

DEFINITIVE SUBDIVISION

181R SCHOOL STREET

GROVELAND, MASSACHUSETTS

(ASSESSOR'S MAP 34 LOT 13)

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
7/31/24
DATE

SCHEDULE OF PLAN SET DRAWINGS:

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-3 LOTTING PLAN
- C-4 EROSION CONTROL & DEMOLITION PLAN
- C-5 SITE PLAN
- C-6 GRADING AND DRAINAGE PLAN
- C-7 UTILITIES & PROFILE PLAN
- C-8 SITE DETAILS PLAN
- C-9 UTILITY DETAILS PLAN
- C-10 DRAINAGE DETAILS PLAN
- C-11 DRAINAGE DETAILS PLAN

LEGEND:

- 100 MAJOR TOPOGRAPHIC CONTOUR
- 98 MINOR TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- EDGE OF LAWN
- GAS MAIN
- OHW OVERHEAD WIRES
- S SEWER MAIN
- D STORM DRAIN
- T TELEPHONE SERVICE
- TREE LINE
- W WATER MAIN
- CATCH BASIN
- DRAIN MANHOLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- SIGN
- TELEPHONE MANHOLE
- UTILITY POLE
- WATER GATE

ABBREVIATIONS:

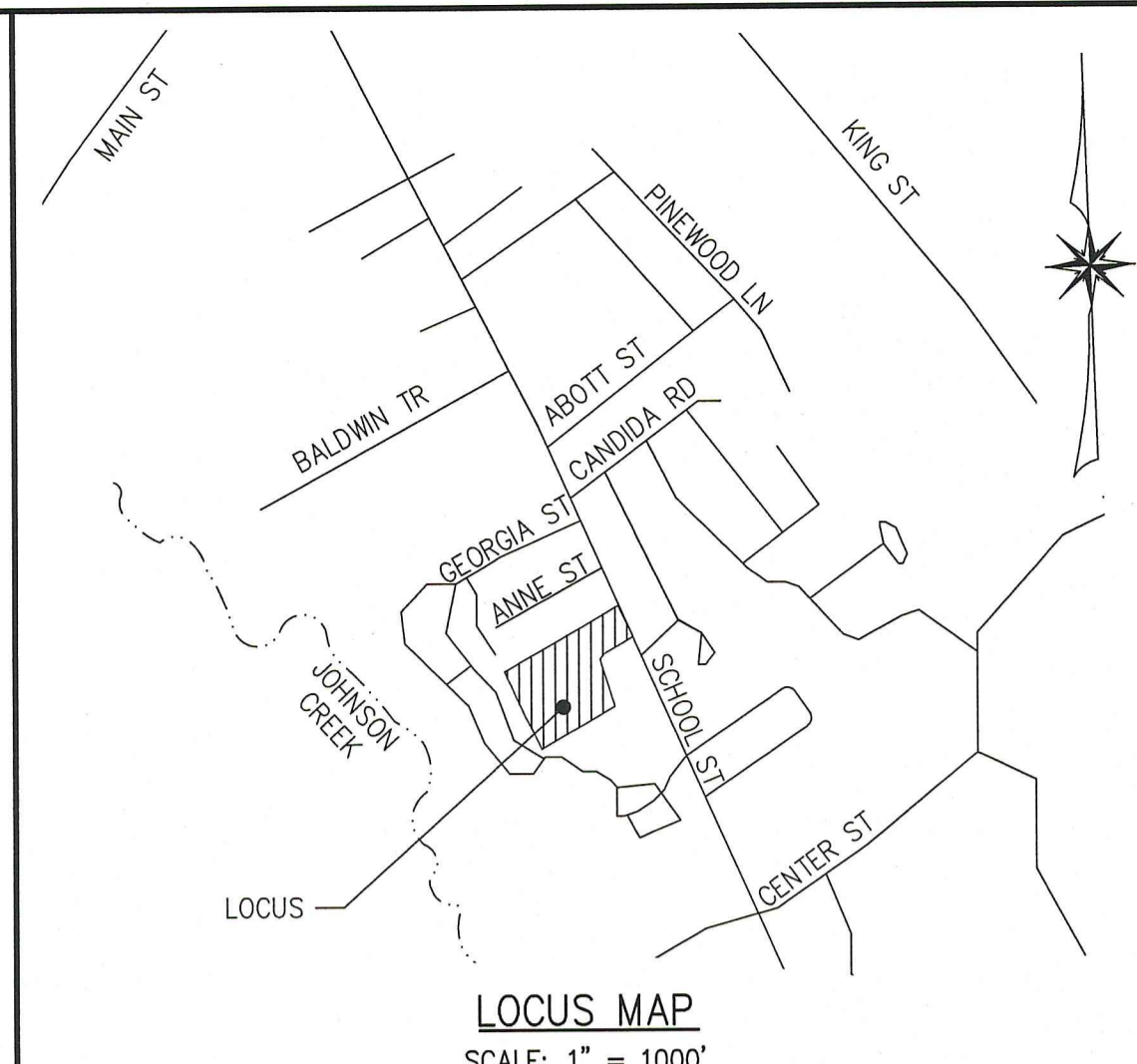
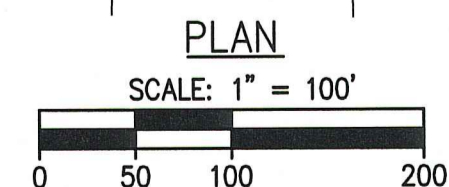
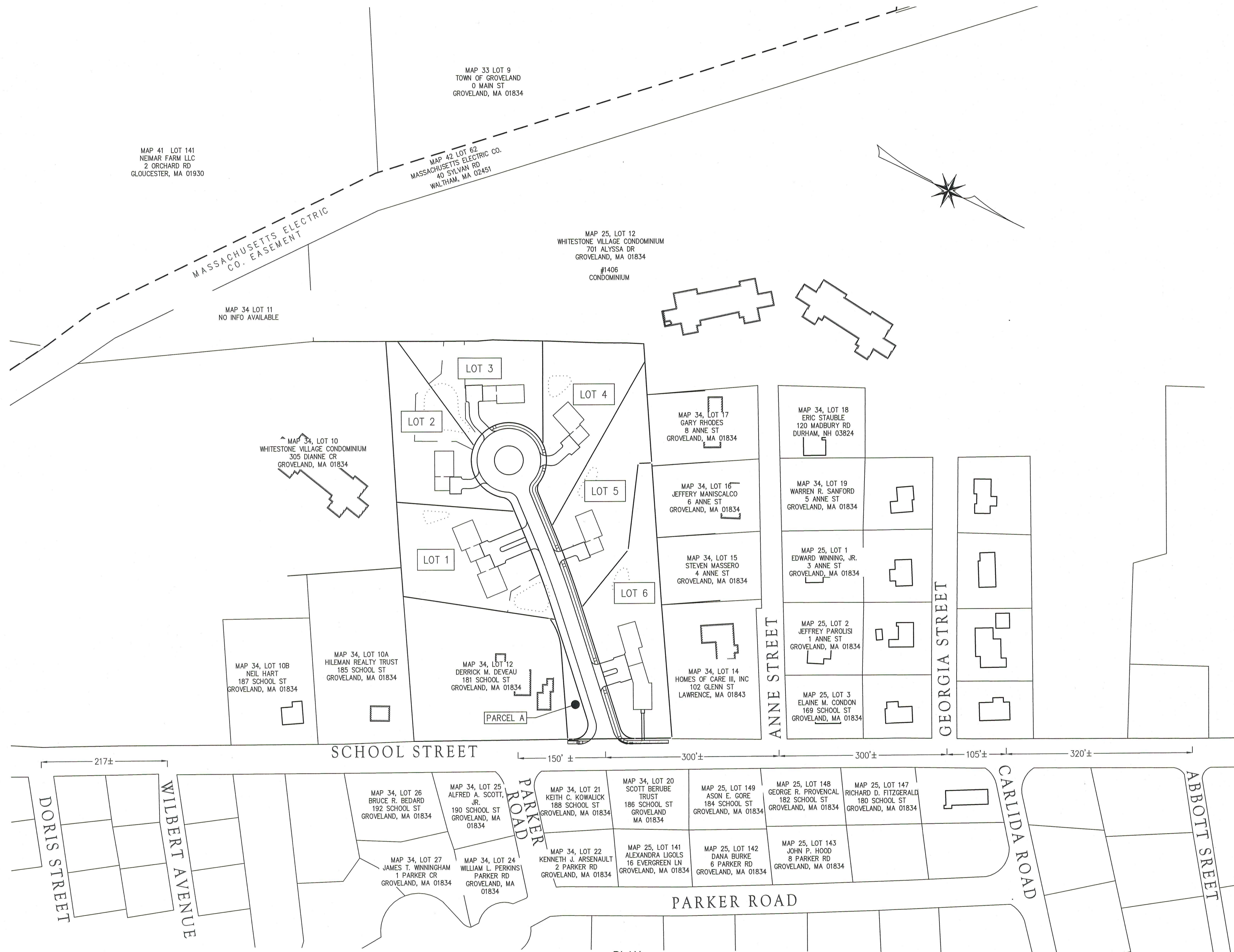
- AC ACRES
- ACR ACCESSIBLE RAMP
- APPROX APPROXIMATE
- BIT BITUMINOUS
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- CO CLEAN OUT
- CONC CONCRETE
- DMH DRAIN MANHOLE
- DYL DOUBLE YELLOW LINE
- EOL EDGE OF LAWN
- EP EDGE OF PAVEMENT
- INV INVERT
- MAX MAXIMUM
- MIN MINIMUM
- M/F NOW OR FORMERLY
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- RET RETAINING
- S SLOPE
- SF SQUARE FEET
- SL STOP LINE
- SMH SEWER MANHOLE
- SWL SINGLE WHITE LINE
- TMH TELEPHONE MANHOLE
- TYP TYPICAL
- VGC VERTICAL GRANITE CURB
- WSO WATER SHUT-OFF

WAIVERS:

- SUBDIVISION REGULATION - CHAPTER 70: 70.4.3.(H)(5):
NEW INTERSECTIONS ALONG ONE SIDE OF AN EXISTING STREET
REQUIRED: 400 FEET APART FROM A MINOR STREET
PROPOSED: 300 FEET APART FROM ANNE STREET
- SUBDIVISION REGULATION - CHAPTER 70: 70-4.9:
REQUIRED: SIDEWALKS SHALL BE BITUMINOUS CONCRETE OR CEMENT CONCRETE
PROPOSED: PERVIOUS BITUMINOUS CONCRETE

GENERAL NOTE:
THESE PLANS ARE PREPARED FOR PERMITTING WITH THE TOWN OF GROVELAND. THE PLANS SHALL NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION FROM THE MORIN-CAMERON GROUP, INC.

DRAWING: 3634 MAIN.dwg

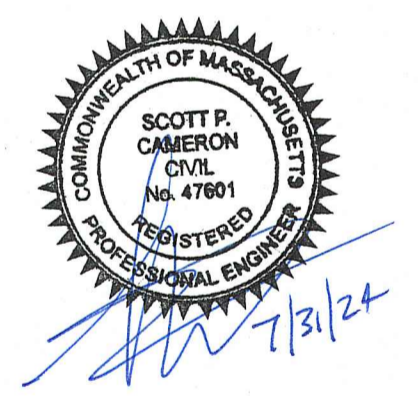


LOCUS MAP
SCALE: 1" = 1000'

TOWN OF GROVELAND OFFICE OF THE TOWN CLERK
THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE GROVELAND PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____
APPROVED UNDER SUBDIVISION CONTROL LAW M.G.L. CHAPT. 141 SEC. 81U
DATE: _____
APPROVED BY: _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND, _____ A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEED ON OR BEFORE _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.



DEFINITIVE SUBDIVISION
FOR A
STREET TO BE NAMED
IN
GROVELAND, MASSACHUSETTS
AT
181R SCHOOL STREET
(GROVELAND ASSESSOR'S MAP 34 LOT 13)
PREPARED FOR/APPLICANT:
GROVELAND REDEVELOPMENT, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845
OWNER:
181R SCHOOL STREET, LLC
5 ATKINSON FARM ROAD
ATKINSON, NH 03811
JULY 31, 2024

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
25 KENOZA AVENUE, MASSACHUSETTS 01830
P: 978-373-0310, W: WWW.MORINCAMERON.COM

| REVISIONS | | | COVER SHEET | DRAWING NO. C-1 |
|-----------|-------------|------|-------------|--------------------|
| NO. | DESCRIPTION | DATE | | |
| | | | | |

JULY 31, 2024

SCS SOIL LEGEND:

- 410C** SUTTON FINE SANDY LOAM, 8 TO 15% SLOPES
- 420B** CANTON FINE SANDY LOAM, 3 TO 8% SLOPES
- 420C** CANTON FINE SANDY LOAM, 8 TO 15% SLOPES
- 421C** CANTON FINE SANDY LOAM, 8 TO 15% SLOPES

MAP 34, LOT 10
WHITESTONE VILLAGE CONDOMINIUM
305 DRANNE CR
GROVELAND, MA 01834

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
7/31/24
DATE

RECORD OWNER:

181R SCHOOL STREET, LLC
5 ATKINSON FARM RD
ATKINSON, NH 03811
DEED BOOK 35976 PAGE 77
ASSESSORS MAP 34 LOT 13

GENERAL NOTES:

- THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF DEPICTING EXISTING CONDITIONS OBTAINED BY AN ON-THE-GROUND FIELD SURVEY BY THE MORIN-CAMERON GROUP IN MARCH 2019.
- ABUTTER INFORMATION SHOW HEREON WAS TAKEN FROM THE GROVELAND GIS DATABASE.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0232F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

DATUM:

ELEVATIONS HEREON REFER TO NAVD88 VERTICAL DATUM AND MassSPC NAD 1983 HORIZONTAL DATUM.

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON LOCATIONS OF OBSERVABLE FIELD EVIDENCE AND RECORDS OBTAINED FROM VARIOUS GROVELAND MUNICIPAL DEPARTMENTS. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, REPAVING OR OTHER CONSTRUCTION, ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG SAFE" AT 1-888-344-7233. THE MORIN-CAMERON GROUP, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.

ZONING NOTE:

THE LOT LIES WITHIN THE RESIDENTIAL DISTRICT (R-2) & AQUIFER PROTECTION DISTRICT (ZONE III).

RESIDENCE DISTRICT R-2 ZONING DISTRICT

| SETBACK | REQUIRED | EXISTING |
|----------------------------------------------------------|-----------------|---------------|
| MIN. AREA | 30,000 S.F. (1) | 245,945± S.F. |
| MIN. FRONTAGE | 150 FT. (1) | 180.26± FT |
| FRONT | 30 FT. (3) | N/A |
| SIDE | 15 FT. (2) | N/A |
| REAR | 15 FT. | N/A |
| MAX. BUILDING HEIGHT | 35 FT. | N/A |
| MAX. % LOT COVERAGE | 25% | 0% |
| MAX. % IMPERVIOUS AREA | 50% | 0% |
| % OF MIN. REQUIRED LOT AREA AS CONTIGUOUS BUILDABLE AREA | 60% (4) | 100% |

(1) TWO-FAMILY OR DUPLEX STRUCTURES REQUIRE A MIN. OF TWO HUNDRED (200) FEET OF FRONTAGE AND 40,000 SF AREA IN THE R-2 DISTRICT.

(2) ON A LOT WITH LESS THAN ON HUNDRED FIFTY (150) FEET OF FRONTAGE AND IN EXISTENCE AT THE TIME THIS BY-LAW IS PASSED, NO BUILDING SHALL BE ERRECTED WITHIN TEN (10) FEET OF A SIDE LOT LINE.

(3) IN ANY RESIDENTIAL DISTRICT NO BUILDING OR ROADSIDE STAND SHALL BE ERRECTED OR PLACED WITHIN THIRTY (30) FEET OF A STREET LINE UNLESS IT IS DETERMINED THAT THE LINE OF HOUSES EXISTING AT THE TIME THIS BY-LAW IS ADOPTED IS LESS THAN THIRTY (30) FEET FROM THE STREET LINE, AND NO BUILDING OR ACCESSORY USE OR FARM OR POULTRY FARM BUILDING OTHER THAN A DWELLING, OR ROADSIDE STAND, OR PRIVATE GARAGE, SHALL BE BUILT WITHIN SIXTY (60) FEET OF A STREET LINE.

(4) FIFTY (50) PERCENT IF PARCEL IS SERVICED BY TOWN WATER AND SEWER.

CONTIGUOUS BUILDABLE AREA:

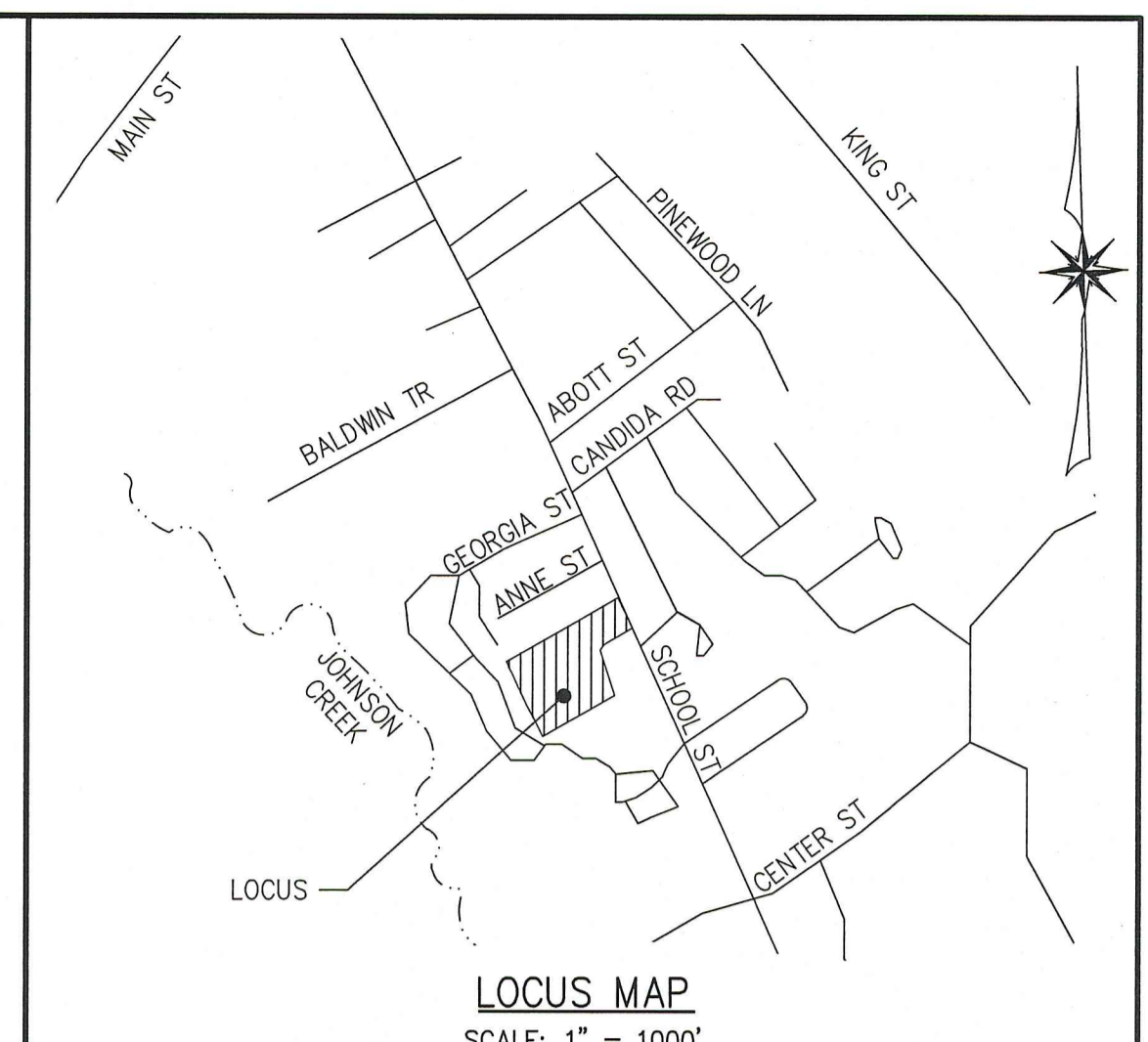
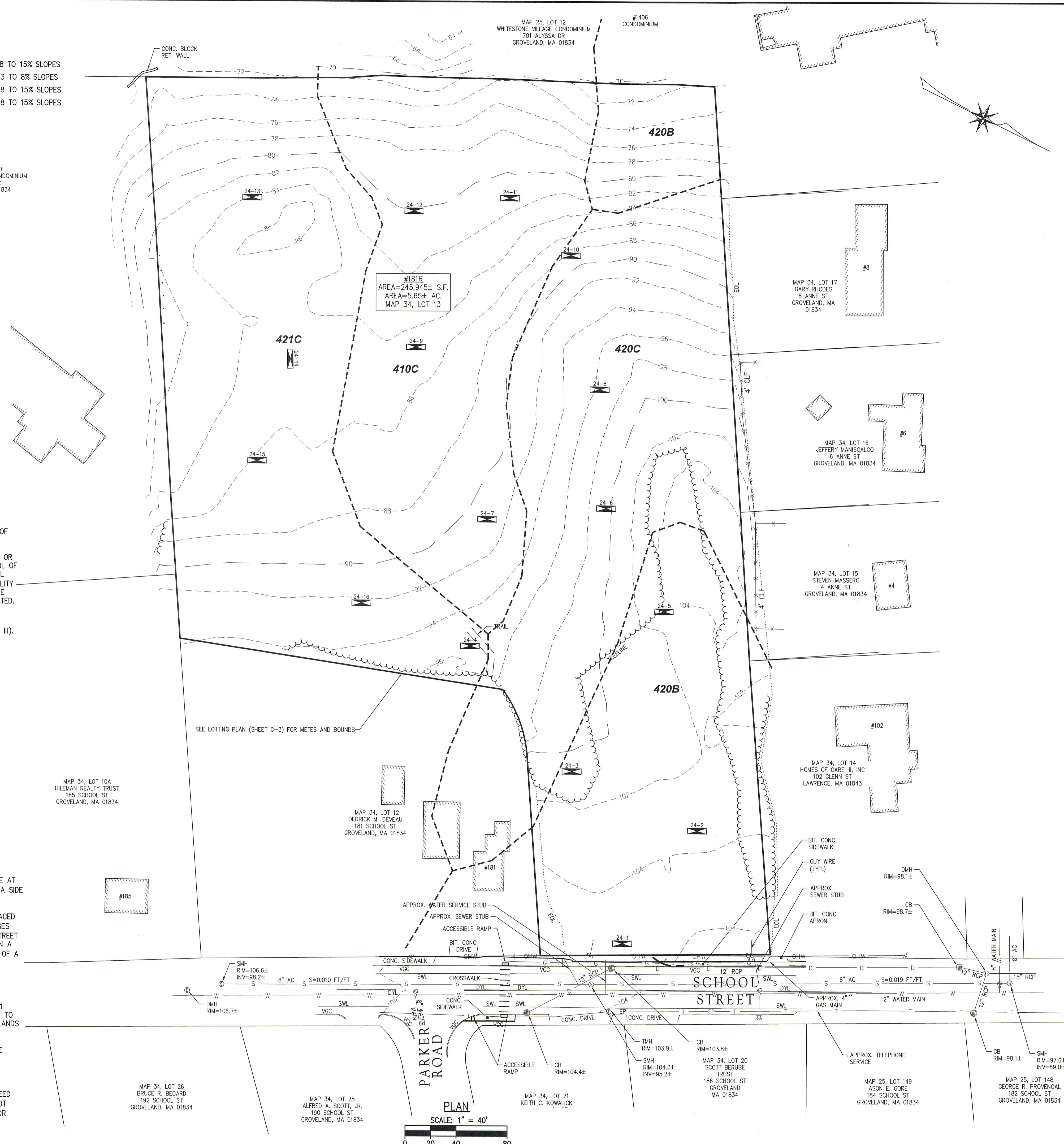
THAT AREA OF A LOT THAT IS CONTIGUOUS AND BUILDABLE LAND AS REQUIRED BY SECTION 8.1 TABLE OF DIMENSIONAL REQUIREMENTS, TOGETHER WITH THAT AREA WITHIN REQUIRED SETBACKS TO THE EXTENT SUCH AREA COMPLIES WITH THE FURTHER REQUIREMENTS OF THIS DEFINITION. WETLANDS DESCRIBED BY G.L. C. 131, INCLUDING ANY NO DISTURBANCE AND NO BUILD SETBACK AREAS IN ACCORDANCE WITH G.L. C. 131, AND THE TOWN OF GROVELAND WETLANDS BY-LAW AND ACCOMPANYING REGULATIONS, AND SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL NOT BE CONSIDERED AS BUILDABLE FOR THE PURPOSE OF CALCULATING SQUARE FOOTAGE.

LOT REGULARITY:

SECTION 50-B.2.A: NO LOT SHALL BE CREATED SO AS TO BE SO IRREGULARLY SHAPED OR EXTENDED THAT IT HAS A "SHAPE FACTOR" IN EXCESS OF (32), EXCEPT THAT A LOT MAY EXCEED THE REQUIRED "SHAPE FACTOR" IF A CONTIGUOUS PORTION OF THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT AND DOES NOT EXCEED THE REQUIRED "SHAPE FACTOR." THE SHAPE FACTOR EQUALS THE SQUARE OF THE LOT PERIMETER DIVIDED BY THE LOT AREA.

SHAPE FACTOR = (LOT PERIMETER)²/LOT AREA

DRAWING: 3634 MAIN.dwg



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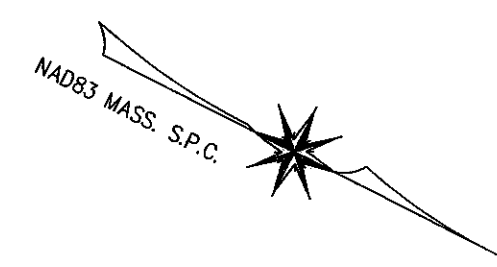


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| REVISIONS | | | EXISTING CONDITIONS | DRAWING NO. C-2 |
|-----------|-------------|------|---------------------|-----------------|
| NO. | DESCRIPTION | DATE | | |
| | | | | |



N/F
THE SANDRA A. AUCOIN REV. TRUST
BOOK 29896 PAGE 569
MAP 25 LOT 12

| LOT REGULARITY CALCULATIONS | | | | |
|-----------------------------|------------------|-------------|-------------------|--------|
| LOT# | PERIMETER (L.F.) | AREA (S.F.) | P ² /A | STATUS |
| 1 | 834 | 40,163 | 17 | PASS |
| 2 | 876 | 30,203 | 25 | PASS |
| 3 | 802 | 30,030 | 21 | PASS |
| 4 | 860 | 32,829 | 22 | PASS |
| 5 | 952 | 32,719 | 28 | PASS |
| 6 | 1,094 | 40,000 | 30 | PASS |

*PARCEL A IS NOT A BUILDABLE LOT

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Michael J. Sergi
MICHAEL J. SERGI, PLS No. 33191
7/30/24
DATE

ASSESSOR REFERENCE:
MAP 34 LOT 13

N/F
PATRICK M. BAXTER ETAL.
BOOK 39604 PAGE 427
MAP 34 LOT 10

N/F
GARY RHODES
BOOK 31447 PAGE 210
MAP 34 LOT 17

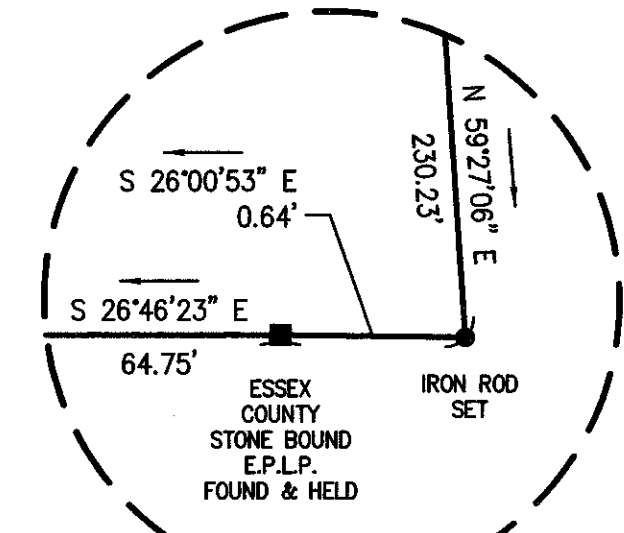
N/F
JEFFREY & ASHLEY KATE MANISCALO
BOOK 38332 PAGE 305
MAP 34 LOT 16

N/F
STEVEN & JESSICA MASSERO
BOOK 37982 PAGE 441
MAP 34 LOT 15

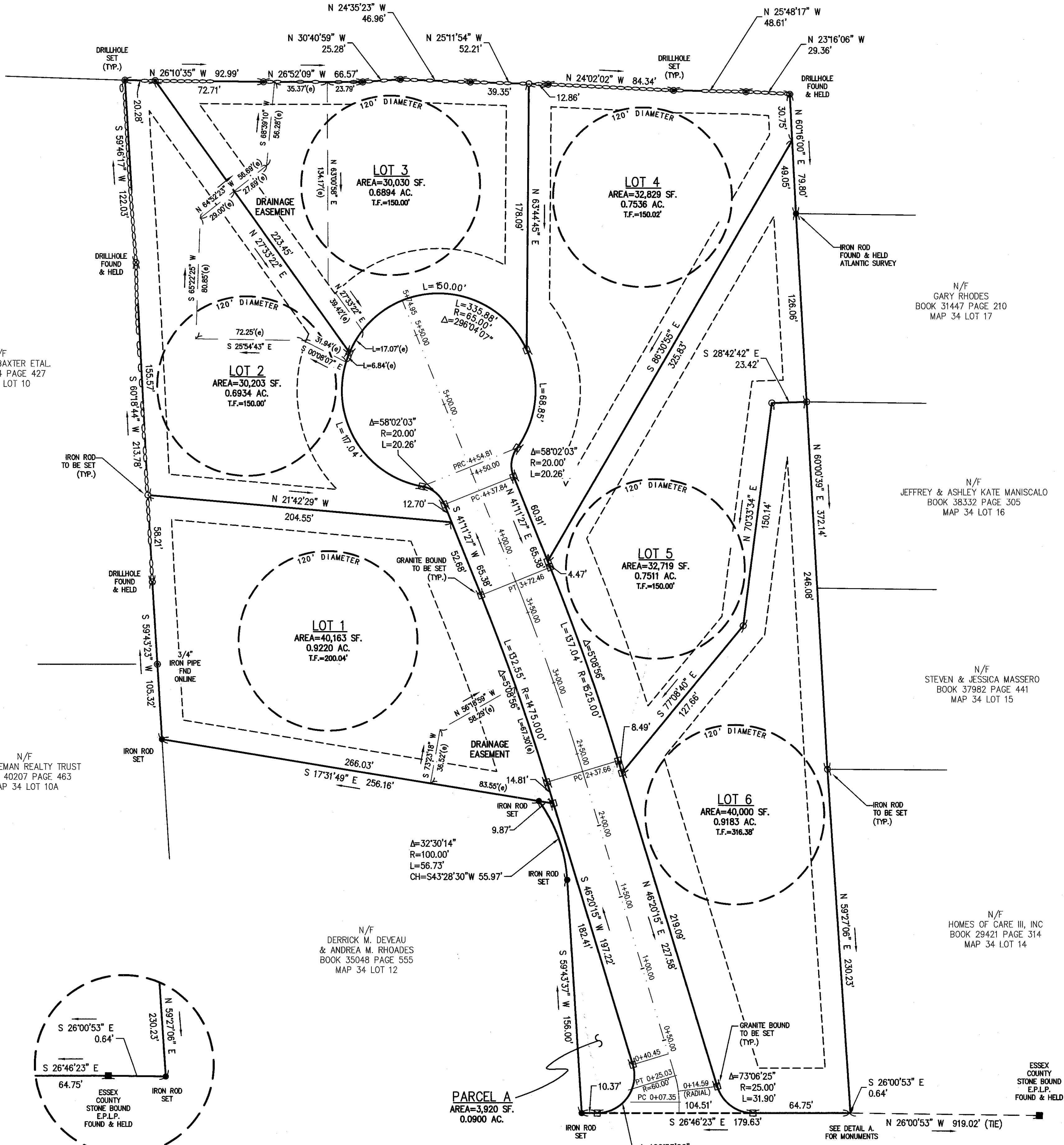
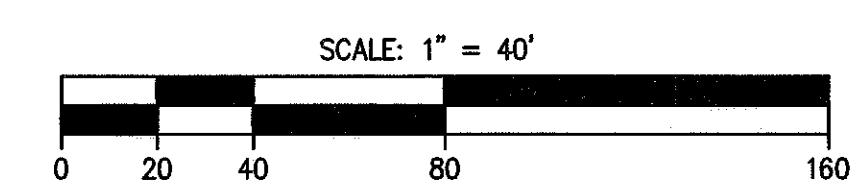
N/F
HOMES OF CARE III, INC
BOOK 29421 PAGE 314
MAP 34 LOT 14

N/F
DERRICK M. DEVEAU
& ANDREA M. RHOADES
BOOK 35048 PAGE 555
MAP 34 LOT 12

N/F
THE HILEMAN REALTY TRUST
BOOK 40207 PAGE 463
MAP 34 LOT 10A



DETAIL A
(NOT TO SCALE)



SCHOOL STREET
(PUBLIC ~ 50' WIDE ~ E.C.L.O. 3203)

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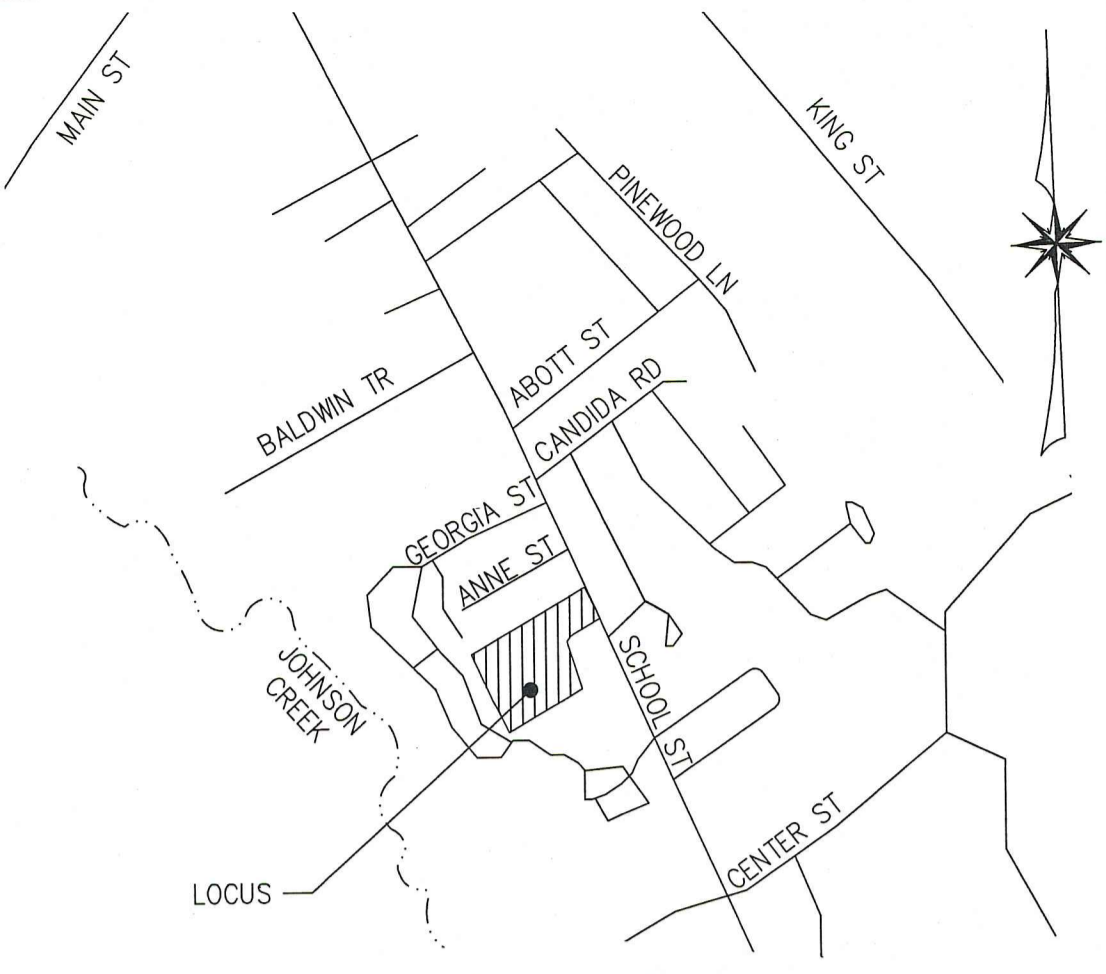
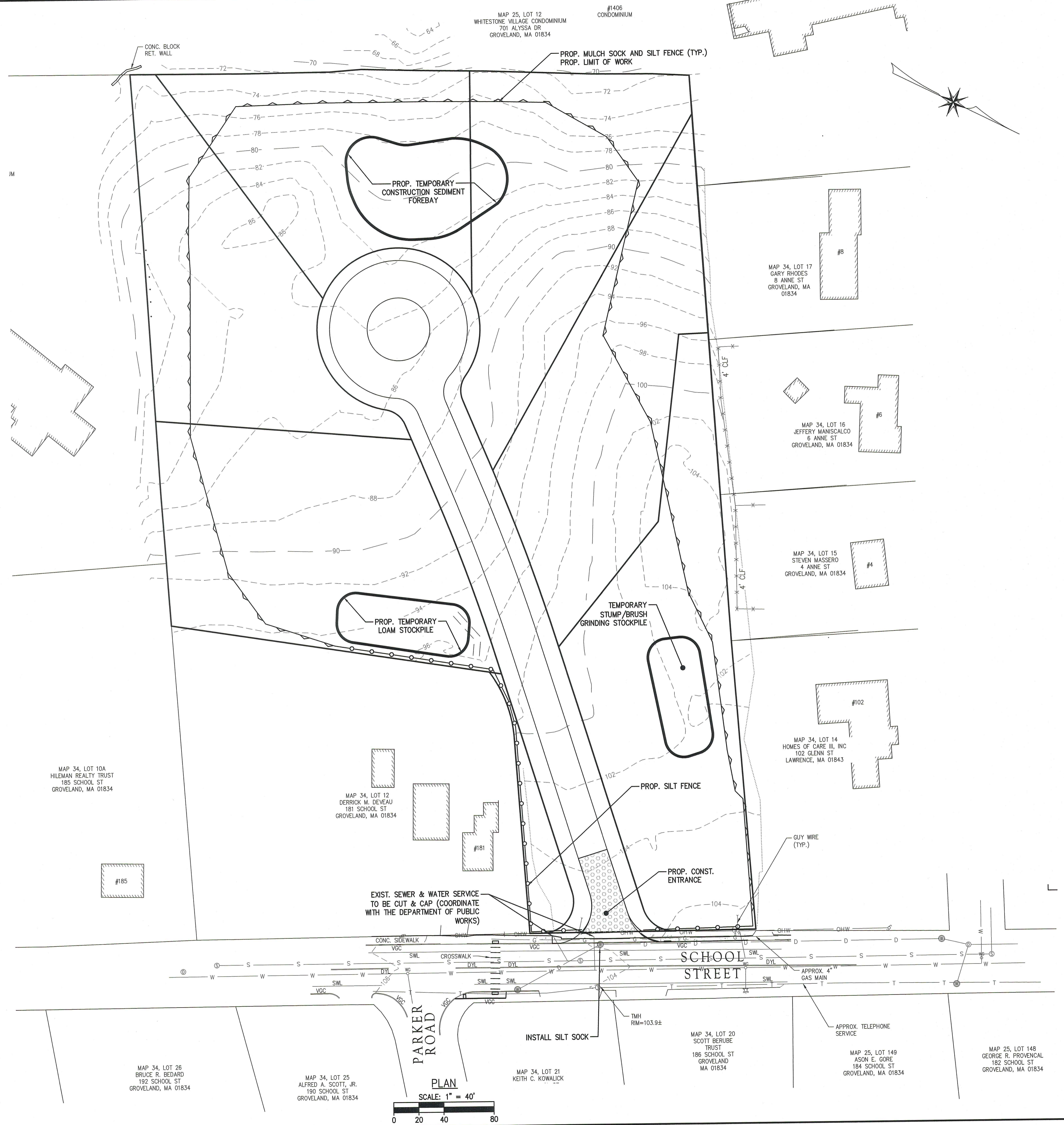
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| REVISIONS | | | DRAWING NO. |
|-----------|-------------|------|-------------|
| NO. | DESCRIPTION | DATE | |
| | | | C-3 |
| | | | |

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[Signature] 7/31/24
DATE



LOCUS MAP
SCALE: 1" = 1000'

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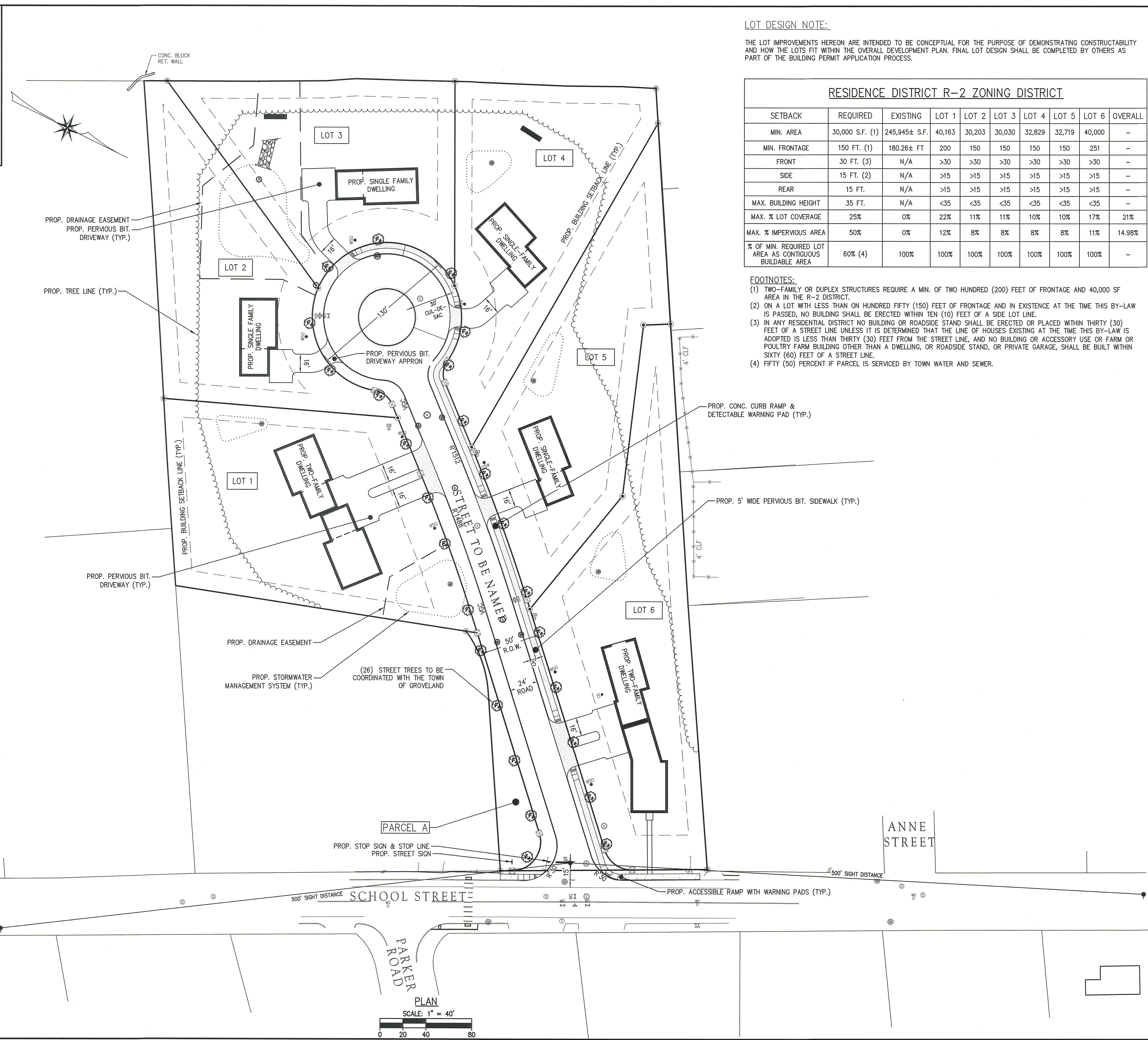


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| REVISIONS | | | EROSION CONTROL & DEMO | DRAWING NO. C-4 |
|-----------|-------------|------|------------------------|-----------------|
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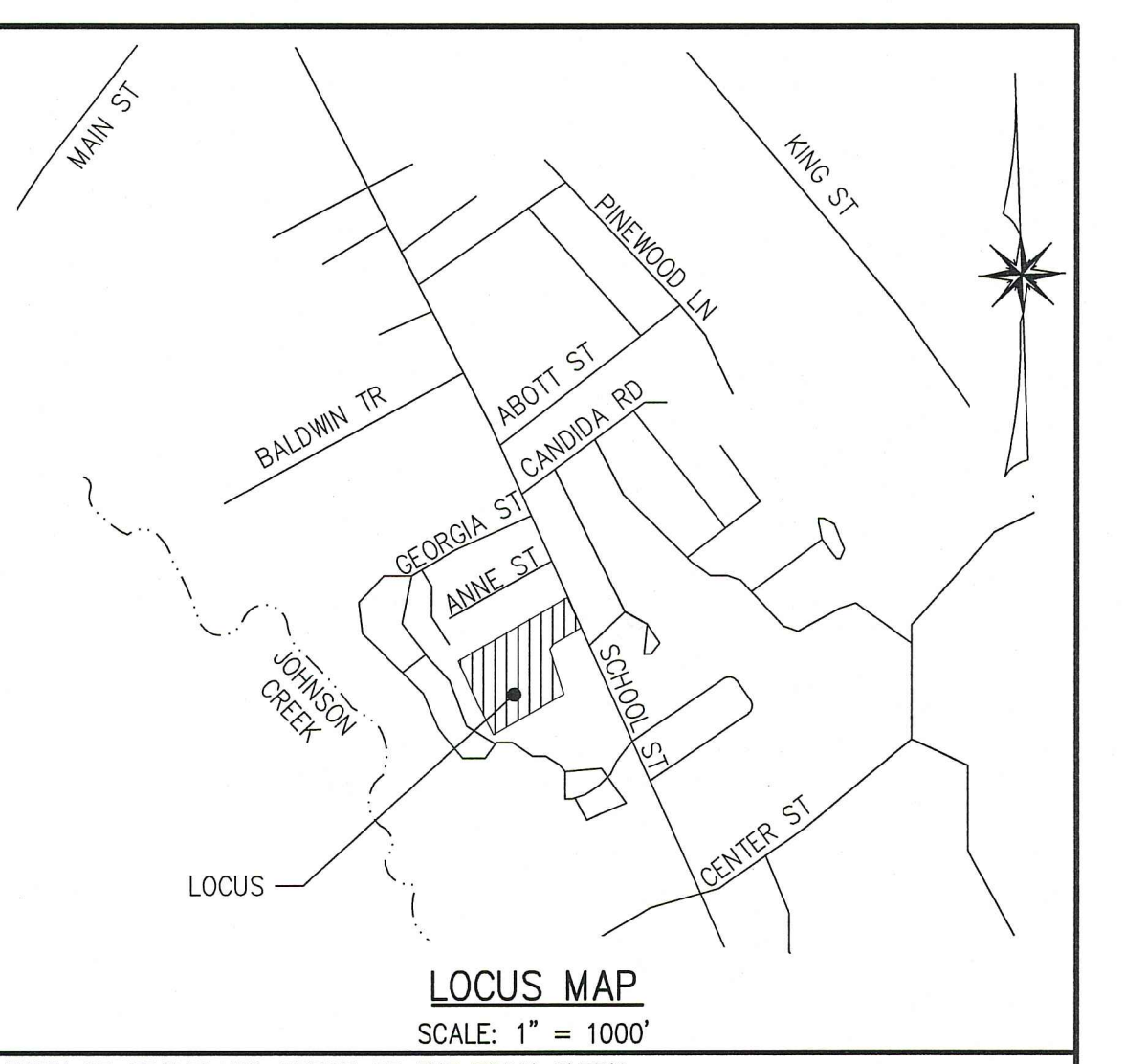
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LOT DESIGN NOTE:
 THE LOT IMPROVEMENTS HEREON ARE INTENDED TO BE CONCEPTUAL FOR THE PURPOSE OF DEMONSTRATING CONSTRUCTABILITY AND HOW THE LOTS FIT WITHIN THE OVERALL DEVELOPMENT PLAN. FINAL LOT DESIGN SHALL BE COMPLETED BY OTHERS AS PART OF THE BUILDING PERMIT APPLICATION PROCESS.

| RESIDENCE DISTRICT R-2 ZONING DISTRICT | | | | | | | | | |
|----------------------------------------------------------|-----------------|---------------|--------|--------|--------|--------|--------|--------|---------|
| SETBACK | REQUIRED | EXISTING | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | OVERALL |
| MIN. AREA | 30,000 S.F. (1) | 245,945± S.F. | 40,163 | 30,203 | 30,030 | 32,829 | 32,719 | 40,000 | - |
| MIN. FRONTAGE | 150 FT. (1) | 180.26± FT | 200 | 150 | 150 | 150 | 150 | 251 | - |
| FRONT | 30 FT. (3) | N/A | >30 | >30 | >30 | >30 | >30 | >30 | - |
| SIDE | 15 FT. (2) | N/A | >15 | >15 | >15 | >15 | >15 | >15 | - |
| REAR | 15 FT. | N/A | >15 | >15 | >15 | >15 | >15 | >15 | - |
| MAX. BUILDING HEIGHT | 35 FT. | N/A | <35 | <35 | <35 | <35 | <35 | <35 | - |
| MAX. % LOT COVERAGE | 25% | 0% | 22% | 11% | 11% | 10% | 10% | 17% | 21% |
| MAX. % IMPERVIOUS AREA | 50% | 0% | 12% | 8% | 8% | 8% | 8% | 11% | 14.98% |
| % OF MIN. REQUIRED LOT AREA AS CONTIGUOUS BUILDABLE AREA | 60% (4) | 100% | 100% | 100% | 100% | 100% | 100% | 100% | - |

FOOTNOTES:
 (1) TWO-FAMILY OR DUPLEX STRUCTURES REQUIRE A MIN. OF TWO HUNDRED (200) FEET OF FRONTAGE AND 40,000 SF AREA IN THE R-2 DISTRICT.
 (2) ON A LOT WITH LESS THAN ONE HUNDRED FIFTY (150) FEET OF FRONTAGE AND IN EXISTENCE AT THE TIME THIS BY-LAW IS PASSED, NO BUILDING SHALL BE ERRECTED WITHIN TEN (10) FEET OF A SIDE LOT LINE.
 (3) IN ANY RESIDENTIAL DISTRICT NO BUILDING OR ROADSIDE STAND SHALL BE ERRECTED OR PLACED WITHIN THIRTY (30) FEET OF A STREET LINE UNLESS IT IS DETERMINED THAT THE LINE OF HOUSES EXISTING AT THE TIME THIS BY-LAW IS ADOPTED IS LESS THAN THIRTY (30) FEET FROM THE STREET LINE, AND NO BUILDING OR ACCESSORY USE OR FARM OR POULTRY FARM BUILDING OTHER THAN A DWELLING, OR ROADSIDE STAND, OR PRIVATE GARAGE, SHALL BE BUILT WITHIN SIXTY (60) FEET OF A STREET LINE.
 (4) FIFTY (50) PERCENT IF PARCEL IS SERVICED BY TOWN WATER AND SEWER.



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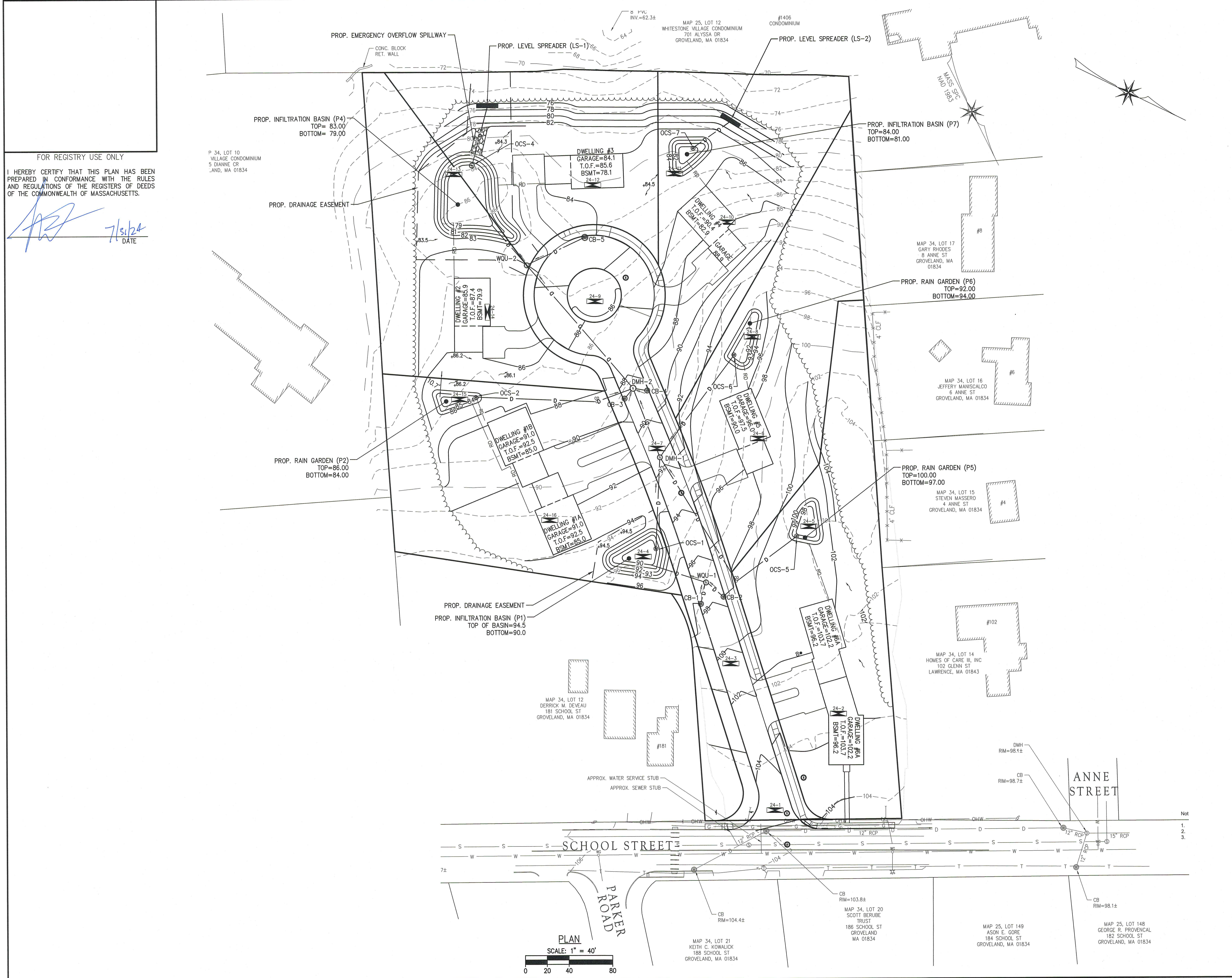
APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND, _____, A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEED ON OR BEFORE _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.



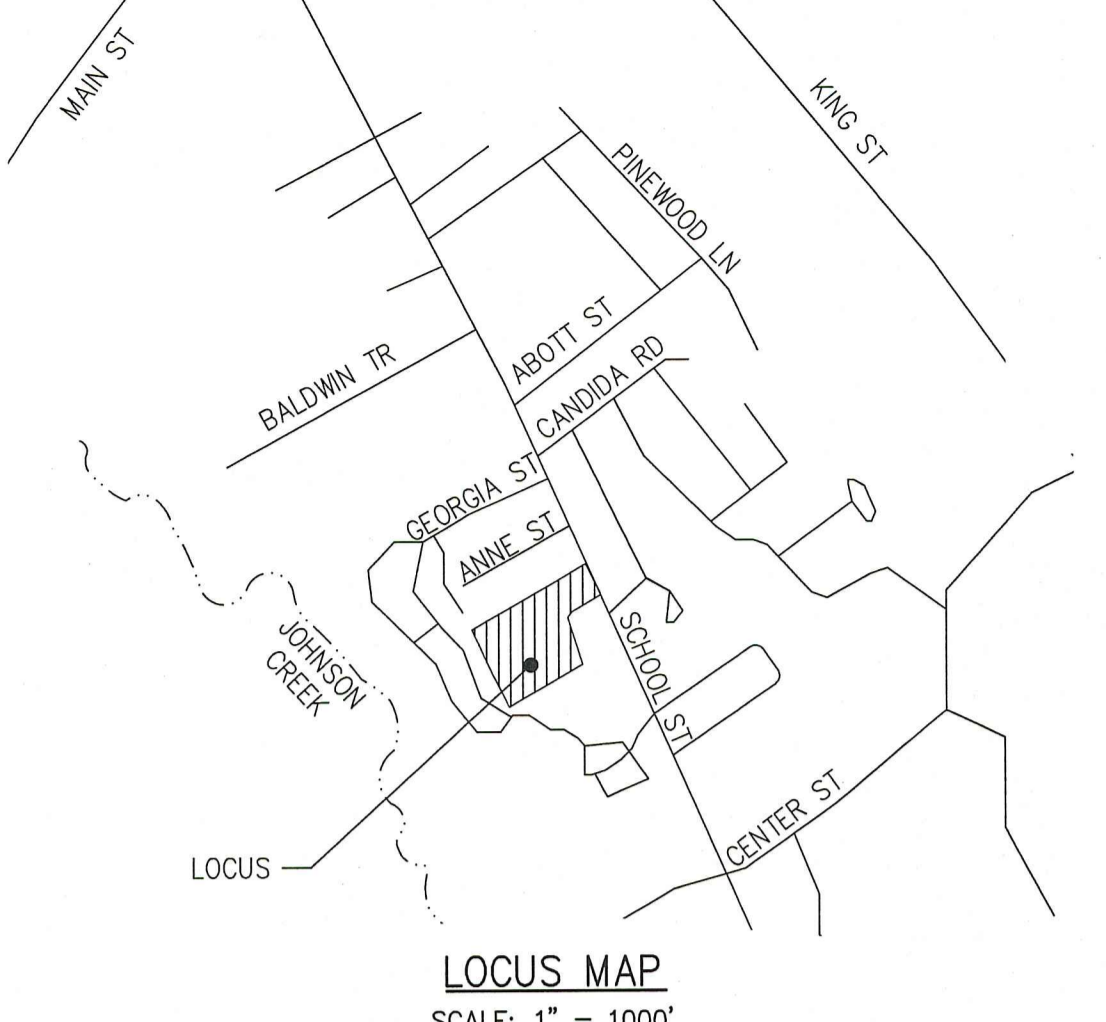
DEFINITIVE SUBDIVISION
 FOR A
STREET TO BE NAMED
 IN
 GROVELAND, MASSACHUSETTS
 AT
181R SCHOOL STREET
 (GROVELAND ASSESSOR'S MAP 34 LOT 13)
 PREPARED FOR/APPLICANT:
GROVELAND REDEVELOPMENT, LLC
 231 SUTTON STREET, SUITE 1B
 NORTH ANDOVER, MA 01845
 OWNER:
181R SCHOOL STREET, LLC
 5 ATKINSON FARM ROAD
 ATKINSON, NH 03811
 JULY 31, 2024

The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 25 KENOZA AVENUE, MASSACHUSETTS 01830
 P: 978-373-0310, W: WWW.MORINCAMERON.COM

| REVISIONS | | | SITE LAYOUT | DRAWING NO. C-5 |
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| NO. | DESCRIPTION | DATE | | |
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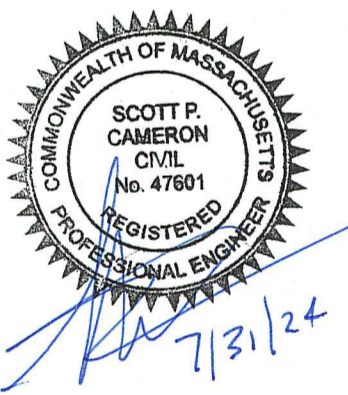
FOR REGISTRY USE ONLY
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 [Signature]
 7/31/24
 DATE



LOCUS MAP
 SCALE: 1" = 1000'
 TOWN OF GROVELAND OFFICE OF THE TOWN CLERK
 THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE GROVELAND PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____
 APPROVED UNDER SUBDIVISION CONTROL LAW M.G.L. CHAPT. 141 SEC. 81U
 DATE: _____
 APPROVED BY: _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND, _____ A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEED ON OR BEFORE _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.



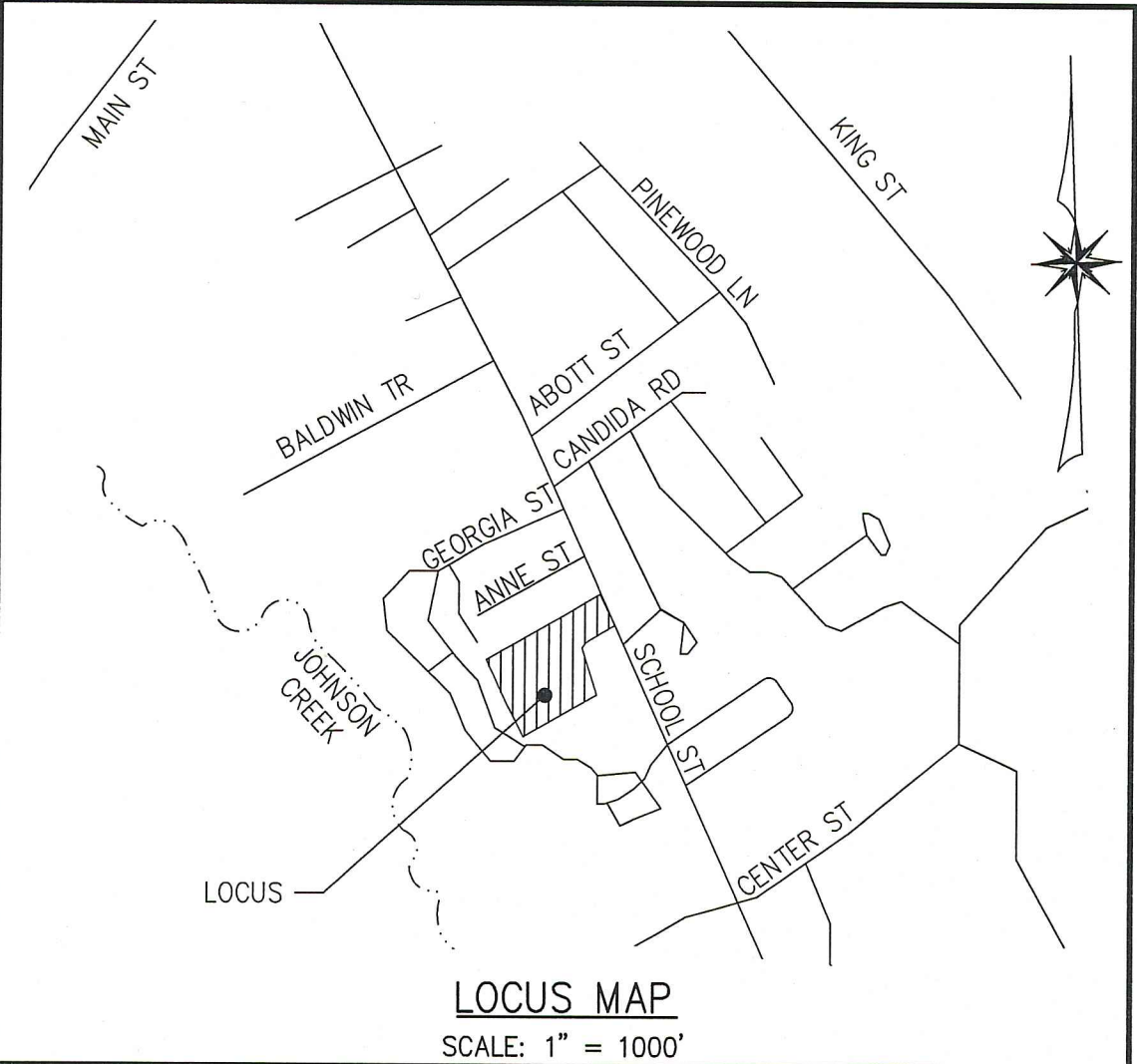
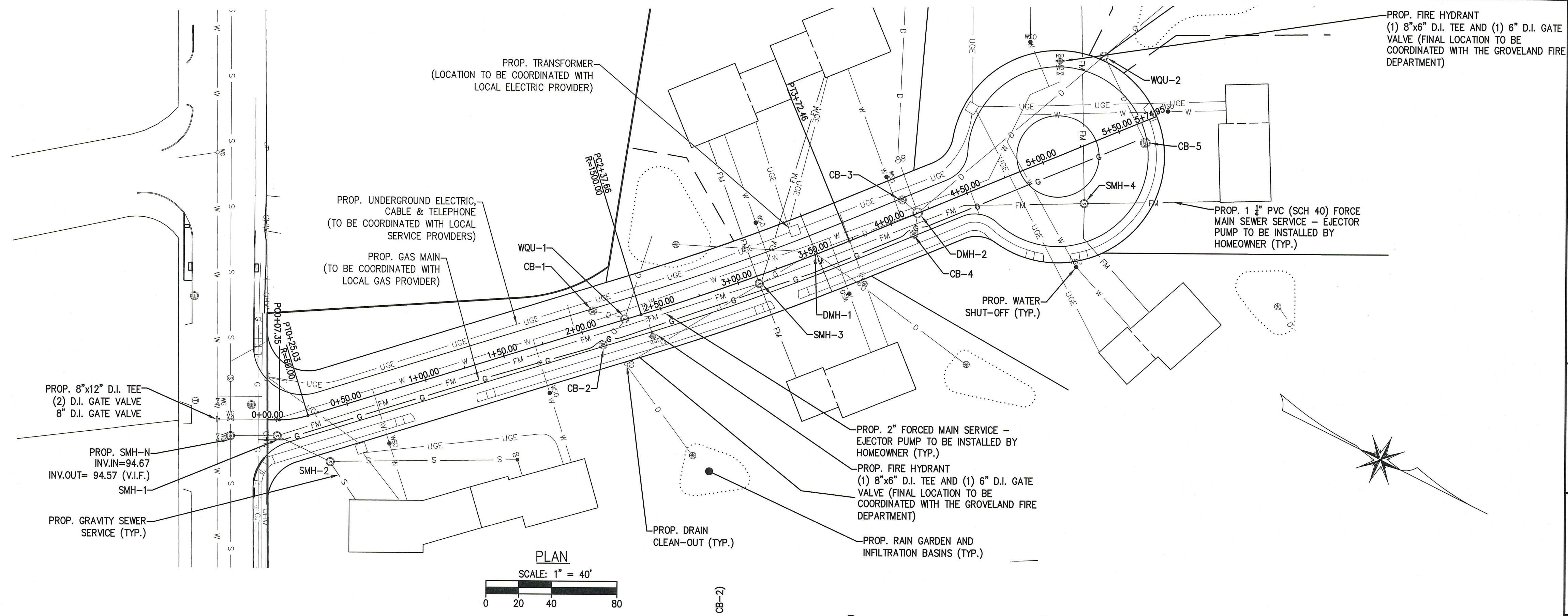
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 JULY 31, 2024

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 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 25 KENOZA AVENUE, MASSACHUSETTS 01830
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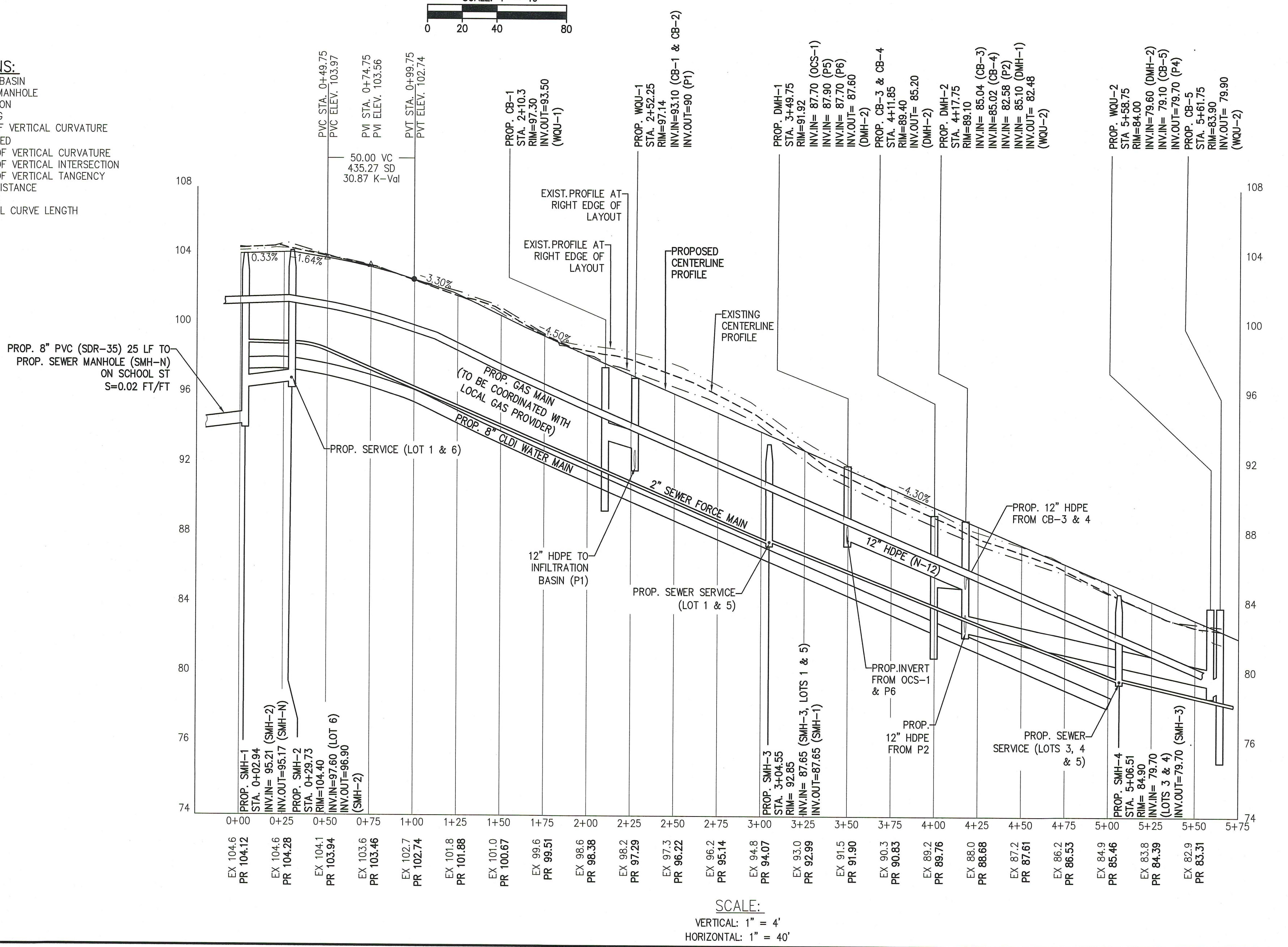
| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
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| | | |

GRADING & DRAINAGE DRAWING NO. **C-6**

FOR REGISTRY USE ONLY
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 7/3/24



- ABBREVIATIONS:**
- CB CATCH BASIN
 - DMH DRAIN MANHOLE
 - ELEV ELEVATION
 - EX EXISTING
 - K RATE OF VERTICAL CURVATURE
 - PR/PROP. PROPOSED
 - PVC POINT OF VERTICAL CURVATURE
 - PVI POINT OF VERTICAL INTERSECTION
 - PVT POINT OF VERTICAL TANGENCY
 - SD SIGHT DISTANCE
 - STA. STATION
 - VC VERTICAL CURVE LENGTH



TOWN OF GROVELAND OFFICE OF THE TOWN CLERK

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CLERK _____ DATE _____

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 DATE: _____
 APPROVED BY: _____

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 JULY 31, 2024

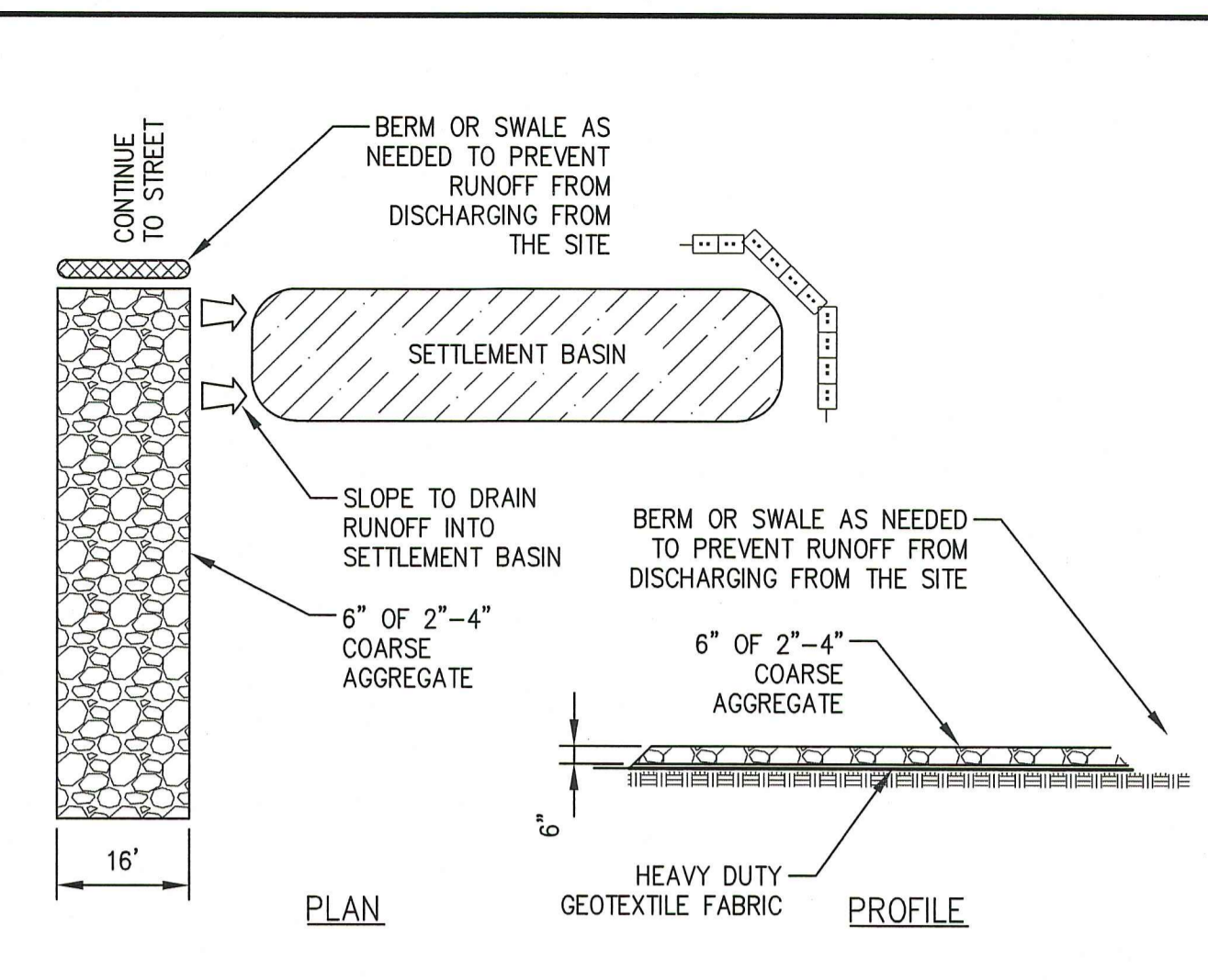
The Morin-Cameron GROUP, INC.
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 LAND SURVEYORS | LAND USE PLANNERS
 25 KENOZA AVENUE, MASSACHUSETTS 01830
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| REVISIONS | | | UTILITIES & ROAD PROFILE | DRAWING NO. C-7 |
|-----------|-------------|------|--------------------------|-----------------|
| NO. | DESCRIPTION | DATE | | |
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| | | | | |

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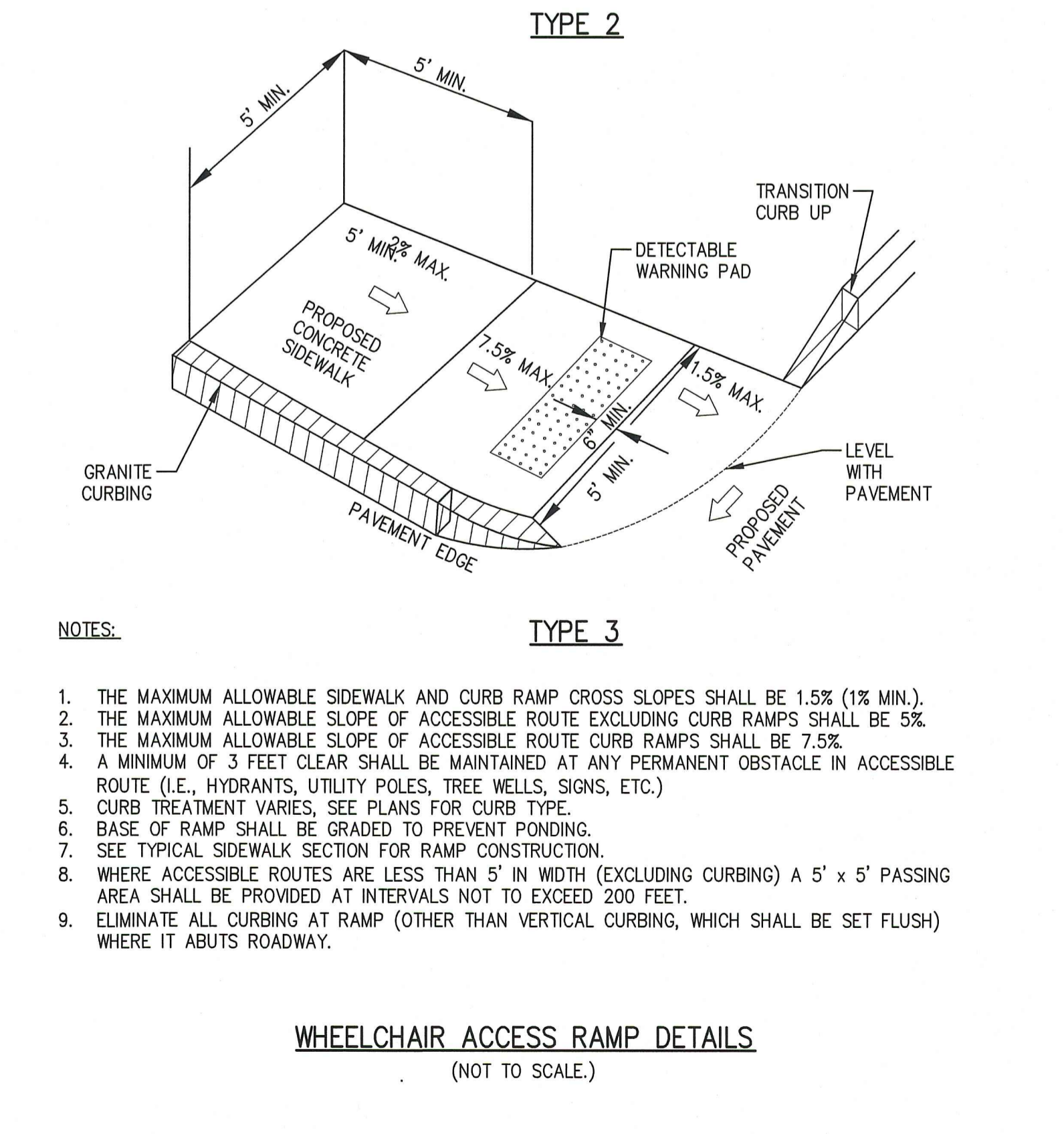
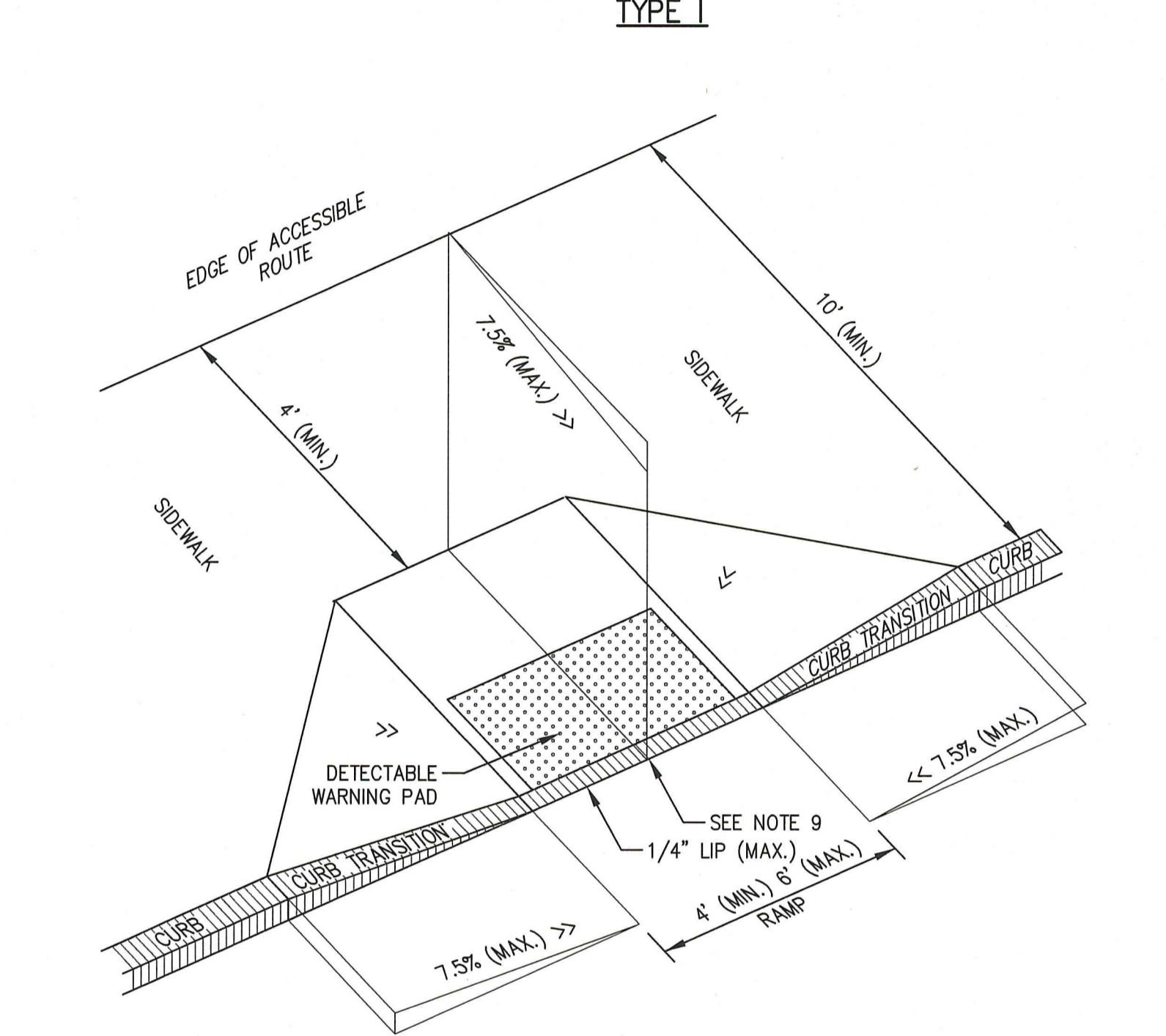
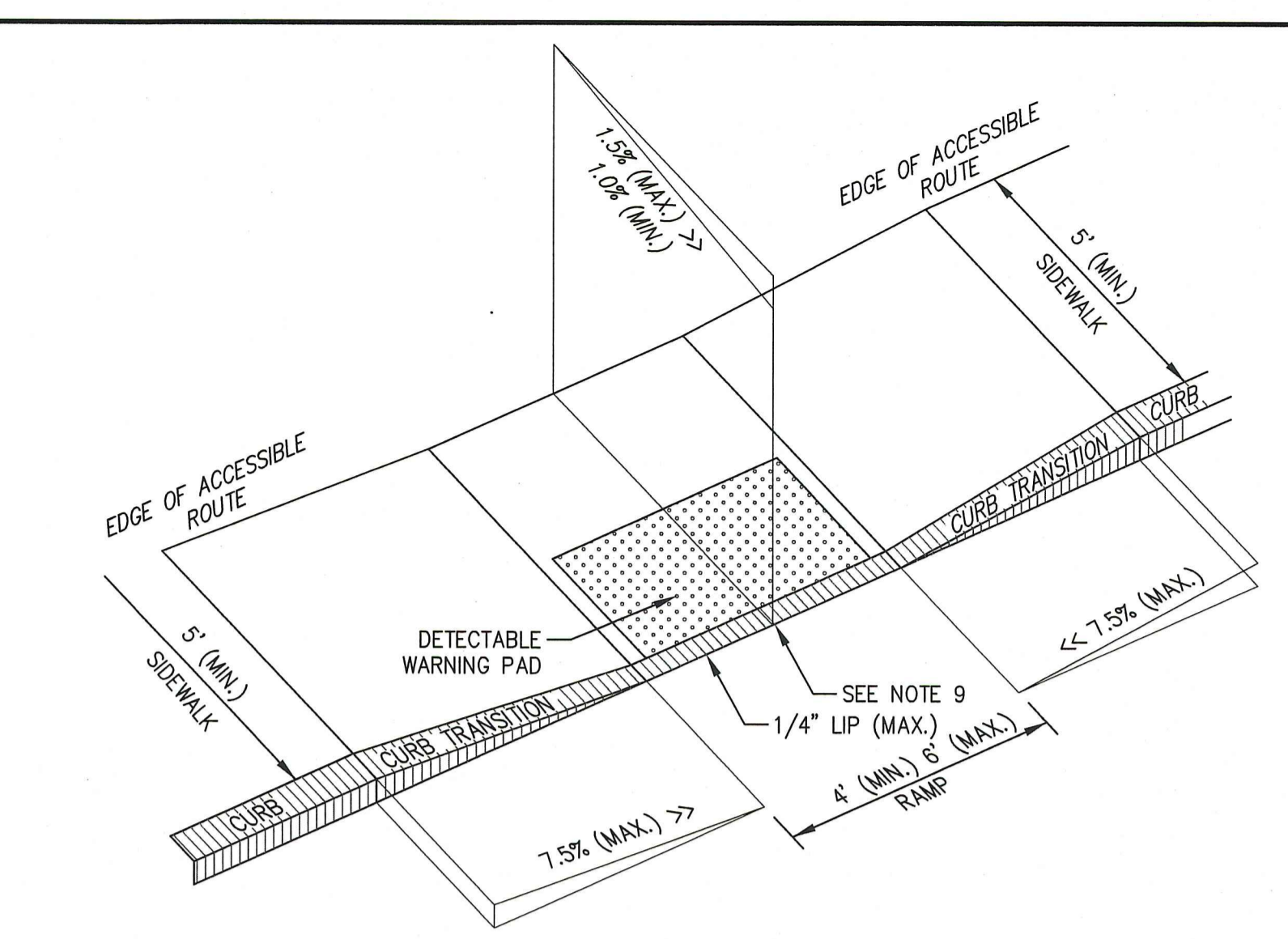
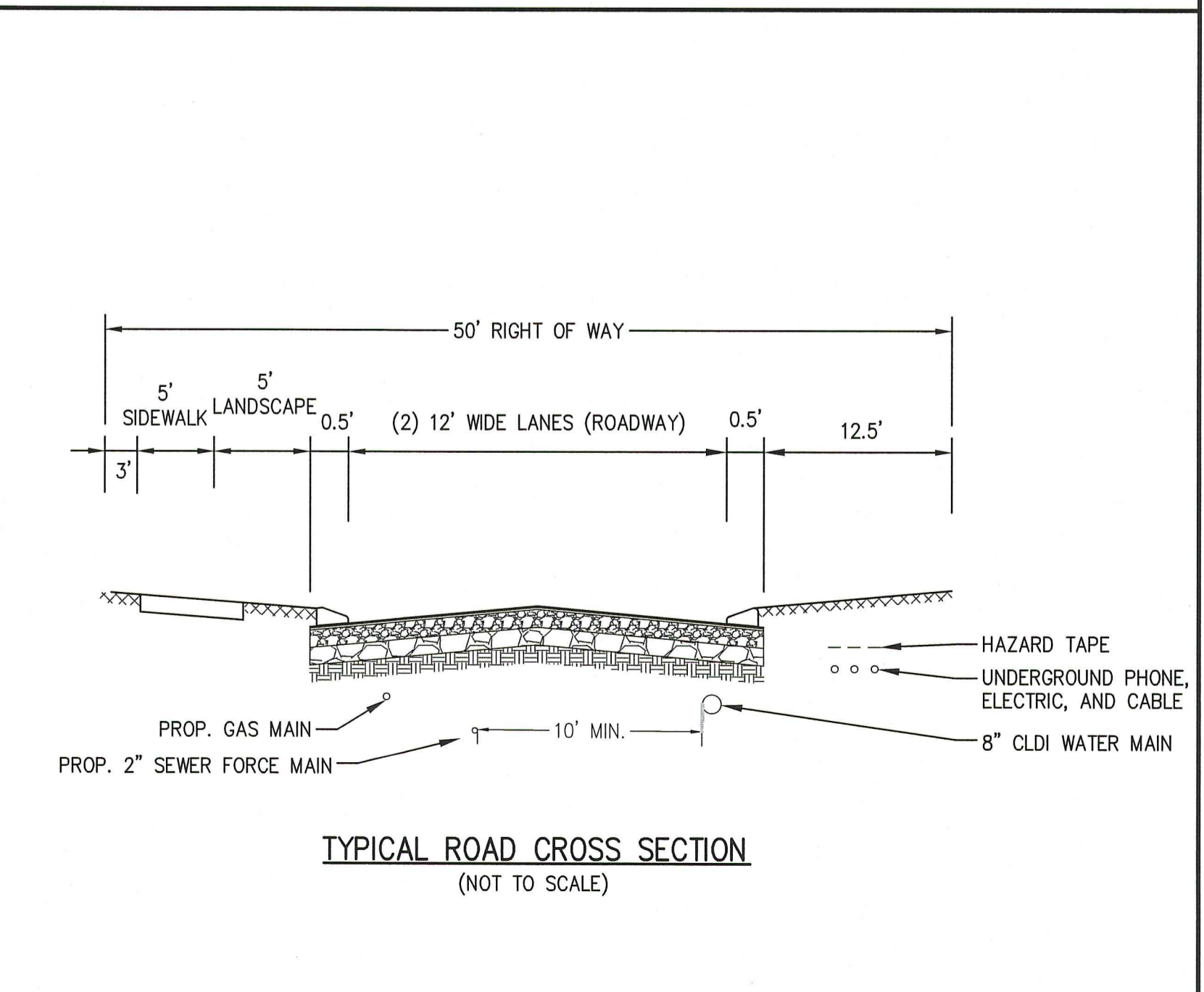
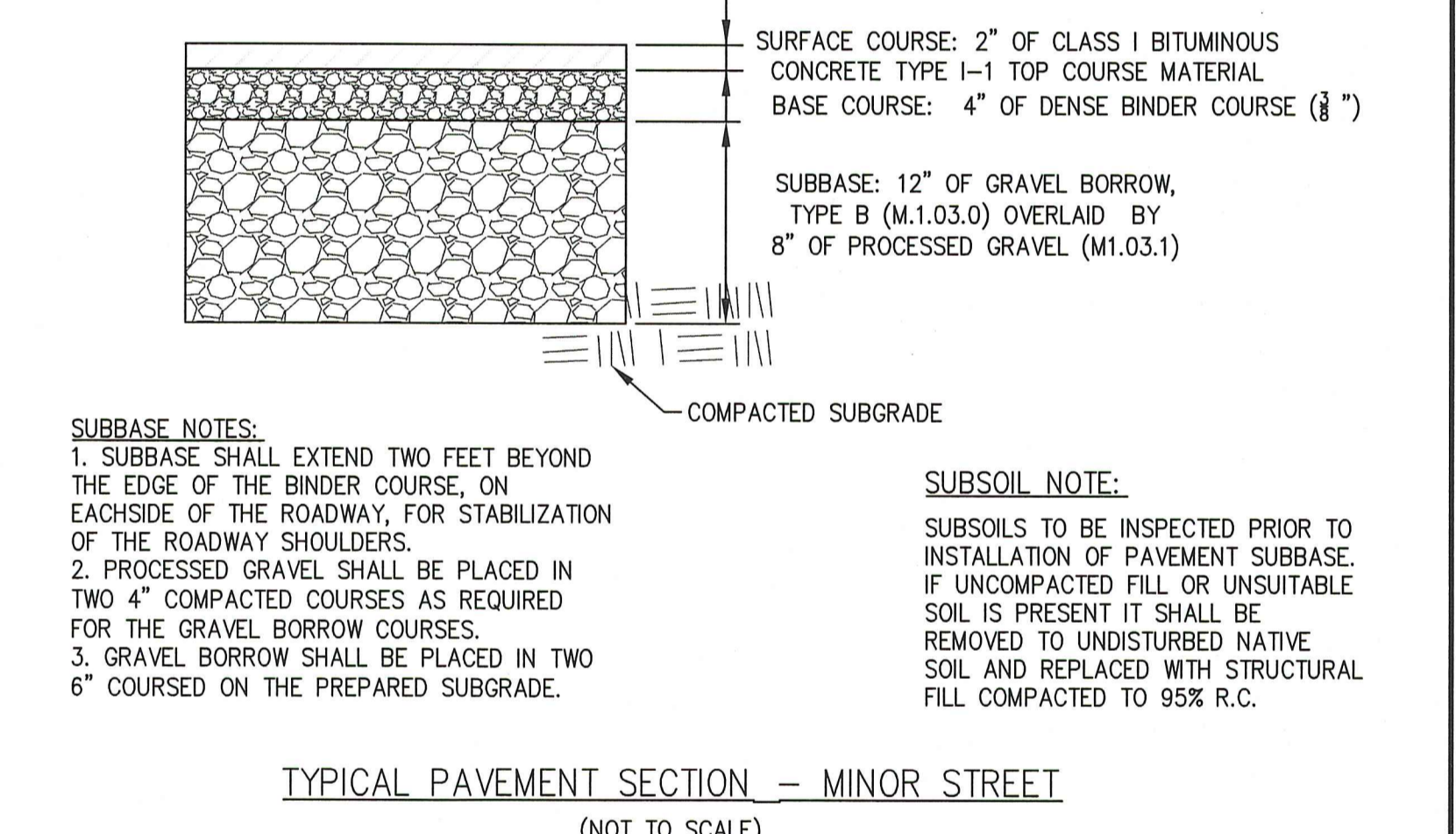
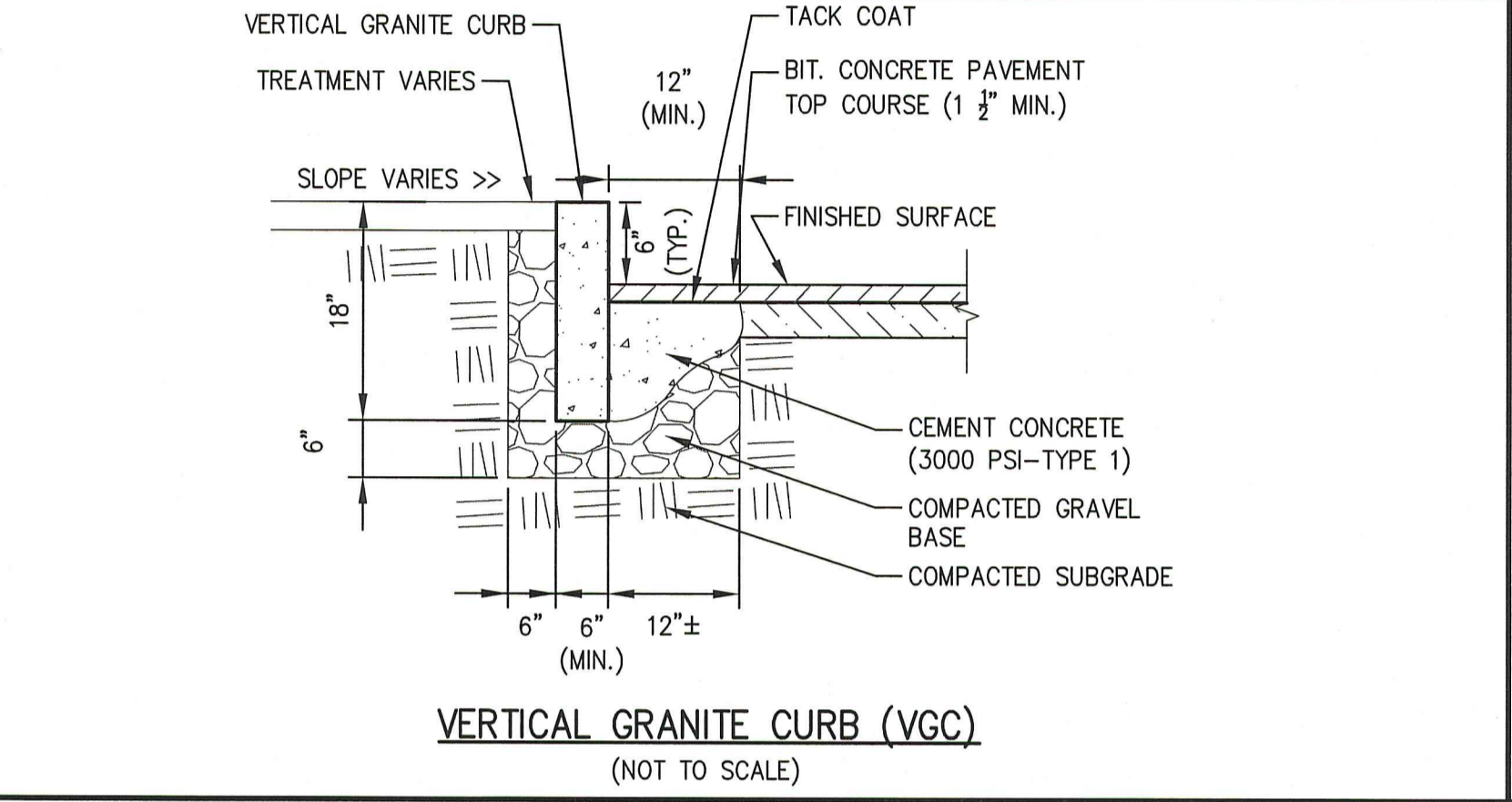
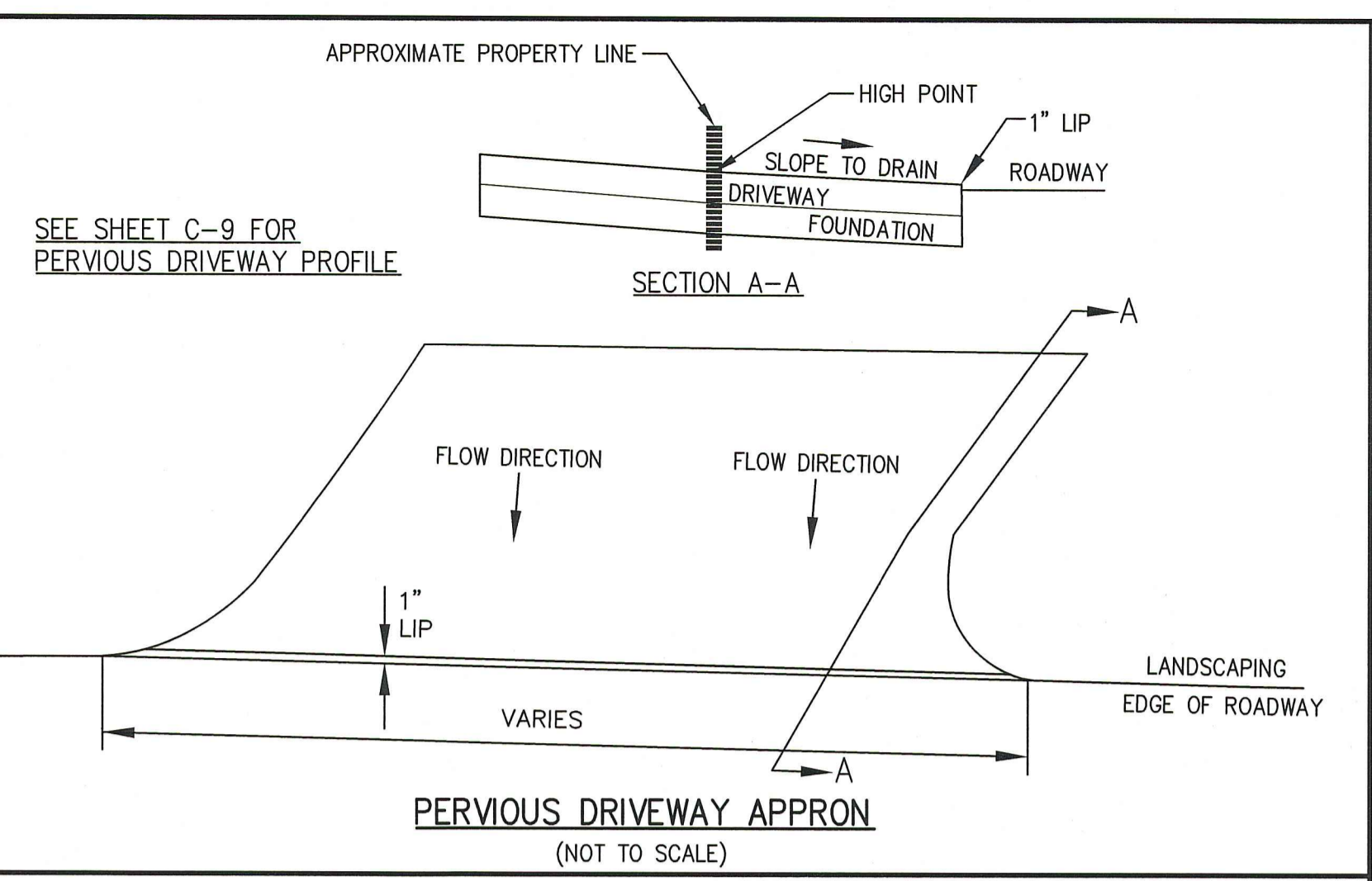
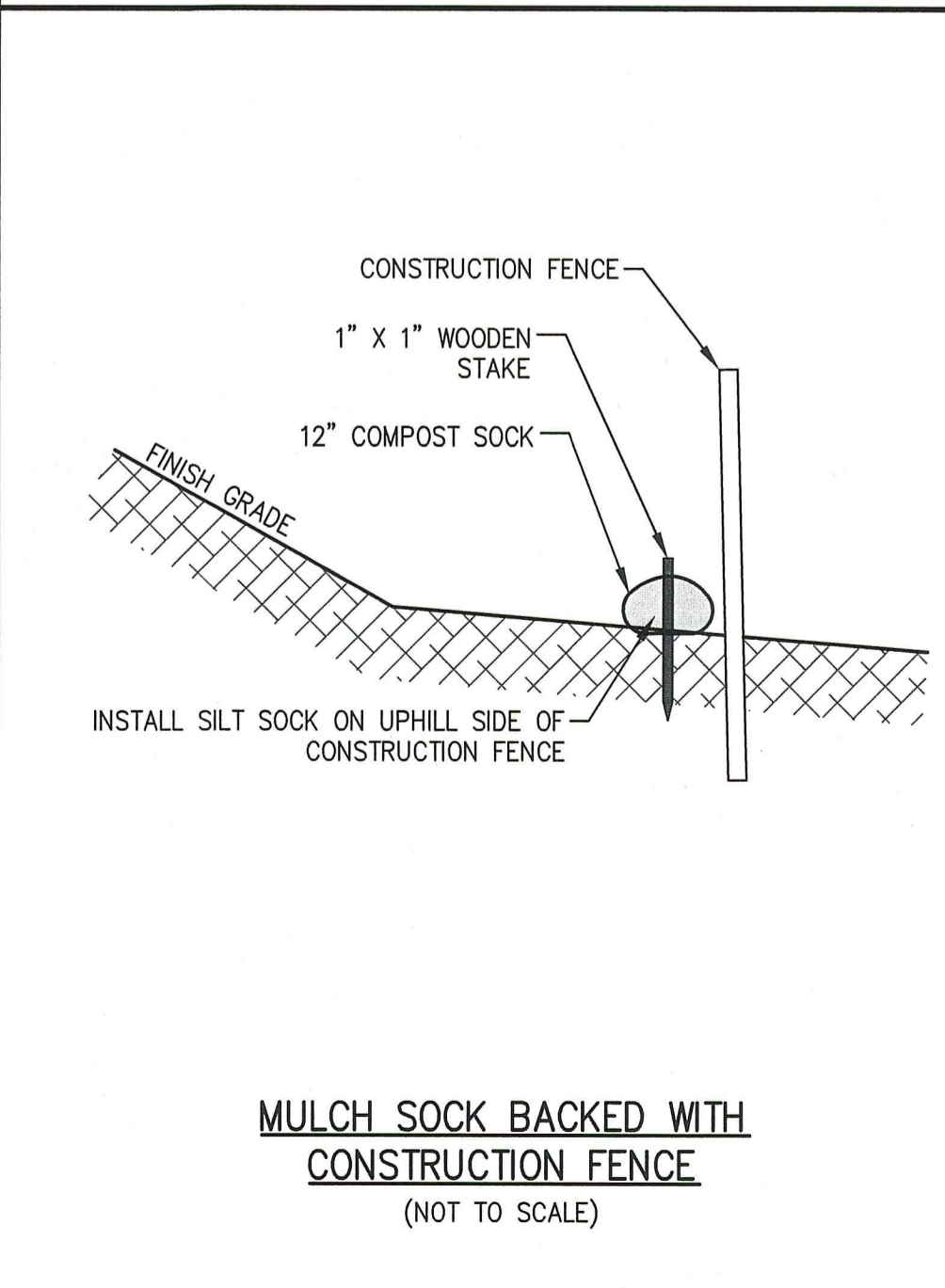
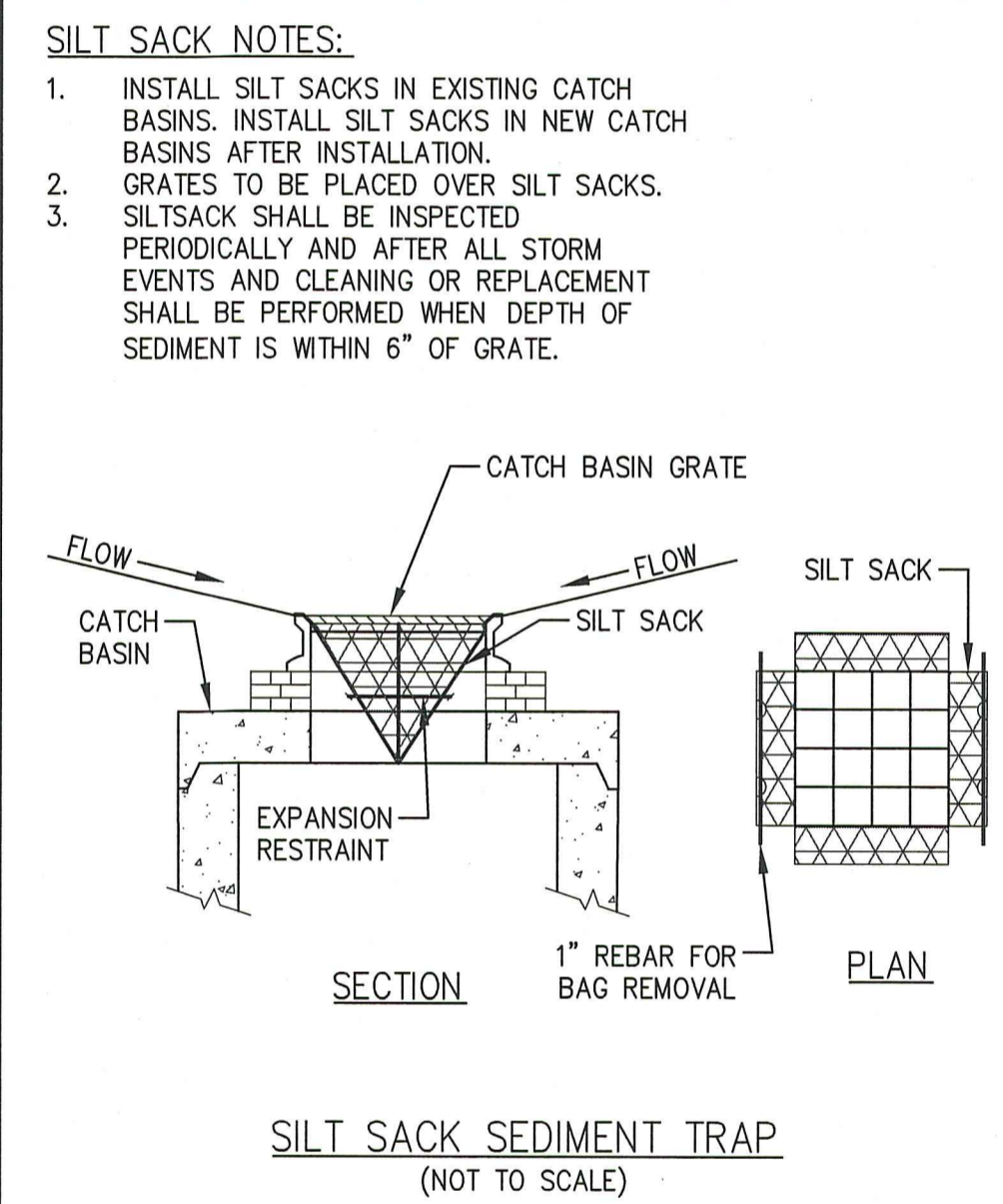
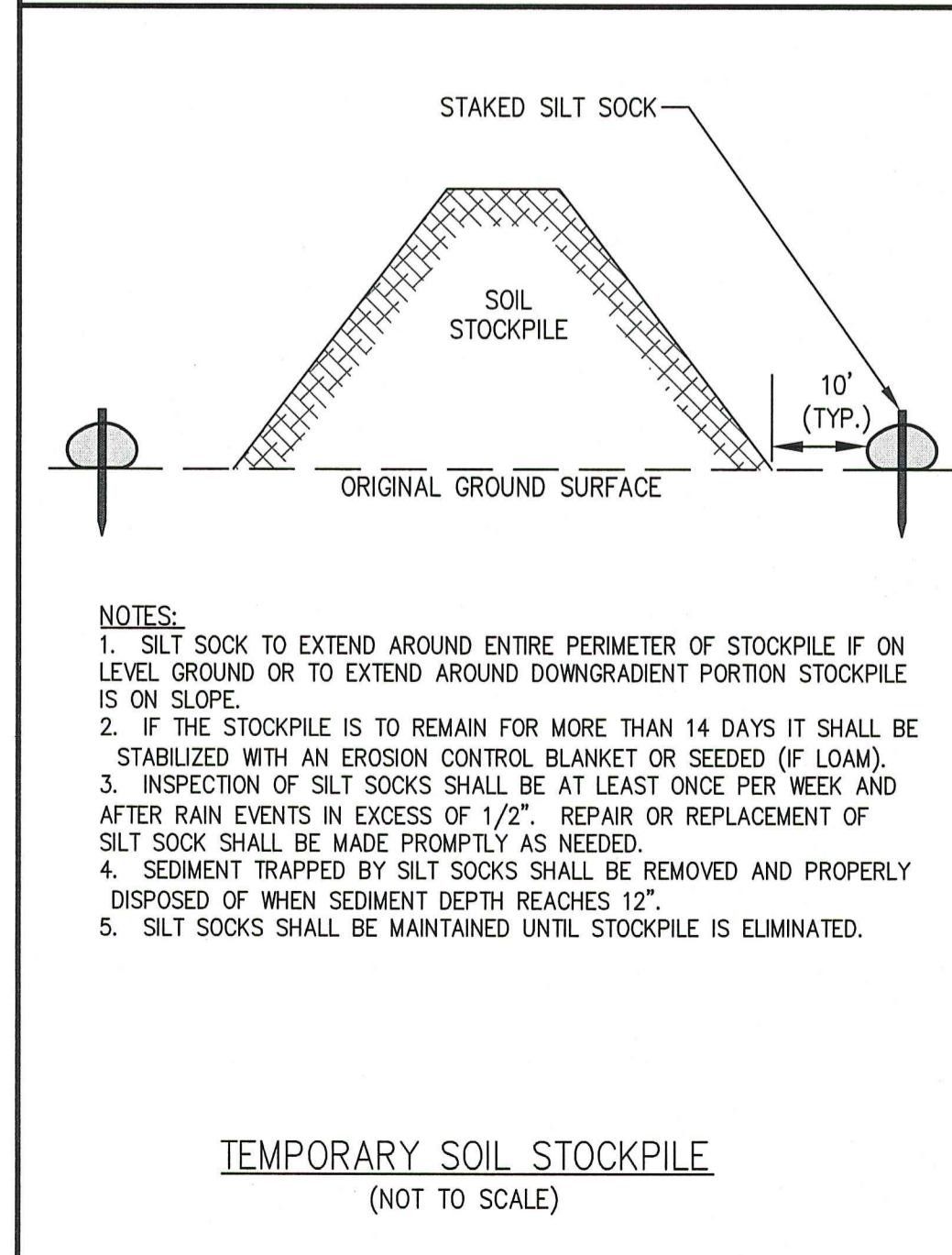
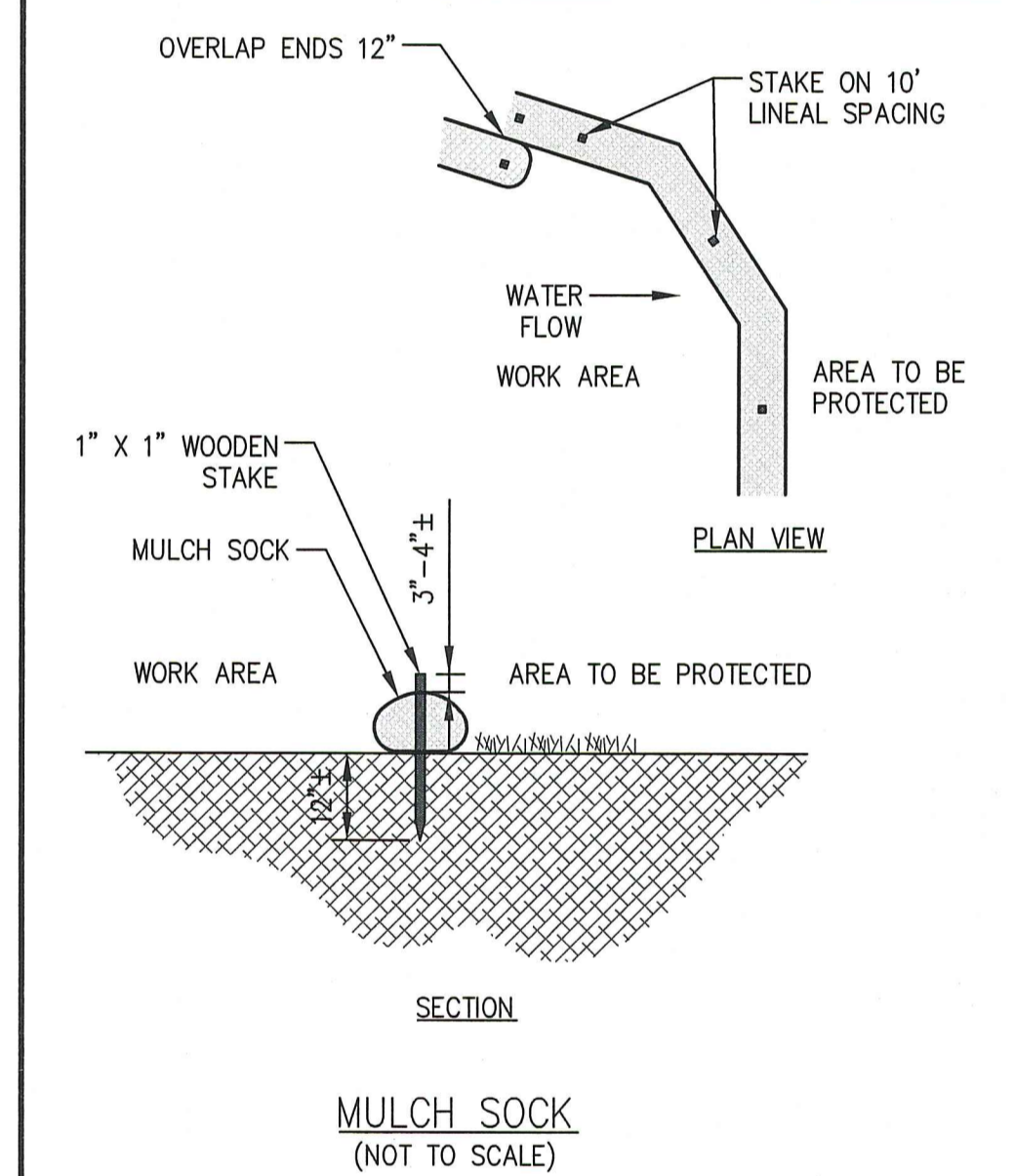
[Signature] 7/31/24
DATE



SITE CONSTRUCTION EXIT SPECIFICATIONS FOR BOSTON WAY:

- STONE FOR STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 2"-4" STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40 FEET.
- THE WIDTH OF THE ENTRANCE SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)



| GRADATION REQUIREMENTS FOR SUBBASE | |
|------------------------------------|-----------------|
| SIEVE DESIGNATION | PERCENT PASSING |
| 3 IN. | 100 |
| 1 1/2 IN. | 70-100 |
| 3/4 IN. | 50-85 |
| NO. 4 | 30-60 |
| NO. 200 | 0-10 |

NOTE: CROSS SECTION TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

SURFACE: 3" (PERVIOUS BIT. CONCRETE) (OR EQUAL)

CHOKER COURSE: 2" (MIN. 3/4" DIA. GRAVEL NO.57)

FILTER COURSE: 4" OF SUBBASE (BANK RUN GRAVEL <1" DIA)

RESERVOIR COURSE: 4" (3/8" CRUSHED STONE)

SUBGRADE: SOIL PARENT MATERIAL

PERVIOUS CONCRETE SIDEWALK CROSS-SECTION
(NOT TO SCALE)

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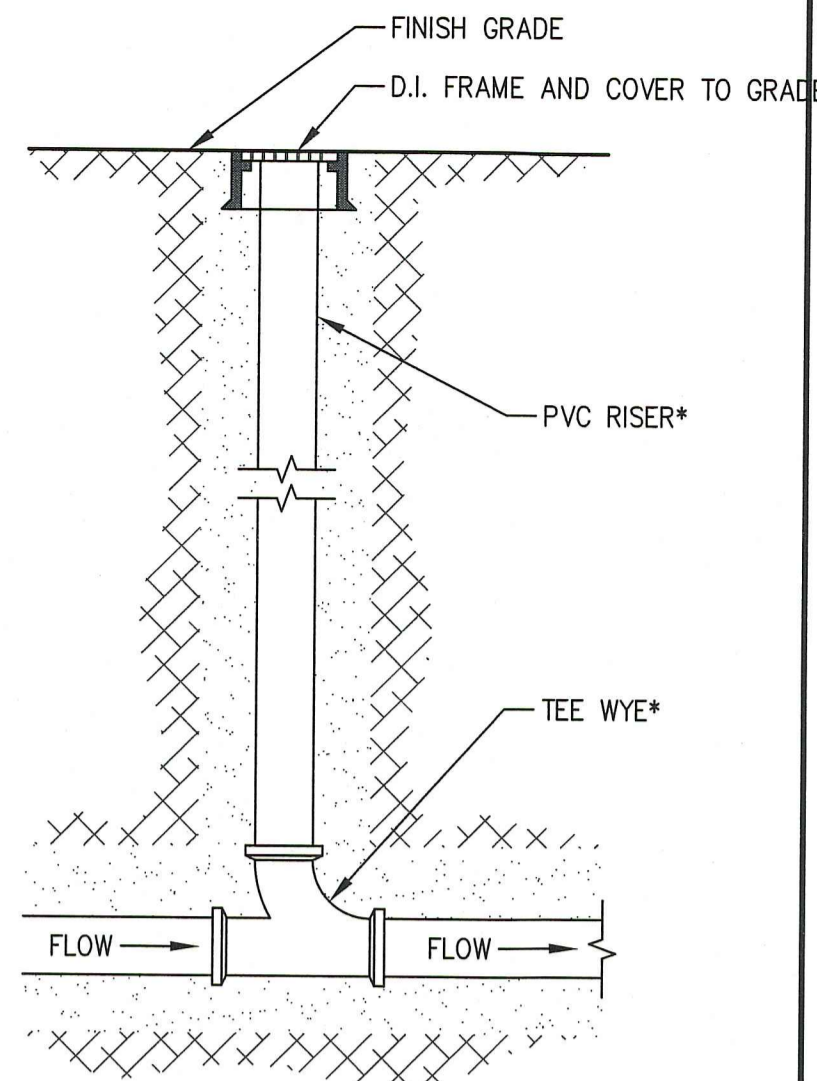


DEFINITIVE SUBDIVISION
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GROVELAND, MASSACHUSETTS
AT
181R SCHOOL STREET
(GROVELAND ASSESSOR'S MAP 34 LOT 13)
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NORTH ANDOVER, MA 01845
OWNER:
181R SCHOOL STREET, LLC
5 ATKINSON FARM ROAD
ATKINSON, NH 03811
JULY 31, 2024

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25 KENOZA AVENUE, MASSACHUSETTS 01830
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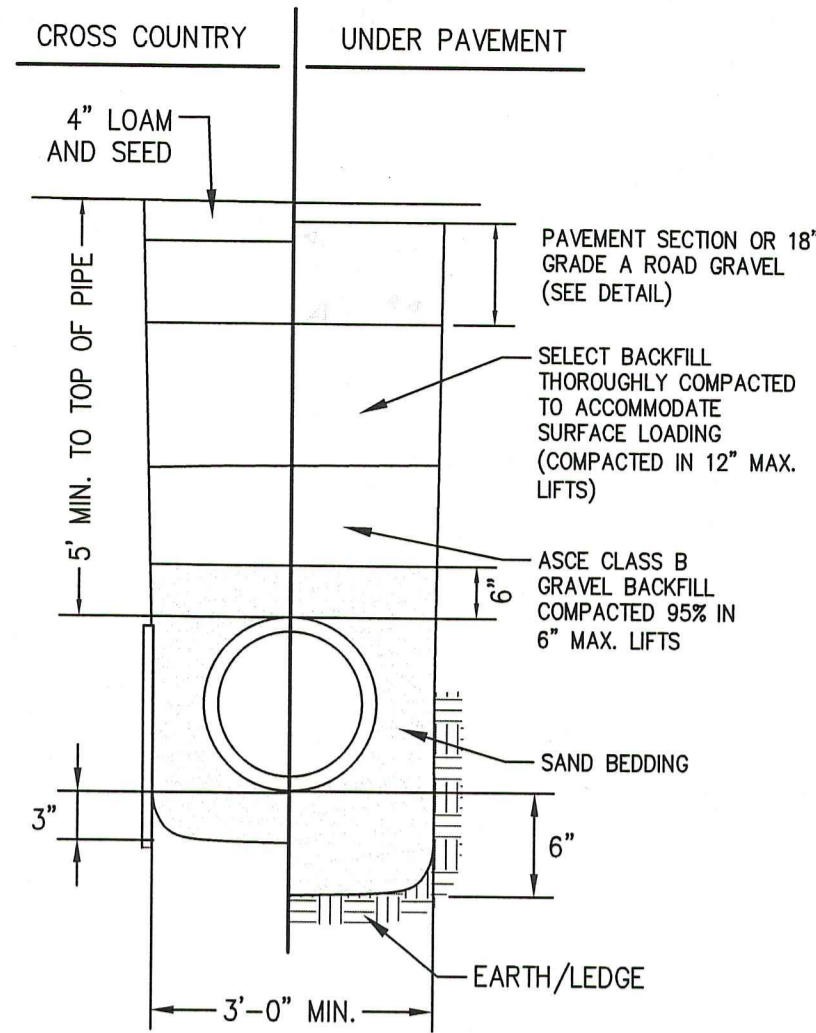
| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
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SITE DETAILS DRAWING NO. **C-8**

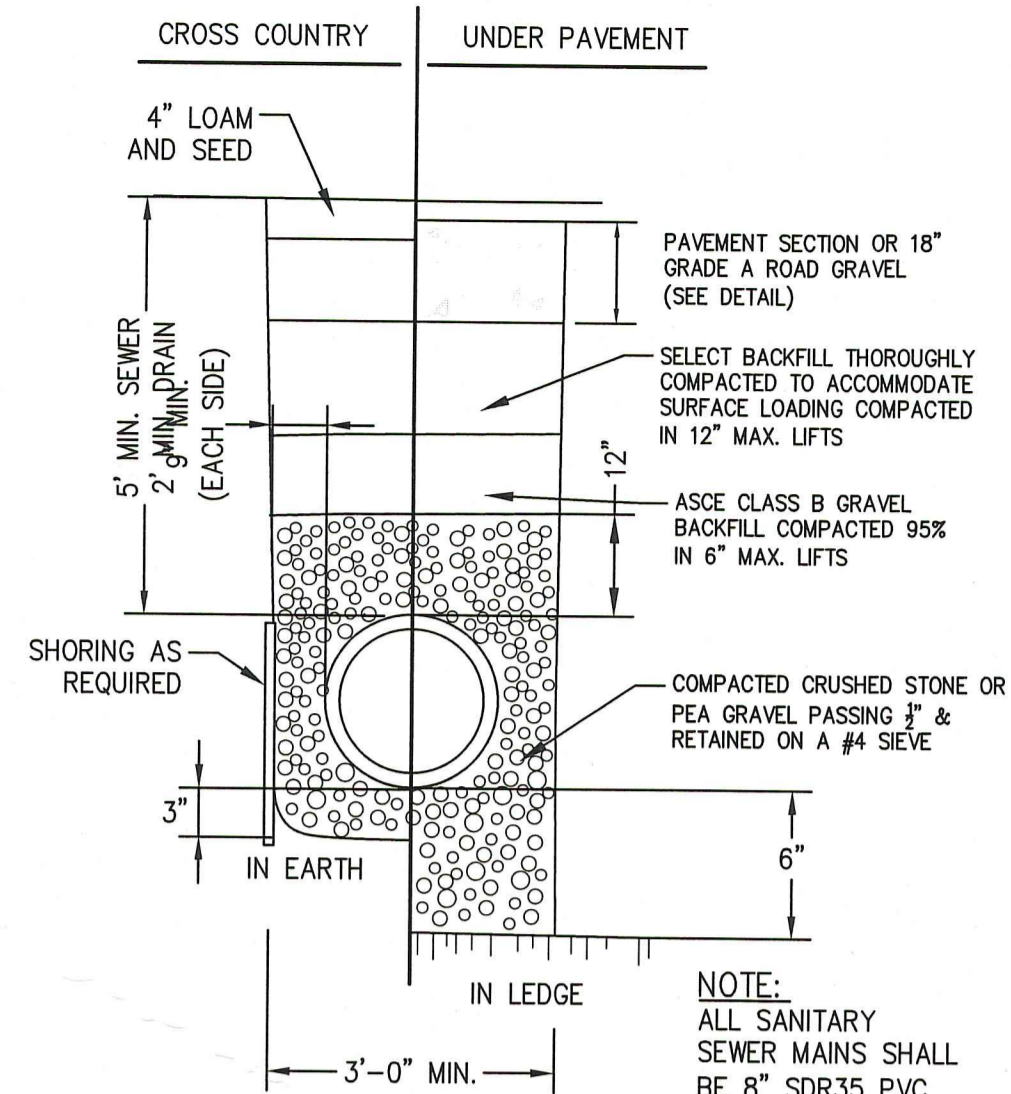


*FITTINGS TO MATCH DIAMETER OF MAIN

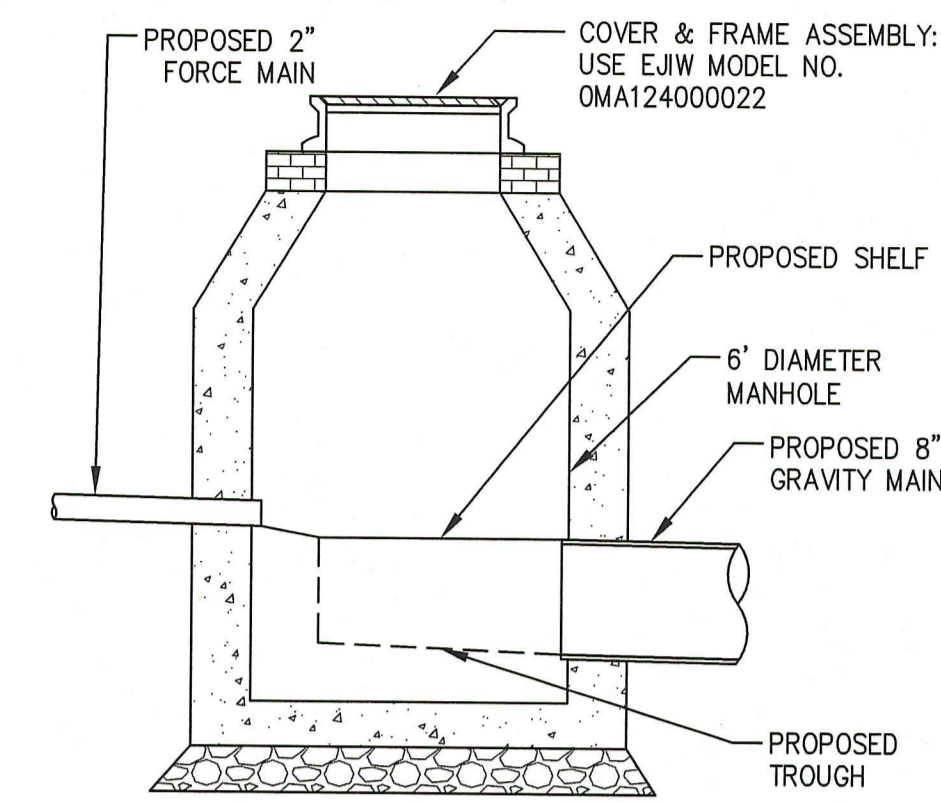
SEWER CLEANOUT
(NOT TO SCALE)



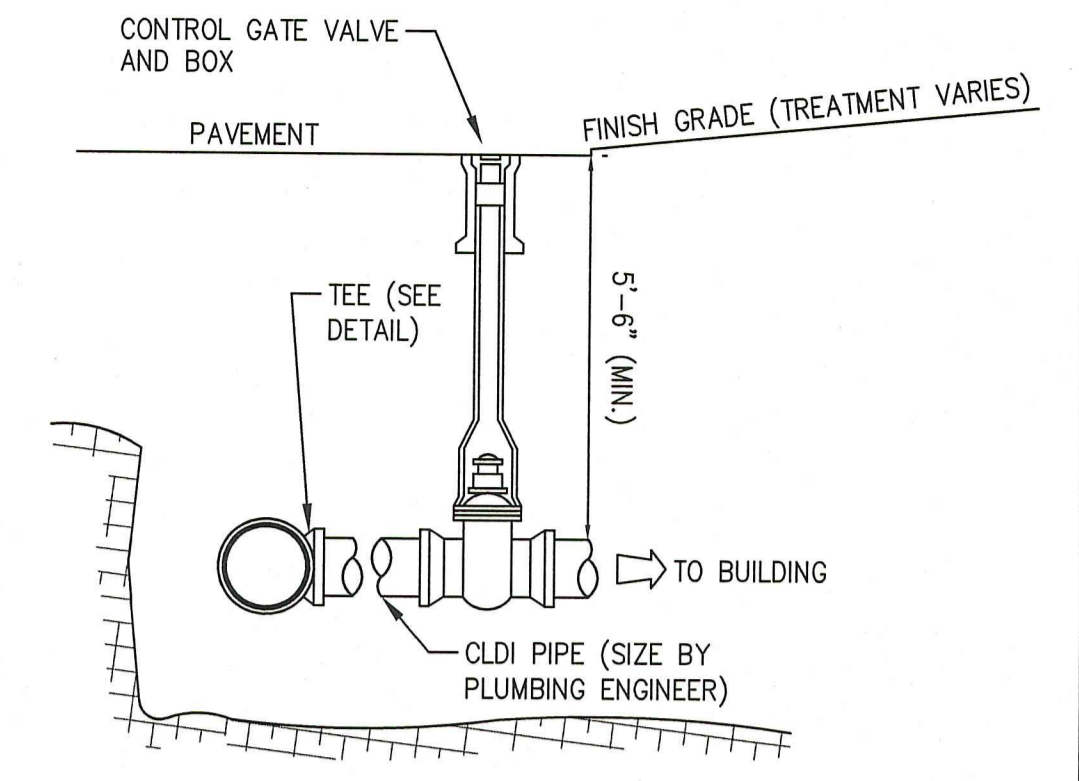
TYPICAL WATER TRENCH DETAIL
(NOT TO SCALE)



TYPICAL SEWER/DRAIN TRENCH DETAIL
(NOT TO SCALE)



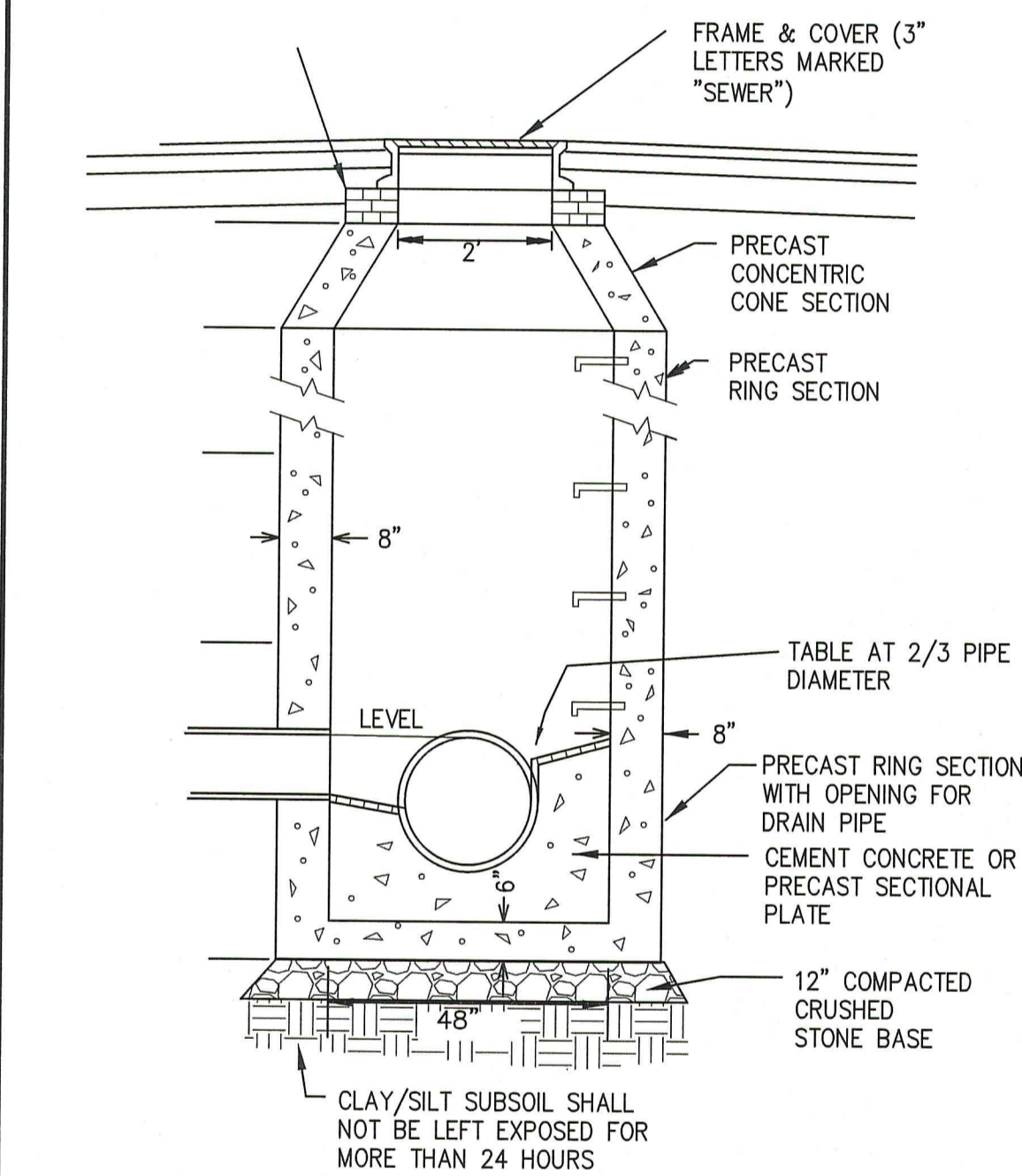
IN-LINE FLUSHING CONNECTION
(NOT TO SCALE)



GATE VALVE DETAIL
(NOT TO SCALE)

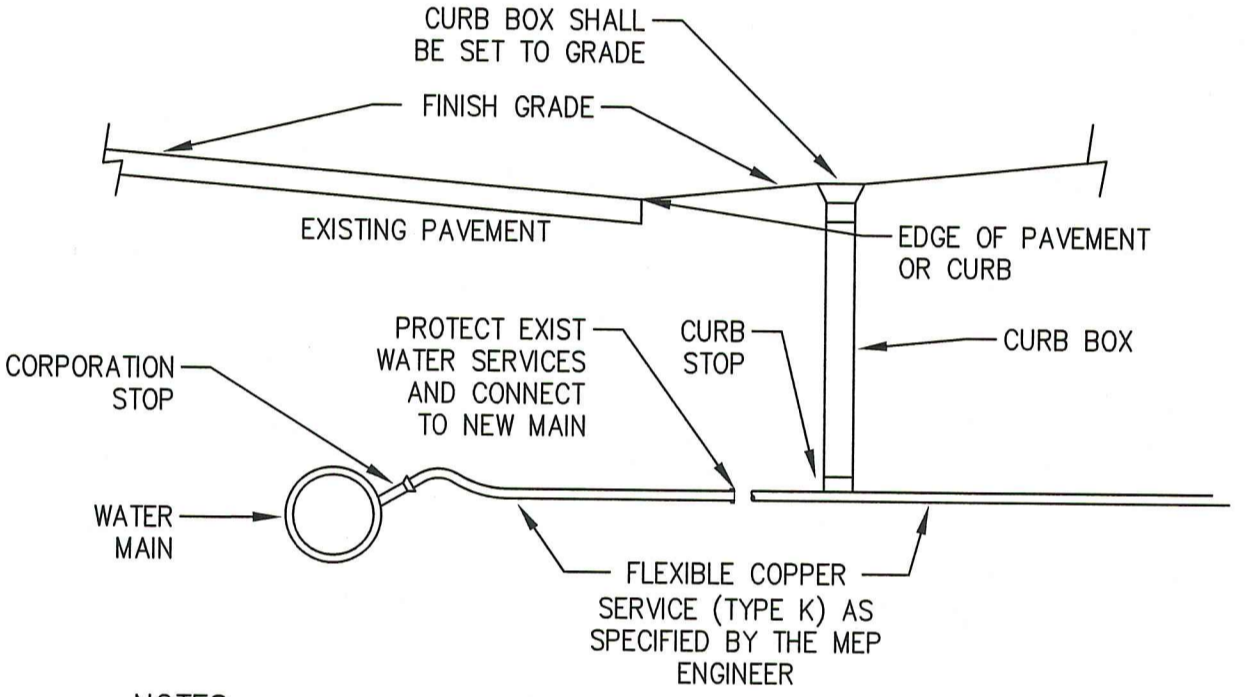
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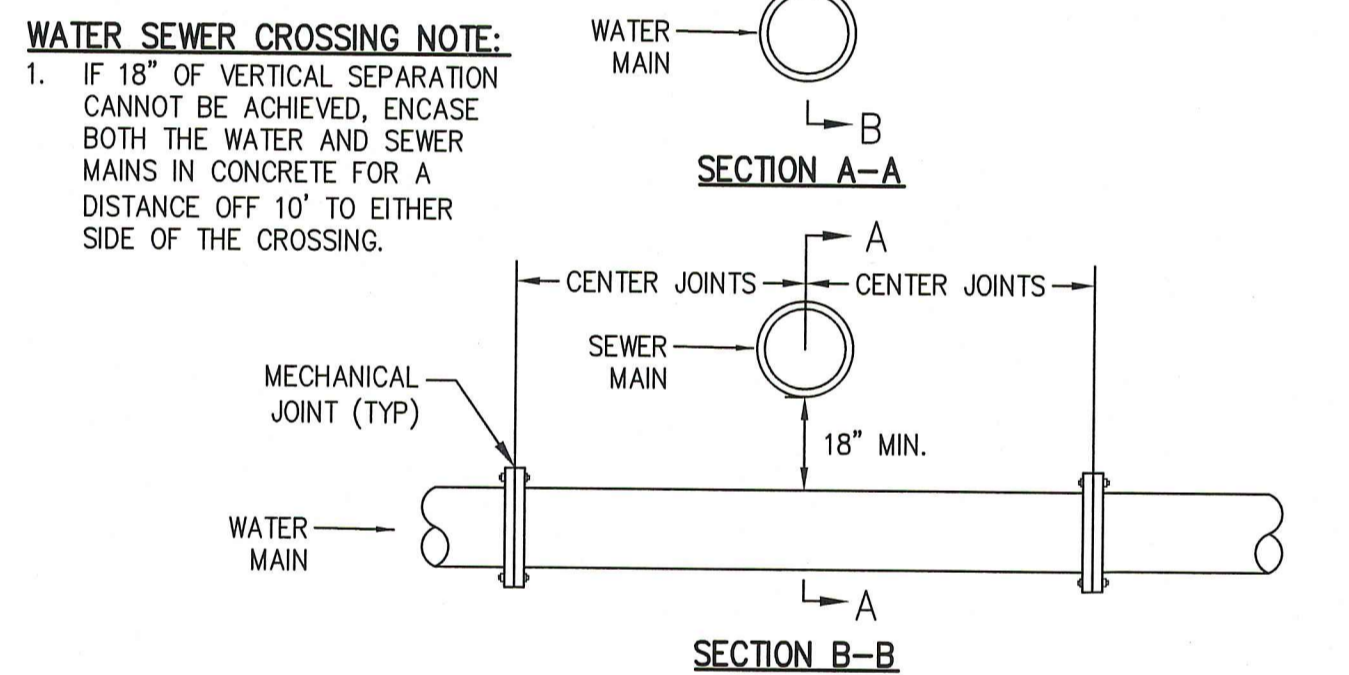
NOTES:
1) SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF ALL STRUCTURES. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C. OUTLET INVERT IS A MINIMUM 0.10' LOWER THAN INLET INVERT.
2) CLAY/SILT SUBSOIL SHALL NOT BE LEFT EXPOSED FOR MORE THAN 24 HOURS

TYPICAL SEWER MANHOLE
(NOT TO SCALE)



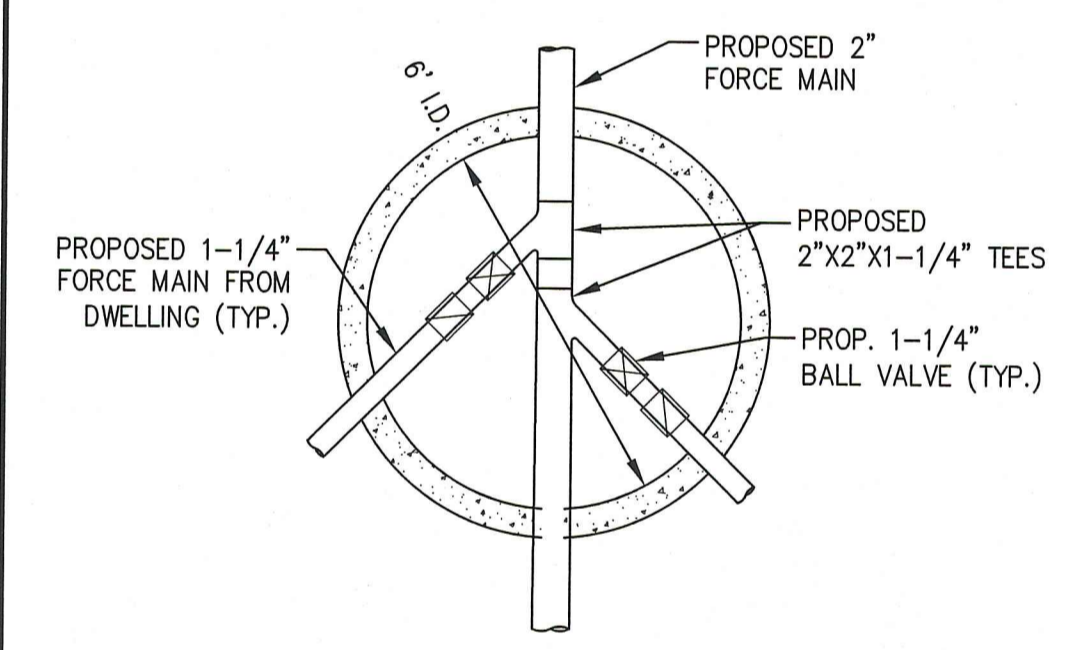
NOTES:
1. EXISTING WATER SERVICE SHALL BE SHUT OFF AT EXISTING CURB STOP AND SERVICE LINE CUT AND CAPPED JUST BEYOND CURB STOP.
2. TAP EXISTING WATER MAIN WITH NEW CORPORATION STOP AND INSTALL NEW CURB STOP AND CURB BOX WITHIN EXISTING SIDEWALK.
3. SAW CUT EXISTING PAVEMENT AND SIDEWALK TO MINIMIZE REPAIRS. REPLACE ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO MATCH EXISTING ELEVATIONS.

WATER SERVICE CORPORATION
(NOT TO SCALE)

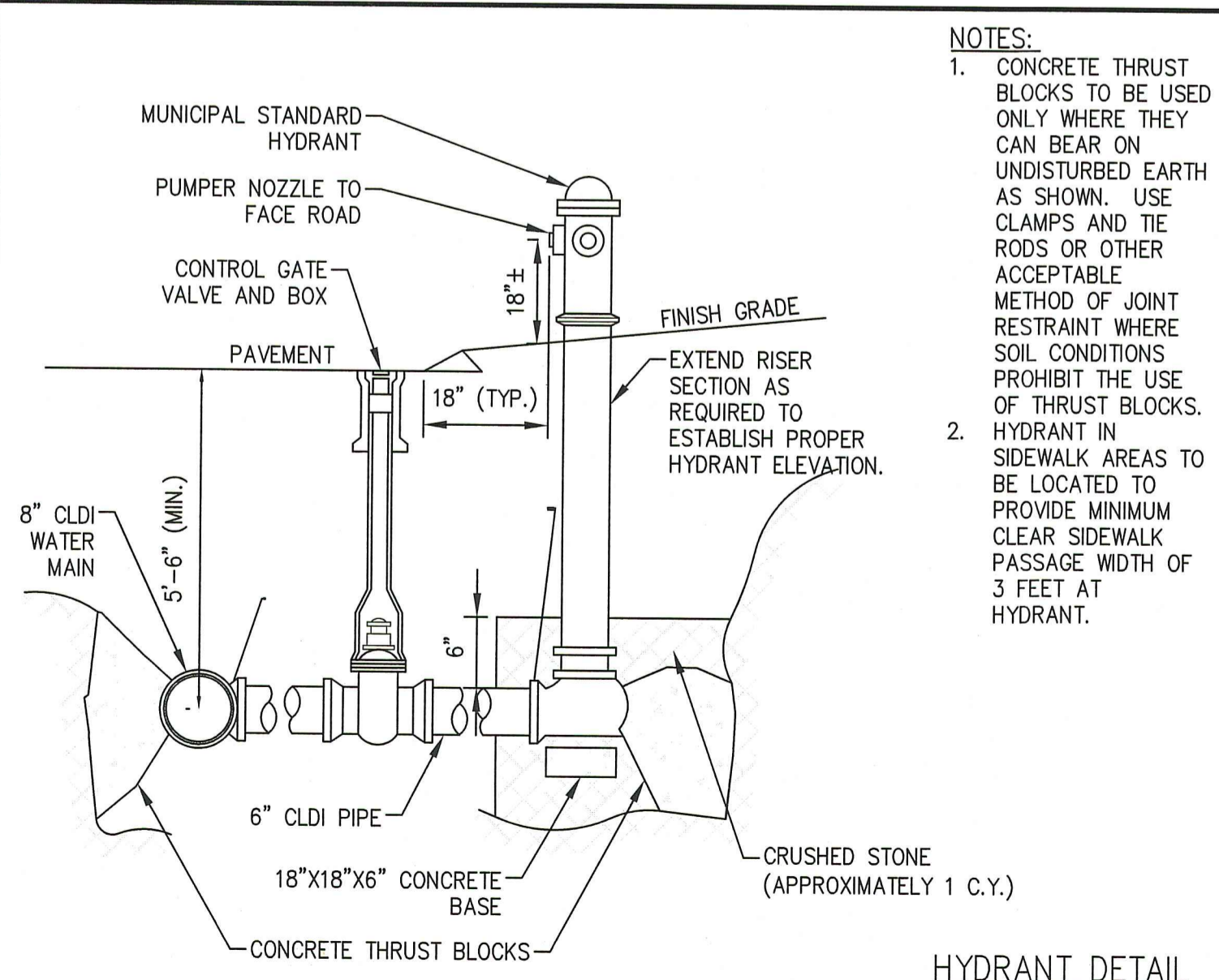


WATER SEWER CROSSING NOTE:
1. IF 18" OF VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE BOTH THE WATER AND SEWER MAINS IN CONCRETE FOR A DISTANCE OFF 10' TO EITHER SIDE OF THE CROSSING.

WATER/SEWER CROSSING DETAIL
(NOT TO SCALE)

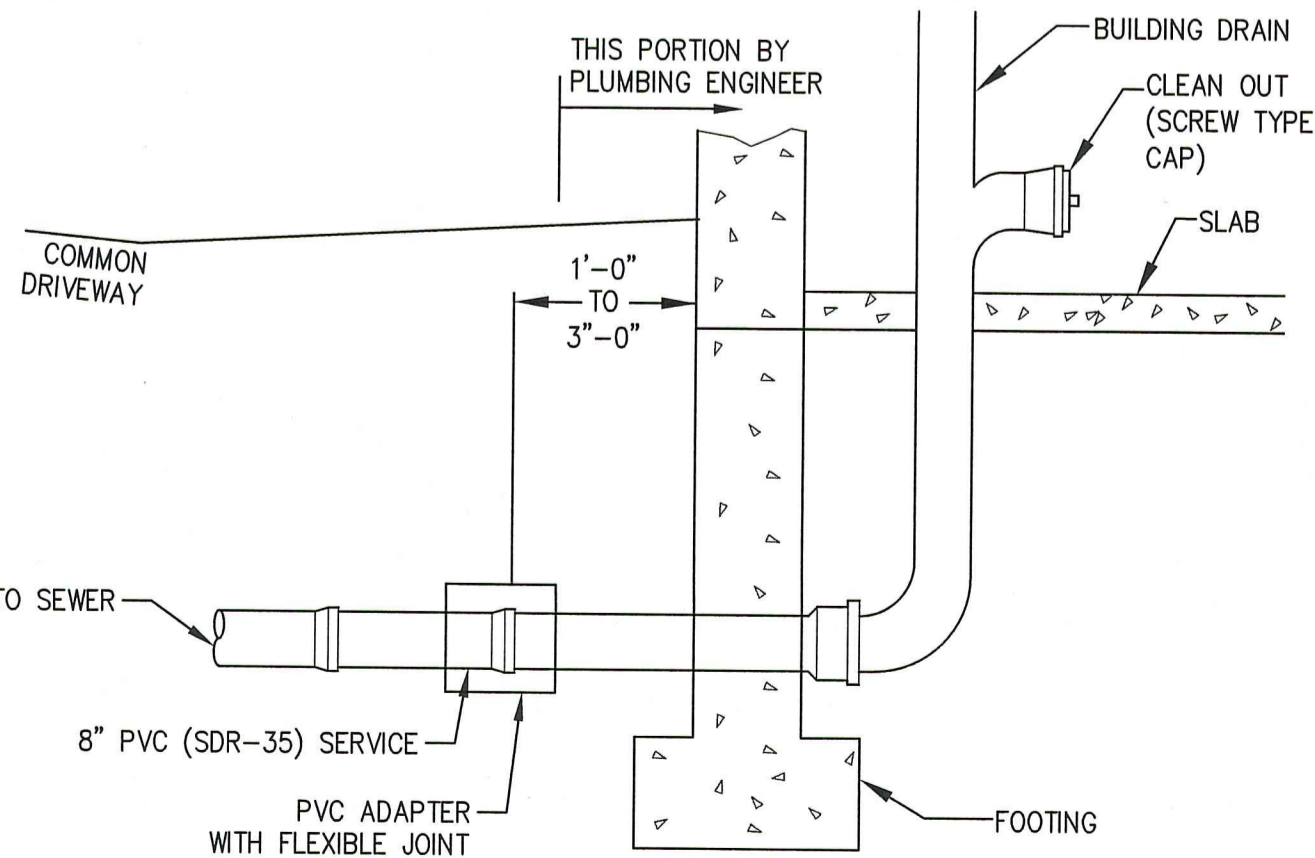


SEWER MANHOLE (IN-LINE) PLAN VIEW
(NOT TO SCALE)

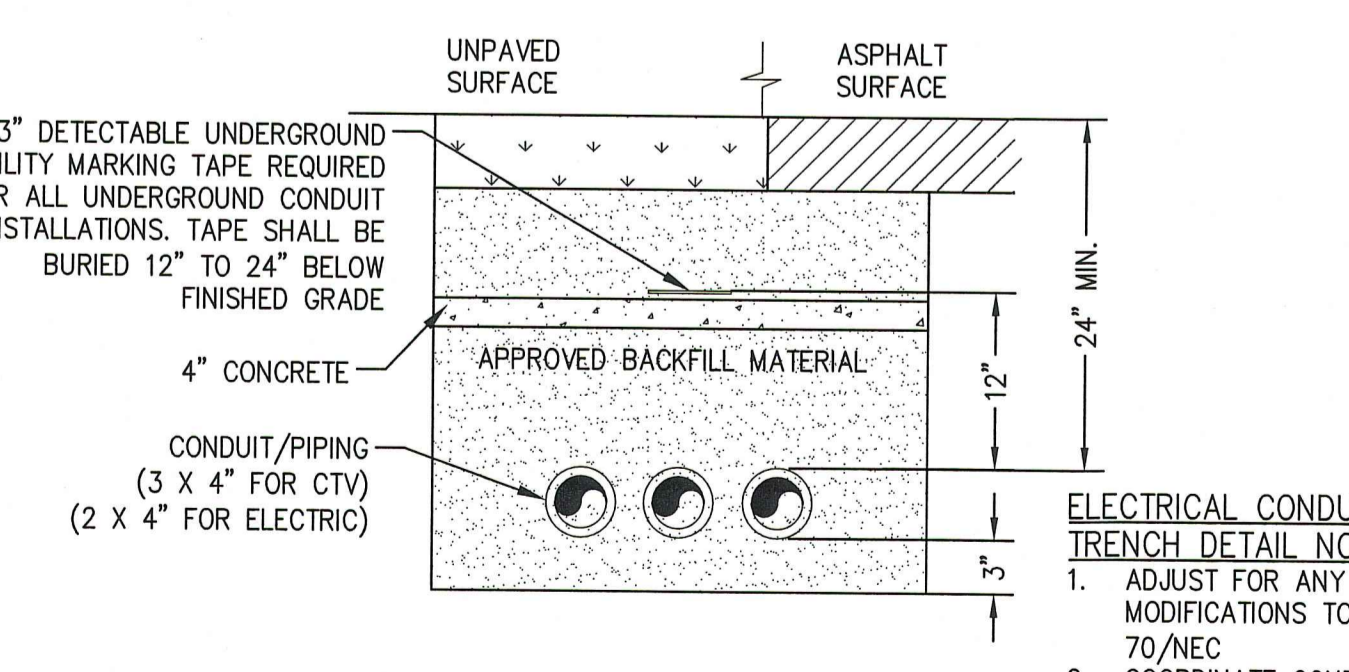


NOTES:
1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

HYDRANT DETAIL
(NOT TO SCALE)



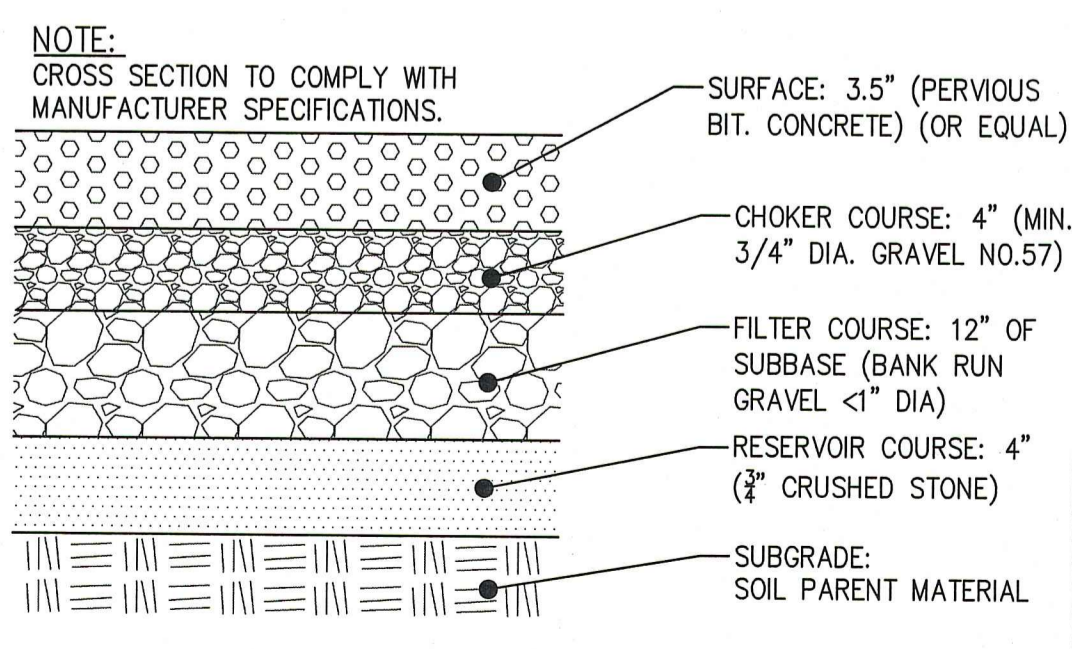
TYPICAL BUILDING SEWER SERVICE BELOW SLAB
(NOT TO SCALE)



3\"/>

TELEPHONE, CABLE, FIBER AND ELECTRICAL CONDUIT TRENCH DETAIL
(NOT TO SCALE)

| GRADATION REQUIREMENTS FOR SUBBASE | |
|------------------------------------|-----------------|
| SIEVE DESIGNATION | PERCENT PASSING |
| 3 IN. | 100 |
| 1 1/2 IN. | 70-100 |
| 3/4 IN. | 50-85 |
| NO. 4 | 30-60 |
| NO. 200 | 0-10 |



NOTE: CROSS SECTION TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

TYPICAL PERVIOUS DRIVEWAY
(NOT TO SCALE)



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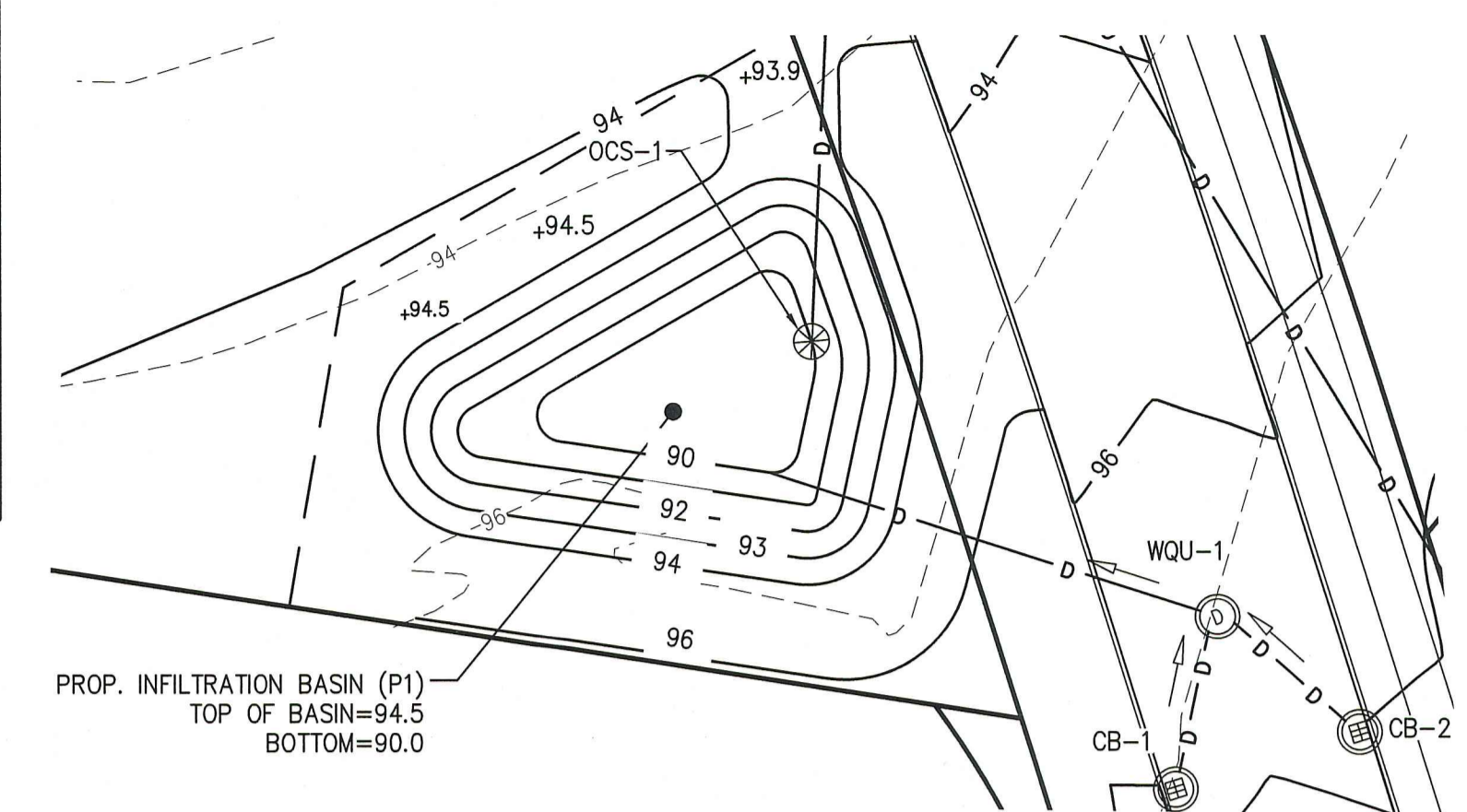
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| REVISIONS | | | UTILITIES & SITE DETAILS | DRAWING NO. C-9 |
|-----------|-------------|------|--------------------------|-----------------|
| NO. | DESCRIPTION | DATE | | |
| | | | | |

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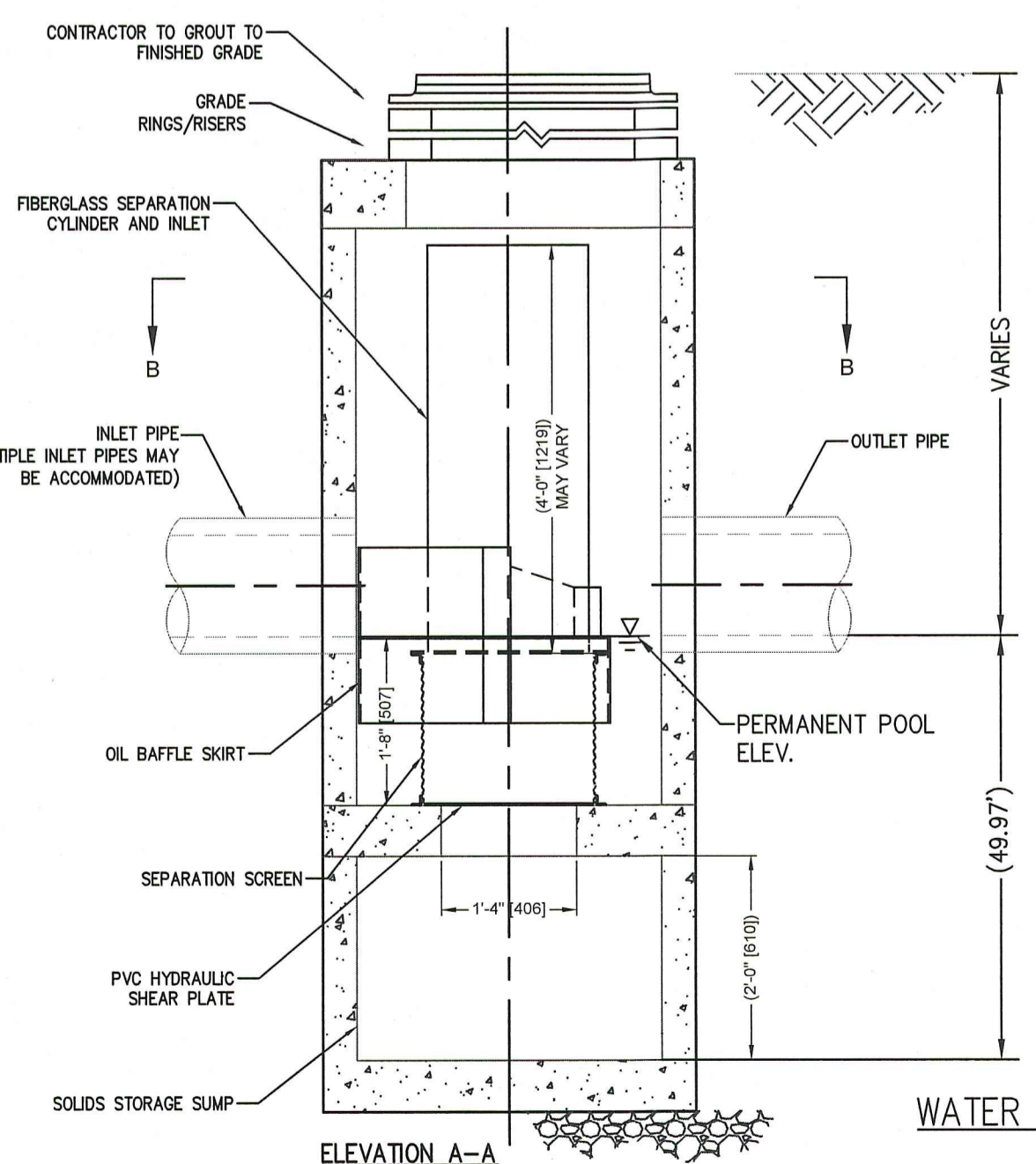
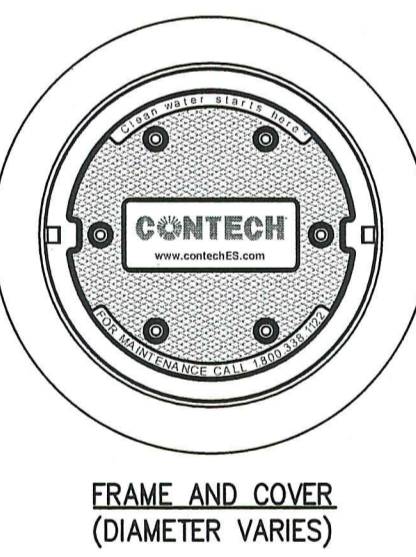
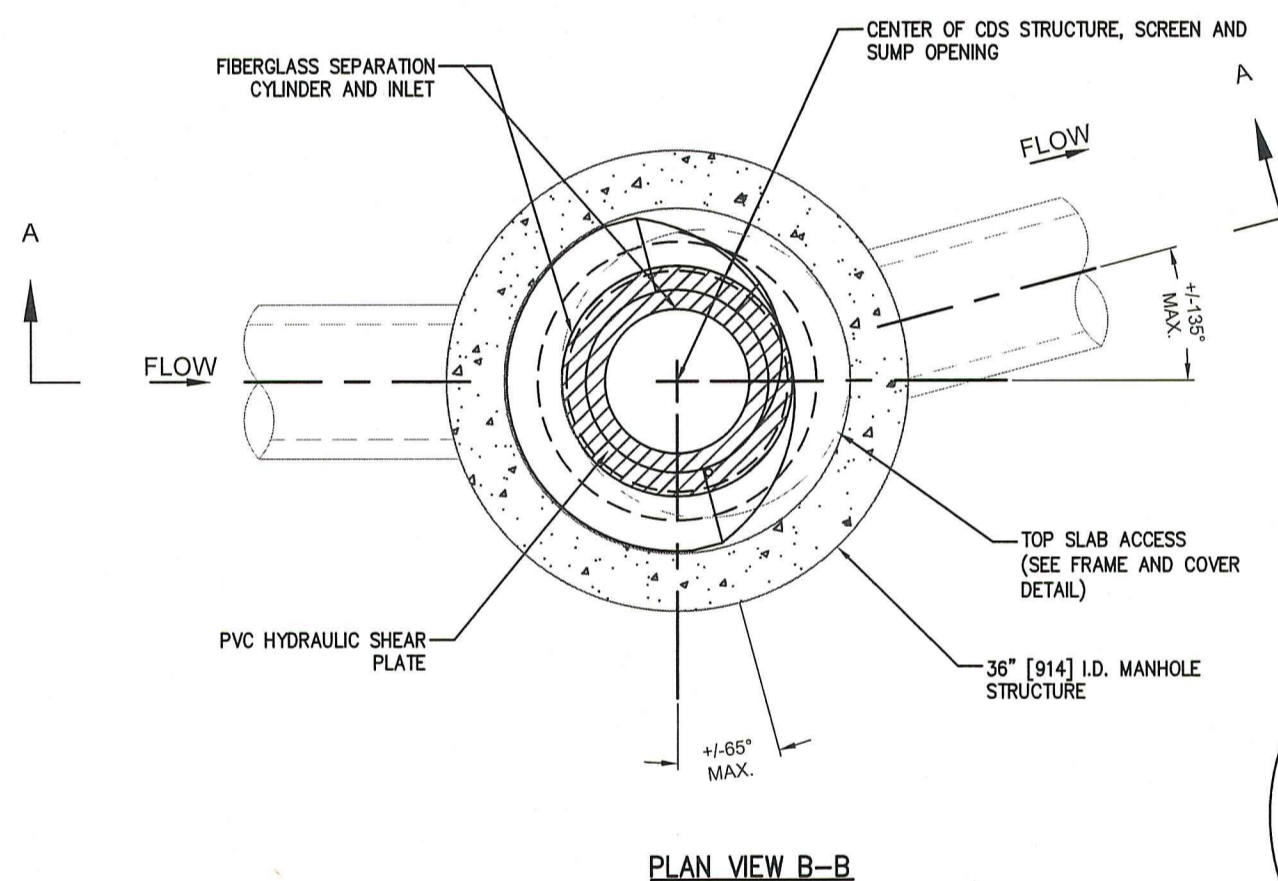
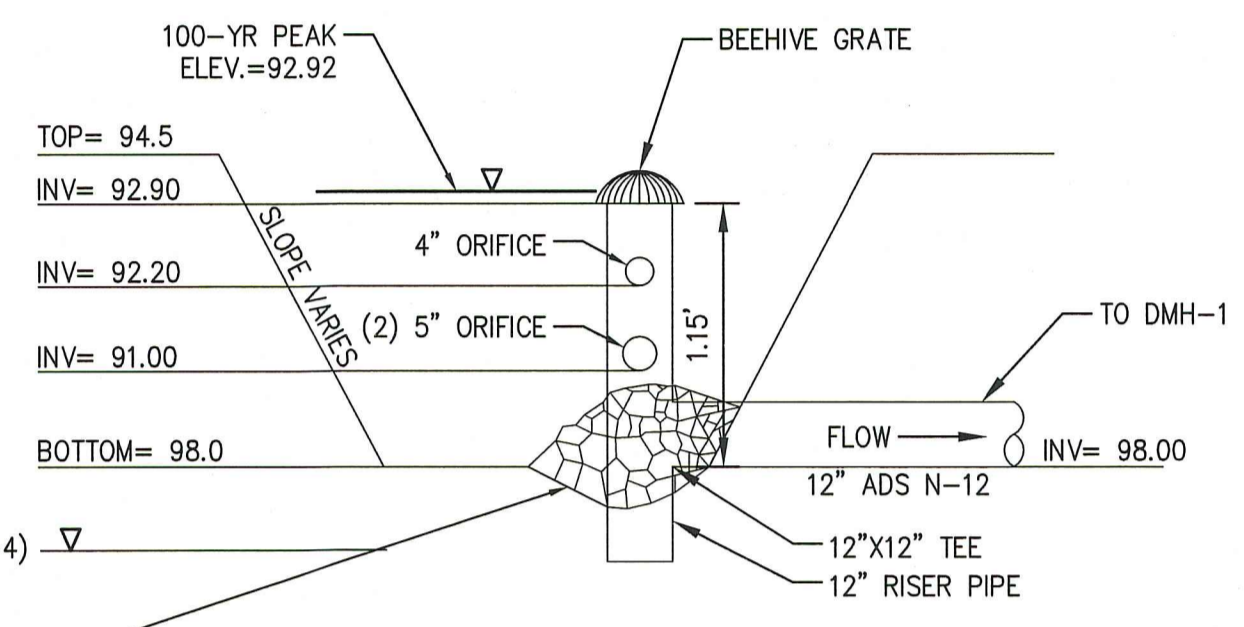
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[Signature] 7/31/24
DATE

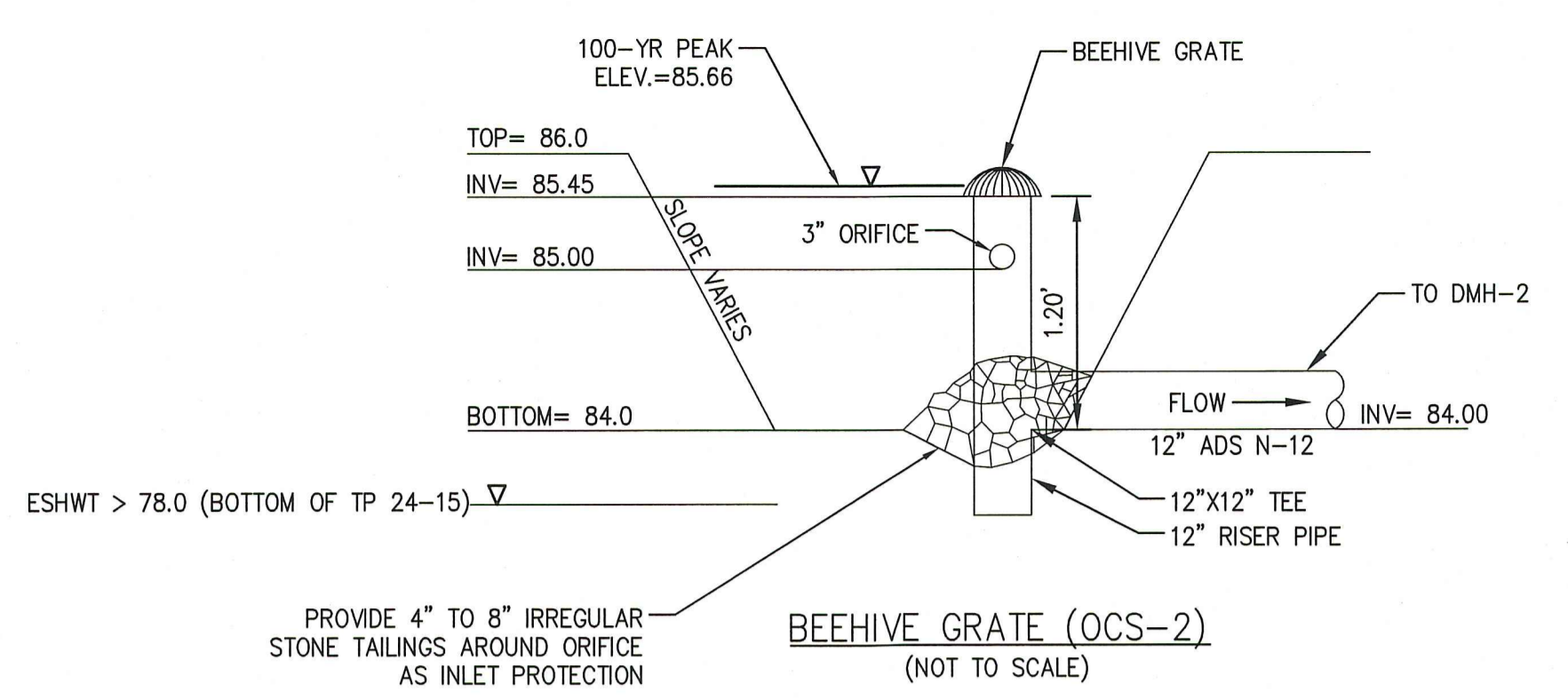


2-YEAR STORM ELEV. = 90.92
10-YEAR STORM ELEV. = 91.43
25-YEAR STORM ELEV. = 92.24
100-YEAR STORM ELEV. = 92.92

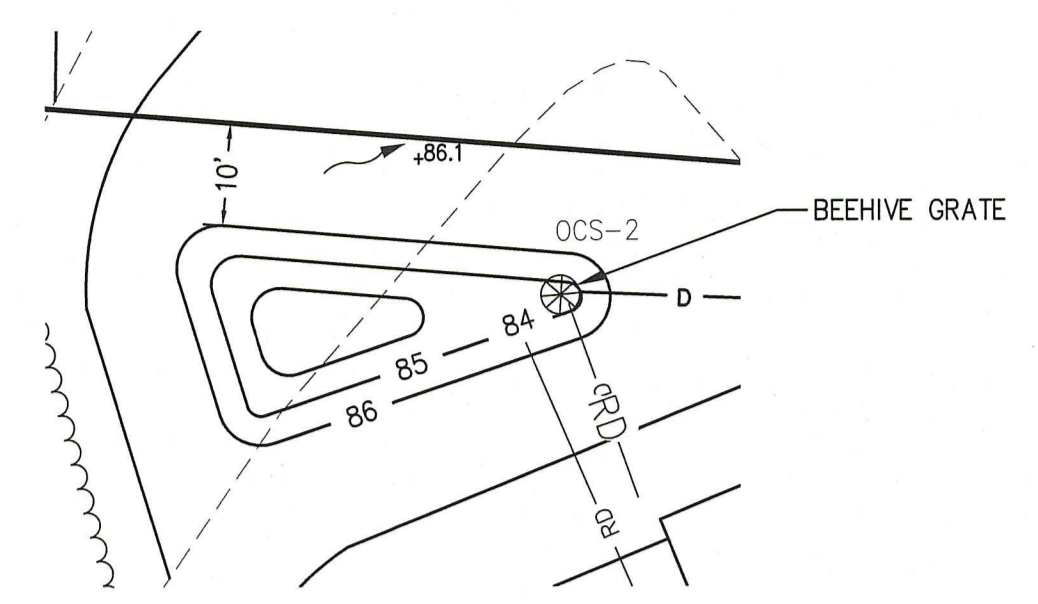
INFILTRATION BASIN (P1)
(SCALE= 1"=20')



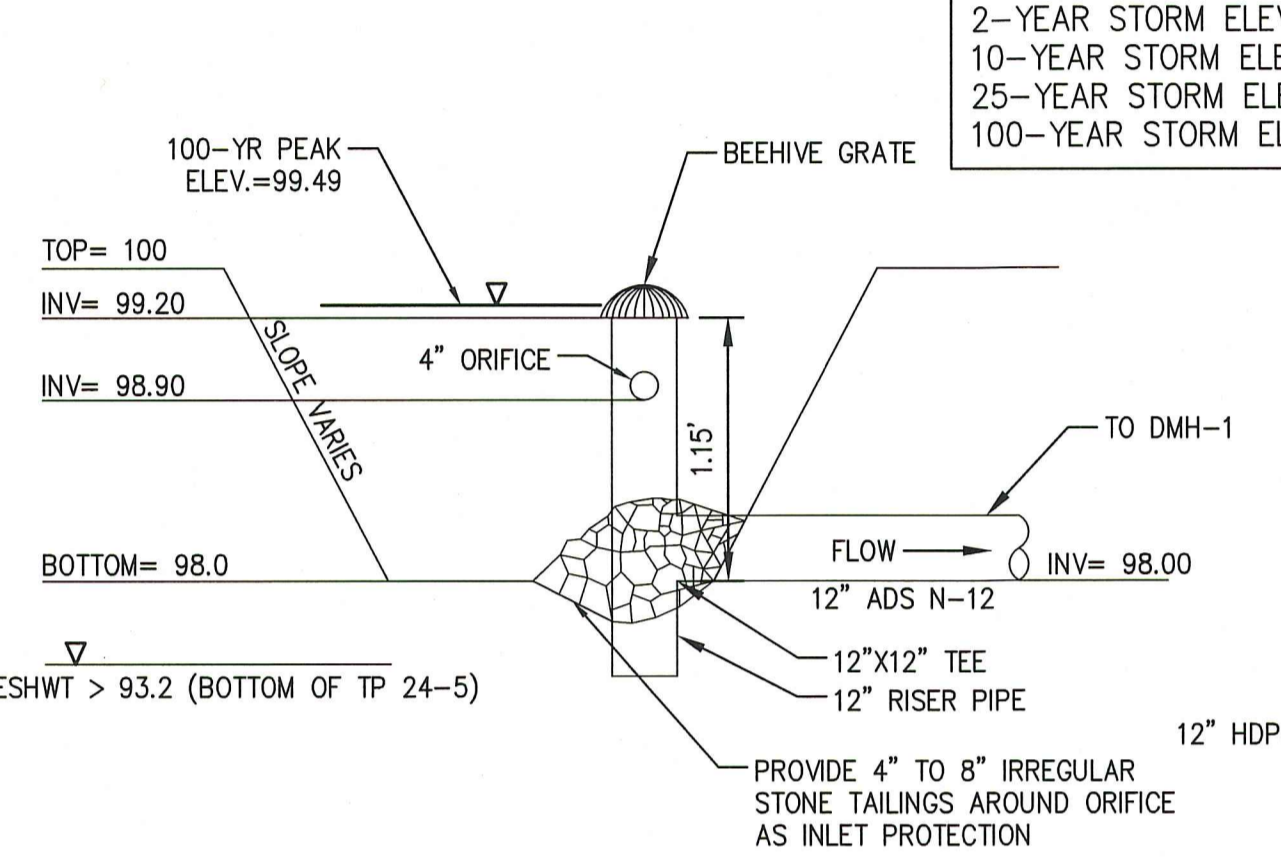
INFILTRATION BASIN (P1)
(NOT TO SCALE)



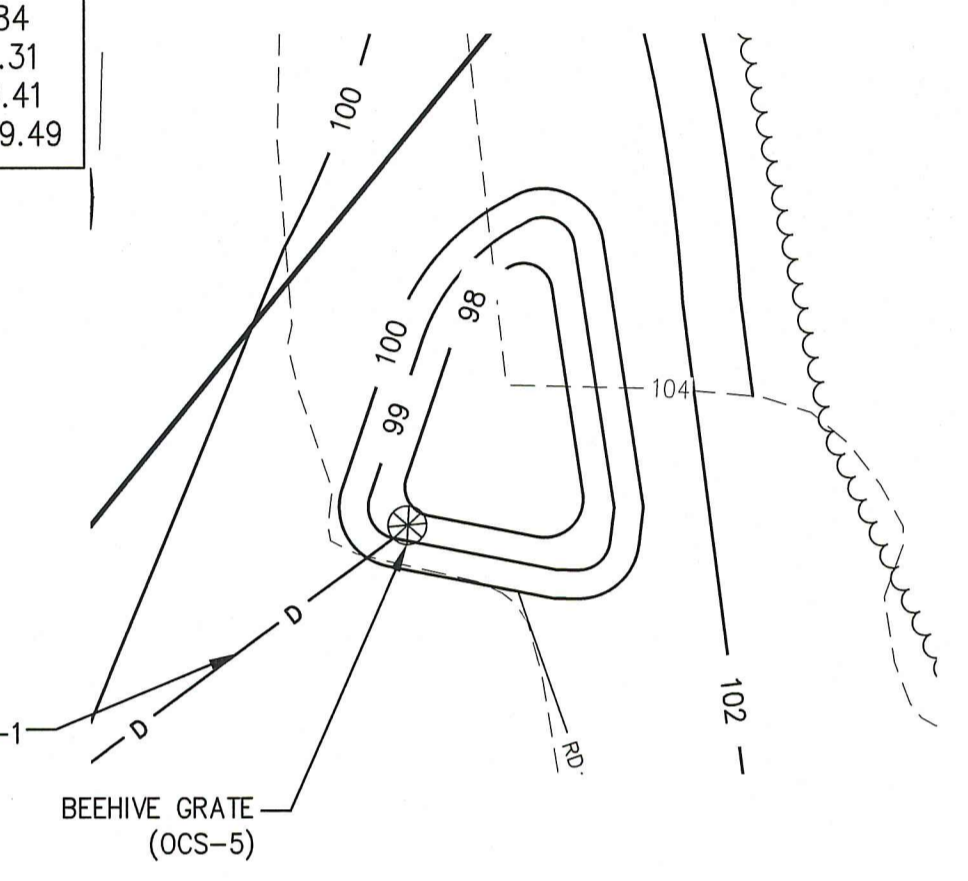
2-YEAR STORM ELEV. = 85.22
10-YEAR STORM ELEV. = 85.56
25-YEAR STORM ELEV. = 85.61
100-YEAR STORM ELEV. = 85.66



RAIN GARDEN (P2)
(NOT TO SCALE)

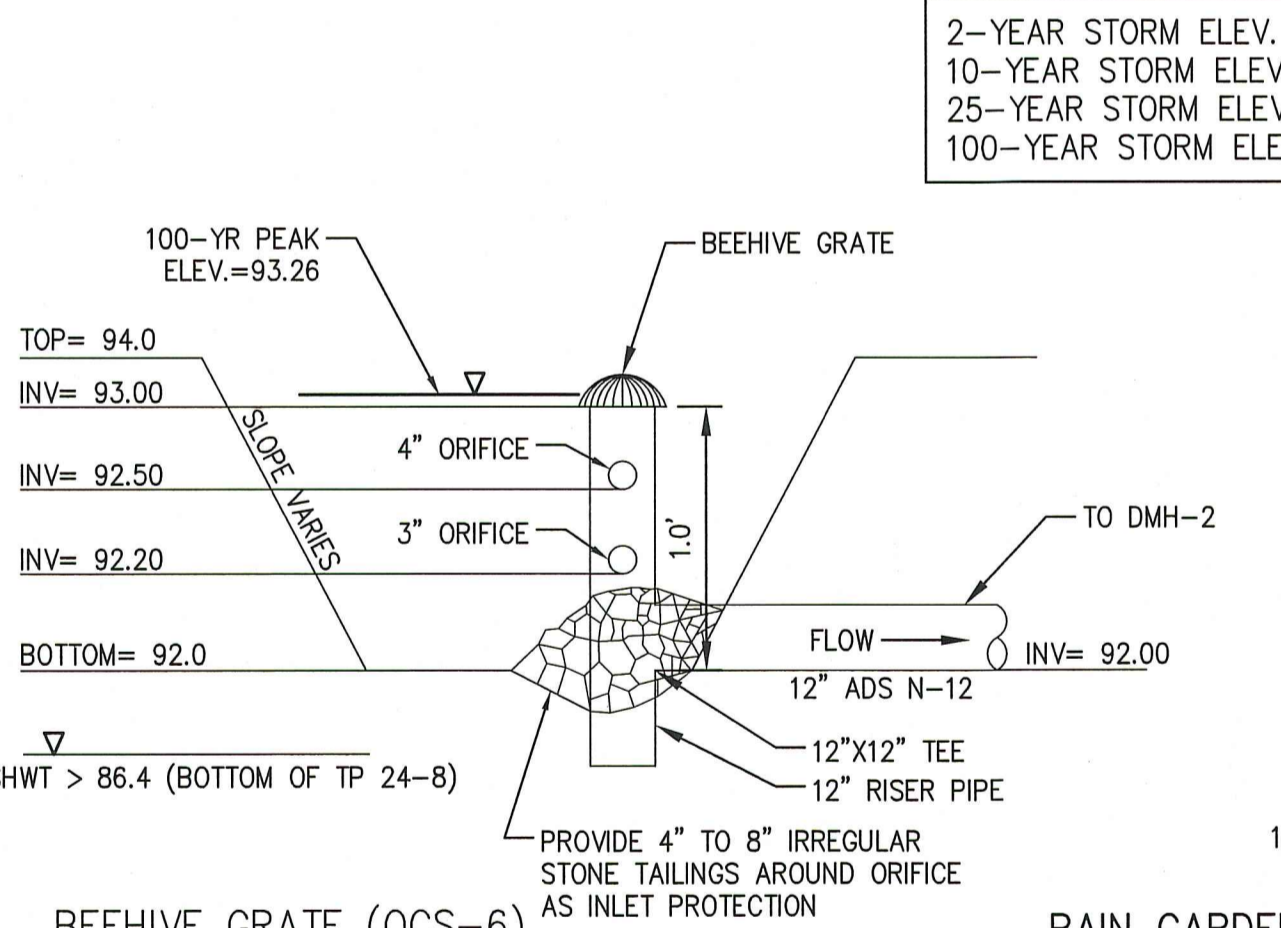


2-YEAR STORM ELEV. = 98.84
10-YEAR STORM ELEV. = 99.31
25-YEAR STORM ELEV. = 99.41
100-YEAR STORM ELEV. = 99.49

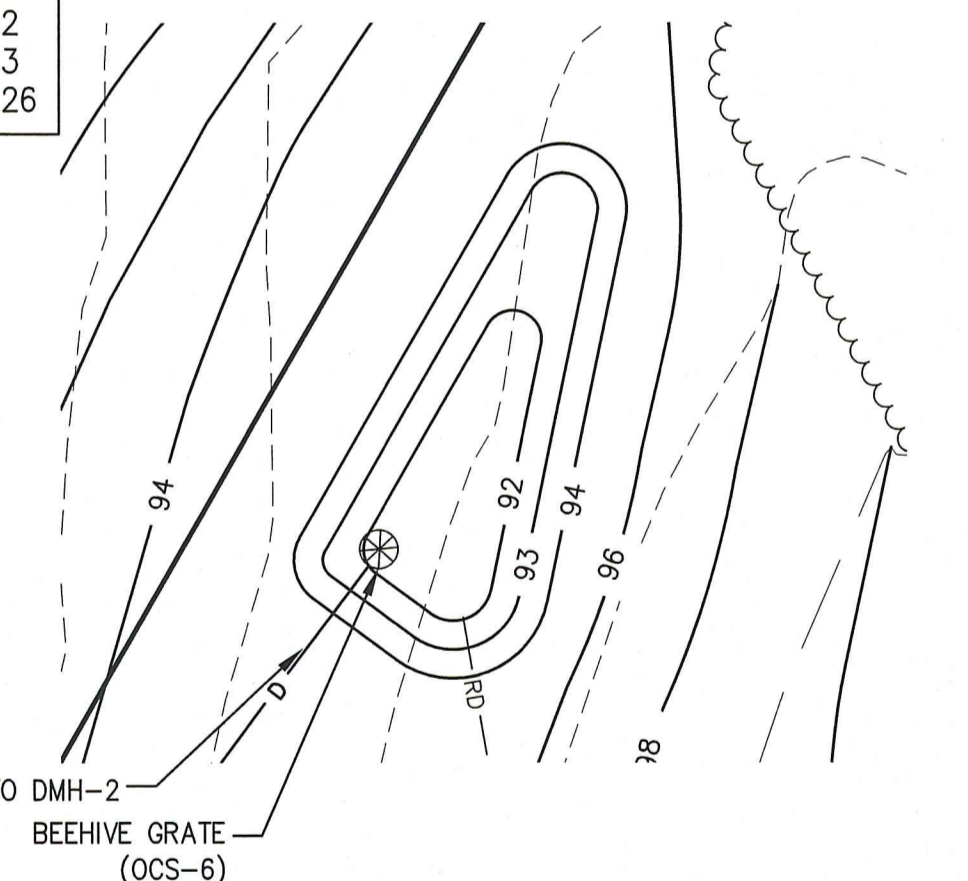


BEEHIVE GRATE (OCS-2)
(NOT TO SCALE)

RAIN GARDEN (P5)
(NOT TO SCALE)

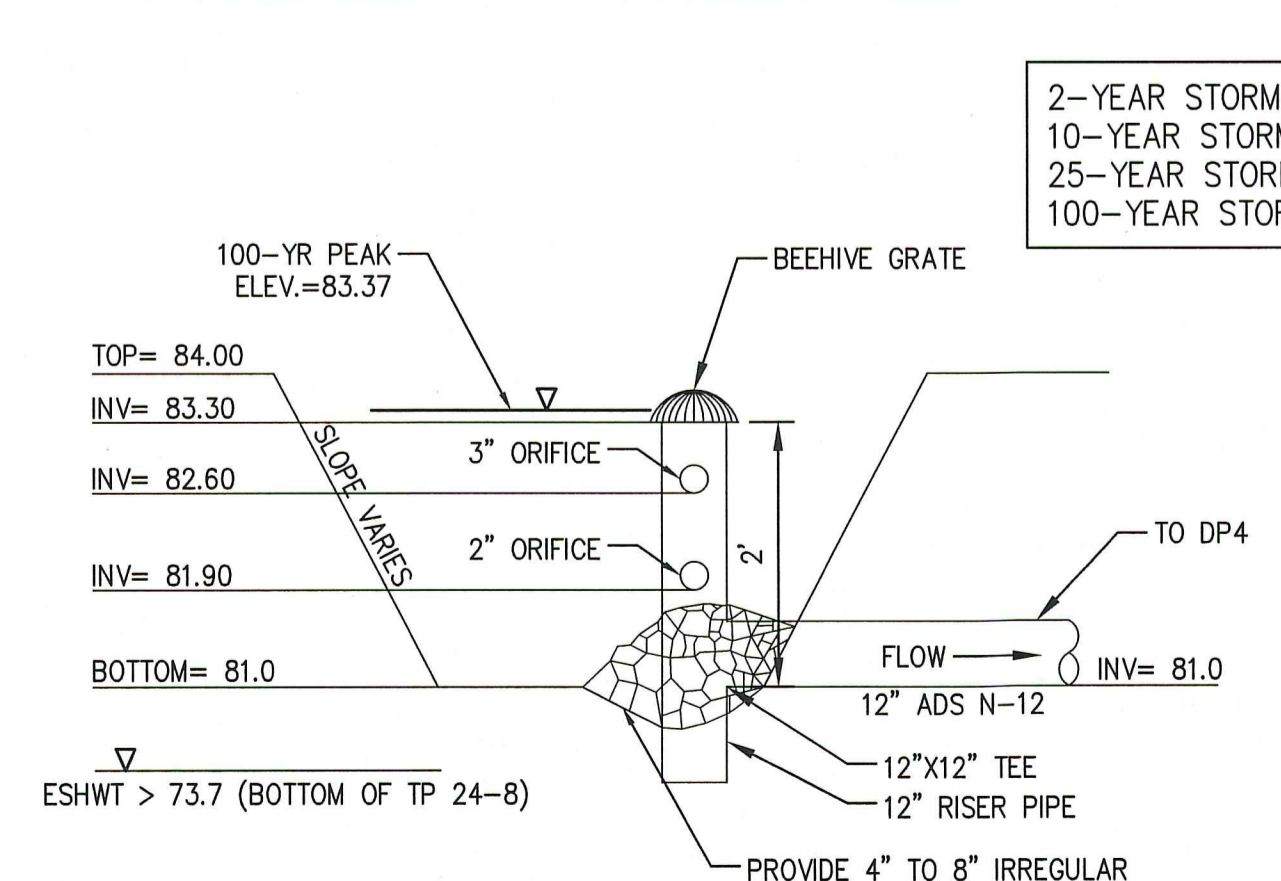


2-YEAR STORM ELEV. = 92.39
10-YEAR STORM ELEV. = 92.92
25-YEAR STORM ELEV. = 93.13
100-YEAR STORM ELEV. = 93.26

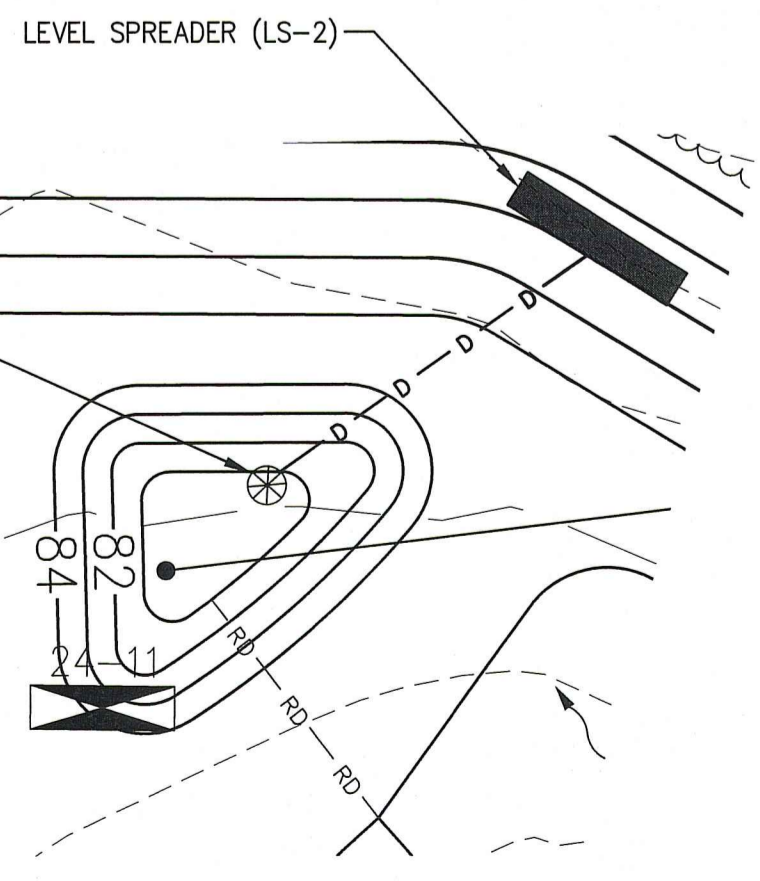


BEEHIVE GRATE (OCS-6)
(NOT TO SCALE)

RAIN GARDEN (P6)
(NOT TO SCALE)



2-YEAR STORM ELEV. = 81.76
10-YEAR STORM ELEV. = 82.52
25-YEAR STORM ELEV. = 82.91
100-YEAR STORM ELEV. = 83.37



BEEHIVE GRATE (OCS-7)
(NOT TO SCALE)

RAIN GARDEN (P7)
(NOT TO SCALE)

TOWN OF GROVELAND OFFICE OF THE TOWN CLERK

THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE GROVELAND PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____

APPROVED UNDER SUBDIVISION CONTROL LAW M.G.L. CHAPT. 141 SEC. 81U
DATE: _____
APPROVED BY: _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND, _____ A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEED ON OR BEFORE _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____ GROVELAND PLANNING BOARD.



DEFINITIVE SUBDIVISION
FOR A
STREET TO BE NAMED
IN
GROVELAND, MASSACHUSETTS
AT
181R SCHOOL STREET
(GROVELAND ASSESSOR'S MAP 34 LOT 13)
PREPARED FOR/APPLICANT:
GROVELAND REDEVELOPMENT, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845
OWNER:
181R SCHOOL STREET, LLC
5 ATKINSON FARM ROAD
ATKINSON, NH 03811
JULY 31, 2024

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
25 KENOZA AVENUE, MASSACHUSETTS 01830
P: 978-373-0310, W: WWW.MORINCAMERON.COM

| REVISIONS | | | DRAWING NO. C-10 |
|-----------|-------------|------|---------------------|
| NO. | DESCRIPTION | DATE | |
| | | | |
| | | | |

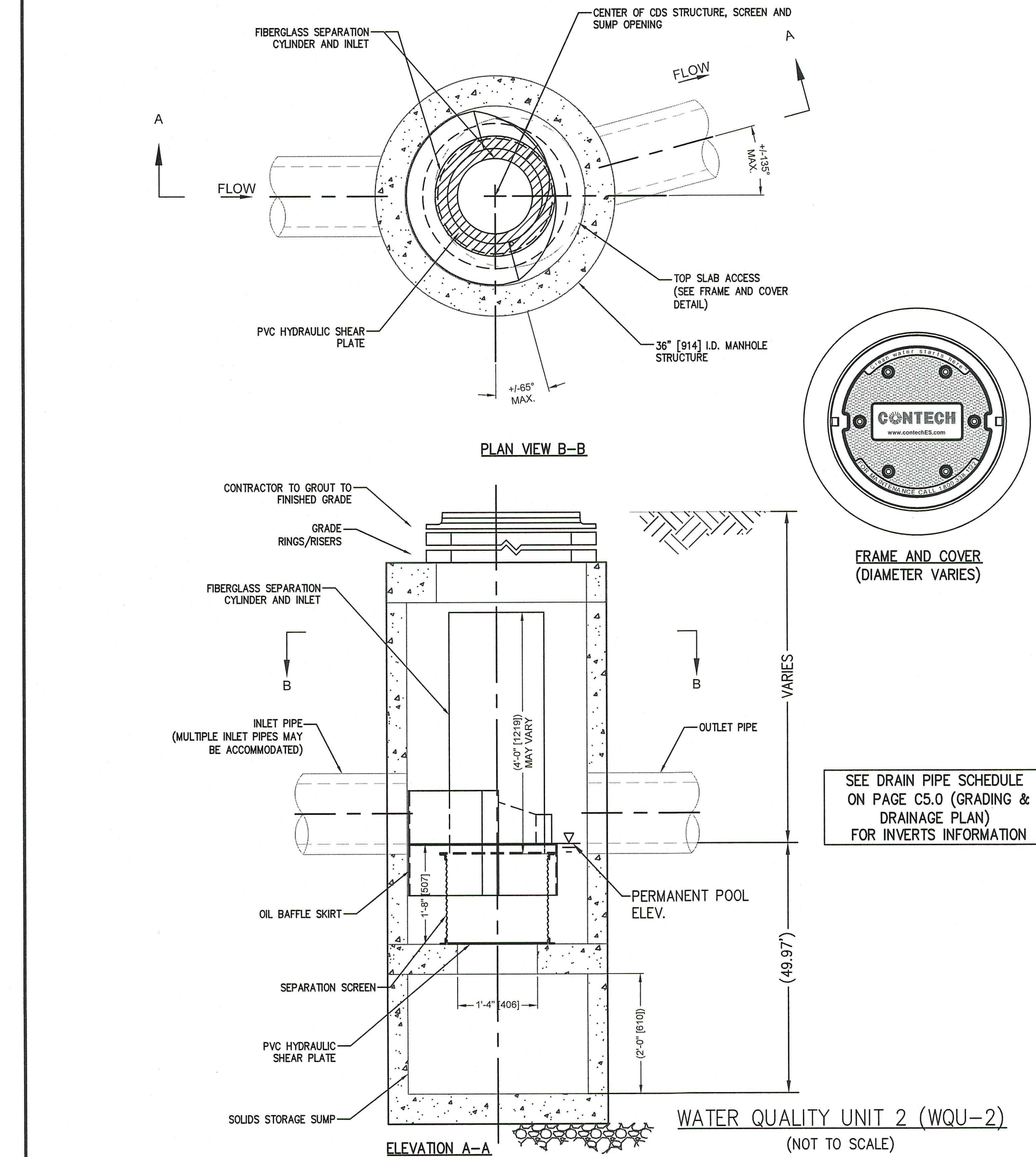
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

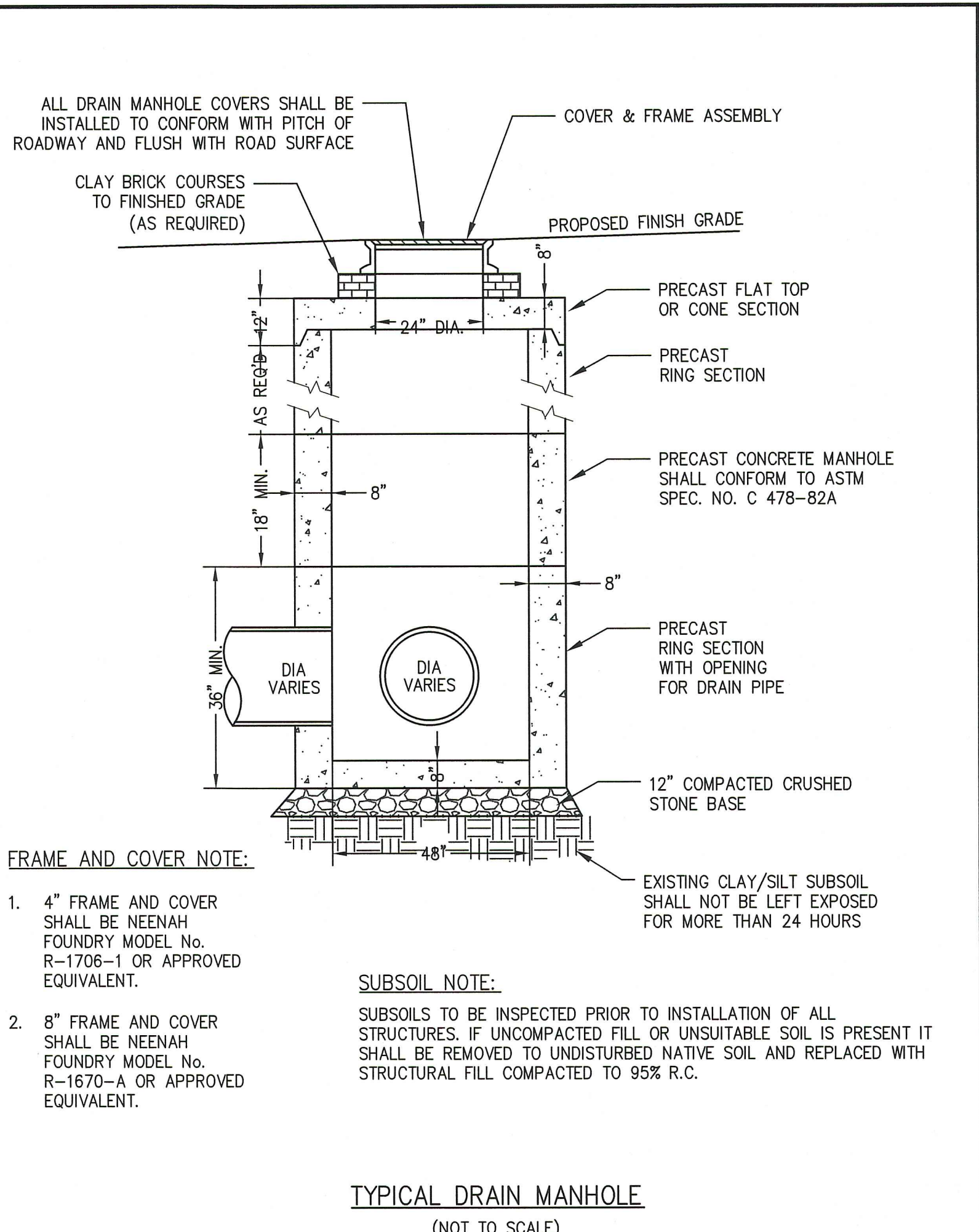
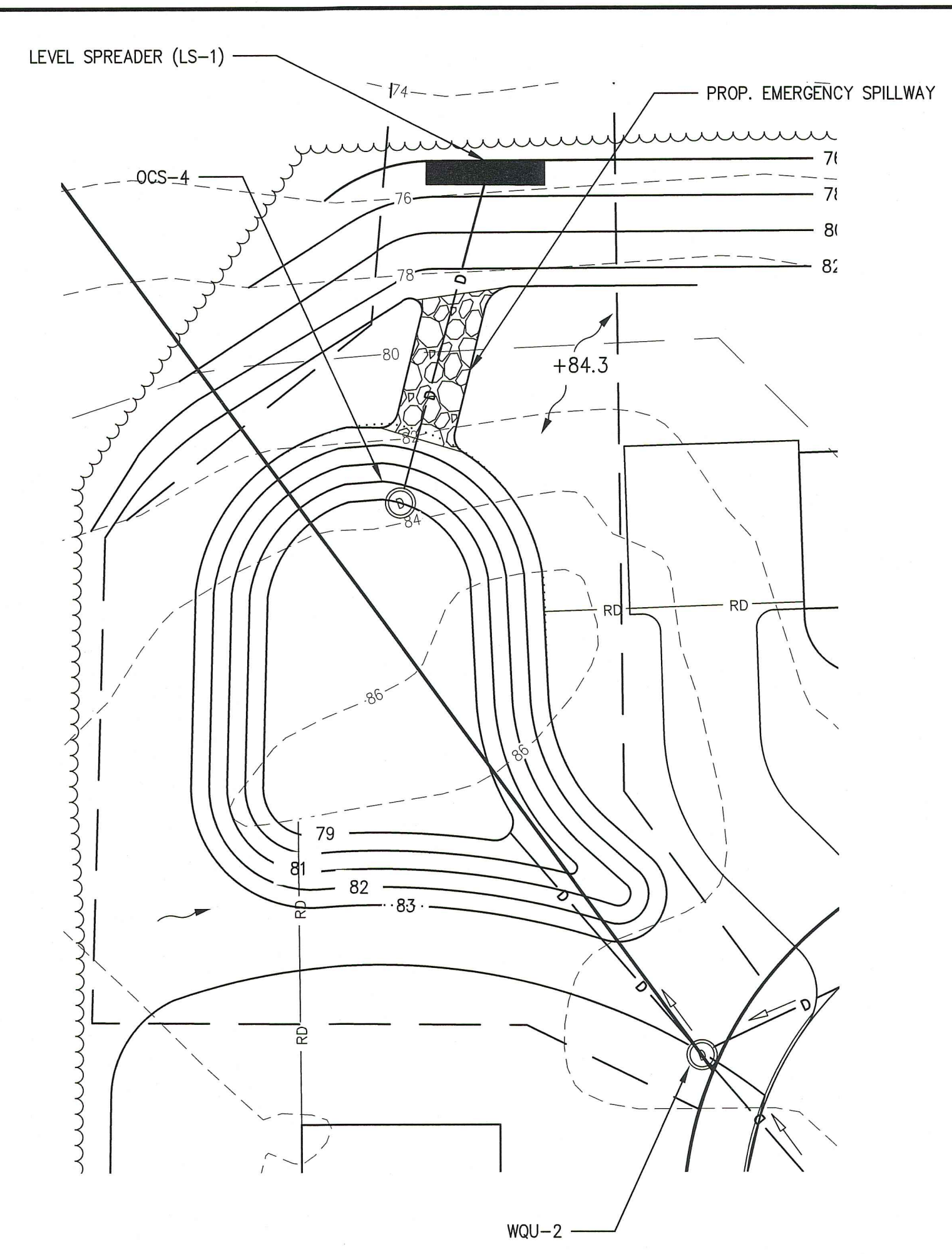
[Signature] 7/31/24
DATE

2-YEAR STORM ELEV. = 79.55
10-YEAR STORM ELEV. = 80.48
25-YEAR STORM ELEV. = 81.17
100-YEAR STORM ELEV. = 81.99

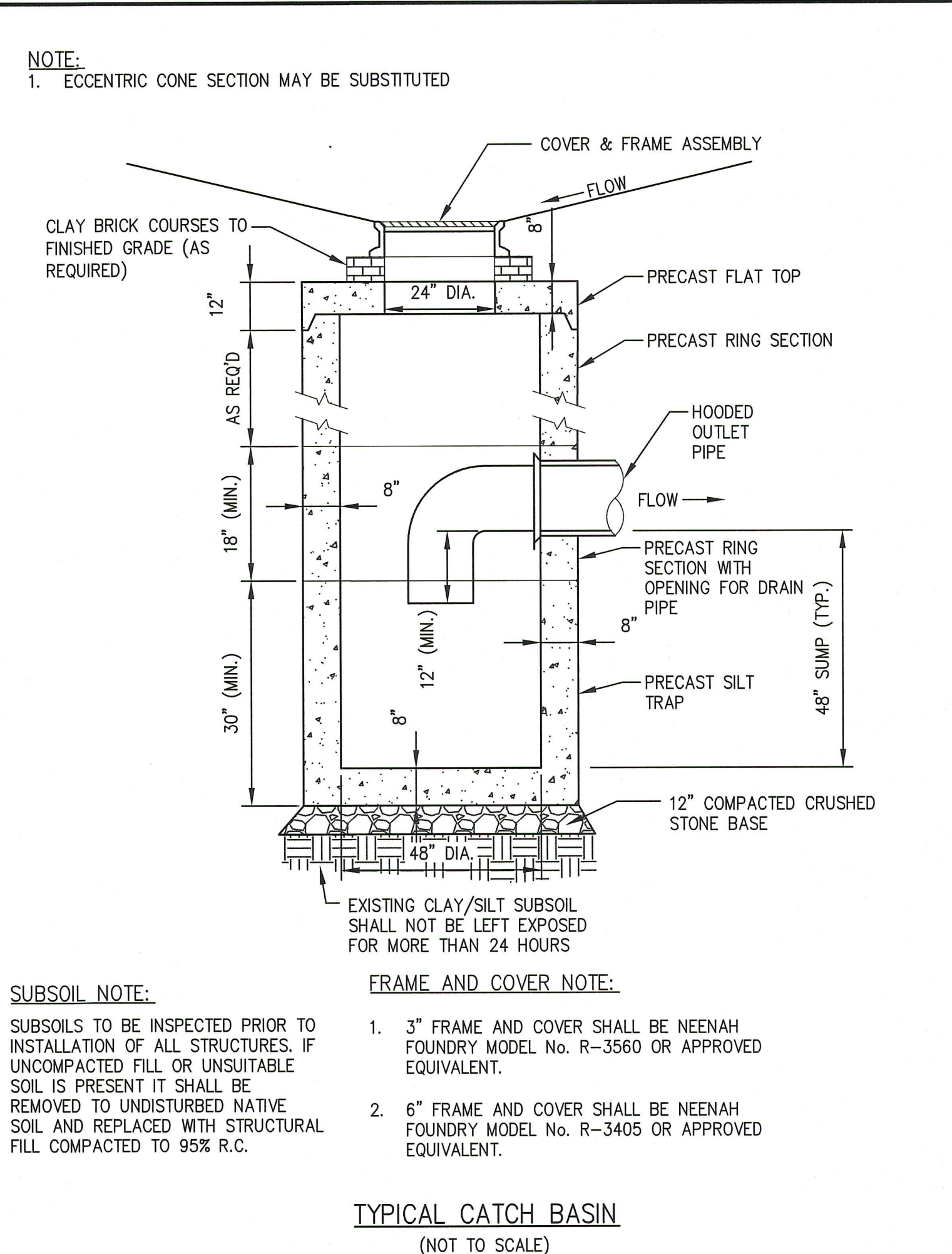
ESHWT > 77.0 (BOTTOM OF TP 24-13)



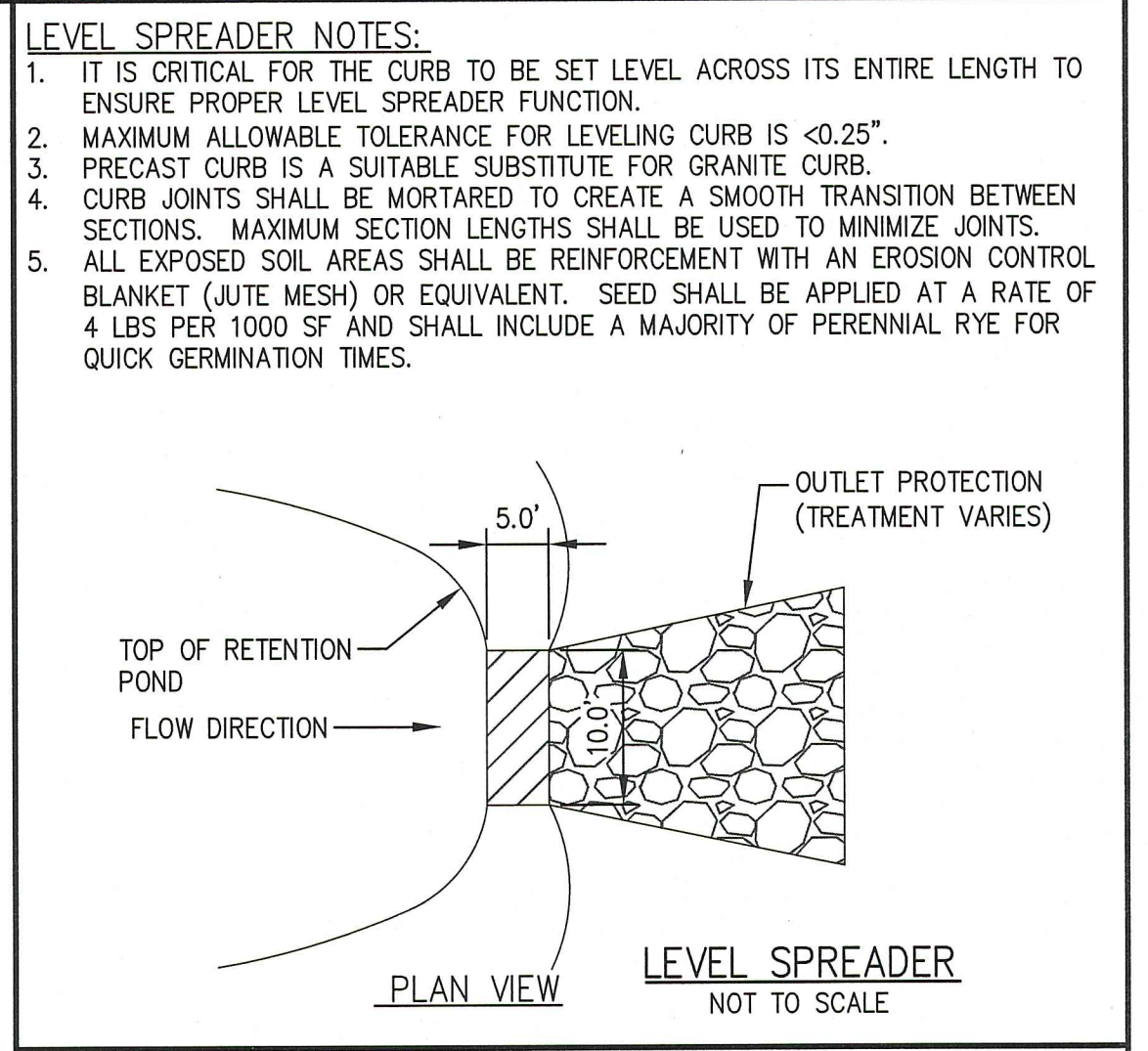
DRAWING: 3634 MAIN.dwg



TYPICAL DRAIN MANHOLE
(NOT TO SCALE)



TYPICAL CATCH BASIN
(NOT TO SCALE)



LEVEL SPREADER NOTES:

- IT IS CRITICAL FOR THE CURB TO BE SET LEVEL ACROSS ITS ENTIRE LENGTH TO ENSURE PROPER LEVEL SPREADER FUNCTION.
- MAXIMUM ALLOWABLE TOLERANCE FOR LEVELING CURB IS $<0.25^\circ$.
- PRECAST CURB IS A SUITABLE SUBSTITUTE FOR GRANITE CURB.
- CURB JOINTS SHALL BE MORTARED TO CREATE A SMOOTH TRANSITION BETWEEN SECTIONS. MAXIMUM SECTION LENGTHS SHALL BE USED TO MINIMIZE JOINTS.
- ALL EXPOSED SOIL AREAS SHALL BE REINFORCED WITH AN EROSION CONTROL BLANKET (JUTE MESH) OR EQUIVALENT. SEED SHALL BE APPLIED AT A RATE OF 4 LBS PER 1000 SF AND SHALL INCLUDE A MAJORITY OF PERENNIAL RYE FOR QUICK GERMINATION TIMES.

TOWN OF GROVELAND OFFICE OF THE TOWN CLERK

THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE GROVELAND PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

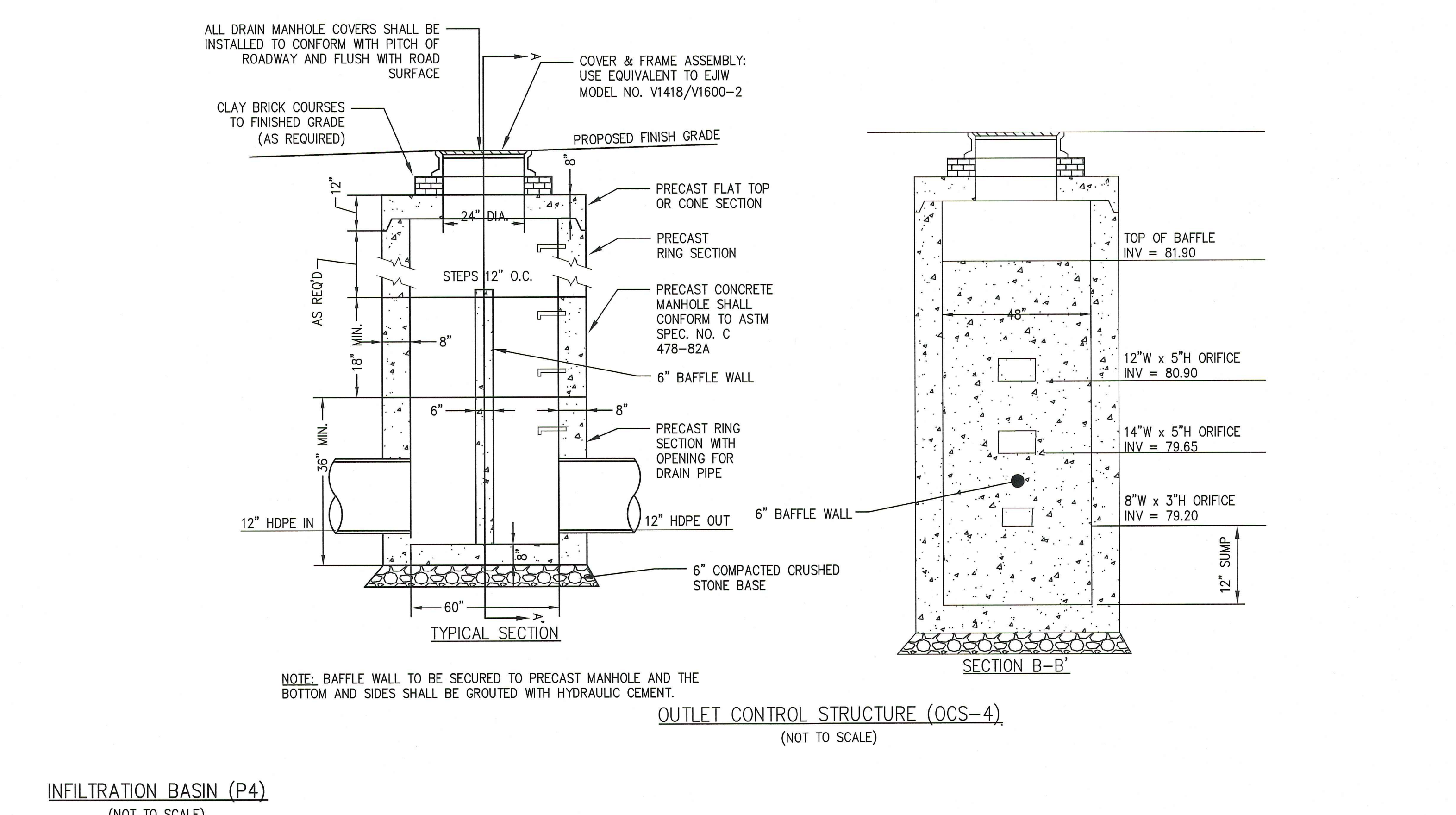
CLERK _____ DATE _____

APPROVED UNDER SUBDIVISION CONTROL LAW M.G.L. CHAPT. 141 SEC. 81U
DATE: _____

APPROVED BY: _____

APPROVED _____ SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED _____ BETWEEN THE GROVELAND PLANNING BOARD, ON BEHALF OF THE TOWN OF GROVELAND, _____ A COPY OF WHICH DECISION IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEED ON OR BEFORE _____ SUBJECT TO TERMS AND CONDITIONS OF A COVENANT DATED _____

_____ GROVELAND PLANNING BOARD.



INFILTRATION BASIN (P4)
(NOT TO SCALE)

DEFINITIVE SUBDIVISION
FOR A
STREET TO BE NAMED
IN
GROVELAND, MASSACHUSETTS
AT
181R SCHOOL STREET
(GROVELAND ASSESSOR'S MAP 34 LOT 13)
PREPARED FOR/APPLICANT:
GROVELAND REDEVELOPMENT, LLC
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P: 978-373-0310, W: WWW.MORINCAMERON.COM

| REVISIONS | | | DRAWING NO. |
|-----------|-------------|------|-------------|
| NO. | DESCRIPTION | DATE | |
| | | | C-11 |
| | | | |