

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

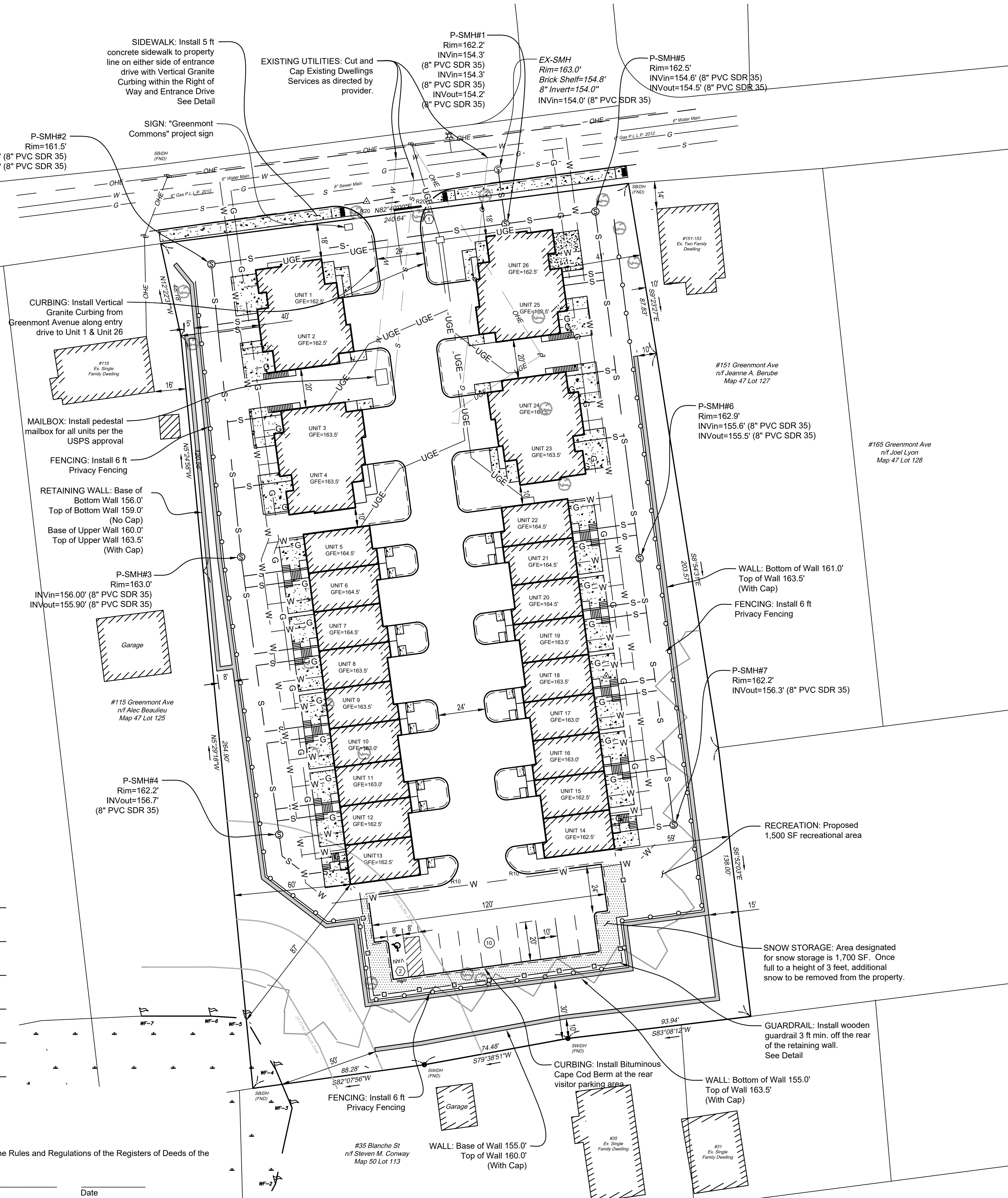
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

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.



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 Perego; 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 for 26 apartment units. 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 Luiz "Branco" Perego; 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 of 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: The location of all existing subsurface sewage disposal systems and other utilities shown are approximate and must be confirmed by the respective utility authorities prior to any construction. The utility authorities shall also be consulted for their respective specifications prior to installation of all proposed utilities shown. All existing utilities to the existing dwelling to be demolished and cut and capped as required.

Proposed Sewer Flow from 26 Unit Multi Family Townhouse Development = 8,580 GPD.

- At a minimum, the builder shall utilize the following minimum utility sizing for each unit:
- Sewer Service Main Line -> Connection -> 8" SDR 35 PVC w/Min. Slope of 0.005 ft/ft
Individual Unit Connections -> 4" SDR 35 PVC w/Min. under concrete slab at a Slope of 1/4" per foot and Min. Cover of 5 ft
 - Water Service Main Line -> 6" Class 52 Ductile Iron w/Tyton Joints
Individual Unit Connections -> 3/4" Type "K" Copper Tubing or Polyethylene Endopure PE-Class 200 piping w/Brass Curb Stop and 5/8" Meter
Fire Service Connections -> 2" Type "K" Copper Tubing or Polyethylene Endopure PE-Class 200 piping w/Brass Hose Connection. Location to be verified with Dracut Fire Department prior to installation.
 - Gas Connection -> 1" MDPE Gas Pipe
 - Electric Connection -> 200 Amp Service within each unit

- 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.
- TRASH: The Trash Collection for the project will be collected from a Private Trash Service coordinated through the Property Maintenance company and be picked up outside each unit.
- MAIL DELIVERY: The Project Team will work with the United States Postal Service Town of Dracut Post Master to determine the location of the Project Mailbox and delivery access.
- 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.

LEGEND

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

Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying • Land Development
25 Dean Avenue • Dracut, MA 01828 • (978) 853-0102
Environmental Consultant Inc.

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

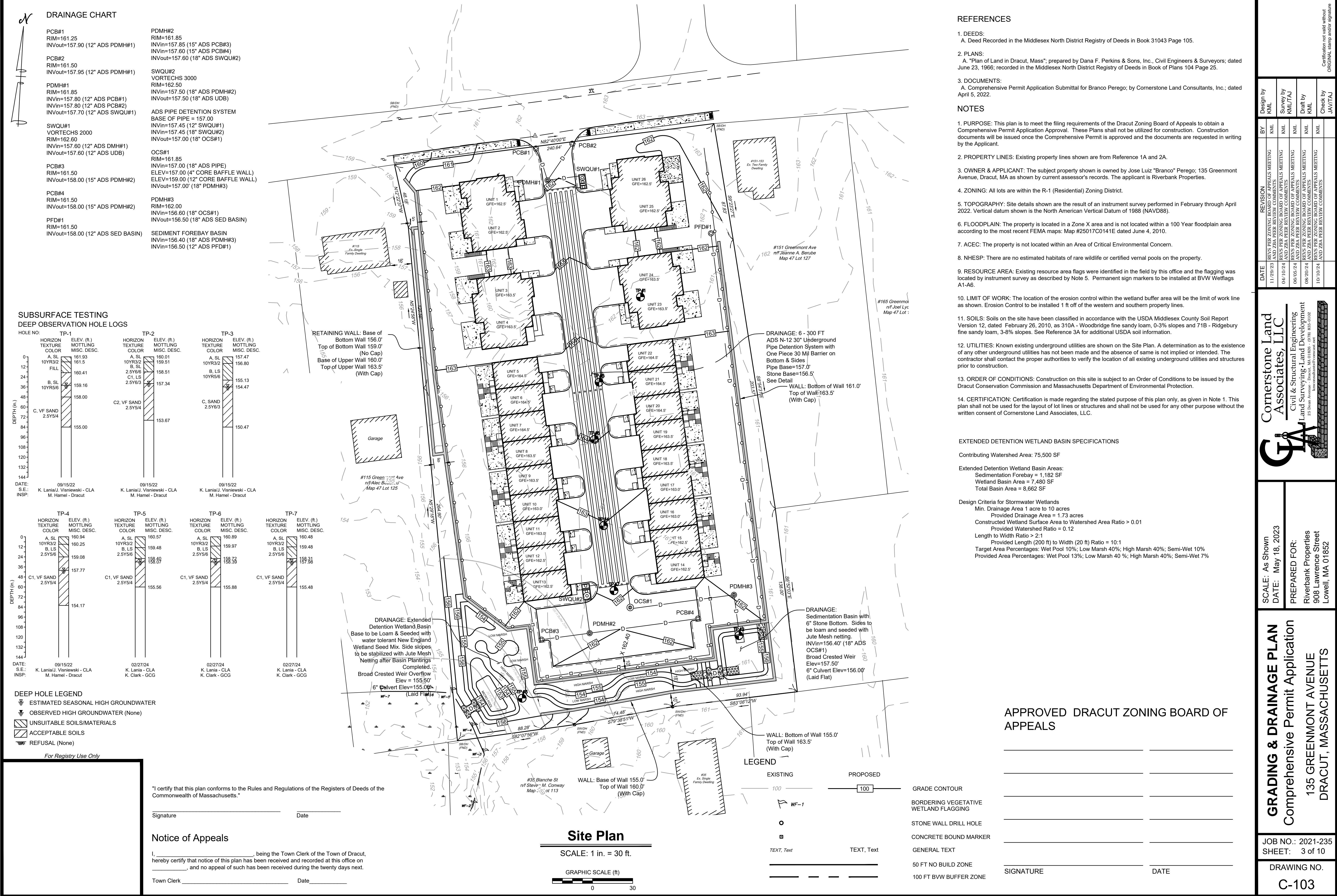
LAYOUT & UTILITIES PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 2 of 10

DRAWING NO.
C-102

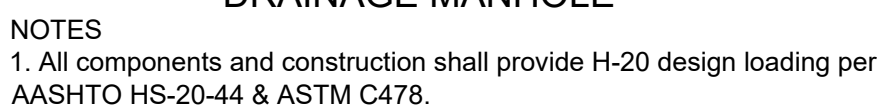
Design by	BY	REVISION	DATE
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KML	KML	RENS PER ZONING BOARD OF APPEALS MEETING	03/01/24
KML	KML	RENS PER ZONING BOARD OF APPEALS MEETING	04/10/24
KML	KML	RENS PER ZONING BOARD OF APPEALS MEETING	06/05/24
KML	KML	RENS PER ZONING BOARD OF APPEALS MEETING	08/20/24
KML	KML	RENS PER ZONING BOARD OF APPEALS MEETING	10/10/24

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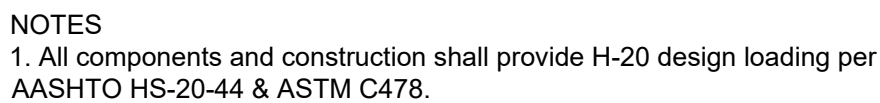




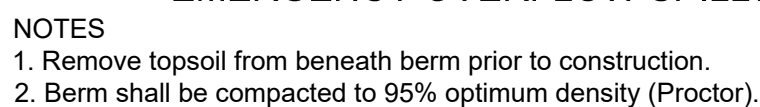
OUTLET CONTROL STRUCTURE



DRAINAGE MANHOLE



CATCH BASIN



EMERGENCY OVERFLOW SPILLWAY

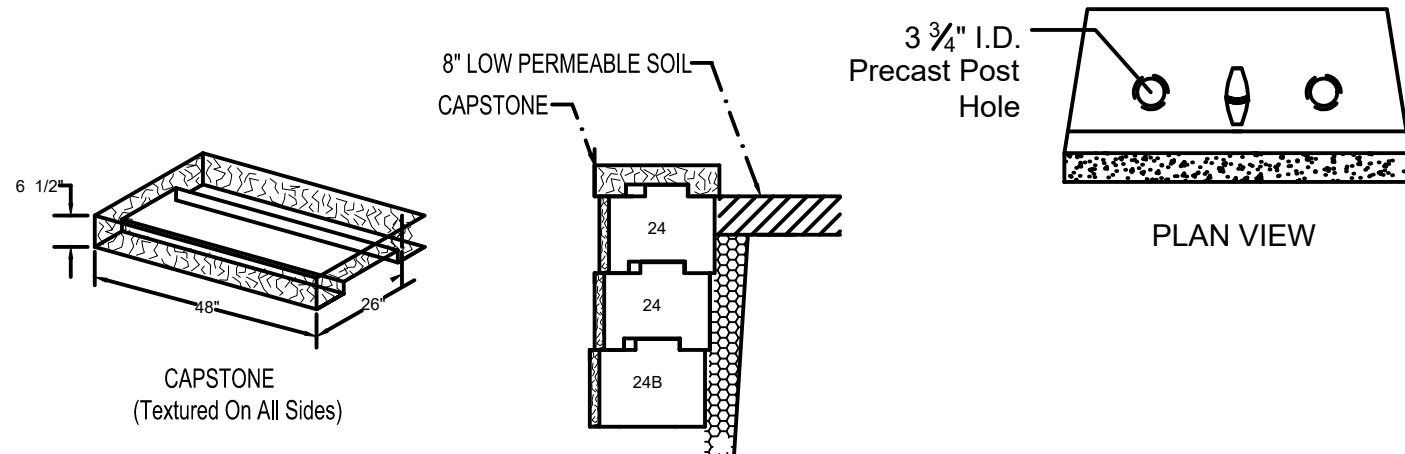
NOTES

1. Remove topsoil from beneath berm prior to construction.
2. Berm shall be compacted to 95% optimum density (Proctor).

SHEA WALL SYSTEM

SHEA WALL SYSTEM NOTES:

1. Maximum height not reinforced walls in silty clay (soil friction angle $\geq 28^\circ$) is 10'8", 9'4", and 5'4" for 45°, 39°, and 24° blocks. taller walls built with geo-grid or set-back effect.
2. Concrete: 3,000 psi minimum after 28 days.
3. Face texture is north shore granite
4. Turning radius 15 feet.
5. 1" setback per row on a straight wall (angle of batter 3.6°) curved wall 1-2.7" per row.
6. If wall is taller than 4', a Structural Engineer is required.



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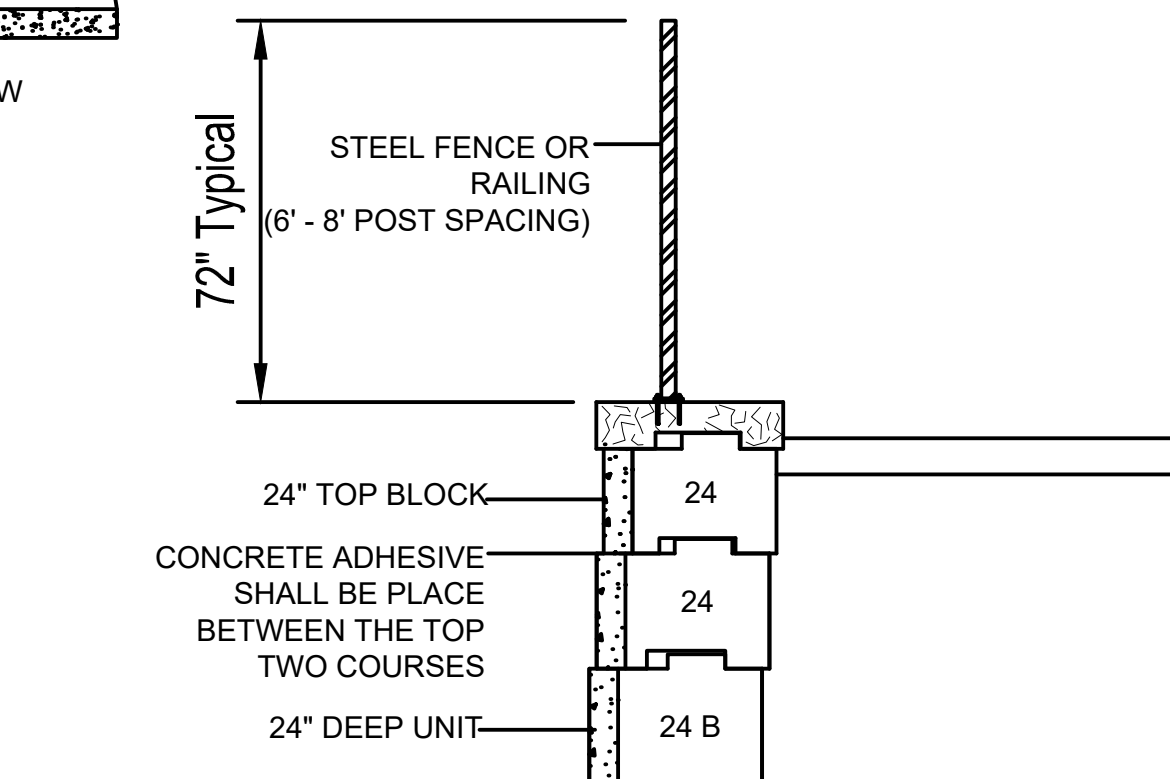
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FENCE SECTION DETAIL

PRECAST FENCE POST HOLES



FENCE SECTION DETAIL

PLATE AND ANCHOR BOLTS

NOTE:

1. WHEN THE FENCE POST IS PLACED IN OR ON TOP OF THE TOP BLOCK, EACH TOP BLOCK SHOULD BE ADHERED TO THE BLOCK BENEATH IT. (PL PREMIUM IS THE RECOMMENDED CONCRETE ADHESIVE)
2. DETAIL DOES NOT APPLY TO PRIVACY FENCING OR OTHER APPLICATIONS WHERE WIND LOAD WOULD NEED TO BE TAKEN INTO ACCOUNT

Details

Not To Scale

DATE	REVISION	BY	Design by
1/28/23	REVIS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML	KML
4/10/24	REVIS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML	Survey by KML/TAJ
06/05/24	REVIS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML	Draft by KML
08/20/24	REVIS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML	Check by JAV/TAJ
10/10/24	REVIS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML	

Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying • Land Development
25 Down Avenue • Portland, MA 03606 • (781) 855-0102

SCALE: As Shown
DATE: May 18, 2023

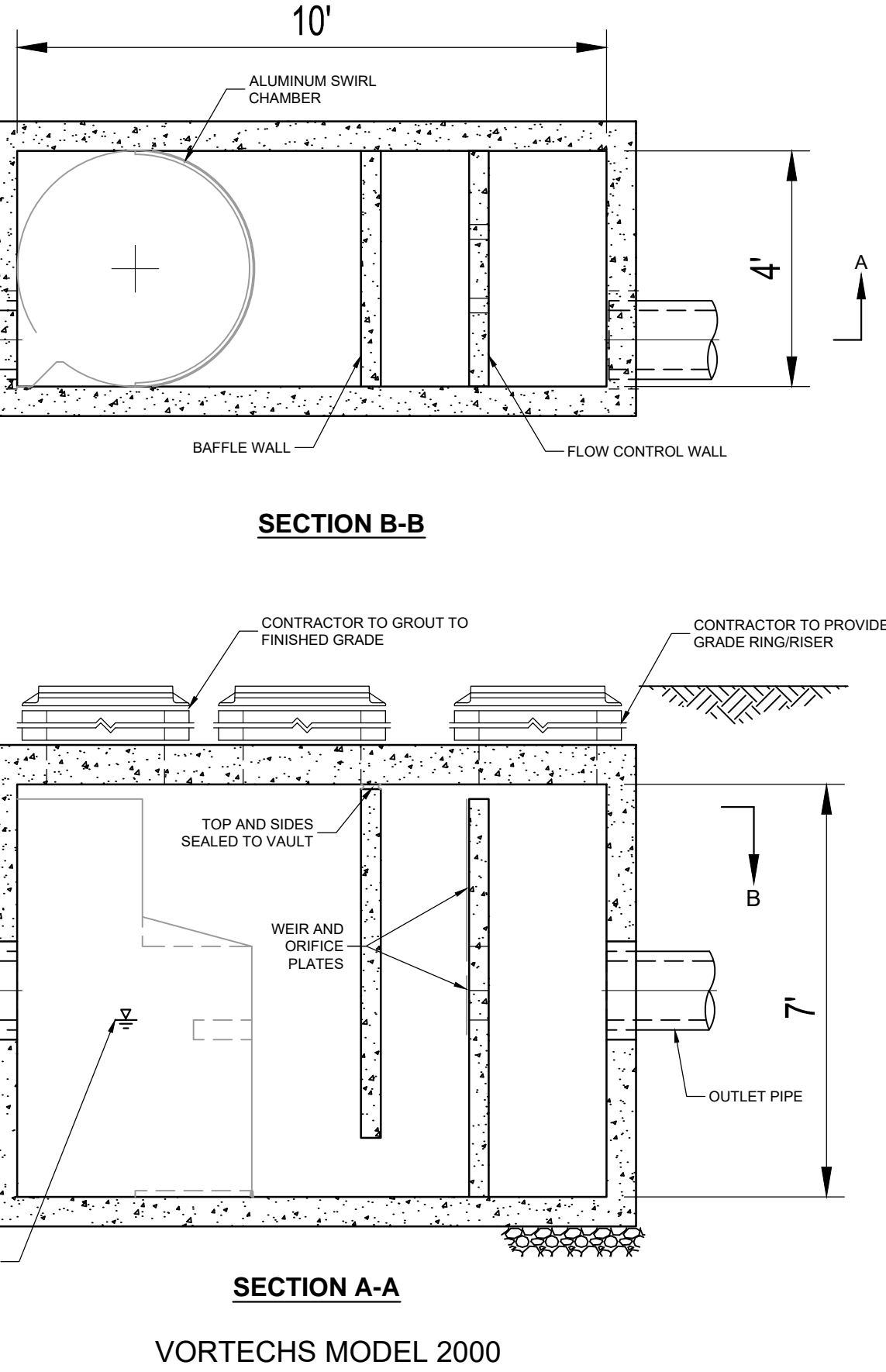
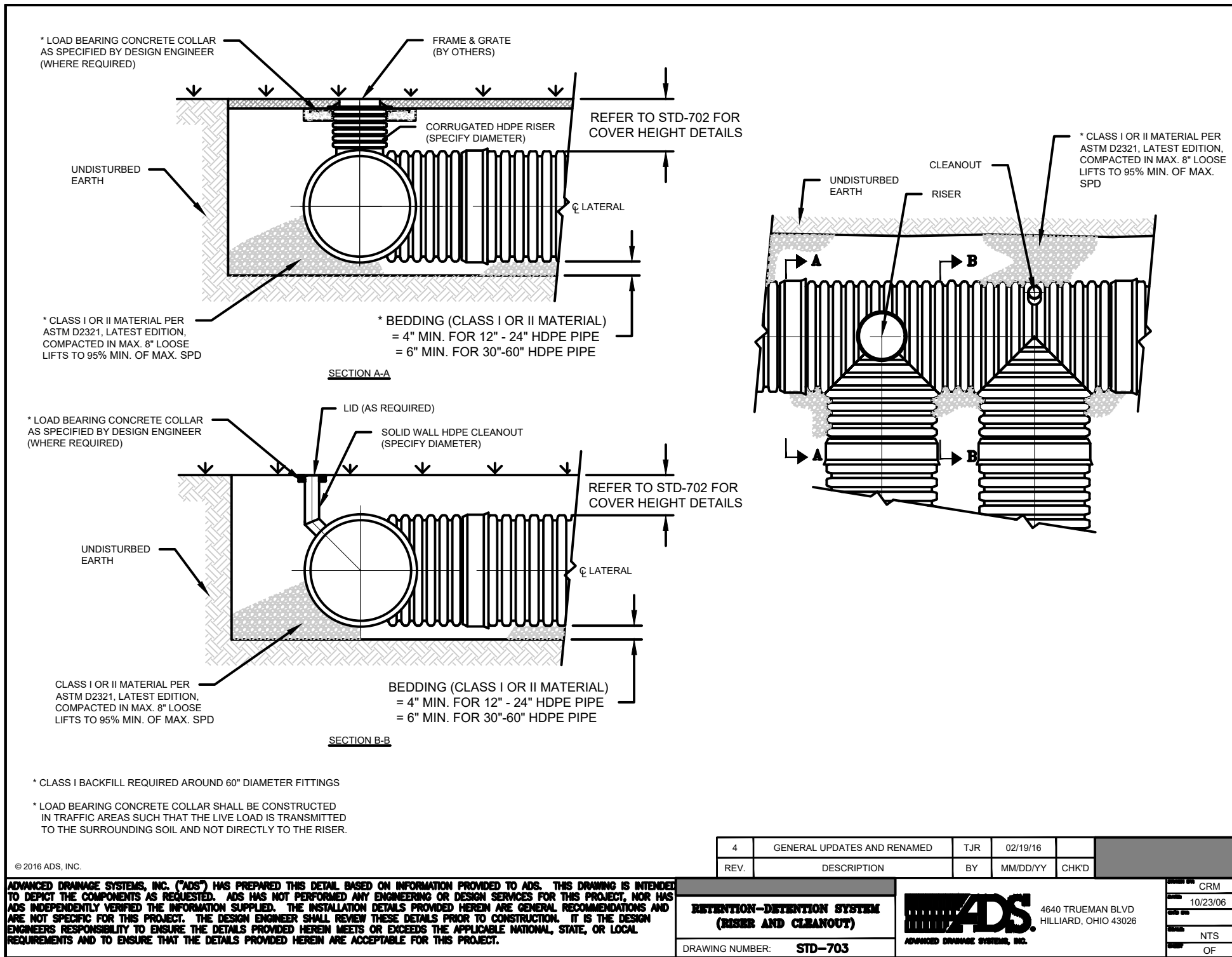
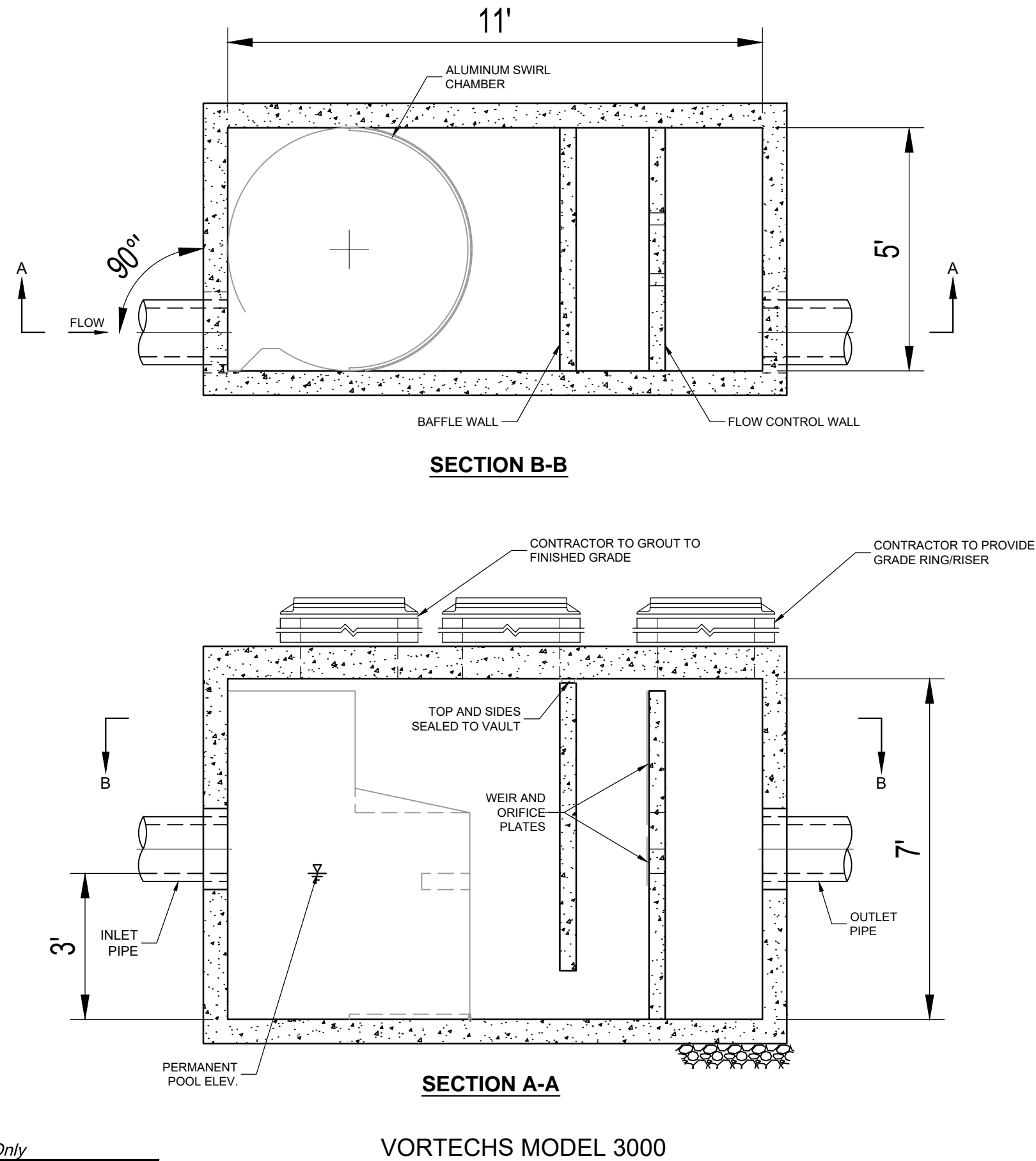
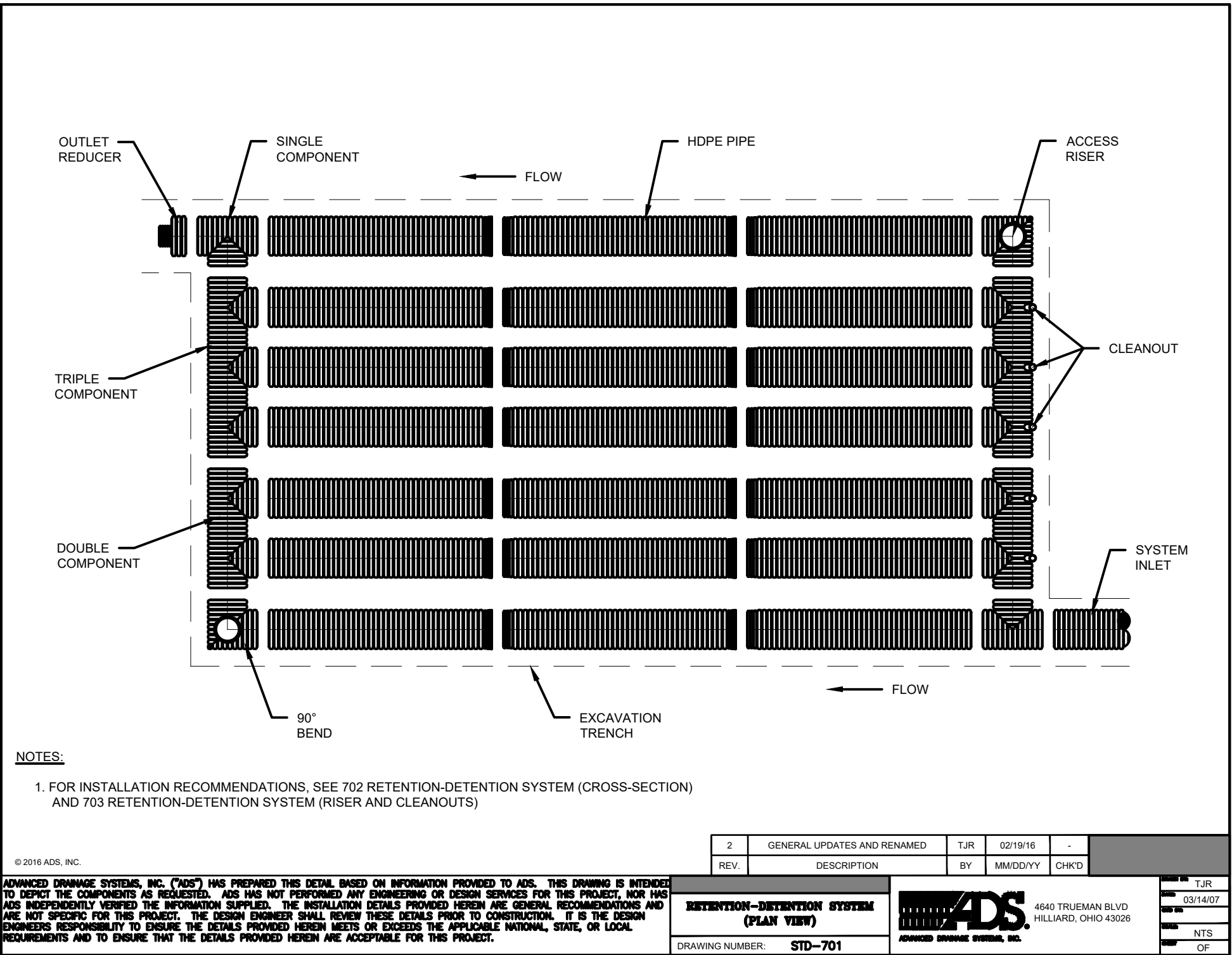
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 8 of 10

DRAWING NO.

C-108



APPROVED DRACUT ZONING BOARD OF APPEALS

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10/10/24	RENS PER ZONING BOARD OF APPEALS MEETING AND ZHA PER REVIEW COMMENTS	KML	KML

Comerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying • Land Development
23 Shaw Avenue, Suite 100, MA 01880 • 978.435.4102
www.comerstoneland.com

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

DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 9 of 10

DRAWING NO.

C-109