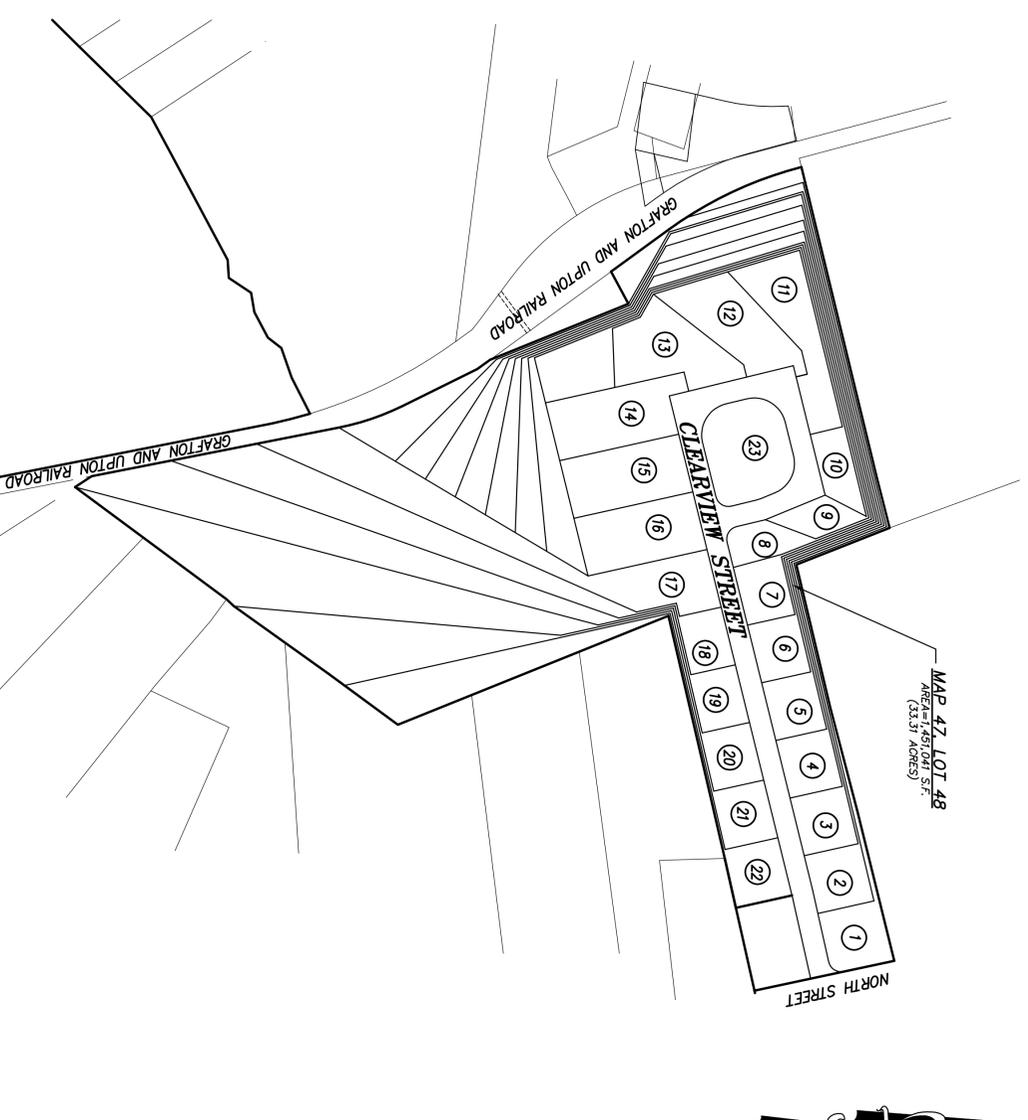
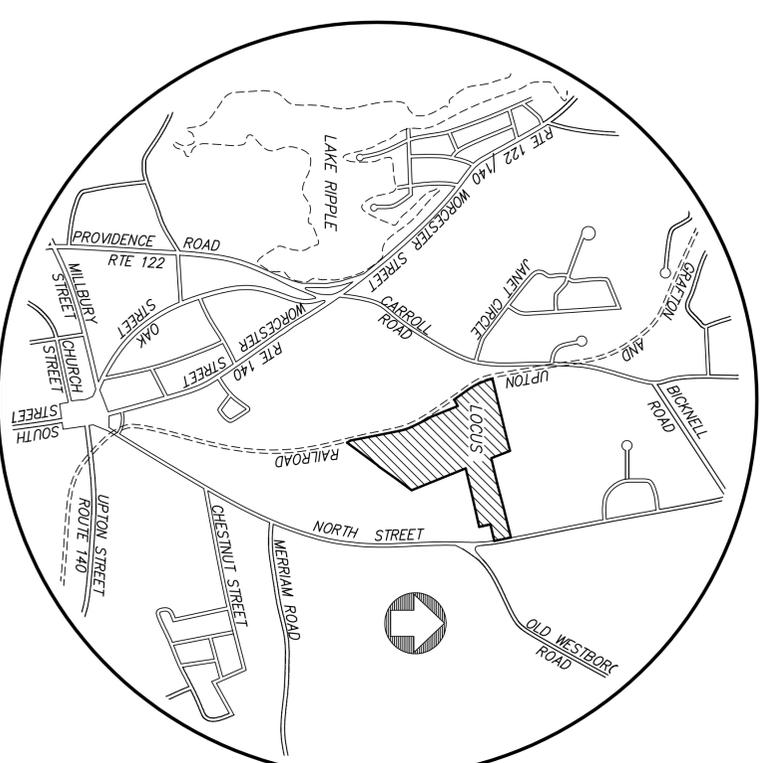


GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAMMETRY OBTAINED FROM COI-EAST, INC. ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
2. PROPERTY LINES ARE BASED UPON ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC.
3. ALL SITES ARE IN HYDROLOGIC GROUP "C", WHICH INCLUDE PAXTON, SCITUATE, AND WOODBRIDGE. BASED ON THE FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WORCESTER COUNTY, MAP NO. 2502700829E AND 2502700833E, DATED JULY 4, 2010.
4. WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GODDARD CONSULTING, AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC. BETWEEN DECEMBER 2011 AND AUGUST 2012.
5. THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WORCESTER COUNTY, MAP NO. 2502700829E AND 2502700833E, DATED JULY 4, 2010.
6. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONNECTIONS FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.



SITE PLAN
SCALE: 1" = 200'



LOCUS MAP
SCALE: 1" = 1000'

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

VAROLJAN H. HAQOPJAN, P.L.S. 19665

1. _____ CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

TITLE	SHEET NUMBER
SHEET INDEX	1
LAND/LOTTING PLANS	2-5
EXISTING CONDITIONS PLANS	1
TOPO/UTILITY PLANS	2-5
ROADWAY/UTILITY PROFILES	6-8
CONSTRUCTION DETAILS	9-11



ZONING:
RESIDENTIAL/R40
AREA = 40,000 sq
FRONTAGE = 140 feet
FRONTAGE = 90' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-8242

DESIGNED BY: MIH
CHECKED BY: TDP
COMPUTED BY: MIH
FIELD SURVEY: BKK
DRAWN BY: MIH
SCALE: 1" = 200'
SHEET 1 OF 5

MODIFIED DEFINITIVE SUBDIVISION PLAN
LOCUS PLAN / SHEET INDEX
OF
GRAFTON HILL
IN
GRAFTON, MA

REVISIONS
SEPTEMBER 30, 2015

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

OWNER:
MAP 47 LOT 48
12 CLEARVIEW STREET
WESTERLY SIDE GRAFTON LLC
DEED BOOK 43570 PAGE 163
117 WATER ST., SUITE 201
MILFORD, MA 01757

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

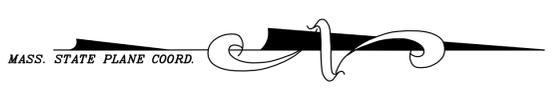
N/F
MAP 47, LOT 47
BOOK 44/63, PAGE 379

LOT LINES 1-11 PARALLEL
LOT LINE 1/2=835.64'
LOT LINE 2/3=810.38'
LOT LINE 3/4=800.72'
LOT LINE 4/5=771.05'
LOT LINE 5/6=731.91'
LOT LINE 6/7=701.24'
LOT LINE 7/8=672.80'
LOT LINE 8/9=652.93'
LOT LINE 9/10=635.93'
LOT LINE 10/11=428.82'

LOT LINES 1-9 PARALLEL
LOT LINE 1/2=253.96'
LOT LINE 3/4=253.91'
LOT LINE 5/6=253.87'
LOT LINE 6/7=253.85'
LOT LINE 7/8=226.24'
LOT LINE 8/9=154.70'
251.36'
235.45'

N/F
THE ENGALL FAMILY NOMINEE TRUST
MAP 47, LOT 49
BOOK 46/21, PAGE 344

Legend:
■ Denotes Granite Bound with drill hole to be set.
● D.H. set - Denotes drill hole set.
○ D.H. find - Denotes drill hole found.



N/F
JEROME L. & LOUISE M. QUILLIAM
MAP 56, LOT 298
BOOK 53/3, PAGE 230

N/F
WILLIAM J. & MARTY A. QUILLIAM
MAP 42, LOT 20
BOOK 12/59, PAGE 185

ZONING:
RESIDENTIAL/R40
AREA = 40,000 sf
FRONTAGE = 140 feet
FRONTAGE = 90' on cut-de-soc
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet

GRAPHIC SCALE: 1" = 40'

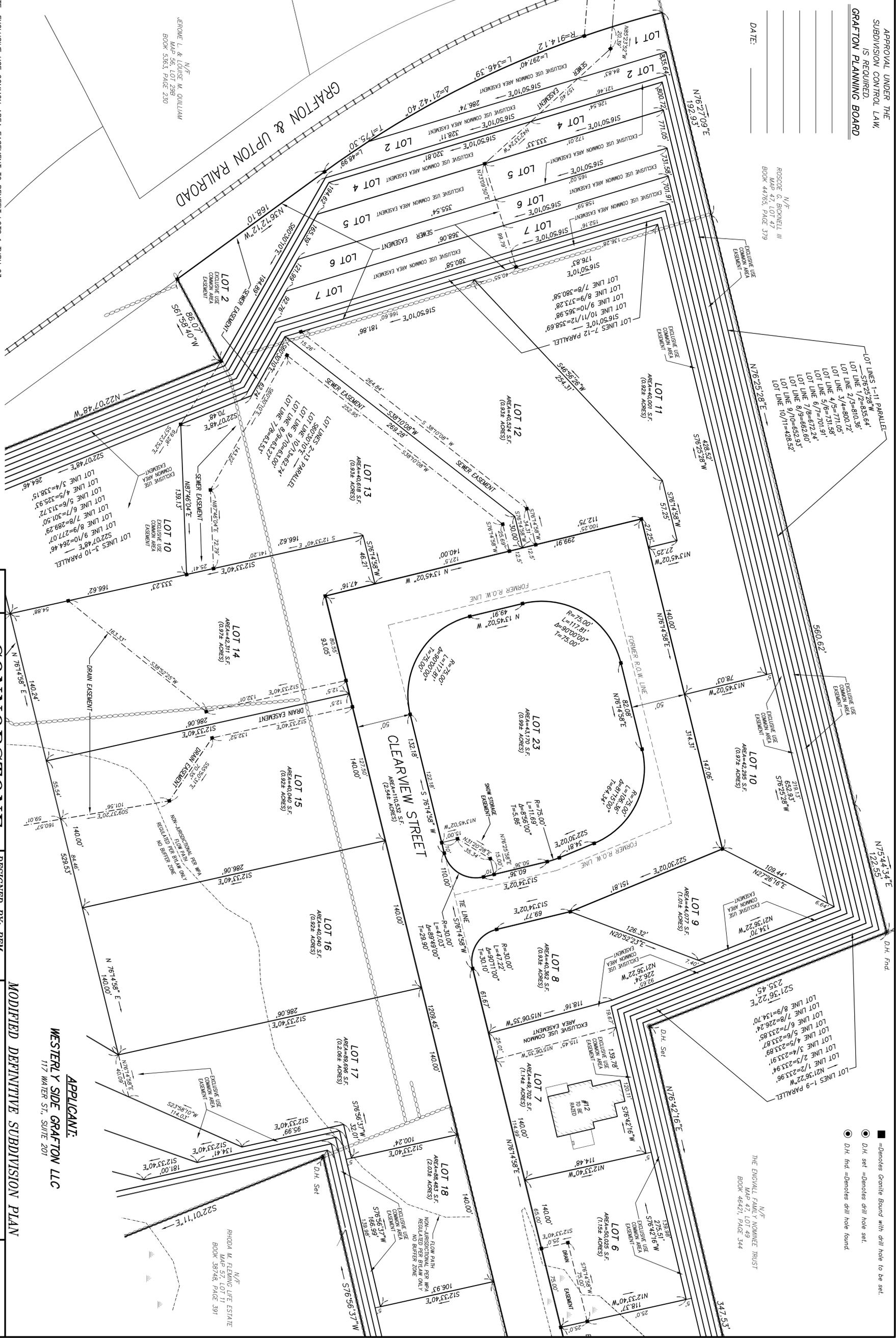


NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN COMPLIANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS

VAROULAN H. HARGOPIAN, P.L.S. 49665

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-398-9727 FAX: (508)-398-8242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM

SCALE: 1" = 40'
SHEET 3 OF 5

MODIFIED DEFINITIVE SUBDIVISION PLAN

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201

PLAN OF LAND OF GRAFTON HILL IN GRAFTON, MA
REVISIONS
SEPTEMBER 30, 2015

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

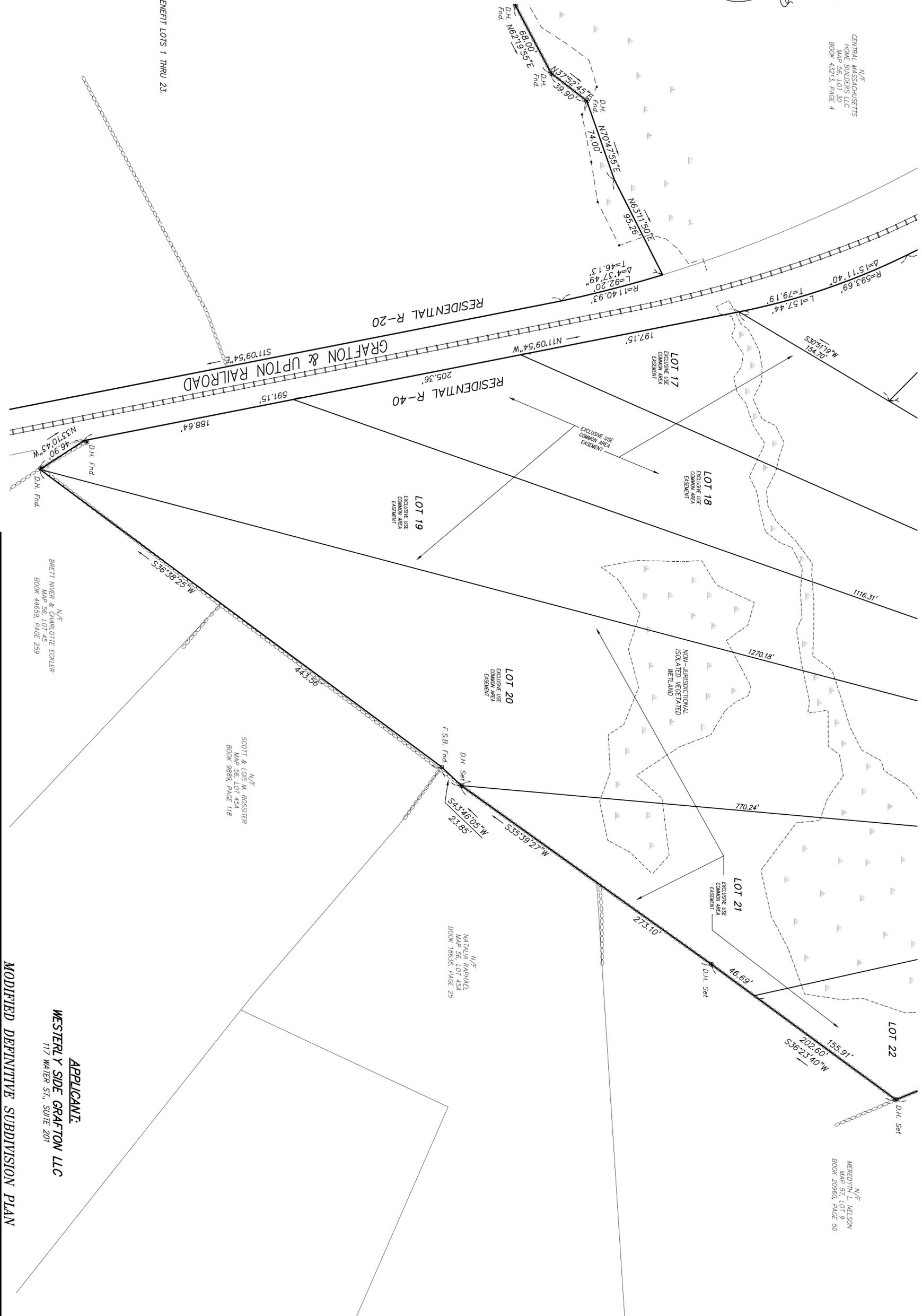
N/F
CENTRAL MASSACHUSETTS
HOME BUILDERS LLC
MAP 56, LOT 30
BOOK 43213, PAGE 4

MASS. STATE PLANE COORD.

DATE: _____

ZONING:
RESIDENTIAL/R40
AREA = 40,000 sq
FRONTAGE = 140 feet
FRONTAGE = 90' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet

NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENNETT LOTS 1 THRU 23.



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.
VAROULAN H. HAGOPIAN, P.L.S. 49865

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

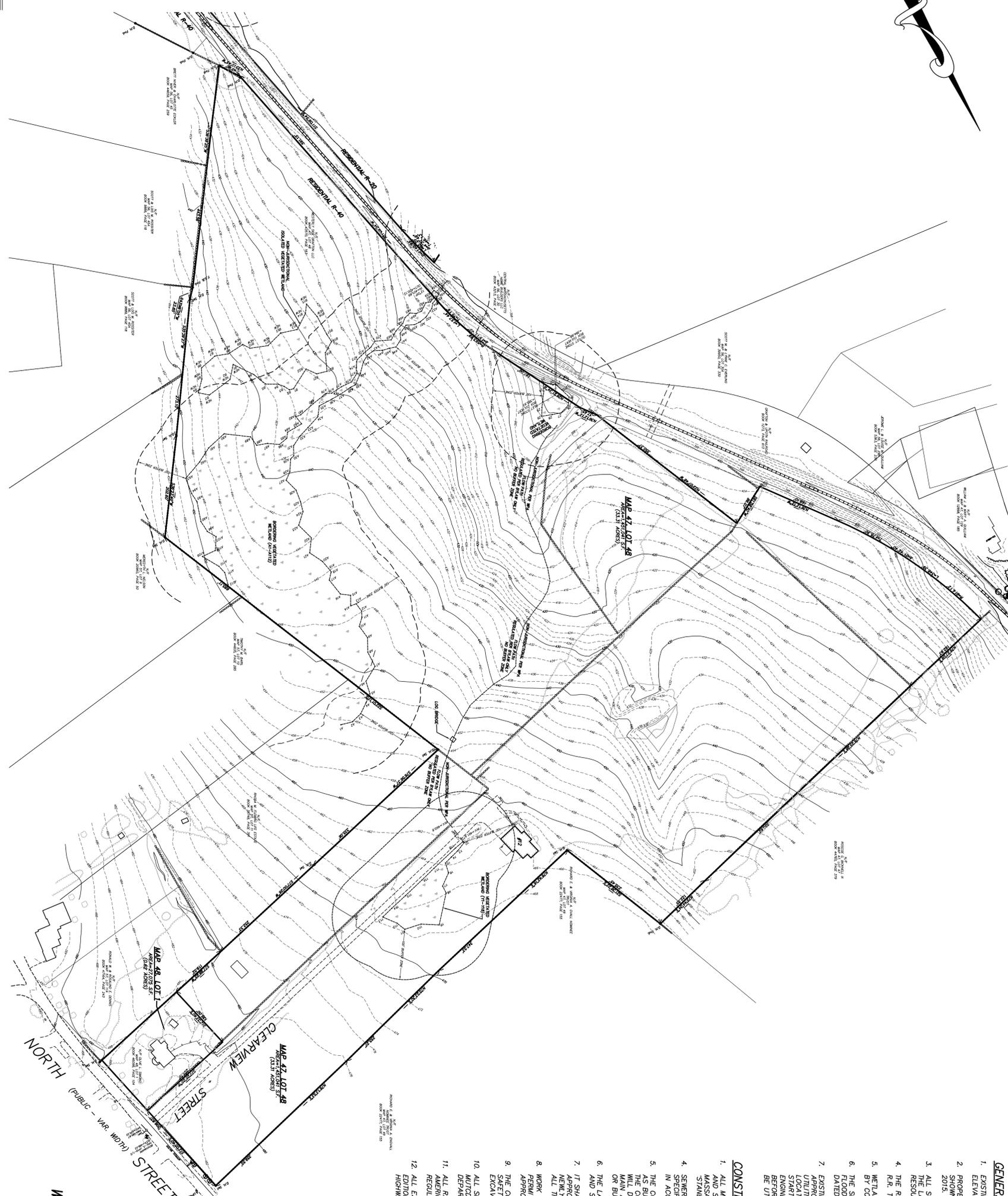
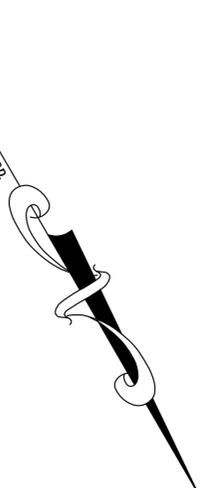
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-8242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 5 OF 5.

MODIFIED DEFINITIVE SUBDIVISION PLAN
PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA
REVISIONS
SEPTEMBER 30, 2015

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201

MODIFIED DEFINITIVE SUBDIVISION PLAN



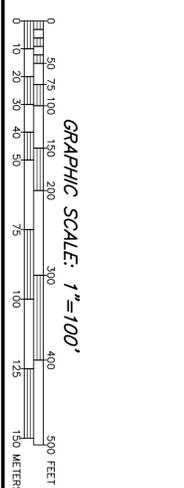
- GENERAL NOTES:**
- EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAMMETRY OBTAINED FROM COL-EAST, INC. ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
 - PROPERTY LINES ARE BASED UPON ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC. AS SHOWN ON MODIFIED DEFINITIVE PLANS FOR GRAFTON HILL IN GRAFTON, MA DATED SEPTEMBER 30, 2015.
 - ALL SOILS ARE IN HYDROLOGIC GROUP "C", WHICH INCLUDE PAXTON AND WOODBRIDGE, BASED ON THE LATEST SOIL REPORTS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - THE RAILROAD DEMARKS THE CHANGE IN ZONING ON THE SITE. THE LAND TO THE EAST OF THE R.R. TRACKS LIES IN THE R/40 ZONE, LAND TO THE WEST LIES WITHIN THE R/20 ZONE.
 - WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GOODARD CONSULTING, AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC. BETWEEN DECEMBER 2011 AND AUGUST 2012.
 - THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WORCESTER COUNTY, MAP NO. 25027C00829E AND 25027C00833E, DATED JULY 4, 2010.
 - EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIO SAFE, 1-800-342-2233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

- CONSTRUCTION NOTES:**
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MDOT) CONSTRUCTION STANDARDS AND THE MDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, WHICHEVER IS MORE STRINGENT.
 - SEWER AND WATER CONNECTIONS SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GRAFTON DEPARTMENT OF PUBLIC WORKS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
 - THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONCEALED AND UNDERGROUND WORK. AS BUILT PLANS WILL BE FURNISHED TO THE DEPARTMENT OF PUBLIC WORKS IN DUPLICATE, BY THE CONTRACTOR, OR OWNER, AT THE COMPLETION OF THE PROJECT. THE PLANS IN PARTICULAR MAIN AND ON HYDRANT BRANCHES, CURB BOX LOCATIONS SHALL BE REFERENCED TO THE HOUSE OR BUILDING THAT IT SERVES BY AT LEAST TWO TIES FROM PERMANENT POINTS.
 - THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
 - WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.
 - THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
 - ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE DEPARTMENT OF TRANSPORTATION.
 - ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (321 CMR 1-47).
 - ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

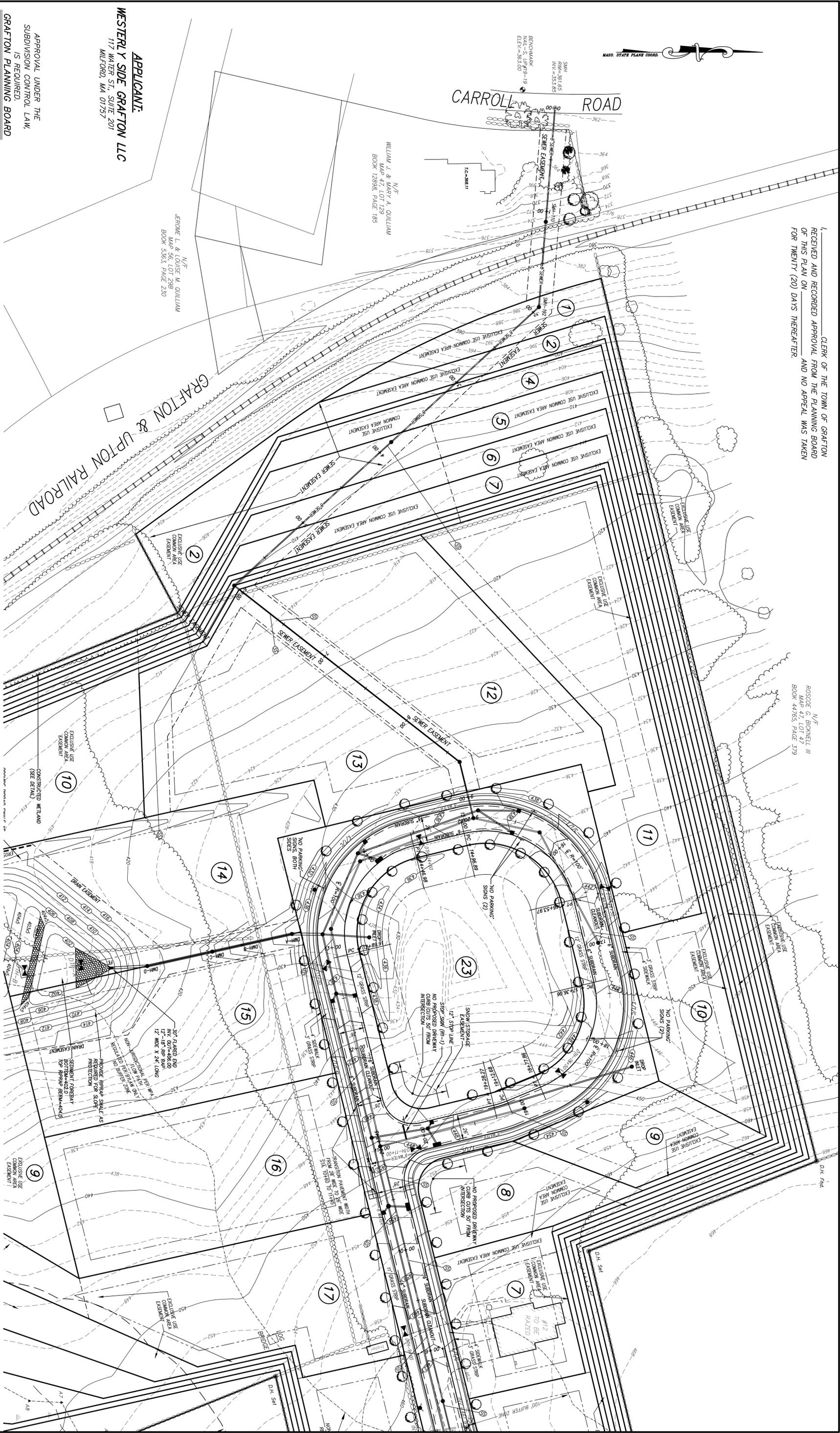
CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-8242

DESIGNED BY: VC, REM	<p>WESTERLY SIDE GRAFTON LLC 117 WATER ST., SUITE 201 MILFORD, MA 01757</p> <p>APPLICANT:</p> <p>MODIFIED DEFINITIVE SUBDIVISION PLAN EXISTING CONDITIONS PLAN</p> <p>OF GRAFTON HILL IN GRAFTON, MA</p>
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY: VHH	
DRAWN BY: REM	SCALE: 1" = 100'
SHEET 1 OF 11	
<p>REVISIONS</p> <p>SEPTEMBER 30, 2015</p>	

CLERK OF THE TOWN OF GRAFTON
 RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
 OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
 FOR TWENTY (20) DAYS THEREAFTER.



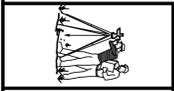
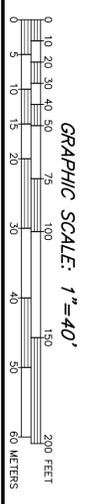
APPLICANT:
WESTERLY SIDE GRAFTON LLC
 117 WATER ST., SUITE 201
 MILFORD, MA 01757

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW,
 IS REQUIRED.
 GRAFTON PLANNING BOARD

N/E
 JEROME L. & LOUISE M. O'QUILLIAN
 MAP 56, LOT 29B
 BOOK 5363, PAGE 230

N/E
 WILLIAM J. & MARY A. O'QUILLIAN
 MAP 47, LOT 129
 BOOK 12898, PAGE 185

N/E
 ROSCOE C. BICKNELL III
 MAP 47, LOT 47
 BOOK 44765, PAGE 379

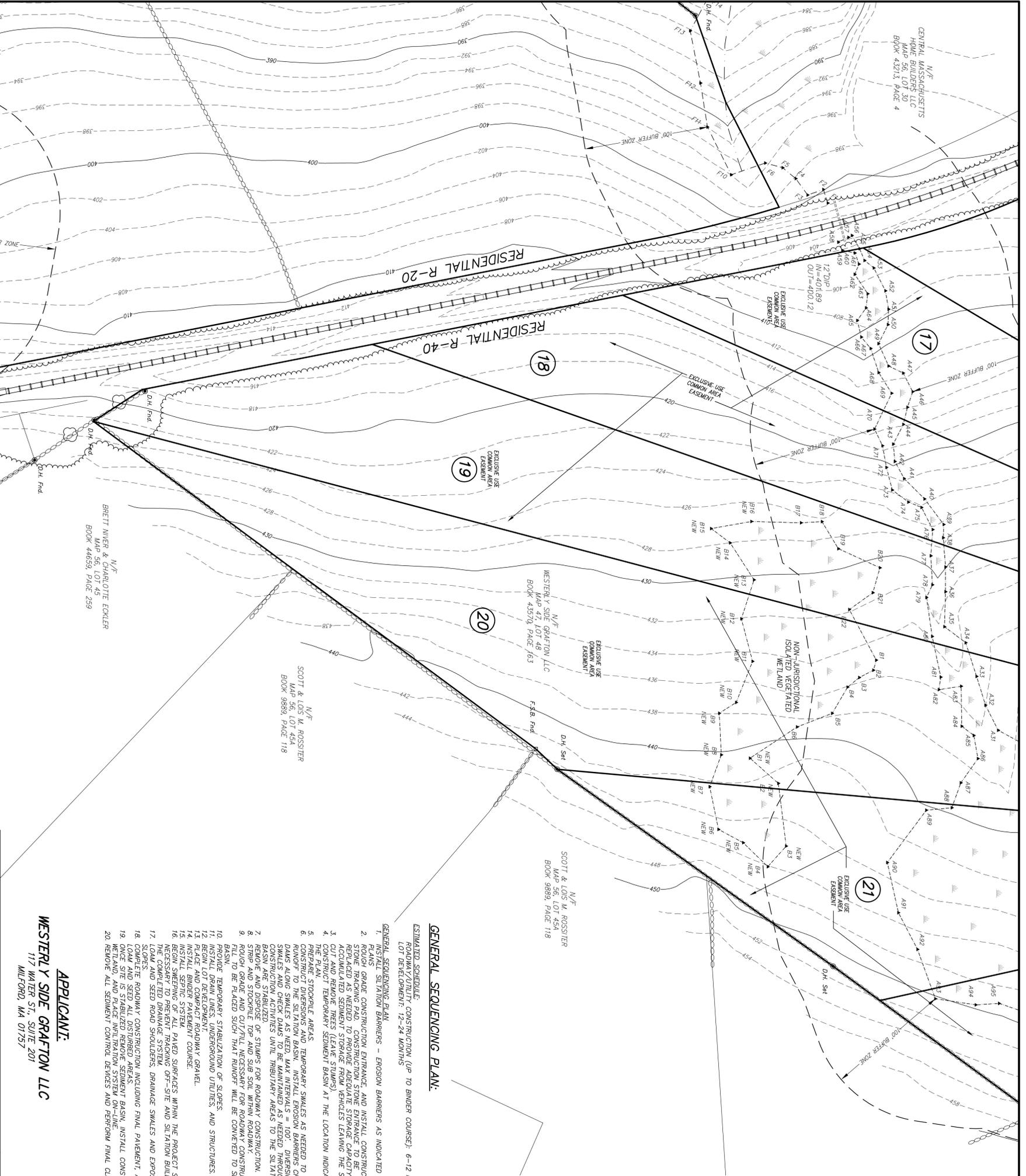


CONNORSTONE
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: (508)-398-9727 FAX: (508)-398-6242

DESIGNED BY: VC, REM
 CHECKED BY: VC
 COMPUTED BY:
 FIELD SURVEY: VHH
 DRAWN BY: REM
 SCALE: 1" = 40'

MODIFIED DEFINITIVE SUBDIVISION PLAN
TOPOGRAPHIC PLAN
 OF
GRAFTON HILL
 IN
GRAFTON, MA

NO.	DATE	REVISIONS
1	SEPTEMBER 30, 2015	



SOIL TEST LOGS

DH-1+00 0-14" 4p SANDY LOAM 10R3/3 14-32" Bw SANDY LOAM 10R4/6 32-120" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 27"	DH-13+00 0-8" 4p SANDY LOAM 10R3/3 8-18" Bw SANDY LOAM 10R5/6 18-120" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 18"	DH-14+50 0-8" 4p SANDY LOAM 10R3/3 8-24" Bw SANDY LOAM 10R5/6 24-126" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 24"	DH-16+50 0-10" 4p SANDY LOAM 10R3/3 10-24" Bw SANDY LOAM 10R5/6 24-130" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 24"	DH-5+00 0-12" 4p SANDY LOAM 10R3/3 12-28" Bw SANDY LOAM 10R4/6 28-120" C1 SANDY LOAM 2.515/4 NO GROUND WATER OR REFUSAL MOTTLES AT 24"	DH-7+00 0-16" 4p SANDY LOAM 10R3/3 16-32" Bw SANDY LOAM 10R5/6 32-122" C1 SANDY LOAM 2.515/3 WATER AT 120" MOTTLES AT 32"	DH-9+00 0-20" FILL 20-26" 4p SANDY LOAM 10R3/3 26-40" Bw SANDY LOAM 10R5/6 40-130" C1 SANDY LOAM 2.515/3 WATER AT 128" MOTTLES AT 40"	DH-11+00 0-8" 4p SANDY LOAM 10R3/3 8-22" Bw SANDY LOAM 10R5/6 22-120" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 120"	DH-B 0-10" 4p SANDY LOAM 10R3/3 10-28" Bw SANDY LOAM 10R5/6 28-78" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 32"	DH-18+50 0-6" 4p SANDY LOAM 10R3/3 6-20" Bw SANDY LOAM 10R5/6 20-128" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 20"	DH-A 0-14" 4p SANDY LOAM 10R3/3 14-24" Bw SANDY LOAM 10R5/6 24-102" C1 SANDY LOAM 2.515/3 NO GROUND WATER OR REFUSAL MOTTLES AT 32"
---	--	--	--	---	--	---	---	---	--	--

EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE LOCAL CONSERVATION COMMISSION, AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROL. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE LOCAL CONSERVATION COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL CONSERVATION COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL CONSERVATION COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL CONSERVATION COMMISSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL PERMANENT AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH DISPOSD OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF WEED FREE HAYBALE OR SEGMENT MOUNTS, OR AS DIRECTED BY THE LOCAL AUTHORITIES.
- SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERMETER SEDIMENT CONTROL BARRIER SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
- TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED SHALL BE EROSION CONTROL MIX. DISTURBED PORTIONS OF THE SITE WHERE FINAL GRADE HAS BEEN MET AND CONSTRUCTION ACTIVITY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. PERMANENT SEED SHALL BE A MIXTURE OF PERMANENT SEED AND MULCH. SEED SHALL BE APPLIED AS REQUIRED. SEEDING SHALL BE APPLIED PRIOR TO SEEDING. GROUND AGRICULTURAL LIMESTONE SHALL BE APPLIED AS REQUIRED. SEEDING SHALL BE NUTRIENT ENRICHED HYDROSEED WITH TACKIFIERS AND CELLULOSE OR OTHER DEGRADABLE FIBERS CAPABLE OF RETAINING MOISTURE. IF NOT DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED.
- OPERATING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES. BORROWING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAYBALE CORRAL AND HAYBALE CHECK DAMS SPACED 10 APART.
- STATED WEED FREE STRIP OF HAY BARRS AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WEED FREE BARRS AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS WEED FREE BARR/SILT FENCING STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC HIGHWAYS SHALL BE SHEPT AT THE END OF EACH WORKING DAY.
- ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN INSERTS, STREAMGUARD - MODEL 3003, OR APPROVED EQUAL). THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
- ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CORSESS OF 2' TO 3' AND BEYOND 50 FEET AS NECESSARY BASED UPON FIELD CONDITIONS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR THE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.
- EQUIPMENT NOT IN USE SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.

GENERAL SEQUENCING PLAN:

ESTIMATED SCHEDULE:
ROADWAY/UTILITY CONSTRUCTION (UP TO BINDER COURSE): 6-12 MONTHS
LOT DEVELOPMENT: 12-24 MONTHS

- GENERAL SEQUENCING PLAN.
- INSTALL SILTATION BARRIERS - EROSION BARRIERS AS INDICATED ON THE PLANS.
- ROUGH GRADE CONSTRUCTION ENTRANCE, AND INSTALL CONSTRUCTION BARRIERS TO PREVENT OFF-SITE ACCUMULATED SEDIMENT STORAGE FOR VEHICLES LEAVING THE SITE.
- CUT AND REMOVE TREES (LEAVE STUMPS).
- CONSTRUCT TEMPORARY SEDIMENT BASIN AT THE LOCATION INDICATED ON THE PLANS.
- CONSTRUCT DIVERSIONS AND TEMPORARY SNALES AS NEEDED TO CONVEY RUNOFF TO THE SILTATION BASIN. INSTALL EROSION BARRIERS CHECK DAMS ALONG SNALES AS NEEDED. MAX INTERVALS = 100'. DIMENSIONS SHALL BE AS SHOWN ON THE PLANS.
- REMOVE AND DISPOSE OF STUMPS FOR ROADWAY CONSTRUCTION.
- STRIP AND STOCKPILE TOP AND SUB SOIL WITHIN ROADWAY.
- ROUGH GRADE AND CUT/FILL NECESSARY FOR ROADWAY CONSTRUCTION, SHALL BE PLACED SUCH THAT RUNOFF WILL BE CONVEYED TO SEDIMENT BASIN.
- PROVIDE TEMPORARY STABILIZATION OF SLOPES.
- INSTALL DRAIN LINES, UNDERGROUND UTILITIES, AND STRUCTURES.
- BEGAN LOT DEVELOPMENT.
- PLACE AND COMPACT ROADWAY GRAVEL.
- INSTALL AND CONNECT ROADWAY GUTTER.
- INSTALL SEPTIC SYSTEM.
- BEGAN SWEEPING OF ALL PAVED SURFACES WITHIN THE PROJECT SITE AS NECESSARY TO PREVENT TRACKING OFF-SITE AND SILTATION BUILDUP IN THE COMPLETED DRAINAGE SYSTEM.
- COMPLETE ROADWAY CONSTRUCTION INCLUDING FINAL PAVEMENT, AND SLOPES AND SEED ROAD SHOULDERS, DRAINAGE SNALES AND EXPOSED SLOPES.
- ONCE SITE IS STABILIZED REMOVE SEDIMENT BASIN, INSTALL CONSTRUCTED DRAINAGE SYSTEM, AND PERFORM FINAL CLEANUP.
- REMOVE ALL SEDIMENT CONTROL DEVICES AND PERFORM FINAL CLEANUP.

APPLICANT:

WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

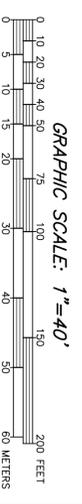
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-398-9727 FAX: (508)-398-8242

DESIGNED BY: VC, REM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 5 OF 11

MODIFIED DEFINITIVE SUBDIVISION PLAN
TOPOGRAPHIC PLAN
OF
GRAFTON HILL
IN
GRAFTON, MA

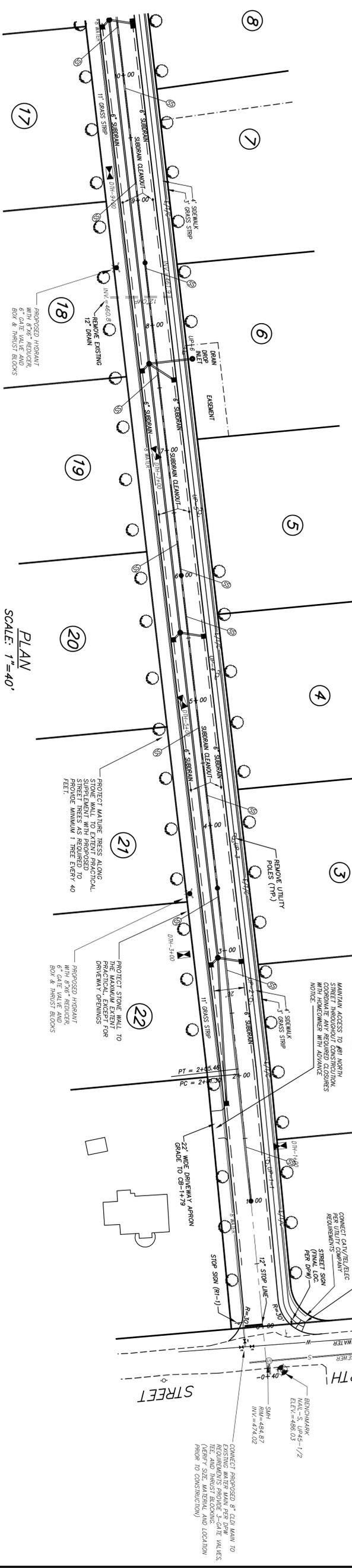
REVISIONS
SEPTEMBER 30, 2015

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

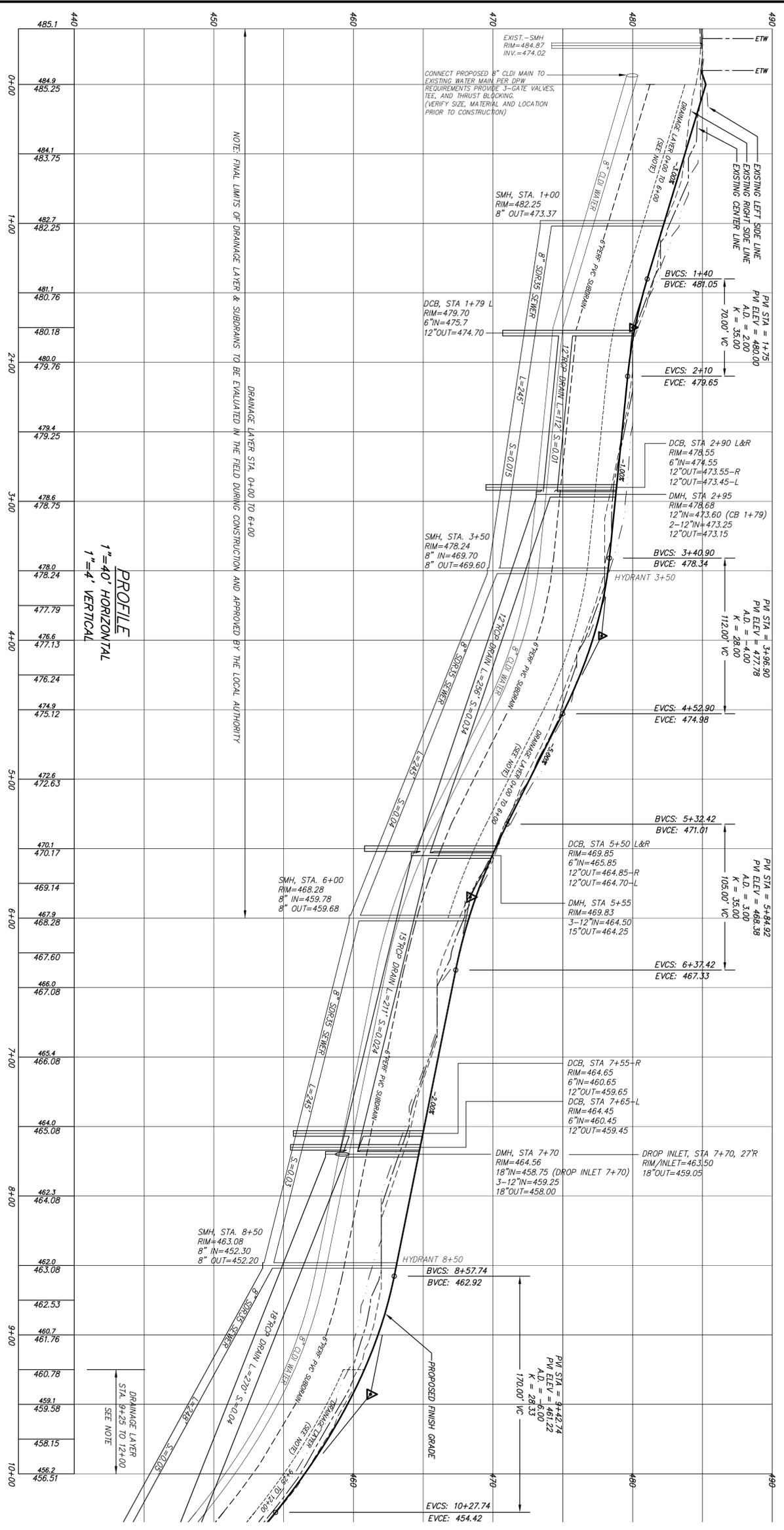


APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

1. _____ CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



PLAN
SCALE: 1"=40'



PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL

MODIFIED DEFINITIVE SUBDIVISION PLAN
ROADWAY PLAN & PROFILE
OF
GRAFTON HILL
IN
GRAFTON, MA

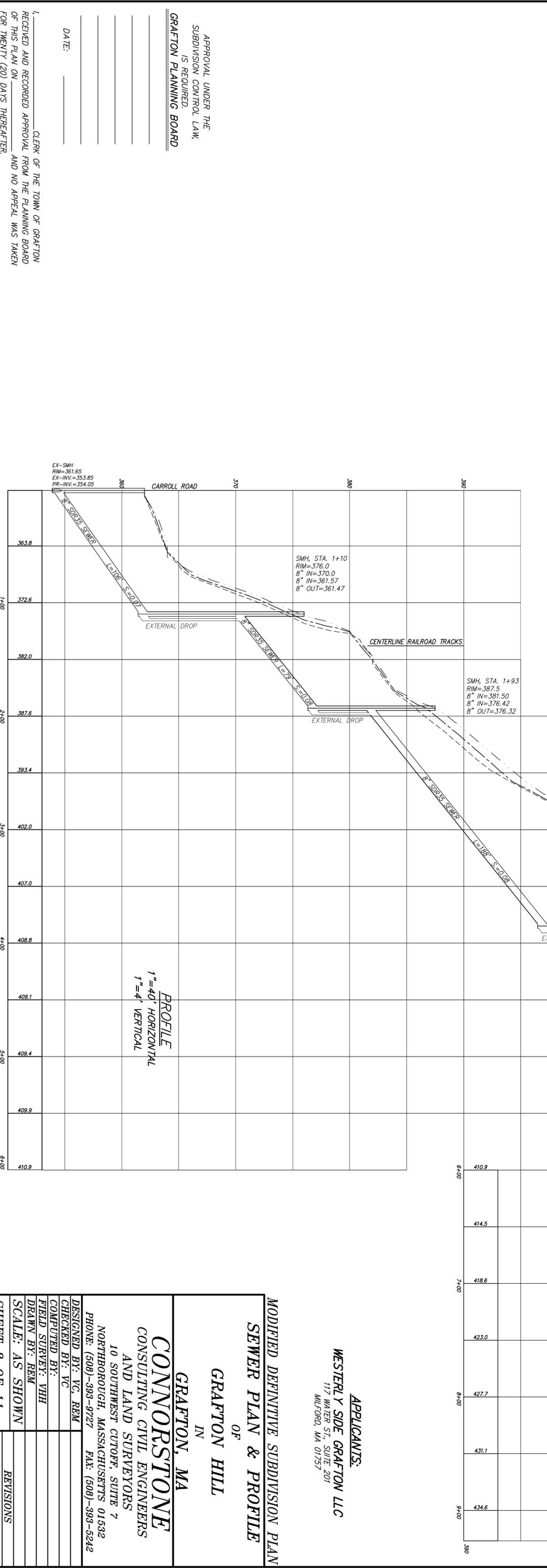
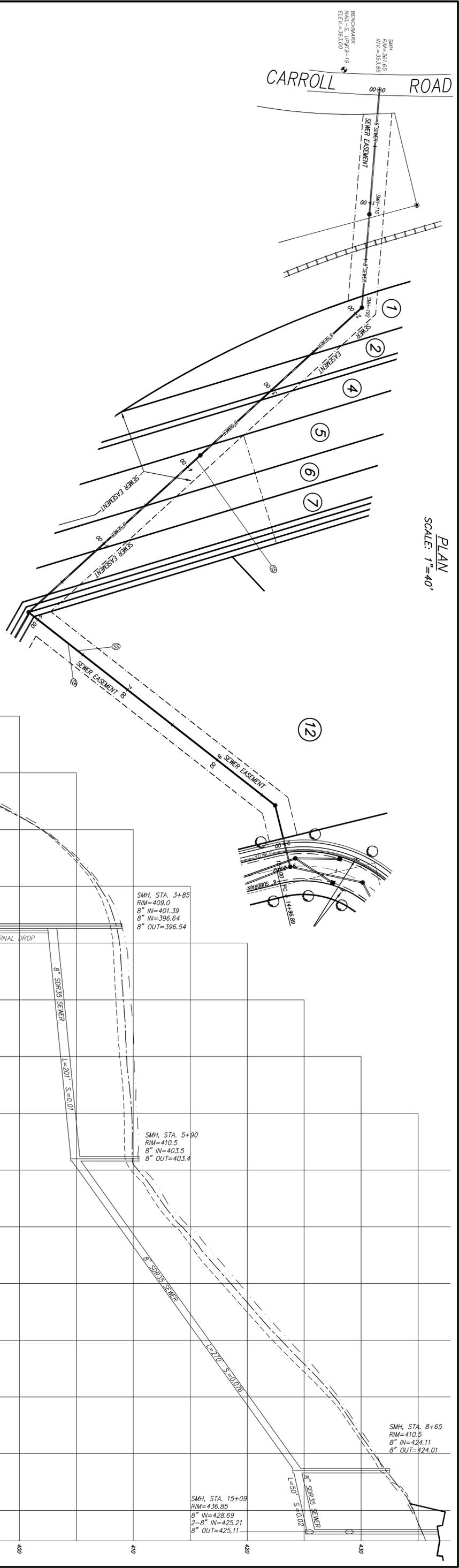
CONNORSTONE
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AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-893-9727 FAX: (508)-393-6242

DESIGNED BY: VC, RBM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: AS SHOWN

REVISIONS
SEPTEMBER 30, 2015

APPLICANTS:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

PLAN
SCALE: 1"=40'



PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

**MODIFIED DEFINITIVE SUBDIVISION PLAN
SEWER PLAN & PROFILE**

OF
GRAFTON HILL
IN
GRAFTON, MA

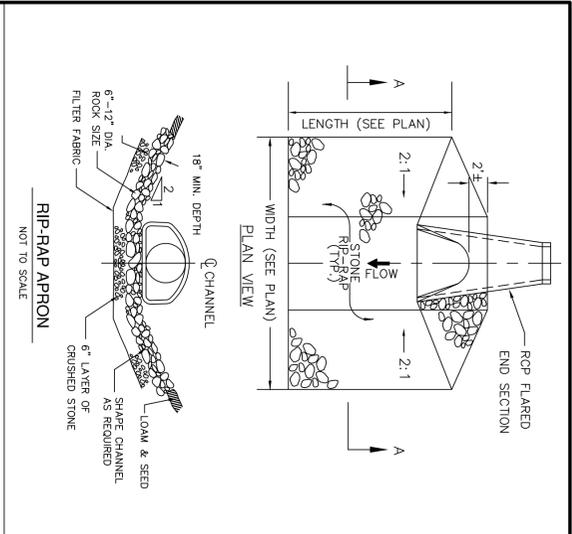
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10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: VC, RBM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: AS SHOWN

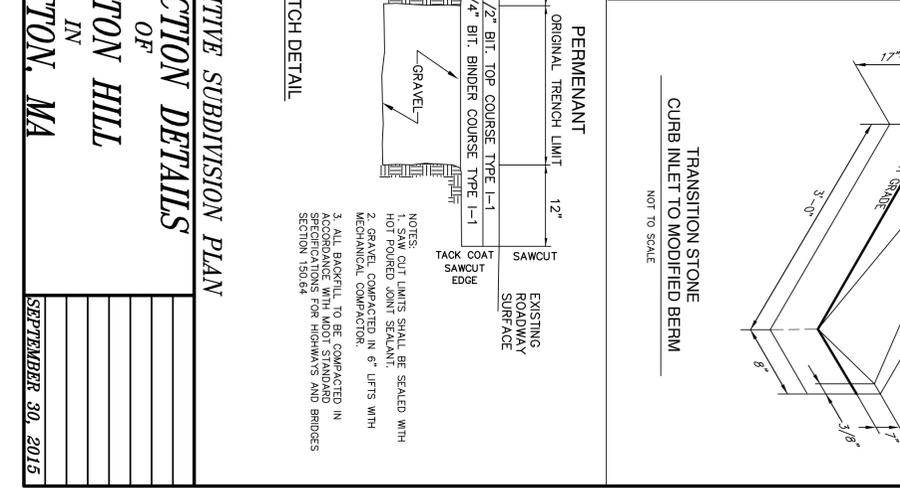
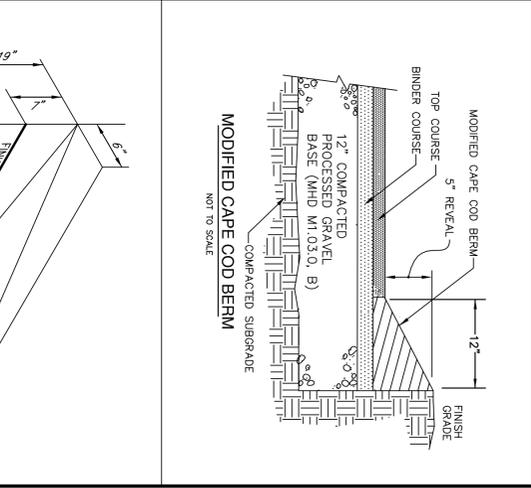
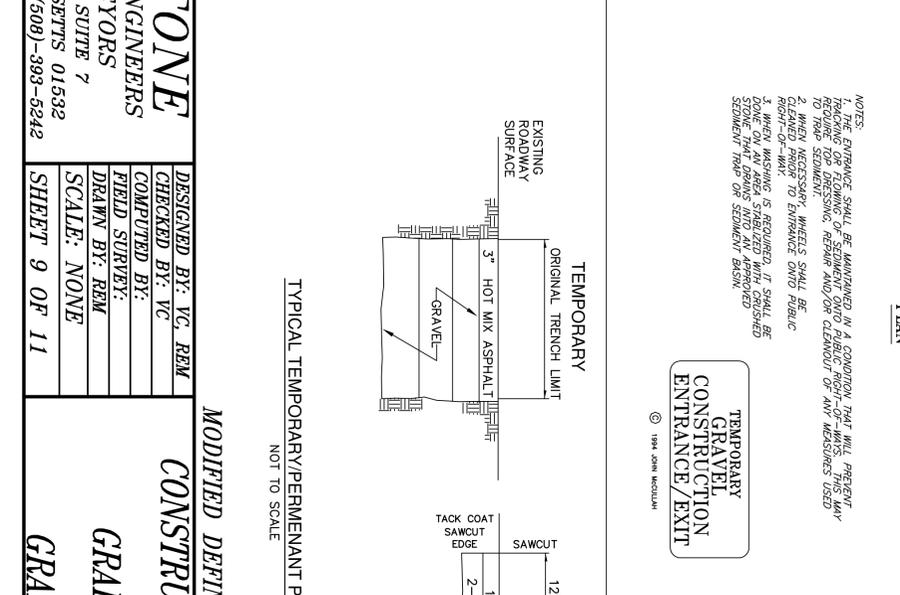
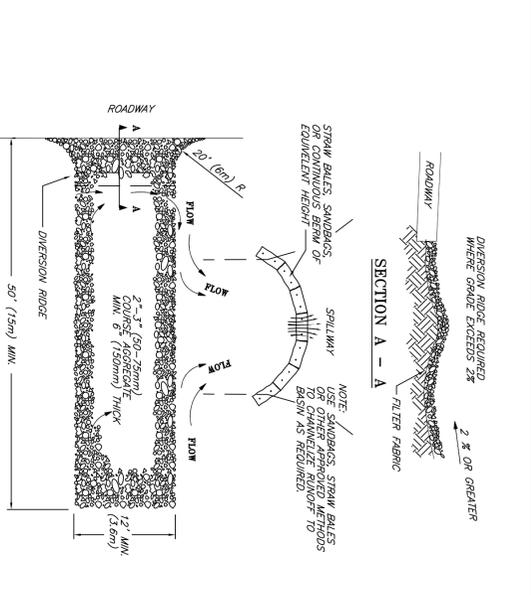
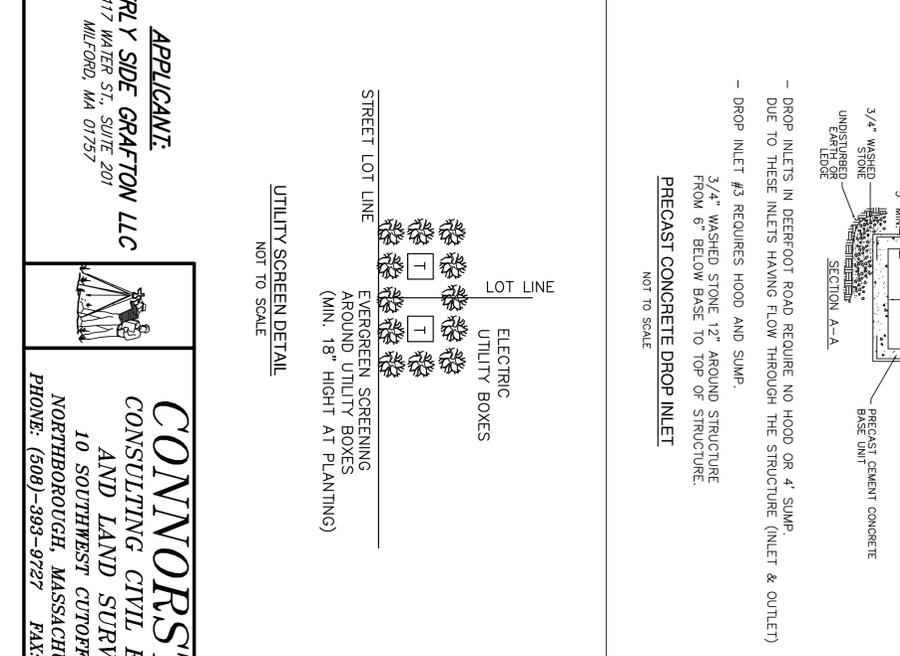
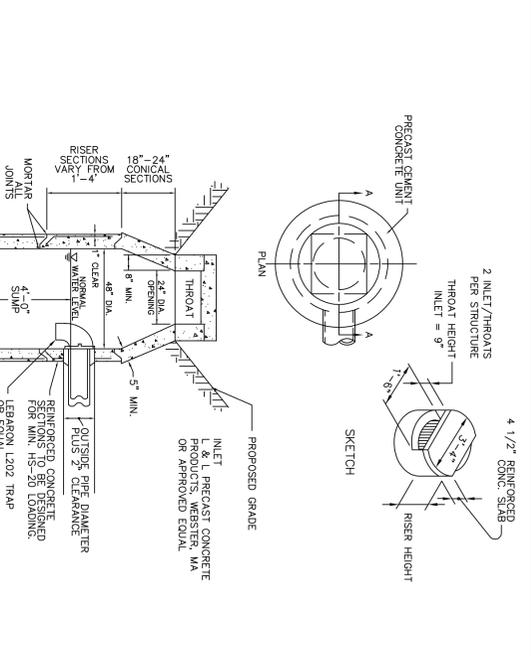
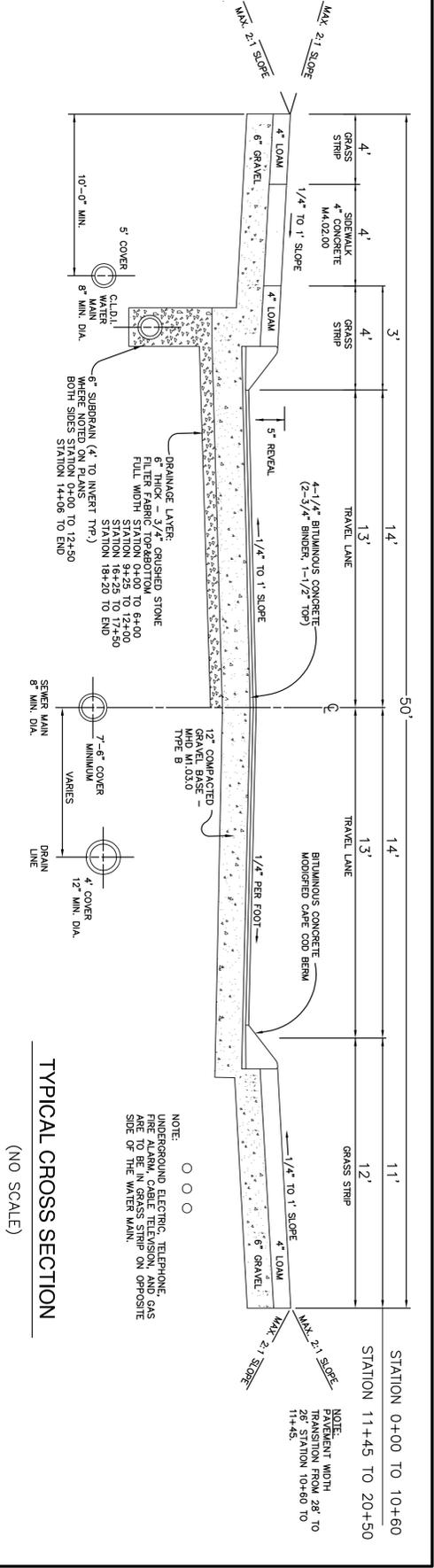
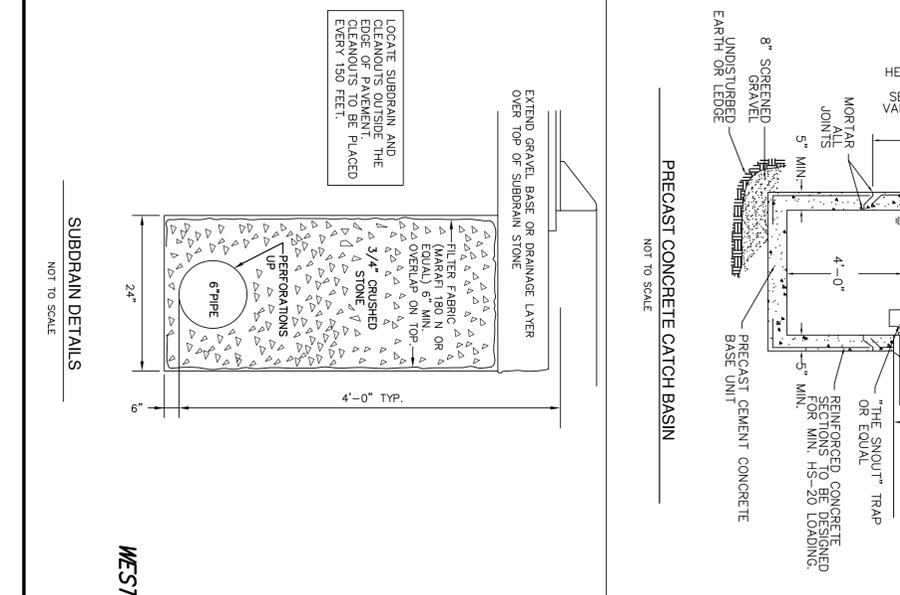
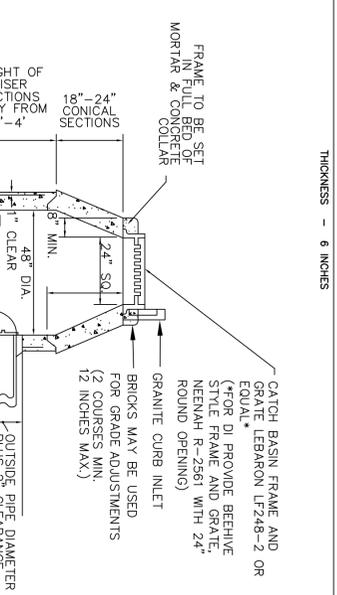
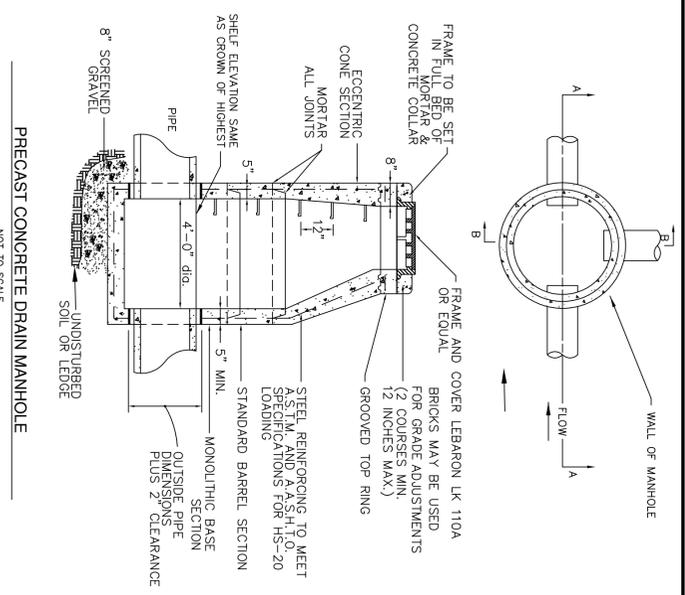
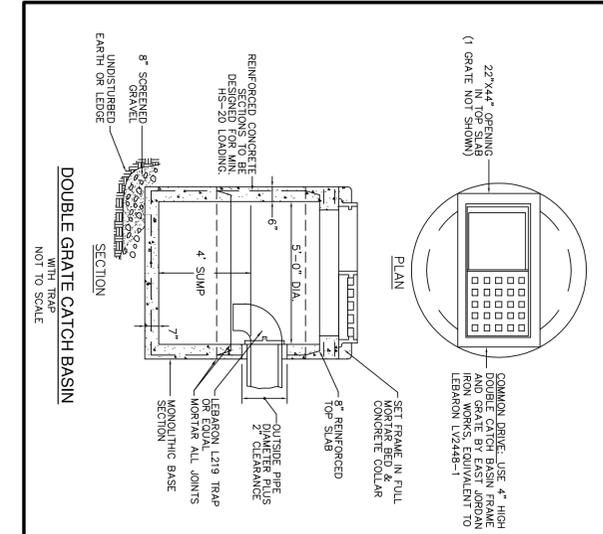
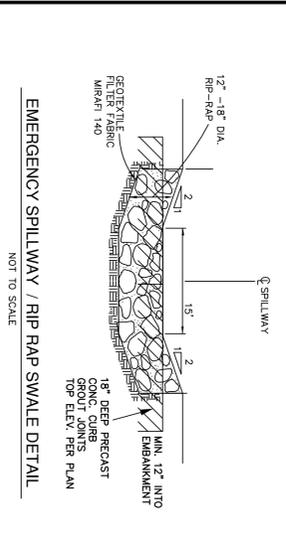
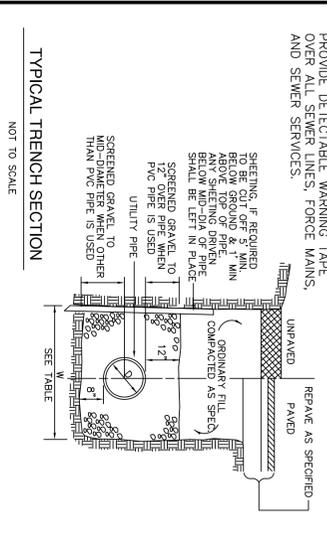
REVISIONS:
SEPTEMBER 30, 2013

APPLICANTS:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

SHEET 8 OF 11



TRENCH WIDTH (W)	D	W	L
12"	12"	3'	4'
14"	14"	4'	5'
16"	16"	5'	6'
20"	20"	6'	8'

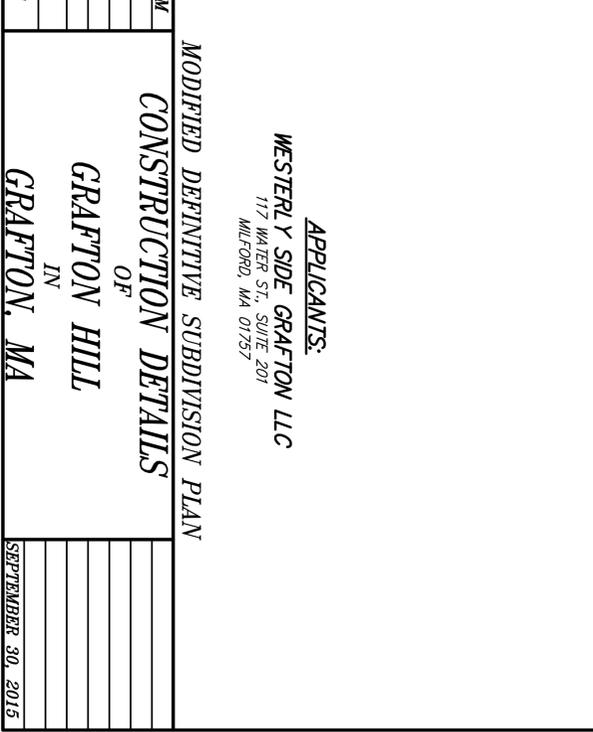
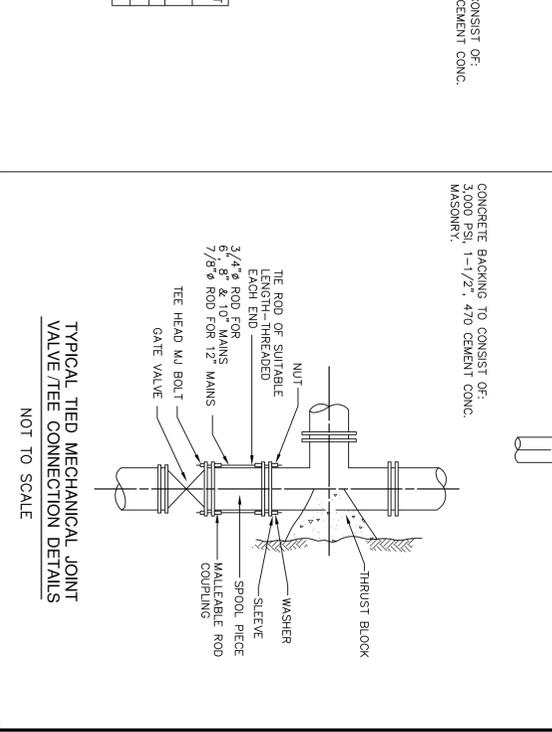
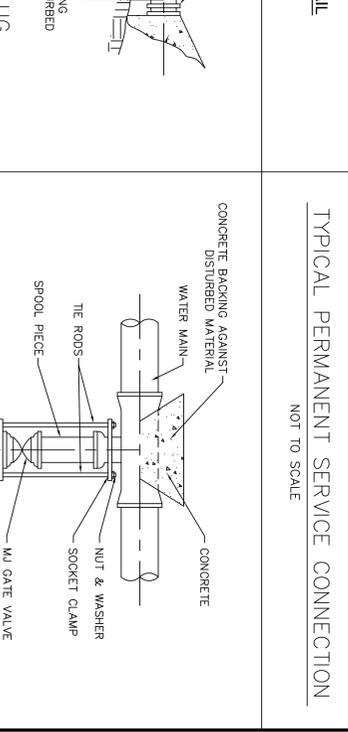
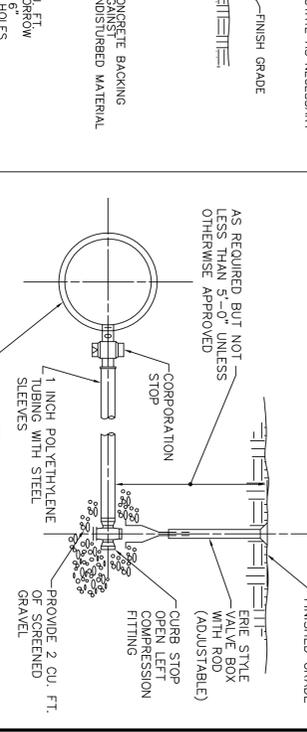
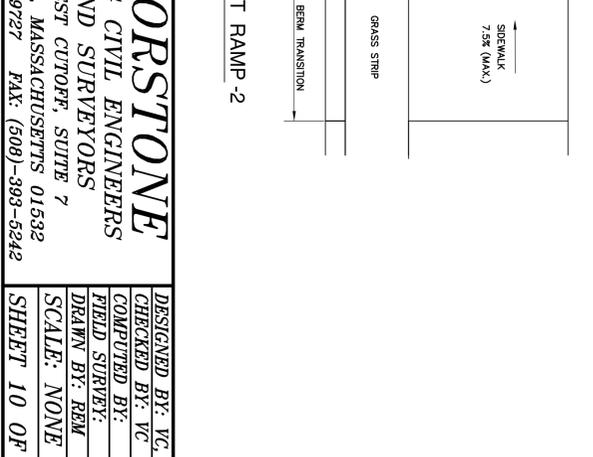
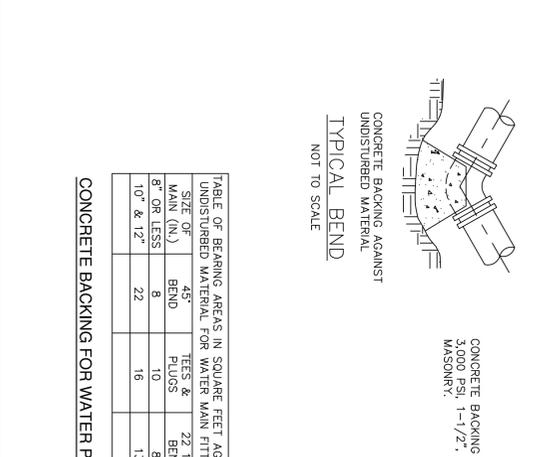
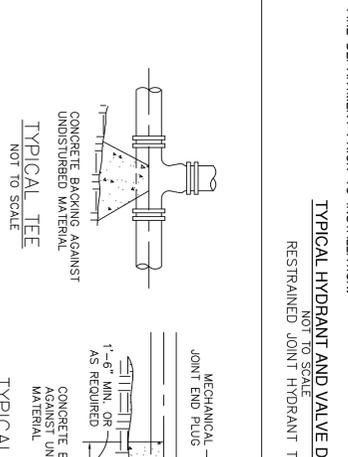
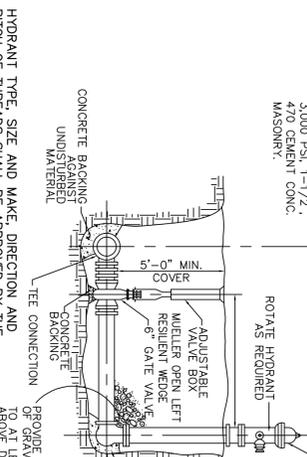
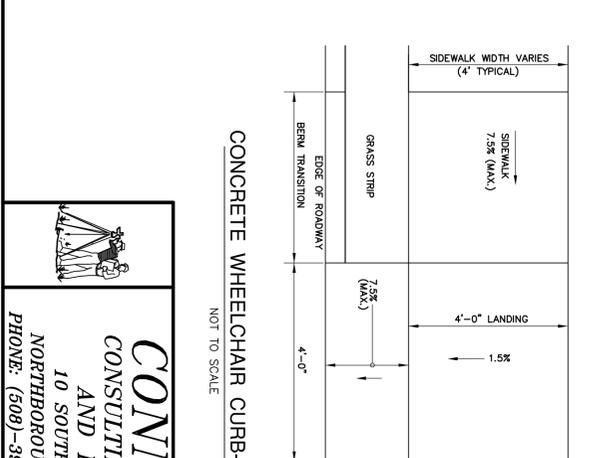
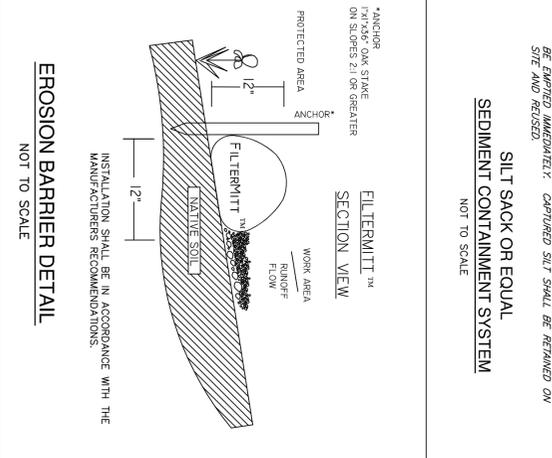
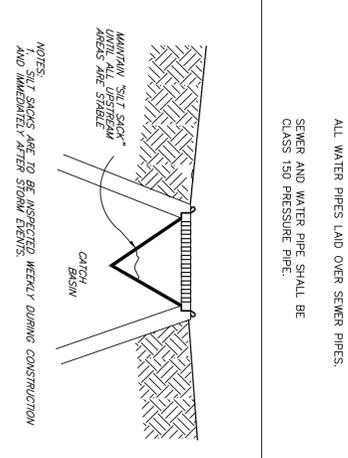
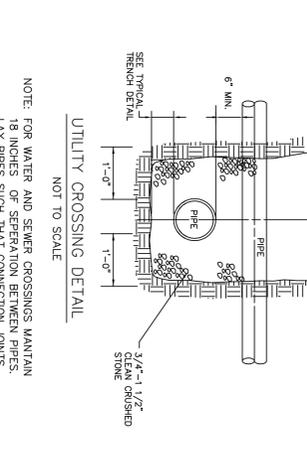
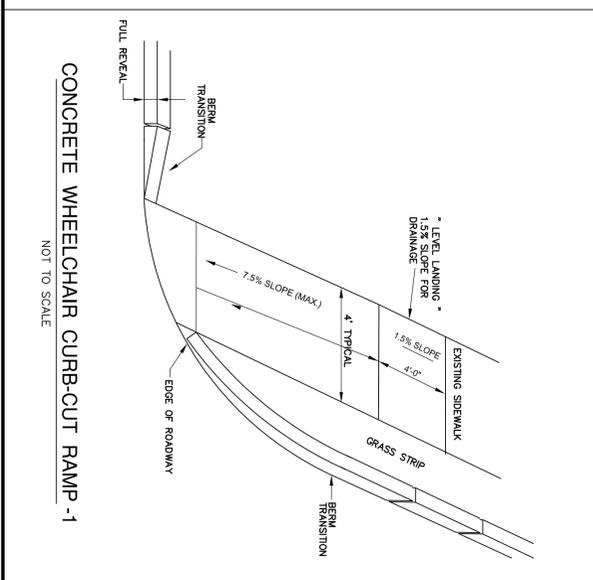
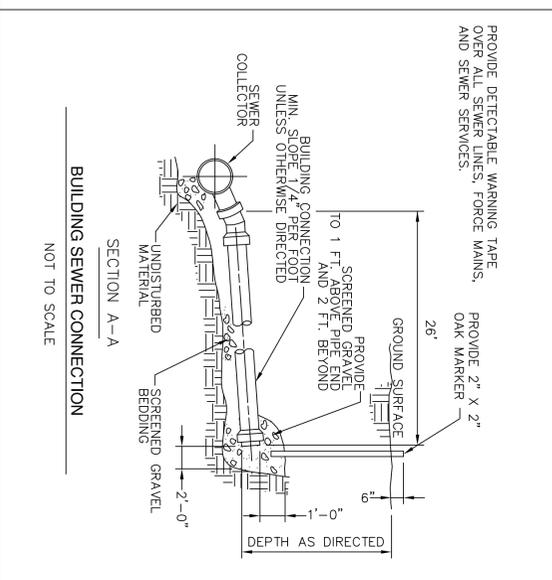
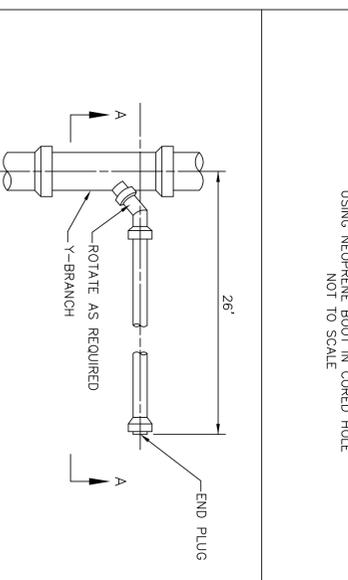
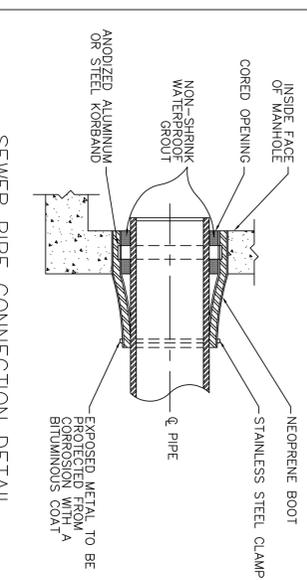
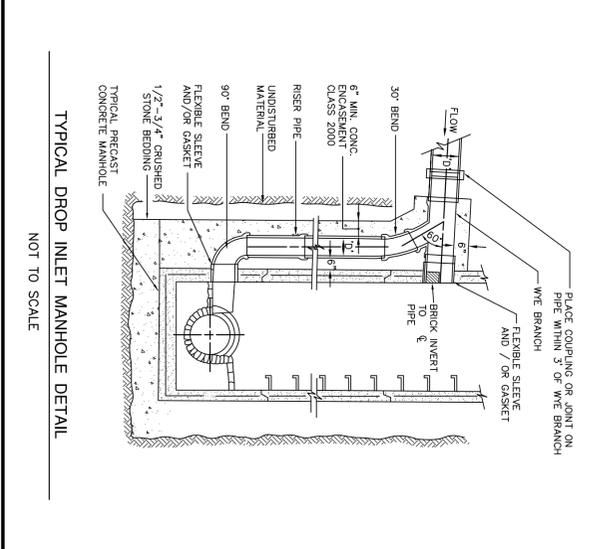
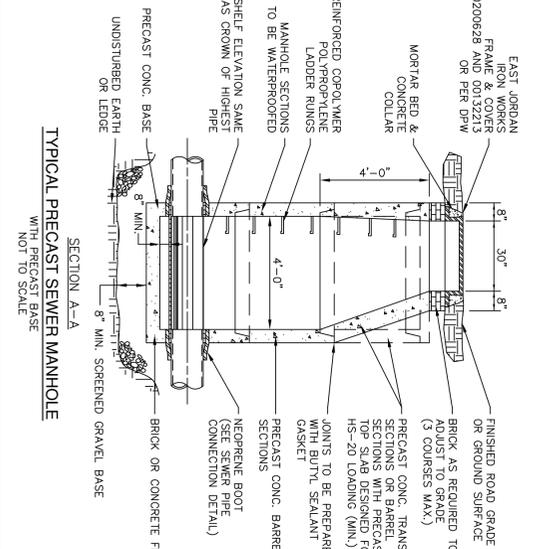
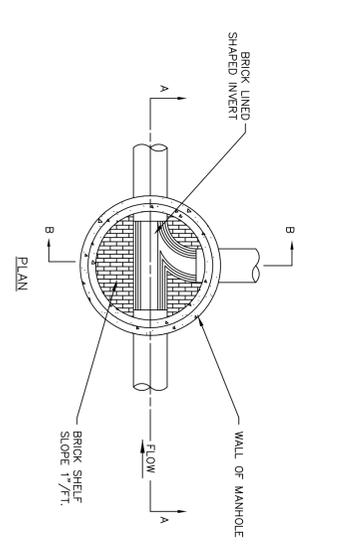
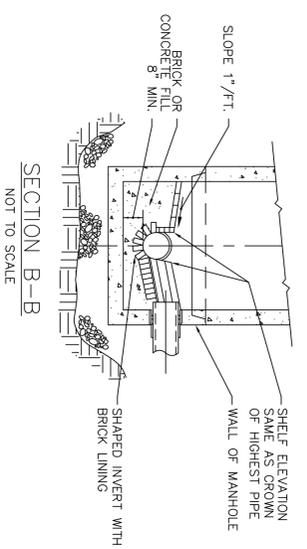


WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

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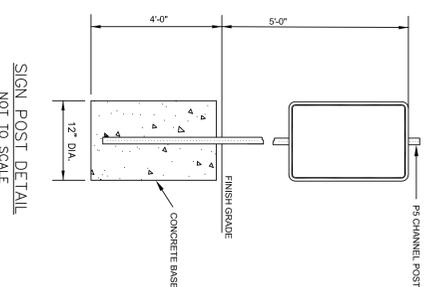
DESIGNED BY: VC, RBM
CHECKED BY: VC
COMPUTED BY: VC
FIELD SURVEY:
DRAWN BY: RBM
SCALE: NONE
SHEET 9 OF 11

MODIFIED DEFINITIVE SUBDIVISION PLAN
CONSTRUCTION DETAILS
OF
GRAFTON HILL
IN
GRAFTON, MA
SEPTEMBER 30, 2015



TRAFFIC SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATIONS	DESCRIPTION	
R1-1	30"	30"	STOP
R7-1	12"	18"	NO PARKING TIME LIMIT
R14-X	*	*	NOT A THROUGH WAY
WA-8	24"	24"	SLOW

(1) SEE REG. BAY REQUIREMENTS TO BE COMPLETED AND APPROVED BY DEP PRIOR TO INSTALLATION.

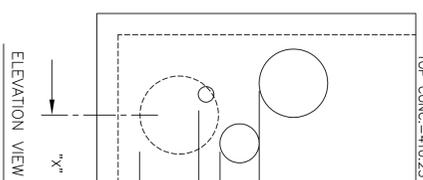


SIGN POST DETAIL
NOT TO SCALE

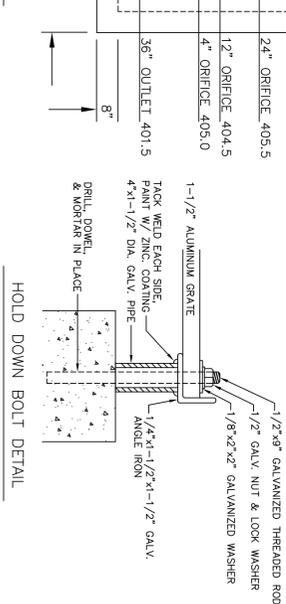
CONCRITICAL SIGNAGE DETAILS

NOT TO SCALE

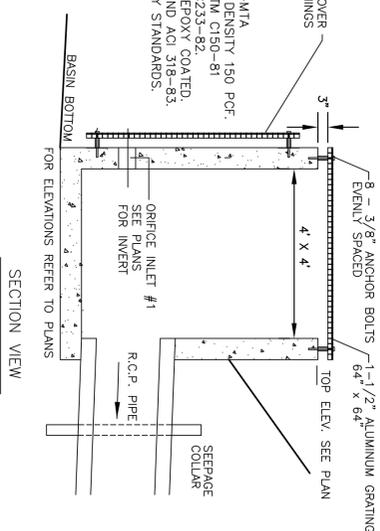
- DESIGN DATA & GENERAL NOTES
- CHASE PRECAST CORR. PRODUCT #01 42-MTA
 - CONCRETE STRENGTH f_c 5,000 28 DAYS. DENSITY 150 PCF.
 - CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81
 - AD MIXTURES & PLASTICIZERS PER ASTM C233-82.
 - REINFORCING PER ASTM A615 GRADE 60, EPOXY COATED.
 - DESIGN LOADING PER ASHIO HS20-44 AND A.C.I. 318-83.
 - CONFORM TO MASS SUPRIPE AUTHORITY STANDARDS.
 - CONFORM TO MASS CONTRACTORS.
 - APPROXIMATE WEIGHT: 10,500 LBS.



ELEVATION VIEW
NOT TO SCALE

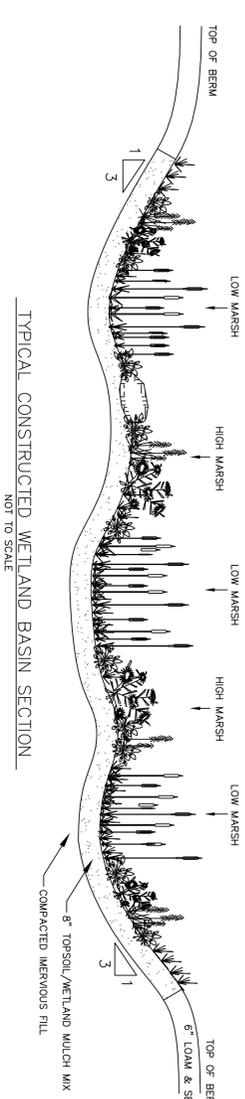


TYPICAL OUTLET STRUCTURE DETAIL
NOT TO SCALE



SECTION VIEW
FOR ELEVATIONS REFER TO PLANS

- HIGH MARSH & LOW MARSH AREAS ARE TO BE GRADED AS SHOWN ON TOPOGRAPHIC PLANS.
- SEAWET ZONE = 404.0'-404.5'
LOW MARSH BOTTOM ELEV. = 403.0'-403.5'
FOREBAY/MICROPOOL BOTTOM ELEV. = 402.0'



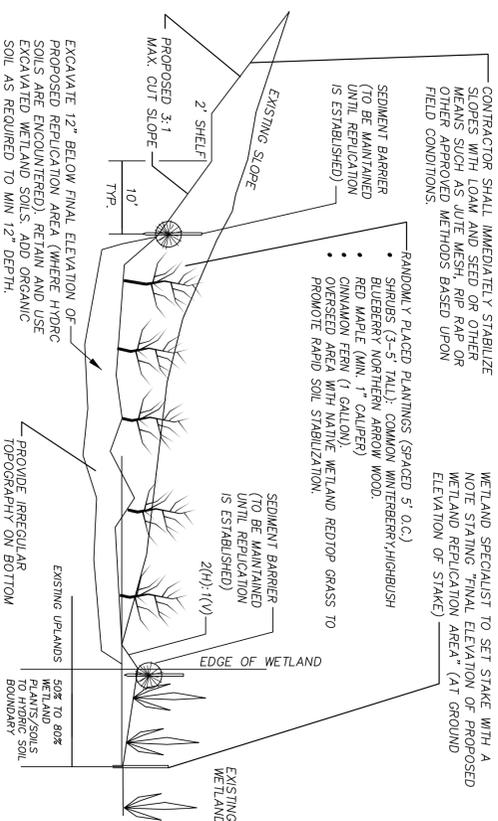
TYPICAL CONSTRUCTED WETLAND BASIN SECTION
NOT TO SCALE

CONSTRUCTION SEQUENCE:

- RECOMMENDED PROCESS PER MA DEP STORM WATER HANDBOOK:
1. ONCE THE CONSTRUCTED STORM WATER WETLAND VOLUME HAS BEEN EXCAVATED, GRADE THE WETLAND TO CREATE THE MAJOR INTERNAL FEATURES (POOL, AQUATIC BENCH, DEEP WATER CHANNELS, ETC.).
2. ADD TOPSOIL AND/OR WETLAND MULCH TO THE WETLAND EXCAVATION, IF AVAILABLE. WETLAND MULCH IS PREFERABLE TO TOPSOIL.
3. AFTER THE MULCH OR TOPSOIL HAS BEEN ADDED, GRADE THE CONSTRUCTED STORM WATER WETLAND TO ITS FINAL ELEVATIONS. TEMPORARILY STABILIZE ALL WETLAND ELEVATIONS ABOVE THE NORMAL POOL. AFTER FINAL GRADING ALLOW THE POOL TO FILL. EVALUATE THE WETLAND RESPONSES DURING A STANDING PERIOD TO ASSESS HOW THE CONSTRUCTED STORM WATER WETLAND RESPONDS TO STORM FLOWS AND INUNDATION. WHERE THE POND-SCARPING ZONES ARE LOCKED, AND WHETHER THE FINAL GRADE AND MICRO-TOPOGRAPHY WILL PERSIST OVER TIME.
4. PREPARE FINAL POND-SCARPING AND GRADING PLANS FOR THE CONSTRUCTED STORM WATER WETLAND. AT THE SAME TIME, ORDER WETLAND PLANT STOCKS FROM AQUATIC NURSERIES.
5. BEFORE PLANTING, MEASURE THE CONSTRUCTED STORMWATER WETLAND DEPTHS TO THE NEAREST INCH TO CONFIRM PLANTING DEPTH. IF NECESSARY, MODIFY THE POND-SCAPE PLAN AT THIS TIME TO REFLECT ALTERED DEPTHS OR AVAILABILITY OF PLANT STOCK.
6. AGGRESSIVELY APPLY EROSION CONTROLS DURING THE STANDING AND PLANTING PERIODS. STABILIZE THE VEGETATION IN ALL AREAS ABOVE THE NORMAL POOL ELEVATION DURING THE STANDING PERIOD (TYPICALLY BY HYDROSEEDING).
7. DEWATER THE CONSTRUCTED STORMWATER WETLAND AT LEAST THREE DAYS BEFORE PLANTING.
8. PERFORM FINAL PLANTING AND STABILIZATION. ALLOW POND TO FILL.

SEAWET ZONE PLANTINGS	SIZE	SPACING
HIGH BUSH BLUEBERRY	2'-3"	12' O.C.
SILKY DOCKWOOD	2'-3"	12' O.C.
NORTHERN ARROWWOOD	2'-3"	12' O.C.
HIGH MARSH ZONE PLANTINGS (0' - 6" POOL DEPTH)		
CATTAILS	2" PLUG	2.5' O.C.
JOE-PYE WEED	2" PLUG	2.5' O.C.
WOLFCRASS	2" PLUG	2.5' O.C.
LOW MARSH ZONE PLANTINGS (6" TO 18" POOL DEPTH)		
BURIED NORTHERN ARROWWOOD	2" PLUG	2.5' O.C.
SOFT-STEM BULRUSH	2" PLUG	2.5' O.C.
OVERSEED HIGH/LOW MARSH/FOREBAY/MICROPOOL:		
NEW ENGLAND WETMIX (WETLAND SEED MIX)		
PRODUCED BY: NEW ENGLAND WETLAND PLANTS, INC.		
APPLICATION RATE: 1 LB./2,500 SF		
BASIN SLOPE SLOPES:		
SEEDED WITH NEW ENGLAND CONSERVATION/MULCH/SEED MIX BY NEW ENGLAND WETLAND PLANTS, INC. OR EQBAL.		

*BASIN PLANTINGS ARE A GUIDE, AND MAY BE MODIFIED BASED UPON FIELD CONDITIONS.

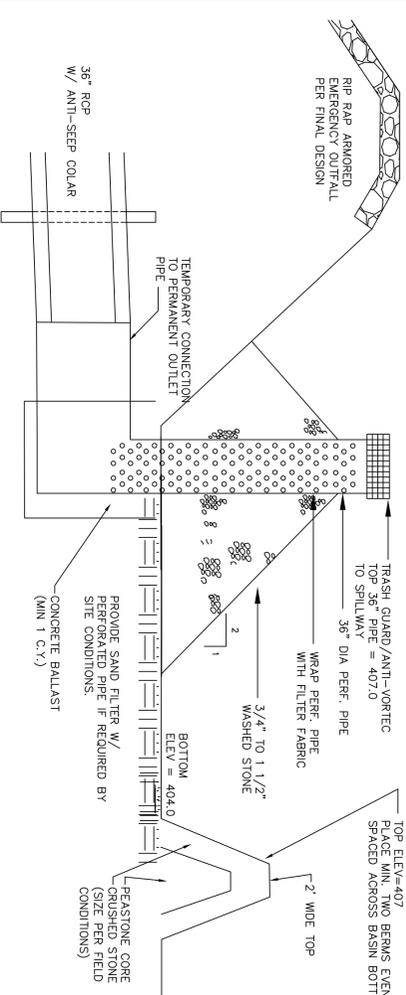


CONTRACTOR SHALL IMMEDIATELY STABILIZE SLOPES WITH LOAM AND SEED OR OTHER MEANS SUCH AS JUTE MESH, RAYON RAYON OR FIELD CONDITIONS.

WETLAND SPECIALIST TO SET STAKE WITH A NOTE STATING "FINAL ELEVATION OF PROPOSED WETLAND REPLICATION AREA" (AT GROUND ELEVATION OF STAKE)

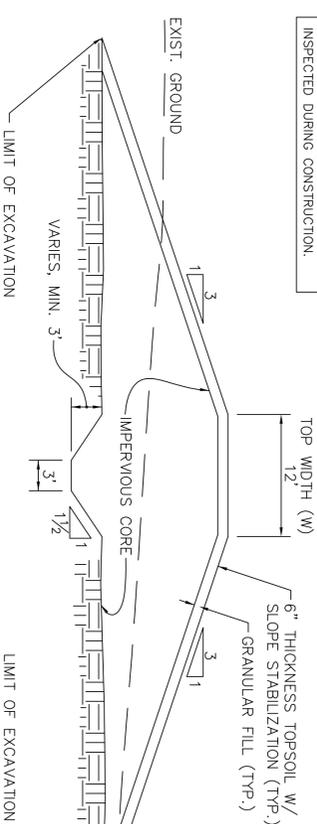
WETLAND REPLICATION AREA CROSS-SECTION

NOT TO SCALE



TEMPORARY SEDIMENT TRAP
NOT TO SCALE

TEMPORARY SEDIMENT BASIN SHALL BE LOCATED IN THE FUTURE LOCATION OF THE PROPOSED CONSTRUCTED WETLAND. BOTTOM OF SEDIMENT BASIN SHALL BE AT ELEV. 403.5. ONCE THE SITE IS STABILIZED, ALL SEDIMENT SHALL BE REMOVED AND THE CONSTRUCTED WETLAND INSTALLED PER THE PLANS AND DETAILS.



TYPICAL EARTH EMBANKMENT SECTION
NOT TO SCALE

- NOTES:
1. ANY PIPE PENETRATIONS THROUGH EMBANKMENTS SHALL BE EQUIPPED WITH ANTI-SEEPAGE COLLARS.
 2. EMBANKMENT CONSTRUCTION AND MATERIALS SHALL BE SHALL REVIEWED BY GEOTECHNICAL ENGINEER AND INSPECTED DURING CONSTRUCTION.

APPLICANTS:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN

CONSTRUCTION DETAILS

DESIGNED BY: VC, RBM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: RBM
SCALE: NONE
SHEET 11 OF 11

GRAFTON HILL
IN
GRAFTON, MA

SEPTEMBER 30, 2015



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
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