

SITE PLAN

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE DATE

For Registry Use Only

certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the commonwealth of Massachusetts."

Signature _____ Date _____

Notice of Appeals

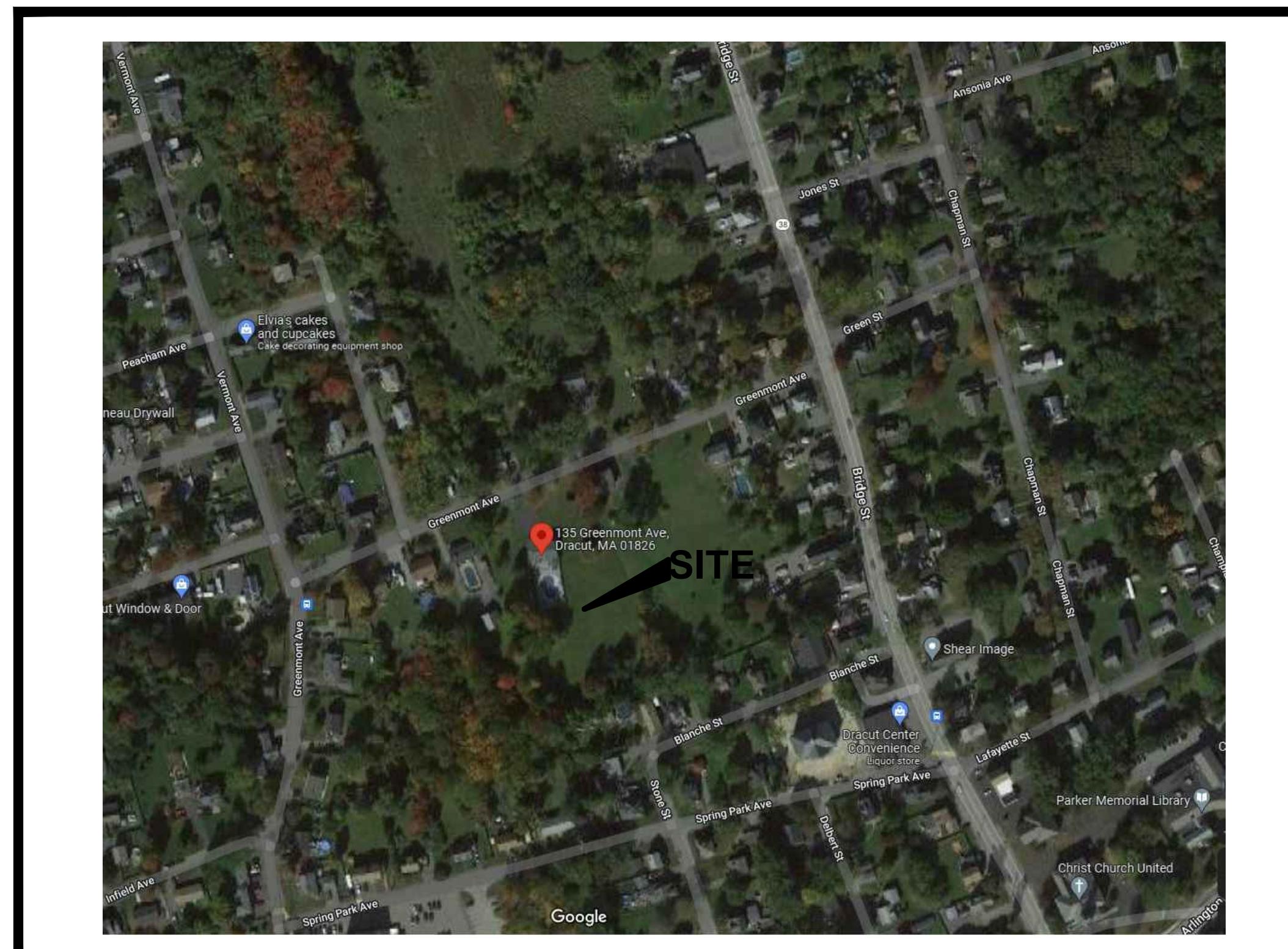


TABLE OF CONTENTS

SHEET	TITLE
C-101	Existing Conditions
C-102	Layout & Utilities
C-103	Grading & Drainage
C-104	Erosion Control
C-105	Landscape & Lighting
C-106	Details & Sections
C-107	Details & Sections
C-108	Details & Sections

Greenmont Commons

135 Greenmont Avenue

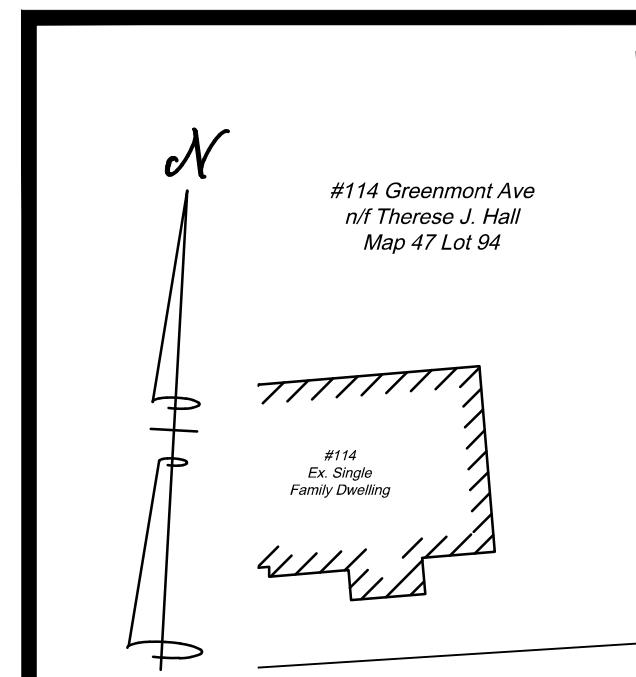
Dracut, MA

CORNERSTONE Land Associates, LLC

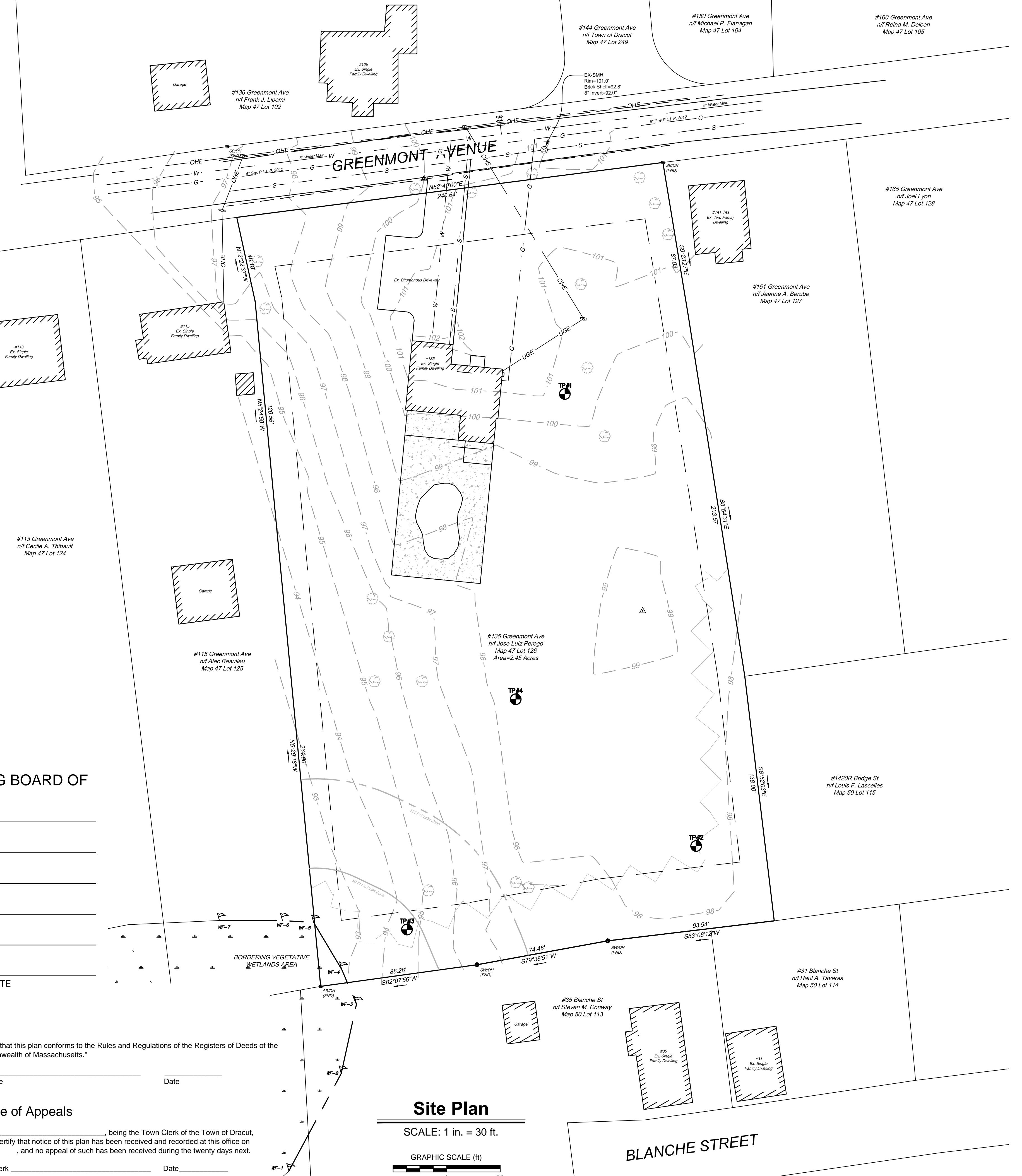
25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102
kmconsultants@comcast.net

May 18, 2023

Dwg. No. 2021-235



ONTARIO AVENUE



REFERENCES

- DEEDS: A. Deed Recorded in the Middlesex North District Registry of Deeds in Book 31043 Page 105.
- PLANS: A. "Plan of Land in Dracut, Mass"; prepared by Dana F. Perkins & Sons, Inc., Civil Engineers & Surveyors; dated June 23, 1966; recorded in the Middlesex North District Registry of Deeds in Book of Plans 104 Page 25.
- DOCUMENTS: A. Comprehensive Permit Application Submittal for Branco Pergo; by Cornerstone Land Consultants, Inc.; dated April 5, 2022.

NOTES

- PURPOSE: This plan is to meet the filing requirements of the Dracut Zoning Board of Appeals to obtain a Comprehensive Permit Application Approval. These Plans shall not be utilized for construction. Construction documents will be issued once the Comprehensive Permit is approved and the documents are requested in writing by the Applicant.
- PROPERTY LINES: Existing property lines shown are from Reference 1A and 2A.
- OWNER & APPLICANT: The subject property shown is owned by Jose Luis "Branco" Pergo; 135 Greenmont Avenue, Dracut, MA as shown by current assessor's records. The applicant is Riverbank Properties.
- ZONING: All lots are within the R-1 (Residential) Zoning District.
- TOPOGRAPHY: Site details shown are the result of an instrument survey performed in February through April 2022. Vertical datum shown is the North American Vertical Datum of 1988 (NAVD88).
- FLOODPLAIN: The property is located in a Zone X area and is not located within a 100 Year floodplain area according to the most recent FEMA maps: Map #25017C0141E dated June 4, 2010.
- ACEC: The property is not located within an Area of Critical Environmental Concern.
- NHESP: There are no estimated habitats of rare wildlife or certified vernal pools on the property.
- RESOURCE AREA: Existing resource area flags were identified in the field by this office and the flagging was located by instrument survey as described by Note 5. Permanent sign markers to be installed at BVW Wetflags A1-A6.
- LIMIT OF WORK: The location of the erosion control within the wetland buffer area will be the limit of work line as shown. Erosion Control to be installed 1 ft off the western and southern property lines.
- SOILS: Soils on the site have been classified in accordance with the USDA Middlesex County Soil Report Version 12, dated February 26, 2010, as 310A - Woodbridge fine sandy loam, 0-3% slopes and 71B - Ridgebury fine sandy loam, 3-8% slopes. See Reference 3A for additional USDA soil information.
- UTILITIES: Known existing underground utilities are shown on the Site Plan. A determination as to the existence of any other underground utilities has not been made and the absence of same is not implied or intended. The contractor shall contact the proper authorities to verify the location of all existing underground utilities and structures prior to construction.
- ORDER OF CONDITIONS: Construction on this site is subject to an Order of Conditions to be issued by the Dracut Conservation Commission and Massachusetts Department of Environmental Protection.
- CERTIFICATION: Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for the layout of lot lines or structures and shall not be used for any other purpose without the written consent of Cornerstone Land Associates, LLC.

CORNERSTONE
Land Associates, LLC
Civil Engineering - Land Planning

25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102
kmcconsultants@comcast.net

EXISTING CONDITIONS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 1 of 8
DRAWING NO.
C-101

Design by	KML
Survey by	KML/TAJ
Draft by	
Check by	JAV/TAJ

BY

John V. Fisher
CMA No. 29775
CORNERSTONE
Land Associates, LLC
Civil Engineering - Land Planning
25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102
kmcconsultants@comcast.net

Original stamp and/or signature

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

Notice of Appeals

I, _____, being the Town Clerk of the Town of Dracut, hereby certify that notice of this plan has been received and recorded at this office on _____, and no appeal of such has been received during the twenty days next.

Town Clerk _____ Date _____

Site Plan

SCALE: 1 in. = 30 ft.

GRAPHIC SCALE (ft)
0 30



LEGEND

EXISTING	PROPOSED
100	100
WF-1	
○	
□	
TEXT, Text	TEXT, Text

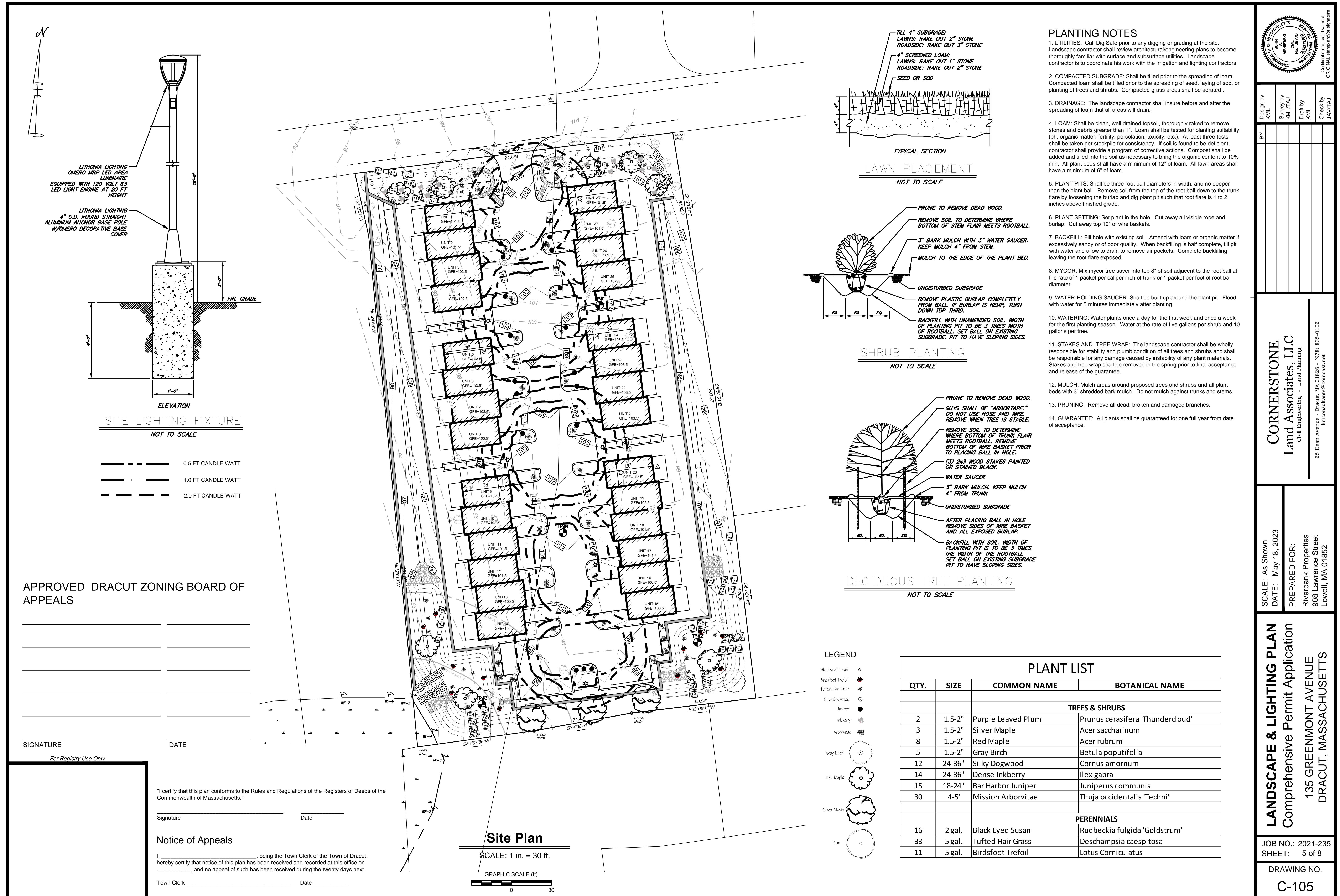
GRADE CONTOUR
BORDERING VEGETATIVE
WETLAND FLAGGING
STONE WALL DRILL HOLE
CONCRETE BOUND MARKER
GENERAL TEXT
50 FT NO BUILD ZONE
100 FT BW BUFFER ZONE

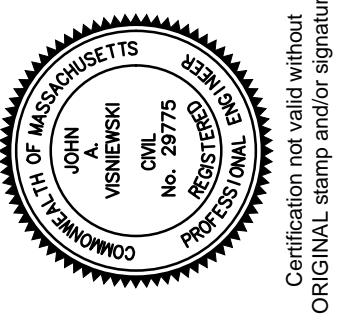
EROSION CONTROL PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 4 of 8

DRAWING NO.
C-104

STATE OF MASSACHUSETTS COMMONWEALTH John V. Vassilakis CIV. REG. NO. 29775 PRES. TERR. EXP. REG. NO. 29775 ORIGINAL stamp and/or signature	Design by KNL Survey by KNL/TAJ Draft by KNL Check by JAV/TAJ
25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102 kncconsultants@comcast.net	25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102 kncconsultants@comcast.net





Original stamp not valid without signature

CORNERSTONE
Land Associates, LLC

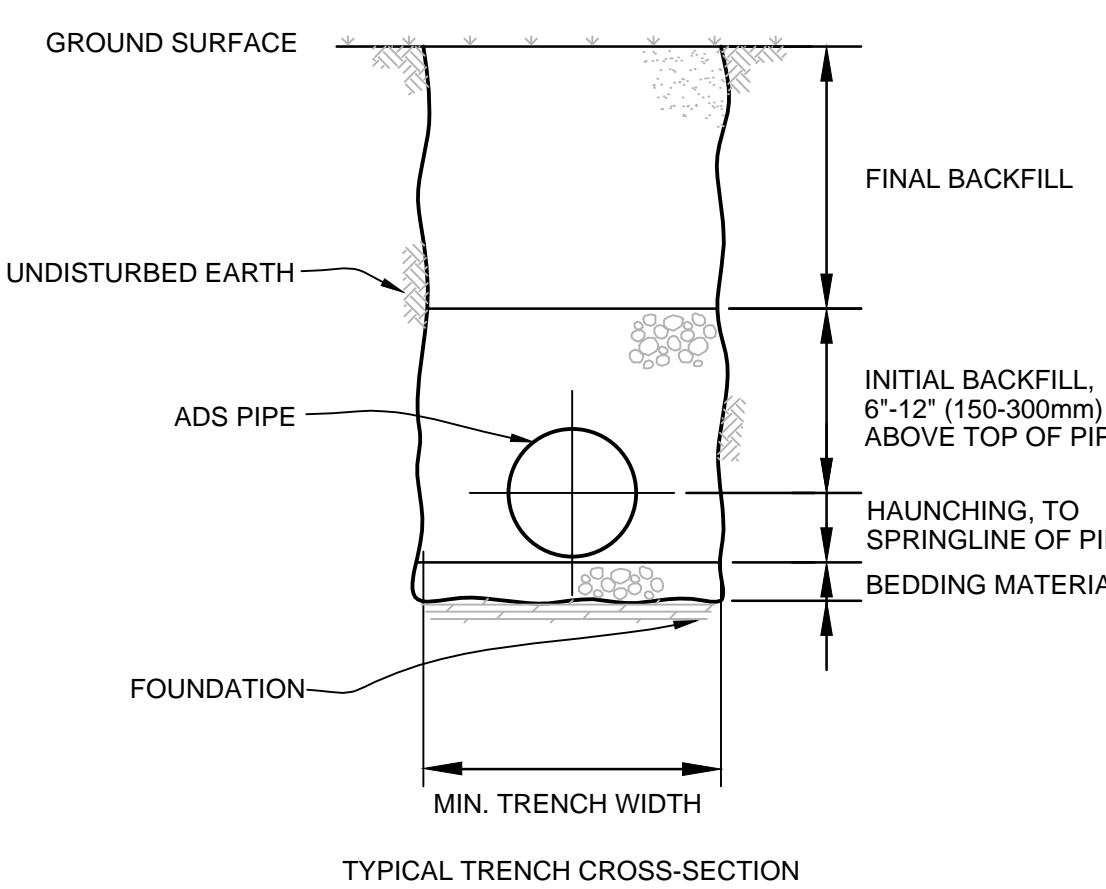
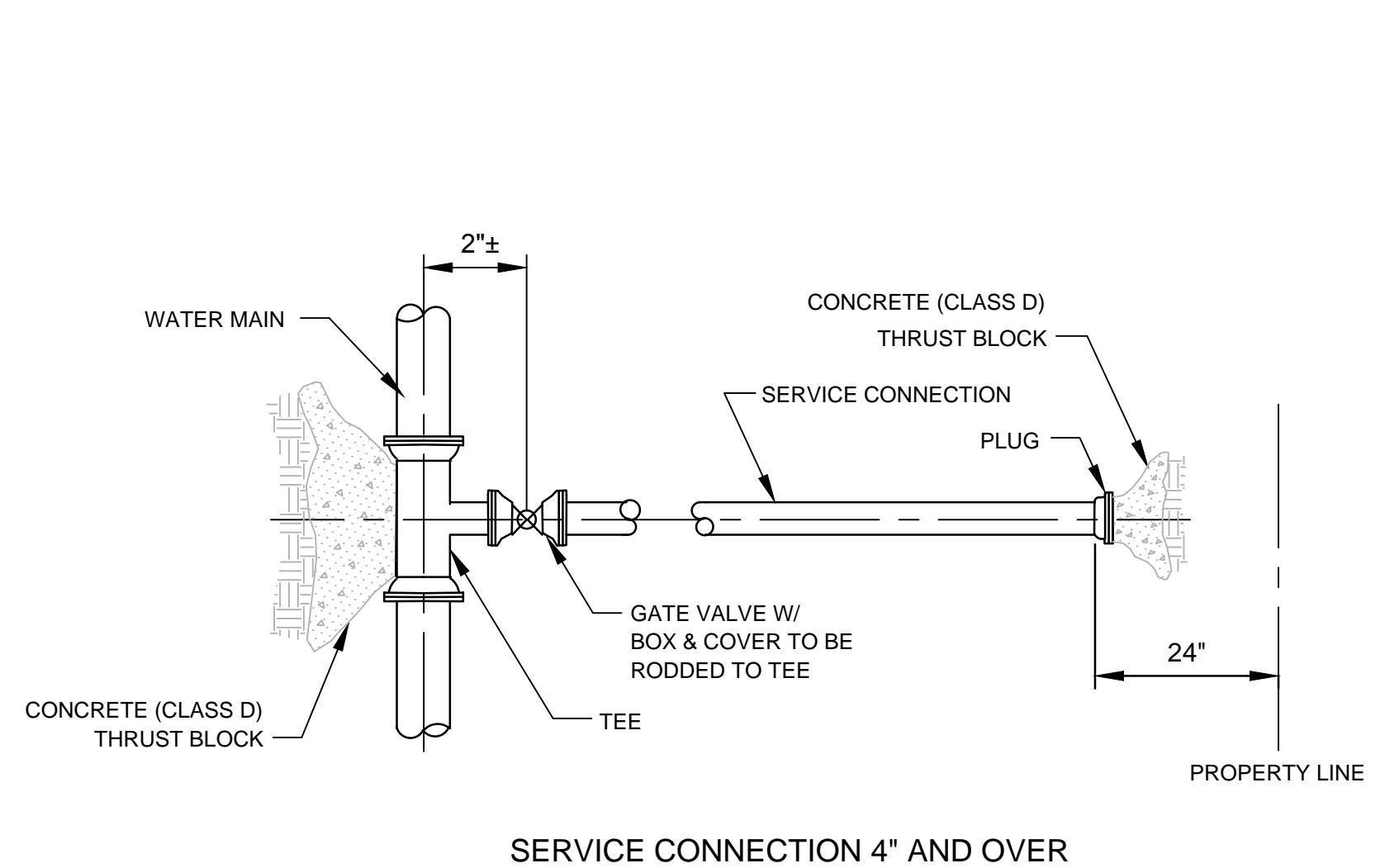
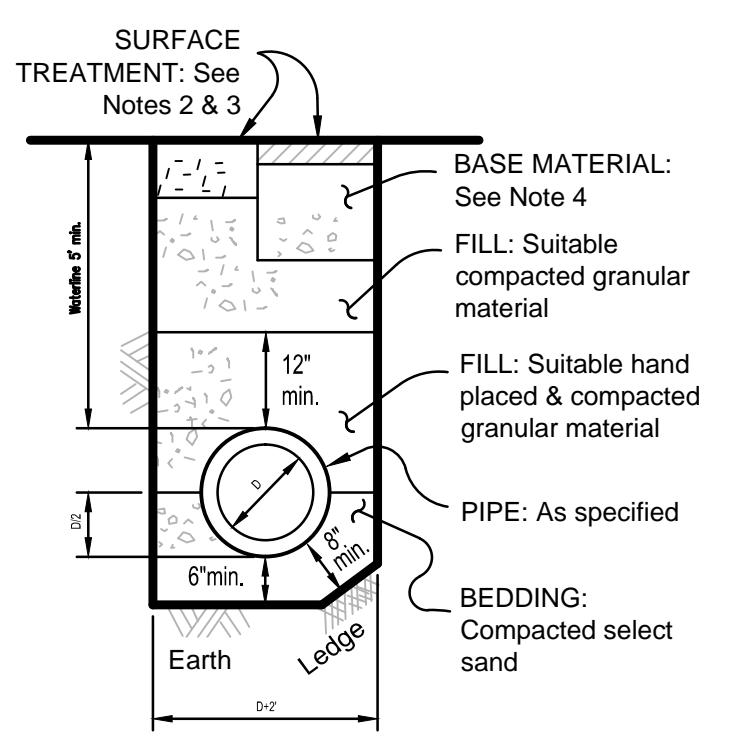
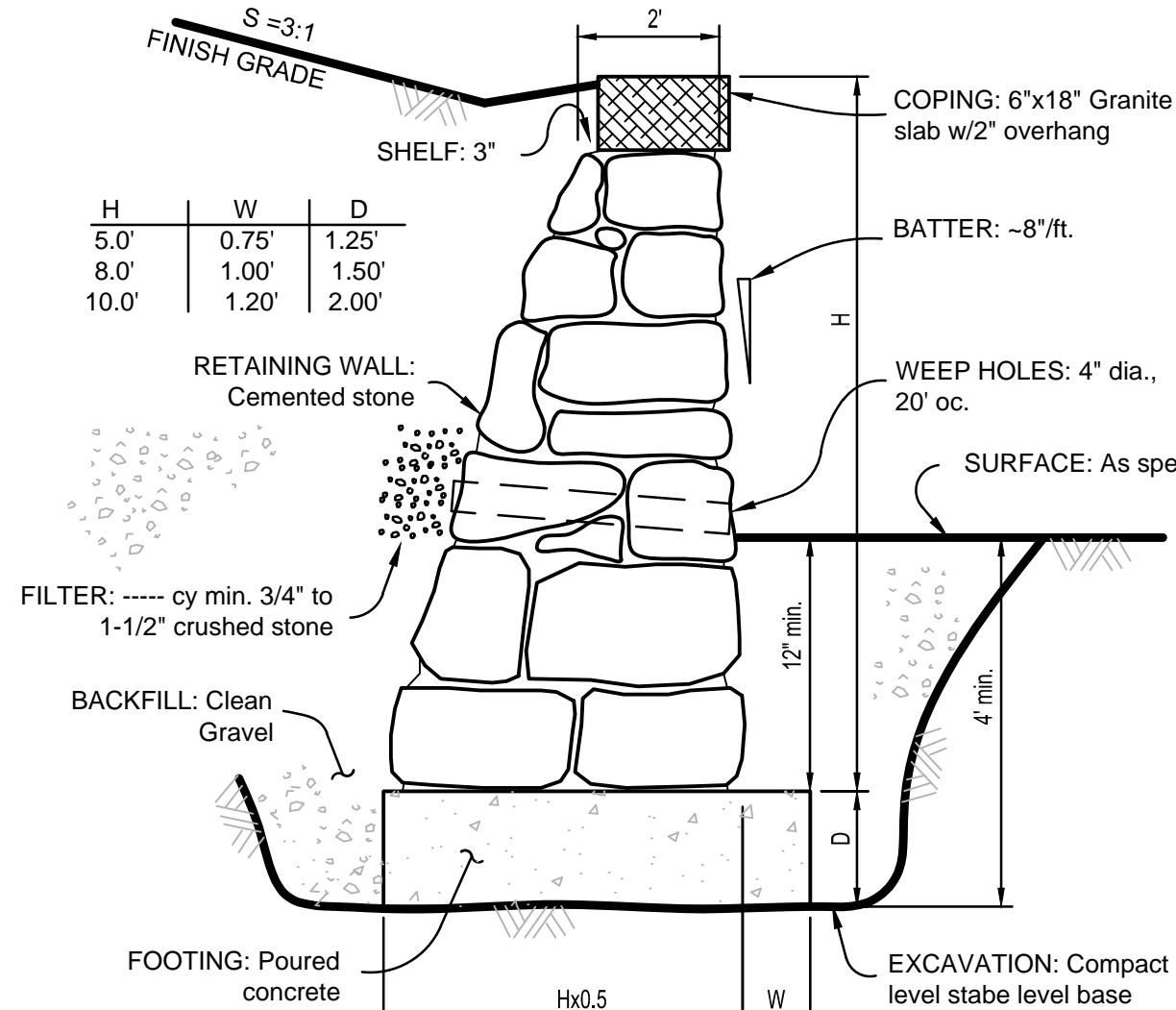
Civil Engineering - Land Planning
25 Dean Avenue - Dracut, MA 01826 (978) 835-0102
kinconsultants@comcast.net

DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 6 of 8

DRAWING NO.

C-106



NOTES:

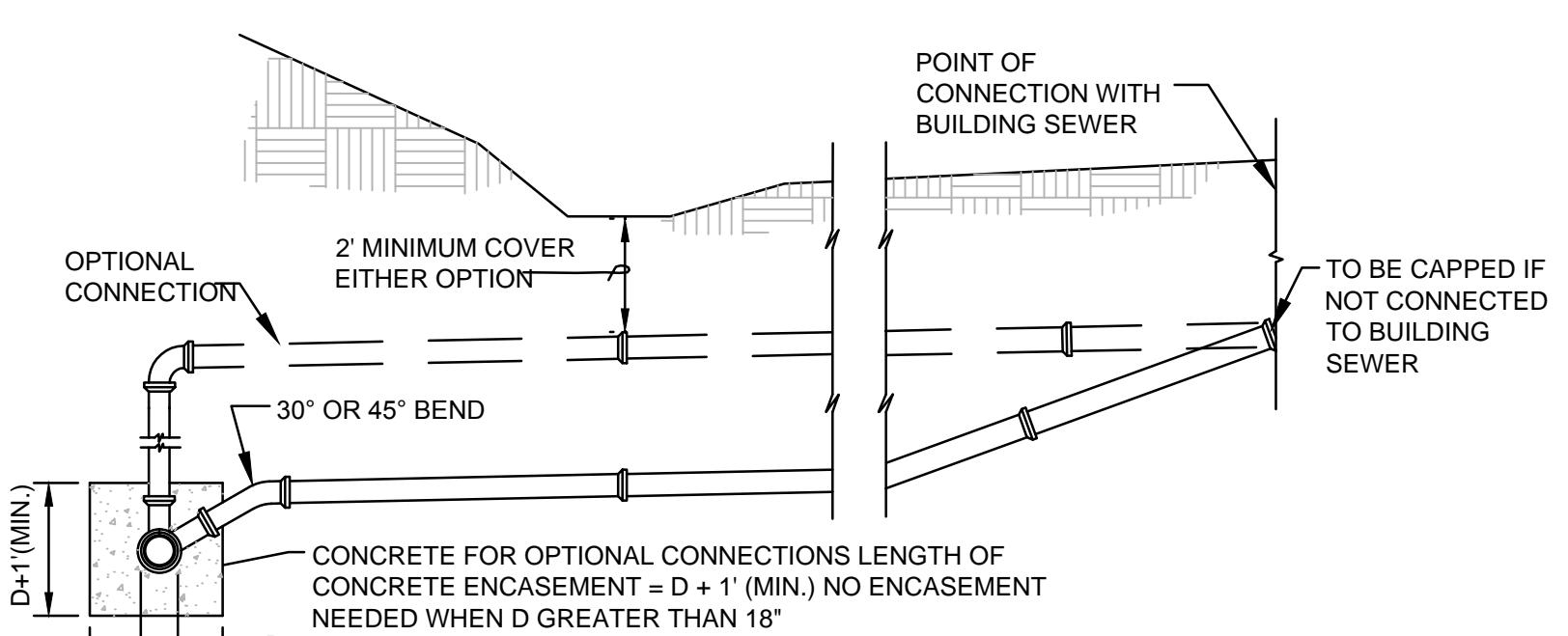
1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE THE TRENCH TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS, LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) AND 4"-48" (1050-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-36" (750-900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	65 (1680)
36 (900)	78 (1990)
42 (1050)	82 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

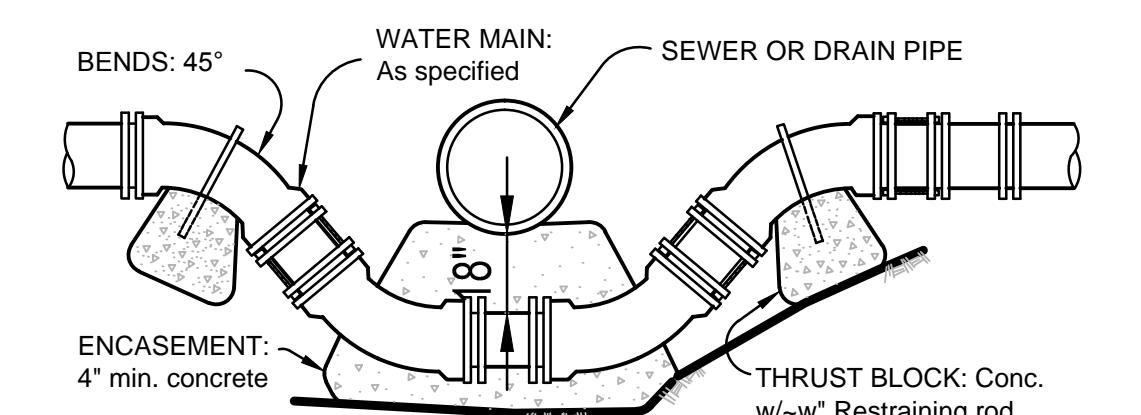
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300)
H25 (RIGID PAVEMENT)	12 (300)
E80 RAILWAY	24 (610)
HEAVY CONSTRUCTION	48 (1220)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

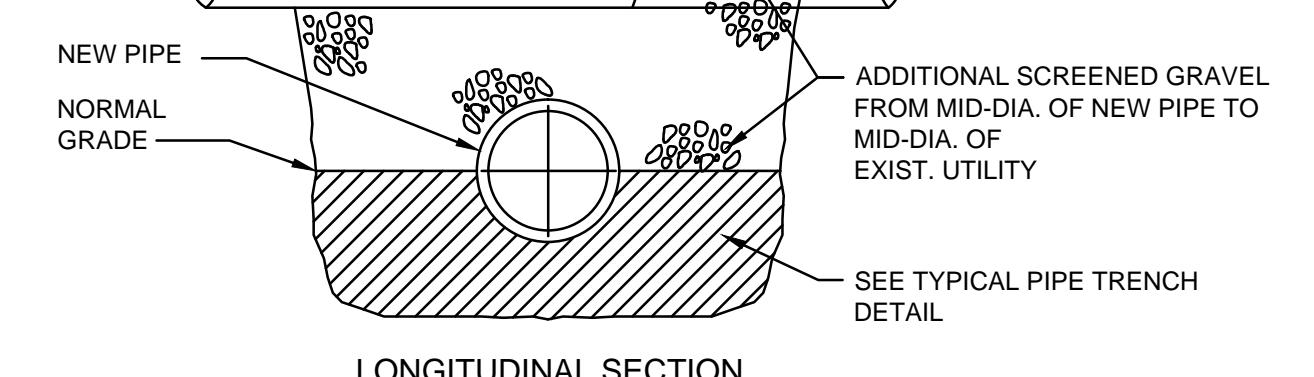
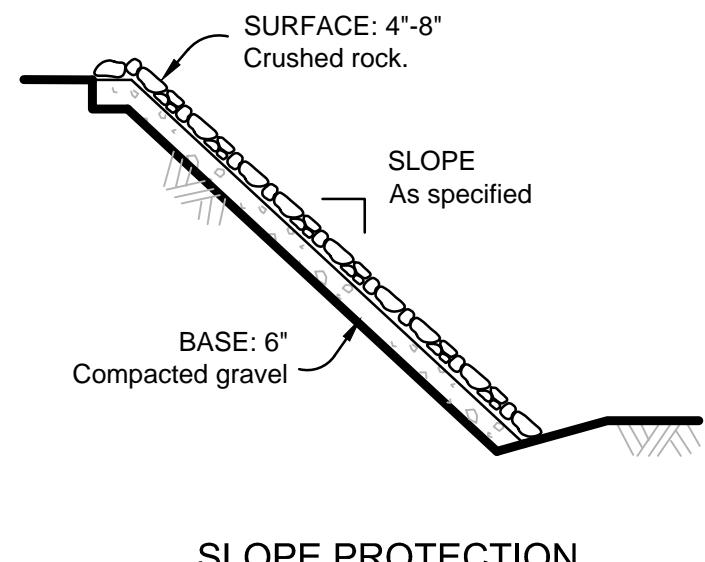


STANDARD SANITARY/INDUSTRIAL WASTE SEWER BUILDING CONNECTIONS



STONE MASONRY RETAINING WALL
SECTION THROUGH WALL AT SOUTH ENTRANCE

NOTE: Height of wall may vary along its length to meet grade.



APPROVED DRACUT ZONING BOARD OF
APPEALS

SIGNATURE DATE

For Registry Use Only

"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

Notice of Appeals

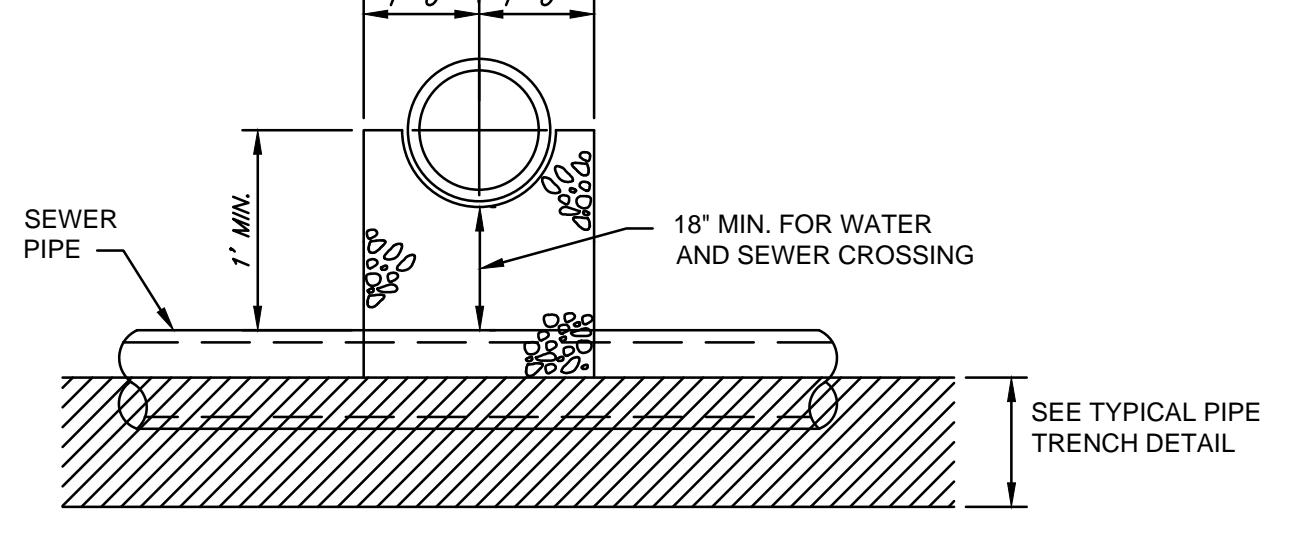
I, _____, being the Town Clerk of the Town of Dracut, hereby certify that notice of this plan has been received and recorded at this office on _____, and no appeal of such has been received during the twenty days next.

Town Clerk _____ Date _____

Details

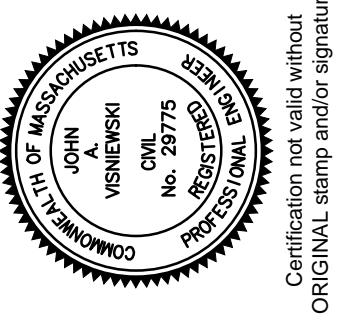
Not To Scale

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO AND/OR DURING CONSTRUCTION. AT LEAST 72 HOURS PRIOR TO EXCAVATING, MASSACHUSETTS DIG-SAFE SHOULD BE CONTACTED AT 1-800-322-4844.



TYPICAL PIPE CROSSING

TRENCH INSTALLATION



Original stamp and/or signature

CORNERSTONE
Land Associates, LLC
Civil Engineering - Land Planning

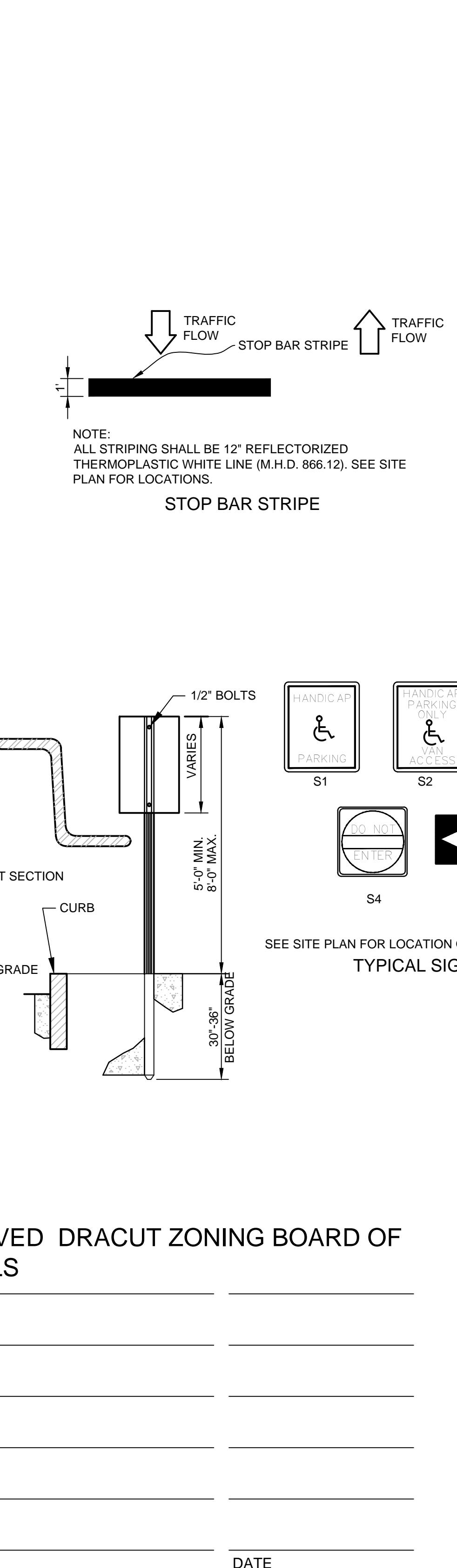
25 Dean Avenue - Dracut, MA 01826 (978) 835-0102
kinconsultants@concast.net

DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 7 of 8

DRAWING NO.

C-107



APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

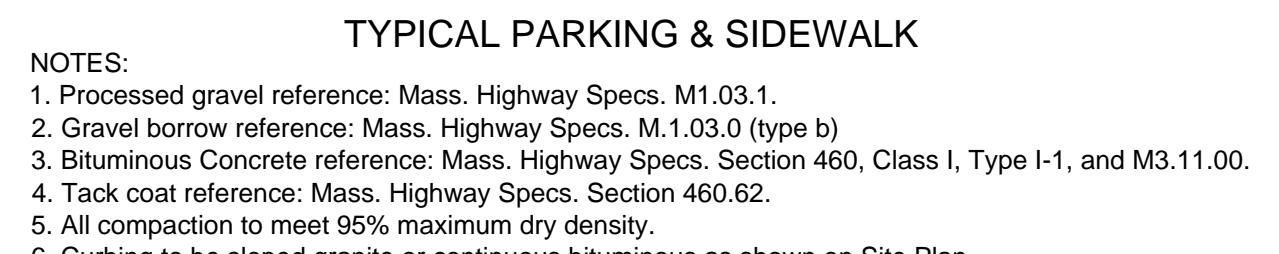
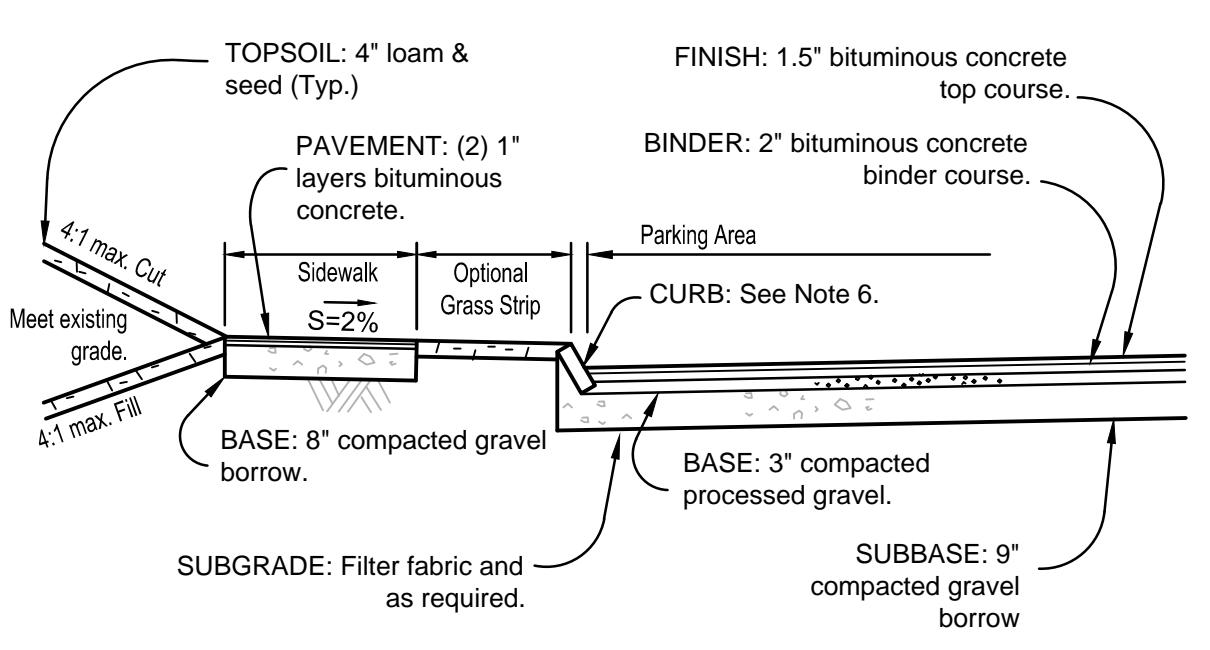
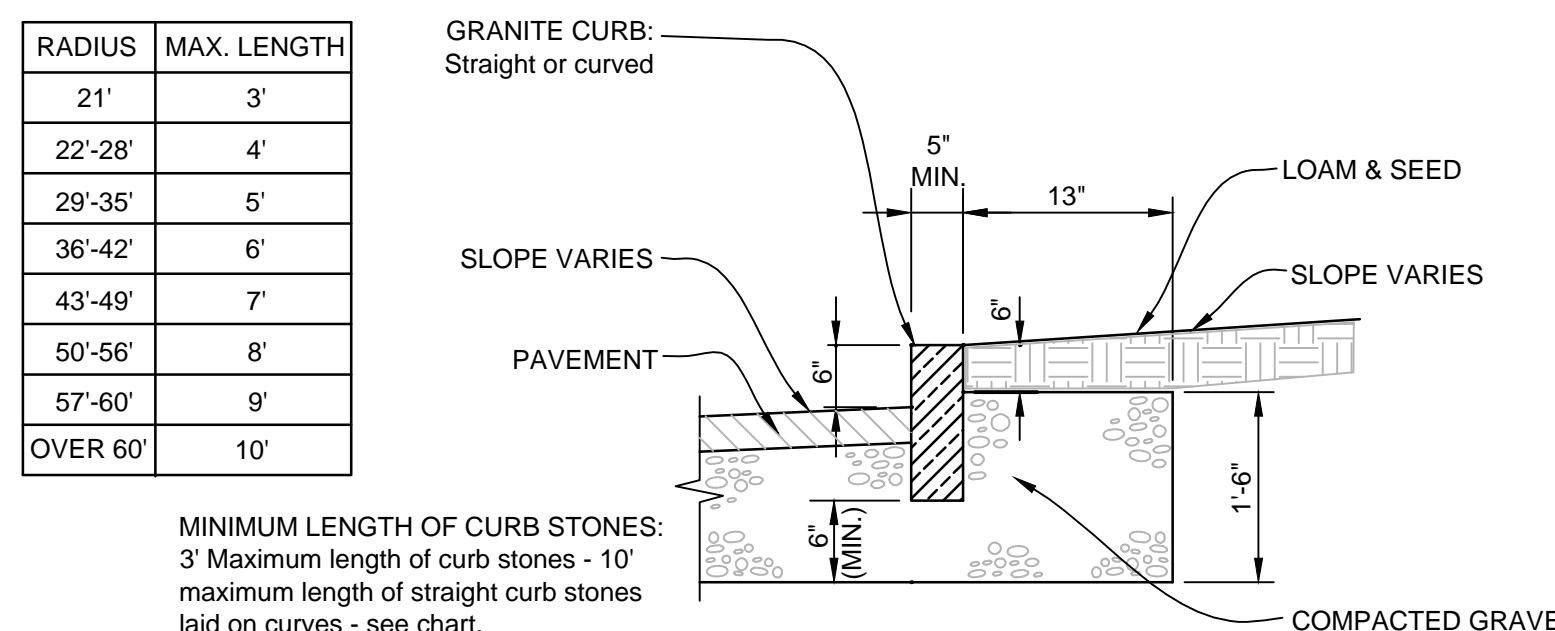
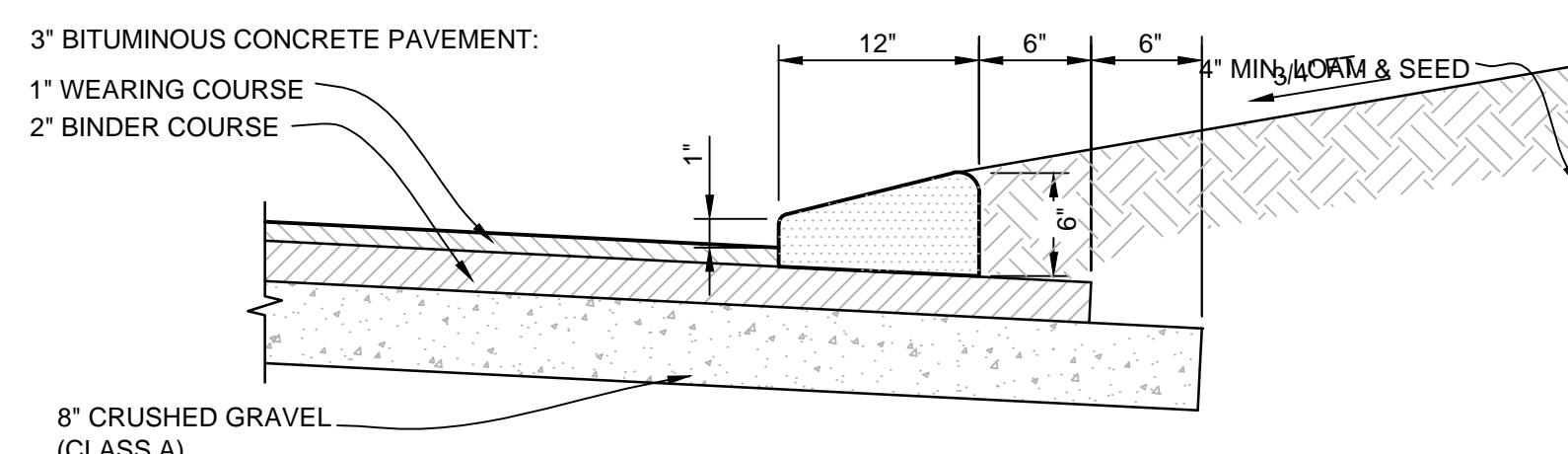
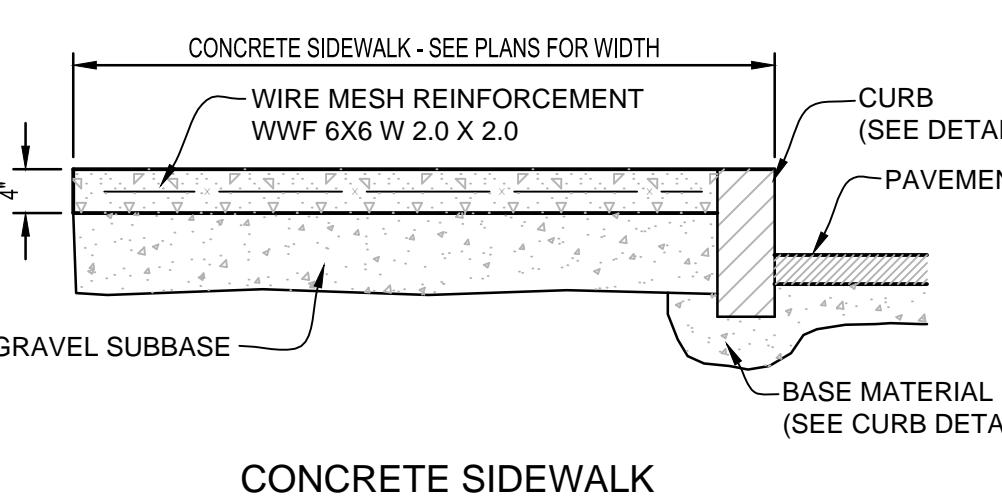
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

Notice of Appeals

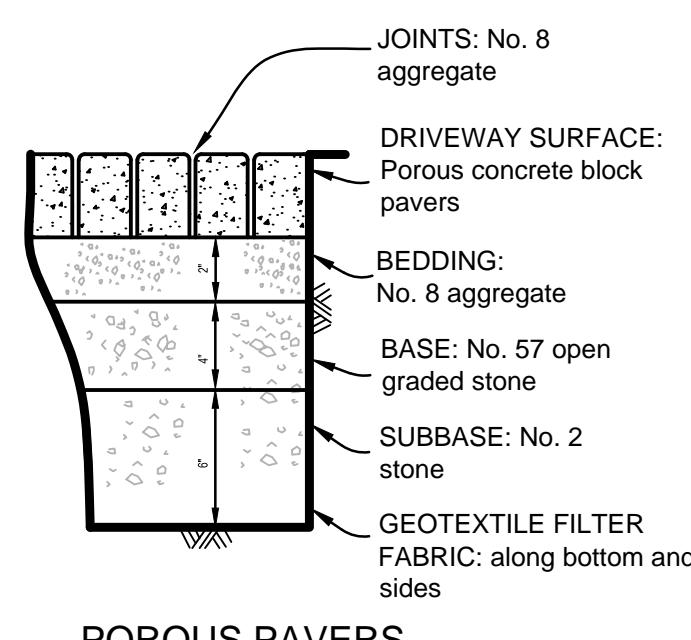
I, _____, being the Town Clerk of the Town of Dracut, hereby certify that notice of this plan has been received and recorded at this office on _____, and no appeal of such has been received during the twenty days next.

Town Clerk _____ Date _____

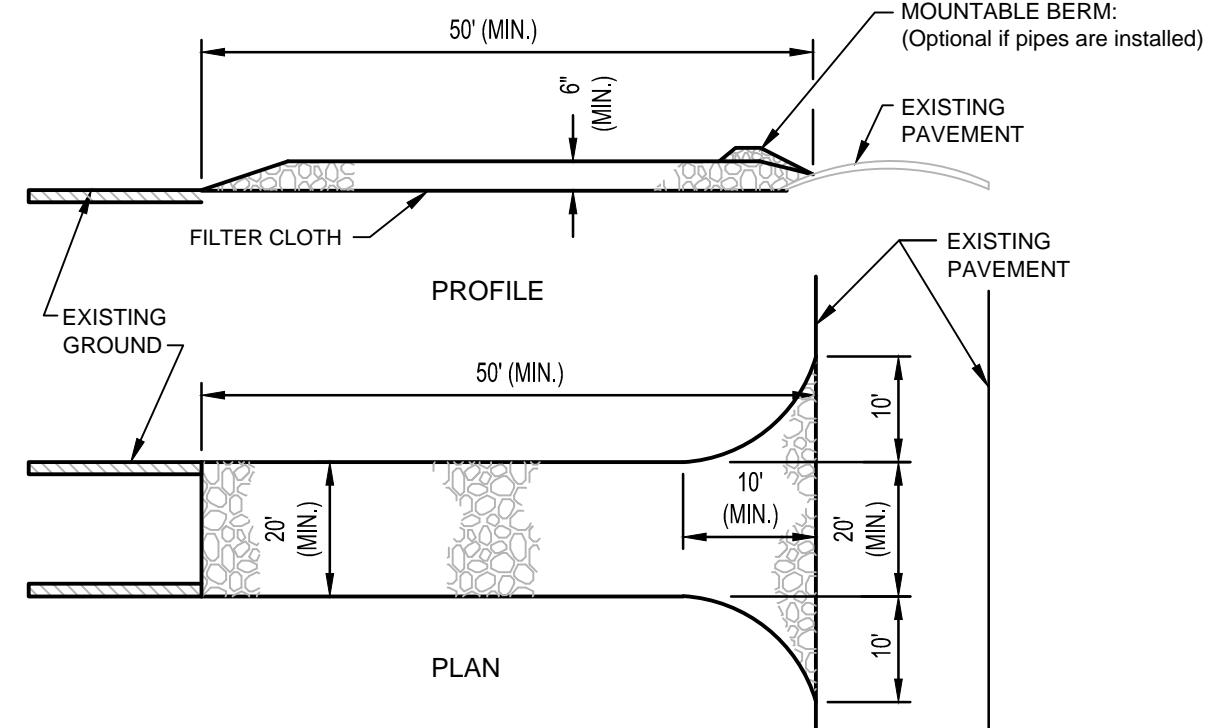


Details

Not To Scale

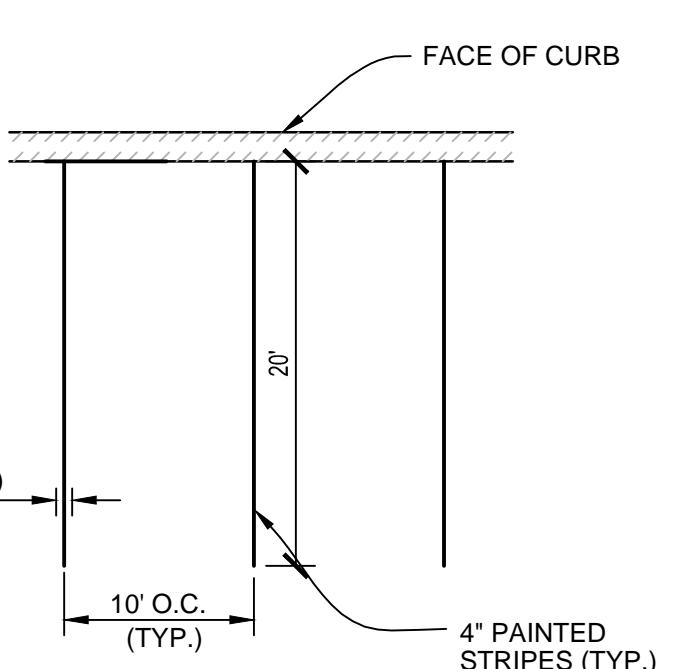
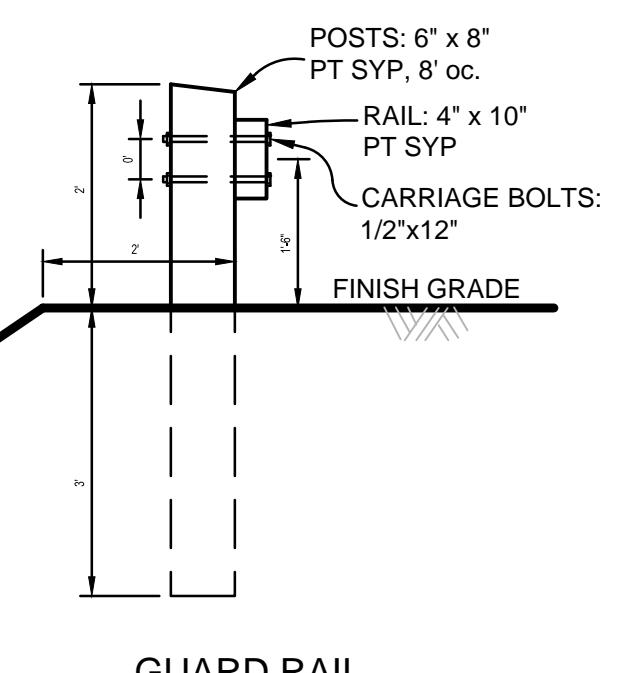


DRIVEWAY NOTES
1. Driveaway surface shall be porous interlocking concrete 'Aqua-Brick' pavers by Ideal Concrete Block Co., Inc. All materials and installation shall be as specified by the manufacturer.
2. Aggregate specifications refer to ASTM D 448

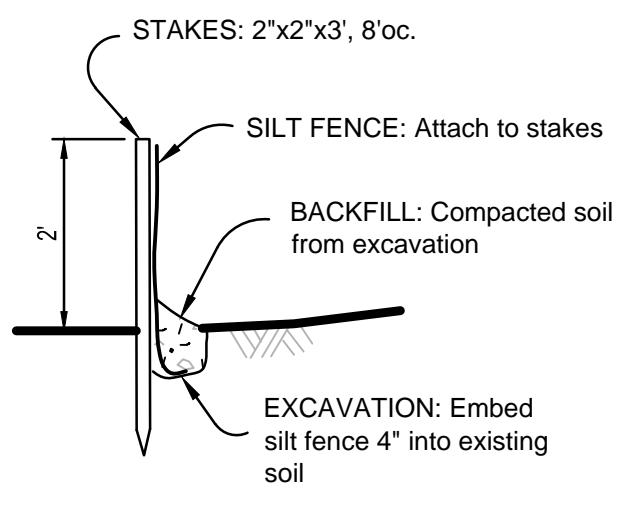


1. STONE SIZE - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. LENGTH - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. THICKNESS - Not less than six (6) inches.
4. WIDTH: Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. FILTER CLOTH: Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
6. SURFACE WATER: All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. MAINTENANCE: The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair, and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.
8. WASHING: Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. INSPECTION: Periodic inspection and needed maintenance shall be provided after each rain.

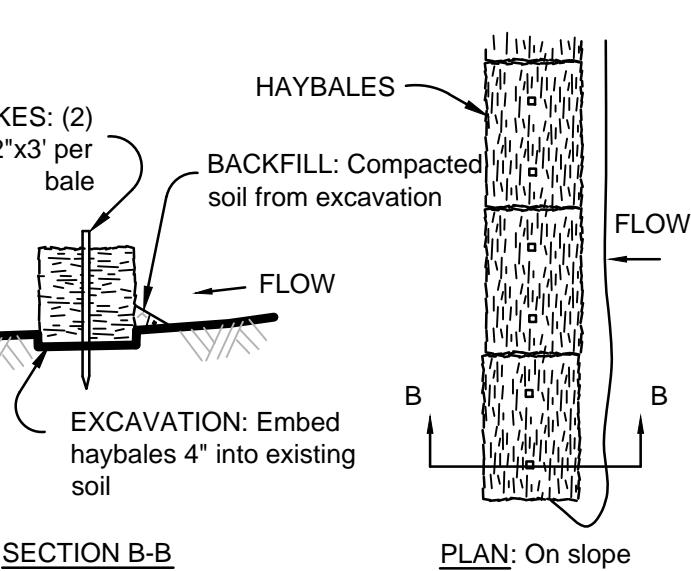
STABILIZED CONSTRUCTION ENTRANCE



PARKING STALL STRIPING



NOTE: Silt fence may be used alone or as a backing for staked haybales as specified by the Conservation Commission



SECTION B-B **PLAN: On slope**

SCALE: As Shown
DATE: May 18, 2023
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

