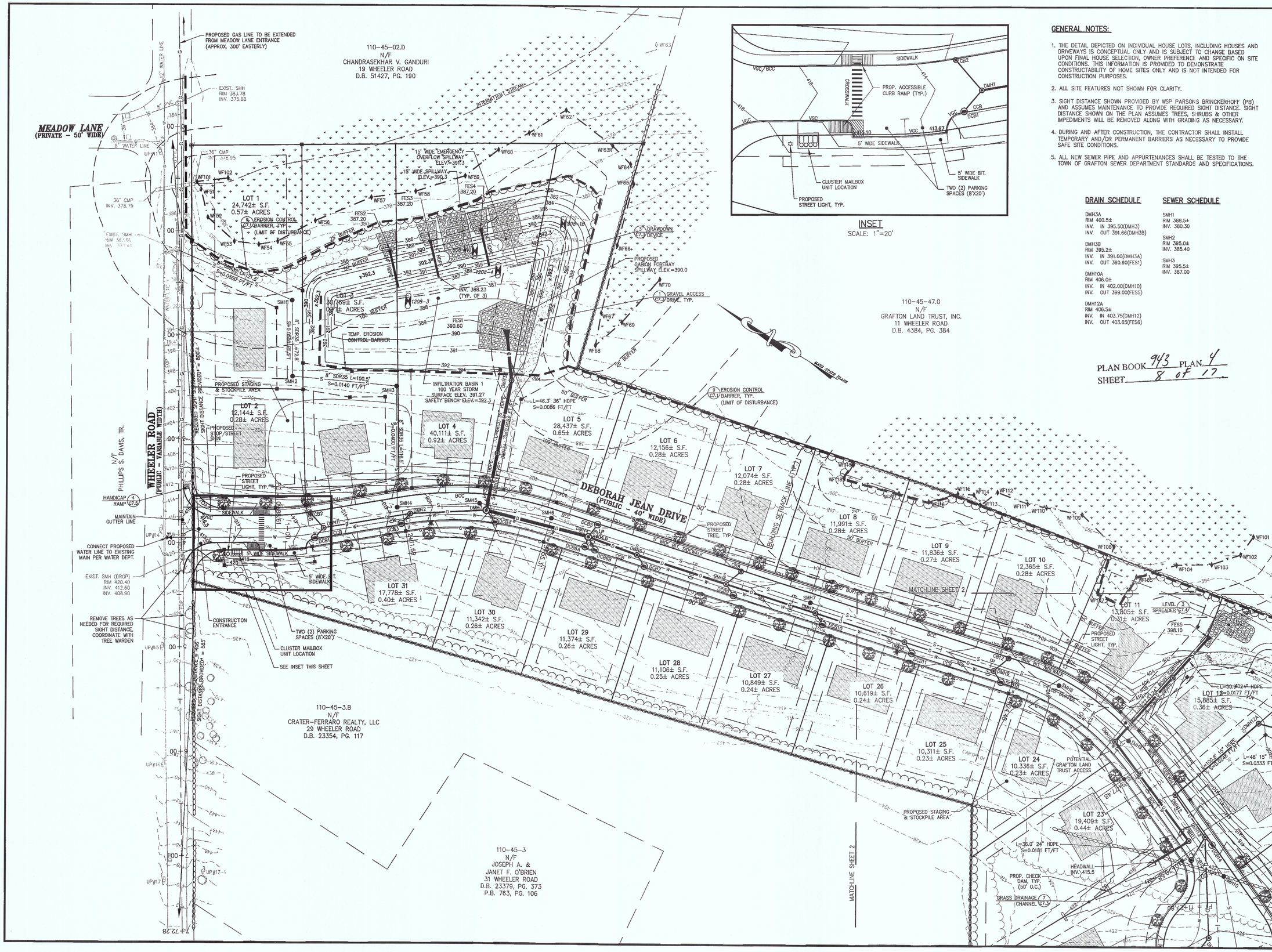

INSET
SCALE: 1"=20'

GENERAL NOTES:

1. THE DETAIL DEPICTED ON INDIVIDUAL HOUSE LOTS, INCLUDING HOUSES AND DRIVEWAYS IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL HOUSE SELECTION, OWNER PREFERENCE AND SPECIFIC ON SITE CONDITIONS. THIS INFORMATION IS PROVIDED TO DEMONSTRATE CONSTRUCTABILITY OF HOME SITES ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2. ALL SITE FEATURES NOT SHOWN FOR CLARITY.
3. SIGHT DISTANCE SHOWN PROVIDED BY WSP PARSONS BRINCKERHOFF (PB) AND ASSUMES MAINTENANCE TO PROVIDE REQUIRED SIGHT DISTANCE. SIGHT DISTANCE SHOWN ON THE PLAN ASSUMES TREES, SHRUBS & OTHER IMPEDIMENTS WILL BE REMOVED ALONG WITH GRADING AS NECESSARY.
4. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT BARRIERS AS NECESSARY TO PROVIDE SAFE SITE CONDITIONS.
5. ALL NEW SEWER PIPE AND APPURTENANCES SHALL BE TESTED TO THE TOWN OF GRAFTON SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.

DRAIN SCHEDULE

DMH3A
RIM 400.5±
INV. IN 395.50(DMH3)
INV. OUT 391.66(DMH3B)

DMH3B
RIM 395.2±
INV. IN 391.00(DMH3A)
INV. OUT 390.90(FES1)

DMH10A
RIM 406.0±
INV. IN 402.00(DMH10)
INV. OUT 399.00(FES5)

DMH12A
RIM 406.5±
INV. IN 403.75(DMH12)
INV. OUT 403.65(FES6)

SEWER SCHEDULE

SMH1
RIM 388.5±
INV. 380.30

SMH2
RIM 395.0±
INV. 385.40

SMH3
RIM 395.5±
INV. 387.00

PLAN BOOK 943 PLAN 4
SHEET 8 of 17

ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS ACTING AS PLANNING BOARD IN ITS CAPACITY AS THE COMPREHENSIVE PERMIT GRANTING AUTHORITY UNDER MGL 40B.

17-Jan-19
CHAIR DATE

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GRAFTON ZONING BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED ON OCTOBER 27, 2017 AT 8:54AM AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

Sandy L. Gavallas 1/18/19
TOWN CLERK DATE

PROJECT: ELMROCK ESTATES
A COMPREHENSIVE PERMIT PLAN
21 WHEELER ROAD &
106 BRIGHAM HILL ROAD
GRAFTON, MA 01536

APPLICANT: FIELDSTONE REALTY, LLC
100 BRIGHAM HILL ROAD
GRAFTON, MA 01536

REVISIONS

NO.	DATE	DESCRIPTION
1	2/28/17	REDUCED TO 32 LOTS, FULL DESIGN PLANS
2	4/10/17	PER GRAVES 3/15/17 REVIEW COMMENTS
3	7/24/17	PROPOSED 31 UNIT DESIGN
4	8/22/17	PER ZBA & REVIEW COMMENTS
5	8/20/18	PER COMPREHENSIVE PERMIT CONDITIONS
6	9/27/18	PER CONCOM COMMENTS
7	12/10/18	PER COMPREHENSIVE PERMIT CONDITIONS

CAD FILE	2015-332_40B_31 units_R1-REV-BASINS.dwg
DRAWN BY	TRB, SJO
CHECKED BY	RMM, BJA
DATE	AUGUST 30, 2016
PROJECT NO.	2015-332 (REF. 2011-273)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

TOPOGRAPHIC & UTILITY PLAN

SHEET 1 OF 2

COMMONWEALTH OF MASSACHUSETTS
RICHARD M. MAINVILLE
CIVIL
No. 28323
REGISTERED PROFESSIONAL ENGINEER

DRAWING NO.
C-5.1

PLAN NO. L-4958

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