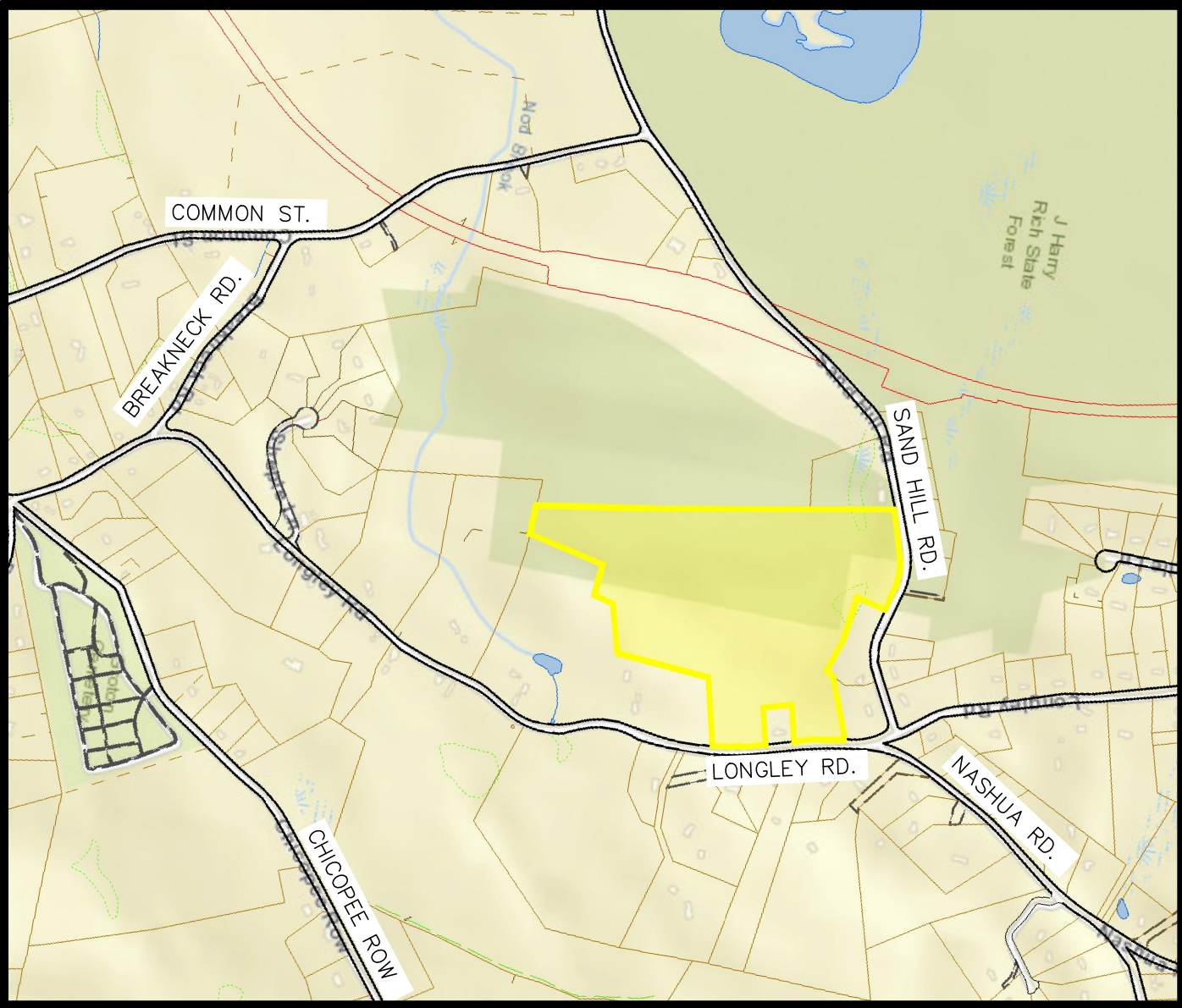
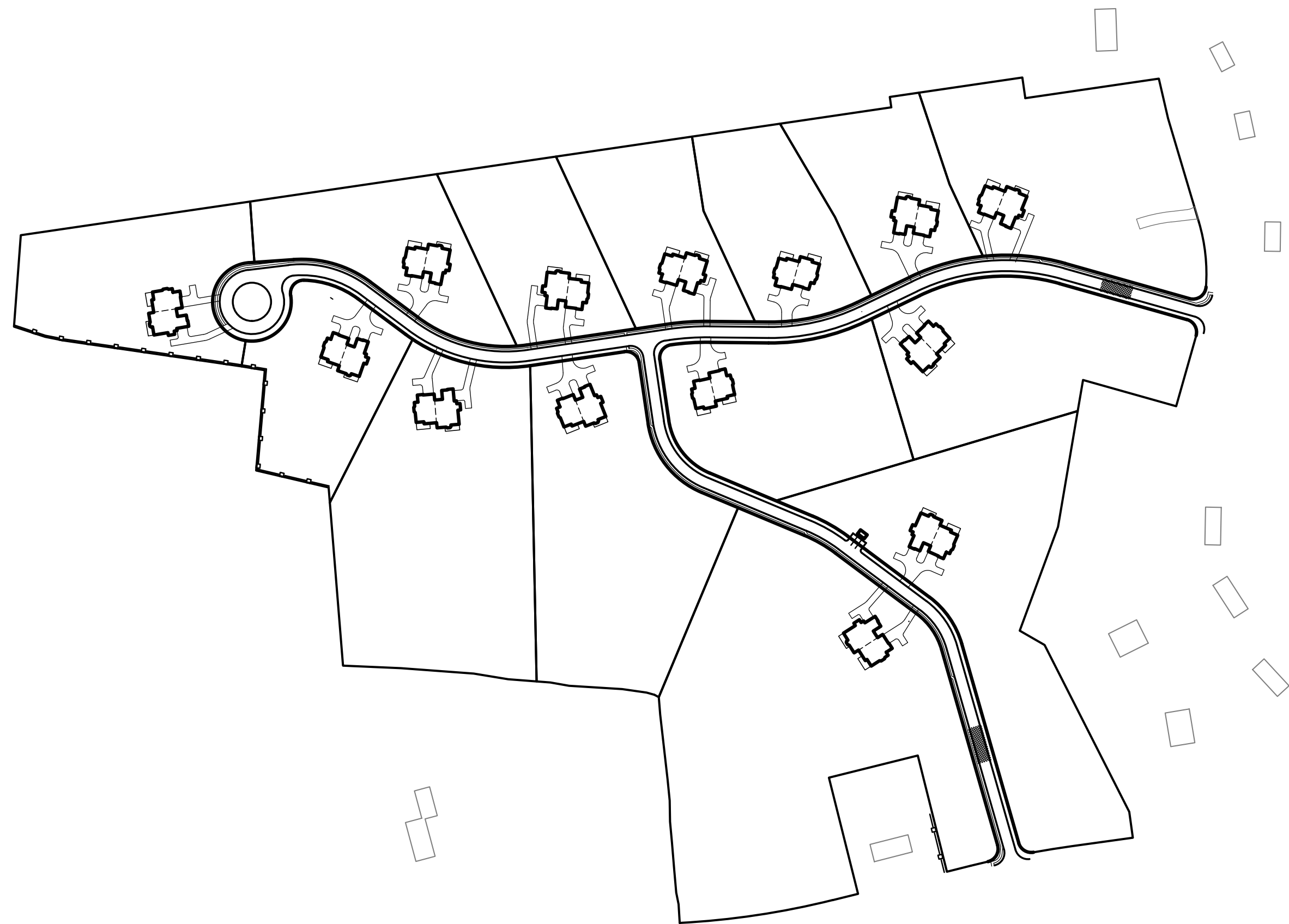
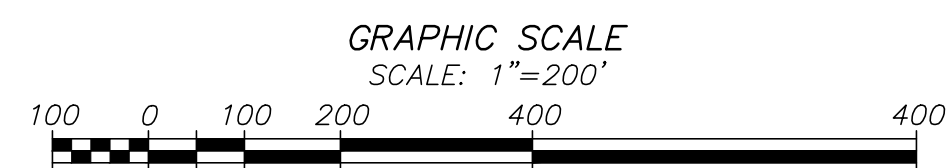




LOCUS MAP:
SCALE: 1" = 1000'



LOCUS CONTEXT MAP:



THE VILLAGE AT SHEPLEY HILL

SAND HILL ROAD & LONGLEY ROAD
(ASSESSOR'S PARCEL # 226 - 2)
-APPLICATION FOR A DEFINITIVE SUBDIVISION-

**PLANS AND DESIGN HAVE BEEN DEVELOPED IN ACCORDANCE WITH
THE PERFORMANCE STANDARDS SET FORTH IN THE GROTON ZONING
BYLAWS, SUBDIVISION RULES & REGULATIONS, AND EARTH REMOVAL
& STORMWATER MANAGEMENT BY-LAWS**

LOCATED IN
GROTON, MASSACHUSETTS

DATE: NOVEMBER 23, 2020
REVISED: DECEMBER 7, 2020

APPLICANT:
SHEPLEY HILL CAPITAL PARTNERS LLC
176 BARTON ROAD
STOWE, MASSACHUSETTS 01775
(617) 834-2556

RECORD OWNER:
H & G REALTY TRUST
LONGLEY ROAD
383 MAIN STREET
DUNSTABLE, MASSACHUSETTS 01827

LAND SURVEYOR/SITE CIVIL ENGINEER:



DRAWING INDEX:

SHEET 1	COVER SHEET & LOCUS CONTEXT MAP
SHEET 2-6	RECORD CONDITIONS PLANS
SHEET 7-11	PROPERTY RIGHTS PLANS
SHEET 12-16	GRADING/DRAINAGE PLANS
SHEET 17-21	PLANS & PROFILES
SHEET 22	EROSION & SEDIMENT CONTROL PLAN
SHEET 23-26	DETAIL SHEETS

REQUESTED WAIVERS:

- SECTION 381-10.C(2) - STREET WIDTHS
MINOR STREETS: 50 FEET OF RIGHT-OF-WAY AND PAVEMENT TO BE 22 FEET.
LANE PROPOSED PER PB REQUEST (40 FOOT R.O.W., PAVEMENT 20 FEET).
- SECTION 381-10.D(5) - GRADES
ALLOW CUTS AND FILLS GREATER THAN 7 FEET.

I DECLARE, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION, AND BELIEF, THAT
THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

NOTE:

NO CONSTRUCTION SHALL COMMENCE PRIOR TO ENDORSEMENT BY THE PLANNING
BOARD AND EVIDENCE OF RECORDING THE DEFINITIVE PLAN AND COVENANT AT THE
REGISTRY OF DEEDS IS SUBMITTED TO THE PLANNING BOARD.

APPROVED BY:
GROTON PLANNING BOARD

FOR MERIDIAN ASSOCIATES, INC.

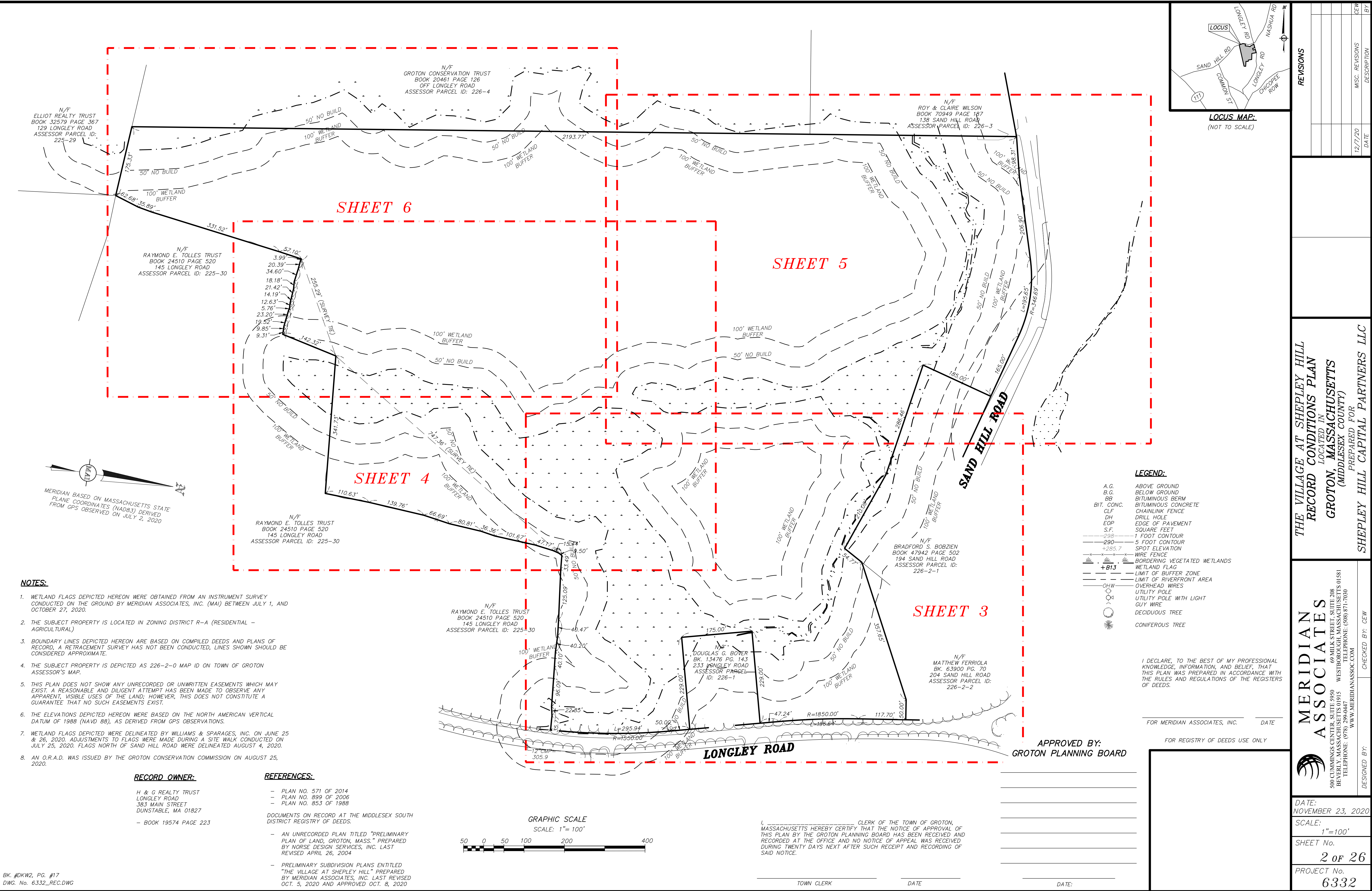
FOR REGISTRY OF DEEDS USE ONLY

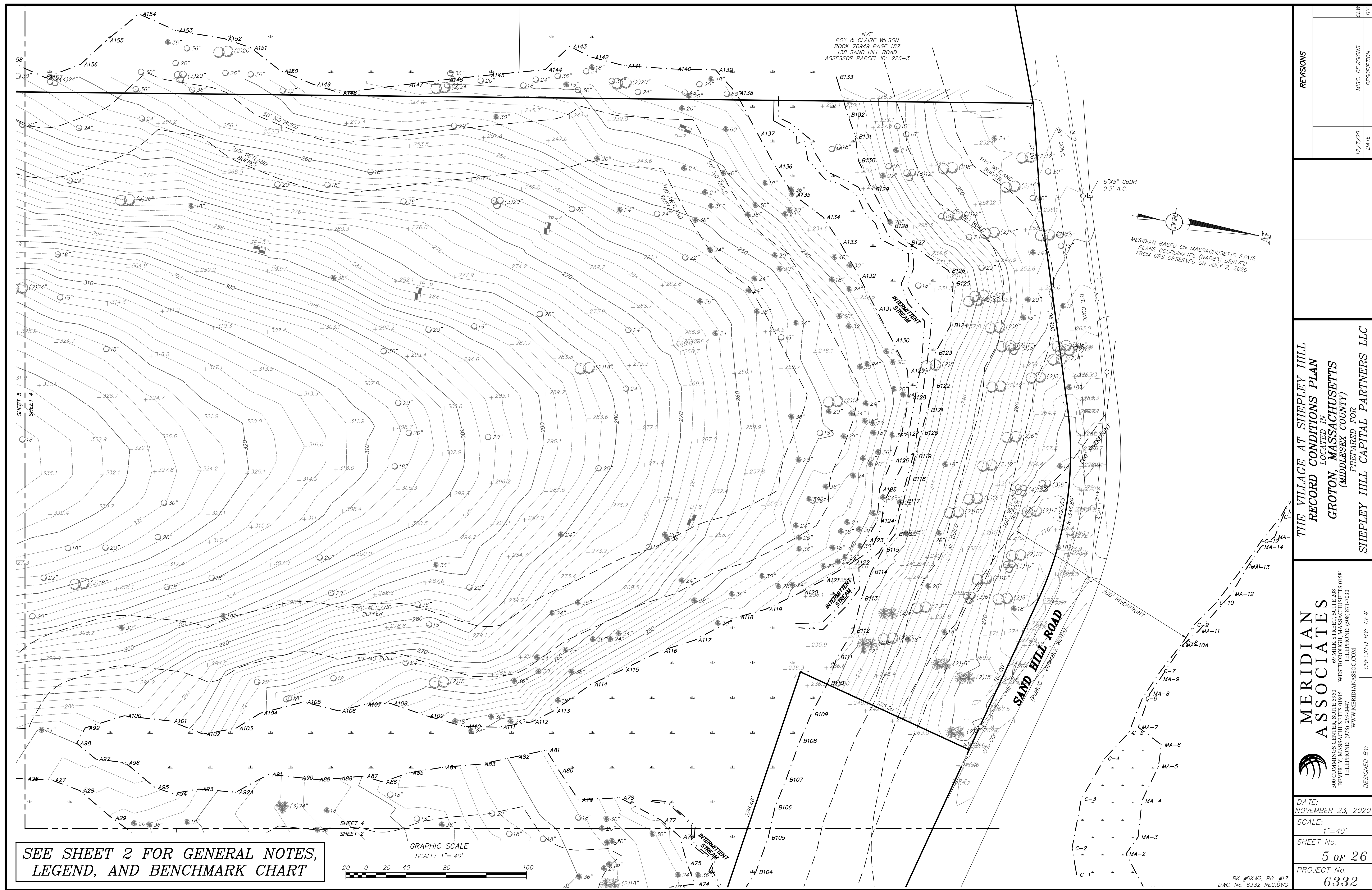
I, _____, CLERK OF THE TOWN OF GROTON,
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND
RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED
DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

TOWN CLERK

DATE

DATE:



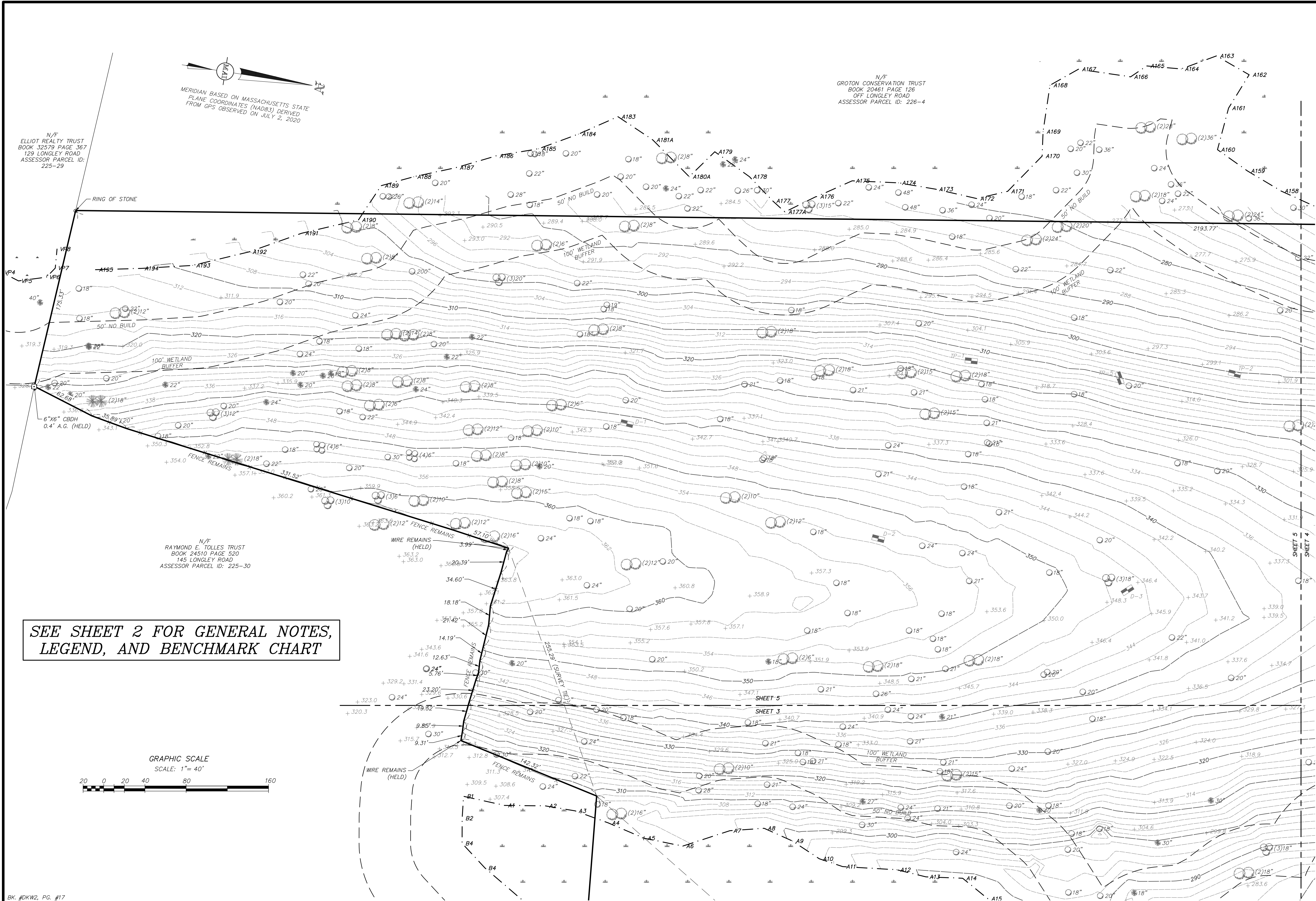


REVISIONS			
12/7/20		MISC. REVISIONS	CEW
DATE		DESCRIPTION	BY

***THE VILLAGE AT SHEPLEY HILL
RECORD CONDITIONS PLAN***
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC


MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 3950 69 MILK STREET, SUITE 208
 BOSTON, MASSACHUSETTS 02115 WEST BOSTON, MASSACHUSETTS 02151
 TELEPHONE: (978) 299-0447 TELEPHONE: (608) 871-7030
 WWW.MERIDIANASSOC.COM

DATE: NOVEMBER 23, 2020
SCALE: 1"=40'
SHEET No. 5 OF 26
PROJECT No. 6332



REVISIONS

NO.	DATE	DESCRIPTION
1	12/7/20	MISC. REVISIONS

THE VILLAGE AT SHEPLEY HILL
RECORD CONDITIONS PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES

500 CLIMBING CENTER SUITE 500
BEVERLY MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CEW
CHECKED BY: CEW

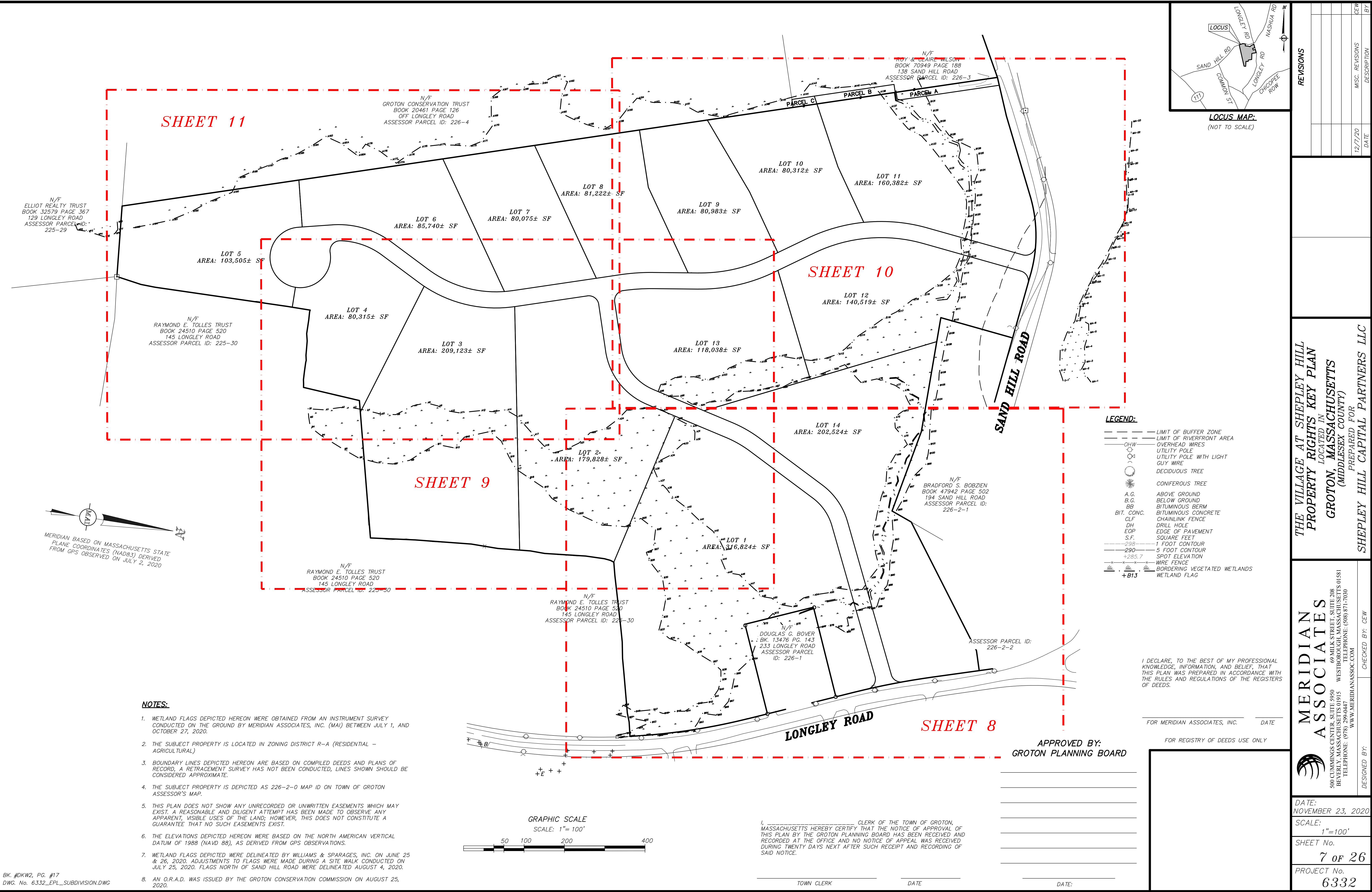
DATE:
NOVEMBER 23, 2020

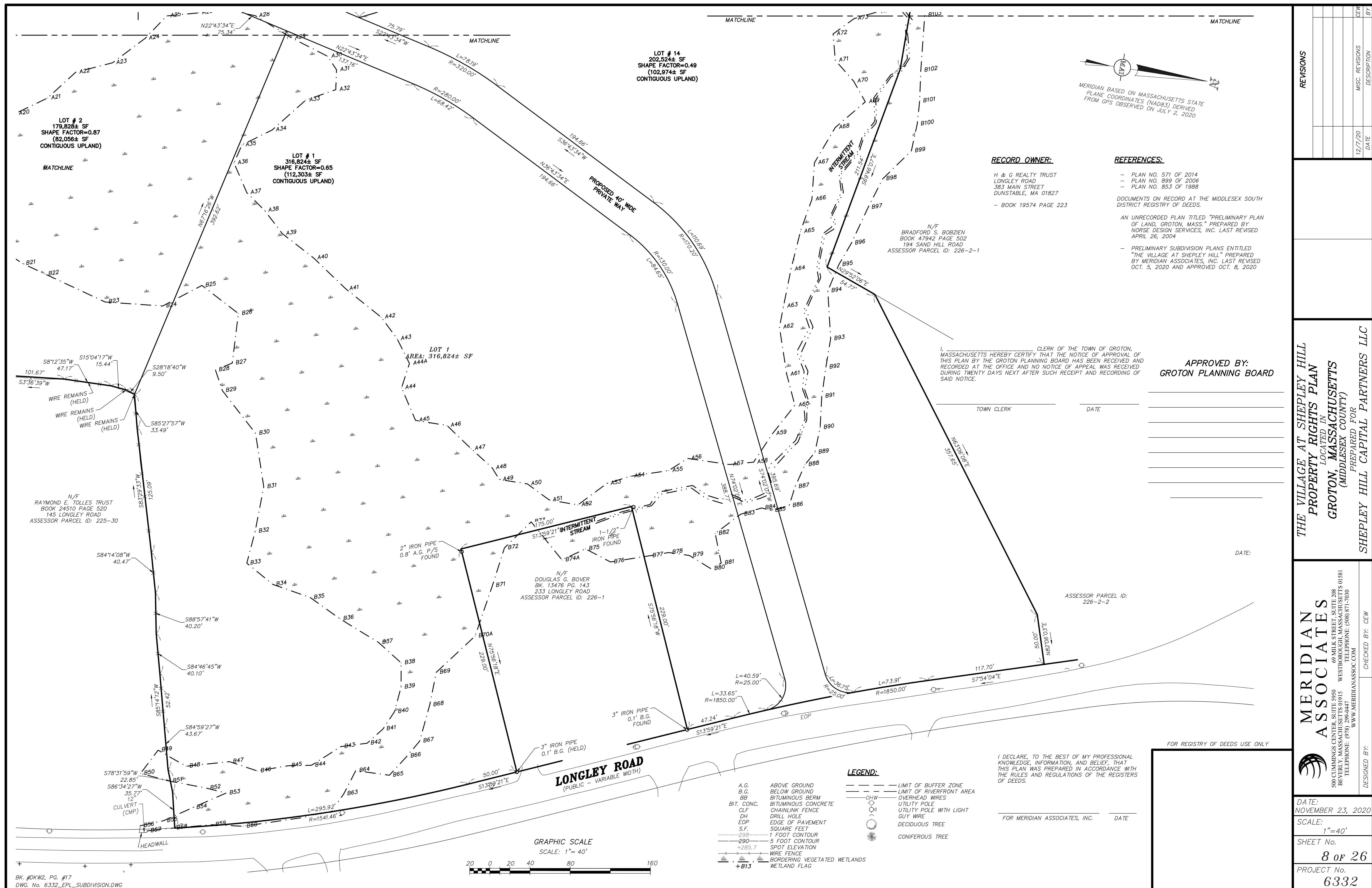
SCALE:
1"=40'

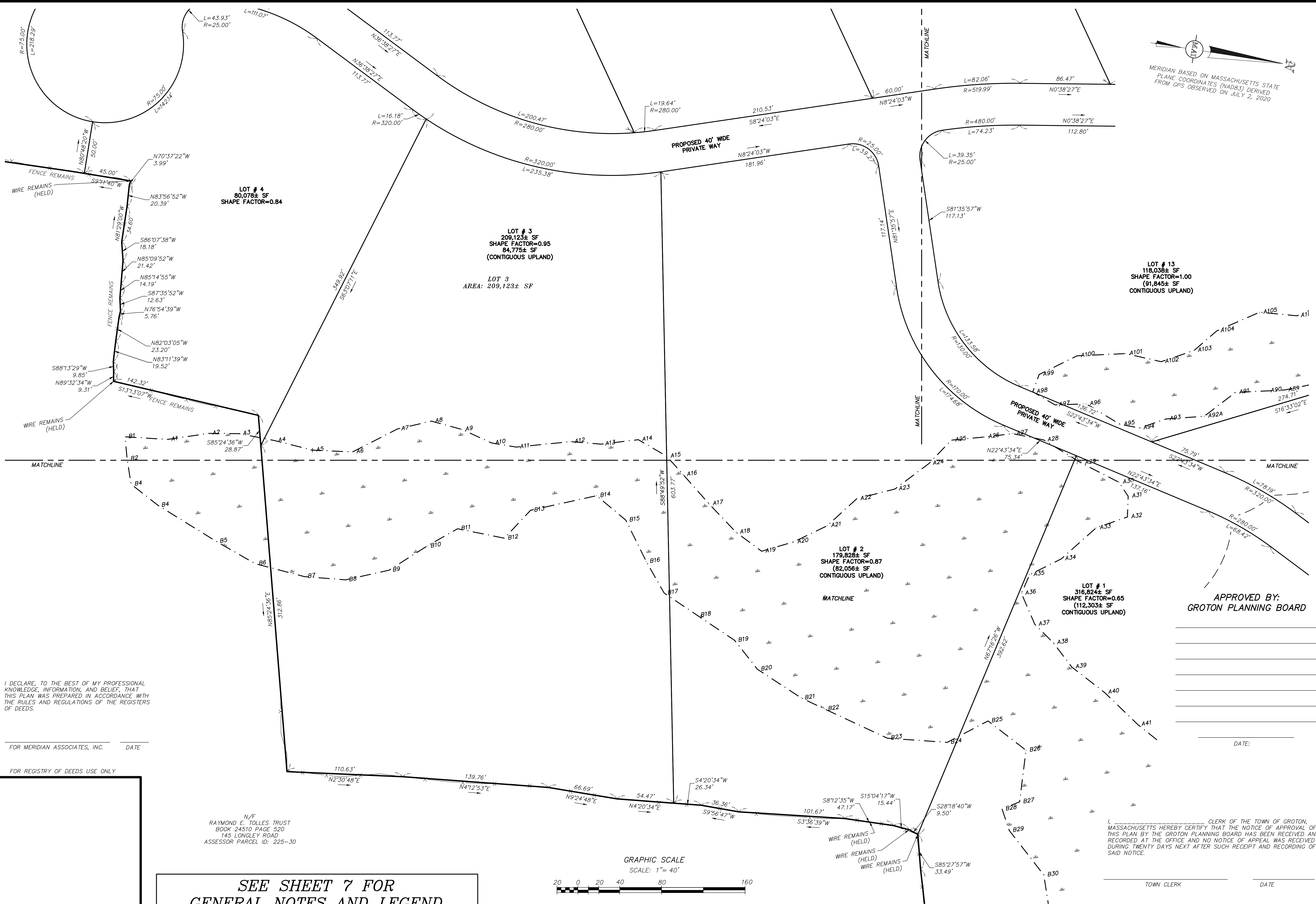
SHEET No.
6 OF 26

PROJECT No.
6332

BK. #DKW2, PG. #17
DWG. No. 6332_REC.DWG
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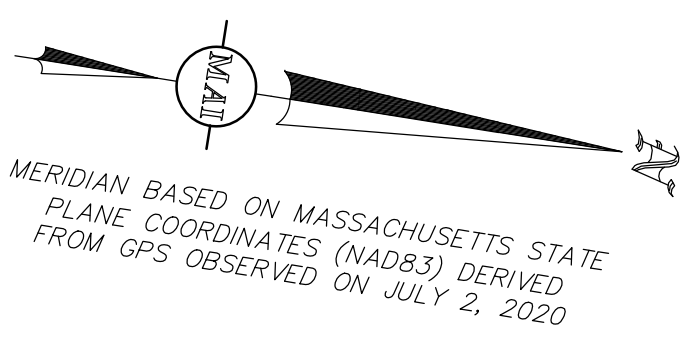
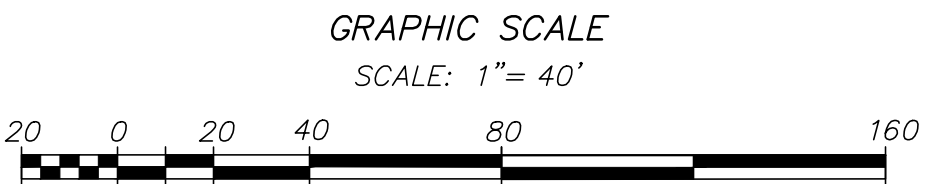
I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

N/F
RAYMOND E. TOLLES TRUST
BOOK 24510 PAGE 520
145 LONGLEY ROAD
ASSESSOR PARCEL ID: 225-30

SEE SHEET 7 FOR
GENERAL NOTES AND LEGEND



CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SAID RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE

APPROVED BY:
GROTON PLANNING BOARD

DATE:

REVISIONS

NO.	DATE	DESCRIPTION
1	12/7/20	MISC. REVISIONS

THE VILLAGE AT SHEPLEY HILL
PROPERTY RIGHTS PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES

500 CLIMMINGS CENTER, SUITE 5050
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CEW
CHECKED BY: CEW

DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.
9 OF 26

PROJECT No.
6332

BK. #DKW2, PG. #17
DWG. No. 6332_EPL_SUBDIVISION.DWG

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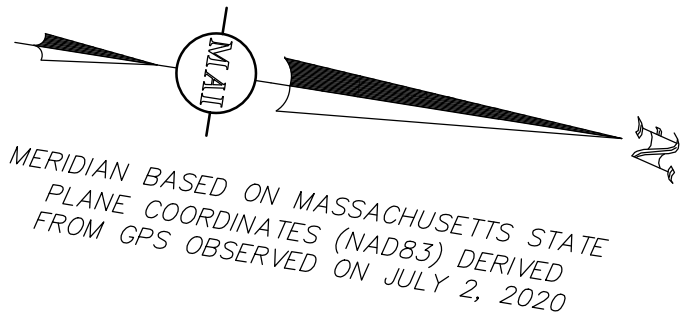
FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

N/F
ROY & CLAIRE WILSON
BOOK 70949 PAGE 188
138 SAND HILL ROAD
ASSESSOR PARCEL ID: 226-3

NOTES:

1. PARCEL A TO BE COMBINED WITH ROY & CLAIRE WILSON PROPERTY (138 SAND HILL ROAD).
2. PARCEL B TO BE PART OF LOT 11..
3. THE PARCEL C TO BE PART OF LOT 10.



MERIDIAN BASED ON MASSACHUSETTS STATE PLANE COORDINATES (NAD83) DERIVED FROM GPS OBSERVED ON JULY 2, 2020

LOT # 10
80,312± SF
SHAPE FACTOR=0.85

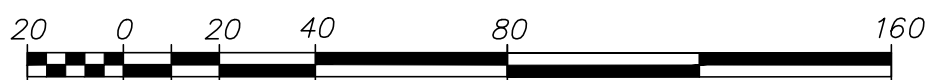
LOT # 11
160,382± SF
SHAPE FACTOR=0.89
(80,384± SF OF
CONTIGUOUS UPLAND)

LOT # 9
80,983± SF
SHAPE FACTOR=0.98

LOT # 12
140,518± SF
SHAPE FACTOR=0.81
(81,033± SF
CONTIGUOUS UPLAND)

LOT # 13
118,036± SF
SHAPE FACTOR=1.00
(91,845± SF
CONTIGUOUS UPLAND)

GRAPHIC SCALE
SCALE: 1"= 40'



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TOWN CLERK

DATE

DATE:

SEE SHEET 7 FOR
GENERAL NOTES AND LEGEND

APPROVED BY:
GROTON PLANNING BOARD

THE VILLAGE AT SHEPLEY HILL
PROPERTY RIGHTS PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN
ASSOCIATES



500 CLIMBING CENTER SUITE 500
BEVERLY MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

CHECKED BY: CEW

DESIGNED BY:

DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.
10 of 26

PROJECT No.
6332

BK. #DKW2, PG. #17
DWG. No. 6332_EPL_SUBDIVISION.DWG

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APPROVED BY:
GROTON PLANNING BOARD

CLERK OF THE TOWN OF GROTON,
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SAID NOTICE.

TOWN CLERK

DATE

DATE:

N/F
OT REALTY TRUST
C. 32579 PAGE 367
9 LONGLEY ROAD
ESSOR PARCEL ID:
225-29

LOT # 5
103,505± SF
SHAPE FACTOR=0.78
(92,145± SF
CONTIGUOUS UPLANDS)

LOT # 6
85,740± SF
SHAPE FACTOR=0.71

LOT # 7
80,075± SF
SHAPE FACTOR=0.91

LOT # 8
81,222± SF
SHAPE FACTOR=0.86

LOT # 4
80,078± SF
SHAPE FACTOR=0.84

LOT # 3
209,123± SF
SHAPE FACTOR=0.95
84,775± SF
(CONTIGUOUS UPLAND)

LOT 3
AREA: 209,123± SF

SEE SHEET 7 FOR
GENERAL NOTES AND LEGEND

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL
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OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC.

DATE

MERIDIAN
NAD83
N/F
GROTON CONSERVATION TRUST
BOOK 20461 PAGE 126
OFF LONGLEY ROAD
ASSESSOR PARCEL ID: 226-4

N/F
GROTON CONSERVATION TRUST
BOOK 20461 PAGE 126
OFF LONGLEY ROAD
ASSESSOR PARCEL ID: 226-4

THE VILLAGE AT SHEPLEY HILL
PROPERTY RIGHTS PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN
ASSOCIATES
500 CLIMMINGS CENTER, SUITE 5050
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

CHECKED BY: CEW

DESIGNED BY:

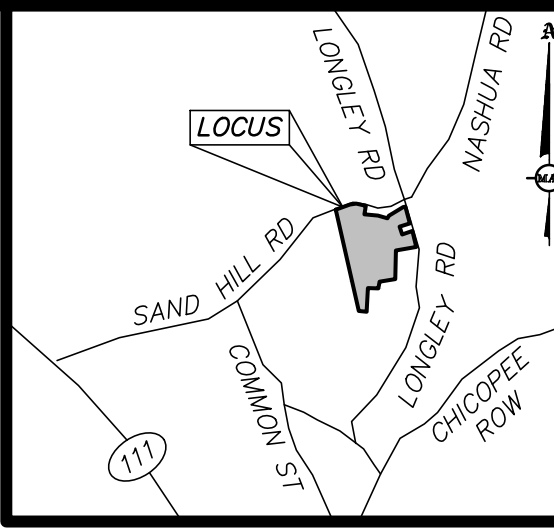
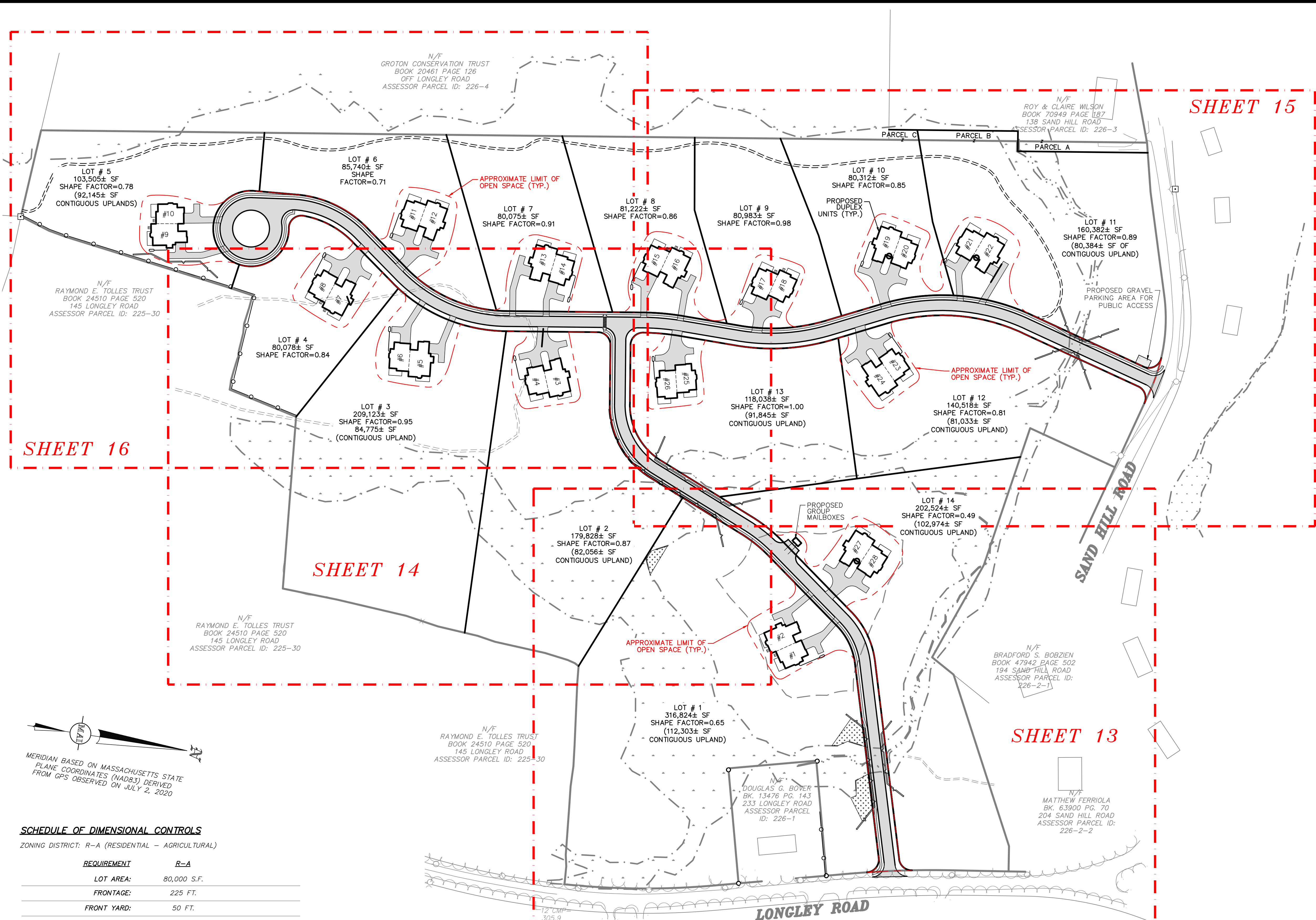
DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.
11 OF 26

PROJECT No.
6332

BK. #BKW2, PG. #17
DWG. No. 6332_EPL_SUBDIVISION.DWG



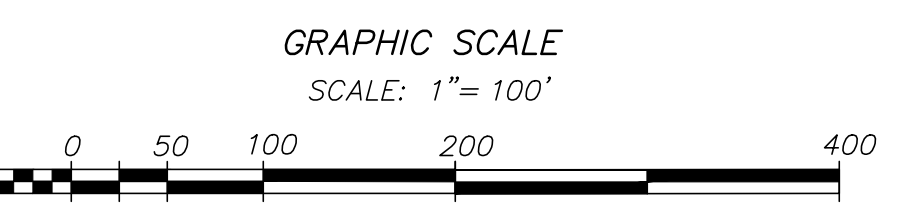
- LEGEND:**
- A.G. ABOVE GROUND
 - B.G. BELOW GROUND
 - BB. BITUMINOUS BERM
 - BIT. CONC. BITUMINOUS CONCRETE
 - CLF. CHAINLINK FENCE
 - DH. DRILL HOLE
 - EOP. EDGE OF PAVEMENT
 - S.F. SQUARE FEET
 - 298. 1 FOOT CONTOUR
 - 290. 5 FOOT CONTOUR
 - +285.7 SPOT ELEVATION
 - WIRE FENCE
 - BORDERING VEGETATED WETLANDS
 - WETLAND FLAG
 - LIMIT OF BUFFER ZONE
 - LIMIT OF RIVERFRONT AREA
 - OHW. OVERHEAD WIRES
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - GUY WIRE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED FENCE
 - PROPOSED BITUMINOUS BERM
 - PROPOSED SLOPED GRANITE CURB
 - PROPOSED RETAINING WALL
 - PROPOSED EROSION CONTROL SOCK
 - PROPOSED TREELINE
 - PD. PROPOSED DRAIN LINE
 - PROPOSED GRADE DIRECTION
 - PCB. PROPOSED CATCHBASIN
 - PDCB. PROPOSED DOUBLE CATCHBASIN
 - PDMH. PROPOSED DRAIN MANHOLE
 - PYD. PROPOSED NYLOPLAST DRAIN
 - PDMH. PROPOSED DRAIN MANHOLE
 - STC. PROPOSED STORMCEPTOR UNIT
 - OC. PROPOSED OUTLET CONTROL STRUCTURE
 - PFE. PROPOSED FLARED END
 - PS. PROPOSED SEWER LINE
 - PFM. PROPOSED FORCEMAIN
 - PSMH. PROPOSED SEWER MANHOLE
 - PTC. PROPOSED TELEPHONE-ELECTRIC-CABLE
 - PE. PROPOSED ELECTRIC CONDUIT
 - ET. PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED LIGHT
 - PW. PROPOSED WATER LINE
 - PROPOSED HYDRANT
 - PROPOSED WATER GATE
 - PROPOSED WATER SERVICE
 - RIPRAP AREA
 - PROPOSED MONUMENT TO BE PLACED
 - o=b/=i= INVERT ELEVATIONS
 - BC. BOTTOM OF CURB
 - BW. BOTTOM OF WALL
 - (DBO). DESIGNED BY OTHERS
 - GEN. PROPOSED GENERATOR
 - HR. PROPOSED HANDICAP RAMP
 - L=. PROPOSED PIPE LENGTH
 - PBB. PROPOSED BITUMINOUS BERM
 - PEOP. PROPOSED EDGE OF PAVEMENT
 - PGC. PROPOSED GRANITE CURB
 - R=. RIM ELEVATION
 - S=. PROPOSED PIPE SLOPE
 - TC. TOP OF CURB
 - TW. TOP OF WALL
 - PRD. PROPOSED ROOF DRAIN LINE

MERIDIAN BASED ON MASSACHUSETTS STATE
PLANE COORDINATES (NAD83) DERIVED
FROM GPS OBSERVED ON JULY 2, 2020

SCHEDULE OF DIMENSIONAL CONTROLS
ZONING DISTRICT: R-A (RESIDENTIAL - AGRICULTURAL)

REQUIREMENT	R-A
LOT AREA:	80,000 S.F.
FRONTAGE:	225 FT.
FRONT YARD:	50 FT.
SIDE YARD:	15 FT.
REAR YARD:	15 FT.

- NOTE:**
- WHERE POSSIBLE, APPLICANT WILL "MEANDER" SIDEWALKS ONTO DWELLING LOTS.
 - APPROXIMATE OPEN SPACE AFTER CONSTRUCTION WILL BE 38.5 ACRES (80%).



I, _____, CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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APPROVED BY:
GROTON PLANNING BOARD

FOR REGISTRY OF DEEDS USE ONLY

REVISIONS

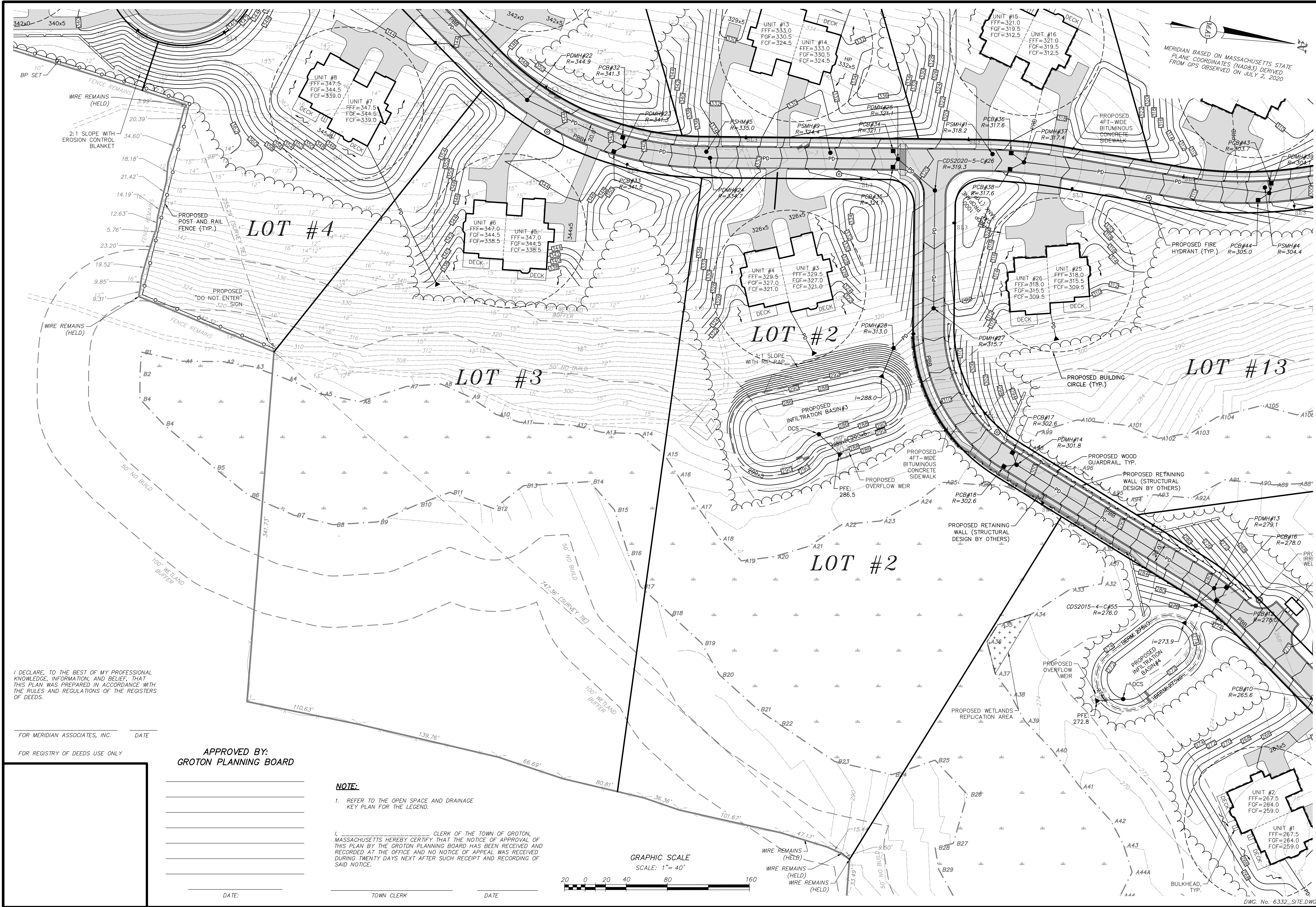
NO.	DATE	DESCRIPTION
1	12/7/20	MISC. REVISIONS

THE VILLAGE AT SHEPLEY HILL
OPEN SPACE & DRAINAGE KEY PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES
500 CLIMMINGS CENTER SUITE 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CEW
CHECKED BY: CEW

DATE: NOVEMBER 23, 2020
SCALE: 1"=100'
SHEET No. 12 of 26
PROJECT No. 6332



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE
FOR REGISTRY OF DEEDS USE ONLY

APPROVED BY:
GROTON PLANNING BOARD

NOTE:

1. REFER TO THE OPEN SPACE AND DRAINAGE KEY PLAN FOR THE LEGEND.

I, _____ CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

GRAPHIC SCALE

SCALE: 1" = 40'



MERIDIAN BASED ON MASSACHUSETTS STATE PLANE COORDINATES (NAD83) DERIVED FROM GPS OBSERVED ON JULY 2, 2020

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/7/20	MISC. REVISIONS	CEW

THE VILLAGE AT SHEPLEY HILL
GRADING/DRAINAGE PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CEW
CHECKED BY: CEW

DATE:
NOVEMBER 23, 2020

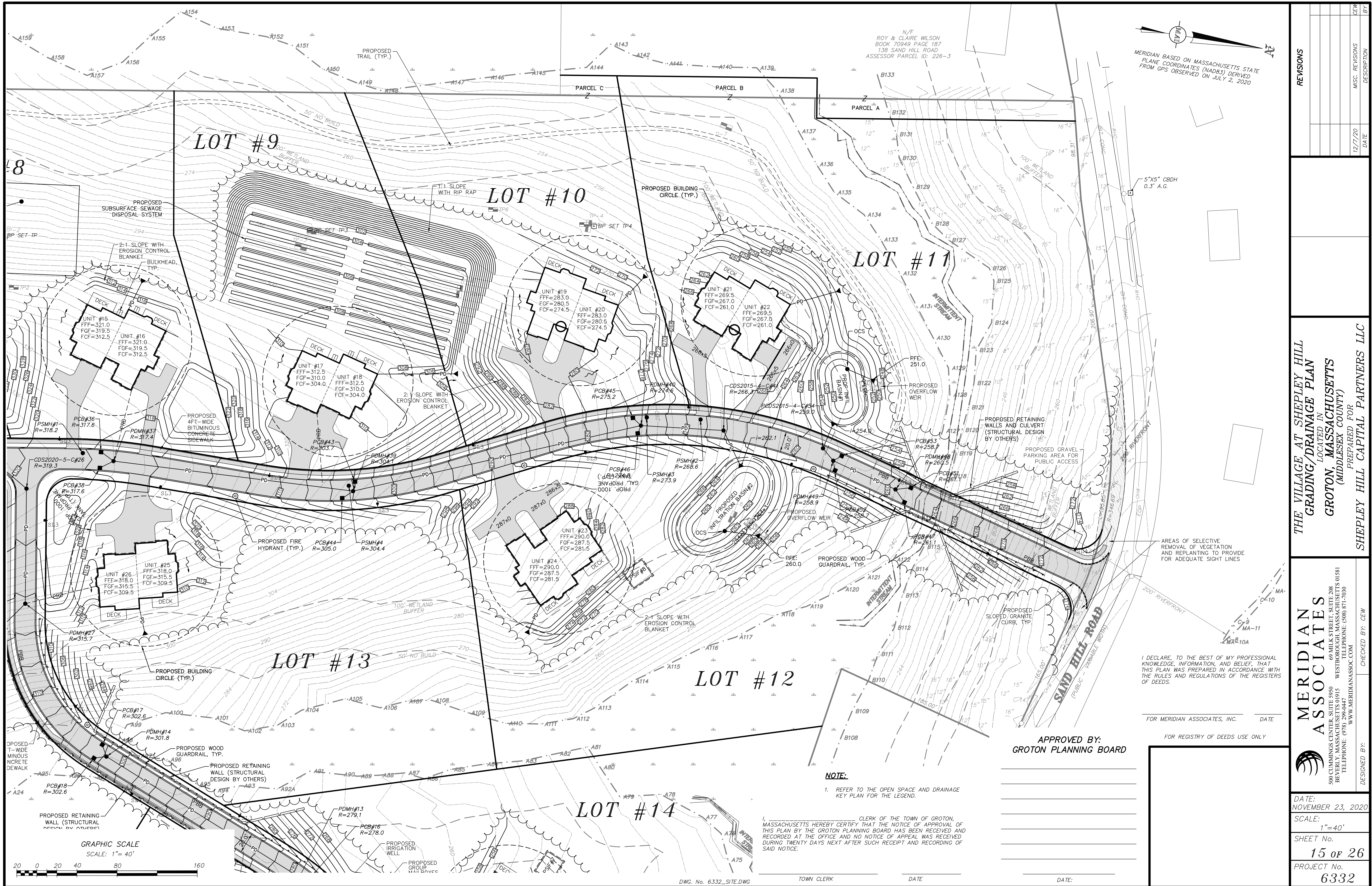
SCALE:
1"=40'

SHEET No.
14 of 26

PROJECT No.
6332

DWG. No. 6.332_SITE.DWG

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REVISIONS

NO.	DATE	DESCRIPTION
1	12/7/20	DATE
2		MISC. REVISIONS
3		BY

THE VILLAGE AT SHEPLEY HILL
GRADING/DRAINAGE PLAN
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CEW

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FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.
15 of 26

PROJECT No.
6332

NOTE:
1. REFER TO THE OPEN SPACE AND DRAINAGE KEY PLAN FOR THE LEGEND.

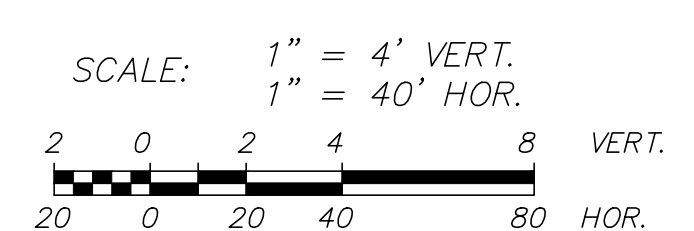
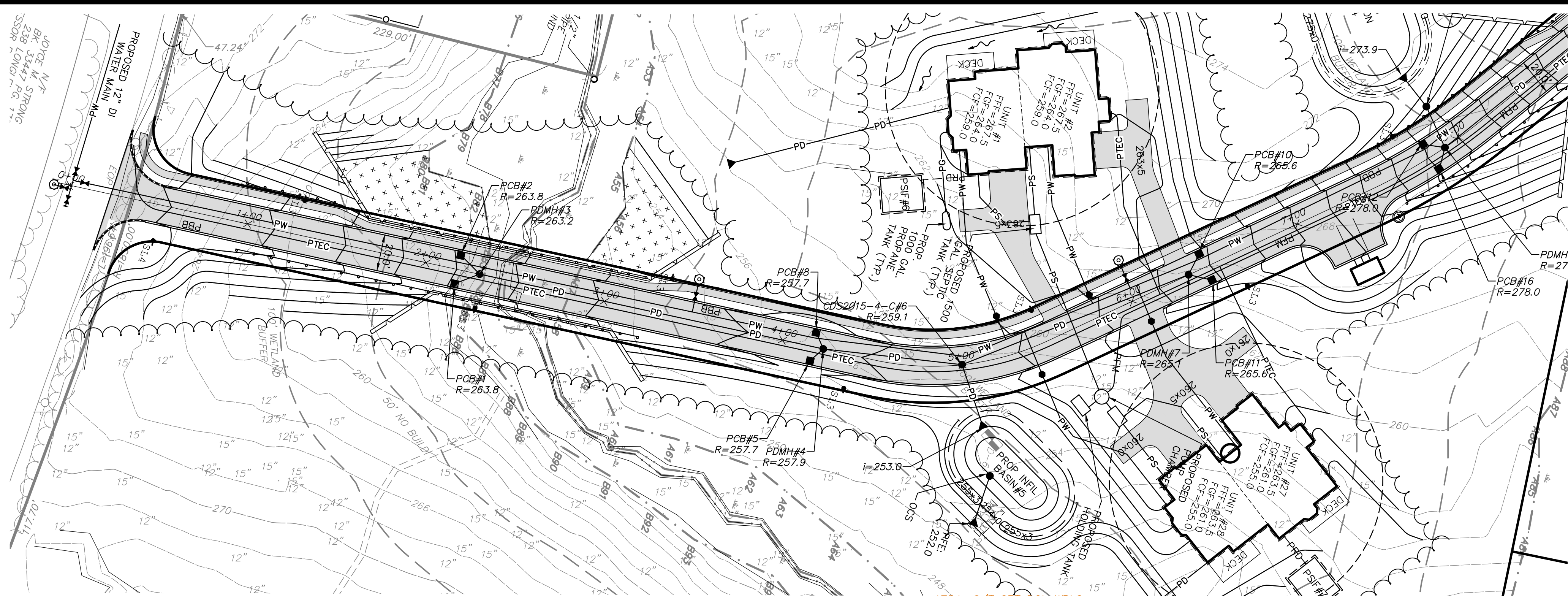
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APPROVED BY:
GROTON PLANNING BOARD

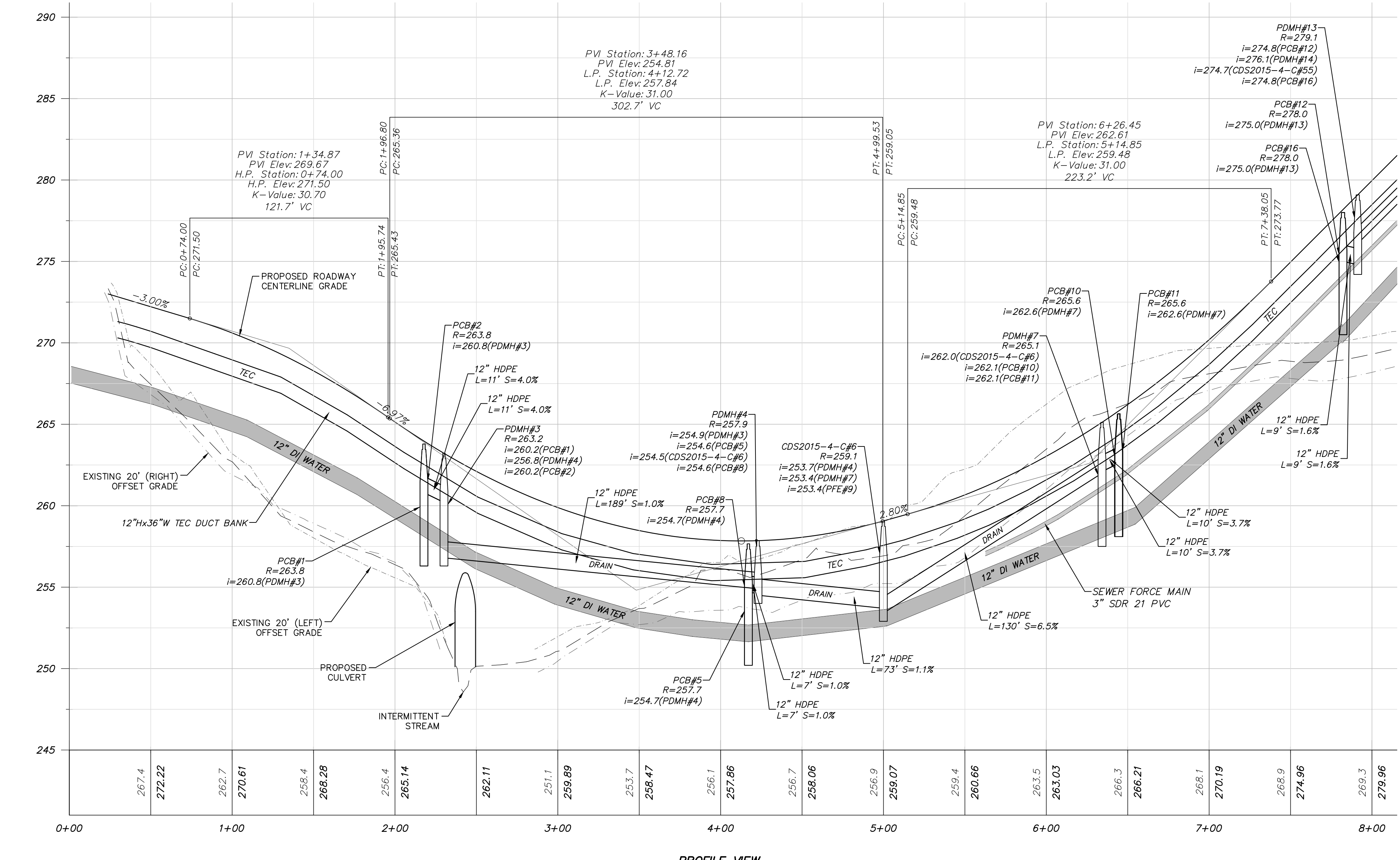
DATE: _____

DATE: _____

DATE: _____



- NOTES:**
- EACH BUILDING WILL BE SERVED BY A 1000 GALLON UNDERGROUND PROPANE TANK. LOCATIONS TO BE DETERMINED BY THE APPLICANT.
 - EACH BUILDING WILL BE SERVED BY A FOOTING DRAIN TO DAYLIGHT TO THE SURFACE. OUTLET LOCATIONS ARE TO BE DETERMINED.
 - CATCH BASIN RIMS TO BE SET AT BINDER PAVEMENT ELEVATION DURING CONSTRUCTION AND ADJUSTED TO FINAL ELEVATION WHEN FINAL PAVING IS INSTALLED.
 - REFER TO THE OPEN SPACE AND DRAINAGE KEY PLAN FOR THE LEGEND.
 - REFER TO THE WATER EXTENSION PLANS BY PROVENCHER ENGINEERING, LLC DATED NOVEMBER 11, 2020.
 - THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND THE SANITARY SEWER COLLECTION SYSTEM SHALL BE APPROVED BY THE GROTON BOARD OF HEALTH. REFER TO THE SUBSURFACE SEWAGE DISPOSAL SYSTEM PLANS FOR THE DESIGN OF THE SYSTEM.



I, _____, CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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TOWN CLERK _____ DATE _____

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

FOR REGISTRY OF DEEDS USE ONLY

APPROVED BY:
GROTON PLANNING BOARD

DESIGNED BY: CEW

CHECKED BY: CEW

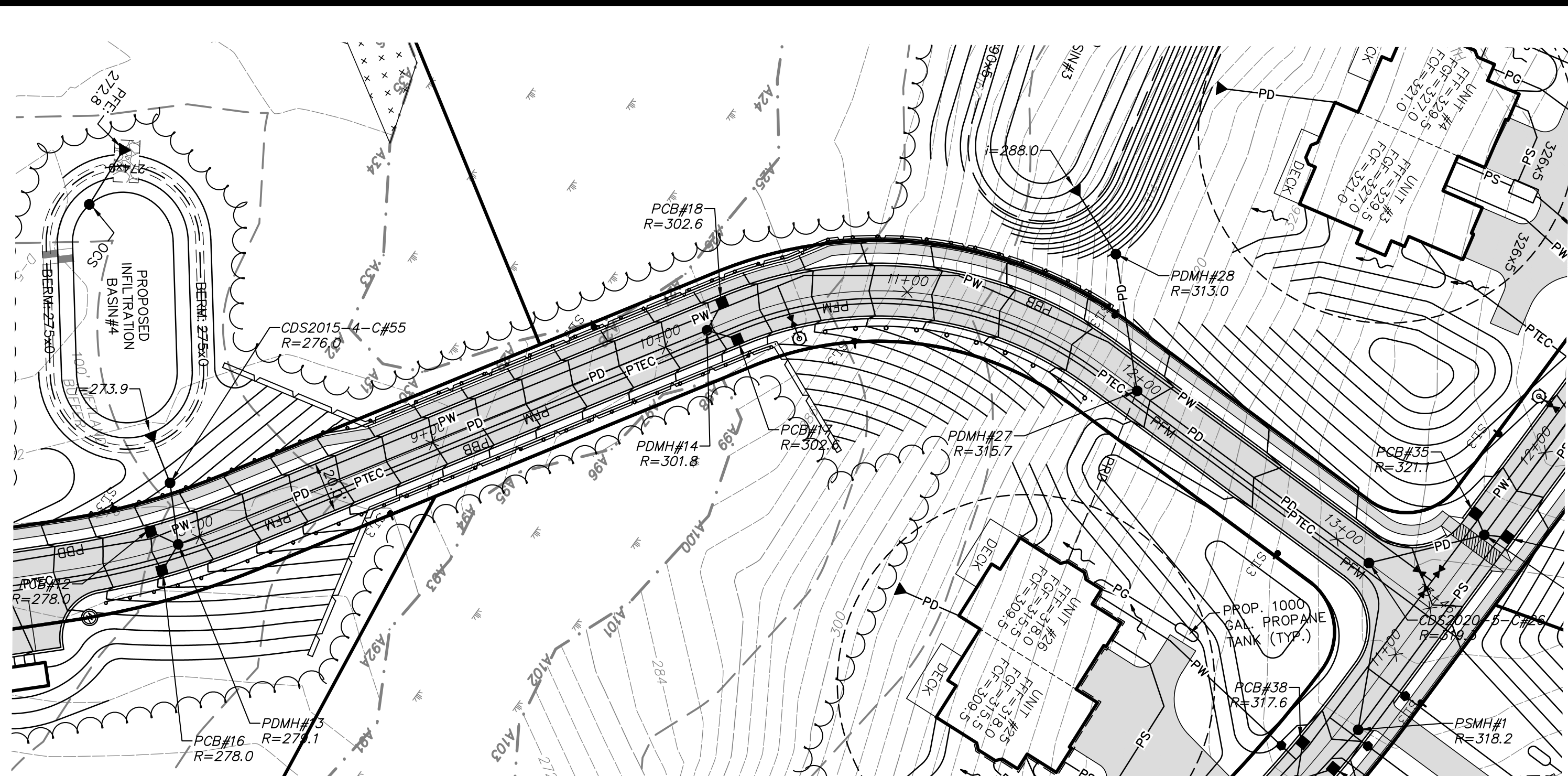
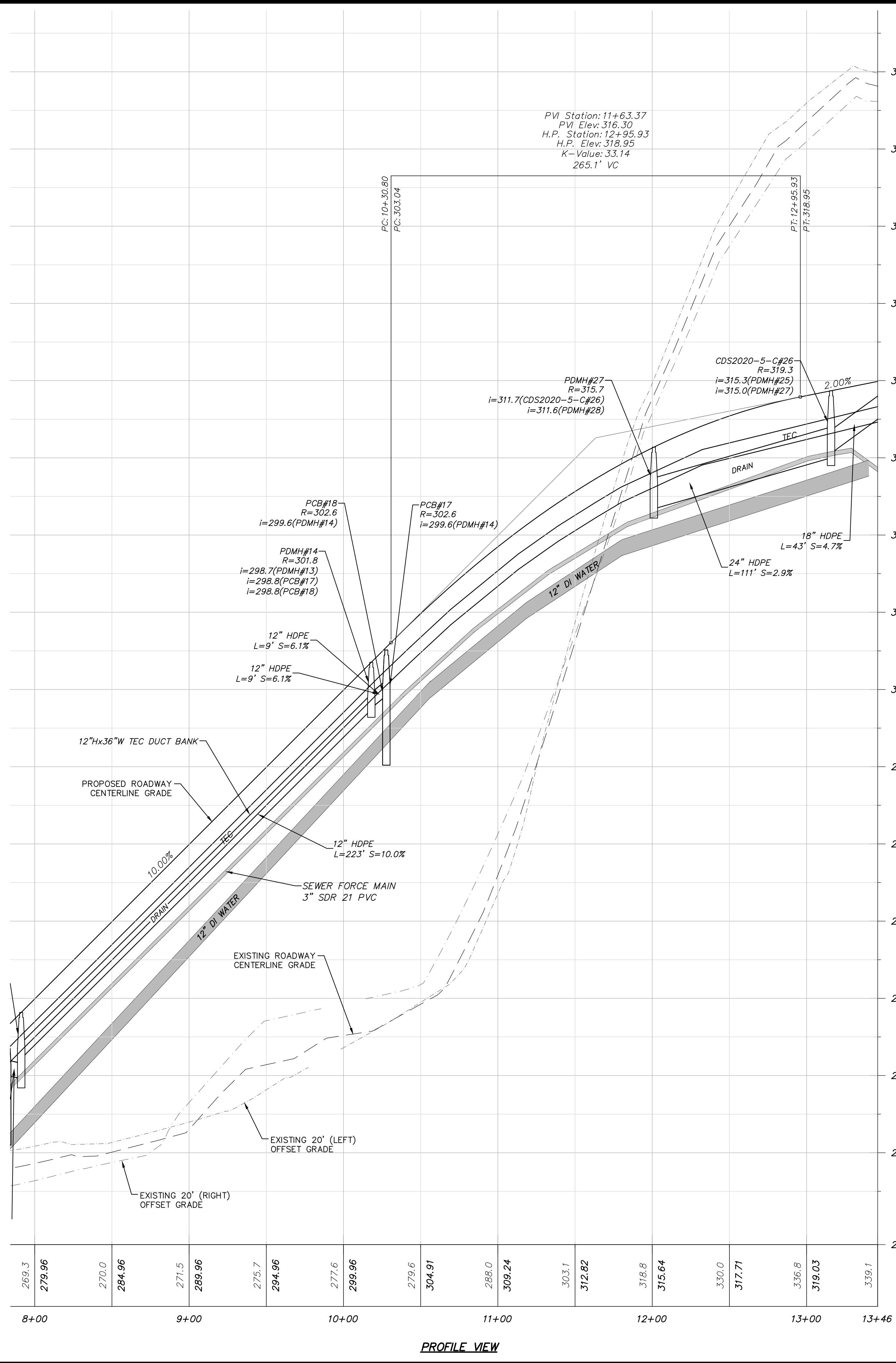
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/7/20	MISC. REVISIONS	CEW

THE VILLAGE AT SHEPLEY HILL
ROAD B - PLAN & PROFILE
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES
500 CLIMMINGS CENTER, SUITE 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (781) 299-0447
WWW.MERIDIANASSOC.COM

DATE: NOVEMBER 23, 2020
SCALE: 1"=40'
SHEET No. 17 of 26
PROJECT No. 6332



NOTES:

1. EACH BUILDING WILL BE SERVED BY A 1000 GALLON UNDERGROUND PROPANE TANK. LOCATIONS TO BE DETERMINED BY THE APPLICANT.
2. EACH BUILDING WILL BE SERVED BY A FOOTING DRAIN TO DAYLIGHT TO THE SURFACE. OUTLET LOCATIONS ARE TO BE DETERMINED.
3. CATCH BASIN RIMS TO BE SET AT BINDER PAVEMENT ELEVATION DURING CONSTRUCTION AND ADJUSTED TO FINAL ELEVATION WHEN FINAL PAVING IS INSTALLED.
4. REFER TO THE OPEN SPACE AND DRAINAGE KEY PLAN FOR THE LEGEND.
5. REFER TO THE WATER EXTENSION PLANS BY PROVENCHER ENGINEERING, LLC DATED NOVEMBER 11, 2020.
6. THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND THE SANITARY SEWER COLLECTION SYSTEM SHALL BE APPROVED BY THE GROTON BOARD OF HEALTH. REFER TO THE SUBSURFACE SEWAGE DISPOSAL SYSTEM PLANS FOR THE DESIGN OF THE SYSTEM.

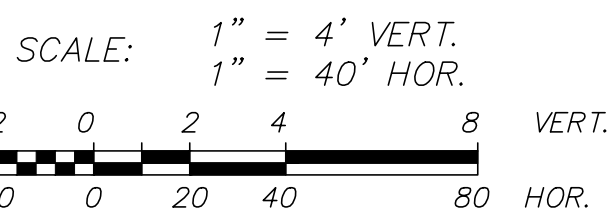
I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

APPROVED BY:
GROTON PLANNING BOARD

DATE:



DWG. No. 6332_SITE.DWG

TOWN CLERK

DATE



MERIDIAN ASSOCIATES
500 CLIMMINGS CENTER, SUITE 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

CHECKED BY: CEW

DESIGNED BY:

DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.

18 of 26

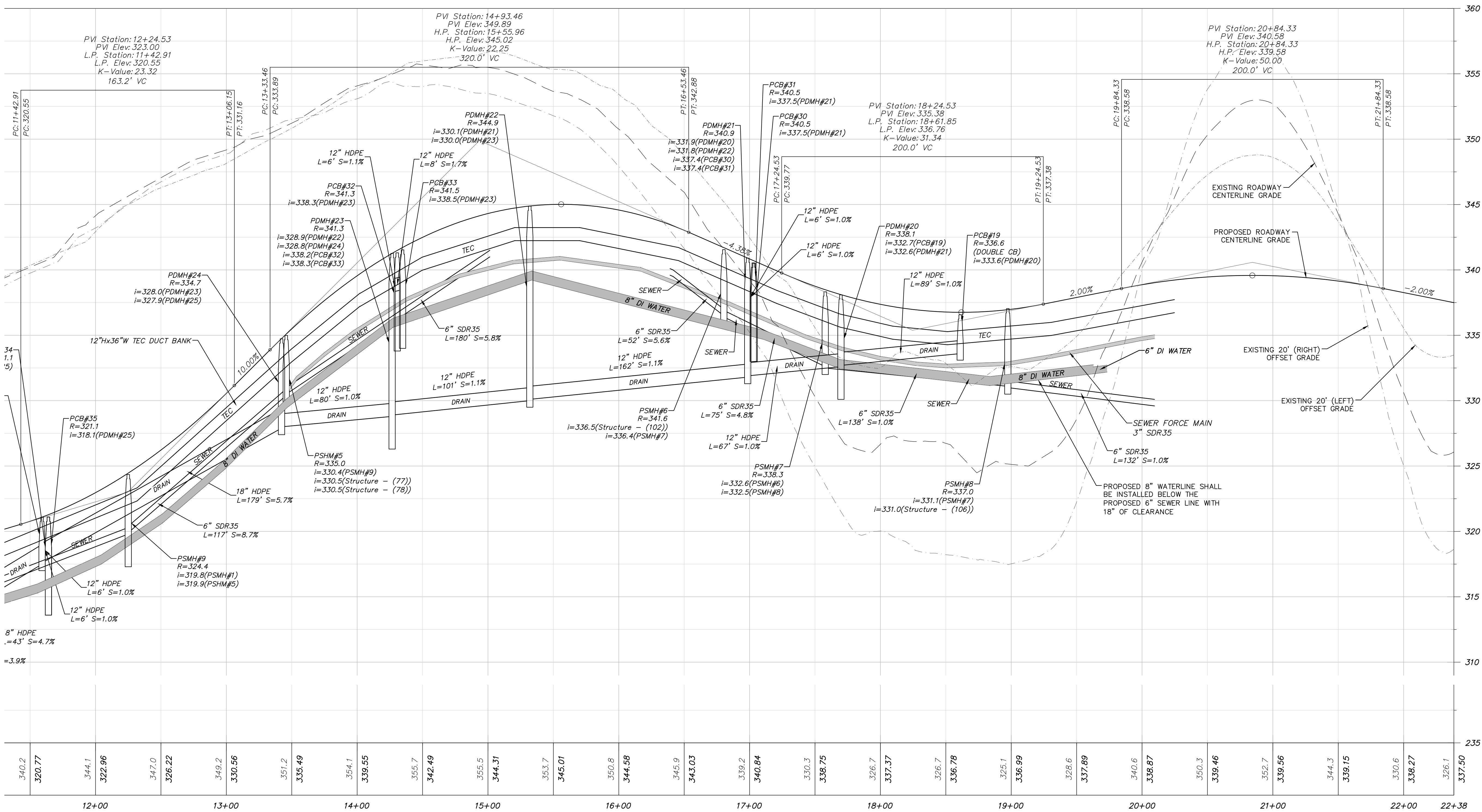
PROJECT No.

6332

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/7/20	MISC. REVISIONS	CEW

THE VILLAGE AT SHEPLEY HILL
ROAD B - PLAN & PROFILE
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC



PROFILE VIEW - PART 2

NOTES:

- EACH BUILDING WILL BE SERVED BY A 1000 GALLON UNDERGROUND PROPANE TANK. LOCATIONS TO BE DETERMINED BY THE APPLICANT.
- EACH BUILDING WILL BE SERVED BY A FOOTING DRAIN TO DAYLIGHT TO THE SURFACE. OUTLET LOCATIONS ARE TO BE DETERMINED.
- CATCH BASIN RIMS TO BE SET AT BINDER PAVEMENT ELEVATION DURING CONSTRUCTION AND ADJUSTED TO FINAL ELEVATION WHEN FINAL PAVING IS INSTALLED.
- REFER TO THE OPEN SPACE AND DRAINAGE KEY PLAN FOR THE LEGEND.
- REFER TO THE WATER EXTENSION PLANS BY PROVENCHER ENGINEERING, LLC DATED NOVEMBER 11, 2020.
- THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND THE SANITARY SEWER COLLECTION SYSTEM SHALL BE APPROVED BY THE GROTON BOARD OF HEALTH. REFER TO THE SUBSURFACE SEWAGE DISPOSAL SYSTEM PLANS FOR THE DESIGN OF THE SYSTEM.

SCALE: 1" = 4' VERT.
1" = 40' HOR.

2 0 2 4 8 VERT.
20 0 20 40 80 HOR.

I, _____ CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

APPROVED BY:
GROTON PLANNING BOARD

DATE:

FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY



DATE:
NOVEMBER 23, 2020

SCALE:
1"=40'

SHEET No.

20 of 26

PROJECT No.

6332

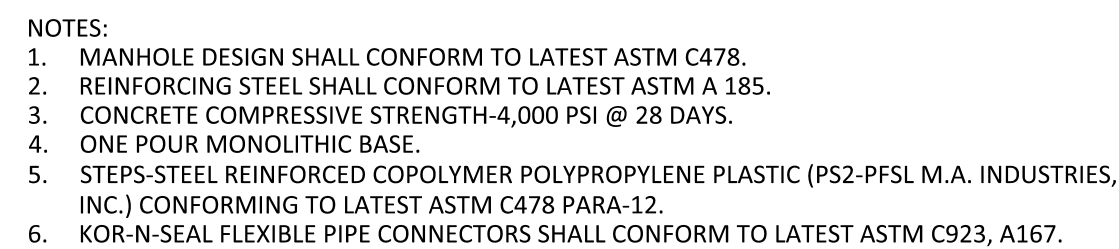
THE VILLAGE AT SHEPLEY HILL
ROAD A - PLAN & PROFILE
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN ASSOCIATES
60 MILE STREET, SUITE 208
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

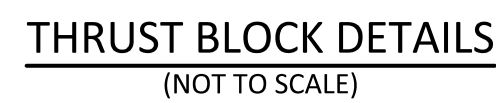
DESIGNED BY: CEW
CHECKED BY: CEW

REVISIONS

NO.	DATE	DESCRIPTION
1	12/7/20	MISC. REVISIONS

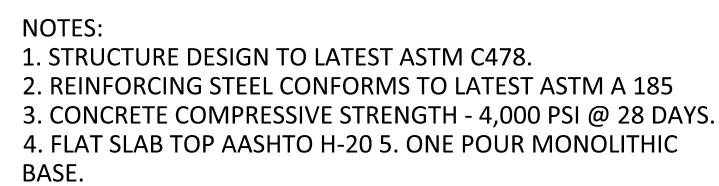


(NOT TO SCALE)



1. MANHOLE DESIGN IN LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
6. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-5-201A SPEC.

(NOT TO SCALE)



(NOT TO SCALE)

TYPICAL TRENCH SECTION
(NOT TO SCALE)



(NOT TO SCALE)

I, _____ CLERK OF THE TOWN OF GROTON,
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND
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DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

TOWN CLERK

DATE _____

DATE: _____

REVISIONS	
12/7/20	MISC. REVISIONS BY
DATE	DESCRIPTION

THE VILLAGE AT SHEPLEY HILL
DETAIL SHEET
LOCATED IN
GROTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHEPLEY HILL CAPITAL PARTNERS L.P.

**MERIDIAN
ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 208
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

CHECKED BY: CEW

DESIGNED BY:

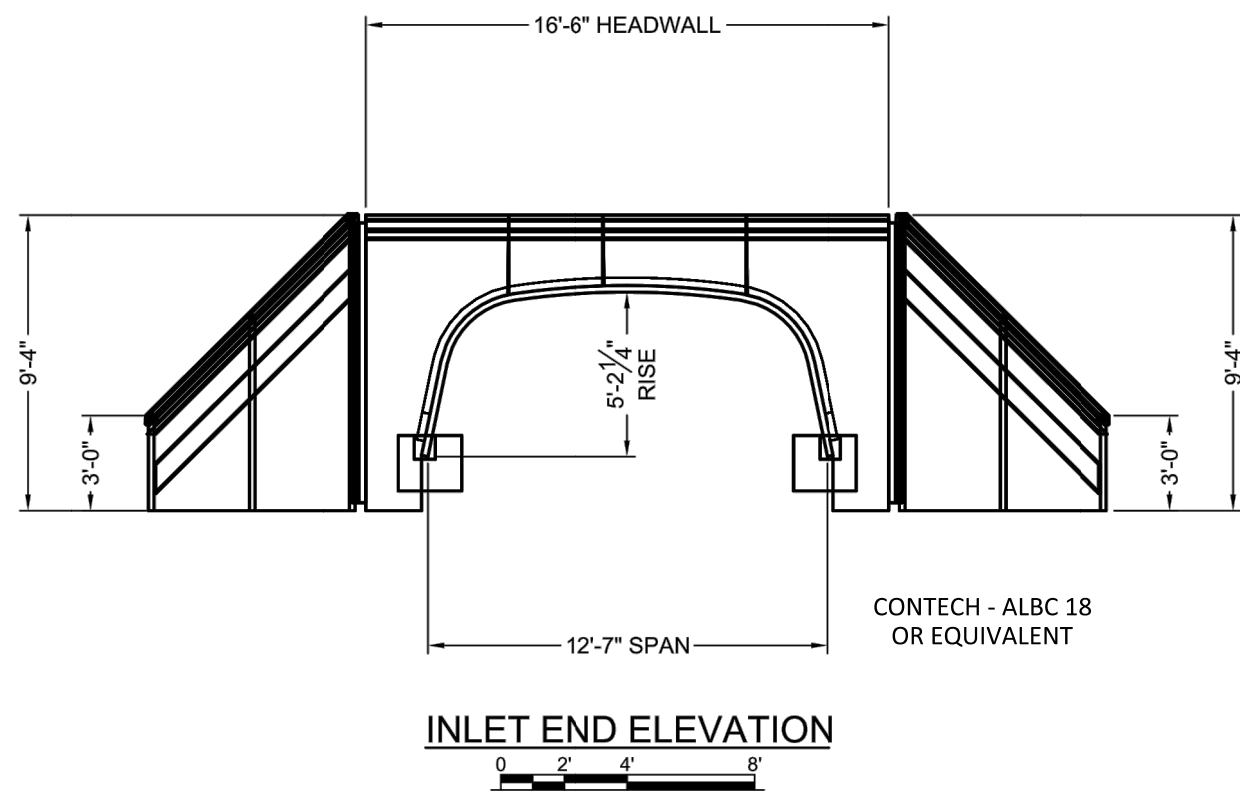
DATE:
NOVEMBER 23, 2020

SCALE:
N T S

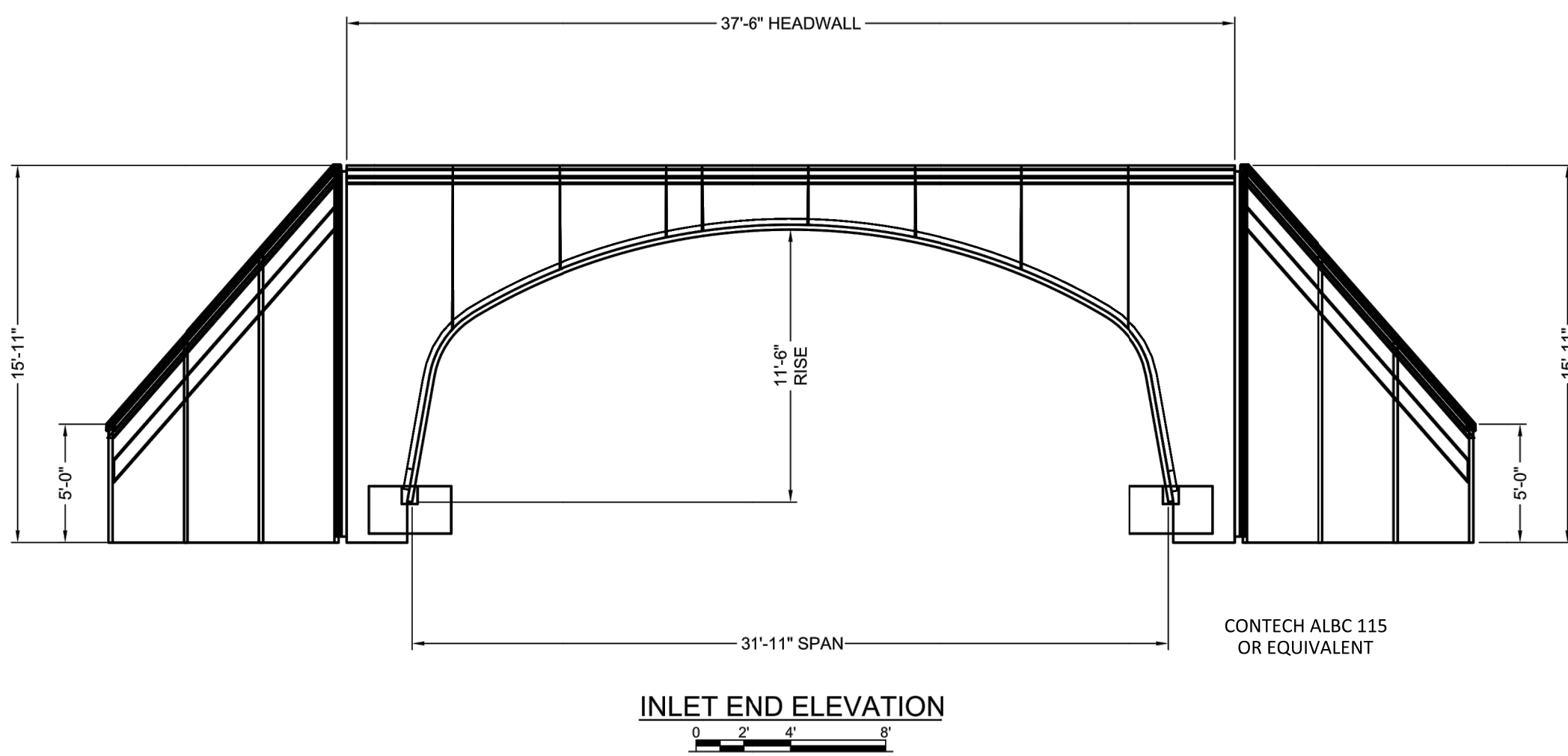
SHEET No.

23 OF 26

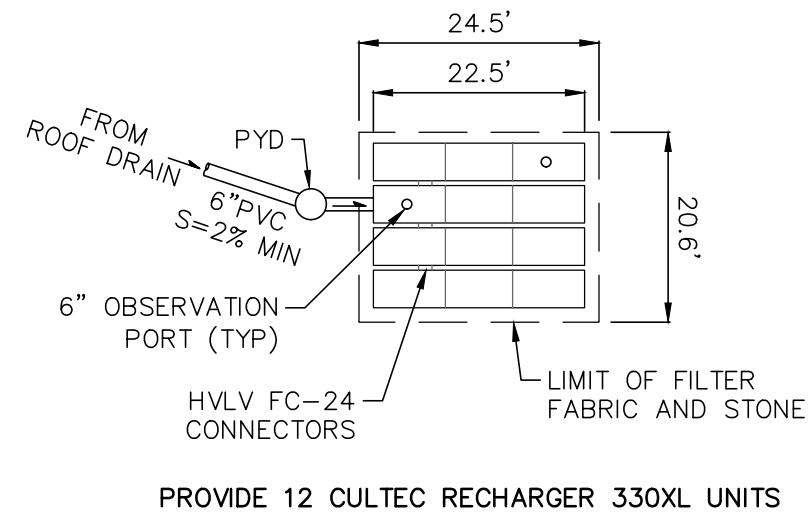
PROJECT No.
6332



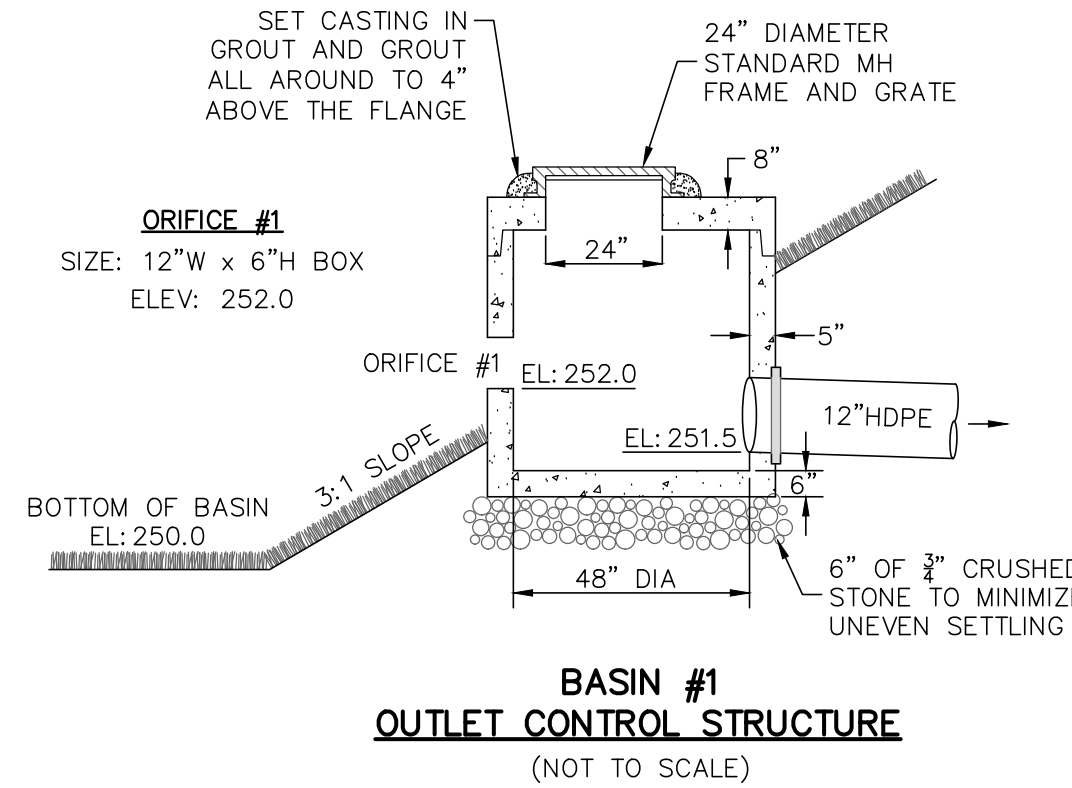
SCHEMATIC CULVERT CROSSING - ROAD A



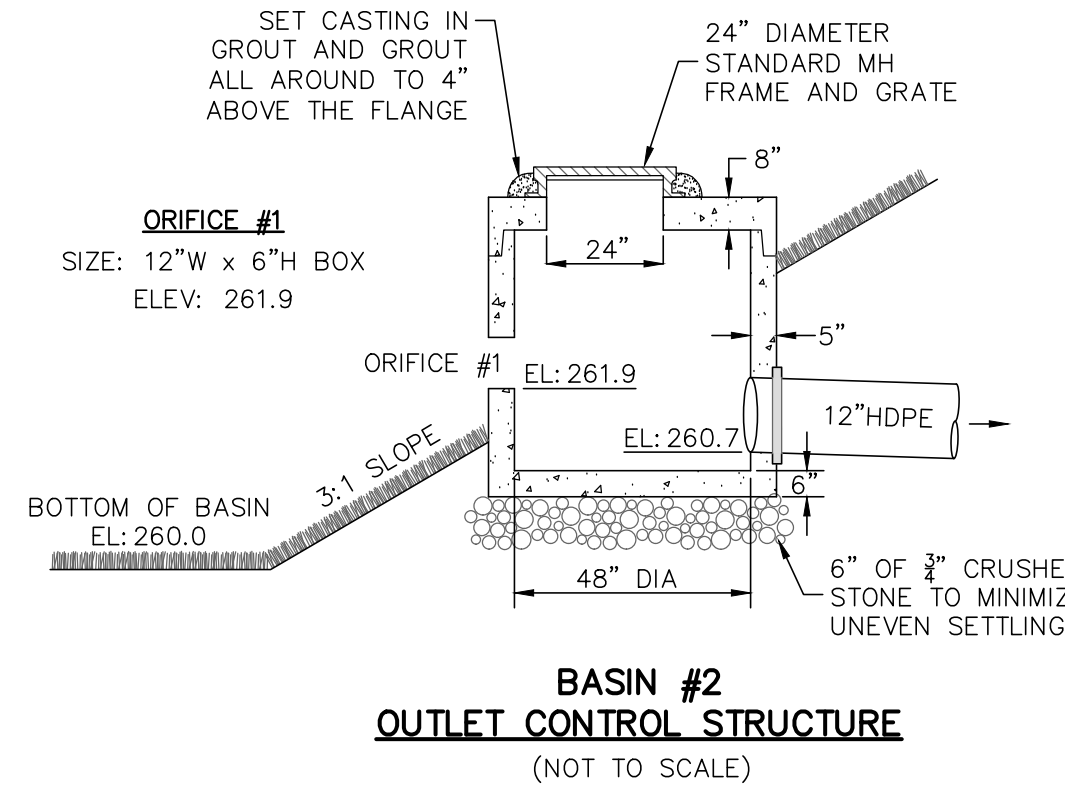
SCHEMATIC CULVERT CROSSING - ROAD B



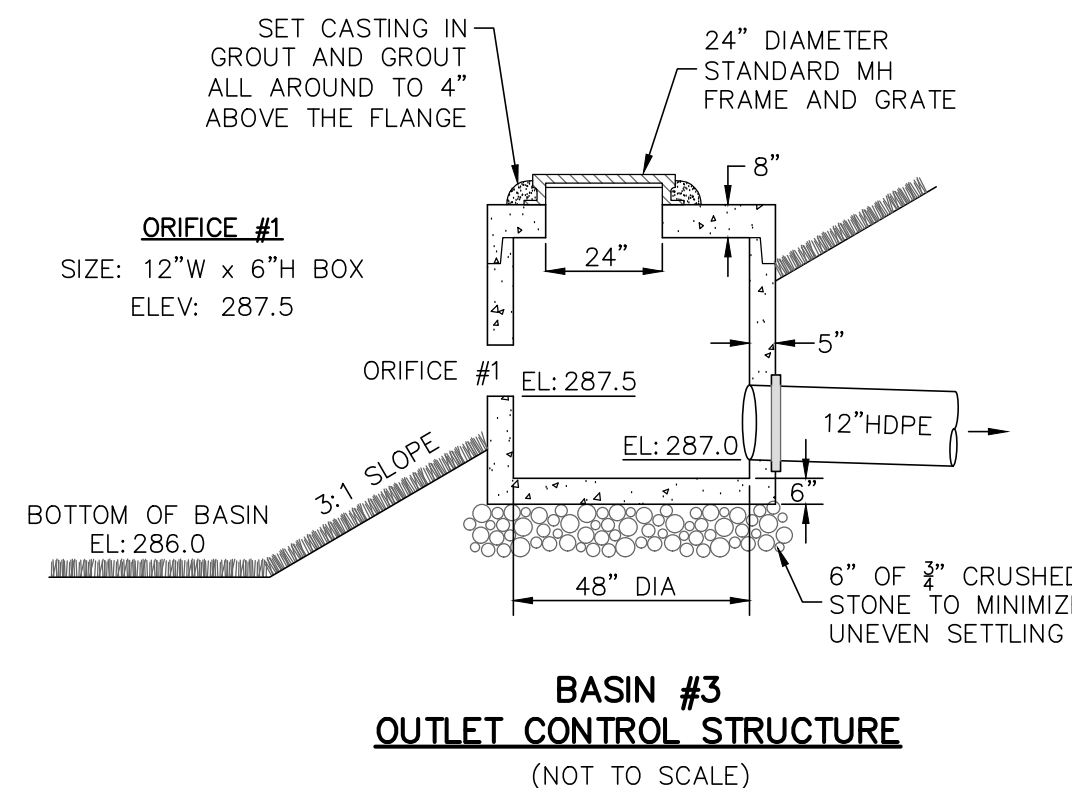
(PLAN VIEW)
TYPICAL SUBSURFACE INFILTRATION FACILITY
(NOT TO SCALE)



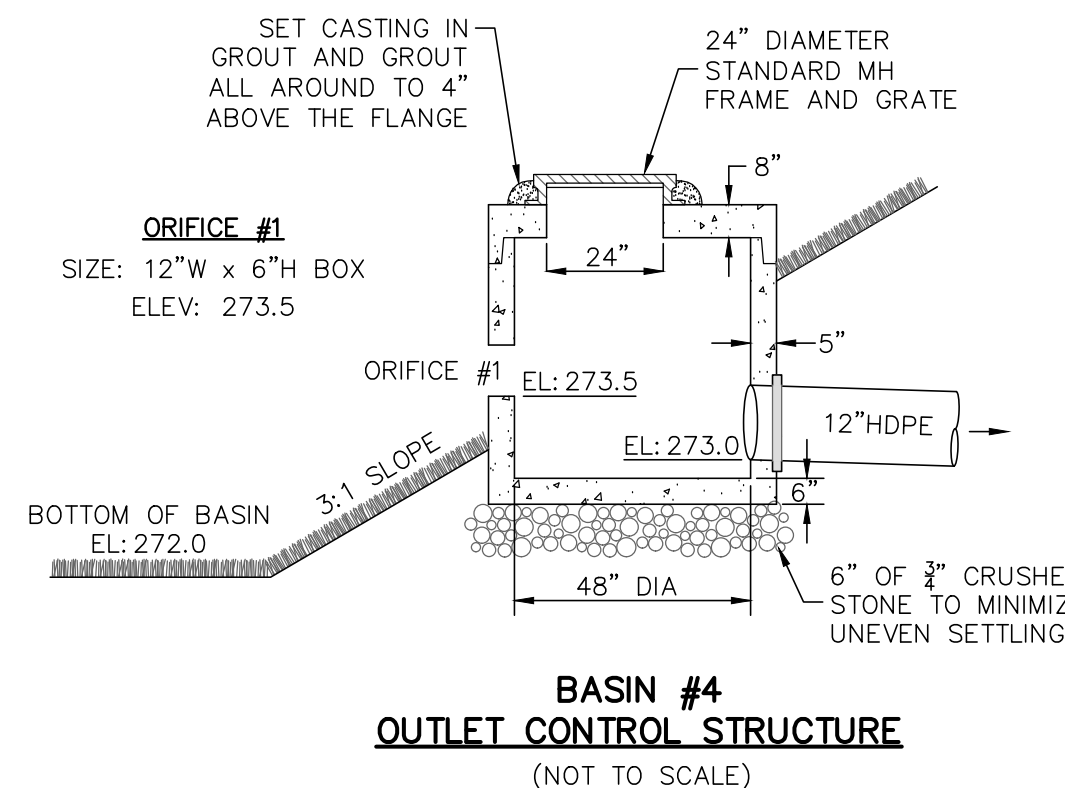
BASIN #1
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



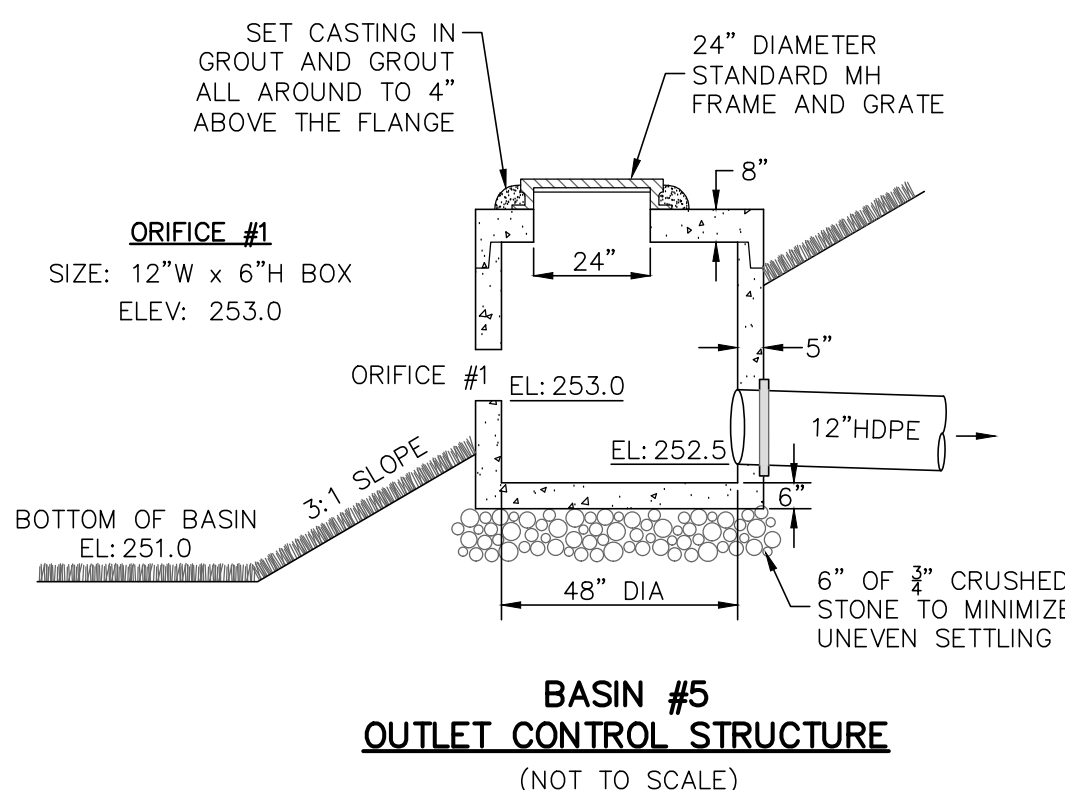
BASIN #2
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



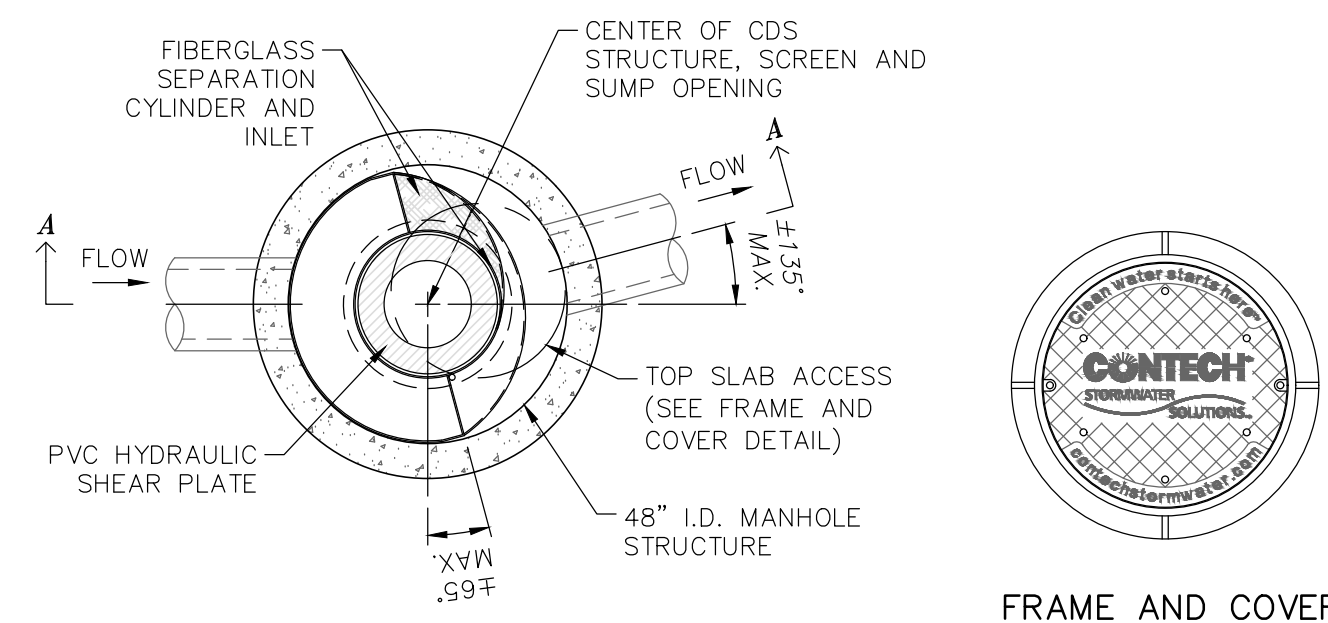
BASIN #3
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



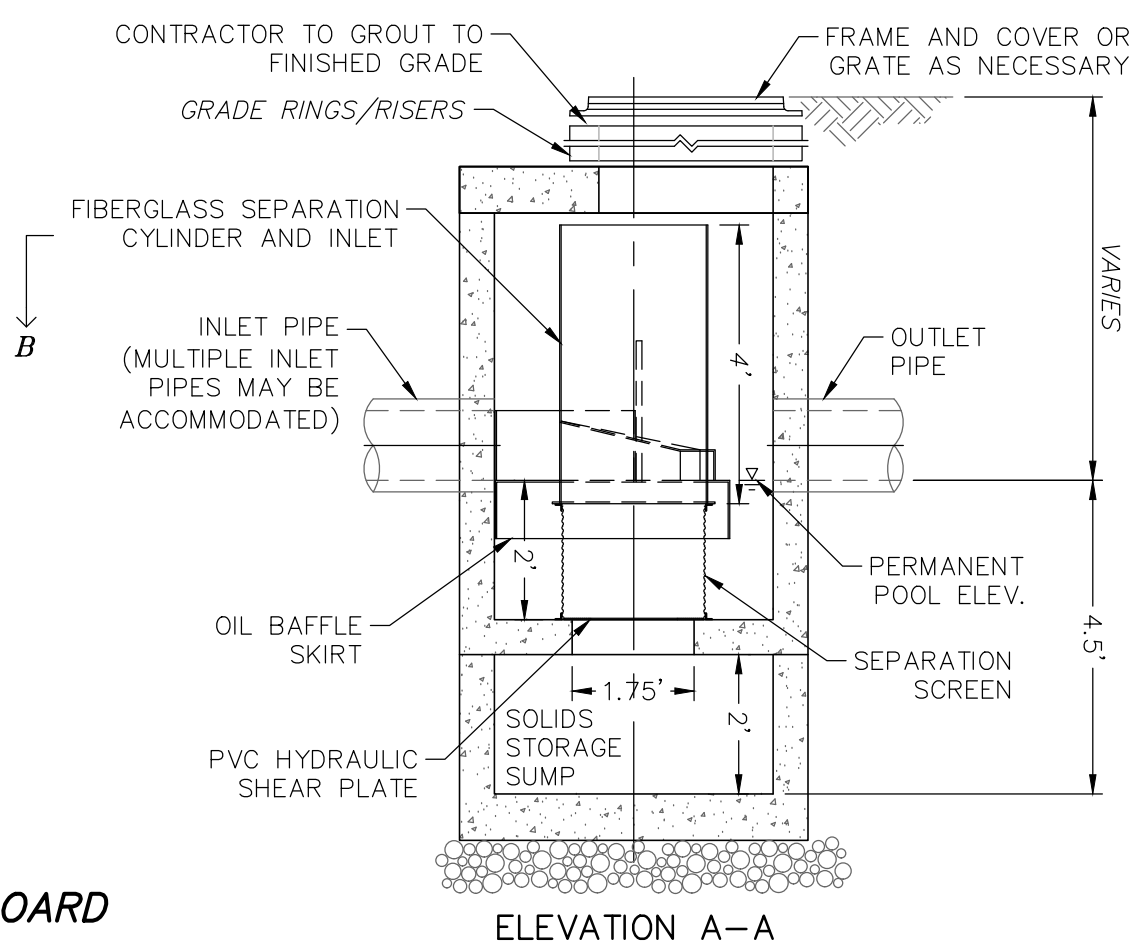
BASIN #4
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



BASIN #5
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



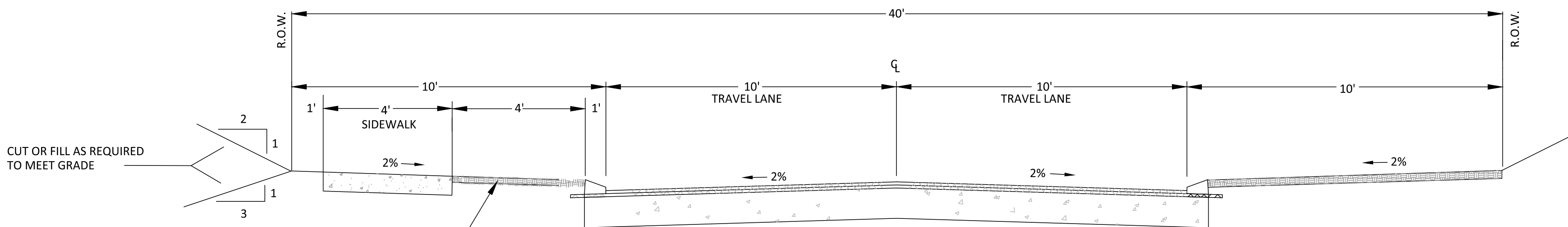
PLAN VIEW B-B



ELEVATION A-A

- NOTES:
1. PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
 2. UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

CONTECH CDS DETAIL
(NOT TO SCALE)



ROADWAY CROSS SECTION
(NOT TO SCALE)

APPROVED BY:
GROTON PLANNING BOARD

ORIGINAL ORGANIC FREE MATERIAL
MEETING TYPE B M.103.0 OR
COMPACTED GRAVEL-APPROVED BY
D.P.W. OR ITS AGENT

ALL UNSUITABLE SUBGRADE MATERIAL
WITHIN RIGHT OF WAY SHALL BE
REMOVED.

4" LOAM AND
SEED PLANTING STRIP

I, _____, CLERK OF THE TOWN OF GROTON,
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND
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REVISIONS

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SHEPLEY HILL CAPITAL PARTNERS LLC

MERIDIAN
ASSOCIATES



DATE:
NOVEMBER 23, 2020
SCALE:
N.T.S.
SHEET No.
25 of 26
PROJECT No.
6332

DESIGNED BY: CEW
CHECKED BY: CEW

FOR MERIDIAN ASSOCIATES, INC. DATE

I DECLARE, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION, AND BELIEF, THAT
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THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

