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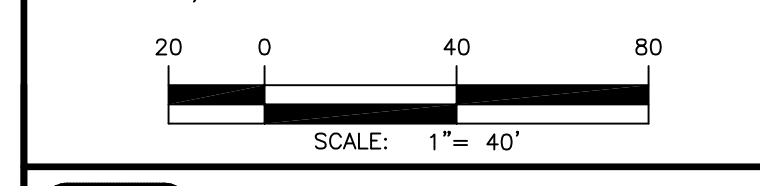
REV 3	4-2-2024	JAB/PDM
REV 2	1-30-2024	LJA
REV 1	1-3-2024	JAB/PDM

PRELIMINARY STORMWATER REDUCED TO 28 UNITS.

SITE PLAN
 CHAPTER 40B - Residential Development
"Comprehensive Permit Plan Set"
 Not For Construction
"Heritage Landing"
 Tax Map 248 Lot 42

COW POND BROOK ROAD
 GROTON, MASSACHUSETTS

PREPARED FOR:
 DEFCOON 1 LLC
 390 Broadway Road
 Dracut, MA 01826
 APRIL 25, 2023



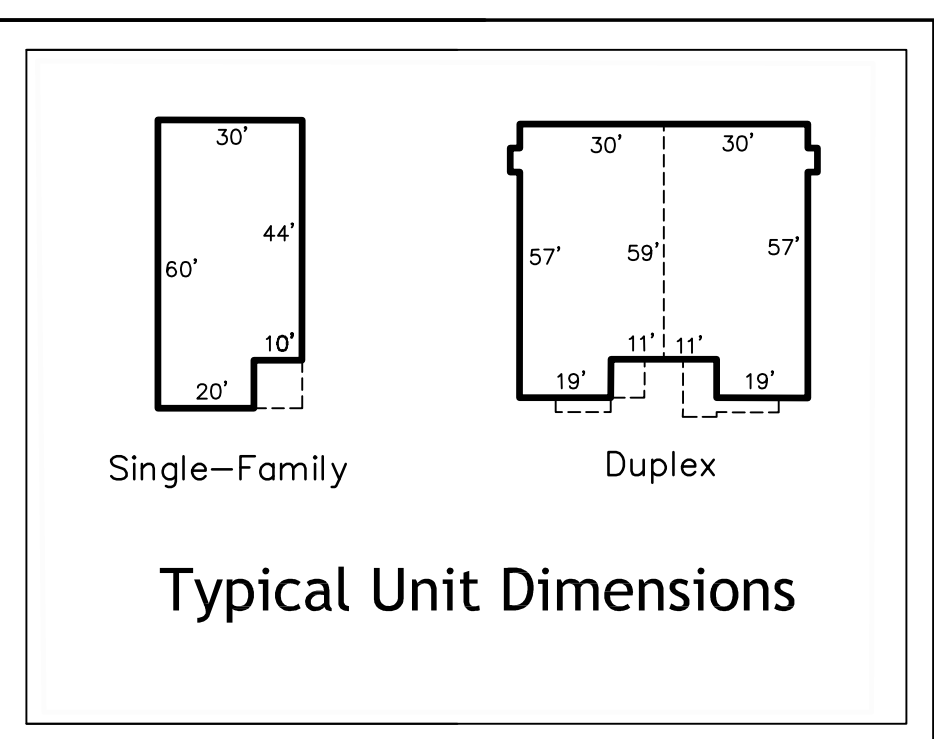
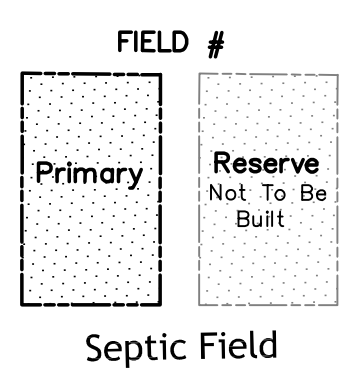
MEISNER BREM CORPORATION
 142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 • (978) 692-1313
 202 MAIN STREET, SALEM, NH 03079 • (603) 893-3001

DRAFTED BY: LJA/PDM
 APPROVED BY: JAB/KDM
 JOB NUMBER: 2944
3 of 5

	Square Feet	Acres
Total Parcel Area	631,600 S.F.	14.5 Acres
Less Neutral		
Septic Areas - A,B,C	21,257 S.F.	0.49 Acres
SMF - 1	14,492 S.F.	0.33 Acres
Subtotal Net Area	595,900 S.F.	13.68 Acres
Open Space Restricted Area Required	397,300 S.F.	9.12 Acres
Open Space Restricted Area Provided	*398,100 S.F.	9.14 Acres
Developed Area (Maximum)	198,600 S.F.	4.56 Acres
Developed Area (Actual)	*197,000 S.F.	4.52 Acres

***NHPSP Mitigation Ratio**
 Developed Area/O.S. Restricted Area > 2:1
 = 398,100/197,000 = 2.02:1.00

FIELD	# OF UNITS	UNITS
A	8	1, 2, 3, 4, 25, 26, 27, 28
B	6	5, 6, 21, 22, 23, 24
C	8	7, 8, 9, 10, 11, 12, 13, 14
D	6	15, 16, 17, 18, 19, 20



- PRELIMINARY UTILITY NOTES:**
- WATER SERVICE TO BE GROTON MUNICIPAL WATER BY EXTENSION OF AN 8" CEMENT LINED DUCTILE IRON PIPE AND ASSOCIATED FITTINGS.
 - SEWER SERVICE TO BE VIA PRIVATE, ON-SITE SEPTIC SYSTEMS AS SHOWN HEREON WITH VARIOUS SYSTEMS SERVING MULTIPLE UNITS AS SHOWN.
 - FOR SEPTIC SYSTEM LOADING COMPUTATIONS AND ASSOCIATED CREDIT LAND, SEE SEPARATE DOCUMENTS ON FILE WITH THE TOWN OF GROTON AND MASS DEP.
 - ALL UTILITIES FOR ELECTRICITY, TELEPHONE, CABLE, FIBER, AND OTHER SHALL BE UNDERGROUND. FINAL DESIGNS TO BE DEVELOPED BY RESPECTIVE UTILITIES AND SUBMITTED TO THE GROTON BOARD OF APPEALS AND BUILDING INSPECTOR AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
 - DRAINAGE SYSTEM SHALL CONSIST OF CONVENTIONAL DEEP SLUMP CATCH BASINS, TO A PIPED SYSTEM USING MIN. SIZE 12" DIAMETER HDPE PIPES DIRECTED TO STORMWATER FACILITIES WITH PRE-TREATMENT SYSTEMS AND INFILTRATION BASINS AS GENERALLY SHOWN HEREIN. THE STORMWATER SYSTEM WILL COMPLY WITH MASS DEP STORMWATER STANDARDS UTILIZING CONVENTIONALLY BEST MANAGEMENT PRACTICES AND GENERALLY ACCEPTED ENGINEERING STANDARDS. ALL WORK IS INTENDED TO BE OUTSIDE OF THE 100' BUFFER ZONE TO THE VEGETATED WETLAND AREAS.
 - BASED ON A LETTER FROM NHPSP, DATED 8-23-2021, THE PROJECT SITE IS WITHIN A MAPPED AREA FOR BLANDING'S TURTLE (*Emydoidea blandingi*), A "THREATENED" SPECIES PROTECTED UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT (MESA, M.G.L. c. 131A) AND ITS IMPLEMENTING REGULATIONS (321 CMR 10.00). THE APPLICANT IS PRESENTLY IN DISCUSSIONS WITH NHPSP FOR MITIGATION AND OTHER IMPROVEMENTS IN ANTICIPATION OF AN APPLICATION UNDER MESA.

- ZONING NOTES:**
- TOTAL PARCEL AREA = 14.5 ACRES
 - BUILDING COVERAGE = 7.7%
 - IMPERVIOUS COVERAGE = 13.6%
 - BUILDING SEPARATION / OFFSET = 25' MINIMUM