W-2658

PRELIMINARY APPROVAL GRANTED BY
THE GRAFTON PLANNING BOARD

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_____

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_____

SIGNATURE DATE: _____

"THE VILLAGE AT INSTITUTE ROAD"

A

Preliminary Conventional Subdivision

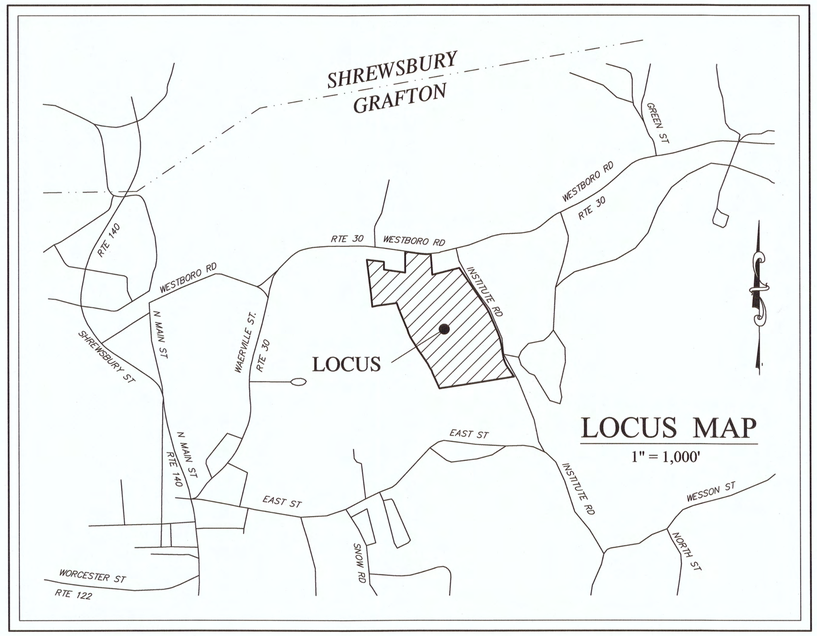
In

Grafton, Massachusetts

Date: October 15, 2014
Revised: November 3, 2015

THESE PLANS CONTAIN:

TITLE	SHEET
Cover Sheet	1
Definitive Index Plan	2
Lot Layout Plan	3 - 8
Grading Index Plan	9
Grading Plan	10 - 13
Plan and Profile	14 - 20



LOCUS MAP
1" = 1,000'

COMMONWEALTH OF MASSACHUSETTS
KARINA G. QUINN
CIVIL
No. 41256
REGISTERED PROFESSIONAL ENGINEER
11/5/15

COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR.
NO. 34515
PROFESSIONAL LAND SURVEYOR
11/05/15

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

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

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ZONING TABLE

INFORMATION TAKEN FROM "GRAFTON ZONING BYLAWS"
AMENDED THROUGH OCTOBER 14, 2013

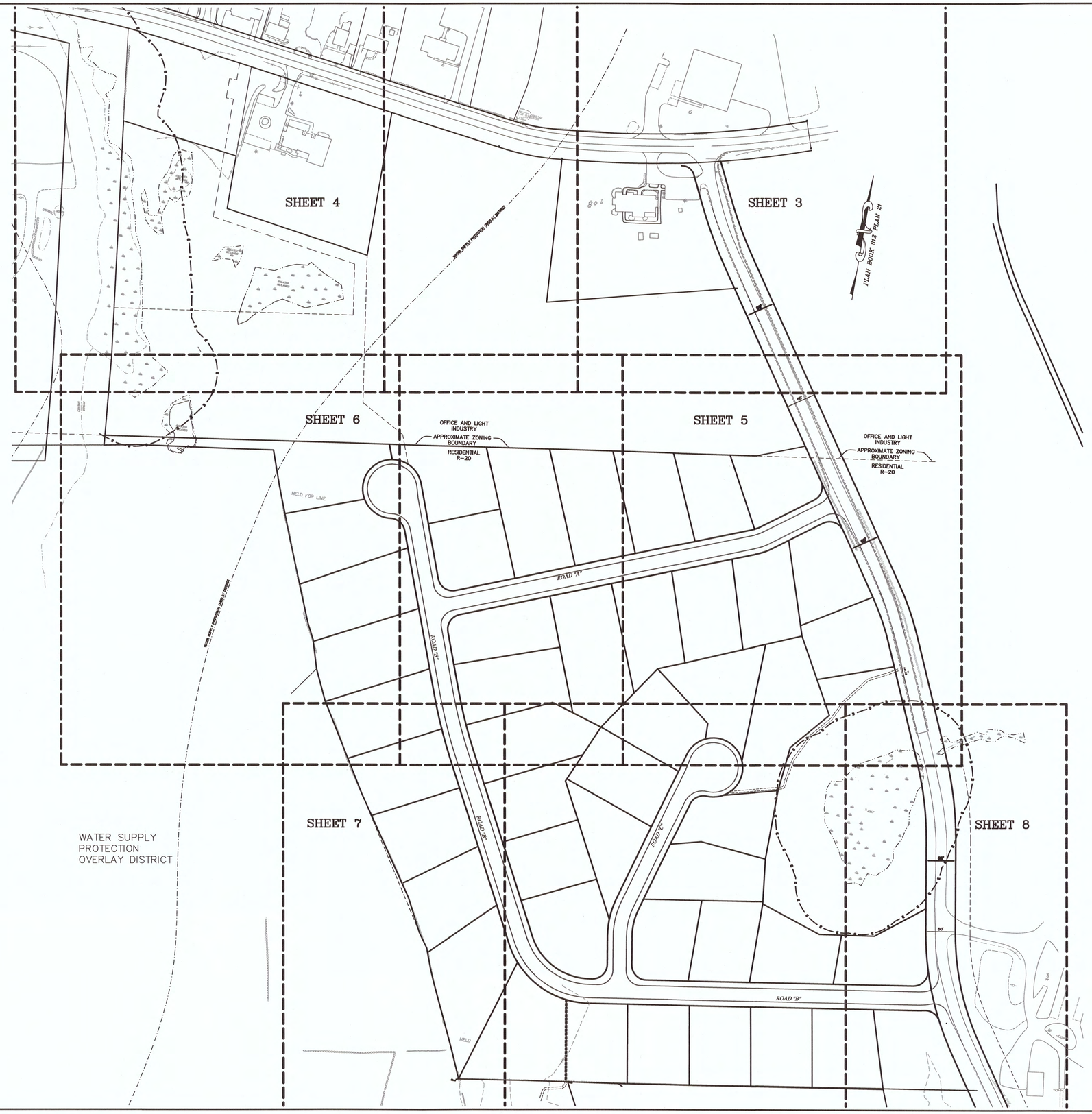
ZONE DESCRIPTION: R-20 MEDIUM DENSITY RESIDENTIAL	MIN. REQ'D/ MAX. ALLOWED	PROVIDED
LOT REQUIREMENTS: CONVENTIONAL SUBDIVISION		
AREA	20,000 SF	20,079 SF (SMALLEST LOT)
NUMBER LOTS	N/A	46
FRONTAGE/ LOT WIDTH CUL-DE-SAC	125 FT 80 FT	
FRONT YARD	30 FT	
SIDE YARD	15 FT	
REAR YARD	15 FT	
SUMMARY:		
ROADWAY		
LENGTH	N/A	3,252 FT
ROW WIDTH	50 FEET	50 FT
PAVED WIDTH	26 FEET	26 FT

PROPOSED CONVENTIONAL DEVELOPMENT
LOT AREA ZONING CONFORMANCE

LOT #	TOTAL LOT AREA (SF)	UPLAND AREA (SF)	WETLAND AREA (SF)	25% OF WETLAND AREA (SF)	ZONING CONFORMANCE AREA (SF)
1	23,581	23,581	0	0	23,581
2	21,603	21,603	1	0	21,603
3	20,079	20,079	2	0	20,079
4	20,138	20,138	3	0	20,138
5	20,223	20,223	4	0	20,223
6	20,239	20,239	5	0	20,239
7	33,530	33,530	6	0	33,530
8	33,055	33,055	7	0	33,055
9	22,937	22,937	8	0	22,937
10	24,789	24,789	9	0	24,789
11	24,347	24,347	10	0	24,347
12	26,141	26,141	11	0	26,141
13	28,018	28,018	12	0	28,018
14	27,920	27,920	13	0	27,920
15	27,188	27,188	14	0	27,188
16	31,724	31,724	15	0	31,724
17	23,370	23,370	16	0	23,370
18	21,491	21,491	17	0	21,491
19	32,230	32,230	18	0	32,230
20	28,526	28,526	19	0	28,526
21	24,412	24,412	20	0	24,412
22	20,192	20,192	21	0	20,192
23	20,167	20,167	22	0	20,167
24	24,053	24,053	23	0	24,053
25	22,660	22,660	24	0	22,660
26	22,914	22,914	25	0	22,914
27	23,631	23,631	26	0	23,631
28	33,337	33,337	27	0	33,337
29	22,042	22,042	28	0	22,042
30	25,814	25,814	29	0	25,814
31	27,649	27,649	30	0	27,649
32	20,952	20,952	31	0	20,952
33	20,158	20,158	32	0	20,158
34	25,812	25,812	33	0	25,812
35	20,480	20,480	34	0	20,480
36	23,802	23,802	35	0	23,802
37	22,843	22,843	36	0	22,843
38	24,958	24,958	37	0	24,958
39	34,367	34,367	38	0	34,367
40	20,275	20,275	39	0	20,275
41	23,663	23,663	40	0	23,663
42	20,125	20,125	41	0	20,125
43	20,549	20,549	42	0	20,549
44	20,876	20,876	43	0	20,876
45	21,076	21,076	44	0	21,076
46	21,472	21,472	45	0	21,472

LEGEND

256	EXISTING CONTOUR		UTILITY POLE
256	PROPOSED CONTOUR		WATER GATE VALVE
	EXISTING TREE LINE		HYDRANT
	PROPOSED TREE LINE	SB	STONE BOUND
D	DRAIN LINE		FLARED END SECTION
W	WATER LINE		HEADWALL
ETC	UNDERGROUND UTILITIES		GRANITE BOUND TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
U	UNDERDRAIN		IRON ROD OR PIPE TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
	EXISTING STONE WALL		WETLANDS
BL	BUILDING SETBACK LINE		BENCH MARK
	PROPOSED EASEMENT	DTH1	DEEP TEST HOLE
	EDGE OF WETLANDS	DMH1	PROPOSED DRAIN MANHOLE
WF28	WETLAND FLAG LOCATION	CB1	PROPOSED CATCH BASIN
B	BUFFER ZONE TO WETLAND	CB	CONCRETE BOUND TO BE SET
TCE	TEMP. CONST. EASEMENT	DH	DRILL HOLE
	EROSION CONTROL BARRIER	SMH A	EXISTING SEWER MANHOLE
	UTILITY POLE	SMH 1	PROPOSED SEWER MANHOLE



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DATE: 11/5/15

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COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR
DATE: 11-05-15

W-2658

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

NOTES

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8. THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 164-560, ON OCTOBER 6, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
9. THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

REFERENCE

1. THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
2. SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY
2	11/3/15	INST. RD WIDENING/ADJUST LOTS	CPH
1	4/3/15	PER COMMENTS	MYW

REVISIONS

OWNER / APPLICANT

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

DEFINITIVE INDEX PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=100'

0 50 100 FEET 200 300

0 10 20 50 METERS 100

Guerriere & Halnon, Inc.
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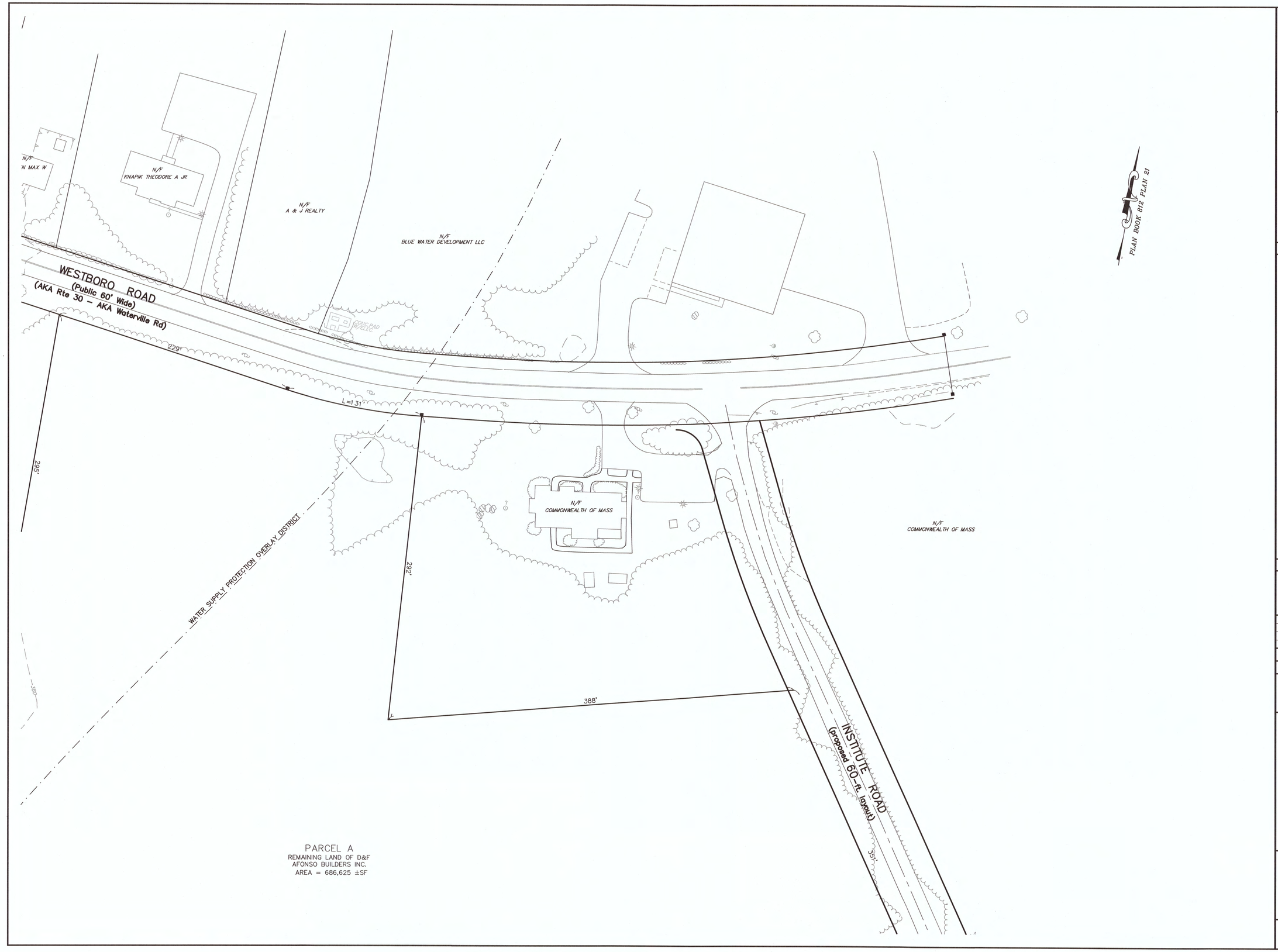

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COMMONWEALTH OF MASSACHUSETTS
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Karina G. Quinn
DATE: 11/5/15

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PROFESSIONAL LAND SURVEYOR

Normand J. Gamache Jr.
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189 MAIN STREET
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LOT LAYOUT PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

0 20 40 FEET 80 120

0 2 10 20 METERS 40

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SHEET 3 OF 20

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LOT LAYOUT PLAN

FOR

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A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

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0 2 10 20 METERS 40

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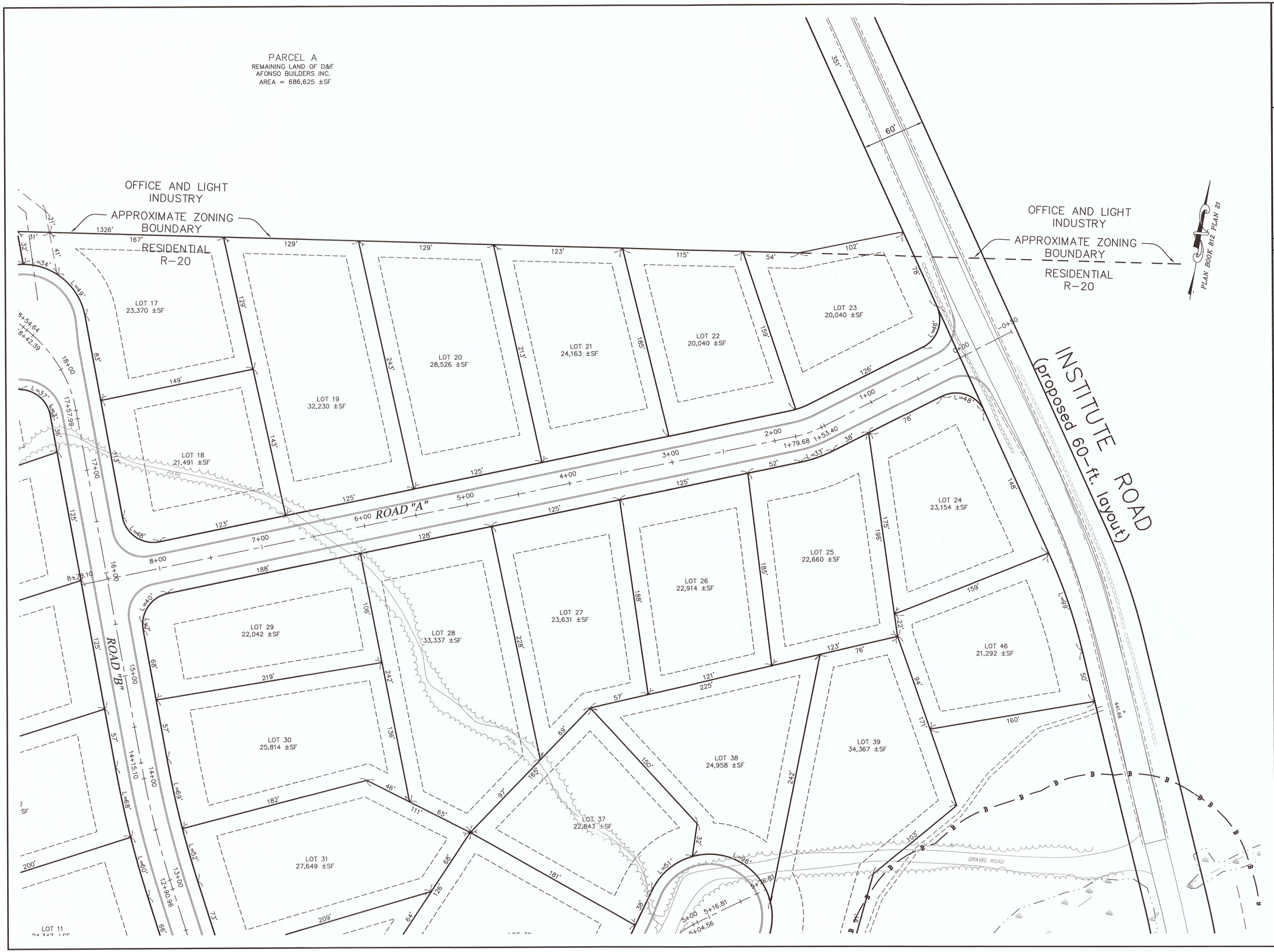

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SHEET 5 OF 20

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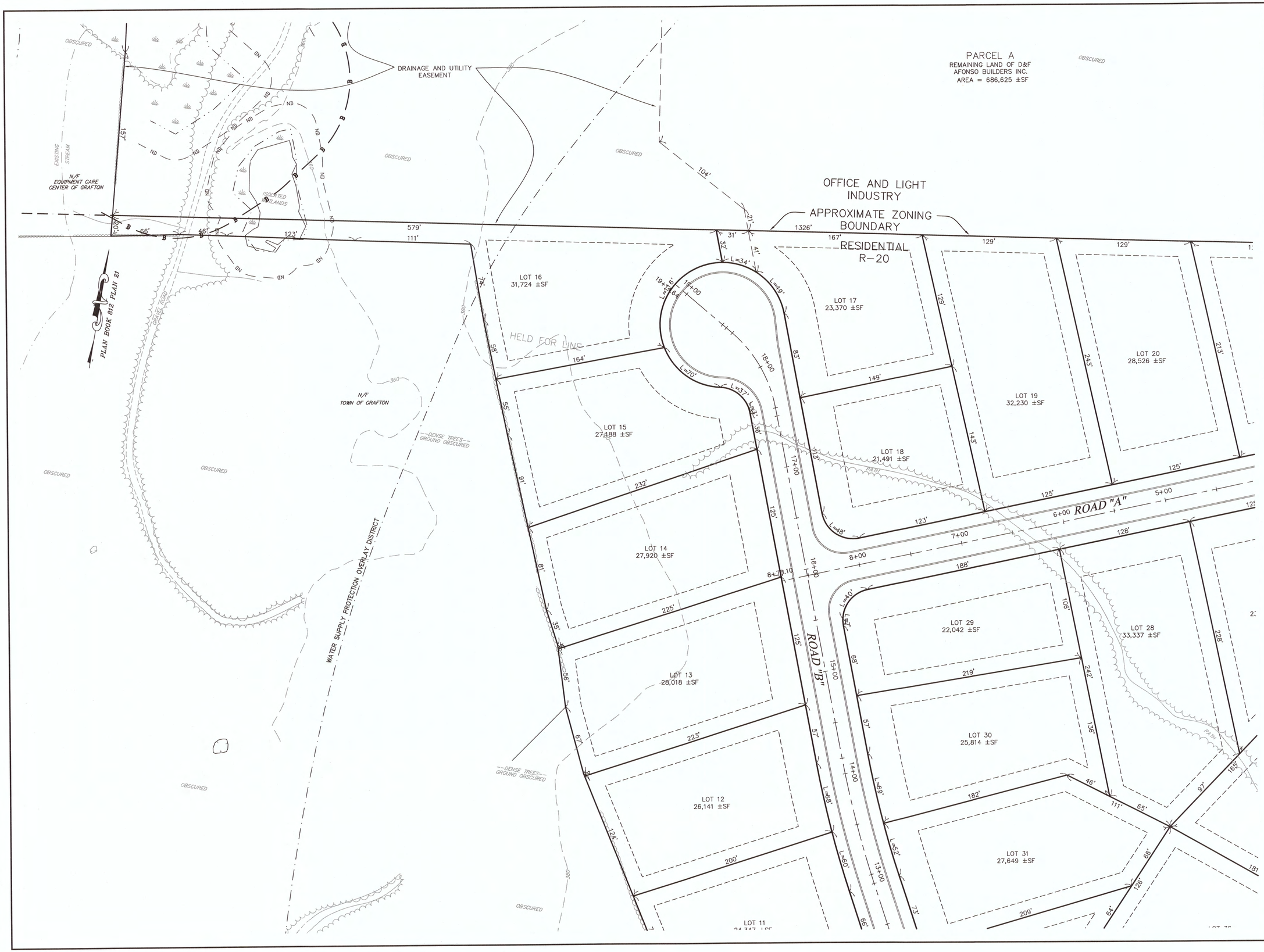

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LOT LAYOUT PLAN

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PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

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SHEET 6 OF 20

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#	DATE	DESCRIPTION	BY
2	11/3/15	INST. RD WIDENING/ADJUST LOTS	CPH
1	4/3/15	PER COMMENTS	MYW

REVISIONS

OWNER / APPLICANT

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

LOT LAYOUT PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

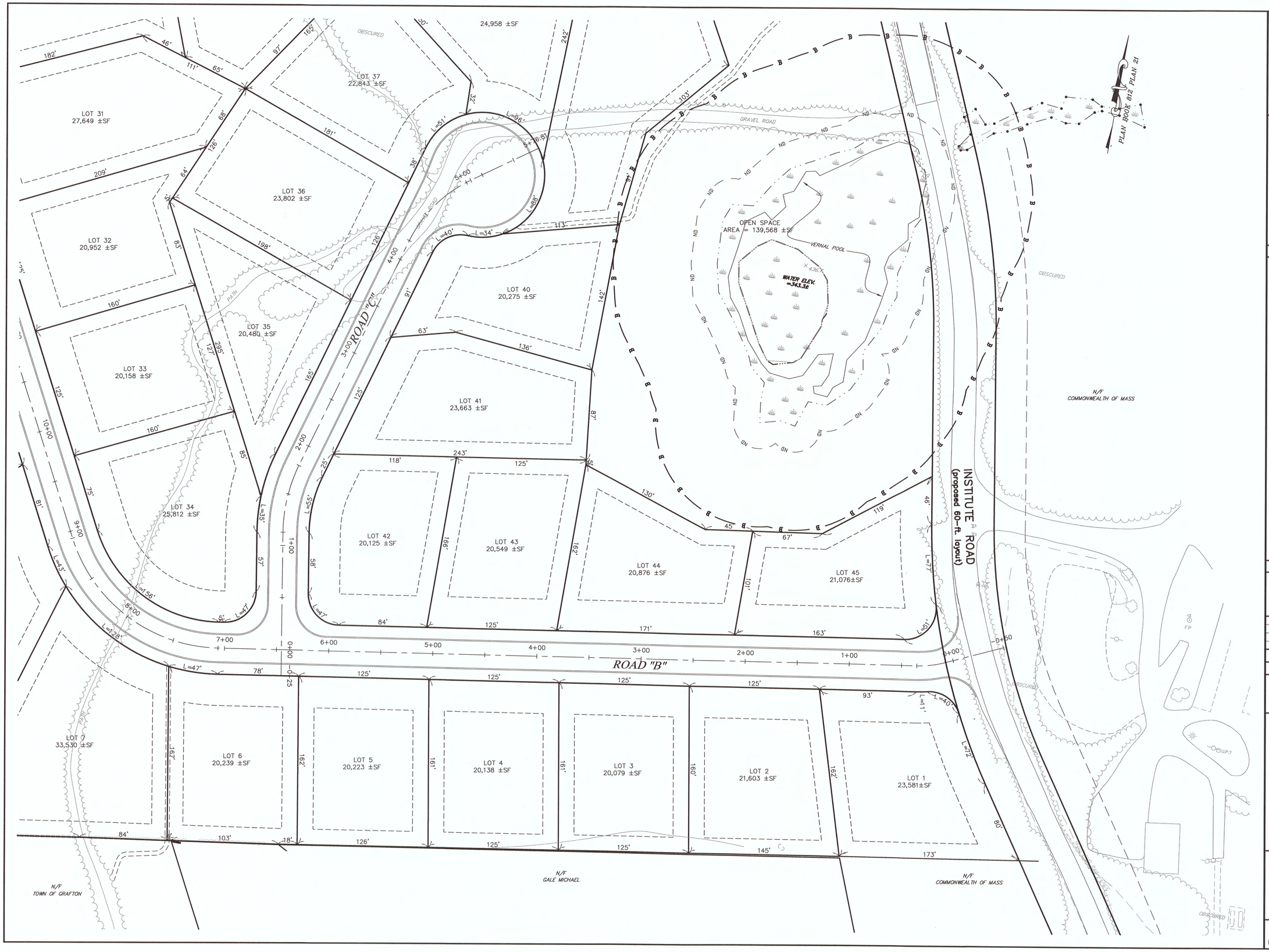
0 20 40 FEET 80 120
0 2 10 20 METERS 40

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: MYW

SHEET 7 OF 20



COMMONWEALTH OF MASSACHUSETTS
KARINA G. QUINN
CIVIL
No. 41256
REGISTERED PROFESSIONAL ENGINEER

Karina G. Quinn
DATE: 11/5/15

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

Normand T. Gamache Jr.
DATE: 11/05/15

W-2658

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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0 2 10 20 40 METERS

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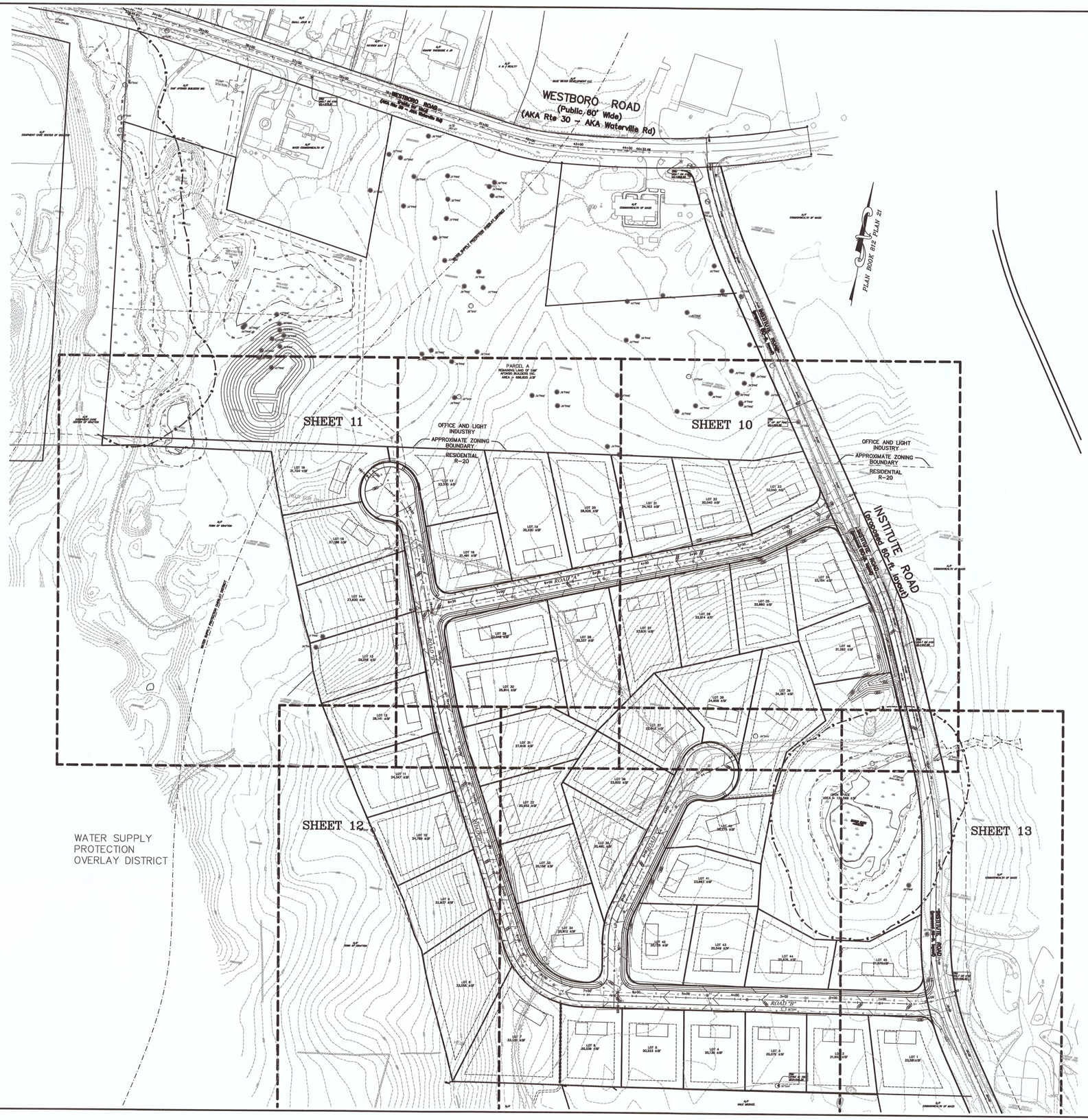

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GRADING INDEX PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

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IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=100'

0 50 100 FEET 200 300

0 10 20 50 METERS 100

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SHEET 9 OF 20

COMMONWEALTH OF MASSACHUSETTS
KARINA G. QUINN
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DATE: 11/5/15

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NORMAND GAMACHE JR.
NO. 34615
PROFESSIONAL LAND SURVEYOR

DATE: 11-05-15

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GRADING PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

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IN

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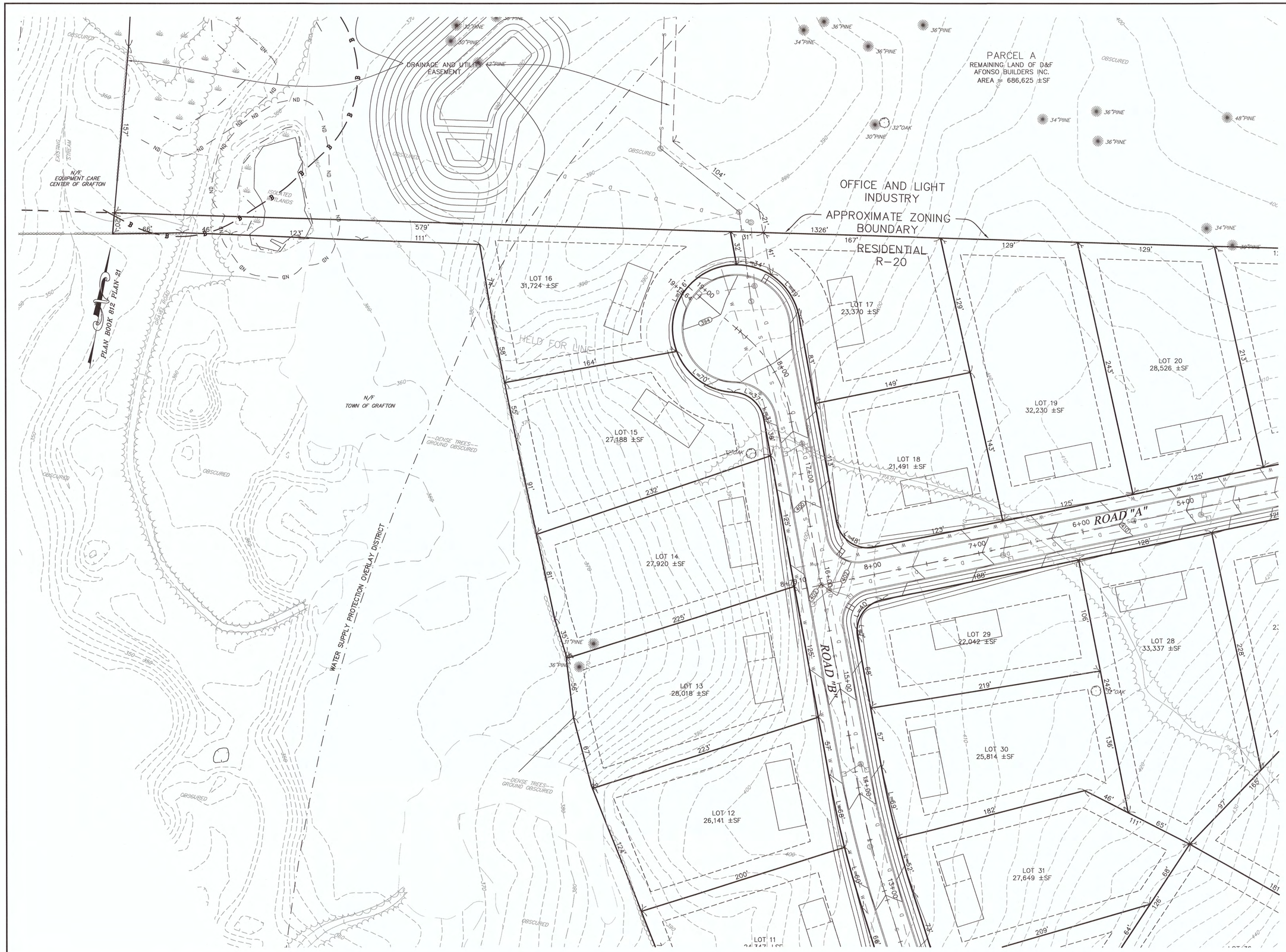

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Karina G. Quinn
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DRAWN BY: MYW

SHEET 12 OF 20

W-2658

KARINA G. QUINN
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COMMONWEALTH OF MASSACHUSETTS

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DATE: 11-05-15

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GRADING PLAN

FOR

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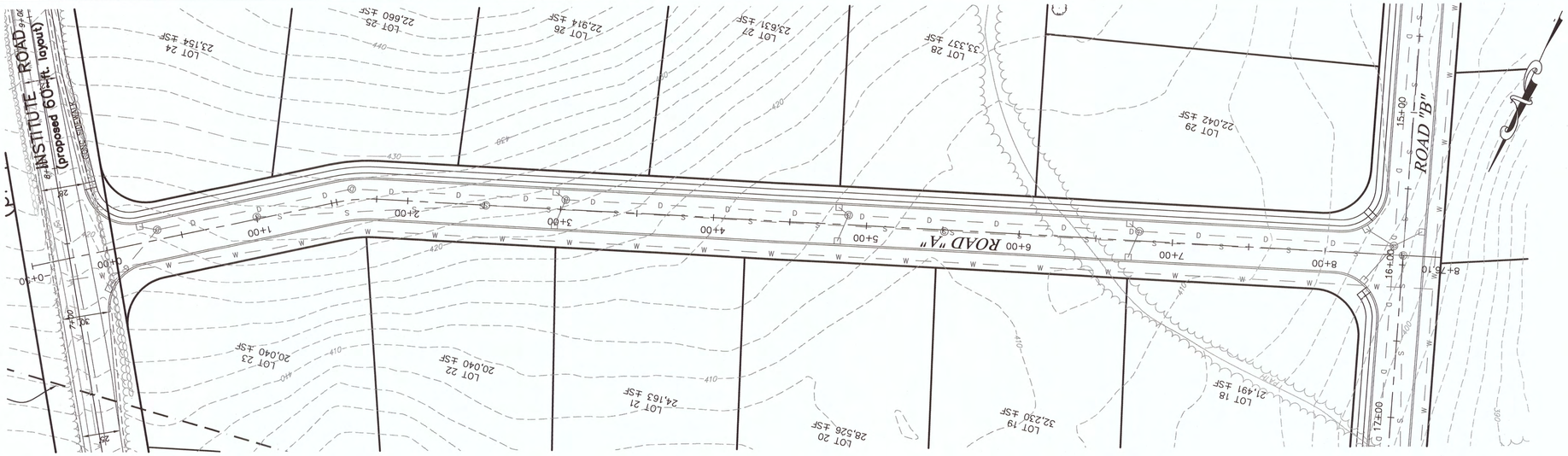
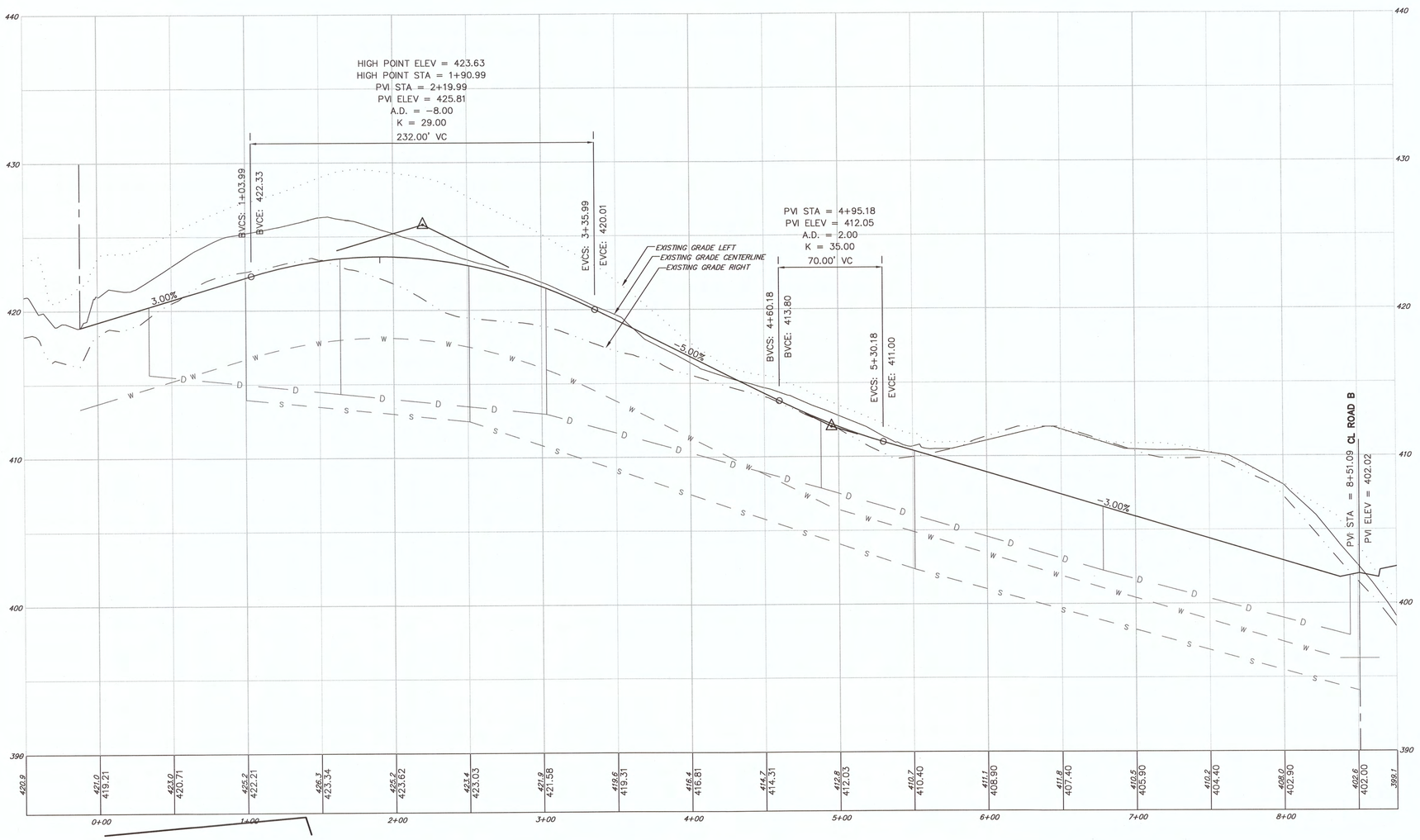
SHEET 13 OF 20





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9. THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

REFERENCE

1. THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
2. SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY
2	11/3/15	INST. RD WIDENING/ADJUST LOTS	CPH
1	4/3/15	PER COMMENTS	MYW

REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE ROAD A

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

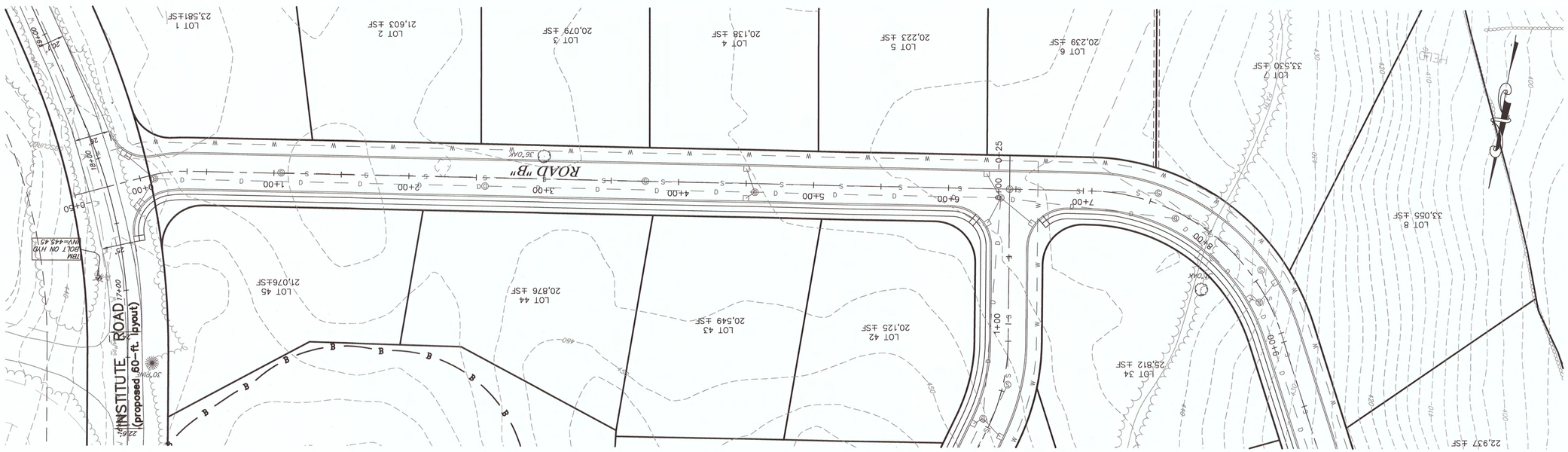
0 20 40 FEET 80 120

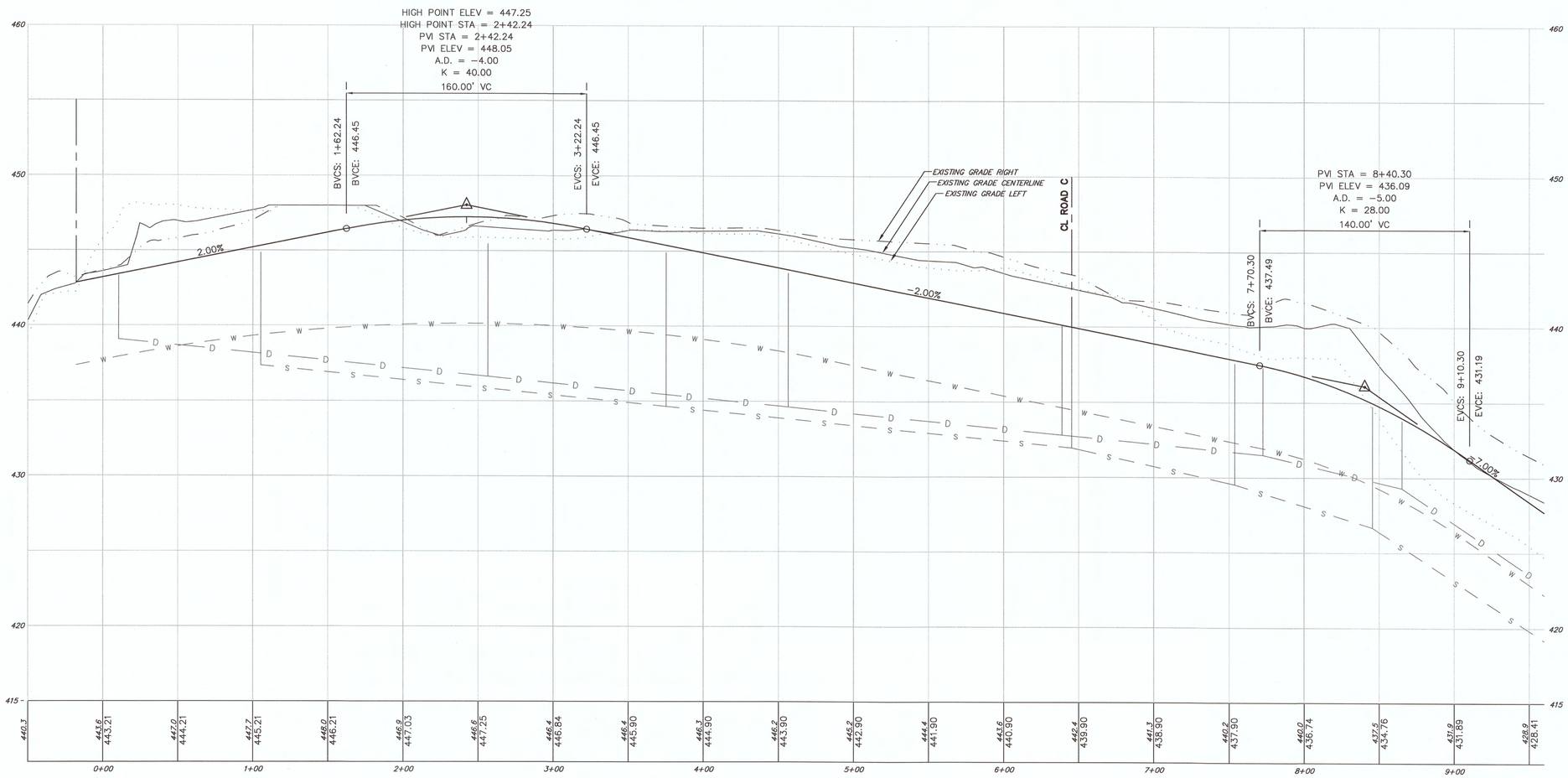
0 2 10 20 METERS 40

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: MYW





W-2658

CONCORD, COMMONWEALTH OF MASSACHUSETTS
KARINA G. QUINN
CIVIL
No. 41256
REGISTERED PROFESSIONAL ENGINEER

DATE: 11/5/15

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

DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REFERENCE

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1	4/3/15	PER COMMENTS	MYW

REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE ROAD B

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

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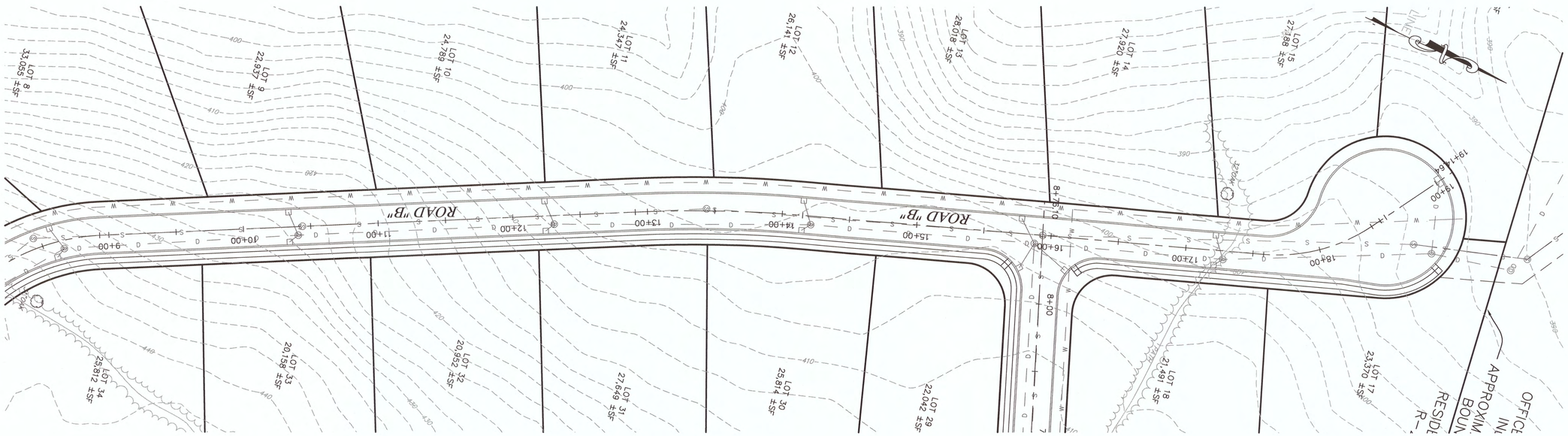
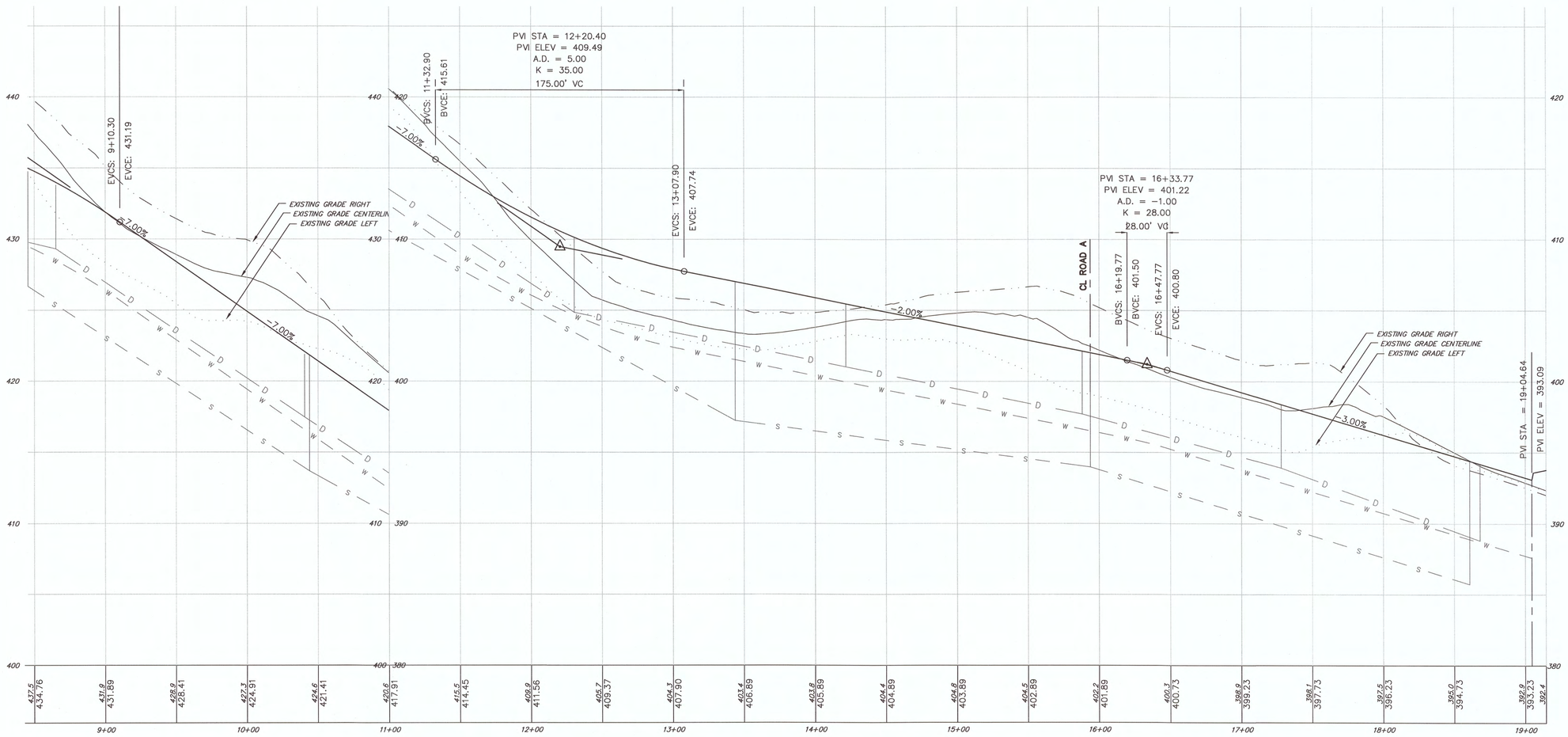
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

DRAWN BY: MYW

SHEET 15 OF 20





KARINA G. QUINN CIVIL No. 41256 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER

DATE: 11/5/15

NORMAND F. GAMACHE JR. NO. 24615 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

DATE: 11-05-15

W-2658

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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1	4/3/15	PER COMMENTS	MYW

REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE ROAD B

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

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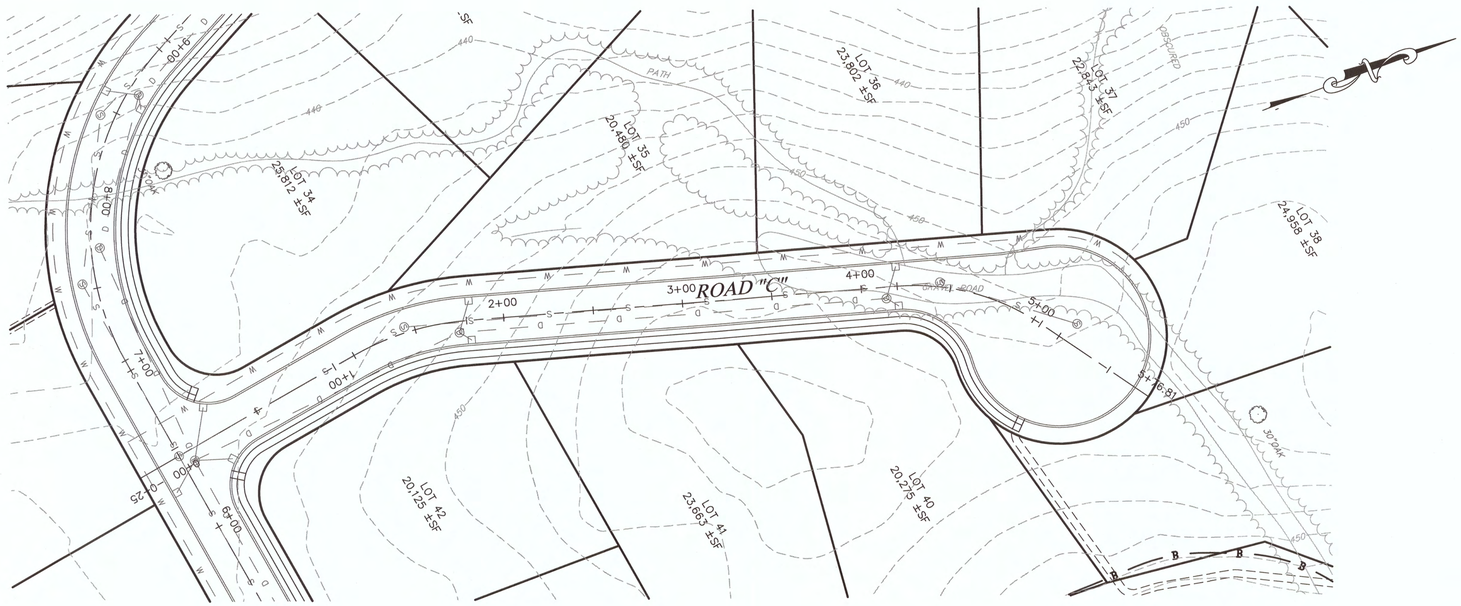

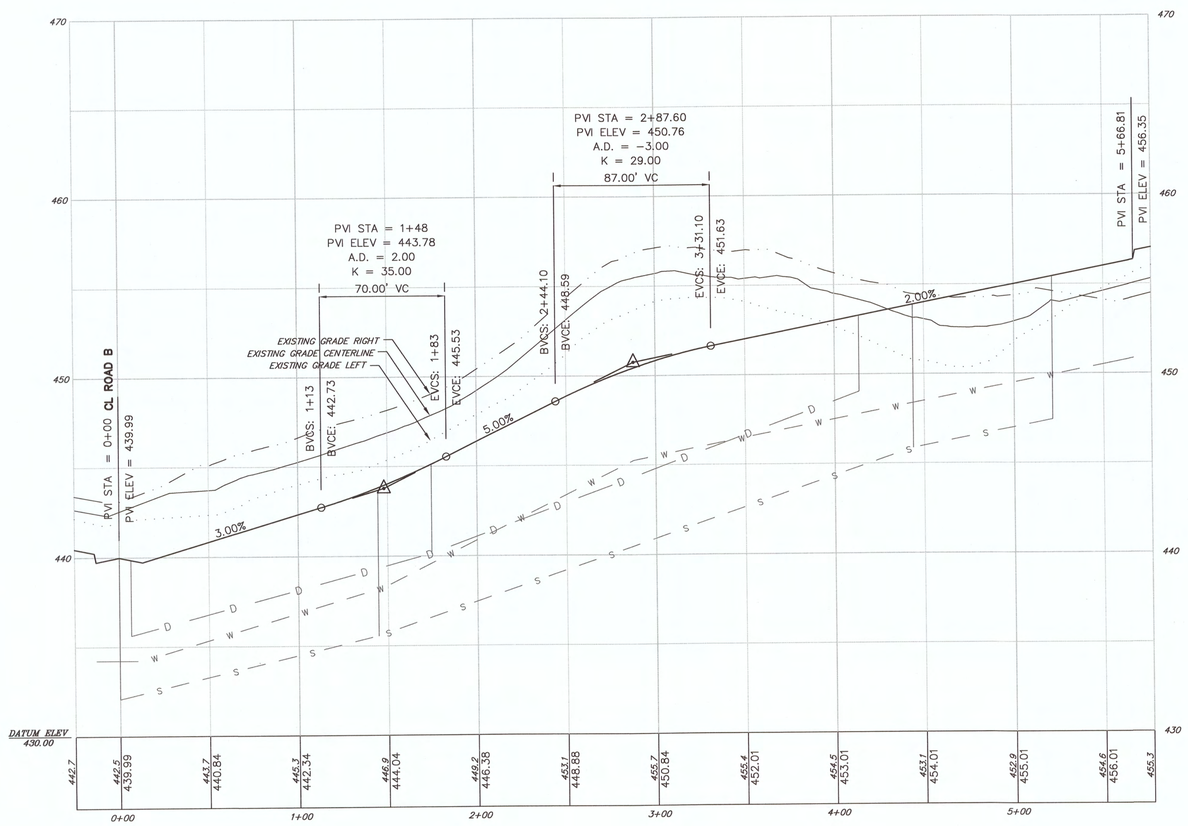

KARINA G. QUINN
CIVIL
No. 41256
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

DATE: 4/3/15

NORMAND T. GAMACHE JR
NO. 34915
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR

DATE: 11-05-15

W-2658

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE ROAD C

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

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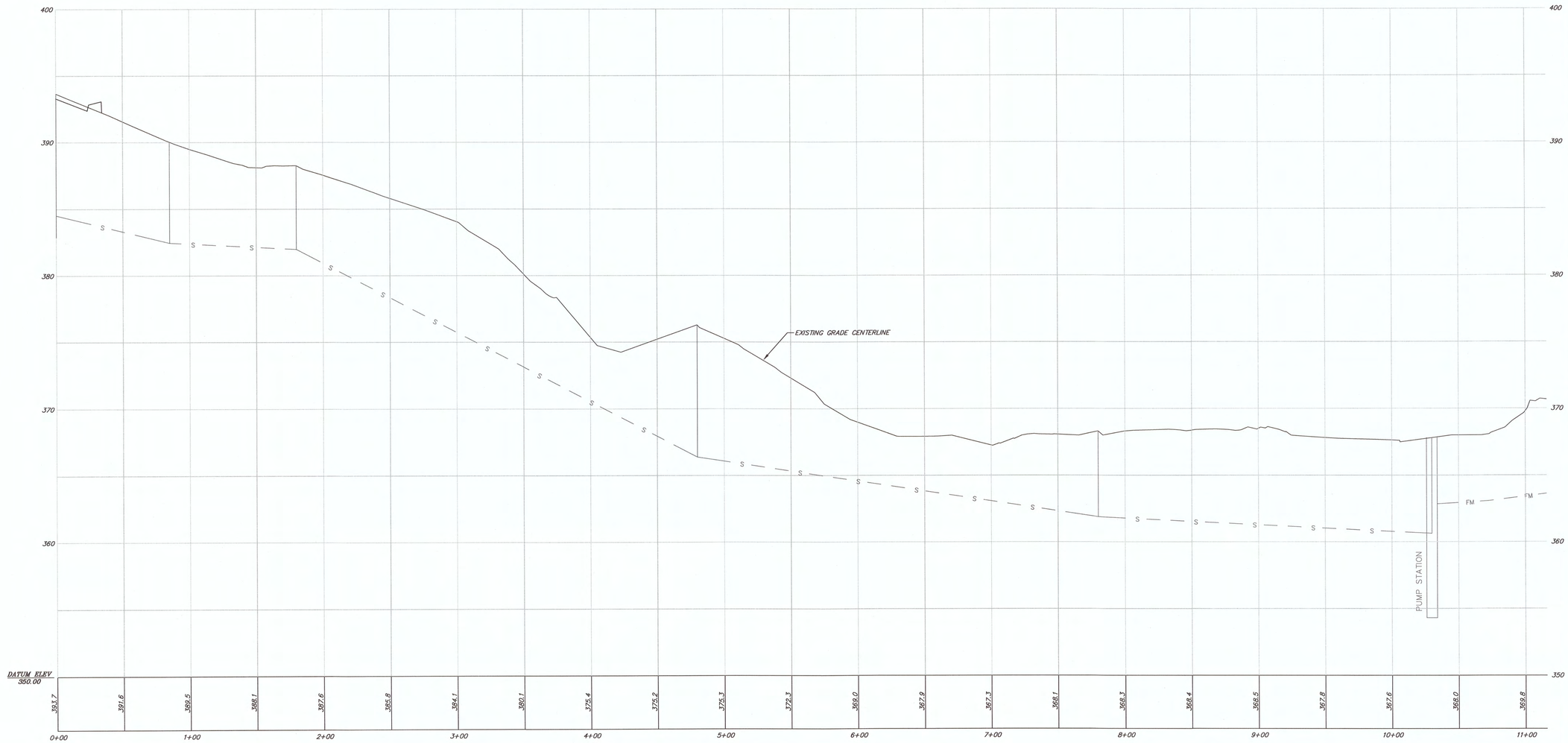
SHEET 17 OF 20



COMMONWEALTH OF MASSACHUSETTS
KARINA G. QUINN
CIVIL
No. 41256
REGISTERED PROFESSIONAL ENGINEER

Karina G. Quinn
DATE: 11/3/15

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

Normand J. Gamache Jr.
DATE: 11-05-15

W-2658

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE CROSS COUNTRY SEWER
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
OCTOBER 15, 2014
SCALE: 1"=40'

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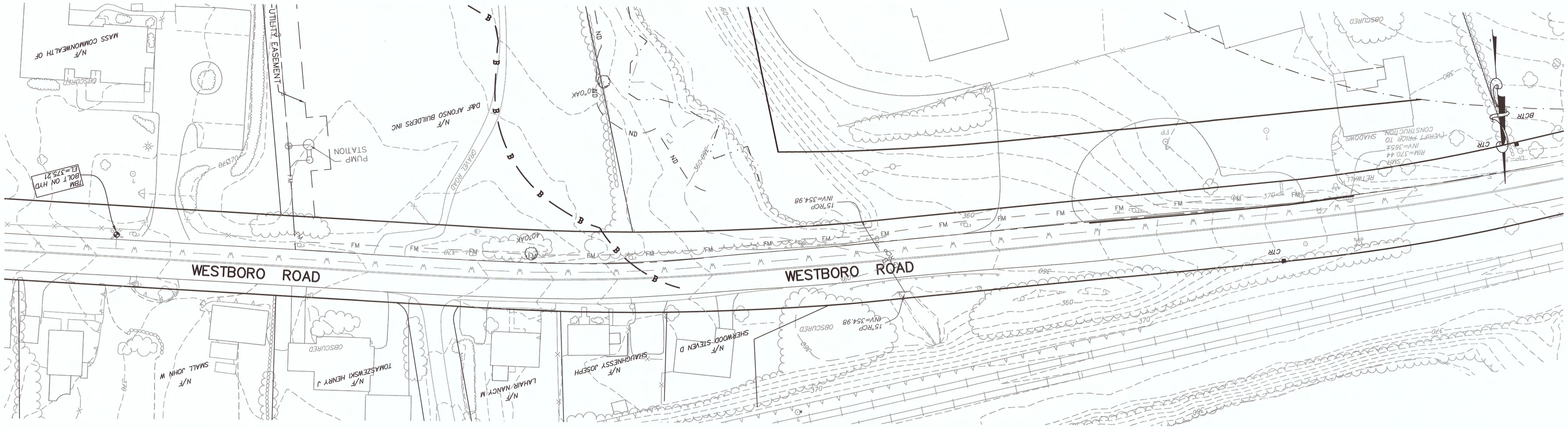

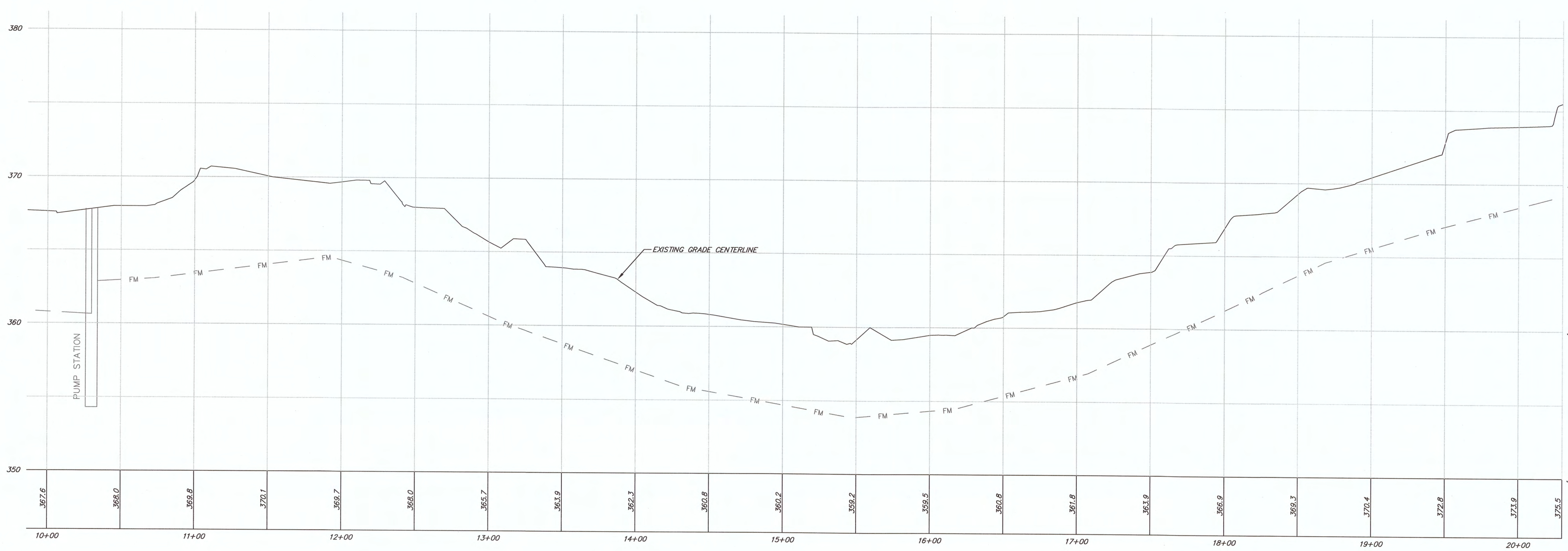

KARINA G. QUINN CIVIL No. 41256 — COMMONWEALTH OF MASSACHUSETTS — REGISTERED PROFESSIONAL ENGINEER

DATE: 11/5/15

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

DATE: 11/05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE FORCE MAIN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=40'

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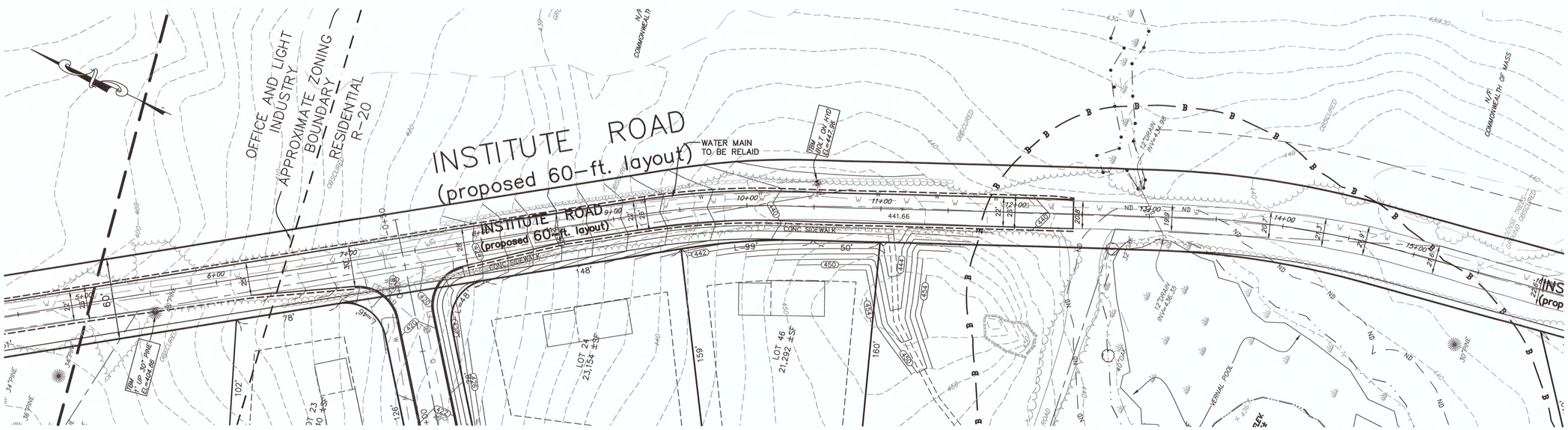
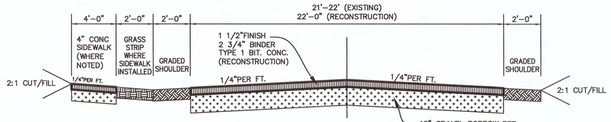
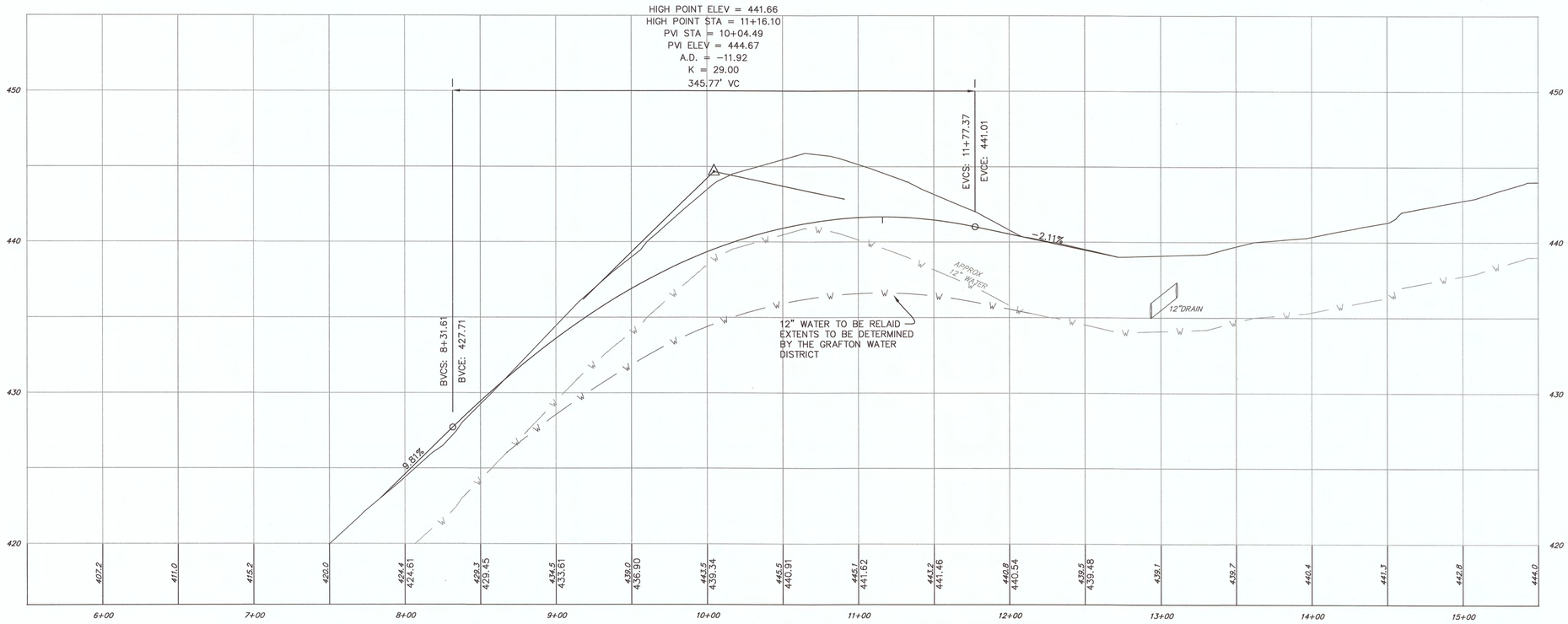




NOTES:
1. 2' ROAD SHOULDER TO BE PROVIDED FROM THE SOUTHERN PROPERTY LINE NORTH TO WESTBORO ROAD WHERE NONE CURRENTLY EXIST.
2. SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
3. ROAD CORINGS NOTED SUFFICIENT GRAVEL DEPTH AND PAVEMENT THICKNESS. RECONSTRUCTION OF ROADWAY (PAVEMENT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

INSTITUTE ROAD CROSS SECTION

N.T.S.



W-2658

KARINA G. QUINN
CIVIL
No. 41256
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

Karina G. Quinn
DATE: 11/5/15

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

Normand J. Gamache Jr.
DATE: 11-05-15

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NOTES

1. EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.
2. EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, SPECIALLY EXCAVATION WORK. CONTRACTOR TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
3. 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.
4. TOPOGRAPHIC INFORMATION OBTAINED BY AN AERIAL SURVEY BY LOCKWOOD MAPPING CO. AND AN ON THE GROUND SURVEY PERFORMED BY GUERRIERE & HALNON, INC.
5. ELEVATIONS REFER TO 1929 NAVD.
6. 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.
7. THE EDGE OF BORDERING VEGETATED WETLANDS WERE FLAGGED AND FIELD LOCATED BY GUERRIERE & HALNON, INC. IN 2005 AND UPDATED BY JUDITH B. SCHMITZ IN JULY 2006. WETLAND FLAGS WERE RELOCATED BY GUERRIERE & HALNON, INC. IN 2009.
8. THE GRAFTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 164-560, ON OCTOBER 6, 2006 AND ISSUED A ONE YEAR EXTENSION ON OCTOBER 6, 2009.
9. THE SOIL UNDERLYING THE SITE IS CLASSIFIED AS CANTON FINE SANDY LOAM.

REFERENCE

1. THIS PLAN REFERS TO THE GRAFTON ASSESSOR'S ATLAS SHEET 12 LOT 22.
2. SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY
2	11/3/15	INST. RD WIDENING/ADJUST LOTS	CPH
1	4/3/15	PER COMMENTS	MYW

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
PRELIMINARY CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS

OCTOBER 15, 2014

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: MYW