

PROJECT DATA:

TOTAL PROJECT AREA: 799,187 S.F.± (18.347) ACRES±
 TOTAL DEVELOPED AREA: 394,018 S.F.± (9.045) ACRES±
 ROAD LENGTH: 825.4 L.F.
 No. OF LOTS NINE (9)
 WATER SUPPLY: MUNICIPAL
 SEWAGE DISPOSAL ON-SITE SEPTIC
 REF. MERIDIAN NAD 1983 MA S.P. COORD
 VERTICAL DATUM: NAVD 1988

PLAN REFERENCES:

- PL BK 474 PL 24 PL BK 360 PL 75
- PL BK 309 PL 98
- PL BK 290 PL 39
- PL BK 283 PL 24
- PL BK 271 PL 39
- PL BK 270 PL 72
- PL BK 225 PL 20
- PL BK 199 PL 11
- PL BK 187 PL 25
- PL BK 185 PL 15
- PL BK 180 PL 36
- PL BK 143 PL 80
- PL BK 131 PL 80
- PL BK 129 PL 87
- PLAN 582 OF 1957
- PLAN 825 OF 1956
- PLAN 376 OF 1954
- PLAN 332 OF 1954

(1948 KING ST E.C.L.O.#2744)

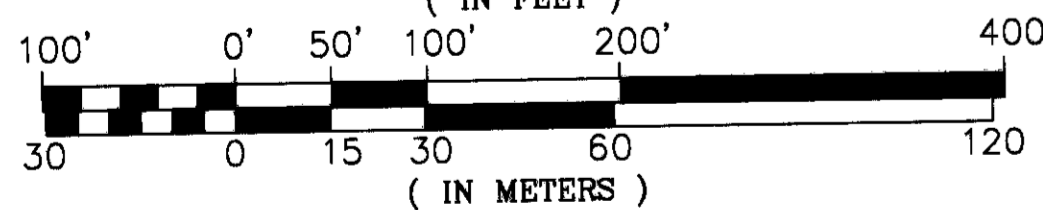
ZONING DATA:

ZONING DISTRICT: R-2 RES. (S.F.D.)
 REQUIRED
 MINIMUM LOT SIZE: 30,000 S.F.(18,000 SF CBA)
 MINIMUM FRONTAGE: 150 FEET
 MINIMUM WIDTH: 120 FEET
 FRONT YARD MIN.: 30 FEET
 REAR YARD MIN.: 15 FEET
 SIDE YARD MIN.: 15 FEET



CALL TOLL FREE
 1-888-DIG-SAFE
 (1-888-344-7233)

72 HOURS IN ADVANCE
 GRAPHIC SCALE
 1 inch = 100 ft.
 (IN FEET)

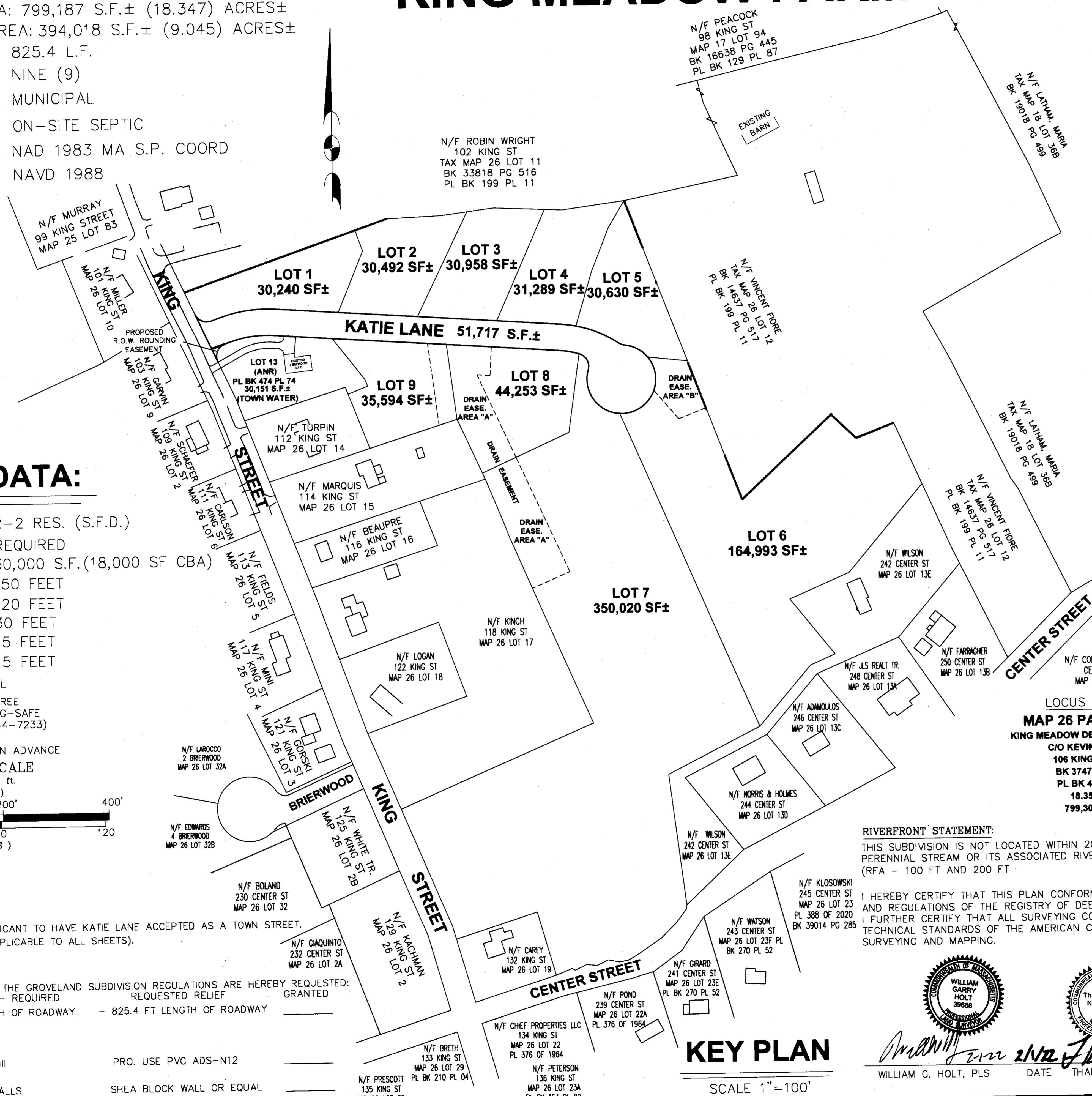


IT IS THE INTENT OF THE APPLICANT TO HAVE KATIE LANE ACCEPTED AS A TOWN STREET. SEE LEGEND ON SHEET 2A (APPLICABLE TO ALL SHEETS).

WAIVER REQUESTS:

THE FOLLOWING WAIVERS FROM THE GROVELAND SUBDIVISION REGULATIONS ARE HEREBY REQUESTED:	REGULATION- REQUIRED	REQUESTED RELIEF	GRANTED
SECT.: 4.3.7.1 750 FT LENGTH OF ROADWAY	-	825.4 FT LENGTH OF ROADWAY	
SECT.: 4.3.11.1 70.4.3 G(2)			
SECT.: 4.3.11.1 70.4.3 K(1)			
SECT.: 70.5.6 (C) RCP PIPE III			
SECT.: 70.5.10 (A) STONE WALLS			
		PRO. USE PVC ADS-N12	
		SHEA BLOCK WALL OR EQUAL	

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM



PRELIM. PLAN FILED: 02-04-2020
 HEARING HELD: 03-18-2020 08-25-2020
 PRELIM. PLAN APPROVED 08-25-2020
 DEFINITIVE PLAN FILED: 01-20-2021
 HEARING HELD: 03-02-2021 THRU 09-20-2021
 DEFINITIVE PLAN APPROVED 09-20-2021

PLANNING BOARD USE:
 TOWN OF GROVELAND
 PLANNING BOARD APPROVAL
 REQUIRED:
W. G. Holt, PLS
Thad D. Berry, PE
 DATE: 3-1-2022

SO. ESSEX #406 BK:40784 Pg:512
 03/11/2022 01:02 PLAN Pg 1/21
 #400
 3/11/2022
 40784-512
 (21 PLS)
 FOR REGISTRY USE ONLY

FLOODPLAIN STATEMENT:

NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. FLOOD INSURANCE RATE MAP (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012.

AQUIFER STATEMENT:

THIS SUBDIVISION IS NOT LOCATED IN ZONE II AS SHOWN ON THE AQUIFER PROTECTION DISTRICT MAP ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. THE SUBJECT PROPERTY IS IN ZONE III, BUT WILL CONVERT LESS THAN 15% OF TOTAL LOT AREA TO IMPERVIOUS COVER.

SHEET INDEX

SHEET C1	COVER SHEET
SHEET S2 ABC	PERIMETER BOUNDARY PLAN
SHEET S3	EXIST. COND & SOILS SITE PLAN
SHEET S4 AB	PLAN OF LOTS
SHEET E5A	GRADING & DRAINAGE SITE PLAN
SHEET E5B	UTILITY & LANDSCAPING
SHEET E5E	ROOF INFILTRATION & FENCE DETAILS
SHEET E6	ROADWAY PLAN & PROFILE
SHEET E7	DRAINAGE PROFILE & DETAILS
SHEET D8	CONSTRUCTION DETAILS
SHEET D9	CONSTRUCTION DETAILS
SHEET D10	SIGHT DIST. ANALYSIS & DETAILS
SHEET EC11	EROSION CONTROL PLAN
SHEET LC12	LOT CONFIGURATION COMPLIANCE
SHEET WPD13	ZONE II & III COMPLIANCE
SHEET MOD15 ABC	MEMORANDUM OF DECISION

NOTE:

ALL FUTURE DEVELOPMENT FOR THE KING MEADOW FARM SUBDIVISION SHALL COMPLY SECTION 50.6-2H(3).

APPROVED 3-1-2022, 2024 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2025

APPROVED ON 3-1-2022, 2024 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2024 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

Thad D. Berry
DATE: 3/1/2022 TOWN CLERK

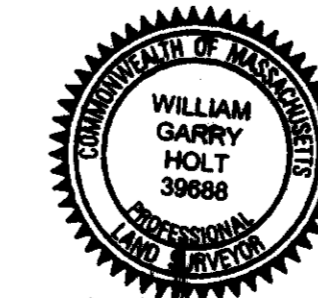
LOCUS DATA:

MAP 26 PARCEL 13F
 KING MEADOW DEVELOPMENT, LLC
 C/O KEVIN CUNIFF
 108 KING STREET
 BK 37478 PG 210
 PL BK 474 PL 24
 18.35 AC±
 799,309 S.F.±

RIVERFRONT STATEMENT:

THIS SUBDIVISION IS NOT LOCATED WITHIN 200 FEET OF A PERENNIAL STREAM OR ITS ASSOCIATED RIVERFRONT AREA (RFA - 100 FT AND 200 FT)

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.



KEY PLAN

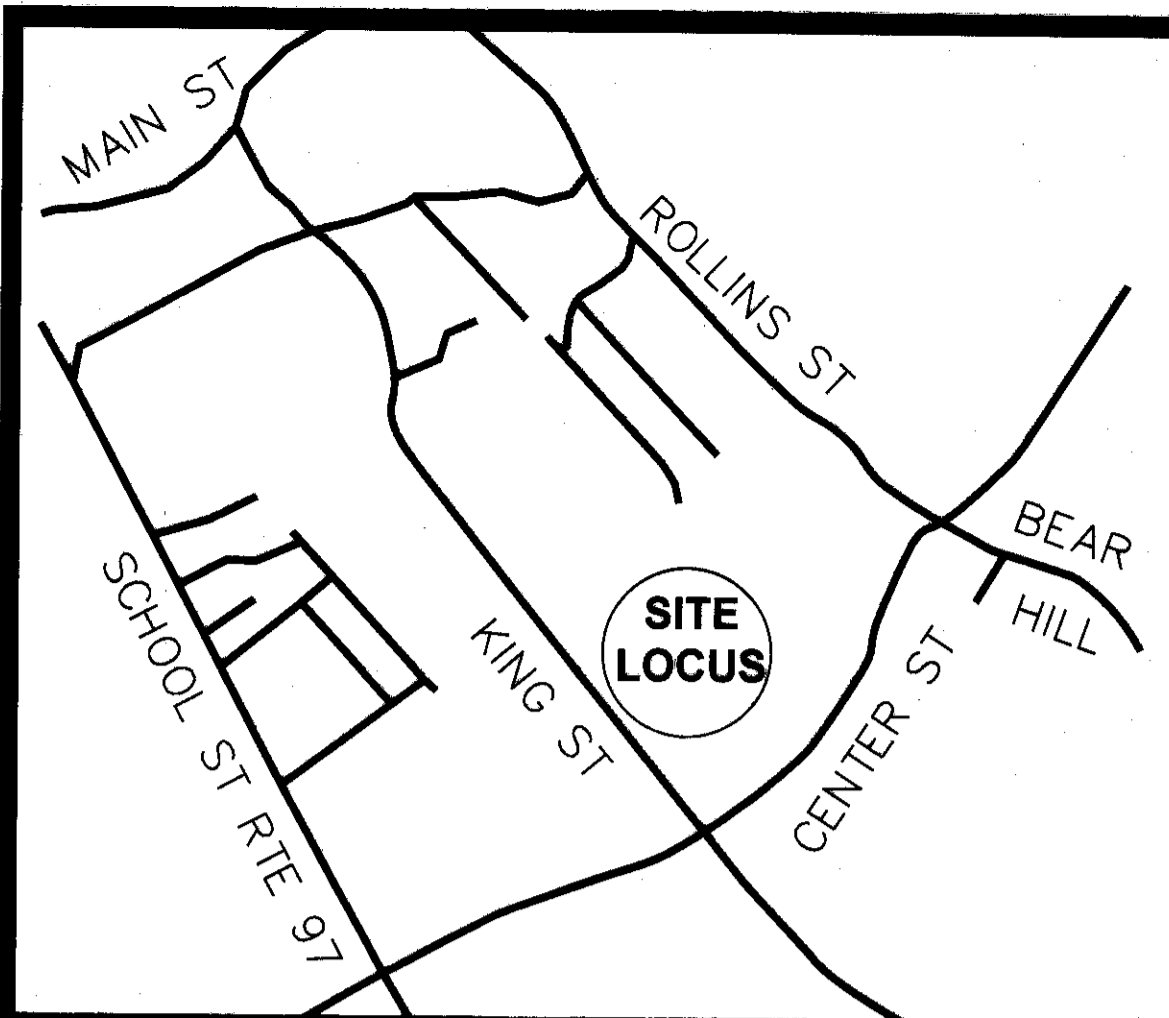
SCALE 1"=100'

William G. Holt DATE: *3/1/2022* *Thad D. Berry*
WILLIAM G. HOLT, PLS DATE THAD D. BERRY, PE

KING MEADOW FARM
 A SUBDIVISION IN GROVELAND, MASS.
 DEFINITIVE SUBDIVISION PLAN

APPLICANT/OWNER KING MEADOW DEVELOPMENT LLC 211 SEVEN STAR RD GROVELAND, MA 01834	COVER SHEET KATIE LANE
DRAWN: WGH DESIGNED: WGH,TDB CHECKED: TDB,WGH DATE: 14-DEC-2020	SCALE: AS NOTED SHEET No. C1
WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 E-MAIL: billgholt@aol.com TEL: (978) 346-7873 CELL: (978) 257-4576	REVISION : BY #1 5/17/21 TEC REV WGH #2 7/08/21 TEC REV WGH #3 8/02/21 TEC REV WGH #4 8/24/21 TEC REV WGH

40784-512 (21 PLS)



APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2022, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

[Signature] TOWN CLERK
DATE: 3/2/2022

GENERAL NOTES:

- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
- TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
- TOPOGRAPHY DATUM NGVD 1988.
- LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
- WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
- SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

SO. ESSEX #400 BK:40784 Pg:512
03/11/2022 01:02 PLAN Pg 212

#400
3/11/2022
40784-512

(21 PLS)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND
PLANNING BOARD:
[Signatures]

DATE: 3-6-2022

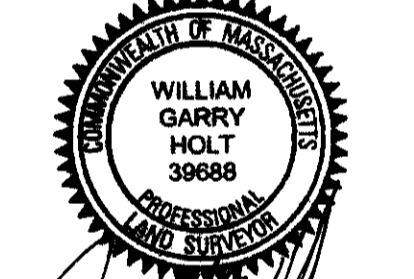
**DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM**
LOCATED IN
**GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F**

PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

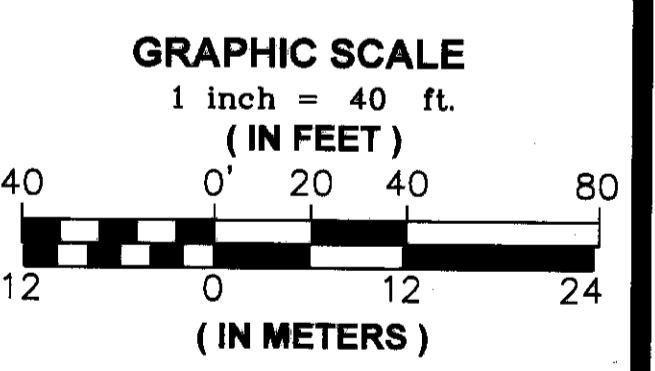
PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



WILLIAM G. HOLT PLS #39688



**SHEET TITLE:
PERIMETER BOUNDARY
106 KING STREET
MAP 26 LOT 13F**

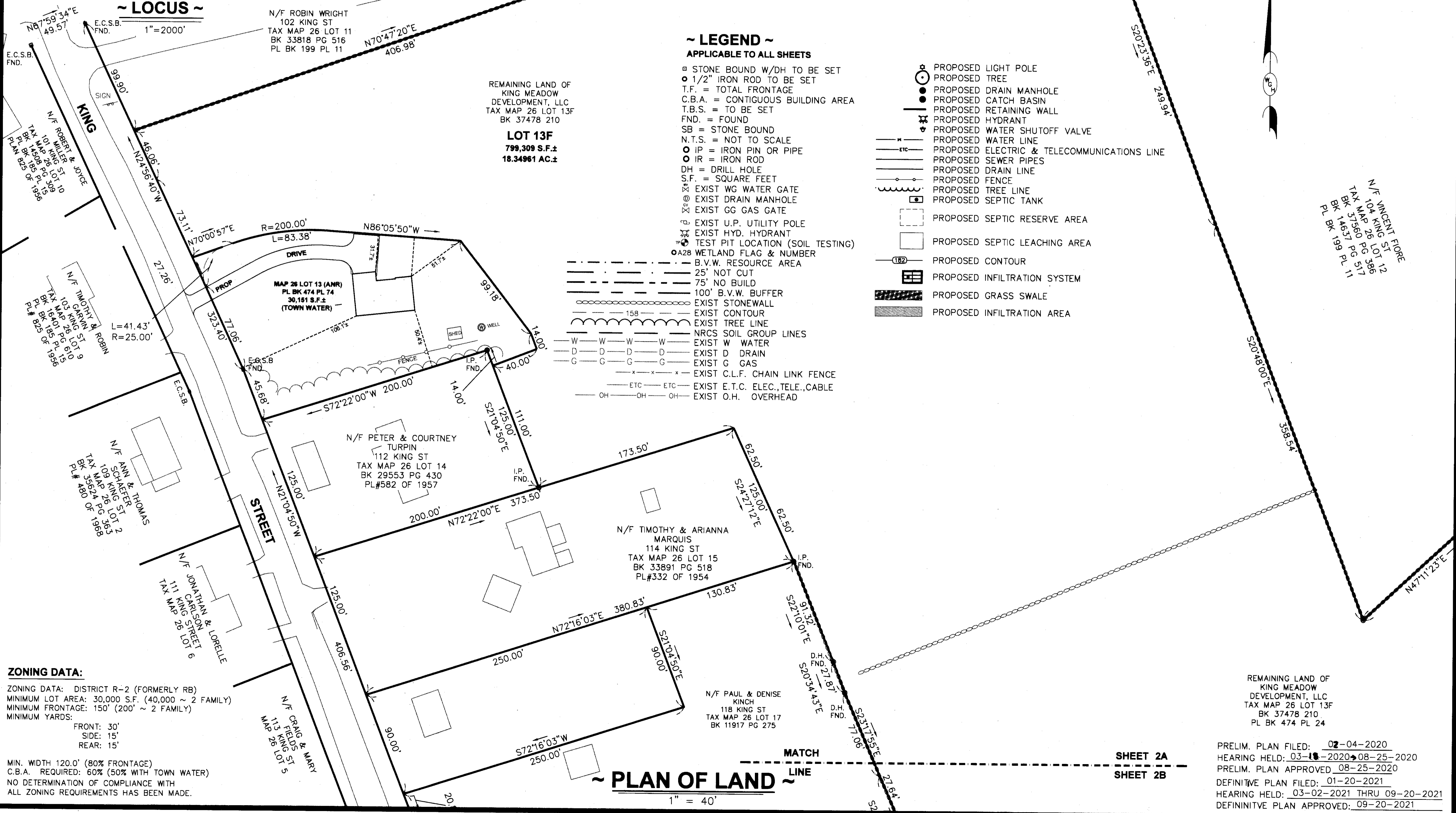
DRAWN:	W. HOLT
DESIGNED:	W.HOLT
CHECKED:	W.HOLT
DATE:	12-12-20
CAD FILE:	KMF DEF SH2.DWG
JOB No.	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24

REVISION:	BY
#1. 5-17-21 TEC REVIEW	WGH
#2. 7-06-21 TEC REVIEW #2	WGH
#3. 8-02-21 TEC REVIEW #3	WGH
#4. 8-24-21 TEC REVIEW #4	WGH

SHEET: S2A

REMAINING LAND OF KING MEADOW DEVELOPMENT, LLC
TAX MAP 26 LOT 13F
BK 37478 210
PL BK 474 PL 24

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020, 08-25-2020
PRELIM. PLAN APPROVED: 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021



~ LEGEND ~
APPLICABLE TO ALL SHEETS

- STONE BOUND W/DH TO BE SET
- 1/2" IRON ROD TO BE SET
- T.F. = TOTAL FRONTAGE
- C.B.A. = CONTIGUOUS BUILDING AREA
- T.B.S. = TO BE SET
- FND. = FOUND
- SB = STONE BOUND
- N.T.S. = NOT TO SCALE
- IP = IRON PIN OR PIPE
- IR = IRON ROD
- DH = DRILL HOLE
- S.F. = SQUARE FEET
- EXIST WG WATER GATE
- EXIST DRAIN MANHOLE
- EXIST GG GAS GATE
- EXIST U.P. UTILITY POLE
- EXIST HYD. HYDRANT
- TEST PIT LOCATION (SOIL TESTING)
- A28 WETLAND FLAG & NUMBER
- B.V.W. RESOURCE AREA
- 25' NOT CUT
- 75' NO BUILD
- 100' B.V.W. BUFFER
- EXIST STONEWALL
- EXIST CONTOUR
- EXIST TREE LINE
- NRCS SOIL GROUP LINES
- EXIST W WATER
- EXIST D DRAIN
- EXIST G GAS
- EXIST C.L.F. CHAIN LINK FENCE
- EXIST E.T.C. ELEC., TELE., CABLE
- EXIST O.H. OVERHEAD
- PROPOSED LIGHT POLE
- PROPOSED TREE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED RETAINING WALL
- PROPOSED HYDRANT
- PROPOSED WATER SHUTOFF VALVE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC & TELECOMMUNICATIONS LINE
- PROPOSED SEWER PIPES
- PROPOSED DRAIN LINE
- PROPOSED FENCE
- PROPOSED TREE LINE
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC RESERVE AREA
- PROPOSED SEPTIC LEACHING AREA
- PROPOSED CONTOUR
- PROPOSED INFILTRATION SYSTEM
- PROPOSED GRASS SWALE
- PROPOSED INFILTRATION AREA

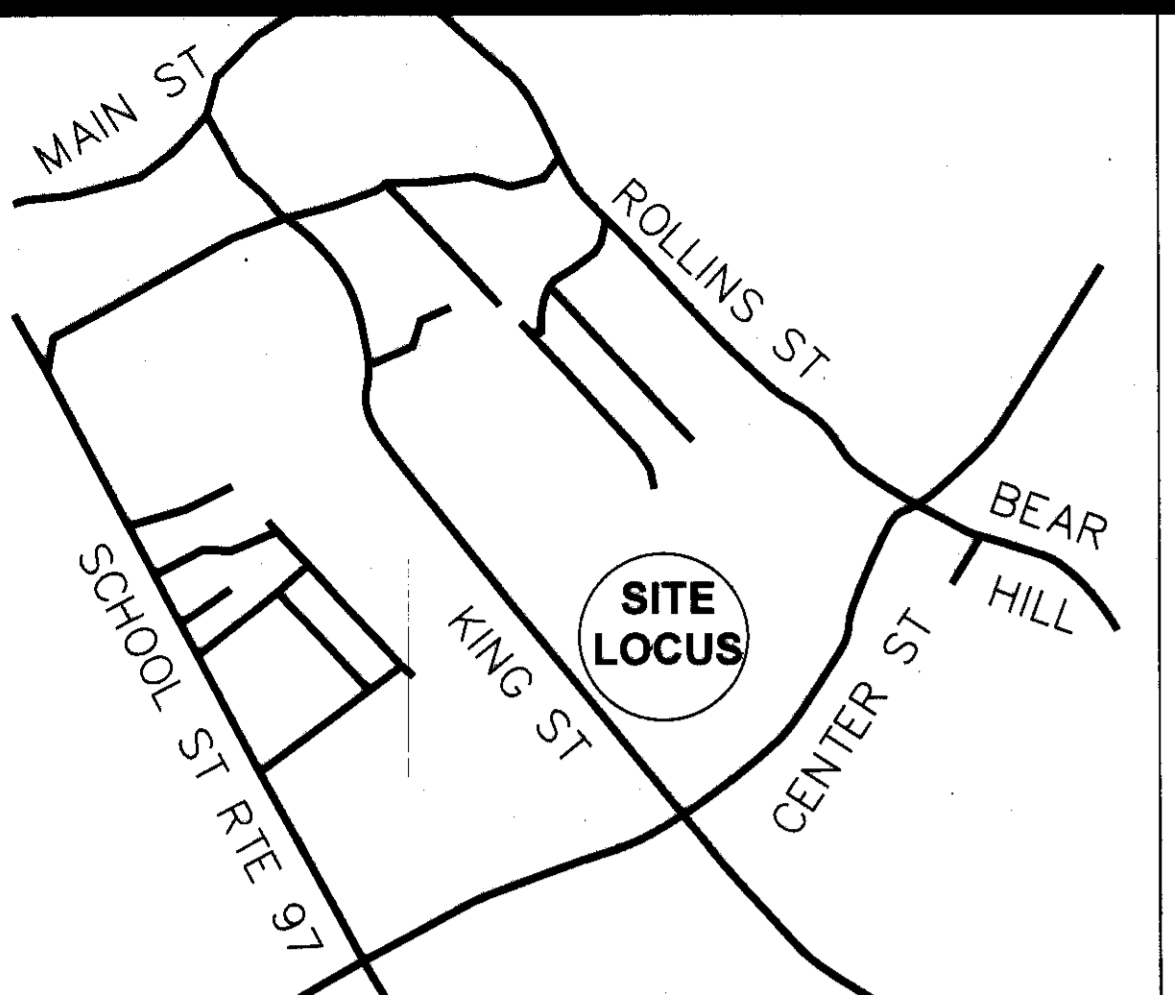
ZONING DATA:
ZONING DATA: DISTRICT R-2 (FORMERLY RB)
MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY)
MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY)
MINIMUM YARDS:
FRONT: 30'
SIDE: 15'
REAR: 15'

MIN. WIDTH 120.0' (80% FRONTAGE)
C.B.A. REQUIRED: 60% (50% WITH TOWN WATER)
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

~ PLAN OF LAND ~

1" = 40'

SHEET 2A
SHEET 2B



APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

DATE: 3/2/2022 TOWN CLERK

GENERAL NOTES:

- 1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F. 2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D. 3. TOPOGRAPHY DATUM NGVD 1988. 4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B). 5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION. 6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY. 7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN. 8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

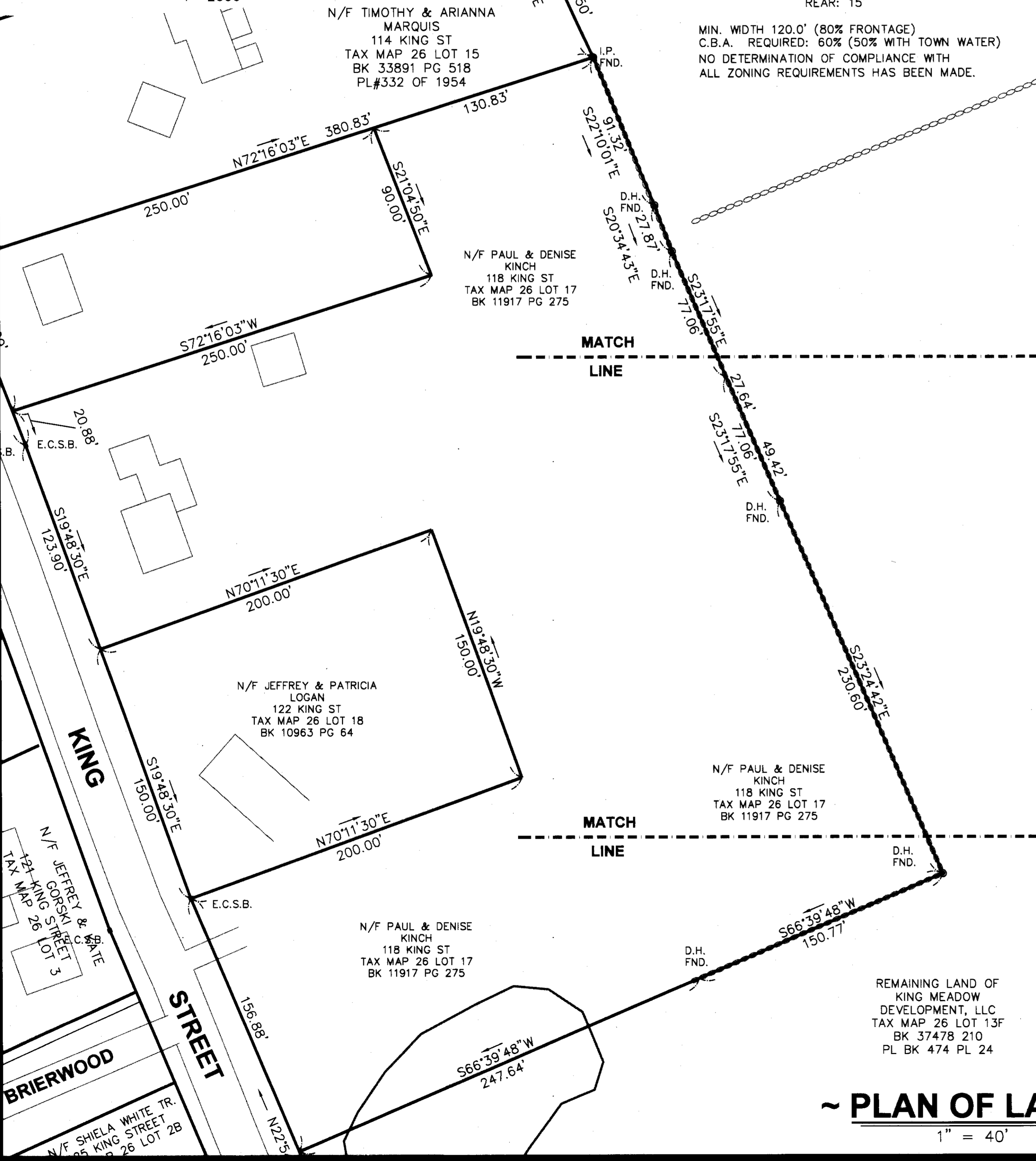
SO. ESSEX #400 BK:40784 Pg:512

#400 3/11/2021 40784-512 (21 PLS)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED: TOWN OF GROVELAND PLANNING BOARD: DATE: 3-1-2022

~ LOCUS ~

1"=2000'



ZONING DATA: DISTRICT R-2 (FORMERLY RB) MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY) MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY) MINIMUM YARDS: FRONT: 30' SIDE: 15' REAR: 15' MIN. WIDTH 120.0' (80% FRONTAGE) C.B.A. REQUIRED: 60% (50% WITH TOWN WATER) NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

SHEET 2A SHEET 2B

SHEET 2B SHEET 2C

~ PLAN OF LAND ~

1" = 40'

PRELIM. PLAN FILED: 02-04-2020 HEARING HELD: 03-10-2020, 08-25-2020 PRELIM. PLAN APPROVED: 08-25-2020 DEFINITIVE PLAN FILED: 01-20-2021 HEARING HELD: 03-02-2021 THRU 09-20-2021 DEFINITIVE PLAN APPROVED: 09-20-2021

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

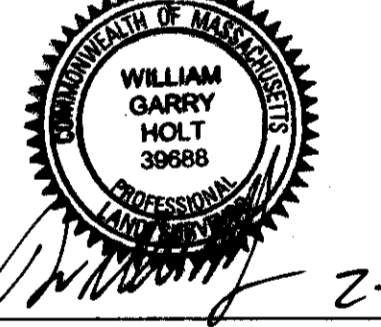
LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F

PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834

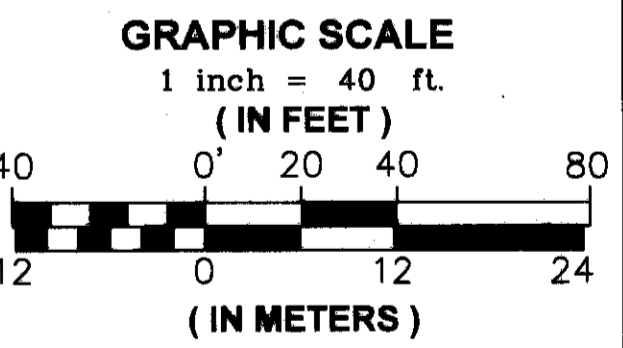
PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billgholt@aol.com

ASSESSOR DATA: MAP: 26 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



WILLIAM G. HOLT PLS #39688



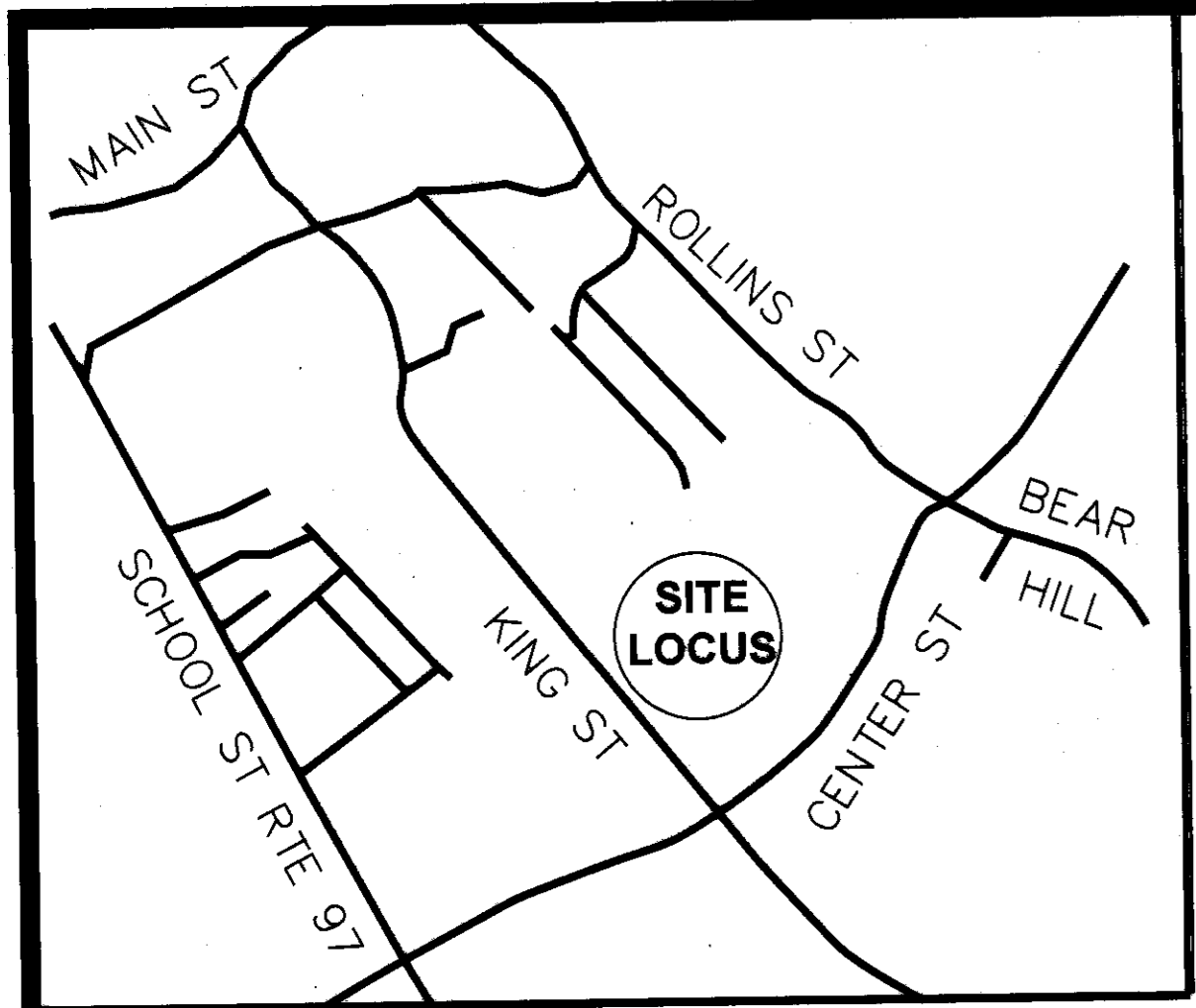
SHEET TITLE: PERIMETER BOUNDARY 106 KING STREET MAP 26 LOT 13F

Table with columns: DRAWN, DESIGNED, CHECKED, DATE, CAD FILE, JOB No. and values: W. HOLT, W.HOLT, W.HOLT, 12-12-20, KMF DEF SH2.DWG, #19-047 DEF

LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24

Table with columns: REVISION, BY and rows for TEC REVIEW #1-#4 with initials WGH

SHEET: S2B



APPROVED 8-1-2012, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 8-1-2012, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 8-1-2012, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK
DATE: 3/2/2022

GENERAL NOTES:

1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
3. TOPOGRAPHY DATUM NGVD 1988.
4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
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SO. ESSEX #400 Bk: 40784 Pg: 512
03/11/2022 01:02 PLAN Pg 4/21

#400
3/11/2022
40784-512

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND
PLANNING BOARD:
[Signature]
[Signature]
DATE: 3-1-2022

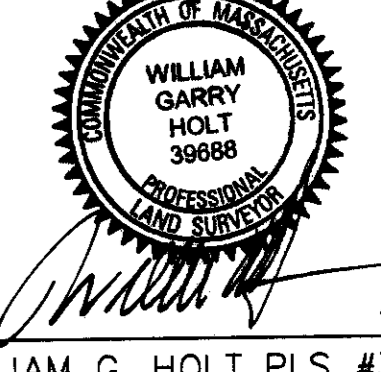
DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM
LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F

PREPARED FOR OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD GROVELAND, MA 01834

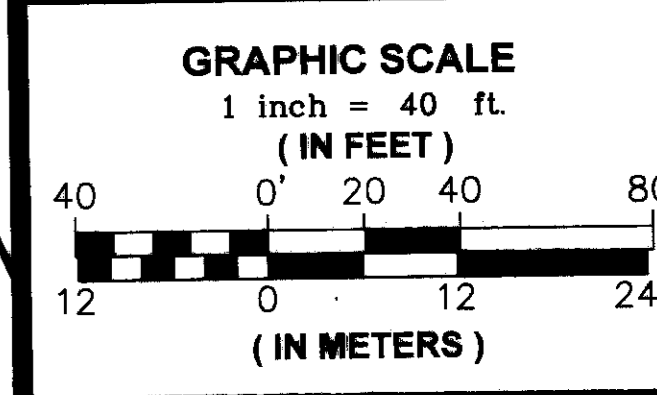
PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



WILLIAM G. HOLT PLS #39688



SHEET TITLE:
PERIMETER BOUNDARY 106 KING STREET MAP 26 LOT 13F

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-12-20
CAD FILE:	KMF_DEF_SH2.DWG
JOB No.:	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24

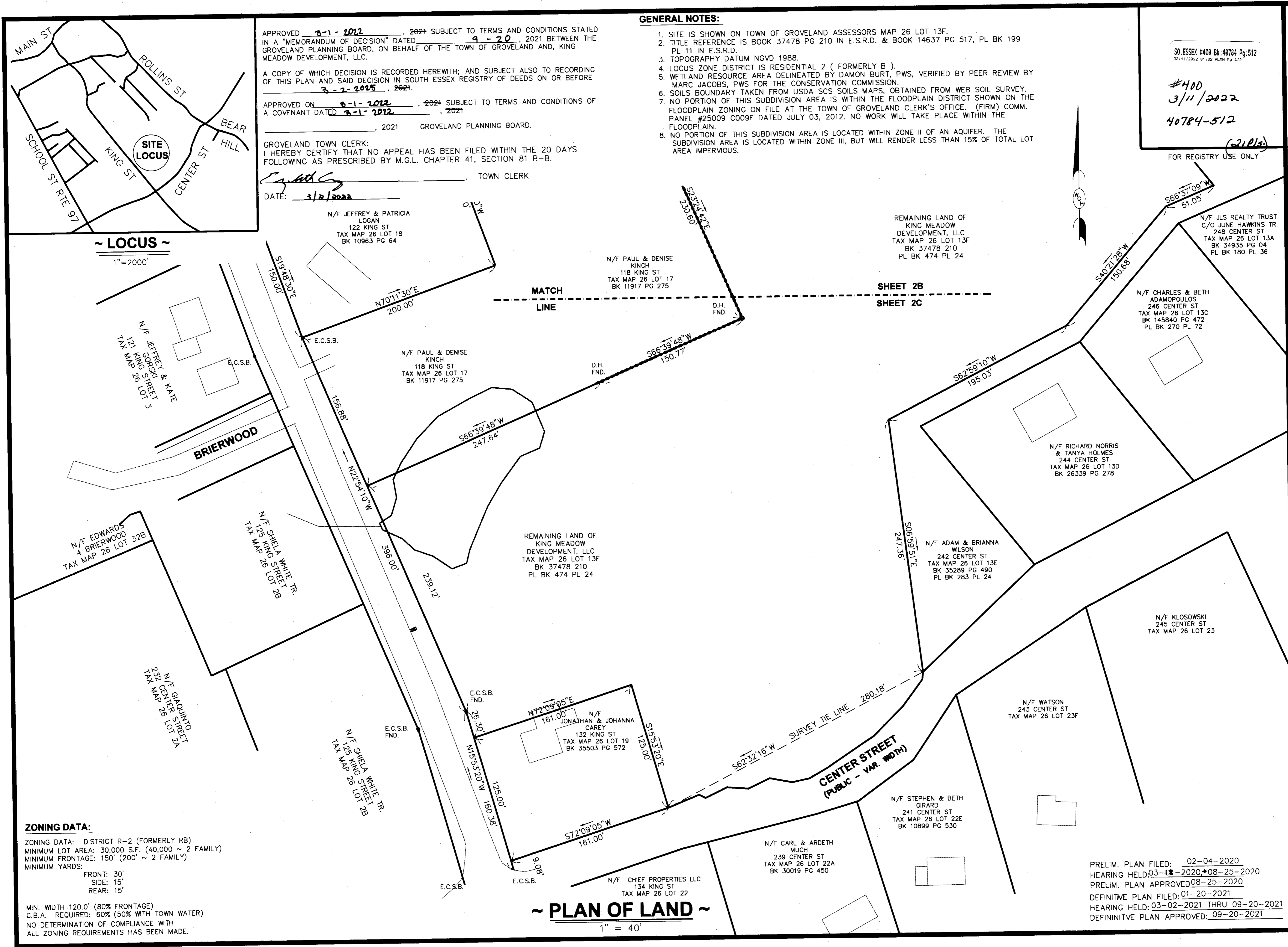
REVISION :		BY
#1	5-17-21 TEC REVIEW	WGH
#2	7-06-21 TEC REVIEW #2	WGH
#3	8-02-21 TEC REVIEW #3	WGH
#4	8-24-21 TEC REVIEW #4	WGH

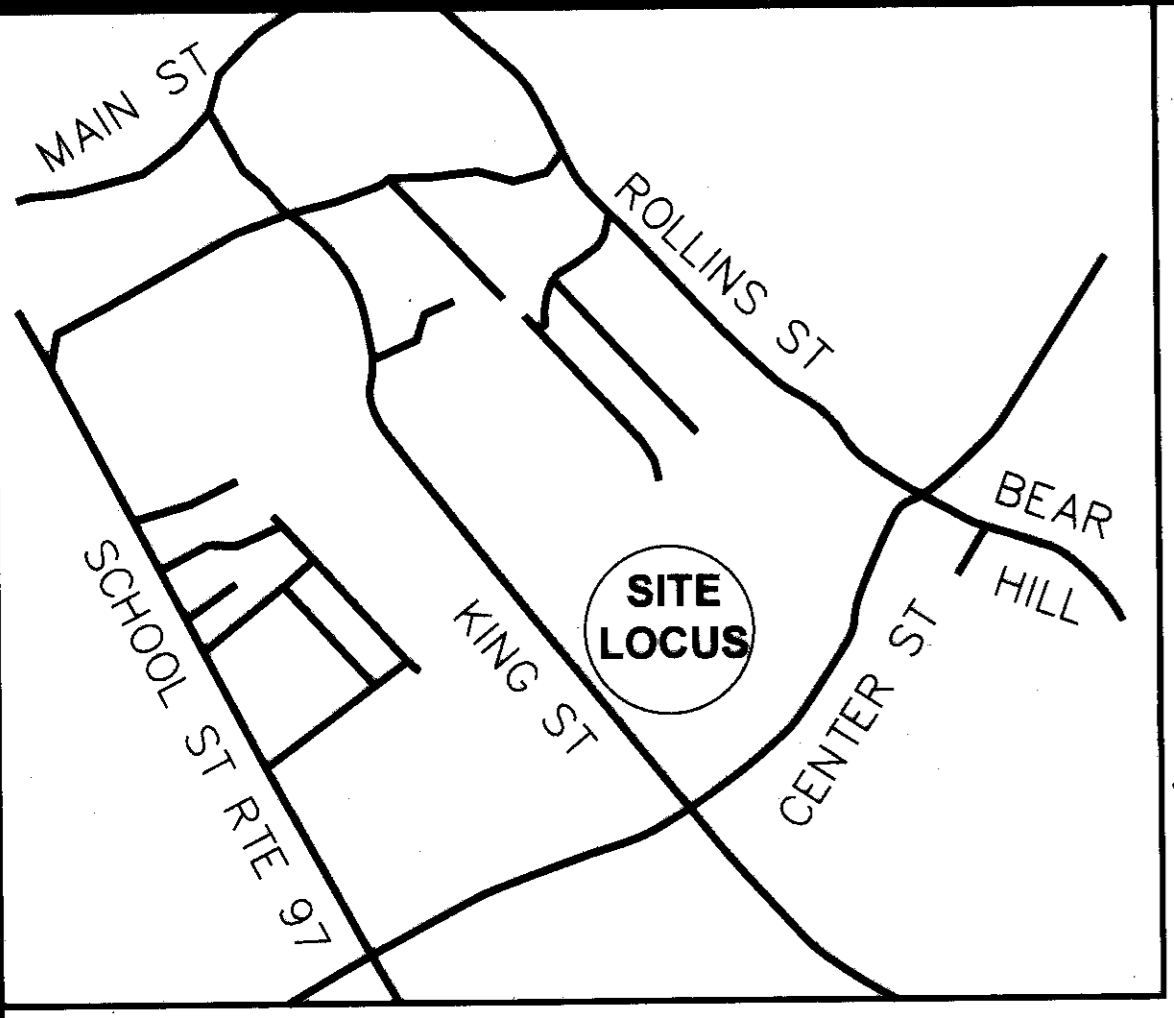
SHEET: S2C

~ LOCUS ~
1" = 2000'

~ PLAN OF LAND ~
1" = 40'

ZONING DATA:
ZONING DATA: DISTRICT R-2 (FORMERLY RB)
MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY)
MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY)
MINIMUM YARDS:
FRONT: 30'
SIDE: 15'
REAR: 15'
MIN. WIDTH 120.0' (80% FRONTAGE)
C.B.A. REQUIRED: 60% (50% WITH TOWN WATER)
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.





APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2024.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

DATE: 3/2/2022

GENERAL NOTES:

1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
3. TOPOGRAPHY DATUM NGVD 1988.
4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

SO. ESSEX #400 Bk: 40784 Pg: 512
03/11/2022 01:02 PLN PG 5/21

#400
3/11/2022
40784-512
(21 Pgs)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND PLANNING BOARD:
[Signature]
DATE: 3-1-2022

DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM

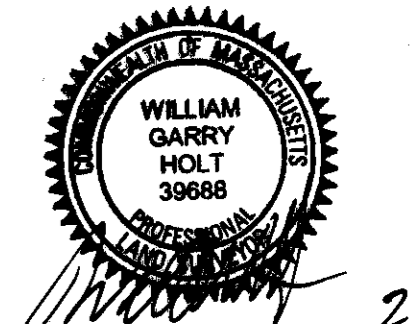
LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F

PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

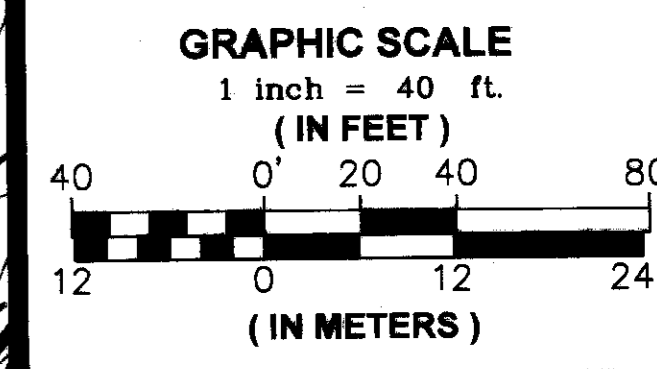
PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



WILLIAM G. HOLT PLS #39688

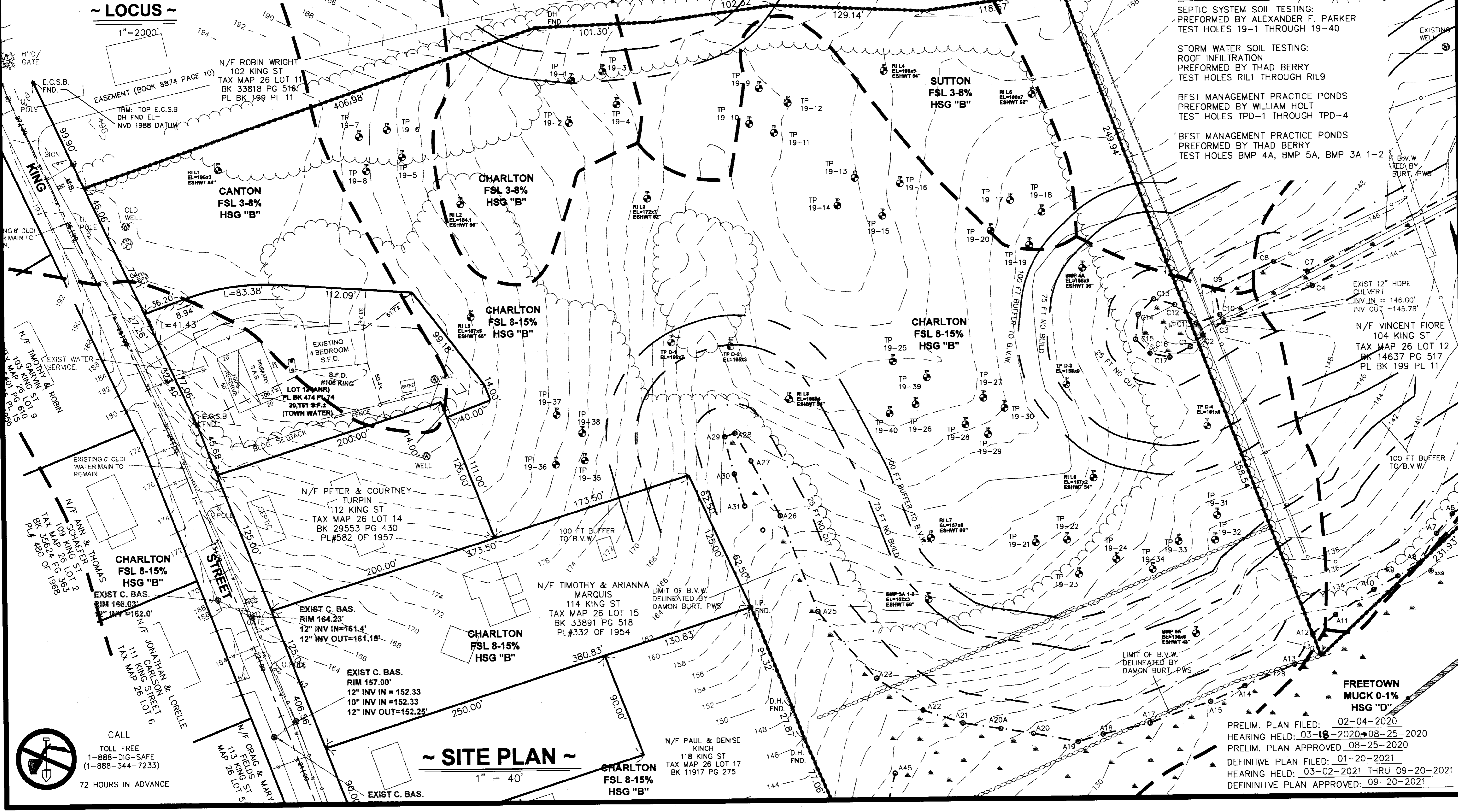


SHEET TITLE:
EXISTING CONDITIONS
SCS SOILS SITE PLAN

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-11-20
CAD FILE:	KMF DEF.DWGSH3
JOB No.:	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24

REVISION:	BY
#1 5-17-21 TEC REVIEW	WGH
#2 7-06-21 TEC REVIEW #2	WGH
#3 8-02-21 TEC REVIEW #3	WGH
#4 8-24-21 TEC REVIEW #4	WGH

SHEET: **S3**



CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)

72 HOURS IN ADVANCE

~ SITE PLAN ~
1" = 40'

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020-08-25-2020
PRELIM. PLAN APPROVED: 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

GENERAL NOTES:

- 1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F. 2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D. 3. TOPOGRAPHY DATUM NGVD 1988. 4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B). 5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION. 6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY. 7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C09F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN. 8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT N78°18'49"E AREA IMPERVIOUS.

SO. ESSEX #400 BK:40784 Pg:512 03/11/2022 01:02 PL:01 Pg:6/21 #400 3/11/2022 40784-512 (21/16)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED: TOWN OF GROVELAND PLANNING BOARD: DATE: 3-1-2022

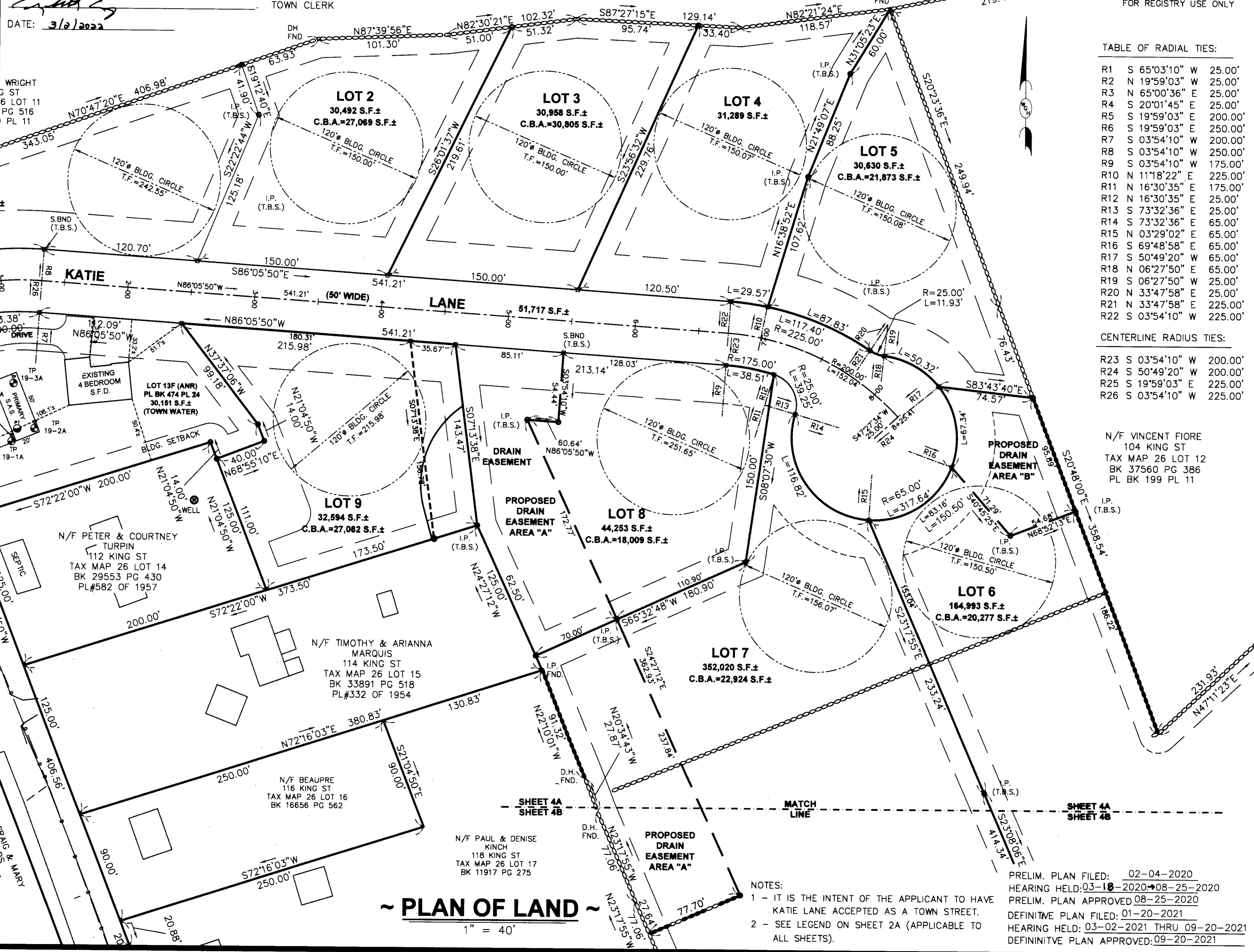
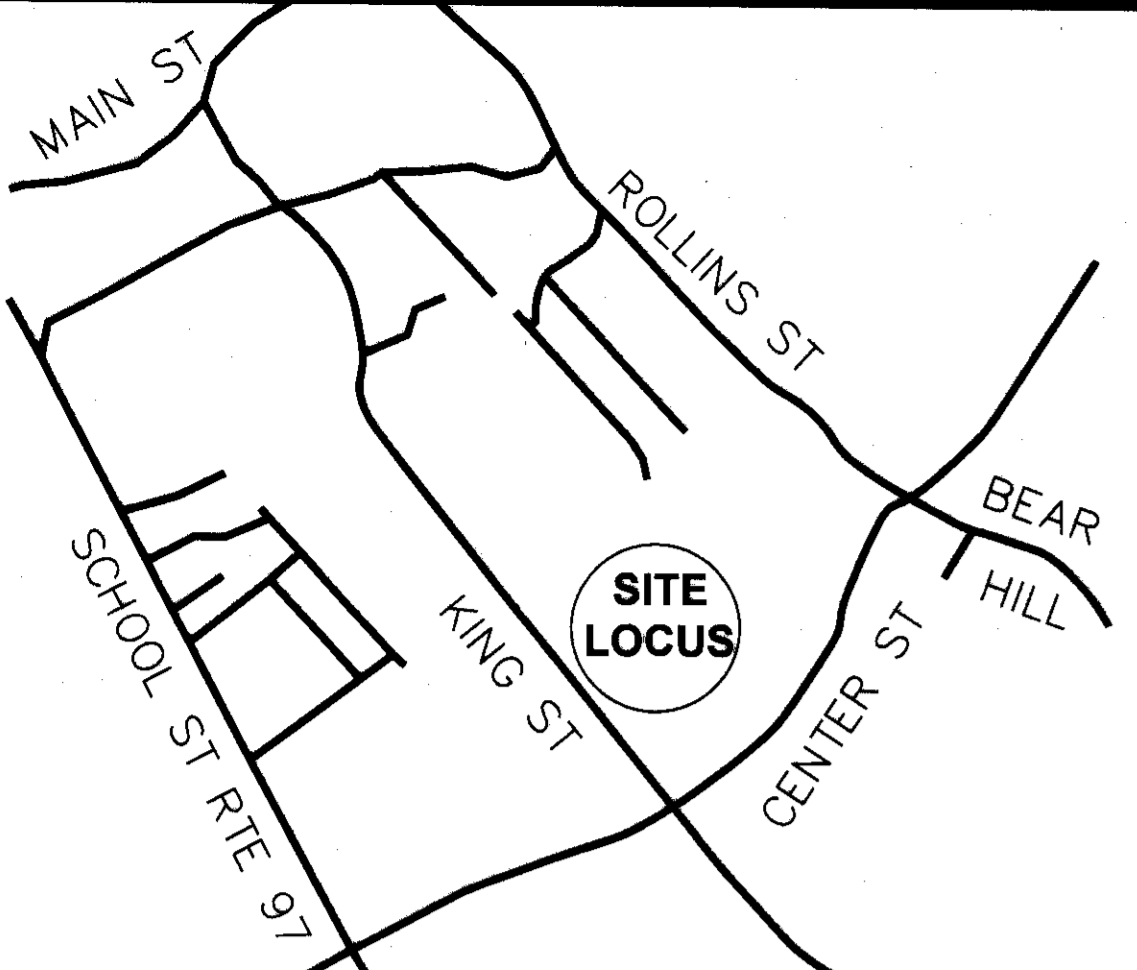


TABLE OF RADIAL TIES:

Table listing radial ties R1 through R22 with bearings and distances.

CENTERLINE RADIUS TIES:

Table listing centerline radius ties R23 through R26 with bearings and distances.

N/F VINCENT FIORE 104 KING ST TAX MAP 26 LOT 12 BK 37560 PG 386 PL BK 199 PL 11

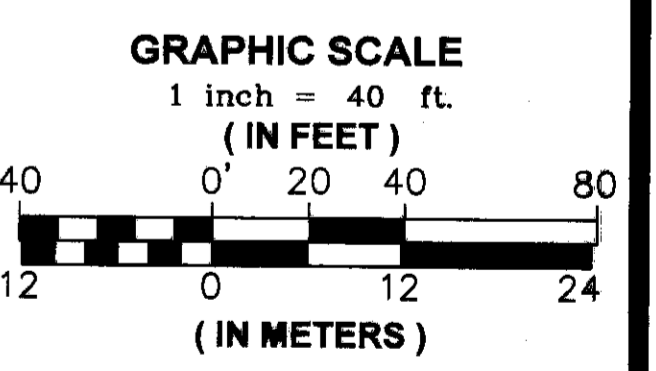
DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834 PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billholt@aol.com

ASSESSOR DATA: MAP: 26 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688



SHEET TITLE: PROPOSED LOT BOUNDARY PLAN

DRAWN: W. HOLT DESIGNED: W. HOLT CHECKED: W. HOLT DATE: 12-10-2020 CAD FILE: KMF_DEF_S4A.DWG JOB No. #19-047 DEF LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24

Revision table with columns for #, description, and BY.

SHEET: S4A

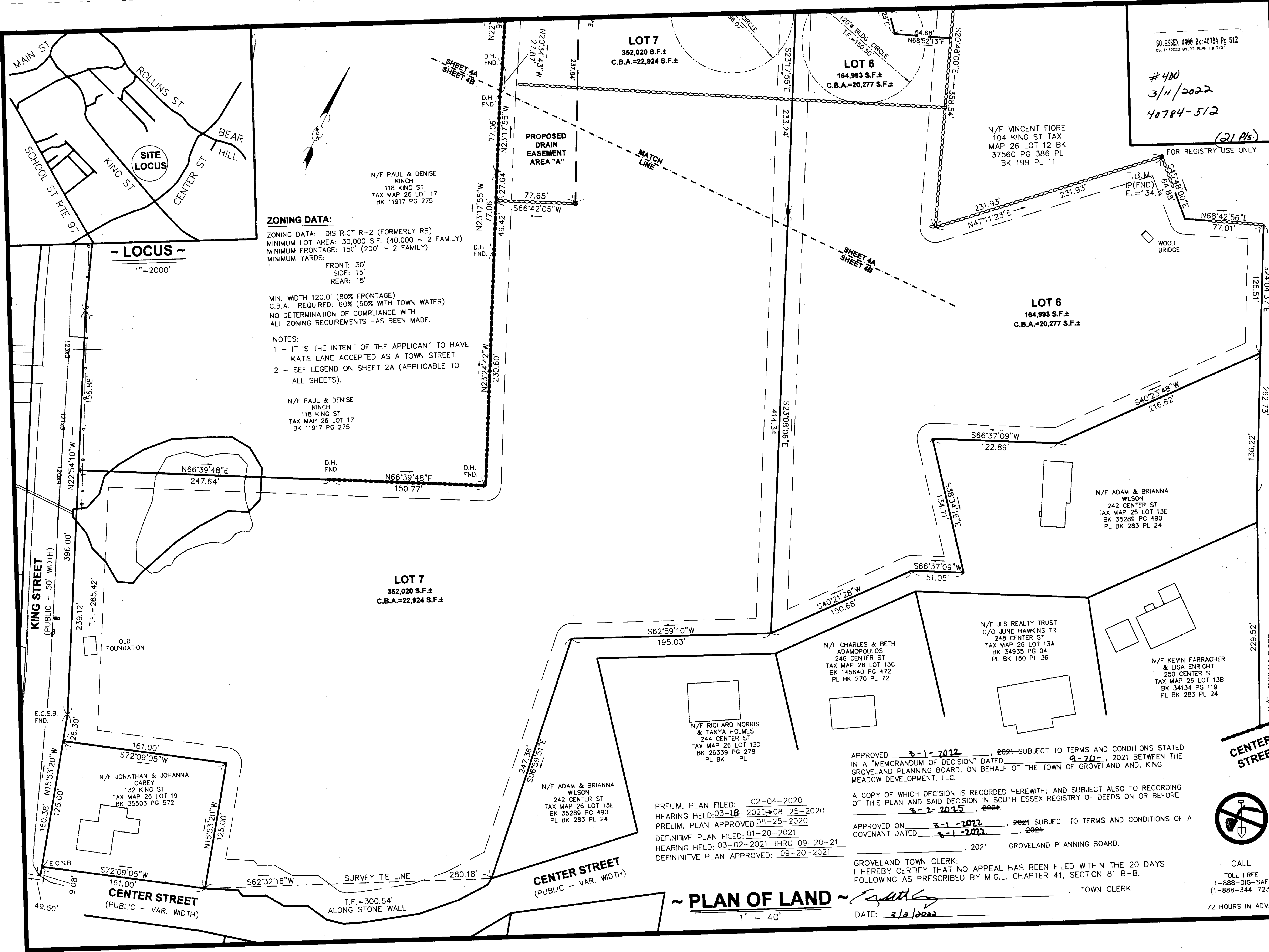
ZONING DATA: DISTRICT R-2 (FORMERLY RB) MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY) MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY) MINIMUM YARDS: FRONT: 30' SIDE: 15' REAR: 15' MIN. WIDTH 120.0' (80% FRONTAGE) C.B.A. REQUIRED: 60% (50% WITH TOWN WATER) NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

~ PLAN OF LAND ~ 1" = 40'

NOTES: 1 - IT IS THE INTENT OF THE APPLICANT TO HAVE KATIE LANE ACCEPTED AS A TOWN STREET. 2 - SEE LEGEND ON SHEET 2A (APPLICABLE TO ALL SHEETS).

PRELIM. PLAN FILED: 02-04-2020 HEARING HELD: 03-18-2020 08-25-2020 PRELIM. PLAN APPROVED 08-25-2020 DEFINITIVE PLAN FILED: 01-20-2021 HEARING HELD: 03-02-2021 THRU 09-20-2021 DEFINITIVE PLAN APPROVED: 09-20-2021

40784-512 (21/15)



ZONING DATA:
 ZONING DATA: DISTRICT R-2 (FORMERLY RB)
 MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY)
 MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY)
 MINIMUM YARDS:
 FRONT: 30'
 SIDE: 15'
 REAR: 15'

MIN. WIDTH 120.0' (80% FRONTAGE)
 C.B.A. REQUIRED: 60% (50% WITH TOWN WATER)
 NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

NOTES:
 1 - IT IS THE INTENT OF THE APPLICANT TO HAVE KATIE LANE ACCEPTED AS A TOWN STREET.
 2 - SEE LEGEND ON SHEET 2A (APPLICABLE TO ALL SHEETS).

N/F PAUL & DENISE KINCH
 118 KING ST
 TAX MAP 26 LOT 17
 BK 11917 PG 275

N66°39'48"E
 247.64'
 N66°39'48"E
 150.77'

LOT 7
 352,020 S.F.±
 C.B.A.=22,924 S.F.±

LOT 7
 352,020 S.F.±
 C.B.A.=22,924 S.F.±

LOT 6
 164,993 S.F.±
 C.B.A.=20,277 S.F.±

LOT 6
 164,993 S.F.±
 C.B.A.=20,277 S.F.±

N/F VINCENT FIORE
 104 KING ST TAX
 MAP 26 LOT 12 BK
 37560 PG 386 PL
 BK 199 PL 11

N/F ADAM & BRIANNA WILSON
 242 CENTER ST
 TAX MAP 26 LOT 13A
 BK 35289 PG 490
 PL BK 283 PL 24

N/F CHARLES & BETH ADAMOPOULOS
 246 CENTER ST
 TAX MAP 26 LOT 13C
 BK 145840 PG 472
 PL BK 270 PL 72

N/F JLS REALTY TRUST
 C/O JUNE HAWKINS TR
 248 CENTER ST
 TAX MAP 26 LOT 13A
 BK 34935 PG 04
 PL BK 180 PL 36

N/F KEVIN FARRAGHER & LISA ENRIGHT
 250 CENTER ST
 TAX MAP 26 LOT 13B
 BK 34134 PG 119
 PL BK 283 PL 24

N/F RICHARD NORRIS & TANYA HOLMES
 244 CENTER ST
 TAX MAP 26 LOT 13D
 BK 26339 PG 278
 PL BK PL

N/F ADAM & BRIANNA WILSON
 242 CENTER ST
 TAX MAP 26 LOT 13E
 BK 35289 PG 490
 PL BK 283 PL 24

N/F JONATHAN & JOHANNA CAREY
 132 KING ST
 TAX MAP 26 LOT 19
 BK 35503 PG 572

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

PRELIM. PLAN FILED: 02-04-2020
 HEARING HELD: 03-18-2020 08-25-2020
 PRELIM. PLAN APPROVED 08-25-2020
 DEFINITIVE PLAN FILED: 01-20-2021
 HEARING HELD: 03-02-2021 THRU 09-20-2021
 DEFINITIVE PLAN APPROVED: 09-20-2021

~ PLAN OF LAND ~
 1" = 40'

DATE: 3/2/2022

SO. ESSEX #400 Bk:40784 Pg:512
 03/11/2022 01:02 PLN Pg 7/21

#400
 3/11/2022
 40784-512

(21 PLS.)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND PLANNING BOARD:
 W. G. Holt
 DATE: 3-1-2022

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F

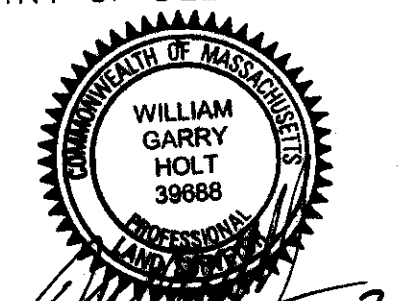
PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC
 c/o KEVIN CUNNIFF
 211 SEVEN STAR ROAD GROVELAND, MA 01834

PREPARED BY WGH LAND SURVEY & DESIGN
 83 WEST MAIN STREET MERRIMAC, MA 01860
 TEL: (978)-257-4576
 E-MAIL: billgholt@aol.com

ASSESSOR DATA:

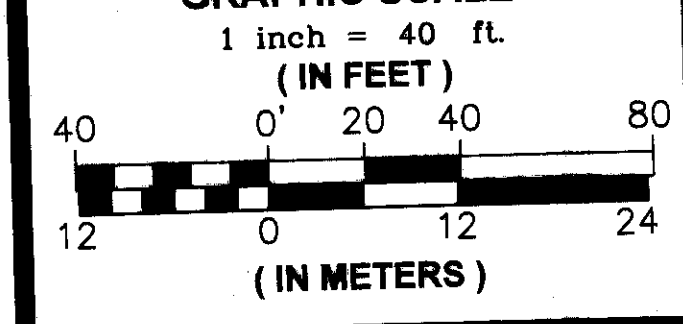
MAP: 26
 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE



SHEET TITLE:

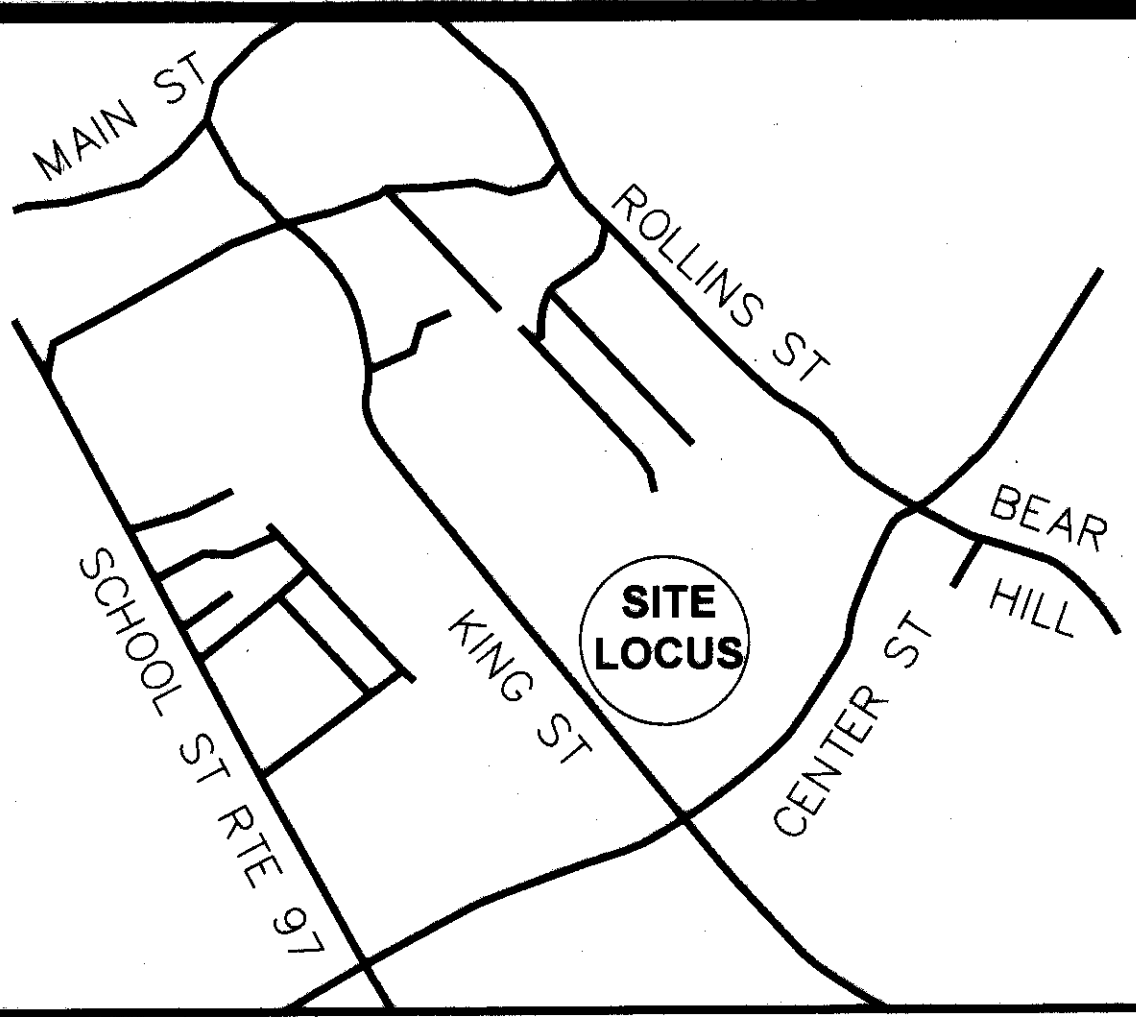
PROPOSED LOT BOUNDARY PLAN

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-10-2020
CAD FILE:	KMF DEF SH4.DWG
JOB No.	#19-047 DEF
LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24	

REVISION:	BY
#1. 5-17-21 TEC REVIEW	WGH
#2. 7-06-21 TEC REVIEW #2	WGH
#3. 8-02-21 TEC REVIEW #3	WGH
#4. 8-24-21 TEC REVIEW #4	WGH

SHEET: S4B

CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233)
 72 HOURS IN ADVANCE



APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.
A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

TOWN CLERK
DATE: 3/2/2022

GENERAL NOTES:

1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
3. TOPOGRAPHY DATUM NGVD 1988.
4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY RB).
5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 CO09F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.
9. FINAL LOCATION OF ACCESS GATES FOR BMP'S 2-1 AND 2-2 TO BE DETERMINED IN THE FIELD BY THE TOWN OF GROVELAND DEPARTMENT OF PUBLIC WORKS. ACCESS GATES TO BE 12' WIDE WITH 2'-6" SWING GATES.

SO. ESSEX #400 BK:40784 Pg:512
03/11/2022 01:02 PLN Pg 8/21
#400
3/11/2022
40784-512
(21 PLS.)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND PLANNING BOARD:
DATE: 3-1-2022

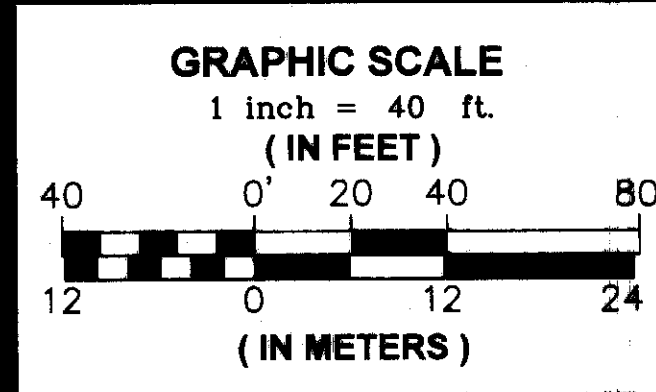
DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F
PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834
PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: bilghott@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688
2-1-22

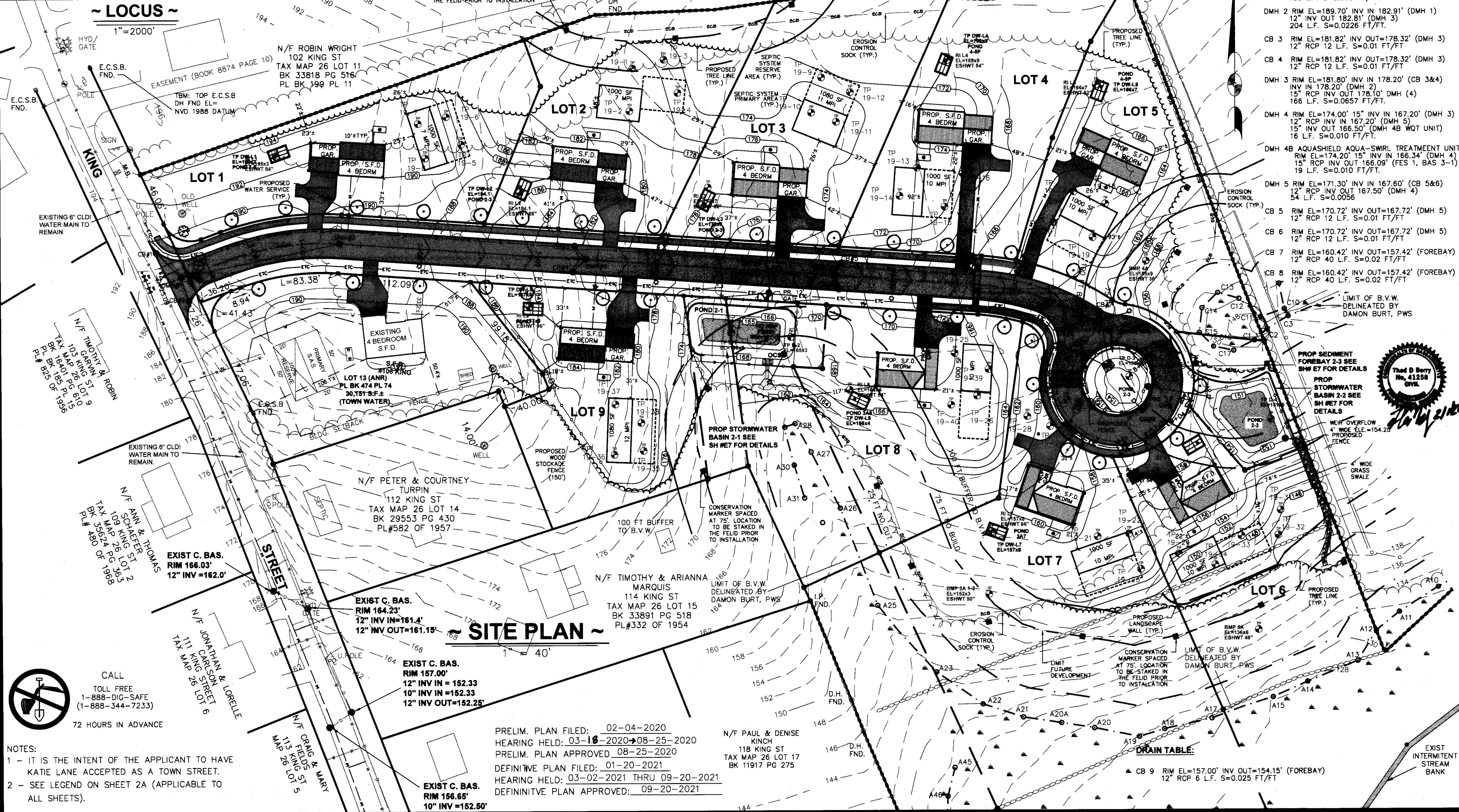


SHEET TITLE: PROPOSED GRADING AND DRAINAGE SITE PLAN

DRAWN: W. HOLT
DESIGNED: W. HOLT
CHECKED: T. BERRY
DATE: 12-16-20
CAD FILE: KMF DEF SH E5A.DWG
JOB No. #19-047 DEF

LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24	
REVISION:	BY
#1. 5-17-21 TEC REVIEW	WGH
#2. 7-06-21 TEC REVIEW	TBR
#3. 8-02-21 TEC REVIEW	TBR
#4. 8-24-21 TEC REVIEW	TBR

SHEET: **E5 A**

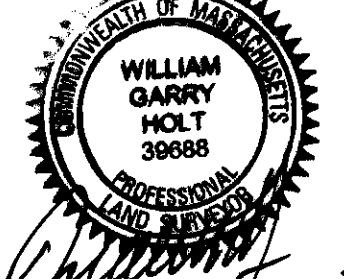
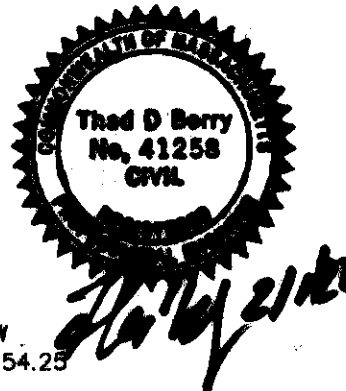
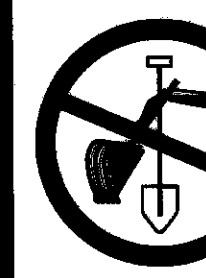


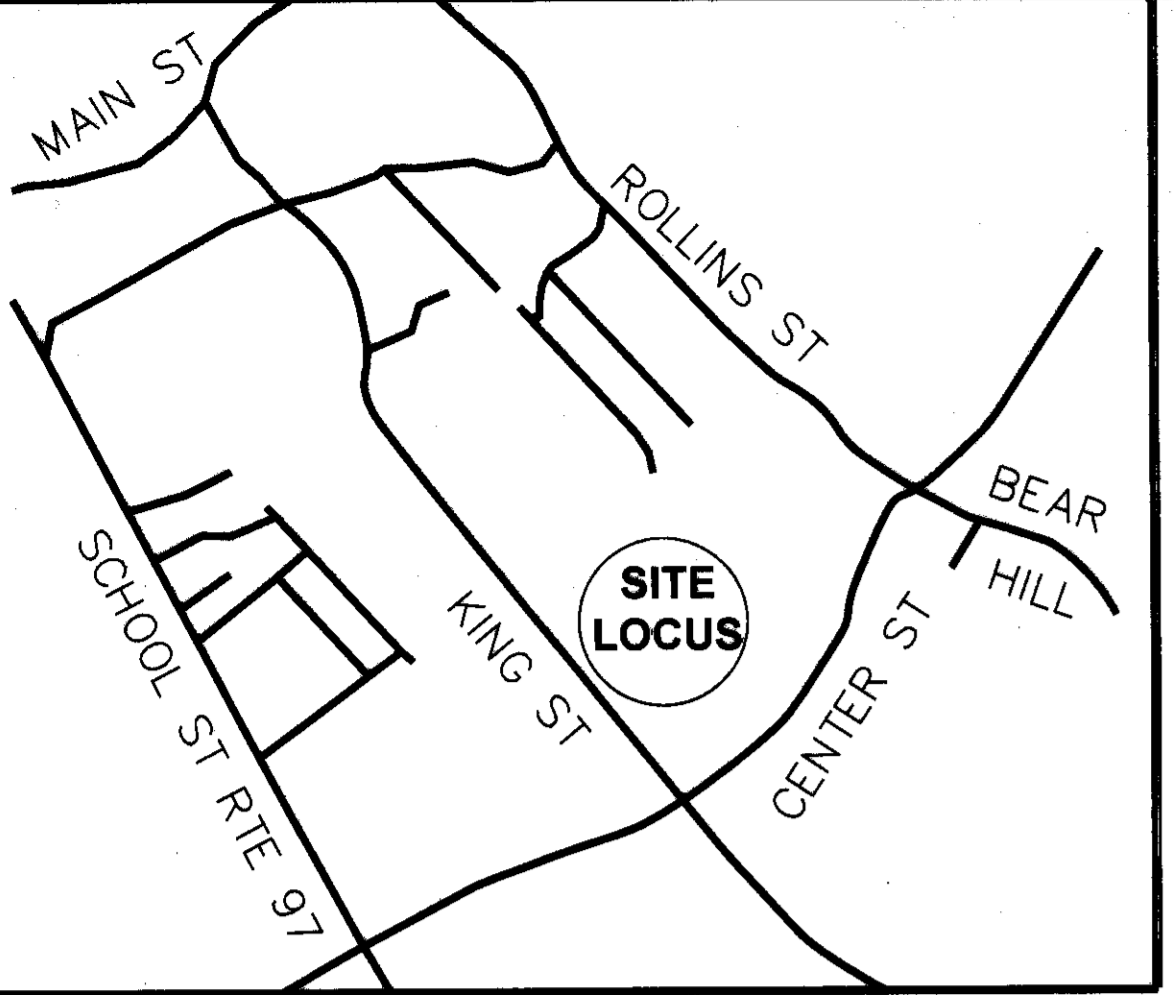
CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS IN ADVANCE

NOTES:
1 - IT IS THE INTENT OF THE APPLICANT TO HAVE KATIE LANE ACCEPTED AS A TOWN STREET.
2 - SEE LEGEND ON SHEET 2A (APPLICABLE TO ALL SHEETS).

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

N/F PAUL & DENISE KINCH
118 KING ST
TAX MAP 26 LOT 17
BK 11917 PG 275





APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 5-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

[Signature] TOWN CLERK

DATE: 3/2/2022

GENERAL NOTES:

- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
- TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
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- WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
- SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. FLOODPLAIN. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.
- FINAL LOCATION OF ACCESS GATES FOR BMP'S 2-1 AND 2-2 TO BE DETERMINED IN THE FIELD BY THE TOWN OF GROVELAND DEPARTMENT OF PUBLIC WORKS. ACCESS GATES TO BE 12' WIDE WITH 2-6' SWING GATES.

SO. ESSEX #400 BK:40784 Pg:512
03/11/2022 01:02 PLR# Pg 9/21

#400
3/11/2022
40784-512 (21 of 26)

TOWN OF GROVELAND
PLANNING BOARD:
[Signature]
[Signature]
DATE: 3-1-2022

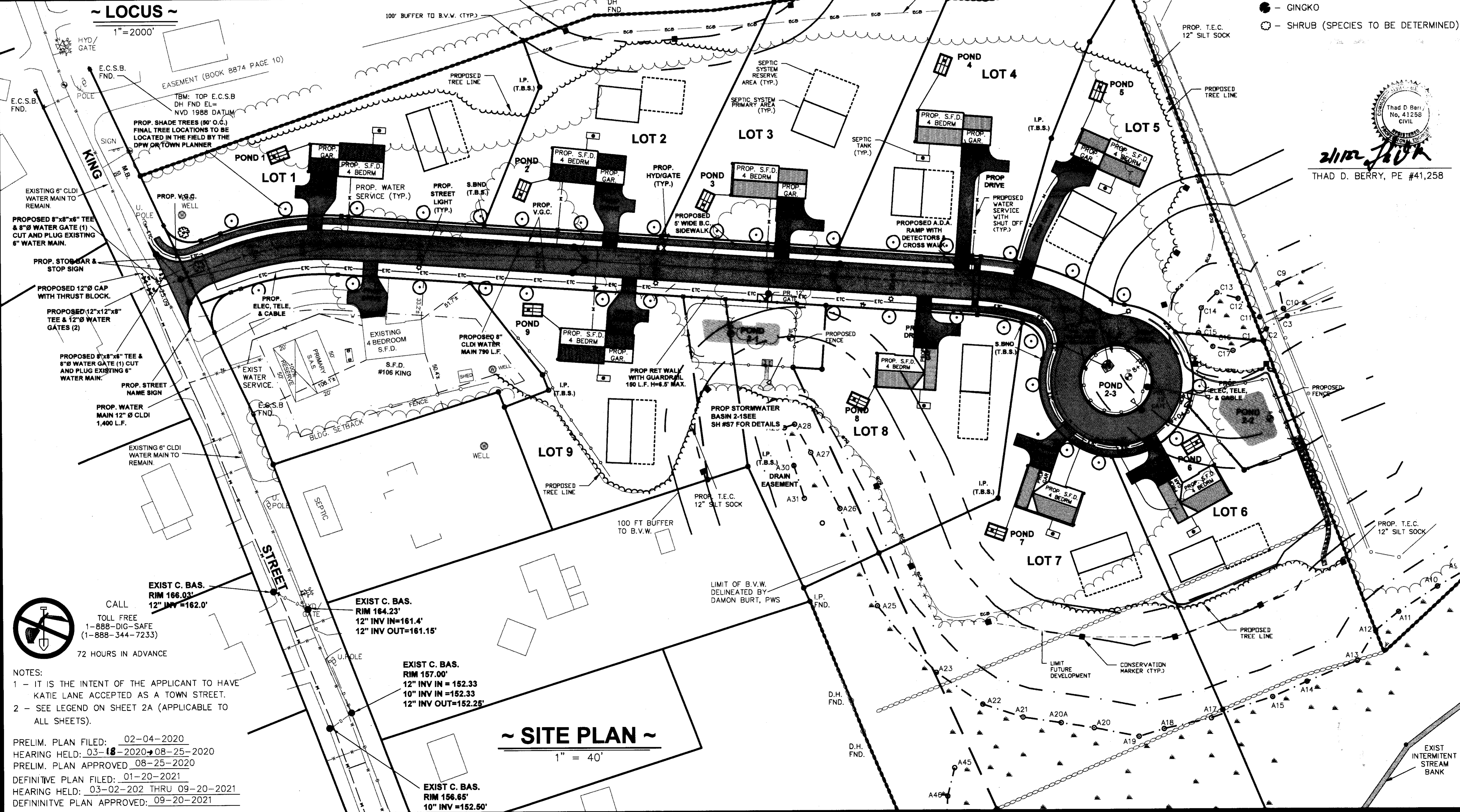
FOR REGISTRY USE ONLY

DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET MAP 26 PARCEL 13F

PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

Thad D. Berry, PE #41,258
[Signature]



CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS IN ADVANCE

NOTES:
1 - IT IS THE INTENT OF THE APPLICANT TO HAVE KATIE LANE ACCEPTED AS A TOWN STREET.
2 - SEE LEGEND ON SHEET 2A (APPLICABLE TO ALL SHEETS).

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 08-25-2020
PRELIM. PLAN APPROVED: 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

[Signature] 2-1-22
WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE
1 inch = 40 ft. (IN FEET)
12 0' 12 24 40 (IN METERS)

SHEET TITLE:
PROPOSED UTILITY & LANDSCAPE SITE PLAN

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	T. BERRY
DATE:	12-16-20
CAD FILE:	KMF DEF SH ES5.DWG
JOB No.:	#19-047 DEF
LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24	
REVISION:	BY
#1. 5-17-21 TEC REVIEW	WGH
#2. 7-08-21 TEC REVIEW #2	TDB
#3. 8-02-21 TEC REVIEW #3	TDB
#4. 8-24-21 TEC REVIEW #4	TDB
SHEET:	E5 B

Roof Infiltration
Prepared by (enter your company name here)
HydroCAD® 10.10-5a s/n 01284 © 2020 HydroCAD Software Solutions LLC
Page 1

Rainfall file not specified
Printed 5/5/2021

Pond R1-9: Roof Infiltration - Lots 1-9 - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size = 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size = 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment = +0.50' x 1.86 sf x 3 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

2 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 15.50' Row Length +8.0" End Stone x 2 = 16.83' Base Length
3 Rows x 36.0" Wide + 6.0" Spacing x 2 + 8.0" Side Stone x 2 = 11.33' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

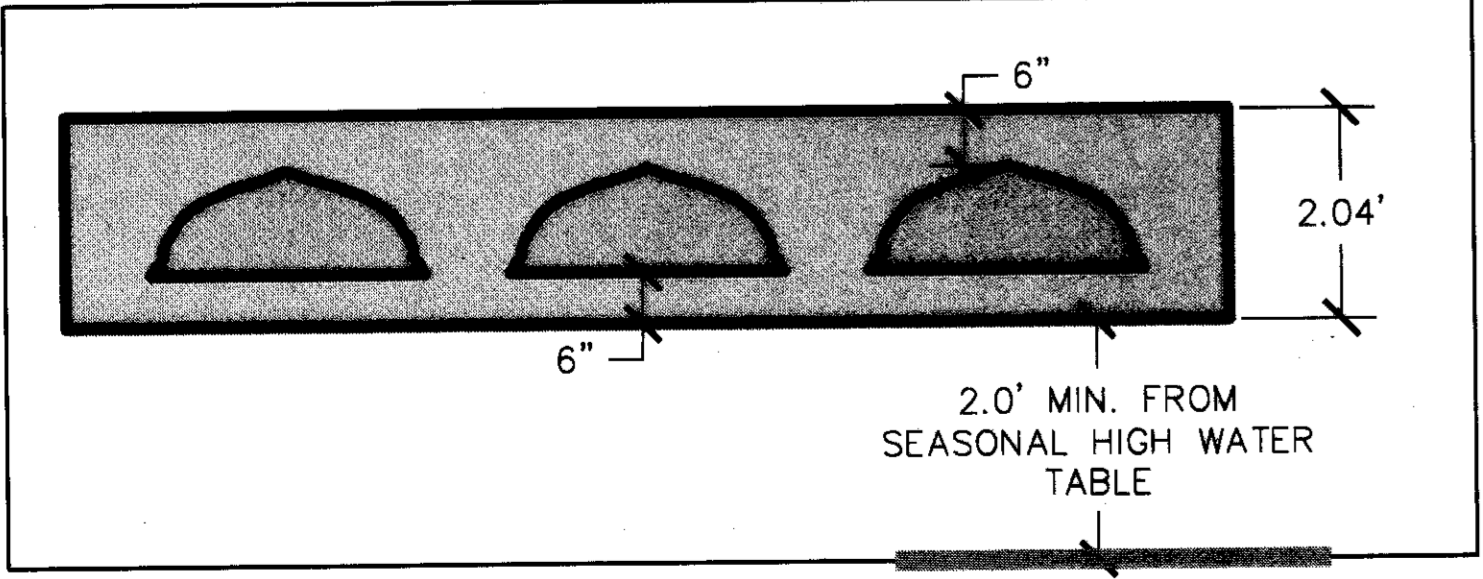
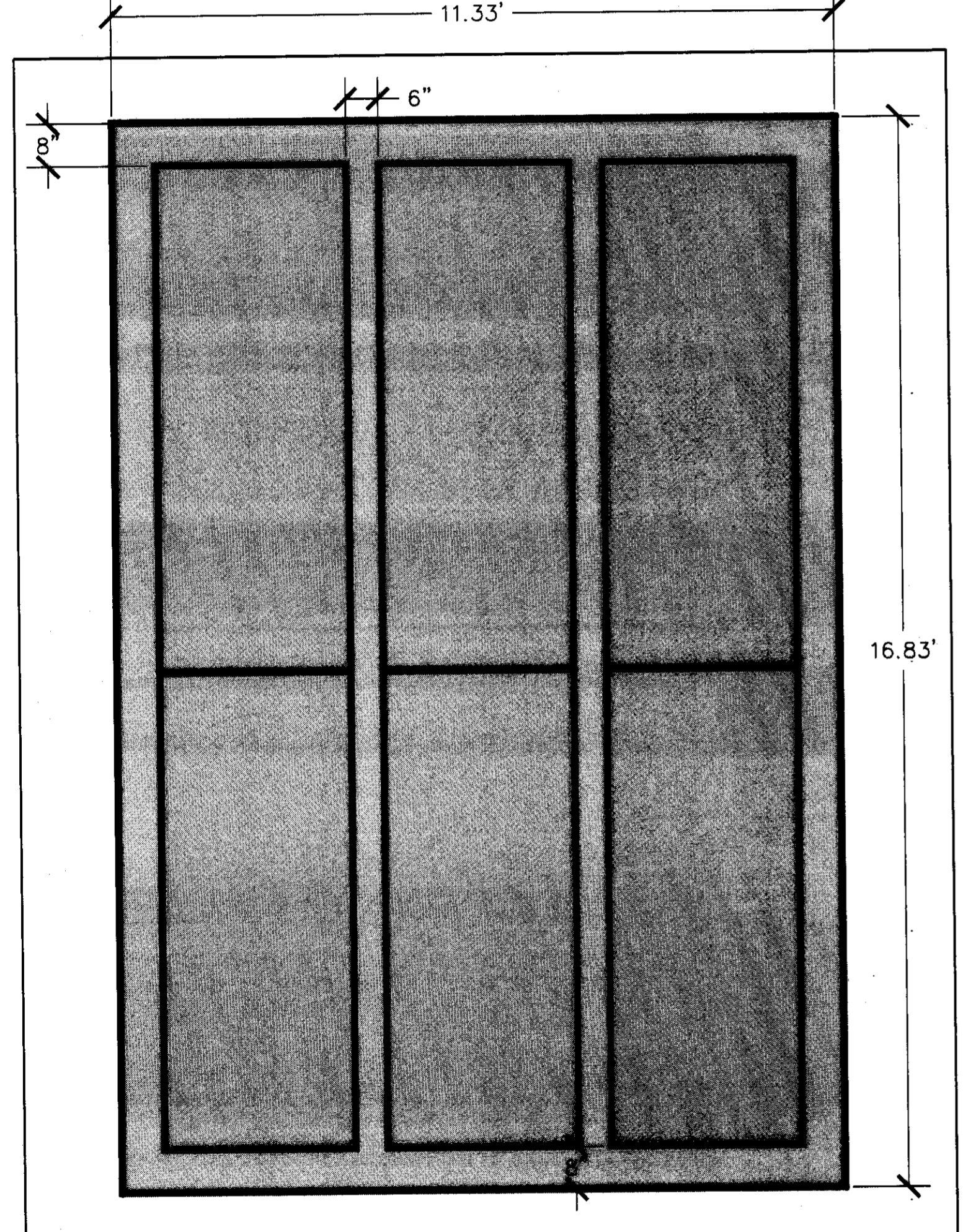
6 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 3 Rows = 86.6 cf of Chamber Storage

389.5 cf of Field - 86.6 cf of Chambers = 302.9 cf of Stone x 40.0% Voids = 121.2 cf of Stone Storage

Chamber Storage + Stone Storage = 207.7 cf = 0.005 af
Overall Storage Efficiency = 53.3%
Overall System Size = 16.83' x 11.33' x 2.04'

6 Chambers
14.4 cy Field
11.2 cy Stone

ROOF INFILTRATION DESIGN DATA LOTS 1-9



CULTEC C-100HD ROOF INFILTRATION SYSTEM: LOTS 1-9
NOTE SCALE

ROOF DRAINAGE: GUTTERS AND DOWN SPOUTS

- CONTRACTOR SHALL COORDINATE FINAL GUTTER AND DOWN SPOUT LOCATIONS WITH THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL ADJUST FINAL LOCATION OF DOWN SPOUT TO ROOF DRAINAGE PIPE CONNECTION TO AVOID ANY CONFLICTS WITH THE BUILDING AND ADJACENT SURFACE FEATURES.
- UNLESS OTHERWISE NOTED ALL ROOF RUNOFF DRAINAGE PIPE WILL BE 6" ADS N12 PIPE.
- ALL GUTTER/DRAINAGE CONNECTIONS SHALL HAVE AN OVERFLOW OUTLET.

IMPERVIOUS SURFACE CALCULATION:

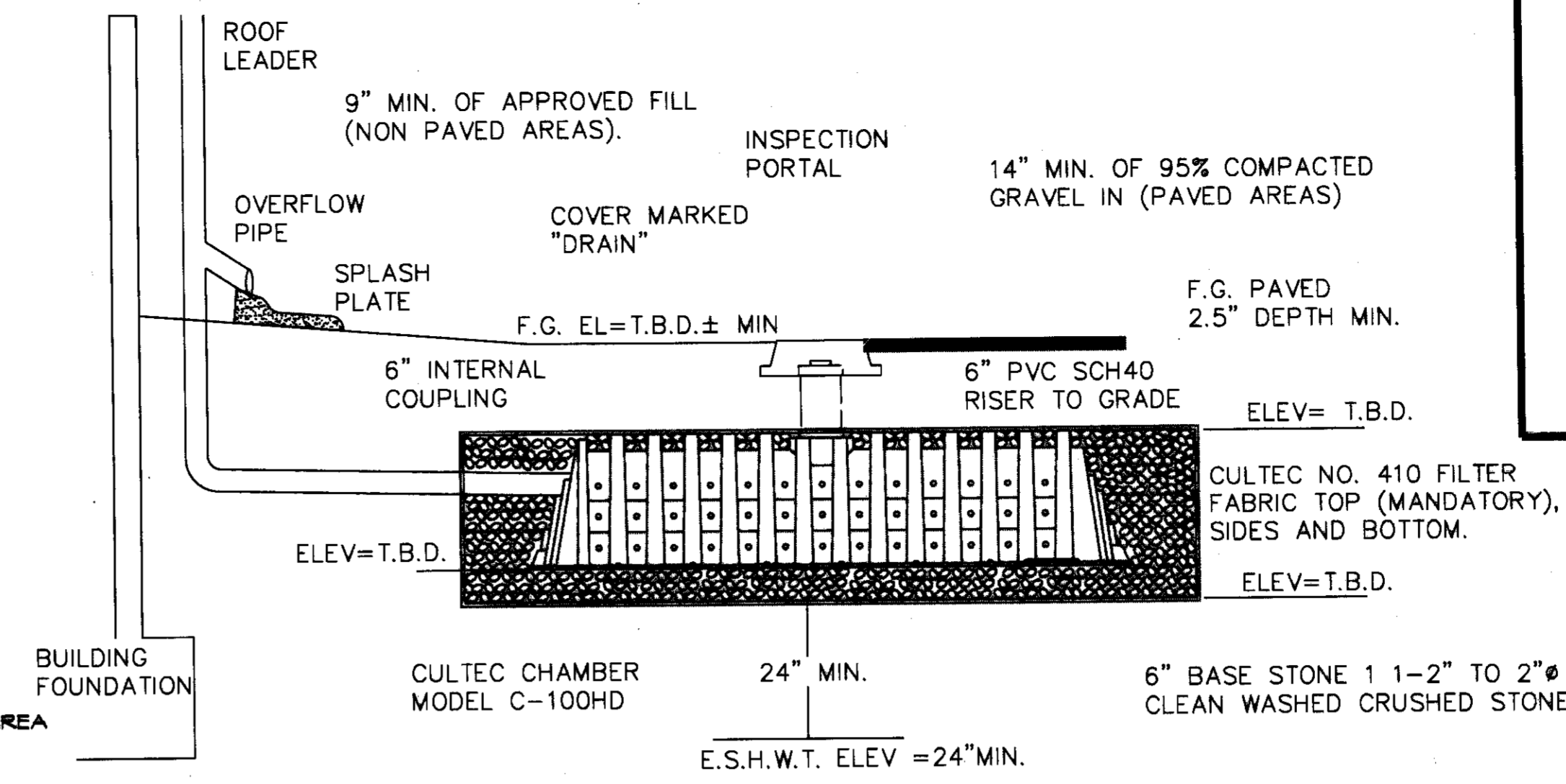
IMPERVIOUS SURFACE ROADWAY = 29,145 S.F.
IMPERVIOUS SURFACE DRIVEWAYS = 10,456 S.F.
IMPERVIOUS SURFACE SIDEWALKS = 4,258 S.F.
IMPERVIOUS SURFACE HOUSES = 14,616 S.F.

TOTAL IMPERVIOUS SURFACE = 59,075 S.F.

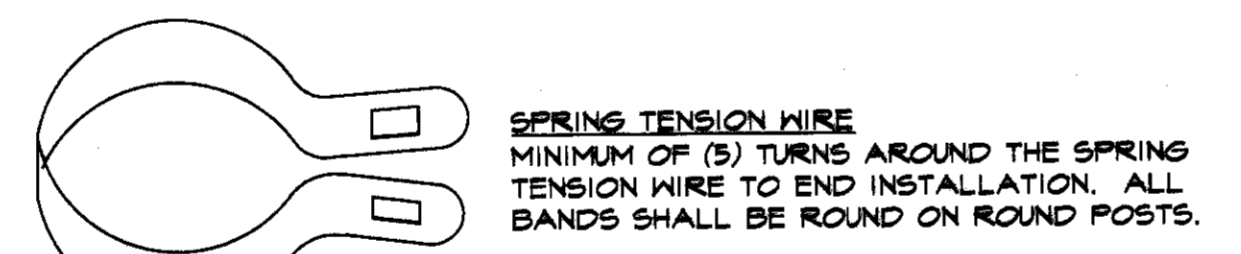
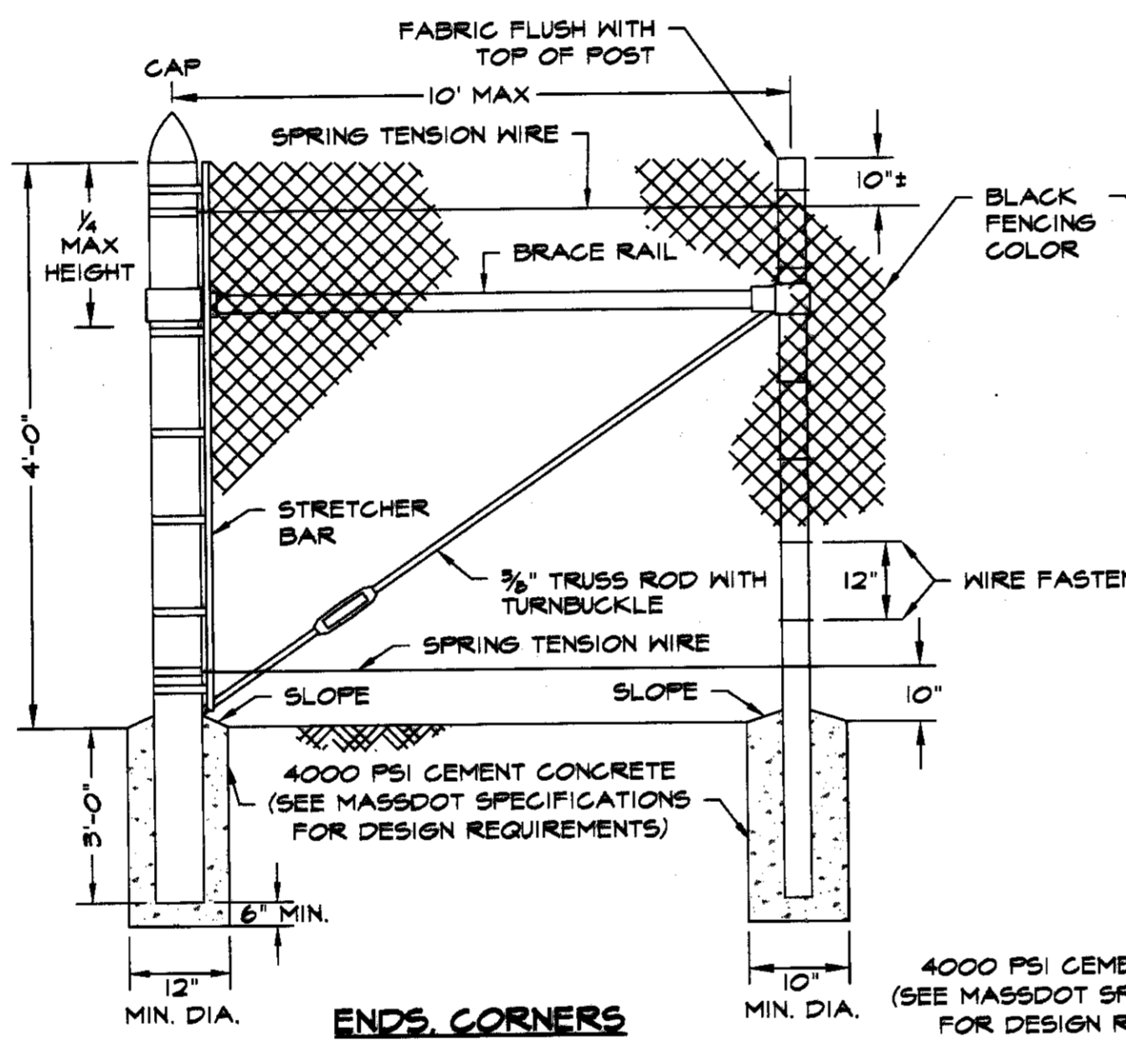
STORMWATER RECHARGE REQUIRED:

VOLUME OF RECHARGE REQUIRED = INCHES OF RUNOFF PER SOIL GROUP X TOTAL IMPERVIOUS AREA
VOLUME OF RECHARGE REQUIRED = .35 INCHES (B SOIL)/12" PER FOOT X 59,075 S.F.
VOLUME OF RECHARGE REQUIRED = 1,724 C.F.

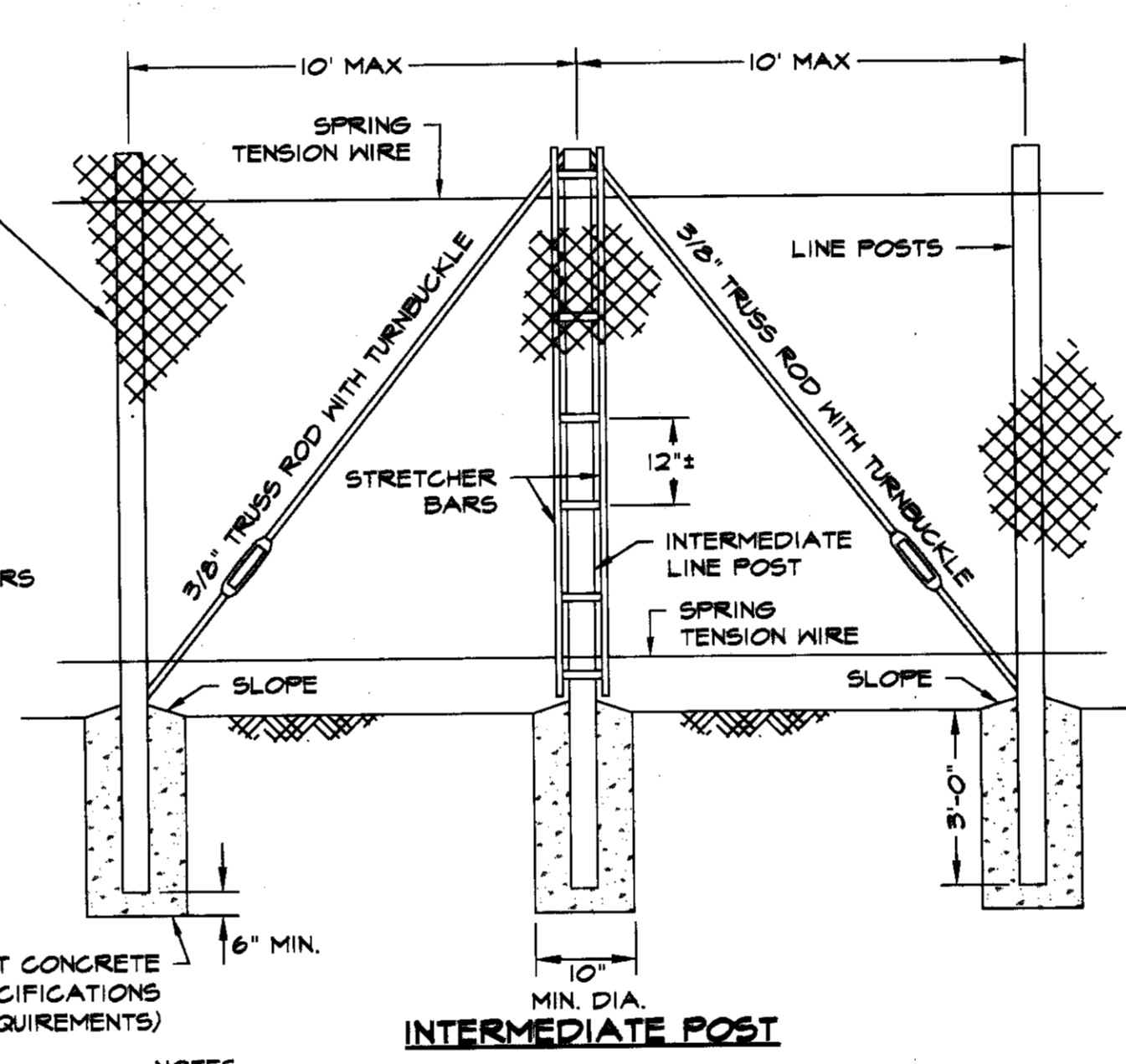
VOLUME OF INFILTRATION REQUIRED PER LOT = 1,724 / 9 = 192.0 C.F.
VOLUME PROVIDED PER INFILTRATION SYSTEM = 207.7 C.F. X 9 = 1,869.3 C.F. > 1,724 C.F.



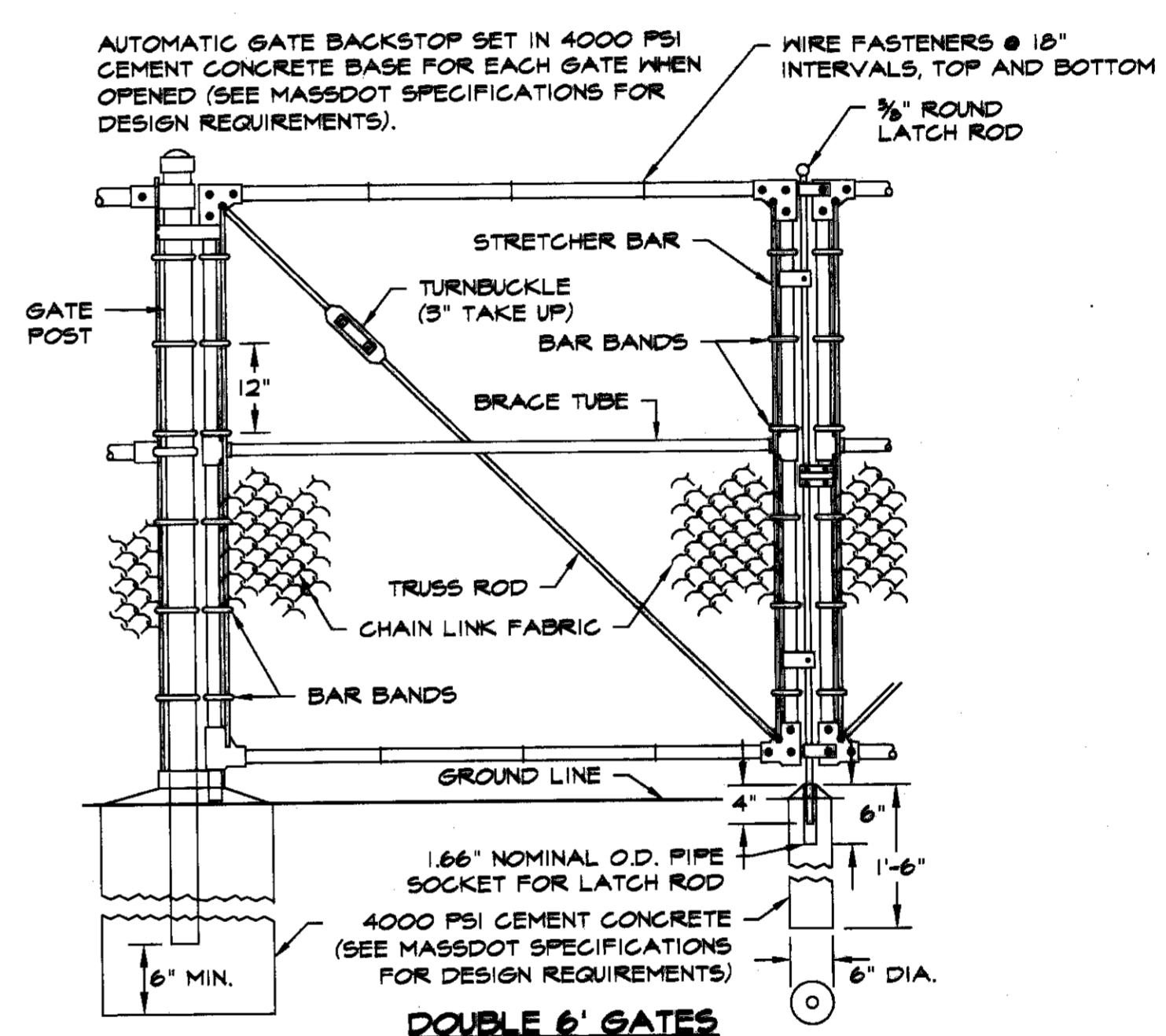
DOWNSPOUT AND ROOF RUNOFF INFILTRATION AREA DETAIL
N.T.S.



CHAIN LINK FENCE (SPRING TENSION WIRE)
NOT TO SCALE



- NOTES:
- FABRIC FOR FENCES 4' OR LESS IN HEIGHT: TOP SELVAGE TO HAVE KNUCKLED FINISH. BOTTOM SELVAGE TO HAVE TWISTED AND BARBED FINISH UNLESS OTHERWISE NOTED.
 - GRADE OF FENCE TO BE PARALLEL WITH THE GRADE OF SIDEWALKS, CURBING, GROUND OR TOP OF WALL.
 - INTERMEDIATE POST INTERVALS NOT TO EXCEED 600 FEET.
 - FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHODS, SEE MASSDOT STANDARD SPECIFICATIONS.
 - SPRING TENSION WIRE TO BE FASTENED TO FABRIC WITH 11 GAUGE HOG RINGS AT 1' INTERVALS.
 - SPRING TENSION WIRE TO BE FASTENED TO LINE POSTS WITH CLIPS.
 - LINE POSTS TO BE DRIVEN EXCEPT WHERE NOTED ABOVE.



- *CREATED USING MASSDOT CONSTRUCTION STANDARD DETAIL E404.6.0
- CHAIN LINK FENCE - SWING GATE**
NOT TO SCALE
- END POSTS TO BE USED ON LATCH SIDE OF SINGLE GATE OPENINGS.
- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
 - FOR GATE POST BASE, SEE MASSDOT STANDARD DRAWING 404.5.0
- NOTE: FINAL LOCATION OF GATES TO BE COORDINATED WITH THE TOWN OF GROVELAND DEPARTMENT OF PUBLIC WORKS.

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 8-30-X 8-2-2025, 2021.

APPROVED ON 5-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

DATE: 3/2/2022

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 + 08-25-2020
PRELIM. PLAN APPROVED: 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

SO. ESSEX #400 Bk: 40784 Pg: 512
09/11/2022 01:02 PLAN FIG 10/21

#400
3/11/2022
40784-512

(2) 1/6

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
W. G. Holt
T. Berry
DATE: 3-1-2022

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM
LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F

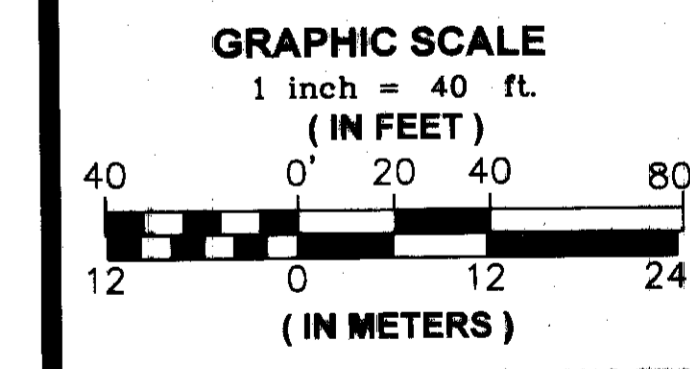
PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01880
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688



SHEET TITLE:
INFILTRATION AND FENCE DETAILS

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	T. BERRY
DATE:	04-30-2021
CAD FILE:	106 KING ANR FP.DWG
JOB No.	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24

REVISION:	BY
#1. 5-17-21 TEC REVIEW	WGH
#2. 7-06-21 TEC REVIEW #2	TDB
#3. 8-02-21 TEC REVIEW #3	TDB
#4. 8-24-21 TEC REVIEW #4	TDB

SHEET: E 5E

THAD D. BERRY, PE #41,258

#400
3/11/2022
40784-512
(21 PLS)

FOR REGISTRY USE ONLY

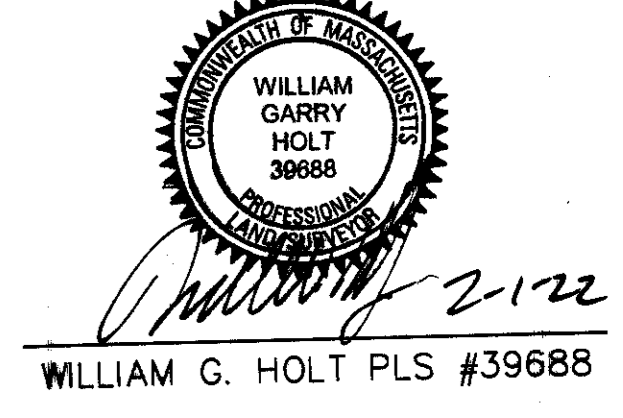
**DEFINITIVE
SUBDIVISION PLAN
KING MEADOW FARM**
LOCATED IN
**GROVELAND
MASSACHUSETTS**
AT 106 KING STREET
MAP 26 PARCEL 13F

PREPARED FOR
OWNER/APPLICANT:
**KING MEADOW
DEVELOPMENT, LLC**
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

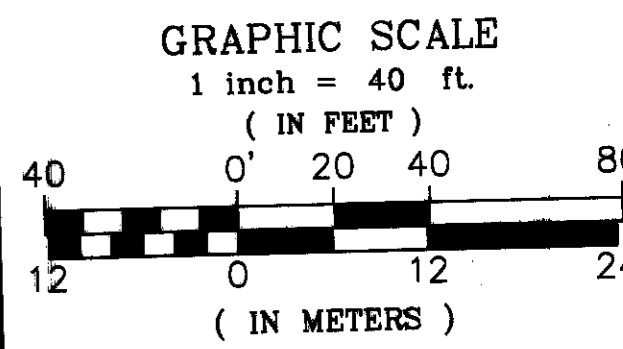
PREPARED BY
**WGH LAND SURVEY
& DESIGN**
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR'S DATA:
GROVELAND MAP: MAP 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



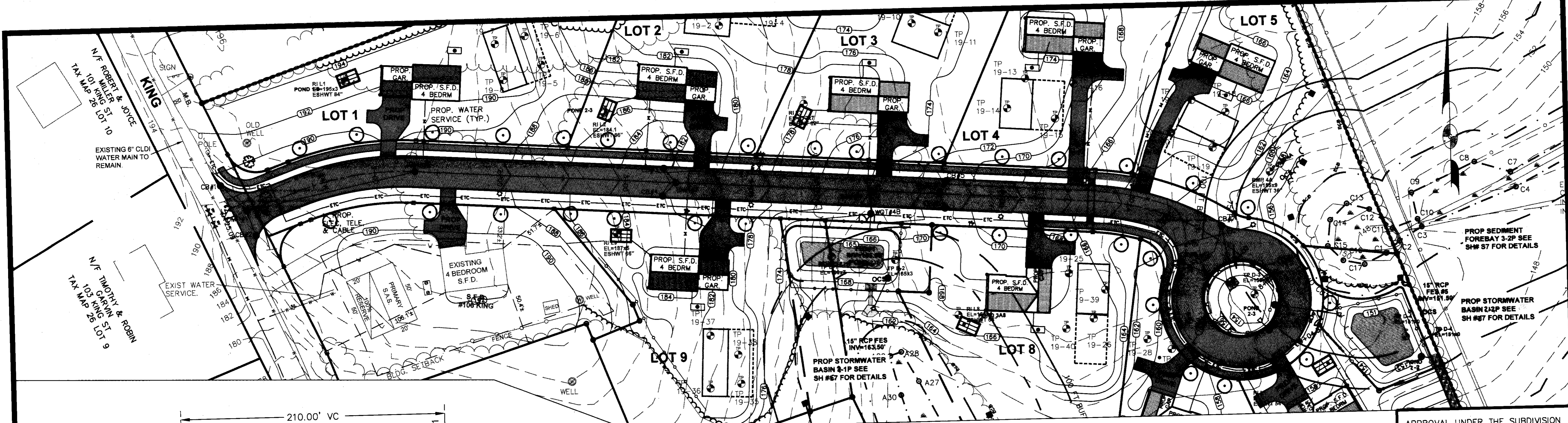
WILLIAM G. HOLT PLS #39668



SHEET TITLE:
**ROADWAY PROFILE
KATIE LANE**

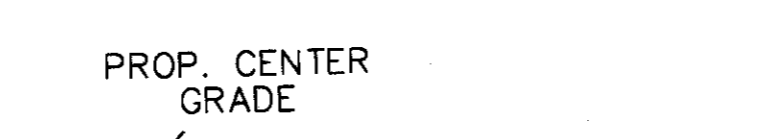
DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	12-14-2020
CAD FILE:	KMF_DEF_SHE6.DWG
JOB No.:	#19-047 DEF
LOCUS:	BK 37478 PG 210
DEED(S):	PL BK 474 PL 24
REVISION:	BY
#1 5-17-21 TEC REVIEW	WGH
#2 7-06-21 TEC REVIEW #2	TDB
#3 8-02-21 TEC REVIEW #3	TDB
#4 8-24-21 TEC REVIEW #4	TDB

SHEET No. **E6**



**~ KATIE LANE ~
~ PLAN VIEW ~**

1" = 40'
CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE



GENERAL NOTES:

- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
- TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & BOOK 14637 PG 517, PL BK 199 PL 11 IN E.S.R.D.
- TOPOGRAPHY DATUM NGVD 1988.
- LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
- WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CONSERVATION COMMISSION.
- SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

TREE LEGEND:

- - PIN OAK
- - SUGAR MAPLE
- ⊙ - HONEY LOCUST
- ⊘ - GINGKO
- ⊙ - SHRUB (SPECIES TO BE DETERMINED)

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF COVENANT DATED 3-1-2022, 2021 GROVELAND PLANNING BOARD.

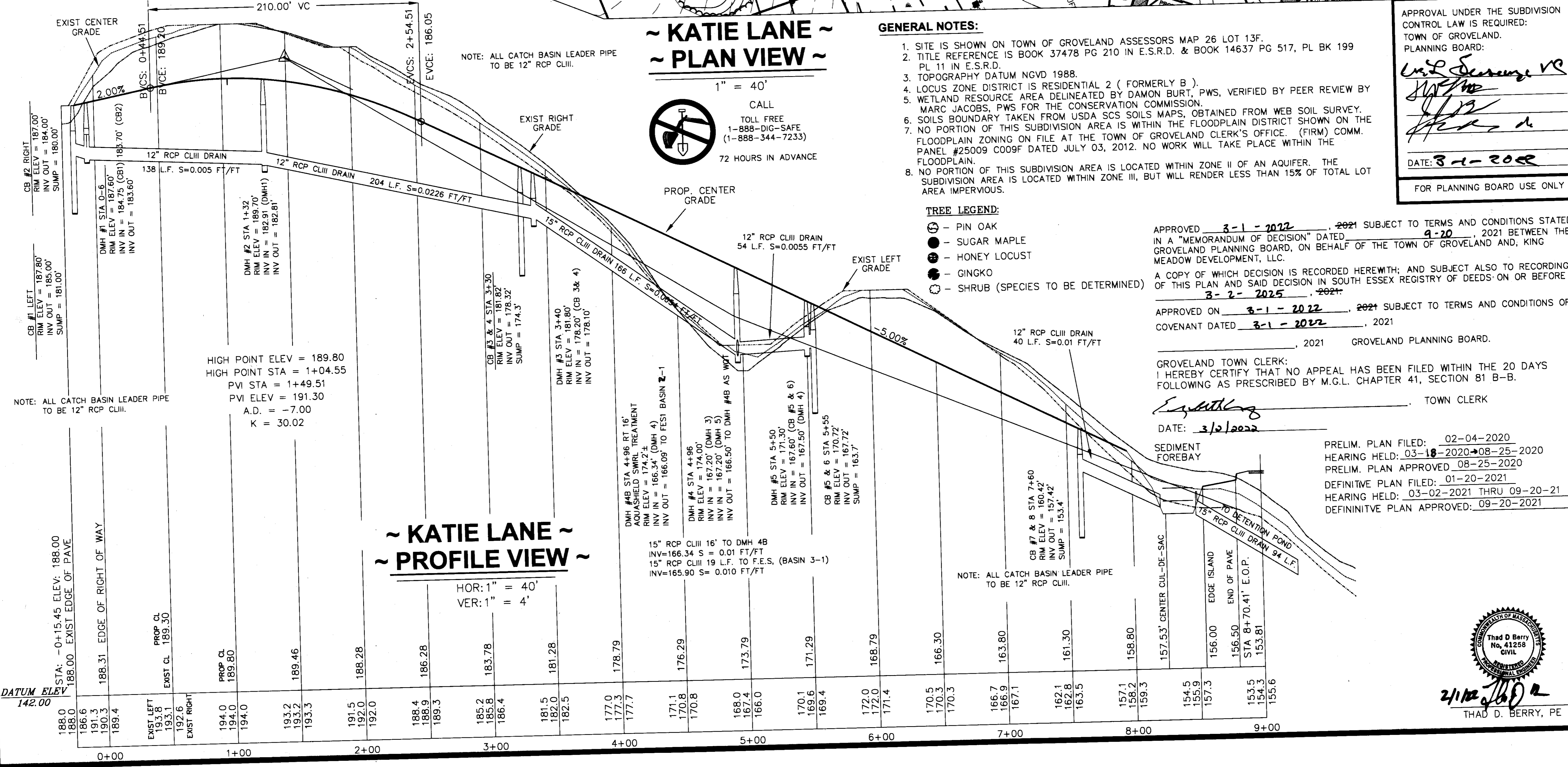
GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

DATE: 3/10/2022
TOWN CLERK

SEDIMENT FOREBAY
PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020-08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-21
DEFINITIVE PLAN APPROVED: 09-20-2021

**~ KATIE LANE ~
~ PROFILE VIEW ~**

HOR: 1" = 40'
VER: 1" = 4'



NOTE: ALL CATCH BASIN LEADER PIPE TO BE 12" RCP CLIII.
HIGH POINT ELEV = 189.80
HIGH POINT STA = 1+04.55
PVI STA = 1+49.51
PVI ELEV = 191.30
A.D. = -7.00
K = 30.02

DATUM ELEV 142.00
STA: -0+15.45 ELEV: 188.00
188.00 EXIST. EDGE OF PAVE



THAD D. BERRY, PE

SO ESSEX #400 Bk:40784 Pg:512
03/11/2022 01:02 PM PLR Pg 12/21

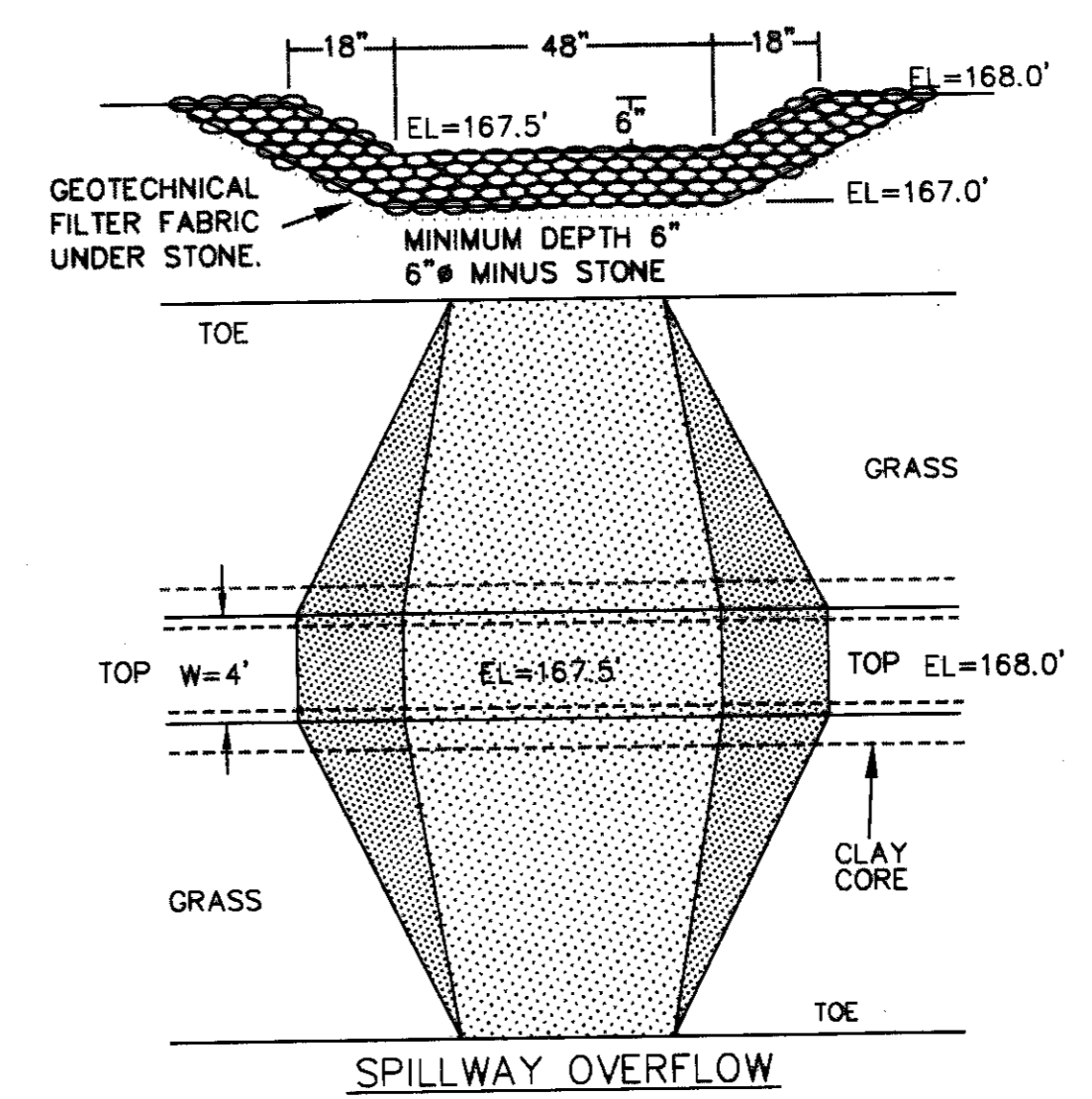
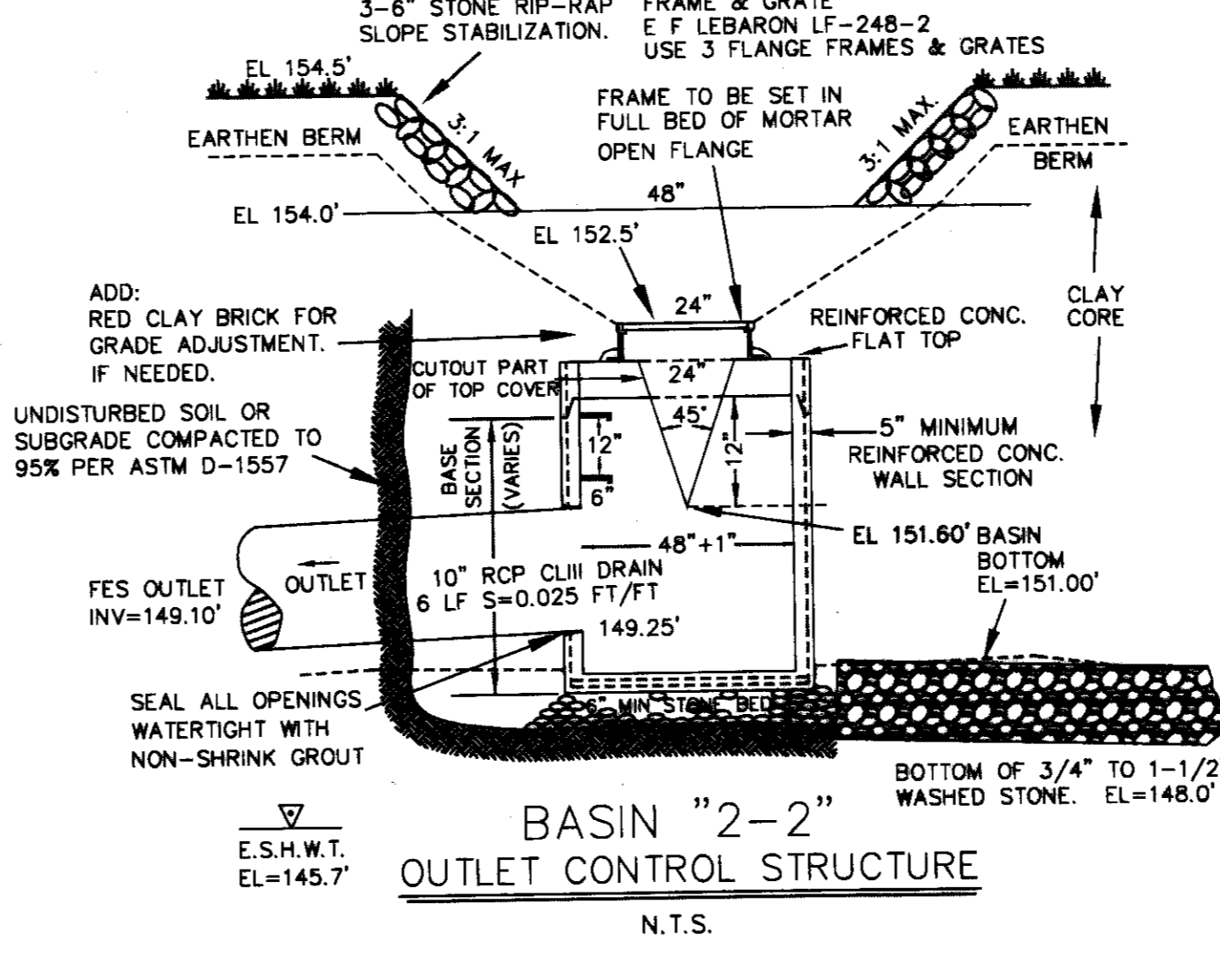
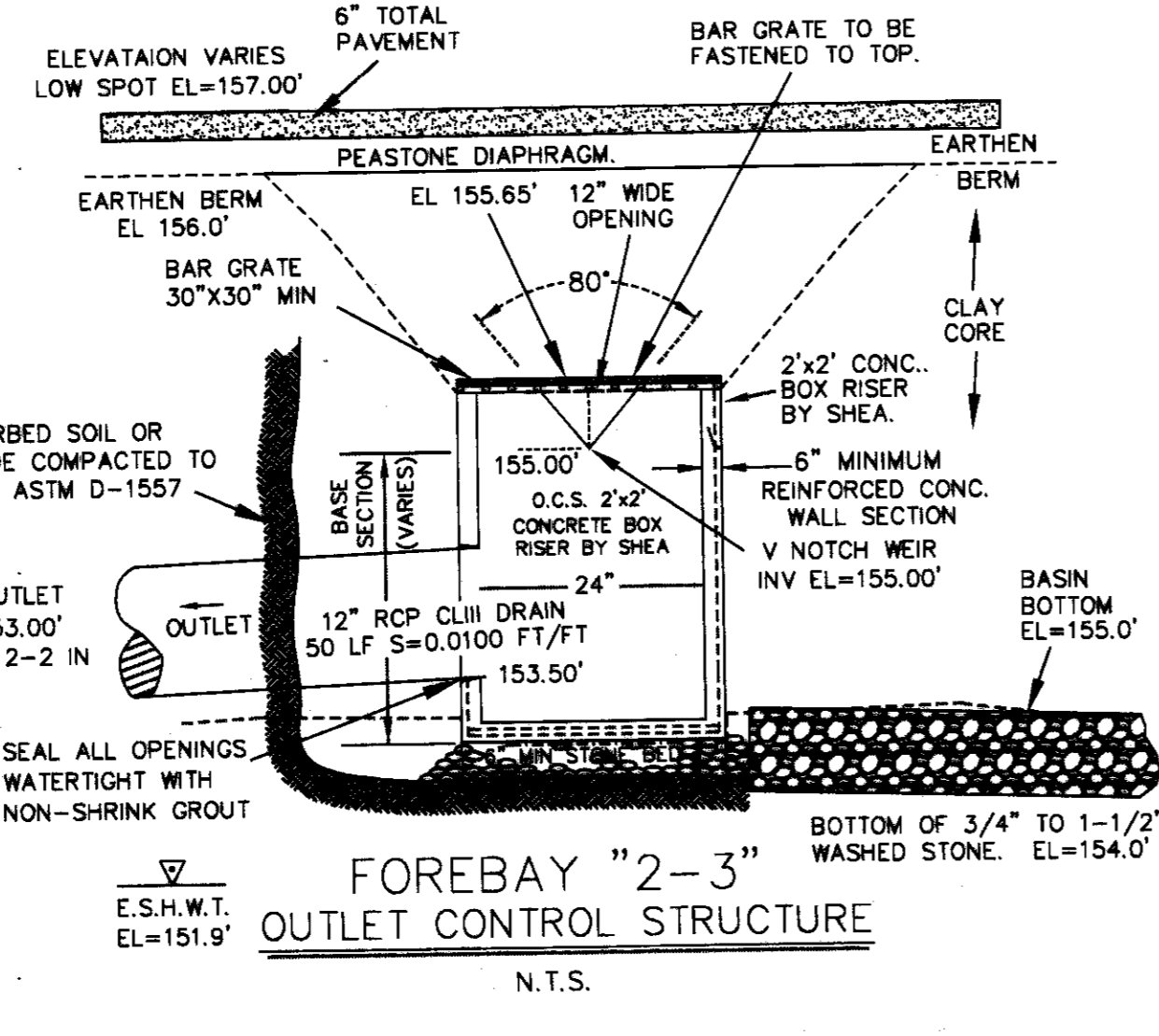
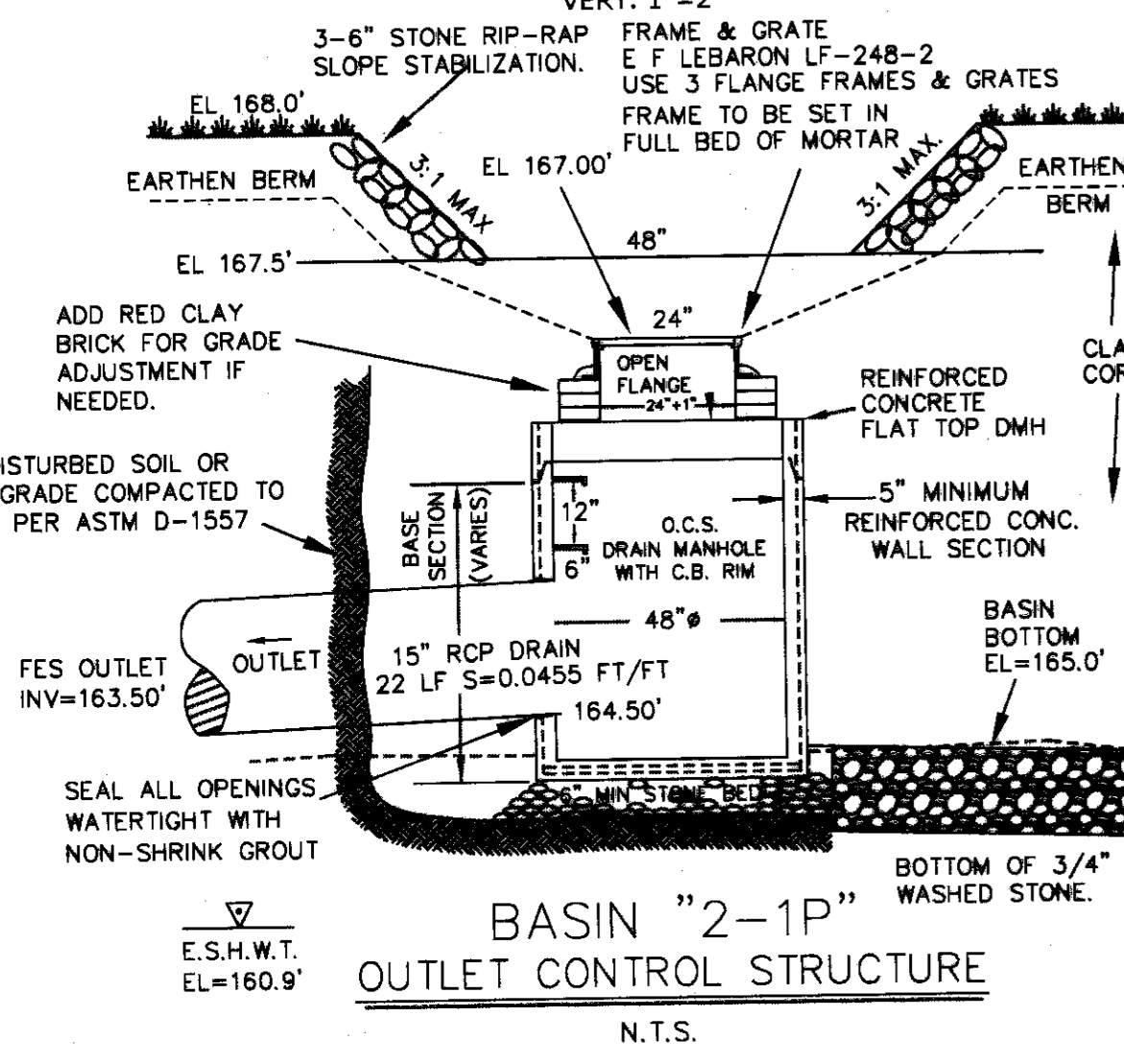
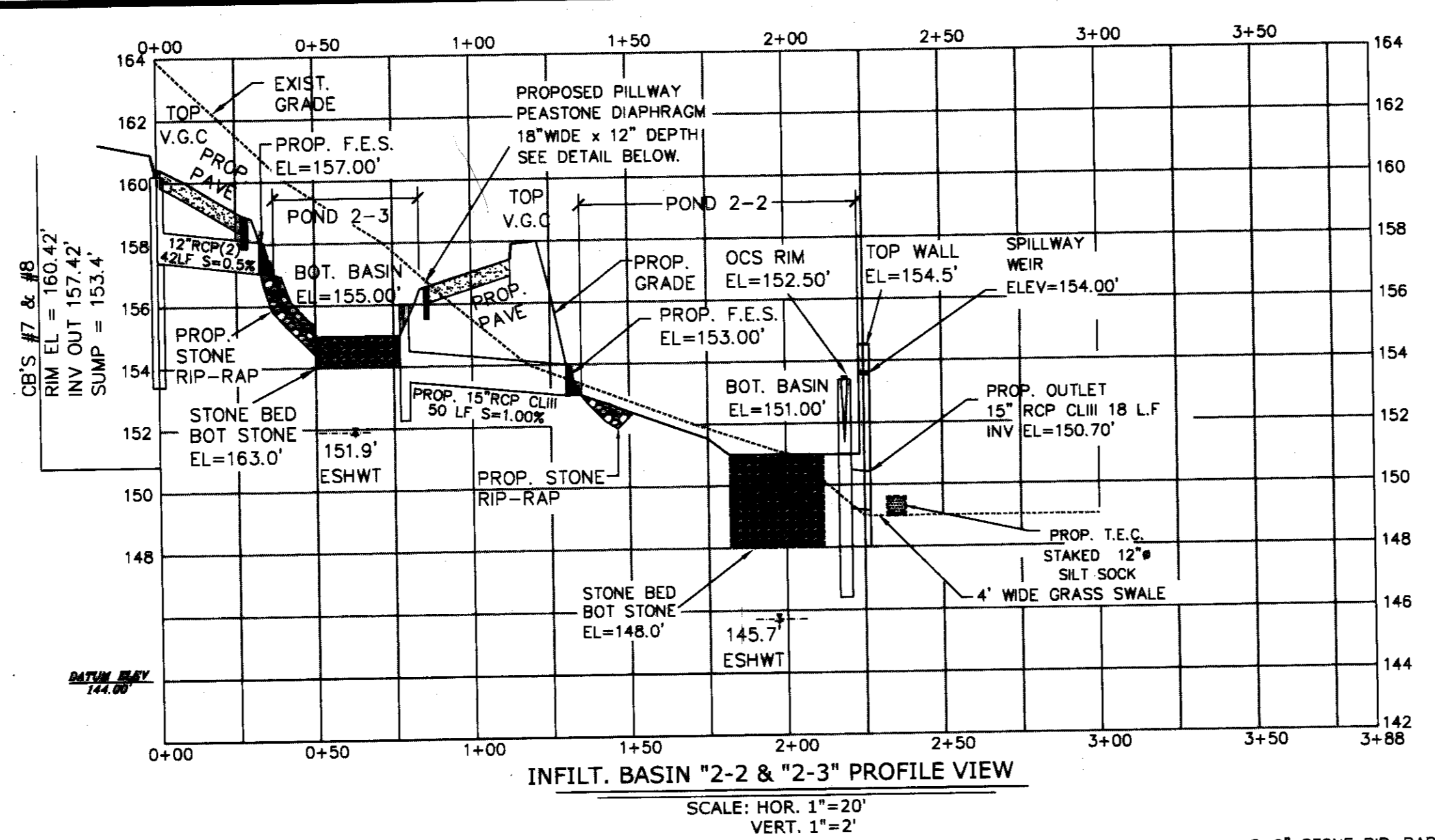
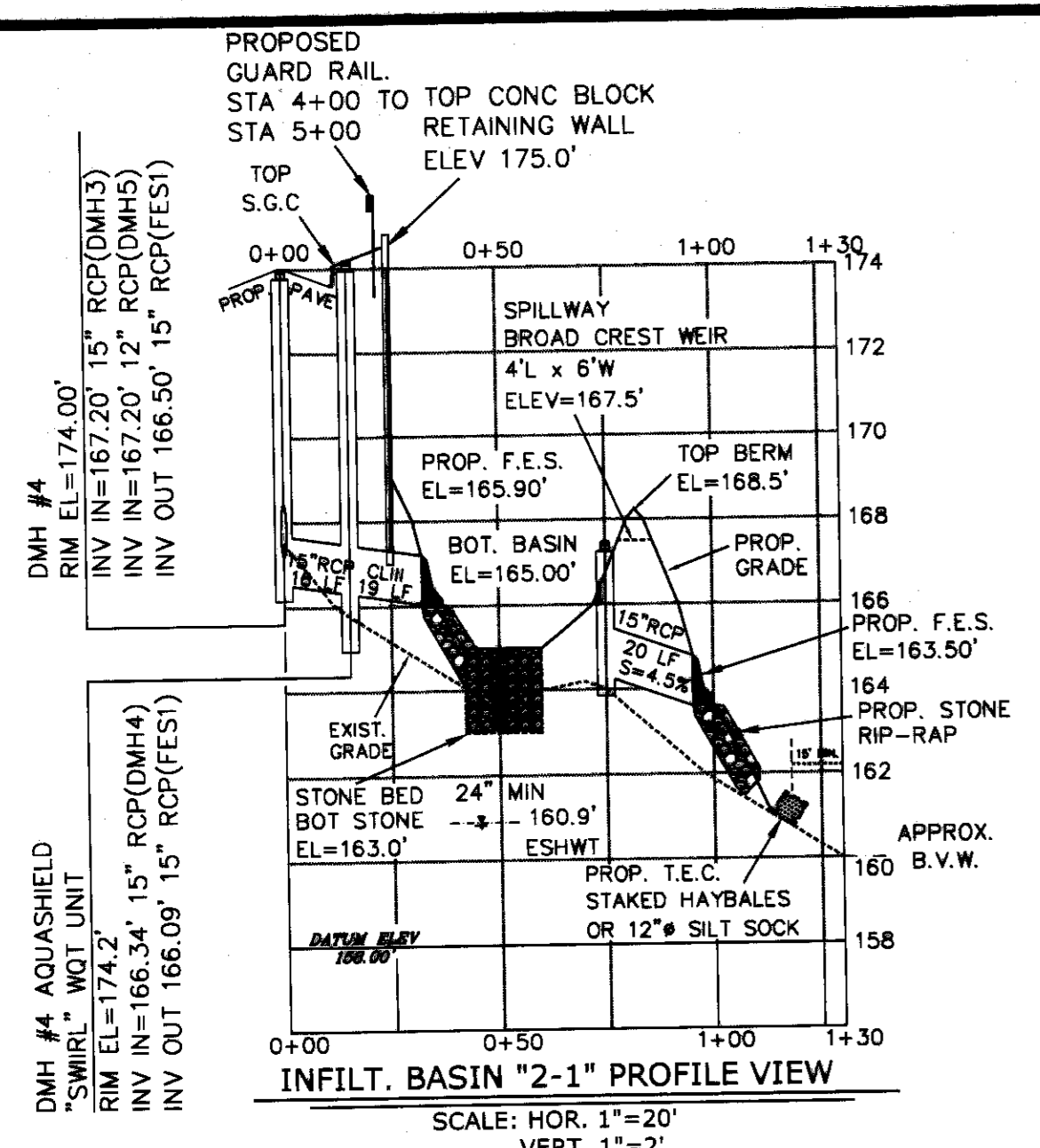
#400
3/11/2022
40784-512

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:
W. Holt
W. Holt
W. Holt

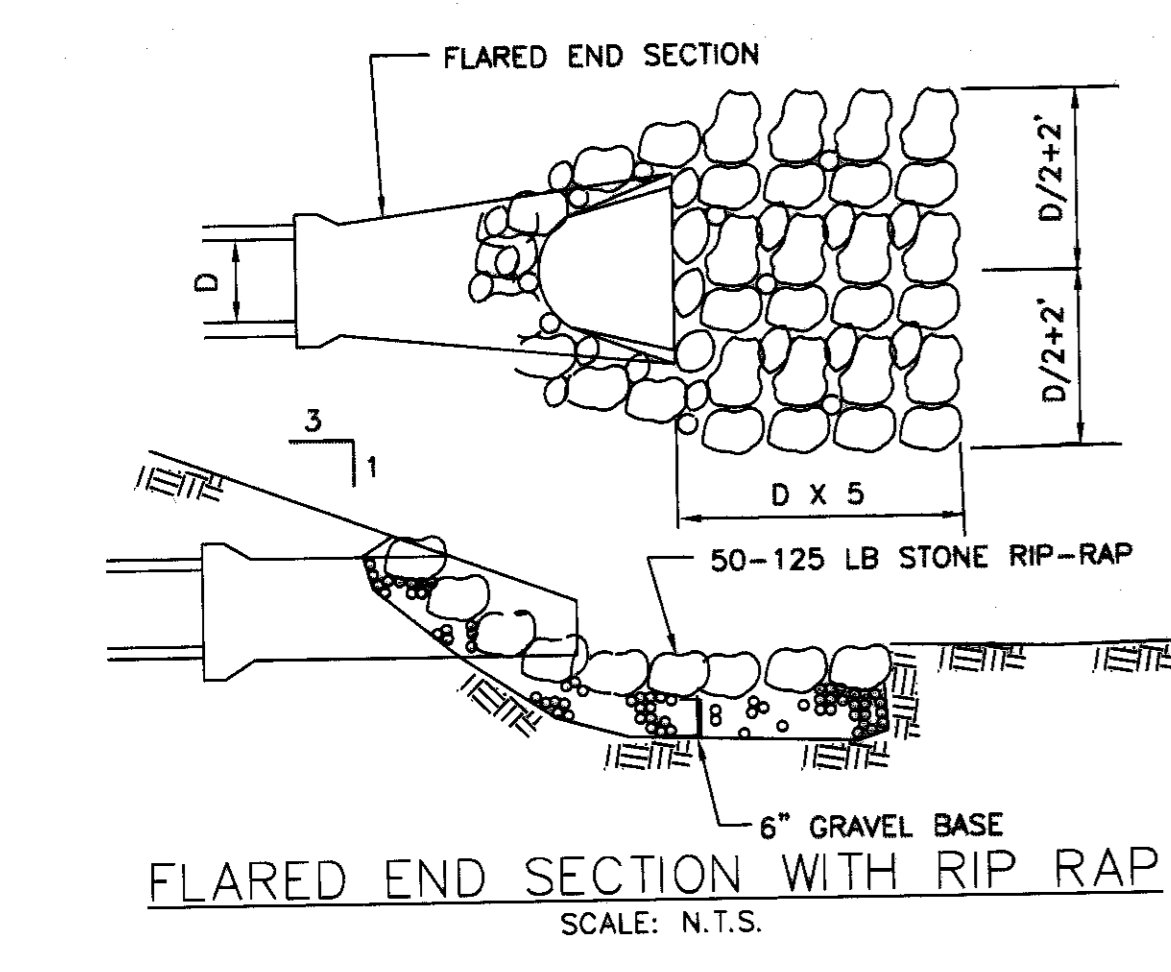
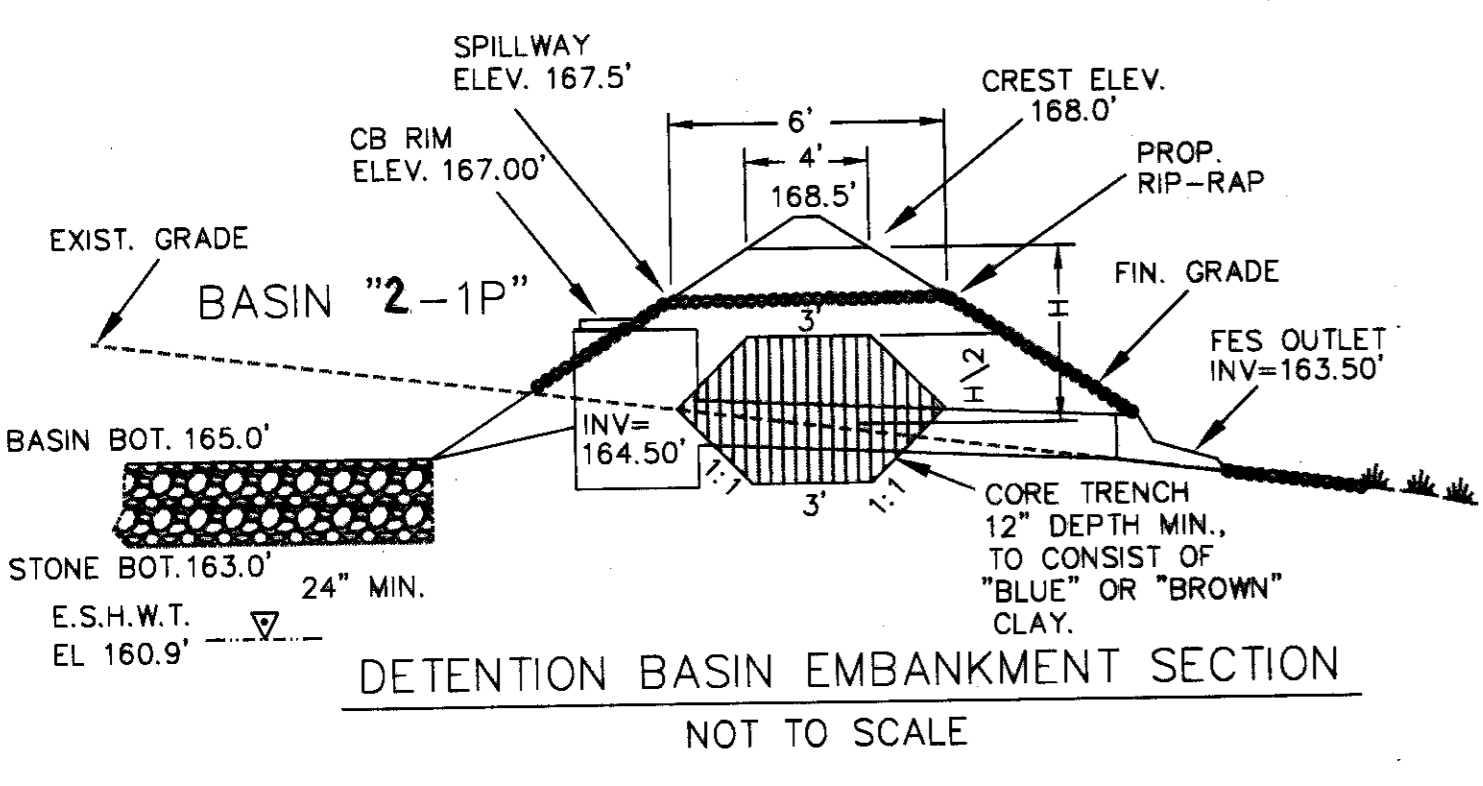
DATE: 3-1-2022

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY



NOTES:
1 - STONES SHALL WEIGH 50 TO 125 LBS. UNLESS OTHERWISE APPROVED BY DESIGN ENGINEER.
2 - 50% STONE (D50) SHALL BE 6" DIAM OR LARGER, TO A DEPTH OF 12" MIN.



SOIL LOG

SOIL EVALUATOR WILLIAM G HOLT
DATE: 10-07-20 MA SE #1083

TEST PIT #DB-1	TEST PIT #DB-2	TEST PIT #DB-3
ELEV = 166.7'	ELEV = 165.3'	ELEV = 158.0'
A - F.S.L. 10R 3/2	A - F.S.L. 10R 3/2	A - F.S.L. 10R 3/2
12"	10"	10"
BW - F.S.L. 10R 4/8	BW - F.S.L. 10R 4/8	BW - F.S.L. 10R 4/8
27"	26"	26"
C - So. Loom 2.5Y 5/4	C - So. Loom 2.5Y 5/4	C - So. Loom 2.5Y 5/4
86"	108"	102"
WATER TABLE	WATER TABLE	WATER TABLE
NONE OBS. WEEP	NONE OBS. WEEP	NONE OBS. WEEP
71" ESTIMATED 160.8'	23" ESTIMATED 160.9'	23" ESTIMATED 151.9'

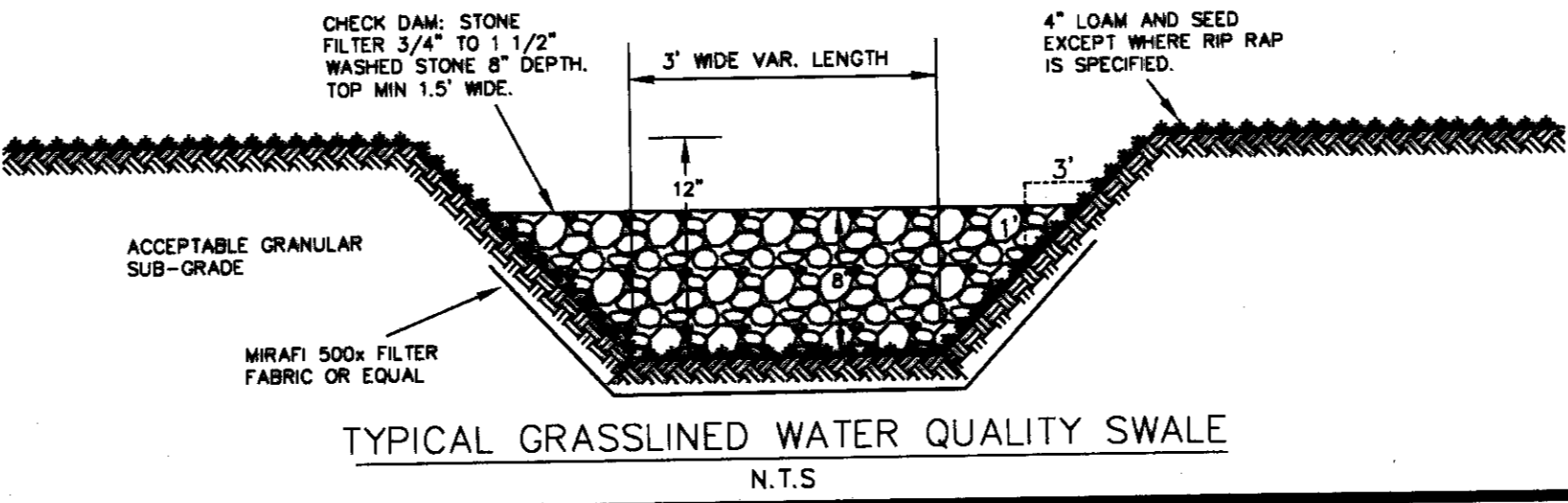
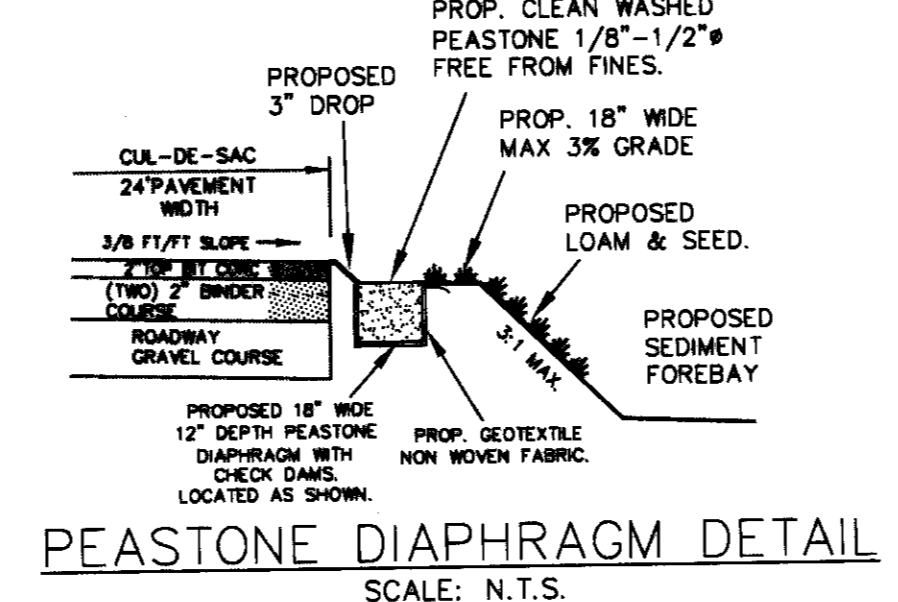
TEST PIT #DB-4
ELEV = 151.0'

A - F.S.L. 10R 3/2	10"
BW - F.S.L. 10R 4/8	27"
C - So. Loom 2.5Y 5/4	104"
WATER TABLE	NONE OBS. WEEP
64" ESTIMATED 145.7'	

I HEREBY CERTIFY THAT IN APRIL 1996, I HAVE PASSED THE EXAMINATION APPROVED BY THE D.E.P. AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE AND EXPERIENCE DESCRIBED IN CMR 15.017.

William G Holt
5/5/21
WILLIAM G HOLT, PLS. RS, SE#1083

USDA - S.C.S. SOIL TYPES
CmB 405B/406B-CHARLTON Gravelly SL HSG "B"
CbB 421B-CANTON Gravelly SL HSG "B"
S1B 410B-SUTTON Gravelly SL HSG "B"

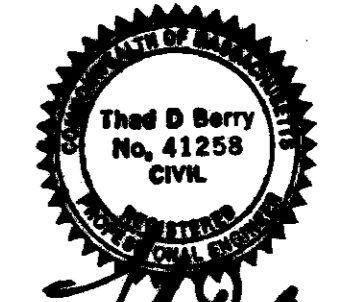


DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

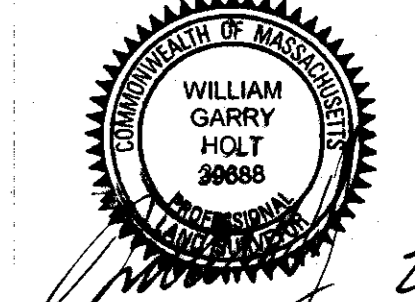
LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834 PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

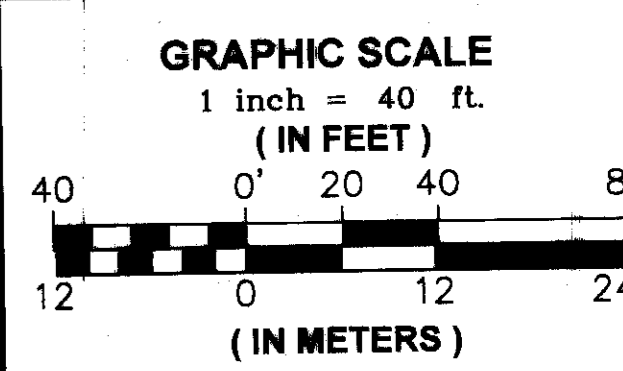
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



THAD D. BERRY, PE 41,258



WILLIAM G. HOLT PLS #39688



APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

_____, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK: I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

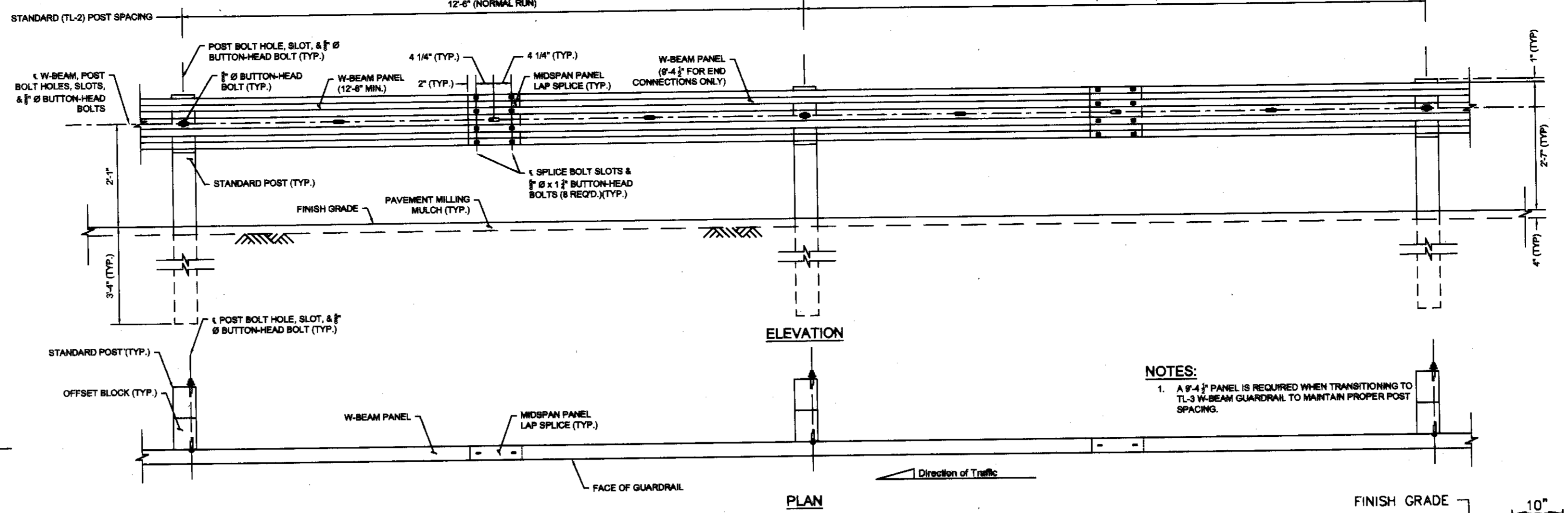
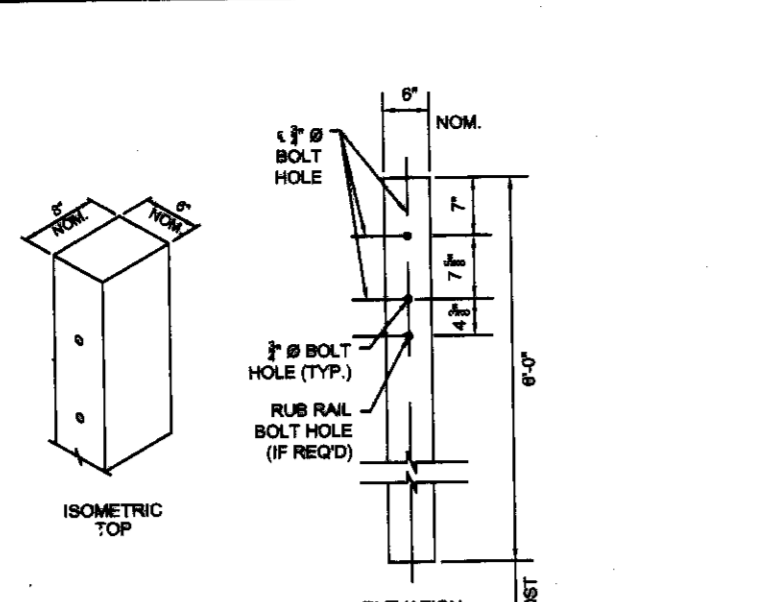
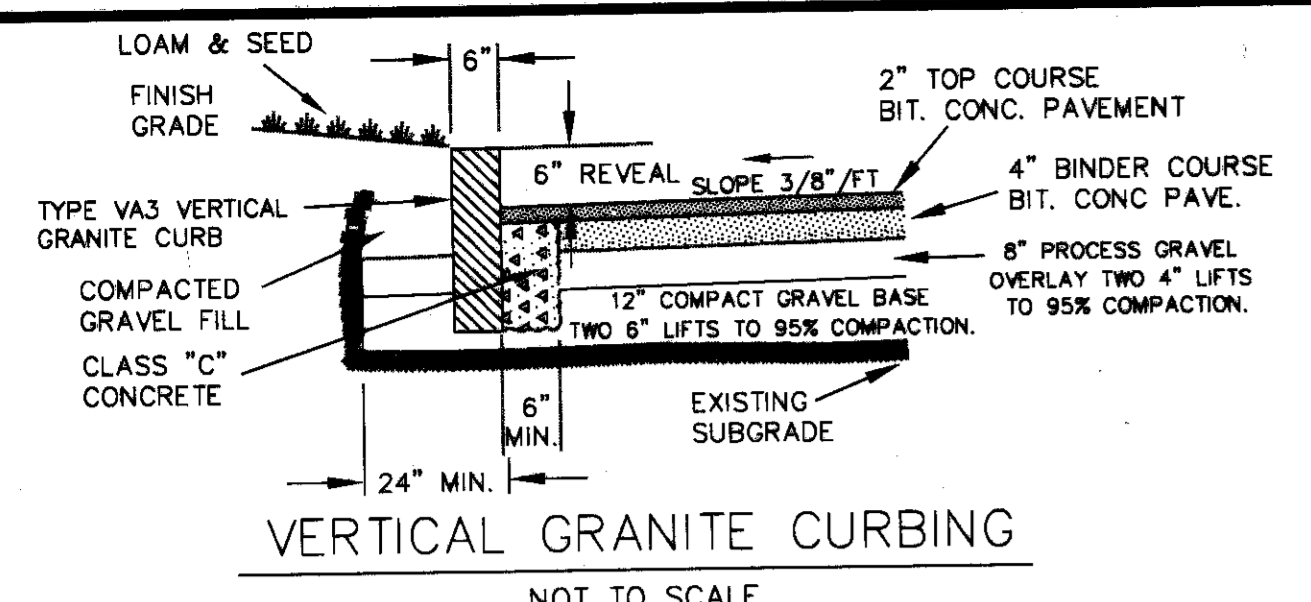
Edward Log
DATE: 3/2/2022 TOWN CLERK

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS IN ADVANCE

SHEET TITLE: DRAINAGE PROFILES AND DETAILS

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-16-20
CAD FILE:	KMF DEF SH E7.DWG
JOB No.	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24
REVISION:	BY
1. 5-17-21 TEC REVIEW	WGH
2. 7-06-21 TEC REVIEW #2	WGH
3. 8-02-21 TEC REVIEW #3	WGH
4. 8-24-21 TEC REVIEW #4	WGH
SHEET:	E7



SO. ESSEX #400 BK: 40784 Pg: 512
03/11/2022 01:02 PLN Pg 13/21

#400
3/11/2022
40784-512

(21 PLS.)

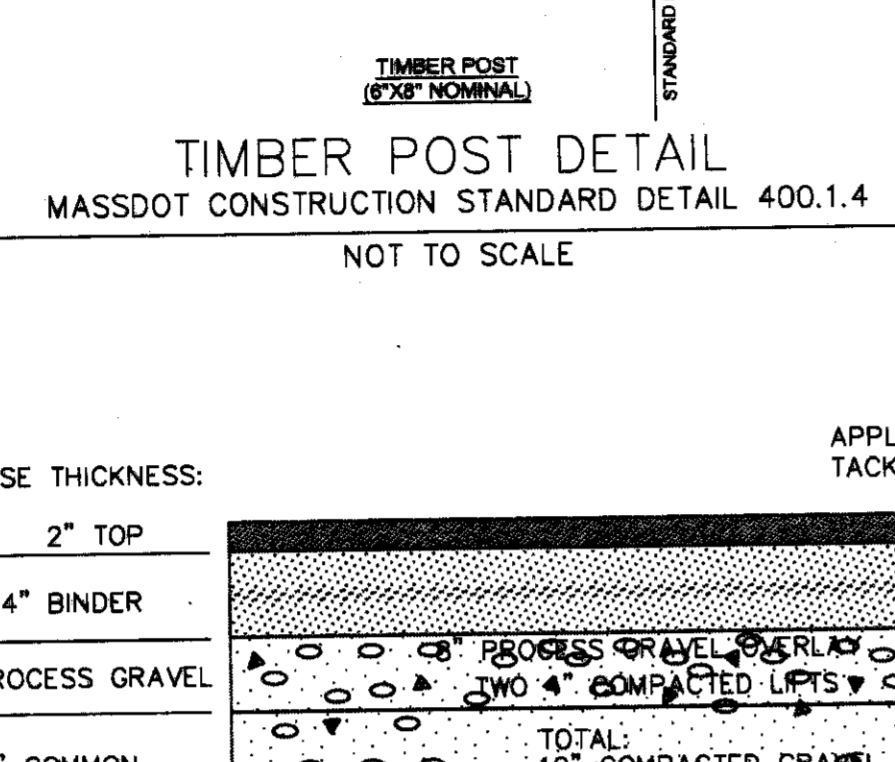
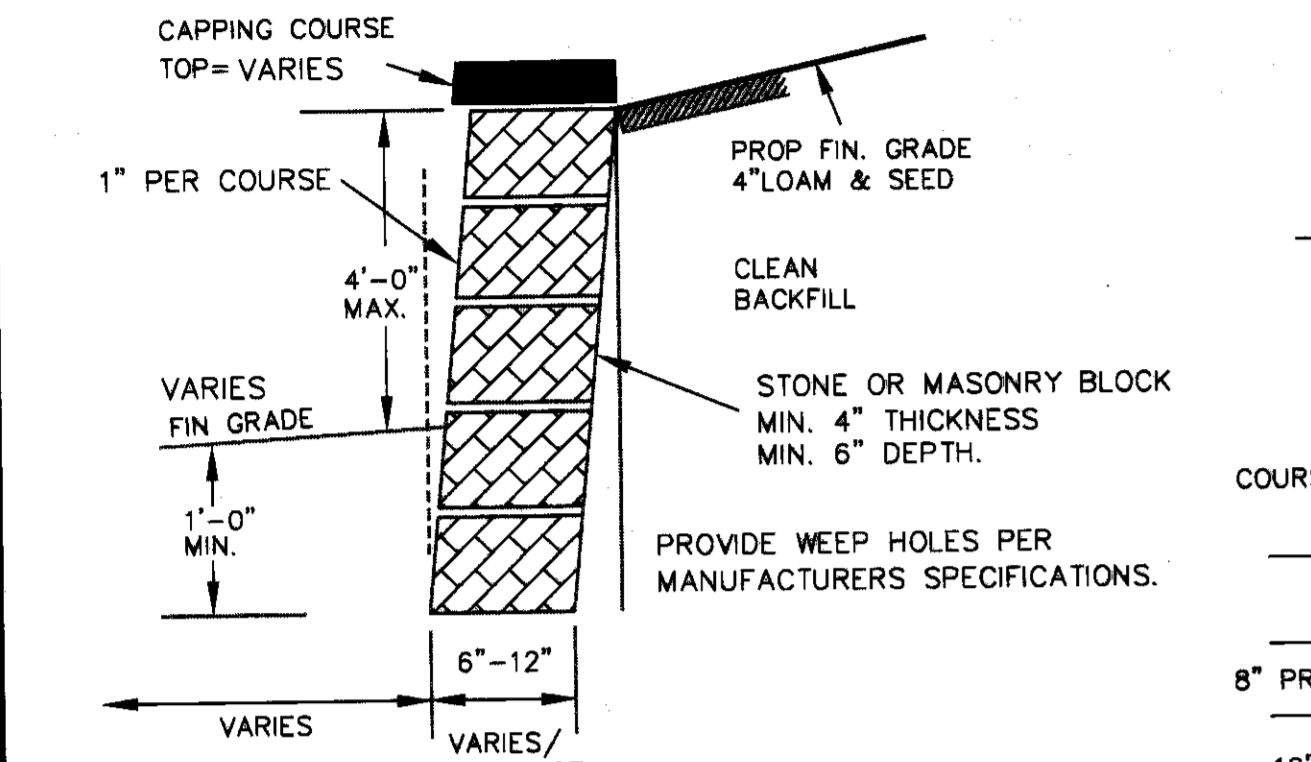
FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND.
PLANNING BOARD:

W. Holt
W. Holt
W. Holt

DATE: 3-1-2022

FOR PLANNING BOARD USE ONLY



COMPACTION REQUIREMENT:

TEST PER AASHTO T166, NOTE

TEST PER AASHTO T166, NOTE

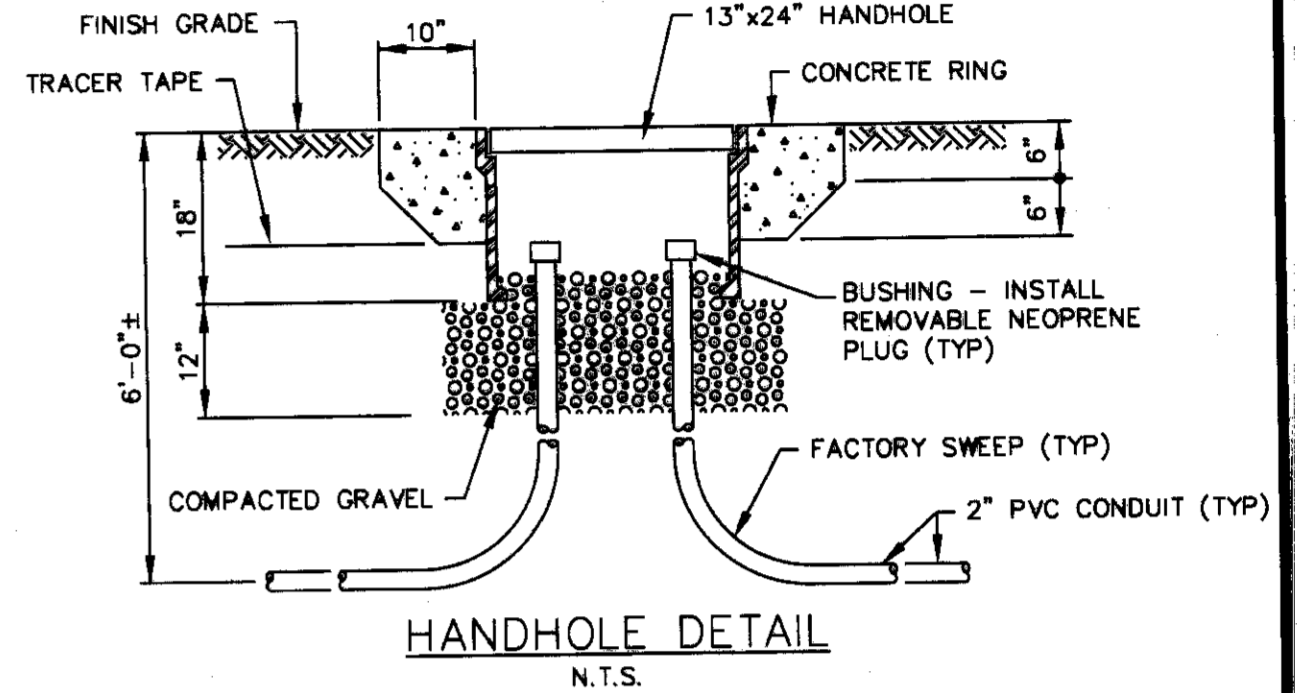
95% TEST PER ASTM D-1557, NOTE #2

95% TEST PER ASTM D-1557, NOTE #2

95% TEST PER ASTM D-1557, NOTE #2

95% TEST PER ASTM D-1557, NOTE #2

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BIT. CONCRETE	MHD M3.11.03 CLASS 1, TYPE 1-1	1/2
BINDER - BIT. CONCRETE	MHD M3.11.03 CLASS 1, TYPE 1-1	1
PROCESS GRAVEL OVERLAY	MHD M1.03.1 TYPE B	2
SUBBASE - GRAVEL BORR.	MHD M1.03.0 TYPE B	2
UNSUITABLE SUBGRADE ORDINARY BORROW	MHD M1.01.0	12



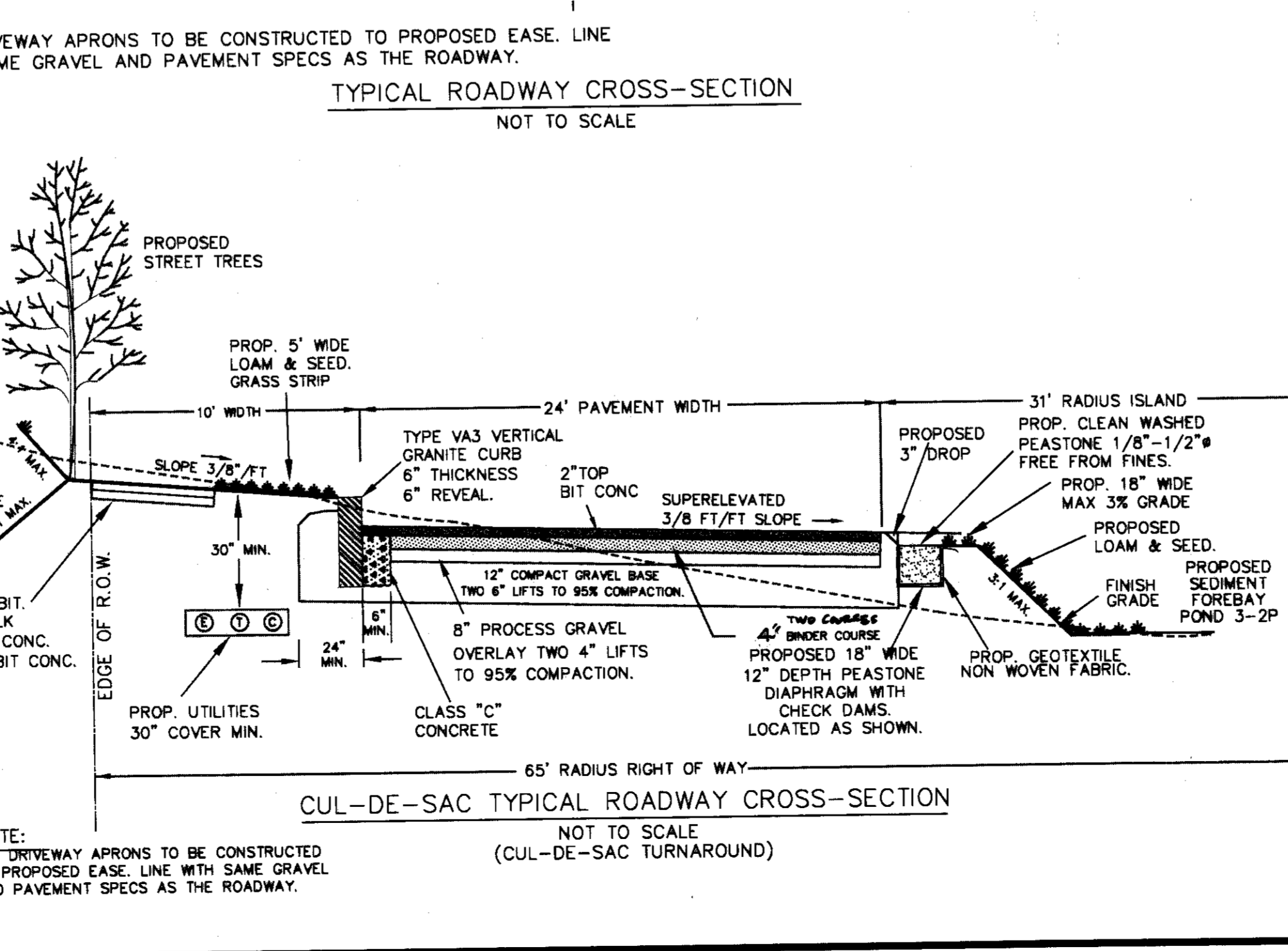
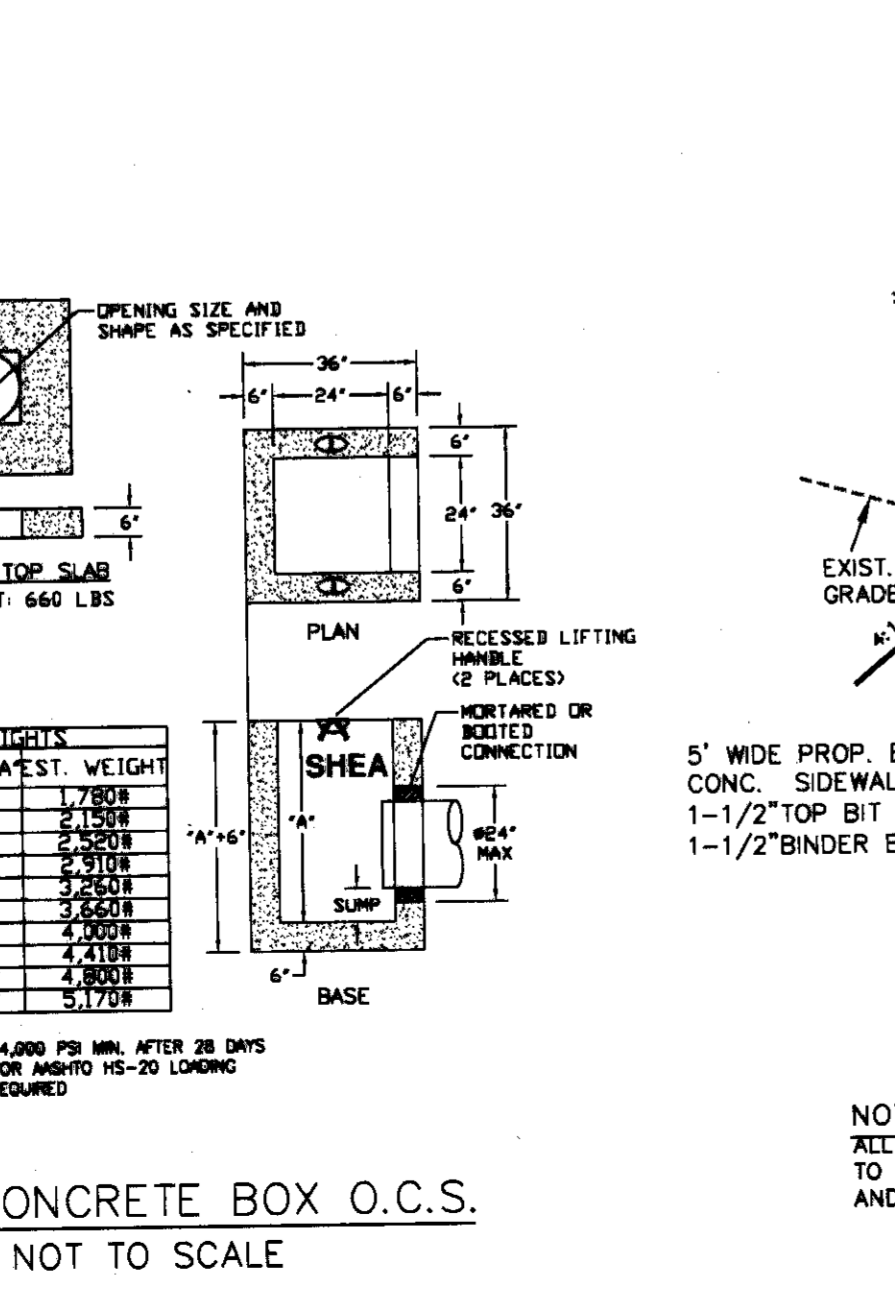
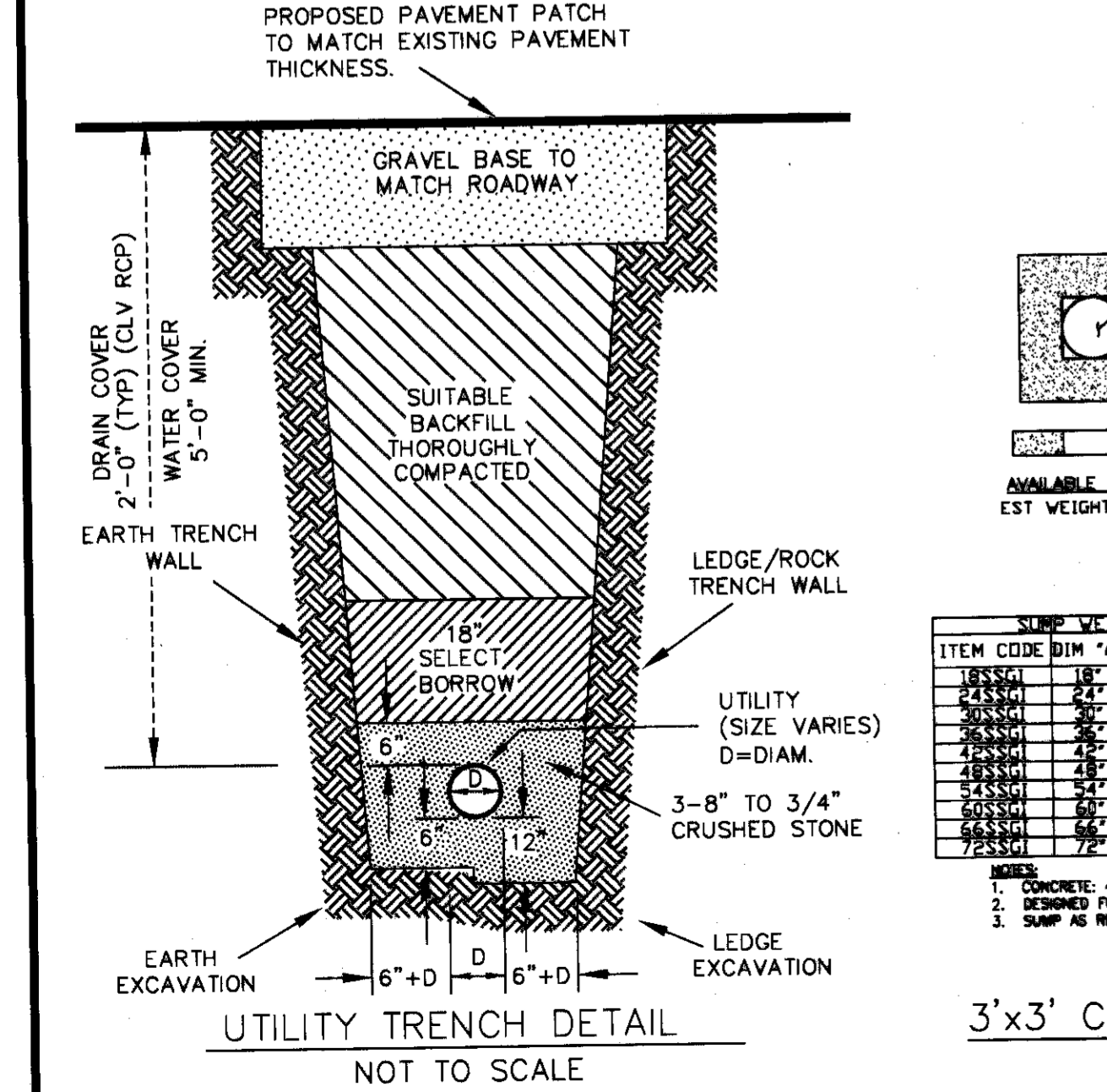
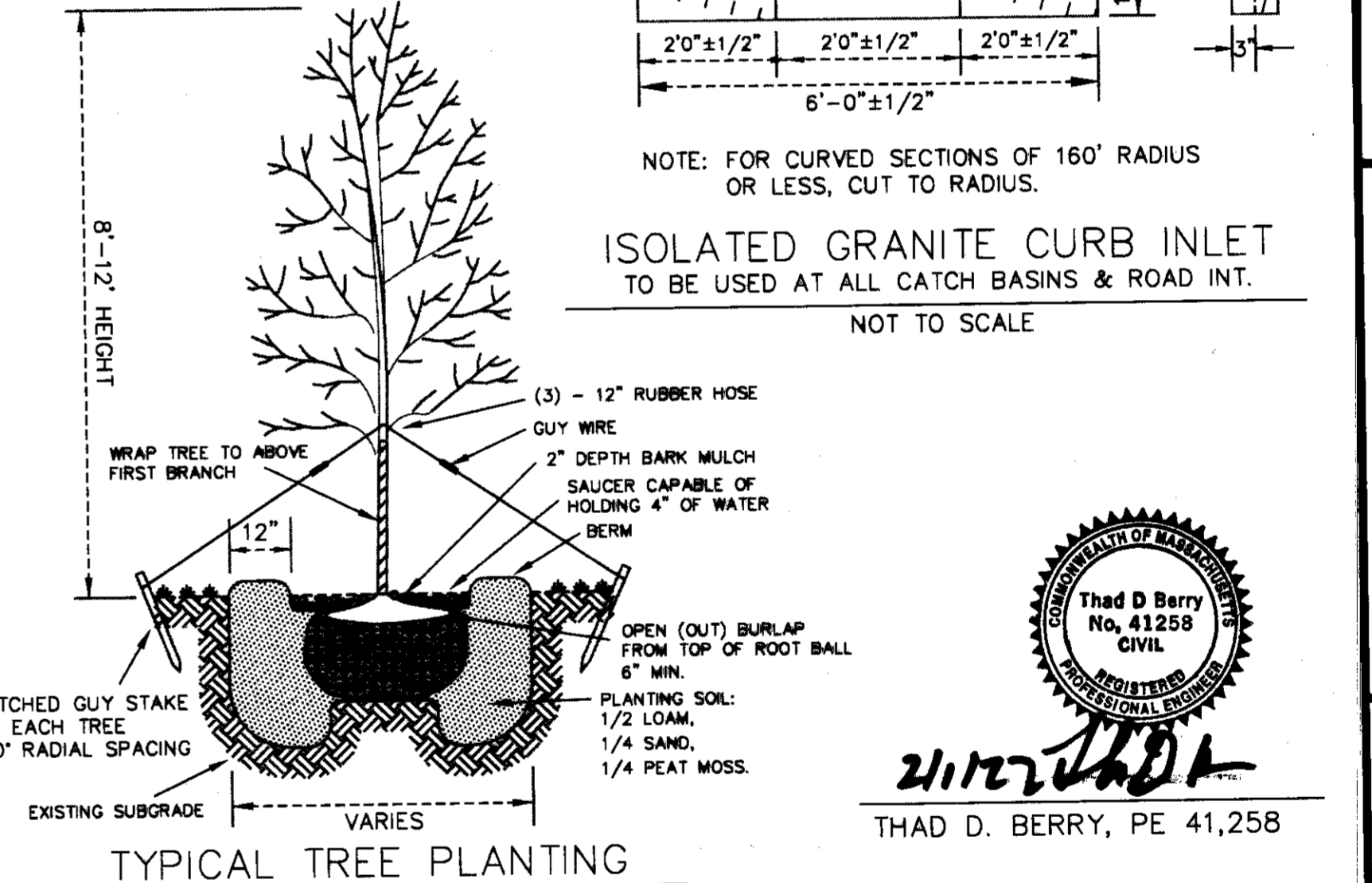
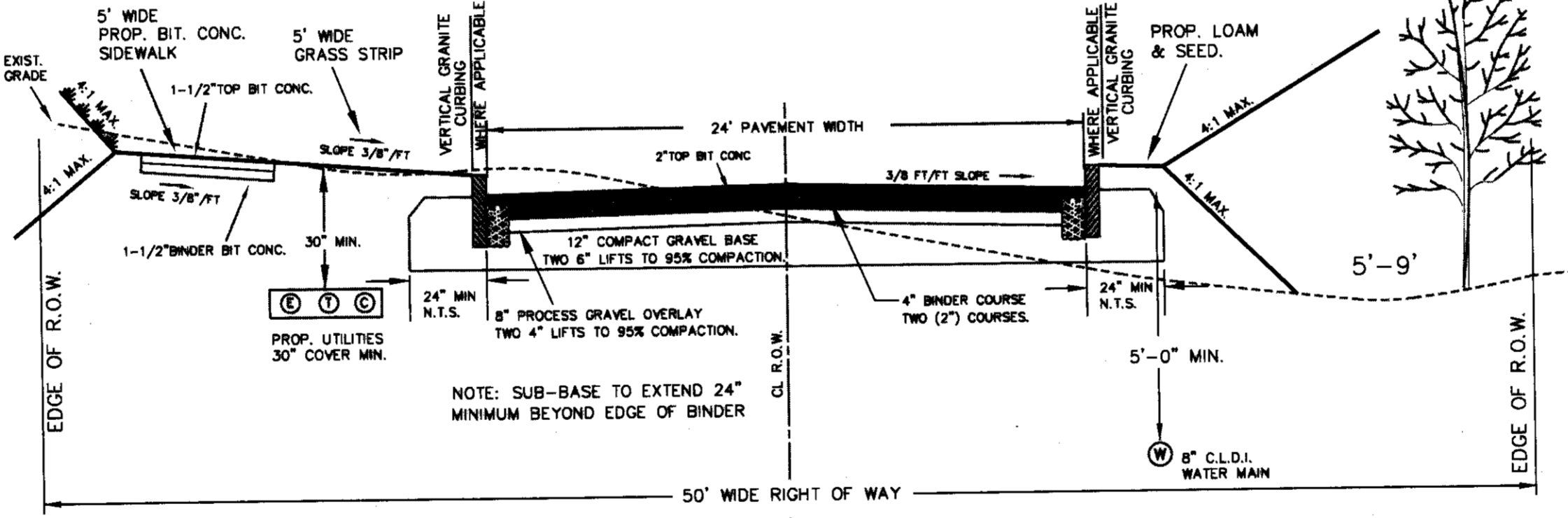
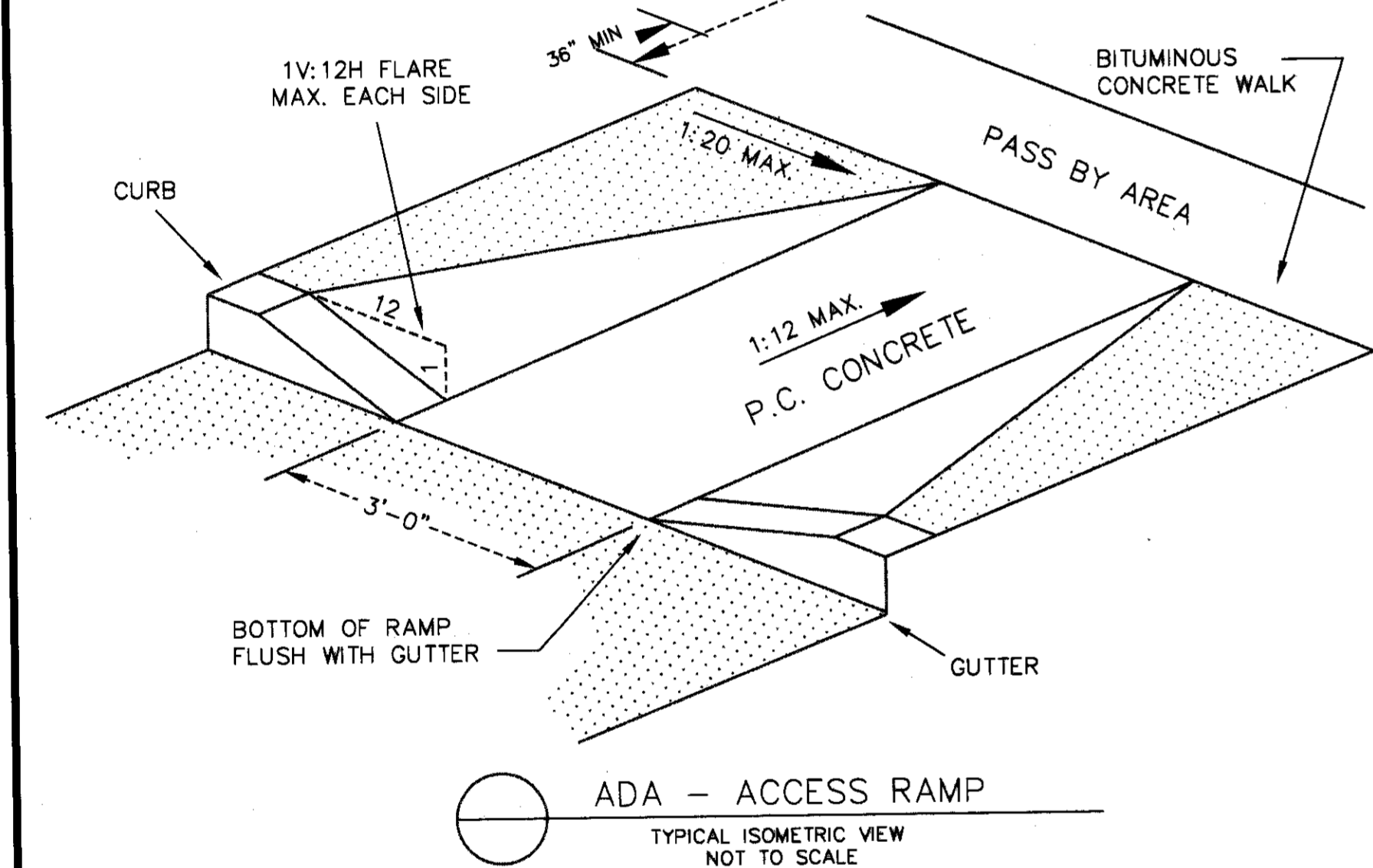
NOTE: 1 - WALL TO BE CONSTRUCTED OF CONCRETE LANDSCAPING BLOCKS DRY-SET PER MANUFACTURERS INSTRUCTIONS. INSTALL WEEP HOLES AS NECESSARY.

2 - TEXTURE AND COLOR TO BE DETERMINED BY THE PLANNING BOARD PRIOR TO CONSTRUCTION

3 - OPTIONAL STONE RETAINING WALL MAY BE USED.

NOTE: 1- COMPACT TO TEST AVERAGE OF 95%, NO TEST LOWER THAN 94%

2- COMPACT TO TEST AVERAGE OF 95%, NO TEST LOWER THAN 93%



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W. Holt
TOWN CLERK

DATE: 3/2/2022

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DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

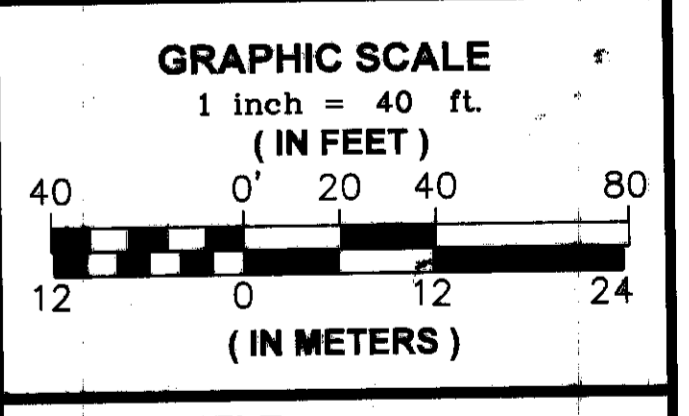
LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834 PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billholt@aol.com

ASSESSOR DATA:

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PARCEL: 13F

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William Garry Holt
WILLIAM G. HOLT PLS #39688



SHEET TITLE: CONSTRUCTION DETAILS & NOTES

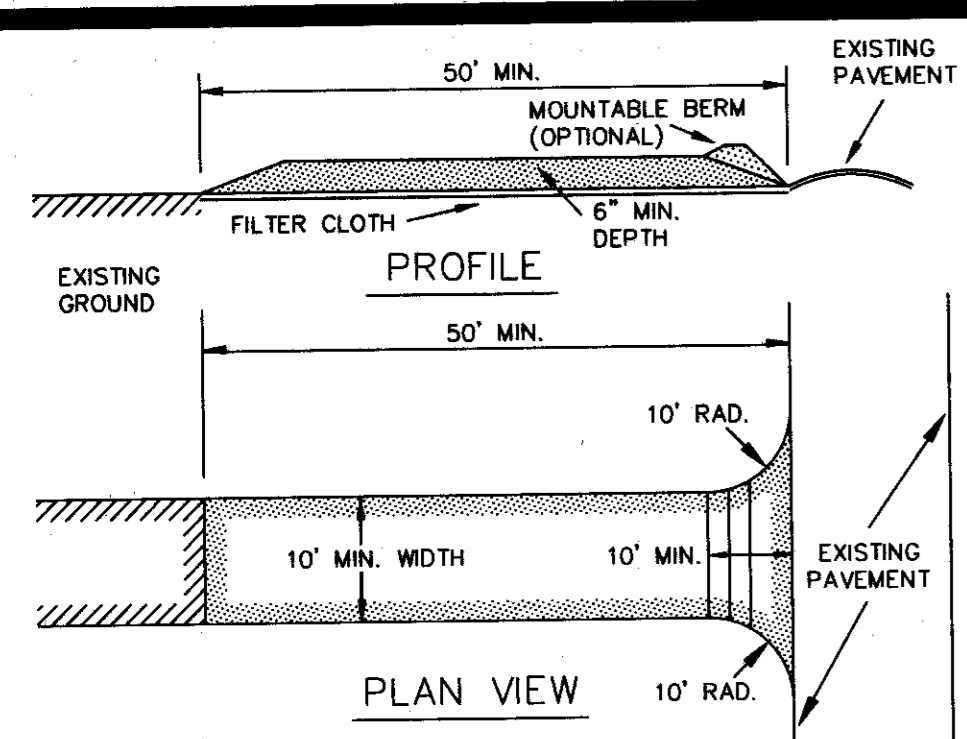
DRAWN: W. HOLT
DESIGNED: W. HOLT
CHECKED: W. HOLT
DATE: 12-16-20
CAD FILE: KMF DEF SH D##.DWG
JOB No. #19-047 DEF

LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24

REVISION: BY

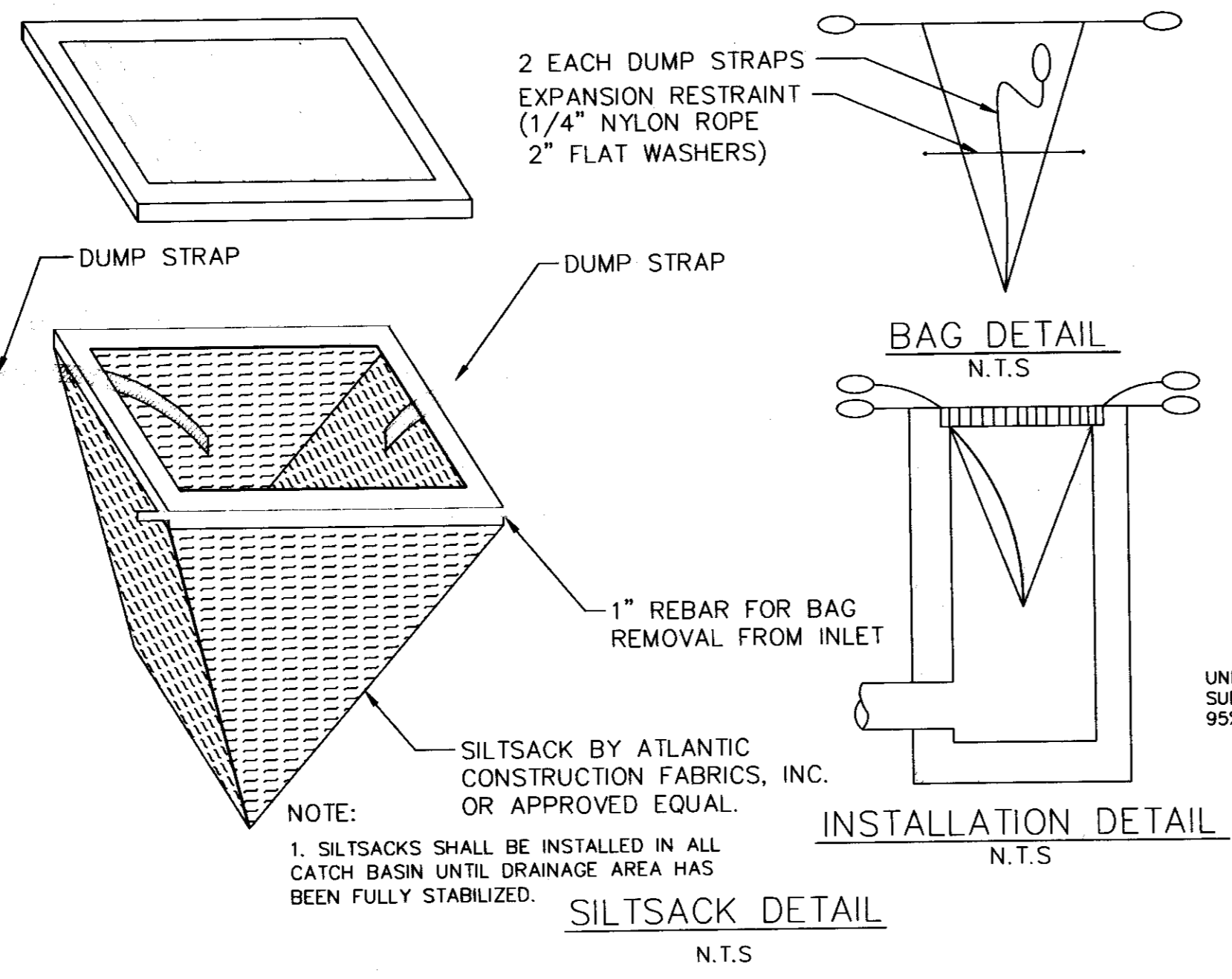
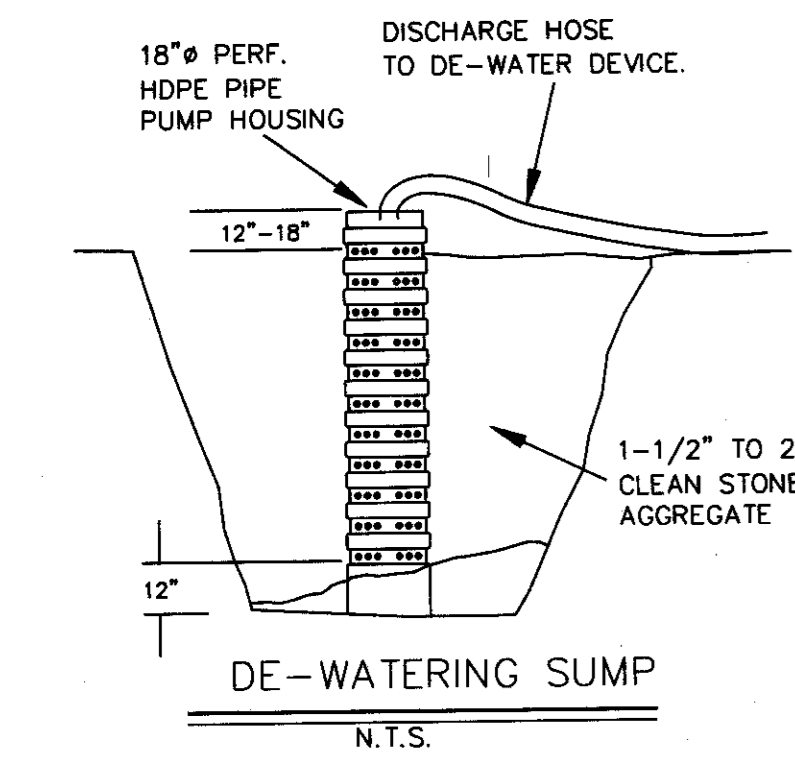
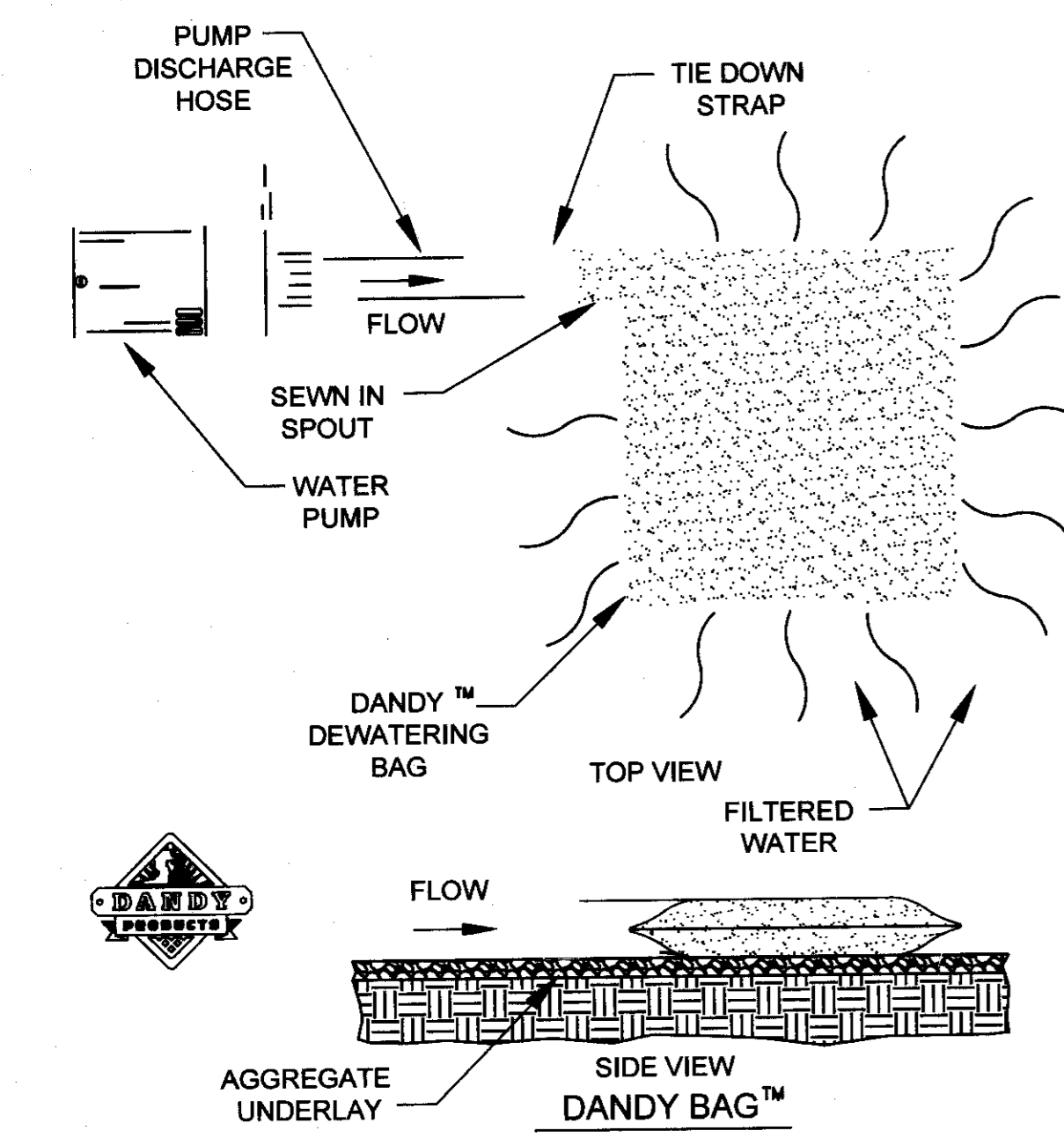
#1. 3-17-21 TEC REVIEW WGH
#2. 7-06-21 TEC REVIEW #2 WGH
#3. 8-02-21 TEC REVIEW #3 WGH
#4. 8-24-21 TEC REVIEW #4 WGH

SHEET: D8

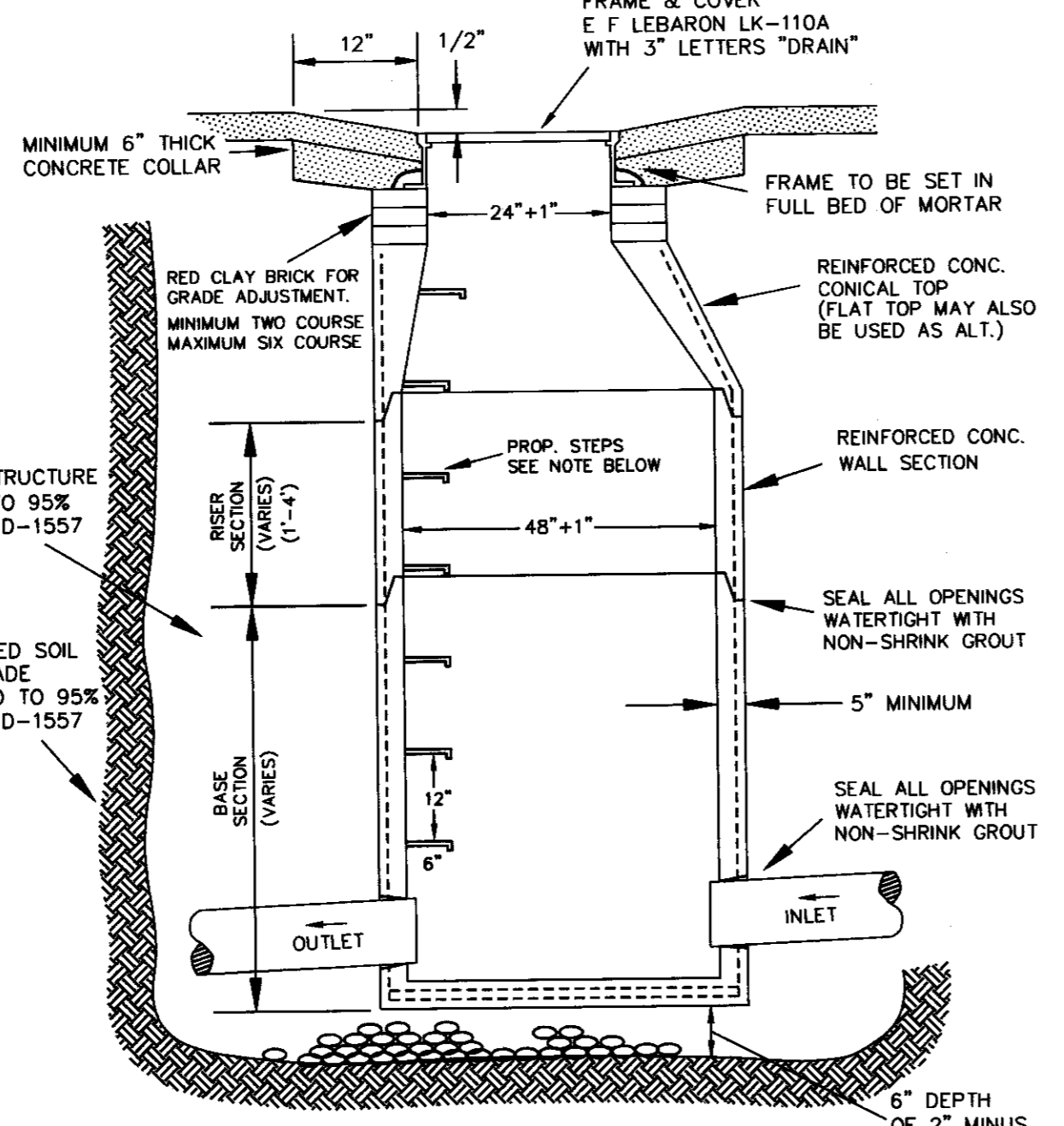


- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE: USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN 50', (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN. LENGTH WOULD APPLY).
 - THICKNESS: NOT LESS THAN SIX INCHES (6") DEPTH.
 - WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF STONE. (NOT REQUIRED FOR SINGLE RESIDENCE LOT).
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPE WILL BE REQUIRED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OR WAY, SHALL BE REMOVED IMMEDIATELY.
 - WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

STABILIZED CONSTRUCTION ENTRANCE

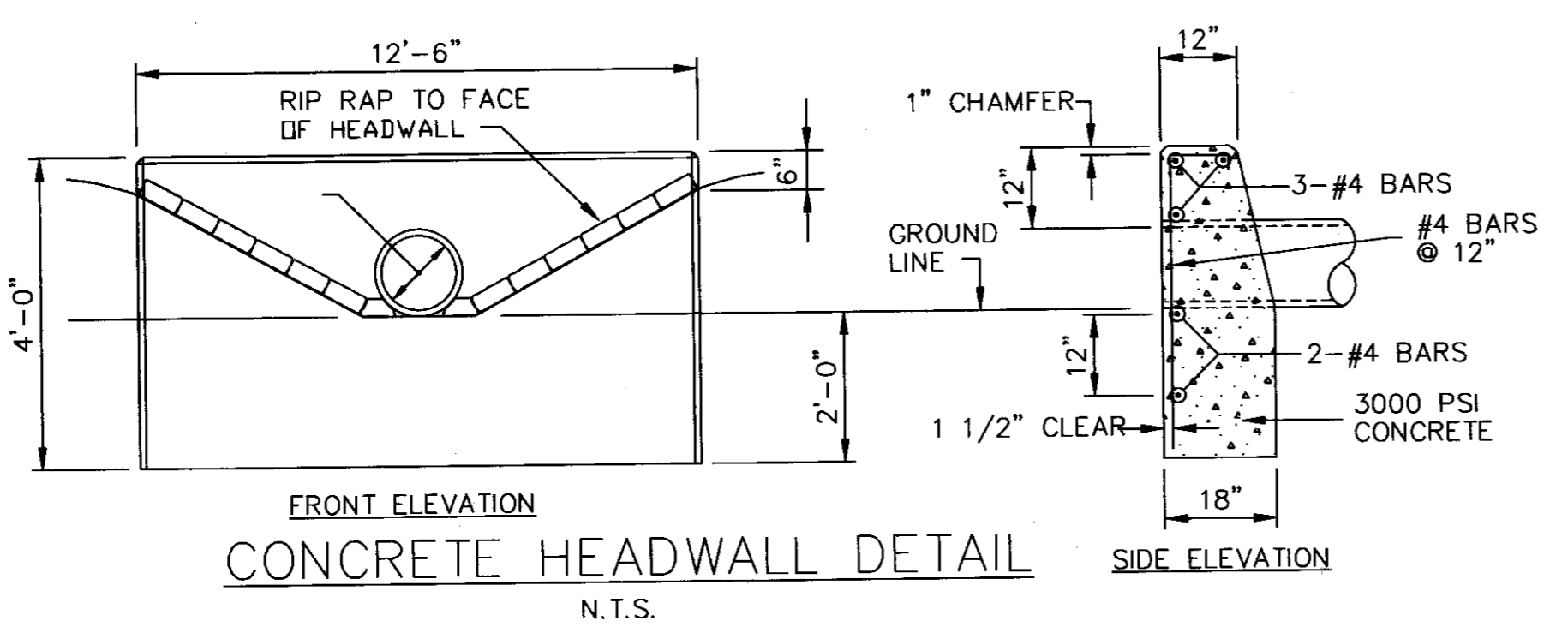


NOTE:
1. SILTSACKS SHALL BE INSTALLED IN ALL CATCH BASIN UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.

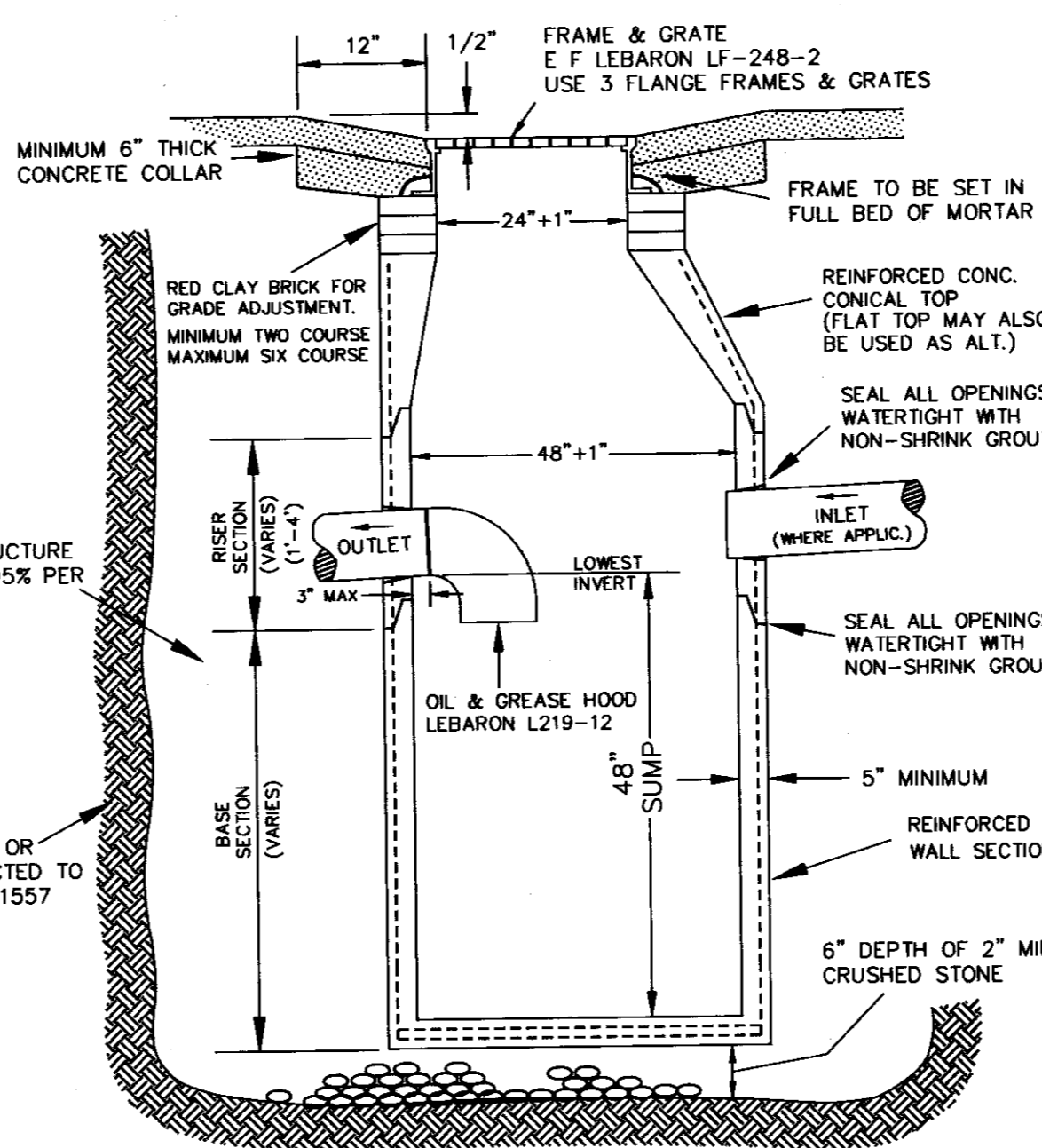


MANHOLE DESIGN TO LATEST ASTM C478 REINFORCING STEEL CONFORMS TO LATEST ASTM A185 CONCRETE COMPRESSIVE STRENGTH - 4000 PSI @ 28 DAYS ONE POUR MONOLITHIC BASE STEPS - STEEL REINFORCING COPOLYMER POLYPROPYLENE PLASTIC CONFORMS TO LATEST ASTM C 478 PARA 12.

DRAIN MANHOLE
N.T.S.

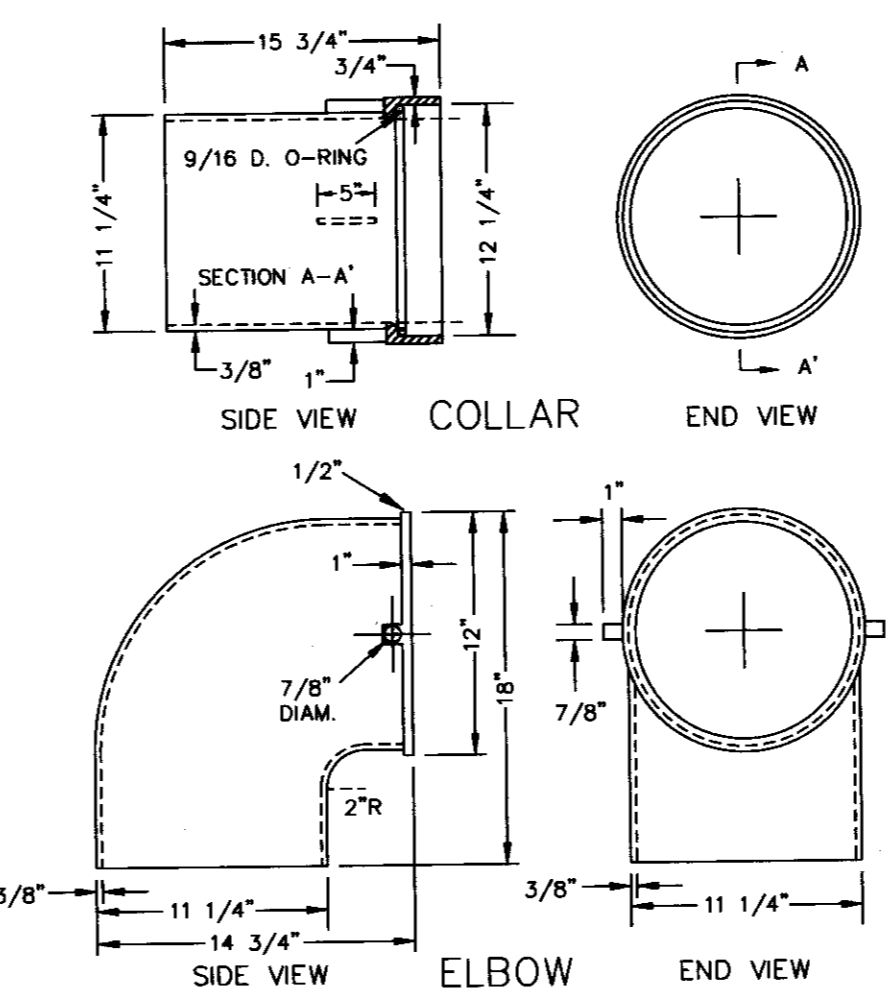


CONCRETE HEADWALL DETAIL
N.T.S.

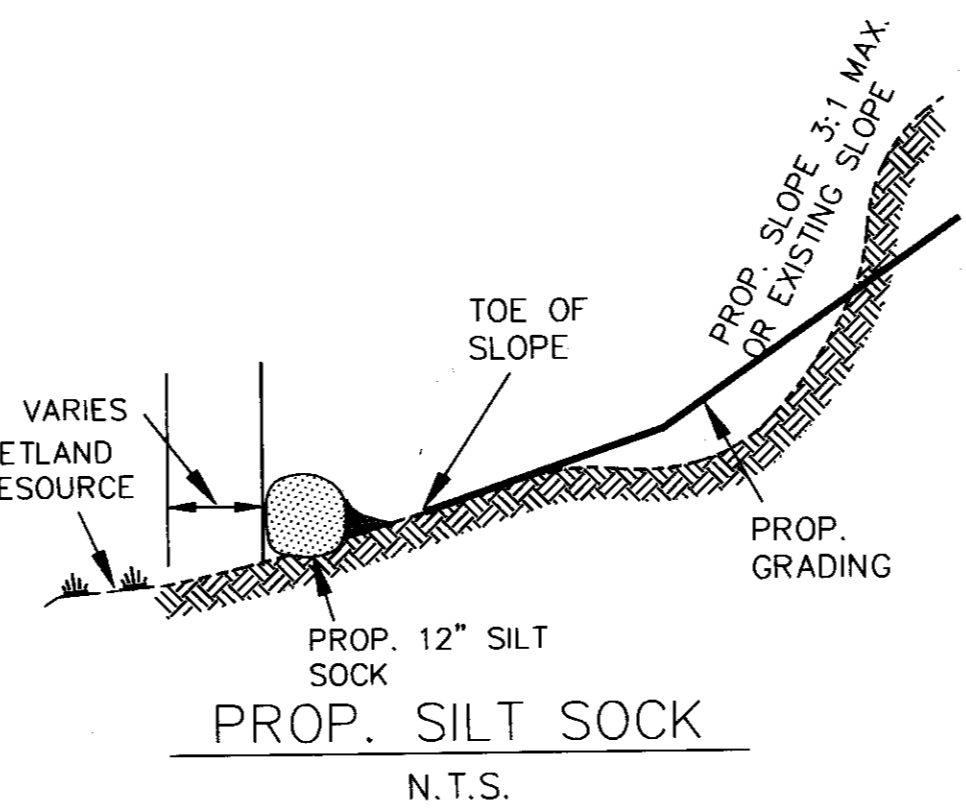


CATCH BASIN DESIGN TO LATEST ASTM C478 REINFORCING STEEL CONFORMS TO LATEST ASTM A185 CONCRETE COMPRESSIVE STRENGTH - 4000 PSI @ 28 DAYS ONE POUR MONOLITHIC BASE USE 3 FLANGE FRAMES & GRATES.

CATCH BASIN
N.T.S.



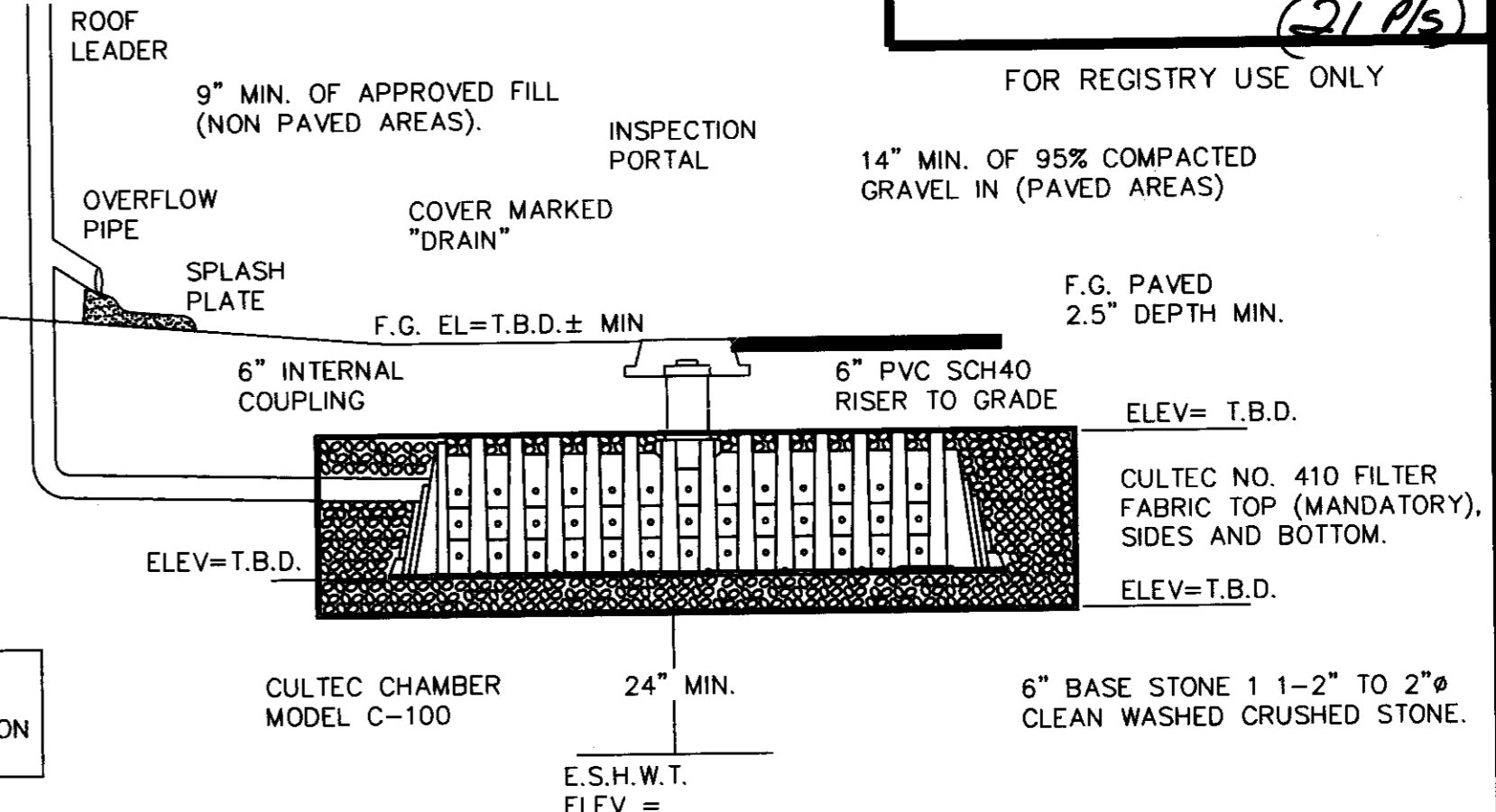
OIL & GREASE HOOD
LEBARON L219-12
NOT TO SCALE



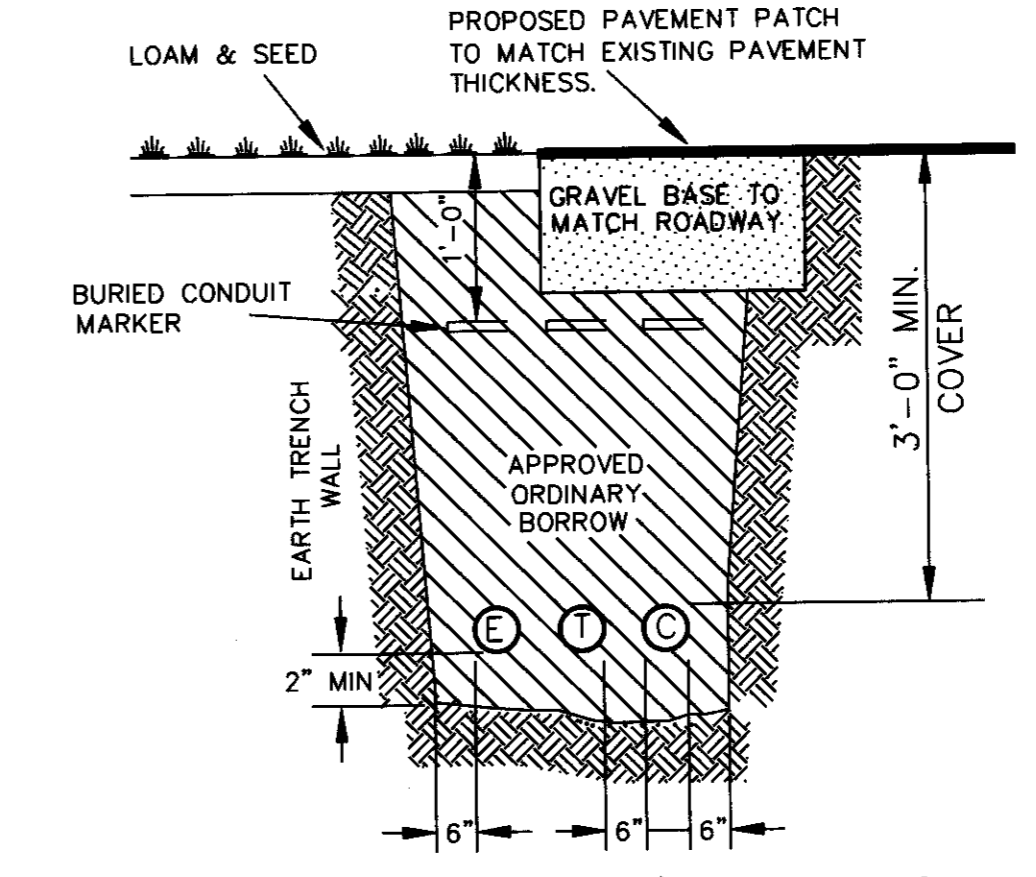
PROP. SILT SOCK
N.T.S.

FOR HYDROLOGIC GROUP "B" SOILS:
ROOF RUNOFF RECHARGE:
BUILDING FOOTPRINT AREA= PER 1000 S.F. ROOF AREA:
RECHARGE VOL = 1.0 x 1/12 x 1000 S.F. = 83.33 C.F.

VOLUME OF VOIDS IN STONE AROUND CHAMBERS = 0.40 x 2' W x 2' D = 1.6 C.F. PER LINER FOOT.
83.33 C.F. / 1.6 C.F. PER 1' LENGTH = 52 L.F. PER 1000 S.F. ROOF AREA.
FOR AVERAGE HOUSE FOOTPRINT OF 1700 S.F. = 1.7 x 52 = 89 L.F.



DOWNSPOUT AND ROOF RUNOFF INFILTRATION AREA DETAIL
N.T.S.



TYPICAL ELECTRIC/TELEPHONE/CABLE TRENCH UNDERGROUND ETC
N.T.S.

TRENCH WIDTH AND DEPTH TO BE IN ACCORDANCE WITH LOCAL SERVICE PROVIDERS REQUIREMENTS AS APPLICABLE.

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Elysha G... TOWN CLERK
DATE: 3/2/2022

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SO ESSEX #400 Bk: 40784 Pg: 512
03/11/2022 01:02 PLW Pg 14/21
#400
3/11/2022
40784-512
(21/15)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND PLANNING BOARD:
[Signature]
DATE: 3-1-2022

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F

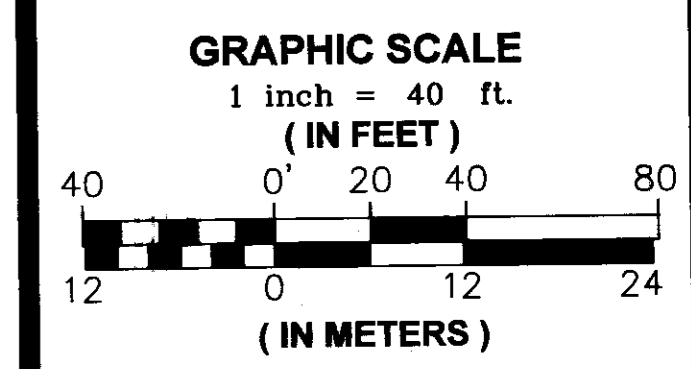
PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834

PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
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WILLIAM G. HOLT No. 39688
[Signature] 2-1-22
WILLIAM G. HOLT PLS #39688



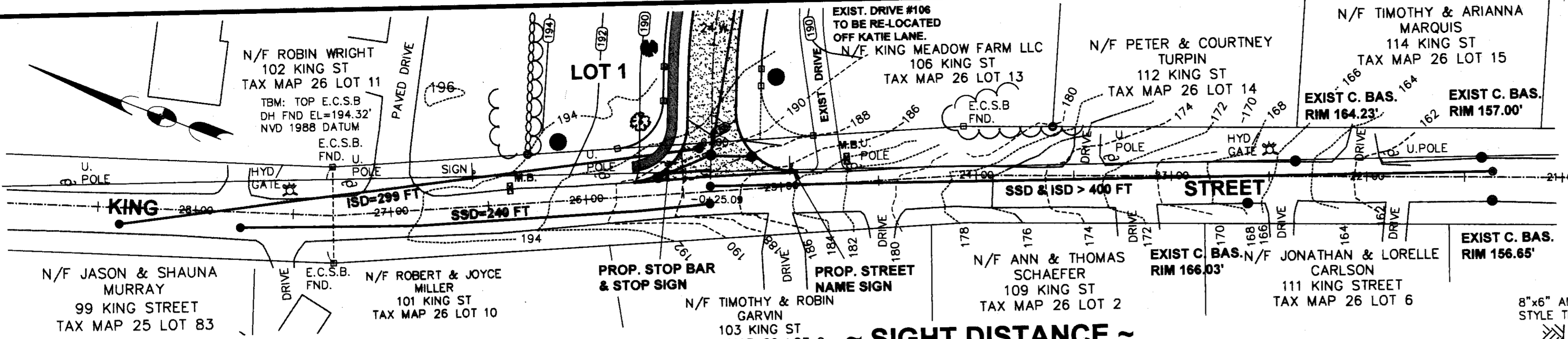
SHEET TITLE: CONSTRUCTION DETAILS & NOTES

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-15-2020
CAD FILE:	KMF_DEF_SH_D9.DWG
JOB No.	#19-047 DEF

LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24

REVISION:	BY
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#2. 7-08-21 TEC REVIEW #2	TDB
#3. 8-02-21 TEC REVIEW #3	TDB
#4. 8-24-21 TEC REVIEW #4	TDB

SHEET: **D9**

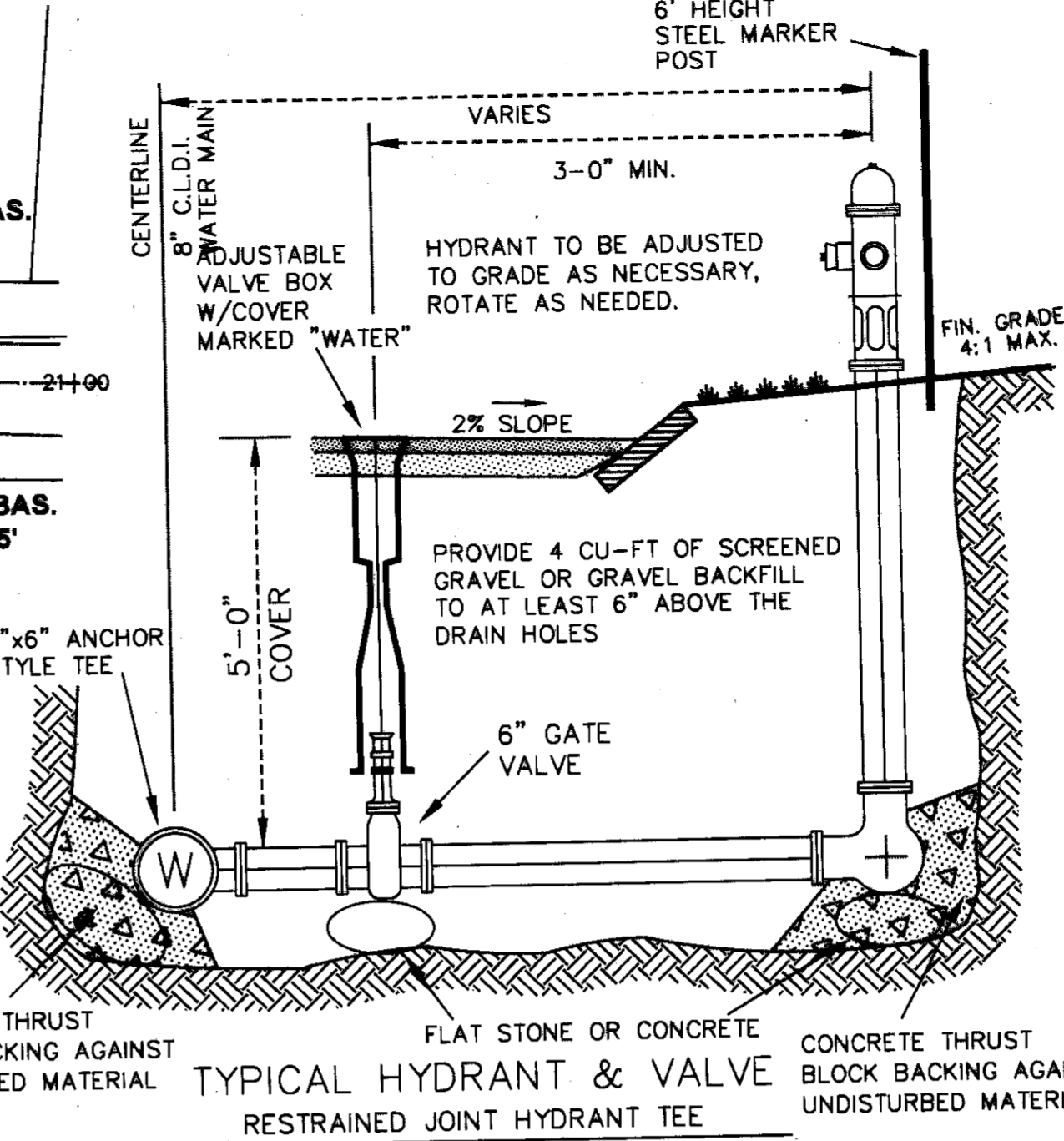


**~ SIGHT DISTANCE ~
ANALYSIS SKETCH ~**

1" = 40'

~ AASHTO & FIELD DATA ~

POSTED SPEED LIMIT (85%) = 25 MPH BOTH DIRECTIONS (NORTH & SOUTH)
 POSTED SPEED LIMIT IS THE 85% SPEED. OBSERVED 85% SPEED IS 30 MPH
 STOPPING SIGHT DISTANCE (SSD)=155' REQ'D (25 MPH) 200' (30 MPH)
 STOPPING SIGHT DISTANCE (SSD)=240' SOUTHBOUND LANE
 STOPPING SIGHT DISTANCE (SSD)=400' NORTHBOUND LANE
 ISD IS ADEQUATE IF EQUAL TO SSD. 155'(25 MPH) 200'(30 MPH) REQUIRED
 INTERSECTION SIGHT DISTANCE (ISD) = 299' NORTHERLY.
 INTERSECTION SIGHT DISTANCE (ISD) = >400' SOUTHERLY.



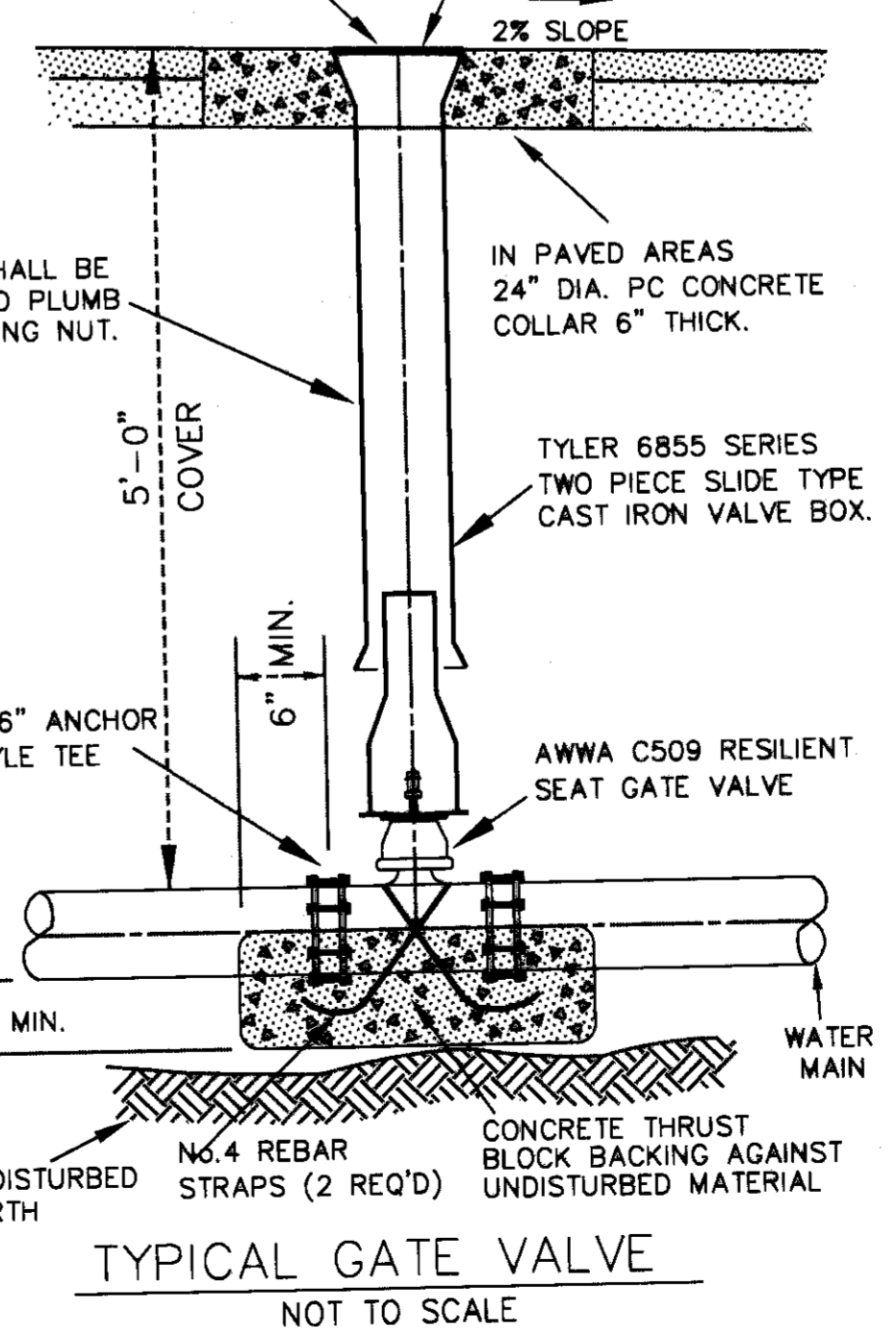
TYPICAL HYDRANT & VALVE
 RESTRAINED JOINT HYDRANT TEE
 NOTES:
 1 - VALVES AND HYDRANTS TO OPEN COUNTER CLOCKWISE
 2 - AVK CLASSIC MODEL OPEN LEFT
 3 - ALL MECHANICAL JOINT GLANDS SHALL BE WEDGE ACTION LOCKING RESTRAINT TYPE.
 4 - BASE FILL AROUND DRIP TO BE CRUSHED STONE.

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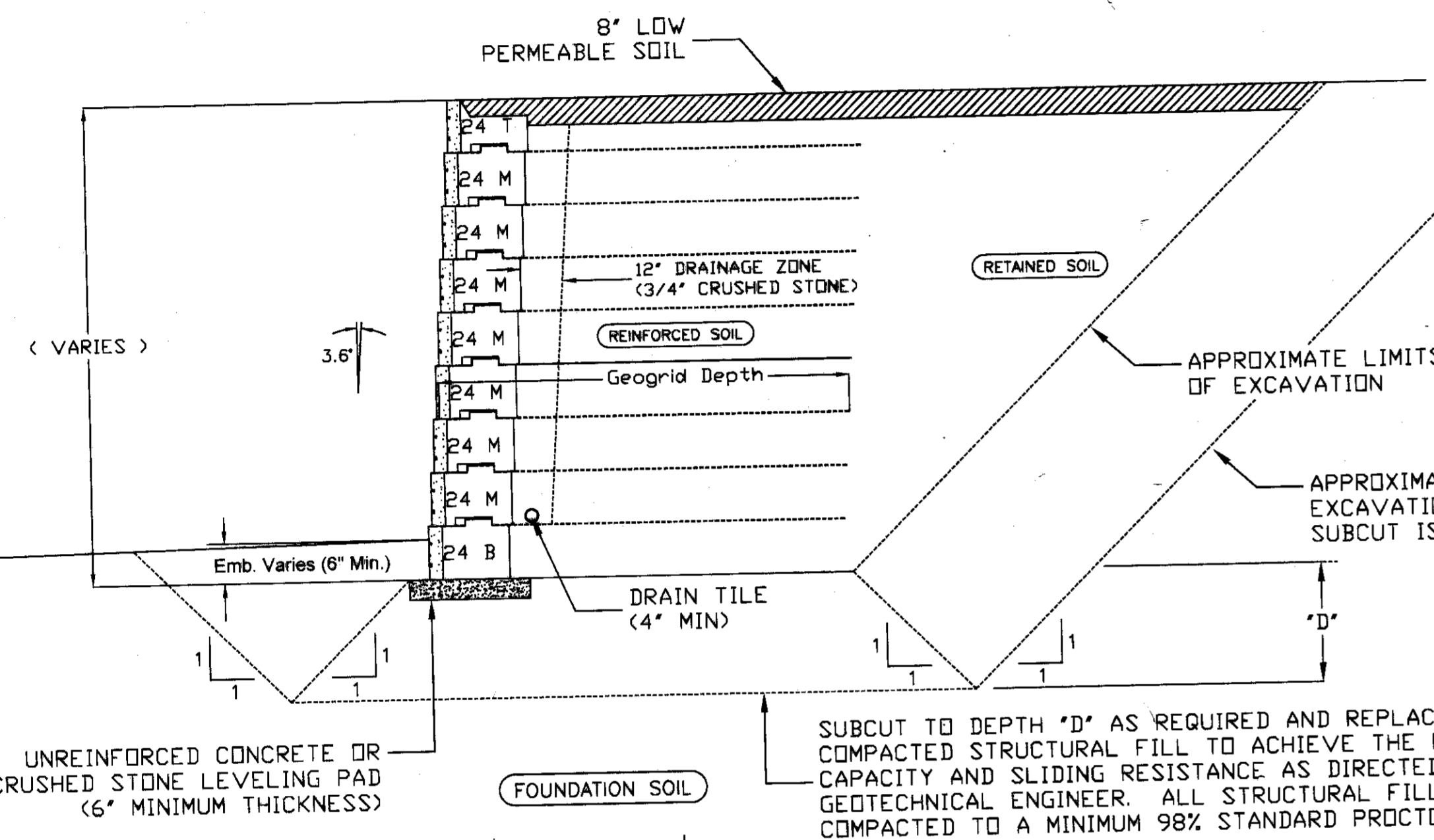
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 DEFINITIVE PLAN APPROVED: 09-20-2021.



TYPICAL GATE VALVE
 NOT TO SCALE
 NOTES: 1 - USE MEGALUG (OR EQUAL) RETRAINT GLANDS AND 8"x6" ANCHOR STYLE TEES.

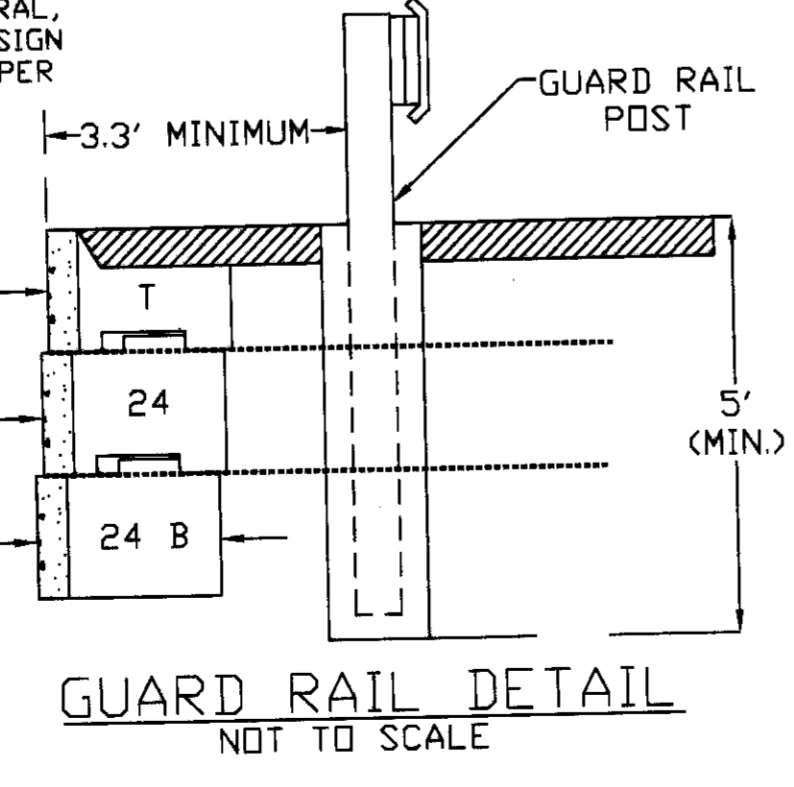
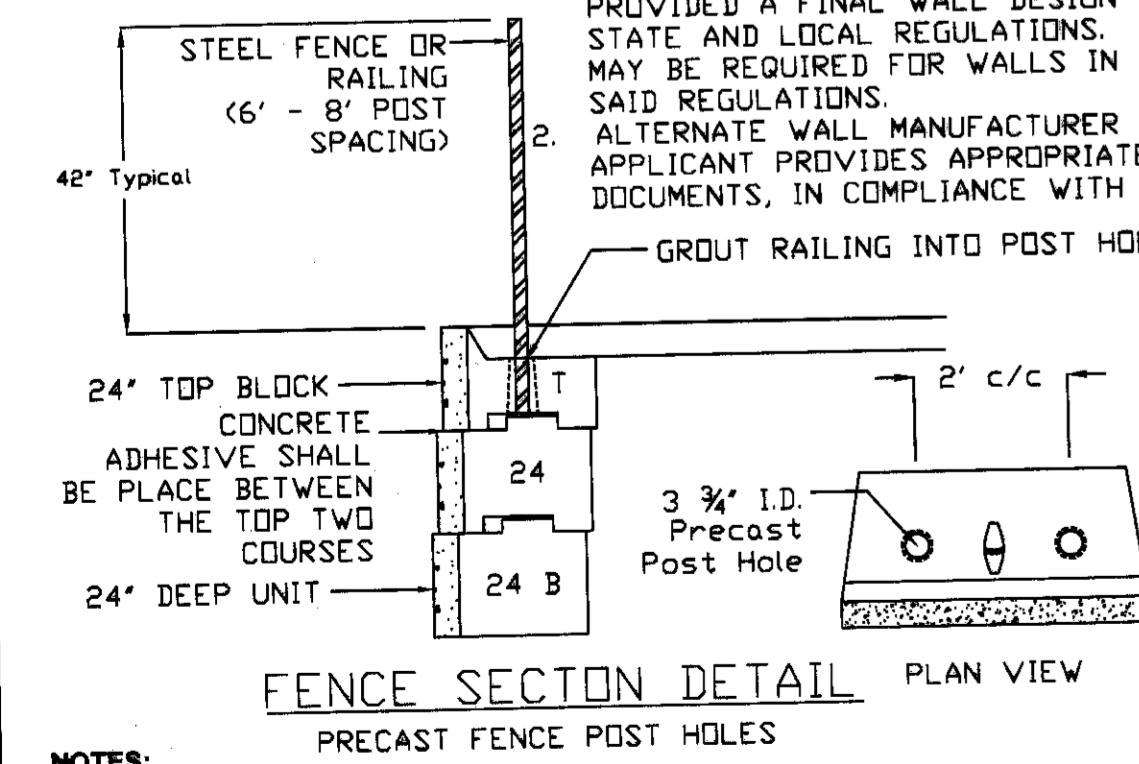


~ RETAINING WALL DIMENSION TABLE: ~

RETAINING WALL "A":
 LOCATION: AT STA 4+40 TO STA 5+40 LENGTH = 135 L.F. HEIGHT 6.0' MAX.
 TOP EL = 175.0' BOTTOM EL = 169.0'
 RETAINING WALL "B":
 LOCATION: AT CUL-DE-SAC STA 8+00 LENGTH = 72 L.F. HEIGHT 5.5' MAX.
 TOP EL = 158.5' BOTTOM EL = 153.0'
 RETAINING WALL "C":
 LOCATION: AT POND 3-3 LENGTH = 88 L.F. HEIGHT 3.0' MAX.
 TOP EL = VAR 152' TO 146' BOTTOM EL = VAR 149' TO 146'

~ WALL NOTES: ~

- RETAINING WALL DESIGN AS SHOWN IS PROVIDED FOR REQUIRED ELEVATION, LENGTH AND HEIGHT ONLY. THE APPLICANT SHALL PROVIDED A FINAL WALL DESIGN IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. A STRUCTURAL ENGINEERING DESIGN MAY BE REQUIRED FOR WALLS IN EXCESS OF 6 FEET IN HEIGHT, PER SAID REGULATIONS.
- ALTERNATE WALL MANUFACTURER MAY BE USED, PROVIDED THE APPLICANT PROVIDES APPROPRIATE SPECIFICATIONS AND DESIGN DOCUMENTS, IN COMPLIANCE WITH ALL REQUIRED PERMITS.



- NOTES:**
- WHEN THE FENCE POST IS PLACED IN OR ON TOP OF THE TOP BLOCK, EACH TOP BLOCK SHOULD BE ADHERED TO THE BLOCK BENEATH IT. (PL PREMIUM IS THE RECOMMENDED CONCRETE ADHESIVE)
 - DETAIL DOES NOT APPLY TO PRIVACY FENCING OR OTHER APPLICATIONS WHERE WIND LOAD WOULD NEED TO BE TAKEN INTO ACCOUNT

- NOTES:**
- PLACE SONOTUBES AT GUARD RAIL POST LOCATIONS. CUT GEOGRID AROUND SONOTUBES.
 - GROUT GUARD RAIL POST INTO SONOTUBES.

~ RETAINING WALL DETAILS ~
 SCALE AS NOTED (SHEA CONCRETE DETAILS SHOWN OR EQUAL)

THRUST BLOCK SCHEDULE
 NOT TO SCALE

FITTING SIZES	DIMENSION FOR THRUST BLOCKING			
	TEES & PLUGS	90° BENDS	45° BENDS & "Y"s	22 1/2° BENDS
4"	1'-6"	1'-6"	1'-9"	1'-3"
6"	2'-0"	1'-6"	2'-0"	1'-6"
8"	2'-0"	1'-6"	2'-3"	1'-8"
10"	2'-6"	2'-3"	2'-9"	1'-10"
12"	3'-0"	2'-9"	3'-6"	2'-4"

- NOTES:**
- THIS TABLE IS BASED ON 200 PSI MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
 - USE VISQUEEN BARRIER BETWEEN PIPE AND CONCRETE AS SHOWN IN DETAIL ABOVE.
 - CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
 - BLOCKING SIZE/FREQUENCY SHALL BE INCREASED IF REQUIRED BY ENGINEER.

SO. ESSEX #400 Bk:40784 Pg:512
 03/11/2022 01:02 PLAN Pg 15/21
 #400
 3/11/2022
 40784-512
 (21P13)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:
 DATE: 3-1-2022

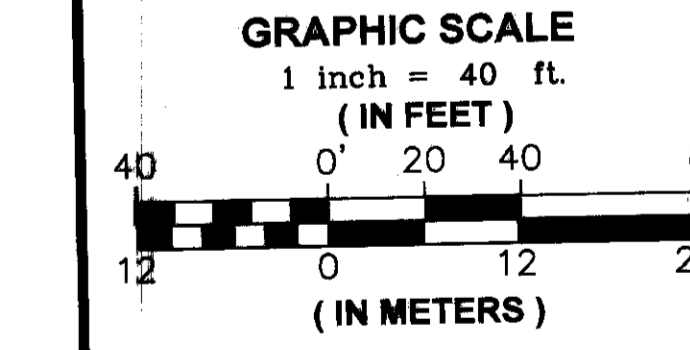
FOR REGISTRY USE ONLY

DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
 LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F
 PREPARED FOR OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
 c/o KEVIN CUNIFF
 211 SEVEN STAR ROAD
 GROVELAND, MA 01834
 PREPARED BY
WGH LAND SURVEY & DESIGN
 83 WEST MAIN STREET
 MERRIMAC, MA 01860
 TEL: (978)-257-4576
 E-MAIL: billgholt@aol.com

ASSESSOR DATA:
 MAP: 26
 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

WILLIAM G. HOLT PLS #39688



SHEET TITLE:
SIGHT DISTANCE ANALYSIS
RETAINING WALL
& WATER SERVICE DETAILS

DRAWN: W. HOLT
DESIGNED: W. HOLT
CHECKED: T. BERRY
DATE: 12-16-20
CAD FILE: KMF DEF SH D10.DWG
JOB No.: #19-047 DEF

LOCUS DEED: BK 37,478 PG 210
 PL BK 474 PL 24

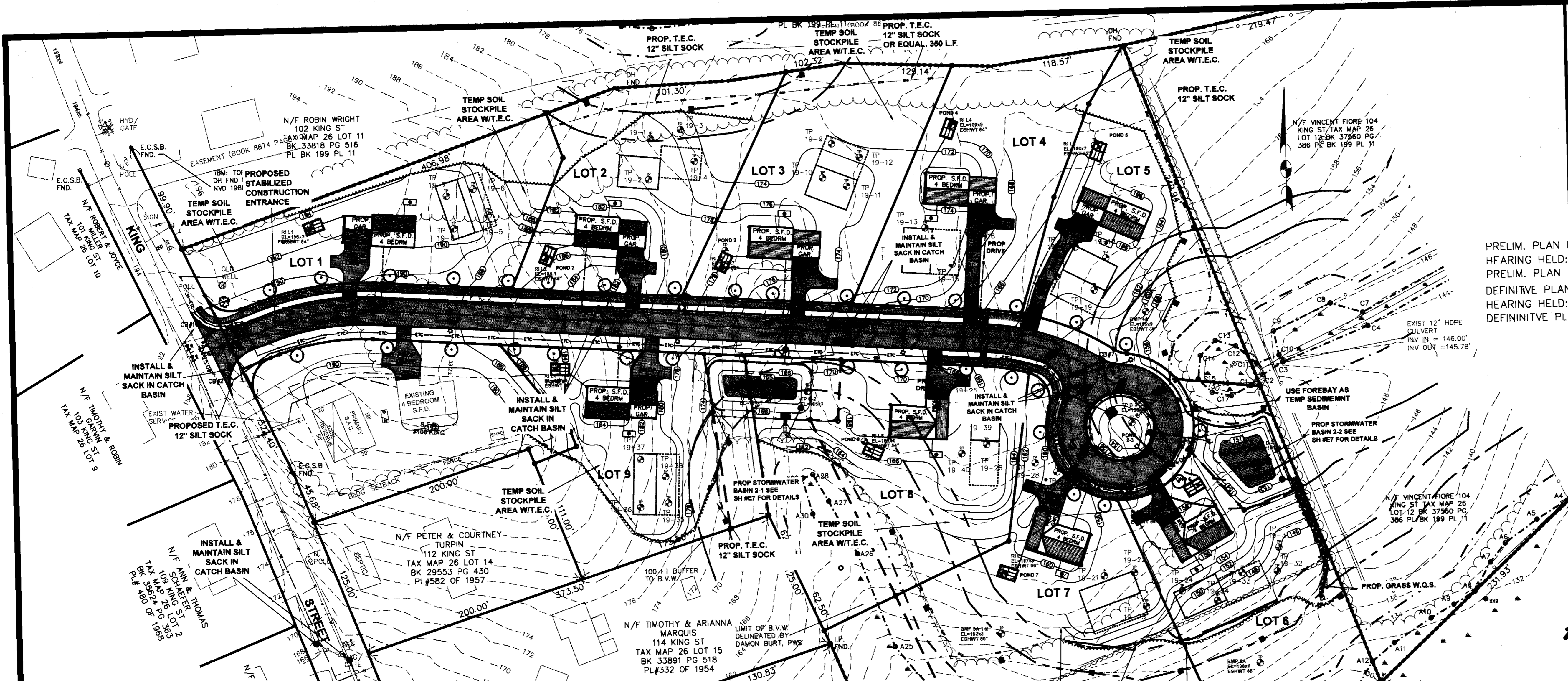
REVISION:

NO.	DATE	DESCRIPTION	BY
1	5-17-21	TEC REVIEW	WGH
2	7-06-21	TEC REVIEW #2	WGH
3	8-02-21	TEC REVIEW #3	WGH
4	8-24-21	TEC REVIEW #4	WGH

SHEET: D10

Thad D. Berry, PE 41,258
 2/22/2022

CALL
 1-888-DIG-SAFE
 (1-888-344-7233)
 72 HOURS IN ADVANCE



APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
 TOWN OF GROVELAND.
 PLANNING BOARD:
WGH
WGH
 DATE: 3-1-2022
 FOR PLANNING BOARD USE ONLY

SO ESSEX #400 BK:40784 Pg:512
 03/11/2022 01:02 PLAN Pg 10 of 21
 #400
 3/11/2022
 40784-512
 (21/15)
 FOR REGISTRY USE ONLY

PRELIM. PLAN FILED: 02-04-2020
 HEARING HELD: 03-18-2020 08-25-2020
 PRELIM. PLAN APPROVED: 08-25-2020
 DEFINITIVE PLAN FILED: 01-20-2021
 HEARING HELD: 03-02-2021 THRU 09-20-2021
 DEFINITIVE PLAN APPROVED: 09-20-2021

DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
 LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET MAP 26 PARCEL 13F
 PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
 c/o KEVIN CUNIFF
 211 SEVEN STAR ROAD
 GROVELAND, MA 01834
 PREPARED BY
WGH LAND SURVEY & DESIGN
 83 WEST MAIN STREET
 MERRIMAC, MA 01860
 TEL: (978)-257-4576
 E-MAIL: billholt@aol.com

ASSESSOR'S DATA:
 GROVELAND MAP: MAP 26
 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM GARRY HOLT
 REGISTRY OF DEEDS
 2-1-22
 WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE
 1 inch = 50 ft.
 (IN FEET)
 50' 0' 25' 50' 100'
 (IN METERS)
 15' 0' 15' 30'

SHEET TITLE:
ROADWAY PROFILE
KATIE LANE
 DRAWN: SEH, WGH
 DESIGNED: WGH, TDB
 CHECKED: WGH, TDB
 DATE: 12-17-2020
 CAD FILE: KMF DEF SHEC11.DWG
 JOB No. #19-047 DEF
 LOCUS BK 37478 PG 210
 DEED(S): PL BK 474 PL 24
 REVISION:
 #1, 5-17-21 TEC REVIEW WGH
 #2, 7-06-21 TEC REVIEW #2 WGH
 #3, 8-02-21 TEC REVIEW #3 WGH
 #4, 8-24-21 TEC REVIEW #4 WGH

EROSION & SEDIMENTATION CONTROL PLAN:

1. THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT AS APPROVED THROUGH AN EPA CONSTRUCTION GENERAL PERMIT (CGP) NOTICE OF INTENT, INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THIS STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS, AND OTHER EROSION AND SEDIMENTATION CONTROLS. PRE & POST CONSTRUCTION OPERATION AND MAINTENANCE PLANS SHALL BE OUTLINED WITHIN THE CGP AND FOLLOWED.
2. THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS, OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS, OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED OR ARISE.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.
4. ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING OR AN APPROVED EQUIVALENT METHOD OR PRODUCT.
5. REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.
6. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENuded SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREA SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
7. SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.
8. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
9. REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO REMOVAL OF STUMPS AND/OR OTHER CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.
10. LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
11. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK AND STABILIZED TO PREVENT EROSION.
12. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS ONTO THE PUBLIC WAYS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.
13. ANY SEDIMENTATION OR EROSION DAMAGE CAUSED AS A RESULT OF THIS PROJECT TO ANY WETLAND RESOURCE AREAS OR IDENTIFIED WETLAND BUFFER ZONES BEYOND THE LIMIT OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND RESTORE AT NO COST TO THE OWNER. IF SEDIMENT REACHES THESE AREAS, THE OWNER SHALL BE CONTACTED IMMEDIATELY BY THE CONTRACTOR. A PLAN FOR ABATEMENT OF THE PROBLEM AND RESTORATION SHALL BE PREPARED BY THE CONTRACTOR AS SOON AS POSSIBLE.

~ KATIE LANE ~
~ PLAN VIEW ~

1" = 50'

14. EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUIRED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.
15. ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
16. DE-WATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 100 FEET FROM ANY WETLAND RESOURCES AREA) AND DISCHARGED TO HAY BAY CORRALS OR SEDIMENTATION BAGS AS DETAILED ON PLANS.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED FROM THE PROJECT.
18. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 1 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.
19. SANITARY WASTE GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.
20. CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

BEST MANAGEMENT PRACTICES:

PURSUANT TO GROVELAND (R&R) SECTION 70-3.3 B(7), WE OFFER THE FOLLOWING DESCRIPTION OF THE PROPOSED BMP'S TO BE USED FOR THE PROJECT.

THE FOLLOWING LONG TERM BEST MANAGEMENT PRACTICES ARE PROPOSED TO MEET DEP STORMWATER MANAGEMENT REGULATIONS:

- 1 - DEEP SUMP CATCH BASINS WITH OIL/GREASE HOODS.
- 2 - AQUACLEAN: SWIRL PROPRIETARY VORTECHNIC TREATMENT UNIT.
- 3 - PEASTONE DIAPHRAGM AT CUL DE SAC PRIOR TO SEDIMENT FOREBAY.
- 4 - BIORETENTION BASINS OR RAIN GARDENS WITH WATER QUALITY SWALES PRIOR TO RECHARGE.
- 5 - INFILTRATION BASIN WITH SEDIMENT FOREBAY.
- 6 - ROOF RUNOFF DRYWELL/CHAMBERS WILL BE REQUIRED.

THE FOLLOWING TEMPORARY CONSTRUCTION PHASE BEST MANAGEMENT PRACTICE WILL BE UTILIZED TO MEET DEP STORMWATER MANAGEMENT REGULATIONS:

- 7 - TEMP. EROSION CONTROL MEASURES SUCH AS SILT FENCING, OR SILT SOCKS, STRAW WATTLE AS APPROPRIATE.
- 8 - SOIL STOCKPILES PROTECTED BY TEMPORARY EROSION CONTROLS AT BASE.
- 9 - STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT TRACKING INTO ROW.
- 10 - PROTECT CATCH BASIN INLETS WITH PROPRIETARY SILT SACKS, OR FILTER FABRIC, WITH STONE FILTER AND HAY BALES.
- 11 - PROTECT OTHER DRAIN INLETS WITH EROSION CONTROL DEVICES.
- 12 - STORE CONSTRUCTION EQUIPMENT OUTSIDE OF ALL ENVIRONMENTAL REGULATORY SETBACKS.
- 13 - A SWPPP WILL BE PREPARED IN ACCORDANCE WITH E.P.A. N.P.D.E.S. PERMIT REQUIREMENTS.

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

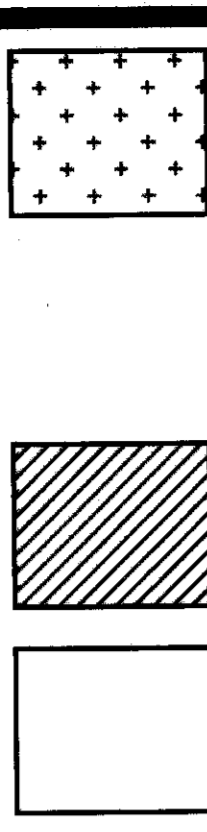
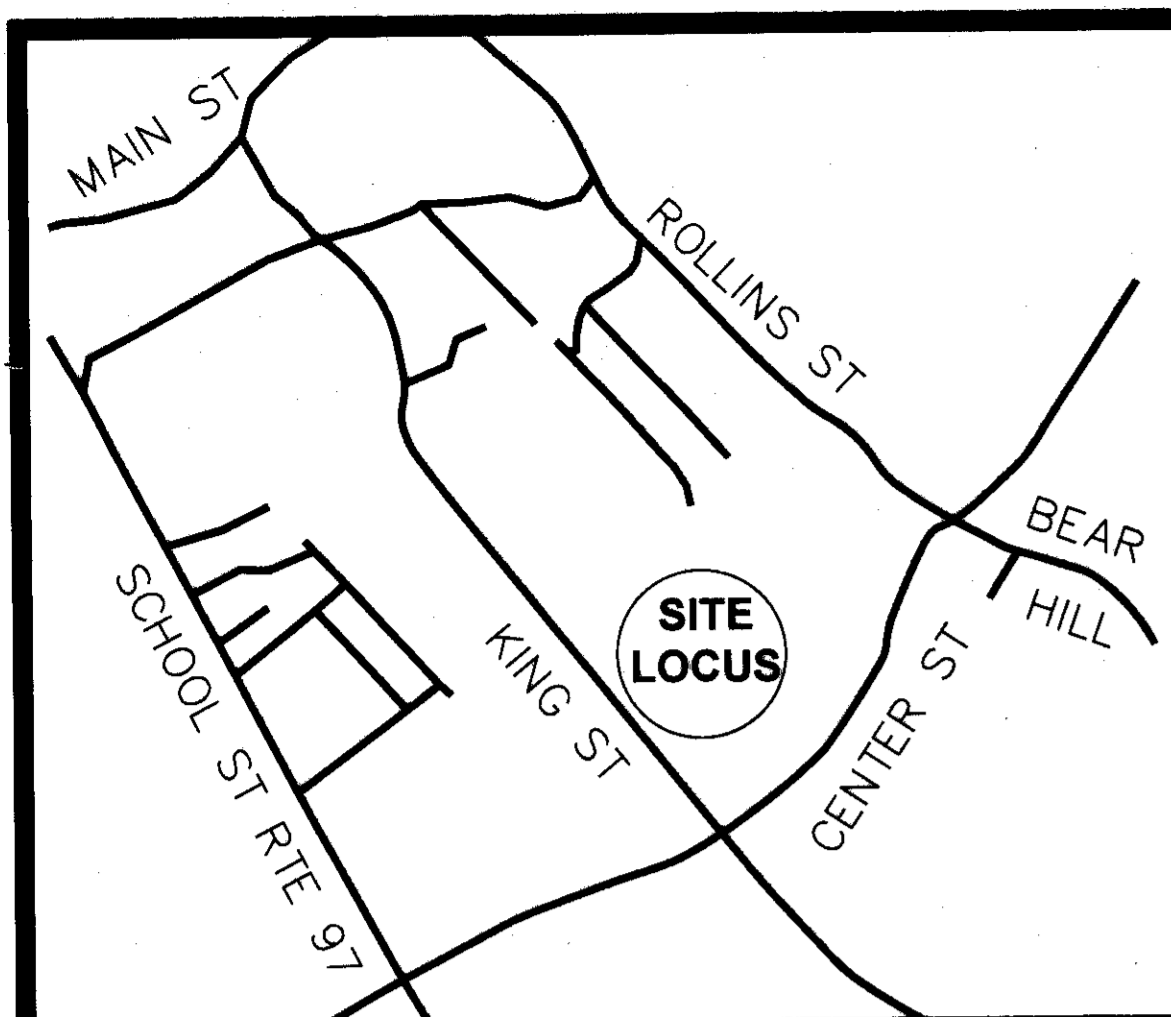
APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021
 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

Elizabeth G... TOWN CLERK
 DATE: 3/2/2022

EPA - NPDES NOTE:

FILING OF AN EPA - NPDES PERMIT AND PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONSTRUCTION AND PERMANENT OPERATION AND MAINTENANCE PLANS WILL BE GENERATED, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



LOT CONTIGUOUS BUILDING AREA (CBA):
 CROSS HATCHED SHADED AREA:
 C.B.A. DOES NOT INCLUDE WETLANDS RESOURCE AREAS, AREAS WITH SLOPE GREATER THAN 20% OR AREAS WITHIN THE 75 FT NO BUILD BUFFER TO WETLANDS. CROSS HATCHED AREAS SHOWN MEET THIS CRITERIA. 60% OF REQUIRED AREA OF 30,000 S.F. (18,000 S.F.) IS REQUIRED WHEN LOTS HAVE EITHER ONSITE SEPTIC OR ONSITE WATER SUPPLY. 50% (15,000 S.F.) IF LOT SERVED BY TOWN SEWER AND WATER. AS SHOWN ALL LOTS MAY HAVE ONSITE SEPTIC AND/OR ONSITE WATER SUPPLY.

ZONING DATA:
 ZONING DATA: DISTRICT R-2 (FORMERLY RB)
 MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY)
 MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY)
 MINIMUM YARDS: FRONT: 30'
 SIDE: 15'
 REAR: 15'
 MIN. WIDTH 120.0' (80% FRONTAGE)
 C.B.A. REQUIRED: 60% (50% WITH TOWN WATER)
 NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

GENERAL NOTES:

- SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
- TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & PL BK 474 PL 24 IN E.S.R.D.
- TOPOGRAPHY DATUM NGVD 1988.
- LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
- WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CON. COMMISSION, AND MA D.E.P. UPON ABUTTER APPEAL.
- SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

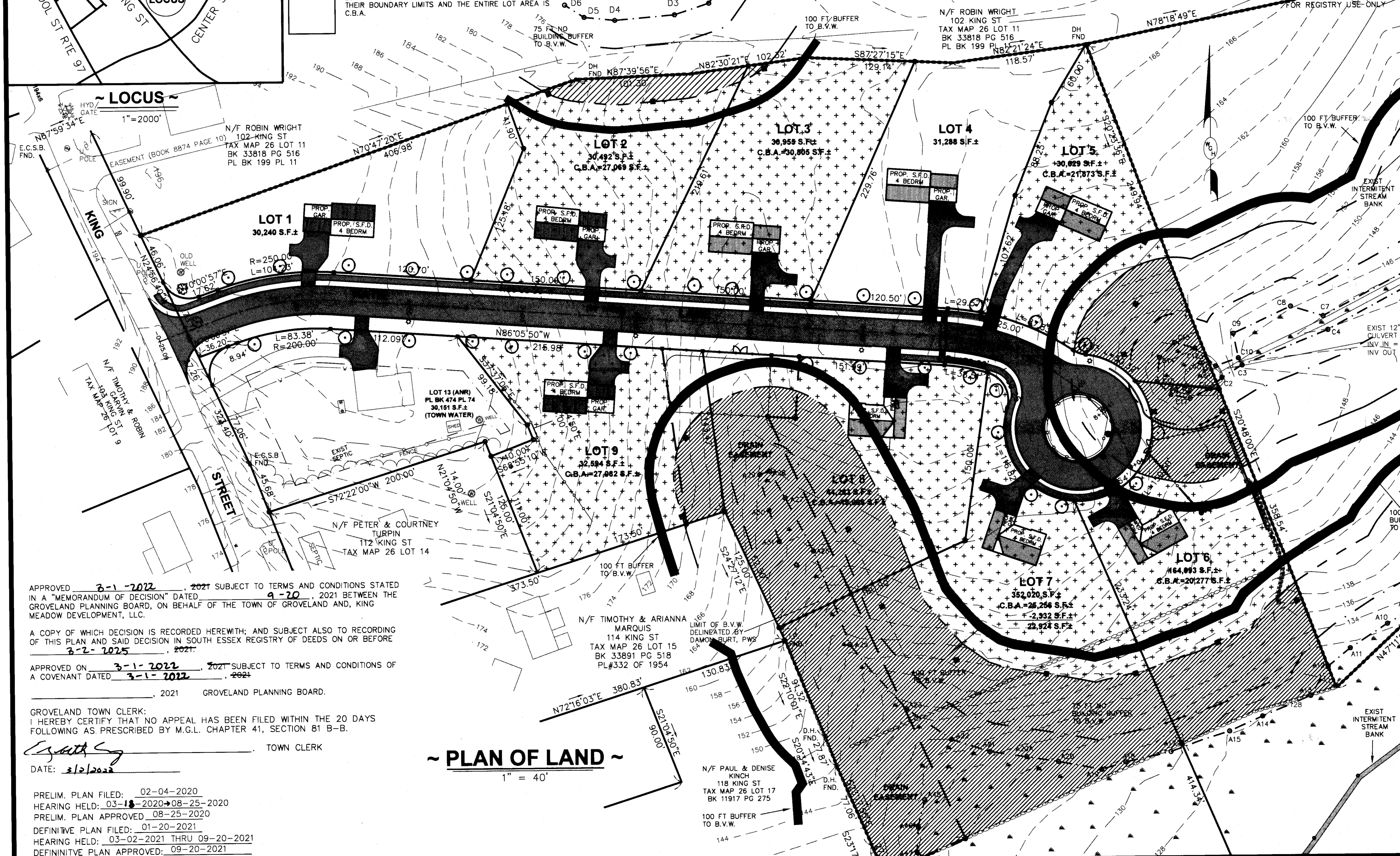
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#400
 3/11/2022
 40784-512

(21 Pgs.)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND PLANNING BOARD:
 [Signature]
 [Signature]
 DATE: 3-1-2022



DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
 LOCATED IN
GROVELAND MASSACHUSETTS
 AT 106 KING STREET
 MAP 26 PARCEL 13F

PREPARED FOR
 OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
 c/o KEVIN CUNIFF
 211 SEVEN STAR ROAD
 GROVELAND, MA 01864

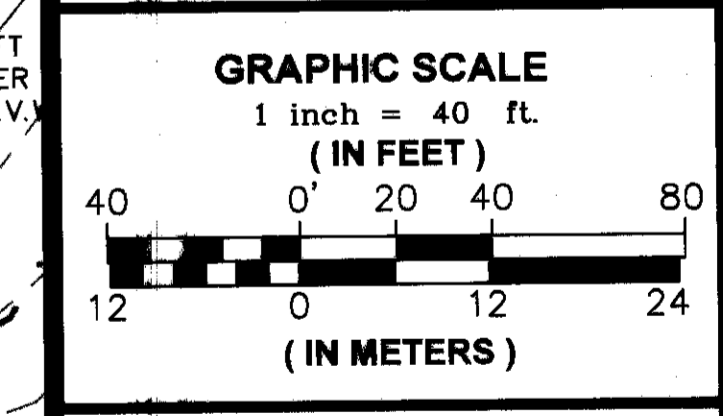
PREPARED BY
WGH LAND SURVEY & DESIGN
 83 WEST MAIN STREET
 MERRIMAC, MA 01860
 TEL: (978)-257-4576
 E-MAIL: billgholt@aol.com

ASSESSOR DATA:

MAP: 26
 PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688
 2-1-22



SHEET TITLE:
PROPOSED LOT CBAZONING COMPLIANCE

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-10-20
CAD FILE:	KMF_DEF_SH_LC12.DWG
JOB No.	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24
REVISION:	BY
#1: 5-17-21 TEC REVIEW	WGH
#2: 7-08-21 TEC REVIEW #2	WGH
#3: 8-02-21 TEC REVIEW #3	WGH
#4: 8-24-21 TEC REVIEW #4	WGH
SHEET:	LC 12

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

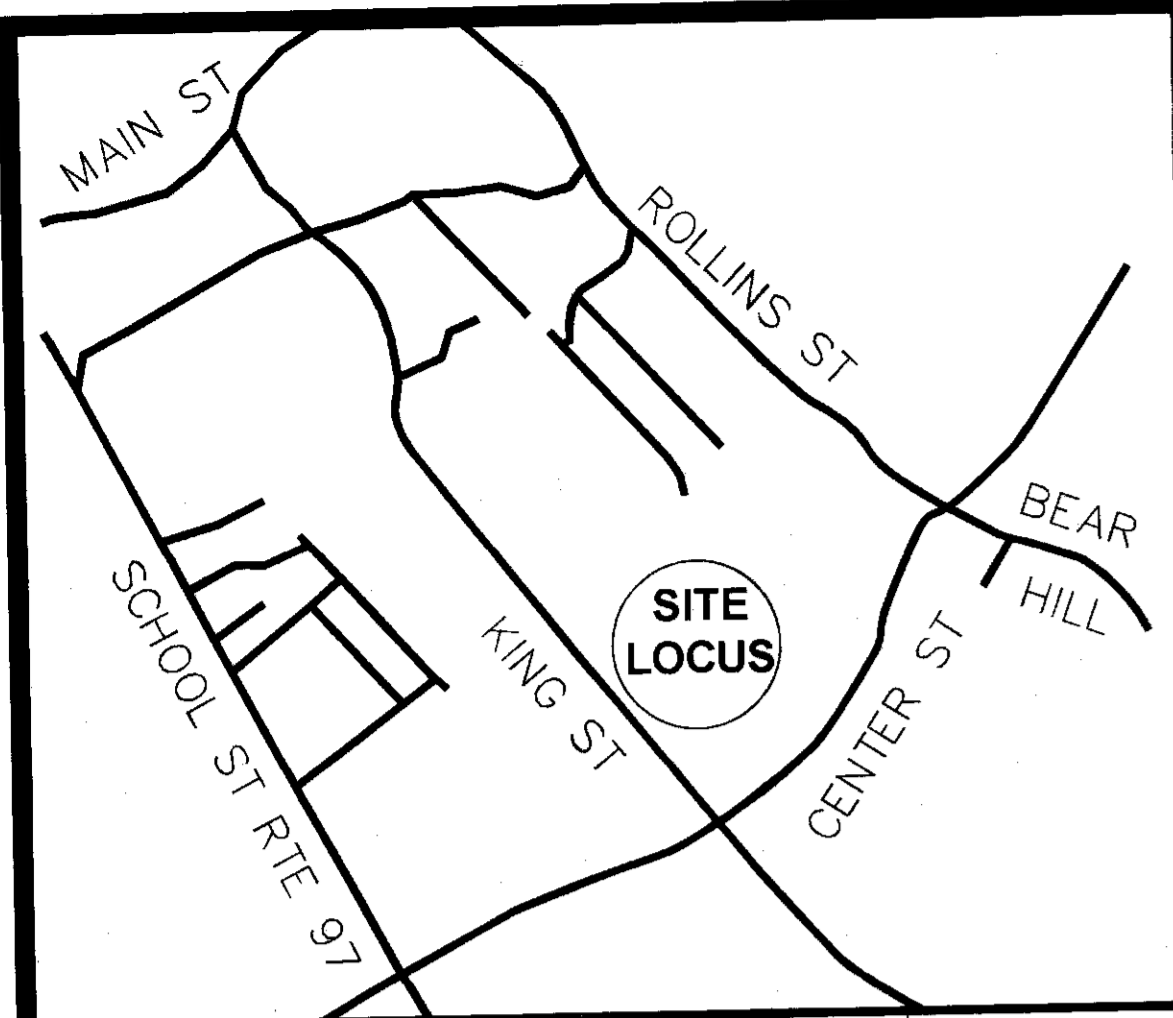
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GROVELAND TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

[Signature] TOWN CLERK
 DATE: 3/2/2022

PRELIM. PLAN FILED: 02-04-2020
 HEARING HELD: 03-18-2020 → 08-25-2020
 PRELIM. PLAN APPROVED: 08-25-2020
 DEFINITIVE PLAN FILED: 01-20-2021
 HEARING HELD: 03-02-2021 THRU 09-20-2021
 DEFINITIVE PLAN APPROVED: 09-20-2021

~ PLAN OF LAND ~
 1" = 40'



TOTAL PARCEL AREA: 799,309 S.F.±
18.35 AC±

TOTAL DEVELOPED AREA: 394,180 S.F.±
9.05 AC±

ZONE II & III

ALLOWABLE IMPERVIOUS AREA: 15% OF 799,309 S.F.
=119,896 S.F. (2.752 AC)

PROPOSED IMPERVIOUS AREA: 59,075 S.F.± 1.326 AC± (7.39%)

ZONING DATA:

DISTRICT R-2 (FORMERLY RB)
MINIMUM LOT AREA: 30,000 S.F. (40,000 ~ 2 FAMILY)
MINIMUM FRONTAGE: 150' (200' ~ 2 FAMILY)
MINIMUM YARDS: FRONT: 30'
SIDE: 15'
REAR: 15'

MIN. WIDTH 120.0' (80% FRONTAGE)
C.B.A. REQUIRED: 60% (50% WITH TOWN WATER)
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE.

- GENERAL NOTES:**
1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
 2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & PL BK 474 PL 24 IN E.S.R.D.
 3. TOPOGRAPHY DATUM NGVD 1988.
 4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
 5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CON. COMMISSION, AND MA D.E.P. UPON ABUTTER APPEAL.
 6. MARC JACOBS, PWS TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
 7. SOILS BOUNDARY WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE TOWN OF GROVELAND CLERK'S OFFICE. (FIRM) COMM. PANEL #25009 C009F DATED JULY 03, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
 8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

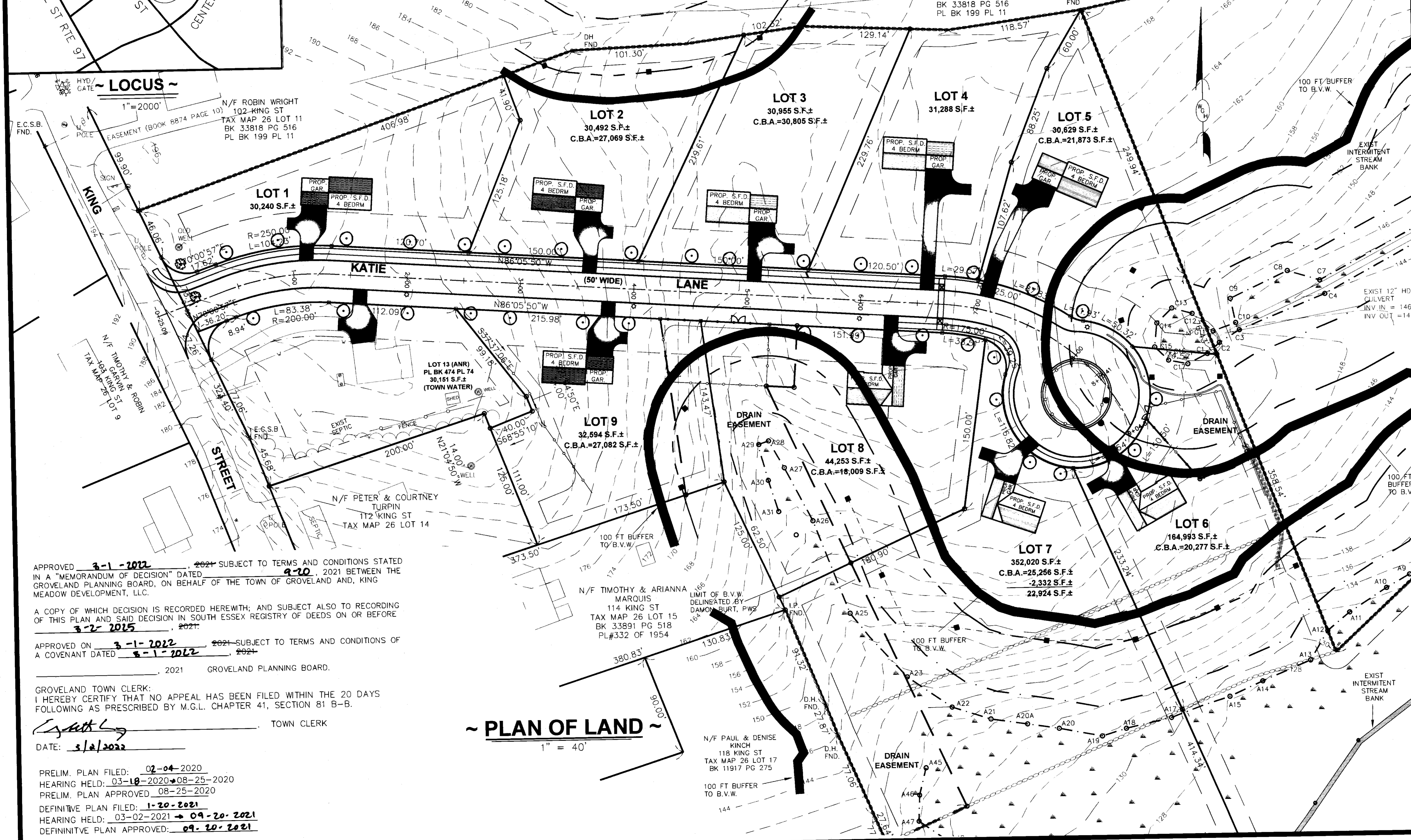
SO. ESSEX #400 Bk:40784 Pg:512
03/11/2022 01:02 PLAT Pg 10/21

#400
3/11/2022
40784-512

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND PLANNING BOARD:
Les J. Adams, Jr.
Jim Shaw
John Ch...

DATE: 3-1-2022



DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F

PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

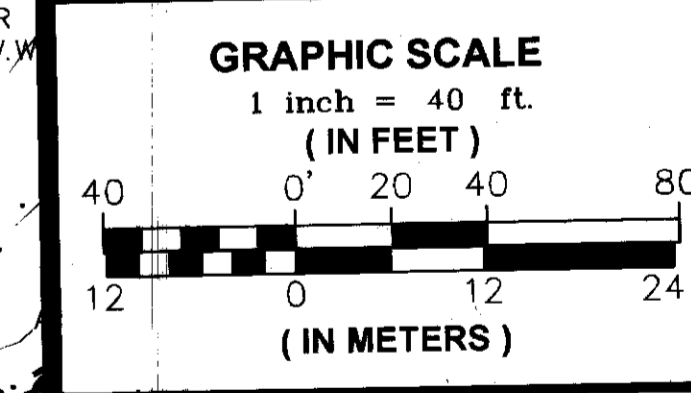
ASSESSOR DATA:

MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT
No. 59688

WILLIAM G. HOLT PLS #39688



SHEET TITLE:
PROPOSED ZONE III IMPERVIOUS AREA COMPLIANCE

DRAWN:	W. HOLT
DESIGNED:	W. HOLT
CHECKED:	W. HOLT
DATE:	12-10-20
CAD FILE:	KMF DEF SH WPD13.DWG
JOB No.	#19-047 DEF
LOCUS DEED:	BK 37,478 PG 210 PL BK 474 PL 24
REVISION:	BY
#1 5-17-21 TEC REVIEW	WGH
#2 7-08-21 TEC REVIEW #2	WGH
#3 8-02-21 TEC REVIEW #3	WGH
#4 8-24-21 TEC REVIEW #4	WGH

SHEET: WPD 13

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20-2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 8-1-2022, 2021.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

DATE: 3/2/2022 TOWN CLERK

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 → 08-25-2020
PRELIM. PLAN APPROVED: 08-25-2020
DEFINITIVE PLAN FILED: 1-20-2021
HEARING HELD: 03-02-2021 → 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021



NOTICE OF DECISION
DEFINITIVE SUBDIVISION
STORMWATER MANAGEMENT PERMIT

PROPERTY: KING STREET & 106 KING STREET
ASSESSORS MAP 26 PARCEL 13 AND MAP 26 PARCEL 13F

PETITIONER: King Meadow Development
LLC, c/o Kevin Cuniff, 211
Seven Star Road
Groveland MA 01834
ADDRESS: 106 King Street
Groveland, MA 01834

DATE: September 20, 2021
MEETING: March 2, 2021; April 6, 2021;
April 20, 2021; May 18, 2021;
June 2, 2021; August 17, 2021;
September 7, 2021; September 20,
2021

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by King Meadow Development, LLC. (the "Applicant") for property located at 106 King Street Groveland Massachusetts, Assessor's Map 26 Parcel 13 and Map 26 Parcel 13F in Groveland, MA, located in the Residential 2 (R2) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought approval to construct a nine (9) lot Definitive Subdivision Plan, labeled King Meadow Farm- Katie Lane, including a proposed roadway, the installation of stormwater management infrastructure and the installation of underground utilities. The Applicant additionally sought approval of a Stormwater Management and Land Disturbance Permit for the associated construction and development.

The Definitive Subdivision application was filed on January 20, 2021 and the Stormwater Management Permit on February 10, 2021. The hearing was advertised in the Lawrence Eagle-Tribune on February 15, 2021 and February 22, 2021. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board held public hearings remotely via Zoom video conference on March 2, 2021; April 6, 2021; April 20, 2021; May 18, 2021, and June 2, 2021. Remote meetings were held due to Governor Baker's Executive Order of March 15, 2020, and current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, municipalities were advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order requested the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Subsequent meetings were held in person on August 17, 2021; September 7, 2021, and September 20, 2021. An extension to act on the application was granted to June 30, 2021 and timestamped with the Town Clerk on March 30, 2021. An extension to act on the application was granted to September 7, 2021 to act on the application was granted and timestamped with the Town Clerk on June 3, 2021. The public hearing was closed on September 20, 2021.

The following members were present: Brad Ligola, Walter Sorrenson, Robert Danforth, Jim Baglione and John Stokes III.

Management and Land Disturbance Permit with conditions. Voting aye: Jim Baglione, aye. Robert Danforth, aye. Walter Sorrenson, aye. John Stokes, abstain. Brad Ligola, aye. Motion approved.

SPECIAL CONDITIONS

1) The roadway, utilities, and stormwater management infrastructure will be constructed according to the Plans, with requested waivers granted. With respect to waivers concerning development standards, the Planning Board makes a finding, in accordance with Section 70-1.10.1 of the subdivision rules and regulations, that the waived requirements will not be detrimental to the public safety, health, or welfare or injurious to other property; the conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property; because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and the relief sought will not in any manner vary the provisions of the Zoning Bylaw, Master Plan, or Official Map, except that those documents may be amended in the manner prescribed by law. These waivers consist of:

Section 70-4.3 G (2): Where a street does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning Board for access to adjoining property, its length shall not be greater than 750 feet. The Applicant is proposing a 1,500' 12" diameter water main extension to improve water service and fire protection for the surrounding neighborhood. The Planning Board agrees this is an improvement and the length does not provide an adverse impact to public safety. A letter was issued by the Fire Department stating the length, as proposed, would not impede emergency response.

Section 70-4.3 K (1): Cul-de-sac streets and their extensions, if any, shall not be longer than 750 feet from their origin to the furthest point. The proposed cul-de-sac is 825' long to the center of the cul-de-sac. The Applicant is proposing a 1,500' 12" diameter water main extension to improve water service and fire protection for the surrounding neighborhood. The Planning Board agrees this is an improvement and the length is not excessive and provides no adverse impact to public safety. A letter was issued by the Fire Department stating the length, as proposed, would not impede emergency response.

Brad Ligola made a motion to approve a waiver from Section 70-4.3 G (2) and Section 70-4.3K (1). Walter Sorrenson seconded the motion. Voting aye: Jim Baglione, aye. Robert Danforth, aye. Walter Sorrenson, aye. John Stokes, abstain. Brad Ligola, aye. Motion approved.

Section 70-5.6 C: Culverts, storm drains, and sewer pipes. All pipes except sub-drains shall be reinforced concrete pipe Type III, minimum, and shall be installed in conformity with the requirements of the Standard Specifications. All pipe shall be installed in accordance with the size and location on the approved definitive plan. No backfilling of pipes shall be done until the installation has been inspected by the Planning Board or its agent. All drainage trenches shall be filled with clean gravel borrow, Type II, in accordance with Section 750. The Highway Superintendent is agreeable to the use of the proposed PVC pipe, and requested the pipe be upsized from 12 inch to 15-inch diameter. The Planning Board agrees to waive this requirement per the Highway Superintendent's recommendation to a 15-inch diameter. Proper cover shall be provided.

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 3 of 14

FINDINGS

The proposed Project as designed will protect and provide for the public health, safety, and general welfare of the Town of Groveland.

The proposed Project as designed will protect and conserve the value of land throughout the Town of Groveland and the value of buildings and improvements upon the land, and will minimize the conflicts among the uses of land and buildings.

The proposed Project will ensure that public facilities and services are available, consistent with development, and will have a sufficient capacity to serve the proposed subdivision.

The proposed Project as designed will provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic.

On February 4, 2020 the Applicant filed a Preliminary Subdivision Plan for ten (10) residential lots, construction of a roadway with a cul-de-sac and the installation of stormwater management infrastructure and underground utilities. The discussion process resulted in a change from ten (10) lots to nine (9) residential lots. At the August 23, 2020 Planning Board meeting the Board found in favor of Applicant to file a definitive plan based on the findings associated with the preliminary plan and listed in the decision.

The Peer Review Engineer, TEC, provided a final comment letter dated August 24, 2021. (See letter from David Meier, Project Engineer.)

The Groveland Water and Sewer Commission reached an agreement with the Applicant to complete off-site improvements to the water distribution system. These improvements will provide a significant benefit to the water system and is included in the Water and Sewer Commission Capital Improvement Plan. The improvements include approximately 1,500 ft. of 12-inch ductile iron water main on King Street. This will replace the existing 6-inch Cast Iron water main that dates back to 1930 and is in need of replacement to improve both the system hydraulics and water quality. Additionally, the Water and Sewer Commission supports a waiver of the water main loop requirement for the project located at King Street. The Water and Sewer Commission will also waive fees associated with the new proposed development. (See letter from the Water & Sewer Commission dated January 12, 2021.)

The Applicant filed a Notice of Intent (NOI) and Groveland NOI with the Groveland Conservation Commission.

The Fire Department issued a letter stating they have no concern with the roadway length of the proposed subdivision, which exceeds the required 750 ft. length per the Groveland Subdivision Rules and Regulations. Two hydrants will be located in the subdivision as required. It was noted that the replacement and updating of the water main will increase the volume of water and will add in fire protection in the event the hydrants are needed. (See letter from Lt. Brian Beffron and Chief Valentine dated King Meadow Development, Katie Lane.)

DECISION

After deliberating on the above dates and upon a motion by Walter Sorrenson, seconded by Robert Danforth, the Planning Board approved the decision as stated and to APPROVE the application for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane and approve the associated Stormwater

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 3 of 14

Jim Baglione made a motion to approve the waiver of Section 70-5.6C for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane. Robert Danforth seconded the motion. Voting aye: Jim Baglione, aye. Robert Danforth, aye. Walter Sorrenson, aye. John Stokes, abstain. Brad Ligola, aye. Motion approved.

Section 70-5.10 and Section 70-5.11: Whenever possible, such fences, walls, and gates shall be of a rustic nature to blend with the character of the Town. Stone wall appearance. Stone walls in New England and in Groveland are a proud hallmark of our heritage and are a fundamental quality of the charm and special nature of this rural community. Retaining walls, when required, shall be constructed of field stone and mortar and shall be finished with a concrete cap to prevent deterioration. The Applicant argued that the retaining wall proposed is more suited for this type of construction both in terms of constructability, structural integrity, durability and importantly safety. These walls will not be visible to anyone who travels the roadway. The Planning Board agrees the intent of the regulations are to preserve the charm of Groveland and where the wall will be set back from the roadway it is not necessary.

Walter Sorrenson made a motion to approve the waiver of Section 70-5.10 and Section 70-5.11 for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane. Robert Danforth seconded the motion. Voting aye: Jim Baglione, aye. Robert Danforth, aye. Walter Sorrenson, aye. John Stokes, abstain. Brad Ligola, aye. Motion approved.

- 2) The Applicant shall file a special permit under Section 80-10.1 of the Groveland Zoning Bylaw regarding the inclusion of affordable housing.
- 3) The Applicant shall connect to Town water, as required under Section 70-4.6 A of the Subdivision Rules and Regulations, and shall work with the Water and Sewer Commission to obtain appropriate permits. Documentation of permits/approvals shall be provided to the Planning Department.
- 4) The fence around the retention pond labeled 2-1 and 2-2 shall be constructed per the specifications listed on plan page D10. The Applicant shall coordinate with the Highway Superintendent on the entry gate size and location of the entry gate to ensure proper access for future maintenance. Written documentation of approval from the Highway Superintendent shall be obtained and a copy shall be provided to the Planning Department prior to installation.
- 5) A wooden guardrail, as specified on sheet DE of the approved plan, shall be constructed at the roundabout at a height of 36" for ease of maintenance as well as sightline for vehicles and pedestrians. Approval of the fence location within the roundabout shall be coordinated with the Highway Superintendent. Written documentation from the Highway Superintendent of approval shall be obtained and submitted to the Planning Department prior to installation.
- 6) In consideration of the approval of the Plan, there is to be no further division or subdivision of a part or portion of the parcels created through this Subdivision Plan. This restriction is to be documented in the respective deeds for each lot within this subdivision.
- 7) No additional mortgage(s) or lien(s) may be applied to any lots in the subdivision in which the Town of Groveland has a security interest.

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 4 of 14

#400
3/11/2022
40784-512

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND
PLANNING BOARD:

Walter Sorrenson Jr.
Jim Baglione
Robert Danforth
John Stokes III
DATE: 3-1-2022

DEFINITIVE
SUBDIVISION PLAN
KING MEADOW FARM
LOCATED IN
GROVELAND
MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F

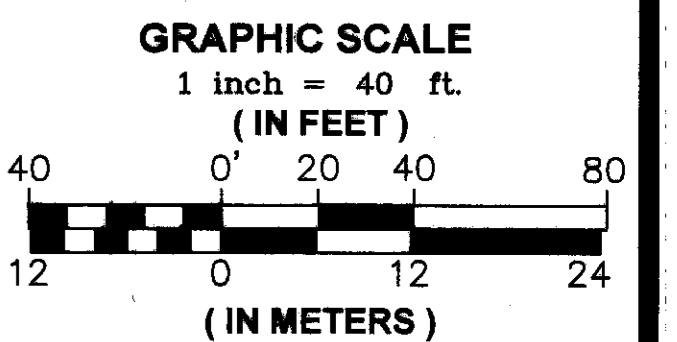
PREPARED FOR
OWNER/APPLICANT:
KING MEADOW
DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834

PREPARED BY
WGH LAND SURVEY
& DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688
2-1-22



SHEET TITLE:
NOTICE OF DECISION
DEFINITIVE SUBDIVISION
& STORMWATER
MANAGEMENT PERMIT

DRAWN: W. HOLT
DESIGNED: W. HOLT
CHECKED: W. HOLT
DATE: 12-10-20
CAD FILE: KMF DEF SH MOD15A.DWG
JOB No. #19-047 DEF

LOCUS DEED: BK 37,478 PG 210
PL BK 474 PL 24

REVISION :	BY
#1. 5-17-21 TEC REV COMM	WGH
#2. 7-06-21 TEC REV COMM	WGH
#3. 8-02-21 TEC REV COMM	WGH
#4. 8-24-21 TEC REV COMM	WGH

SHEET: MOD 15A

GENERAL NOTES:

- 1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
- 2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & PL BK 474 PL 24 IN E.S.R.D.
- 3. TOPOGRAPHY DATUM NGVD 1988.
- 4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
- 5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CON. COMMISSION, AND MA D.E.P. UPON ABUTTER APPEAL.
- 6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
- 7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING MAP ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. AND THE FLOOD INSURANCE RATE MAP (FIRM) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
- 8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HEREWITH; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-7-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

Walter Sorrenson, Jr. TOWN CLERK

DATE: 3/2/2022

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020-08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

40784-512 (2115)

SO. ESSEX #400 Bk:40784 Pg:512
03/11/2022 01:02 PLAN Pg 20/21

#400
3/11/2022
40784-512

(2115)

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:

TOWN OF GROVELAND
PLANNING BOARD:
[Signature]
[Signature]
DATE: 3-1-2022

DEFINITIVE SUBDIVISION PLAN KING MEADOW FARM

LOCATED IN GROVELAND MASSACHUSETTS AT 106 KING STREET MAP 26 PARCEL 13F

PREPARED FOR OWNER/APPLICANT: KING MEADOW DEVELOPMENT, LLC c/o KEVIN CUNIFF 211 SEVEN STAR ROAD GROVELAND, MA 01834

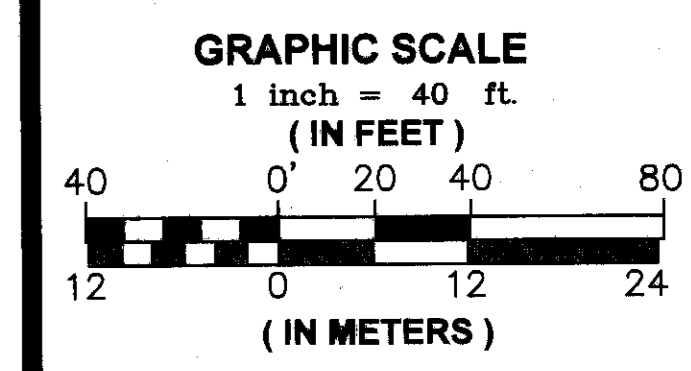
PREPARED BY WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 TEL: (978)-257-4576 E-MAIL: billgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



[Signature] 2-1-22
WILLIAM G. HOLT PLS #39688



SHEET TITLE: NOTICE OF DECISION DEFINITIVE SUBDIVISION & STORMWATER MANAGEMENT PERMIT

DRAWN:	W. HOLT
DESIGNED:	W.HOLT
CHECKED:	W.HOLT
DATE:	12-10-20
CAD FILE:	KMF_DEF_SH_MOD15A.DWG
JOB No.	#19-047 DEF

LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24

REVISION:	BY
#1. 5-17-21 TEC REV COMM	WGH
#2. 7-06-21 TEC REV COMM	WGH
#3. 8-02-21 TEC REV COMM	WGH
#4. 8-24-21 TEC REV COMM	WGH

SHEET: MOD 15B

GENERAL NOTES:

1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & PL BK 474 PL 24 IN E.S.R.D.
3. TOPOGRAPHY DATUM NGVD 1988.
4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CON. COMMISSION, AND MA D.E.P. UPON ABUTTER APPEAL.
6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING MAP ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR. AND THE FLOOD INSURANCE RATE MAP (FIRM) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-10, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HERewith; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021
_____, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

[Signature] TOWN CLERK
DATE: 3/2/2022

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 → 08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

- 8) Vital access must be maintained at all times and is the sole responsibility of the Owner/Applicant/Developer. This access includes plowing, seeding and ground up keep.
- 9) There shall be no trash pickup on the road until the road is officially accepted by the Town. Trash can be picked up at the end of Katie Lane on King Street, the Applicant can arrange for private trash pickup, or trash can be brought to the transfer station in Georgetown. Compliance with the Roadway Acceptance Procedures is the legal and financial responsibility of the applicant. Services, including trash pickup, will be provided once the roadway is accepted.
- 10) Violations of any terms of this Decision or covenants relating thereto shall be just cause for execution, modification or amendment pursuant to M.G.L. c.41 Section 81 W.

PRIOR TO THE ENDORSEMENT OF THE PLAN

- 11) A Covenant (Form F) securing all lots within the subdivision for the construction of ways and municipal services must be submitted to the Planning Department. Said lots may be released from the covenant upon posting of security as required.
- 12) A Conveyance of Easements and Utilities (Form H) for all utilities and easements placed on the subdivision must be submitted to the Planning Department.
- 13) The Owner/Applicant/Developer shall obtain general liability insurance covering the development in the amount of Five Millions Dollars (\$5,000,000.00), and further that the Owner/Applicant/Developer shall indemnify and hold harmless the Town of Groveland from any and all claims which may arise from the development and construction relating thereto.
- 14) A development schedule must be submitted to the Planning Department.
- 15) The Applicant must meet with the Director of Economic Development Planning & Conservation in order to ensure that the final plans conform to this Memorandum of Decision. These plans must be submitted within ninety (90) days of this Memorandum of Decision.

PRIOR TO SITE WORK/CONSTRUCTION

- 16) The Applicant shall file a special permit under Section 50-10.1 of the Groveland Zoning Bylaw regarding the inclusion of affordable housing.
- 17) The Memorandum of Decision and accompanying plans must be recorded with the Southern Essex Registry of Deeds. The Applicant shall provide the Planning Department with a copy of the recorded Memorandum of Decision and accompanying plans.
- 18) A Performance Guarantee bond in the amount of \$1,000,000 shall be posted for the purposes of ensuring that the site is constructed in accordance with the approved plans and that a formal as-built plan is provided.
- 19) Each and every Form F, Form H, Form G-1, G-2, Covenant, easement document, Homeowner's Association Agreement, and other pertinent maintenance document must be recorded with the

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 5 of 10

Southern Essex Registry of Deeds as noted in this decision. The Applicant shall provide the Planning Department with a copy of each document filed.

- 20) There shall be a covenant on lot 6 and lot 7 restricting further development from the area beyond the supervision markers at the 15ft no-build zone to the west along Carter Street and King Street shall be drafted and submitted to the Planning Board. Once approved by the Planning Board, the covenant shall be recorded at the Southern Essex Registry of Deeds. Documentation shall be provided to the Planning Department.

- 21) A temporary sign shall be placed on the property corner near the easement located on 102 King Street, but set on the property at 102 King Street, directing all construction traffic to the site entrance. At no time shall the easement located at the property of 102 King Street be used for construction vehicles or any vehicles associated with the construction of the development. The location shall be confirmed with the Building Commissioner and the documentation of approval shall be delivered to the Planning Department.

- 22) The peer review engineer, or an approved third-party engineering firm, will perform construction monitoring; the Applicant is responsible for the reasonable cost of said services. The monitor will oversee the construction to ensure that the site is built according to plan. The monitor shall make weekly inspections of the project and file monthly reports to the Planning Department throughout the duration of the project. The frequency of inspections may be adjusted in coordination with the Planning Department based on the construction phase and weather conditions. The reports shall detail areas of non-compliance with the approved plans, and any corrective actions taken. Reports will be shared with the Applicant for satisfaction of the National Pollutant Discharge Elimination System (NPDES) permit. The Applicant shall notify the Planning Department at least two (2) working days before each of the following events:

- 14-13C (1) Erosion and sediment control measures are in place and stabilized, and site clearing limits are clearly marked in the field.
- 14.13 (2) Site Clearing has been substantially completed
- 14.13 (3) Rough Grading has been substantially completed
- 14.13 (4) Final Grading has been substantially completed
- 14.13 (5) Close of the Construction Season, stabilization of the site.
- 14.13 (6) Final Landscaping (permanent stabilization) and project final completion.

- 23) Per Section 14.13 D, the monitor will also provide reports following heavy rain events (storm events greater than 0.5 inches). The monitor will also be available upon notice to inspect the site accompanying a Planning Department designated official.

- 24) Monitoring should also be coordinated with the engineer to witness the required observation under Section 70-6.4 in the Subdivision Rules and Regulations as listed:

- Observation #1 Initial Center Line Staking and Grading
- Observation #2 Clearing and Grubbing Operations, Erosion Controls
- Observation #3 Earthwork Operations, Fire Tank Excavation and Installations, and Detention Ponds
- Observation #4 Storm Drainage Systems, Public Sewer Systems, and Public Utilities
- Observation #5 Retaining Wall Construction

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 6 of 10

- Observation #6 Roadway Subgrade Operations
- Observation #7 Sub-base Courses
- Observation #8 Base Course
- Observation #9 Stone Seal (as may be required)
- Observation #10 Surface Courses
- Observation #11 Landscaping, Trees, and Shrubs
- Observation #12 As-Builts, Bounds, Final Grading

- 25) A pre-construction meeting must be held with the developer, contractors, Planning Department, Applicant, and other applicable representatives to discuss scheduling of inspections and construction schedule.

- 26) Yellow "Caution" tape must be placed along the limit of clearing and grading as shown on the plan. The Planning Department must be contacted prior to any initial cutting and/or clearing on-site.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

- 27) A temporary location for U.S. Mail delivery shall be provided at the beginning of Katie Lane. The location shall be confirmed by the local postmaster. Documentation of approval shall be submitted to the Planning Department.

- 28) All roads depicted on the plan must be constructed and stabilized.

- 29) Driveways must be accessible for emergency vehicles and approved by the Town Fire Chief and Police Chief. Documentation of approval shall be provided to the Planning Department.

- 30) A Plot Plan for the lot in question must be submitted to include:

- Location of the structure
- Location of the driveway
- Location of all water and sewer lines
- Proposed grading
- Location of drainage infrastructure
- Identification of all easements

- 31) The lot in question shall be staked in the field; the location of any major departures from the plan must be shown.

- 32) Appropriate erosion control measures for the lot shall be in place.

- 33) Catch basins shall be adequately protected and maintained to prevent siltation into drainage structures.

- 34) Lot numbers, visible from the frontage, must be posted on lots.

PRIOR TO OCCUPANCY

- 35) The Owner shall abide by the schedule as depicted under Section 50-10.1 (F) 5. Occupancy will not be granted for market rate units that delay the development of affordable units beyond the schedule.

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
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- 36) The Applicant must submit a letter from the architect or engineer of the project stating that the landscaping and site layout substantially complies with the Plans referenced in this memorandum of Decision as endorsed by the Planning Board, to cover the full amount of the landscaping materials and installation if weather conditions do not permit the completion of the landscaping prior to the use of the building.

- 37) All slopes must be stabilized with regard to erosion and safety.

- 38) The lot must be mowed, loamed and seeded, sodded or mulched.

PRIOR TO THE RELEASE OF ALL SECURITY AND ESCROW FUNDS

- 39) The Applicant shall submit and as-built plus stamped by a Registered Professional Engineer in Massachusetts that shows all construction, site design, including stormwater structures and other pertinent site features. One paper copy and one electronic copy (PDF) shall be submitted to the Planning Board. If over one (1) year has elapsed from the issuance of the Certificate of Occupancy. The Applicant must submit a second letter from the architect or engineer verifying that the landscaping and site layout substantially complies with the Plans reference in this Memorandum of Decision as endorsed by the Planning Board.

- 40) The Planning Board must, by a majority vote, make a finding that the site is in conformance with the approved plans.

DURING CONSTRUCTION

- 41) Subject to the Conditions contained herein, the Project shall be substantially constructed in accordance with the Record Plans, which are on file with the Planning Board.

- 42) Any action taken by a Town Board, Commission or Department which requires changes in the plan or design of the development, as presented to the Planning Board, may be subject to modification by the Planning Board.

- 43) If the Applicant wishes to modify the approved Record Plans, it shall submit proposed modifications to the Planning Board. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for site plan approval, as well as professional district special permit and stormwater management and land disturbance permit shall be required by the Planning Board; provided, however, that the Planning Board may determine that a proposed modification is insubstantial and approve the same without the need for any further Planning Board approval or hearing. Authorization to modify the Record Plans shall be obtained prior to any substantial modification in the field.

- 44) The construction contractor shall employ all available best-management-practices for the control of dust, including but not limited to watering, planning, stabilization, track-out shaker plates, and/or stockpile coverings.

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
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SO. ESSEX #400 BK: 40784 Pg: 512
03/11/2022 01:02 PL: RN Pg 21 of 21

400
3/11/2022
40784-512

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GROVELAND
PLANNING BOARD:
[Signatures]
DATE: 3-1-2022

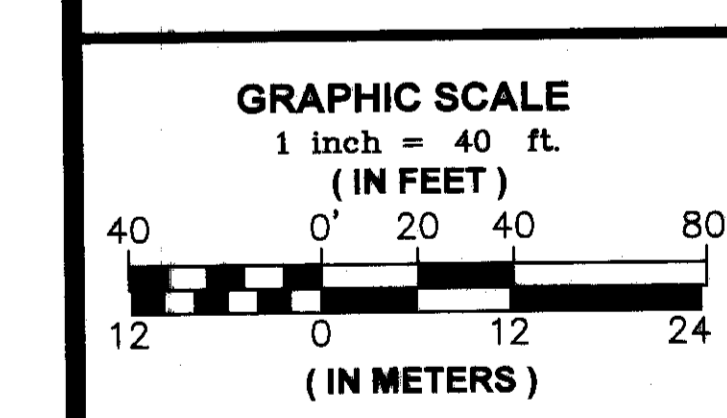
FOR REGISTRY USE ONLY

DEFINITIVE SUBDIVISION PLAN
KING MEADOW FARM
LOCATED IN
GROVELAND MASSACHUSETTS
AT 106 KING STREET
MAP 26 PARCEL 13F
PREPARED FOR
OWNER/APPLICANT:
KING MEADOW DEVELOPMENT, LLC
c/o KEVIN CUNIFF
211 SEVEN STAR ROAD
GROVELAND, MA 01834
PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: (978)-257-4576
E-MAIL: bilgholt@aol.com

ASSESSOR DATA:
MAP: 26
PARCEL: 13F

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM G. HOLT PLS #39688
2-1-22



SHEET TITLE:
NOTICE OF DECISION
DEFINITIVE SUBDIVISION & STORMWATER MANAGEMENT PERMIT

DRAWN:	W. HOLT
DESIGNED:	W.HOLT
CHECKED:	W.HOLT
DATE:	12-10-20
CAD FILE:	KMF DEF SH MOD15B.DWG
JOB No.	#19-047 DEF
LOCUS DEED: BK 37,478 PG 210 PL BK 474 PL 24	
REVISION:	BY
#1. 5-17-21 TEC REV COMM	WGH
#2. 7-06-21 TEC REV COMM	WGH
#3. 8-02-21 TEC REV COMM	WGH
#4. 8-24-21 TEC REV COMM	WGH

SHEET: MOD 15C

GENERAL NOTES:

1. SITE IS SHOWN ON TOWN OF GROVELAND ASSESSORS MAP 26 LOT 13F.
2. TITLE REFERENCE IS BOOK 37478 PG 210 IN E.S.R.D. & PL BK 474 PL 24 IN E.S.R.D.
3. TOPOGRAPHY DATUM NGVD 1988.
4. LOCUS ZONE DISTRICT IS RESIDENTIAL 2 (FORMERLY B).
5. WETLAND RESOURCE AREA DELINEATED BY DAMON BURT, PWS, VERIFIED BY PEER REVIEW BY MARC JACOBS, PWS FOR THE CON. COMMISSION, AND MA D.E.P. UPON ABUTTER APPEAL.
6. SOILS BOUNDARY TAKEN FROM USDA SCS SOILS MAPS, OBTAINED FROM WEB SOIL SURVEY.
7. NO PORTION OF THIS SUBDIVISION AREA IS WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING MAP ON FILE AT THE OFFICE OF THE TOWN OF GROVELAND ASSESSOR, AND THE FLOOD INSURANCE RATE MAP (FIRM) COMM. PANEL #25009 C0094F DATED JULY 3, 2012. NO WORK WILL TAKE PLACE WITHIN THE FLOODPLAIN.
8. NO PORTION OF THIS SUBDIVISION AREA IS LOCATED WITHIN ZONE II OF AN AQUIFER. THE SUBDIVISION AREA IS LOCATED WITHIN ZONE III, BUT WILL RENDER LESS THAN 15% OF TOTAL LOT AREA IMPERVIOUS.

APPROVED 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED 9-20, 2021 BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND AND, KING MEADOW DEVELOPMENT, LLC.

A COPY OF WHICH DECISION IS RECORDED HEREWITH; AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE 3-2-2025, 2021.

APPROVED ON 3-1-2022, 2021 SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED 3-1-2022, 2021 GROVELAND PLANNING BOARD.

GROVELAND TOWN CLERK:
I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 20 DAYS FOLLOWING AS PRESCRIBED BY M.G.L. CHAPTER 41, SECTION 81 B-B.

[Signature]
TOWN CLERK
DATE: 3/2/2022

PRELIM. PLAN FILED: 02-04-2020
HEARING HELD: 03-18-2020 08-25-2020
PRELIM. PLAN APPROVED 08-25-2020
DEFINITIVE PLAN FILED: 01-20-2021
HEARING HELD: 03-02-2021 THRU 09-20-2021
DEFINITIVE PLAN APPROVED: 09-20-2021

- 45) It shall be the responsibility of the Applicant to ensure that no erosion from the construction site shall occur which will cause deposition of soil or sediment upon adjacent properties or public ways, except as normally ancillary to off-site construction. Discovery of off-site erosion will be a basis for the Planning Board to make a finding that the project is not in accordance with the approved Plans. In the event off-site erosion is discovered as a result of construction activity, the Planning Board shall give the applicant written notice of any such finding with five (5) days to provide evidence of corrective action.
- 46) In an effort to reduce noise levels, the Applicant or contractor shall keep in optimum working order, through regular maintenance, any and all equipment that shall emanate sounds from the structures or site.
- 47) Exterior construction of the Project shall not commence on any weekday before 7:00AM and shall not continue beyond 6:00PM except for emergency repairs. Exterior construction shall not commence on Saturday before 8AM shall not continue beyond 5PM with the same exceptions. The Building Commissioner may allow longer hours of construction in special circumstances, provided that such activity normally is requested in writing by the Applicant except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of construction operations shall be reported to the Police Department and enforced by the Building Commissioner.
- 48) The enforcement of the plan approval by the Planning Board shall be valid for a period of three (3) years from the date of filing by the Planning Board of its approval with the Town Clerk. See section 70-3.4 G (3) of the Regulations Governing the Subdivision of Land.
- 49) The provisions of this conditional approval shall apply and be binding upon the Applicant, its employees, and all successors and assigns in interest or control.
- 50) The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation.
- 51) Gas, telephone, cable, and electric utilities shall be installed underground as specified by the respective utility companies.
- 52) The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area.
- 53) The Applicant is hereby notified that should the Applicant disagree with this decision, the Applicant has the right under MGL c.41A Section 81B, to appeal this decision within twenty days after the date this decision has been filed with the Town Clerk.
- 54) The following information shall be deemed part of the decision:

Plan filed: "Definitive Subdivision Plan King Meadow Farm"
Prepared for: King Meadow Development, LLC 211 Seven Star Road Groveland, MA 01834
Prepared by: WGH Land Survey & Design, 83 West Main Street, Merrimac, MA

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
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Scale: 1" = 100'
Date: May 6, 2021, and revision date of August 24, 2021
Sheets: C1, C2, C3, C4, E5A, E5B, E5C, E6, E7, E8, E9, E10, EC11, LC12, WP013, W00915
Report: Drainage Report, Definitive Subdivision King Meadow Farm Katie Lane
Prepared for: King Meadow Development, LLC c/o Kevin Cuniff
Prepared by: WGH Land Survey & Design
Date: September 16, 2021
Report: Operations and Maintenance Plan, King Meadow Farm Katie Lane
Prepared for: King Meadow Development, LLC c/o Kevin Cuniff
Prepared by: WGH Land Survey & Design
Date: December 2020 and Revised to August 2021

The Planning Board APPROVES the application for a Definitive Subdivision and Stormwater Management and Land Disturbance Permit.

PLANNING BOARD
[Signature]
Brad Ligota, Chair

[Signature]
Walter Sorenson, Jr.
[Signature]
John Stokes III
Robert Danforth

cc: Town Departments
Applicant
Abutters

Memorandum of Decision
Definitive Subdivision & Stormwater Management Permit
King Meadow Development, LLC - 106 King Street
Page 10 of 10

Town of Groveland
Planning Board
143 Main Street
Groveland, MA 01834
[Seal]
Brad Ligota, Chair
Walter Sorenson, Jr., Vice-Chair
Jim Roggiago
Robert Danforth
John Stokes III
Dennis McNulty, Associate Member

NOTICE OF DECISION
INCLUSION OF AFFORDABLE HOUSING
SPECIAL PERMIT

PROPERTY: KING STREET & 106 KING STREET
ASSESSORS MAP 26 PARCEL 13 AND MAP 26 PARCEL 13F

PETITIONER: King Meadow Development DATE: November 9, 2021
LLC c/o Kevin Cuniff, 211 Seven Star Road Groveland MA 01834
ADDRESS: 106 King Street MEETING: November 9, 2021
Groveland, MA 01834

YOU ARE HEREBY notified of the Decision of the Planning Board on the application made by King Meadow Development, LLC (the "Applicant") for property located at 106 King Street Groveland Massachusetts, Assessor's Map 26 Parcel 13 and Map 26 Parcel 13F in Groveland, MA, located in the Residential 2 (R2) District (the "Property").

As set forth in the application filed with the Board and testimony, the Applicant sought a special permit per the Town of Groveland Zoning Bylaw Section 50-18.1 Inclusion of Affordable Housing for a nine (9) lot Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane.

The Special Permit application was filed on October 15, 2021. The hearing was advertised in the Lawrence Eagle-Tribune on October 25, 2021 and November 1, 2021. All abutters were notified via Certified Mail Return Receipt. The Groveland Planning Board held public hearing on November 9, 2021 and the public hearing was closed on November 9, 2021.

The following members were present: Brad Ligota, Walter Sorenson, Robert Danforth, DJ McNulty and John Stokes III.

FINDINGS
The Applicant proposes to make a cash payment to the Local Housing Fund. The Local Housing Fund is for the specific purpose of creating affordable housing, including rent by the Groveland Housing Authority for the purchase of land or units, or the development of new or rehabilitation of existing dwelling units for affordable housing occupants.
The proposed Project, through the cash payment allowed under Section 50-10.1E (2), will increase the supply of housing that is available and affordable to low-, moderate- and upper-middle-income households and prevent the displacement of Groveland residents in compliance with MGL c. 40B, §§ 20 through 24 and various initiative programs developed by state, county and local government.

On the August 25, 2020 Planning Board meeting the Board found in favor of the proposed Preliminary Subdivision Plan and voted to allow the Applicant to file a definitive plan based on the findings associated with the preliminary plan and listed in the decision.

Memorandum of Decision
Inclusion of Affordable Housing Special Permit
King Meadow Development, LLC - 106 King Street
Page 1 of 2

On September 20, 2021 the Planning Board approved the application for the Definitive Subdivision Plan labeled King Meadow Farm- Katie Lane and approved the associated Stormwater Management and Land Disturbance Permit with conditions.

DECISION
After the meeting on the above dates, and upon a motion by XXX, seconded by XX, the Planning Board APPROVES the Special Permit for affordable housing pursuant to Section 50-10.1.3 of the Zoning Bylaw and requires the Owner/ Applicant/Developer to pay \$80,000 as the affordable housing payment based upon the Department of Housing and Community Development that the affordable price for a for sale single family home equal to what is being proposed is calculated to be \$234,000.00 in Groveland. In accordance with Section 50-10.1.3 of the Zoning Bylaw, 50% of the difference between the affordable price and the market rate price (\$450,000) would be \$112,500. As a result, the bylaw provides that the payment will be 50% of the difference between the affordable price and market rate price or \$80,000 whichever is lower. The Owner shall abide by the schedule as depicted under Section 50-10.1 (F) 5.

The Applicant is hereby notified that should the Applicant disagree with this decision, the Applicant has the right under MGL c.40A Section 17, to appeal this decision within twenty days after the date this decision has been filed with the Town Clerk.

PLANNING BOARD
[Signature]
Brad Ligota, Chair
[Signature]
Walter Sorenson, Jr.

[Signature]
Jim Roggiago
[Signature]
Robert Danforth
[Signature]
John Stokes III
[Signature]
Dennis McNulty, Associate Member

cc: Town Departments
Applicant
Abutters