

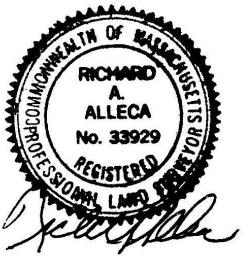
***“LOUIS FARM VILLAGE”
CHAPTER 40B L.I.P. DEVELOPMENT
SINGLE-FAMILY ADULT COMMUNITY
DEFINITIVE SITE PLAN OF LAND***

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 OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

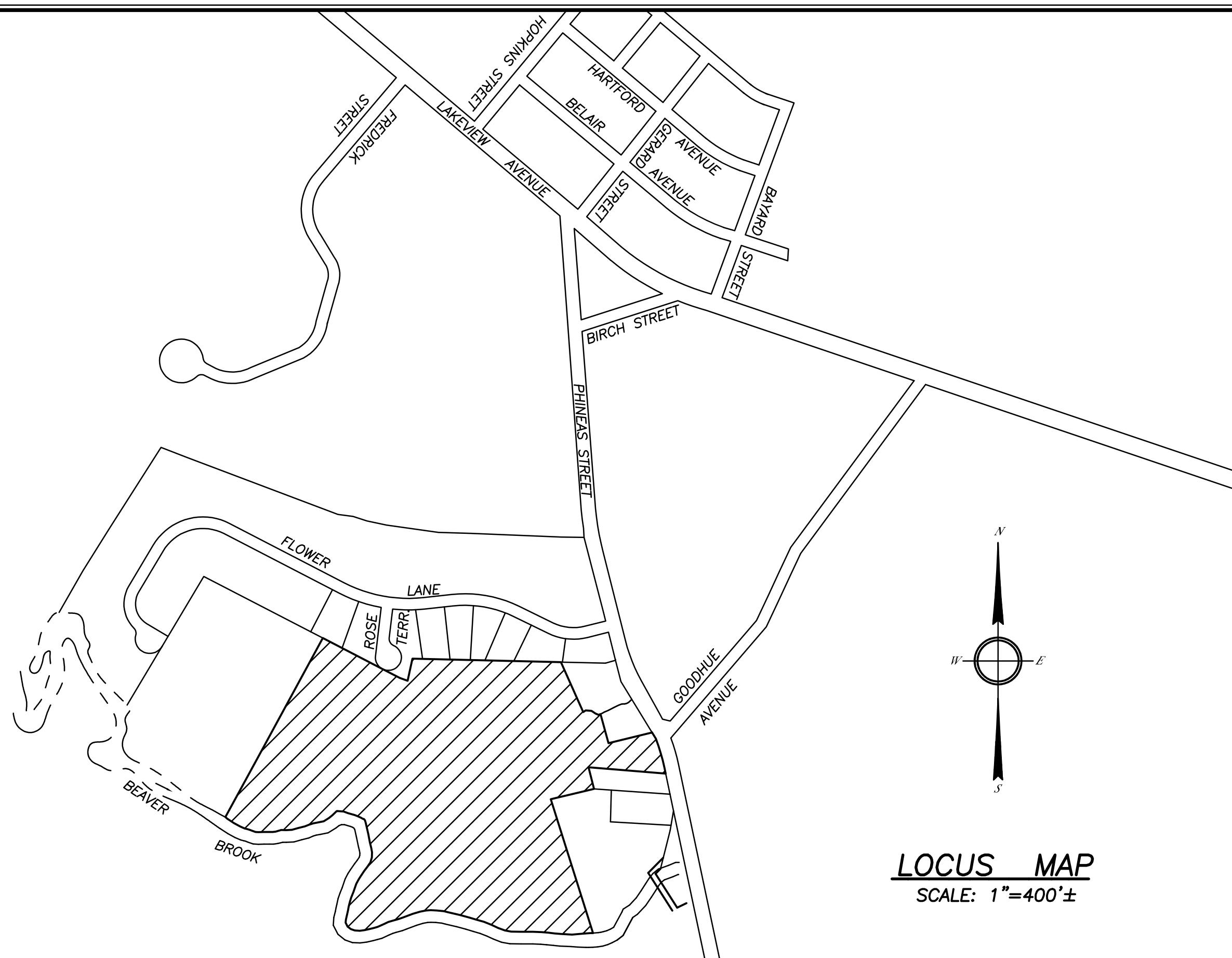
DATE TOWN CLERK

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*
Basement 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:

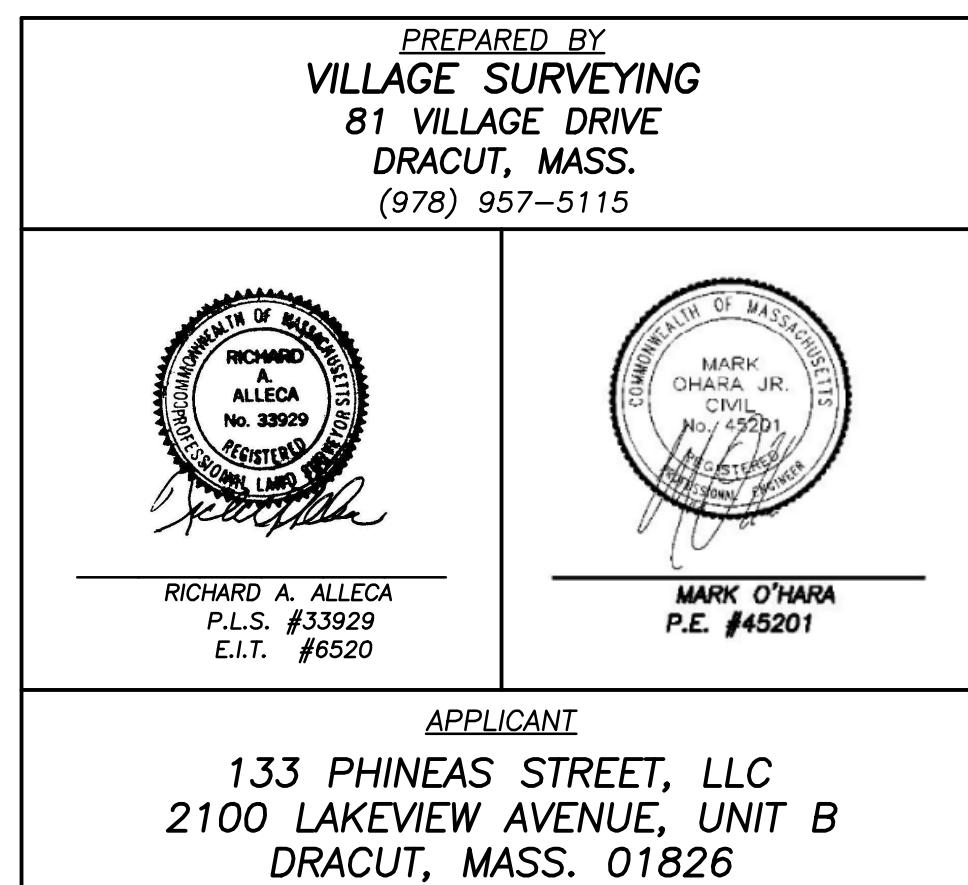
- 1) Net lot area denotes total area excluding 100% of 100 year flood area.
- 2) Dimensional setbacks are assumed to be from foundations; perpendicular to overall property lines or roadway lines, excluding decks, steps, eaves and bulkheads.
- 3) C.Z. – denotes Conventional Zoning requirements.
- 4) O.S.Z. – 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



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

ASSESSORS

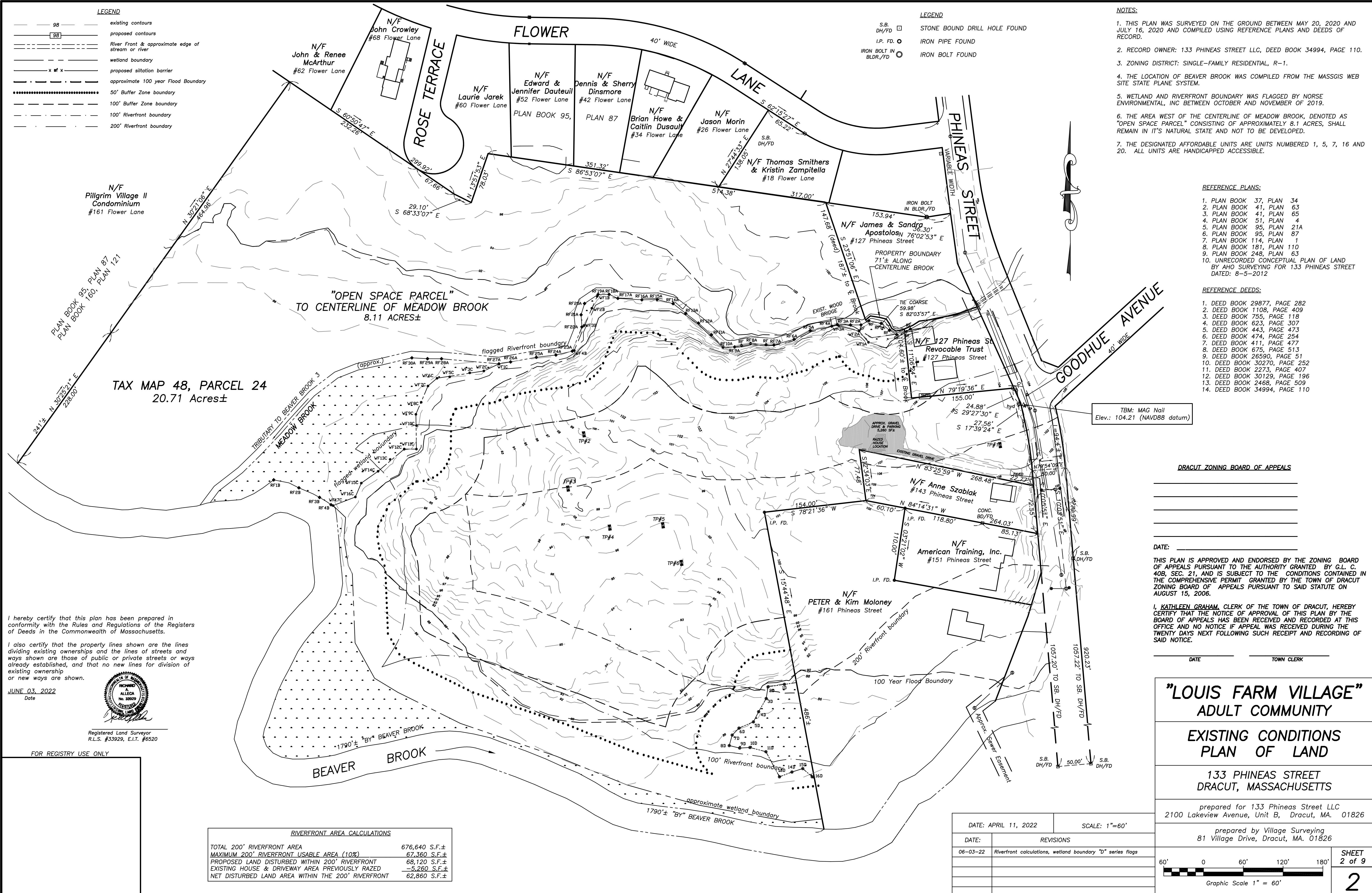
1.	PLAN	BOOK	37,	PLAN	3	4
2.	PLAN	BOOK	41,	PLAN	63	
3.	PLAN	BOOK	41,	PLAN	65	
4.	PLAN	BOOK	51,	PLAN		4
5.	PLAN	BOOK	95,	PLAN	21	A
6.	PLAN	BOOK	95,	PLAN	87	
7.	PLAN	BOOK	114,	PLAN		1
8.	PLAN	BOOK	181,	PLAN	110	
9.	PLAN	BOOK	248,	PLAN	63	

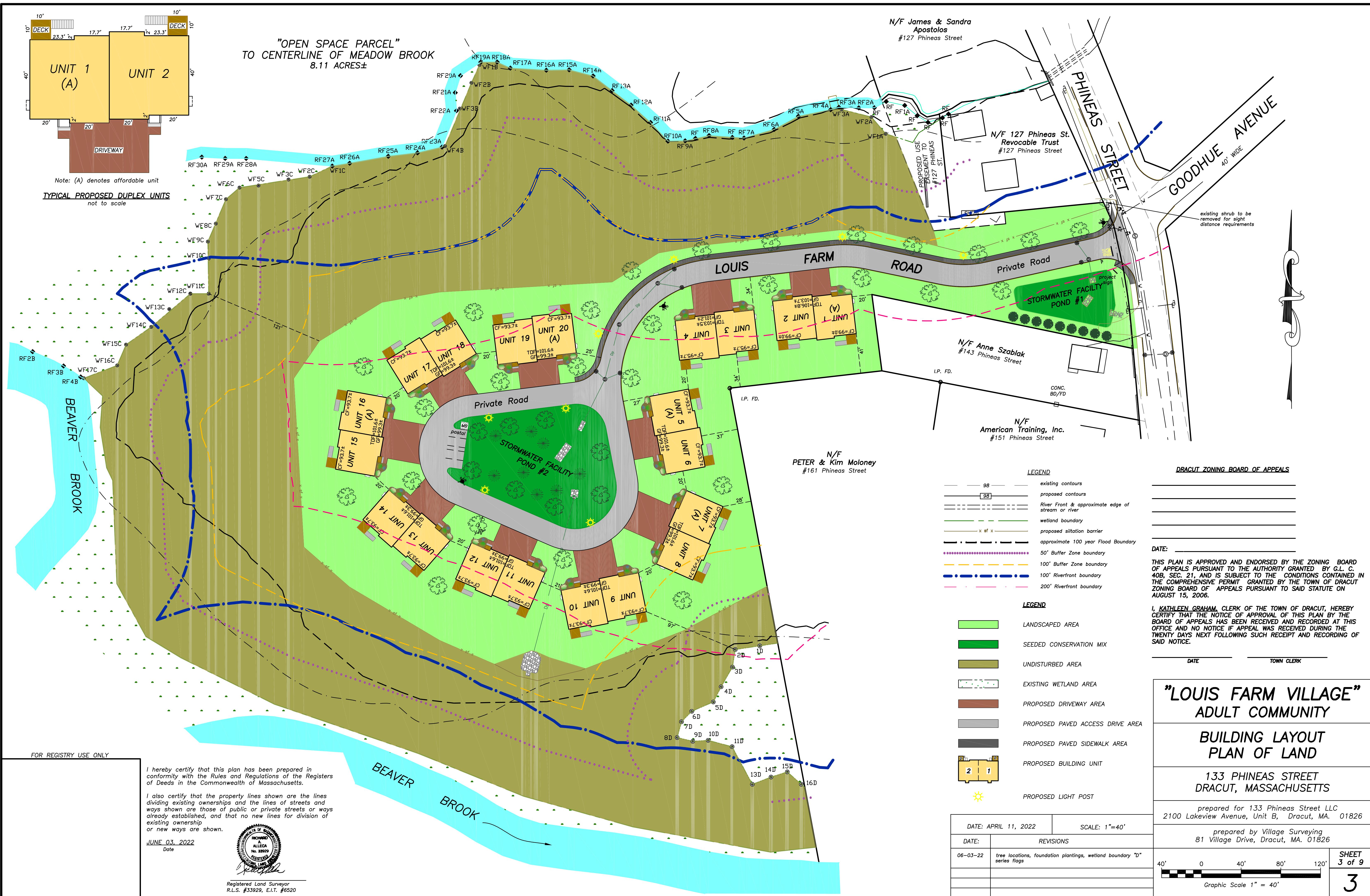
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	BUILDING LAYOUT PLAN
4	GRADING PLAN
5	SITE UTILITIES PLAN
6	PLAN & PROFILE LOUIS FARM ROAD
7	DRAINAGE & DETENTION POND PROFILE & DETAILS
8	DRAINAGE & ROAD SECTION DETAILS
9	E/ONE SYSTEM & SEWER DETAILS

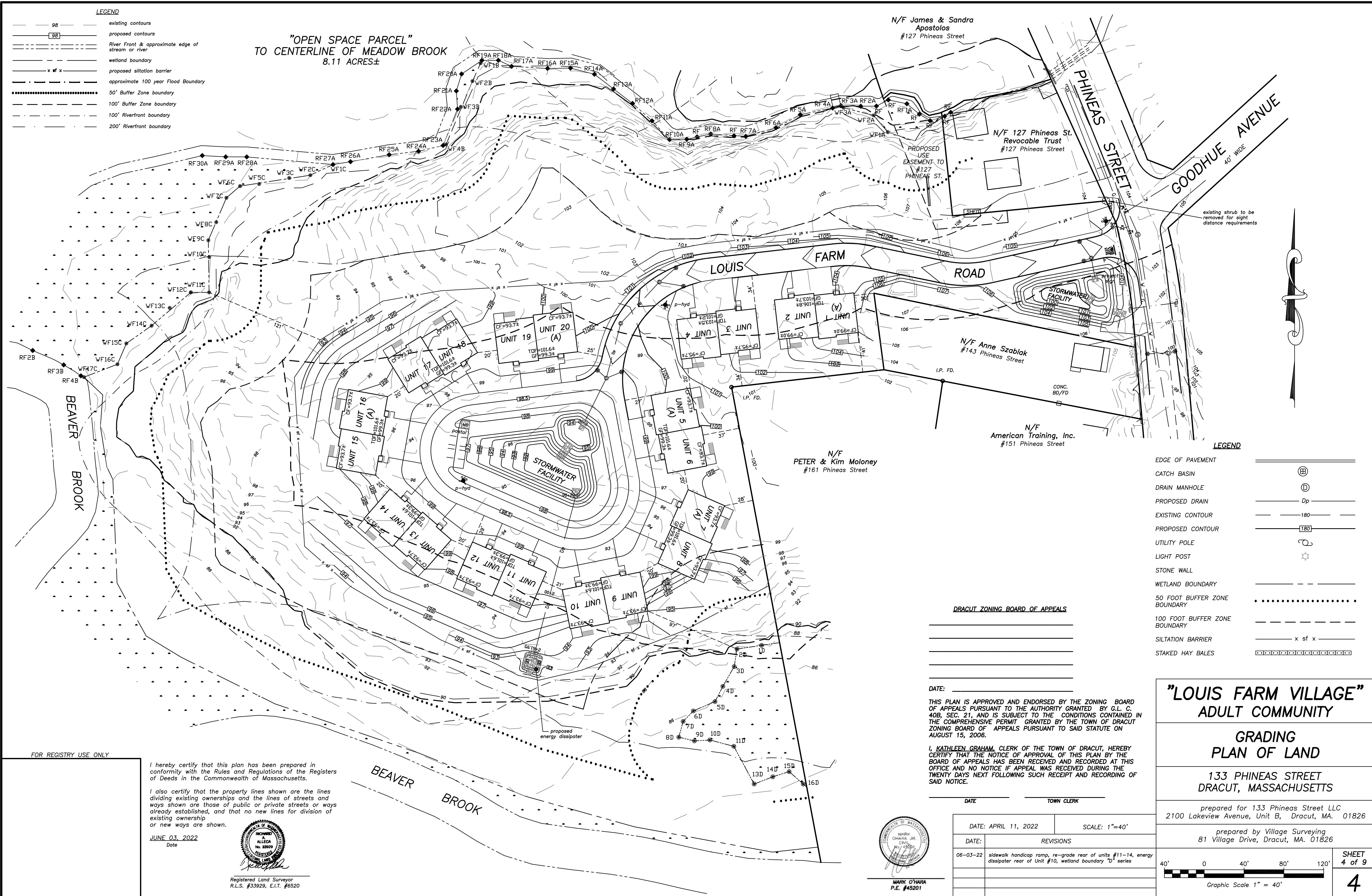
DATE	REVISION
06-03-22	Review Committee Comments of May 12, 2022 for Sheets #2 through #8

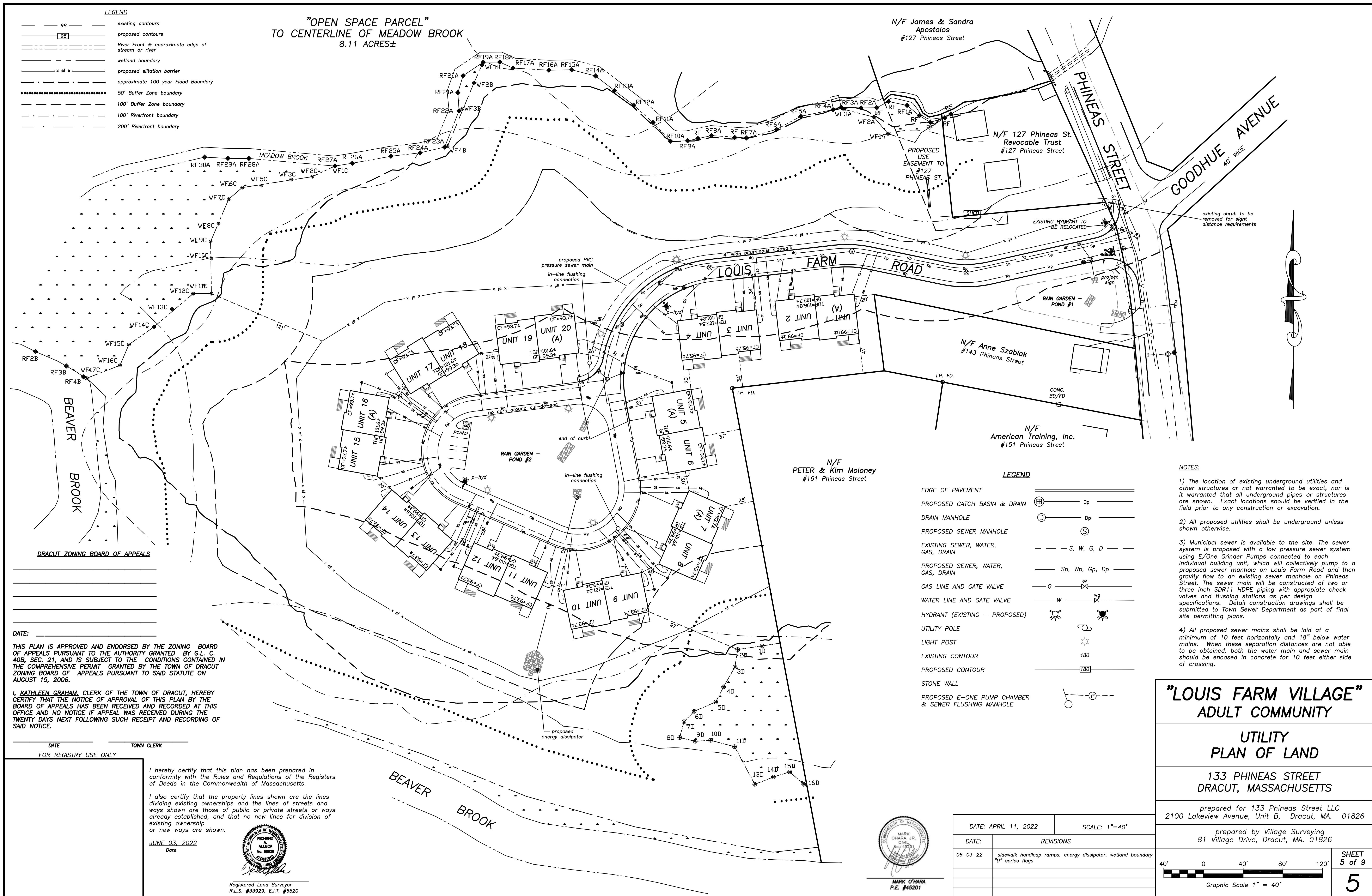
SHEET
1 of 9

1



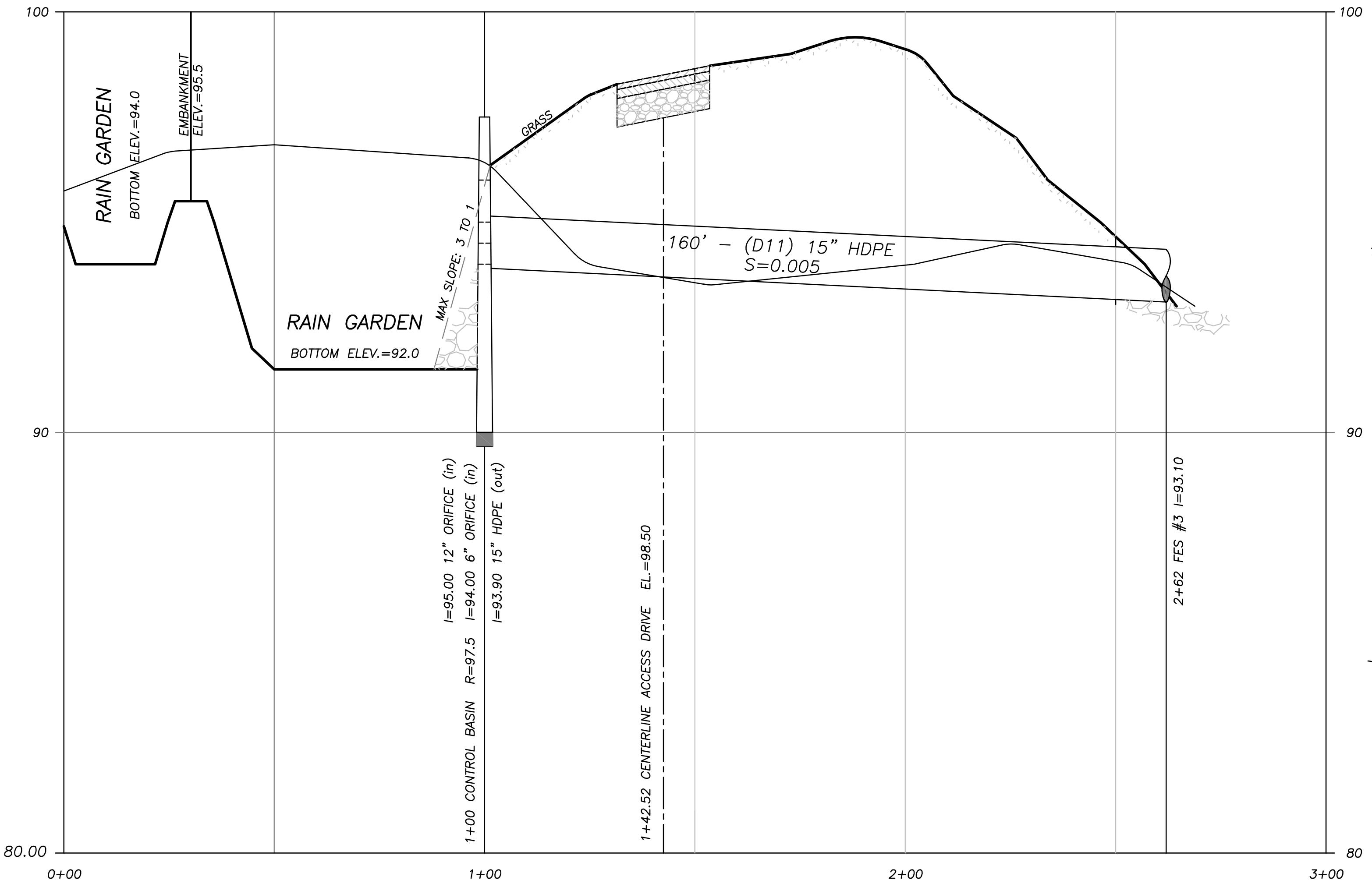






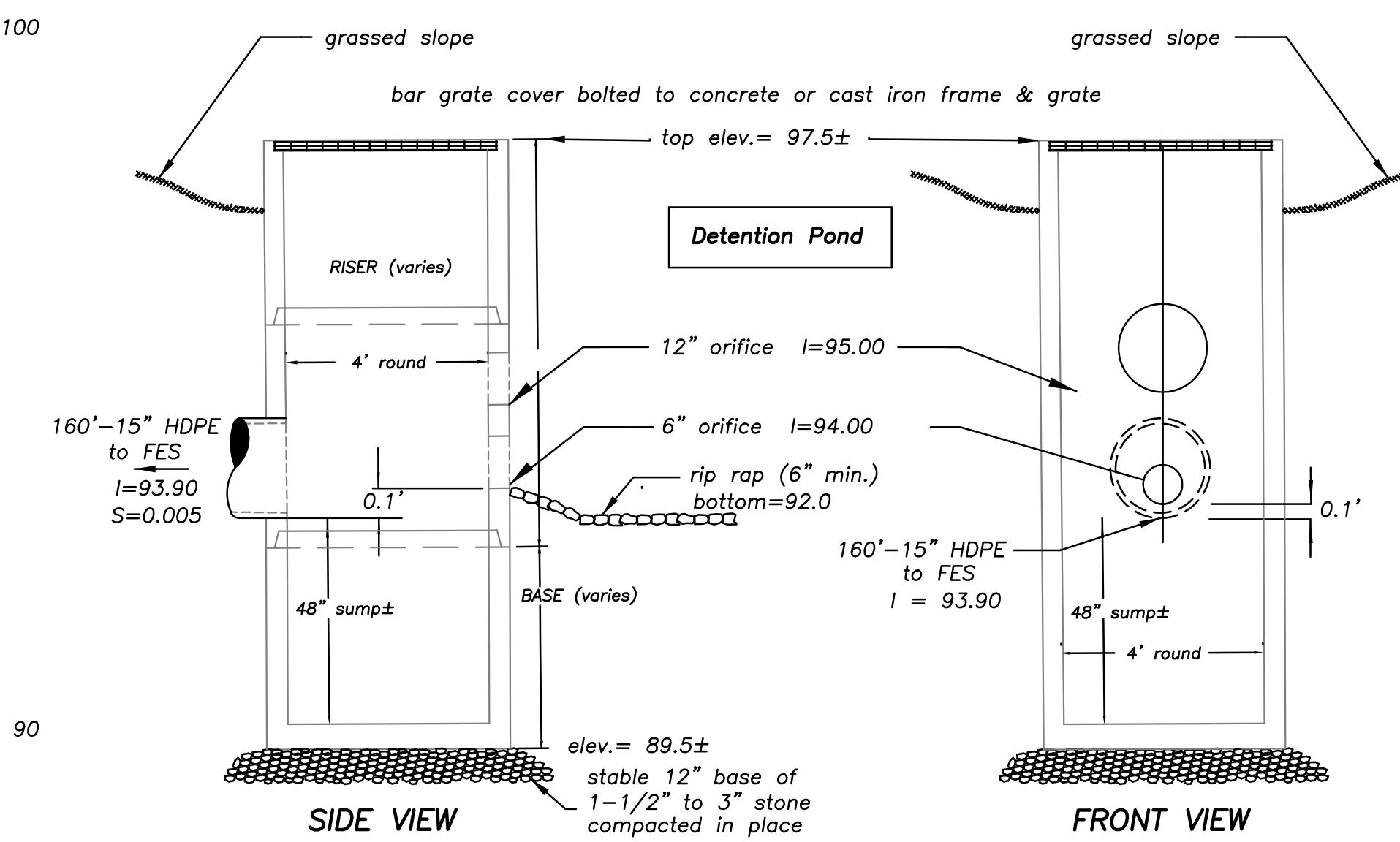
FOREBAY & RAIN GARDEN / POND #2 PROFILE VIEW

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



DETENTION POND #2 CONTROL STRUCTURE

(not to scale)



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



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

FOR REGISTRY USE ONLY

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.

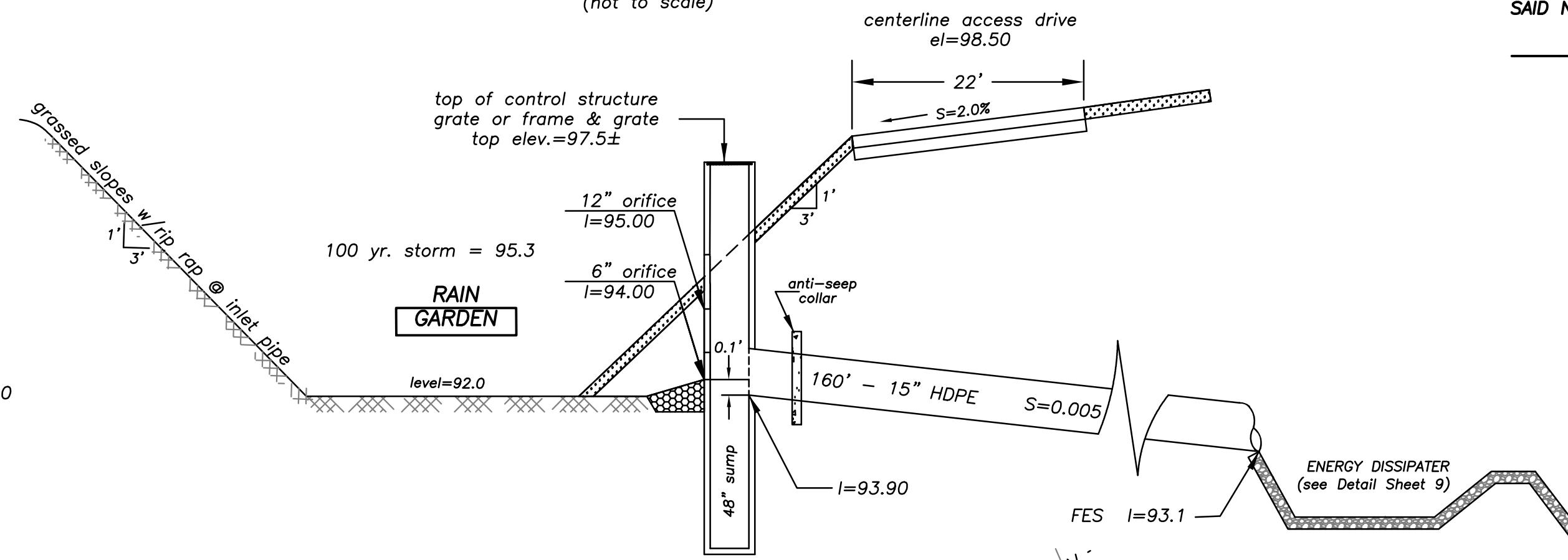
I, KATHLEEN GRAHAM, CLERK OF THE TOWN OF DRACUT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

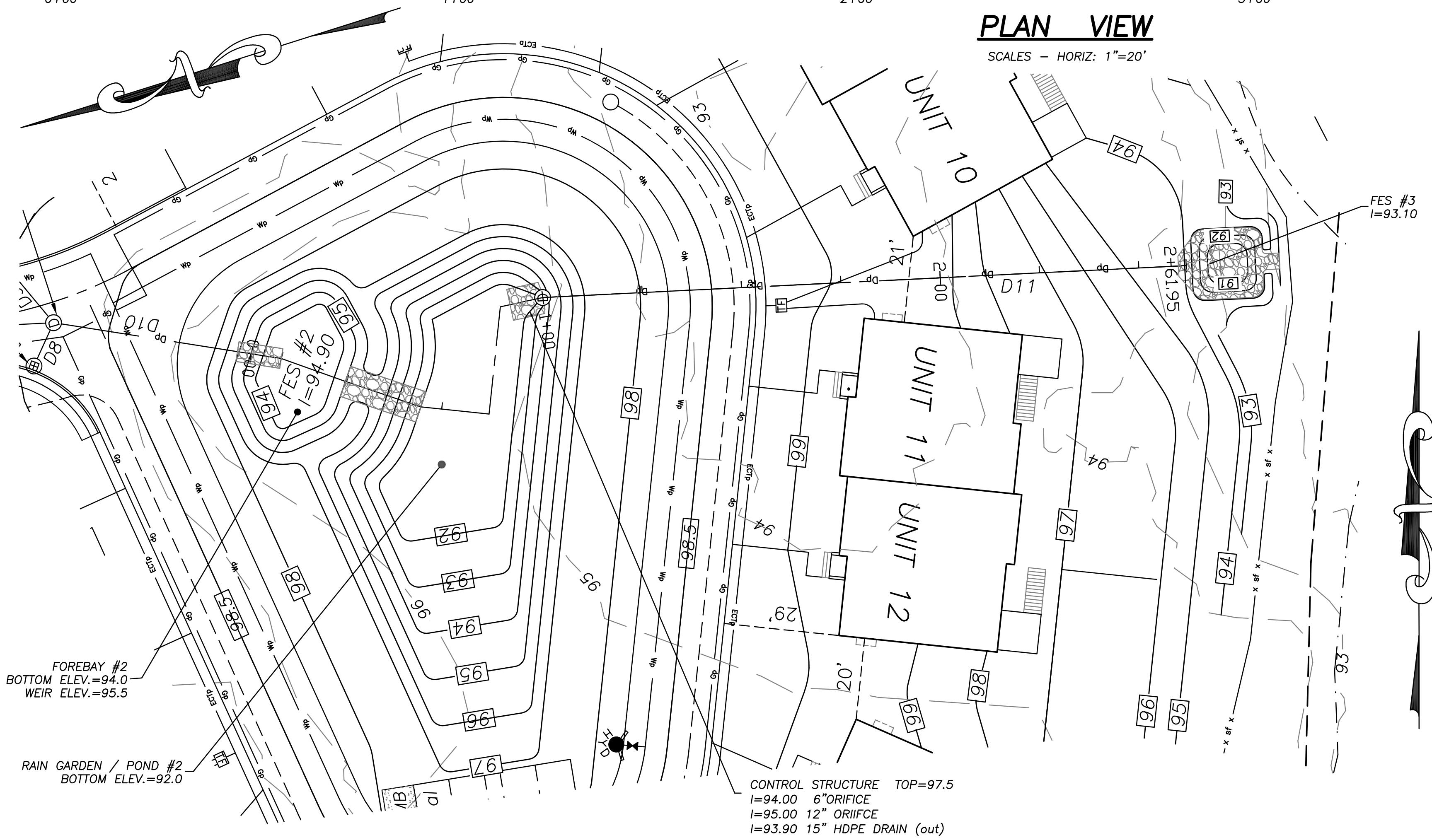
DETENTION POND #2 X-SECTION

(not to scale)



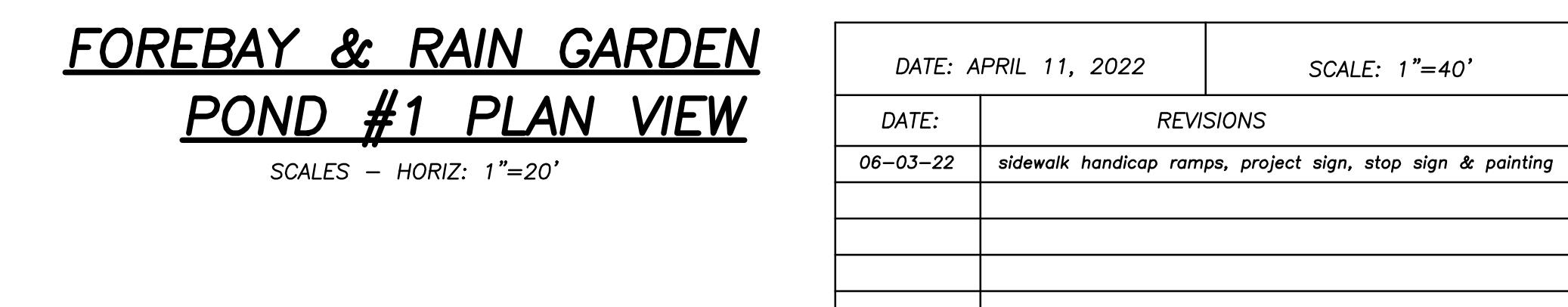
PLAN VIEW

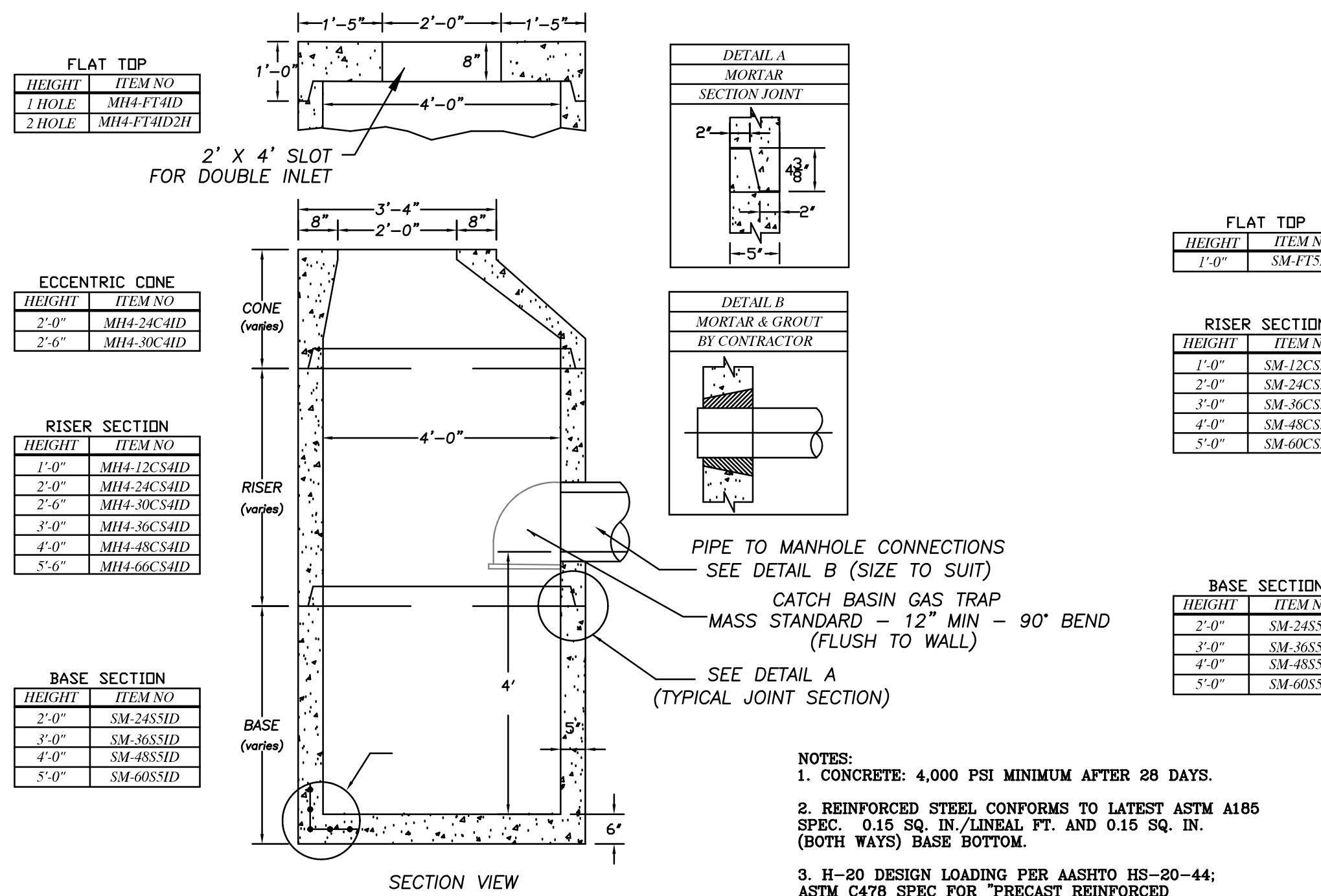
SCALES - HORIZ: 1"=20'



FOREBAY & RAIN GARDEN POND #1 PLAN VIEW

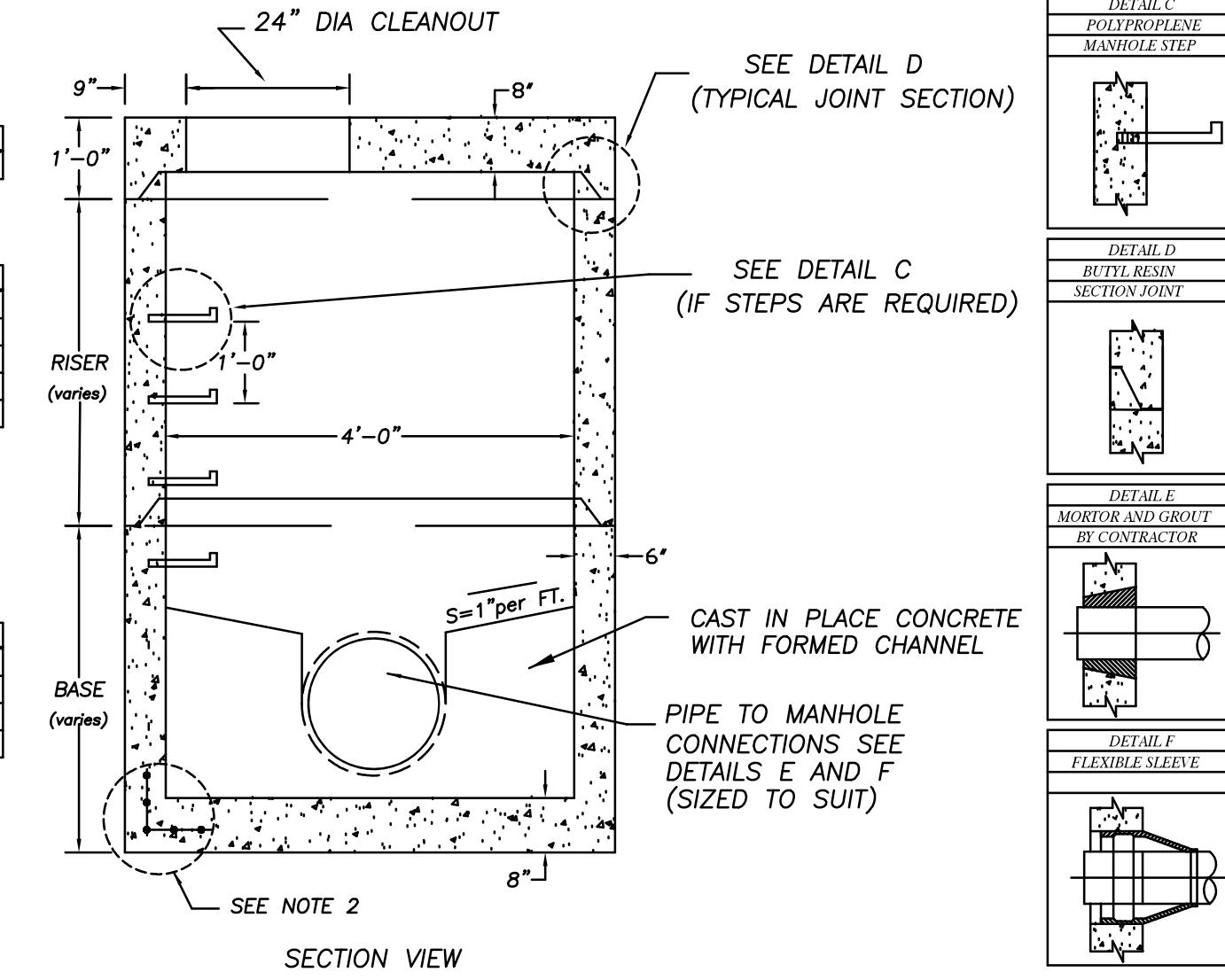
SCALES - HORIZ: 1"=20'





48" CATCH BASIN

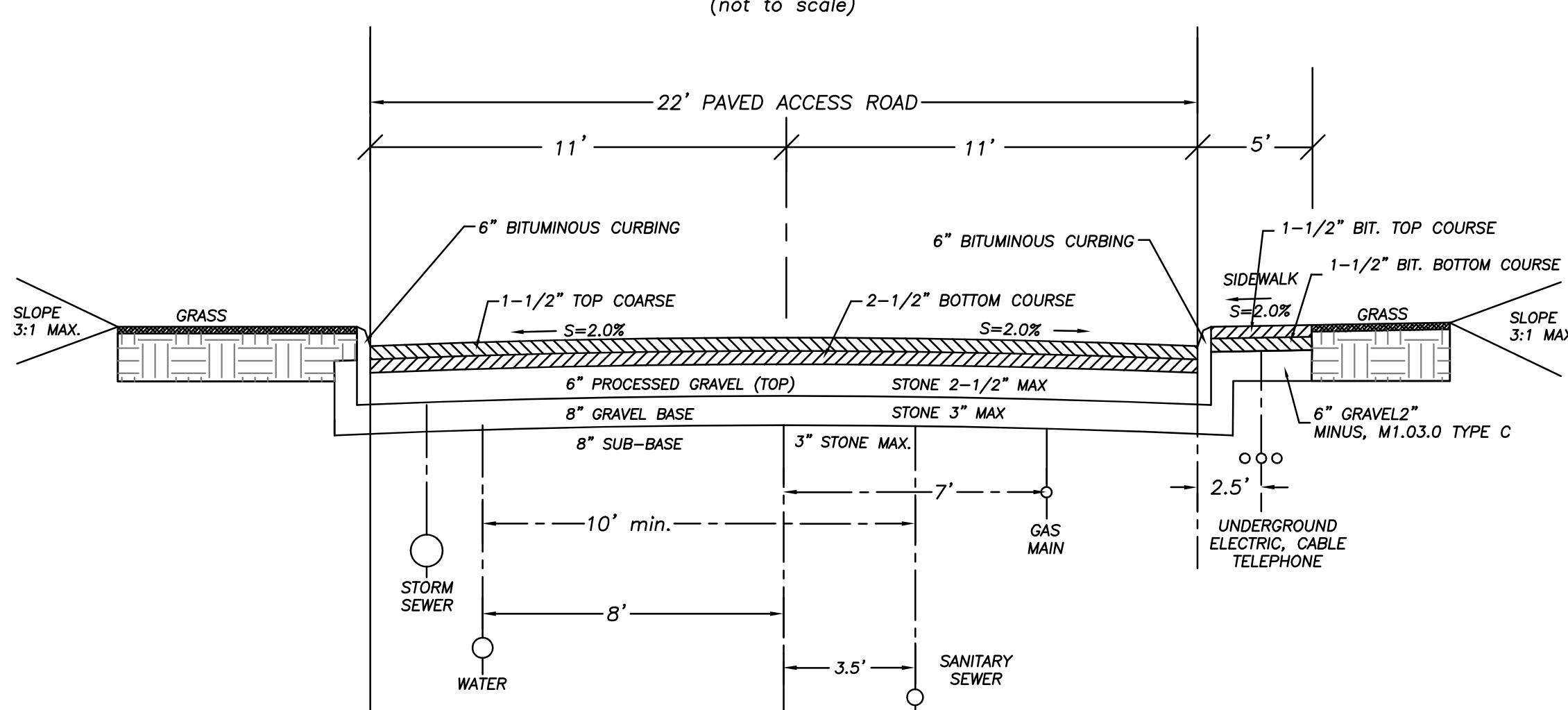
(not to scale)
SHEA CONCRETE PRODUCTS, INC.



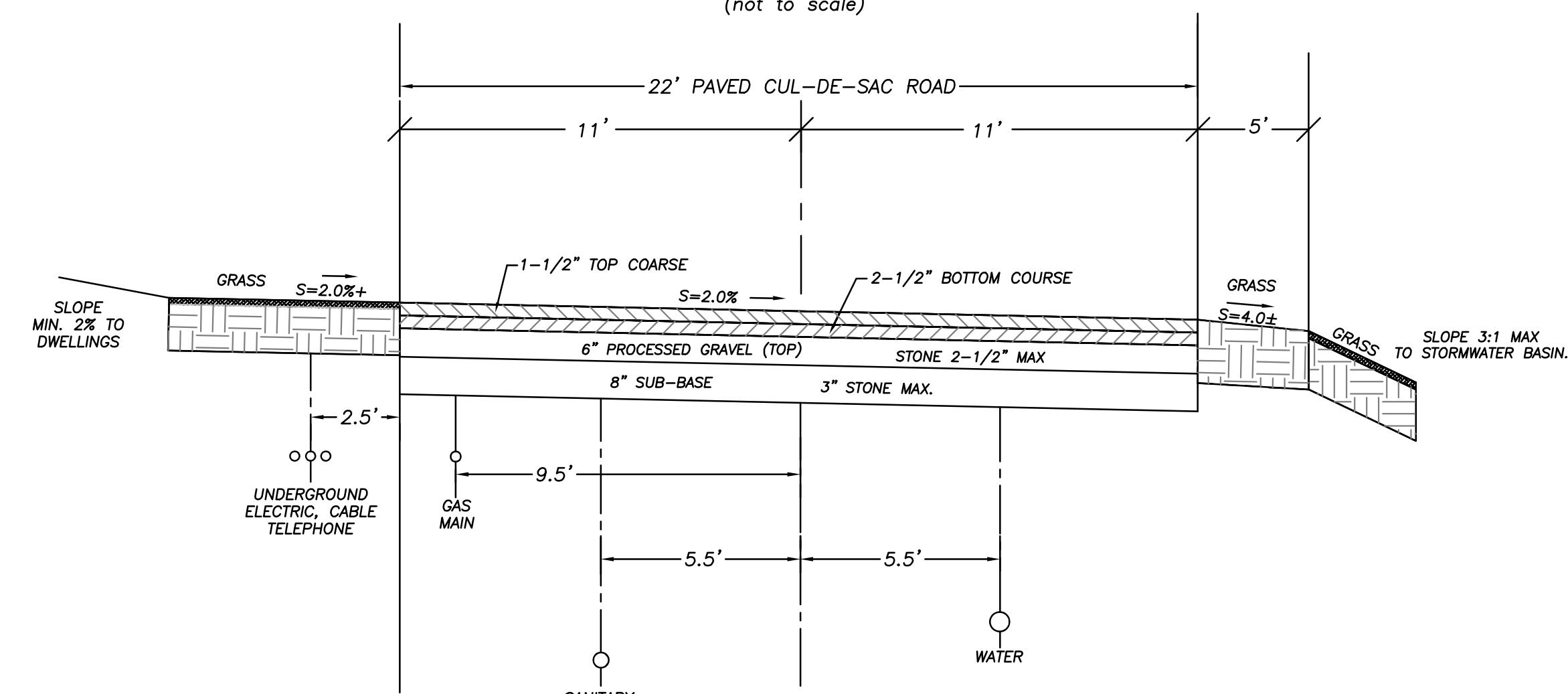
48" DRAIN MANHOLE

(not to scale)
SHEA CONCRETE PRODUCTS, INC.

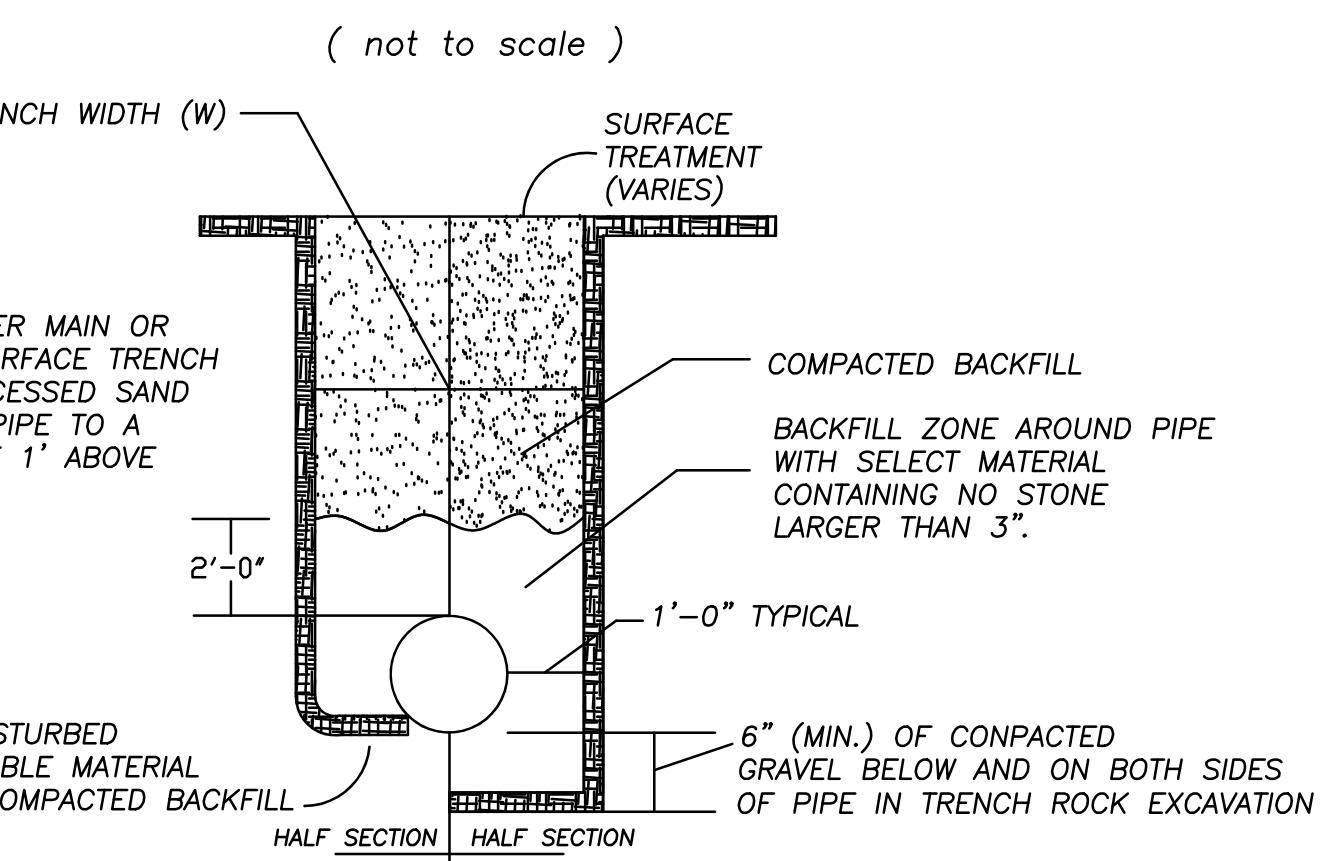
TYPICAL ROADWAY SECTION



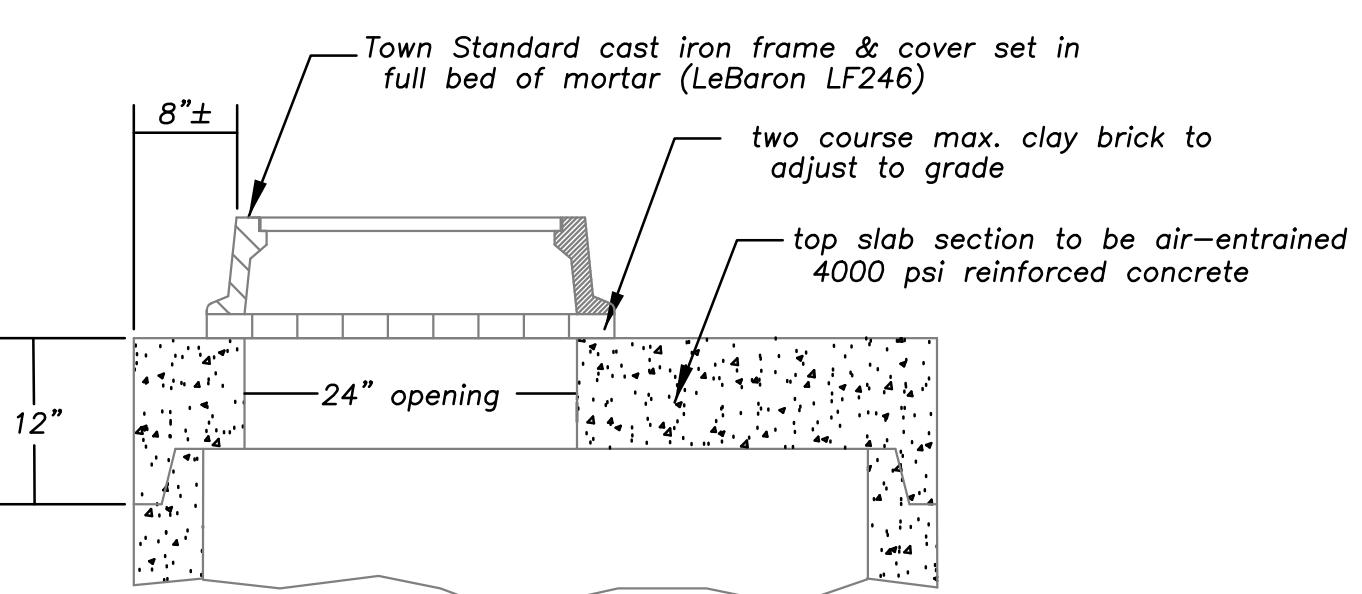
TYPICAL CUL-DE-SAC SECTION



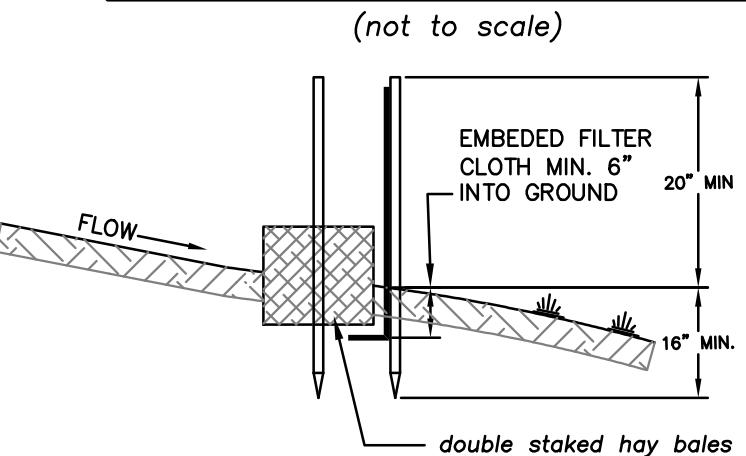
TYPICAL PIPE TRENCH DETAIL



TYPICAL BASIN FRAME & COVER DETAIL



TYPICAL SILT FENCE & HAY BALE INSTALLATION



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.

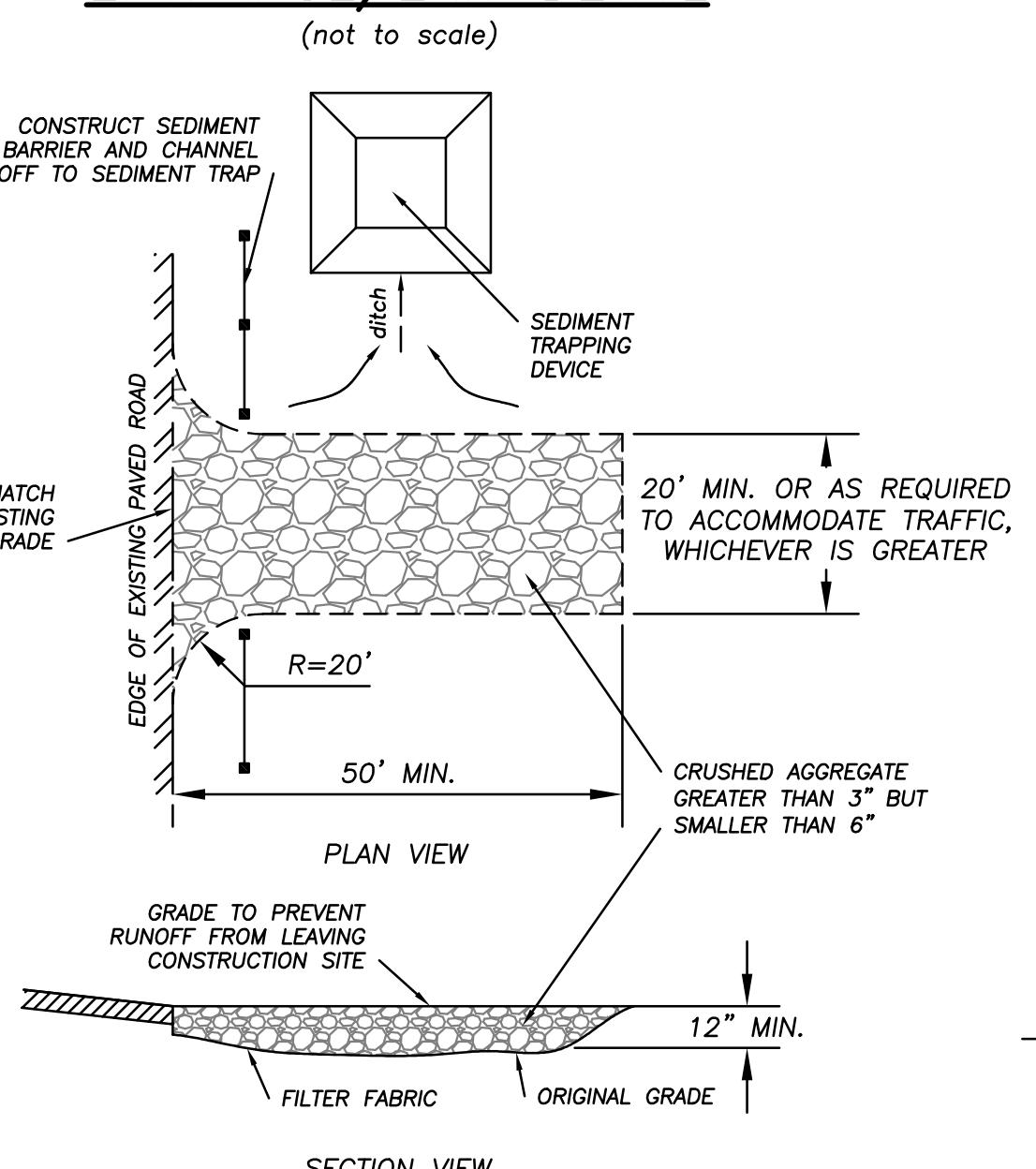
I also certify that the property lines shown are the lines dividing existing ownerships and the lines of streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or new ways are shown.

JUNE 03, 2022
Date

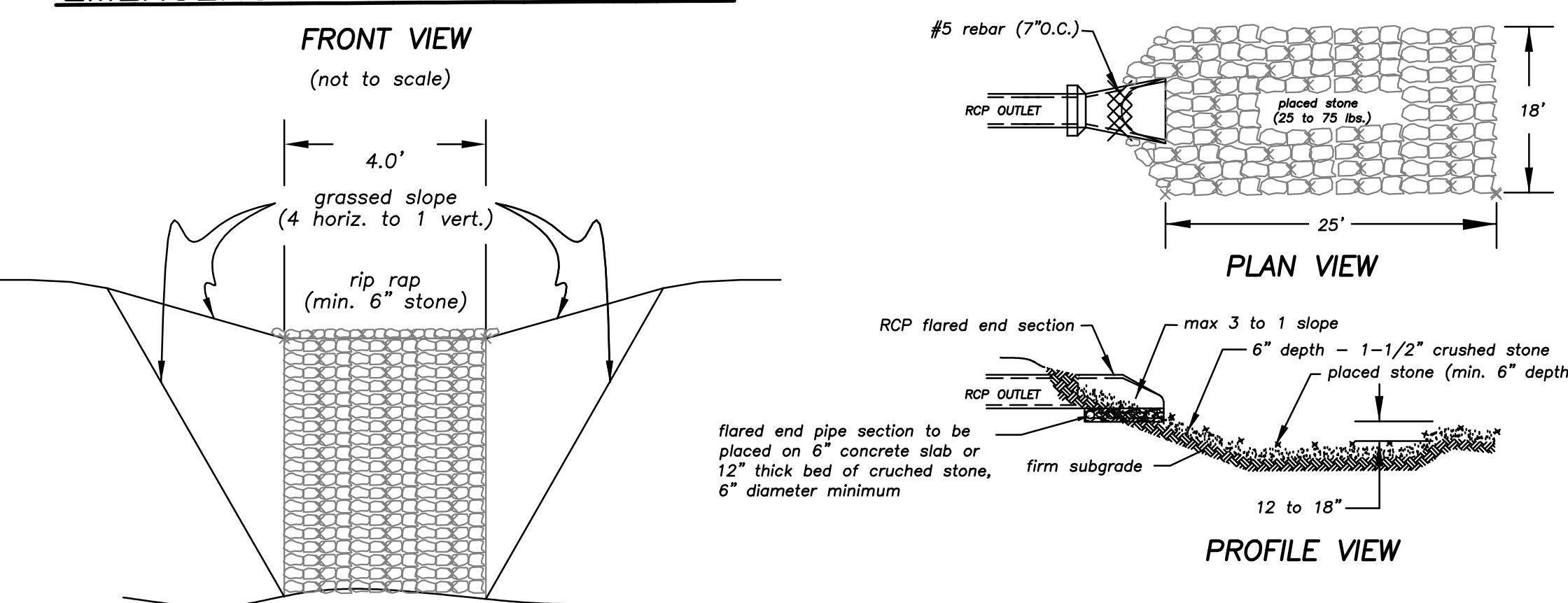


Registered Land Surveyor
R.L.S. #33929, E.I.T. #6520

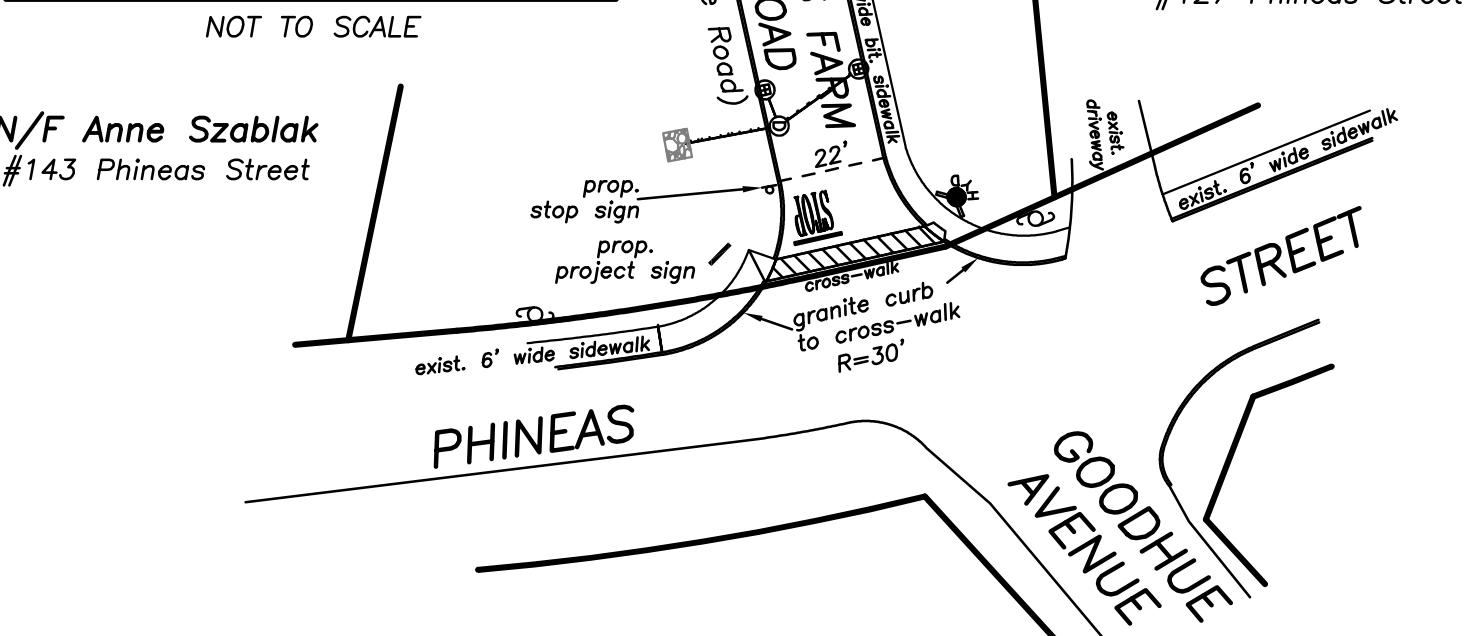
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



EMERGENCY OVERFLOW SPILLWAY



LOUIS FARM ROAD INTERSECTION DETAIL



DRAUT ZONING BOARD OF APPEALS

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 DRAUT ZONING BOARD OF APPEALS PURSUANT TO SAID STATUTE ON AUGUST 15, 2006.

I, KATHLEEN GRAHAM, CLERK OF THE TOWN OF DRAUT, 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 OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.



MARK O'HARA
P.E. #45201

DATE: APRIL 11, 2022	SCALE: AS SHOWN
DATE:	REVISIONS
06-03-22	Louis Farm Road & Phineas Street Detail

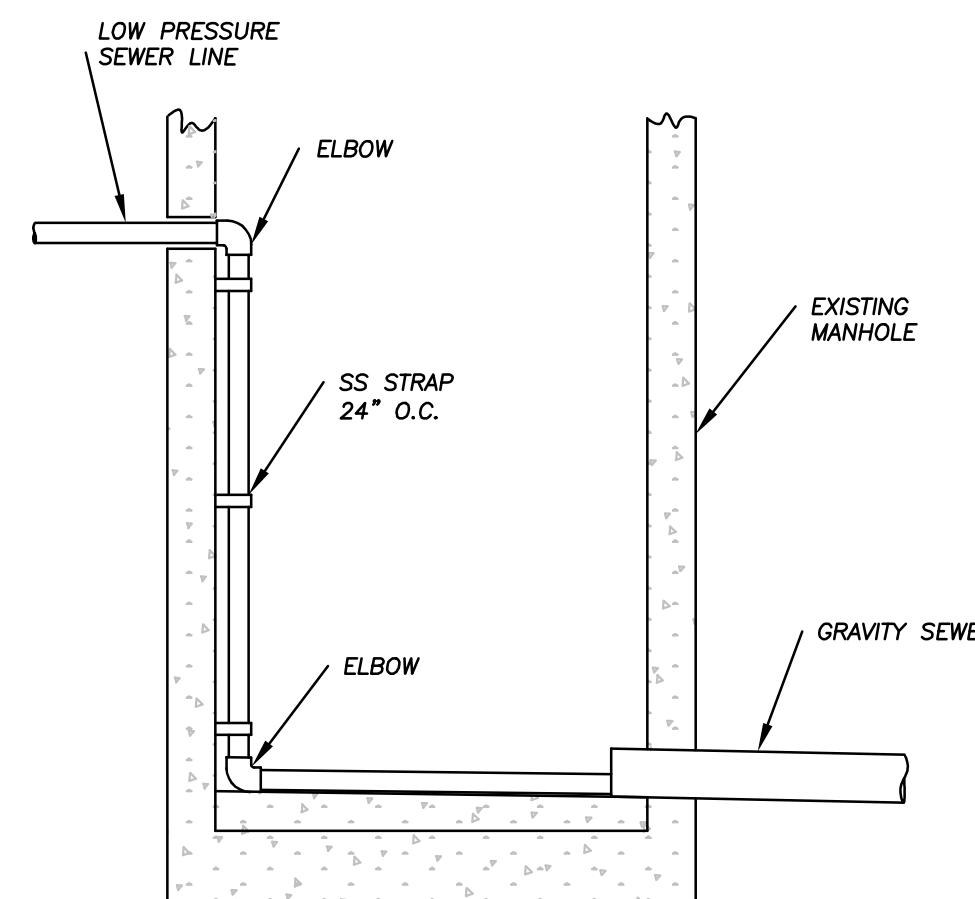
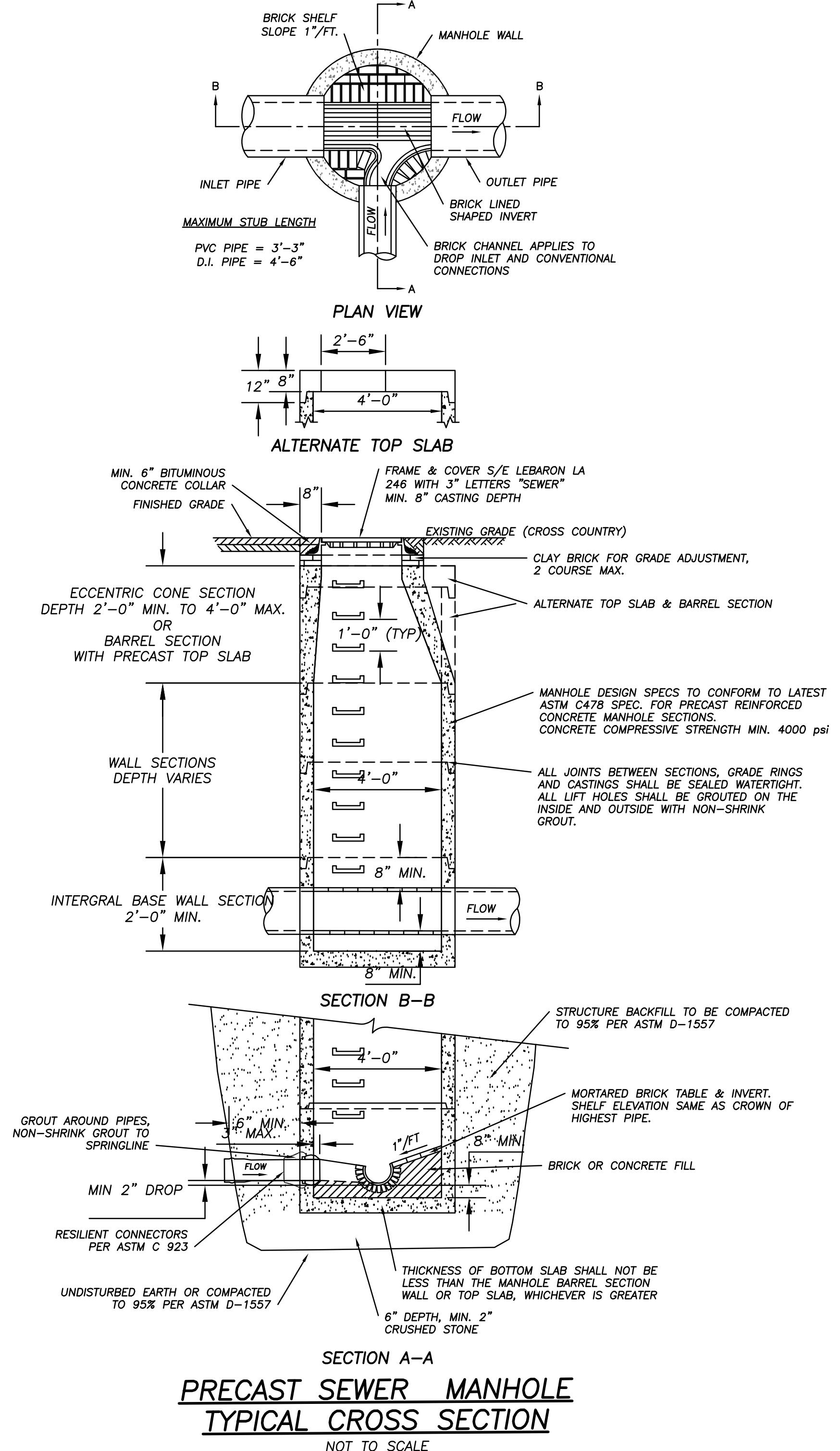
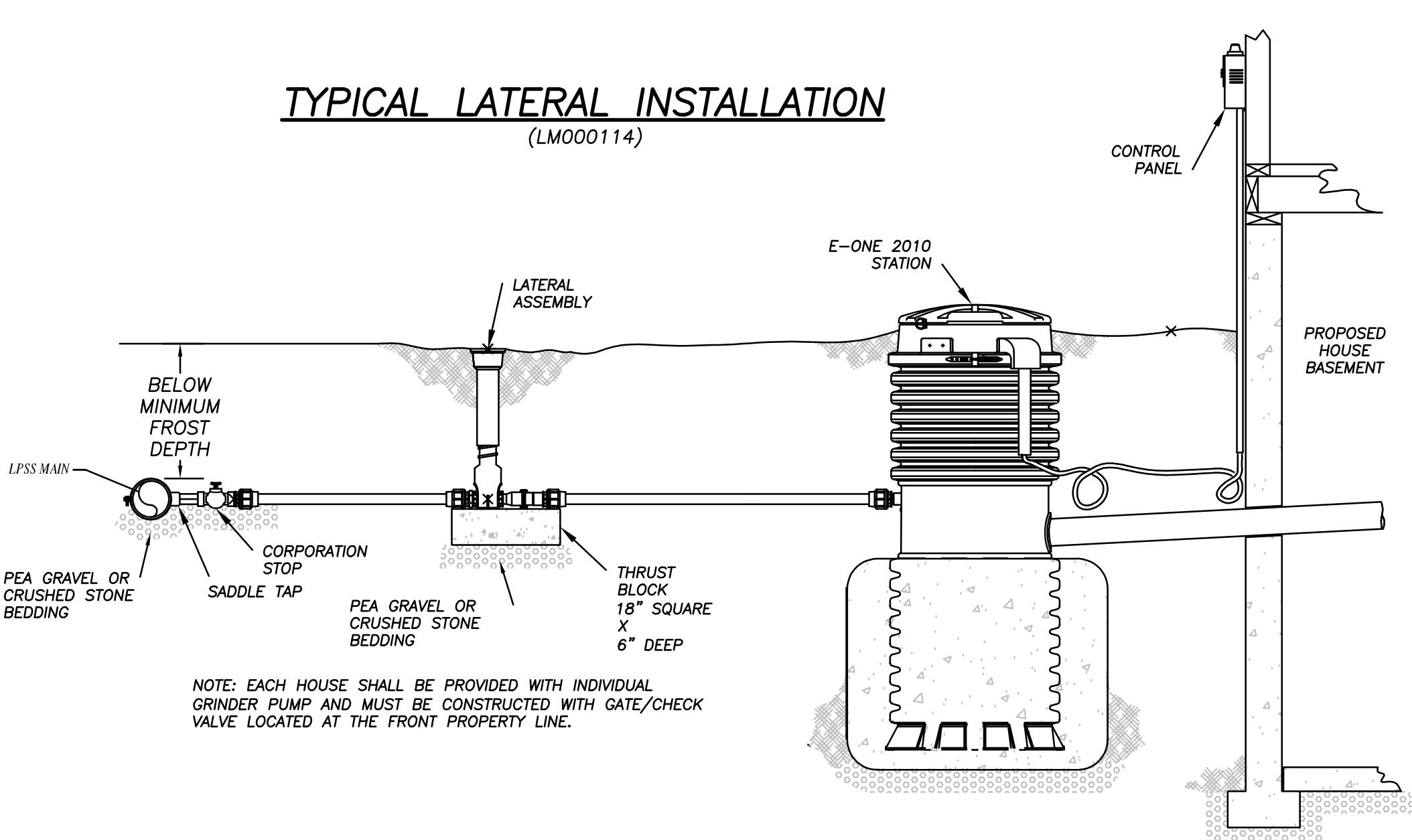
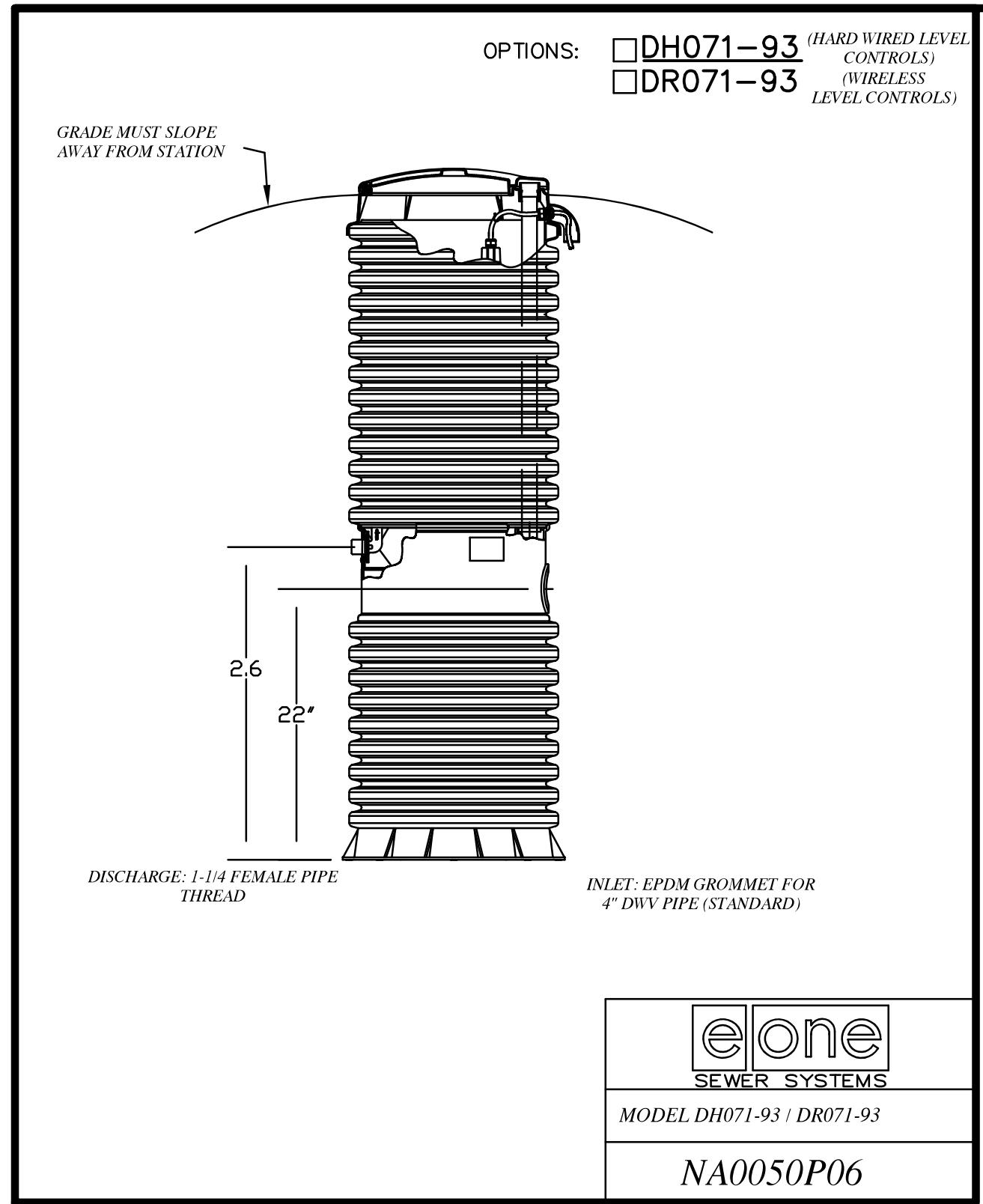
"LOUIS FARM VILLAGE" ADULT COMMUNITY

DRAINAGE AND ROAD SECTION DETAILS

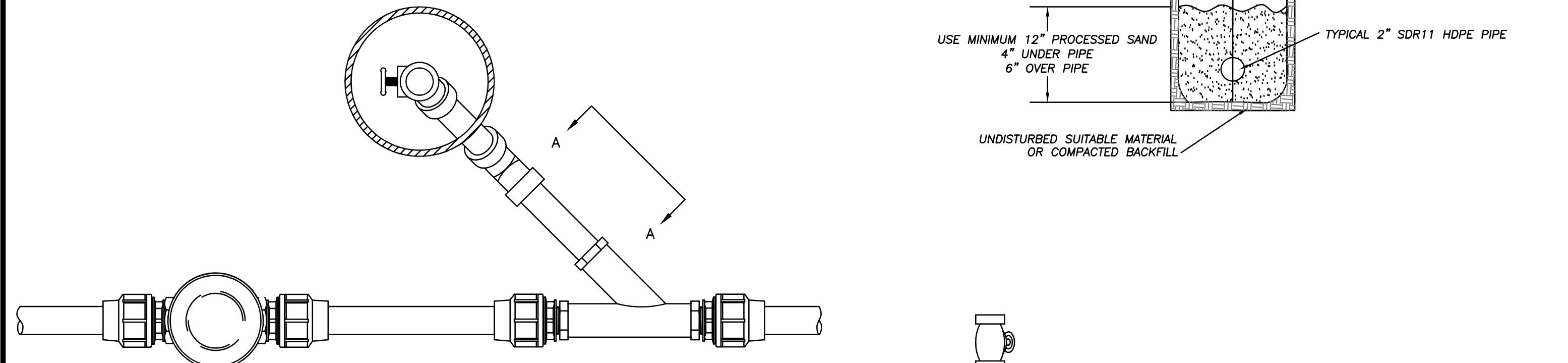
133 PHINEAS STREET
DRAUT, MASSACHUSETTS

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

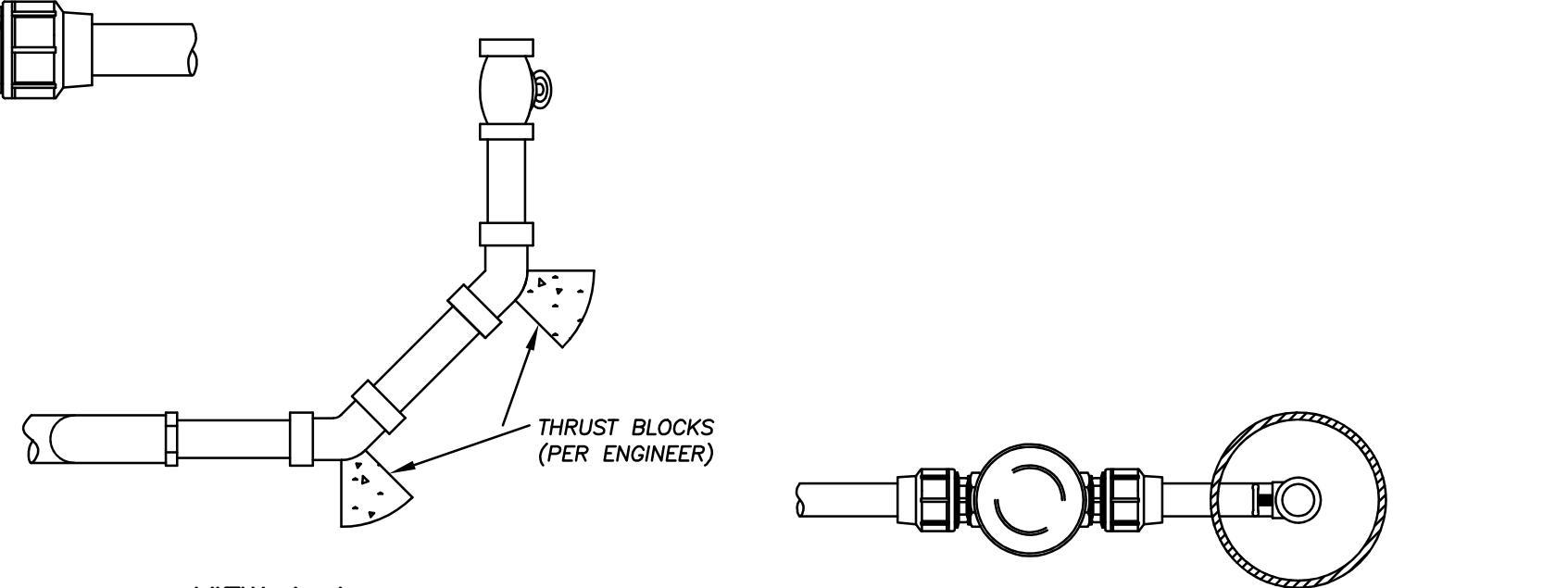
prepared by Village Surveying
81 Village Drive, Dracut, MA. 01826



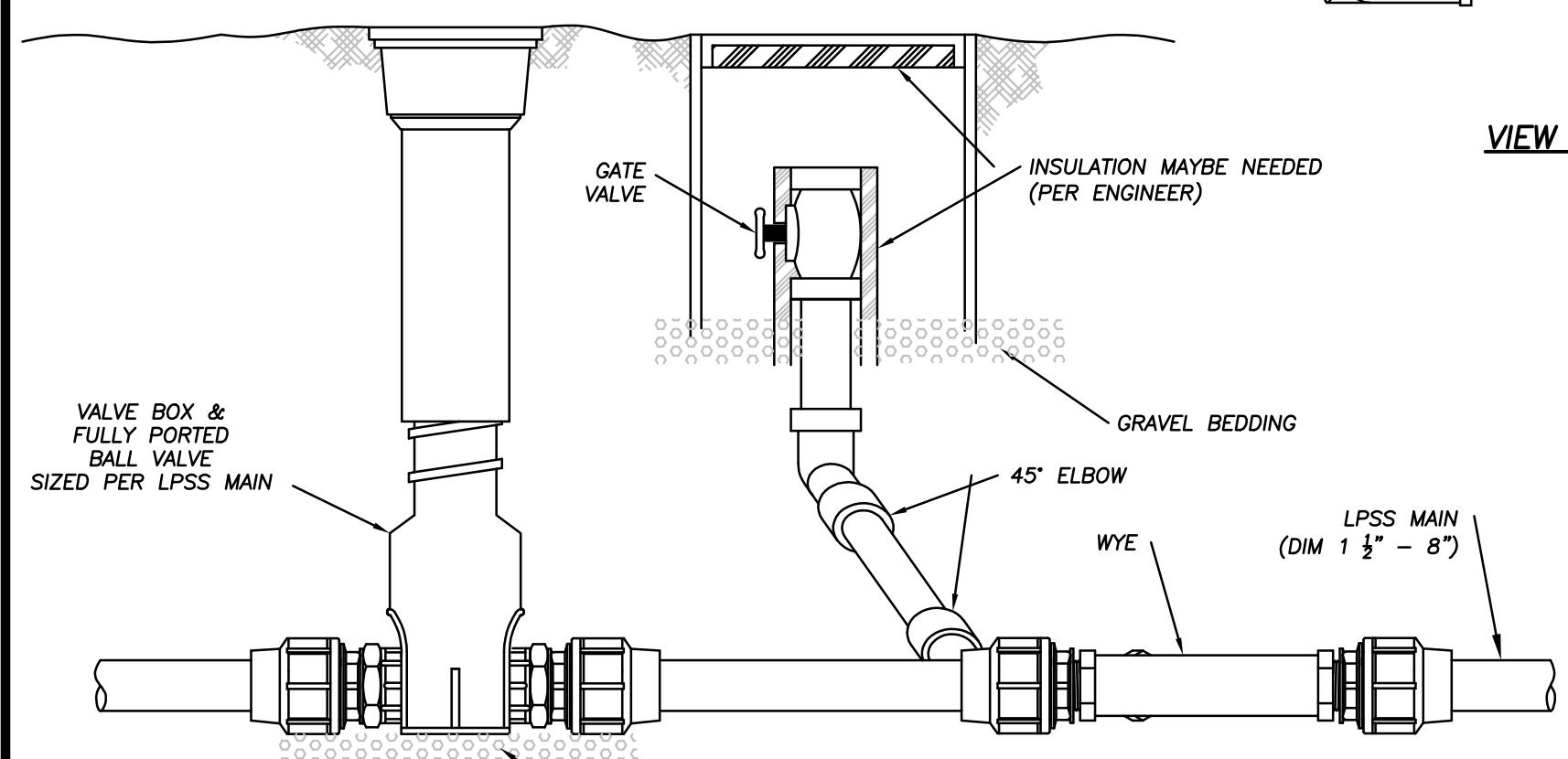
TYPICAL DROP CONNECTION LPSS IN MANHOLE (LM000115)



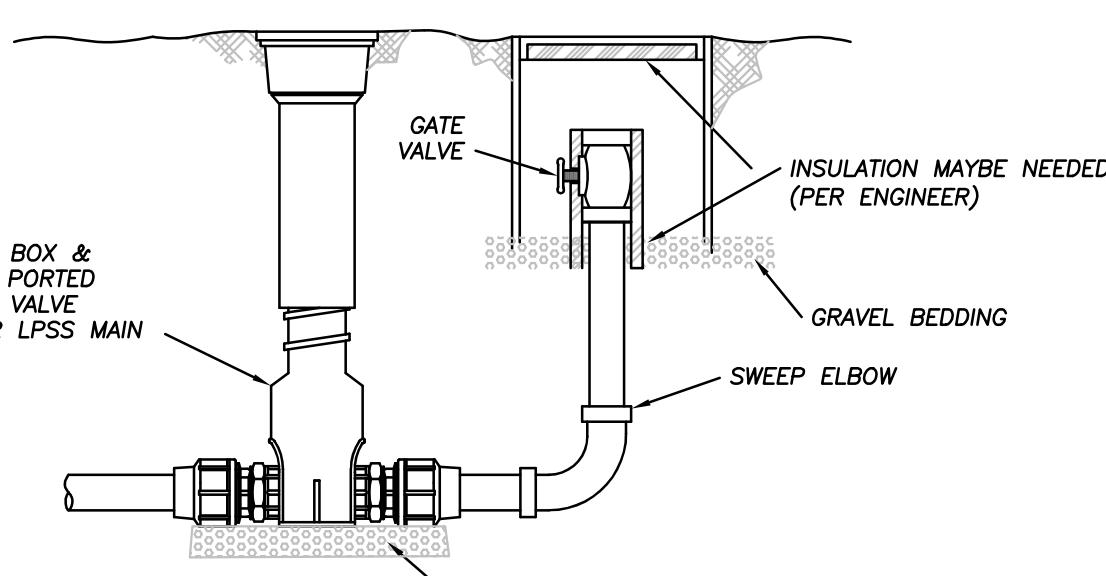
PLAN VIEW



10 of 10



TYPICAL FLUSHING CONNECTION ON LPSS MAIN (LM000113)



TYPICAL TERMINAL FLUSHING CONNECTION
(ESD 10-0094)

SECTION A-A

AL CROSS

DRAGUT ZONING BOARD OF APPEAL

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 OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

MARK O'HARA
P.E. #15321

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

“LOUIS FARM VILLAGE” ADULT COMMUNITY

E-ONE SYSTEM & SEWER DETAILS

133 PHINEAS STREET
DRACUT, MASSACHUSETTS

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

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