

SITE PLAN

IN THE

TOWN OF DRACUT

MIDDLESEX COUNTY

COMMONWEALTH OF MASSACHUSETTS

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

_____, 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 preceding the date of this certificate.

Town Clerk Date

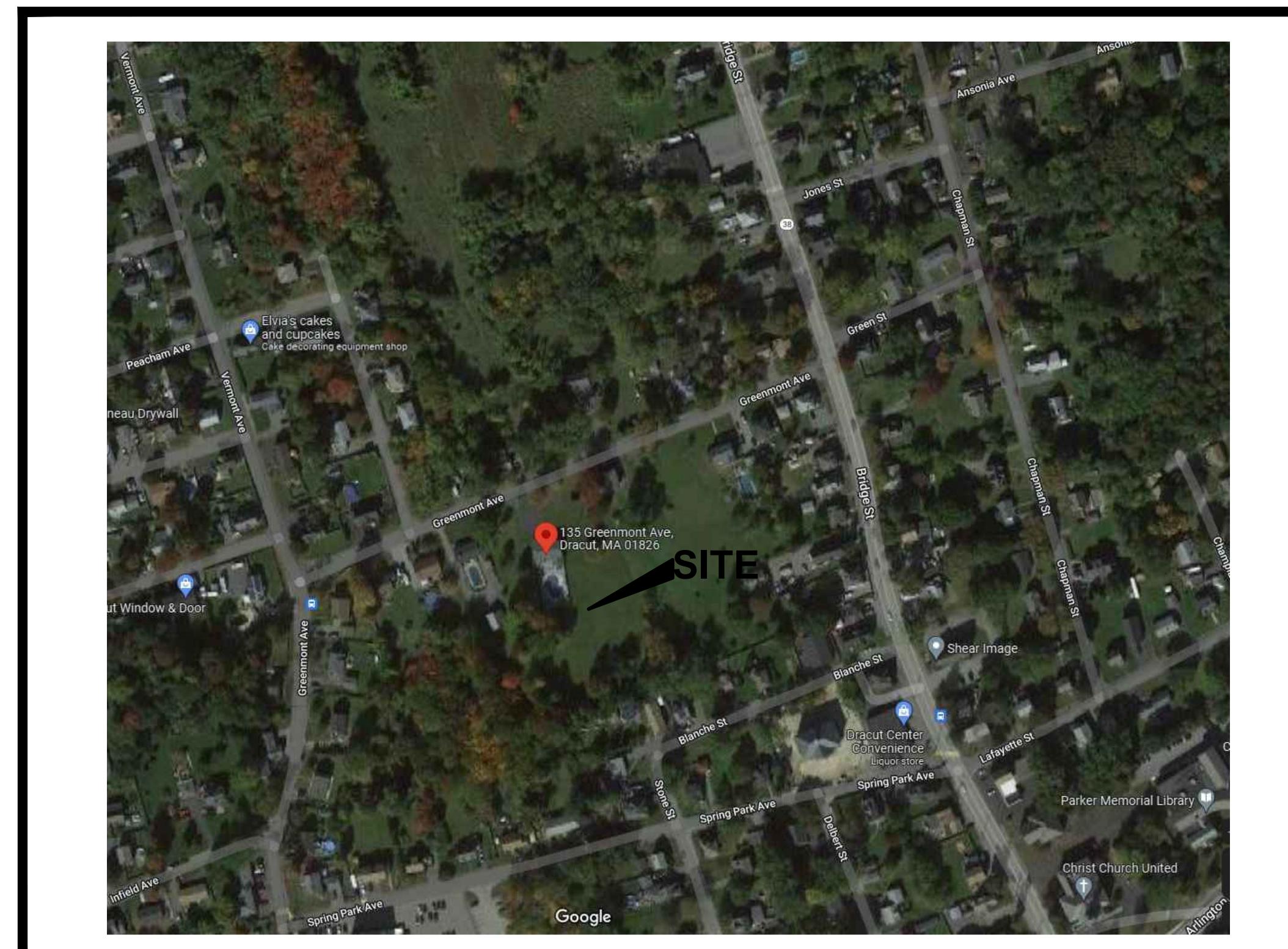


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Greenmont Commons

135 Greenmont Avenue

Dracut, MA

DATE	REVISION	BY
06/05/24	REVS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML
04/10/24	REVS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML
11/29/23	REVS PER ZONING BOARD OF APPEALS MEETING AND ZBA PEER REVIEW COMMENTS	KML

May 18, 2023 Dwg. No. 2021-235

APPROVED DRACUT ZONING BOARD OF APPEALS

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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 Pergo; by Cornerstone Land Consultants, Inc.; dated April 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 is owned by Jose Luiz "Branco" Pergo; 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 #25017C0141E 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 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.

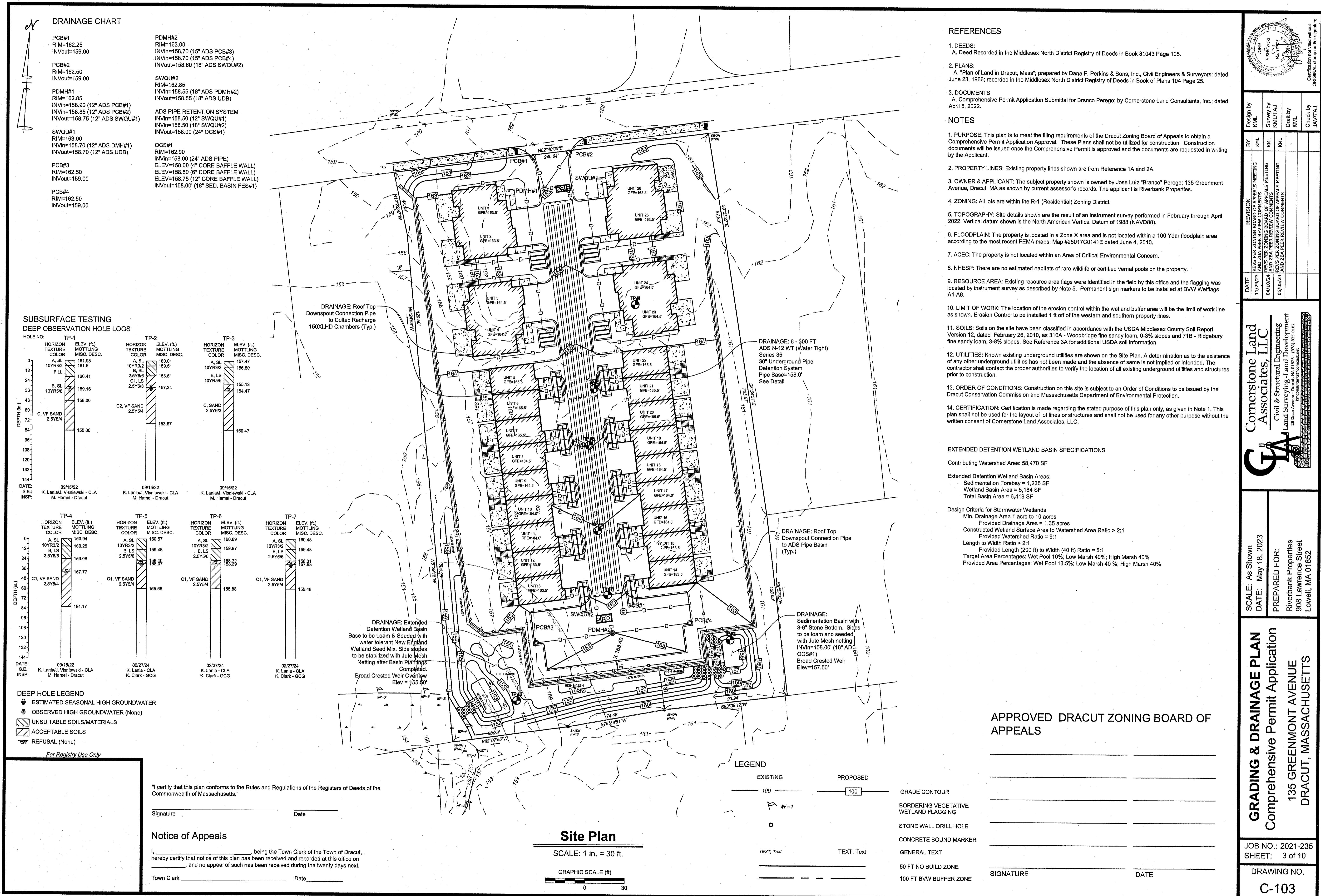
14. CERTIFICATION: Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for the layout of lot lines or structures and shall not be used for any other purpose without the written consent of Cornerstone Land Associates, LLC.

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

DATE	REVISION	BY
10/5/23	REV/SUPER ZONING BOARD OF APPEALS MEETING	KML
04/10/24	REV/SUPER ZONING BOARD OF APPEALS MEETING	KML
04/10/24	REV/SUPER ZONING BOARD OF APPEALS MEETING	KML
	AND BVA PERM REVIEW COMMENTS	
	Draft by	
	Check by	JAV/TAJ

JOB NO.: 2021-235
SHEET: 1 of 10
DRAWING NO.
C-101

Certification not valid without original stamp and/or signature



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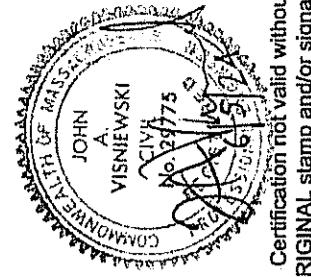
Town Clerk Date

Site Plan

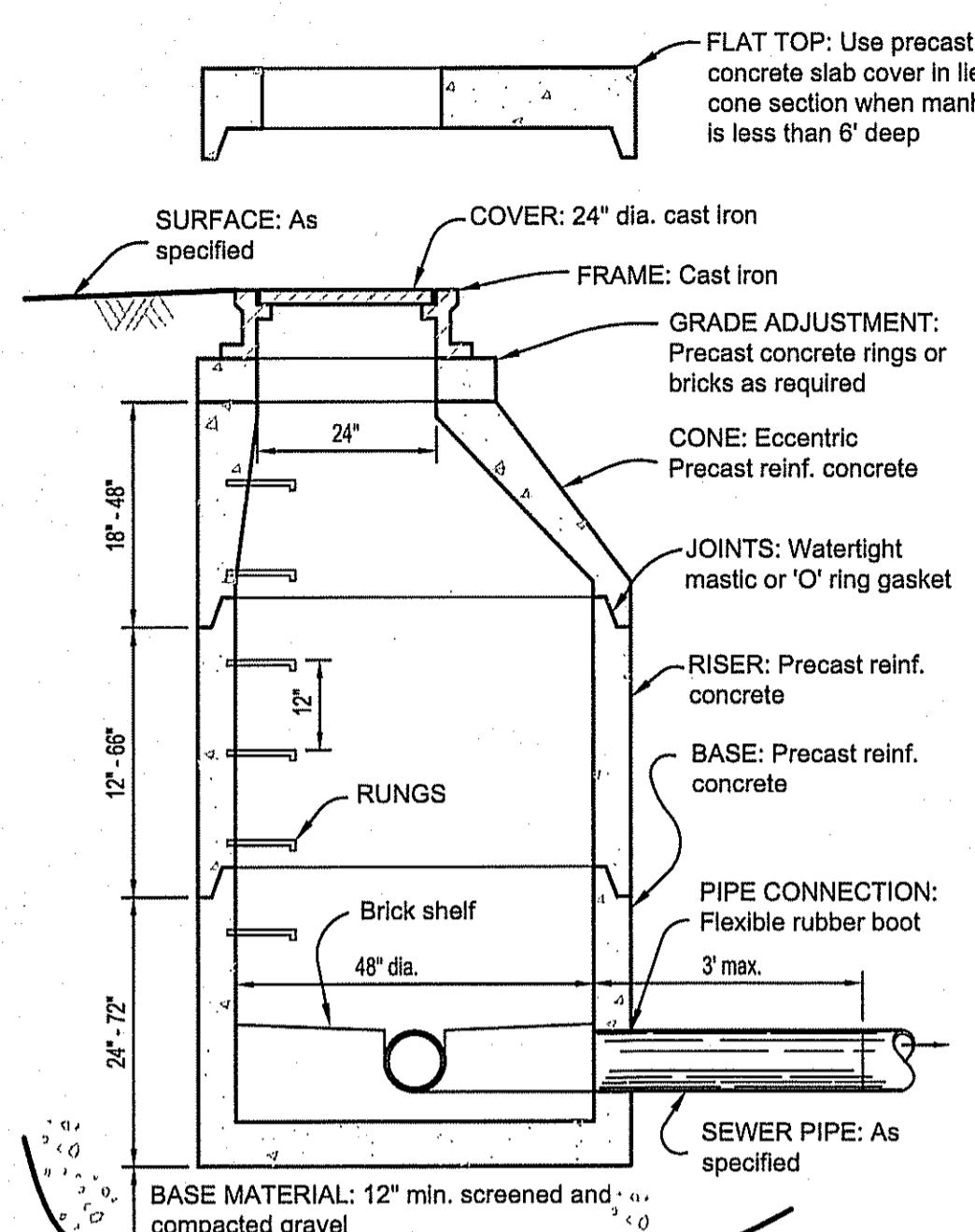
SCALE: 1 in. = 30 ft.

GRAPHIC SCALE (ft)
0 30





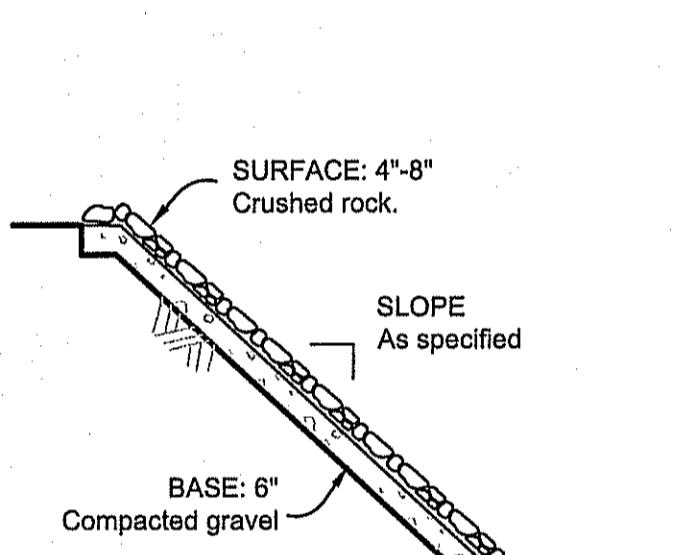
Certification that valid and signature
ORIGINAL stamp and/or signature



SEWER MANHOLE SECTION AT CENTERLINE

NOTES

1. All components and construction shall provide H-20 design loading per AASHTO HS-20-44 & ASTM C478.
2. All components and construction shall comply with requirements of the Pepperell Sewer Dept.



SLOPE PROTECTION

APPROVED DRACUT ZONING BOARD OF APPEALS

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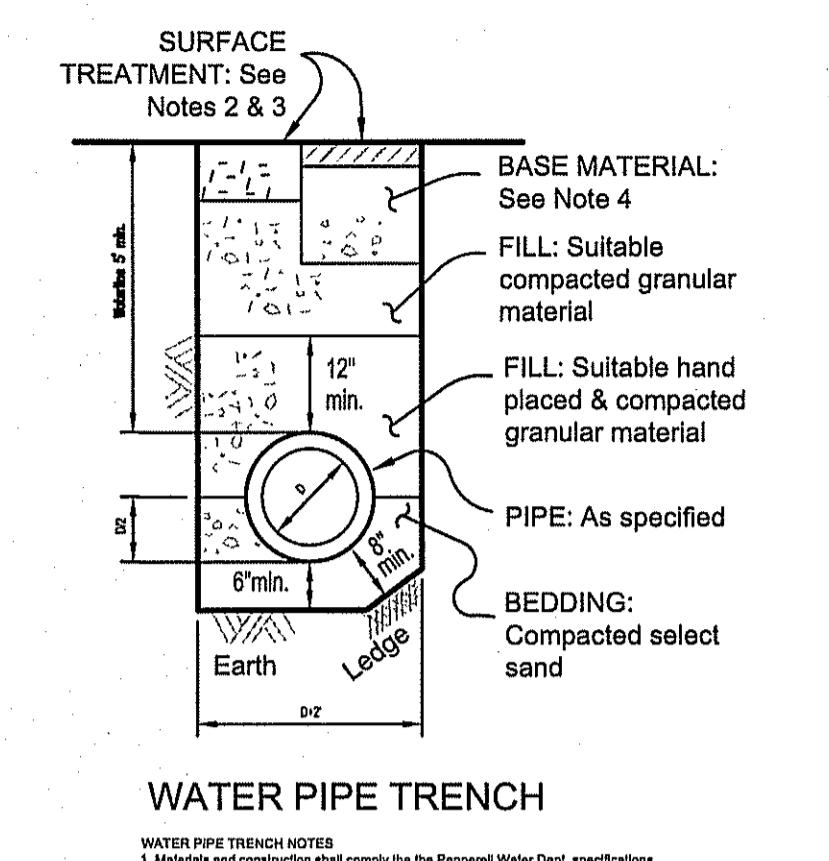
"I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts."

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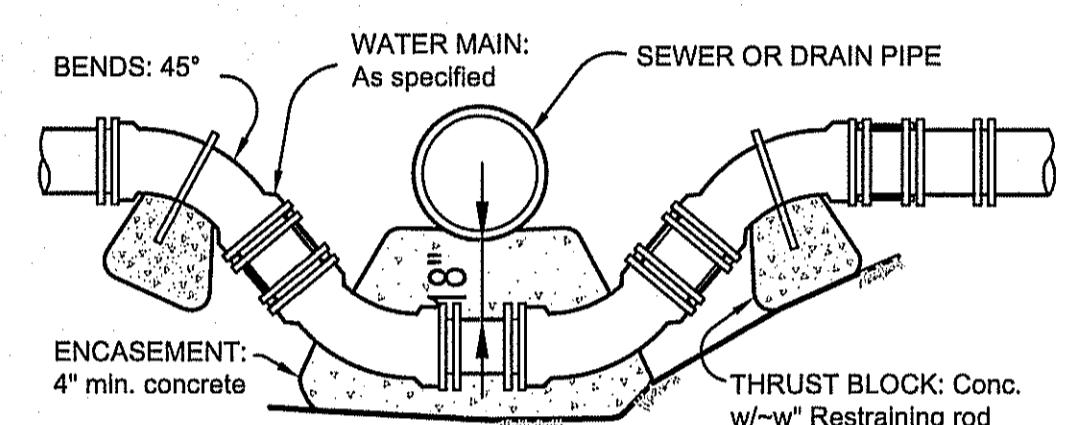
Town Clerk _____ Date _____



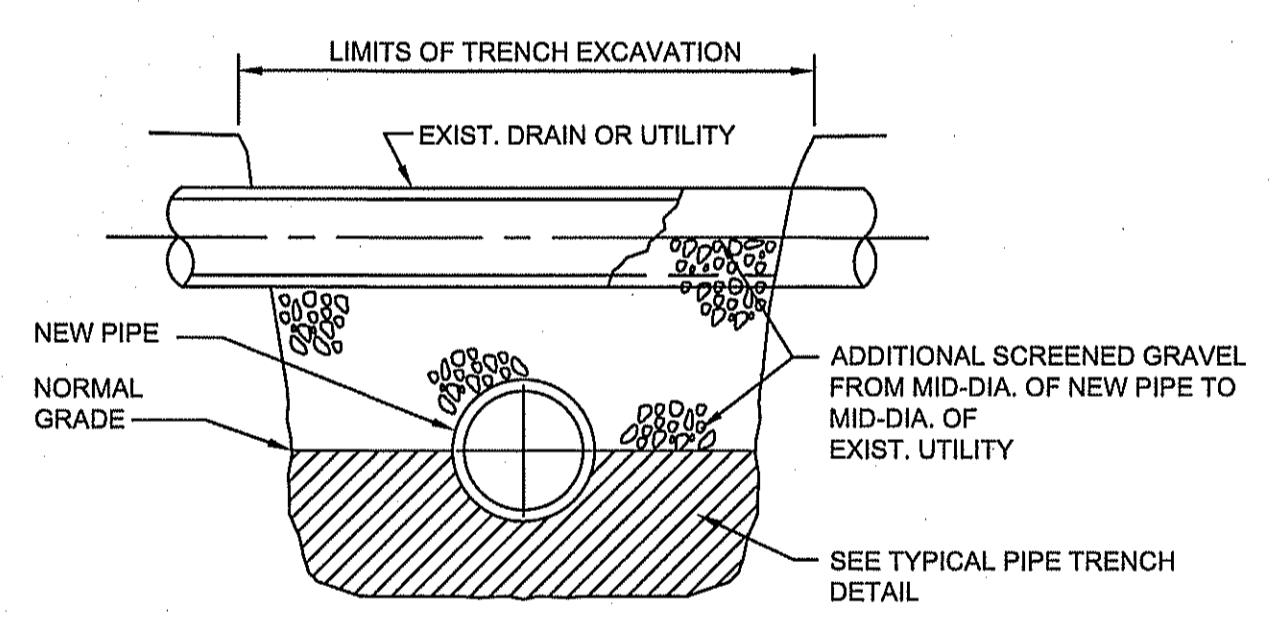
WATER PIPE TRENCH

WATER PIPE TRENCH NOTES

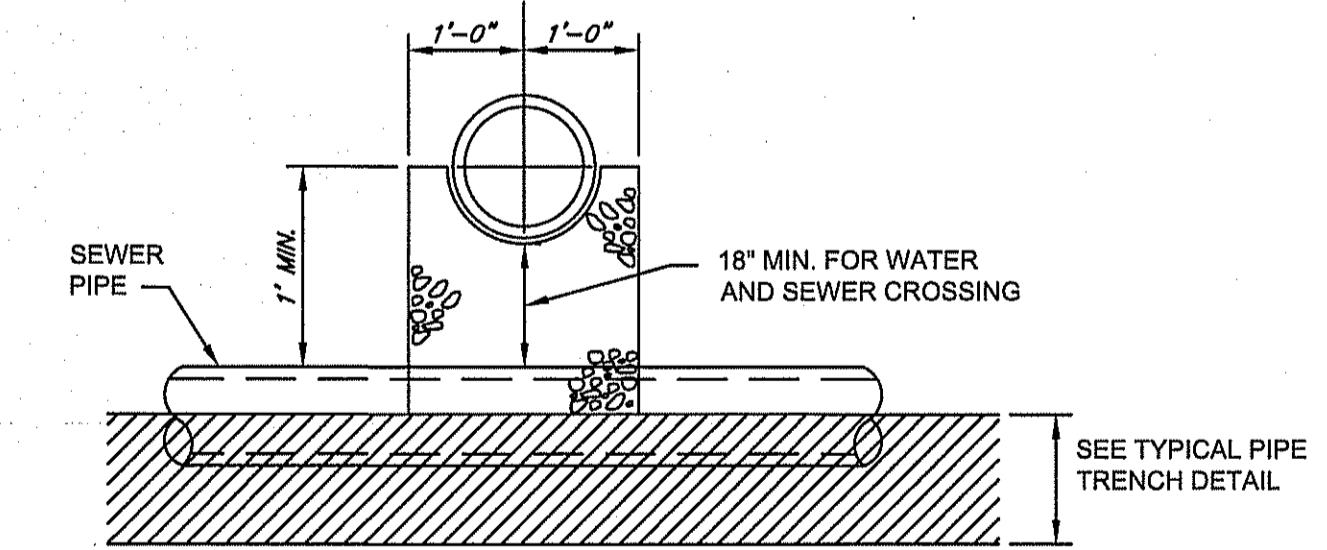
1. Materials and construction shall comply with the Peppermill Water Dept. specification.
2. Surface treatment shall be 1/2" thick granular material.
3. Surface pavement shall be 1 1/2" thick concrete finish course over 1 1/2" thick concrete binder course.
4. Driveway base material shall be clean compacted gravel with no aggregate size over 2".



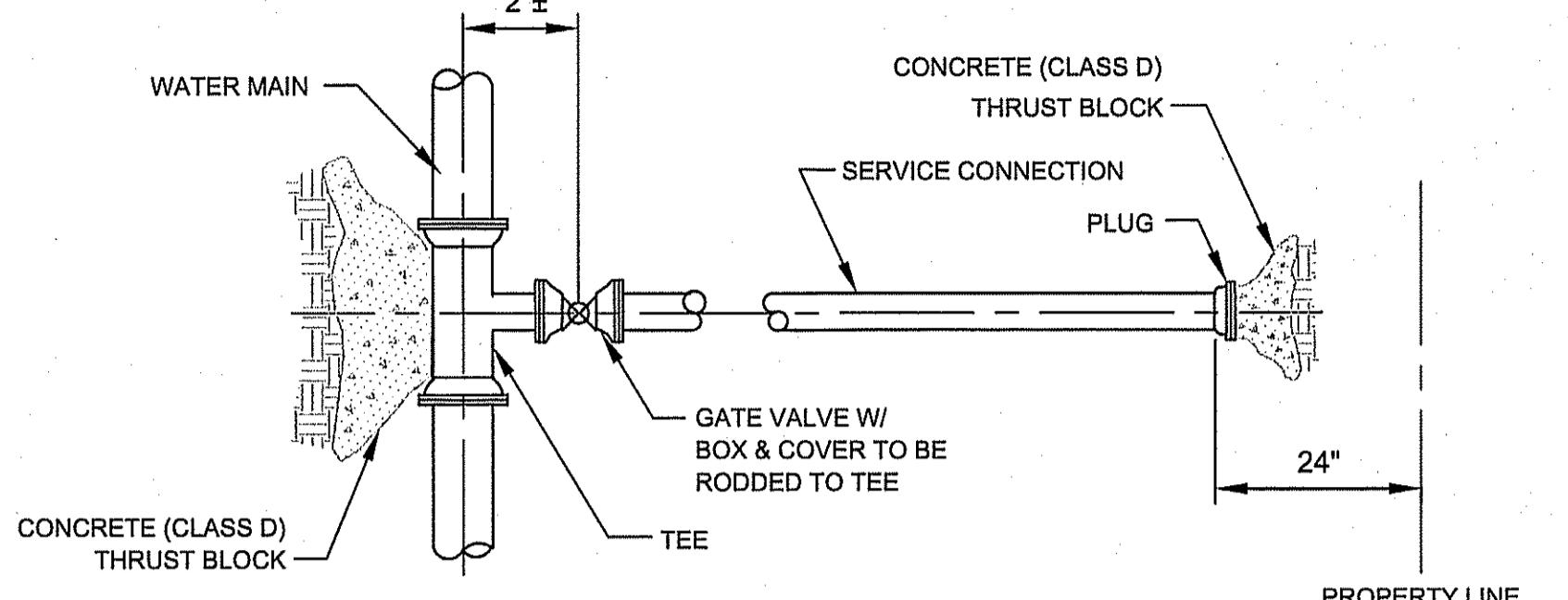
WATERMAIN LOWERING



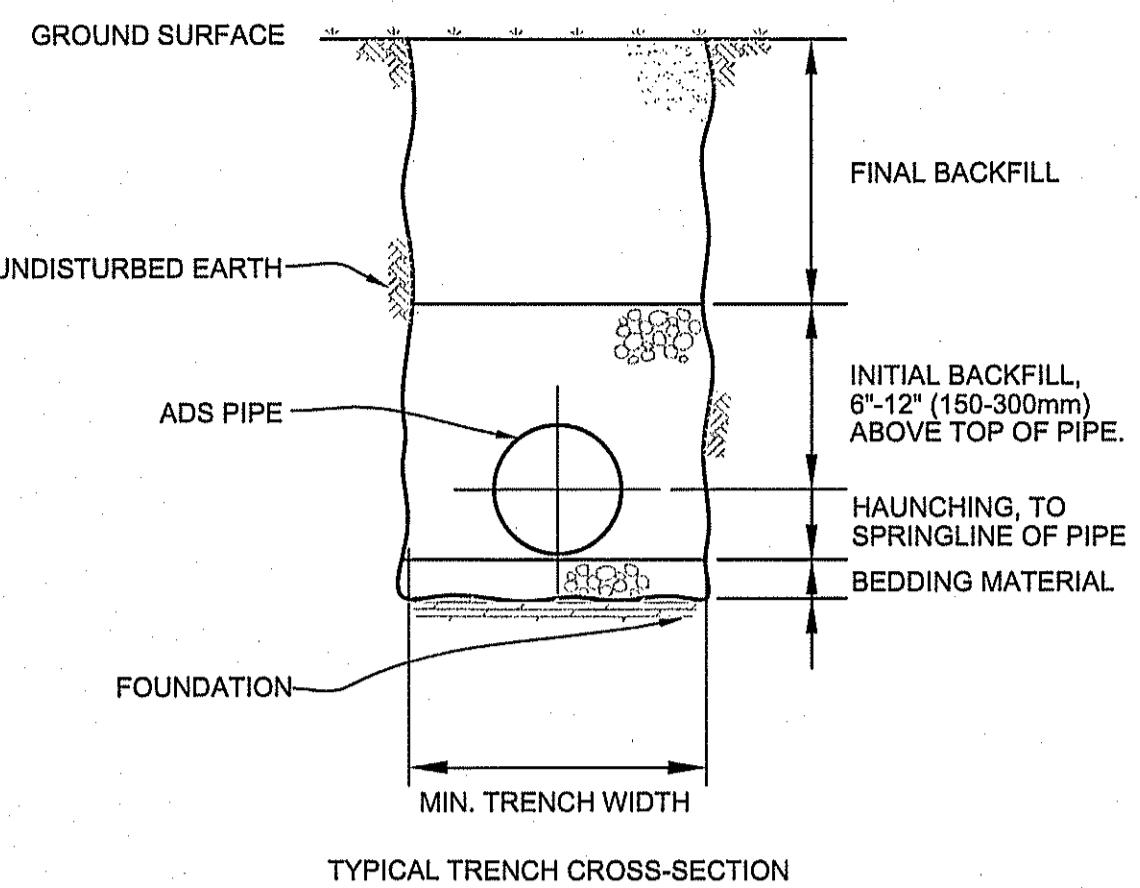
LONGITUDINAL SECTION



TYPICAL PIPE CROSSING



SERVICE CONNECTION 4" AND OVER



NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABILE, THE CONTRACTOR SHALL EXCAVATE 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" (100-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP), 6" (150mm) FOR 30"-36" (750-900mm) CPEP.

3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

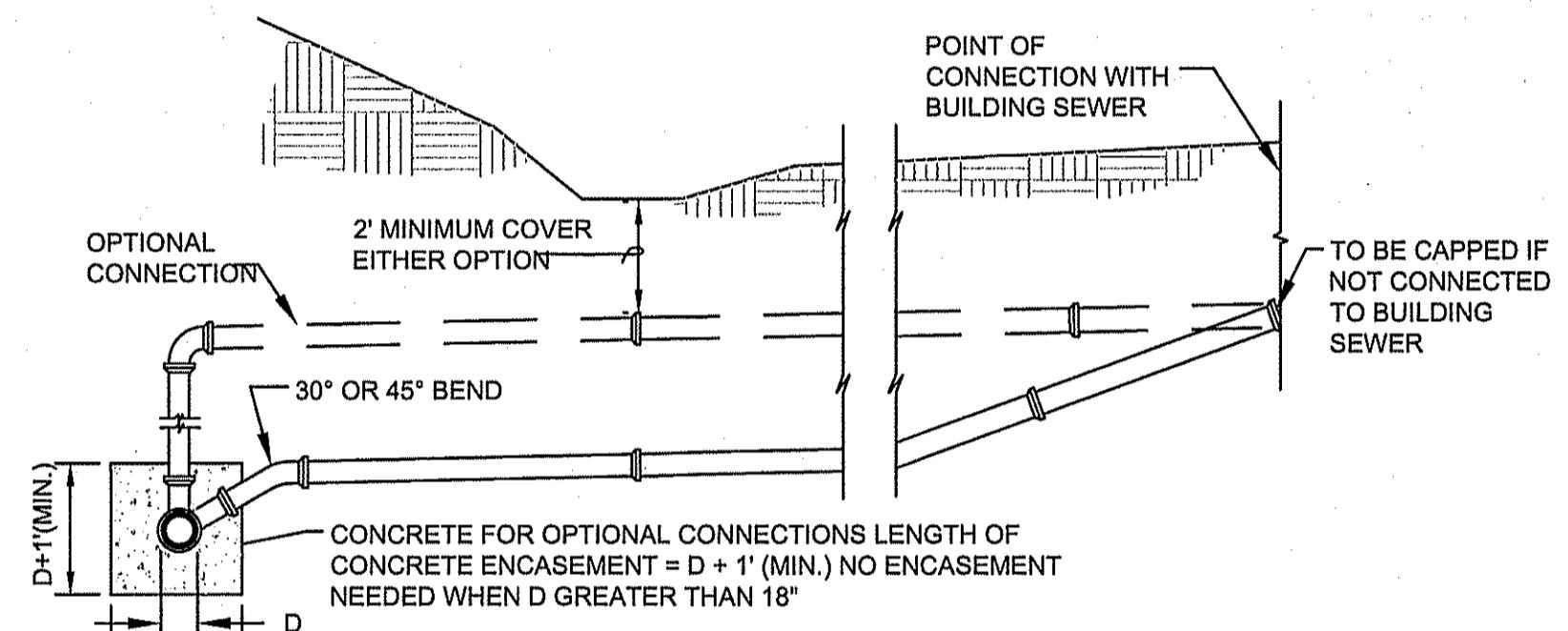
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

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)

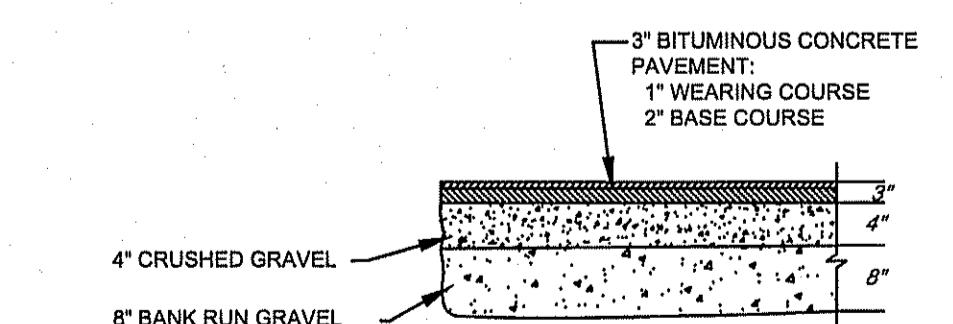
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

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



STANDARD SANITARY/INDUSTRIAL WASTE SEWER BUILDING CONNECTIONS



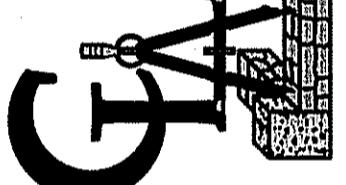
DRIVEWAY PAVEMENT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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 PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

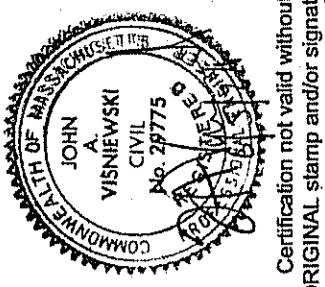
JOB NO.: 2021-235
SHEET: 6 of 10
DRAWING NO.
C-106

Cornerstone Land
Associates, LLC
Civil & Structural Engineering
Land Surveying • Land Development
25 Dean Avenue • Dracut, MA 01825 • (978) 353-0022

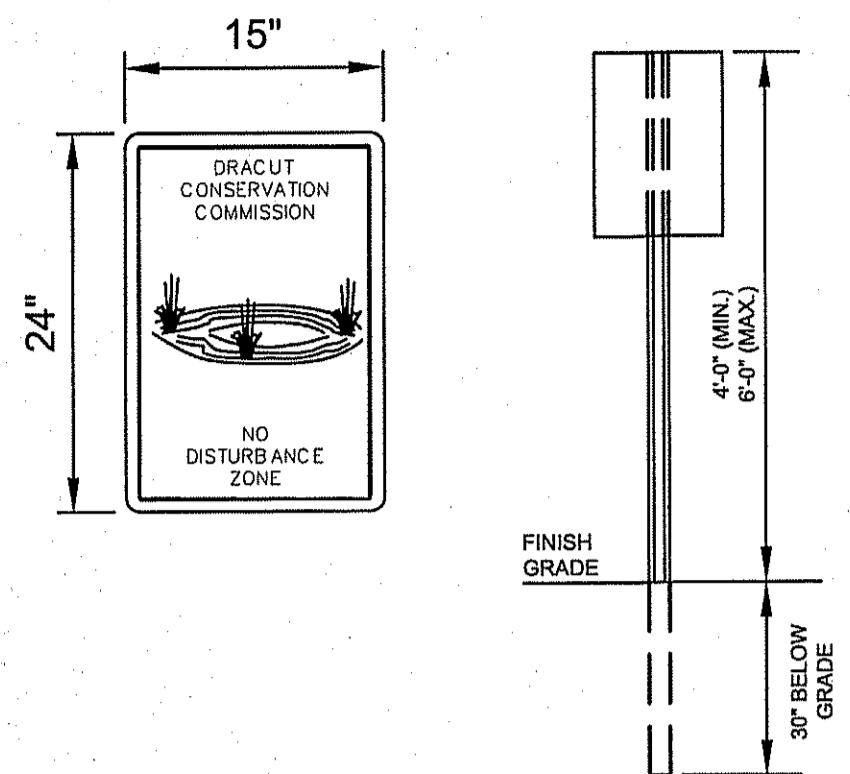


SCALE: As Shown
DATE: May 18, 2023
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

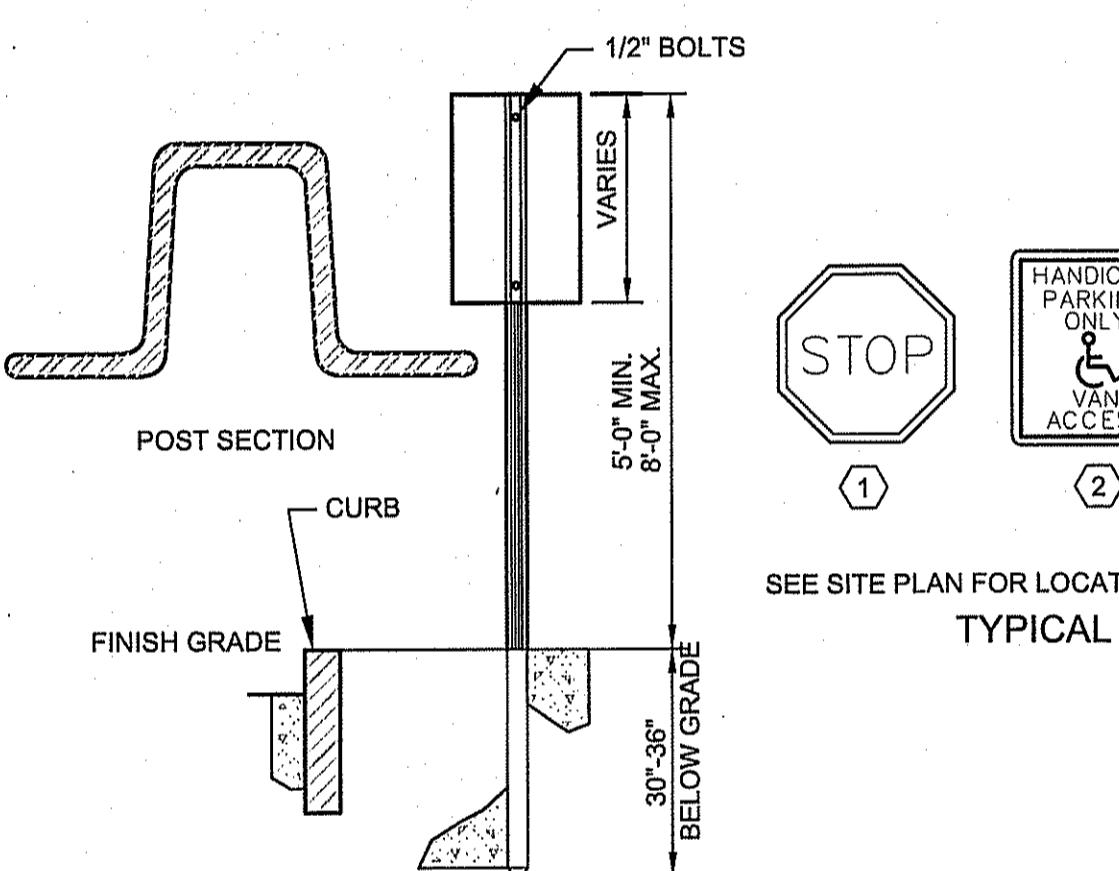
Details
Not To Scale



Certification not valid without
ORIGINAL stamp and/or signature



WETLAND PERMANENT SIGN



SEE SITE PLAN FOR LOCATION OF THESE SIGNS.
TYPICAL SIGNS

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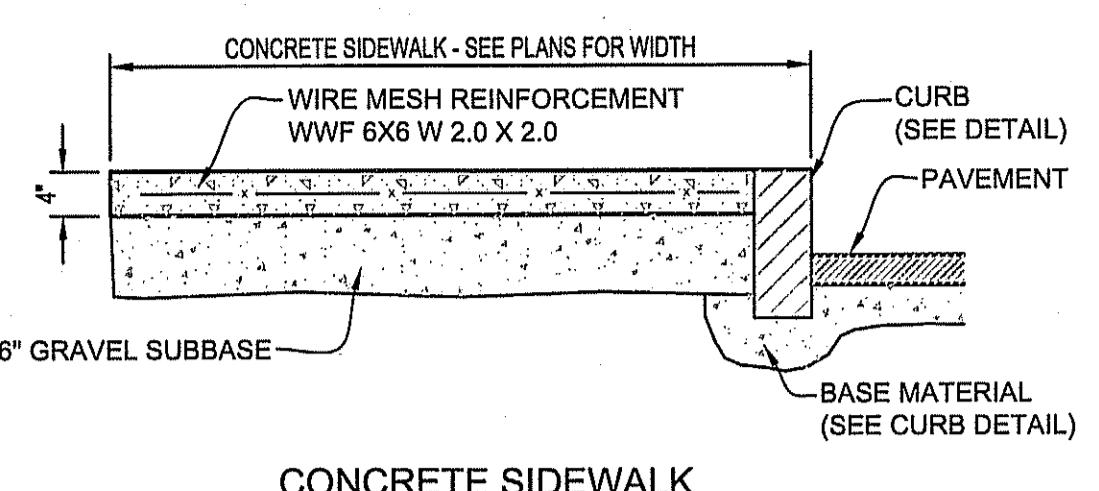
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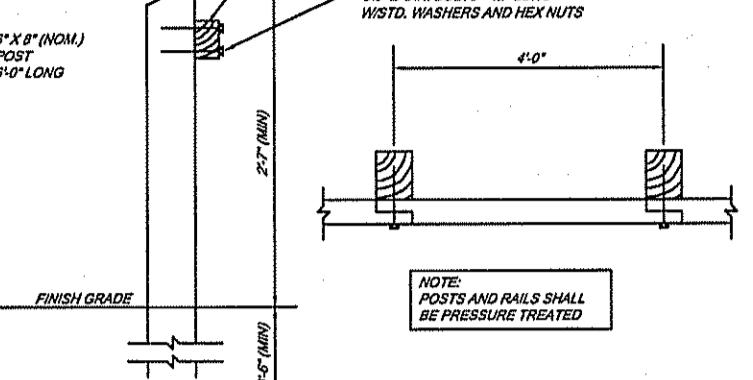
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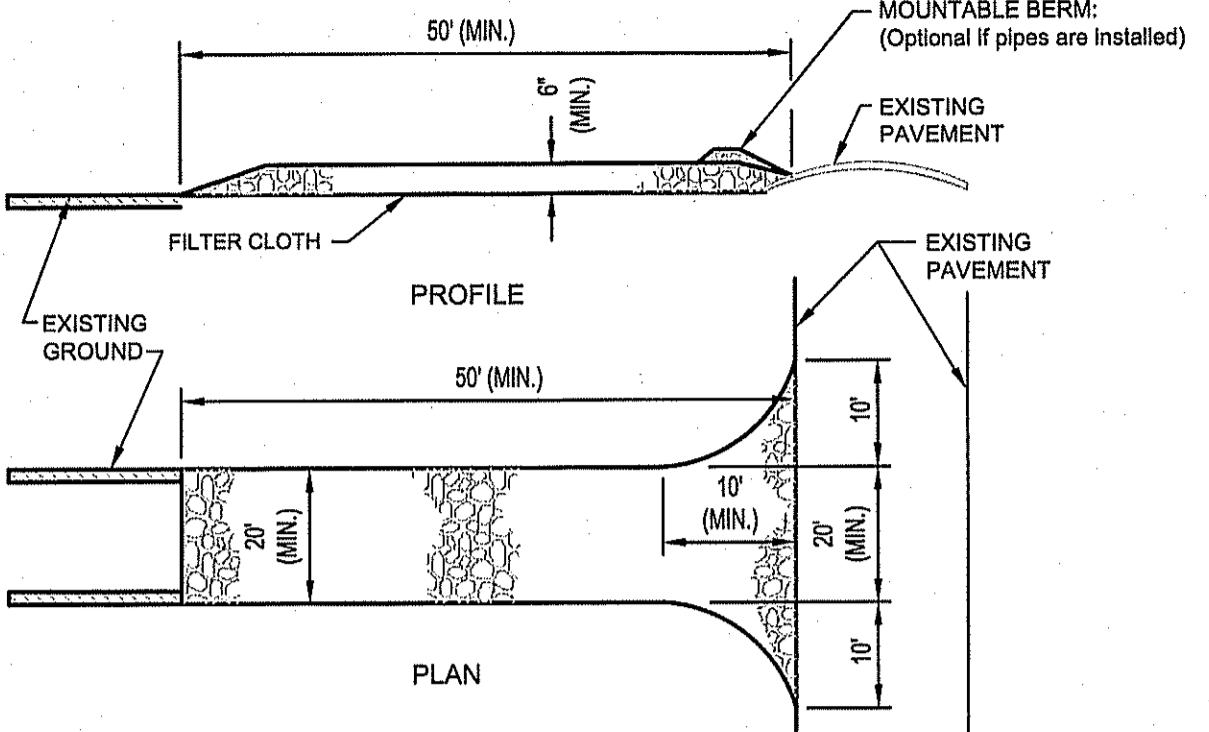
Town Clerk _____ Date _____



CONCRETE SIDEWALK



GUARDRAIL



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.

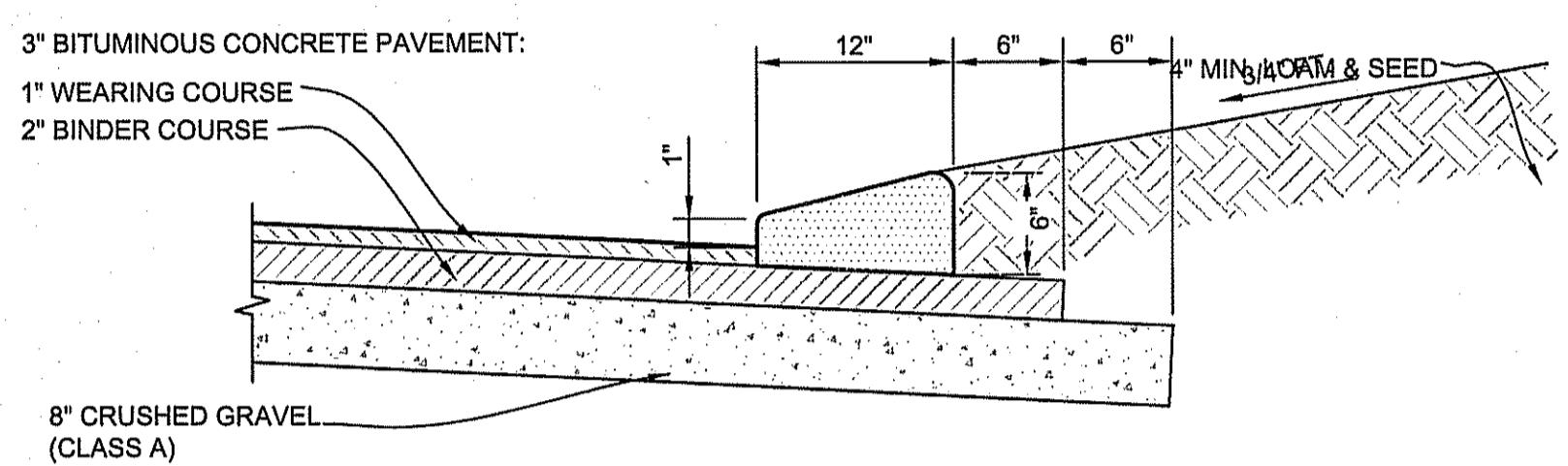
6. SURFACE WATER: All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.

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



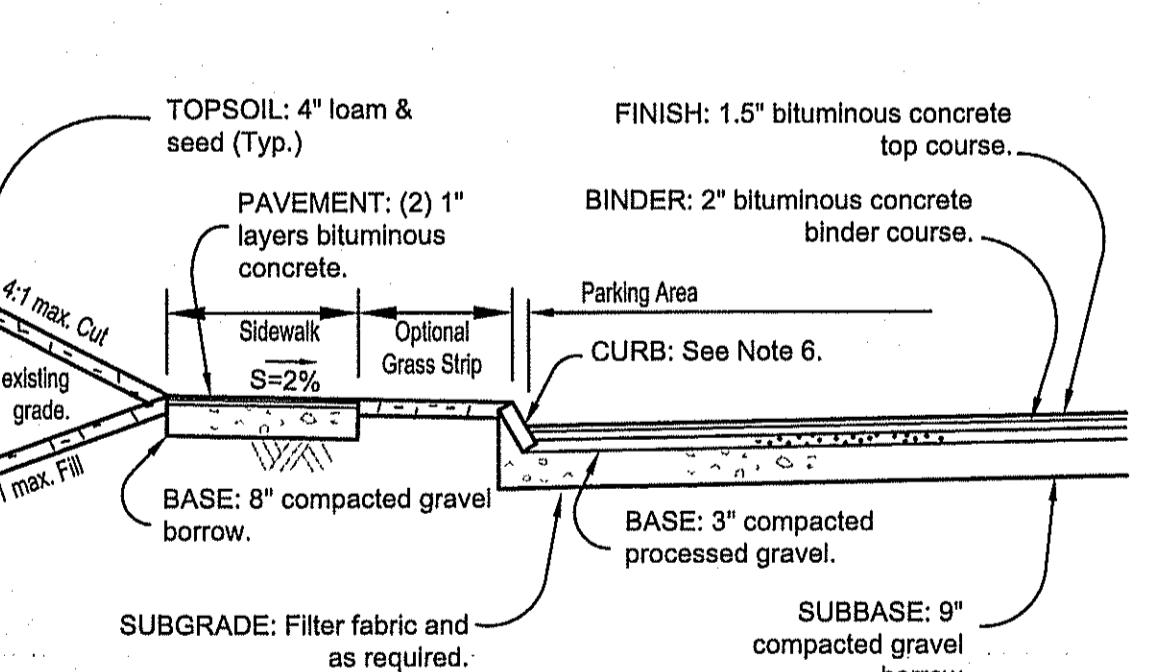
BITUMINOUS CAPE COD BERM

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.

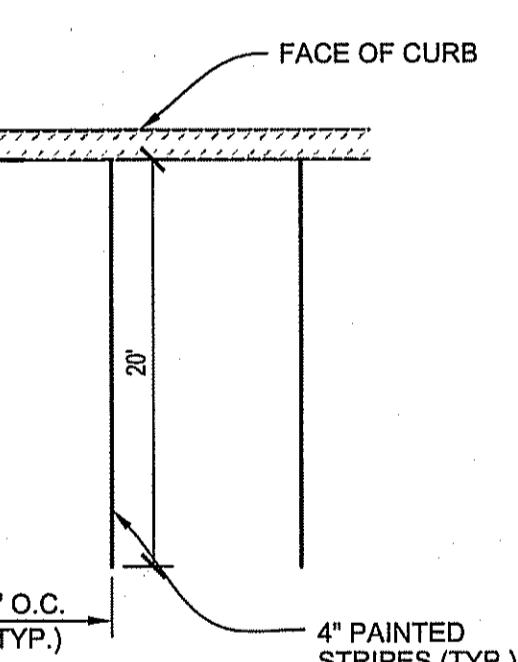
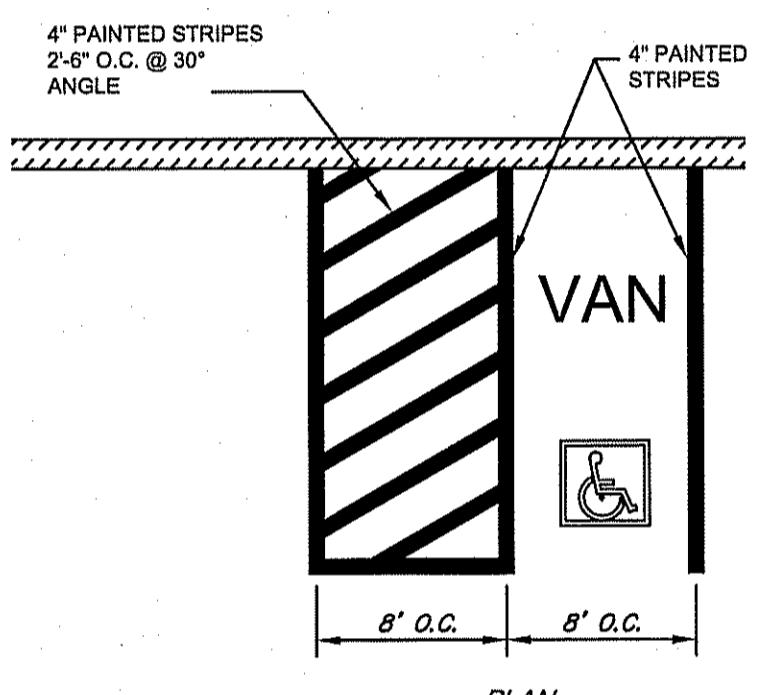
Adjoining stones shall have the same or approximately the same length.

VERTICAL GRANITE CURB

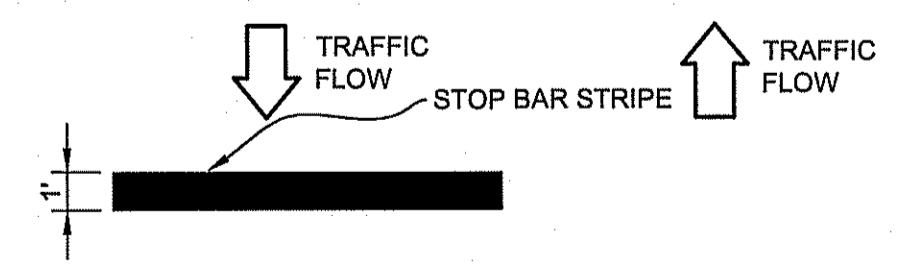


TYPICAL PARKING & SIDEWALK

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 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 Vertical Granite or Continuous Bituminous as shown on Site Plan.

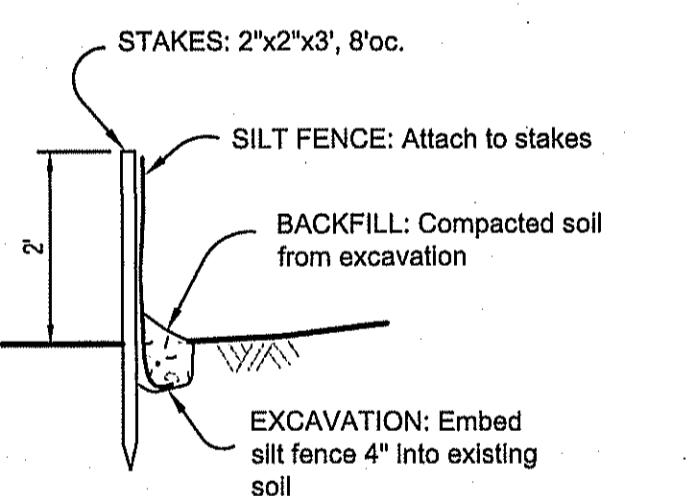


PARKING STALL STRIPING



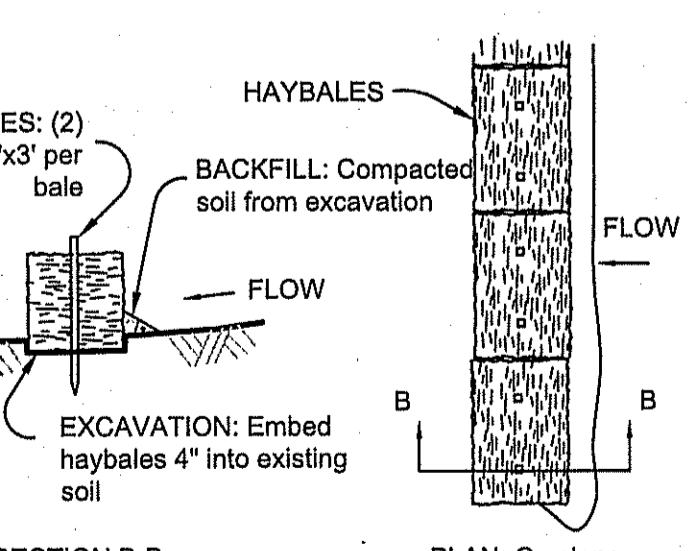
NOTE:
ALL STRIPING SHALL BE 12" REFLECTORIZED THERMOPLASTIC WHITE LINE (M.H.D. 866.12). SEE SITE PLAN FOR LOCATIONS.

STOP BAR STRIPE



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

DETAILS PLAN
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DRACUT, MASSACHUSETTS

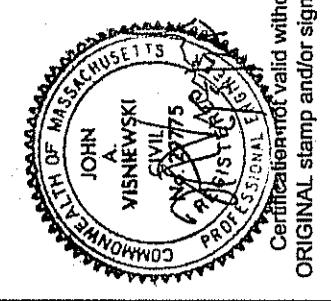
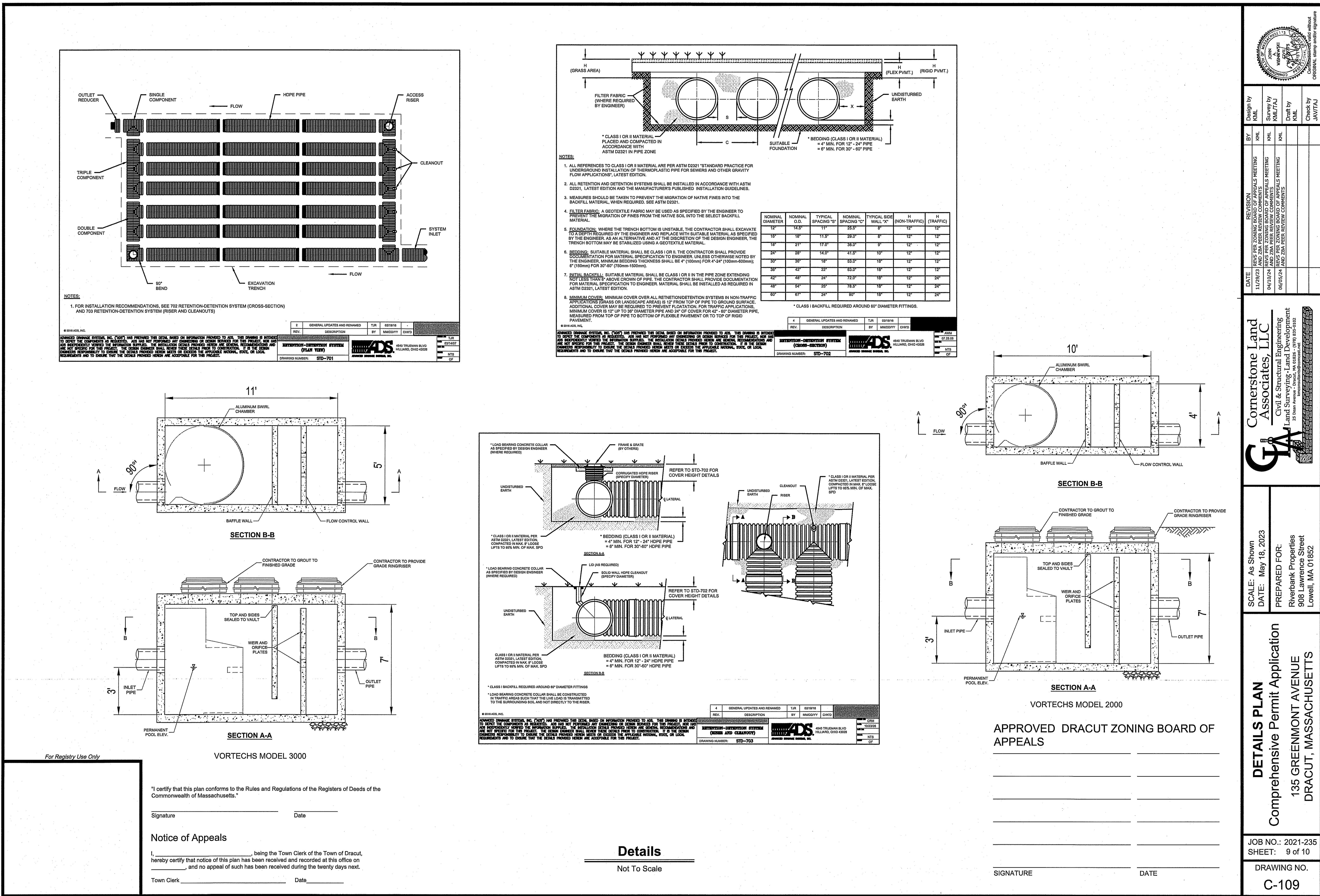
JOB NO.: 2021-235
SHEET: 7 of 10

DRAWING NO.

C-107

Details

Not To Scale



Certification of accuracy without original stamp and/or signature

APPROVED DRACUT ZONING BOARD OF APPEALS

SIGNATURE **DATE**

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

Signature	Date
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Site Plan

SCALE: 1 in. = 30 ft.

GRAPHIC SCALE (ft)



ADDER APPARATUS DIMENSIONS

Length=48'
Width=10'
Height=12'
Wheelbase =21'-4"
S.A.E Turn Radius=49'-9"
Wheelbase width=8'-2"
Ground Clearance=11"

LEGEND	EXISTING	PROPOSED
--------	----------	----------

TEXT, Text

TEXT, Text

GRADE CONTOUR
ORDERING VEGETATIVE
WETLAND FLAGGING
STONE WALL DRILL HOLE
CONCRETE BOUND MARKER
GENERAL TEXT
1 FT NO BUILD ZONE
100 FT BVW BUFFER ZONE

EMERGENCY ACCESS PLAN

Comprehensive Permit Application

JOB NO.: 2021-235
SHEET: 10 of 10

DRAWING NO.
C-110



ORIGINAL stamp and/or signature