE:	JANUARY 13, 2016	DWG NO.	CASA_WEST_STIDSEN.DWG
REVISIONS			
DATE:	DESCRIPTION		
4-15-16	TOWN REVIEW		

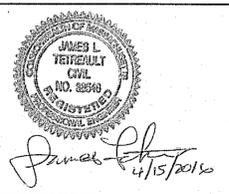


"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 GRADING PLAN
 IN
GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET G7



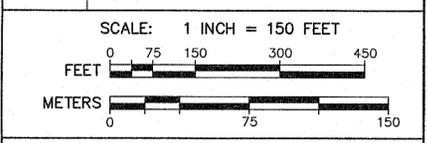
KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
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- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
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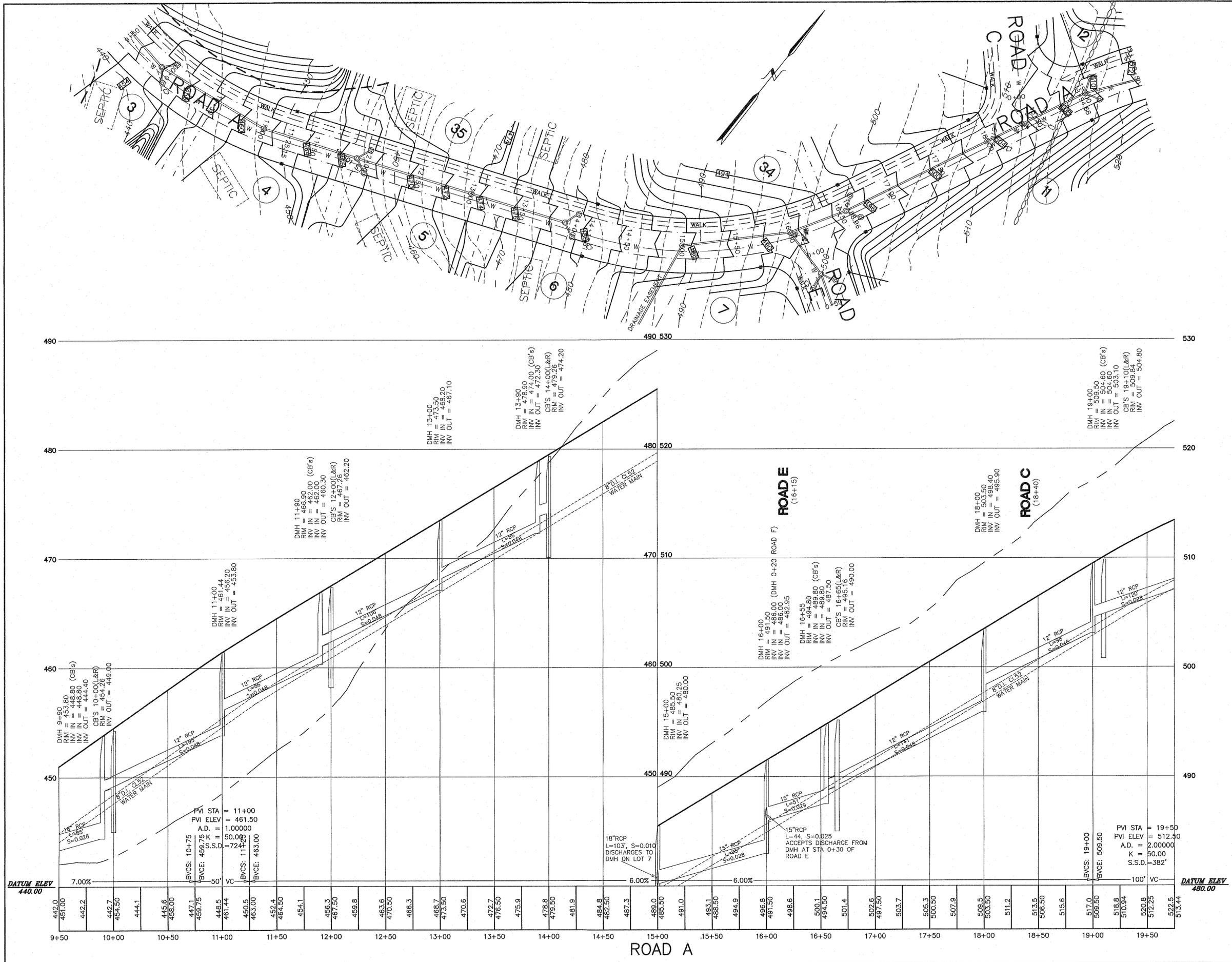


"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 SOILS MAP

IN
 GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

SHEET S1



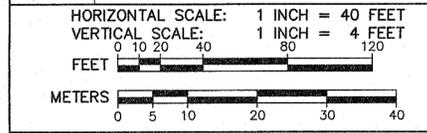
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- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- F25* BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- X 123.1 EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

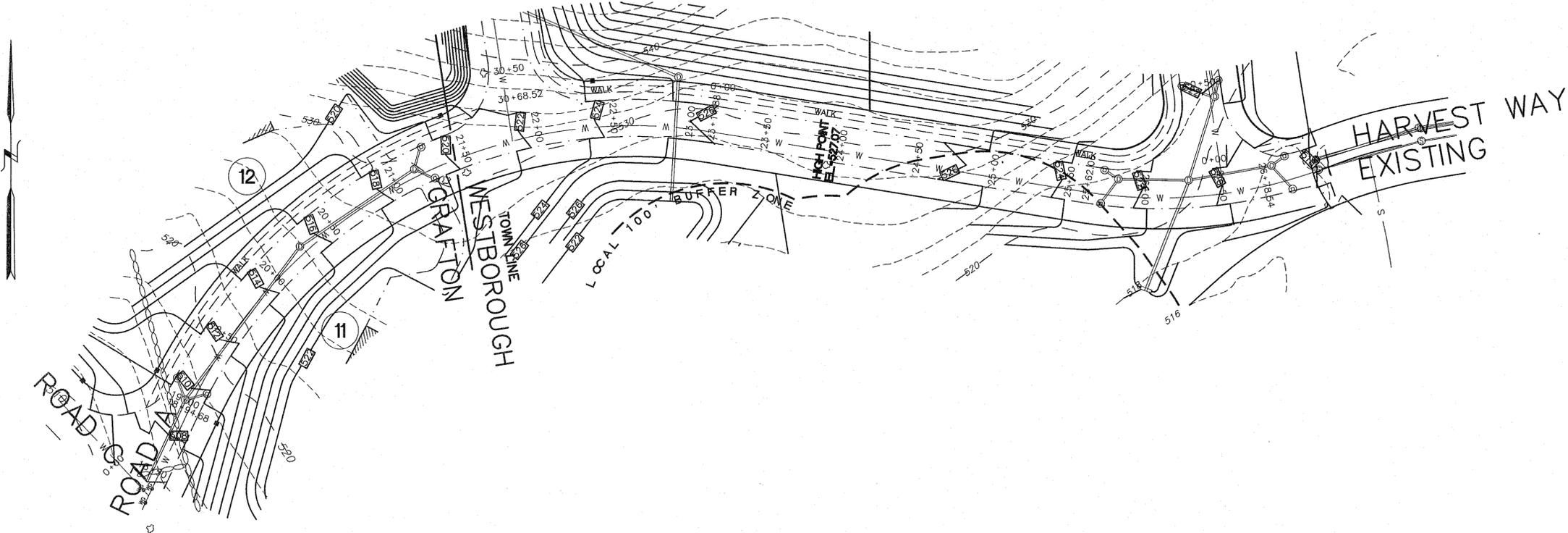


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"THE RIDINGS"
PRELIMINARY SUBDIVISION
PLAN AND PROFILE OF ROAD A
IN
GRAFTON, MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET P2



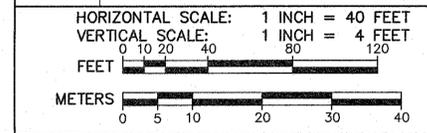
KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

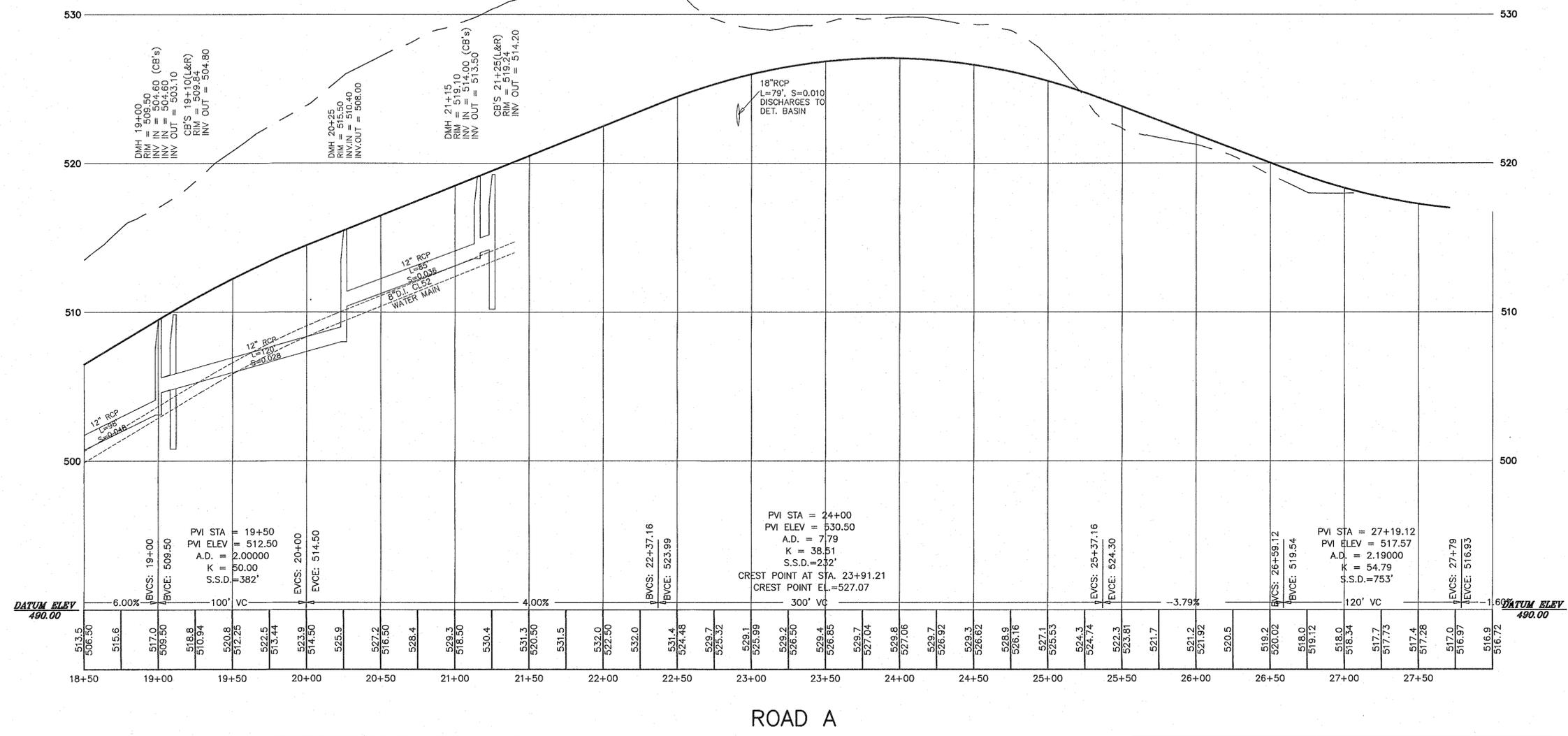


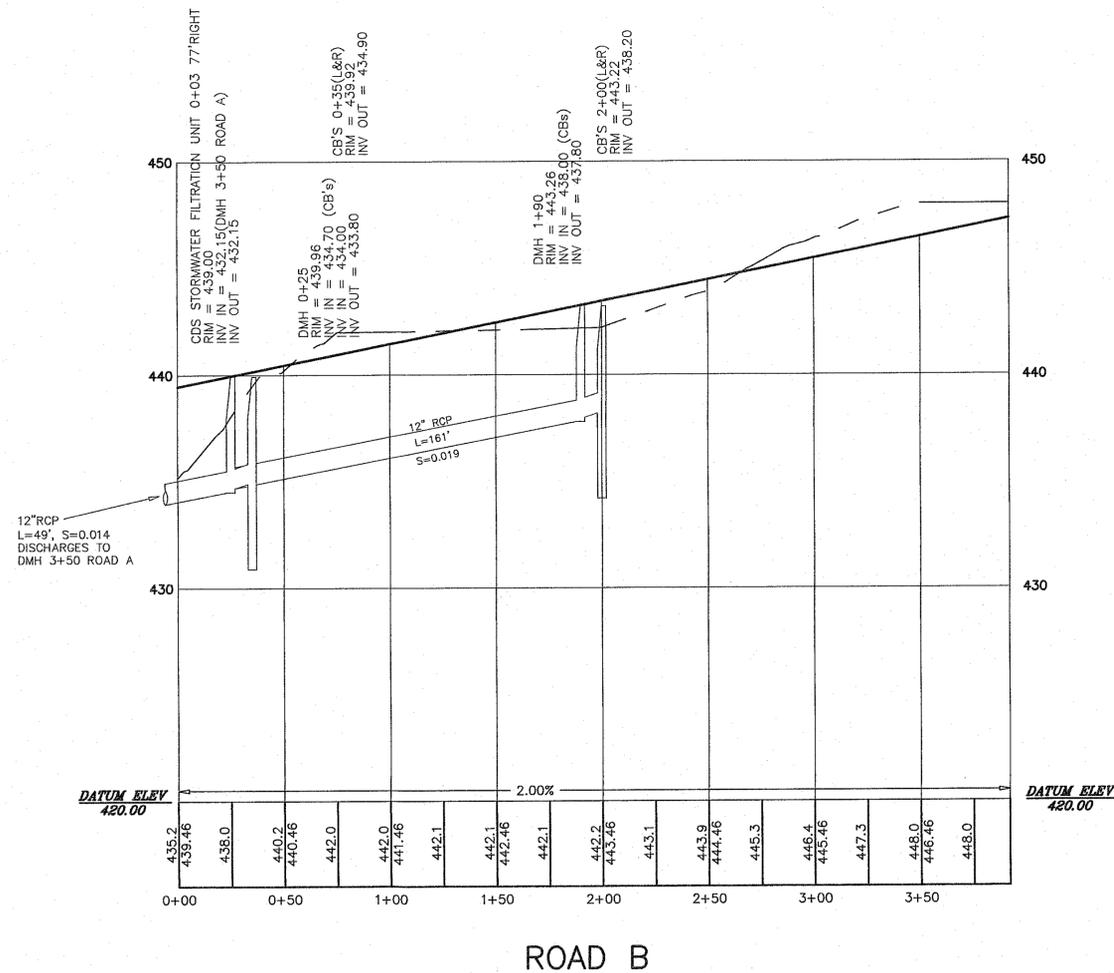
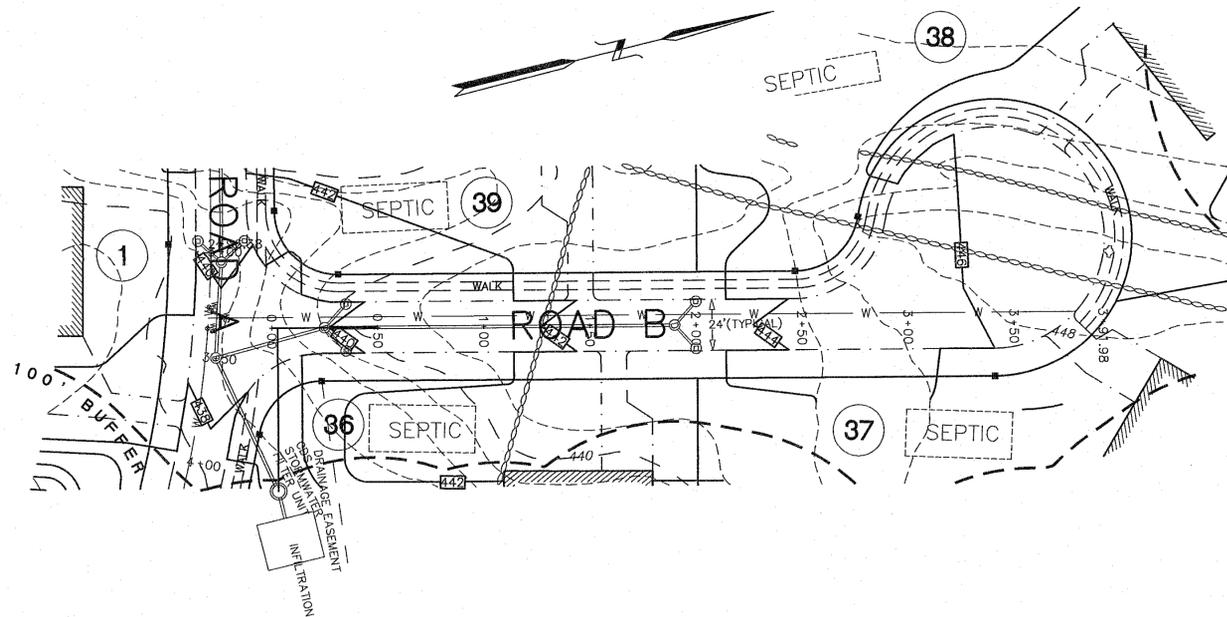
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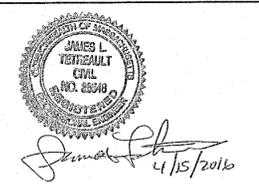
"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD A
 IN
GRAFTON, MASSACHUSETTS
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CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET P3





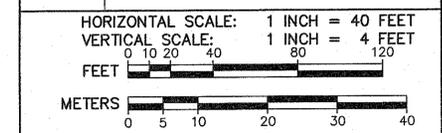
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- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- F25• BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE
- POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- X 123.1 EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

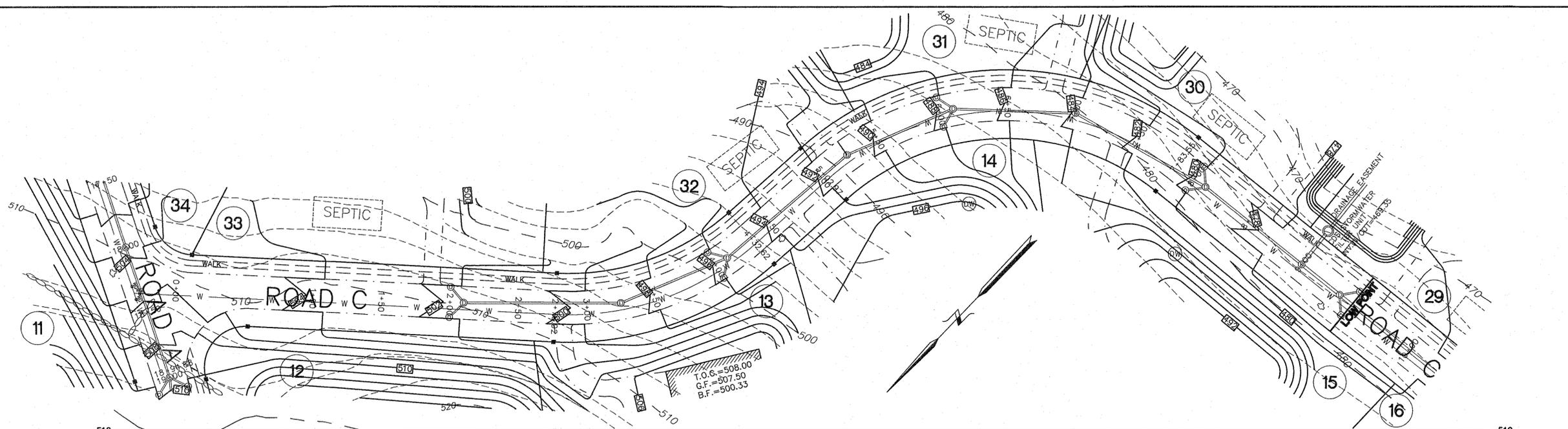


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CLT. NO. 1002	JOB NO. 328-0813
DATE: JANUARY 13, 2016	DWG NO. CASA_WEST_STIDSEN.DWG
REVISIONS	
DATE:	DESCRIPTION
4-15-16	TOWN REVIEW

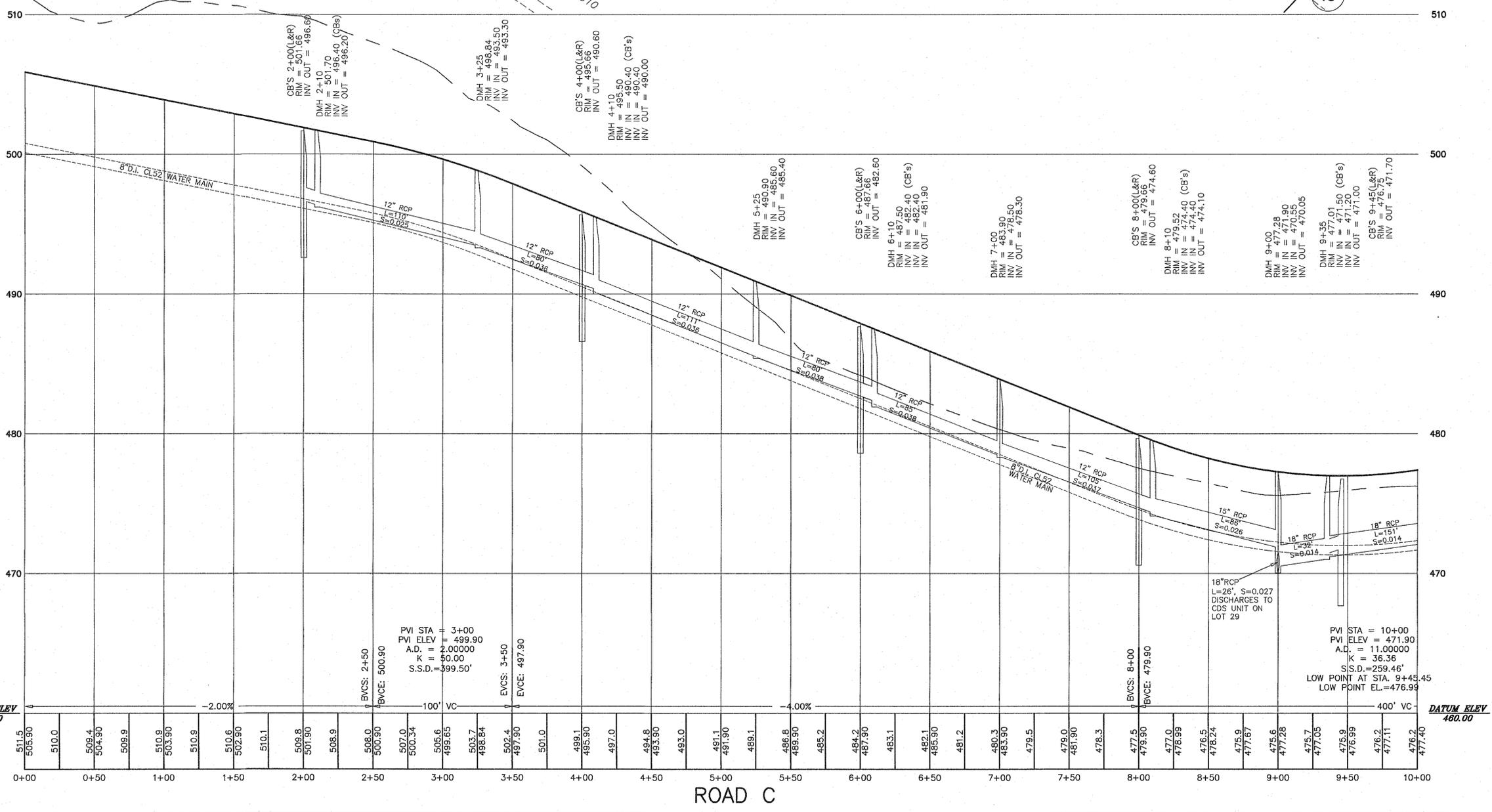


"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD B
 IN
GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET P4



KEY

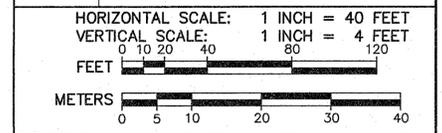
- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- STONE WALL



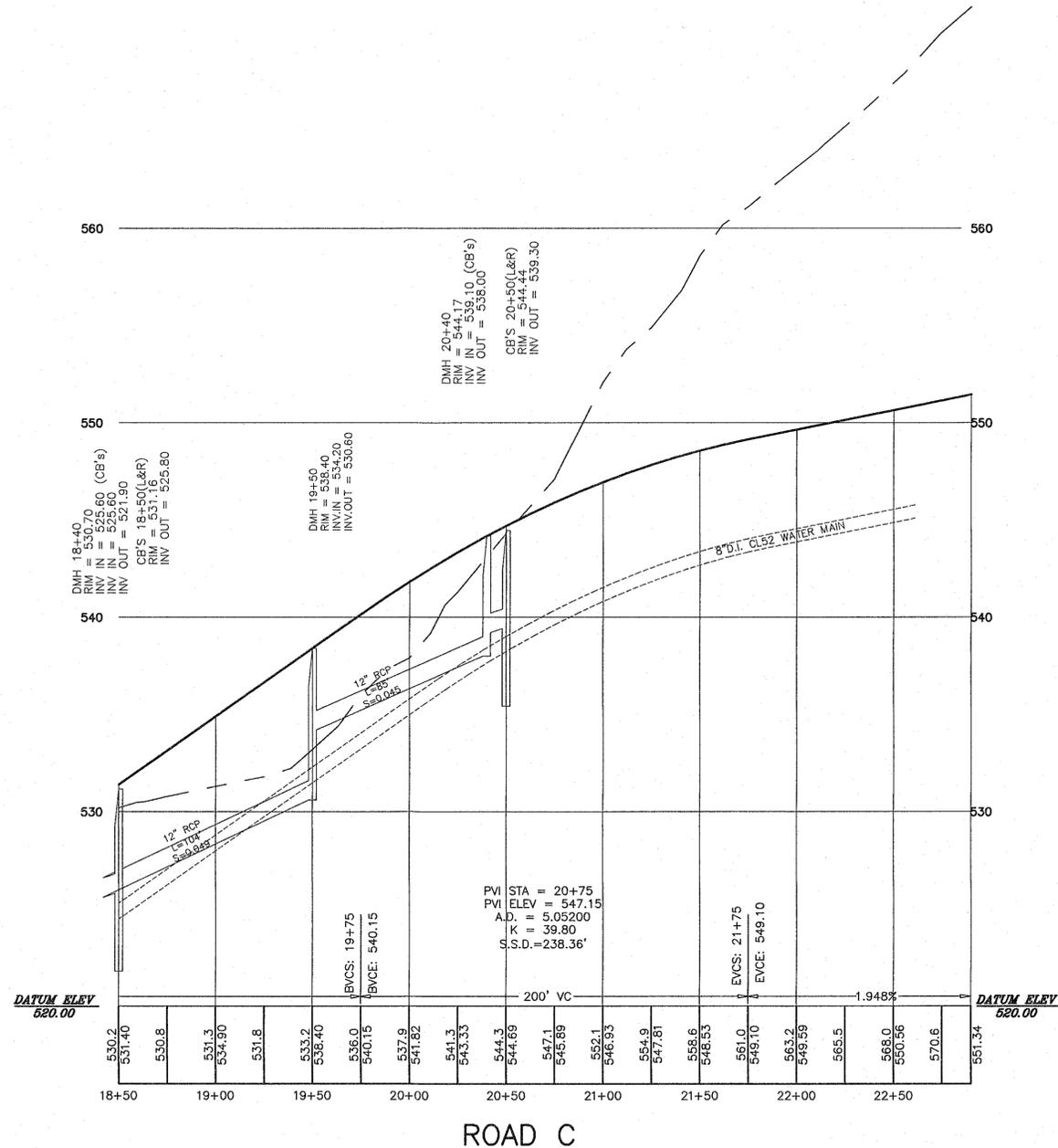
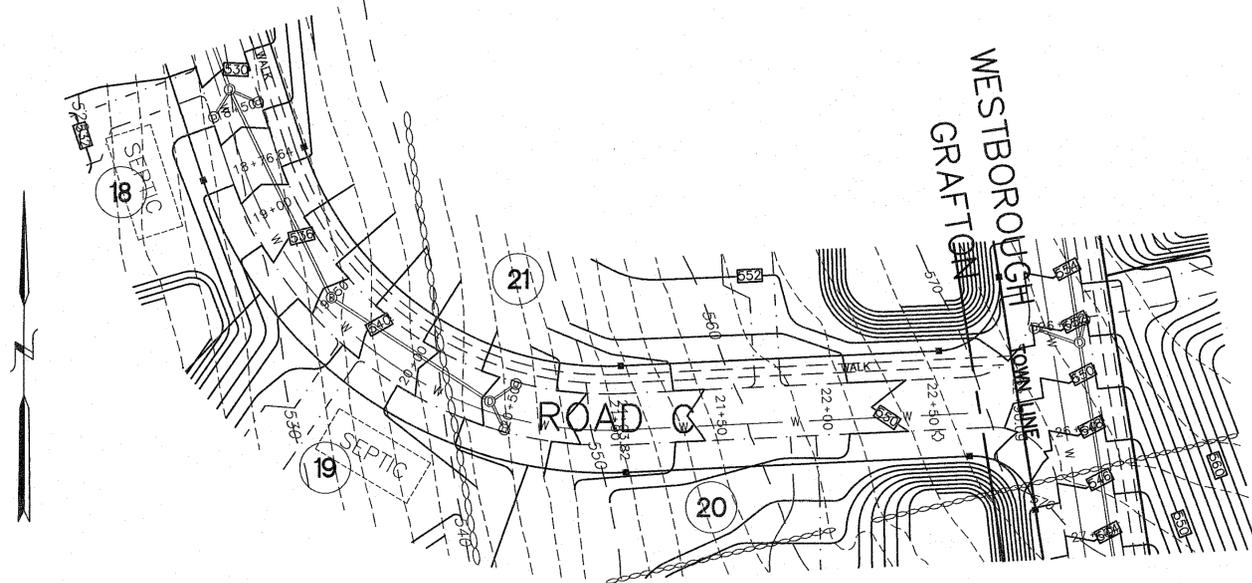
James L. Verreault
 4/15/2016

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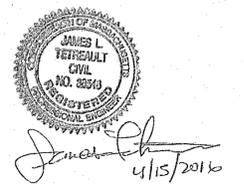


"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD C
 IN
 GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
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 SHEET P5



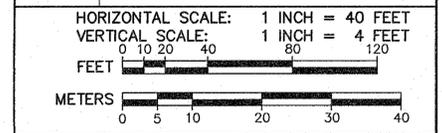
KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
	UTILITY POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL
	STONE WALL

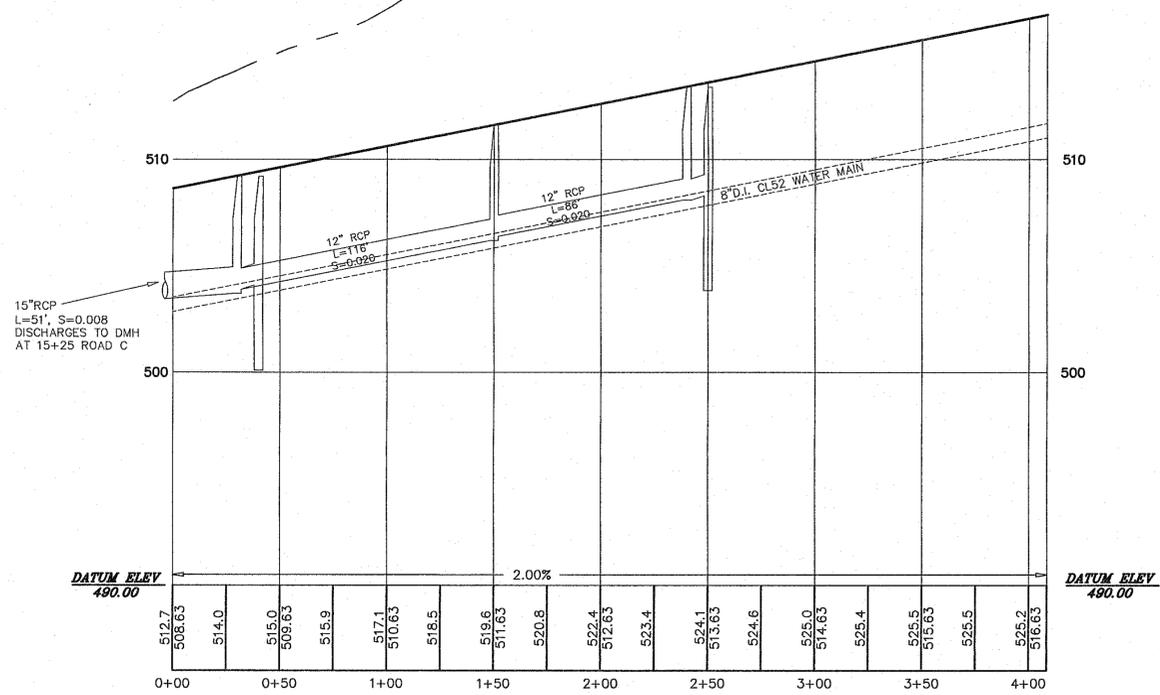
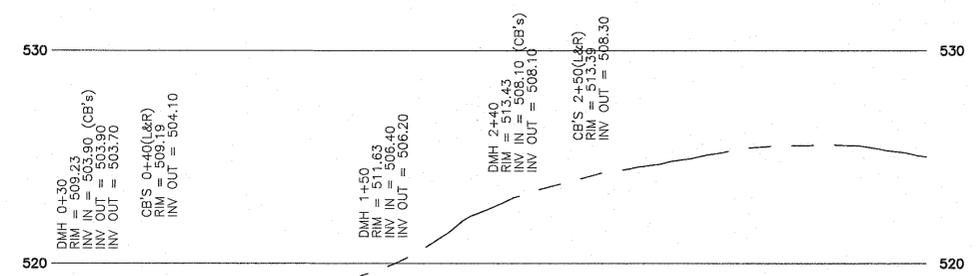
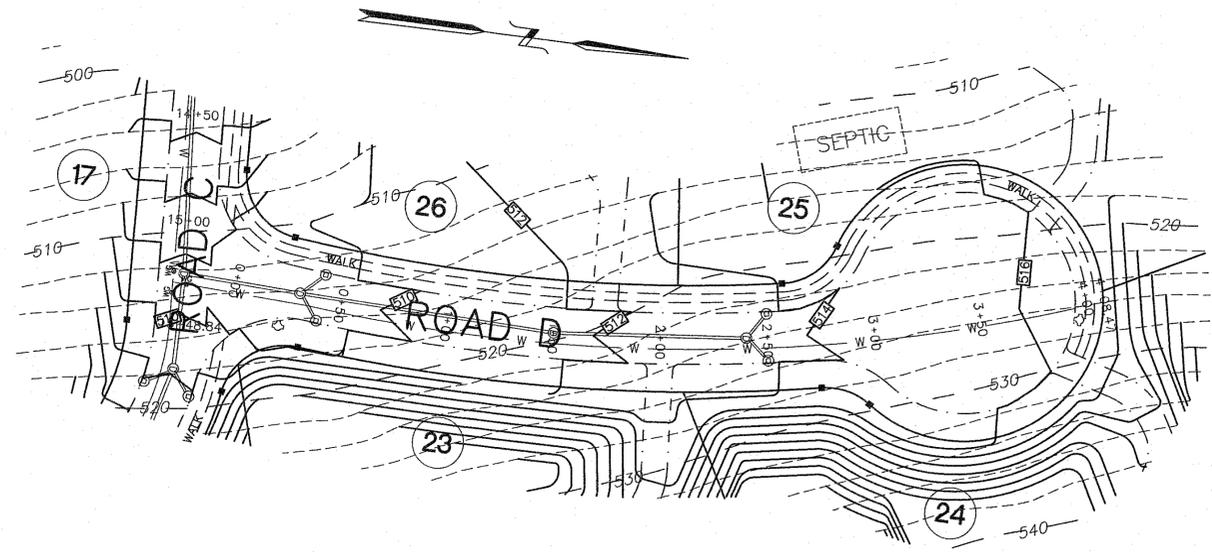


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"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD C
 IN
 GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET P7



ROAD D

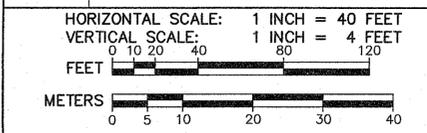
KEY

	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
	UTILITY POLE
	POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL
	STONE WALL

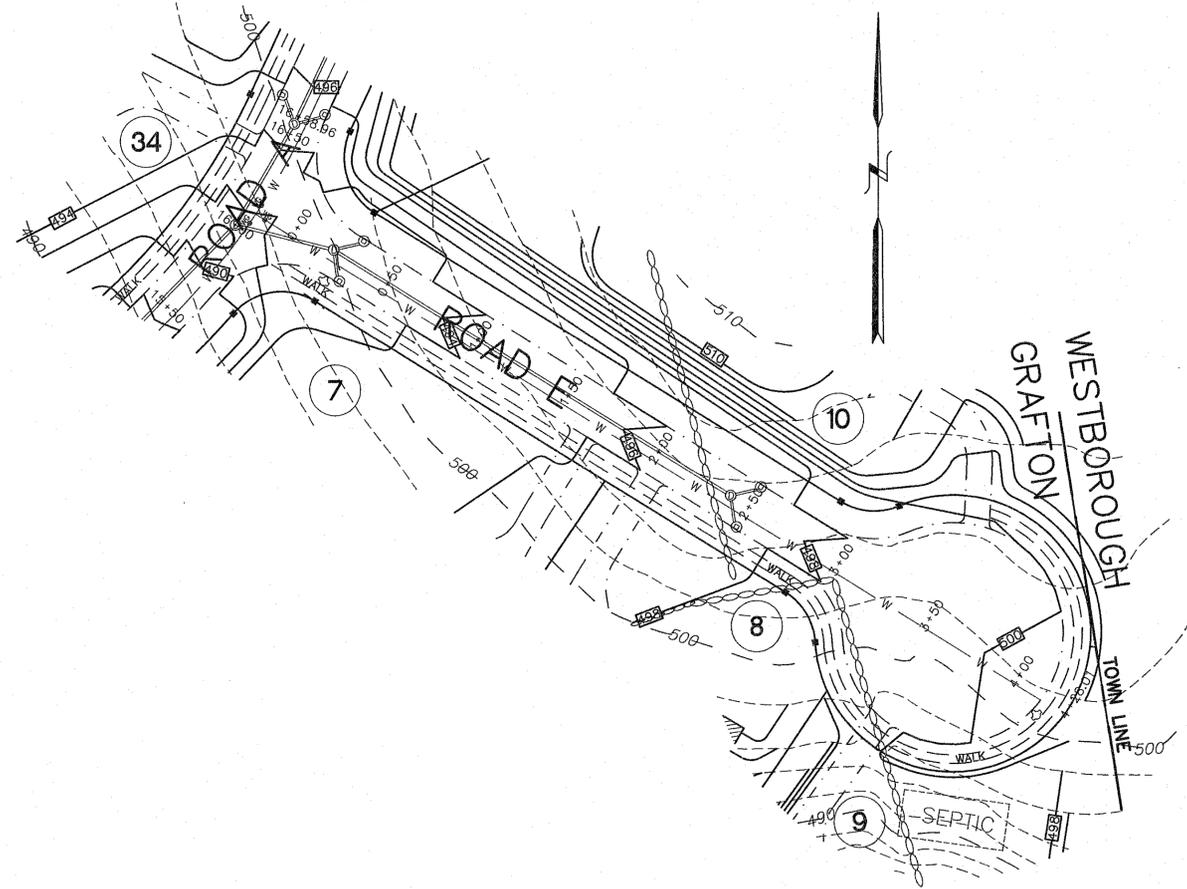


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"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD D
 IN
GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
 STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET P8



KEY

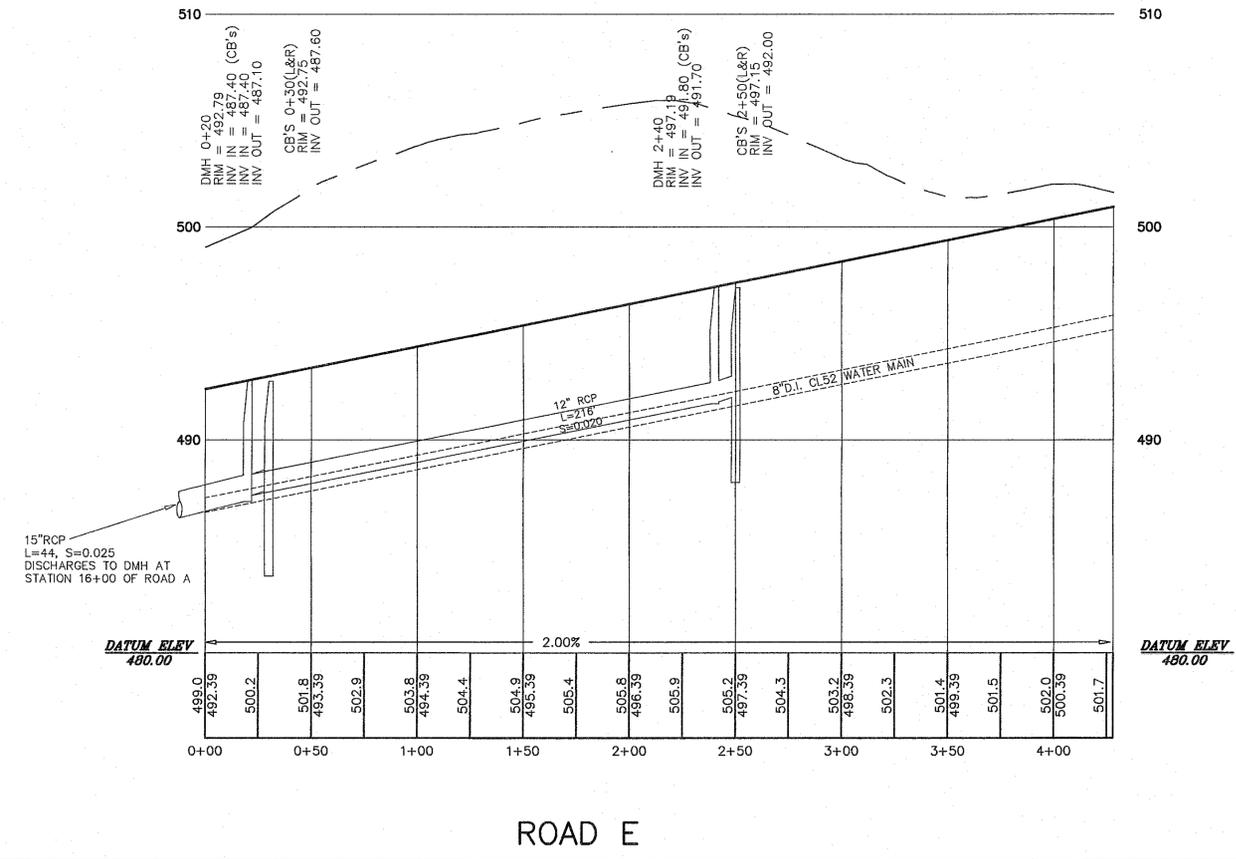
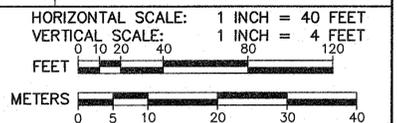
	BORDERING VEGETATED WETLAND EDGE
	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
	UTILITY POLE
	POLE WITH LIGHT
	OVERHEAD WIRES
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	EXISTING SPOT GRADE
	CHAIN LINK FENCE
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	STONE WALL



James L. Ferrel
4/15/2016

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"THE RIDINGS"
PRELIMINARY SUBDIVISION
PLAN AND PROFILE OF ROAD E
IN
GRAFTON, MASSACHUSETTS
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CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET P9