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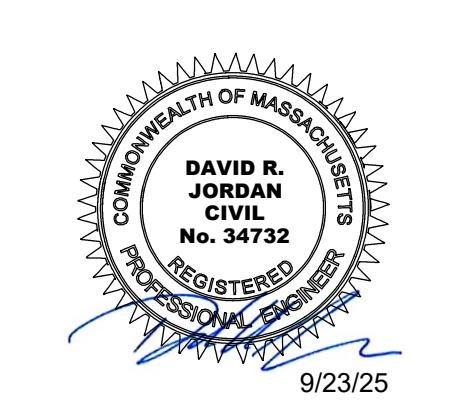
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ARCHITECTURAL PLANS (BY OTHERS)

APPROVED BY THE TOWN OF DRACUT, MA  
PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY:  
CHAIRMAN \_\_\_\_\_

TOWN CLERK: \_\_\_\_\_



REVISIONS	
2	REVISED ALL SHEETS 9/19/25
1	REVISED FOR CONSERVATION 8/8/25
NO.	REVISION DATE
	MAY 21, 2025
DRAWN/DESIGN BY	CHECKED BY
CSB	DRJ

TITLE SHEET	
SCALE:	NOT TO SCALE
PROJECT NO.	NEX-2021147
1 OF 21	

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<b>SITE</b>
<b>LOCATION MAP</b> (NOT TO SCALE)
NOT FOR CONSTRUCTION

## LEGEND

SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
SCC	SLOPED CONCRETE CURB
VCC	VERTICAL CONCRETE CURB
CCB	CAPE COD BERM
DSLY	DOUBLE SOLID LINE YELLOW
DDLY	DOUBLE DASHED LINE YELLOW
SDLY	SINGLE DASHED LINE YELLOW
SSLY	SINGLE SOLID LINE YELLOW
SSLW	SINGLE SOLID LINE WHITE
SDLW	SINGLE DASHED LINE WHITE
G	GAS LINE
T	UNDERGROUND TELEPHONE
W	WATER LINE
E	UNDERGROUND ELECTRIC
□ □	WOOD GUARDRAIL
○ ○	METAL GUARDRAIL
○ ○ ○	CHAIN LINK FENCE
□ □ □	STOCKADE FENCE
// // //	POST & RAIL FENCE
— X —	WIRE FENCE
— 90 —	CONTOUR ELEVATION
 	TREE
	UTILITY POLE
— → —	GUY WIRE
— . . —	OVERHEAD WIRE
~~~~~	TREELINE
☒ PB	PULL BOX
— o —	SIGN
+100.00	SPOT ELEVATION
④	DRAIN MANHOLE
□	CATCH BASIN
⑥	ROOF DRAIN
⑧	CLEANOUT
⑤	VENT
⑦	SEWER MANHOLE
⑨	TELEPHONE MANHOLE
⑩	ELECTRIC MANHOLE
⑪	WATER MANHOLE
⑫	MANHOLE
☒ GV	GAS VALVE
☒ WV	GAS SHUT OFF
☒ WV	WATER VALVE
☒ WV	WATER SHUT OFF
☒ Y	FIRE HYDRANT
○	BOLLARD
☒ GM	GAS METER
☒ EM	ELECTRIC METER
⊕	MONITORING WELL
☒	LIGHT POLE
☒	BORING
••••••••••	WETLAND LINE
— . . —	WATER FEATURE
— u/c&t —	UNDERGROUND COMM
— - - —	DITCH LINE
— - - - —	EASEMENT LINE
— - - - -	PROPERTY LINE
— - - - -	ABUTTER PROPERTY LINE
— - - - -	BUILDING SETBACK
•••••••••••	SOIL TYPE LINE
— - - - -	ZONE LINE
— - - - -	FLOOD ZONE LINE
(1)	NUMBER OF PARKING SPACES
T.D.	TIP DOWN CURB
— — —	PROP. BIT. CONCRETE CURB (BCC)
— — —	PROP. VERTICAL GRANITE CURB (VGC)
C.O.	PROP. CLEANOUT
CB-1 	PROP. CATCH BASIN
DMH-1 	PROP. DRAIN MANHOLE
 — X	MEET EXISTING GRADE
100.00 — X	PROP. SPOT ELEVATION
300 —	PROP. CONTOUR ELEVATION
TW=	TOP OF WALL ELEV.
BW=	BOTTOM OF WALL ELEV.
G.B.	GRADE BREAK
TP	TEST PIT
— X —	PROP. GATE VALVE
— △ — △ —	PROP. SEDIMENT CONTROL FENCE
	PROP. LIGHT POLE

## **GENERAL NOTES:**

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REDEVELOPMENT TO CONVERT A PORTION OF EXISTING COMMERCIAL SPACES TO RESIDENTIAL USE, ADD ADDITIONAL SPACE BY RAISING EXISTING BUILDINGS AND ADDING A NEW BUILDING TO PROVIDE A TOTAL OF 173 RESIDENTIAL UNITS (47 EXIST., 126 PROP.) WITH 61,500 SF OF REMAINING COMMERCIAL SPACE AT #91 AND #101 MILL STREET IN ACCORDANCE WITH THE MILL CONVERSION OVERLAY DISTRICT REGULATIONS.

EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL ON-THE-GROUND FIELD SURVEY BY THIS OFFICE BETWEEN JUNE 7, 2021 AND APRIL 5, 2024.

ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
MAP 32 BLOCK 0 LOT 66

ZONING DISTRICT: INDUSTRIAL (I-1) AND MILL CONVERSION OVERLAY (MCOD).

LOT AREA 343,178 = Sq.Ft. (TOTAL)  
7.88 = Ac.± (TOTAL)

APROVED USE (2003 SPECIAL PERMIT): MIXED USE WITH 100,700 SF COMMERCIAL SPACE AND 50 RESIDENTIAL UNITS.  
EXISTING USE: MIXED USE WITH 74,500± SF COMMERCIAL SPACE AND 47 RESIDENTIAL UNITS.  
PROPOSED USE: MIXED USE WITH 61,500± SF COMMERCIAL SPACE AND 173 RESIDENTIAL UNITS.

ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS, AS AMENDED.

THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES AND AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.

WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCAFFOLDING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DRACUT AND THE COMMONWEALTH OF MASSACHUSETTS.

A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0136F, WITH AN EFFECTIVE DATE OF 07/08/2025. SITE PLANS ONLY SHOW REVISED PRELIMINARY FIRM INFORMATION.

ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.

PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT BWP AQ 06 PRIOR TO BUILDING CONSTRUCTION.

REFER TO THE OVERVIEW PLAN FOR ZONING AND PARKING NOTES.

## **DEMOLITION:**

A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF DRACUT PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

DEMOLISH CONCRETE IN ALL SECTIONS.

BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.

PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.

ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN AND DOT STANDARDS.

THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.

NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.

## **GRADING & DRAINAGE:**

ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.

ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED. MIN. SLOPE=1%.

LEVATIONS ARE BASED ON NAVD88 DATUM.

ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST ELEV (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.

THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 118,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

THE PROJECT WILL REQUIRE A STORMWATER MANAGEMENT PERMIT FROM THE TOWN OF DRACUT.

ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MASSDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.

ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.

ALL PROPOSED CATCH BASINS SHALL HAVE 4' SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL DOODS OR APPROVED EQUAL.

ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

CONTRACTOR SHALL REFER TO THE OPERATION & MAINTENANCE PLAN FOR STORMWATER MANAGEMENT SYSTEMS (O&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

## UTILITIES:

ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.

ALL WATER PIPE SHALL BE EITHER CEMENT LINED DUCTILE IRON (CLDI) OR COPPER (TYPE K), UNLESS OTHERWISE NOTED.

ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.

ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.

ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

PROVIDE A MINIMUM SEPARATION OF 18-INCHES VERTICALLY, OR 10-FEET HORIZONTALLY BETWEEN SEWER AND WATER LINES. IF MINIMUM CANNOT BE MAINTAINED, SEWER TO BE ENCASED IN CLASS "A" CONCRETE.

## EROSION CONTROL:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NOTED: THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.

LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.

ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- 1) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- 2) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
- 3) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
- 4) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL BARRIER TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.

DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL BARRIER ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSED.

THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.

Avoid the use of future open spaces (loam & seed) wherever possible during construction. Construction traffic shall use driveway and parking areas.

## **TEMPORARY EROSION CONTROL MEASURES:**

EDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

LED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM VARIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.

OCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL BARRIER AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.

L DISTURBED AREAS SHALL BE LOAMED AND SEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE TALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.

ED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, AND RENNIAL RYEGRASS.

TER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.

ED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.

STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE CHARGE POINTS BECOME OPERATIONAL.

DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR WATERING FILTER BAG.

PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

## **STRUCTION SEQUENCE:**

EDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.

MOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.

ONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.

STALL UNDERGROUND UTILITIES & DRAINAGE.

EGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.

AILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES, HAYBALES, STRAW WATTLES, COMPOST FILTER SOCKS, AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.

EGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.

NISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.

COMPLETE PERMANENT SEEDING AND LANDSCAPING.

FTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

## **INTER STABILIZATION:**

ENTENCE REQUIREMENTS:

ENTENCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.

NY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH A HEALTHY, VIGOROUS GROWTH).

FICATIONS:

EQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.

THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.

STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:

A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).

B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.

ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).

STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.

FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.

INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.

ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL.

SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SEDIMENT CONTROL FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

## LANDSCAPE

1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).

2) A 4' DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.

3) 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS.

4) LANDSCAPE STONE SHALL BE TAN RIVERBED STONE. STONE SHALL BE (1½) INCHES IN DIAMETER AND APPLIED AT A THICKNESS OF (4) INCHES DEEP. ALL FINES SHALL BE SCREENED FROM THE AGGREGATE. THE MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH. SUBMIT SAMPLE IN A 5-GALLON BUCKET TO THE DEVELOPER FOR APPROVAL.

5) THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.

6) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.

7) ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.

8) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.  
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10.  
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE  
NEW ENGLAND NATIVE WARM SEASON GRASS MIX: 23 LBS/ACRE

<u>SEED MIX (SLOPES LESS THAN 4:1)</u>	<u>LBS/ACRE</u>
CREEPING RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
REDTOP	2
	<u>42</u>
<u>SLOPE MIX (SLOPES GREATER THAN 4:1)</u>	<u>LBS/ACRE</u>
CREEPING RED FESCUE	20
BIRDSFOOT TREEFOIL	20
TALL FESCUE	8
	<u>48</u>

9) NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.

10) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.

11) CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.

12) FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.

13) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.

14) EXPOSED SOILS SHALL BE SEADED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.

15) ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.

16) SEE LANDSCAPE PLAN FOR DETAILED LAYOUT.

17) REFER TO DETAIL SHEETS FOR ALL LANDSCAPE DETAILS AND ADDITIONAL INFORMATION.

**OPERATIONS/MAINTENANCE PLAN FOR STORMWATER SYSTEM:**

**CONSTRUCTION PHASE:**

1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS BY GREENMAN-PEDERSEN, INC.

2) PRIOR TO CONSTRUCTION, ALL EROSION/SEDIMENT CONTROL DEVICES SHOWN ON ABOVE PLAN SHALL BE INSTALLED. TO PREVENT SEDIMENT CONTROL INTRUSION INTO SURROUNDING AREAS DURING CONSTRUCTION, THE CONTRACTOR SHALL SET SEDIMENT CONTROL FENCING AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES OR ABUTTING PROPERTY. SUCH PREVENTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

3) ALL CONSTRUCTION OF DRAINAGE FACILITIES SHALL BE INSPECTED BY INSPECTORS FROM THE TOWN OF DRACUT AND BY AN AUTHORIZED AGENT TO VERIFY CONFORMANCE TO THE DESIGN PLAN.

4) THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:

A) CLEAR, GRUB, EXCAVATE AREAS FOR INFILTRATION SYSTEM.

B) INSTALL CATCH BASINS, PIPES AND MANHOLES.

5) EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS. UPON DISCOVERY OF SEDIMENT BUILD-UP IN ANY CATCH BASIN SUMP OR ANY OTHER STRUCTURE, CLEANING SHALL BE PERFORMED WITHIN 24 HOURS.

6) ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.

7) UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ON AFOREMENTIONED PLAN - SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.

8) PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.

9) AFTER PAVING IS INSTALLED, IT SHALL BE SWEPT CLEAN ON A MONTHLY BASIS.

10) INSPECTIONS SHALL BE PERFORMED AND INSPECTION LOGS FILLED OUT AS REQUIRED BY THE USEPA CGP AND/OR LOCAL STORMWATER ORDINANCE AS APPLICABLE FROM THE START OF CONSTRUCTION THROUGH FINAL STABILIZATION. THE START OF CONSTRUCTION MEANS THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CONSTRUCTION. FINAL STABILIZATION MEANS 70% VEGETATIVE GROWTH FOR UNPAVED AREAS.

**POST CONSTRUCTION PHASE:**

1) THE OWNER OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF ALL ON-SITE DRAINAGE STRUCTURES & SYSTEMS. REFER TO THE OPERATION & MAINTENANCE PLAN FOR STORMWATER SYSTEMS PREPARED BY GREENMAN-PEDERSEN, INC.

RESIDENCES AT BEAVER BRO  
ASSESSORS MAP 32 BLOCK 24  
ASSESSORS MAP 32 BLOCK 0

88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS

S 1 & 1  
6

PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

# GENERAL NOTES

SCALE:

NOT TO SCALE

PROJECT NO.

NEX-2021147

2 OF 21

COMMONWEALTH OF MASSACHUSETTS

DAVID R.  
JORDAN  
CIVIL  
No. 34732

REGISTERED  
PROFESSIONAL ENGINEER

9/23/25

REVISIONS		
NO.	REVISION	DATE
2	REVISE FLOOD MAP NOTE	9/19/25
1	REVISED FOR CONSERVATION	8/8/25
MAY 21, 2025		
DRAWN/DESIGN BY CSB		CHECKED BY DR.J

# GENERAL NOTES

SCALE:

NOT TO SCALE

PROJECT NO.

NEX-2021147

2 OF 21

The logo for GPI, featuring the letters 'GPI' in a large, bold, green serif font. To the right of the letters, separated by a vertical line, is the company's name in a smaller, black, sans-serif font: 'Engineering', 'Design', 'Planning', and 'Construction Inspection' on four separate lines.

Construction Inspection

**603.893.0720**

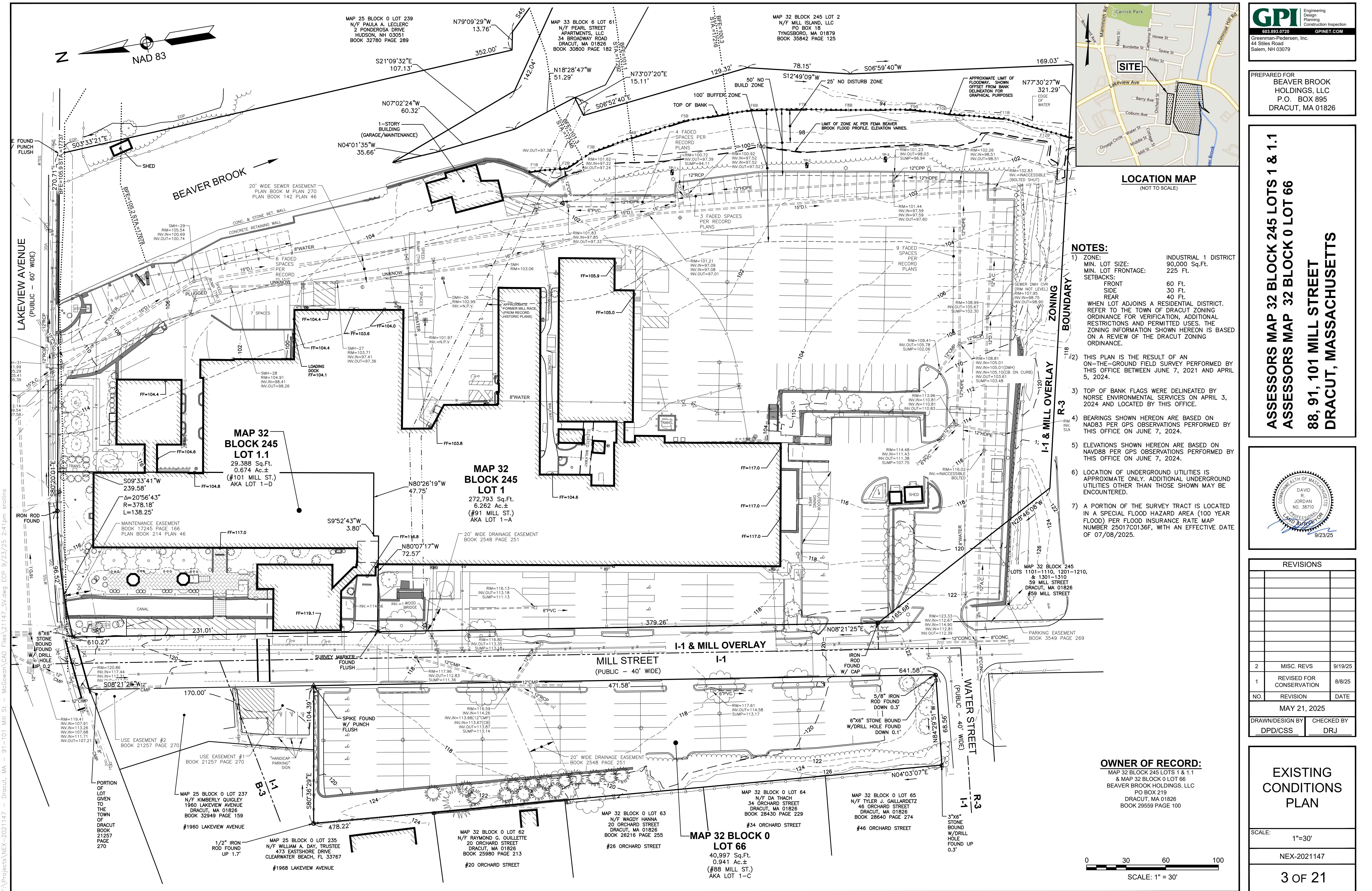
**GPINET.COM**

Greenman-Pedersen, Inc.

44 Stiles Road

Salem, NH 03079

PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826





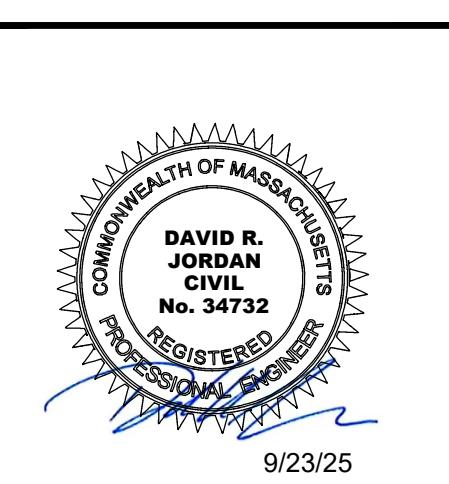
## **NOTES:**

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

REARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66**

**88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**

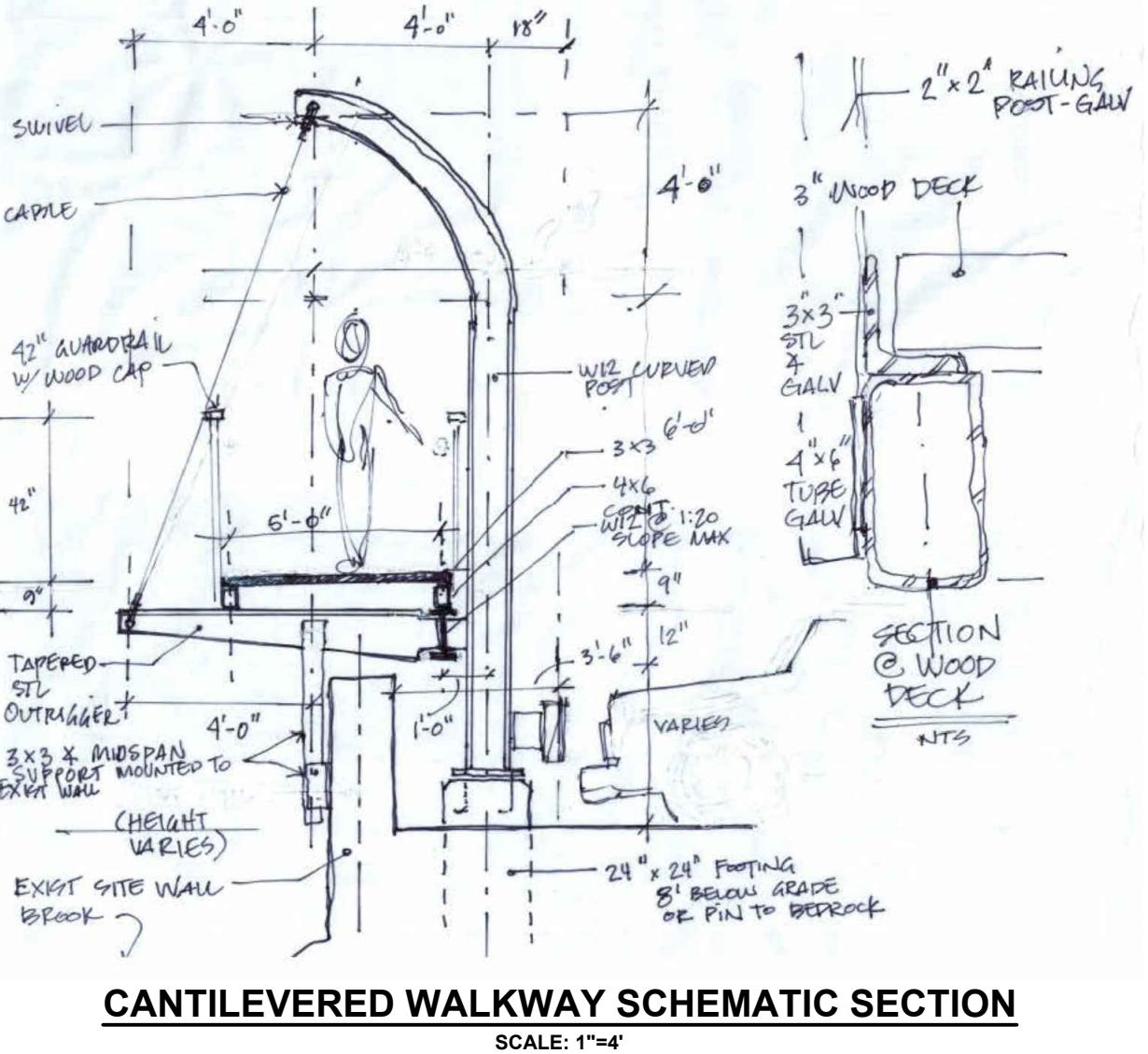


# REVISIONS

REVISIONS		
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25
O.	REVISION	DATE
MAY 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
CSB		DRJ

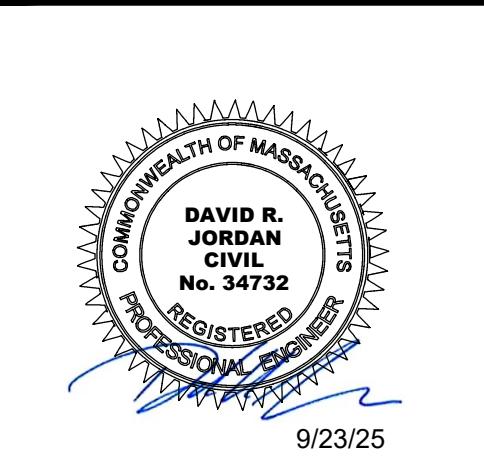
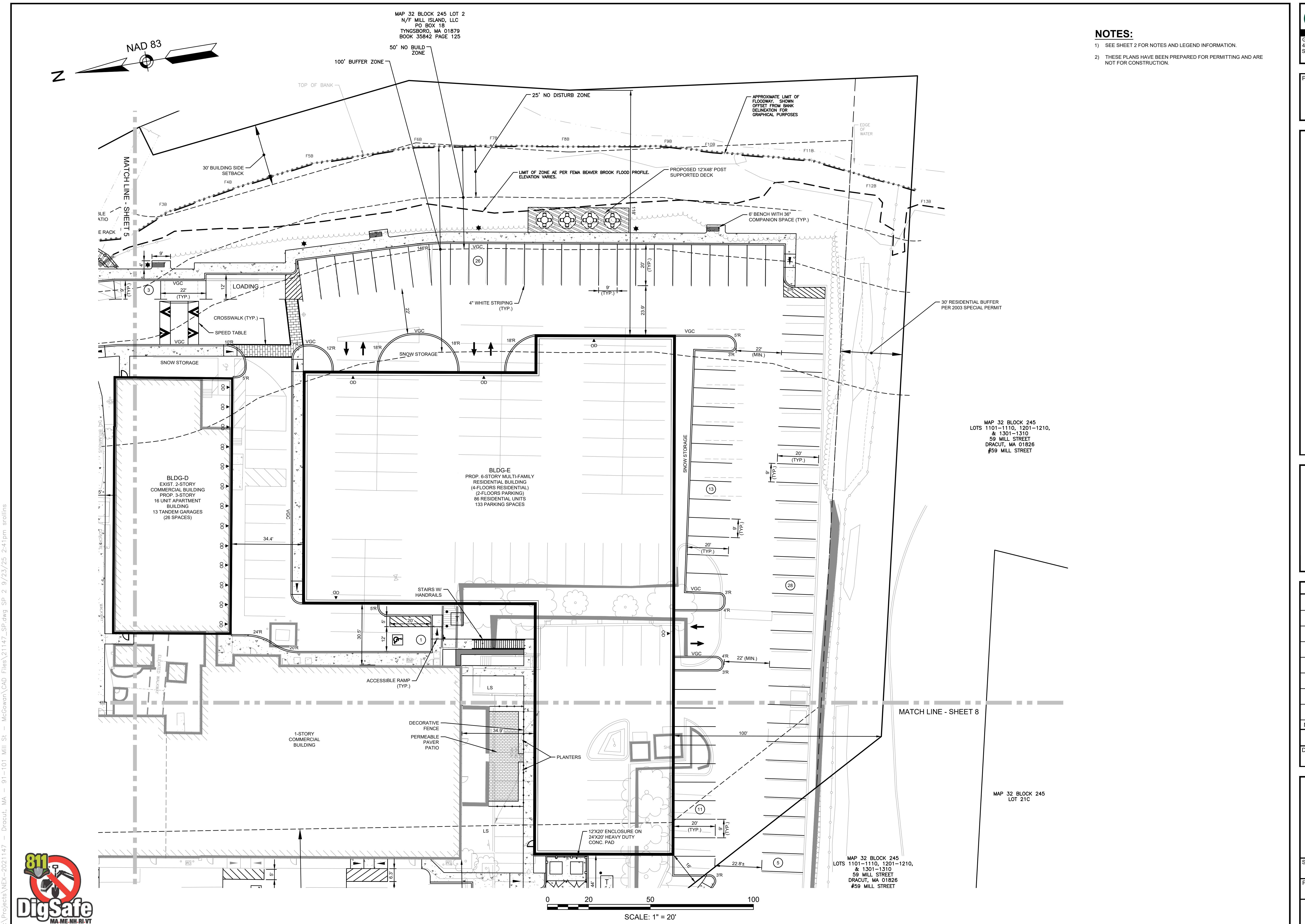
# SITE PLAN (1 OF 4)

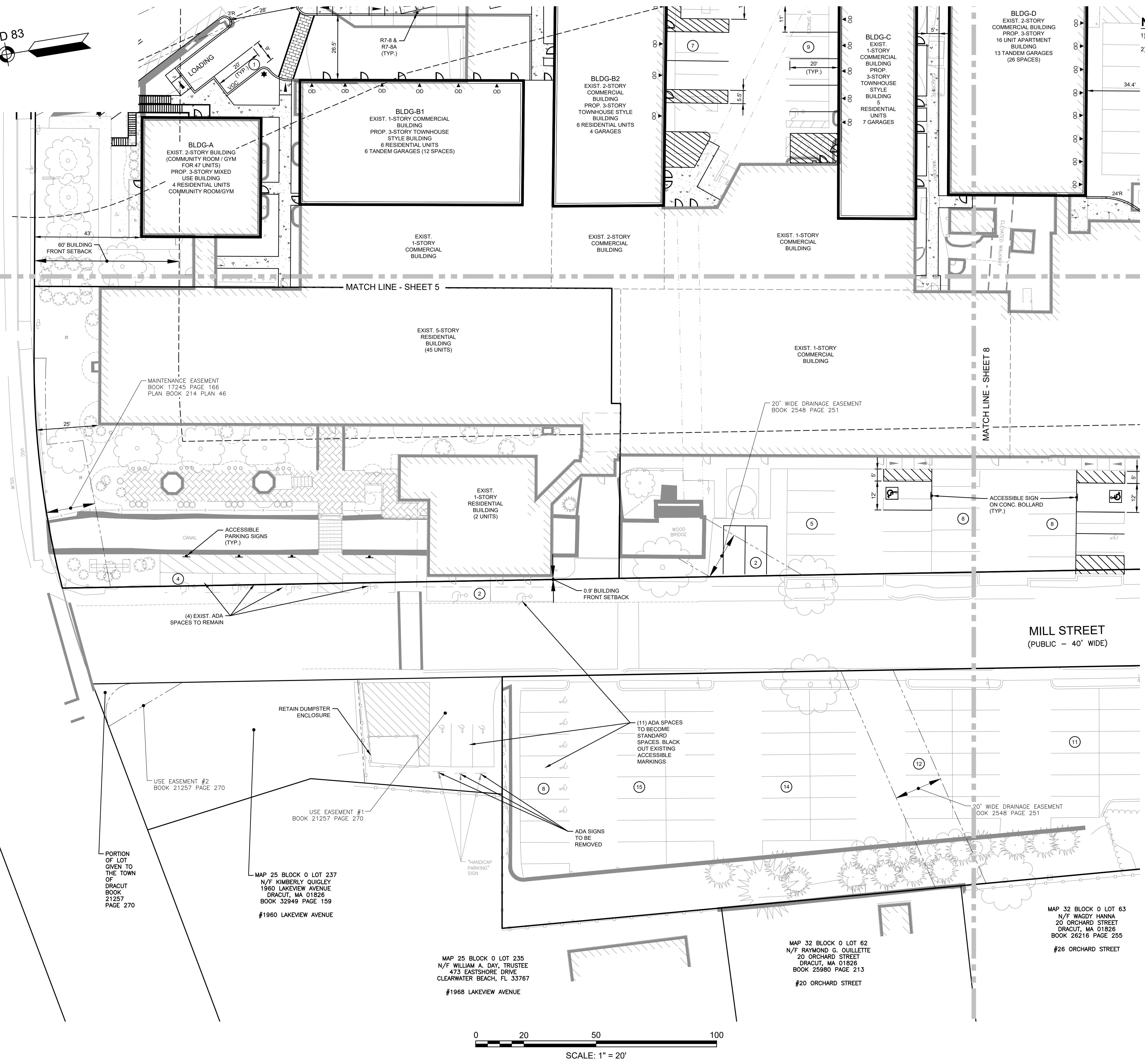
SCALE:  
1"=20'



## **CANTILEVERED WALKWAY SCHEMATIC SECTION**



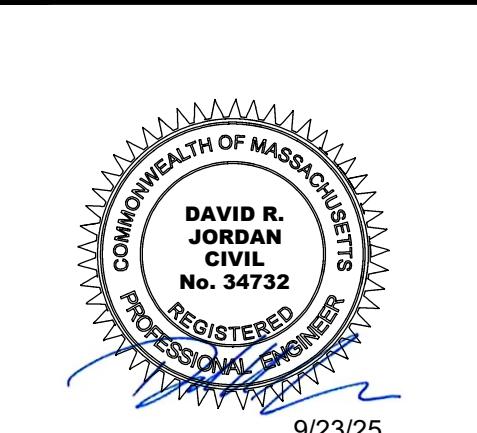




**GPI** Engineering Design Planning Construction Inspection  
603.893.0720 GPINET.COM  
Green-Pedersen, Inc.  
44 Stiles Road  
Salem, NH 03079

PREPARED FOR:  
BEAVER BROOK HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1 ASSESSORS MAP 32 BLOCK 0 LOT 66 88, 91, 101 MILL STREET DRACUT, MASSACHUSETTS**



## **NOTES:**

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- ) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66**

**88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**

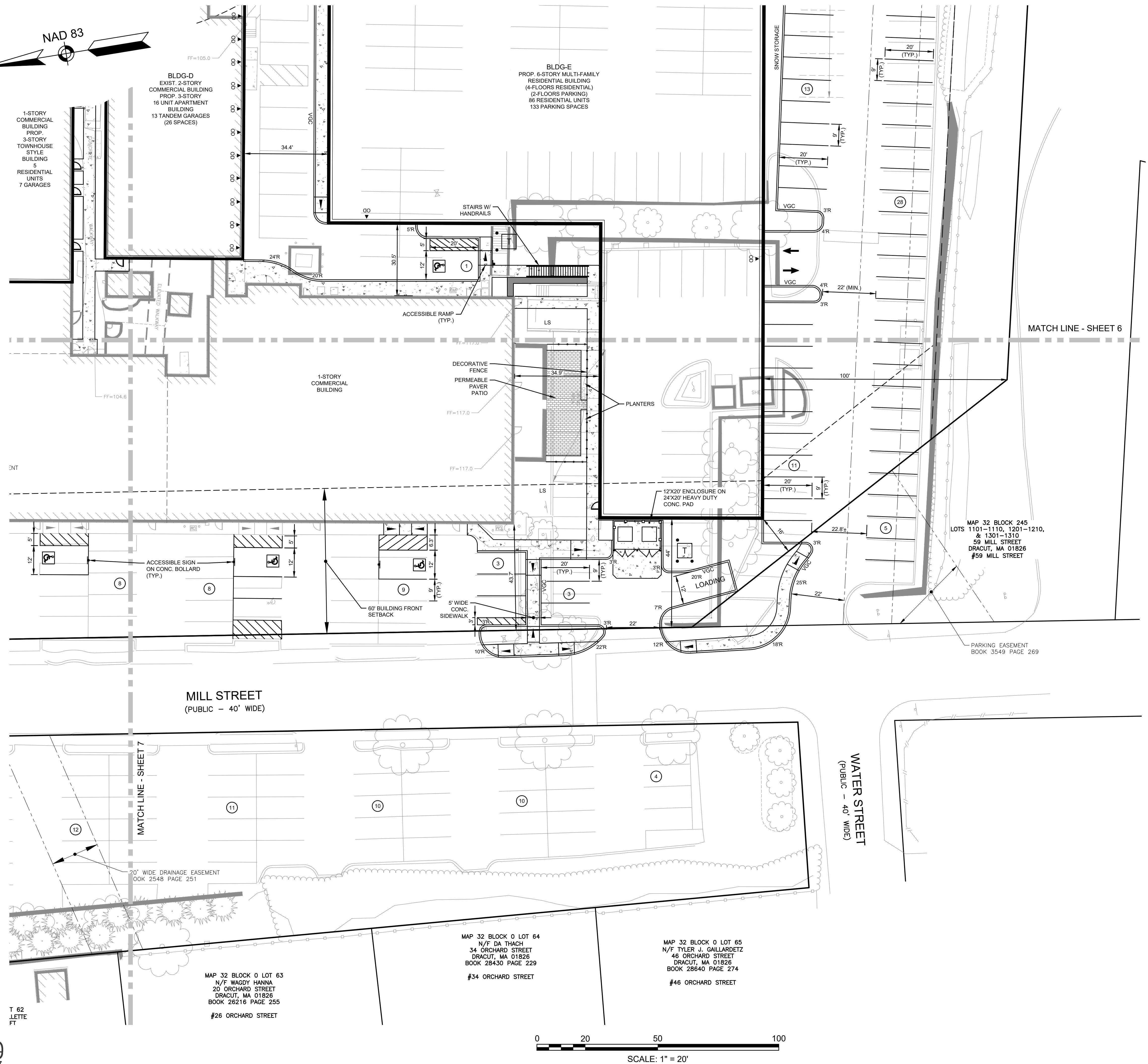


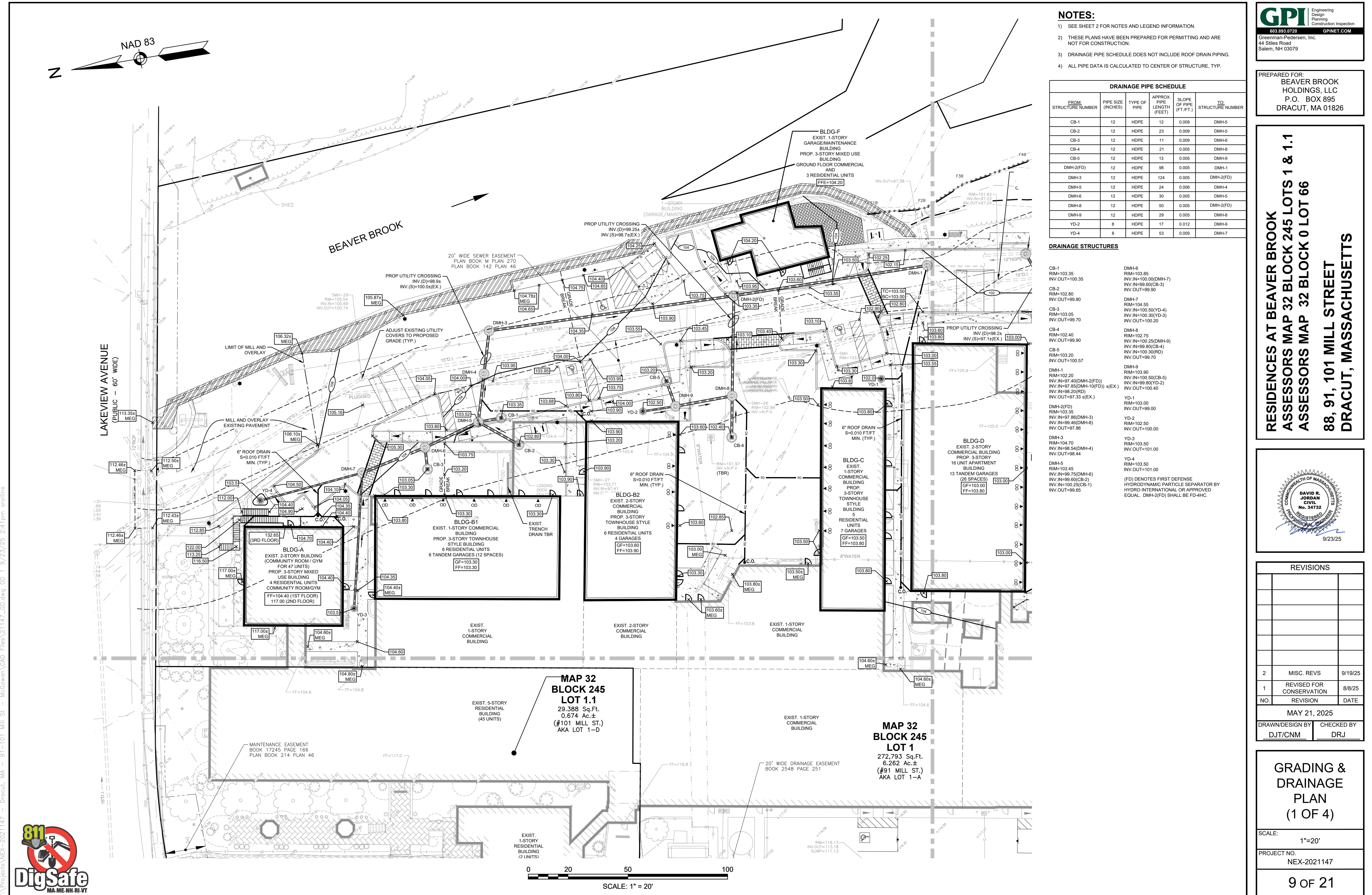
## REVISIONS

	MISC. REVS	9/19/25
	REVISED FOR CONSERVATION	8/8/25
O.	REVISION	DATE
<b>MAY 21, 2025</b>		
AWN/DESIGN BY		CHECKED BY
CSB		DRJ

# SITE PLAN (4 OF 4)

ALB: 1"=20'  
PROJECT NO. NEX-2021147





PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**

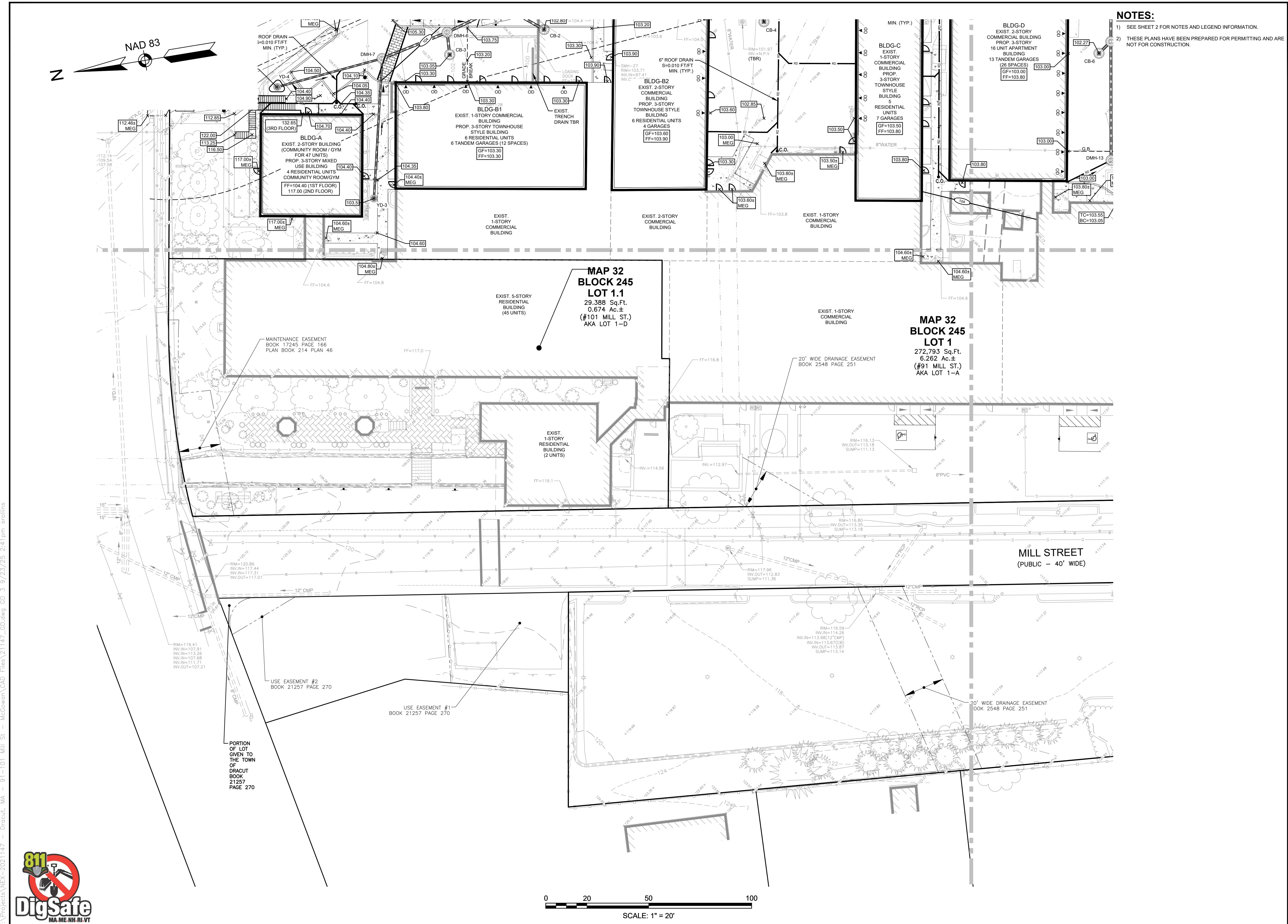
**NOTES:**

- SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.
- DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.
- ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

DRAINAGE PIPE SCHEDULE					
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-6	12	HDPE	8	0.012	DMH-12
CB-7	12	HDPE	8	0.013	DMH-14
CB-8	12	HDPE	6	0.017	DMH-16
CB-9	12	HDPE	42	0.008	EX-DMH-3
DMH-11	12	HDPE	42	0.000	DMH-10(FD)
DMH-12	12	HDPE	65	0.005	DMH-11
DMH-13	12	HDPE	58	0.005	DMH-12
DMH-14	12	HDPE	32	0.005	DMH-13
DMH-15	12	HDPE	66	0.005	DMH-14
DMH-17(FD)	18	HDPE	4	0.000	SEPARATOR ROW
DMH-17(FD)	12	HDPE	5	0.000	MANIFOLD
DMH-18	12	HDPE	32	0.001	EX-DMH-2
EX-DMH	12	HDPE	9	0.005	DMH-17(FD)
INF OUT	12	HDPE	4	0.029	DMH-18
YD-5	8	HDPE	26	0.033	DMH-15

**DRAINAGE STRUCTURES**

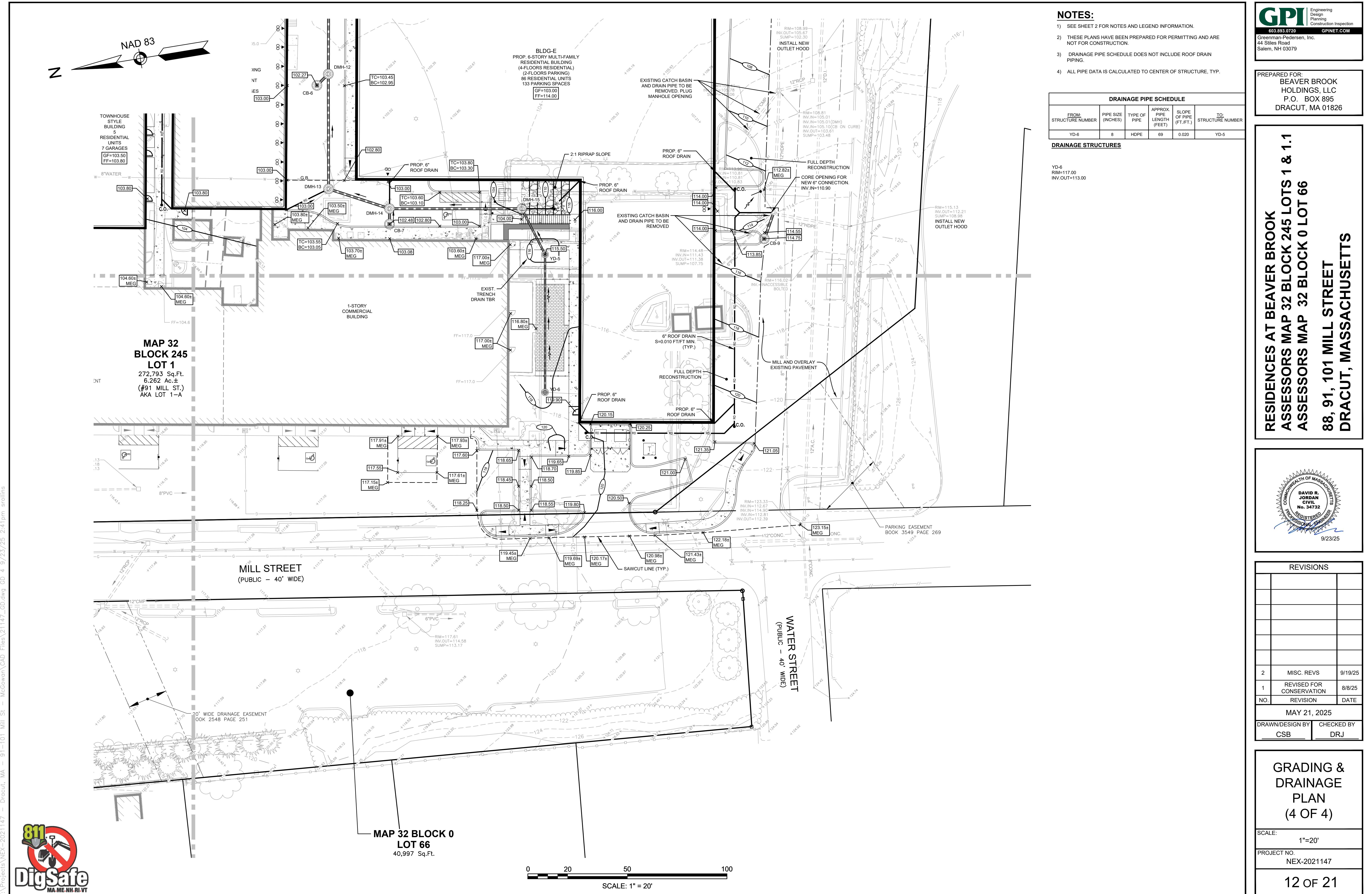
CB-6	RIM=102.27 INV.OUT=99.10 INV.IN=99.25(CB-7) INV.OUT=100.75(RD)
CB-7	RIM=102.48 INV.OUT=99.75
CB-8	RIM=104.10 INV.IN=101.50(YD-5) INV.IN=100.65(RD)
CB-9	RIM=114.75 INV.OUT=111.00
CB-10	RIM=104.00 INV.IN=100.50(CB-8) INV.IN=100.23(EX-DMH-1)
CB-11	RIM=101.50 INV.IN=97.25(EX-DMH-11) INV.IN=97.67((EX-DMH-3)EX)
CB-12	RIM=102.75 INV.IN=99.20(DMH-12) INV.OUT=98.00(12" BYPASS MANIFOLD)
CB-13	RIM=102.05 INV.IN=97.85(INF OUT) INV.OUT=97.54+(EX)
CB-14	RIM=102.75 INV.IN=102.23(DMH-15) INV.IN=99.25(CB-7)
CB-15	RIM=104.00 INV.IN=101.50(YD-5)
CB-16	RIM=102.05 INV.IN=97.85(INF OUT) INV.OUT=97.54+(EX)
CB-17	RIM=101.50 INV.IN=97.25(EX-DMH-1)
CB-18	RIM=102.75 INV.IN=97.85 TO SEPARATOR ROW
CB-19	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-20	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-21	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-22	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-25	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-26	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-59	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-62	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-64	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-65	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-67	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-68	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-69	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-70	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-74	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-75	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-76	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-77	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-78	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-79	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-81	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-86	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-87	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
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CB-142	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-143	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-144	RIM=102.05 INV.IN=97.85 TO SEPARATOR ROW
CB-145	RIM=102



**GPI** Engineering Design Planning Construction Inspection  
603.893.0720 GPINET.COM  
Greiman-Pedersen, Inc.  
44 Stiles Road  
Salem, NH 03079

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**

DAVID R. JORDAN CIVIL No. 34732  
REGISTERED ENGINEER  
9/23/25

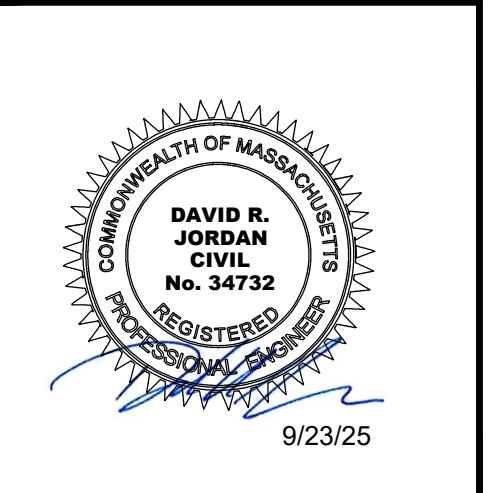


PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**NOTES:**

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.
- 3) BUILDING A, B1, B2, C AND D WILL BE SERVED BY EXISTING UTILITIES TO REMAIN.

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
88, 91, 101 MILL STREET  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRAZUT, MASSACHUSETTS**



REVISIONS	
2	MISC. REVS
1	REVISED FOR CONSERVATION
NO.	REVISION
	DATE
MAY 21, 2025	
DRAWN/DESIGN BY	CHECKED BY
CSB	DRJ

UTILITY PLAN	
SCALE:	1"=30'
PROJECT NO.	NEX-2021147

LAKEVIEW AVENUE  
(PUBLIC - 60' WIDE)

NAD 83

BEAVER BROOK

F:\Projects\NEX-2021147 - Dracut, MA - 91-101 Mill St - McGowan\CAD Files\21147-UT.dwg\UT 1 9/23/25 2:41pm scroll

**MAP 32  
BLOCK 245  
LOT 1.1**  
29,388 Sq.Ft.  
0.674 Ac.±  
(#101 MILL ST.)  
AKA LOT 1-D

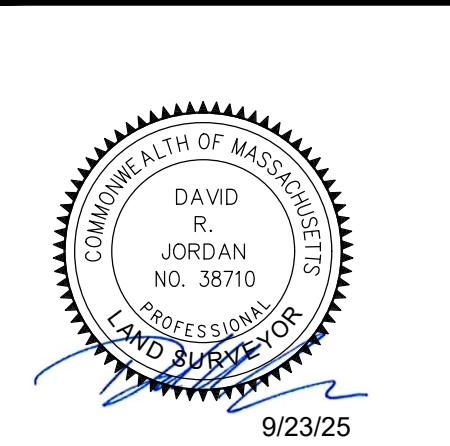
EXIST. 2-STORY  
COMMERCIAL  
BUILDING  
PROPS. 3-STORY  
TOWNHOUSE  
STYLE BUILDING  
6 RESIDENTIAL UNITS  
6 TANDEM GARAGES (12 SPACES)

EXIST. 1-STORY  
COMMERCIAL  
BUILDING

EXIST. 1-STORY  
COMMERCIAL



**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**



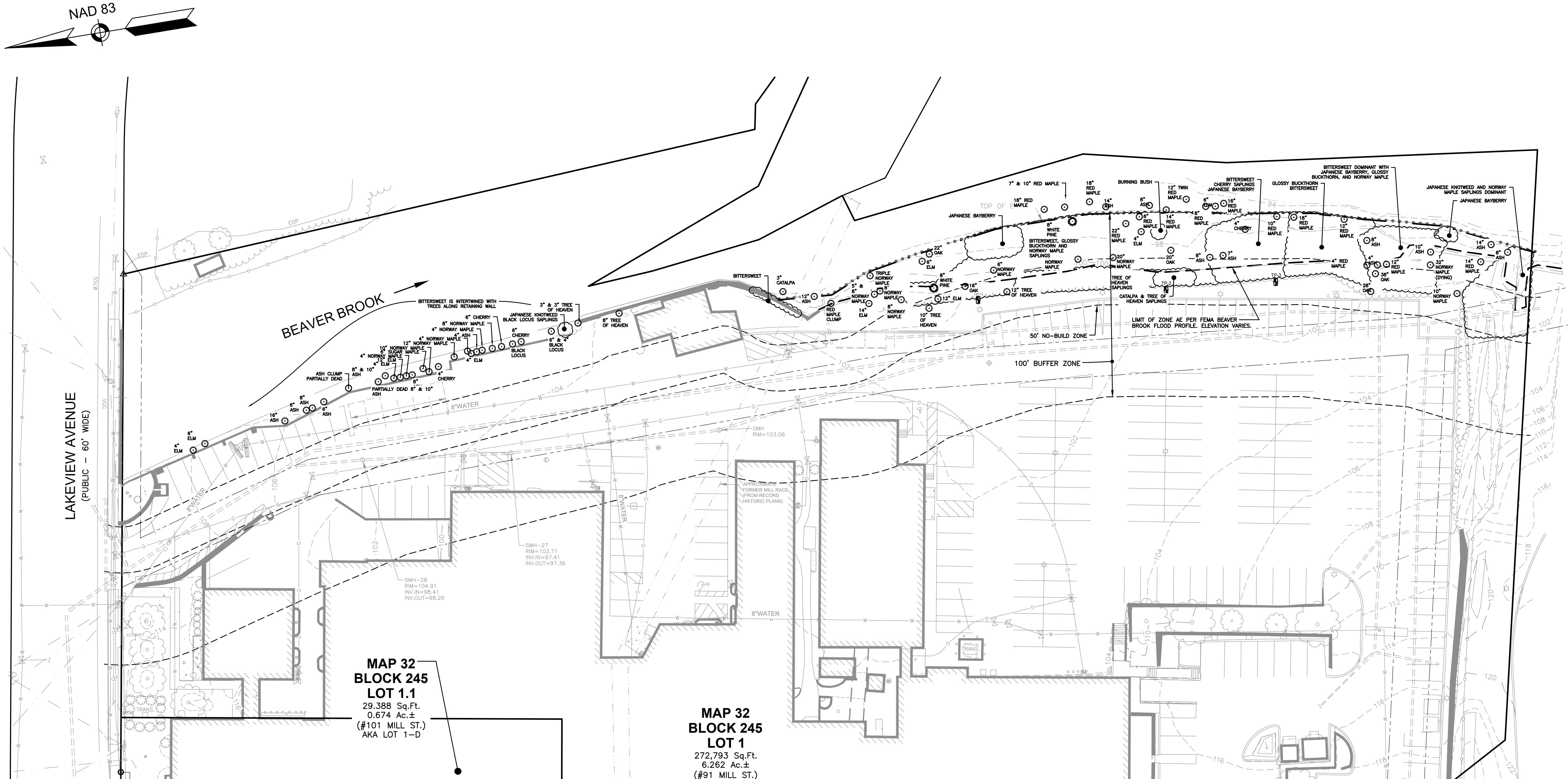
**REVISIONS**

2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25
NO.	REVISION	DATE
AUGUST 7, 2025		
DRAWN/DESIGN BY	JCB	CHECKED BY DRJ

**PLANT SURVEY**

SCALE:	1"=30'
PROJECT NO. NEX-2021147	

15 OF 20



Plant Survey		
Common Name	Scientific Name	IPAG Status
Norway maple	<i>Acer platanoides</i>	Invasive
Black locust	<i>Robinia pseudoacacia</i>	Invasive
Burning bush	<i>Euonymus alatus</i>	Invasive
Multiflora rose	<i>Rosa multiflora</i>	Invasive
Common buckthorn	<i>Rhamnus cathartica</i>	Invasive
Goldenebod	<i>Solidago spp.</i>	Native
Virginia creeper	<i>Parthenocissus quinquefolia</i>	Native
Poison ivy	<i>Toxicodendron radicans</i>	Native
Asian bittersweet	<i>Celastrus orbiculatus</i>	Invasive
Pin cherry	<i>Prunus pensylvanica</i>	Native
White ash	<i>Fraxinus americana</i>	Native
Black oak	<i>Quercus velutina</i>	Native
Tree-of-heaven	<i>Ailanthus altissima</i>	Invasive
Japanese barberry	<i>Berberis thunbergii</i>	Invasive
Japanese knotweed	<i>Fallopia japonica</i>	Invasive
Red maple	<i>Acer rubrum</i>	Native
Gray birch	<i>Betula populifolia</i>	Native
Northern catalpa	<i>Catalpa speciosa</i>	*Not Native
Winterberry	<i>Ilex spp.</i>	Native
Maple-leaved viburnum	<i>Viburnum acerifolium</i>	Native
Broad-leaved enchanter's-nightshade	<i>Circaeaa canadensis</i>	Native

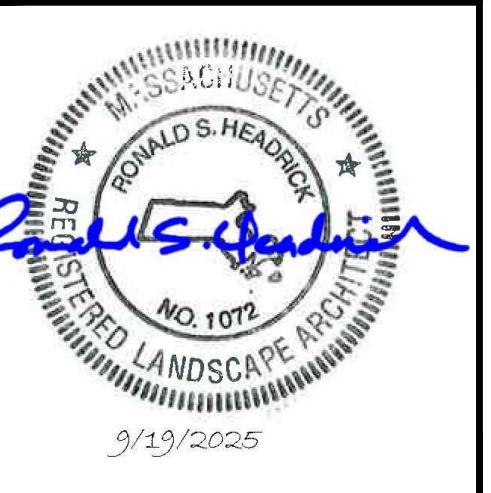
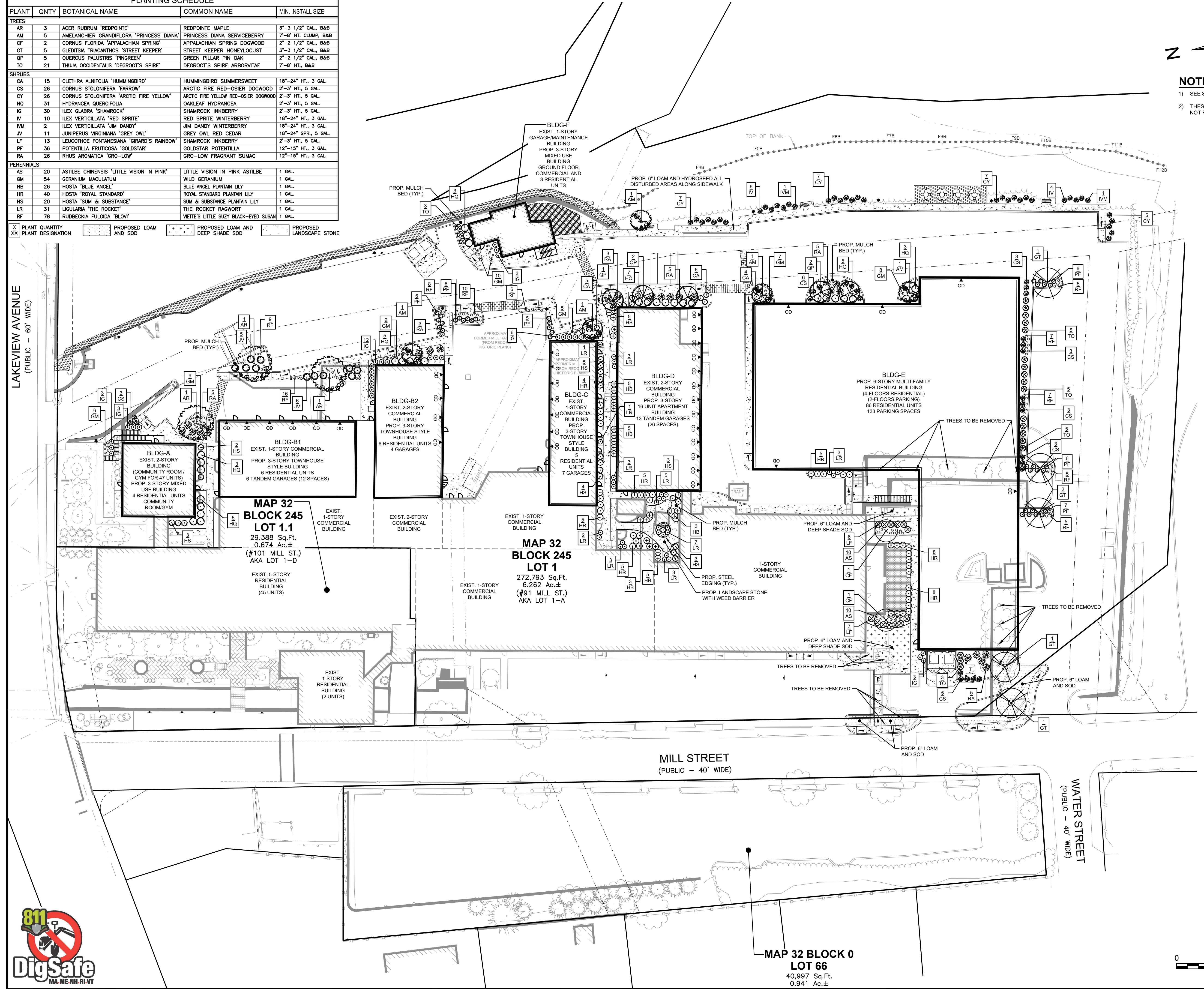
\*ALTHOUGH NOT LISTED AS INVASIVE PER THE IPAG, THIS PLANT IS NOT NATIVE TO MASSACHUSETTS.

PLANTING SCHEDULE			
PLANT	QNTY	BOTANICAL NAME	COMMON NAME
MIN. INSTALL SIZE			
<b>TREES</b>			
AR	3	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE
AM	5	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
CF	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD
GT	5	GLEDITIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST
QP	5	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR PIN OAK
TO	21	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE
			7'-8" HT., B&B
<b>SHRUBS</b>			
CA	15	CLETHRIA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
CS	26	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED-OSIER DOGWOOD
CY	26	CORNUS STOLONIFERA 'ARCTIC FIRE YELLOW'	ARCTIC FIRE YELLOW RED-OSIER DOGWOOD
HQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
IG	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
IV	10	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
IM	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
JV	11	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL RED CEDAR
LF	13	LEUCOTHOE FONTANESEANA 'GIRARD'S RAINBOW'	SHAMROCK INKBERRY
PF	36	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA
RA	26	RHUS AROMATICA 'GRO-LAWN'	GRO-LAWN FRAGRANT SUMAC
			12'-15" HT., 3 GAL.
			12'-15" HT., 3 GAL.
<b>PERENNIALS</b>			
AS	20	ASTILBE CHINENSIS 'LITTLE VISION IN PINK'	LITTLE VISION IN PINK ASTILBE
GM	54	GERANIUM MACULATUM	WILD GERANIUM
HH	26	HOSTA 'BLUE ANGEL'	BLUE ANGEL PLANTAN LILY
HR	40	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD PLANTAN LILY
HS	20	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE PLANTAN LILY
LR	31	LIGULARIA 'THE ROCKET'	THE ROCKET RAGWORT
RF	78	RUBECKIA FULIGINA 'BLOW'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
			1 GAL.

X PLANT QUANTITY      PROPOSED LOAM AND SOD      PROPOSED LOAM AND DEEP SHADE SOD      PROPOSED LANDSCAPE STONE

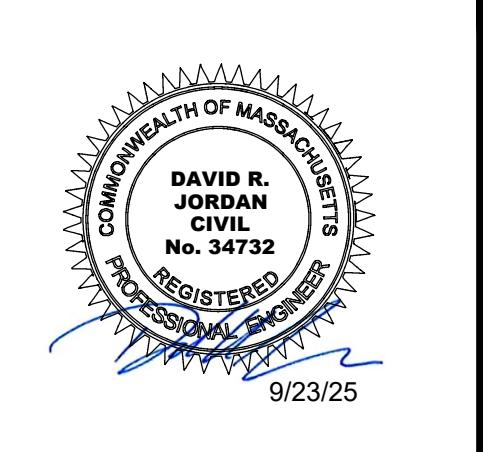
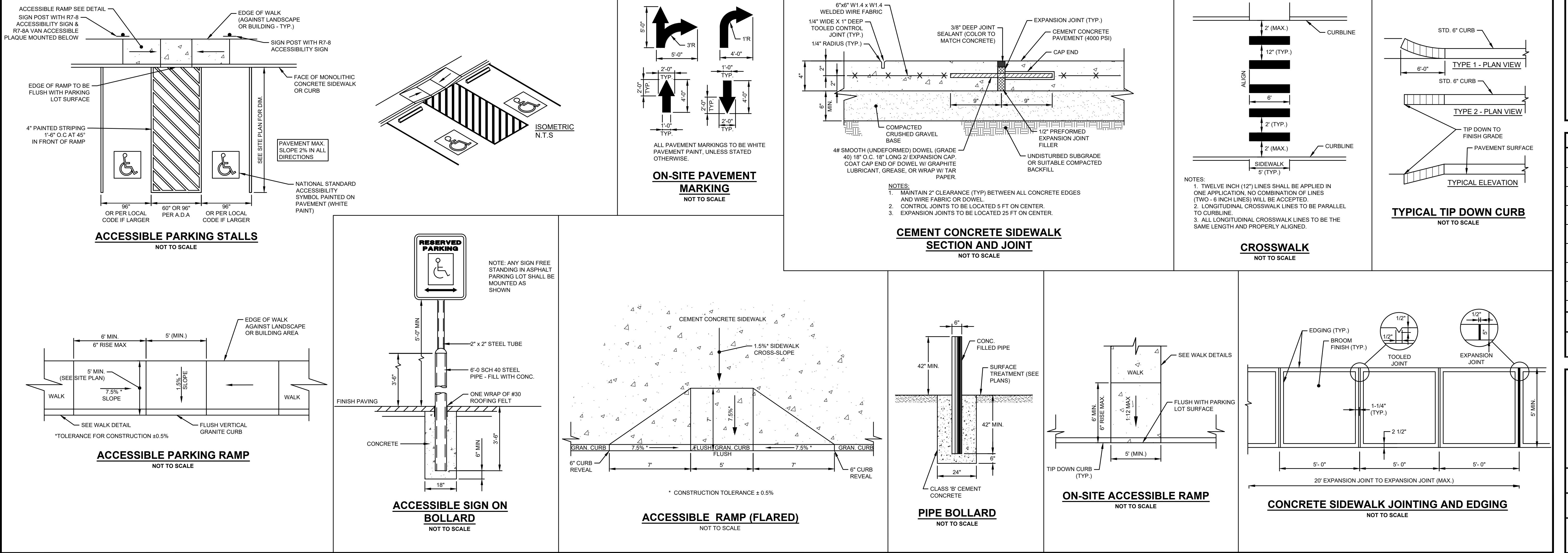
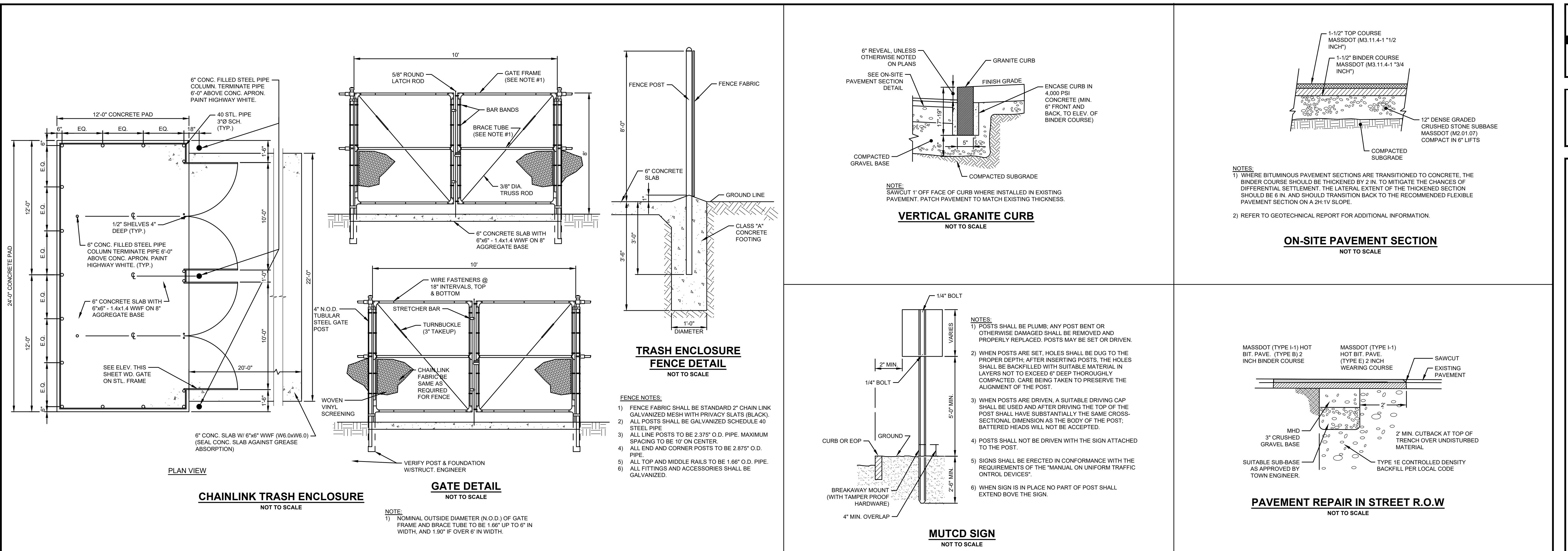
XX PLANT DESIGNATION

LAKEVIEW AVENUE  
(PUBLIC - 60' WIDE)



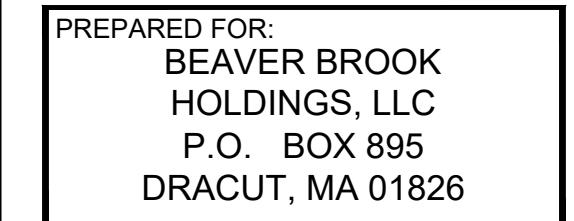
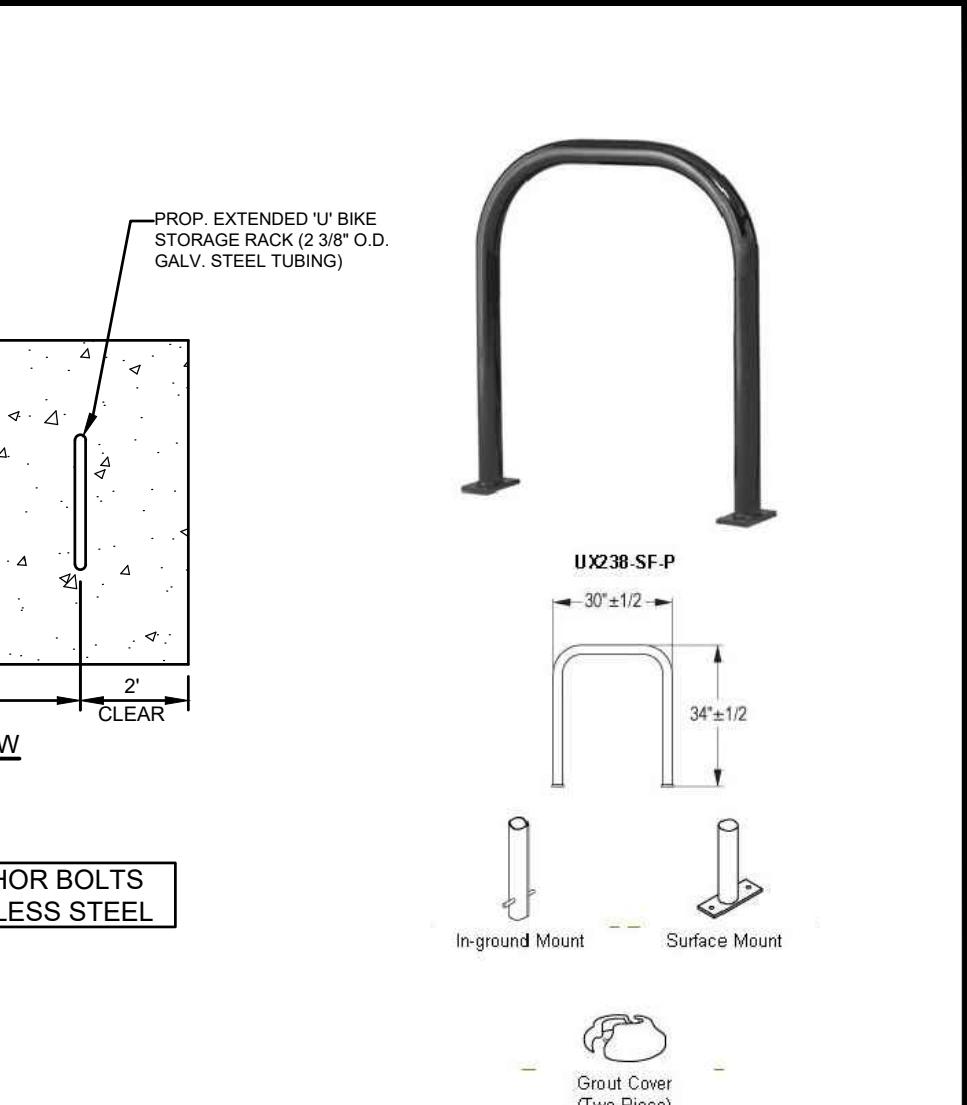
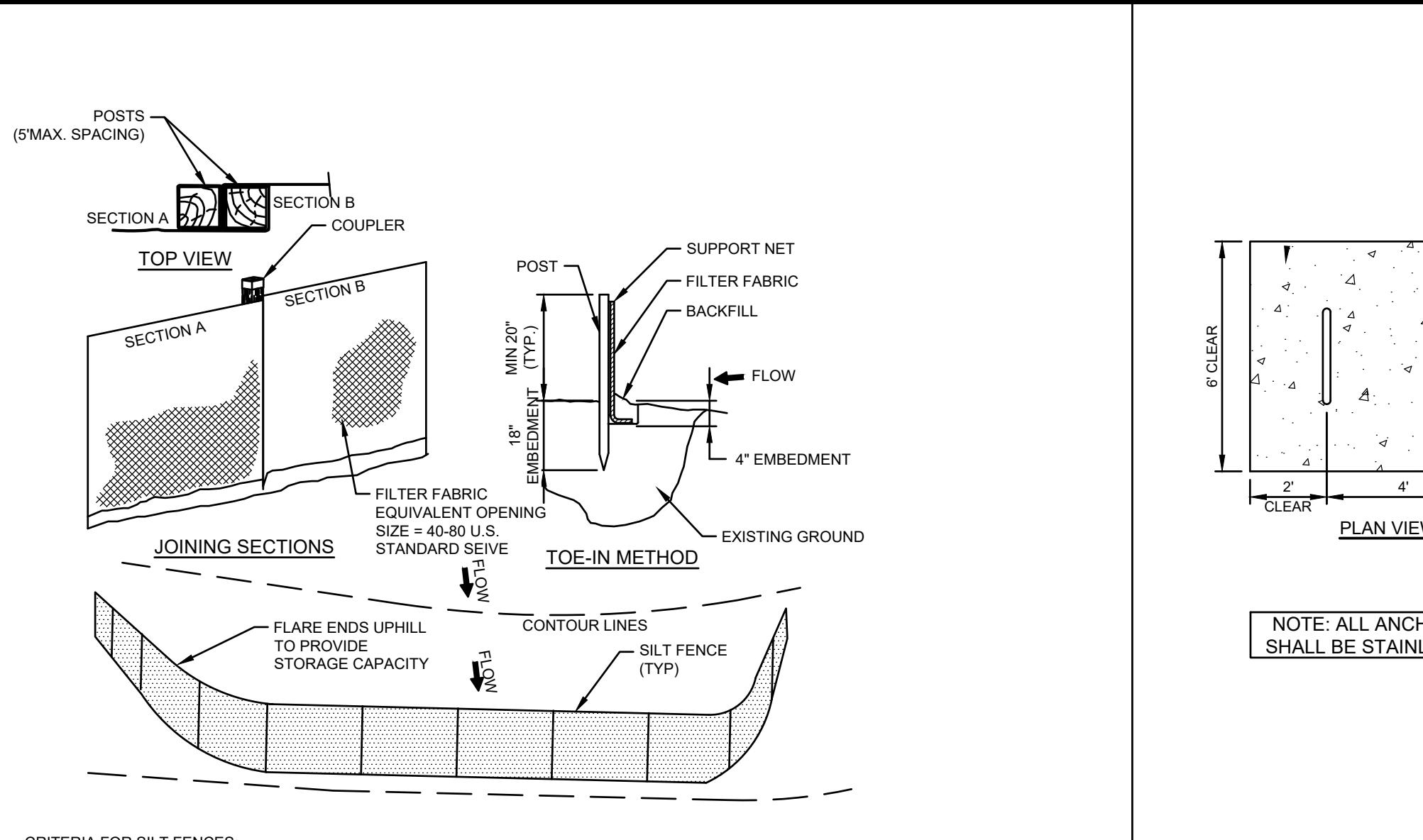
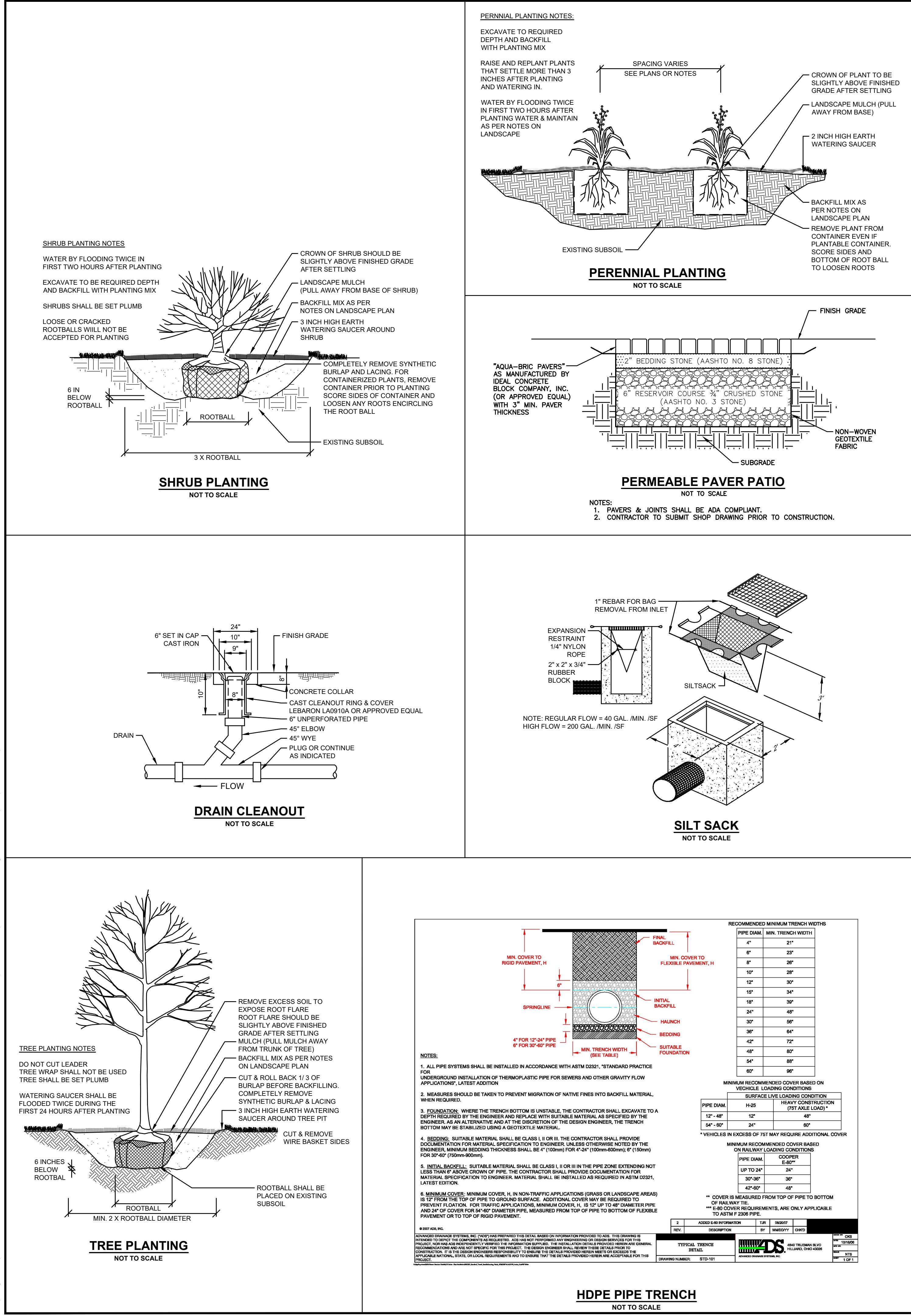
**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66**

**88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**

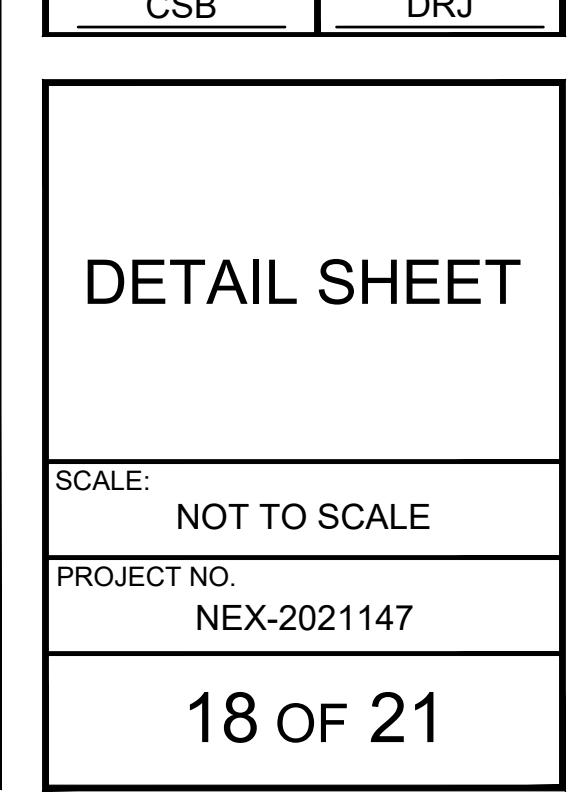
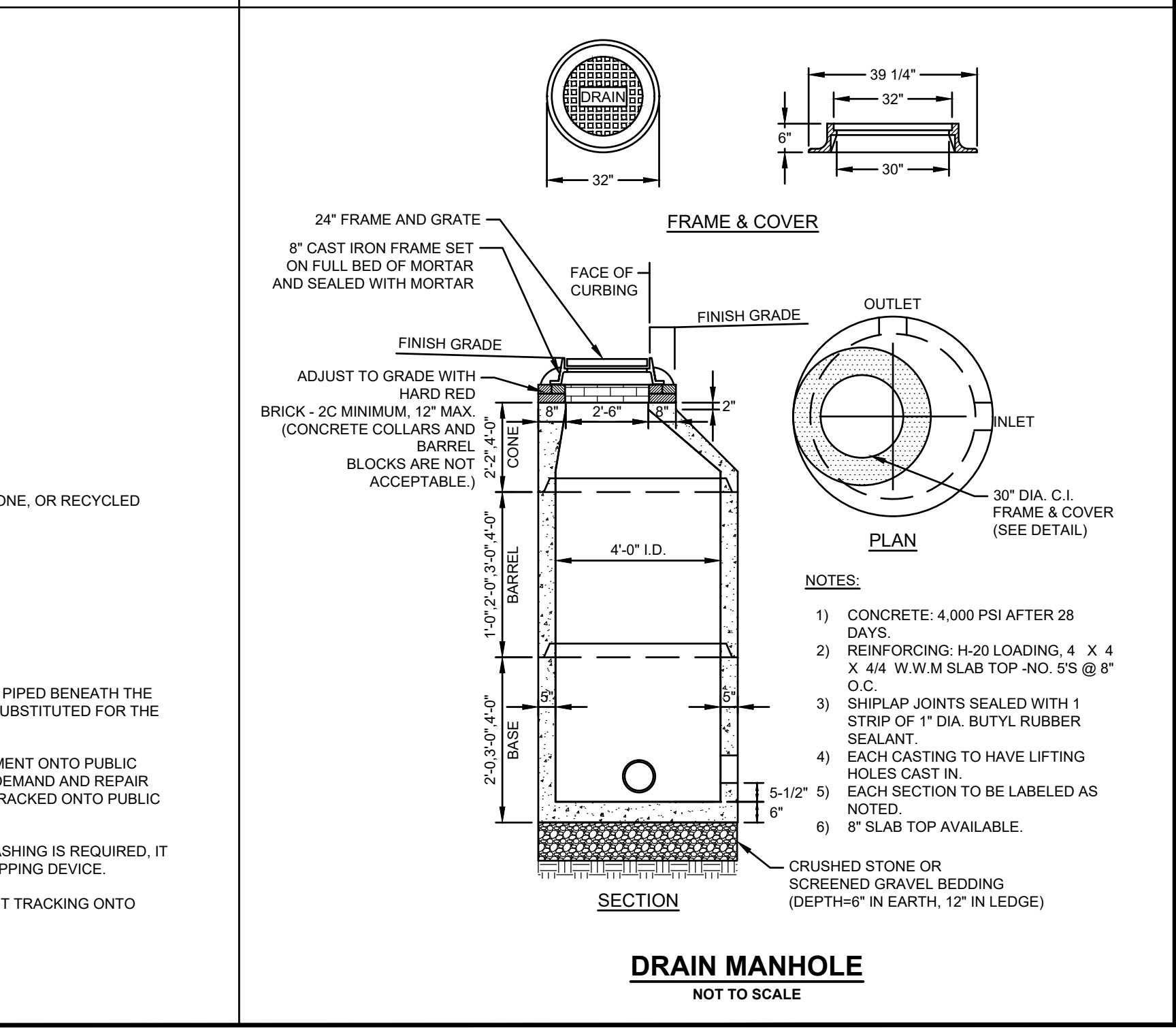
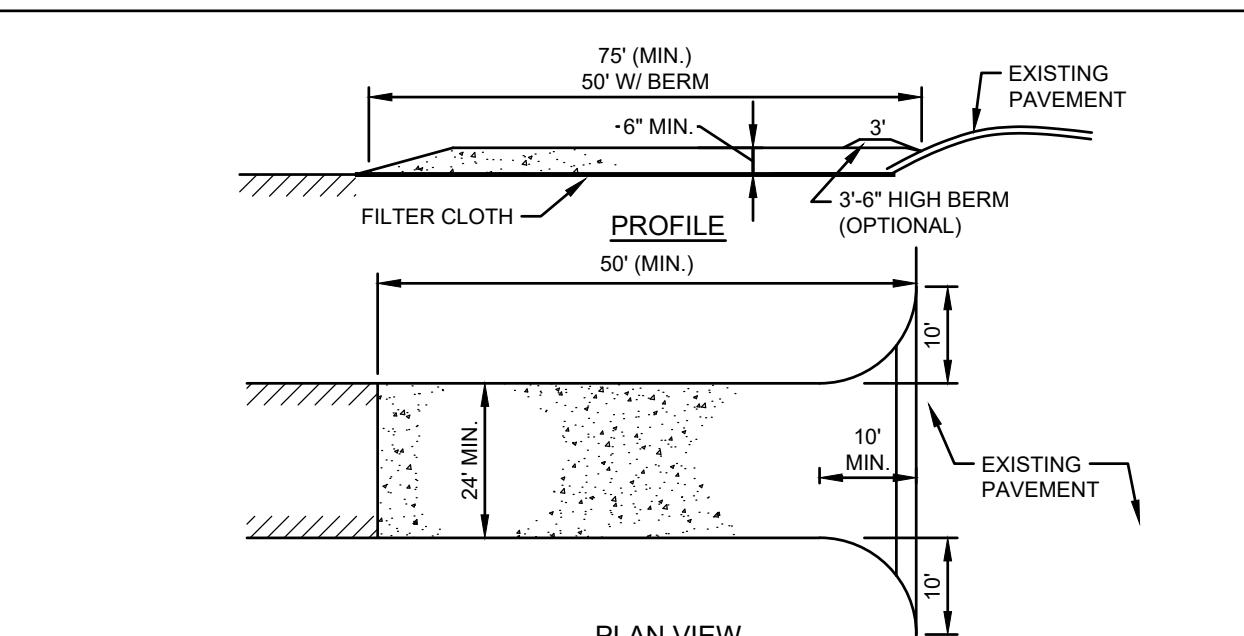
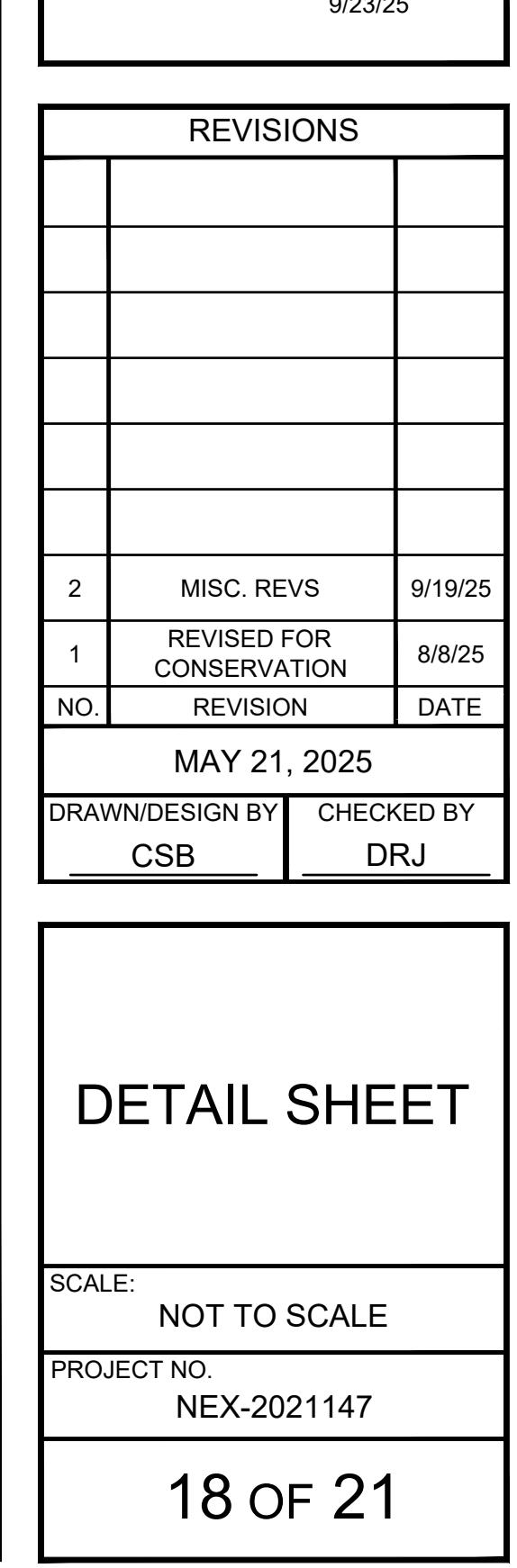
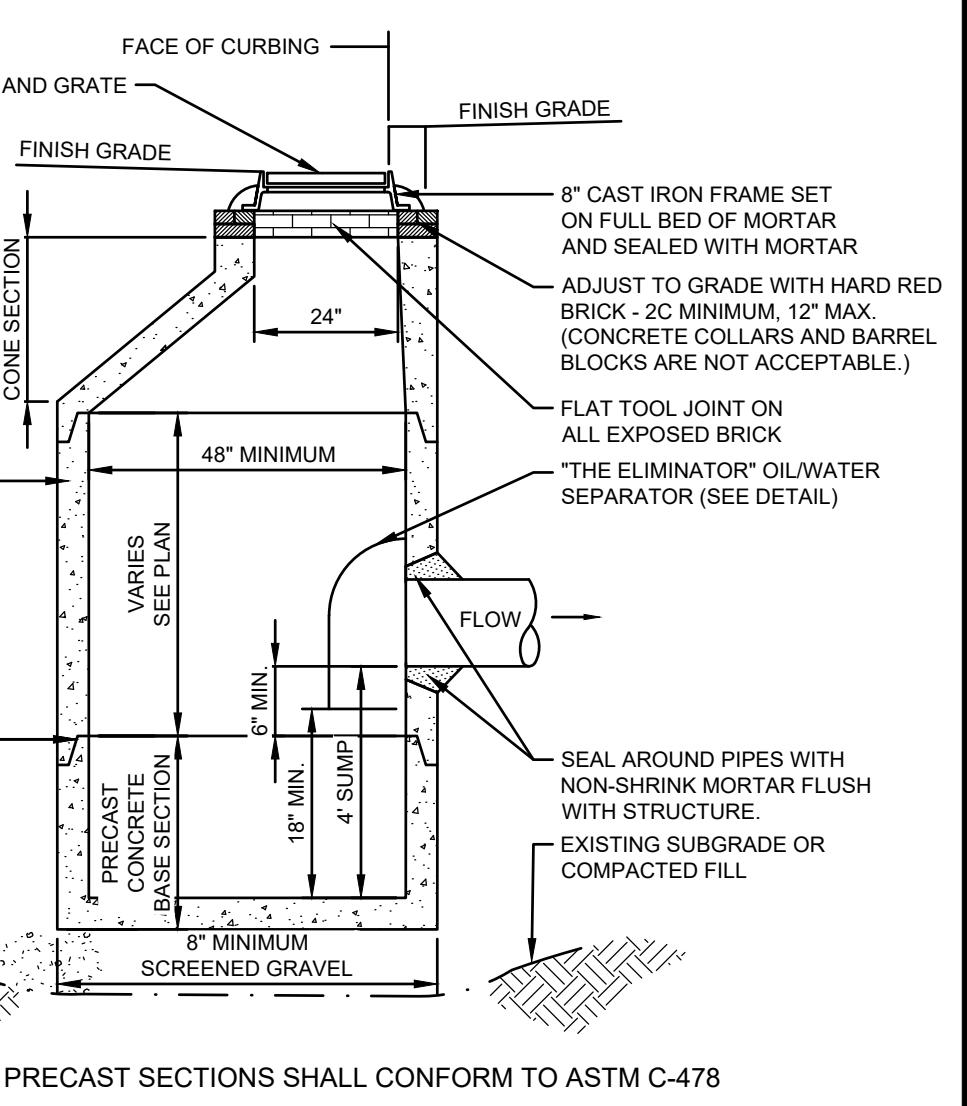
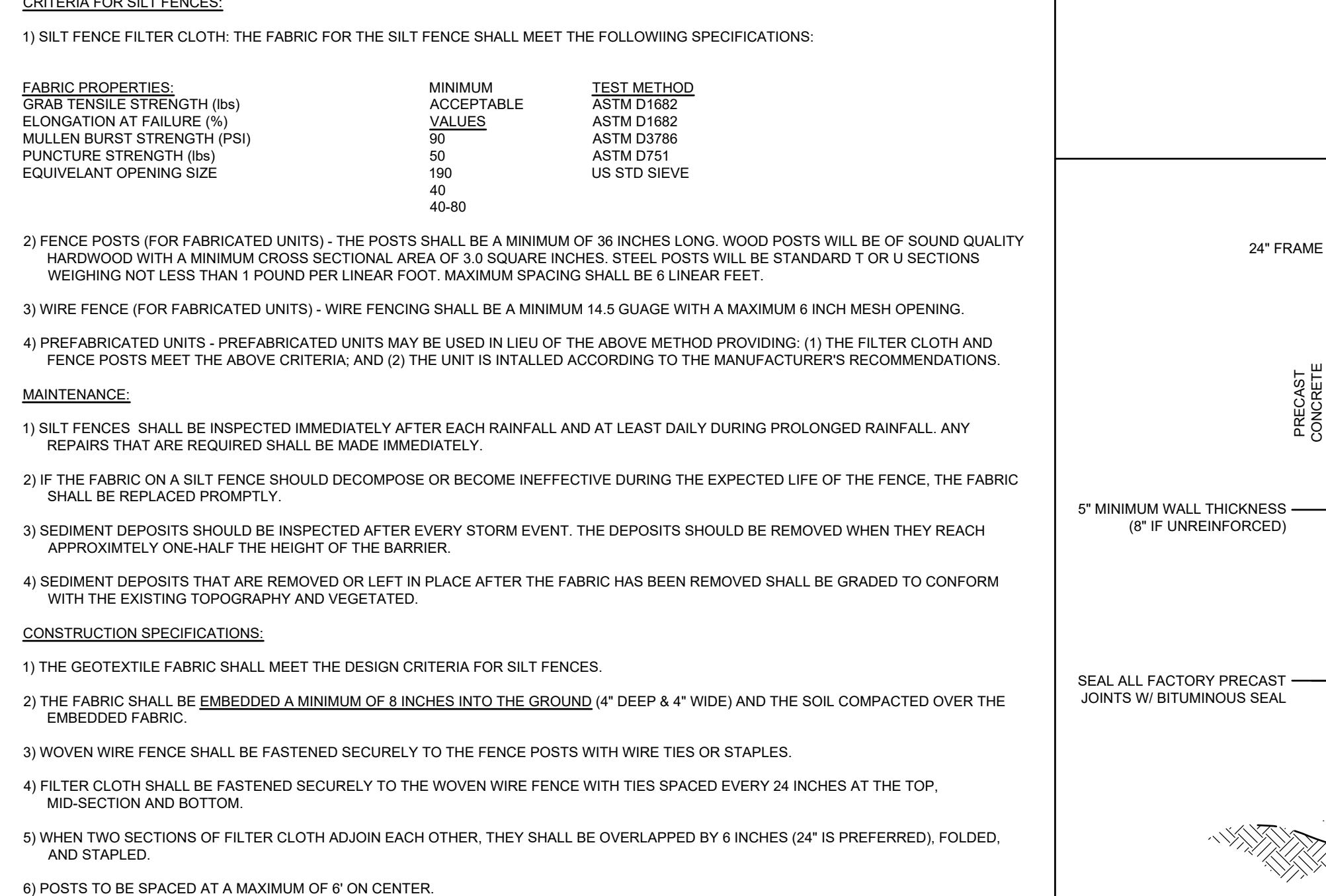
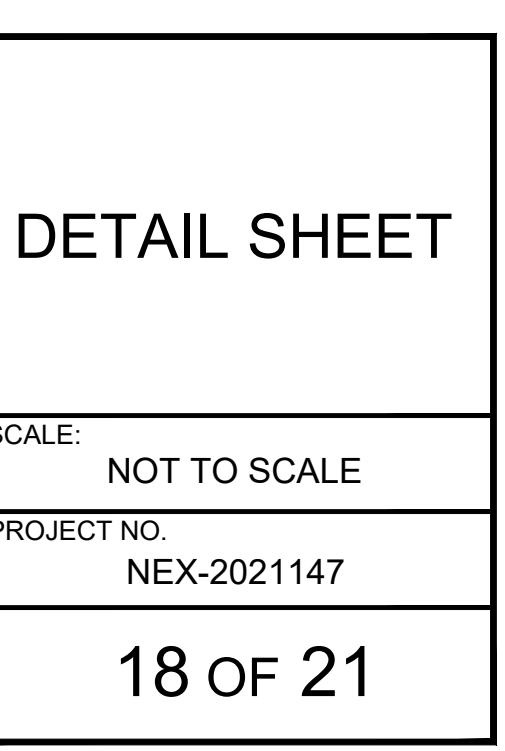
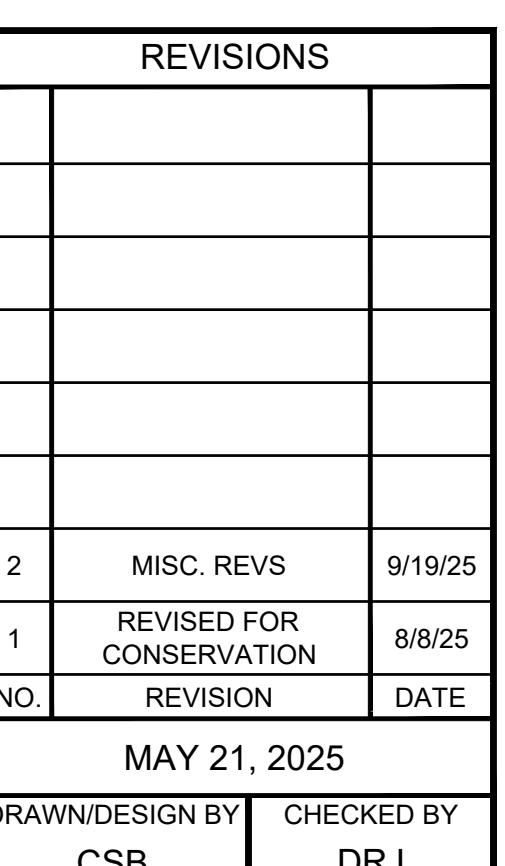
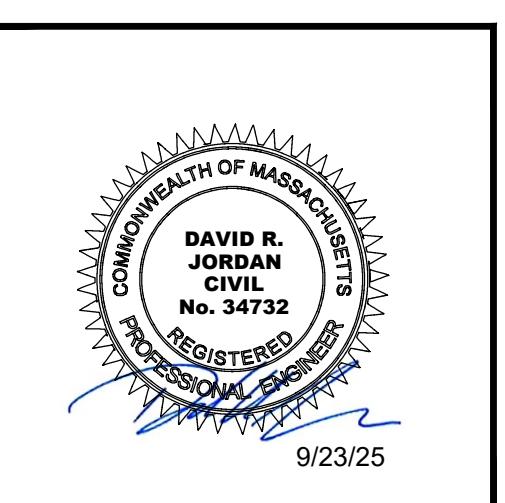


REVISIONS	
2	MISC. REVS
1	REVISED FOR CONSERVATION
NO.	REVISION
MAY 21, 2025	DATE
DRAWN/DESIGN BY CSB	CHECKED BY DRJ

DETAIL SHEET	
SCALE: NOT TO SCALE	PROJECT NO. NEX-2021147



RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 &  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS





## TEST PIT DATA

Client: Beaver Brook Holdings, LLC  
 Project Address: 88, 91 and 101 Mill Street  
 Town, State: Dracut, MA  
 Job Number: 2021147  
 Date: May 14, 2025  
 Performed by: Diane Pantermoller (MASE #1835)

Test Pit No. 1 SCS Soil: Rippowam Fine Sandy Loam

ESHWT: 72" Standing Water: 92"  
 Refusal: >109" Roots: 72"  
 Depth Horizon Soil Texture Color Consistency Layer Description (Gravel, Stones, Fill, etc)  
 0-18" Fill/A Loamy Sand 10yr 3/2 Friable  
 18-48" B Loamy Sand 10yr 6/8 Friable  
 48-109" C Sand & Gravel 2.5y 7/4 Loose/Granular

Test Pit No. 2 SCS Soil: Rippowam Fine Sandy Loam

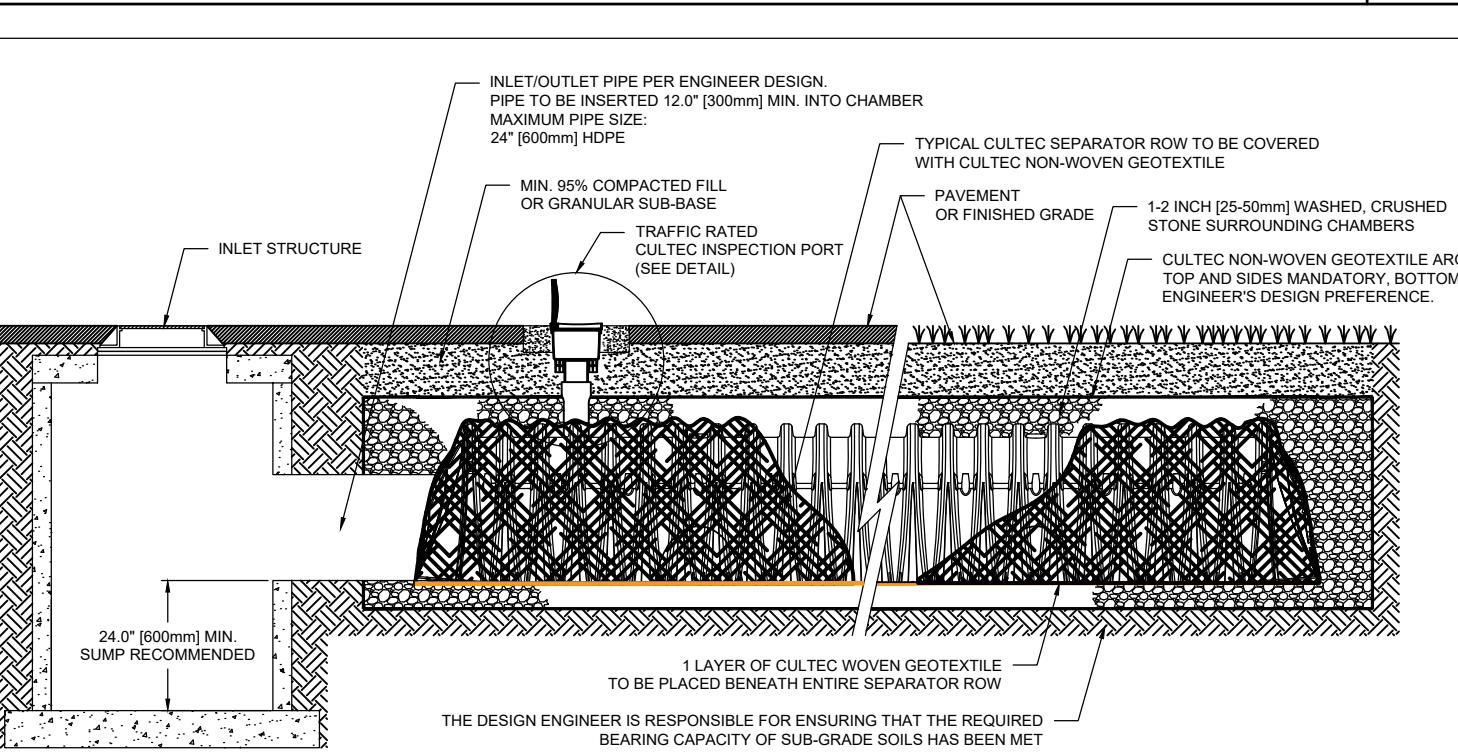
ESHWT: 96" Standing Water: 96"  
 Refusal: >106" Roots: None  
 Depth Horizon Soil Texture Color Consistency Layer Description (Gravel, Stones, Fill, etc)  
 0-72" Fill/A Fill 10yr 3/2  
 72-106" B Fine Sand 10yr 6/6

Test Pit No. 3 SCS Soil: Rippowam Fine Sandy Loam

ESHWT: 84" Standing Water: 84"  
 Refusal: >108" Roots: 72"  
 Depth Horizon Soil Texture Color Consistency Layer Description (Gravel, Stones, Fill, etc)  
 0-72" Fill/A Fill 10yr 3/2  
 72-84" B Loamy Sand 10yr 6/5 Friable  
 84-108" C Fine Sand 2.5y 7/4 Loose/Granular

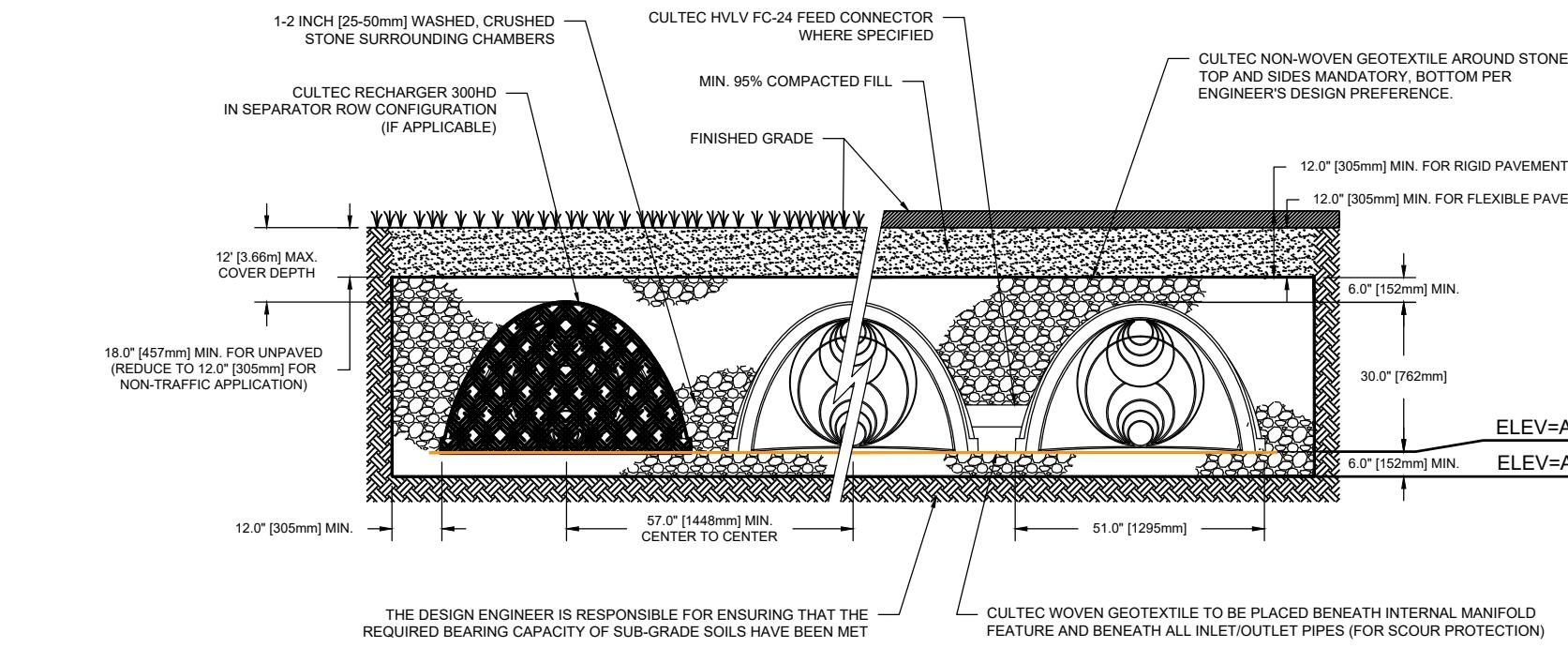
NOTES

## TEST PIT LOGS



NOTES:  
 1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:  
 1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER  
 1.b. 1-HOUR PARKED AASHTO DESIGN TRUCK LOAD  
 1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD  
 2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
 3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO THE FOLLOWING:  
 3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418  
 3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75  
 3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

## CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT

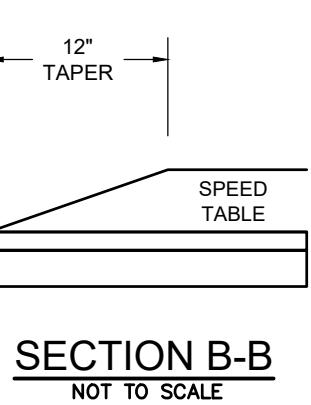
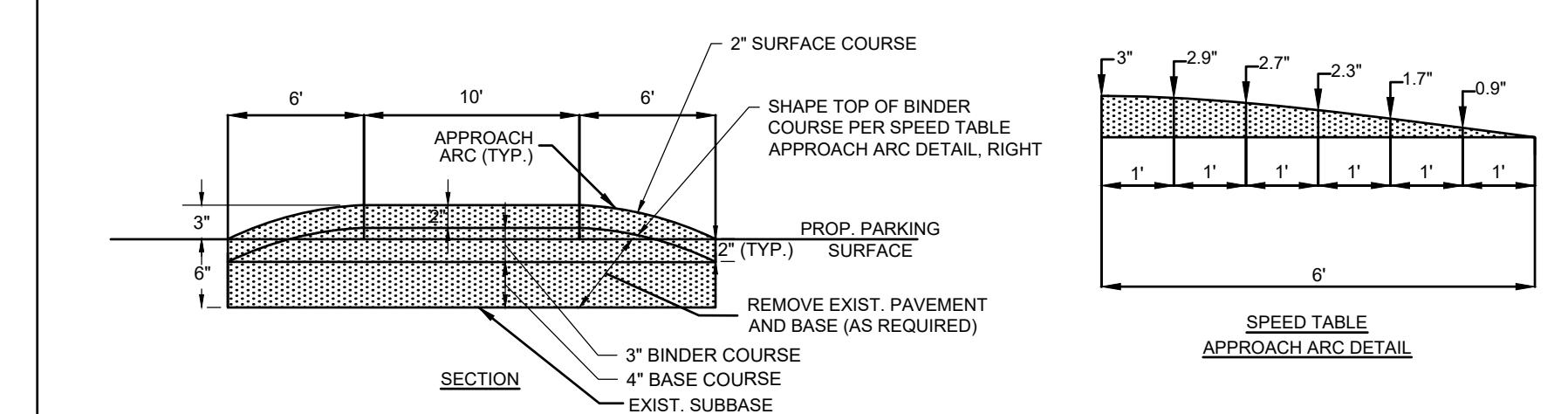
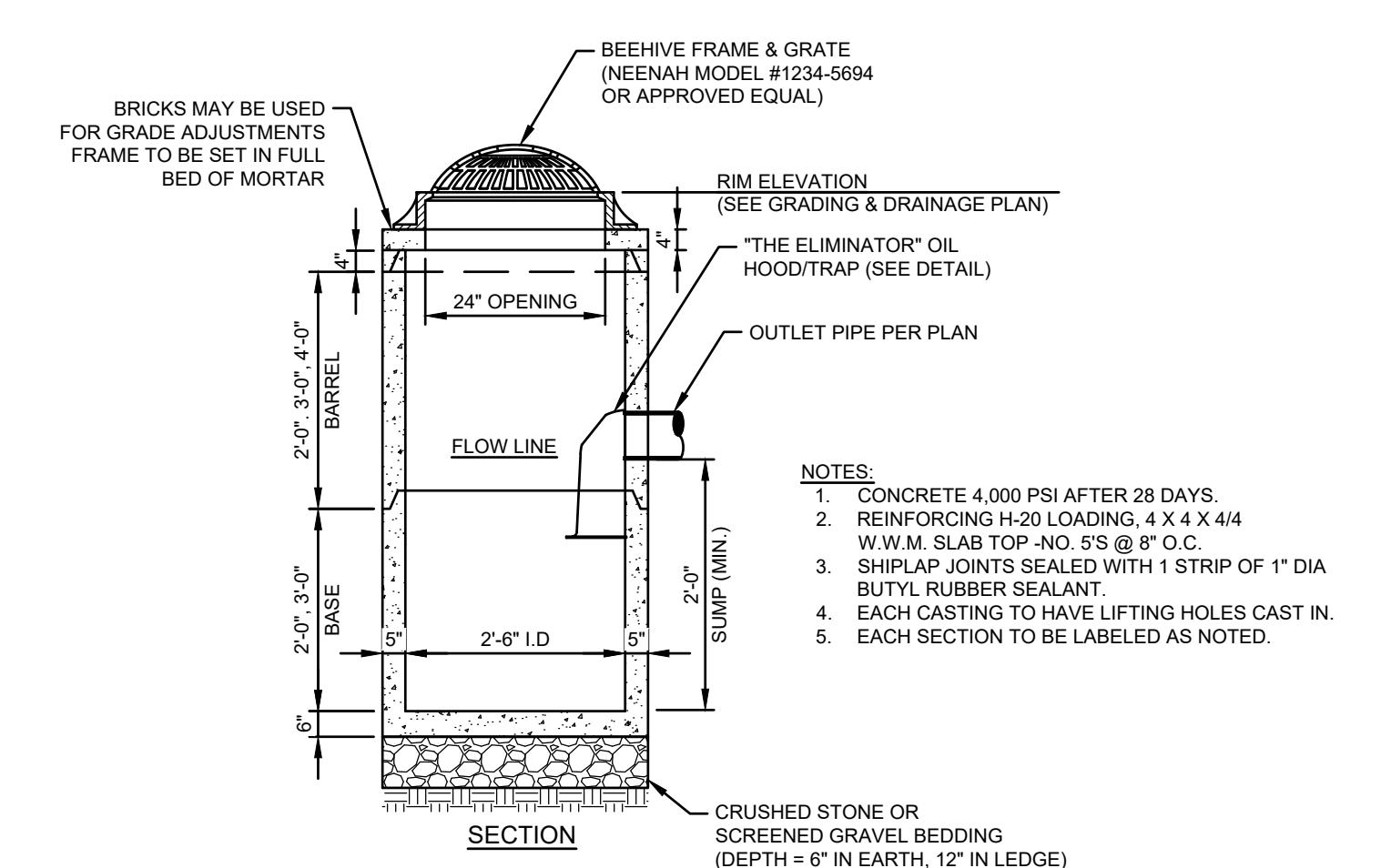


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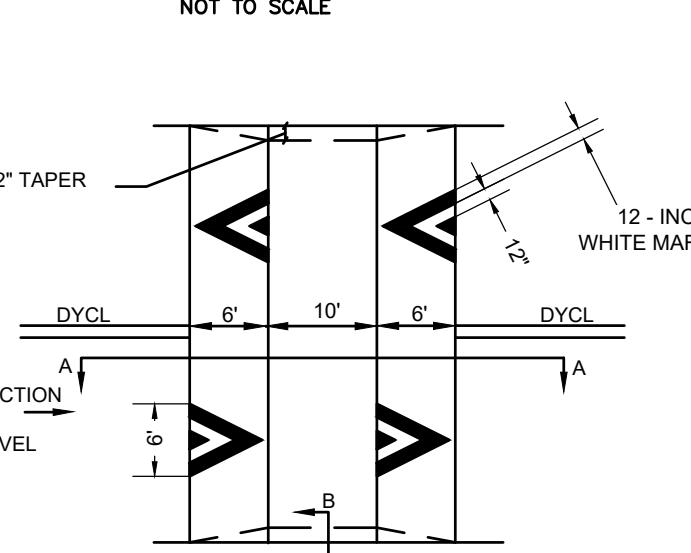
## CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION

## UNDERGROUND INFILTRATION SYSTEM

NOT TO SCALE



## SECTION A-A



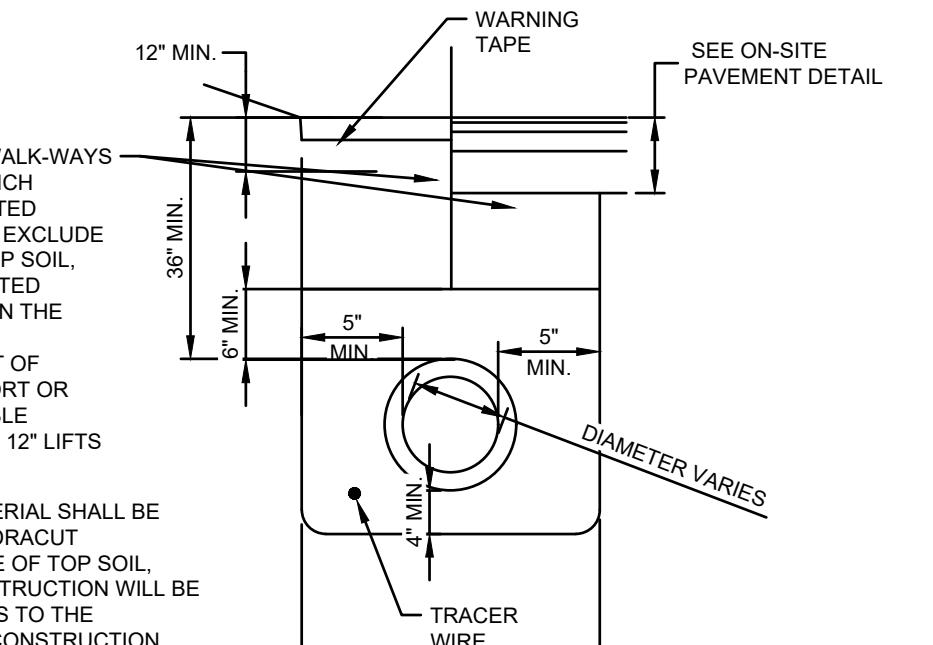
## PAVEMENT NOTES

## PROP. SPEED TABLE:

SURFACE COURSE: 2" HMA SURFACE COURSE TYPE B PLACED LEVEL WITH ADJACENT PAVEMENT TO REMAIN  
 BINDER COURSE: VARIABLE DEPTH (UP TO 3") HMA INTERMEDIATE COURSE MATERIAL TYPE B  
 BASE COURSE: 4" HMA INTERMEDIATE COURSE TYPE B MATERIAL PLACED IN ONE LAYER  
 SUBBASE: EXISTING SUBBASE MATERIAL TO BE GRADED AND COMPAKTED TO PROP. GRADE AND SLOPE (ADD GRAVEL BORROW AS NEEDED)

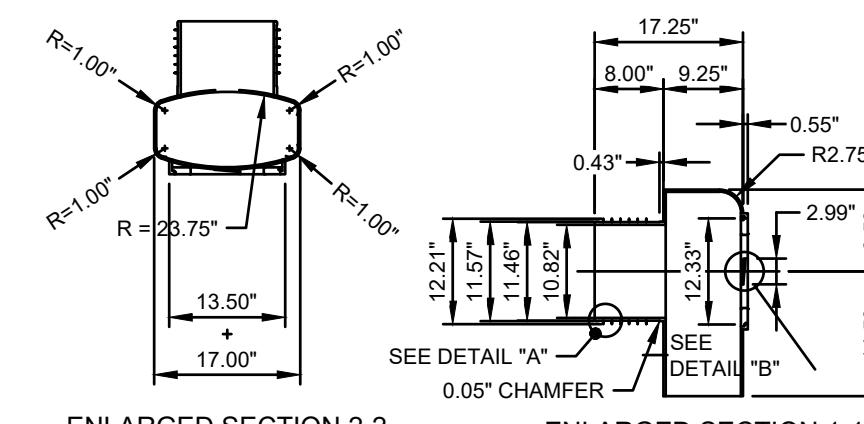
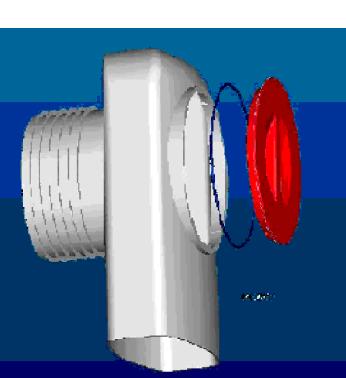
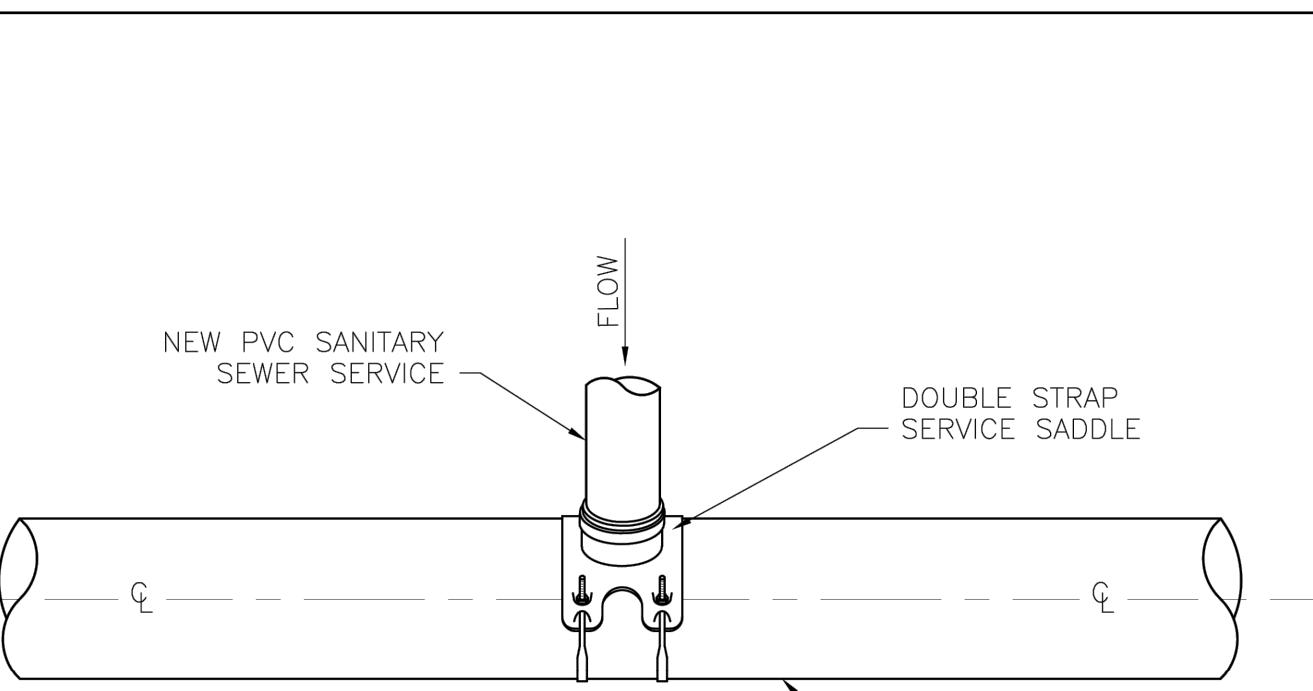
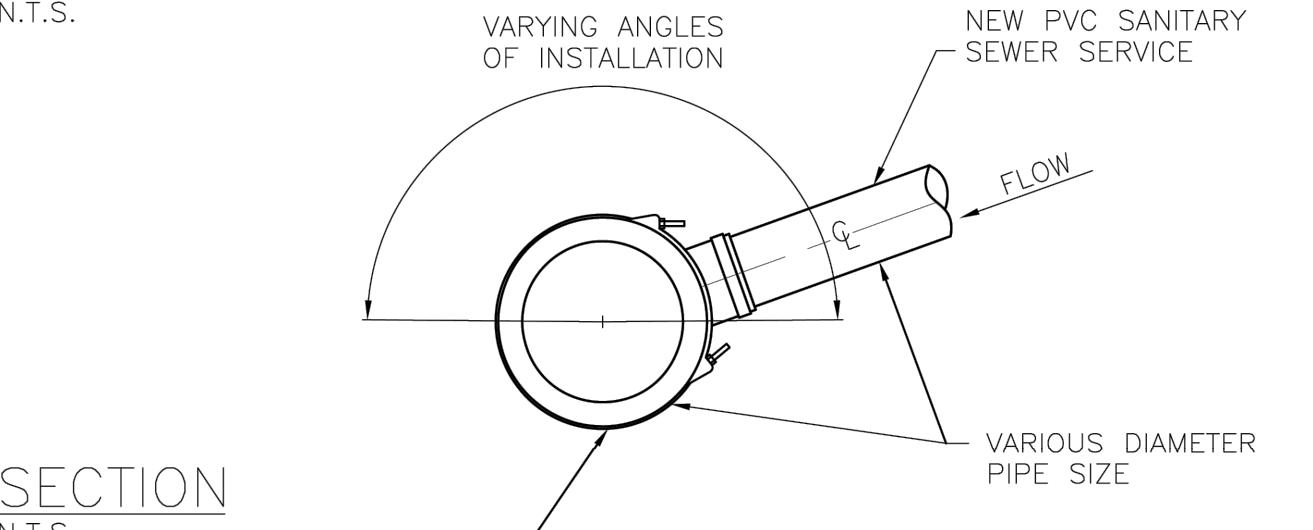
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NOT TO SCALE

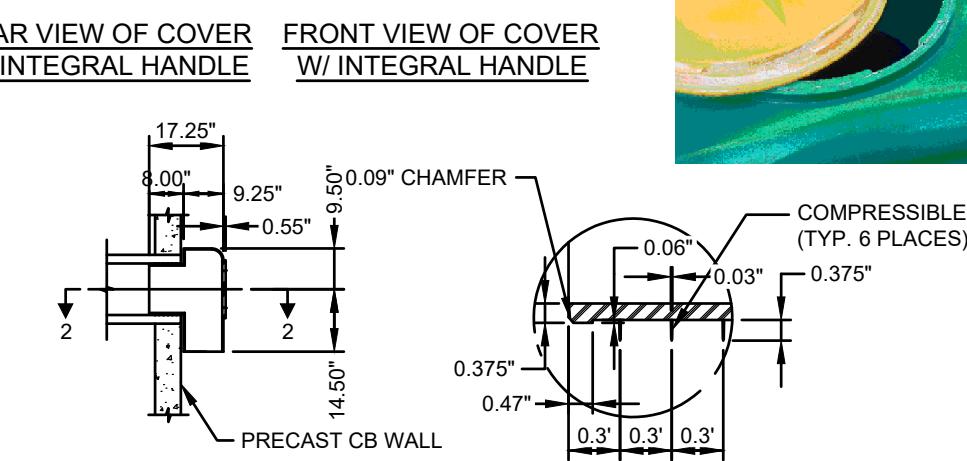
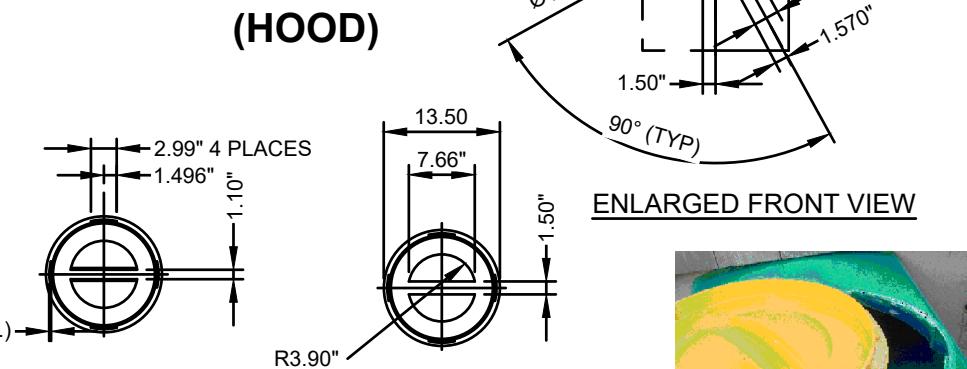
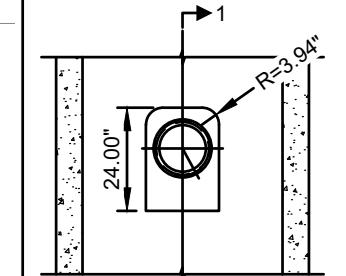
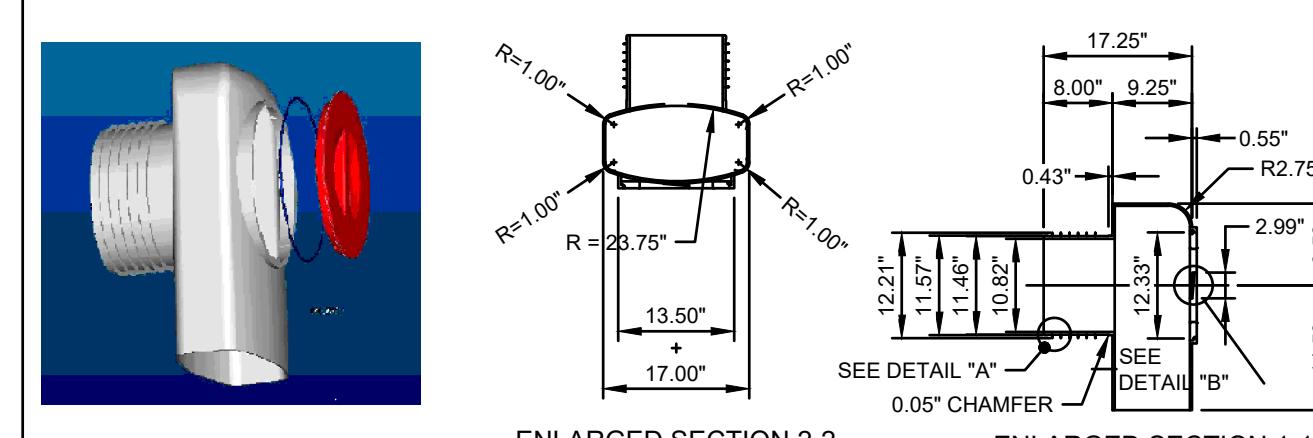


## GAS TRENCH

NOT TO SCALE

PROFILE  
N.T.S.

NOTE:  
 EXISTING SANITARY SEWER MAIN SHALL BE CORED AND SERVICE SADDLE SHALL BE INSTALLED AT PROPER ANGLE TO ALLOW 1% OR GREATER SLOPE TO THE NEW SANITARY SEWER SERVICE PIPE.

SEWER SADDLE CONNECTION  
NOT TO SCALE

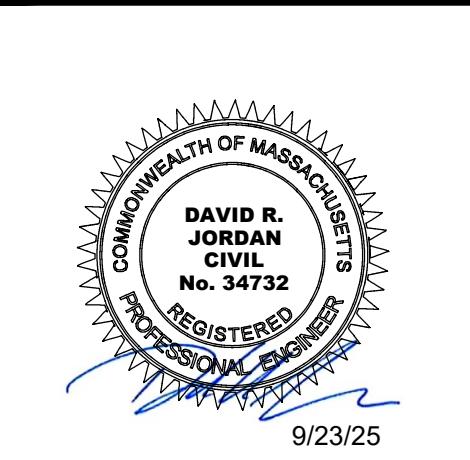
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PROJECT NO.

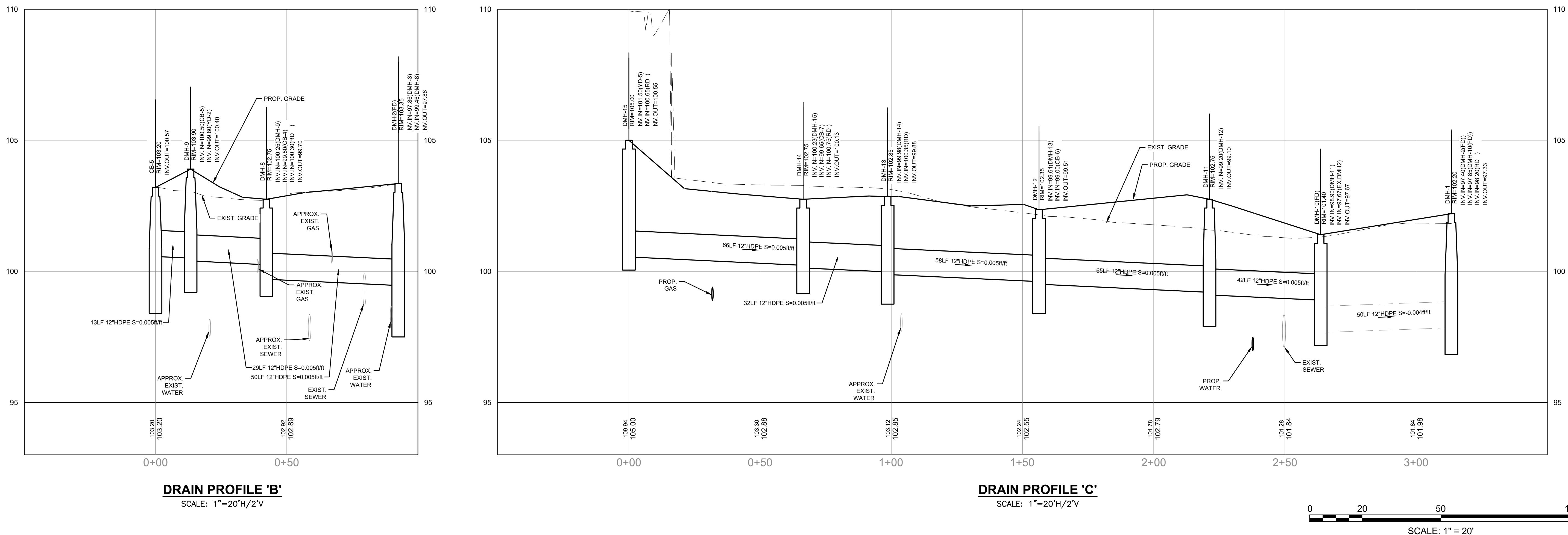
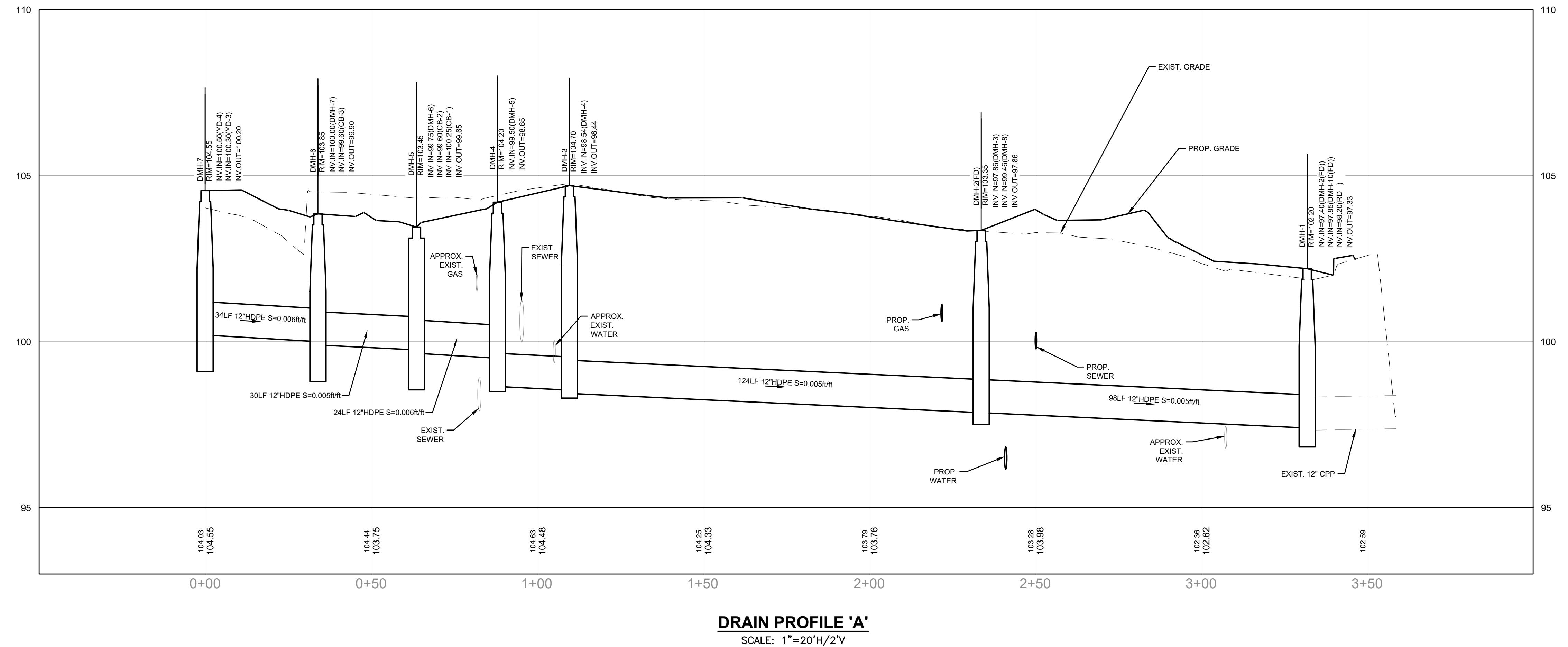
NEX-2021147

20 OF 21



REVISIONS	
2	MISC. REVS
1	REVISED FOR CONSERVATION
NO.	REVISION
REVISION	DATE
MAY 21, 2025	
DRAWN/DESIGN BY	CHECKED BY
CSB	DRJ

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**



REVISIONS		
NO.	REVISION	DATE
		SEPTEMBER 19, 2025

DRAWN/DESIGN BY CSB CHECKED BY DRJ

**DRAINAGE PROFILES**  
SCALE: 1"=20'  
PROJECT NO. NEX-2021147  
21 OF 21

PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRAZUT, MASSACHUSETTS**

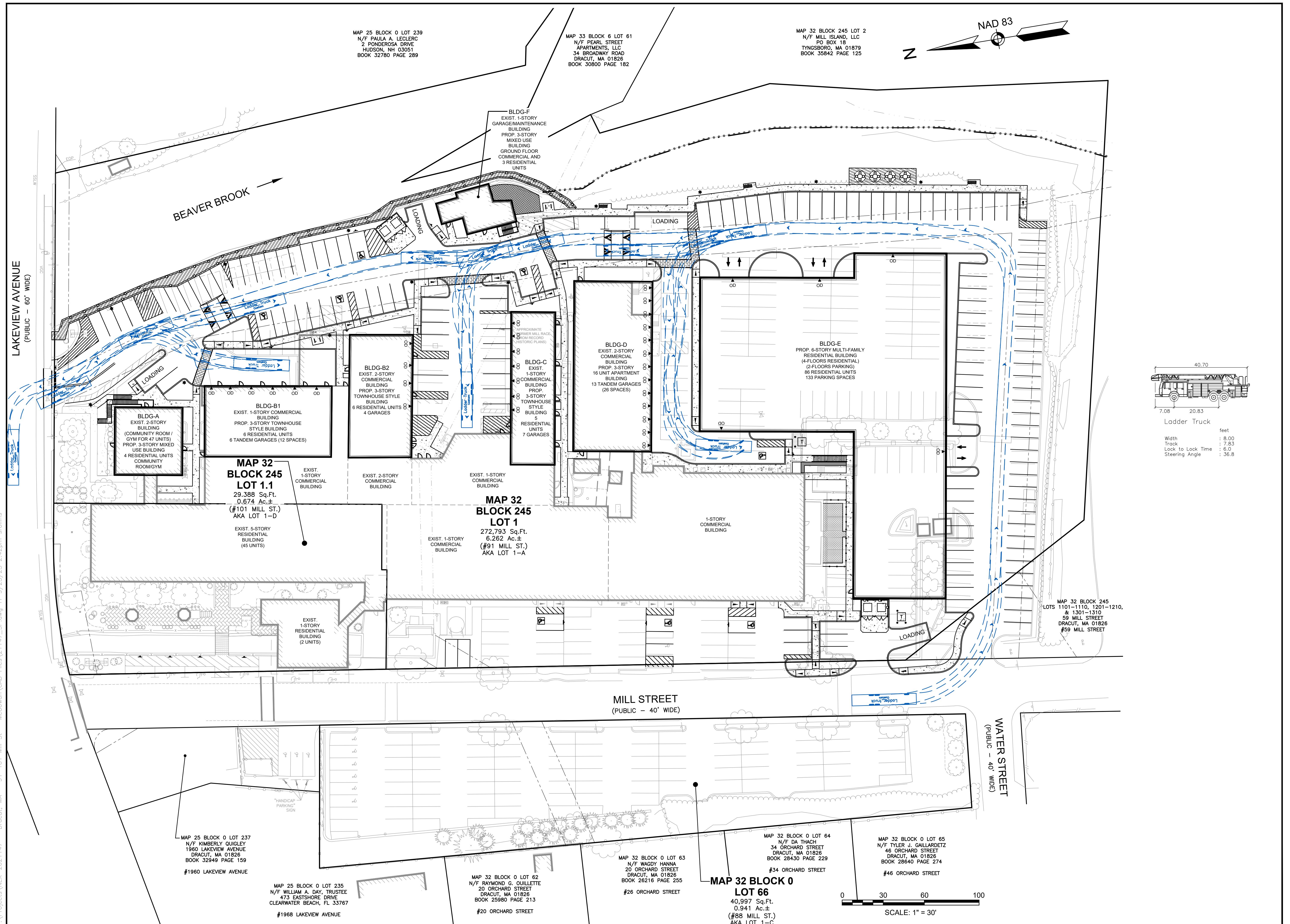


REVISIONS		
NO.	REVISION	DATE
	SEPTEMBER 19, 2025	
	DRAWN/DESIGN BY CSB	CHECKED BY DRJ

**FIRE TRUCK TURN PLAN**

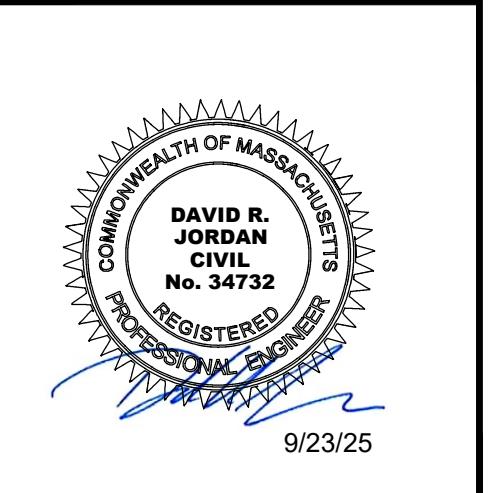
SCALE: 1"=30'  
PROJECT NO.  
NEX-2021147

1 OF 1



REARED FOR:  
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RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS



## REVISIONS

O.	REVISION	DATE
<b>SEPTEMBER 19, 2025</b>		
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# DELIVERY TRUCK TURN PLAN

SCALE:  
1"=30'

---

1 OF 1

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DRAWING TITLE  
**SITE PLAN & CODE ANALYSIS**

DRACUT ZONING BY LAWS EFFECTIVE NOV 13, 2023 - SUMMARY ONLY. SEE ZONING LAWS FOR FULL EXPLANATIONS

5.3 MILL CONVERSION OVERLAY DISTRICT

5.3.2 Overlay District Locations. The Mill Conversion Overlay District (MCOD) is hereby established and shall be construed as an overlay district. Within the MCOD all regulations of the underlying district shall continue to be in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements.

5.3.3 STANDARDS

A. **Buffer.** A buffer area of one hundred (100) feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site provided, however, that existing structures and existing access roadways are exempt from the requirements set forth herein. However, existing structures and parking areas shall not be made more nonconforming except for ADA compliance. No vegetation in this buffer area will be disturbed, destroyed or removed except for normal maintenance. The Planning Board may waive the buffer requirements.

D. **Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces shall be computed using the requirements of Section 6.1.6 or other applicable provision herein. The Planning Board may increase the required parking by up to 10% to serve the needs of residential employees, visitors and service vehicles. The Planning Board may reduce the otherwise required number of parking spaces where the applicant demonstrates that an adequate number of spaces will be provided.

E. **Screening of Parking.** All parking areas shall be screened from view from adjacent residentially zoned or occupied premises located outside the site, including public ways, by a landscaped border at least ten (10) feet in width. Parking lots shall be located to the rear or side of all buildings and shall not be located in front setbacks or in buffer areas; provided, however, that the Planning Board may waive these provisions for existing parking lots and/or existing buildings. See Bylaws for additional information about this section.

K. **Number of Dwelling Units.** The maximum number of dwelling units shall be established by the Planning Board. See this section for the criteria that must be reviewed.

M. **Expansion of Existing Buildings.** Existing buildings within a MCOD may be expanded, provided that such expansion is consistent with the existing buildings historic character and scale; and does not cause substantial detriment after considering the factors set forth in Section 5.3.5.B.

N. **New Buildings.** Within the MCP, new buildings may be constructed provided the number, type, scale, architectural style, and uses within such new buildings shall be subject to Planning Board approval.

5.3.4 AFFORDABLE DWELLING UNITS

As a condition of the grant of any special permit for a MCP, a minimum of fifteen (15%) of the total number of dwelling units shall be restricted for a period not less than thirty (30) years in the following manner:

- A. 5% of the units shall be affordable to persons or families qualifying as low income.
- B. 5% of the units shall be affordable to persons or families qualifying as moderate income.
- C. 5% of the units shall be affordable to persons or families qualifying as median income.

See section for more information about affordable dwelling units.

6.1 OFF STREET PARKING AND LOADING

6.1.3 [Parking] requirements may be reduced on Special Permit by the Special Permit Granting Authority as designated, for the principal use as per section 2.11.30 See this section for where this may apply.

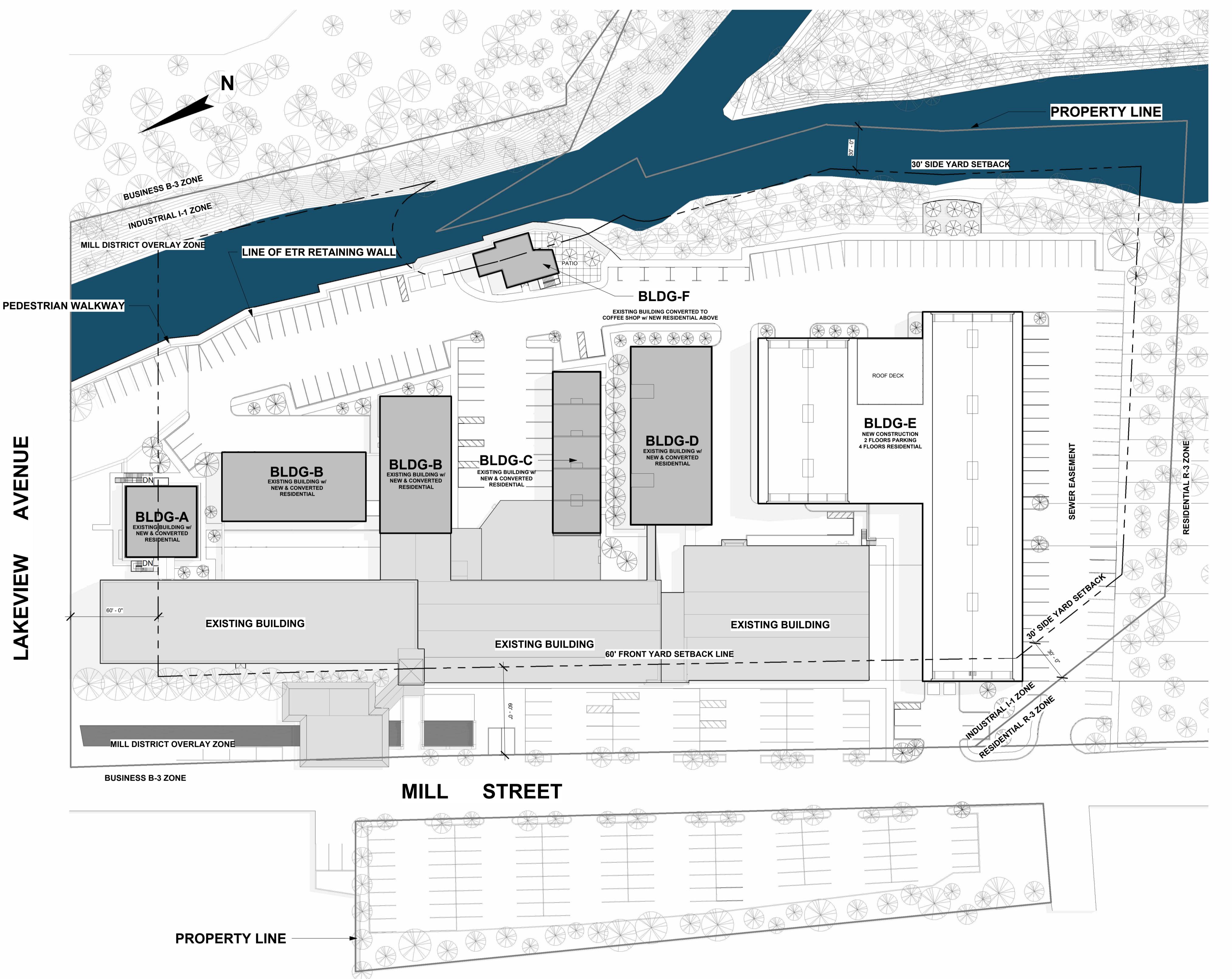
6.1.4 Use of Common Parking Areas. Shared parking areas may be permitted for the purpose of servicing two or more principal uses with offsetting peak hour parking demand on the same or separate lots See this section for the contours which must be met for this to occur.

8.1 - MAJOR BUSINESS COMPLEX

8.1.1 Applicability and Objectives. Any premises having more than 10,000 square feet gross floor area used as retail stores or services (including motor vehicle), restaurant, fast food establishment, bank, finance agency, or indoor or outdoor commercial recreation shall be considered a Major Business Complex. Construction or change of use resulting in such a complex is allowable only if approved by the Planning Board pursuant to Section 2.4 Site Plan Review of this By-law for the principal use in accordance with [the remainder of the section.] See the section for more information.

**NUMBER OF UNITS:**  
**BUILDING A: 4 UNITS**  
**BUILDING B: 12 UNITS**  
**BUILDING C: 5 UNITS**  
**BUILDING D: 16 UNITS**  
**BUILDING E: 86 UNITS**  
**BUILDING F: 3 UNITS**  
**PROPOSED UNIT COUNT: 126 UNITS**  
**EXISTING: 47 UNITS**  
**TOTAL: 173 UNITS**

**15% of unit to be affordable = 26  
affordable units**



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**PROPOSED  
DISTRIBUTION AND  
USE**

Revision Schedule		
Number	Date	Revision Description

SCALE As indicated

DATE Feb 11, 2025

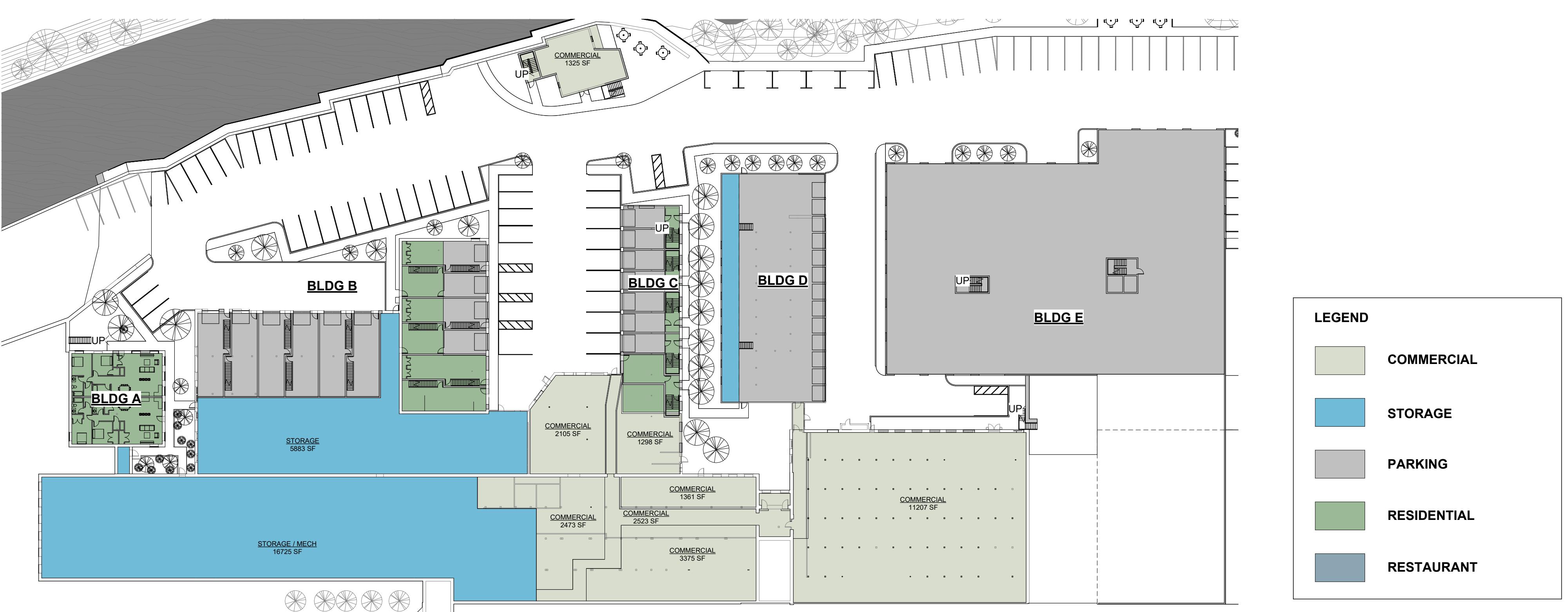
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**A0.2**



**PROGRESS SET**

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VIEW FROM STREET LOOKING SOUTHWEST



VIEW LOOKING NORTH AT PATIO AREA AND APARTMENTS



VIEW LOOKING NORTHWEST AT WALKING PATH



VIEW LOOKING SOUTHWEST FROM WALKING PATH TOWARDS PATIO AREA

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**PERSPECTIVE  
VIEWS**

Revision Schedule

Number Date Revision Description

SCALE

DATE APR. 18, 2025

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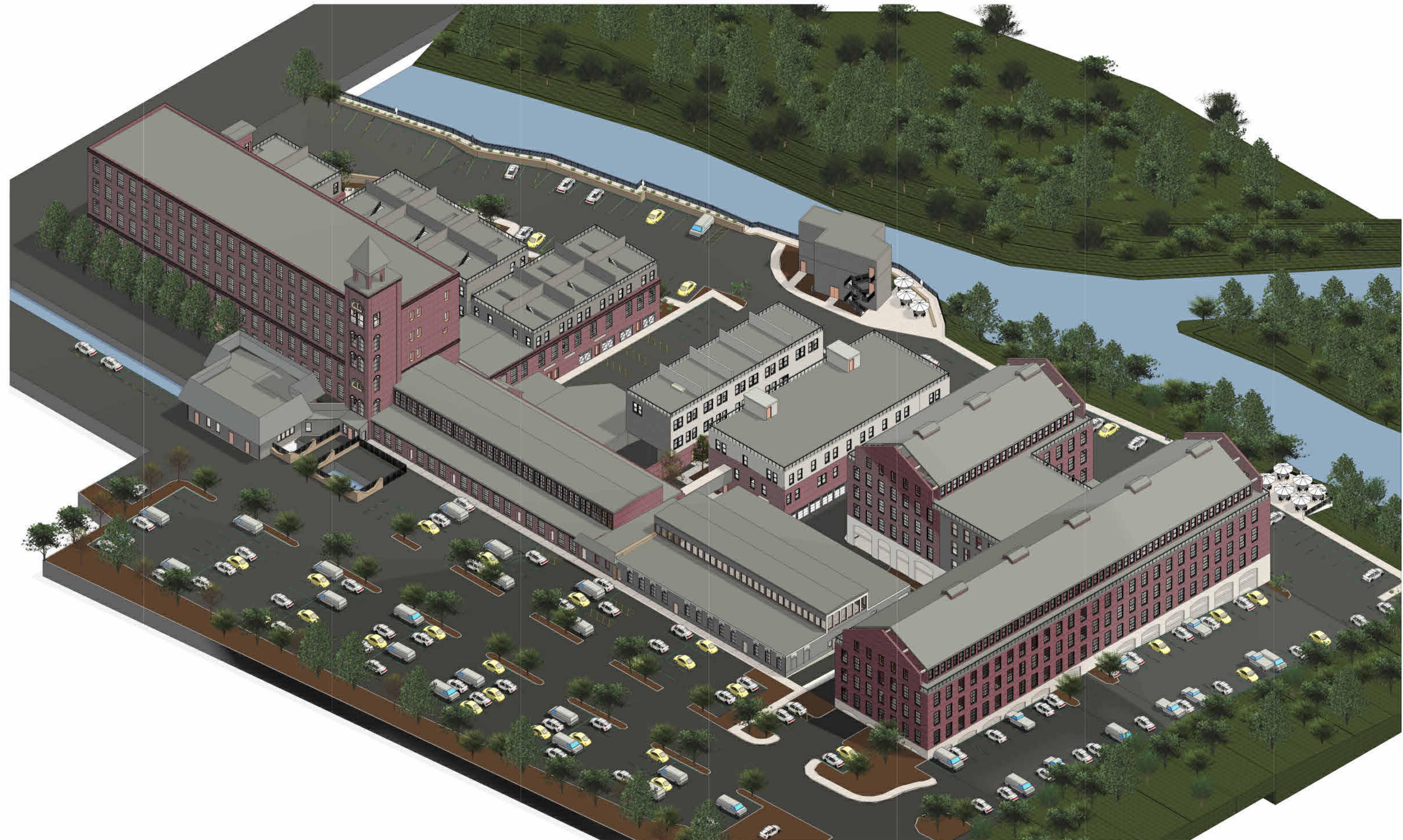
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**AERIAL VIEW**



Revision Schedule  
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DRAWING NUMBER

**A0.4**

**DRAWING TITLE**  
**BUILDING HEIGHT  
ANALYSIS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

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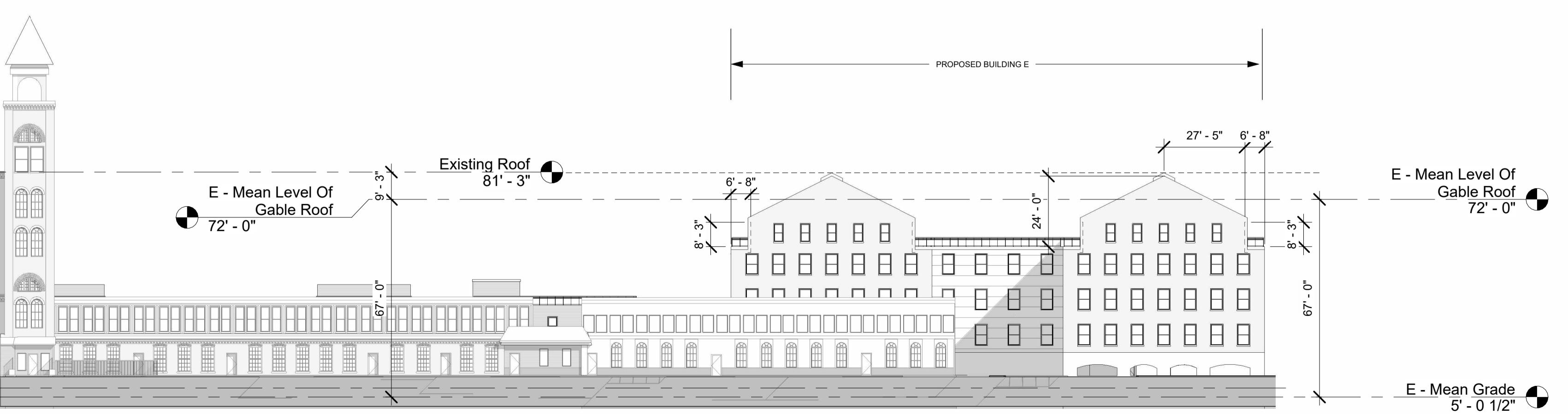
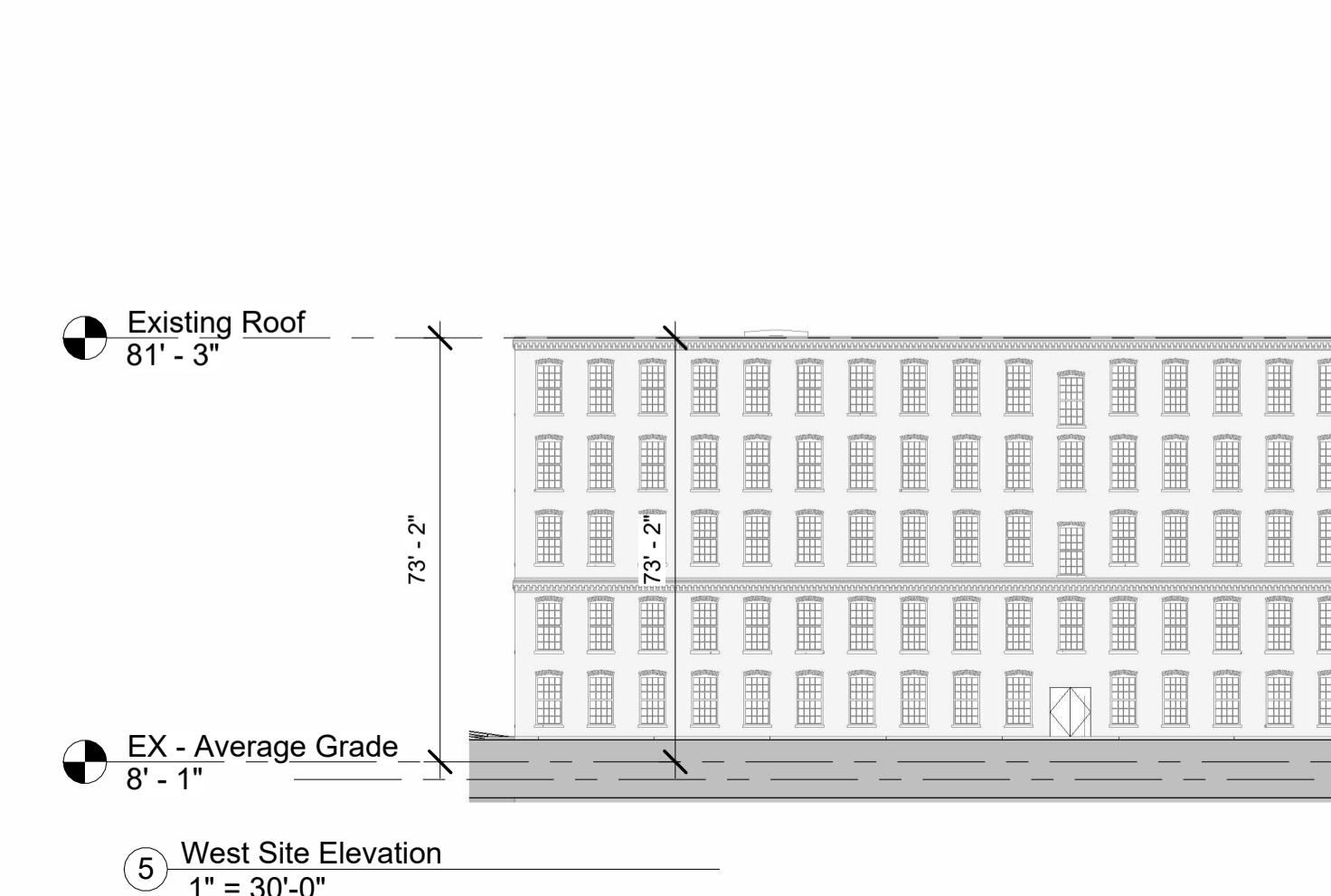
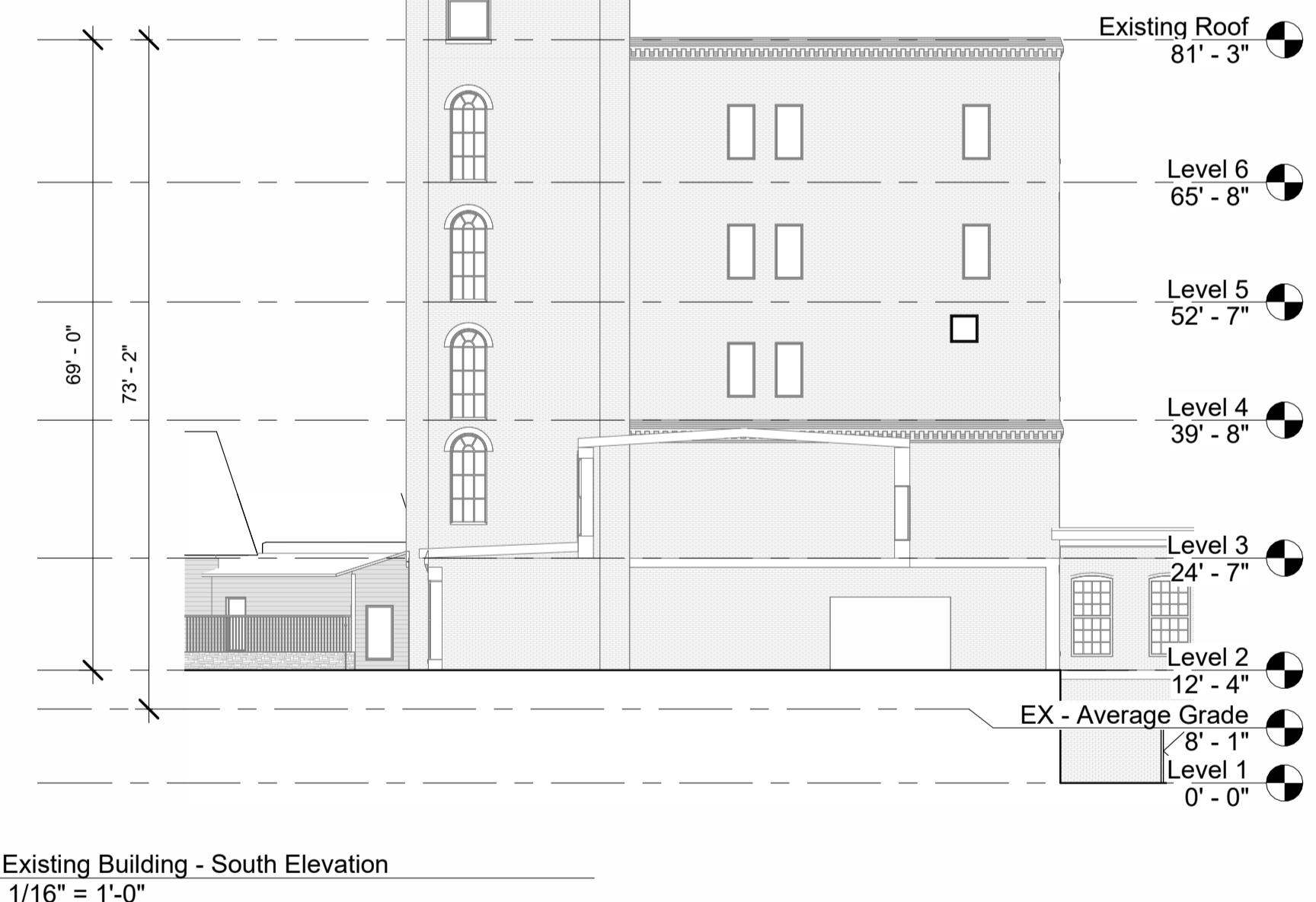
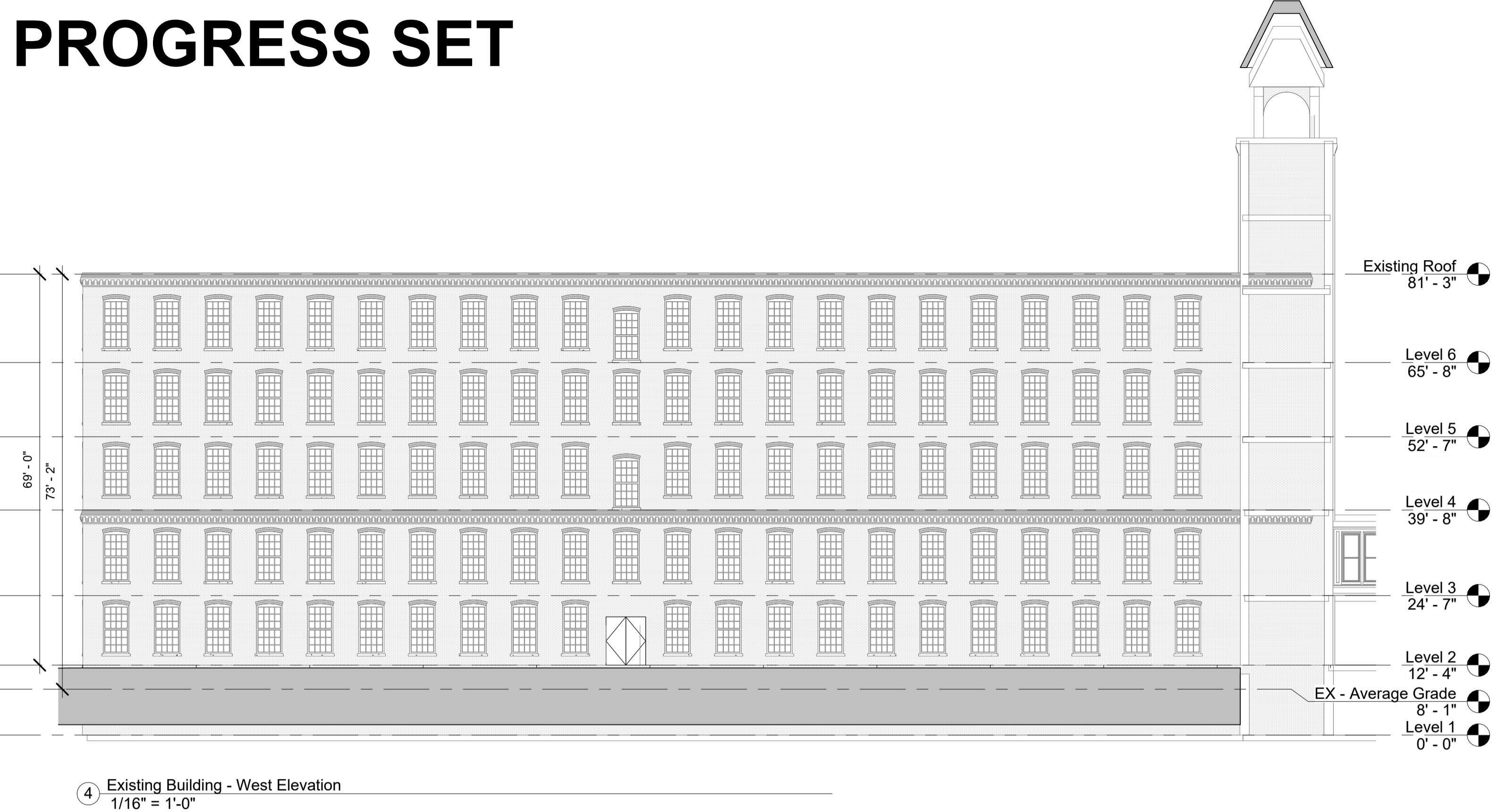
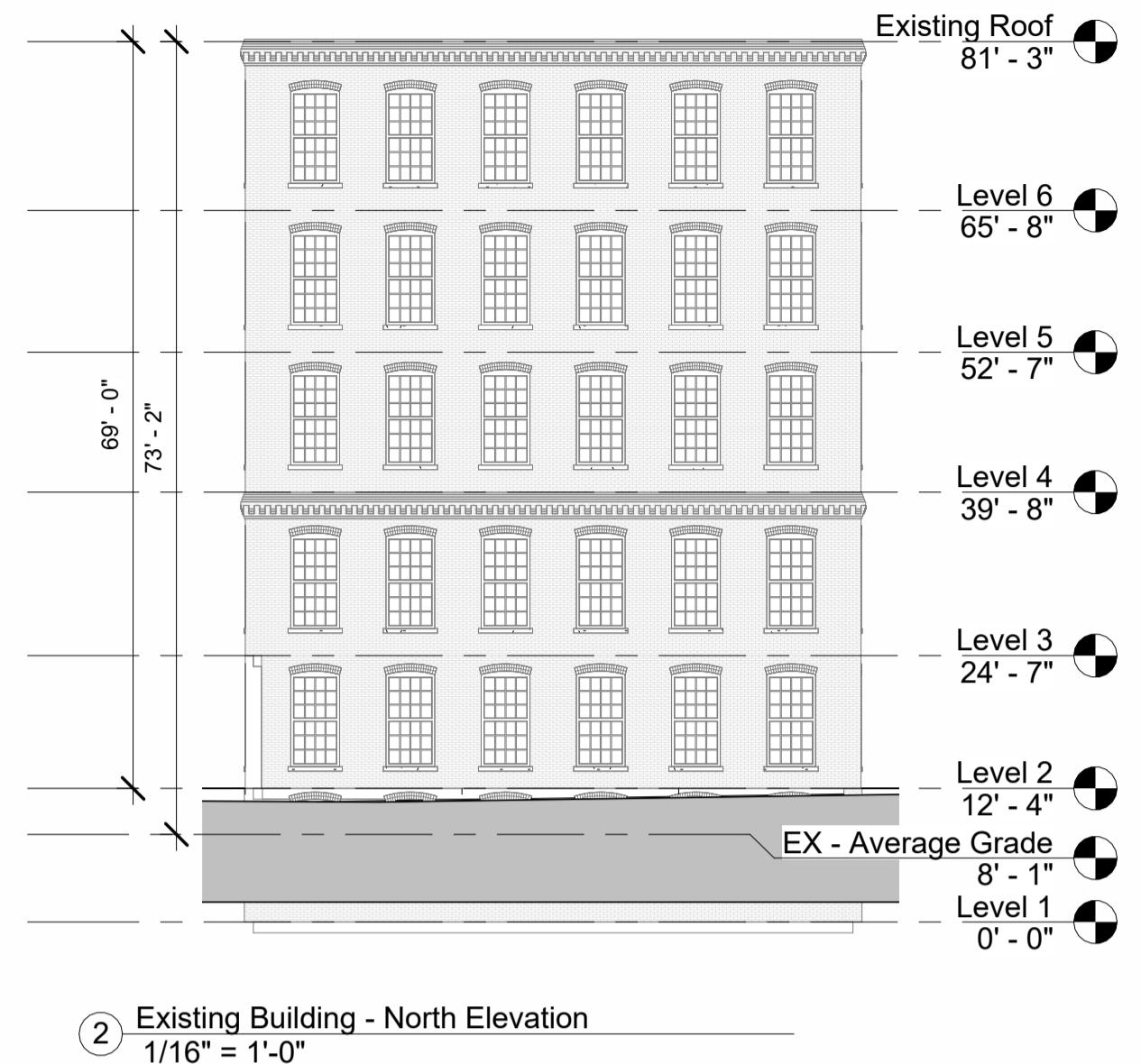
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**A0.5**

# PROGRESS SET



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**DRAWING TITLE**  
**INDOOR PARKING  
SPACES**

Revision Schedule

Number Date Revision Description

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DATE APR. 18, 2025

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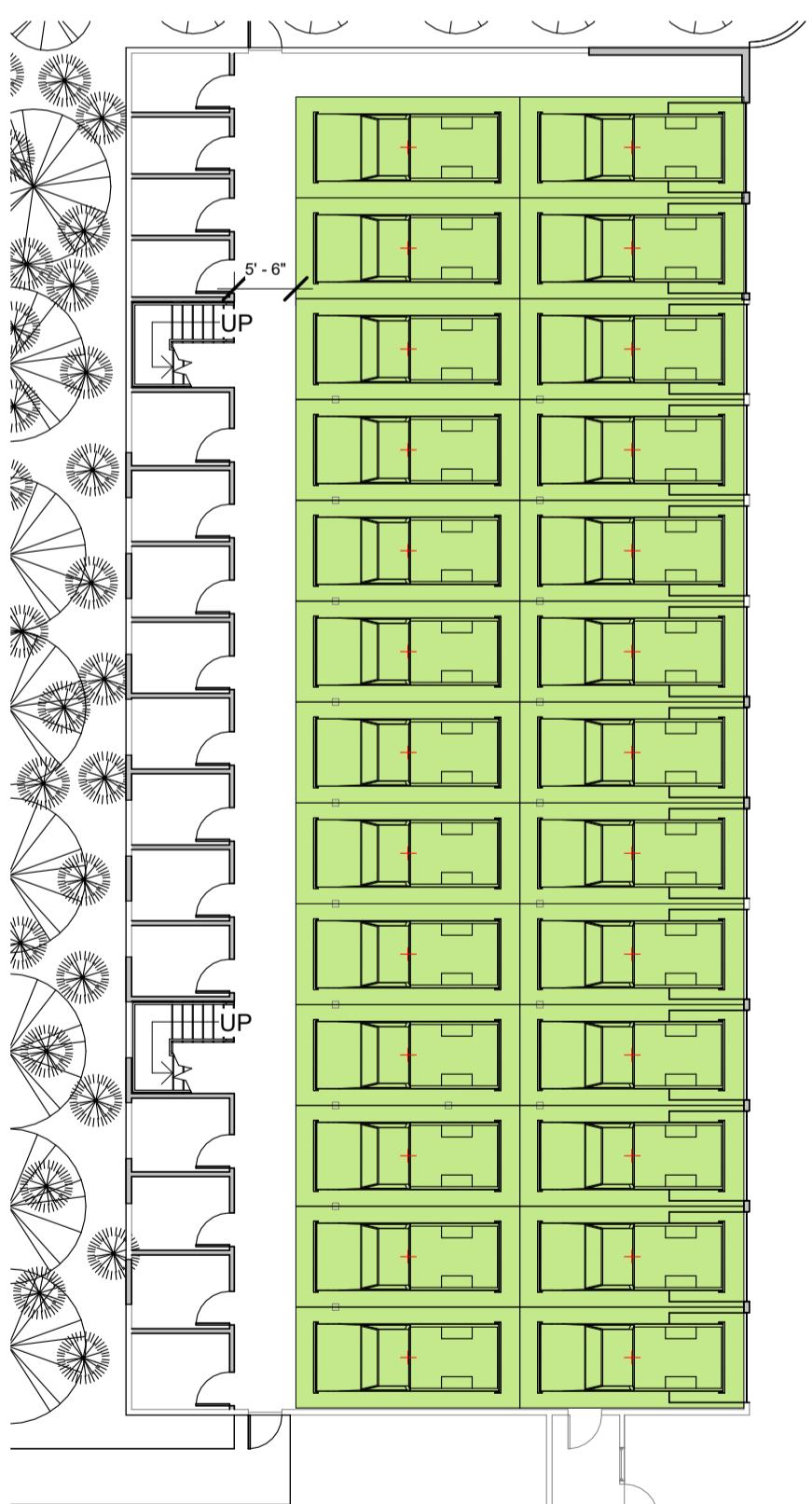
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DRAWING NUMBER

**A0.6**



① Building B - Parking  
1/16" = 1'-0"

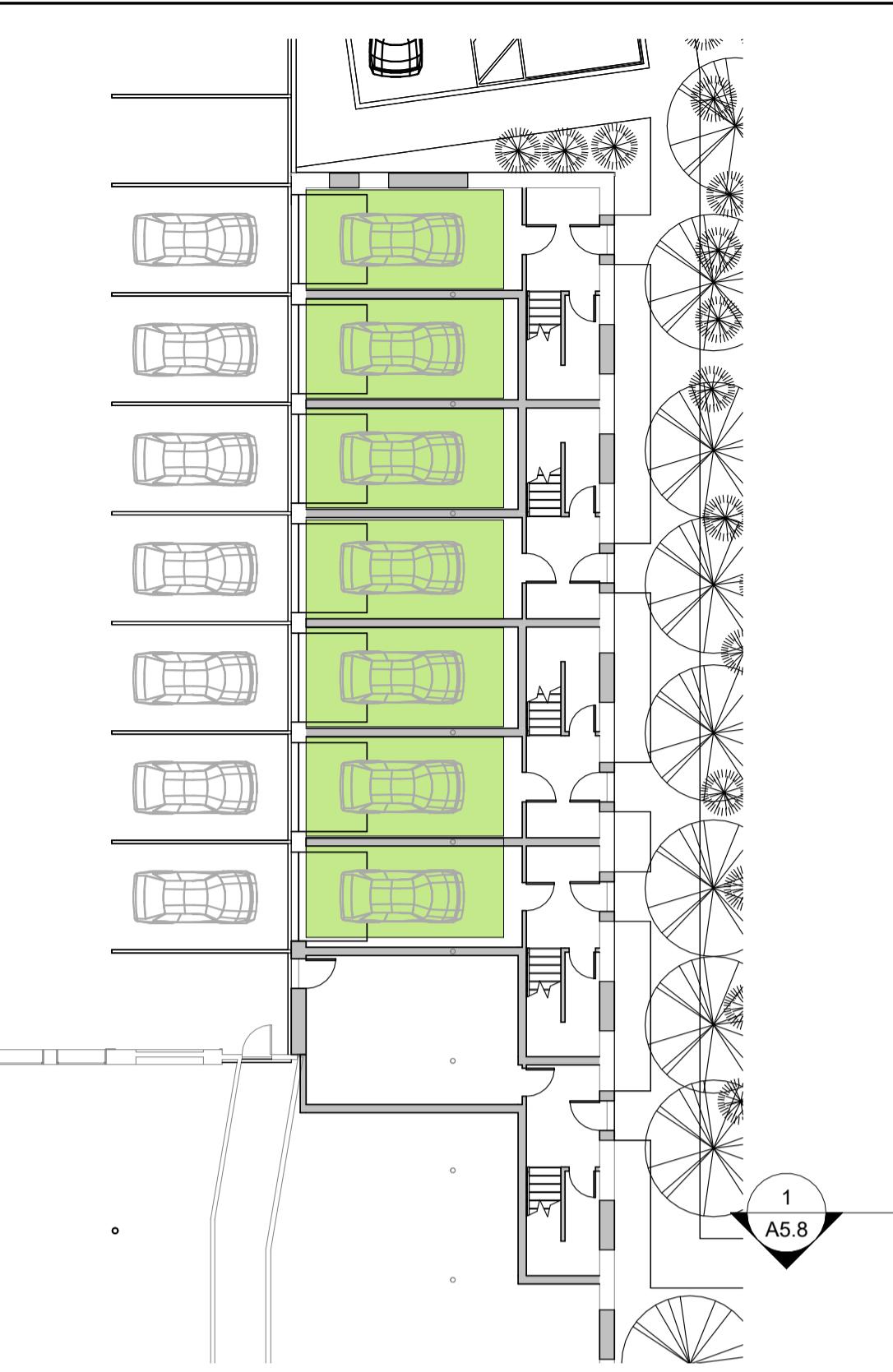


③ Building D - Parking  
1/16" = 1'-0"



② Building C - Parking  
1/16" = 1'-0"

④ Building E - Parking 1  
1/16" = 1'-0"



⑤ Building E - Parking 2  
1/16" = 1'-0"



NEW INDOOR PARKING SPACE	
B	16
C	7
D	26
E	133
<b>TOTAL</b>	<b>182</b>

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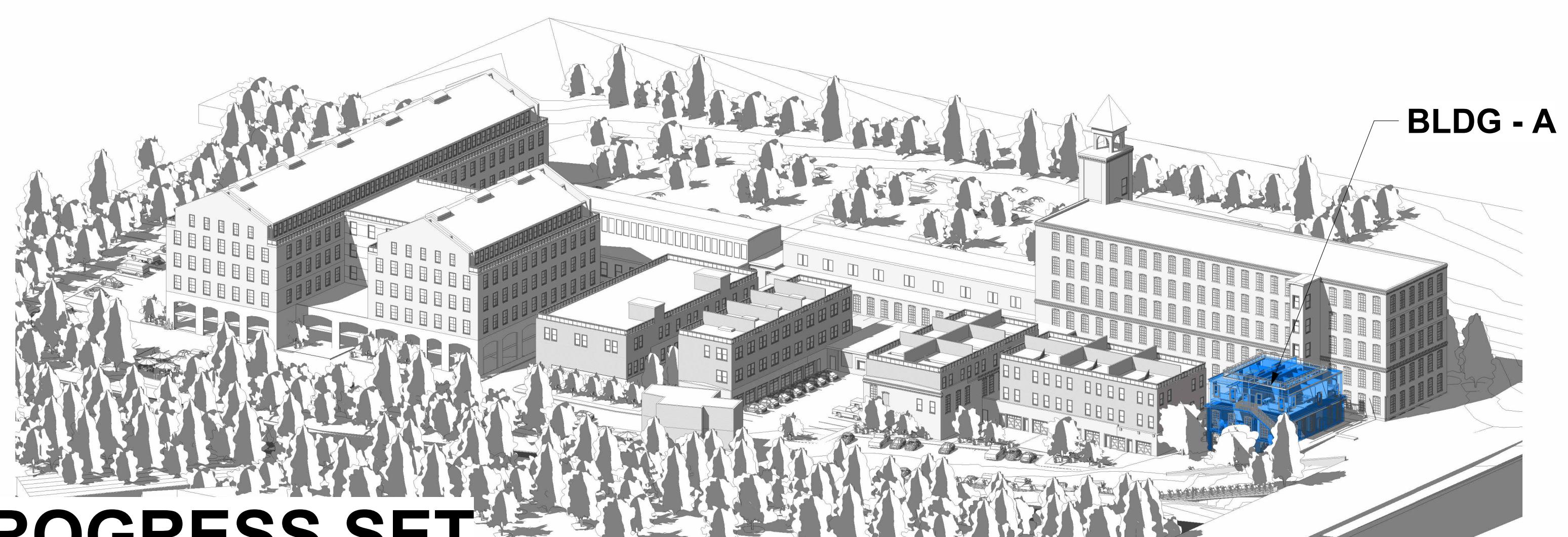
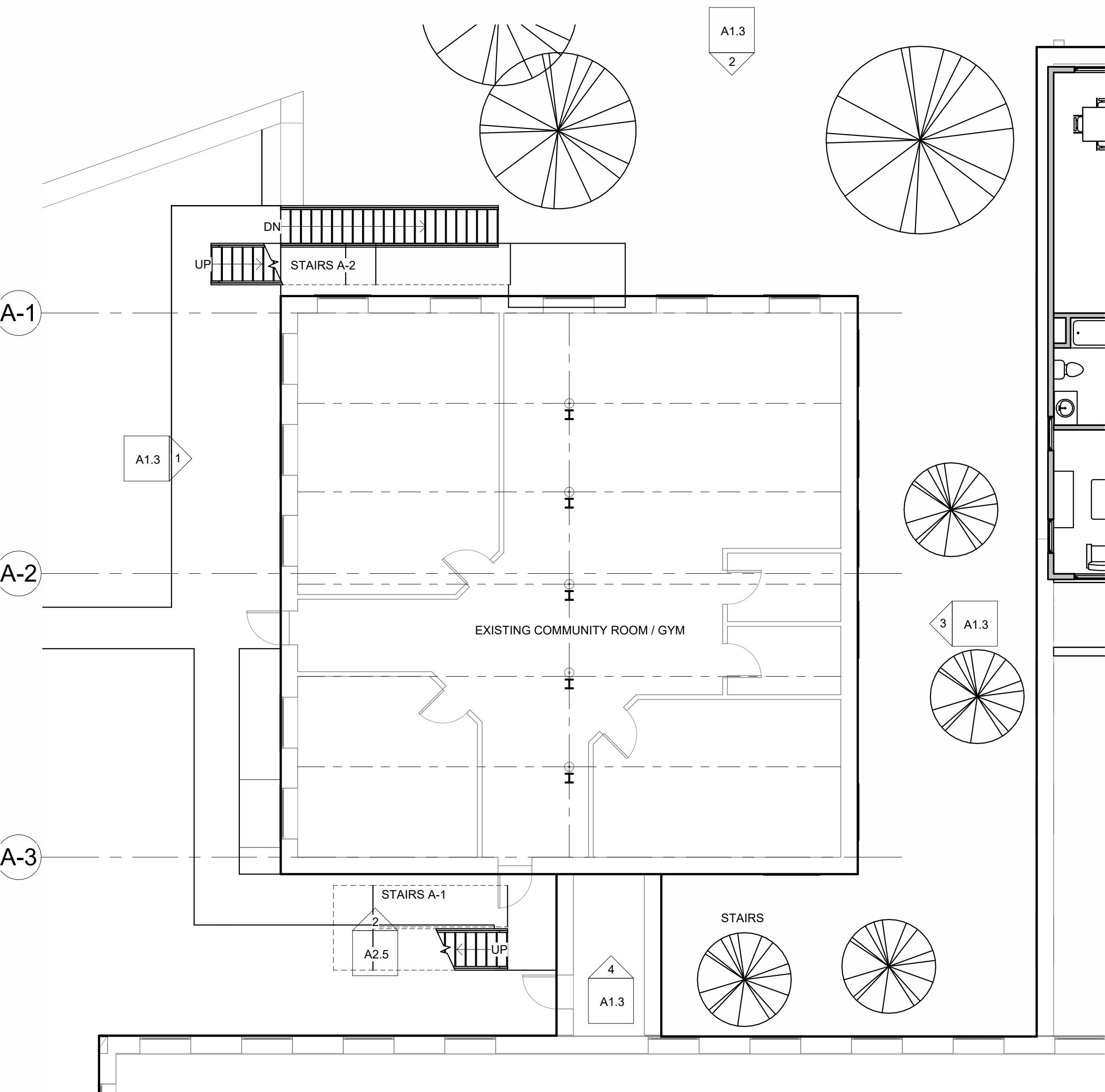
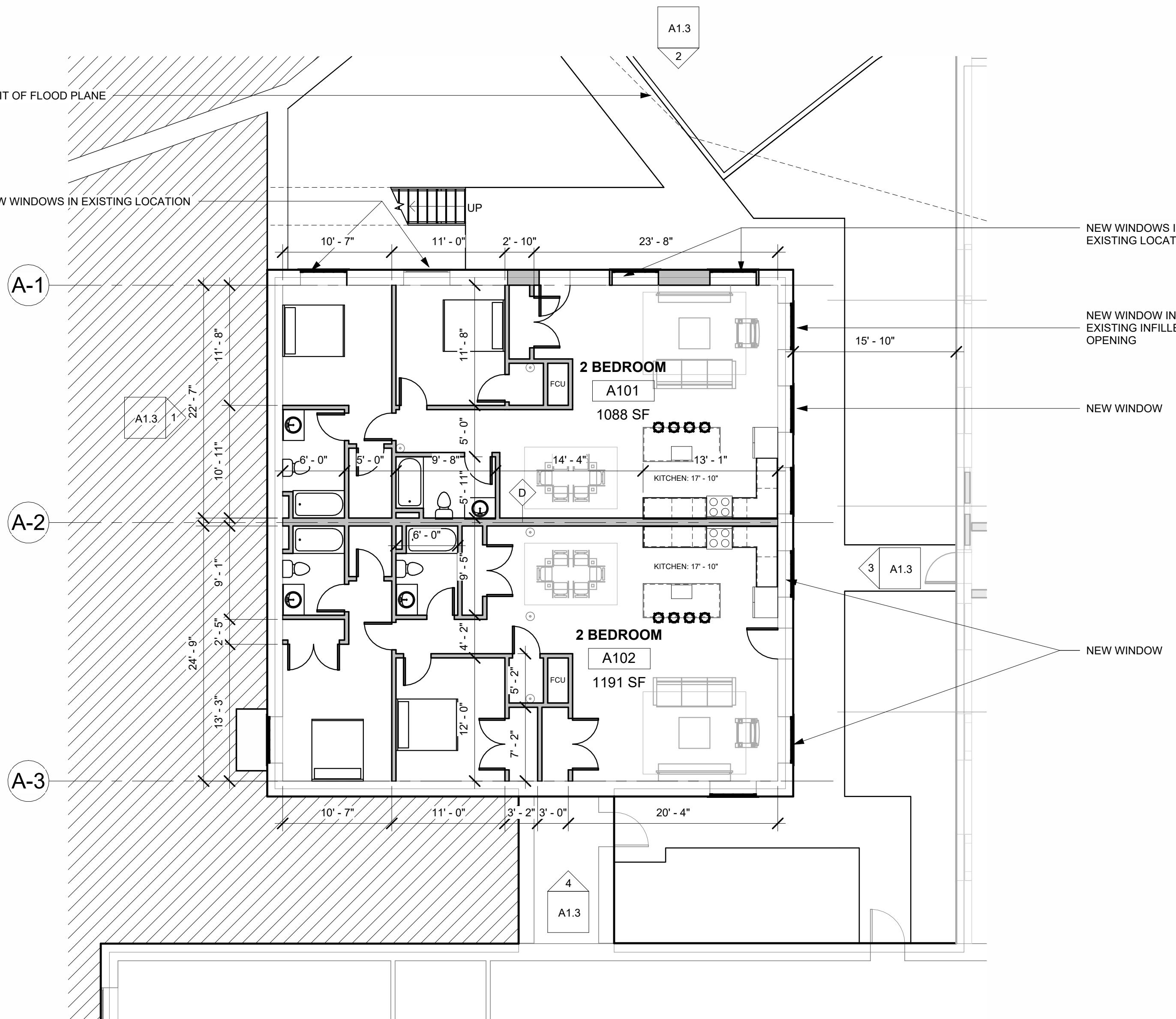
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**BLDG A -  
PROPOSED PLANS**



UNIT COUNTS  
First Floor: 2 Units  
Second Floor: 0 Units  
Third Floor: 2 Units  
Total: 4 Units

EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR

0' 8' 16' 32' 64'

**A1.1**

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Number Date Revision Description

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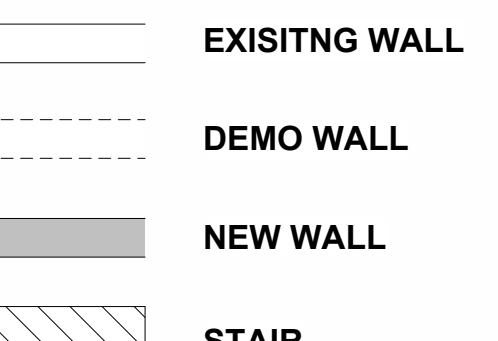
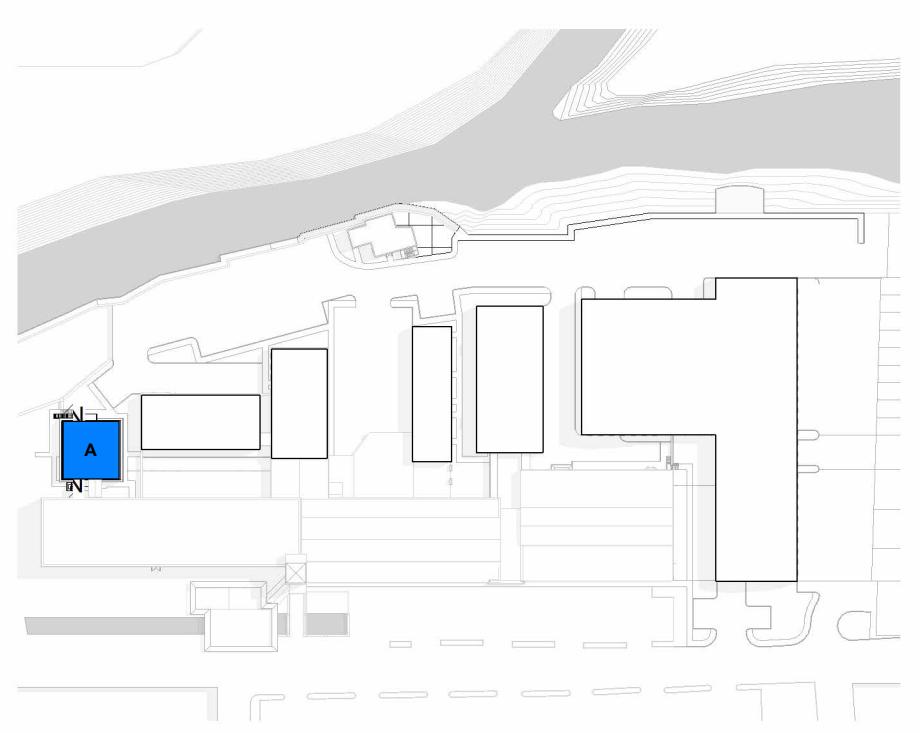
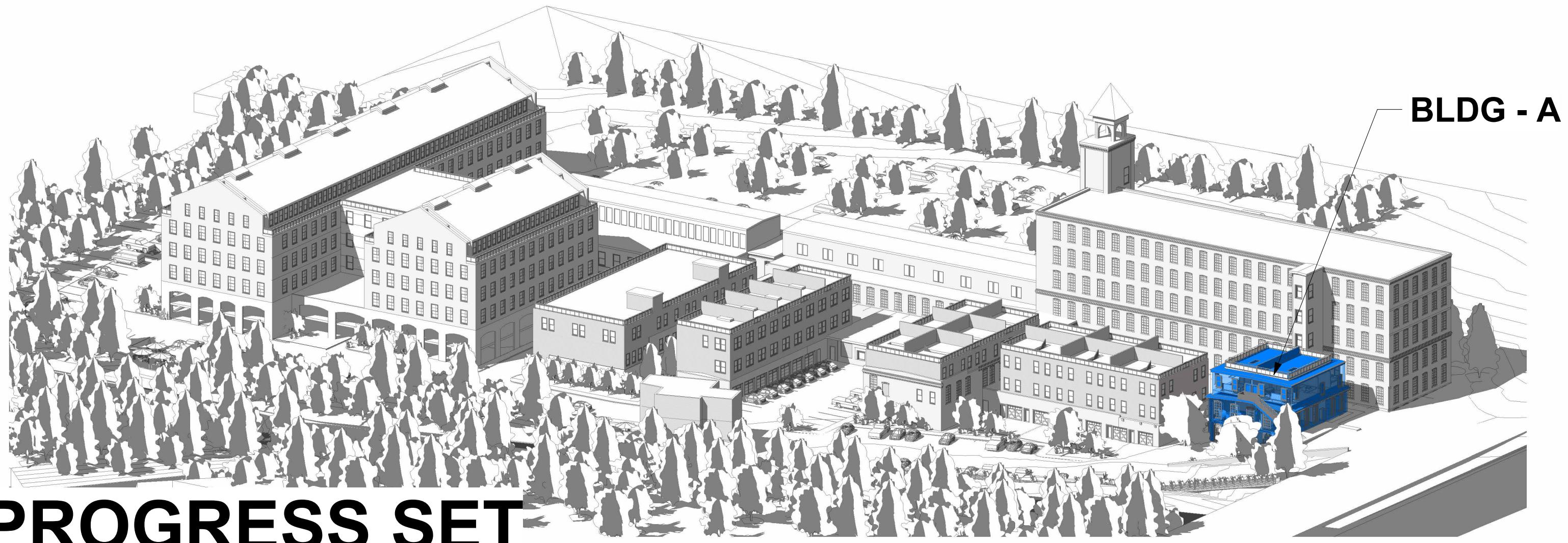
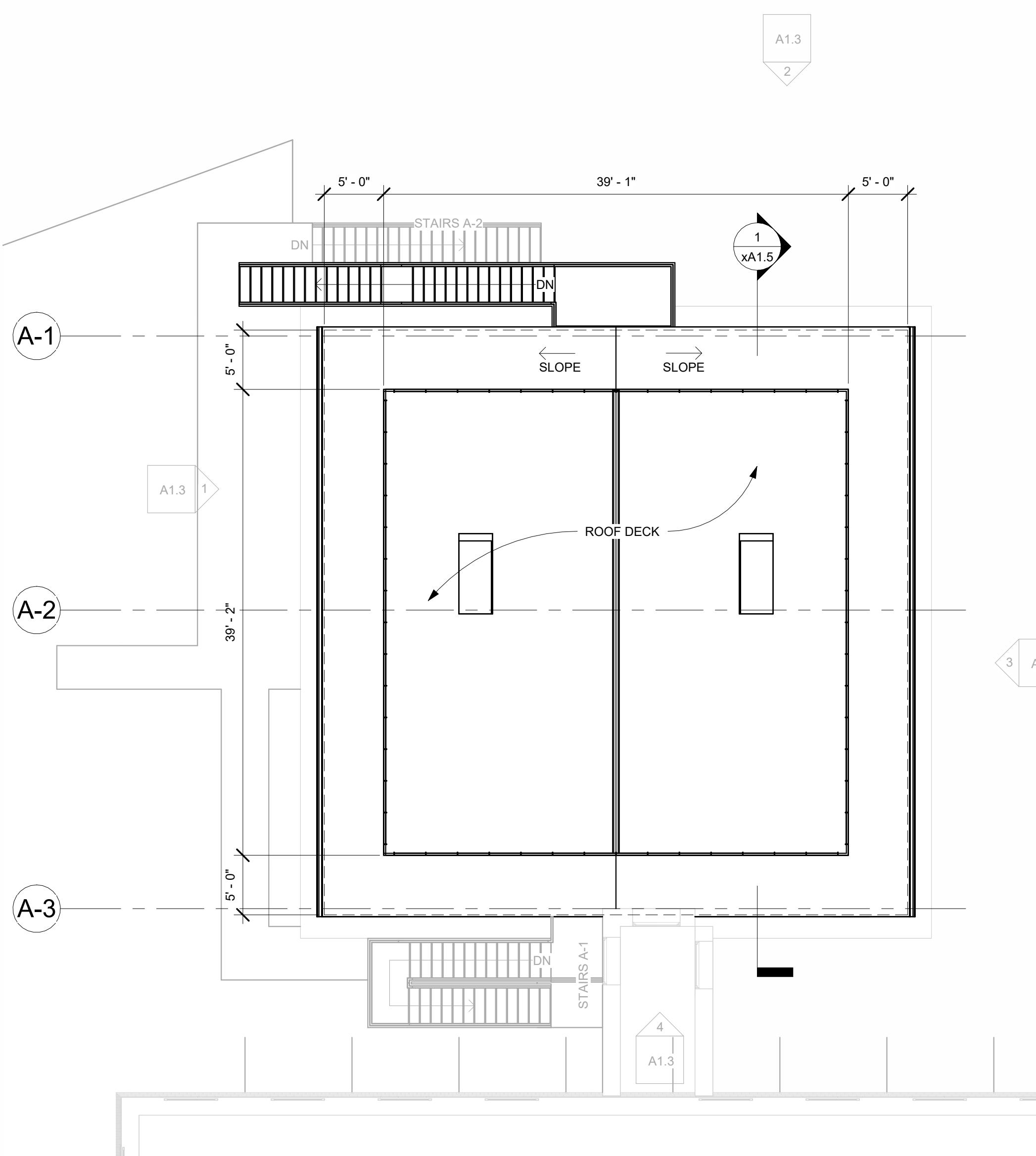
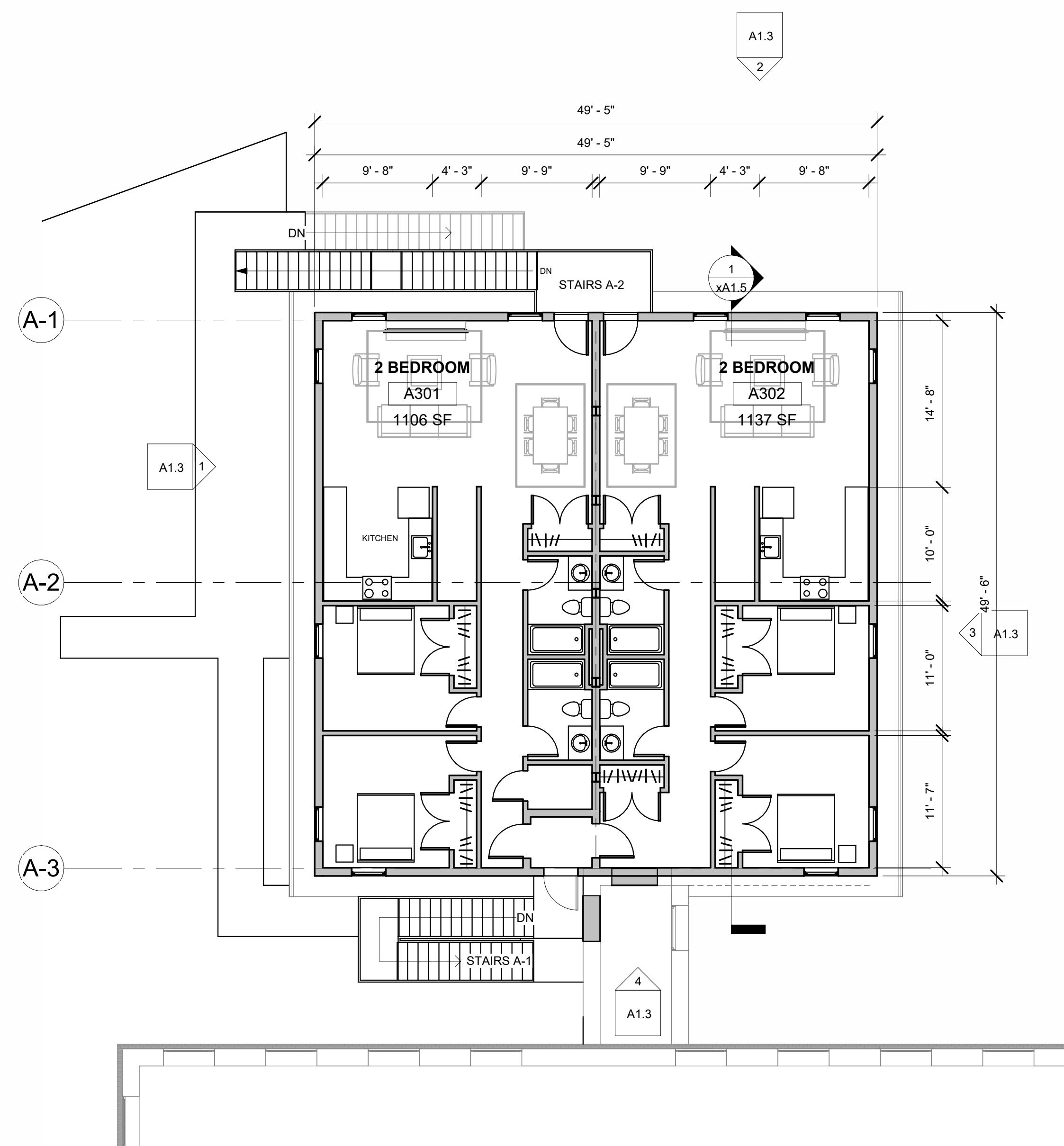
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**BLDG A -  
PROPOSED PLANS**



Revision Schedule		
Number	Date	Revision Description

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**BLDG A -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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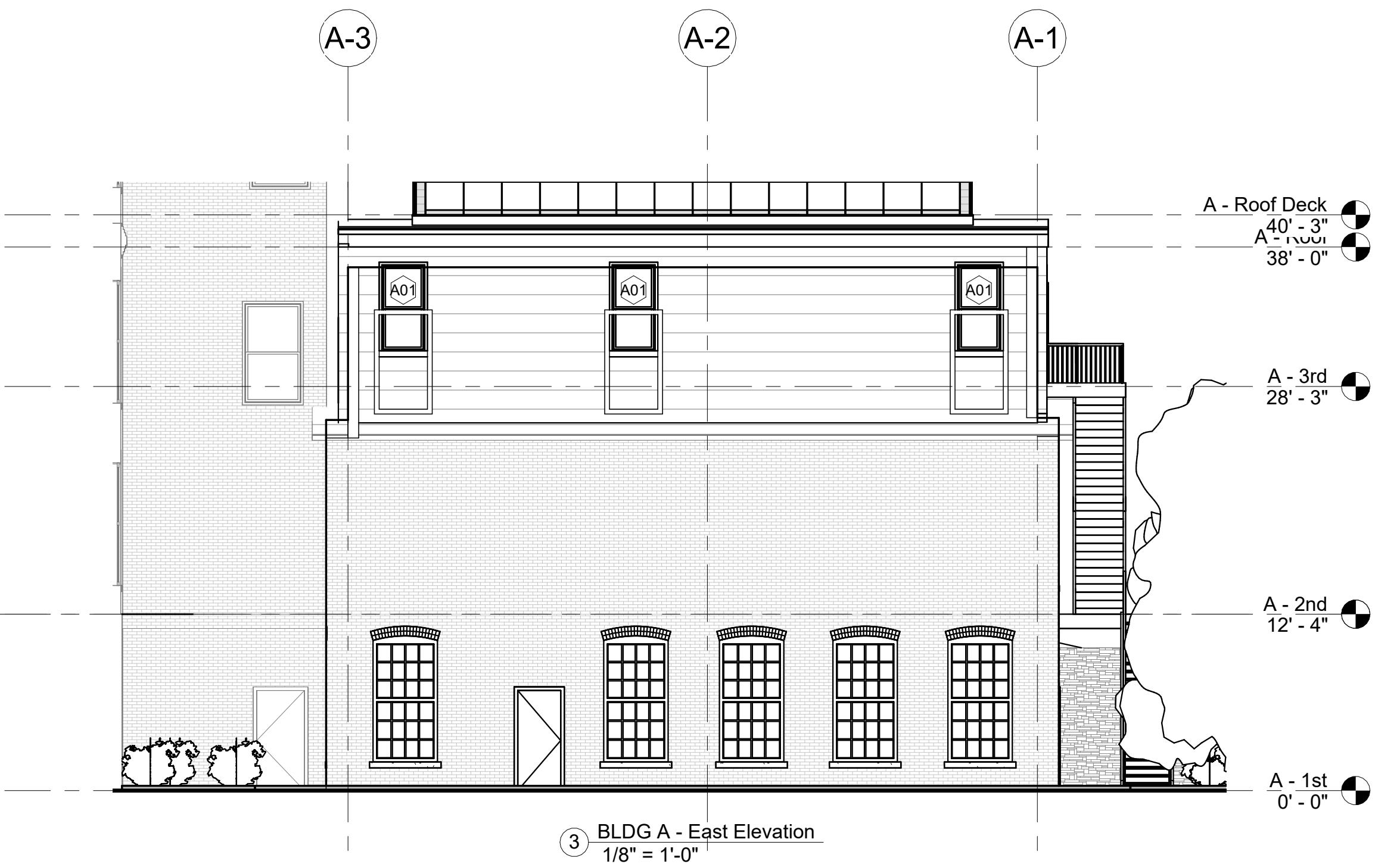
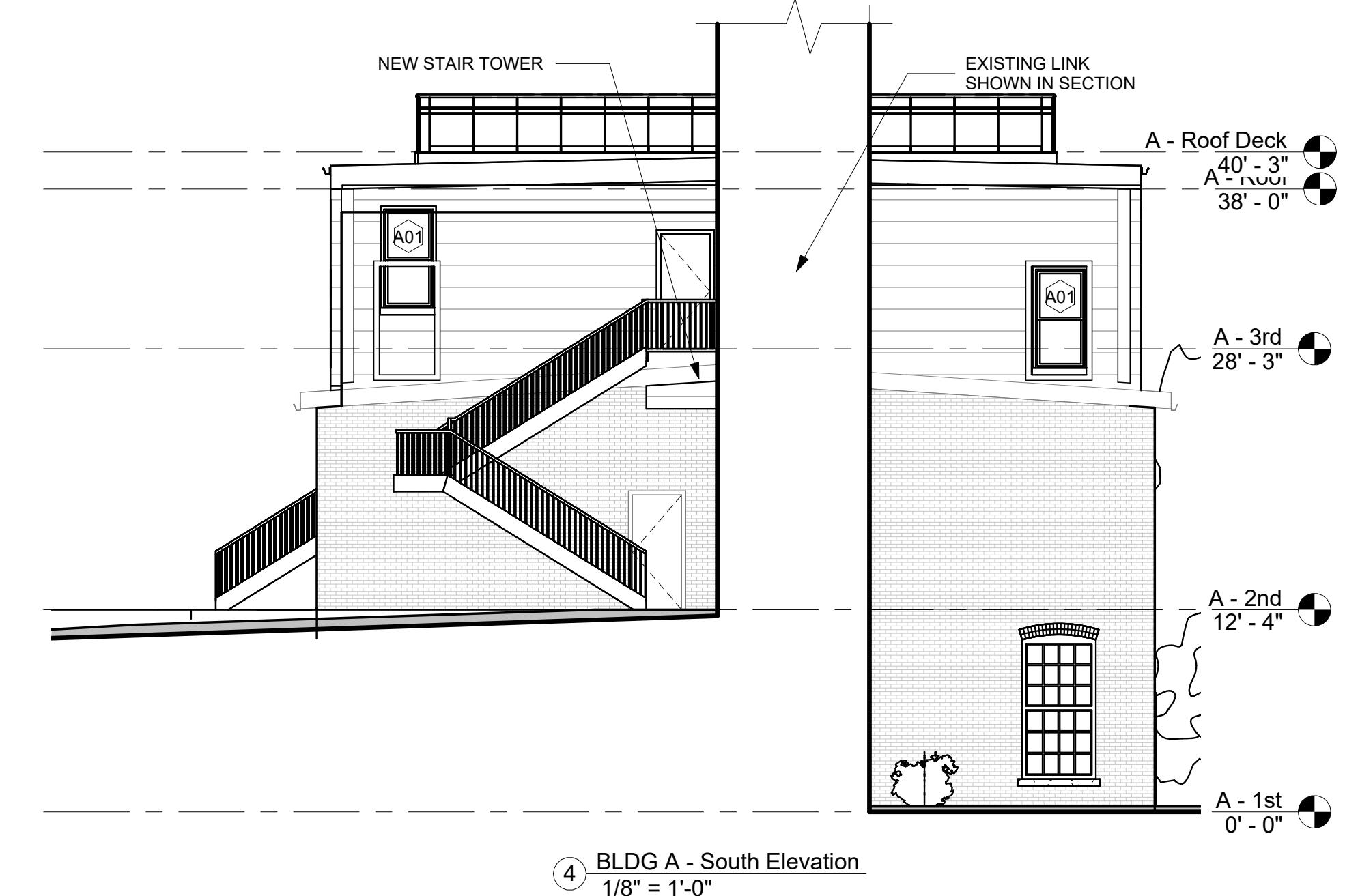
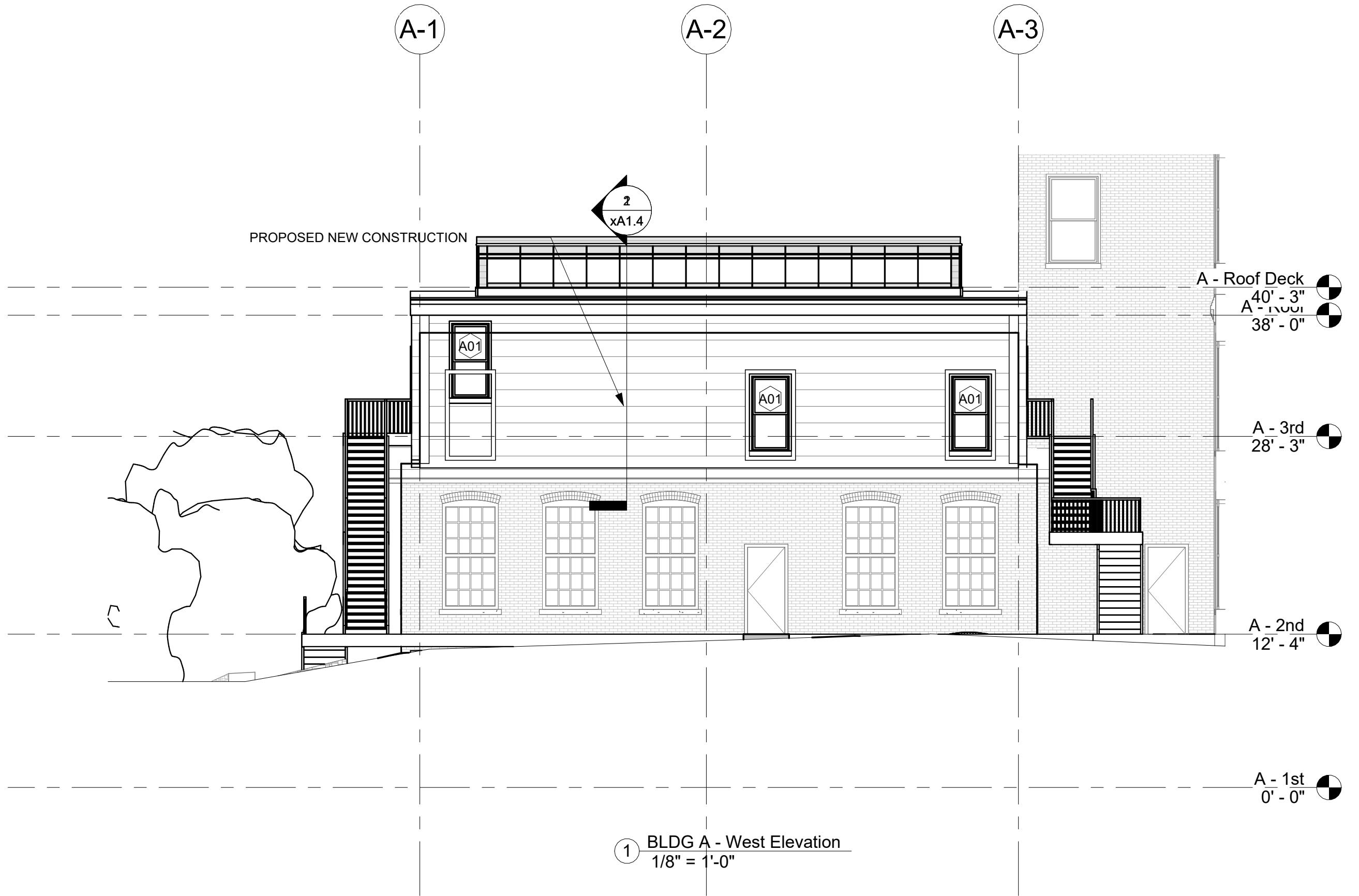
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**A1.3**

**PROGRESS SET**

0' 8' 16' 32' 64'



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**BLDG B -  
PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

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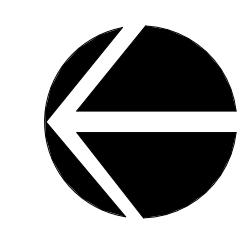
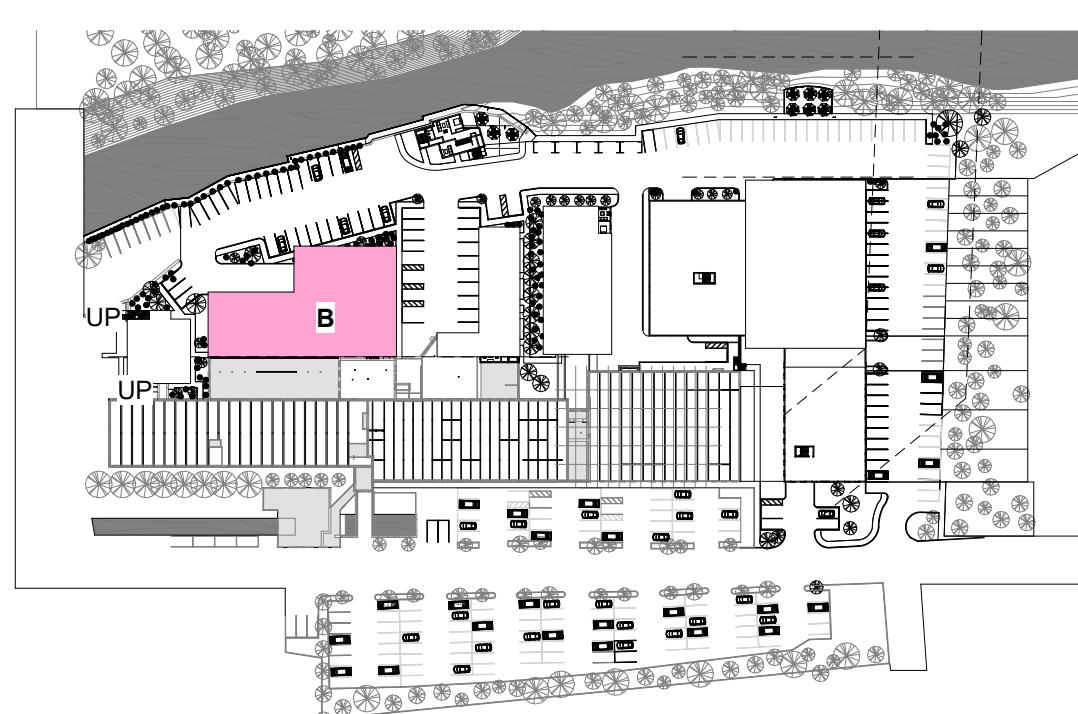
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**A2.1**



(2) B - 1st  
1/8" = 1'-0"

**PROGRESS SET**



0' 8' 16' 32' 64'

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**BLDG B -  
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE	As indicated
DATE	APR. 18, 2025

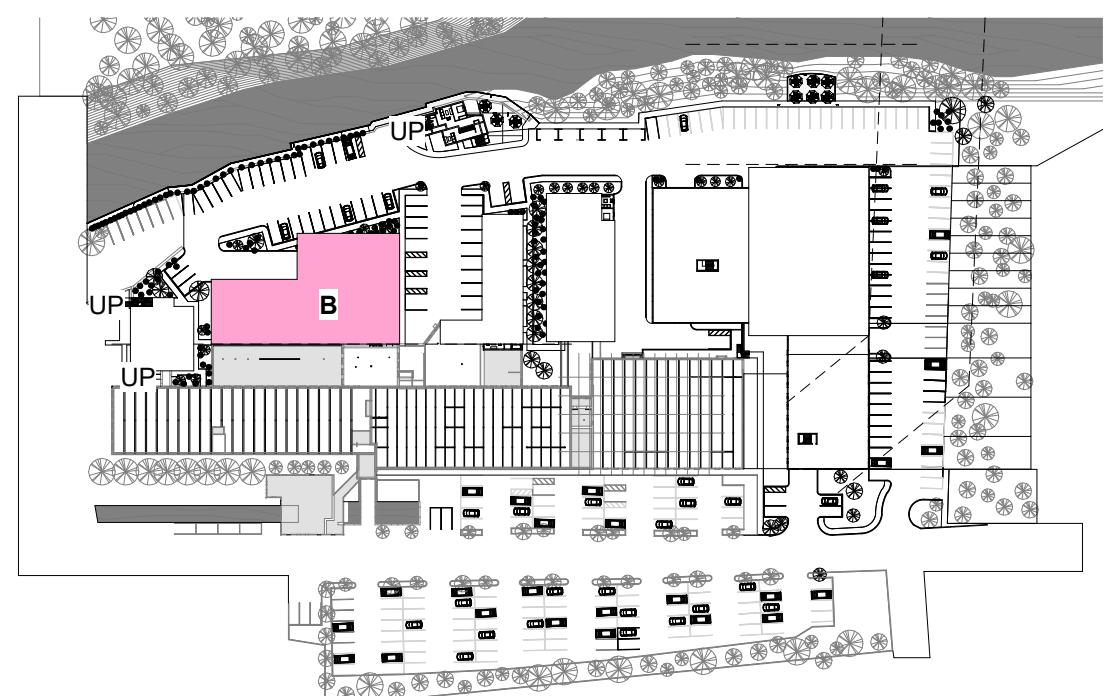
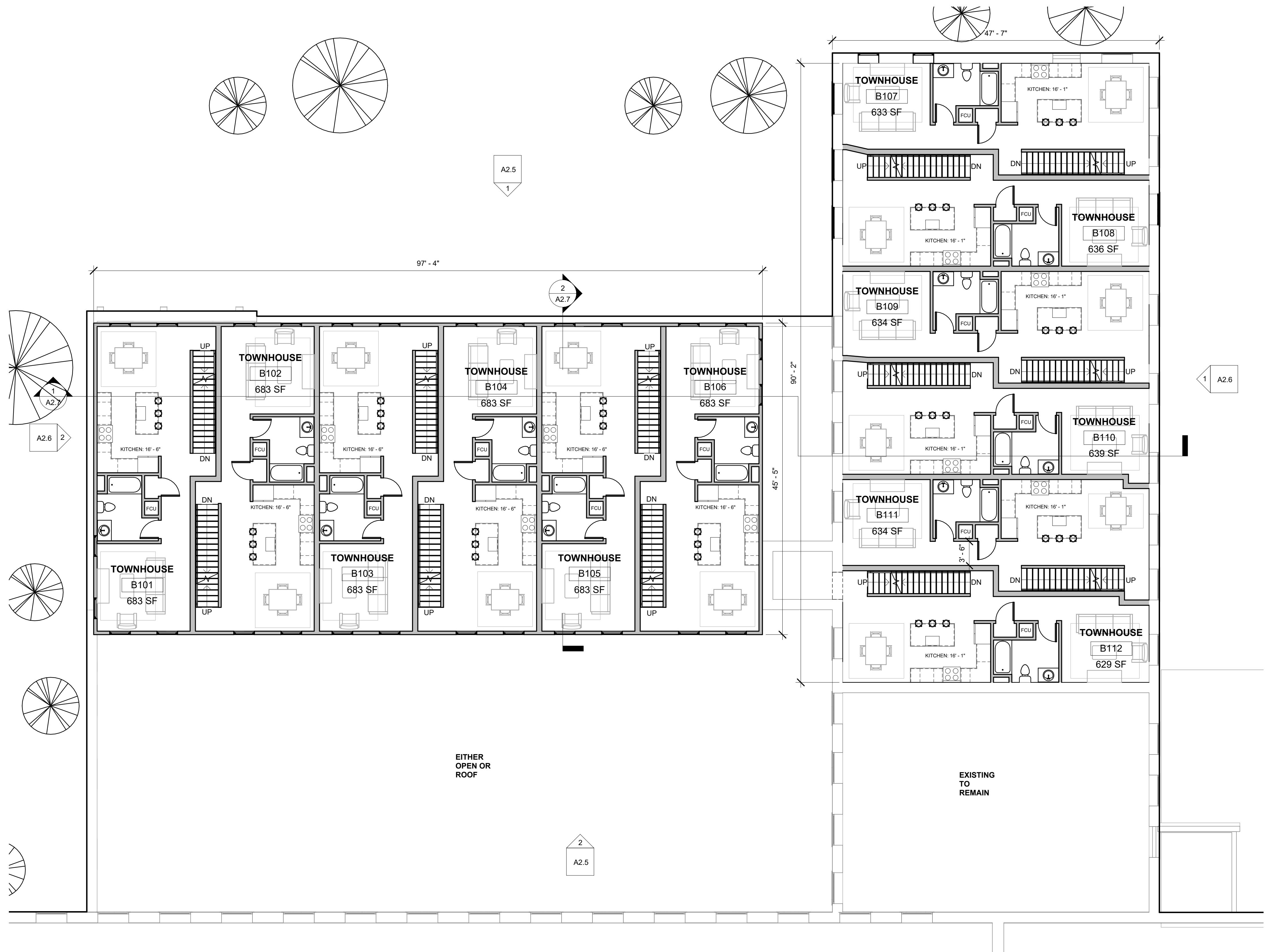
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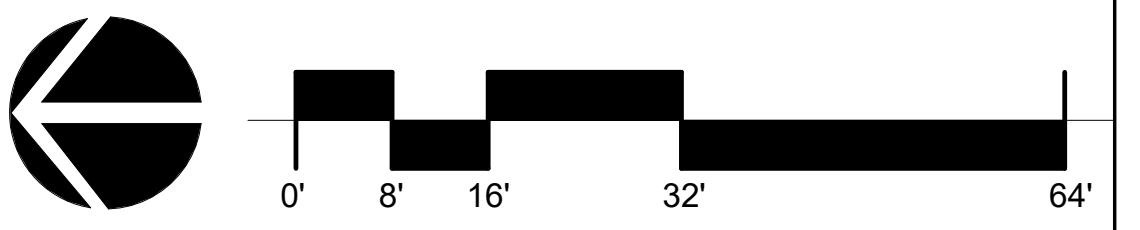
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**A2.2**



**PROGRESS SET**



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**DRAWING TITLE**  
**BLDG B -  
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

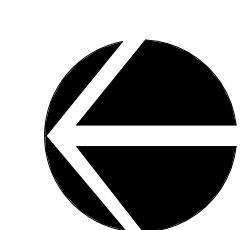
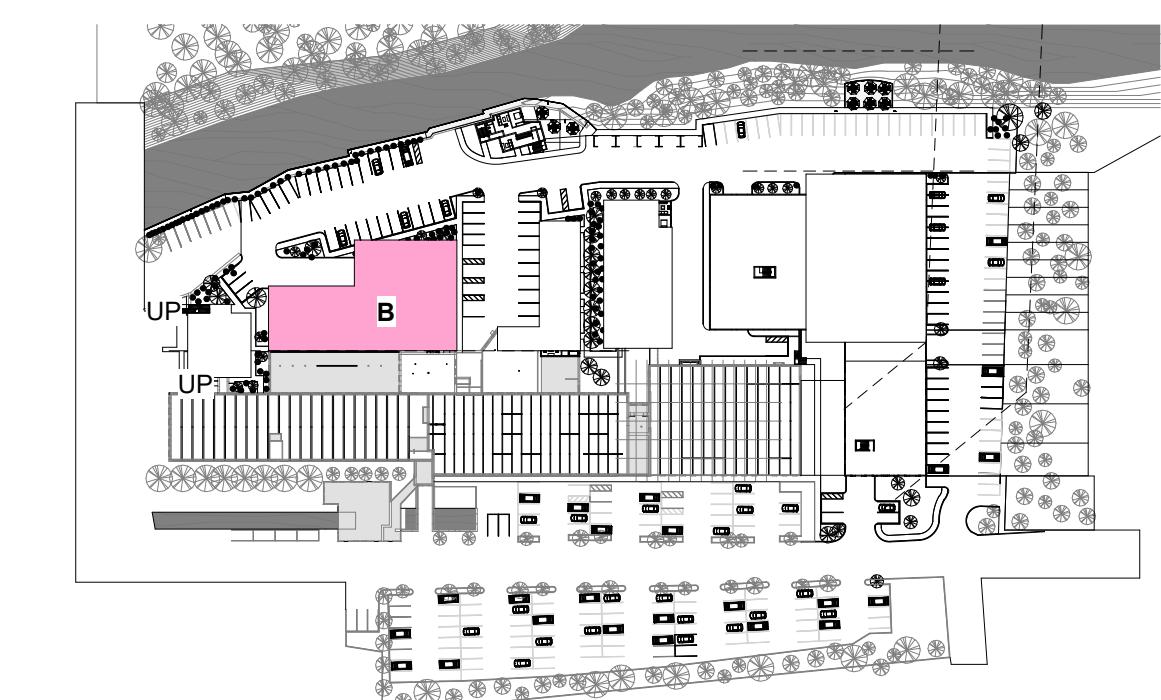
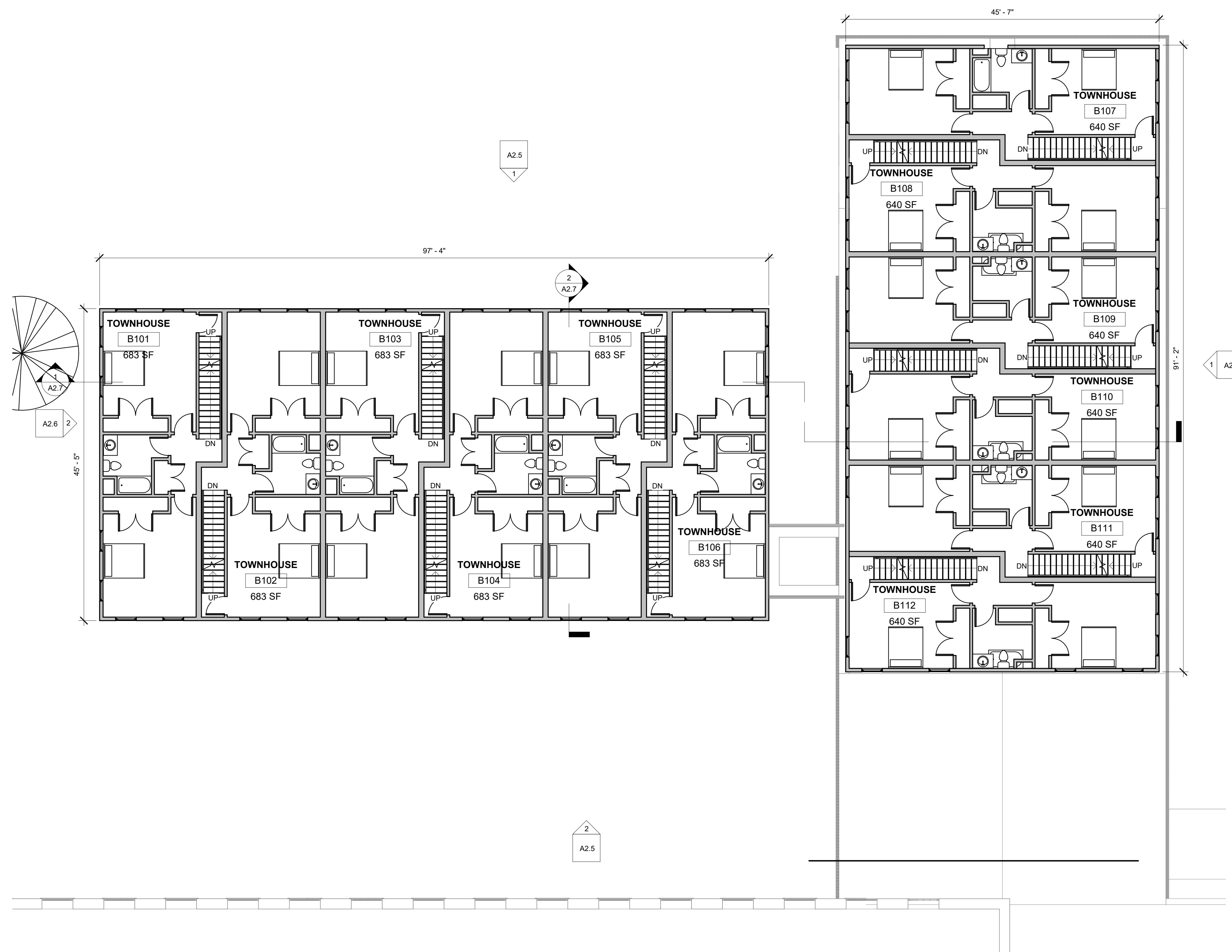
SCALE	As indicated
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PROJECT NUMBER	2054

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**A2.3**



0' 8' 16' 32' 64'

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**DRAWING TITLE**  
**BLDG B -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

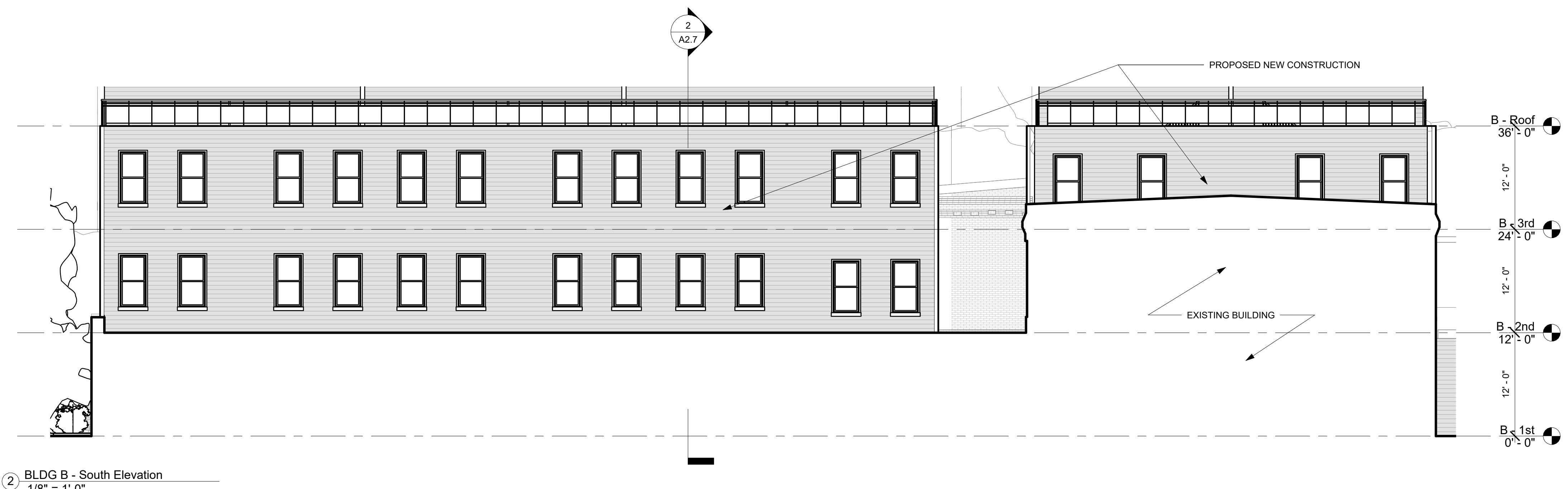
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**DRAWING TITLE**  
**BLDG B -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

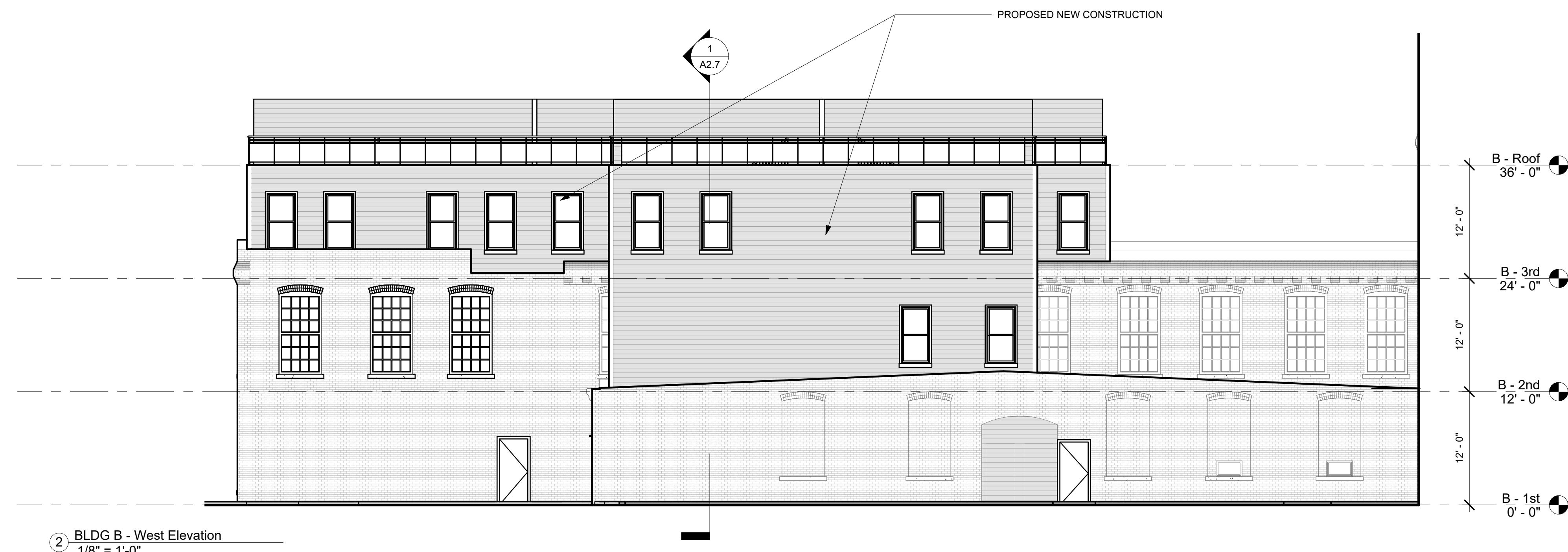
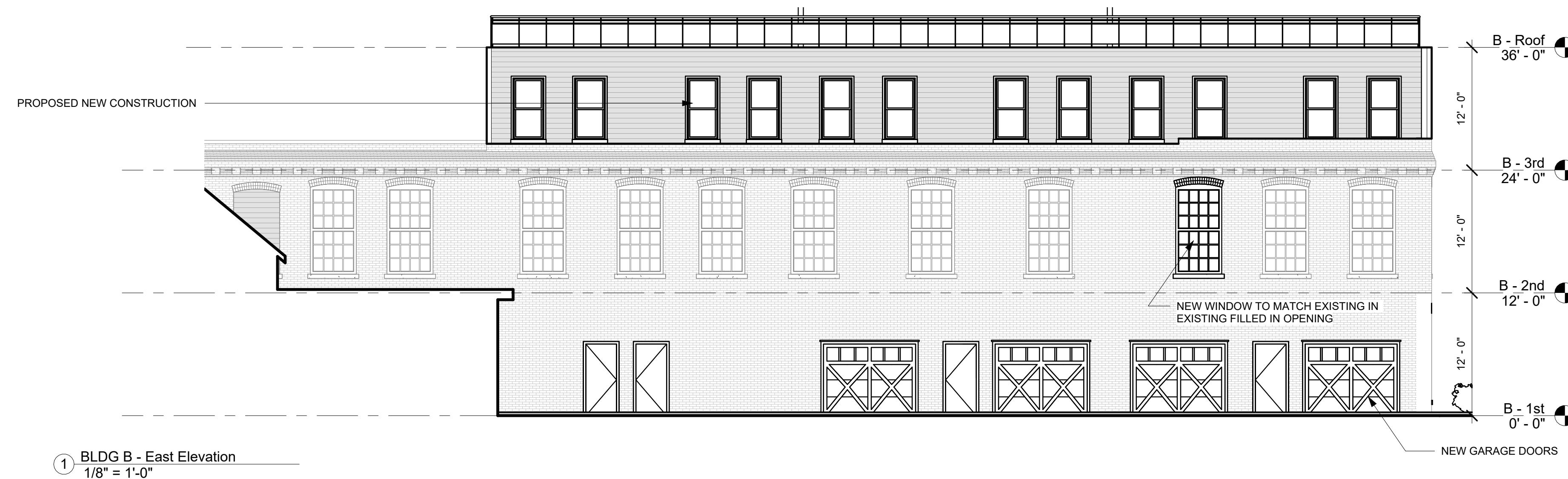
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DRAWING TITLE  
**BLDG B -  
PROPOSED  
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

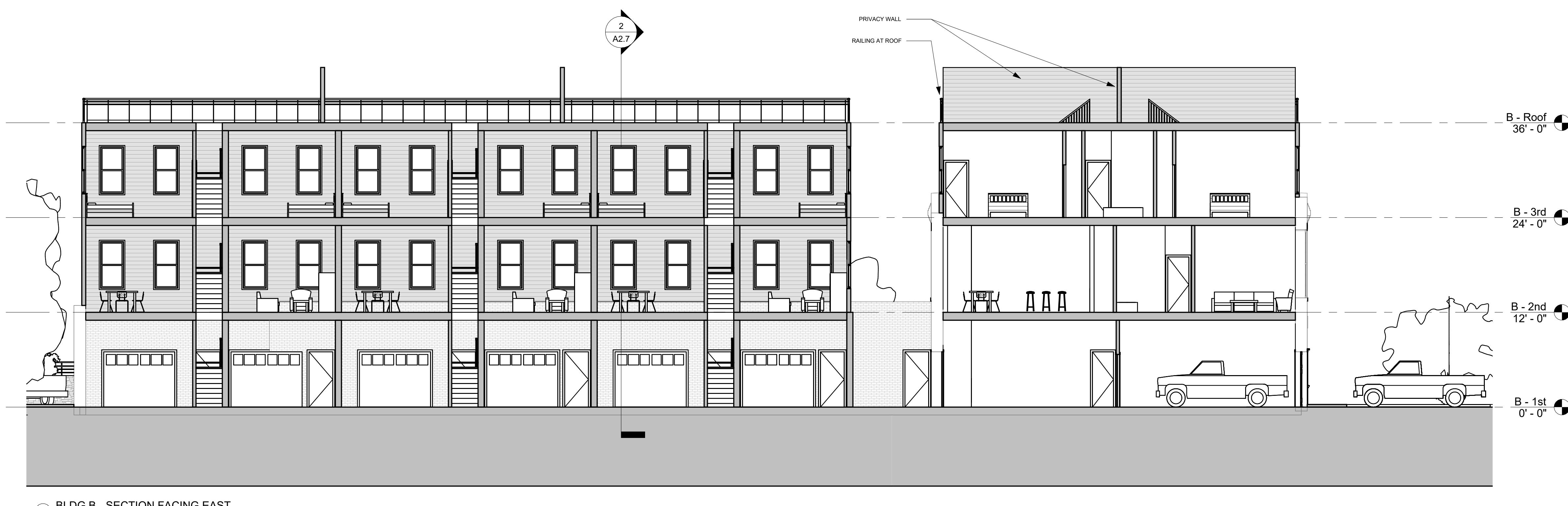
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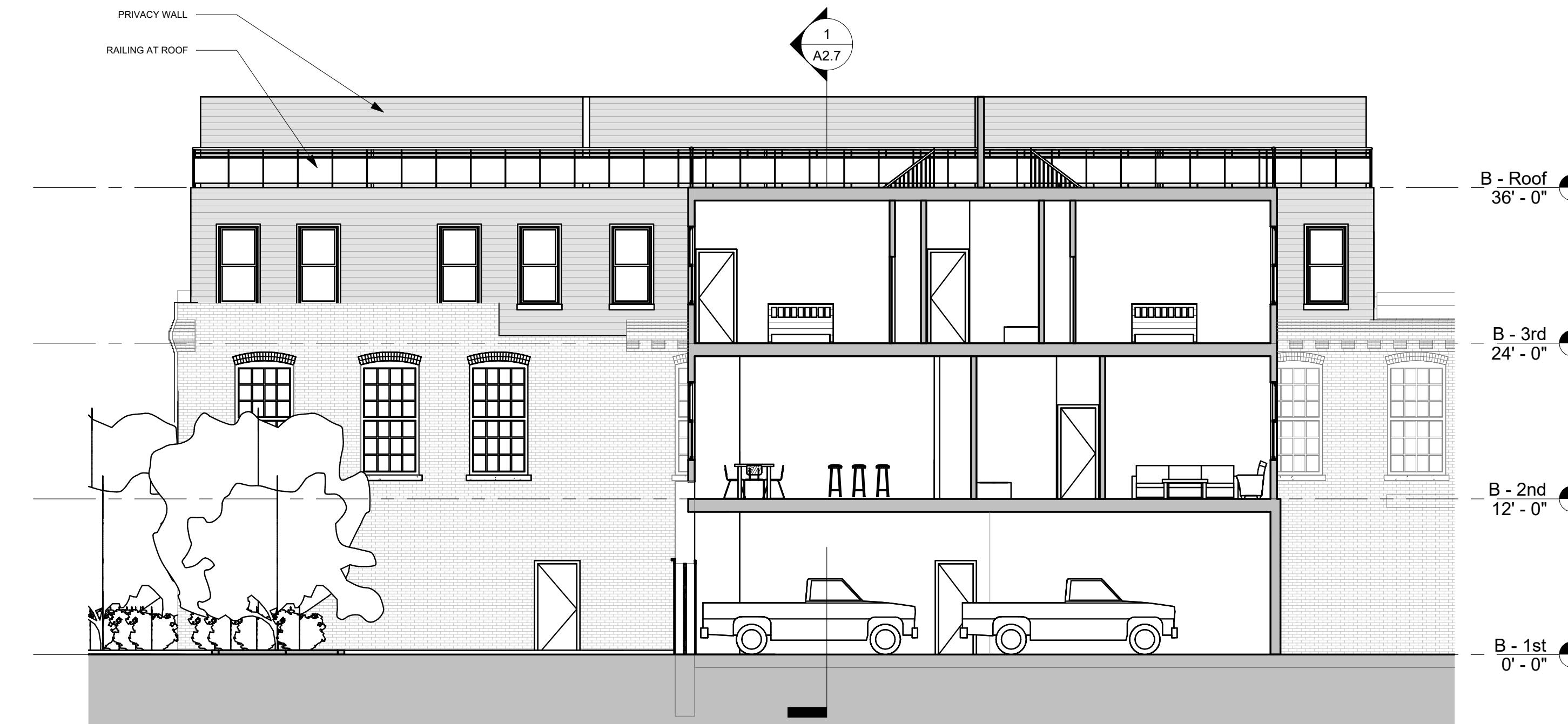
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DRAWING NUMBER
A2.7



① BLDG B - SECTION FACING EAST  
1/8" = 1'-0"



② BLDG B - SECTION FACING SOUTH  
1/8" = 1'-0"

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**DRAWING TITLE  
BLDG C - PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

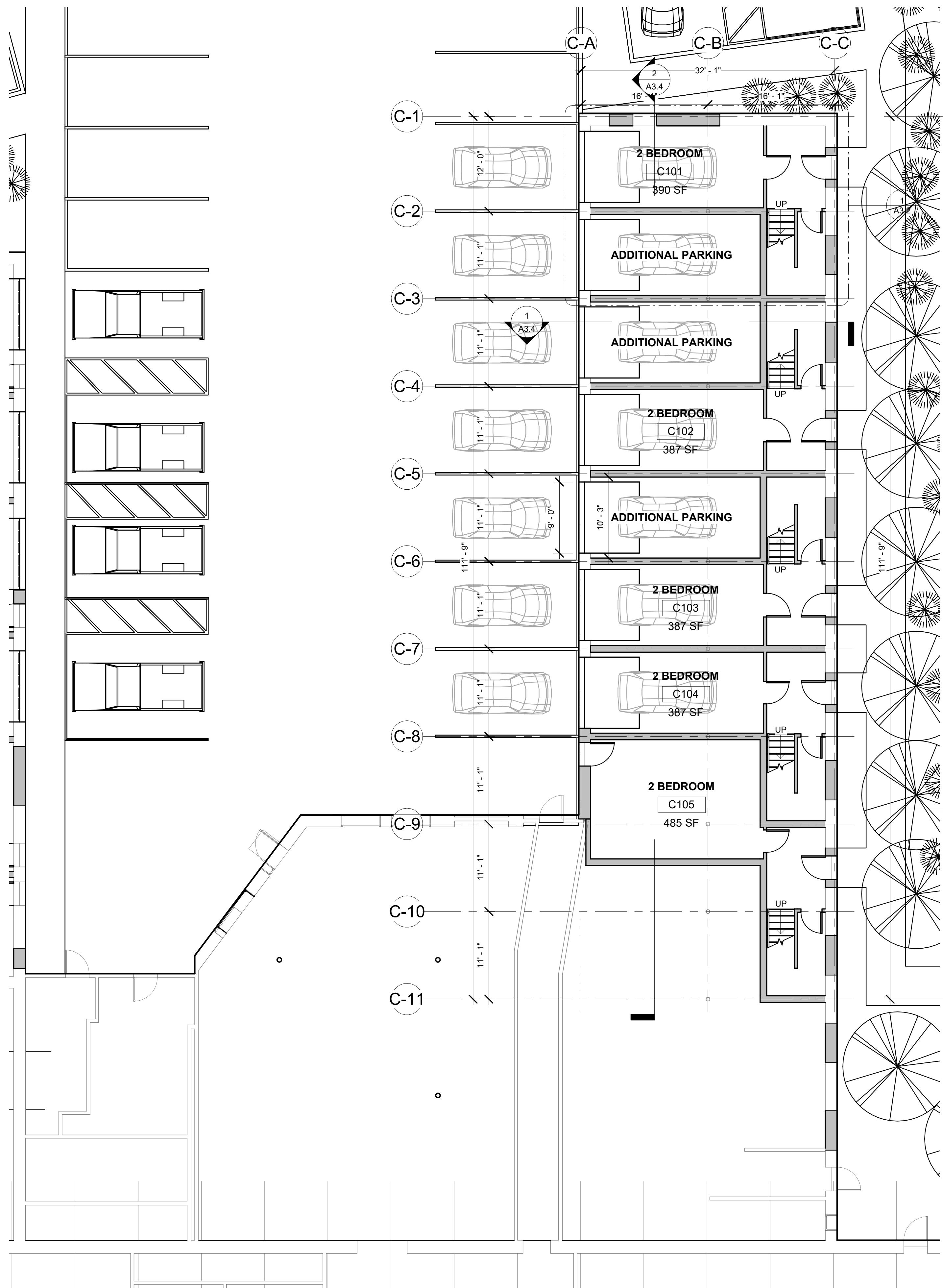
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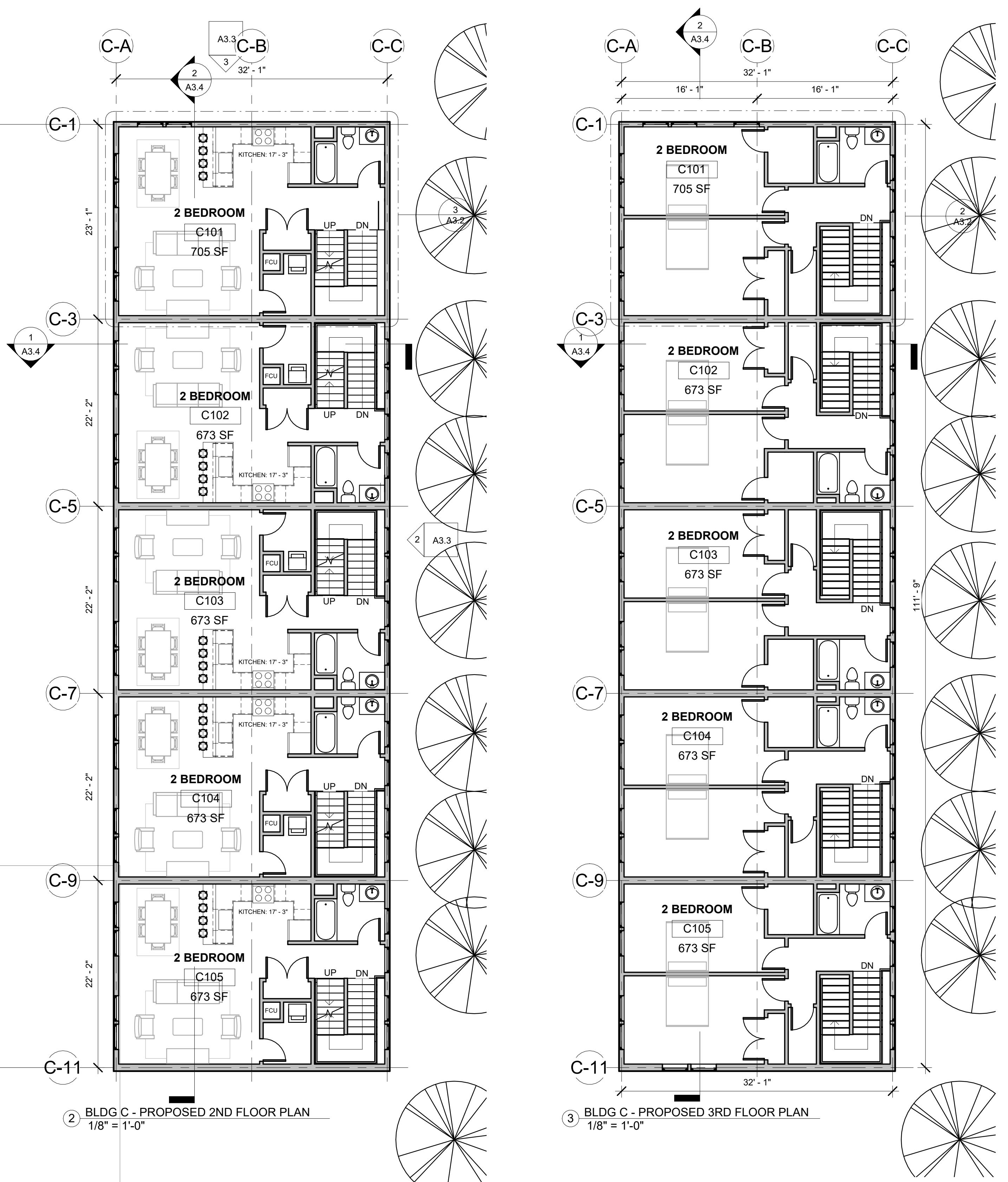
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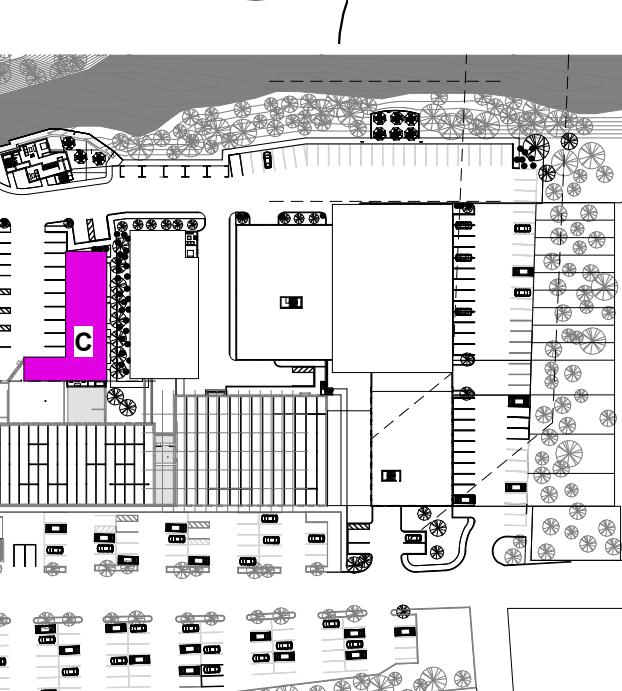
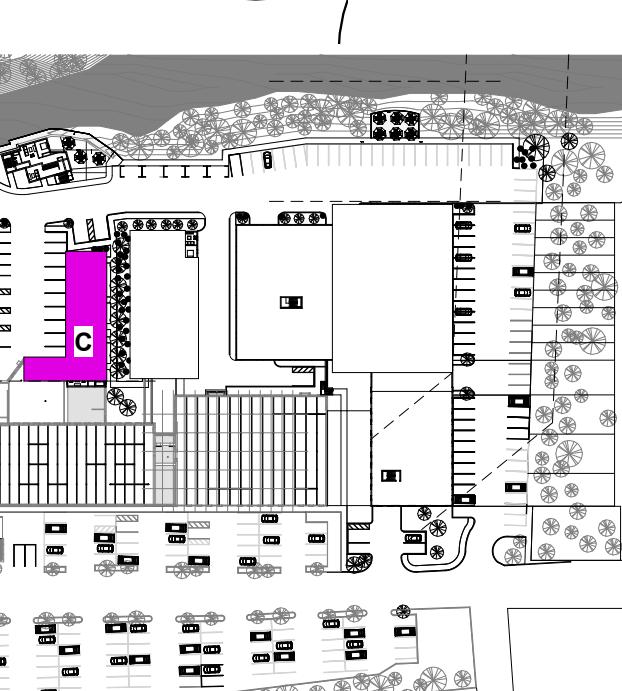
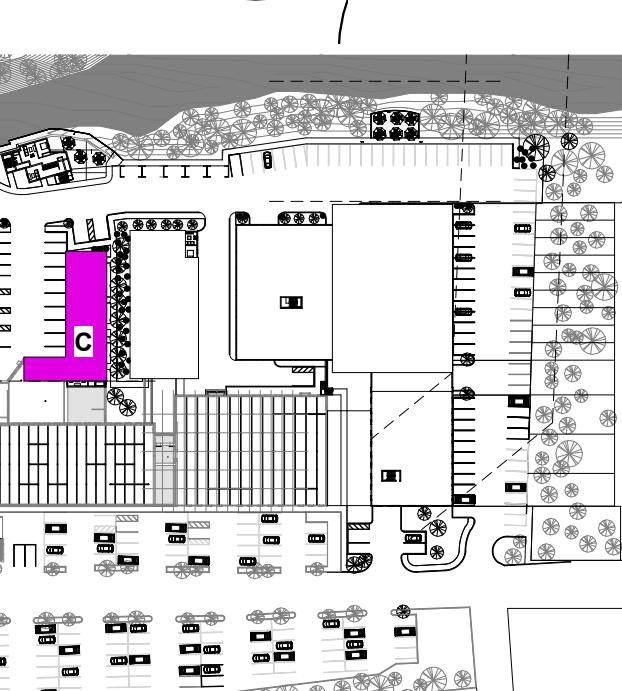
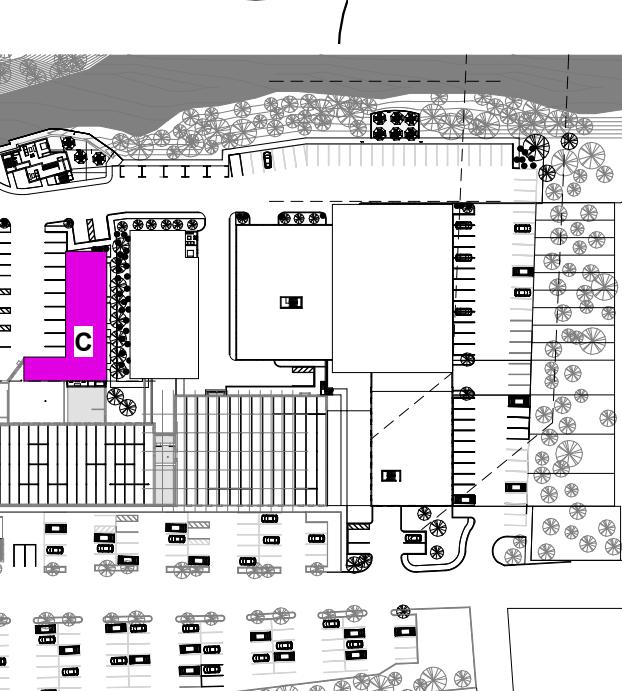
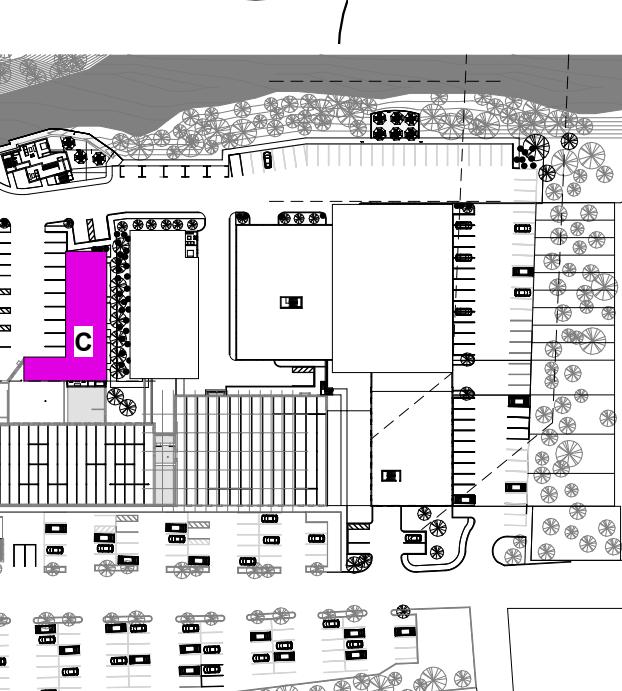
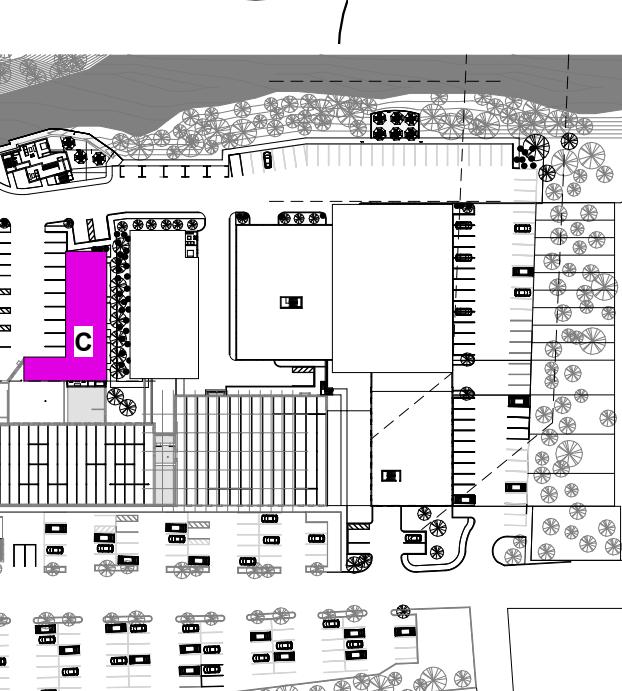
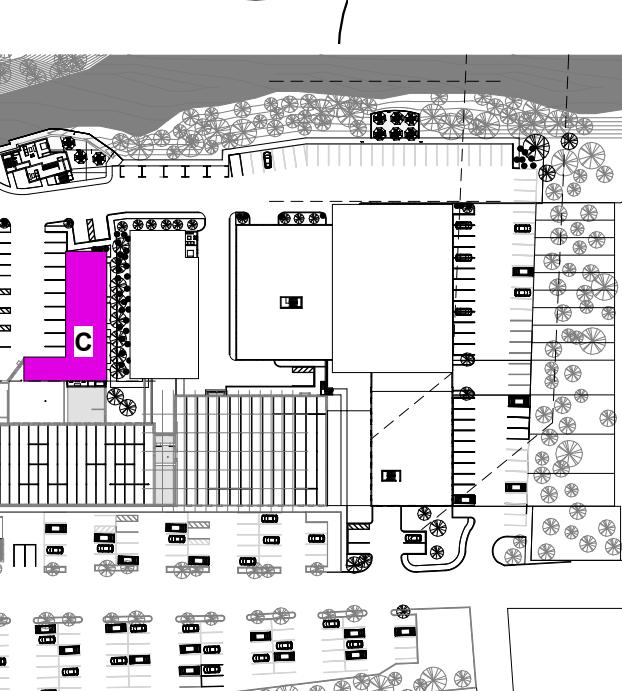
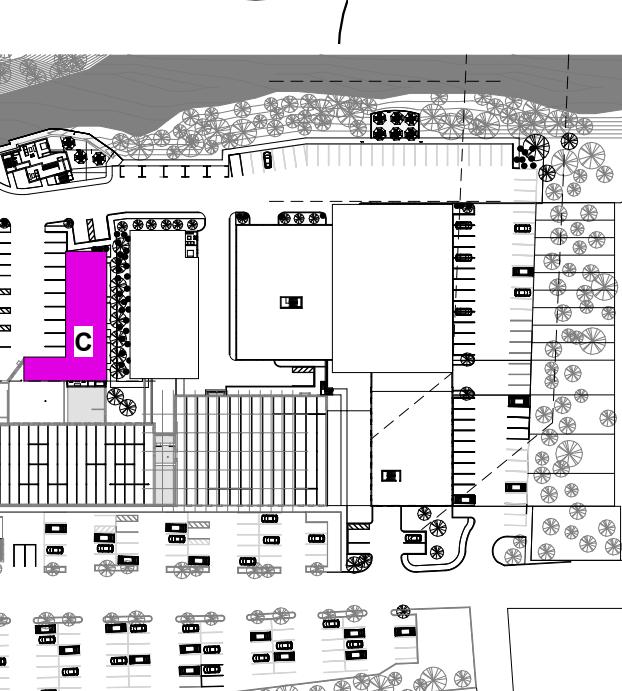
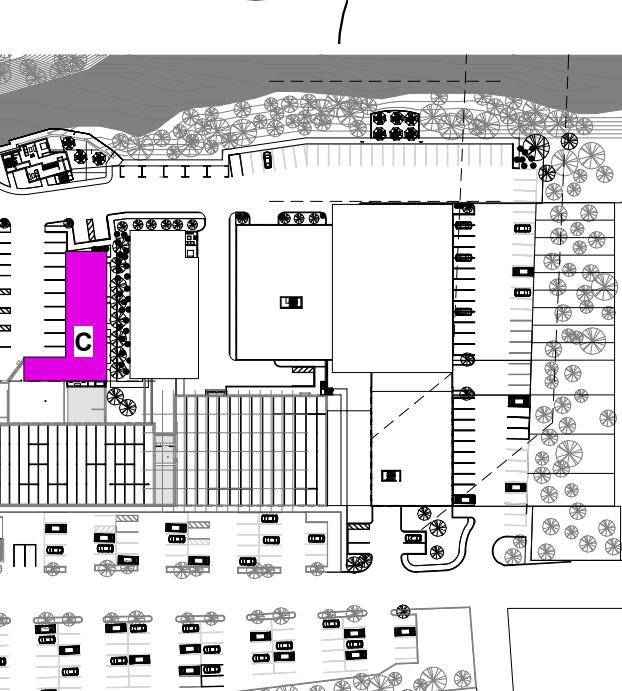
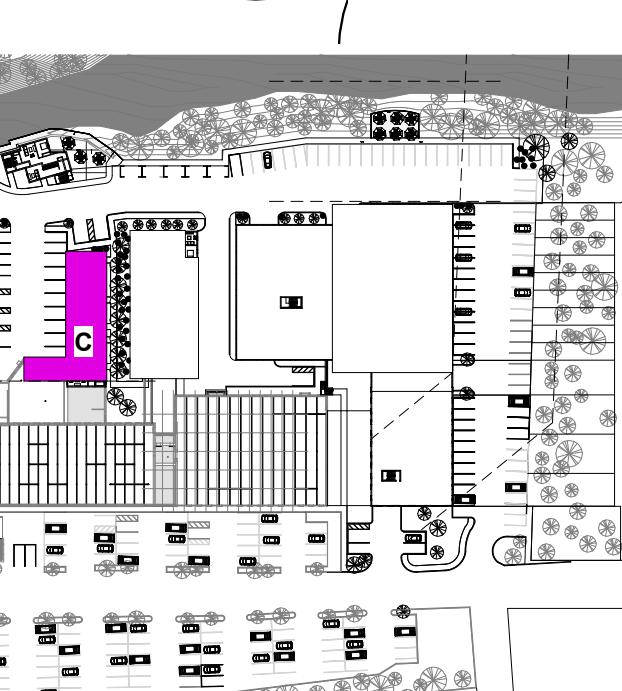
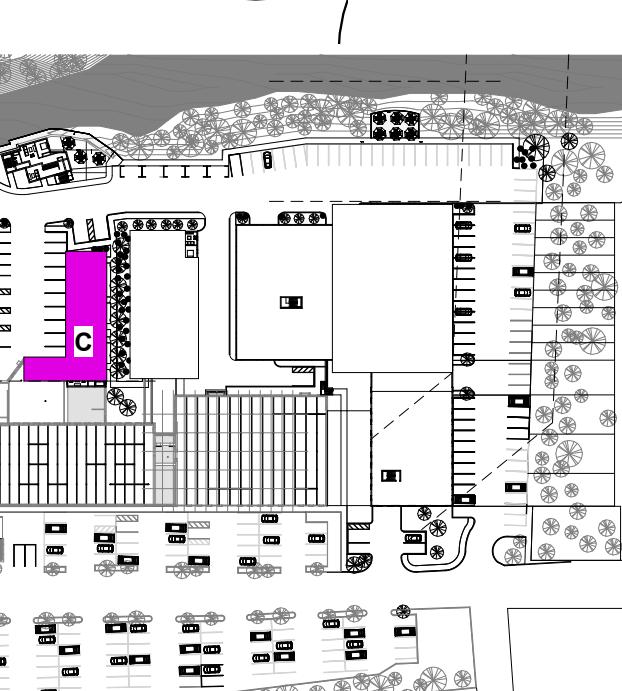
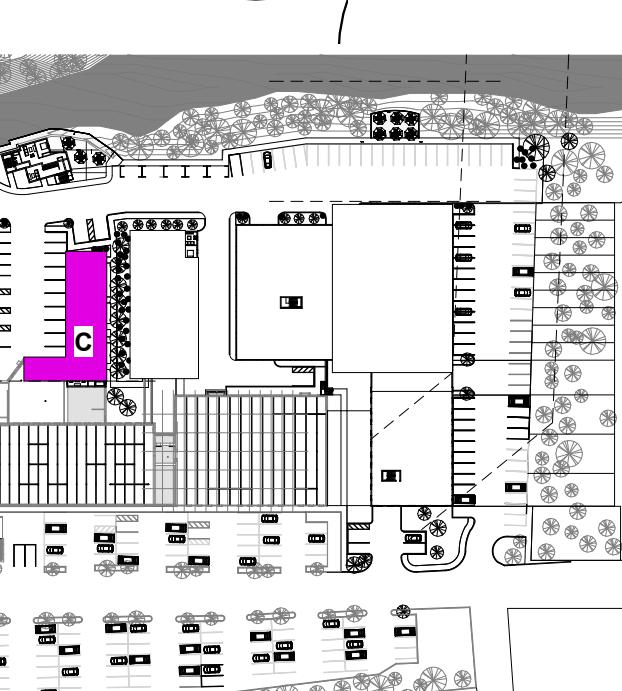
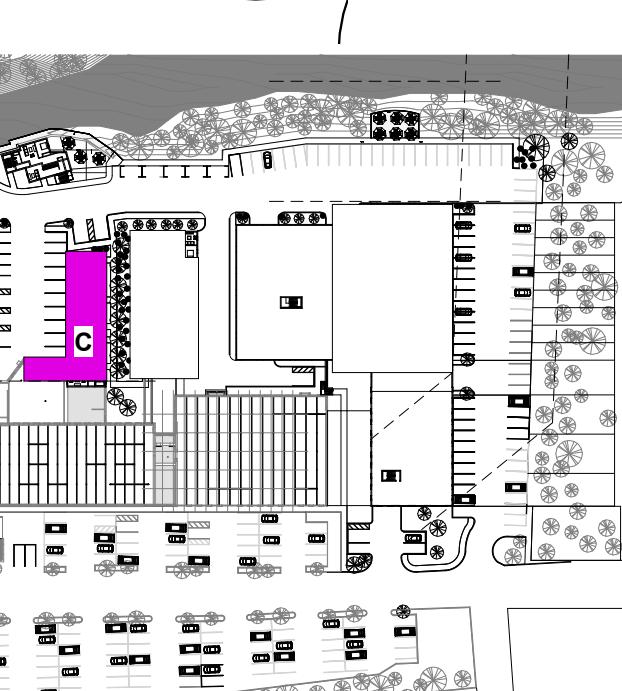
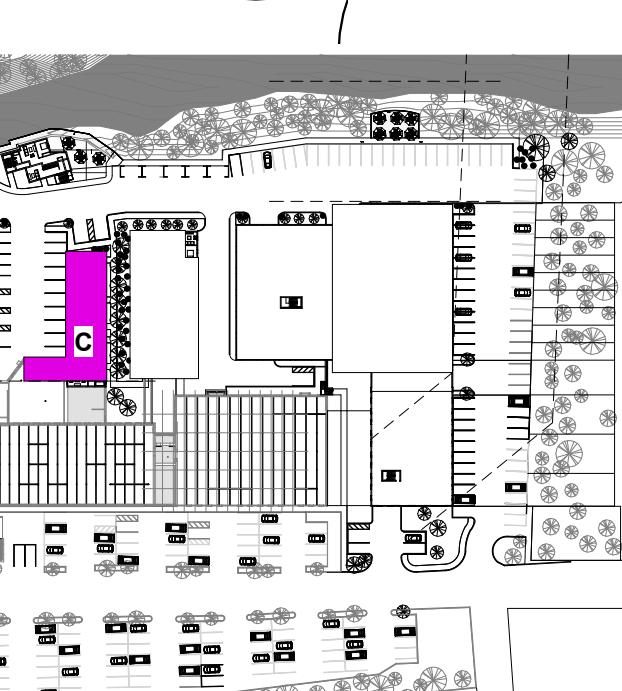
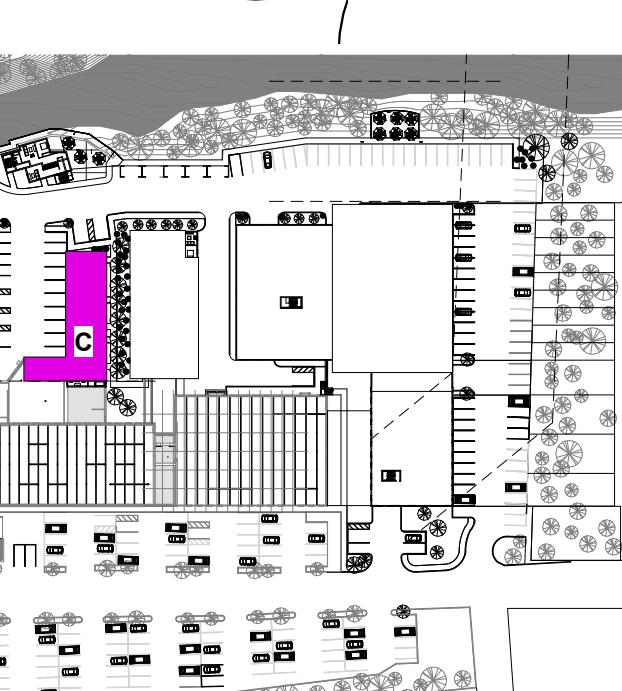
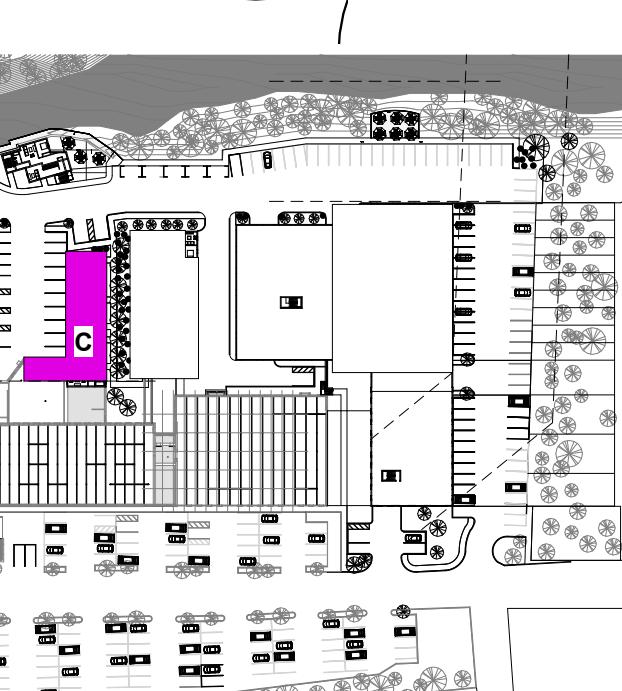
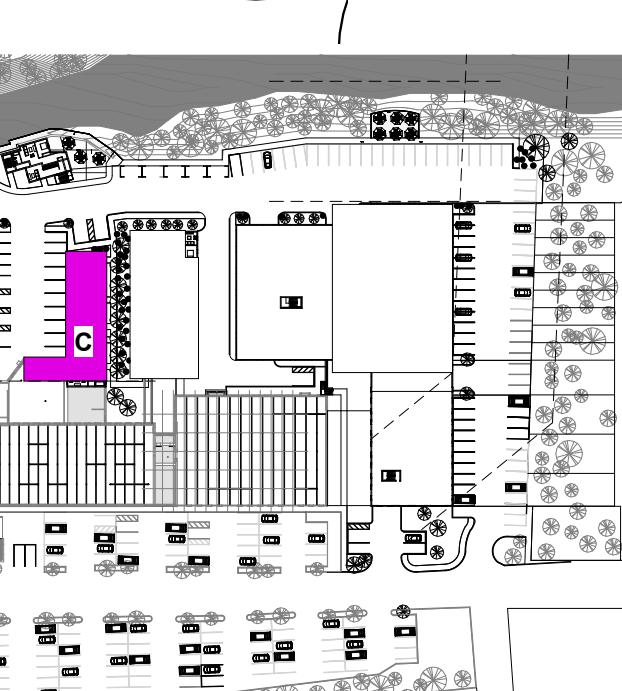
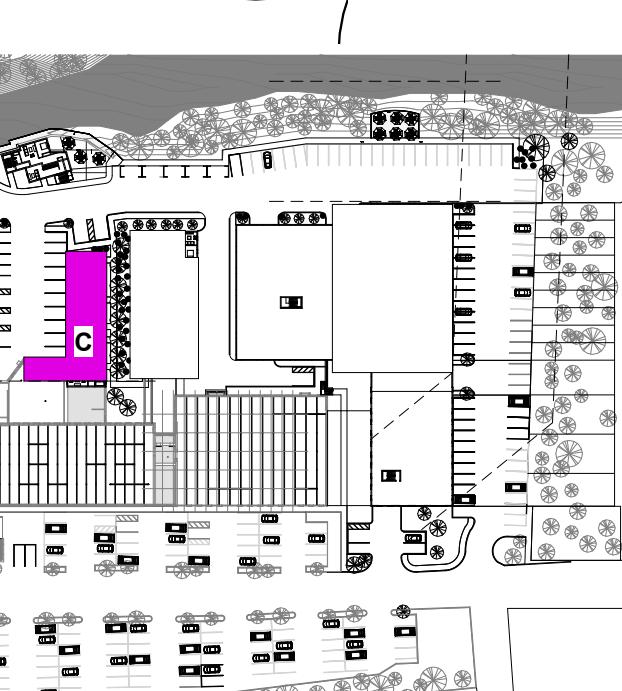
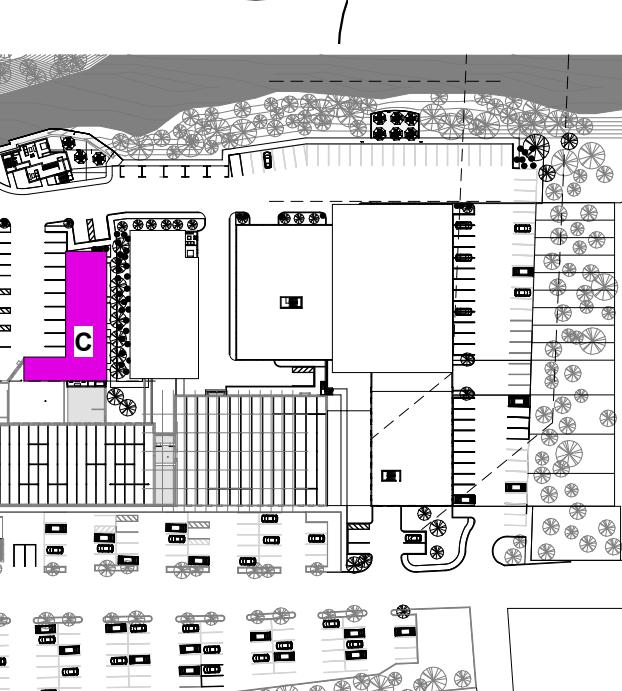
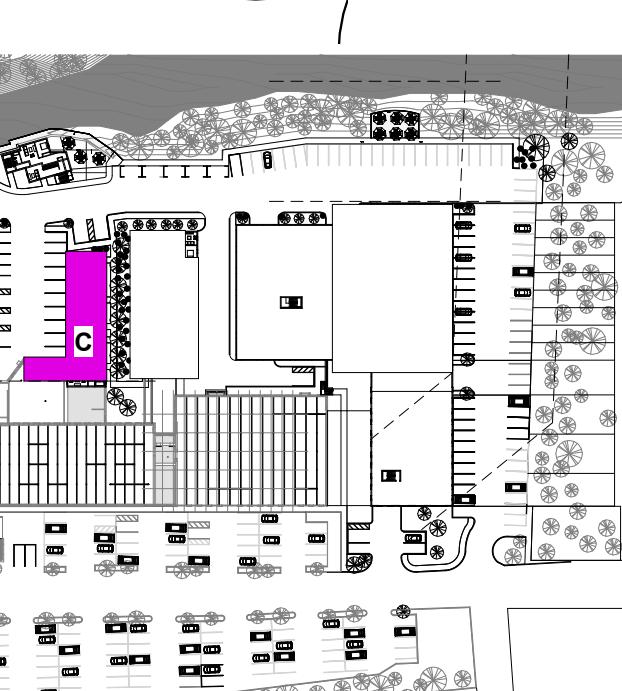
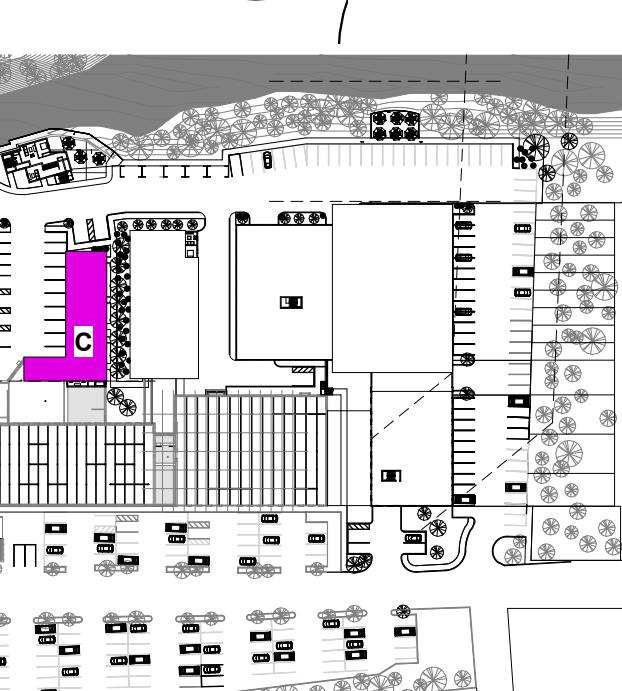
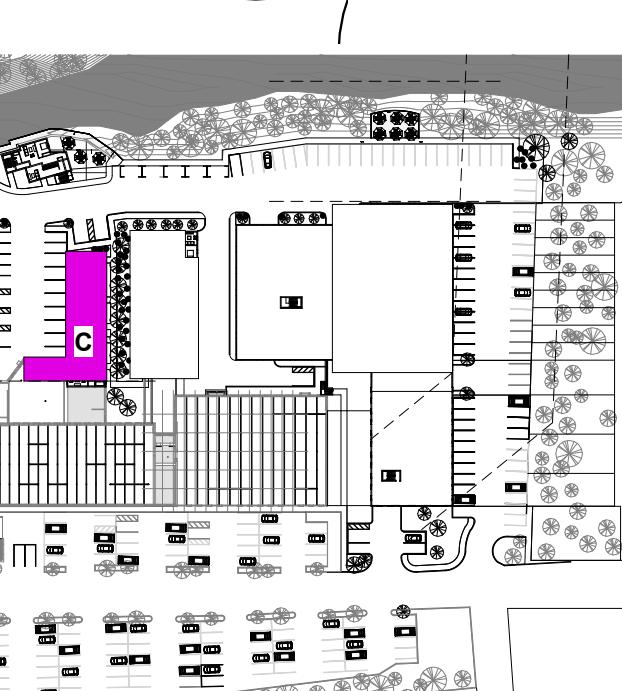
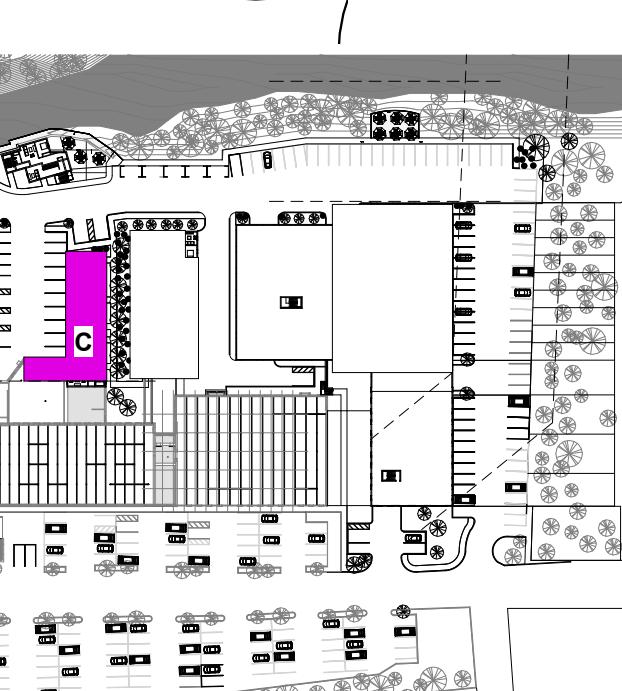
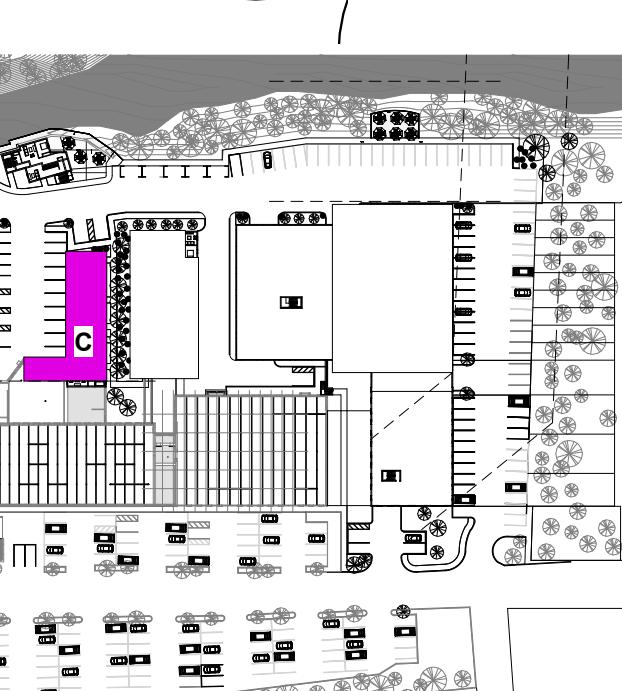
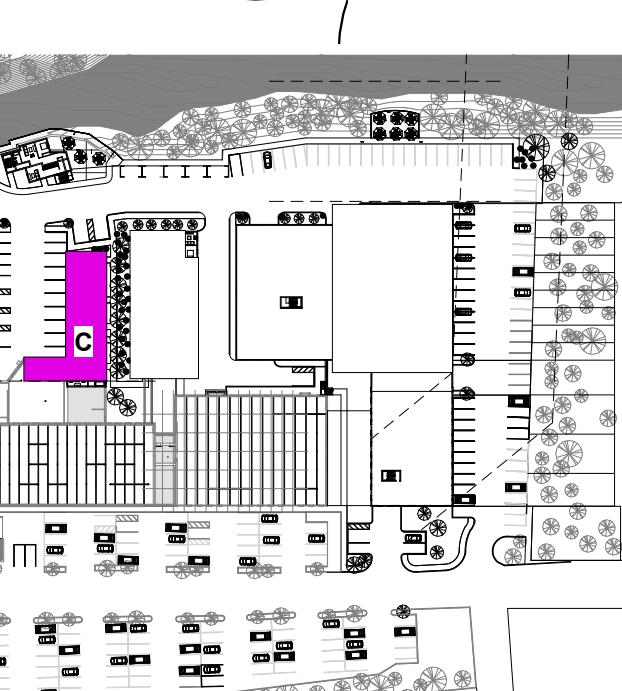
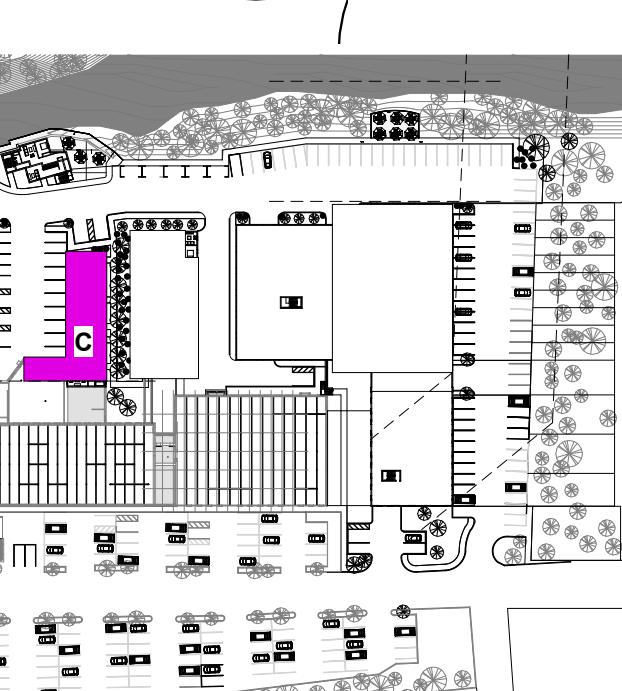
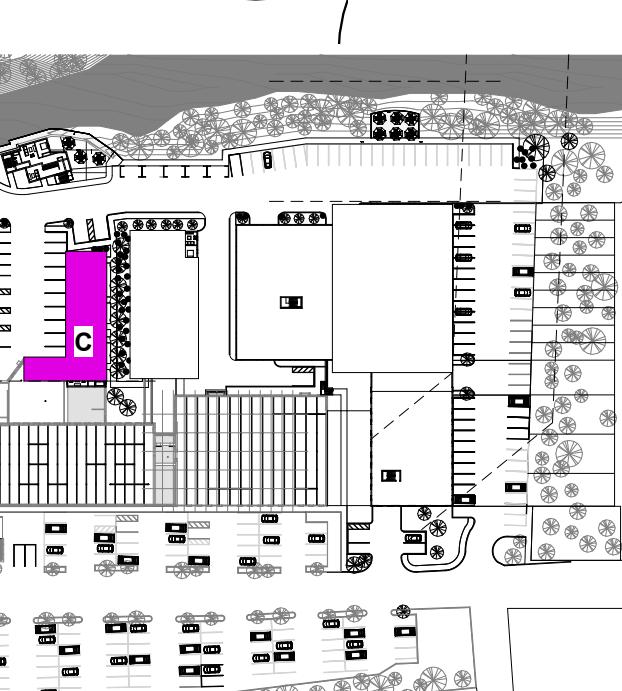
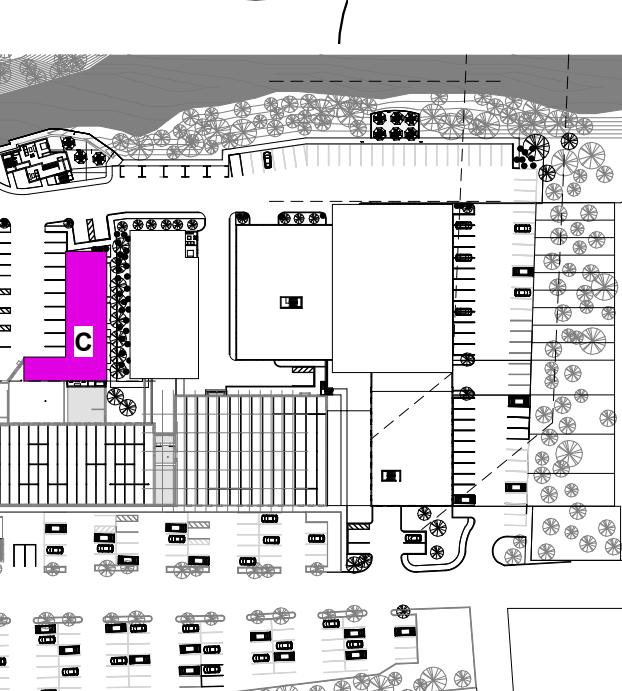
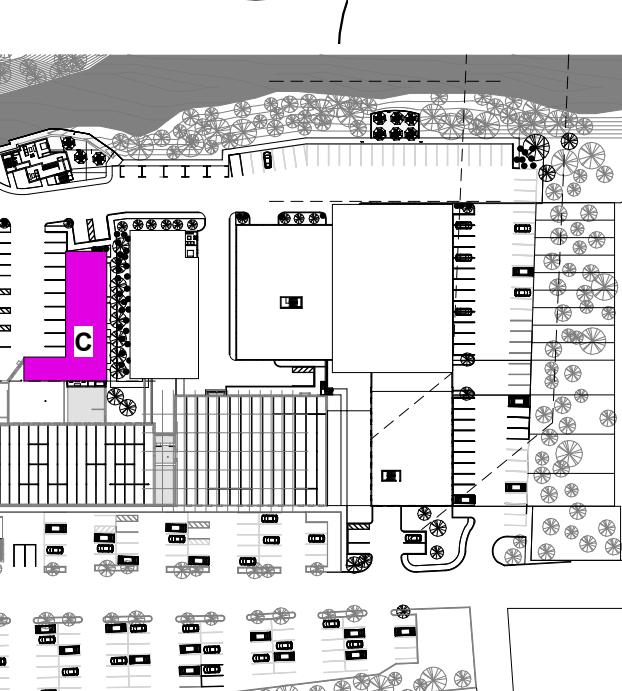
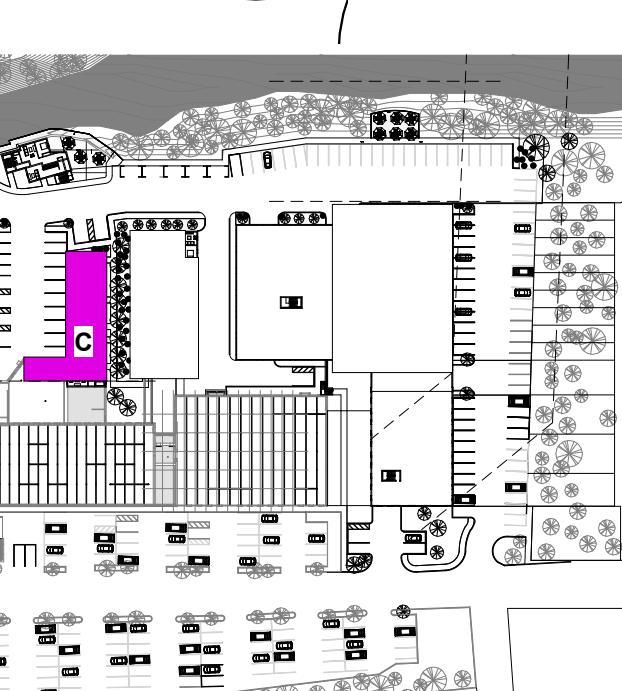
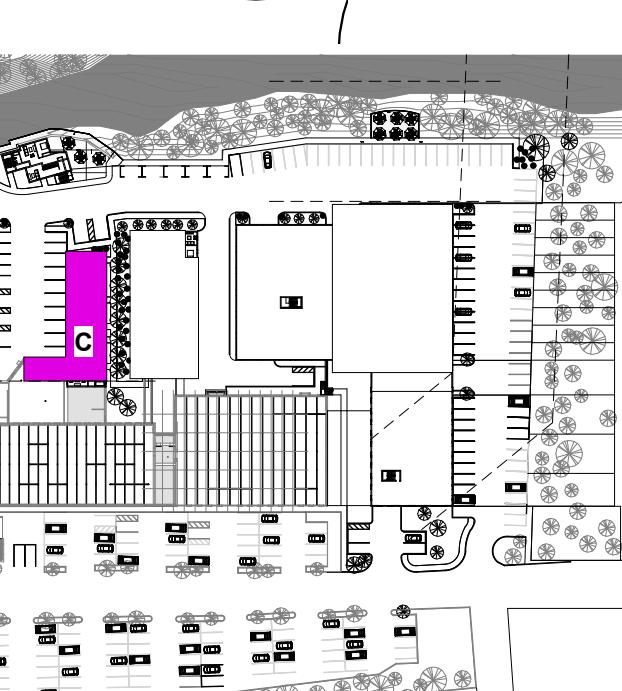
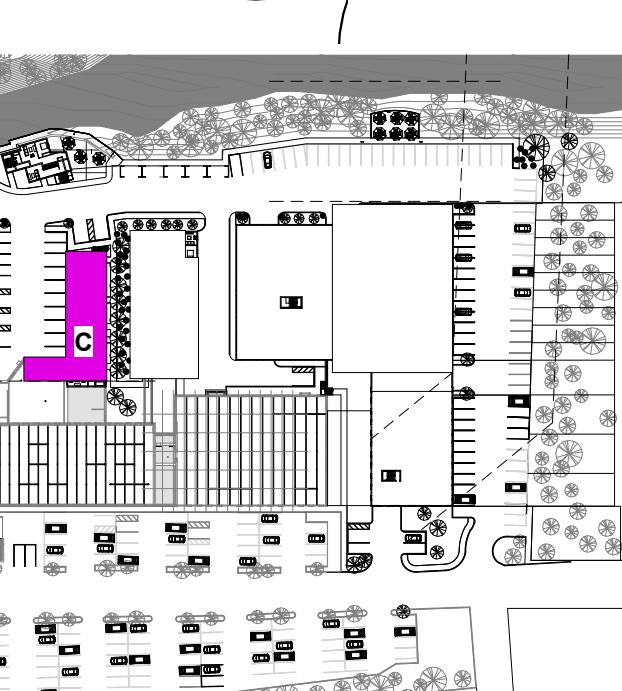
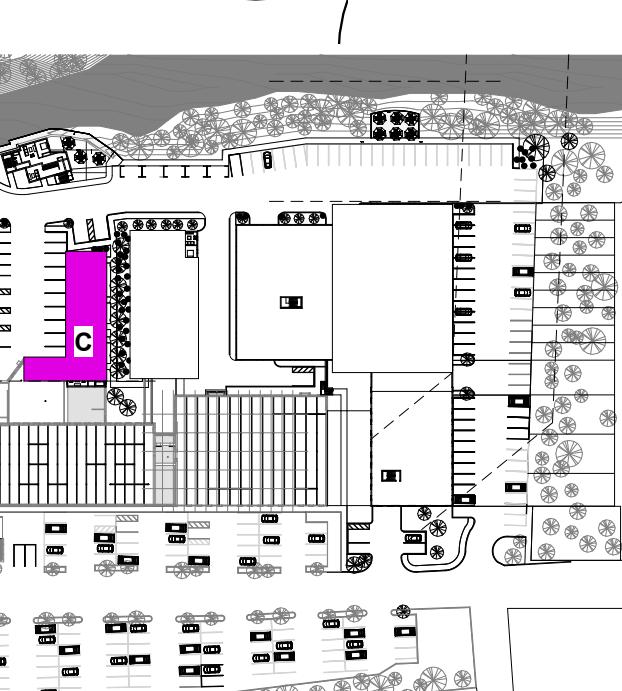
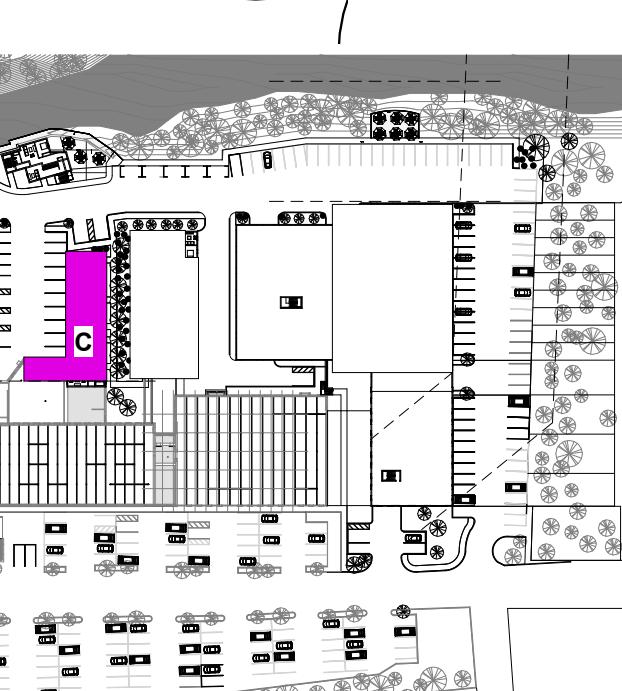
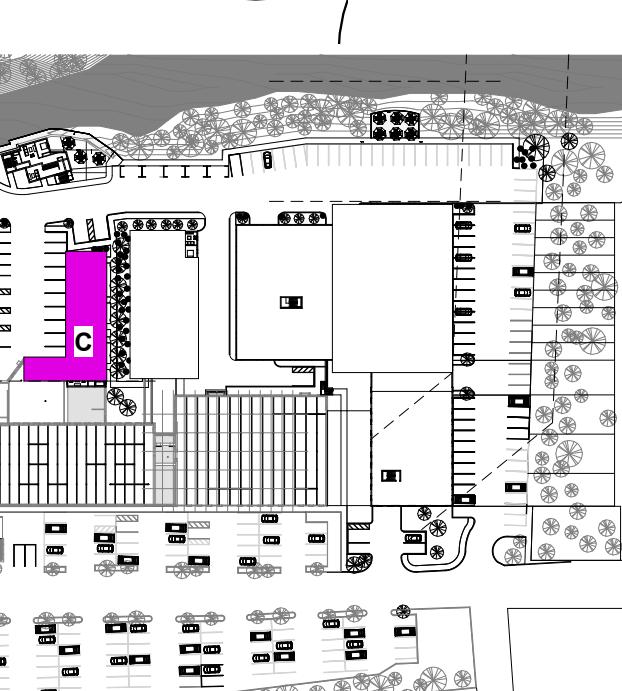
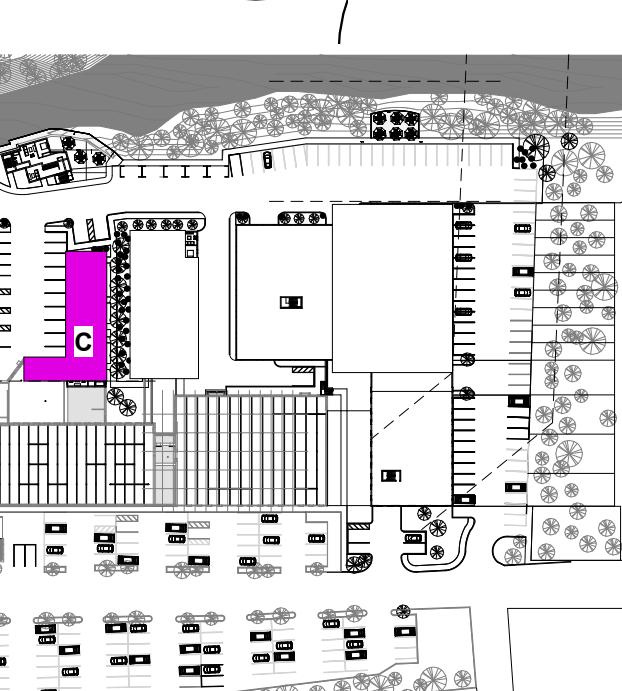
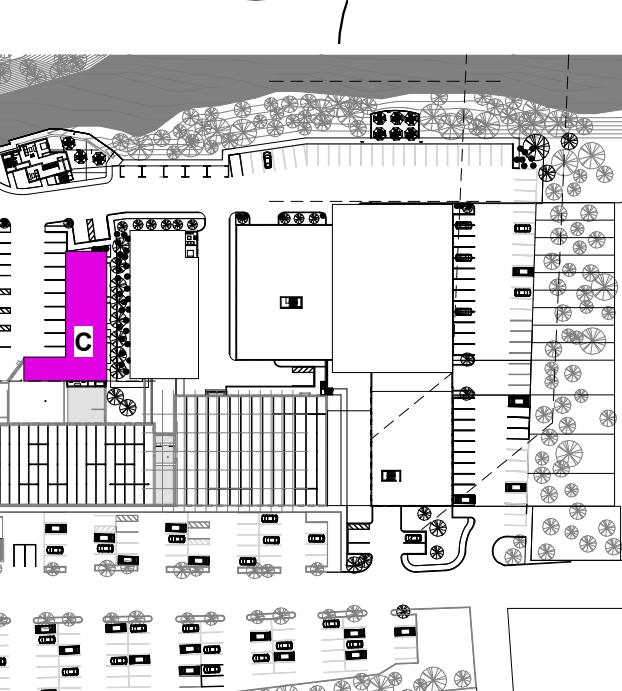
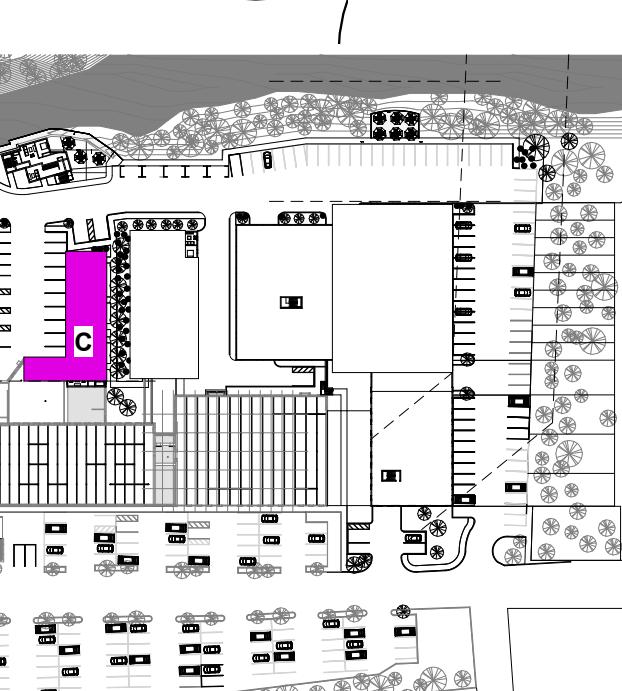
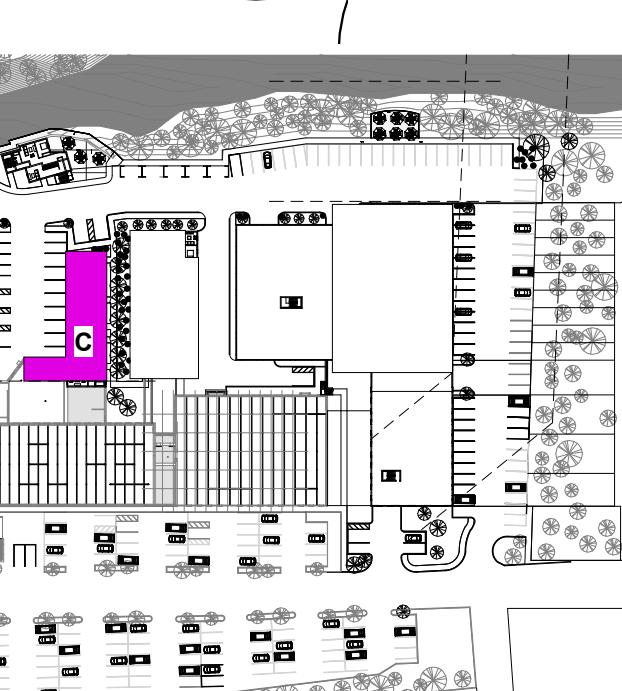
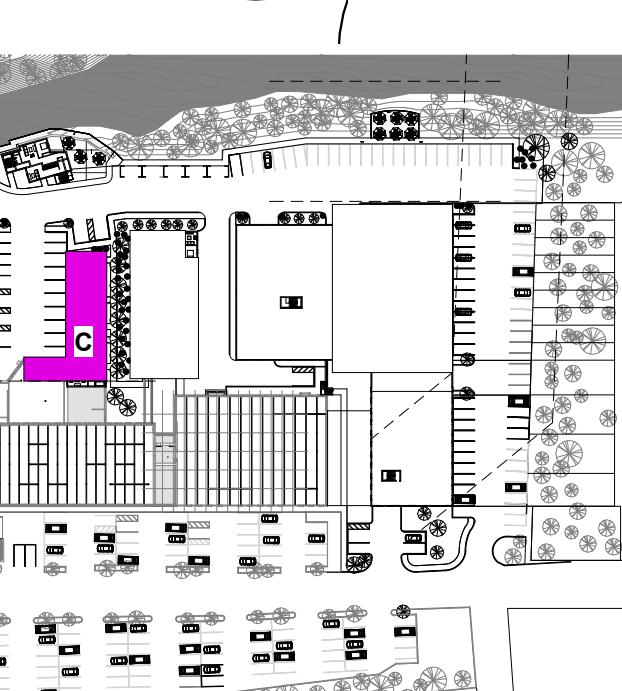
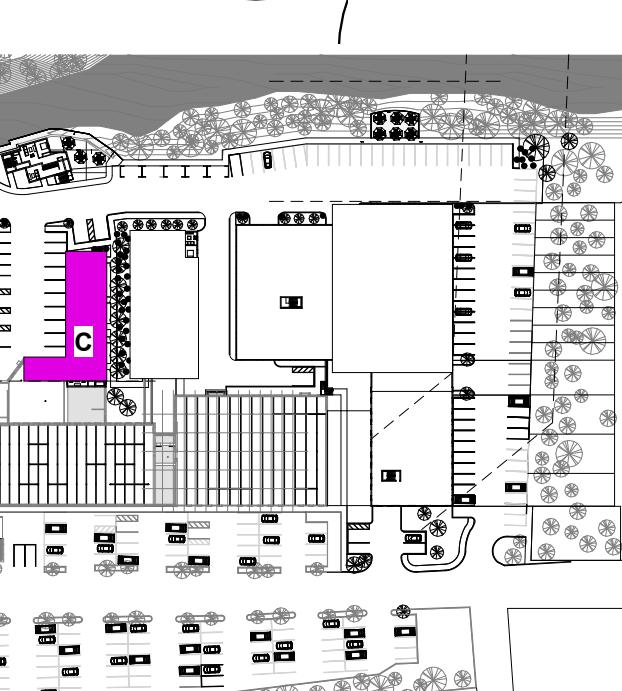
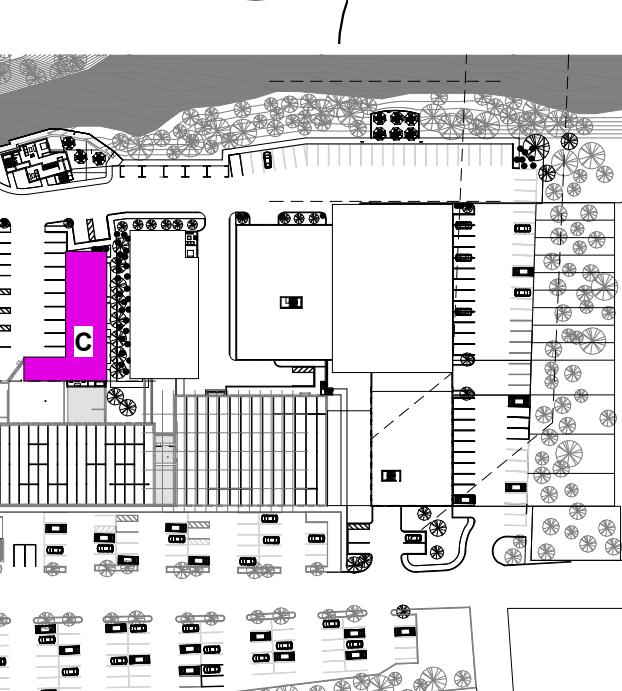
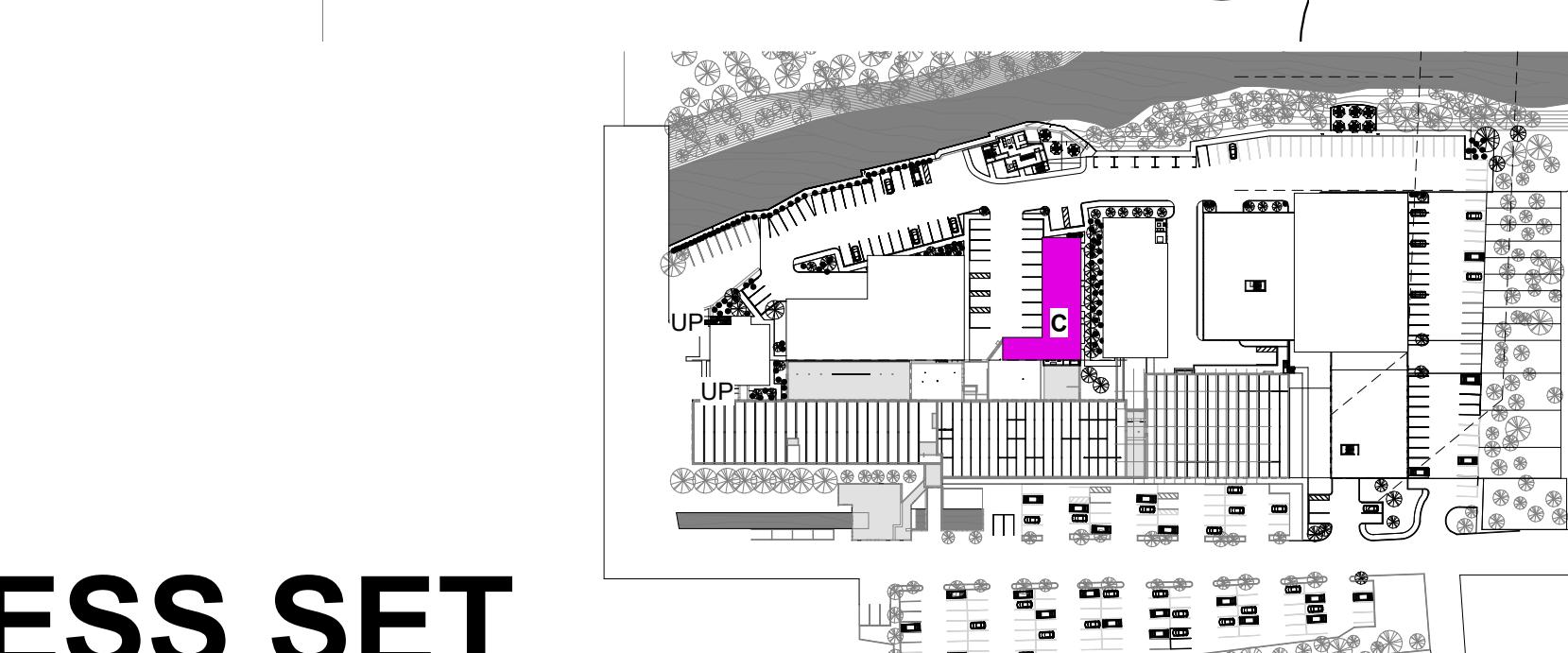
**A3.1**



① BLDG C - PROPOSED 1ST FLOOR PLAN  
1/8" = 1'-0"



② BLDG C - PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"



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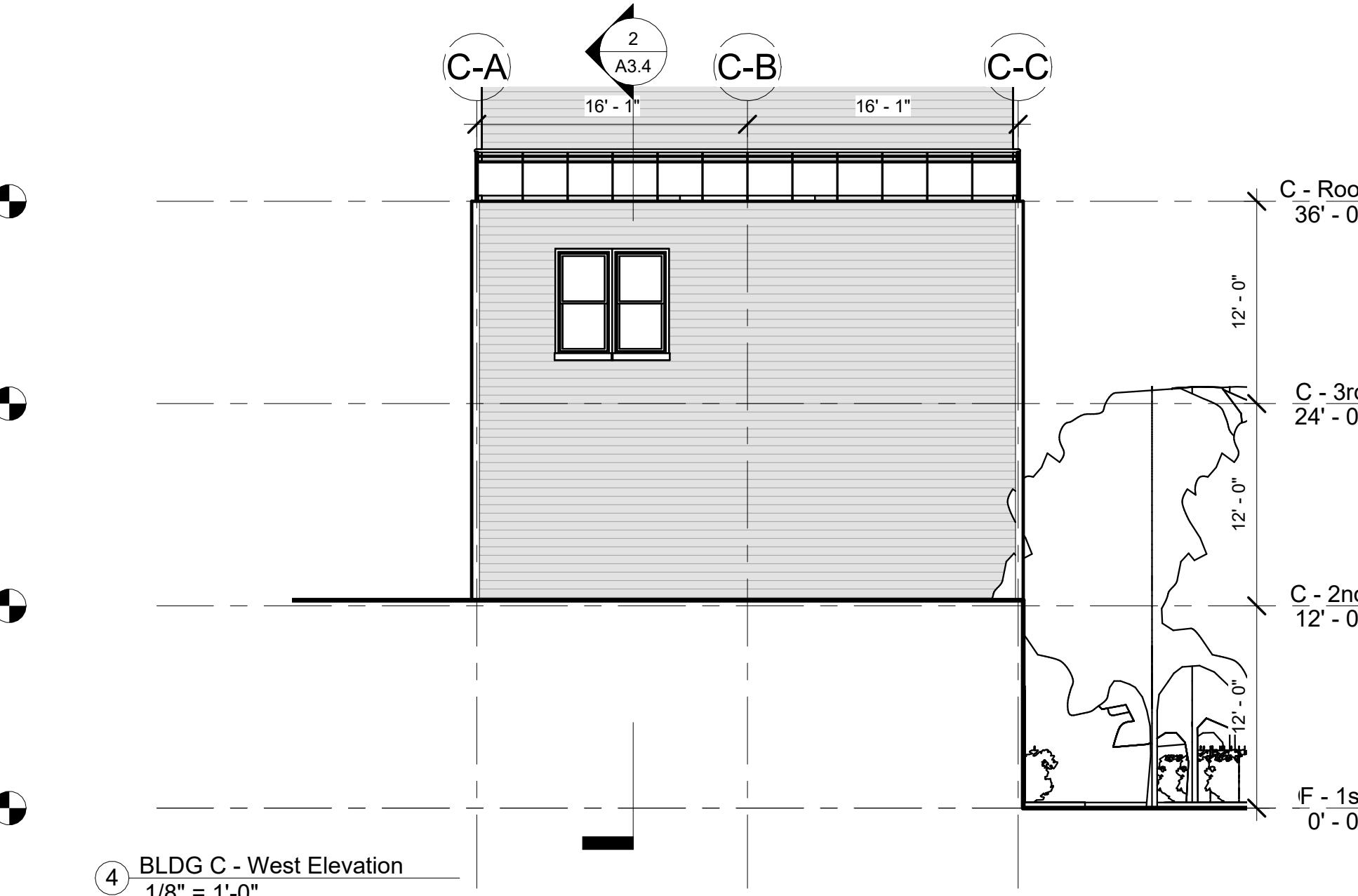
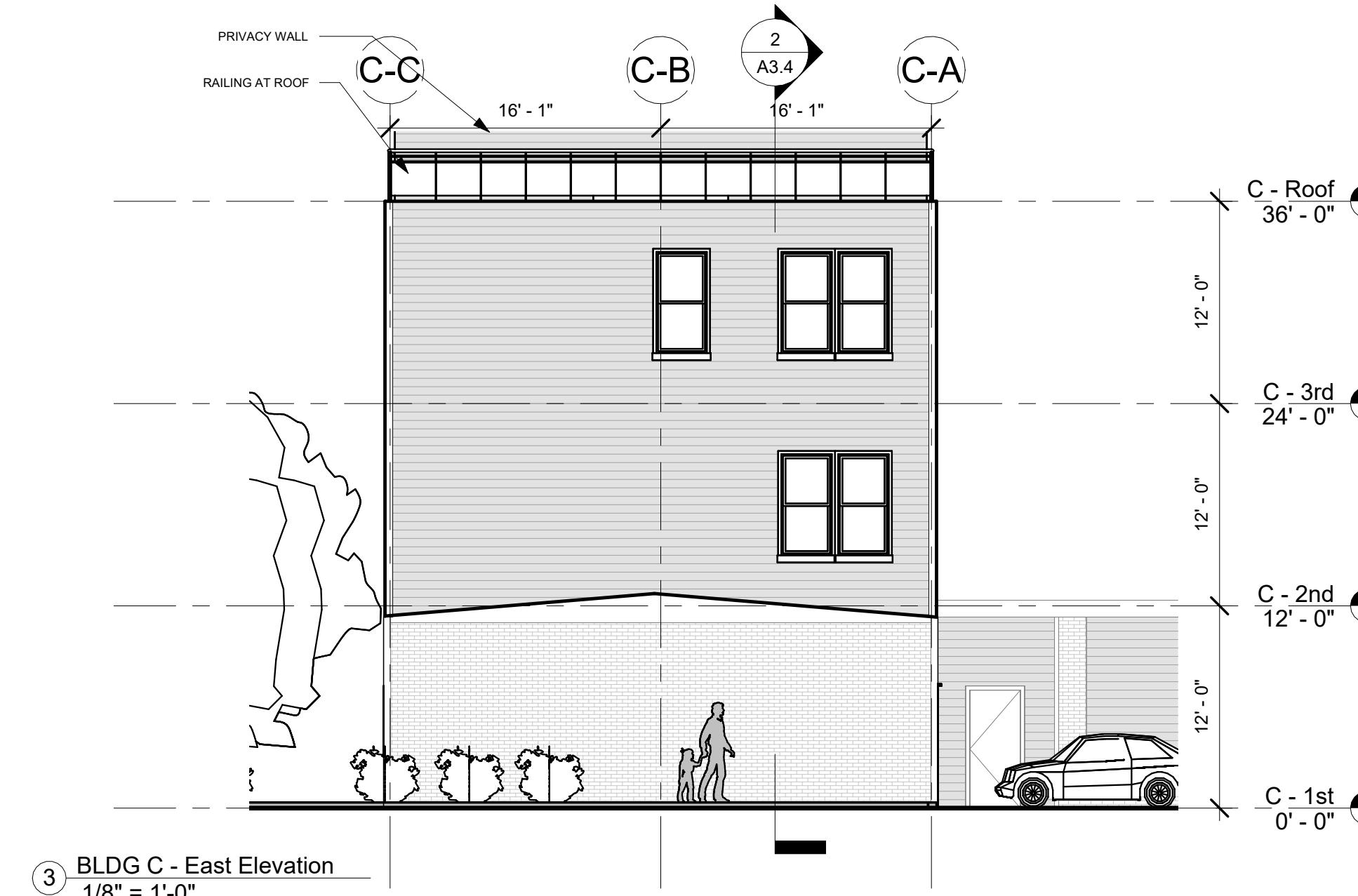
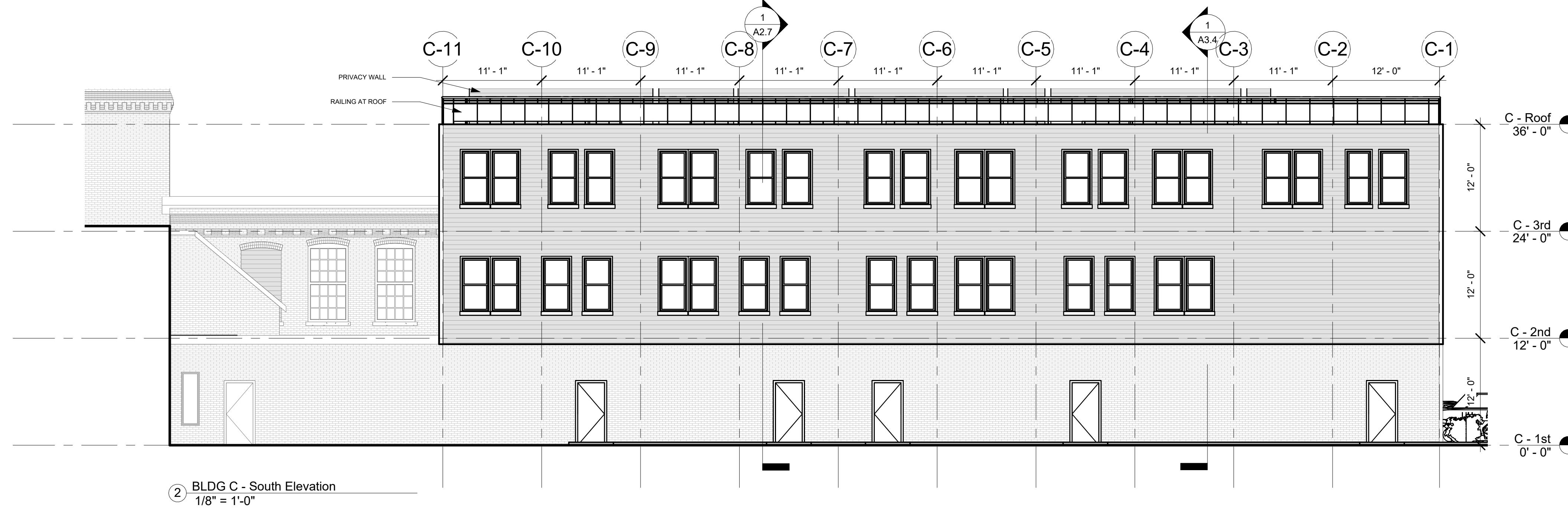
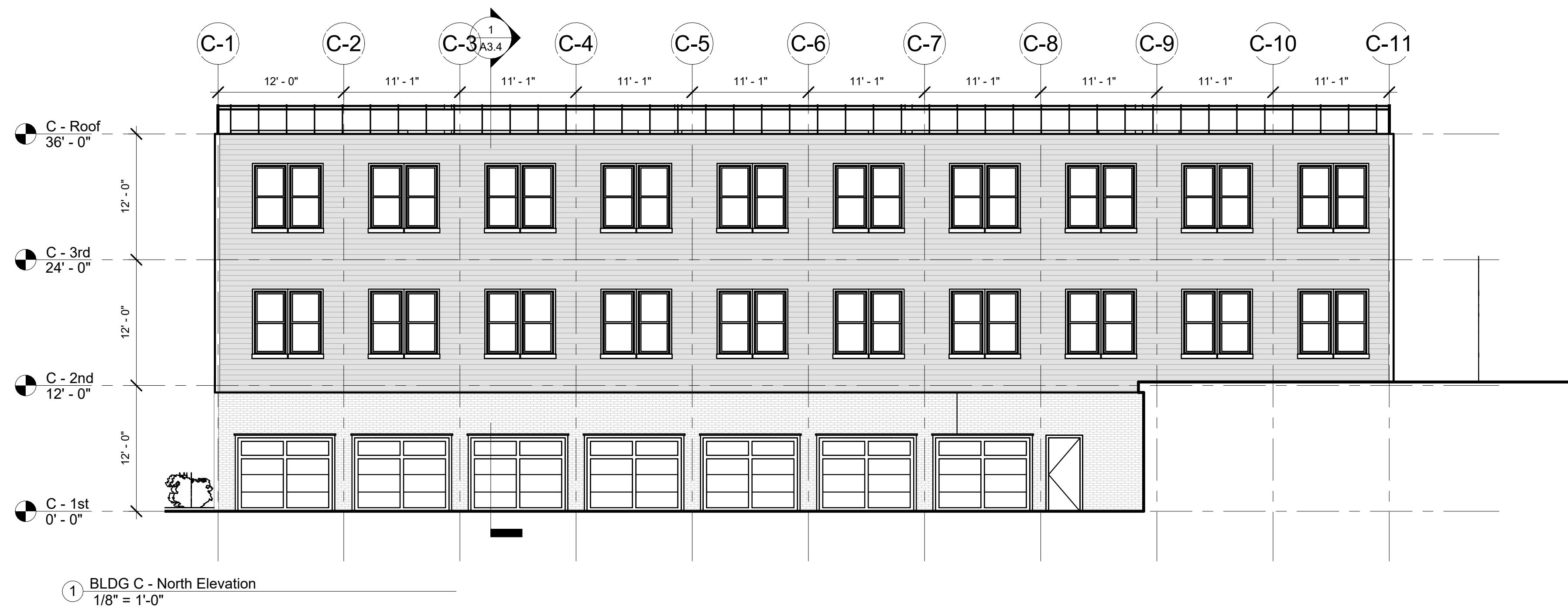
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PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"  
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**A3.3**



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DRAWING TITLE  
**BLDG C -  
PROPOSED  
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

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DATE	APR. 18, 2025

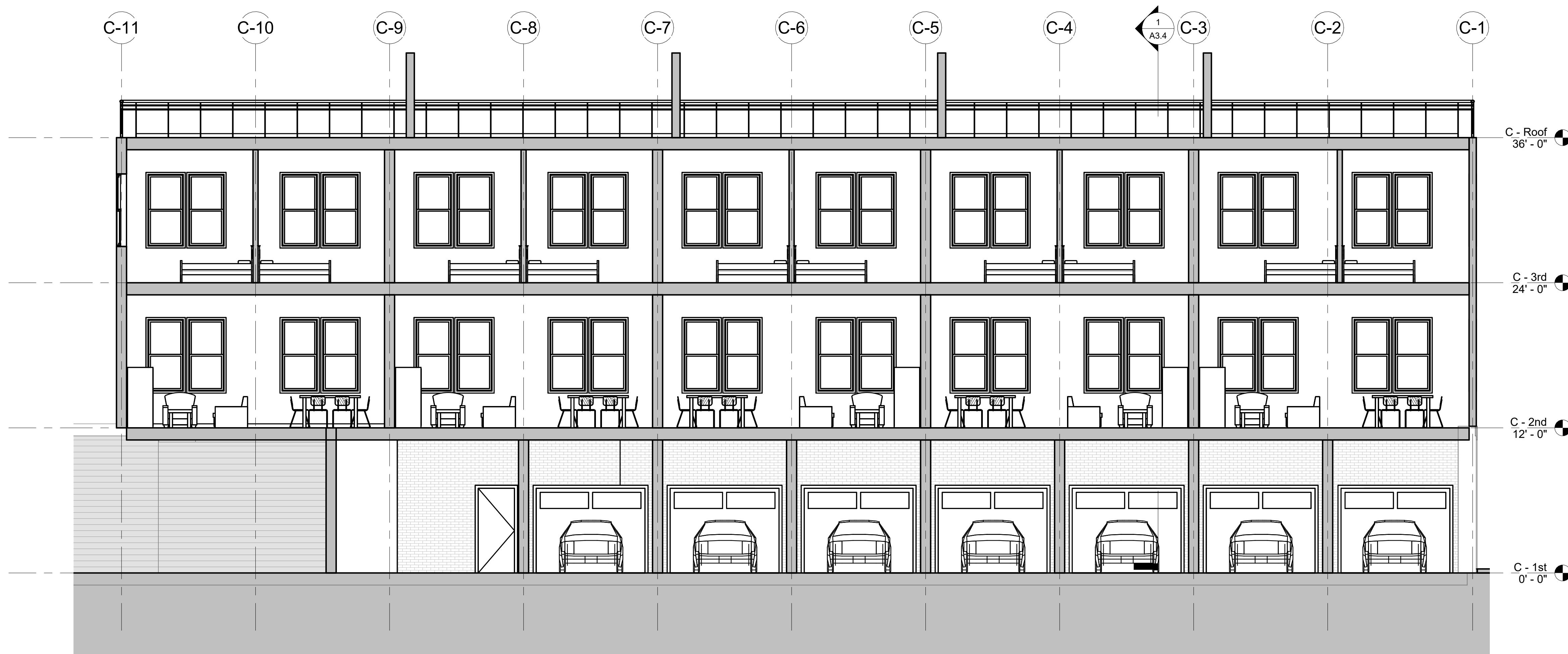
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Author	Checker

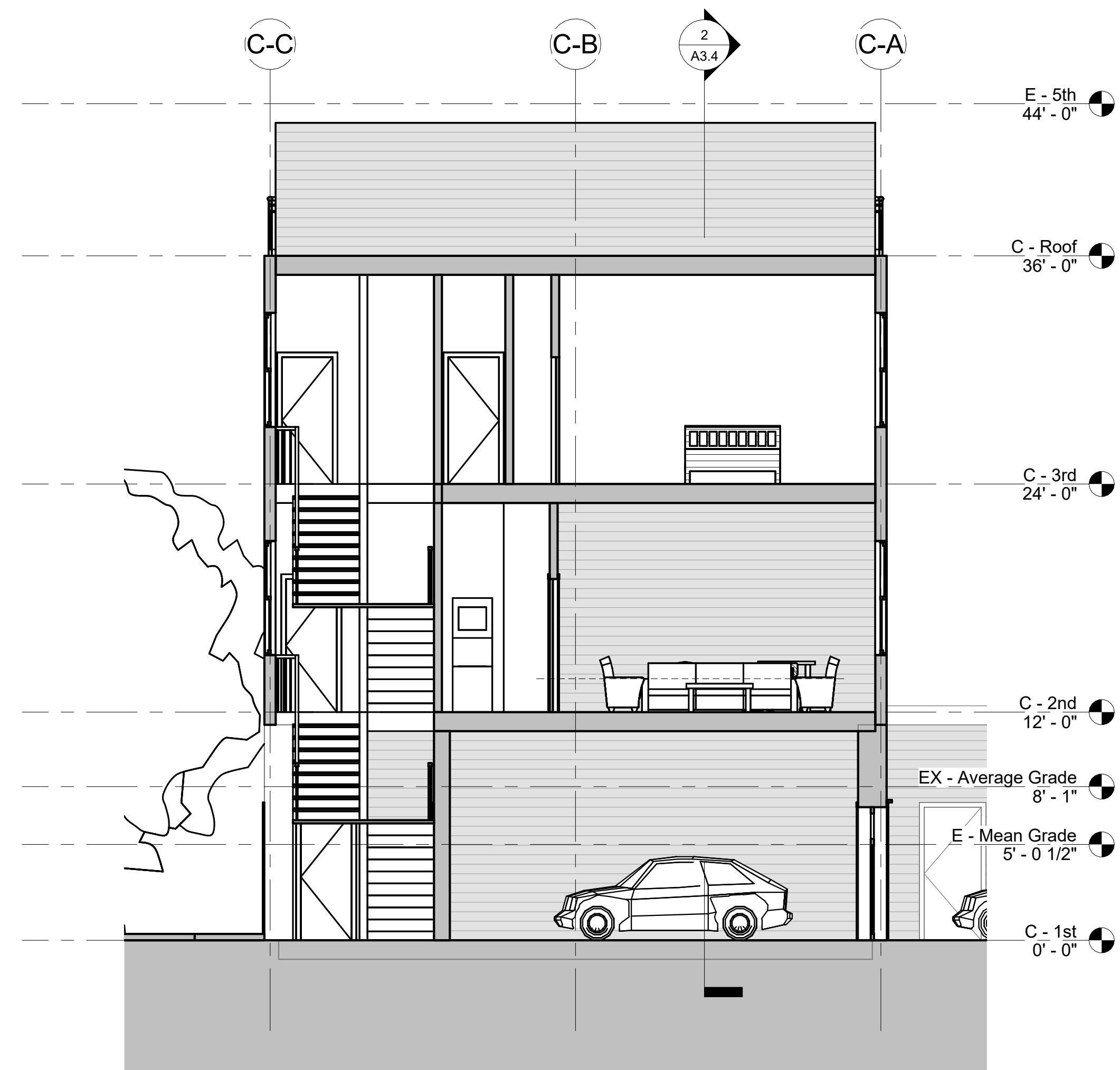
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DRAWING NUMBER

**A3.4**



② BUILDING C - SECTION A  
3/16" = 1'-0"



① BUILDING C - SECTION B  
3/16" = 1'-0"

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**DRAWING TITLE**  
**BLDG D -  
PROPOSED FLOOR  
PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

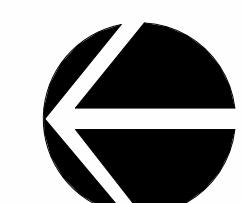
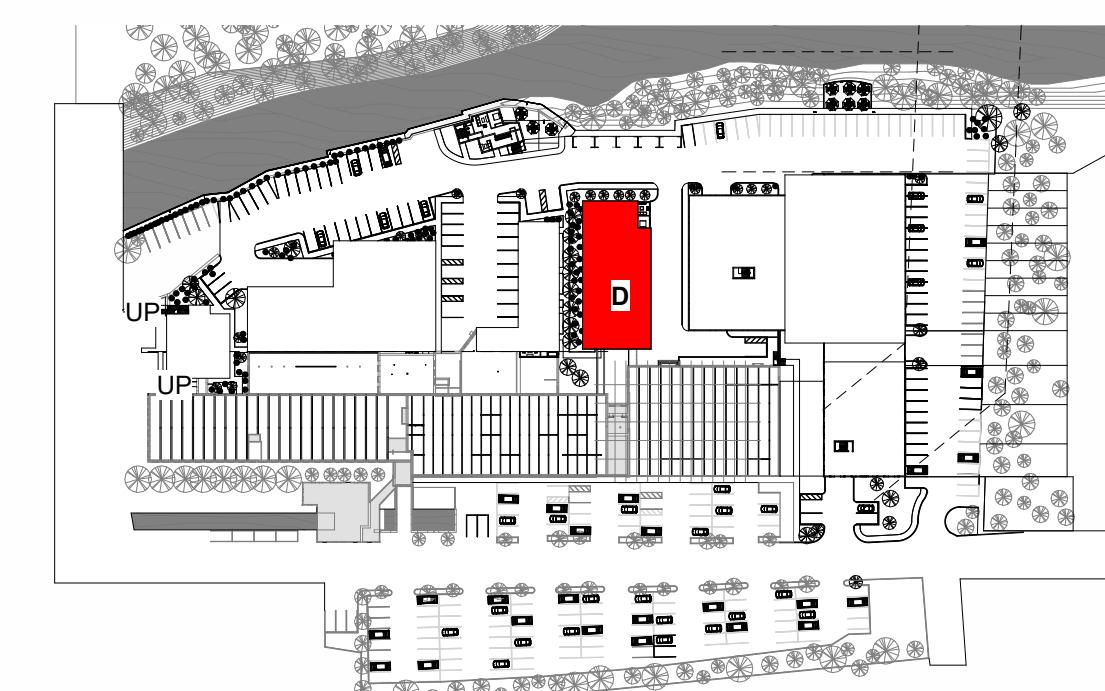
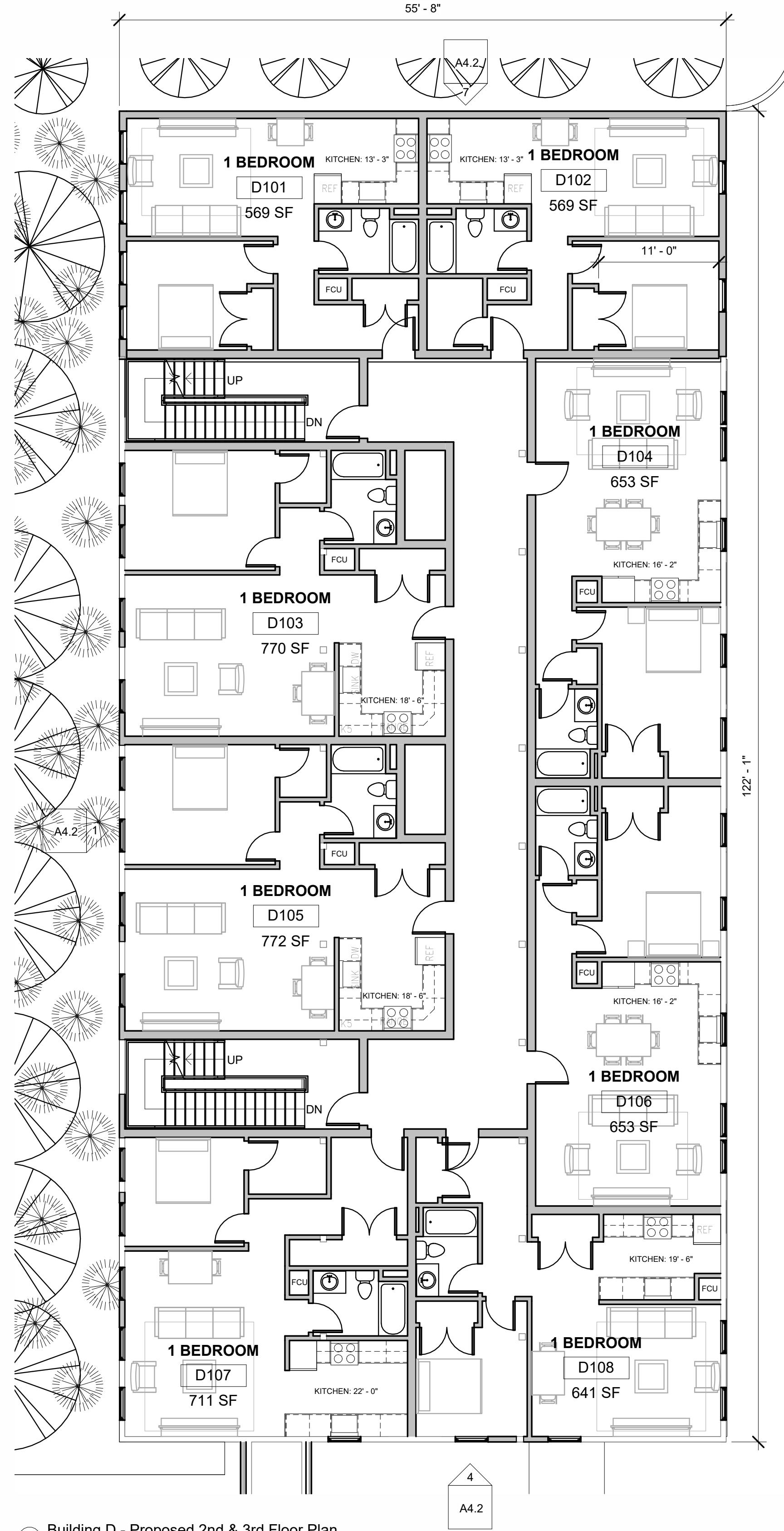
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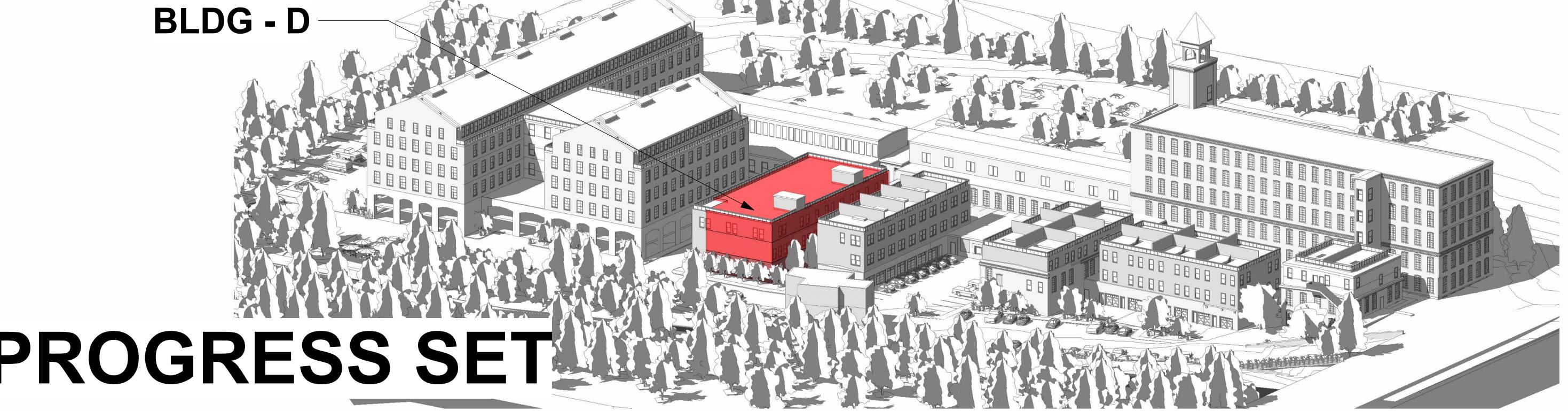
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DRAWING NUMBER

**A4.1**



0' 8' 16' 32' 64'



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DRAWING TITLE  
**BLDG D -  
PROPOSED  
ELEVATIONS AND  
ENLARGED PLAN**

Revision Schedule		
Number	Date	Revision Description

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DATE	APR. 18, 2025

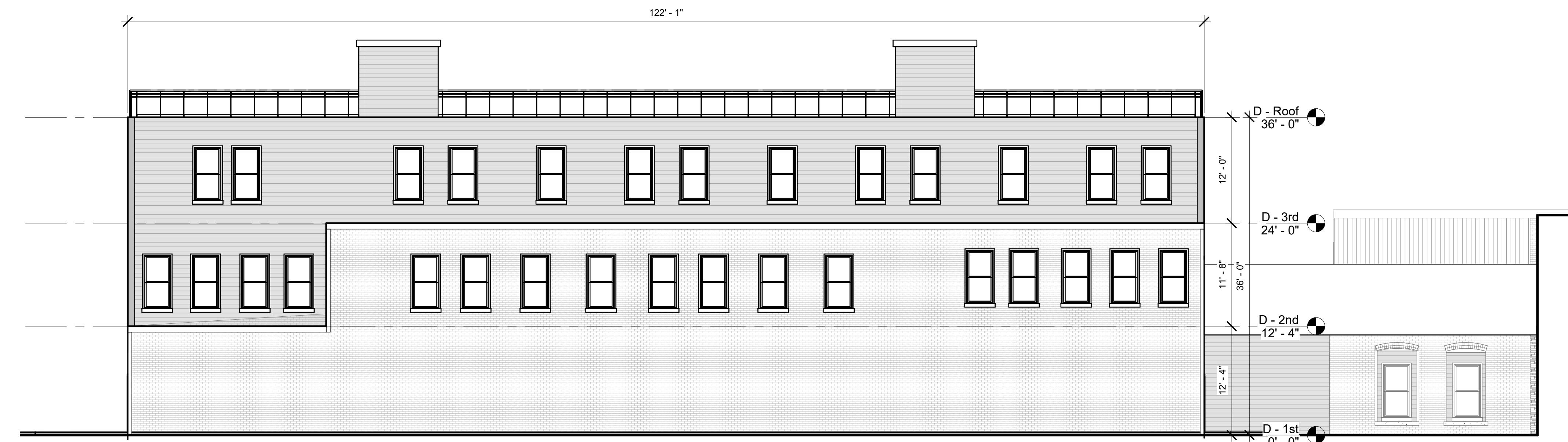
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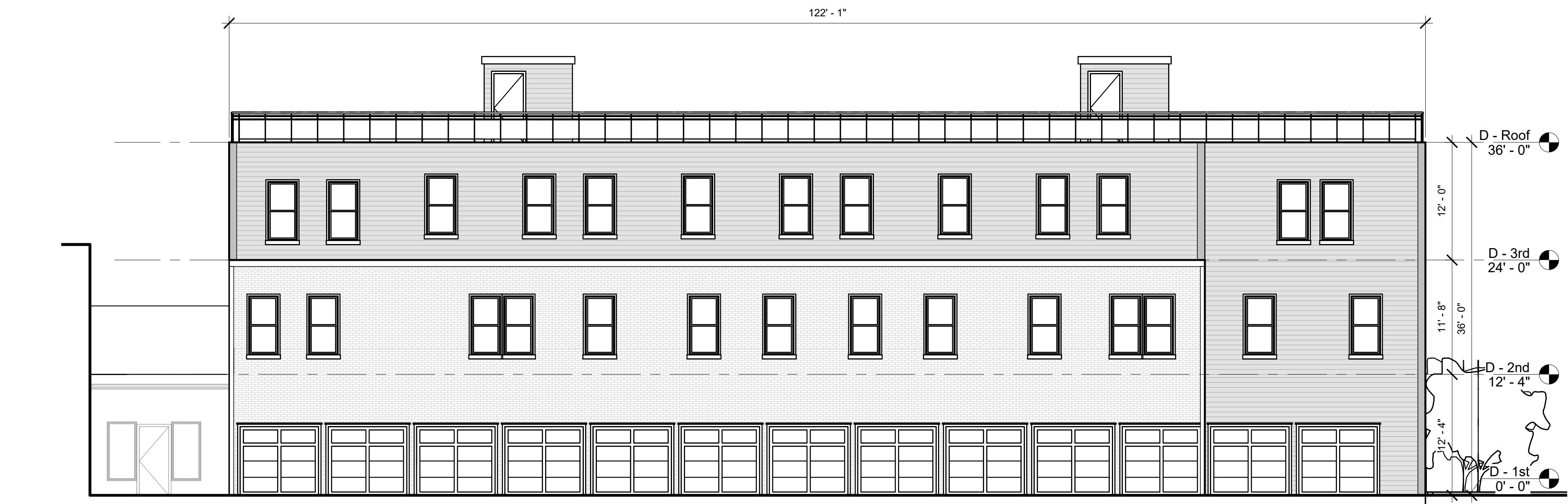
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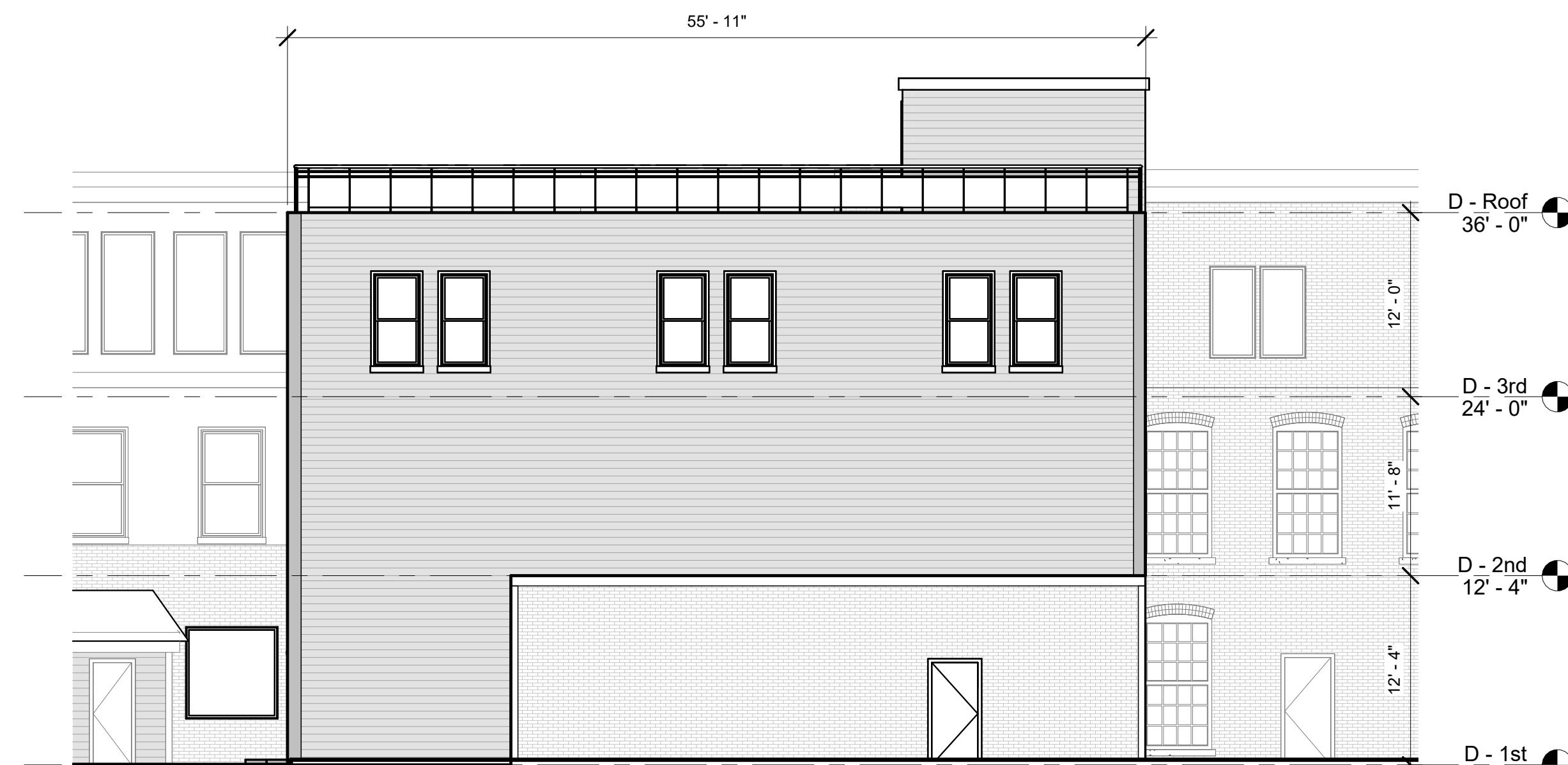
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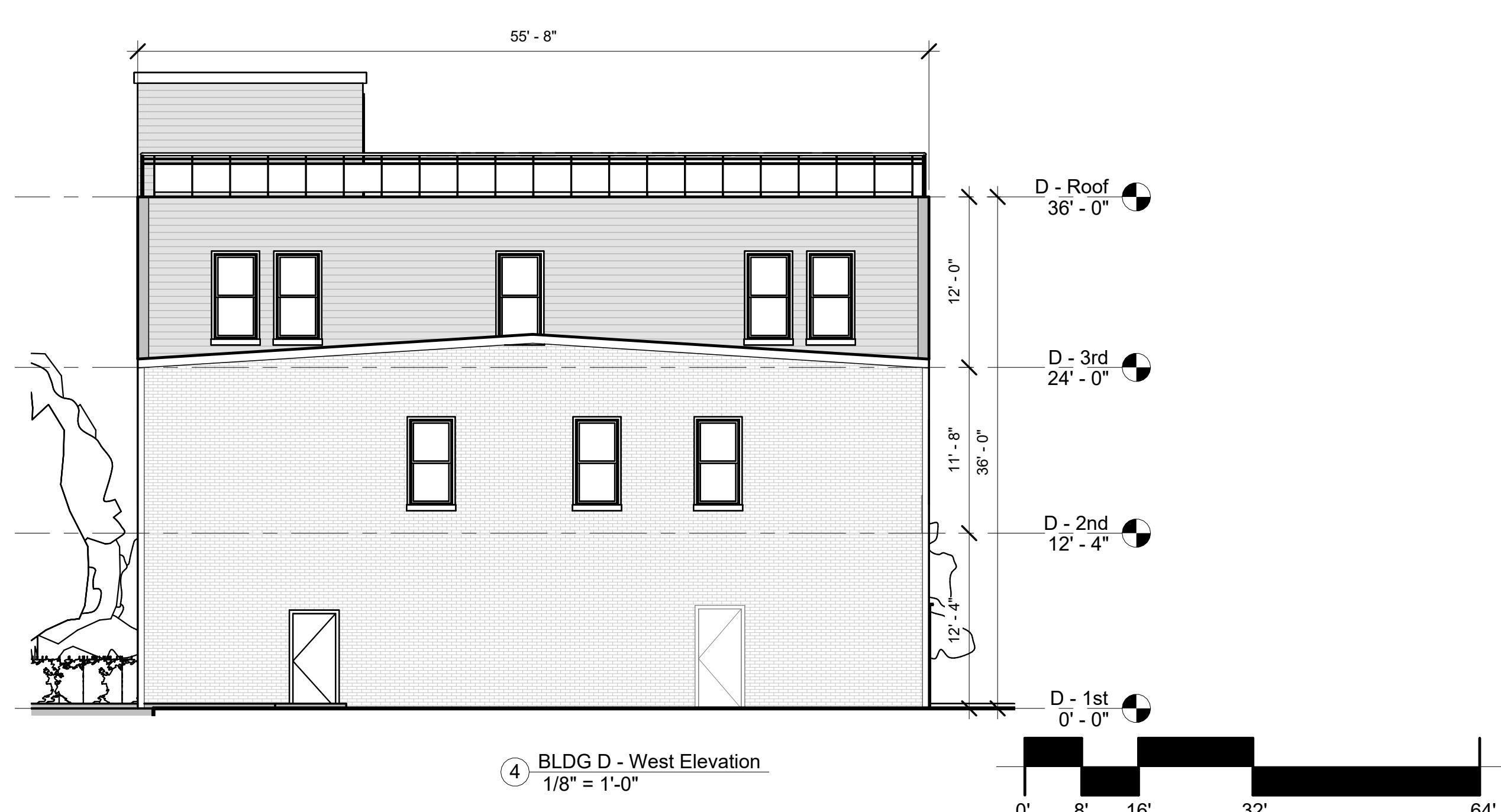
① BLDG D - North Elevation  
1/8" = 1'-0"



② BLDG D - South Elevation  
1/8" = 1'-0"



③ BLDG D - South Elevation  
1/8" = 1'-0"



④ BLDG D - West Elevation  
1/8" = 1'-0"

**PROGRESS SET**

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**BLDG E -  
PROPOSED PLANS**

Revision Schedule				
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DATE APR. 18, 2025				

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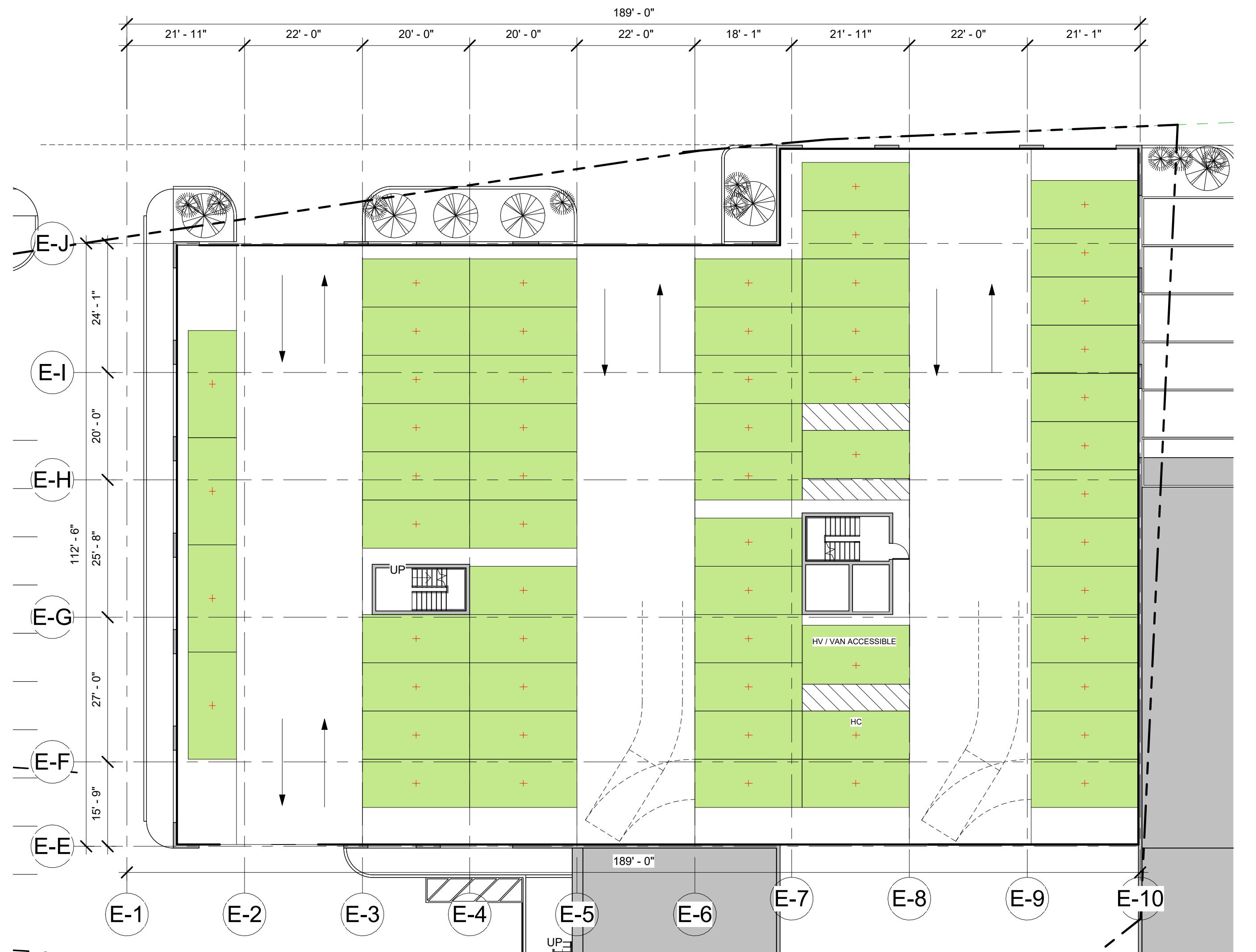
  

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DRAWING NUMBER				

**A5.1**



**1st Floor Plan**



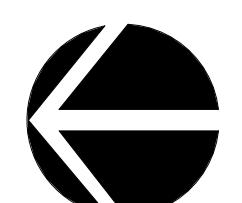
**2nd Floor Plan**

BLDG	1 BEDROOM	2 BEDROOM	3 BEDROOM	AREA (sf)
1st				22,255
2nd				28,135
3rd	10	12	1	27,635
4th	10	12	1	27,635
5th	13	9	1	27,635
6th	0	17	0	19,890
<b>TOTAL</b>	<b>33</b>	<b>50</b>	<b>3</b>	<b>153,185</b>

**TOTAL UNITS = 86**

EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR

**PROGRESS SET**



0' 8' 16' 32' 64'



**OPTION 2**



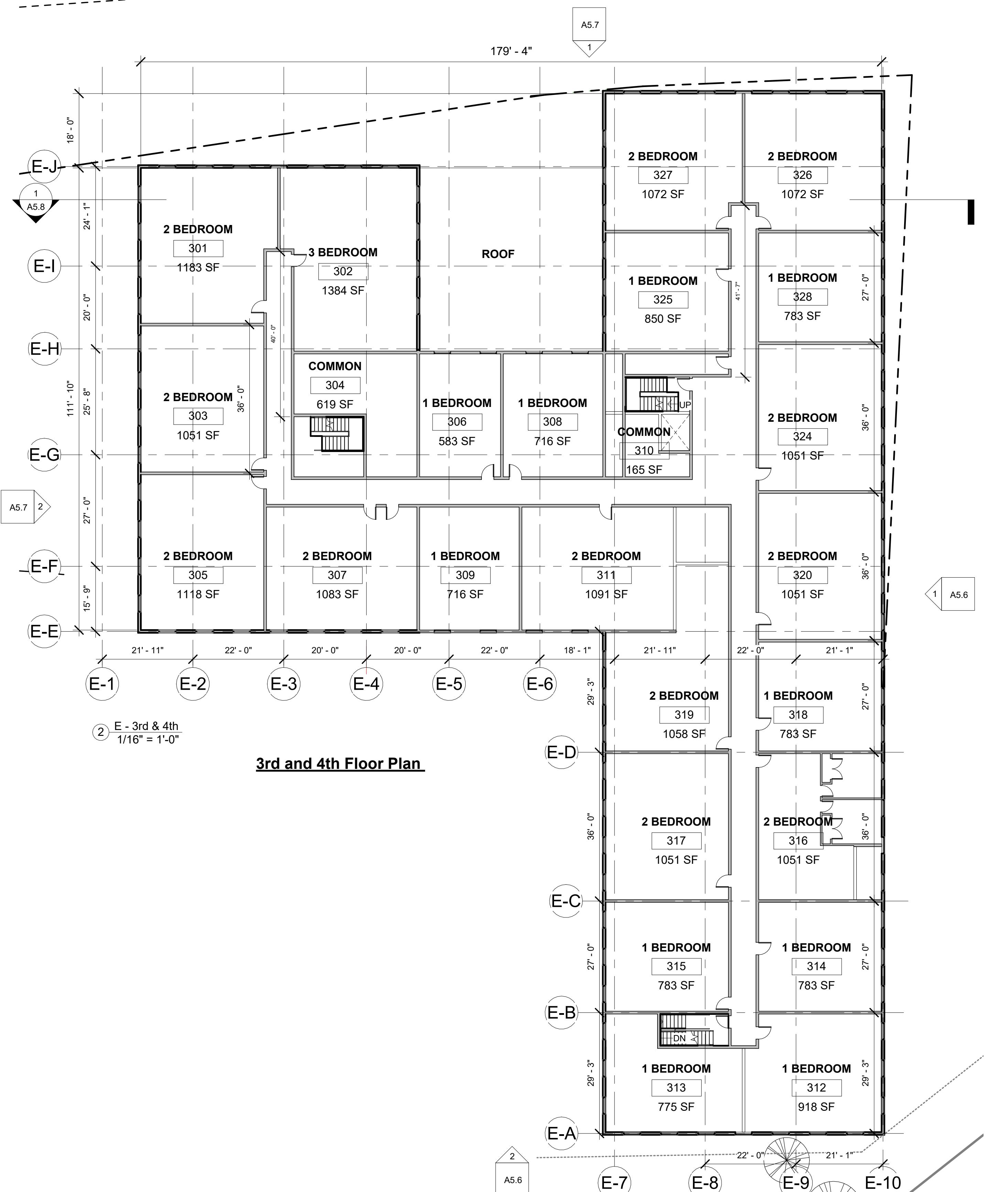
**UNIT COUNTS**

**BY FLOOR (3rd & 4th)**

**1 BEDROOM: 10**  
**2 BEDROOM: 12**  
**3 BEDROOM: 1**  
**TOTAL: 23**

**BY BUILDING**

**1 BEDROOM: 33**  
**2 BEDROOM: 50**  
**3 BEDROOM: 3**  
**TOTAL: 86**



**PROGRESS SET**



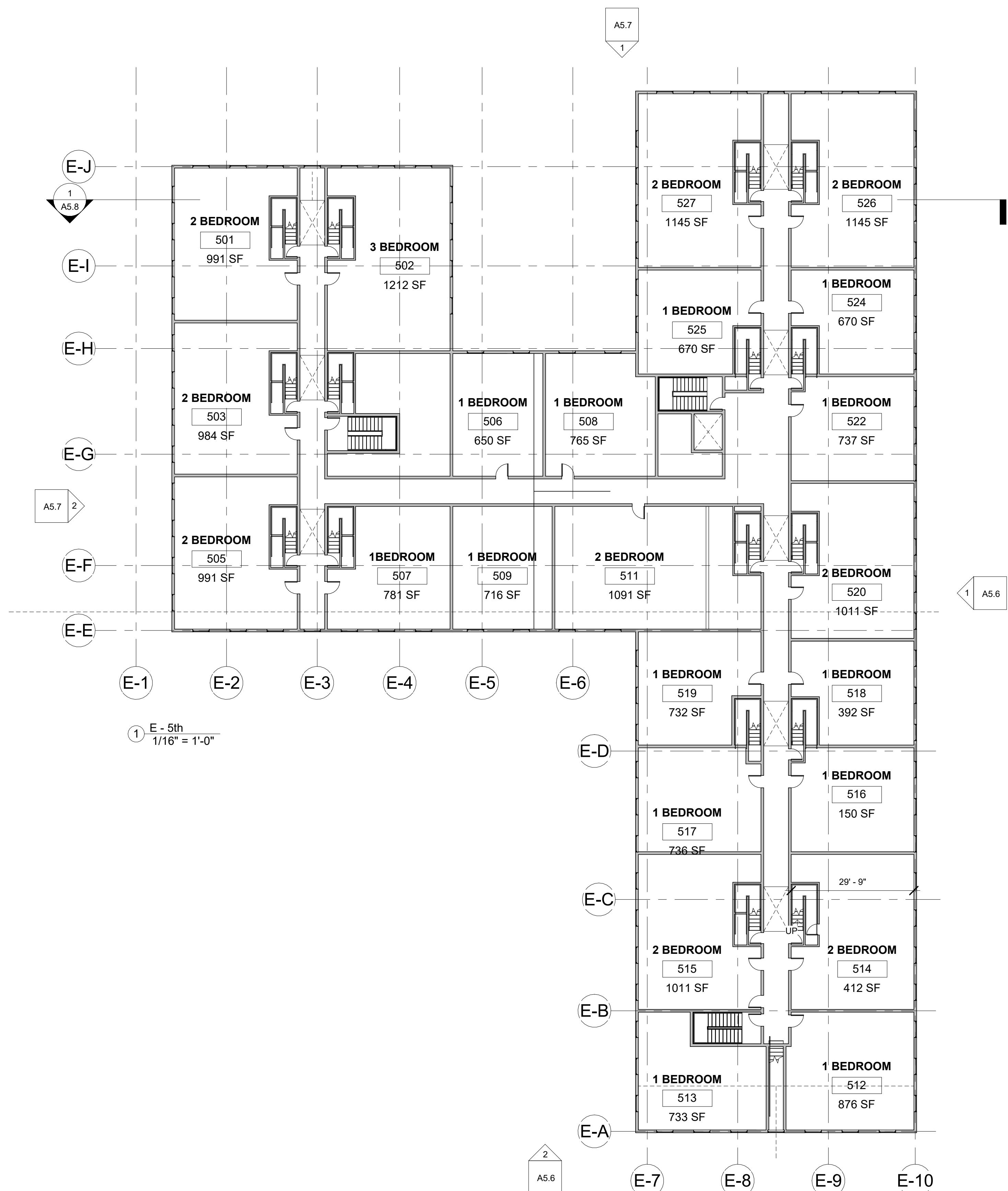
# UNIT COUNTS

## BY FLOOR (5th)

**1 BEDROOM: 13**  
**2 BEDROOM: 9**  
**3 BEDROOM: 1**  
**TOTAL: 23**

# BY BUILDING

**1 BEDROOM: 33  
2 BEDROOM: 50  
3 BEDROOM: 3  
TOTAL: 86**



# PROGRESS SET

# BEAVER BROOK MILL

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DRAWING TITLE  
**BLDG E -  
PROPOSED 5TH  
FLOOR PLAN**

Revision Schedule		
ber	Date	Revision Description
CALE	As indicated	
DATE	APR. 18, 2025	
DRAWN BY	Author	CHECKED BY Checker
PROJECT NUMBER	2054	
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DRAWING		

# A5.3

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CONSULTANT

DRAWING TITLE  
**BLDG E -  
PROPOSED 6TH  
FLOOR PLAN**

Revision Schedule		
Number	Date	Revision Description

SCALE	As indicated
DATE	APR. 18, 2025

DRAWN BY	CHECKED BY
Author	Checker

PROJECT NUMBER	2054
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DRAWING NUMBER

**A5.4**

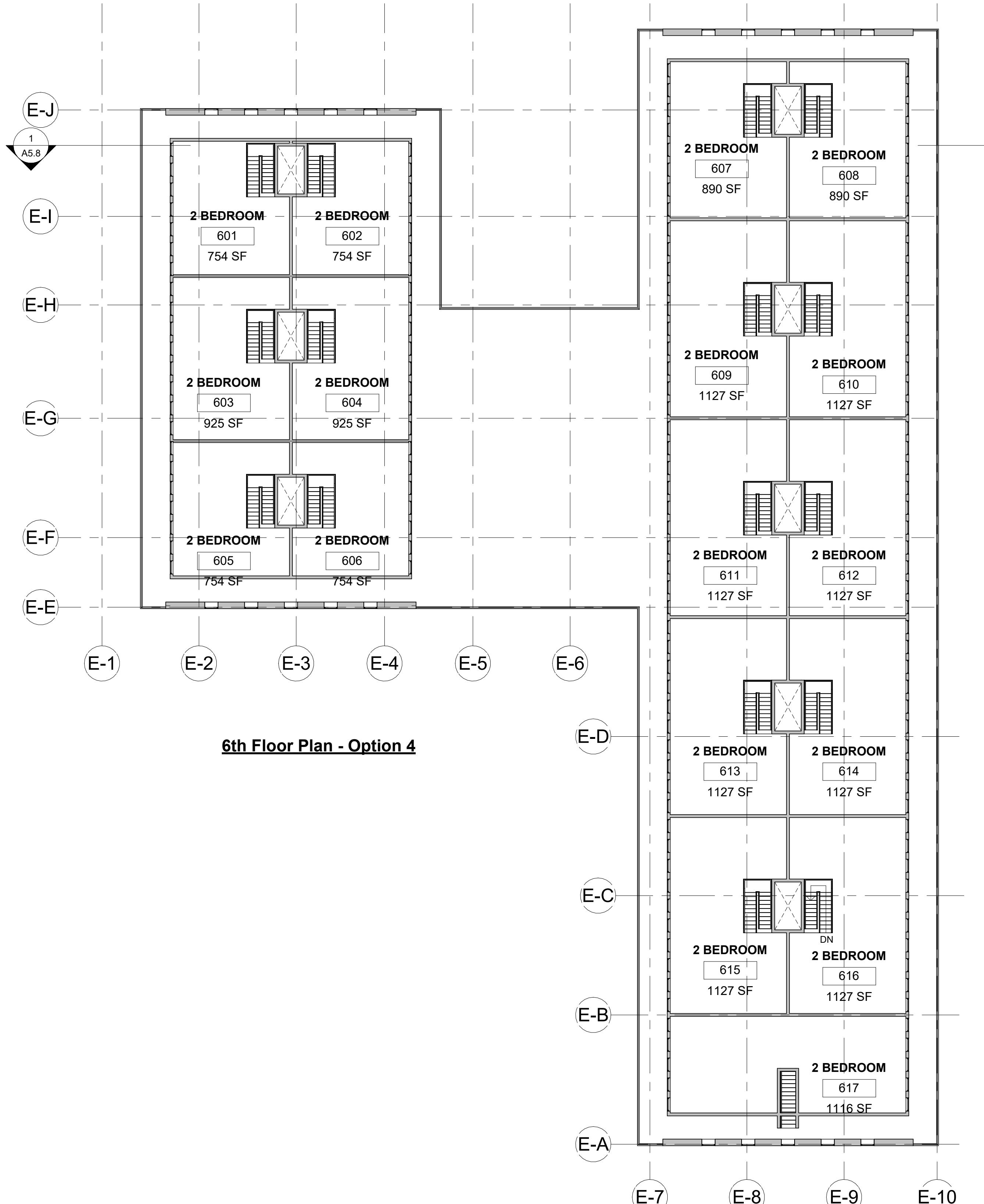
**UNIT COUNTS**

**BY FLOOR (6th)**

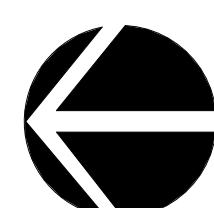
1 BEDROOM: 0  
2 BEDROOM: 17  
3 BEDROOM: 0  
TOTAL: 17

**BY BUILDING**

1 BEDROOM: 33  
2 BEDROOM: 50  
3 BEDROOM: 3  
TOTAL: 86



EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR



0' 8' 16' 32' 64'



**PROGRESS SET**

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DRAWING TITLE  
**BLDG E -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE		
3/32" = 1'-0"		

DATE		
APR. 18, 2025		

DRAWN BY		CHECKED BY
Author	Checker	

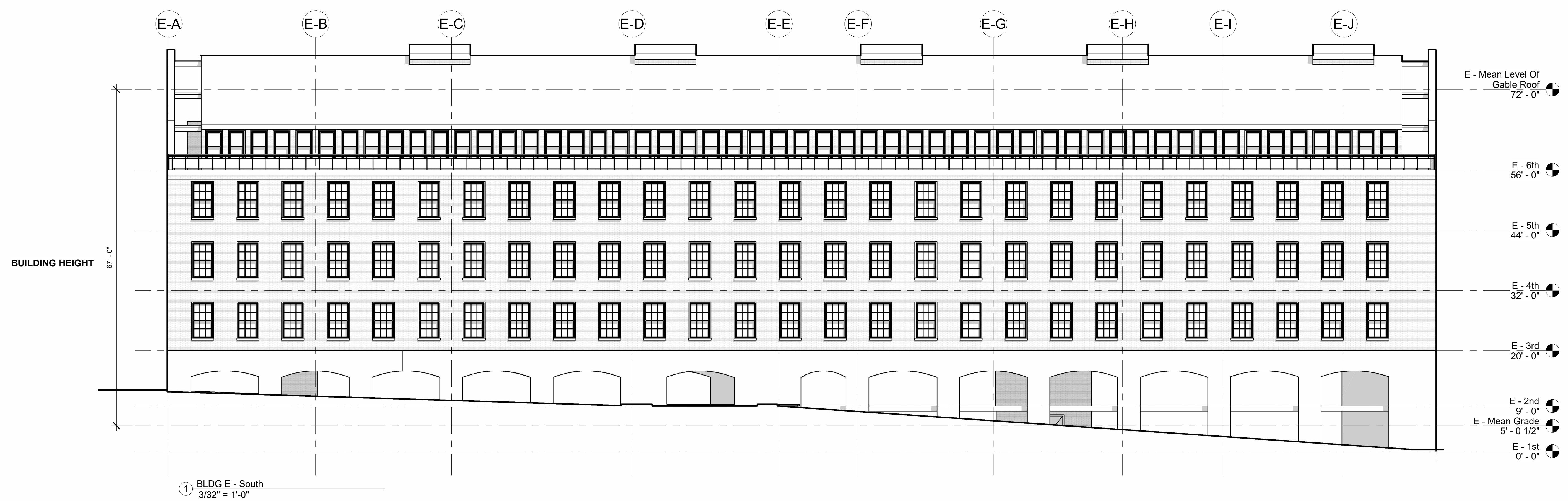
PROJECT NUMBER		
2054		

DRAWING NUMBER		
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**A5.6**

**PROGRESS SET**



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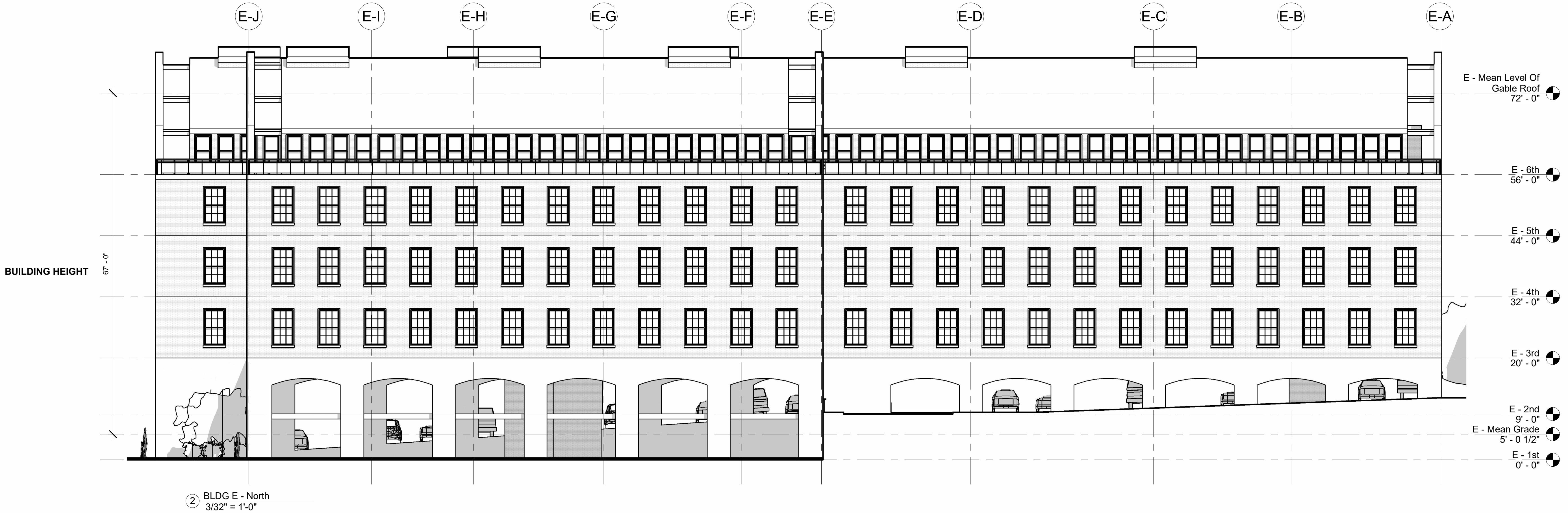
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**A5.7**

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**BLDG E -  
PROPOSED  
SECTION**

Revision Schedule

Number Date Revision Description

SCALE  $1/8'' = 1'-0''$

DATE APR. 18, 2025

DRAWN BY CHECKED BY  
Author Checker

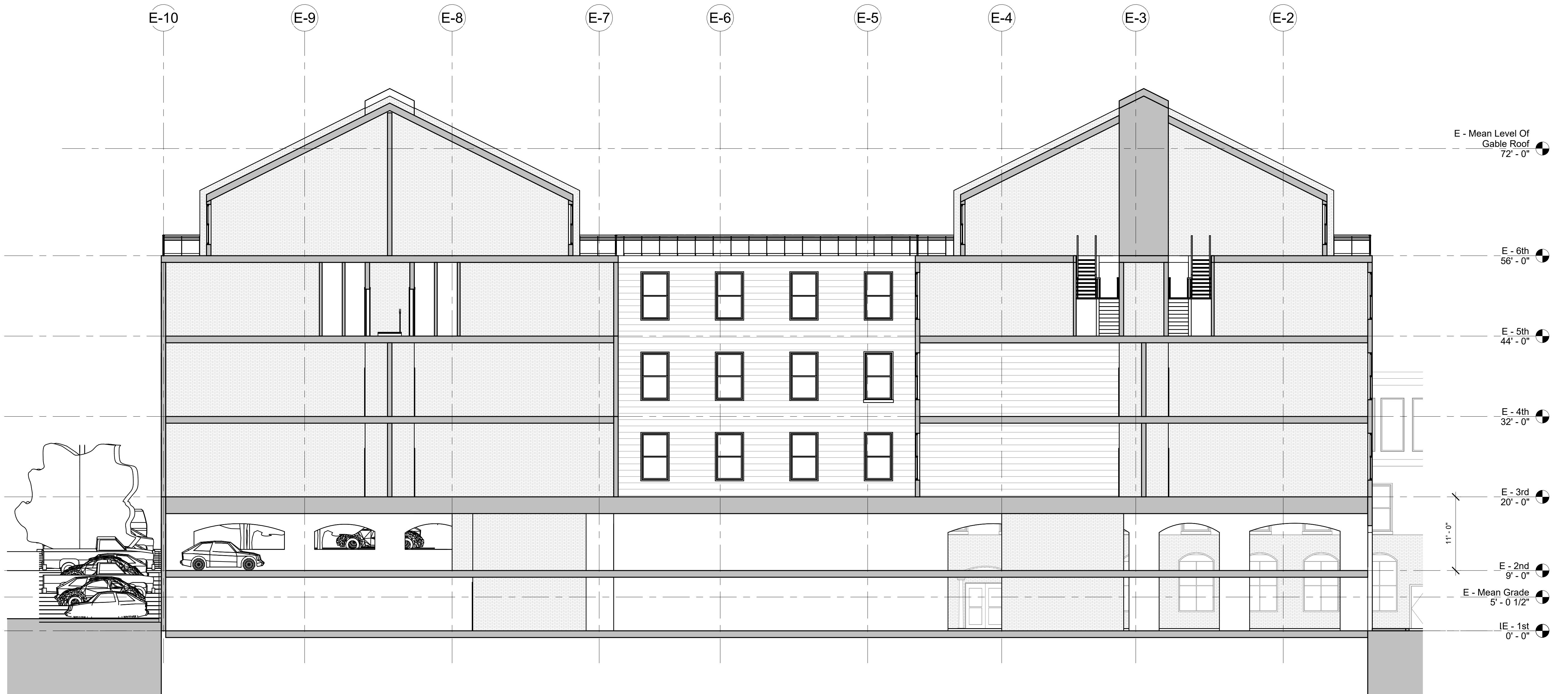
PROJECT NUMBER 2054

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DRAWING NUMBER

0' 8' 16' 32' 64'

**A5.8**



① Building Section  
1/8'' = 1'-0''

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DRAWING TITLE  
**BLDG F -  
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

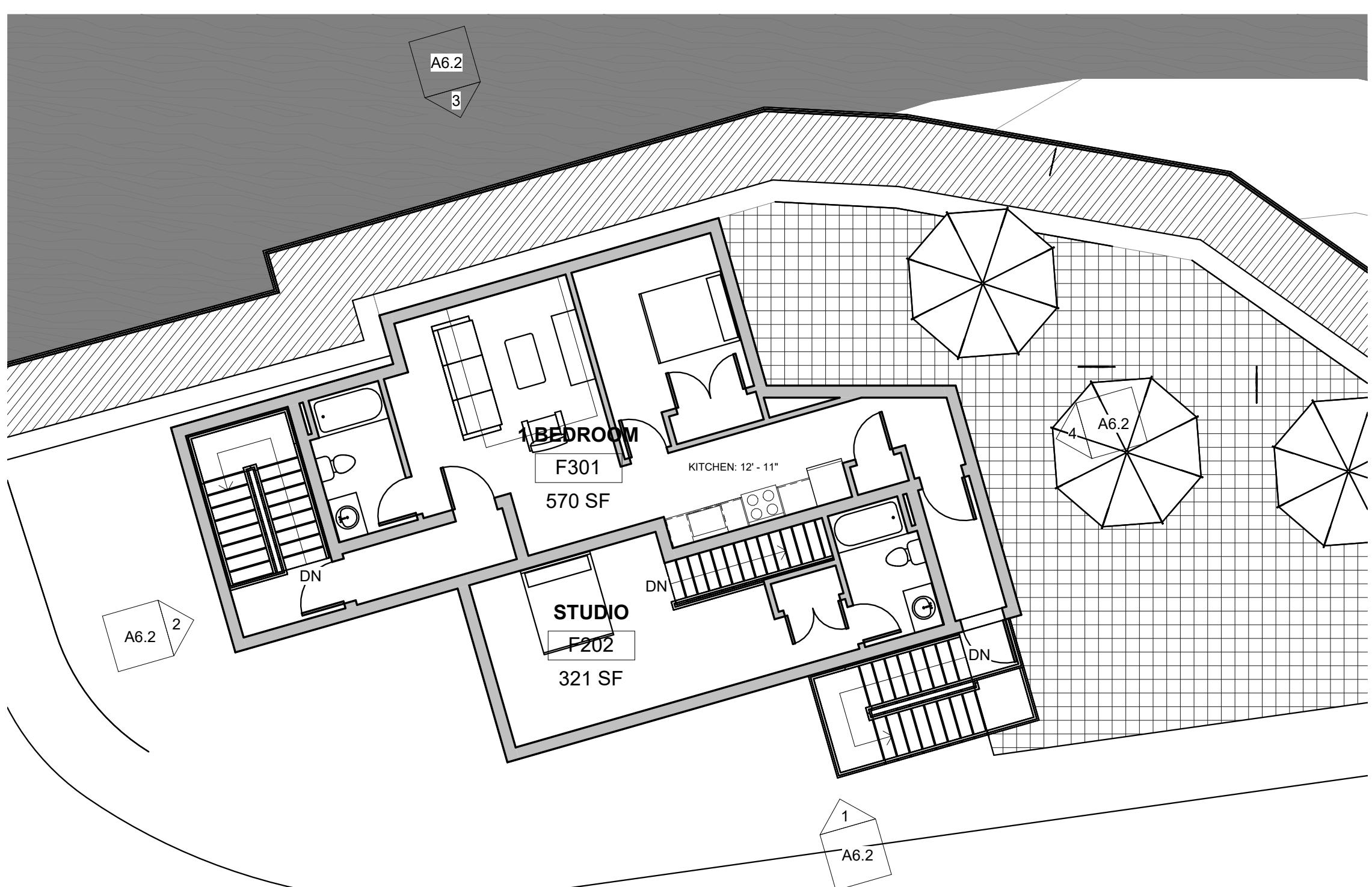
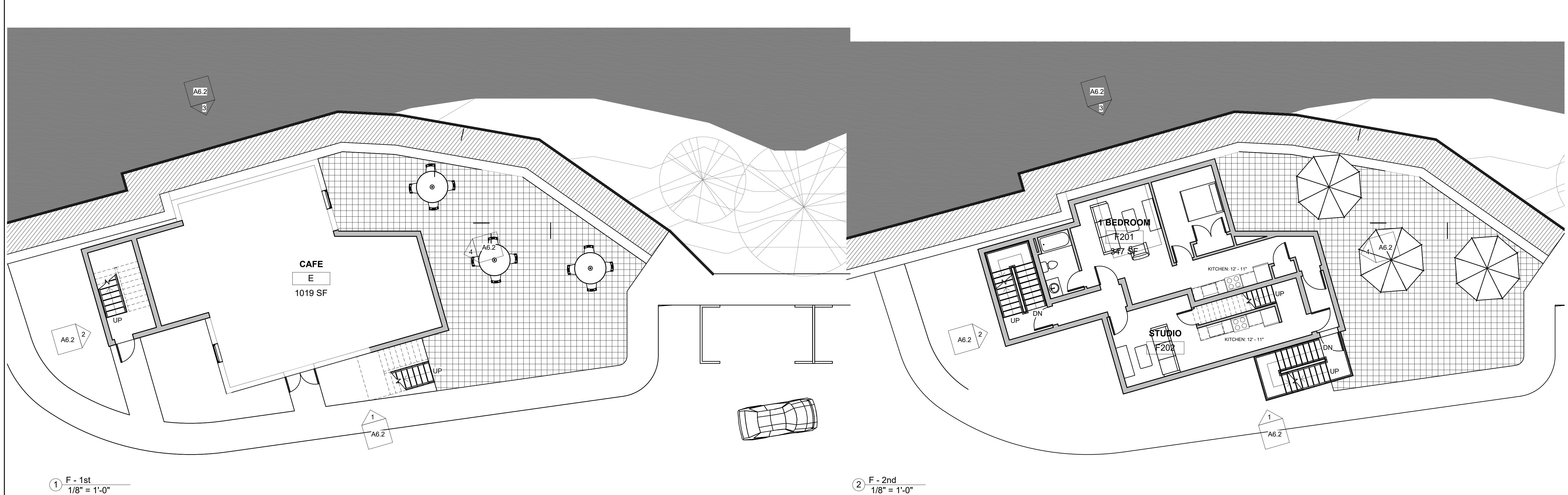
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**A6.1**



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**DRAWING TITLE**  
**BLDG F -  
PROPOSED  
ELEVATIONS**

Revision Schedule

Number Date Revision Description

SCALE  
1/8" = 1'-0"

DATE APR. 18, 2025

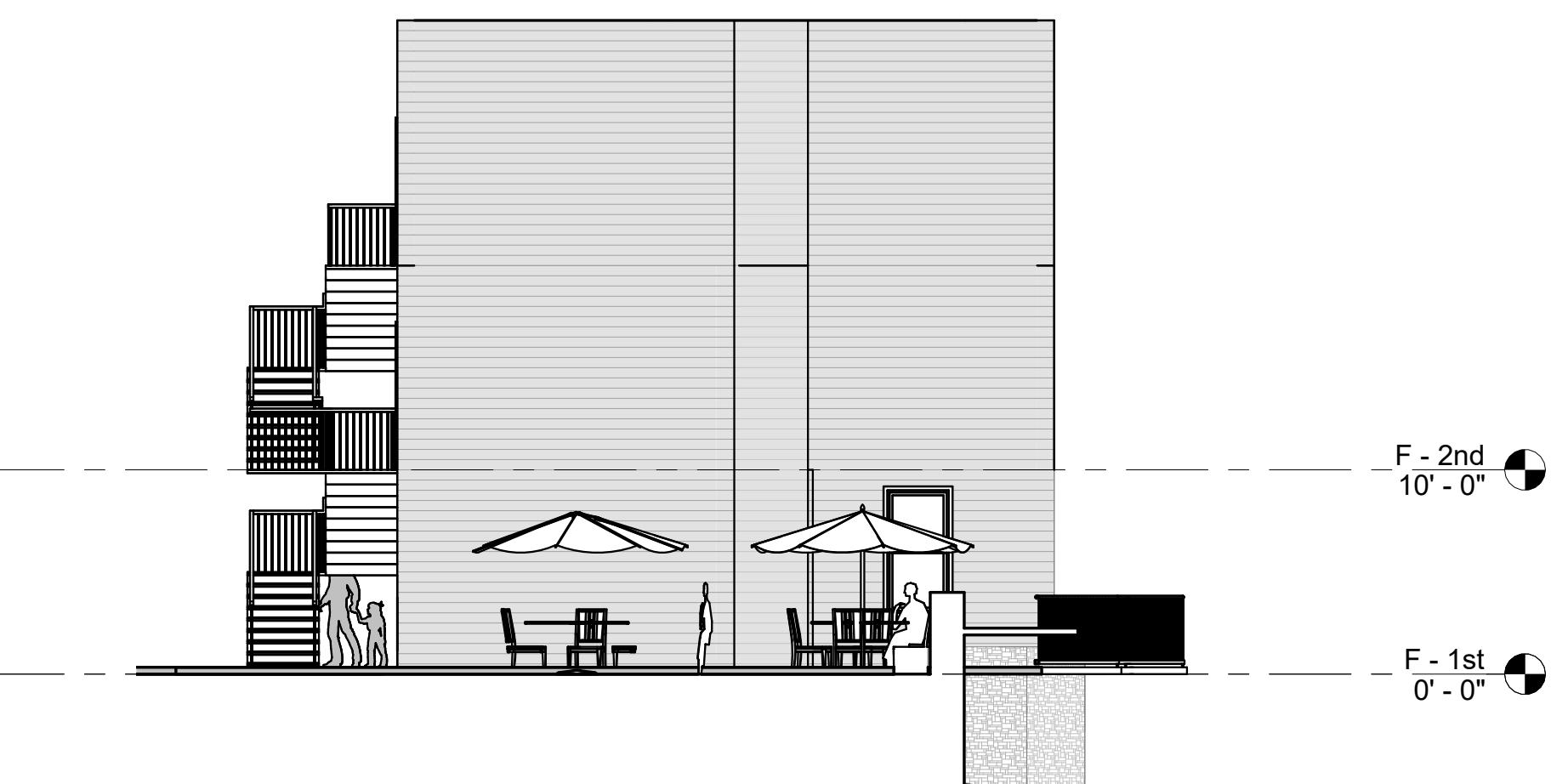
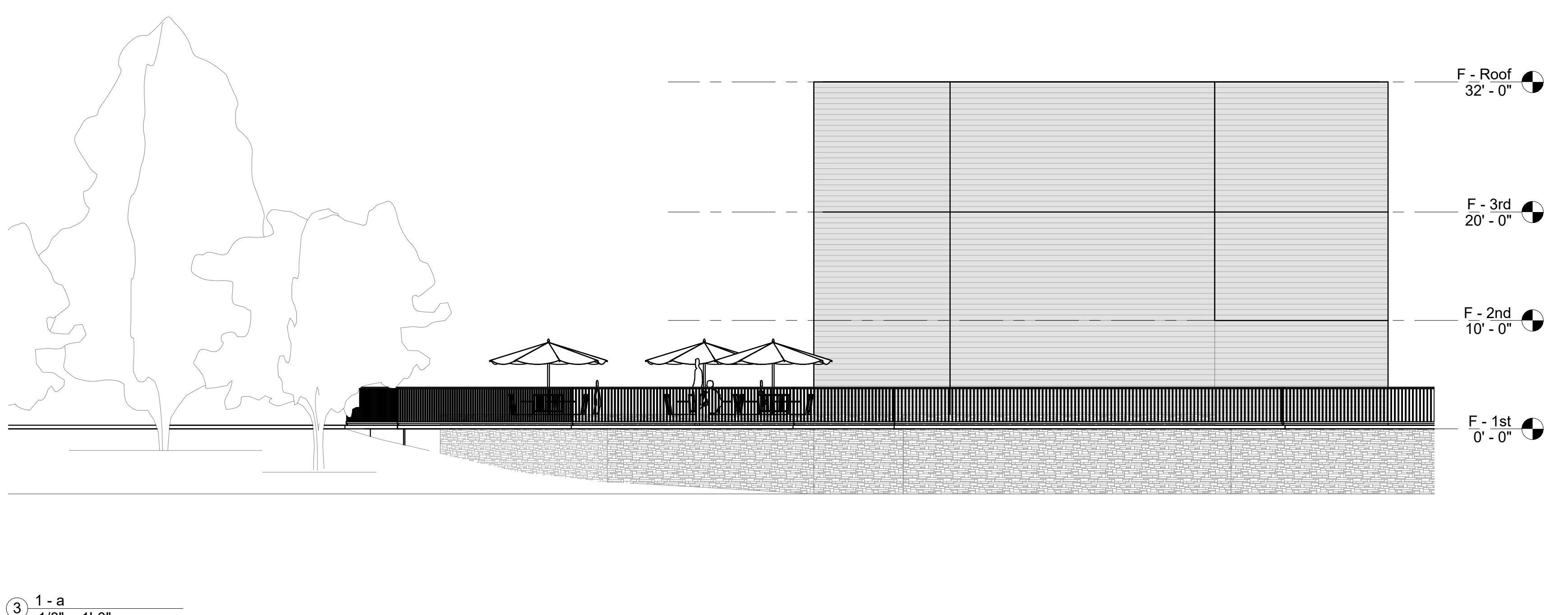
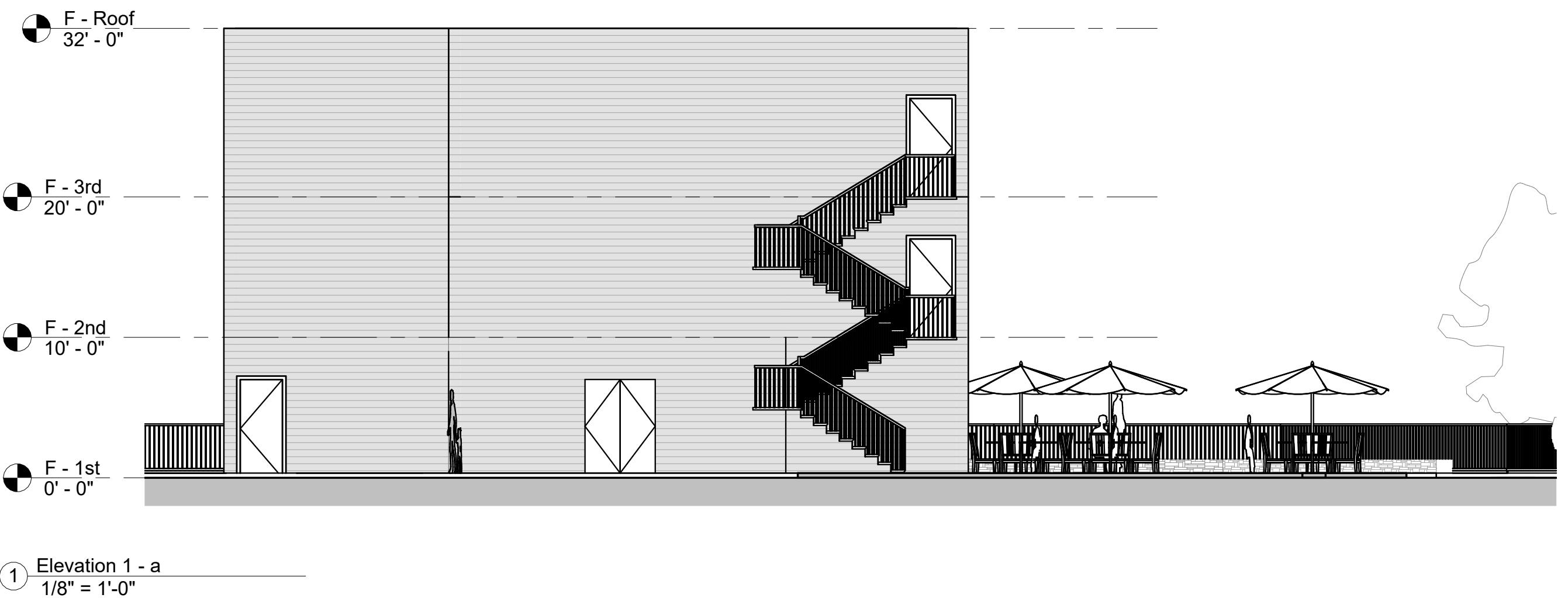
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**A6.2**



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**DRAWING TITLE**  
**PROPOSED PAVING**

Revision Schedule		
Number	Date	Revision Description

SCALE		
1/8"	1'-0"	

DATE		
APR. 18, 2025		

DRAWN BY		
Author	CHECKED BY	Checker

PROJECT NUMBER		
2054		

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**A6.3**

**PROGRESS SET**

