W-2658

"THE VILLAGE AT INSTITUTE ROAD"

A

Definitive Conventional Subdivision

In

Grafton, Massachusetts

Date: September 16, 2016
Revised: February 14, 2017

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MANNINI
CIVIL
No. 48035
2-14-17

COMMONWEALTH OF MASSACHUSETTS
NORMAND E. GAMACHE JR.
NO. 34815
PROFESSIONAL LAND SURVEYOR
2-14-17

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

SIGNATURE DATE: _____

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

NOTE: 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.

PLAN INDEX:

SHEET	TITLE
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9	Grading Plan (Index)
10 - 15	Grading Plan
16 - 24	Plan and Profile
25	Improvements Plan
26 - 28	Erosion Control Plan
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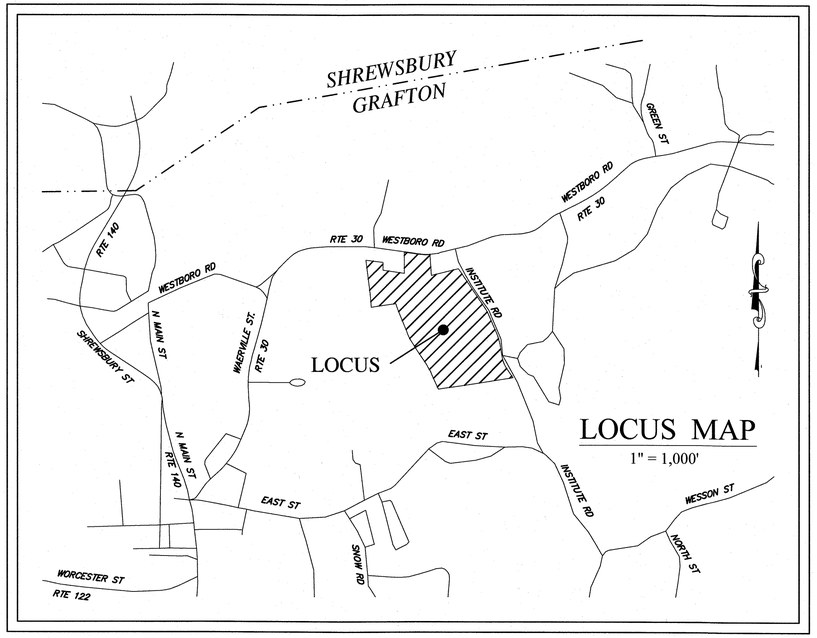
32	Deep Test Hole Results



LOCUS MAP
1" = 1,000'

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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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
PDE	PERMANENT DRAINAGE EASEMENT

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

Normand T. Gamache
P.L.S.

February 14, 2017
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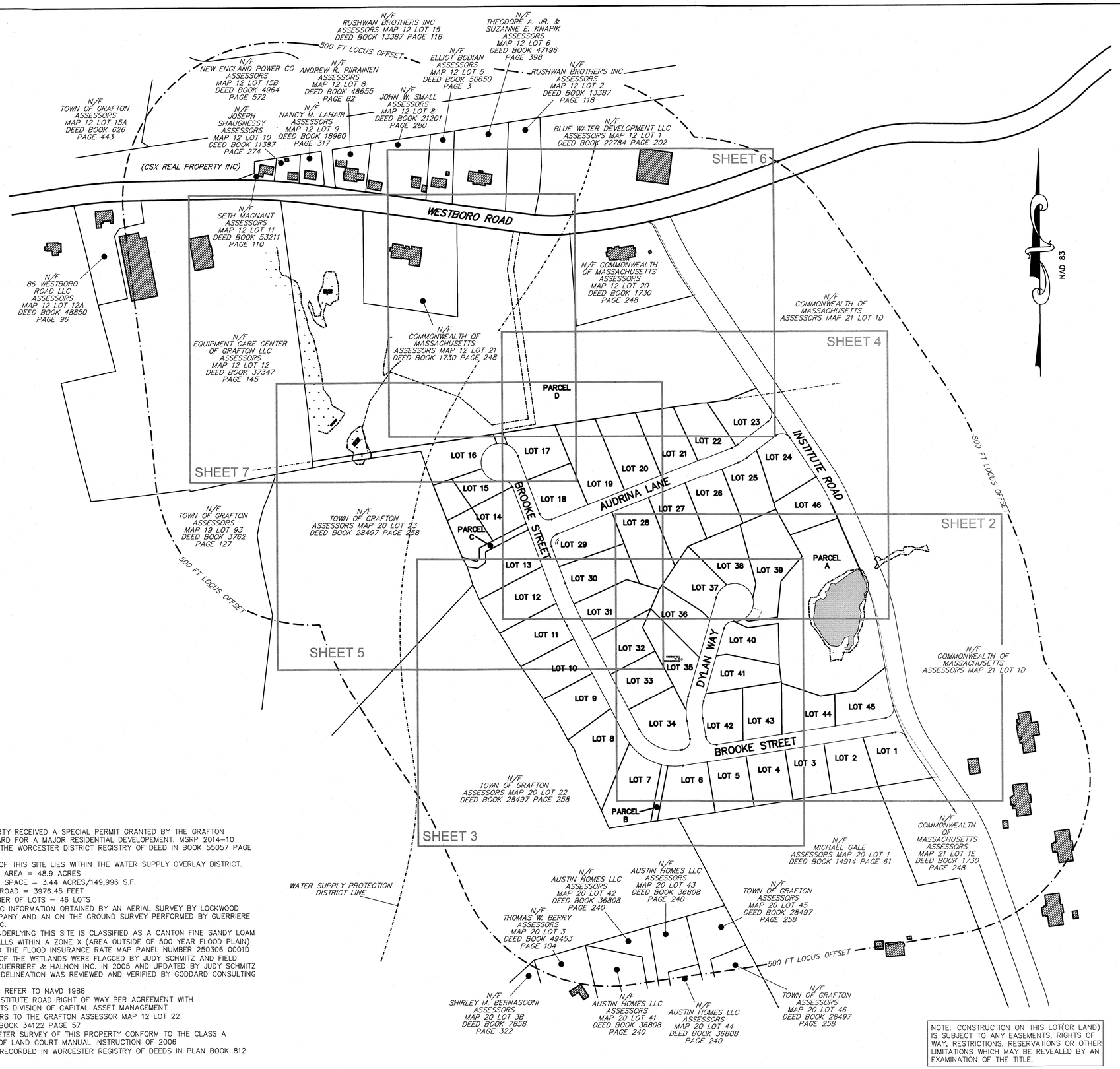

ZONING TABLE	
INFORMATION FROM "ZONING BY-LAWS AMENDED THROUGH MAY 9, 2016"	
ZONING DESIGNATION	R-20
AREA	20,000 S.F.
FRONTAGE/LOT WIDTH ON CUL-DE-SAC	125'
FRONT YARD	30'
SIDE YARD	15'
REAR YARD	15'
ZONING DESIGNATON OLI	
AREA	40,000 S.F.
FRONTAGE/LOT WIDTH	20'
FRONTYARD	40'
SIDEYARD	35'
REAR YARD	35'

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

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FOR REGISTRY USE ONLY

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SIGNATURE DATE:

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1	2/14/17	PER PLANNING BOARD REVIEW	CPH

REVISIONS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
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'

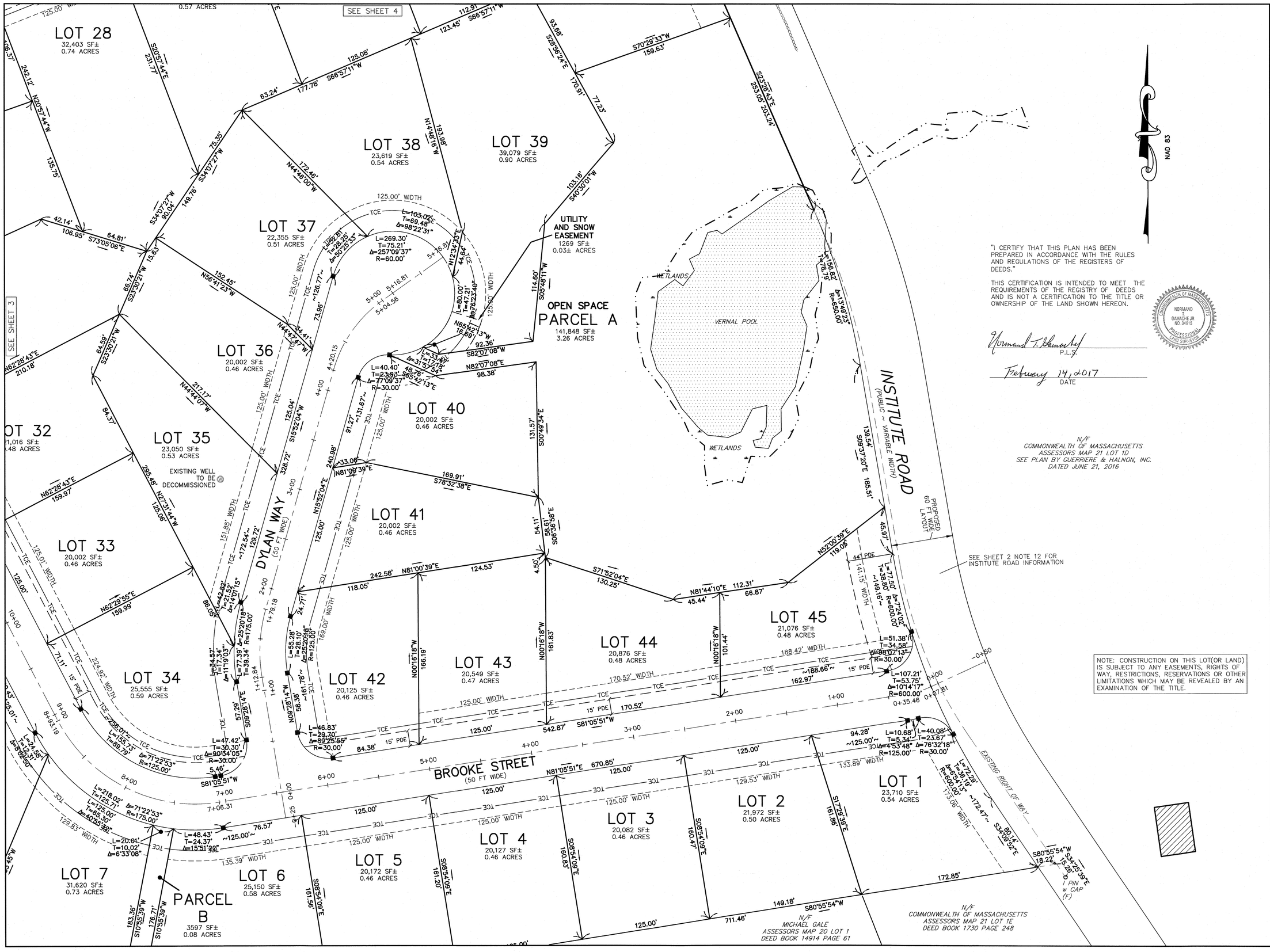
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
(508) 234-6834 FAX: (508) 234-6723
www.gandhengineering.com

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 32

W-2658



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Normand T. Gamache
P.L.S.

February 14, 2017
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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 32

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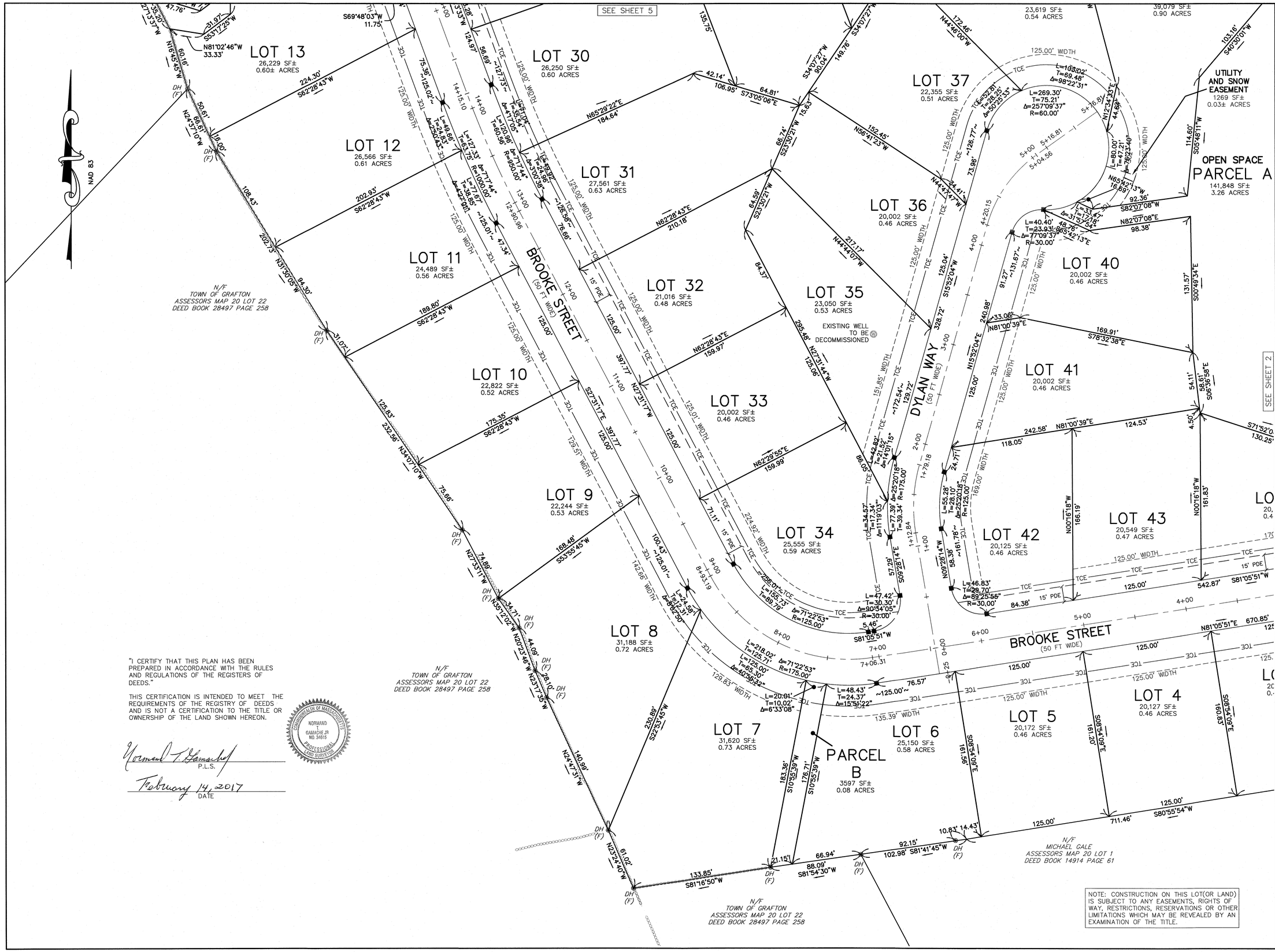

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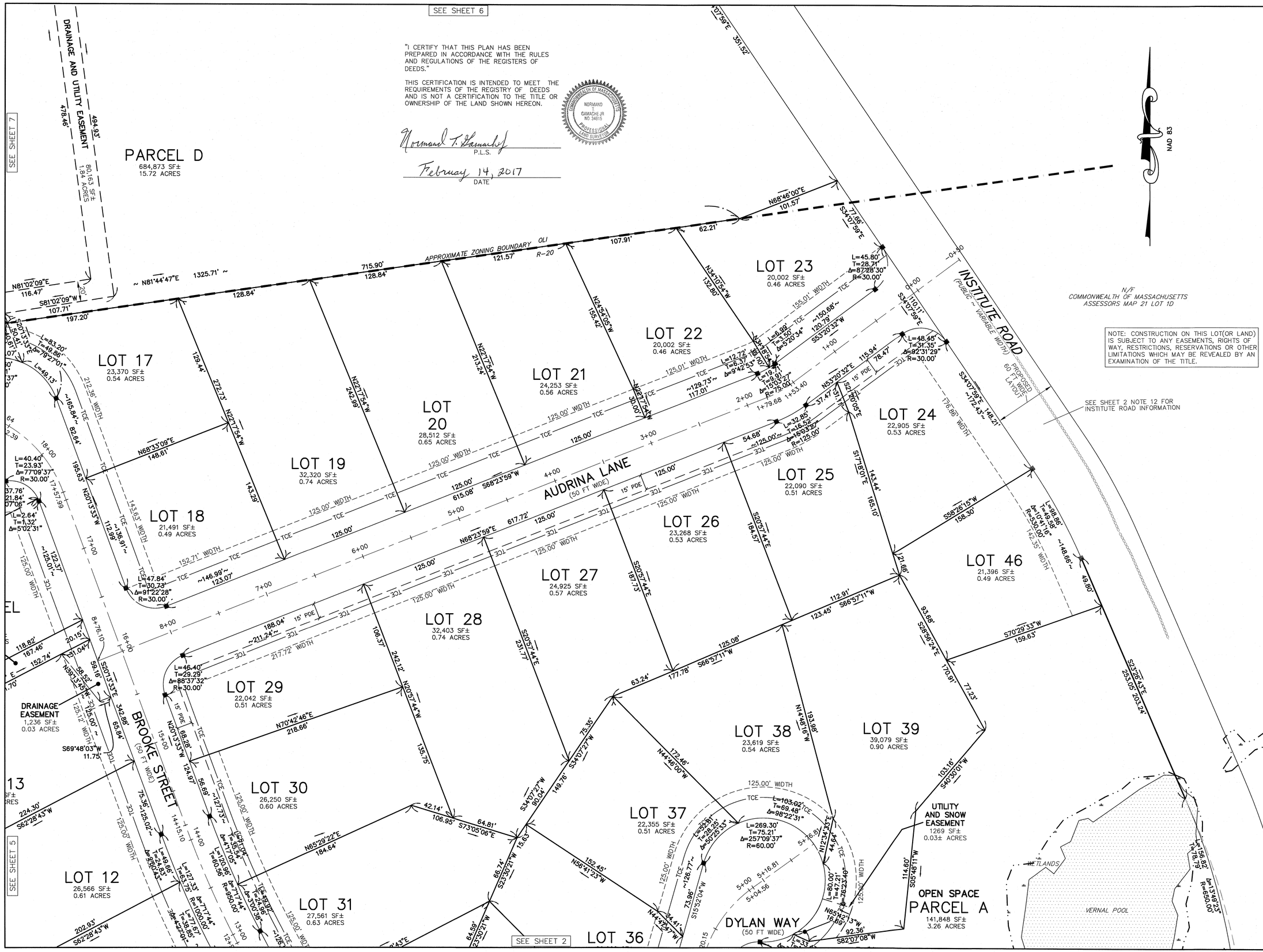

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LOT LAYOUT PLAN
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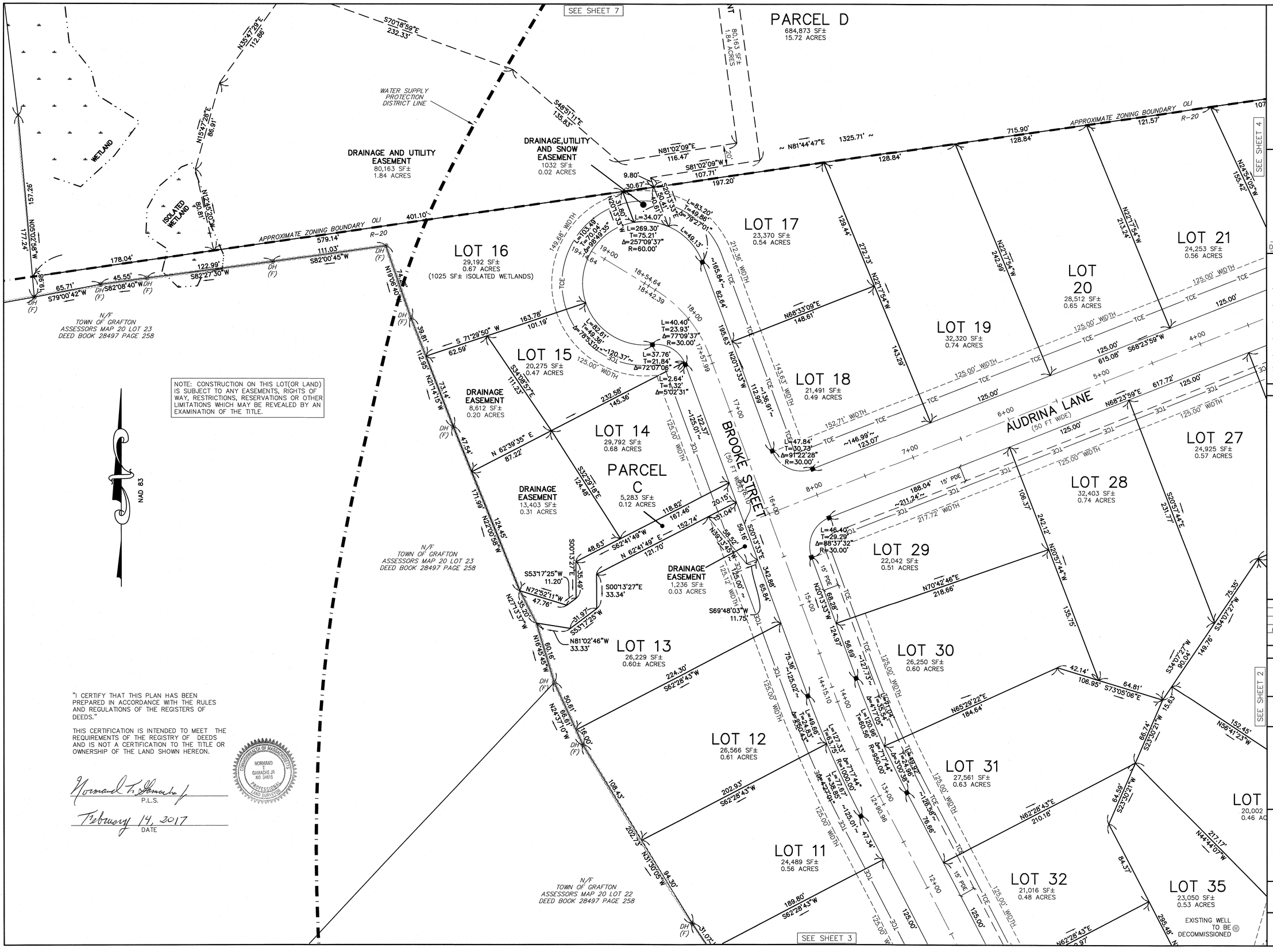

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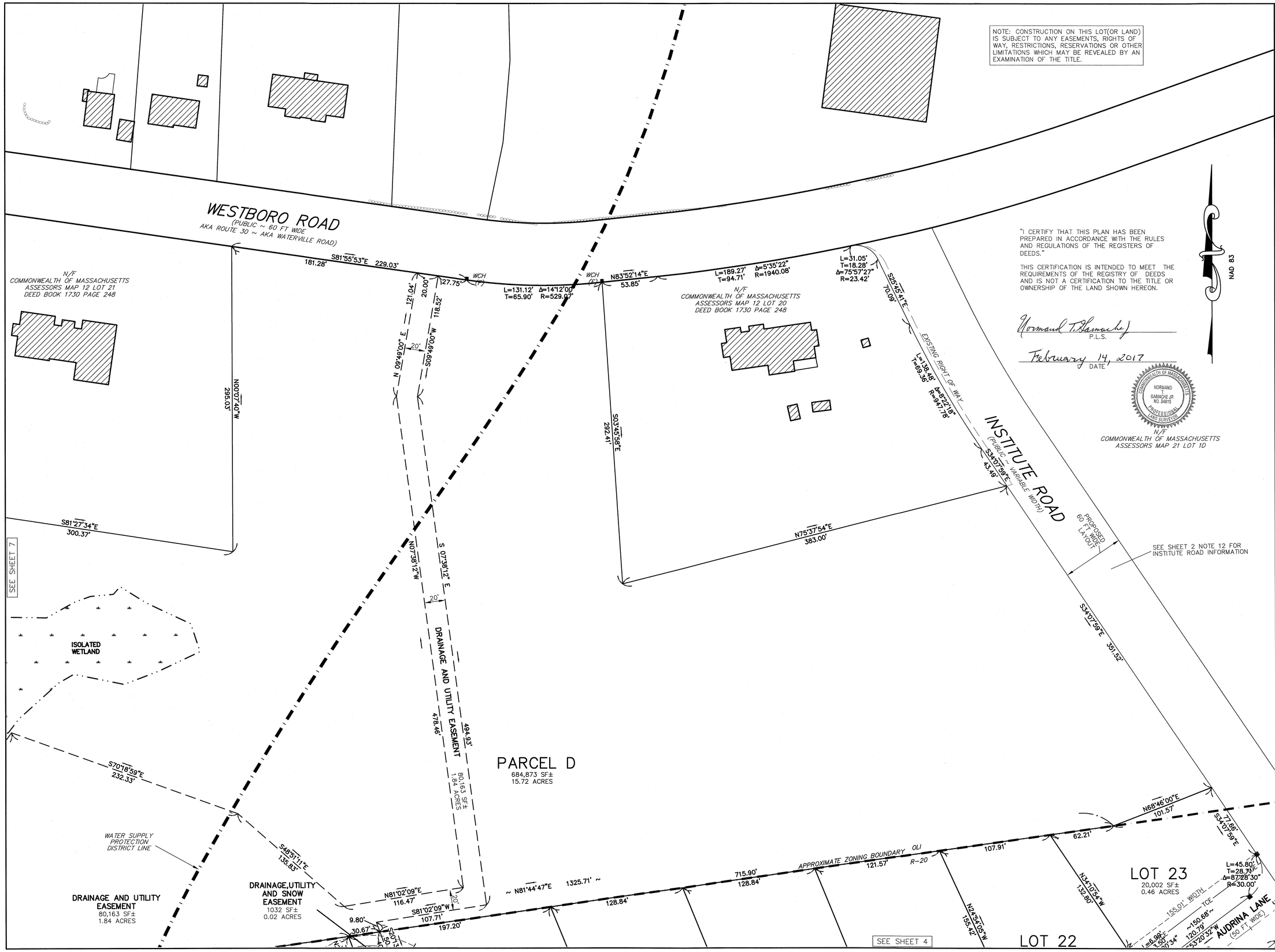

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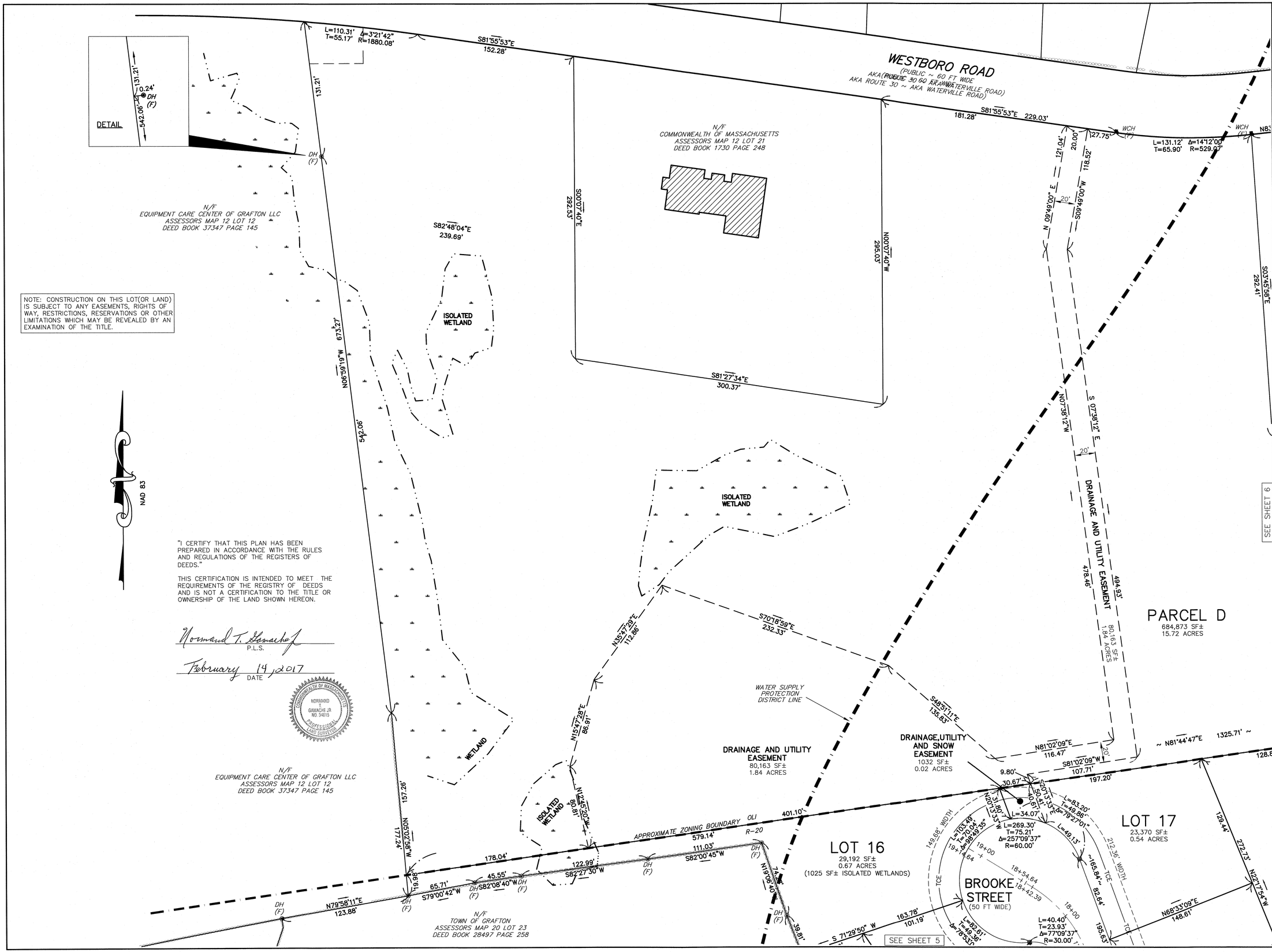

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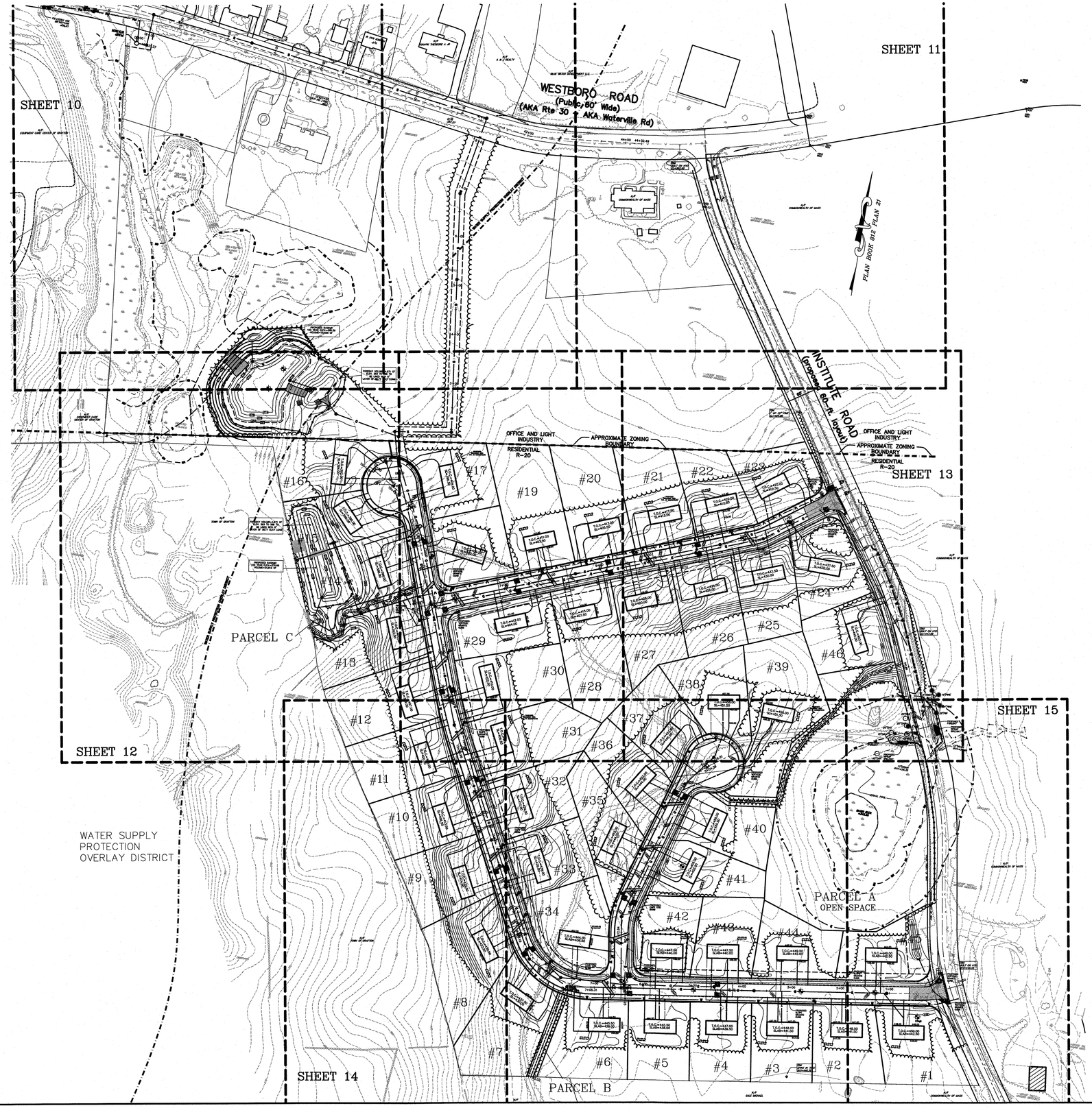


PHASE

CONSTRUCT ROADS (BROOK NORTHERN LIGHTS WAY – PART OF CANDLELIGHT LANE)

SUB PHASE 1A.1 – WORK PROPOSED – SITE PRELIMINARY
TREE CLEARING OF PHASE 1A AND 1B AREA
INSTALLATION OF HAY BALES AND SILT FENCE AND ALL OTHER NECESSARY EROSION CONTROL MEASURES FOR ALL OF PHASE 1A AND 1B AREA
CONSTRUCT OFFSITE SEWERS AND DRAINS IN CROSS STREET AND APPURTENANT ROAD WORK PER MITIGATION AGREEMENT (ITEMS K AND O) AND COMPREHENSIVE PERMIT. (BEGIN NO MORE THAN 14 DAYS AFTER EXECUTION OF MITIGATION AGREEMENT)

SUB PHASE 1A.2 – WORK PROPOSED BEFORE FIRST SUBDIVISION OR BUILDING PERMIT IN PHASE 1A
COMPLETE ALL MAJOR DRAINAGE TO STORMWATER BASINS B
COMPLETE X-COUNTRY UTILITIES AND SEWER FROM GEORDAN AVENUE
COMPLETE ALL UTILITIES (WATER, SEWER, DRAIN) IN SUBDIVISIONS STREETS PROVIDING SERVICE TO ALL LOTS IN PHASE 1A
COMPLETE BINDER COURSE OF ROAD CONSTRUCTION PROVIDING ACCESS TO ALL LOTS IN PHASE 1A
COMPLETE BINDER COARSE FOR TEMPORARY CUL-DE-SAC ON CANDLELIGHT LANE NEAR LOTS 41 & 42

SUB PHASE 1A.3 – WORK PROPOSED BEFORE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED
CONSTRUCT BUILDINGS AND INDIVIDUAL LOT GRADING FOR ALL LOTS IN PHASE 1A
COMPLETE OFFSITE SEWERS AND DRAINS IN CROSS STREET AND APPURTENANT ROAD WORK PER MITIGATION AGREEMENT (ITEMS K AND O) AND COMPREHENSIVE PERMIT.
COMPLETE SIDEWALKS TO BINDER COURSE OF ASPHALT PHASE 1A
COMPLETE DRIVEWAY APRONS TO BINDER COURSE OF AS[HALT BACK OF SIDEWALK OR 8 FEET FROM GUTTER WHICHEVER IS GREATER PHASE 1A
COMPLETE CANDLELIGHT LANE BETWEEN SILVER LAKE ROAD AND LOT 12 WITH ALL UTILITIES (WATER, DRY SEWER FOR PHASE 1B, STORM DRAINS, STORMWATER BASIN AND OUTFALL AT SILVER LAKE ROAD AND CANDLELIGHT LANE) AND ROAD INCLUDING BINDER COURSE TO PROVIDE ACCESS

SUB PHASE 1A.4 – BEFORE THE TWENTIETH(20TH) CERTIFICATE OF OCCUPANCY IS ISSUED FOR A PHASE 1A LOT.
COMPLETE INFRASTRUCTURE PER PARAGRAPH 27.A.1 OF THE COMPREHENSIVE PERMIT, OR PROVIDE SECURITY FOR INFRASTRUCTURE PER PARAGRAPH 27.A.2 OF THE COMPREHENSIVE PERMIT TO INSURE FULL COMPLETION OF INFRASTRUCTURE SERVING ALL LOTS IN PHASE 1A.

COMMONWEALTH OF MASSACHUSETTS
NORMAND G. GAMACHE JR
NO. 34615
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAININI
CIVIL
No. 40595
DATE: 2-14-17

W-2658

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

NOTE: 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.

#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

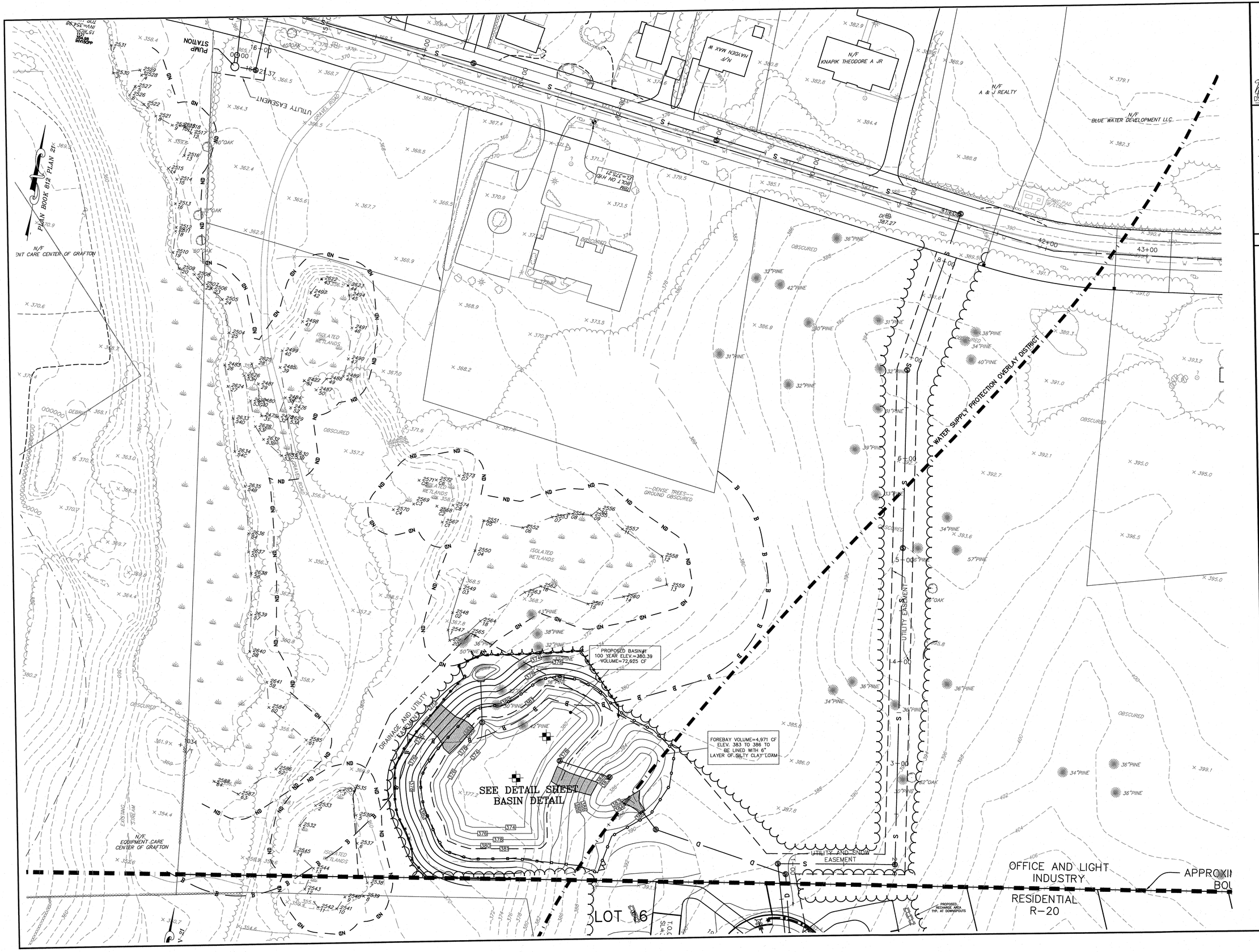
OVERALL EROSION CONTROL AND PHASING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=100'
0 50 100 FEET 200 300
0 10 20 50 METERS 100

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: PML SHEET 9 OF 32



W-2658

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

Normand T. Gamache Jr.
DATE: 2-14-17

ELIZABETH A. MAHNIN
CIVIL
No. 45006
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

Elizabeth A. Mahnin
DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

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GRAFTON TOWN CLERK _____ DATE _____

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REVISIONS

OWNER / APPLICANT

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

GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

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

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1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
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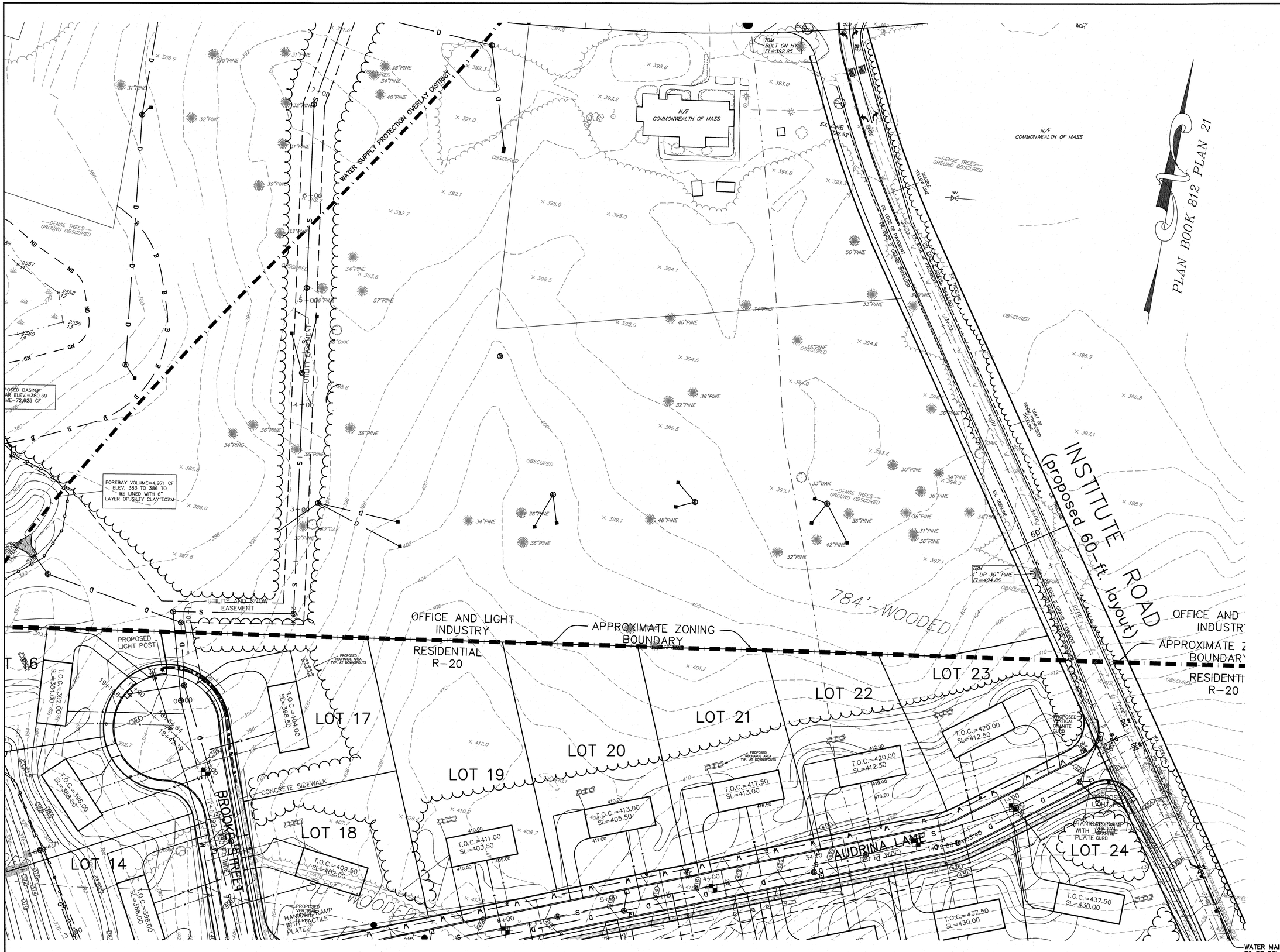

W-2658

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GRAFTON PLANNING BOARD

SIGNATURE DATE:

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REVISIONS

OWNER / APPLICANT

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

GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

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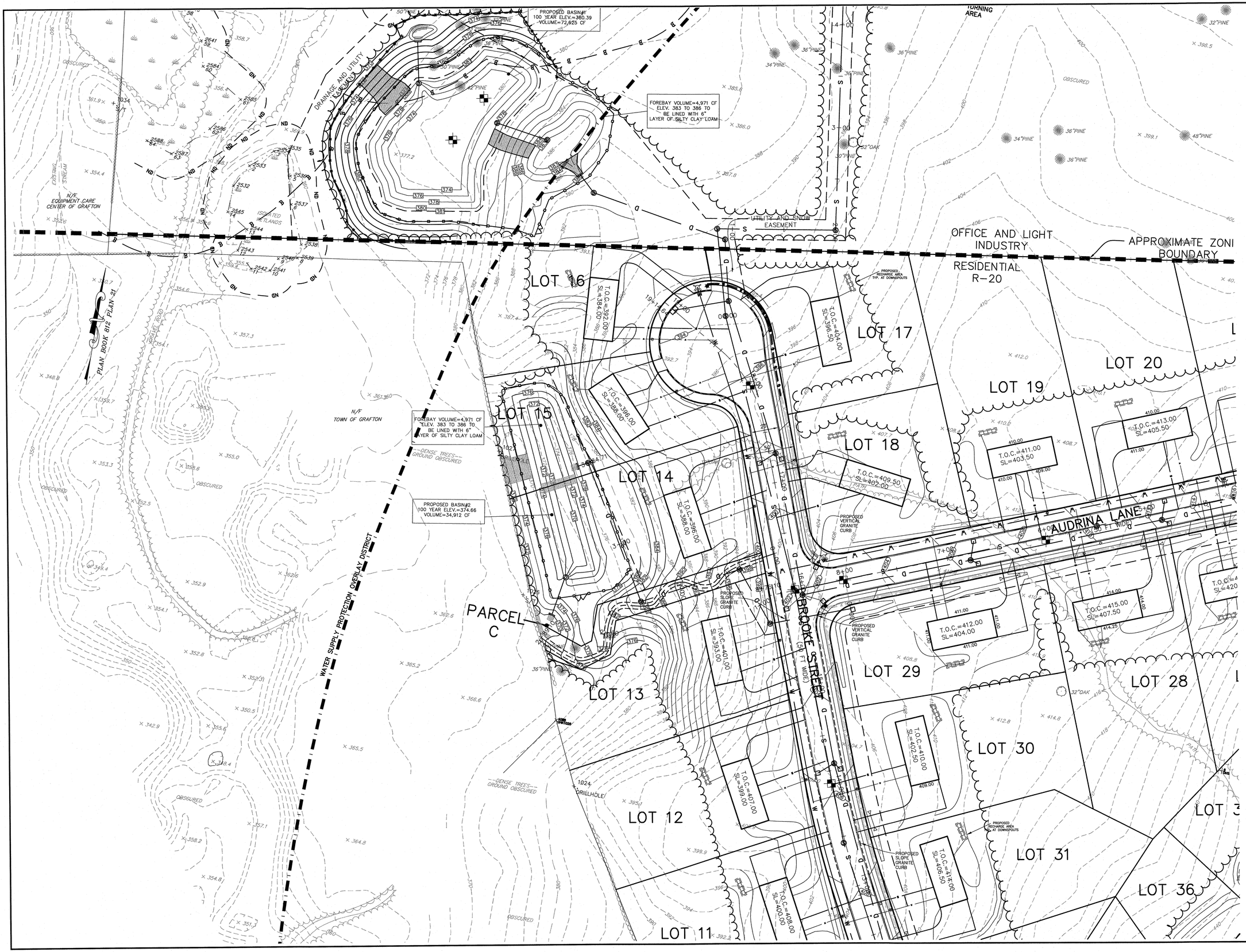

NORMAND J. GAMACHE JR. NO. 34815 PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

DATE: 2-14-17

ELIZABETH A. MAHONEY CIVIL No. 47811 COMMONWEALTH OF MASSACHUSETTS

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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GRAFTON TOWN CLERK — DATE

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REVISIONS

OWNER / APPLICANT

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

GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

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

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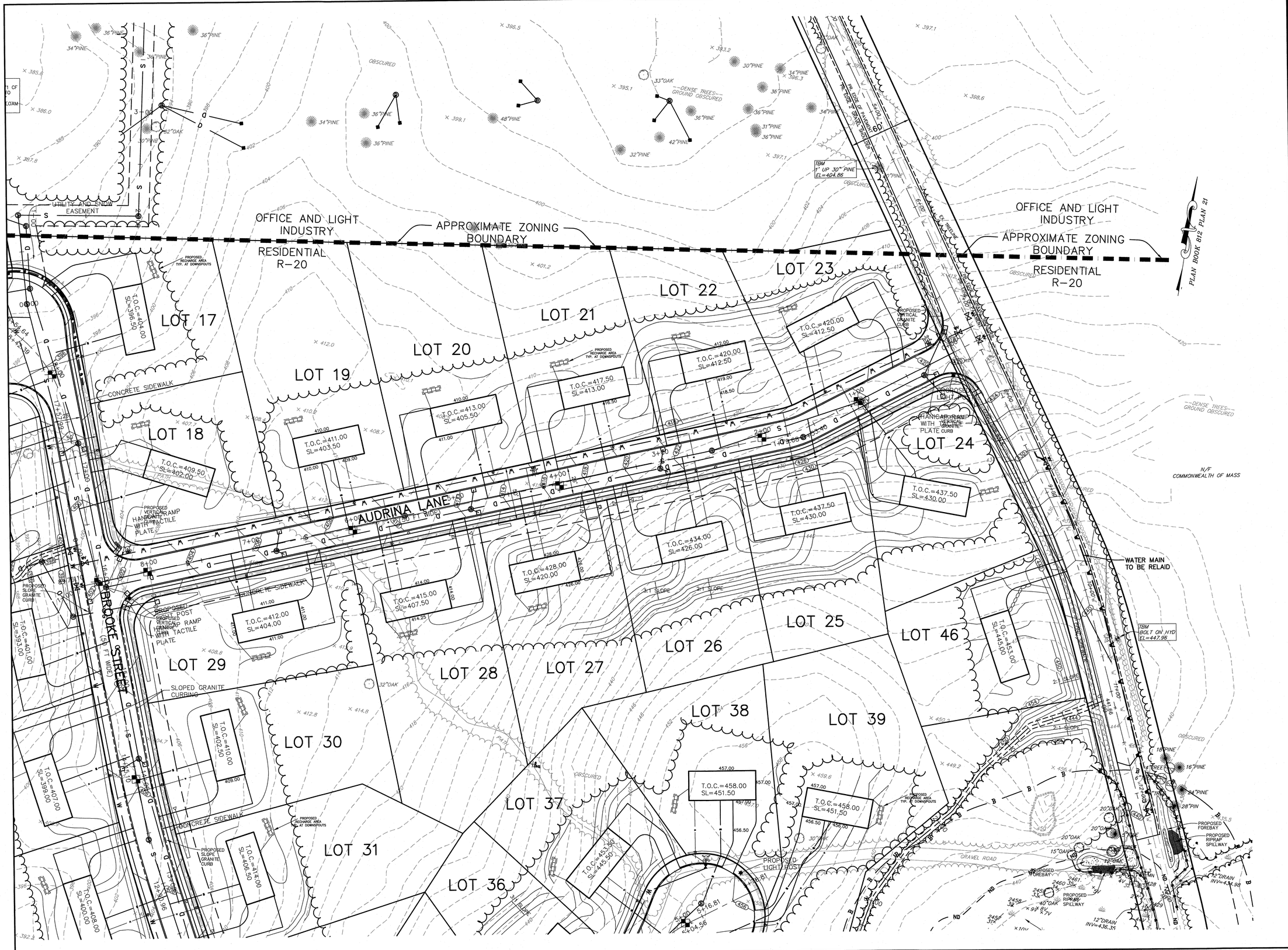
SHEET 12 OF 32

W-2658



W-2658

DATE: 2-14-17

DATE: 2-14-17

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

SIGNATURE DATE:

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"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

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REVISIONS

OWNER / APPLICANT

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

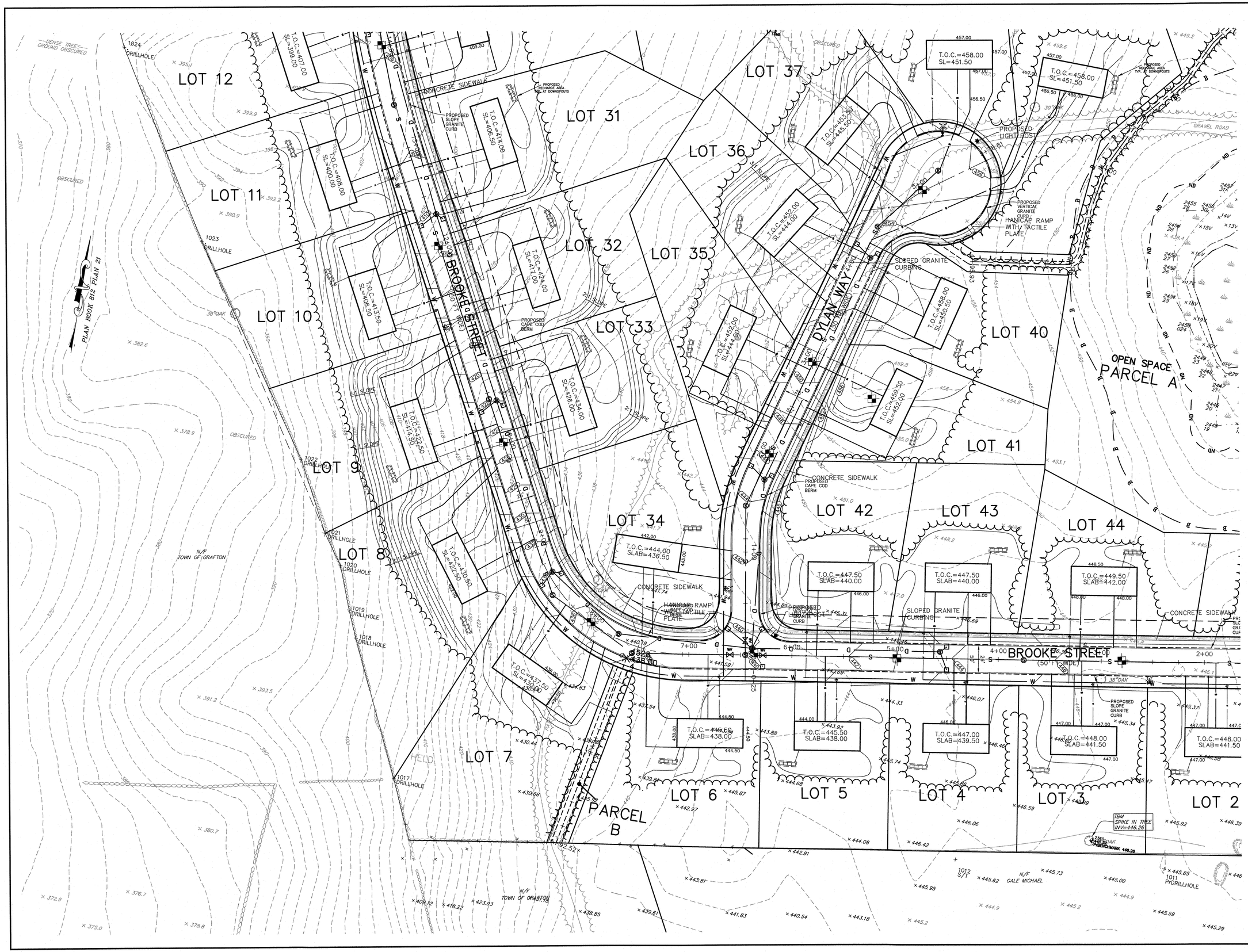
GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

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: PML

SHEET 13 OF 32



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

DATE: 2-14-17

ELIZABETH A. MANNINI CIVIL COMMONWEALTH OF MASSACHUSETTS

DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

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_____ _____
GRAFTON TOWN CLERK DATE

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REVISIONS

OWNER / APPLICANT

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

GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
MARCH 17, 2016

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

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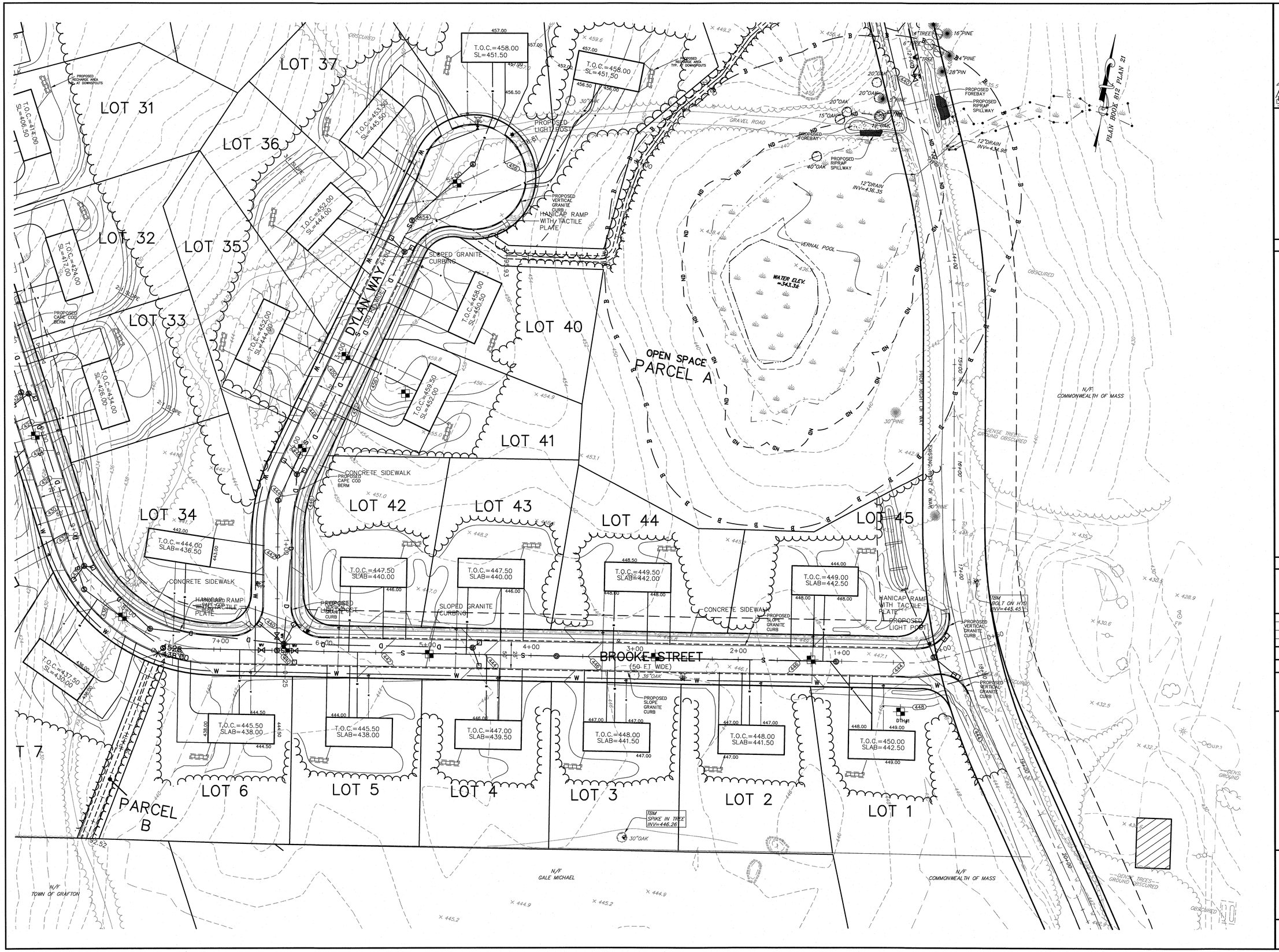
W-2658



COMMONWEALTH OF MASSACHUSETTS
NORMAND A. GAMACHE JR. NO. 34615 PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHKIM CIVIL No. 43596 REGISTERED PROFESSIONAL ENGINEER
DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

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_____ GRAFTON TOWN CLERK

_____ DATE

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REVISIONS

OWNER / APPLICANT

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

GRADING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=40'
0 20 40 80 120 FEET
0 2 10 20 40 METERS

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

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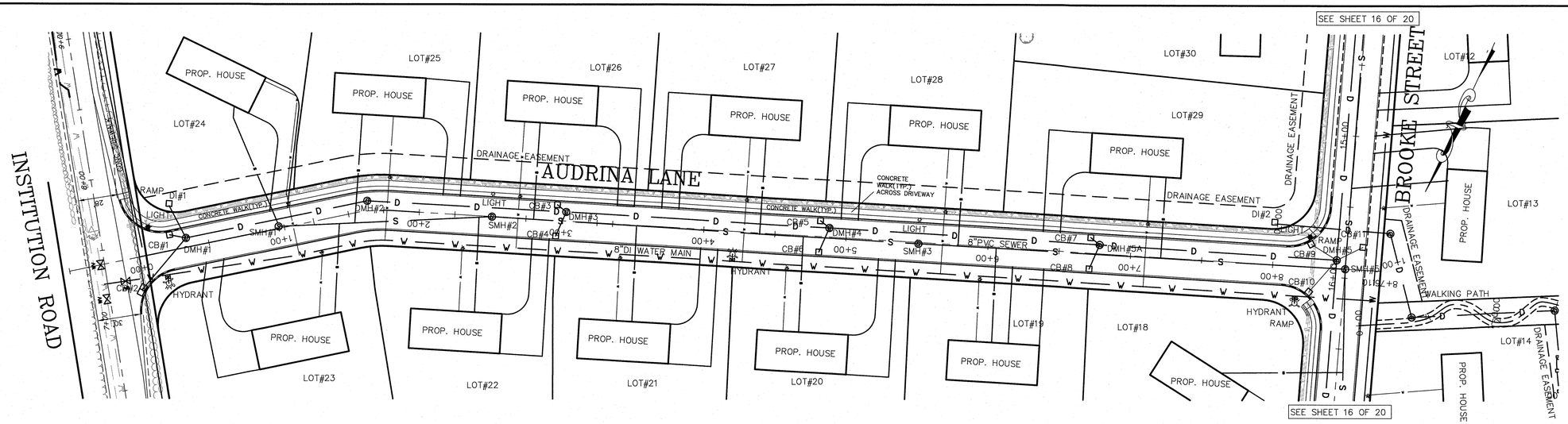
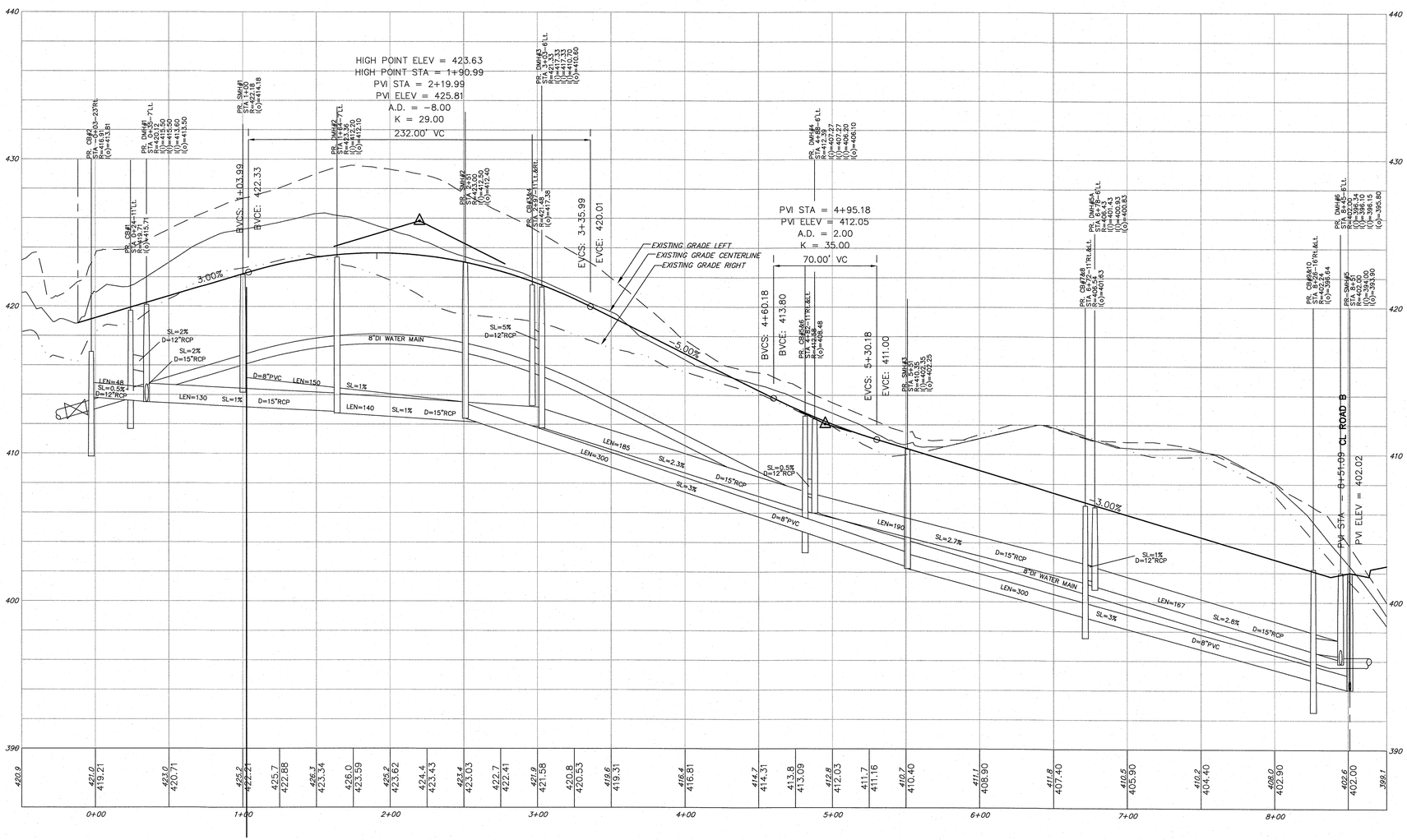
SHEET 15 OF 32

W-2658





AUDRINA LANE STA. 0+00 TO STA. 8+50

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

COMMONWEALTH OF MASSACHUSETTS
NORMAND R. GAMACHE JR
No. 34815
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAININI
CIVIL
No. 45996
PROFESSIONAL ENGINEER
DATE: 2-14-17

W-2658

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

SIGNATURE DATE: _____

NOTES

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GRAFTON TOWN CLERK _____ DATE _____

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE AUDRINA LANE

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

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) 234-8723
WWW.GUERRIEREANDHALNON.COM

W-2658

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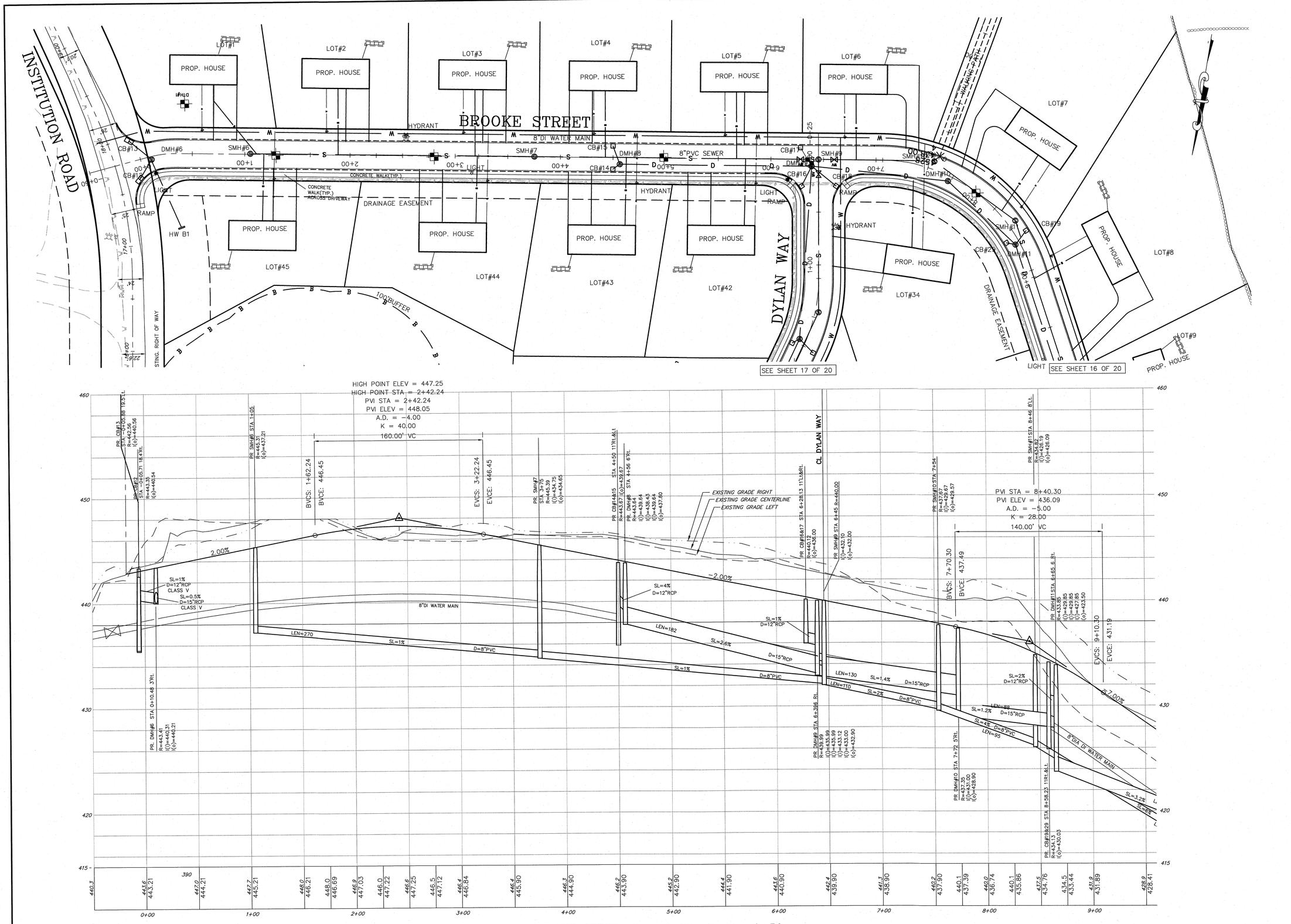

BROOKE STREET STA. 0+00 TO STA. 9+50

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE:

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE BROOKE STREET

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

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

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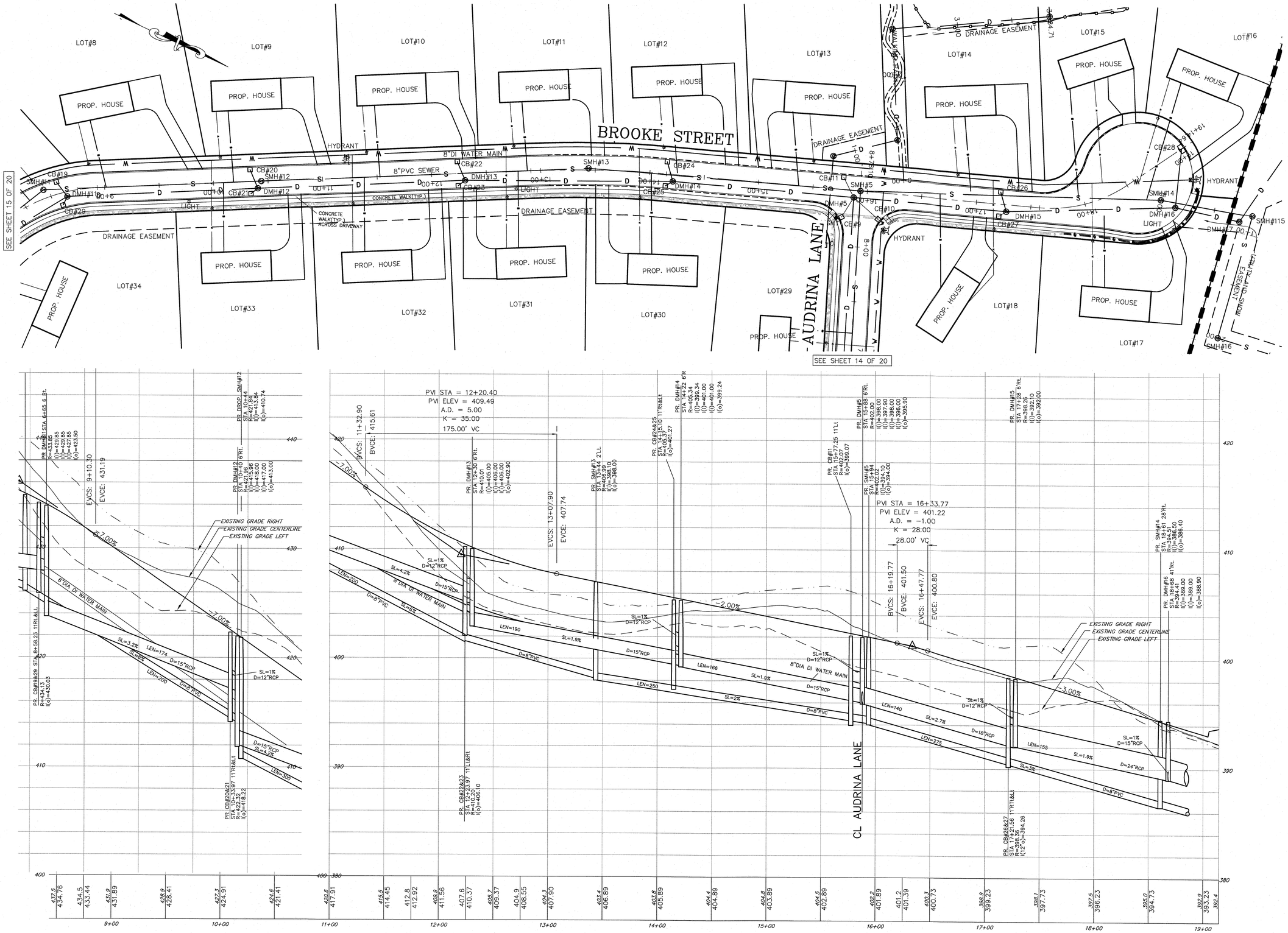
SHEET 17 OF 32

W-2658



BROOKE STREET STA. 9+50 TO STA. 12+10

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

COMMONWEALTH OF MASSACHUSETTS
NORMAND J. GAMACHE JR.
NO. 34615
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHAN
CIVIL
DATE: 2-14-17

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

SIGNATURE DATE: _____

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"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE BROOKE STREET

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'
FEET 0 20 40 80 120
METERS 0 2 10 20 40

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1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658

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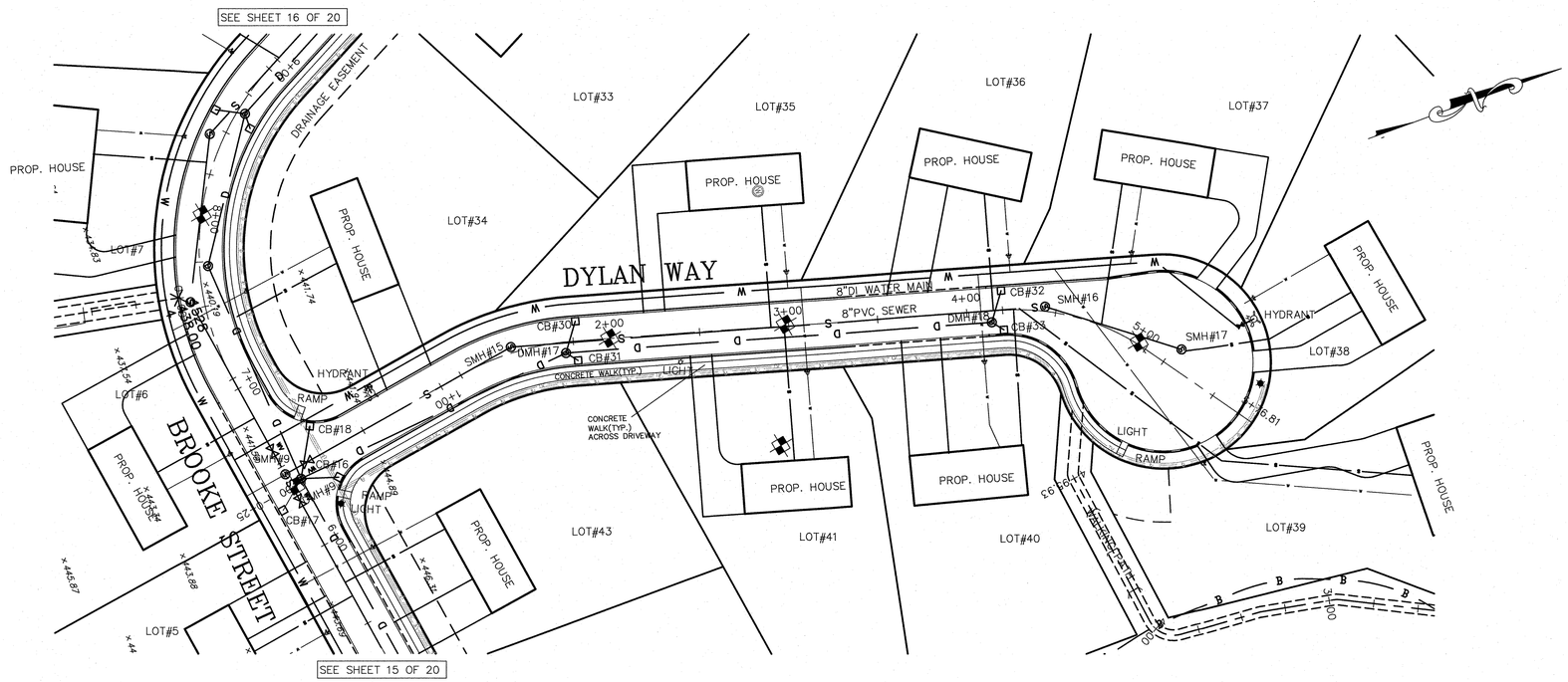
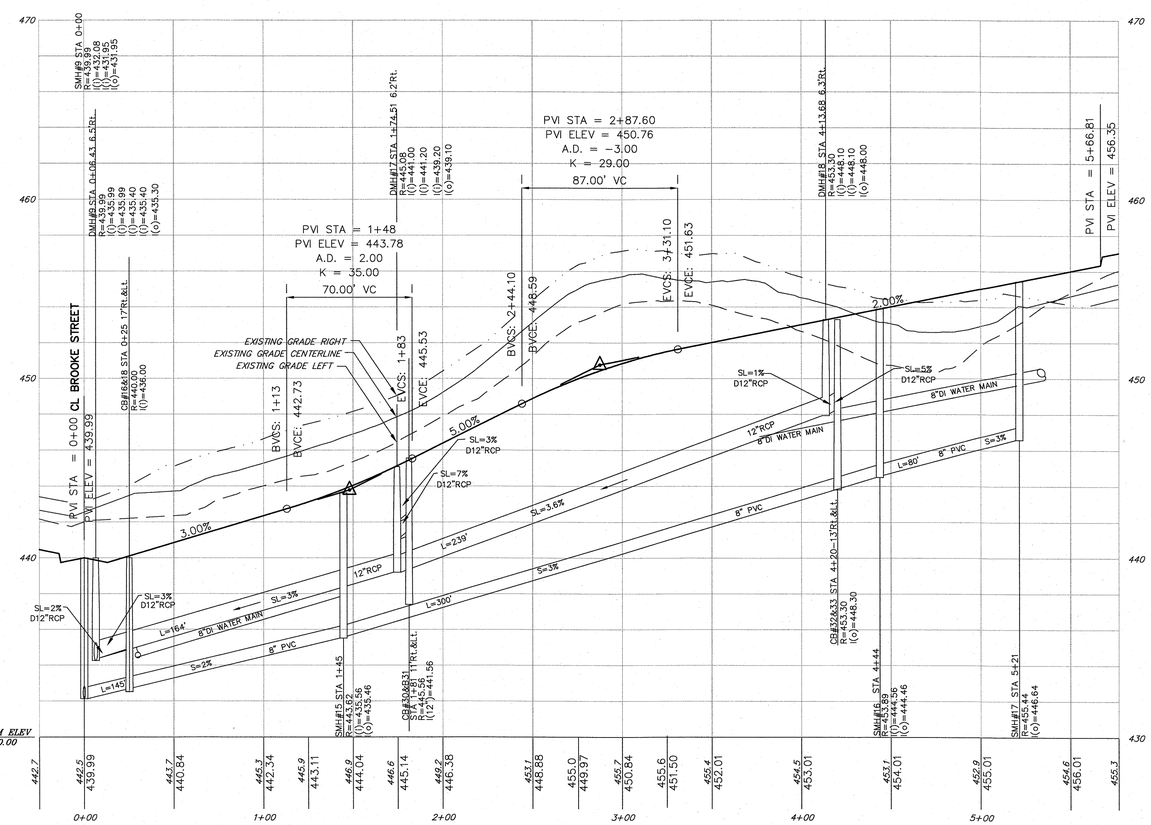
SHEET 18 OF 32

W-2658





DYLAN WAY STA. 0+00 TO STA. 5+76

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

W-2658

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

DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS ELIZABETH A. MERRIAM

DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

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#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE DYLAN WAY

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

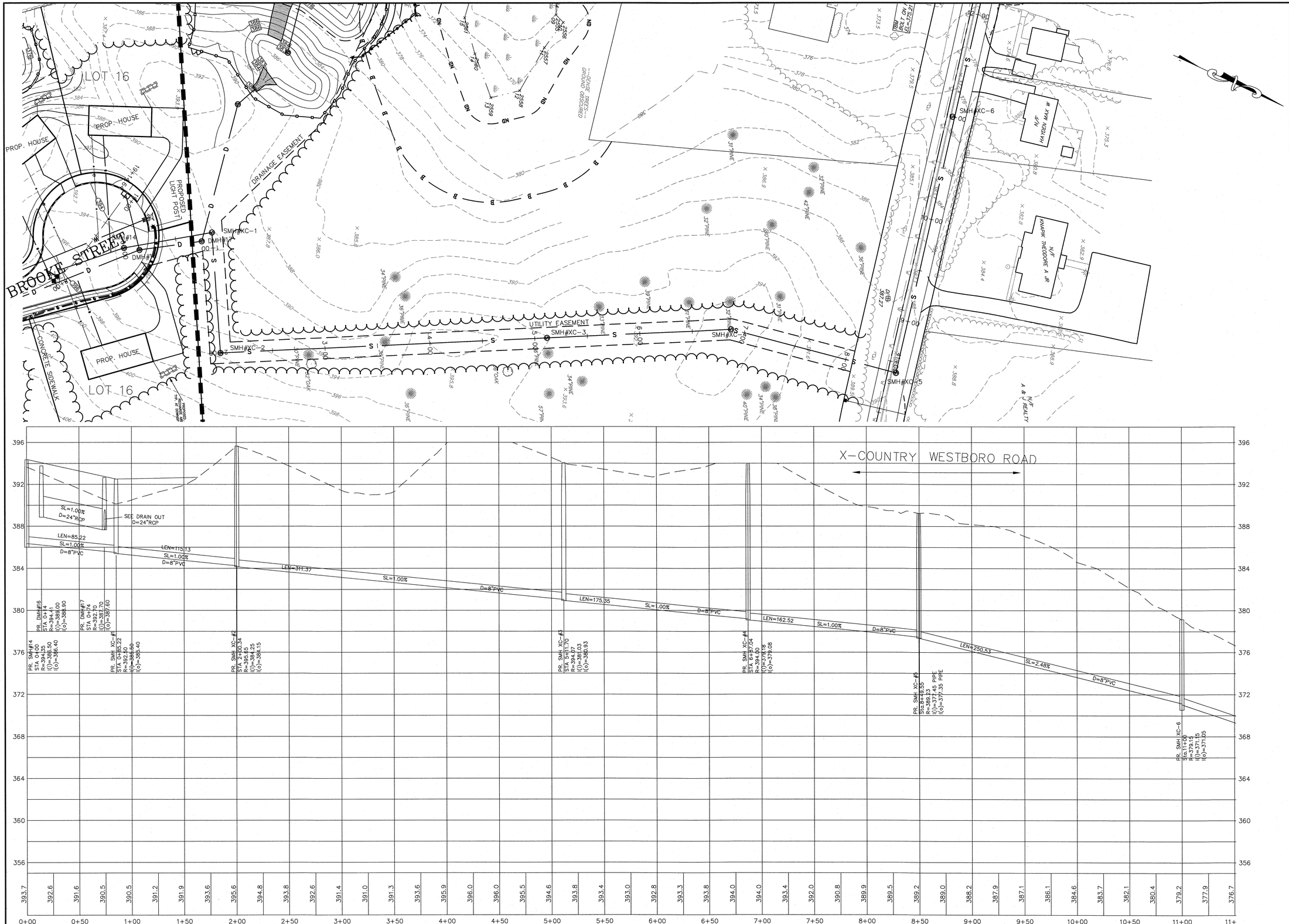
0 20 40 FEET 80 120

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: PML



X-COUNTRY SEWER LINE PROFILE

SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

W-2658

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

Normand T. Gamache Jr
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAUNINI
CIVIL
No. 43996
REGISTERED PROFESSIONAL ENGINEER

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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GRAFTON TOWN CLERK DATE

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE CROSS COUNTRY & WESTBORO ROAD SEWER

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

0 20 40 FEET 80 120

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Guerriere & Halnon, Inc.
Engineering & Land Surveying
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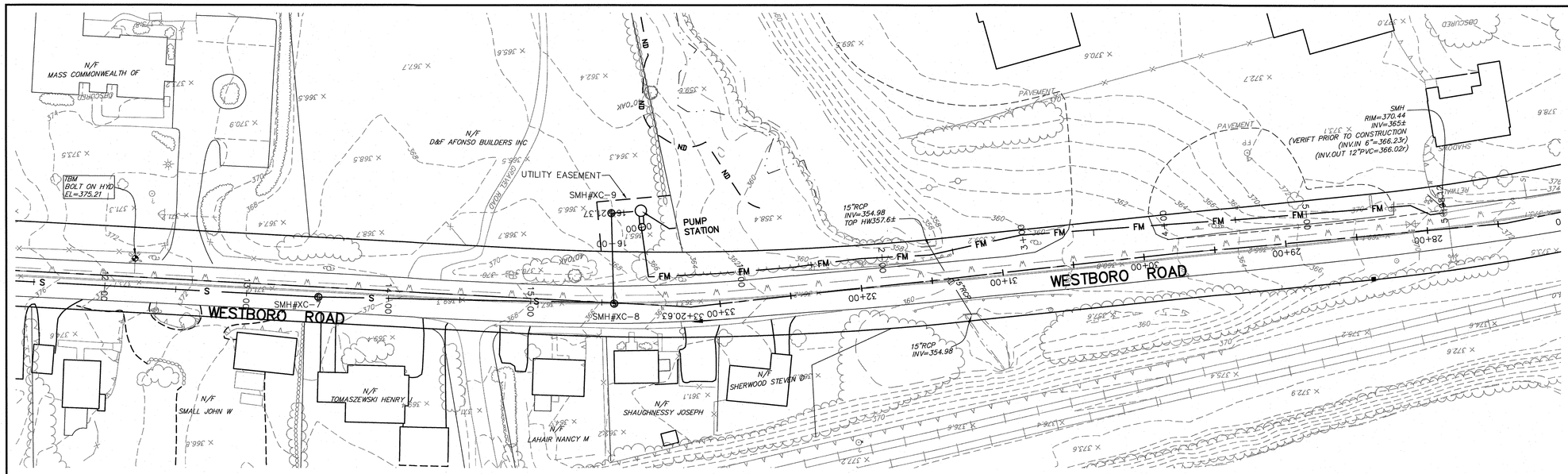

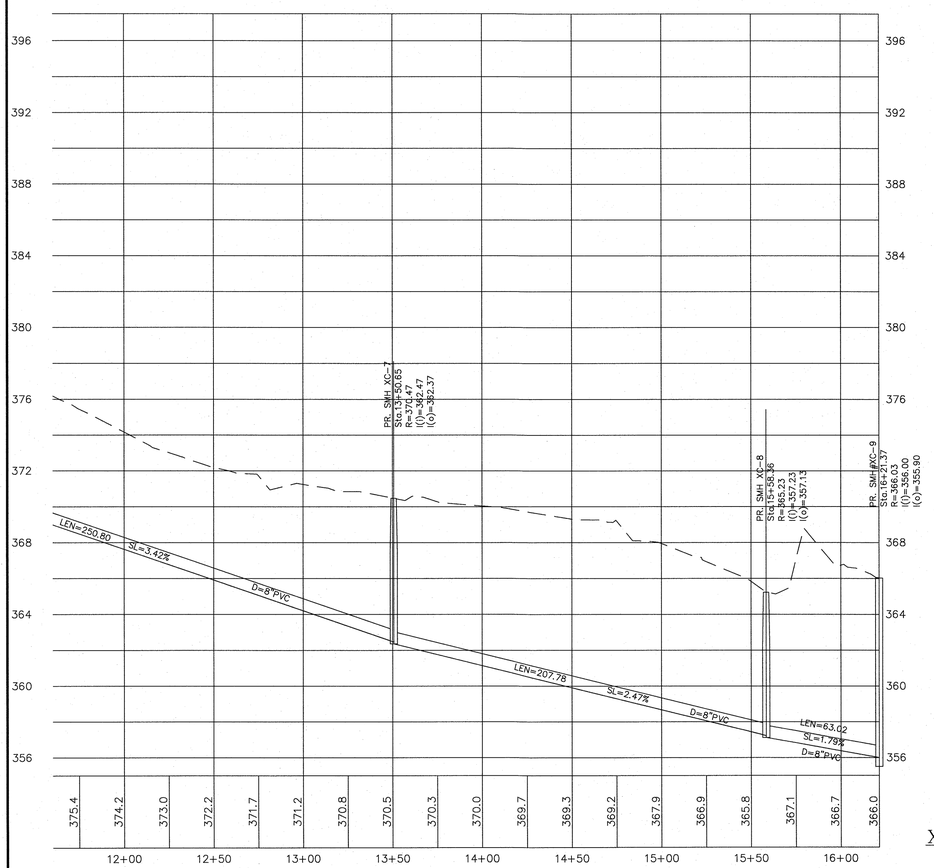

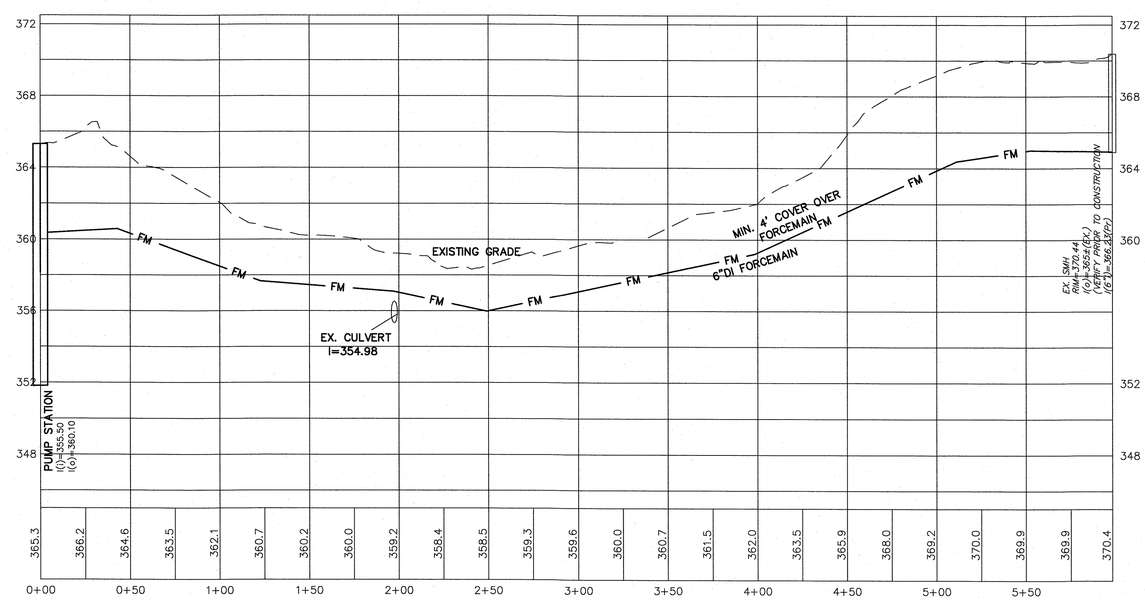

X-COUNTRY SEWER LINE PROFILE

SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

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

DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MANNIX
PROFESSIONAL ENGINEER

2-14-17

DATE:

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
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 WESTBORO ROAD

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

0 20 40 FEET 80 120

0 2 10 20 METERS 40

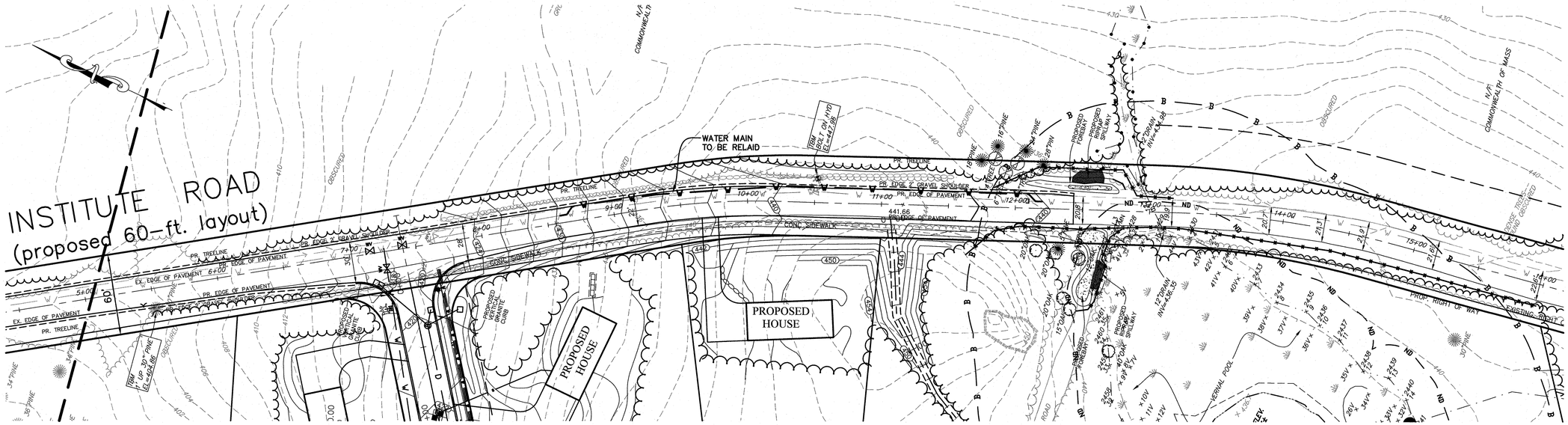
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

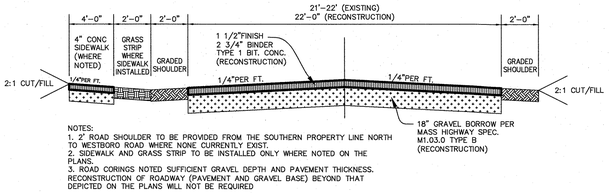
W-2658

DRAWN BY: PML

SHEET 21 OF 32

W-2658





NOTES:
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2. SIDEWALK AND GRASS STRIP TO BE INSTALLED ONLY WHERE NOTED ON THE PLANS.
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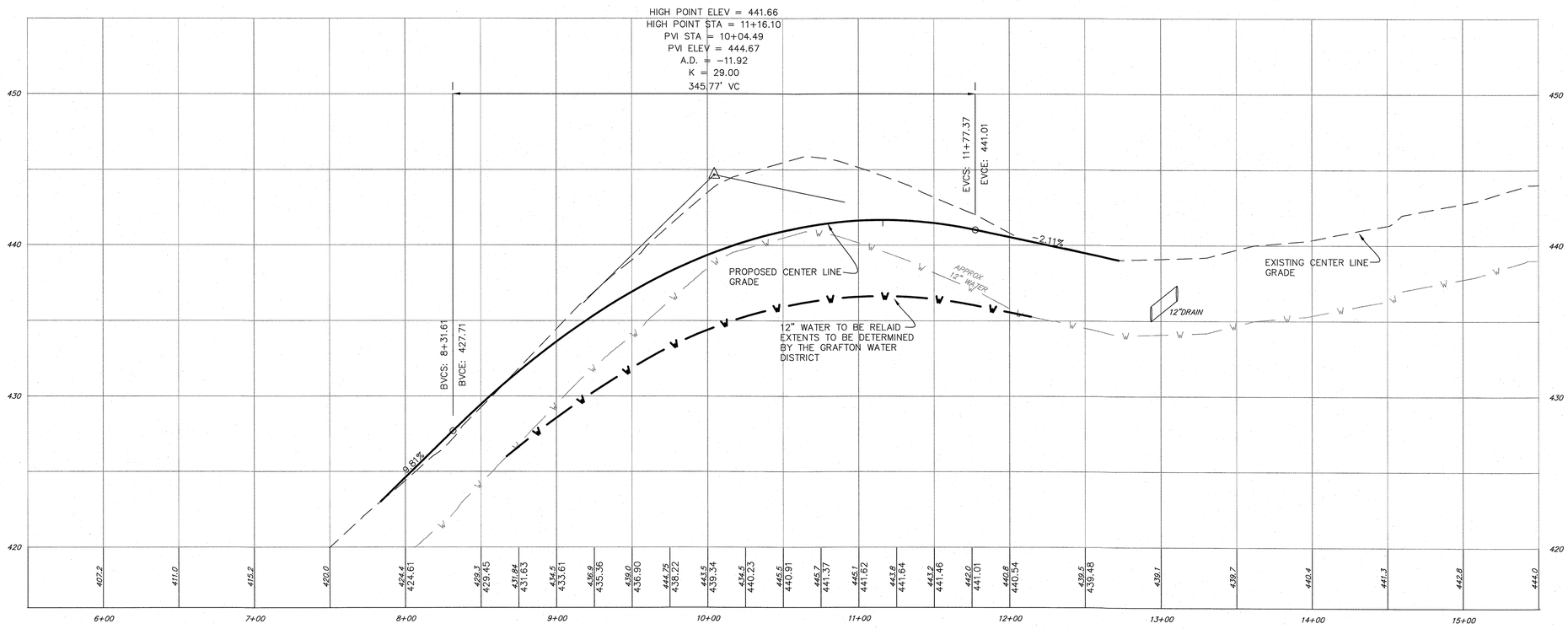
INSTITUTE ROAD CROSS SECTION

N.T.S.



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

DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. WURM

DATE: 2-14-17

W-2658

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

SIGNATURE DATE: _____

NOTES

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GRAFTON TOWN CLERK _____ DATE _____

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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

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

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
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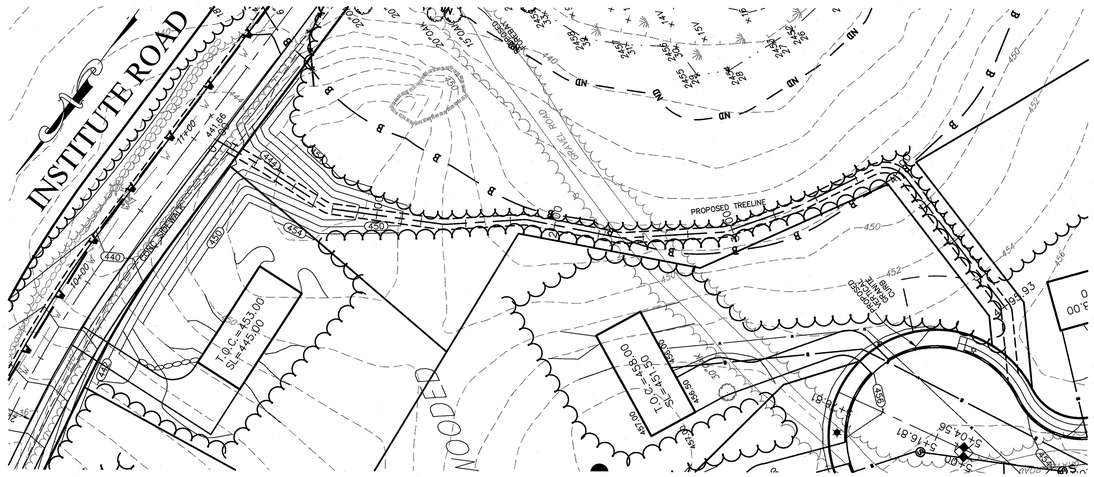
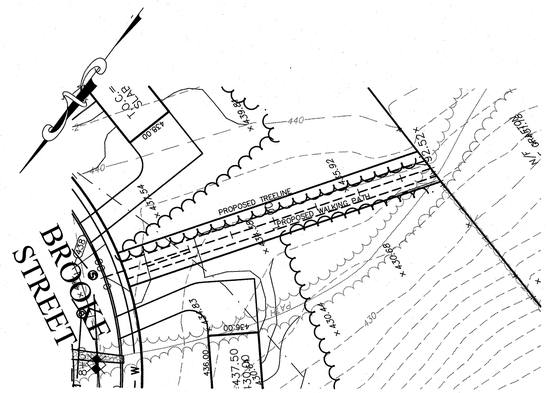
W-2658

DRAWN BY: PML



PLAN AND PROFILE
PROPOSED WALKING PATH
INSTITUTE ROAD TO DYLAN WAY

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



PLAN AND PROFILE
PROPOSED WALKING PATH
BROOKE ST. LOT 6&7

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

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

Normand T. Gamache
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAININI
CIVIL
No. 41498

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE
WALKING PATHS
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

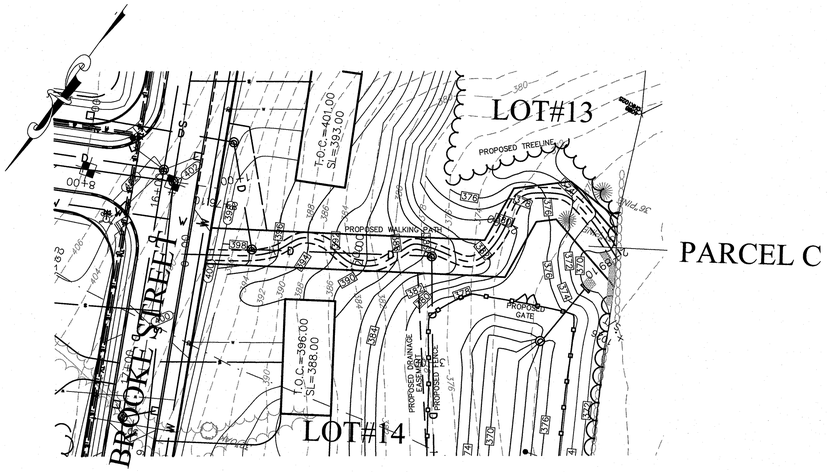
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

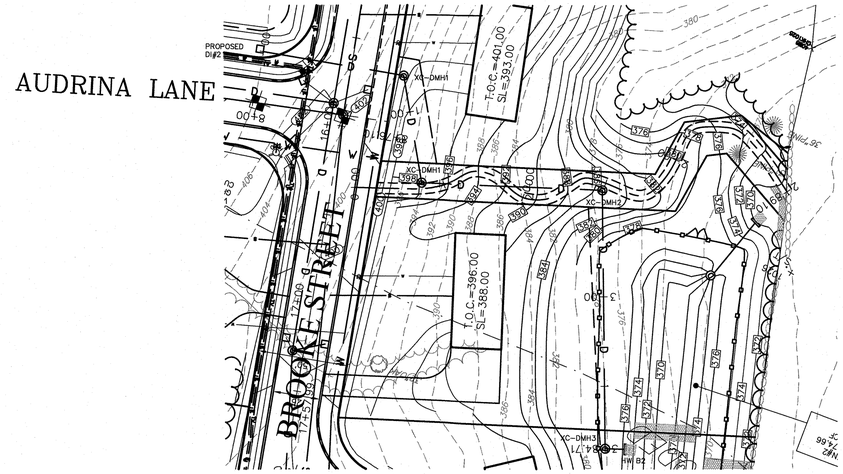
W-2658

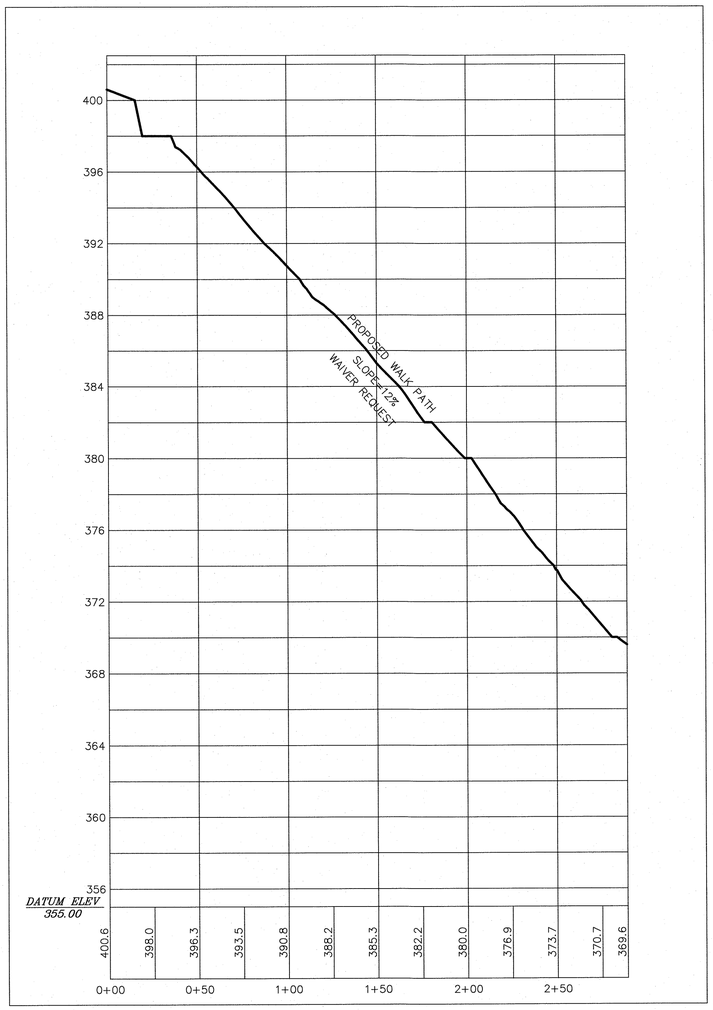
DRAWN BY: PML

SHEET 23 OF 32

W-2658

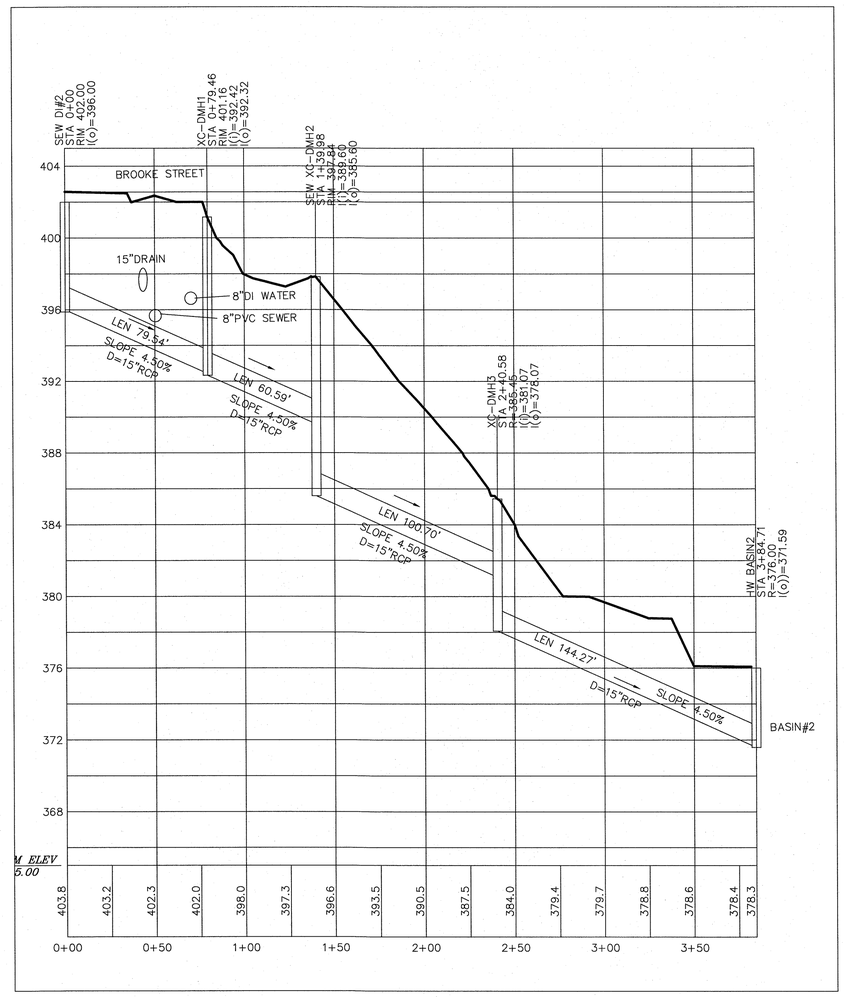






PLAN AND PROFILE
PROPOSED WALKING PATH
BROOKE ST AT LOT 13&14

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



PLAN AND PROFILE
X-COUNTRY DRAIN TO BASIN#2

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR
NO. 34815
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAININI
CIVIL
DATE: 2-14-17

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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REVISIONS

OWNER / APPLICANT

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

PLAN AND PROFILE
X-COUTRY DRAIN TO BASIN#2
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
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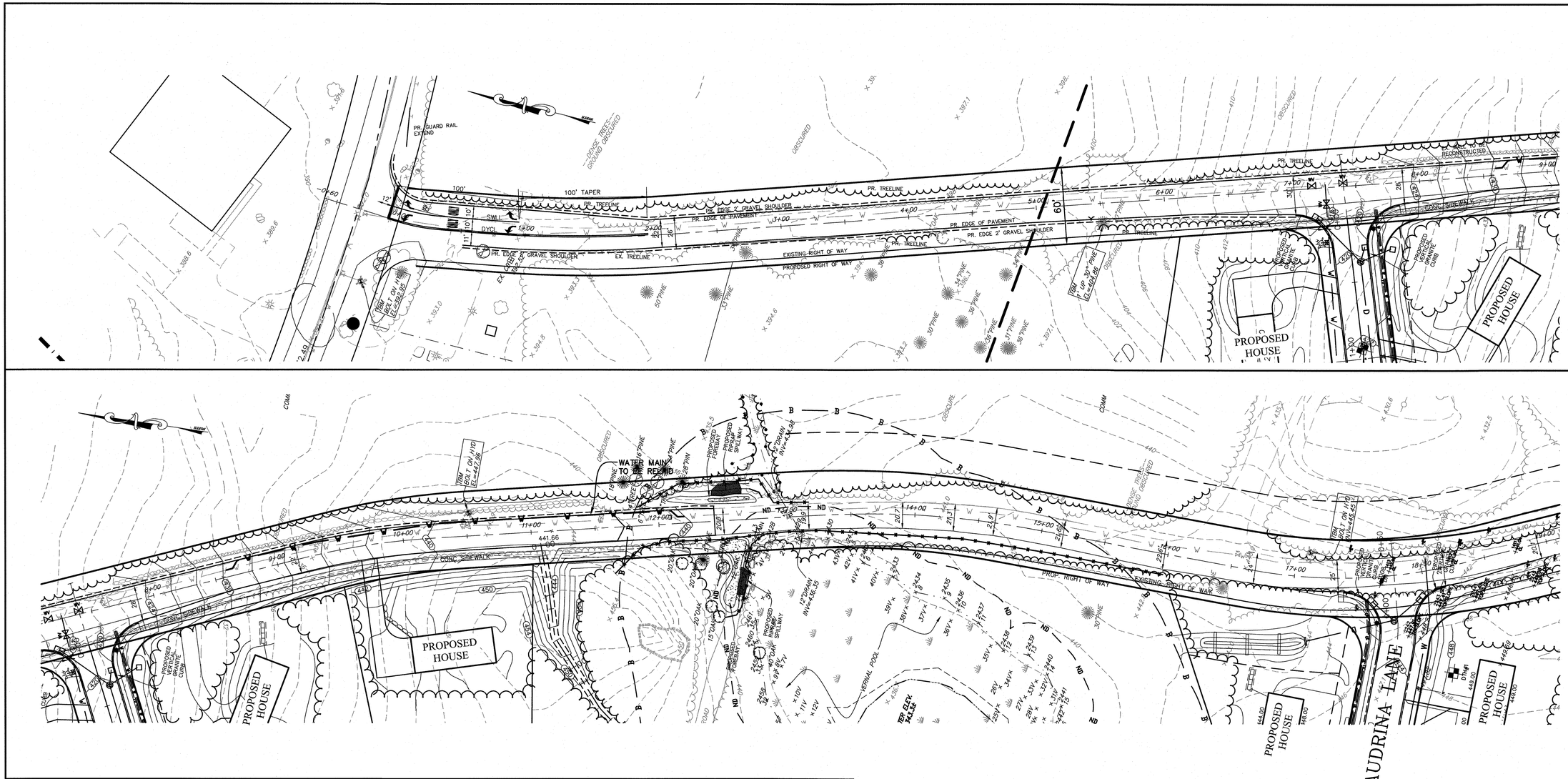
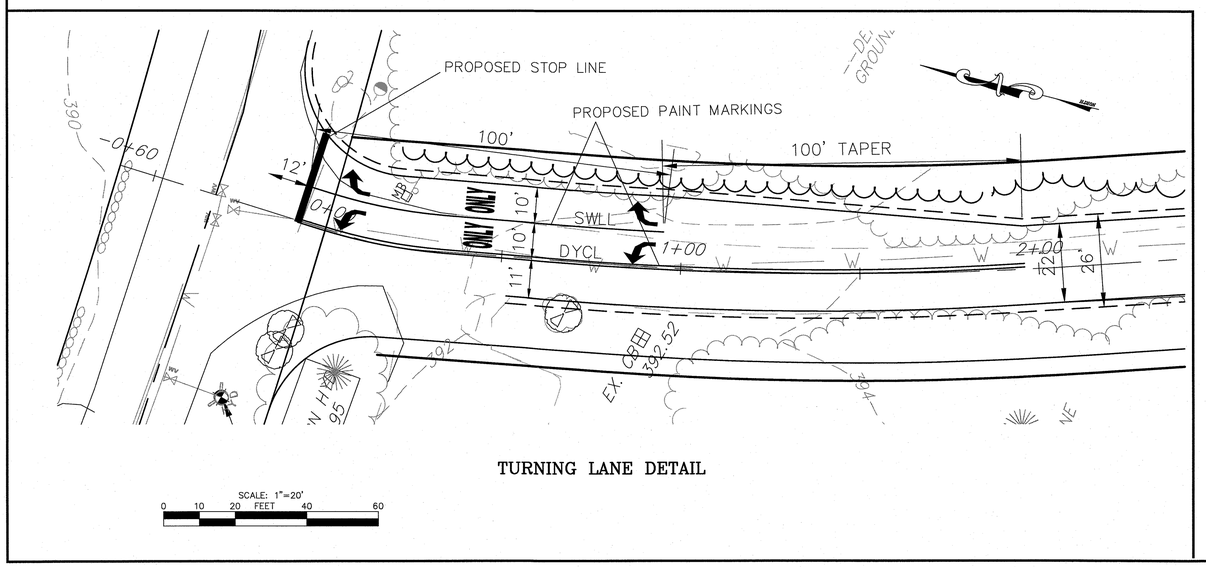
W-2658

DRAWN BY: PML

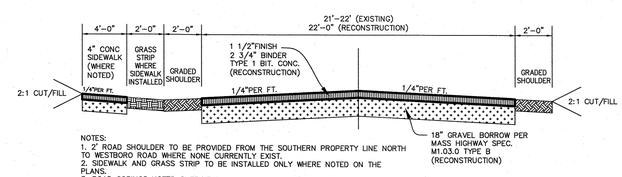
SHEET 24 OF 32

W-2658





TURNING LANE DETAIL



NOTES:
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INSTITUTE ROAD CROSS SECTION

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
NORMAND J. GAMACHE JR.
NO. 34515
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAININI
CIVIL
DATE: 2-14-17

W-2658

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

SIGNATURE DATE:

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REVISIONS

OWNER / APPLICANT

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

INSTITUTE ROAD IMPROVEMENTS PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

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: PML

VILLAGE AT INSTITUTE

PHASING NARRATIVE

Phase 1

_ Installation of the force main from the existing sewer in Westboro Road to the proposed pump station.

_ Construction of the sewer pump station

_ Construction of the gravity sewer from the pump station up Westboro Road and cross country to the end of
Brooke St.

_ Construction of the drainage basins

_ Installation of sewer, water and drainage along the entire length of Brooke Street.

_ Installation of sewer, water, and drainage along the entire length of Audriana Lane

_ Construct water line connection to Institute Road from Brooke Street and Audriana Lane

_ Install base coarse of pavement along entire length of Audriana Lane up to its intersection with Brooke Street.

_ Install base coarse of pavement along Brooke Street from station 0+0 to 16+50, the intersection with Audriana
Lane.

Phase 2

_ Apply for lot releases lots 1–13, 18–34, and lots 42–45.

_ Reconstruct a portion of Institute Rd. per approved plan and profile. Brooke Street and Audriana lane to be
utilized to detour traffic around Institute Road construction area.

Phase 3

_ Construct houses on lots released by the Planning Board.

_ Construct Brooke Street from station 16+50 to the cul–de–sac

_ Install water, sewer, and drainage in Dylan Way.

_ Install base course of pavement Brooke Street form station 16+50 to the end of the cul–de–sac.

_ Install base course of pavement Dylan Way from 0+0 to the end of the cul–de–sac.

_ Construct cross country walkway from Institute road to Dylan Way.

Phase 4

_ Apply for lot releases for 14–17, and lots 35–41

_ Construct houses on lots 14–17 and lots 35–41

Phase 5

_ Install finished pavement and street monuments

_ Prepare as–built plans, as–built profiles, street layout plans, and legal descriptions.

_ File application for Certificate of Completion

_ Request acceptance of roadways as public ways.

GRAFTON TOWN CLERK DATE

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

DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHONI
CIVIL

DATE: 2-14-17

W–2658

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

SIGNATURE DATE:

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REVISIONS

OWNER / APPLICANT

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

OVERALL EROSION CONTROL & PHASING PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

SCALE: 1"=100'
0 50 100 FEET 200 300
0 10 20 METERS 50 100

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234–6834 FAX: (508) 234–6723
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W–2658

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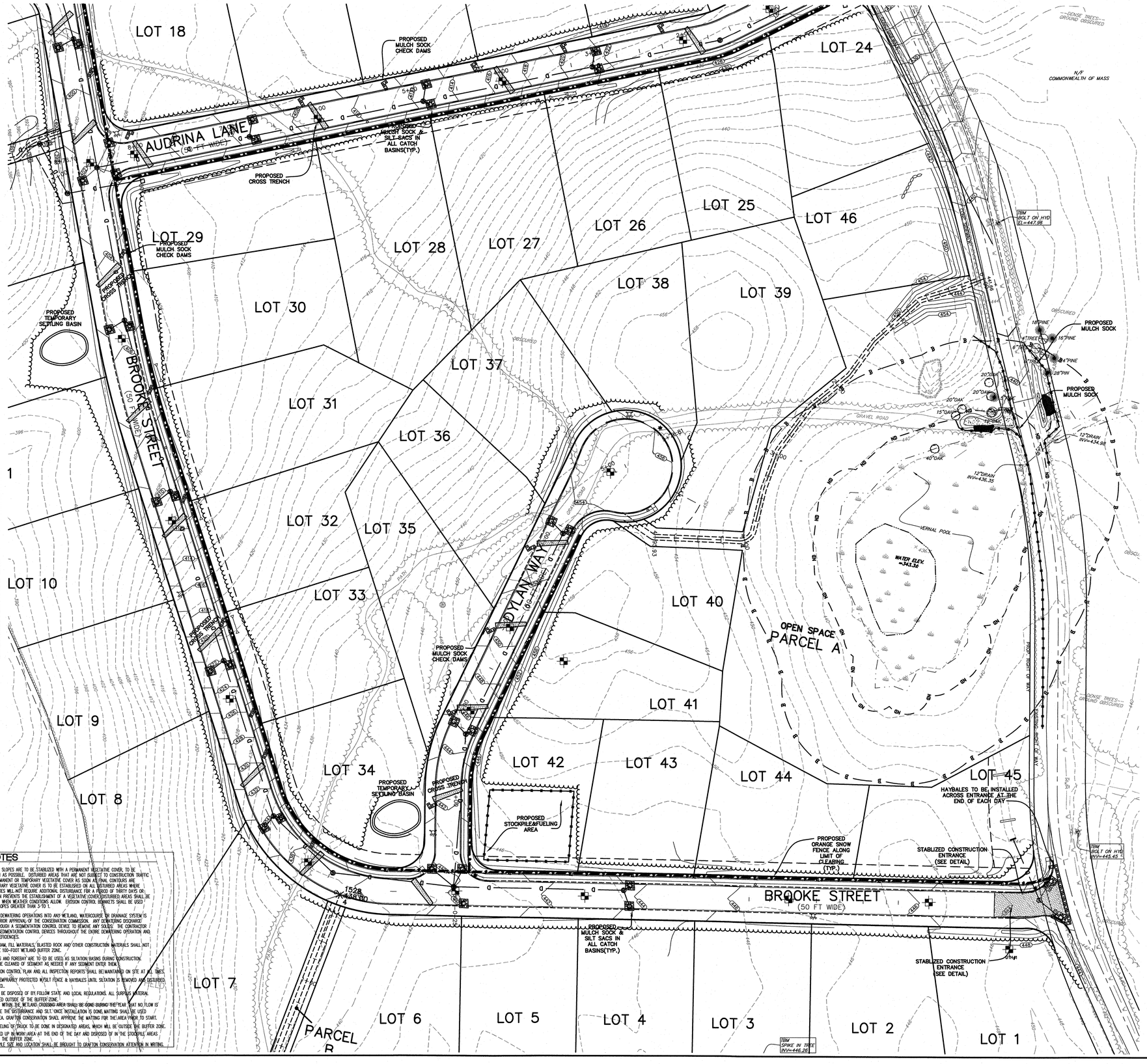
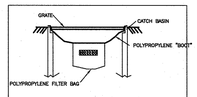
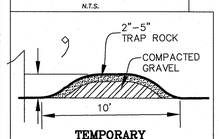
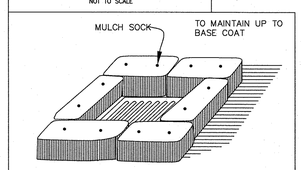




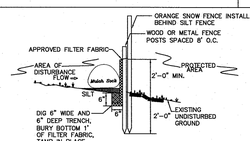
SILTATION BASKET
TYPE II–S(SEDIMENT)
N.T.S.



TEMPORARY
CROSS TRENCH DETAIL
NOT TO SCALE



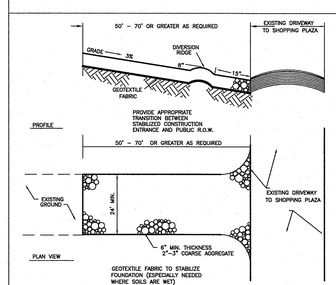
CATCH BASIN FILTER TRAP



NOTES:

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
2. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE CONSERVATION COMMISSION.

MULCH SOCK/SILT FENCE/SNOW FENCE BARRIER



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

1. IT IS THE INTENT OF THIS PLAN TO CONTROL EROSION IN ALL PORTIONS OF THE PROJECT. THE CONTRACTOR IS ALERTED THAT THE CONTROL OF EROSION IS ESPECIALLY IMPORTANT IN AND AROUND THE AREAS OF THE PROJECT WHICH HAVE BEEN DELINEATED AS WETLANDS. THE CONTRACTOR SHALL IMPLEMENT THE EROSION CONTROLS INDICATED ON THE PLANS, BUT IS HEREBY NOTED THAT ADDITIONAL MEASURES MAY BE REQUIRED
2. AS CONDITIONS IN THE FIELD WARRANT. ALL ADDITIONAL MEASURES REQUIRED SHALL BE IMPLEMENTED IMMEDIATELY.
3. THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING CLEARING AND/OR GRUBBING ANY PORTION OF THE PROJECT. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE PROJECT HAS BECOME STABILIZED.
4. THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON PROJECT AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENTS. THIS SHALL INCLUDE MATERIALS NECESSARY TO REPLACE SILT FENCES OR HAYBALES.
5. THE CONTRACTOR SHALL INSPECT ALL CONTROLS WEEKLY AND AFTER EACH RAIN EVENT OF 0.5" OR GREATER. ALL DEFICIENCIES SHALL BE REPAIRED IMMEDIATELY AND UNDER NO CIRCUMSTANCES SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS SHALL BE REMOVED AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THIS PLAN, IN AN UPLAND AREA.
6. TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE NEEDED RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE PROJECT OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
7. STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASIN IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
8. ALL ABUTTING STREET TO BE INSPECTED DAILY AND DETERMINED AT END OF THE DAY IF STREET SWEEPING IS NECESSARY.
9. TEMPORARY SETTLING BASINS AS SHOWN ON EROSION CONTROL PLANS SHALL BE CLEAN AS NEEDED.
10. CONTRACTOR TO AHEV ADDITIONAL SILT FENCE & DEWATERING MATERIAL ON SITE AT ALL TIMES.
11. ALL DISTURBED EARTH SLOPES ARE TO BE STABILIZED WITH A PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR A PERIOD OF THIRTY DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND SEEDED WHEN WEATHER CONDITIONS ALLOW. EROSION CONTROL BLANKETS SHALL BE USED ON ALL VEGETATED SLOPES GREATER THAN 3-TO 1.
12. DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY WETLAND, WATERCOURSE OR DRAINAGE SYSTEM IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE CONSERVATION COMMISSION. ANY DEWATERING DISCHARGE SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE TO REMOVE ANY SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENTATION CONTROL DEVICES THROUGHOUT THE ENTIRE DEWATERING OPERATION AND IMMEDIATELY REPAIR DEFICIENCIES.
13. ALL STOCKPILES OF LOAM, FILL MATERIALS, BLASTED ROCK AND OTHER CONSTRUCTION MATERIALS SHALL NOT BE PLACED INSIDE THE 100-FOOT WETLAND BUFFER ZONE.
14. THE DETENTION BASINS AND FOREBAY ARE TO TO BE USED AS SILTATION BASINS DURING CONSTRUCTION. THESE AREAS SHALL BE CLEANED OF SEDIMENT AS NEEDED IF ANY SEDIMENT ENTER THEM.
15. A COPY OF THE EROSION CONTROL PLAN AND ALL INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
16. ALL OUTLETS TO BE TEMPRARILY PROTECTED W/SILT FENCE & HAYBALES UNTIL SILTATION IS REMOVED AND DISTURBED AREAS ARE STABILIZED..
17. ALL SEDIMENT SHALL BE DISPOSED OF BY FOLLOW STATE AND LOCAL REGULATIONS. ALL SURPLUS MATERIAL SHALL BE STOCKPILED OUTSIDE OF THE BUFFER ZONE.
18. ALL PROPOSED WORK WITHIN THE WETLAND CROSSING AREA SHALL BE DONE DURING THE YEAR THAT NO FLOW IS PRESENT TO MINIMIZE THE DISTURBANCE AND SILT. ONCE INSTALLATION IS DONE, MATTING SHALL BE USED TO RESTORE THE AREA. GRAFTON CONSERVATION SHALL APPROVE THE MATTING FOR THE AREA PRIOR TO START.
19. WASH OFF AND REFUELING OF TRUCK TO BE DONE IN DESIGNATED AREAS, WHICH WILL BE OUTSIDE THE BUFFER ZONE.
20. TRASH WILL BE PICKED UP IN WORK AREA AT THE END OF THE DAY AND DISPOSED OF IN THE STOCKPILE AREAS LOCATED OUTSIDE OF THE BUFFER ZONE.
21. ANY CHANGE IN STOCKPILE SIZE AND LOCATION SHALL BE BROUGHT TO GRAFTON CONSERVATION ATTENTION IN WRITING.

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

DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHINI
CIVIL
No. 45295

DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK _____ DATE _____

NOTE: 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.

NOTES FOR OPERATION AND MAINTENANCE PLAN

1. RESPONSIBLE PARTY FOR O&M PLAN
D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD MA 01757
PHONE: 508-400-2436

#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

EROSION CONTROL PLAN
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
SEPTEMBER 16, 2016

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: PML SHEET 27 OF 32

W-2658

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

Normand T. Gamache Jr
DATE: 2-14-17

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MAHONI
Civil
No. 49466

DATE: 2-14-17

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

SIGNATURE DATE: _____

NOTES

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_____ GRAFTON TOWN CLERK

_____ DATE

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#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

EROSION CONTROL PLAN

FOR

"THE VILLAGE AT INSTITUTE ROAD"

A

DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN

IN

GRAFTON, MASS

SEPTEMBER 16, 2016

SCALE: 1"=40'

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

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W-2658

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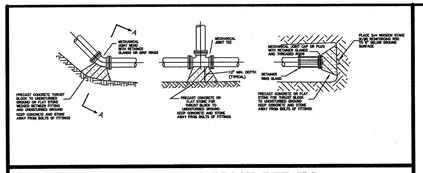
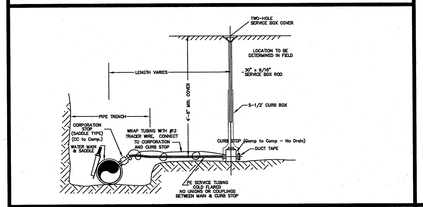
SHEET 28 OF 32

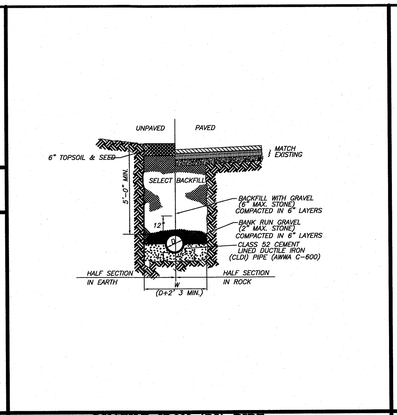
W-2658



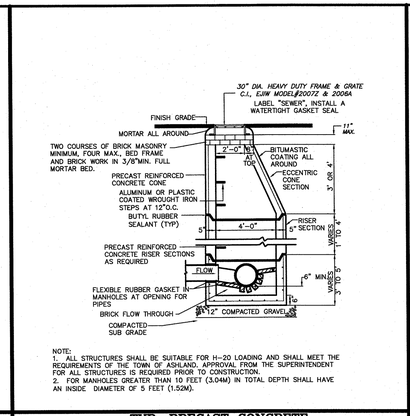
TYPICAL THRUST BLOCK DETAILS
N.T.S.



TYPICAL SERVICE CONNECTION
N.T.S.



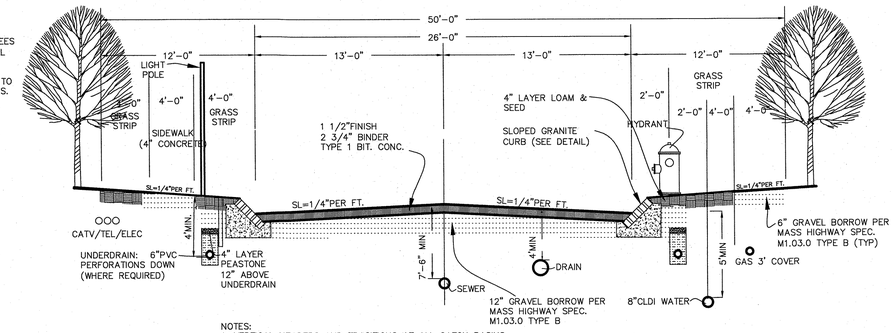
DUCTILE IRON (DI) PIPE TRENCH SECTION



NOTE:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF THE TOWN OF ASHLAND. APPROVAL FROM THE SUPERINTENDENT FOR ALL STRUCTURES IS REQUIRED PRIOR TO CONSTRUCTION.
2. FOR MANHOLES GREATER THAN 10 FEET (3.04M) IN TOTAL DEPTH SHALL HAVE AN INSIDE DIAMETER OF 5 FEET (1.52M).

TYP. PRECAST CONCRETE MANHOLE SANITARY
N.T.S.

PLANT STREET TREES AT A 40' INTERVAL BOTH SIDES OF ROADWAY AND PLANNING BOARD TO DETERMINE SPECIES.



NOTES:
1. VERTICAL HEADERS AND TRASITIONS AT ALL CATCH BASINS.
2. REFER TO MASS HIGHWAY STANDARD SPECIFICATIONS, SECTION 150 FOR ROAD CONSTRUCTION REQUIREMENTS WHERE THE ROAD IS TO BE CONSTRUCTED IN FILL. SPECIFIC ATTENTION SHOULD MADE TO FILL LIFT THICKNESS AND COMPACTION REQUIREMENTS.

STANDARD ROAD CROSS SECTION MINOR STREET A

DATE:

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____AT _____AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK DATE

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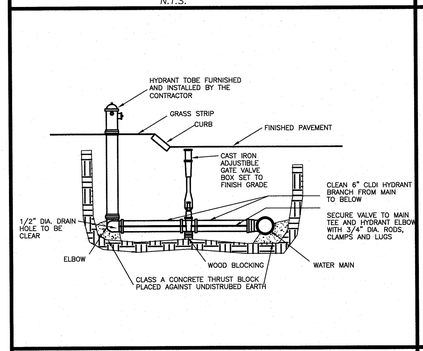
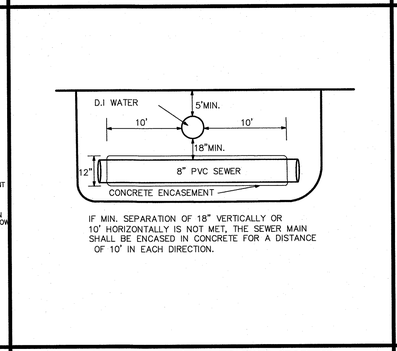
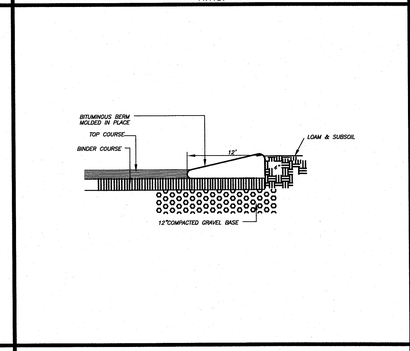


TYPICAL HYDRANT
N.T.S.



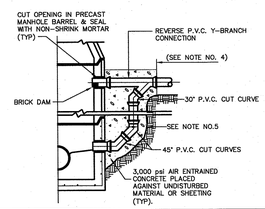
IF MIN. SEPARATION OF 18" VERTICALLY OR 10' HORIZONTALLY IS NOT MET, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' IN EACH DIRECTION.

DETAIL OF WATER AND SEWER MAIN CROSSING
N.T.S.

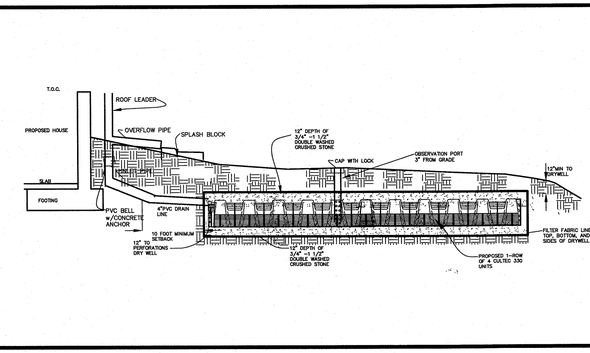


MODIFIED CAPE COD
N.T.S.

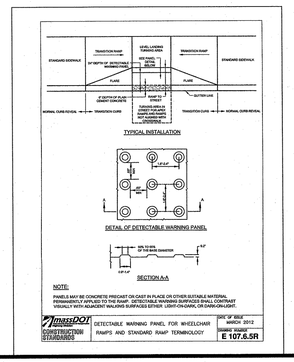
NOTES:
1. DIMENSIONS & CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL PRECAST CONCRETE MANHOLE, (SHEET #), EXCEPT AS SHOWN.
2. DROP PIPE TO BE SAME DIAMETER AS SEWER DISCHARGING INTO MANHOLE.
3. DEEPER DROP MAY BE CONSTRUCTED WITH STRAIGHT PIPE BETWEEN Y-BRANCH AND ELBOW.
4. EXTEND CONCRETE ENCASEMENT TO FIRST JOINT BEYOND EXCAVATION FOR DROP CONNECTION.
5. ALL DROP PIPING TO HAVE A MIN. 6" CONCRETE ENCASEMENT, AS SHOWN.



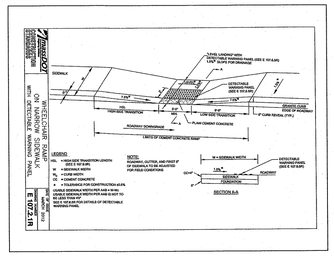
SEWER DROP INLET DETAIL
N.T.S.



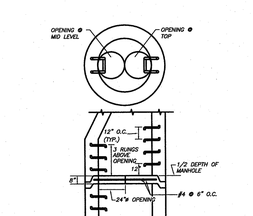
DRAIN DRYWELL DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



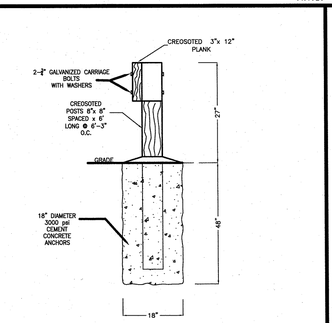
RAMP DETAIL#2
N.T.S.



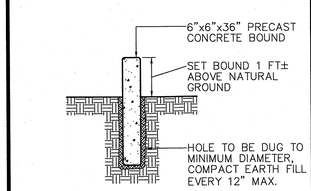
NOTE: EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE BOROUGH/TOWN ROAD DEPARTMENT, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED.

TRENCH PIPE BEDDING CLASSIFICATION
N.T.S.

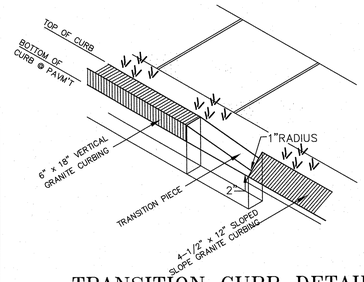
MID LEVEL PLATFORM FOR MANHOLES 20 FT. AND GREATER IN DEPTH
NTS



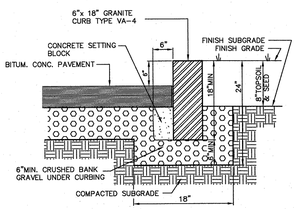
WOODEN GUARD RAIL
N.T.S.



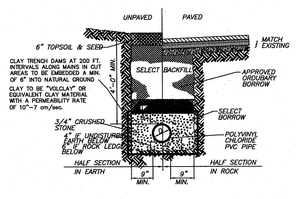
CONCRETE BOUND
NOT TO SCALE



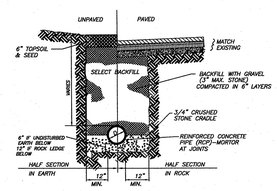
TRANSITION CURB DETAIL
N.T.S.



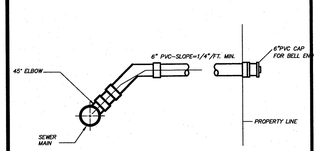
TYP. VERTICAL GRANITE CURB
N.T.S.



POLYVINYL CHLORIDE (PVC) PIPE TRENCH SECTION
N.T.S.



REINFORCED CONCRETE PIP (RCP) TRENCH SECTION
N.T.S.



TYPICAL PVC SEWER SERVICE CONNCETION
N.T.S.

#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

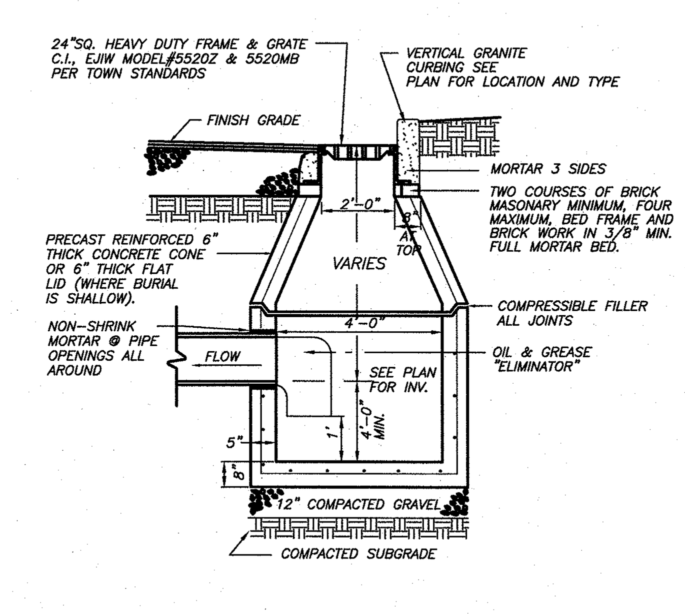
DETAIL SHEET#1
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
MARCH 17, 2016

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

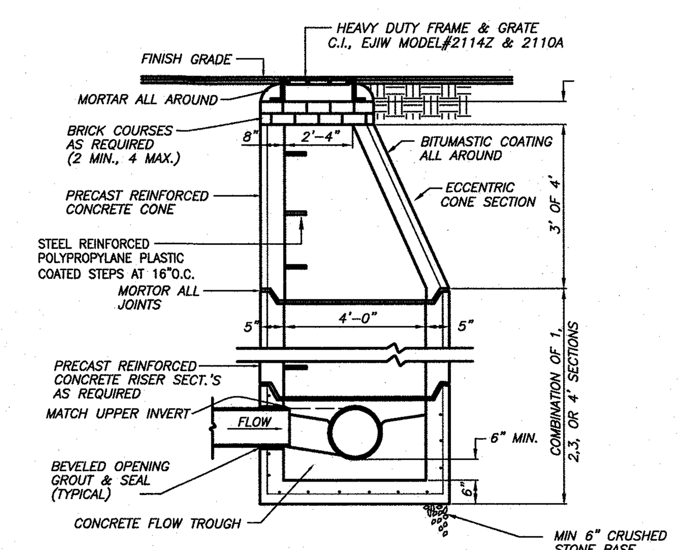
DRAWN BY: PML SHEET 29 OF 32

W-2658



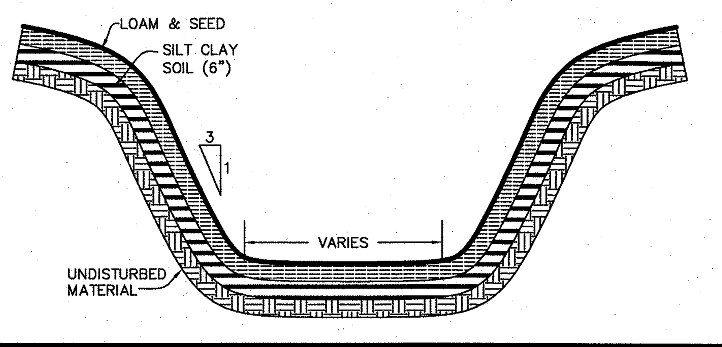
NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

CATCH BASIN DETAIL
N.T.S.

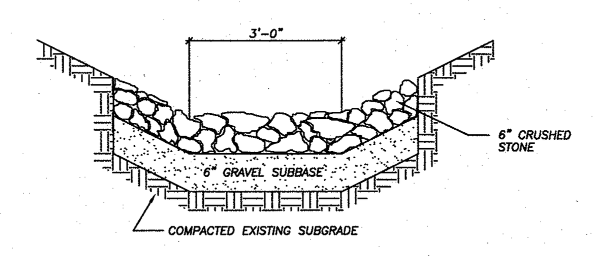


1. ALL STRUCTURES SHALL MEET THE REQUIREMENTS OF THE TOWNS GRAFTON.
2. PIPE OPENINGS TO BE PRECAST IN MANHOLE SECTIONS.
3. MANHOLE DESIGN SPECIFICATIONS CONFORM TO PRECAST REINFORCED CONCRETE MANHOLE SECTIONS A.S.T.M. DESIGNATION C 478, LATEST REVISION.

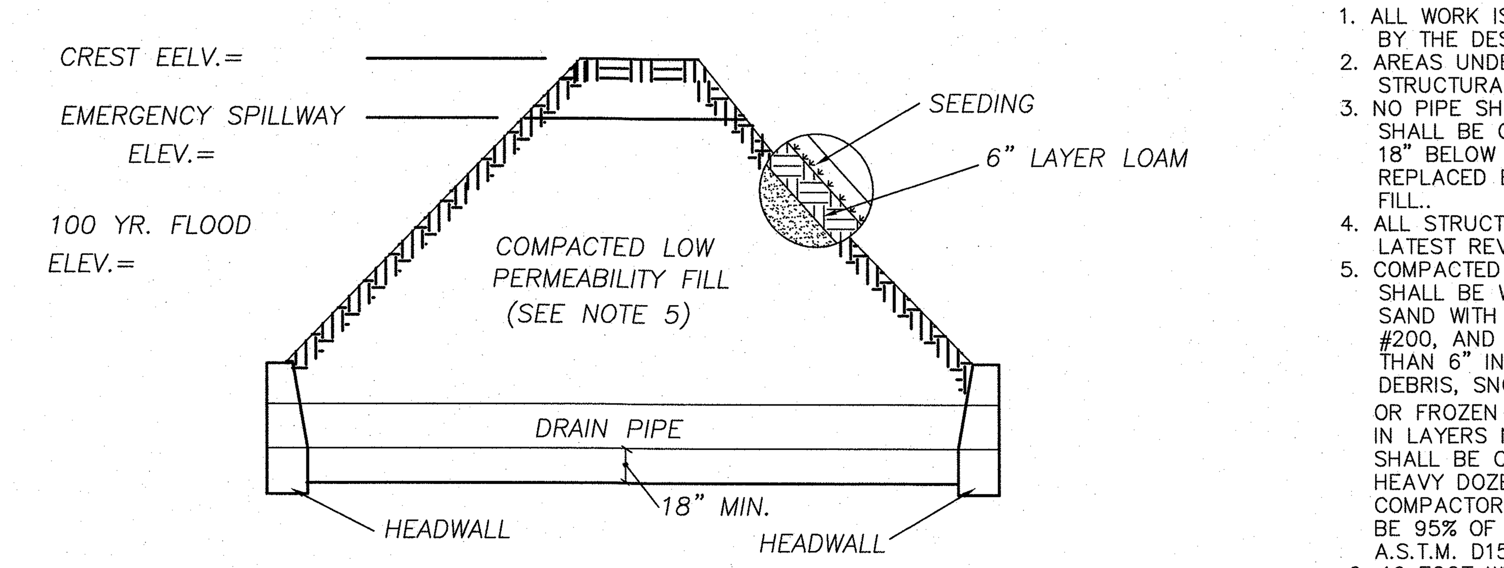
PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



CROSS SECTION FIRST FLUSH FOREBAY
(N.T.S.)



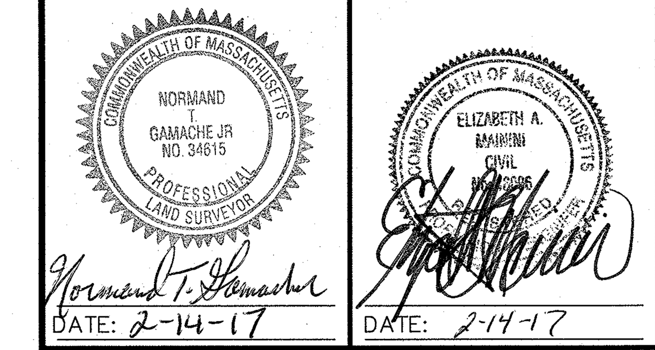
CRUSHED STONE SWALE DETAIL
N.T.S.



NOTES:

1. ALL WORK IS TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
2. AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED.
3. NO PIPE SHALL BE LAID ON ROCK. ALL ROCK SHALL BE OVEREXCAVATED TO A MINIMUM OF 18" BELOW THE PROPOSED INVERT AND BE REPLACED BY COMPACTED LOW PERMEABILITY FILL..
4. ALL STRUCTURES TO MEET A.S.T.M.D. C 478 LATEST REVISION.
5. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200, AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIA., ORGANIC MATTER CONSTRUCTION DEBRIS, SNOW.
OR FROZEN SOIL, MATERAL SHALL BE REPLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED BY CONTINUOUS PASSES WITH HEAVY DOZERS, HAULING EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D1557C.
6. 10 FOOT WIDE EMERGENCY SPILLWAY TO BE RIP-RAPPED WITH 2:1 SIDE SLOPES.
7. THE EMBANKMENT WILL BE CONSTRUCTED TO THE DESIGN ELEVATION PLUS 0.5 FEET TO ALLOW FOR SETTLEMENT.
8. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE CONDUIT BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
9. S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS PRACTICAL TO MINIMIZE EROSION.

EARTH DIKE
N.T.S.



DATE: 2-14-17

DATE: 2-14-17

W-2658

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

SIGNATURE DATE:

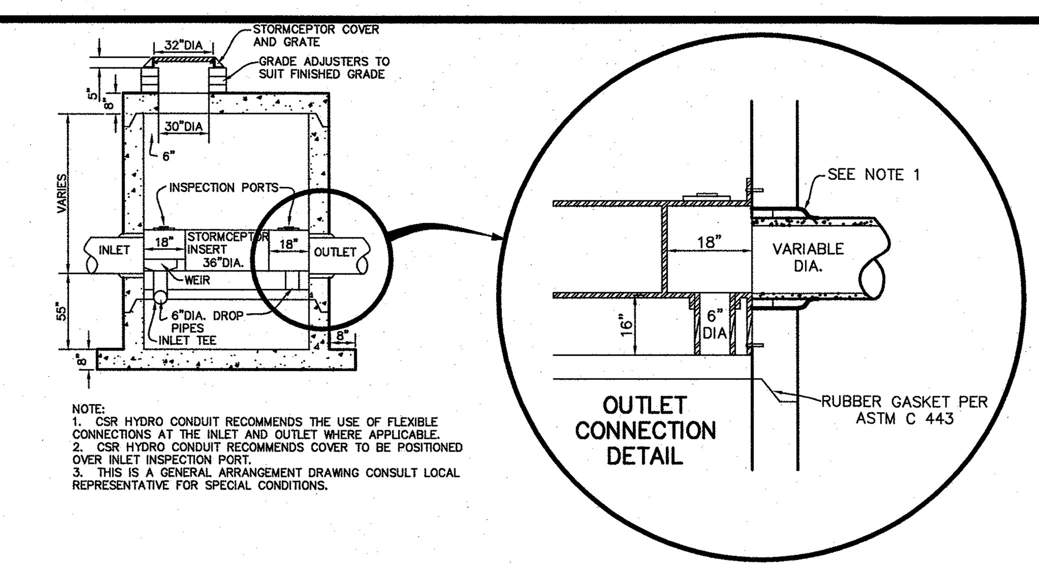
NOTES

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON_________AT _________AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

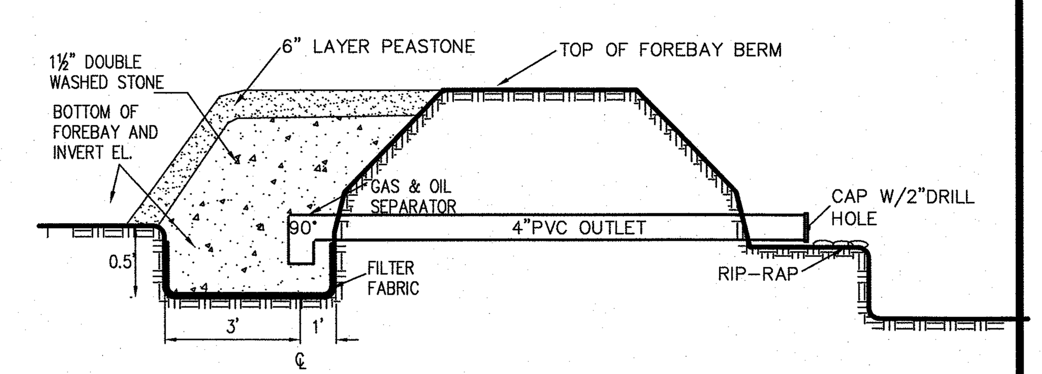
GRAFTON TOWN CLERK DATE

NOTE: 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.

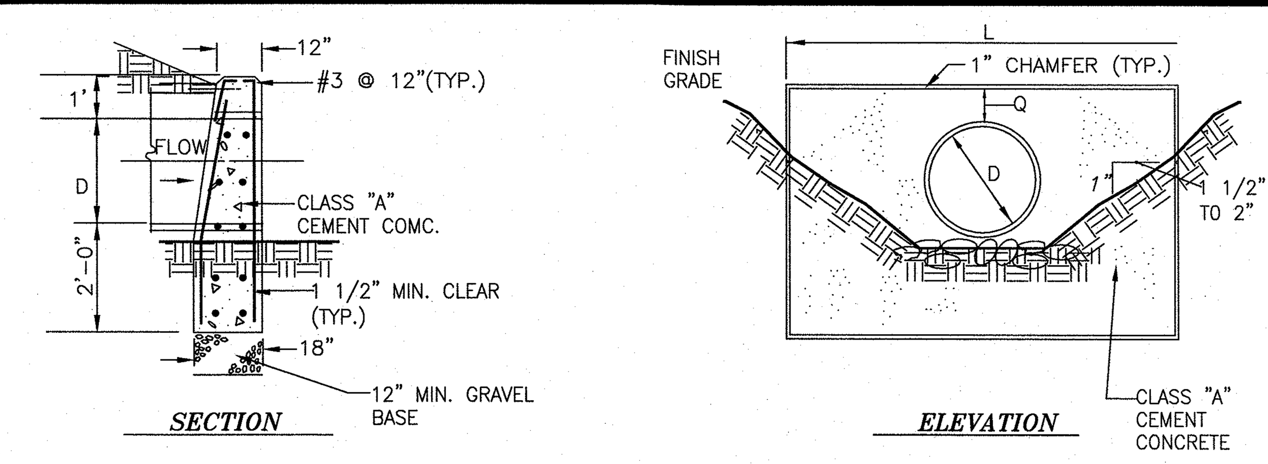
STC 900 PRECAST CONCRETE STORMCEPTOR
(900 US GALLON CAPACITY)



NOTE:
1. CSR HYDRO CONDUIT RECOMMENDS THE USE OF FLEXIBLE CONNECTIONS AT THE INLET AND OUTLET WHERE APPLICABLE.
2. CSR HYDRO CONDUIT RECOMMENDS COVER TO BE POSITIONED OVER INLET INSPECTION PORT.
3. THIS IS A GENERAL ARRANGEMENT DRAWING CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.



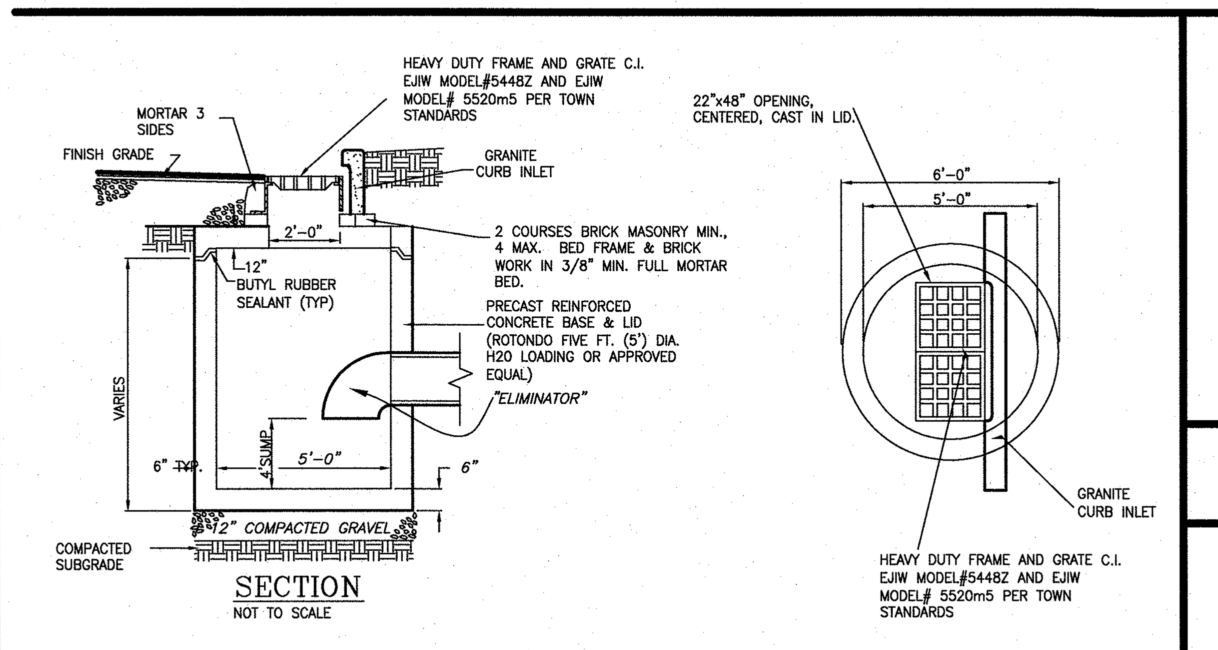
SLOW DRAIN OUTLET
N.T.S.



NOTE: DEBRIS GRATE REQUIRED ON ALL PIPES WITH A DIAMETER GREATER THAN 36"

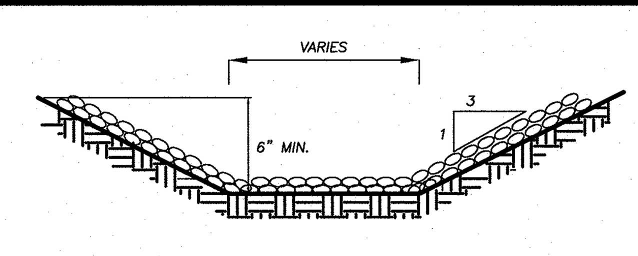
TRENCH EXCAV. 1' DEPTH	PIPE DIA.	1 1/2:1 SLOPE			2:1 SLOPE			TRENCH EXCAV. 1' DEPTH
			CONC.	STEEL		CONC.	STEEL	
C.F.	"D"	"L"	C.Y.	LBS	"L"	C.Y.	LBS	C.F.
21.60	8"	4'-2"	0.77	15	5'-10"	1.08	21	27.40
23.91	10"	4'-10"	0.92	20	6'-8"	1.28	23	30.35
26.25	12"	5'-6"	1.08	21	7'-6"	1.49	29	33.25
29.75	15"	6'-6"	1.54	24	8'-9"	1.82	32	37.63
33.25	18"	7'-6"	1.61	30	10'-0"	2.18	39	42.00
37.35	21"	8'-6"	1.95	34	11'-6"	2.62	43	47.25
39.38	24"	9'-3"	2.16	35	12'-6"	2.97	50	50.75
43.75	30"	10'-6"	2.63	44	15'-0"	3.86	62	59.50

TYP. CONCRETE HEADWALL DETAIL
N.T.S.



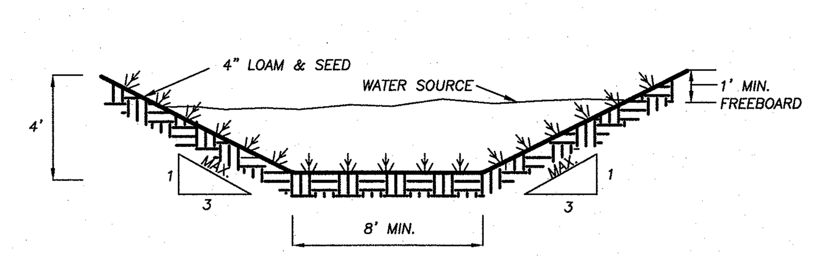
NOTE:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. GRATE TYPE PLAN.

TYP. DOUBLE GRATE CATCH BASIN DETAIL
N.T.S.

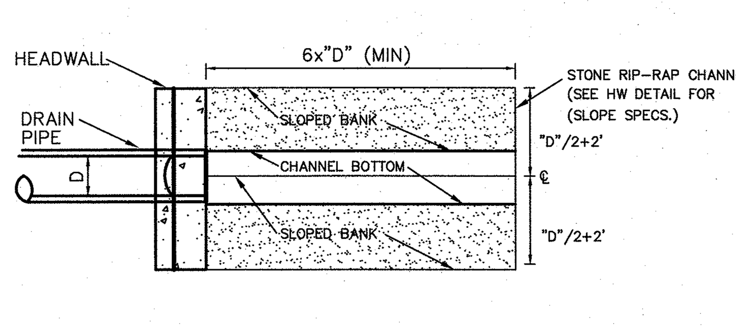


NOTES:
1. FILTER MATERAIL BENEATH RIP RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX. (5" MIN. THICKNESS)
2. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.
3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75lb. STONES.
4. MINIMUM DEPTH OF RIP-RAP =18".

EMERGENCY SPILLWAY DETAIL
N.T.S.

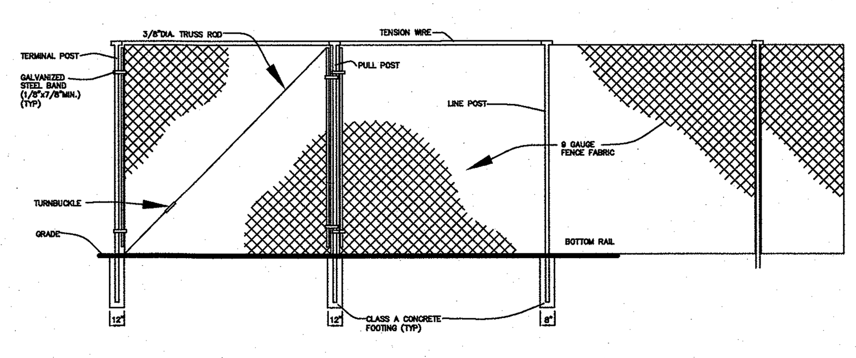


OPEN GRASSED CHANNEL
N.T.S.



NOTES:
1. FILTER MATERAIL BENEATH RIP RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX. (5" MIN. THICKNESS)
2. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.
3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75lb> STONES.
4. MINIMUM DEPTH OF RIP-RAP =18".

DRAIN OUTLET WITH RIP RAP
N.T.S.

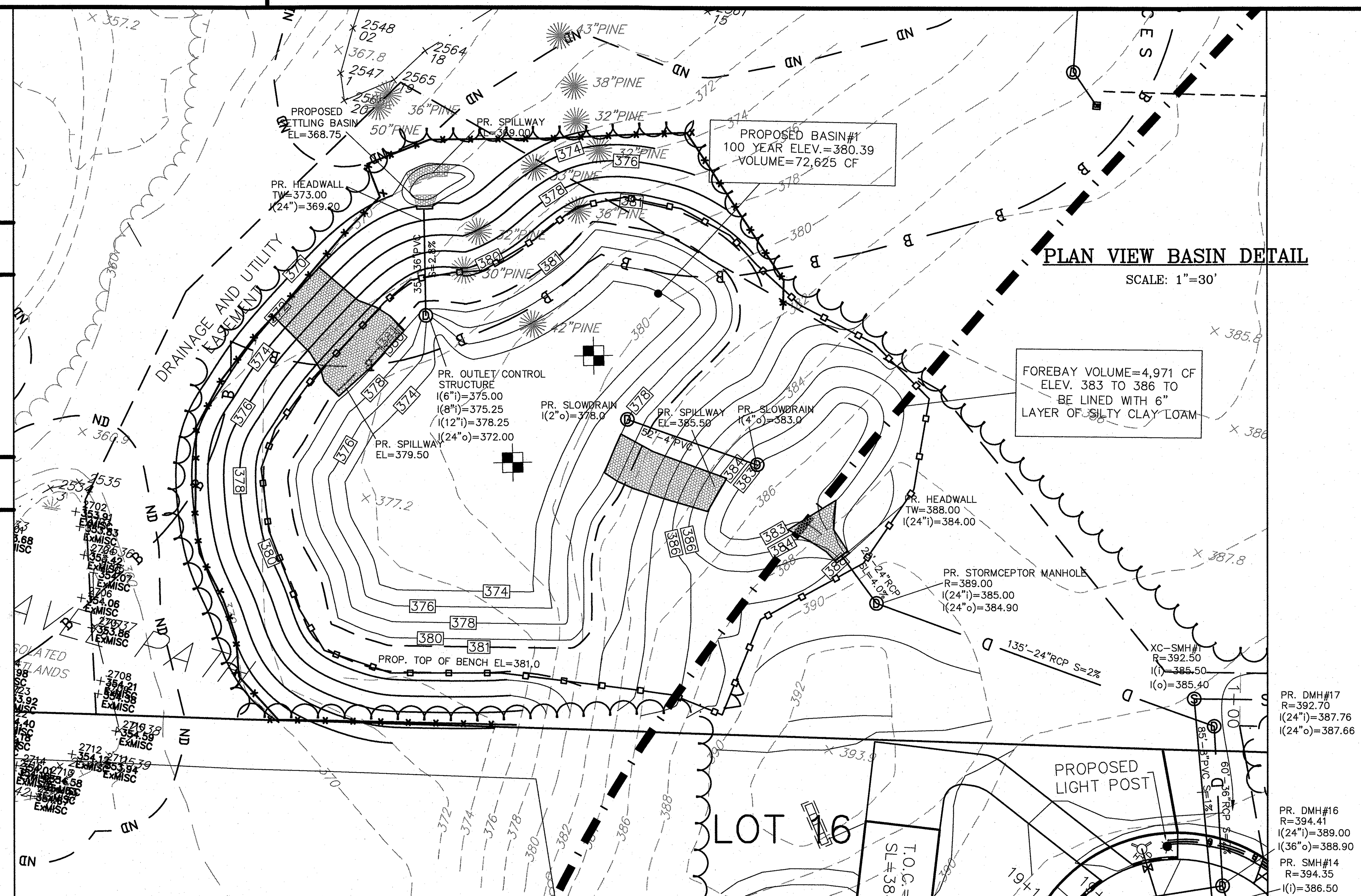


FENCE AT GRADE
NOT TO SCALE

NOTES:

1. TOP TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12.5 GAUGE HOG RINGS, 12"O.C.
2. TOP RAIL WIRE TIES SHALL BE SPACED AT 24"MAX.
3. FENCE FABRIC TO BE LOCATED ON OUTSIDE OF FENCE POSTS.

CHAIN LINK FENCE
N.T.S.



PLAN VIEW BASIN DETAIL
SCALE: 1"=30'

#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

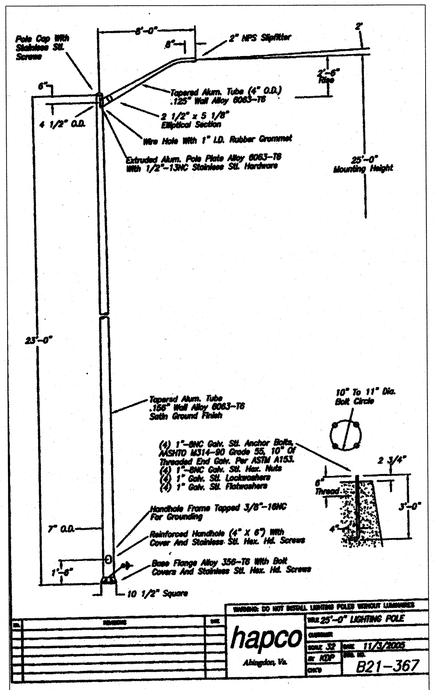
OWNER / APPLICANT

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

DETAIL SHEET#2
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
MARCH 17, 2016

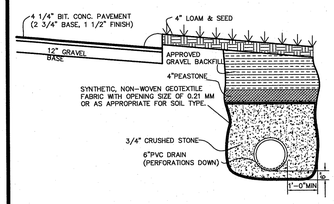
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MA 01588
PHONE: (508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

W-2658
DRAWN BY: PML

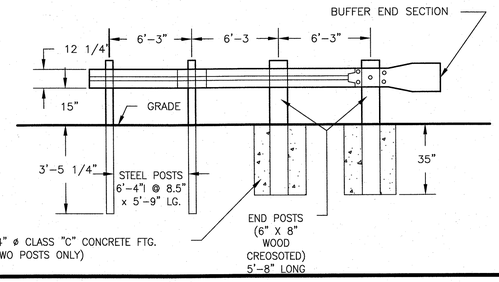


NOTES:
1. TO BE FITTED WITH OVZ DROP LENS REFRACTOR, OR APPROVED EQUAL–PROVIDE 150 WATT LAMPS AT ALL INTERSECTIONS, AND 50 WATT LA ALONG ROADWAY. CUT SHEETS SHALL BE SUBMITTED TO THE TOWN OF GRAF DEPT. OF PUBLIC WORKS FOR APPROVAL PRIOR TO PURCHASE.

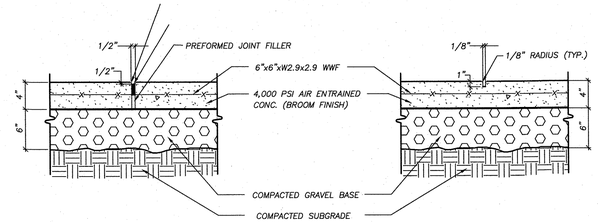
STREET LIGHT DETAIL



UNDERDRAIN DETAIL
N.T.S.

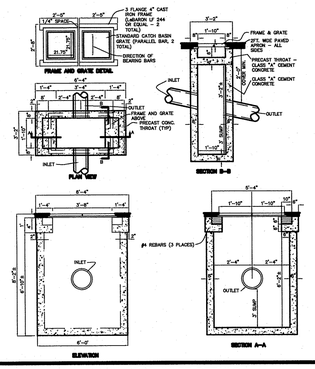


GUARD RAIL DETAIL
N.T.S.

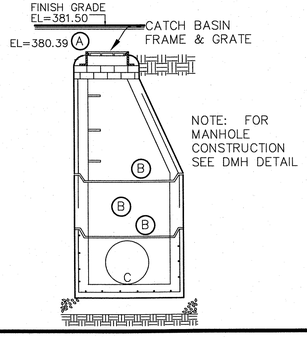


1. SEE SITE PLAN FOR WIDE AND GRADES
2. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 5'- 0" O.C. MIN.
4. PROVIDE EXPANSION JOINTS 20'- 0" O.C. MIN.

TYP. CONC. SIDEWALK DETAILS
N.T.S.

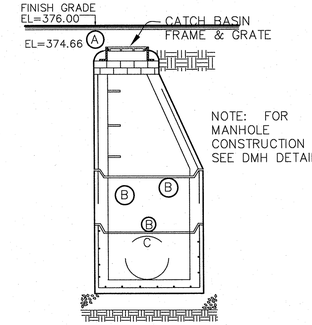


DRAIN DROP INLET DETAILS
NOT TO SCALE

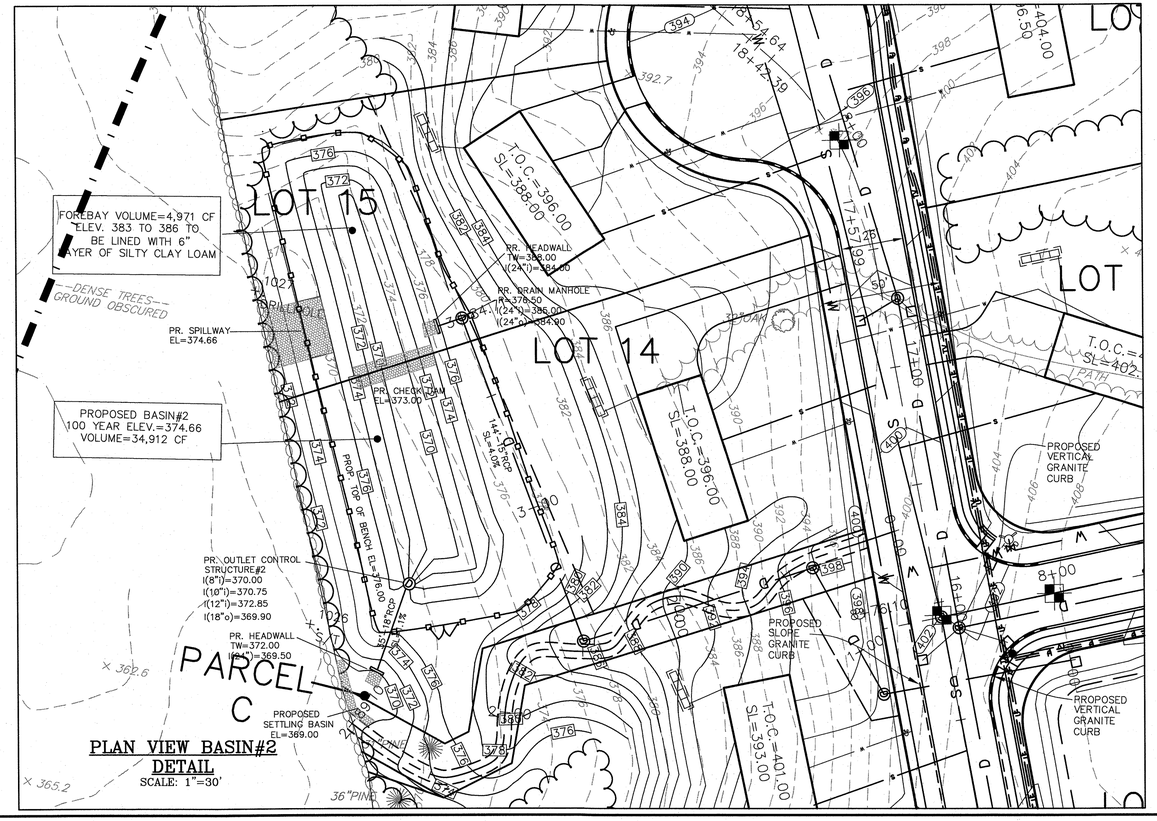


PRECAST CONCRETE DRAIN MANHOLE AT BASIN#1
N.T.S.

OUTLET STRUCTURE TABLE			
WATER QUALITY BASIN	RIM. ELEV. (A)	INVERT ELEV. INLET (B)	INVERT ELEV OUTLET (C)
BASIN#1	380.39	375.00(8") 375.25 (6") 378.25 (12")	372.00(24")
BASIN#2	374.66	370.00 (8") 370.75 (10") 372.85 (12")	369.90(18")



PRECAST CONCRETE DRAIN MANHOLE AT BASIN#2
N.T.S.



PLAN VIEW BASIN#2 DETAIL
SCALE: 1"=30'

DATE:

DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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GRAFTON TOWN CLERK

DATE

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#	DATE	DESCRIPTION	BY
2	2/14/17	REV. PER COMMENTS.	PML
1	10/28/16	WETLAND FLAGS ADDED.	PML

REVISIONS

OWNER / APPLICANT

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

DETAIL SHEET#3
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
MARCH 17, 2016

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: PML

SHEET 31 OF 32

W-2658

W-2658

LOT 1
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#1

A S.L.	0"–7"	N/A WEEPING
B S.L.	7"–24"	N/A STANDING; 40" MOTTLES; CLASS II SOIL
C S.L.	24"–84"	

STA. 1+25 ROAD B
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#2

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–24"	N/A STANDING; 68" MOTTLES
C1 S.L.	24"–36"	CLASS II SOIL
C2 S.L.	36"–96"	

STA. 2+90 ROAD B
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#3

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–24"	N/A STANDING; 60" MOTTLES; CLASS II SOIL
C S.L.	24"–96"	

LOT 44
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#4

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–24"	N/A STANDING; 60" MOTTLES; CLASS II SOIL
C S.L.	24"–80"	

CLB+CLC
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#6

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–28"	N/A STANDING; 64" MOTTLES; CLASS II SOIL
C S.L.	28"–82"	

STA. 5+00 ROAD B
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#5

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–26"	N/A STANDING; 80" MOTTLES
C1 F.S.	26"–36"	CLASS II SOIL
C2 S.L.	36"–92"	

STA. 2+00 ROAD C
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#7

A S.L.	0"–4"	N/A WEEPING
B S.L.	4"–22"	N/A STANDING; 60" MOTTLES; CLASS II SOIL
C S.L.	22"–96"	

STA. 3+00 ROAD C
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#8

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–18"	N/A STANDING; 64" MOTTLES
C1 F.S.	18"–52"	CLASS II SOIL
C2 L.S./S.L.	52"–96"	

STA. 5+00 ROAD C
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#9

A S.L.	0"–4"	N/A WEEPING
B S.L.	4"–20"	N/A STANDING; 48" MOTTLES; CLASS II SOIL
C F.S.L.	20"–108"	

STA. 8+00 ROAD B
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#10

A S.L.	0"–4"	N/A WEEPING
B S.L.	4"–20"	N/A STANDING; 60" MOTTLES; CLASS II SOIL
C S.L.	20"–144"	

STA. 10+00 ROAD B
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#11

A&B S.L.	0"–30"	N/A WEEPING; N/A STANDING; 96" MOTTLES; CLASS I SOIL
C L.S.	30"–132"	

STA. 12+00 ROAD B
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#12

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–20"	N/A STANDING; 88" MOTTLES; CLASS I SOIL
C L.S.	20"–112"	

STA. 14+00 ROAD B
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#13

A S.L.	0"–5"	N/A WEEPING
B S.L.	5"–26"	N/A STANDING; 84" MOTTLES; CLASS I SOIL
C L.S.	26"–112"	

STA. 8+00 ROAD A
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#14

A S.L.	0"–5"	N/A WEEPING
B S.L.	5"–24"	N/A STANDING; 112" MOTTLES; CLASS I SOIL
C L.S.	24"–144"	

STA. 6+00 ROAD A
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#15

A S.L.	0"–9"	N/A WEEPING
B S.L.	9"–29"	N/A STANDING; 102" MOTTLES; CLASS I SOIL
C L.S.	29"–120"	

STA. 4+00 ROAD A
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#16

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–30"	N/A STANDING; 102" MOTTLES; CLASS I SOIL
C L.S.	30"–132"	

STA. 2+00 ROAD A
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#17

A S.L.	0"–9"	N/A WEEPING
B S.L.	9"–30"	N/A STANDING; 96" MOTTLES; CLASS I SOIL
C L.S.	30"–108"	

STA. 1+00 ROAD A
SOIL EVALUATOR NORMAND GAMACHE ON 3/30/16

DTH#18

A S.L.	0"–5"	N/A WEEPING
B S.L.	5"–30"	N/A STANDING; 100" MOTTLES; CLASS I SOIL
C L.S.	30"–144"	

BASIN#1 DTH#1
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#8

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–18"	N/A STANDING; 84" MOTTLES
C1 F.S.	18"–52"	CLASS II SOIL
C2 L.S./S.L.	52"–96"	

BASIN#1 DTH#2
SOIL EVALUATOR PETER LAVOIE ON 3/30/16

DTH#8

A S.L.	0"–6"	N/A WEEPING
B S.L.	6"–18"	N/A STANDING; 84" MOTTLES
C1 F.S.	18"–52"	CLASS II SOIL
C2 L.S./S.L.	52"–96"	

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. LANNINI
CIVIL
No. 49396

DATE: DATE: 2-14-17

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

SIGNATURE DATE:

NOTES

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#	DATE	DESCRIPTION	BY

REVISIONS

OWNER / APPLICANT

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

SOIL TESTING RESULTS
FOR
"THE VILLAGE AT INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL DEVELOPMENT PLAN
IN
GRAFTON, MASS
FEBRUARY 14, 2017

NOT TO SCALE

Guerriere & Halnon, Inc.
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DRAWN BY: PML