MWE
Consulting Civil Engineers and Land Surveyors
MetroWest Engineering, Inc.

November 23, 2021

Town of Grafton Planning Board
Grafton Town Hall
30 Providence Road
Grafton, MA 01519
Attention: Christopher McGoldrick, Town Planner

RE: Request for Site Plan Modification
104 Creeper Hill Road, Grafton
Planning Board File #SP2016-16

Dear Mr. McGoldrick:

This letter is a formal request for a modification to the current Site Plan Approval for the project located at 104 Creeper Hill Road in Grafton, Massachusetts. This request is being filed on behalf of the applicant and property owner, 104 Creeper Hill Road, LLC. The project was reviewed by the Grafton Planning Board in 2016 and a Special Permit and Site Plan Approval Decision was issued by the Planning Board on January 10, 2017

The applicant proposes to construct a 4,800 square foot building on the westerly side of the property approximately 220-feet north of Creeper Hill Road and 44.4-feet east of the westerly boundary line. The proposed modifications to the approved Site Plan include the following:

- Construction of a 60-foot wide by 80-foot long single story building for cold storage of construction vehicles and materials.
- The proposed building has a footprint of 4,800 square feet and will be constructed in an area that is currently hard packed gravel.
- Stormwater from the roof surface of the proposed building will be collected by gutters and downspouts and subsurface drain lines and routed to proposed infiltration system 1 located north of the building.
- A proposed oil/grit tank is located south of the proposed building to catch and store water draining through floor drains of the proposed building.
- The proposed building is located outside the 100-foot Wetland Buffer Zone and within the building envelope for the lot as defined by setback lines.

Should you have any questions or require any additional materials, please contact me at your convenience.

Sincerely yours,
MetroWest Engineering, Inc.

Brian T. Nelson, P.E.
Project Engineer

75 Franklin Street • Framingham, MA 01702 • (508) 626-0063 • Fax (508) 875-6440

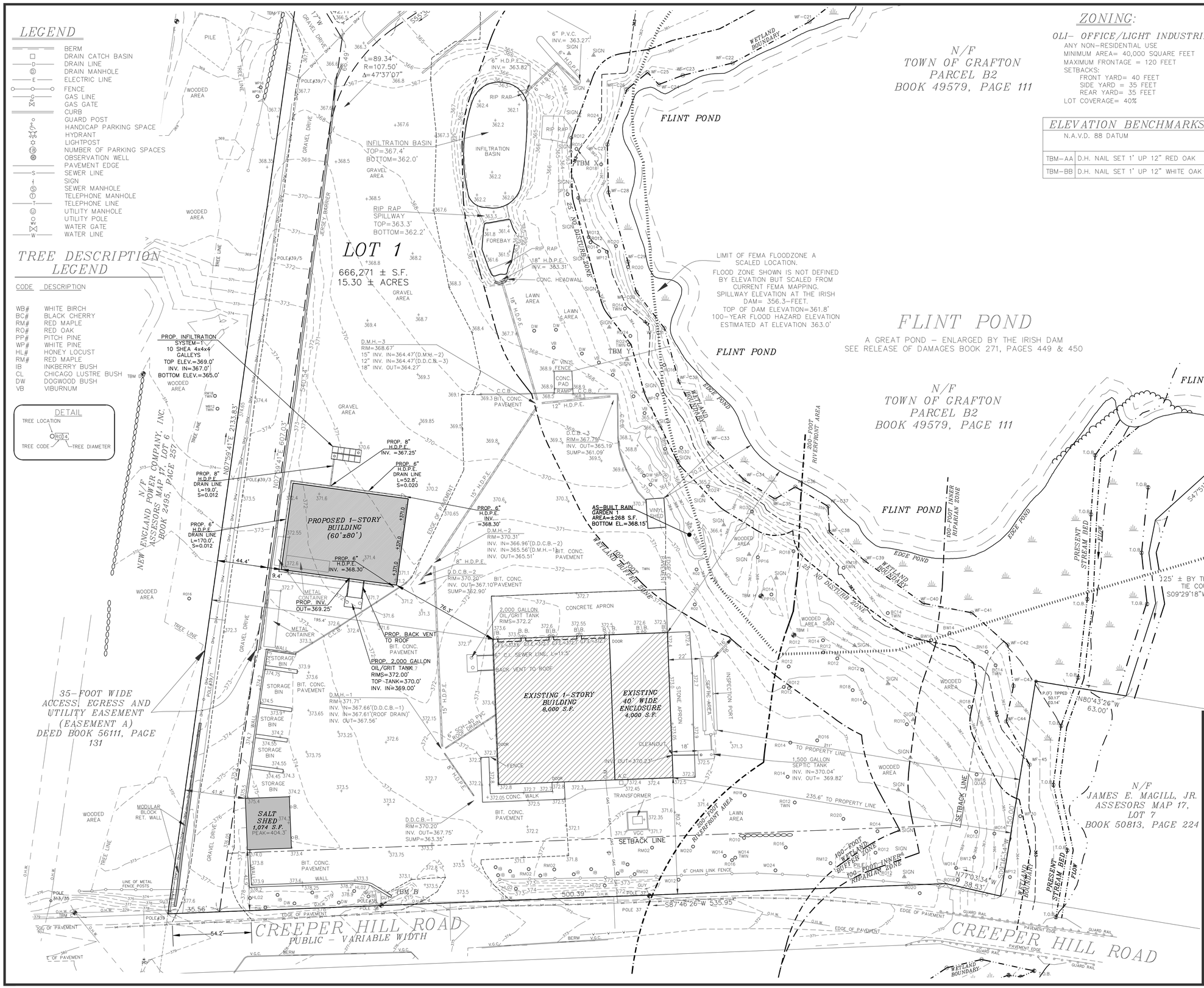
LEGEND

- BERM
- DRAIN CATCH BASIN
- DRAIN LINE
- DRAIN MANHOLE
- ELECTRIC LINE
- FENCE
- GAS LINE
- GAS GATE
- CURB
- GUARD POST
- HANDICAP PARKING SPACE
- HYDRANT
- LIGHTPOST
- NUMBER OF PARKING SPACES
- OBSERVATION WELL
- PAVEMENT EDGE
- SEWER LINE
- SIGN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE LINE
- UTILITY MANHOLE
- UTILITY POLE
- WATER GATE
- WATER LINE

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
WB#	WHITE BIRCH
BC#	BLACK CHERRY
RM#	RED MAPLE
RO#	RED OAK
PP#	PITCH PINE
WP#	WHITE PINE
HL#	HONEY LOCUST
RM#	RED MAPLE
IB	INKBERRY BUSH
CL	CHICAGO LUSTRE BUSH
DW	DOGWOOD BUSH
VB	VIBURNUM

DETAIL: TREE LOCATION — RO14 — TREE CODE — TREE DIAMETER



ZONING:

OLI- OFFICE/LIGHT INDUSTRIAL

ANY NON-RESIDENTIAL USE
MINIMUM AREA= 40,000 SQUARE FEET
MAXIMUM FRONTAGE = 120 FEET
SETBACKS:
FRONT YARD= 40 FEET
SIDE YARD = 35 FEET
REAR YARD= 35 FEET
LOT COVERAGE= 40%

ELEVATION BENCHMARKS

N.A.V.D. 88 DATUM

TBM-AA	D.H. NAIL SET 1' UP 12" RED OAK	370.56'
TBM-BB	D.H. NAIL SET 1' UP 12" WHITE OAK	368.82'

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 56111, PAGE 144.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25027C0826E BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
5. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046

GRAPHIC SCALE
1 inch = 30 ft.
30 0 15 30 60 (FEET) 120
0 5 10 20 30 (METER) 40

PROPOSED SITE PLAN
#104 CREEPER HILL ROAD
IN
GRAFTON, MASS

PREPARED FOR:
RUSSO BROTHERS INC.
P.O. BOX 2105
FRAMINGHAM, MA 01703

PROPERTY OF:
104 CREEPER HILL ROAD, LLC
104 CREEPER HILL ROAD
GRAFTON, MA 01519

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
GRAFTON, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

SHEET 1 OF 2		DATE: NOVEMBER 21, 2021
CALC'D BY: BTN	FIELD BK: 661	CAD FILE: PROP_SP_2021.dwg
DRAFTER: BTN	PROJECT: GRF_CRE	DWG FILE: SP112121.dwg

LEGEND

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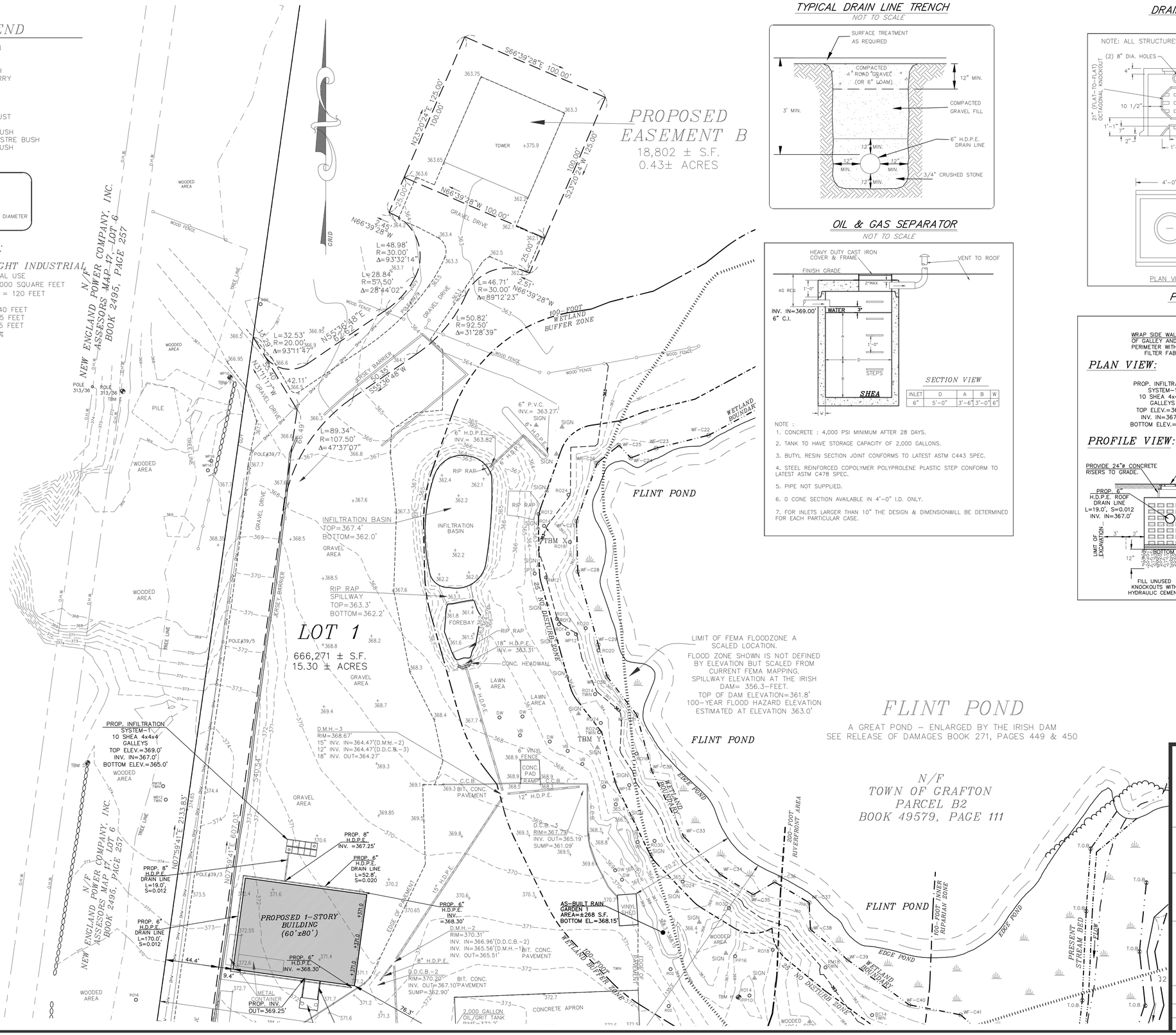


TYPICAL DRAIN LINE TRENCH

NOT TO SCALE

OIL & GAS SEPARATOR

NOT TO SCALE

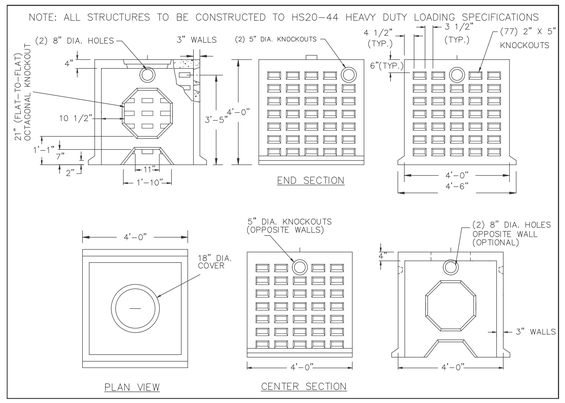
SECTION VIEW

INLET	D	A	B	W
6"	5'-0"	3'-6"	3'-0"	6"

NOTE :
1. CONCRETE : 4,000 PSI MINIMUM AFTER 28 DAYS.
2. TANK TO HAVE STORAGE CAPACITY OF 2,000 GALLONS.
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
4. STEEL REINFORCED COPOLYMER POLYPROLENE PLASTIC STEP CONFORM TO LATEST ASTM C478 SPEC.
5. PIPE NOT SUPPLIED.
6. 0 CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
7. FOR INLETS LARGER THAN 10" THE DESIGN & DIMENSIONWILL BE DETERMINED FOR EACH PARTICULAR CASE.

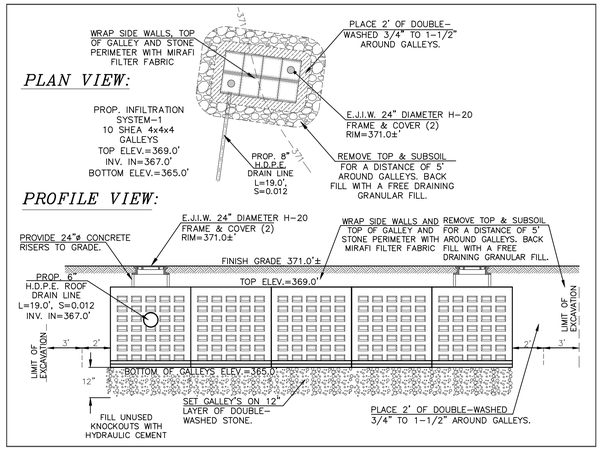
DRAINAGE INFILTRATION LEACHING GALLEYS

NOT TO SCALE



PROPOSED INFILTRATION SYSTEM 1

NOT TO SCALE



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