

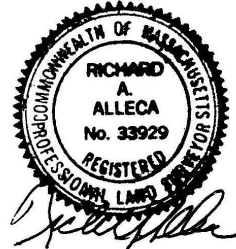
"LOUIS FARM VILLAGE"
CHAPTER 40B L.I.P. DEVELOPMENT
SINGLE-FAMILY ADULT COMMUNITY
DEFINITIVE SITE PLAN OF LAND
133 PHINEAS STREET, DRACUT, MASSACHUSETTS
APRIL 11, 2022

FOR REGISTRY USE ONLY

I hereby certify that this plan has been prepared in conformity with the Rules and Regulations of the Registers of Deeds in the Commonwealth of Massachusetts.

I also certify that the property lines shown are the lines dividing existing ownerships and the lines of streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or new ways are shown.

JUNE 03, 2022
Date



Registered Land Surveyor
R.L.S. #33929, E.I.T. #6520

DRACUT ZONING BOARD OF APPEALS

DATE: _____

THIS PLAN IS APPROVED AND ENDORSED BY THE ZONING BOARD OF APPEALS PURSUANT TO THE AUTHORITY GRANTED BY G.L. C. 40B, SEC. 21, AND IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED BY THE TOWN OF DRACUT ZONING BOARD OF APPEALS PURSUANT TO SAID STATUTE ON AUGUST 15, 2006.

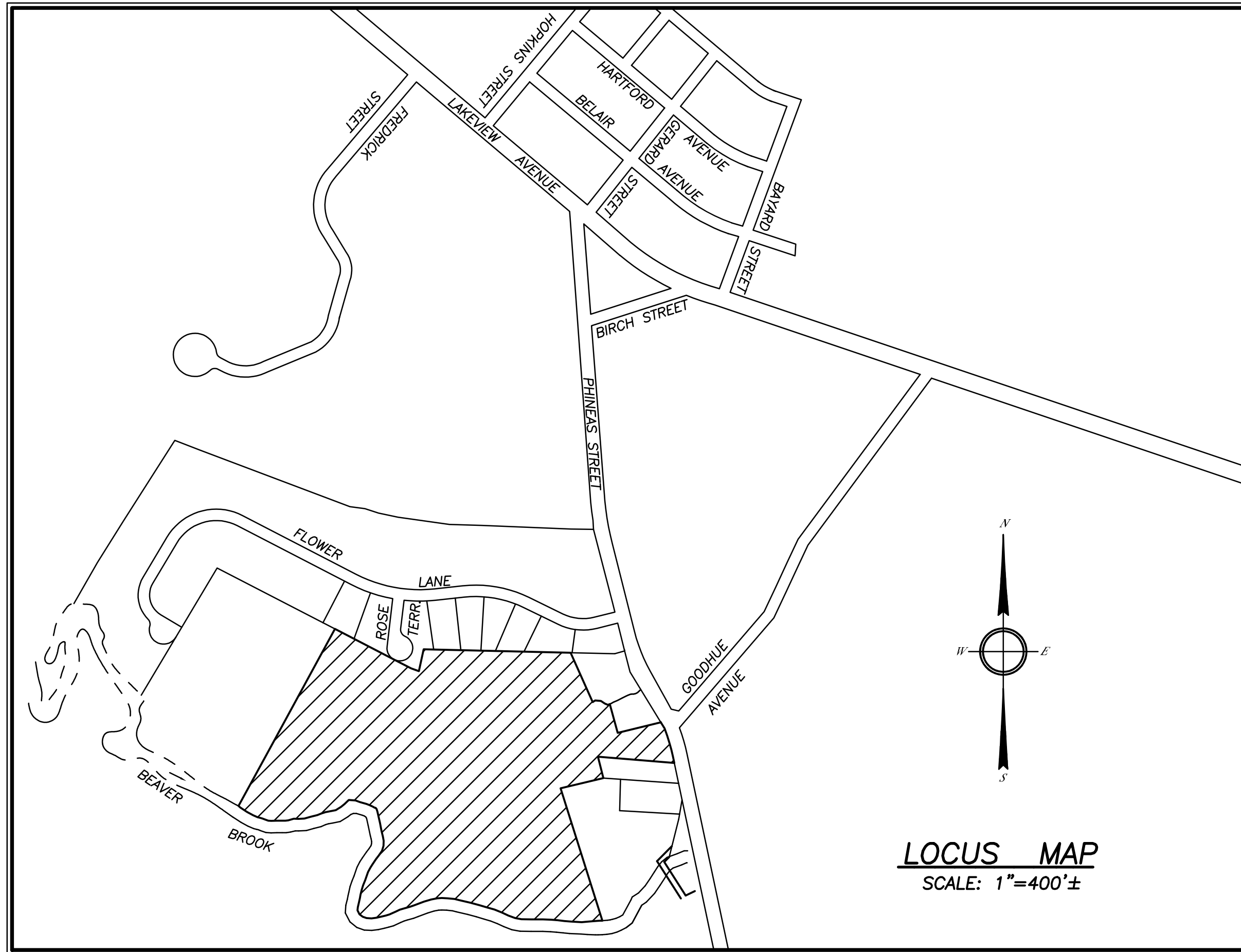
I, KATHLEEN GRAHAM, CLERK OF THE TOWN OF DRACUT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE IF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

TABLE OF DIMENSIONAL REQUIREMENTS: RESIDENTIAL, R-1

DIMENSIONAL REQUIREMENT	REQUIRED BY		PROPOSED	COMPLIANCE C.Z./O.S.Z.
	CONVENTIONAL ZONING	OPEN SPACE ZONING		
Minimum lot area	40,000 sf.	20,000 sf	20.71 acres	yes
Area per unit	40,000 sf.	20,000 sf	37,588 sf.	no*
Easement area	—	—	—	—
Wetland area (100 yr. flood)	—	—	9.01 ac.±	
Net lot area	—	—	11.7 ac. ±	—
Gross density (20 units)	1.1 unit/ac.	2.2 units/ac.	1.0 units/ac.	yes
Net density (20 units)	—	—	1.7 units/acre	no*
minimum lot frontage	175'	50'	151.07'	no*/yes
minimum lot width	50'	50'	140.8'	yes
minimum front yard	30'	50	272'	yes
minimum side yard	15'	15'	20'	yes
minimum rear yard	35'	15'	28'	no*/yes
maximum building height	36'	36'	26'	yes
maximum stories	2-½	2-½	2	yes
maximum building coverage	—		4%	—
maximum lot coverage	—		22%	—
minimum open space	—		78%	—
Parking (4 sp./unit)	48 spaces	48 spaces	80 spaces	yes

Notes: 1) Net lot area denotes total area excluding 100% of 100 year flood area.
2) Dimensional setbacks are assumed to be from foundations; perpendicular to overall property lines or roadway lines, excluding decks, steps, eaves and bulkheads.
3) C.Z. - denotes Conventional Zoning requirements.
4) O.S.Z. - denotes Open Space Zoning requirements
5) no* - denotes not conforming to Zoning Bylaw.



OWNER OF RECORD
133 PHINEAS STREET LLC
2100 LAKEVIEW AVENUE, UNIT B
DRACUT, MA. 01826

NORTH MIDDLESEX DISTRICT REGISTRY
OF DEEDS:
DEED BOOK 34994, PAGE 110
DATED: 12/02/2020
PLAN BOOK 248 – PLAN 63
DATED: 07/17/2020

APPLICANT
133 PHINEAS STREET LLC
2100 LAKEVIEW AVENUE, UNIT B
DRACUT, MA. 01826

PREPARED BY
VILLAGE SURVEYING
81 VILLAGE DRIVE
DRACUT, MASS.
(978) 957-5115



RICHARD A. ALLECA P.L.S. #33929 E.I.T. #6520	MARK O'HARA P.E. #45201
<u>APPLICANT</u>	
133 PHINEAS STREET, LLC 2100 LAKEVIEW AVENUE, UNIT B DRACUT, MASS. 01826	

SITE DATA
LAND AREA: 20.71 ACRES
WETLAND AREA: 5.4 ACRES±
FIRM MAP PANEL # 25017C0137E
100 YEAR FLOOD AREA: 9.01 ACRES±

ASSESSORS
MAP 48, LOT 24
133 PHINEAS STREET

REFERENCE PLANS:

- | | | | | | |
|----|-----------|------|------|-----|---|
| 1. | PLAN BOOK | 37, | PLAN | 3 | 4 |
| 2. | PLAN BOOK | 41, | PLAN | 63 | |
| 3. | PLAN BOOK | 41, | PLAN | 65 | |
| 4. | PLAN BOOK | 51, | PLAN | 4 | |
| 5. | PLAN BOOK | 95, | PLAN | 21A | |
| 6. | PLAN BOOK | 95, | PLAN | 87 | |
| 7. | PLAN BOOK | 114, | PLAN | 1 | |
| 8. | PLAN BOOK | 181, | PLAN | 110 | |
| 9. | PLAN BOOK | 248, | PLAN | 63 | |

NOTES:

1) THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND OTHER STRUCTURES ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. EXACT LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

2) ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UNLESS SHOWN OTHERWISE.

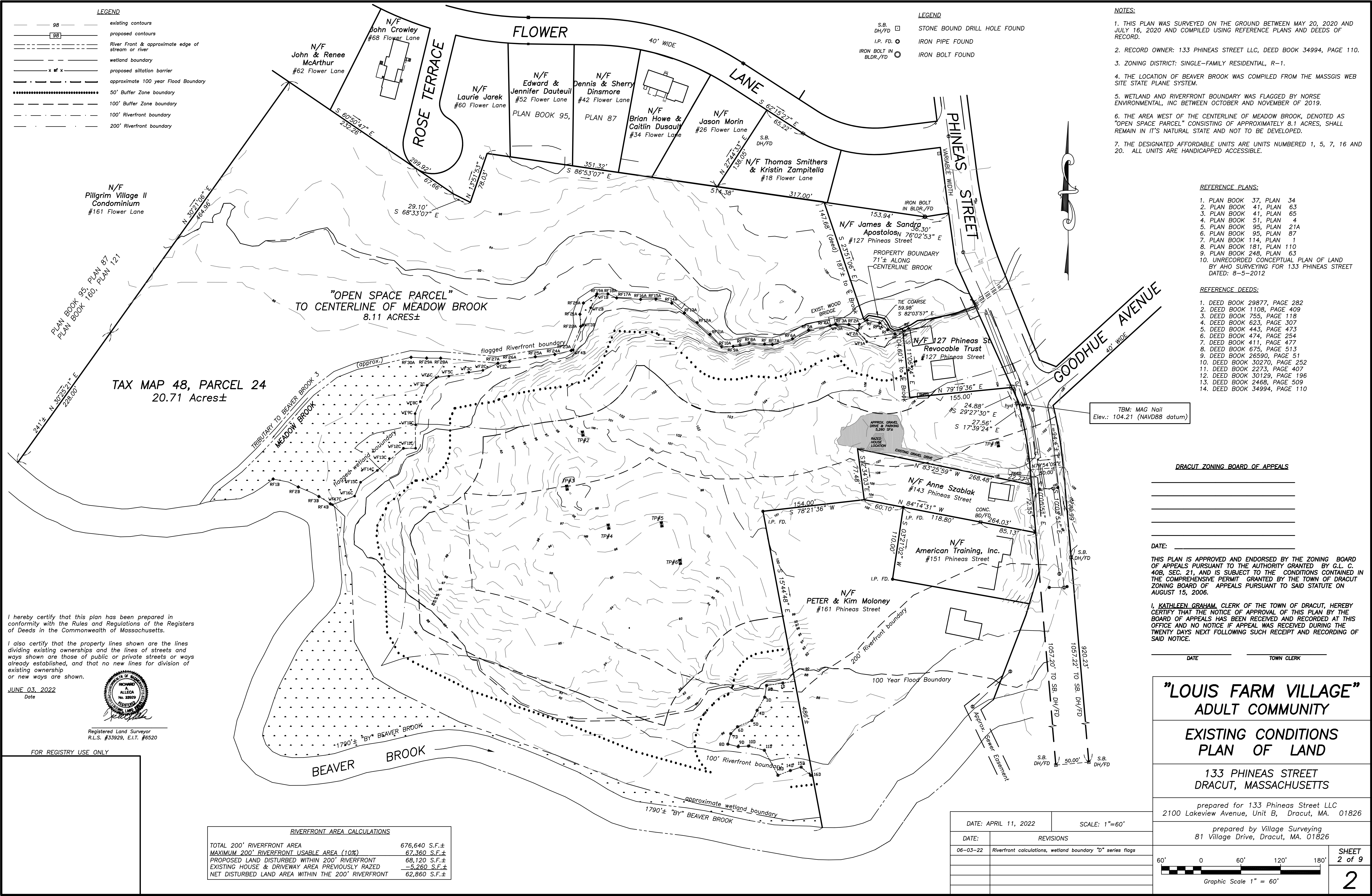
3) THIS PLAN DOES NOT INTENDED TO SHOW BUILDING DESIGN INFORMATION, INCLUDING DETAILS AND FINAL ELEVATIONS. SEE ARCHITECTURAL PLANS BY OTHERS.

4) THE STORMWATER REPORT AND DRAINAGE CALCULATIONS SHALL BE SUBMITTED WITH THE DEFINITIVE SITE PLAN APPLICATION AT A LATER DATE.

SHEET INDEX

<i>SHEET</i>	<i>DESCRIPTION</i>
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	BUILDING LAYOUT PLAN
4	GRADING PLAN
5	SIITE UTILITIES PLAN
6	PLAN & PROFILE LOUIS FARM ROAD
7	DRAINAGE & DETENTION POND PROFILE & DETAILS
8	DRAINAGE & ROAD SECTION DETAILS
9	E/ONE SYSTEM & SEWER DETAILS

[illegible]



LEGEND

- 98 existing contours
- 98 proposed contours
- River Front & approximate edge of stream or river
- wetland boundary
- x # x proposed siltation barrier
- approximate 100 year Flood Boundary
- 50' Buffer Zone boundary
- 100' Buffer Zone boundary
- 100' Riverfront boundary
- 200' Riverfront boundary

LEGEND

- S.B. DH/FD STONE BOUND DRILL HOLE FOUND
- I.P. FD. IRON PIPE FOUND
- IRON BOLT IN BLDG/FD IRON BOLT FOUND

NOTES:

1. THIS PLAN WAS SURVEYED ON THE GROUND BETWEEN MAY 20, 2020 AND JULY 16, 2020 AND COMPILED USING REFERENCE PLANS AND DEEDS OF RECORD.
2. RECORD OWNER: 133 PHINEAS STREET LLC, DEED BOOK 34994, PAGE 110.
3. ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL, R-1.
4. THE LOCATION OF BEAVER BROOK WAS COMPILED FROM THE MASSGIS WEB SITE STATE PLANE SYSTEM.
5. WETLAND AND RIVERFRONT BOUNDARY WAS FLAGGED BY NORSE ENVIRONMENTAL, INC BETWEEN OCTOBER AND NOVEMBER OF 2019.
6. THE AREA WEST OF THE CENTERLINE OF MEADOW BROOK, DENOTED AS "OPEN SPACE PARCEL" CONSISTING OF APPROXIMATELY 8.1 ACRES, SHALL REMAIN IN IT'S NATURAL STATE AND NOT TO BE DEVELOPED.
7. THE DESIGNATED AFFORDABLE UNITS ARE UNITS NUMBERED 1, 5, 7, 16 AND 20. ALL UNITS ARE HANDICAPPED ACCESSIBLE.

REFERENCE PLANS:

1. PLAN BOOK 37, PLAN 34
2. PLAN BOOK 41, PLAN 63
3. PLAN BOOK 41, PLAN 65
4. PLAN BOOK 51, PLAN 4
5. PLAN BOOK 95, PLAN 21A
6. PLAN BOOK 95, PLAN 87
7. PLAN BOOK 114, PLAN 1
8. PLAN BOOK 181, PLAN 110
9. PLAN BOOK 248, PLAN 63
10. UNRECORDED CONCEPTUAL PLAN OF LAND BY AHO SURVEYING FOR 133 PHINEAS STREET DATED: 8-5-2012

REFERENCE DEEDS:

1. DEED BOOK 29877, PAGE 282
2. DEED BOOK 1108, PAGE 409
3. DEED BOOK 755, PAGE 118
4. DEED BOOK 623, PAGE 307
5. DEED BOOK 443, PAGE 473
6. DEED BOOK 474, PAGE 254
7. DEED BOOK 411, PAGE 477
8. DEED BOOK 675, PAGE 513
9. DEED BOOK 26590, PAGE 51
10. DEED BOOK 30270, PAGE 252
11. DEED BOOK 2273, PAGE 407
12. DEED BOOK 30129, PAGE 196
13. DEED BOOK 2468, PAGE 509
14. DEED BOOK 34994, PAGE 110

DRACUT ZONING BOARD OF APPEALS

DATE:

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TOWN CLERK

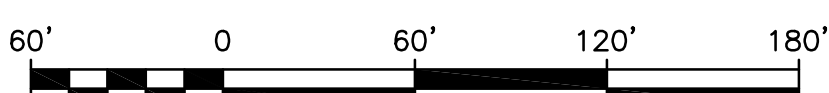
"LOUIS FARM VILLAGE" ADULT COMMUNITY

EXISTING CONDITIONS PLAN OF LAND

133 PHINEAS STREET
DRACUT, MASSACHUSETTS

prepared for 133 Phineas Street LLC
2100 Lakeview Avenue, Unit B, Dracut, MA. 01826

prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826



Graphic Scale 1" = 60'

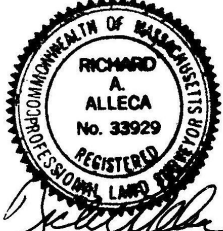
SHEET 2 of 9

2

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JUNE 03, 2022
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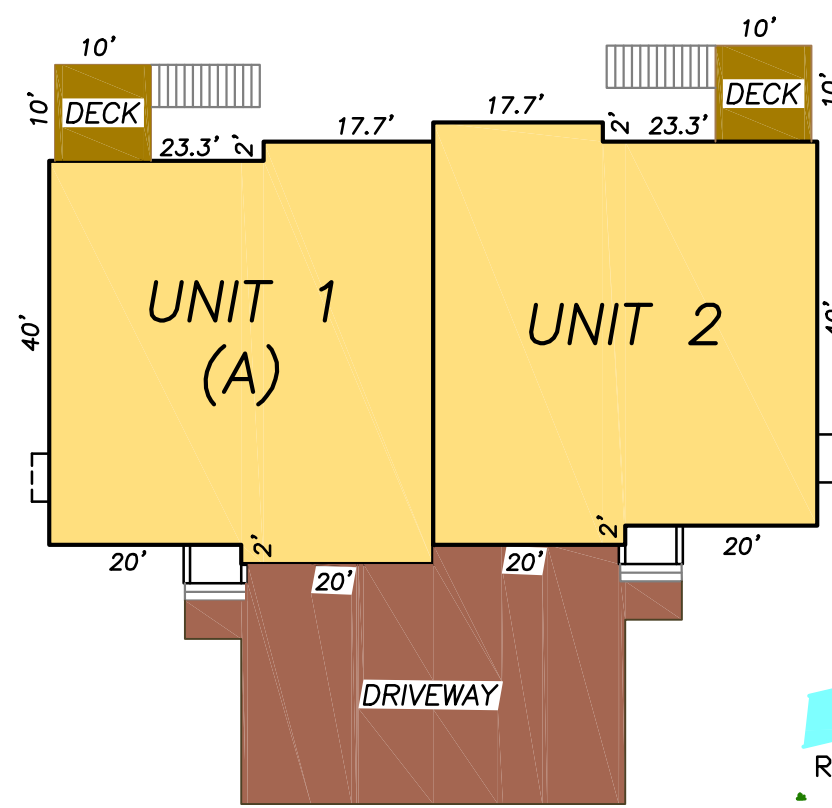


Registered Land Surveyor
R.L.S. #33929, E.L.T. #6520

FOR REGISTRY USE ONLY

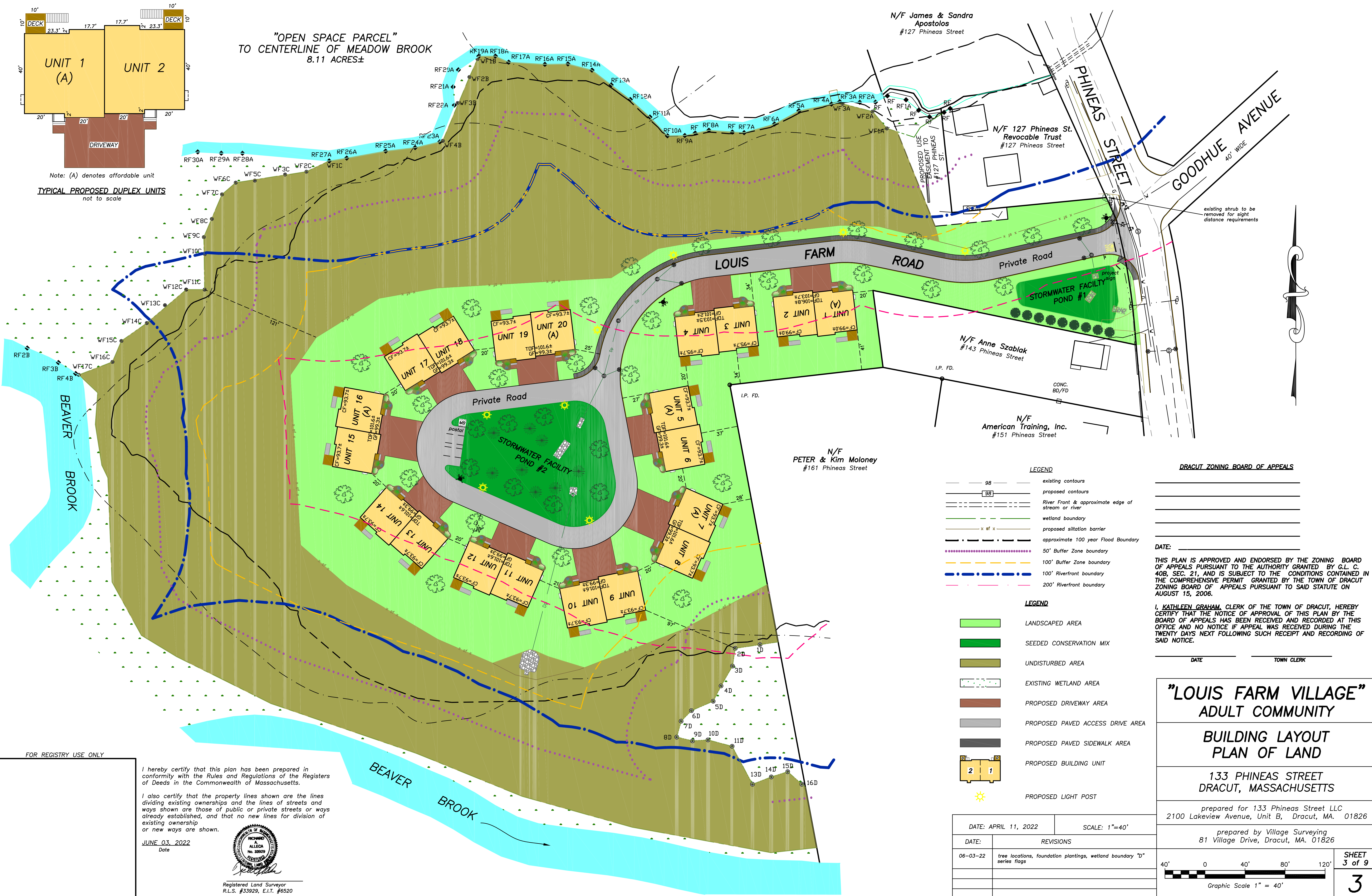
RIVERFRONT AREA CALCULATIONS

TOTAL 200' RIVERFRONT AREA	676,640 S.F.±
MAXIMUM 200' RIVERFRONT USABLE AREA (10%)	67,360 S.F.±
PROPOSED LAND DISTURBED WITHIN 200' RIVERFRONT	68,120 S.F.±
EXISTING HOUSE & DRIVEWAY AREA PREVIOUSLY RAZED	-5,260 S.F.±
NET DISTURBED LAND AREA WITHIN THE 200' RIVERFRONT	62,860 S.F.±



Note: (A) denotes affordable unit
TYPICAL PROPOSED DUPLEX UNITS
not to scale

"OPEN SPACE PARCEL"
TO CENTERLINE OF MEADOW BROOK
8.11 ACRES±



- LEGEND
- existing contours
 - proposed contours
 - River Front & approximate edge of stream or river
 - wetland boundary
 - proposed siltation barrier
 - approximate 100 year Flood Boundary
 - 50' Buffer Zone boundary
 - 100' Buffer Zone boundary
 - 100' Riverfront boundary
 - 200' Riverfront boundary

- LEGEND
- LANDSCAPED AREA
 - SEEDED CONSERVATION MIX
 - UNDISTURBED AREA
 - EXISTING WETLAND AREA
 - PROPOSED DRIVEWAY AREA
 - PROPOSED PAVED ACCESS DRIVE AREA
 - PROPOSED PAVED SIDEWALK AREA
 - PROPOSED BUILDING UNIT
 - PROPOSED LIGHT POST

DRACUT ZONING BOARD OF APPEALS

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DATE: _____ TOWN CLERK: _____

"LOUIS FARM VILLAGE"
ADULT COMMUNITY

BUILDING LAYOUT
PLAN OF LAND

133 PHINEAS STREET
DRACUT, MASSACHUSETTS

prepared for 133 Phineas Street LLC
2100 Lakeview Avenue, Unit B, Dracut, MA. 01826

prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826

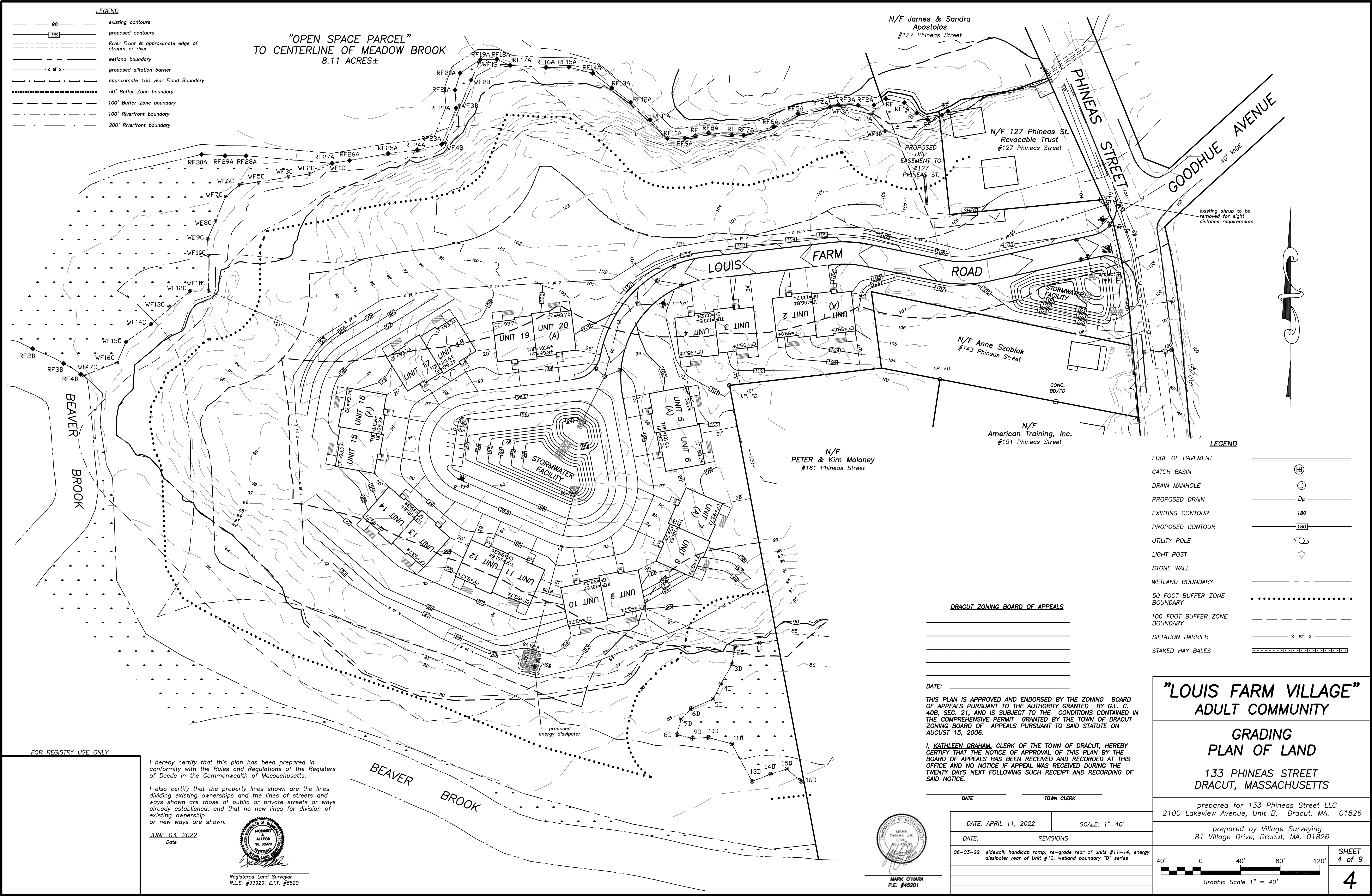
SHEET
3 of 9
3

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Registered Land Surveyor
R.L.S. #33929, E.I.T. #6520



LEGEND

- 98 existing contours
- 98 proposed contours
- 98 River Front & approximate edge of stream or river
- 98 wetland boundary
- x sf x proposed siltation barrier
- approximate 100 year Flood Boundary
- 50' Buffer Zone boundary
- 100' Buffer Zone boundary
- 100' Riverfront boundary
- 200' Riverfront boundary

"OPEN SPACE PARCEL"
TO CENTERLINE OF MEADOW BROOK
8.11 ACRES±

LEGEND

- EDGE OF PAVEMENT
- CATCH BASIN
- DRAIN MANHOLE
- PROPOSED DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- LIGHT POST
- STONE WALL
- WETLAND BOUNDARY
- 50 FOOT BUFFER ZONE BOUNDARY
- 100 FOOT BUFFER ZONE BOUNDARY
- SILTATION BARRIER
- STAKED HAY BALES

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DATE: _____ TOWN CLERK

DATE: APRIL 11, 2022 SCALE: 1"=40'

DATE: _____ REVISIONS

06-03-22 sidewalk handicap ramp, re-grade rear of units #11-14, energy dissipater rear of Unit #10, wetland boundary "D" series



MARK O'HARA
P.E. #45201

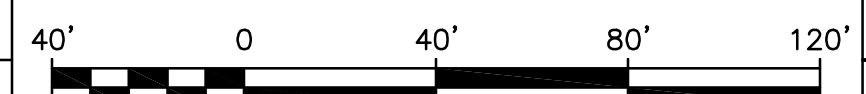
"LOUIS FARM VILLAGE"
ADULT COMMUNITY

GRADING
PLAN OF LAND

133 PHINEAS STREET
DRACUT, MASSACHUSETTS

prepared for 133 Phineas Street LLC
2100 Lakeview Avenue, Unit B, Dracut, MA. 01826

prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826



Graphic Scale 1" = 40'

SHEET
4 of 9

4

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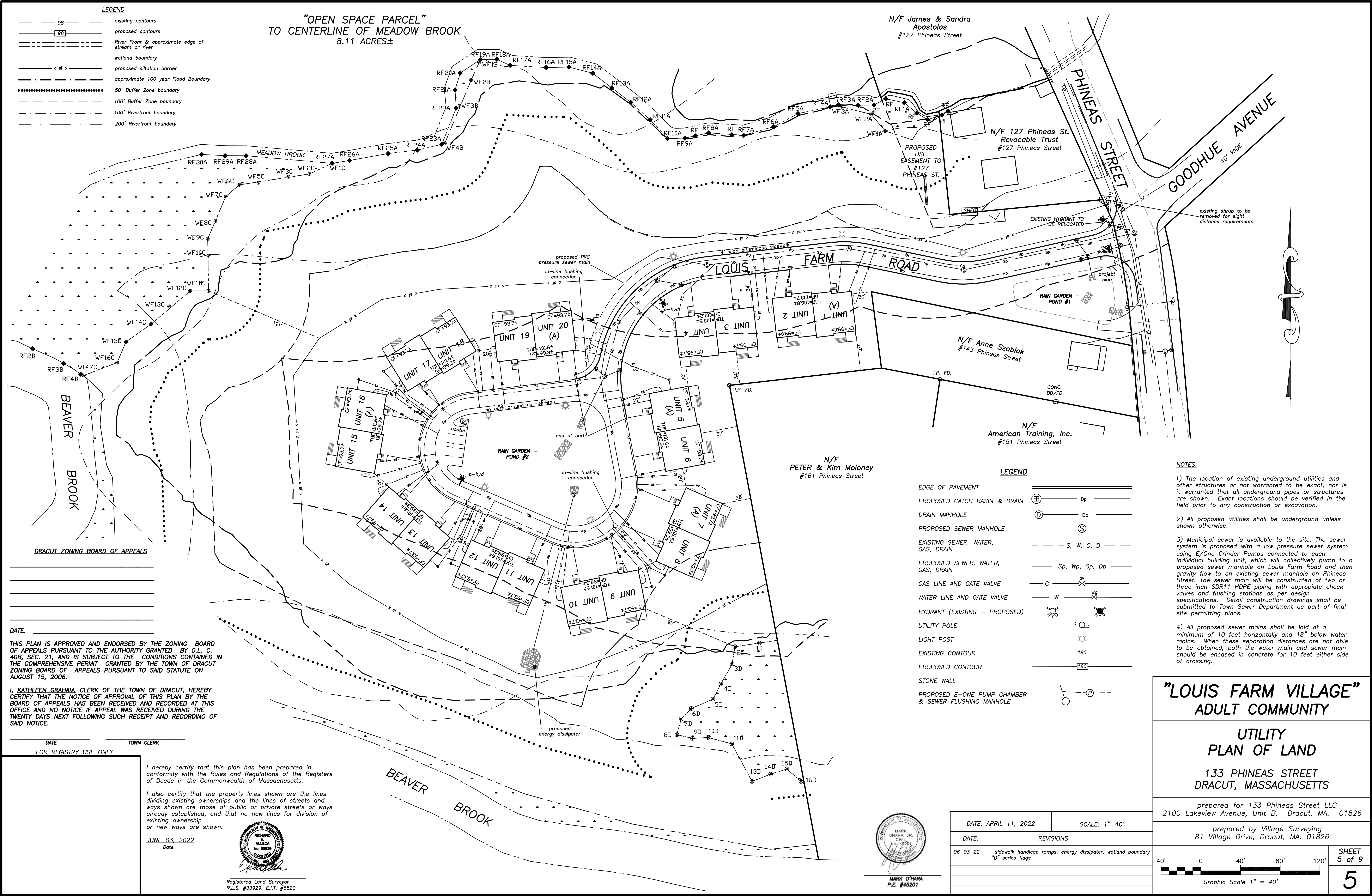
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JUNE 03, 2022
Date



Registered Land Surveyor
R.L.S. #33929, E.I.T. #6520



LEGEND

98	existing contours
98	proposed contours
---	River Front & approximate edge of stream or river
---	wetland boundary
x x x	proposed siltation barrier
---	approximate 100 year Flood Boundary
.....	50' Buffer Zone boundary
-----	100' Buffer Zone boundary
-----	100' Riverfront boundary
-----	200' Riverfront boundary

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LEGEND

EDGE OF PAVEMENT	=====
PROPOSED CATCH BASIN & DRAIN	⊕ Dp
DRAIN MANHOLE	⊙ Dp
PROPOSED SEWER MANHOLE	⊙ S
EXISTING SEWER, WATER, GAS, DRAIN	--- S, W, G, D ---
PROPOSED SEWER, WATER, GAS, DRAIN	--- Sp, Wp, Gp, Dp ---
GAS LINE AND GATE VALVE	G
WATER LINE AND GATE VALVE	W
HYDRANT (EXISTING - PROPOSED)	⊗
UTILITY POLE	⊙
LIGHT POST	⊙
EXISTING CONTOUR	180
PROPOSED CONTOUR	180
STONE WALL	---
PROPOSED E-ONE PUMP CHAMBER & SEWER FLUSHING MANHOLE	⊙

- NOTES:**
- 1) The location of existing underground utilities and other structures or not warranted to be exact, nor is it warranted that all underground pipes or structures are shown. Exact locations should be verified in the field prior to any construction or excavation.
 - 2) All proposed utilities shall be underground unless shown otherwise.
 - 3) Municipal sewer is available to the site. The sewer system is proposed with a low pressure sewer system using E/One Grinder Pumps connected to each individual building unit, which will collectively pump to a proposed sewer manhole on Louis Farm Road and then gravity flow to an existing sewer manhole on Phineas Street. The sewer main will be constructed of two or three inch SDR11 HDPE piping with appropriate check valves and flushing stations as per design specifications. Detail construction drawings shall be submitted to Town Sewer Department as part of final site permitting plans.
 - 4) All proposed sewer mains shall be laid at a minimum of 10 feet horizontally and 18" below water mains. When these separation distances are not able to be obtained, both the water main and sewer main should be encased in concrete for 10 feet either side of crossing.

"LOUIS FARM VILLAGE" ADULT COMMUNITY

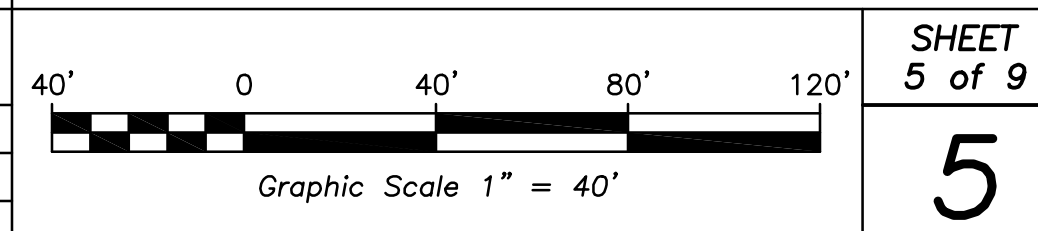
UTILITY PLAN OF LAND

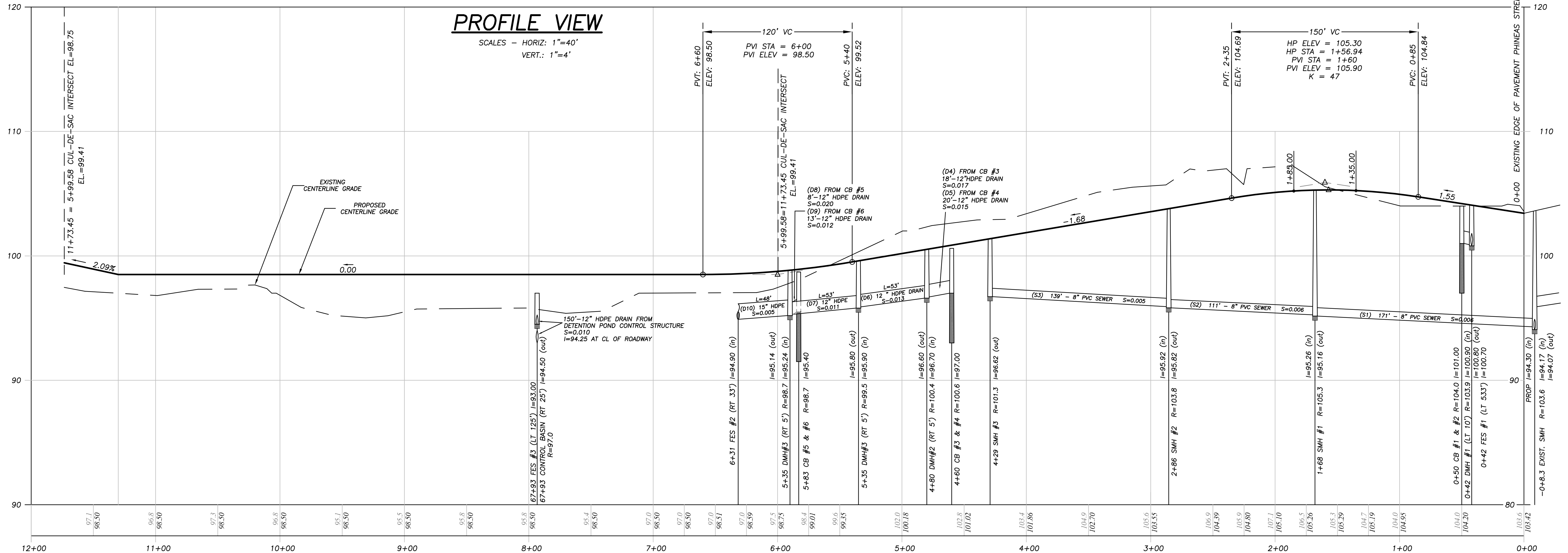
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DRACUT, MASSACHUSETTS

prepared for 133 Phineas Street LLC
2100 Lakeview Avenue, Unit B, Dracut, MA. 01826

prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826

DATE: APRIL 11, 2022	SCALE: 1"=40'
DATE: 06-03-22	REVISIONS
	sidewalk handicap ramps, energy dissipater, wetland boundary "D" series flags





**LOUIS FARM ROAD
PLAN VIEW**
SCALES - HORIZ: 1"=40'

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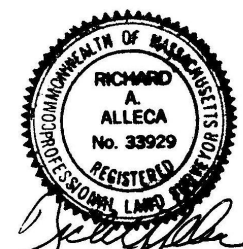
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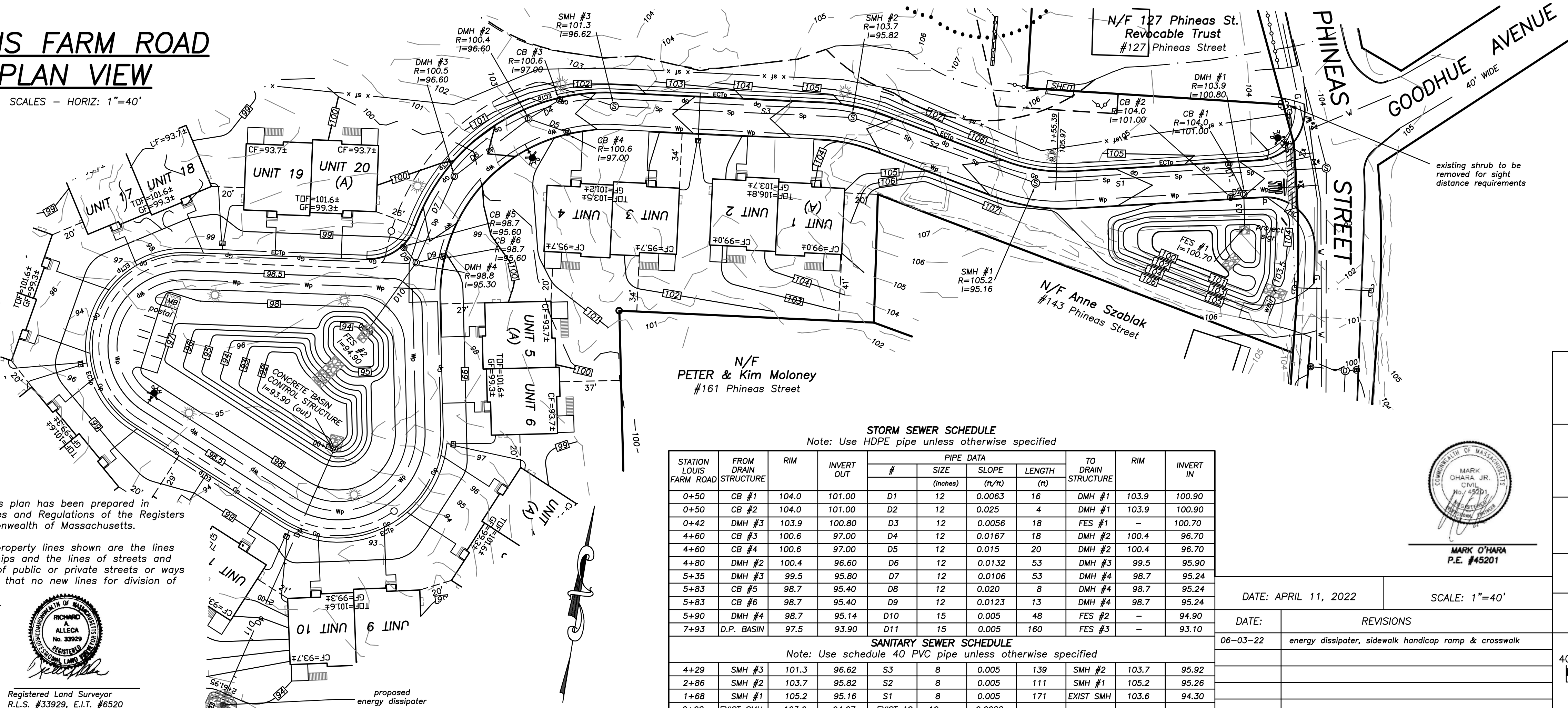
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R.L.S. #33929, E.I.T. #6520



STORM SEWER SCHEDULE									
Note: Use HDPE pipe unless otherwise specified									
STATION	FROM DRAIN STRUCTURE	RIM	INVERT OUT	PIPE DATA			TO DRAIN STRUCTURE	RIM	INVERT IN
				#	SIZE (inches)	SLOPE (ft/ft)			
0+50	CB #1	104.0	101.00	D1	12	0.0063	16	DMH #1	103.9
0+50	CB #2	104.0	101.00	D2	12	0.025	4	DMH #1	103.9
0+42	DMH #3	103.9	100.80	D3	12	0.0056	18	FES #1	100.70
4+60	CB #3	100.6	97.00	D4	12	0.0167	18	DMH #2	100.4
4+60	CB #4	100.6	97.00	D5	12	0.015	20	DMH #2	100.4
4+80	DMH #2	100.4	96.60	D6	12	0.0132	53	DMH #3	99.5
5+35	DMH #3	99.5	95.80	D7	12	0.0106	53	DMH #4	98.7
5+83	CB #5	98.7	95.40	D8	12	0.020	8	DMH #4	98.7
5+83	CB #6	98.7	95.40	D9	12	0.0123	13	DMH #4	98.7
5+90	DMH #4	98.7	95.14	D10	15	0.005	48	FES #2	94.90
7+93	D.P. BASIN	97.5	93.90	D11	15	0.005	160	FES #3	93.10

SANITARY SEWER SCHEDULE									
Note: Use schedule 40 PVC pipe unless otherwise specified									
STATION	FROM DRAIN STRUCTURE	RIM	INVERT OUT	PIPE DATA			TO DRAIN STRUCTURE	RIM	INVERT IN
				#	SIZE (inches)	SLOPE (ft/ft)			
4+29	SMH #3	101.3	96.62	S3	8	0.005	139	SMH #2	103.7
2+86	SMH #2	103.7	95.82	S2	8	0.005	111	SMH #1	105.2
1+68	SMH #1	105.2	95.16	S1	8	0.005	171	EXIST SMH	103.6
0+08	EXIST SMH	103.6	94.07	EXIST AC	10	0.0088	-	-	-



MARK O'HARA
P.E. #45201

DATE: APRIL 11, 2022

SCALE: 1"=40'

DATE:

REVISIONS

06-03-22

energy dissipater, sidewalk handicap ramp & crosswalk

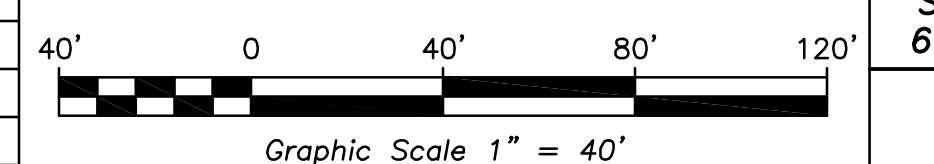
**"LOUIS FARM VILLAGE"
ADULT COMMUNITY**

**PLAN & PROFILE
LOUIS FARM ROAD**

133 PHINEAS STREET
DRACUT, MASSACHUSETTS

prepared for 133 Phineas Street LLC
2100 Lakeview Avenue, Unit B, Dracut, MA. 01826

prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826



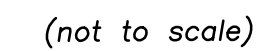
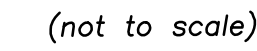
SHEET
6 of 9

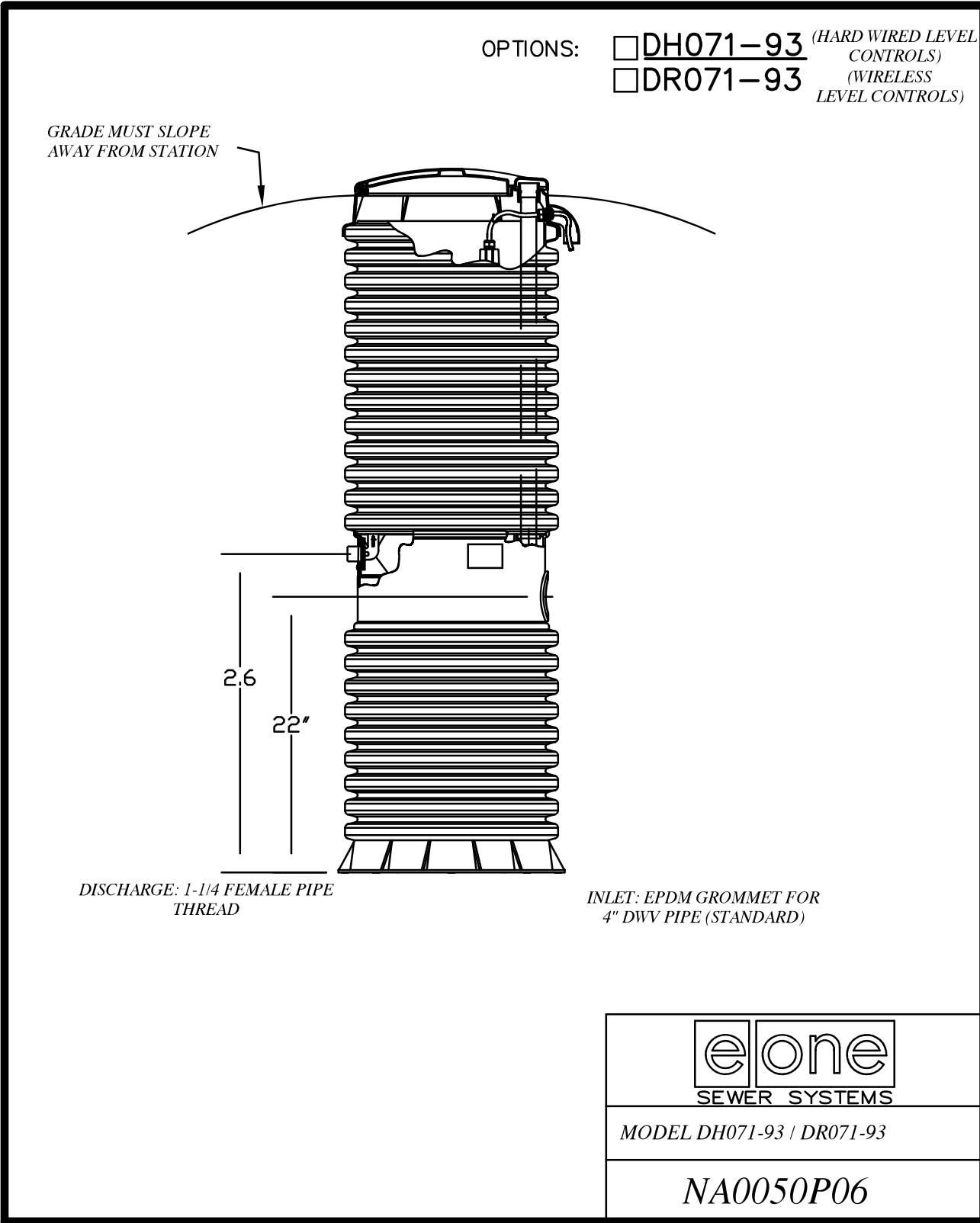
6

Scales: Horiz.: 1"=20'
Vert. : 1"=2'

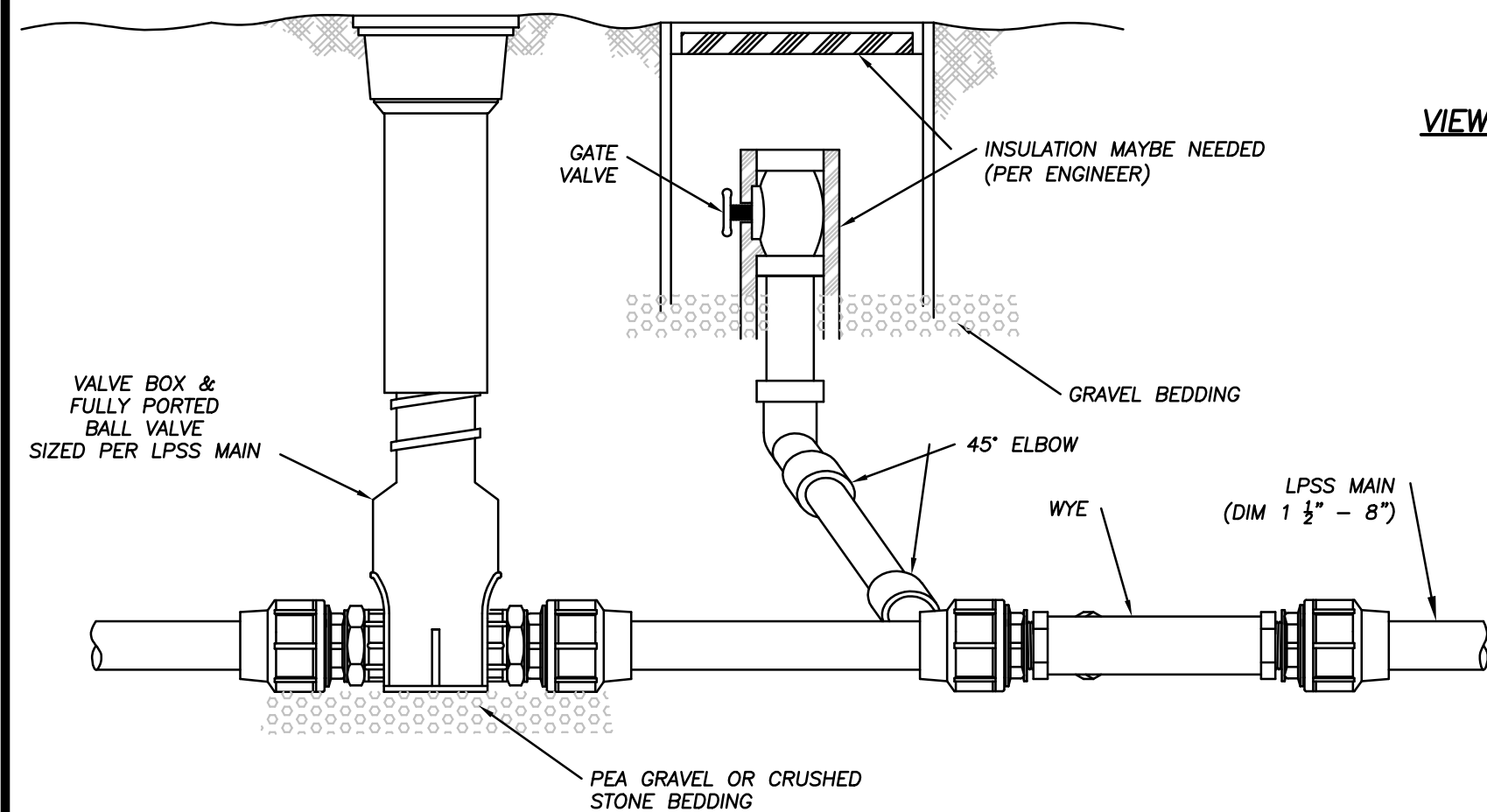
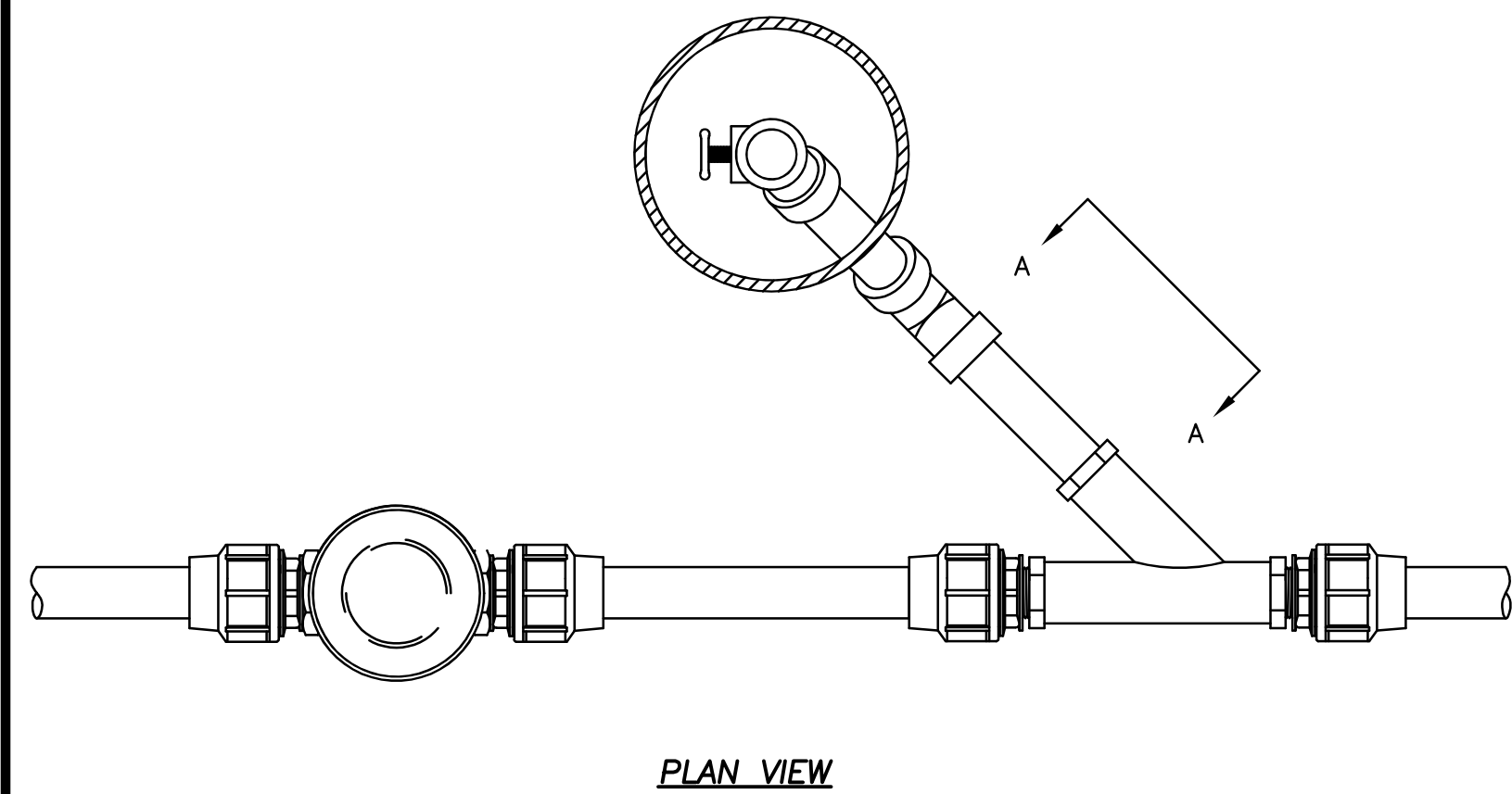


SCALES - HORIZ: 1"=20'

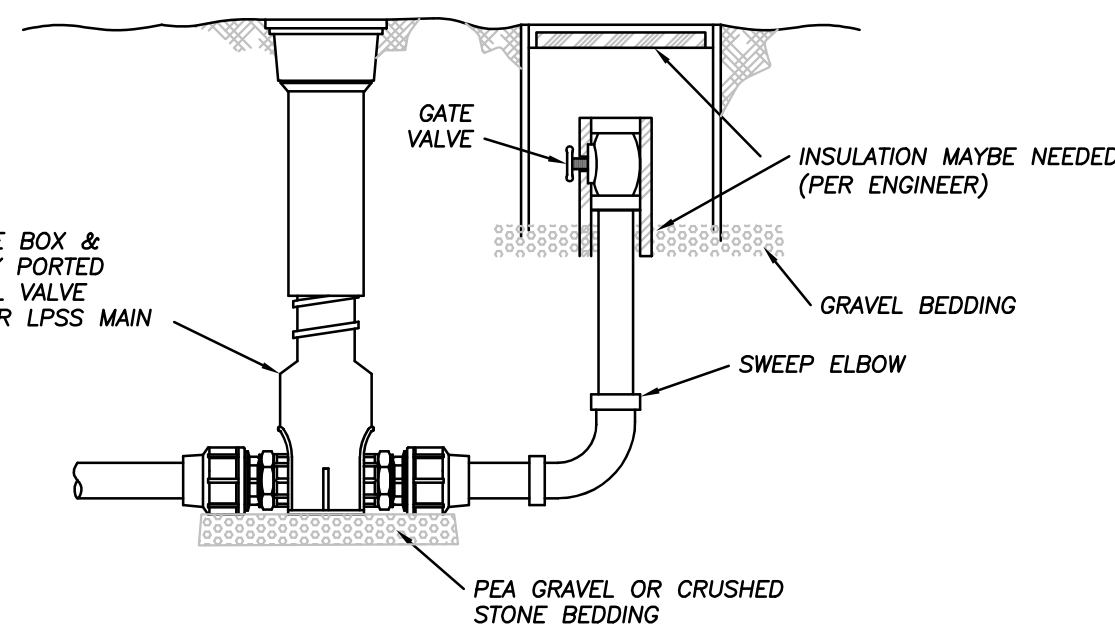
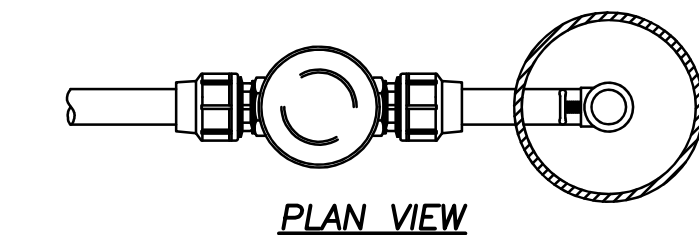
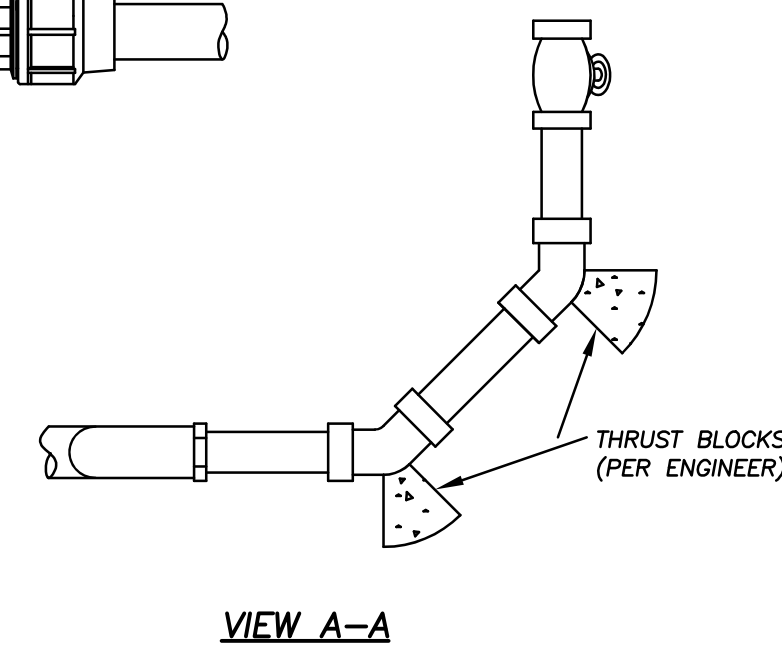
7



- NOTES:
1. ALL CONSTRUCTION TO CONFORM TO MANUFACTURES SPECIFACATIONS AND SEWER DESIGN ANALYSIS PREPARED BY ENVIRONMENT ONE CORPORATION TO BE SUPPLIED TO DRACUT SEWER DEPARTMENT.
 2. ALL CONNECTIONS TO EXISTING SEWER SYSTEM SHALL CONFORM TO THE DRACUT SEWER DEPARTMENT REGULATIONS AND APPROVALS.
 3. ALL DETAILS SHOWN HAVE BEEN COMPILED FROM ENVIRONMENT ONE CORPORATION DESIGN MANUAL.

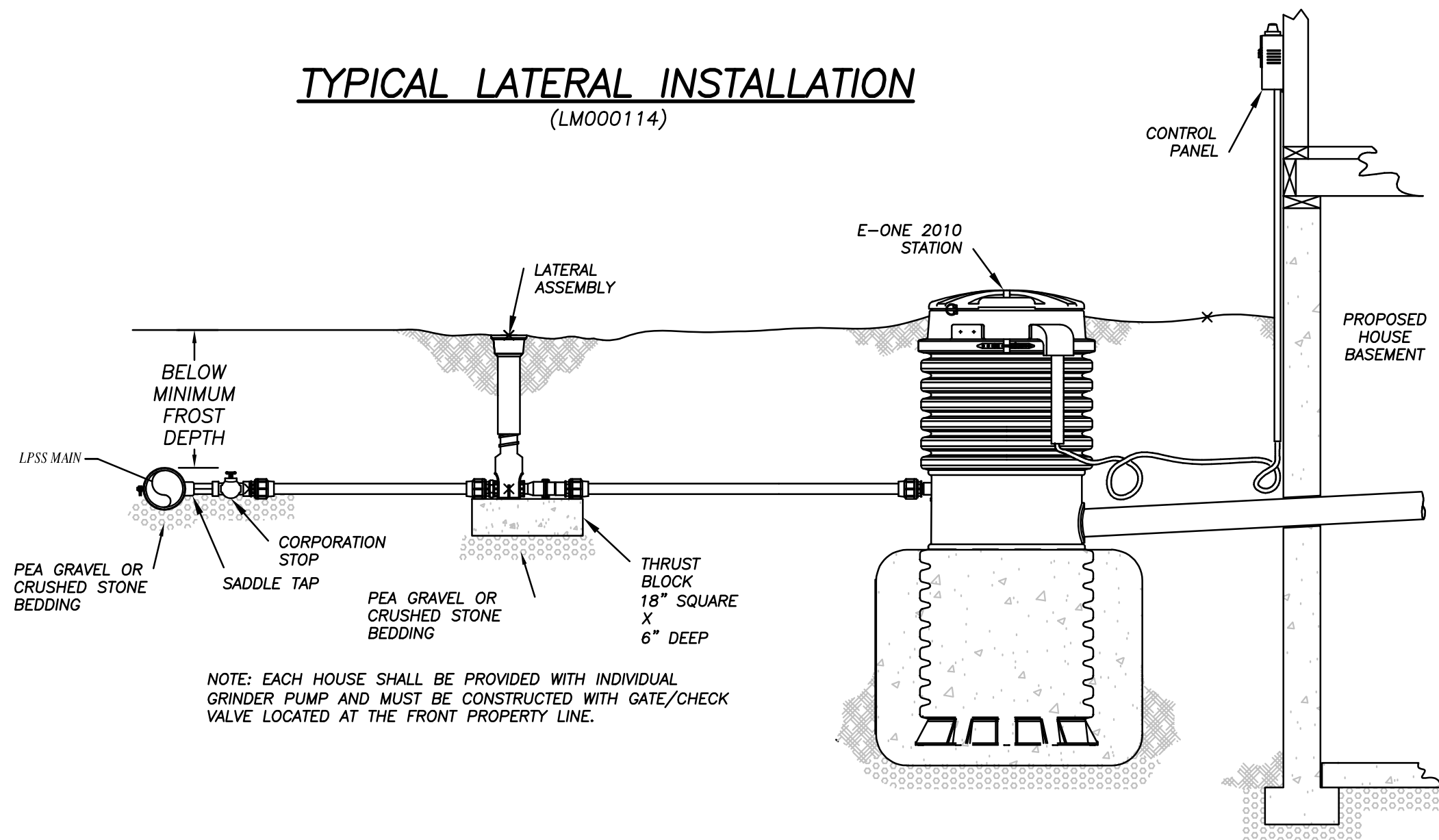


TYPICAL FLUSHING CONNECTION ON LPSS MAIN
(LM000113)

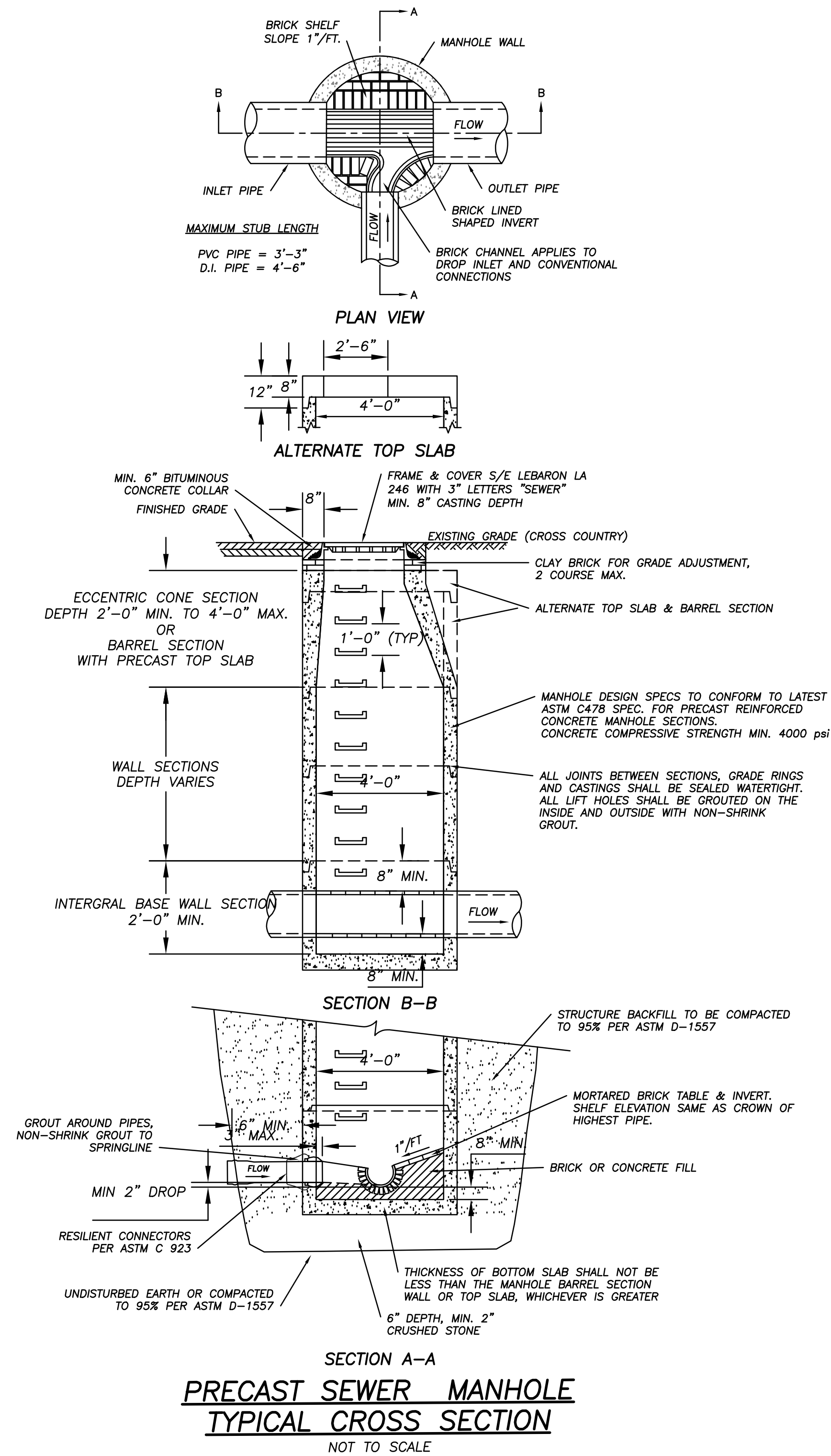
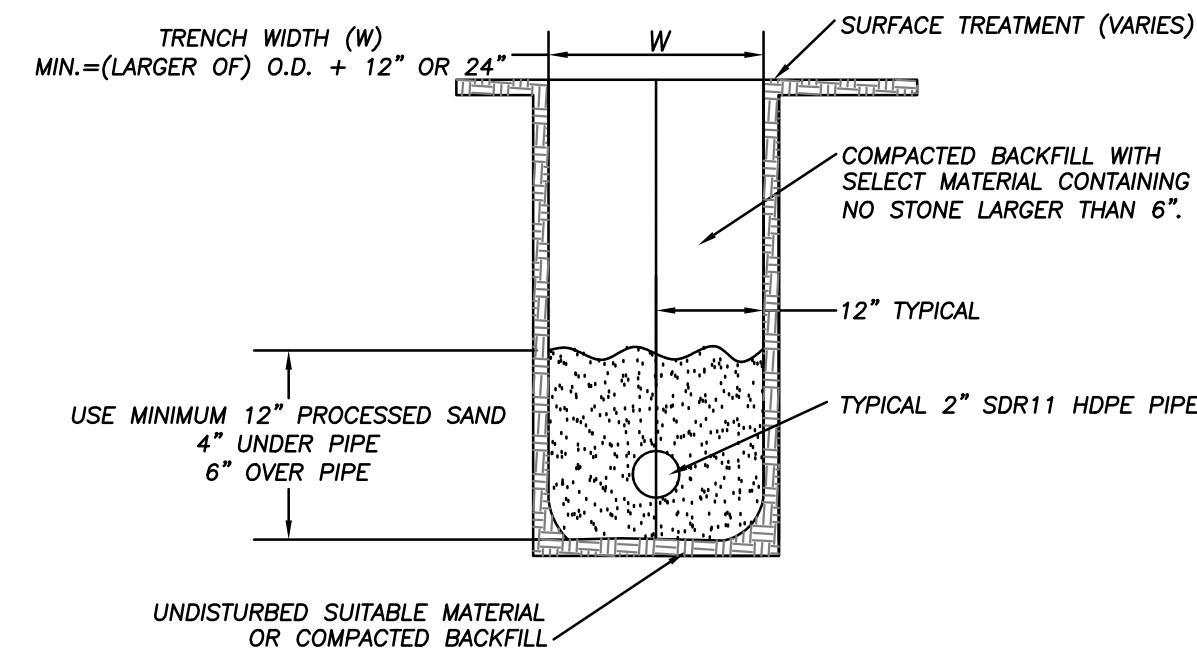


TYPICAL TERMINAL FLUSHING CONNECTION
(ESD 10-0094)

TYPICAL LATERAL INSTALLATION
(LM000114)



TYPICAL PRESSURE SEWER PIPE TRENCH DETAIL
(not to scale)



DRACUT ZONING BOARD OF APPEALS

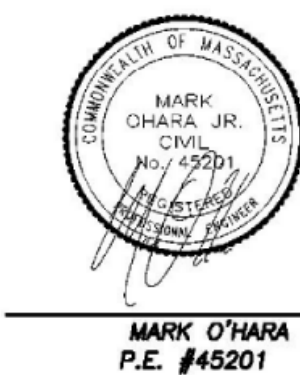
DATE: _____

THIS PLAN IS APPROVED AND ENDORSED BY THE ZONING BOARD OF APPEALS PURSUANT TO THE AUTHORITY GRANTED BY G.L. C. 40B, SEC. 21, AND IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED BY THE TOWN OF DRACUT ZONING BOARD OF APPEALS PURSUANT TO SAID STATUTE ON AUGUST 15, 2006.

I, KATHLEEN GRAHAM, CLERK OF THE TOWN OF DRACUT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE IF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK



DATE: APRIL 11, 2022	SCALE: AS SHOWN
DATE:	REVISIONS

"LOUIS FARM VILLAGE"
ADULT COMMUNITY
E-ONE SYSTEM & SEWER
DETAILS

133 PHINEAS STREET DRACUT, MASSACHUSETTS	SHEET 9 of 9
prepared for 133 Phineas Street LLC 2100 Lakeview Avenue, Unit B, Dracut, MA.	9
prepared by Village Surveying 81 Village Drive, Dracut, MA. 01826	