the RIDINGS

CONVENTIONAL PLAN PRELIMINARY SUBDIVISION IN

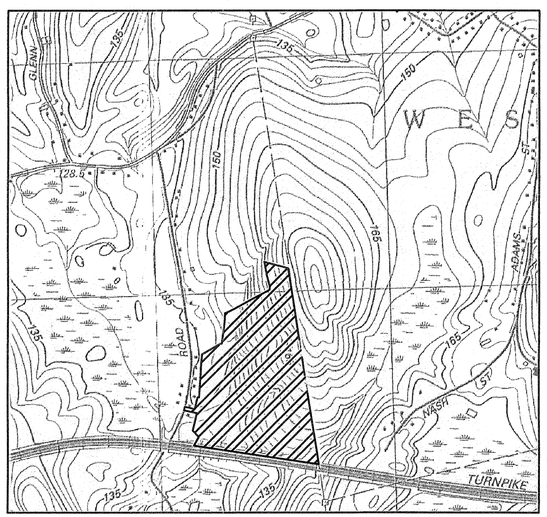
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

CASA BUILDERS & DEVELOPERS CORP.

P.O. BOX 1205
WESTBOROUGH, MASS. 01581

CLIENT NUMBER: 1002
JOB NUMBER: 328-813
DWG. NO. RIDDWL0



LOCUS MAP
SCALE: 1" = 800"

PREPARED BY

THOMPSON-LISTON ASSOCIATES, INC.

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

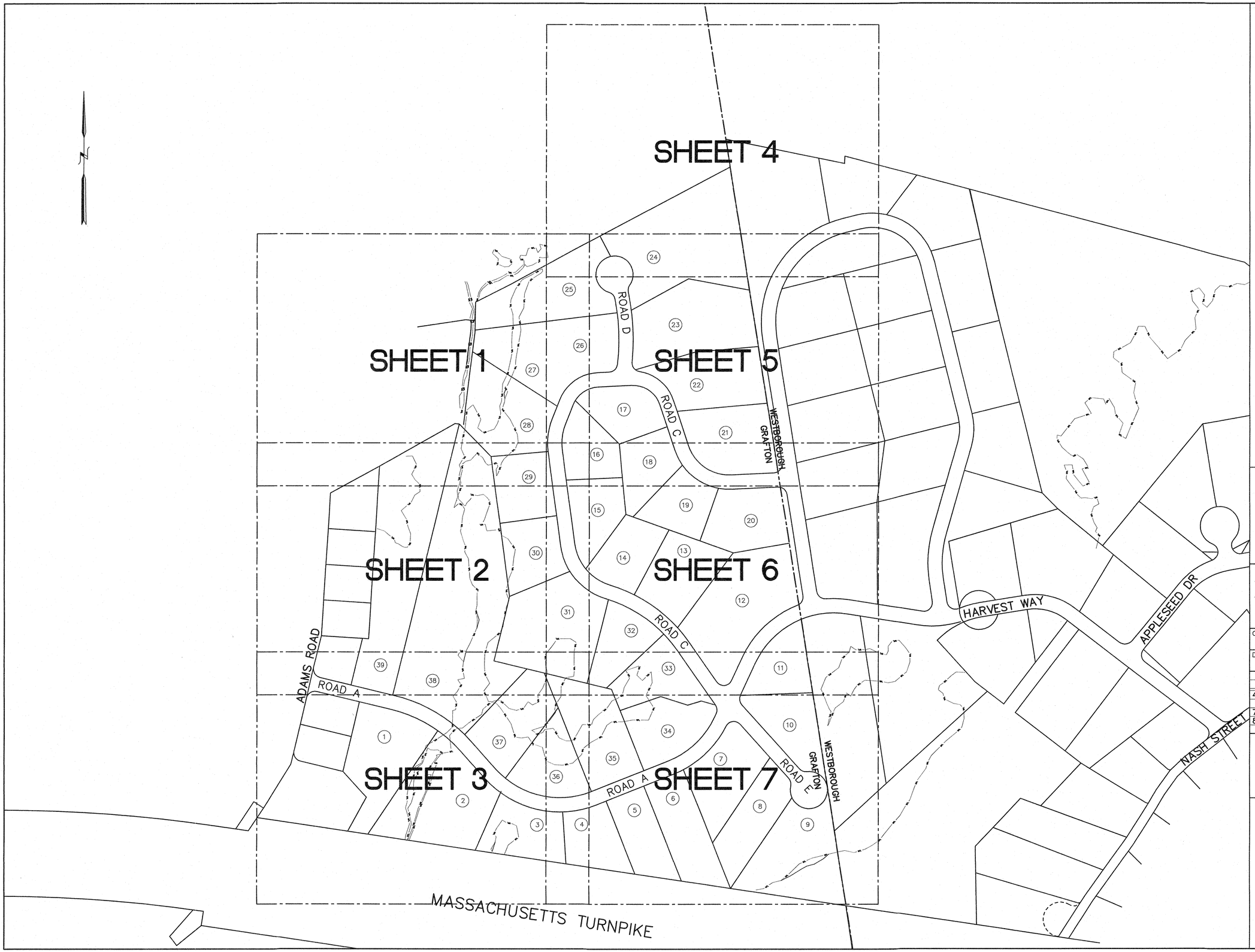
DATE:
JANUARY 13, 2016
REVISED APRIL 15, 2016
REVISED JUNE 6, 2016
REVISED JULY 14, 2016
REVISED AUGUST 15, 2016

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETREAULT
CIVIL
NO. 36640
REGISTERED PROFESSIONAL ENGINEER

8/15/2016

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS	L1 – L7
GRADING PLANS	G1 – G7
SOILS MAP	S1
PROFILE SHEETS	
ROAD A	P1 – P3
ROAD C	P4 – P6
ROAD D	P7
ROAD E	P8



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
	POLE WITH LIGHT
EST EST	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
X 123.1	EXISTING SPOT GRADE
	CHAIN LINK FENCE
	RETAINING WALL
	STONE WALL

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETREAULT
CIVIL
NO. 38248
REGISTERED PROFESSIONAL ENGINEER
8/15/2016

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 150 FEET

FEET 0 75 150 300 450

METERS 0 75 150

"THE RIDINGS"

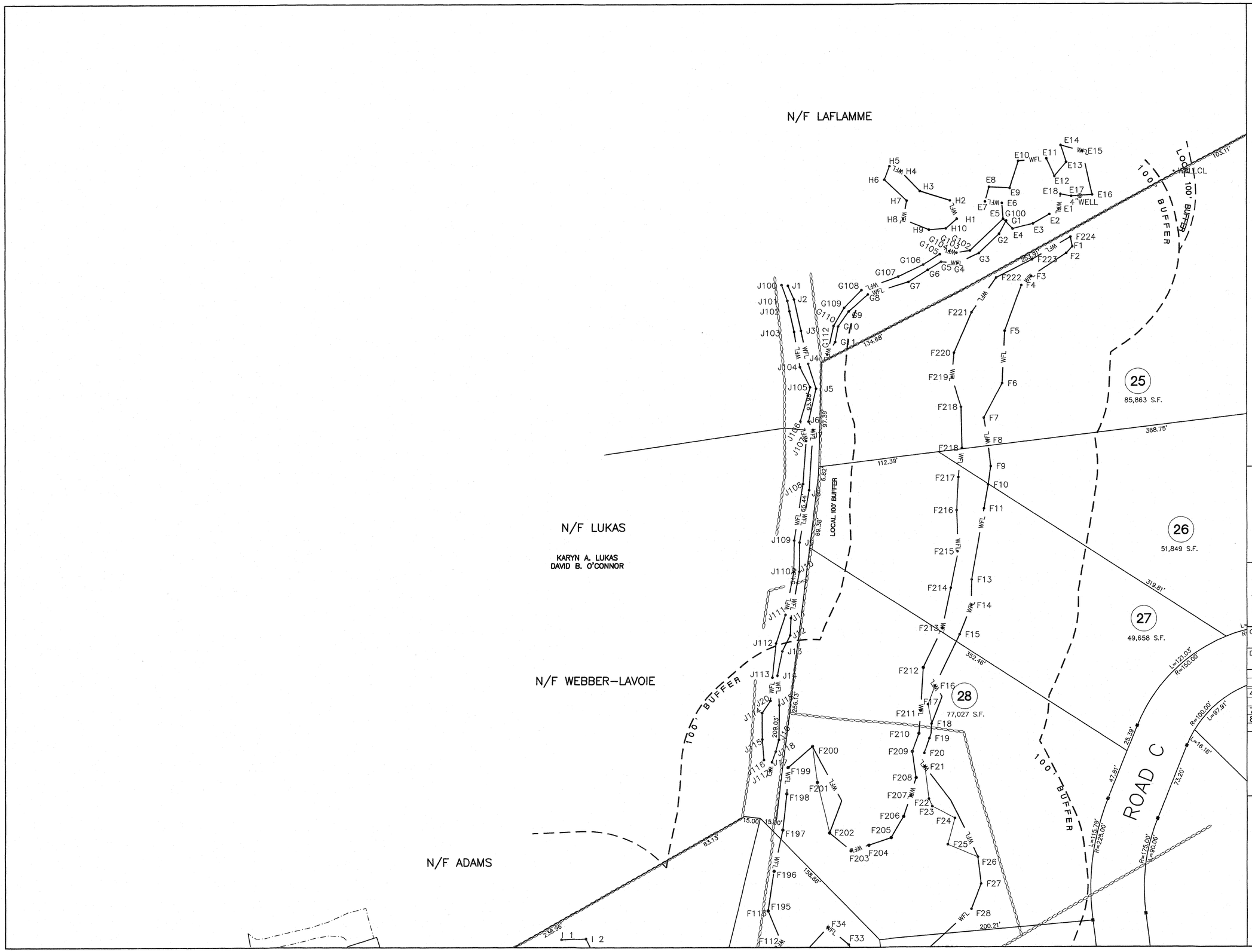
PRELIMINARY SUBDIVISION
KEY SHEET

IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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



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
	POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
X 123.1	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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETREAULT
CIVIL
NO. 38348
REGISTERED PROFESSIONAL ENGINEER
8/15/2016

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L1

KEY

- BORDERING VEGETATED WETLAND EDGE
- 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

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.

COMMONWEALTH OF MASSACHUSETTS JAMES L. TETREAULT CIVIL NO. 38648 REGISTERED PROFESSIONAL ENGINEER
8/15/2016

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

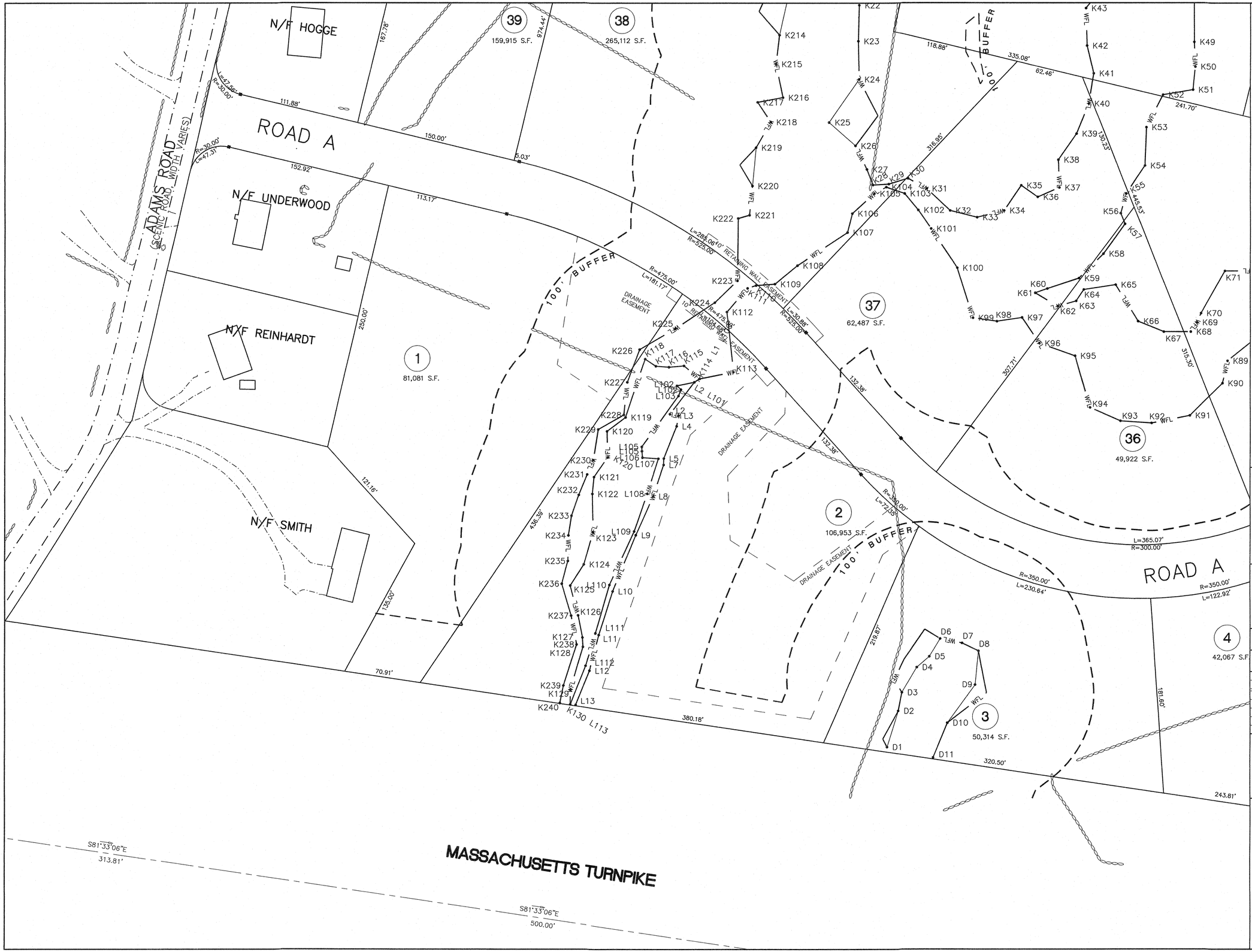
IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L2



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
	POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
X 123.1	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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETREAULT
CIVIL
NO. 33848
REGISTERED PROFESSIONAL ENGINEER

9/15/2016

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.	JOB NO.
1002	328-0813
DATE: JANUARY 13, 2016	DWG NO. CASA_WEST_STIDSEN.DWG

REVISIONS

DATE:	DESCRIPTION
4-15-16	TOWN REVIEW
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

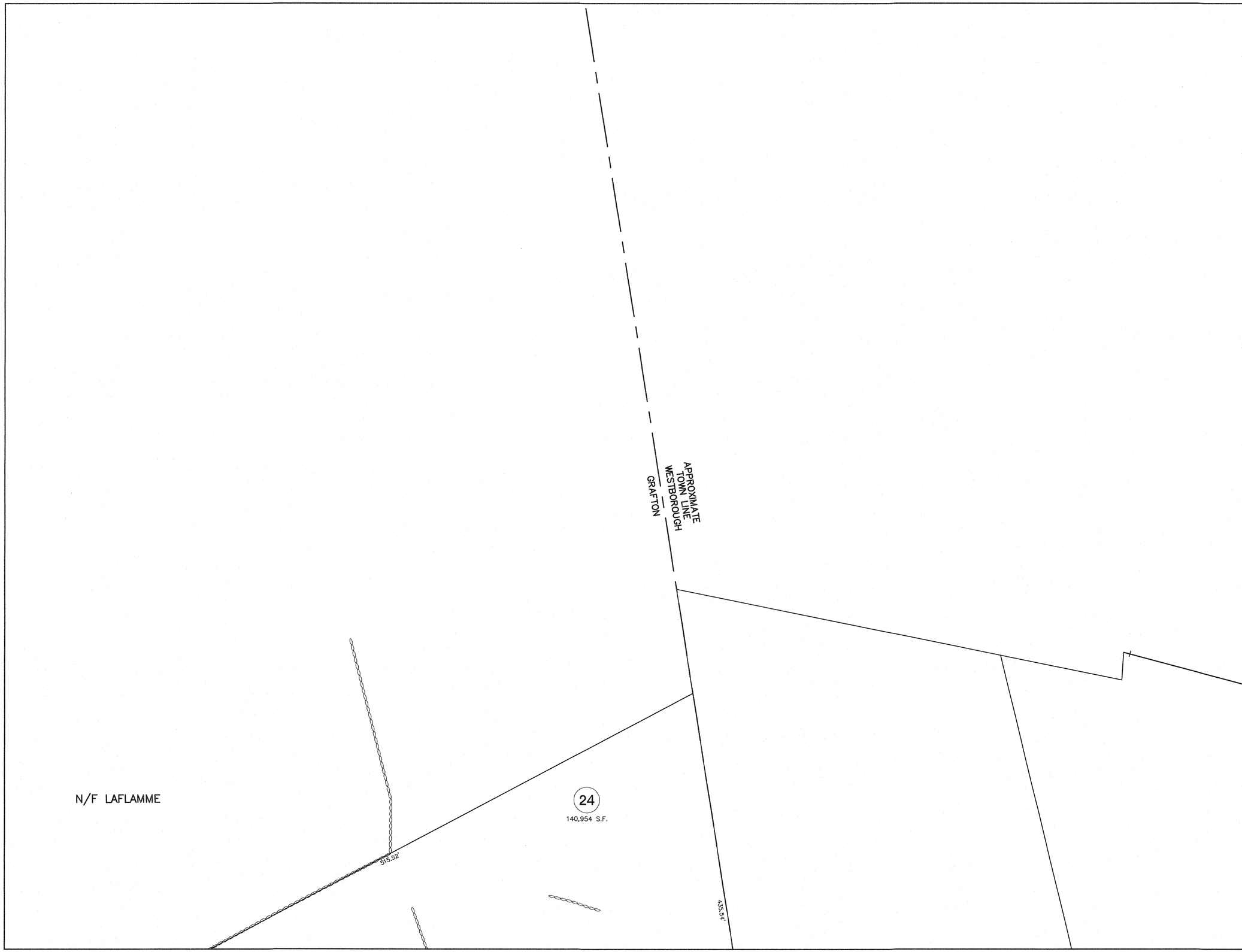
IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L3



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
	POLE WITH LIGHT
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
X 123.1	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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETRAULT
CIVIL
NO. 38648
REGISTERED PROFESSIONAL ENGINEER

8/15/2016

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 508-869-6542

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET: 0 10 20 40 80 120

METERS: 0 5 10 20 30 40

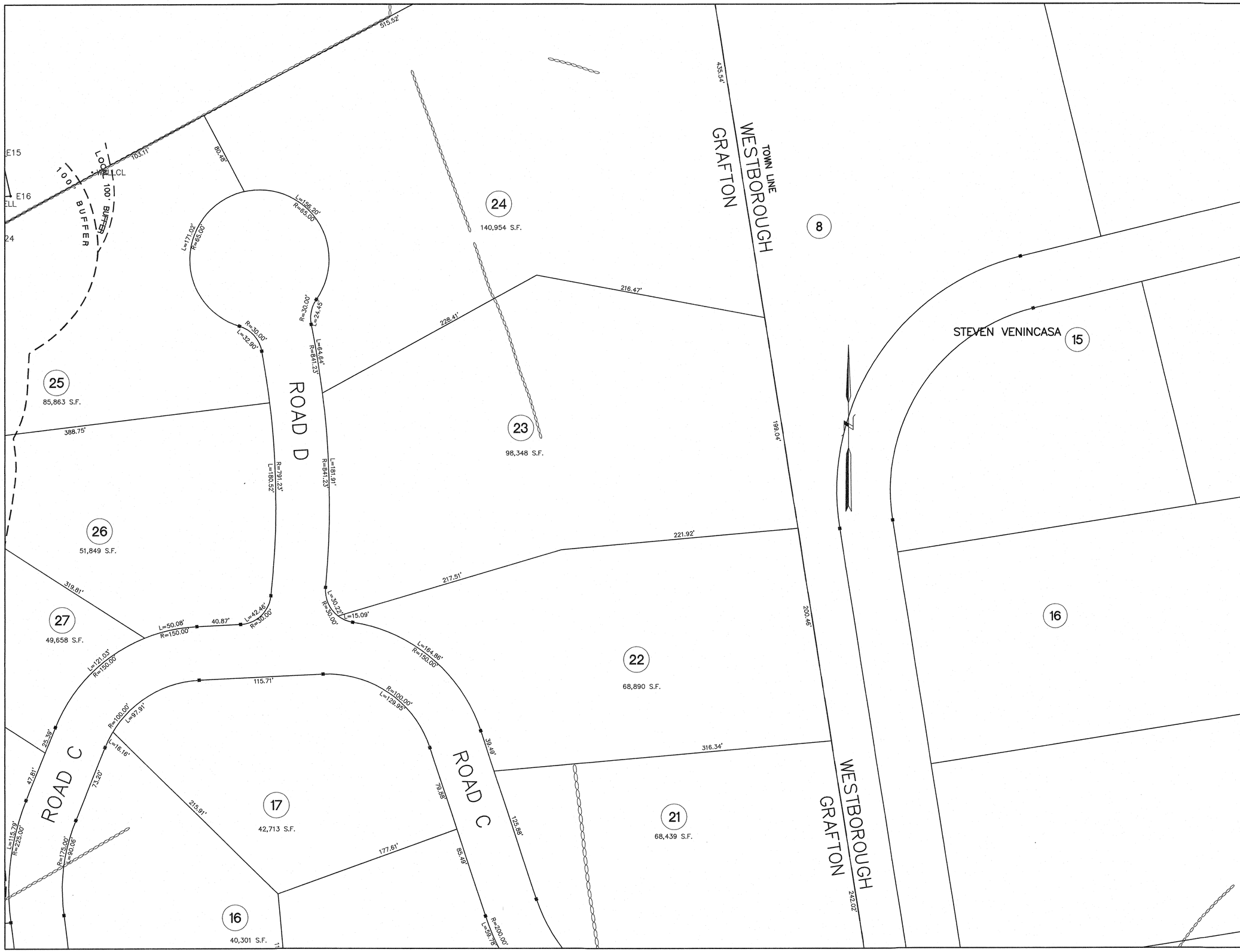
"THE RIDINGS"

PRELIMINARY SUBDIVISION
LAND PLAN
IN
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L4



KEY

- BORDERING VEGETATED WETLAND EDGE
- 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

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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TETREAULT
CIVIL
NO. 38649
REGISTERED PROFESSIONAL ENGINEER
8/15/2016

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

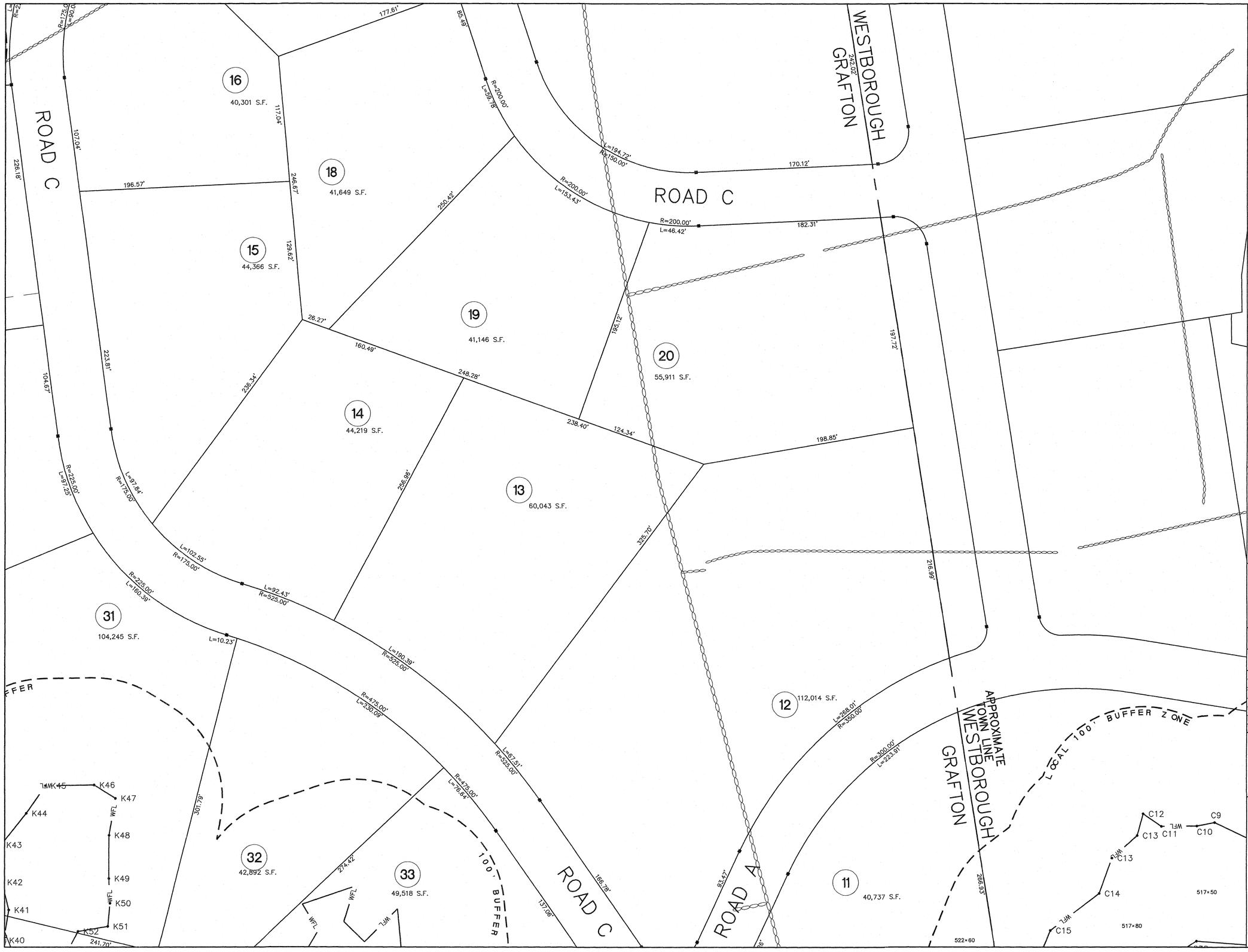
IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L5



KEY

- BORDERING VEGETATED WETLAND EDGE
- 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

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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. TERREAULT
CIVIL
NO. 23950
REGISTERED PROFESSIONAL ENGINEER

8/15/2016

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.	JOB NO.
1002	328-0813
DATE: JANUARY 13, 2016	DWG NO. CASA_WEST_STIDSEN.DWG

REVISIONS

DATE:	DESCRIPTION
4-15-16	TOWN REVIEW
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

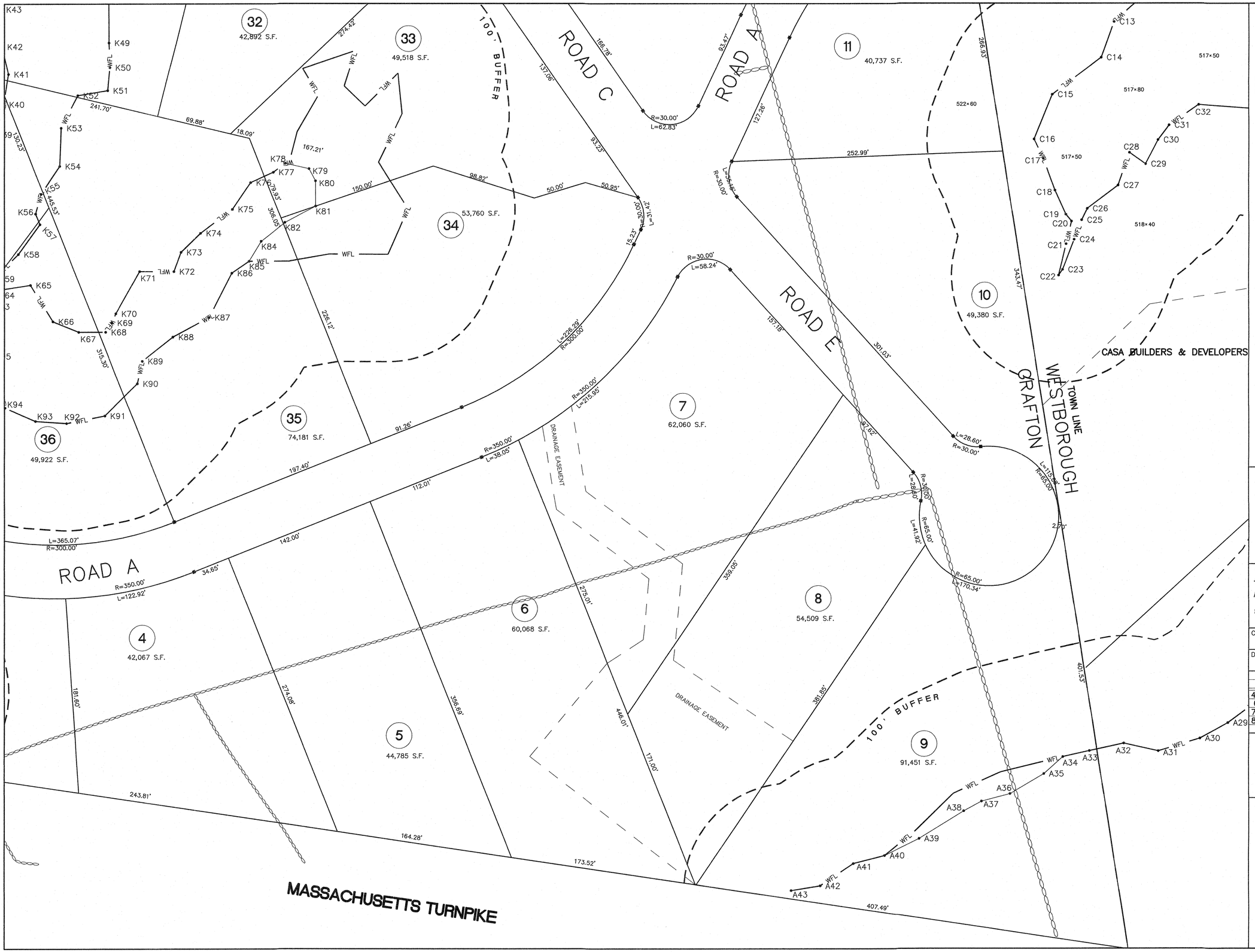
IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L6



KEY

- BORDERING VEGETATED WETLAND EDGE
- 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

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.

COMMONWEALTH OF MASSACHUSETTS
JAMES L. THIBEAULT
CIVIL
NO. 38648
REGISTERED PROFESSIONAL ENGINEER
8/15/2016

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 508-869-6542

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
6-6-16	TOWN REVIEW
7-14-16	TOWN REVIEW
8-15-16	TOWN REVIEW

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"

PRELIMINARY SUBDIVISION LAND PLAN

IN

GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT

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

SHEET L7