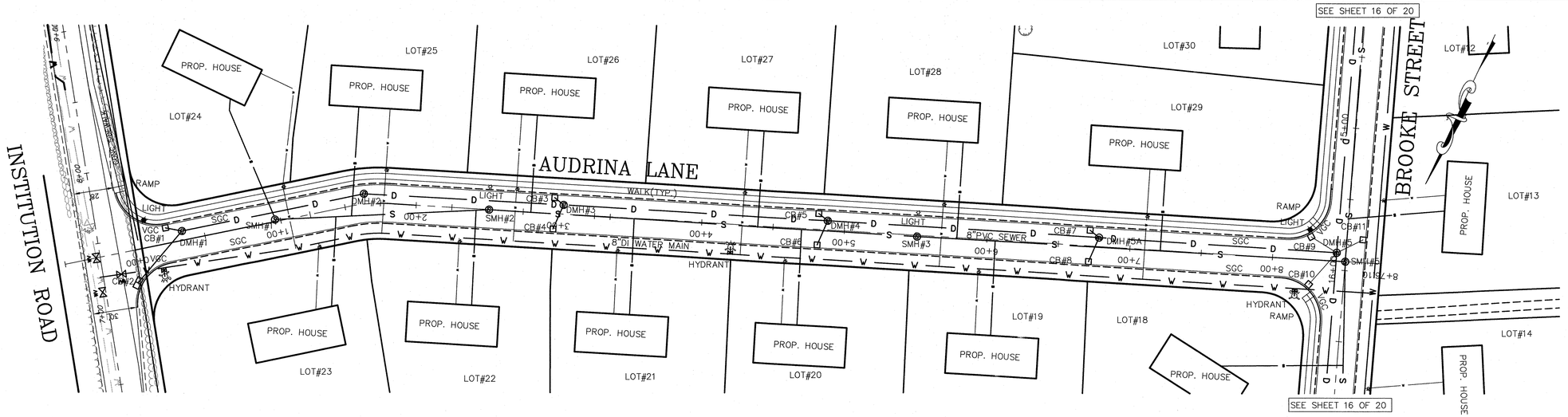
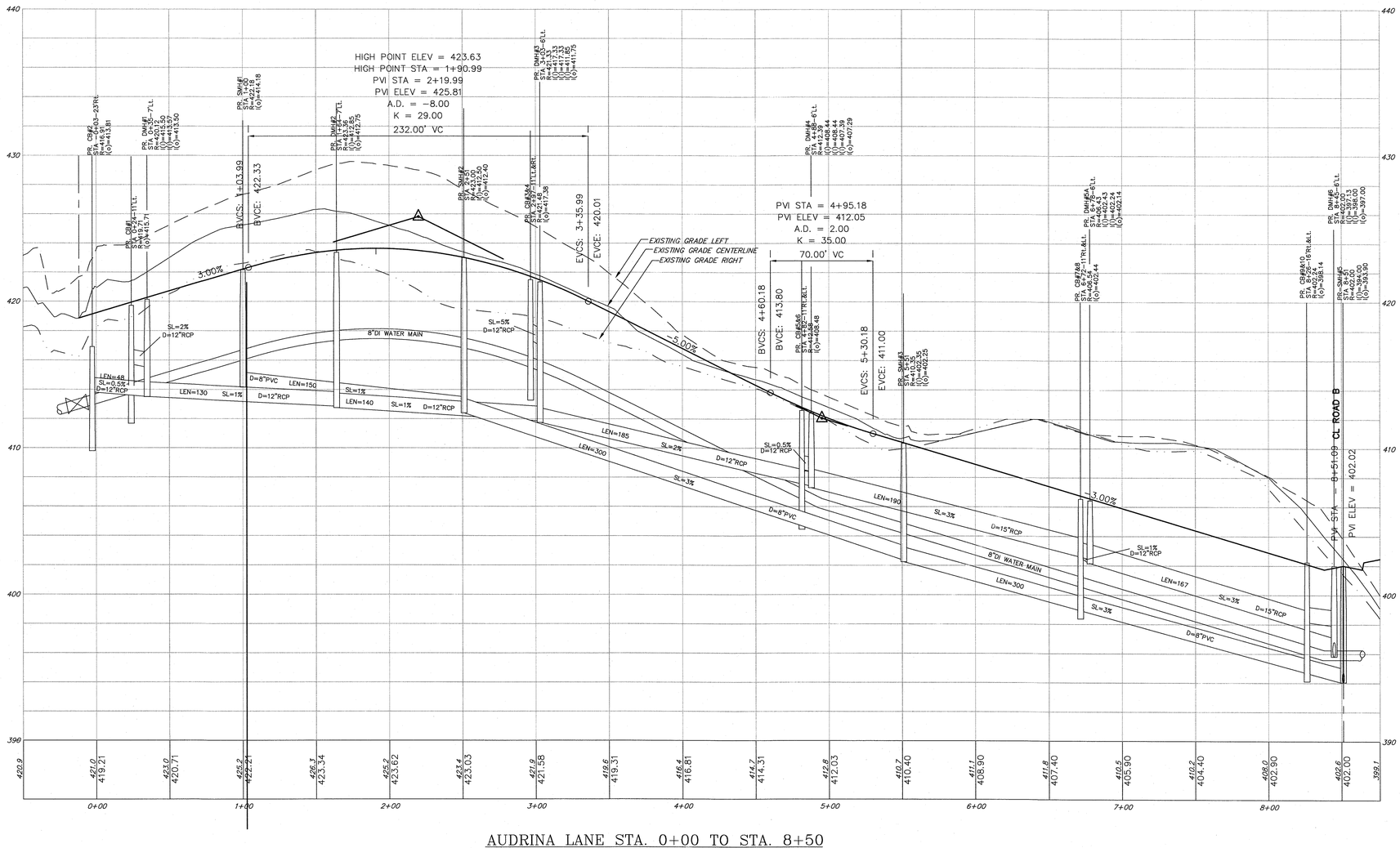




AUDRINA LANE STA. 0+00 TO STA. 8+50

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

NORMAND J. GAMACHE JR. NO. 34615 PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
DATE: 9-27-16

JULIE ANN PACE No. 48096 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
#48096
DATE: 9/27/16

W-2658

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

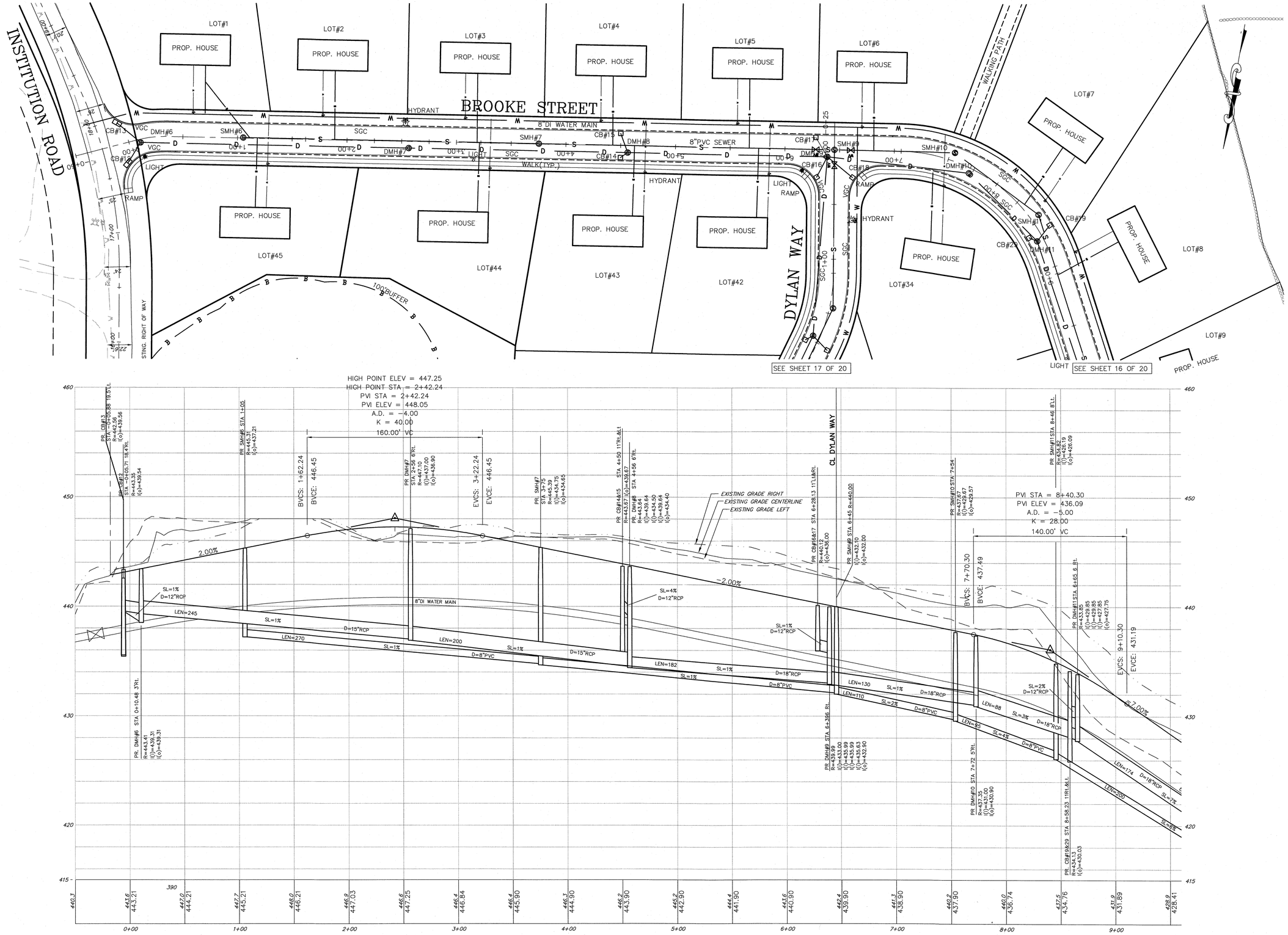
PLAN AND PROFILE AUDRINA LANE
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: PML SHEET 16 OF 27



BROOKE STREET STA. 0+00 TO STA. 9+50

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

W-2658

COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR
NO. 34615
PROFESSIONAL LAND SURVEYOR

Normand T. Gamache Jr.
DATE: 9-27-16

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MURPHY
PROFESSIONAL ENGINEER

#48096
DATE: 9/27/16

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

SIGNATURE DATE:

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK DATE

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#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE
BROOKE STREET
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

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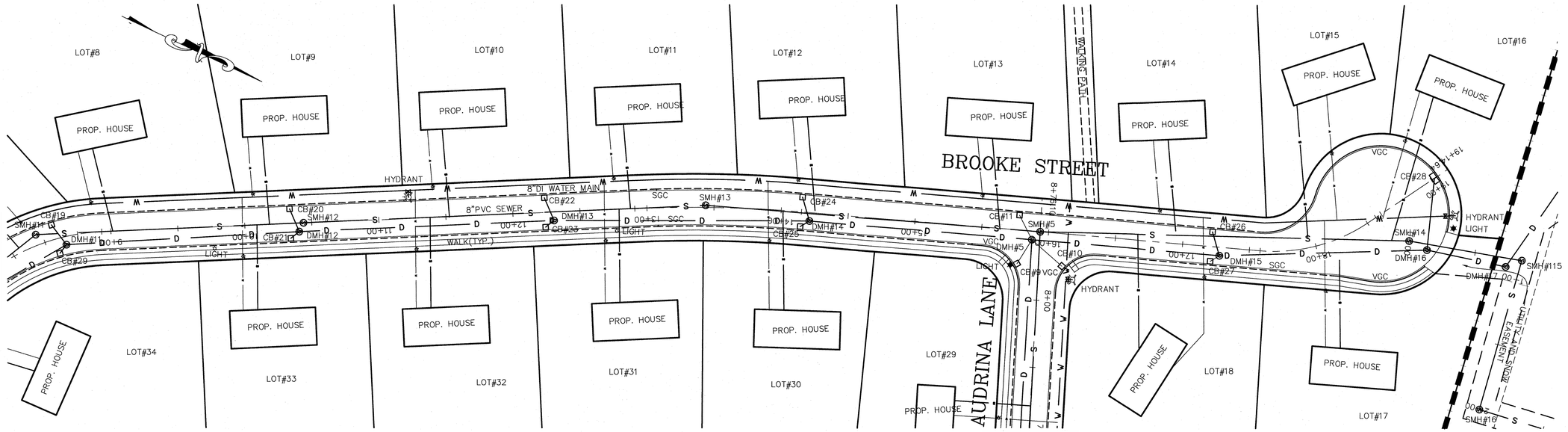
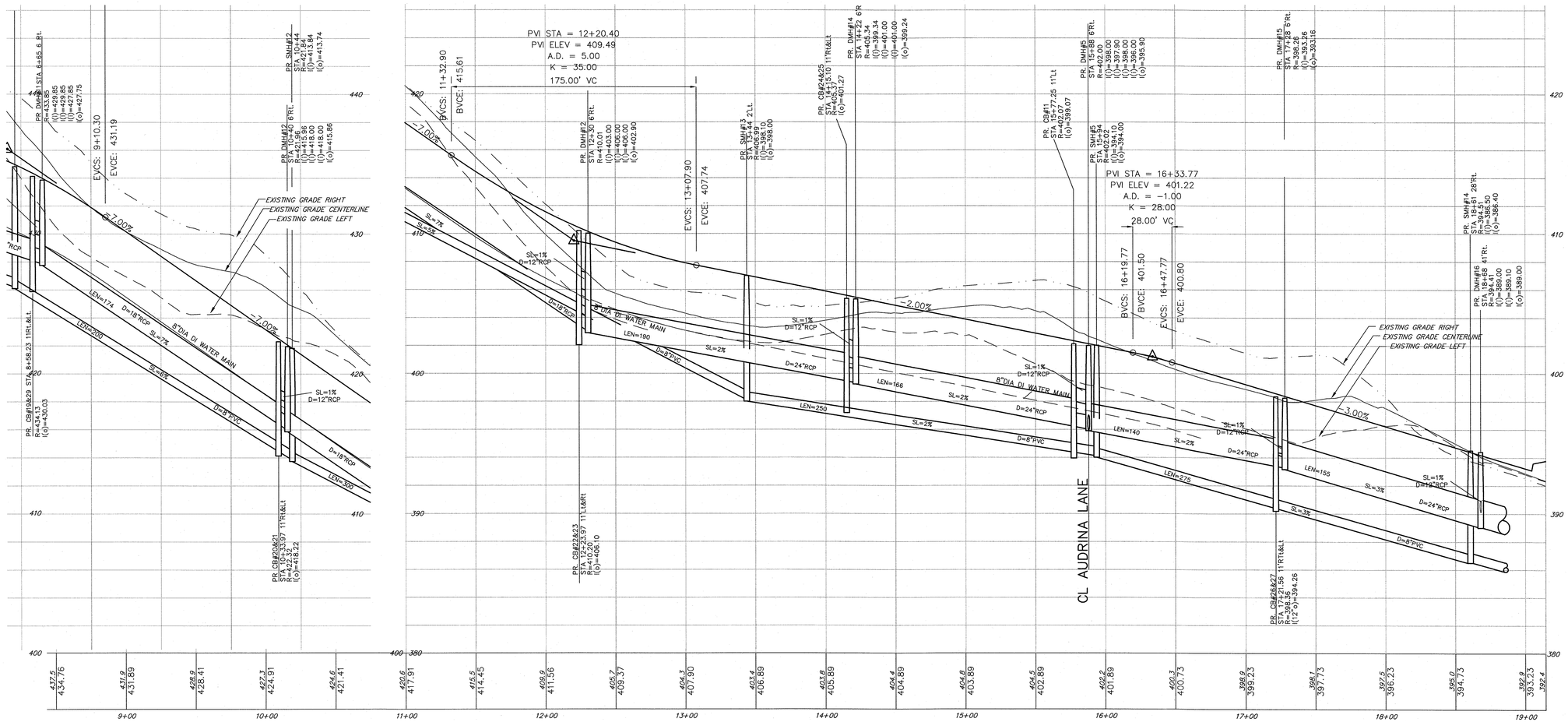
DRAWN BY: PML





BROOKE STREET STA. 9+50 TO STA. 12+10

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR. NO. 34615 PROFESSIONAL LAND SURVEYOR
DATE: 9-27-16

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. [illegible] CIVIL
DATE: 9/27/16

W-2658

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

_____ _____
GRAFTON TOWN CLERK DATE

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

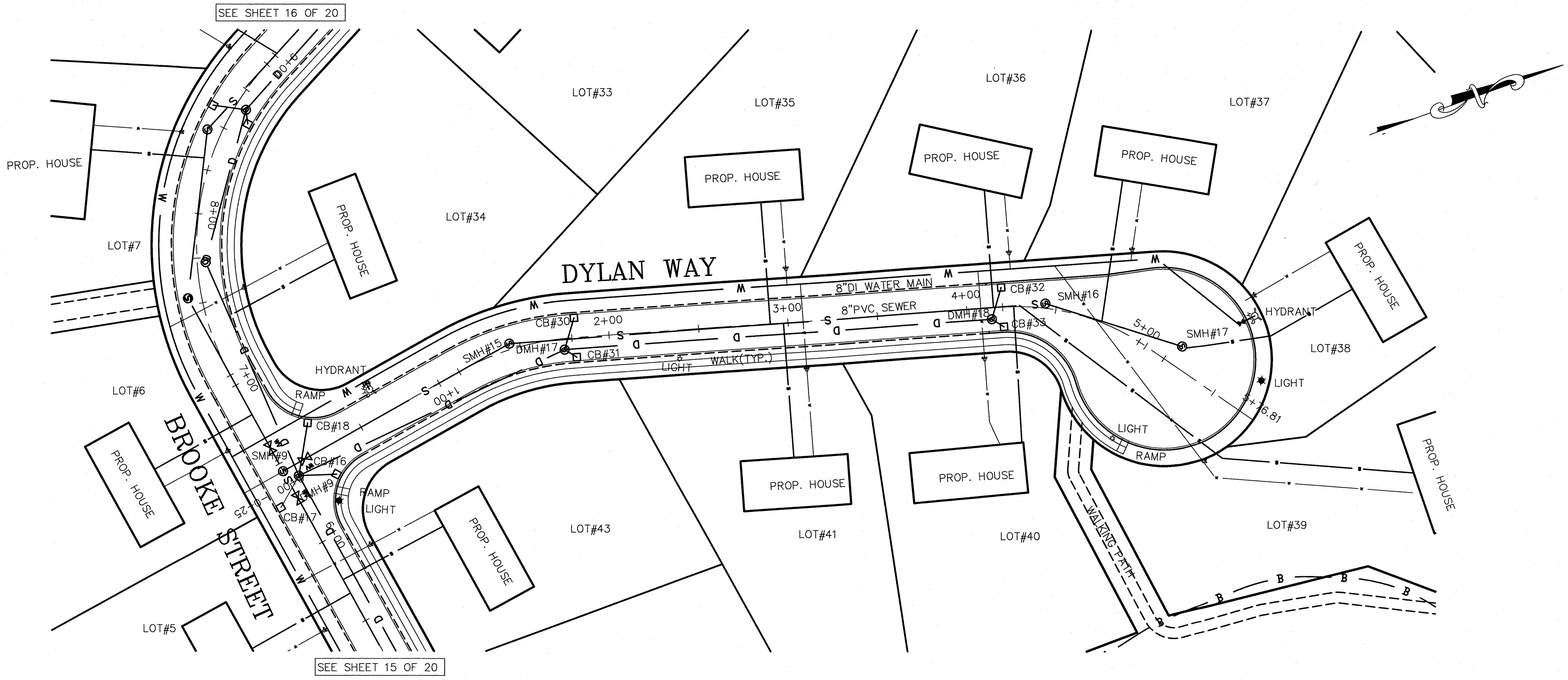
PLAN AND PROFILE
BROOKE STREET
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

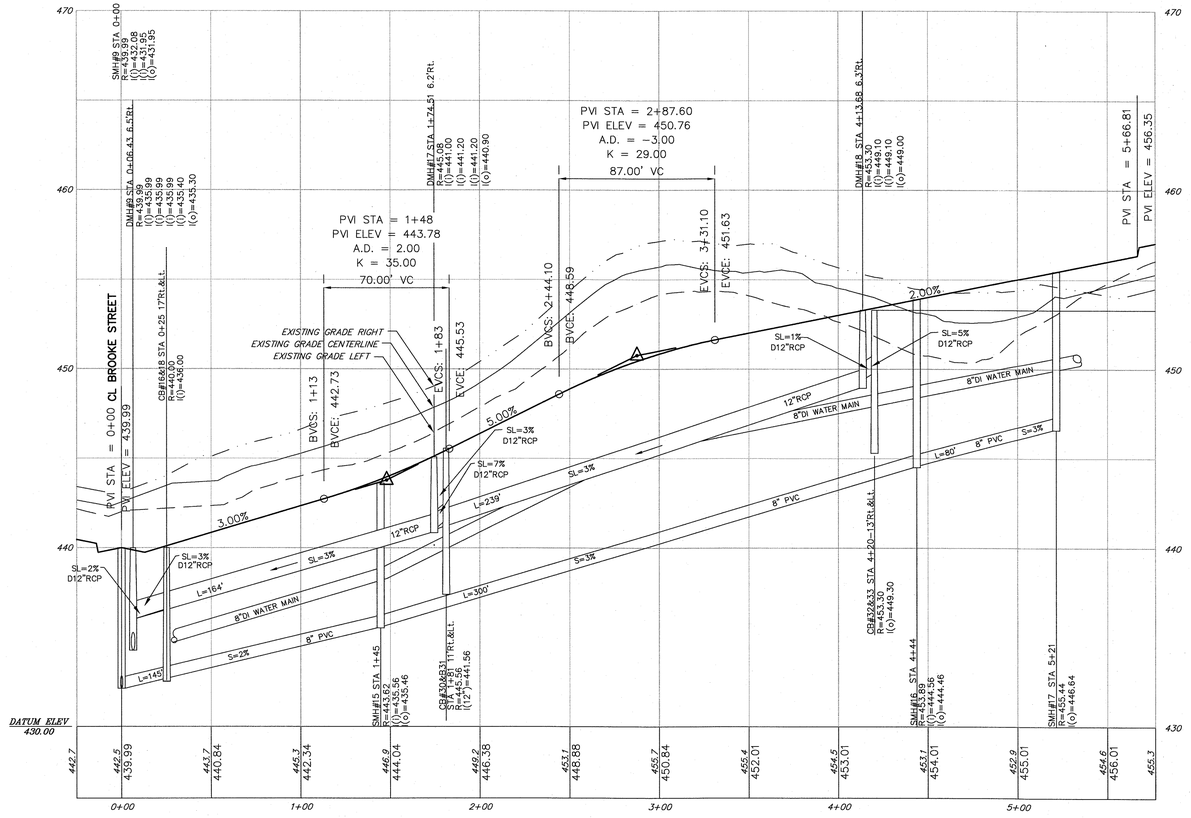
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: PML SHEET 18 OF 27





ROAD "C" STA. 0+00 TO STA. 5+76

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

W-2658

COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR
NO. 34615
PROFESSIONAL LAND SURVEYOR

Normand T. Gamache Jr
DATE: 9-27-16

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHUSKI
CIVIL
NO. 46296
REGISTERED PROFESSIONAL ENGINEER

#48096
DATE: 9/27/16

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

SIGNATURE DATE:

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK DATE

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#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE
DYLAN WAY
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: PML SHEET 19 OF 27

X-COUNTRY SEWER LINE PROFILE

SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

W-2658

NORMAND T. GAMACHE JR NO. 34615 PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF MASSACHUSETTS
DATE: 9-27-16

ELIZABETH A. MANNINI CIVIL NO. 48096 REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS
DATE: 9/27/16

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

SIGNATURE DATE: ____________

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON__________AT __________AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK   DATE

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#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE CROSS COUNTRY & WESTBORO ROAD SEWER

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

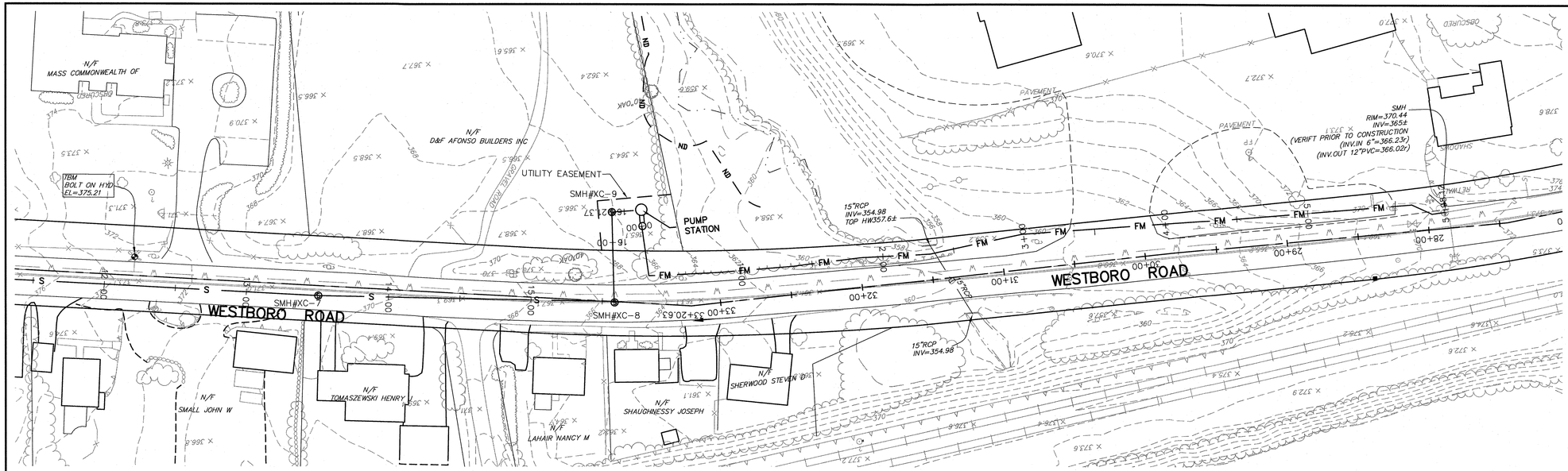
IN

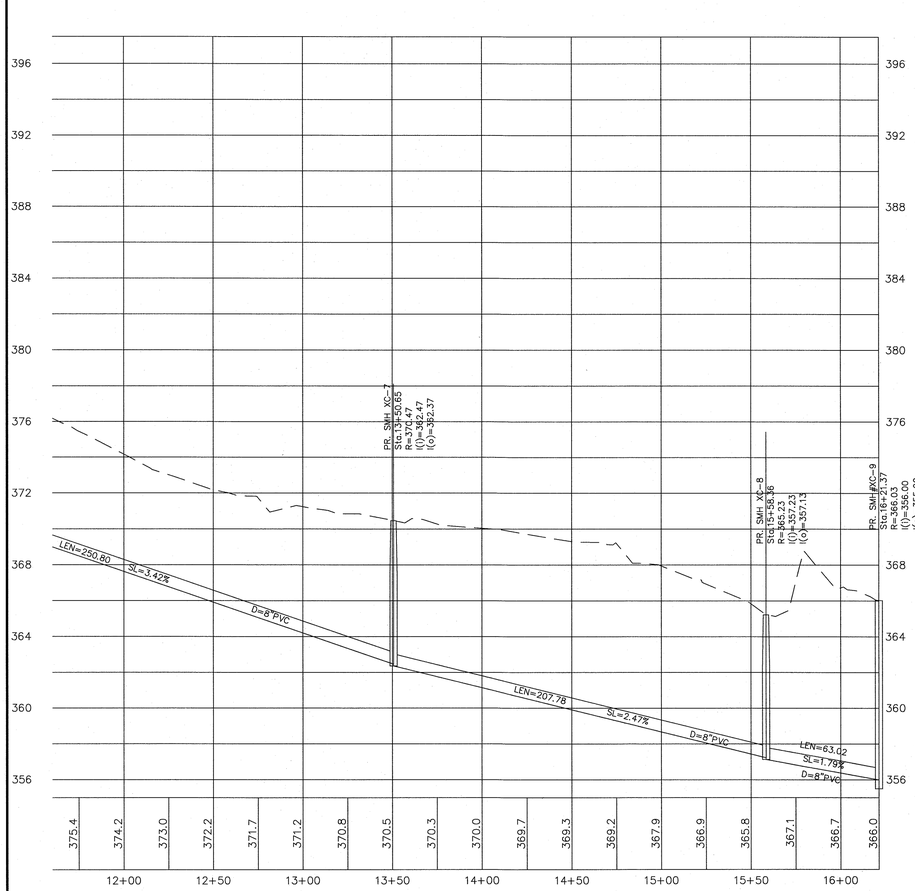
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

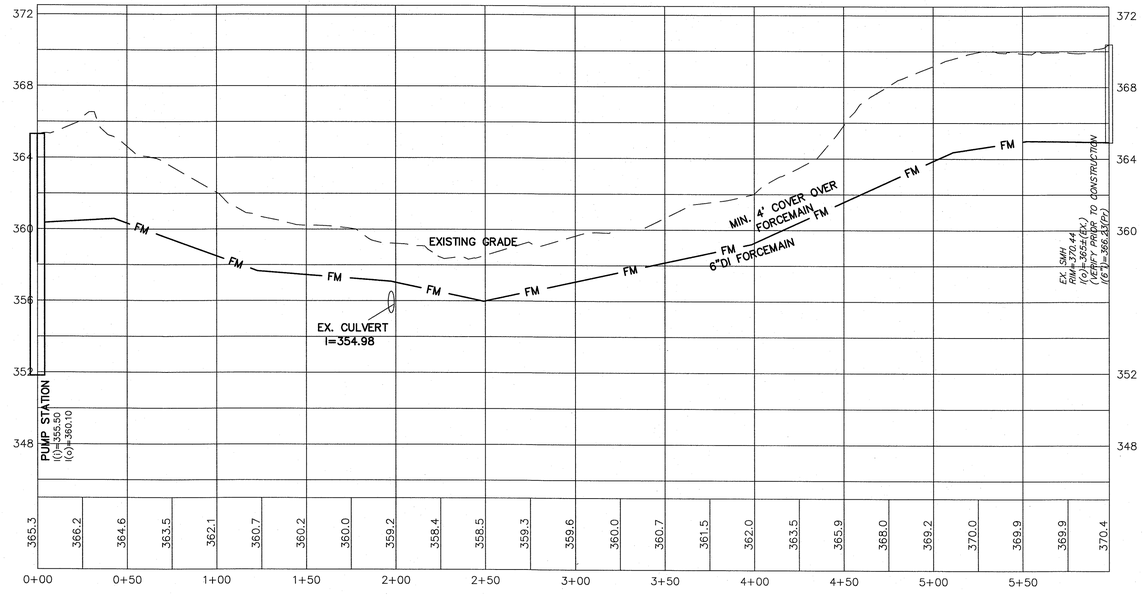
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: PML   SHEET 20 OF 27







X-COUNTRY SEWER LINE PROFILE

SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

NORMAND J. GAMACHE JR. NO. 34815 PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
DATE: 9-22-16

ELIZABETH A. [illegible] NO. 48606 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
DATE: 9/27/16

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

_____ _____
GRAFTON TOWN CLERK DATE

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE
WESTBORO ROAD
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

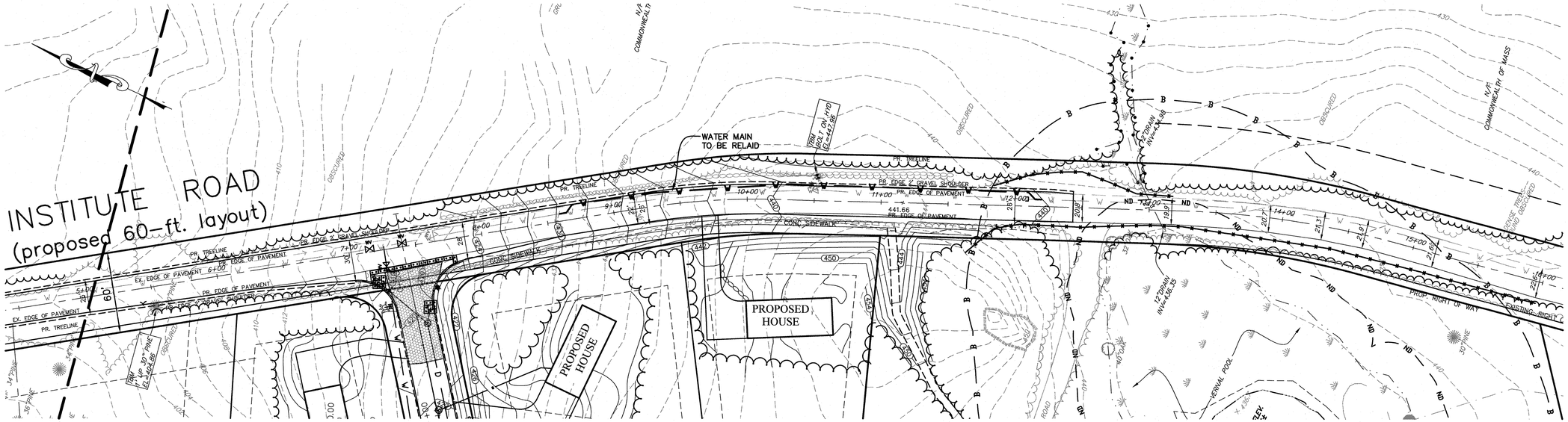
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

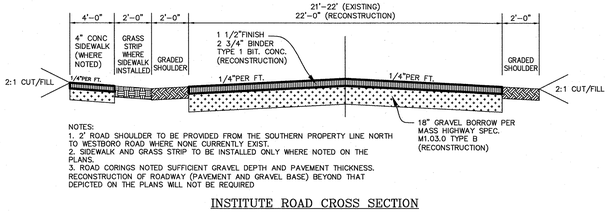
W-2658

DRAWN BY: PML

SHEET 21 OF 27

W-2658

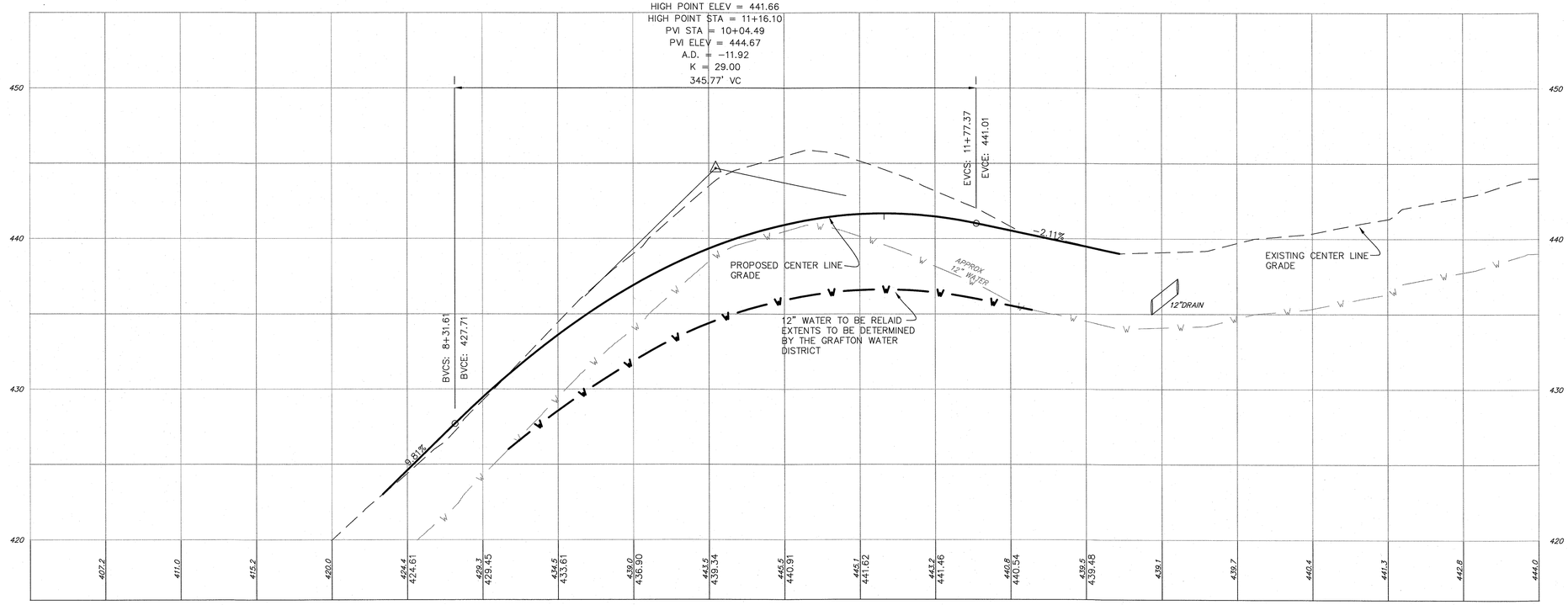




NOTES:
1. 2' ROAD SHOULDER TO BE PROVIDED FROM THE SOUTHERN PROPERTY LINE NORTH TO WESTBORO ROAD WHERE NONE CURRENTLY EXIST.
2. SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
3. ROAD CORINGS NOTED SUFFICIENT GRAVEL DEPTH AND PAVEMENT THICKNESS. RECONSTRUCTION OF ROADWAY (PAVEMENT AND GRAVEL BASE) BEYOND THAT DEPICTED ON THE PLANS WILL NOT BE REQUIRED

INSTITUTE ROAD CROSS SECTION

N.T.S.



COMMONWEALTH OF MASSACHUSETTS
NORMAND T GAMACHE JR
NO. 34815
PROFESSIONAL LAND SURVEYOR

DATE: 9-27-16

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. [illegible]
CIVIL
No. [illegible]
REGISTERED PROFESSIONAL ENGINEER

DATE: 9/27/16

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

SIGNATURE DATE:

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK — DATE

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

PLAN AND PROFILE
INSTITUTE ROAD
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

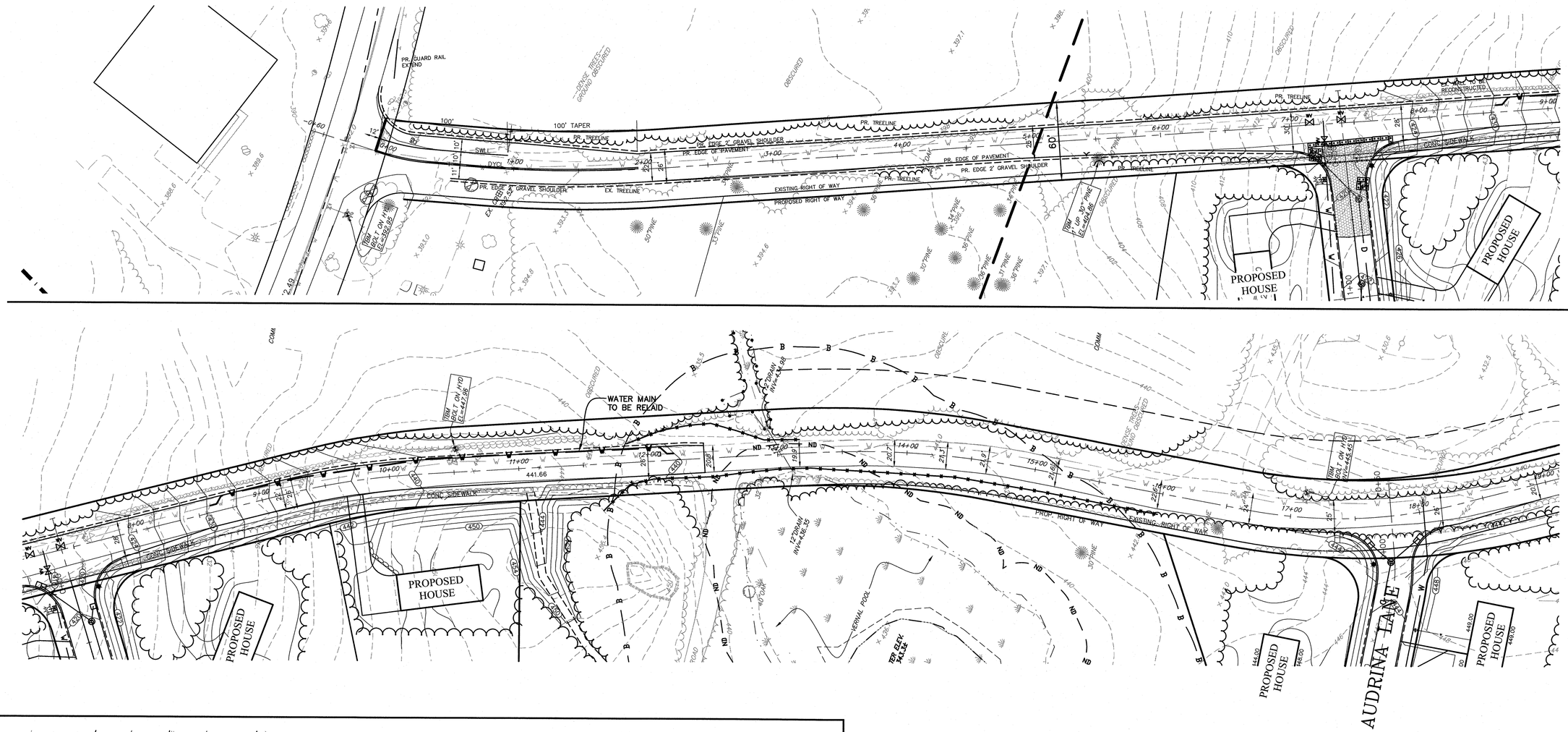
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

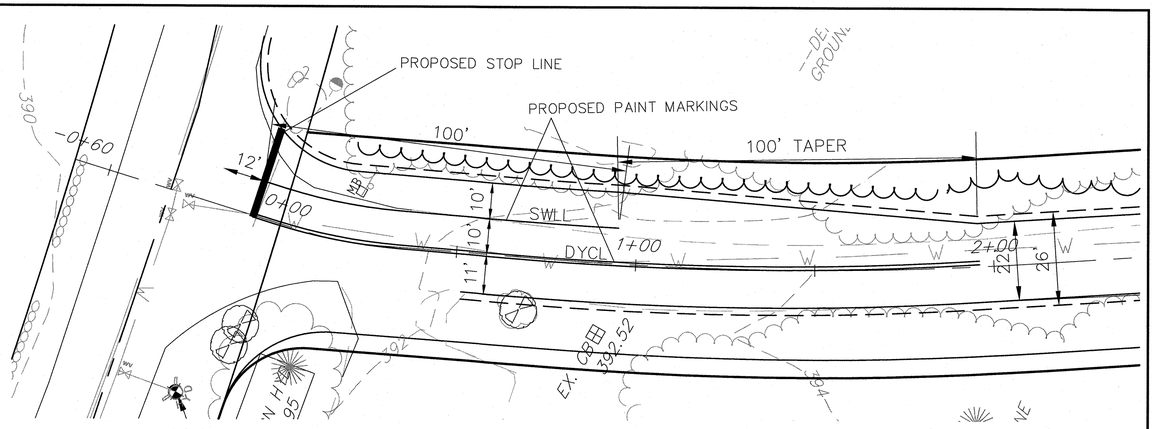
W-2658

DRAWN BY: PML

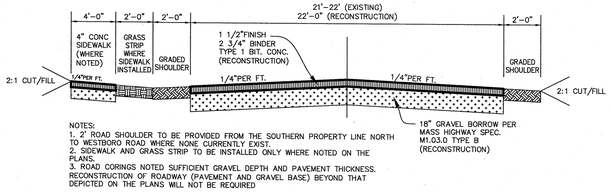
SHEET 22 OF 27

W-2658





TURNING LANE DETAIL



NOTES:
1. 2' ROAD SHOULDER TO BE PROVIDED FROM THE SOUTHERN PROPERTY LINE NORTH TO WESTBORO ROAD WHERE NONE CURRENTLY EXIST.
2. SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
3. ROAD CORINGS NOTED SUFFICIENT GRAVEL DEPTH AND PAVEMENT THICKNESS. RECONSTRUCTION OF ROADWAY (PAVEMENT AND GRAVEL BASE) BEYOND THAT DEPICTED ON THE PLANS WILL NOT BE REQUIRED

INSTITUTE ROAD CROSS SECTION

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
NORMAND CAMACHE JR.
NO. 34615
PROFESSIONAL LAND SURVEYOR

DATE: 9-27-16

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHAN
CIVIL
No. 40258
REGISTERED PROFESSIONAL ENGINEER

#180816

DATE: 9/27/16

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

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#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

INSTITUTE ROAD IMPROVEMENTS PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

0 20 40 FEET 80 120

0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: PML

SHEET 23 OF 27

8592-W