

# GRATUITY BROOK FARM ESTATES

## DEFINITIVE SUBDIVISION

63 GRATUITY ROAD  
GROTON, MA

RESERVED FOR REGISTRY USE

### PLAN NOTES:

- BOUNDARY AND PLANOMETRIC INFORMATION SHOWN HEREON IS COMPILED FROM AN INSTRUMENT SURVEY BY DAVIS E. ROSS ASSOCIATES, INC.
- FLAGGED WETLAND AND BANK LOCATIONS SHOWN ON THIS MAP WERE PROVIDED BY A FIELD STUDY CONDUCTED BY CREATIVE LAND & WATER ENGINEERING, LLC. IN DECEMBER 2018 AND FEBRUARY 2019. WETLAND FLAG WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT CAPABLE OF SUB-METER ACCURACY, APPROVED BY THE PEPPERELL CONSERVATION COMMISSION ON OCTOBER 18, 2022, MASSDEP FILE NO. 259-0822.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No 25017CO202E, EFFECTIVE DATE JUNE 4, 2010.
- SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE MASSGIS ONLINE MAPPING PROGRAM (OLIVER).
- THE SITE IS LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
- THIS PARCEL IS LOCATED IN RESIDENTIAL AGRICULTURAL (RA) ZONING DISTRICT.

ZONING DISTRICT:	RESIDENTIAL AGRICULTURAL
MINIMUM LOT AREA:	80,000 S.F.
MINIMUM LOT FRONTAGE:	225 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	50'
SIDE	15'
REAR	15'

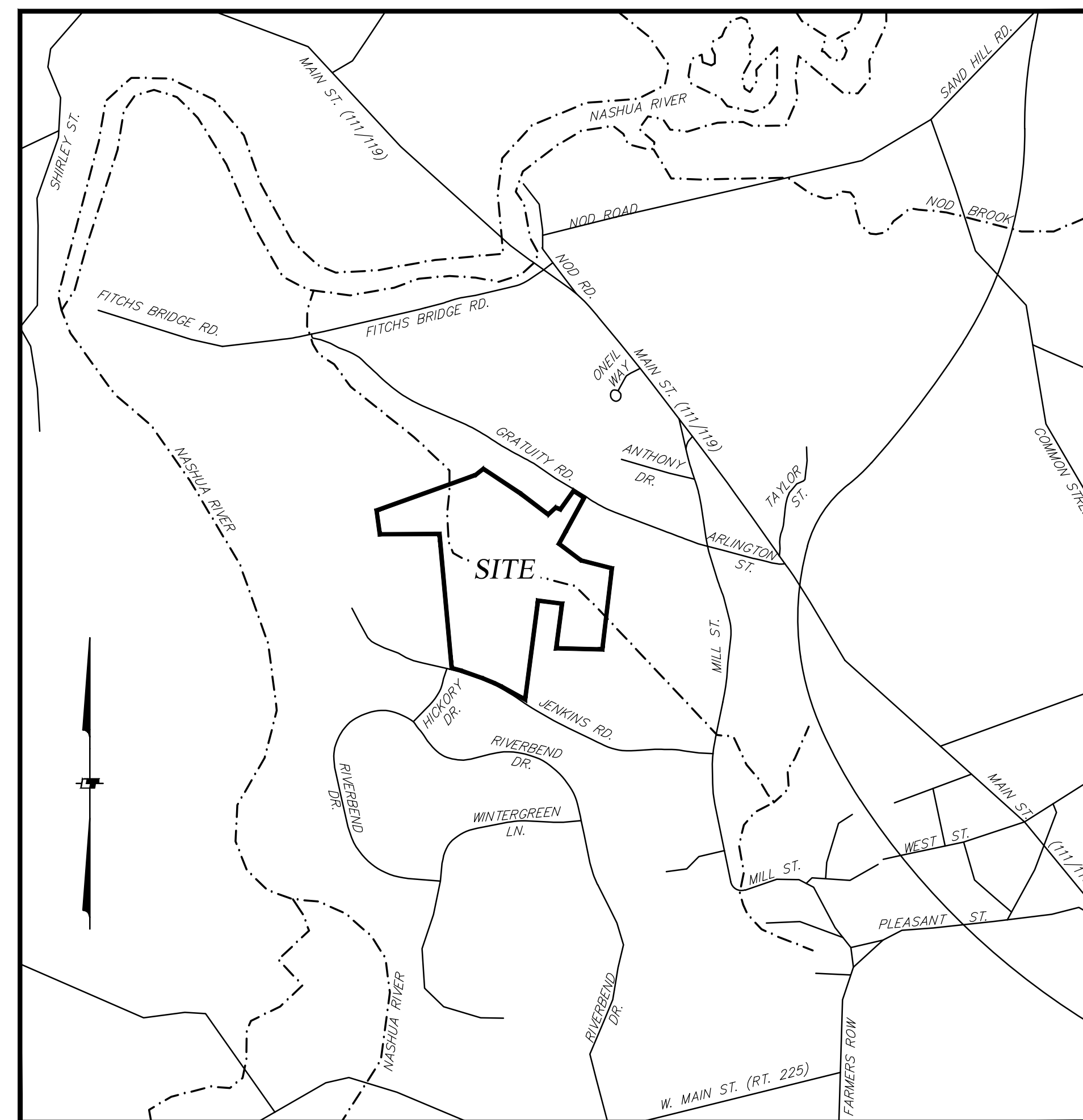
### PERMITS

THE FOLLOWING PERMITS ARE REQUESTED WITH SUBMISSION OF THERE MATERIALS:

- DEFINITIVE SUBDIVISION APPROVAL UNDER SECTION 381-8 OF THE SUBDIVISION RULES AND REGULATIONS, CHAPTER 381 FROM THE CODE OF THE TOWN OF GROTON.
- SPECIAL PERMIT FOR A MAJOR RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH SECTION 218-9.2 OF THE TOWN OF GROTON ZONING BYLAW.
- SPECIAL PERMIT FOR A MAJOR SITE PLAN REVIEW IN ACCORDANCE WITH SECTION 218-2.5C(2) OF THE TOWN OF GROTON ZONING BYLAW.
- STORMWATER MANAGEMENT PERMIT PER CHAPTER 198 FROM THE CODE OF THE TOWN OF GROTON

### WAIVERS

- SECTION 381-10 (D)(5) - STREETS - GRADES**  
TO REDUCE THE REQUIREMENT THAT PROPOSED GRADES SHALL NOT BE MORE THAN SEVEN (7) FEET ABOVE OR BELOW THE EXISTING GRADE. DESIGN INCLUDES A PROPOSED GRADE THAT IS EIGHT (8) FEET ABOVE THE EXISTING GRADE, STA 1+50 TO STA 2+50 +/- AND STA 8+50 TO STA 9+50 +/-, THERESE LANE.
- SECTION 381-11 (C)(1) - STORMWATER MANAGEMENT - STORM SEWERS**  
TO REDUCE THE REQUIREMENT FOR THREE (3) FEET OF COVER OVER DRAIN-PIPES TO TWO (2) FEET, CATCH BASIN THREE (CB-3) AND CATCH BASIN FOUR (CB-4), THERESE LANE



LOCUS MAP

SCALE: 1"=1,000'



ISSUE DATE: AUGUST 12, 2024  
REVISED:



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JOB No. 22-243 DRAWING No. 11142

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### CONSULTANTS:

**CIVIL ENGINEER**  
LANDTECH CONSULTANTS  
515 GROTON ROAD  
WESTFORD, MA 01886  
978.692.6100

### ASSESSOR'S REFERENCES

TAX MAP 216, PARCEL 47

### DEED REFERENCES

M.S.D.R.D. DEED BOOK 71686, PAGE 81

### RECORD OWNER

ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 AYER ROAD  
LITTLETON, MA 01460

### PLAN REFERENCES

PLAN 896 OF 1948	PLAN 848 OF 1998
PLAN 15480F 1972	PLAN 1303 OF 1998
PLAN 478 OF 1974	PLAN 1239 OF 1999
PLAN 978 OF 1975	PLAN 91 OF 2002
PLAN 56A OF 1966	PLAN 684 OF 2009
PLAN 1335 OF 1976	PLAN 383 OF 2015
PLAN 1205 OF 1981	

TOWN OF GROTON  
PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_  
DATE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ENDORSED: \_\_\_\_\_  
DATE

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

TOWN CLERK

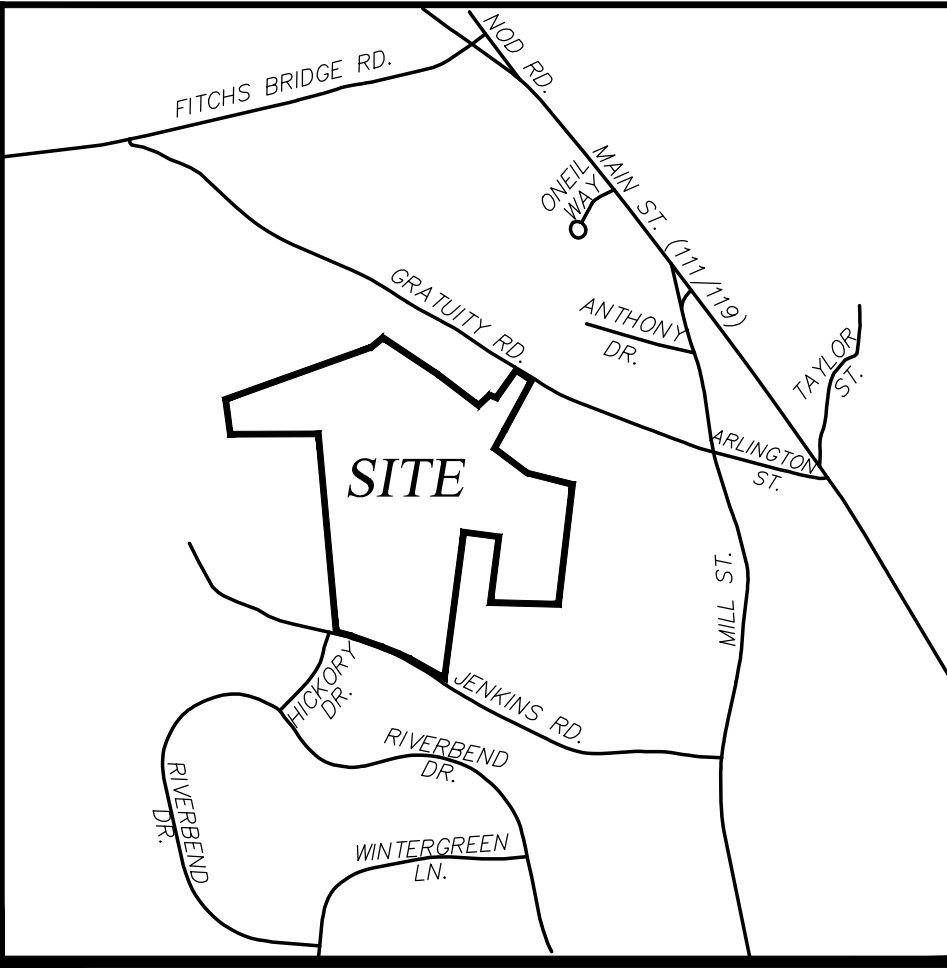
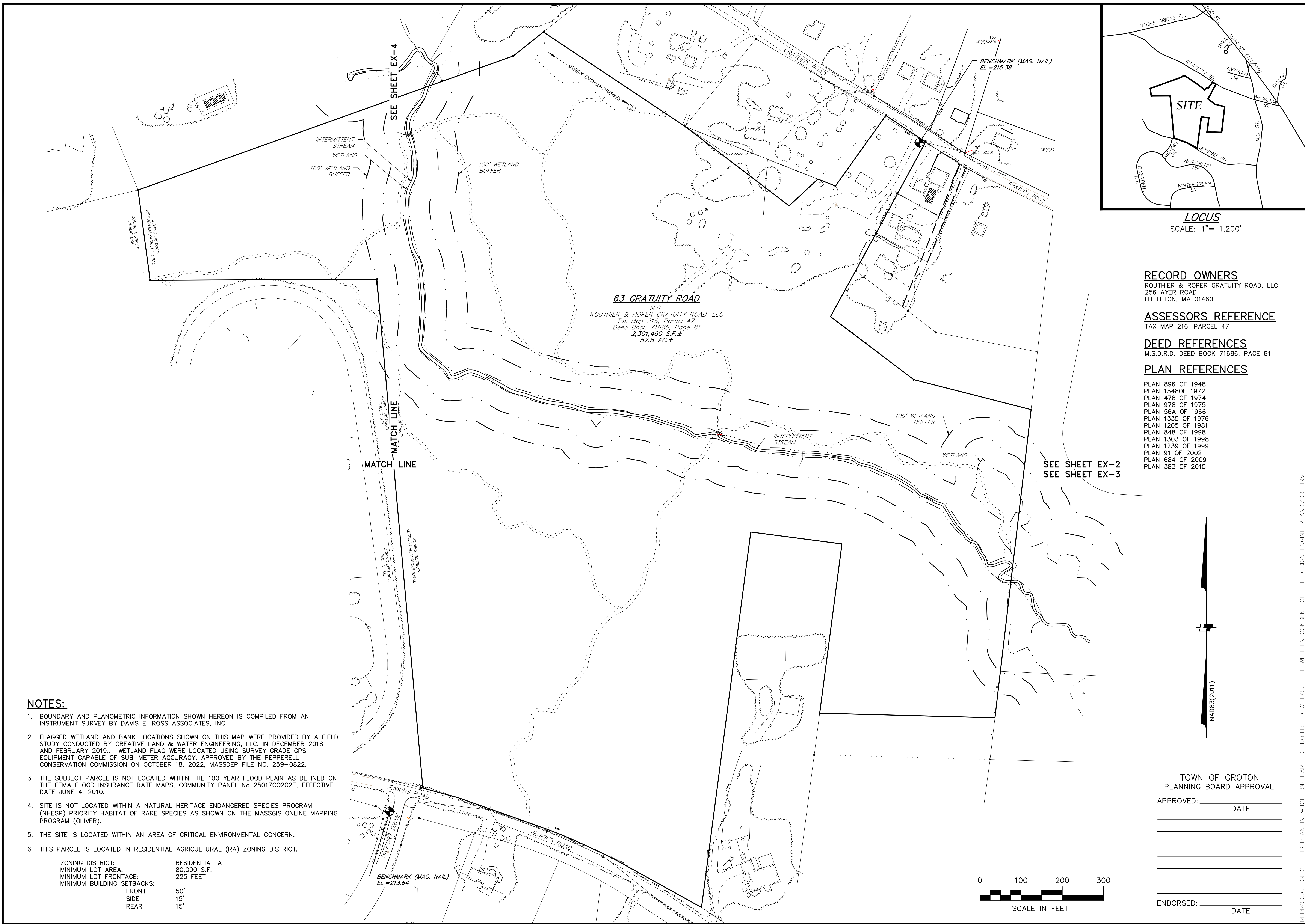
DATE

### CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

*Matthew A. Waterman*  
MATTHEW A. WATERMAN  
REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION No. 45666  
(FOR LANDTECH CONSULTANTS, INC.)

8/12/24  
DATE



**RECORD OWNERS**  
 ROUTHIER & ROPER GRATUITY ROAD, LLC  
 256 AYER ROAD  
 LITTLETON, MA 01460

**ASSESSORS REFERENCE**  
 TAX MAP 216, PARCEL 47

**DEED REFERENCES**  
 M.S.D.R.D. DEED BOOK 71686, PAGE 81

**PLAN REFERENCES**

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- PLAN 1303 OF 1998
- PLAN 1239 OF 1999
- PLAN 91 OF 2002
- PLAN 684 OF 2009
- PLAN 383 OF 2015

NO.	DATE	REVISION	BY

DESIGN	DRAFT	CHECK
MJS	MJS	MAW

**GRATUITY BROOK FARM ESTATES  
 EXISTING CONDITIONS PLAN**  
 63 GRATUITY ROAD  
 GROTON, MA

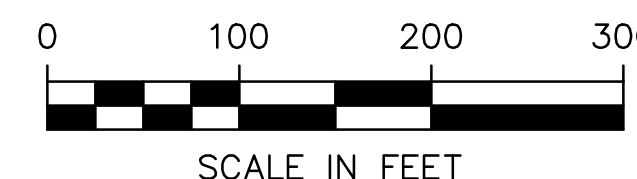
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JOB NO.	DWG. NO.	SHEET
22-243	11142	EX-1

**NOTES:**

1. BOUNDARY AND PLANOMETRIC INFORMATION SHOWN HEREON IS COMPILED FROM AN INSTRUMENT SURVEY BY DAVIS E. ROSS ASSOCIATES, INC.
2. FLAGGED WETLAND AND BANK LOCATIONS SHOWN ON THIS MAP WERE PROVIDED BY A FIELD STUDY CONDUCTED BY CREATIVE LAND & WATER ENGINEERING, LLC. IN DECEMBER 2018 AND FEBRUARY 2019. WETLAND FLAG WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT CAPABLE OF SUB-METER ACCURACY, APPROVED BY THE PEPPERELL CONSERVATION COMMISSION ON OCTOBER 18, 2022, MASSDEP FILE NO. 259-0822.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No 25017C0202E, EFFECTIVE DATE JUNE 4, 2010.
4. SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE MASSGIS ONLINE MAPPING PROGRAM (OLIVER).
5. THE SITE IS LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
6. THIS PARCEL IS LOCATED IN RESIDENTIAL AGRICULTURAL (RA) ZONING DISTRICT.

ZONING DISTRICT:	RESIDENTIAL A
MINIMUM LOT AREA:	80,000 S.F.
MINIMUM LOT FRONTAGE:	225 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	50'
SIDE	15'
REAR	15'



TOWN OF GROTON  
 PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

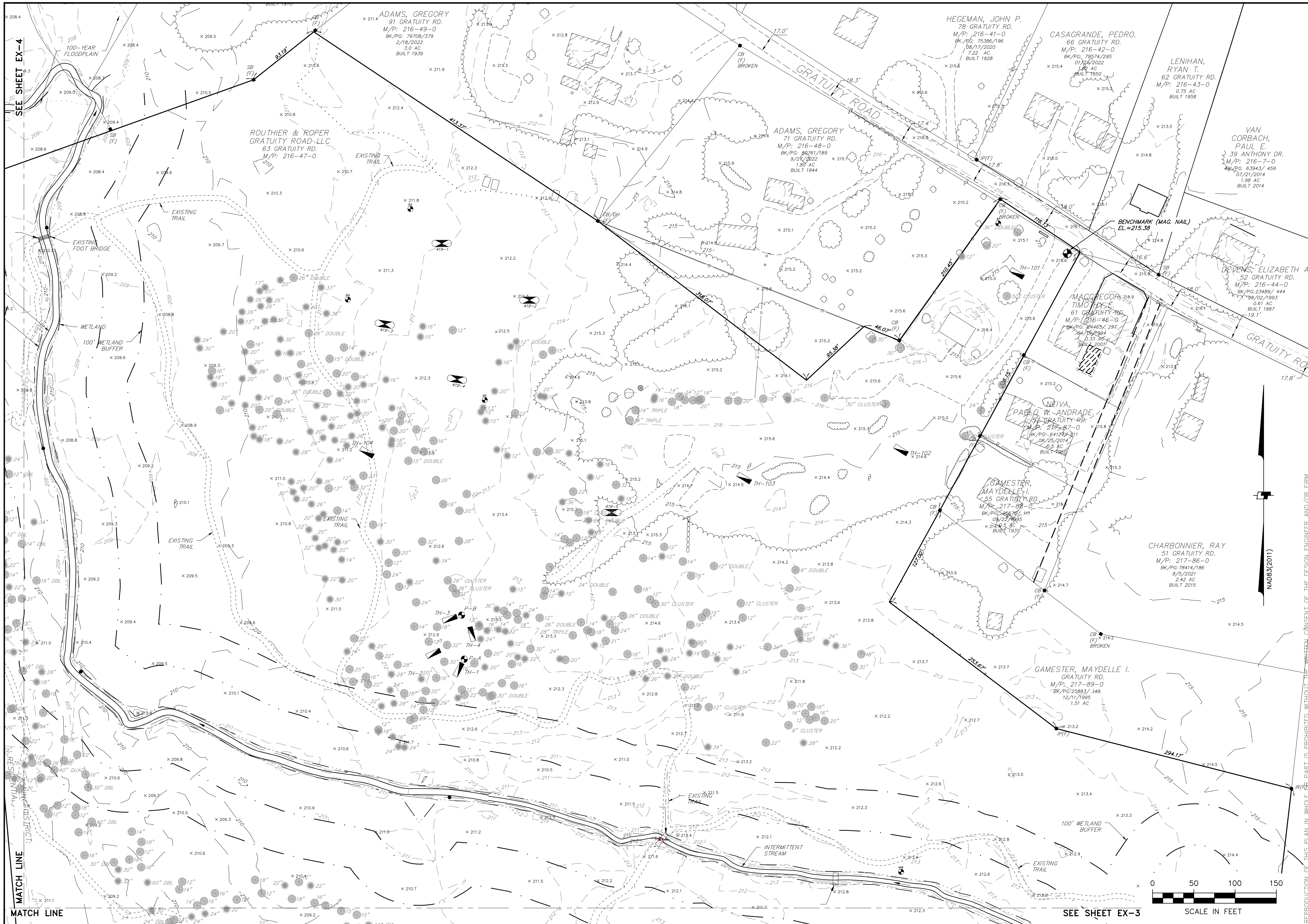
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ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

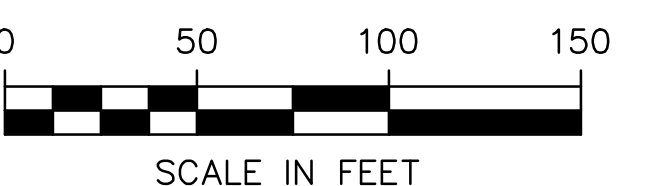
REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.



SEE SHEET EX-4

MATCH LINE

SEE SHEET EX-3



NO.	DATE	REVISION	BY

DESIGN	DRAFT	CHECK
MJS	MJS	MAW

PREPARED FOR:  
**ROUTHIER & ROPER**  
 GRATUITY ROAD, LLC  
 256 ATER ROAD,  
 LITTLETON, MA 01460

SCALE: 1" = 50'

AUGUST 12, 2024

**GRATUITY BROOK FARM ESTATES**  
**EXISTING CONDITIONS PLAN**

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JOB NO.	DWG. NO.	SHEET
22-243	11142	EX-2



MATCH LINE

SEE SHEET EX-2

DATE	REVISION	BY

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 236 ATER ROAD,  
 LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES  
 EXISTING CONDITIONS PLAN**

63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 50'

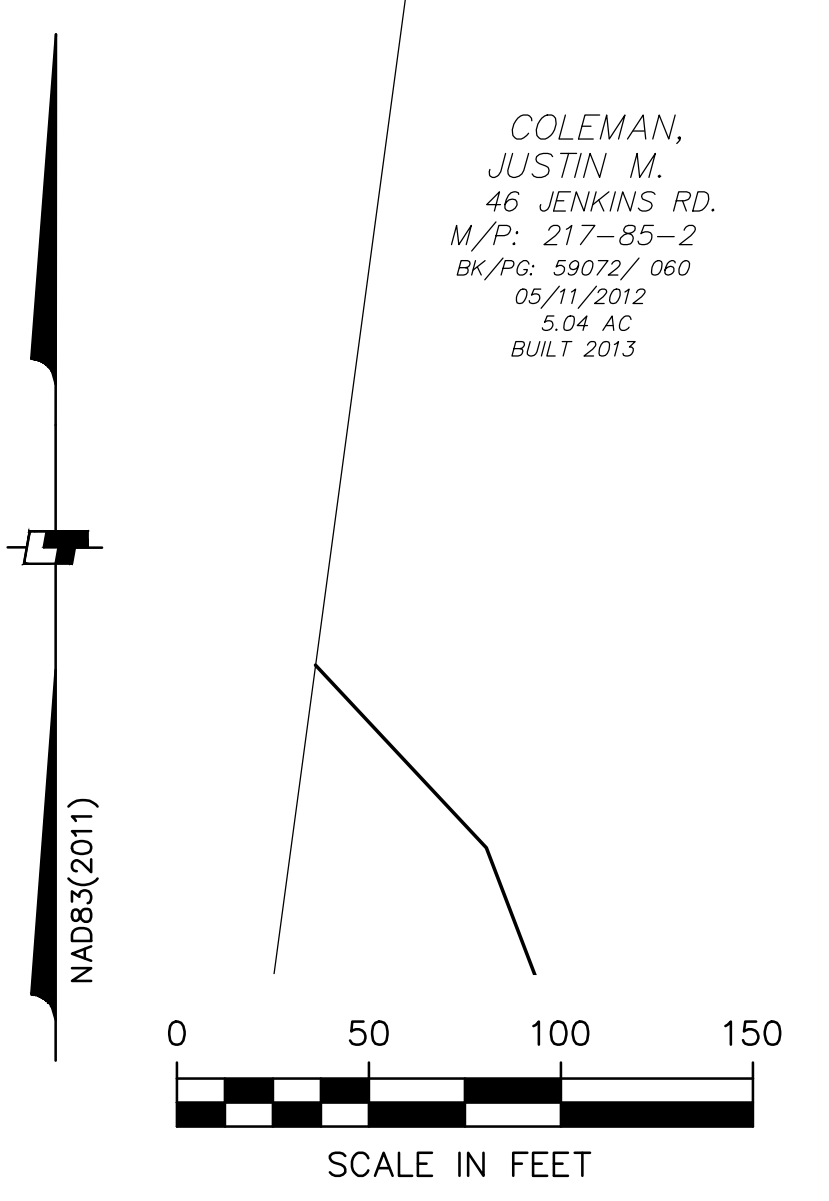
AUGUST 12, 2024

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JOB NO. 22-243	DWG. NO. 11142	SHEET EX-3
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DESIGN	MJS	CHECK	MAW
DRAFT	MJS		



BRUNNER, LIAM H.  
 HICKORY DR.  
 217-4-0

YEVIKOV, BORIS  
 117 JENKINS RD.  
 M/P: 217-3-0

BENCHMARK (MAG. NAIL)  
 EL.=213.64

TAISEY FAMILY NOMINEE TRUST  
 OFF RIVERBEND DR.  
 M/P: 217-6-0  
 BK/PG: 17844/382  
 02/05/1987  
 1.84 AC  
 VACANT LAND  
 X 209.5

ROUTHIER & ROPER  
 GRATUITY ROAD LLC  
 63 GRATUITY RD.  
 M/P: 216-47-0

MARTIN, PAULA D.H.  
 88 JENKINS RD.  
 M/P: 217-90-0  
 BK/PG: 23370/474  
 06/30/1993  
 5 AC  
 BUILT 1975

ROUTHIER & ROPER  
 GRATUITY ROAD LLC  
 63 GRATUITY RD.  
 M/P: 216-47-0

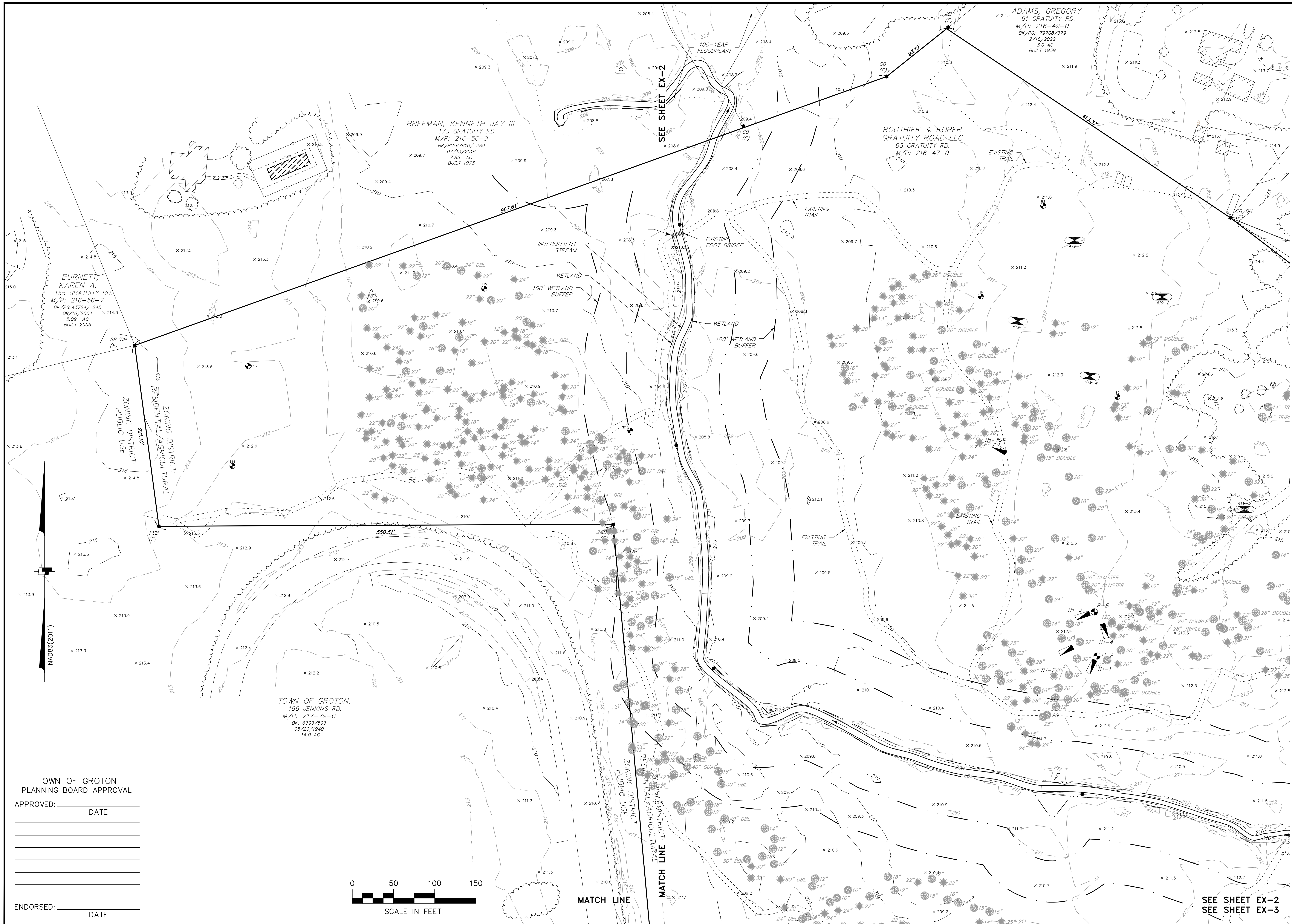
STAKEM, JAMES T.  
 199 MILL ST.  
 M/P: 110-25-2  
 BK/PG: 47827/18  
 07/19/2006  
 6.0 AC  
 ZONE RA  
 BUILT 2000

THOMAS, MATTHEW J.  
 167 MILL ST.  
 M/P: 110-19-0  
 BK/PG: 69940/488  
 09/15/2017  
 5.0 AC  
 BUILT 2016

SNYDEMAN, WILLIAM J.  
 74 JENKINS RD.  
 M/P: 217-82-0  
 BK/PG: 31800/461  
 09/08/2000  
 5.0 AC  
 BUILT 2000

COLEMAN, JUSTIN M.  
 46 JENKINS RD.  
 M/P: 217-85-2  
 BK/PG: 59073/060  
 05/11/2012  
 5.04 AC  
 BUILT 2013

SCHULET  
 DANIEL E.



TOWN OF GROTON  
 PLANNING BOARD APPROVAL  
 APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_



SEE SHEET EX-2  
 SEE SHEET EX-3

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

**GRATIIVITY BROOK FARM ESTATES  
 EXISTING CONDITIONS PLAN**

63 GRATIVITY ROAD  
 GROTON, MA

SCALE: 1" = 50'

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATIVITY ROAD, LLC  
 256 ATER ROAD, MA 01460

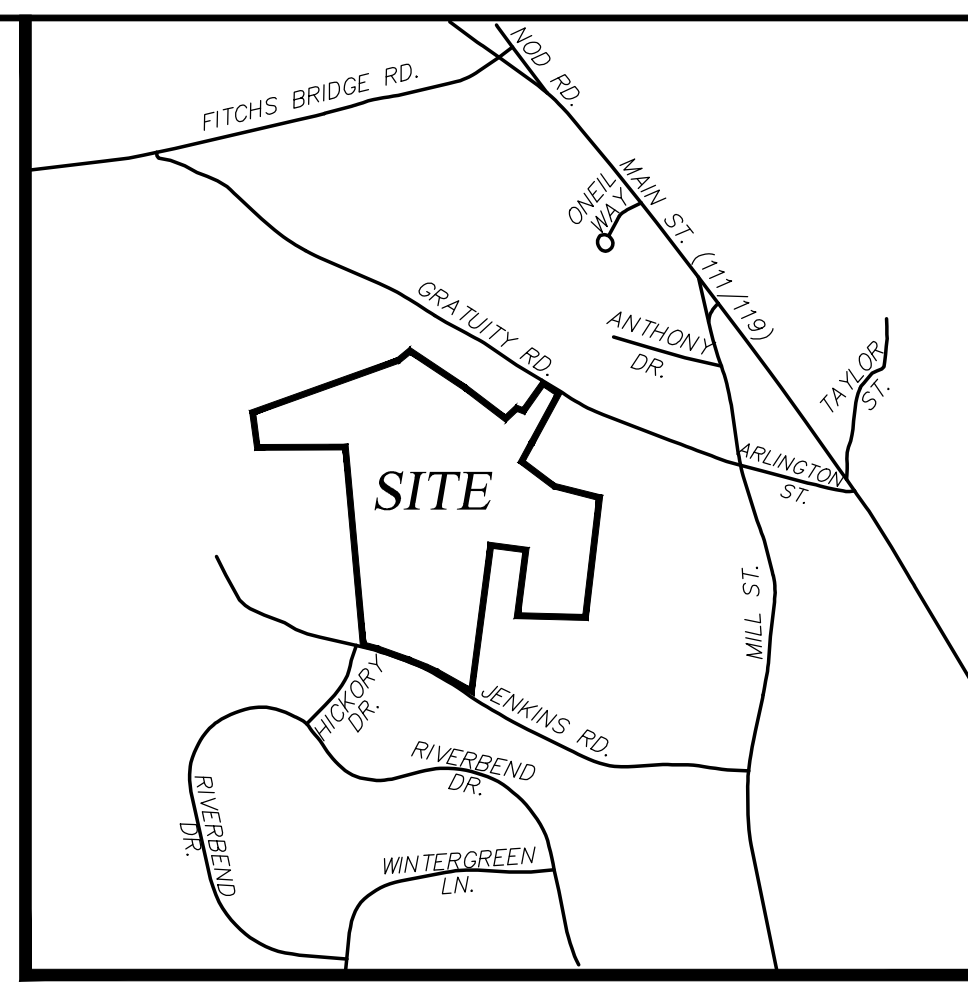
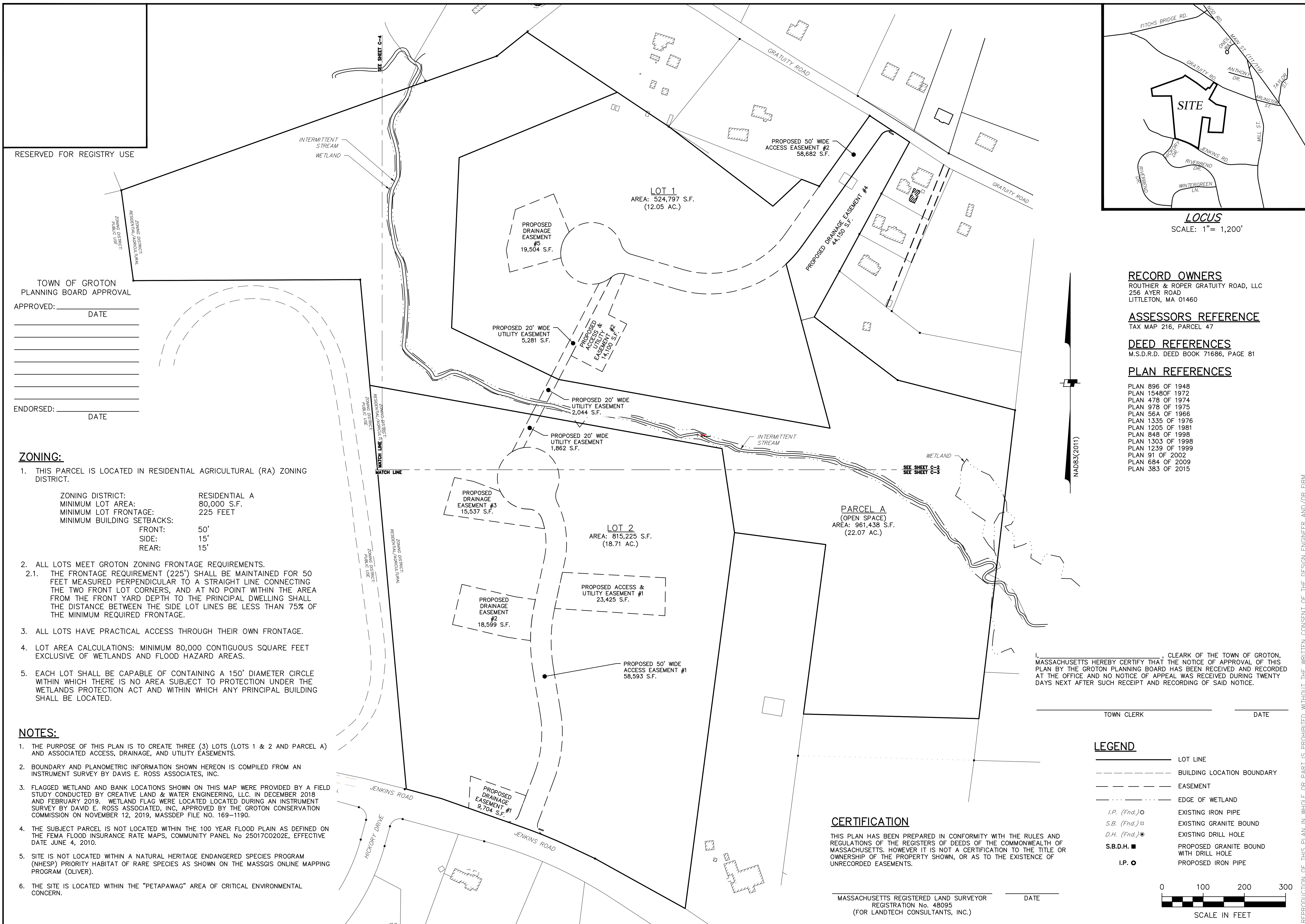
DESIGN	MJS	CHECK	MAW
DRAFT	MJS	CHECK	MAW

AUGUST 12, 2024

JOB NO.	22-243
DWG. NO.	11142
SHEET	EX-4
DATE	REVISION
BY	

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TOWN OF GROTON  
PLANNING BOARD APPROVAL  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

- ZONING:**
- THIS PARCEL IS LOCATED IN RESIDENTIAL AGRICULTURAL (RA) ZONING DISTRICT.  

ZONING DISTRICT:	RESIDENTIAL A
MINIMUM LOT AREA:	80,000 S.F.
MINIMUM LOT FRONTAGE:	225 FEET
MINIMUM BUILDING SETBACKS:	
FRONT:	50'
SIDE:	15'
REAR:	15'
  - ALL LOTS MEET GROTON ZONING FRONTAGE REQUIREMENTS.  
 2.1. THE FRONTAGE REQUIREMENT (225') SHALL BE MAINTAINED FOR 50 FEET MEASURED PERPENDICULAR TO A STRAIGHT LINE CONNECTING THE TWO FRONT LOT CORNERS, AND AT NO POINT WITHIN THE AREA FROM THE FRONT YARD DEPTH TO THE PRINCIPAL DWELLING SHALL THE DISTANCE BETWEEN THE SIDE LOT LINES BE LESS THAN 75% OF THE MINIMUM REQUIRED FRONTAGE.
  - ALL LOTS HAVE PRACTICAL ACCESS THROUGH THEIR OWN FRONTAGE.
  - LOT AREA CALCULATIONS: MINIMUM 80,000 CONTIGUOUS SQUARE FEET EXCLUSIVE OF WETLANDS AND FLOOD HAZARD AREAS.
  - EACH LOT SHALL BE CAPABLE OF CONTAINING A 150' DIAMETER CIRCLE WITHIN WHICH THERE IS NO AREA SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT AND WITHIN WHICH ANY PRINCIPAL BUILDING SHALL BE LOCATED.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE THREE (3) LOTS (LOTS 1 & 2 AND PARCEL A) AND ASSOCIATED ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
  - BOUNDARY AND PLANOMETRIC INFORMATION SHOWN HEREON IS COMPILED FROM AN INSTRUMENT SURVEY BY DAVIS E. ROSS ASSOCIATES, INC.
  - FLAGGED WETLAND AND BANK LOCATIONS SHOWN ON THIS MAP WERE PROVIDED BY A FIELD STUDY CONDUCTED BY CREATIVE LAND & WATER ENGINEERING, LLC. IN DECEMBER 2018 AND FEBRUARY 2019. WETLAND FLAG WERE LOCATED DURING AN INSTRUMENT SURVEY BY DAVID E. ROSS ASSOCIATED, INC. APPROVED BY THE GROTON CONSERVATION COMMISSION ON NOVEMBER 12, 2019, MASSDEP FILE NO. 169-1190.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No 25017C0202E, EFFECTIVE DATE JUNE 4, 2010.
  - SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE MASSGIS ONLINE MAPPING PROGRAM (OLIVER).
  - THE SITE IS LOCATED WITHIN THE "PETAPAWAG" AREA OF CRITICAL ENVIRONMENTAL CONCERN.

**RECORD OWNERS**  
 ROUTHIER & ROPER GRATUITY ROAD, LLC  
 256 AYER ROAD  
 LITTLETON, MA 01460

**ASSESSORS REFERENCE**  
 TAX MAP 216, PARCEL 47

**DEED REFERENCES**  
 M.S.D.R.D. DEED BOOK 71686, PAGE 81

**PLAN REFERENCES**  
 PLAN 896 OF 1948  
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 PLAN 1239 OF 1999  
 PLAN 91 OF 2002  
 PLAN 684 OF 2009  
 PLAN 383 OF 2015

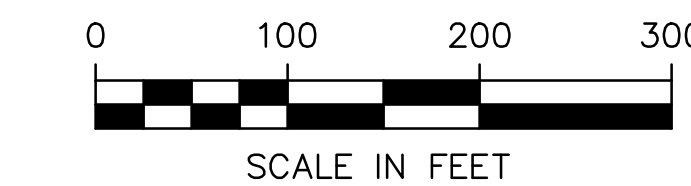
\_\_\_\_\_, CLERK OF THE TOWN OF GROTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE GROTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
TOWN CLERK  
\_\_\_\_\_  
DATE

- LEGEND**
- LOT LINE
  - BUILDING LOCATION BOUNDARY
  - - - - - EASEMENT
  - ..... EDGE OF WETLAND
  - I.P. (Fnd.) O EXISTING IRON PIPE
  - S.B. (Fnd.) O EXISTING GRANITE BOUND
  - D.H. (Fnd.) O EXISTING DRILL HOLE
  - S.B.D.H. ■ PROPOSED GRANITE BOUND WITH DRILL HOLE
  - I.P. O PROPOSED IRON PIPE

**CERTIFICATION**  
 THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

\_\_\_\_\_  
MASSACHUSETTS REGISTERED LAND SURVEYOR  
 REGISTRATION No. 48095  
 (FOR LANDTECH CONSULTANTS, INC.)  
 \_\_\_\_\_  
DATE



NO.	DATE	REVISION	BY

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 256 AYER ROAD,  
 LITTLETON, MA 01460

DESIGN	MJS	CHECK	MAW
DRAFT	MJS		

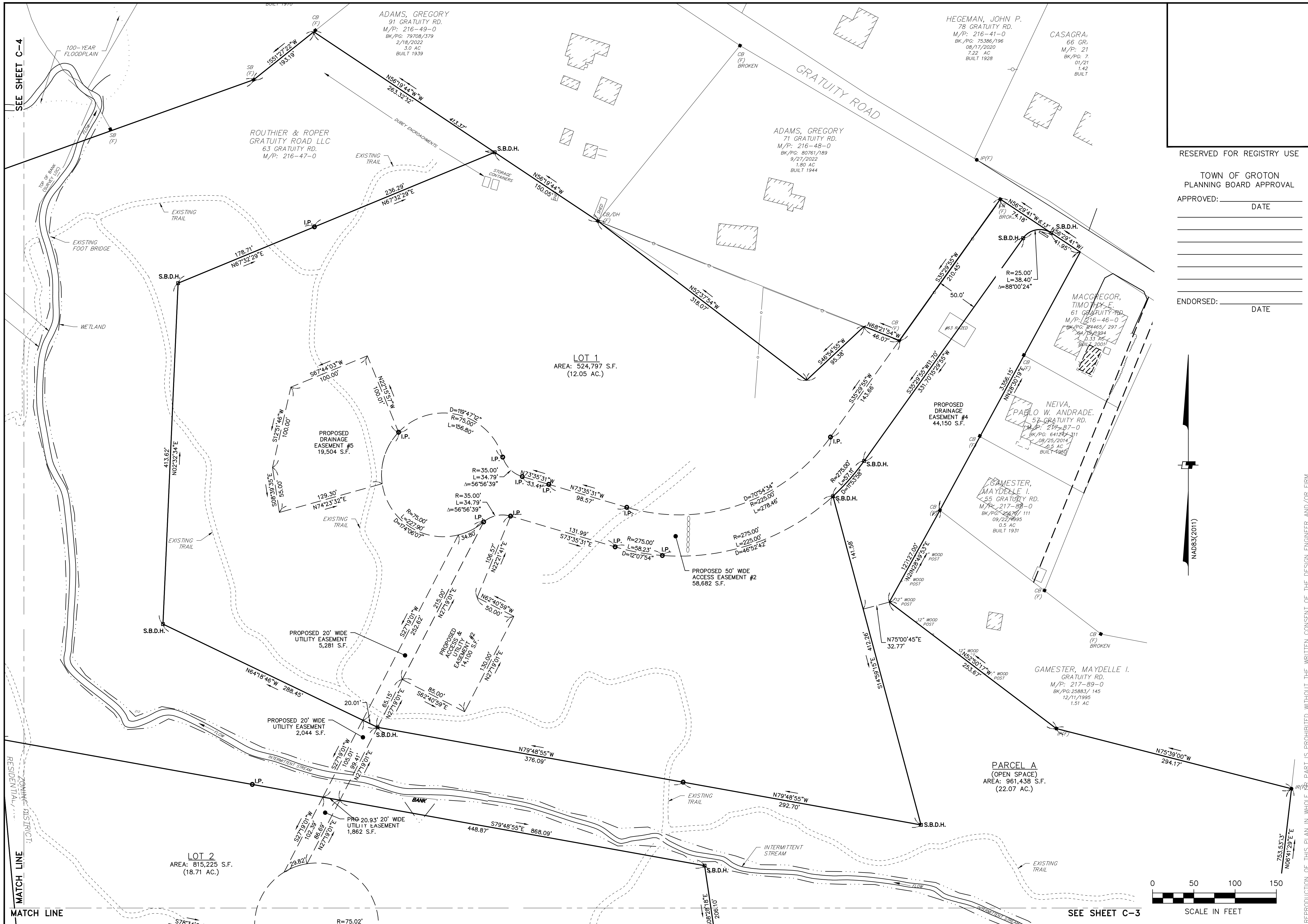
**GRATUITY BROOK FARM ESTATES  
 PLAN OF LAND  
 63 GRATUITY ROAD  
 GROTON, MA**

SCALE: 1" = 100'  
 AUGUST 12, 2024

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

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JOB NO.	22-243	DWG. NO.	11142	SHEET	C-1
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SEE SHEET C-4

MATCH LINE

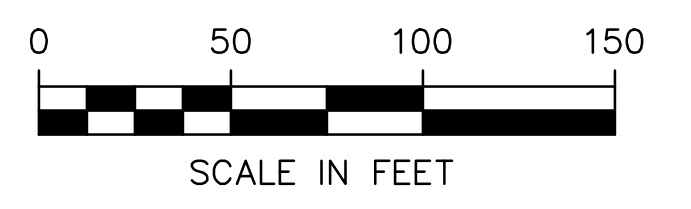
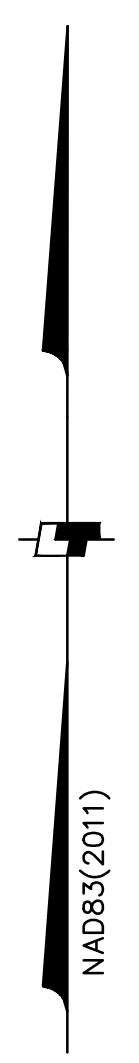
SEE SHEET C-3

RESERVED FOR REGISTRY USE

TOWN OF GROTON  
PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_  
DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_  
DATE \_\_\_\_\_



NO.	DATE	REVISION	BY

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

DESIGN: MUS  
DRAFT: MUS  
CHECK: MAW

GRATUITY BROOK FARM ESTATES  
PLAN OF LAND  
63 GRATUITY ROAD  
GROTON, MA

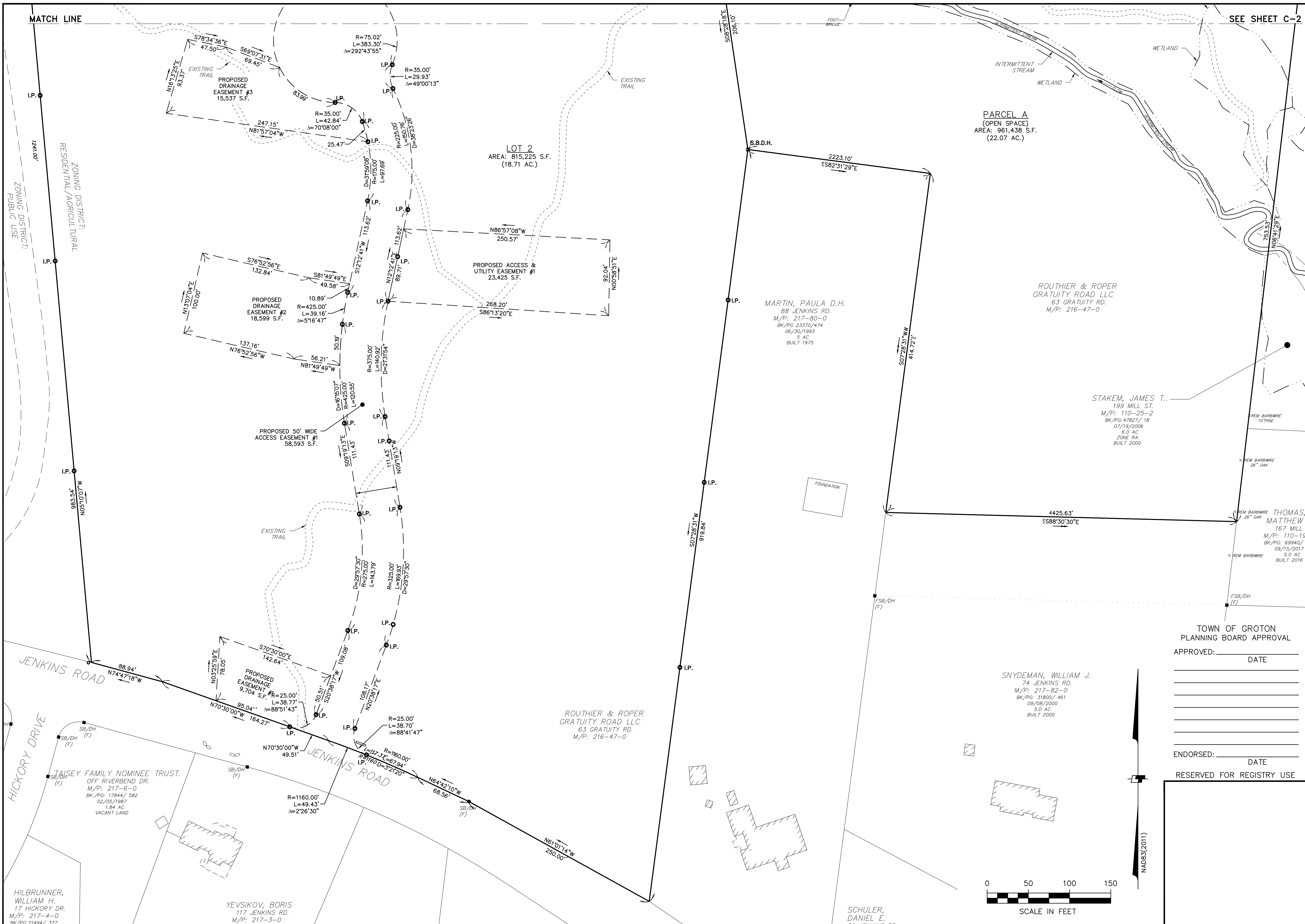
SCALE: 1" = 50'

AUGUST 12, 2024

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-------------------	-------------------	--------------



SEE SHEET C-2

PARCEL A  
(OPEN SPACE)  
AREA: 961,438 S.F.  
(22.07 AC.)

LOT 2  
AREA: 815,225 S.F.  
(18.71 AC.)

ROUTHIER & ROPER  
GRATUITY ROAD LLC  
63 GRATUITY RD.  
M/P: 216-47-0

MARTIN, PAULA D.H.  
88 JENKINS RD.  
M/P: 217-80-0  
BK/PG: 23350/474  
06/30/1993  
5 AC  
BUILT 1975

STAKEM, JAMES T..  
199 MILL ST.  
M/P: 110-25-2  
BK/PG: 47827/18  
07/19/2006  
6.0 AC  
ZONE RA  
BUILT 2000

THOMAS, MATTHEW  
167 MILL  
M/P: 110-19  
BK/PG: 89940/1  
09/15/2017  
5.0 AC  
BUILT 2016

SNYDEMAN, WILLIAM J.  
74 JENKINS RD.  
M/P: 217-82-0  
BK/PG: 31800/461  
09/08/2000  
5.0 AC  
BUILT 2000

ROUTHIER & ROPER  
GRATUITY ROAD LLC  
63 GRATUITY RD.  
M/P: 216-47-0

TALSEY FAMILY NOMINEE TRUST.  
OFF RIVERBEND DR.  
M/P: 217-6-0  
BK/PG: 17844/582  
02/05/1987  
1.84 AC  
VACANT LAND

YEVSIKOV, BORIS  
117 JENKINS RD.  
M/P: 217-3-0

HILBRUNNER,  
WILLIAM H.  
17 HICKORY DR.  
M/P: 217-4-0  
BK/PG: 21494/377

TOWN OF GROTON  
PLANNING BOARD APPROVAL  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_  
ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_  
RESERVED FOR REGISTRY USE



NO.	DATE	REVISION	BY

DESIGN	DRAFT	CHECK
MJS	MJS	MAW

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

GRATUITY BROOK FARM ESTATES  
PLAN OF LAND  
63 GRATUITY ROAD  
GROTON, MA

DESIGN: MJS  
DRAFT: MJS  
CHECK: MAW

AUGUST 12, 2024

SCALE: 1" = 50'

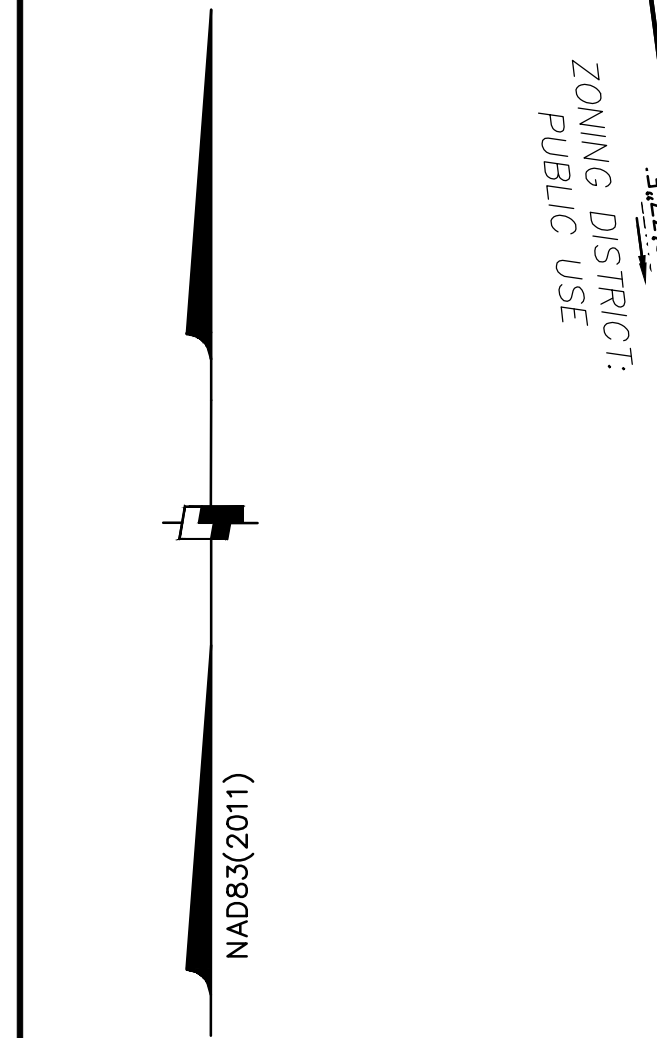
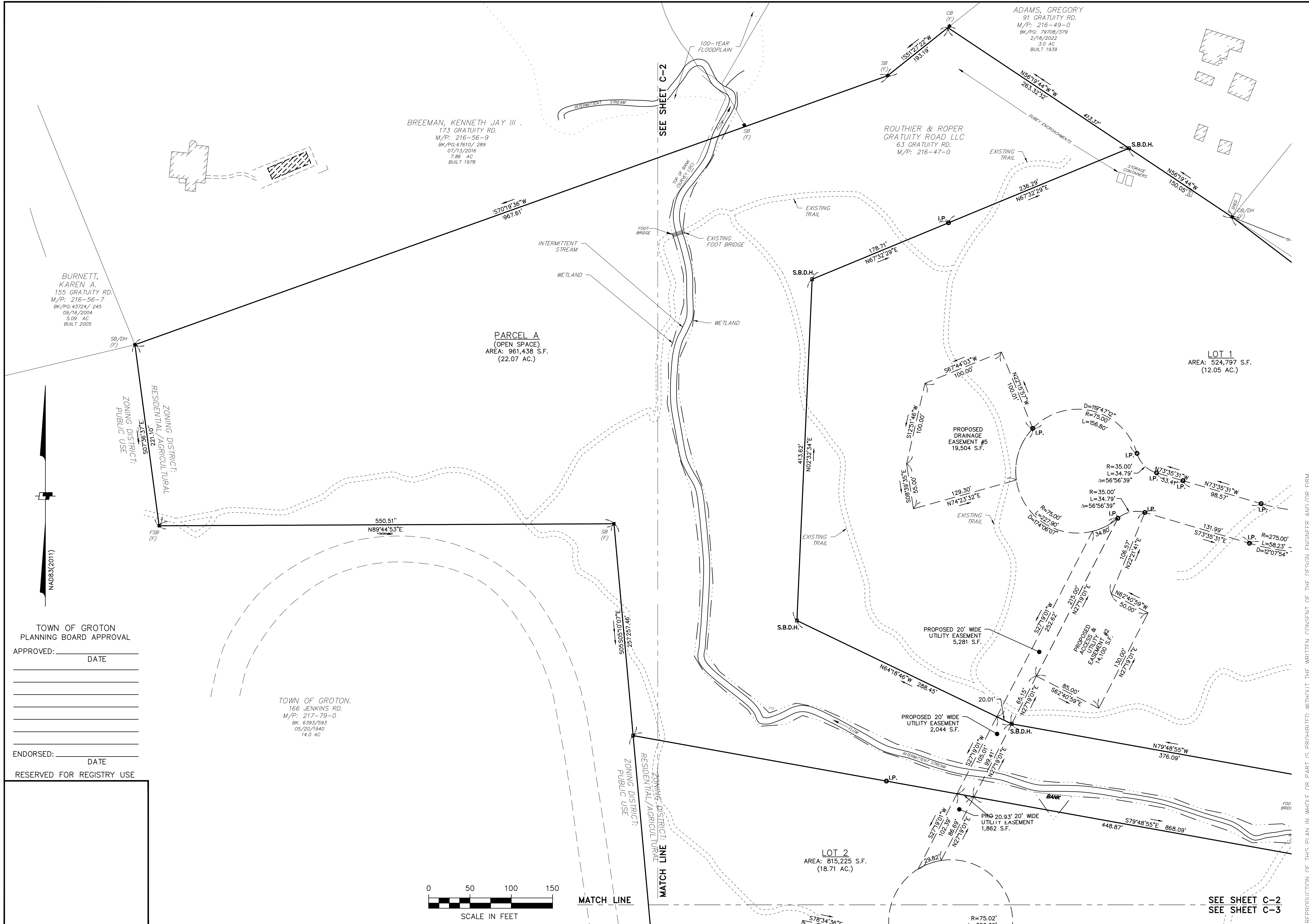
Landatech  
Consultants

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JOB NO. 22-243	DWG. NO. 11142	SHEET C-3
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TOWN OF GROTON  
PLANNING BOARD APPROVAL  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

RESERVED FOR REGISTRY USE

JOB NO. 22-243	DWG. NO. 11142	SHEET C-4
-------------------	-------------------	--------------

DATE	REVISION	BY

DESIGN	MJS	CHECK	MAW
DRAFT	MJS		

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES  
PLAN OF LAND**  
63 GRATUITY ROAD  
GROTON, MA

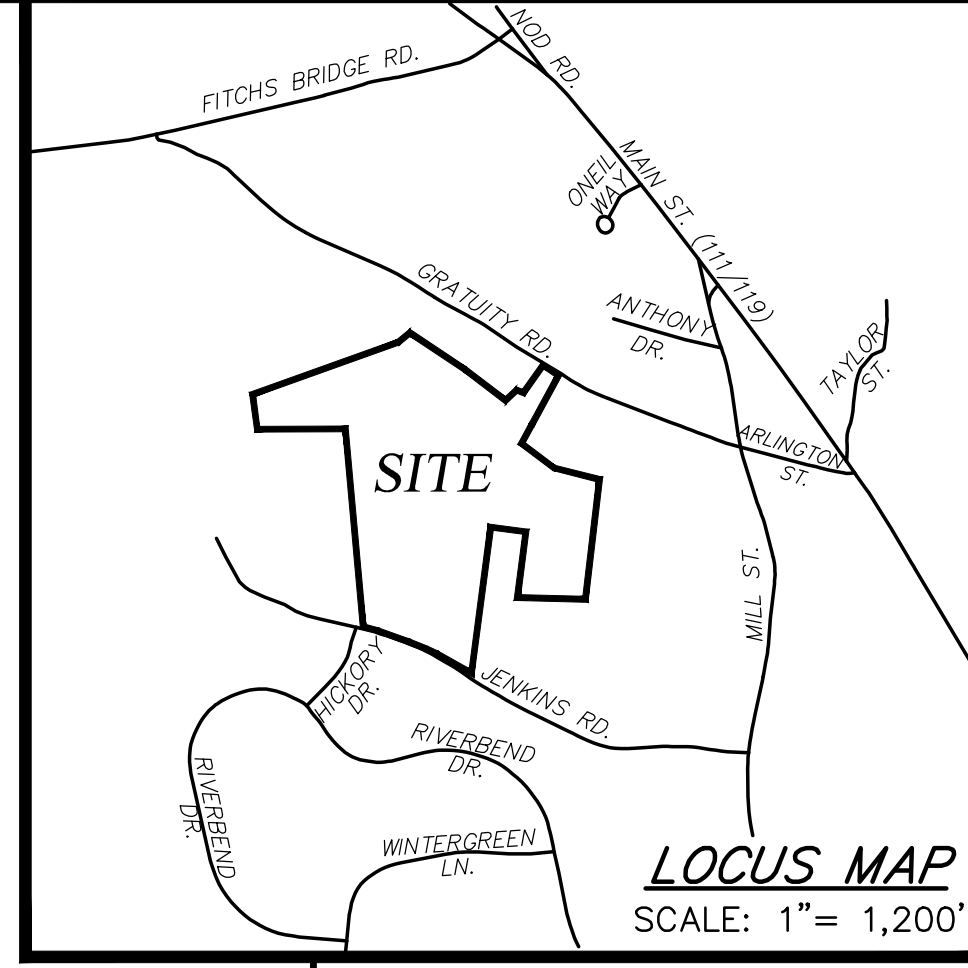
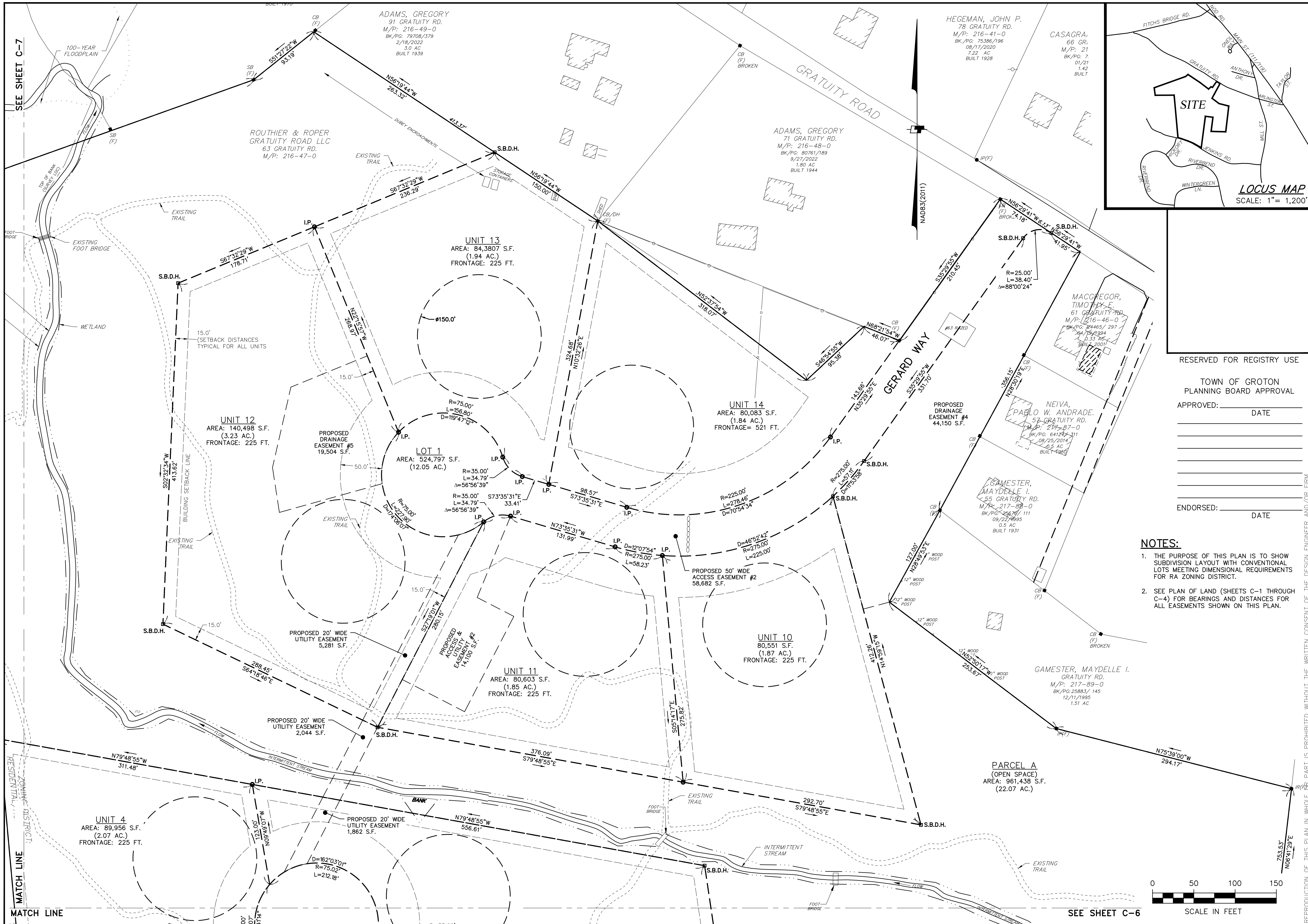
SCALE: 1" = 50'

AUGUST 12, 2024

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

**Landtech**  
Consultants

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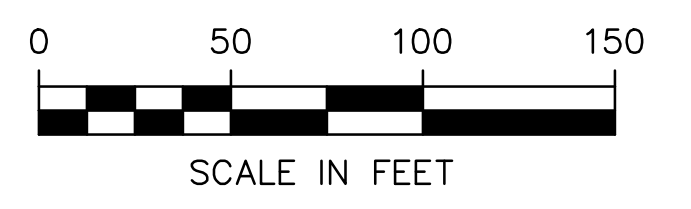
RESERVED FOR REGISTRY USE

TOWN OF GROTON  
PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW SUBDIVISION LAYOUT WITH CONVENTIONAL LOTS MEETING DIMENSIONAL REQUIREMENTS FOR RA ZONING DISTRICT.
  2. SEE PLAN OF LAND (SHEETS C-1 THROUGH C-4) FOR BEARINGS AND DISTANCES FOR ALL EASEMENTS SHOWN ON THIS PLAN.



NO.	DATE	REVISION	BY

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

DESIGN: MUS  
DRAFT: MUS  
CHECK: MAW

GRATUITY BROOK FARM ESTATES  
PROPERTY RIGHTS PLAN  
63 GRATUITY ROAD  
GROTON, MA

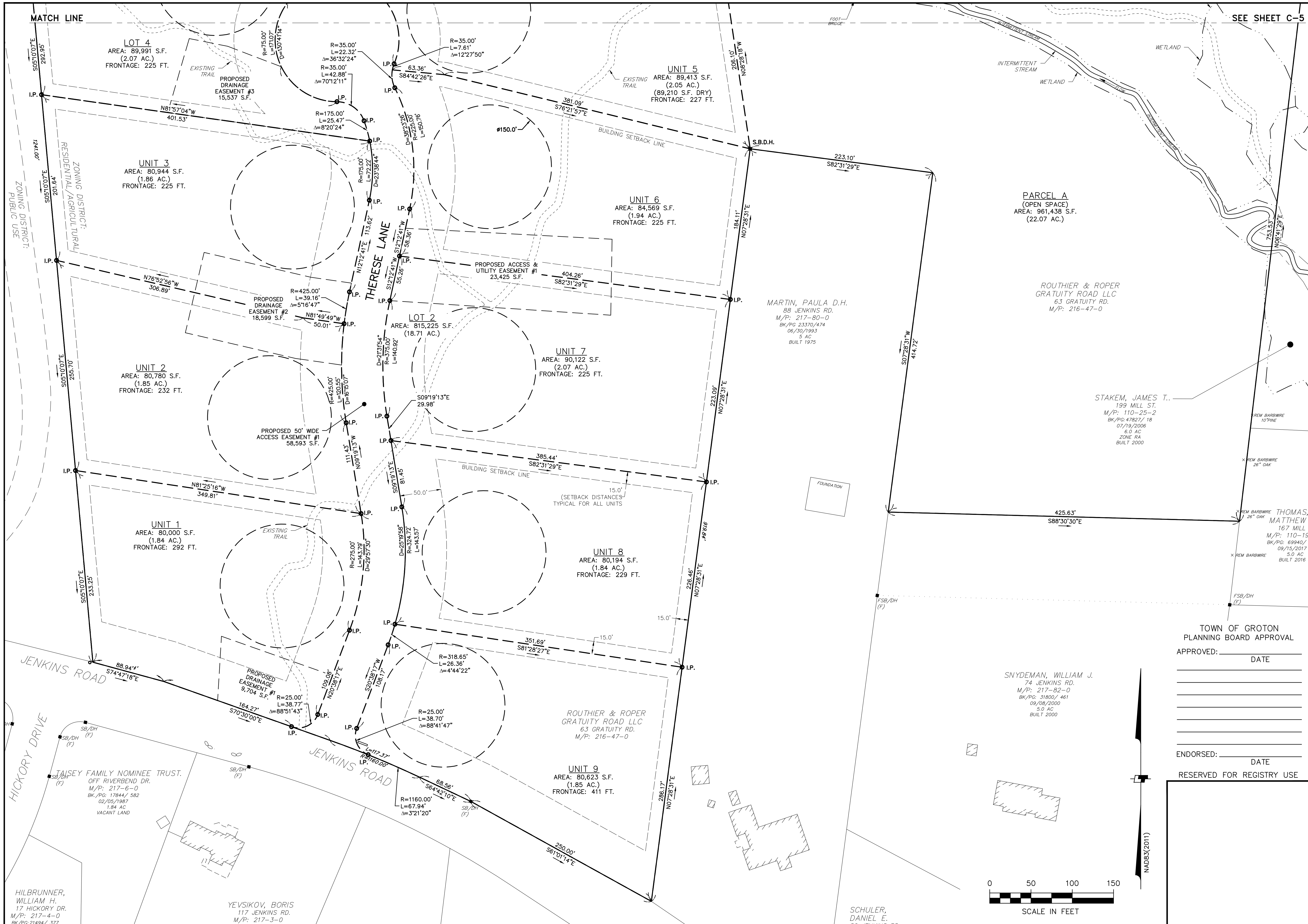
SCALE: 1" = 50'

AUGUST 12, 2024

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JOB NO. 22-243	DWG. NO. 11142	SHEET C-5
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SEE SHEET C-5

NO.	DATE	REVISION	BY

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 256 ATER ROAD,  
 LITTLETON, MA 01460

DESIGN MJS  
 DRAFT MJS  
 CHECK MAW

AUGUST 12, 2024

GRATUITY BROOK FARM ESTATES  
 PROPERTY RIGHTS PLAN  
 63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 50'

JOB NO. 22-243	DWG. NO. 11142	SHEET C-6
-------------------	-------------------	--------------

PARCEL A  
 (OPEN SPACE)  
 AREA: 961,438 S.F.  
 (22.07 AC.)

ROUTHIER & ROPER  
 GRATUITY ROAD LLC  
 63 GRATUITY RD.  
 M/P: 216-47-0

STAKEM, JAMES T..  
 199 MILL ST.  
 M/P: 110-25-2  
 BK/P: 47827/18  
 07/19/2006  
 6.0 AC  
 ZONE RA  
 BUILT 2000

THOMAS, MATTHEW  
 167 MILL  
 M/P: 110-19  
 BK/P: 89940/1  
 09/15/2017  
 5.0 AC  
 BUILT 2016

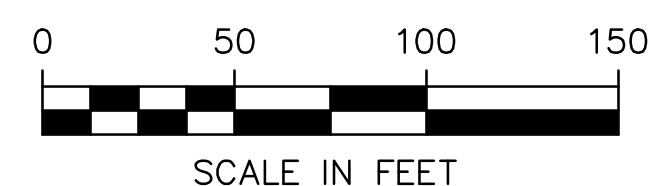
SNYDEMAN, WILLIAM J.  
 74 JENKINS RD.  
 M/P: 217-82-0  
 BK/P: 31800/461  
 09/08/2000  
 5.0 AC  
 BUILT 2000

TOWN OF GROTON  
 PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

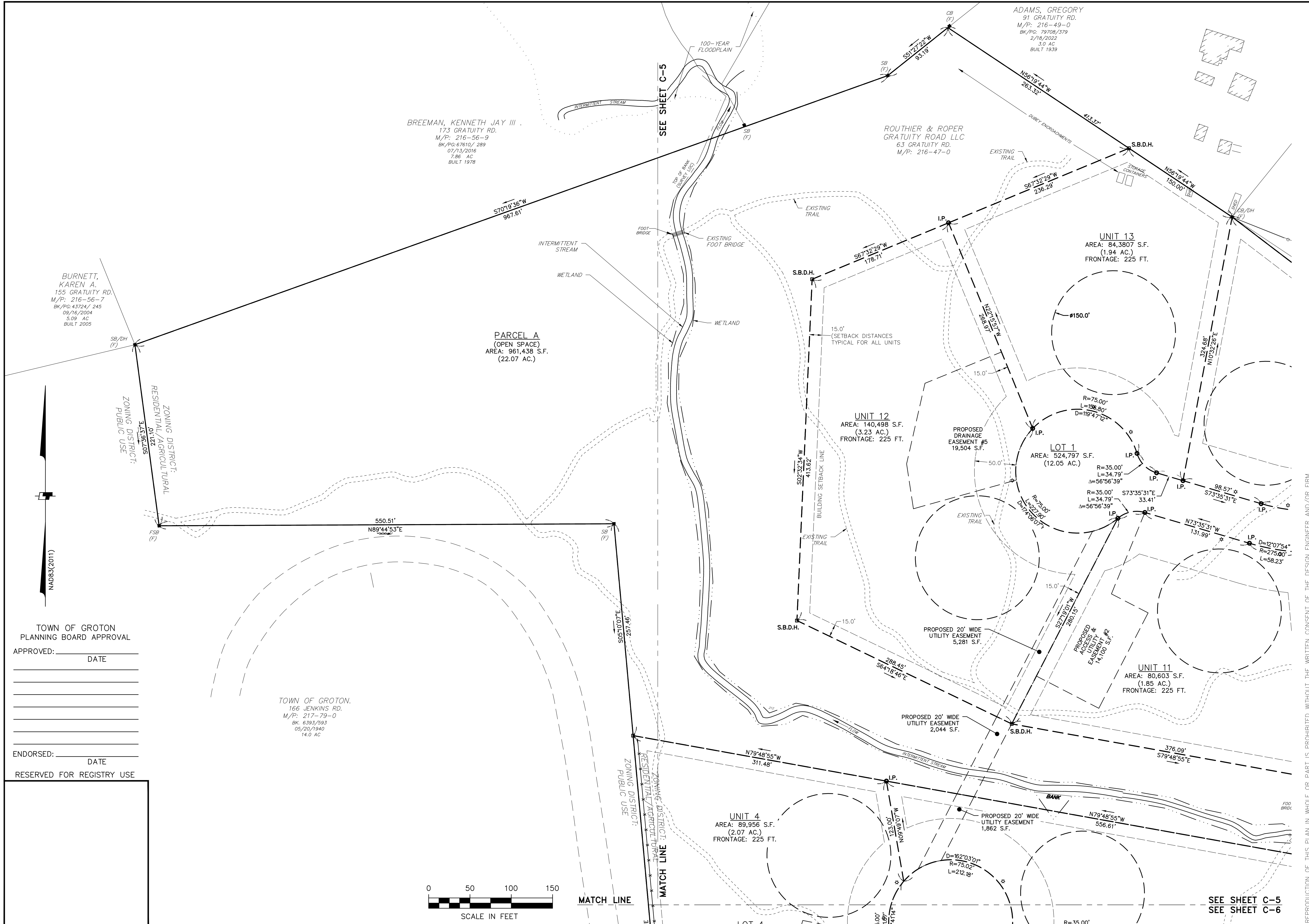
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NAD83(2011)



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BURNETT, KAREN A.  
155 GRATUITY RD.  
M/P: 216-56-7  
BK/PG: 43724 / 245  
09/16/2004  
5.09 AC  
BUILT 2005

BREEMAN, KENNETH JAY III  
173 GRATUITY RD.  
M/P: 216-56-9  
BK/PG: 67610 / 289  
07/13/2016  
7.86 AC  
BUILT 1978

ADAMS, GREGORY  
91 GRATUITY RD.  
M/P: 216-49-0  
BK/PG: 79708 / 379  
2/18/2022  
3.0 AC  
BUILT 1939

ROUTHIER & ROPER  
GRATUITY ROAD LLC  
63 GRATUITY RD.  
M/P: 216-47-0

PARCEL A  
(OPEN SPACE)  
AREA: 961,438 S.F.  
(22.07 AC.)

UNIT 12  
AREA: 140,498 S.F.  
(3.23 AC.)  
FRONTAGE: 225 FT.

UNIT 13  
AREA: 84,3807 S.F.  
(1.94 AC.)  
FRONTAGE: 225 FT.

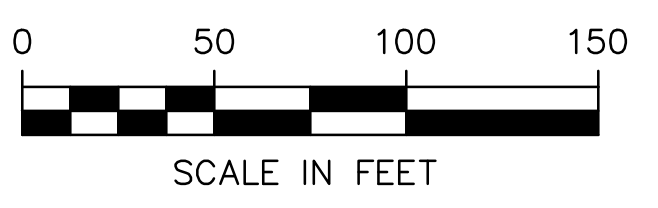
LOT 1  
AREA: 524,797 S.F.  
(12.05 AC.)

UNIT 11  
AREA: 80,603 S.F.  
(1.85 AC.)  
FRONTAGE: 225 FT.

UNIT 4  
AREA: 89,956 S.F.  
(2.07 AC.)  
FRONTAGE: 225 FT.

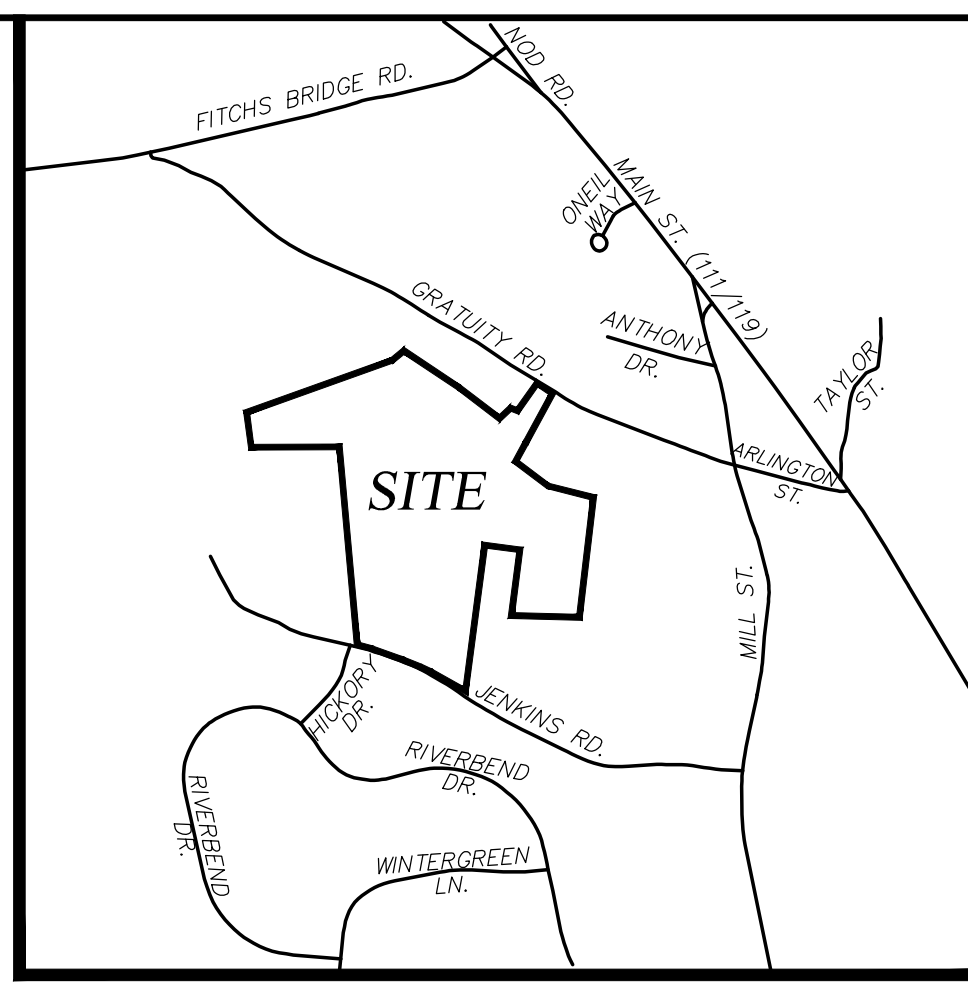
TOWN OF GROTON  
PLANNING BOARD APPROVAL  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_  
RESERVED FOR REGISTRY USE

TOWN OF GROTON.  
166 JENKINS RD.  
M/P: 217-79-0  
BK: 6393/593  
05/20/1940  
14.0 AC



REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

JOB NO. 22-243	DWG. NO. 11142	SHEET C-7	DATE AUGUST 12, 2024	REVISION	BY
PREPARED FOR: ROUTHIER & ROPER GRATUITY ROAD, LLC 256 ATER ROAD, LITTLETON, MA 01460			DESIGN MJS	DRAFT MJS	CHECK MAW
<b>GRATUITY BROOK FARM ESTATES PROPERTY RIGHTS PLAN</b> 63 GRATUITY ROAD GROTON, MA			SCALE: 1" = 50'		
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**RECORD OWNERS**  
 ROUTHIER & ROPER GRATUITY ROAD, LLC  
 256 AYER ROAD  
 LITTLETON, MA 01460

**ASSESSORS REFERENCE**  
 TAX MAP 216, PARCEL 47

**DEED REFERENCES**  
 M.S.D.R.D. DEED BOOK 71686, PAGE 81

DATE	REVISION	BY

DESIGN	DRAFT	CHECK
MJS	MJS	MAW

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 256 AYER ROAD,  
 LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES**  
**OVERALL OPEN SPACE PLAN**  
 63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 100'

AUGUST 12, 2024

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW LAYOUT DESIGNED IN ACCORDANCE WITH RULES AND REGULATIONS ASSOCIATED WITH THE SPECIAL PERMIT APPLICATION FOR A MAJOR RESIDENTIAL DEVELOPMENT.
  2. SEE PLAN OF LAND (SHEETS C-1 THROUGH C-4) AND PROPERTY RIGHTS PLAN (SHEETS C-5 THROUGH C-7) FOR BEARINGS AND DISTANCES FOR ALL UNITS AND EASEMENTS SHOWN ON THIS PLAN.

**OPEN SPACE**  
 TOTAL LOT AREA: 2,301,460 S.F.

OPEN SPACE AREAS:  
 961,438 S.F. (PARCEL A)  
 +783,872 S.F. (RESTRICTED USE AREAS)  
 1,745,310 S.F. (76% OF TOTAL LOT AREA)

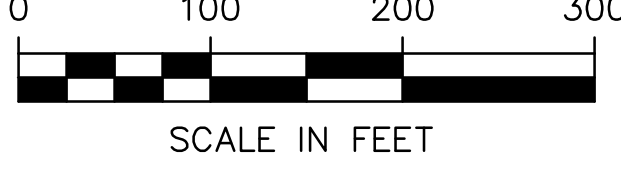
LESS WETLAND AND DRAINAGE EASEMENT #4 AREAS:  
 -50,618 S.F. (WETLAND)  
 -44,150 S.F. (DRAINAGE EASEMENT #4)

TOTAL OPEN SPACE AREA: 1,650,542 S.F. (72% OF LOT AREA)

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

\_\_\_\_\_ TOWN CLERK

\_\_\_\_\_ DATE



TOWN OF GROTON  
 PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

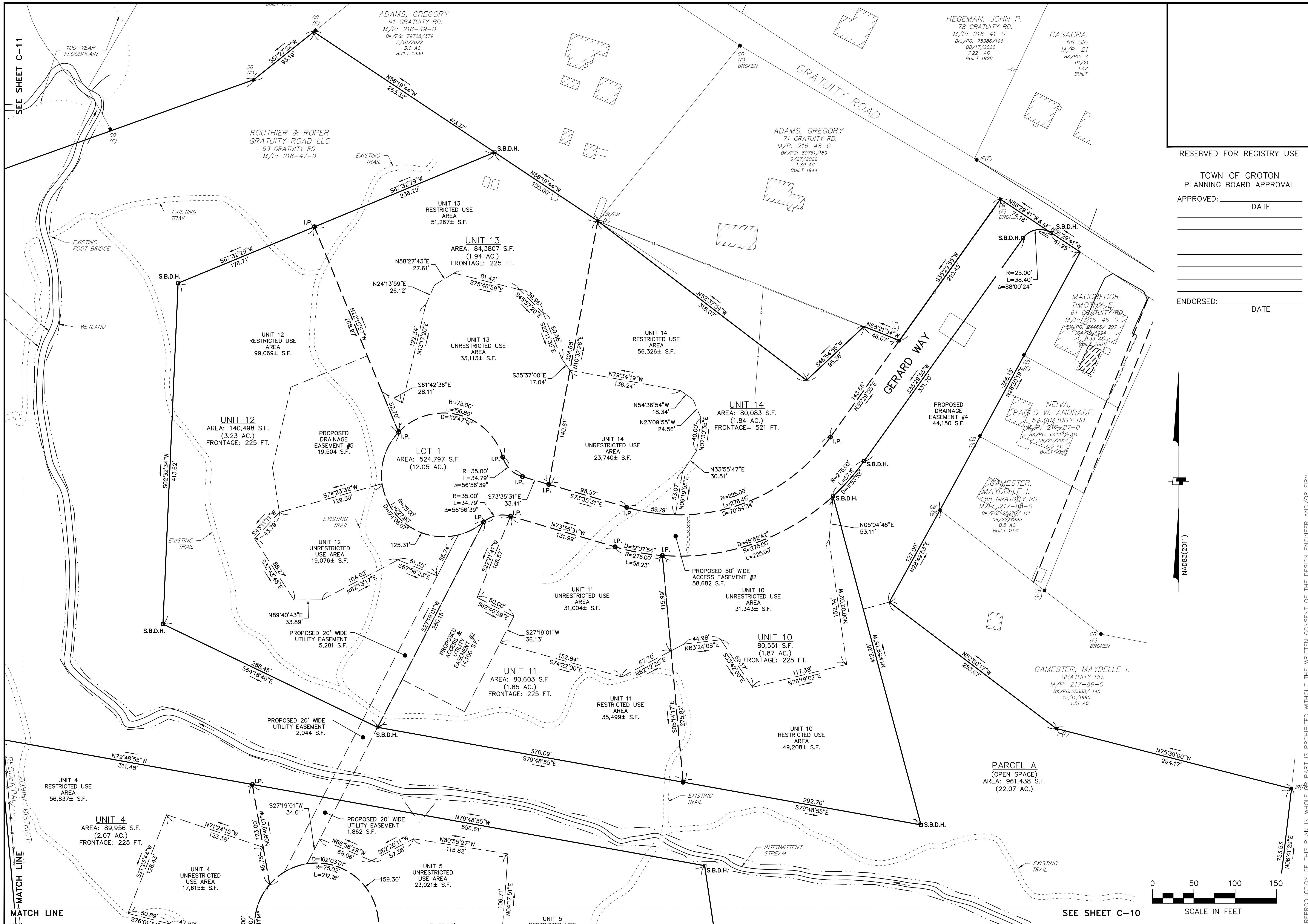
ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

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 Consultants

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JOB NO. 22-243  
 DWG. NO. 11142  
 SHEET C-8



SEE SHEET C-11

MATCH LINE

SEE SHEET C-10

RESERVED FOR REGISTRY USE

TOWN OF GROTON  
PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISION	BY

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

DESIGN MJS  
CHECK MAW

GRATUITY BROOK FARM ESTATES  
OPEN SPACE PLAN

63 GRATUITY ROAD  
GROTON, MA

AUGUST 12, 2024

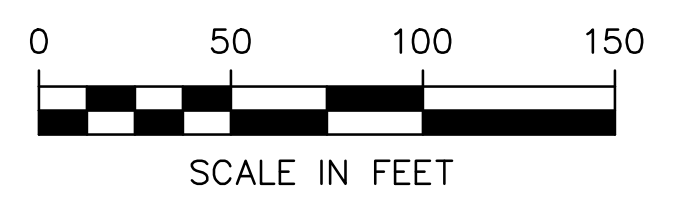
SCALE: 1" = 50'

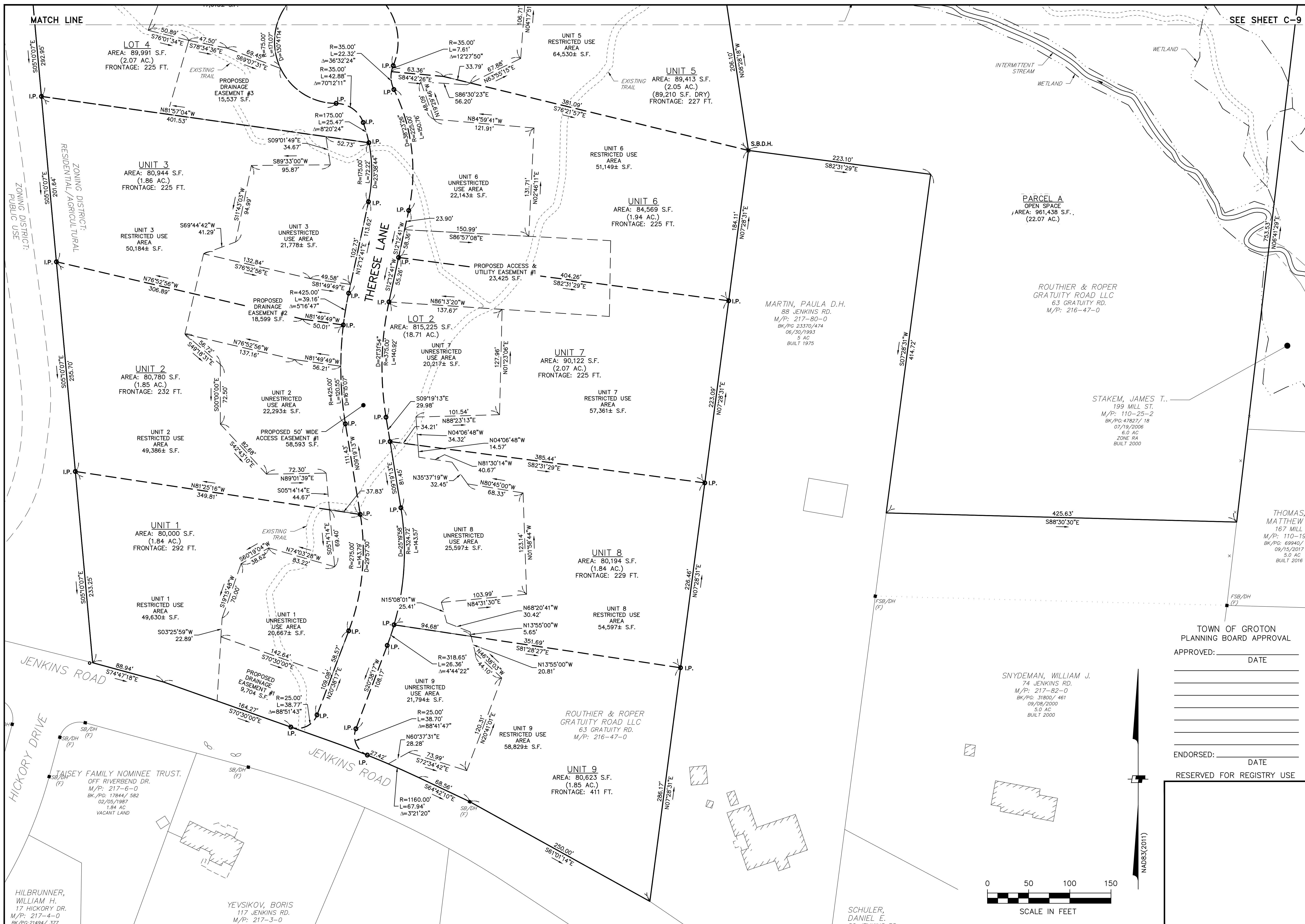
REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

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JOB NO. 22-243  
DWG. NO. 11142  
SHEET C-9





SEE SHEET C-9

NO.	DATE	REVISION	BY

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 256 ATER ROAD,  
 LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES  
 OPEN SPACE PLAN**  
 63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 50'

**Landtech**  
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JOB NO. 22-243	DWG. NO. 11142	SHEET C-10
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AUGUST 12, 2024

TOWN OF GROTON  
 PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

RESERVED FOR REGISTRY USE



HILBRUNNER, WILLIAM H.  
 17 HICKORY DR.  
 M/P: 217-4-0  
 BK/P: 21494 / 372

YEYSIKOV, BORIS  
 117 JENKINS RD.  
 M/P: 217-3-0

SNYDEMAN, WILLIAM J.  
 74 JENKINS RD.  
 M/P: 217-82-0  
 BK/P: 31800 / 461  
 09/08/2000  
 5.0 AC  
 BUILT 2000

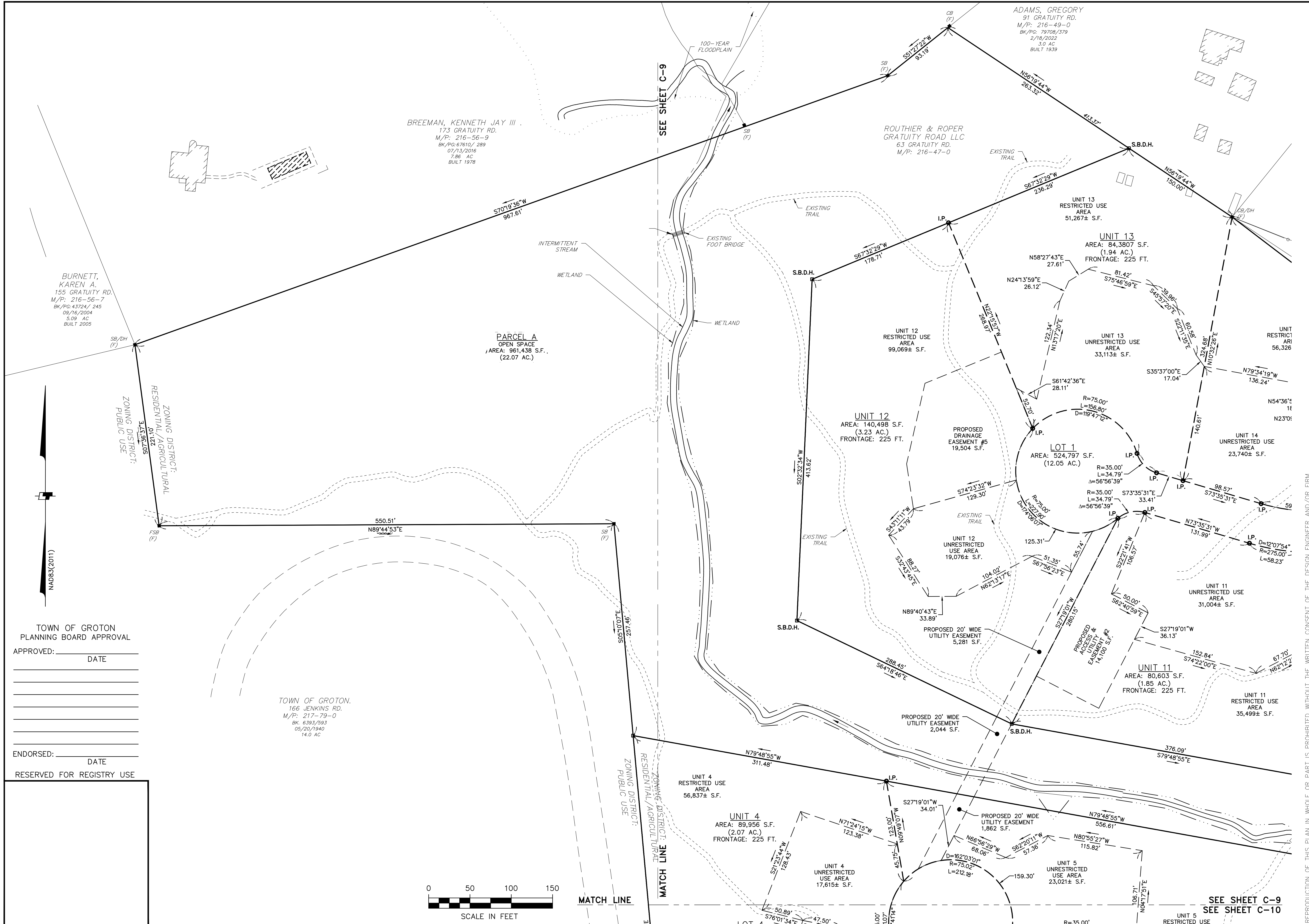
ROUTHIER & ROPER  
 GRATUITY ROAD LLC  
 63 GRATUITY RD.  
 M/P: 216-47-0

ROUTHIER & ROPER  
 GRATUITY ROAD LLC  
 63 GRATUITY RD.  
 M/P: 216-47-0

MARTIN, PAULA D.H.  
 88 JENKINS RD.  
 M/P: 217-80-0  
 BK/P: 23370/474  
 06/30/1993  
 5 AC  
 BUILT 1975

STAKEM, JAMES T..  
 199 MILL ST.  
 M/P: 110-25-2  
 BK/P: 47827 / 18  
 07/19/2006  
 6.0 AC  
 ZONE RA  
 BUILT 2000

THOMAS, MATTHEW  
 167 MILL  
 M/P: 110-19  
 BK/P: 89940 / 1  
 09/15/2017  
 5.0 AC  
 BUILT 2016



TOWN OF GROTON  
 PLANNING BOARD APPROVAL  
 APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_  
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**GRATUITY BROOK FARM ESTATES  
 OPEN SPACE PLAN**

63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 50'

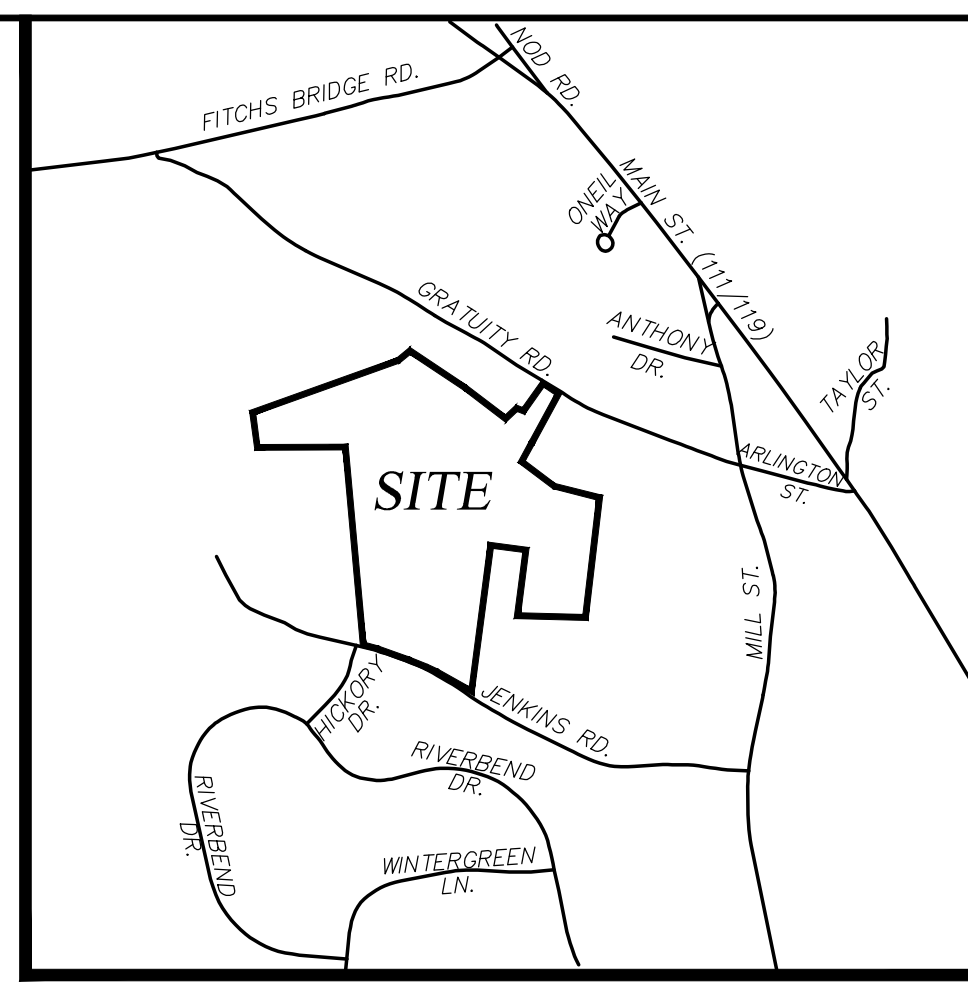
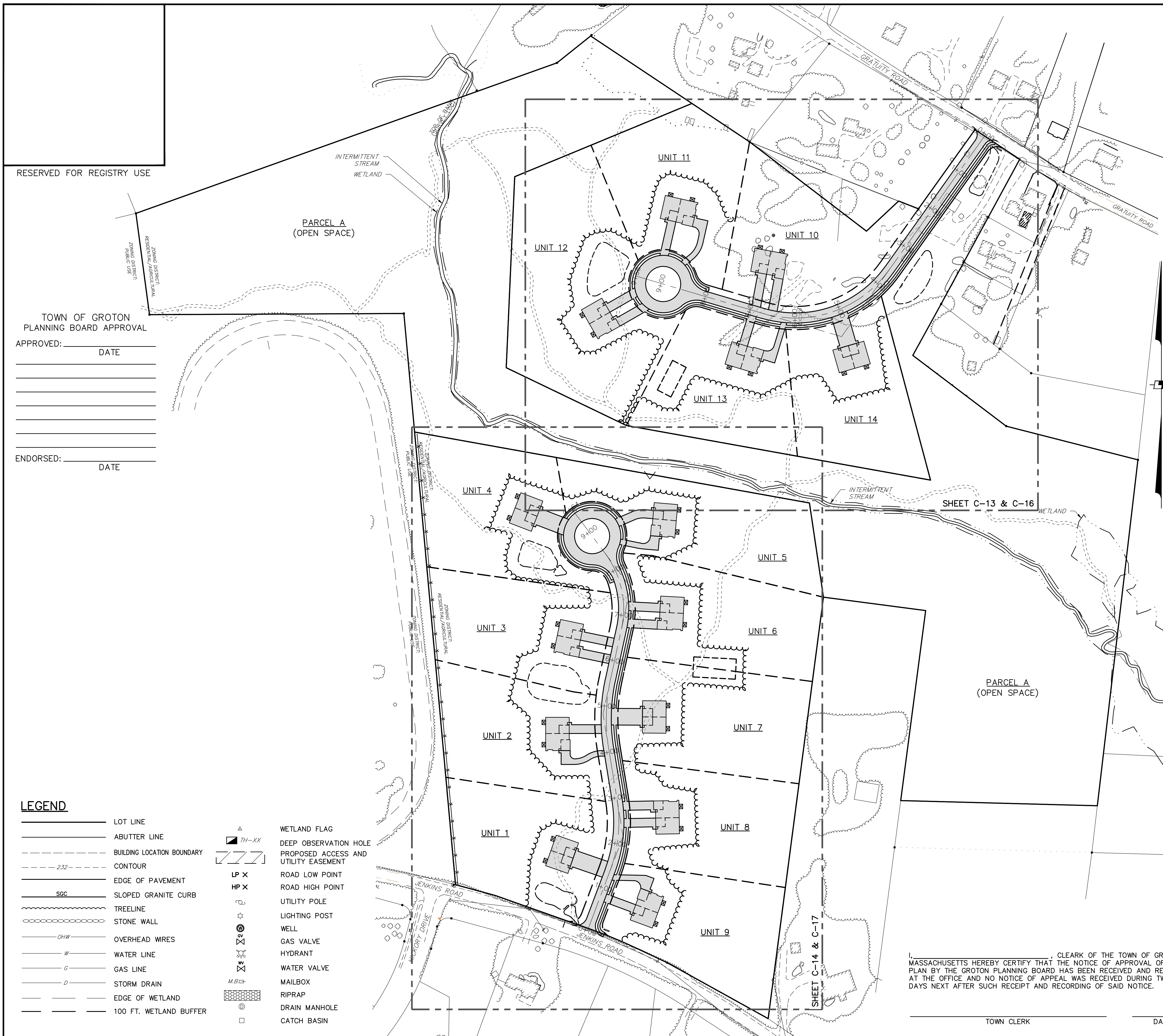
AUGUST 12, 2024

PREPARED FOR:	ROUTHER & ROPER GRATUITY ROAD, LLC 256 ATER ROAD, LITTLETON, MA 01460	CHECK MAW
DESIGN	MJS	DRAFT MJS

JOB NO.	22-243	DWG. NO.	11142	SHEET	C-11
DATE		REVISION			

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TOWN OF GROTON  
PLANNING BOARD APPROVAL  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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\_\_\_\_\_  
ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

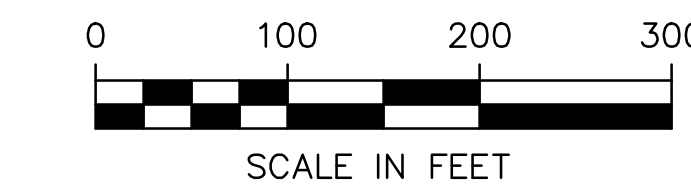
**LEGEND**

—	LOT LINE	△	WETLAND FLAG
—	ABUTTER LINE	TH-XX	DEEP OBSERVATION HOLE
- - -	BUILDING LOCATION BOUNDARY	— / —	PROPOSED ACCESS AND UTILITY EASEMENT
- - - 2.32 - - -	CONTOUR	LP X	ROAD LOW POINT
—	EDGE OF PAVEMENT	HP X	ROAD HIGH POINT
— SGC —	SLOPED GRANITE CURB	○	UTILITY POLE
—	TREELINE	☆	LIGHTING POST
—	STONE WALL	⊙	WELL
— OHW —	OVERHEAD WIRES	⊕	GAS VALVE
— W —	WATER LINE	⊖	HYDRANT
— G —	GAS LINE	⊗	WATER VALVE
— D —	STORM DRAIN	M.B.T.	MAILBOX
—	EDGE OF WETLAND	⊙	DRAIN MANHOLE
—	100 FT. WETLAND BUFFER	□	CATCH BASIN

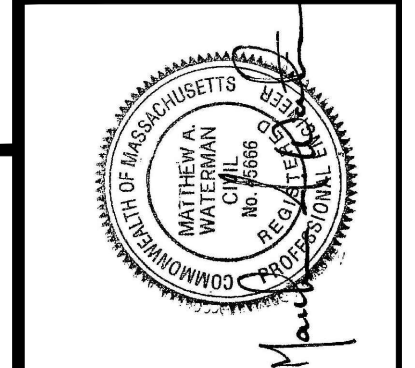
- NOTES**
1. DRIVEWAY WIDTHS SHALL BE NO LESS THAN TWELVE (12) FEET AND NO GREATER THAN THIRTY-SIX (36) FEET AT THE CURB OPENING.
  2. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
  3. NO TREES OR SHRUBS SHALL BE PLANTED AT THE STREET INTERSECTION WHERE THEY COULD BECOME A TRAFFIC HAZARD BY OBSTRUCTING VISION.
  4. ALL TREES SHALL BE GUARANTEED BY THE DEVELOPER FOR THEIR ERRECTNESS AND GOOD HEALTH FOR TWO (2) YEARS AFTER PLANTING.
  5. THE LANDSCAPING SHOWN ON THE FINAL APPROVED PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE FUTURE HOME-OWNERS ASSOCIATION. ANY DEAD VEGETATION SHALL BE REMOVED IMMEDIATELY AND REPLACED IN ACCORDANCE WITH THE SPECIFICATION ON PLAN.
  6. ALL BOULDERS REMOVED FROM ANY EXISTING STONE WALLS ARE TO BE REUSED ON SITE AS LANDSCAPE FEATURES.
  7. LAWN SEED MIX SHALL INCLUDE A MIXTURE OF 30% PERENNIAL RYEGRASS, 30% TALL FESCUE AND 40% KENTUCKY BLUEGRASS APPLIED AT A RATE OF 1.0 LBS/500 SF
  8. SNOW STORAGE AREAS SHALL BE AS SHOWN ON THIS PLAN. ALL SNOW STORAGE SHALL REMAIN ADJACENT TO PAVED SURFACES. ALL DEBRIS WILL BE CLEARED FROM THE SNOW STORAGE AREAS AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON AND NO LATER THAN MAY 15.
  9. OWNER SHALL MAINTAIN LANDSCAPE PLANTINGS TO ENSURE THE AESTHETIC APPEARANCE AND OVERALL PLANT HEALTHINESS IS RETAINED. THIS INCLUDES INSPECTING AND REPLACING PLANTINGS AS NECESSARY, WEEKLY MOWING AND MULCHING.
  10. EXISTING TREE LINE TO BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE.
  11. UNLESS OTHERWISE NOTED, ALL OPEN AREAS ARE ASSUMED TO BE SEEDED WITH GRASS.
  12. PROPOSED TREE TYPES AND SIZES ARE TO BE APPROVED BY THE GROTON PLANNING BOARD.
  13. NO INVASIVE SPECIES ARE TO BE PLACED ON SITE.
- THE LIMIT OF WORK SHOWN ON THIS PLAN INCLUDES AREAS UP TO THE LIMIT OF CLEARING (PROPOSED TREE LINES). THE LIMIT OF WORK SHOWN DOES NOT INCLUDE AREAS OF MINOR BRUSH CLEARING NECESSARY FOR THE INSTALLATION OF THE PROPOSED TRAIL CONNECTIONS.

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

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



NO.	DATE	REVISION	BY



PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
236 ATER ROAD,  
LITTLETON, MA 01460

DESIGN	MUS	CHECK	MAW
DRAFT	MUS		

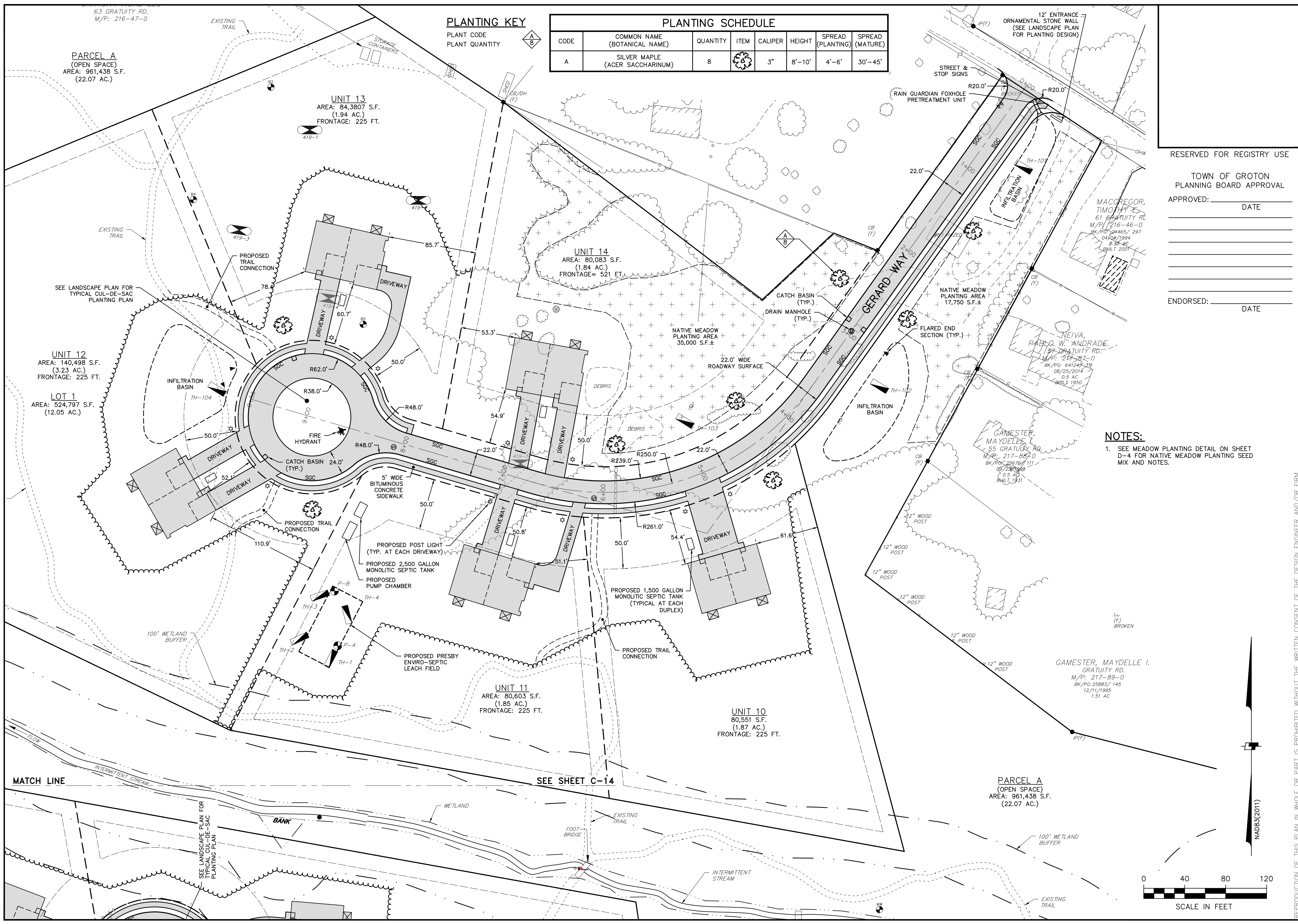
**GRATUITY BROOK FARM ESTATES  
OVERALL SITE PLAN**  
63 GRATUITY ROAD  
GROTON, MA

SCALE: 1" = 100'  
AUGUST 12, 2024

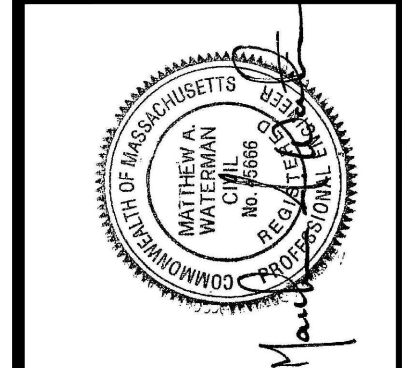
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JOB NO. 22-243	DWG. NO. 11142	SHEET C-12
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NO.	DATE	REVISION	BY



APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED FOR:  
ROUTHIER & ROPER  
GRATUITY ROAD, LLC  
256 ATER ROAD,  
LITTLETON, MA 01460

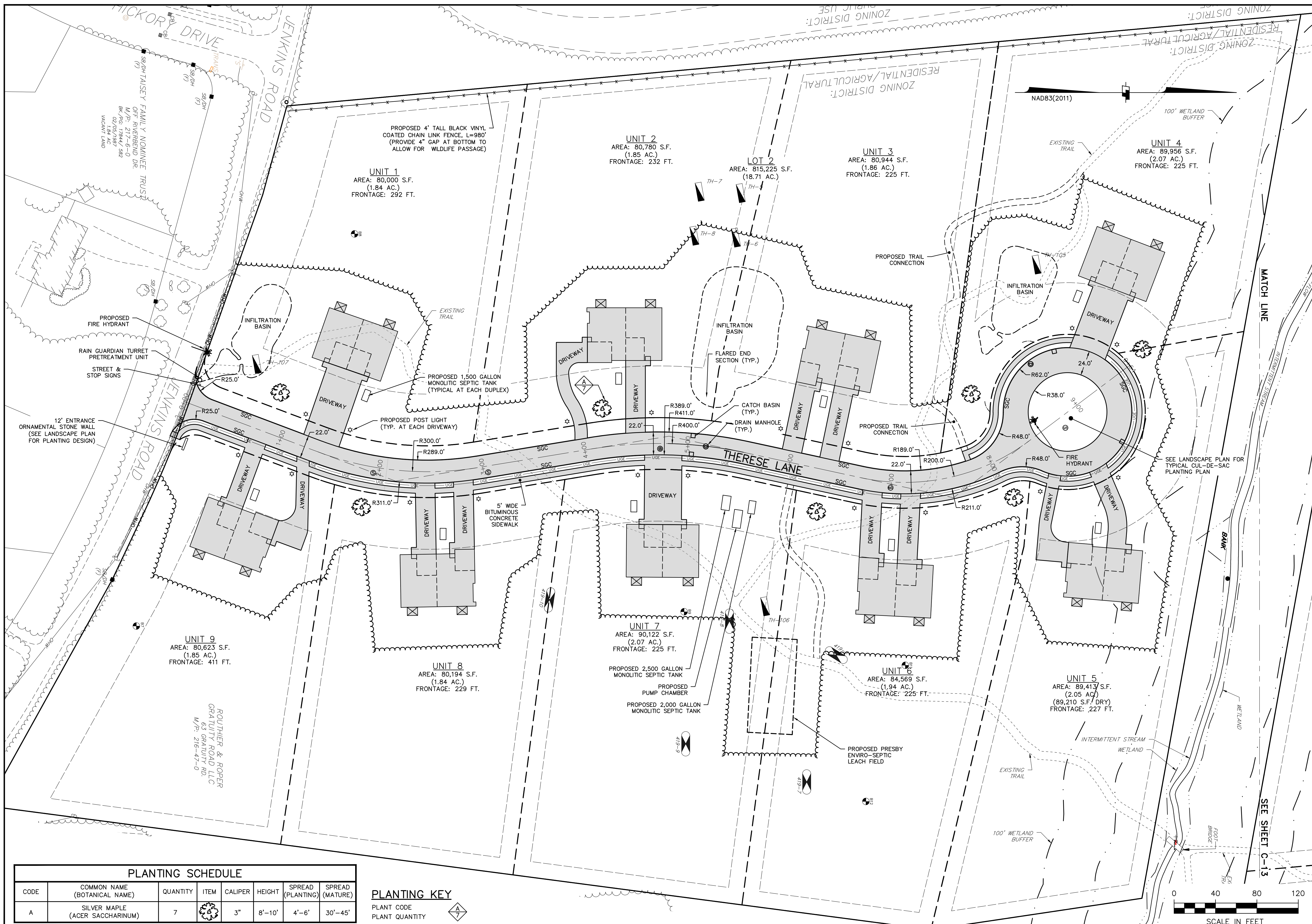
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DRAFT: MUS  
CHECK: MAW  
MAW:

AUGUST 12, 2024

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DWG. NO. 11142  
SHEET C-13



PLANTING SCHEDULE							
CODE	COMMON NAME (BOTANICAL NAME)	QUANTITY	ITEM	CALIPER	HEIGHT	SPREAD (PLANTING)	SPREAD (MATURE)
A	SILVER MAPLE (ACER SACCHARINUM)	7		3"	8'-10'	4'-6'	30'-45'

**PLANTING KEY**  
 PLANT CODE   
 PLANT QUANTITY



**GRATUITY BROOK FARM ESTATES**  
**SITE PLAN**  
 63 GRATUITY ROAD  
 GROTON, MA

PREPARED FOR:  
 ROUTHIER & ROPER  
 GRATUITY ROAD, LLC  
 236 ATER ROAD, MA 01460

DESIGN: MUS  
 DRAFT: MUS  
 CHECK: MAW

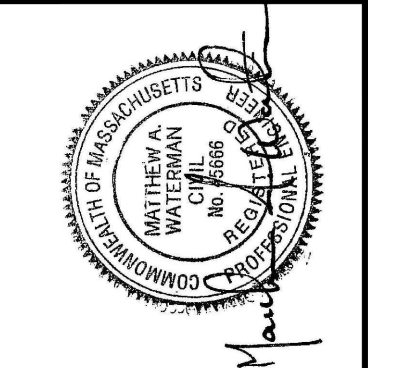
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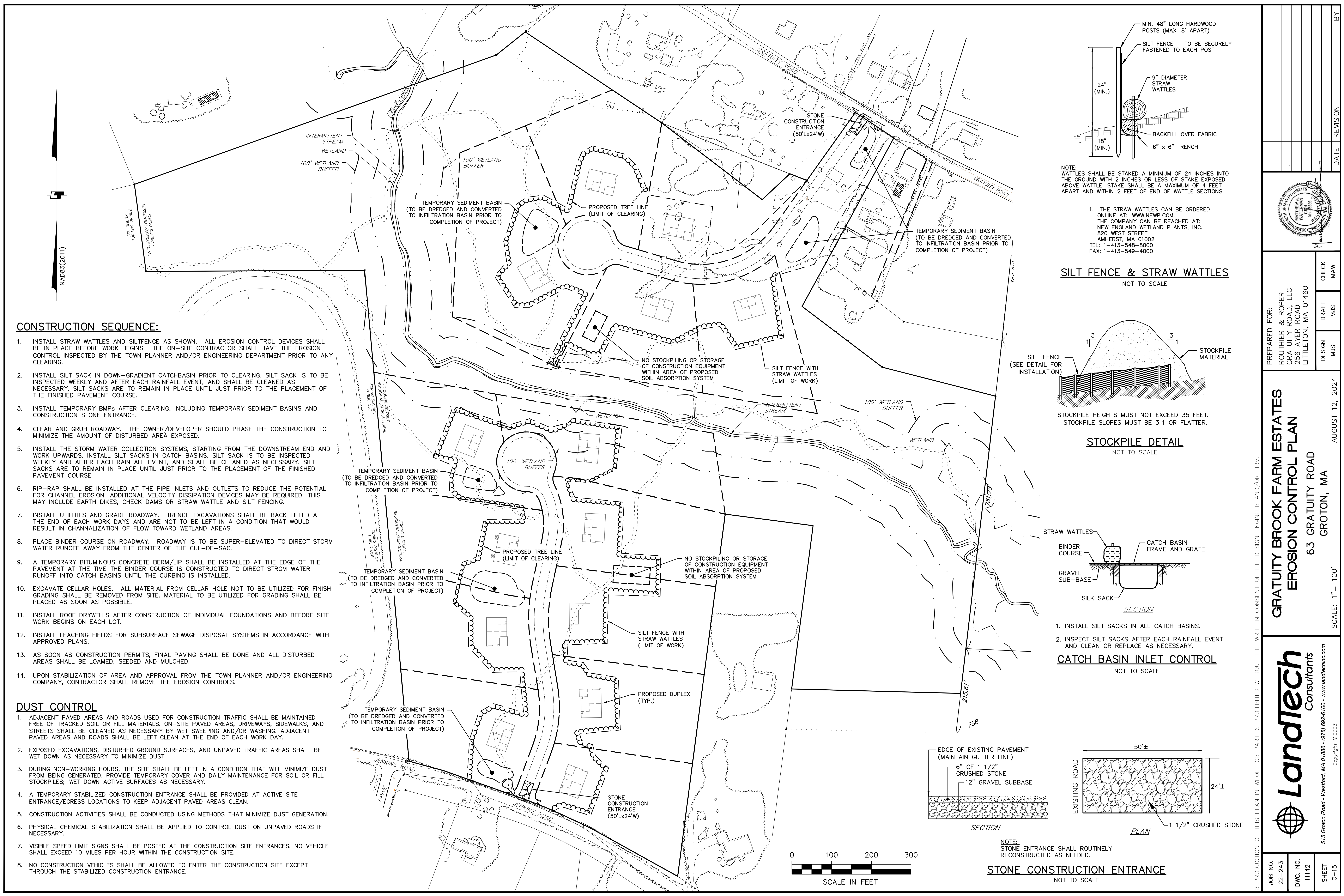
SCALE: 1" = 40'

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JOB NO. 22-243  
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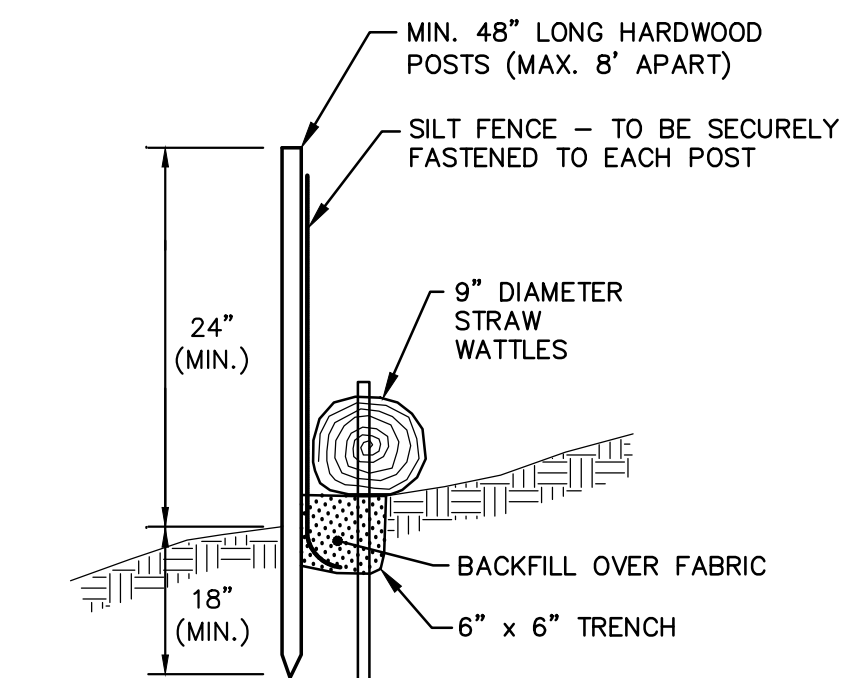


**CONSTRUCTION SEQUENCE:**

1. INSTALL STRAW WATTLES AND SILTFENCE AS SHOWN. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE WORK BEGINS. THE ON-SITE CONTRACTOR SHALL HAVE THE EROSION CONTROL INSPECTED BY THE TOWN PLANNER AND/OR ENGINEERING DEPARTMENT PRIOR TO ANY CLEARING.
2. INSTALL SILT SACK IN DOWN-GRADE CATCHBASIN PRIOR TO CLEARING. SILT SACK IS TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT, AND SHALL BE CLEANED AS NECESSARY. SILT SACKS ARE TO REMAIN IN PLACE UNTIL JUST PRIOR TO THE PLACEMENT OF THE FINISHED PAVEMENT COURSE.
3. INSTALL TEMPORARY BMPs AFTER CLEARING, INCLUDING TEMPORARY SEDIMENT BASINS AND CONSTRUCTION STONE ENTRANCE.
4. CLEAR AND GRUB ROADWAY. THE OWNER/DEVELOPER SHOULD PHASE THE CONSTRUCTION TO MINIMIZE THE AMOUNT OF DISTURBED AREA EXPOSED.
5. INSTALL THE STORM WATER COLLECTION SYSTEMS, STARTING FROM THE DOWNSTREAM END AND WORK UPWARDS. INSTALL SILT SACKS IN CATCH BASINS. SILT SACK IS TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT, AND SHALL BE CLEANED AS NECESSARY. SILT SACKS ARE TO REMAIN IN PLACE UNTIL JUST PRIOR TO THE PLACEMENT OF THE FINISHED PAVEMENT COURSE.
6. RIP-RAP SHALL BE INSTALLED AT THE PIPE INLETS AND OUTLETS TO REDUCE THE POTENTIAL FOR CHANNEL EROSION. ADDITIONAL VELOCITY DISSIPATION DEVICES MAY BE REQUIRED. THIS MAY INCLUDE EARTH DIKES, CHECK DAMS OR STRAW WATTLE AND SILT FENCING.
7. INSTALL UTILITIES AND GRADE ROADWAY. TRENCH EXCAVATIONS SHALL BE BACK FILLED AT THE END OF EACH WORK DAYS AND ARE NOT TO BE LEFT IN A CONDITION THAT WOULD RESULT IN CHANNALIZATION OF FLOW TOWARD WETLAND AREAS.
8. PLACE BINDER COURSE ON ROADWAY. ROADWAY IS TO BE SUPER-ELEVATED TO DIRECT STORM WATER RUNOFF AWAY FROM THE CENTER OF THE CUL-DE-SAC.
9. A TEMPORARY BITUMINOUS CONCRETE BERM/LIP SHALL BE INSTALLED AT THE EDGE OF THE PAVEMENT AT THE TIME THE BINDER COURSE IS CONSTRUCTED TO DIRECT STROM WATER RUNOFF INTO CATCH BASINS UNTIL THE CURBING IS INSTALLED.
10. EXCAVATE CELLAR HOLES. ALL MATERIAL FROM CELLAR HOLE NOT TO BE UTILIZED FOR FINISH GRADING SHALL BE REMOVED FROM SITE. MATERIAL TO BE UTILIZED FOR GRADING SHALL BE PLACED AS SOON AS POSSIBLE.
11. INSTALL ROOF DRYWELLS AFTER CONSTRUCTION OF INDIVIDUAL FOUNDATIONS AND BEFORE SITE WORK BEGINS ON EACH LOT.
12. INSTALL LEACHING FIELDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH APPROVED PLANS.
13. AS SOON AS CONSTRUCTION PERMITS, FINAL PAVING SHALL BE DONE AND ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED.
14. UPON STABILIZATION OF AREA AND APPROVAL FROM THE TOWN PLANNER AND/OR ENGINEERING COMPANY, CONTRACTOR SHALL REMOVE THE EROSION CONTROLS.

**DUST CONTROL**

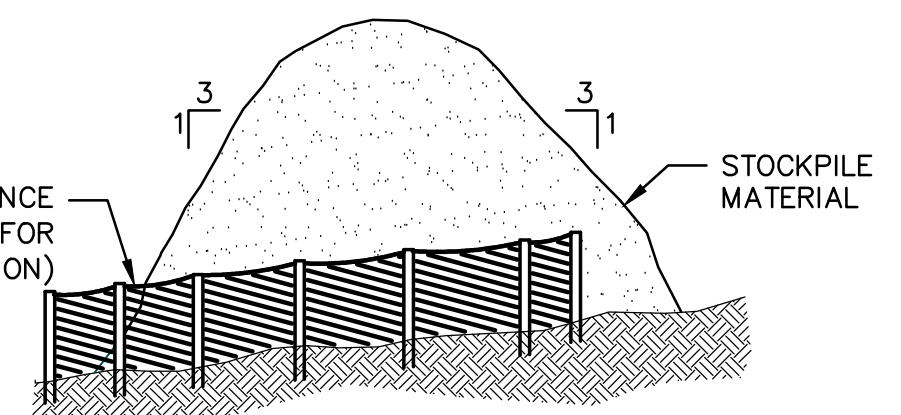
1. ADJACENT PAVED AREAS AND ROADS USED FOR CONSTRUCTION TRAFFIC SHALL BE MAINTAINED FREE OF TRACKED SOIL OR FILL MATERIALS. ON-SITE PAVED AREAS, DRIVEWAYS, SIDEWALKS, AND STREETS SHALL BE CLEANED AS NECESSARY BY WET SWEEPING AND/OR WASHING. ADJACENT PAVED AREAS AND ROADS SHALL BE LEFT CLEAN AT THE END OF EACH WORK DAY.
2. EXPOSED EXCAVATIONS, DISTURBED GROUND SURFACES, AND UNPAVED TRAFFIC AREAS SHALL BE WET DOWN AS NECESSARY TO MINIMIZE DUST.
3. DURING NON-WORKING HOURS, THE SITE SHALL BE LEFT IN A CONDITION THAT WILL MINIMIZE DUST FROM BEING GENERATED. PROVIDE TEMPORARY COVER AND DAILY MAINTENANCE FOR SOIL OR FILL STOCKPILES; WET DOWN ACTIVE SURFACES AS NECESSARY.
4. A TEMPORARY STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ACTIVE SITE ENTRANCE/EGRESS LOCATIONS TO KEEP ADJACENT PAVED AREAS CLEAN.
5. CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED USING METHODS THAT MINIMIZE DUST GENERATION.
6. PHYSICAL CHEMICAL STABILIZATION SHALL BE APPLIED TO CONTROL DUST ON UNPAVED ROADS IF NECESSARY.
7. VISIBLE SPEED LIMIT SIGNS SHALL BE POSTED AT THE CONSTRUCTION SITE ENTRANCES. NO VEHICLE SHALL EXCEED 10 MILES PER HOUR WITHIN THE CONSTRUCTION SITE.
8. NO CONSTRUCTION VEHICLES SHALL BE ALLOWED TO ENTER THE CONSTRUCTION SITE EXCEPT THROUGH THE STABILIZED CONSTRUCTION ENTRANCE.



NOTE: WATTLES SHALL BE STAKED A MINIMUM OF 24 INCHES INTO THE GROUND WITH 2 INCHES OR LESS OF STAKE EXPOSED ABOVE WATTLE. STAKE SHALL BE A MAXIMUM OF 4 FEET APART AND WITHIN 2 FEET OF END OF WATTLE SECTIONS.

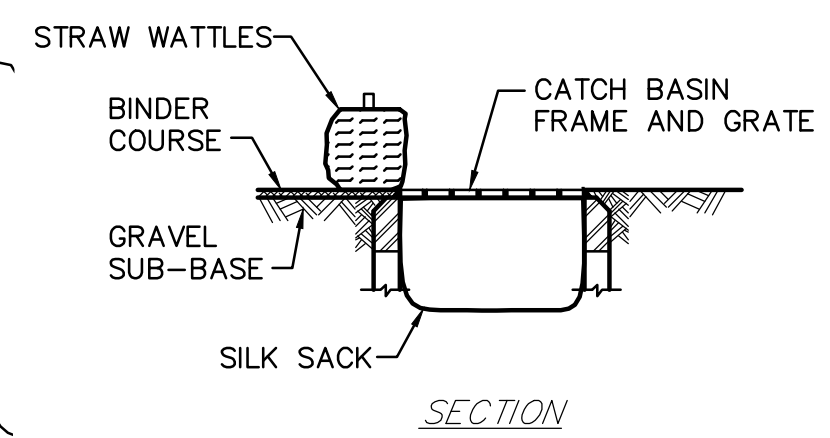
1. THE STRAW WATTLES CAN BE ORDERED ONLINE AT: WWW.NEWP.COM. THE COMPANY CAN BE REACHED AT: NEW ENGLAND WETLAND PLANTS, INC. 820 WEST STREET AMHERST, MA 01002 TEL: 1-413-548-8000 FAX: 1-413-549-4000

**SILT FENCE & STRAW WATTLES**  
NOT TO SCALE



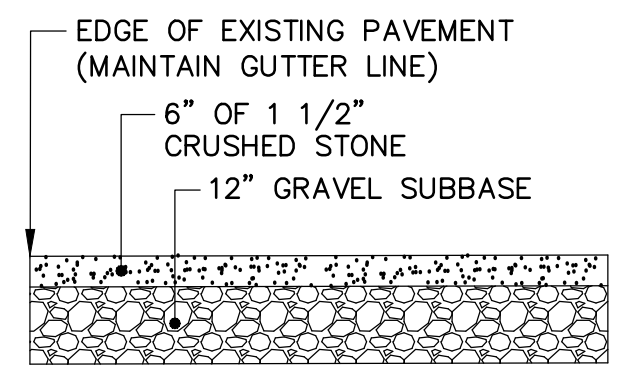
STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 3:1 OR FLATTER.

**STOCKPILE DETAIL**  
NOT TO SCALE



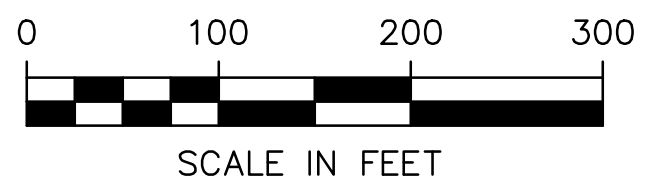
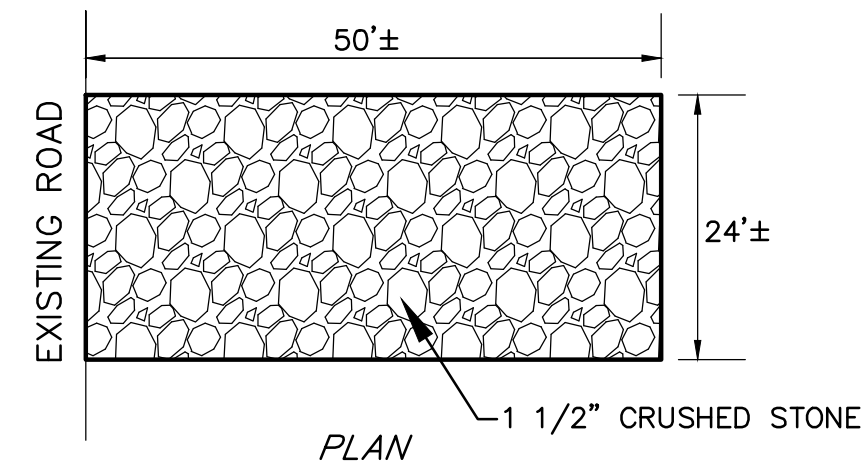
1. INSTALL SILT SACKS IN ALL CATCH BASINS.
2. INSPECT SILT SACKS AFTER EACH RAINFALL EVENT AND CLEAN OR REPLACE AS NECESSARY.

**CATCH BASIN INLET CONTROL**  
NOT TO SCALE

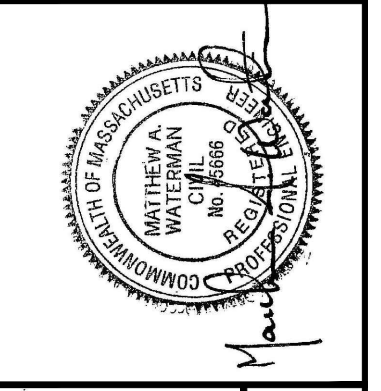


NOTE: STONE ENTRANCE SHALL ROUTINELY RECONSTRUCTED AS NEEDED.

**STONE CONSTRUCTION ENTRANCE**  
NOT TO SCALE



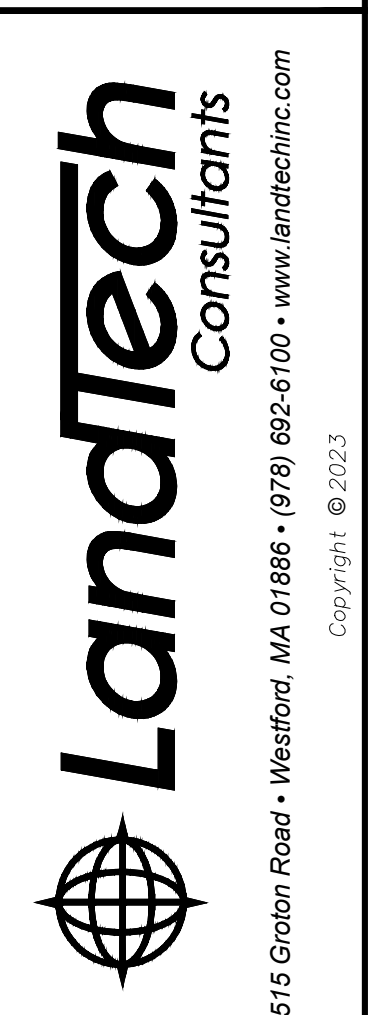
NO.	DATE	REVISION	BY



DESIGN	MJS	CHECK	MAW
DRAFT	MJS	CHECK	MAW

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GRATUITY ROAD, LLC  
236 ATER ROAD,  
LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES**  
**EROSION CONTROL PLAN**  
63 GRATUITY ROAD  
GROTON, MA



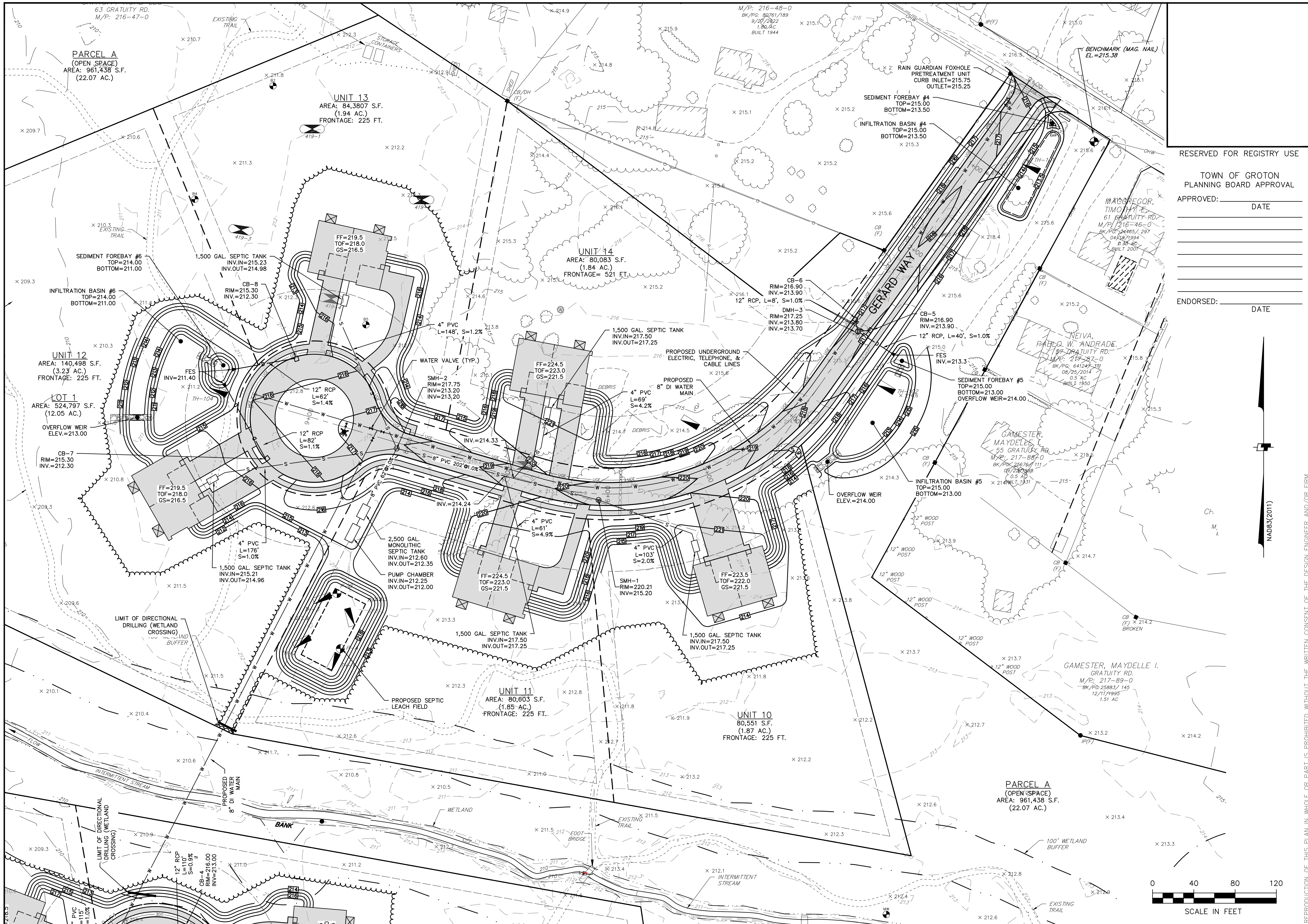
JOB NO.	22-243	DWG. NO.	11142	SHEET	C-15
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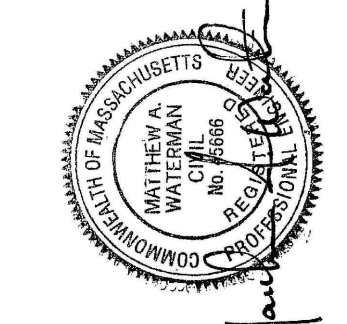


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TOWN OF GROTON  
PLANNING BOARD APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

ENDORSED: \_\_\_\_\_ DATE \_\_\_\_\_



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GRATUITY ROAD, LLC  
236 ATER ROAD,  
LITTLETON, MA 01460

DESIGN: MUS  
CHECK: MUS  
DRAWN: MAW

**GRATUITY BROOK FARM ESTATES  
GRADING AND DRAINAGE PLAN**

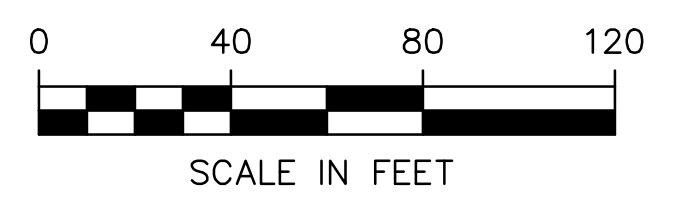
63 GRATUITY ROAD  
GROTON, MA

AUGUST 12, 2024

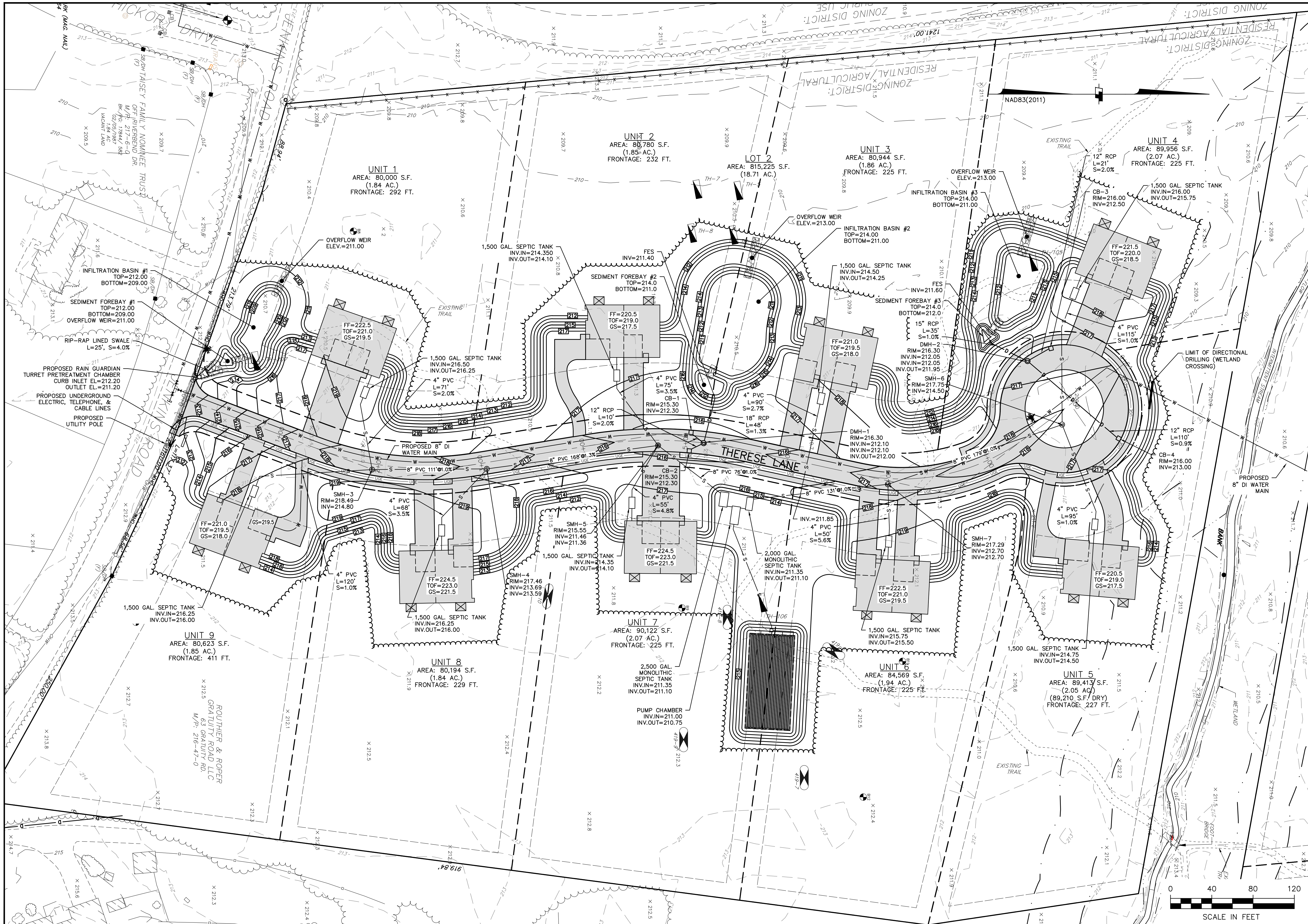
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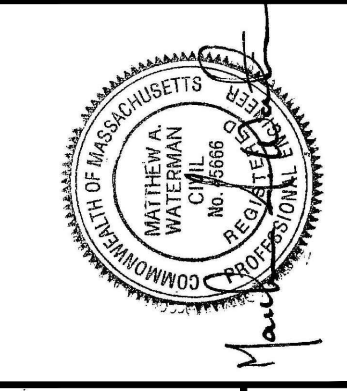
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SHEET C-16



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DESIGN	MJS
DRAFT	MJS
CHECK	MAW

**GRATUITY BROOK FARM ESTATES  
 GRADING AND DRAINAGE PLAN**

63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 40'

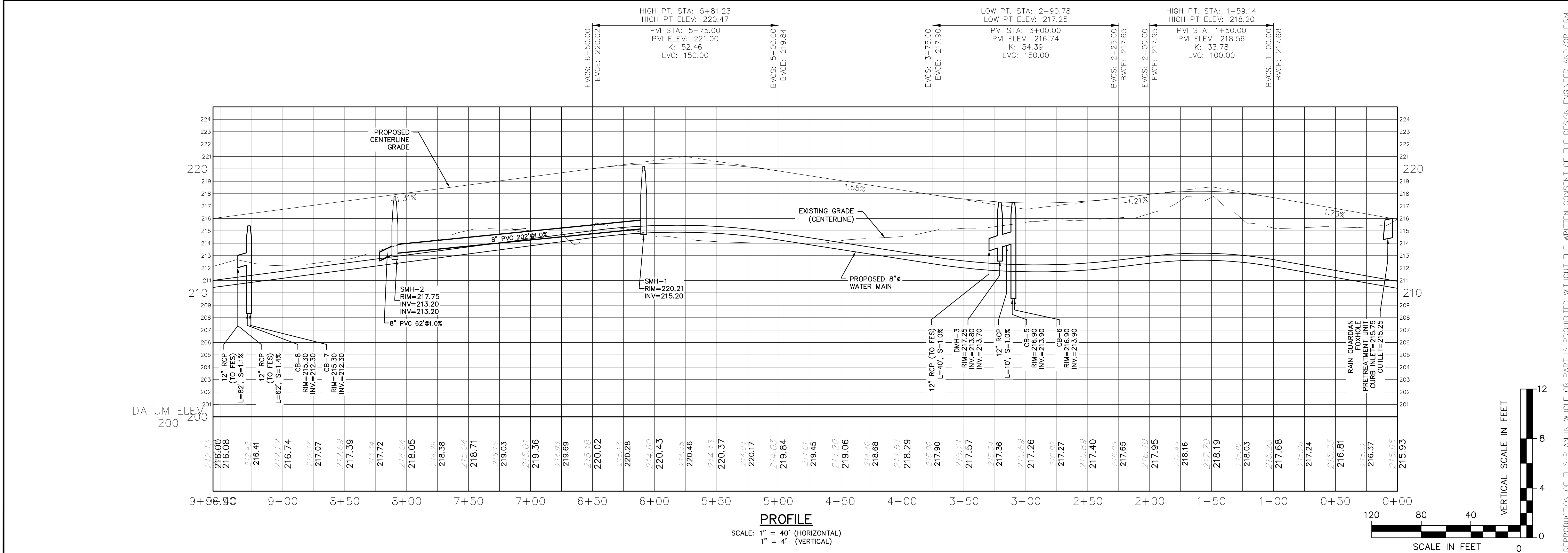
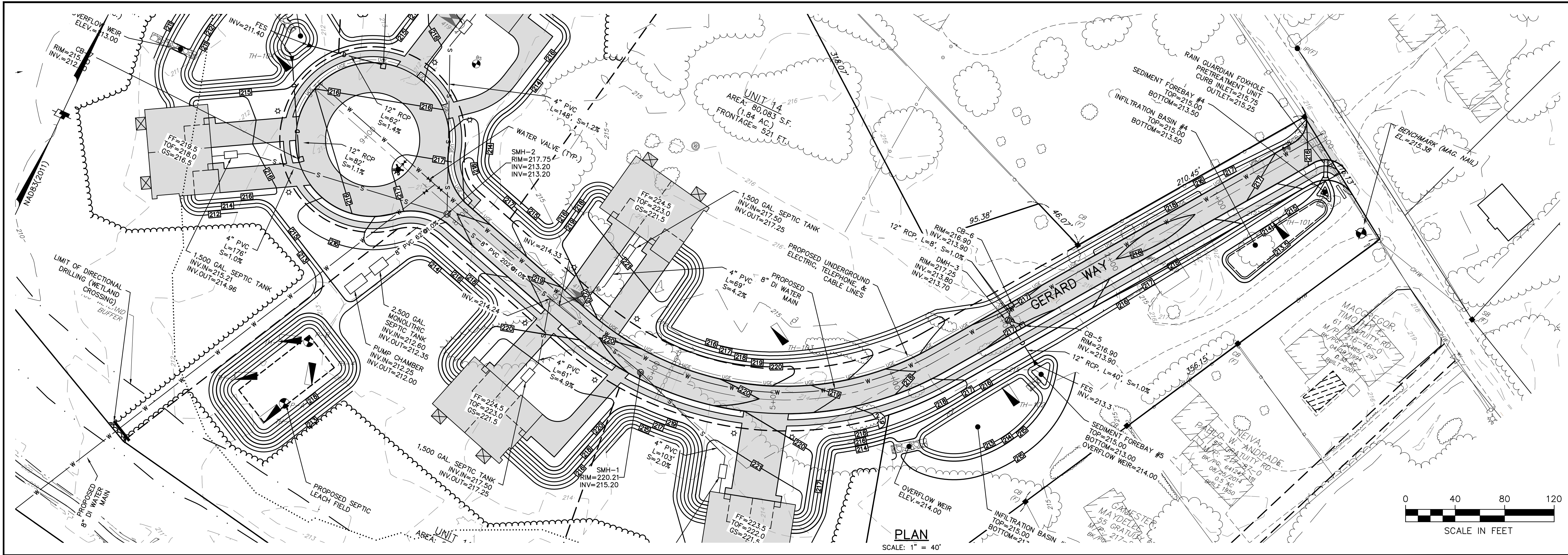
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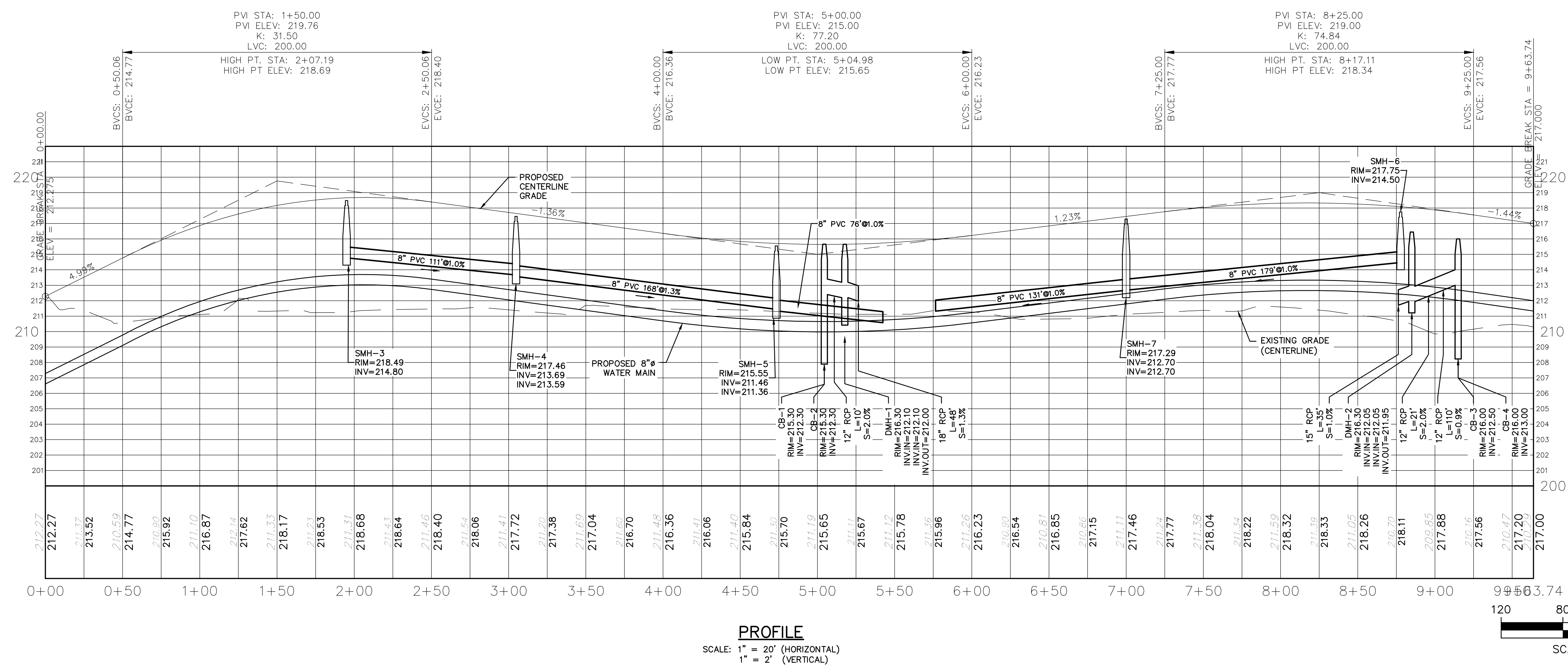
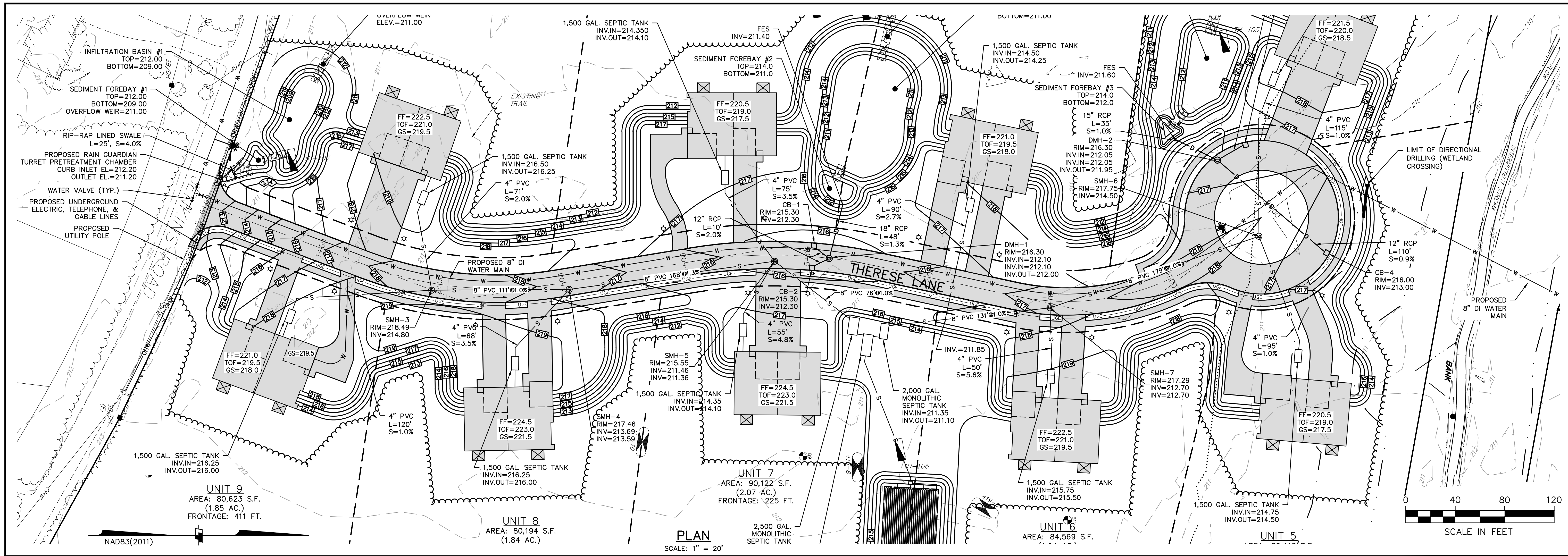
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SHEET C-118	CHECK MAW
DATE: AUGUST 12, 2024	REVISION
<p><b>GRATUITY BROOK FARM ESTATES</b>  <b>PLAN + PROFILE</b>          63 GRATUITY ROAD          GROTON, MA</p>	
<p>PREPARED FOR:          ROUTHIER &amp; ROPER          GRATUITY ROAD, LLC          256 ATER ROAD,          LITTLETON, MA 01460</p>	
<p>DESIGN: MUS          DRAFT: MUS          CHECK: MAW</p>	
<p>SCALE: 1" = 40'</p>	
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DESIGN	MJS	DRAFT	MJS		
<b>GRATUITY BROOK FARM ESTATES</b> <b>PLAN + PROFILE</b> 63 GRATUITY ROAD GROTON, MA		AUGUST 12, 2024 SCALE: 1" = 40'			
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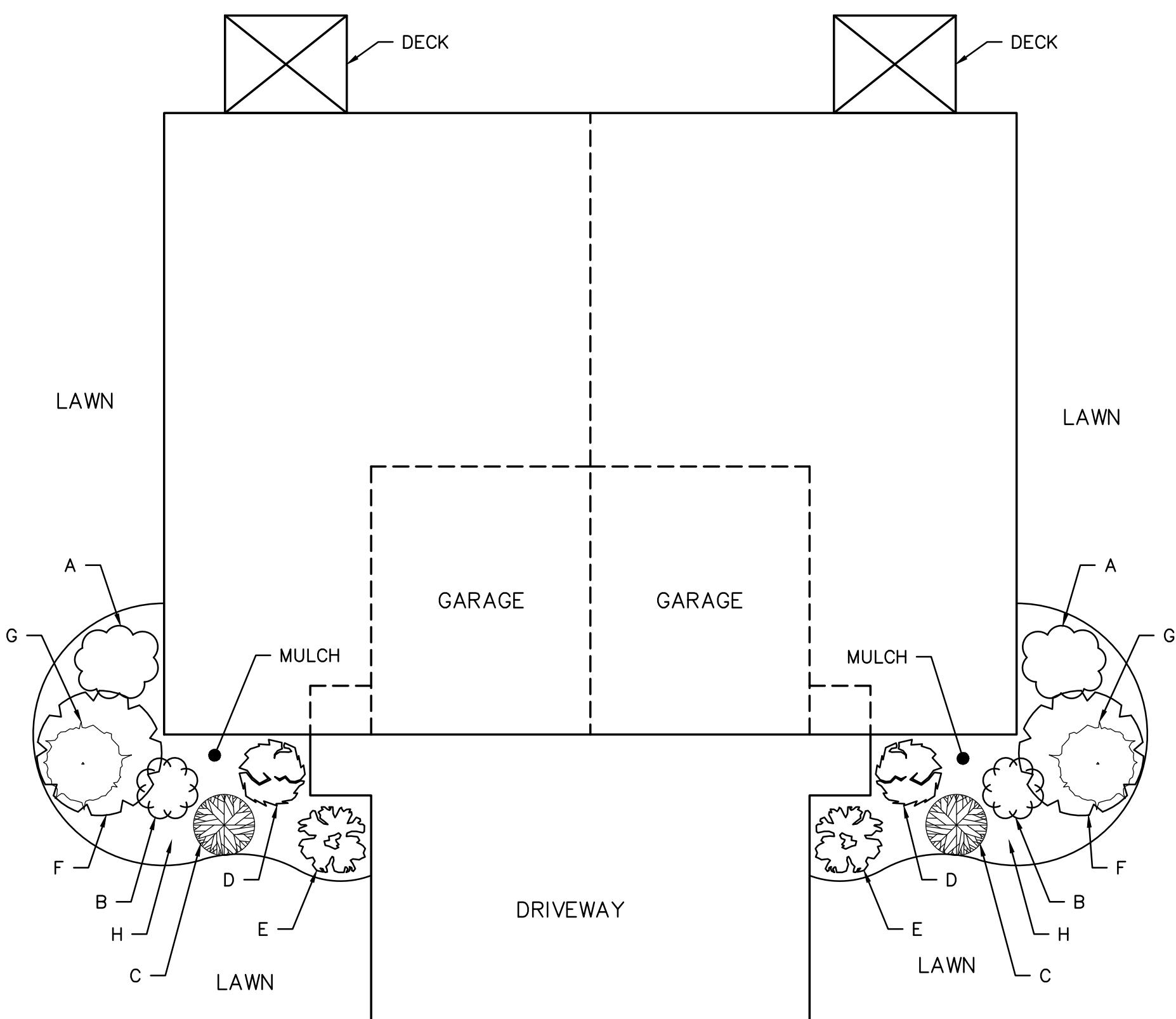
**BIRCH MODEL – RENDERING**



**HEMLOCK MODEL – RENDERING**

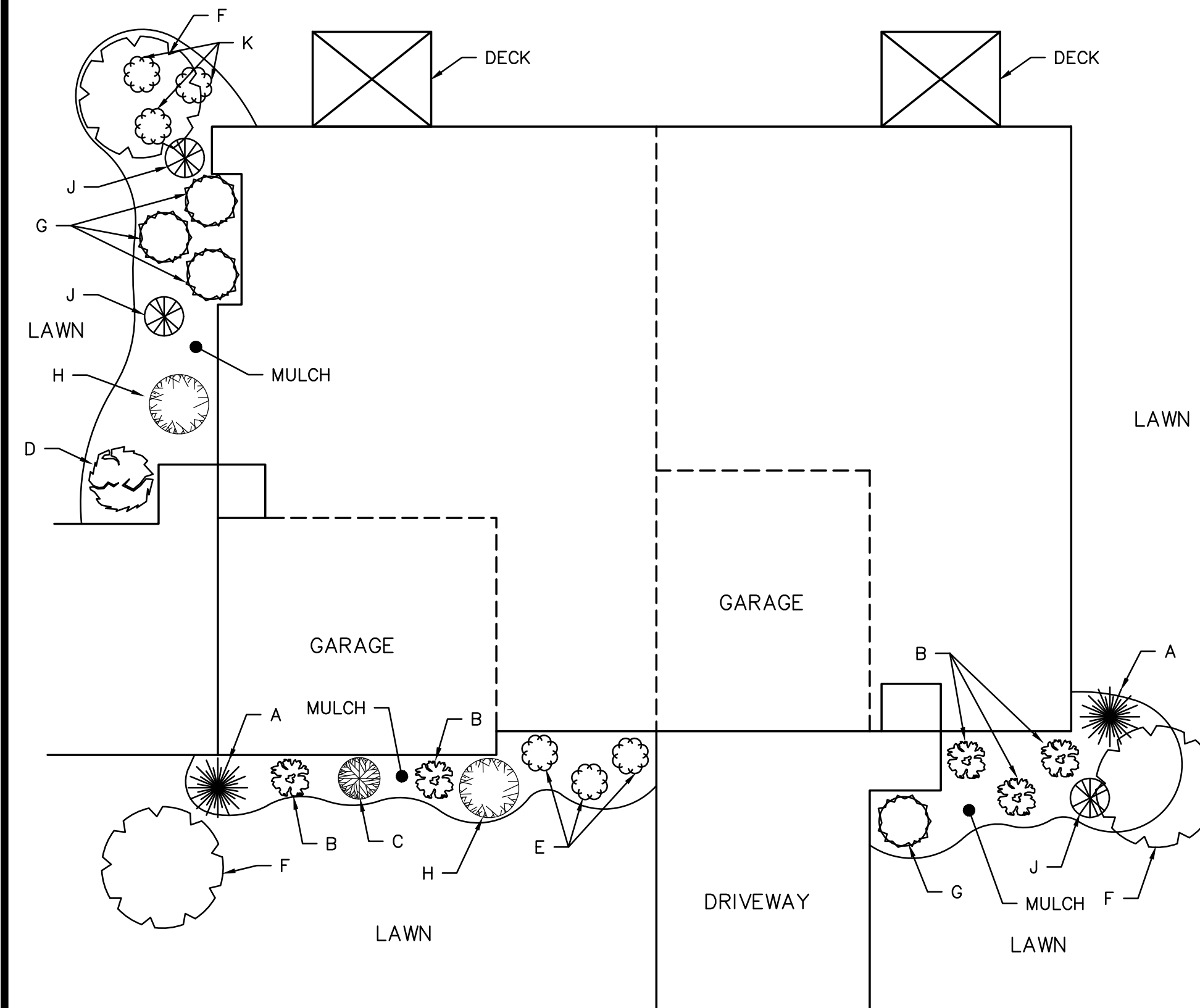


**HICKORY MODEL – RENDERING**



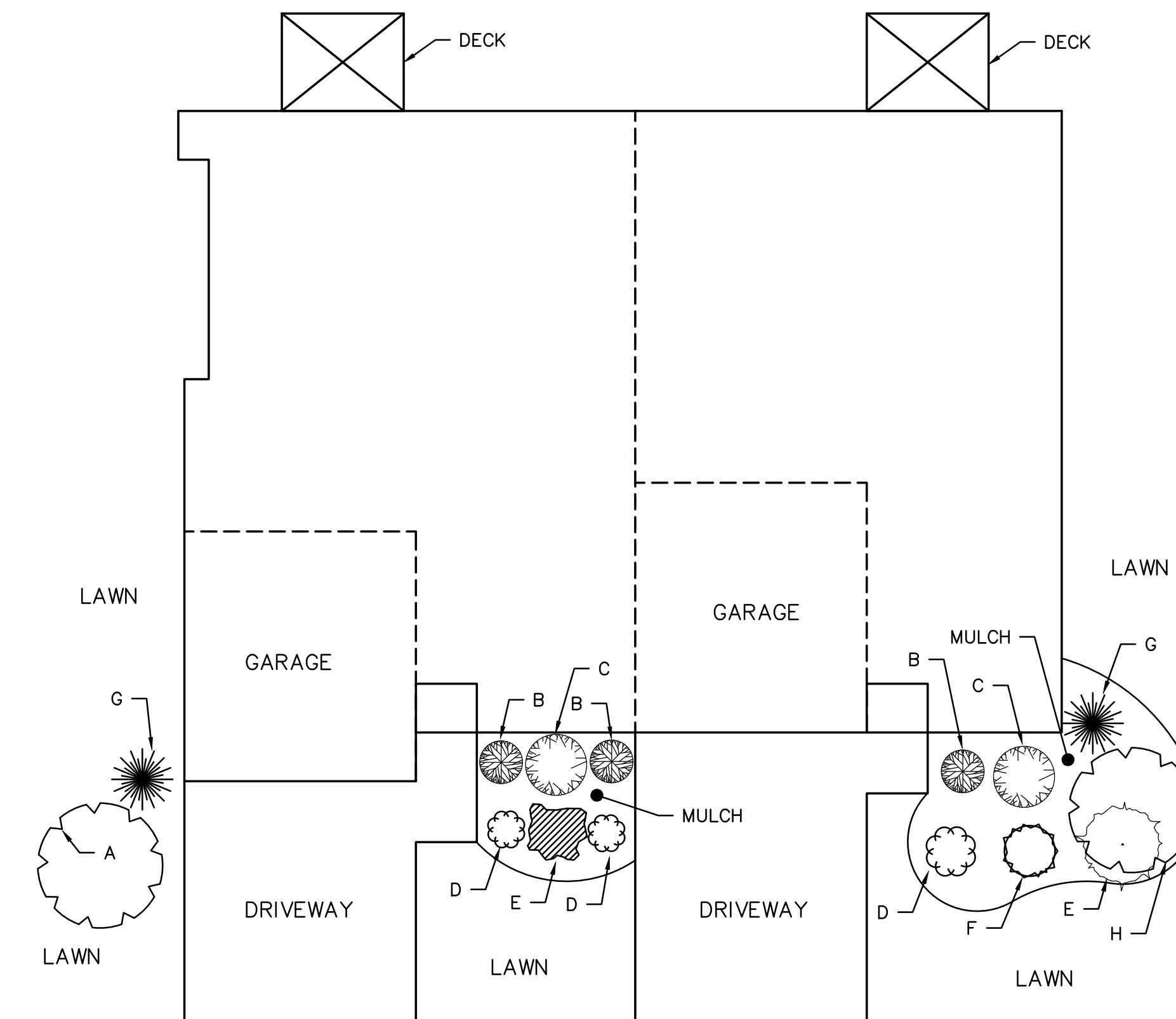
**BIRCH MODEL – TYPICAL PLANTING  
UNITS 1/4/7/10  
SCALE: 1"= 10'**

CODE	AMOUNT	PLANT MATERIAL
A	2	ALBERTA SPRUCE
B	2	PJM RHODODENDRON
C	2	ENDLESS SUMMER HYDRANGEA
D	2	BLUE PRINCESS HOLLY
E	2	DWF PINK SPIREA
F	2	DWF FLOWERING CRABAPPLE
G	6	EUORYMUS



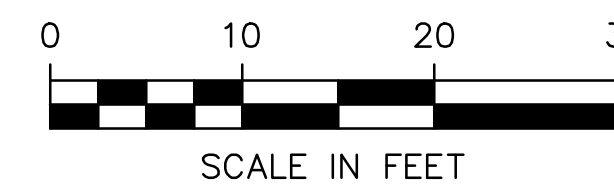
**HEMLOCK MODEL – TYPICAL PLANTING  
UNITS 2/5/9/11/13  
SCALE: 1"= 10'**

CODE	AMOUNT	PLANT MATERIAL
A	2	EM GREEN ARBORVITAE
B	5	ANDROMEDA
C	1	FALL HYDRANGEA
D	1	AZALEA
E	3	PJM
F	3	ORNAMENTAL CRABAPPLE
G	4	DWF RED SPIREA
H	2	BLUE PRINCESS HOLLY
I	1	BWE HYDRANGEA
J	3	GOLD MOP CYPRESS
K	3	EUONYMUS GAITY



**HICKORY MODEL – TYPICAL PLANTING  
UNITS 3/6/8/12/14  
SCALE: 1"= 10'**

CODE	AMOUNT	PLANT MATERIAL
A	1	ORNAMENTAL CRABAPPLE
B	3	BLUE PRINCESS HOLLY
C	2	HYDRANGEA
D	3	COMPACT AZALEA
E	6	ANGELINA SEDUM
F	1	COMPACT JUNIPER
G	2	EM GREEN ARBORVITAE
H	1	ORNAMENTAL CHERRY



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**GRATUITY BROOK FARM ESTATES  
TYPICAL UNIT LANDSCAPING PLAN**  
63 GRATUITY ROAD  
GROTON, MA

SCALE: 1"= 10'  
AUGUST 12, 2024

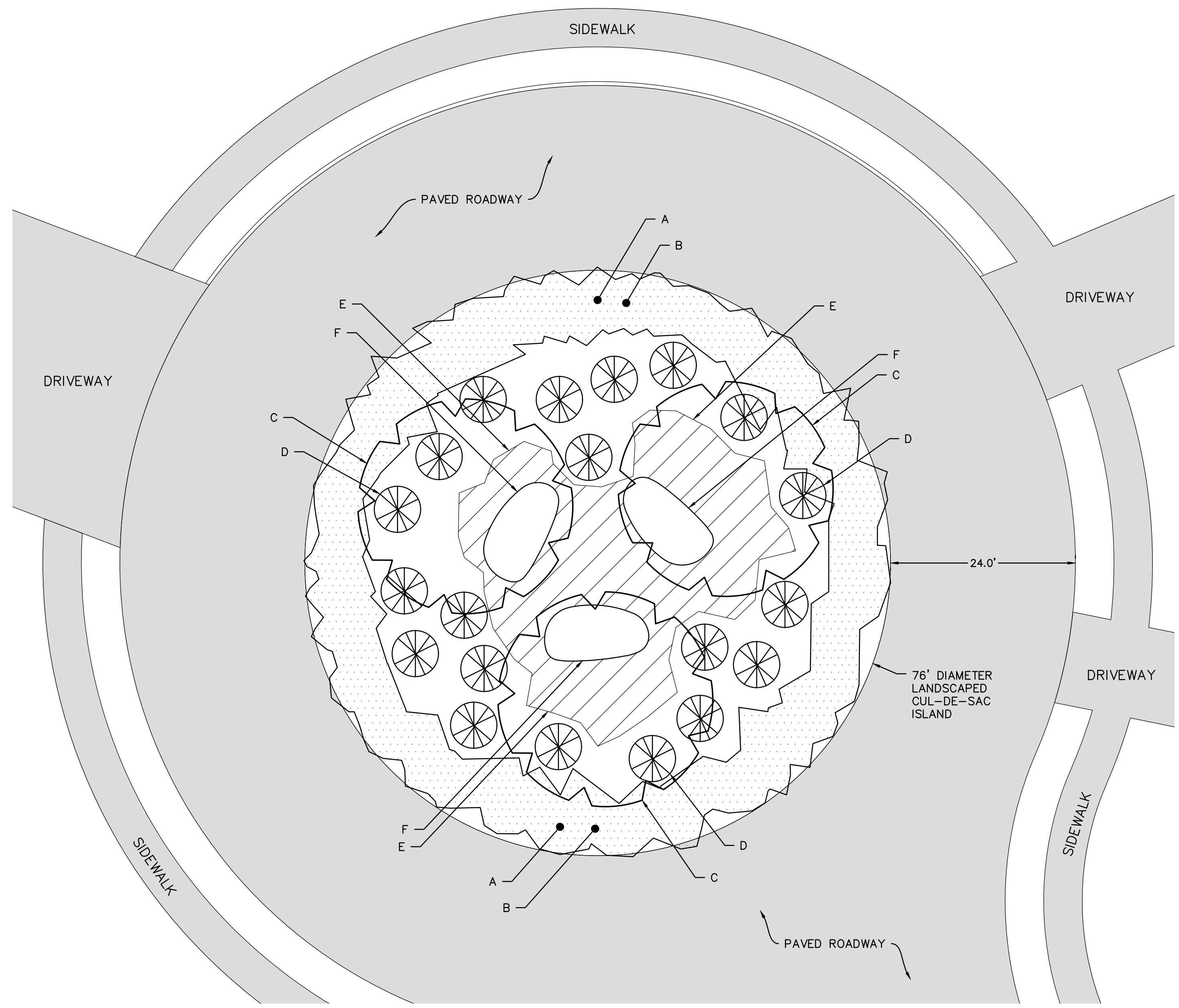
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DESIGN: MJS  
DRAFT: MJS  
CHECK: MAW

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DWG. NO. 11142  
SHEET C-20

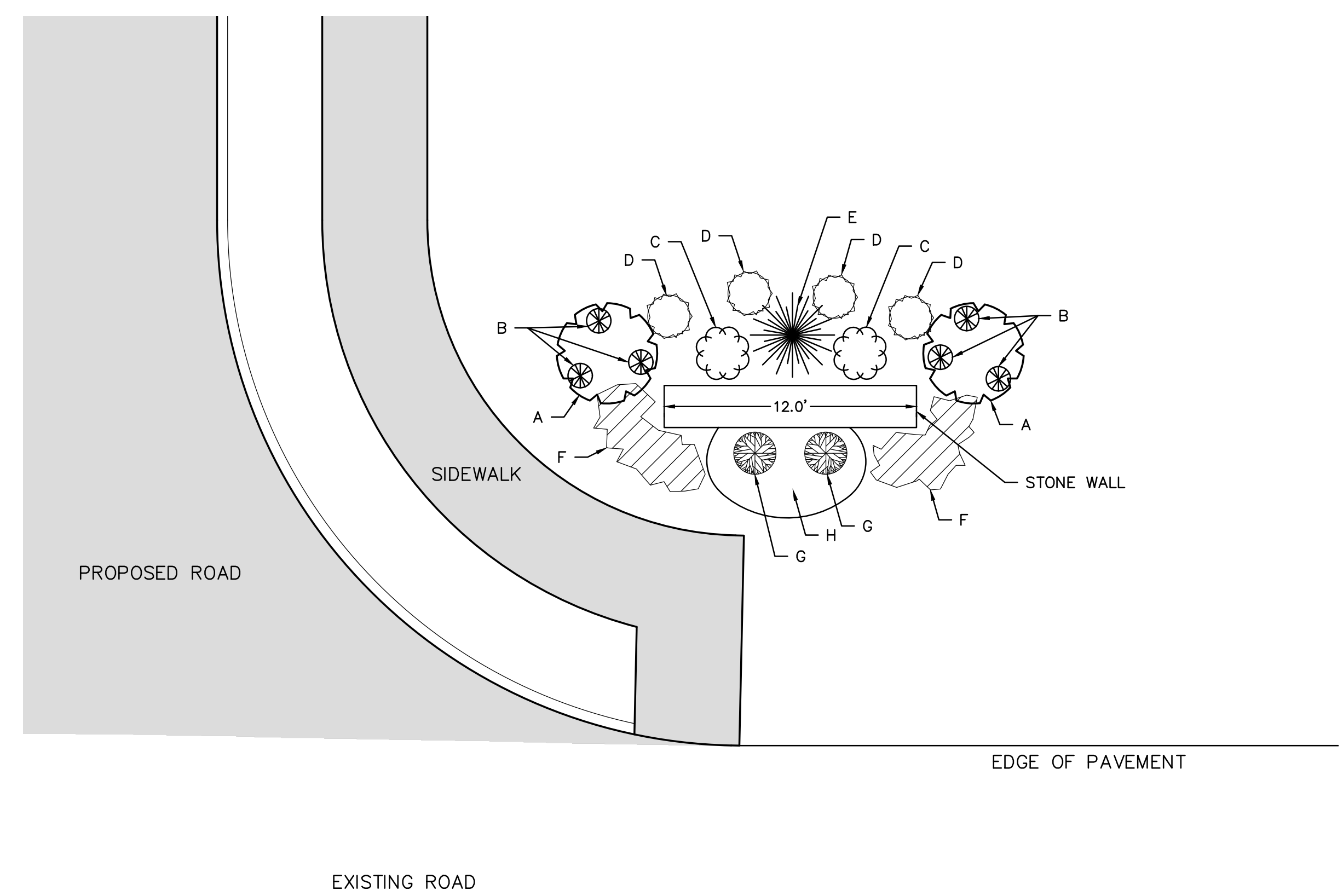
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**TYPICAL CUL-DE-SAC PLANTING**  
SCALE: 1" = 10'

CODE	AMOUNT	PLANT MATERIAL
A	—	DWF FOUNTAIN GRASS
B	—	AUTUMN SEDUM
C	3	RIVER BIRCH CLUMP
D	20	LOW SPREADING JUNIPER
E	—	DAY LILY
F	3	ORNAMENTAL BOULDER



**TYPICAL 12' STONEWALL ENTRANCE PLANTING**  
SCALE: 1" = 5'

CODE	AMOUNT	PLANT MATERIAL
A	2	BIRCH CLUMP
B	6	LOW SPREADING JUNIPER
C	2	PINK RHODODENDRON
D	4	PJM RHODODENDRON
E	1	EVERGREEN (SPRUCE OR HEMLOCK)
F	16	DAY LILY
G	3	WINTERBERRY
H	—	SEASONAL ANNUALS



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GRATUITY ROAD, LLC  
236 ATER ROAD,  
LITTLETON, MA 01460

DESIGN: MJS  
DRAFT: MJS  
CHECK: MAW

SCALE: 1" = 100'

**GRATUITY BROOK FARM ESTATES**  
**LANDSCAPING PLAN**  
63 GRATUITY ROAD  
GROTON, MA

JOB NO.  
22-243

DWG. NO.  
11142

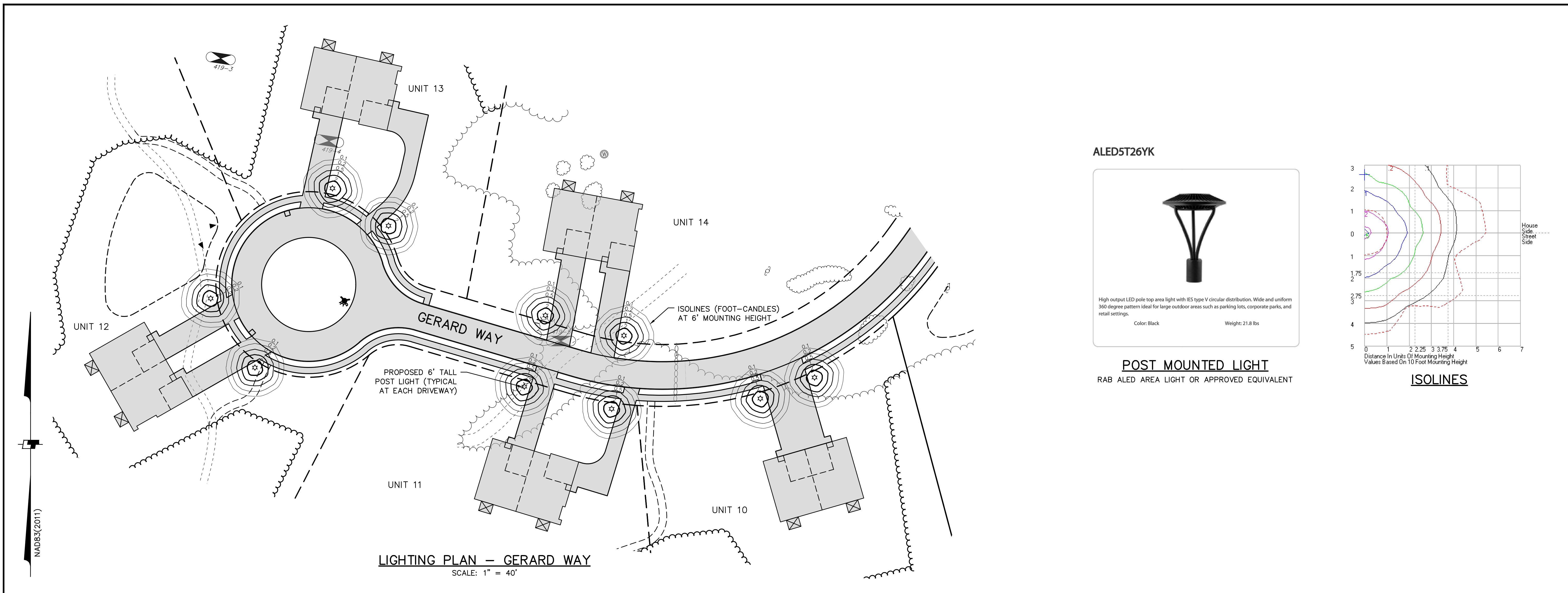
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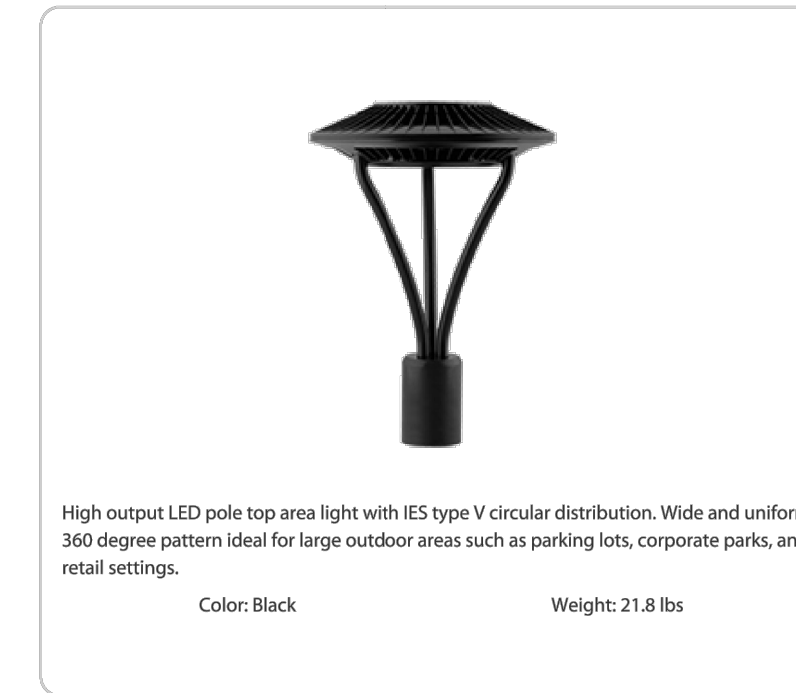
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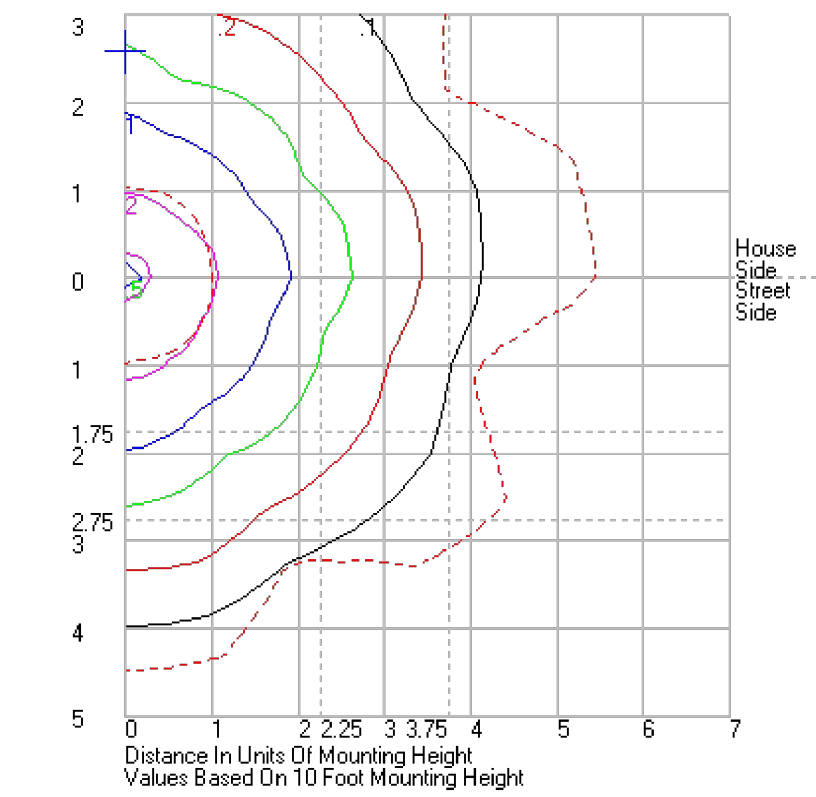
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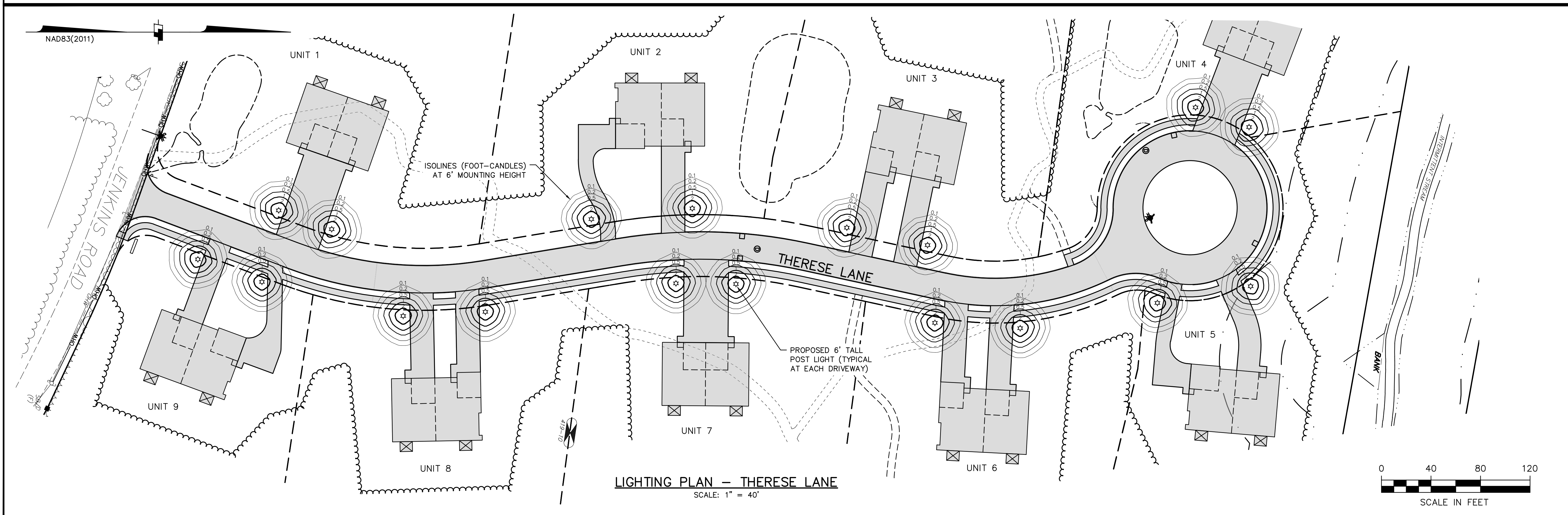
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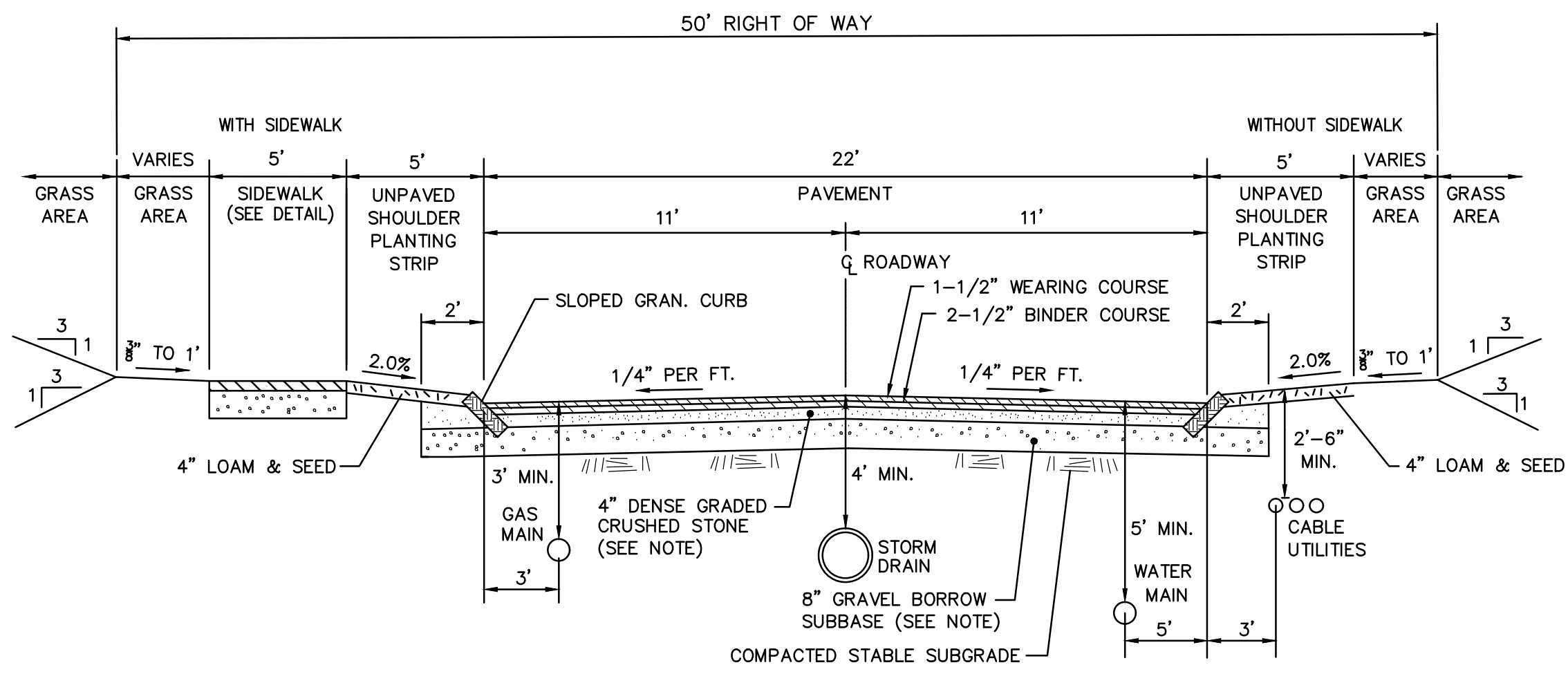
**POST MOUNTED LIGHT**  
RAB ALED AREA LIGHT OR APPROVED EQUIVALENT



**ISOLINES**



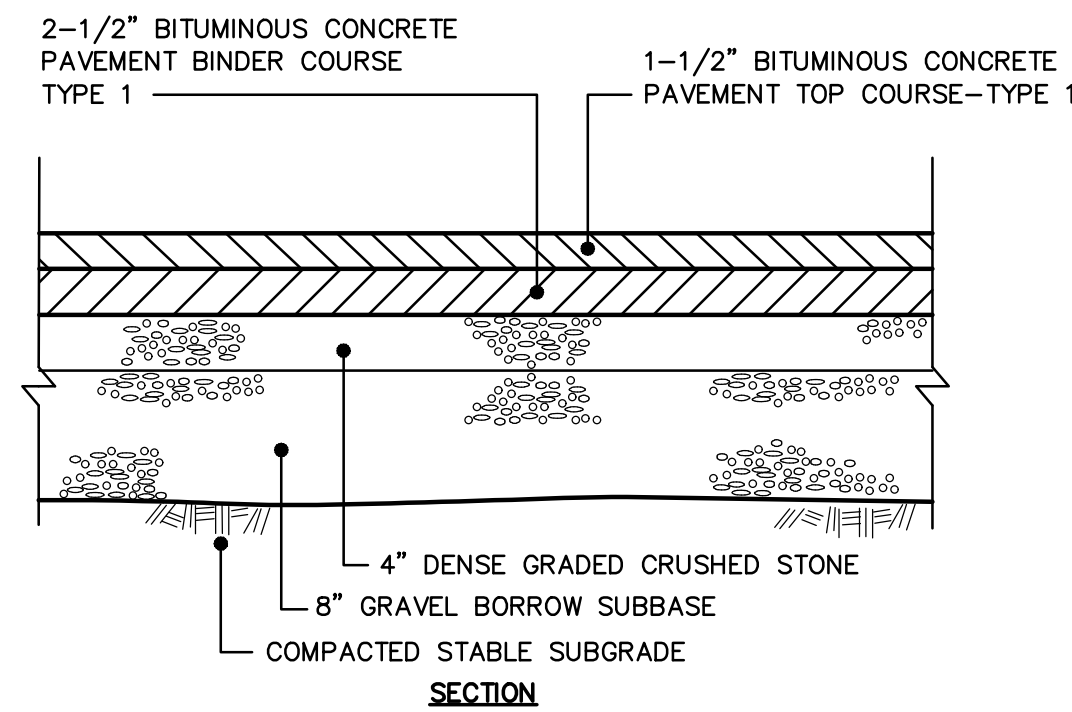
JOB NO. 22-243	DWG. NO. 11142	SHEET C-22	DATE AUGUST 12, 2024	REVISION	BY
<p>GRATUITY BROOK FARM ESTATES LIGHTING PLAN 63 GRATUITY ROAD GROTON, MA</p>			<p>DESIGN MJS DRAFT MJS CHECK MAW</p>		
<p>PREPARED FOR: ROUTHIER &amp; ROPER GRATUITY ROAD, LLC 256 ATER ROAD, LITTLETON, MA 01460</p>					
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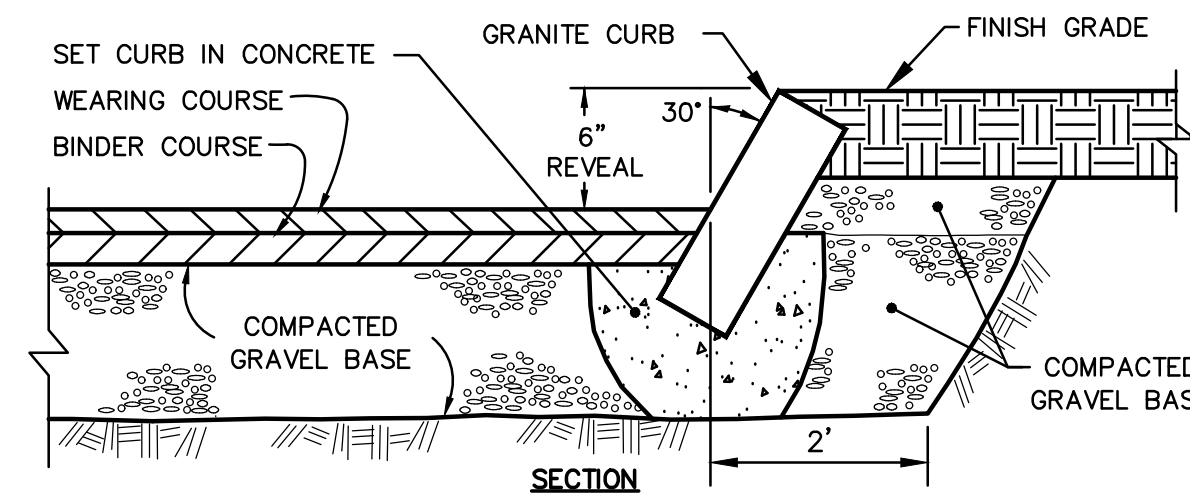
**TYPICAL ROADWAY CROSS SECTION**  
NOT TO SCALE

**ROADWAY NOTES:**

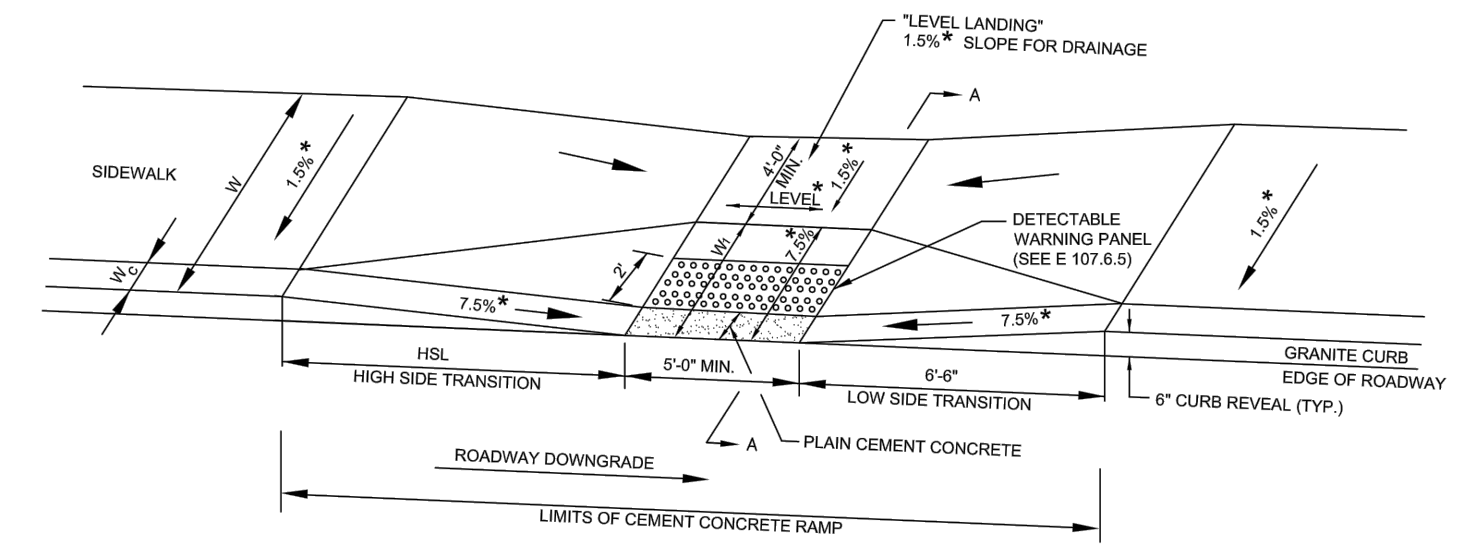
- GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE THE ALTEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
- DENSE GRADED CRUSHED STONE SHALL CONFORM TO SECTION M1.03.0 OF THE THE ALTEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
- GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY THE STANDARD AASHTO TEST DESIGNATION 799 COMPACTION TEST METHOD C AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER
- "TAC COAT" AS SPECIFIED IN SECTION 218-16 OF THE STANDARD SPECIFICATIONS SHALL BE APPLIED BY "TAC TRUCK" BETWEEN ASPHALT LAYERS OR AS DIRECTED BY THE ENGINEER.
- SOILS TESTING INCLUDING SIEVE ANALYSIS, PROCTOR TESTING AND COMPACTION TESTING SHALL BE PERFORMED ONCE EVERY 100 FEET OF PAVED ROADWAY ALONG THE CENTERLINE OF THE ROADWAY OR AS DIRECTED BY ENGINEER.
- SIDEWALK RAMPS MUST MEET CURRENT ADA/AAB STANDARDS.



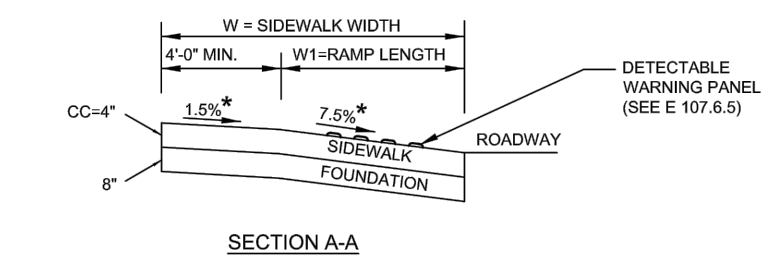
**TYPICAL PAVEMENT DETAIL**  
NOT TO SCALE



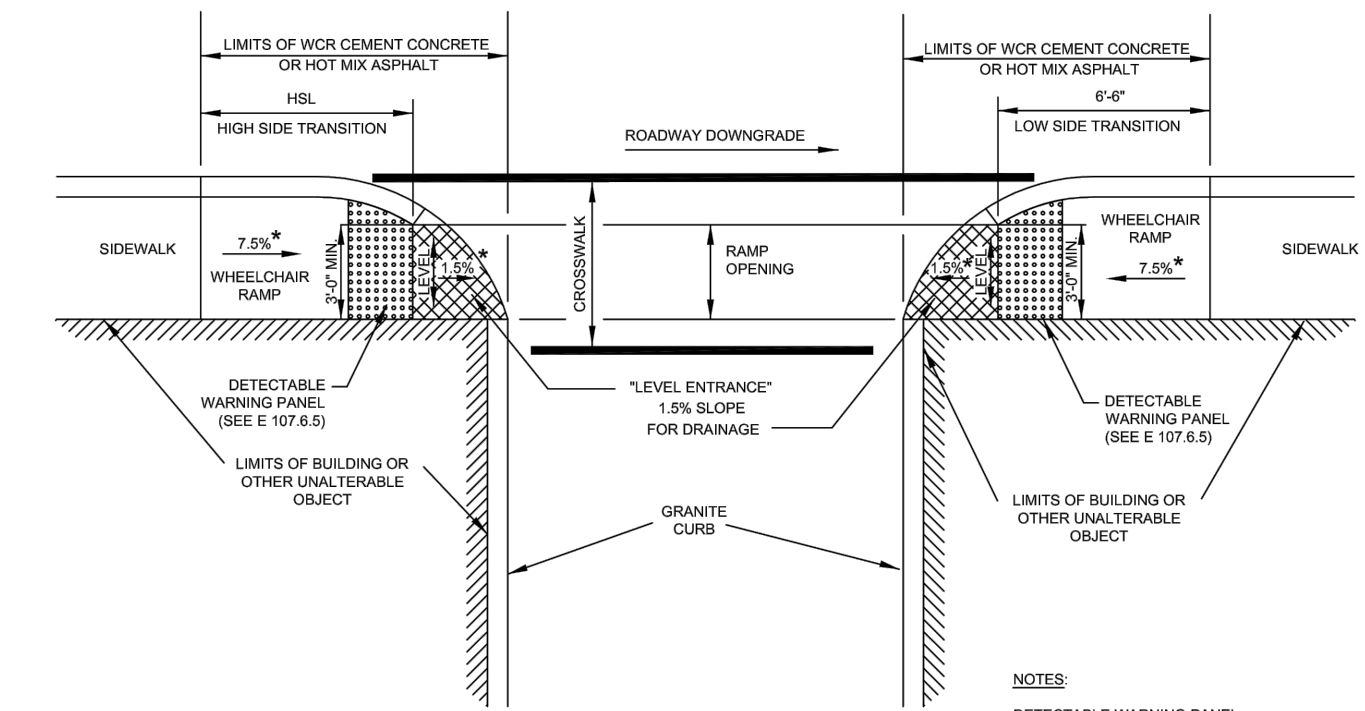
**SLOPED GRANITE CURB**  
NOT TO SCALE



**LEGEND**  
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)  
W = SIDEWALK WIDTH  
W<sub>c</sub> = CURB WIDTH  
W<sub>1</sub> = PERPENDICULAR RAMP LENGTH  
CC = CEMENT CONCRETE  
+ = TOLERANCE FOR CONSTRUCTION ±0.5%  
USABLE SIDEWALK WIDTH PER AAB = W-W<sub>c</sub>  
RAMP LENGTH W<sub>1</sub> = W-4'-0" MIN



MassDOT CONSTRUCTION STANDARD DETAIL DWG. NO. 107.2.0

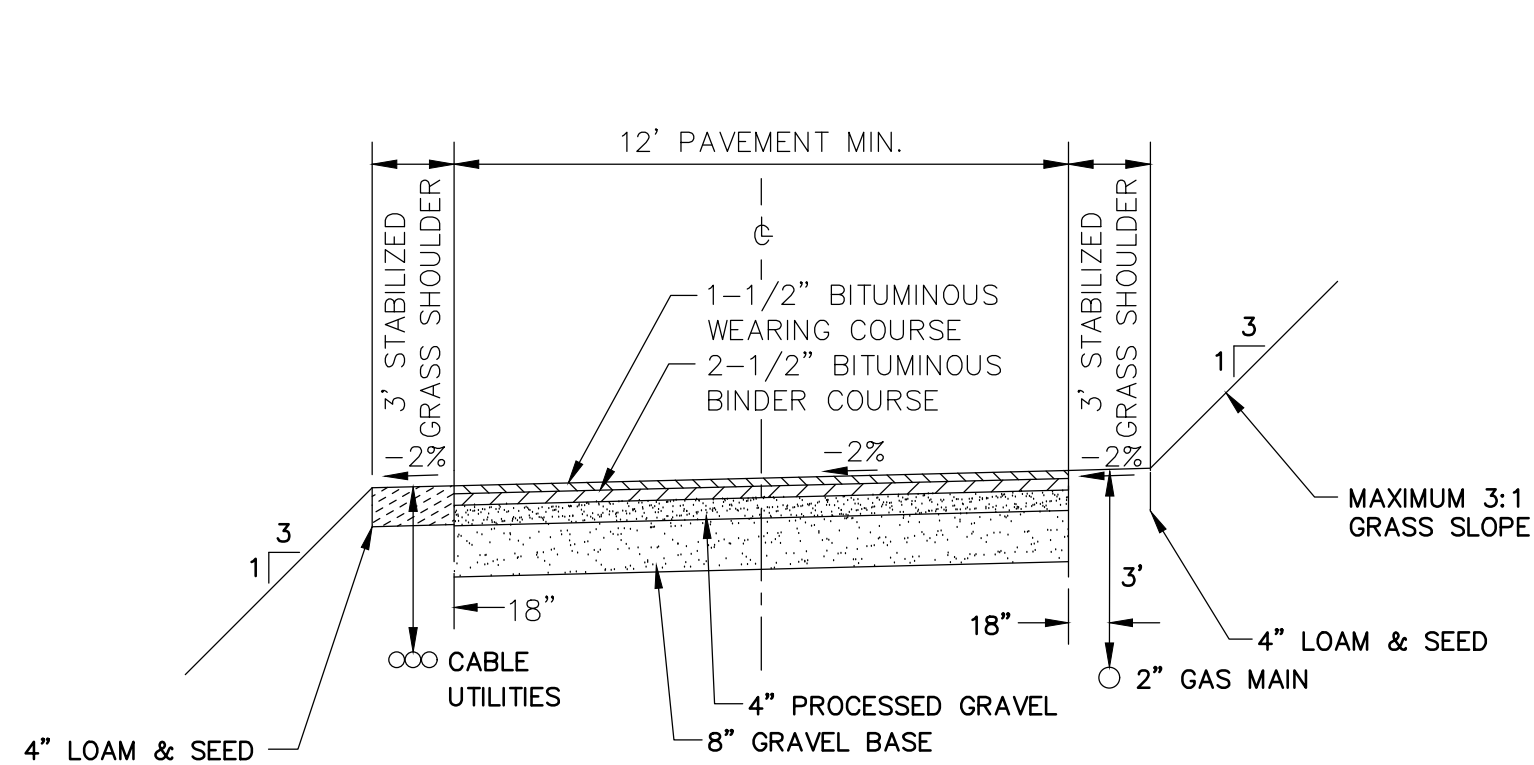


**LEGEND**  
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)  
+ = TOLERANCE FOR CONSTRUCTION ±0.5%

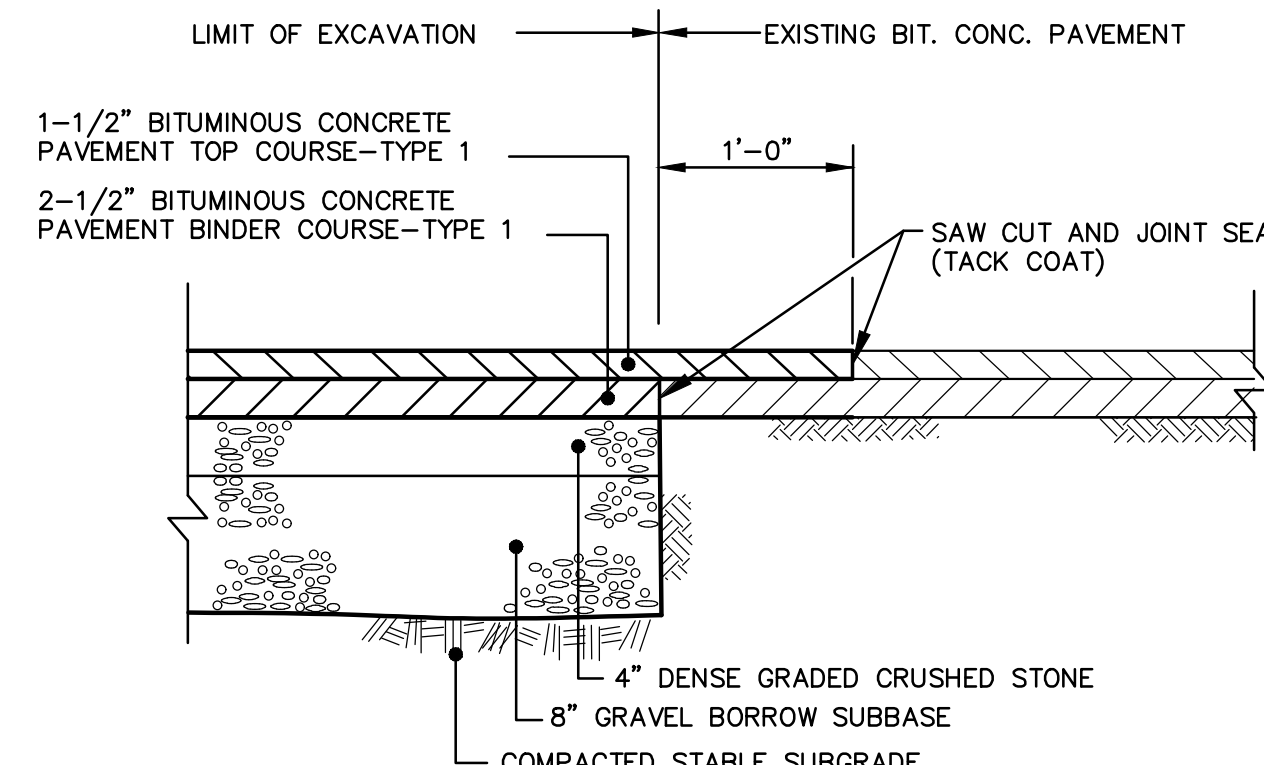
**NOTES**  
DETECTABLE WARNING PANEL LOCATED NOT LESS THAN 6\"/>

MassDOT CONSTRUCTION STANDARD DETAIL DWG. NO. 107.6.0

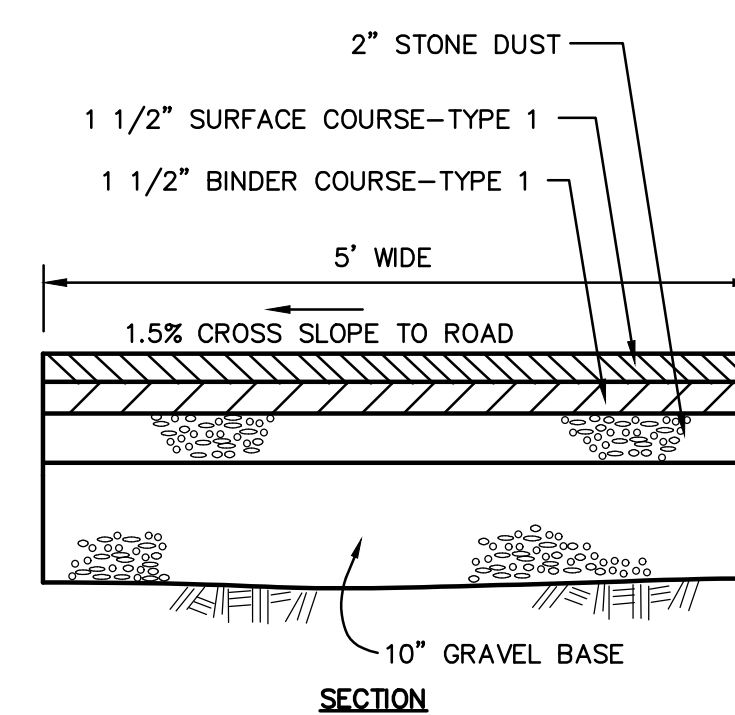
**WHEELCHAIR RAMP**  
NOT TO SCALE



**DRIVEWAY CROSS SECTION**  
N.T.S.



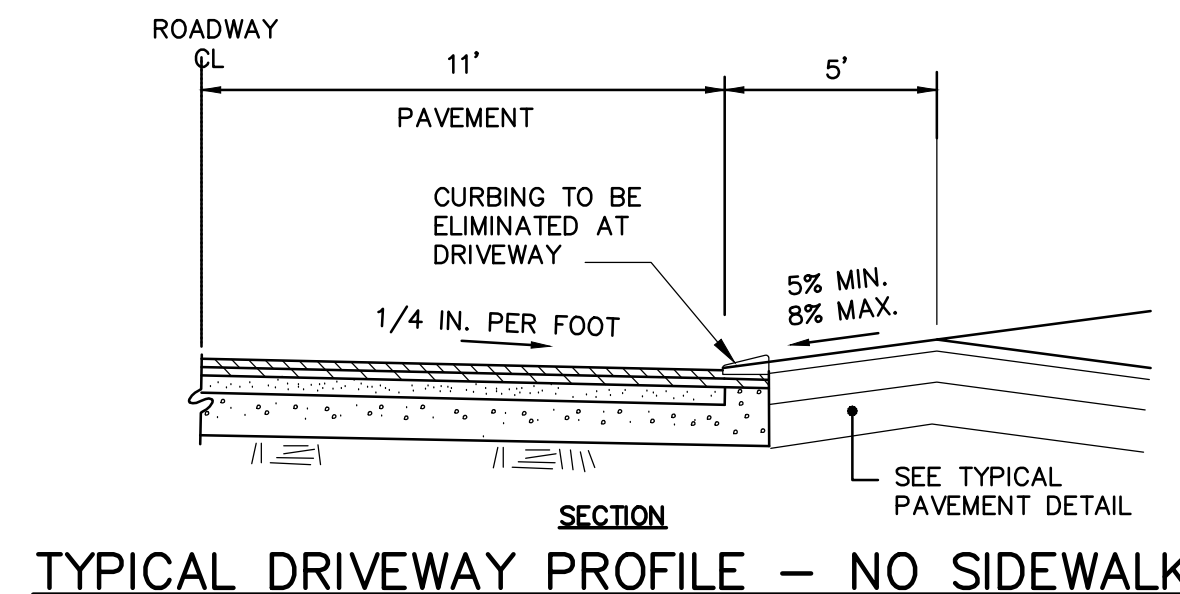
**PAVEMENT MATCHING DETAIL**  
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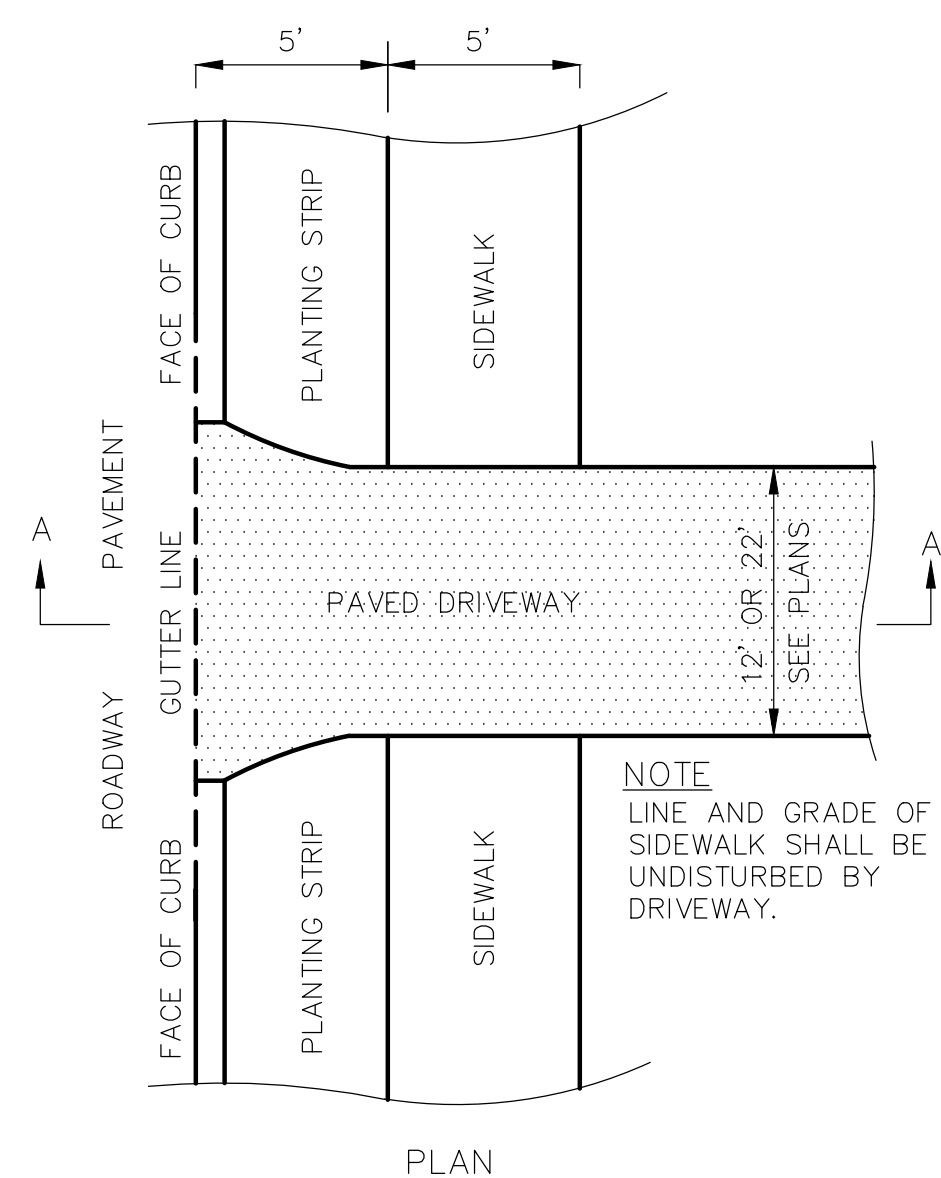
**BITUMINOUS SIDEWALK**  
NOT TO SCALE



**TYPICAL DRIVEWAY PROFILE AT SIDEWALK**  
NOT TO SCALE

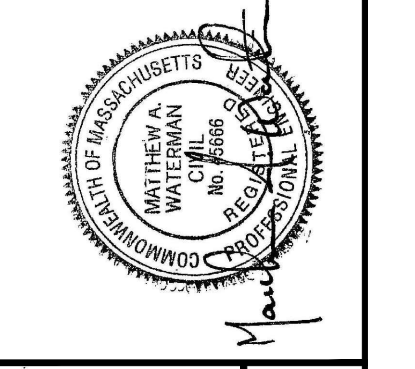


**TYPICAL DRIVEWAY PROFILE - NO SIDEWALK**



**TYPICAL DRIVEWAY**  
NOT TO SCALE

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LITTLETON, MA 01460

**GRATUITY BROOK FARM ESTATES  
DETAILS AND SECTIONS**  
63 GRATUITY ROAD  
GROTON, MA

SCALE: 1" = 100'

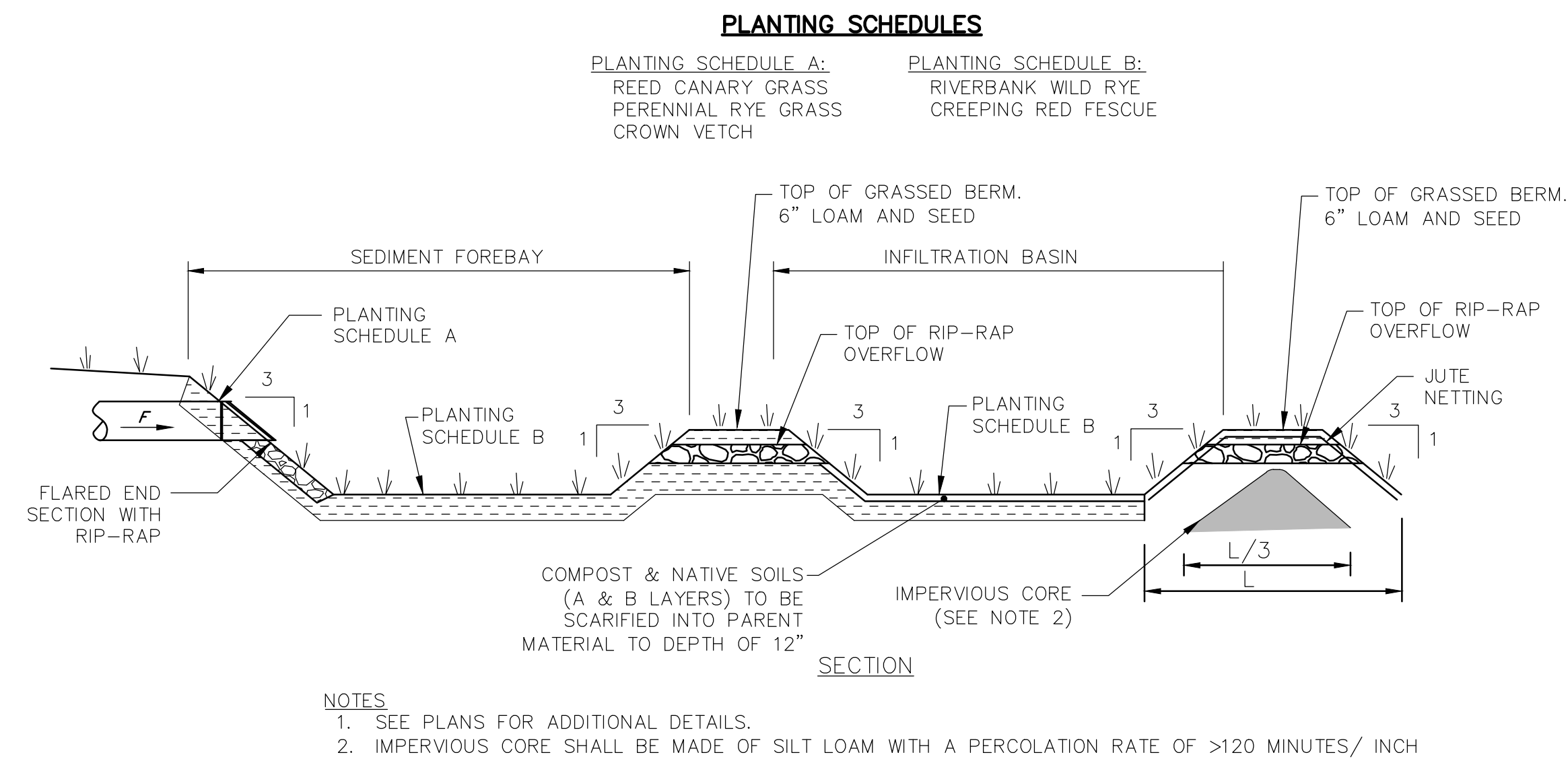
AUGUST 12, 2024

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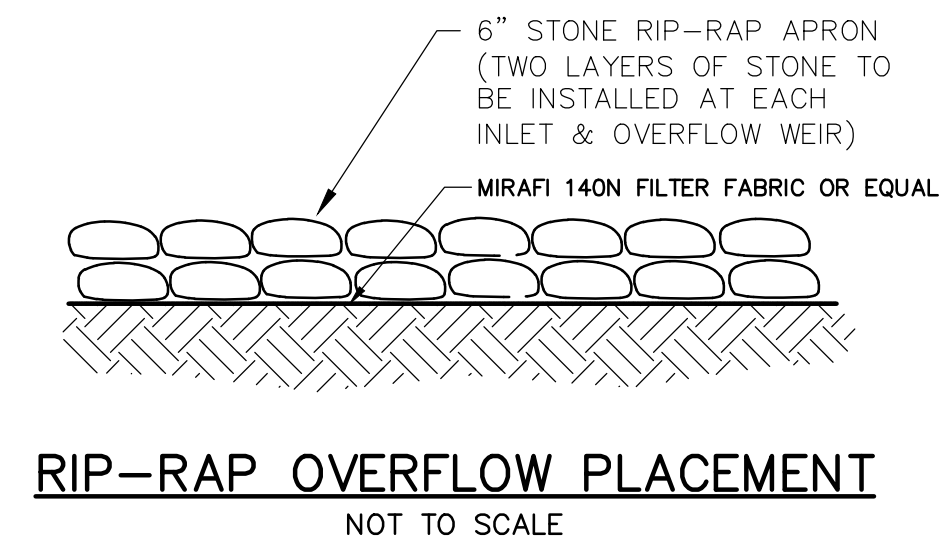
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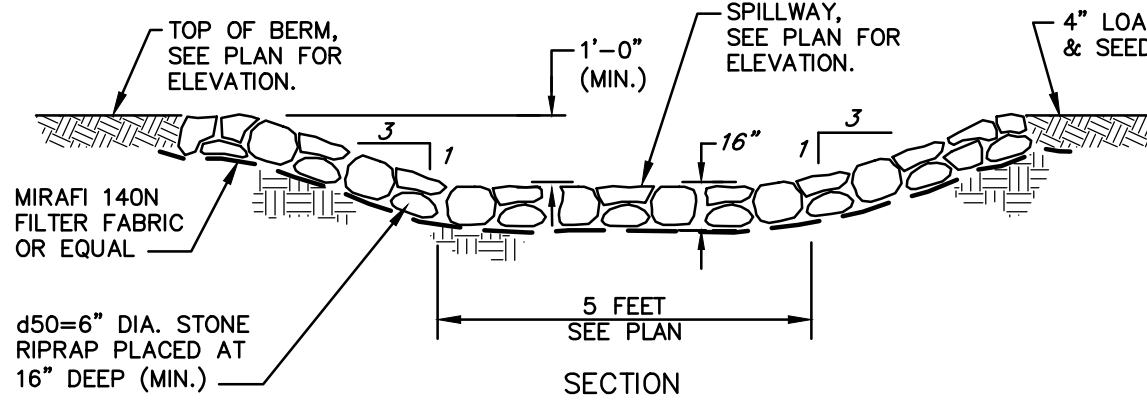
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DRAFT	MJS	DATE	REVISION



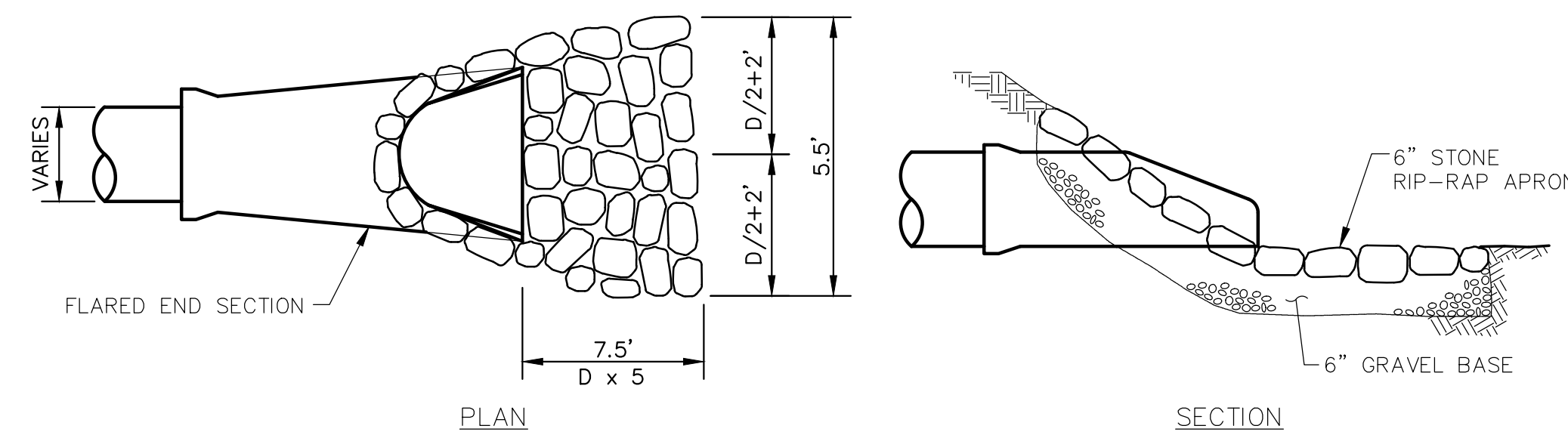
**SEDIMENT FOREBAY & INFILTRATION BASIN**  
 NOT TO SCALE



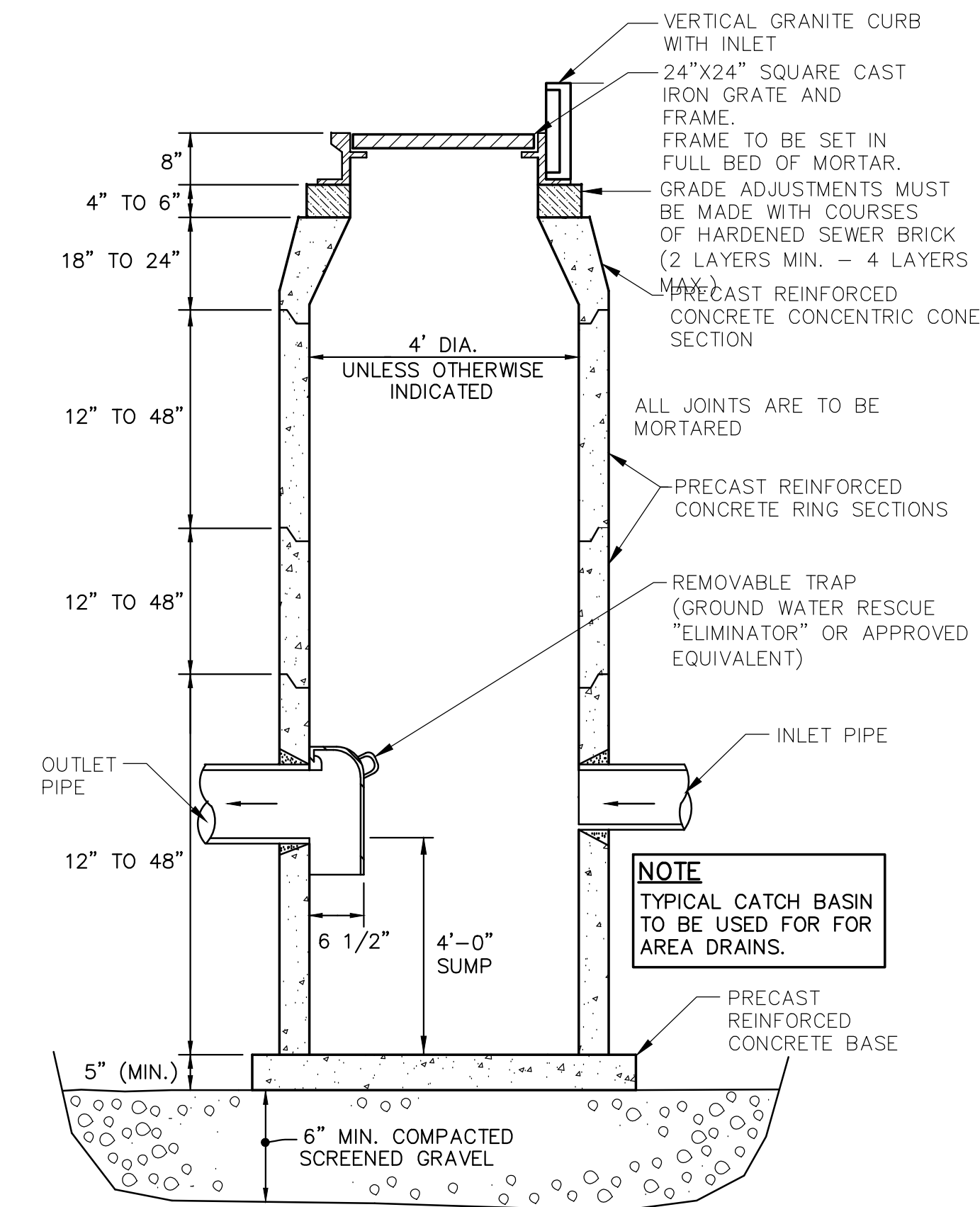
**RIP-RAP OVERFLOW PLACEMENT**  
 NOT TO SCALE



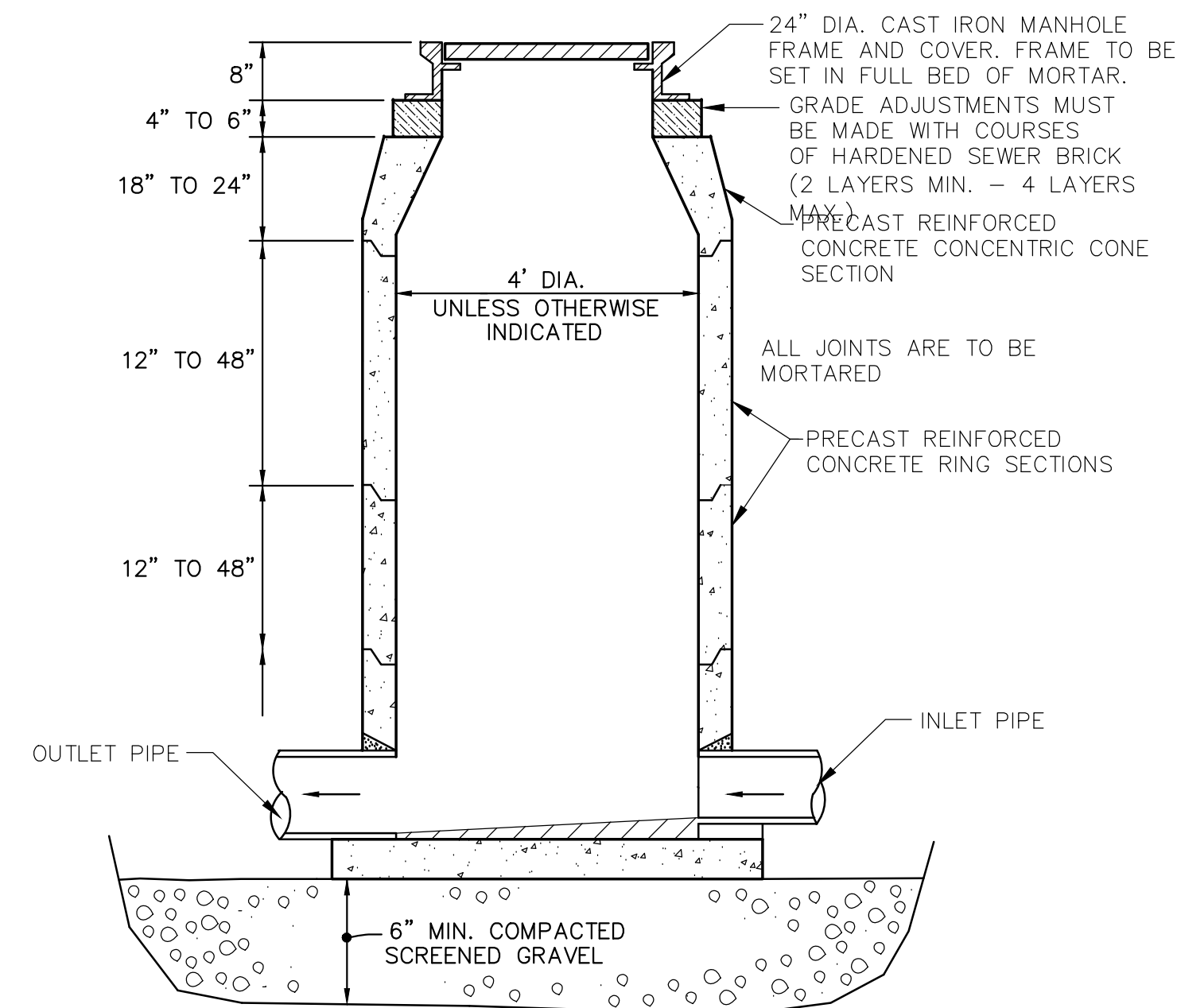
**SPILLWAY**  
 NOT TO SCALE



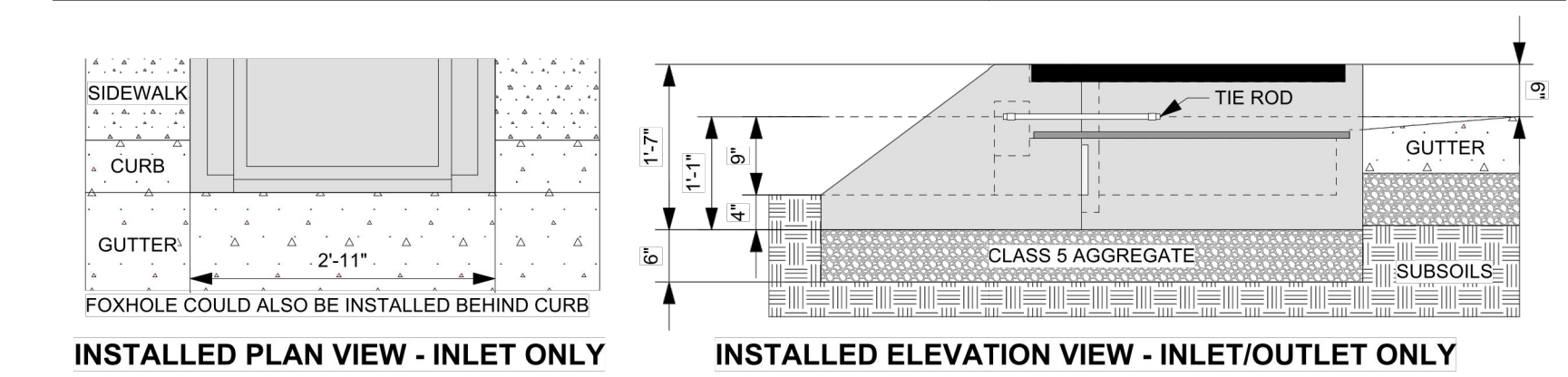
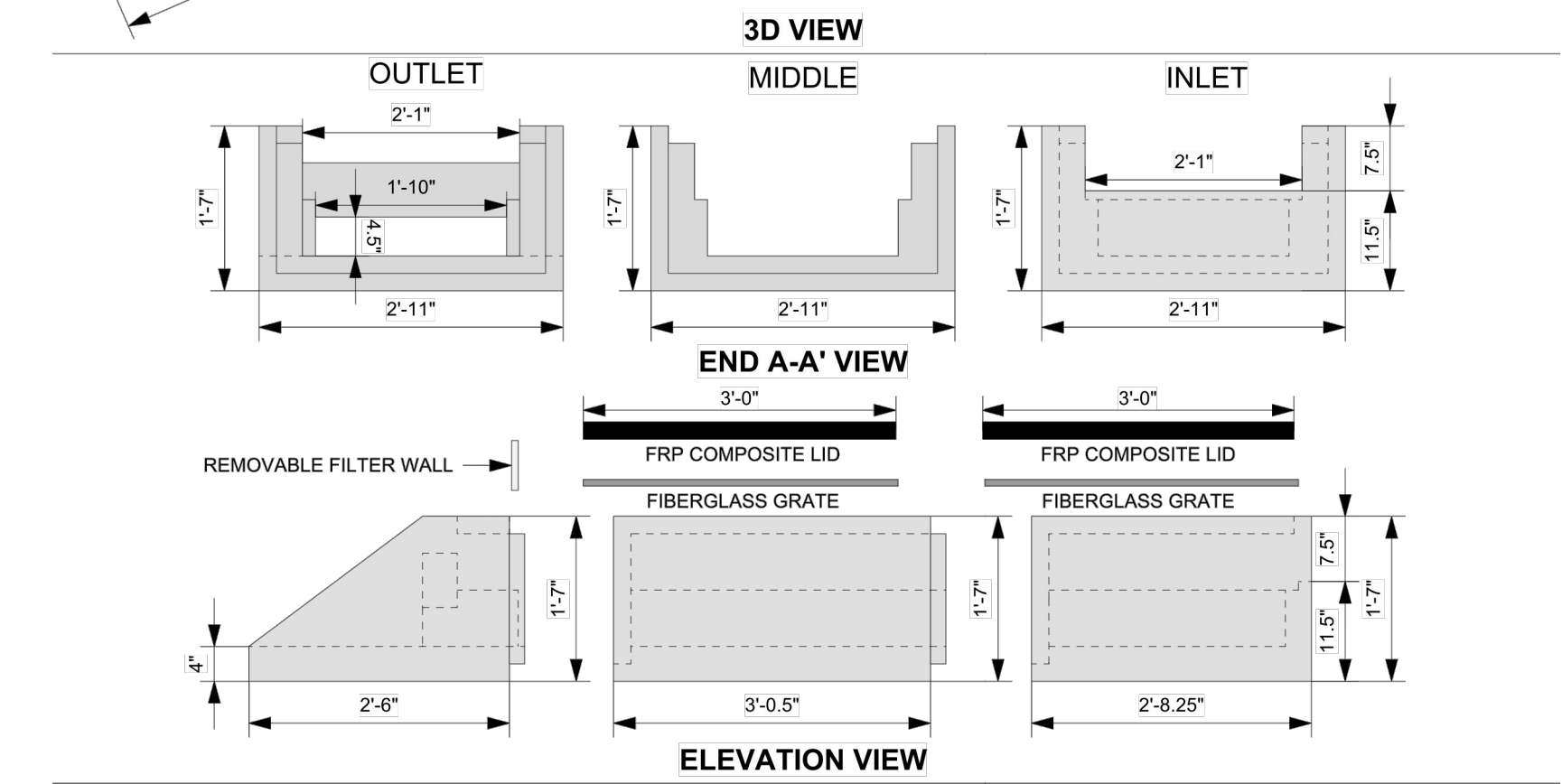
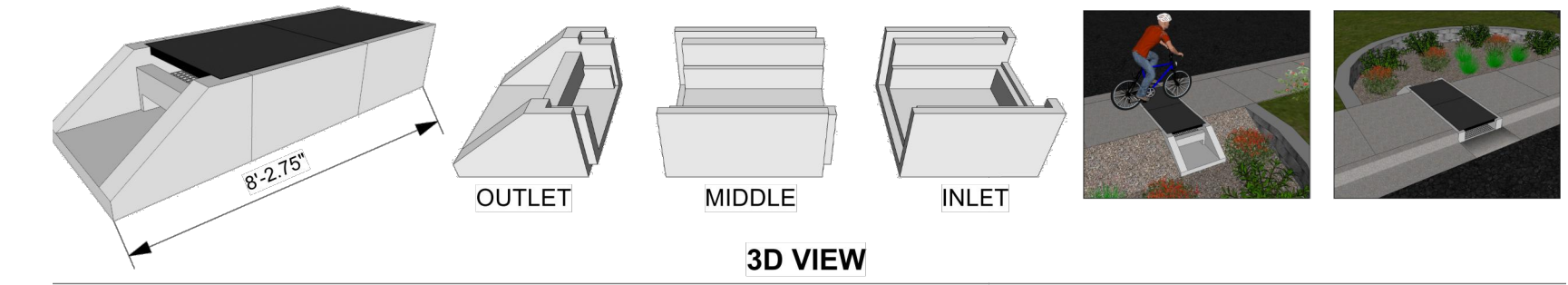
**FLARED END SECTION RIP-RAP**  
 NOT TO SCALE



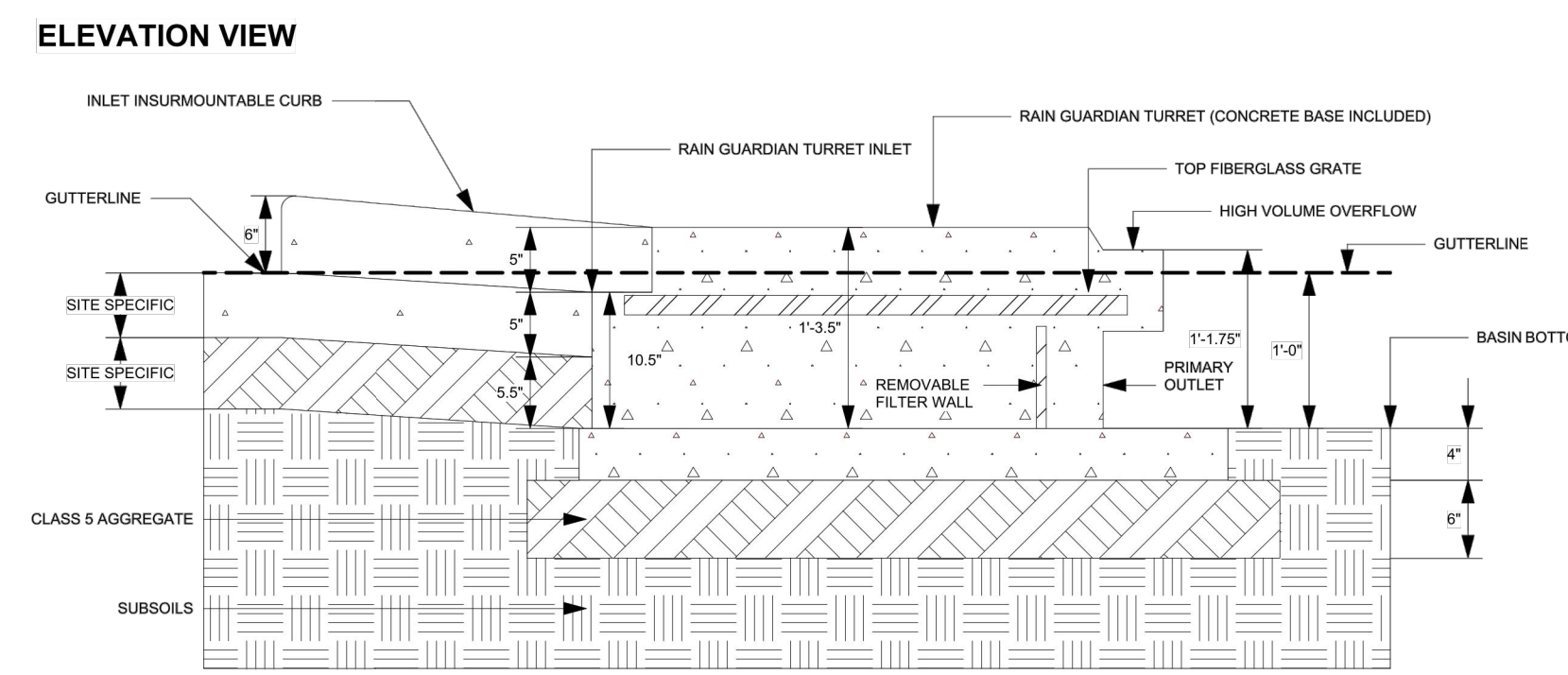
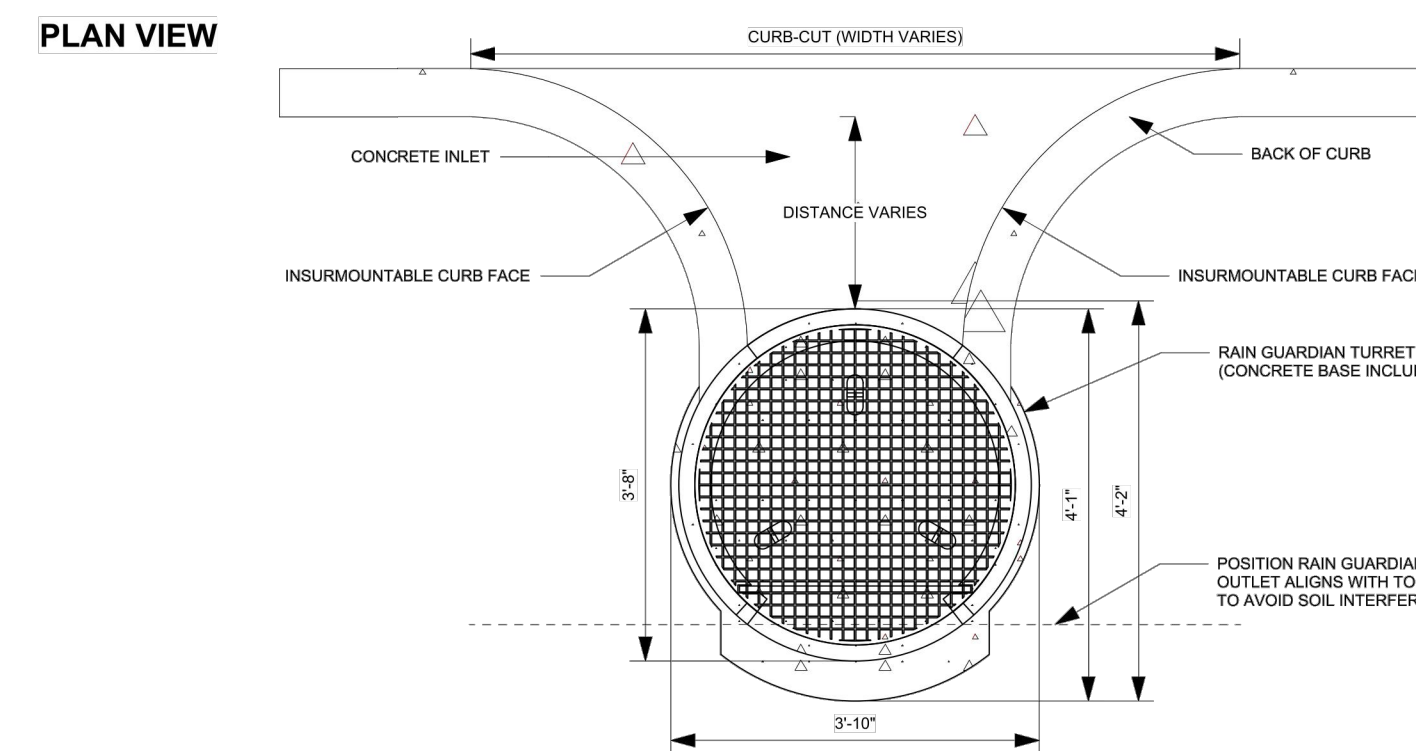
**TYPICAL CATCH BASIN**  
 NOT TO SCALE



**TYPICAL DRAIN MANHOLE**  
 NOT TO SCALE



**RAIN GUARDIAN FOXHOLE PRETREATMENT CHAMBER**  
 NOT TO SCALE



**RAIN GUARDIAN TURRET PRETREATMENT CHAMBER**  
 NOT TO SCALE

**PLAN VIEW NOTES**

- INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
- CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.



**ELEVATION VIEW NOTES**

- THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.

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 GRATUITY ROAD, LLC  
 236 ATER ROAD,  
 LITTLETON, MA 01460

DESIGN: MUS  
 DRAFT: MUS  
 CHECK: MAW

DATE: REVISION

BY:

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GRATUITY BROOK FARM ESTATES  
 DETAILS AND SECTIONS  
 63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 100'

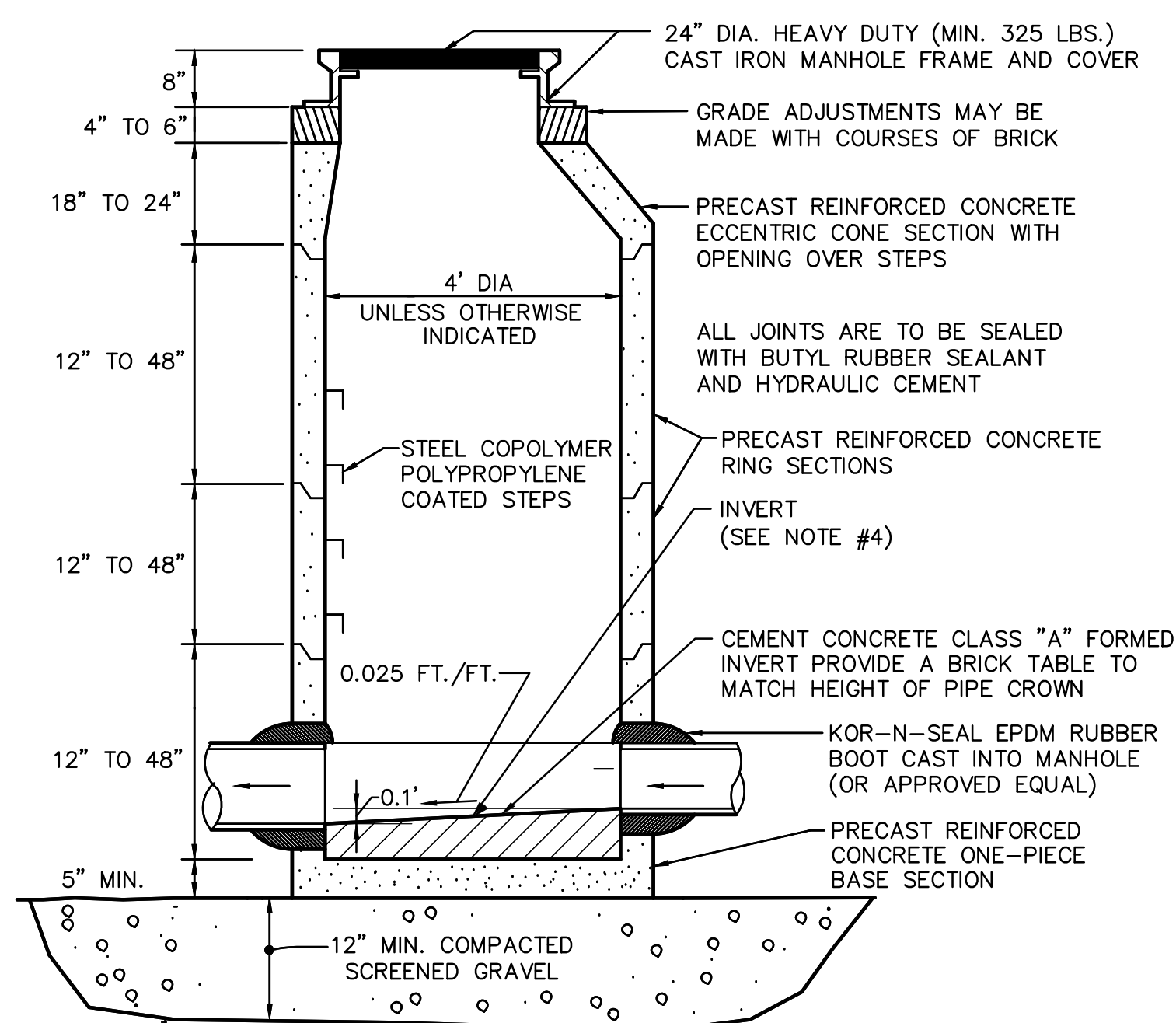
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 SHEET D-2

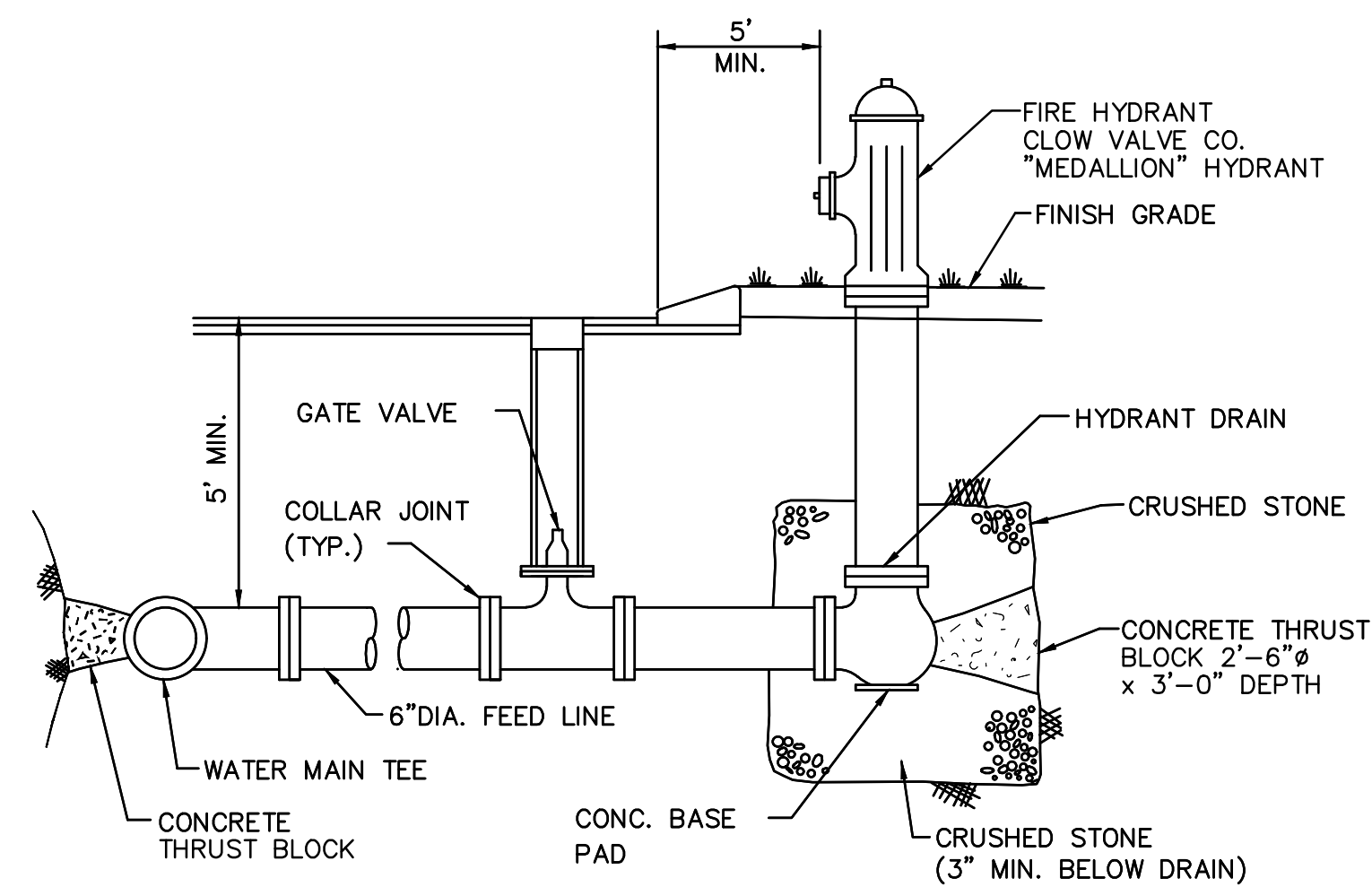


**NOTES:**

1. CAST IRON COVER SHALL BE LABELED SEWER.
2. SEAL ALL PINHOLES WITH HYDRAULIC CEMENT AND APPLY 2 COATS OF BITUMASTIC.
3. FORCEMAIN INLETS SHALL BE FITTED WITH SCH-40 PVC TEES TO DIRECT EFFLUENT TO DOWN TO TROUGH.
4. ALL SEWER SLOPES CALCULATED BY REFERENCING THE CENTERLINE INVERT ELEVATION AT THE CENTER OF EACH MANHOLE. ALL CALCULATED INVERTS ENTERING OR LEAVING REFERENCE THE MANHOLE CENTER. MANHOLES SHALL BE MANUFACTURED WITH A MINIMUM OF 0.1 FT. BETWEEN THE INVERT IN AND THE INVERT OUT.

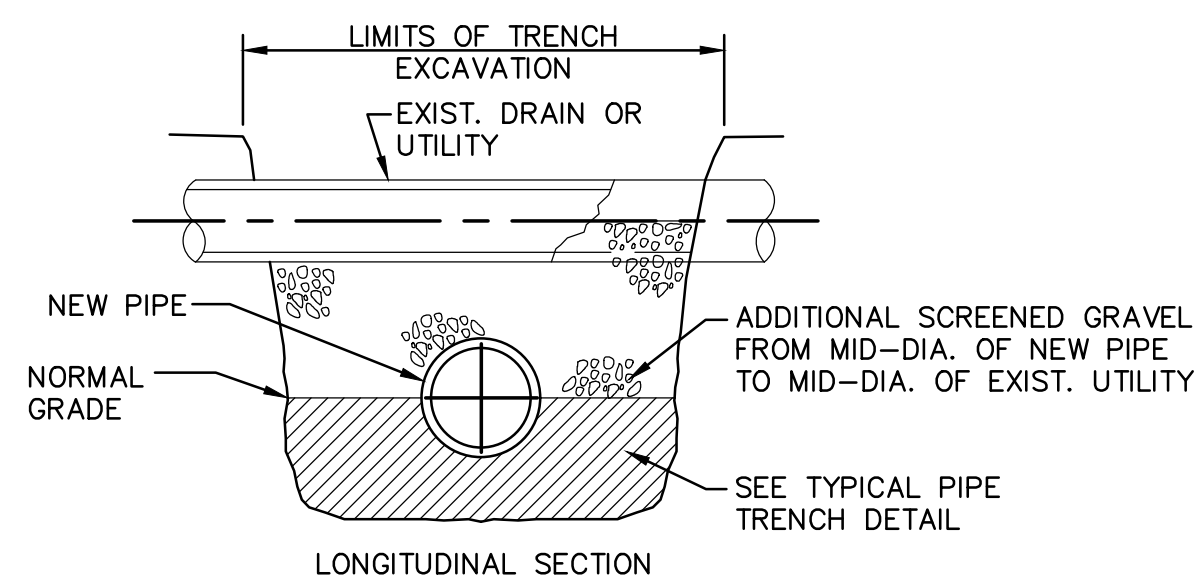
**TYPICAL SEWER MANHOLE**

NOT TO SCALE



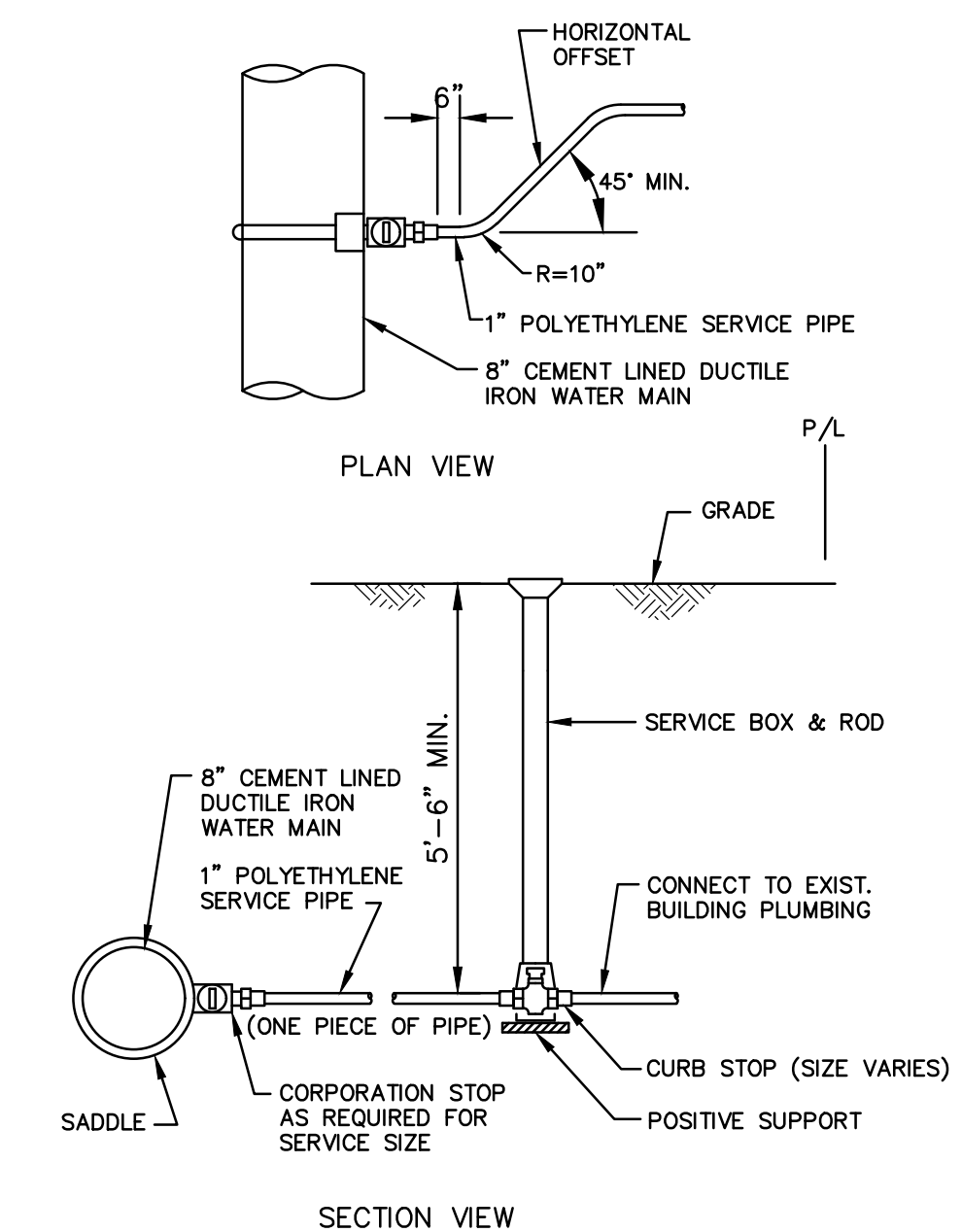
**FIRE HYDRANT DETAIL**

NOT TO SCALE



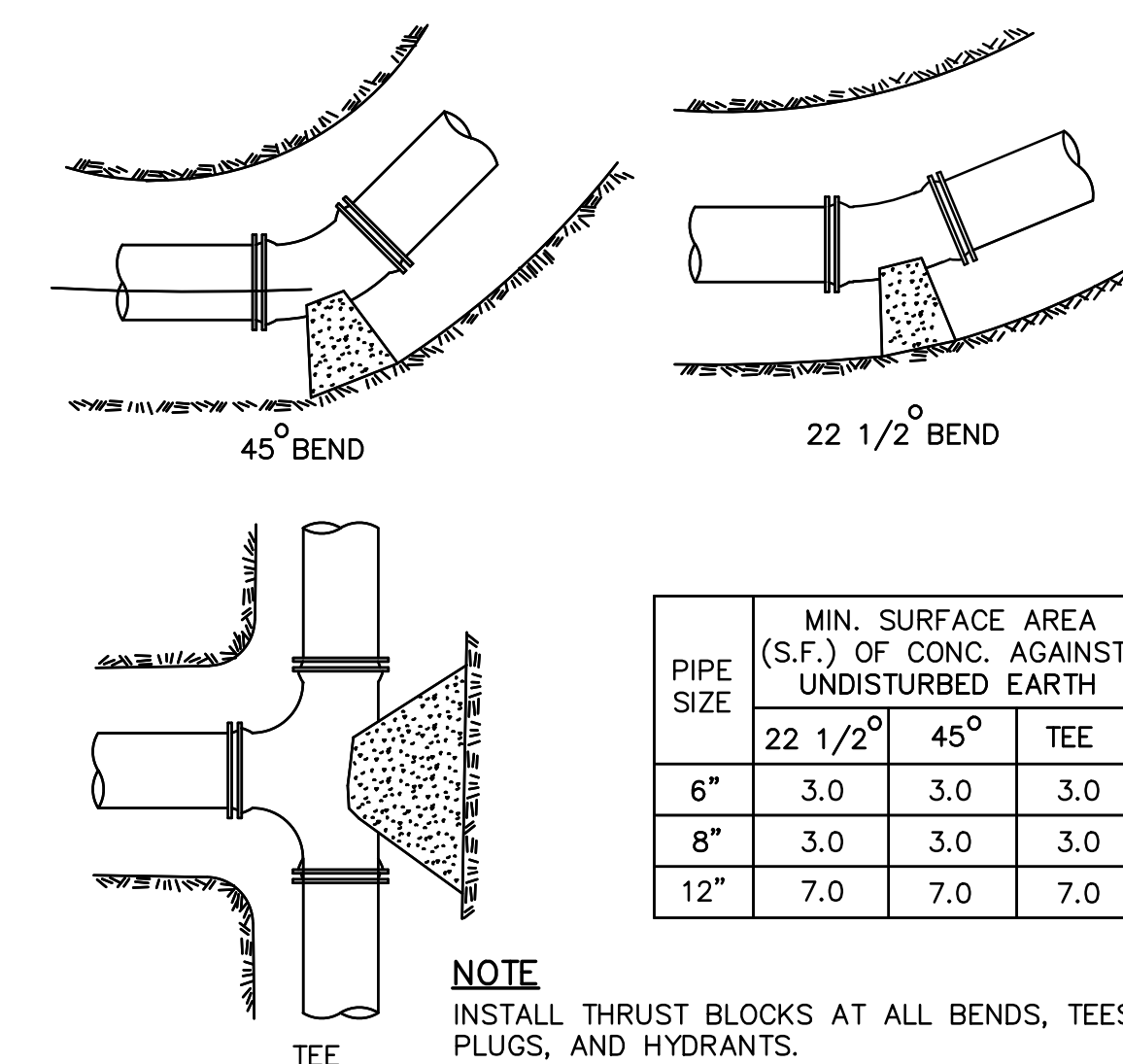
**TYPICAL PIPE CROSSING**

NOT TO SCALE



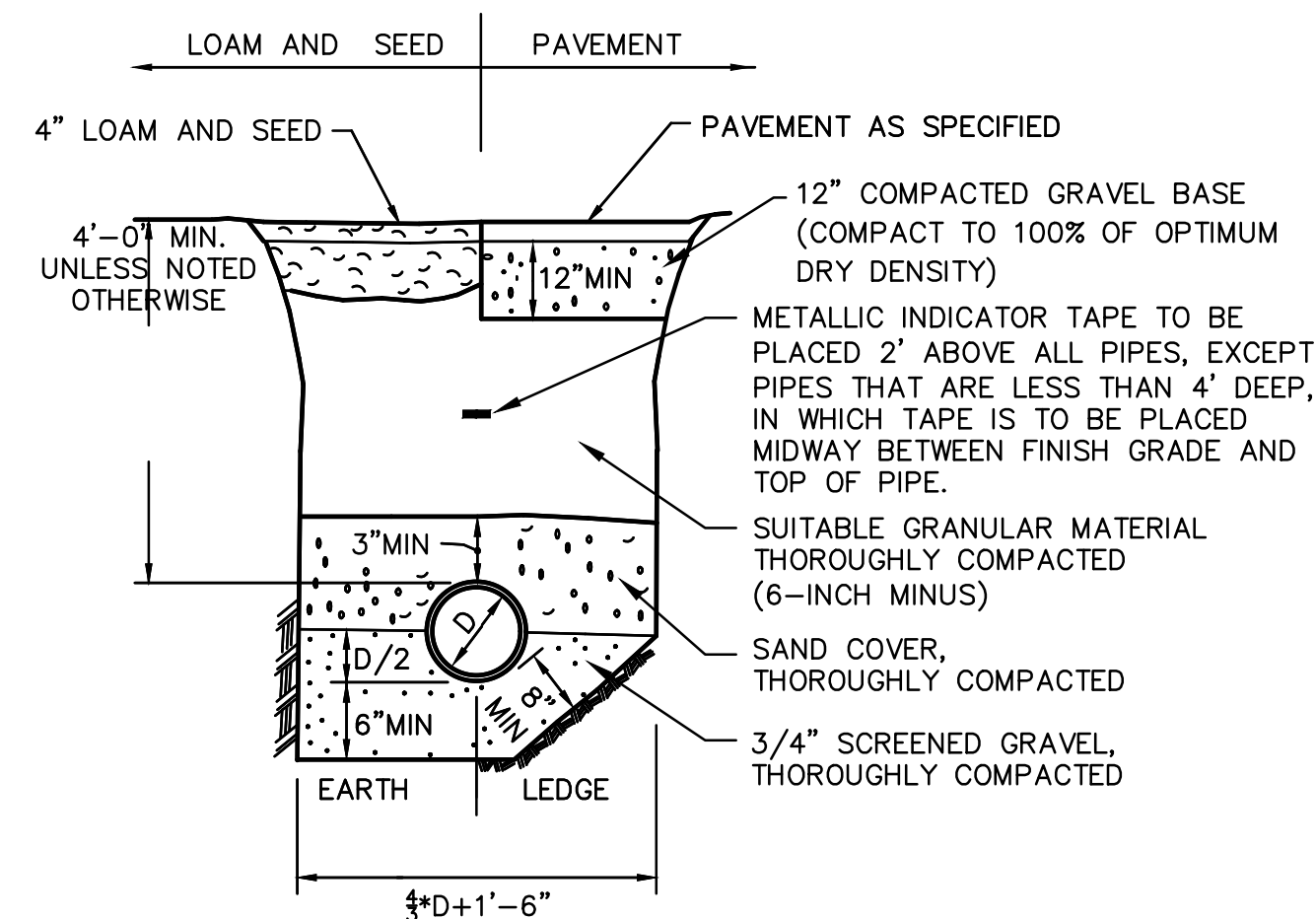
**STANDARD WATER SERVICE DETAIL**

NOT TO SCALE



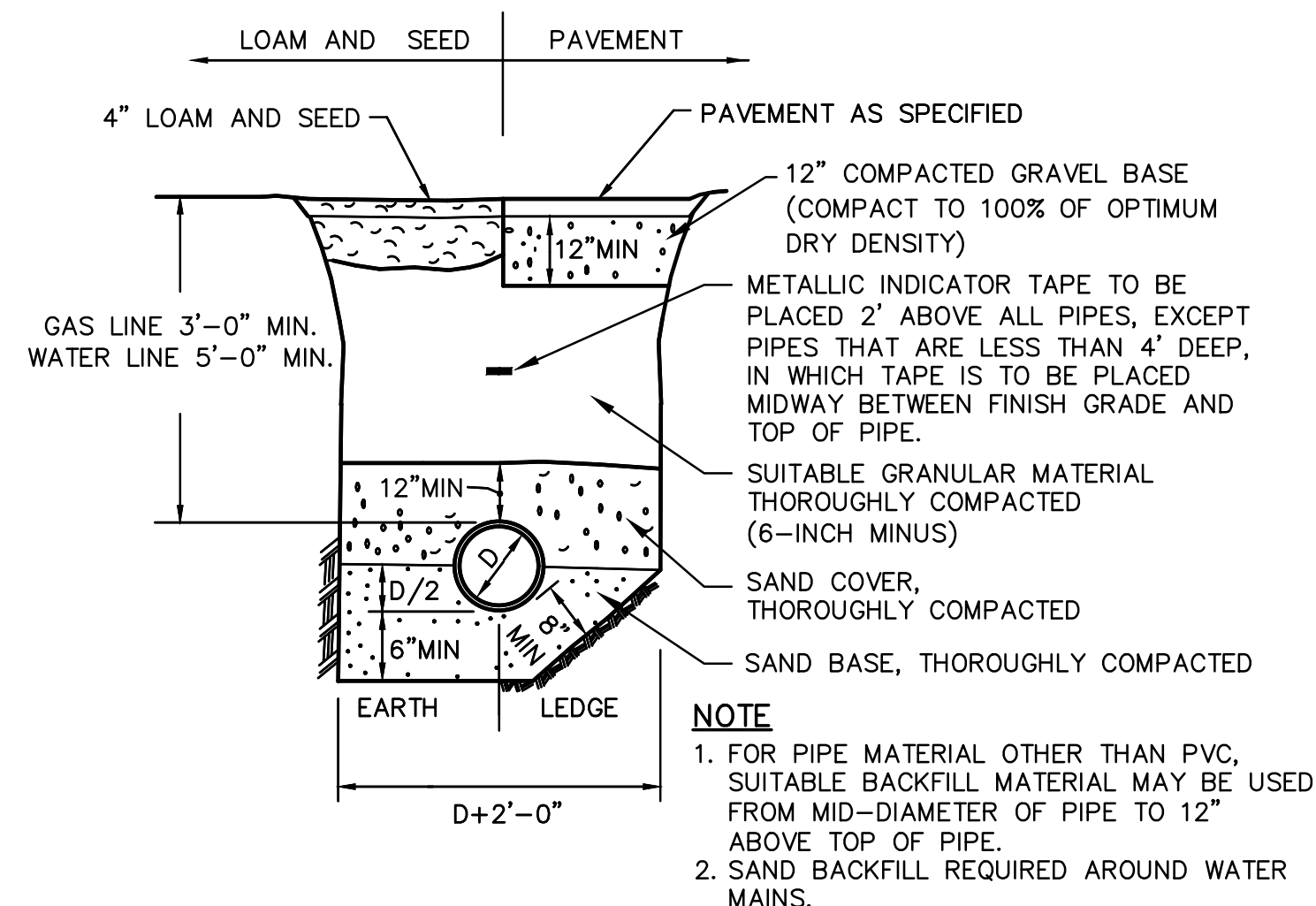
**WATER MAIN THRUST BLOCK DETAILS**

NOT TO SCALE



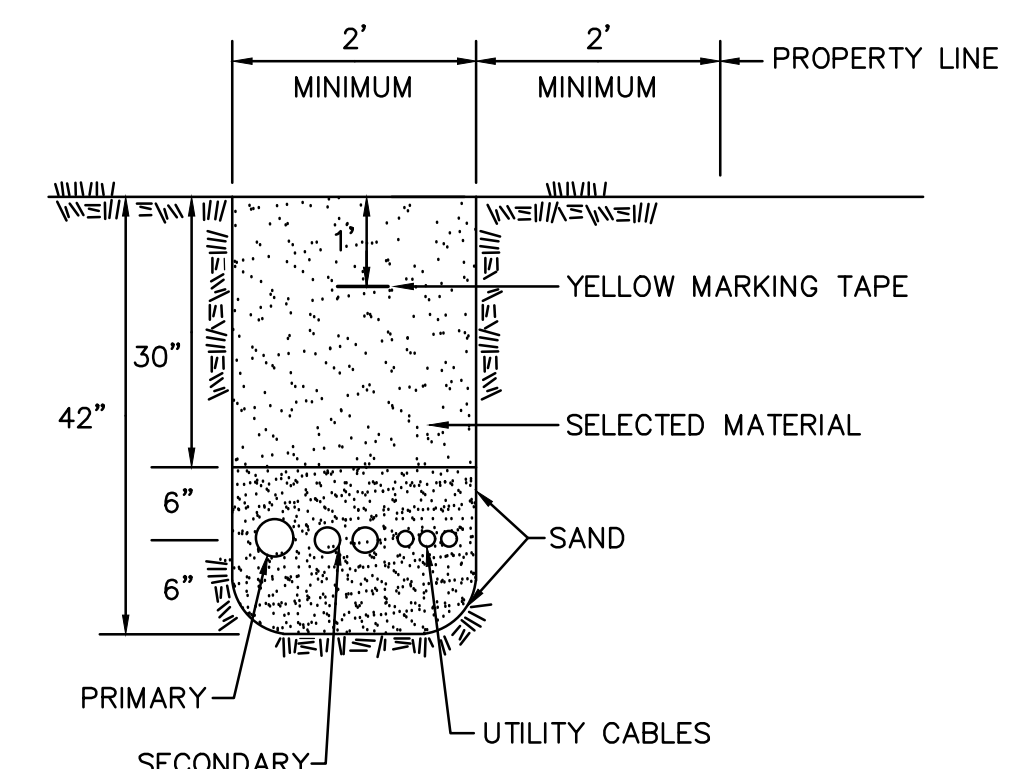
**TYPICAL DRAIN TRENCH DETAIL**

NOT TO SCALE



**TYPICAL TRENCH DETAIL**

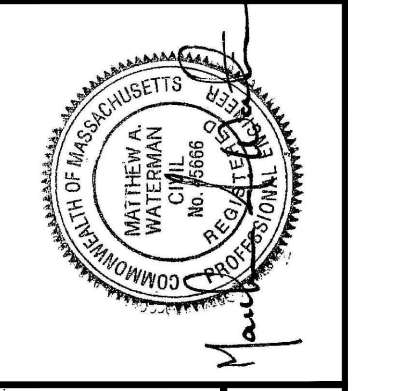
NOT TO SCALE



**UNDERGROUND ELECTRICAL TRENCH**

NOT TO SCALE

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MJS	MJS	MAW

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**GRATUITY BROOK FARM ESTATES  
DETAILS AND SECTIONS**

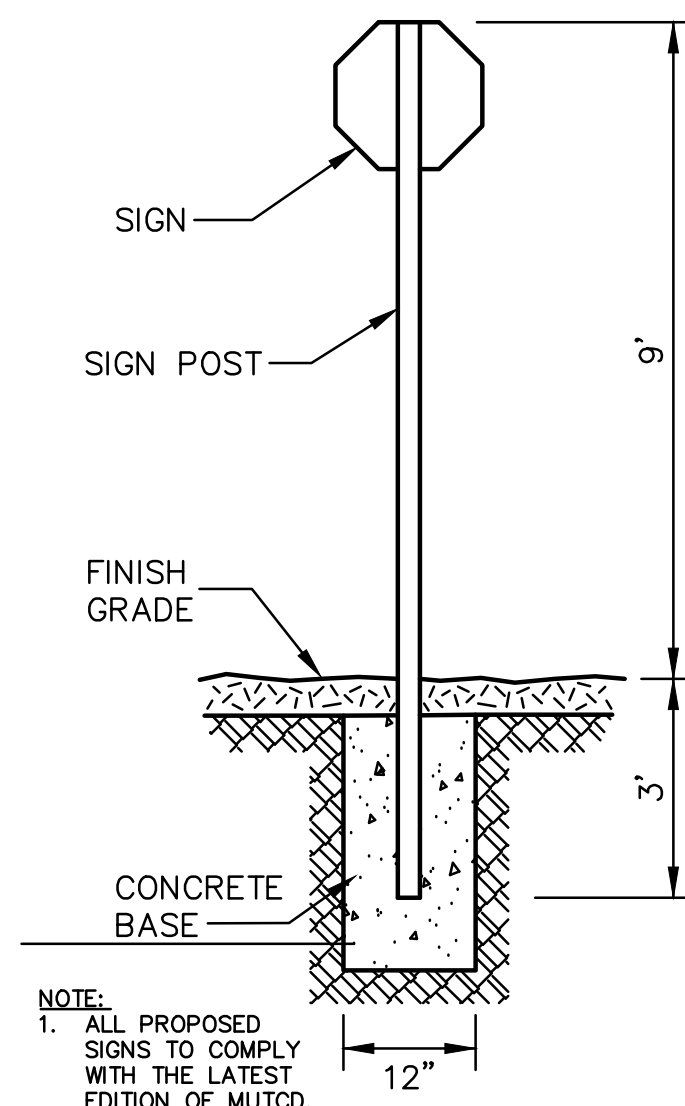
63 GRATUITY ROAD  
GROTON, MA

SCALE: 1" = 100'

AUGUST 12, 2024

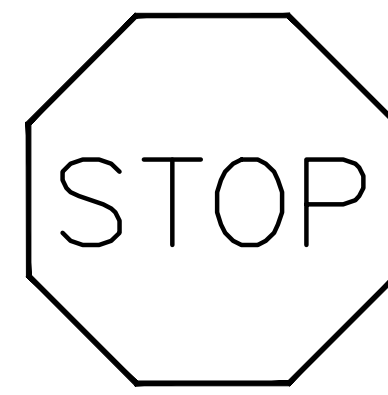


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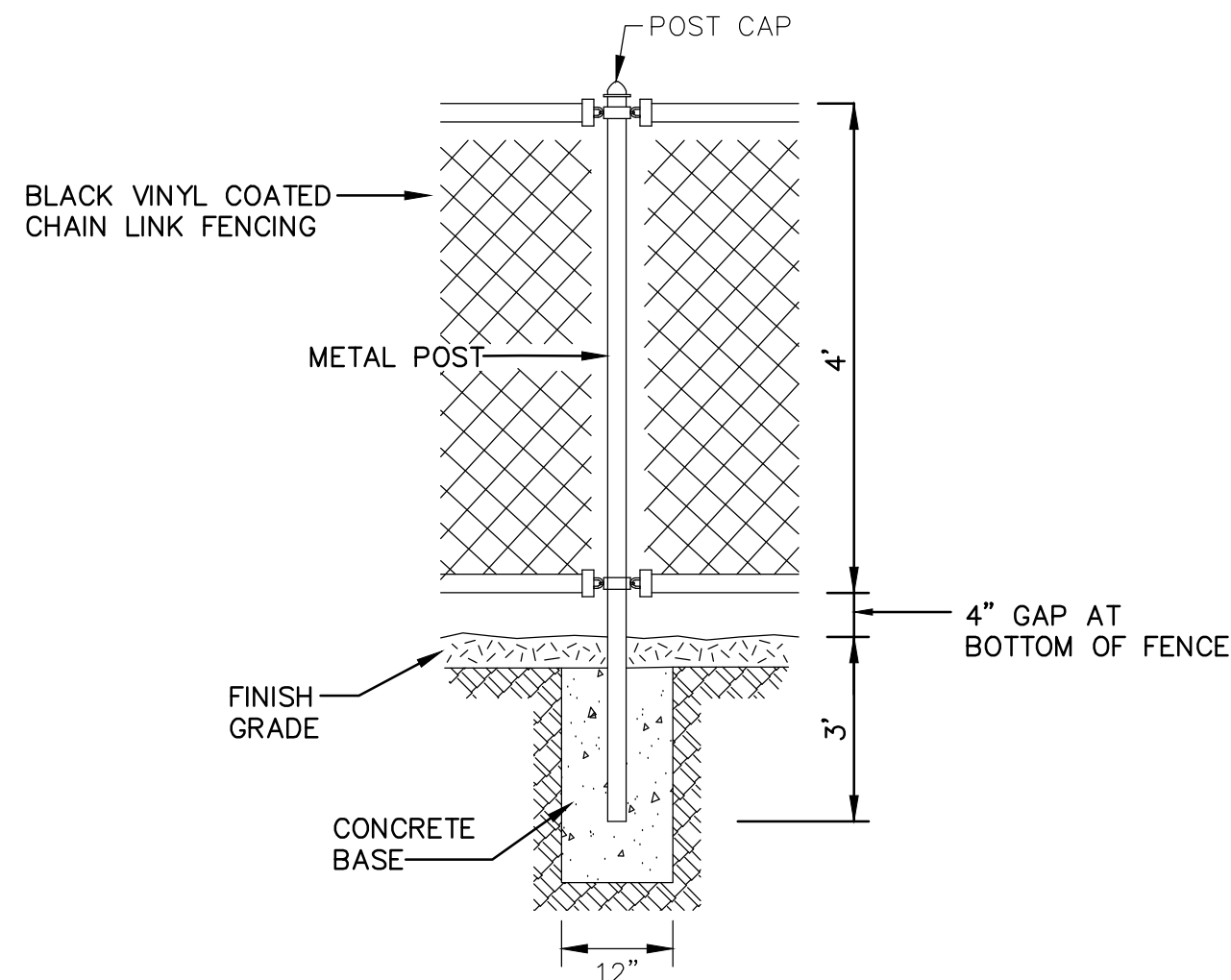


**SIGN DETAIL**  
NOT TO SCALE

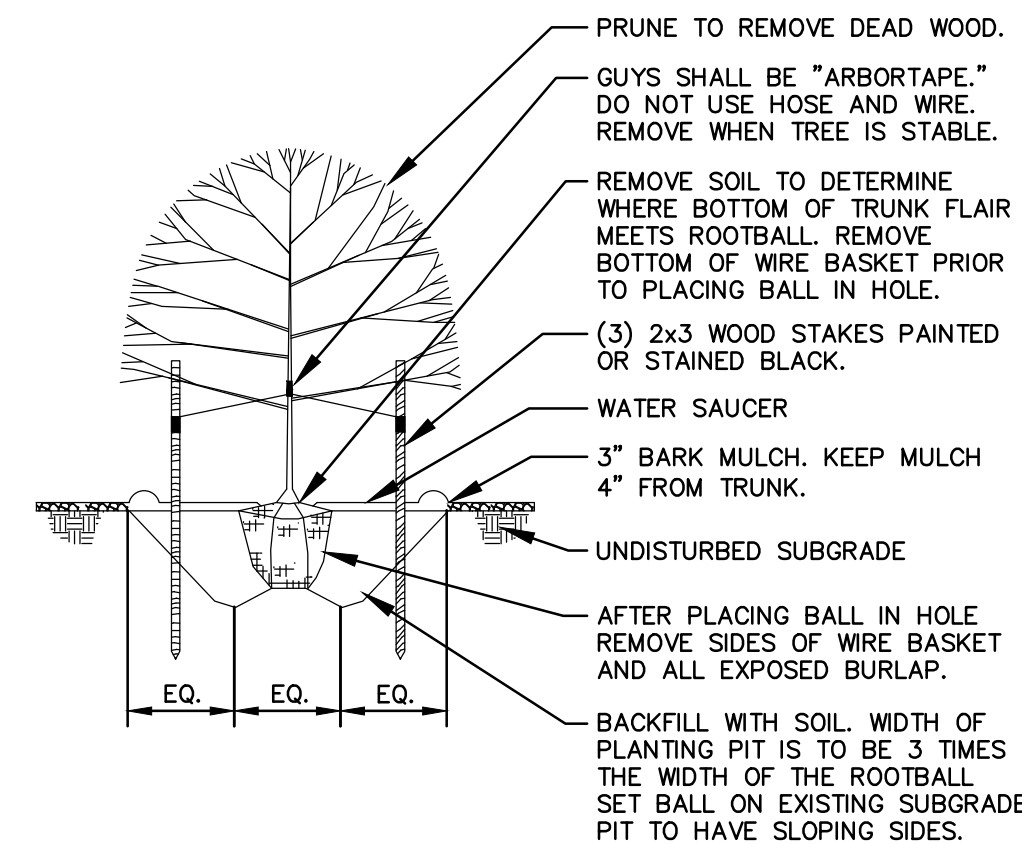
**STREET SIGN**  
NOT TO SCALE  
(WHITE LETTERING ON GREEN BACKGROUND)



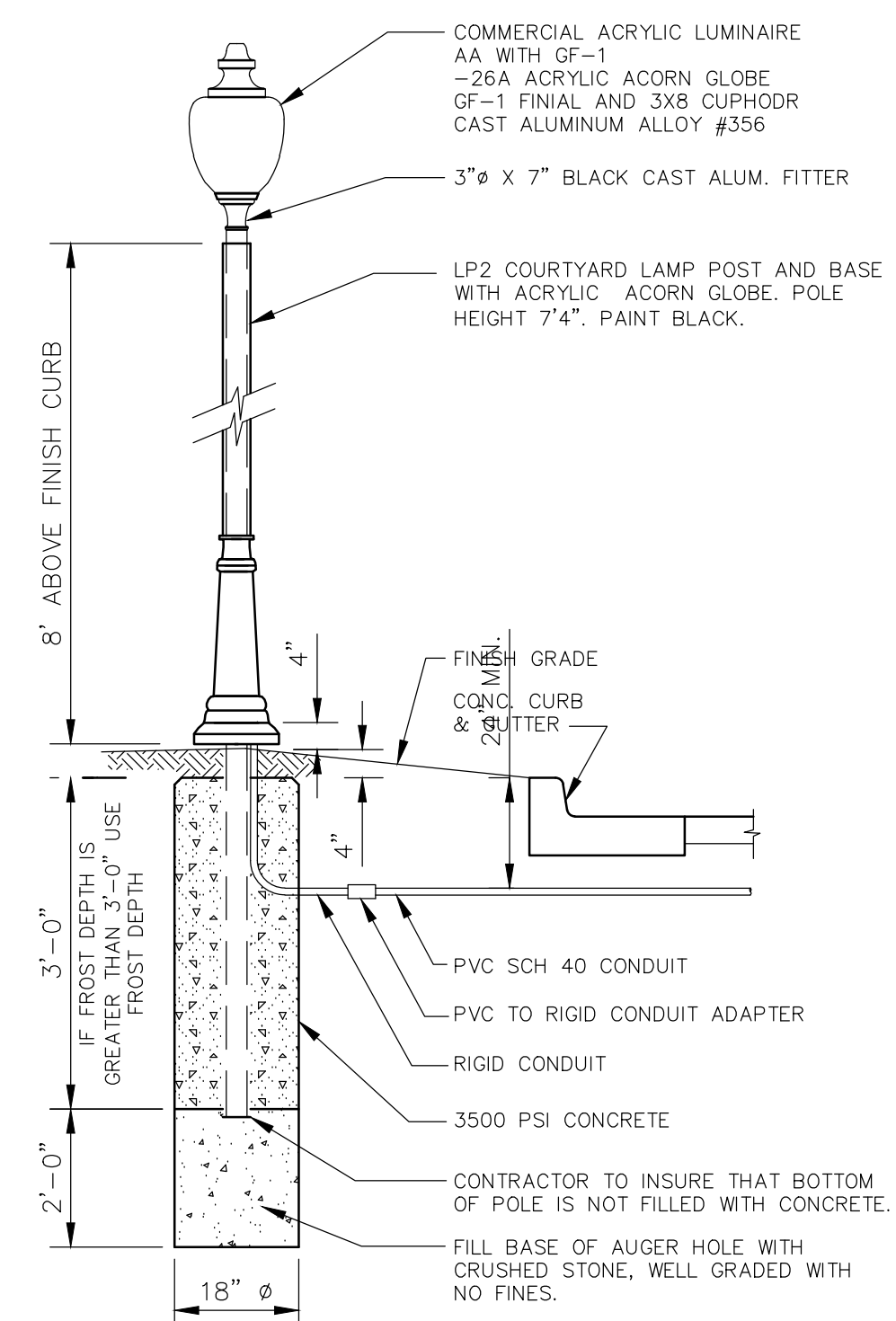
**STOP SIGN**  
NOT TO SCALE  
(WHITE LETTERING ON RED BACKGROUND)



**CHAIN LINK FENCE DETAIL**  
NOT TO SCALE  
(SEE PLAN FOR LOCATION)

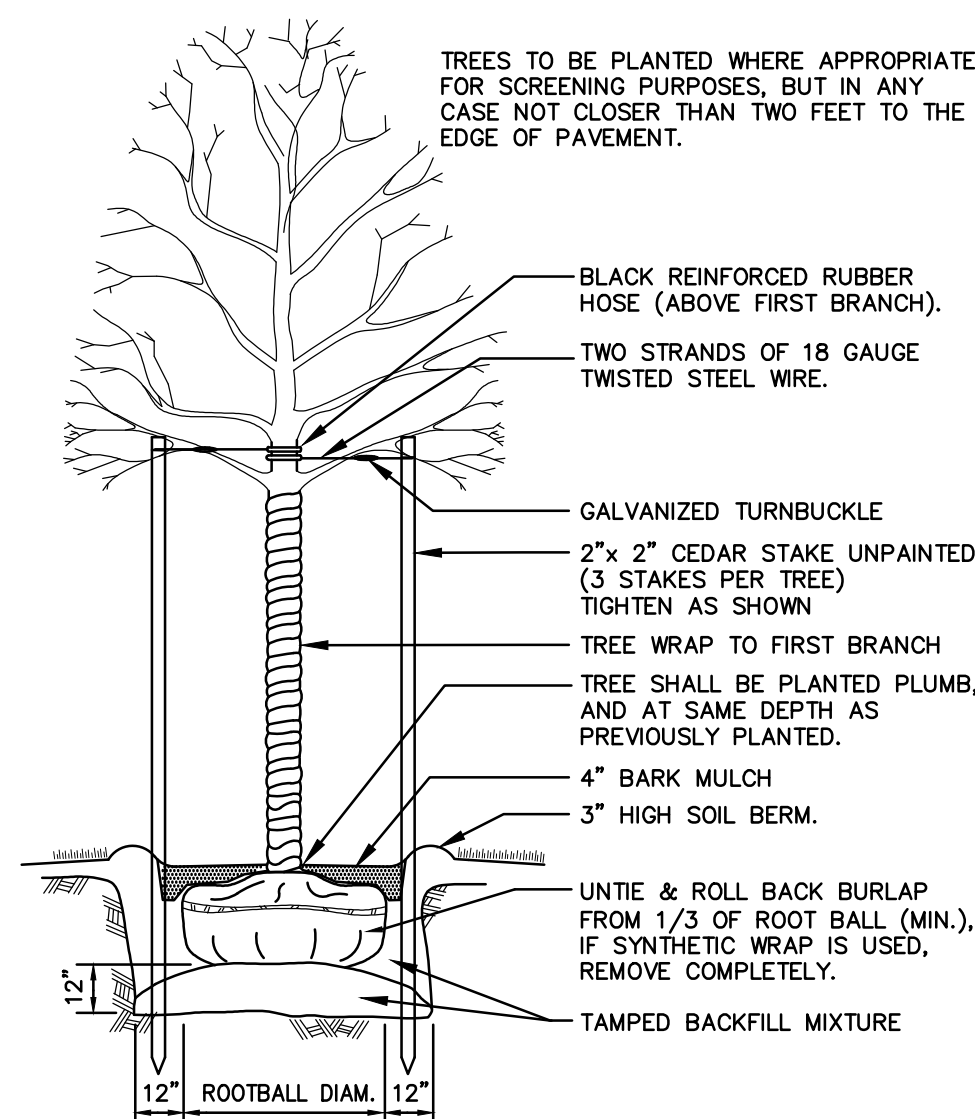


**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



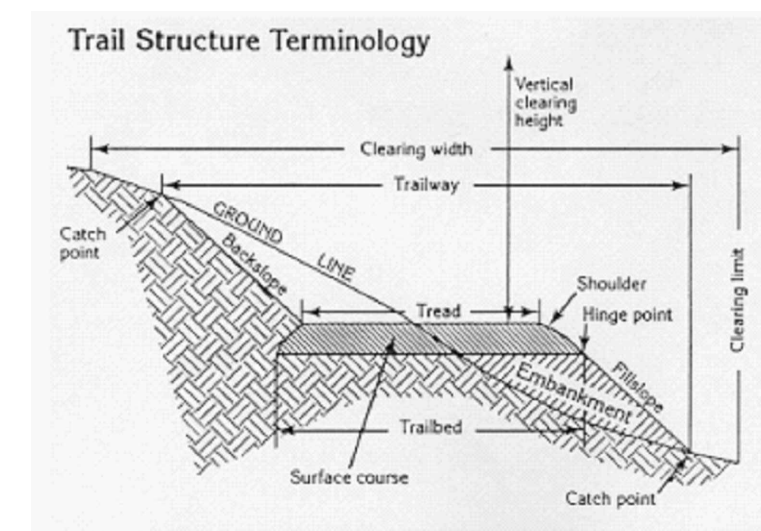
**LIGHT POLE & LANTERN DETAIL**  
NOT TO SCALE

NOTE: SEE SITE PLAN FOR POST LOCATIONS.



**TREE PLANTING**  
NOT TO SCALE

NOTE: SEE SITE PLAN FOR TREE LOCATIONS AND TYPES



**Figure 4-1:**  
**Trail Structure Terminology**  
[Trail Construction & Maintenance Notebook, USFS, p 17]

**TYPICAL TRAIL DETAIL**  
NOT TO SCALE

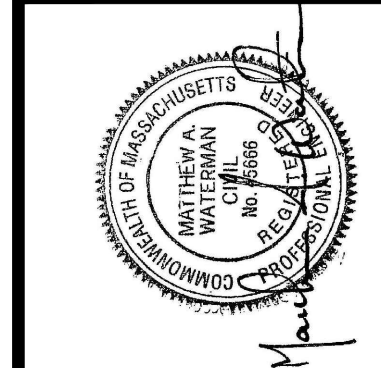
- NOTES:**
- PRIOR TO CONSTRUCTION, THE LOCATION OF THE TRAIL SHALL BE FLAGGED BY SITE CONTRACTOR.
  - TRAIL SHALL BE LAID OUT AS TO AVOID THE REMOVAL OF LARGE VEGETATION OR EXTENSIVE EARTH WORK.
  - TRAIL CONSTRUCTION SHALL CONSIST OF CLEARING BRANCHES AND SMALL TREES.
  - TREAD SHALL BE 5' WIDE
  - TRAILWAY SHALL BE 8' WIDE
  - CLEARING WIDTH 10' WIDE
  - VERTICAL CLEARANCE SHALL BE 9' HEIGHT
  - TREAD SHALL BE RAKED OUT REMOVING FALLEN LOGS AND ROCK TO EXPOSE THE NATURAL SURFACE.
  - TREAD SHALL PROVIDE POSITIVE DRAINAGE (CROSS SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 2%).

Common Name	Scientific Name	Percentage of Mix	Seed Geographic Origin	MA Status	Approx. Bloom Period	Soil Requirements	Specialist Bee Host?	Rare Lepidoptera Host?
yardow	<i>Achillea millefolium</i>	2.09	Midwest	fairly widespread	July-Oct	medium, moist	N/A	N/A
upland bent grass	<i>Agrostis perennans</i>	2.09	New York	widespread	N/A	medium, moist, dry	N/A	Yes****
broomsedge bluestem	<i>Andropogon virginicus</i>	2.04	Wisconsin	fairly widespread	N/A	dry, medium	N/A	Yes
pussytoes	<i>Antennaria plantaginifolia</i>	4.10	Minnesota	widespread	April-June	dry, medium	N/A	N/A
butterfly weed	<i>Asclepias tuberosa</i>	2.04	Upper Midwest	fairly widespread	June-Aug	dry	N/A	N/A
yellow wild indigo	<i>Baptisia tinctoria</i>	2.00	West Virginia	widespread	June-Aug	dry, medium, moist	N/A	Yes
plains oval sedge	<i>Carex brevior</i>	2.02	Minnesota	widespread	N/A	dry, medium, moist	N/A	N/A
partridge sensitive-pea	<i>Chamaecrista fasciculata</i>	2.00	Minnesota/Iowa	fairly widespread	June-Aug	dry, medium	N/A	Yes****
prairie cinquefoil	<i>Drymocalis (Potentilla) arguta</i>	2.01	Iowa	fairly widespread	June-Sept	medium, dry	Yes*	N/A
poverty oat grass	<i>Danthonia spicata</i>	2.63	Minnesota	widespread	N/A	medium, dry	N/A	Yes*****
purple lovegrass	<i>Eragrostis spectabilis</i>	2.02	Illinois	widespread	N/A	dry	N/A	N/A
spotted St. John's-wort	<i>Hypericum punctatum</i>	7.62	Illinois	widespread	July-Aug	medium, dry	N/A	N/A
slender bush-clover	<i>Lespedeza virginica</i>	3.15	Illinois	fairly widespread	Aug	dry	N/A	Yes*****
bladder-pod lobelia	<i>Lobelia inflata</i>	4.36	Wisconsin	widespread	July-Oct	medium	N/A	N/A
foxglove beardtongue	<i>Penstemon digitalis</i>	6.50	Wisconsin	widespread	April-June	medium, dry	N/A	N/A
slender mountain mint	<i>Pycnanthemum tenuifolium</i>	5.98	Illinois	fairly widespread	July-Sept	dry	N/A	N/A
Virginia mountain mint	<i>Pycnanthemum virginianum</i>	5.50	Illinois	fairly widespread	July-Aug	medium, dry	N/A	N/A
black-eyed Susan	<i>Rudbeckia hirta</i>	8.73	Iowa	widespread	June-Sept	medium, dry	N/A	N/A
little bluestem	<i>Schizachyrium scoparium</i>	12.62	Wisconsin	widespread	N/A	dry	N/A	Yes
early goldenrod	<i>Solidago juncea</i>	1.00	Wisconsin	widespread	July-Sept	medium	Yes**	N/A
gray goldenrod	<i>Solidago nemoralis</i>	6.31	Iowa	widespread	Aug-Oct	medium	Yes**	N/A
sweet goldenrod	<i>Solidago odora</i>	1.04	Wisconsin	widespread	Aug-Oct	medium	Yes**	N/A
heath American-aster	<i>Symphoricarpon ericoides</i>	2.12	Wisconsin	widespread	Sept-Oct	dry	Yes***	N/A
calico American-aster	<i>Symphoricarpon lateriflorum</i>	4.49	Minnesota	widespread	Aug-Sept	medium, dry	Yes***	N/A
Ohio spiderwort	<i>Tradescantia ohioensis</i>	2.09	Illinois	fairly widespread	July-Sept	medium, dry	N/A	N/A
golden Alexanders	<i>Zizia aurea</i>	3.47	Illinois	widespread	May-July	dry, medium	Yes	N/A

**NATIVE MEADOW SEED MIX TABLE**  
NOT TO SCALE

SEED MIX NAME: POLLINATOR SUN MIX  
 LOCATION: DESIGNATED NATIVE MEADOW AREA (SEE SHEET C-13)  
 SEEDING AREA: 52,750 S.F. (1.2 ACRES)  
 SEEDING RATE: 110 PLS/SF

NO.	DATE	REVISION	BY



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 GRATUITY ROAD, LLC  
 256 ATER ROAD,  
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DESIGN	MJS
DRAFT	MJS
CHECK	MAW

**GRATUITY BROOK FARM ESTATES**  
**DETAILS AND SECTIONS**  
 63 GRATUITY ROAD  
 GROTON, MA

SCALE: 1" = 100'  
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SHEET	D-4