

COMPREHENSIVE PERMIT SITE PLAN

FOR

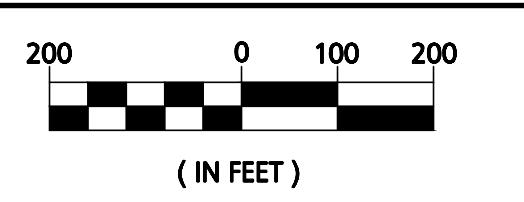
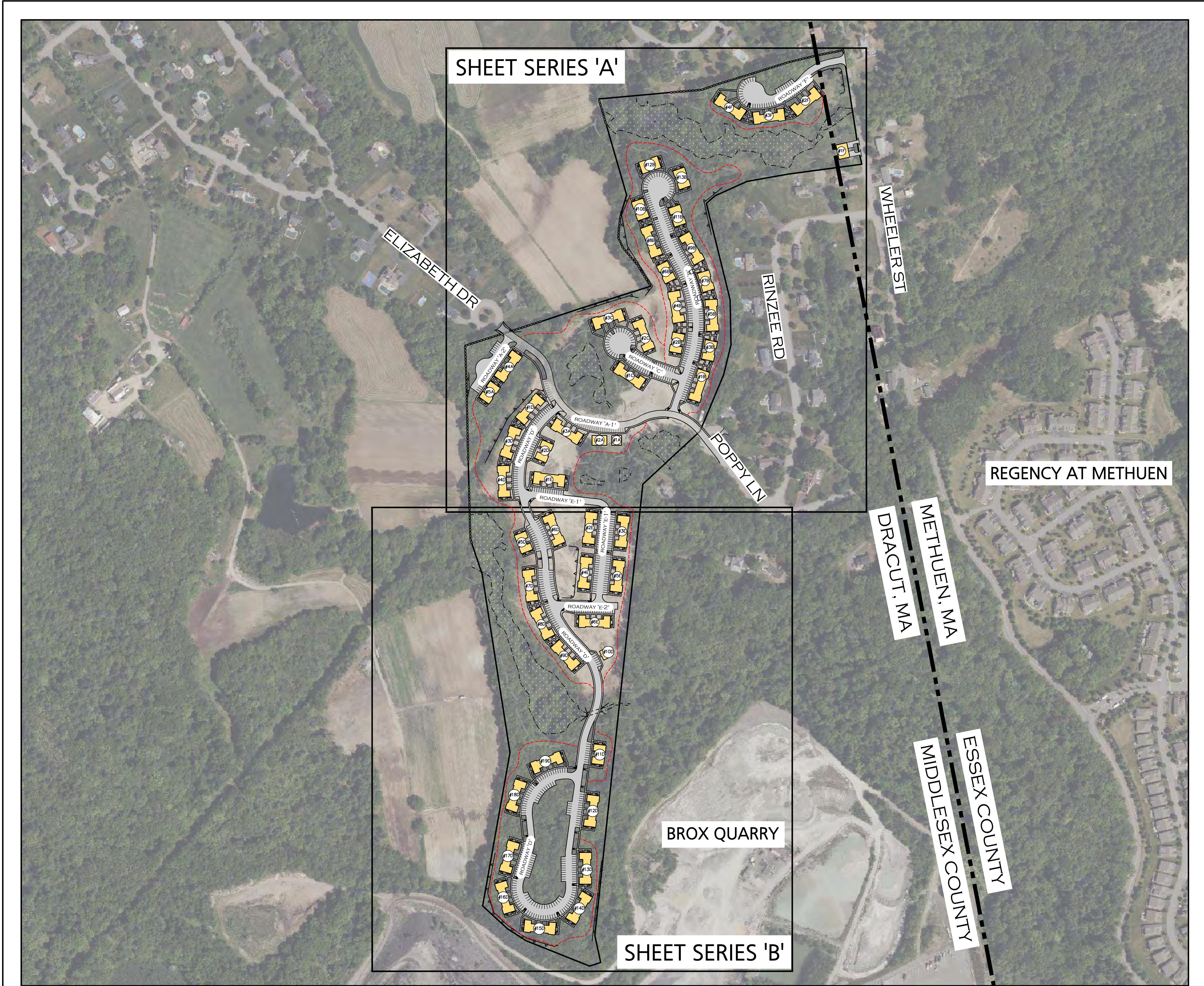
MURPHY'S FARM

231 WHEELER STREET

(MAP 22 / LOT 53) &

(MAP 39 / BLOCK 53 / LOTS 1-24)

DRACUT, MASSACHUSETTS 01826



LAND USE TABLE

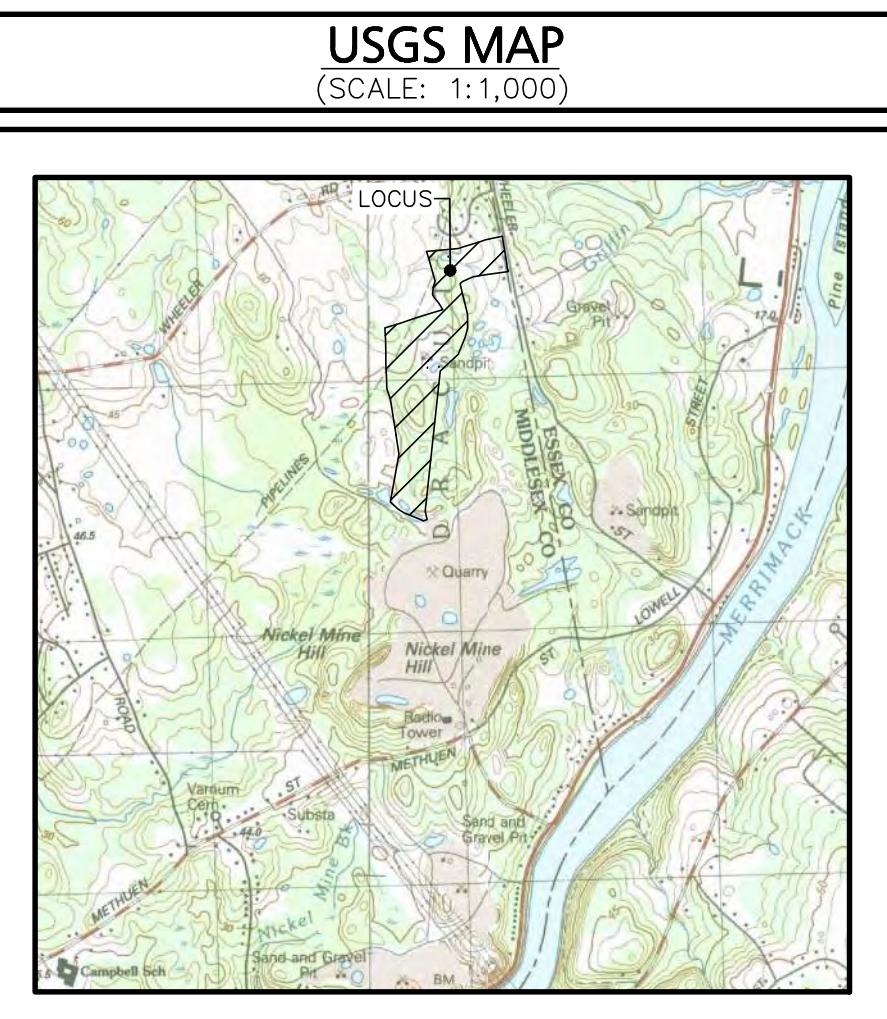
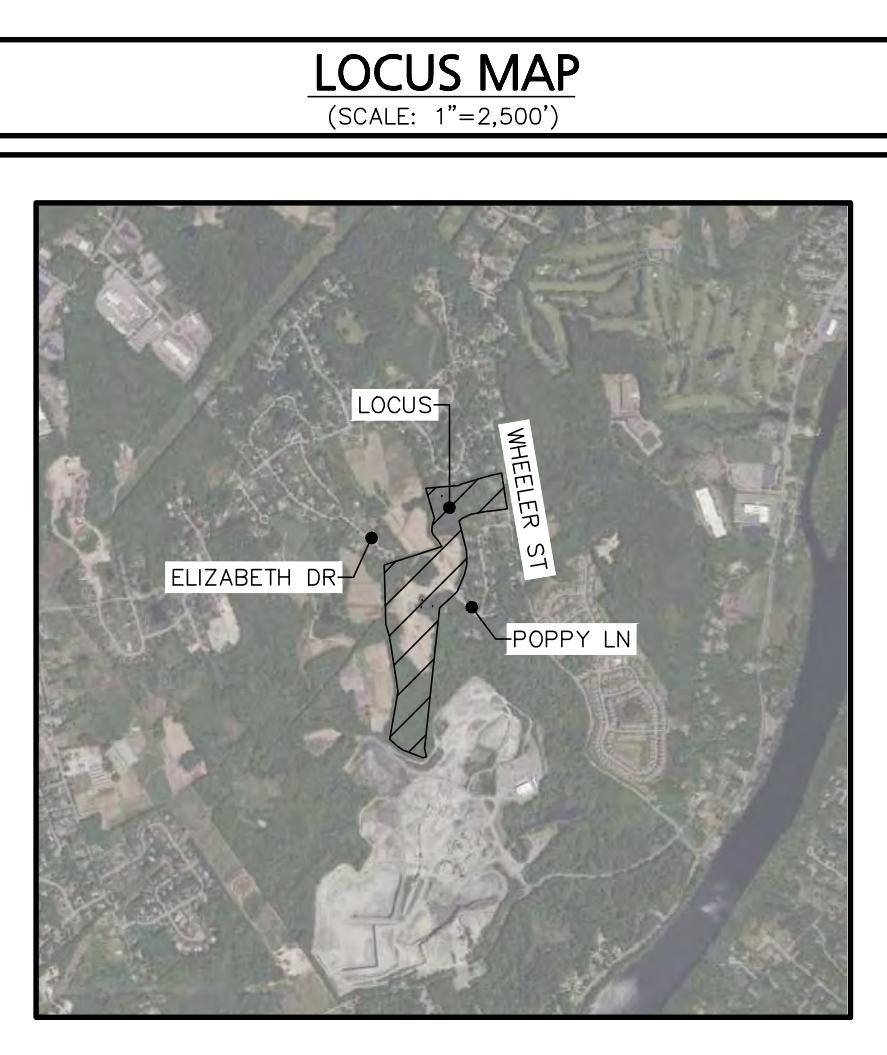
LOCATION:	MAP 22 / LOT 53 & MAP 39 / BLOCK 53 / LOTS 1-24
ZONE:	RESIDENTIAL 1 (R-1)
USE:	MULTI-FAMILY RESIDENTIAL
ITEM	REQUIRED
MINIMUM LOT AREA	40,000-SF
MINIMUM LOT FRONTAGE	175-FT
MINIMUM FRONT SETBACK	30-FT
MINIMUM SIDE SETBACK	15-FT
MINIMUM REAR SETBACK	35-FT
MAXIMUM BUILDING HEIGHT	36-FT 2.5 STORIES

AREA SUMMARY:

- TOTAL LOT AREA: 50.75-AC
- TOTAL WETLAND AREA: 5.19-AC
- TOTAL UPLAND AREA: 45.56-AC

DEVELOPMENT SUMMARY:

- TOTAL ROADWAY LENGTH: 6,650-FT
- NUMBER OF BUILDINGS: 50
- NUMBER OF UNITS: 300
- NUMBER OF BEDROOMS: 1,200



34 ELIZABETH DRIVE
(PARCEL ID: 39-53-10)
29 ELIZABETH DRIVE
(PARCEL ID: 39-53-11)
35 ELIZABETH DRIVE
(PARCEL ID: 39-53-12)
41 ELIZABETH DRIVE
(PARCEL ID: 39-53-13)
47 ELIZABETH DRIVE
(PARCEL ID: 39-53-14)
53 ELIZABETH DRIVE
(PARCEL ID: 39-53-15)
59 ELIZABETH DRIVE
(PARCEL ID: 39-53-16)
16 MURPHY WAY
(PARCEL ID: 39-53-17)
58 ELIZABETH DRIVE
(PARCEL ID: 39-53-18)
52 ELIZABETH DRIVE
(PARCEL ID: 39-53-19)
46 ELIZABETH DRIVE
(PARCEL ID: 39-53-20)
34 ELIZABETH DRIVE
(PARCEL ID: 39-53-21)
29 ELIZABETH DRIVE
(PARCEL ID: 39-53-22)
70 ELIZABETH DRIVE
(PARCEL ID: 39-53-23)
65 ELIZABETH DRIVE
(PARCEL ID: 39-53-24)

2. DEED: NORTH MIDDLESEX REGISTRY
OF DEEDS BOOK 31624 PAGE 254

3. ZONE: RESIDENTIAL 1 (R-1)

4. USE: MULTI FAMILY RESIDENTIAL

5. APPLICANT: THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

6. OWNER: O'BRIEN HOMES, INC
18 CASSIMERE STREET
ANDOVER, MA 01810

7. SOILS / WETLANDS: NORSE ENVIRONMENTAL
SERVICES, INC.
2100 LAKEVIEW AVENUE, UNIT 3A
DRACUT, MA 01826

8. EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD
DOCUMENTS AS WELL AS AN ON GROUND SURVEY AND AERIAL SUR
BY CIVIL DESIGN CONSULTANTS, INC. IN DECEMBER OF 2023 AND
JANUARY OF 2024.

9. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL
DATUM (NAVD88).

10. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLAN
COORDINATE SYSTEM (NAD83). MAINLAND ZONE.

11. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED BY THE FLOOD INSURANCE RATE MAPS FOR MIDDLESEX COUNTY, MASSACHUSETTS MAP #25017C0153E (EFFECTIVE DATE JUNE 4, 2010) AND MAP #25017C0161E (EFFECTIVE DATE JUNE 4, 2010).
12. WETLANDS WERE DELINEATED BY NORSE ENVIRONMENTAL SERVICES, INC. OF DRACUT.
13. THE INTENT OF THIS PLAN SET IS TO MEET THE PRELIMINARY PLAN CONTENT REQUIREMENTS TO ALLOW FOR INITIAL REVIEW OF THE PROPOSED 40B DEVELOPMENT. ADDITIONAL DETAIL MAY BE REQUIRED PRIOR TO ANY CONSTRUCTION.

<u>PLAN INDEX:</u>		
	<u>TITLE</u>	<u>DATE ISSUED</u>
C-1	COVER SHEET	--
C-2A	EXISTING CONDITIONS PLAN	--
C-2B	EXISTING CONDITIONS PLAN	--
C-3A	LAYOUT & MATERIALS PLAN	--
C-3B	LAYOUT & MATERIALS PLAN	--
C-4A	GRADING, DRAINAGE & UTILITIES PLAN	--
C-4B	GRADING, DRAINAGE & UTILITIES PLAN	--
C-5A	PLAN & PROFILE	--
C-5B	PLAN & PROFILE	--
C-5C	PLAN & PROFILE	--
C-6A	EROSION CONTROL PLAN	--
C-6B	EROSION CONTROL PLAN	--
D-1	CONSTRUCTION DETAILS	--
D-2	CONSTRUCTION DETAILS	--
D-3	CONSTRUCTION DETAILS	--
D-4	CONSTRUCTION DETAILS	--

FENCE	XXXXXX
NING WALL	^ ^ ^ ^ ^ ^ ^ ^
BEAM
R GUARDRAIL	-----
LINK FENCE	-----
KADE FENCE	----·----·----·----
LINE	~~~~~

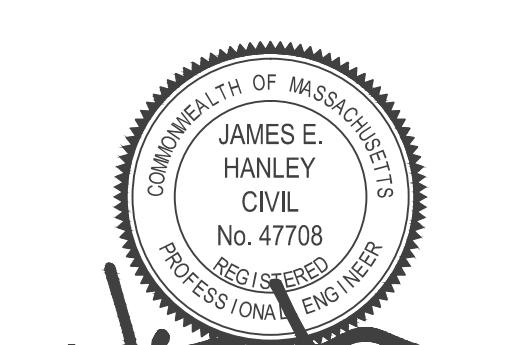
DATE	DESCRIPTION
REVISIONS	

APPLICANT:

**THE HOMES AT
MURPHY'S FARM LLC**

18 CASSIMERE STREET
ANDOVER, MA 01810

SPACE	XXXXX
CAPE AREA	██████████
R	— w — w — w — w — w —
VALVE / & FITTINGS	▷ + ×
ANT	◆
R	— s — s — s — s — s —
R F.M.	— fm — fm — fm — fm — fm —
R MANHOLE	©
ONE / CABLE	ETC — ETC — ETC — ETC —



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.


CIVIL

AWING TITLE:

AWING #:

ISSUED FOR REVIEW: --

C-1





PROJECT NOTES:

	DESCRIPTION
ONS	
R / APPLICANT:	
<p><u>THE HOMES AT</u> <u>MURPHY'S FARM LLC</u></p> <p>18 CASSIMERE STREET ANDOVER, MA 01810</p>	
T:	
<p><u>MURPHY'S FARM</u></p> <p>DRACUT, MA 01826</p>	
SSUED:	-
IT #:	23-10524

PROFESSIONAL LAND SURVEYOR FOR CIVIL IN CONSULTANTS, INC.

The logo for Civil Design Consultants, Inc. features the word "CIVIL" in a large, light blue, sans-serif font above the word "DESIGN" in a larger, bold, dark blue, sans-serif font. Below "DESIGN" is the word "CONSULTANTS, INC." in a smaller, dark blue, sans-serif font. The text is enclosed within a thin black rectangular border.

EXISTING CONDITIONS PLAN

NG #:

C-2B

HORIZONTAL SCALE

A horizontal scale diagram for a 120-foot span. The scale is marked at 0, 30, 60, 120, and 240. A 60-foot section from 0 to 60 is highlighted with a checkered pattern. The text "(IN FEET)" and "1'-60'" are centered below the scale.

(IN FEET)

1'-60'

SEE SHEET C-3B

SEE SHEET C-3B

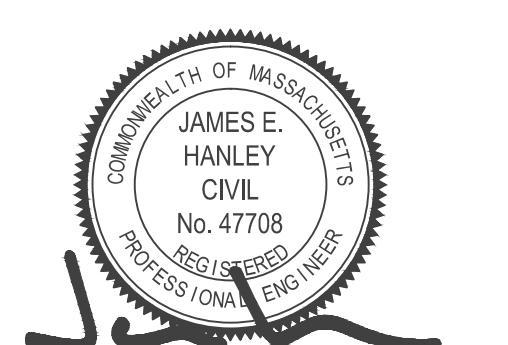
The diagram illustrates three building footprints, each represented by a gray rectangle with a black outline. The top building is long and narrow, labeled "7-UNITS" and "5,100-SF". The middle building is shorter and wider, labeled "5-UNITS" and "3,570-SF". The bottom building is a square, labeled "2-UNITS" and "2,700-SF". Each building has small, stylized architectural details at its corners.

PROJECT NOTES:

ONS	DESCRIPTION
CANT:	<p><u>THE HOMES AT</u> <u>MURPHY'S FARM LLC</u></p> <p>18 CASSIMERE STREET ANDOVER, MA 01810</p>

CT:
MURPHY'S FARM

DRACUT, MA 01826	
ISSUED:	-
ACT #:	23-10524
PER BY:	TWS



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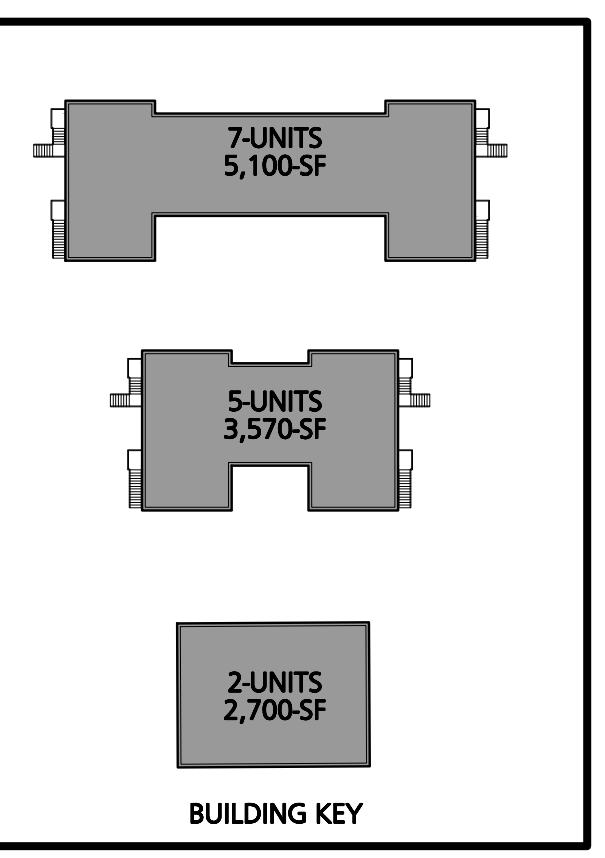
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WING #:

G-3A

SEE SHEET C-3A



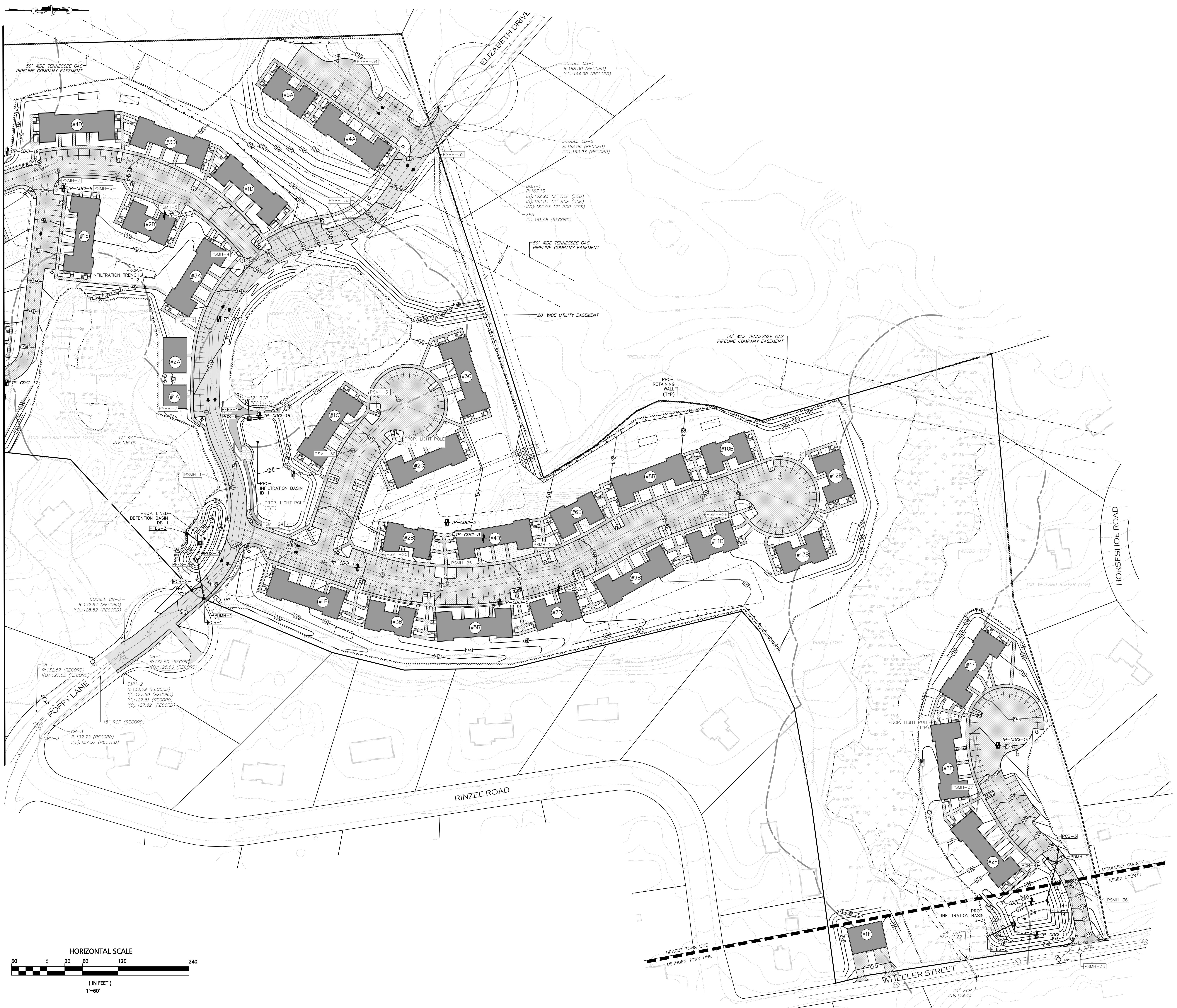
PROJECT NOTES:

SEE SHEET C-3A

PROJECT:	THE HOMES AT MURPHY'S FARM LLC 18 CASSIMERE STREET ANDOVER, MA 01810						
DATE REVISIONS	DESCRIPTION						
APPLICANT:							
MURPHY'S FARM DRACUT, MA 01826							
PROJECT:							
DATE ISSUED:							
PROJECT #:							
PREPARED BY:							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">DATE ISSUED:</td><td style="width: 50%;">-</td></tr> <tr><td>PROJECT #:</td><td>23-10524</td></tr> <tr><td>PREPARED BY:</td><td>TWS</td></tr> </table>		DATE ISSUED:	-	PROJECT #:	23-10524	PREPARED BY:	TWS
DATE ISSUED:	-						
PROJECT #:	23-10524						
PREPARED BY:	TWS						
							
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CIVIL DESIGN CONSULTANTS, INC. 344 North Main Street Andover, MA 01810 (978) 416-0920 www.civildci.com							
DRAWING TITLE:							
LAYOUT & MATERIALS PLAN							
DRAWING #:							
C-3B							

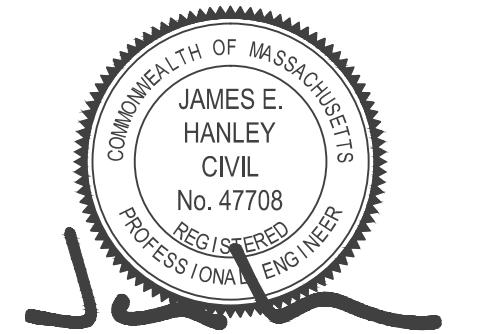
SEE SHEET C-4B

SEE SHEET C-4B



DATE	DESCRIPTION
REVISIONS	
APPLICANT: <u>THE HOMES AT</u> <u>MURPHY'S FARM LLC</u> 18 CASSIMERE STREET ANDOVER, MA 01810	

PROJECT:	
<u>MURPHY'S FARM</u>	
DRACUT, MA 01826	
DATE ISSUED:	-
PROJECT #:	23-10524
PREPARED BY:	TWS



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CIVIL DESIGN CONSULTANTS, INC.

DRAWING TITLE:

**GRADING, DRAINAGE
& UTILITIES PLAN**

DRAWING #:

C-4A



PROJECT NOTES:

SEE SHEET C-4A

DATE	DESCRIPTION
REVISIONS	
APPLICANT:	
<p><u>THE HOMES AT</u> <u>MURPHY'S FARM LLC</u></p>	
<p>18 CASSIMERE STREET ANDOVER, MA 01810</p>	
PROJECT:	
<p><u>MURPHY'S FARM</u></p>	
<p>DRACUT, MA 01826</p>	
DATE ISSUED: -	
PROJECT #: 23-10524	
PREPARED BY: TWS	

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ULTANTS, INC.

The logo for Design Consultants, Inc. features the word "DESIGN" in a large, bold, blue serif font, with "CONSULTANTS, INC." in a smaller, blue sans-serif font below it. The "D" in "DESIGN" is positioned inside a vertical blue line, and the "C" in "CONSULTANTS" is positioned inside a horizontal blue line, creating a rectangular frame around the text.

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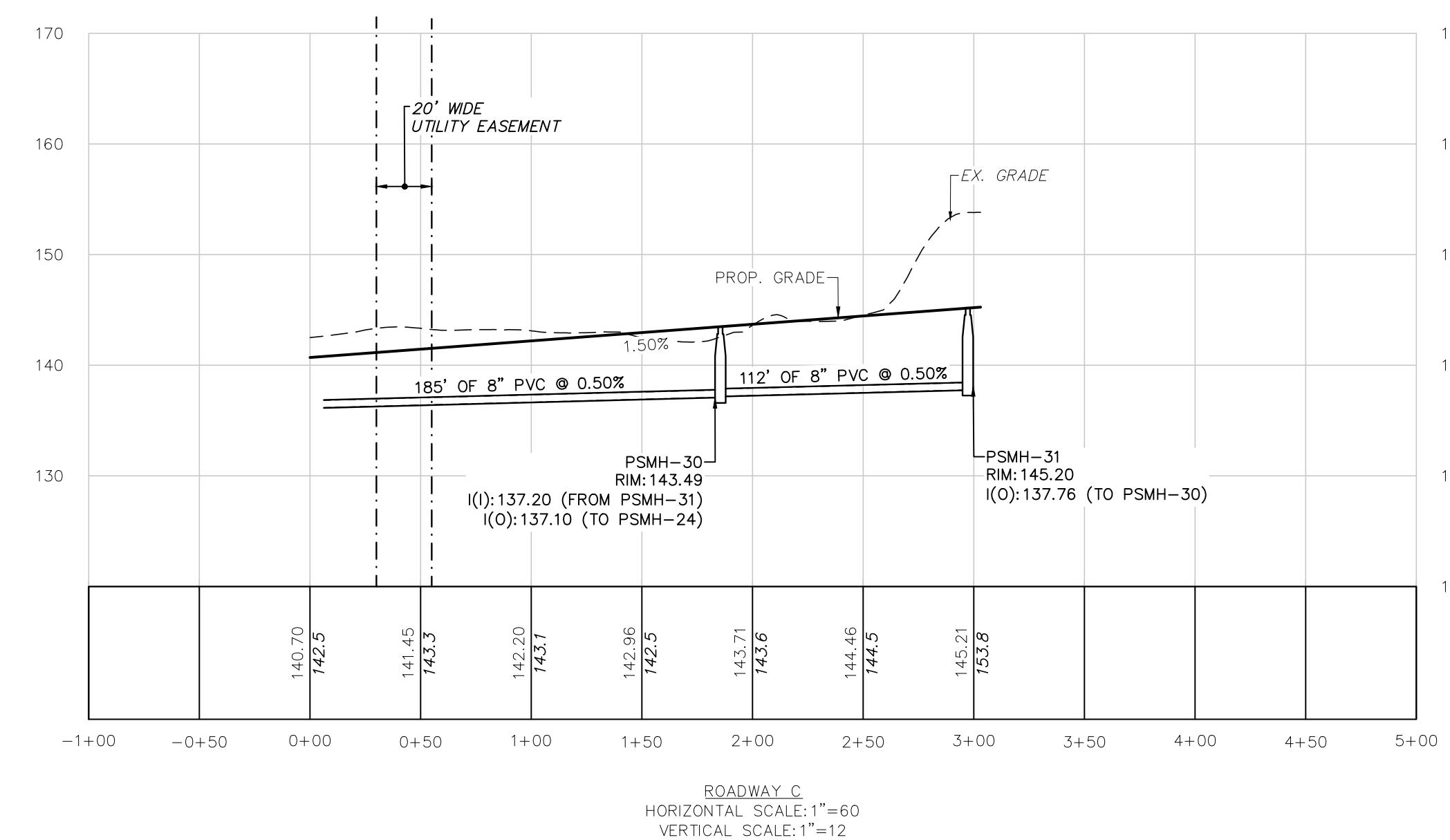
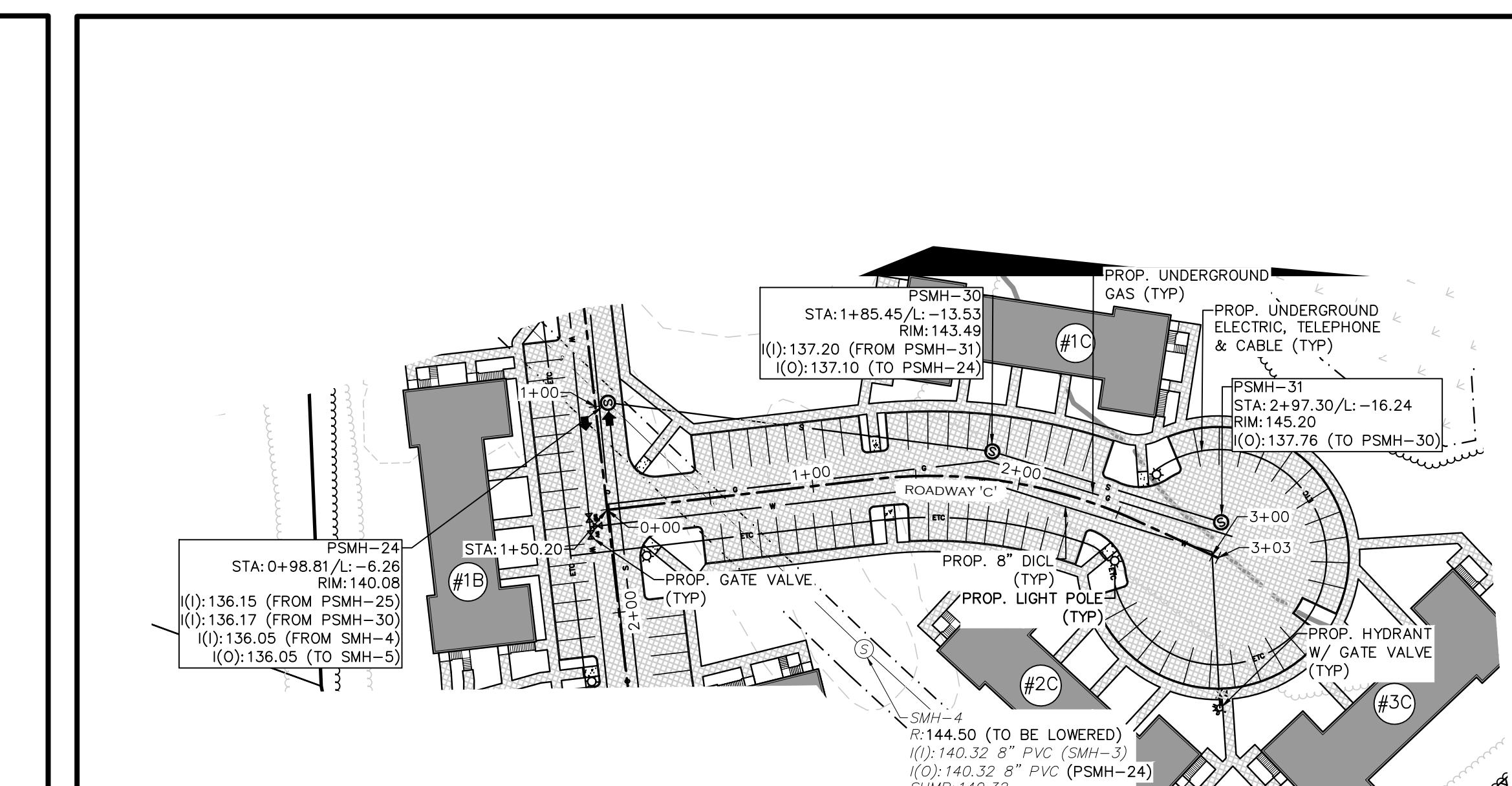
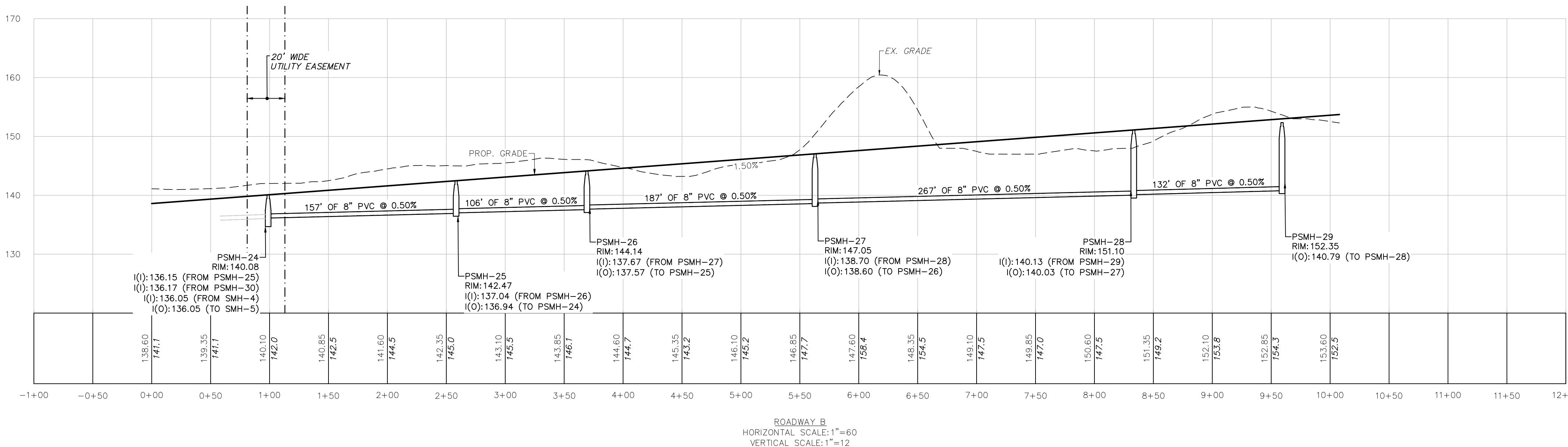
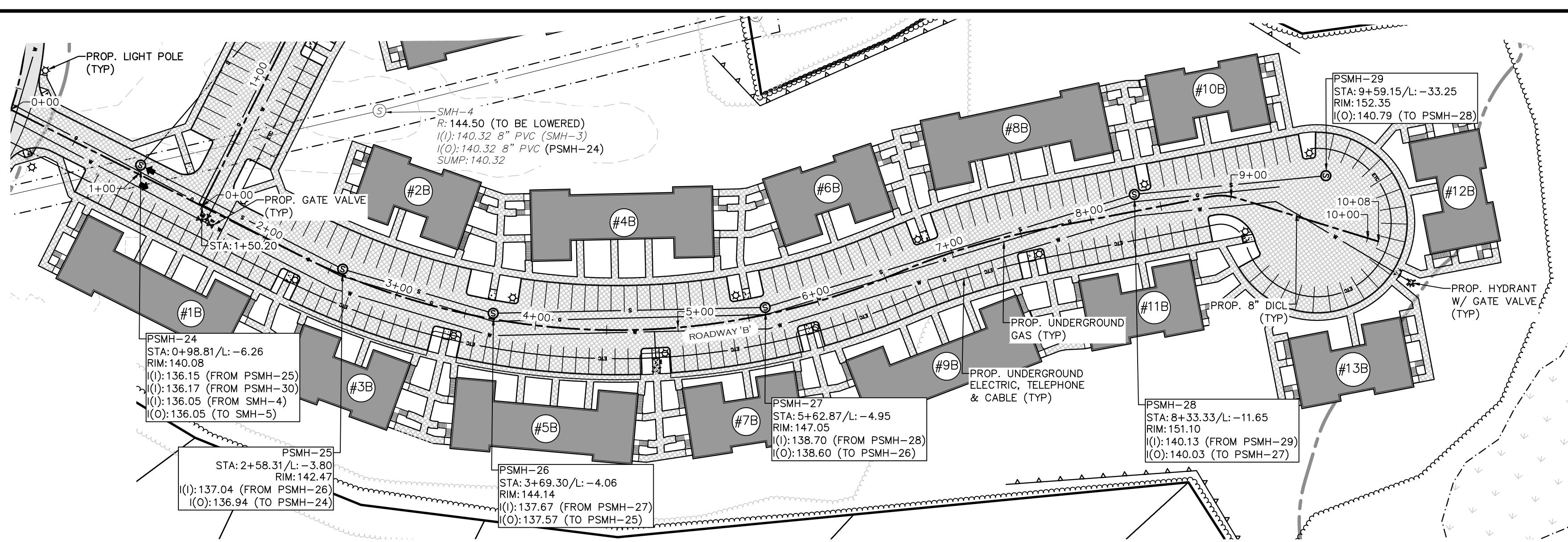
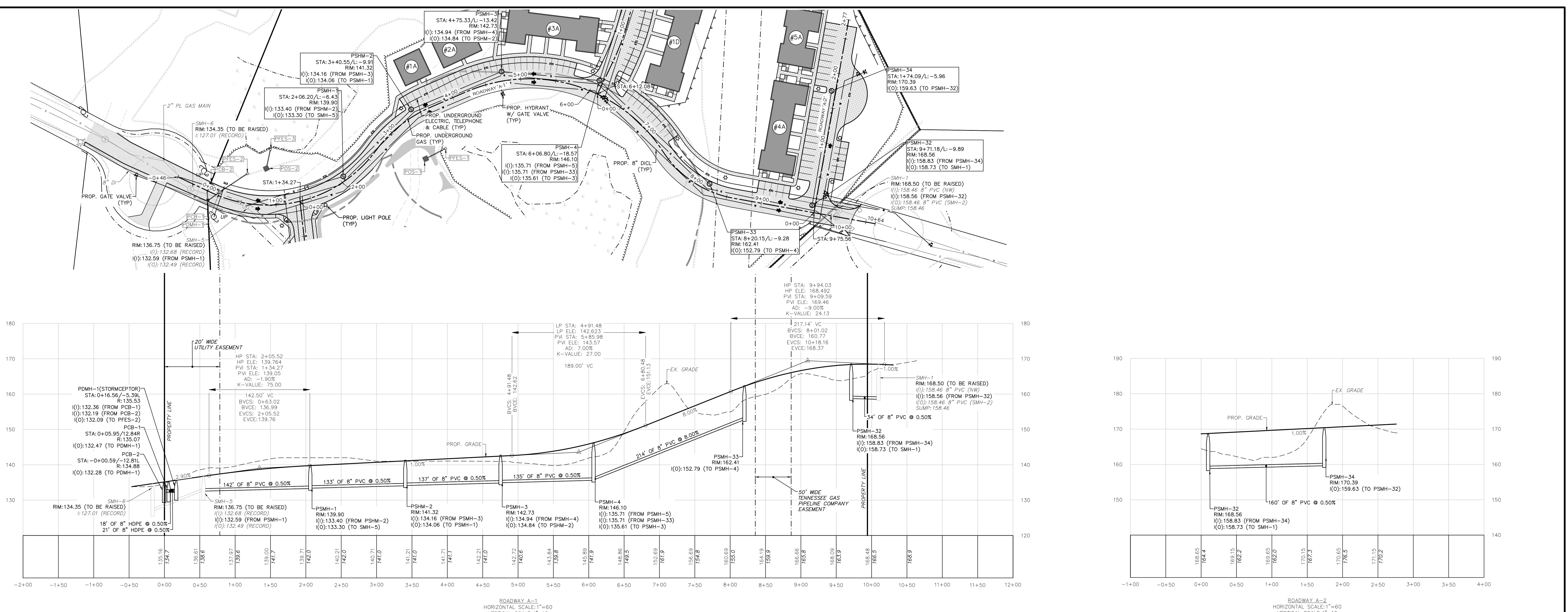
GRADING, DRAINAGE & UTILITIES PLAN

NG #:

C-4B

A horizontal scale diagram for a surveying project. The total length is 240 feet, marked at 0, 30, 60, 120, and 240. A 60-foot section is highlighted with a black and white checkered pattern. Below the scale, the text "(IN FEET)" and "1\" data-bbox="400 650 450 680" data-label="Text">1"-60' is displayed.

C-4B

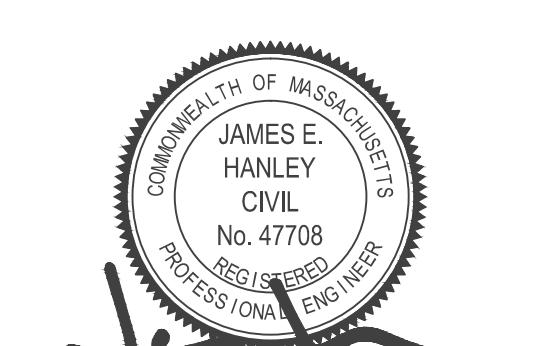


DATE DESCRIPTION
REVISIONS

APPLICANT: **THE HOMES AT MURPHY'S FARM LLC**
18 CASSIMERE STREET ANDOVER, MA 01810

PROJECT: **MURPHY'S FARM**
DRACUT, MA 01826

DATE ISSUED:
PROJECT #: 23-10524
PREPARED BY: TWS

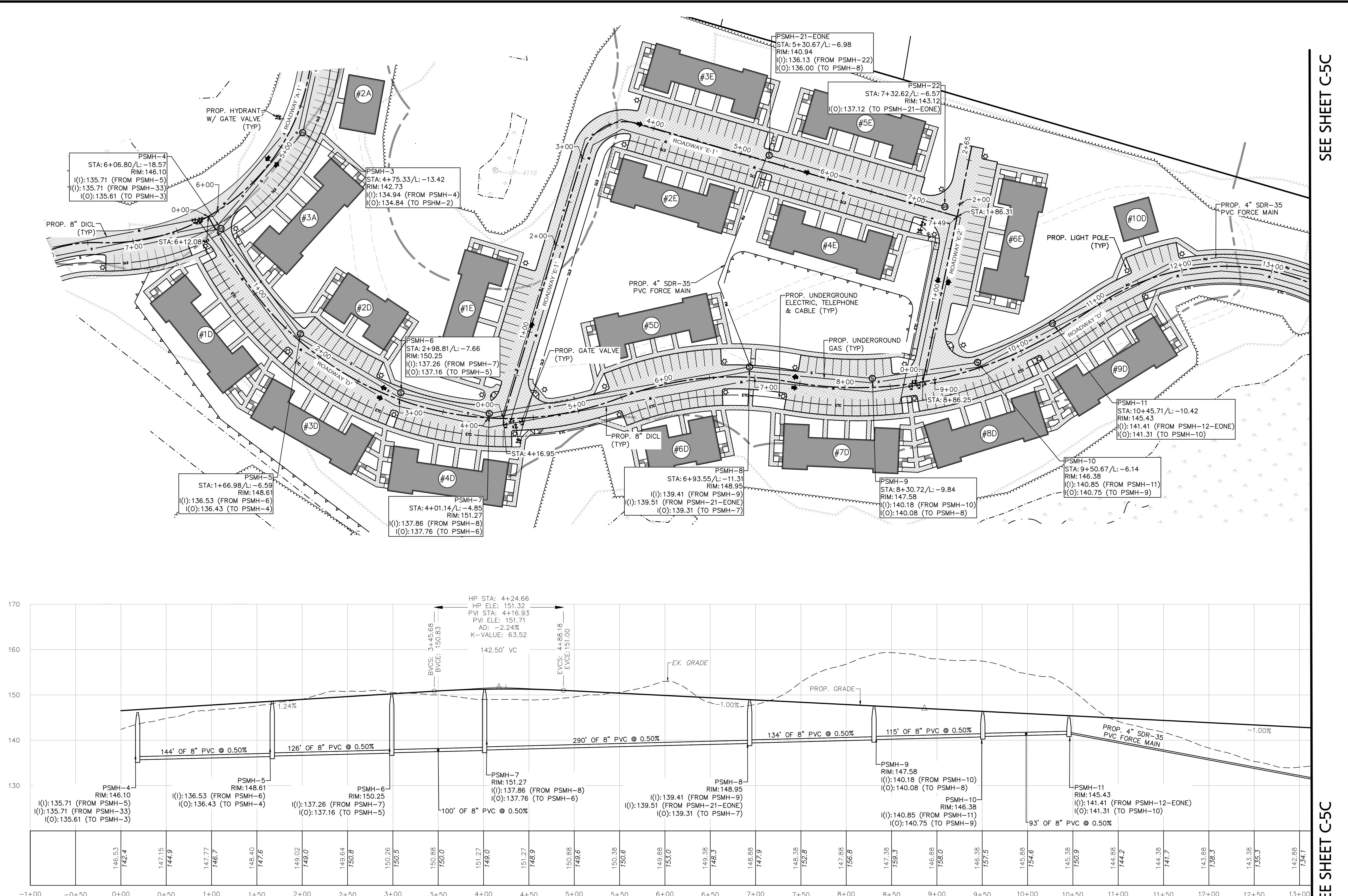


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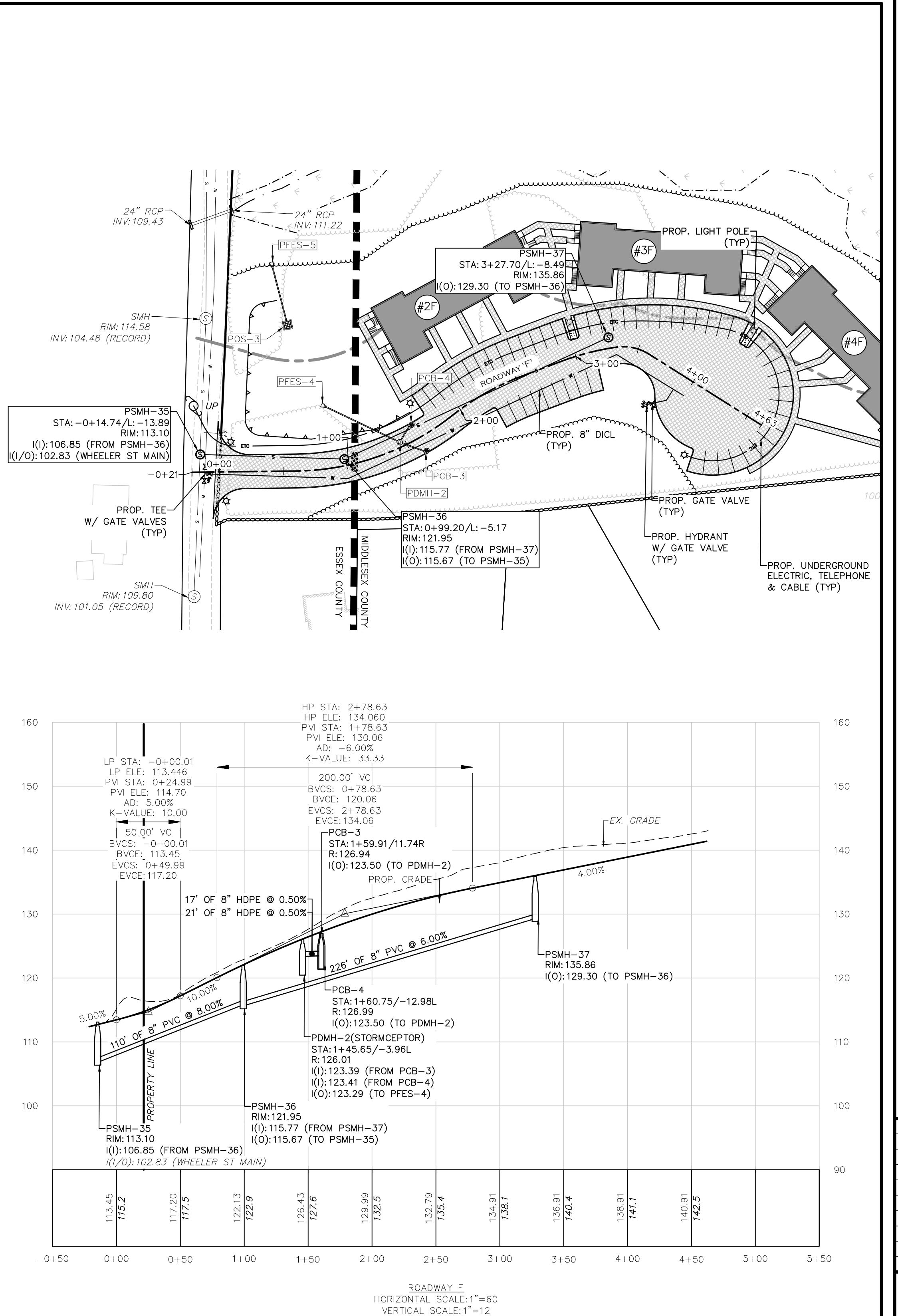
DRAWING TITLE: **PLAN & PROFILE**

DRAWING #:

C-5A



SEE SHEET C-5C



SEE SHEET C-5C

TE VISIONS	DESCRIPTION
PLICANT:	<p><u>THE HOMES AT</u> <u>MURPHY'S FARM LLC</u> 18 CASSIMERE STREET</p>

PROJECT: MURPHY'S FARM
BRAZIL, MA 01826

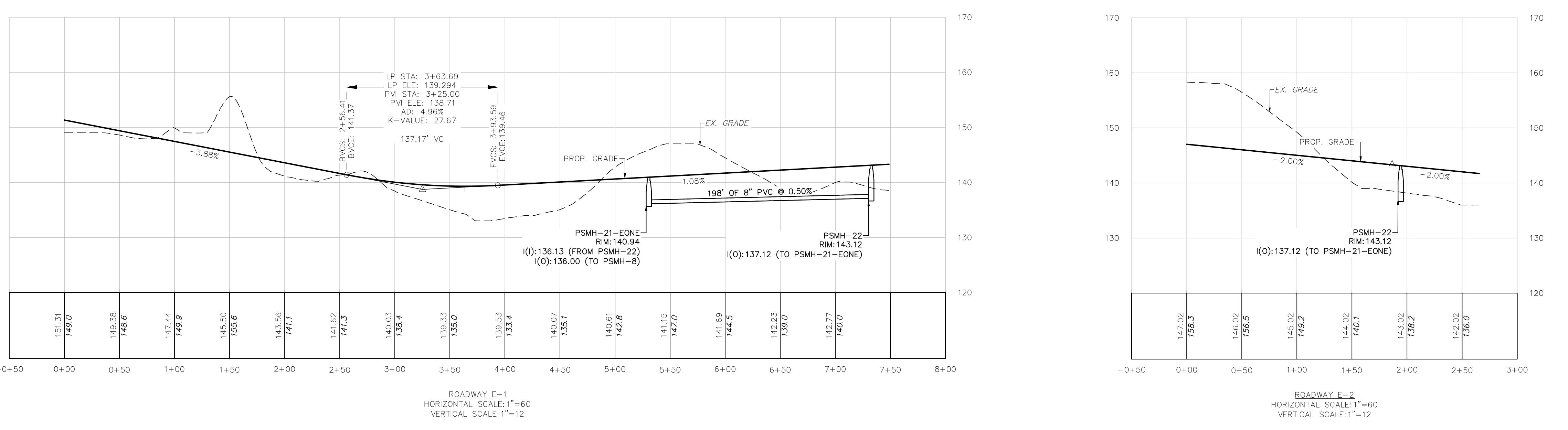
DATE ISSUED:	-
PROJECT #:	23-10524

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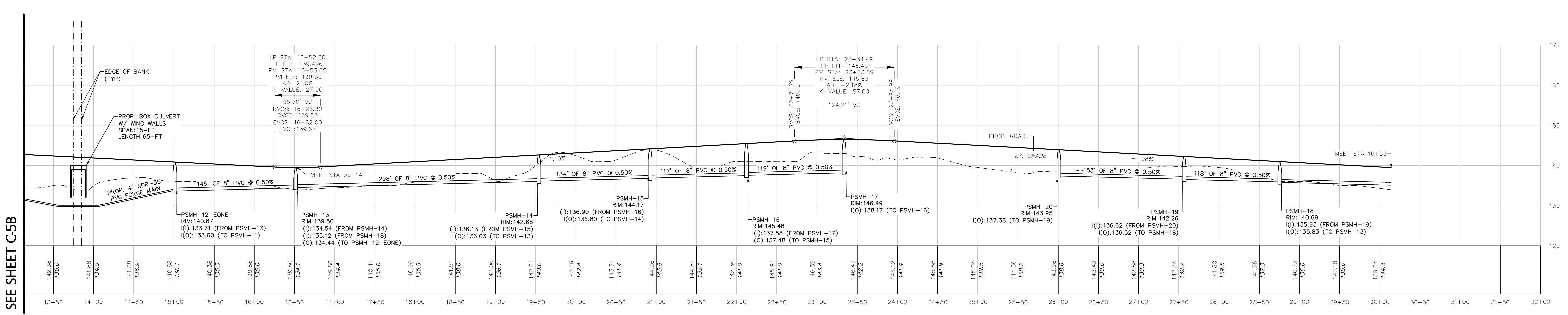
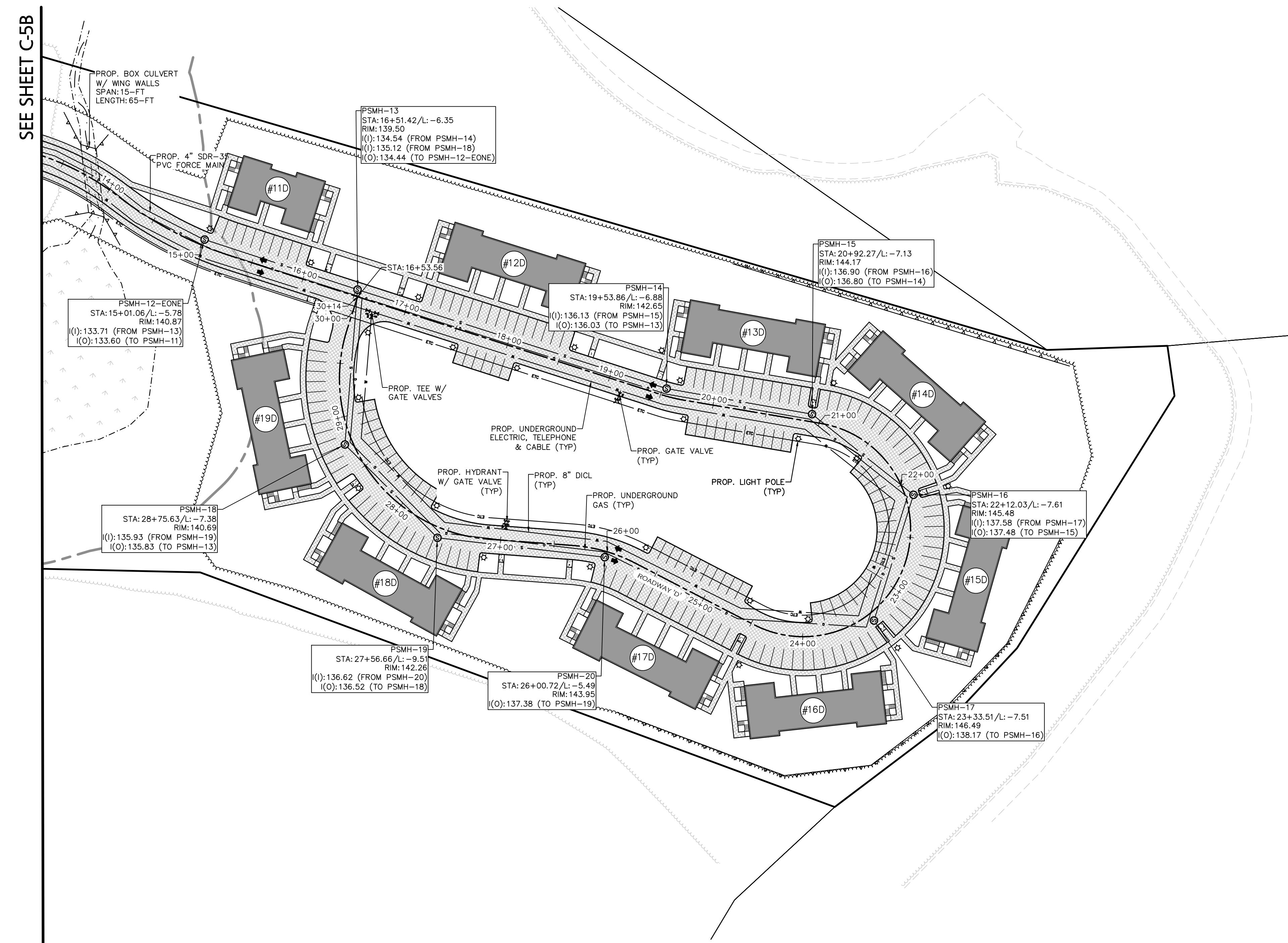
DRAWING TITLE:
PLAN & PROFILE

5R



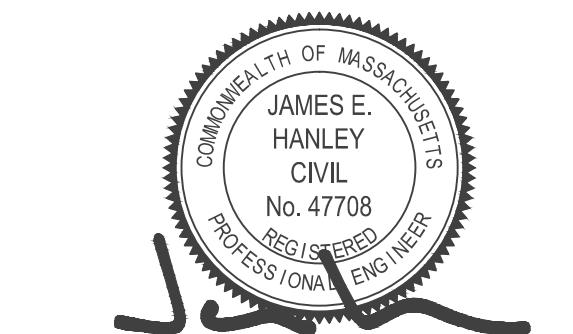
ROADWAY E-2
HORIZONTAL SCALE: 1" = 60
VERTICAL SCALE: 1" = 12

C-5B



ROADWAY D
HORIZONTAL SCALE: 1"=60
VERTICAL SCALE: 1"=12

DATE ISSUED: **-**
PROJECT #: **23-10524**
PREPARED BY: **TWS**



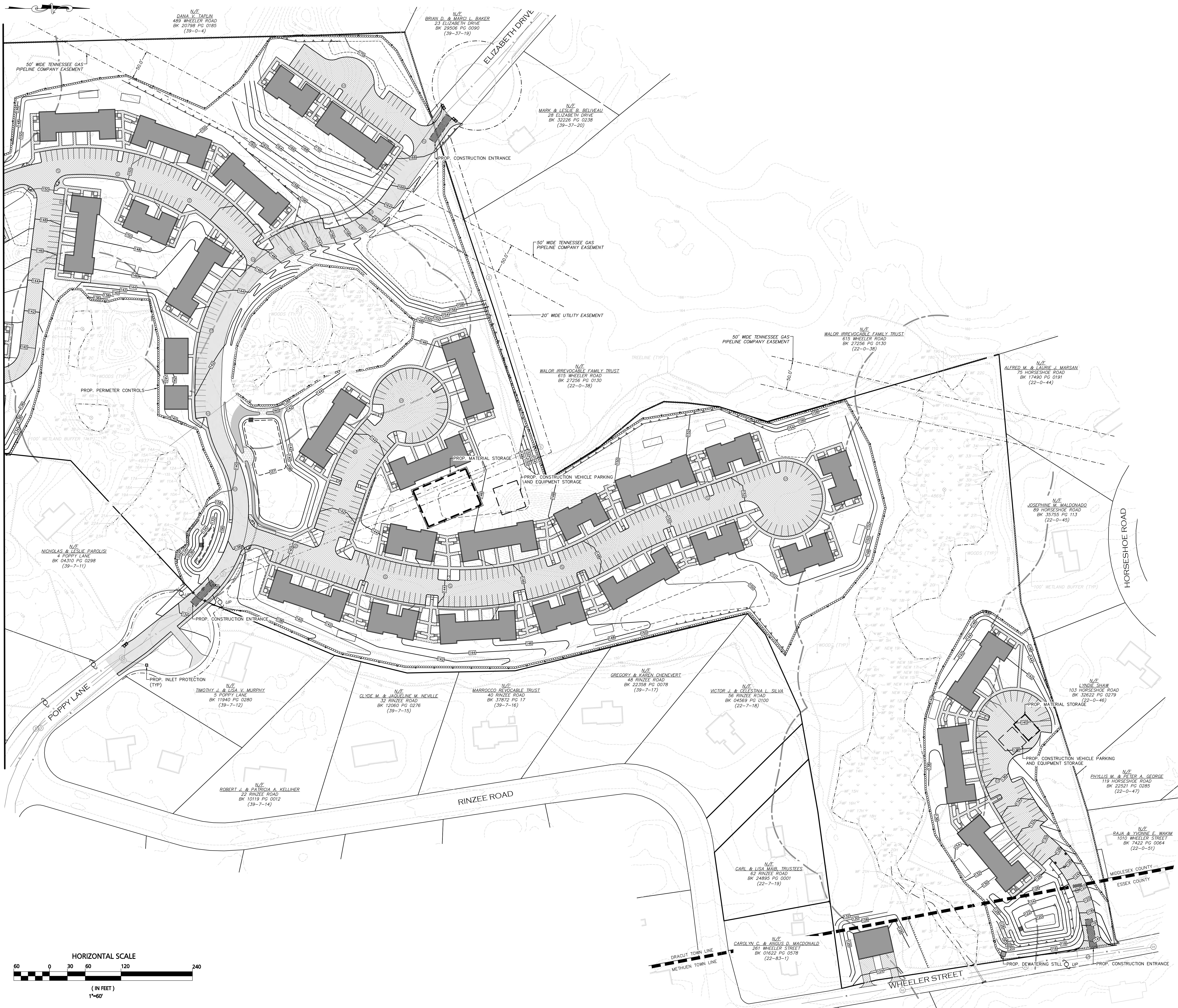
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DRAWING TITLE: **PLAN & PROFILE**
DRAWING #: **C-5C**

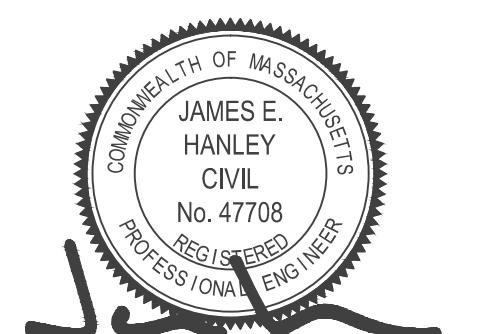
SEE SHEET C-6B



DATE: DESCRIPTION
REVISIONS:
APPLICANT:
**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:
MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: -
PROJECT #: 23-10524
PREPARED BY: TWS



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CONSULTANTS, INC.

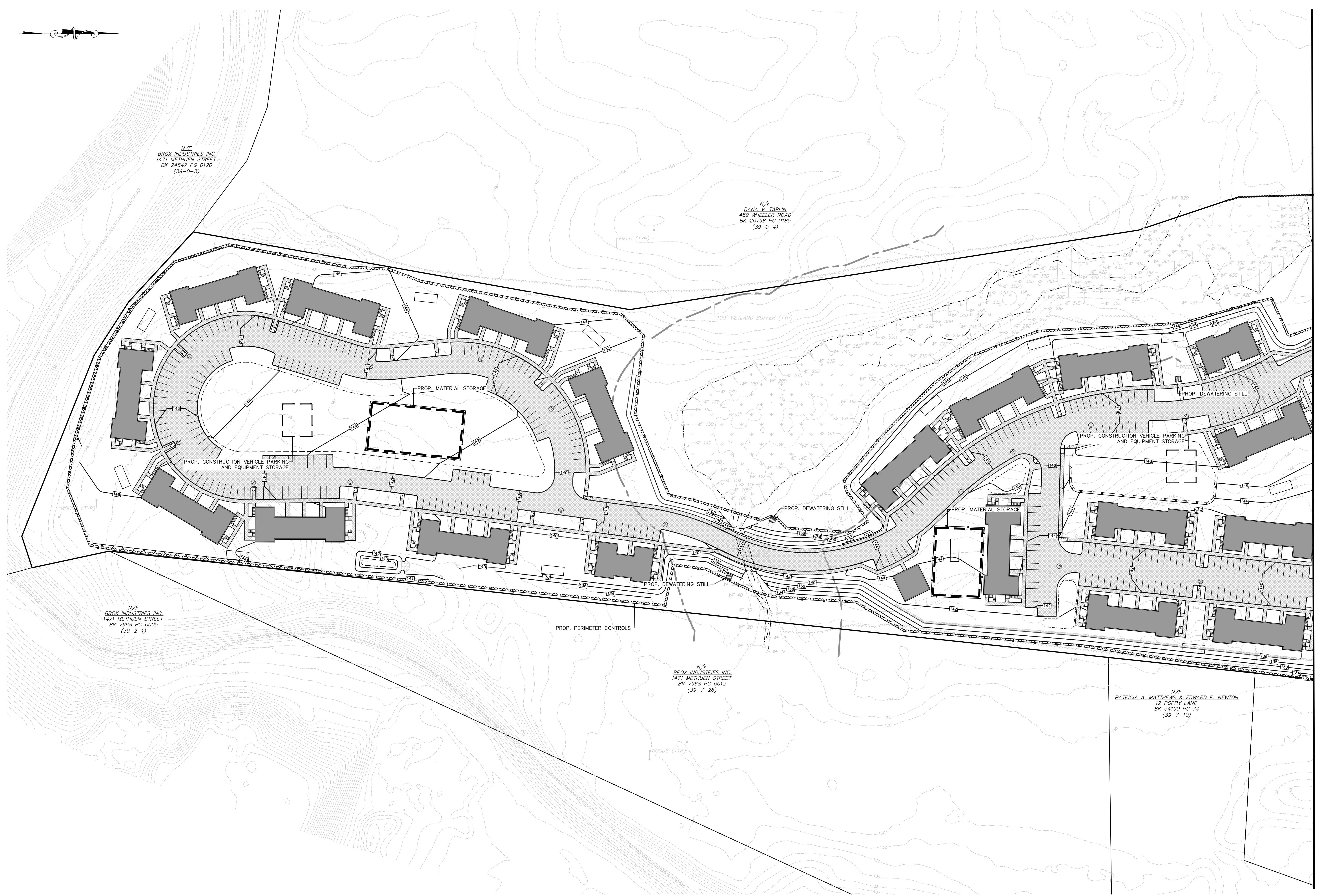
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DRAWING TITLE:
**EROSION CONTROL
PLAN**

DRAWING #:

C-6A

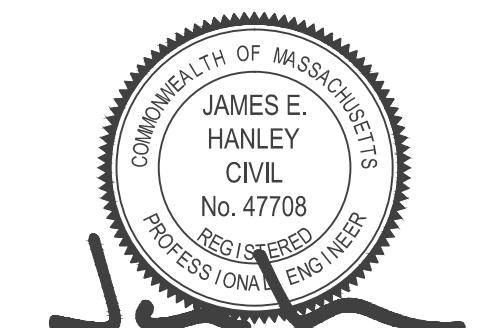


PROJECT NOTES:
1. SEE SHEET C-1 FOR FULL PROJECT NOTES

SEE SHEET C-6A

SEE SHEET C-6A

DATE: DESCRIPTION
REVISIONS:
APPLICANT:
**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810
PROJECT:
MURPHY'S FARM
DRACUT, MA 01826
DATE ISSUED: -
PROJECT #: 23-10524
PREPARED BY: TWS



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CONSULTANTS, INC.

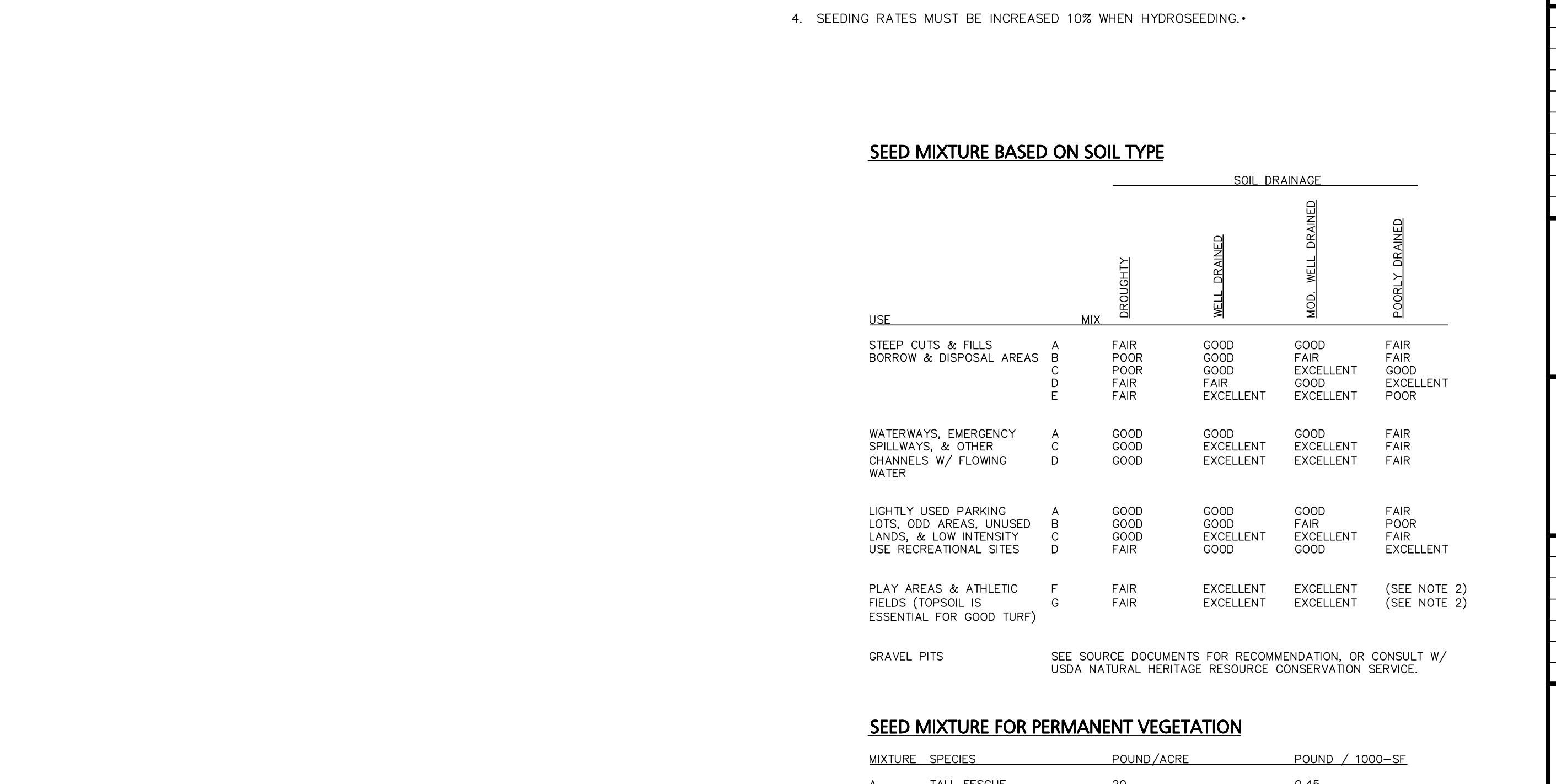
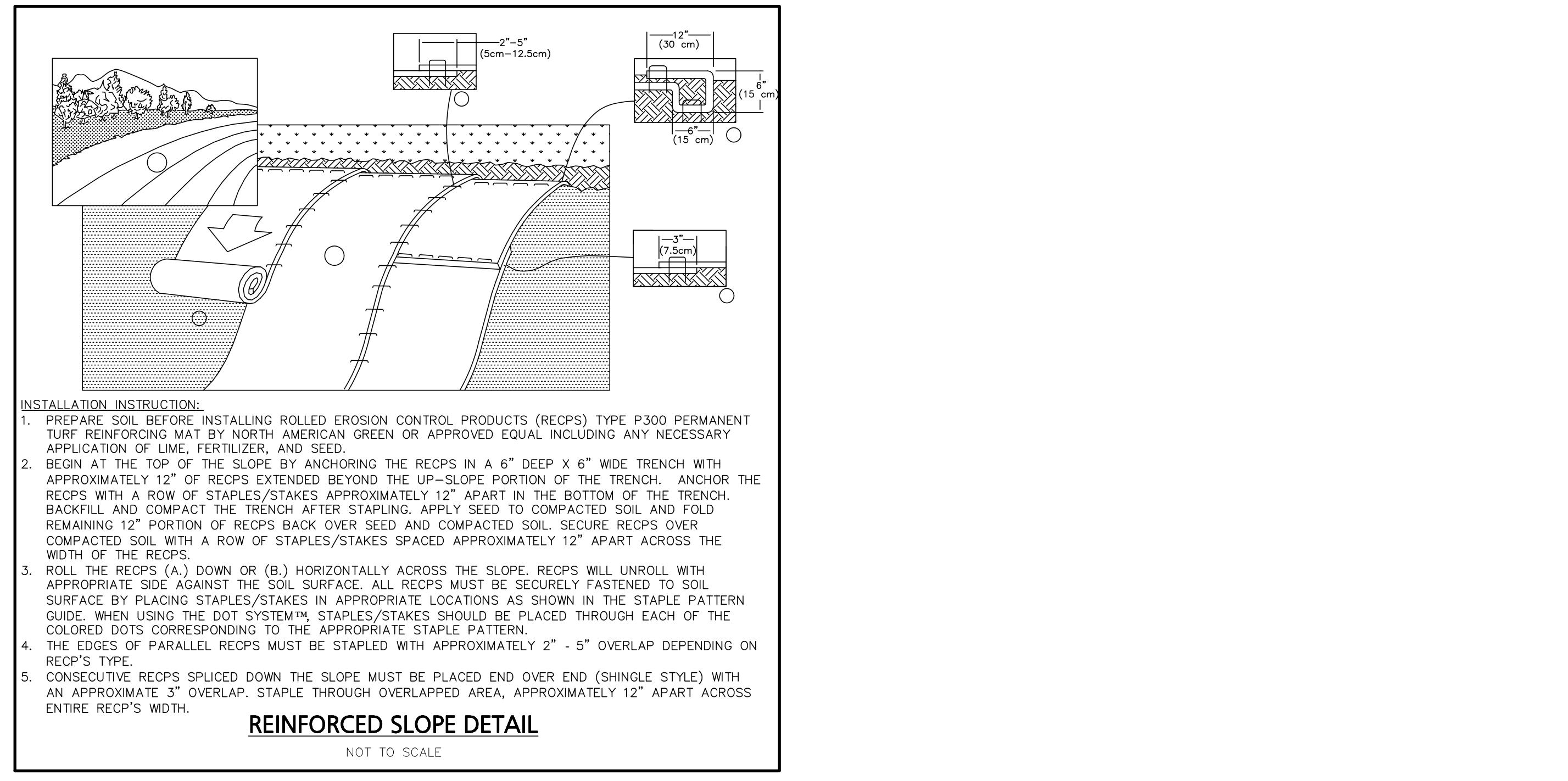
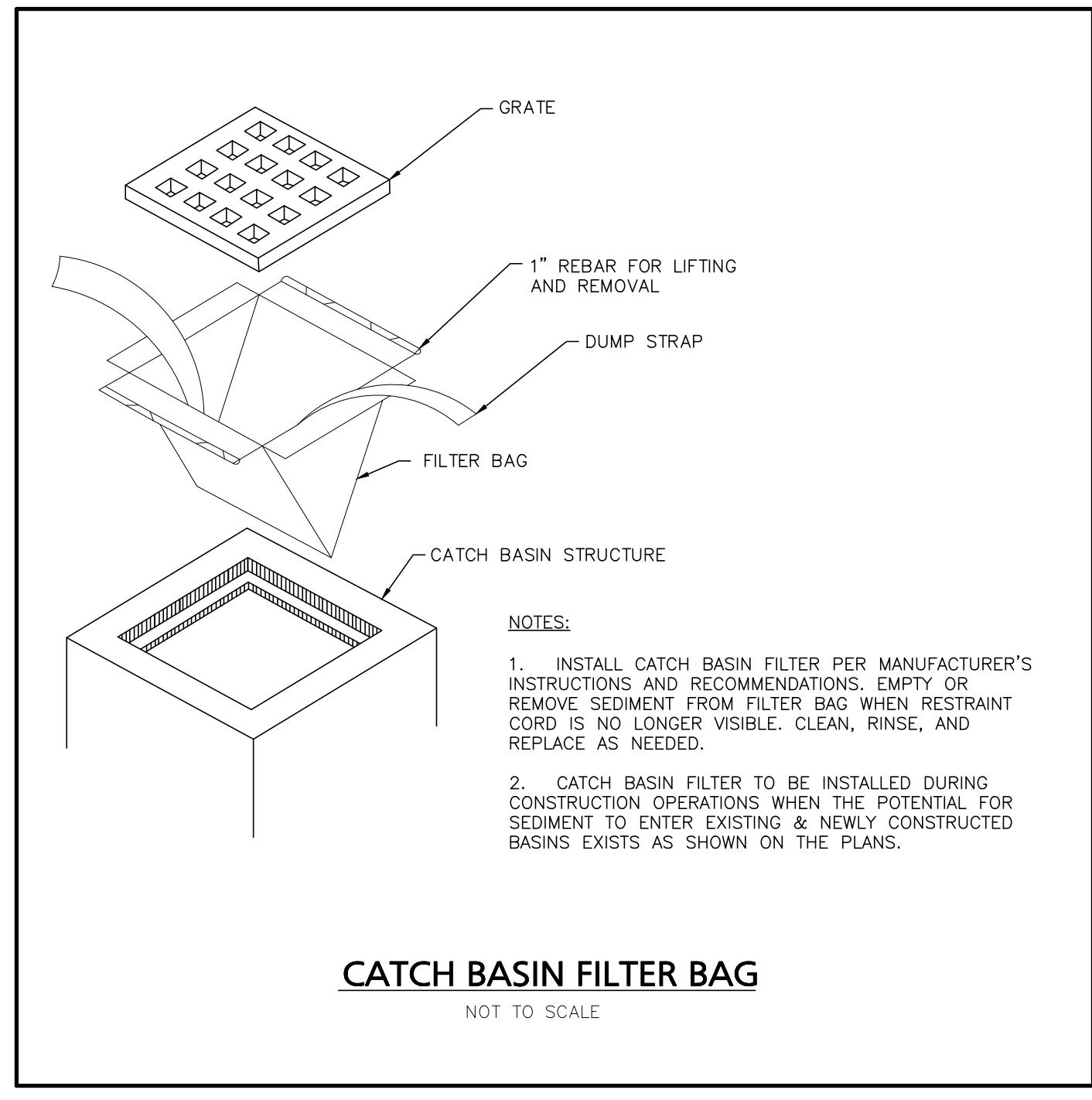
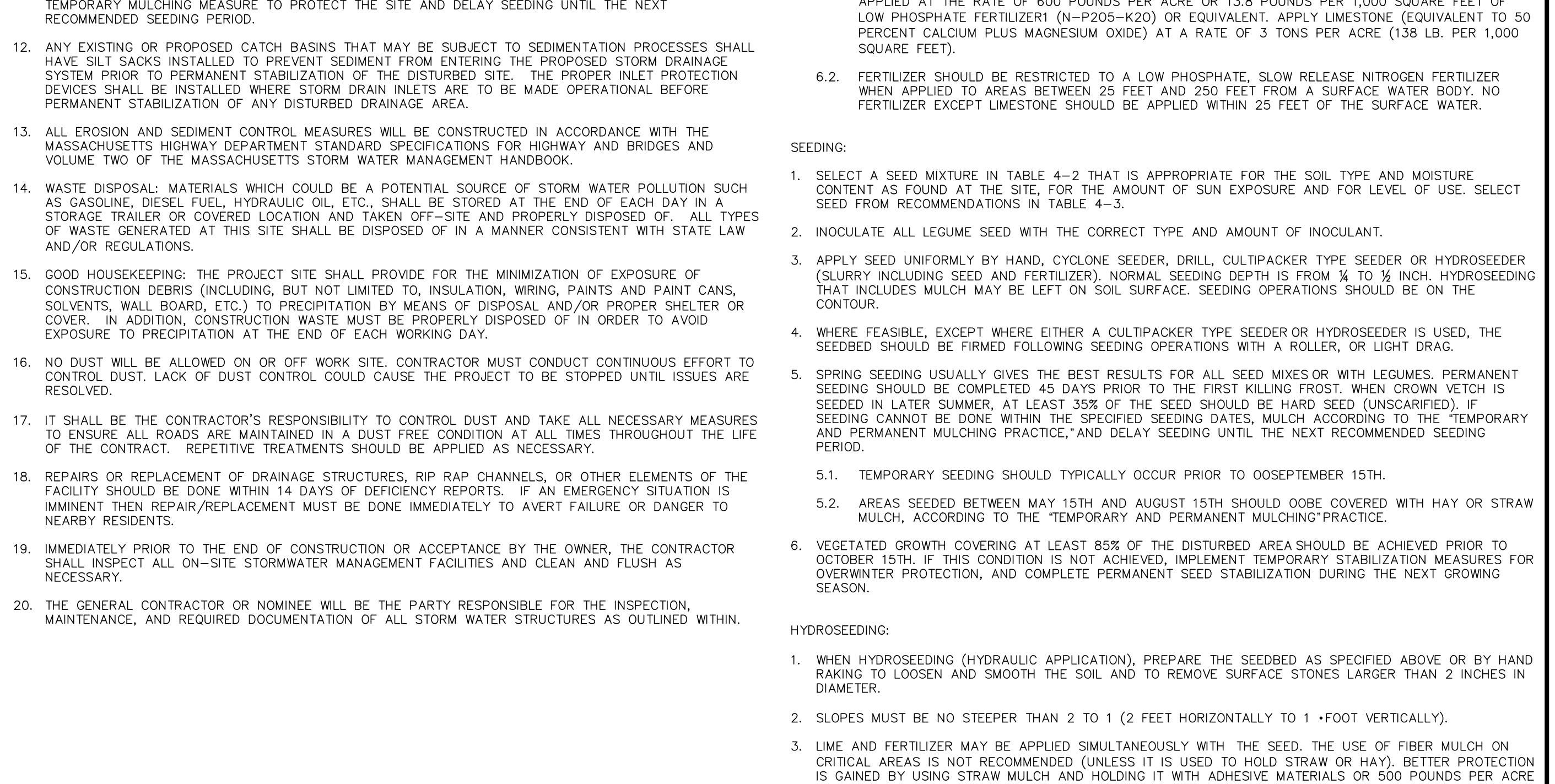
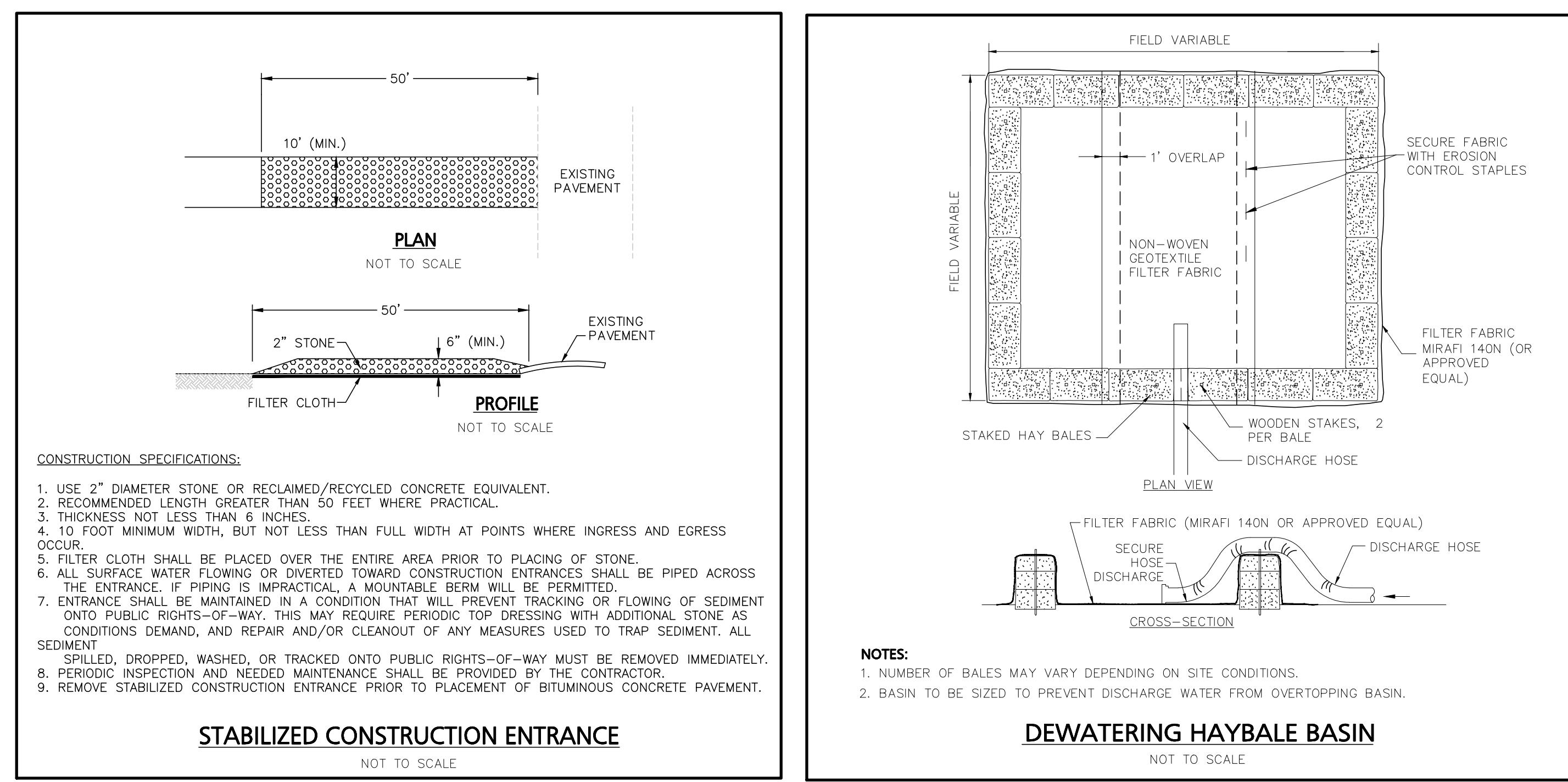
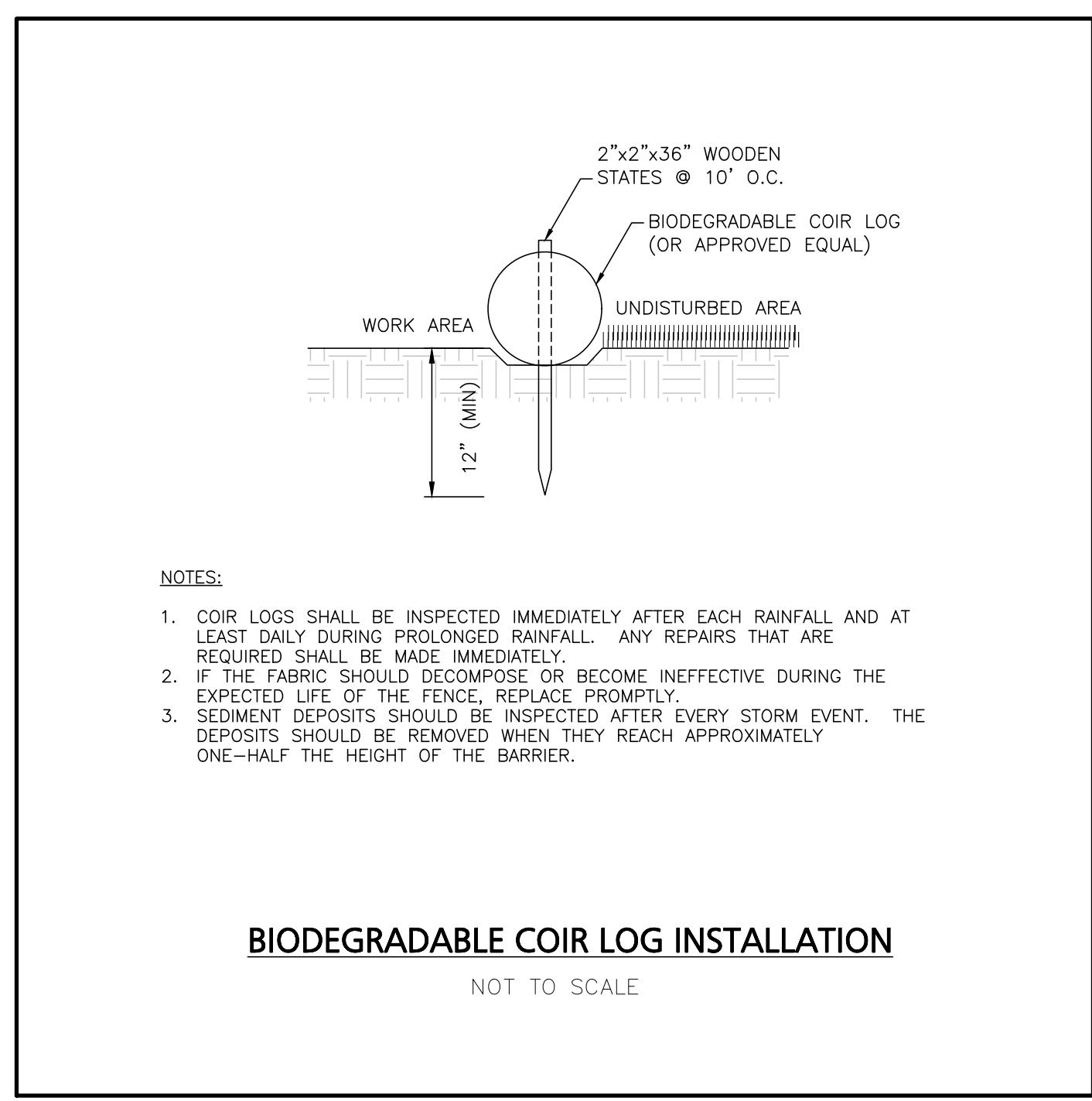
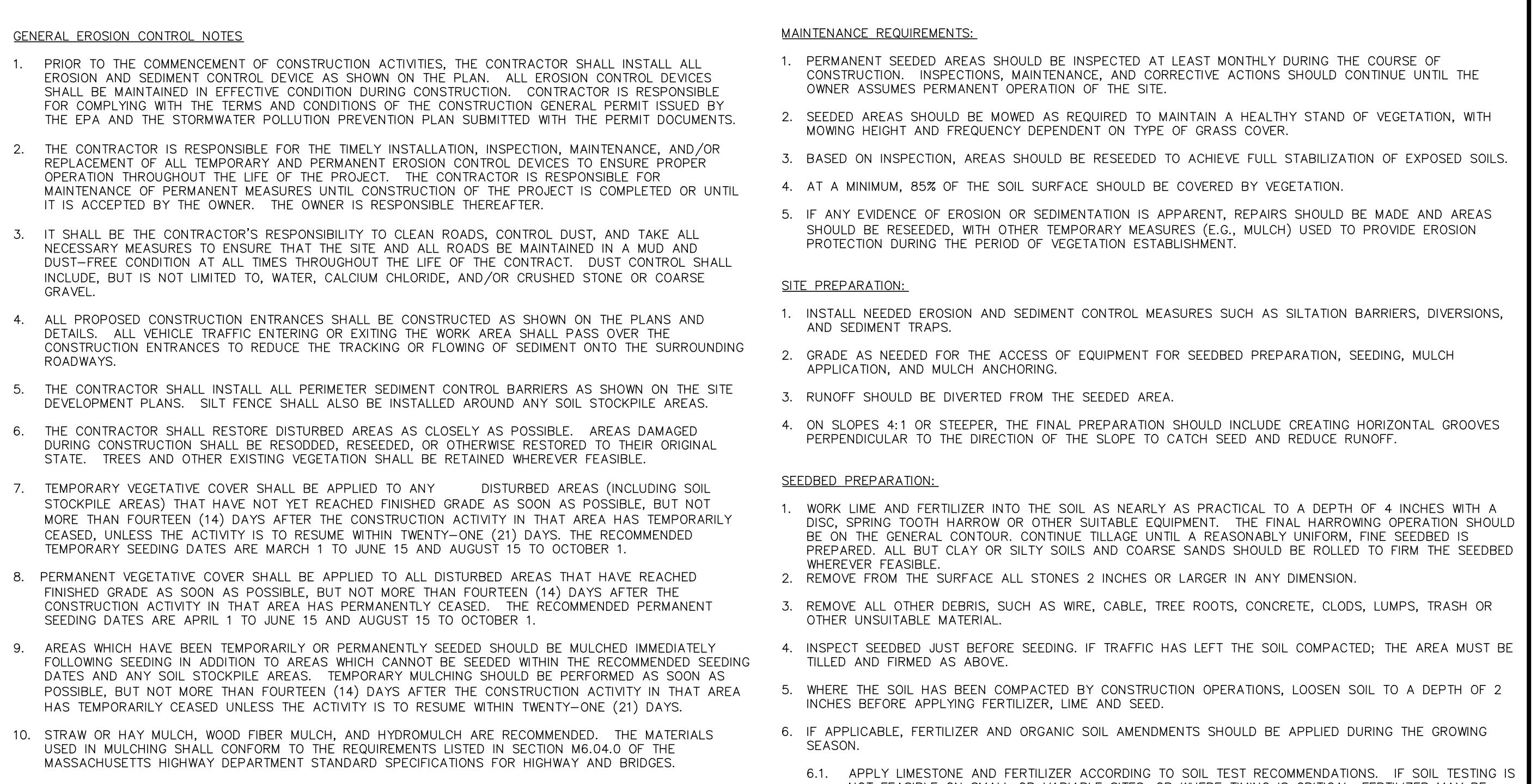
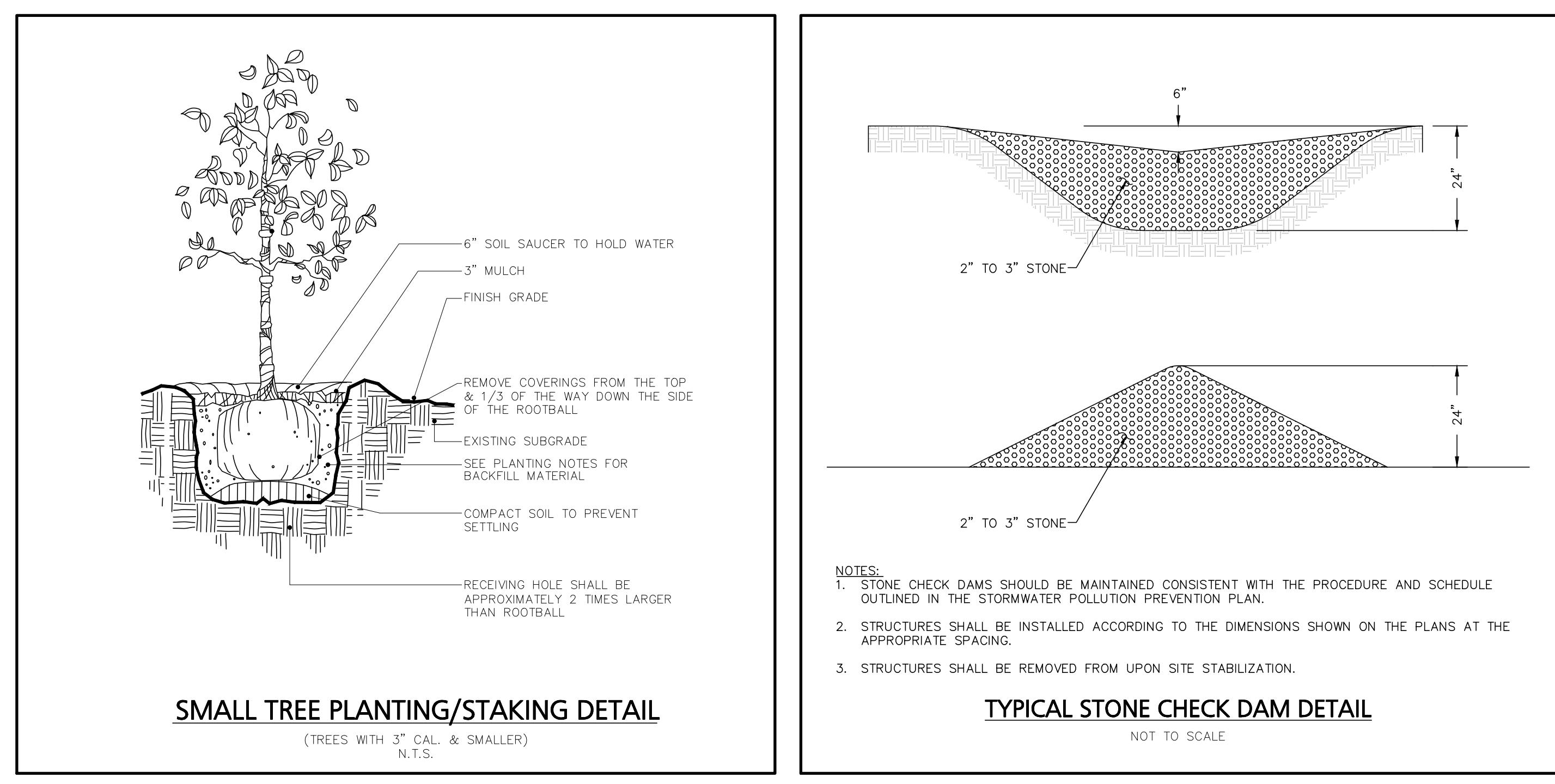
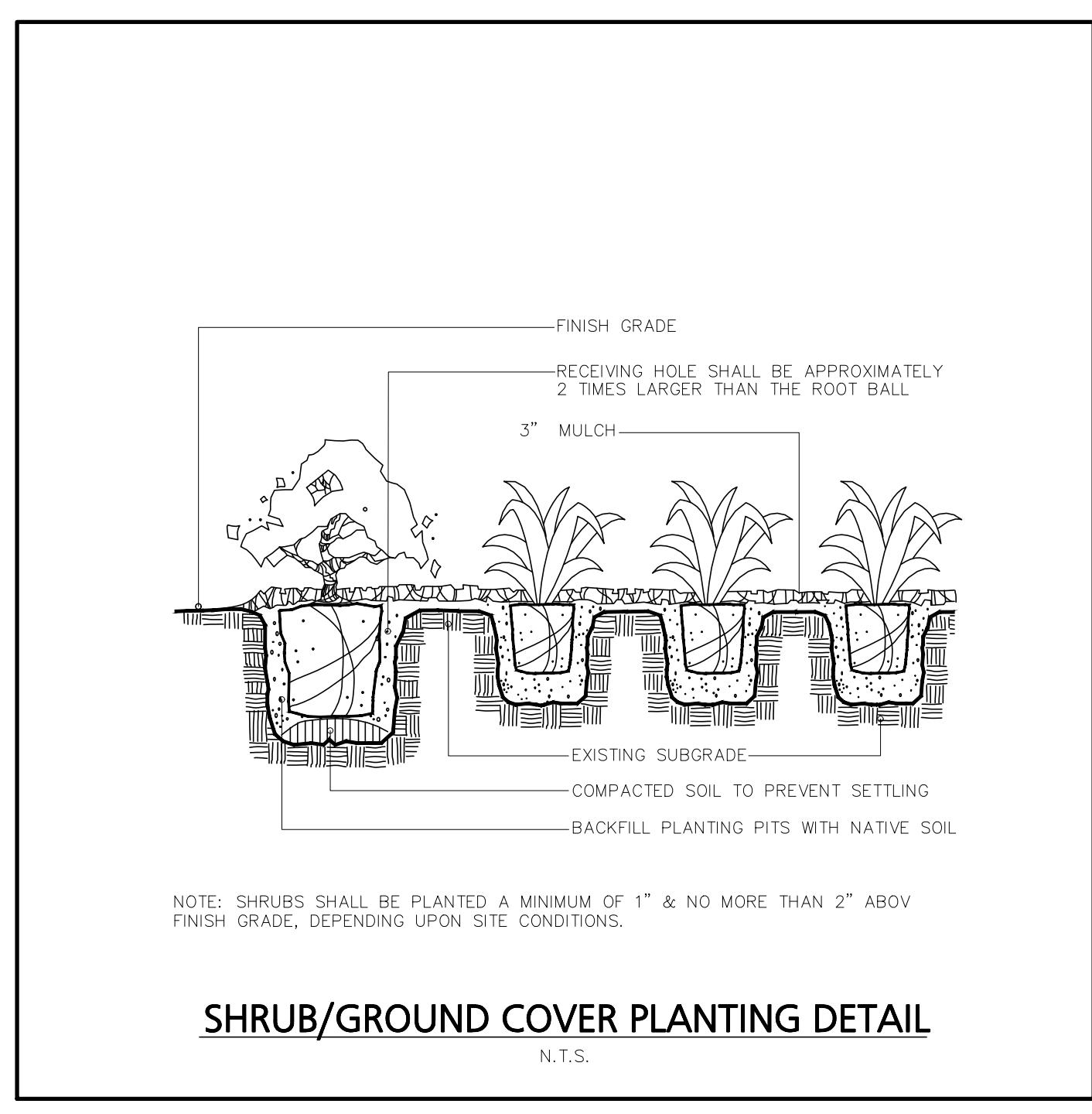
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DRAWING TITLE:
**EROSION CONTROL
PLAN**

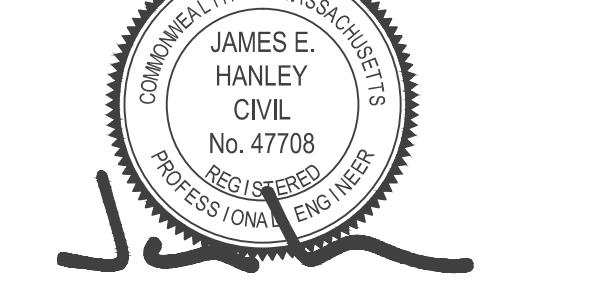
DRAWING #: C-6B

HORIZONTAL SCALE
60 0 30 60 120 240
(IN FEET)
1'-60'



PROJECT:	<u>MURPHY'S FARM</u>
	DRACUT, MA 01826
DATE ISSUED:	-
PROJECT #:	23-10524
PREPARED BY:	TWS

PREPARED BY: IWS



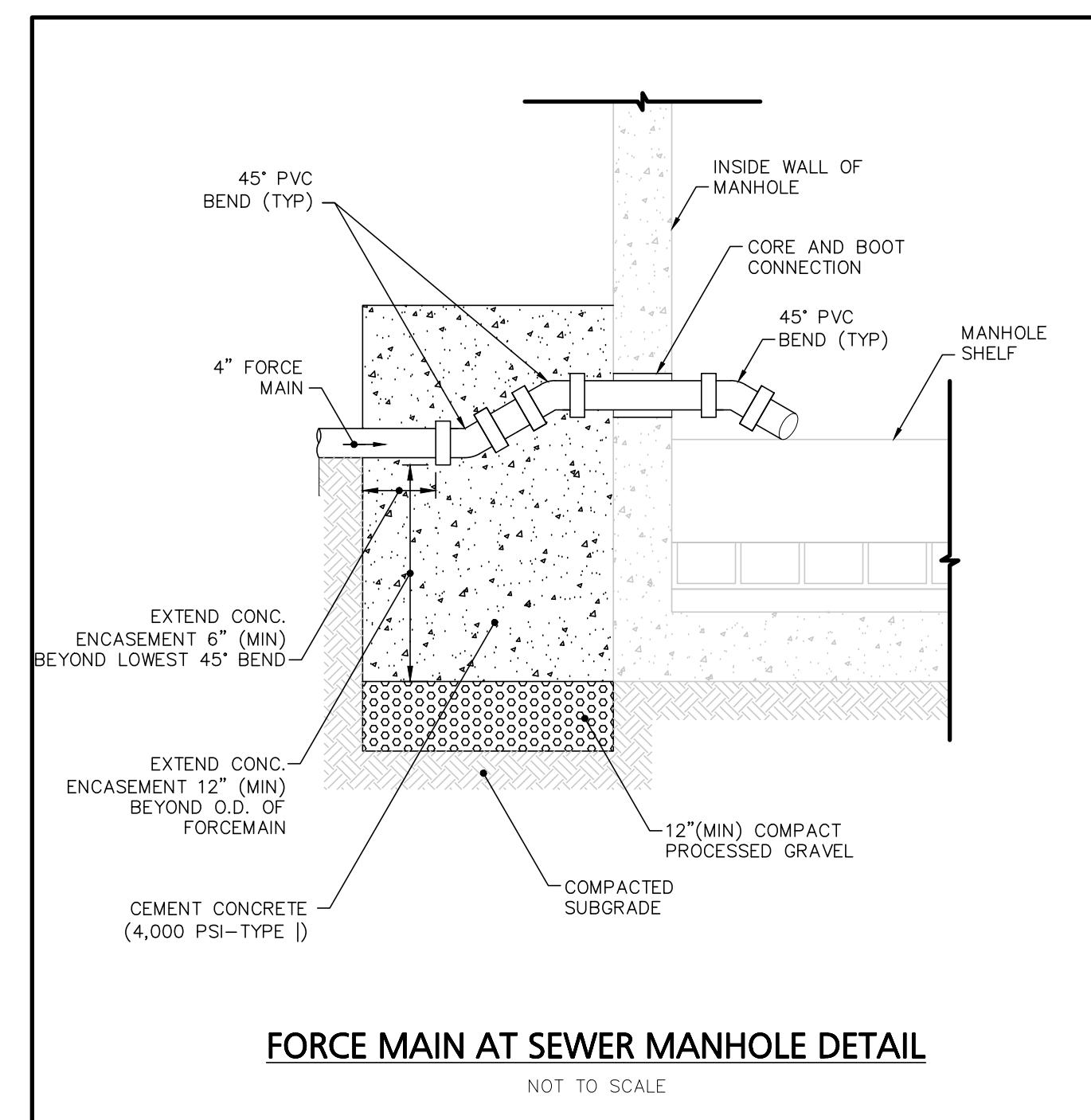
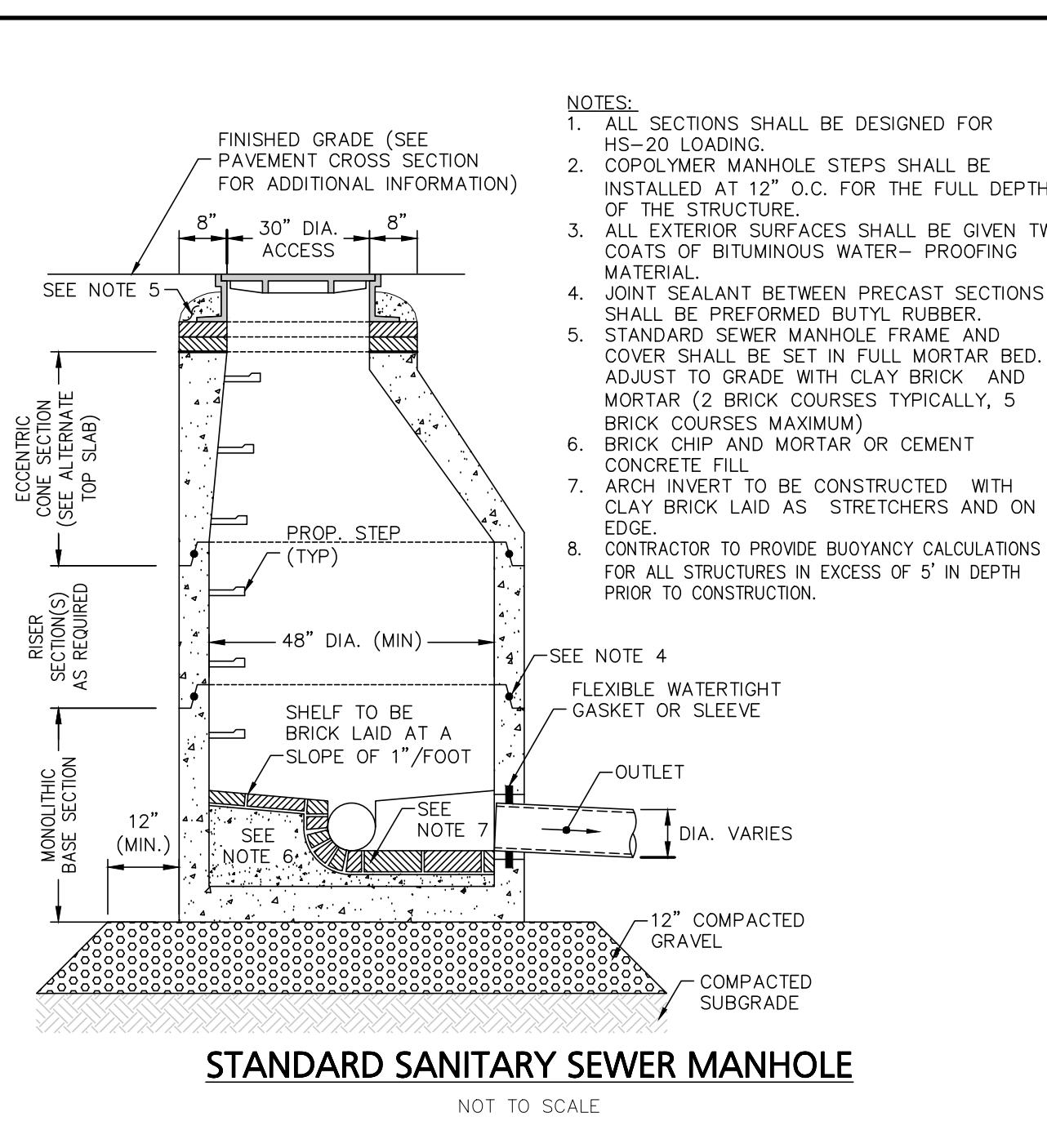
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CONSULTANTS, INC.

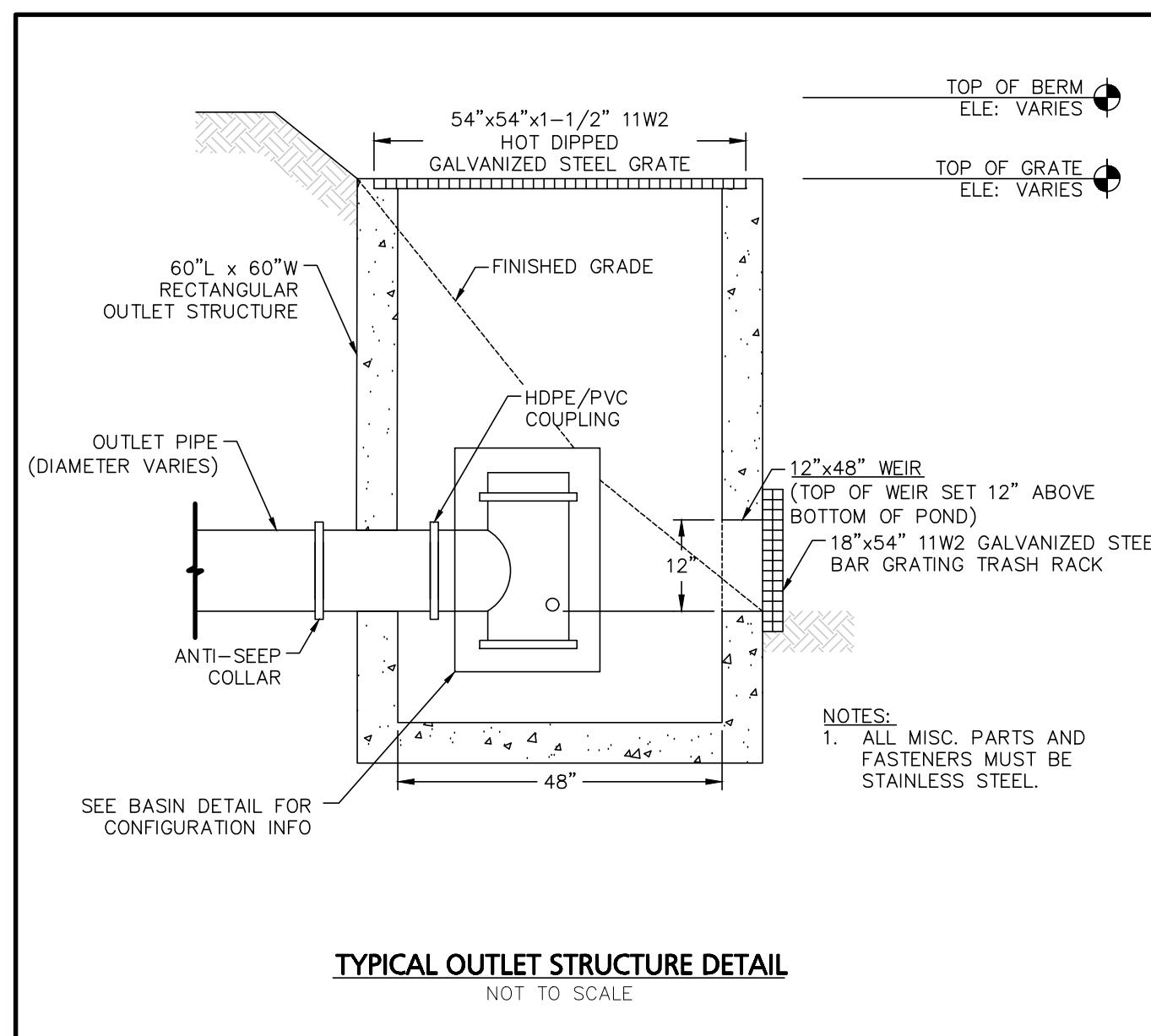
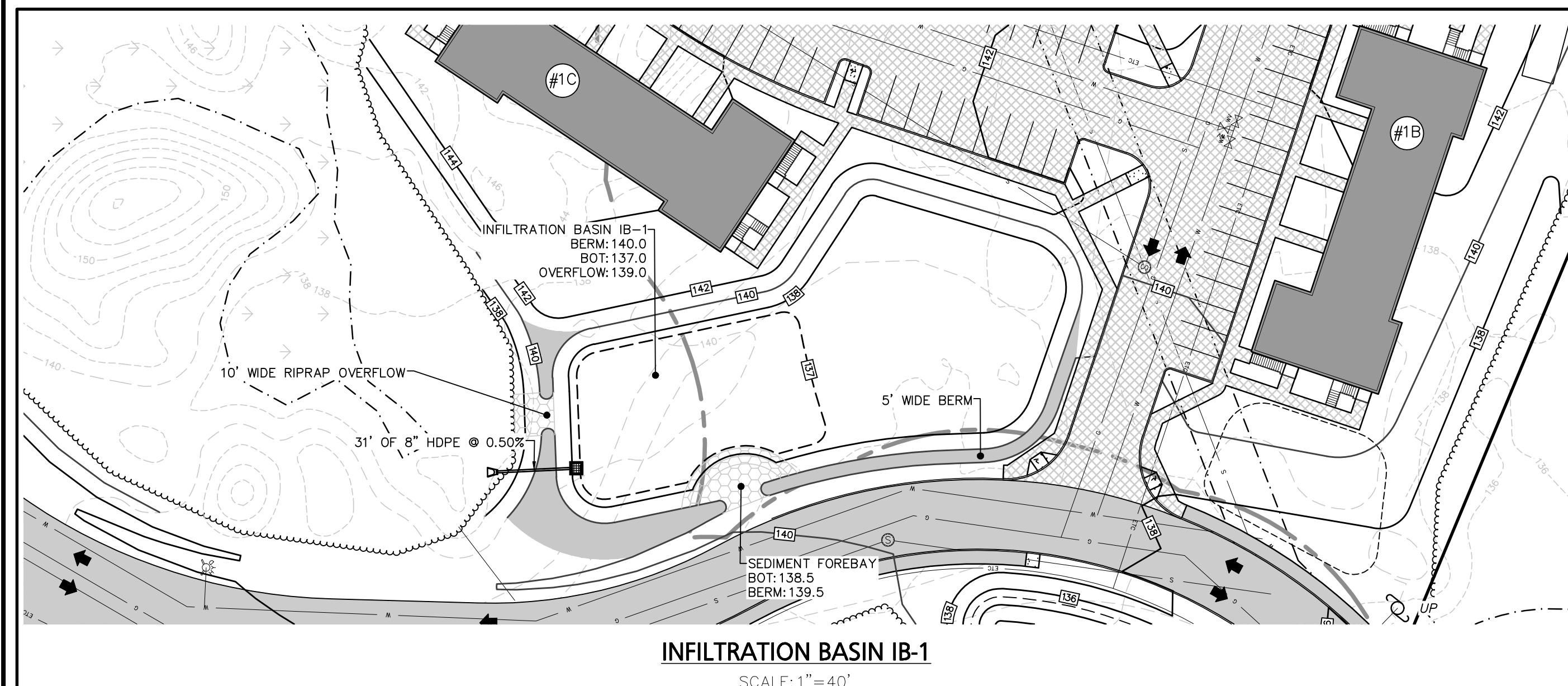


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AWING TITLE: **CONSTRUCTION DETAILS**

AWING #: **D-2**





TEST PIT LOGS					
Address: Murphy's Farm, Dracut, MA Date: 12/7/2023 S.E.: William Hall Witness: Tina Rivard					
Note: Areas where test pits were performed have been stripped of top and subsoil.					
CDCI-1					
Depth	Horizon	Color	Texture	CDCI-2	Depth
0-120	C	10YR5/4	Coarse Sand	0-24	B
Many cobbles and stones				24-48	C
Not mottling observed				48-80	2C
No water observed				Many cobbles and stones in C Layer	
				No mottling observed	
				No water observed	
				Ledge encountered at 80"	
CDCI-3					
Depth	Horizon	Color	Texture	CDCI-4	Depth
0-156	C	10YR5/4	Coarse Sand	0-120	C
Many cobbles and stones				10YR5/4	Coarse Sand
Not mottling observed				Many cobbles and stones	
No water observed				No mottling observed	
				No water observed	
				Ledge encountered at 54"	
CDCI-5					
Depth	Horizon	Color	Texture	CDCI-6	Depth
0-126	C	10YR5/4	Coarse Sand	0-24	Fill
Many cobbles and stones				24-80	C
Not mottling observed				10YR5/4	Coarse Sand
No water observed				Many cobbles and stones	
				No mottling observed	
				No water observed	
				Ledge encountered at 80"	
CDCI-7					
Depth	Horizon	Color	Texture	CDCI-8	Depth
0-72	Sandy Fill	----	----	0-80	C1
Not mottling observed				10YR5/4	Coarse Sand
No water observed				80-144	C2
Ledge encountered at 72"				10YR6/3	Loamy Sand
				Many cobbles and stones in C1 layer	
				No mottling observed	
				No water observed	
CDCI-9					
Depth	Horizon	Color	Texture	CDCI-10	Depth
0-102	C1	10YR5/4	Coarse Sand	0-84	C1
102-144	C2	10YR6/3	Loamy Sand	10YR5/4	Coarse Sand
Many cobbles and stones in C1 layer				84-136	C2
Not mottling observed				10YR6/3	F. Loamy Sand
No water observed				Many cobbles and stones in C1 layer	
				Mottling @ 72"	
				Weeping @ 84"	
CDCI-11					
Depth	Horizon	Color	Texture	CDCI-12	Depth
0-90	C1	10YR5/4	Coarse Sand	0-80	C1
90-166	C2	10YR6/3	F. Loamy Sand	10YR5/4	Coarse Sand
Many cobbles and stones in C1 layer				80-144	C2
Mottling @ 128"				10YR6/3	F. Loamy Sand
Watering @ 160"				Many cobbles and stones in C1 layer	
				Mottling @ 112"	
				Weeping @ 144"	
CDCI-13					
Depth	Horizon	Color	Texture	CDCI-14	Depth
0-16	A	10YR3/2	Sandy Loam	0-16	A
16-36	B	10YR5/6	Sandy Loam	10YR3/2	Sandy Loam
36-80	C	10YR5/3	Sandy Loam	16-32	B
Mottling @ 32"				10YR5/6	Sandy Loam
Water @ 40"				32-108	C
				10YR5/3	Sandy Loam
CDCI-15					
Depth	Horizon	Color	Texture	CDCI-16	Depth
0-12	A	10YR3/2	Sandy Loam	0-48	FILL
12-32	B	10YR5/6	Sandy Loam	----	----
32-96	C	10YR5/3	Sandy Loam	48-80	C
Mottling @ 30"				10YR5/3	Loamy Sand
Water @ 30"					
				Mottling @ 56"	
				Water @ 72"	
				Ledge @ 80"	
CDCI-17					
Depth	Horizon	Color	Texture	CDCI-18	Depth
0-16	B	10YR5/6	Fine Sand	0-24	B
16-80	C	10YR5/3	Fine Sand	10YR5/6	Fine Sand
80-108	C2	10YR5/3	Gravelly Sand	24-104	C
Many cobbles and stones in C Layer				10YR5/3	Gravelly Sand
C2 Layer primarily gravel					
Mottling @ 24"				Mottling @ 80"	
Water @ 80"				No water observed	
CDCI-19					
Depth	Horizon	Color	Texture	CDCI-20	Depth
0-12	B	10YR5/6	Sand	0-12	B
12-120	C	10YR5/3	Gravelly Sand	10YR5/6	Sand
Many cobbles and stones in C Layer				12-102	C
Mottling @ 60"				10YR5/6	Gravelly Sand
Water @ 90"				102-138	2C
				10YR5/3	F. Loamy Sand
				Many cobbles and stones in C Layer	
				Mottling @ 102"	
				Water @ 90"	
CDCI-21					
Depth	Horizon	Color	Texture	CDCI-22	Depth
0-24	B	10YR5/6	Sand	0-16	B
24-48	C	10YR5/6	Gravelly Sand	10YR5/6	Sand
48-80	2C	10YR5/3	F. Loamy Sand	16-60	C
Many cobbles and stones in C Layer				10YR5/6	Gravelly Sand
No mottling observed				60-80	2C
No water observed				10YR5/3	F. Loamy Sand
Ledge encountered at 80"					
CDCI-23					
Depth	Horizon	Color	Texture	CDCI-24	Depth
0-16	B	10YR5/6	Sand	0-8	A
16-54	C	10YR5/6	Gravelly Sand	10YR3/2	Sand
54-80	2C	10YR5/3	F. Loamy Sand	8-16	B
Many cobbles and stones in C Layer				10YR5/6	Gravelly Sand
No mottling observed				16-60	C
No water observed				60-72	2C
Ledge encountered at 80"				10YR5/3	F. Loamy Sand
CDCI-25					
Depth	Horizon	Color	Texture	CDCI-26	Depth
0-80	2C	10YR5/3	F. Loamy Sand	0-80	2C
80-144	3C	10YR6/3	F. Loamy Sand	10YR5/3	F. Loamy Sand
Many cobbles and stones in C Layer				144-200	3C
Mottling @ 32"				10YR6/3	F. Loamy Sand
Water @ 72"				200-240	3C
Ledge encountered at 72"				10YR6/3	F. Loamy Sand

DATE: **4/3/2024**
REVISIONS: **-**
APPLICANT: **THE HOMES AT MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT: **MURPHY'S FARM**
DRAZUT, MA 01826

DATE ISSUED: **-**

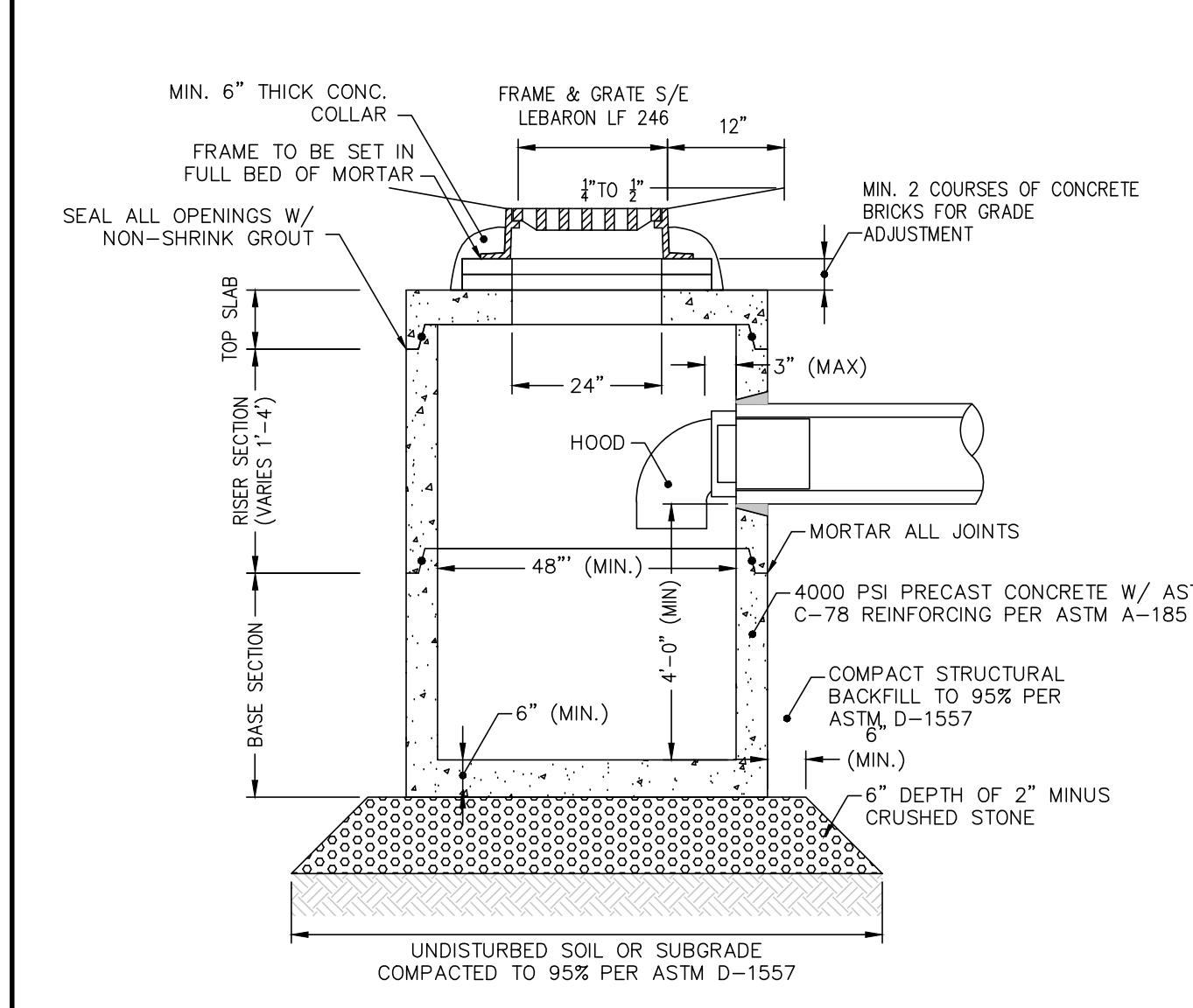
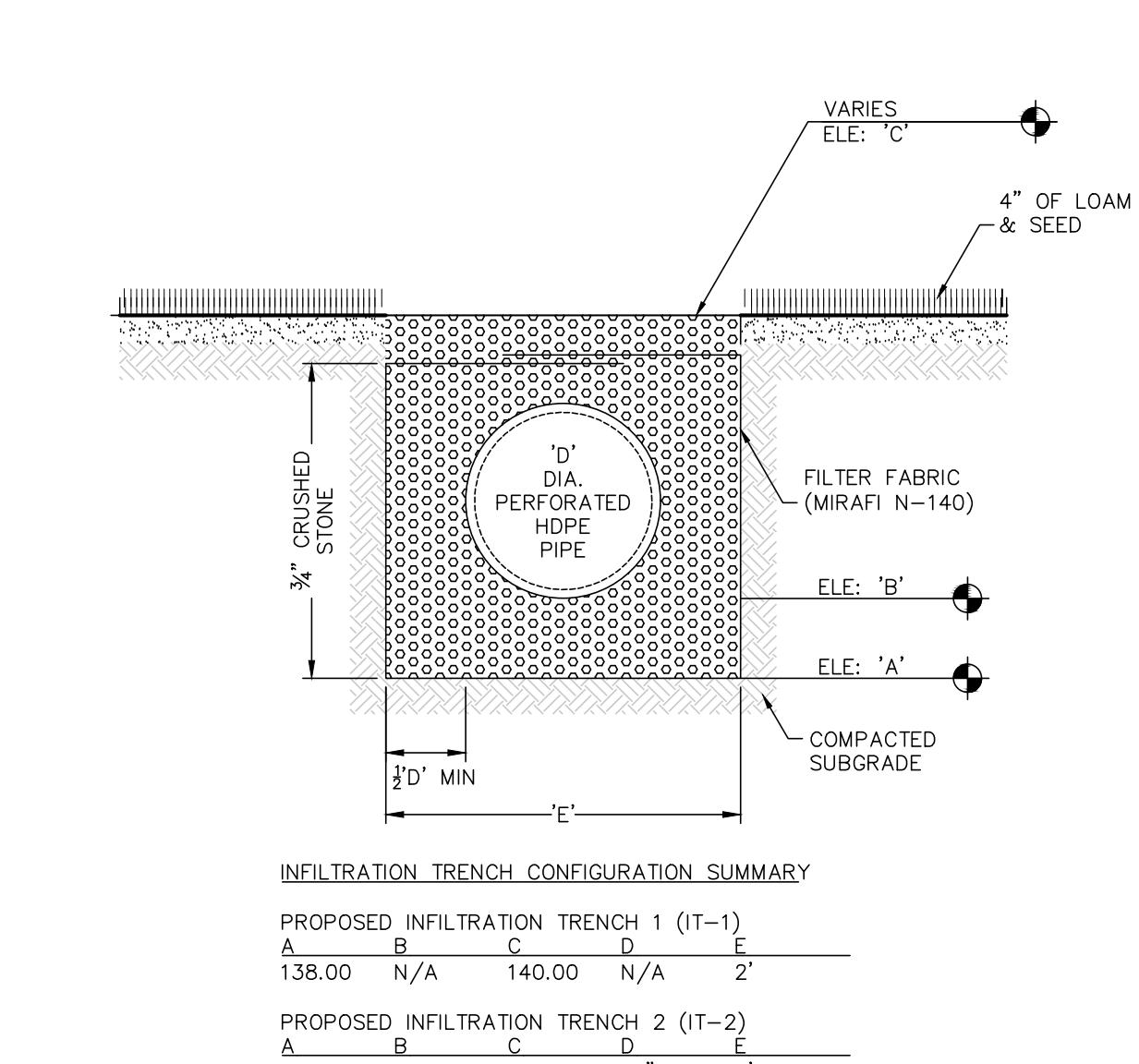
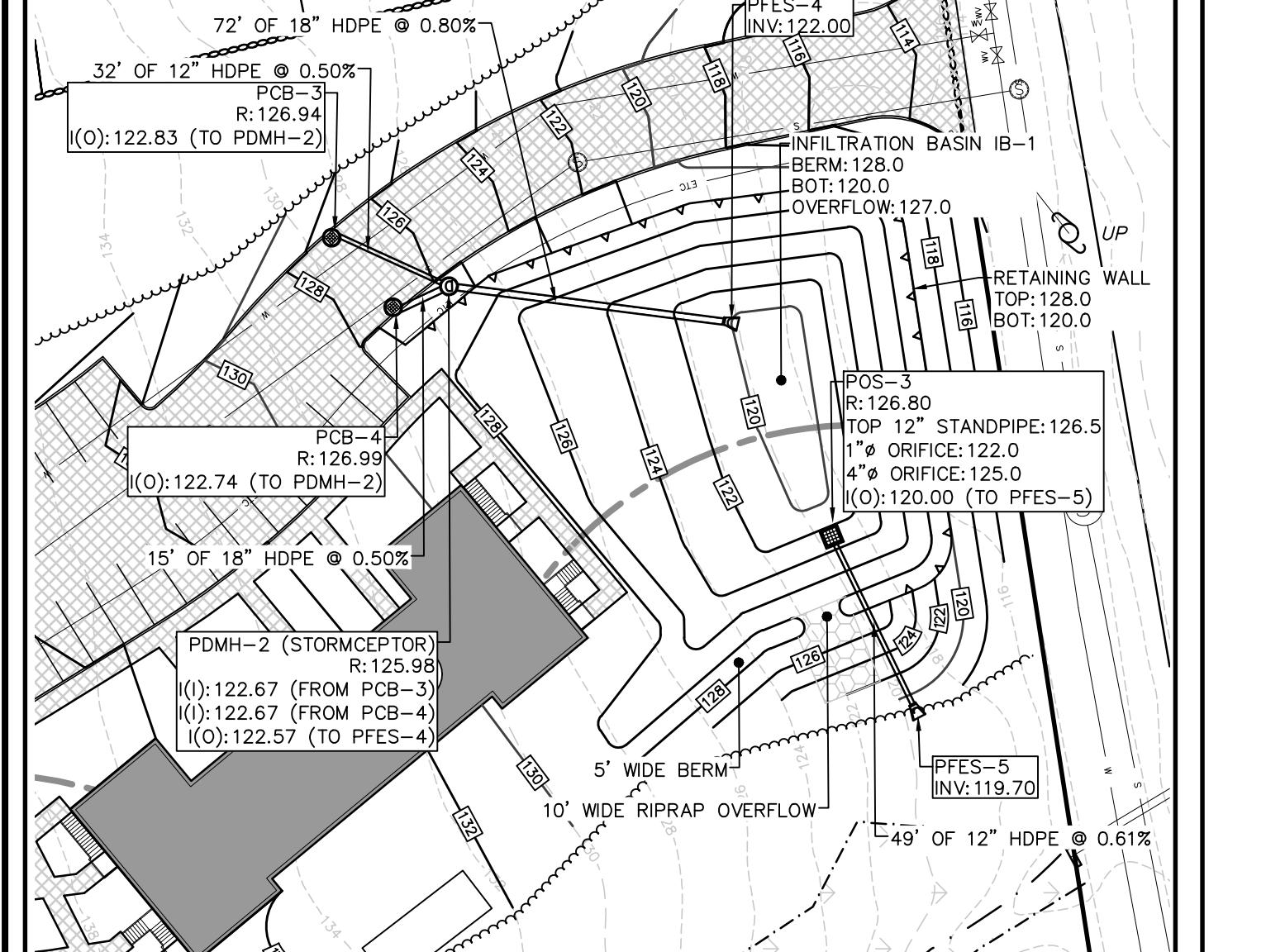
PROJECT #: **23-10524**

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DRAWING #: **D-4**



STORMCEPTOR DESIGN NOTES					
THE STANDARD STC450 CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. AL					