

**NOTES:**

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 58111, PAGE 194.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN CORRECTLY. THE PROPER MATERIAL DESIGNATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VALVES, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING CONDITIONS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25027C0028E BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
5. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

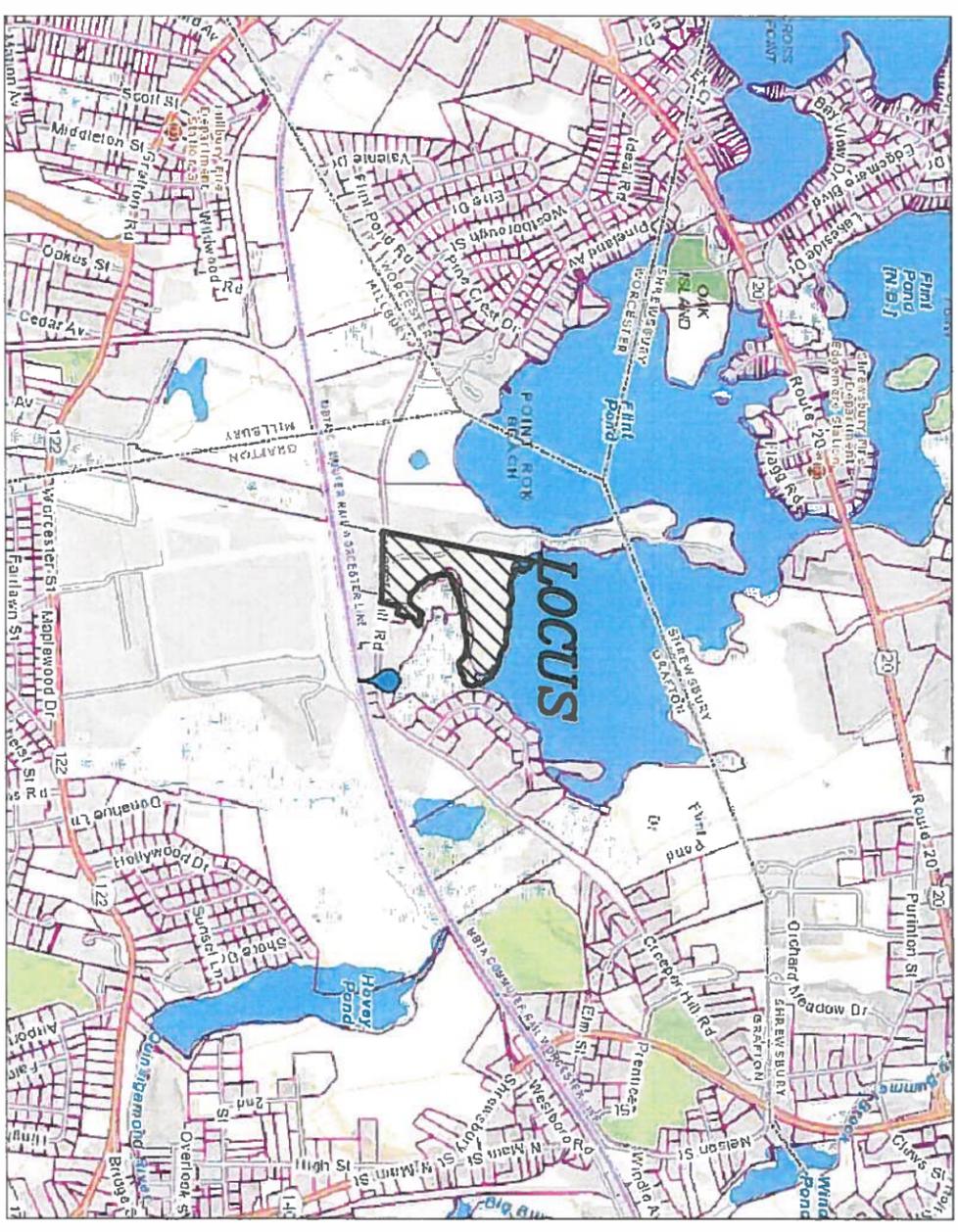


CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

**ZONING:**

**OLL - OFFICE/LIGHT INDUSTRIAL**  
 ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

**SITE PLAN SET**  
**PROPOSED SITE DEVELOPMENT**  
**104 CREEPER HILL ROAD GRAFTON, MASSACHUSETTS**



**COPY**  
**PLANNING BOARD**  
**GRAFTON, MA**

**RECEIVED**  
 NOV - 2 2016

**SHEET INDEX**

- COVER SHEET
- SHEET C100 — EXISTING CONDITIONS PLAN
- SHEET C200 — EROSION AND SEDIMENT CONTROL PLAN
- SHEET C300 & C301 — PROPOSED LAYOUT PLAN
- SHEETS C400 & C401 — PROPOSED GRADING PLAN
- SHEETS C500 & C501 — PROPOSED SITE PLAN
- SHEET C600 — LANDSCAPING PLAN
- SHEET C700 & C701 — DETAIL PLAN

**ZONING TABLE: 104 CREEPER HILL ROAD**  
 MAP 17, LOT 8A

**GRAFTON PLANNING BOARD**  
 SITE PLAN REVIEW

DESCRIPTION	REQUIRED OLL ZONE	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT. (MIN.)	666,271+ SQ. FT.	666,271+ SQ. FT.
LOT FRONTAGE	120 FT. (MIN.)	574.48 FT.	574.48 FT.
FRONT YARD SETBACK	40 FT. (MIN.)	N/A	80.2 FT.
SIDE YARD SETBACK	35 FT. (MIN.)	N/A	37.0 FT.
REAR YARD SETBACK	35 FT. (MIN.)	N/A	135.1 FT.
MAX. BUILDING HEIGHT	N/A	N/A	25.0 FT.
FLOOR AREA	N/A	N/A	12,000 SQ. FT.
FLOOR AREA RATIO	N/A	N/A	0.018
MAX. LOT COVERAGE	N/A	N/A	40%
BUILDING AREA	N/A	9,655 SQ. FT.	13,050 SQ. FT.
OTHER IMPERVIOUS SURFACES	N/A	9,855 SQ. FT.	76,259 SQ. FT.
TOTAL IMPERVIOUS AREA	N/A	N/A	89,319 SQ. FT.
PARKING	13 SPACES	N/A	16 SPACES
HANDICAP PARKING	1 SPACE	N/A	1 SPACE
LANDSCAPED OPEN SPACE	N/A	N/A	0.200
SHRUB SPACE RATIO	N/A	N/A	N/A
UPLAND AREA	40,000 SQ. FT. (MIN.)	593,548 SQ. FT.	593,548 SQ. FT.

**COVER SHEET**  
**#104 CREEPER HILL ROAD**  
 IN  
**GRAFTON, MASS**

**FOR METROWEST ENGINEERING, INC. DATE**  
**ROBERT A. GEMMA, P.E. (CIVIL) # 31967**  
 P.L.S. # 37046

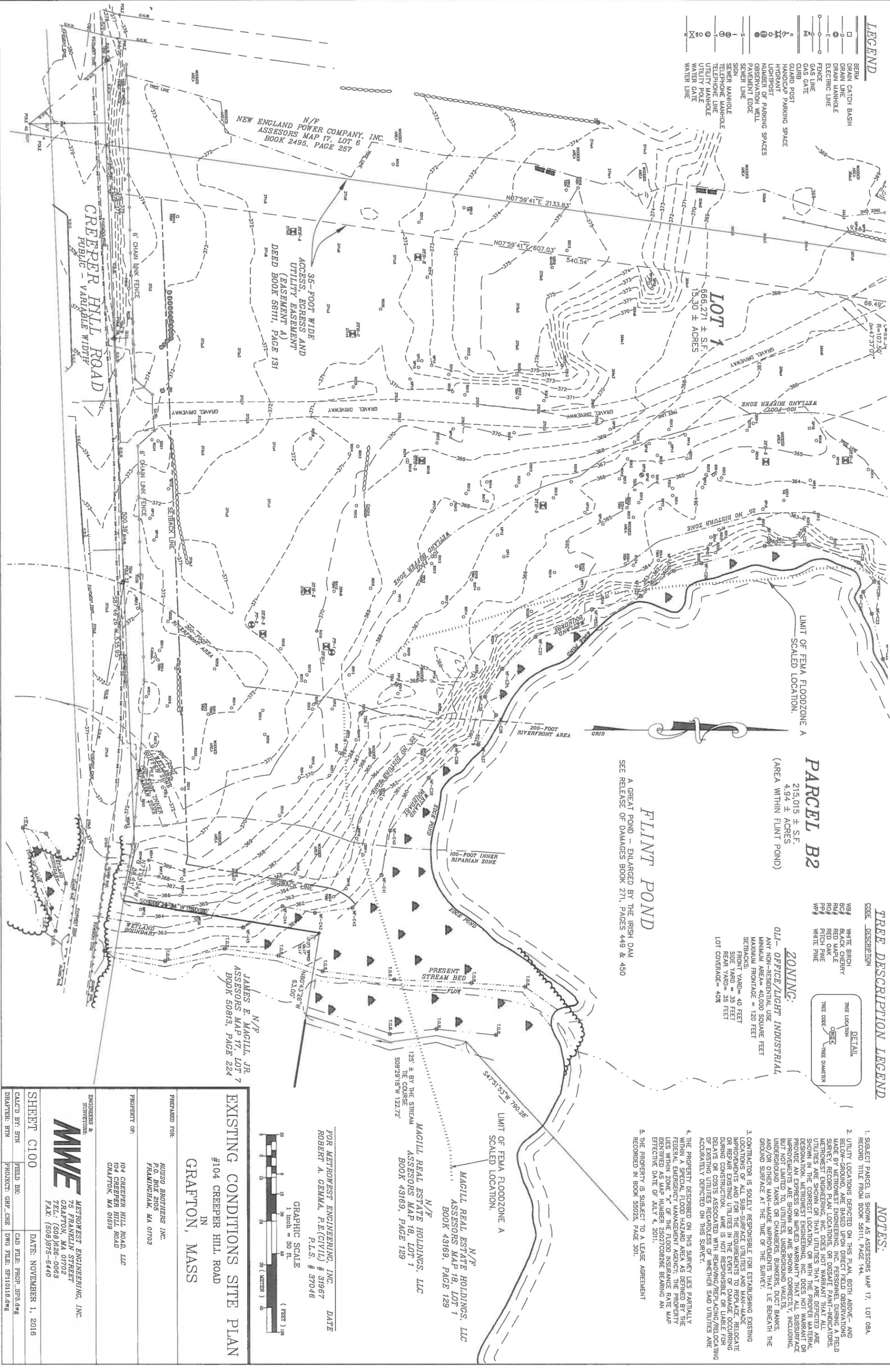
**GRAPHIC SCALE**  
 1 inch = 30 ft.  
 ( FEET ) 30  
 15 0 15 30  
 ( METERS ) 30 15 0 15 30

PREPARED FOR:	RUSSO BROTHERS INC. P.O. BOX 2105 FRAMINGHAM, MA 01703
PROPERTY OF:	104 CREEPER HILL ROAD LLC 104 CREEPER HILL ROAD GRAFTON, MA 01519
ENGINEERS & SURVEYORS:	<b>MWE</b> METROWEST ENGINEERING, INC. 75 FRANKLIN STREET GRAFTON, MA 01702 TEL.: (508) 528-0065 FAX: (508) 875-6440
COVER SHEET	DATE: NOVEMBER 1, 2016
DRAWN BY: BTM	CAD FILE: PROP_SPS.dwg
PROJECT: GRP_CRR	DWG FILE: SP110116.dwg

THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

**LEGEND**

- BERM
- DRAIN CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC LINE
- FENCE LINE
- GAS LINE
- GROUND
- GUARD POST
- HANDICAP PARKING SPACE
- HORIZONTAL
- LIGHTPOST
- NUMBER OF PARKING SPACES
- OBSERVATION WELL
- PAVEMENT EDGE
- SEWER LINE
- SIGN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- UTILITY POLE
- WATER GATE
- WATER LINE



**PARCEL B2**  
 215,015 ± S.F.  
 4.94 ± ACRES  
 (AREA WITHIN FLINT POND)

**FLINT POND**

A GREAT POND - ENLARGED BY THE IRISH DAM  
 SEE RELEASE OF DAMAGES BOOK 271, PAGES 449 & 450

**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION
WB	WHITE BIRCH
BO	BLACK CHERRY
RO	RED OAK
PP	PITCH PINE
WP	WHITE PINE

**ZONING:**  
 OLI - OFFICE/LIGHT INDUSTRIAL

ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS: YARD = 40 FEET  
 FRONT YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A, RECORD TITLE FROM BOOK 56111, PAGE 144.
- UTILITY LOCATIONS DERIVED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED ON FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DISAPPEARING INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING UNDERGROUND TANKS OR OTHER UTILITIES, BUT DOES NOT WARRANT THAT THE LOCATION OF ANY UTILITIES, TANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IDENTIFIED AS MAP NUMBER 25027C082826 BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
- THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

**EXISTING CONDITIONS SITE PLAN**  
 #104 CREEPER HILL ROAD  
 IN  
 GRAFTON, MASS

PREPARED FOR:  
 RUSSO BROTHERS INC.  
 P.O. BOX 2105  
 FRAMINGHAM, MA 01703

PROPERTY OF:  
 104 CREEPER HILL ROAD, LLC  
 104 CREEPER HILL ROAD  
 GRAFTON, MA 01519

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRAKLIN STREET  
 GRAFTON, MA 01702  
 TEL: (508) 928-0063  
 FAX: (508) 975-6440

SHEET C100  
 CALC'D BY: BTM  
 DRAWN: BTM  
 DATE: NOVEMBER 1, 2016  
 CAD FILE: PROP\_SPC1AW8  
 DWG FILE: SP110116.dwg

FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.E.(CIVIL) # 31967  
 P.L.S. # 37046

GRAPHIC SCALE  
 1 inch = 30 ft.  
 ( FEET ) 100  
 ( METERS ) 40

MAGILL REAL ESTATE HOLDINGS, LLC  
 ASSESSORS MAP 18, LOT 1  
 BOOK 43169, PAGE 129

MAGILL REAL ESTATE HOLDINGS, LLC  
 ASSESSORS MAP 17, LOT 7  
 BOOK 50813, PAGE 224

N/E/F  
 125 ± BY THE STREAM  
 THE COURSE  
 S09°28'18"W 122.72'

N/E/F  
 100 ± BY THE STREAM  
 THE COURSE  
 N80°43'36"W 63.00'





**LEGEND**

- BERM
- CATCH BASIN
- DRAIN LINE
- DRAIN MANHOLE
- ELECTRIC LINE
- FENCE
- GAS LINE
- GRASS CLATE
- GUARD POST
- HANDICAP PARKING SPACE
- HYDRANT
- LIGHTPOST
- NUMBER OF PARKING SPACES
- OBSERVATION WELL
- PAVEMENT EDGE
- SEWER LINE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- UTILITY POLE
- WATER GATE
- WATER LINE

**FREE DESCRIPTION LEGEND**

- WB# WHITE BIRCH
- RD# RED BUDGET
- RO# RED OAK
- PP# PITCH PINE
- WP# WHITE PINE

**PARCEL B2**

215,015 ± S.F.  
4.94 ± ACRES  
(AREA WITHIN FLINT POND)

**TOWN OF GRAFTON**

**FLINT POND**

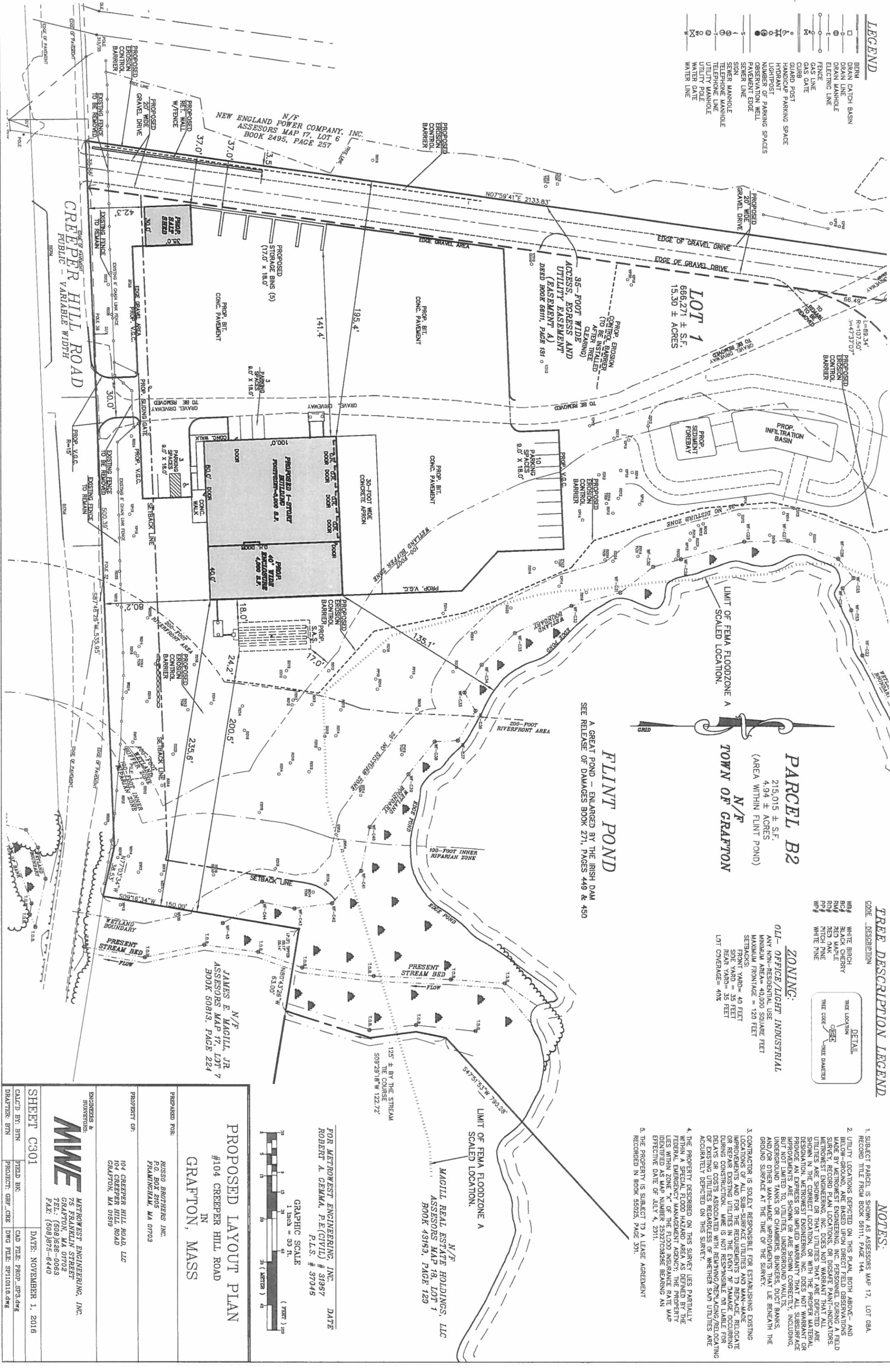
A GREAT POND - ENLARGED BY THE IRISH DAM  
SEE RELEASE OF DAMAGES BOOK 271, PAGES 449 & 450

**ZONING:**

**OLI - OFFICE/LIGHT INDUSTRIAL**  
ANY NON-RESIDENTIAL USE  
MINIMUM AREA = 40,000 SQUARE FEET  
MINIMUM FRONTAGE = 120 FEET  
SETBACKS: YARD = 40 FEET  
SIDE YARD = 35 FEET  
REAR YARD = 35 FEET  
LOT COVERAGE = 40%

**NOTES:**

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 56111, PAGE 144.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DISCREPANCY INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, DUCT BANKS, AND/OR OTHER HAZARDOUS MATERIALS THAT ARE LOCATED BELOW THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/RELOCATING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
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5. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 571.



**PROPOSED LAYOUT PLAN**  
#104 CREEPER HILL ROAD  
IN  
GRAFTON, MASS

FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GENNA, P.E.(CIVIL) # 31967  
P.L.S. # 37046

PREPARED FOR:  
RUSCO BROTHERS INC.  
P.O. BOX 2105  
FRAMINGHAM, MA 01703

PROPERTY OF:  
104 CREEPER HILL ROAD LLC  
104 CREEPER HILL ROAD  
GRAFTON, MA 01519

ENGINEERS & SURVEYORS:  
**MWE**  
METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
GRAFTON, MA 01702  
TEL.: (508) 6526-0068  
FAX: (508) 6575-6440

SHEET C301  
DATE: NOVEMBER 1, 2016  
CALC'D BY: BTM  
FIELD BK:  
PROJECT: GRP-CRE  
DWG FILE: SP10118.DWG

**ZONING:**  
 O/L - OFFICE / LIGHT INDUSTRIAL  
 ANI - NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

**LEGEND**

□	BURN
○	DRAIN CATCH BASIN
○	DRAIN LINE
○	DRAIN MANHOLE
○	ELECTRIC LINE
○	FENCE
○	GAS LINE
○	GAS GATE
○	GRAND POST
○	GRAND POST 45° PARKING SPACE
○	NUMBER OF PARKING SPACES
○	OBSERVATION WELL
○	PAYMENT EDGE
○	SEWER LINE
○	SIGN
○	SEWER MANHOLE
○	TELEPHONE MANHOLE
○	TELEPHONE LINE
○	UTILITY MANHOLE
○	UTILITY POLE
○	WATER GATE
○	WATER LINE

**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION
WB1	WHITE BIRCH
BC1	BLACK CHERRY
RM1	RED MAPLE
RO1	RED OAK
PP1	PITCH PINE
WF1	WHITE PINE

**NOTES:**

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- THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 56025, PAGE 301.

**NEW ENGLAND POWER COMPANY, INC.**  
 N/F ASSESSORS MAP 17, LOT 6  
 BOOK 2495, PAGE 257



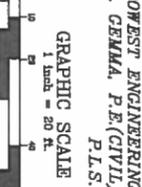
**LOT 1**  
 666,271 ± S.F.  
 15.30 ± ACRES

**PROPOSED 1-STORY BUILDING**  
 PRINT=8,000 S.F.

**PROP. 40' WIDE ENCLOSURE**  
 4,000 S.F.

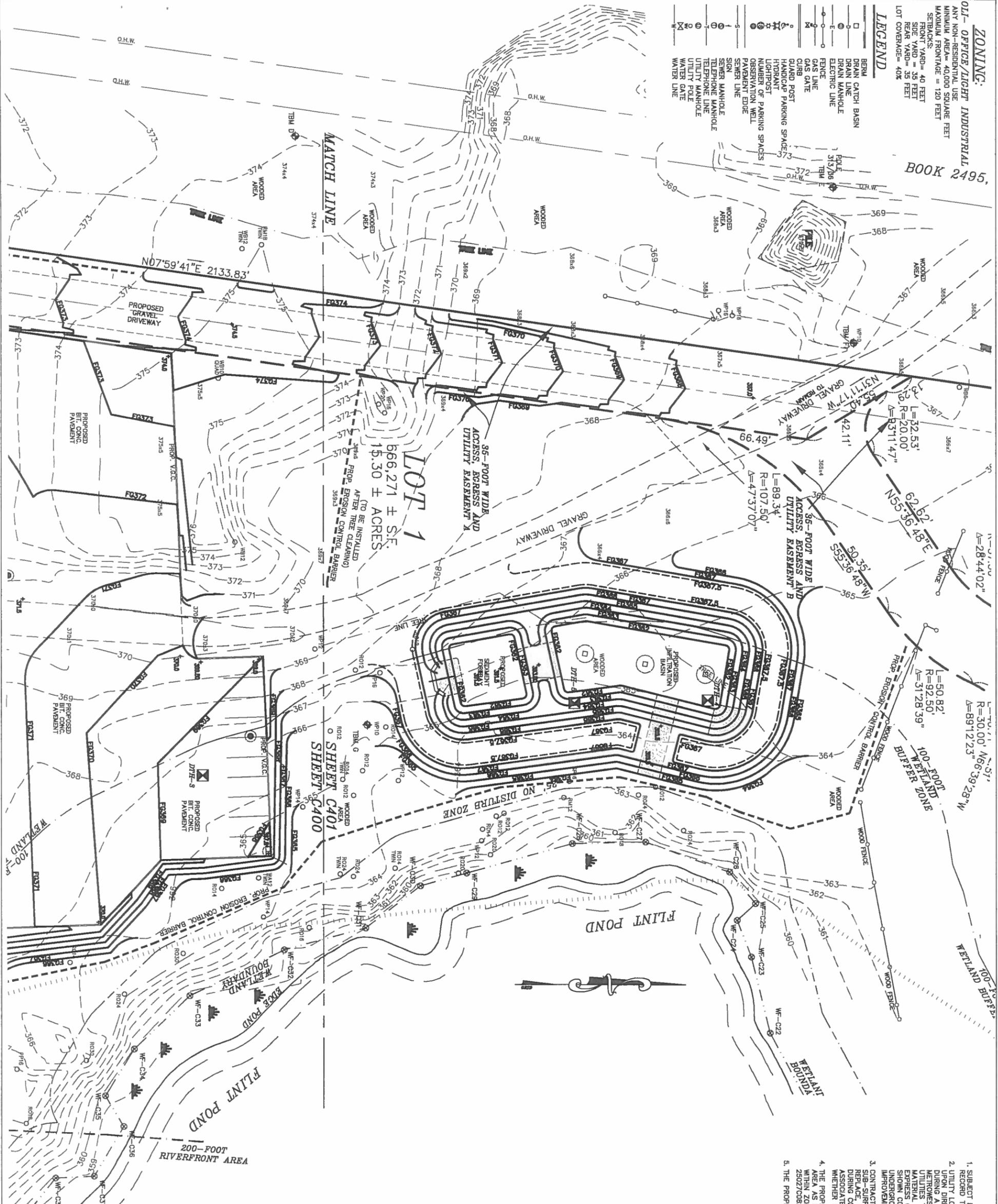
**PROPOSED GRADING PLAN**  
 #104 CREEPER HILL ROAD  
 IN  
 GRAFTON, MASS

FOR METROWEST ENGINEERING, INC.  
 ROBERT A. GENNA, P.E.(CIVIL) # 31967  
 P.L.S. # 37046  
 DATE



ENGINEER & SURVEYOR	MWE	METROWEST ENGINEERING, INC.	75 FRANKLIN STREET GRAFTON, MA 01702 TEL.: (508)698-0065 FAX: (508)875-6440
PROPERTY OF:	104 CREEPER HILL ROAD LLC 104 CREEPER HILL ROAD GRAFTON, MA 01518		
PREPARED FOR:	RUSSO BROTHERS INC. P.O. BOX 2106 FRAMINGHAM, MA 01703		
PROJECT:	SHEET C400	DATE: NOVEMBER 1, 2016	
DRAWN BY:	BTM	CAD FILE: PROP_S93.dwg	
PROJECT:	GHF_CBE	DWG FILE: BT10116.dwg	

- ZONING:**  
 OIL - OFFICE / LIGHT INDUSTRIAL  
 ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%
- LEGEND**
- BERM
  - DRAIN CATCH BASIN
  - DRAIN LINE
  - DRAIN MANHOLE
  - ELECTRIC LINE
  - FENCE
  - GAS LINE
  - GAS GATE
  - GRAD POST
  - HARDWARE PARKING SPACES
  - LIGHTPOST
  - OBSERVATION WELL
  - PAVEMENT EDGE
  - SEWER LINE
  - SIGN
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - TELEPHONE LINE
  - UTILITY MANHOLE
  - UTILITY POLE
  - WATER GATE
  - WATER LINE

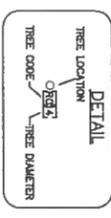


**NOTES:**

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6. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION
WB	WHITE BIRCH
BB	BLACK CHERRY
RO	RED OAK
PP	PITCH PINE
WP	WHITE PINE



FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.E. (CIVIL) # 31967  
 P.L.S. # 37046

GRAPHIC SCALE  
 1" = 20' H.  
 ( FEET )  
 ( METERS )

**PROPOSED GRADING PLAN**  
 #104 CREEPER HILL ROAD  
 IN  
 GRAFTON, MASS

PREPARED FOR:  
 RUSSO BROTHERS INC.  
 P.O. BOX 2005  
 FRAMINGHAM, MA 01703

PROPERTY OF:  
 104 CREEPER HILL ROAD LLC  
 104 CREEPER HILL ROAD  
 GRAFTON, MA 01519

ENGINEERS & SURVEYORS  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 GRAFTON, MA 01702  
 TEL.: (508) 626-0063  
 FAX: (508) 975-8440

SHEET C401	DATE: NOVEMBER 1, 2016
CALCD BY: BTM	FIELD BKG
DRAWN BY: BTM	PROJECT: GRF-CBR
	DWG FILE: BT1011616.dwg

**ZONING:**

011 - OFFICE / LIGHT INDUSTRIAL  
 ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

**LEGEND**

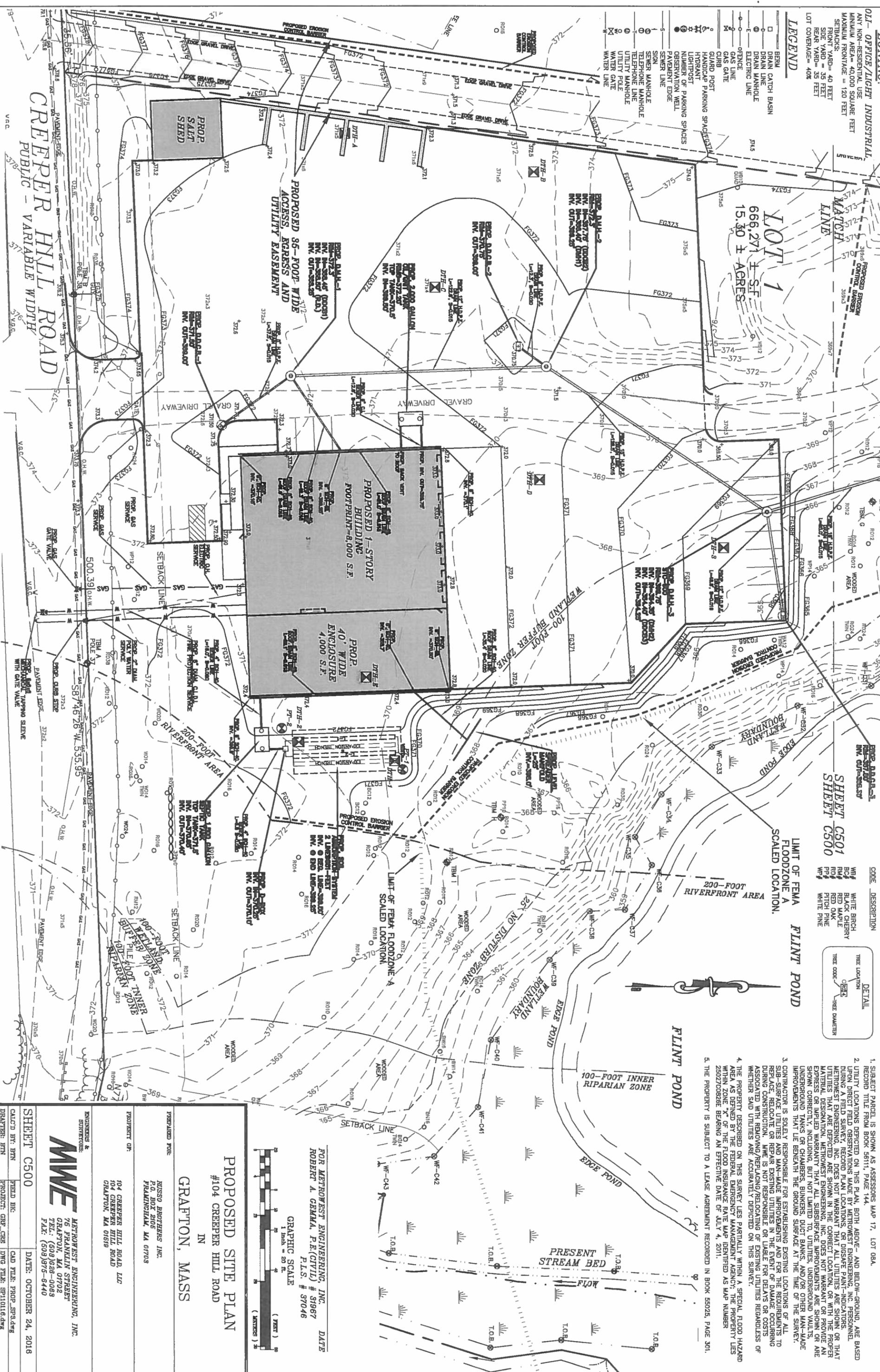
- BERM
- DRAIN CATCH BASIN
- DRAIN LINE
- DRAIN MANHOLE
- ELECTRIC LINE
- GAS LINE
- GAS GATE
- GUARD POST
- HORIZONTAL PARKING SPACE
- LIGHTPOST
- NUMBER OF PARKING SPACES
- OBSERVATION WELL
- PAVEMENT EDGE
- SEWER LINE
- SIGN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- UTILITY POLE
- WATER GATE
- WATER LINE

**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION	DETAIL
WB	WHITE BIRCH	(TREE LOCATION)
BR	BROOK CHERRY	(TREE CODE)
RM	RED MAPLE	(TREE DIAMETER)
RO	RED OAK	
PP	PITCH PINE	
WP	WHITE PINE	

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 56111, PAGE 144.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DISSEAL PAINT-INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL OR DIMENSION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE ANY SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BURNERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO BE MET DURING CONSTRUCTION. METROWEST ENGINEERING, INC. IS NOT RESPONSIBLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVAL/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 250270082B BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
- THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.



**PROPOSED SITE PLAN**  
 #104 CREEPER HILL ROAD  
 IN  
 GRAFTON, MASS

PREPARED FOR:  
 RUSSO BROTHERS INC.  
 P.O. BOX 2106  
 FRAMINGHAM, MA 01703

PROPERTY OF:  
 104 CREEPER HILL ROAD LLC  
 104 CREEPER HILL ROAD  
 GRAFTON, MA 01519

ENGINEER & SURVEYOR:  
**MWE** METROWEST ENGINEERING, INC.  
 76 FRANKLIN STREET  
 GRAFTON, MA 01702  
 TEL.: (508) 628-0089  
 FAX: (508) 875-8440

FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GENNA, P.E.(CIVIL) # 31967  
 P.L.S. # 37046

GRAPHIC SCALE  
 1 inch = 20 ft.  
 ( FEET )  
 ( METERS )

SHEET C500  
 DATE: OCTOBER 24, 2016  
 CALC'D BY: BTM  
 FIELD E.R.:  
 DRAWN BY: BTM  
 PROJECT: GNF-C50  
 DWG FILE: BT10116.dwg

**ZONING:**

011 - OFFICE / LIGHT INDUSTRIAL  
 ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 35 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

**LEGEND**

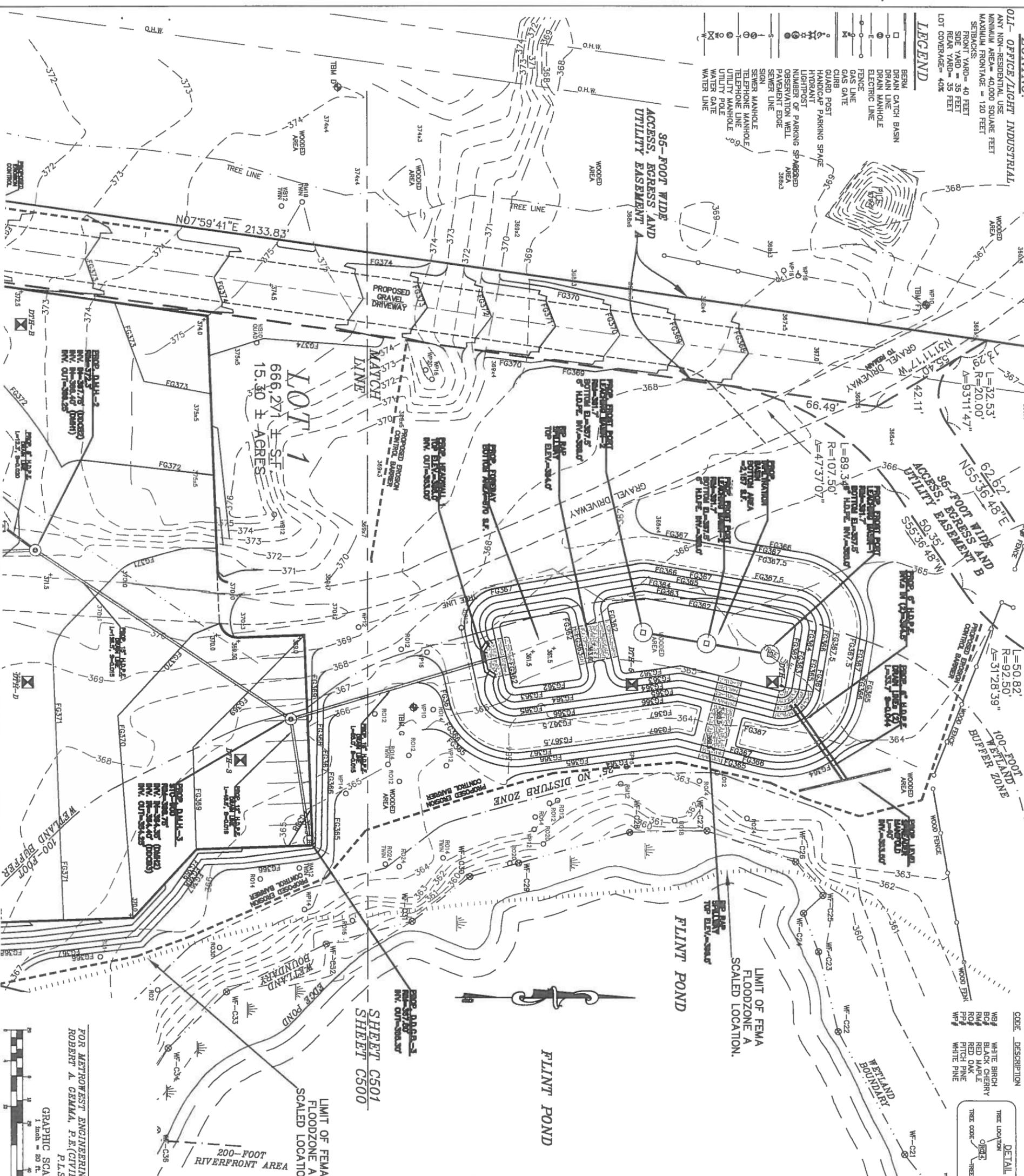
- BRUN BRUN
- BRUN CATCH BASIN
- BRUN DRAIN LINE
- BRUN DRAIN MANHOLE
- BRUN ELECTRIC LINE
- BRUN FENCE
- BRUN GAS LINE
- BRUN GUARD POST
- BRUN HANDICAP PARKING SPACE
- BRUN LIGHTPOST
- BRUN LIGHTPOST OBSERVATION WALL
- BRUN NUMBER OF PARKING SPACES
- BRUN PAVEMENT EDGE
- BRUN SEWER LINE
- BRUN SIGN
- BRUN SEWER MANHOLE
- BRUN TELEPHONE LINE
- BRUN TELEPHONE MANHOLE
- BRUN UTILITY POLE
- BRUN WATER GATE
- BRUN WATER LINE

**TREE DESCRIPTION LEGEND**

- CODE DESCRIPTION
- WB# WHITE BIRCH
  - BC# BLACK CHERRY
  - RM# RED MAPLE
  - RO# RED OAK
  - PP# PITCH PINE
  - WP# WHITE PINE

**NOTES:**

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A.
2. RECORD TITLE FROM BOOK 56111, PAGE 144.
3. RECORD TITLE FROM BOOK 56111, PAGE 144.
4. RECORD TITLE FROM BOOK 56111, PAGE 144.
5. RECORD TITLE FROM BOOK 56111, PAGE 144.
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98. RECORD TITLE FROM BOOK 56111, PAGE 144.
99. RECORD TITLE FROM BOOK 56111, PAGE 144.
100. RECORD TITLE FROM BOOK 56111, PAGE 144.



**SOIL TEST RESULTS**

DATE	NO.	DEPTH	RATE	DATE	BY	INSPECTION
JANUARY 27, 2016	DH-1	0'-6"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-2	0'-18"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-3	0'-36"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-4	0'-54"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-5	0'-72"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-6	0'-90"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-7	0'-108"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-8	0'-126"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-9	0'-144"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-10	0'-162"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-11	0'-180"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-12	0'-198"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-13	0'-216"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-14	0'-234"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-15	0'-252"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-16	0'-270"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-17	0'-288"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-18	0'-306"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-19	0'-324"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-20	0'-342"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-21	0'-360"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-22	0'-378"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-23	0'-396"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-24	0'-414"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-25	0'-432"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-26	0'-450"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-27	0'-468"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-28	0'-486"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-29	0'-504"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-30	0'-522"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-31	0'-540"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-32	0'-558"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-33	0'-576"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-34	0'-594"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-35	0'-612"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-36	0'-630"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-37	0'-648"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-38	0'-666"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-39	0'-684"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-40	0'-702"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-41	0'-720"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-42	0'-738"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-43	0'-756"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-44	0'-774"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-45	0'-792"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-46	0'-810"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-47	0'-828"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-48	0'-846"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-49	0'-864"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-50	0'-882"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-51	0'-900"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-52	0'-918"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-53	0'-936"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-54	0'-954"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-55	0'-972"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-56	0'-990"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-57	0'-1008"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-58	0'-1026"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-59	0'-1044"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-60	0'-1062"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-61	0'-1080"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-62	0'-1098"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-63	0'-1116"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-64	0'-1134"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-65	0'-1152"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-66	0'-1170"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-67	0'-1188"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-68	0'-1206"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-69	0'-1224"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-70	0'-1242"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-71	0'-1260"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-72	0'-1278"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-73	0'-1296"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-74	0'-1314"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-75	0'-1332"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-76	0'-1350"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-77	0'-1368"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-78	0'-1386"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-79	0'-1404"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-80	0'-1422"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-81	0'-1440"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-82	0'-1458"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-83	0'-1476"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-84	0'-1494"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-85	0'-1512"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-86	0'-1530"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-87	0'-1548"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-88	0'-1566"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-89	0'-1584"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-90	0'-1602"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-91	0'-1620"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-92	0'-1638"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-93	0'-1656"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-94	0'-1674"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-95	0'-1692"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-96	0'-1710"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER
JANUARY 27, 2016	DH-97	0'-1728"	3	APR 06/22/16	BS	NO NOTTING OR WEeping WATER

**ZONING:**  
 OFFICE / LIGHT INDUSTRIAL  
 ANY NON-RESIDENTIAL USE  
 MINIMUM AREA = 40,000 SQUARE FEET  
 MAXIMUM FRONTAGE = 120 FEET  
 SETBACKS:  
 FRONT YARD = 40 FEET  
 SIDE YARD = 25 FEET  
 REAR YARD = 35 FEET  
 LOT COVERAGE = 40%

- LEGEND**
- BERM
  - DRAIN CATCH BASIN
  - DRAIN LINE
  - DRAIN MANHOLE
  - ELECTRIC LINE
  - FENCE
  - GAS LINE
  - GAS VALVE
  - GUARD POST
  - HANDICAP PARKING SPACE
  - LIGHTPOST
  - LIGHTPOST OBSERVATION WELL
  - NUMBER OF PARKING SPACES
  - PAYMENT EDGE
  - SEWER LINE
  - SIGN
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - TELEPHONE LINE
  - UTILITY MANHOLE
  - UTILITY POLE
  - WATER GATE
  - WATER LINE

N/F  
**NEW ENGLAND POWER COMPANY, INC.**  
 ASSESSORS MAP 17, LOT 6  
 BOOK 2495, PAGE 257



**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION	DETAIL
WB1	WHITE BIRCH	
WB2	BLACK CHERRY	
WB3	RED MAPLE	
WB4	RED OAK	
WB5	PITCH PINE	
WB6	WHITE PINE	

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 56111, PAGE 144.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DISSEAL INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE ANY GUARANTEE OF ACCURACY FOR UTILITIES SHOWN ON THIS SURVEY. METROWEST ENGINEERING, INC. DOES NOT GUARANTEE OR PROVIDE ANY GUARANTEE OF ACCURACY FOR UTILITIES SHOWN ON THIS SURVEY. METROWEST ENGINEERING, INC. DOES NOT GUARANTEE OR PROVIDE ANY GUARANTEE OF ACCURACY FOR UTILITIES SHOWN ON THIS SURVEY.
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- THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 2502Z0028E BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
- THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

**PROPOSED PLANTING SCHEDULE**

**STREET TREES**

SYMBOL	SPECIES	QUANTITY	SIZE
(FB)	GREEN ASH (FRAXINUS PENNSYLVANICA)	4	2.5" CALIPER
(FO)	PIN OAK (QUERCUS PALESTRIS)	6	2.5" CALIPER
(FS)	SUGAR MAPLE (ACER SACHARINUM)	2	2.5" CALIPER

**SHRUBS**

SYMBOL	SPECIES	QUANTITY	SIZE
(CA)	DOGWOODS (CORNUCOPUS AMOMUM)	12	8" HIGH
(IG)	IMBERRY (ILEX GLABRA)	12	8" HIGH

**WETLAND BUFFER ZONE PLANTINGS**

SYMBOL	SPECIES	QUANTITY	SIZE
(HV)	WITCH HAZEL (HAMAMELIS VIRGINIANA)	8	6" HIGH
(VB)	HIGH BUSH CRANBERRY (VIBURNUM TRILOBUM)	8	6" HIGH

FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GENNA, P.E. (CIVIL) # 319977  
 P.L.S. # 37046

GRAPHIC SCALE  
 1" = 20' HORIZONTAL  
 1" = 20' VERTICAL

**PROPOSED LANDSCAPING PLAN**  
 #104 CREEPER HILL ROAD  
 IN  
 GRAFTON, MASS

PREPARED FOR:  
 RUSSO BROTHERS INC.  
 P.O. BOX 206  
 FRAMINGHAM, MA 01703

PROJECT OF:  
 104 CREEPER HILL ROAD LLC  
 104 CREEPER HILL ROAD  
 GRAFTON, MA 01618

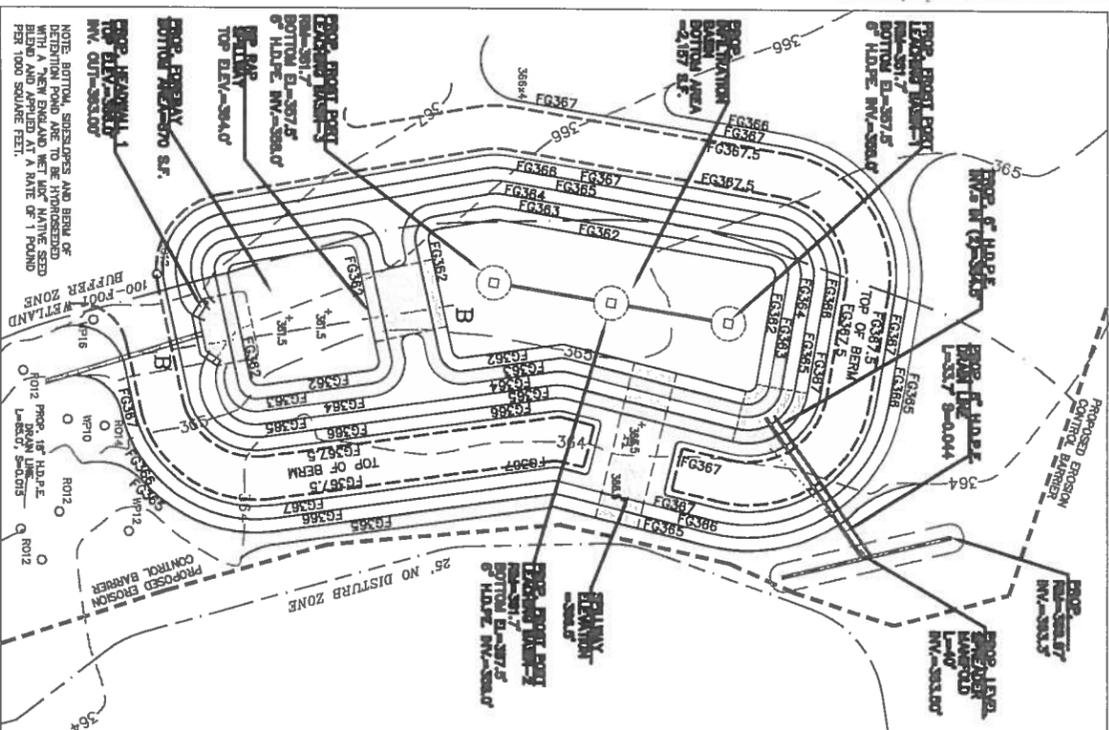
ENGINEER & SURVEYOR:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 GRAFTON, MA 01702  
 TEL.: (508) 626-0089  
 FAX: (508) 875-8440

SHEET C600  
 DATE: NOVEMBER 1, 2016  
 CALC'D BY: BTN  
 FIELD BY: BTN  
 DRAWN BY: BTN  
 PROJECT: GPF\_C60  
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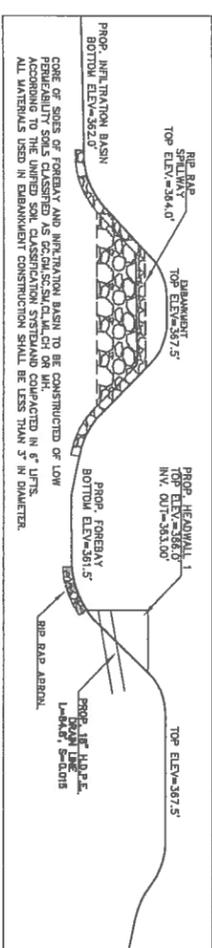
**SEDIMENT FOREBAY AND INFILTRATION BASIN DETAIL**

SCALE 1"=20'



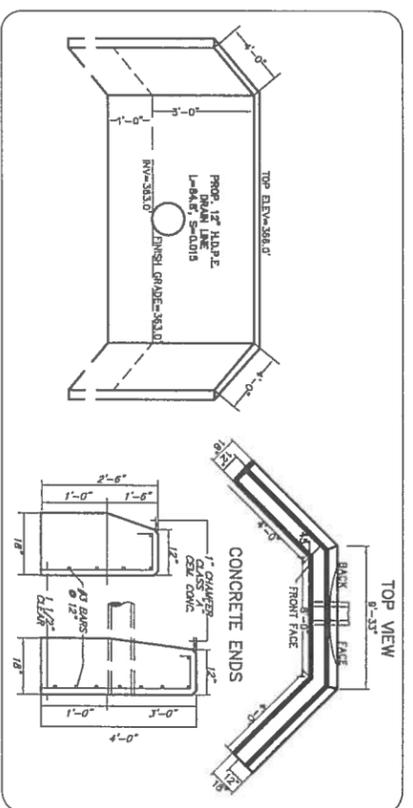
**SEDIMENT FOREBAY PROFILE B-B**

NOT TO SCALE



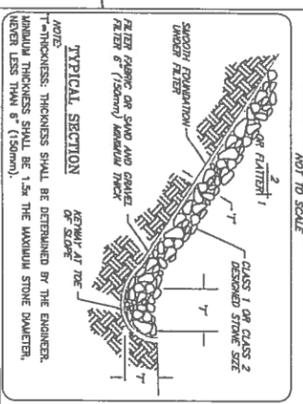
**CONCRETE HEADWALL-1 DETAIL**

NOT TO SCALE



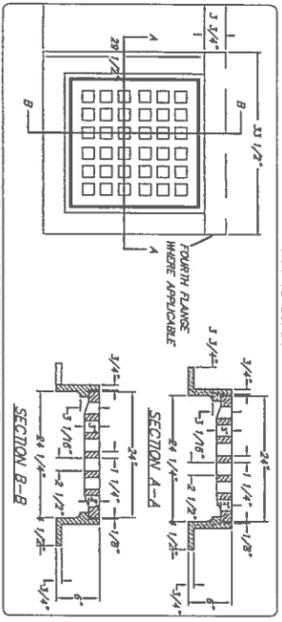
**RIP RAP PROTECTION AT POND INLET AND SPILLWAY**

NOT TO SCALE



**SQUARE CATCH BASIN FRAME & GRATE**

NOT TO SCALE

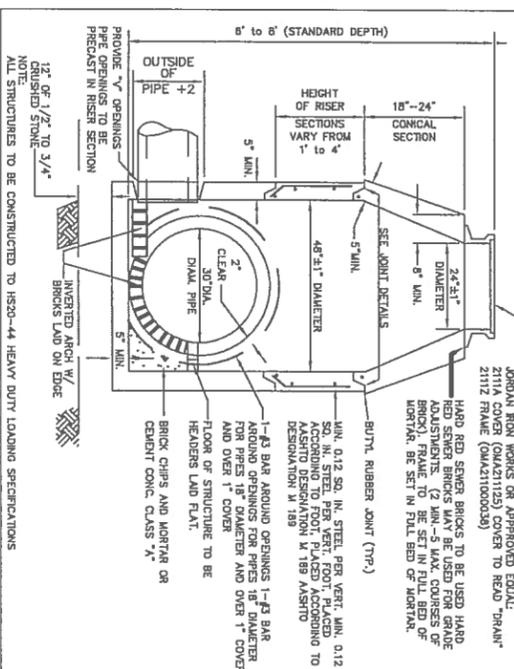
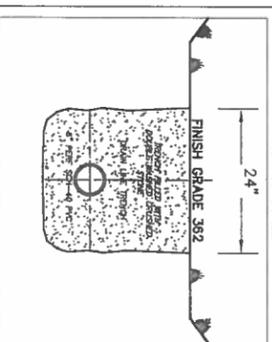


**DRAINAGE MATERIALS NOTES:**

- PRECAST CONCRETE DRAIN MANHOLE MATERIALS AND INSTALLATION**
- 1) ALL MATERIALS ASSOCIATED SHALL BE IN ACCORDANCE WITH THE DESIGN PLANS, THE TOWN OF GRAFTON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
  - 2) STORMCATCHER UNITS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - 3) SPILLER FABRIC SHALL BE BURLAP 140# (TENSILE INDUSTRY) OR APPROVED EQUAL.
  - 4) MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE BASE SECTION, BARREL SECTION AND DOVE SECTION WITH THE REQUIREMENTS OF ASTM C78 AND ASTM M199. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.
  - 5) IN CASES WHERE VERTICAL TOLERANCE DOES NOT PREVENT A CONE TOP SECTION, A PRECAST CONCRETE FLAT SECTION MAY BE USED.
  - 6) MANHOLES SHALL MEET OR EXCEED 15-20 LADING REQUIREMENTS.
  - 7) MANHOLES SHALL HAVE A MINIMUM OPENING OF 26-INCHES AND A MINIMUM INSIDE DIAMETER OF FOUR-FEET (4').
  - 8) MANHOLES SHALL HAVE TONGUE AND GROOVE JOINTS BETWEEN SECTIONS THAT ARE MORTARED OR SEALED WITH BUTYL RUBBER SEALANTS.
  - 9) PIPE INLETS AND OUTLETS SHALL BE SEALED WITH MORTAR OR RUBBER SEALANTS OR BOOT TYPE CONNECTIONS.
  - 10) DRAIN MANHOLES SHALL BE PLACED ON A LAYER OF COMPACTED, LEVEL, BEDDING MATERIAL, NOT LESS THAN 4-INCHES IN THICKNESS.
  - 11) EXCAVATION AROUND THE MANHOLE STRUCTURES SHALL BE BACKFILLED AND COMPACTED IN THREE-INCH (3") LIFTS WITH SURFACE MATERIALS.
  - 12) ROAD BASE MATERIAL AND PAVEMENT MATERIALS SHALL BE INSTALLED AROUND STRUCTURES IN ACCORDANCE WITH BASE AND PAVEMENT PREPARATION INSTRUCTIONS.
  - 13) MANHOLE ACCESS FRAME AND COVER SHALL CONSIST OF EAST JORDAN ROHMANN'S 21114/21112 FRAME AND COVER.
  - 14) FRAME AND COVERS SHALL BE ADJUSTED TO FINISH GRADE USING LAYERS OF MORTAR AND BRICK.
  - 15) FRAME AND COVERS SHALL MEET ASTM A888 REQUIREMENTS FROM CLASS 20, GREY CAST IRON.

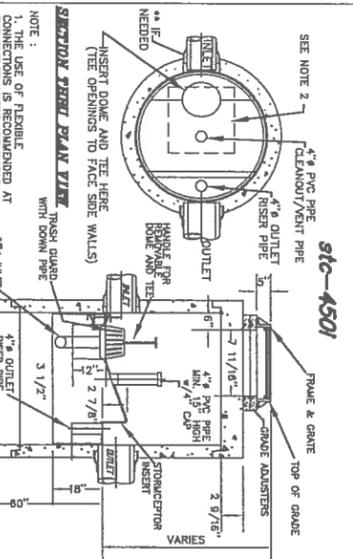
**INFILTRATION BASIN STONE TRENCH**

NOT TO SCALE



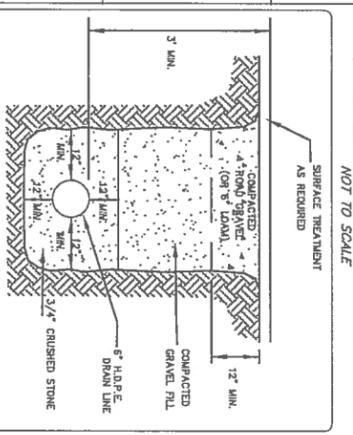
**STORMCATCHOR etc-4501**

NOT TO SCALE



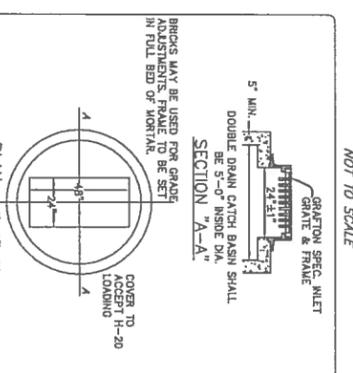
**TYPICAL DRAIN LINE TRENCH**

NOT TO SCALE



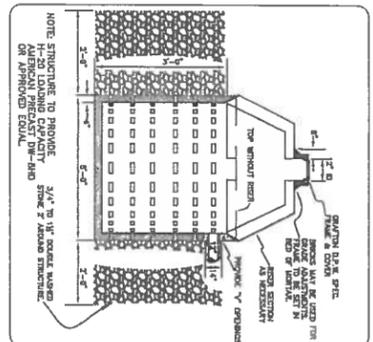
**DOUBLE GRADE CATCH BASIN TOP**

NOT TO SCALE



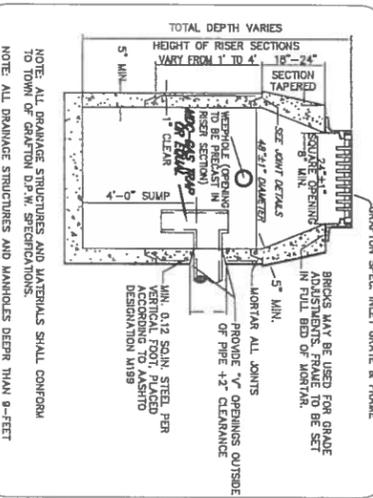
**PRECAST LEACHING BASIN**

NOT TO SCALE



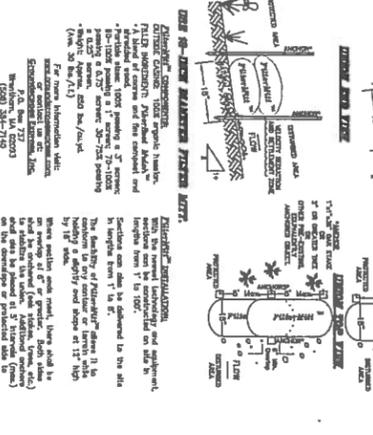
**PRECAST CONCRETE CATCH BASIN**

NOT TO SCALE



**EROSION CONTROL BARRIER**

NOT TO SCALE



**E.D.P.R. DRAIN PIPE MATERIALS AND INSTALLATION**

- 1) ALL PIPE SHALL CONFORM TO MASSDOT SECTION 105.03.10.
- 2) PIPE SHALL BE SMOOTH INTERIOR WALL AND CORRUGATED EXTERIOR WALL AND SHALL BE BELL AND SPIGOT CONNECTION WITH REQUIREMENTS AND MARKINGS FOUND IN ASHTO DESIGNATIONS U252 AND U294.
- 3) ALL CONNECTIONS WITH REQUIREMENTS AND MARKINGS FOUND IN ASHTO DESIGNATIONS U252 AND U294.
- 4) ALL PIPE SHALL SUPPORT AT 15-20 LBS LOAD WITH A MAXIMUM DEFLECTION OF 5% OF THE PIPE DIAMETER.
- 5) ALL PIPE AND FITTINGS SHALL BE MADE FROM HIGH POLYETHYLENE COPOLYMERS WHICH SHALL BE REINFORCED WITH STEEL WIRE OR FIBER GLASS REINFORCEMENT.
- 6) ALL CONNECTIONS SHALL BE MADE WITH ELASTOMERIC RUBBER GASKETS WEARING OR EXCEEDING THE INVERT OF THE PIPE.
- 7) TRENCHES FOR DRAIN LINES SHALL PROVIDE MINIMUM OF TWELVE-INCHES (12") OF HORIZONTAL CLEARANCE FROM SIDES OF PIPE TO EDGE OF TRENCH.
- 8) TRENCHES SHALL BE BACKFILLED WITH ASPH D2312 PIPE RECOMMENDED BY THE MANUFACTURER.
- 9) WATER TIGHT JOINTS SHALL BE USED ON ALL PIPES IN ACCORDANCE WITH ASPH D2312 PIPE JOINTS SHALL BE BELL AND SPIGOT WITH ELASTOMERIC RUBBER GASKETS WEARING OR EXCEEDING THE INVERT OF THE PIPE.
- 10) BEDDING MATERIAL, OR 3/4\"/>

**GRAFTON PLANNING BOARD**

SITE PLAN REVIEW UNDER SECTION IV.2.D

THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)

DETAILS PLAN  
#104 CREEPER HILL ROAD  
IN  
GRAFTON, MASS

PREPARED FOR:  
RUSCO BROTHERS INC.  
P.O. BOX 2105  
FRANKINGHAM, MA 07703

PROPERTY OF:  
104 CREEPER HILL ROAD, LLC  
104 CREEPER HILL ROAD  
GRAFTON, MA 01519

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
GRAFTON, MA 01702  
TEL: (508) 526-0063  
FAX: (508) 875-6440

SHEET C701  
CALCD BY: BPN  
DRAWN BY: BPN  
DATE: NOVEMBER 1, 2016  
FIELD BK.  
CAD FILE: PROP\_SPS.dwg  
PROJECT: GRP\_CRE  
DWG. NO.: SP110118.dwg