

# "THE VILLAGE AT INSTITUTE ROAD"

A

## Preliminary Flexible Subdivision

In

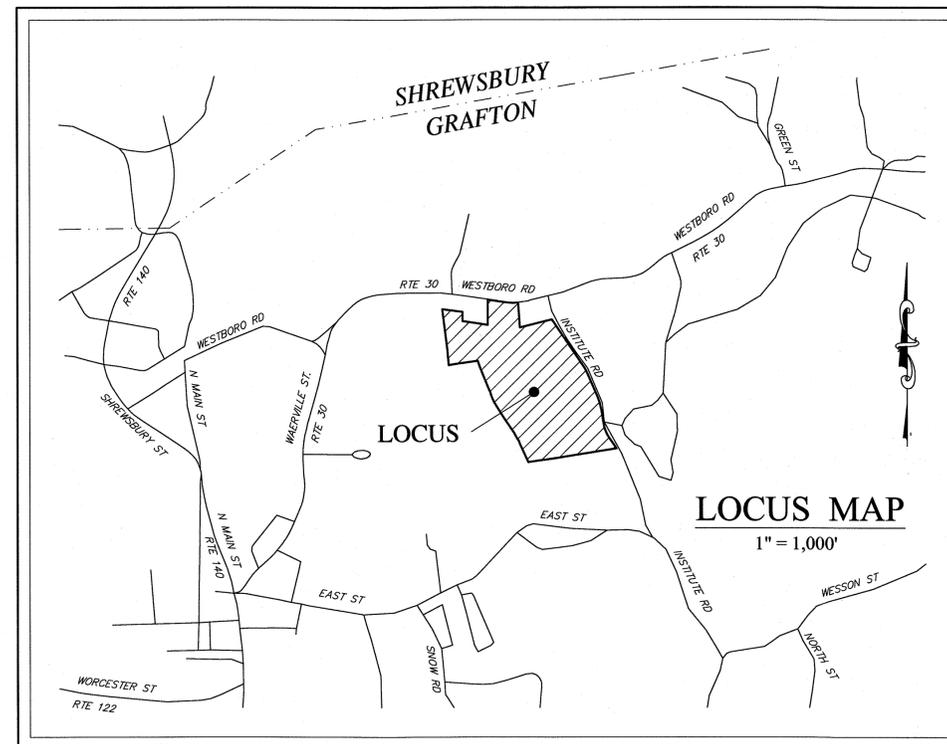
## Grafton, Massachusetts

Date: October 15, 2014

Revised: November 3, 2015

PRELIMINARY APPROVAL GRANTED BY  
THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_



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

THESE PLANS CONTAIN:

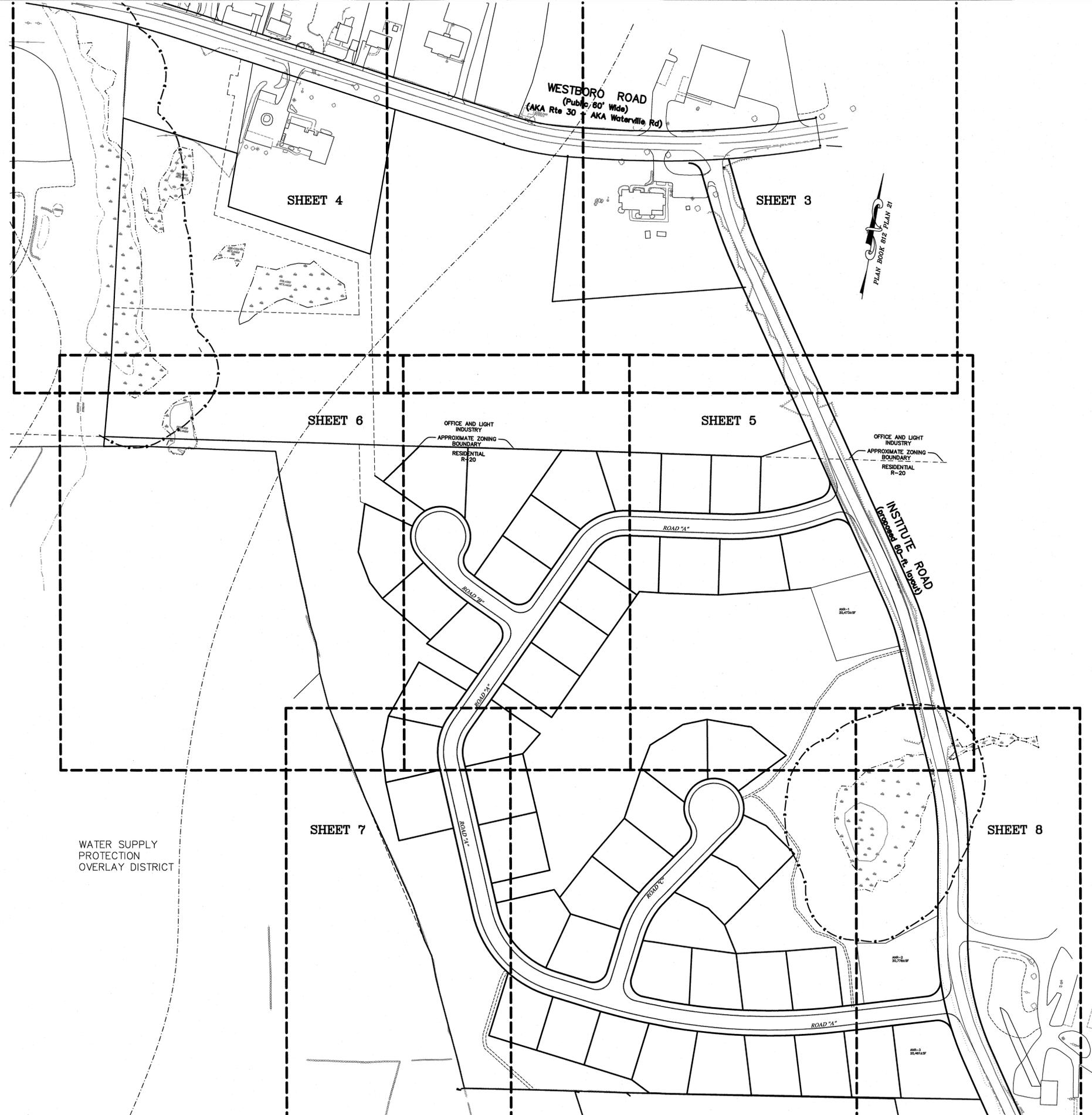
TITLE	SHEET
Cover Sheet	1
Definitive Index Plan	2
Lot Layout Plan	3 - 8
Grading Index Plan	9
Grading Plan	10 - 13
Plan and Profile	14 - 20

ZONING TABLE		
INFORMATION TAKEN FROM "GRAFTON ZONING-BYLAWS" AMENDED THROUGH OCTOBER 14, 2013		
ZONE DESCRIPTION:	MIN. REQ'D/ MAX. ALLOWED	PROVIDED
R-20 MEDIUM DENSITY RESIDENTIAL		
LOT REQUIREMENTS: CONVENTIONAL SUBDIVISION		
AREA	20,000 SF	
FRONTAGE/ LOT WIDTH	125 FT	
CUL-DE-SAC	80 FT	
FRONT YARD	30 FT	
SIDE YARD	15 FT	
REAR YARD	15 FT	
REQUIREMENTS: FLEXIBLE DEVELOPMENT		
TOTAL AREA		33.0± ACRES
OPEN SPACE (40% PARCEL AREA)	13.20 ACRES	13.22 ACRES (40.1% PARCEL AREA)
LOT AREA	8,000 SF (MIN) 10,000 SF (AVERAGE)	11,231 SF (SMALLEST LOT)
NUMBER LOTS	N/A	51 (47 FLEX, 3 ANR)
FRONTAGE	80 FT	
CUL-DE-SAC	50 FT	
FRONT YARD	15 FT (MIN) 20 FT (AVERAGE)	
SIDE YARD	7 FT	
REAR YARD	15 FT	
ABUTTING LAND	50 FT	
SUMMARY:		
ROADWAY		
LENGTH	N/A	3,127 FT
ROW WIDTH	50 FEET	50 FT
PAVED WIDTH	26 FEET	26 FT

**PROPOSED FLEXIBLE DEVELOPMENT LOT AREA ZONING CONFORMANCE**

LOT #	TOTAL LOT AREA (SF)	UPLAND AREA (SF)	WETLAND AREA (SF)	25% OF WETLAND AREA (SF)	ZONING CONFORMANCE (SF)
1	13,659	13,659	0	0	13,659
2	12,693	12,693	0	0	12,693
3	12,122	12,122	0	0	12,122
4	13,693	13,693	0	0	13,693
5	13,851	13,851	0	0	13,851
6	14,489	14,489	0	0	14,489
7	11,231	11,231	0	0	11,231
8	11,826	11,826	0	0	11,826
9	13,416	13,416	0	0	13,416
10	12,224	12,224	0	0	12,224
11	11,447	11,447	0	0	11,447
12	11,914	11,914	0	0	11,914
13	13,047	13,047	0	0	13,047
14	14,940	14,940	0	0	14,940
15	16,637	16,637	0	0	16,637
16	26,388	26,388	0	0	26,388
17	11,848	11,848	0	0	11,848
18	12,011	12,011	0	0	12,011
19	16,841	16,841	0	0	16,841
20	12,934	12,934	0	0	12,934
21	11,750	11,750	0	0	11,750
22	11,639	11,639	0	0	11,639
23	15,489	15,489	0	0	15,489
24	17,752	17,752	0	0	17,752
25	14,613	14,613	0	0	14,613
26	13,553	13,553	0	0	13,553
27	12,251	12,251	0	0	12,251
28	12,000	12,000	0	0	12,000
29	12,000	12,000	0	0	12,000
30	12,000	12,000	0	0	12,000
31	12,117	12,117	0	0	12,117
32	14,327	14,327	0	0	14,327
33	14,400	14,400	0	0	14,400
34	14,254	14,254	0	0	14,254
35	13,264	13,264	0	0	13,264
36	13,054	13,054	0	0	13,054
37	12,198	12,198	0	0	12,198
38	13,198	13,198	0	0	13,198
39	14,006	14,006	0	0	14,006
40	14,395	14,395	0	0	14,395
41	12,280	12,280	0	0	12,280
42	12,183	12,183	0	0	12,183
43	13,351	13,351	0	0	13,351
44	12,545	12,545	0	0	12,545
45	11,333	11,333	0	0	11,333
46	11,799	11,799	0	0	11,799
47	12,069	12,069	0	0	12,069

LEGEND	
- 256 -	EXISTING CONTOUR
- 256 -	PROPOSED CONTOUR
- 256 -	EXISTING TREE LINE
- 256 -	PROPOSED TREE LINE
- D -	DRAIN LINE
- W -	WATER LINE
- ETC -	UNDERGROUND UTILITIES
- U -	UNDERDRAIN
- 256 -	EXISTING STONE WALL
- BL -	BUILDING SETBACK LINE
- 256 -	PROPOSED EASEMENT
- 256 -	EDGE OF WETLANDS
- W20 -	WETLAND FLAG LOCATION
- B -	BUFFER ZONE TO WETLAND
- TCE -	TEMP. CONST. EASEMENT
- 256 -	EROSION CONTROL BARRIER
- 256 -	UTILITY POLE
- 256 -	UTILITY POLE
- 256 -	WATER GATE VALVE
- 256 -	HYDRANT
- 256 -	STONE BOUND
- 256 -	FLARED END SECTION
- 256 -	HEADWALL
- 256 -	GRANITE BOUND TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
- 256 -	IRON ROD OR PIPE TO BE SET AT THE END OF ALL CONSTRUCTION ACTIVITY
- 256 -	WETLANDS
- 256 -	BENCH MARK
- 256 -	DEEP TEST HOLE
- 256 -	PROPOSED DRAIN MANHOLE
- 256 -	PROPOSED CATCH BASIN
- 256 -	CONCRETE BOUND TO BE SET
- 256 -	DRILL HOLE
- 256 -	EXISTING SEWER MANHOLE
- 256 -	PROPOSED SEWER MANHOLE



KARINA G. QUINN  
CIVIL ENGINEER  
No. 41256  
DATE: 11/5/15

NORMAN GAMACHE, JR.  
PROFESSIONAL LAND SURVEYOR  
No. 36815  
DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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

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

#	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	CPH

**OWNER / APPLICANT**

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

**DEFINITIVE INDEX PLAN**

FOR

**"THE VILLAGE AT INSTITUTE ROAD"**

A

**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**

IN

GRAFTON, MASS

OCTOBER 15, 2014

SCALE: 1"=100'

SCALE: 1"=100'

0 50 100 FEET 200 300

0 10 20 50 METERS 100

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P:\W2658\dwg\Preliminary-Residential-W-2658 PRELIMINARY FLEXIBLE WITH REVISED ROAD 10-27-2015.dwg, DEF INDEX, 11/5/2015 3:52:26 PM



DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REFERENCE

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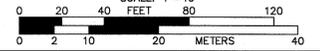
REVISIONS

OWNER / APPLICANT

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189 MAIN STREET  
MILFORD, MA 01757

LOT LAYOUT PLAN

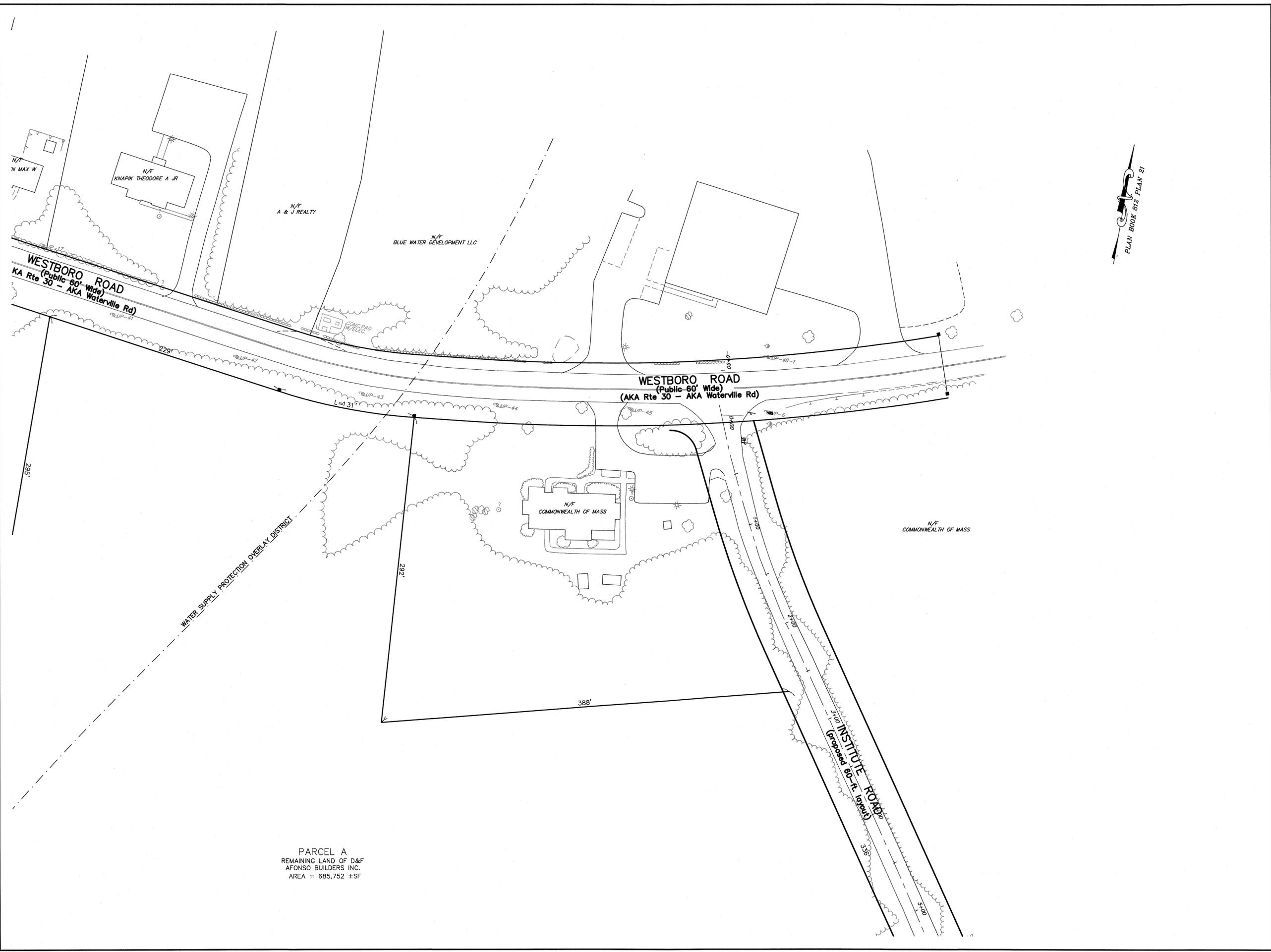
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PRELIMINARY FLEXIBLE  
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IN  
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OCTOBER 15, 2014



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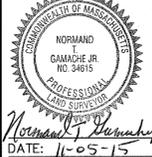
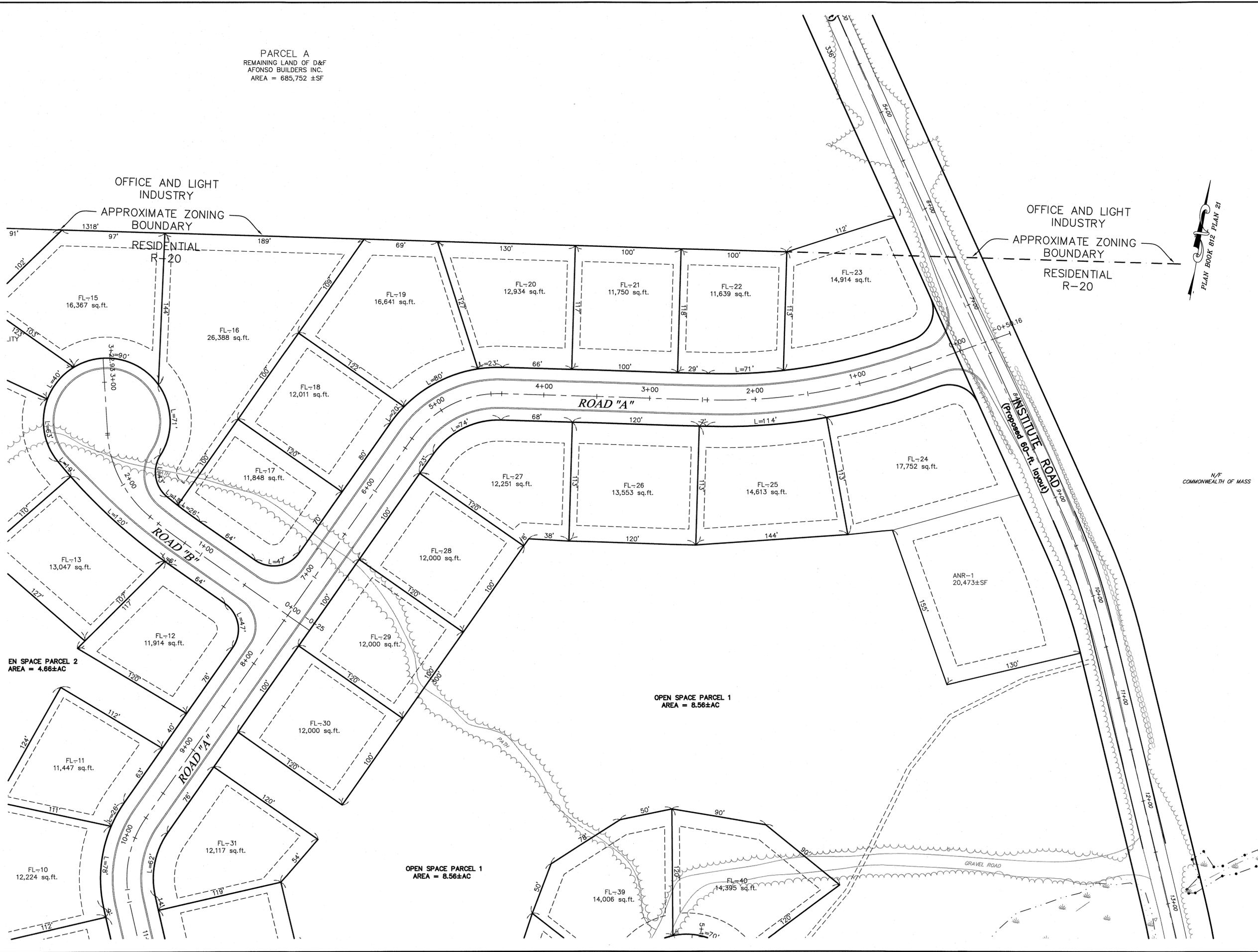
DRAWN BY: MYW SHEET 3 OF 20



PARCEL A  
REMAINING LAND OF D&F  
AFONSO BUILDERS INC.  
AREA = 685,752 ±SF



PARCEL A  
 REMAINING LAND OF D&F  
 AFONSO BUILDERS INC.  
 AREA = 685,752 ±SF



DATE: 11-15-15

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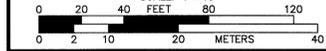
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 189 MAIN STREET  
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LOT LAYOUT PLAN

FOR  
**"THE VILLAGE AT  
 INSTITUTE ROAD"**  
 PRELIMINARY FLEXIBLE  
 DEVELOPMENT PLAN  
 IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
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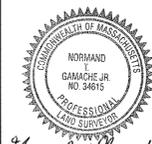


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W-2658  
 DRAWN BY: MYW SHEET 5 OF 20

P:\2658\dwg\Preliminary-Residential\W-2658 PRELIMINARY FLEXIBLE WITH REV INST ROAD 10-27-2015.dwg, DWF (3), 11/15/2015 3:38:07 PM

W-2658



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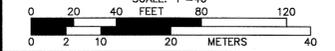
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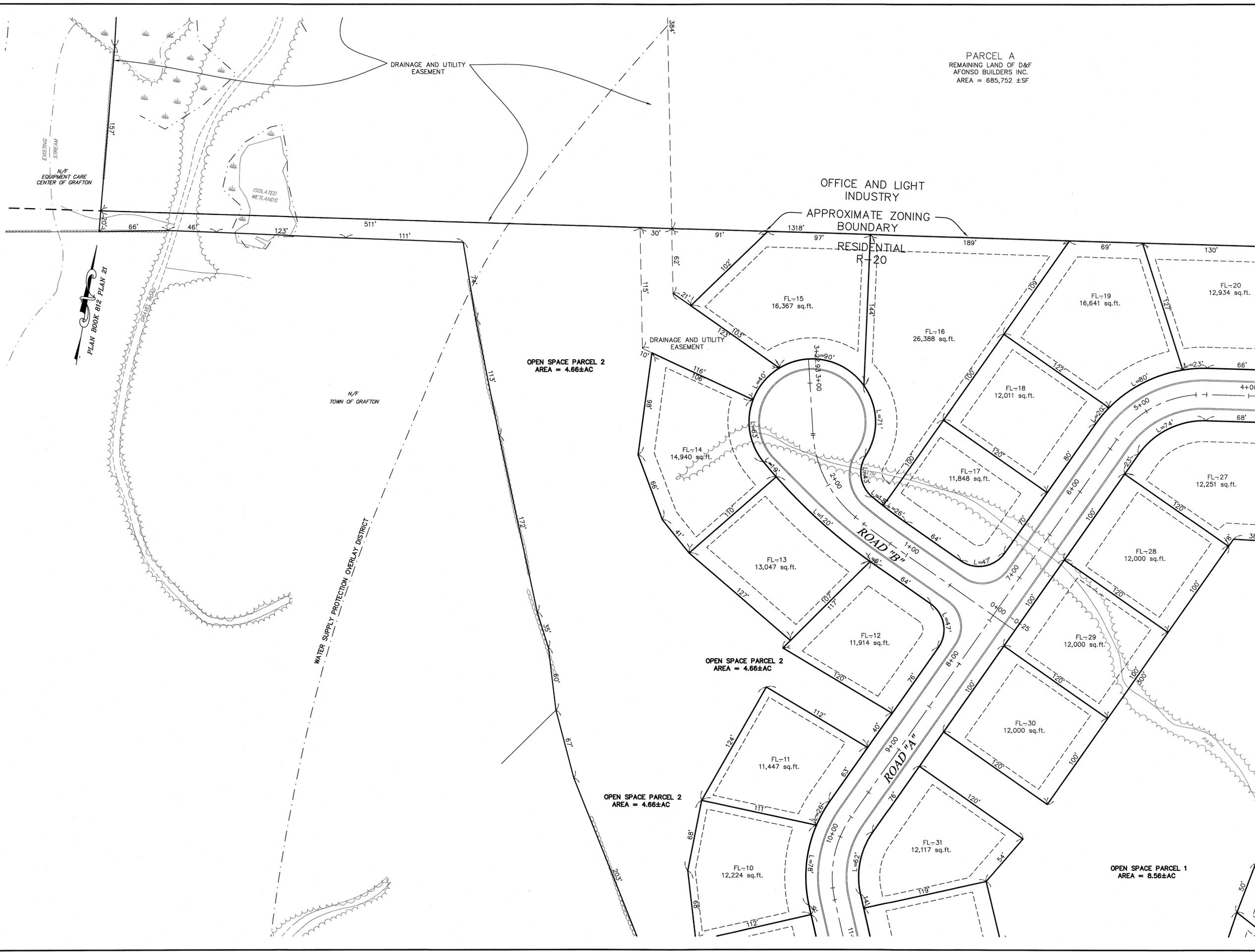
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DEVELOPMENT PLAN  
IN  
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SCALE: 1"=40'



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W-2658

PARCEL A  
REMAINING LAND OF D&F  
AFONSO BUILDERS INC.  
AREA = 685,752 ±SF







**KARINA G. QUINN CIVIL**  
No. 41256  
REGISTERED PROFESSIONAL ENGINEER

**NORMAND GAMACHE JR.**  
No. 34615  
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATE: 11-05-15

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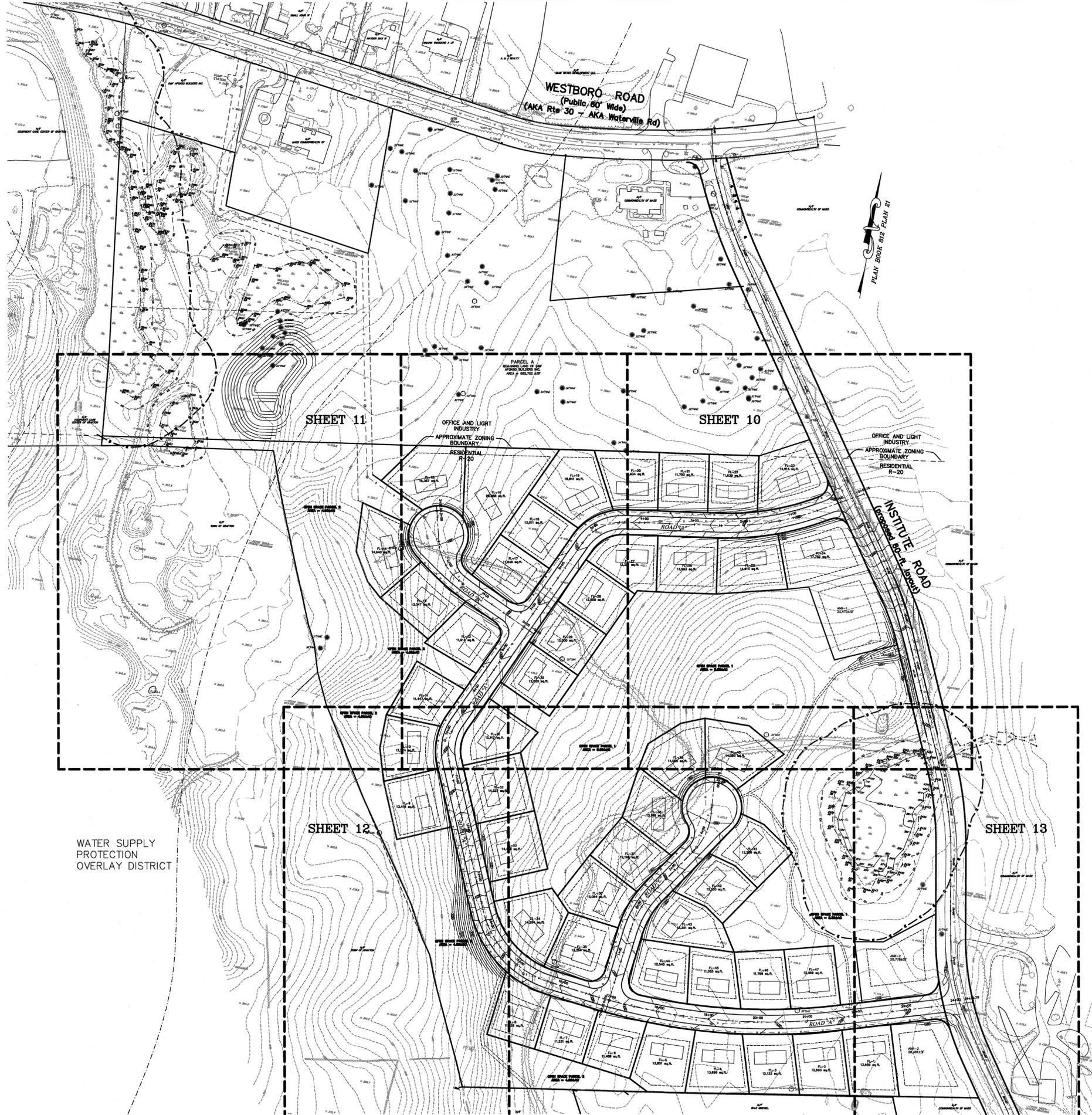
**GRADING INDEX PLAN**

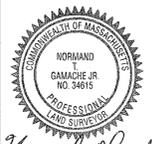
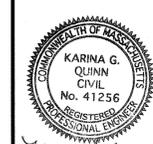
FOR  
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**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**

IN  
GRAFTON, MASS  
OCTOBER 15, 2014  
SCALE: 1"=100'

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





DATE: 11/5/15

DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE:

NOTES

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REFERENCE

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- SEE DEED BOOK 34122 PAGE 57 AND PLAN BOOK 812 PLAN 21 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

#	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	CPH

REVISIONS

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

**GRADING PLAN**

FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**

**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**

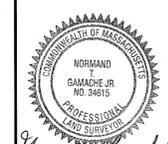
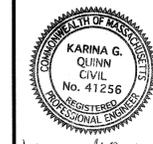
IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'



W-2658  
DRAWN BY: MYW SHEET 10 OF 20



P:\2658\Grafton\Pre\Residential\W-2658 PRELIMINARY FLEXIBLE WITH NEW INST. ROAD 10-27-2015.dwg, GRL, 11/19/2015 3:41:08 PM



DATE: 11/15/15

DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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NO.	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	CPH

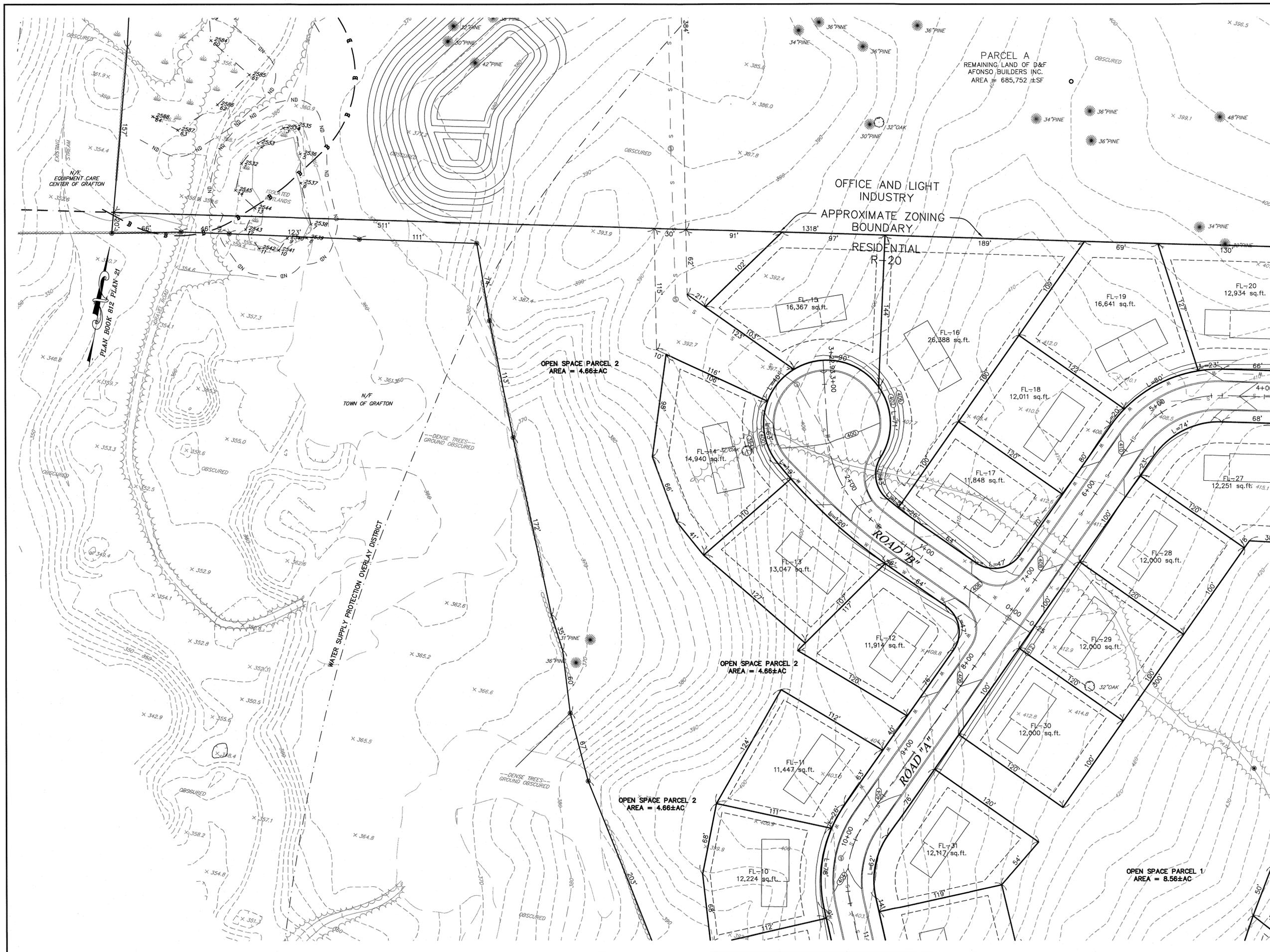
REVISIONS

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

**GRADING PLAN**  
 FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**  
 IN  
**GRAFTON, MASS**  
 OCTOBER 15, 2014  
 SCALE: 1"=40'  
 0 20 40 FEET 80 120  
 0 2 10 20 METERS 40



**W-2658**  
 DRAWN BY: MYW SHEET 11 OF 20





**KARINA G. QUINN**  
 CIVIL ENGINEER  
 No. 41256  
 REGISTERED PROFESSIONAL ENGINEER

**NORMAND GAMACHE JR.**  
 CIVIL ENGINEER  
 No. 34815  
 REGISTERED PROFESSIONAL ENGINEER

DATE: 11/3/15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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#	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	CPH

**OWNER / APPLICANT**

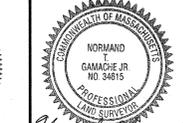
D&F AFONSO BUILDERS, INC.  
 189 MAIN STREET  
 MILFORD, MA 01757

**GRADING PLAN**

FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
 A  
**PRELIMINARY FLEXIBLE 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



DATE: 11/5/15

DATE: 11-05-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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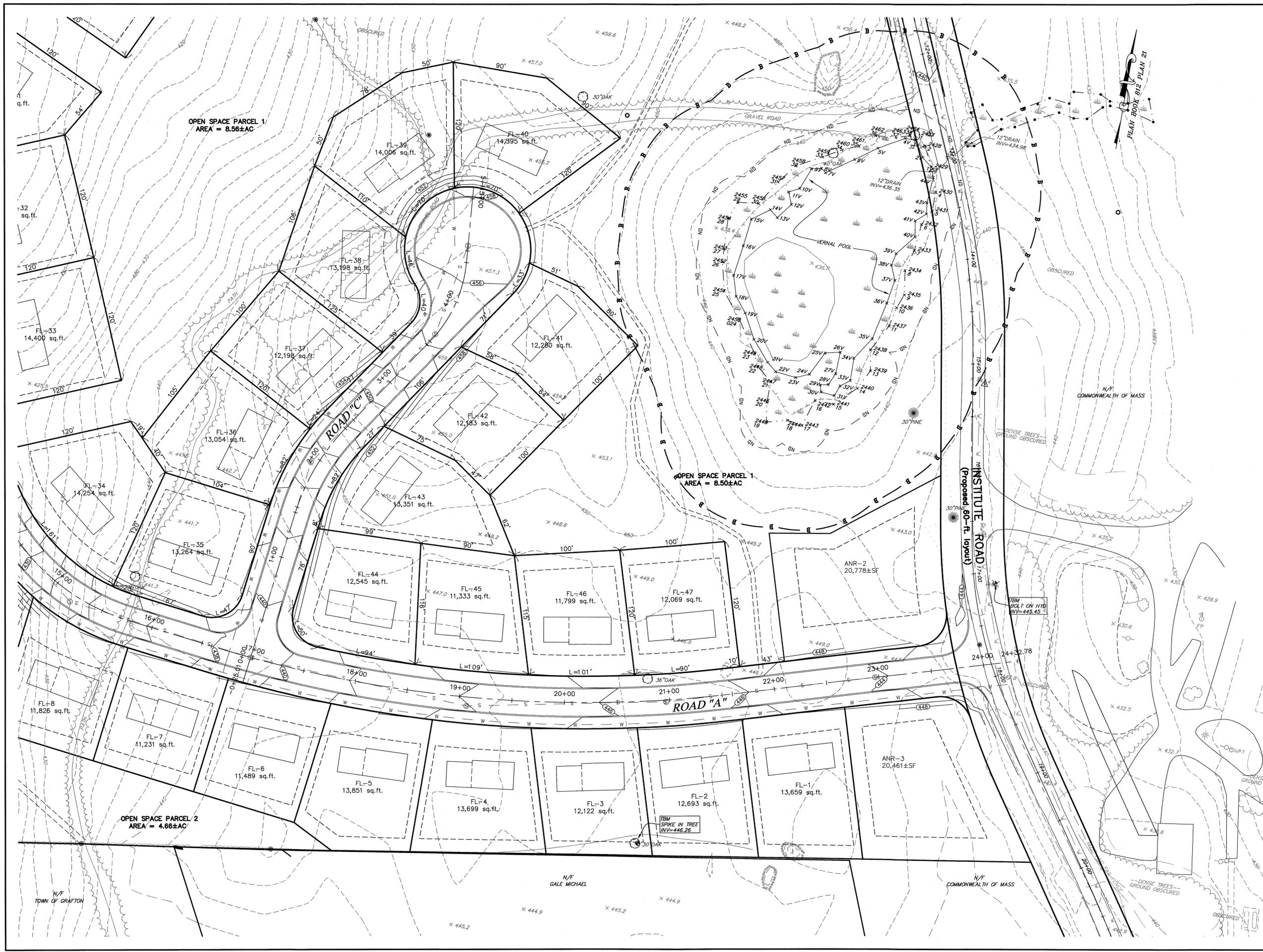
#	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	GPH
2			

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

**GRADING PLAN**  
 FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**  
 IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'



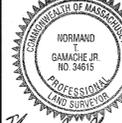
W-2658  
 DRAWN BY: MYW SHEET 13 OF 20



P:\102658\102658\102658\102658 PRELIMINARY FLEXIBLE WITH NEW INST ROAD 10-27-2015.dwg, GPH, 11/05/2015 3:42:56 PM



KARINA G. QUINN  
CIVIL  
No. 41256  
PROFESSIONAL ENGINEER



NORMAN  
GAMACHE, JR.  
No. 34815  
PROFESSIONAL ENGINEER

DATE: 11/15/15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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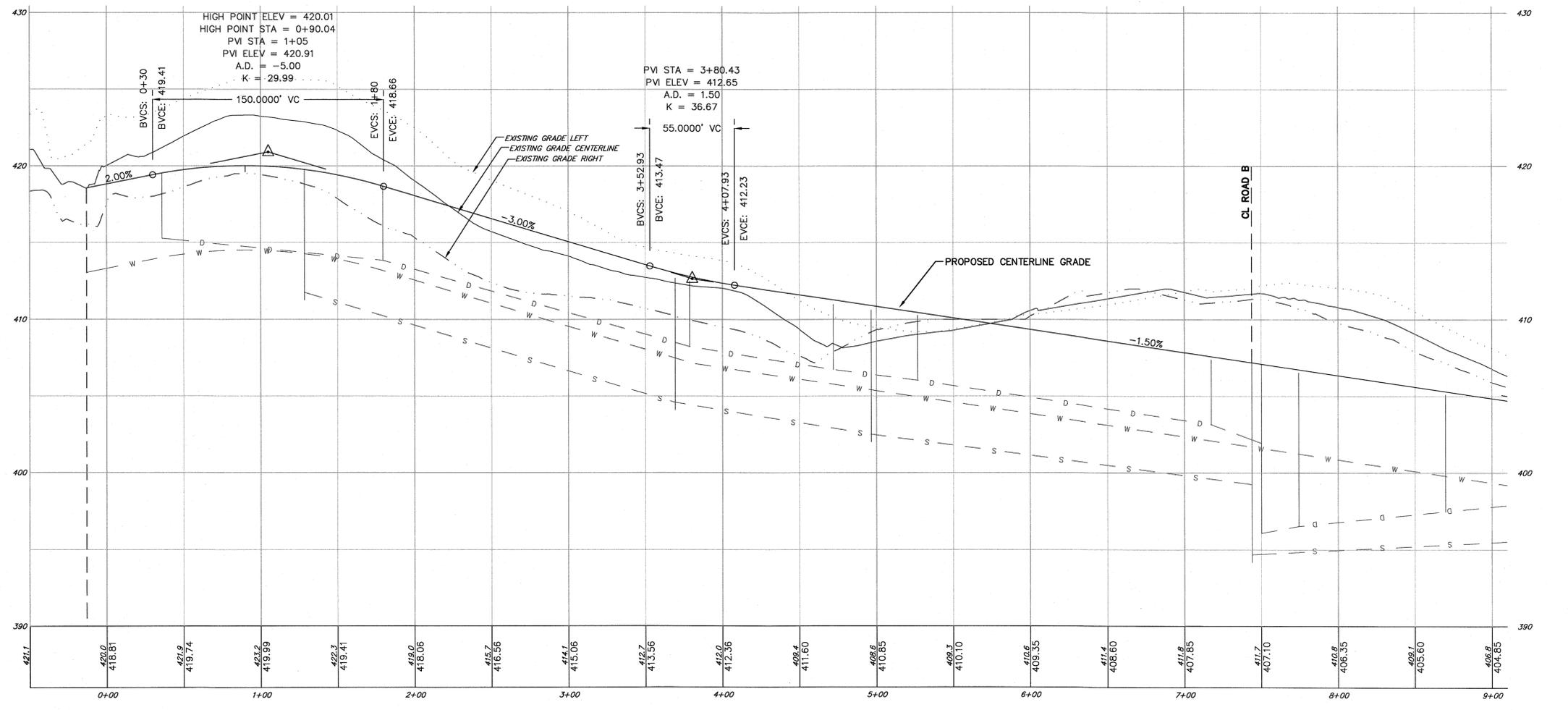
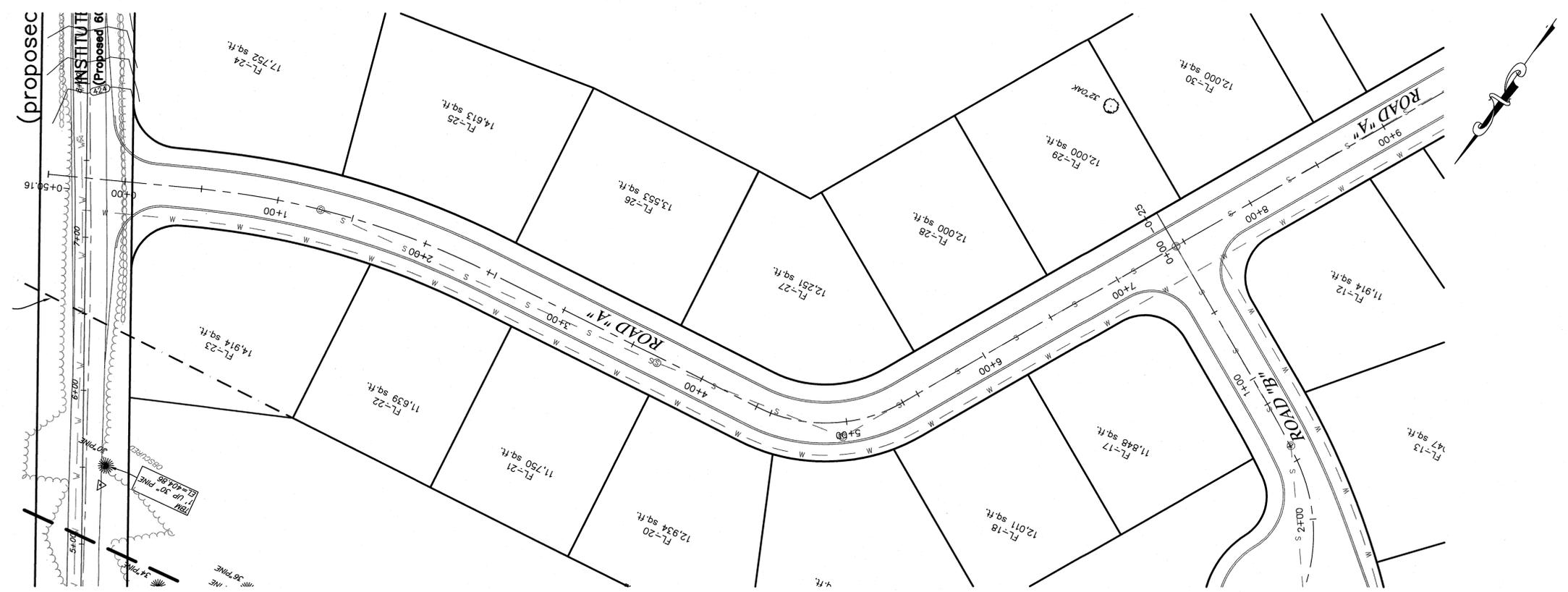
**REVISIONS**

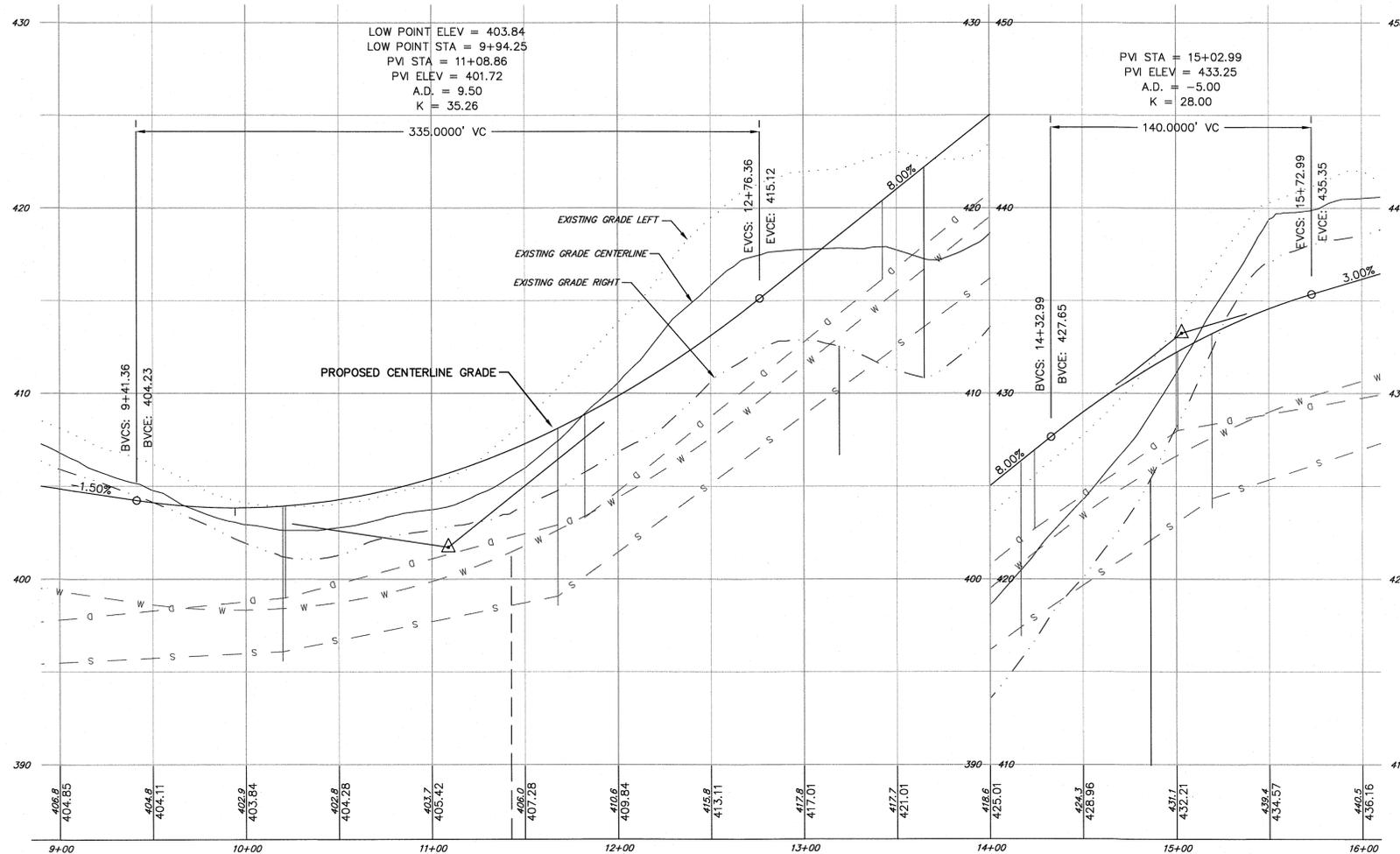
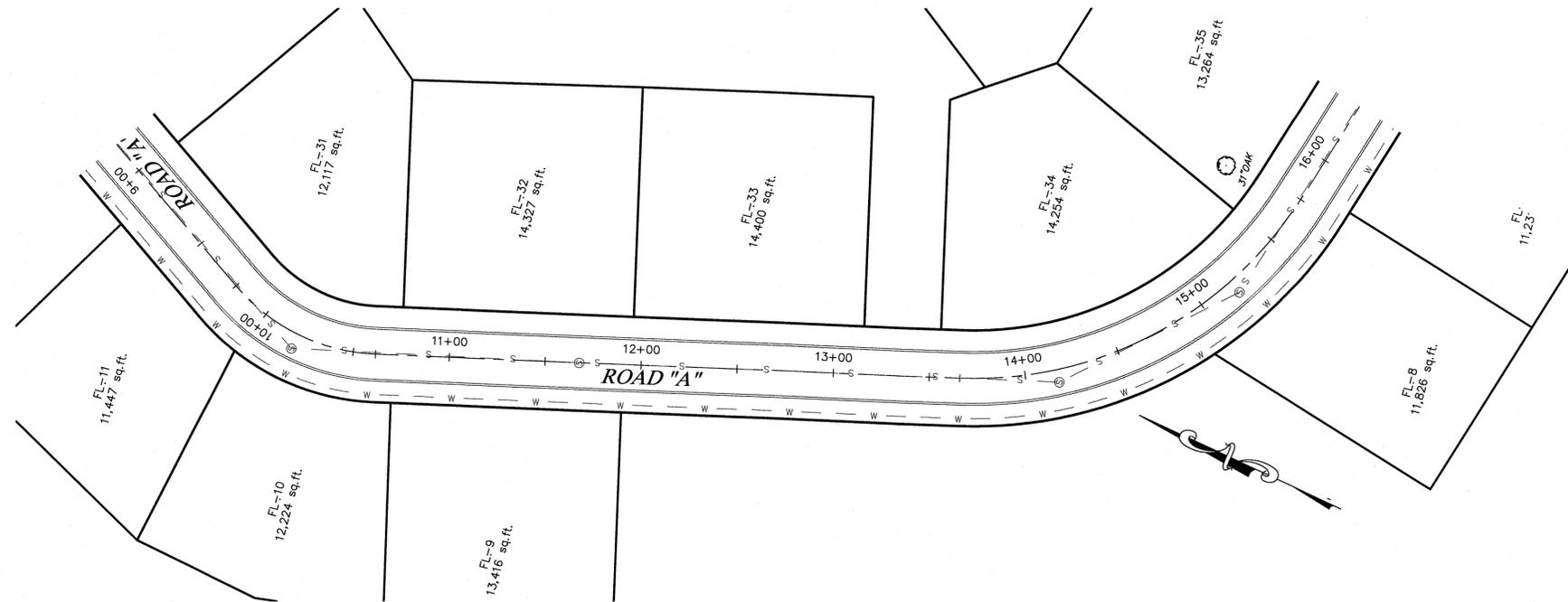
**OWNER / APPLICANT**  
 D&F AFONSO BUILDERS, INC.  
 189 MAIN STREET  
 MILFORD, MA 01757

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



**Guerriere & Halnon, Inc.**  
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**OWNER / APPLICANT**

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

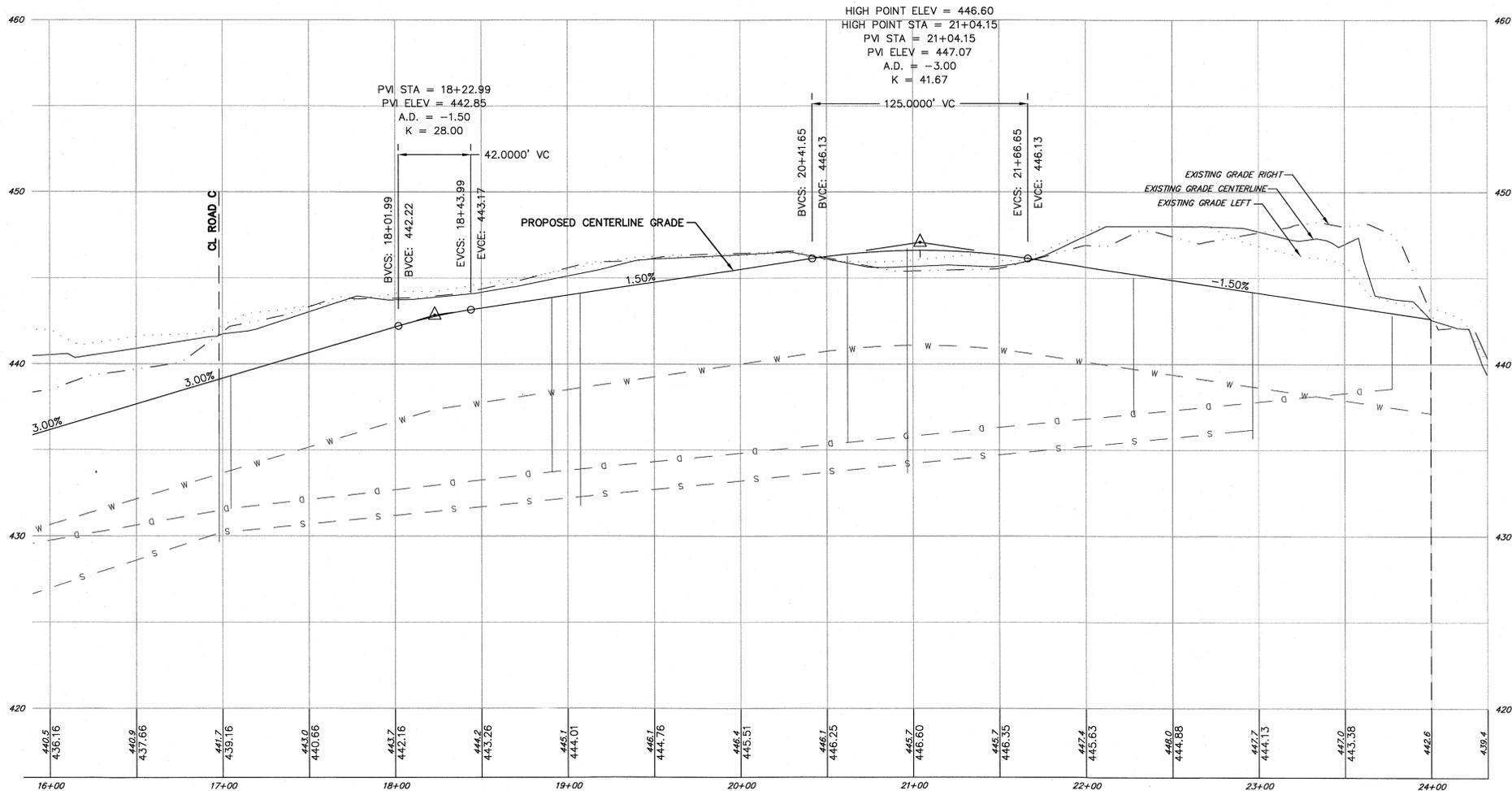
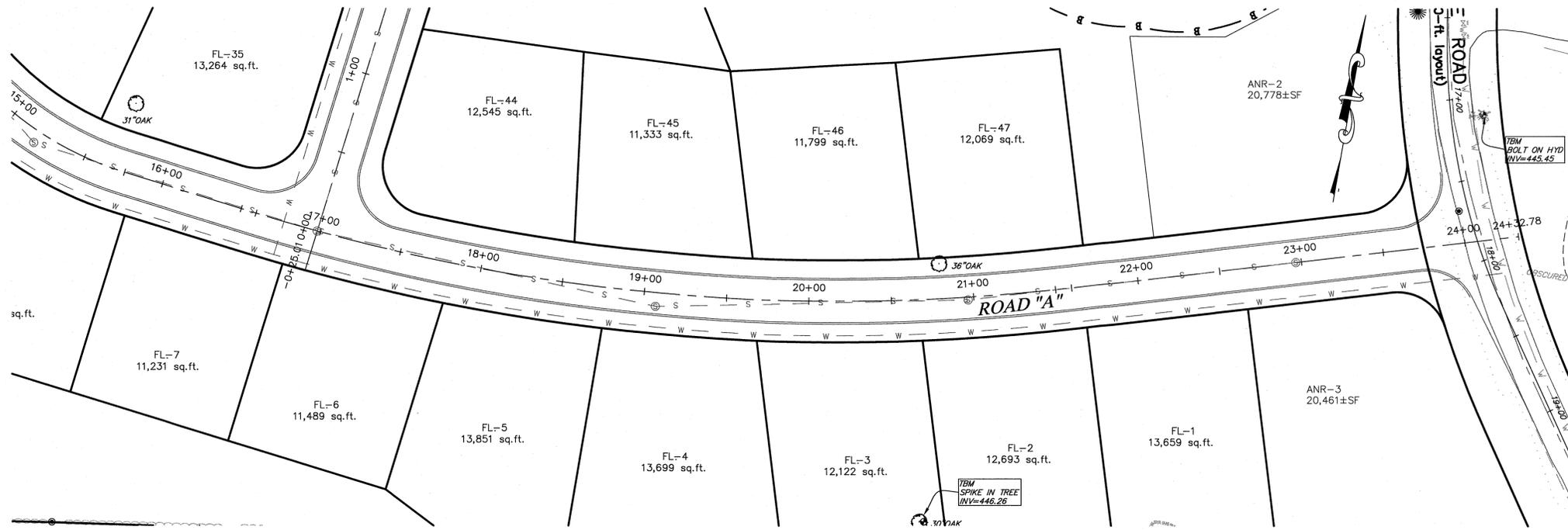
**PLAN AND PROFILE ROAD A**  
FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**  
**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**  
IN  
GRAFTON, MASS  
OCTOBER 15, 2014  
SCALE: 1"=40'

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
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PHONE: (508) 234-6834 FAX: (508) 234-6723  
WWW.GUERRIEREANDHALNON.COM

W-2658  
DRAWN BY: MYW SHEET 15 OF 20

P:\VZ658\Ging\Preliminary-Residents\W-2658 PRELIMINARY FLEXIBLE WITH NEW INST ROAD.dwg, PR (2), 11/2/2015 5:44:05 PM

W-2658



KARINA G. QUINN  
 CIVIL ENGINEER  
 No. 41256  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 11/3/15

NORMAND GAMACHE JR.  
 CIVIL ENGINEER  
 No. 34615  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 11-09-15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

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**OWNER / APPLICANT**

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 189 MAIN STREET  
 MILFORD, MA 01757

**PLAN AND PROFILE ROAD A**

FOR  
**"THE VILLAGE AT INSTITUTE ROAD"**

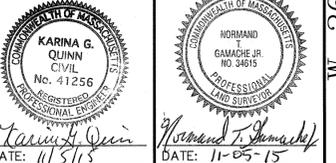
**PRELIMINARY FLEXIBLE DEVELOPMENT PLAN**

IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'

**Guerriere & Halnon, Inc.**  
 ENGINEERING & LAND SURVEYING  
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P:\W2658\Drawings\Pre\Drawings\W-2658 PRELIMINARY FLEXIBLE WITH NEW INST ROAD 10-27-2015.dwg, PR (D), 11/15/2015 3:45:09 PM

W-2658



PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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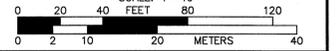
**REFERENCE**

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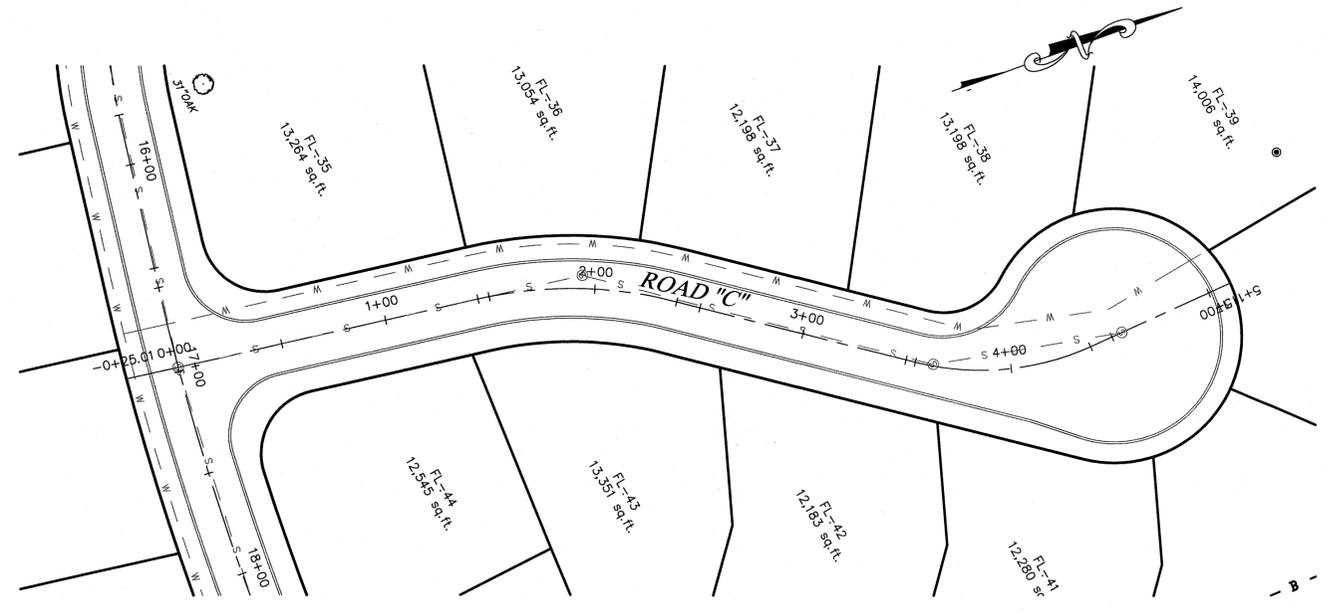
#	DATE	DESCRIPTION	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION	CPH

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

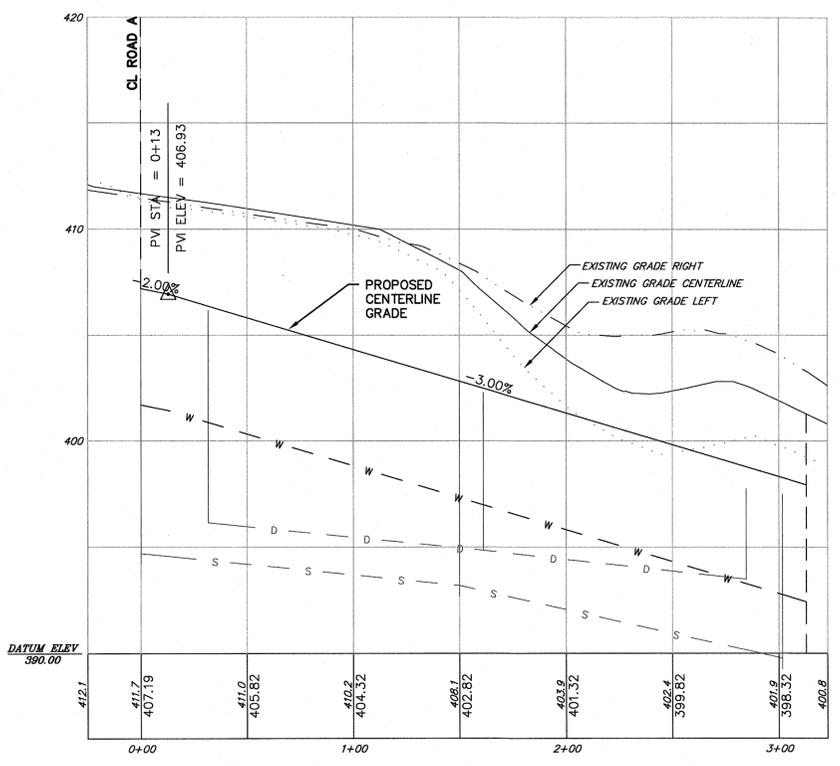
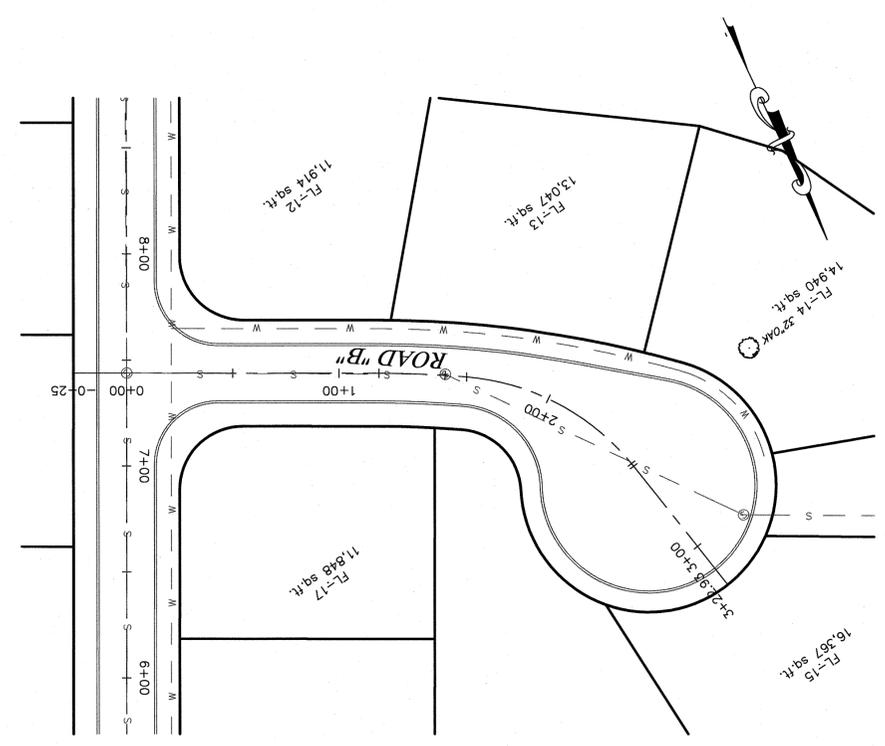
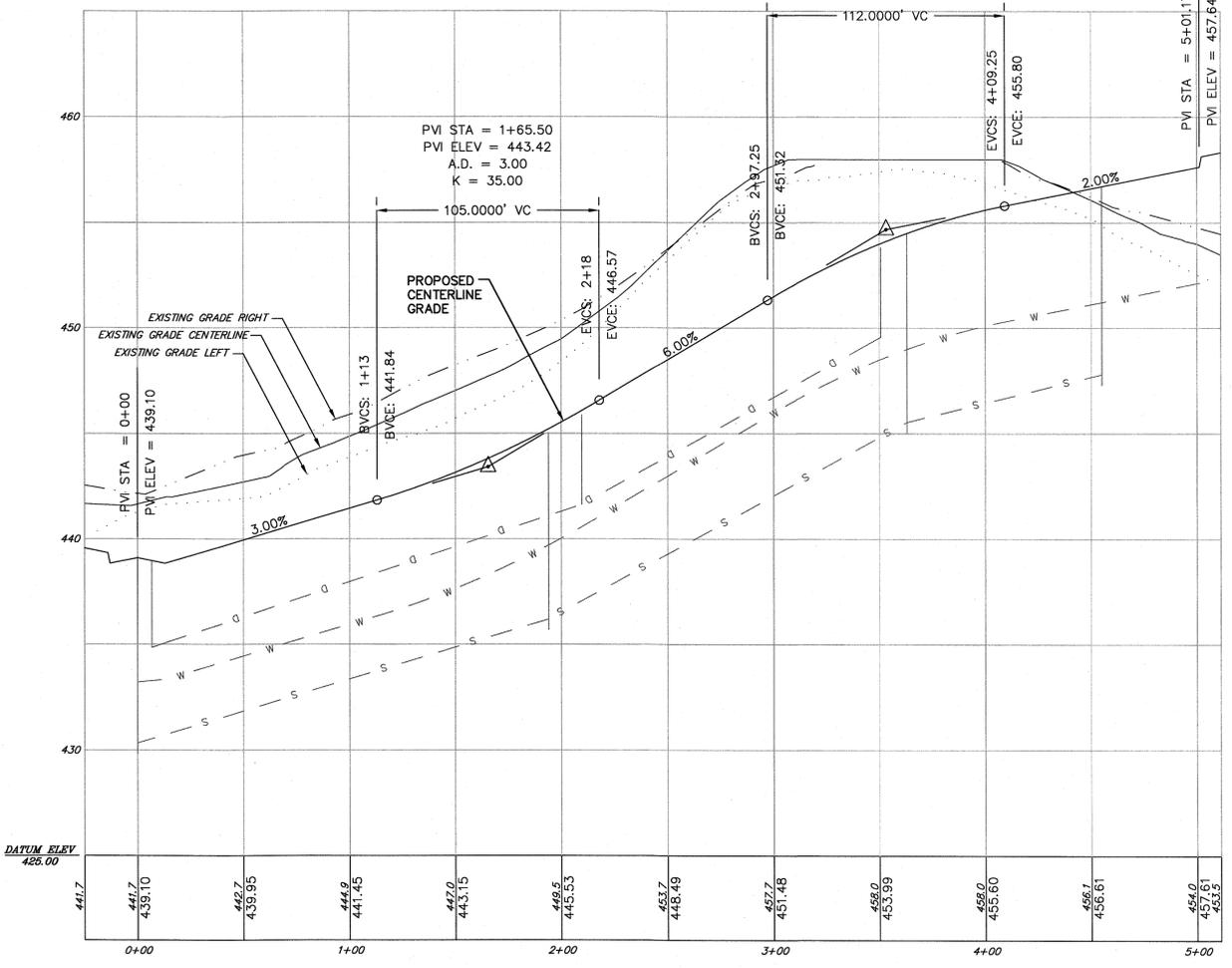
**PLAN AND PROFILE**  
**ROAD B & ROAD C**  
 FOR  
**"THE VILLAGE AT**  
**INSTITUTE ROAD"**  
**PRELIMINARY FLEXIBLE**  
**DEVELOPMENT PLAN**  
 IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'

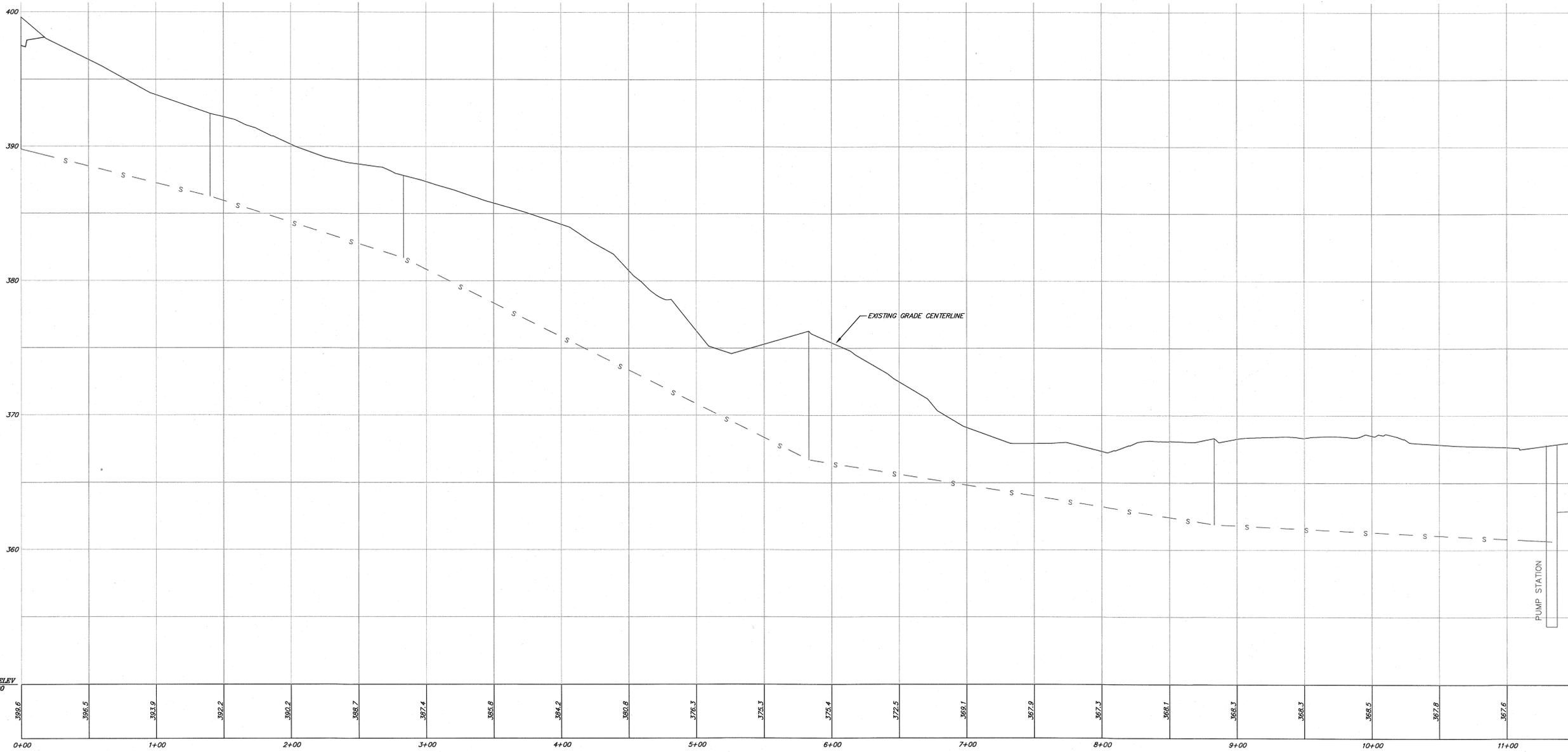
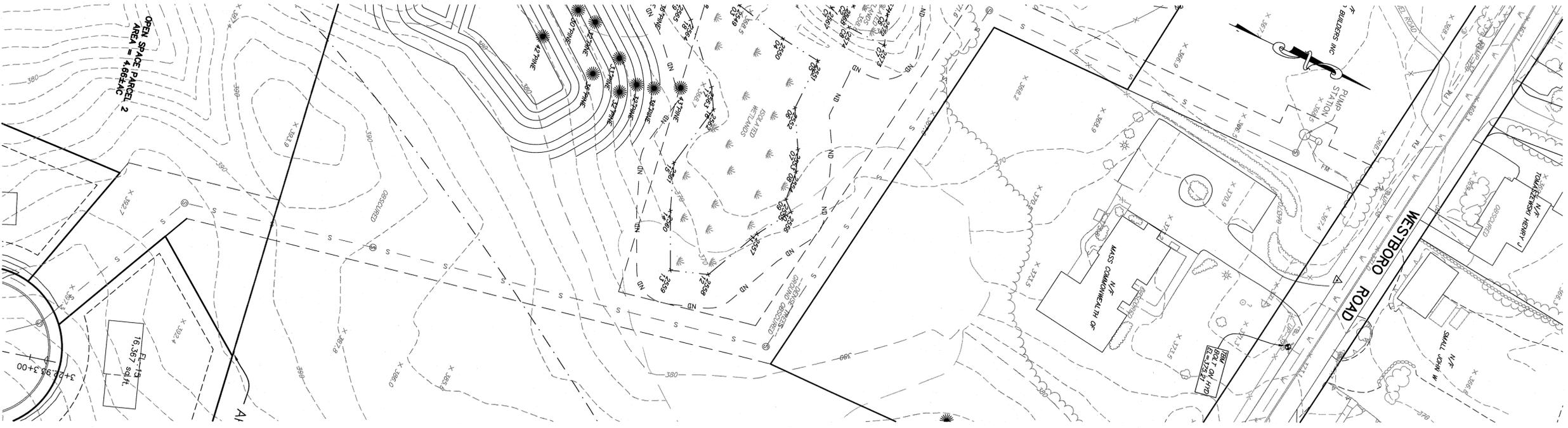


W-2658  
 DRAWN BY: MYW SHEET 17 OF 20



PVI STA = 3+53.25  
 PVI ELEV = 454.68  
 A.D. = -4.00  
 K = 28.00





**KARINA G. QUINN**  
 CIVIL  
 No. 41256  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 11/15/15

**NORMAN D. GAMACHE JR.**  
 CIVIL  
 No. 34615  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 11/05/15

PRELIMINARY APPROVAL GRANTED BY THE  
 GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

**NOTES**

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**REFERENCE**

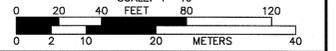
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#	DATE	DESCRIPTION	CPH	BY
1	11/3/15	INST. ROAD WIDENING/LOT REVISION		

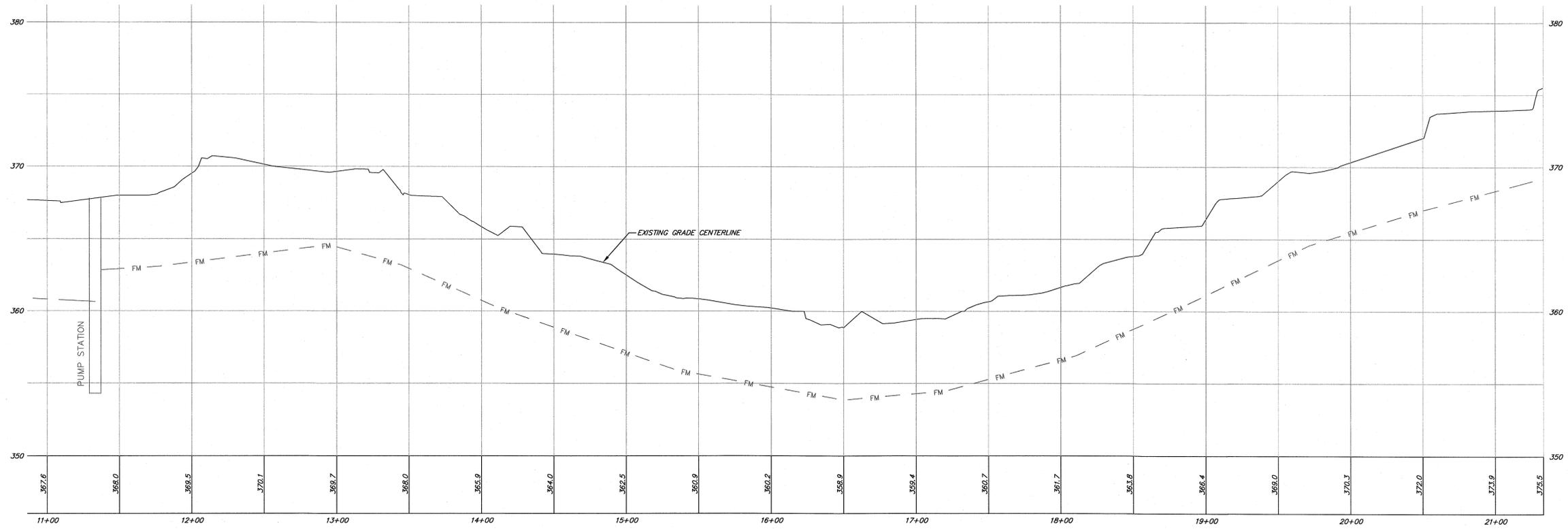
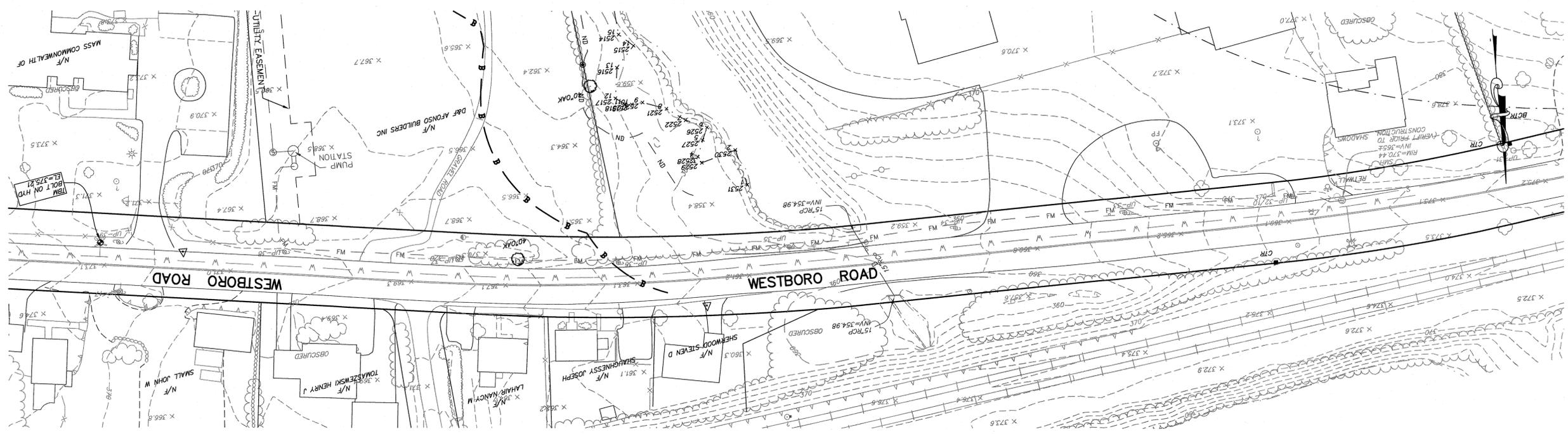
**REVISIONS**

**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"**  
**PRELIMINARY FLEXIBLE  
 DEVELOPMENT PLAN**  
 IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014  
 SCALE: 1"=40'



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





  
 Karina G. Quinn  
 CIVIL ENGINEER  
 No. 41256  
 DATE: 11/15/15

PRELIMINARY APPROVAL GRANTED BY THE GRAFTON PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_

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**OWNER / APPLICANT**

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

**PLAN AND PROFILE  
 FORCE MAIN**

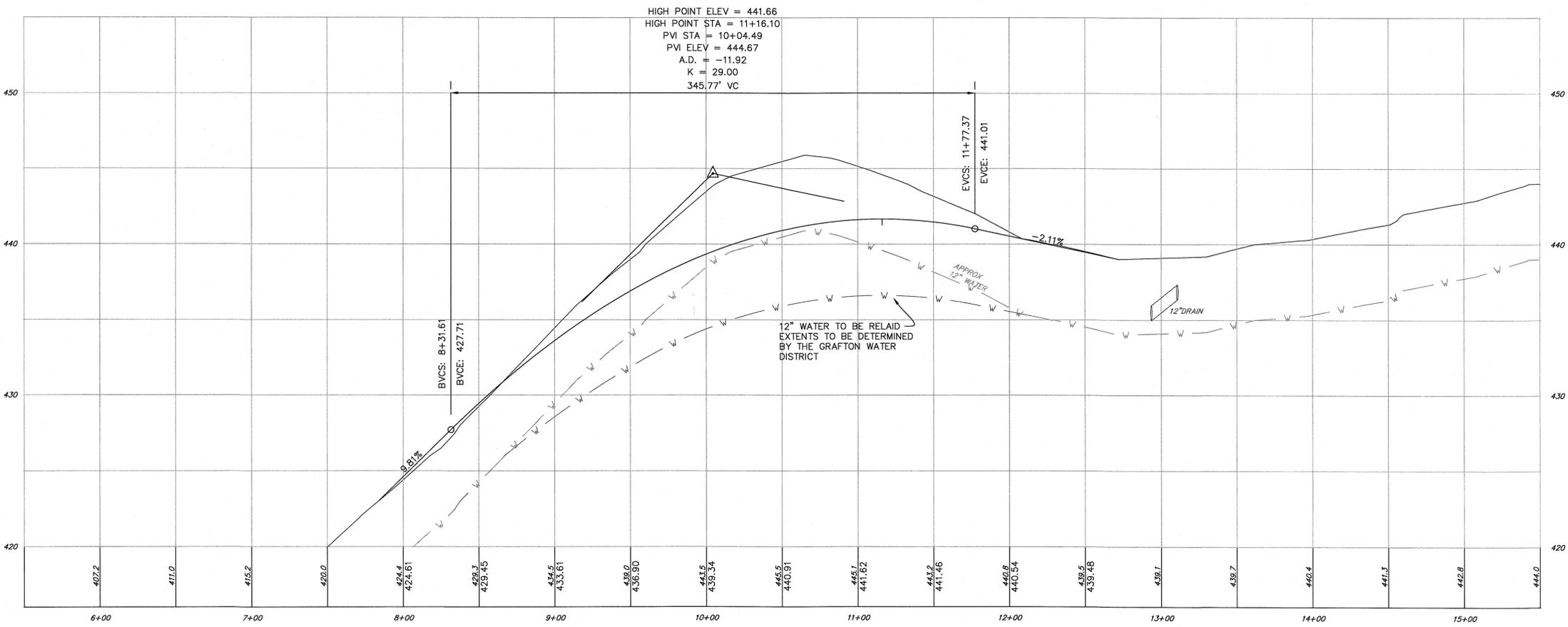
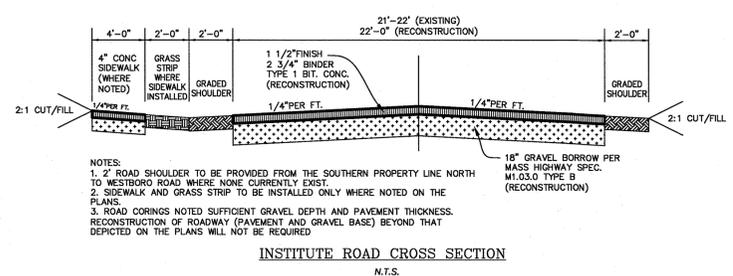
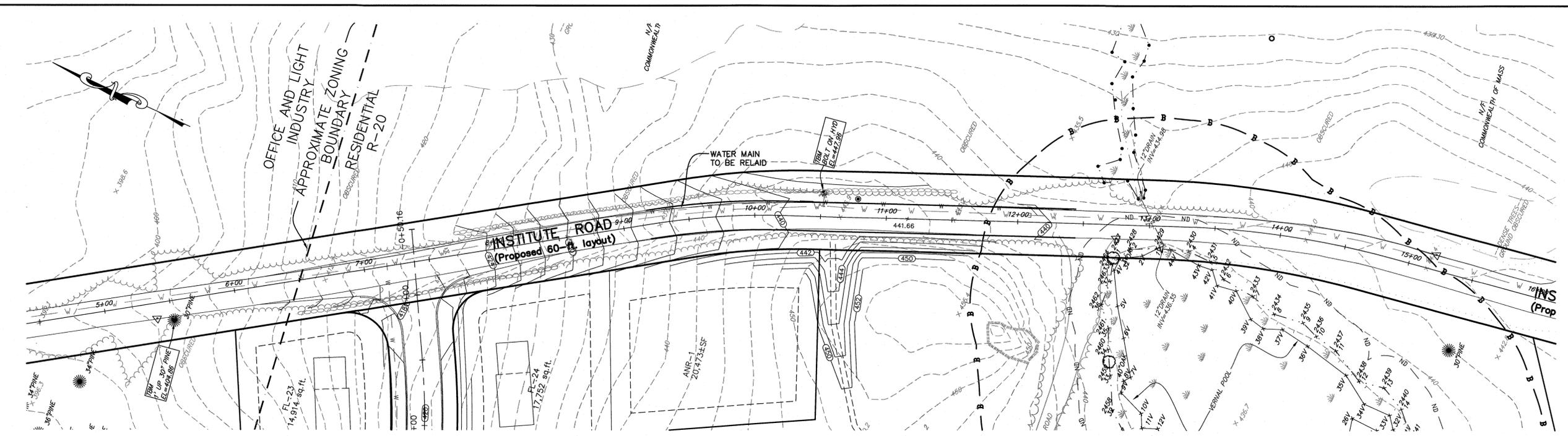
FOR  
**"THE VILLAGE AT  
 INSTITUTE ROAD"**

**PRELIMINARY FLEXIBLE  
 DEVELOPMENT PLAN**

IN  
 GRAFTON, MASS  
 OCTOBER 15, 2014

SCALE: 1"=40'  
 FEET 80  
 METERS 20

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 ENGINEERING & LAND SURVEYING  
 1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01568  
 PHONE: (508) 234-6834 FAX: (508) 234-6723  
 WWW.GUERRIEREANDHALNON.COM



COMMONWEALTH OF MASSACHUSETTS  
KARINA G. QUINN  
CIVIL ENGINEER  
No. 41256  
DATE: 11/5/15

COMMONWEALTH OF MASSACHUSETTS  
NORMAND GAMACHE JR.  
PROFESSIONAL LAND SURVEYOR  
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**PLAN AND PROFILE**  
**INSTITUTE ROAD**  
FOR  
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**PRELIMINARY FLEXIBLE**  
**DEVELOPMENT PLAN**  
IN  
GRAFTON, MASS  
OCTOBER 15, 2014  
SCALE: 1"=40'  
0 20 40 80 120  
0 2 10 20 METERS 40

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