

"GRISTMILL VILLAGE" DEFINITIVE PLAN

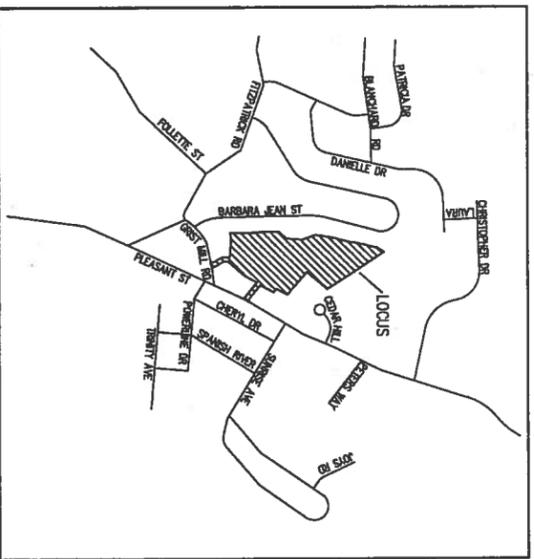
CONVENTIONAL DEVELOPMENT

GRAFTON, MASSACHUSETTS 01519

- SECTION NUMBER REQUESTED:
- FROM 311.6, STREETS SHALL BE Laid OUT SO AS TO INTERSECT WITH ADJACENT STREETS OR ADJACENT UNBARRICADED LAND AT INTERVALS OF FROM SIX HUNDRED FEET (600') TO TWELVE HUNDRED FEET (1200').
 - AT THE INTERSECTION OF MILLSTONE DRIVE AND PLEASANT STREET THE OFFSET IS 500 FEET FROM SWANISE AVENUE TO THE NORTH AND 400 FEET FROM GRIST MILL ROAD TO THE SOUTH. AT THE INTERSECTION OF GRESTONE DRIVE AND MILLSTONE DRIVE THE OFFSET IS 450 FEET FROM PLEASANT STREET TO THE EAST.
 - FROM 413.3, HOWEVER, IF THEY ARE NECESSARY FOR SUBDIVISIONS WITH LIVING STREETS OR COMMON DRIVEWAYS, THE SPACING AND THEIR EXTENSIONS OR SHORTENINGS, IF ANY, SHALL NOT BE SHORTER THAN ONE HUNDRED FIFTY FEET (150'), NOR LONGER THAN FIVE HUNDRED FEET (500'). THE ROADWAY LENGTH FROM THE CENTER OF BOTH CURVES ON GRESTONE DRIVE TO THE INTERSECTION OF MILLSTONE DRIVE WITH PLEASANT STREET IS FIVE HUNDRED NINETY NINE FEET (599').

- FROM 4.21.2, UNLESS OTHERWISE SPECIFIED BY THE PLANNING BOARD, GRANITE CURBS OF THE DIMENSION GIVEN FOR GRANITE CURBS (SECTION M.9.04.1) TYPE V44 SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS ALONG ALL OTHER STREETS:
 - AT INTERSECTIONS ALONG THE PARKING EDGE THE DISTANCE OF RADIUS OF THE CURBS PLUS A STRAIGHT EDGE SECTION OF EIGHT FEET (8') AT EDGE OF SAND ARCS
 - ALONG EACH EDGE OF ROADWAY WHERE THE GRADE EXCEEDS TWO PERCENT (2%),
 - ALONG EACH EDGE OF ROADWAY WHERE WITH A RADIUS OF LESS THAN TWO HUNDRED FIFTY FEET (250')
 CARE COO BEING HAS BEEN PROVIDED ALONG THE EDGES ALONG ALL ROADWAYS EXCEPT AT THE INTERSECTION OF PLEASANT STREET AND MILLSTONE DRIVE, WHERE VERTICAL GRANITE CURB IS PROVIDED.
- FROM 5.3.2, SEWERS SHALL BE INSTALLED IN THE CENTER OF THE STREET AS NEARLY AS PRACTICAL AT A MINIMUM DEPTH OF SEVEN FEET SIX INCHES (7' 6") OF COVER IN THE TRAVELLED WAY. THE MINIMUM COVER OF THE SEWER AT THE INTERSECTION OF PLEASANT STREET AND MILLSTONE DRIVE IS FIVE FEET TWO INCHES (5' 2').
- FROM 5.4.2.2, AT LEAST FOUR FEET (4') OF COVER WILL BE REQUIRED OVER DRAIN PIPES, WHERE SPECIAL CONDITIONS OF TOPOGRAPHY AND/OR HYDROLOGY ARE DETERMINED TO JUSTIFY THE BOARD'S APPROVAL OF PIPE WITH LESS THAN FOUR FEET (4') OF COVER. THE BOARD MAY REQUIRE OTHER MATERIALS OR METHODS OF CONSTRUCTION TO MEET SUCH CONDITIONS. THE MINIMUM COVER OVER THE DRAIN PIPES ON MILLSTONE DRIVE AT THE INTERSECTION WITH PLEASANT STREET IS TWO FEET TWO INCHES (2' 2').
- FROM SCHEDULE A & B - GROSS SECTIONS AND DETAILS. STANDARD CROSS SECTION, RECURBENT OF FIVE FEET (5') COVER OVER WATER PIPES. THE MINIMUM COVER OVER THE WATER PIPE ON PLEASANT STREET AT THE INTERSECTION WITH MILLSTONE DRIVE IS THREE FEET (3').

INDEX DESCRIPTION	SHEET NUMBER
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EXISTING CONDITIONS SURVEY PLANS	2-3 OF 17
PROPERTY PLANS	4-5 OF 17
LAYOUT PLANS	6-7 OF 17
GRADING AND DRAINAGE PLAN	8 OF 17
UTILITY PLAN	9 OF 17
ROADWAY PROFILE PLANS	10-14 OF 17
EROSION & SEDIMENTATION CONTROL PLAN	15 OF 17
DETAIL PLANS	16-17 OF 17



LOCUS MAP
SCALE: 1"=1000'

RECEIVED

JUL 14 2015

PLANNING BOARD
GRAFTON, MA



COPY

REV. NO.	DATE	DESCRIPTION	DATE
1	7/13/15	TOWN COMMENTS / GRADES ENGINEERING COMMENTS	
AS SHOWN			
SCALE:		DATE: MARCH 13, 2015	
SHEET NO.: 1 OF 17		PROJECT NO.: G-353	
COVER SHEET			

RECORD APPLICANT:
CASA BUILDERS & DEVELOPERS CORP.
P.O. BOX 1205
WESTBOROUGH, MA 01581

RECORD OWNERS:
MAP 97 PARCEL 22A
MAINTANIS REALTY TRUST
102 PLEASANT STREET
GRAFTON, MA 01519

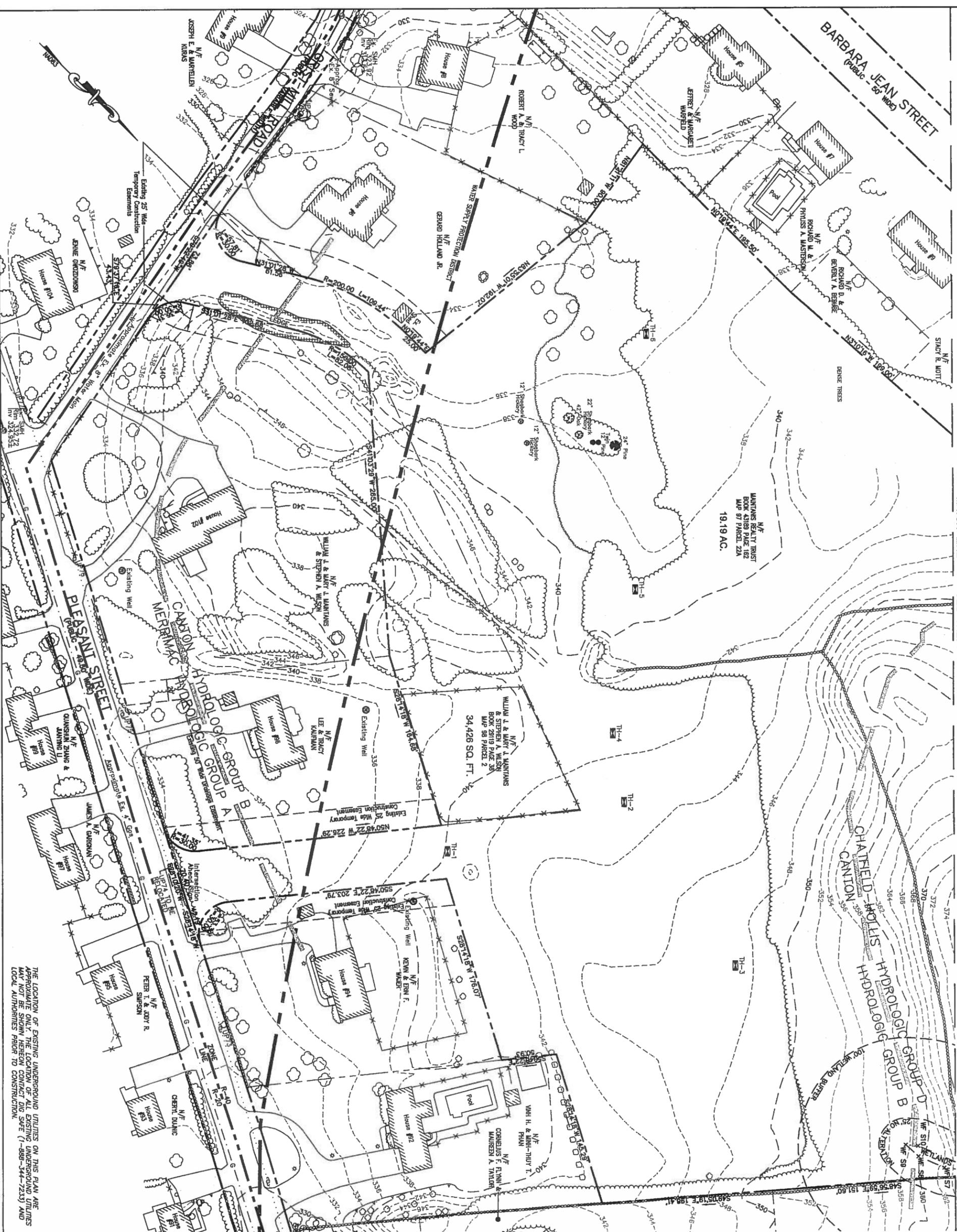
MAP 98 PARCEL 2
WILLIAM J. & MARY J. MAINTANIS
& STEPHEN A. WILSON
102 PLEASANT STREET
GRAFTON, MA 01519

LAND PLANNERS—CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
787 HARTFORD TURNPIKE
SHREWSBURY, MA 01545

LAND SURVEYORS:
GUERRIERRE & HANLON INC.
38 POND STREET, SUITE 206
FRANKLIN, MA 02038
ATLAS LAND SURVEYING INC.
8 MOORE LANE
NORTHBOROUGH, MA 01532

ZONING DISTRICT: LOW DENSITY RESIDENTIAL (R-40)
OVERLAY DISTRICT: WATER SUPPLY PROTECTION

MATCH LINE SEE SHEET 2 OF 2



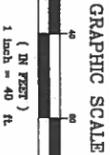
- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING CONTOUR - HIGH
 - EXISTING CONTOUR - LOW
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EDGE VEGETATED WETLANDS
 - WETLAND BUFFER
 - EXISTING EDGE PARALLEL
 - EXISTING TREE LINE
 - ZONE LINE



GRAFTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL HAS BEEN RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____
 TOWN CLERK: _____ DATE: _____
 SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
 SUBJECT TO CONVEYMENT DATED: _____ RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK: _____ PAGE: _____ INSTRUMENT # _____
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON FEBRUARY 20, 2014 AND IS RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK: _____ PAGE: _____
 DEEDS OF EASEMENTS TO BE RECORDED HERewith.



REV. NO.	DATE	TOWN COMMENTS / GRADES ENGINEERING COMMENTS	REVISION
1	7/13/15		

TITLE
 "GRISTMILL VILLAGE"
 DEFINITIVE PLAN
 CONVENTIONAL DEVELOPMENT
 GRAFTON, MASSACHUSETTS 01519

PREPARED FOR:
 CASA BUILDERS & DEVELOPERS CORP.
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
 J.M. GRENIER ASSOCIATES INC.
 707 HARTFORD TURNPIKE 01545
 SHERBORNE, MASSACHUSETTS
 TEL. NO. (508) 845-2500 FAX NO. (508) 842-0800

SCALE: 1" = 40'
DATE: MARCH 13, 2015

EXISTING CONDITIONS PLAN 1/2
SHEET NO.: SHEET 2 OF 17
PROJECT NO.: G-353

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON CONTACT DIG SAFE (1-888-344-7233) AND LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.

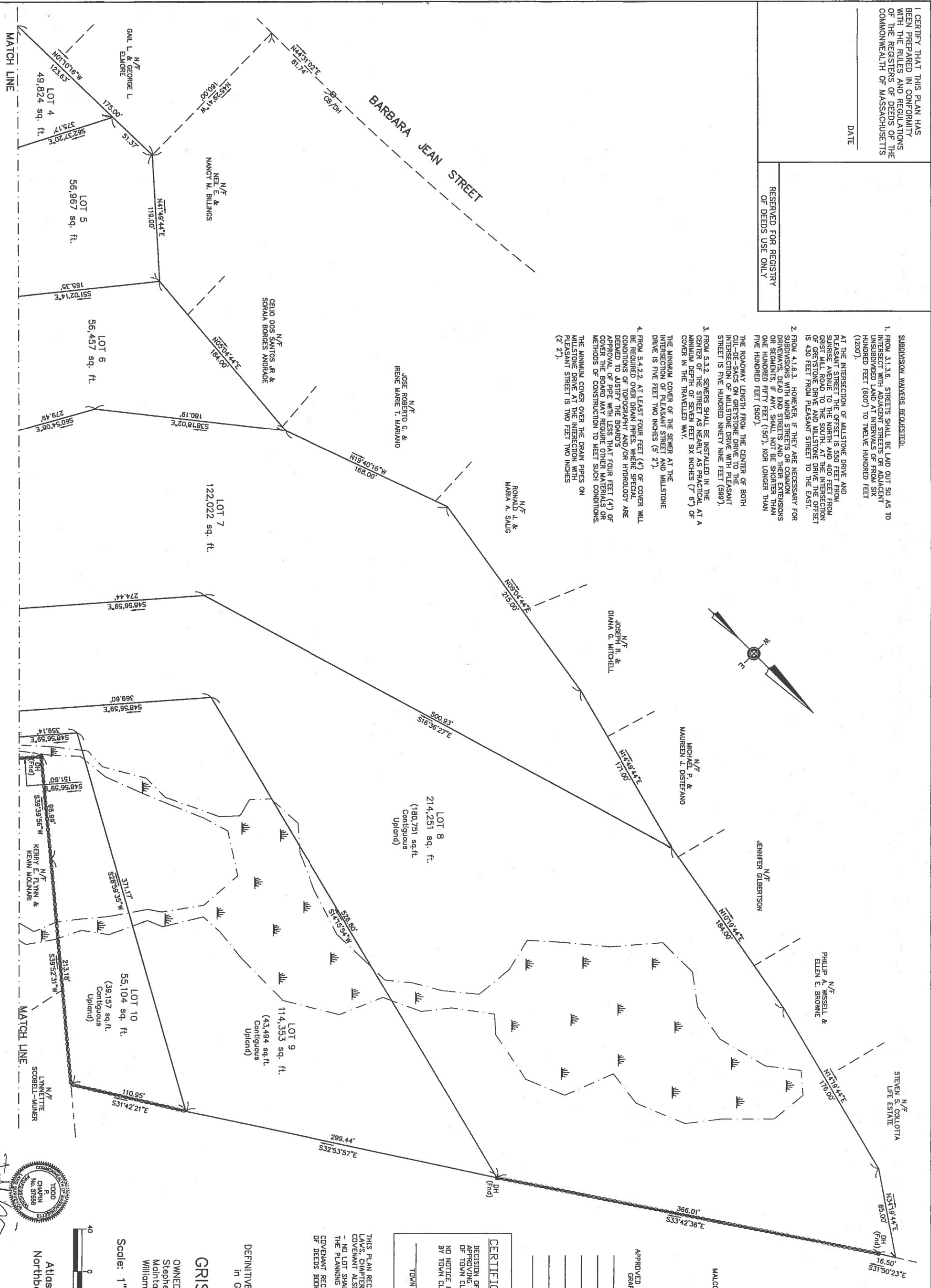
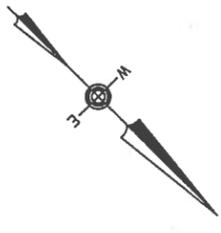
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE _____

RESERVED FOR REGISTRY OF DEEDS USE ONLY

SUBMISSION WARNERS REQUESTED:

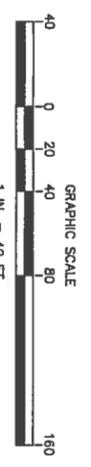
1. FROM 3.1.3.6, STREETS SHALL BE LAYED OUT SO AS TO INTERSECT WITH ADJACENT STREETS OF ADJACENT UNSUBDIVIDED LAND AT INTERVALS OF FROM SIX HUNDRED FEET (600') TO TWELVE HUNDRED FEET (1200').
2. FROM 4.1.6.3, HOWEVER, IF THEY ARE NECESSARY FOR SUBDIVISIONS WITH MINOR STREETS OR COMMON DRIVeways, DEAD END STREETS AND THEIR INTERSECTIONS WITH ADJACENT STREETS MAY BE SHORTER THAN ONE HUNDRED FIFTY FEET (150'), NOR LONGER THAN FIVE HUNDRED FEET (500').
3. FROM 5.3.2, SEWERS SHALL BE INSTALLED IN THE CENTER OF THE STREET AS NEARLY AS PRACTICAL AT A MINIMUM DEPTH OF SEVEN FEET SIX INCHES (7' 6") OF COVER IN THE TRAVELLED WAY.
THE MINIMUM COVER OF THE SEWER AT THE INTERSECTION OF PLEASANT STREET AND MILLSTONE DRIVE IS FIVE FEET TWO INCHES (5' 2").
4. FROM 5.4.2.2, AT LEAST FOUR FEET (4') OF COVER WILL BE REQUIRED OVER DRAIN PIPES, WHERE SPECIAL CONDITIONS OF TOPOGRAPHY AND/OR HYDROLOGY ARE DEMONSTRATED TO JUSTIFY THE BOARD'S APPROVAL OF PIPE WITH LESS THAN FOUR FEET (4') OF COVER. THE BOARD MAY REQUIRE OTHER MATERIALS OR METHODS OF CONSTRUCTION TO MEET SUCH CONDITIONS.
THE MINIMUM COVER OVER THE DRAIN PIPES ON MILLSTONE DRIVE AT THE INTERSECTION WITH PLEASANT STREET IS TWO FEET TWO INCHES (2' 2").



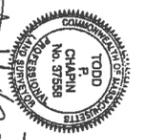
CERTIFICATE OF NO APPEAL
 DECISION OF THE GRAFTON PLANNING BOARD APPEALING THIS PLAN RECORDED IN OFFICE OF TOWN CLERK _____ ON _____
 NO NOTICE OF APPEAL THEREFROM RECEIVED BY TOWN CLERK DURING THE 20 DAYS FOLLOWING.
 TOWN CLERK _____ DATE _____

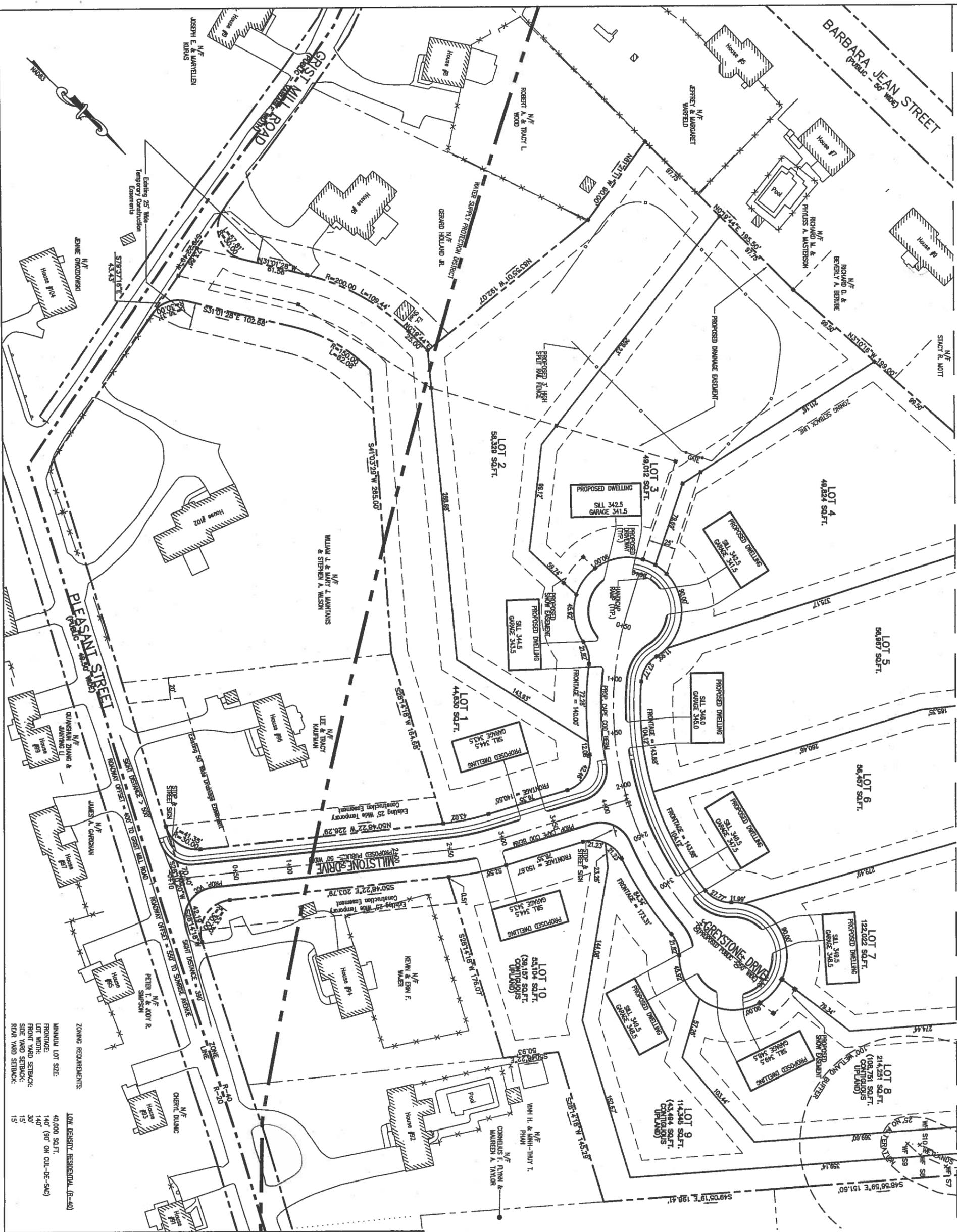
THIS PLAN RECORDED WITH COVENANT UNDER GENERAL LAWS, CHAPTER 41, SECTION 81U AS AMENDED AND WHICH COVENANT ALSO INCLUDES THE FOLLOWING CONDITIONS:
 - NO LOT SHALL BE BUILT UPON UNTIL RELEASED BY THE PLANNING BOARD.
 COVENANT RECORDED IN WORCESTER DISTRICT REGISTRY OF DEEDS BOOK _____ PAGE _____

DEFINITIVE PLAN SUBDIVISION OF LAND
 in Grafton, Massachusetts
 Entitled
GRISTMILL VILLAGE
 OWNED BY:
 Stephen A. Willson, Trustee of
 Maintonias Realty Trust &
 William J. Maintonias
 Scale: 1" = 40' July 13, 2015



Atlas Land Surveying Inc.
 Northborough, Massachusetts





LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED ZONING VARD SETBACK LINE
- EDGE VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- PROPOSED CAPE COD BEEM
- PROPOSED GRANITE CURB
- ZONE LINE
- PROPOSED GRANITE BOUND



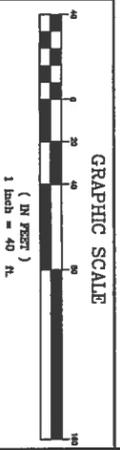
GRAFTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECORDED AND RECORDED AT HIS OFFICE AND THAT THE PLAN HAS BEEN RECORDED IN THE TOWN CLERK'S OFFICE AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____

TOWN CLERK _____ DATE _____

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
 SUBJECT TO CONVEYANT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK _____ PAGE _____ INSTRUMENT # _____
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH A VARIAN RESOLUTION DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON MAY 15, 2011 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK _____ PAGE _____
 DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.



REV. NO.	DATE	REVISION
1	7/13/15	TOWN COMMENTS / GRADES ENGINEERING COMMENTS

**"GRISTMILL VILLAGE"
 DEFINITIVE PLAN
 CONVENTIONAL DEVELOPMENT
 GRAFTON, MASSACHUSETTS 01519**

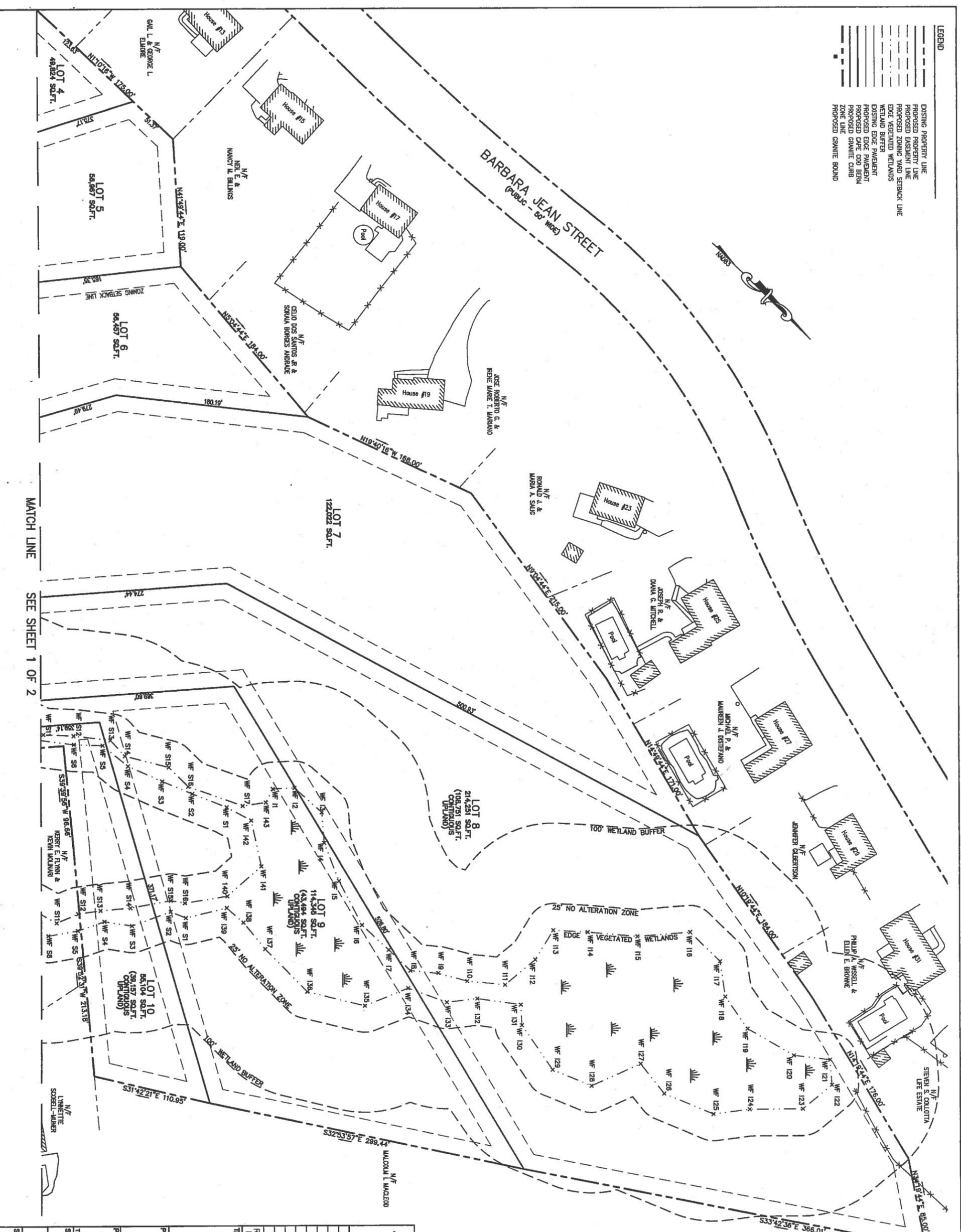
PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
 787 HARTFORD TURNPIKE
 SHREWSBURY, MASSACHUSETTS 01545
 TEL. NO. (508) 845-2500 FAX NO. (508) 842-0800

LAYOUT AND MATERIALS PLAN 1/2
 SHEET NO. 6 OF 17 PROJECT NO. G-353

ZONING REQUIREMENTS:
 LOW DENSITY RESIDENTIAL (R-40)
 MINIMUM LOT SIZE: 40,000 SQ.FT.
 FRONTAGE: 140' (90' ON OIL-DE-S4C)
 LOT WIDTH: 140'
 FRONT YARD SETBACK: 30'
 SIDE YARD SETBACK: 15'
 REAR YARD SETBACK: 15'

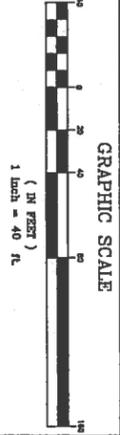
- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED ESCAPEMENT LINE
 - PROPOSED ZONING YARD SETBACK LINE
 - EDGE VEGETATED WETLANDS
 - WETLAND BUFFER
 - DRAINAGE DITCH
 - PROPOSED EDGE VEGETATED WETLANDS
 - PROPOSED ESCAPEMENT LINE
 - PROPOSED ZONING YARD SETBACK LINE
 - PROPOSED GRANITE CURB
 - ZONE LINE
 - PROPOSED GRANITE BOUND



GRAFTON PLANNING BOARD
 APPROVAL UNDER
 THE SUBDIVISION
 CONTROL LAW IS REQUIRED

I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____
 TOWN CLERK: _____ DATE: _____
 SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
 SUBJECT TO COMMENT DATED _____ RECORDED AT WORCESTER DISTRICT
 REGISTRY OF DEEDS, BOOK _____ INSTRUMENT # _____
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESUBMITTAL
 DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD
 ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF
 DEEDS BOOK _____ PAGE _____
 DEEDS OF EASEMENTS TO BE RECORDED HEREIN.



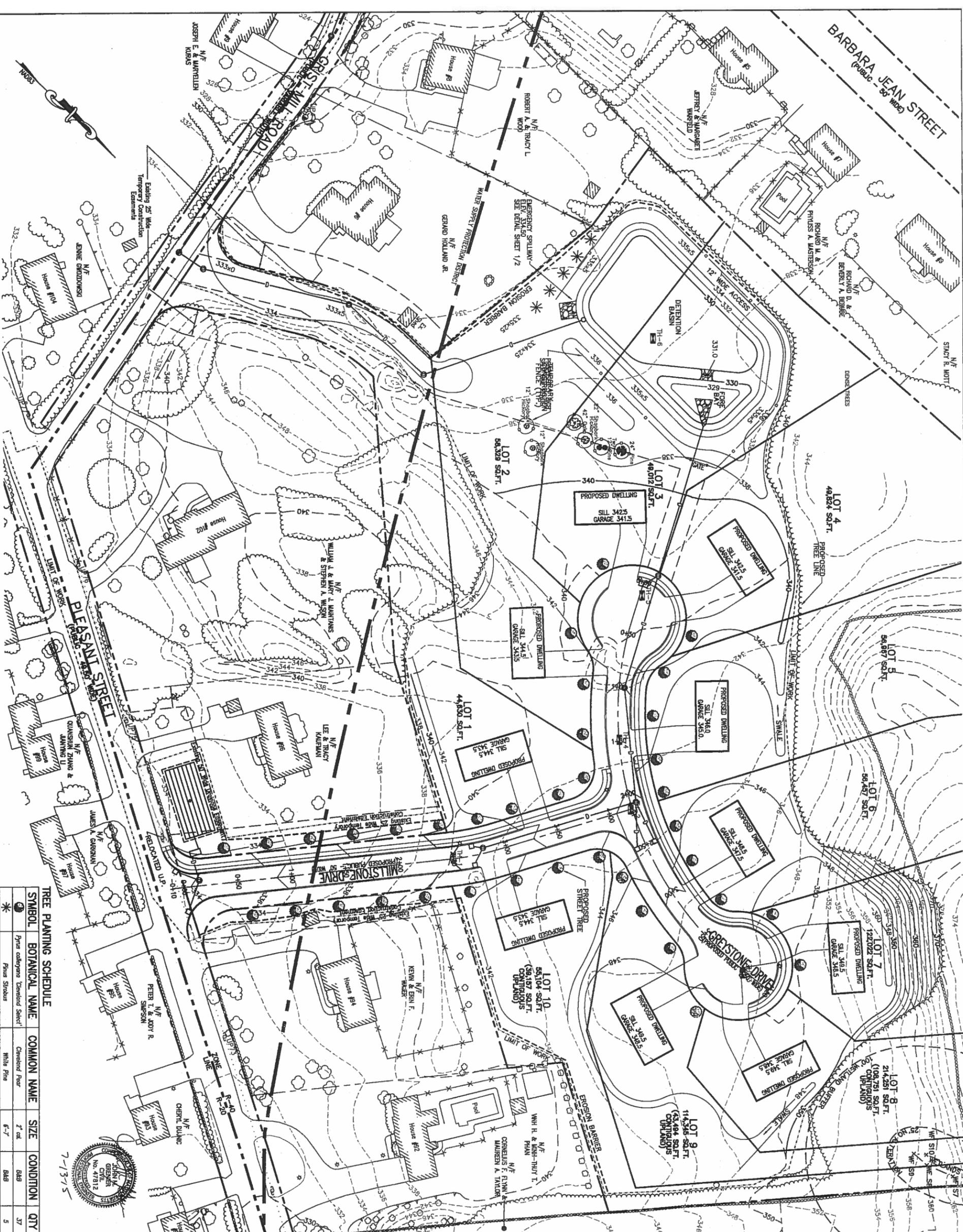
REV. NO.	DATE	TOWN COMMENTS / GRAVE'S ENGINEERING COMMENTS	REVISION
1	7/13/15		

"CRISTMILL VILLAGE"
 DEFINITIVE PLAN
 CONVENTIONAL DEVELOPMENT
 GRAFTON, MASSACHUSETTS 01519

PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
 787 HARTFORD TURNPIKE
 SHERBORNE, MASSACHUSETTS 01545
 TEL NO: (508) 845-2500 FAX NO: (508) 842-0800
 SCALE: 1" = 40' DATE: MARCH 13, 2015

LAYOUT AND MATERIALS PLAN 2/2
 SHEET NO.: SHEET 7 OF 17 PROJECT NO.: G-353



TREE PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
⊙	<i>Pinus taeda</i>	Common Pine	2' cal.	BBB	37
⊙	<i>Pinus strobus</i>	White Pine	6-7'	BBB	5



PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

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J.M. GRENIER ASSOCIATES INC.
 707 HARTFORD TURNPIKE
 SHREWSBURY, MASSACHUSETTS 01545
 TEL. NO. (508) 845-2500 FAX NO. (508) 842-0800

TITLE:
**"CRISTMILL VILLAGE"
 DEFINITIVE PLAN
 CONVENTIONAL DEVELOPMENT
 GRAFTON, MASSACHUSETTS 01519**

REV. NO.	DATE	REVISION
1	7/13/15	TOWN COMMENTS / GRADES ENGINEERING COMMENTS

GRAPHIC SCALE
 1" = 40'
 (IN FEET)
 1 inch = 40 ft.

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
 SUBJECT TO COMMENT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTER OF DEEDS, BOOK _____ INSTRUMENT # _____
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS BOOK _____ PAGE _____
 DEEDS OF EASEMENTS TO BE RECORDED HEREIN.

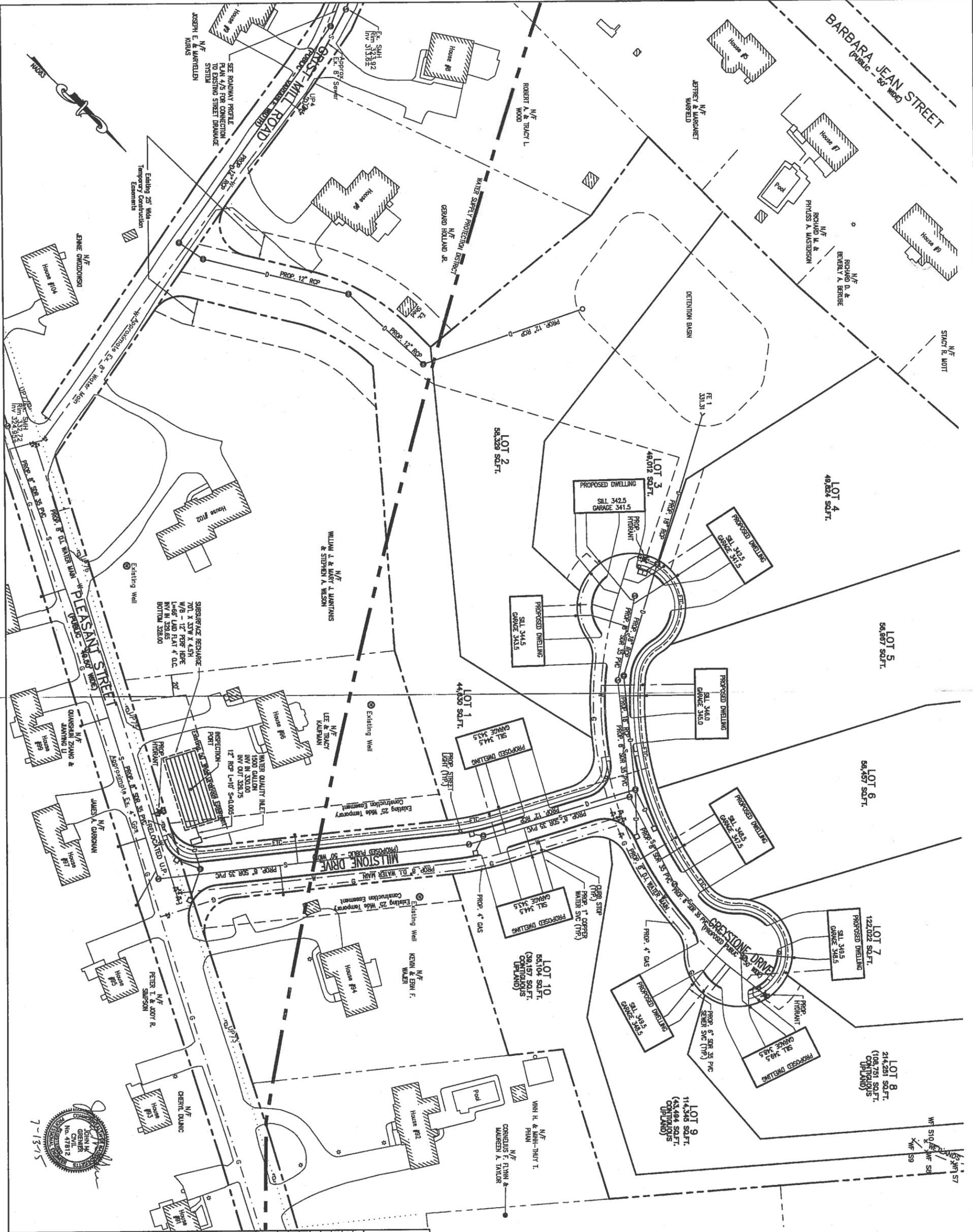
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED ZONING YARD SETBACK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING BUFFER
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- EXISTING GRAVITIC CURB
- PROPOSED GRAVITIC CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ZONE LINE
- EROSION BARRIER

GRAFTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

DATE: _____
 TOWN CLERK: _____ DATE: _____
 I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

PREPARED FOR:
GRAVING AND DRAINAGE PLAN
 SHEET NO.: SHEET 8 OF 17
 PROJECT NO.: G-353



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED ZONING YARD SETBACK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EDGE VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- PROPOSED GRANITE CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ZONE LINE
- EROSION BARRIER

GRATTON PLANNING BOARD
 APPROVAL UNDER
 THE SUBDIVISION
 CONTROL LAW IS REQUIRED

DATE: _____
TOWN CLERK: _____
 I, CLERK OF THE TOWN OF GRATTON, MASSACHUSETTS, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRATTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
 SUBJECT TO CONSENTANT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTER OF DEEDS BOOK _____ PAGE _____ INSTRUMENT # _____
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRATTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS BOOK _____ PAGE _____
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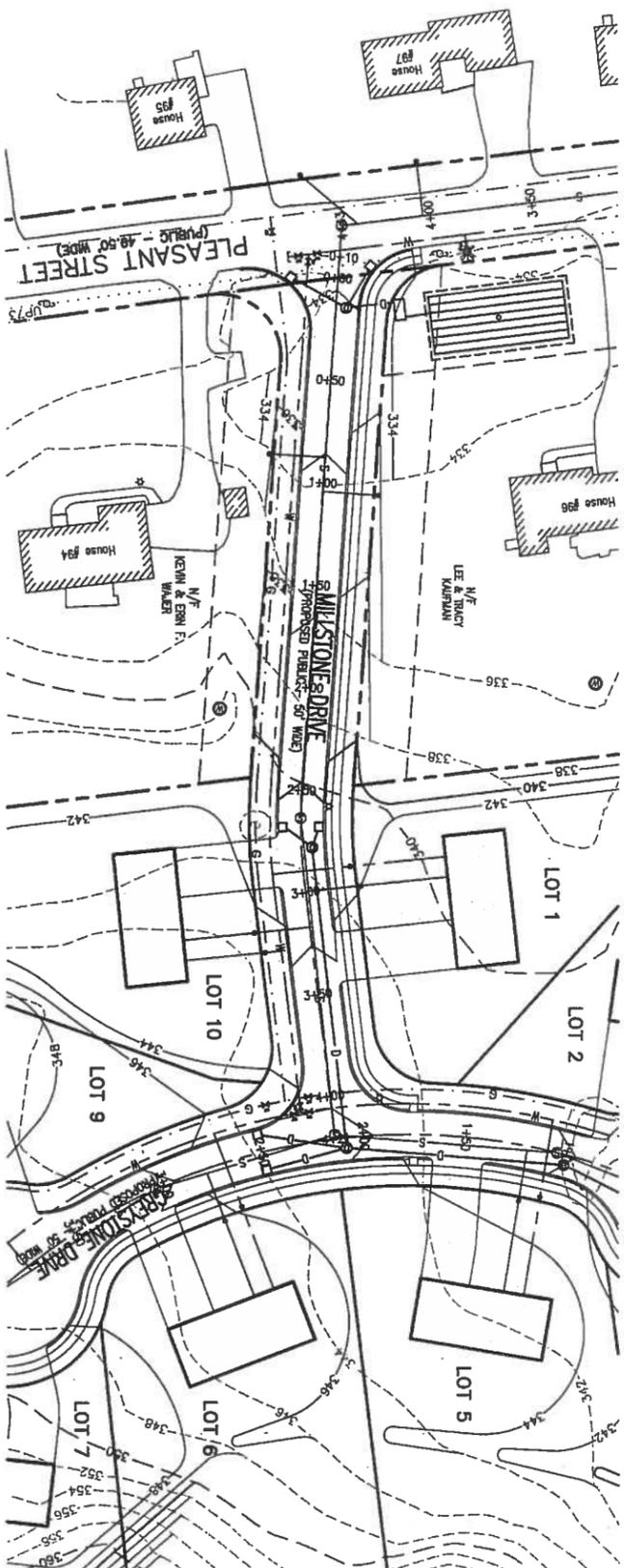
REV. NO.	DATE	TOWN COMMENTS / GRAVES ENGINEERING COMMENTS	REVISION
1	7/13/15		

TITLE:
 "GRISTMILL VILLAGE"
 DEFINITIVE PLAN
 CONVENTIONAL DEVELOPMENT
 GRATTON, MASSACHUSETTS 01519

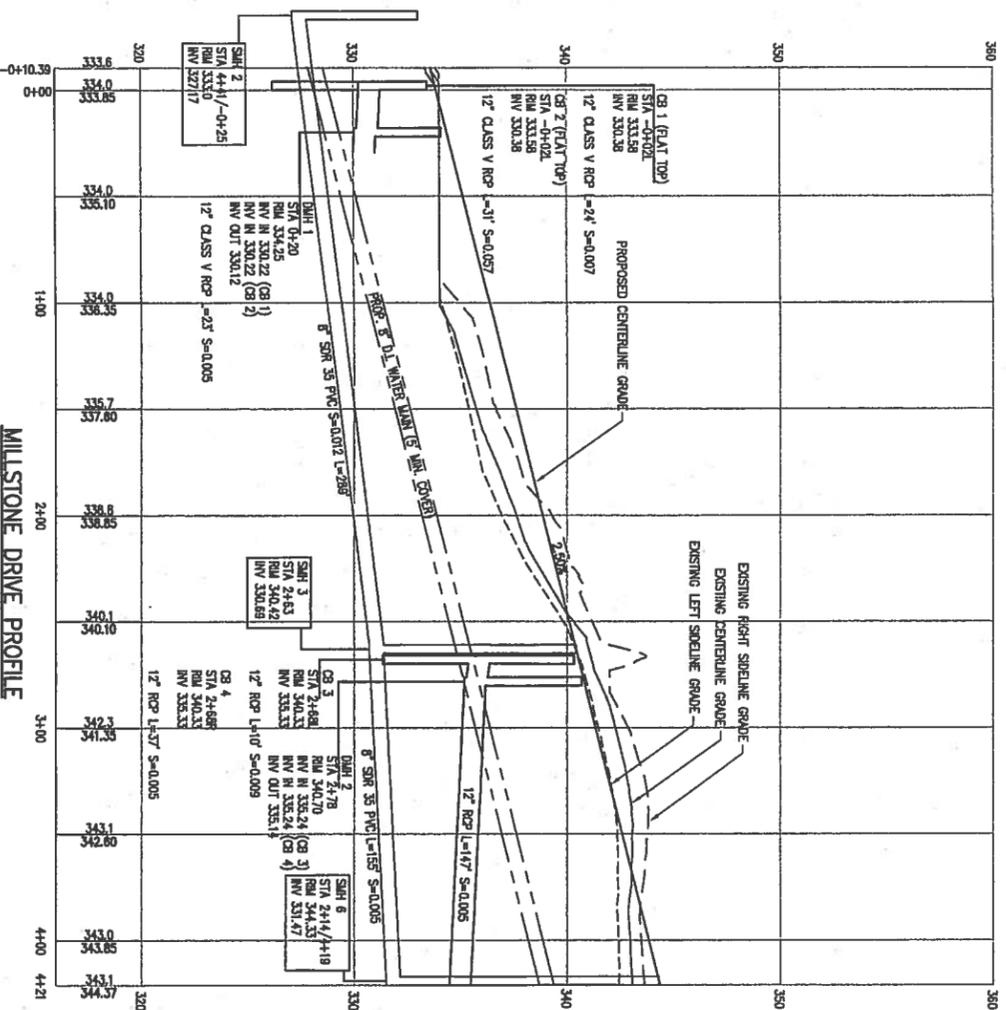
PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581

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J.M. GRENIER ASSOCIATES INC.
 787 HARTFORD TURNPIKE
 SHERBORNE, MASSACHUSETTS 01545
 TEL. NO. (508) 845-2800 FAX NO. (508) 842-0800

SCALE: 1" = 40'
DATE: MARCH 13, 2015
UTILITY PLAN
SHEET NO.: SHEET 9 OF 17
PROJECT NO.: G-353



MILLSTONE DRIVE PLAN
SCALE: 1" = 40'



MILLSTONE DRIVE PROFILE
SCALE: HORIZONTAL - 1" = 40'
VERTICAL - 1" = 4'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ZONING YARD SETBACK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING DRAIN LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- PROPOSED CAPE COD BERM
- PROPOSED GRANITE CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ZONE LINE
- EROSION BARBER

APPROVAL UNDER
THE SUBDIVISION
CONTROL LAW IS REQUIRED

GRAFTON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF GRAFTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF PROPOSAL OF THIS PLAN BY THE GRAFTON PLANNING BOARD HAS BEEN RECORDED AND NO OBJECTION HAS BEEN RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.

SUBJECT TO CONVEYANT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK _____ PAGE _____ INSTRUMENT # _____ THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK _____ PAGE _____

DEEDS OF EASEMENTS TO BE RECORDED HEREIN.



REV. NO.	DATE	REVISION
1	7/13/15	TOWN COMMENTS / GRAVES ENGINEERING COMMENTS

"CRISTMILL VILLAGE"
DEFINITIVE PLAN
CONVENTIONAL DEVELOPMENT
GRAFTON, MASSACHUSETTS 01519

PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
701 HARTFORD TURNPIKE 01545
SHEMUNSBURY, MASSACHUSETTS 01545

DATE: MARCH 13, 2015

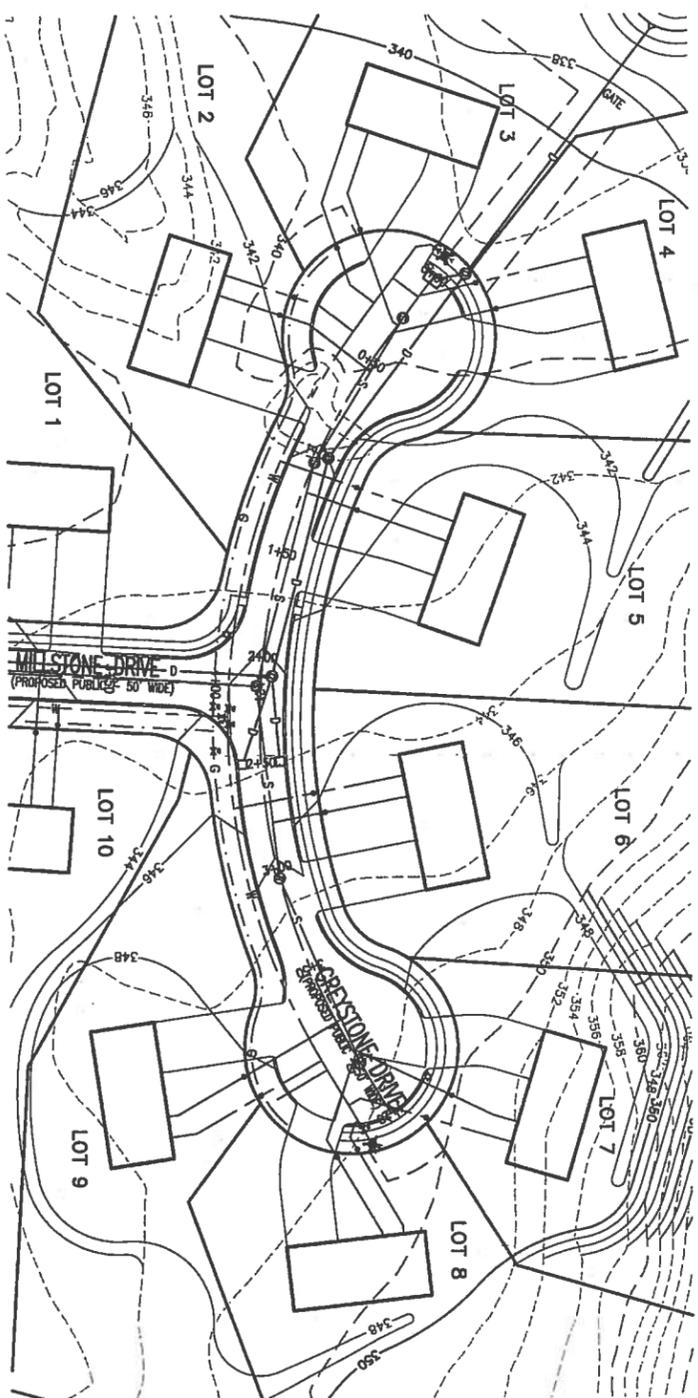
SCALE: 1" = 40'

ROADWAY PROFILE PLAN 1/5

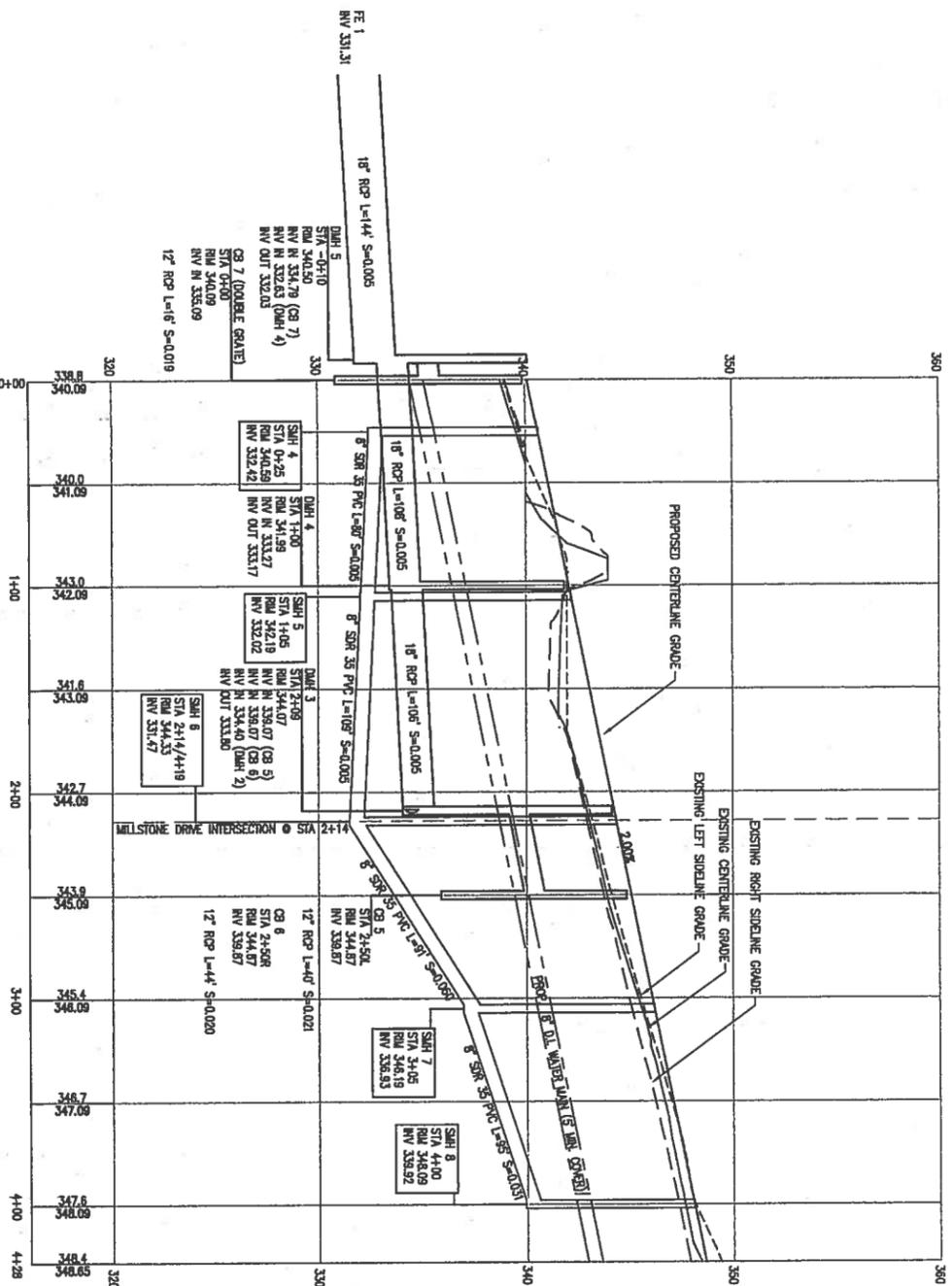
SHEET NO.: SHEET 10 OF 17 PROJECT NO.: G-353



7-13-15



GREYSTONE DRIVE PLAN
SCALE: 1"=40'



GREYSTONE DRIVE PROFILE
SCALE: HORIZONTAL - 1"=40'
VERTICAL - 1"=4'

LEGEND

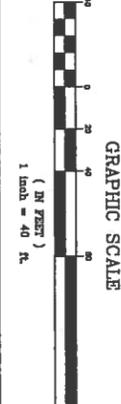
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED ZONING YARD SETBACK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- PROPOSED CAPE COD BEEM
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ZONE LINE
- EROSION BARRIER

GRAFFTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

DATE: _____

TOWN CLERK _____ DATE _____

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.
SUBJECT TO CONVEYANT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTER OF DEEDS, BOOK _____ PAGE _____ INSTRUMENT # _____
THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESOLUTION DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFFTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS BOOK _____ PAGE _____
DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.



REV. NO.	DATE	REVISION
1	7/13/15	TOWN COMMENTS / GRAVES ENGINEERING COMMENTS

"CRISTMILL VILLAGE"
DEFINITIVE PLAN
CONVENTIONAL DEVELOPMENT
GRAFFTON, MASSACHUSETTS 01519

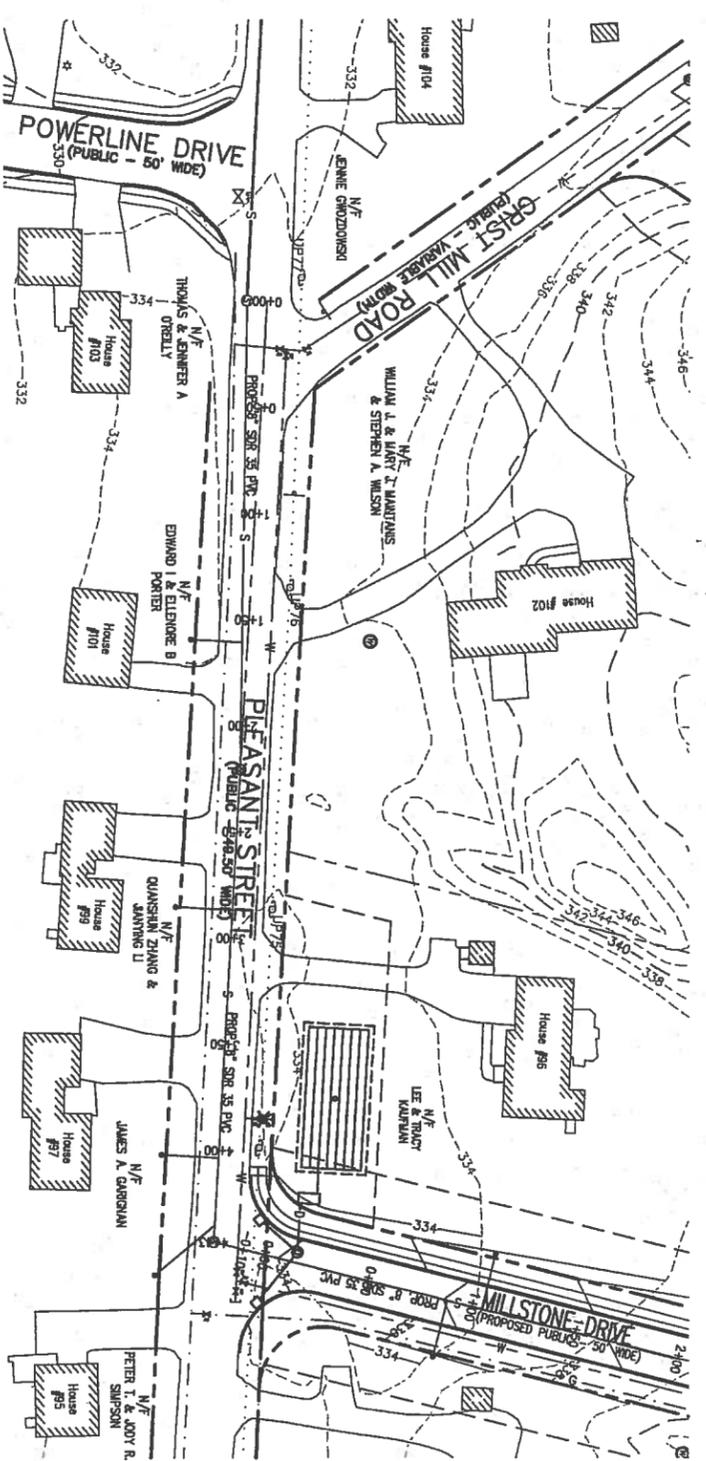
PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
787 HARTFORD TURNPIKE
SHEMSHART, MASSACHUSETTS 01545
TEL NO. (508) 845-2500 FAX NO. (508) 842-0800
SCALE: 1" = 40' DATE: MARCH 13, 2015

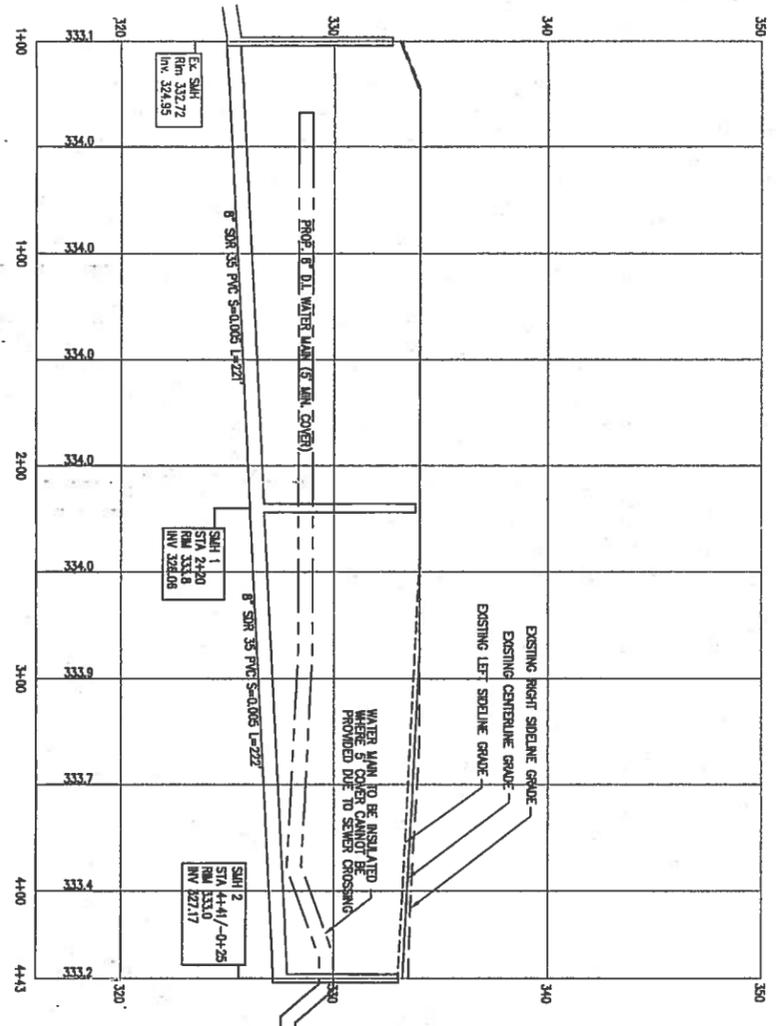
ROADWAY PROFILE PLAN 2/5
SHEET NO.: 11 OF 17 PROJECT NO.: G-353



7-13-15



PLEASANT STREET PLAN
SCALE: 1"=40'



PLEASANT STREET PROFILE
SCALE: HORIZONTAL - 1"=40'
VERTICAL - 1"=4'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED ZONING YARD SETBACK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EDGE VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE PAVEMENT
- PROPOSED EDGE PAVEMENT
- PROPOSED C&G CURB
- PROPOSED GRANITE CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ZONE LINE
- EROSION BARBER

GRAFTON PLANNING BOARD
APPROVAL UNDER
THE SUBDIVISION
CONTROL LAW IS REQUIRED

DATE: _____
TOWN CLERK: _____ DATE: _____
SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL
SUBJECT TO COMMENTARY DATED _____ RECORDED AT WORCESTER DISTRICT
REGISTRY OF DEEDS BOOK _____ PAGE _____ INSTRUMENT # _____

THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRAFTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK _____ PAGE _____
DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.



REV. NO.	DATE	TOWN COMMENTS / GRAVES ENGINEERING COMMENTS	REVISION
1	7/3/15		

TITLE:
"GRISTMILL VILLAGE"
DEFINITIVE PLAN
CONVENTIONAL DEVELOPMENT
GRAFTON, MASSACHUSETTS 01519

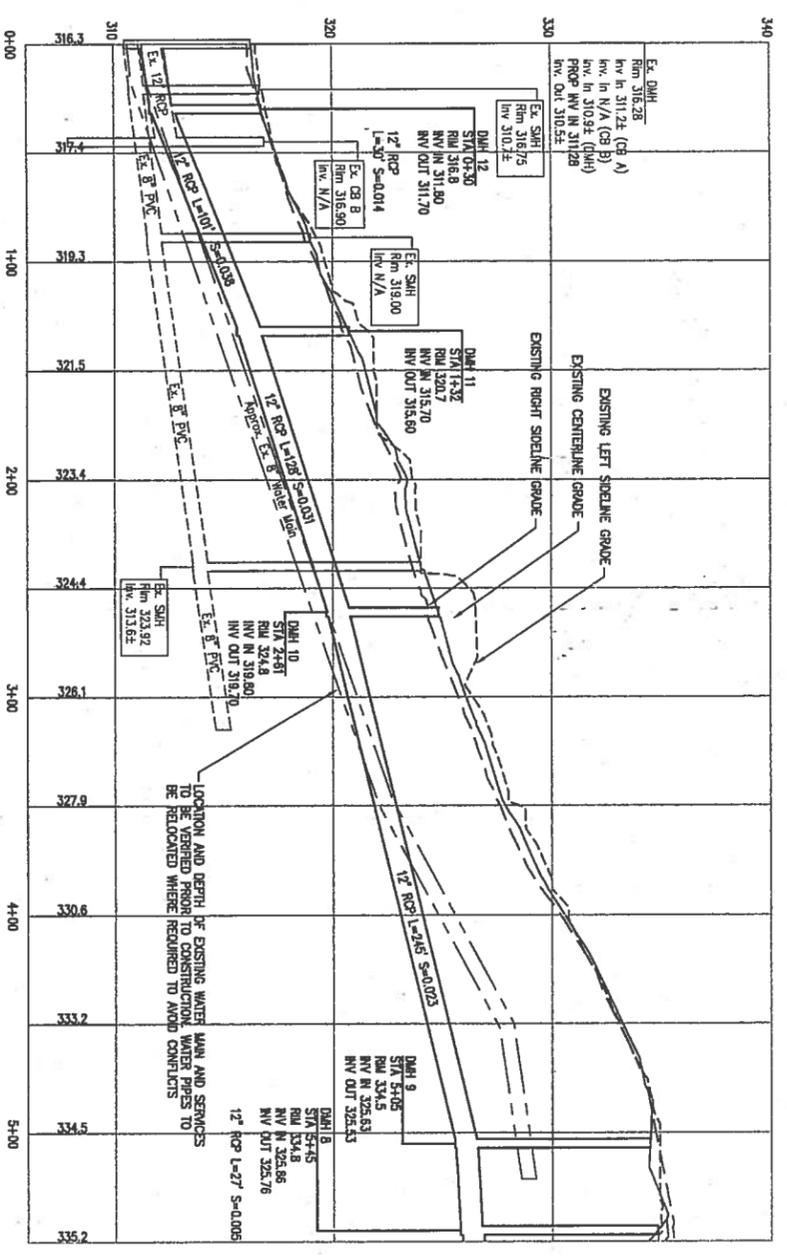
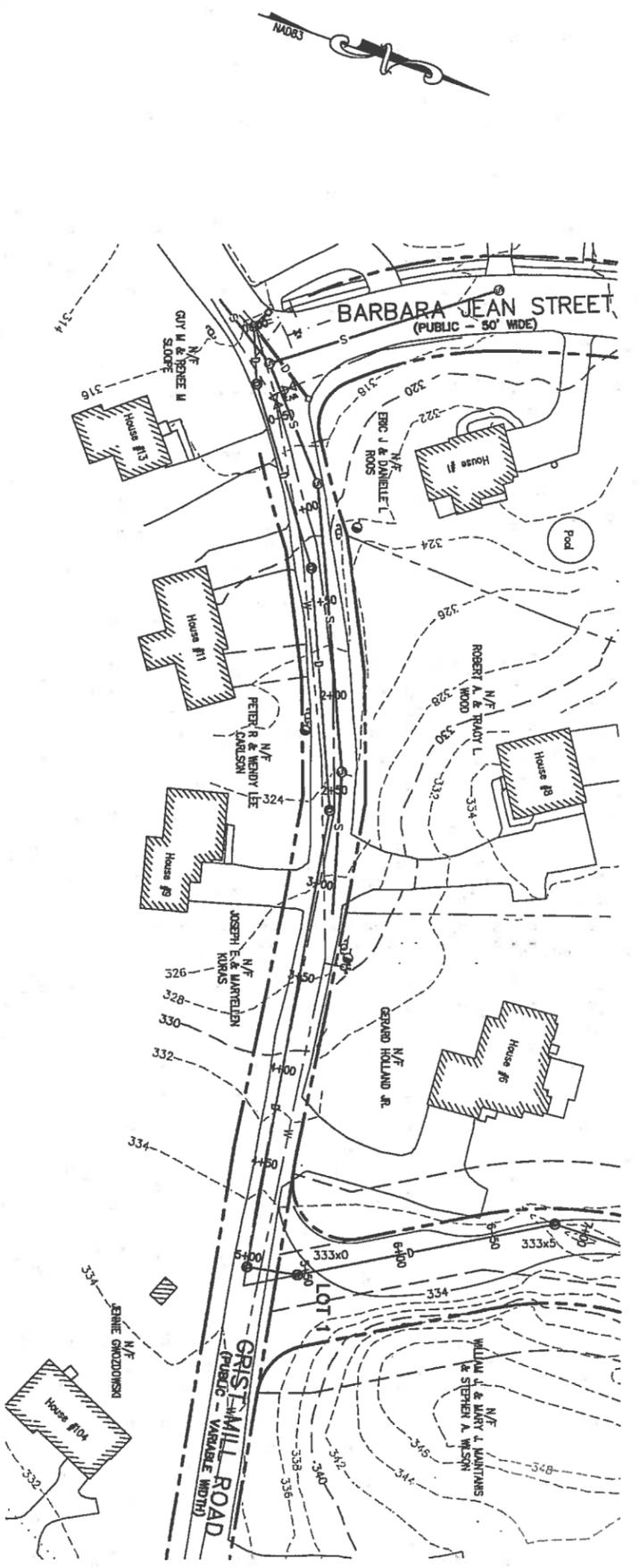
PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
707 HARTFORD TURNPIKE
SHERBORNE, MASSACHUSETTS 01545

TABLE NO. (509) 845-2500 DATE: MARCH 13, 2015
SCALE: 1" = 40'

ROADWAY PROFILE PLAN 3/5
SHEET NO.: SHEET 12 OF 17 PROJECT NO.: G-553





LEGEND

- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED ZONING YARD SETBACK LINE
 - EXISTING CONTOUR - HIGH
 - EXISTING CONTOUR - LOW
 - PROPOSED CONTOUR - HIGH
 - PROPOSED CONTOUR - LOW
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - PROPOSED ELECTRIC, TELEPHONE, CABLE
 - PROPOSED DEAN LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EDGE VEGETATED WETLANDS
 - WETLAND BUFFER
 - EXISTING EDGE PAVEMENT
 - PROPOSED EDGE PAVEMENT
 - PROPOSED C&G C&G BEAM
 - EXISTING GRANITE CURB
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EROSION BARRIER
- GRATTON PLANNING BOARD**
APPROVAL LINDER
THE SUBDIVISION
CONTROL LAW IS REQUIRED

1. CLERK OF THE TOWN OF GRATTON, MASSACHUSETTS HEREBY CERTIFY THAT THE ABOVE PLAN HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____

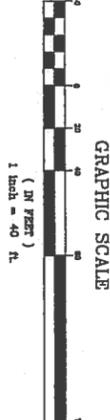
TOWN CLERK: _____ DATE: _____

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.

SUBJECT TO CONSENT DATED _____ RECORDED AT WORCESTER DISTRICT REGISTER OF DEEDS, BOOK _____ PAGE _____ INSTRUMENT # _____

THIS PLAN WAS PREPARED IN ACCORDANCE WITH A MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT GRANTED BY THE GRATTON PLANNING BOARD ON MAY 19, 2014 AND RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS BOOK _____ PAGE _____

DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.



REV. NO.	DATE	TOWN COMMENTS / GRADES ENGINEERING COMMENTS	REVISION
1	7/13/15		

"GRISTMILL VILLAGE"
DEFINITIVE PLAN
CONVENTIONAL DEVELOPMENT
GRATTON, MASSACHUSETTS 01519

PREPARED FOR:
CASA BUILDERS & DEVELOPERS CORP.
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581

PREPARED BY:
J.M. GREINER ASSOCIATES INC.
787 HARTFORD TURNPIKE
SHREWSBURY, MASSACHUSETTS 01545
TEL NO. (508) 845-2500 FAX NO. (508) 842-0800

SCALE: 1" = 40'
DATE: MARCH 13, 2015

ROADWAY PROFILE PLAN 4/5

SHEET NO.: SHEET 13 OF 17 PROJECT NO.: G-353

GENERAL:

1. THIS PLAN IS ALSO ATTACHED TO PROVIDE GUIDANCE AND PROTECTION TO THE TOWN OF GRAFTON AND THE CONTRACTOR IN THE PROTECTION OF EXISTING AND SUBMITTAL OF THE PLAN TO THE TOWN OF GRAFTON FOR REVIEW AND APPROVAL TO BE LATE SPECIFIC IN ADDRESSING THE CONCERN OF THE TOWN OF GRAFTON IN CONTACT WITH THE CONTRACTOR TO PROVIDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. A PRE-CONSTRUCTION MEETING CONFERENCE WITH THE TOWN OF GRAFTON ENGINEERING DEPARTMENT SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. AN EROSION CONTROL BARRIERS (SEE SECTION) SHALL BE INSTALLED AS SPECIFIED ON THE PLANS, BETWEEN THE AREAS TO BE EXCAVATED AND RECEIVING ROADWAY DRAINAGE STRUCTURES. THIS BARRIERS SHALL REMAIN IN PLACE UNTIL ALL TEMPORARY SURFACE PROTECTION MEASURES HAVE BEEN REMOVED AND THE FINAL PROTECTIVE MEASURES ARE IN PLACE AND OFF SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE SITE TO BE ASSIGNED FOR THE EQUIPMENT STORAGE OF EQUIPMENT AND STORAGE OF MATERIALS.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO STABILIZE OR REPAIR THE EXISTING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL NOT STORE MATERIALS IN ANY OTHER AREAS OF THE SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON A PORTION OF THE SITE AND WEATHER THE WEATHERS ARE SPECIFIED HEREIN ON THE PLAN OR IN ANY OTHER ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. FLEED CATCH BASIN NETS AND Silt FENCES SHALL BE PLACED AT THE INTERSECTIONS OF ROADWAYS OR DRAINAGE STRUCTURES TO PROVIDE PROTECTION OF RUNOFF.
2. MATERIAL BARRIERS SHOULD BE STOPPED, SEPARATING THE TOPSOIL FROM RUNOFF USE ON THE SITE OR IN A SCOPE OF SITE AREA APPROVED BY THE OWNER, EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG THE DOWN SLOPE OF THE SITES ARE TO BE EXCAVATED FOR MORE THAN THREE FEET.
3. FIVE FEET HIGH Silt FENCES, THE INSTALLATION OF SUPPLEMENTAL Silt FENCE BARRIERS, OR FENCED AREAS SHALL BE INSTALLED.
4. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL - OCTOBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY PROTECTION SHALL MAINTAIN TO CONTROL EROSION THROUGHOUT THE PROJECT AND DRAINAGE STRUCTURES.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THE PLAN SHALL BE ADAPTED TO FIT THE EXISTING TOPOGRAPHY, SOIL TYPES, AND ANY OTHER CONDITIONS ISSUED BY ANY OTHER REGULATORY AGENCY OF THE TOWN OF GRAFTON.
2. THE MOST APPROPRIATE ASPECTS OF CONSTRUCTION DESIGN AND SEDIMENTATION ARE TO BE CONSIDERED IN THE DESIGN OF THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL MEASURES TO BE INSTALLED ON THE SITE AND LAYOUT OF THE TEMPORARY PROTECTION AREAS WITHIN THE NEW SITE AND DRAINAGE STRUCTURES. THESE PROTECTIVE MEASURES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO GET-SITE AREAS WITH EROSION POTENTIAL. ALL RUNOFF WILL BE PERMITTED TO ENTER TEMPORARY BASINS OR EROSION CONTROL BASIN AREAS WILL NOT ACT AS A SEDIMENTATION BASIN DURING CONSTRUCTION.
4. ALL EXCAVATED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS A DIFFERENT CONSTRUCTION IS ANTICIPATED TO BE INSTALLED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL MEASURES WITHIN THE LIMIT OF EROSION CONTROL DEVICES SHALL BE DESIGNED OF OUTSIDE OF THE 10' BUFFER ZONE.
6. AT NO TIME SHALL Silt FENCES BE ALLOWED TO ENTER EXISTING AREAS SURFACES FROM TO EXISTING ANY SENSITIVE AREAS.
7. BASIN SHALL BE CONSTRUCTED PRIOR TO UP-GRADANT CONSTRUCTION ACTIVITIES. RUNOFF FROM DISTURBED UP-GRADANT AREAS SHALL BE DIRECTED TO THE BASIN, IN ORDER TO MAINTAIN "THROUGH" OF SOILS, ONCE UP-GRADANT AREAS ARE STABILIZED ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BASIN AND BASIN SHALL BE EXCAVATED TO PREVIOUS FINISHED GRADES.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY EROSION OR CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE MORE THAN 100 FEET BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
2. NO ON-SITE STORAGE OF STUMP, SOILS, WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DEPOSITED ON THE NEARBY OR EXISTING/PROPOSED PLANTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF EQUIPMENT IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, WHICH SHALL INCLUDE STREET CLEANING AND WATERING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE NEARBY TO THE CONSTRUCTION ON A REGULAR BASIS, A MINIMUM OF ONCE PER WEEK AND AS NEEDED.
5. THE CONTRACTOR SHALL INVESTIGATE ALL WORK TO LIMIT AEROSOLIZED PARTICLES, ONLY CLEAN, PORTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF EXCAVATED SURFACES.
2. CONTRACTOR SHALL UNITE A VARIETY OF SOILS STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADAPTED TO THE SITE CONDITIONS. EROSION CONTROL BARRIERS OR WEED PREVENTION (SMALL PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE EXISTING OR EXCAVATED AREAS CONTAIN ANY TYPE OF ESTABLISHMENT OF VEGETATION, TEMPORARY PROTECTION WITH WASH-TREATED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL EXCAVATED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL SHALL BE PLACED AND ITS SURFACE SLOPED TO THE SPECIFIED GRADES.
5. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SOIL COVER SPECIFICATIONS.
6. TO ENSURE A FERTILE, SUCCESSION GROUND, SEED IS REQUIRED ON ALL EXCAVATED SURFACES.

BASIN SHALL BE CONSTRUCTED PRIOR TO UP-GRADANT EXCAVATION ACTIVITIES. RUNOFF FROM DISTURBED UP-GRADANT AREAS SHALL BE DIRECTED TO THE BASIN, IN ORDER TO MAINTAIN "THROUGH" OF SOILS, BOTTOM OF BASIN SHALL BE INSTALLED ONE FOOT ABOVE FINISHED GRADES. ONCE DRAINAGE OF BASIN AREAS ARE STABILIZED, EXCAVATED AREAS SHALL BE EXCAVATED TO PREVIOUS FINISHED GRADES.



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EXISTING LINE
- PROPOSED ZONING YARD STRUCK LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING UTILTY PALE
- EXISTING OVERHEAD WIRE
- PROPOSED ELECTRIC, TELEPHONE, CABLE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EDGE VEGETATED WETLANDS
- WETLAND BUFFER
- EXISTING EDGE VEGETATION
- PROPOSED EDGE VEGETATION
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EROSION CONTROL BARRIER
- EROSION BARRIER
- APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

GRAFTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

SEE PLAN 1 OF 17 FOR PLANNING BOARD CONDITIONS OF APPROVAL.

SUBJECT TO CONVEYANCE DATED _____ RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK _____ PAGE _____ INSTRUMENT # _____

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"GRISTMILL VILLAGE"
DEFINITIVE PLAN
CONVENTIONAL DEVELOPMENT
GRAFTON, MASSACHUSETTS 01519

PREPARED FOR:
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TEL. NO. (508) 845-2500 FAX NO. (508) 842-0800

SCALE: 1" = 40'

DATE: MARCH 13, 2015

SHEET NO.: SHEET 15 OF 17 PROJECT NO.: G-353

