

**LOCUS**  
SCALE: 1" = 1,200'

**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

**ZONING:**  
1. THIS PARCEL IS LOCATED IN RESIDENTIAL A (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'           |

- SHAPE FACTOR (R-FACTOR):  $16A/P^2 \leq 0.4$
- ALL LOTS MEET GROTON ZONING FRONTAGE REQUIREMENTS.
  - 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.
- MODIFICATION OF LOT REQUIREMENTS FOR FLEXIBLE DEVELOPMENT:
  - LOTS HAVING REDUCED AREA OR FRONTAGE SHALL NOT HAVE FRONTAGE ON A STREET OTHER THAN A STREET CREATED BY THE FLEXIBLE DEVELOPMENT.
  - MINIMUM LOT FRONTAGE SHALL NOT BE LESS THAN 40 FEET.
  - MINIMUM AREA OF ANY LOT SHALL NOT BE LESS THAN 10,000 SQUARE FEET.

- 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 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.

SEE SHEET C-2  
SEE SHEET C-3

**LOT AREA CALCULATIONS**

|                    |  |
|--------------------|--|
| LOT AREA REQUIRED: | 10,000 S.F.                                    |
| LOT AREA PROVIDED: | 30,985 S.F. (AVERAGE)<br>28,412 S.F. (MINIMUM) |
| FRONTAGE REQUIRED: | 40 FEET  |
| FRONTAGE PROVIDED: | 160.8 FEET (AVERAGE)<br>84.8 FEET (MINIMUM)    |

**OPEN SPACE**

|                      |   |
|----------------------|---|
| TOTAL LOT AREA:      | 2,301,460 S.F.  |
| TOTAL WETLAND AREA:  | 50,618 S.F.   |
| REQUIRED OPEN SPACE: | 805,511 S.F. (35%)  |
| PROVIDED OPEN SPACE: | 1,681,576 S.F. (73%)<br>LESS 50,618 S.F. (WETLAND AREA)<br>LESS 13,078 S.F. (SEPTIC EASEMENT)<br>LESS 39,610 S.F. (STORM EASEMENTS)<br>1,578,270 S.F. (68.6%) |

**DENSITY BONUS**

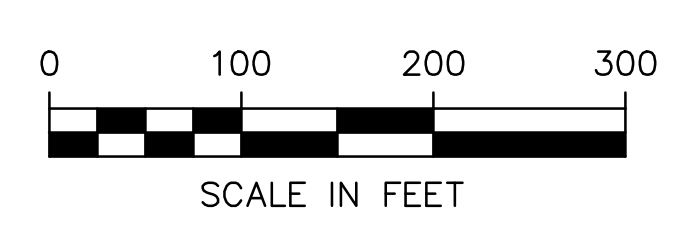
|                 |   |
|-----------------|---|
| BASE UNITS:     | 12 LOTS - 12 UNITS  |
| OPEN SPACE:     | 2.1 BONUS UNITS<br>(PROJECT PROVIDES AN ADDITIONAL 33% OF OPEN SPACE ABOVE THE REQUIRED 35%. THIS ALLOWS FOR AN ADDITIONAL 15% BONUS UNITS, OR 2.1 UNITS.)* |
| AGE RESTRICTED: | 1 BONUS UNIT<br>(2 UNITS WILL BE AGE RESTRICTED DWELLING UNITS)**   |
| TOTAL UNITS:    | 15 DWELLING UNITS<br>(15 LOTS, 15 SINGLE FAMILY UNITS)  |

\* FOR EACH ADDITIONAL 10% OF THE SITE SET ASIDE AS CONTIGUOUS OPEN SPACE OVER AND ABOVE THE REQUIRED 35%, A BONUS OF 5% OF THE BASIC NUMBER MAY BE ADDED; DENSITY BONUS SHALL NOT EXCEED 30% OF THE BASIC NUMBER.

\*\* FOR EVERY TWO DWELLING UNITS RESTRICTED TO TO OCCUPANCY BY PERSONS OVER THE AGE OF 55, ONE DWELLING UNIT MAY BE ADDED AS A DENSITY BONUS; DENSITY BONUS SHALL NOT EXCEED 10%.

**AFFORDABLE UNITS**

|           |                             |
|-----------|-----------------------------|
| REQUIRED: | 2.1 UNITS (15% TOTAL UNITS) |
| PROVIDED: | 3 UNITS                     |



|   |         |          |       |          |     |     |    |
|---|---------|----------|-------|----------|-----|-----|----|
|   |         |          |       |          |     |     |    |
| MUS   | MUS     | MUS      | MUS   | MUS      | MUS | MUS | BY |
| 1/21/25   | 8/17/23 | 5/30/23  | DATE  | REVISION | BY  | BY  | BY |
| <p>REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.</p> |         |          |       |          |     |     |    |
| <p><b>PRELIMINARY SUBDIVISION</b><br/><b>PLAN OF LAND - FLEXIBLE DEVELOPMENT</b></p>  |         |          |       |          |     |     |    |
| <p>63 GRATUITY ROAD<br/>GROTON, MA</p>  |         |          |       |          |     |     |    |
| <p>SCALE: 1" = 100'</p>   |         |          |       |          |     |     |    |
| <p>APRIL 13, 2023</p>   |         |          |       |          |     |     |    |
| <p>PREPARED FOR:<br/>ROUTHIER &amp; ROPER<br/>GRATUITY ROAD, LLC<br/>256 AYER ROAD,<br/>LITTLETON, MA 01460</p>                 |         |          |       |          |     |     |    |
| DESIGN  | DRAFT   | CHECK    |       |          |     |     |    |
| ---   | MJS     | MAW      |       |          |     |     |    |
| <p><b>Landatech</b><br/>Consultants</p>   |         |          |       |          |     |     |    |
| <p>515 Groton Road • Westford, MA 01886 • (978) 892-6100 • www.landatech.com<br/>Copyright © 2023</p>                           |         |          |       |          |     |     |    |
| JOB NO.   | 22-243  | DWG. NO. | 11142 | SHEET    | C-1 |     |    |