Single Family Residential Subdivision

Farnumsville Acres

Locus References:
deed book 47223 page 111
plan book 807 plan 15
assessors: map 129 parcels 17.0

Map Precision Disclaimer:
Note: This plan is based upon deeds, & plans of record, aerial imagery, GIS data layers, site visits and other means of gatherring approximate existing land dimensions and site features. This plan is subject to change upon the completion of detailed Property Line, Wetland, & Topographic Survey and other Engineering design elements.

Zoning: R20 (flex-development)
min. lot area: 10,000 s.f. average, no less than 8,000 s.f.
min. frontage: 80', or 50' on a cul-de-sac
min. front yard: 20' average, no less than 15'
min. side yard: 7'
min. rear yard: 15'

Purposed Statement:
The purpose of this plan is to design a preliminary flexible development subdivision with 43 lots on the property. Note: Extension of the town water and town sewer are required. Town sewer is to be extended up Maple Street about 1000' to the property. Town water is available along the frontage of the property.

Index of Sheets:
Sheet 1) Index, Locus map, USGS map, Full Lot
Sheet 2) Existing Conditions Plan
Sheet 3-5) 40 Scale Prelimary Site Plan
Sheet 6-9) Profile Sheets

Property Line
Road Center Line
Curb Line
Easement Line
Stream Center Line
Wetland Line
Wetland Buffer
25' No Touch Zone
50' Title V Septic Setback
Water Main Extension
Sewer Main Extension
MassGIS 3 meter contours
approximate house & garage

Locus Map
scale 1"=1000
from OliverGIS
data layers
approximate

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Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

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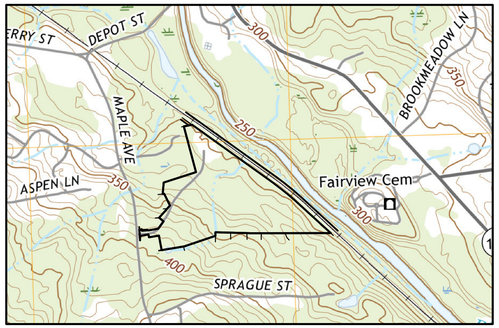
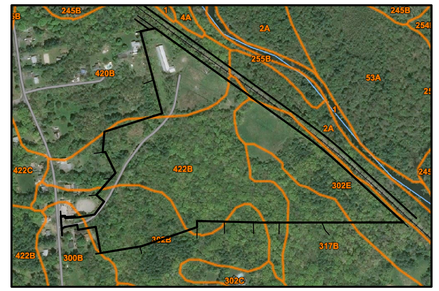
Preliminary Flexible Development Subdivision Plan
located at
61 Maple Ave
South Grafton, MA
Tax Map Numbers: 129-17.0

Date	Sheet No.
May 6, 2020	1 of 9
Job No. G9521	



USGS Map
scale 1"=500
from USGS
topoview



NGS Soil Map
scale 1"=500
from USGS
topoview

302B & 302E Montauk fine sandy loam
hydric soil group C

317B Scituate fine sandy loam
hydric soil group C

420B & 422B Canton fine sandy loam
hydric soil group B

Aerial Image
scale 1"=200
from 2016 Google Aerial

Property Line
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Sewer Main Extension
MassGIS 3 meter contours

approximate house & garage

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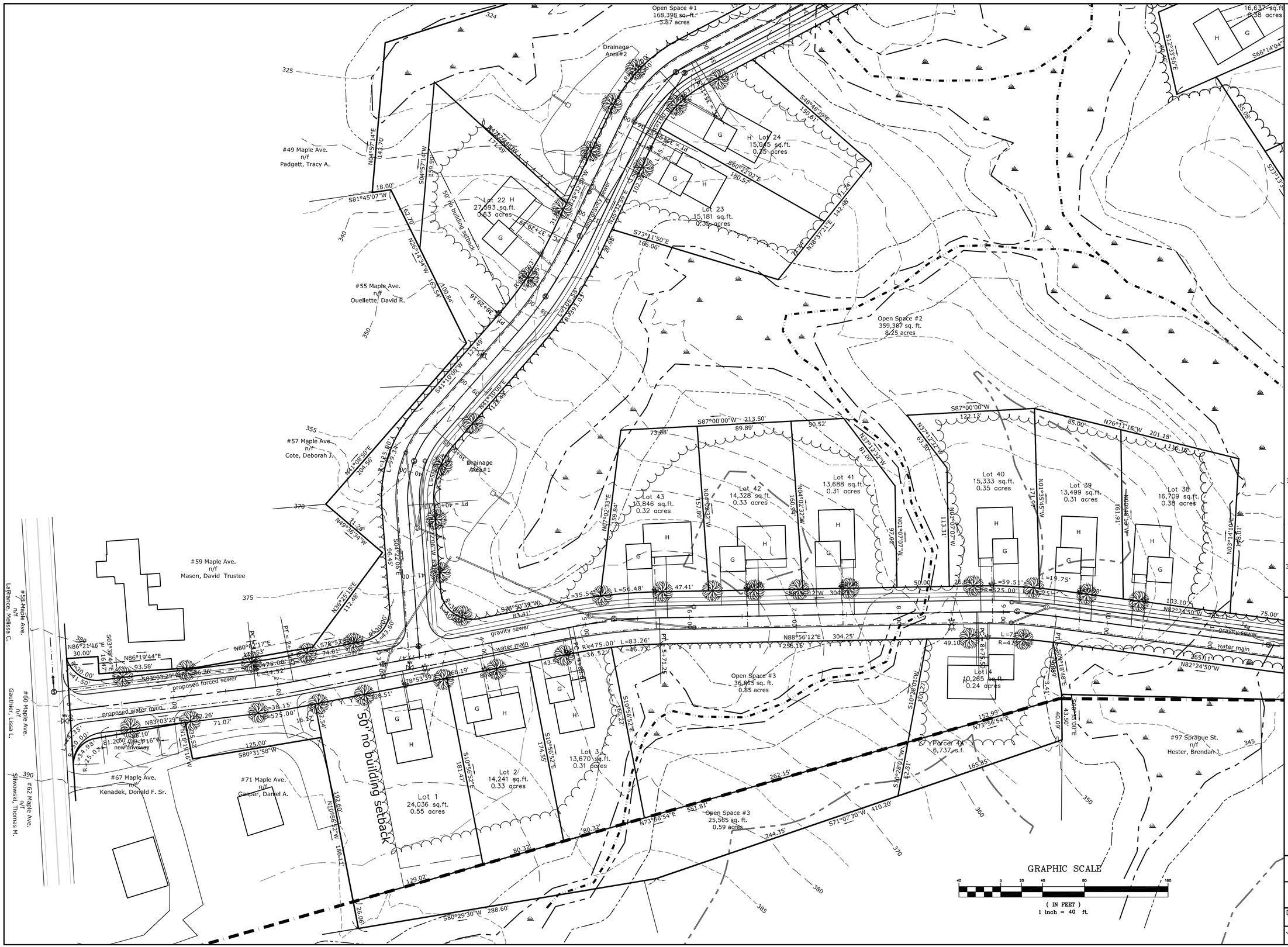
Farnumsville Acres

Existing Conditions

Date	Sheet No.
May 6, 2020	2 of 9
Job No. G9521	



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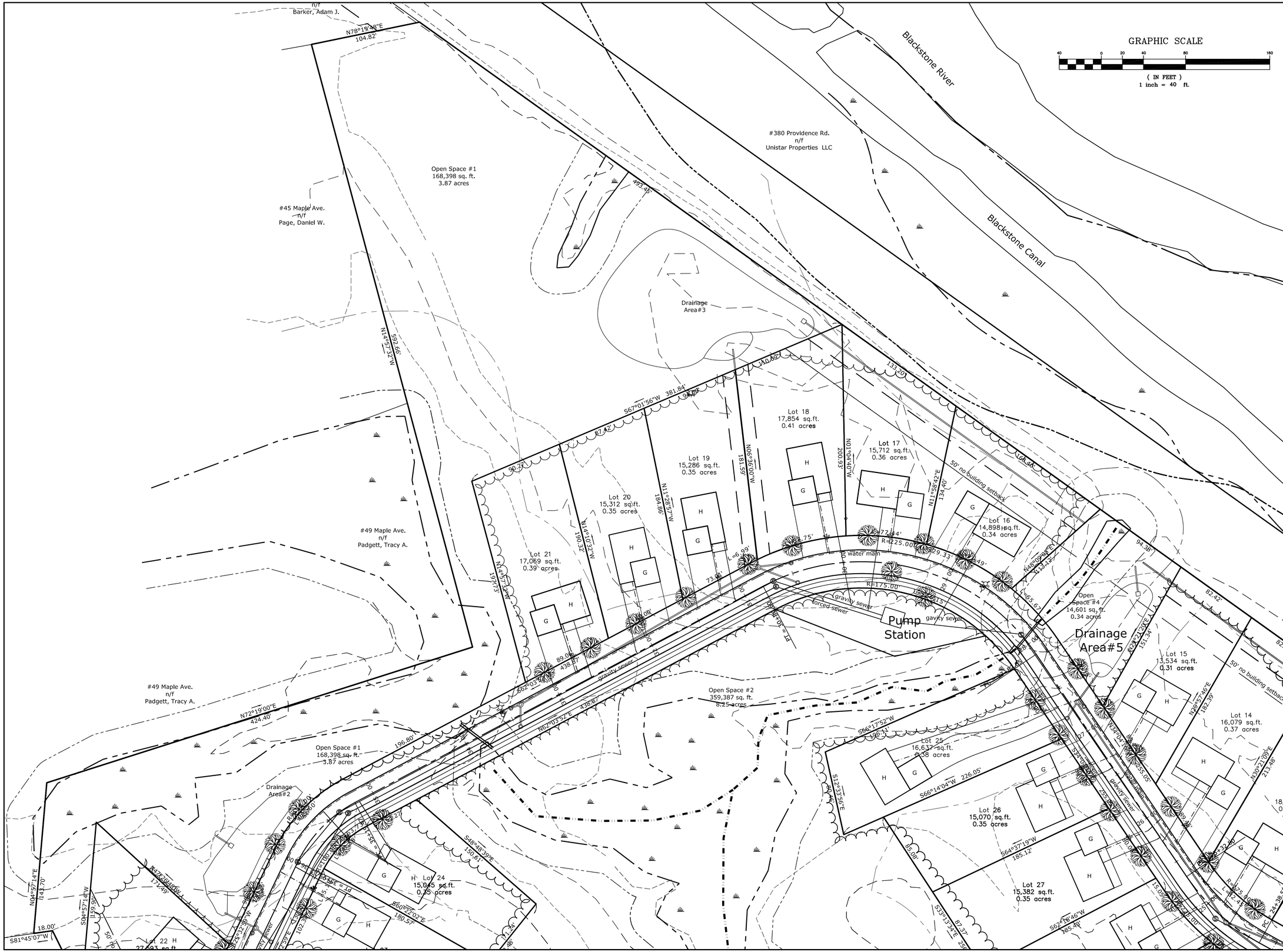
Utility & Grading (1)

Date	Sheet No.
May 6, 2020	3 of 9
Job No. G9521	



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Farnumsville Acres

Grading & Utility (2)

Date	Sheet No.
May 6, 2020	4 of 9
Job No. G9521	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Property Line
Road Center Line
Curb Line
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Drainage Area#5
Open Space #4 14,601 sq.ft. 0.34 acres
Lot 15 13,534 sq.ft. 0.31 acres
Lot 14 16,079 sq.ft. 0.37 acres
Lot 13 18,044 sq.ft. 0.41 acres
Lot 12 17,831 sq.ft. 0.41 acres
Lot 11 17,380 sq.ft. 0.40 acres
Lot 10 17,085 sq.ft. 0.39 acres
Lot 9 17,055 sq.ft. 0.39 acres
Lot 8 15,477 sq.ft. 0.36 acres
Lot 7 15,906 sq.ft. 0.37 acres
Lot 6 21,286 sq.ft. 0.49 acres
Lot 5 24,771 sq.ft. 0.57 acres
Lot 26 15,070 sq.ft. 0.35 acres
Lot 27 15,382 sq.ft. 0.35 acres
Lot 28 15,296 sq.ft. 0.35 acres
Lot 29 14,420 sq.ft. 0.33 acres
Lot 30 13,717 sq.ft. 0.31 acres
Lot 31 11,762 sq.ft. 0.27 acres
Lot 32 14,479 sq.ft. 0.33 acres
Lot 33 17,048 sq.ft. 0.39 acres
Lot 34 13,906 sq.ft. 0.32 acres
Lot 35 18,258 sq.ft. 0.42 acres
Lot 36 17,000 sq.ft. 0.39 acres
Lot 37 17,530 sq.ft. 0.40 acres
Open Space #2 359,387 sq.ft. 8.25 acres
Open Space #5 64,917 sq.ft. 1.5 acres
Drainage Area#6
50' no building setback
Blackstone River
Blackstone Canal
#380 Providence Rd. n/f Unistar Properties LLC
#123 Sprague St. n/f Mawn, Sean M.
#135 Sprague St. n/f Ganley, Robert C.
#151 Sprague St. n/f Janet W. Macinnis, Living Trust
#199 Sprague St. n/f Buckley, Todd C.
#231 Sprague St. n/f Connors, Patrick J.

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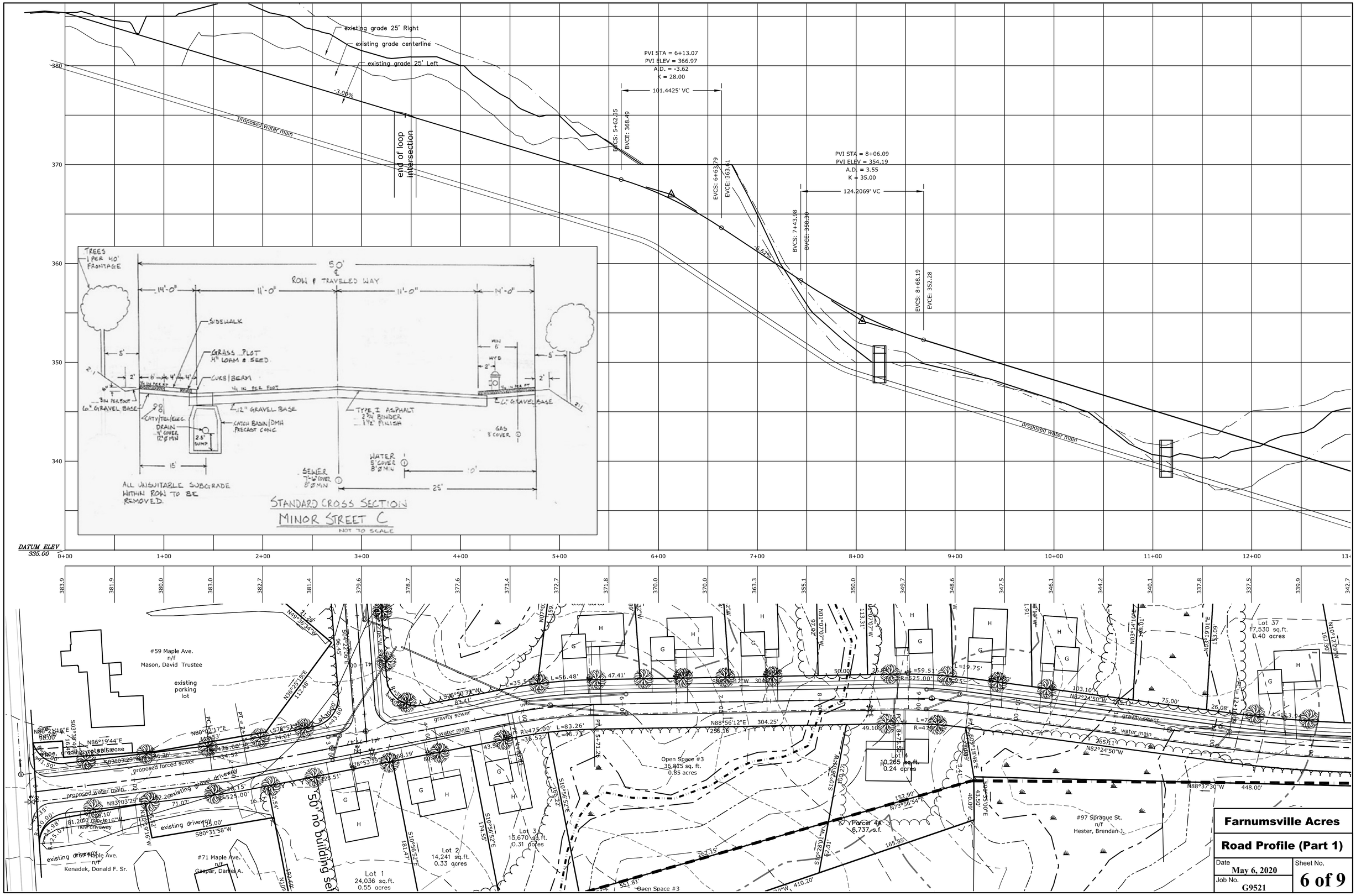
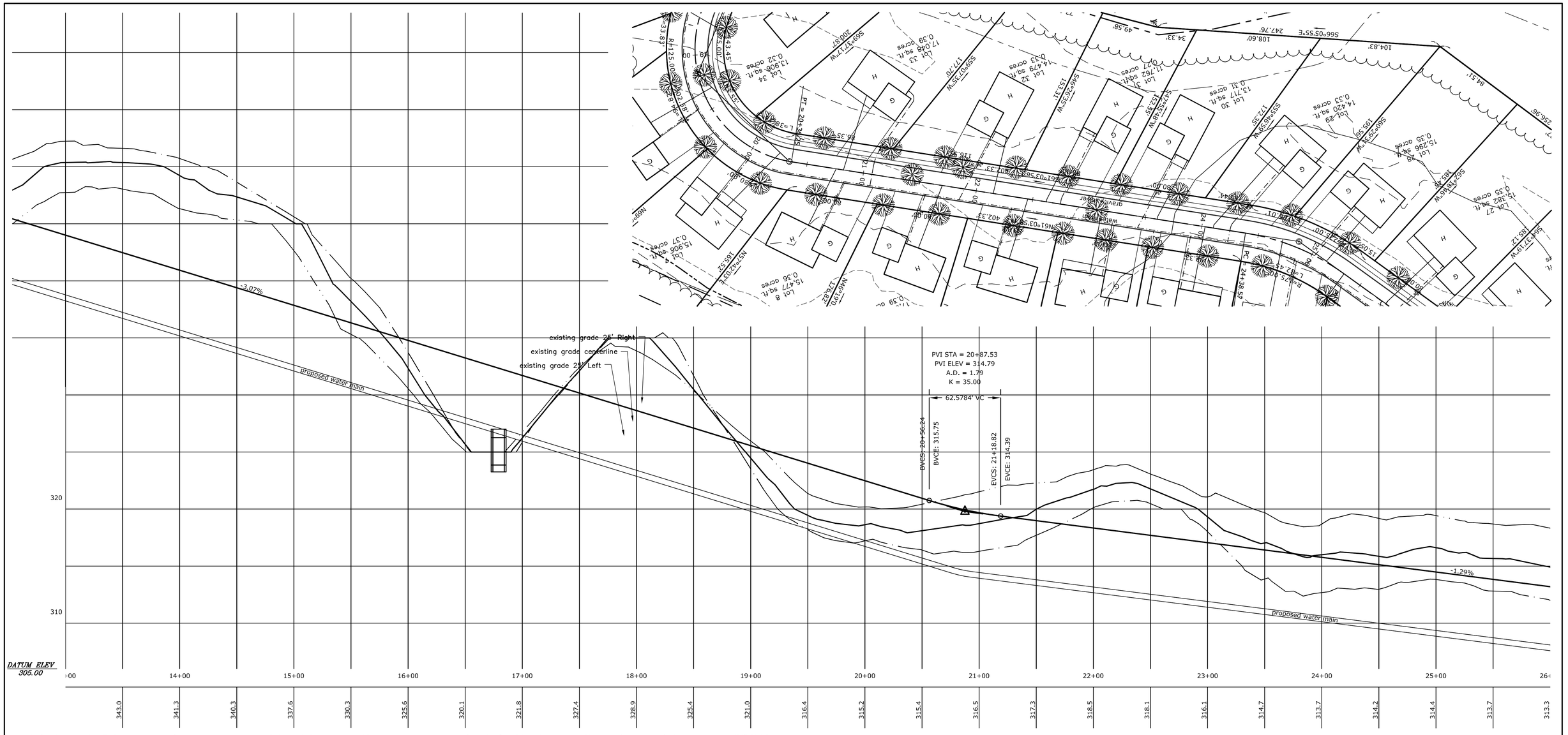
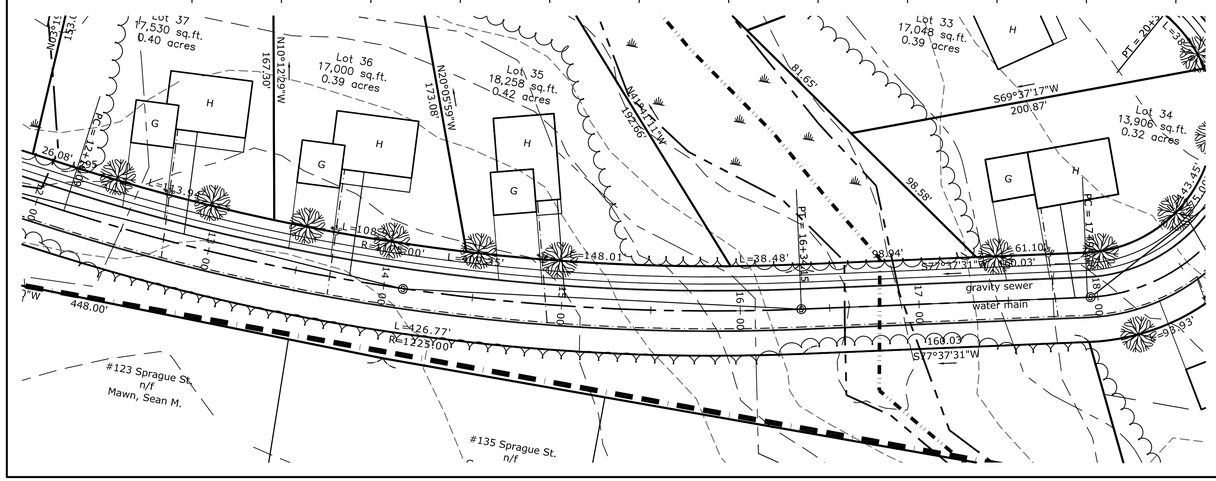
Farnumsville Acres

Grading & Utility (3)

Date	Sheet No.
May 6, 2020	5 of 9
Job No. G9521	


existing grade 25' Right
existing grade centerline
existing grade 25' Left
-3.00%
proposed water main
end of loop intersection
PVI STA = 6+13.07
PVI ELEV = 366.97
A.D. = -3.62
K = 28.00
101.4425' VC
BVCS: 5+62.35
BVCE: 368.49
EVCS: 6+63.79
EVCE: 363.41
PVI STA = 8+06.09
PVI ELEV = 354.19
A.D. = 3.55
K = 35.00
124.2069' VC
BVCS: 7+43.98
BVCE: 358.30
EVCS: 8+68.19
EVCE: 352.28
-6.62%
proposed water main
DATUM ELEV
335.00
TREES 1 PER 40' FRONTAGE
50'
ROW & TRAVELED WAY
14'-0"
11'-0"
11'-0"
14'-0"
SIDEWALK
GRASS PLOT 4" LOAM & SEED
CURB/BERM
1/4 IN PER FOOT
3 IN PER FOOT
10" GRAVEL BASE
12" GRAVEL BASE
TYPE I ASPHALT 2 1/2" BINDER 1 1/2" FINISH
CATV/TEL/ELEC.
DRAIN 4' COVER 12"Ø MIN
CATCH BASIN/DMH PRECAST CONC
2.5' SUMP
HYD
GAS 3' COVER
WATER 5' COVER 8"Ø MIN
SEWER 7'-6" COVER 8"Ø MIN
ALL UNSUITABLE SUBGRADE WITHIN ROW TO BE REMOVED.
STANDARD CROSS SECTION
MINOR STREET C
NOT TO SCALE
#59 Maple Ave.
n/f
Mason, David Trustee
existing parking lot
gravity sewer
water main
proposed forced sewer
existing gravel driveway
proposed water main
existing driveway
#71 Maple Ave.
n/f
Gaspar, Daniel A.
Kenadek, Donald F. Sr.
50' no building set
Lot 1
24,036 sq.ft.
0.55 acres
Lot 2
14,241 sq.ft.
0.33 acres
Lot 3
13,670 sq.ft.
0.31 acres
Open Space #3
36,815 sq.ft.
0.85 acres
Lot 4
10,265 sq.ft.
0.24 acres
Parcel 4A
6,737 s.f.
Lot 37
17,530 sq.ft.
0.40 acres
#97 Sprague St.
n/f
Hester, Brendan J.
Farnumsville Acres
Road Profile (Part 1)
Date
May 6, 2020
Job No.
G9521
Sheet No.
6 of 9





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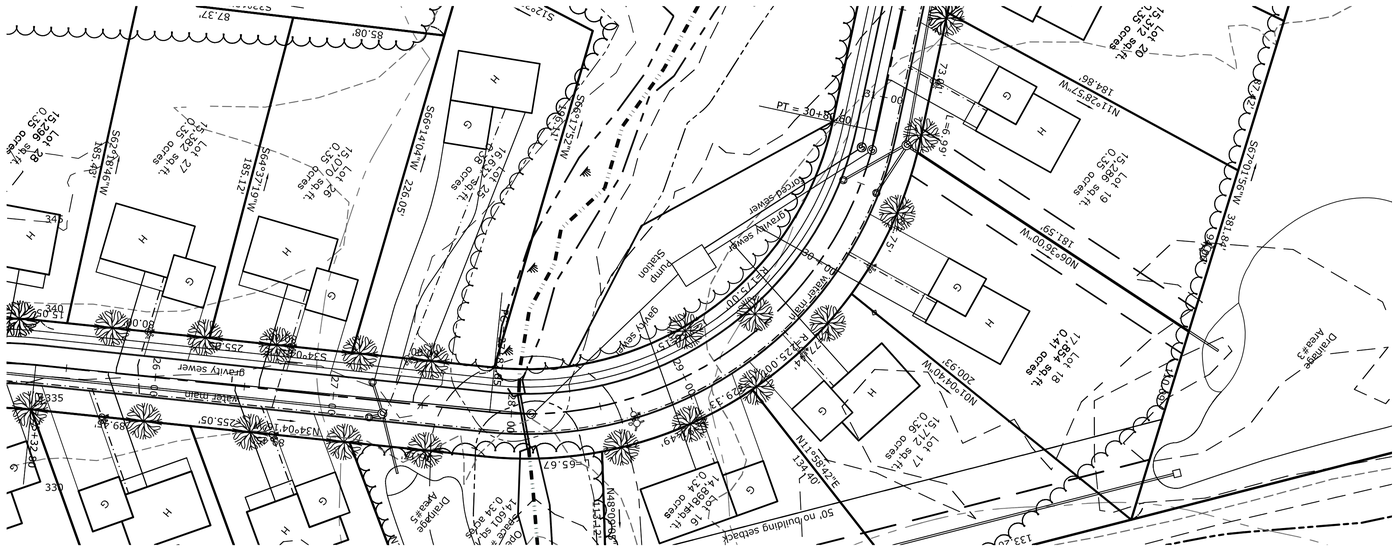
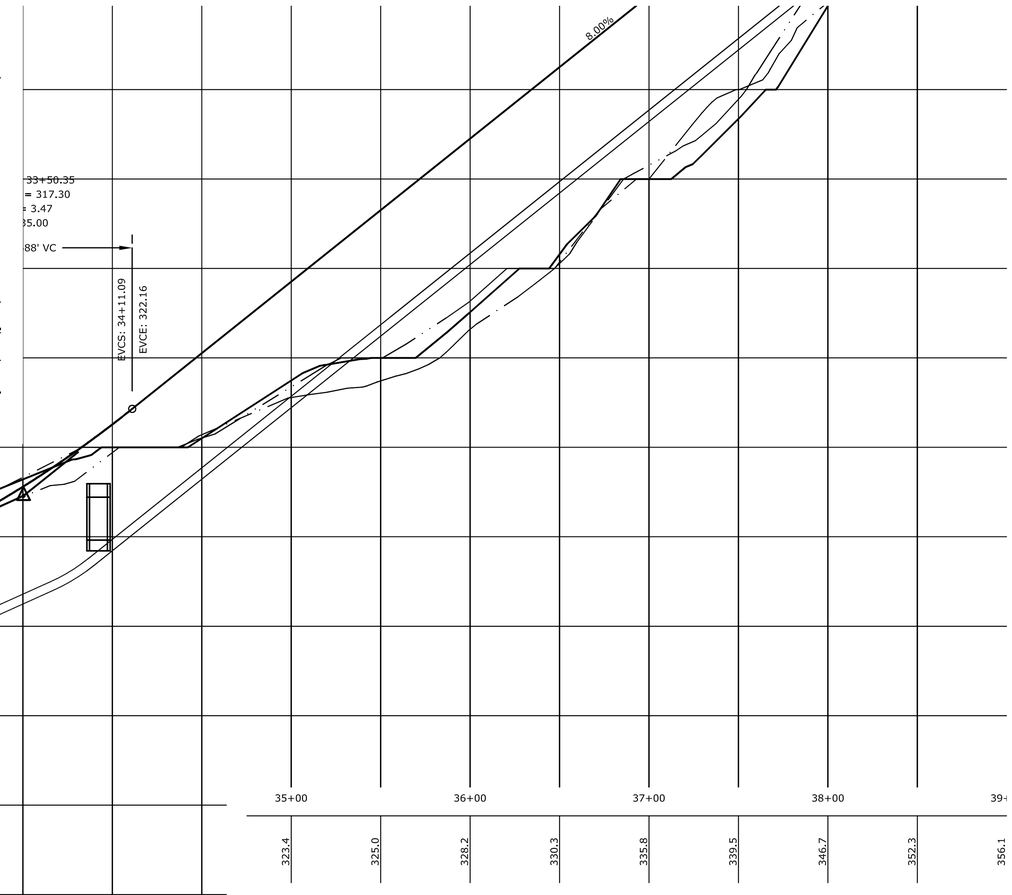
GRAPHIC SCALE

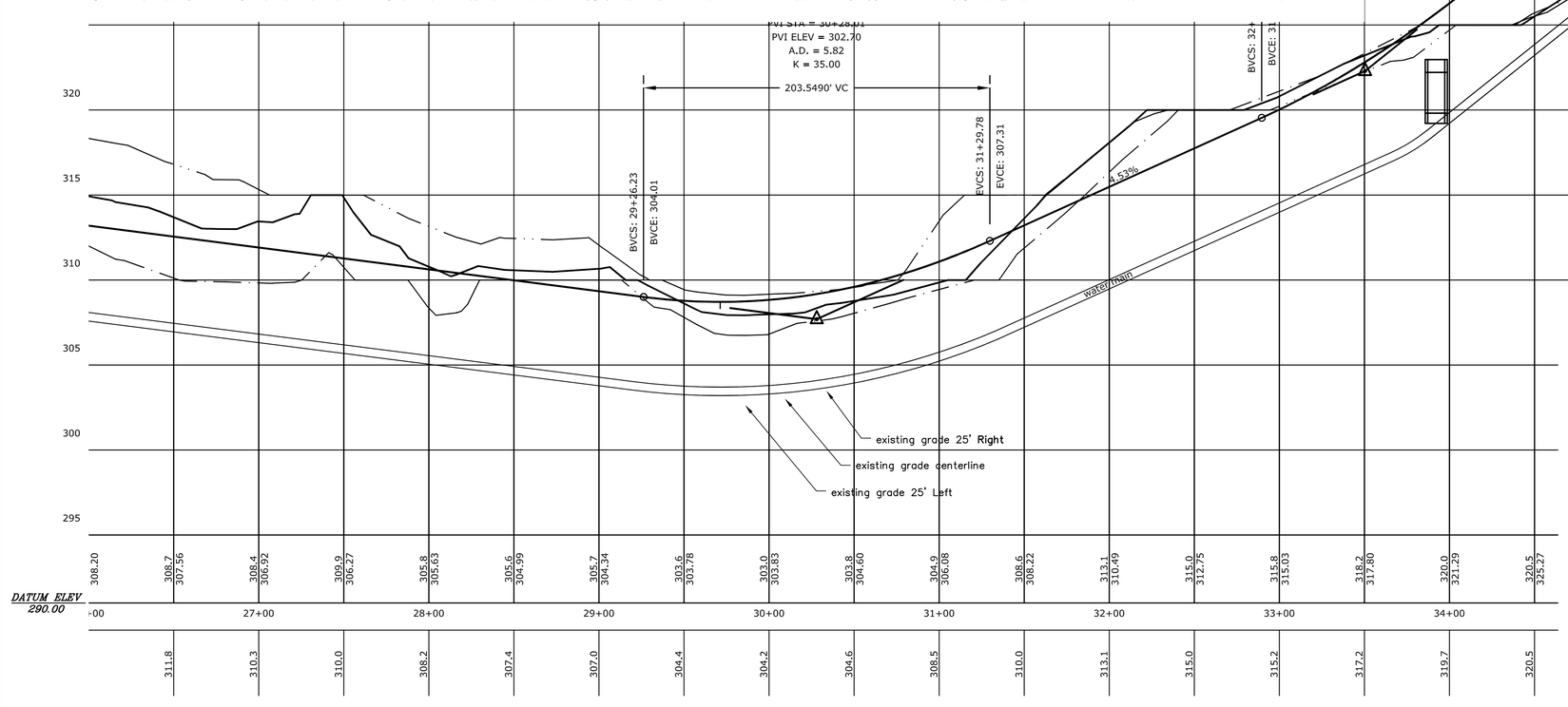
40 0 20 40 80 160

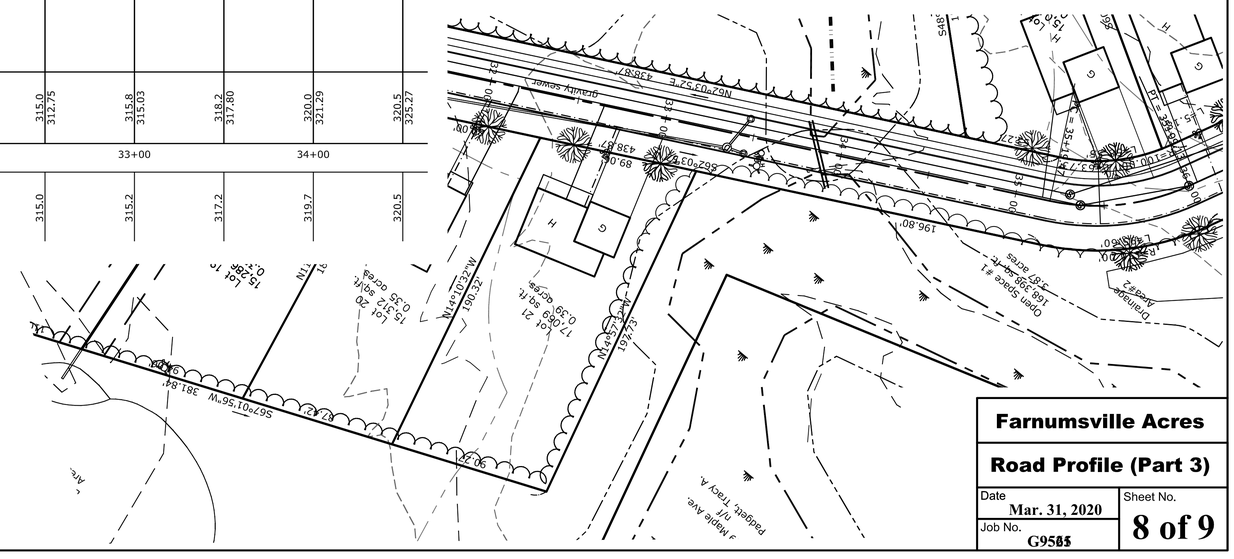
(IN FEET)
1 inch = 40 ft.
Vertical scale 1"=4'

Farnumsville Acres	
Road Profile (Part 2)	
Date May 6, 2020	Sheet No. 7 of 9
Job No. G9521	









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Sewer Main Extension

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40 0 20 40 80 160

(IN FEET)
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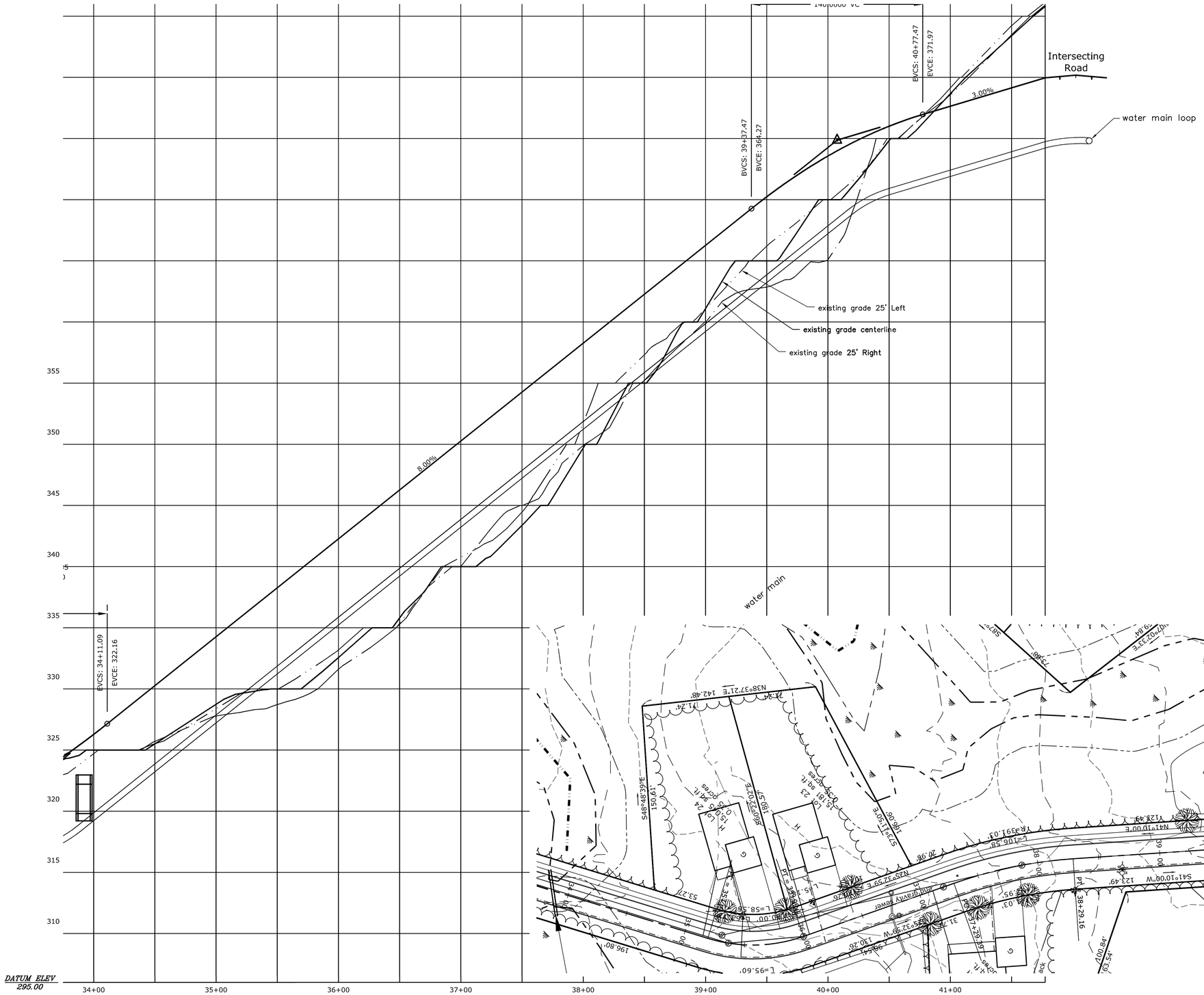
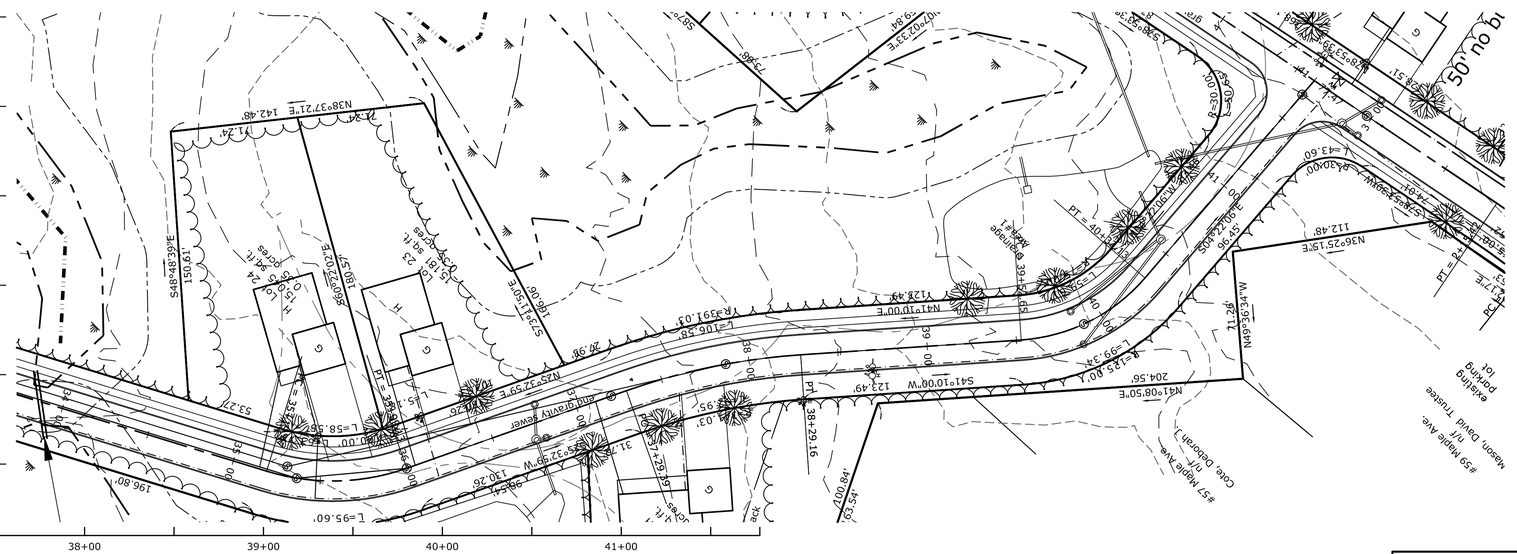
Vertical scale 1"=4'

Farnumsville Acres

Road Profile (Part 3)

Date	Sheet No.
Mar. 31, 2020	8 of 9
Job No. G9585	





Farnumsville Acres	
Road Profile (Part 4)	
Date Apr. 01, 2020	Sheet No. **9 of 9**
Job No. G9505	