

CHAPTER 40B – Residential Development
PERMIT SET – "Comprehensive Permit Plan Set"
Not For Construction

"Heritage Landing"

Cow Pond Brook Road
GROTON, MASSACHUSETTS

DATE OF PLAN: APRIL 25, 2023

CHAPTER 40B – Residential Development

16 – Single-Family Units

6 Duplexes – 12 Units

TOTAL UNITS– 28 Units

Proposed Roadway– 980 l.f.±

Subject Property & Zoning Information

TAX MAP 248 LOT 42

COW POND BROOK ROAD
GROTON, MASSACHUSETTS

1. PROPERTY OWNER AND APPLICANT:

DEFCON 1 LLC
390 Broadway Road
Dracut, MA 01826
Book 13059, Page 697

2. TOTAL LOT AREA 14.5 ACRES (Town of Groton Assessor's Records)

3. BOUNDARY, WETLANDS AND TOPOGRAPHIC INFORMATION DERIVED FROM TOWN OF GROTON GIS AND RECORD PLANS.

4. THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER (By Extension) AND PRIVATE INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

5. CURRENT ZONING:

RA – Residential Agricultural & OS – Open Space
Minimum Dimensional Regulations: RA
Area 80,000 S.F.
Frontage 225'
Setbacks: Front – 50'
Side – 15'
Rear – 15'

BUILDING TABULATION

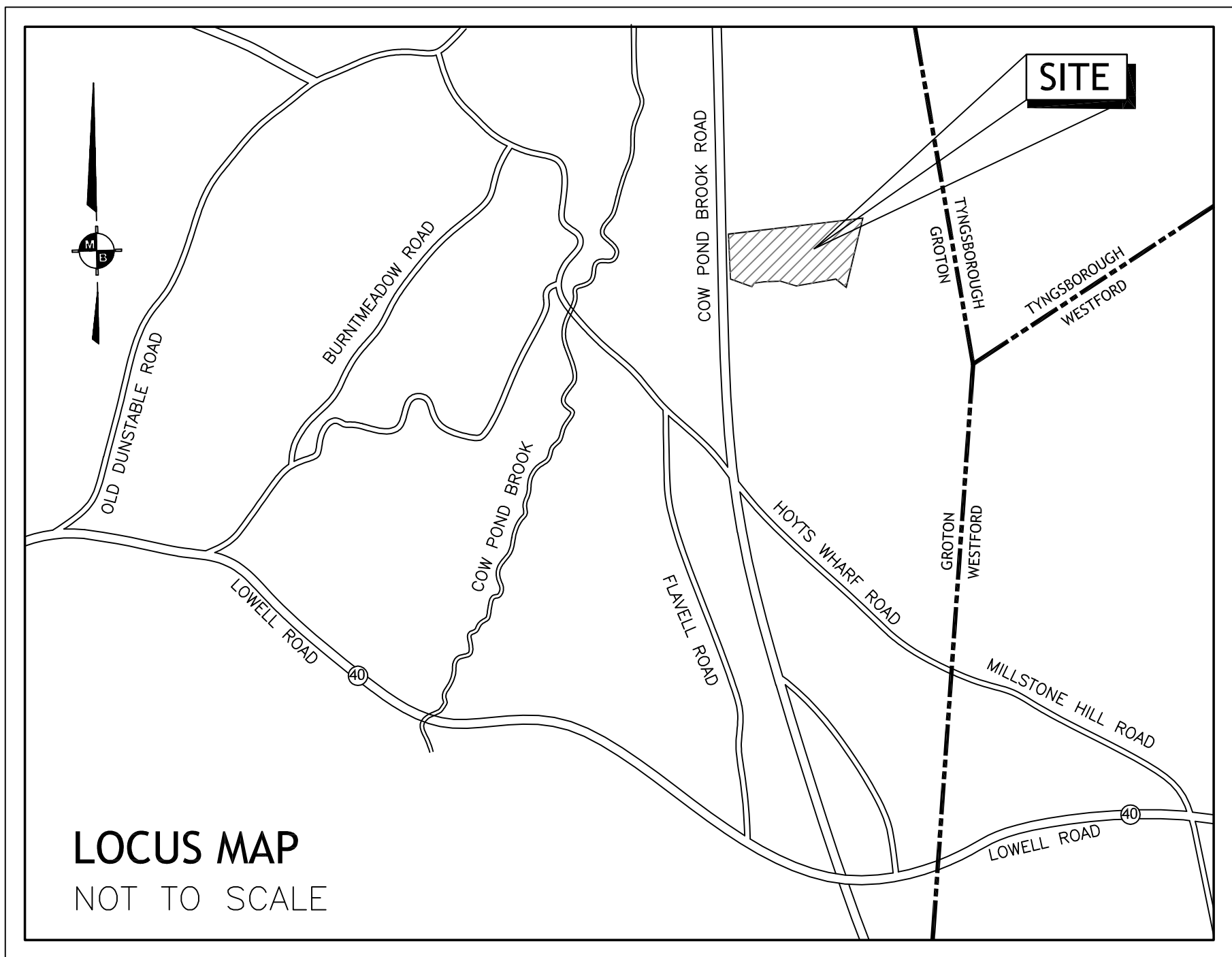
BUILDING TABULATION	SINGLE FAMILY	DUPLEX	TOTAL
NUMBER OF UNITS	16	12	28
BEDROOMS	3	3	84
BATHROOMS – FULL	2	2	56
BATHROOMS – HALF	1	1	28
GARAGE	2	2	56
1ST FLOOR AREA (Excl. Garage)	1249	1225	34,684
2ND FLOOR AREA (Excl. Garage)	607	845	19,852
TOTAL GFA	1856	2070	54,536
FOOTPRINT (Inc. Garage)	1752	1740	48,912

LOT COVERAGE AREA PERCENTAGE

BUILDING	48,912	7.7%
PAVEMENT	37,559	5.9%
TOTAL IMPERVIOUS	86,471	13.6%

NOTE:

THIS PLAN IS PRELIMINARY ONLY AND NOT FOR CONSTRUCTION.
THIS PLAN IS BASED ON RECORD PLANS ON FILE AT THE MIDDLESEX NORTH REGISTRY OF DEEDS AND THE TOWN OF GROTON AND IS NOT BASED ON AN ACTUAL BOUNDARY, RECENT TOPOGRAPHY, OR WETLAND RESOURCE DELINEATION (BY THIS OFFICE). THEREFORE IS SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.



Tax Map 248 Lot 42
COW POND BROOK ROAD
GROTON, MASSACHUSETTS

SHEET INDEX

"40-B" COMPREHENSIVE PERMIT PLAN SET

SHEET #	DESCRIPTION
<u>Sheets 1–5 Site Plans by Meisner Brem Corporation</u>	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING & UTILITY PLAN
4	PROFILE PLAN
5	DETAIL SHEET

Sheets 1–6 Landscape Plans by Lemon Brooke

L-1.01	LIGHTING ILLUSTRATIVE PLAN
L-1.02	LIGHTING PLAN
L-1.03	LIGHTING CUT SHEETS
L-1.04	PHOTOMETRIC PLAN
L-2.00	PLANTING DETAILS
L-2.01	PLANTING DETAILS

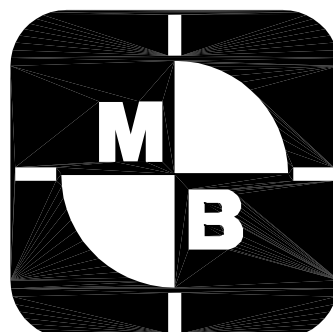
Plan Set Note:

The within plans are Preliminary Site Development Plans. As provided by 760 CMR 56.05 (2), the application materials for a Comprehensive Permit include "preliminary site development plans" as follows: preliminary site development plans showing the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. The plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants likewise need only be preliminary.

Similarly, in accordance with the Board of Appeals Rules pertaining to Comprehensive Permits, Section 338–34 describes the contents of an application for a comprehensive permit, including the contents of a "preliminary site development plan". Such a plan shall show "the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; type and location of proposed sewage disposal and proposed landscaping improvements; trash disposal; open areas within the site, including but not limited to school bus shelters and parks or other play areas for children; proposed stormwater management system; proposed property lines and rights-of-way of any proposed streets; and proposed lighting plans." The level of detail is deliberately lower than that required for a customary site plan review application, because (as provided by 760 CMR 56.05 (4)(a) "Consistency with Local Needs is the central issue of all Comprehensive Permits before the Board". The applicant anticipates that, if and when, the permit is approved, that conditions of approval will describe requirements for the preparation and the review of final site development plans and engineering data regarding the details of the project, including stormwater management, septic design, water services and other issues customarily required as part of a site plan approval plan.

DATE OF PLAN: APRIL 25, 2023

REVISION 1: JANUARY 3, 2024



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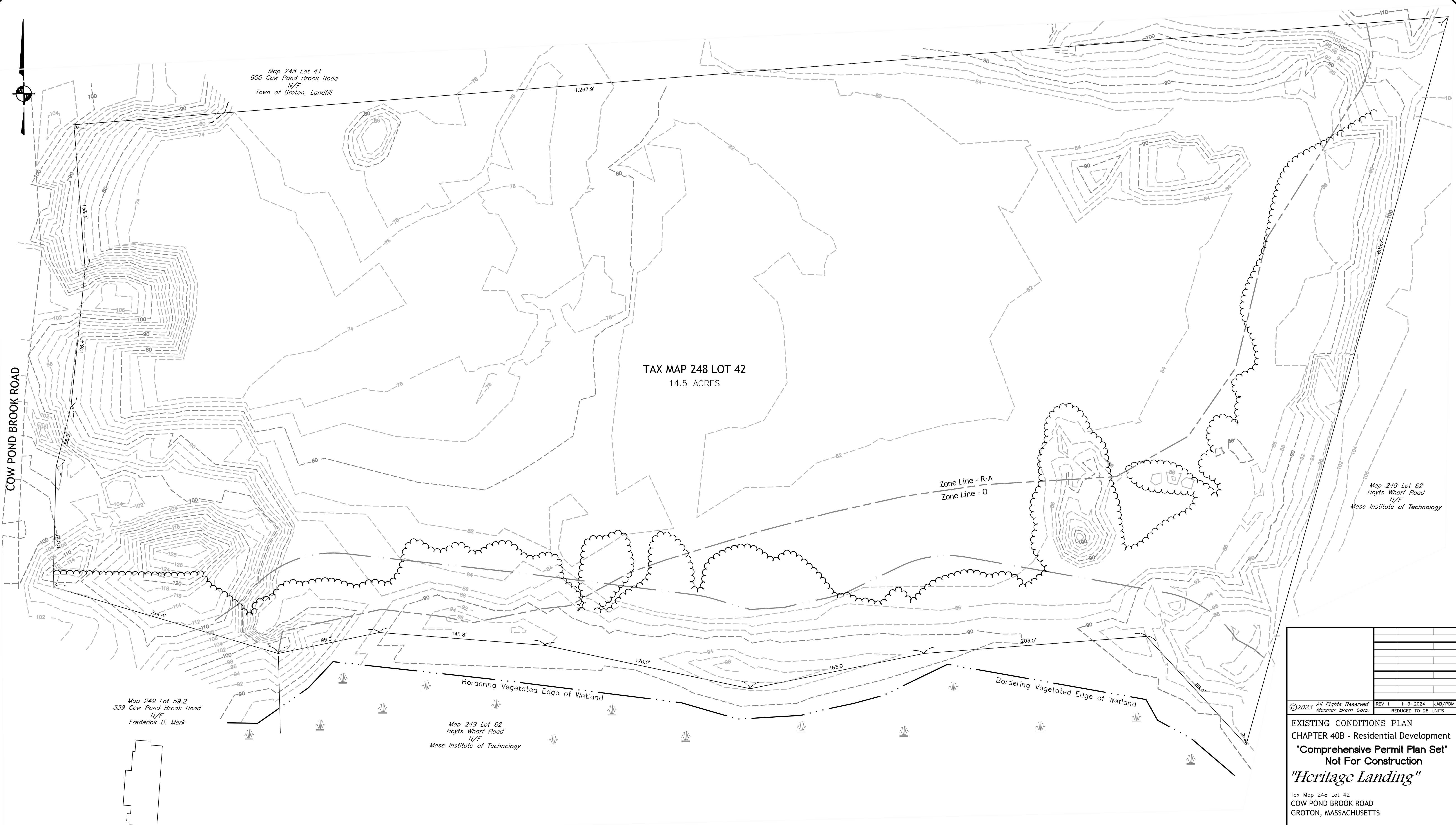
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REVISION 1: JANUARY 3, 2024

DATE OF PLAN: APRIL 25, 2023

2944



COW POND BROOK ROAD

Map 248 Lot 41
600 Cow Pond Brook Road
N/F
Town of Groton, Landfill

TAX MAP 248 LOT 42
14.5 ACRES


Zone Line - R-A
Zone Line - O

Map 249 Lot 62
Hayts Wharf Road
N/F
Mass Institute of Technology

Map 249 Lot 59.2
339 Cow Pond Brook Road
N/F
Frederick B. Merk

Map 249 Lot 62
Hayts Wharf Road
N/F
Mass Institute of Technology

LEGEND

- 82 --- CONTOUR LINE WITH ELEVATION
-  --- EDGE OF BORDERING VEGETATED WETLAND
- 100' --- 100' BUFFER ZONE
- 145.8' --- PROPERTY BOUNDARY

PLAN REFERENCES:

- "RESIDENCES OF OLIVER WRIGHT MEADOWS" PROPOSED SITE PLAN BY BELANGER & FOLEY, INC. OF NORTH CHELMSFORD, MA, DATED DEC. 6, 2004, PREPARED FOR A.J. & SONS ON FILE WITH THE TOWN OF GROTON PLANNING DEPARTMENT.
- TOWN OF GROTON GEOGRAPHIC INTERACTIVE SYSTEM (GIS)

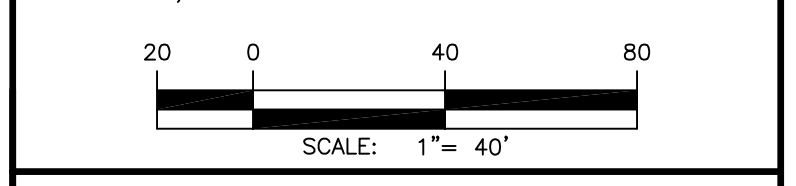
NOTES:


- EXISTING TOPOGRAPHY AND WETLANDS DERIVED FROM PLAN REFERENCE 1.
- TOTAL PARCEL AREA = 14.5 ACRES
- TOWN ASSESSOR MAP 248, LOT 142
- THIS PROPERTY WAS PREVIOUSLY USED TO MINE SANDS AND GRAVELS

EXISTING CONDITIONS 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:
DEFCON 1 LLC
390 Broadway Road
Dracut, MA 01826
APRIL 25, 2023



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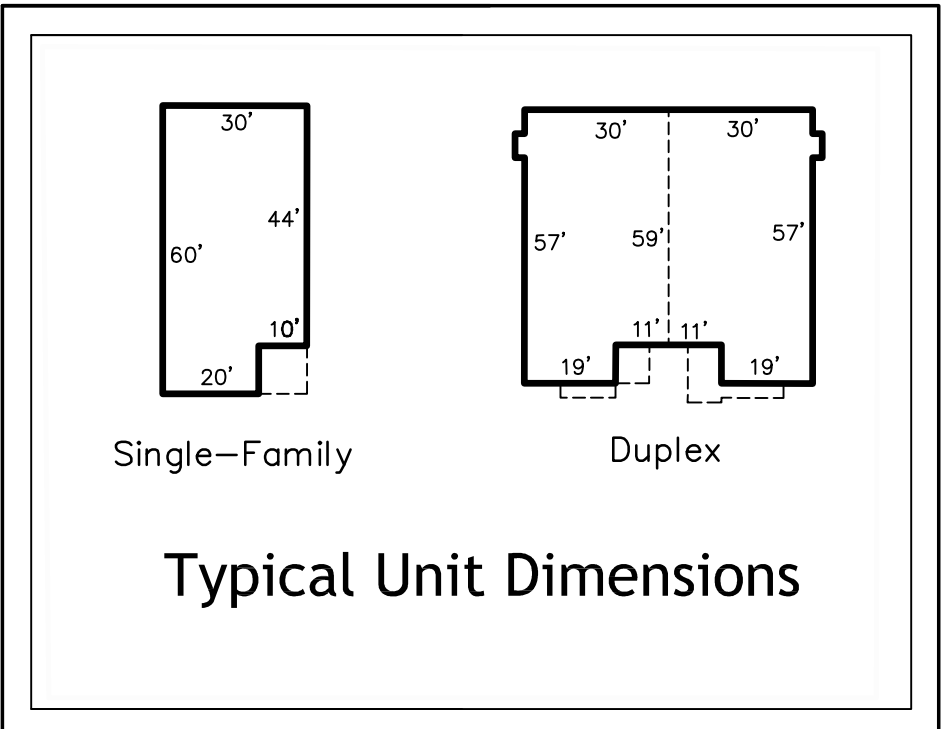
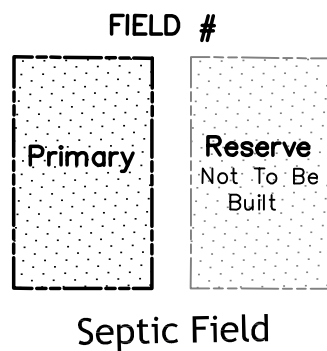
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NHESP Mitigation Tabulation		
	Square Feet	Acres
Total Parcel Area	631,600 S.F.	14.5 Acres
Less Neutral		
Septic Areas - A,B,C	21,257 S.F.	0.49 Acres
SMF - 1	14,492 S.F.	0.33 Acres
Subtotal Net Area	595,900 S.F.	13.68 Acres
Open Space Restricted Area 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

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

Septic Systems Allocations		
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:**
1. WATER SERVICE TO BE GROTON MUNICIPAL WATER BY EXTENSION OF AN 8" CEMENT LINED DUCTILE IRON PIPE AND ASSOCIATED FITTINGS.
 2. SEWER SERVICE TO BE VIA PRIVATE, ON-SITE SEPTIC SYSTEMS AS SHOWN HEREON WITH VARIOUS SYSTEMS SERVING MULTIPLE UNITS AS SHOWN.
 3. FOR SEPTIC SYSTEM LOADING COMPUTATIONS AND ASSOCIATED CREDIT LAND, SEE SEPARATE DOCUMENTS ON FILE WITH THE TOWN OF GROTON AND MASS DEP.
 4. ALL UTILITIES FOR ELECTRICITY, TELEPHONE, CABLE, FIOS, 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.
 5. DRAINAGE SYSTEM SHALL CONSIST OF CONVENTIONAL DEEP SUMP 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.
 6. BASED ON A LETTER FROM NHESP, DATED 8-23-2021, THE PROJECT SITE IS WITHIN A MAPPED AREA FOR BLANDING'S TURTLE (*Emydoidea blandingii*), 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 NHESP FOR MITIGATION AND OTHER IMPROVEMENTS IN ANTICIPATION OF AN APPLICATION UNDER MESA.
- ZONING NOTES:**
1. TOTAL PARCEL AREA = 14.5 ACRES
 2. BUILDING COVERAGE = 7.7%
 3. IMPERVIOUS COVERAGE = 13.6%
 4. BUILDING SEPARATION / OFFSET = 25' MINIMUM

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REV 11-3-2024JAB/PDM
REDUCED TO 28 UNITS

SITE PLAN

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"Heritage Landing"

Tax Map 248 Lot 42

COW POND BROOK ROAD
GROTON, MASSACHUSETTS

PREPARED FOR:

DEFCON 1 LLC
390 Broadway Road
Dracut, MA 01826

APRIL 25, 2023

20 40 80
SCALE: 1"= 40'

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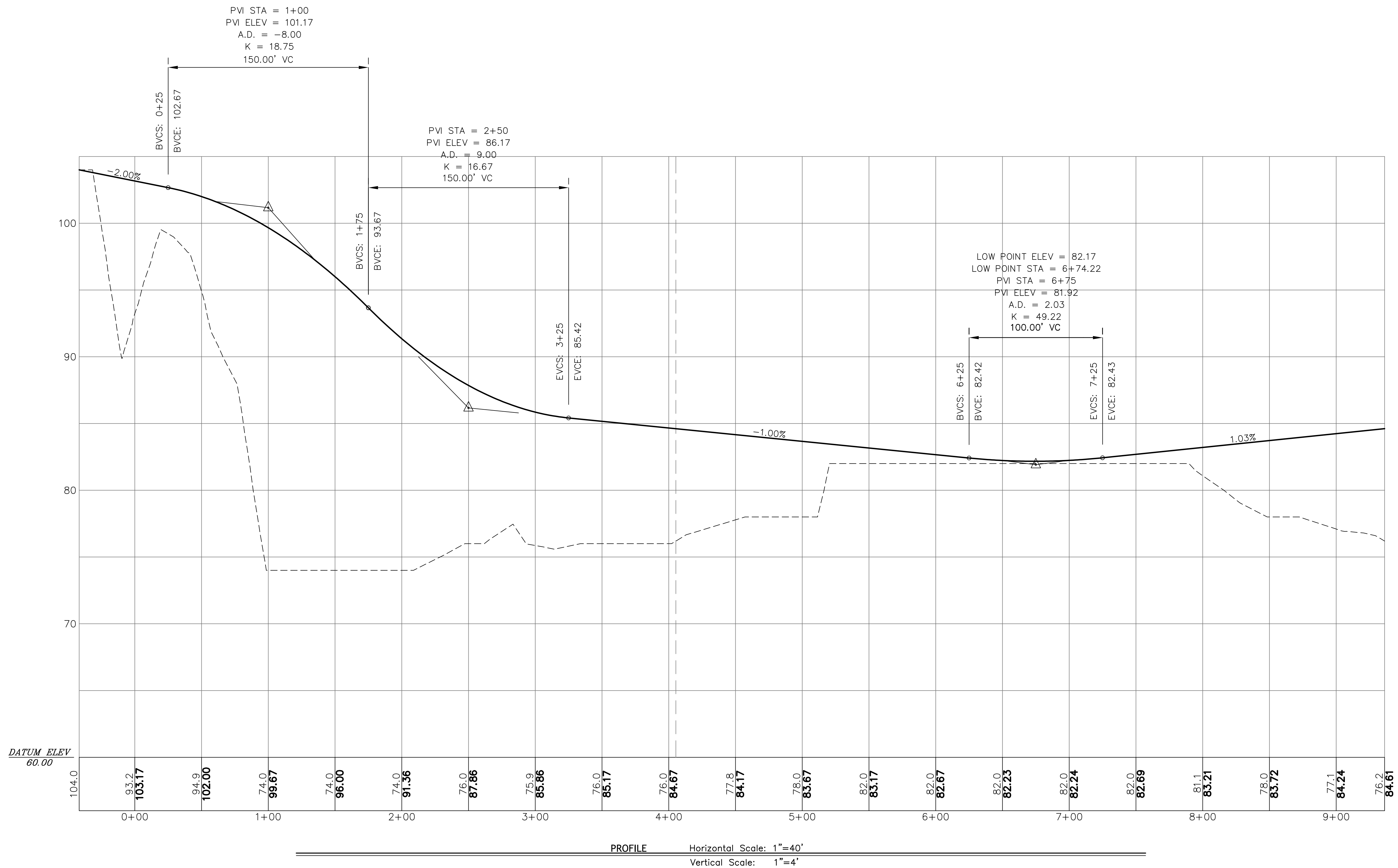
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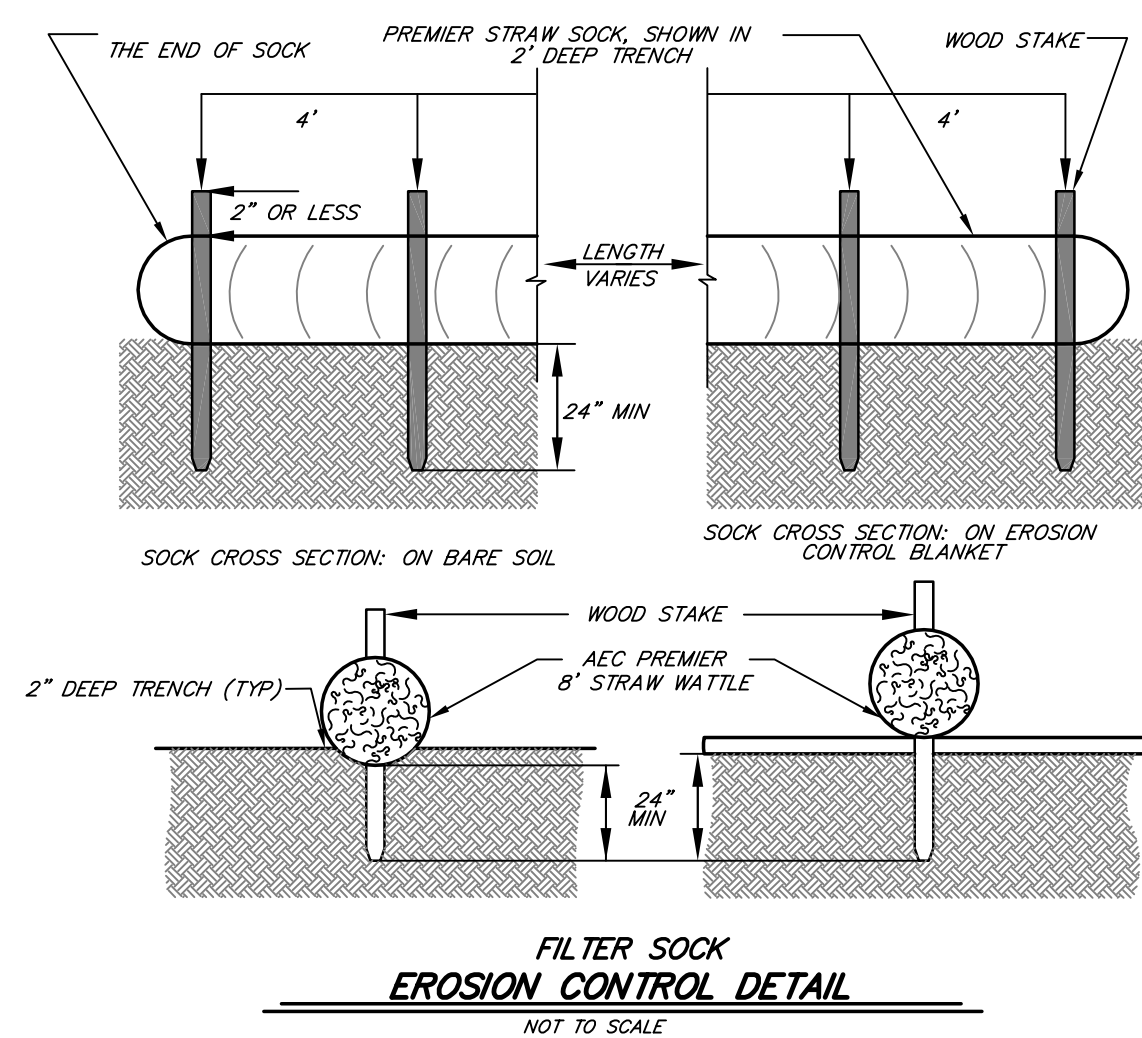
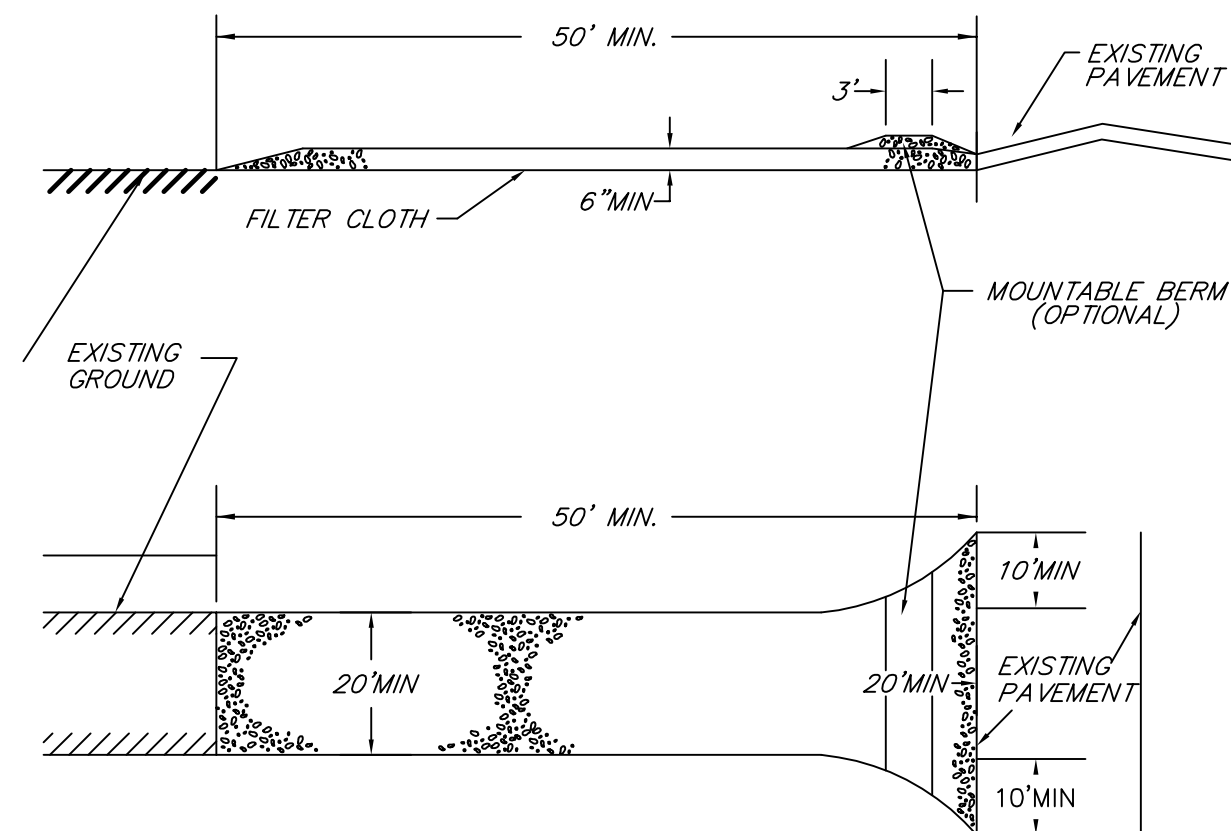
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PROFILE PLAN CHAPTER 40B - Residential Development "Comprehensive Permit Plan Set" Not For Construction <i>"Heritage Landing"</i> Tax Map 248 Lot 42 COW POND BROOK ROAD GROTON, MASSACHUSETTS PREPARED FOR: DEFCON 1 LLC 390 Broadway Road Dracut, MA 01826 APRIL 25, 2023			
			
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- ## CONSTRUCTION SPECIFICATIONS
- 1) STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE OR RECLAIMED STONE.
 - 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
 - 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS AND EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
 - 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
 - 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY A VEHICLE MAY BE SUBSTITUTED FOR THE PIPE.
 - 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRADING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLAGE MUST BE WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY, MUST BE REMOVED PROMPTLY.

