

SITE PLAN APPROVAL

MBTA COMMUNITY

FOX HOWE GROTON

TITLE SHEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE	ISSUED	REV 1	REV 2
C100	TITLE SHEET	8/20/2025	10/1/2025	10/15/2025
C101	NOTES, LEGENDS & ABBREVIATIONS PLAN	8/20/2025	10/1/2025	10/15/2025
C102	OVERALL KEY SHEET	8/20/2025	10/1/2025	10/15/2025
C200	EXISTING CONDITIONS	8/20/2025	10/1/2025	10/15/2025
C201	EXISTING CONDITIONS	8/20/2025	10/1/2025	10/15/2025
C202	EXISTING CONDITIONS	8/20/2025	10/1/2025	10/15/2025
C300	SOIL EROSION & SEDIMENTATION CONTROL	8/20/2025	10/1/2025	10/15/2025
C301	SOIL EROSION & SEDIMENTATION CONTROL	8/20/2025	10/1/2025	10/15/2025
C302	SOIL EROSION & SEDIMENTATION CONTROL	8/20/2025	10/1/2025	10/15/2025
C400	LAYOUT & MATERIALS	8/20/2025	10/1/2025	10/15/2025
C401	LAYOUT & MATERIALS	8/20/2025	10/1/2025	10/15/2025
C402	LAYOUT & MATERIALS	8/20/2025	10/1/2025	10/15/2025
C500	GRADING & DRAINAGE	8/20/2025	10/1/2025	10/15/2025
C501	GRADING & DRAINAGE	8/20/2025	10/1/2025	10/15/2025
C502	GRADING & DRAINAGE	8/20/2025	10/1/2025	10/15/2025
C503	STORMWATER WETLAND DETAILS	8/20/2025	10/1/2025	10/15/2025
C504	STORMWATER WETLAND DETAILS	8/20/2025	10/1/2025	10/15/2025
C600	ROAD & UTILITY PROFILE	8/20/2025	10/1/2025	10/15/2025
C601	ROAD & UTILITY PROFILE	8/20/2025	10/1/2025	10/15/2025
C602	ROAD & UTILITY PROFILE	8/20/2025	10/1/2025	10/15/2025
C700	UTILITIES	8/20/2025	10/1/2025	10/15/2025
C701	UTILITIES	8/20/2025	10/1/2025	10/15/2025
C702	UTILITIES	8/20/2025	10/1/2025	10/15/2025
C800	CONSTRUCTION DETAILS PLAN 1	8/20/2025	10/1/2025	10/15/2025
C801	CONSTRUCTION DETAILS PLAN 2	8/20/2025	10/1/2025	10/15/2025
C802	CONSTRUCTION DETAILS PLAN 3	8/20/2025	10/1/2025	10/15/2025
C803	CONSTRUCTION DETAILS PLAN 4	8/20/2025	10/1/2025	10/15/2025
C804	OVERALL PLAN TURNING MANEUVERS	8/20/2025	10/1/2025	10/15/2025
C805	FIRE LANE TURNING MANEUVERS	—	—	10/15/2025
L100	OVERALL LANDSCAPE / MATERIALS PLAN	8/20/2025	—	10/15/2025
L101	LANDSCAPE / MATERIALS PLAN	8/20/2025	—	10/15/2025
L102	LANDSCAPE / MATERIALS PLAN	8/20/2025	—	10/15/2025
L103	LANDSCAPE / MATERIALS PLAN	8/20/2025	—	10/15/2025
L401	DETAILS	8/20/2025	—	10/15/2025
L402	DETAILS	8/20/2025	—	10/15/2025
L500	OVERALL LIGHTING PLAN	8/20/2025	—	10/15/2025
L501	LIGHTING PLAN	8/20/2025	—	10/15/2025
L502	LIGHTING PLAN	8/20/2025	—	10/15/2025
L503	LIGHTING PLAN	8/20/2025	—	10/15/2025
A101	FIRST FLOOR PLAN AND UNIT MATRIX	8/20/2025	—	10/15/2025
A102	SECOND FLOOR PLAN	8/20/2025	—	10/15/2025
A103	THIRD FLOOR PLAN	8/20/2025	—	10/15/2025
A104	FOURTH FLOOR PLAN	8/20/2025	—	10/15/2025
A105	ROOF PLAN	8/20/2025	—	10/15/2025
A106	TOWNHOUSE TYPE 1 FLOOR PLANS	8/20/2025	—	10/15/2025
A107	TOWNHOUSE TYPE 1 ROOF PLAN	8/20/2025	—	10/15/2025
A108	TOWNHOUSE TYPE 2 FLOOR PLANS	8/20/2025	—	10/15/2025
A109	TOWNHOUSE TYPE 2 ROOF PLAN	8/20/2025	—	10/15/2025
A110	GARAGE TYPE 1 AND MAINTENANCE BUILDING	8/20/2025	—	10/15/2025
A111	GARAGE TYPE 2	8/20/2025	—	10/15/2025
A112	GARAGE TYPE 3	8/20/2025	—	10/15/2025
A120	AERIAL OVERLAY	8/20/2025	—	10/15/2025
A121	COMPARISON TO AS PERMITTED PLAN	8/20/2025	—	10/15/2025
A200	ELEVATIONS	8/20/2025	—	10/15/2025
A201	ELEVATIONS	8/20/2025	—	10/15/2025
A202	TOWNHOUSE TYPE 1 ELEVATIONS	8/20/2025	—	10/15/2025
A203	TOWNHOUSE TYPE 2 ELEVATIONS	8/20/2025	—	10/15/2025
A300	BUILDING SECTIONS	8/20/2025	—	10/15/2025
A401	ENLARGED UNIT PLANS	—	—	10/15/2025
A900.1	APPROACH 1	8/20/2025	—	10/15/2025
A900.2	AERIAL	8/20/2025	—	10/15/2025
A900.3	APPROACH 2	8/20/2025	—	10/15/2025
A900.4	MAIN BUILDING ENTRY	8/20/2025	—	10/15/2025
A900.5	COURTYARD	8/20/2025	—	10/15/2025
A900.6	ENTRY FROM MAIN STREET	8/20/2025	—	10/15/2025



LOCUS MAP

SCALE: 1" = 1,000'

LEGEND

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
	STREAMS/RIVERS		TELEPHONE POLE
	WETLANDS		GUY WIRE
	LIMIT OF BUFFER ZONE		HYDRANT
	PROPERTY LINE		SEWER MANHOLE
	WIRE FENCE		WELL
	WATER LINE		MISCELLANEOUS MANHOLE
	GAS LINE		WETLAND FLAG
	ELECTRICAL LINE		CATCH BASIN
	STORM DRAIN		WATER GATE VALVE
	EXISTING OVER-HEAD WIRES		SIGN
	EXISTING CONTOUR (INDEX)		PERC TEST
	EXISTING CONTOUR (INTERMEDIATE)		TEST PIT
PROP. FEATURE	DESCRIPTION	PROP. SYM.	DESCRIPTION
	PROPERTY LINE		PROPOSED TELEPHONE POLE
	EASEMENT LINE		PROPOSED HYDRANT
	STRAMBALES		PROPOSED SANITARY MANHOLE
	WIRE FENCE		PROPOSED WATER SHUTOFF
	PROPOSED WATER LINE		PROPOSED WATER GATE VALVE
	PROPOSED ELECTRICAL LINE		PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED SANITARY SEWER		PROPOSED SIGN
	PROPOSED EDGE OF PAVEMENT		BORING
	PROPOSED CONTOUR (INDEX)		PROPOSED RIPRAP
	PROPOSED CONTOUR (INTERMEDIATE)		STANDARD TREE
	PROPOSED SPOT ELEVATION		PINE TREE
	PROPOSED BUILDING/HOUSE		SHRUB
	TREE LINE		
	PROPOSED STORMWATER MANAGEMENT AREA		

ZONING INFORMATION

ZONING DISTRICT: GENERAL BUSINESS (GB) OVERLAY DISTRICT: GROTON'S MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF (3)	1,107,251 SF	NO CHANGE (1)
MIN. FRONTAGE	175 FT (4)	110 FT	NO CHANGE (1)
MIN. FRONT YARD	20 FT (5)	>20 FT	>20 FT
MIN. SIDE YARD	15 FT (5)	>15 FT	>15 FT
MIN. REAR YARD	15 FT (5)	>15 FT	>15 FT
MAX. IMPREVIOUS COVERAGE	50% (6)	±36.5%	±30.6%
MAX. STORIES	3 (7)	—	4
MAX. HEIGHT (MBTA)	3 (7)	55—FEET	58.0—FEET (8)

(1) REFER TO PLAN OF LAND IN GROTON MASSACHUSETTS DATED 07/31/2023 PREPARED BY DILLIS AND ROY CIVIL DESIGN GROUP, INC.

(2) MAXIMUM AND MINIMUM BUILDING 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.

(3) THE MINIMUM LOT AREA FOR A MCMODD SHALL BE 10,000 SQUARE FEET AND MAY BE COMPRISED BY ONE OR MORE CONTIGUOUS PARCELS.

(4) THE MINIMUM LOT FRONTAGE FOR A MCMODD SHALL BE 75 FEET

(5) NO BUILDING OR STRUCTURE WITHIN A MCMODD SHALL BE LESS THAN 15 FEET FROM THE EXTERIOR LOT LINE.

(6) LOT COVERAGE OF A MCMODD BY BUILDINGS AND OTHER IMPERVIOUS SURFACE SHALL NOT EXCEED 75% OF THE LOT AREA, UNLESS THE APPLICANT PROVIDES SUFFICIENT JUSTIFICATION FOR A WAIVER AND THE PLANNING BOARD DETERMINES, AS PART OF SITE PLAN REVIEW THAT A GREATER LOT COVERAGE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

(7) NO STRUCTURE IN A MCMODD DEVELOPMENT SHALL EXCEED FOUR (4) STORIES, FIFTY-FIVE (55) FEET IN HEIGHT, MEASURED IN ACCORDANCE WITH THE BUILDING HEIGHT STANDARDS SET FORTH IN SECTION 218-3.

(8) A VARIANCE WILL BE REQUIRED FOR THE PROPOSED BUILDING HEIGHT AND TO ALLOW FOR THE TOWNHOMES STRUCTURES TO BE LOCATED LESS THAN 20-FEET FROM OTHER STRUCTURES (MCMODD)

(9) A WAIVER WILL BE REQUIRED FOR THE PROPOSED RETAINING WALL EXCEEDING 4-FEET IN HEIGHT

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

**Transom GP Capital
Holdings I, LLC.**

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
46 WALTHAM STREET, SUITE 600 BOSTON, MA 02118
PHONE: 617-377-8888 WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardinia
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DATE

DRAWING TITLE

Title Sheet

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

SCALE

3543.00

PROJECT #

DRAWING NUMBER

6642-TITLE

FILE NAME

Copyright BH+A, Inc.

V.3.0

NOTES/REFERENCES:

A. GENERAL NOTES:

- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY.
- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORM IN GROTON MA AND RECORDED PLANS AND DEEDS.
- ELEVATIONS REFER TO NGVD 88.
- RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF GROTON WETLANDS BYLAW WERE DELINEATED BY OXBOW ASSOCIATES, INC. IN JULY & NOVEMBER OF 2021.
- THE SITE FALLS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25017C020202E EFFECTIVE 6/4/2010 FOR THE TOWN OF GROTON.
- 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.
- SOIL TESTING DEPICTED ON THESE PLANS WAS PERFORMED BY DILLIS & ROY CIVIL DESIGN GROUP, INC.
- THE SITE IS NOT LOCATED WITHIN NHESP ESTIMATED HABITATS OF RARE WILDLIFE OR NHESP PRIORITY HABITAT OF RARE SPECIES PER THE 15TH EDITION OF THE NATURAL HERITAGE ATLAS EFFECTIVE AUGUST 1, 2021.
- THE SITE IS LOCATED WITHIN THE PETAPAWAG ACEC.
- MASS MAPPER SHOWS THERE ARE NO IMPA, ZONE I, OR ZONE II WELLHEAD PROTECTION AREAS LOCATED ON THE SITE.

B. LAYOUT AND MATERIAL NOTES:

- DRIVEWAYS SHALL BE 1 1/2" BITUMINOUS WEARING COURSE OVER, 1 1/2" BITUMINOUS BASE COURSE OVER, 8" OF GRAVEL MEETING M1.03.0, TYPE B.
- REFER TO THE TYPICAL ROAD SECTION FOR REQUIRED GRAVEL AND BITUMINOUS SPECIFICATIONS.
- THE PROPOSED ROAD WIDTH SHALL BE 24-FEET WIDE MEASURED FROM GUTTER LINE TO GUTTER LINE.
- CURB ROUNDS AT THE INTERSECTION OF MAIN STREET & THE PROPOSED ROAD SHALL BE GRANITE.
- CURBING THROUGH THE REMAINDER OF THE DEVELOPMENT SHALL BE VERTICAL BIT. BERM (TYPE II).

C. UTILITY NOTES:

- SEWER:
 - THE ENTIRE DEVELOPMENT WILL BE SERVED BY MUNICIPAL SEWER.
 - THE GRAVITY SEWER MAIN SHALL BE 10" HDPE PVC.
 - REFER TO THE SEWER MANHOLE DETAIL ON THE CONSTRUCTION DETAILS PAGE FOR SPECIFICATIONS & INSTALLATION REQUIREMENTS.
 - ALL SEWER MAIN SHALL BE BACKFILLED WITH MAGNETIC SEWER TAPE.
 - CONTRACTOR TO FURNISH ALL APPURTENANCES.
 - CONTRACTOR SHALL COORDINATE WITH THE GROTON SEWER DEPARTMENT FOR THE CONNECTION THE EXISTING SEWER MANHOLE IN MAIN STREET.
- WATER:
 - ALL WATER MAINS, VALVES, HYDRANTS, FITTINGS AND OTHER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE GROTON WATER DEPARTMENT.
 - CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND OBTAIN REQUIRED INSPECTION SCHEDULES PRIOR TO CONSTRUCTION OF THE WATER MAIN.
 - CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT TO DETERMINE THE APPROPRIATE CONNECTION AND VALVE CONFIGURATION AT THE INTERSECTION OF MAIN STREET AND THE PROPOSED ROAD.
 - PROPOSED WATER MAIN SHALL BE 8".
 - VALVES SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY WATEROUS SERIES 500, OR APPROVED EQUAL. ALL BOLTS SHALL BE STAINLESS STEEL. VALVES SHALL OPEN LEFT.
 - FIRE HYDRANTS SHALL BE AS MANUFACTURED BY WATEROUS WB-67, OR CLOW MEDALLION WITH NO SUBSTITUTIONS. HYDRANTS SHALL OPEN LEFT.
 - WATER SERVICES SHALL BE 1" POLYETHYLENE RATED FOR 200 PSI. EACH SERVICE TO BE EQUIPPED WITH A CORP STOP AT THE MAIN, A CURB STOP AND BOX, WATER METER AND PRESSURE REDUCING VALVE. TRACER WIRE SHALL BE RUN WITH THE SERVICE LINE.
 - WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE GROTON WATER DEPARTMENT SPECIFICATIONS.
- ELECTRICAL, TELEPHONE & CABLE:
 - CONTRACTOR SHALL COORDINATE WITH THE GROTON ELECTRIC LIGHT DEPARTMENT FOR THE DISCONNECTION OF THE ELECTRIC UTILITIES CURRENTLY SERVING THE PROPERTY (POLES, TRANSFORMERS, ELECTRIC LINE, ETC.)
 - CONTRACTOR SHALL COORDINATE WITH THE GROTON ELECTRIC LIGHT DEPARTMENT FOR THE PROPOSED CONNECTION.
 - CONTRACTOR TO PROVIDE ALL REQUIRED CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY.
 - QUANTITY, LOCATION AND SIZE OF PROPOSED TRANSFORMERS, PULL BOXES, SERVICE BOXES, TELEPHONE DISCONNECTS, ETC. SHALL BE SPECIFIED BY THE APPLICABLE UTILITY COMPANY.
 - OWNER SHALL PROVIDE THE REQUIRED EASEMENTS TO THE UTILITY COMPANY AS REQUIRED FOR THE INSTALLATION OF THE INFRASTRUCTURE.

D. GRADING NOTES:

- GRADES SHOWN ON THIS PLAN REFER TO FINAL FINISHED GRADES.
- REFER TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION PERTAINING TO TYPICAL CROSS SECTIONS AND OTHER PERTINENT DETAILS.
- ALL DRIVEWAYS SHALL BE GRADED AS DEPICTED ON THE SITE PLANS.
- REFER TO THE ROAD PROFILE (C500, C501, C502) FOR PROPOSED ROAD ELEVATIONS.

E. DRAINAGE NOTES:

- STORM DRAIN PIPE TO BE SMOOTH LINED HDPE PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
- THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO MINIMIZE COMPACTION OF SOILS IN RECHARGE AREAS BOTH DURING AND AFTER CONSTRUCTION.
- REFER TO STORMWATER MANAGEMENT NOTES FOR ADDITIONAL INFORMATION RELATIVE TO THE PROPOSED DRAINAGE BASIN.
- D RIP LINE INFILTRATION TRENCHES SHALL BE CONSTRUCTED ALONG THE EDGES OF THE PROPOSED APARTMENT BUILDINGS. TRENCHES SHALL BE 1 1/2" WASHED CRUSHED STONE, 3- FEET WIDE x 3- FEET IN DEPTH. WRAP BOTTOM AND SIDES OF TRENCHES WITH FILTER FABRIC AS MANUFACTURED BY MIRAFI 140N, OR EQUAL.

F. RESTORATION NOTES:

- ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 4 INCHES OF TOPSOIL SEED, FERTILIZER AND MULCH.
- STREET TREES SHALL BE 3-INCH CALIPER MEASURED FOUR FEET FROM THE GROUND LEVEL, TEN FEET IN HEIGHT, AND WARRANTED BY THE NURSERY FOR AT LEAST 1-YEAR.
- TREES SHALL BE NATIVE TO MASSACHUSETTS.
- REFER TO TREE PLANTING DETAIL ON THE CONSTRUCTION DETAILS SHEETS PROPOSED STREET TREES.

EROSION CONTROL NOTES:

A. MANAGEMENT STRATEGIES:

- CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
- AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
- THERE SHALL BE NO STORAGE OF ANY KIND OF ANY CHEMICALS, PESTICIDES, FUELS AND OTHER POTENTIALLY TOXIC OR HAZARDOUS MATERIALS ON SITE.
- NO DEBRIS, JUNK, RUBBISH OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- STUMPS AND OTHER WOOD DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE "POLICY ON THE DISPOSAL OF WOODWASTES" PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS, DATED AUGUST 14, 1987.
- THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

B. MAINTENANCE/ PERFORMANCE STANDARDS:

ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL WITH AN ACCUMULATION OF 1/2" OR MORE. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:

- THE SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR TEARS, DETERIORATION, AND UNDERMINING.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEEDD AS NEEDED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE AS CONDITIONS DEMAND AND OR CLEANOUT/REPLACEMENT OF STONE IF CLOGGING OR SEDIMENTATION OCCURS. ALL MATERIALS SPILLED DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE TOWN ROAD MUST BE REMOVED DAILY BY SWEEPING OR OTHER SUITABLE MEANS.
- ALL AREAS ON SITE SUBJECT TO EROSION/SEDIMENTATION SHALL BE INSPECTED ON A REGULAR BASIS. ALL ITEMS SPECIFIED ON THIS AND OTHER PLANS SHALL BE INSPECTED TO VERIFY THAT THEY ARE OPERATING AS DESIGNED AND INTENDED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN AND REPAIR ALL STRUCTURES.
- THE ENTIRE DRAINAGE SYSTEM SHALL BE INSPECTED ON A REGULAR BASIS AND PRIOR TO AND IMMEDIATELY AFTER ANY RAINFALL EVENT WHILE THE SITE IS DISTURBED.
 - CATCH BASINS SHALL BE INSPECTED WEEKLY TO ENSURE THAT THEY ARE WATER TIGHT, HAVE ADEQUATE SUMP CAPACITY, THAT OIL AND GAS TRAPS ARE IN PLACE. THEY SHALL ALSO BE INSPECTED AFTER EVERY SIGNIFICANT RAINFALL EVENT (I.E. A TWO-YEAR STORM EVENT OR GREATER) DURING THE FIRST THREE (3) MONTHS OF BEING PLACED IN SERVICE TO ENSURE THAT THEY ARE FUNCTIONING IN AN ADEQUATE FASHION. THE BASINS SHALL BE CLEARED WITH A VACUUM TRUCK WHEN 2/3 OF THE SUMP IS FILLED WITH SEDIMENT BUT NOT LESS THAN TWO (2) TIMES PER YEAR. AFTER THE FIRST THREE (3) MONTHS OF SERVICE THE BASINS SHALL BE INSPECTED NOT LESS THAN ONE (1) TIME PER YEAR TO ENSURE ADEQUATE FUNCTIONALITY. OIL/GAS TRAPS SHALL BE CLEANED WITH A VACUUM TRUCK AND MONITORED FOR HYDROCARBON BUILD UP SEMIANNUALLY
 - DRAINAGE SWALES DURING CONSTRUCTION SHALL BE INSPECTED MONTHLY FOR EROSION, SEDIMENT ACCUMULATION AND LEAF BUILDUP. ALL ERODED AREAS SHALL BE STABILIZED. SEDIMENT SHALL BE REMOVED AND LEAF LITTER REMOVED.
 - DEWATERING OF EXCAVATIONS DURING CONSTRUCTION SHALL BE ADDRESSED ON AN INDIVIDUAL BASIS AS NEEDED. IF TEMPORARY DEWATERING IS REQUIRED ON THE SITE OR IN CLOSE PROXIMITY TO THE 100 FT BUFFER ZONE, SEDIMENT BASINS SHALL BE CONSTRUCTED OR SILT TRAPS SHALL BE UTILIZED. SILT TRAPS AND SEDIMENT BASINS SHALL BE MAINTAINED DURING THE DEWATERING OPERATION.

C. TEMPORARY MEASURES:

- PLACE SILT FENCE AND SILT FENCE WITH STRAW BALES AS SHOWN ON THE EROSION CONTROL PLAN.
- IF LOAM IS PLACED OUTSIDE OF THE NORMAL GROWING SEASON SILT FENCE OR STRAW WADDLES SHALL BE PLACED BETWEEN THE LAWN AREA AND PAVEMENT.
- CONSTRUCT TEMPORARY STONE PAD AT EXIT TO THE SITE AS SHOWN ON THE EROSION CONTROL PLAN.
- DURING DRY PERIODS, PROVIDE MEANS FOR MITIGATION OF DUST, SUCH AS WATERING OF EXPOSED AREAS.
- STOCKPILE LOCATIONS SHALL BE WITHIN THE PROPOSED LIMIT OF WORK. PLACE SILT FENCE AROUND ALL STOCK PILE AREAS. PILES LEFT FOR 21 DAYS OR MORE SHALL BE SEEDD OR COVER WITH PLASTIC SHEETING.
- WASTE DISPOSAL RECEPTACLES AND TRAILERS WILL BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS, WHICH WILL BE REMOVED FROM THE SITE ACCORDING TO STATE, LOCAL AND FEDERAL GUIDELINES. CONSTRUCTION DEBRIS WILL INCLUDE PAVEMENT, UTILITY, EARTH AND BUILDING MATERIALS THAT CANNOT BE REUSED. THE RECEPTACLES WILL BE LOCATED ON-SITE AND COVERED.
- PLACE STRAW BALES AROUND CATCH BASINS AND OTHER STORM DRAIN INLETS AFTER CONSTRUCTED. CATCH BASIN INSERTS MAY BE USED IN AREAS WHERE MANEUVERABILITY AROUND APPURTENANCES IS AN ISSUE.
- IN ADDITION TO WHAT IS DEPICTED ON THE PLANS, SILT FENCE SHALL BE PLACED DOWN GRADIENT (UP-GRADIENT OF ANY STORM WATER APPURTENANCES, WETLAND BUFFER ZONES AND AREAS TO BE LEFT UNDISTURBED) TO EACH STRUCTURE DURING THE CONSTRUCTION PROCESS UNTIL THE DISTURBED AREA IS RESTORED.

D. PERMANENT STABILIZATION:

- SLOPES IN EXCESS OF 3 TO 1 SHALL BE HYDRO-MULCHED. LOAMED (6" MIN.) AND SEEDED SLOPES WILL BE PROTECTED FROM WASHOUT BY MULCHING OR OTHER ACCEPTABLE SLOPE PROTECTION UNTIL VEGETATION IS ESTABLISHED.
- SLOPES STEEPER THAN 3 TO 1 SHALL BE RESTORED WITH 6" OF LOAM (MIN.), SEED, FERTILIZER AND STAKED DOWN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC 150 BN, OR EQUAL). INSTALL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- THE TEMPORARY MEASURES WILL NOT BE REMOVED UNTIL PERMANENT STABILIZATION HAS OCCURRED.
- DESIGNATED RECHARGE AREAS SHALL BE PROTECTED FROM COMPACTION OF SOILS DURING AND AFTER CONSTRUCTION.

E. CONSTRUCTION SEQUENCE:

DURING THIS SEQUENCE ALL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED. ALL DISTURBED AREAS SHALL BE STABILIZED BY SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. EROSION BARRIERS SHALL BE REMOVED AFTER SLOPE STABILIZATION IS COMPLETE.

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- DELINEATE AND FENCE STORMWATER MANAGEMENT AREAS.
- EXCAVATE TO SUBGRADE IN CUT SECTIONS; BRING FILL SECTIONS TO SUBGRADE USING EXCAVATED SOIL.
- INSTALL BUILDING FOUNDATION, UNDERGROUND UTILITIES, AND BUILDING PAD. UTILITIES INCLUDE DRAINAGE SYSTEM, WATER, GAS AND ELECTRICAL UTILITIES.
- PLACE COMPACTED BASE GRAVEL FOR THE PAVED AREAS; ROUGH GRADE AREAS TO BE LOAMED AND SEEDED.
- INSTALL PAVEMENT.
- FINALIZE GRADING, LOAM, SEED AND MULCH DISTURBED AREAS.
- PLANT TREES, SHRUBS AND GROUND COVER AS INDICATED ON LANDSCAPE PLAN.

G. DEWATERING:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OPERATIONS DURING CONSTRUCTION.
- DEWATERING SHALL BE PERFORMED TO ACHIEVE CONSTRUCTION OF FOOTINGS, FOUNDATIONS, PAVEMENTS, AND OTHER SUBSURFACE UTILITIES AND APPURTENANCES IN DRY CONDITIONS.
- DEWATERING SHALL BE PERFORMED THROUGH THE USE OF IN TRENCH SUMP PUMPS, WELLS, DRAINS AND OTHER ITEMS NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, OPERATE AND REMOVE ALL DEWATERING DEVICES AND APPURTENANCES AS REQUIRED FOR CONSTRUCTION. SUCH ACTIVITIES SHALL BE INCLUDED IN THE CONTRACTORS BID.
- THE FLOW FROM DEWATERING PUMPS SHALL BE DISCHARGED TO A SEDIMENTATION TRAP OR DEVICE PRIOR TO DISCHARGE TO A RESOURCE AREA. REFER TO THE DETAILS ON THIS PLAN.

H. LANDSCAPE NOTES:

- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE ARBORIST OR ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR 25% OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE GROWING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED BASED ON AVAILABILITY. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY.
- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURY.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF THE PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO UTILITIES OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 21 TO MAY 30 FOR DECIDUOUS / APRIL 1 TO JUNE 15 FOR EVERGREEN. FALL PLANTING SEASON SHALL BE: OCTOBER 1 TO DECEMBER 1 FOR DECIDUOUS / AUGUST 15 TO OCTOBER 15 FOR EVERGREEN.
- SEED MIX IN THE SEDIMENT FOREBAY EARTH SLOPES AND BOTTOMS SHALL CONSIST OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AS SPECIFIED BY NEW ENGLAND WETLAND PLANTS, INC. (OR EQUAL)

I. STORMWATER MANAGEMENT AREAS:

- THE AREA PLANNED FOR THE STORMWATER MANAGEMENT AREAS SHOULD BE ROPED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOILS BEFORE THE DEVELOPMENT SITE IS GRADED.
- EXCAVATION SHALL BE LIMITED TO WITHIN TWO FEET OF THE FINAL DESIGN ELEVATION OF THE STORMWATER MANAGEMENT AREA FLOOR IF IT IS TO BE USED AS A TEMPORARY SEDIMENT BASIN DURING THE CONSTRUCTION PHASE. THE SEDIMENT THAT ACCUMULATES DURING THE CONSTRUCTION PHASE CAN THEN BE REMOVED BEFORE THE BASIN UNDERGOES FINAL EXCAVATION AT THE COMPLETION OF THE DEVELOPMENT. IF THE BASIN IS NOT INTENDED FOR SEDIMENT CONTROL, DIVERSION BERMS SHALL BE PLACED AROUND ITS PERIMETER DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE BASIN. ACTUAL CONSTRUCTION OF THE BASIN SHOULD BEGIN ONLY AFTER THE SITE HAS BEEN COMPLETELY STABILIZED.
- TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, STORMWATER MANAGEMENT AREAS SHALL BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIES. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
- WITHIN A WEEK OF CONSTRUCTION, THE FLOOR AND THE SIDE SLOPES OF ABOVE GROUND STORMWATER MANAGEMENT AREAS SHALL BE SEEDED WITH WATER TOLERANT, LOW MAINTENANCE AND RAPID GERMINATING GRASSES SUCH AS FESCUE. THE CONDITION OF THE NEWLY ESTABLISHED VEGETATION SHALL BE CHECKED SEVERAL TIMES OVER THE FIRST FEW MONTHS, AND, IF NECESSARY, REMEDIAL ACTIONS SUCH AS RE-SEEDING, FERTILIZING AND IRRIGATION SHOULD BE UNDERTAKEN.
- THE TOP OF THE ABOVE GROUND STORMWATER MANAGEMENT AREAS BERM SHALL BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AS SPECIFIED BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)
- THE EXISTING TOPSOIL SHALL BE USED TO RESTORE THE BOTTOM OF THE CONSTRUCTED STORMWATER AREAS.

SOIL TEST DATA						NAME OF SOIL EVALUATOR: DILLIS & ROY CIVIL DESIGN GROUP STAN DILLIS	
DEEP TEST PIT: 1122-1	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-12"	AP	S.L.	10YR 3/4	NONE		
REFUSAL AT:	12-30"	BW	L.S.	10YR 5/6	Ø >30"		
	OBSERVED	30-84"	C	MED SAND 2.5YR 6/4	NONE		
(SURFACE ELEV. = 215.34)		AT 30" (ELEVATION = 212.8)					
ESTIMATED SEASONAL HIGH GROUND WATER							
DEEP TEST PIT: 1122-2	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-12"	AP	S.L.	10YR 3/4	NONE		
REFUSAL AT:	12-30"	BW	L.S.	10YR 5/6	Ø >30"		
	OBSERVED	30-84"	C	MED SAND 2.5YR 6/4	NONE		
(SURFACE ELEV. = 215.33)		AT 30" (ELEVATION = 212.8)					
ESTIMATED SEASONAL HIGH GROUND WATER							
DEEP TEST PIT: 1122-3	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-12"	AP	S.L.	10YR 3/4	NONE		
REFUSAL AT:	12-30"	BW	L.S.	10YR 5/6	Ø >30"		
	OBSERVED	30-84"	C	MED SAND 2.5YR 6/4	NONE		
(SURFACE ELEV. = 215.33)		AT 30" (ELEVATION = 212.8)					
ESTIMATED SEASONAL HIGH GROUND WATER							
DEEP TEST PIT: 1122-4	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-48"	A	S.L.	10YR 3/4	NONE		
REFUSAL AT:	48-66"	BW	L.S.	10YR 5/6	NONE		
	OBSERVED	66-96"	C	MED SAND 25YR 6/4	Ø 66"		
(SURFACE ELEV. = 215.94)		AT 66" (ELEVATION = 210.40)					
ESTIMATED SEASONAL HIGH GROUND WATER							
DEEP TEST PIT: 1122-5	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-36"	A	S.L.	10YR 3/4	NONE		
REFUSAL AT:	36-66"	BW	L.S.	10YR 5/6	NONE		
	OBSERVED	66-96"	C	MED SAND 25YR 6/4	Ø 66"		
(SURFACE ELEV. = 215.44)		AT 66" (ELEVATION = 209.9)					
ESTIMATED SEASONAL HIGH GROUND WATER							
DEEP TEST PIT: 1122-6	DEPTH	HOR.	TEX.	COLOR	MOTT.		
DATE OF TEST: 11/23/22	0-48"	A	S.L.	10YR 3/4	NONE		
REFUSAL AT:	48-66"	BW	L.S.	10YR 5/6	NONE		
	OBSERVED	66-108"	C	MED SAND 25YR 5/4	Ø 66"		
(SURFACE ELEV. = 218.04)		AT 66" (ELEVATION = 212.5)					
ESTIMATED SEASONAL HIGH GROUND WATER							

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital
Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462



Landscape Architect

Brown + Sardinia
24 Roland Street
Boston, MA 02129

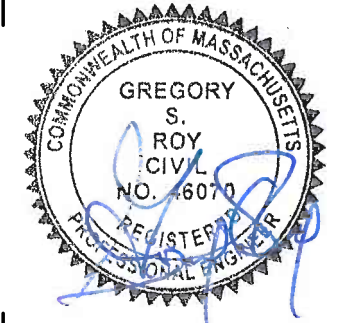
REVISIONS

Revised per NOI Submission 10/01/2025
Revised per Peer Review 10/15/2025

DRAWING TITLE

CONSTRUCTION NOTES

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

SCALE

RPV

DRAWN BY

3543.00

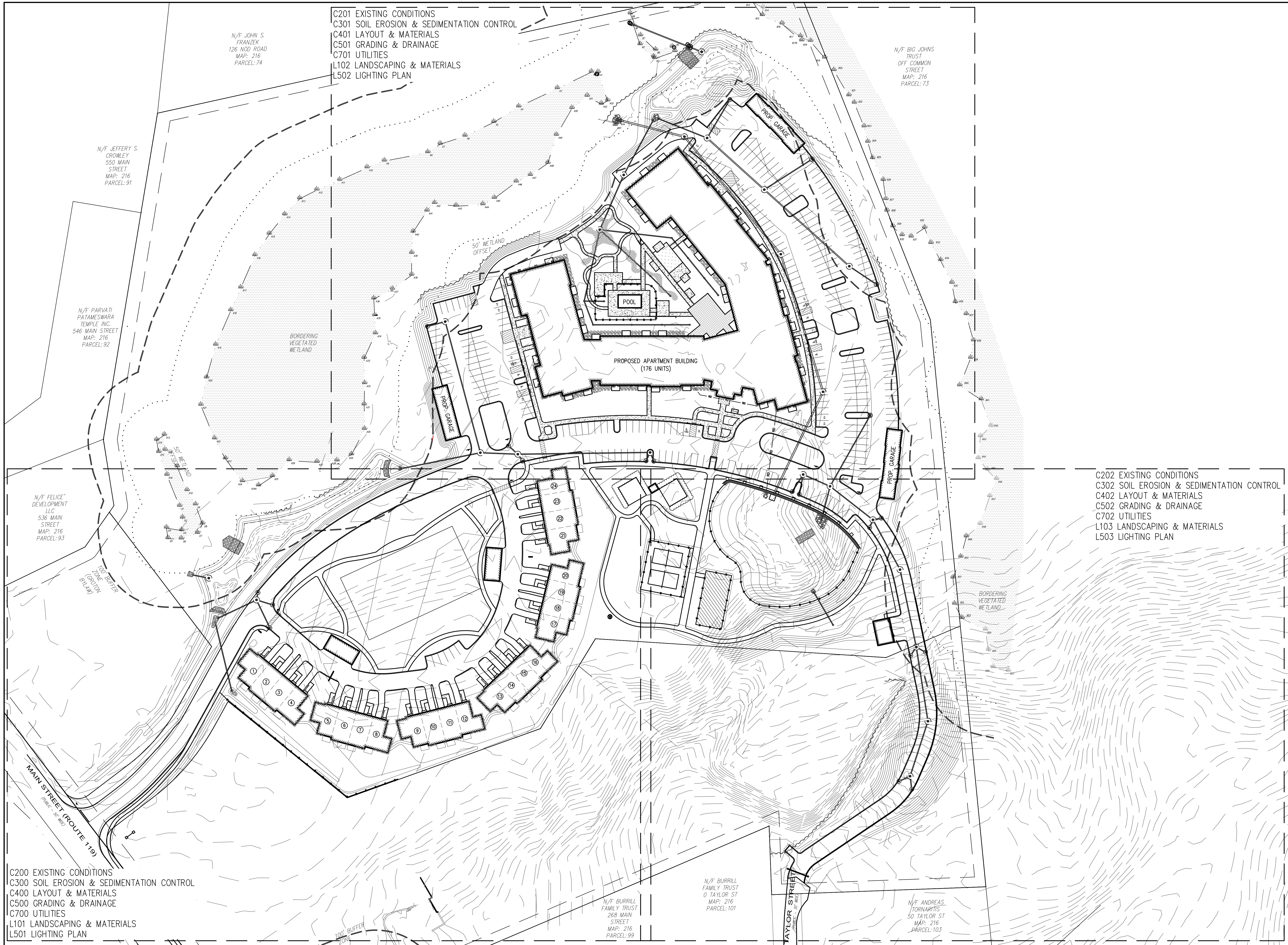
6842 NOTES

PROJECT #

FILE NAME

DRAWING NUMBER

C101



4.3.0



ARCHITECT

ph+a

Hargmann Hendrie + Archetype, Inc.
Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC.

6 Waltham Street Suite 6
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Wills & Roy
Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
MAIN STREET, SUITE 1
DUNSTABLE, MA 01822
PHONE: (978) 779-6091
www.dillisaroy.com

Landscape Architect

Brown + Sardina
4 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

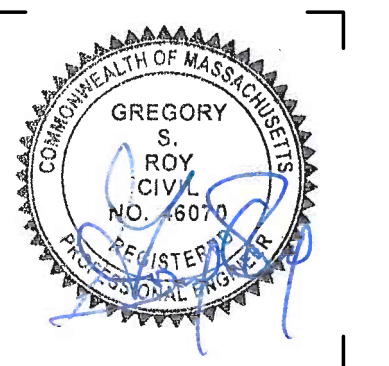
DATE _____

DRAWING TITLE

Existing

Existing Conditions

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review	
DESCRIPTION	

 $\theta = 30^\circ$

CALE

543.00

PROJECT #

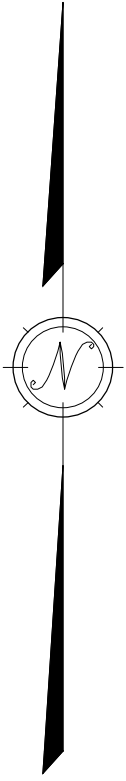
DRAWING NUMBER

C200

Copyright BH+A, Inc.

V.3.0





ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

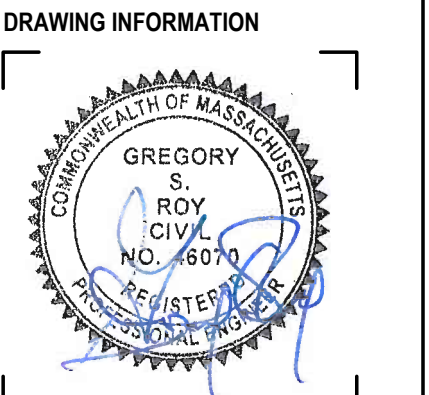
CLIENT
Transom GP Capital Holdings I, LLC
46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM
Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462
DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
MAIN STREET SUITE 1 LUNENBURG, MA 01462 PHONE: 978.739.7800 WWW.DILLISANDROY.COM

Landscape Architect
Brown + Sardino
24 Roland Street
Boston, MA 02129

REVISIONS	
Revised per NOI Submission	10/01/2025
Revised per Peer Review	10/15/2025
	DATE

DRAWING TITLE
Existing Conditions

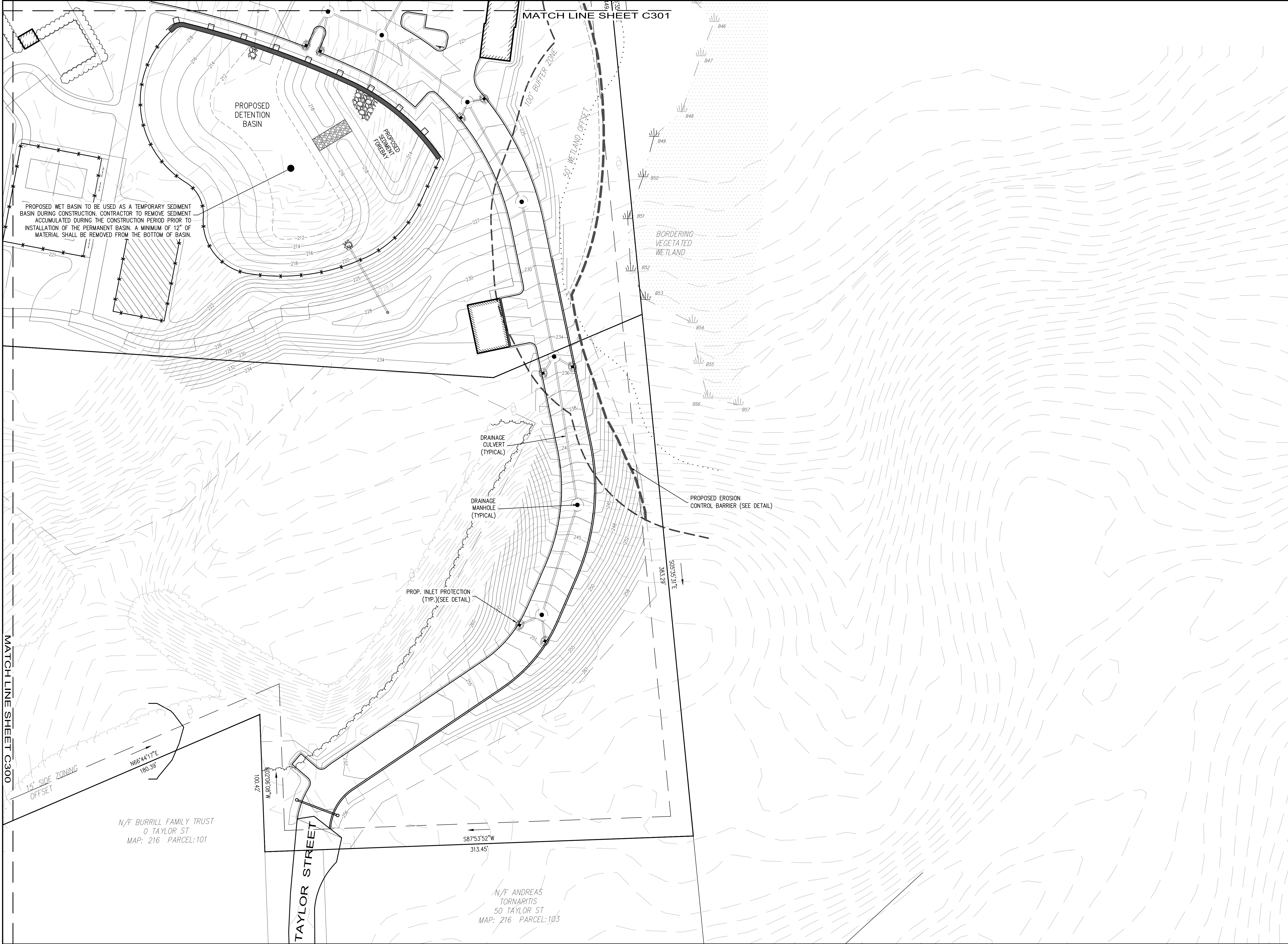


August 20, 2025
DATE OF ISSUE
Site Plan Review
DESCRIPTION
1" = 30'
SCALE
3543.00
PROJECT #
RVP
DRAWN BY
6842-EXIST
FILE NAME

DRAWING NUMBER
C202







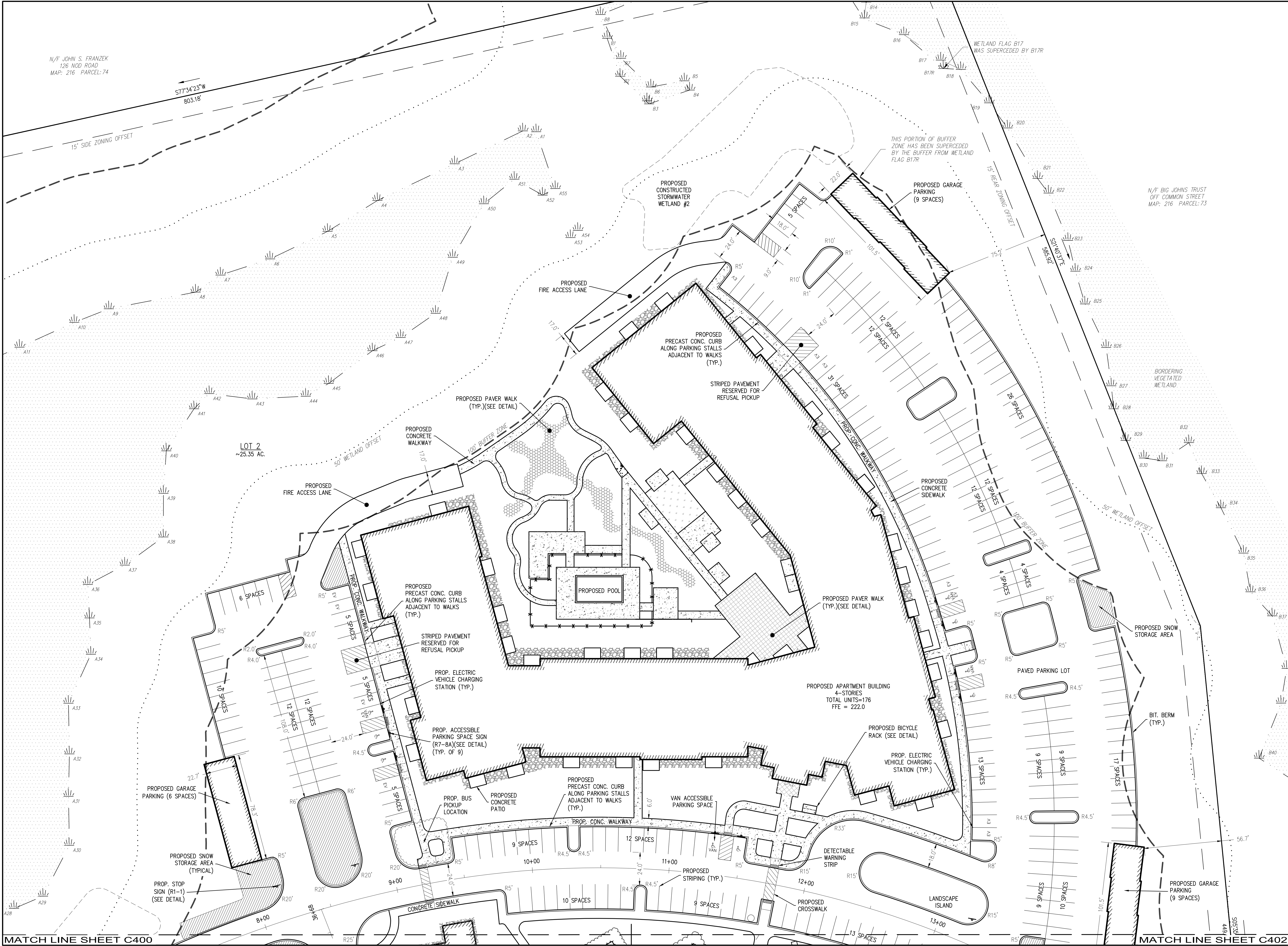
REVISIONS	
Revised per NOI Submission	10/01/2025
Revised per Peer Review	10/15/2025
	DATE

Soil Erosion & Sedimentation Control

C302



N/F JOHN S. FRANZEK
126 NOD ROAD
MAP: 216 PARCEL: 74



ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

**Transom GP Capital
Holdings I, LLC**

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
46 WALTHAM STREET SUITE 600 BOSTON, MA 02118
PH: 617.350.1100 FAX: 617.350.1101
WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Layout & Materials

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 30'

SCALE

3543.00

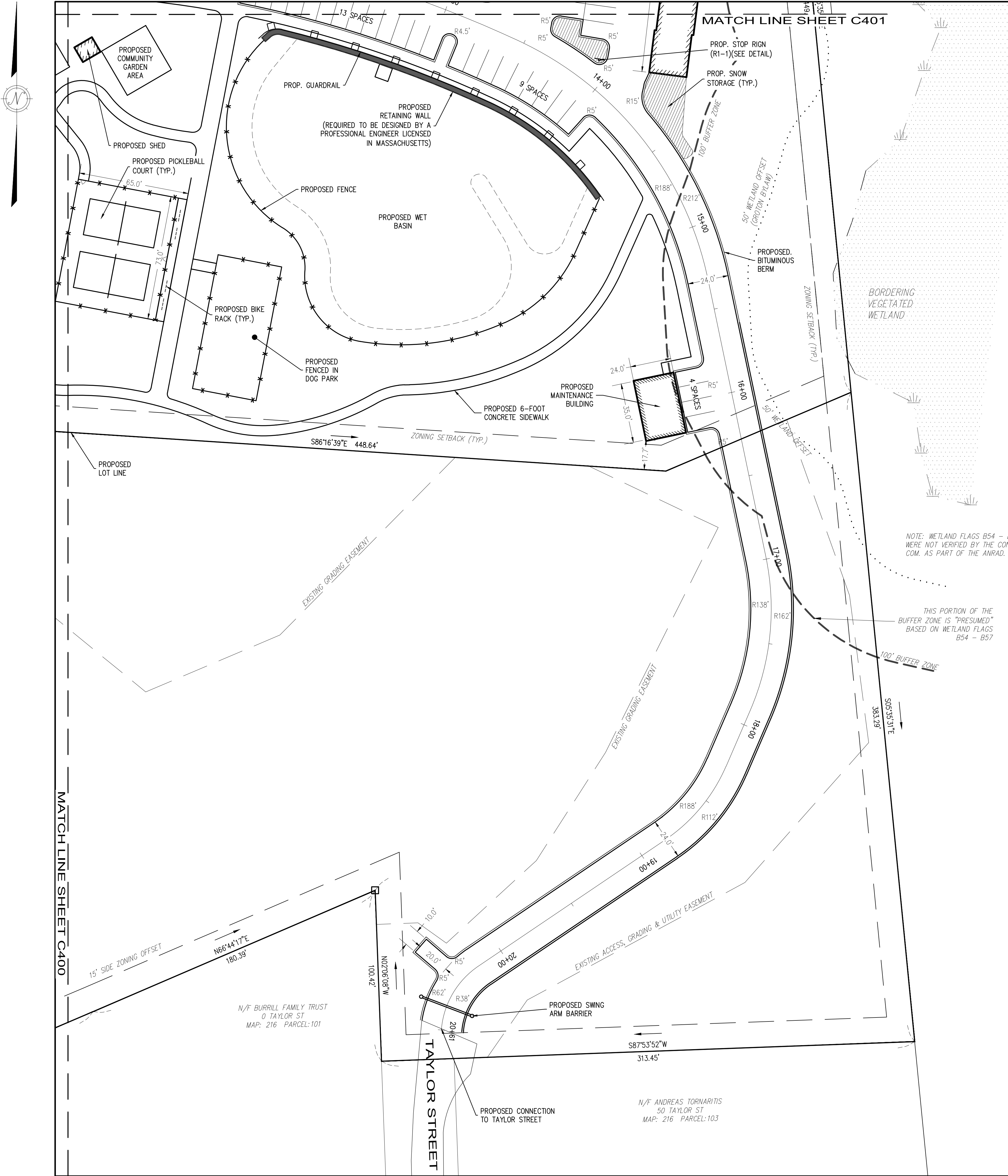
PROJECT #

DRAWING NUMBER

C401

Copyright BH+A, Inc.

V.3.0





N/F FELICE' DEVELOPMENT LLC
536 MAIN STREET
MAP: 216 PARCEL: 93

MATCH LINE SHEET C501

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462



Londoners Architects

Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2023

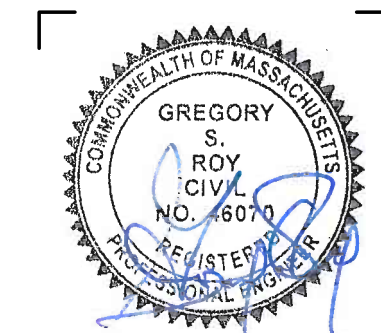
Revised per Peer Review 10/15/2023

DATE _____

DRAWING TITLE

Grading & Drainage

DRAWING INFORMATION



August 20, 2023

DATE OF ISSUE

Site Plan Review

DESCRIPTION

 $1^{\circ} = 30'$

SCALE

3543.00

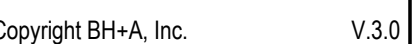
PROJECT #

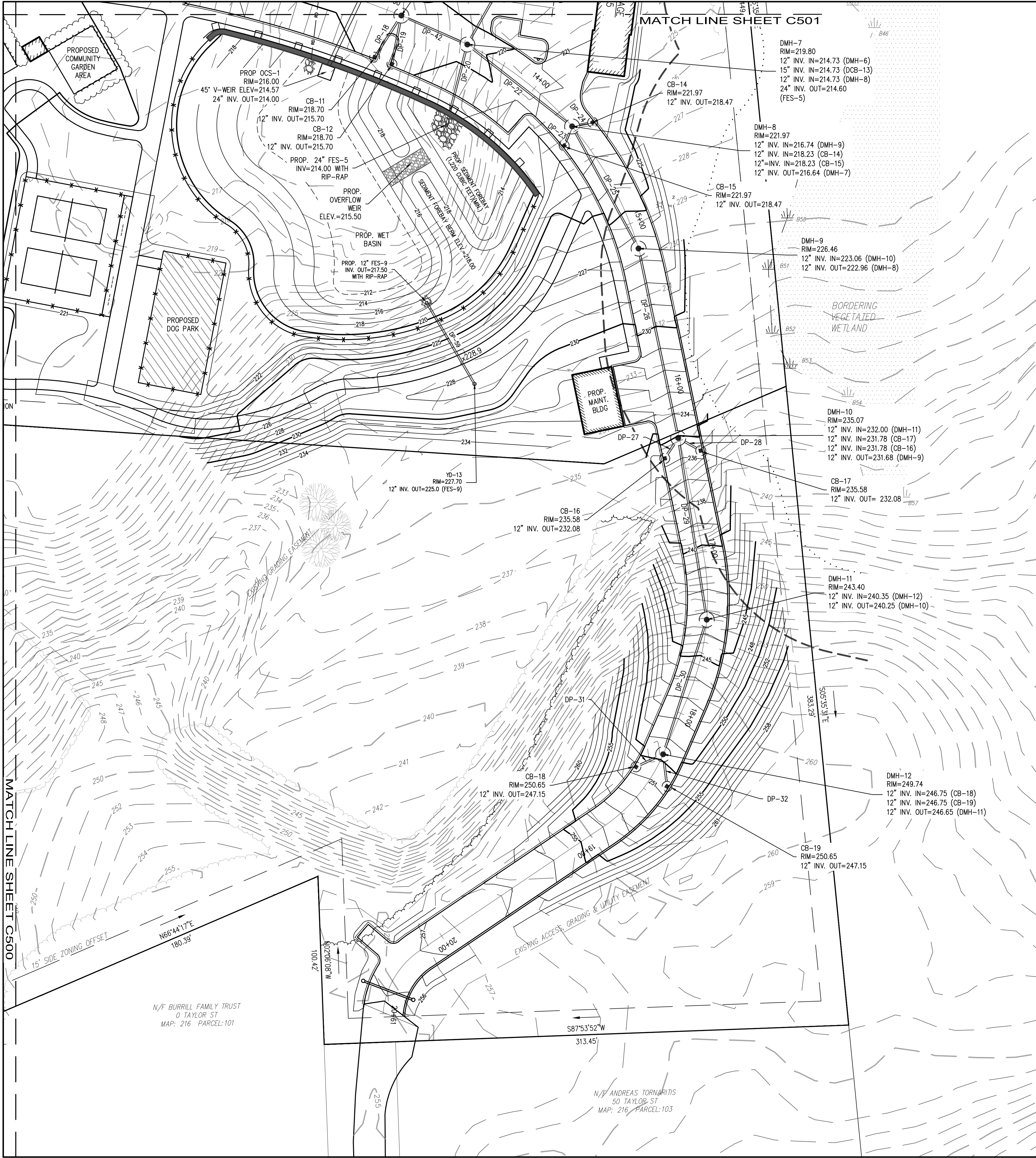
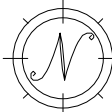
DRAWING NUMBER

C500

Copyright BH+A, Inc.

V.3.0





PIPE ID	IN-INVERT (feet)	OUT-INVERT (feet)	LENGTH (feet)	SLOPE (ft/ft)	DIAMETER (inches)	INLET STRUCTURE	OUTLET STRUCTURE
DP-1	215.00	214.89	11.00	0.0100	12.00	CB-1	DMH-1
DP-2	215.44	215.20	24.00	0.0100	12.00	CB-2	DMH-1
DP-3	215.95	215.50	45.00	0.0100	12.00	CB-3	DMH-1
DP-4	214.79	214.20	57.00	0.0104	18.00	DMH-1	FES-3
DP-5	215.50	214.20	105.00	0.0124	15.00	FES-1	FES-2
DP-6	214.80	214.00	25.00	0.0320	12.00	RISER	OUTLET
DP-7	214.55	213.75	117.00	0.0068	24.00	DMH-2	FES-4
DP-10	215.41	214.65	198.00	0.0038	24.00	DMH-3	DMH-2
DP-11	215.03	214.65	54.00	0.0070	18.00	DMH-4	DMH-2
DP-12	216.80	216.56	12.00	0.0200	12.00	CB-7	DMH-4
DP-13	216.80	216.56	12.00	0.0200	12.00	DCB-8	DMH-4
DP-14	216.50	215.13	193.00	0.0071	12.00	DMH-5	DMH-4
DP-15	216.80	216.60	14.00	0.0143	12.00	CB-9	DMH-5
DP-16	216.80	216.60	14.00	0.0143	12.00	CB-10	DMH-5
DP-17	214.00	213.43	167.00	0.0034	24.00	OCS-1	DMH-13
DP-18	215.70	215.35	30.00	0.0117	12.00	CB-11	DMH-6
DP-19	215.70	215.35	30.00	0.0117	12.00	CB-12	DMH-6
DP-20	214.60	214.00	49.00	0.0122	24.00	DMH-7	FES-5
DP-21	216.50	214.73	120.00	0.0148	15.00	DCB-13	DMH-7
DP-22	216.64	214.73	80.00	0.0239	12.00	DMH-8	DMH-7
DP-23	218.47	218.23	12.00	0.0200	12.00	CB-15	DMH-8
DP-24	218.47	218.23	12.00	0.0200	12.00	CB-14	DMH-8
DP-25	222.96	216.74	83.00	0.0749	12.00	DMH-9	DMH-8
DP-26	231.68	223.06	115.00	0.0750	12.00	DMH-10	DMH-9
DP-27	232.08	231.78	15.00	0.0200	12.00	CB-16	DMH-10
DP-28	232.08	231.78	15.00	0.0200	12.00	CB-17	DMH-10
DP-29	240.25	232.00	110.00	0.0750	12.00	DMH-11	DMH-10
DP-30	246.65	240.35	84.00	0.0750	12.00	DMH-12	DMH-11
DP-31	247.15	246.76	18.00	0.0217	12.00	CB-18	DMH-12
DP-32	247.15	246.75	19.00	0.0211	12.00	CB-19	DMH-12
DP-33	213.43	212.71	210.00	0.0034	24.00	DMH-13	DMH-14
DP-34	212.71	211.96	222.00	0.0034	24.00	DMH-14	DMH-15
DP-35	211.96	211.63	98.00	0.0034	24.00	DMH-15	FES-7
DP-36	213.12	212.50	66.00	0.0094	18.00	DMH-16	FES-6
DP-37	215.77	214.47	65.00	0.0200	12.00	CB-20	DMH-16
DP-38	214.00	213.22	112.00	0.0070	12.00	DMH-17	DMH-16
DP-39	216.83	215.00	82.00	0.0223	12.00	DCB-21	DMH-17
DP-40	215.27	214.10	167.00	0.0070	12.00	DMH-18	DMH-17
DP-41	215.70	215.37	48.00	0.0069	12.00	DCB-22	DMH-18
DP-42	215.25	214.73	43.00	0.0121	12.00	DMH-6	DMH-7
DP-43	212.50	210.44	111.00	0.0186	15.00	OCS-2	OUTLET
DP-44	215.25	214.38	87.00	0.0100	12.00	DMH-20	DMH-19
DP-45	214.28	212.50	95.00	0.0187	12.00	DMH-19	FES-8
DP-46	215.70	215.51	27.00	0.0070	12.00	DMH-3	CB-6
DP-47	218.50	218.08	39	0.0100	12.00	YD-1	YD-2
DP-48	217.98	217.56	42	0.0100	12.00	YD-2	YD-3
DP-49	217.46	216.91	55	0.0100	12.00	YD-3	YD-4
DP-50	216.81	216.46	35	0.0100	12.00	YD-4	YD-5
DP-51	218.00	217.50	28	0.0200	12.00	YD-5	YD-6
DP-52	216.36	215.35	101	0.0100	12.00	YD-6	DMH-20
DP-53	218.15	217.35	40	0.0200	12.00	YD-11	YD-12
DP-54	217.25	215.35	95	0.0200	12.00	YD-12	DMH-20
DP-55	217.68	217.38	30	0.0100	12.00	YD-7	YD-8
DP-56	217.28	216.92	36	0.0100	12.00	YD-8	YD-9
DP-57	216.82	216.46	36	0.0100	12.00	YD-9	YD-10
DP-58	216.36	215.35	101	0.0100	12.00	YD-10	DMH-20
DP-59	225.00	217.50	57	0.1400	12.00	YD-13	FES-9

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital
Holdings I, LLC

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
46 WALTHAM STREET SUITE 600 GROTON, MA 01450
PHONE: 508.739.9500
WWW.DILLISANDROY.COM

Landscape Architect
Brown + Sardino
24 Roland Street
Boston, MA 02129

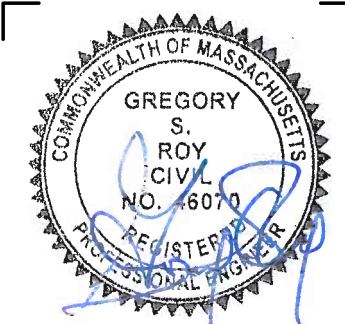
REVISIONS

Revised per NOI Submission 10/01/2025
Revised per Peer Review 10/15/2025

DRAWING TITLE

Grading &
Drainage

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 30'

SCALE

3543.00

PROJECT #

RPV

DRAWN BY

6642-GRADING

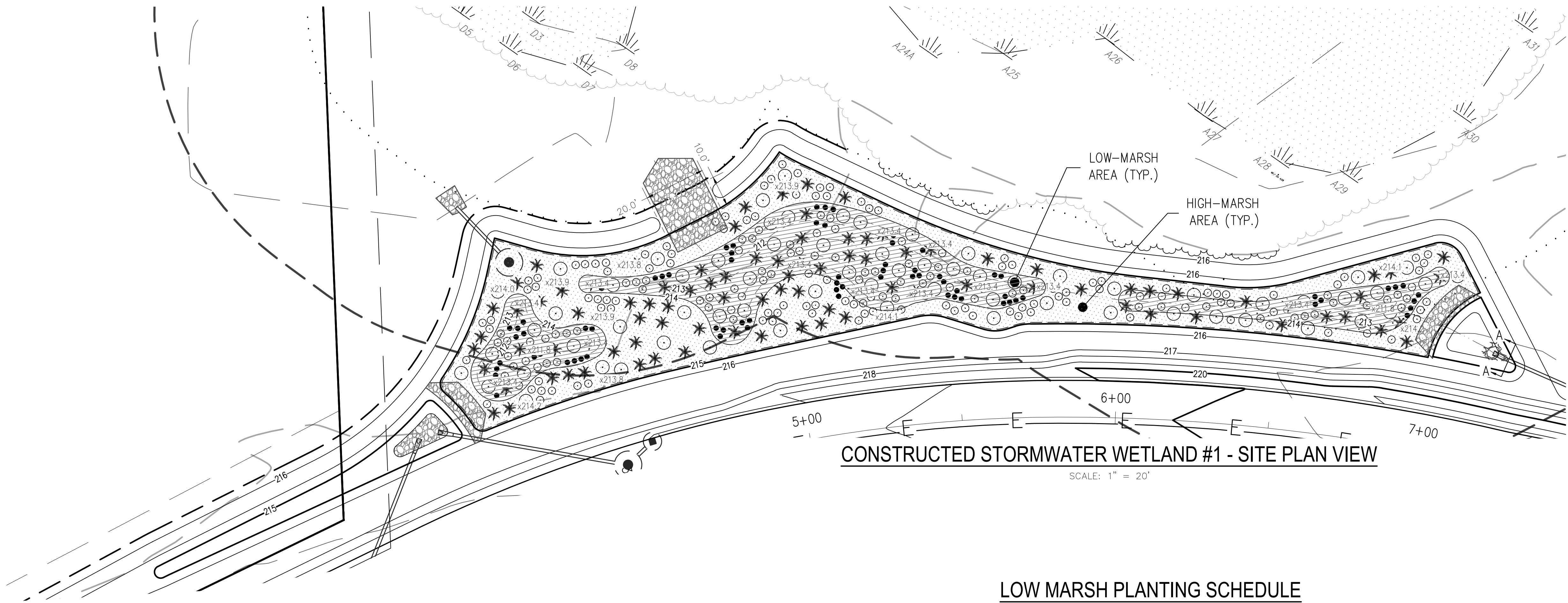
FILE NAME

DRAWING NUMBER

C502

Copyright BH+A, Inc.

V.3.0



HIGH MARSH PLANTING SCHEDULE

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	4-9' HEIGHT	AS SHOWN	29
	SWITCH GRASS	PANICUM VIRGATUM	3-6' HEIGHT	AS SHOWN	55
	RED OSIER DOGWOOD	CORNUS SERICEA	18-24" HEIGHT	AS SHOWN	120

LOW MARSH PLANTING SCHEDULE

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	RED OSIER DOGWOOD	CORNUS SERICEA	4-9' HEIGHT	AS SHOWN	44
	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	20-60" HEIGHT	AS SHOWN	30
	FOX SEDGE	CAREX VULPINOIDEA	18-24" HEIGHT	AS SHOWN	74
	INK BERRY	ILEX GLABRA	5-8" HEIGHT	AS SHOWN	77

NOTE: THE ENTIRE REPLICATION AREA WILL BE SEEDED WITH "NEW ENGLAND WET MIX" (WETLAND SEED MIX) AT AN APPLICATION RATE OF 1 LB/2500 S.F.
SEEDING:
THE MIX MAY BE APPLIED BY MECHANICAL SPREADER, OR BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH AN EARLY SPRING SEEDING. SUMMER SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOIL IS PARTICULARLY INFERTILE.

CONSTRUCTED STORMWATER WETLANDS NOTES:

A. GENERAL NOTES

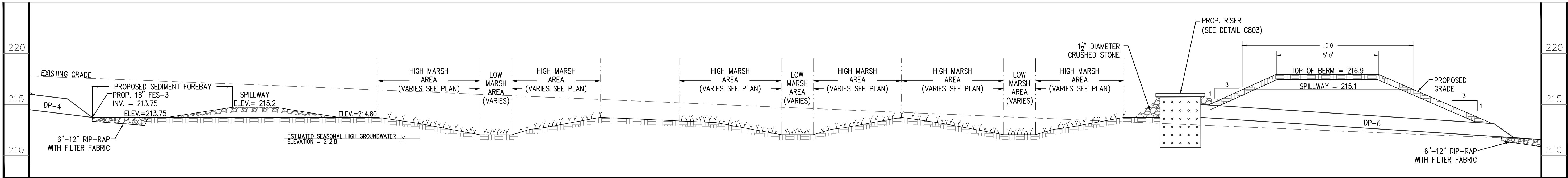
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
- AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
- CONSTRUCTED STORMWATER WETLAND SHALL BE ROUGH EXCAVATED WITH THE BOTTOM LEFT AT LEAST 1-FOOT ABOVE FINAL FINISHED GRADE DURING THE CONSTRUCTION OF THE SITE. FINAL GRADING AND PLANTING OF THE STORMWATER WETLAND AREAS SHALL BE AFTER UPGRADIENT AREAS HAVE BEEN STABILIZED.
- OVER-EXCAVATE BOTTOM OF BASIN AND PROVIDE ORGANIC WETLAND SOIL AS NEEDED TO ACHIEVE 12-INCH SOIL THICKNESS WITHIN THE PROPOSED CONSTRUCTED STORMWATER WETLAND.
- SEED THE ENTIRE AREA WITH NEW ENGLAND WETLAND MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA.
- STORMWATER WETLAND AREAS SHALL BE STAKED PRIOR TO CONSTRUCTION.
- ALL PLANTING SHOULD OCCUR AT THE BEGINNING OR END OF THE GROWING SEASON UNLESS A WATERING PLAN IS SUBMITTED AND APPROVED BY THE ENGINEER. FALL PLANTINGS SHOULD BE DONE BEFORE THE FIRST FROST. SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH PLANTINGS SHOWN ON PLAN. REFER TO PLANTING DETAIL FOR TREES AND SHRUBS. SEED MIXTURES SHALL BE SOWN IN ACCORDANCE WITH NURSERY SPECIFICATIONS. NEW ENGLAND WET MIX SHALL BE SPREAD THROUGHOUT THE REPLICATION AREAS IN ACCORDANCE WITH NURSERY SPECIFICATIONS. UPON COMPLETION OF PLANTINGS REPLICATION AREAS SHALL BE COVERED WITH CLEAN STRAW HAY AND WATERED.
- PLANTS SHALL BE REPLACED AS NECESSARY TO ENSURE A 75% SURVIVAL RATE.
- EROSION CONTROLS SHALL BE REMOVED PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE.

C. OVERSIGHT/MONITORING

- INSPECTIONS BY THE ENGINEER SHOULD OCCUR AT THE FOLLOWING POINTS:
 - AFTER FINAL ROUGH GRADING OF THE BOTTOM AND BEFORE PLACEMENT OF THE 12-INCH ORGANIC WETLAND SOIL.
 - AFTER PLACEMENT AND FINAL GRADING OF THE WETLAND SOIL.
 - DURING PLANTING AND SEEDING.
 - AFTER ONE GROWING SEASON TO OBSERVE VEGETATION DEVELOPMENT AND REGULATORY COMPLIANCE. MONITORING SHALL INCLUDE THE DOCUMENTATION AND REMOVAL OF INVASIVE SPECIES.
 - AFTER TWO GROWING SEASONS TO DETERMINE VEGETATION DEVELOPMENT AND REGULATORY COMPLIANCE.

D. EROSION CONTROL SPECIFICATIONS

- WORK SHALL BE PERFORMED DURING A DRY PERIOD, OR WHEN LESS THEN A $\frac{1}{4}$ " OF RAIN IS EXPECTED IN A 24 HOUR PERIOD.
- DURING CONSTRUCTION OF THE CONSTRUCTED STORMWATER WETLAND AREA IF AN EXCESSIVELY WET PERIOD OCCURS AND THE AREA BECOMES PONDED, THE TEMPORARY PUMPING STATION SHALL BE USED TO DIVERT WATER TO AN ENPAC BOSS DEWATERING FILTER BAG, OR EQUAL.
- DURING CONSTRUCTION OF THE CONSTRUCTED STORMWATER WETLAND AREA IF DRAUGHT CONDITIONS OCCUR THE CONTRACTOR SHALL MAINTAIN SOIL MOISTURE CONTENT UTILIZING SPRINKLERS TO ENSURE GERMINATION CAN OCCUR WITHIN THE SUBJECT AREA.
- RESTORE ALL SLOPES IMMEDIATELY UPGRADIENT TO WETLAND AREAS BY HYDROSEEDING USING "NEW ENGLAND CONSERVATION SEED MIX" (UPLAND SEED MIX) WITH A POLYACRYLAMIDE TACKIFIER AND MULCH. THE APPLICATION RATE OF THE UPLAND SEED MIX SHALL BE 1 LB/1750 S.F.



STORMWATER WETLAND #1 BERM CROSS-SECTION "A"

NOT TO SCALE

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
460 STATE ST. SUITE 2000 BOSTON, MA 02109 PHONE: 617.251.7100 WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardinia
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Constructed Stormwater Wetland Details

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 30'

SCALE

3543.00

PROJECT #

6842 GRADING

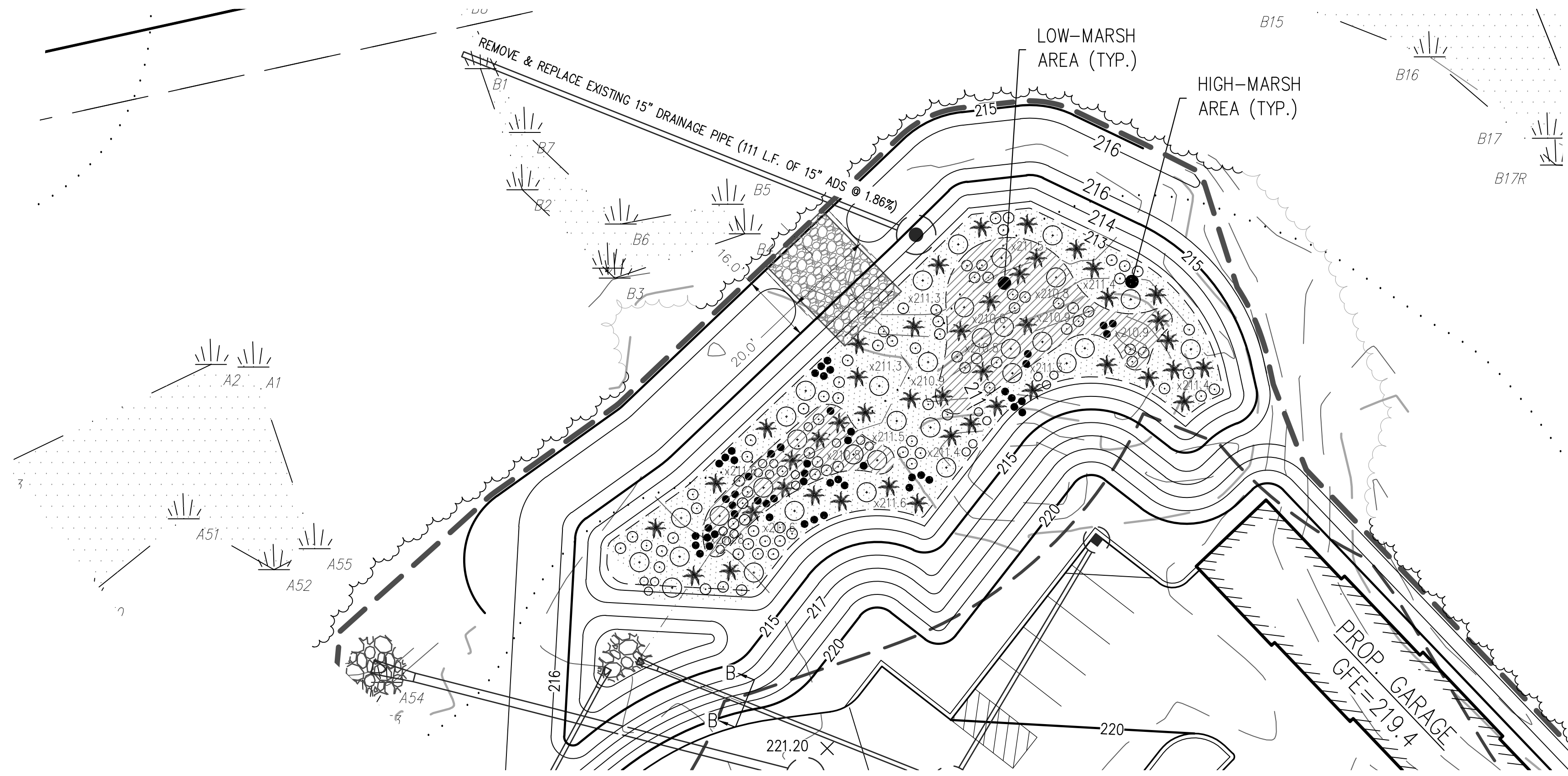
FILE NAME

DRAWING NUMBER

C503

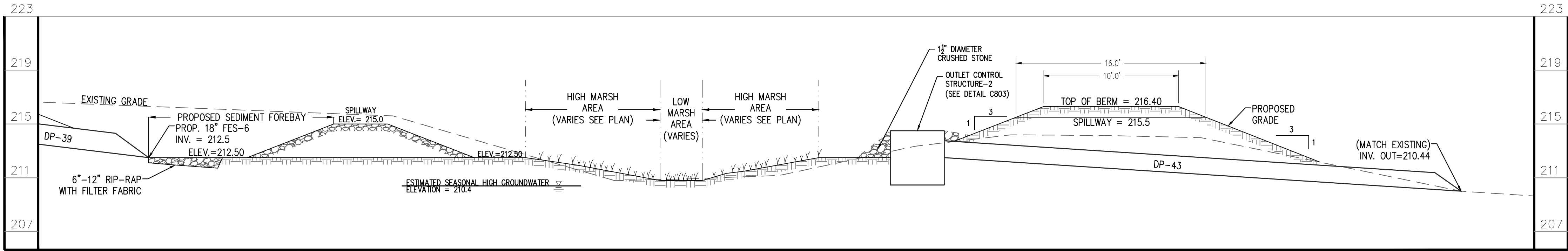
Copyright BH+A, Inc.

V.3.0



CONSTRUCTED STORMWATER WETLAND #2 - SITE PLAN VIEW

SCALE: 1" = 20'



STORMWATER WETLAND #2 BERM CROSS-SECTION "B"

NOT TO SCALE

HIGH MARSH PLANTING SCHEDULE

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	4-9' HEIGHT	AS SHOWN	15
	SWITCH GRASS	PANICUM VIRGATUM	3-6' HEIGHT	AS SHOWN	21
	WITCH HAZEL	HAMAMELIS VIRGINIANA	18-24" HEIGHT	AS SHOWN	42

LOW MARSH PLANTING SCHEDULE

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	RED OSIER DOGWOOD	CORNUS SERICEA	4-9' HEIGHT	AS SHOWN	14
	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	20-60" HEIGHT	AS SHOWN	24
	FOX SEDGE	CAREX VULPINODEA	18-24" HEIGHT	AS SHOWN	41
	INK BERRY	ILEX GLABRA	5-8" HEIGHT	AS SHOWN	42

NOTE: THE ENTIRE REPLICATION AREA WILL BE SEEDED WITH "NEW ENGLAND WET MIX" (WETLAND SEED MIX) AT AN APPLICATION RATE OF 1 LB/2500 S.F.
SEEDING:
THE MIX MAY BE APPLIED BY MECHANICAL SPREADER, OR BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH AN EARLY SPRING SEEDING. SUMMER SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOIL IS PARTICULARLY INFERTILE.

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462



Landscape Architect

Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Constructed Stormwater Wetland Details

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 30'

SCALE

3543.00

PROJECT #

RPV

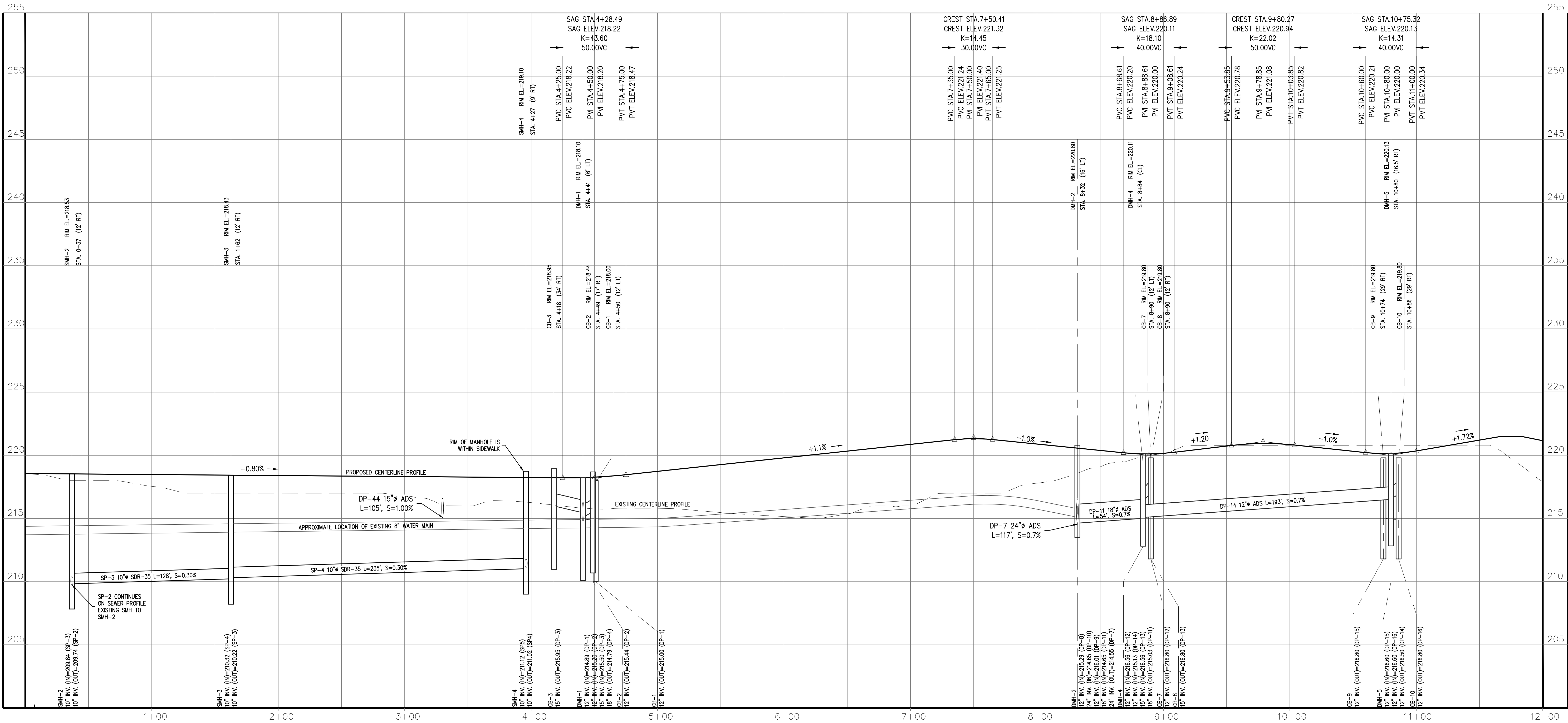
DRAWN BY

6842-GRADING

FILE NAME

DRAWING NUMBER

C504



ROAD PROFILE STA. 0+00 - 12+00

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

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS METEOROLOGICAL CONSULTANTS
100 MAIN STREET, SUITE 1
LUNENBURG, MA 01462
PHONE: 978.739.7000
WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardinia
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025
Revised per Peer Review 10/15/2025

DRAWING TITLE

Road & Utility Profile

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 40'

SCALE

3543.00

PROJECT #

RPV

DRAWN BY

6642 PROFILE

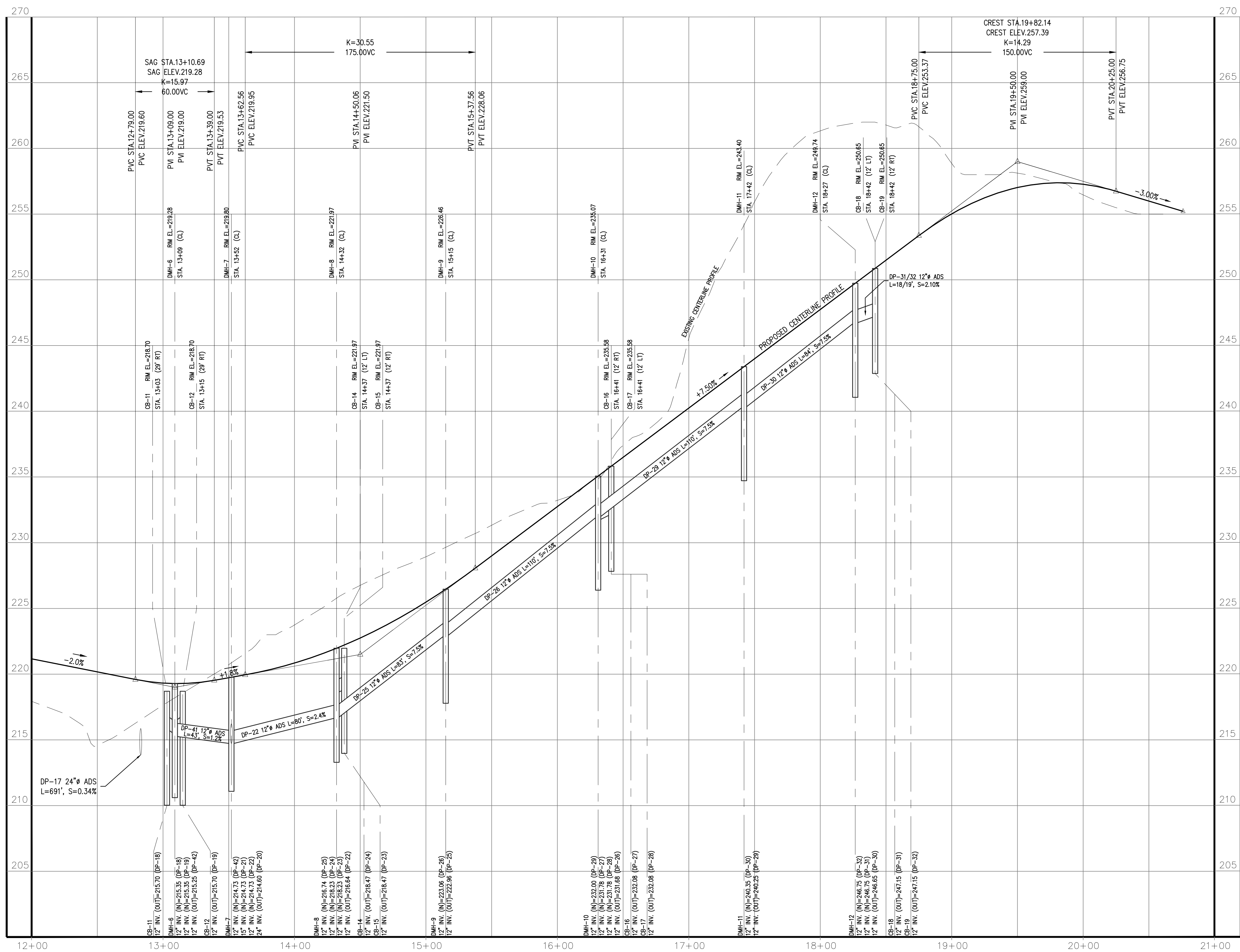
FILE NAME

DRAWING NUMBER

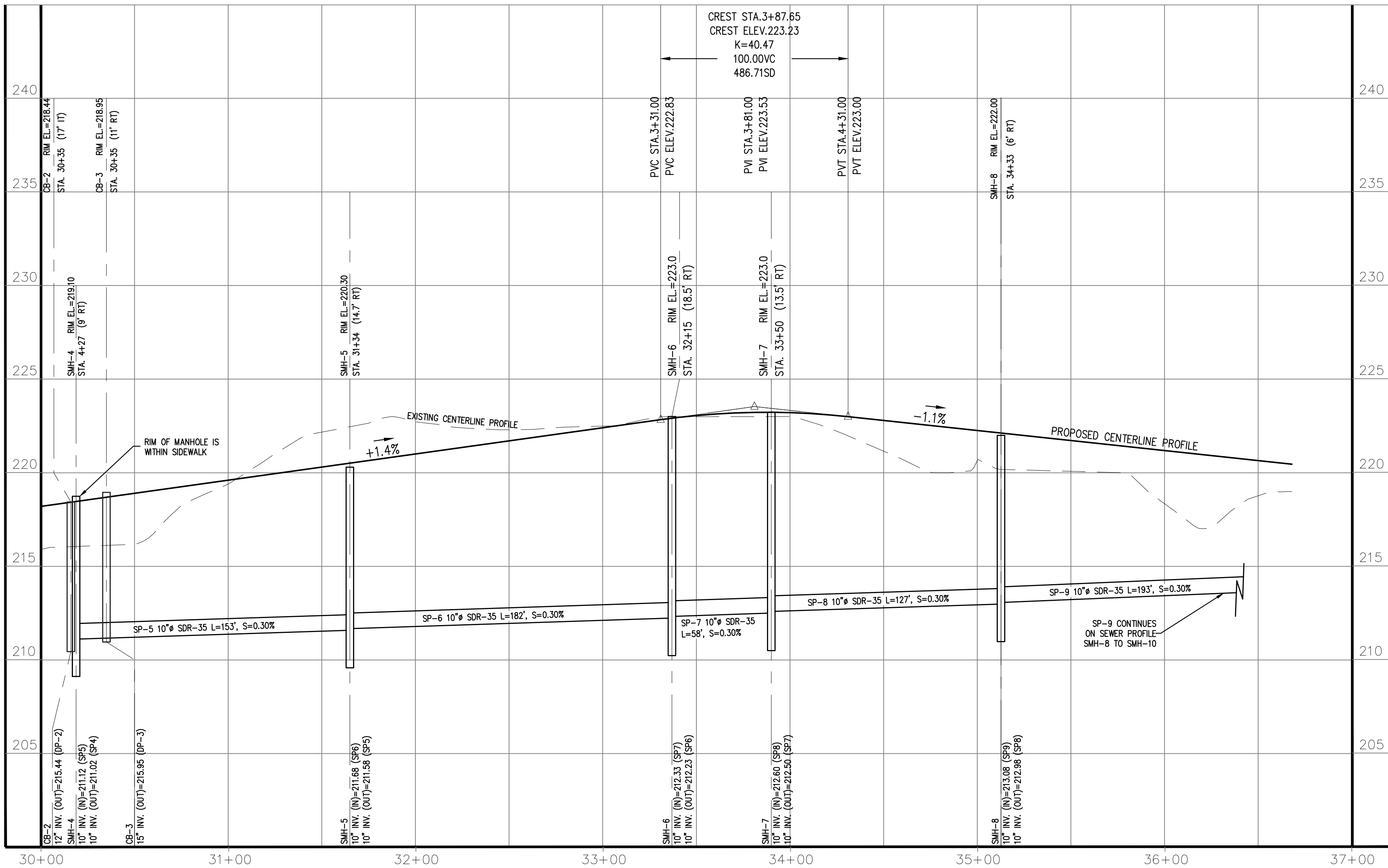
C600

Copyright BH+A, Inc.

V.3.0

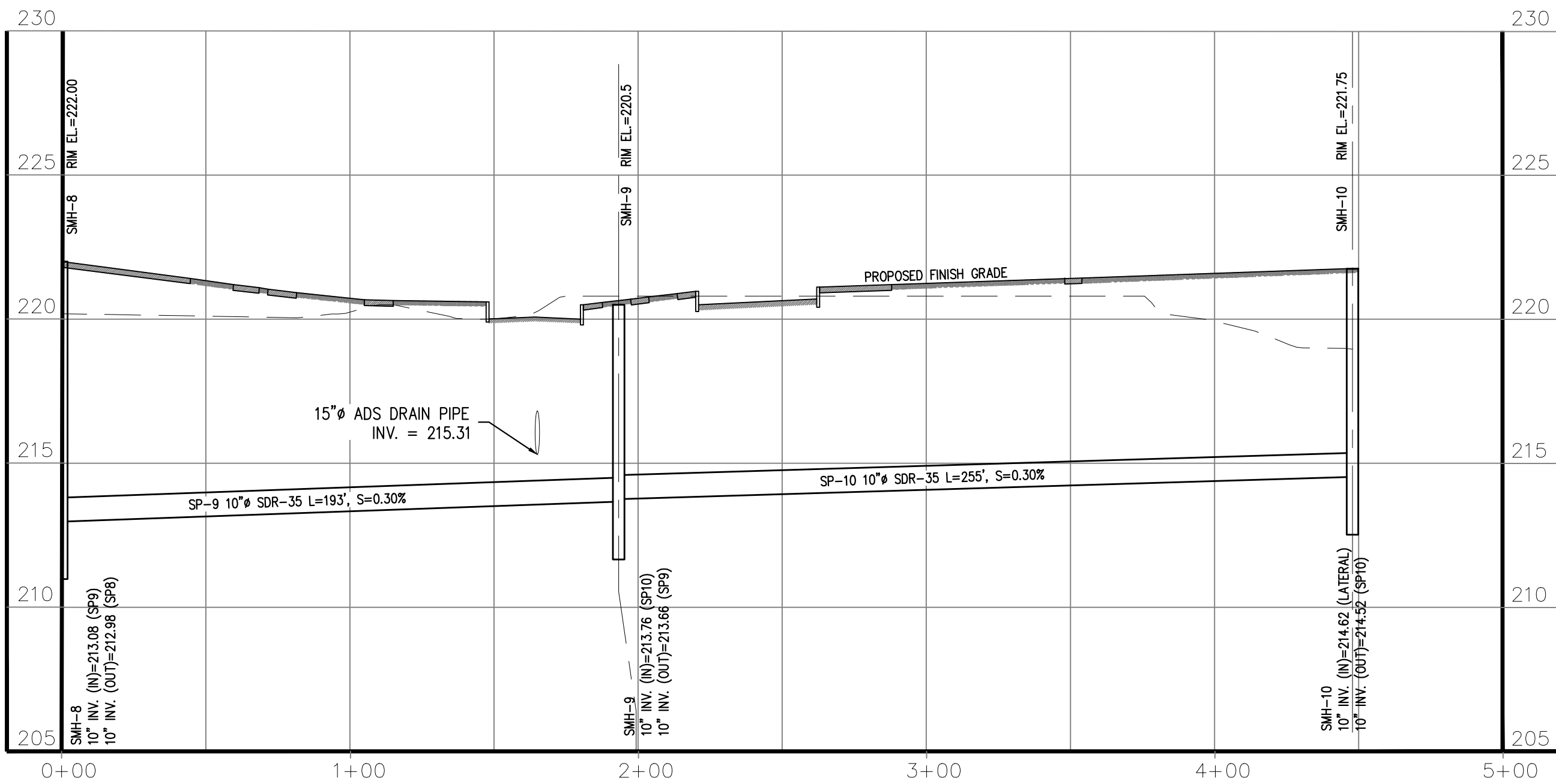


SCALE: 1" = 40' (HOR.)
1" = 4' (VERT.)



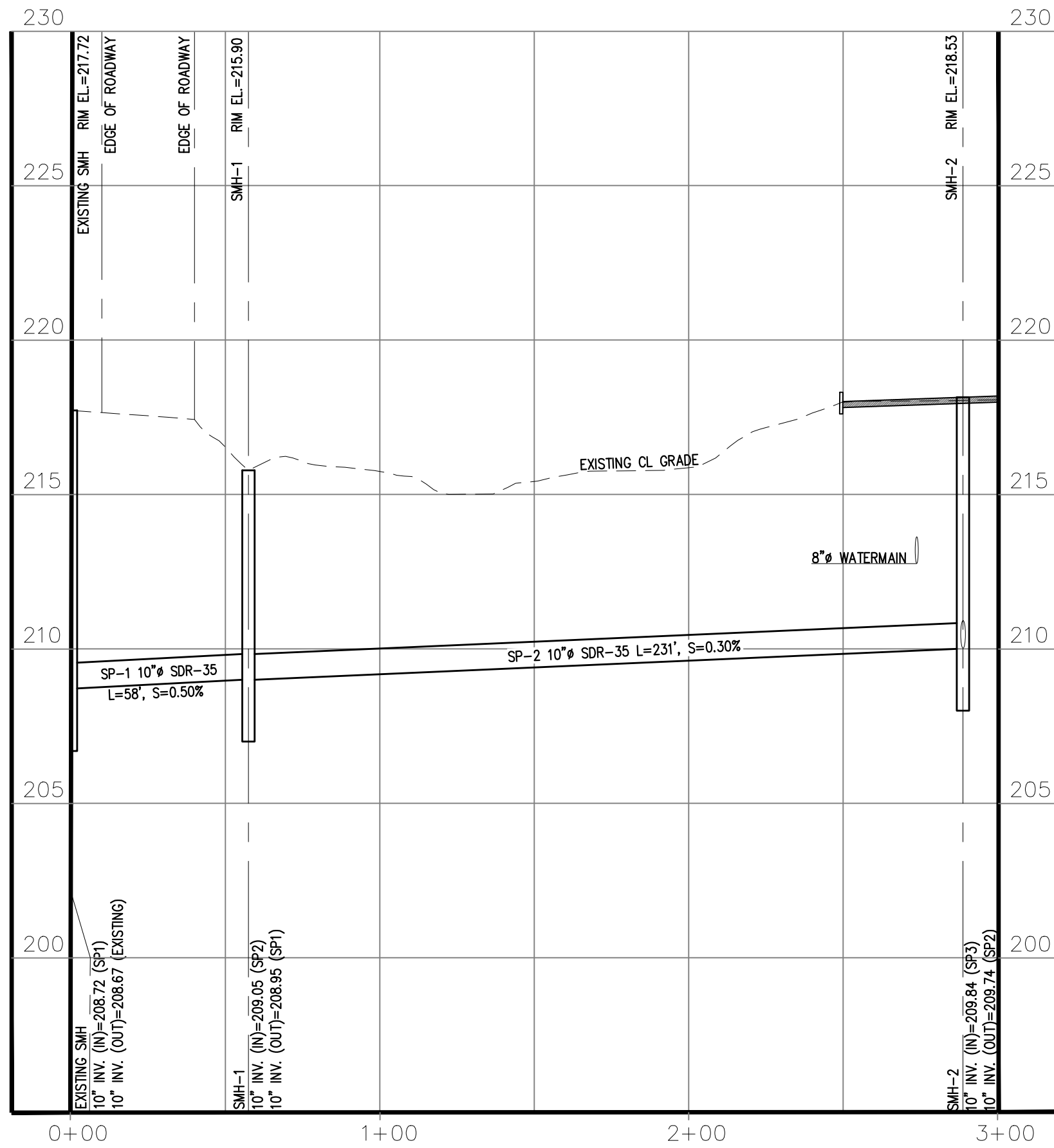
LOOP ROAD PROFILE STA. 30+00 - 36+68

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



SEWER PROFILE - SMH 8 - SMH-10

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



SEWER PROFILE - EXISTING SMH 1 - SMH-2

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

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

**Transom GP Capital
Holdings I, LLC.**

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS METEOROLOGICAL CONSULTANTS
100 Main Street, Suite 200
Lunenburg, MA 01462
Phone: (978) 739-9000
www.dillisroy.com

Landscape Architect

Brown + Sardinia
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2025

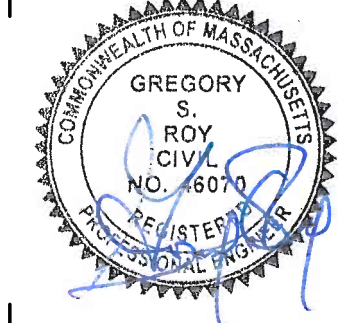
Revised per Peer Review 10/15/2025

DATE: _____

DRAWING TITLE

**Road & Utility
Profile**

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 40'

SCALE

3543.00

PROJECT #

6642 PROFILE

FILE NAME

DRAWING NUMBER

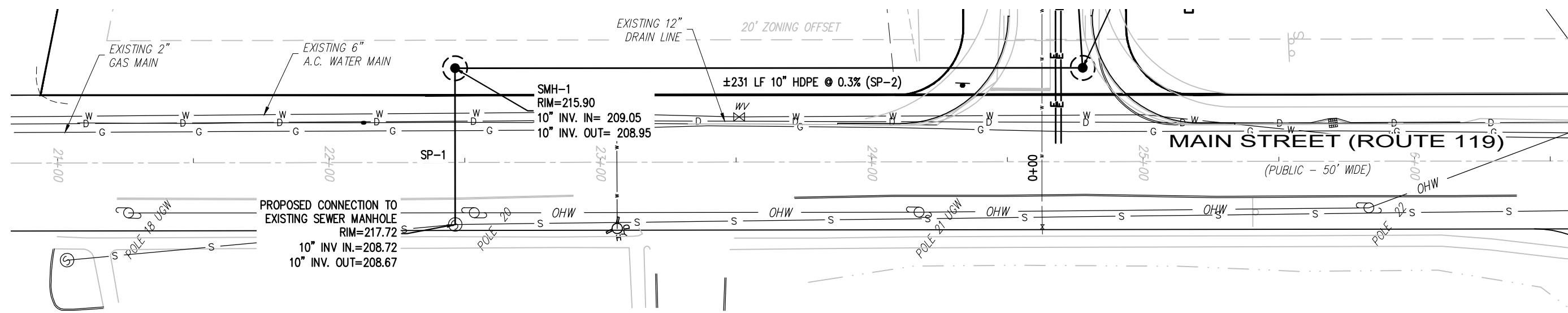
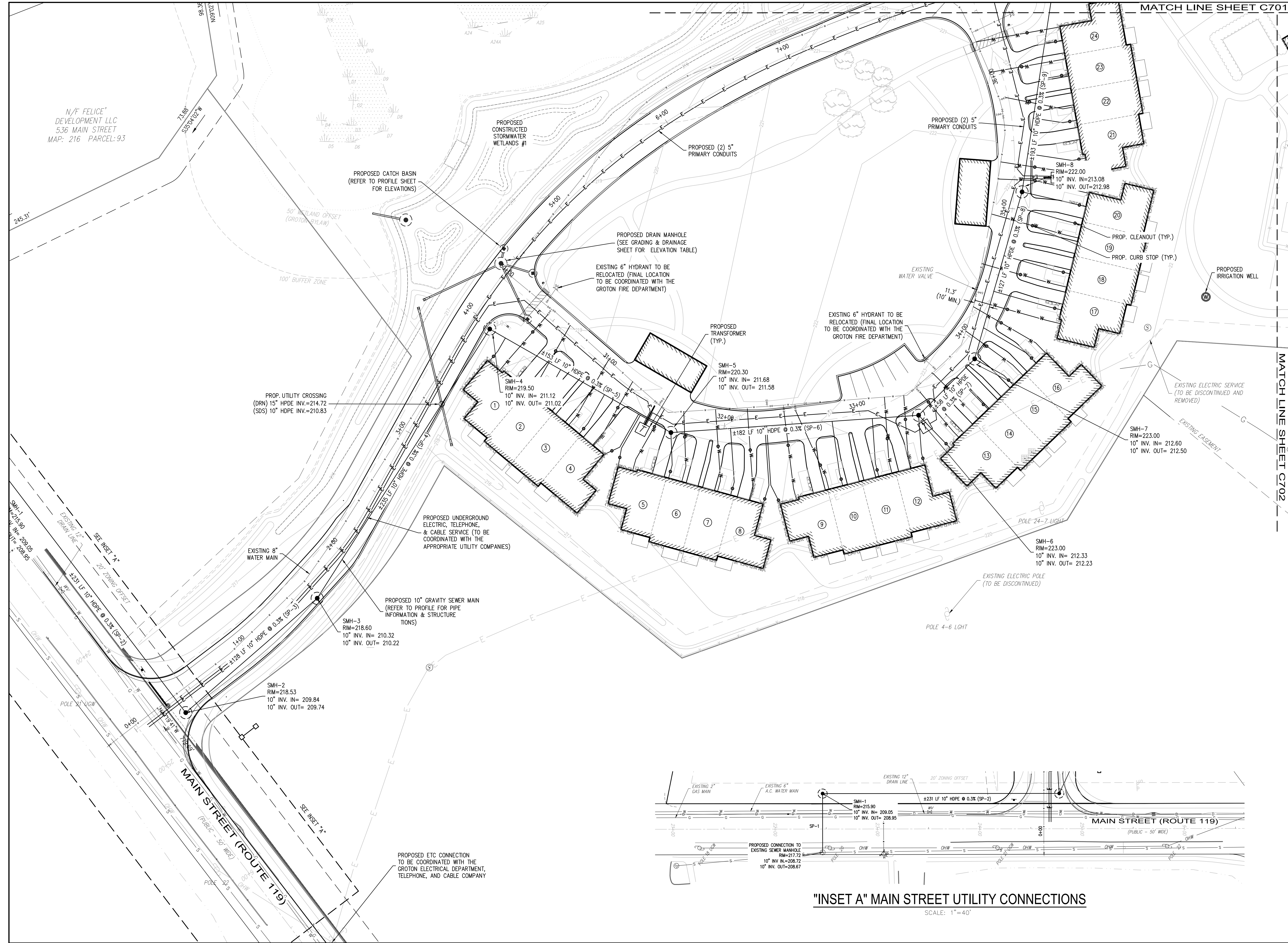
C602

Copyright BH+A, Inc.

V.3.0



N/F FELICE'
DEVELOPMENT LLC
536 MAIN STREET
MAP: 216 PARCEL:93



"INSET A" MAIN STREET UTILITY CONNECTIONS

SCALE: 1"=40'

MATCH LINE SHEET C701

MATCH LINE SHEET C702

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

**Transom GP Capital
Holdings I, LLC.**

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 100 LUNENBURG, MA 01462
PHONE: 978.739.8888
WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

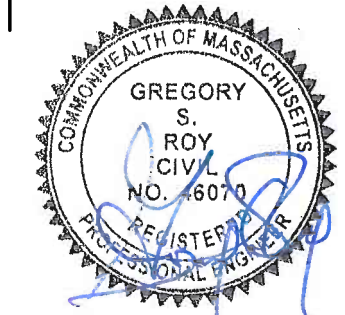
Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Utilities

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 30'

SCALE

3543.00

PROJECT #

DRAWING NUMBER

6842-UTILITY

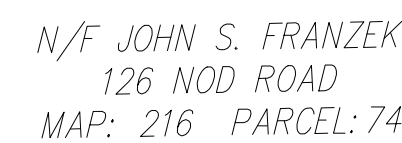
FILE NAME

DRAWING NUMBER

C700

Copyright BH+A, Inc.

V.3.0



S77°34'23"V
803.18'

LOT 2
~25.35 AC.

N/F BIG JOHNS TRUST
OFF COMMON STREET
MAP: 216 PARCEL: 73

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462



Landscape Architect

Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

Revised per NOI Submission 10/01/2023

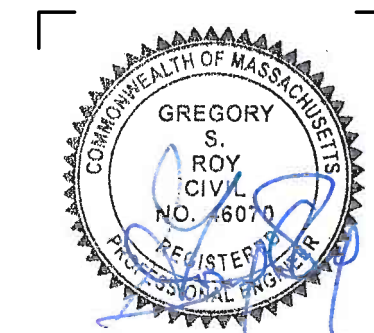
Revised per Peer Review	10/15/2022
-------------------------	------------

DATE _____

DRAWING TITLE

Utilities

DRAWING INFORMATION



August 20, 2024

DATE OF ISSUE

Site Plan Review

1" = 30' RPV

SCALE _____ DRAWN BY _____

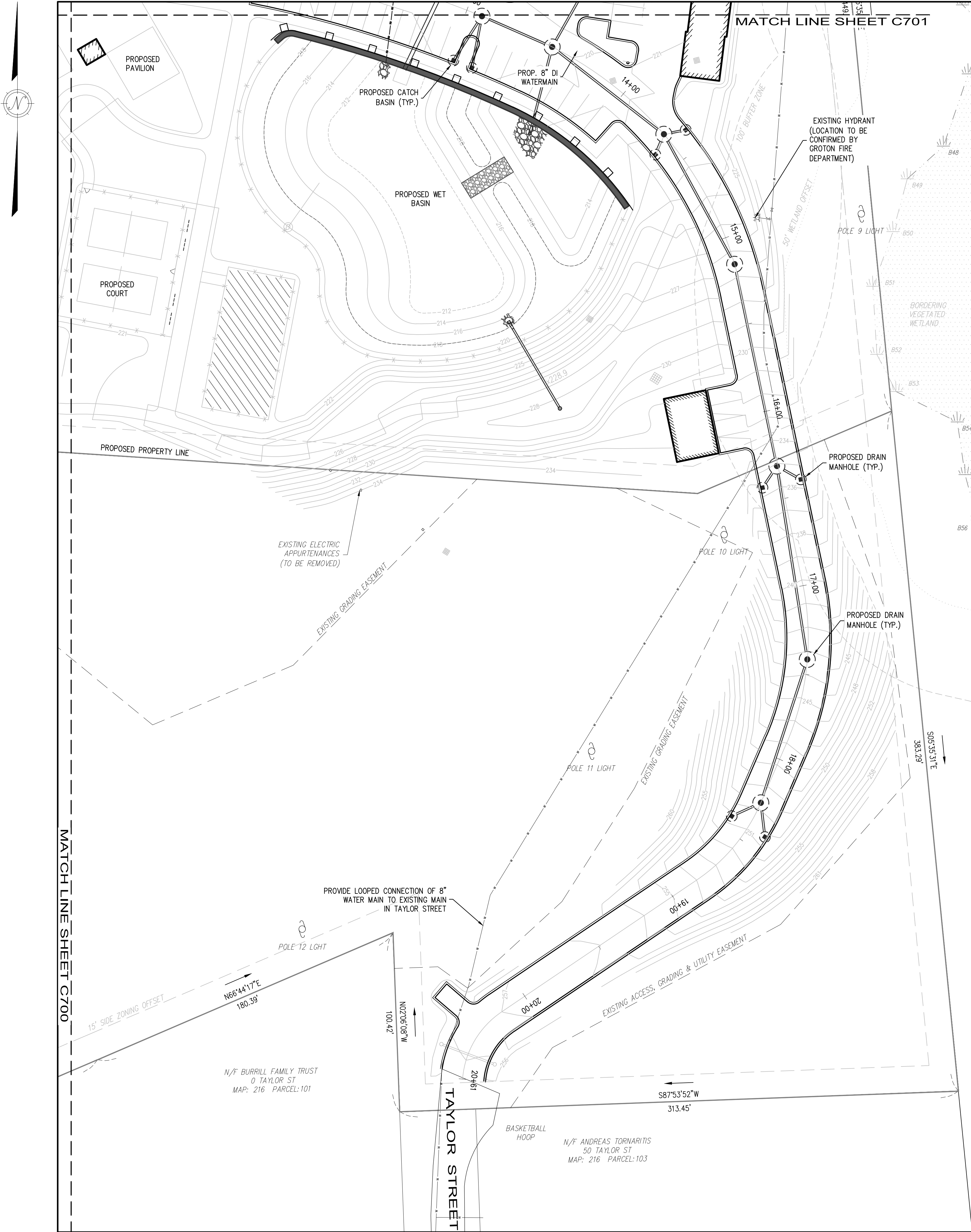
3543.00	6842-UTILITY
---------	--------------

DRAWING NUMBER

C701

Copyright BH+A, Inc.

V.3.



ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

CLIENT
Transom GP Capital Holdings I, LLC
46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM
Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462
DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 100 LUNENBURG, MA 01462 PHONE: (978) 734-9300 WWW.DILLISANDROY.COM
Landscape Architect
Brown + Sardino
24 Roland Street
Boston, MA 02129

REVISIONS		
Revised per NOI Submission	10/01/2025	
Revised per Peer Review	10/15/2025	
		DATE

DRAWING TITLE
Utilities

DRAWING INFORMATION



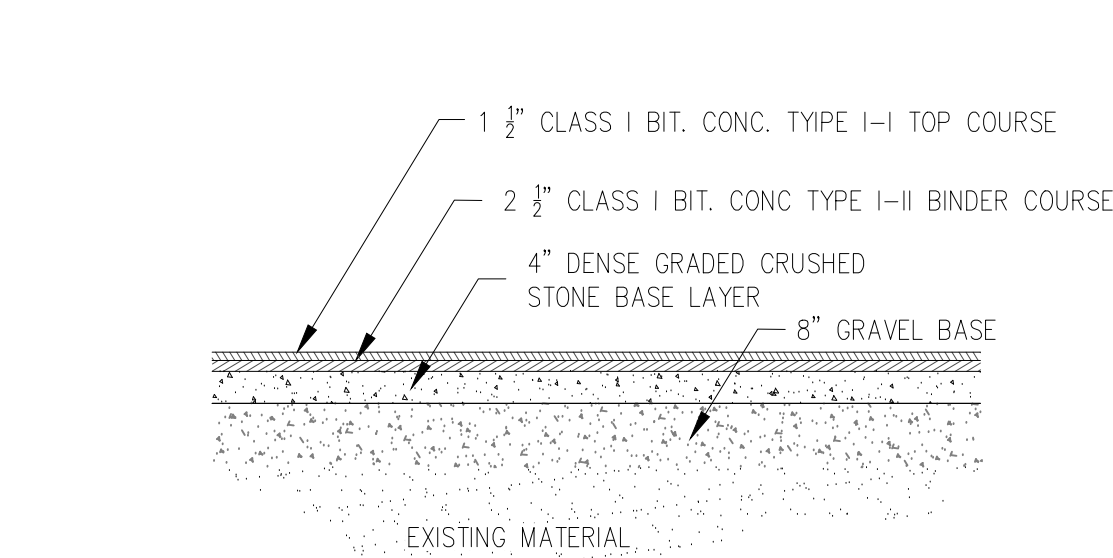
August 20, 2025
DATE OF ISSUE

Site Plan Review
DESCRIPTION

1" = 30'	RPV
SCALE	DRAWN BY
3543.00	6842-UTILITY
PROJECT #	FILE NAME

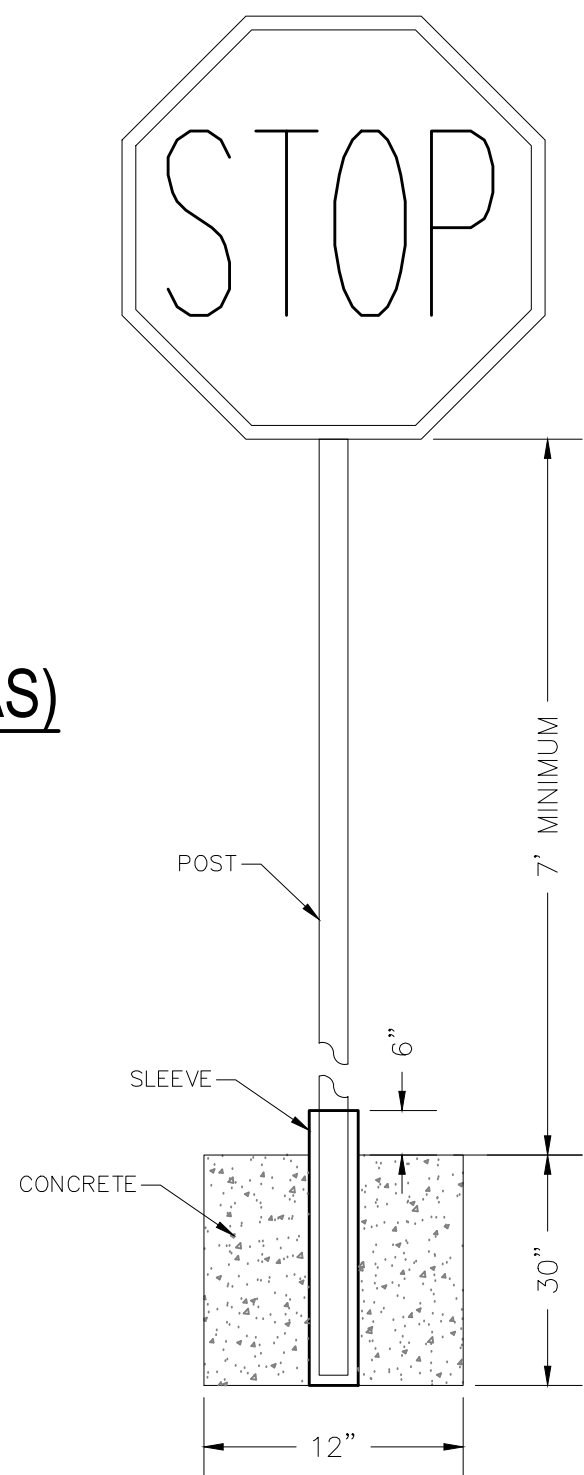
DRAWING NUMBER
C702





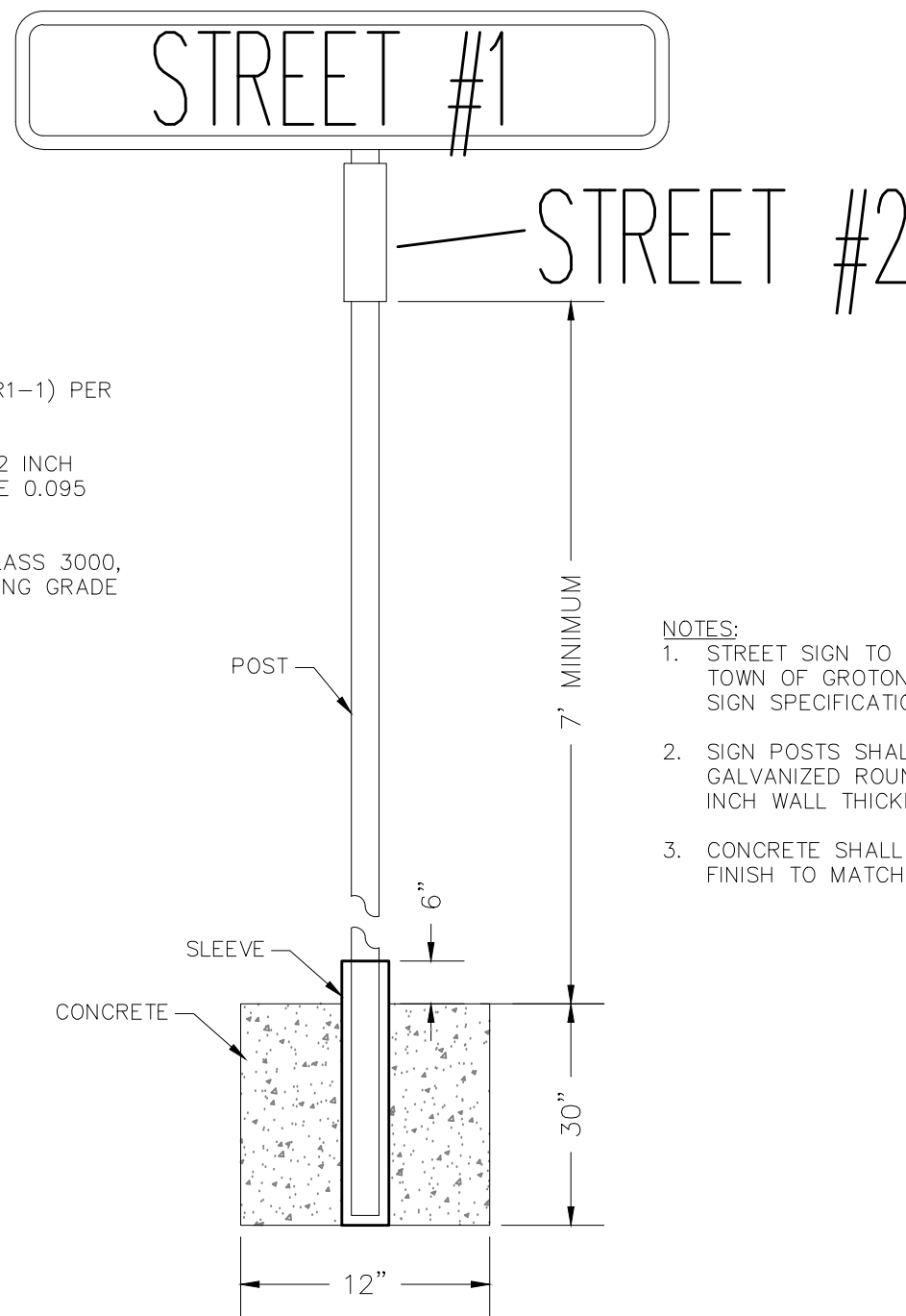
PAVEMENT CROSS-SECTION (PARKING AREAS)

SCALE: 1"=3'



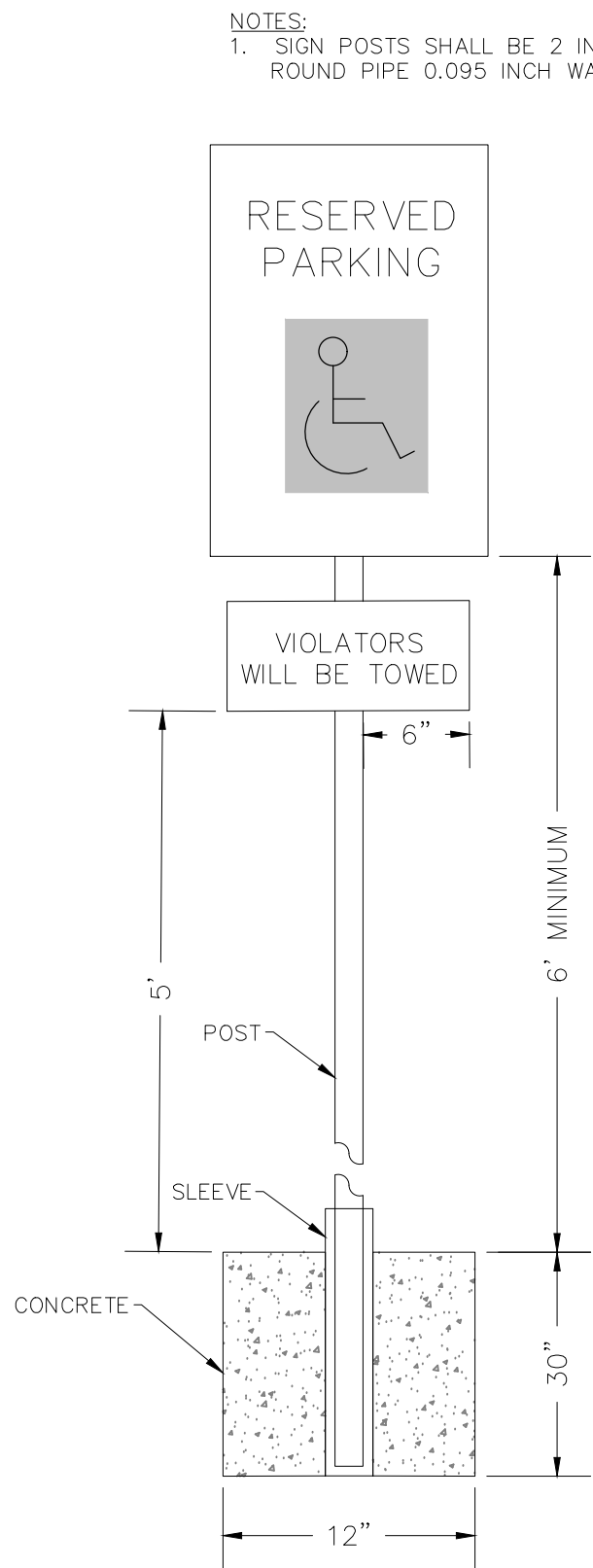
TYPICAL STOP SIGN (R1-1)

NOT TO SCALE



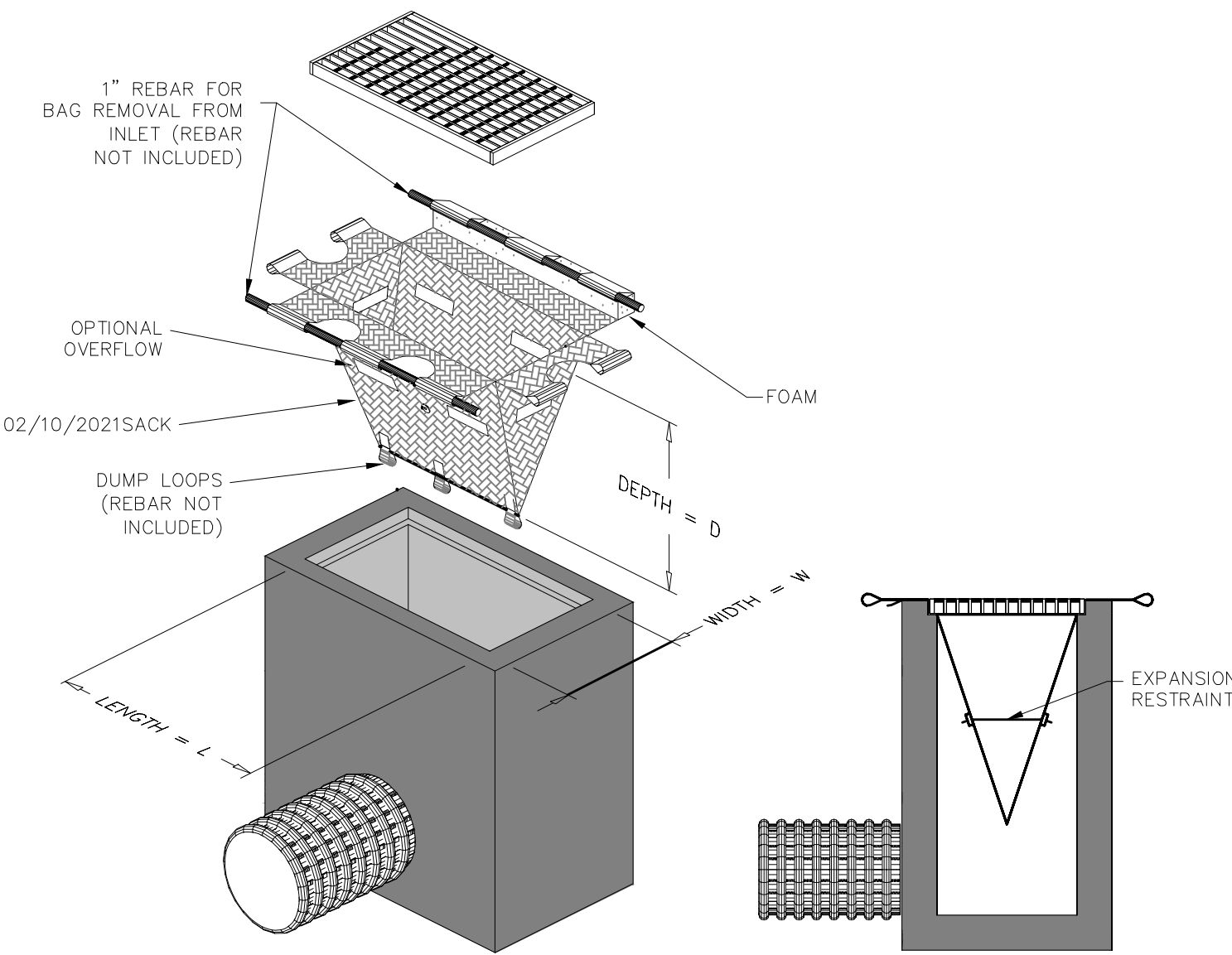
TYPICAL STREET SIGN

NOT TO SCALE



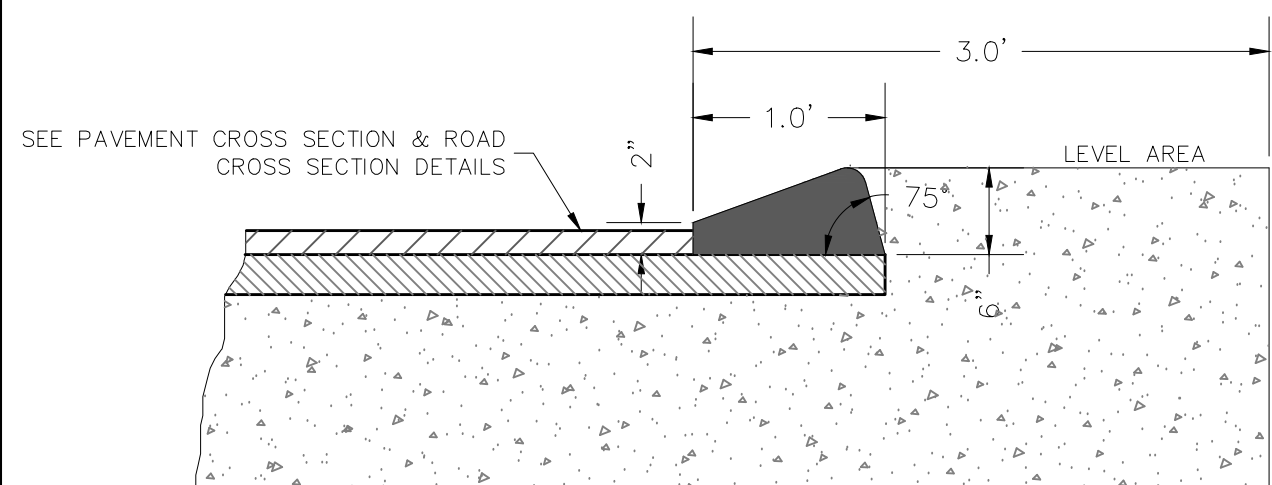
ACCESSIBLE PARKING SPACE SIGN (R7-8A)

NOT TO SCALE



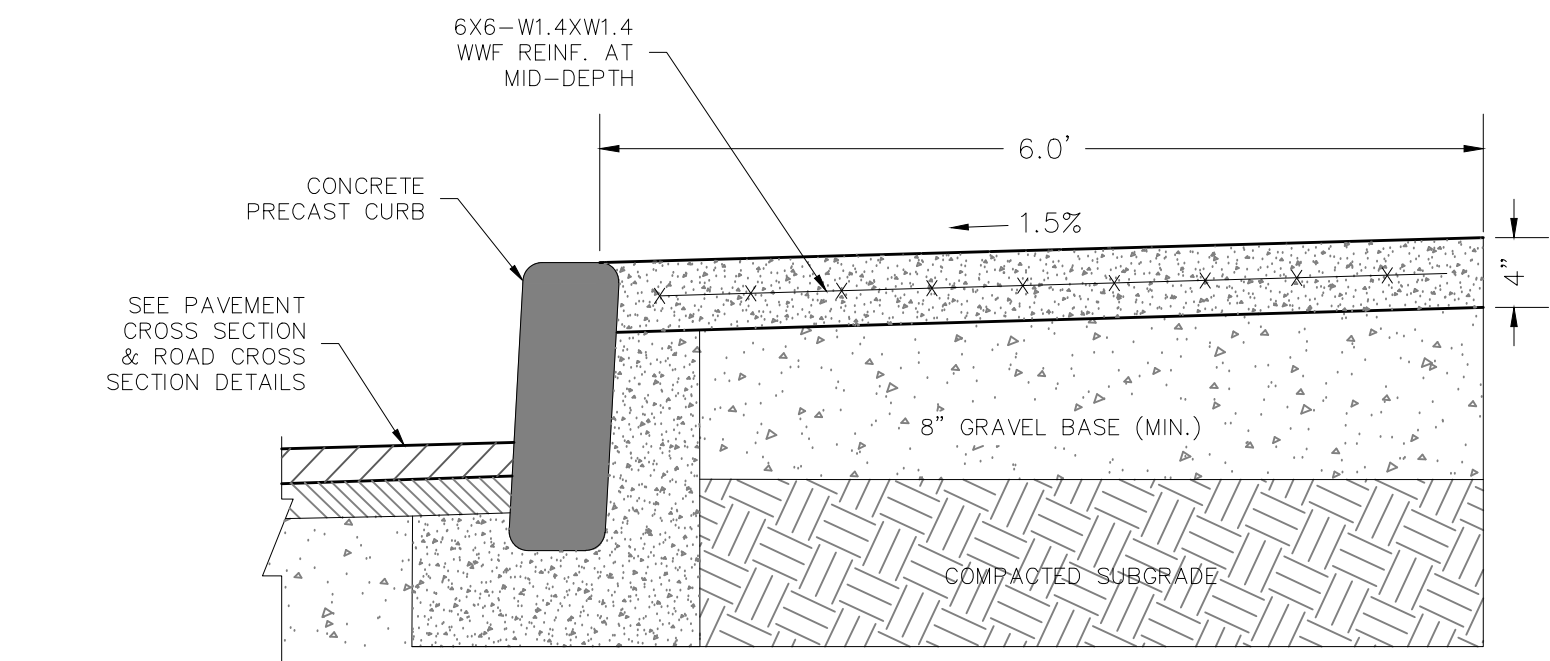
SILT SACK DETAIL

NOT TO SCALE



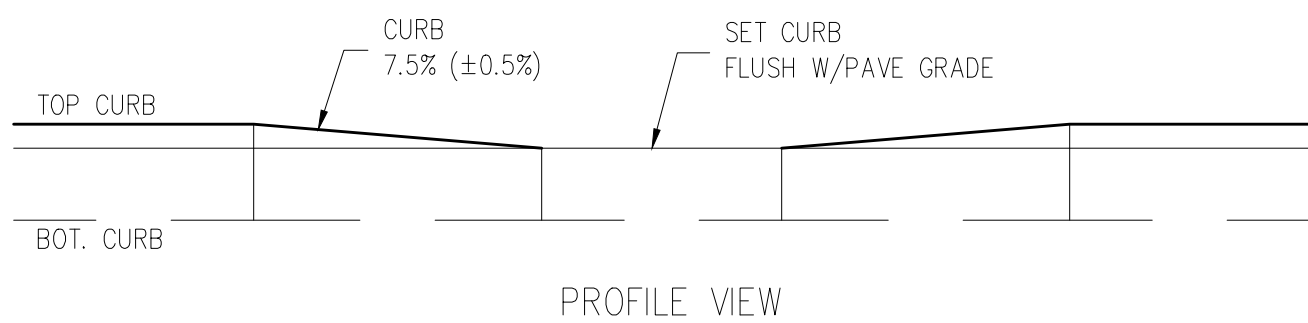
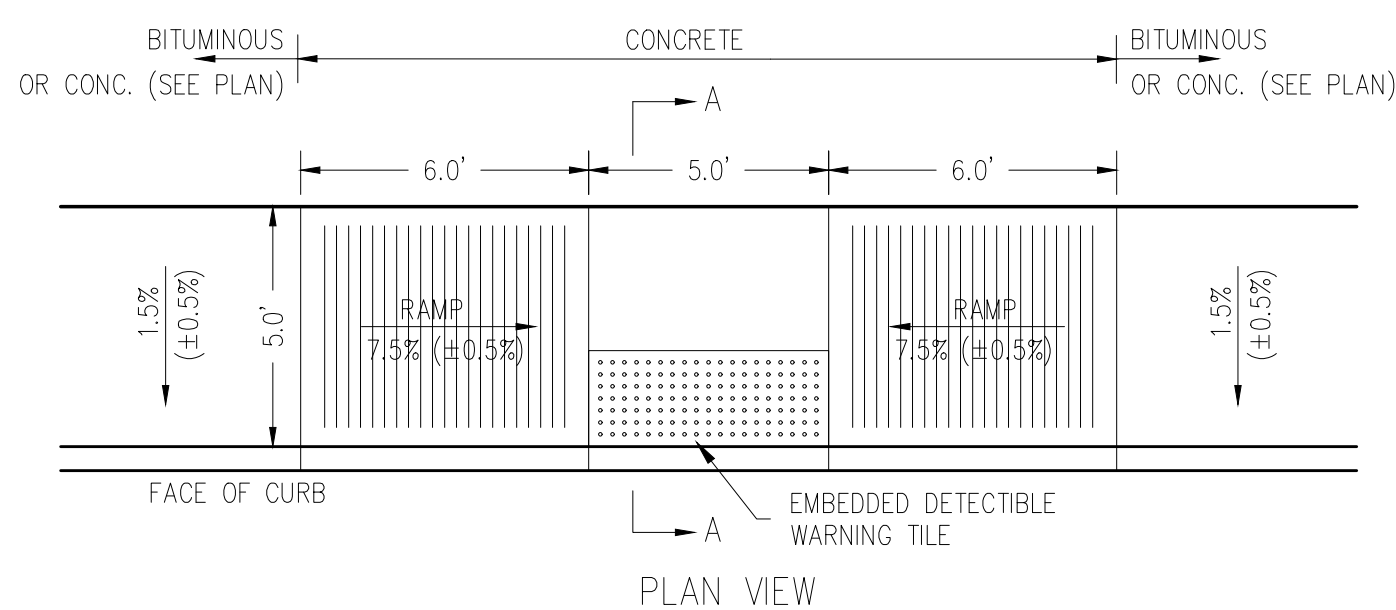
BIT. CAPE COD CURB BERM DETAIL

NOT TO SCALE

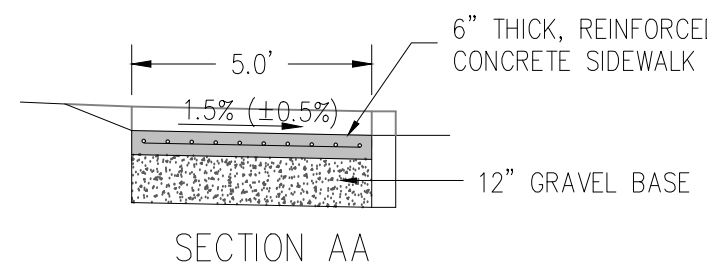


CONCRETE SIDEWALK DETAIL

NOT TO SCALE

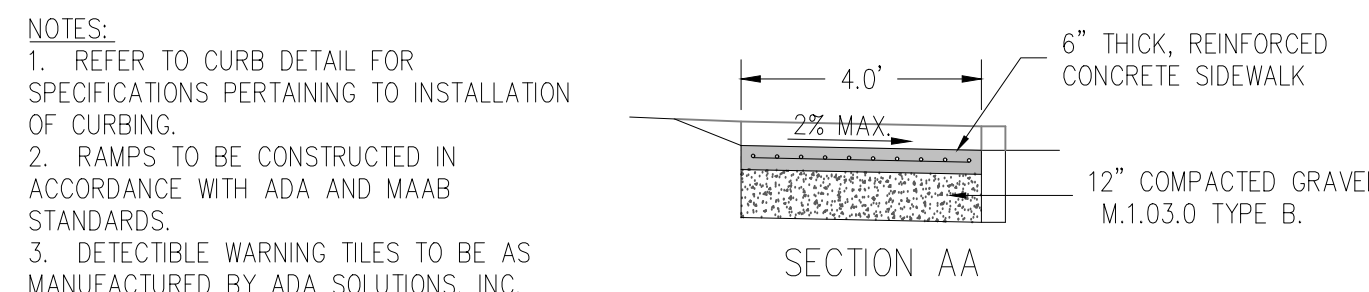
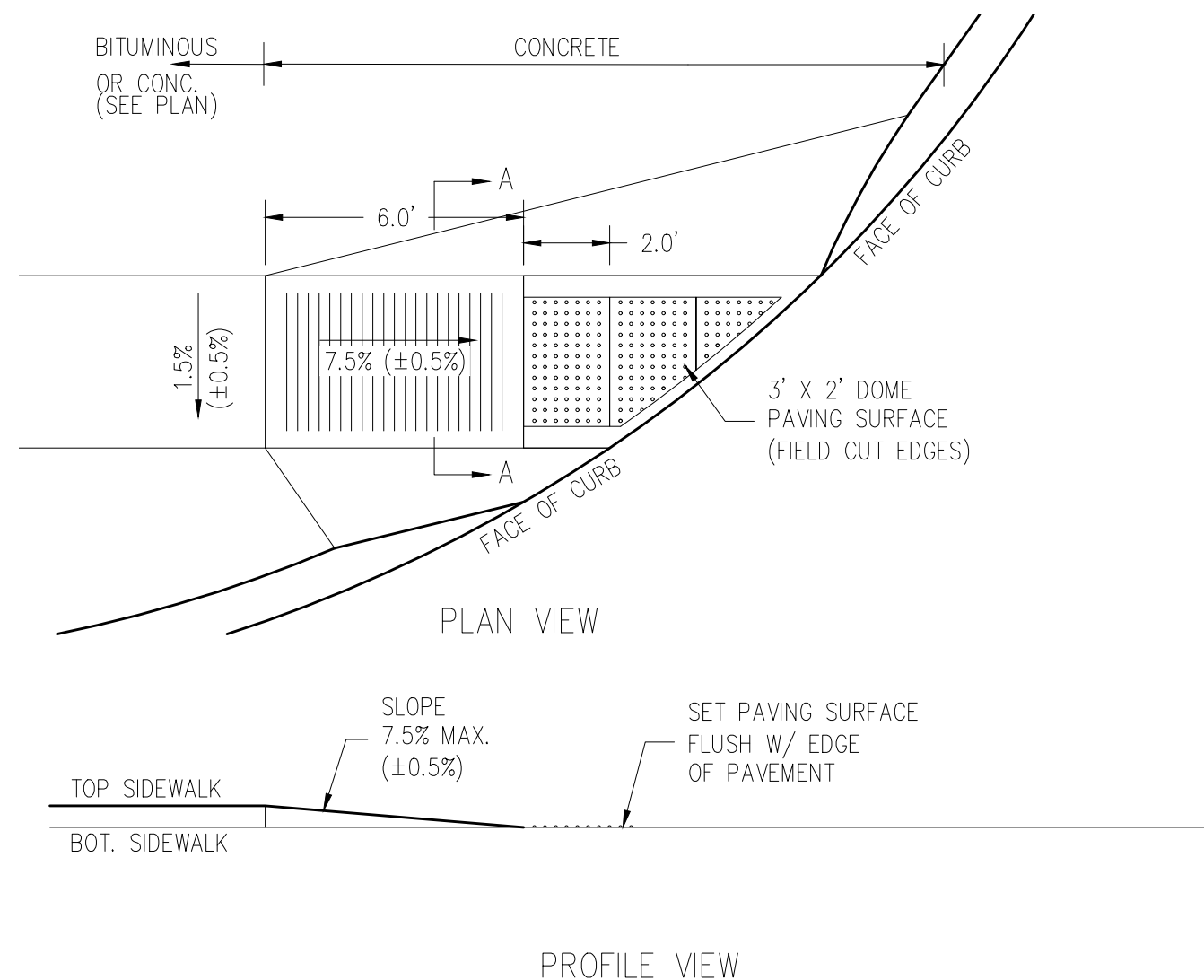


NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.



ACCESSIBLE RAMP DETAIL #1

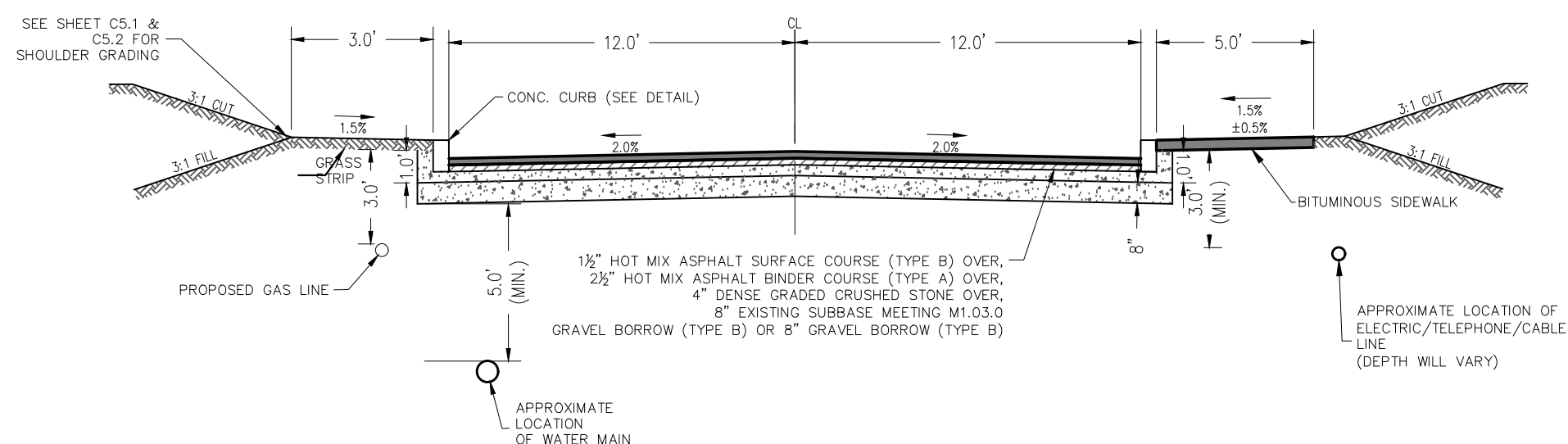
SCALE: 1"=4'



NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.

ACCESSIBLE RAMP DETAIL #2

SCALE: 1"=4'



TYPICAL ROAD CROSS-SECTION: STA 0+00-20+61 & STA 30+00-36+68

SCALE 1"=5'

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital
Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS METEOROLOGICAL CONSULTANTS
1 MAIN STREET, SUITE 100 LUNENBURG, MA 01462 PHONE: (508) 734-1000 WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardino
24 Roland Street
Boston, MA 02129

REVISIONS

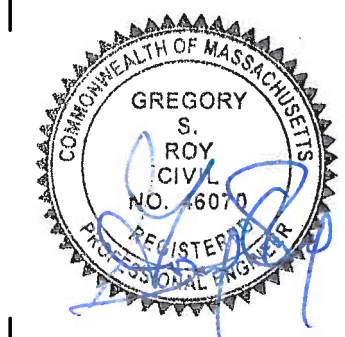
Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Construction
Details

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

SCALE

PROJECT #

3543.00

FILE NAME

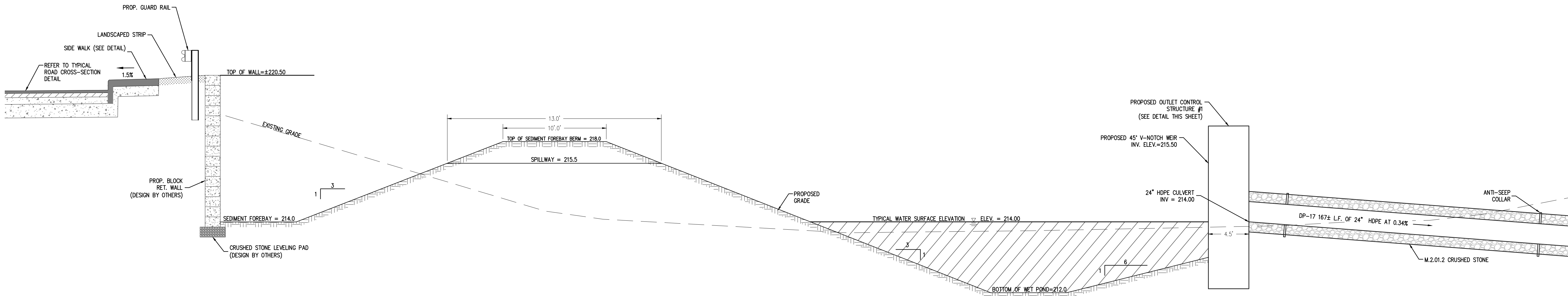
DRAWING NUMBER

C801

Copyright BH+A, Inc.

V.3.0



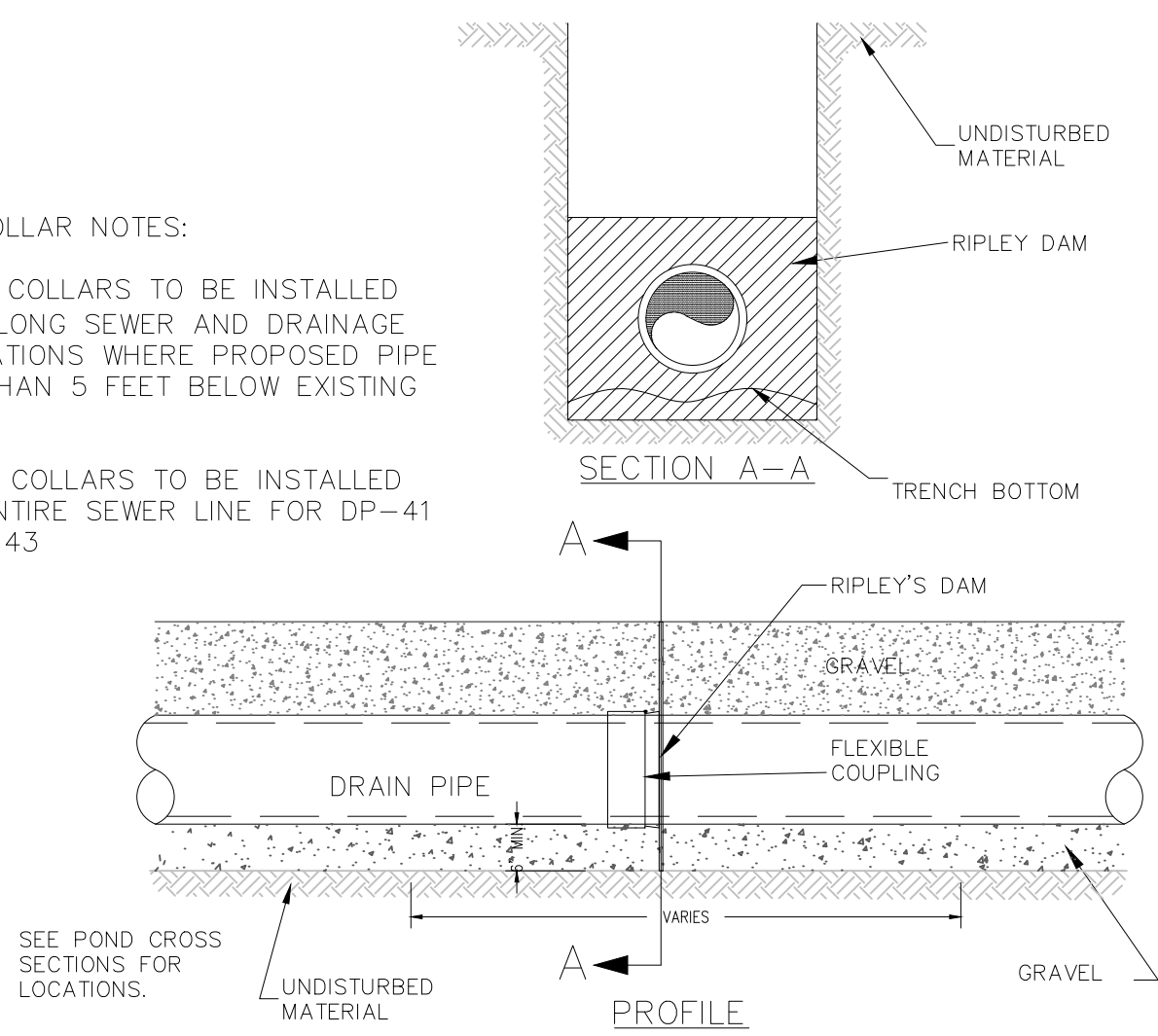


WET BASIN BERM CROSS-SECTION

NOT TO SCALE

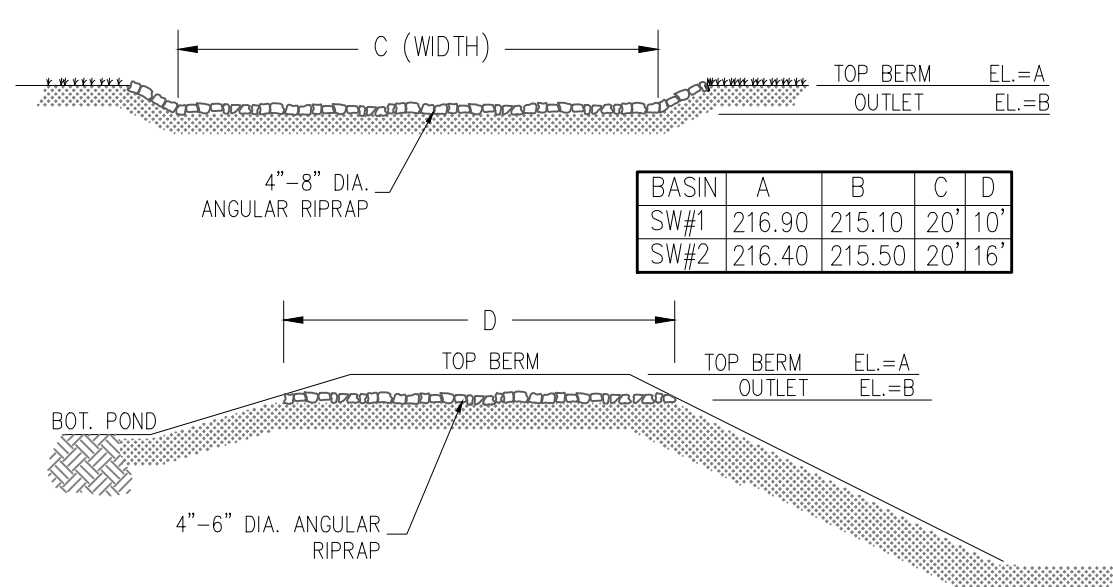
ANTI-SEEP COLLAR NOTES:

1. ANTI-SEEP COLLARS TO BE INSTALLED EVERY 100' ALONG SEWER AND DRAINAGE LINES IN LOCATIONS WHERE PROPOSED PIPE IS GREATER THAN 5 FEET BELOW EXISTING GRADE.
2. ANTI-SEEP COLLARS TO BE INSTALLED ALONG THE ENTIRE SEWER LINE FOR DP-41 THROUGH DP-43



ANTI-SEEP COLLAR DETAIL

NOT TO SCALE



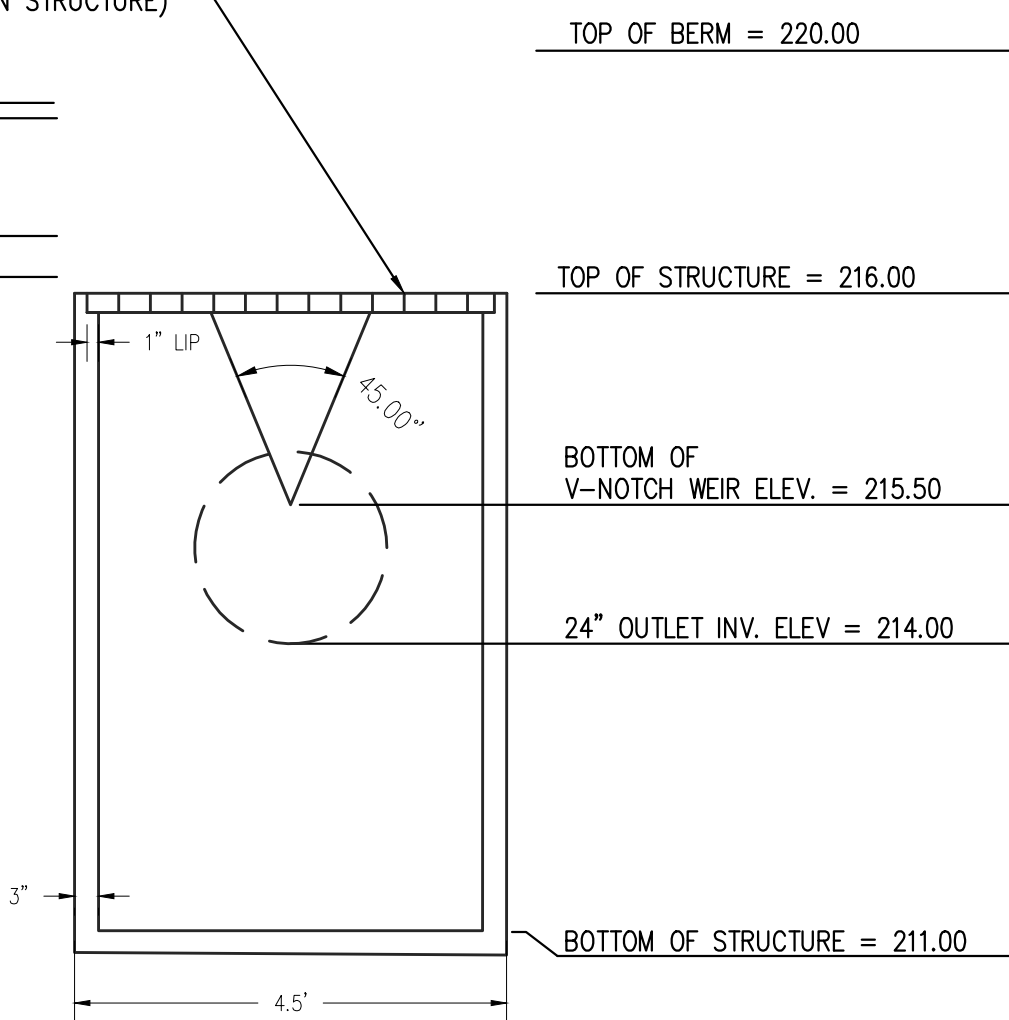
EMERGENCY OVERFLOW DETAIL

SCALE: 1"=4'

PROP. 4'-2" X 4'-2" GALV. STEEL GRATE
4" MIN. OPENING AREA
NEENAH UNIT BANDED TYPE 19 W4, 1" BAR
(GRATE TO SET IN GROOVE ON STRUCTURE)

100 YR ELEV. = 217.78
25 YR ELEV. = 216.76

10 YR ELEV. = 216.37
2 YR ELEV. = 216.10



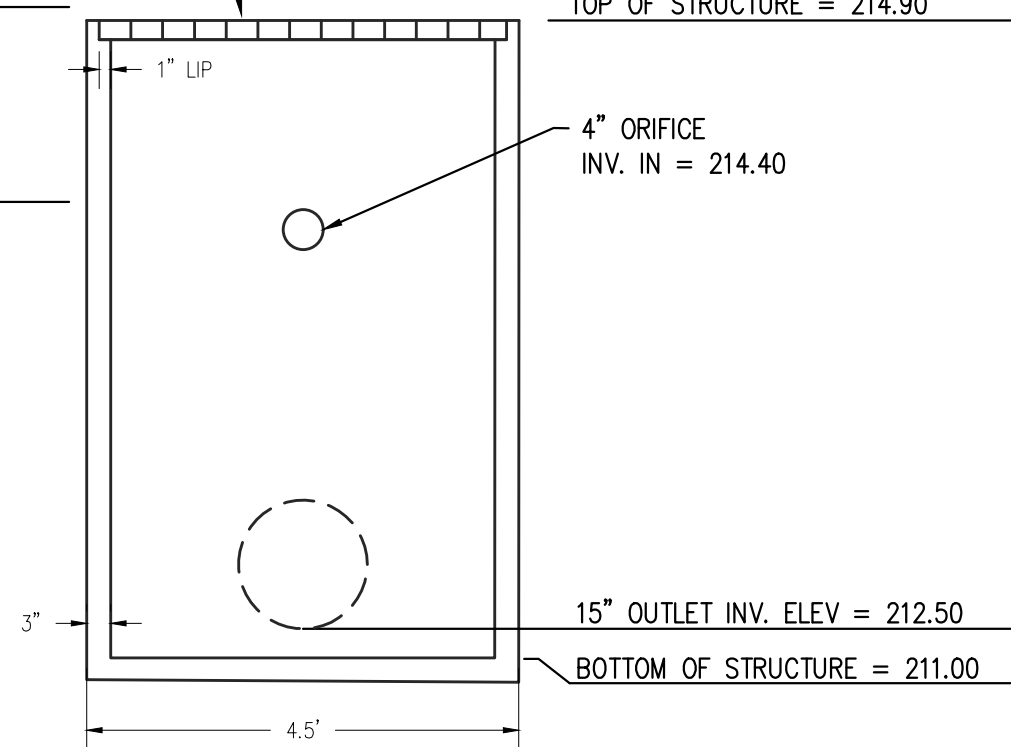
OUTLET CONTROL STRUCTURE #1 DETAIL

SCALE: NTS

PROP. 4'-2" X 4'-2" GALV. STEEL GRATE
4" MIN. OPENING AREA
NEENAH UNIT BANDED TYPE 19 W4, 1" BAR
(GRATE TO SET IN GROOVE ON STRUCTURE)

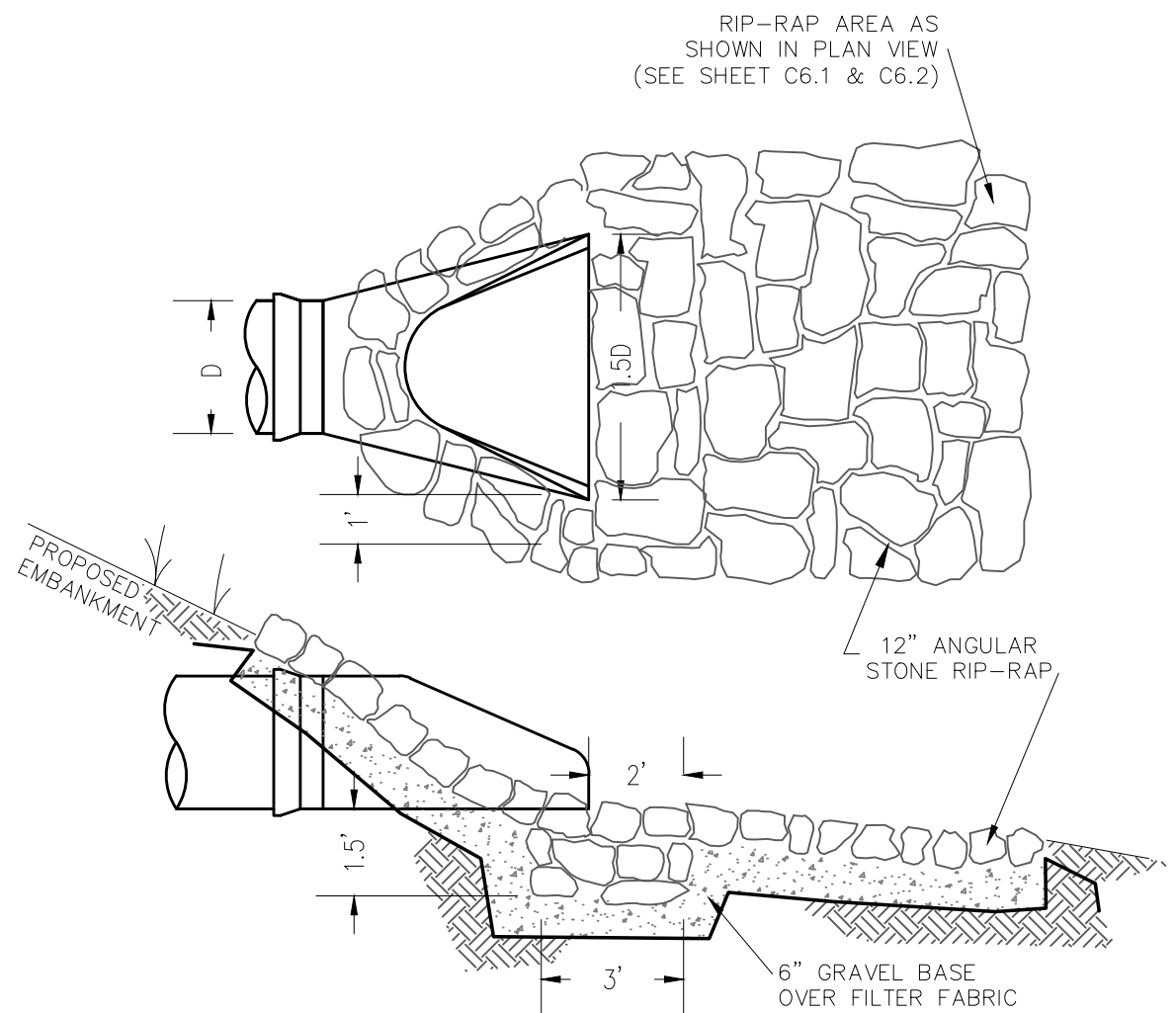
100 YR ELEV. = 215.34
25 YR ELEV. = 214.91
10 YR ELEV. = 214.90

2 YR ELEV. = 214.56



OUTLET CONTROL STRUCTURE #2 DETAIL

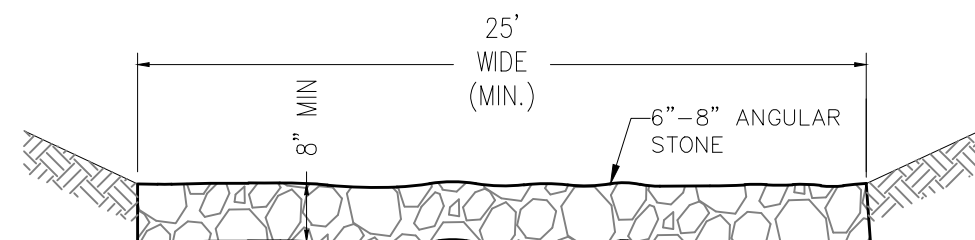
NOT TO SCALE



FLARED END SECTION

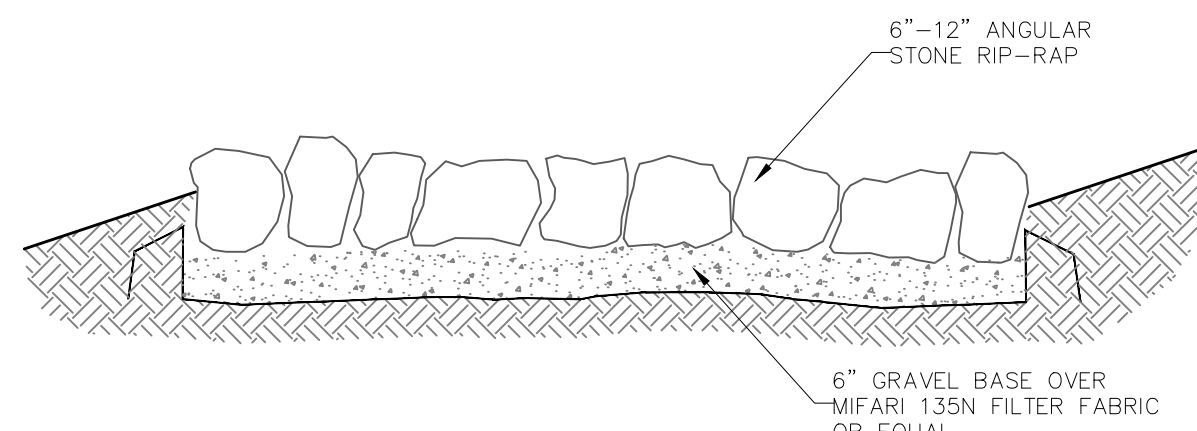
NOT TO SCALE

NOTE:
LENGTH = 50' MINIMUM
SEE PLAN FOR LOCATION(S)



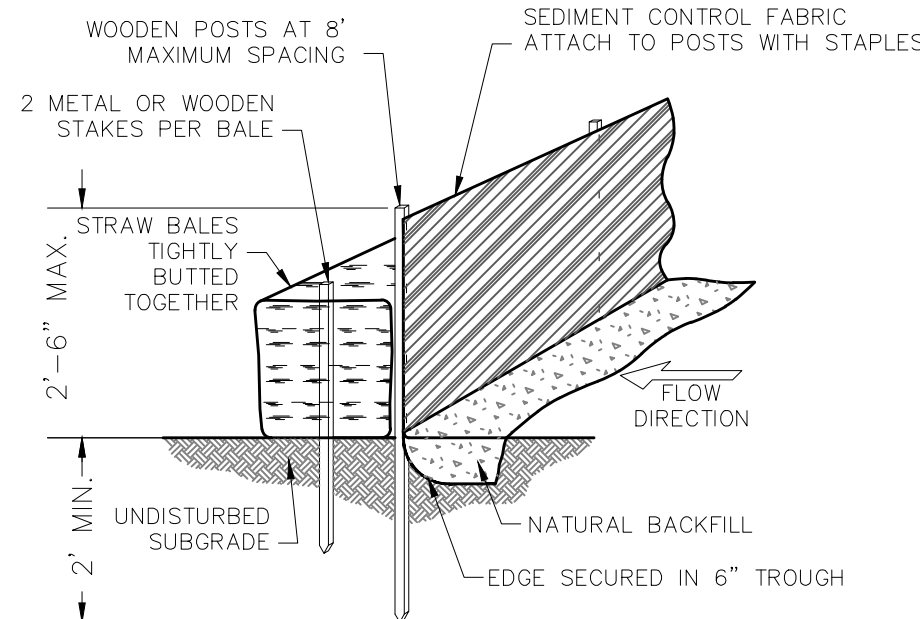
TEMP. CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



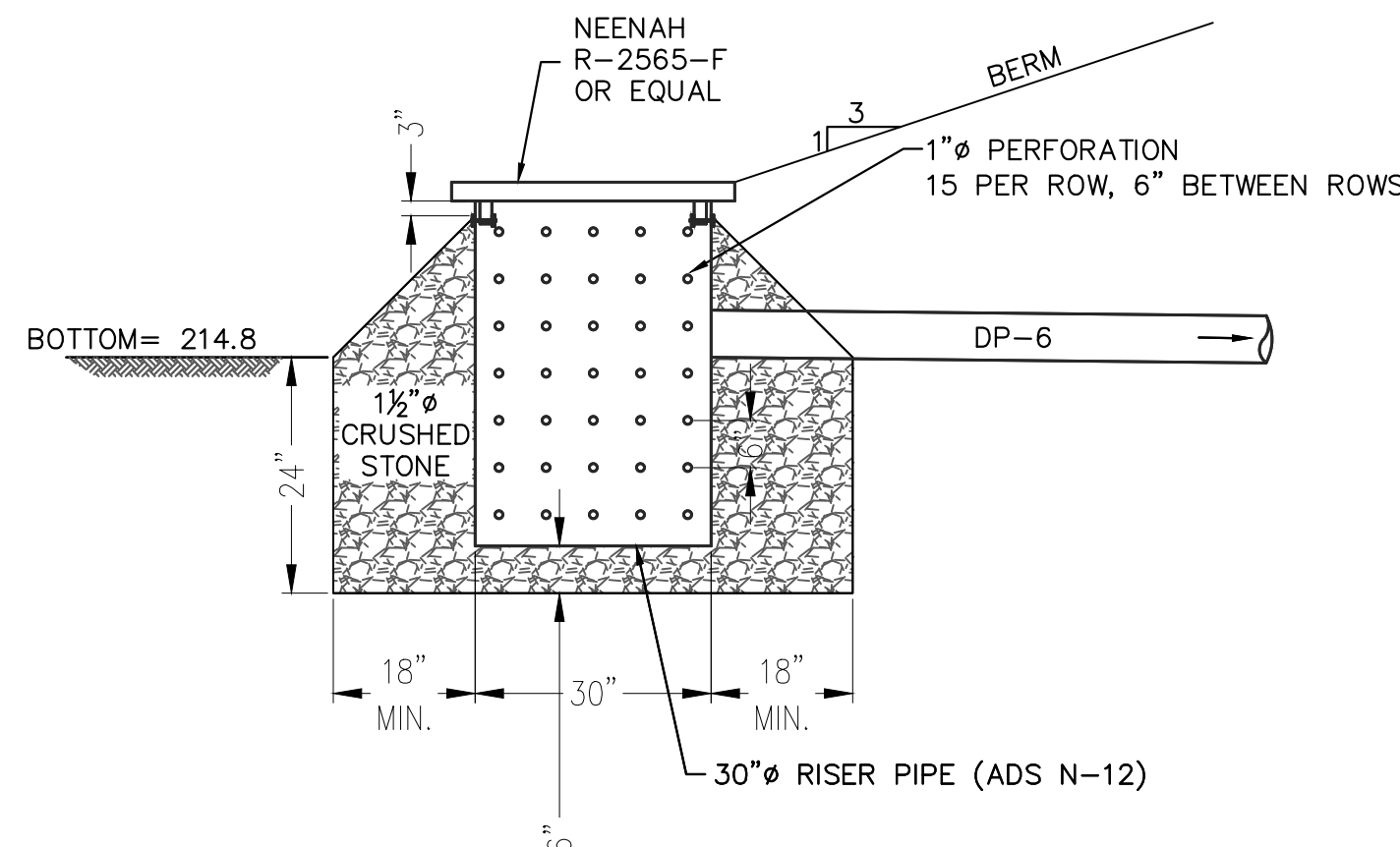
STONE RIP-RAP DETAIL

NOT TO SCALE



EROSION CONTROL BARRIER

NOT TO SCALE



RISER DETAIL (CONSTRUCTED WETLAND #1)

SCALE: 1" = 2'

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462
PHONE: 978.739.7000
WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

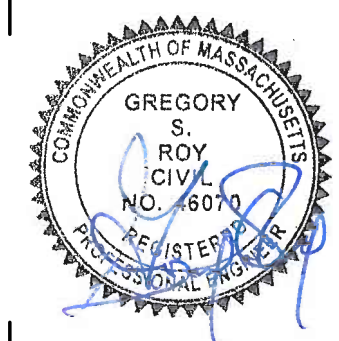
Revised per NOI Submission 10/01/2025

Revised per Peer Review 10/15/2025

DRAWING TITLE

Construction Details

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

SCALE

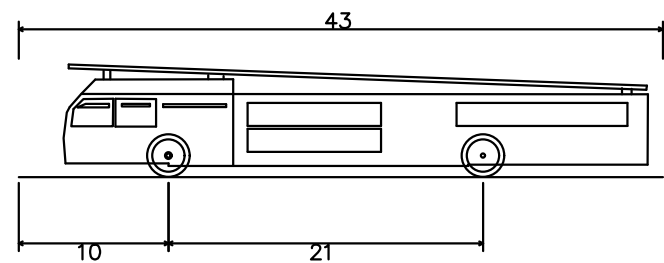
PROJECT #

3543.00

FILE NAME

DRAWING NUMBER

C803



Copy of Groton Aerial Fire Truck
Overall Length 43.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min. Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

DESIGN VEHICLE

NOT TO SCALE

LEGEND

PROP. FEATURE DESCRIPTION

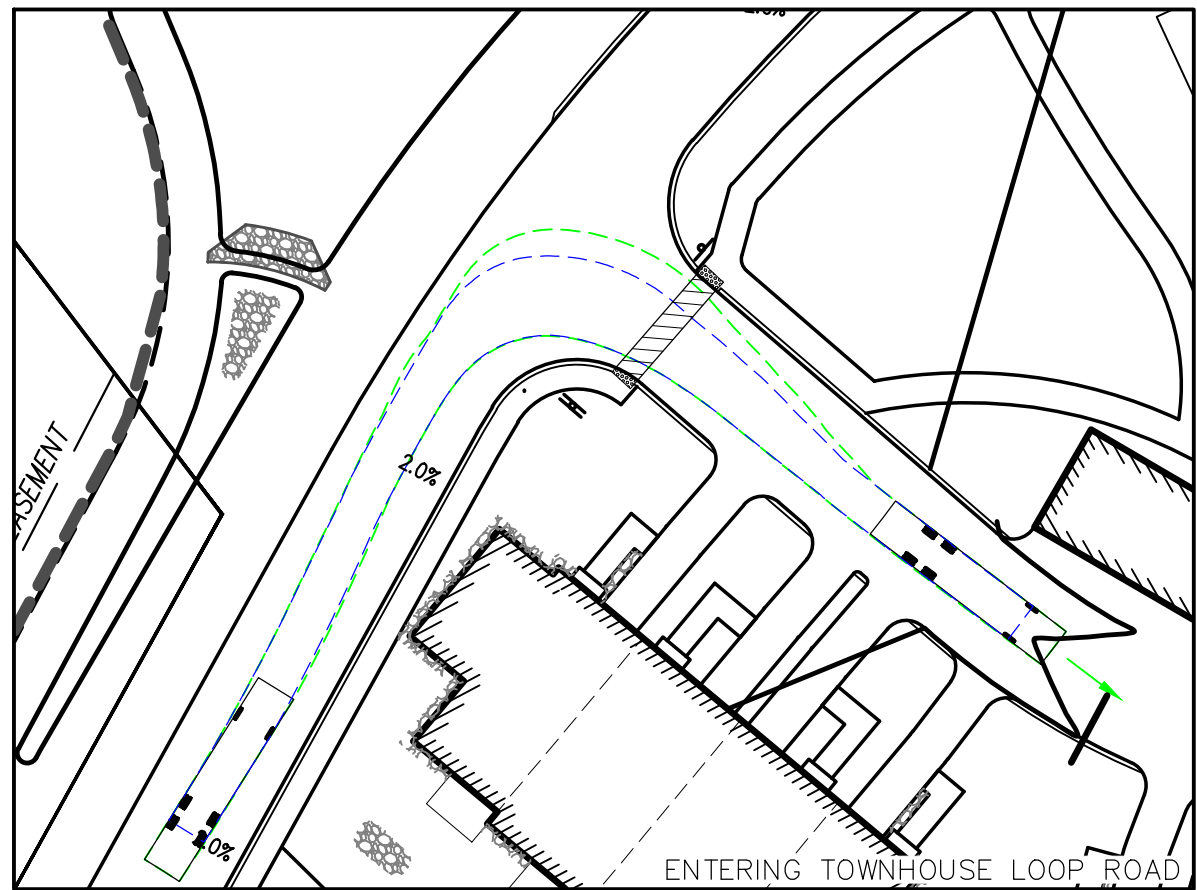
TRUCK OVERHANG
WHEEL PATH

MAIN STREET (ROUTE 119)
(Right-of-Way)

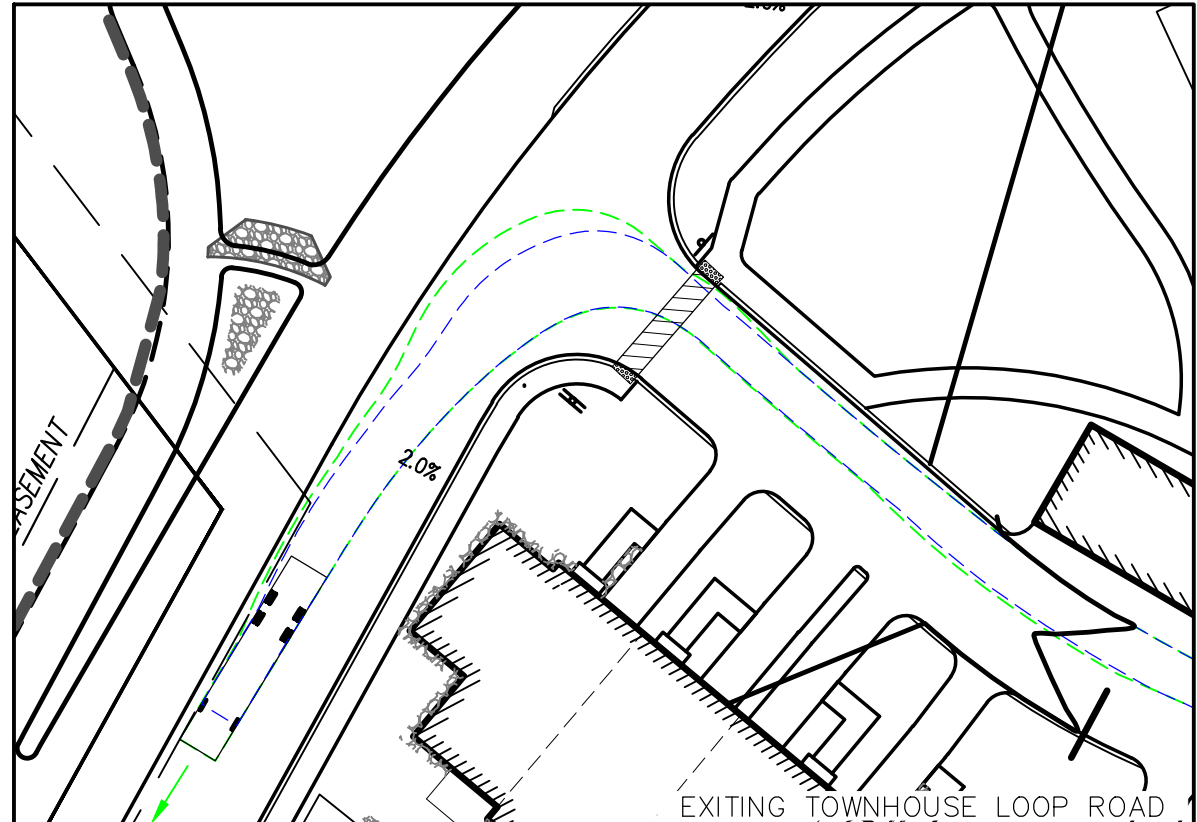
N/F BURRILL
FAMILY TRUST
268 MAIN
STREET
MAP: 216
PARCEL: 99

N/F BURRILL
FAMILY TRUST
0 TAYLOR ST
MAP: 216
PARCEL: 101

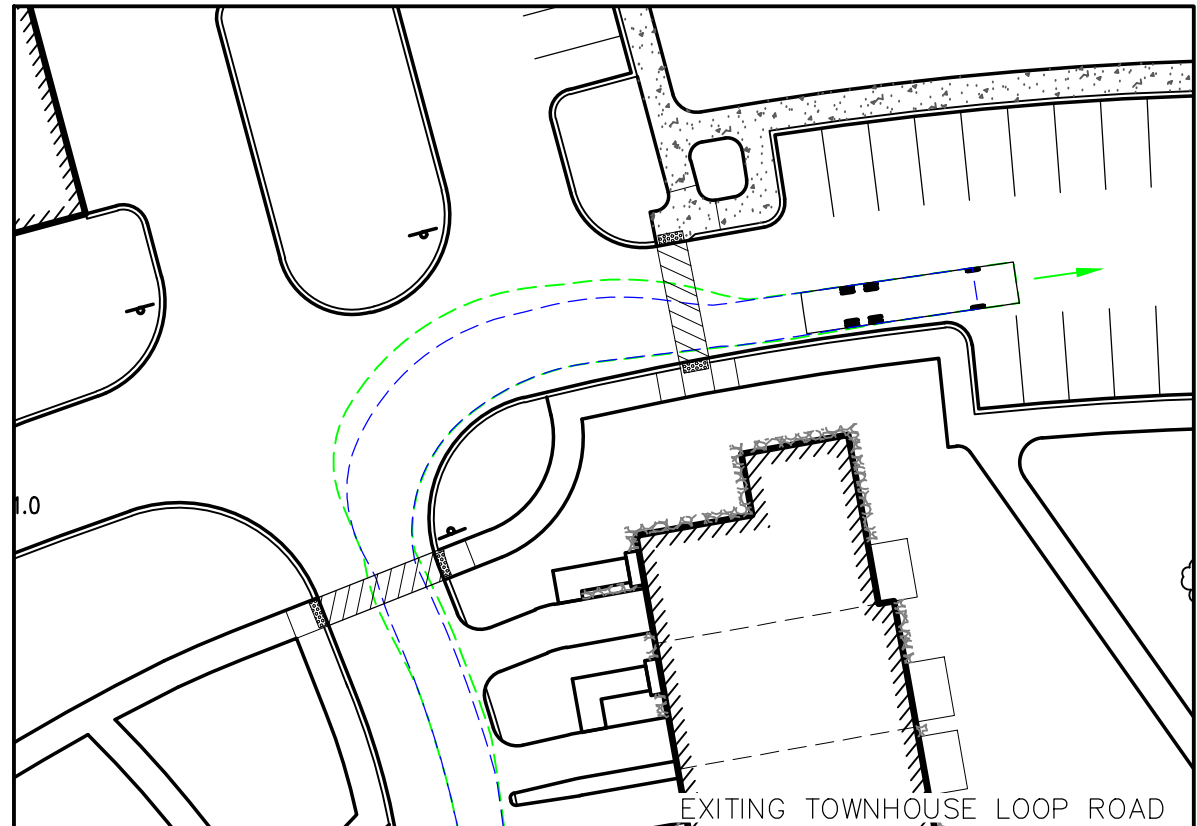
N/F ANDREAS
TORNARITIS
50 TAYLOR ST
MAP: 216
PARCEL: 103



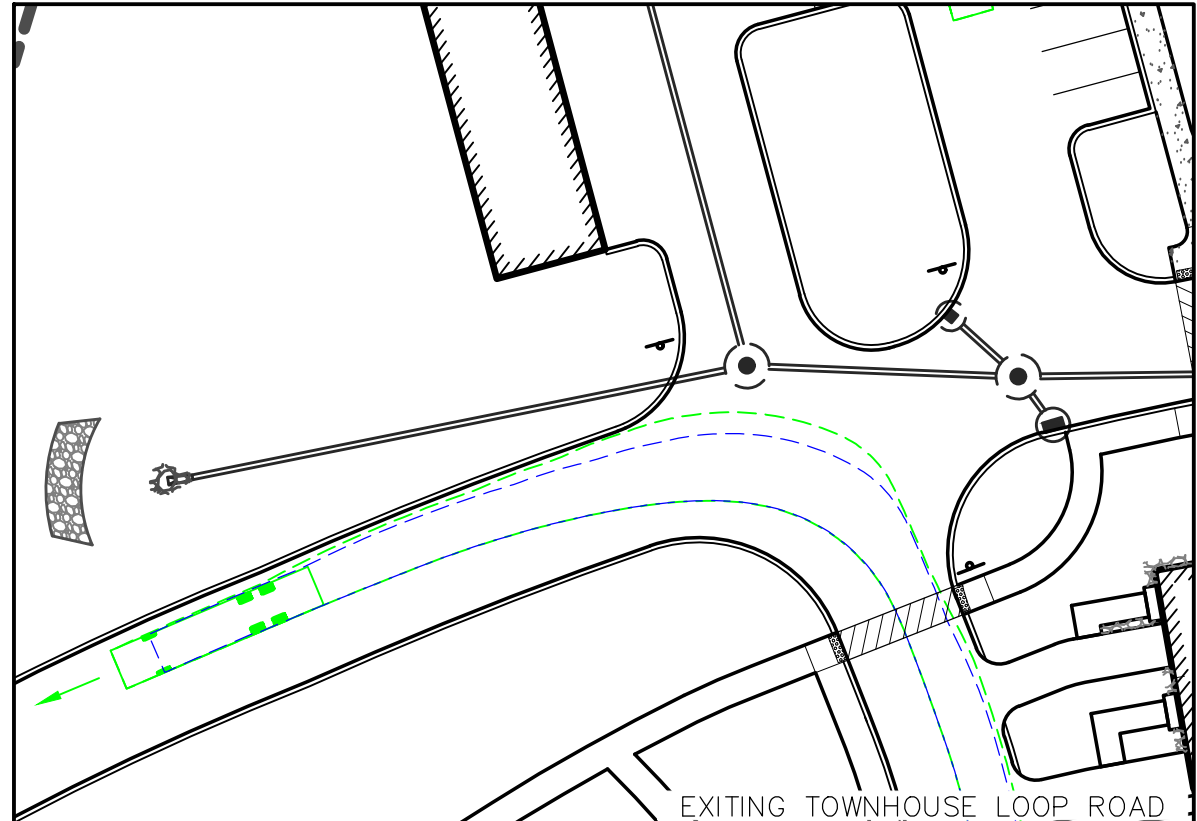
ENTERING TOWNHOUSE LOOP ROAD



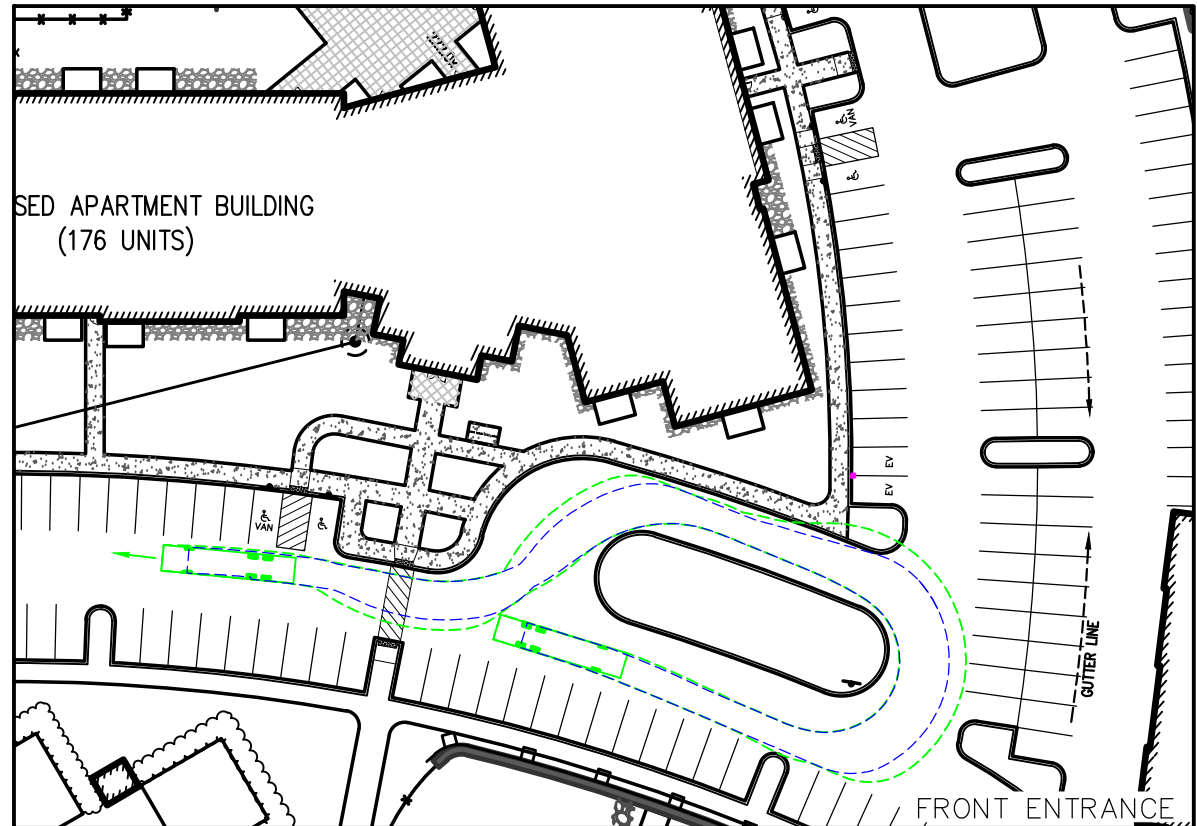
EXITING TOWNHOUSE LOOP ROAD



EXITING TOWNHOUSE LOOP ROAD



EXITING TOWNHOUSE LOOP ROAD



FRONT ENTRANCE

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital
Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS METEOROLOGICAL CONSULTANTS
1 MAIN STREET, SUITE 100 LUNENBURG, MA 01462 PHONE: (978) 734-7000 FAX: (978) 734-7001
www.dillisroy.com

Landscape Architect

Brown + Sardino
24 Roland Street
Boston, MA 02129

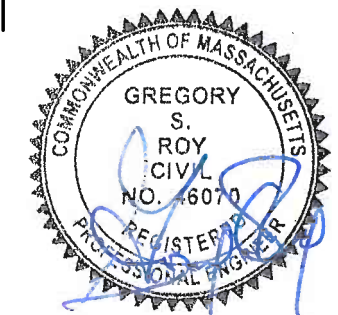
REVISIONS

Revised per NOI Submission 10/01/2025
Revised per Peer Review 10/15/2025

DRAWING TITLE

Overall Plan
Turning Maneuvers

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 60'

SCALE

3543.00

PROJECT #

8642-TURN

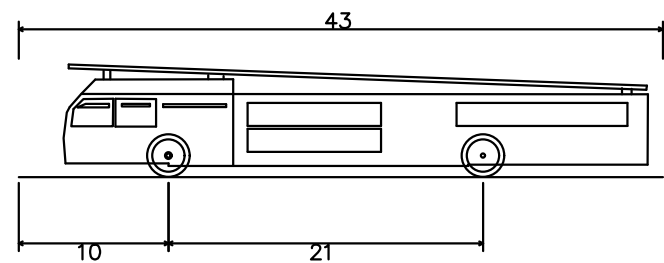
FILE NAME

DRAWING NUMBER

C804

Copyright BH+A, Inc.

V.3.0



Copy of Groton Aerial Fire Truck
Overall Length 43.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min. Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

DESIGN VEHICLE

NOT TO SCALE

LEGEND

PROP. FEATURE DESCRIPTION

TRUCK OVERHANG
WHEEL PATH



ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME

Fox Howe Groton

500 Main Street
Groton, MA 01450

CLIENT

Transom GP Capital
Holdings I, LLC.

46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer

Dillis & Roy
1 Main Street
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS METEOROLOGICAL CONSULTANTS
1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462 PHONE: (978) 734-7000
WWW.DILLISANDROY.COM

Landscape Architect

Brown + Sardina
24 Roland Street
Boston, MA 02129

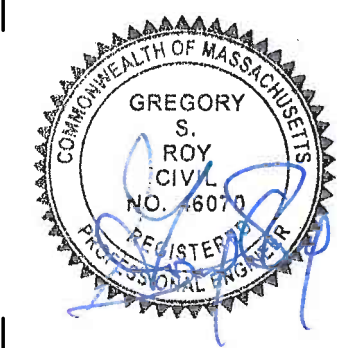
REVISIONS

DATE

DRAWING TITLE

Fire Lane
Turning Maneuvers

DRAWING INFORMATION



August 20, 2025

DATE OF ISSUE

Site Plan Review

DESCRIPTION

1" = 60'

SCALE

3543.00

PROJECT #

RPV

DRAWN BY

6842-TURN

FILE NAME

DRAWING NUMBER

C805

Copyright BH+A, Inc.

V.3.0



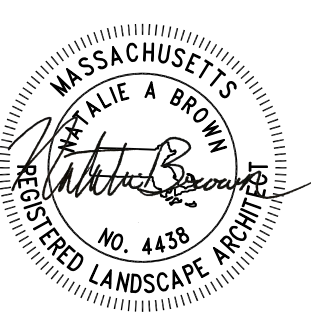
REVISIONS

Site Planning Review	10/15/2023	
		DATE

DRAWING TITLE

Landscape And Material Plans

DRAWING INFORMATION



August 20, 202

DATE OF ISSUE

Plan Review

DESCRIPTION

$$= 30^{\circ} - 0^{\circ}$$

ALE

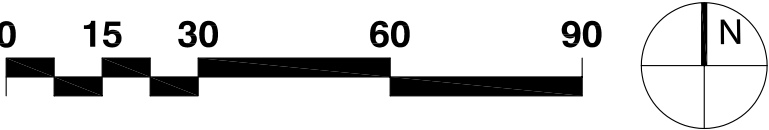
43.00

OBJECT #

DRAWING NUMBER

L101





MATERIAL LEGEND	
ABBREVIATIONS	
	UNIT PAVING
	CONCRETE PAVING
	BITUMINOUS CONCRETE PAVING
	DECORATIVE GRAVEL
	RIVERSTONE
	SHRUBS TYP
	MEADOW MIX
	TREE TYP - REFER TO PLANT LIST
	1-1/2" CAL TREE - REFER TO PLANT LIST
	UNIT PATIO A 1L401
	UNIT PATIO B 2L401

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

CLIENT
Transom Real Estate
46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462

Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

1 Site Planning Review 10/15/2025

DATE

DRAWING TITLE

Landscape And Material Plans

DRAWING INFORMATION



August 20, 2025	
DATE OF ISSUE	
Site Plan Review	
DESCRIPTION	
1" = 30'-0"	NB
SCALE	DRAWN BY
3543.00	
PROJECT #	FILE NAME

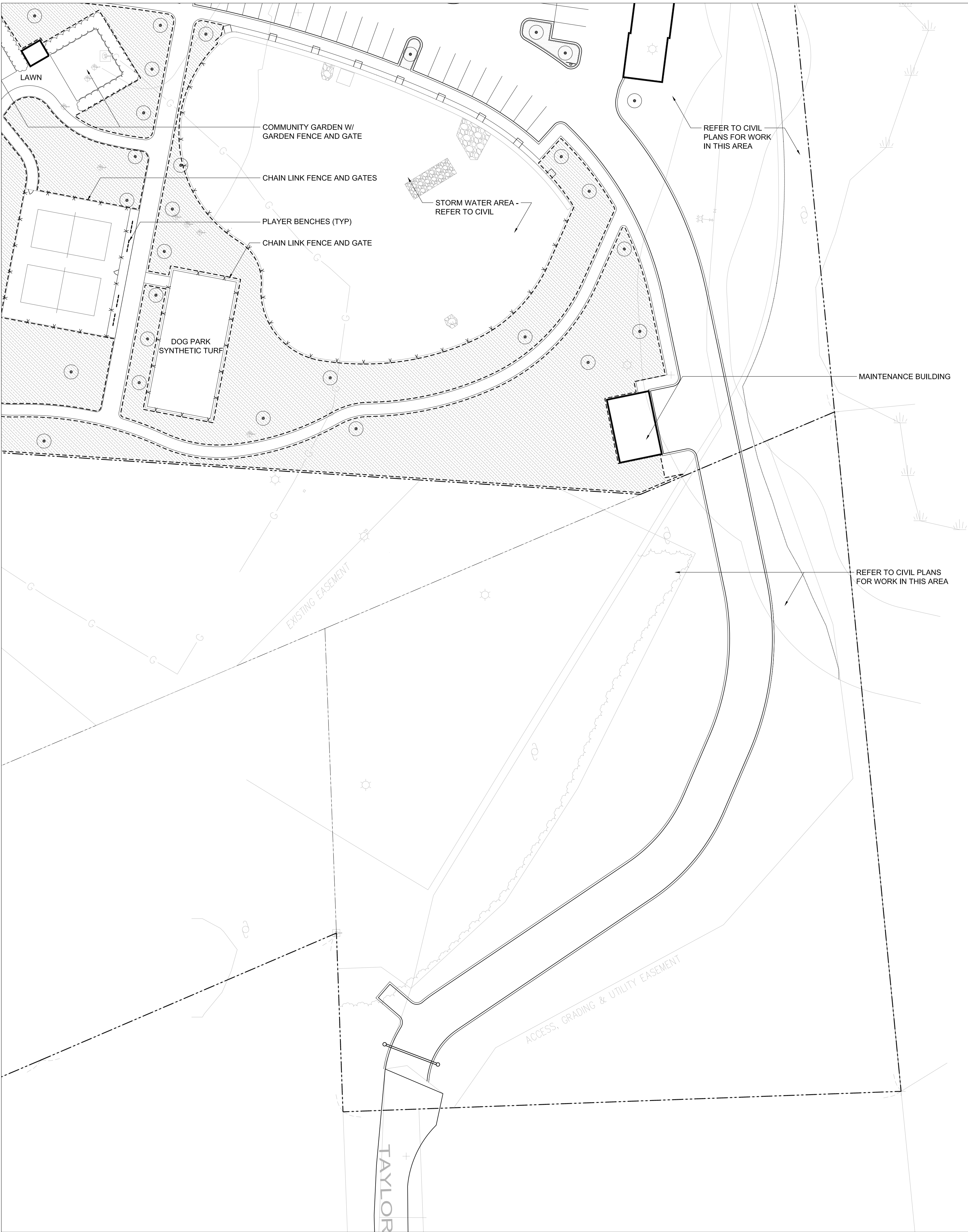
DRAWING NUMBER

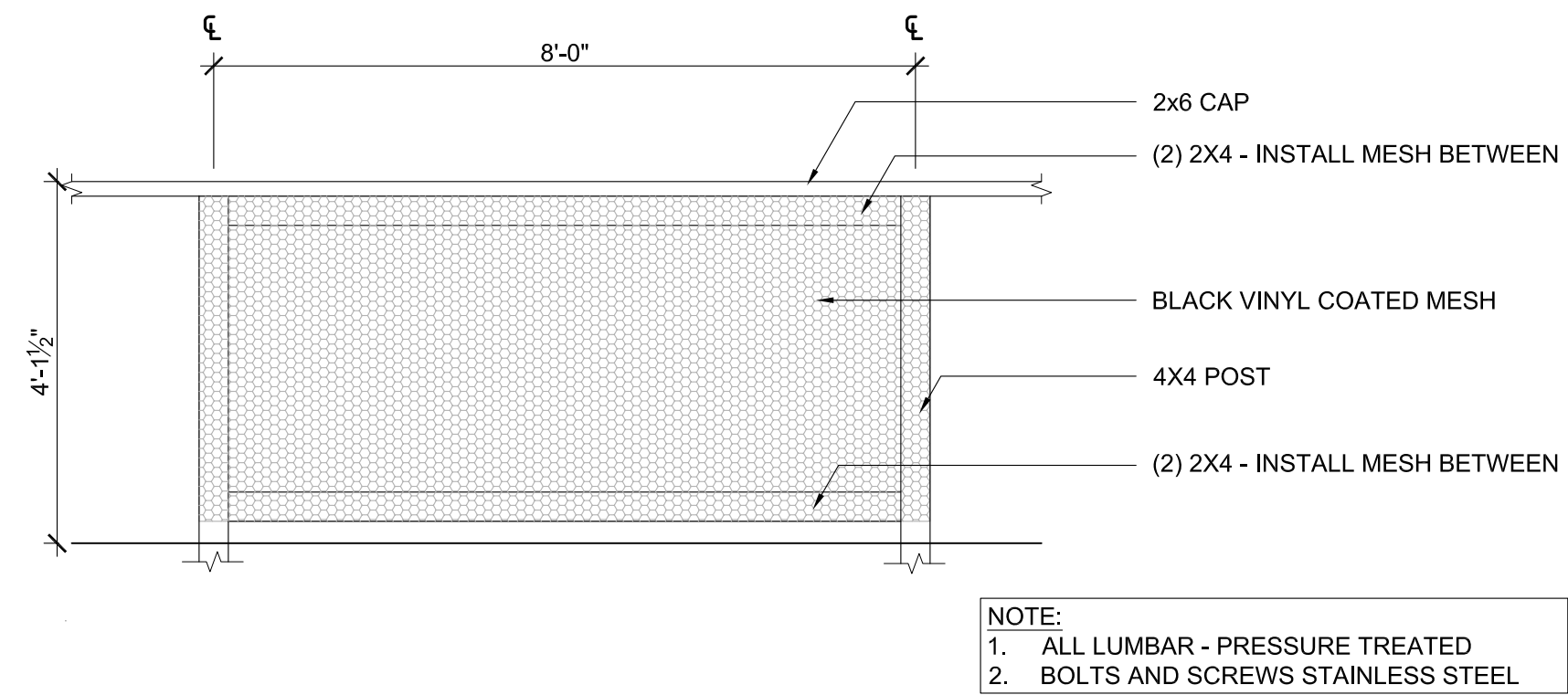
L102

DATE _____

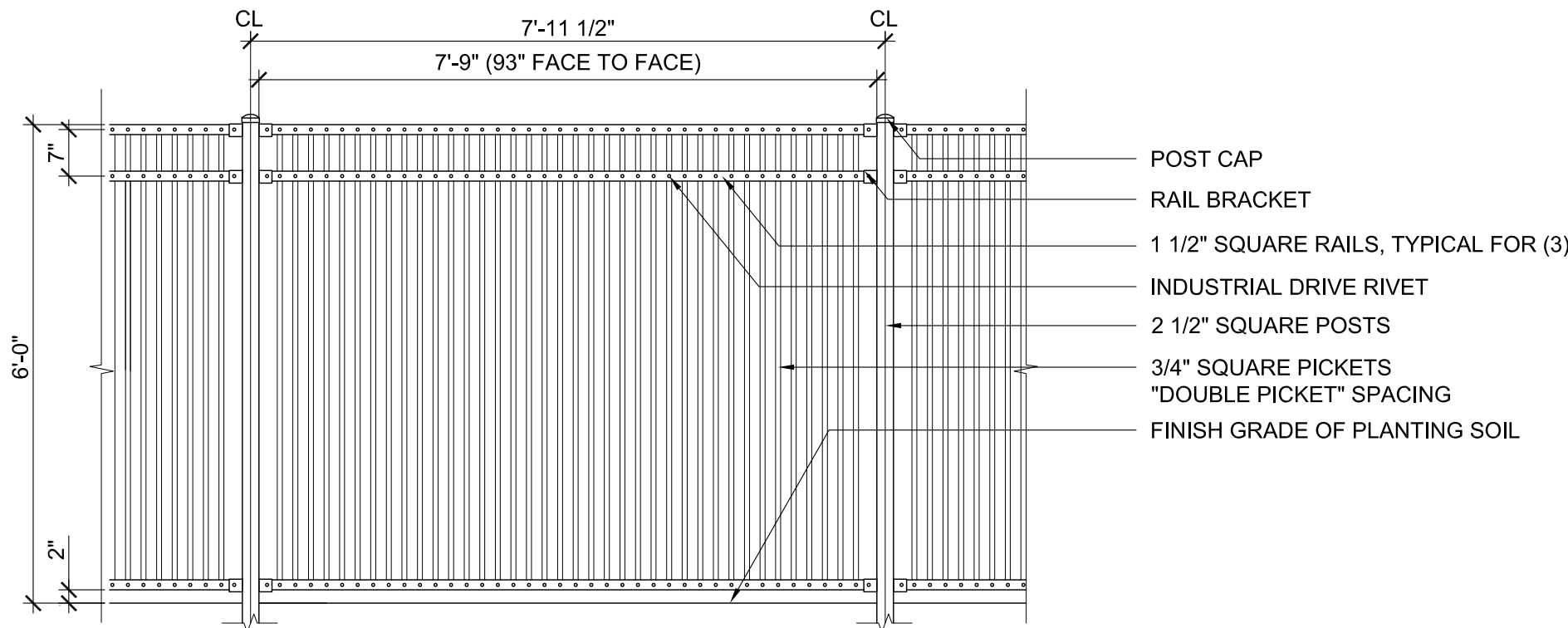
Landscape And Material Plans

L103

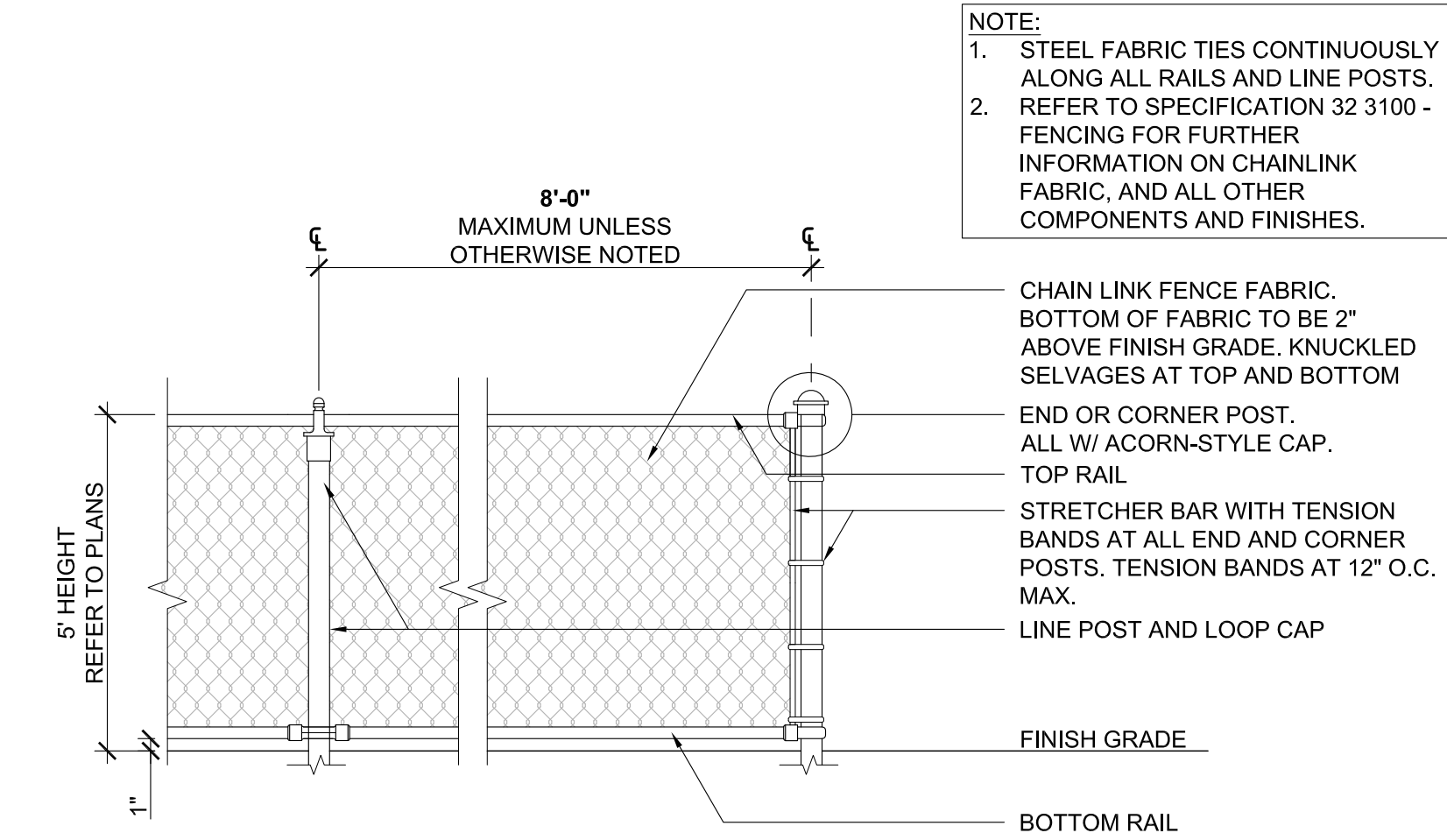




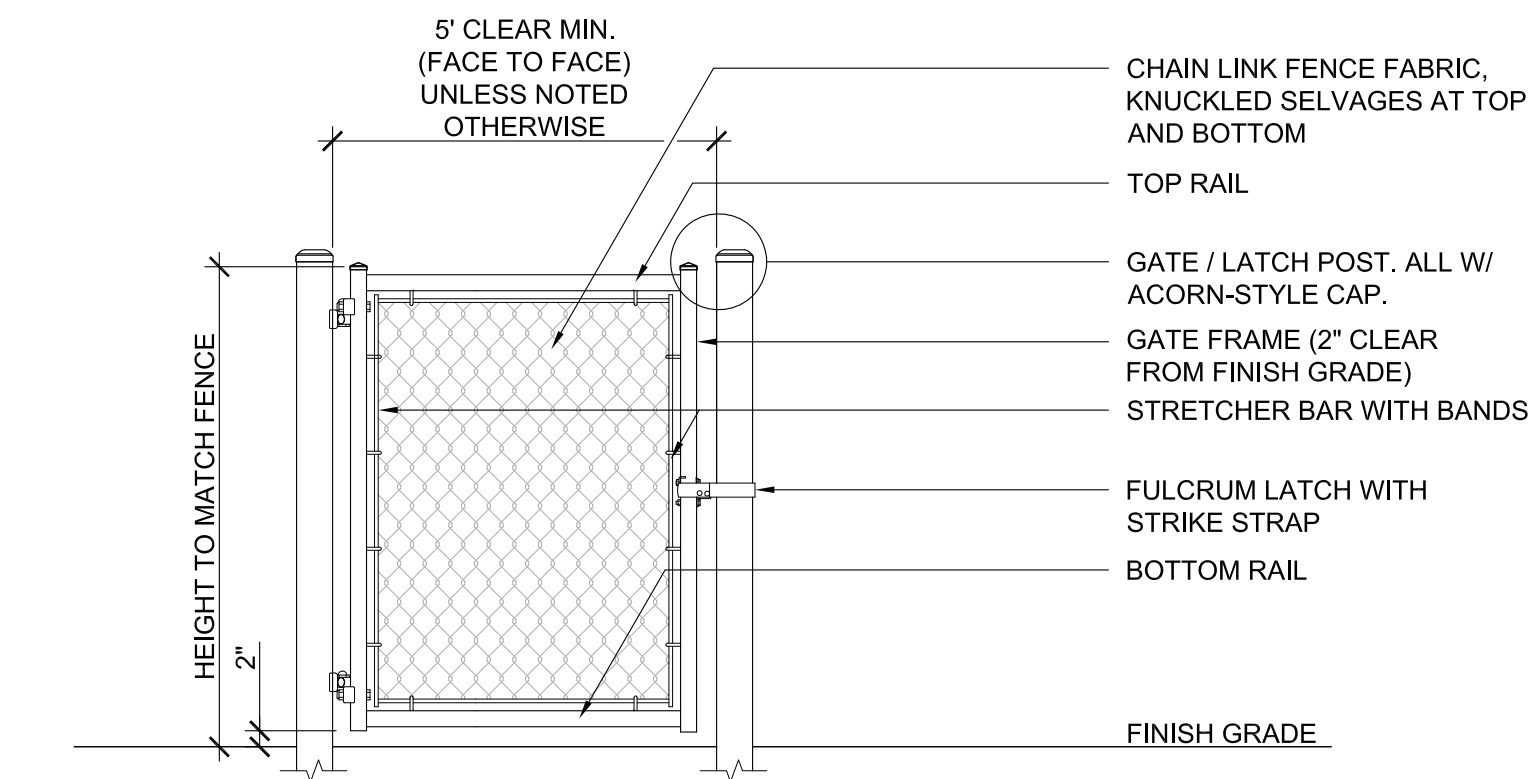
5 GARDEN FENCE
L401 SCALE: 1/2" = 1'-0"



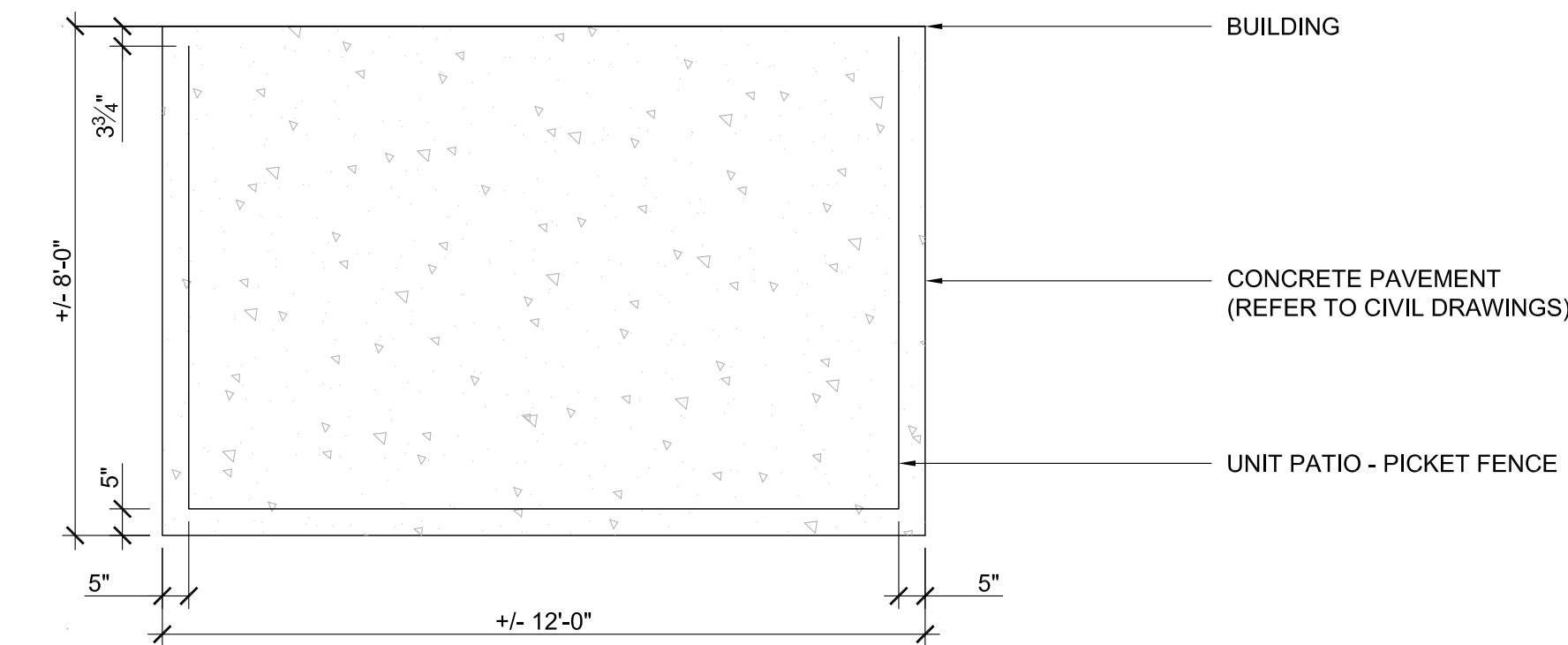
6 POOL ALUMINUM PICKET FENCE
L403 SCALE: 1/2" = 1'-0"



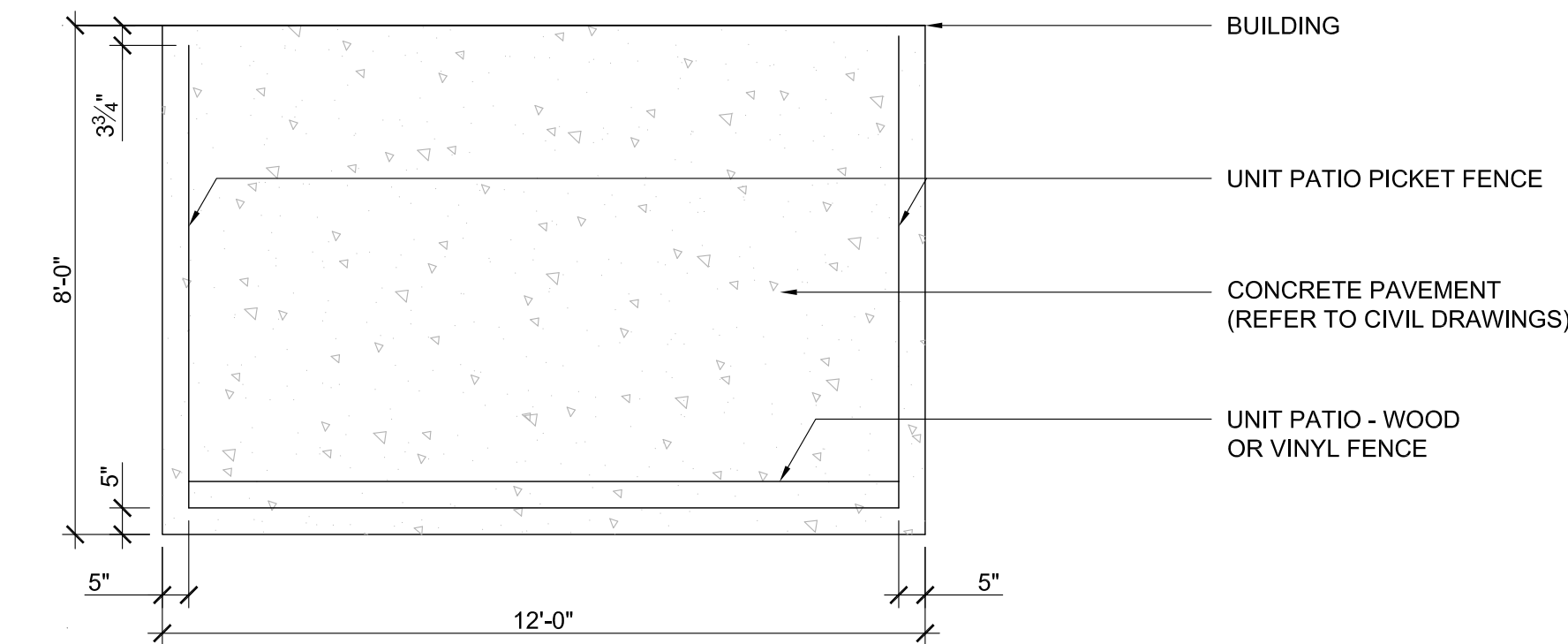
7 CHAIN LINK FENCE, 5' HT.
L401 SCALE: 1/2" = 1'-0"



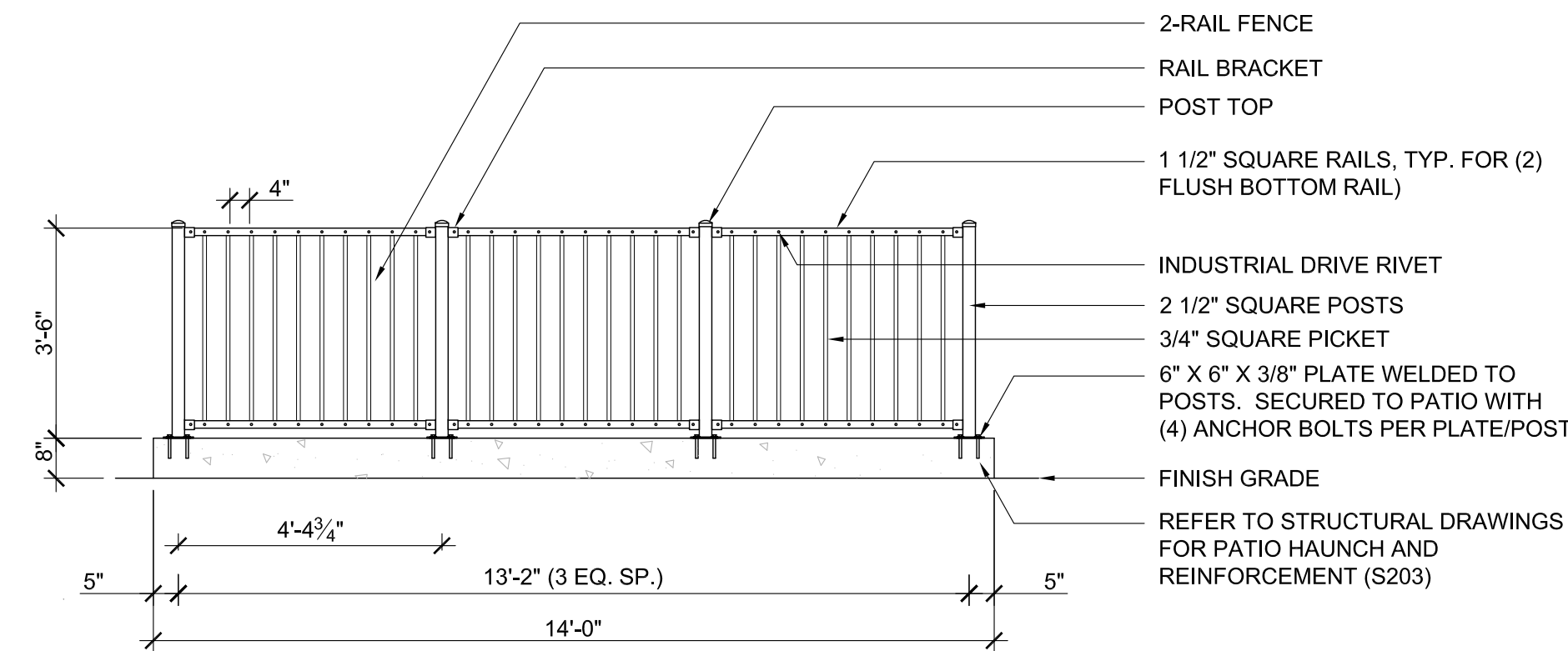
8 CHAINLINK FENCE SINGLE GATE, 5' HT.
L401 SCALE: 1/2" = 1'-0"



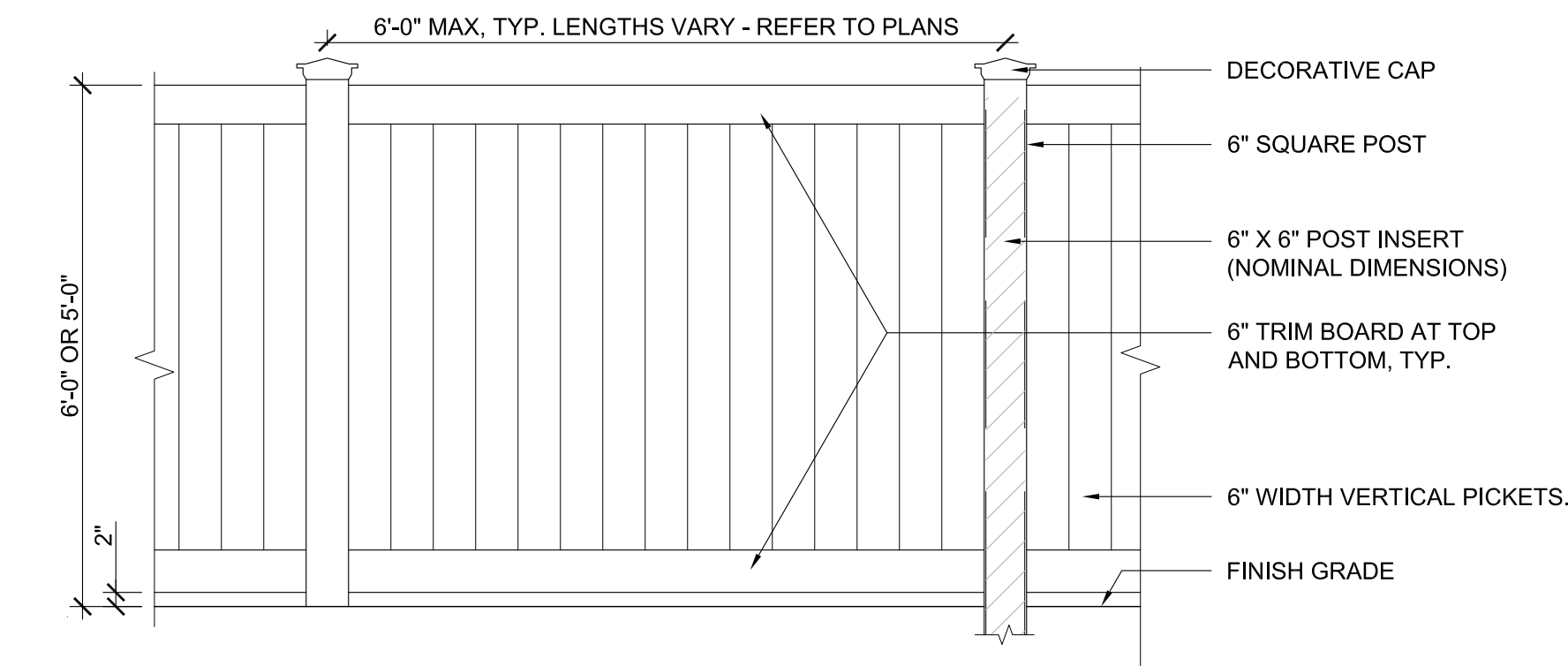
1 UNIT PATIO - PLAN (A)
L401 SCALE: 3/8" = 1'-0"



2 UNIT PATIO - PLAN (B)
L401 SCALE: 3/8" = 1'-0"

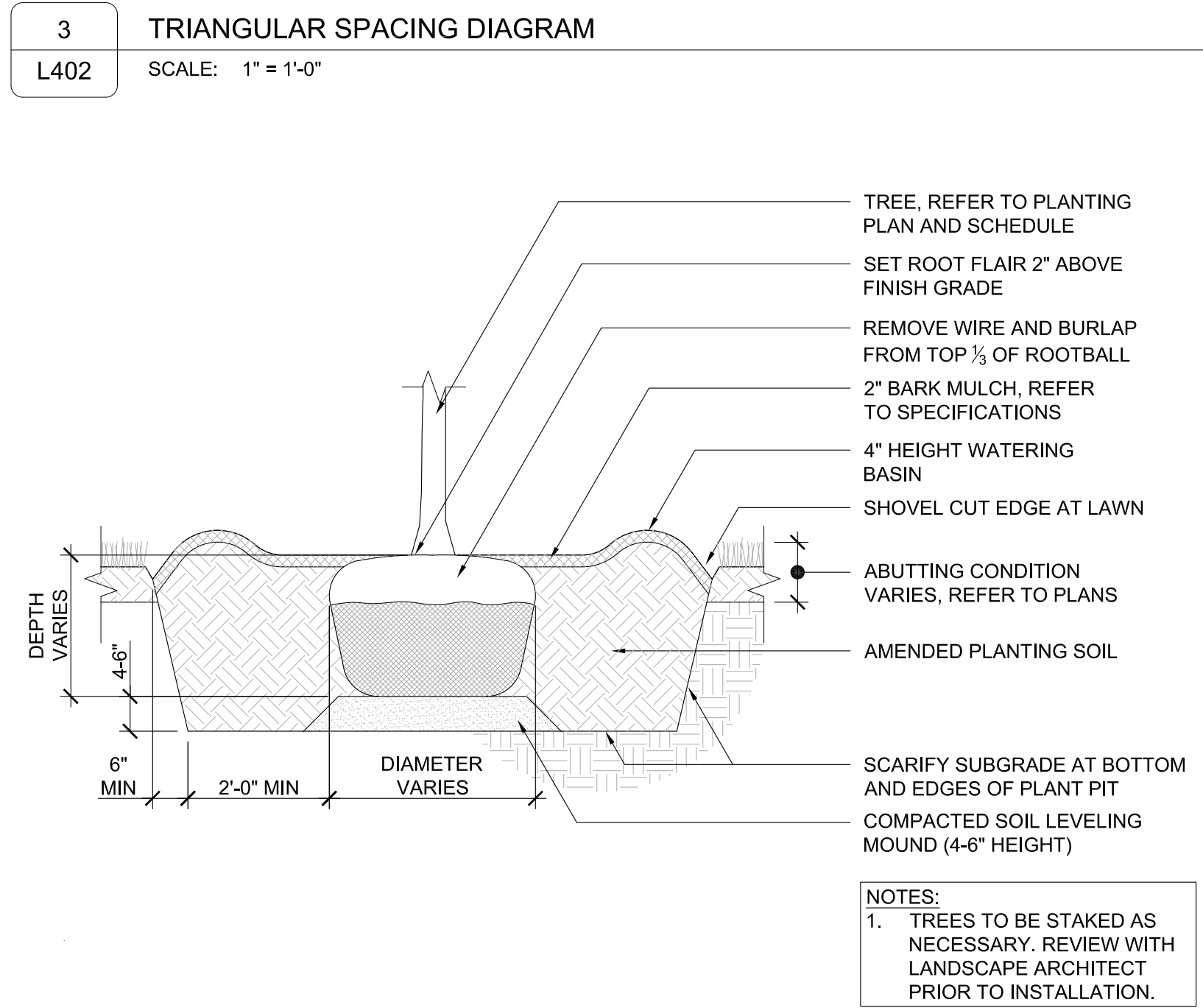
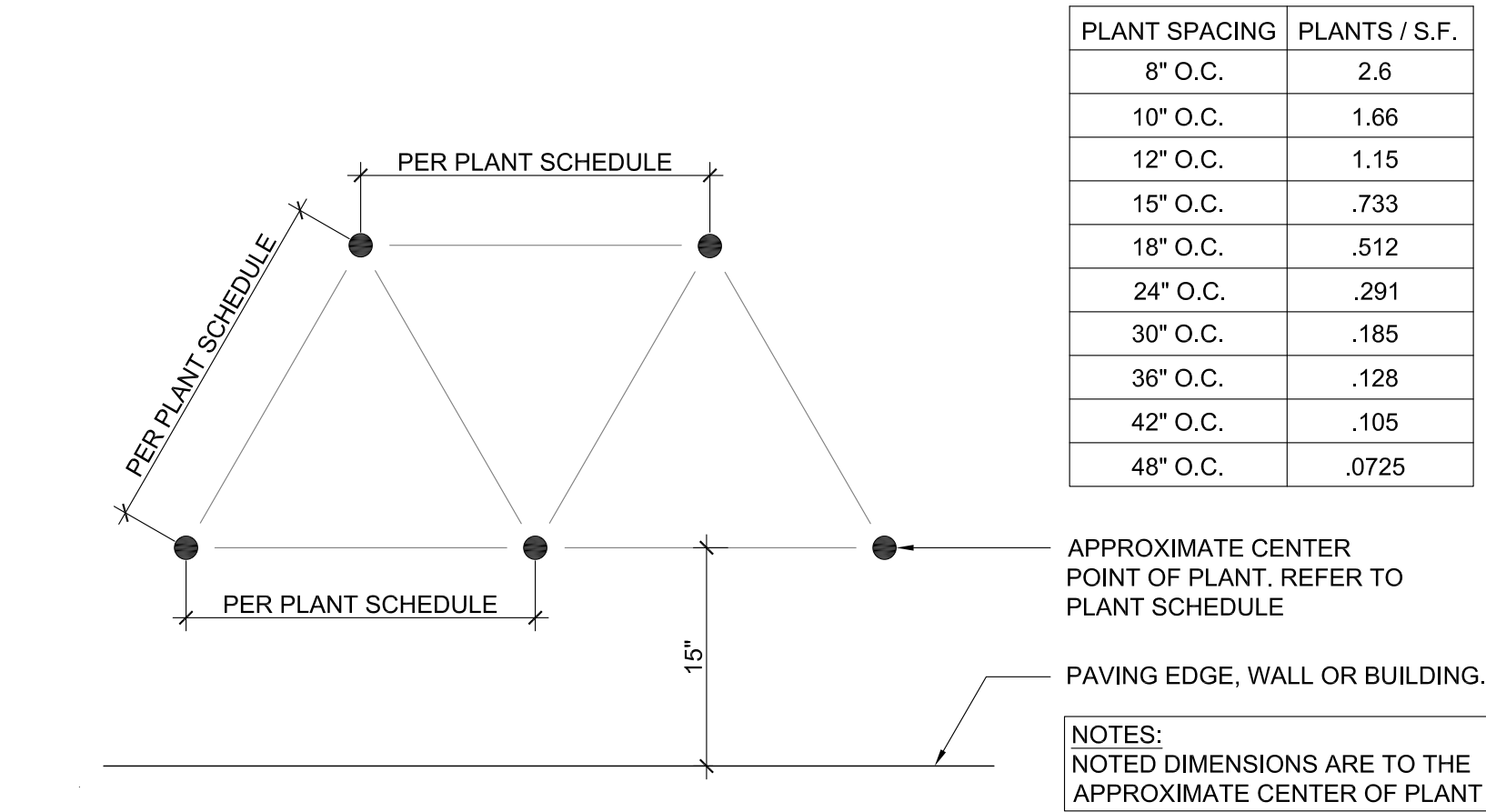
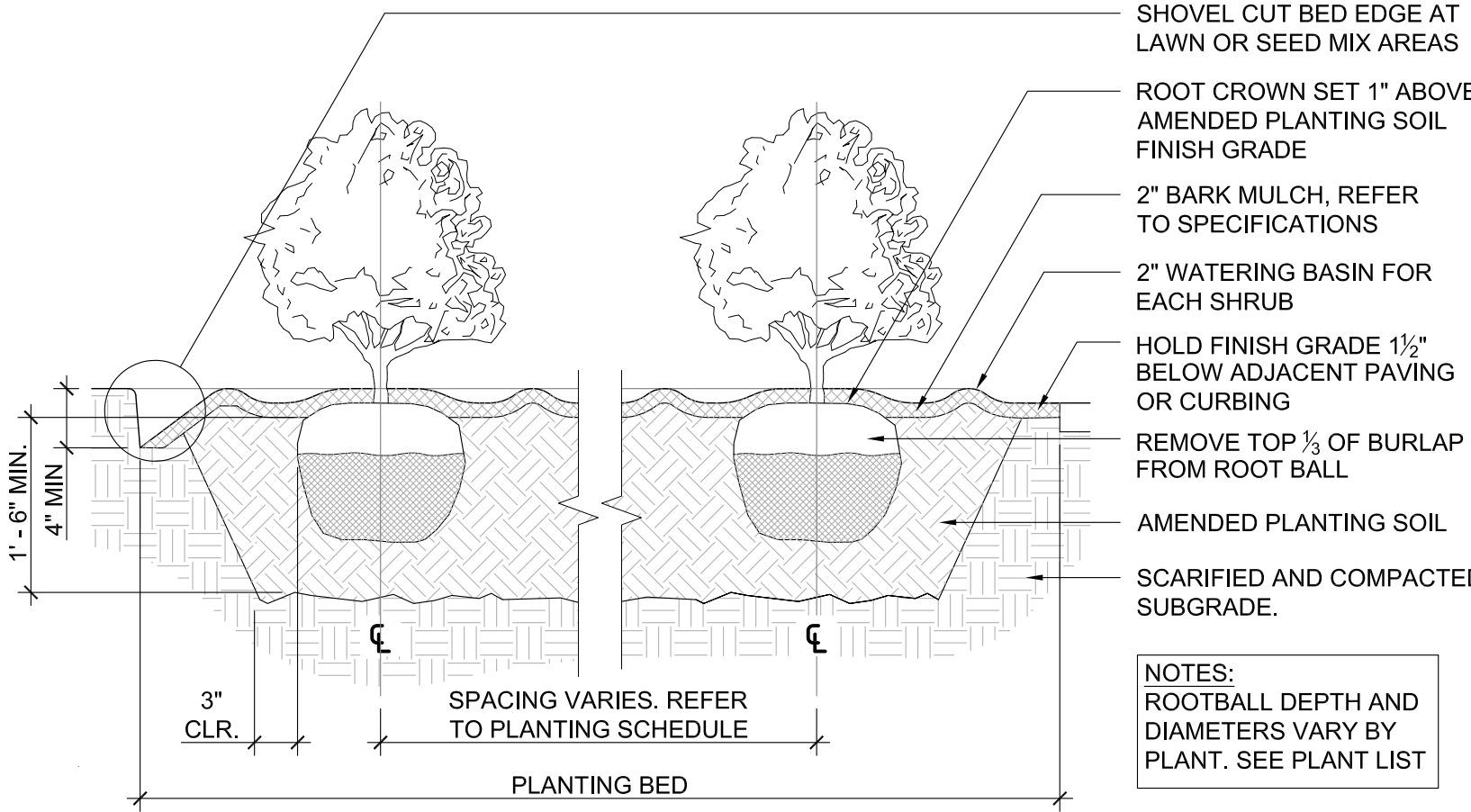
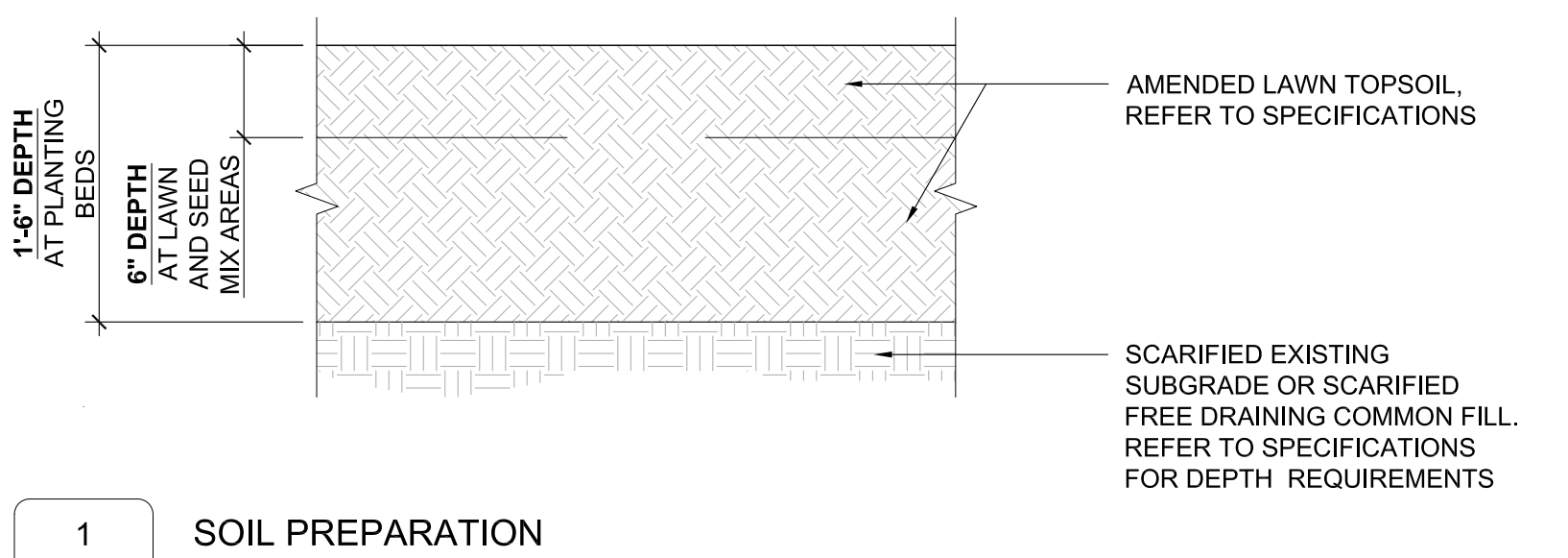


3 UNIT PATIO, ALUMINUM PICKET FENCE
L401 SCALE: 3/8" = 1'-0"

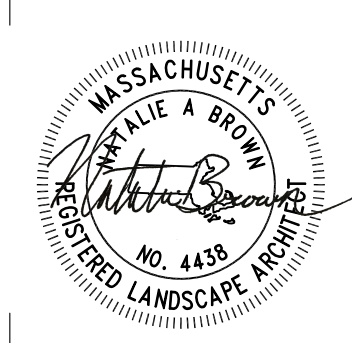


4 WOOD OR VINYL FENCE / SIGN FENCE
1.5.03 SCALE: 1/2" = 1'-0"

PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS	
TREES (T) - DECIDUOUS						
ARB	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
ARK	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
AR	ACER RUBRUM	RED MAPLE	1 -1 1/2"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
ARR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
AS	ACER SACCHARUM	SUGAR MAPLE	1 -1 1/2"	CAL.	B&B	
BN	BETULA NIGRA	RIVER BIRCH	8' - 10'	HT.	CONT.	MULTI-STEM / CLUMP
GTI	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
NS	NYSSA SYLVATICA	BLACKGUM	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QB	QUERCUS BICOLOR	SWAMP OAK	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QA	QUERCUS ALBA	WHITE OAK	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QR	QUERCUS RUBRA	RED OAK	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
QR	QUERCUS RUBRA 'RED ROCK'	NORTHERN RED ROCK	1 -1 1/2"	CAL.	B&B	
UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 6' MIN.
TREES (T) - FLOWERING / FRUITING						
AC	AMELANCHIER CANADENSIS	COMMON SERVICEBERRY	5' - 6'	HT.	B&B	NO BRANCHING BELOW 4' MIN., MULTI-STEM
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8' - 10'	HT.	B&B	HEAVY
MDW	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 4' MIN., WHITE FLOWER
MPP	MALUS 'PURPLE PRINCE'	PURPLE PRINCE CRABAPPLE	2 1/2" - 3"	CAL.	B&B	NO BRANCHING BELOW 4' MIN., RED FLOWER
PSC	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2 1/2" - 3"	CAL.	B&B	HEAVY, PINK
TREES (T) - EVERGREEN						
AF	ABIES FRASERI	FRASER FIR	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
JCH	JUNIPER CHINENSIS 'HETZI'	HETZI JUNIPER	5' - 6'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6 - 7'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
PS	PINUS STROBUS	EASTERN WHITE PINE	5' - 6'	HT.	B&B	BRANCHED TO GROUND, NOT SHEARED
SHRUBS (S) - DECIDUOUS						
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18 - 24"	HT. & SPR.	CONT.	
CA	CLETHERA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	18 - 24"	HT. & SPR.	CONT.	
CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	24 - 30"	HT. & SPR.	CONT.	
FA	FORSYTHIA X INTERMEDIA 'ARNOLD DWARF'	ARNOLD DWARF FORSYTHIA	18 - 24"	HT. & SPR.	CONT.	
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18 - 24"	HT. & SPR.	CONT.	
IV	ITEA VIRGINICA 'HENRY GARNET'	HENRY GARNET SWEETSPIRE	24 - 30"	HT. & SPR.	CONT.	
RA	RHUS AROMATICA 'GROW LOW'	GRO-LOW FRAGRANT SUMAC	18 - 24"	HT. & SPR.	CONT.	
VD	VIBURNUM DENTATUM	NORTHERN ARROWWOOD	30 - 36"	HT.	CONT.	
XS	XANTHORHIZA SIMPLICISSIMA	YELLOWROOT	12 - 15"	HT. & SPR.	CONT.	
SHRUBS (S) - EVERGREEN						
BM	BUXUS MICROPHYLLA 'GREEN GEM'	LITTLE LEAF BOXWOOD	18"	HT. & SPR.	CONT.	
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY - COMPACT	30"	HT. & SPR.	CONT.	
JUC	JUNIPERUS CHINENSIS SARGENTII	SARGENTII JUNIPER	18"	HT. & SPR.	CONT.	
JUH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"	HT. & SPR.	CONT.	
KLE	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18 - 24"	HT.	CONT.	
SHRUBS (S) - GROUNDCOVER						
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	#1		CONT.	
PP	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#1		CONT.	
PERENNIALS (P) - GRASSES						
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1		CONT.	
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1		CONT.	
ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	#1		CONT.	
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#2		CONT.	
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#2		CONT.	
PERENNIALS (P) - FLOWERING						
AQ	AQUILEGIA CANADENSIS	EASTERN RED COLUMBINE	#1		CONT.	
CV	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS	#1		CONT.	
EP	ECHINACEA PURPUREA	EASTERN PURPLE CONEFLOWER	#1		CONT.	
ED	EURYBIA DIVARICATA	WHITE WOOD ASTER	#1		CONT.	
LS	LIATRIS SPICATA	BLAZING STAR	#1		CONT.	
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#1		CONT.	
NF	NEPETA x FAASSENII 'BLUE WHISPER'	BLUE WHISPER CATMINT	#1		CONT.	
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1		CONT.	
SN	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	#2		CONT.	



1	Site Planning Review	10/15/2025

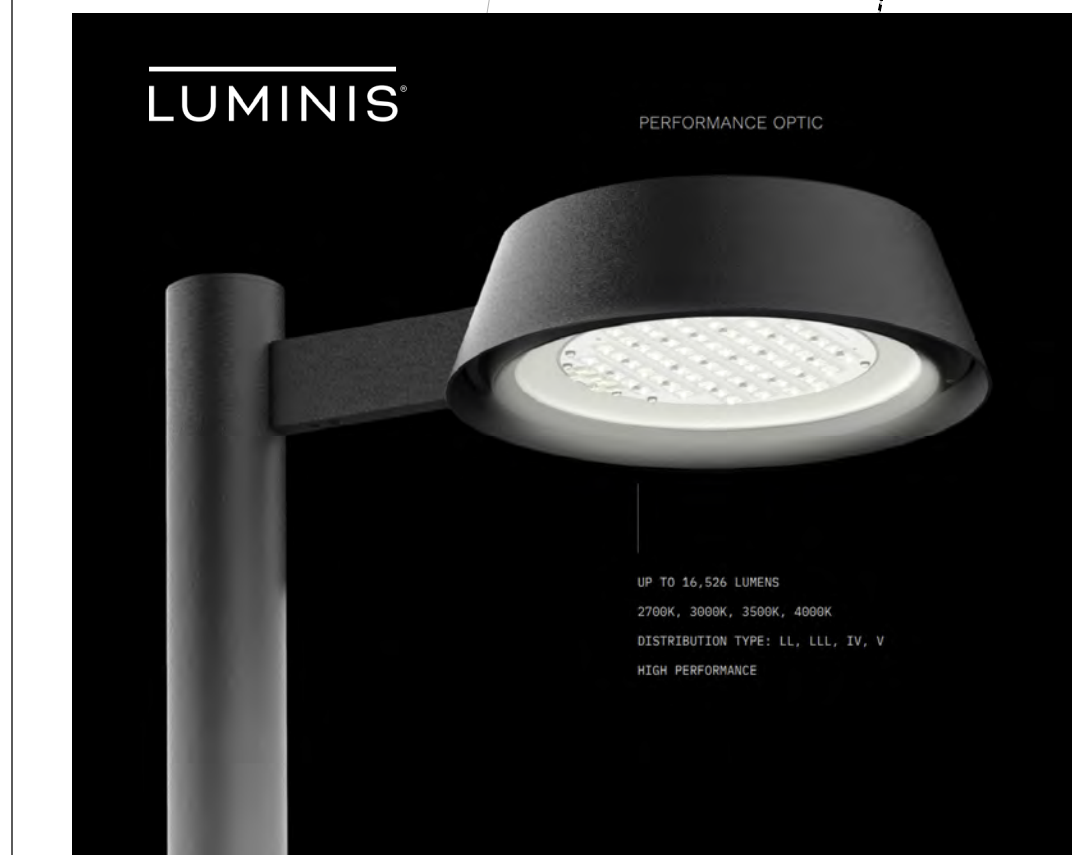


August 20, 2025	
DATE OF ISSUE	
Site Plan Review	
DESCRIPTION	
AS NOTED	NB
SCALE	DRAWN BY
3543.00	
PROJECT #	FILE NAME

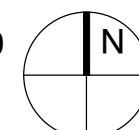
SCHEDULE							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	SL1	40	LUMINIS	CT152 L1L80 LD3 30K MVOLT PM HS FINISH XX	Clermont - CT152 - Side Pole Mounted @ 16'-0" AFG - Type 3 Distribution w/ House Side Shield	0.9	60
	SL2	6	LUMINIS	CT152 L1L20 LD4 30K MVOLT PM FINISH XX	Clermont - CT152 - Side Pole Mounted @ 16'-0" AFG - Type 4 Distribution	0.9	100
	SL2a	3	LUMINIS	CT152 L1L20 LD4 30K MVOLT PM FINISH XX - P2 MOUNT	Clermont - CT152 - Side Pole Mounted @ 16'-0" AFG - Type 4 Distribution - Double head pole	0.9	200
	SL4	8	Lithonia Lighting	DSX0 LED P6 30K 80CRI T5M	D-Series Size 0 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 5 Medium - Mounted @ 20'-0" AFG	0.9	274
	SL5	17	LUMINIS	CT152 L1L20 LD2 30K VOLTAGE PM HS FINISH XX	Clermont - CT152 - Side Pole Mounted @ 16'-0" AFG - Type 2 Distribution	0.9	100
	SL6	6	LUMINIS	EG152 L2L40 SYM 30K VOLTAGE MOUNTING XX FINISH XX	ELLINGTON Ellington - Pole Mount @ 12'-0" AFG	0.9	50
	BL1	16	Lumux	BL800-10.5W-WHITE-3000K-120-277V-FINISH-XX	BL800 Bollard	0.9	10.365

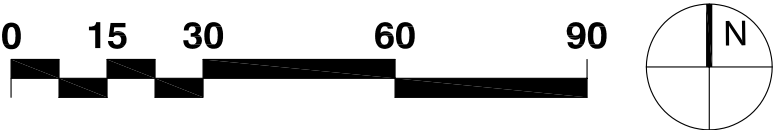
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Boundary	+	0.5 fc	30.3 fc	0.0 fc	N/A	N/A
Dog Park	+	1.9 fc	3.8 fc	0.4 fc	9.5:1	4.8:1
Park	+	1.8 fc	13.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.5 fc	9.8 fc	0.5 fc	19.6:1	5.0:1
Pickle Ball	+	1.4 fc	3.6 fc	0.1 fc	36.0:1	14.0:1

V.3.0



d²series





ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

CLIENT
Transom Real Estate
46 Waltham Street Suite 600
Boston, MA 02118

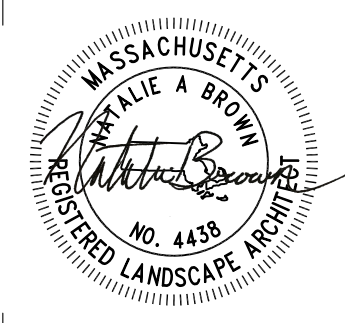
PROJECT TEAM
Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462

Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS		
1	Site Planning Review	10/15/2025
		DATE

DRAWING TITLE
Lighting Plans

DRAWING INFORMATION



August 20, 2025
DATE OF ISSUE

Site Plan Review
DESCRIPTION

1" = 30'-0" NB
SCALE DRAWN BY

3543.00
PROJECT #

FILE NAME

DRAWING NUMBER
L502



ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

CLIENT
Transom Real Estate
46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM
Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462

Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS		
1	Site Planning Review	10/15/2025
		DATE

DRAWING TITLE
Lighting Plans

DRAWING INFORMATION



August 20, 2025
DATE OF ISSUE

Site Plan Review
DESCRIPTION

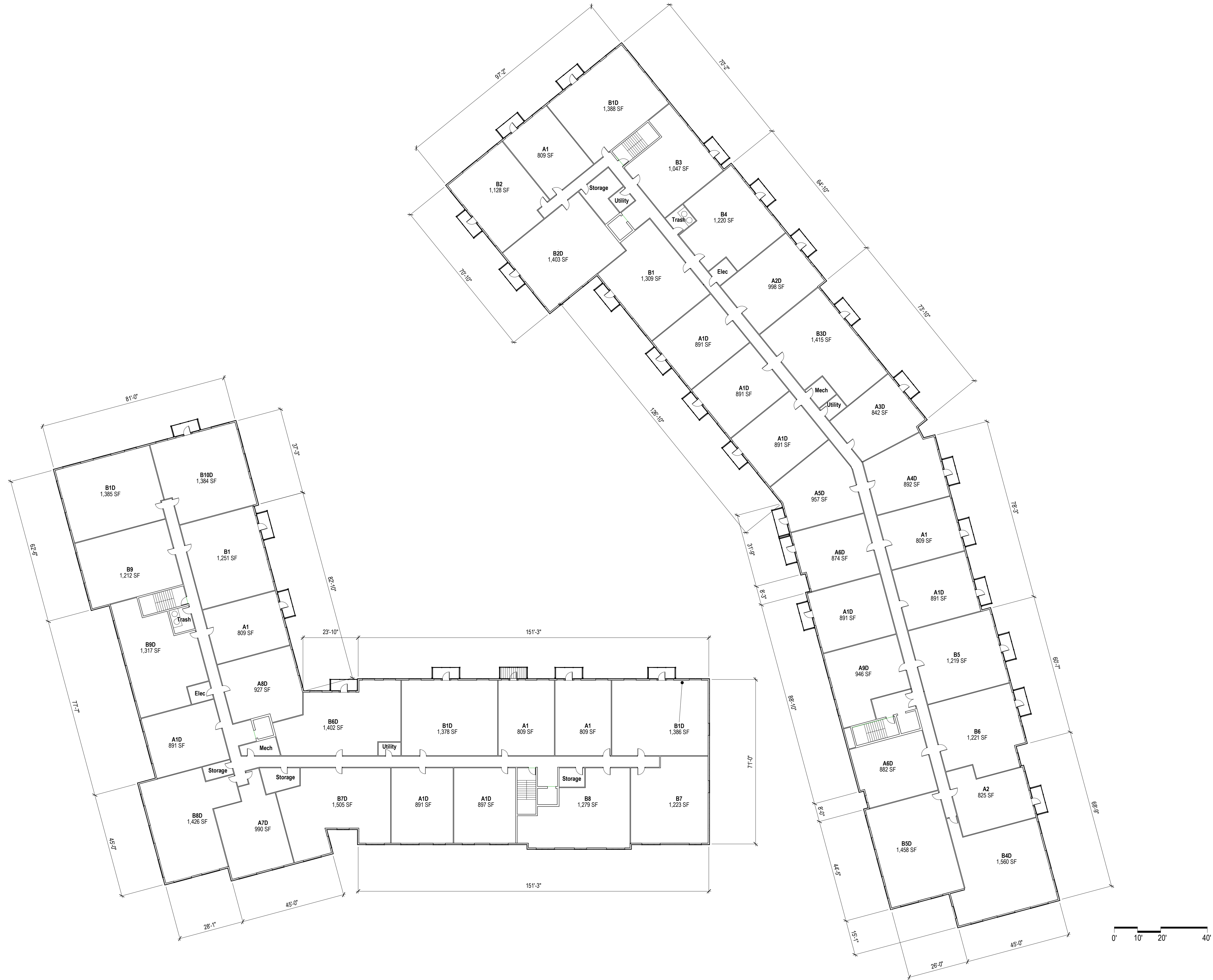
1" = 30'-0" NB
SCALE DRAWN BY

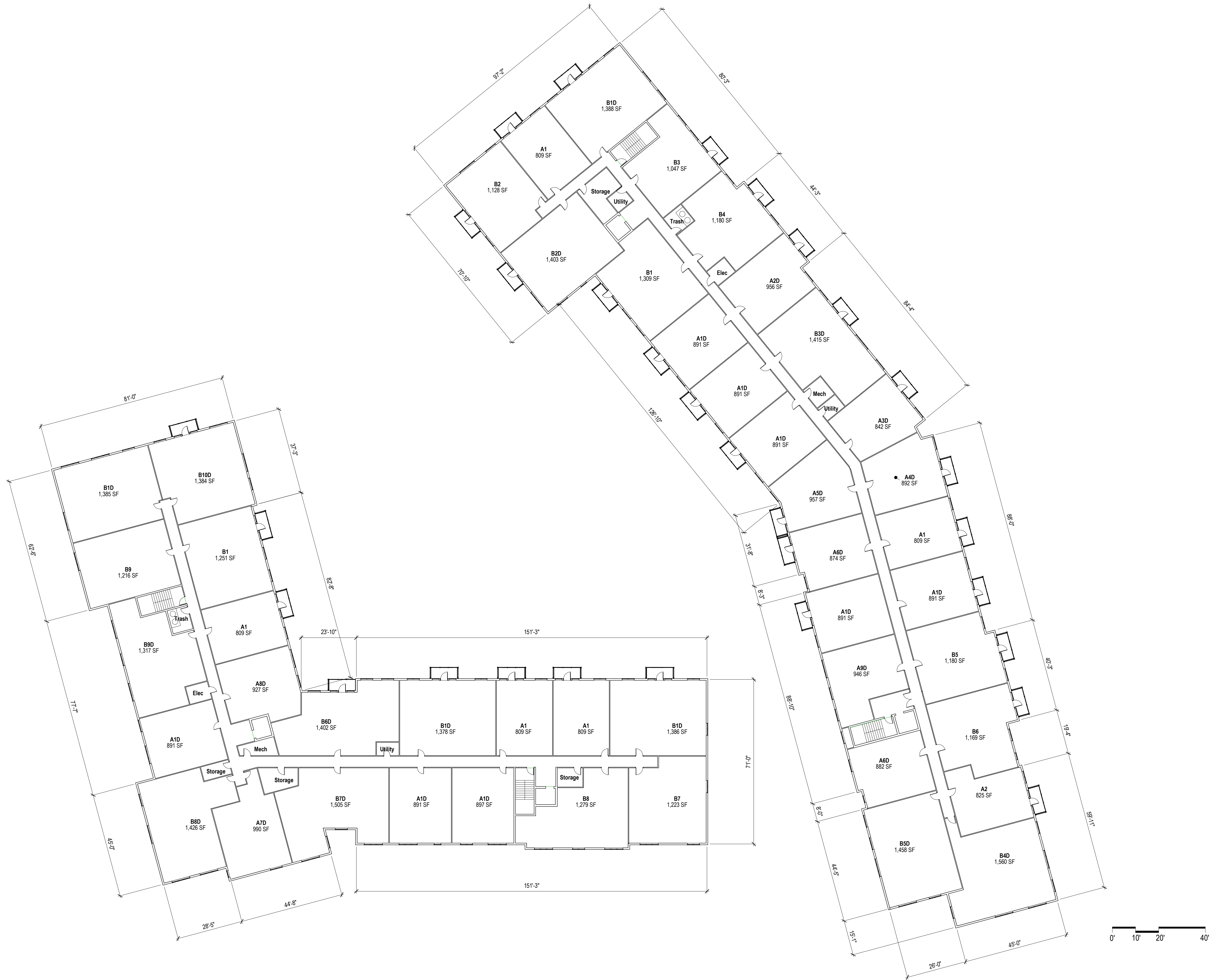
3543.00
PROJECT #

FILE NAME

DRAWING NUMBER
L503



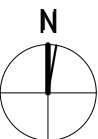
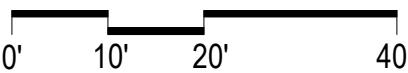




DATE _____

Roof Plan

A105



Unit Type	Description	Unit Area SF	Unit Quantity	Total SF
T 1	3 Bd Townhouse	1,757 SF	6	10,542 SF
T 2	3 Bd Townhouse	1,630 SF	12	19,560 SF
T 3	3 Bd Townhouse	1,757 SF	6	10,542 SF

Units total: 24

Area total:
40,644 SF

2 Second Floor Townhouse Type 1
1/8" = 1'-0"

1 First Floor Townhouse Type 1
1/8" = 1'-0"

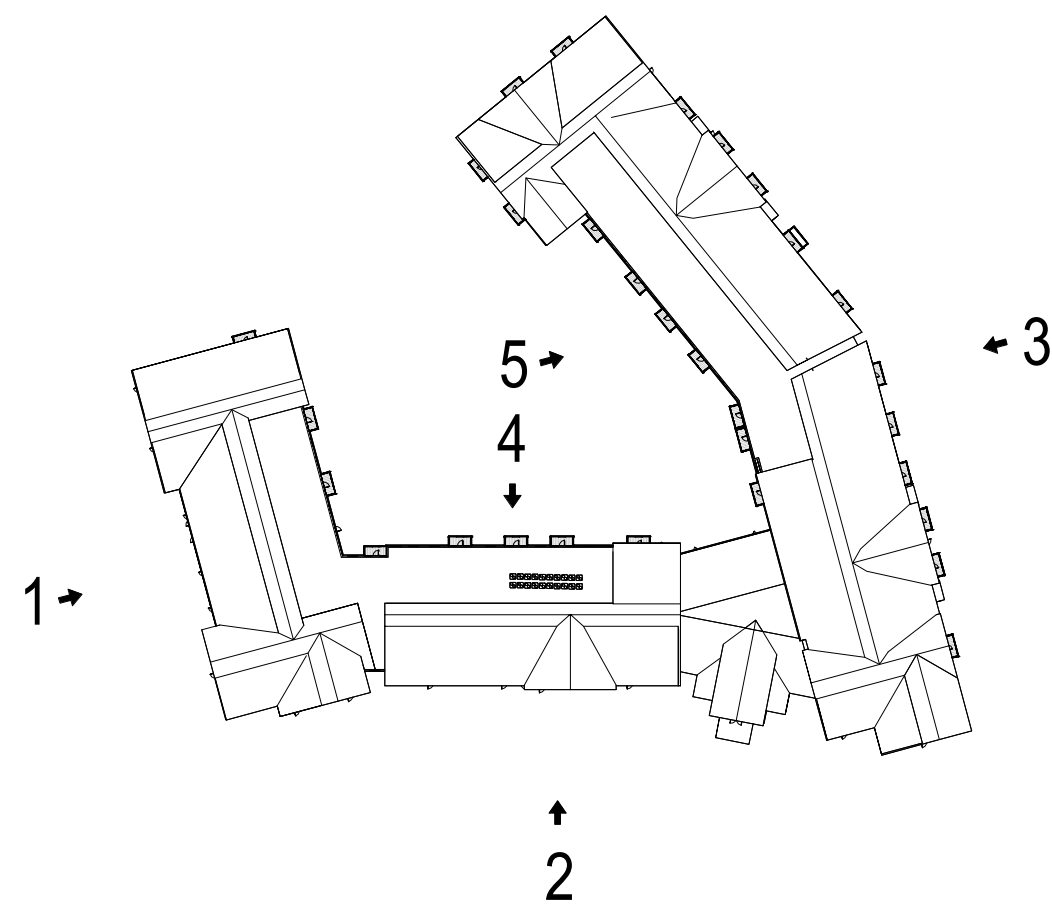
1 Second Floor Townhouse Type 2
1/8" = 1'-0"

2 First Floor Townhouse Type 2
1/8" = 1'-0"



1 West
1/16" = 1'-0"

- Top of Roof
58'-0"
- Roof Level
44'-0"
- Fourth Floor
33'-0"
- Third Floor
22'-0"
- Second Floor
11'-0"
- First Floor
0"



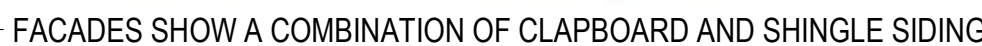
Key Plan 1
1" = 100'-0"



2 South
1/16" = 1'-0"

- Top of Roof
58'-0"
- Roof Level
44'-0"
- Fourth Floor
33'-0"
- Third Floor
22'-0"
- Second Floor
11'-0"
- First Floor
0"





An architectural rendering of a two-story house with a dark grey shingled roof and light grey horizontal siding. The house features a central entrance with a dark grey arched portico supported by columns, containing a large double glass door. On either side of the entrance are windows with black frames. The roof has two gables, each with a small circular window. The house is set against a blue sky with scattered white clouds, with green trees visible in the background.

An architectural rendering of a proposed two-story building. The building features a dark, shingled roof and light-colored horizontal siding. The roofline is complex, with a large rectangular section on the left and a lower, sloped section on the right. The building is set against a bright blue sky with scattered white clouds. In the background, there are green trees and a grassy area. The rendering is presented in a perspective view.

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Grotto
500 Main Street
Groton, MA 01450

CLIENT
Transom GP Capital Holdings I, LLC
46 Waltham Street Suite 600
Boston, MA 02118

PROJECT TEAM

Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01461

Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

DATE _____

DRAWING TITLE

Townhouse Type 1 Elevations

DRAWING INFORMATION



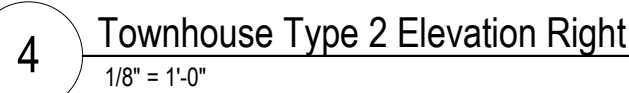
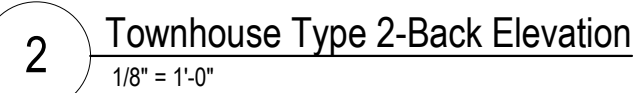
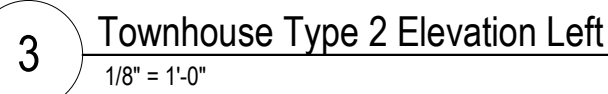
August 20, 2025	
DATE OF ISSUE	
Site Plan Review	
DESCRIPTION	
1/8" = 1'-0"	Author
SCALE	DRAWN BY
3543.00	3543 Fox Howe Gro
PROJECT #	R24.nst
	FILE NAME

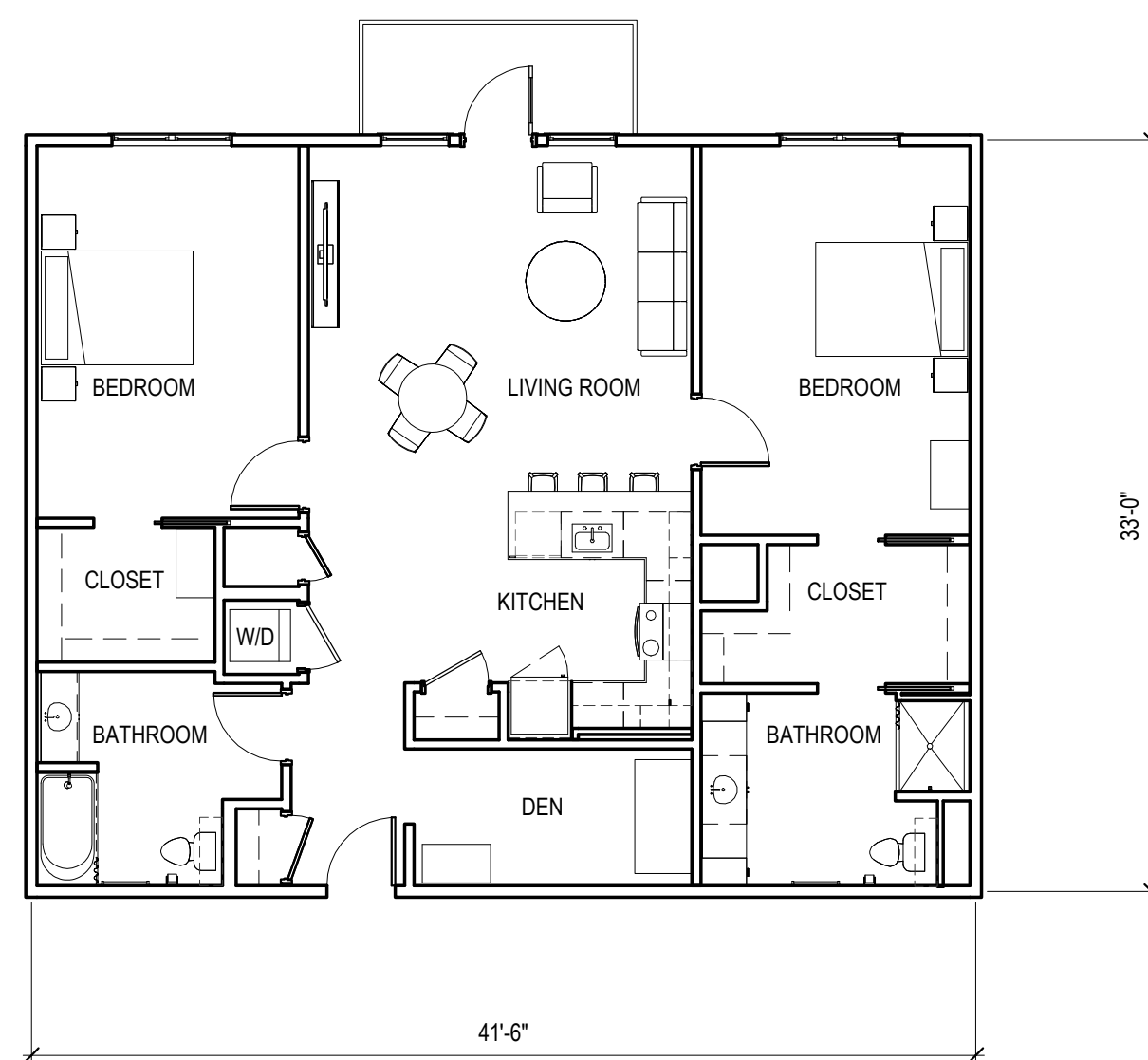
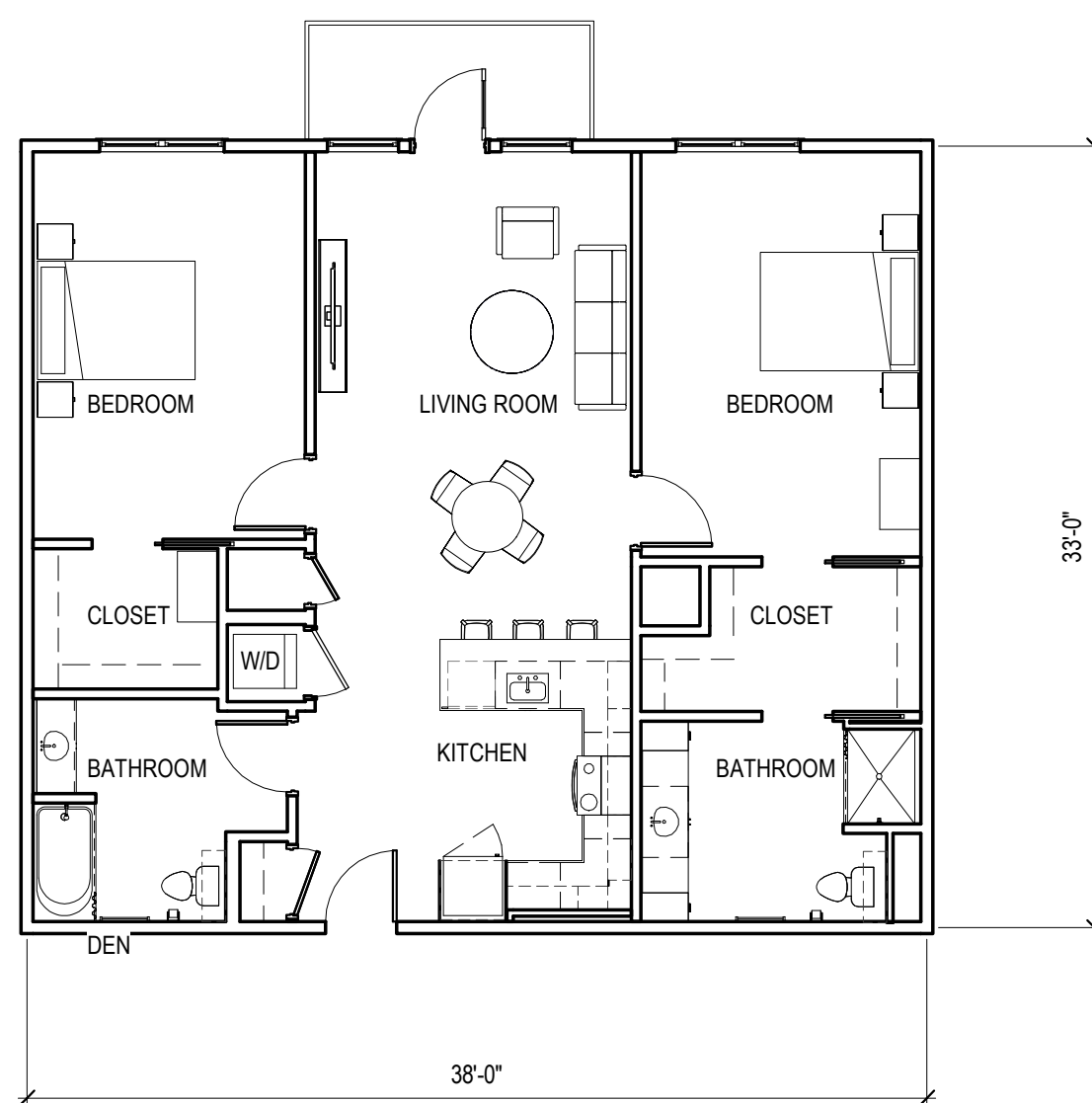
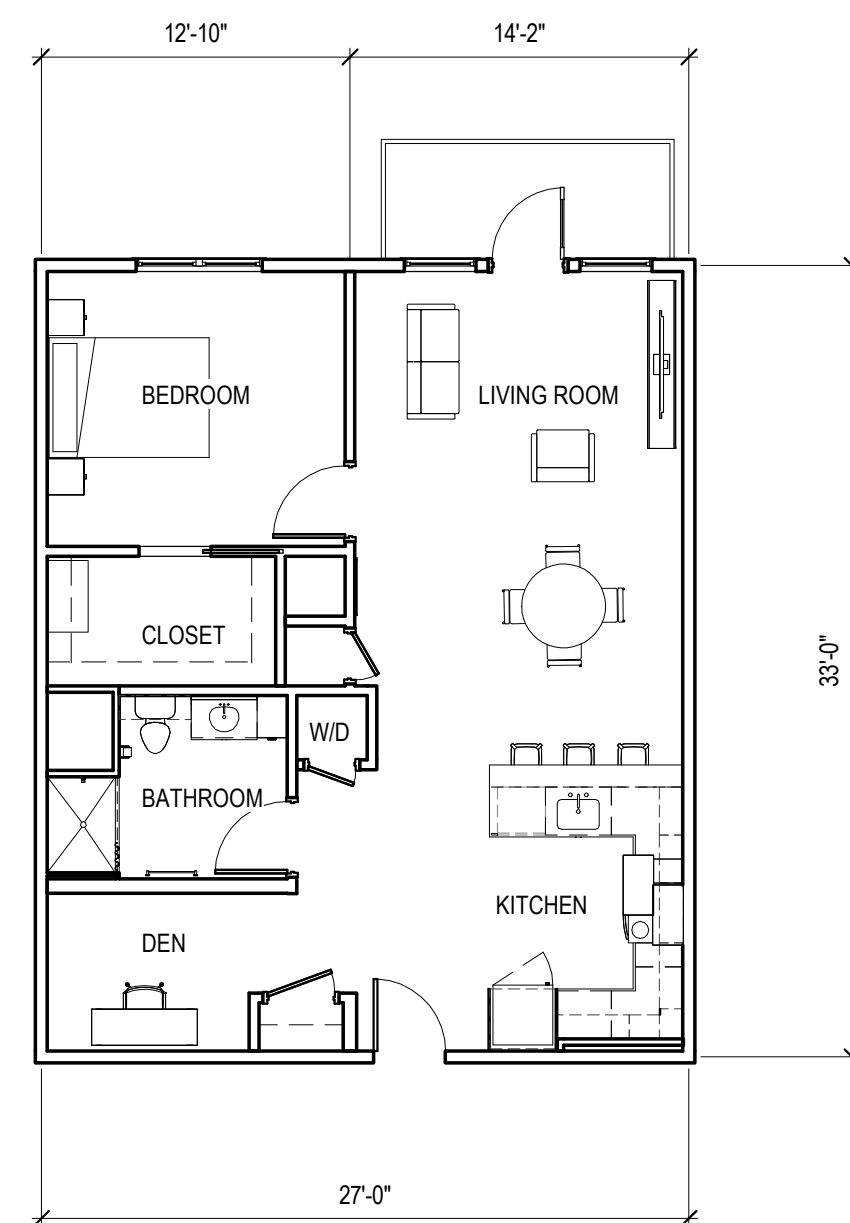
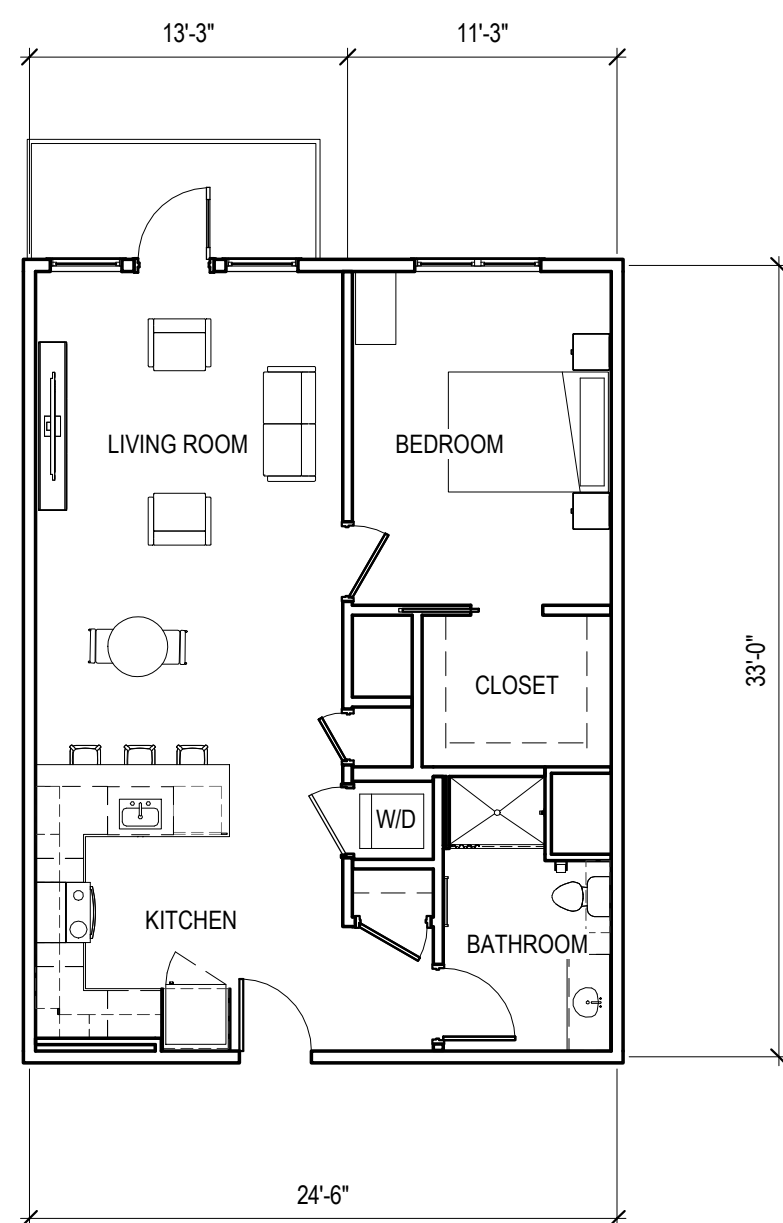
DRAWING NUMBER

A202



Townhouse Type 2 -Front Elevation
1/8" = 1'-0"





DATE _____

Serial

DRAWING NUMBER

A900.2

3.0



Disclaimer:

1. Landscape shown on the renderings is a representation for scale and intent. See the landscape Plans (L100 – L103) and planting Details (L402) for exact landscape locations and types of planting.



Disclaimer:
1. Landscape shown on the renderings is a representation for scale and intent. See the landscape Plans (L100 – L103) and planting Details (L402) for exact landscape locations and types of planting.

ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350 0450

PROJECT NAME
Fox Howe Groton
500 Main Street
Groton, MA 01450

CLIENT
Transom GP Capital Holdings I, LLC
46 Wallham Street Suite 600
Boston, MA 02118

PROJECT TEAM
Civil Engineer
Dillis & Roy
1 Main Street
Lunenburg, MA 01462
Landscape Architect
Brown + Sardina
24 Roland Street
Boston, MA 02129

REVISIONS

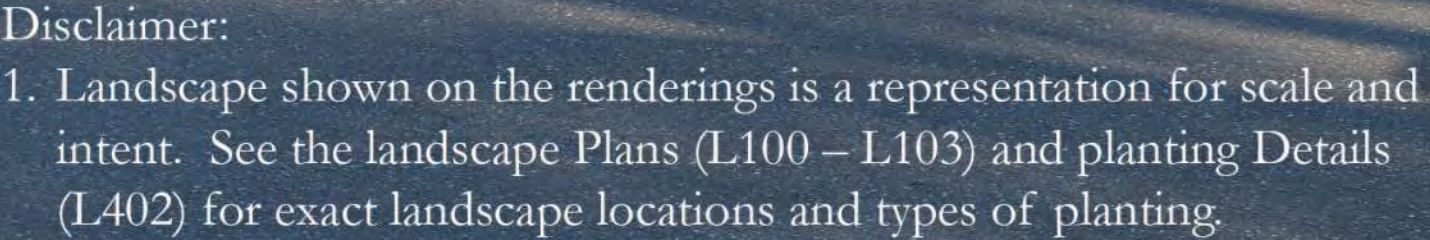
DATE

DRAWING TITLE
Approach 2

DRAWING INFORMATION

August 20, 2025
DATE OF ISSUE
Site Plan Review
DESCRIPTION
SCALE
3543.00
PROJECT #
Author
DRAWN BY
3543 Fox Howe Groton
R24.rvt
FILE NAME

DRAWING NUMBER
A900.3





Disclaimer:
1. Landscape shown on the renderings is a representation for scale and intent. See the landscape Plans (L100 – L103) and planting Details (L402) for exact landscape locations and types of planting.



Disclaimer:

1. Landscape shown on the renderings is a representation for scale and intent. See the landscape Plans (L100 – L103) and planting Details (L402) for exact landscape locations and types of planting.