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**MANAGER**  
Matthew E. Pearson

**TREASURER**  
Wendy Graves

February 16, 2022

Attn: Essek Petrie  
Pulte Homes of New England, LLC  
115 Flanders Road  
Westborough, MA 01581

RE: Afonso Village, Westboro Road, North Grafton, MA

Dear Mr. Petrie:

The Grafton Water District (District) has received your application for service for the Afonso Village, Westboro Road, North Grafton, MA. The Water District **approves** the application and construction with the following conditions:

1. The developer will be responsible for all conditions outlined in the District rules and regulations and any and all amendments and changes that may take place after this date and all specific conditions in this approval letter.
2. The developer shall be responsible for all fees as outlined in the District rules and regulations or specifically detailed in this approval letter.
3. No water will be activated to the project, except for testing purposes, until the installation of the water main meets all the testing and installation requirements of the District. The District will issue "water availability forms" during the phased project upon receipt from the Town of Grafton representative that the roadway meets the conditions required at that time for the issuance of a building permit and/or occupancy permit.
4. The developer will be responsible for all on site inspection services and any inspection charges that are necessary at a billing rate of \$85.00 per hour or as amended by the Board of Water Commissioners (Board). If the Town of Grafton's engineering inspection service representative is ON site while the water lines are being installed the District may waive the additional inspection services.
5. All off site construction in a Town public way shall require the services of an independent inspector selected by the District and or the Town. Inspection services are required to assure that the installation of the water main and the disturbance of the public way meets or exceeds the requirements set forth in the Town road-opening permit issued by the Director of Public Works. If the Town

- does not provide inspection services a charge of \$85.00 per hour shall be assessed for inspection services. The applicant/owner shall be responsible for payment of these inspection charges within 30 days of request for payment. Payment shall be made directly to the inspector at the request of the District.
6. District inspection services are rendered at \$85.00 per hour. After hours Overtime rates will apply if necessary.
  7. It has been determined based upon the plans submitted that the Entrance fee for the three residential apartment buildings comprised of 23 units shall be \$85,500 each. The 4-2 bedroom townhouses shall be charged \$6,000 each if metered separately. The two mixed use buildings will be \$61,000 each for the residential apartment units and an unknown charge for the retail units. The retail units will be charged based upon the meter size as per the Rules and Regulations rate fee table. The apartment units will be required to have a separate meter than the retail units.
  8. A fee of \$12,000 will be assessed and due at the time of connection for connection of the water main at 2 locations Westboro road and Institute Road at the project entrances.
  9. A fee of \$1,300 will be assessed and due at time of approval as per the fee schedule 3.0B (\$200 feet x 650 feet of new main).
  10. A payment of 100% will be required upon activation of water to each building.
  11. A fee will be assessed for each fire protection service as per the District Rules and Regulations, if required to be installed.
  12. All fire sprinkler systems shall be on a separate water service from the domestic potable water service. The District shall be deeded access to the fire sprinkler components within the buildings to allow testing of the backflow devices.
  13. All lawn irrigation services shall be on a separate service and meter as these are metered at a different rate .
  14. All hydrants, fittings, water mains and services located on public property will be owned and maintained by the District after acceptance as a public way. Private developments and roads shall be owned and maintained by the owner. A private hydrant charge will be assessed per the District Rules and Regulations if the roadways are not Town accepted roads. All hydrants are for use by the fire department or District. The owner shall be responsible for 1-year from activation for any repairs to any Town approved roads. Services will be the owners responsibility after the curb-stop or main gate shut-off.
  15. All backflow devices and fire sprinkler systems shall be approved by the District and submitted as per the Department of Environmental Protection requirements.
  16. Hydrant locations may be determined in conjunction with the Fire Chief before installation.

#### General Conditions:

1. All hydrants and valves shall be open left. All gate valves shall be resilient seat gate valves, with epoxy coating inside and out, and with stainless steel bolts.
2. All road gate boxes shall be American made.
3. Services boxes shall be single plug Erie boxes.
4. Water mains shall be direct tapped and shall be Ductile iron.

6. No water mains shall be installed greater than 8 feet deep or with less than 5 feet of earthen cover not to include finish pavement elevations. Deviations from these standards shall require prior written approval from the District manager.
7. All water mains and services shall have marking tape; "buried water pipe below" installed two feet from the top of the pipe.
8. The applicant/owner/engineer guarantees a fire flow of a minimum of 750 gallons per minute at 25 lbs of residual pressure at any point in the project. Flow shall be capable of being delivered for 1 hour. Minimum pressure of any fixture constructed as part of the project shall meet a minimum standard of 25 pounds of static water pressure at the highest elevation of a plumbing fixture inside the building.
9. The water system shall be pressure tested and chlorinated prior to activation.
10. The developer shall be responsible for as-built plans and records. The water system may not be activated until the District receives appropriate as-built plans showing all ties to the watermain, valves, services, fittings and any crossings with other utilities.
11. The District requires that all water pipe for the complete phase must be installed, approved and activated prior to any service connections being activated. The contractor shall guarantee for one year, or until road acceptance by the Town all components of the water system.
12. No fire services or residential service curb-stops shall be placed in driveway pavement. All shut offs shall be before or at the property line.
13. The developer shall be responsible for supplying all meters and angle ball valve fittings associated with the installation, to the District prior to installation. All meters shall be "Badger" bronze meters with the "Orion" reading technology purchased through Stiles Company, Norwood, MA or other pre-approved Badger meter distributor. The applicant shall pay for the meters and fittings directly to the supplier. Failure to pay within 30 days will impede the installation of the meters.
14. The District reserves the right to add additional conditions if changes to the plans (#18) are made as a result of any changes in the field by the applicant.
15. The District shall be notified 48 hours prior to any work starting that involves the construction of any portions of this approval.
16. The developer, contractor or any of their representatives shall at no time operate any valves, hydrants or fittings, of which water has been activated without the written approval of the manager of the District.
17. Any and all water used for construction purposes shall be metered. Unauthorized use of water will result in penalties as outlined in the District rules and regulations.
18. All plans shall be followed as shown and detailed. The District has based this approval on the plans submitted titled: Definitive Subdivision, The Village at Institute Road, prepared for D&F Alfonso Builders, Inc., Milford, MA, dated September 16, 2016 sheets 1-34. Prepared by Guerriere & Halnon, Inc. Whitinsville, MA as submitted to the Town of Grafton Planning Board for their final approval and as recorded.

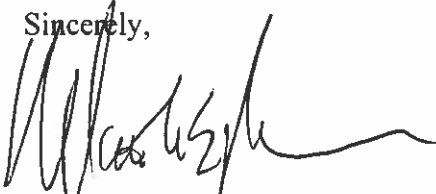
The District makes no guarantees that water will be available for use upon request for service activation. The contractor is only guaranteed water upon payment of the appropriate fees for service connection. The contractor can make payment for water service connections prior to installation or activation. This payment will guarantee the water that is paid for will be available.

Connection fees and rates are subject to any changes made by the Board of Water Commissioners after one year from the date of this approval. This approval is valid for 3-years from this date and may be extended only upon request of the applicant and the approval of the issuing authority.

If you have any questions regarding this approval, you may contact me at 839-2302 during the hours of 8am and 4pm, Monday through Friday.

By signing below, you agree to the conditions set forth in this approval letter and the District By-laws and rules and regulations.

Sincerely,



Matthew Pearson  
Business Manager

Accepted by:

Date: 2/17/22



Essek Petrie  
Pulte Homes of New England, LLC