

Site Plans

Issued for	Local Approvals
Date Issued	June 23, 2025
Latest Issue	June 23, 2025

Nashoba Satellite Emergency Facility

490 Main Street
Groton, MA

UMass Memorial Health Care, Inc.
Hahnemann Campus - Grosvenor Building
281 Lincoln Street
Worcester, MA 01605

Parcel ID's: 216-96, 216-98, &
216-99

Parking Summary Chart

	Required	Provided
Current Project	57 - 95 Spaces	74 Spaces
Current Project + Future Project	136 - 252 Spaces	145 Spaces

Parking Requirements: Current Project Minimum

OUT-PATIENT CLINICS	19 TREATMENT AREAS	x	3 SPACES	=	57 SPACES
TOTAL PARKING REQUIRED					= 57 SPACES

Parking Requirements: Current Project Maximum

OUT-PATIENT CLINICS	19 TREATMENT AREAS	x	5 SPACES	=	95 SPACES
TOTAL PARKING REQUIRED					= 95 SPACES

* MINIMUM REQUIREMENT PER 1,000 SF OUT-PATIENT CLINIC AREA OF 3 SPACES (MIN. CRITERIA) OR 5 SPACES (MAX. CRITERIA)

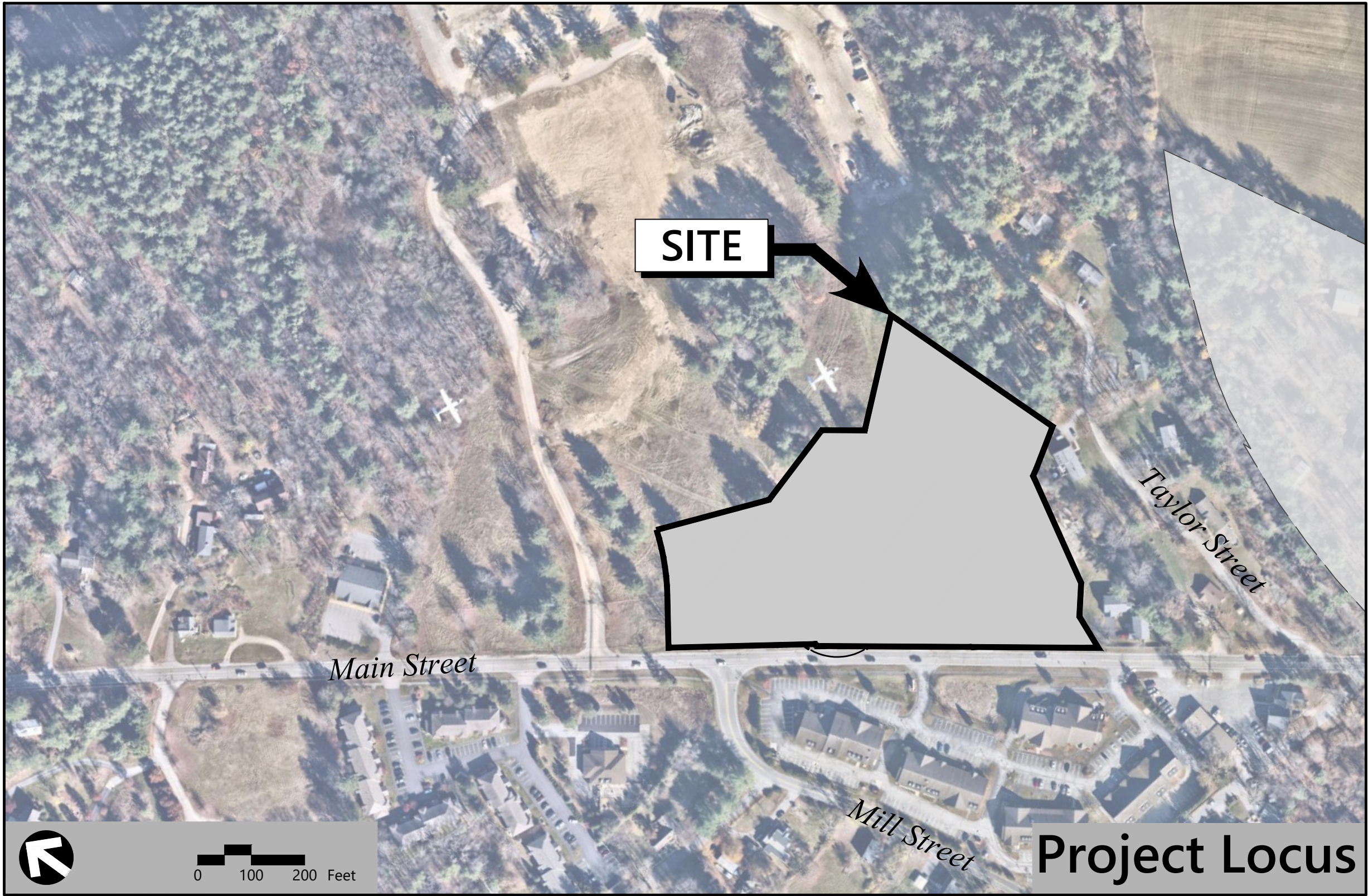
Parking Requirements: Potential Future Project Minimum

MEDICAL OFFICE BUILDING	15,700 SF	x	5 SPACES	/	1,000 SF	=	79 SPACES
TOTAL PARKING REQUIRED							= 79 SPACES

Parking Requirements: Potential Future Project Maximum

MEDICAL OFFICE BUILDING	15,700 SF	x	10 SPACES	/	1,000 SF	=	157 SPACES
TOTAL PARKING REQUIRED							= 157 SPACES

* MINIMUM REQUIREMENT PER 1,000 SF OF MEDICAL OFFICE BUILDING AREA OF 5 SPACES (MIN. CRITERIA) OR 10 SPACES (MAX. CRITERIA)



Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C101	Legend and General Notes	June 23, 2025	SV101	Existing Conditions	June 18, 2025
C201	Project Delineation Plan	June 23, 2025		Preliminary Plan of Land	June 19, 2025
C301	Erosion and Sedimentation Control Plan	June 23, 2025	A101-PZ	First Floor Plan - PZ	June 23, 2025
C401	Layout and Materials Plan	June 23, 2025	A102-PZ	First Floor Plan With Potential Future Project	June 23, 2025
C402	Fire Access and Circulation Plan	June 23, 2025	A301-PZ	Exterior Elevations - PZ	June 23, 2025
C501	Grading and Drainage Plan	June 23, 2025	A302-PZ	Exterior Elevations - PZ With Potential Future Project	June 23, 2025
C601	Utility Plan	June 23, 2025	SL101	Site Lighting Photometric Calculation	June 20, 2025
C701	Helipad Site Plan	June 23, 2025			
C702	Aerial Site Plan and Approach & Departure Plan	June 23, 2025			
C703	Helipad Grading Plan	June 23, 2025			
C801-03	Site Details	June 23, 2025			
L101	Landscape Plan	June 23, 2025			
L102	Planting Enlargement Plan	June 23, 2025			
L201	Planting Details	June 23, 2025			
L301	Signage Plan	June 23, 2025			

Zoning Summary Chart

Zoning District(s):	General Business (GB)	
Overlay District(s):	None	
Zoning Regulation Requirements	Required ¹	Provided
MINIMUM LOT AREA	0 ²	6.9 Acres ³
FRONTAGE	0 ²	805 Feet
FRONT YARD SETBACK (MAX.)	20 Feet	99.3 Feet ⁴
SIDE YARD SETBACK (MIN.)	15 Feet	96.9 Feet ⁵
REAR YARD SETBACK (MIN.)	15 Feet	106 Feet
MAXIMUM BUILDING HEIGHT	35 Feet / 3 Stories	34.8 Feet / 1 Story
MAXIMUM IMPERVIOUS	50 %	45 %

- Zoning regulation requirements as specified in the Zoning Bylaw of the Town of Groton, Massachusetts, Chapter 218, amended through 5-01-2021.
- Per Note 2 Section 218-6.2, no minimum for nonresidential uses.
- The lot proposes to utilize all of parcels 216-98 and 216-99 and a portion of parcel 216-96 as generally shown on the draft Approval Not Required Plan attached hereto. The Applicant proposes to finalize the Approval Not Required plan should the project proposed herein be approved.
- Per Note 6 to Section 218-6.2, maximum and minimum setbacks may be waived by special permit from the Planning Board, where it finds such waiver to be harmonious with the intent of the district and the character and scale of the building's location. The Applicant is pursuing a waiver to the front yard setback maximum.
- Side yard setback identified here is to the nearest point on the building. There may be other permanent features on the site closer than this including fences, walls, and utility infrastructure.



120 Front Street
Suite 500
Worcester, MA 01608
508.752.1001

Architect

SLAM
80 Glastonbury Boulevard
Glastonbury, CT 06033-4410
860.657.8077

General Contractor

The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, MD 21286
410.821.1100

Surveyor

Dillis & Roy
1 Main Street,
Suite 1
Lunenburg, MA 01462
978.779.6091

MEP

Consulting Engineering Services, LLC
128 Carnegie Row,
Suite 104
Norwood, MA 02062
617.261.7161

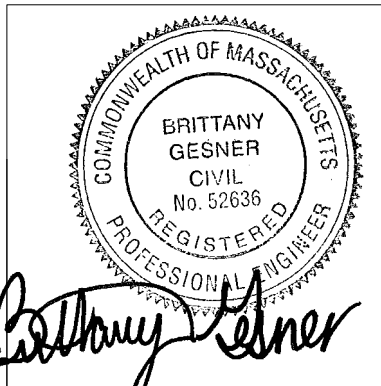
Wetland Scientist

Oxbow Associates Inc.
P.O. Box 971
Acton, MA 01720
978.929.9058

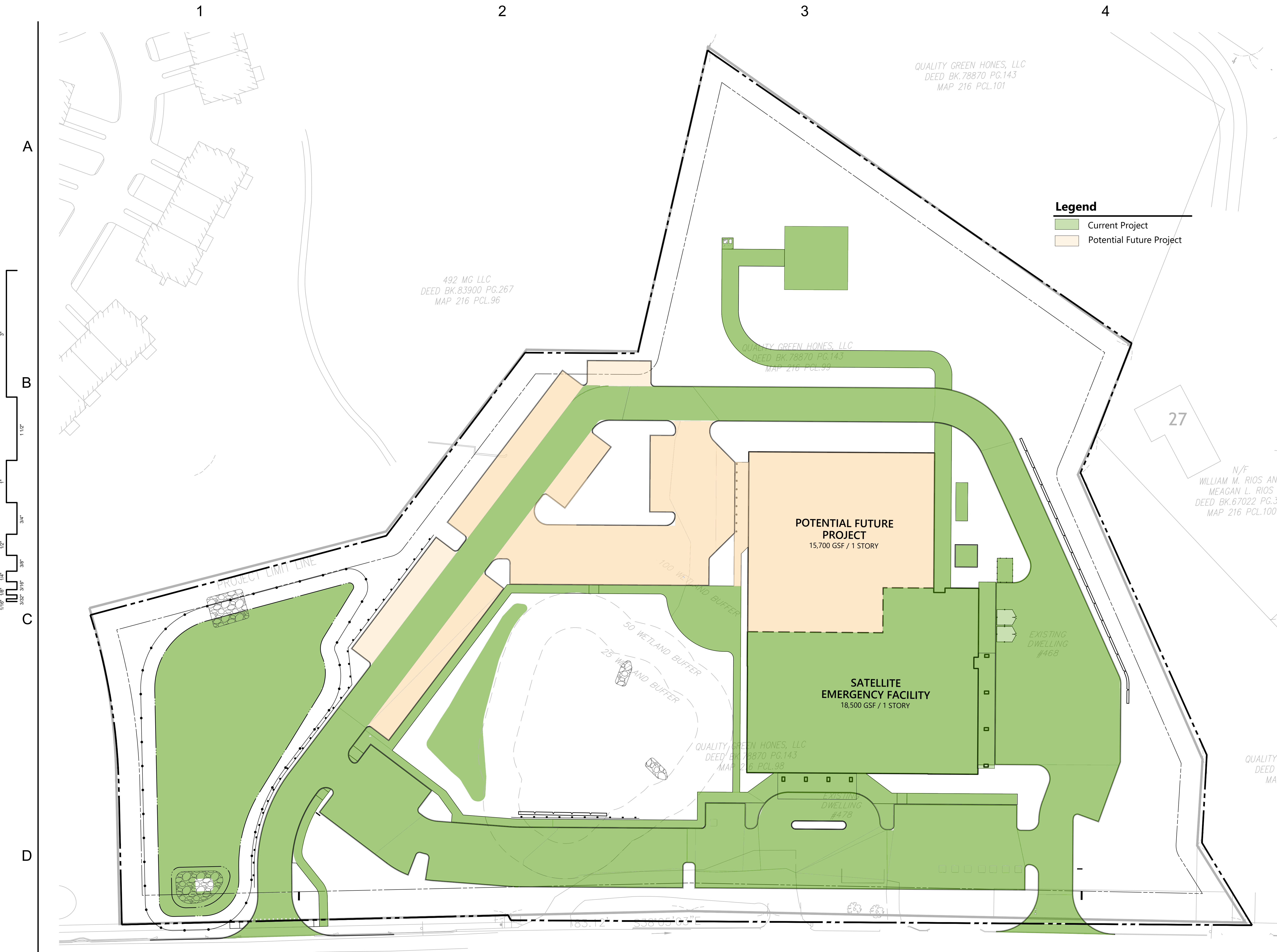
APPROVED BY THE GROTON PLANNING BOARD

DATE: _____

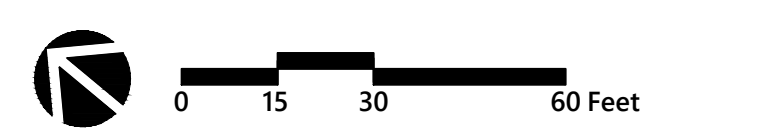
SIGNATURES: _____



*This Site Plan Approval does not necessarily indicate compliance with Groton Zoning Bylaw.

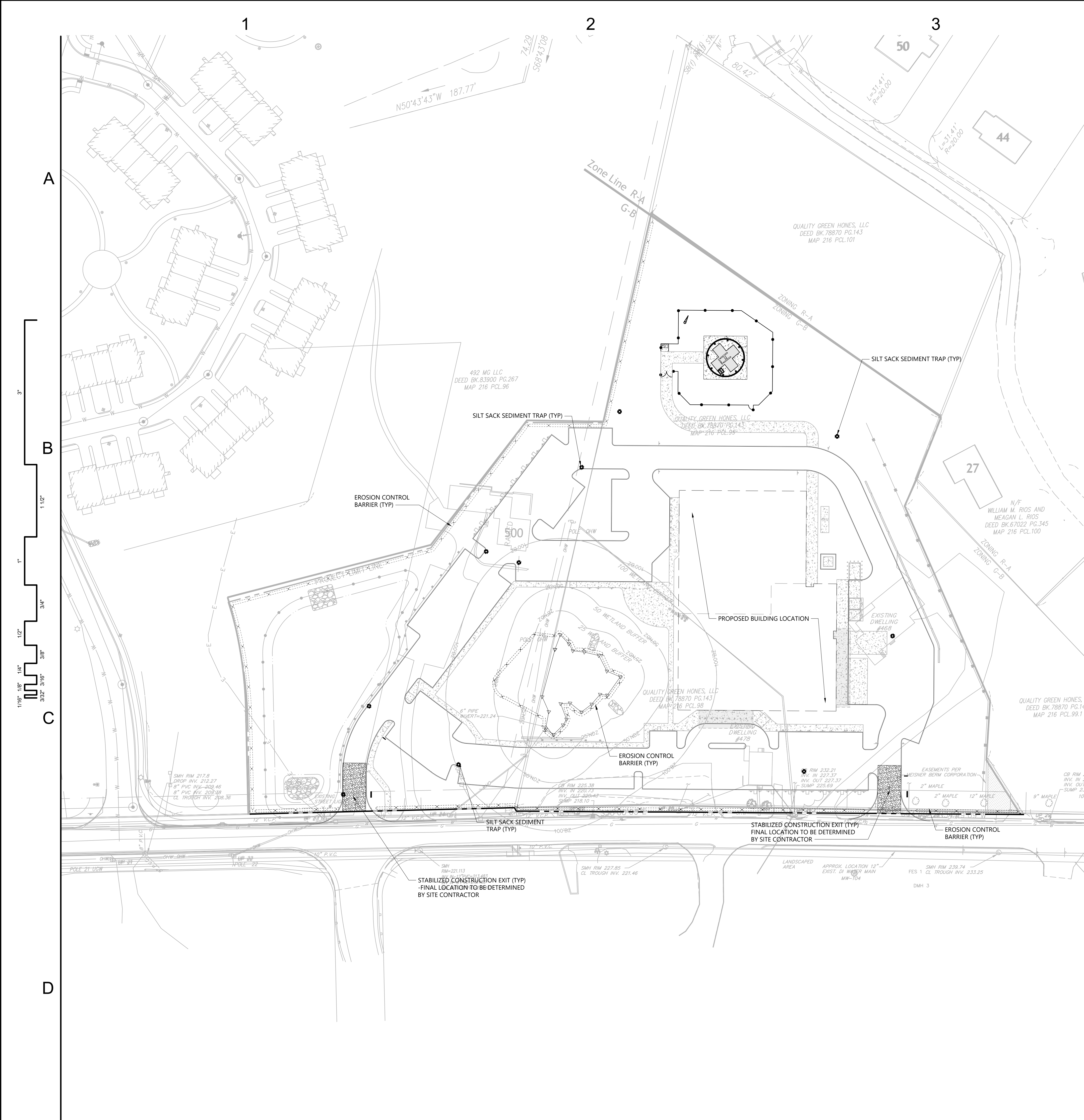


**UMassMemorial
Health Care**
**NASHOBA
SATELLITE
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490 Main Street
Groton, MA 01450



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Project Delineation Plan



DOCUMENT USE

THIS BASE PLAN ILLUSTRATES THE MINIMUM PERIMETER EROSION & SEDIMENTATION CONTROLS. THE SWPPP OPERATOR SHALL UPDATE THIS PLAN THROUGHOUT THE DURATION OF CONSTRUCTION TO SHOW THE LOCATIONS OF PROPOSED/CONSTRUCTED E&S CONTROLS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE NPDES CGP.

PROJECT E&S NARRATIVE

THE PROJECT DISTURBANCE EXCEEDS 1 ACRE THEREFORE IS SUBJECT TO THE REQUIREMENTS OF THE NPDES CONSTRUCTION GENERAL PERMIT. A SWPPP WILL BE SUBMITTED BEFORE LAND DISTURBANCE BEGINS. REFER TO THE STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Erosion and Sedimentation Control Techniques

THE EROSION AND SEDIMENTATION CONTROLS SHOWN HEREON ARE PERIMETER MEASURES ONLY AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL INTERIM EROSION AND SEDIMENTATION CONTROLS, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW. THE CONTRACTOR SHALL MANAGE EROSION AND SEDIMENTATION DURING CONSTRUCTION TO PREVENT IMPACTS TO RESOURCE AREAS, ROADWAYS, AND ABUTTING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.

CATCH BASIN PROTECTION

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT

A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION

STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

TEMPORARY SEDIMENT BASINS

TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES (DEPENDING ON GRADING) THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. THESE TEMPORARY BASINS WILL BE LOCATED BASED ON CONSTRUCTION NEEDS AS DETERMINED BY THE CONTRACTOR AND OUTLET DEVICES WILL BE DESIGNED TO CONTROL VELOCITY AND SEDIMENT. POINTS OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION. AT A MINIMUM, SEDIMENTATION BASINS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE STORAGE FOR THE VOLUME OF RUNOFF GENERATED FROM A 2-YR, 24-HR DESIGN STORM, OR AT LEAST 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINING TO THE BASIN.

STOCKPILE MANAGEMENT

SIDE-SLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDD AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOE OF SLOPE.

DUST CONTROL

PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

Temporary Erosion and Sedimentation Control Maintenance (Throughout Construction)

- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT THAT PRODUCES 0.25 INCHES OR MORE OF RAIN WITHIN A 24-HOUR PERIOD, OR WITHIN 24 HOURS OF A SNOWMELT DISCHARGE FROM A STORM EVENT THAT PRODUCES 3.25 INCHES OR MORE OF SNOW WITHIN A 24-HOUR PERIOD, AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- ILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.
- DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
- SEDIMENT THAT IS COLLECTED IN PROTECTIVE MEASURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS POSSIBLE.
- MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES. MAINTENANCE MAY INCLUDE TURNING THE MATERIAL IN THE EXIT OR ADDING ADDITIONAL ROCK.

Infiltration Area Protection During Construction

- FOR THE LONG-TERM FUNCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S), CARE SHALL BE TAKEN IN THE INFILTRATION AREAS DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):
 - INFILTRATION AREAS SHALL NOT BE USED AS TEMPORARY CONSTRUCTION SEDIMENTATION BASINS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED SOILS.
 - STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THE INFILTRATION BASIN(S)/STRUCTURE(S) DURING CONSTRUCTION.
 - CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE OF THE INFILTRATION AREAS.
 - EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S) SHALL ENSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMEARED.
 - THE PERIMETER OF THE INFILTRATION AREAS SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF THE AREA FOR ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION ABILITY OF THE SYSTEM.
 - IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED SOILS.

Construction Phasing Plan

- ESTABLISH SITE EROSION CONTROLS.
- SITE DEMOLITION AND CLEARING.
- BULK EARTHWORK.
- SITE UTILITY & BUILDING CONSTRUCTION.
- SITE FINISHING: PAVING, HARDSCAPE / LANDSCAPING.

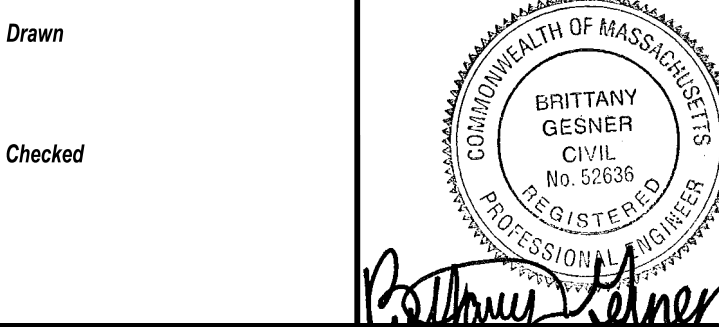
NOTE: DURING ALL PHASES OF DEMOLITION, EARTHWORK AND CONSTRUCTION, EROSION CONTROLS WILL BE MAINTAINED AND ADJUSTED AS DETAILED IN SECTION A: EROSION AND SEDIMENTATION CONTROL MEASURES.



S / L / A / M Architects, Landscape Architects & Engineers, P.C.

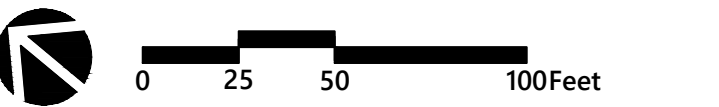
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EROSION AND SEDIMENTATION
CONTROL PLAN

Date 06/23/2025 Scale 1" = 50' Prof. Number 25082.00	Drawing Number C301
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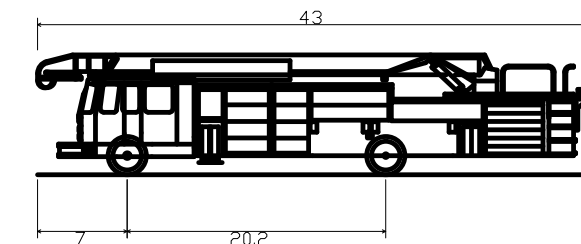
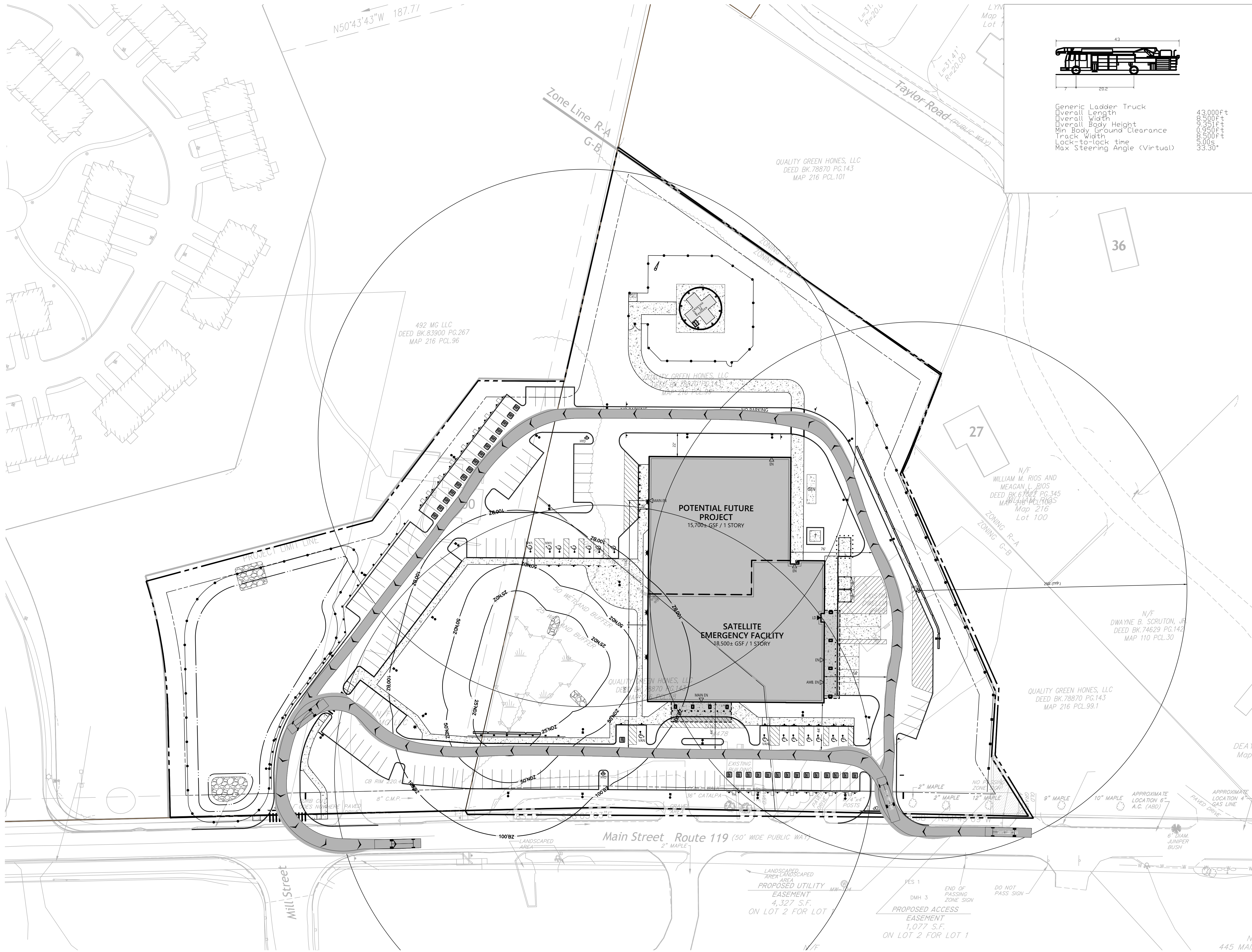
4

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C

D



Generic Ladder Truck
Overall Length 43.000ft
Overall Width 9.500ft
Overall Body Height 9.500ft
Min Body Ground Clearance 9.500ft
Track Width 5.000ft
Lock-to-lock time 33.30°
Max Steering Angle (Virtual)



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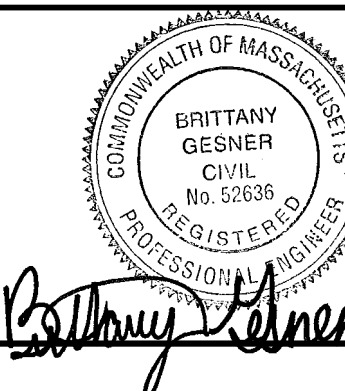
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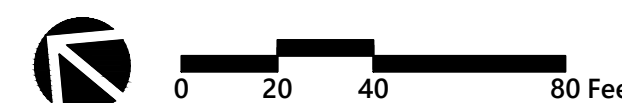
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FIRE ACCESS AND CIRCULATION PLAN

Date
06/23/2025
Scale
1" = 40'
Proj. Number
25082.00

Drawing Number

C402

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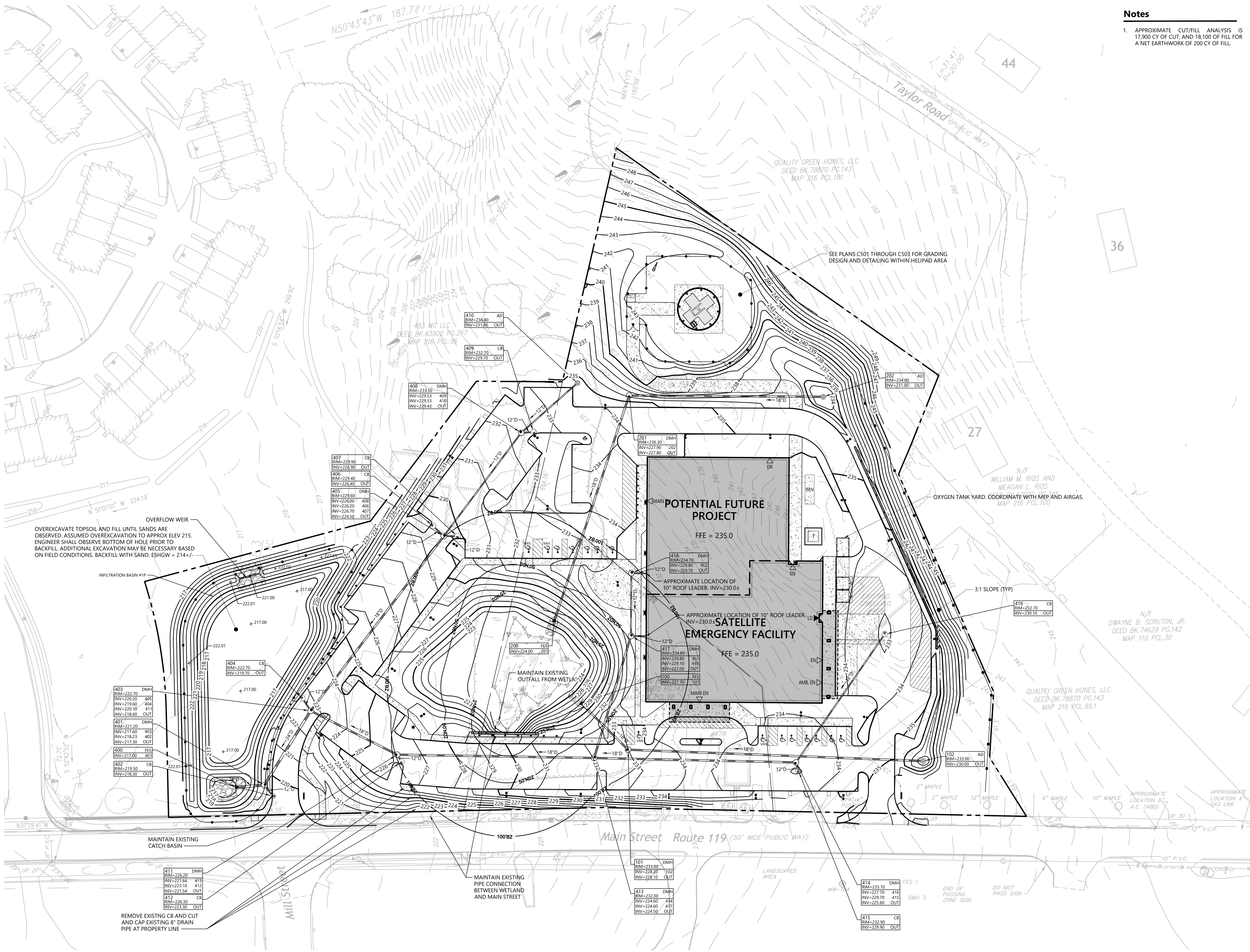
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Notes

1. APPROXIMATE CUT/FILL ANALYSIS IS 17,900 CY OF CUT, AND 18,100 OF FILL FOR A NET EARTHWORK OF 200 CY OF FILL.

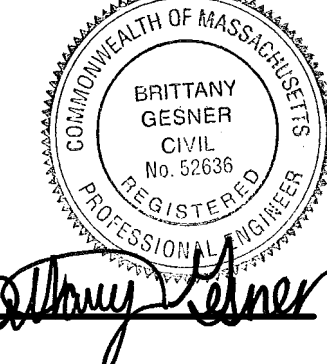


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Number Date Issued For

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CONSTRUCTION**

**GRADING AND DRAINAGE
PLAN**

Date
06/23/2025
Scale
1" = 40'
Proj. Number
25082.00

Drawing Number

C501



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D

Legend

	PROPERTY BOUNDARY
	SETBACK
	FENCE
	CONCRETE SIDEWALK
	OBSTRUCTION LIGHT

Site Data Table

PARCEL ID:	216-99	
ZONING:	GENERAL BUSINESS	
EXISTING LAND USE:	REST/CLUB	
PROPOSED LAND USE:	MEDICAL OFFICE	
FLOOD ZONE:	X	
FEMA PANEL NUMBER:	25017C0202E	DATED: 6/4/2010

FAA Heliport Data

HELIPORT CRITERIA	FAA AC 150/5390-2D	
DESIGN HELICOPTER DATA		
HELIPORT TYPE	HOSPITAL	
DESIGN HELICOPTER	EUROCOPTER EC-145-D3	
CONTROLLING DIMENSION (D)	44.42'	
MAX TAKEOFF WEIGHT	8,378 LBS	
HELIPORT DIMENSIONS		
	FAA MINIMUM	PROVIDED/ACTUAL
TLOF	40.00' DIA	40.00' DIA
FATO	70.21' DIA	70.50' DIA
SAFETY AREA	95.08' DIA	95.50' DIA
MIN TLOF/FATO SEPARATION	15.10' DIA	15.25' DIA
MIN FATO/SAFETY AREA SEPARATION	12.44' DIA	12.50' DIA
APPROACH/DEPARTURE PATH		
MAGNETIC VARIATION	14W	
	MAGNETIC	TRUE
PRIMARY INGRESS	119 DEG	105 DEG
PRIMARY EGRESS	299 DEG	285 DEG

Notes

1. ALL PROPOSED EQUIPMENT LOCATED OUTSIDE OF EXISTING EASEMENTS. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND VERIFY ALL FIELD CONDITIONS BEFORE STARTING CONSTRUCTION.
2. REFER TO STRUCTURAL PLANS FOR HELIPORT PAVEMENT AND JOINT SPACES.
3. HELIPORT DESIGN, MARKINGS AND WIND SOCK LOCATION ARE SUBJECT TO FAA AND MASSDOT REVIEW AND APPROVAL.
4. SITE DESIGN IS COMPLIANT WITH NFPA 418, STANDARDS FOR HELIPORTS AND VERTIPORTS, 2024 EDITION.
5. THE OWNER/OPERATOR OF THE PROPOSED HELIPORT IS RESPONSIBLE FOR DEVELOPING AN EMERGENCY RESPONSE PLAN.
6. ALL GATES TO BE LOCKED WHEN HELIPORT IS NOT IN USE.
7. INSTALL CAUTION SIGNS AT EACH ENTRANCE TO THE HELIPORT. SIGNS MUST BE LOCATED OUTSIDE THE SAFETY AREA.
8. AREA SURROUNDING HELIPORT TO BE SODDED ONCE CONSTRUCTION IS COMPLETE. SOD MUST BE PINNED UNTIL ESTABLISHED. REFER TO PLANTING PLAN, L101.
9. THE PROPOSED 50-LB WHEEL FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A:80-B MUST BE LOCATED NEAR THE HELIPAD DURING ALL TAKE OFFS AND LANDINGS. WHEEL FIRE EXTINGUISHER TO BE TAGGED AND INSPECTED EACH YEAR WITH RESULTS SENT TO THE LOCAL FIRE DEPARTMENT.
10. A SPILL KIT SHALL BE PROVIDED AND KEPT ONSITE AT ALL TIMES. CONTRACTOR TO PROVIDE 240L SPILLSMART OIL AND FUEL SPILL KIT OR APPROVED EQUAL.
11. TREES SURROUNDING HELIPORT AND WITHIN FLIGHTPATH TO BE REGULARLY MAINTAINED, TRIMMED, AND LOOSE BRANCHES TO BE REMOVED TO AVOID INTERFERENCE WITH HELICOPTER MOVEMENT.



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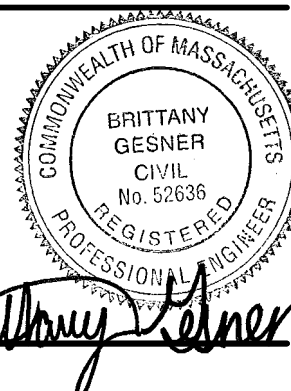
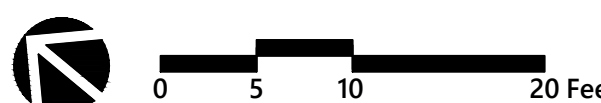
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RG

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MAB

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Number	Date	Issued For

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PLAN

Date

06/23/2025

Scale

1" = 10'

Proj. Number

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Drawing Number

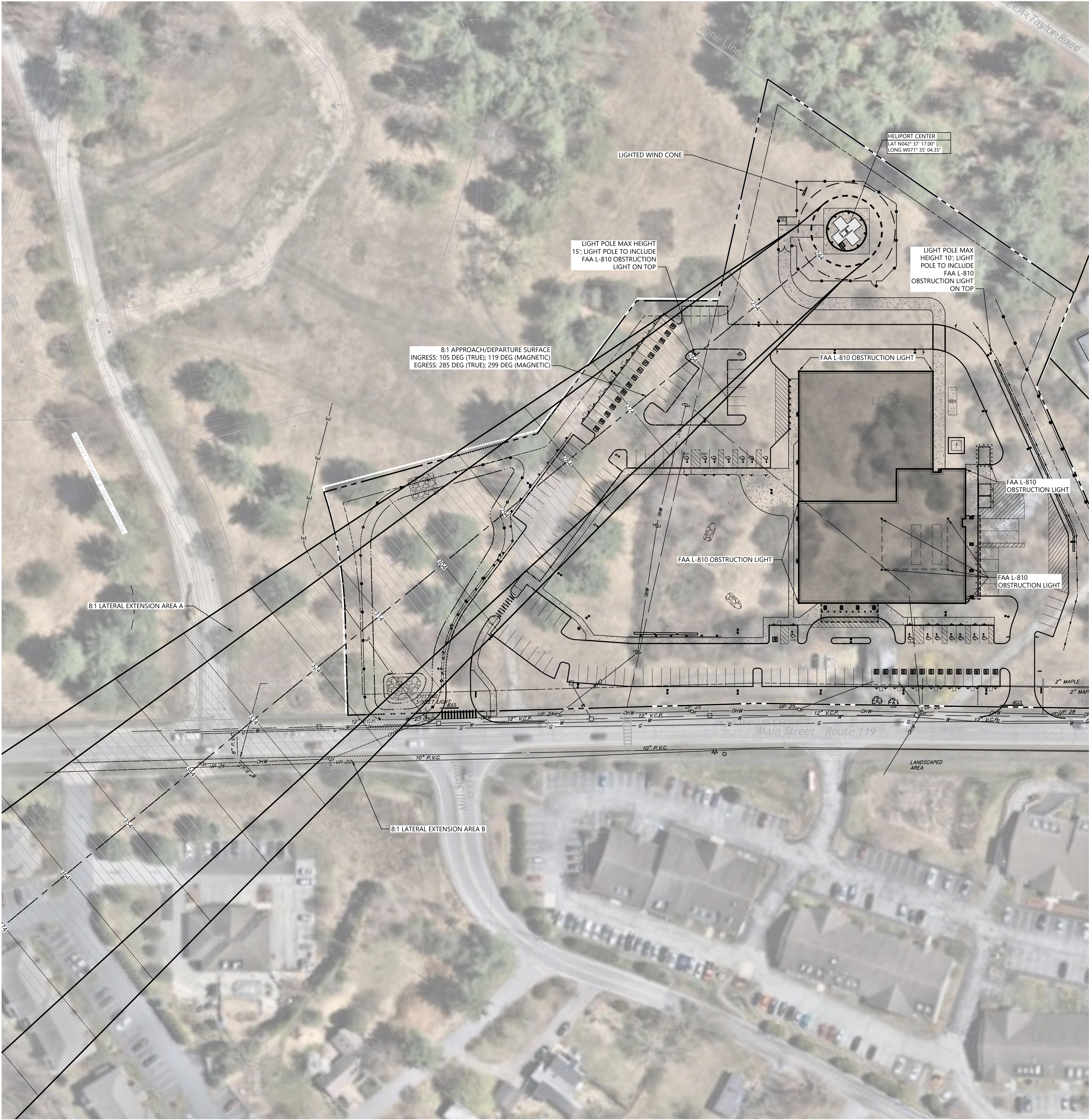
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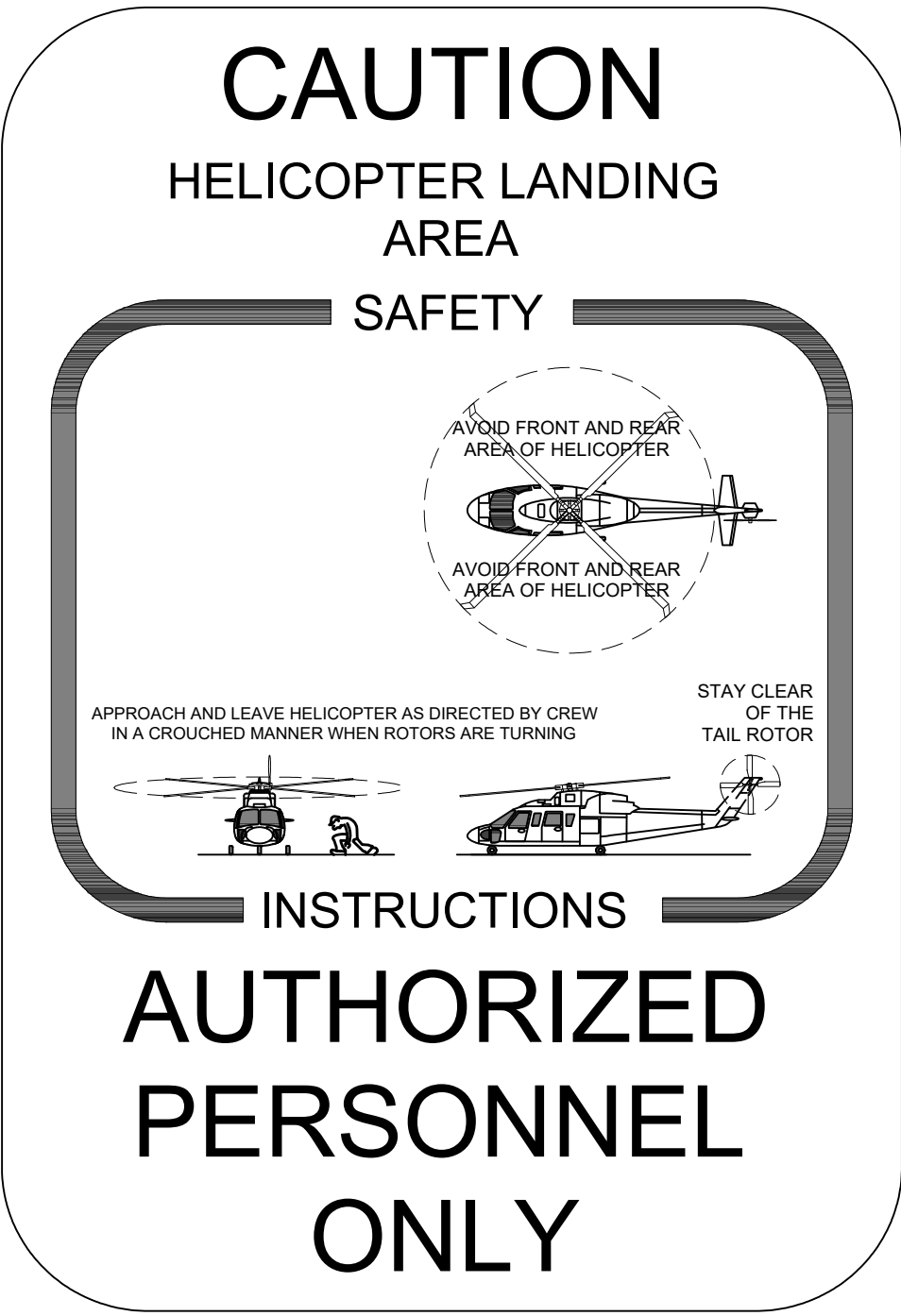


Legend

- PROPERTY BOUNDARY
- SETBACK
- FENCE
- ROOFTOP MECHANICAL UNITS & SCREENING
- CONCRETE SIDEWALK
- OBSTRUCTION LIGHT

Note

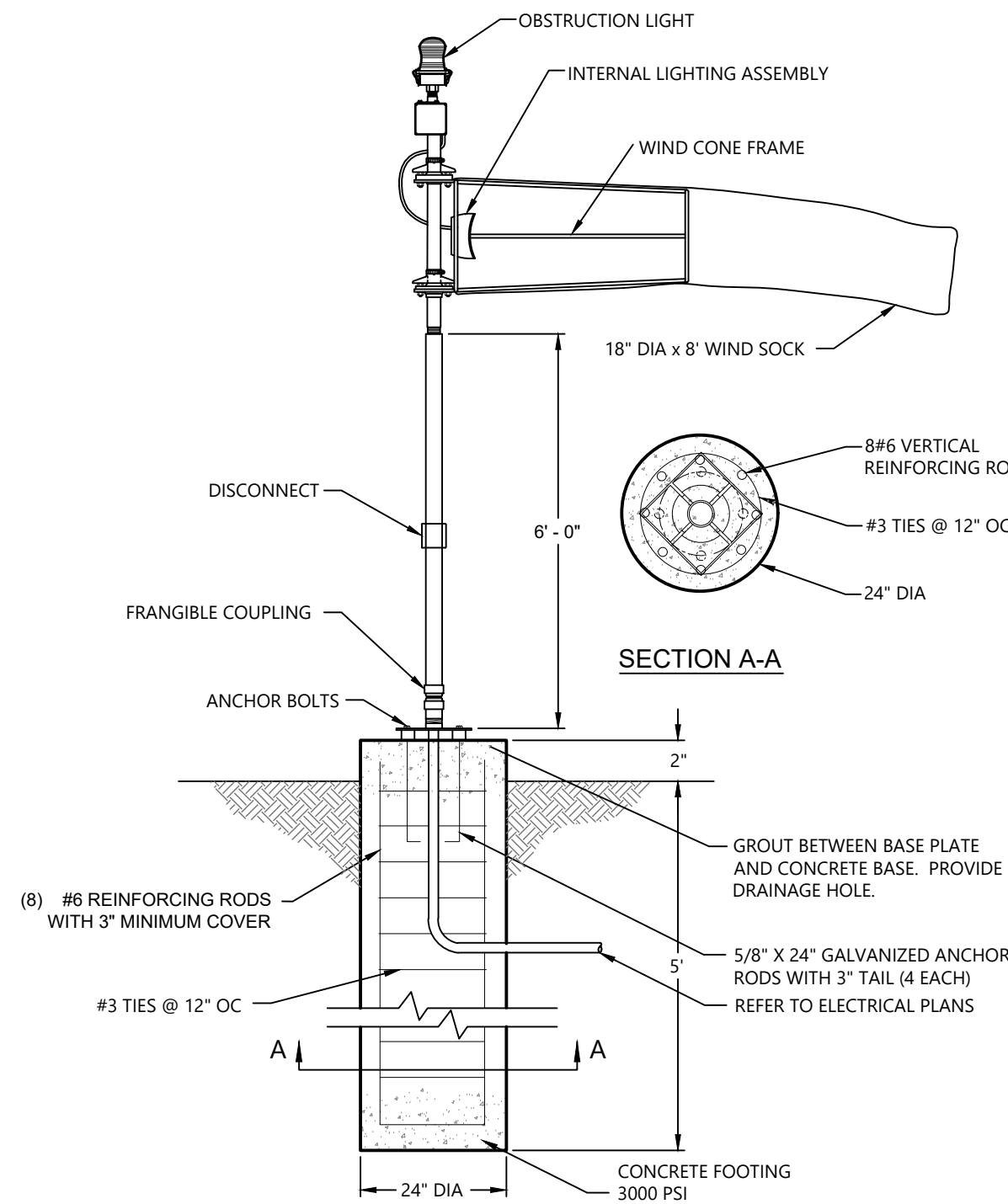
- PROPOSED OBJECTS UNDER THE ELEVATIONS INDICATED WHICH ARE IN THE PRIMARY APPROACH MUST BE LIGHTED WITH A STEADY BURNING RED FAA SPECIFICATION L-810 OBSTRUCTION LIGHT THAT IS INFRA-RED VISIBLE.
- ALL EXISTING ADJACENT TREES WITHIN THE FLIGHT PATH ARE TO BE TRIMMED.



- NOTES:
- CONTRACTOR TO SECURE SIGN TO FENCE USING POST BRACKETS.

Caution Sign

N.T.S.



- NOTES:
- FOR APPLICATIONS WHERE THE SUPPLEMENTAL WIND CONE IS POWERED BY 120 VOLT SERVICE, SIZE CONDUCTORS PER NATIONAL ELECTRIC CODE #12-AWG MINIMUM. SEE ELECTRICAL LAYOUT DRAWINGS FOR CONDUIT OR DIRECT BURIED CABLE REQUIREMENTS.
 - CONTRACTOR MUST INSTALL A WEATHERPROOF DISCONNECT 3' ABOVE THE BASE TO ALLOW SERVICING WITHOUT DISRUPTING THE AREA LIGHTING CIRCUIT.
 - COORDINATE POWER WITH ELECTRICAL PLANS.

Ground Level Wind Cone Detail (L-806) Internally Lighted

N.T.S.

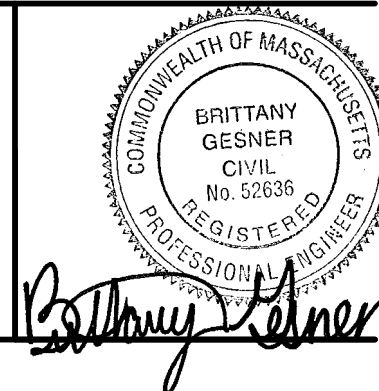


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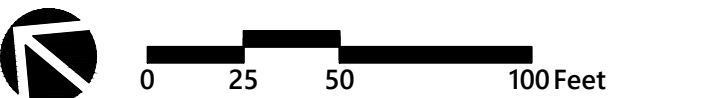
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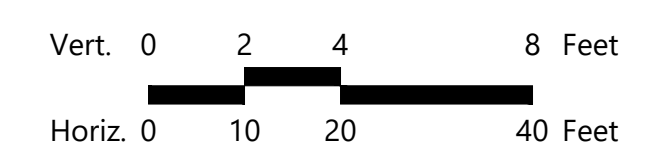
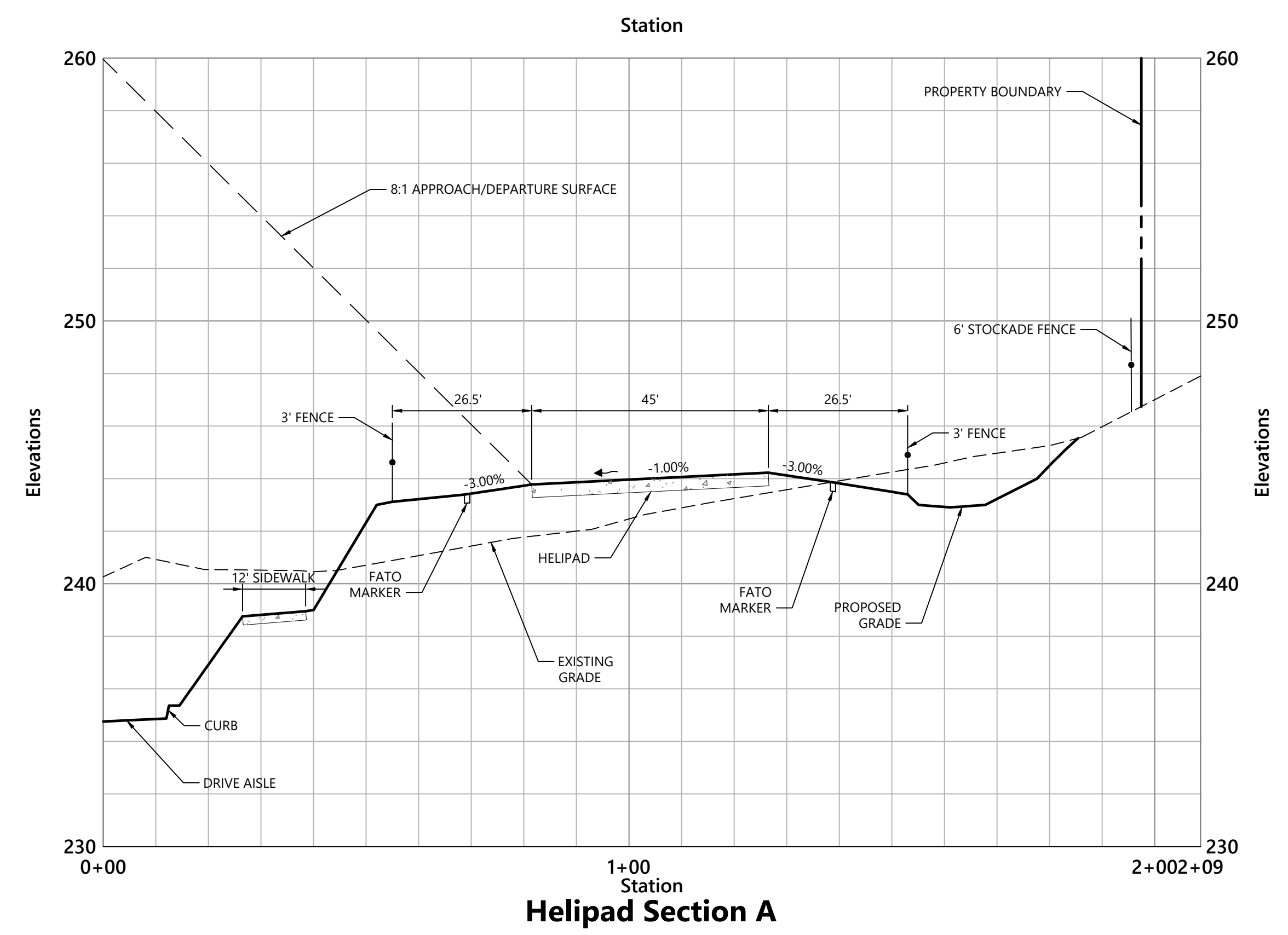
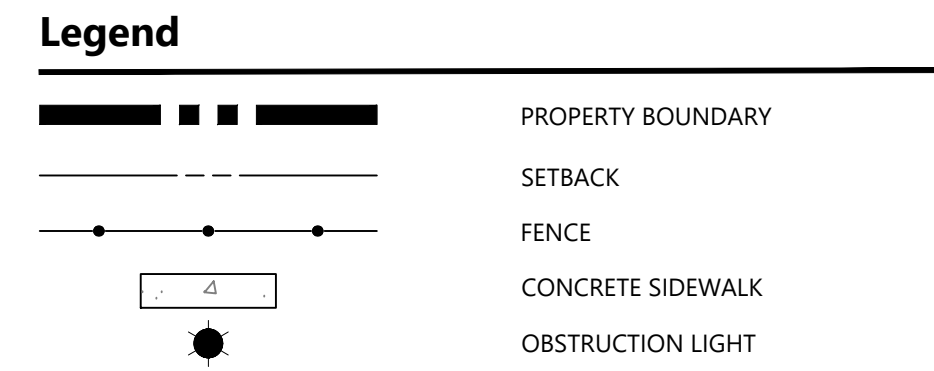
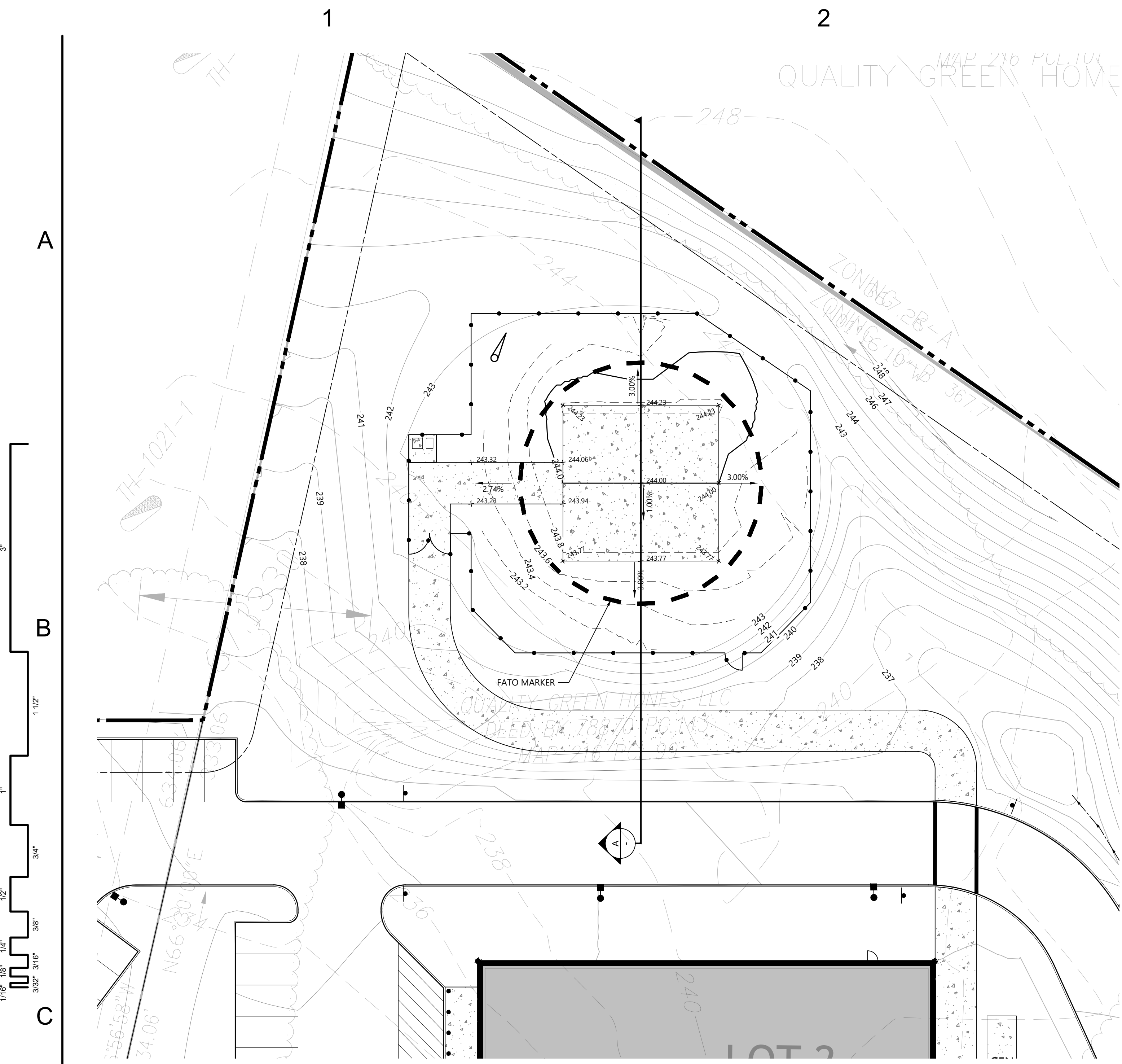
Number	Date	Issued For
PROGRESS PRINT NOT FOR CONSTRUCTION		

AERIAL SITE PLAN
AND APPROACH &
DEPARTURE PLAN

Date
06/23/2025
Scale
1" = 50'
Proj. Number
25082.00

Drawing Number

C702



Drawn **RG**

Checked **MAB**

Brittany Gesner

BRITTANY GESNER
CIVIL
No. 50636
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

UMassMemorial Health Care

NASHOBA SATELLITE EMERGENCY FACILITY

490 Main Street Groton, MA 01450

0 10 20 40 Feet

Number Date Issued For

PROGRESS PRINT NOT FOR CONSTRUCTION

HELIPAD GRADING PLAN

Date **06/23/2025**

Scale **1" = 20'**

Proj. Number **25082.00**

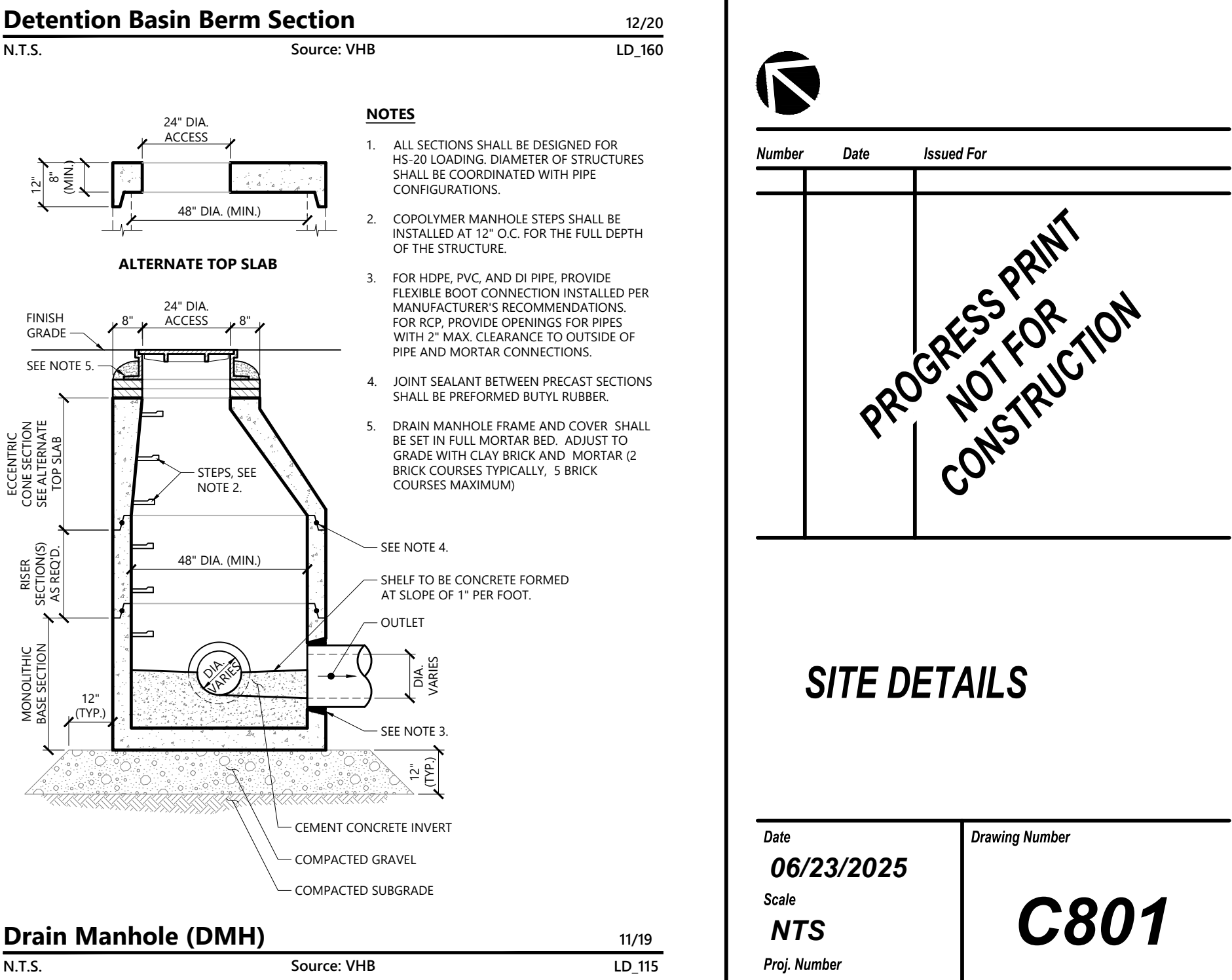
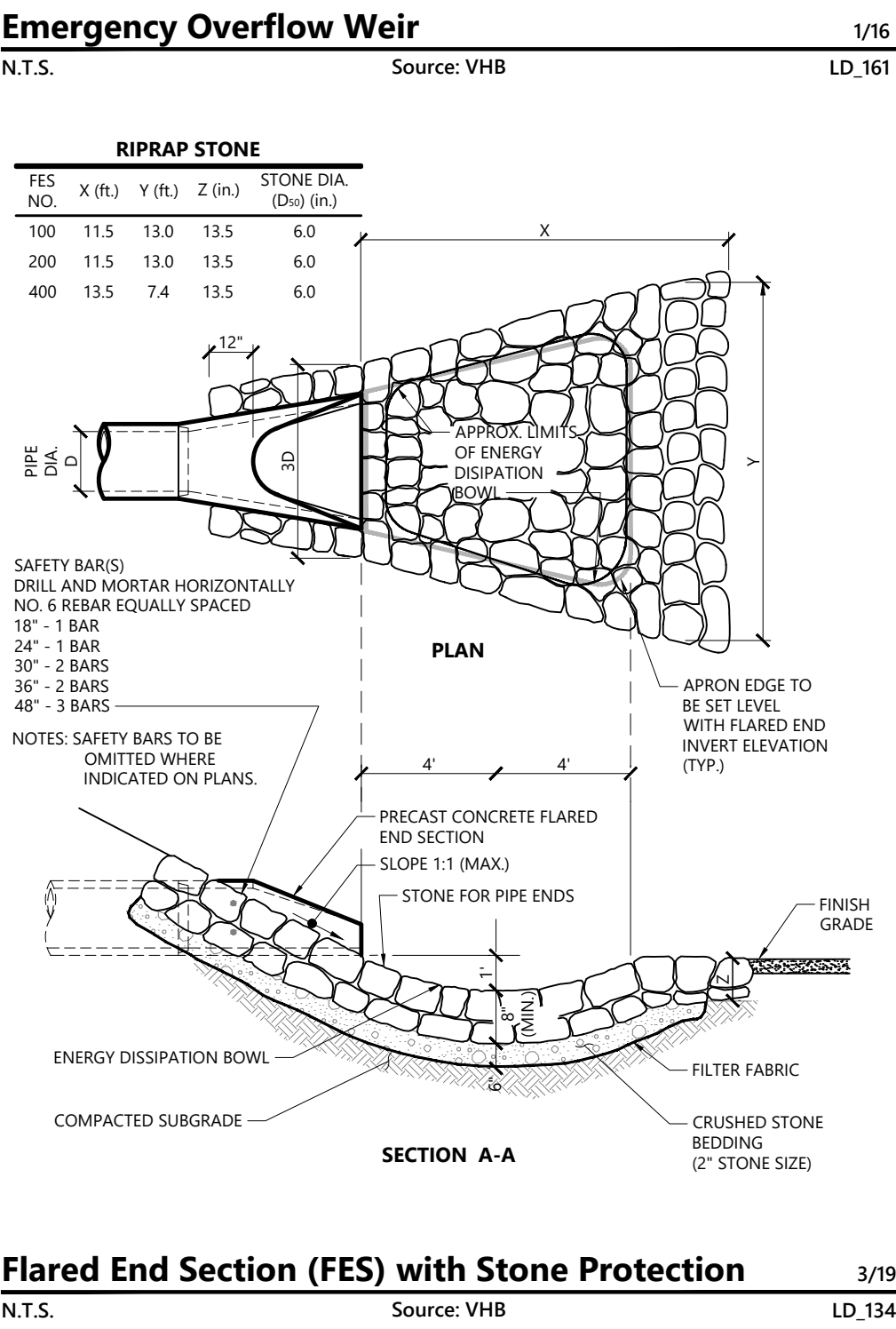
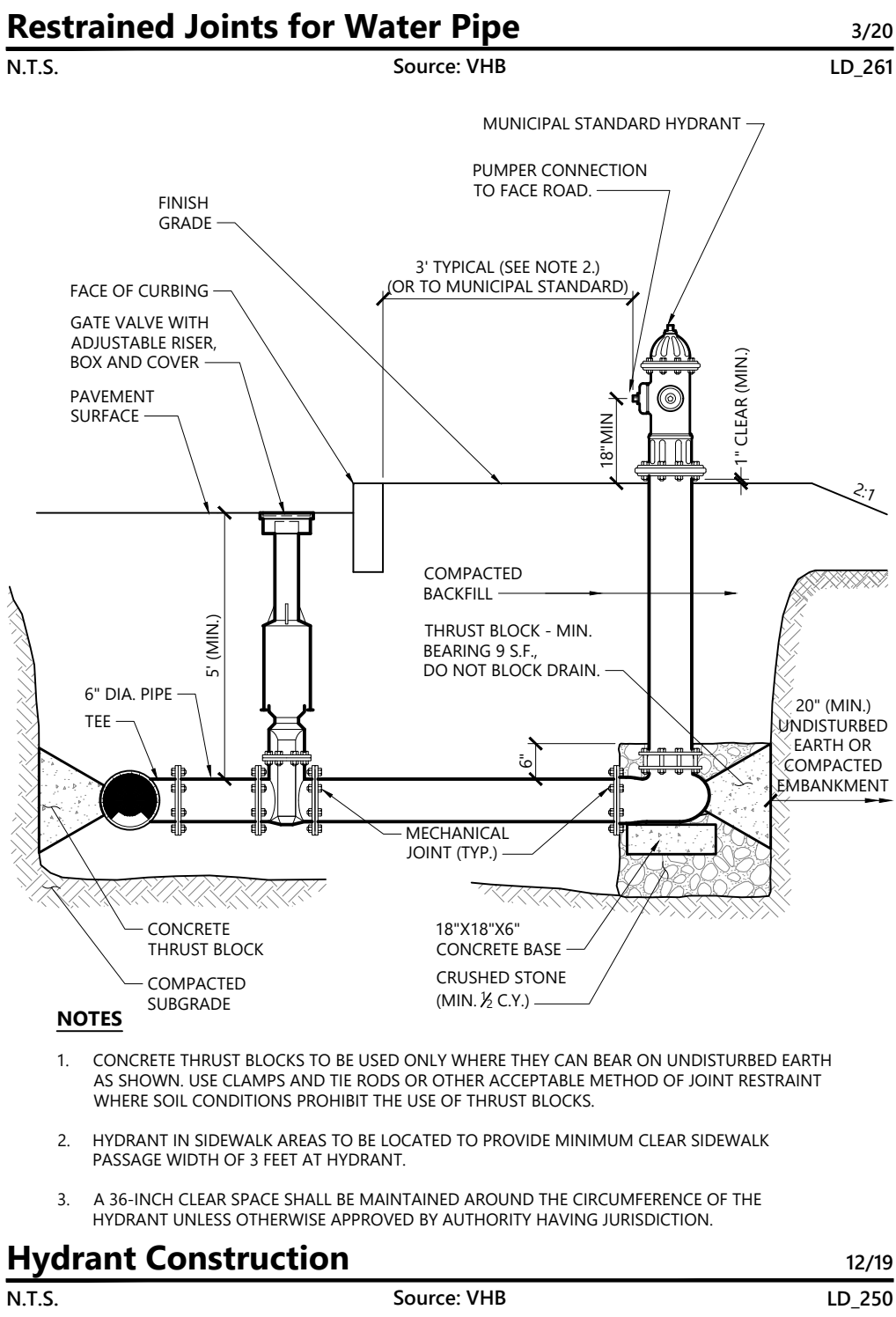
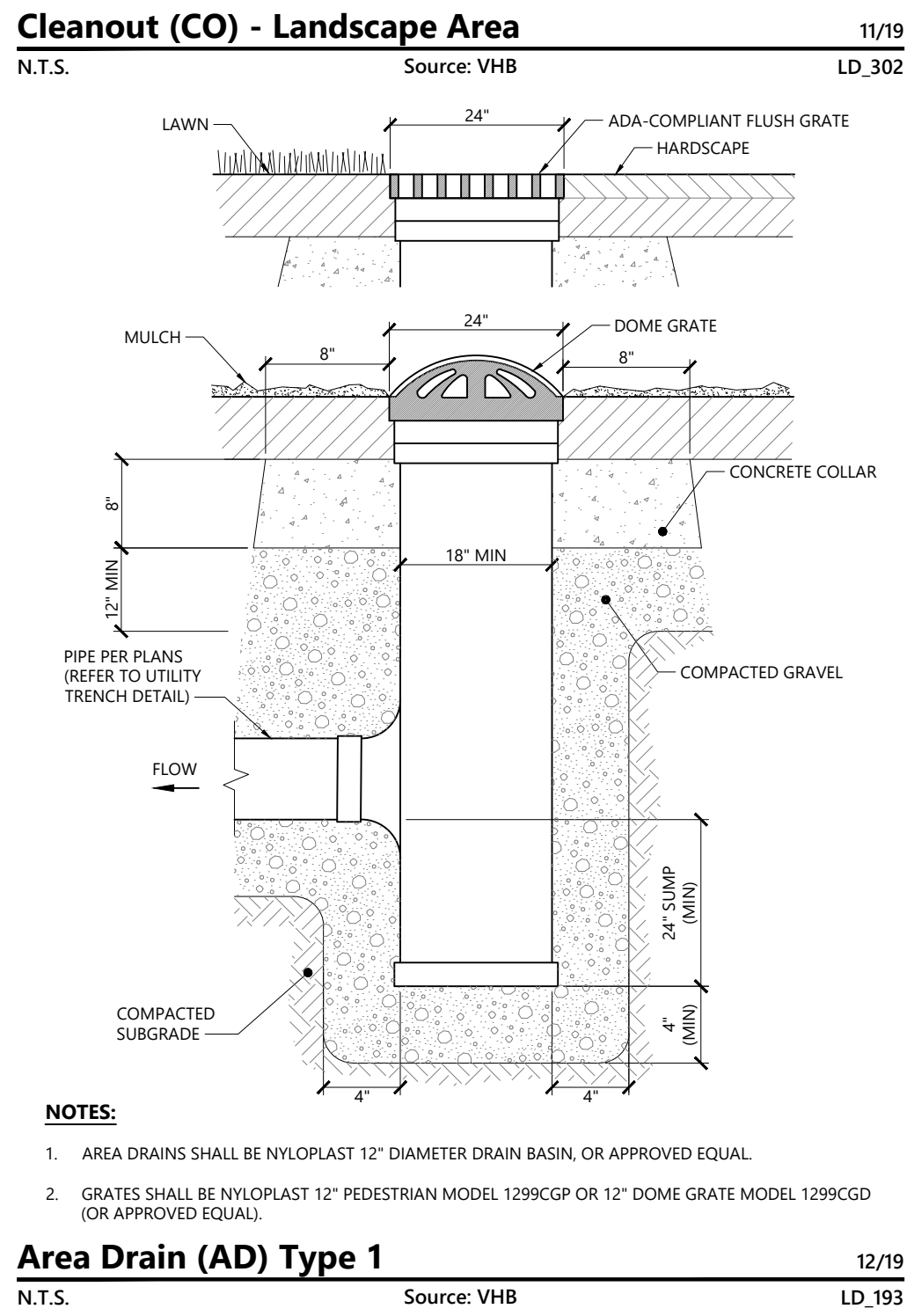
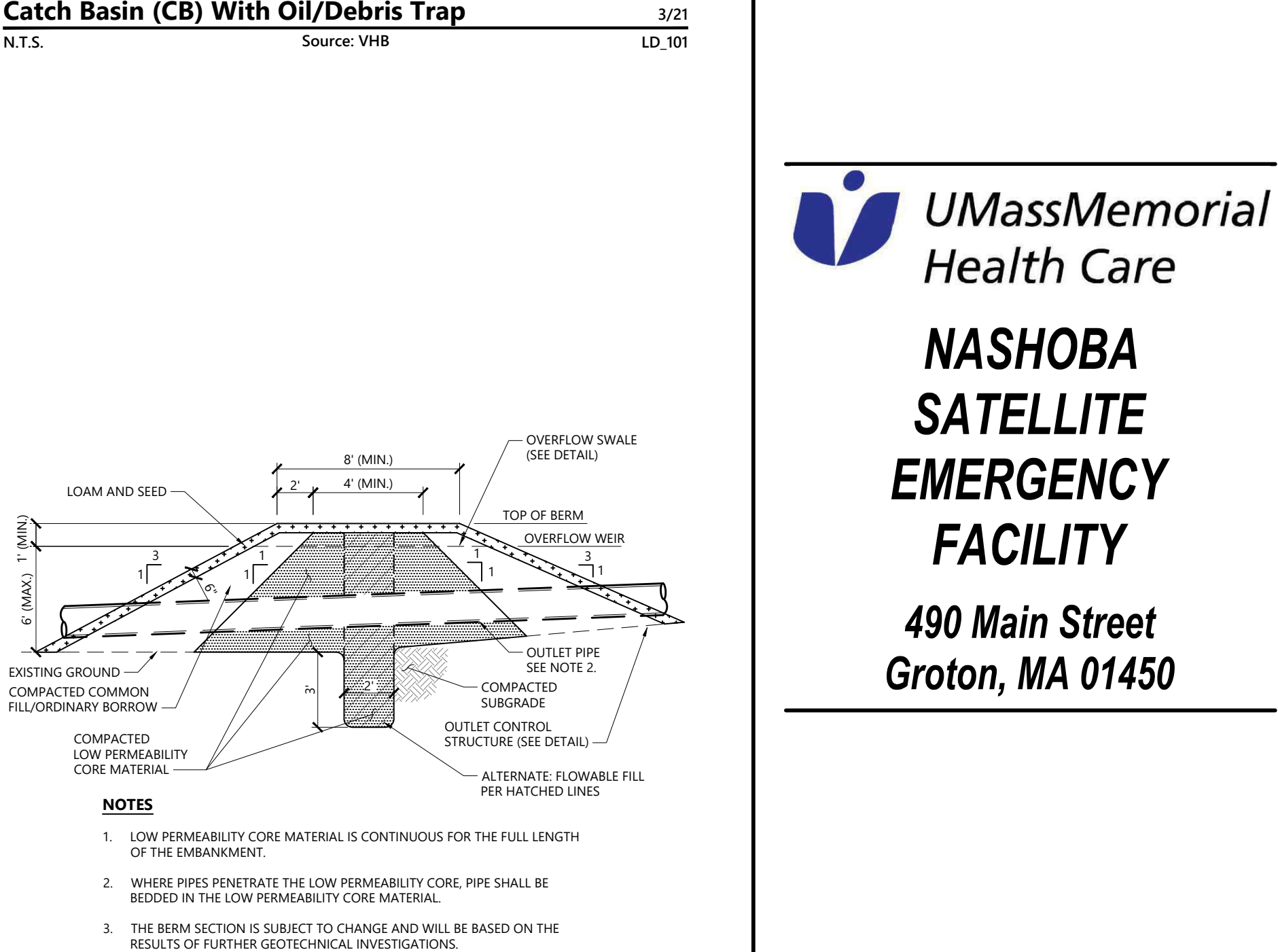
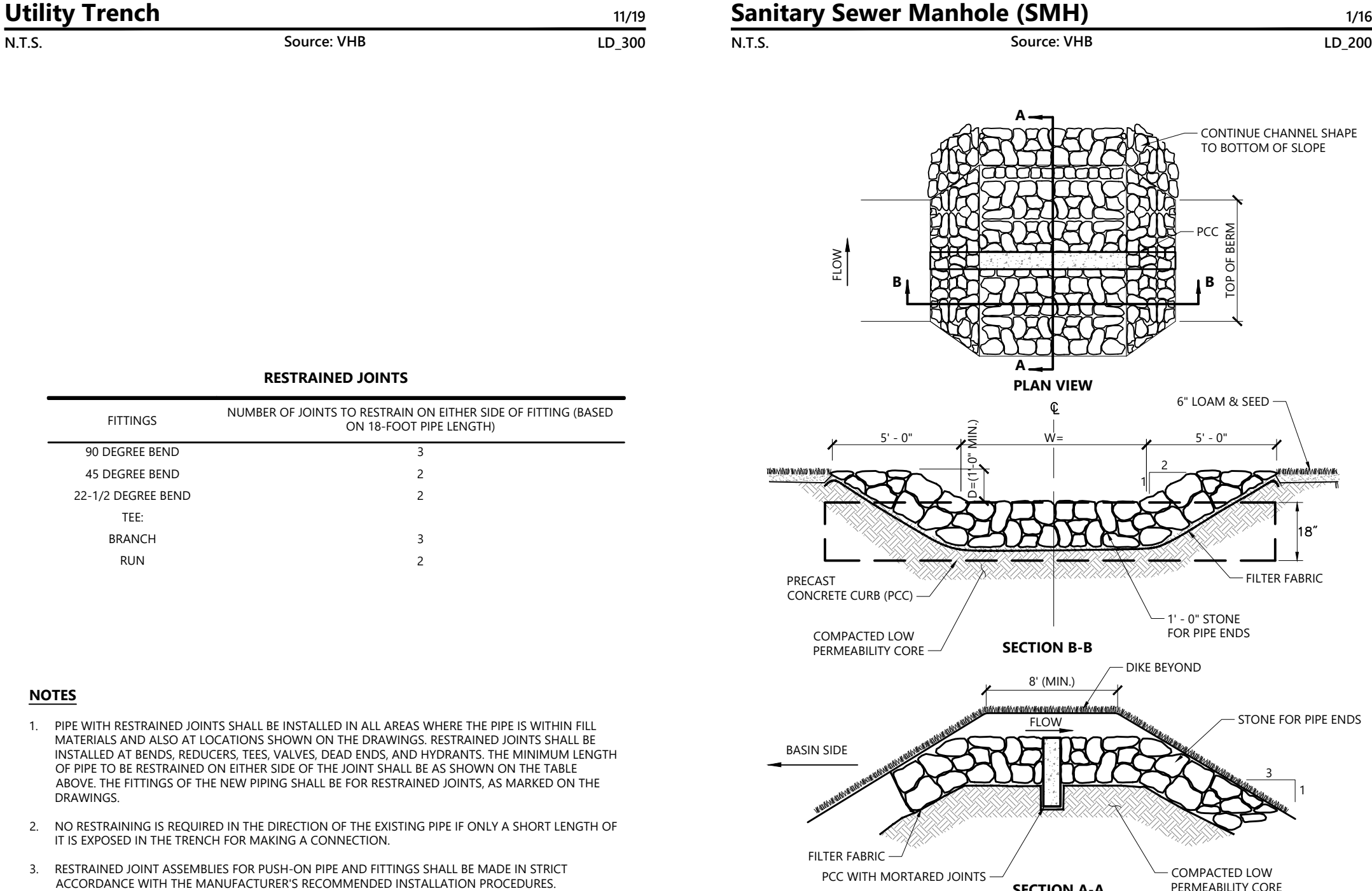
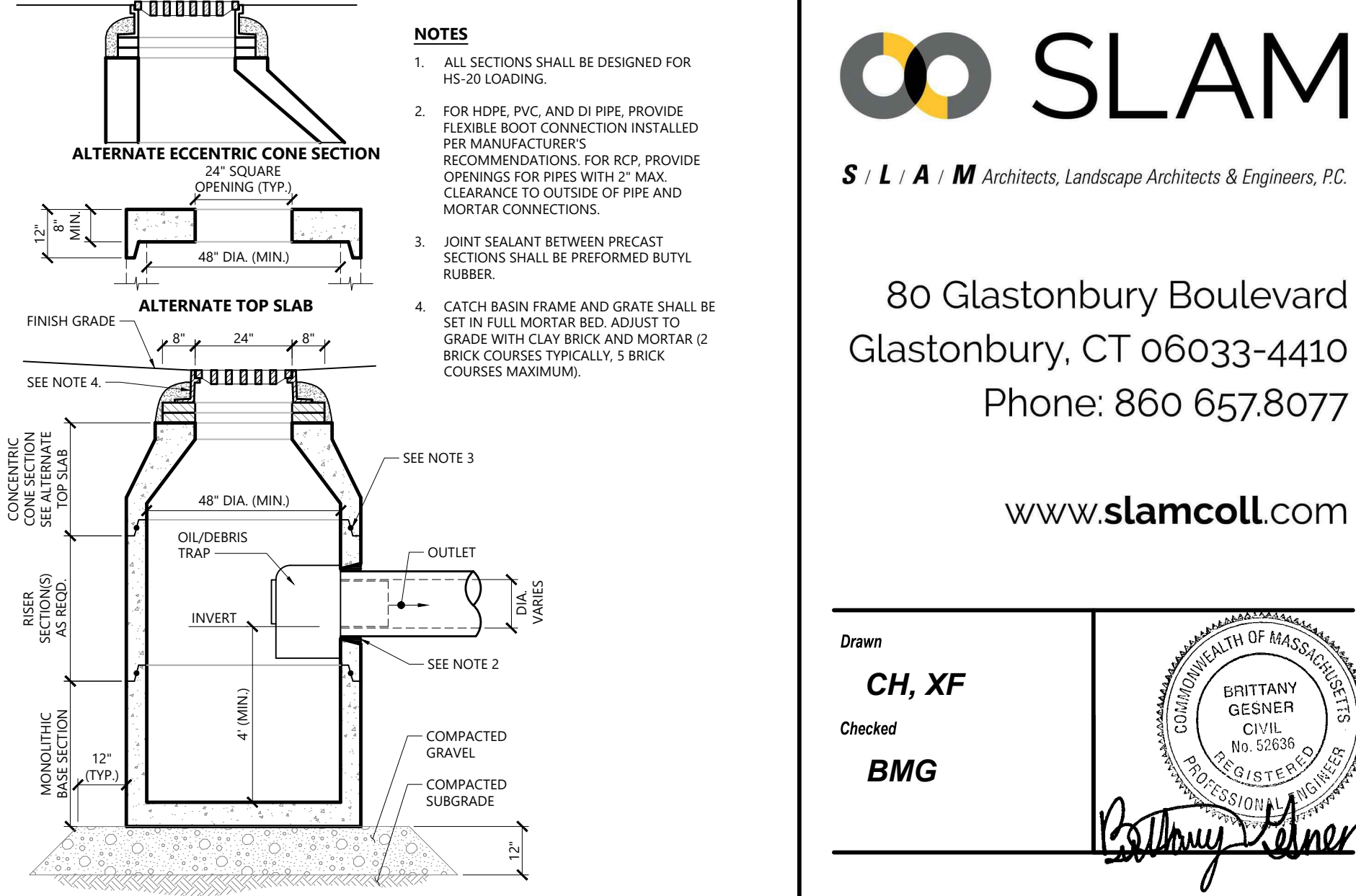
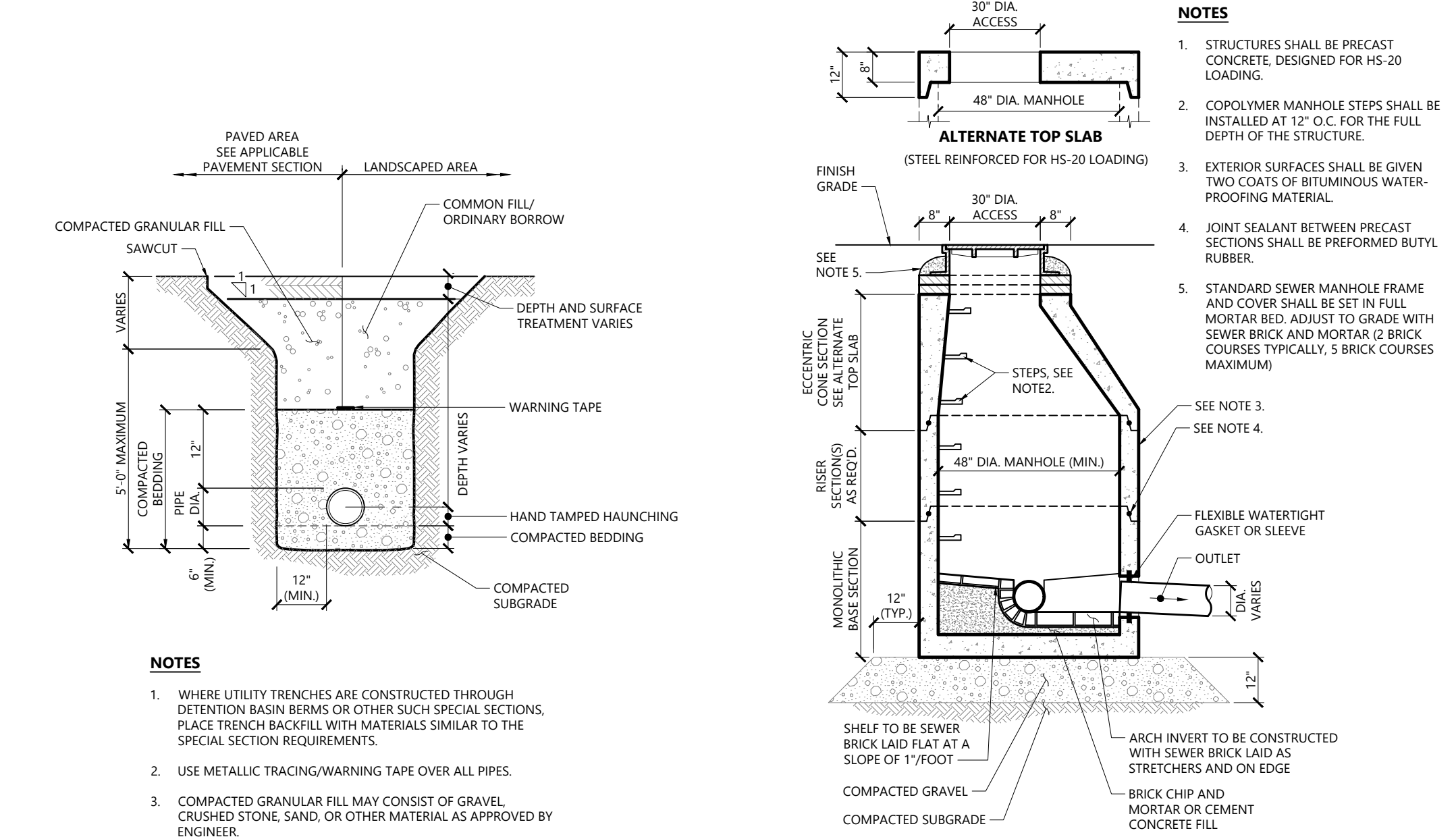
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B

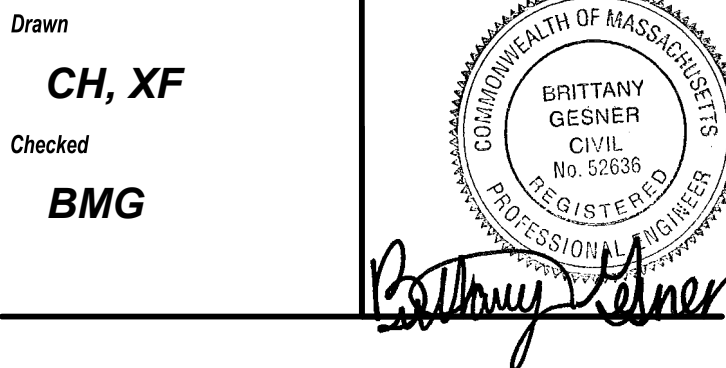
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D



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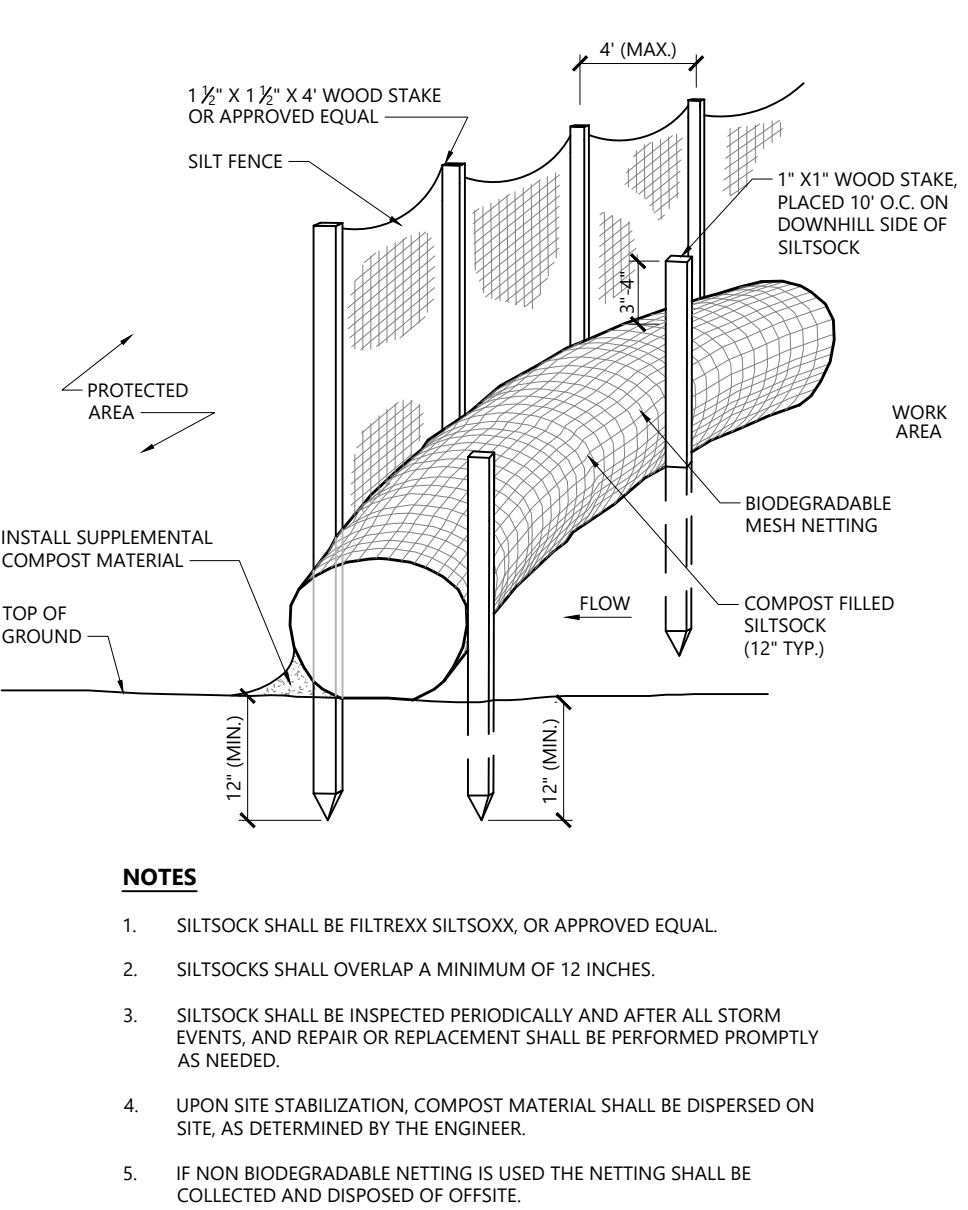


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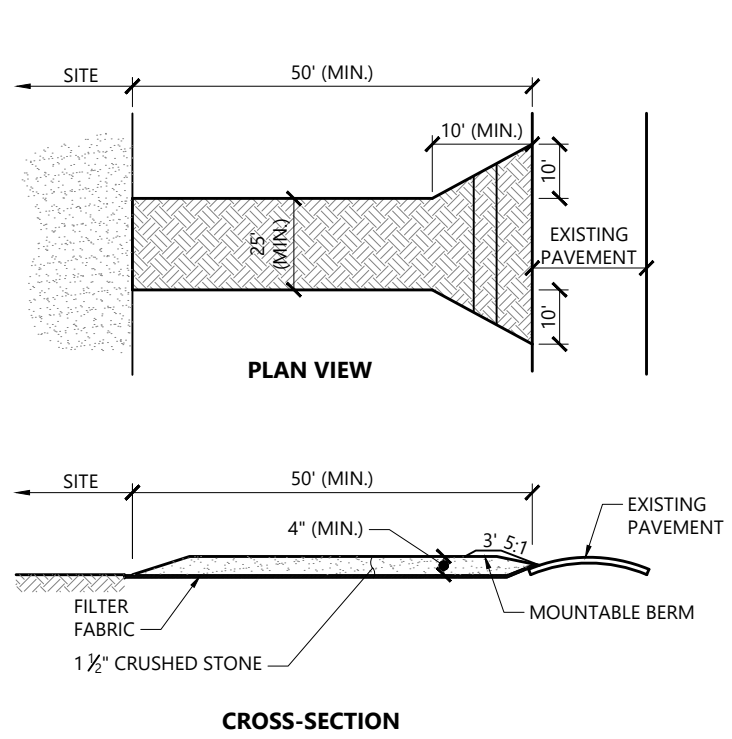
PROGRESS PRINT NOT FOR CONSTRUCTION

SITE DETAILS

Date: 06/23/2025
Scale: NTS
Proj. Number: 25082.00
Drawing Number: C801

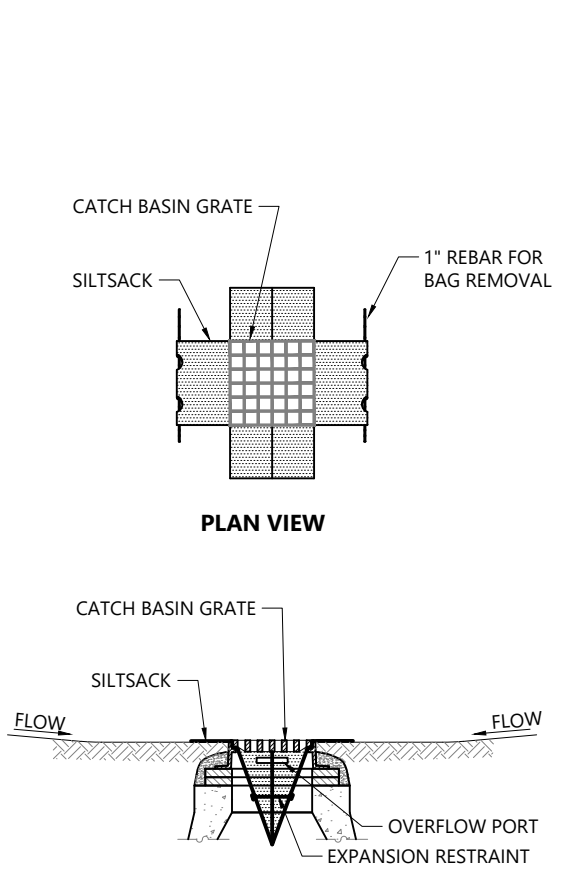


Siltsock / Silt Fence Barrier		10/20
N.T.S.	Source: VHB	LD 658-A



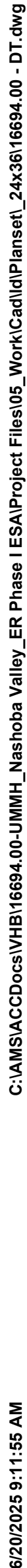
- ## NOTES
1. EXIST WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIST SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BURN SHALL BE PROVIDED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PERMITTED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIST SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit		1/16
N.T.S.	Source: VHB	LD 682



- ## **NOTES**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap		1/20
N.T.S.	Source: VHB	LD_674



Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

Sod Notes

- CONTRACTOR TO TAKE RESPONSIBILITY TO EXERCISE CARE IN THE PLACEMENT OF SOD. SOD SHOULD BE LAID (AND PINNED UNTIL ESTABLISHED) WITH STAGGERED ROWS RUNNING PARALLEL TO SLOPE CONTOURS. IN SLOPE SITUATIONS, BEGIN SOD AT BASE OF SLOPE AND WORK UPHILL. ALL SOD SHOULD BE ROLLED AND FERTILIZED WITH A SLOW RELEASE NITROGEN FERTILIZER FIVE DAYS AFTER PLANTING AT A RATE OF 0.9 LBS / 1,000 SF. NEWLY SODDED AREAS SHALL BE KEPT MOIST FOR THE FIRST WEEK AFTER PLANTING AFTER WHICH A WATERING RATE OF 2" PER WEEK, INCLUDING RAINFALL, SHOULD BE SUFFICIENT.
- CONTRACTOR TO BRING SOD AREAS TO SUBGRADE BY 2". TAKE RESPONSIBILITY FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4". DENSELY COMPACTED AREAS BETWEEN 85% AND 90% AREA TO BE CROSSED RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING, UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE ASPHALT AND ROCKS GREATER THAN 2" DIAMETER ON AVERAGE, SHALL BE REMOVED. IN AREAS TO RECEIVE SOD, SPREAD 2" OF PREPARED PLANTING SOIL AND TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
- CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD, INCLUDING GRASS AREAS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD IN THE AREAS SHOWN ON THE PLAN, IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON SQUARE FOOTAGE UNIT PRICE. ALL GRASSED AREAS SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH PER SPECIFICATIONS.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE (CURRENT PROJECT & POTENTIAL FUTURE PROJECT)

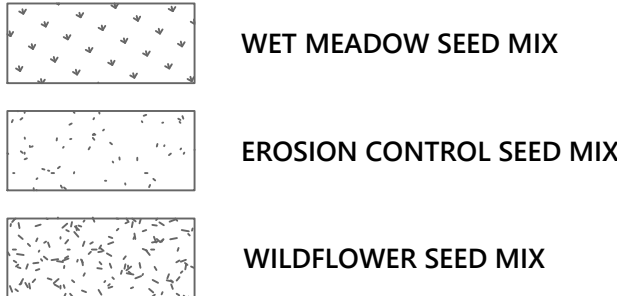
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AR	7	Acer rubrum	Red Maple	2 - 2 1/2" CAL.
NS	11	Nyssa sylvatica	Tupelo (Male cultivar)	2 - 2 1/2" CAL.
QC	4	Quercus coccinea	Scarlet Oak	2 - 2 1/2" CAL.
TA	7	Tilia americana	American Linden	2 - 2 1/2" CAL.
EVERGREEN TREES				
PA1	6	Picea abies	Norway Spruce	4 - 5' HT.
PG	5	Picea glauca	White Spruce	4 - 5' HT.
TP	4	Thuja plicata 'Green Giant'	Green Giant Arborvitae	4 - 5' HT.

Note:

SEE SHEET L102 FOR SHRUB PLANTINGS AND BUFFER ZONE NATURALIZATION PLANTINGS.

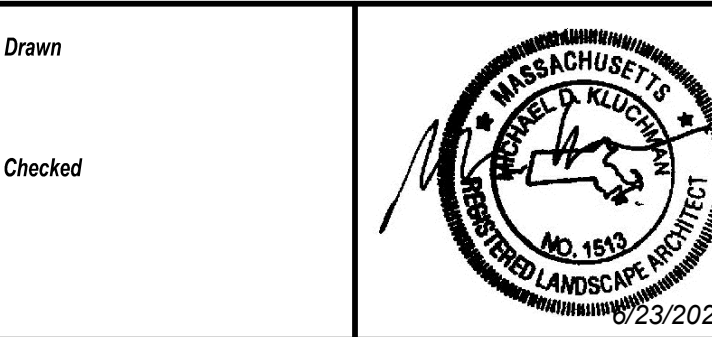
Seed Mixtures:

- AREAS INDICATED AS "WET MEADOW MIX" ARE TO BE SEEDED AS SPECIFIED ON L102, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- AREAS INDICATED AS "EROSION CONTROL SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- AREAS INDICATED AS "WILDFLOWER SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND WILDFLOWER MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



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Number Date Issued For

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CONSTRUCTION

PLANTING PLAN

Date
06/23/2025
Scale
1" = 40'
Proj. Number
25082.00

Drawing Number

L101

A

B

C

D

Buffer Zone Naturalization Notes:

- 1. NO WORK SHALL OCCUR WITHIN THE WETLAND RESOURCE AREA PRIOR TO WALKING THE AREA WITH A CONSERVATION COMMISSION AGENT TO IDENTIFY INVASIVES TO BE REMOVED. WORK WITHIN THE WETLAND RESOURCE AREA SHALL BE LIMITED TO HAND REMOVAL OF WOODY AND HERBACEOUS INVASIVE PLANTS. USE OF CUT AND DAB OF HERBICIDE SHALL BE USED SPARINGLY.
- 2. WORK WITHIN THE LIMIT OF GRADING AND WETLAND EDGE SHALL BE LIMITED TO HAND REMOVAL OF INVASIVES WITH SPARINGLY USE OF CUT AND DAB HERBICIDE. RESEEDING AND REPLANTING MAY OCCUR IN THIS AREA.
- 3. ALL PROPOSED POTTED PLANTS AND SEED WITHIN THE BUFFER ZONE NATURALIZATION AREA SHALL BE NON-CULTIVAR NATIVES. PLANT SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY A QUALIFIED REPRESENTATIVE.

PLANT SCHEDULE (CURRENT PROJECT & POTENTIAL FUTURE PROJECT)

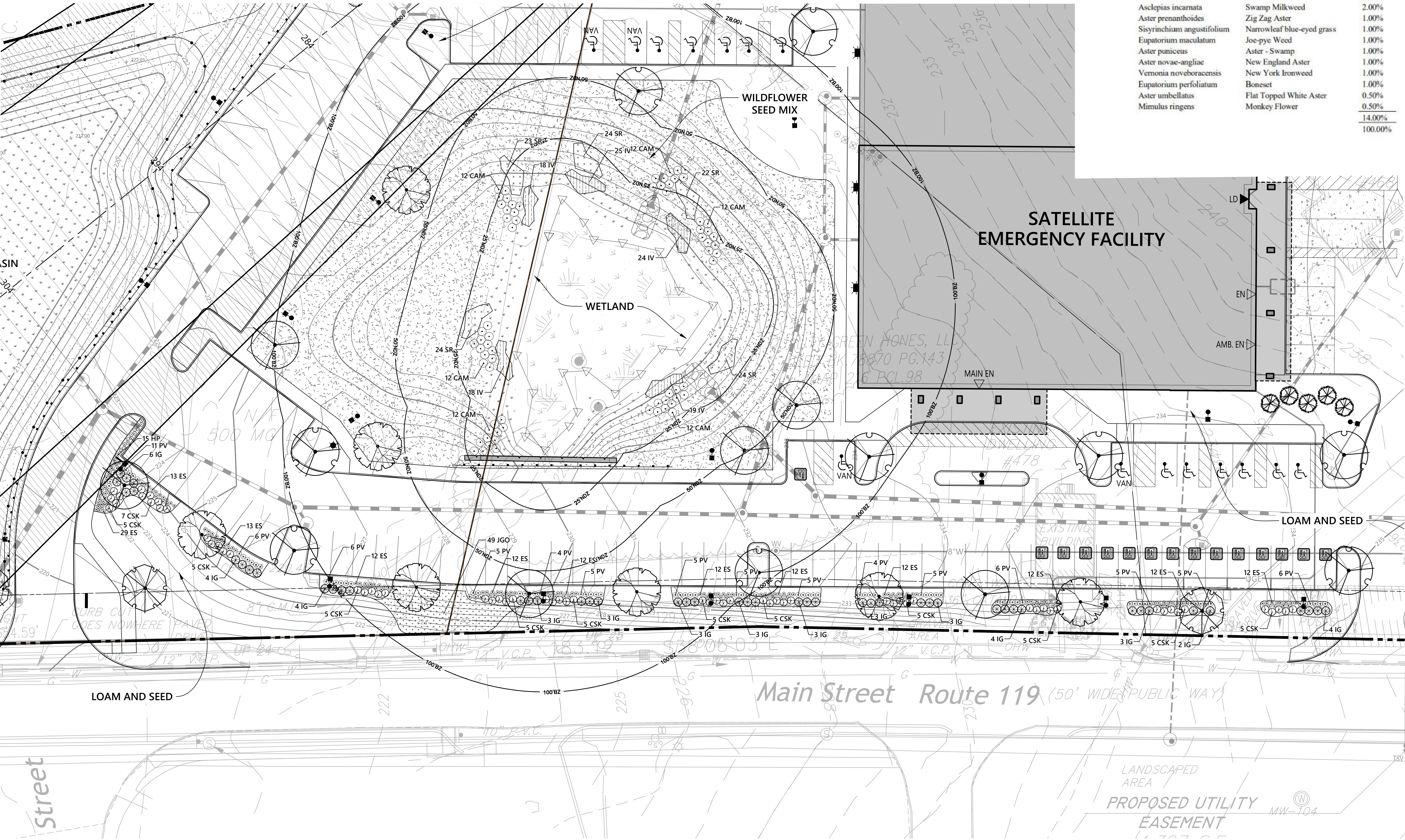
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
SHRUBS					
CSK	62	Cornus sericea 'Kelseyi'	Kelsy Dwarf Dogwood	18 - 24" SPD	
IG	48	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly (Male)	18 - 24" HT.	
PERENNIALS AND GRASSES					
ES	163	Eragrostis spectabilis	Purple Lovegrass	1 GAL.	
HP	15	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 GAL.	
PV	83	Panicum virgatum 'Summer Sunrise'	Summer Sunrise Switch Grass	2 GAL.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUB AREAS					
JGO	49	Juniperus x 'Grey Owl'	Grey Owl Juniper	24 - 30" SPD.	48" o.c.

BUFFER ZONE NATURALIZATION PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
CAM	72	Cornus amomum	Silky Dogwood	18 - 24" HT.	
PERENNIALS					
IV	104	Iris versicolor	Blue Flag	1 GAL.	24" o.c.
SR	117	Solidago rugosa	Rough Goldenrod	1 GAL.	24" o.c.

Wet Meadow Mix

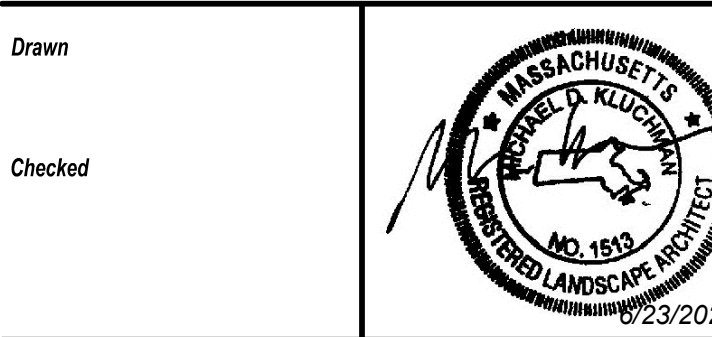
Botanical Name	Common Name	% PLS by Weight
Grass		
Carex vulpinoidea	Fox Sedge	26.00%
Elymus riparius	Riverbank Wild Rye	23.00%
Carex lurida	Shallow Sedge	17.00%
Carex lupulina	Hop Sedge	8.00%
Scirpus atrovirens	Green Bulrush	3.00%
Juncus effusus	Soft Rush	2.50%
Cinna arundinacea	Sweet Woodreed	2.00%
Carex comosa	Bearded Sedge	2.00%
Glyceria canadensis	Manna Grass	1.00%
Scirpus cyperinus	Woolgrass	1.00%
Juncus tenuis	Path Rush	0.50%
		86.00%
Herb/Forb		
Verbena hastata	Blue Vervain	4.00%
Asclepias incarnata	Swamp Milkweed	2.00%
Aster prenanthoides	Zig Zag Aster	1.00%
Sisyrinchium angustifolium	Narrowleaf blue-eyed grass	1.00%
Eupatorium maculatum	Joe-pye Weed	1.00%
Aster puniceus	Aster - Swamp	1.00%
Aster novae-angliae	New England Aster	1.00%
Vernonia noveboracensis	New York Ironweed	1.00%
Eupatorium perfoliatum	Boneset	1.00%
Aster umbellatus	Flat Topped White Aster	0.50%
Mimulus ringens	Monkey Flower	0.50%
		14.00%
		100.00%



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PLANTING
ENLARGEMENT PLAN

Date
06/23/2025
Scale
1" = 20'
Proj. Number
25082.00

Drawing Number
L102

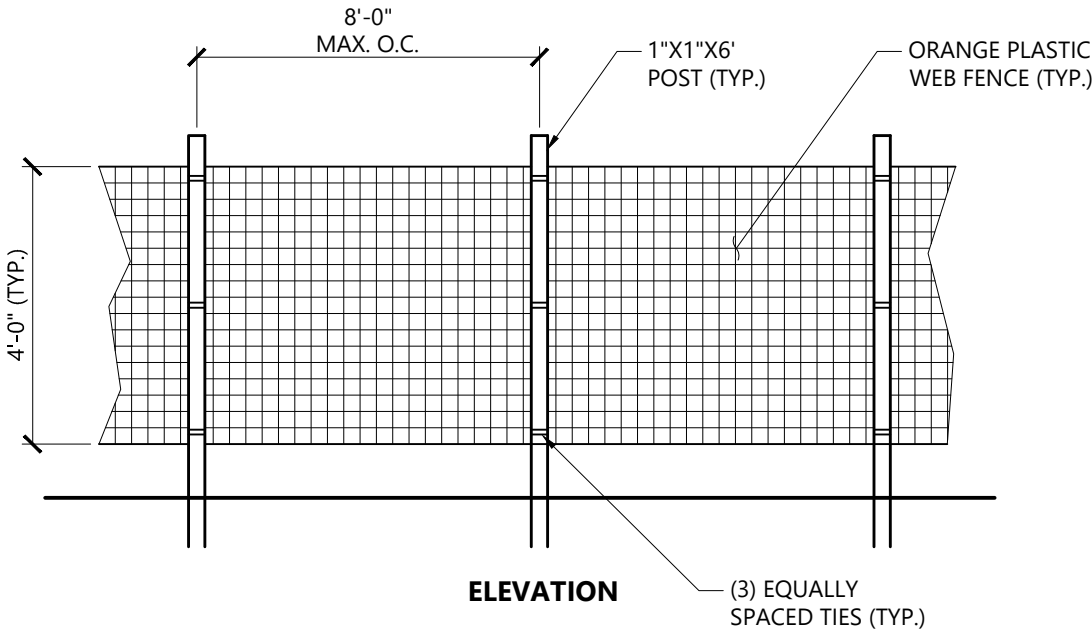
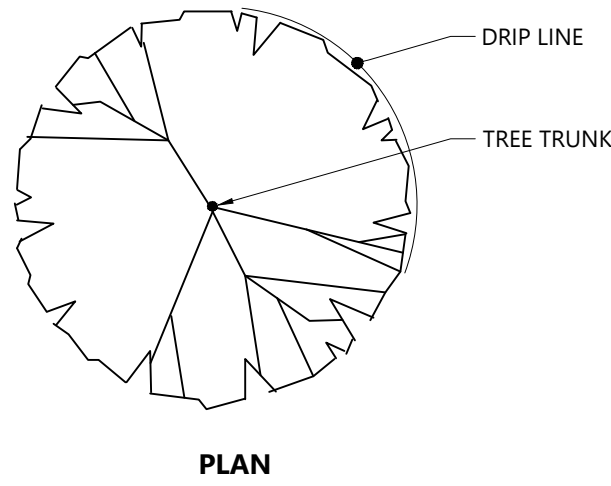
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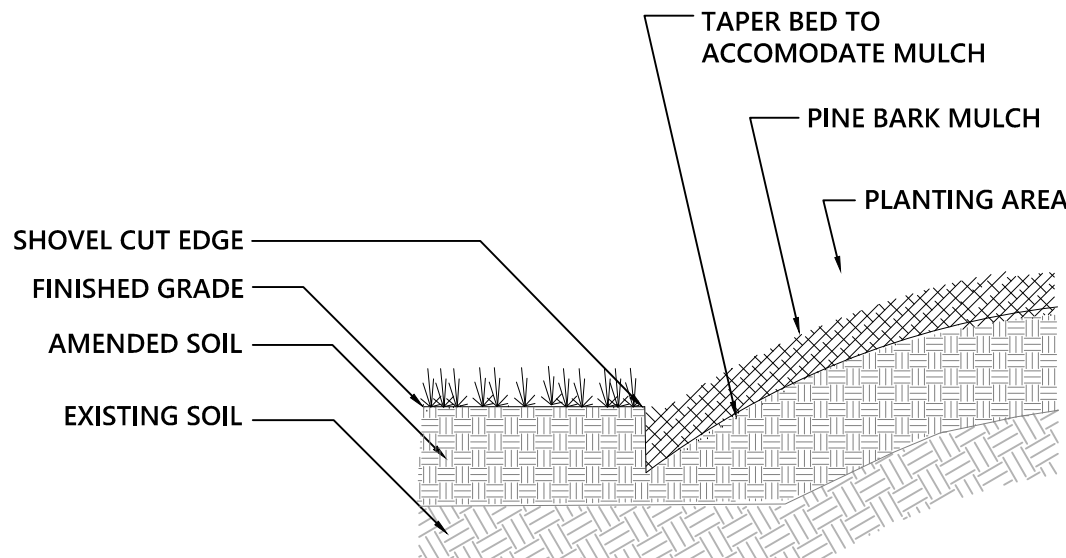
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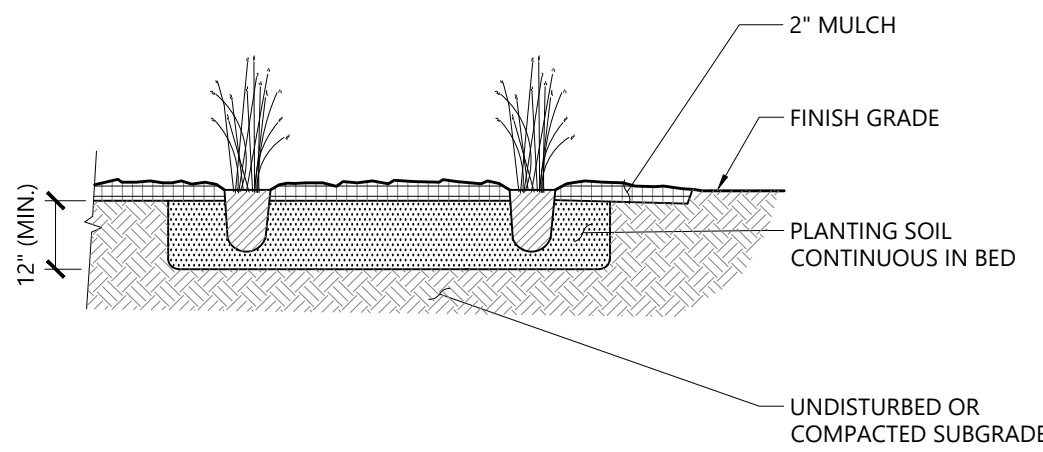
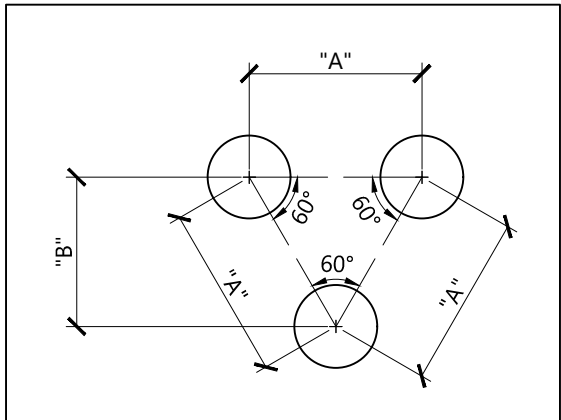
- NOTES**
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
N.T.S. Source: VHB LD_610

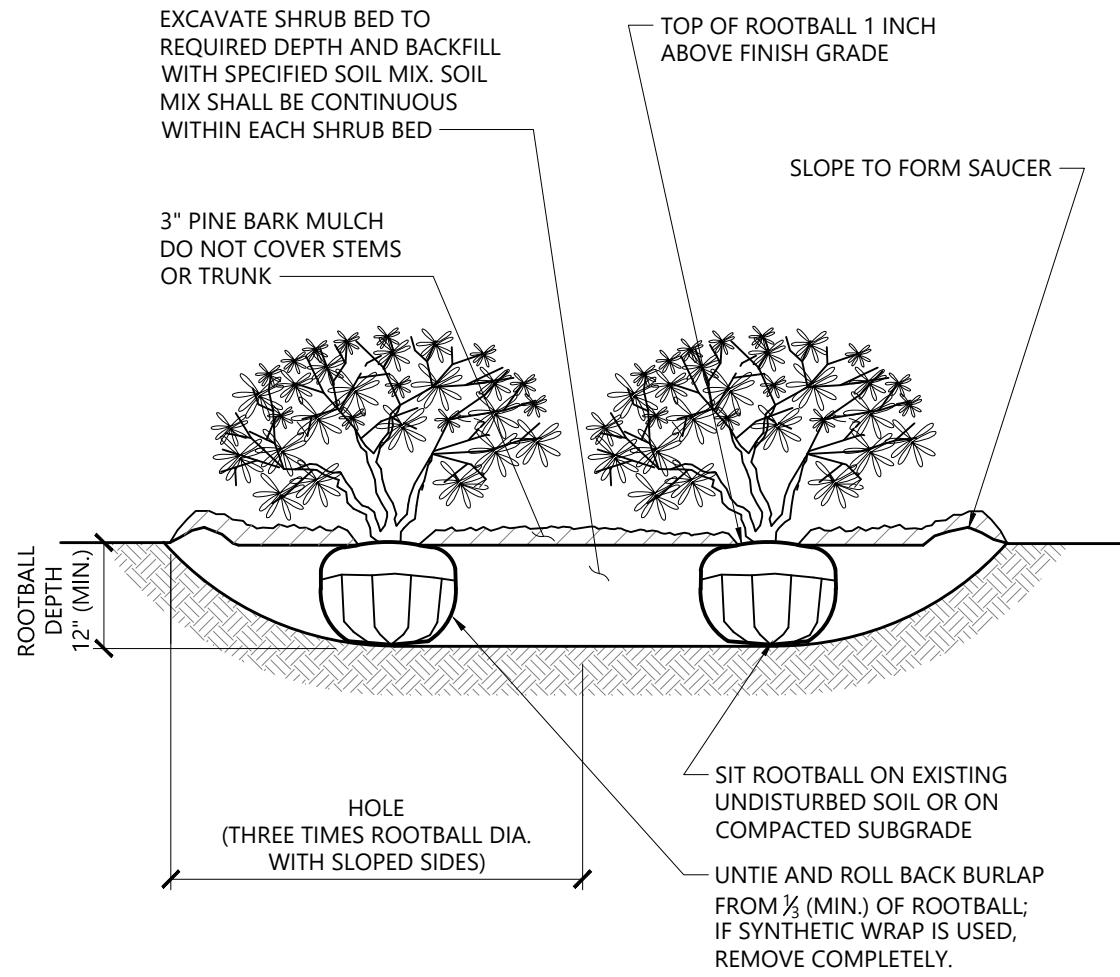


Shovel Cut Edging 9/23
N.T.S. Source: VHB LD_620

PLANT SPACING	
PLANT SPACING("A")	ROW SPACING("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.



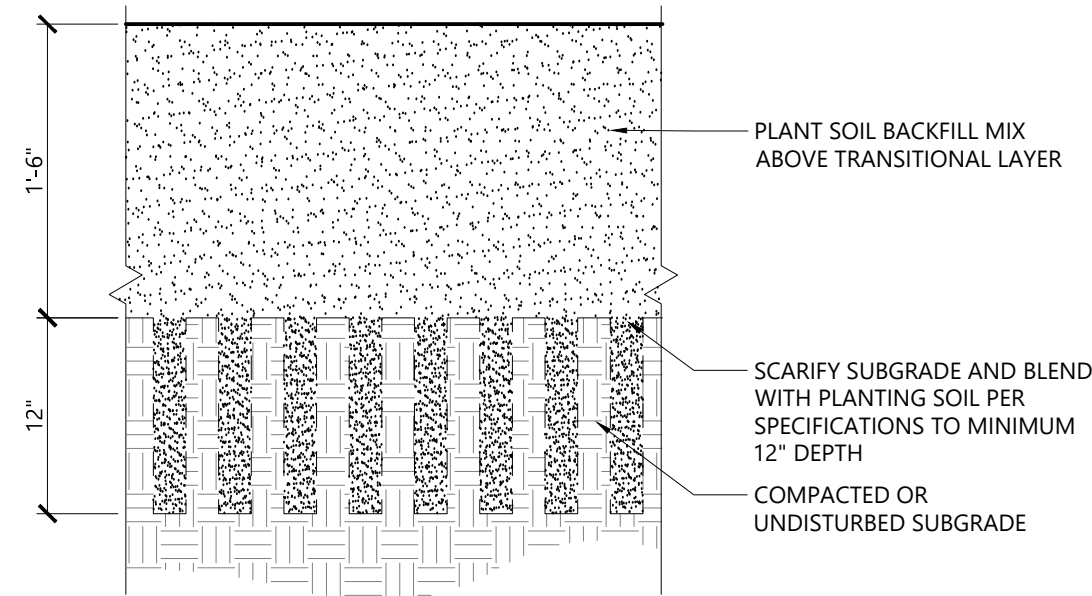
Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



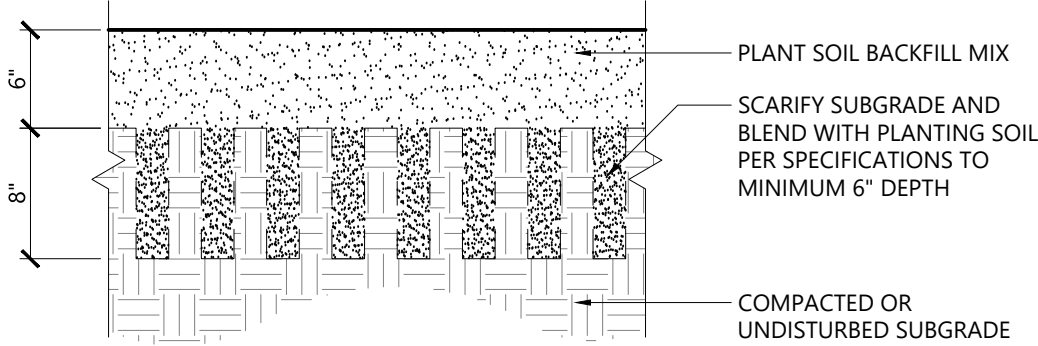
- NOTES**
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601

B

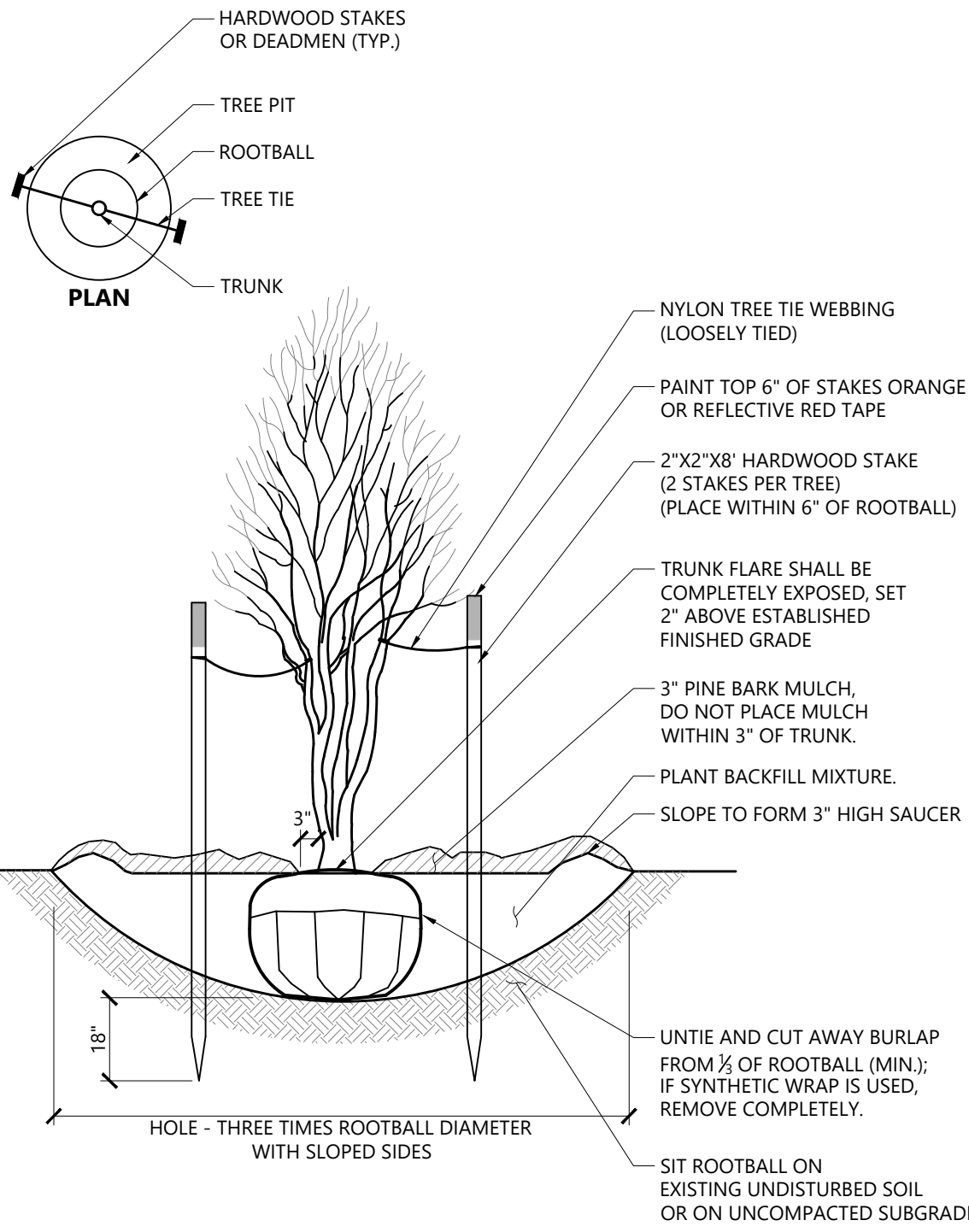


**SOIL PREPARATION
GROUNDCOVER AND SHRUBS**

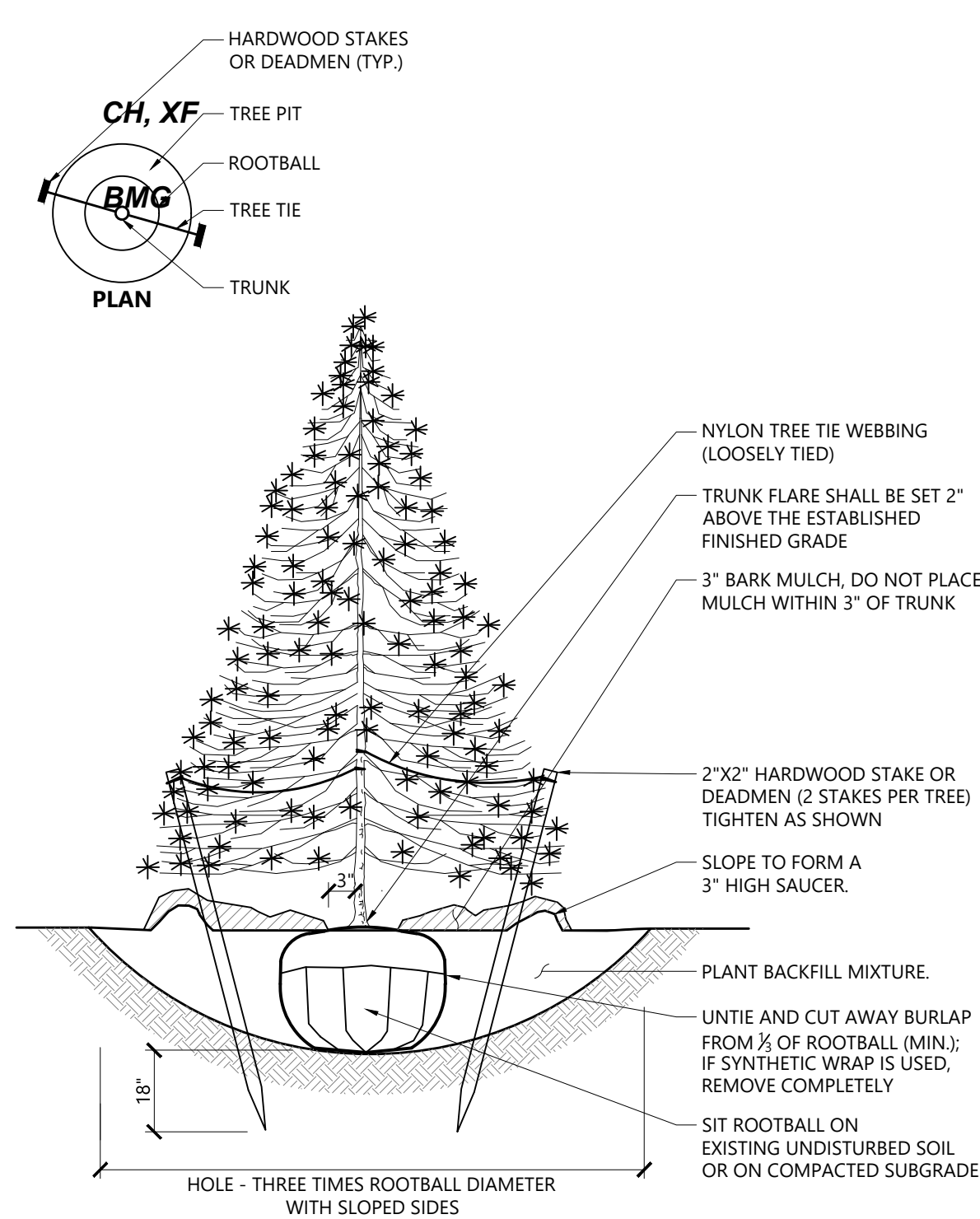


SOIL PREPARATION AT LAWN

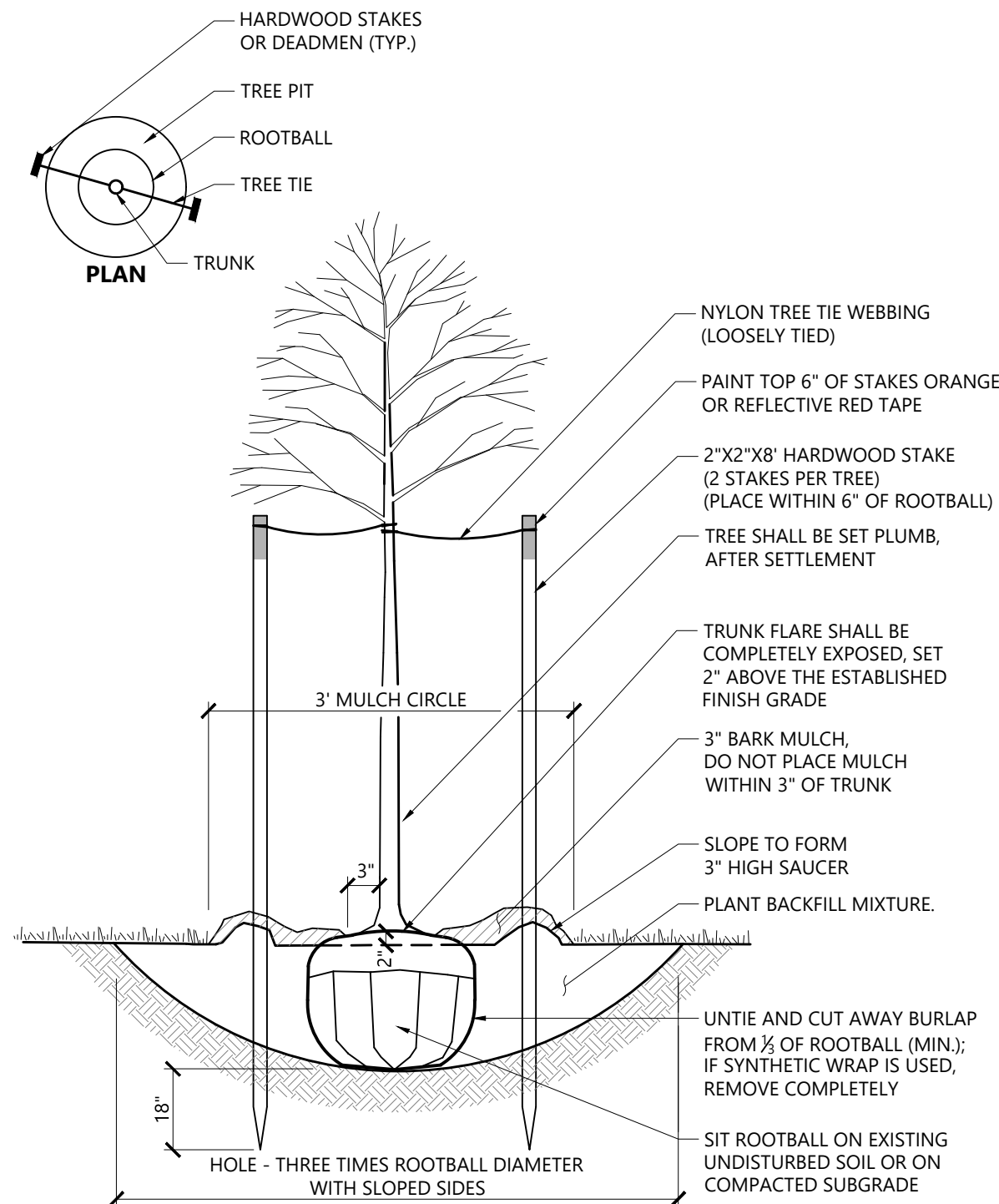
Soil Preparation 3/25
N.T.S. Source: VHB LD_



Multistem Tree Planting 9/21
N.T.S. Source: VHB LD_606



Evergreen Tree Planting 9/21
N.T.S. Source: VHB LD_604



Tree Planting (For Trees Under 4" Caliper) 9/21
N.T.S. Source: VHB LD_602

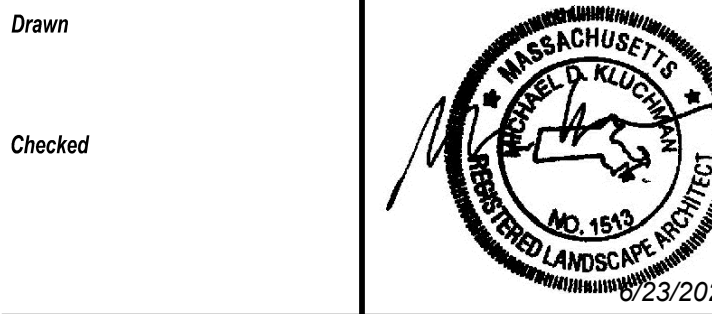
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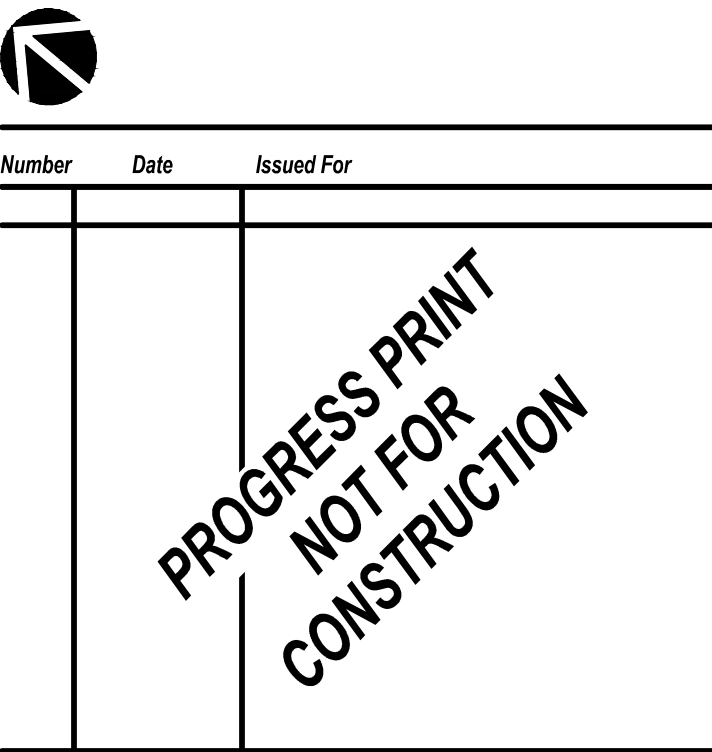
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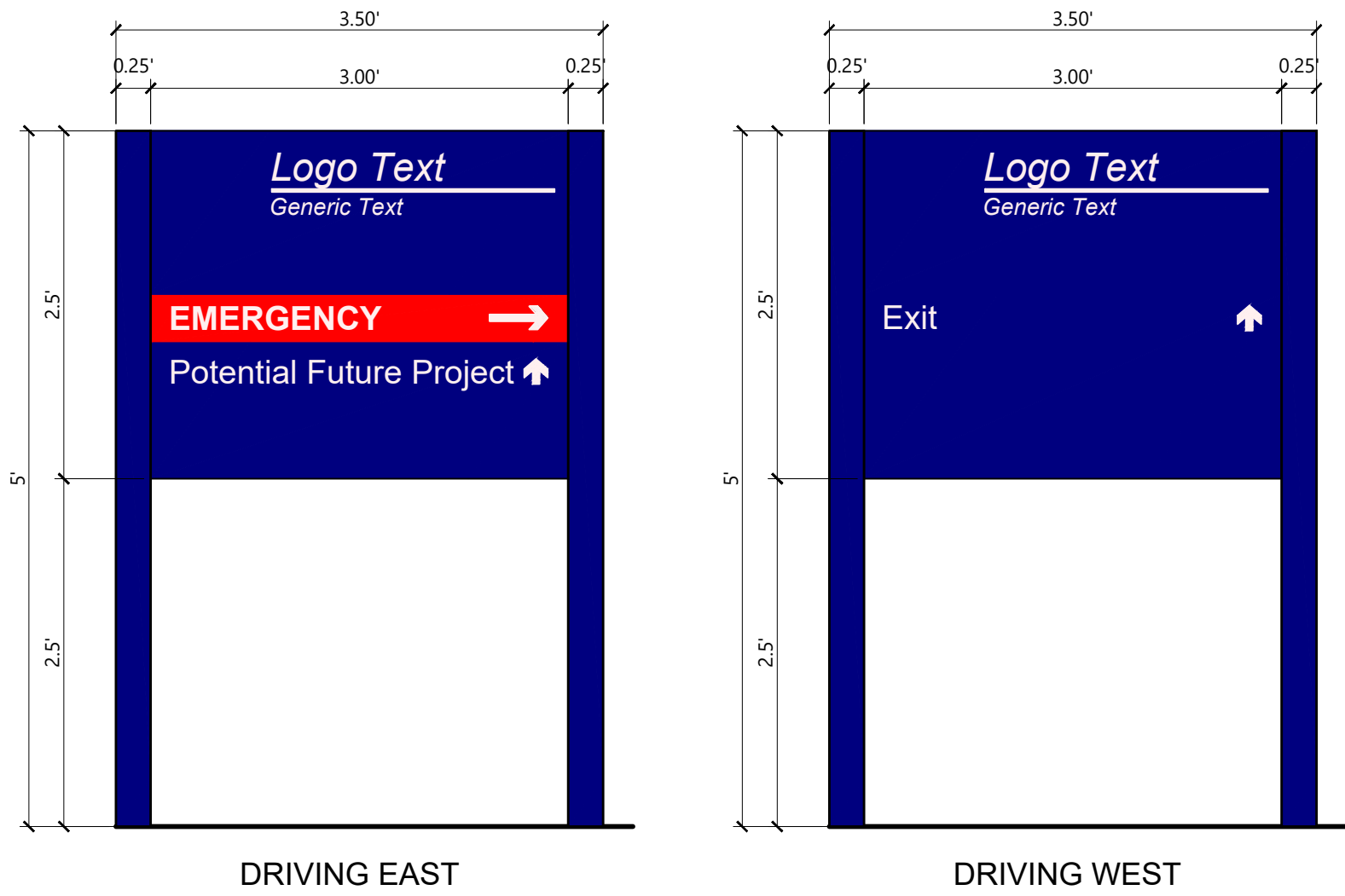


LANDSCAPE DETAILS

Date
06/23/2025
Scale
N.T.S.
Proj. Number
25082.00

Drawing Number
L201

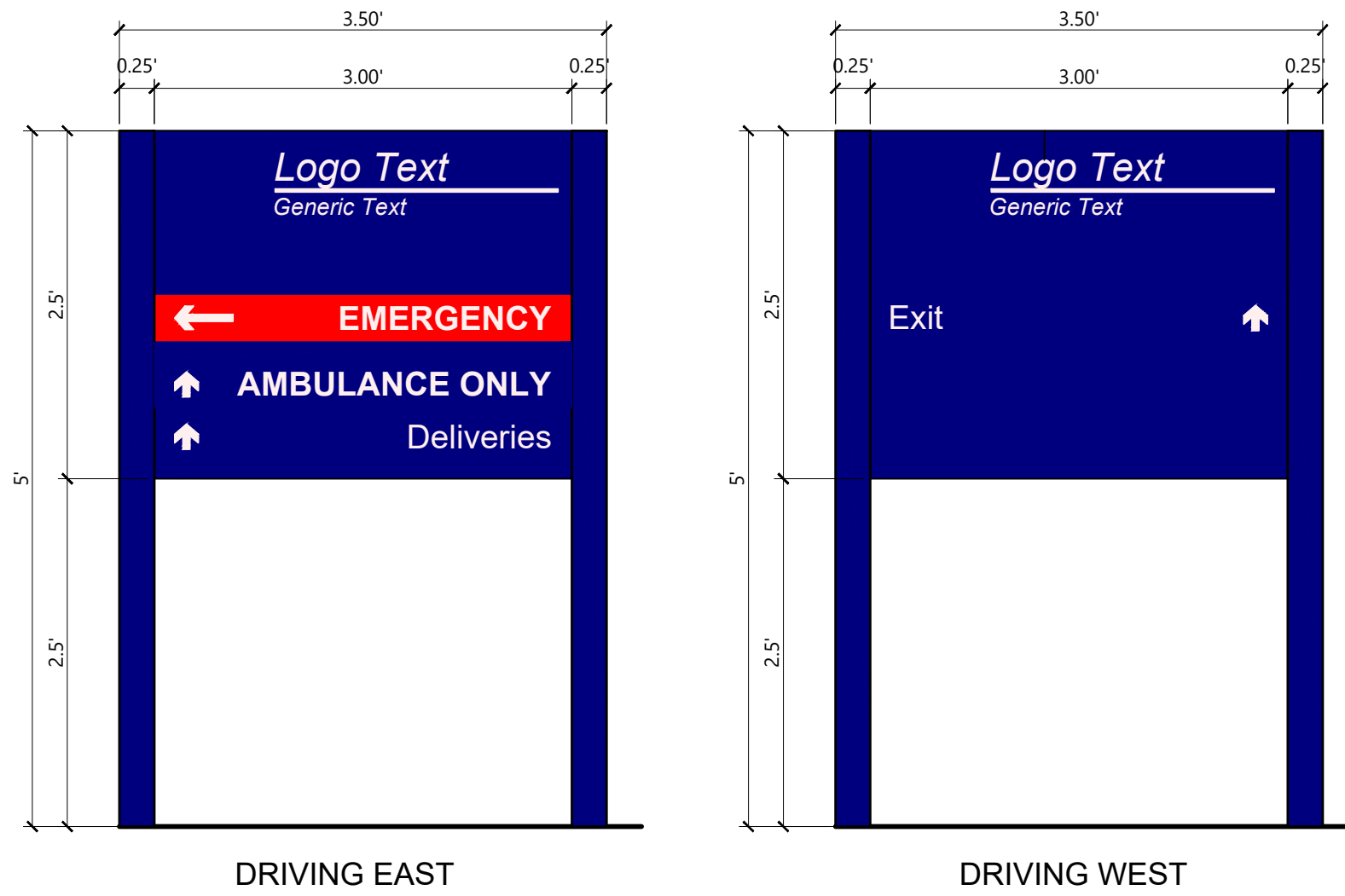
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Wayfinding Signage (Primary Sign A)

N.T.S. Source: VHB 3/20 LD_610A

2



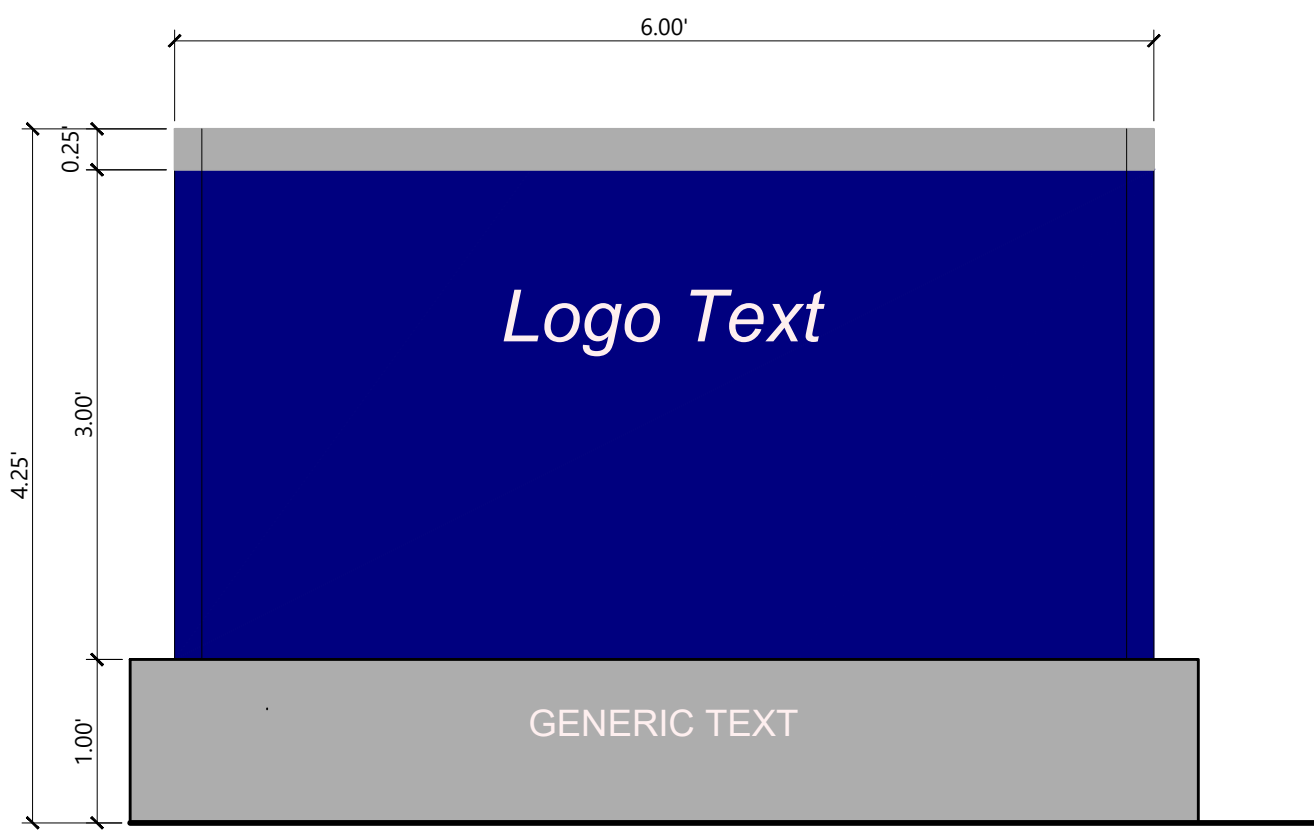
Wayfinding Signage (Primary Sign B)

N.T.S. Source: VHB 3/20 LD_610A

3

4

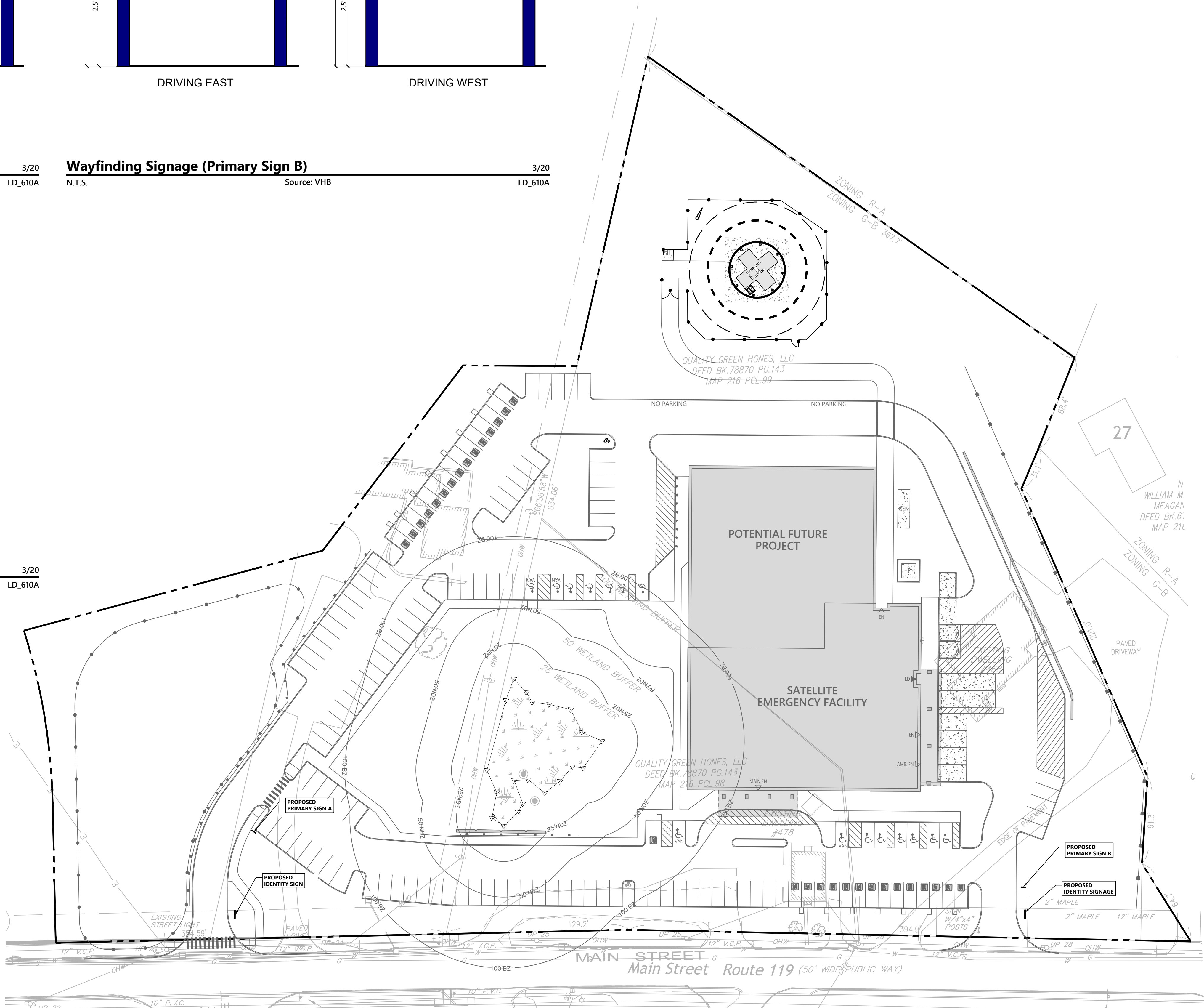
B



Identity Signage

N.T.S. Source: VHB 3/20 LD_610A

D



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FACILITY**

490 Main Street
Groton, MA 01450



Number	Date	Issued For

PROGRESS PRINT
NOT FOR
CONSTRUCTION

SIGNAGE PLAN

Date
06/23/2025
Scale
1" = 40'
Proj. Number
25082.00

Drawing Number

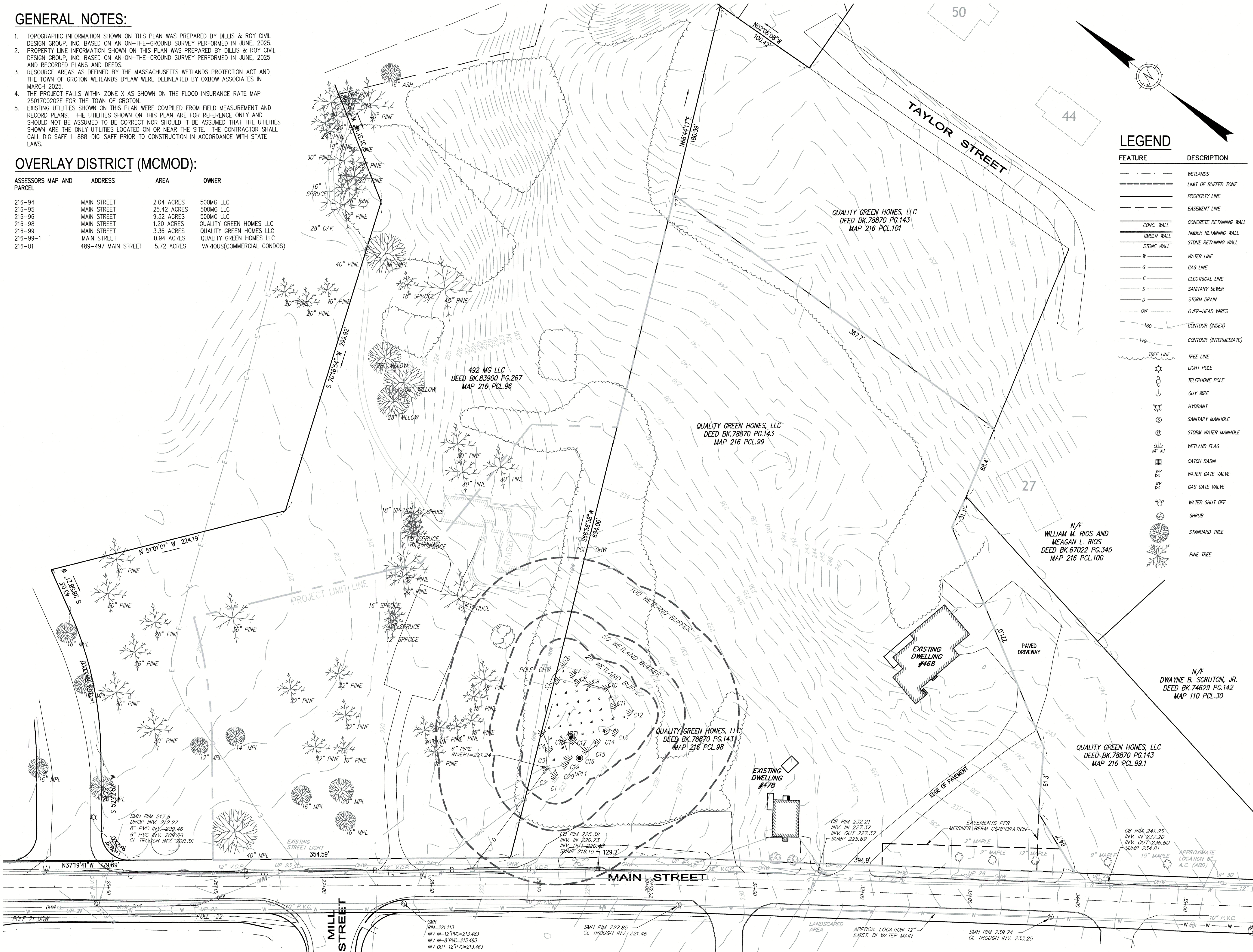
L301

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JUNE, 2025.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JUNE, 2025 AND RECORDED PLANS AND DEEDS.
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF GROTON WETLANDS BYLAW WERE DELINEATED BY OXBOW ASSOCIATES IN MARCH 2025.
4. THE PROJECT FALLS WITHIN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25017C0202E FOR THE TOWN OF GROTON.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.

OVERLAY DISTRICT (MCMOD):

ASSESSORS MAP AND PARCEL	ADDRESS	AREA	OWNER
216-94	MAIN STREET	2.04 ACRES	500MG LLC
216-95	MAIN STREET	25.42 ACRES	500MG LLC
216-96	MAIN STREET	9.32 ACRES	500MG LLC
216-98	MAIN STREET	1.20 ACRES	QUALITY GREEN HOMES LLC
216-99	MAIN STREET	3.36 ACRES	QUALITY GREEN HOMES LLC
216-99-1	MAIN STREET	0.94 ACRES	QUALITY GREEN HOMES LLC
216-01	489-497 MAIN STREET	5.72 ACRES	VARIOUS(COMMERCIAL CONDOS)



LEGEND

FEATURE	DESCRIPTION
--- (dashed line)	WETLANDS
--- (dashed line)	LIMIT OF BUFFER ZONE
--- (solid line)	PROPERTY LINE
--- (solid line)	EASEMENT LINE
--- (solid line)	CONC. WALL
--- (solid line)	TIMBER RETAINING WALL
--- (solid line)	STONE WALL
--- (solid line)	WATER LINE
--- (solid line)	GAS LINE
--- (solid line)	ELECTRICAL LINE
--- (solid line)	SANITARY SEWER
--- (solid line)	STORM DRAIN
--- (solid line)	OVER-HEAD WRES
--- (solid line)	CONTOUR (INDEX)
--- (solid line)	CONTOUR (INTERMEDIATE)
--- (solid line)	TREE LINE
--- (solid line)	LIGHT POLE
--- (solid line)	TELEPHONE POLE
--- (solid line)	GUY WIRE
--- (solid line)	HYDRANT
--- (solid line)	SANITARY MANHOLE
--- (solid line)	STORM WATER MANHOLE
--- (solid line)	WETLAND FLAG
--- (solid line)	CATCH BASIN
--- (solid line)	WATER GATE VALVE
--- (solid line)	GAS GATE VALVE
--- (solid line)	WATER SHUT OFF
--- (solid line)	SHRUB
--- (solid line)	STANDARD TREE
--- (solid line)	PINE TREE



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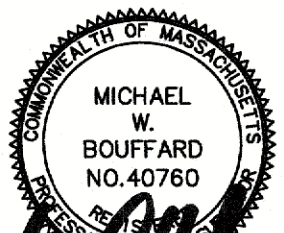
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MWB



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Number	Date	Issued For

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CONSTRUCTION**

Date
06/18/2025
Scale
1"=40'
Proj. Number
6842-V

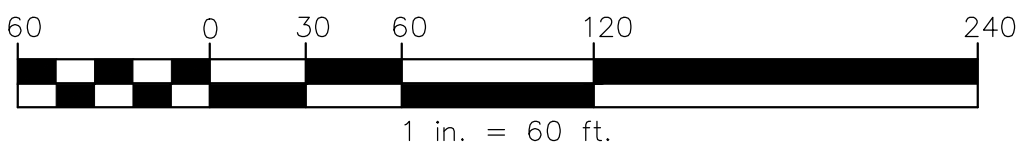
Drawing Number
SV101

RESERVED FOR REGISTRY USE

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

DATE:

- THE INTENT OF THIS SURVEY AND PLAN IS TO CREATE LOT 2A, LOT 3A, PARCELS A, B, AND C. LOT 2A IS TO INCLUDE PARCEL A, B, AND C.
- ALL BOOK AND PAGE NUMBERS REFER TO THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
- THE ASSESSORS MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF GROTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS COLLECTED FROM THE TOWN OF GROTON ASSESSORS RECORDS, AND THE WORCESTER NORTH REGISTRY OF DEEDS.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND / OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- SEE CONFIRMATORY PLAN BY MEISNER BERM CORPORATION TO BE RECORDED.
- THE FIELD SURVEY WAS PERFORMED JUNE, 2025.



OWNED BY:
492 MG LLC
6 LIBERTY WAY, SUITE 203
WESTFORD, MA

QUALITY GREEN HOMES, LLC
142 LITTLETON ROAD
WESTFORD, MA

DEED REFERENCES:
BK.83900 PG.267
BK.78870 PG.143

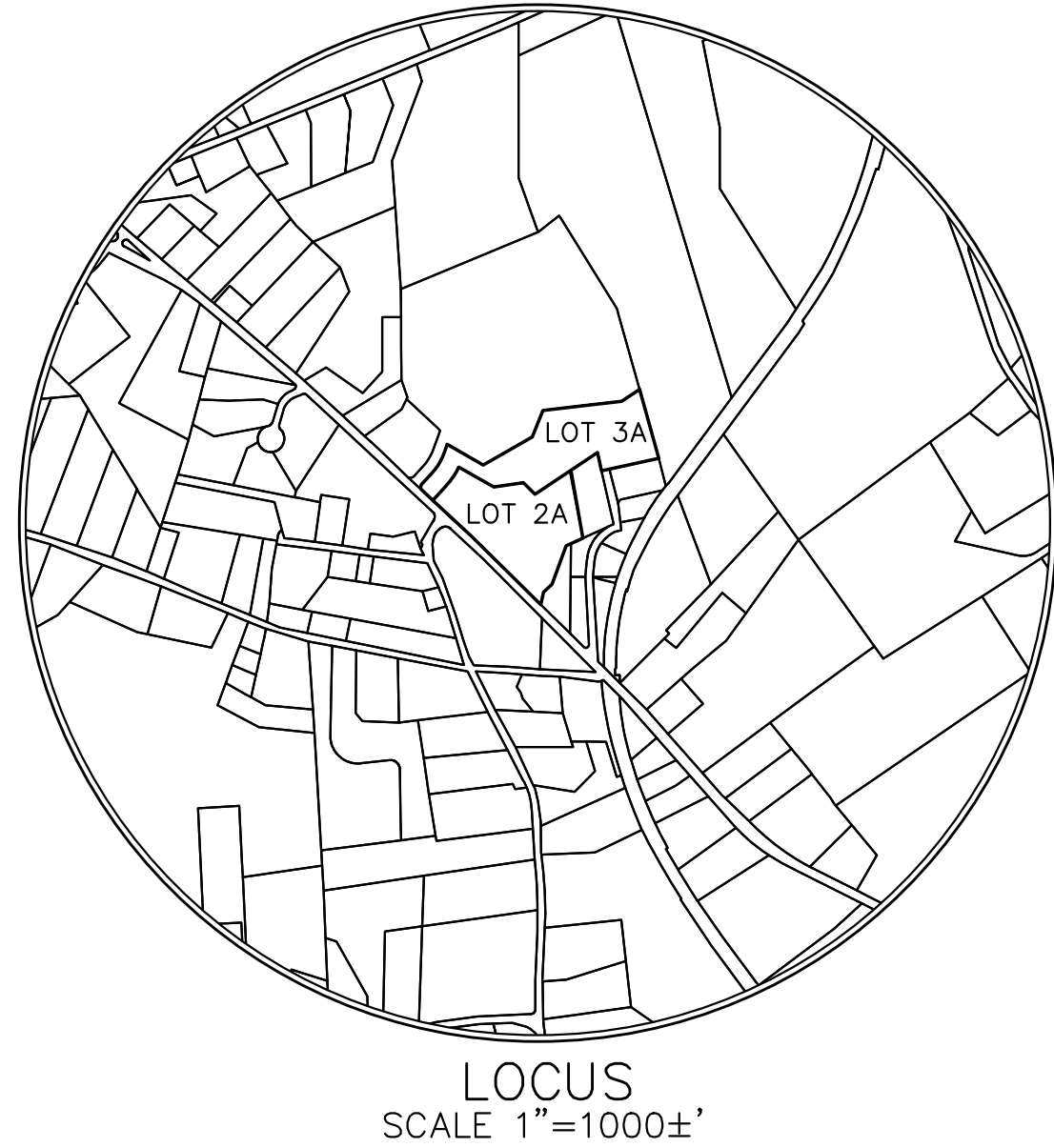
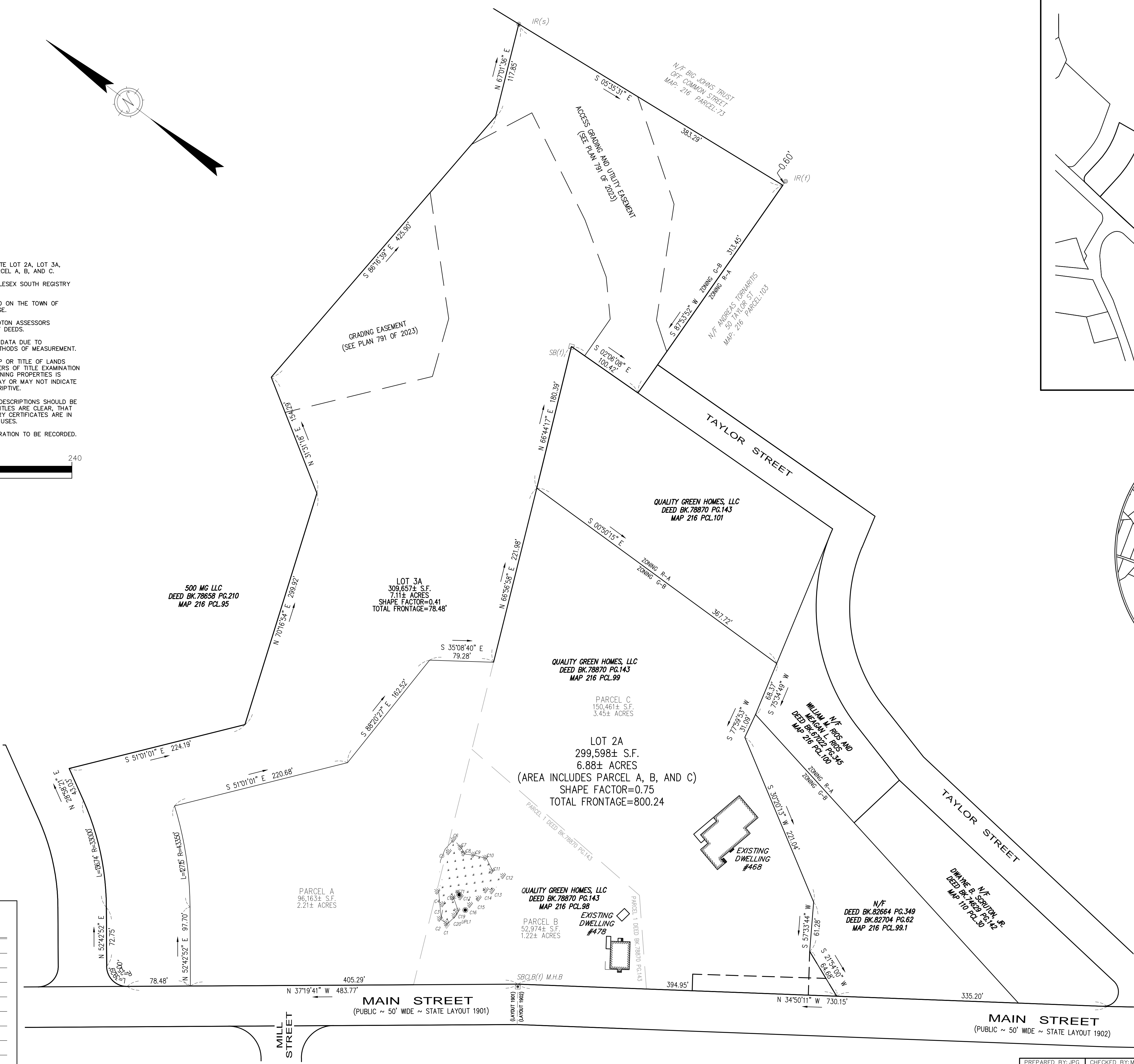
ASSESSORS MAP:216
PCL.96,98, AND 99

ZONING DISTRICT: G-B/R-A/MC/MOD

THIS ENDORSEMENT BY THE PLANNING BOARD DOES NOT CONSTITUTE A FINDING THAT ZONING REQUIREMENTS HAVE BEEN MET.

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW GROTON PLANNING BOARD

DATE:



PRELIMINARY PLAN

PLAN OF LAND IN GROTON, MASSACHUSETTS

DATE: JUNE 19, 2025	SCALE: 1 in. = 60 ft.
PREPARED FOR: 492 MG LLC QUALITY GREENS HOMES LLC	JOB NO. 6842-V DWG. NO. 6842-V-ANR



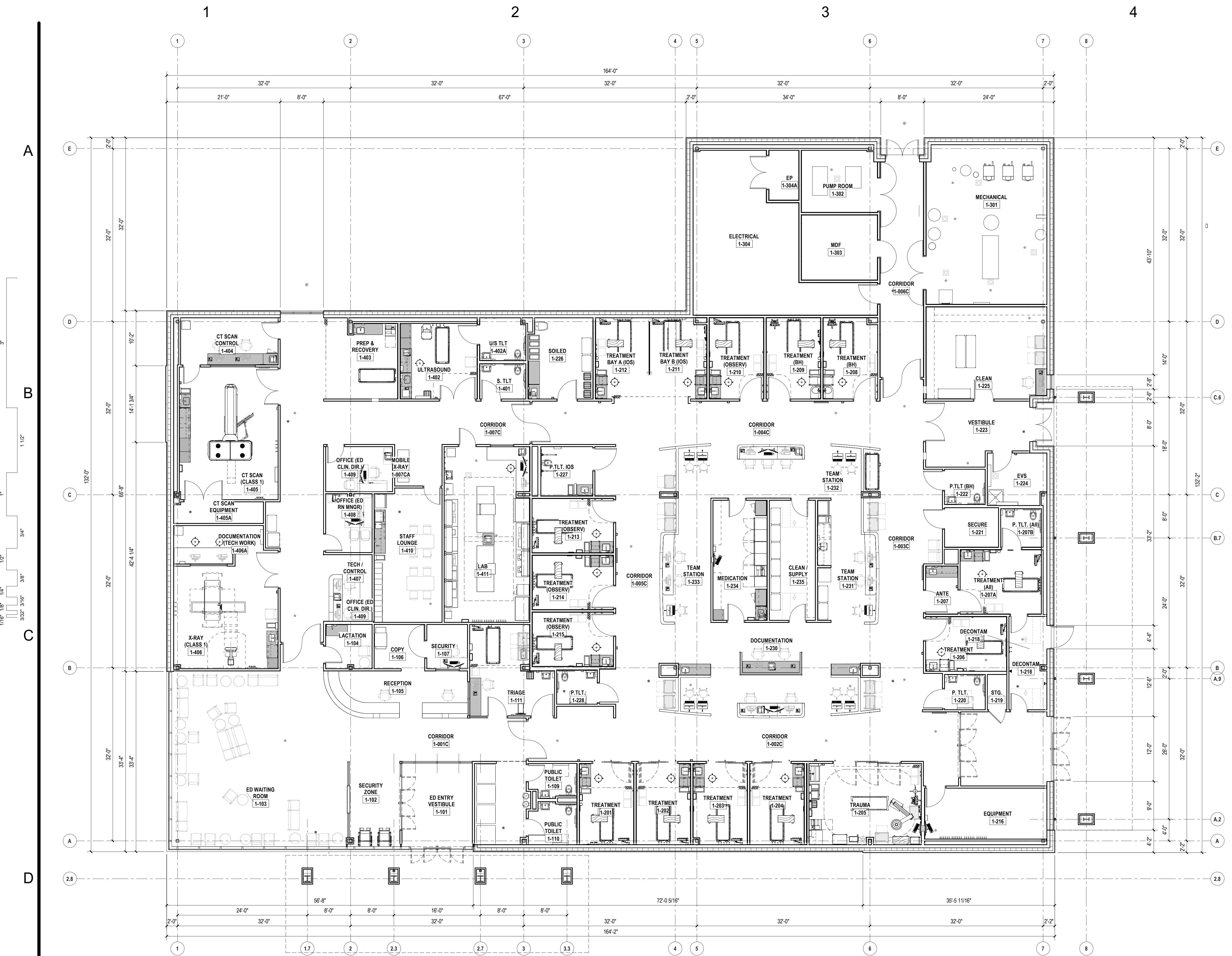
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE:
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 978-779-6091 www.dillisandroy.com

CONCORD OFFICE:
100 MAIN ST., SUITE 310 CONCORD, MA 01742

PREPARED BY:JPG CHECKED BY:MMB

SHEET 1 OF 1



2E FIRST FLOOR PLAN
1/8" = 1'-0"



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Health Care**

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KEYPLAN

Number	Date	Issued For

FIRST FLOOR PLAN - PZ

Date
06/23/2025
Scale
1/8" = 1'-0"
Proj. Number
25082.00

Drawing Number
A101-PZ

Autodesk Docs/25082 - Nashoba Stand-Alone Emergency Facility/A_25082.00_Nashoba-Freestanding-ED_R23.rvt 6/18/2025 11:20:50 AM



1D FIRST FLOOR PLAN WITH POTENTIAL FUTURE PROJECT
1/8" = 1'-0"



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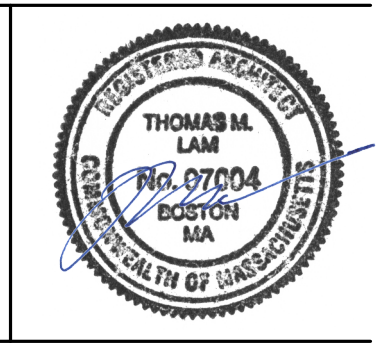
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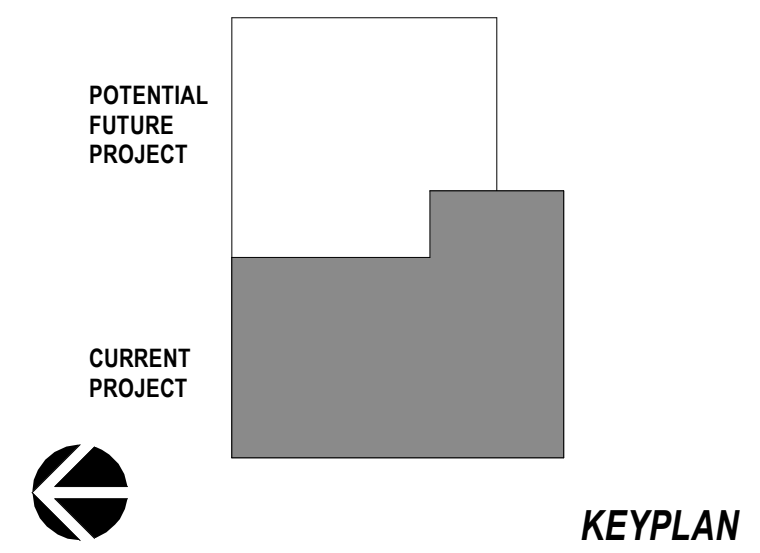
EH

Checked



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Number	Date	Issued For

**FIRST FLOOR PLAN WITH
POTENTIAL FUTURE
PROJECT**

Date 06/23/2025	Drawing Number
Scale 1/8" = 1'-0"	A102-PZ
Proj. Number 25082.00	

Autodesk Docs/25082 - Nashoba Stand-Alone Emergency Facility/A_25082.00_Nashoba-Freestanding-ED-MOB_R23.rvt 6/18/2025 11:06:34 AM © 2021 The SLAM Collaborative, Inc.

1

2

3

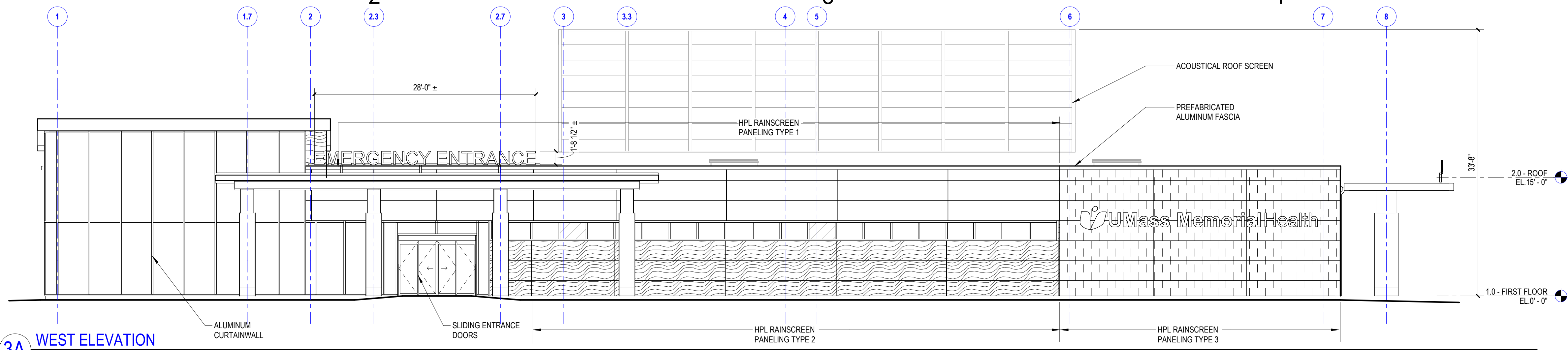
4

A

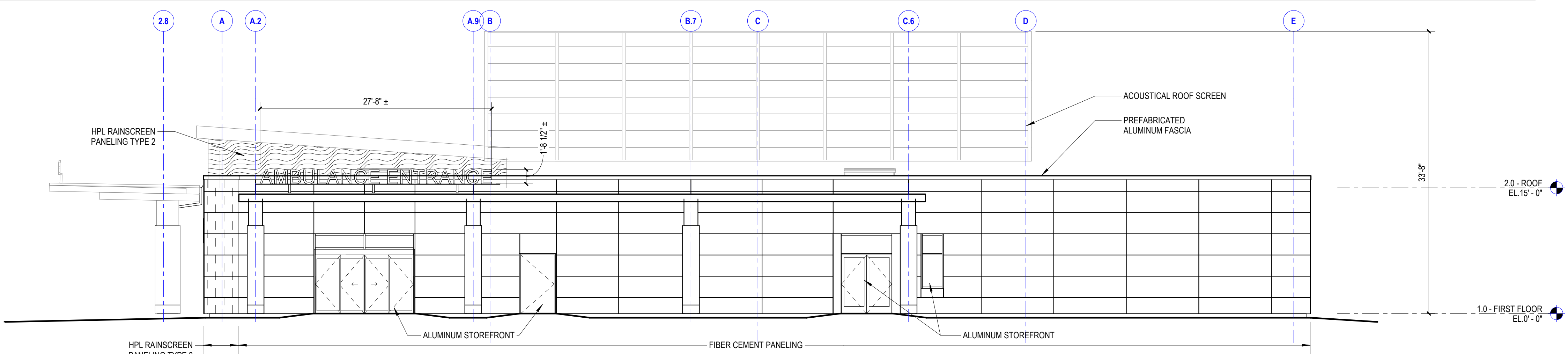
B

C

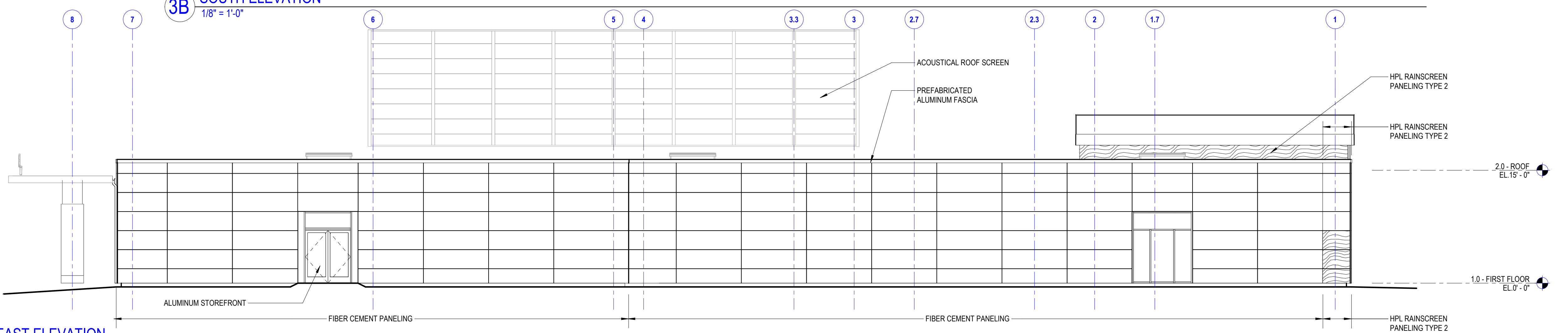
D



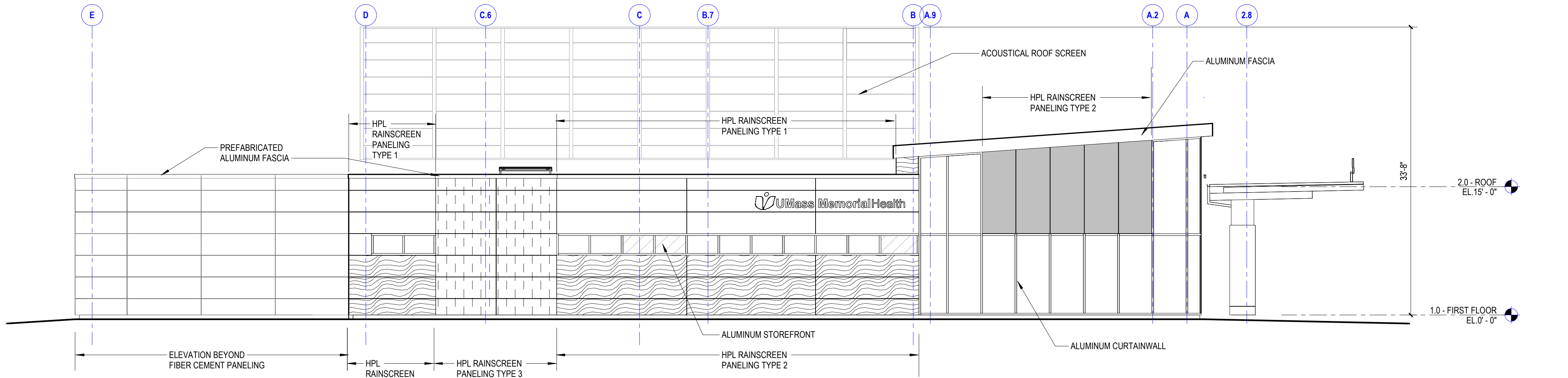
3A WEST ELEVATION
1/8" = 1'-0"



3B SOUTH ELEVATION
1/8" = 1'-0"



3C EAST ELEVATION
1/8" = 1'-0"



3D NORTH ELEVATION
1/8" = 1'-0"



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CMF



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KEYPLAN

Number	Date	Issued For

EXTERIOR ELEVATIONS-PZ

Date
06/23/2025
Scale
1/8" = 1'-0"
Proj. Number
25082.00

Drawing Number
A301-PZ

1

2

3

4

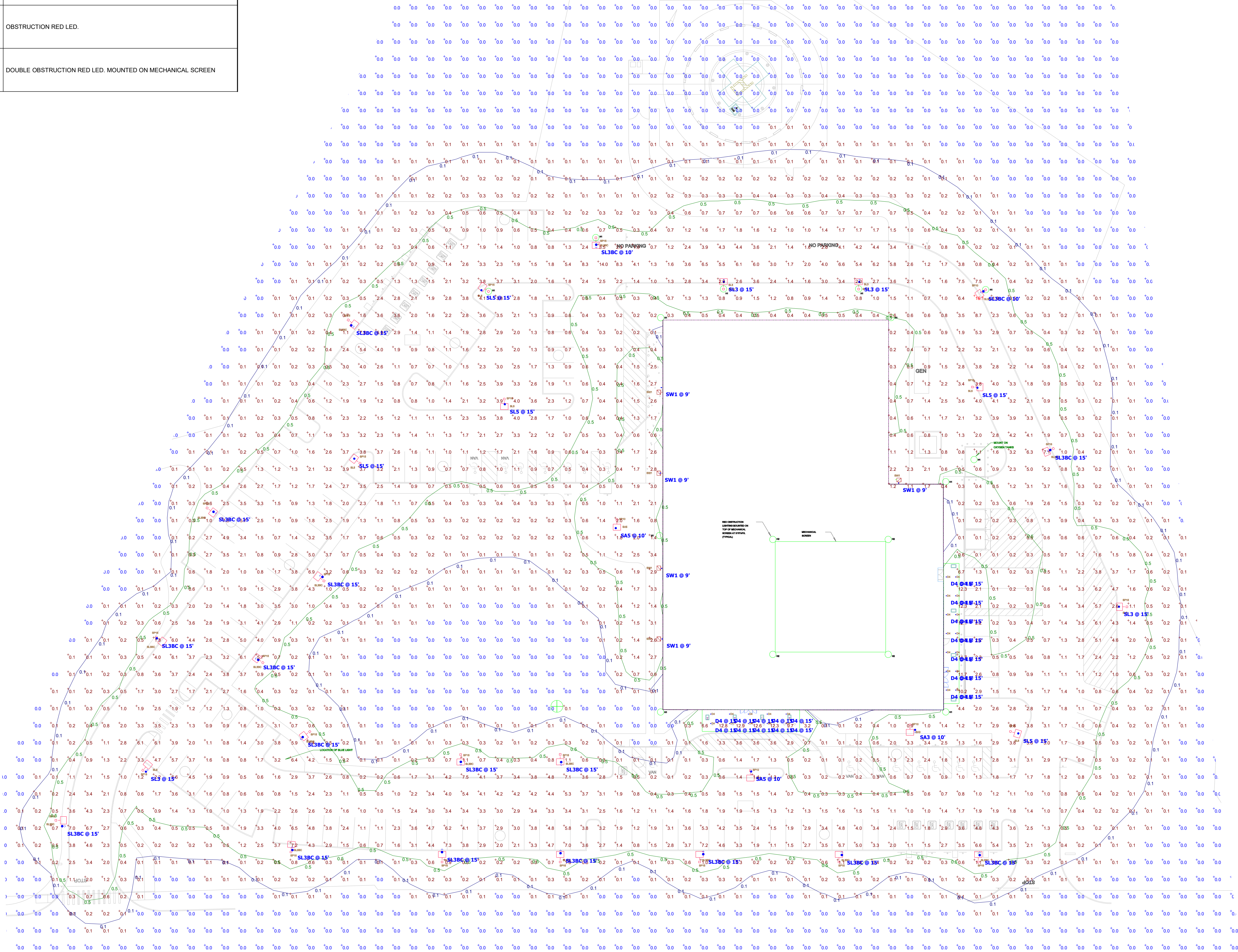
A

B

C

D

LIGHTING FIXTURE SCHEDULE			
TYPE	FIXTURE IMAGE	BASIS OF DESIGN MANUFACTURER / MODEL	FIXTURE DESCRIPTION - BASIS OF DESIGN
SW1		HUBELL GEOPAK SERIES 1	TRAPEZOIDAL EGRESS WALL PACK.
SA3 SA5		ARCHITECTURAL AREA LIGHTING SLIDE	POLE MOUNTED POST-TOP FIXTURE FOR WALKWAYS. "SA3"=TYPE 3. "SA5"=TYPE 5 DISTRIBUTION.
SL3 SL3BC SL5		ARCHITECTURAL AREA LIGHTING SLIDE	POLE MOUNTED POST-TOP FIXTURE FOR PARKING AREAS. "SL3"=TYPE 3. "SL3BC" = TYPE 3 WITH BACKLIGHT COVER. "SL5"=TYPE 5 DISTRIBUTION.
D4S		PRESCOLITE LTR-4RD	LED 4" ROUND DOWNLIGHT FOR CANOPIES, RATED FOR OUTDOOR APPLICATIONS.
H1		L-810	OBSTRUCTION RED LED.
H2		FLASH TECHNOLOGY MFR370	DOUBLE OBSTRUCTION RED LED, MOUNTED ON MECHANICAL SCREEN



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QEH

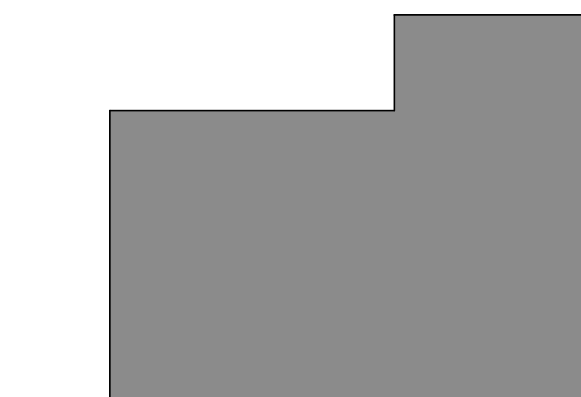
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KSK



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Groton, MA 01450



KEYPLAN

Number	Date	Issued For
P&Z SUBMISSION		

SITE LIGHTING
PHOTOMETRIC
CALCULATION

Date
06/20/2025
Scale
NTS
Proj. Number
25082.00

Drawing Number

SL-1