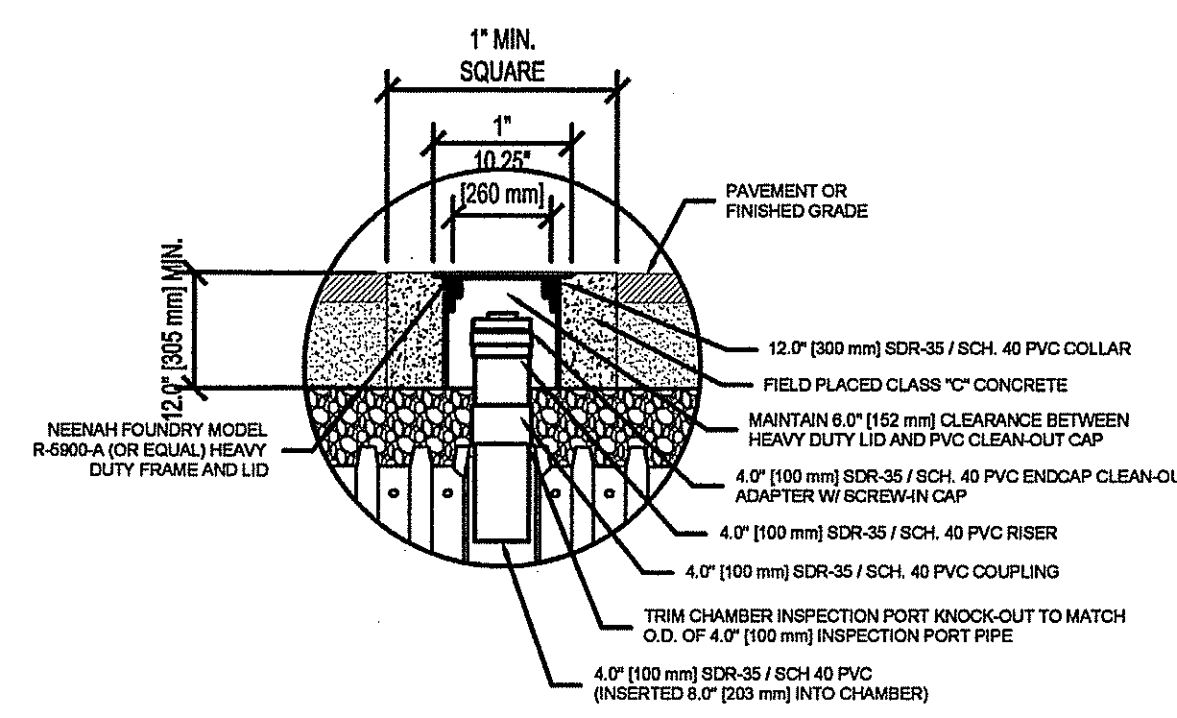
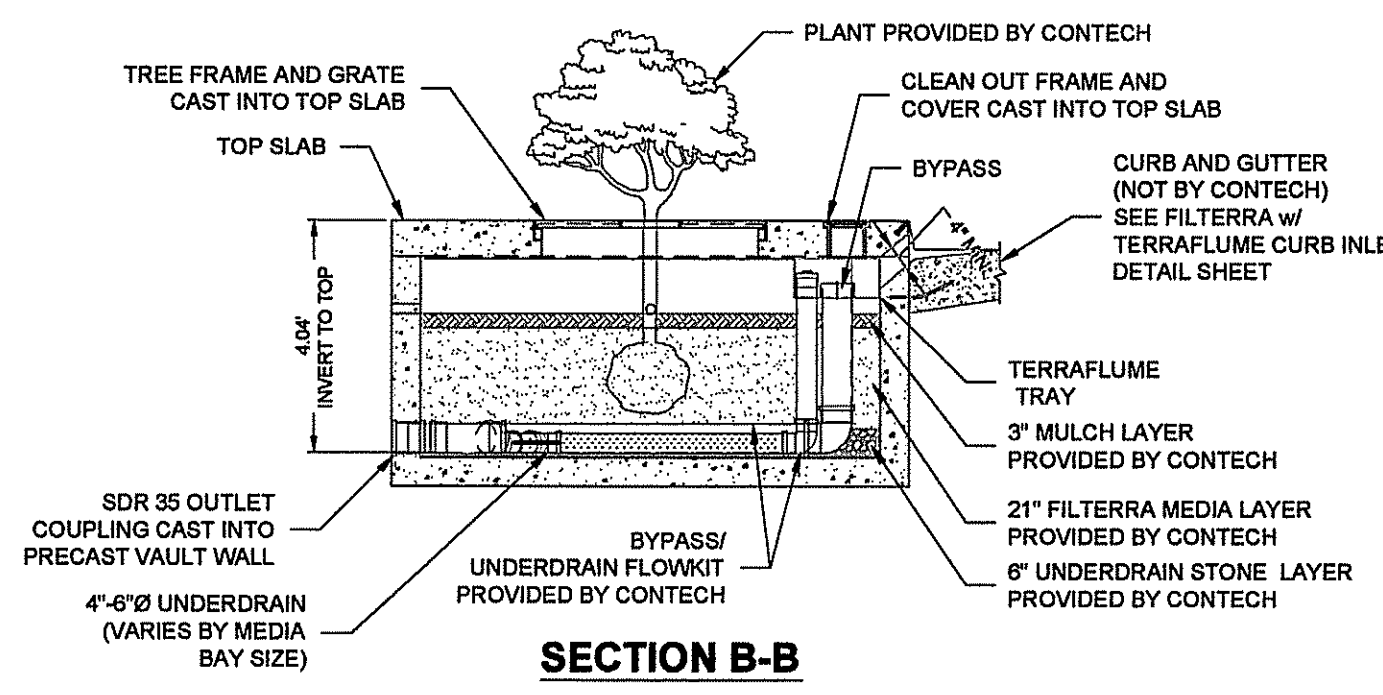


WETLAND PERMANENT SIGN

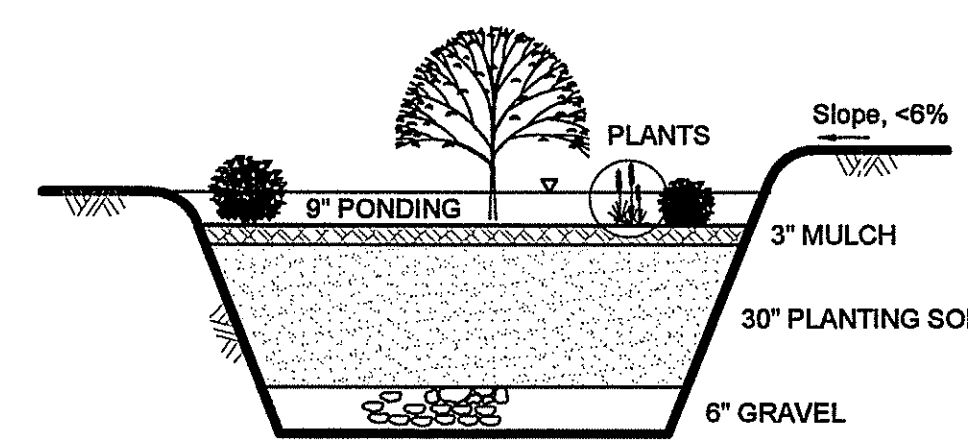


PLAN VIEW



SECTION B-B

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

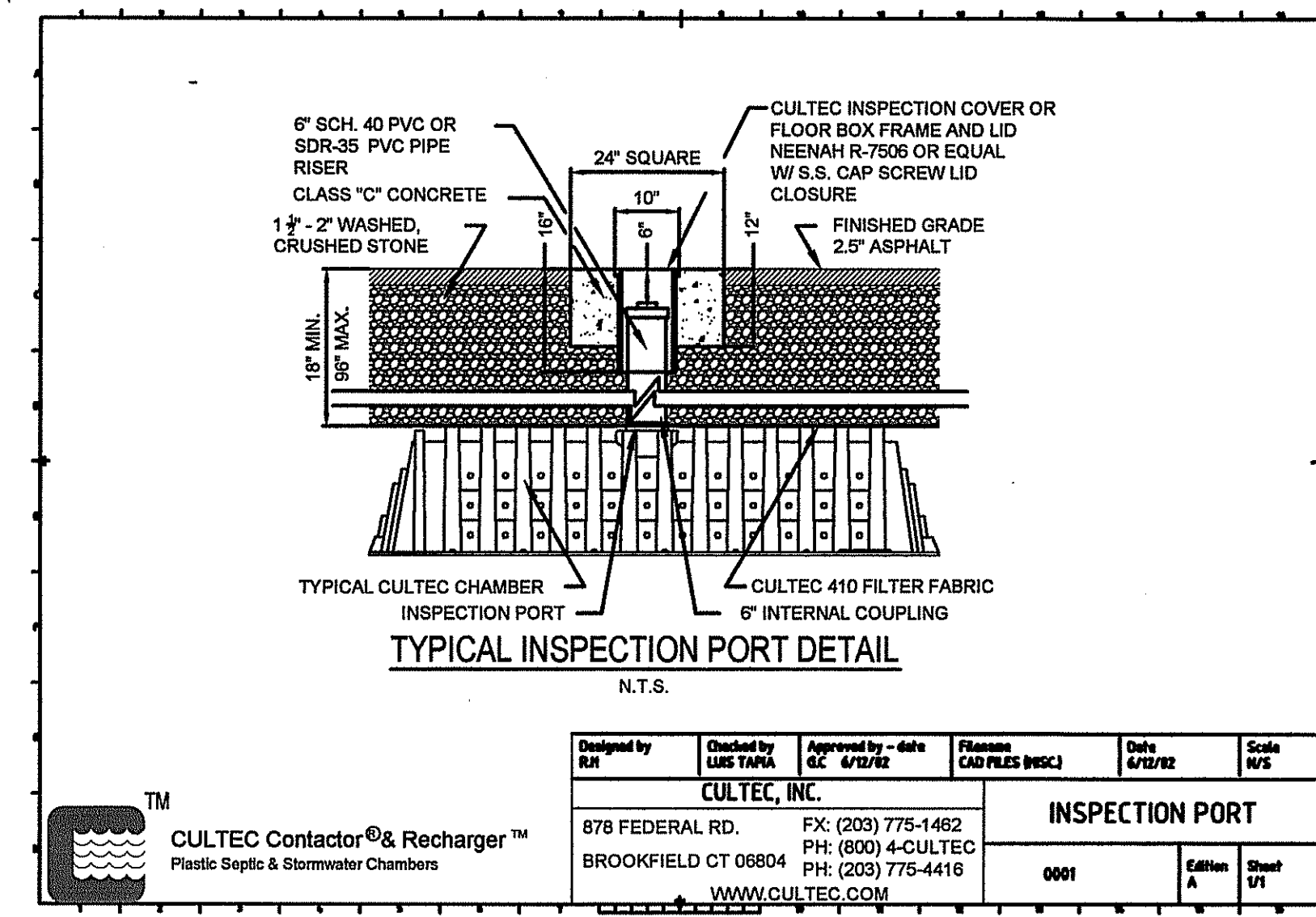


RAIN GARDEN

PLANTING SPECIFICATIONS
 PLANTING SOIL:
 pH: 5.5 - 6.5
 Organic content: 1.5% - 3%
 Soluble salts: 500 ppm max.
 Mix - 40% gravelly sand
 25% sandy loam, loamy sand or loam
 35% Compost yard waste (Mass DEP guidelines)
 MULCH: Hardwood

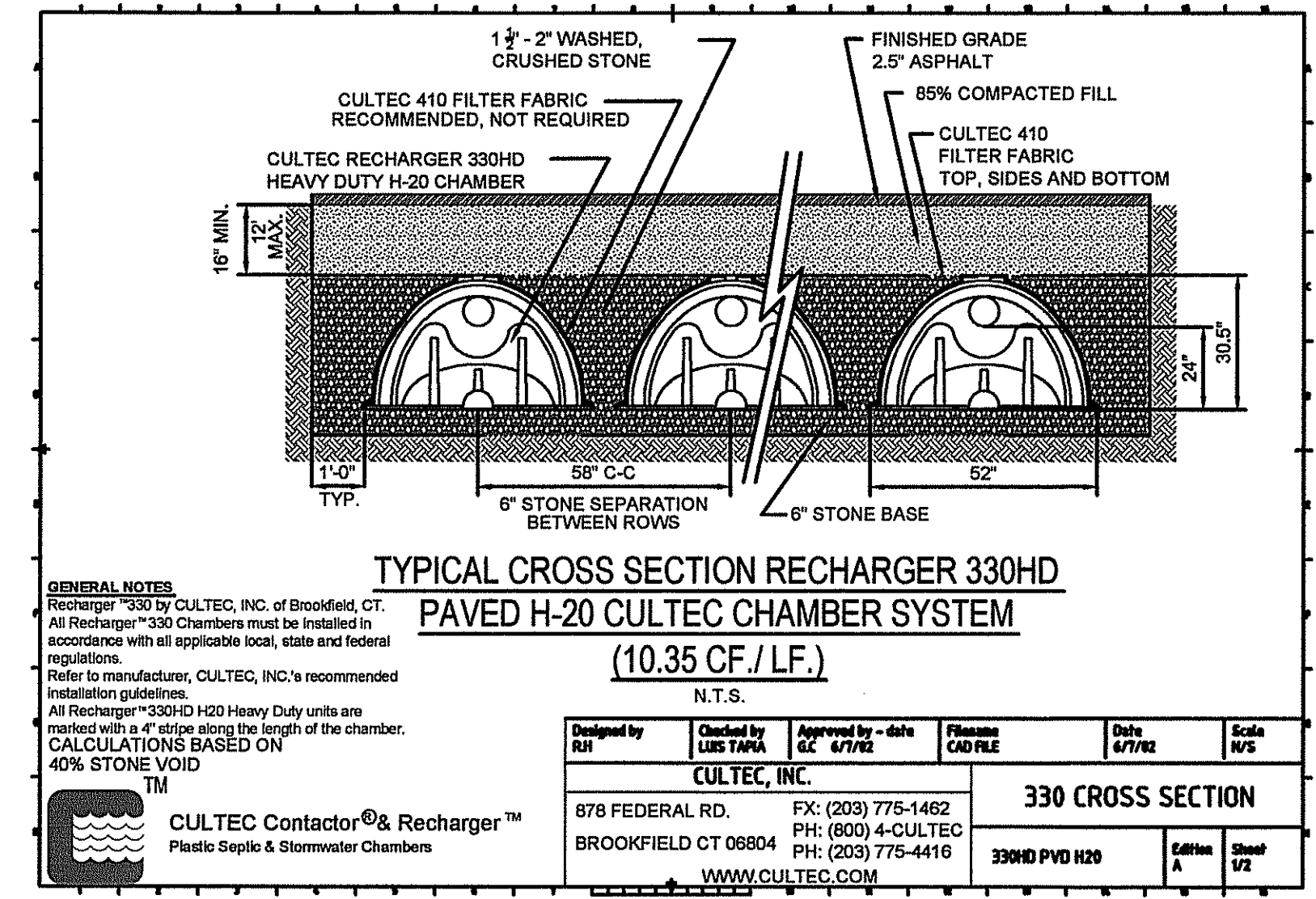
Details

Not To Scale



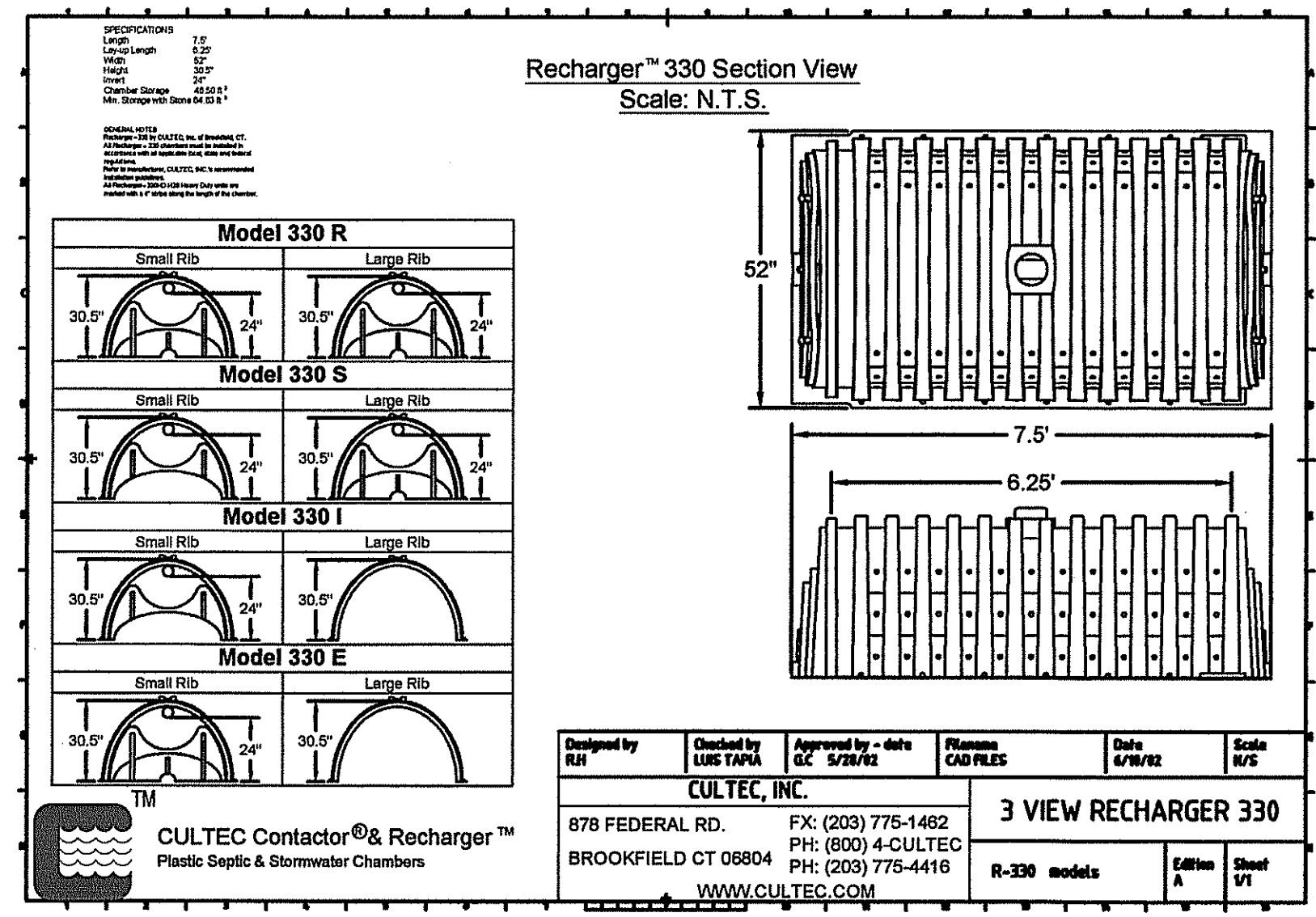
TYPICAL INSPECTION PORT DETAIL

Designed by RUI	Checked by LUS TAPA	Approved by - date OC 4/7/12	Planner CAD FILES (PISC)	Date 4/7/12	Scale N/S
CULTEC, INC. 878 FEDERAL RD. BROOKFIELD CT 06804 PH: (203) 775-1462 PH: (800) 4-CULTEC PH: (203) 775-4416 WWW.CULTEC.COM					
INSPECTION PORT			0001	Sheet VI	Scale N/S



TYPICAL CROSS SECTION RECHARGER 330HD PAVED H-20 CULTREC CHAMBER SYSTEM (10.35 CF / LF.)

Designed by RUI	Checked by LUS TAPA	Approved by - date OC 4/7/12	Planner CAD FILES	Date 4/7/12	Scale N/S
CULTEC, INC. 878 FEDERAL RD. BROOKFIELD CT 06804 PH: (203) 775-1462 PH: (800) 4-CULTEC PH: (203) 775-4416 WWW.CULTEC.COM					
330 CROSS SECTION			330HD PVD H20	Sheet VI	Scale N/S



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

Designed by RUI	Checked by LUS TAPA	Approved by - date OC 4/7/12	Planner CAD FILES	Date 4/7/12	Scale N/S
CULTEC, INC. 878 FEDERAL RD. BROOKFIELD CT 06804 PH: (203) 775-1462 PH: (800) 4-CULTEC PH: (203) 775-4416 WWW.CULTEC.COM					
3 VIEW RECHARGER 330			R-330 models	Sheet VI	Scale N/S

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE
 For Registry Use Only

DATE

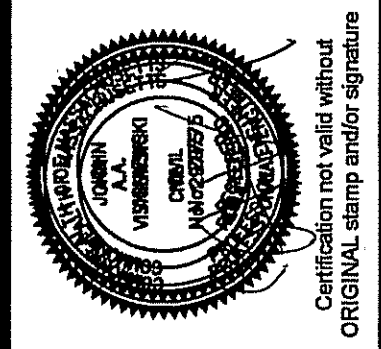
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

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 _____



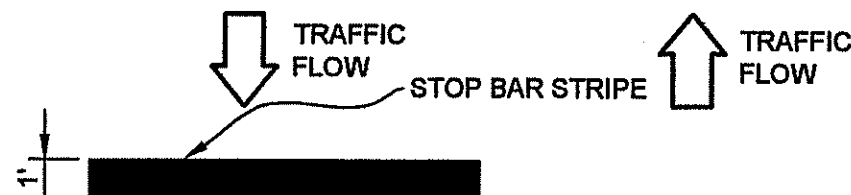
Design by KUL	Survey by KUL/TAJ	Draw by KUL	Check by JAV/TAJ
BY KUL	REVISION REV PER ZONING BOARD OF APPEALS MEETING AND ZEA PER REVIEW COMMENTS	DATE 10/5/23	

Cornerstone Land Associates, LLC
 Civil & Structural Engineering
 Land Surveying - Land Development
 25 Dean Avenue - Dracut, MA 01826 - (978) 855-5102
 info@cornerstoneland.com

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

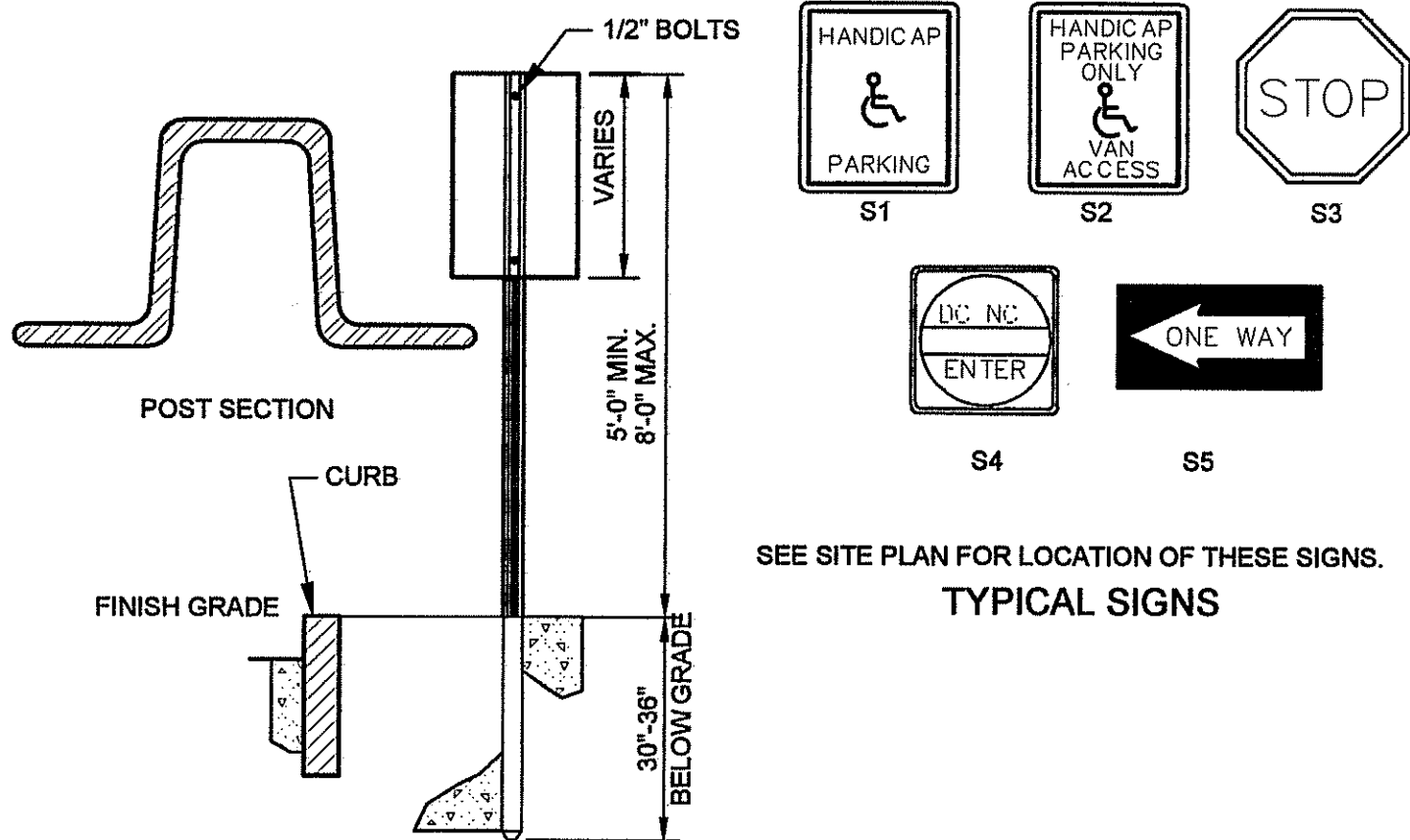
DETAILS PLAN
 Comprehensive Permit Application
 135 GREENMONT AVENUE
 DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
 SHEET: 8 of 8
 DRAWING NO.
 C-108



NOTE:
ALL STRIPING SHALL BE 12" REFLECTORIZED
THERMOPLASTIC WHITE LINE (M.H.D. 866.12). SEE SITE
PLAN FOR LOCATIONS.

STOP BAR STRIPE



SEE SITE PLAN FOR LOCATION OF THESE SIGNS.
TYPICAL SIGNS

APPROVED DRACUT ZONING BOARD OF APPEALS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE _____ DATE _____

For Registry Use Only

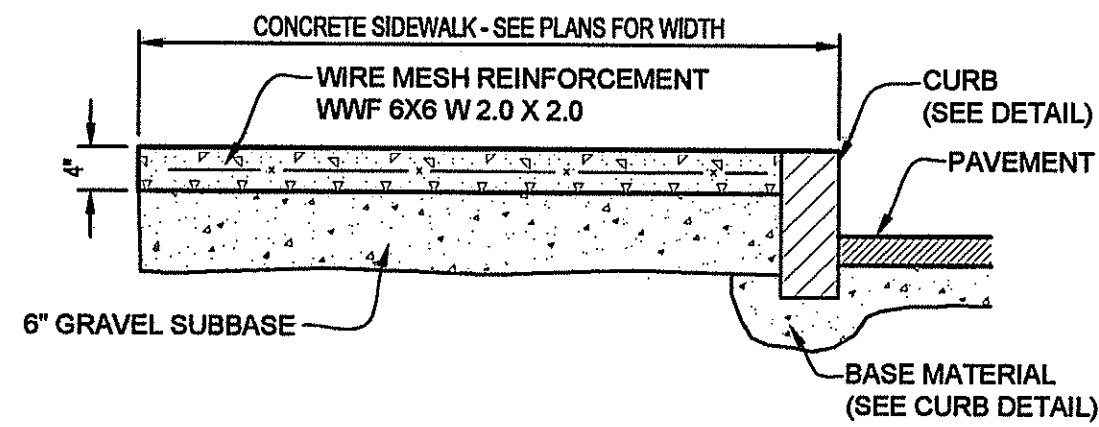
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

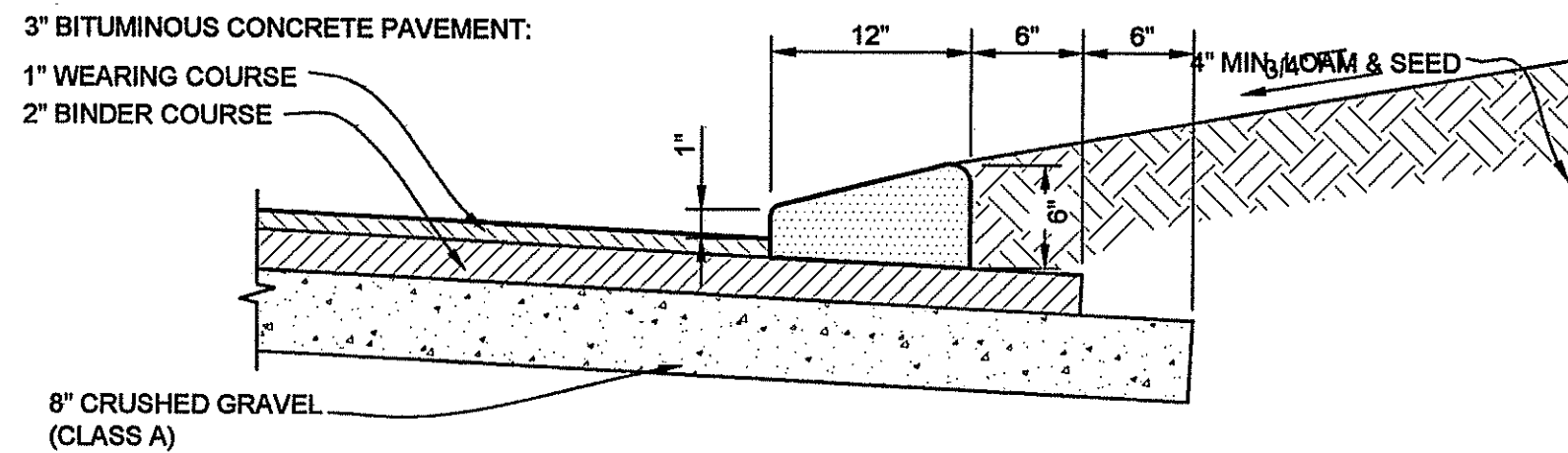
Notice of Appeals

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 _____

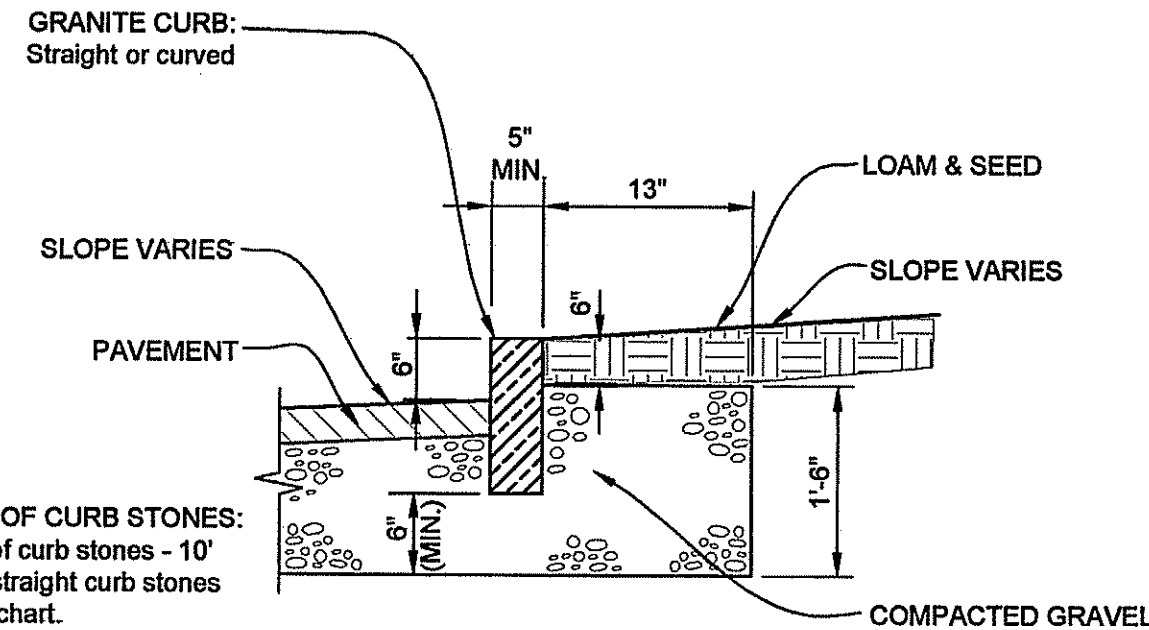


CONCRETE SIDEWALK



BITUMINOUS CAPE COD BERM

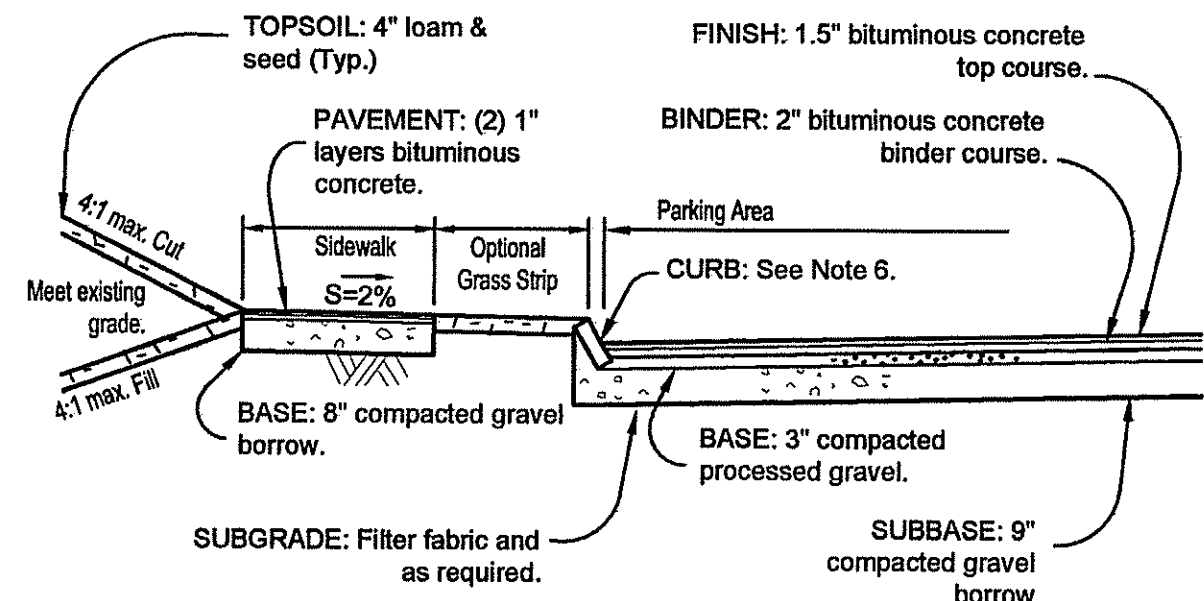
RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'



MINIMUM LENGTH OF CURB STONES:
3' Maximum length of curb stones - 10'
maximum length of straight curb stones
laid on curves - see chart.

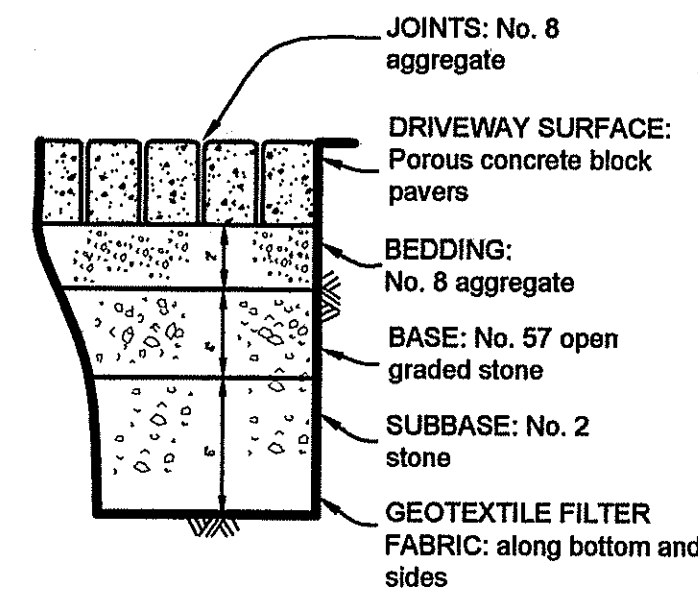
Adjoining stones shall have the same or
approximately the same length.

VERTICAL GRANITE CURB



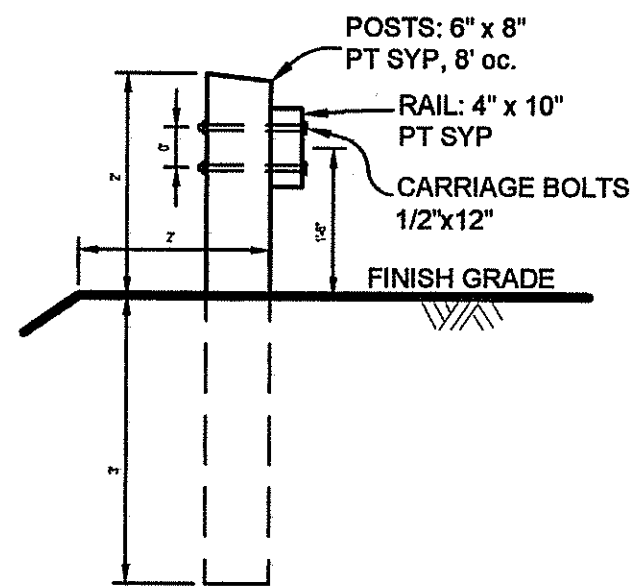
NOTES:
1. Processed gravel reference: Mass. Highway Specs. M1.03.1.
2. Gravel borrow reference: Mass. Highway Specs. M.1.03.0 (type b)
3. Bituminous Concrete reference: Mass. Highway Specs. Section 460, Class 1, Type I-1, and M3.11.00.
4. Tack coat reference: Mass. Highway Specs. Section 460.62.
5. All compaction to meet 95% maximum dry density.
6. Curbing to be sloped granite or continuous bituminous as shown on Site Plan.

TYPICAL PARKING & SIDEWALK

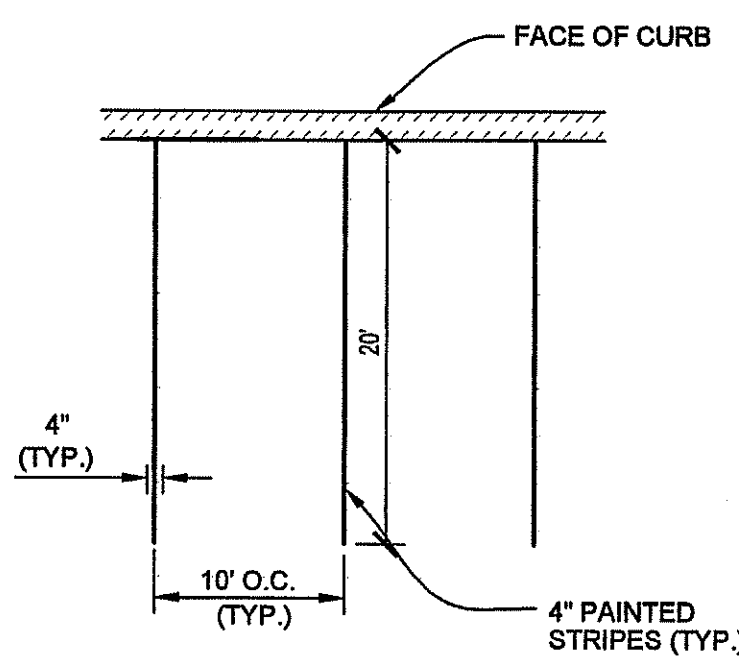


POROUS PAVERS
H-20 Loading Capacity

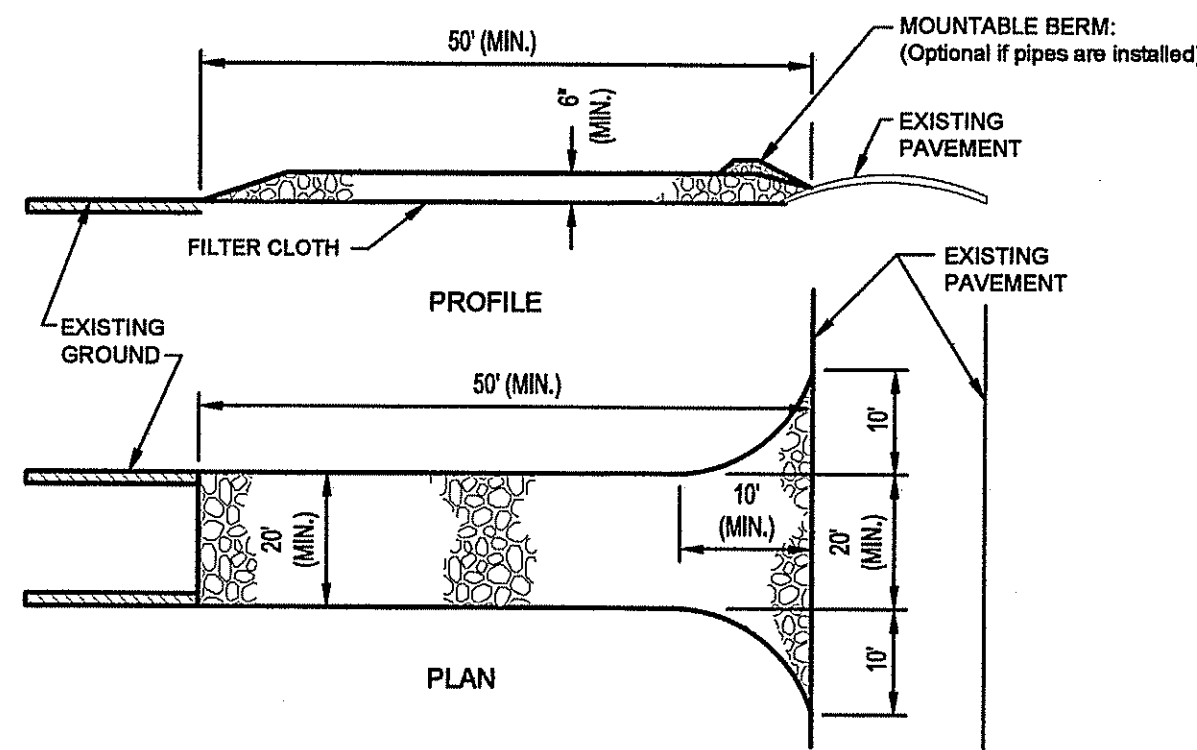
DRIVEWAY NOTES
1. Driveway surface shall be porous interlocking concrete 'Aqua-Bric' pavers by Ideal Concrete Block Co., Inc. All materials and installation shall be as specified by the manufacturer.
2. Aggregate specifications refer to ASTM D 448



GUARD RAIL

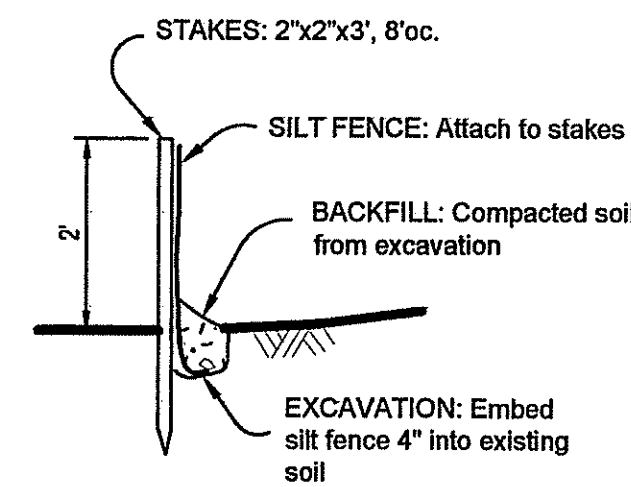


PARKING STALL STRIPING



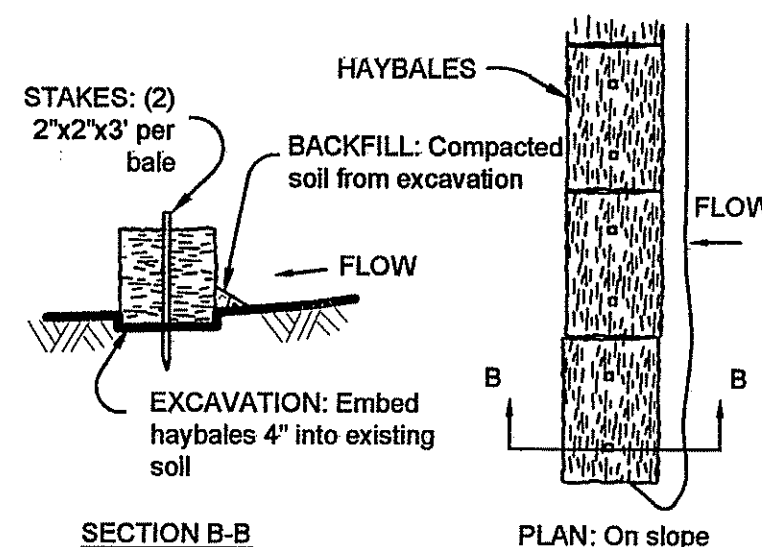
- STONE SIZE - Use 2" stone, or reclaimed or recycled concrete equivalent.
- LENGTH - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- THICKNESS - Not less than six (6) inches.
- WIDTH - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- 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.
- 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.
- 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.
- 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.
- INSPECTION: Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

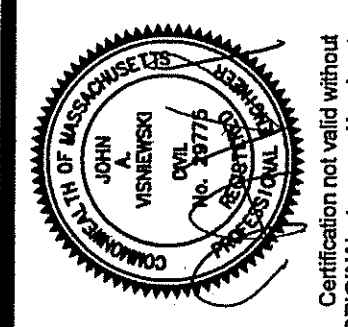


SILT FENCE
SECTION

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
STAKED HAYBALES



Design by	KML	Survey by	KML/JAJ	Draft by	KML	Check by	JAV/JAJ
BY	KML	REVISION	BOARD OF APPEALS MEETING	DATE	10/5/23	REAS PER ZONING BOARD OF APPEALS MEETING	AND PER REVIEW COMMENTS

Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying & Land Development
25 Dean Avenue, Dracut, MA 01826 (978) 335-5026
info@cornerstoneland.com

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

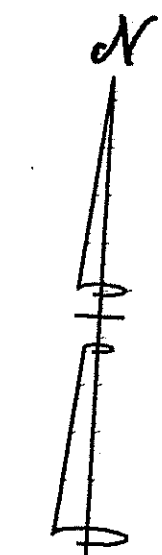
SHEET: 7 of 8

DRAWING NO.

C-107

Details

Not To Scale



APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE _____ DATE _____

For Registry Use Only

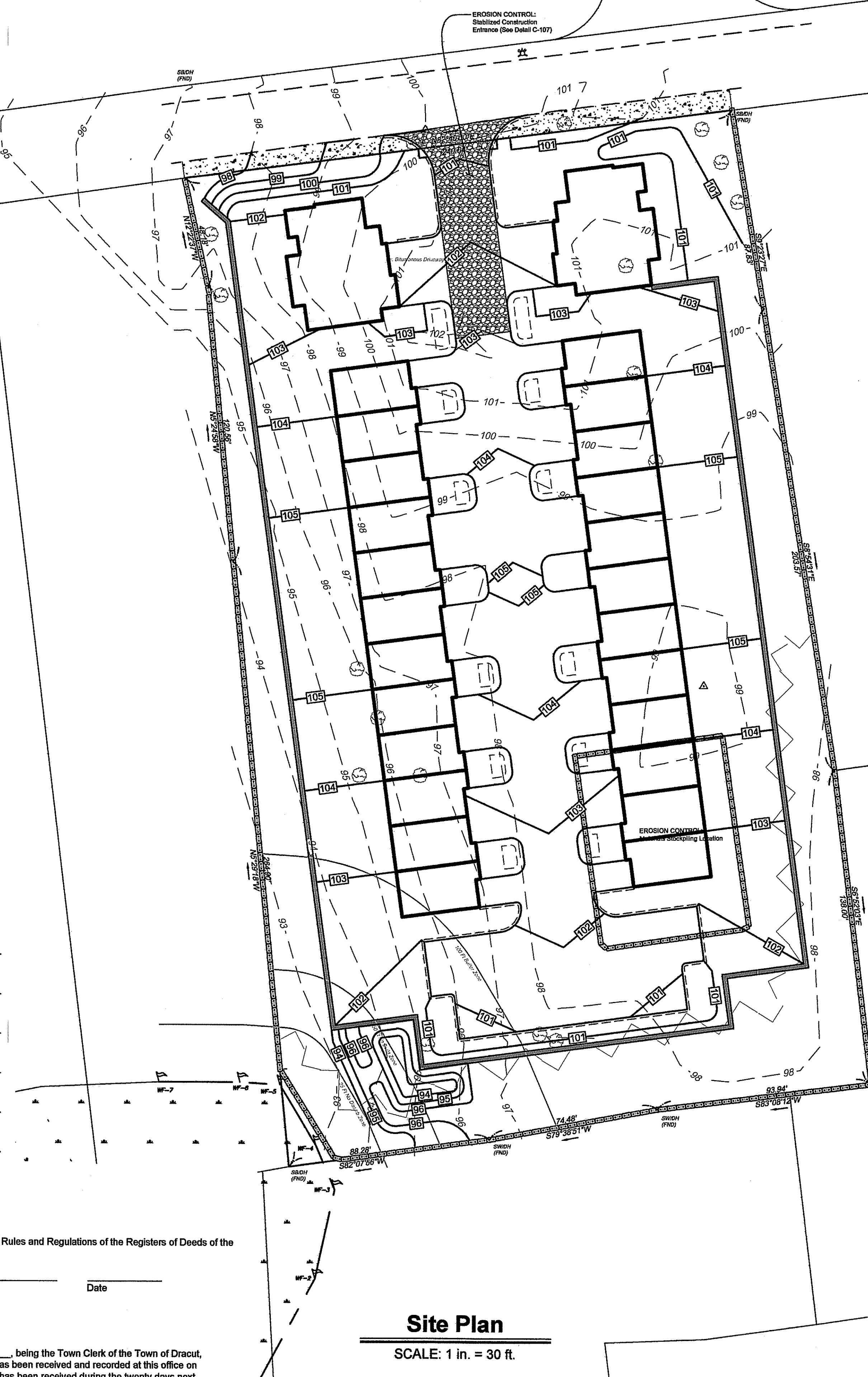
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

Signature _____ Date _____

Notice of Appeals

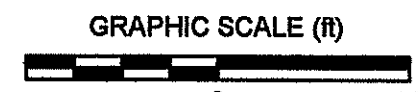
I, _____, being the Town Clerk of the Town of Dracut, hereby certify that notice of this plan has been received and recorded at this office on _____, and no appeal of such has been received during the twenty days next.

Town Clerk _____ Date _____



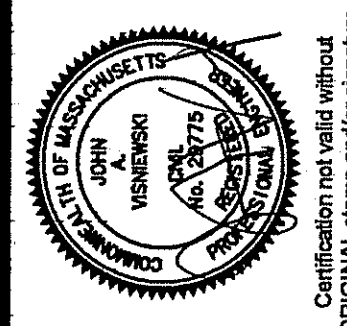
Site Plan

SCALE: 1 in. = 30 ft.



LEGEND

- | | | |
|------------|------------|---------------------------------------|
| EXISTING | PROPOSED | |
| 100 | 100 | GRADE CONTOUR |
| WF-1 | | BORDERING VEGETATIVE WETLAND FLAGGING |
| o | | STONE WALL DRILL HOLE |
| □ | | CONCRETE BOUND MARKER |
| TEXT, Text | TEXT, Text | GENERAL TEXT |
| --- | --- | 50 FT NO BUILD ZONE |
| --- | --- | 100 FT BVW BUFFER ZONE |



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

DATE	REVISION	BY	DESIGN BY
10/5/23	REVIS PER ZONING BOARD OF APPEALS MEETING AND BEST PRACTICE COMMENTS	KML	KML

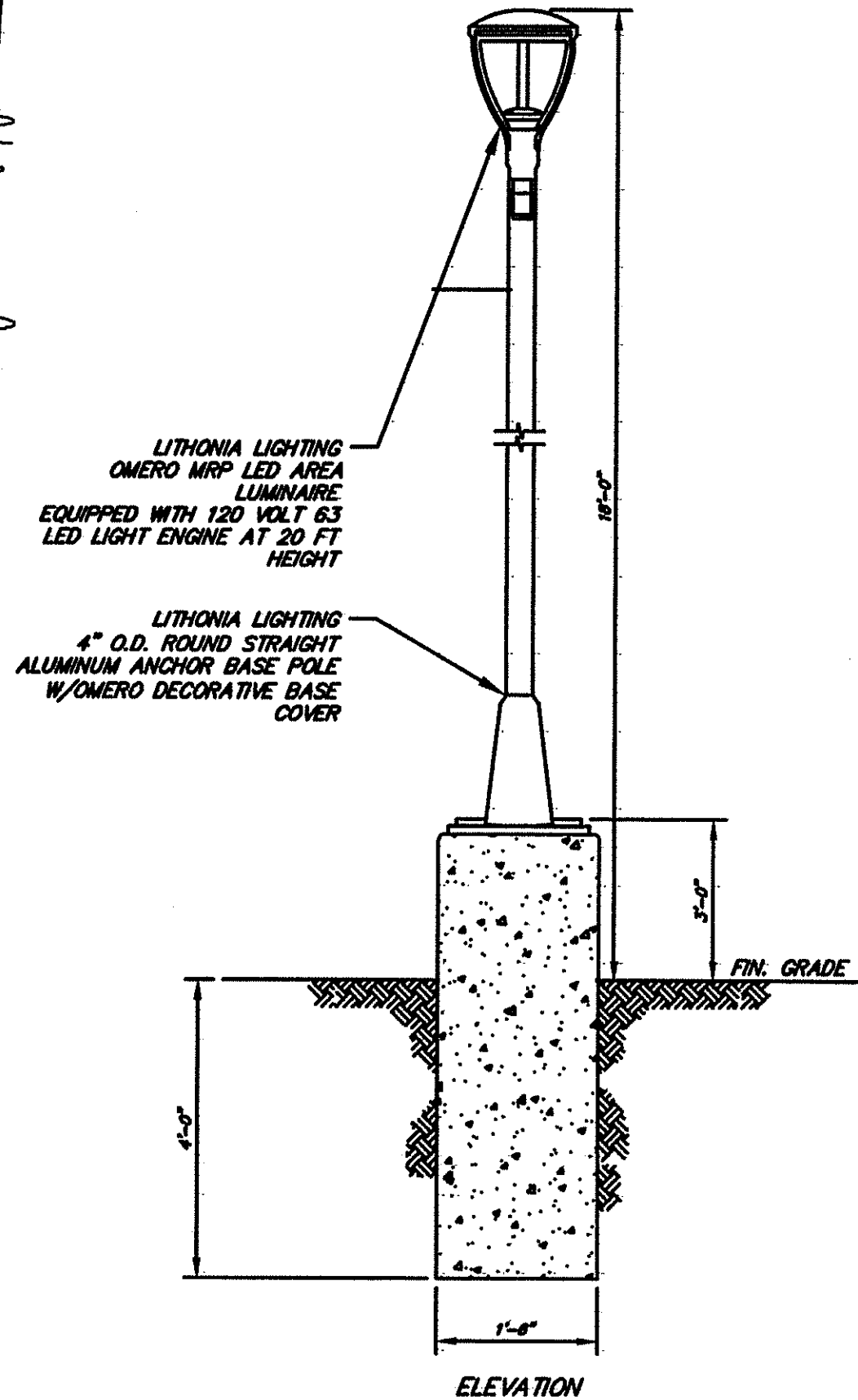
Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying - Land Development
25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102

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

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

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

DRAWING NO.
C-104



SITE LIGHTING FIXTURE
NOT TO SCALE

- 0.5 FT CANDLE WATT
--- 1.0 FT CANDLE WATT
--- 2.0 FT CANDLE WATT

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."

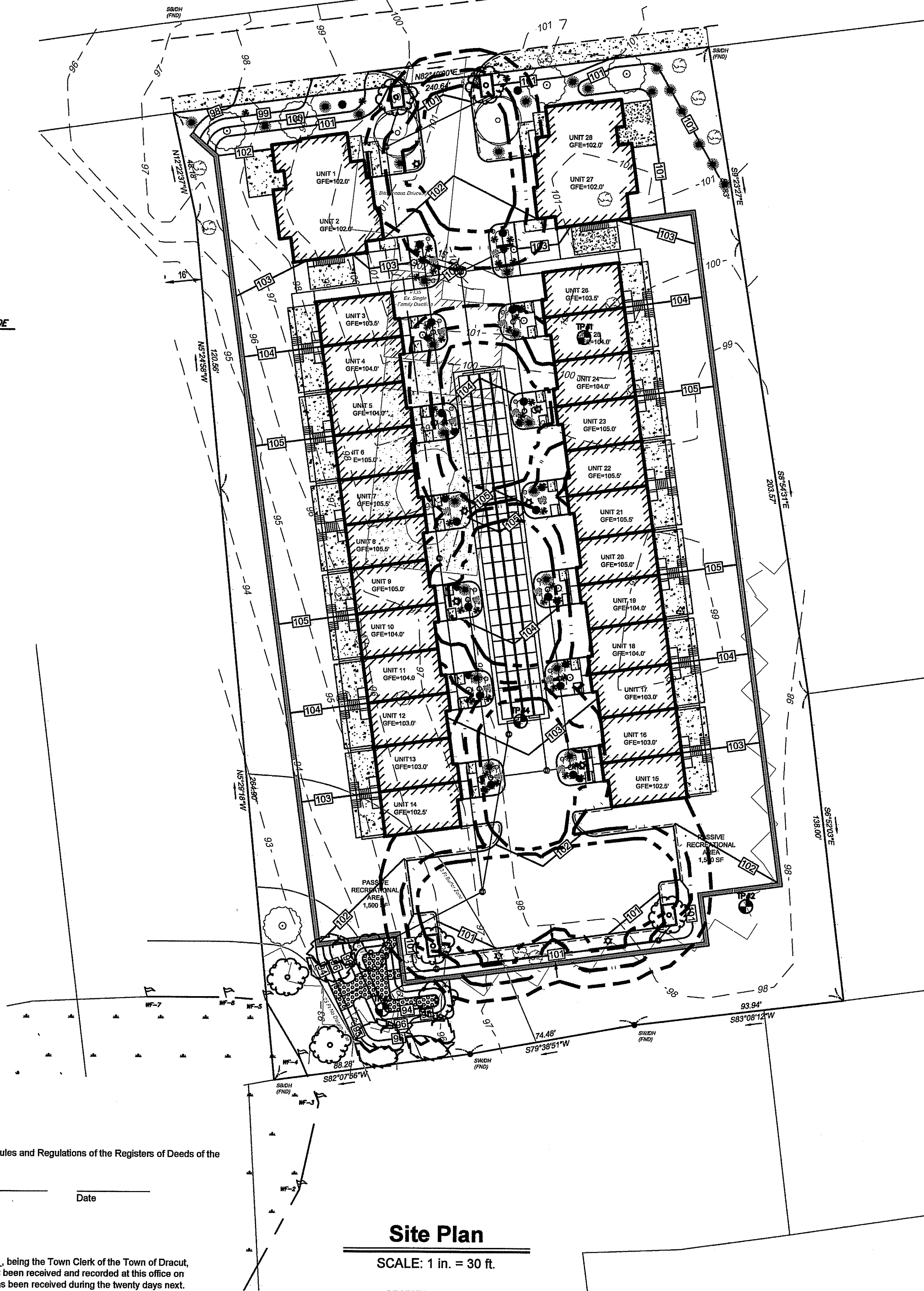
Signature

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 _____

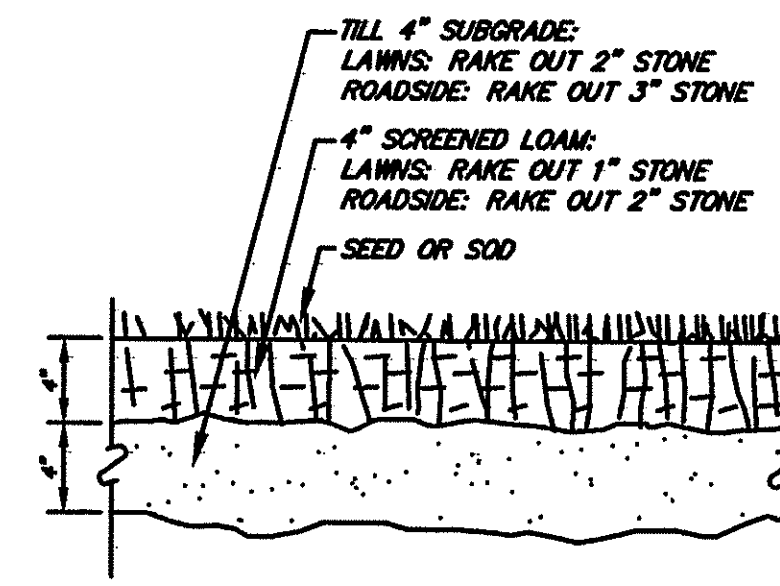


Site Plan

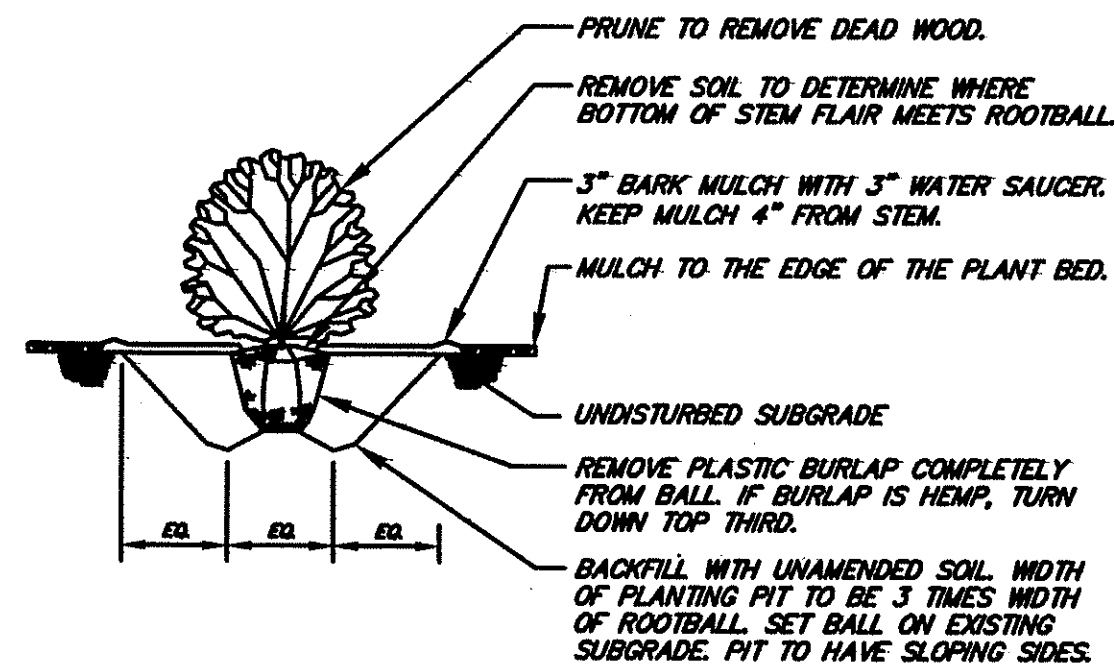
SCALE: 1 in. = 30 ft.

GRAPHIC SCALE (ft)

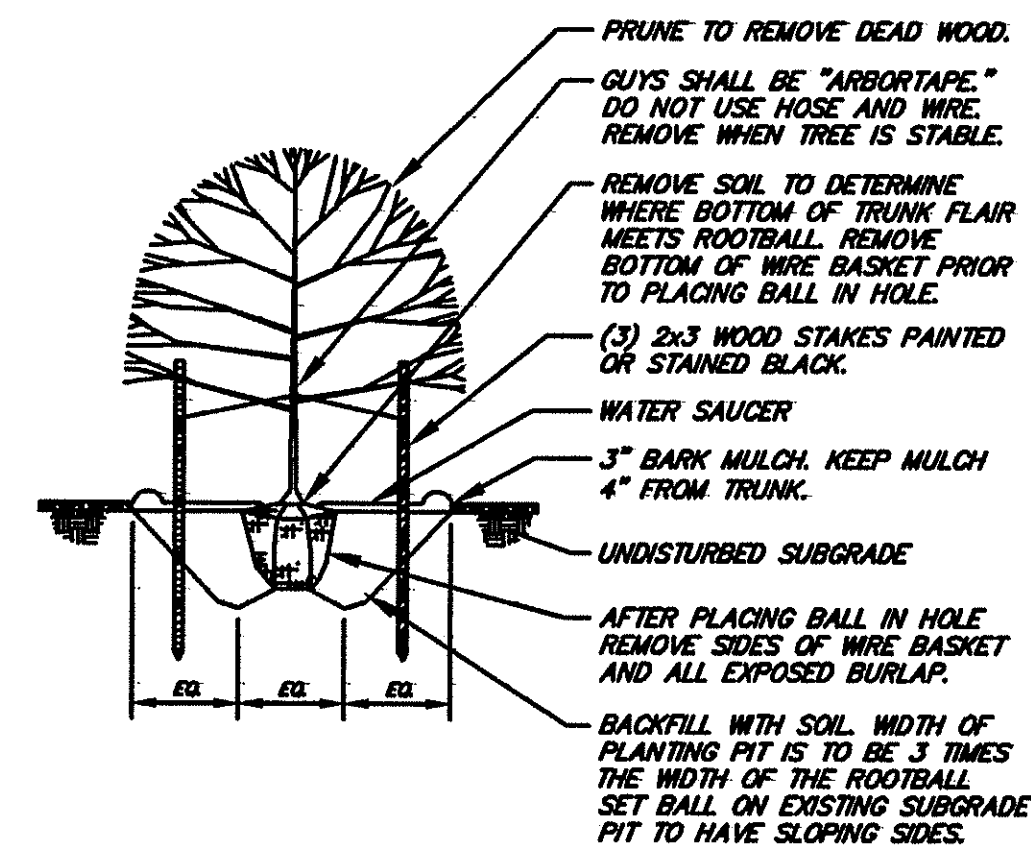
0 30



LAWN PLACEMENT
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

LEGEND

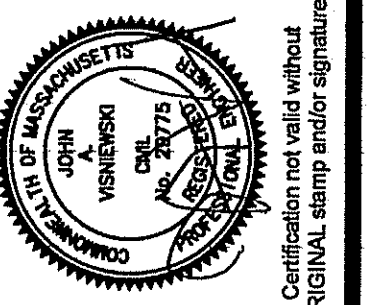
- Blk-Eyed Susan
Birdsfoot Trefoil
Tufted Hair Grass
Silky Dogwood
Juniper
Inkberry
Arborvitae
Gray Birch
Red Maple
Silver Maple
Plum

PLANT LIST

QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES & SHRUBS			
2	1.5-2"	Purple Leaved Plum	Prunus cerasifera 'Thundercloud'
3	1.5-2"	Silver Maple	Acer saccharinum
8	1.5-2"	Red Maple	Acer rubrum
5	1.5-2"	Gray Birch	Betula poputifolia
12	24-36"	Silky Dogwood	Cornus amomum
14	24-36"	Dense Inkberry	Ilex gabra
15	18-24"	Bar Harbor Juniper	Juniperus communis
30	4-5'	Mission Arborvitae	Thuja occidentalis 'Techni'
PERENNIALS			
16	2 gal.	Black Eyed Susan	Rudbeckia fulgida 'Goldstrum'
33	5 gal.	Tufted Hair Grass	Deschampsia caespitosa
11	5 gal.	Birdsfoot Trefoil	Lotus Corniculatus

PLANTING NOTES

- UTILITIES:** Call Dig Safe prior to any digging or grading at the site. Landscape contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities. Landscape contractor is to coordinate his work with the irrigation and lighting contractors.
- COMPACTED SUBGRADE:** Shall be tilled prior to the spreading of loam. Compacted loam shall be tilled prior to the spreading of seed, laying of sod, or planting of trees and shrubs. Compacted grass areas shall be aerated.
- DRAINAGE:** The landscape contractor shall insure before and after the spreading of loam that all areas will drain.
- LOAM:** Shall be clean, well drained topsoil, thoroughly raked to remove stones and debris greater than 1". Loam shall be tested for planting suitability (ph, organic matter, fertility, percolation, toxicity, etc.). At least three tests shall be taken per stockpile for consistency. If soil is found to be deficient, contractor shall provide a program of corrective actions. Compost shall be added and tilled into the soil as necessary to bring the organic content to 10% min. All plant beds shall have a minimum of 12" of loam. All lawn areas shall have a minimum of 6" of loam.
- PLANT PITS:** Shall be three root ball diameters in width, and no deeper than the plant ball. Remove soil from the top of the root ball down to the trunk flare by loosening the burlap and dig plant pit such that root flare is 1 to 2 inches above finished grade.
- PLANT SETTING:** Set plant in the hole. Cut away all visible rope and burlap. Cut away top 12" of wire baskets.
- BACKFILL:** Fill hole with existing soil. Amend with loam or organic matter if excessively sandy or of poor quality. When backfilling is half complete, fill pit with water and allow to drain to remove air pockets. Complete backfilling leaving the root flare exposed.
- MYCOR:** Mix mycor tree saver into top 8" of soil adjacent to the root ball at the rate of 1 packet per caliper inch of trunk or 1 packet per foot of root ball diameter.
- WATER-HOLDING SAUCER:** Shall be built up around the plant pit. Flood with water for 5 minutes immediately after planting.
- WATERING:** Water plants once a day for the first week and once a week for the first planting season. Water at the rate of five gallons per shrub and 10 gallons per tree.
- STAKES AND TREE WRAP:** The landscape contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and shall be responsible for any damage caused by instability of any plant materials. Stakes and tree wrap shall be removed in the spring prior to final acceptance and release of the guarantee.
- MULCH:** Mulch areas around proposed trees and shrubs and all plant beds with 3" shredded bark mulch. Do not mulch against trunks and stems.
- PRUNING:** Remove all dead, broken and damaged branches.
- GUARANTEE:** All plants shall be guaranteed for one full year from date of acceptance.



DESIGN BY	BY	REVISION	DATE
KML	KML	REVIS PER ZONING BOARD OF APPEALS MEETING AND SEVEN REVIEW COMMENTS	10/5/23
SURVEY BY			
DRAW BY			
CHECK BY			

Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying - Land Development
25 Dean Avenue - Dracut, MA 01828 - (978) 935-0022

SCALE: As Shown
DATE: May 18, 2023

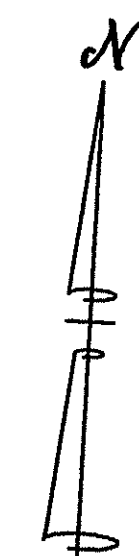
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

LANDSCAPE & LIGHTING PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 5 of 8

DRAWING NO.

C-105



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#1
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 _____

DRAINAGE: Roof Top
Downspout Connection Pipe
to Cullec Basin Recharge
Basin (Typ.)

DRAINAGE: Outlet Pond #1
6" Pipe Outlet
INVOut=94.75'
Broad Crested Weir Overflow
Elev = 95.50'

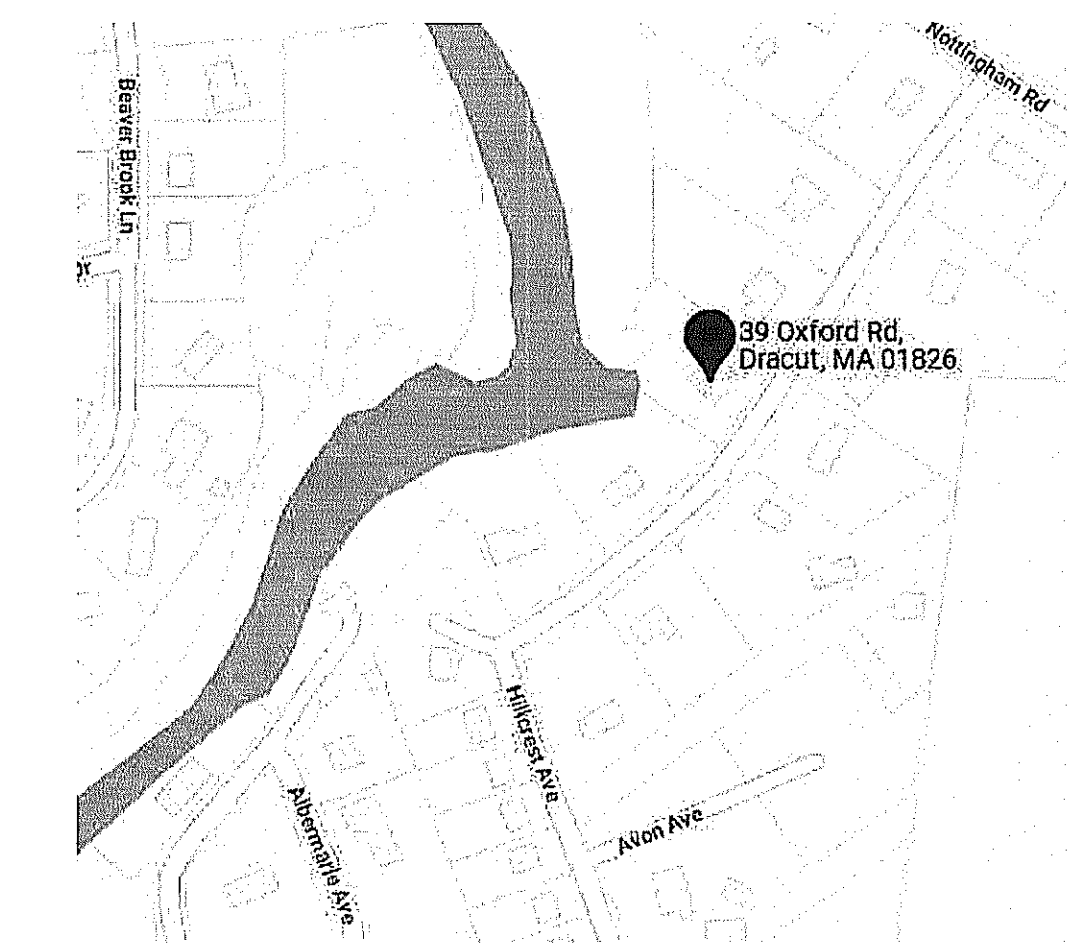
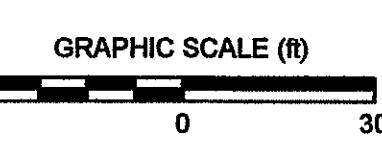
DRAINAGE: INVOut=95.6'
(12" PDMH#5)

DRAINAGE: Cullec
Recharger R-330XL Basin
88 Units with 25' W X 160' L
Stone Base Area
Stone Base=96.5'
Chamber Base=97.0'
INVOut=100.0'

DRAINAGE: Roof Top
Downspout Connection Pipe
to Cullec Recharge Basin
(Typ.)

Site Plan

SCALE: 1 in. = 30 ft.



Locus Map

Not To Scale

LEGEND

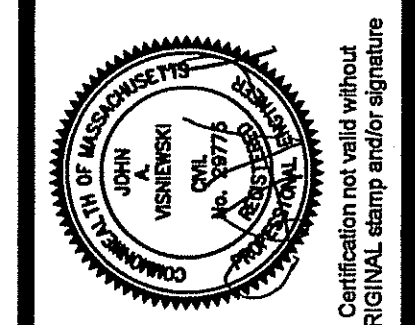
- | EXISTING | PROPOSED | |
|------------|------------|--|
| 100 | 100 | GRADE CONTOUR |
| WF-1 | | BORDERING VEGETATIVE
WETLAND FLAGGING |
| o | | STONE WALL DRILL HOLE |
| □ | | CONCRETE BOUND MARKER |
| TEXT, Text | TEXT, Text | GENERAL TEXT |
| | | 50 FT NO BUILD ZONE |
| | | 100 FT BVW BUFFER ZONE |

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. 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.
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- 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.
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- 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.
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- 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.



Design by	BY	REVISION	DATE
KML	KML	REVISED PER ZONING BOARD OF APPEALS MEETING	10/5/23
Survey by		REVISED PER ZONING BOARD OF APPEALS MEETING	
KML/TAJ		REVISED PER ZONING BOARD OF APPEALS MEETING	
Draft by		REVISED PER ZONING BOARD OF APPEALS MEETING	
KML		REVISED PER ZONING BOARD OF APPEALS MEETING	
Check by		REVISED PER ZONING BOARD OF APPEALS MEETING	
JAV/TAJ		REVISED PER ZONING BOARD OF APPEALS MEETING	

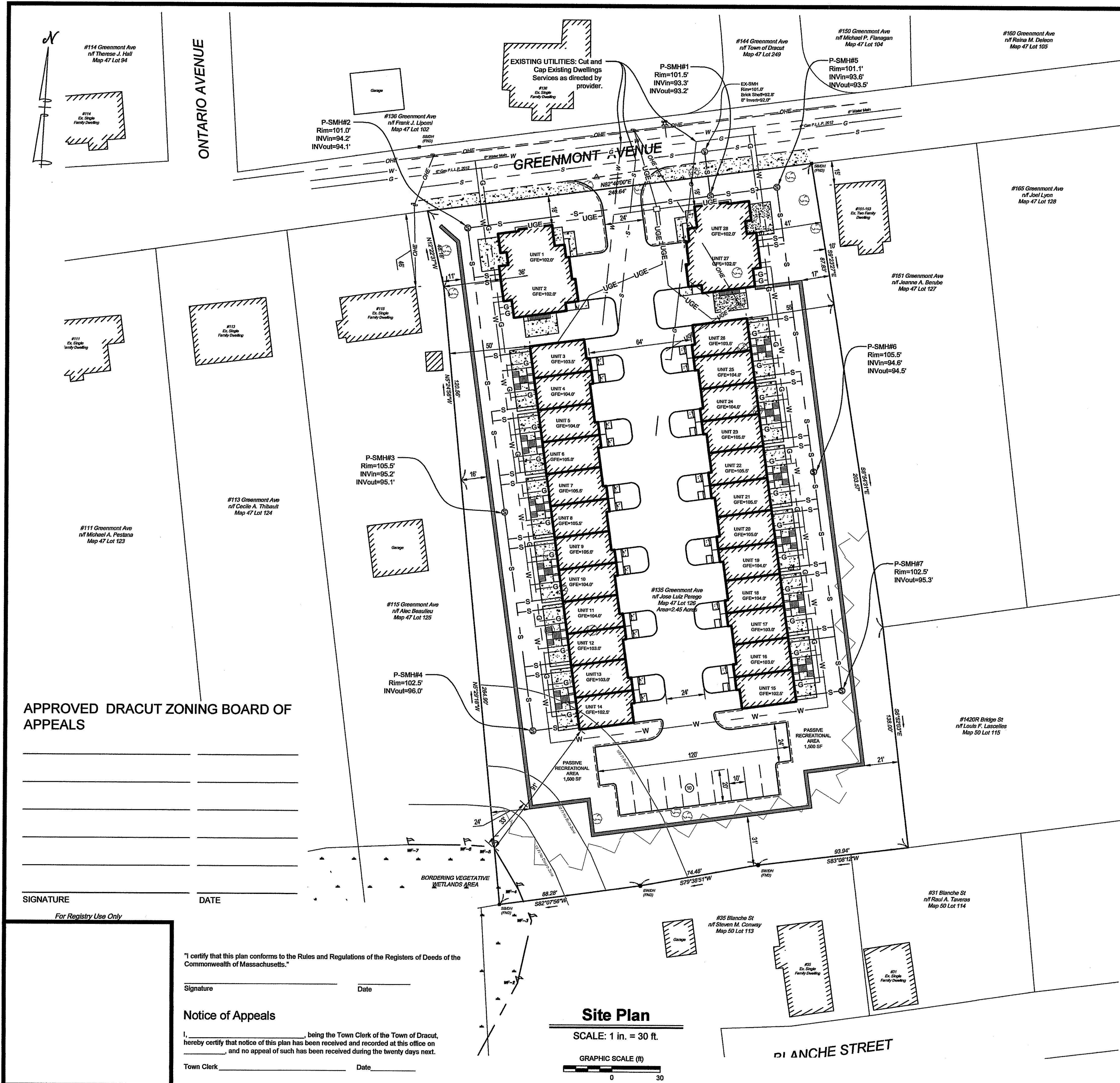
Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying - Land Development
25 Dean Avenue - Dracut, MA 01826 - (978) 833-0102

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

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

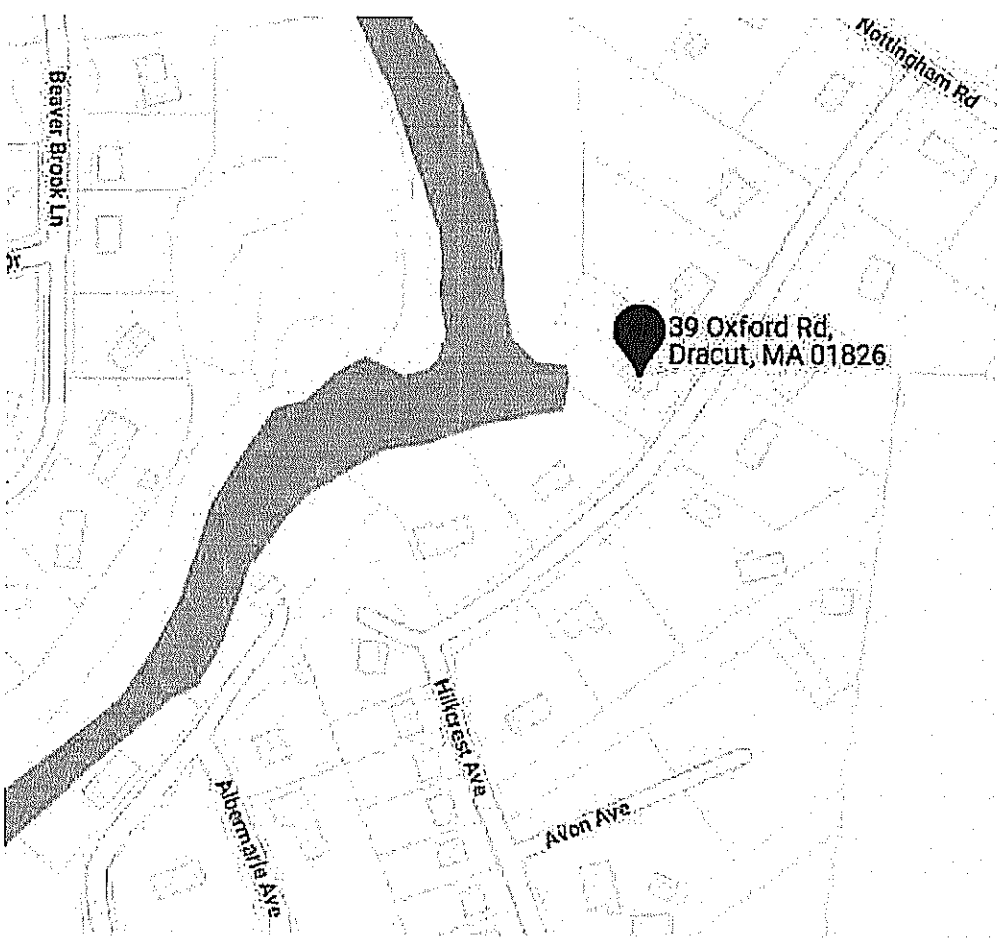
JOB NO.: 2021-235
SHEET: 3 of 8

DRAWING NO.
C-103



REFERENCES

- DEEDS:
 - Deed Recorded in the Middlesex North District Registry of Deeds in Book 31043 Page 105.
 - PLANS:
 - "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.
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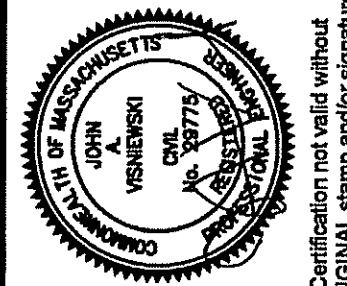


Locus Map

Not To Scale

LEGEND

- | | | |
|----------|----------|---------------------------------------|
| EXISTING | PROPOSED | GRADE CONTOUR |
| 100 | 100 | BORDERING VEGETATIVE WETLAND FLAGGING |
| WF-1 | | STONE WALL DRILL HOLE |
| | | CONCRETE BOUND MARKER |
| | | GENERAL TEXT |
| | | 50 FT NO BUILD ZONE |
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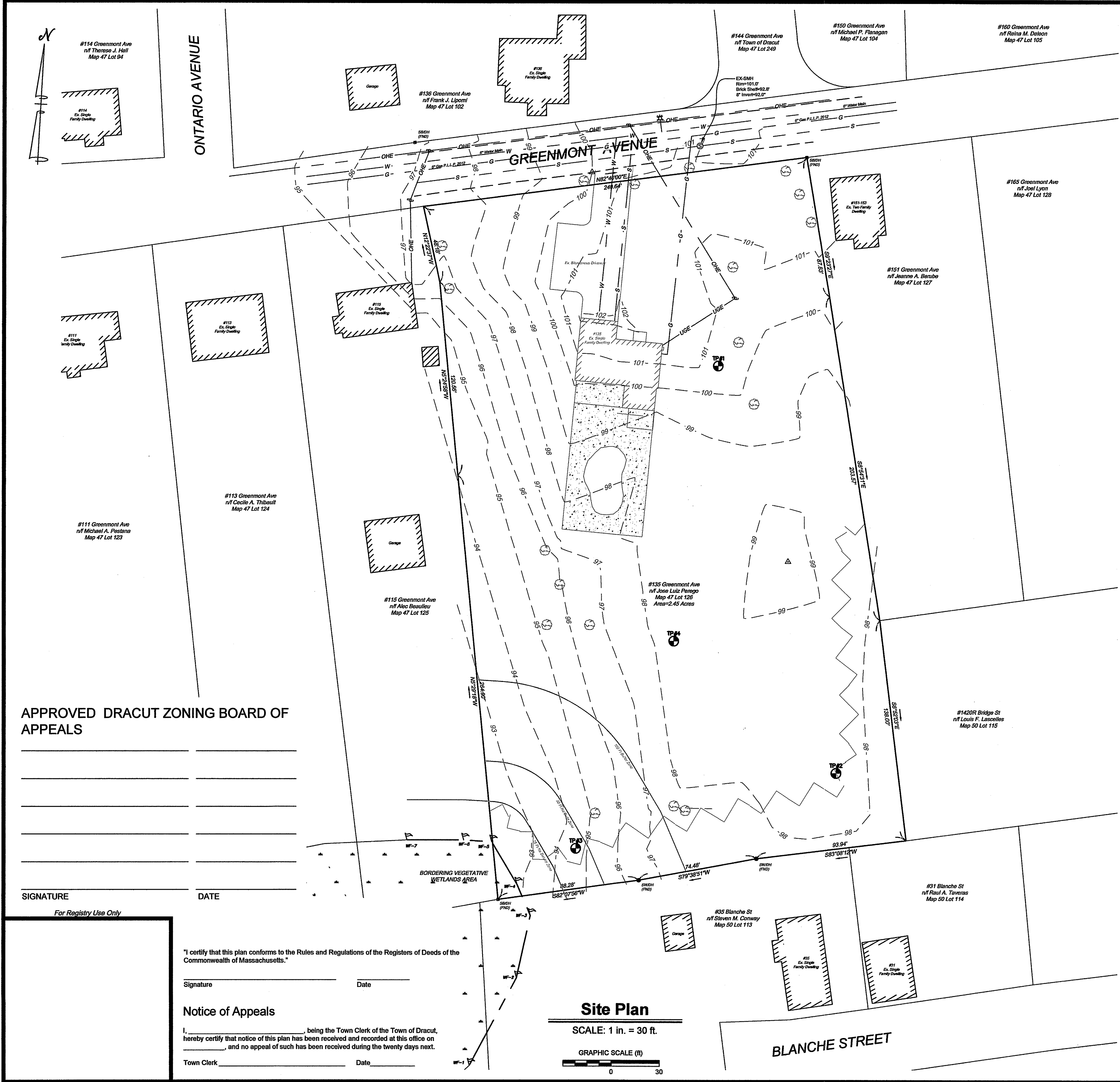
Design by	Survey by	Draft by	Check by
KML	KML/TJ	KML	JAV/TJ
REVISION	DATE	BY	REASON
REVISED PER ZONING BOARD OF APPEALS MEETING AND PER REVIEW COMMENTS	10/5/23		

Cornerstone Land Associates, LLC
Civil & Structural Engineering
Land Surveying • Land Development
25 Dean Avenue • Dracut, MA 01826 • (978) 855-5102

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

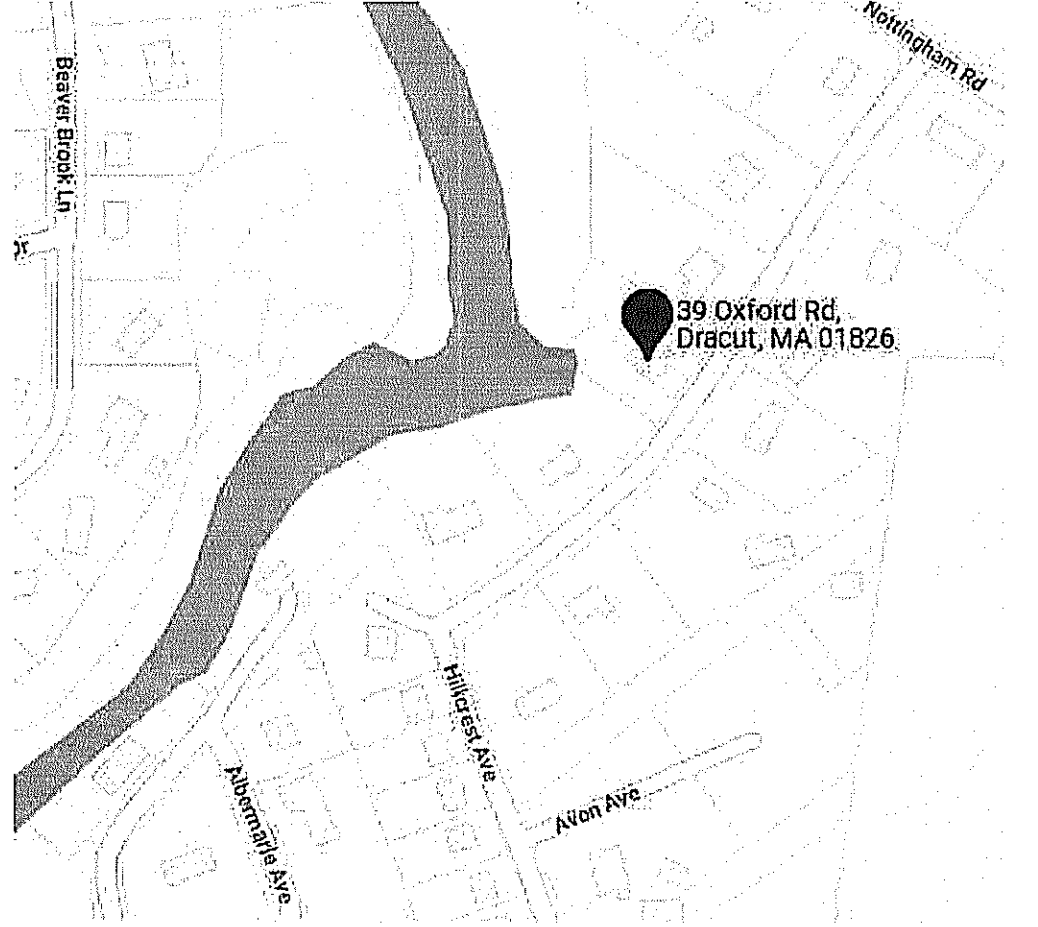
LAYOUT & UTILITIES PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 2 of 8
DRAWING NO.
C-102



REFERENCES

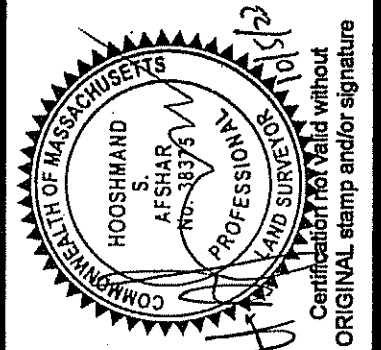
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Locus Map
Not To Scale

LEGEND

- | | | |
|----------|----------|---------------------------------------|
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| | | CONCRETE BOUND MARKER |
| | | GENERAL TEXT |
| | | 50 FT NO BUILD ZONE |
| | | 100 FT BVW BUFFER ZONE |



Design by	Survey by	Drawn by	Check by
KML	KML/TJ	KML	JAV/TJ
REVISION	DATE	REVISION	DATE
REV PER ZONING BOARD OF APPEALS MEETING AND 2ND PER REVIEW COMMENTS	10/5/23		

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

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

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

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

SITE PLAN
IN THE
TOWN OF DRACUT
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS



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

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."

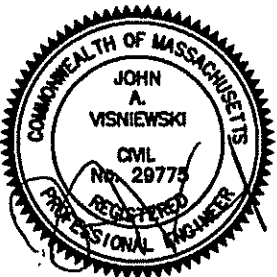
Signature _____ Date _____

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 _____

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