

LEGEND

- 98 existing contours
- 98 proposed contours
- River Front & approximate edge of stream or river
- wetland boundary
- x of 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:

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

REFERENCE PLANS:

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

REFERENCE DEEDS:

- DEED BOOK 29877, PAGE 282
- DEED BOOK 1108, PAGE 409
- DEED BOOK 755, PAGE 118
- DEED BOOK 623, PAGE 307
- DEED BOOK 443, PAGE 473
- DEED BOOK 474, PAGE 254
- DEED BOOK 411, PAGE 477
- DEED BOOK 675, PAGE 513
- DEED BOOK 26590, PAGE 51
- DEED BOOK 30270, PAGE 252
- DEED BOOK 2273, PAGE 407
- DEED BOOK 30129, PAGE 196
- DEED BOOK 2468, PAGE 509
- DEED BOOK 34994, PAGE 110

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

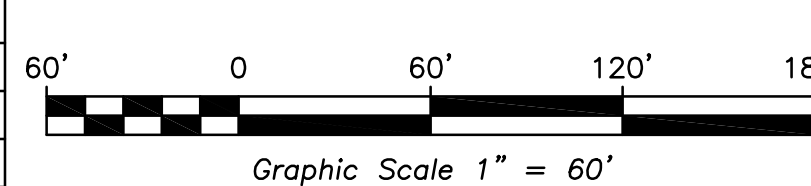
"LOUIS FARM VILLAGE" ADULT COMMUNITY

PRESENTATION 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  
1 of 1

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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

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	58,480 S.F.±
EXISTING HOUSE & DRIVEWAY AREA PREVIOUSLY RAZED	-6,830 S.F.±
NET DISTURBED LAND AREA WITHIN THE 200' RIVERFRONT	51,650 S.F.±