





## REFERENCES

- 1. DEEDS:
  - A. Deed Recorded in the Middlesex North District Registry of Deeds in Book 31043 Page 105.
- 2. 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.
- 3. DOCUMENTS:
  - A. Comprehensive Permit Application Submittal for Branco Perego; by Cornerstone Land Consultants, Inc.; dated April 5, 2022.

## NOTES

1. 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.

2. PROPERTY LINES: Existing property lines shown are from Reference 1A and 2A.

3. 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.

4. ZONING: All lots are within the R-1 (Residential) Zoning District.

5. 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).

6. 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.

7. ACEC: The property is not located within an Area of Critical Environmental Concern.

8. NHESP: There are no estimated habitats of rare wildlife or certified vernal pools on the property.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

## EXTENDED DETENTION WETLAND BASIN SPECIFICATIONS

Contributing Watershed Area: 75,500 SF

Extended Detention Wetland Basin Areas:  
Sedimentation Forebay = 1,182 SF  
Wetland Basin Area = 7,480 SF  
Total Basin Area = 8,662 SF

Design Criteria for Stormwater Wetlands

Min. Drainage Area 1 acre to 10 acres

Provided Drainage Area = 1.73 acres

Constructed Wetland Surface Area to Watershed Area Ratio > 0.01

Provided Watershed Ratio = 0.12

Length to Width Ratio > 2:1

Provided Length (200 ft) to Width (20 ft) Ratio = 10:1

Target Area Percentages: Wet Pool 10%; Low Marsh 40%; High Marsh 40%; Semi-Wet 10%

Provided Area Percentages: Wet Pool 13%; Low Marsh 40 %; High Marsh 40%; Semi-Wet 7%

# APPROVED DRACUT ZONING BOARD OF APPEALS

<b>GRADING &amp; DRAINAGE PLAN</b>		SCALE: As Shown
		DATE: May 18, 2023
<b>Comprehensive Permit Application</b>		
PREPARED FOR:		
Riverbank Properties		
908 Lawrence Street		
Lowell, MA 01852		
135 GREENMONT AVENUE		
DRACUT, MASSACHUSETTS		
JOB NO.: 2021-235		DRAWING NO.
SHEET: 3 of 10		C-103



