W-2658

"THE VILLAGE AT INSTITUTE ROAD"

A

Definitive Conventional Subdivision

In

Grafton, Massachusetts

Date: September 16, 2016

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

_____

_____

_____

_____

_____

SIGNATURE DATE: _____

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_____ _____
GRAFTON TOWN CLERK DATE

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PLAN INDEX:

SHEET	TITLE
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9	Grading Plan (Index)
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16 - 22	Plan and Profile
23	Improvements Plan
24 - 25	Erosion Control Plan
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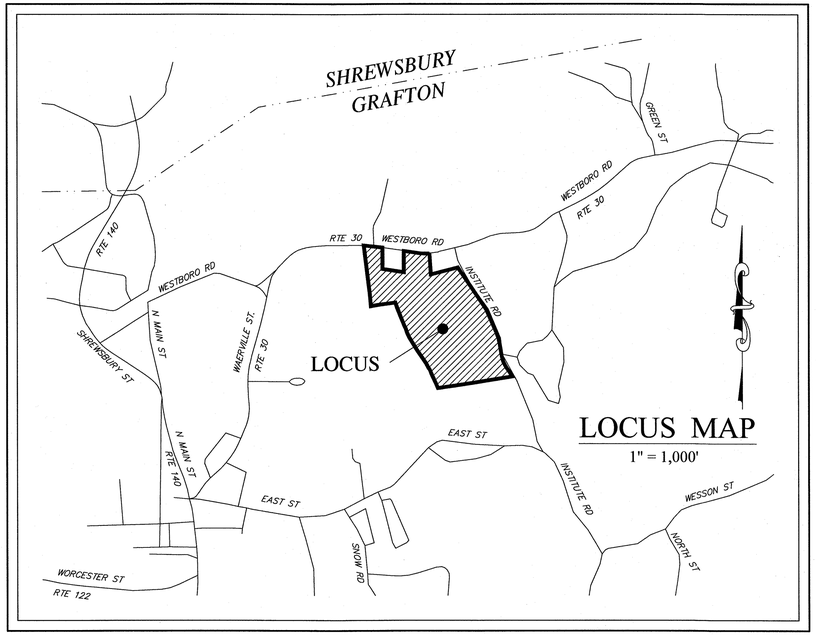

LOCUS MAP
1" = 1,000'

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

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

Normand T. Gamache Jr
9-28-16

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
www.gandhengineering.com

W-2658

W-2658

LEGEND

100	ELEVATION CONTOUR
	CURB OR BERM
D	DRAIN LINE
DMH	DRAIN MANHOLE
CB	DRAIN CATCH BASIN
S	SEWER LINE
SMH	SEWER MANHOLE
W	WATER LINE
	WATER HYDRANT
	WATER GATE/VALVE
	WATER SHUT-OFF
	UTILITY POLE
	GUY WIRE
	GUARD RAIL
	TREE LINE
	DECIDUOUS TREE
	CONIFER TREE
	STONE WALL
	WETLAND
B	WETLAND BUFFER
	EROSION CONTROL BARRIER
	LIGHT POST
DH	DRILL HOLE
(F)	FOUND
WCH	WORCESTER COUNTY HIGHWAY BOUND
MHB	MASSACHUSETTS HIGHWAY BOUND
TCE	TEMPORARY CONSTRUCTION EASEMENT
	BOUND
	ROCK OUTCROPPING
	BENCHMARK
MB	MAILBOX
	SIGN
	HAYBALE

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September 28, 2016
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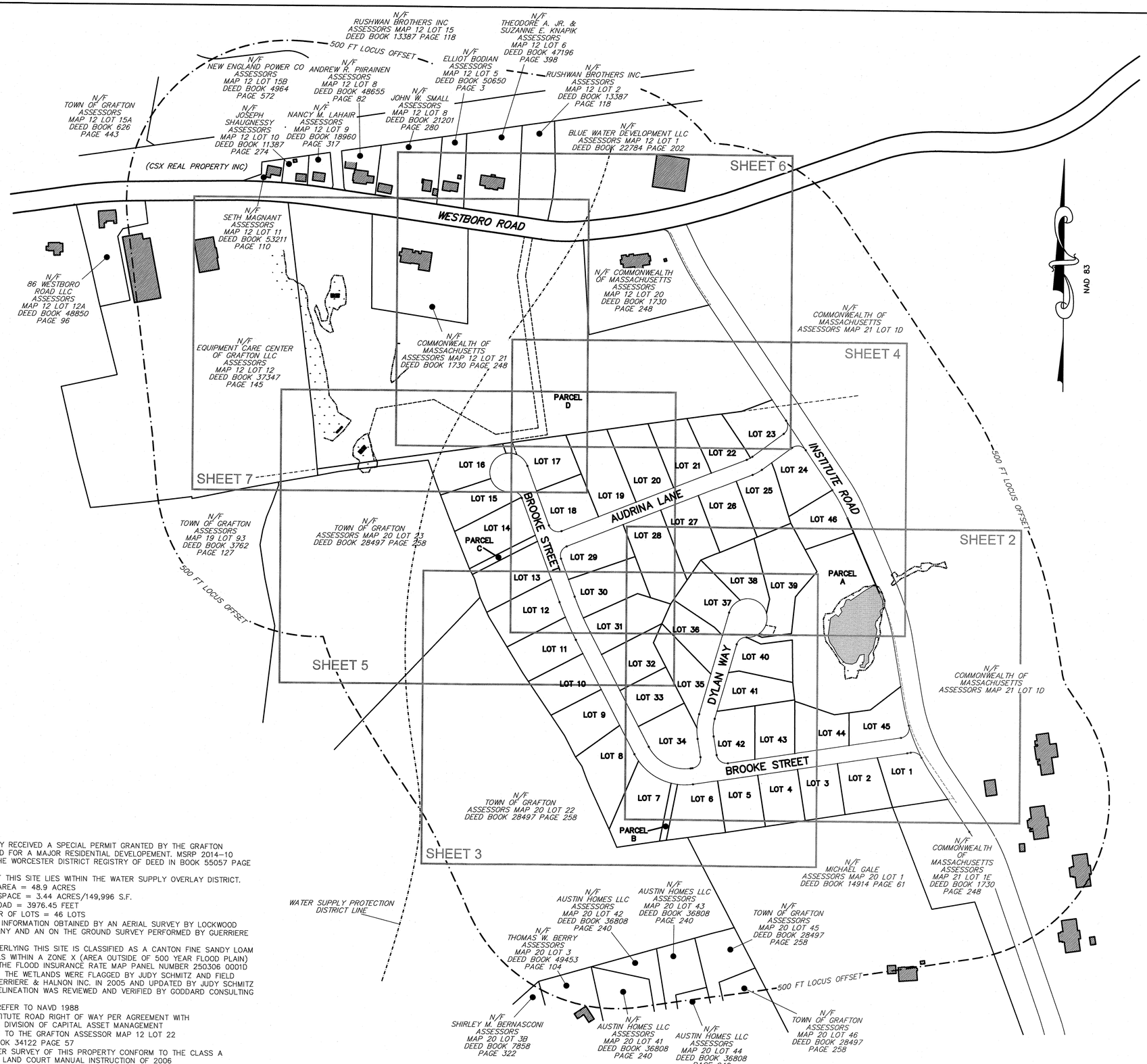

ZONING TABLE

INFORMATION FROM "ZONING BY-LAWS AMENDED THROUGH MAY 9, 2016"

ZONING DESIGNATION	R-20
AREA	20,000 S.F.
FRONTAGE/LOT WIDTH ON CUL-DE-SAC	125'
FRONT YARD	30'
SIDE YARD	15'
REAR YARD	15'

ZONING DESIGNATON OLI

AREA	40,000 S.F.
FRONTAGE/LOT WIDTH	20'
FRONTYARD	40'
SIDEYARD	35'
REAR YARD	35'

NOTES:

1)THIS PROPERTY RECEIVED A SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD FOR A MAJOR RESIDENTIAL DEVELOPEMENT. MSRP 2014-10 RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEED IN BOOK 55057 PAGE 216
2)A PORTION OF THIS SITE LIES WITHIN THE WATER SUPPLY OVERLAY DISTRICT.
3)TOTAL LAND AREA = 48.9 ACRES
4)TOTAL OPEN SPACE = 3.44 ACRES/149,996 S.F.
5)LENGTH OF ROAD = 3976.45 FEET
6)TOTAL NUMBER OF LOTS = 46 LOTS
7)TOPOGRAPHIC INFORMATION OBTAINED BY AN AERIAL SURVEY BY LOCKWOOD MAPPING COMPANY AND AN ON THE GROUND SURVEY PERFORMED BY GUERRIERE & HALNON, INC.
8)THE SOIL UNDERLYING THIS SITE IS CLASSIFIED AS A CANTON FINE SANDY LOAM
9)THE SITE FALLS WITHIN A ZONE X (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 250306 0001D
10)THE EDGE OF THE WETLANDS WERE FLAGGED BY JUDY SCHMITZ AND FIELD LOCATED BY GUERRIERE & HALNON INC. IN 2005 AND UPDATED BY JUDY SCHMITZ IN 2006. THE DELINEATION WAS REVIEWED AND VERIFIED BY GODDARD CONSULTING JUNE 2016
11)ELEVATIONS REFER TO NAVD 1988
12)LIMIT OF INSTITUTE ROAD RIGHT OF WAY PER AGREEMENT WITH MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT
13)PLAN REFERS TO THE GRAFTON ASSESSOR MAP 12 LOT 22
14)SEE DEED BOOK 34122 PAGE 57
15)THE PERIMETER SURVEY OF THIS PROPERTY CONFORM TO THE CLASS A DESIGNATION OF LAND COURT MANUAL INSTRUCTION OF 2006
16)SEE PLAN RECORDED IN WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 812 PLAN 21

FOR REGISTRY USE ONLY

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REVISIONS

OWNER / APPLICANT

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189 MAIN STREET
MILFORD, MA 01757

"THE VILLAGE AT INSTITUTE ROAD"

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN OF LAND IN GRAFTON, MASSACHUSETTS

DATE: SEPTEMBER 16, 2016
SCALE: 1" = 150'

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
(508) 234-6834 FAX: (508) 234-6723
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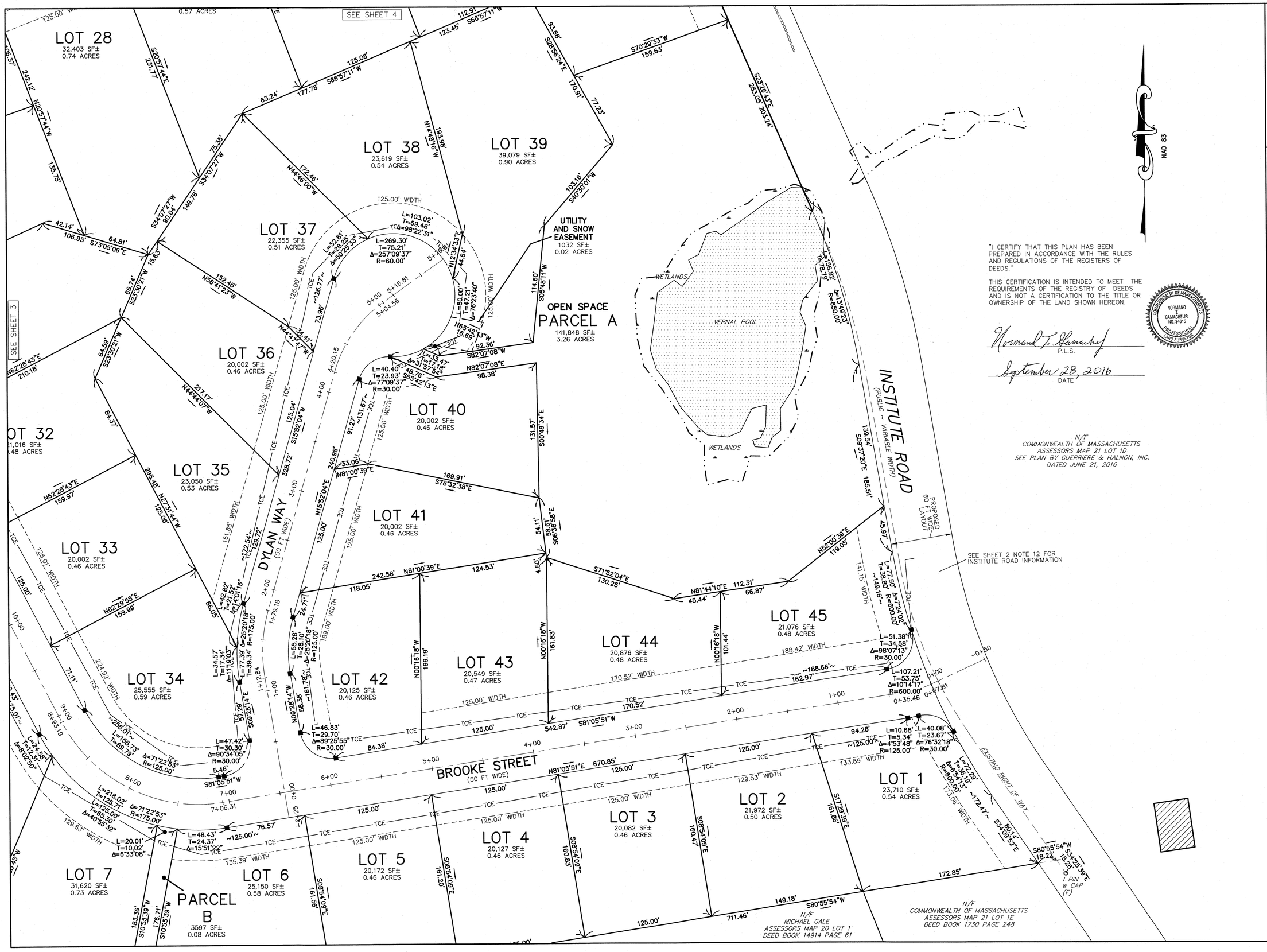
0 75 150 FEET 300 450
0 25 50 METERS 100

LOT LAYOUT PLAN
FOR RECORDING 1 OF 7 INDEX

DEFINITIVE PLAN SHEET 2 OF 27

W-2658



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GRAFTON, MASSACHUSETTS

DATE: SEPTEMBER 16, 2016
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0 20 40 FEET 80 120
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LOT LAYOUT PLAN
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DEFINITIVE PLAN SHEET 3 OF 27

W-2658

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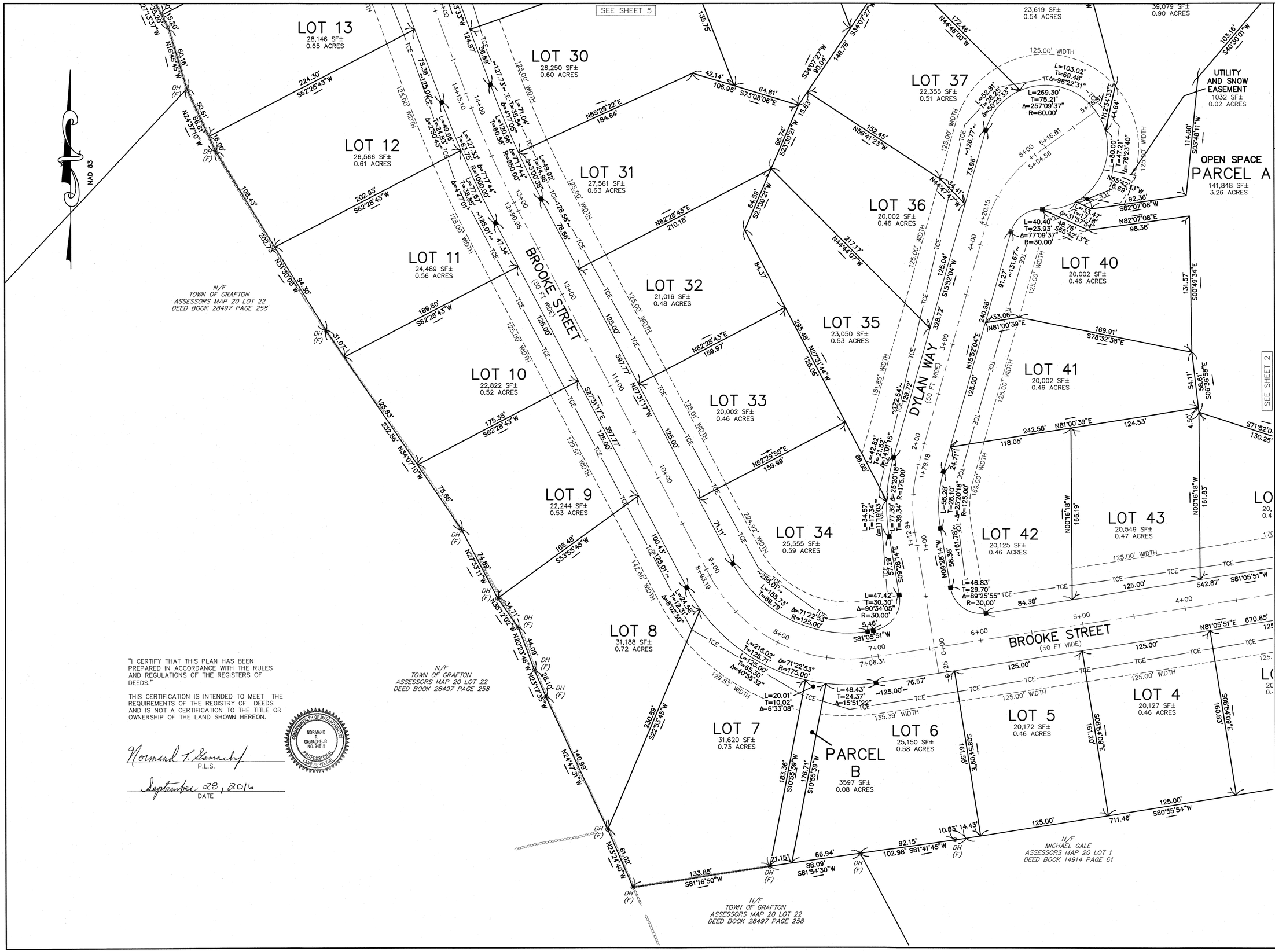

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SEE SHEET 2

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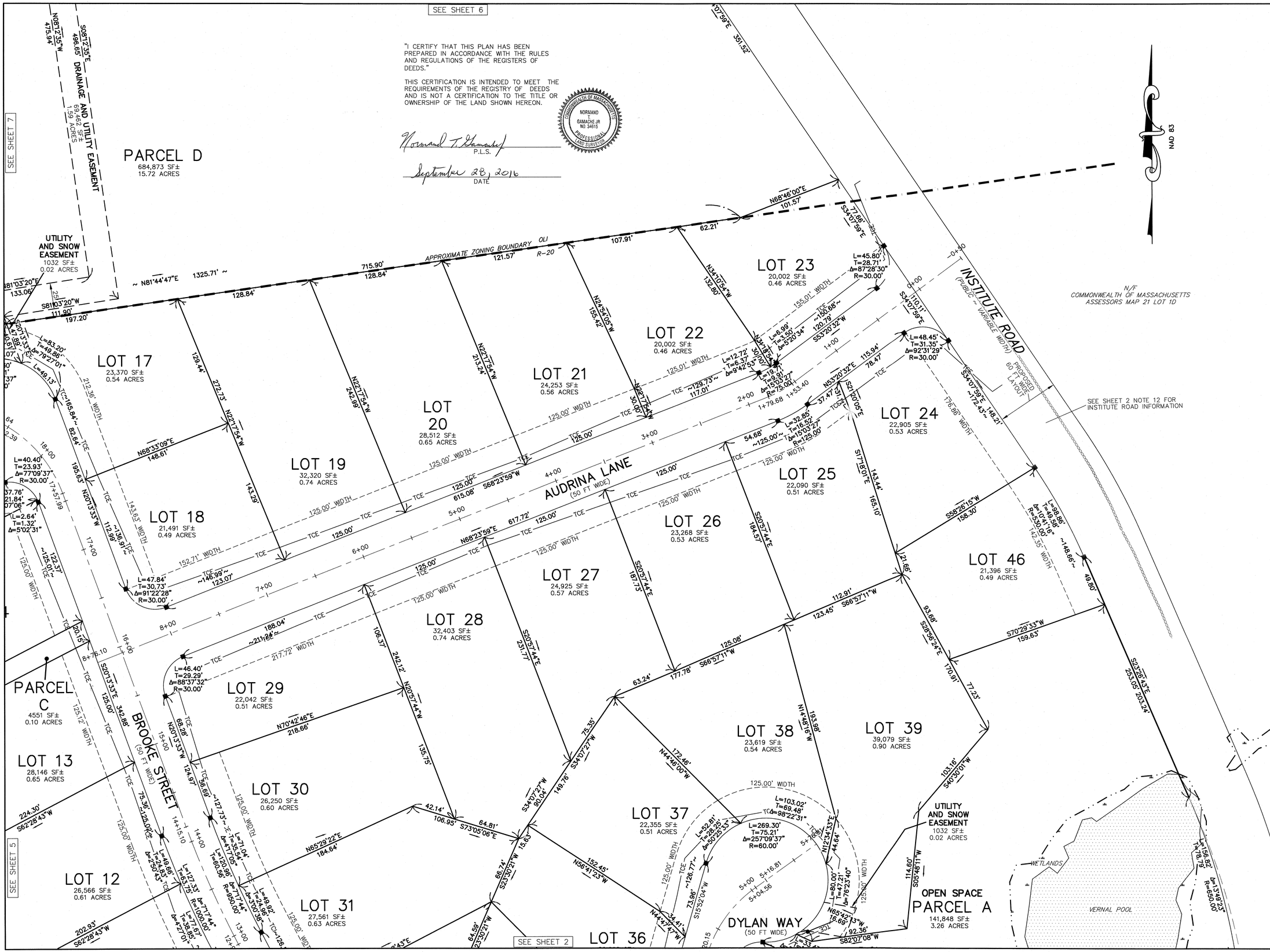

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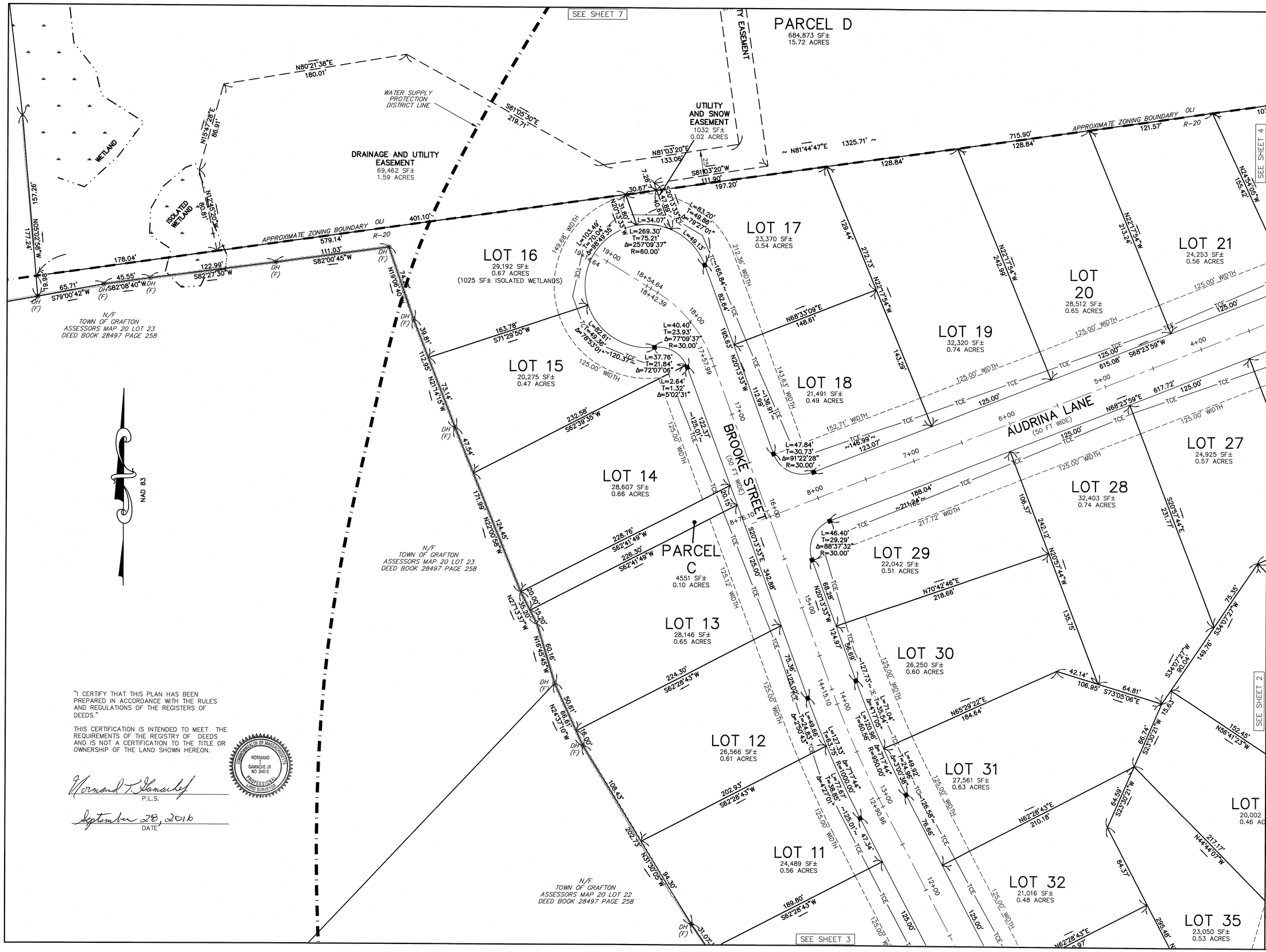

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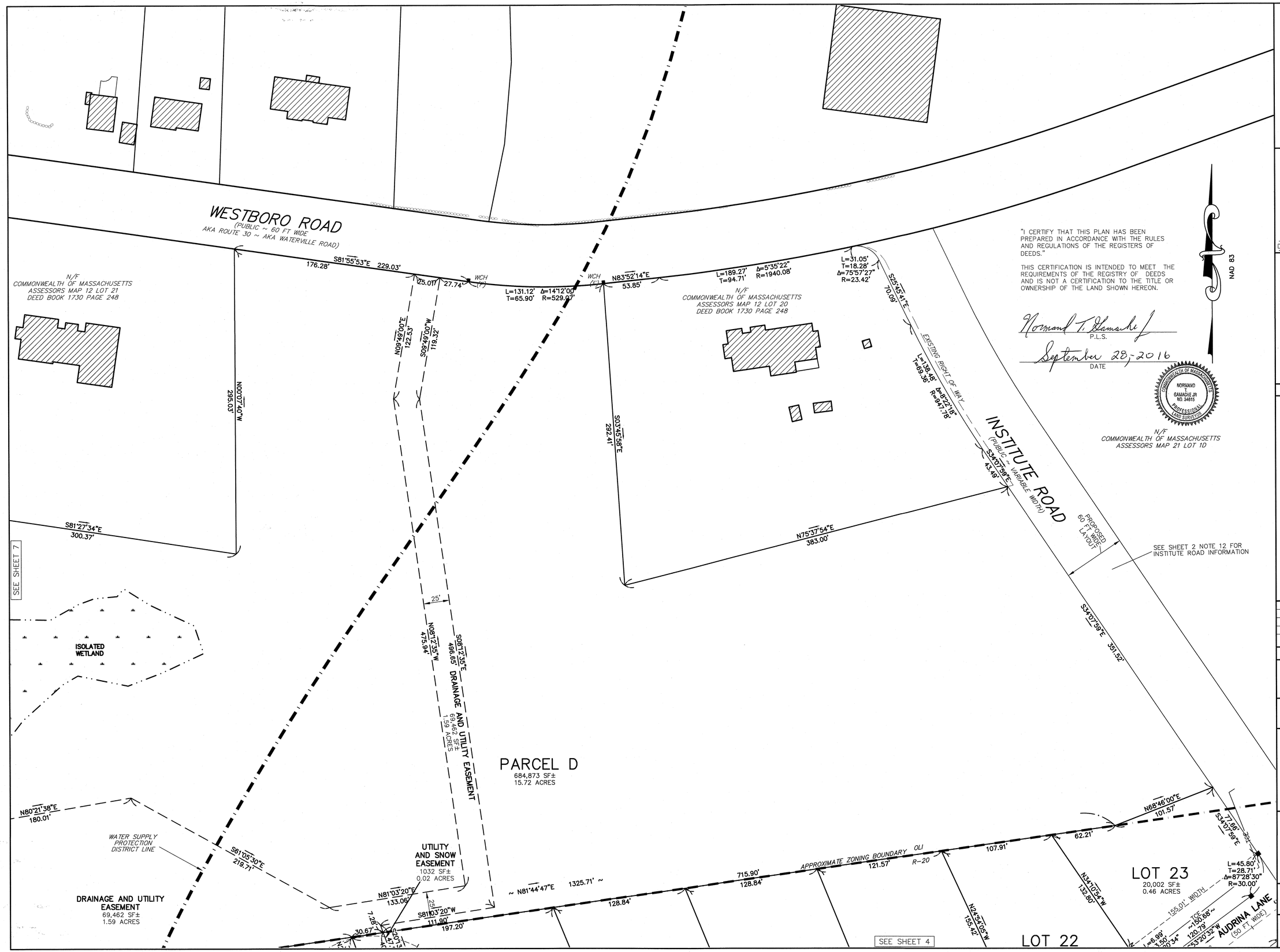

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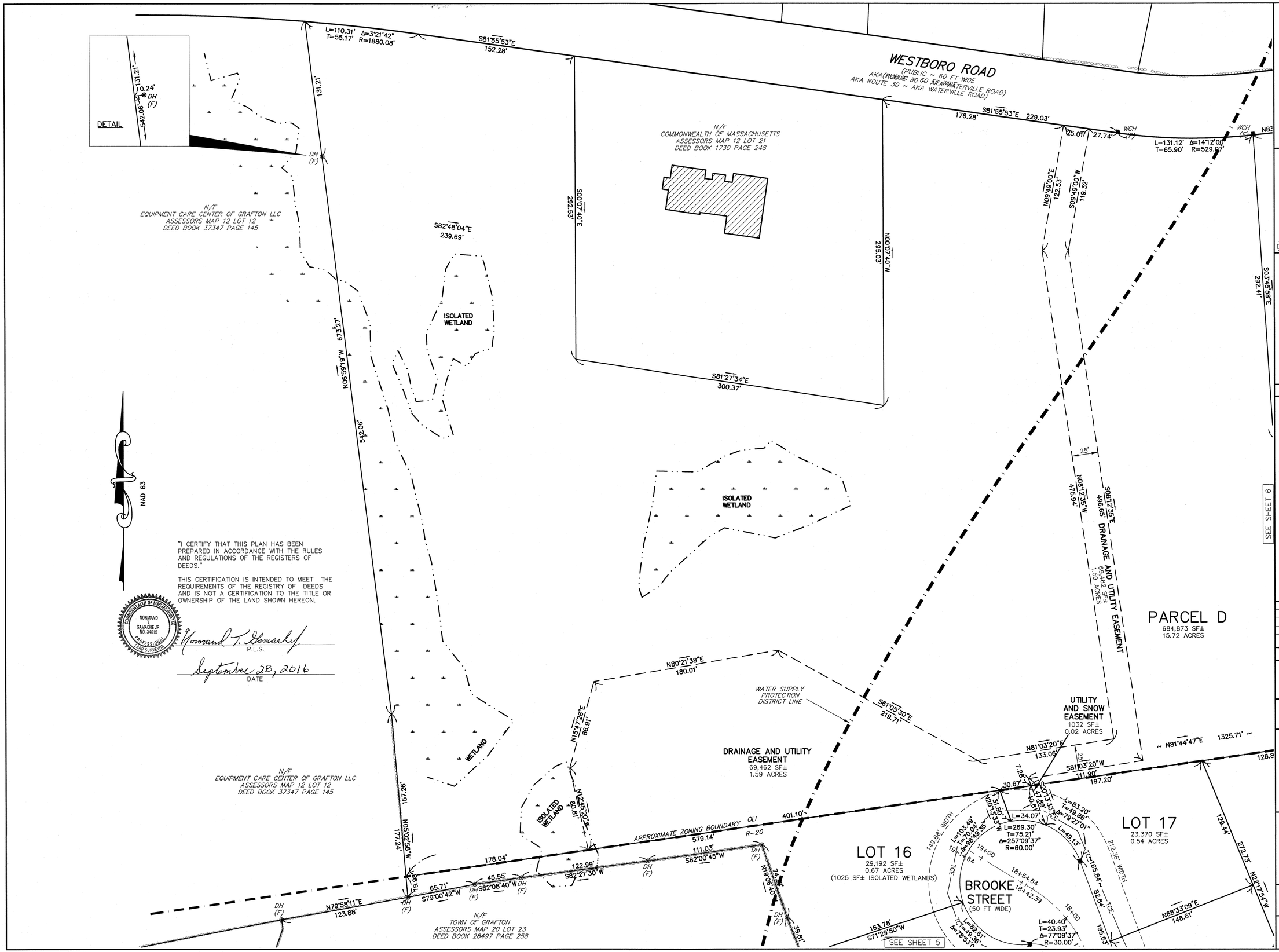

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LOT LAYOUT PLAN
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