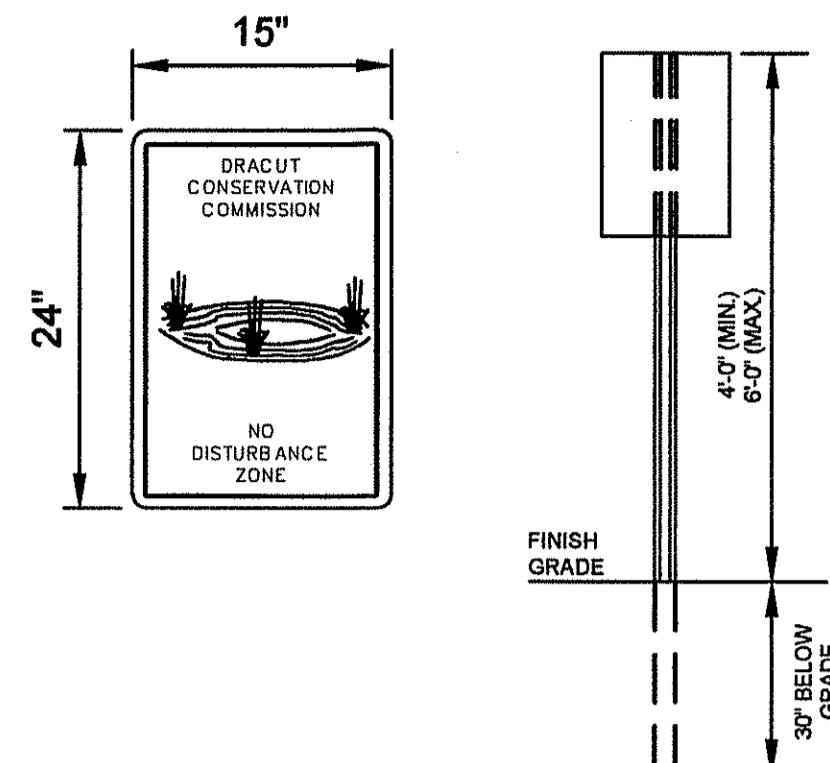
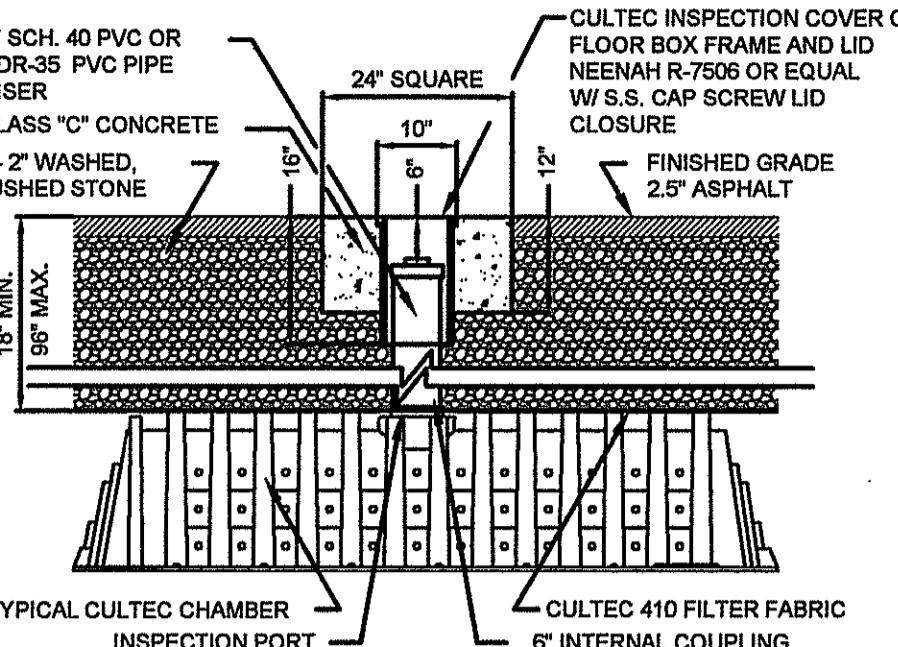
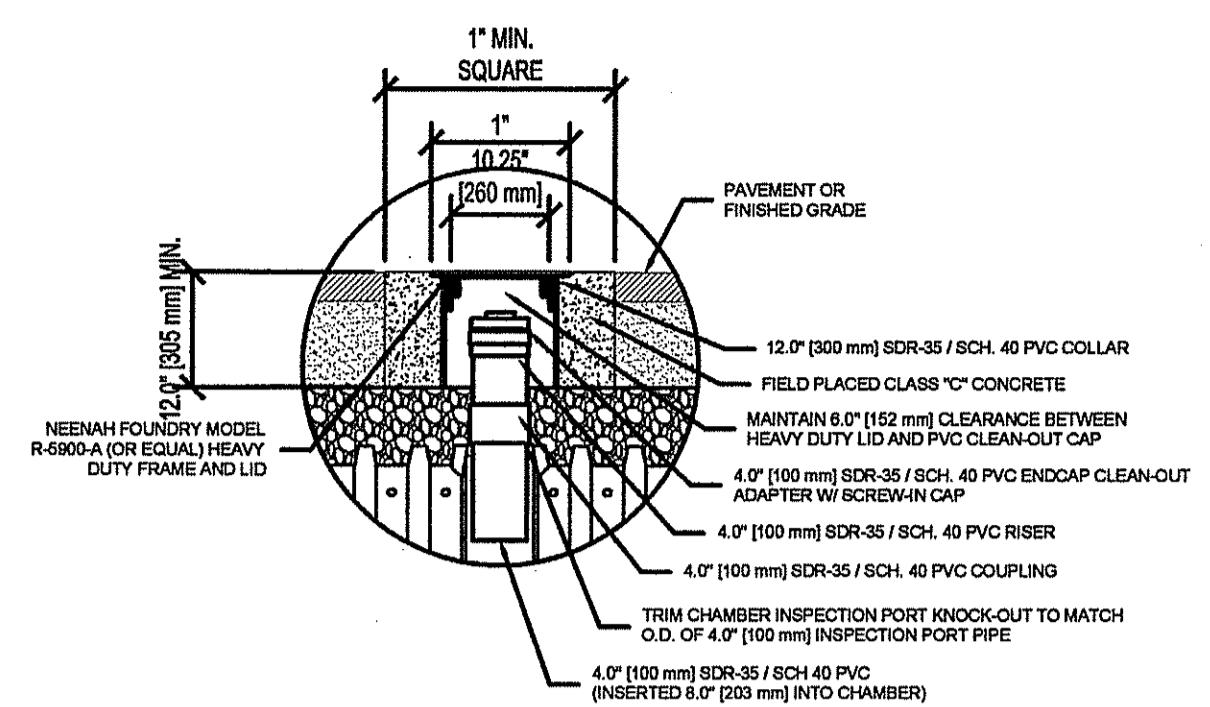


Certification not valid without original stamp and/or signature



WETLAND PERMANENT SIGN

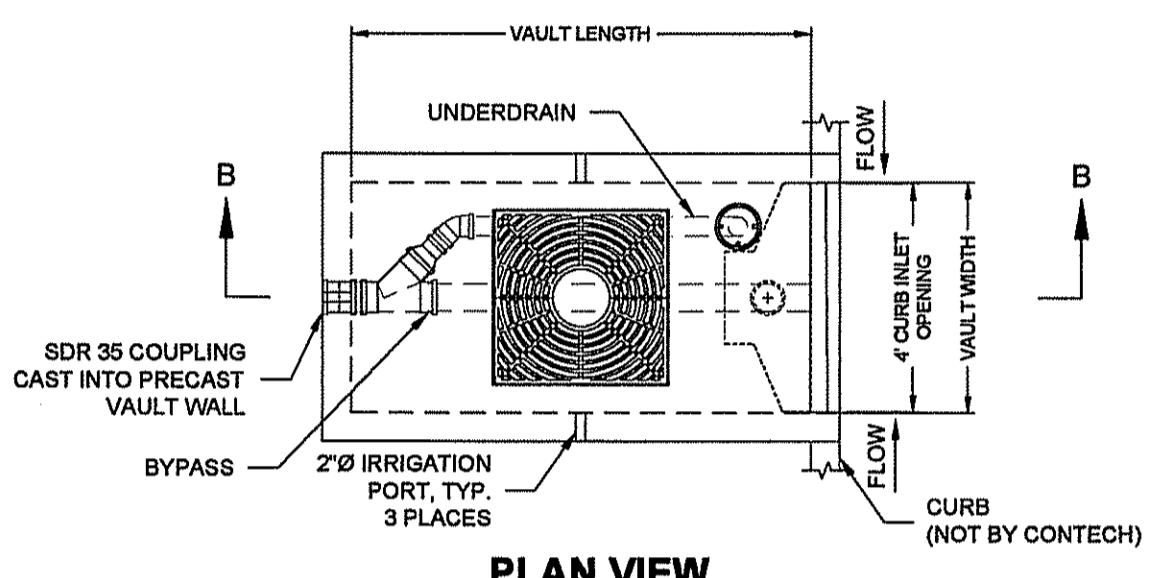


TYPICAL INSPECTION PORT DETAIL

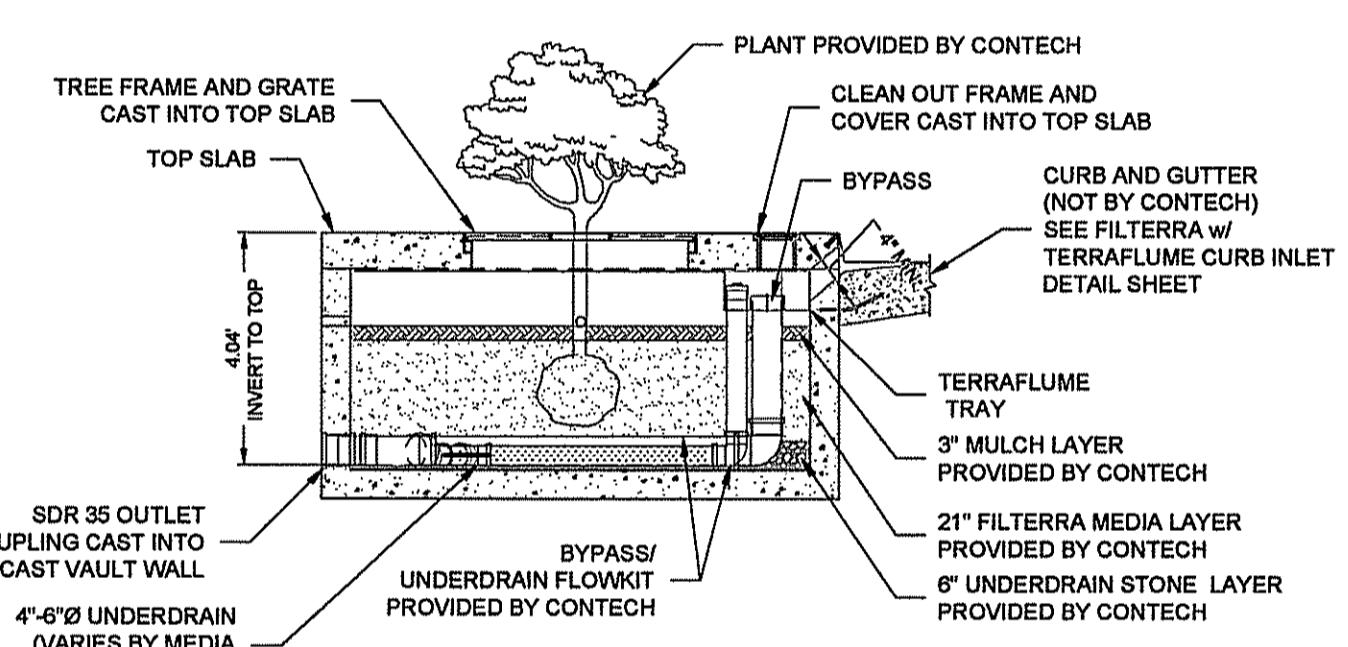
N.T.S.

Designed by	Checked by	Approved by - date	Planned	Date	Scale
RH	LUS TAPA	02/04/02	CAD FILES	4/7/02	1/8"

INSPECTION PORT

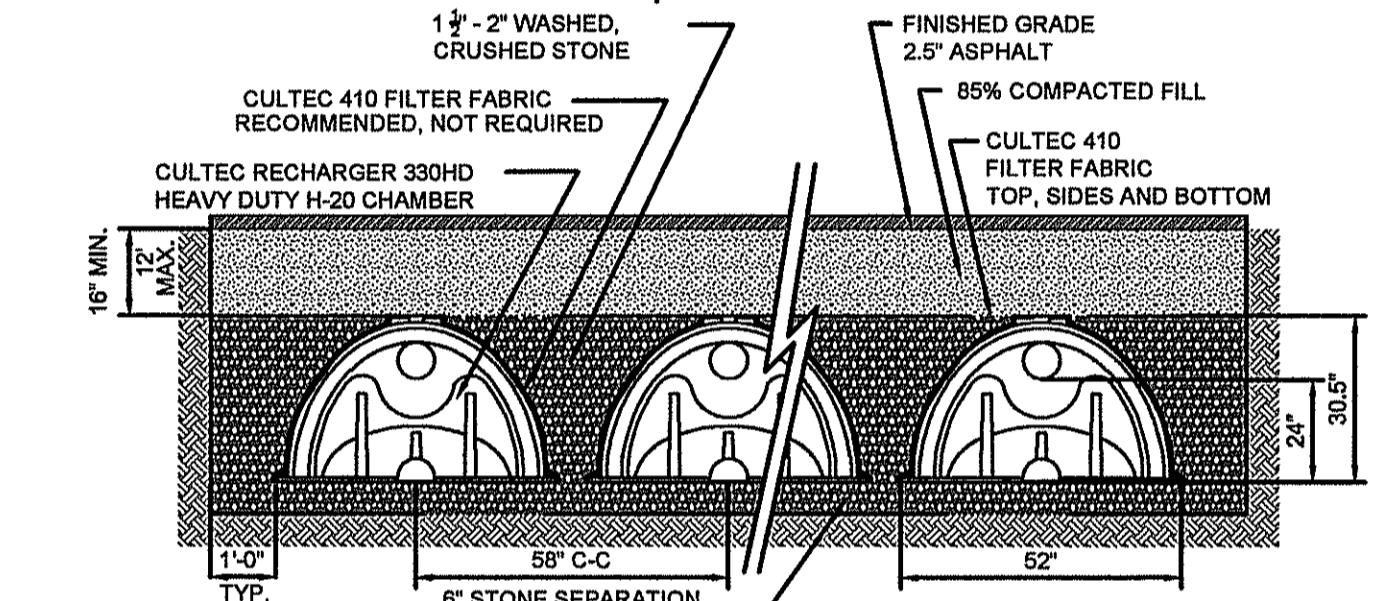


PLAN VIEW



SECTION B-B

TREE BOX FILTER #2 - FTIBC0610 (10' X 6')



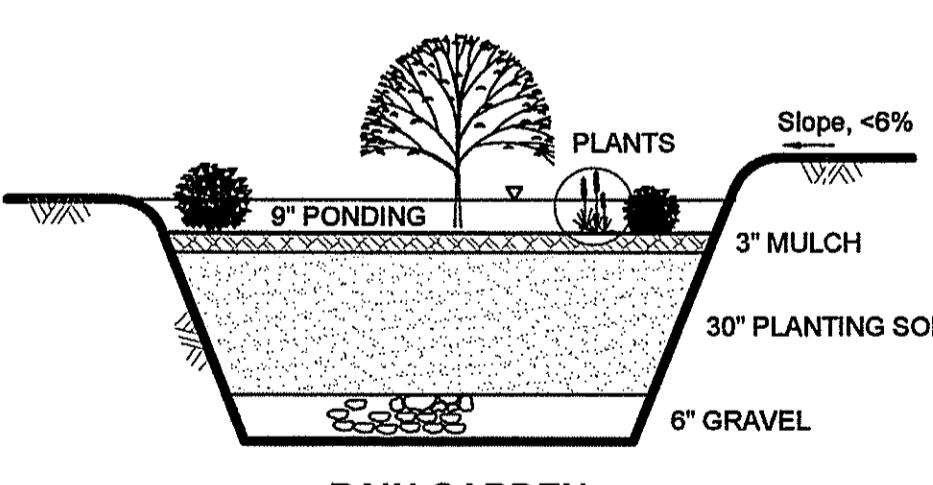
TYPICAL CROSS SECTION RECHARGER 330HD
PAVED H-20 CULTEC CHAMBER SYSTEM

(10.35 CF./LF.)

N.T.S.

Designed by	Checked by	Approved by - date	Planned	Date	Scale
RH	LUS TAPA	02/04/02	CAD FILE	4/7/02	1/8"

330 CROSS SECTION



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

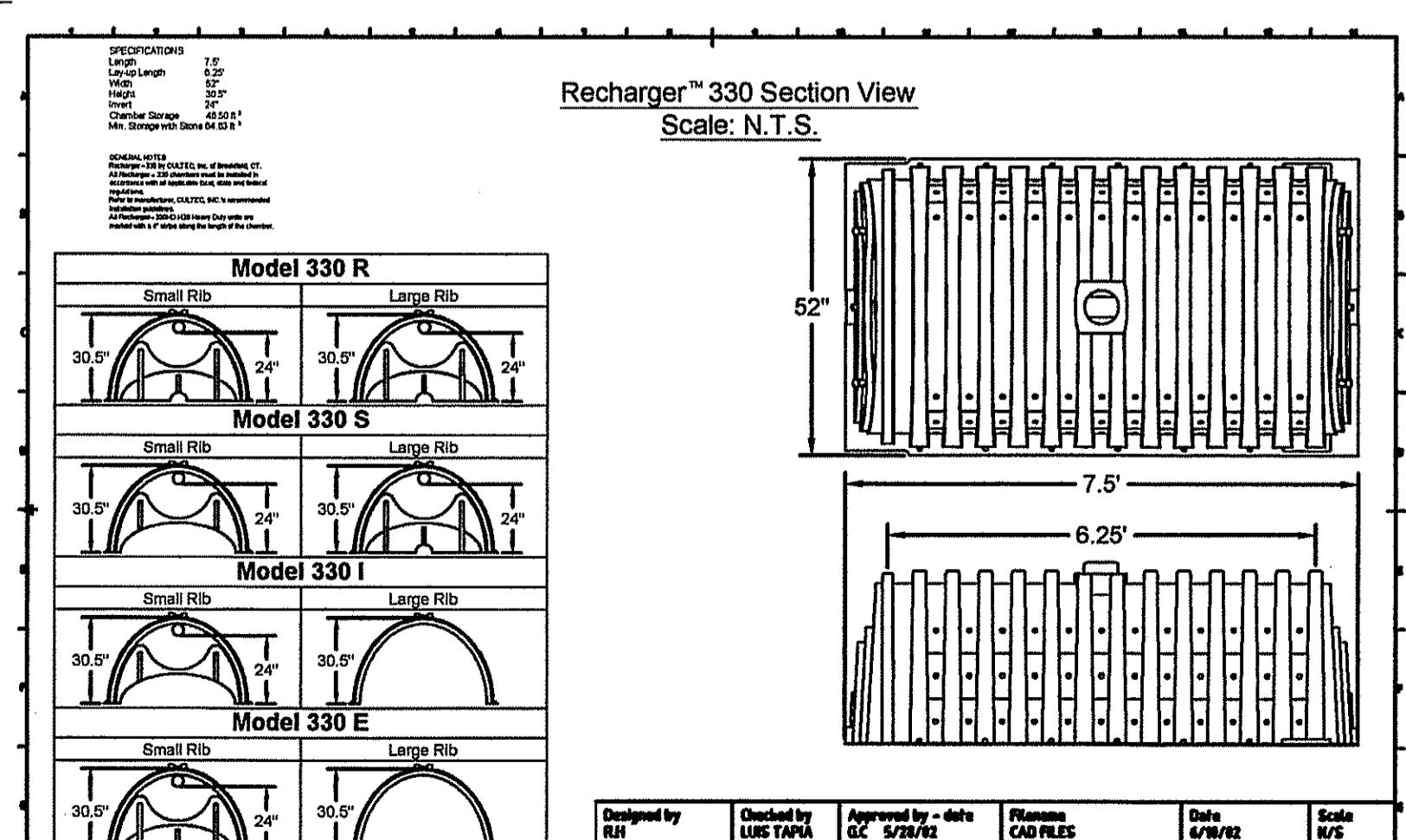
Notice of Appeals

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



Recharger™ 330 Section View
Scale: N.T.S.

Model 330 R	
Small Rib	Large Rib
30.5"	24"
Model 330 S	
Small Rib	Large Rib
30.5"	24"
Model 330 I	
Small Rib	Large Rib
30.5"	24"
Model 330 E	
Small Rib	Large Rib
30.5"	24"

Designed by	Checked by	Approved by - date	Planned	Date	Scale
RH	LUS TAPA	02/04/02	CAD FILES	4/7/02	1/8"

3 VIEW RECHARGER 330

R-330 models

DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

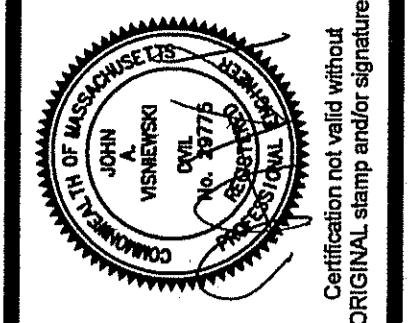
JOB NO.: 2021-235
SHEET: 8 of 8

DRAWING NO.

C-108

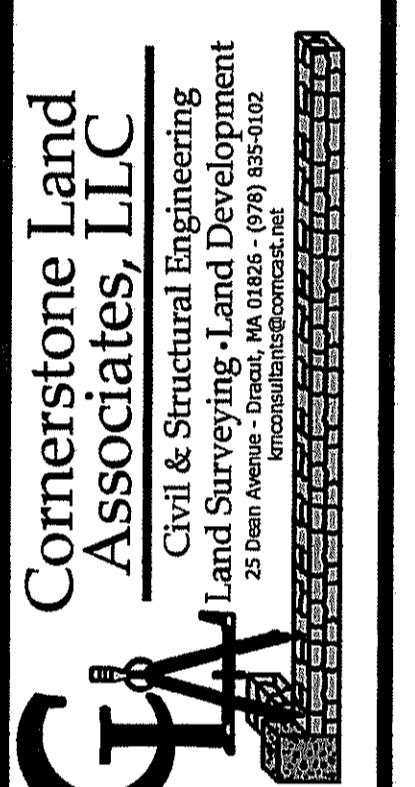
Cornerstone Land
Associates, LLC
Civil & Structural Engineering
Land Surveying - Land Development
25 Dean Street - Dracut, MA 01826 (978) 685-5102

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



Certification not made without original stamp and/or signature

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



Cornerstone Land

Associates, LLC

Civil & Structural Engineering

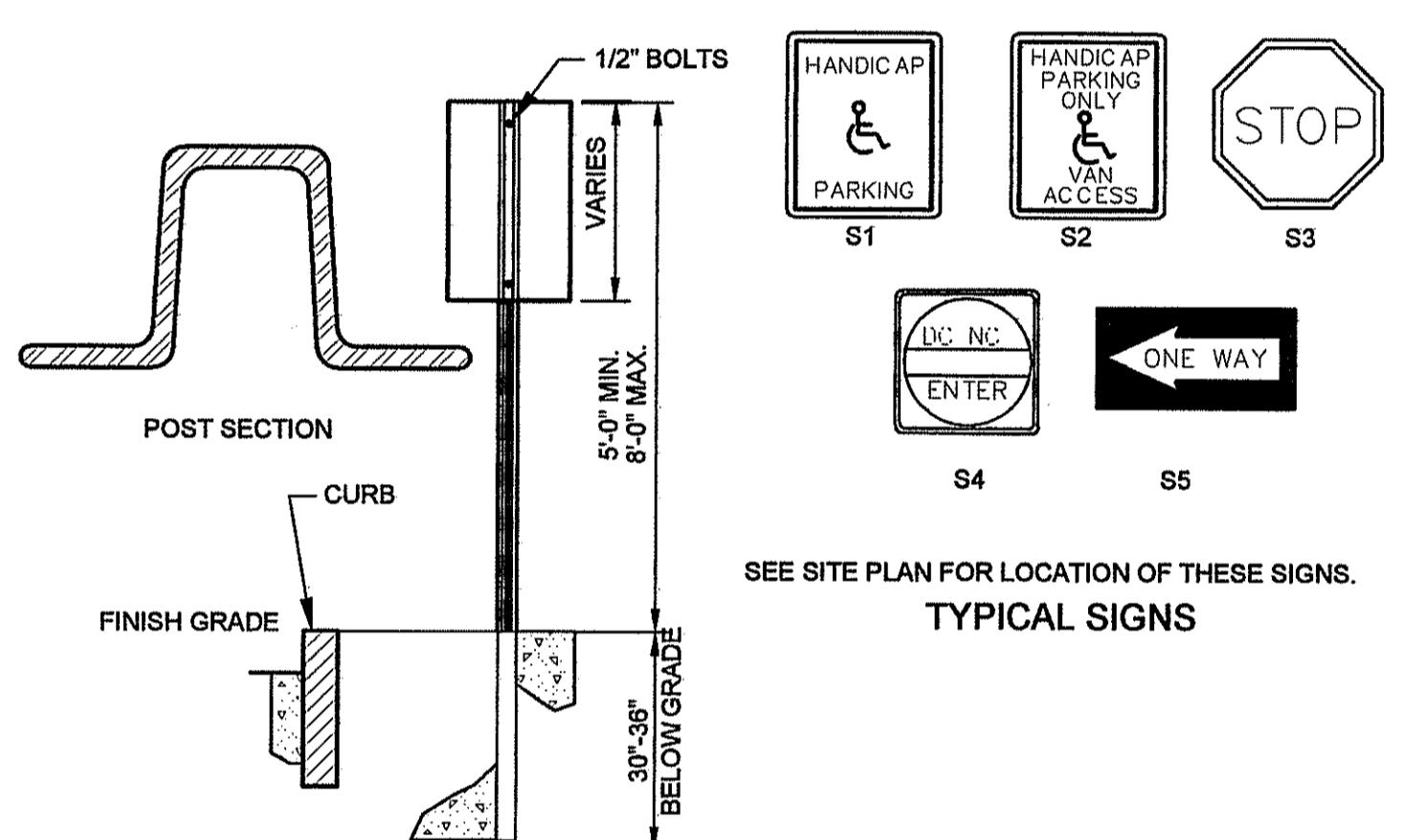
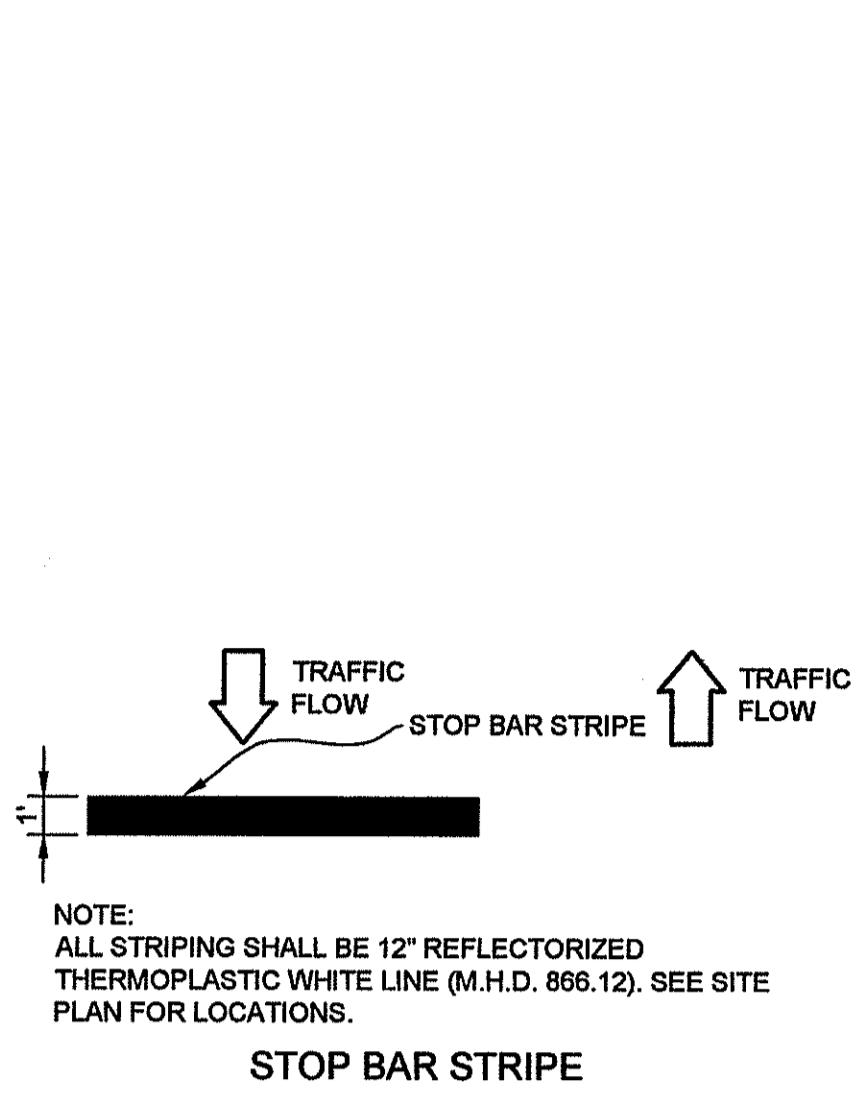
25 Dean Avenue - Dracut, MA 01826 (978) 353-0102

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: 7 of 8

DRAWING NO.
C-107



APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

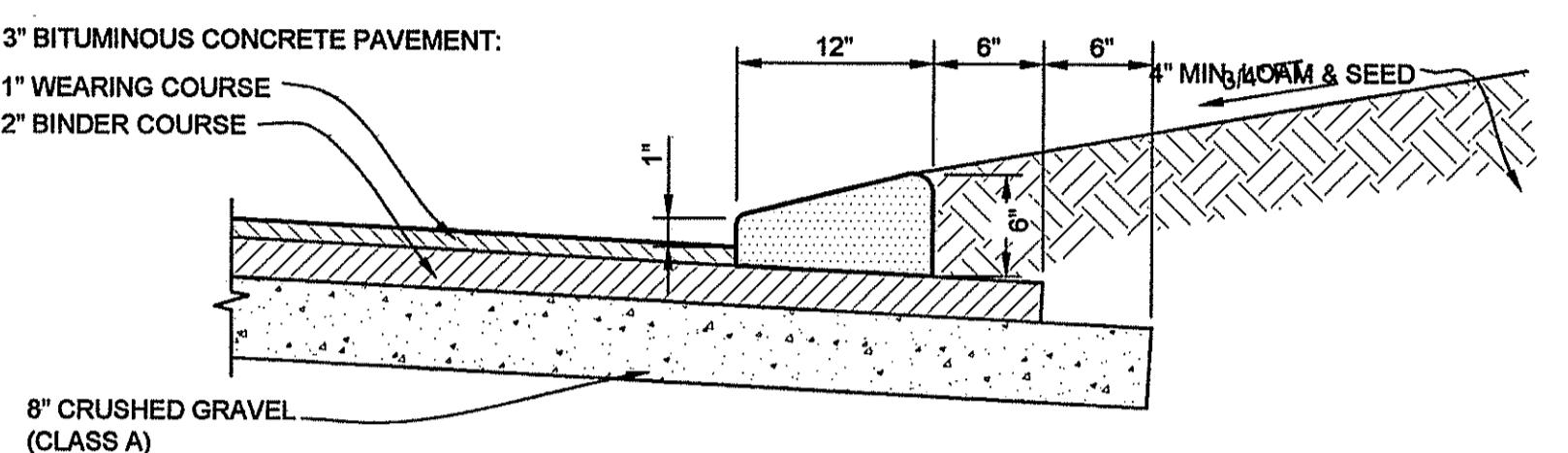
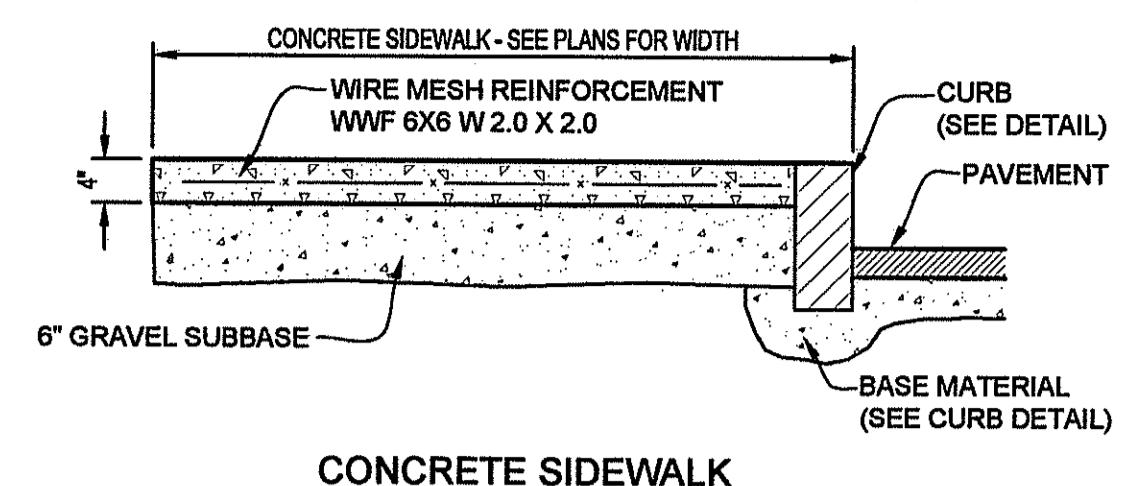
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

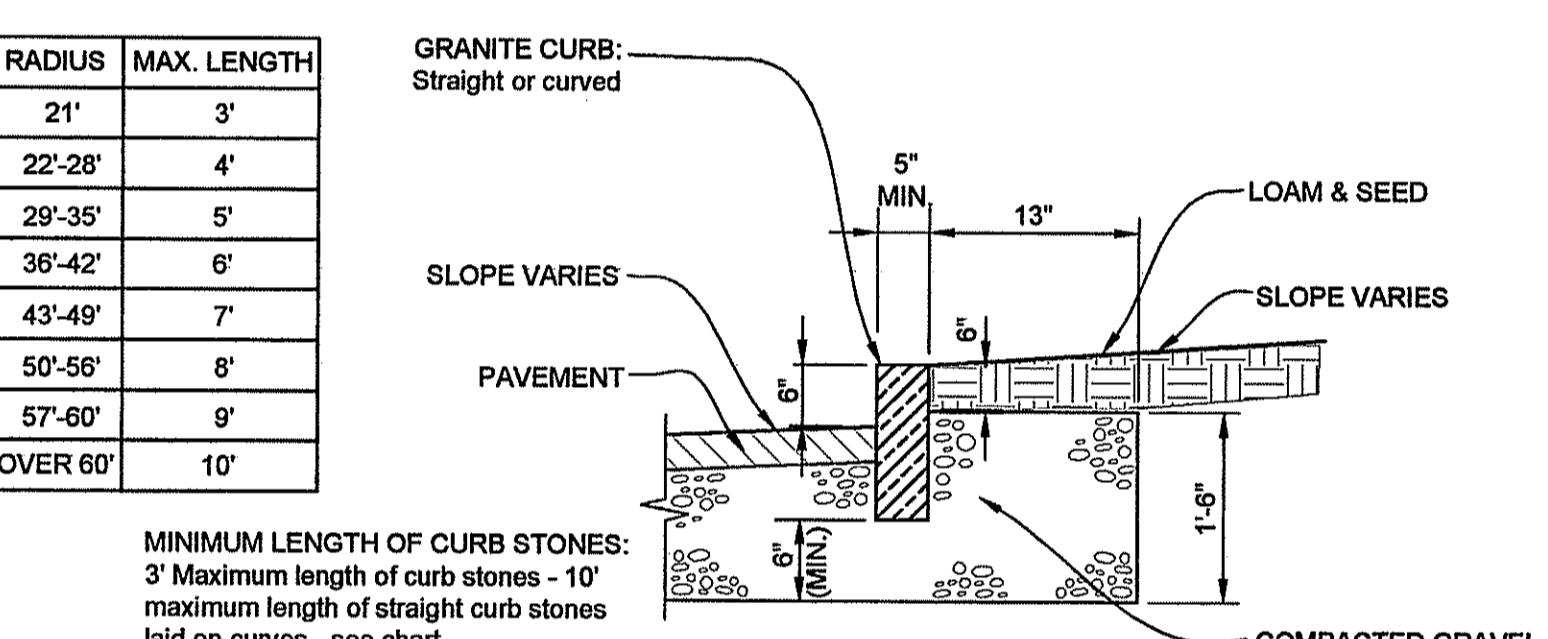
Notice of Appeals

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.

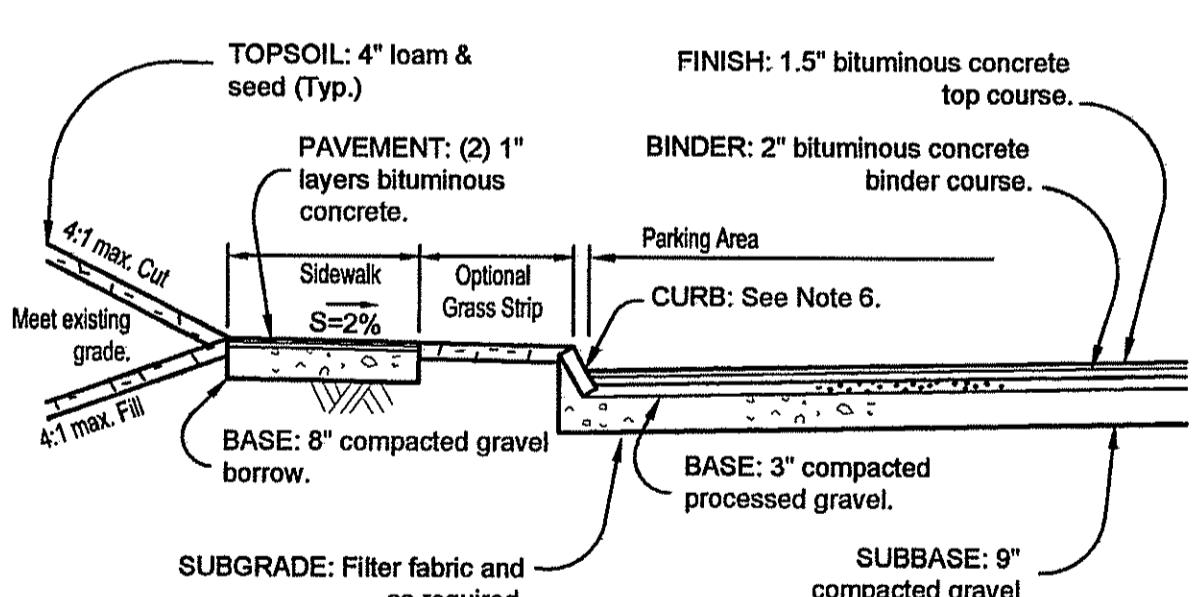
Town Clerk _____ Date _____



VERTICAL GRANITE CURB



Adjoining stones shall have the same or approximately the same length.

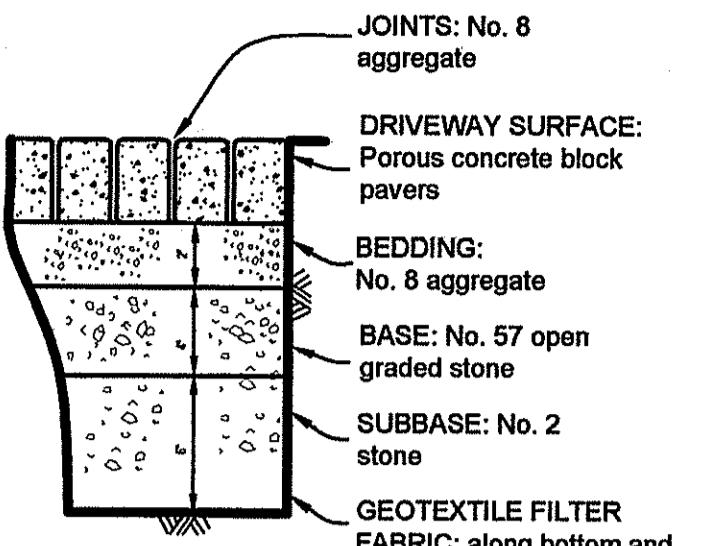


TYPICAL PARKING & SIDEWALK

NOTES:
1. Processed gravel reference: Mass. Highway Specs. M.1.03.1.
2. Gravel borrow reference: Mass. Highway Specs. M.1.03.0 (type b)
3. Bituminous Concrete reference: Mass. Highway Specs. Section 460, Class I, Type I-1, and M3.11.00.
4. Tack coat reference: Mass. Highway Specs. Section 460.62.
5. All compaction to meet 95% maximum dry density.
6. Curbing to be sloped granite or continuous bituminous as shown on Site Plan.

Details

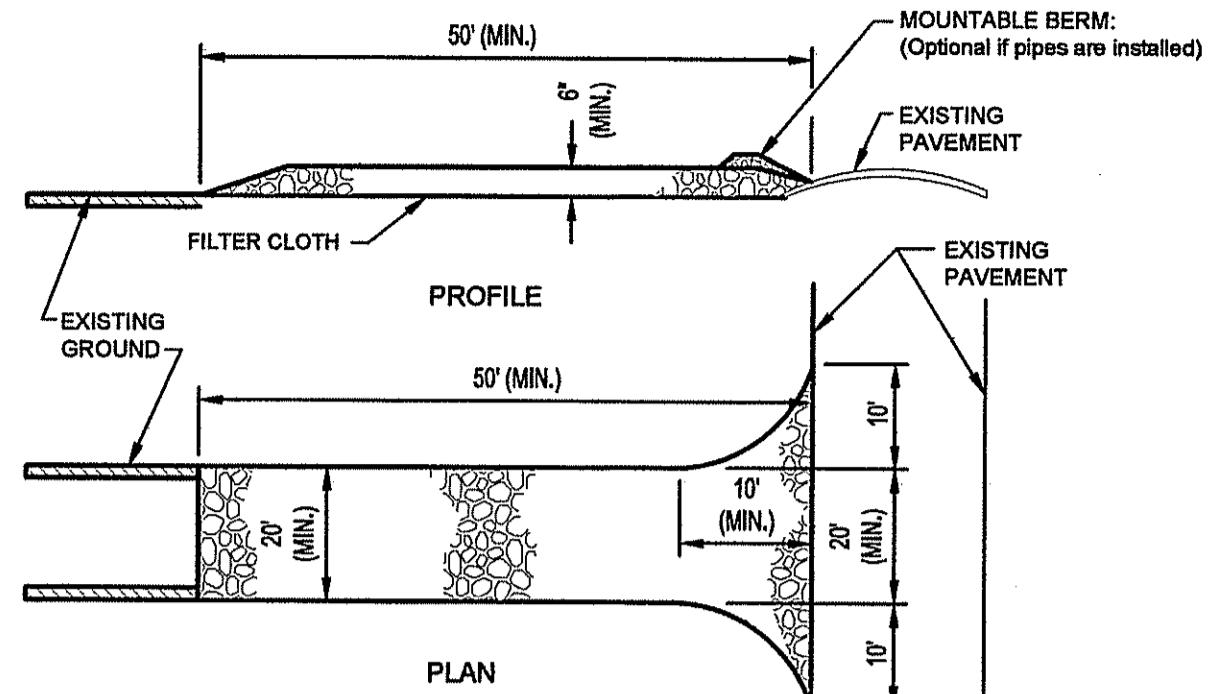
Not To Scale



POROUS PAVERS

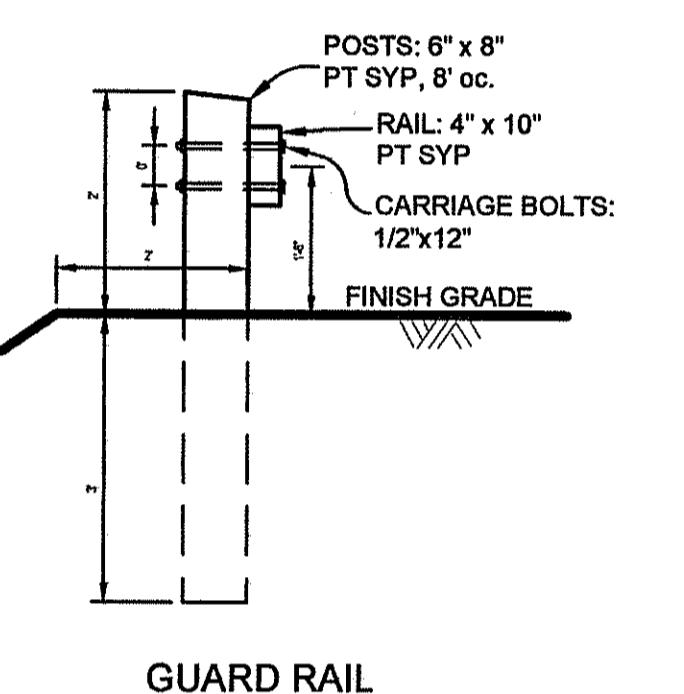
H-20 Loading Capacity

DRIVEWAY NOTES
1. Driveway surface shall be porous interlocking concrete 'Aqua-Bloc' 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

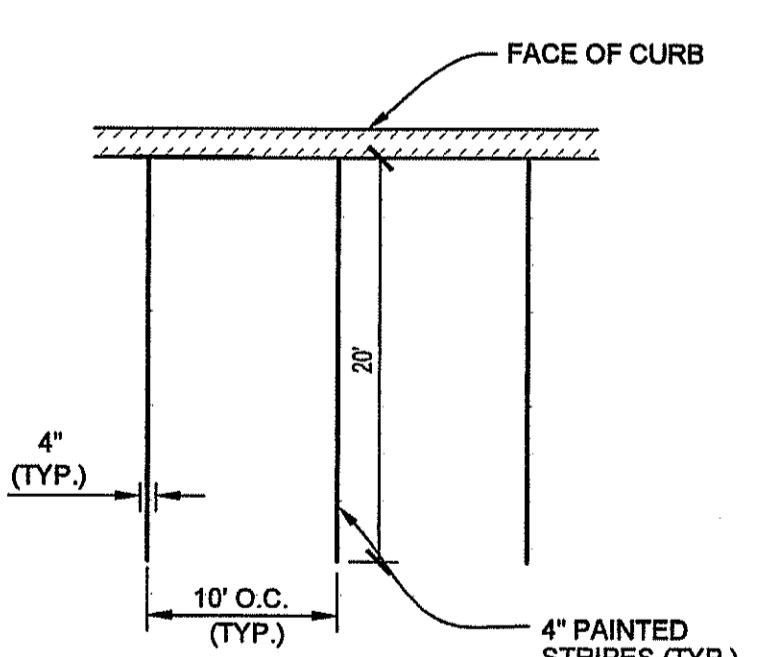


1. STONE SIZE - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. LENGTH - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. THICKNESS - Not less than six (6) inches.
4. WIDTH: Ten (10) foot minimum, but not less than 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.

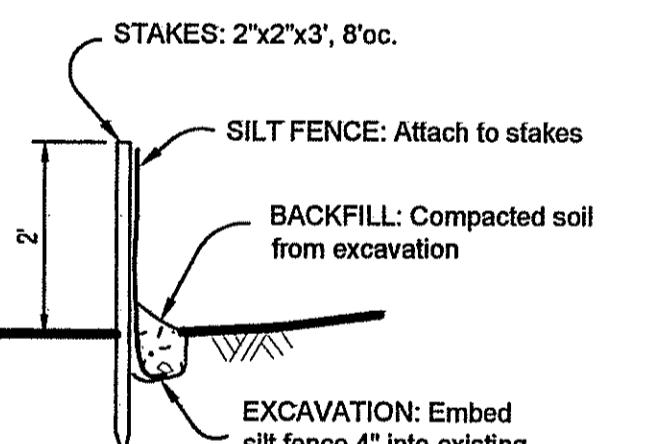
STABILIZED CONSTRUCTION ENTRANCE



GUARD RAIL

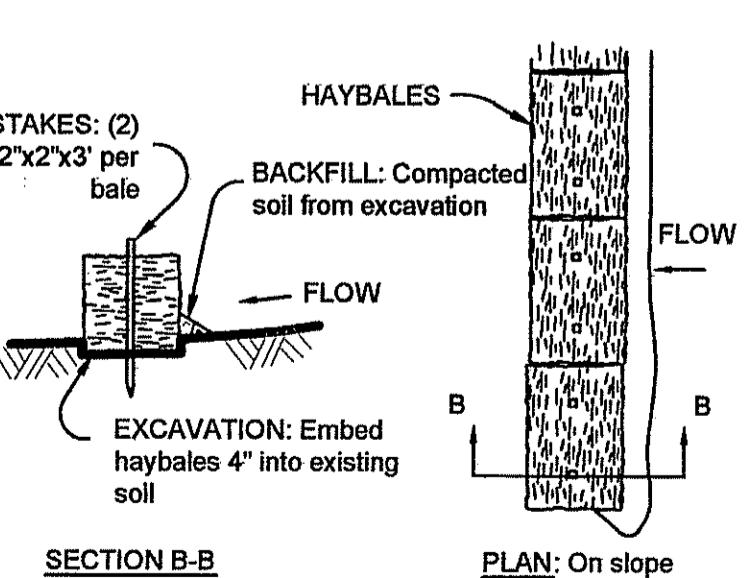


PARKING STALL STRIPING

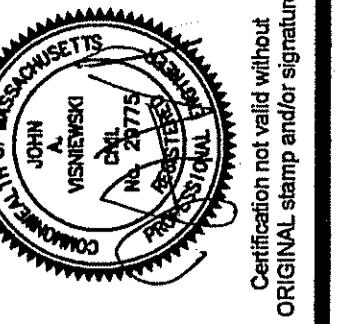


SILT FENCE SECTION

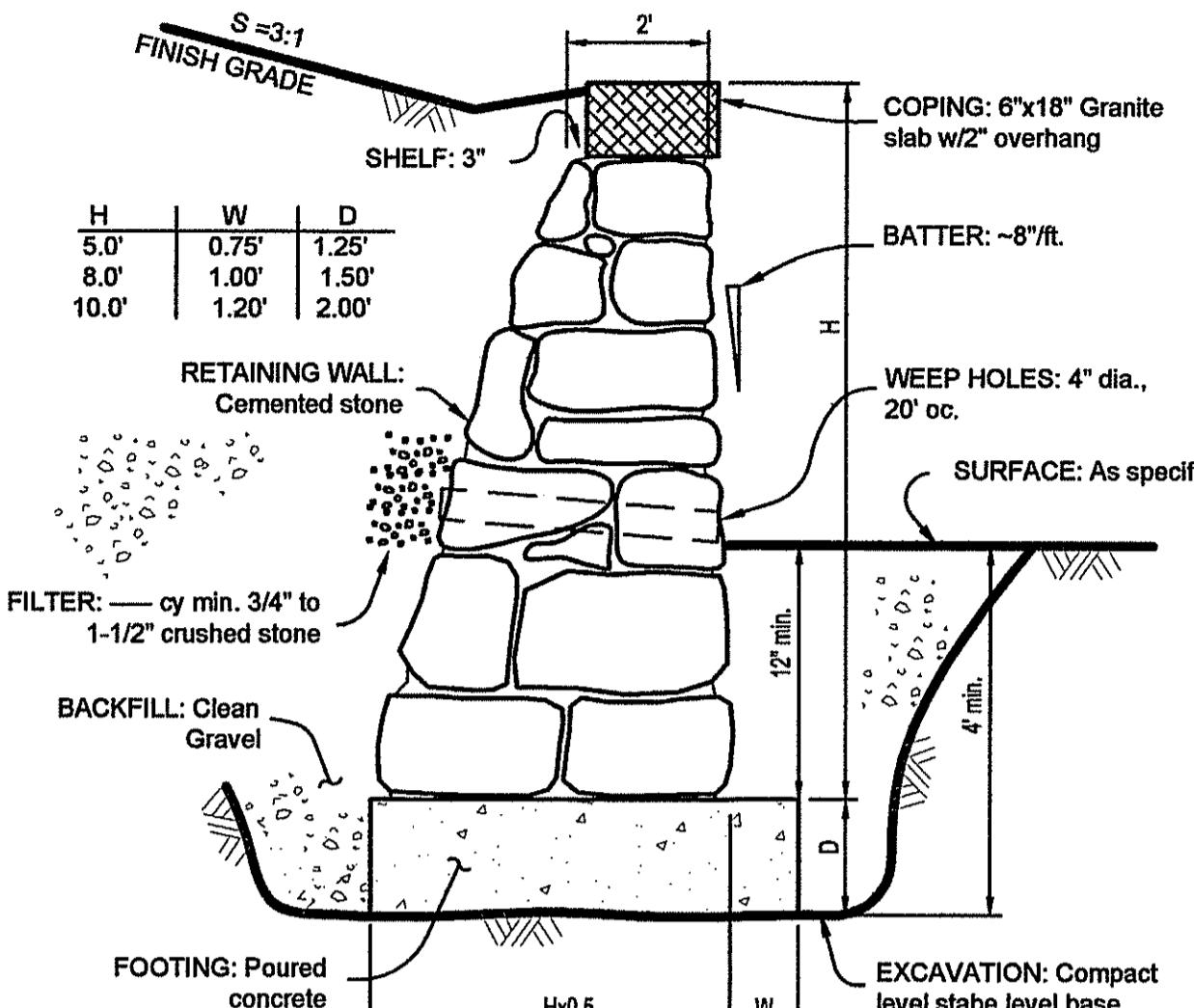
NOTE: Silt fence may be used alone or as a backing for staked haybales as specified by the Conservation Commission.



STAKED HAYBALES

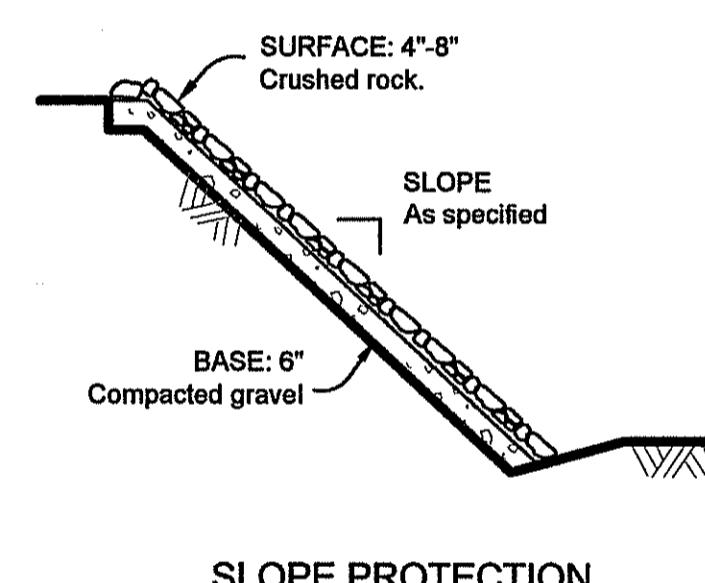


Certification not valid without original stamp and/or signature

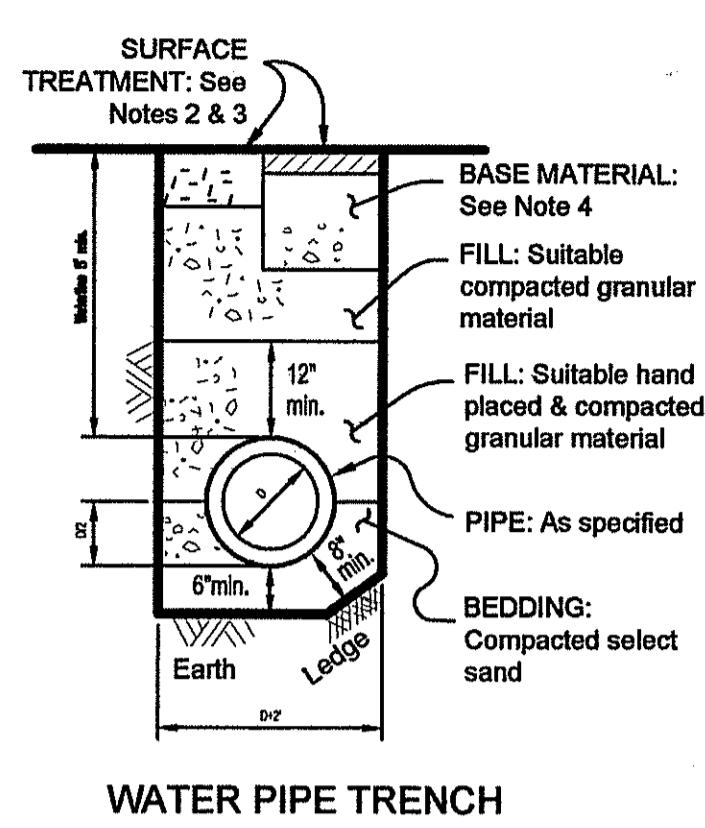


STONE MASONRY RETAINING WALL
SECTION THROUGH WALL AT SOUTH ENTRANCE

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

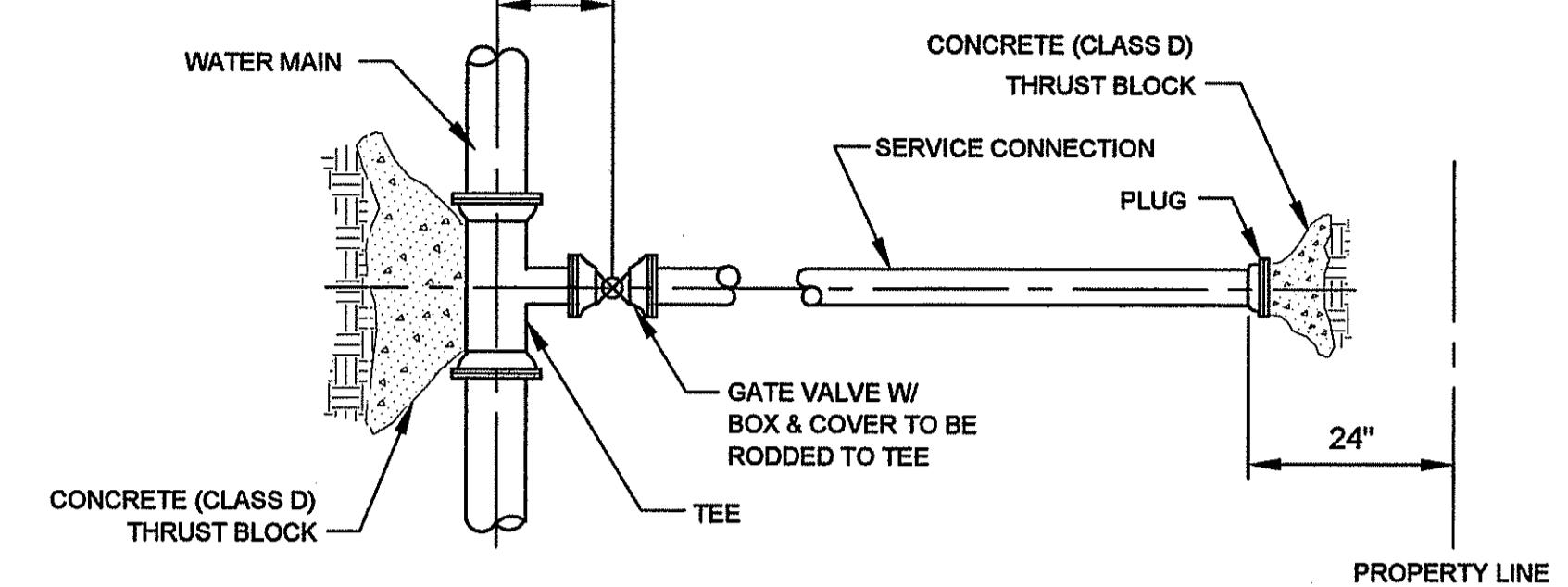


SLOPE PROTECTION

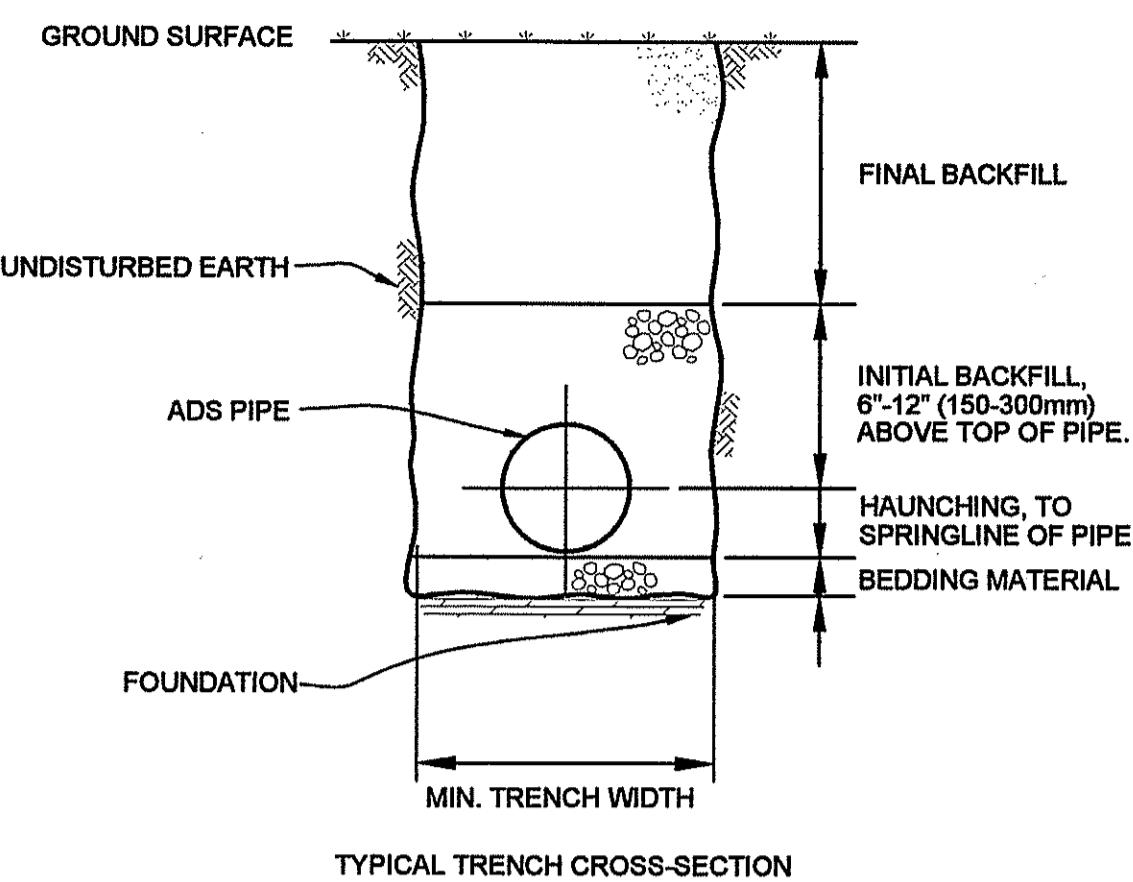


WATER PIPE TRENCH

WATER PIPE TRENCH NOTES
1. Materials and construction shall comply with the Pepperell Water Dept. specifications.
2. Backfill shall be 1-1/2" crushed stone.
3. Surface treatment shall be 1-1/2" bituminous concrete finish course over 1-1/2" bituminous concrete blinder course.
4. Driveway base material shall be clean compacted gravel with no aggregate size over 3".



SERVICE CONNECTION 4" AND OVER



NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL STABILIZE 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. LAUNCHING 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)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (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

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

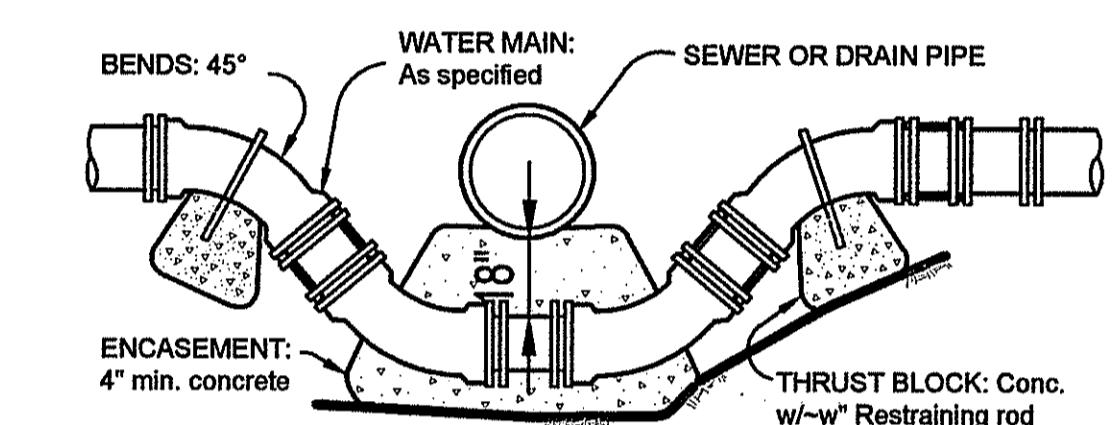
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

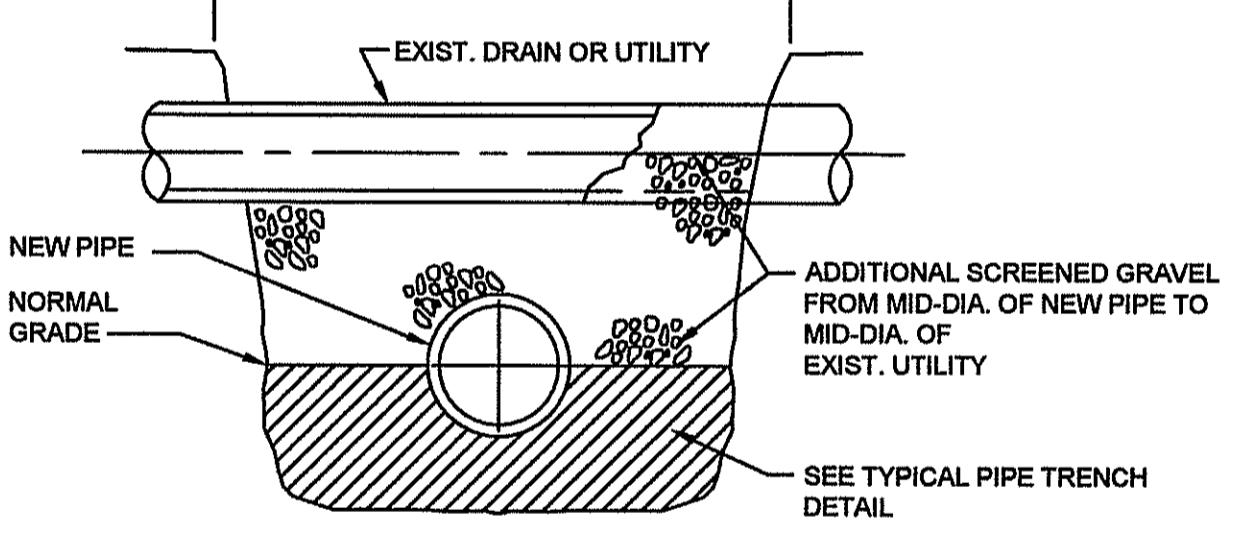
Notice of Appeals

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.

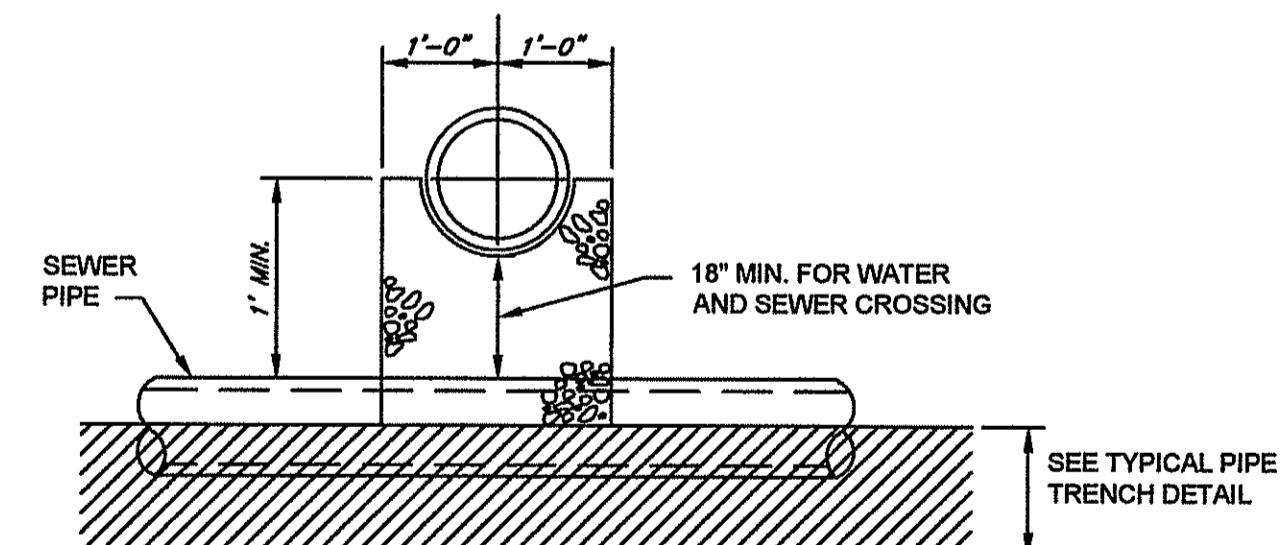
Town Clerk _____ Date _____



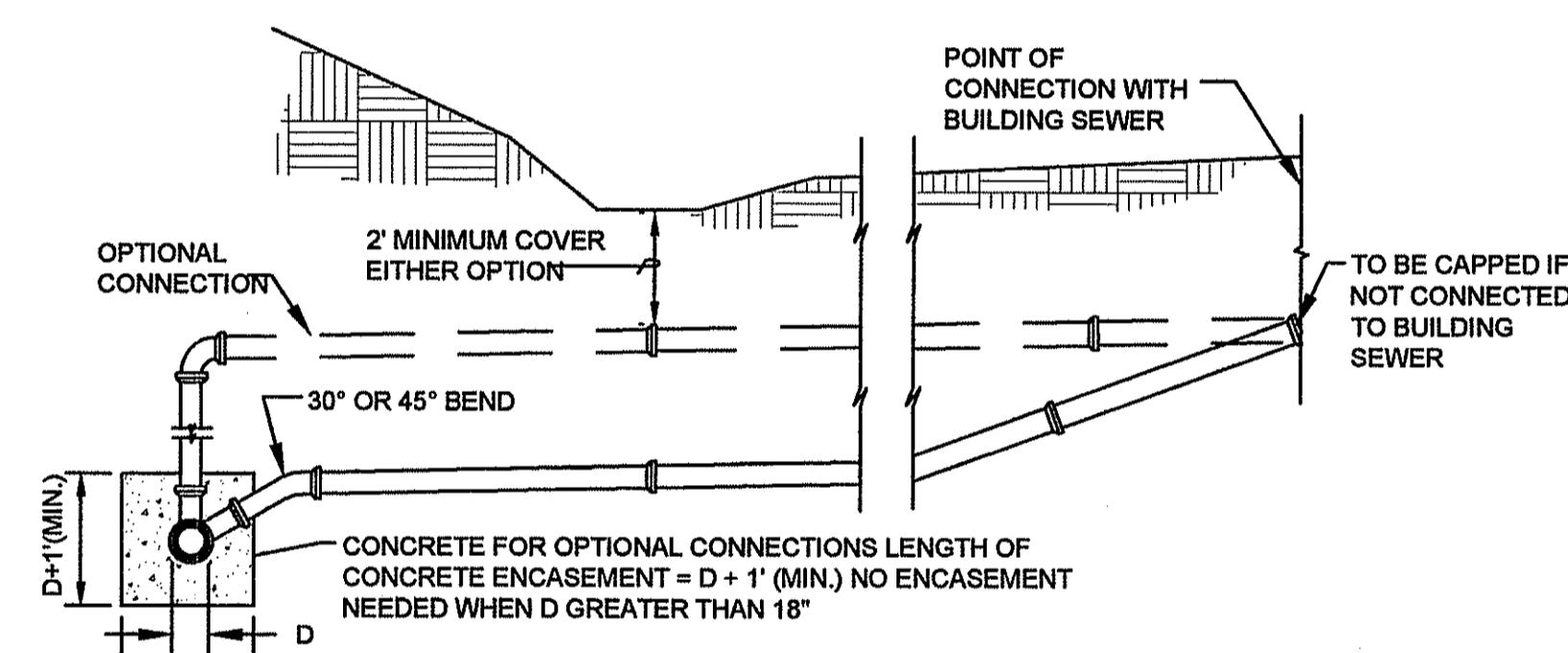
WATERMAIN LOWERING



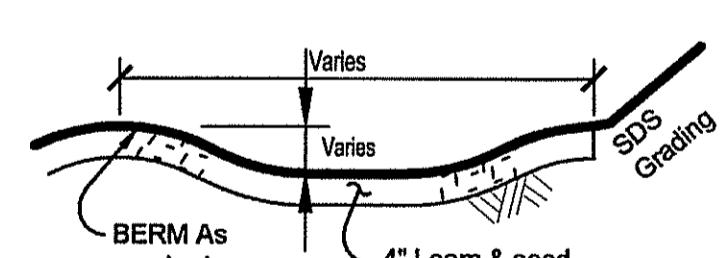
LONGITUDINAL SECTION



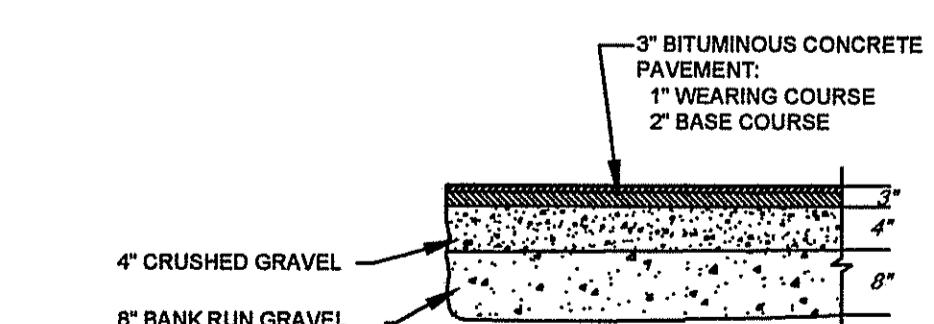
TYPICAL PIPE CROSSING



STANDARD SANITARY/INDUSTRIAL WASTE SEWER BUILDING CONNECTIONS



DRAINAGE DIVERSION SWALE



DRIVEWAY PAVEMENT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY 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.

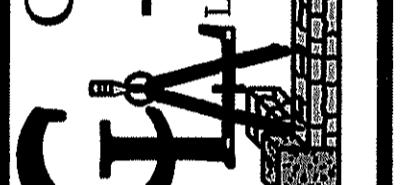
Details

Not To Scale

Cornerstone Land
Associates, LLC

Civil & Structural Engineering
25 Dean Avenue - Dracut, MA 01820
888-855-0102

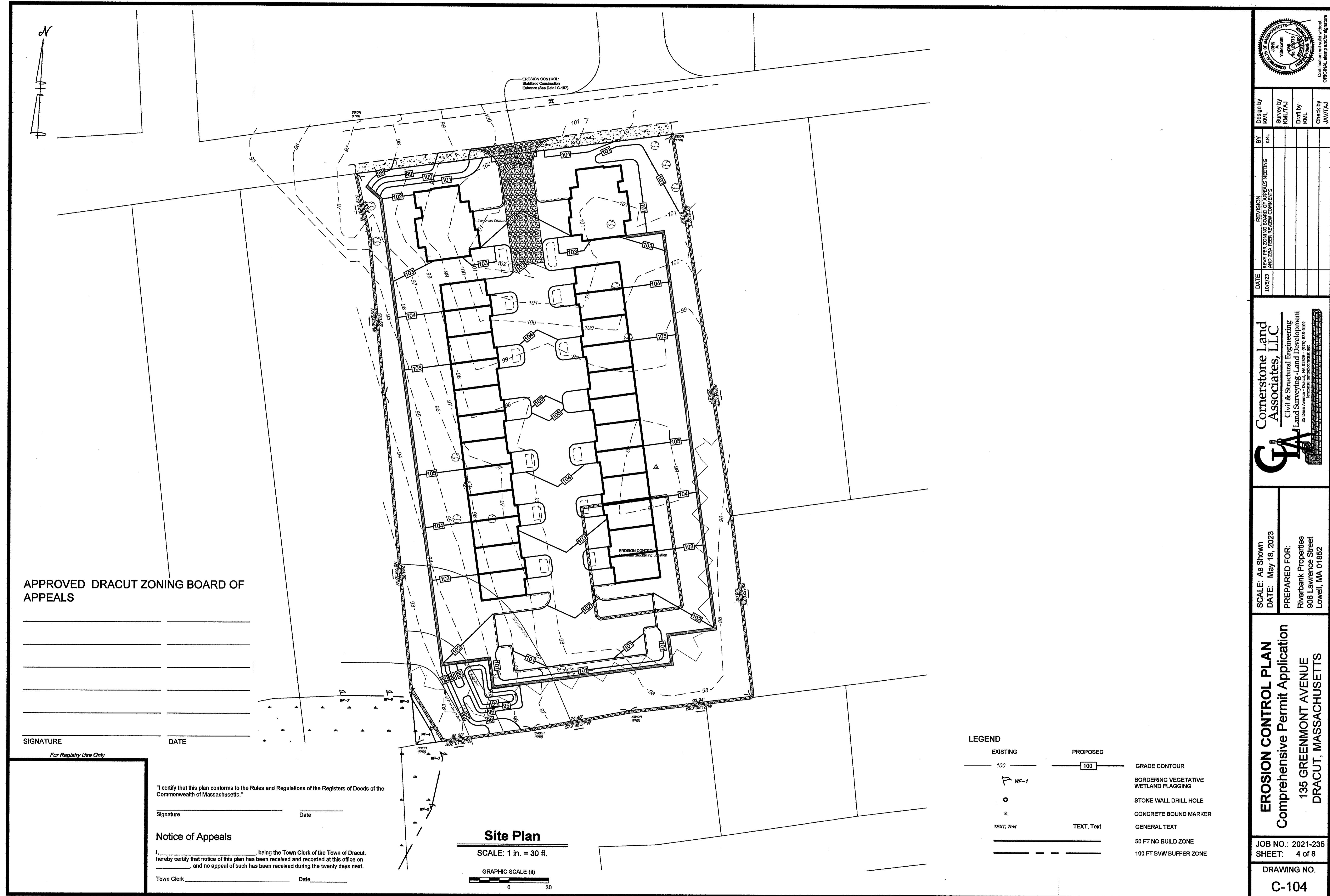
DETAILS PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS
JOB NO.: 2021-235
SHEET: 6 of 8
DRAWING NO.
C-106

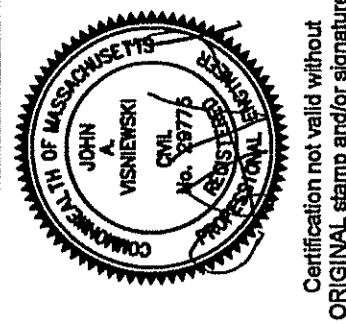


SCALE: As Shown
DATE: May 18, 2023
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

REVISION
DATE: 10/19/23
REVIS PER ZONING BOARD OF APPEALS MEETING
AND ZEB PIER REVIEW COMMENTS

DESIGN BY
KML
KML/TAJ
SURVEY BY
KML/TAJ
DRAFT BY
KML
CHECK BY
JAV/TAJ





Certification not valid without original stamp and/or signature

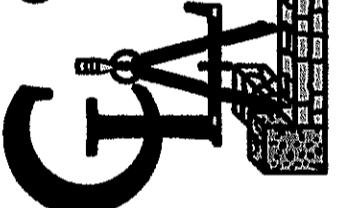
REFERENCES

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 #20517C0141E 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.

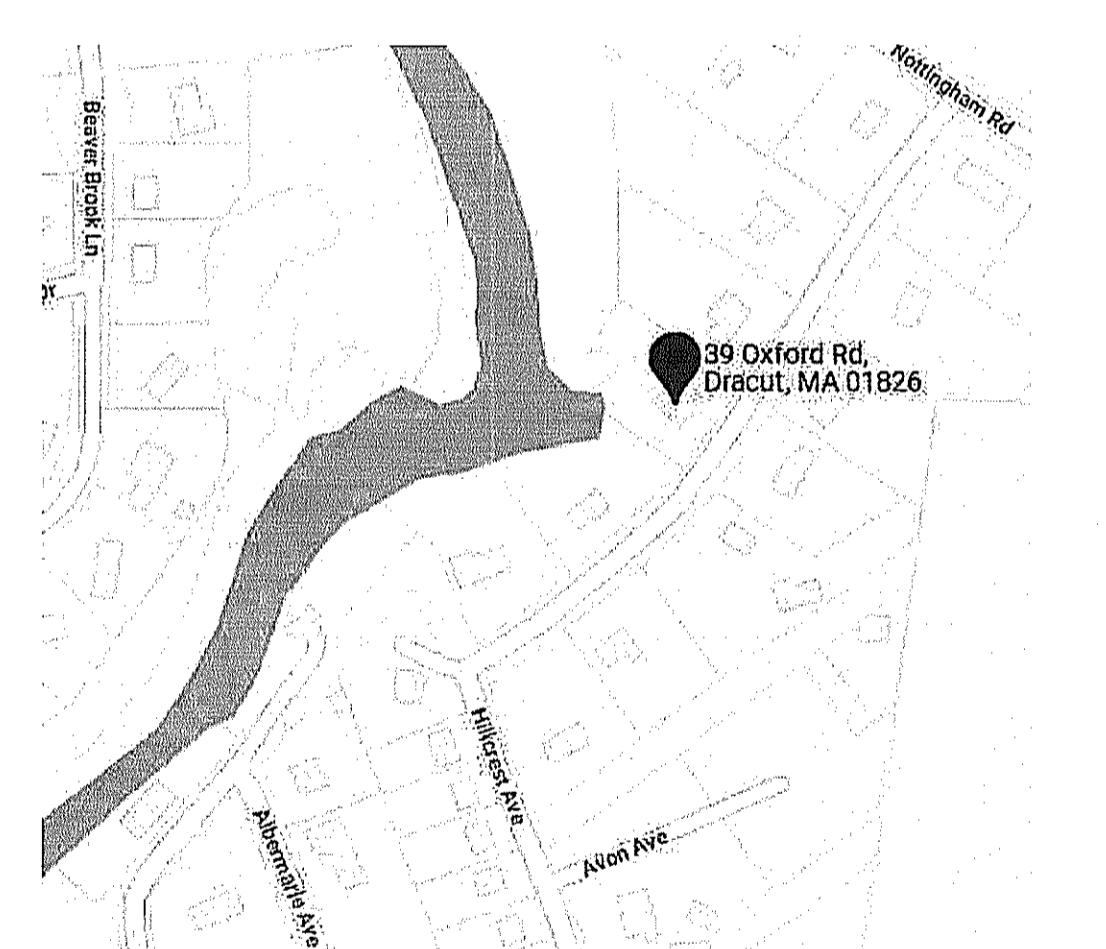
Cornerstone Land
Associates, LLC
Civil & Structural Engineering
Land Surveying, Land Development
22 Main Avenue, Dracut, MA 01826
www.cornerstonelandassociates.net



Land Surveying, Land Development
22 Main Avenue, Dracut, MA 01826
www.cornerstonelandassociates.net

GRADING & DRAINAGE PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 3 of 8
DRAWING NO.
C-103



Locus Map

Not To Scale

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 BVW BUFFER ZONE	

Site Plan

SCALE: 1 in. = 30 ft.

GRAPHIC SCALE (ft)

0 30

"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 _____

DRAINAGE CHART

PDMH#1
RIM=101.5'
INVin=97.1' (6" TBF#1)
INVin=97.1' (6" TBF#2)
INVout=97.0' (PDMH#2)

PDMH#2
RIM=105.4'
INVin=96.1' (12" PDMH#1)
INVout=96.0' (12" PDMH#5)

PDMH#3
RIM=103.1'
INVin=97.1' (6" RG#1)
INVin=97.1' (6" RG#7)
INVin=98.0' (6" ROOF DRAIN)
INVin=98.0' (6" ROOF DRAIN)
INVout=97.0' (12" CULTEC RECHARGE BASIN)

PDMH#4
RIM=102.8'
INVin=97.1' (6" RG#6)
INVin=97.1' (6" RG#12)
INVout=97.0' (12" CULTEC RECHARGE BASIN)

PDMH#5
RIM=101.5'
INVin=97.1' (12" PDMH#2)
INVin=96.3' (12" OCS#1)
INVout=96.0' (12" OUTLET POND)

PDMH#6
RIM=101.5'
INVin=97.1' (6" TBF#4)
INVout=97.0' (PDMH#7)

PDMH#7
RIM=101.5'
INVin=97.1' (6" TBF#3)
INVin=96.5' (12" PDMH#6)
INVout=96.0' (12" OUTLET POND)

OCS#4
RIM=103.1'
INVin=99.75' (6" CULTEC BASIN)
INVout=97.0' (12" PDMH#5)

OUTLET POND#1
INVin=95.6' (12" PDMH#5)
INVin=95.6' (12" PDMH#7)
INVout=94.0' (4" LOW FLOW DRAIN)
INVout=95.5' (6' W X 8' L STONE WEIR)

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____
For Registry Use Only

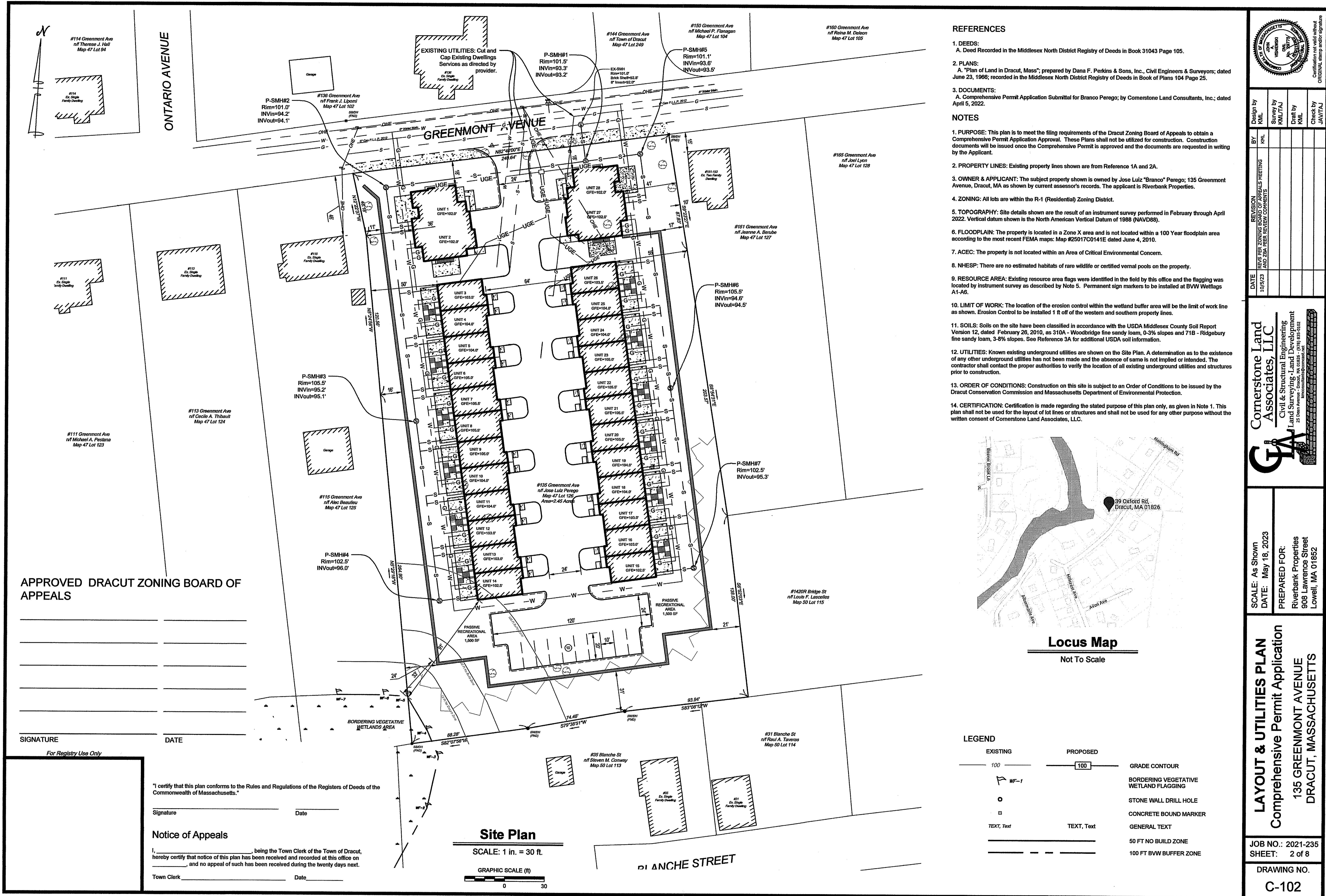
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

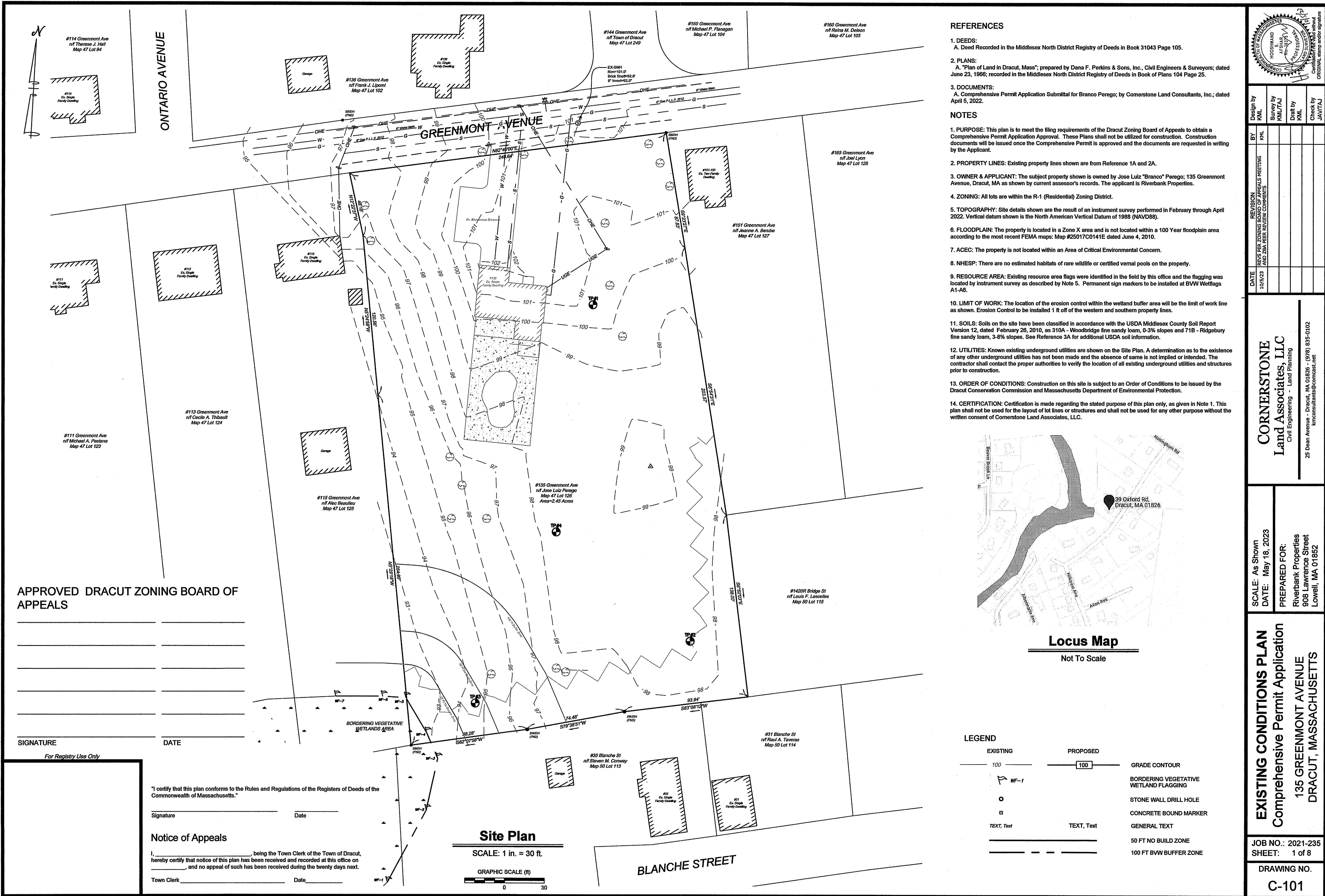
Signature _____ Date _____

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

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 following.

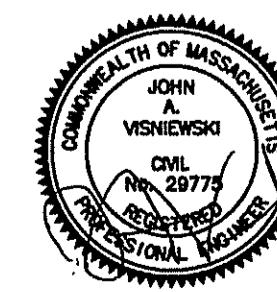
Town Clerk _____ **Date** _____



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



10/5/23	REVS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML
DATE	REVISION	BY

May 18, 2023

Dwg. No. 2021-235