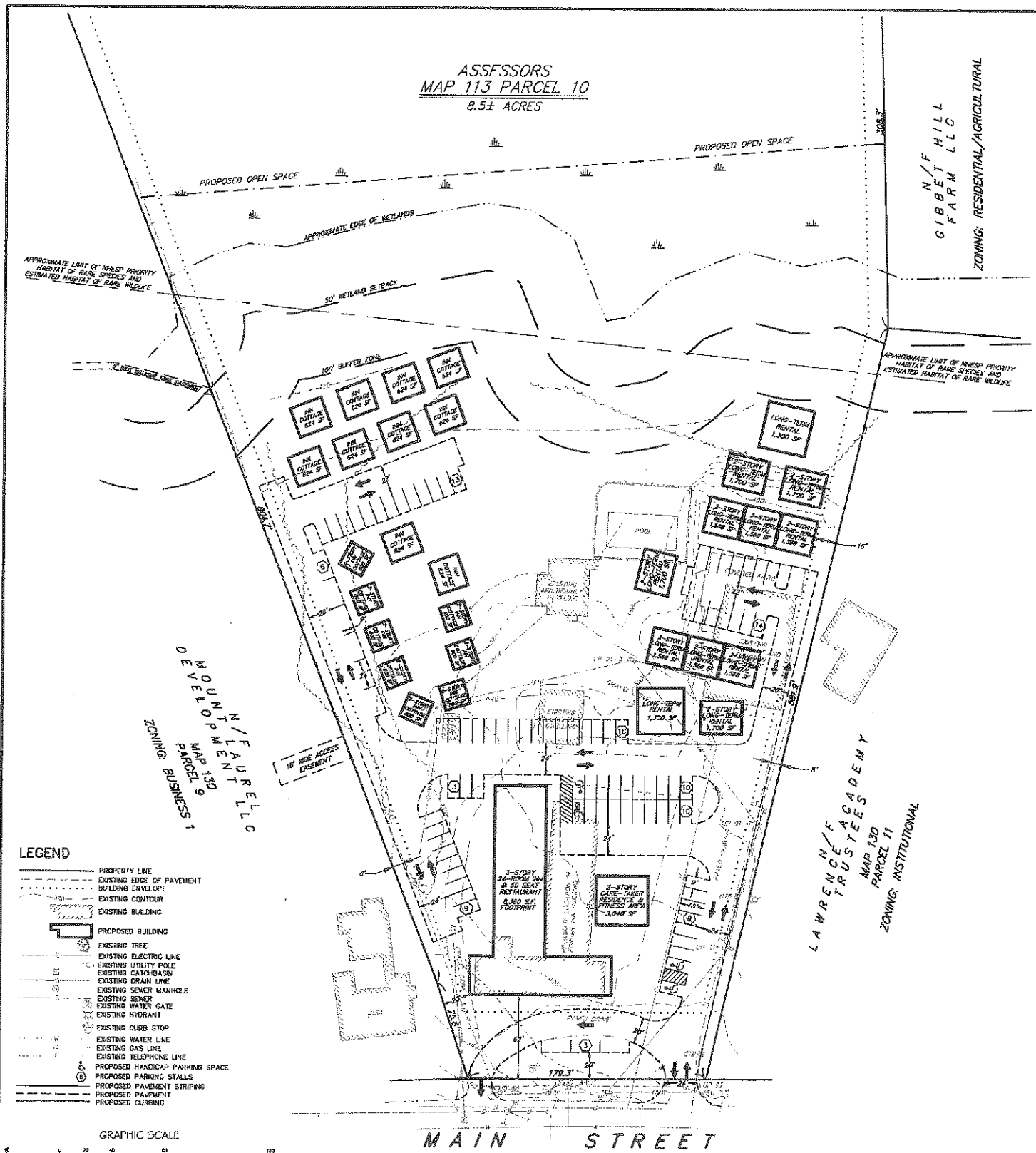


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ASSESSORS
MAP 113 PARCEL 10
8.5± ACRES



- LEGEND**
- PROPERTY LINE
 - - - EXISTING EDGE OF PAVEMENT
 - ▭ BUILDING ENVELOPE
 - ⋯ EXISTING CONTOUR
 - ▭ EXISTING BUILDING
 - ▭ PROPOSED BUILDING
 - EXISTING TREE
 - EXISTING ELECTRIC LINE
 - EXISTING UTILITY POLE
 - EXISTING CATCH-BASIN
 - EXISTING DRAIN LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER
 - EXISTING WATER GATE
 - EXISTING HYDRANT
 - EXISTING CURB STOP
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED HANDICAP PARKING SPACE
 - PROPOSED PARKING STALLS
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED PAVEMENT
 - PROPOSED CURBING

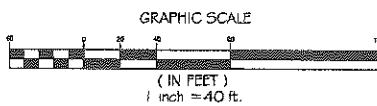


TABLE OF ZONING COMPLIANCE

ZONING CRITERIA (MAXIMUM OR MINIMUM)	BUSINESS 1 ZONING DISTRICT	128 MAIN ST.
MIN. LOT AREA FOR PLANNED RESIDENTIAL DEV.	80,000 SQ.FT. + 10,000 SQ.FT./BR	±370,250 SQ.FT. ±10,000 SQ.FT./BR
MIN. FRONTAGE (PLAN. RES.)	175'-FT.	±178.3'-FT.
MIN. FRONT SETBACK FOR PLANNED RESIDENTIAL DEV.	200'-FT. (BLD)	±52'-FT.(BLD)
MIN. SIDE/REAR SETBACK FOR PLANNED RESIDENTIAL DEV.	100'-FT. (BLD)	±16'-FT.(BLD)
MAX. STORIES	3 STORIES	3 STORIES
MAX. BUILDING HEIGHT	35'-FT.	35'-FT.
OPEN SPACE	25%	±26%

*REQUIRES A WAIVER
PARKING TABLE:

PARKING SPACES REQUIRED:

REGULATIONS

RESIDENTIAL: 1 SPACE PER 1 BEDROOM UNIT
2 SPACES FOR ALL OTHER RESIDENTIAL UNITS

NR: 1 SPACE PER ROOM

RESTAURANT: 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT
5 SPACES FOR EMPLOYEES
1 SPACE PER 2 SEATS

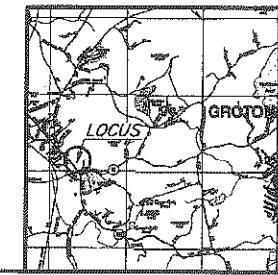
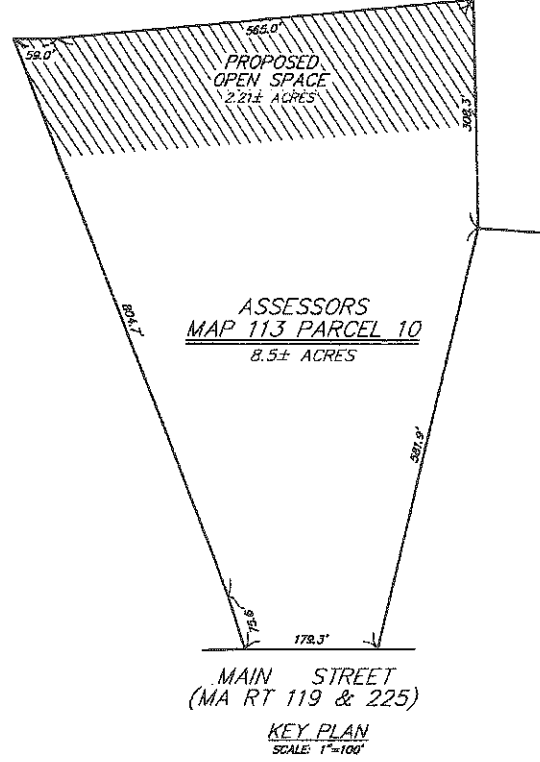
PROPOSED

RESIDENTIAL: 12 - 3 @ 3 BEDROOM UNITS = 24 SPACES
NR: 42 ROOMS = 42 SPACES
RESTAURANT: 5 EMPLOYEES + 80 SEATS = 30 SPACES
TOTAL REQUIRED: 96 SPACES

PARKING SPACES PROVIDED:

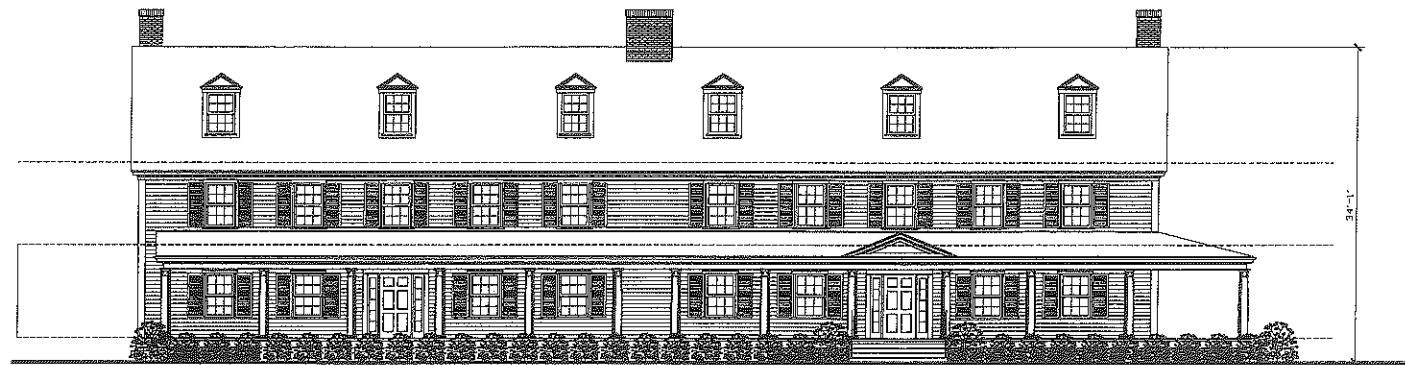
MAIN STREET CREDIT: 5 SPACES
ON-SITE PAVED: 91 SPACES
TOTAL PROVIDED: 96 SPACES

- GENERAL NOTES:**
- 1.01 TOTAL LOT AREA: ±8.50 ACRES
 - 1.02 GROTON PARCEL REFERENCE: MAP 113 PARCEL 10
 - 1.03 OWNER OF RECORD: GEORGE PERCANTIS
128 MAIN STREET B2-A5
GROTON, MA 01450
 - 1.04 DEED REFERENCE: MIDDLESEX SOUTHERN DIST. REC. OF DEEDS BK13305 PG.254
 - 1.05 EXISTING UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED. DAVID E. ROSS ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. DAVID E. ROSS ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. DAVID E. ROSS ASSOCIATES INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.
 - 1.06 THE PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR GROTON COMMUNITY PANEL 202 OF 636, MAP NUMBER 2501700202E, DATED JUNE 4, 2010.
 - 1.07 THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER, PUBLIC GAS, ELECTRIC, TELEPHONE, AND CABLE.
 - 1.08 THE PURPOSE OF THE PLAN IS TO ILLUSTRATE A CONCEPTUAL REDEVELOPMENT OF THE PARCEL LOCATED AT 128 MAIN STREET.
 - 1.09 THE SITE CONTAINS WETLAND RESOURCE AREA, ESTIMATED HABITAT FOR RARE AND ENDANGERED SPECIES, AND IS LOCATED WITHIN THE PETTAPAWAG ACEC.
 - 1.10 ALL EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM EXISTING DRAWINGS ON RECORD AT THE GROTON PLANNING BOARD. THE EXISTING CONDITIONS SHOWN HAVE NOT BEEN VERIFIED AND NO ON THE GROUND SURVEY HAS BEEN PERFORMED BY DAVID E. ROSS ASSOCIATES, INC. AS SUCH, THE ACCURACY OF THE EXISTING CONDITIONS SHOWN CAN NOT BE GUARANTEED.

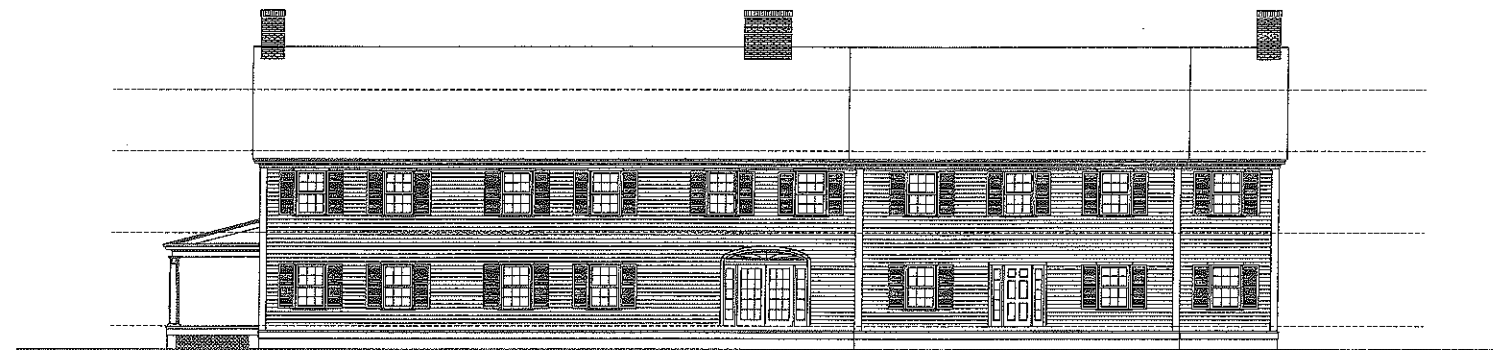


SEAL OF DANIEL D. WOLFE
DANIEL D. WOLFE
No. 10183
CIVIL ENGINEER
8-21-13
REVISIONS

128 MAIN STREET
CONCEPT PLAN IN
GROTON, MASS.
PREPARED FOR
128 MAIN STREET, LLC
SCALE: 1" = 40'
AUGUST, 2013
David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 388-111 FITCHBURG RD., AYER, MA 01432
(TEL. NO. 978-772-6232)
JOB NO. 29228 SHEET 1 OF 1 PLAN NO. L-12171



1. PROPOSED INN FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2. PROPOSED INN SIDE ELEVATION
SCALE: 1/8" = 1'-0"

128 MAIN STREET
DEVELOPMENT
128 MAIN STREET
GROTON, MA

**PITMAN &
WARDLEY**
ARCHITECTS LLC

32 CHURCH ST.
SALEM, MA 01970
P 978-744-8982
F 978-744-0400

DATE: SEPTEMBER 11, 2013

REVISIONS:

DRAWN BY: R1c

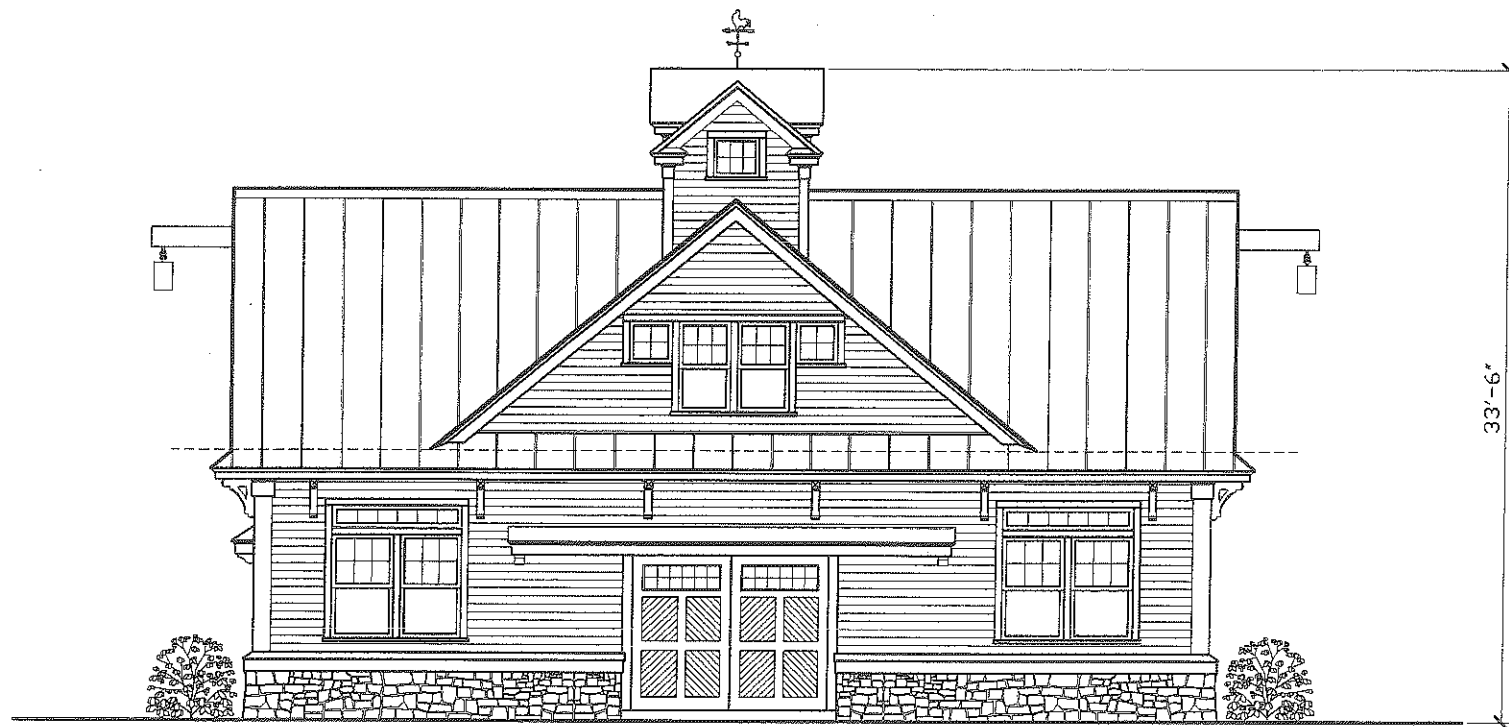
DRAWING TITLE:

CONCEPT
ELEVATIONS

DRAWING NUMBER:

A-1

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PROPOSED CARRIAGE HOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

128 MAIN STREET
CARRIAGE HOUSE
128 MAIN STREET
GROTON, MA

SEPTEMBER 11, 2013

PITMAN &
WARDLEY
ARCHITECTS LLC

32 CHURCH ST.
SALEM, MA 01970
978 - 744 - 8982

A-1



A
A-2 PROPOSED CARRIAGE HOUSE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

128 MAIN STREET
CARRIAGE HOUSE
128 MAIN STREET
GROTON, MA

SEPTEMBER 11, 2013

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SALEM, MA 01970
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A-2



Ⓐ PROPOSED 2 STORY BRIDAL SUITE FRONT ELEVATION
Ⓐ-1 SCALE: 1/4" = 1'-0"

128 MAIN STREET
CARRIAGE HOUSE
128 MAIN STREET
GROTON, MA

SEPTEMBER 11, 2013

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A-1



Ⓐ PROPOSED LONG TERM SINGLE UNIT
A-1 SCALE: 1/8" = 1'-0"

128 MAIN STREET
LONG TERM TRIPLEX
128 MAIN STREET
GROTON, MA

SEPTEMBER 10, 2013

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A-1



128 MAIN STREET
LONG TERM TRIPLEX
128 MAIN STREET
GROTON, MA

SEPTEMBER 10, 2013

Ⓐ PROPOSED LONG TERM TRIPLEX
A-1 SCALE: 1/8" = 1'-0"

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A-1



PROPOSED LONG TERM TRIPLEX
SCALE: 1/8" = 1'-0"

128 MAIN STREET
LONG TERM TRIPLEX
128 MAIN STREET
GROTON, MA

SEPTEMBER 10, 2013

PITMAN &
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ARCHITECTS LLC

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A-2