

SPECIAL PERMIT AMENDMENT

THE RESIDENCES AT BEAVER BROOK

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

88, 91 & 101 MILL STREET

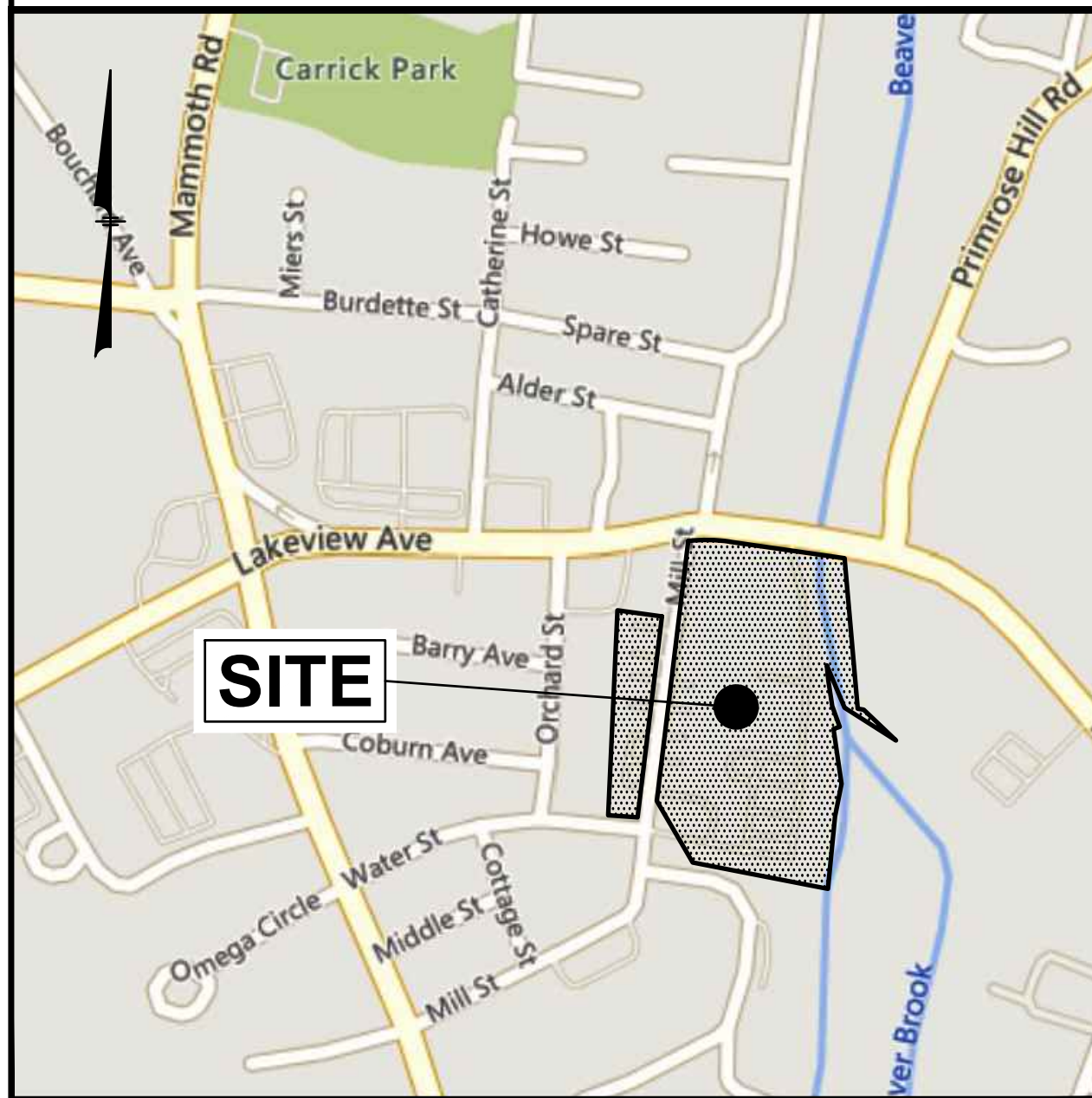
DRACUT, MASSACHUSETTS



Prepared for:

BEAVER BROOK HOLDINGS, LLC

P.O. BOX 895
DRACUT, MA 01826



LOCATION MAP
(NOT TO SCALE)

NOT FOR CONSTRUCTION

INDEX TO DRAWINGS

1. TITLE SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS PLAN
4. OVERVIEW PLAN
5. SITE PLAN (1 OF 4)
6. SITE PLAN (2 OF 4)
7. SITE PLAN (3 OF 4)
8. SITE PLAN (4 OF 4)
9. GRADING & DRAINAGE PLAN (1 OF 4)
10. GRADING & DRAINAGE PLAN (2 OF 4)
11. GRADING & DRAINAGE PLAN (3 OF 4)
12. GRADING & DRAINAGE PLAN (4 OF 4)
13. UTILITY PLAN
14. EROSION & SEDIMENT CONTROL PLAN
15. PLANT SURVEY
16. LANDSCAPE PLAN
17. DETAIL SHEET
18. DETAIL SHEET
19. DETAIL SHEET
20. DETAIL SHEET
21. DRAINAGE PROFILES
- 1 OF 1. FIRE TRUCK TURN PLAN
- 1 OF 1. DELIVERY TRUCK TURN PLAN

ARCHITECTURAL PLANS (BY OTHERS)

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

CERTIFIED BY:
CHAIRMAN _____

TOWN CLERK: _____

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

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

REVISIONS		
NO.	REVISION	DATE
2	REVISED ALL SHEETS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

MAY 21, 2025
DRAWN/DESIGN BY: CSB
CHECKED BY: DRJ

TITLE SHEET

SCALE: NOT TO SCALE
PROJECT NO. NEX-2021147

1 OF 21

LEGEND

	SLOPED GRANITE CURB
	VERTICAL GRANITE CURB
	SLOPED CONCRETE CURB
	VERTICAL CONCRETE CURB
	CAPE COD BERM
	DOUBLE SOLID LINE YELLOW
	DOUBLE DASHED LINE YELLOW
	SINGLE DASHED LINE YELLOW
	SINGLE SOLID LINE YELLOW
	SINGLE SOLID LINE WHITE
	SINGLE DASHED LINE WHITE
	GAS LINE
	UNDERGROUND TELEPHONE
	WATER LINE
	UNDERGROUND ELECTRIC
	WOOD GUARDRAIL
	METAL GUARDRAIL
	CHAIN LINK FENCE
	STOCKADE FENCE
	POST & RAIL FENCE
	WIRE FENCE
	CONTOUR ELEVATION
	TREE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRE
	TRELLINE
	PULL BOX
	SIGN
	SPOT ELEVATION
	DRAIN MANHOLE
	CATCH BASIN
	ROOF DRAIN
	CLEANOUT
	VENT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	MANHOLE
	GAS VALVE
	GAS SHUT OFF
	WATER VALVE
	WATER SHUT OFF
	FIRE HYDRANT
	BOLLARD
	GAS METER
	ELECTRIC METER
	MONITORING WELL
	LIGHT POLE
	BORING
	WETLAND LINE
	WATER FEATURE
	UNDERGROUND COMM
	DITCH LINE
	EASEMENT LINE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	BUILDING SETBACK
	SOIL TYPE LINE
	ZONE LINE
	FLOOD ZONE LINE
	NUMBER OF PARKING SPACES
	T.D.
	PROP. BIT. CONCRETE CURB (BC)
	PROP. VERTICAL GRANITE CURB (VGC)
	PROP. CLEANOUT
	PROP. CATCH BASIN
	PROP. DRAIN MANHOLE
	MEET EXISTING GRADE
	PROP. SPOT ELEVATION
	PROP. CONTOUR ELEVATION
	TOP OF WALL ELEV.
	BOTTOM OF WALL ELEV.
	GRADE BREAK
	TEST PIT
	PROP. GATE VALVE
	PROP. SEDIMENT CONTROL FENCE
	PROP. LIGHT POLE
	TO BE REMOVED

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 (MCOO).
- LOT AREA 343,178 = Sq Ft. (TOTAL)
7.88 = Ac.s (TOTAL)
- APPROVED 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 SCALING 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 25017C0138F, 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 LIVE 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 CONTRACTORS 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. EQUAL-WALL TO RESIDENTIAL 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%.
- ELEVATIONS ARE BASED ON NAVD83 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 INLET (POINT OF CONNECTION) AND PROCEED UP GRADIENT. PROPOSED INTERFERENCE 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 HOODS 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 (OM&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 GLASS "A" CONCRETE.
- LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS 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:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER CONSTRUCTION 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 SEEDED 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 SEEDED 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 SEEDED 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:

- SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- STOCKPILED 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.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
- SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.
- TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

CONSTRUCTION SEQUENCE:

- SEDIMENT 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.
- REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.
- CONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.
- INSTALL UNDERGROUND UTILITIES & DRAINAGE.
- BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- DAILY, 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.
- BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
- FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.

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

WINTER STABILIZATION:

- MAINTENANCE REQUIREMENTS:
MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWFEST, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION. FOR ANY 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 THE 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 HEALTHY, VIGOROUS GROWTH).

- SPECIFICATIONS:
TO ADEQUATELY 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.

2. 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 SEEDED 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 SEEDED 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.

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

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

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

6. 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.

7. 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.

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

9. 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 ENVIRONMENT 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.

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

11) 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.

12) 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:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
- 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS.
- 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.
- 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.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- 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.
- 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

SEED MIX (SLOPES LESS THAN 4:1)	LBS/ACRE
CREEPING RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
RETOP	2
	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS/ACRE
CREEPING RED FESCUE	20
BIRDFOOT TREFOIL	20
TALL FESCUE	8
	48
- 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.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- 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.
- 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.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
- EXPOSED SOILS SHALL BE SEEDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
- SEE LANDSCAPE PLAN FOR DETAILED LAYOUT.
- REFER TO DETAIL SHEETS FOR ALL LANDSCAPE DETAILS AND ADDITIONAL INFORMATION.

OPERATIONS/MAINTENANCE PLAN FOR STORMWATER SYSTEM:

CONSTRUCTION PHASE:

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS BY GREENMAN-PEDERSEN, INC.
- 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.
- 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.
- THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:

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

B) INSTALL CATCH BASINS, PIPES AND MANHOLES.
- EROSION CONTROL 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.
- ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.
- UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ON AFOREMENTIONED PLAN - SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
- 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.
- AFTER PAVING IS INSTALLED, IT SHALL BE SWEEP CLEAN ON A MONTHLY BASIS.
- INSPECTIONS SHALL BE PERFORMED AND INSPECTION LOGS FILLED OUT AS REQUIRED BY THE USEPA COP 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:

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

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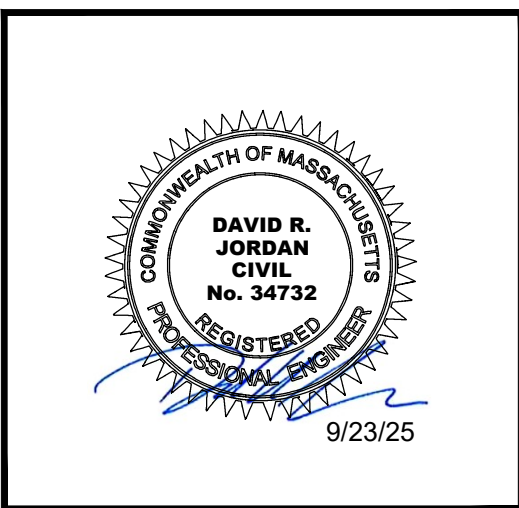
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Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

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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			
2	REVISE FLOOD MAP NOTE	9/19/25	
1	REVISED FOR CONSERVATION	8/8/25	
NO.	REVISION	DATE	

MAY 21, 2025

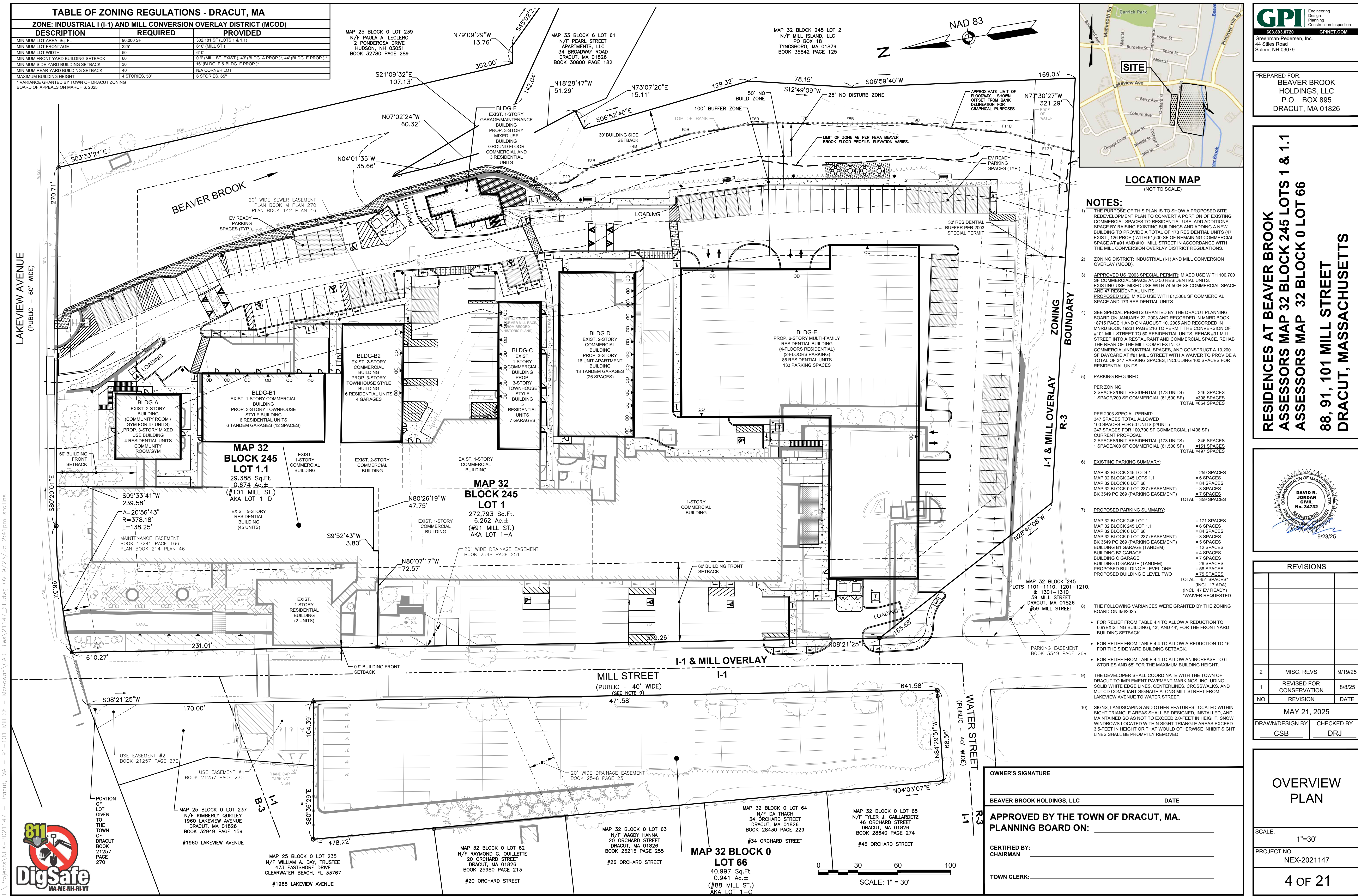
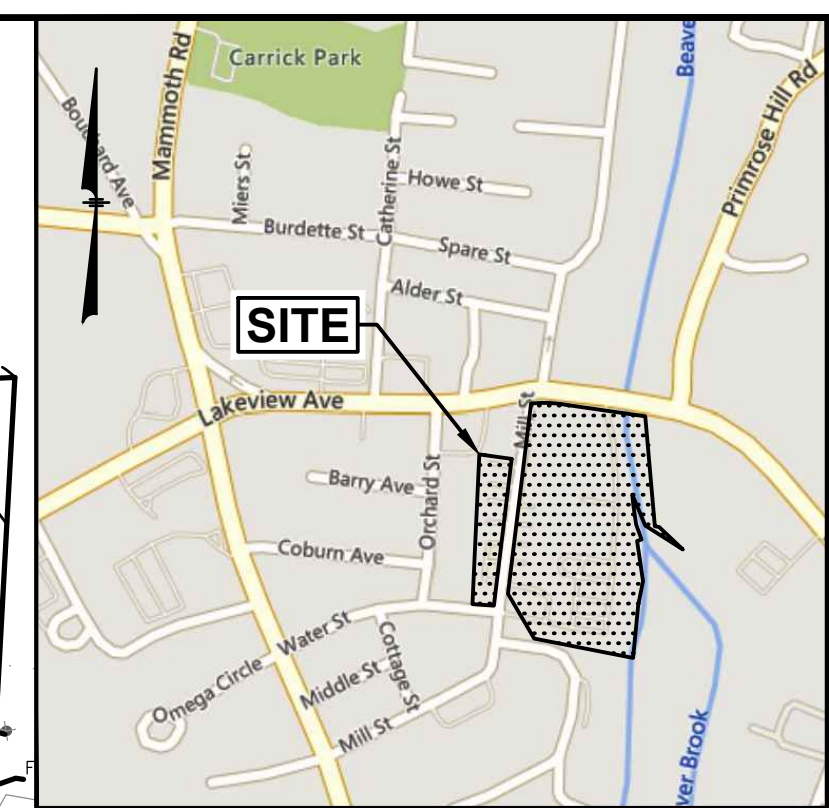


TABLE OF ZONING REGULATIONS - DRACUT, MA		
ZONE: INDUSTRIAL I (I-1) AND MILL CONVERSION OVERLAY DISTRICT (MCO)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	90,000 SF	302,181 SF (LOTS 1 & 1.1)
MINIMUM LOT FRONTAGE	225'	610' (MILL ST.)
MINIMUM LOT WIDTH	50'	610'
MINIMUM FRONT YARD BUILDING SETBACK	60'	0.9' (MILL ST. EXIST.), 43' (BLDG. A PROP.), 44' (BLDG. E PROP.)
MINIMUM SIDE YARD BUILDING SETBACK	30'	16' (BLDG. E & BLDG. F PROP.)
MINIMUM REAR YARD BUILDING SETBACK	40'	N/A CORNER LOT
MAXIMUM BUILDING HEIGHT	4 STORIES, 50'	6 STORIES, 65'



LOCATION MAP (NOT TO SCALE)

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SITE REDEVELOPMENT PLAN 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.
 - ZONING DISTRICT: INDUSTRIAL (I-1) AND MILL CONVERSION OVERLAY (MCO).
 - APPROVED US (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.
 - SEE SPECIAL PERMITS GRANTED BY THE DRACUT PLANNING BOARD ON JANUARY 22, 2003 AND RECORDED IN MNRD BOOK 18715 PAGE 1 AND ON AUGUST 10, 2005 AND RECORDED IN MNRD BOOK 19231 PAGE 216 TO PERMIT THE CONVERSION OF #101 MILL STREET TO 50 RESIDENTIAL UNITS, REHAB #91 MILL STREET INTO A RESTAURANT AND COMMERCIAL SPACE, REHAB THE REAR OF THE MILL COMPLEX INTO COMMERCIAL/INDUSTRIAL SPACES, AND CONSTRUCT A 10,200 SF DAYCARE AT #81 MILL STREET WITH A WAIVER TO PROVIDE A TOTAL OF 347 PARKING SPACES, INCLUDING 100 SPACES FOR RESIDENTIAL UNITS.
 - PARKING REQUIRED:**
PER ZONING:
2 SPACES/UNIT RESIDENTIAL (173 UNITS) = 346 SPACES
1 SPACE/200 SF COMMERCIAL (61,500 SF) = 308 SPACES
TOTAL = 654 SPACES

PER 2003 SPECIAL PERMIT:
347 SPACES TOTAL ALLOWED
100 SPACES FOR 50 UNITS (2/UNIT)
247 SPACES FOR 100,700 SF COMMERCIAL (1/408 SF)
CURRENT PROPOSAL:
2 SPACES/UNIT RESIDENTIAL (173 UNITS) = 346 SPACES
1 SPACE/408 SF COMMERCIAL (61,500 SF) = 151 SPACES
TOTAL = 497 SPACES
 - EXISTING PARKING SUMMARY:**
MAP 32 BLOCK 245 LOTS 1.1 = 259 SPACES
MAP 32 BLOCK 245 LOTS 1 = 6 SPACES
MAP 32 BLOCK 0 LOT 66 = 84 SPACES
MAP 32 BLOCK 0 LOT 237 (EASEMENT) = 3 SPACES
BK 3549 PG 269 (PARKING EASEMENT) = 7 SPACES
TOTAL = 359 SPACES
 - PROPOSED PARKING SUMMARY:**
MAP 32 BLOCK 245 LOT 1 = 171 SPACES
MAP 32 BLOCK 245 LOT 1.1 = 6 SPACES
MAP 32 BLOCK 0 LOT 66 = 84 SPACES
MAP 32 BLOCK 0 LOT 237 (EASEMENT) = 3 SPACES
BK 3549 PG 269 (PARKING EASEMENT) = 5 SPACES
BUILDING B1 GARAGE (TANDEM) = 12 SPACES
BUILDING B2 GARAGE (TANDEM) = 4 SPACES
BUILDING C GARAGE = 7 SPACES
BUILDING D GARAGE (TANDEM) = 26 SPACES
PROPOSED BUILDING E LEVEL ONE = 58 SPACES
PROPOSED BUILDING E LEVEL TWO = 76 SPACES
TOTAL = 451 SPACES*
(INCL. 17 ADA)
(INCL. 47 EV READY)
WAIVER REQUESTED
 - THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD ON 3/6/2025:
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW A REDUCTION TO 0.9' (EXISTING BUILDING), 43', AND 44', FOR THE FRONT YARD BUILDING SETBACK.
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW A REDUCTION TO 16' FOR THE SIDE YARD BUILDING SETBACK.
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW AN INCREASE TO 6 STORIES AND 65' FOR THE MAXIMUM BUILDING HEIGHT.
 - THE DEVELOPER SHALL COORDINATE WITH THE TOWN OF DRACUT TO IMPLEMENT PAVEMENT MARKINGS, INCLUDING SOLID WHITE EDGE LINES, CENTER LINES, CROSSWALKS, AND MUTCD COMPLIANT SIGNAGE ALONG MILL STREET FROM LAKEVIEW AVENUE TO WATER STREET.
 - SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.0 FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS EXCEED 3.5 FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

903.883.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED 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

9/23/25

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

OWNER'S SIGNATURE
BEAVER BROOK HOLDINGS, LLC
DATE

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

CERTIFIED BY:
CHAIRMAN

TOWN CLERK:

OVERVIEW PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021147

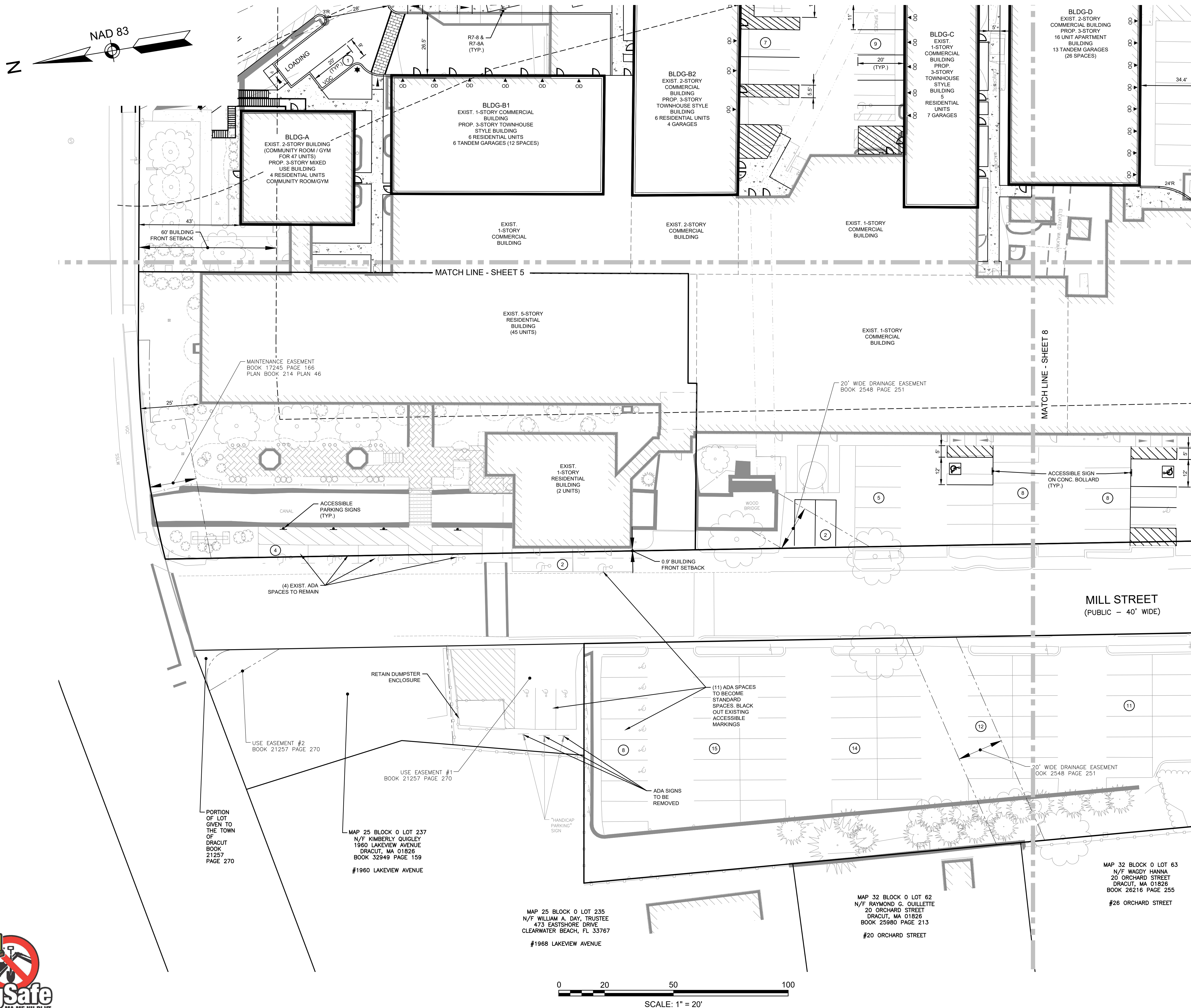
4 OF 21

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SITE PLAN (2 OF 4)	
SCALE:	1"=20'
PROJECT NO. NEX-2021147	
6 OF 21	



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




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CSB	DRJ

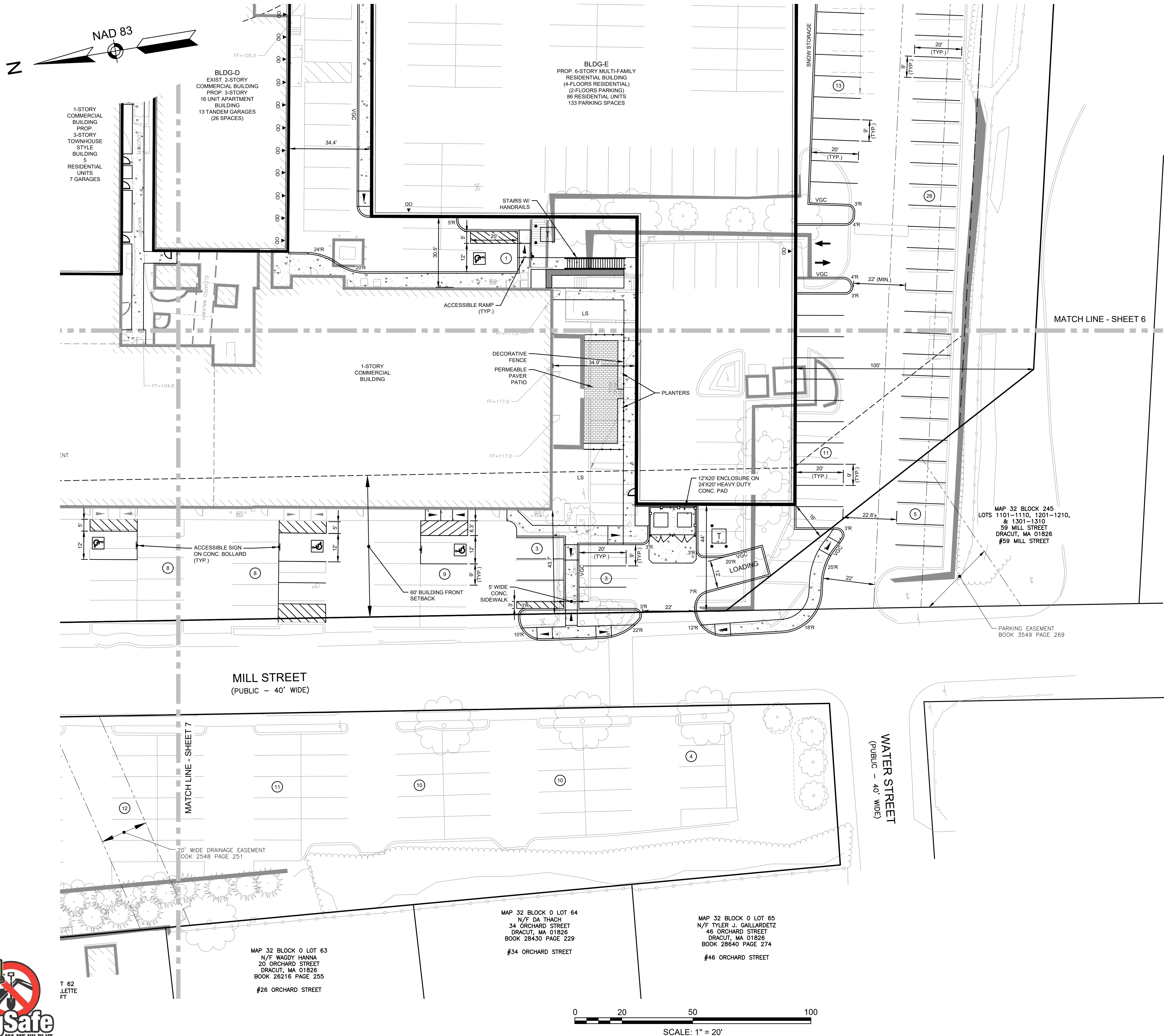
SITE PLAN
(3 OF 4)

SCALE:
1"=20'

PROJECT NO.
NEX-2021147

7 OF 21

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2	MISC. REVS	9/19/25
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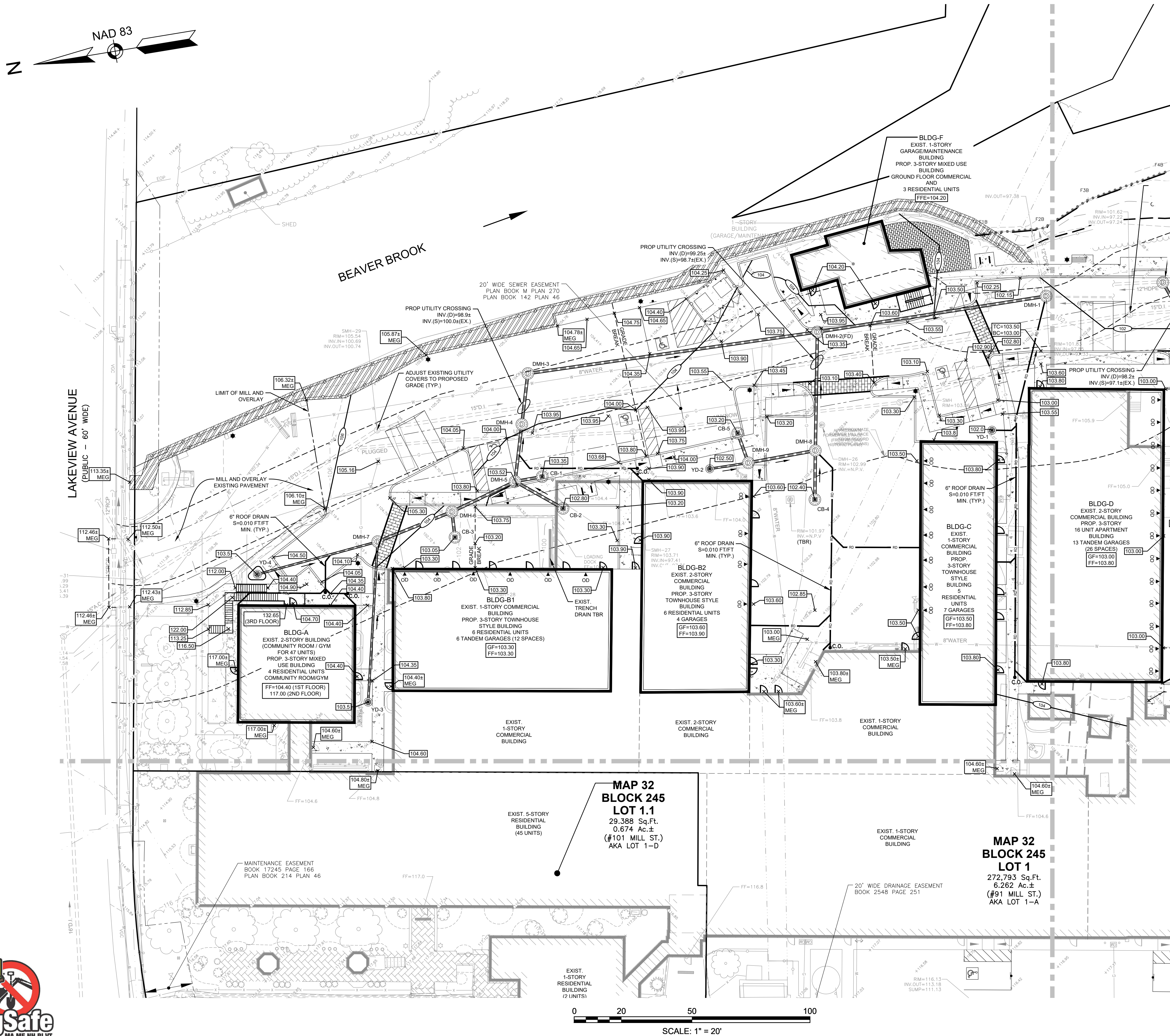
SITE PLAN
(4 OF 4)

SCALE:
1"=20'

PROJECT NO.
NEX-2021147

8 OF 21

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NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.
- 3) DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.
- 4) 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-1	12	HDPE	12	0.009	DMH-5
CB-2	12	HDPE	23	0.009	DMH-5
CB-3	12	HDPE	11	0.009	DMH-6
CB-4	12	HDPE	21	0.005	DMH-8
CB-5	12	HDPE	13	0.005	DMH-9
DMH-2(FD)	12	HDPE	98	0.005	DMH-1
DMH-3	12	HDPE	124	0.005	DMH-2(FD)
DMH-5	12	HDPE	24	0.006	DMH-4
DMH-6	12	HDPE	30	0.005	DMH-5
DMH-8	12	HDPE	50	0.005	DMH-2(FD)
DMH-9	12	HDPE	29	0.005	DMH-8
YD-2	8	HDPE	17	0.012	DMH-9
YD-4	8	HDPE	53	0.009	DMH-7

DRAINAGE STRUCTURES

CB-1 RIM=103.35 INV.OUT=100.35	DMH-6 RIM=103.85 INV.IN=100.00(DMH-7) INV.IN=99.60(CB-3) INV.OUT=99.90
CB-2 RIM=102.80 INV.OUT=99.80	DMH-7 RIM=104.55 INV.IN=100.50(YD-4) INV.IN=100.30(YD-3) INV.OUT=100.20
CB-3 RIM=103.05 INV.OUT=99.70	DMH-8 RIM=102.75 INV.IN=100.25(DMH-9) INV.IN=99.80(CB-4) INV.IN=100.30(RD) INV.OUT=99.70
CB-4 RIM=102.40 INV.OUT=99.90	DMH-9 RIM=103.90 INV.IN=100.50(CB-5) INV.IN=100.30(RD) INV.OUT=100.40
CB-5 RIM=103.20 INV.OUT=100.57	YD-1 RIM=103.00 INV.OUT=99.00
DMH-1 RIM=102.20 INV.IN=97.40(DMH-2(FD)) INV.IN=97.85(DMH-10(FD)) ±(EX.) INV.IN=98.20(RD) INV.OUT=97.33 ±(EX.)	YD-2 RIM=102.50 INV.OUT=100.00
DMH-2(FD) RIM=103.35 INV.IN=97.86(DMH-3) INV.IN=99.46(DMH-8) INV.OUT=97.86	YD-3 RIM=103.50 INV.OUT=101.00
DMH-3 RIM=104.70 INV.IN=98.54(DMH-4) INV.OUT=98.44	YD-4 RIM=103.50 INV.OUT=101.00
DMH-5 RIM=103.45 INV.IN=99.75(DMH-6) INV.IN=99.60(CB-2) INV.IN=100.25(CB-1) INV.OUT=99.65	(FD) DENOTES FIRST DEFENSE HYDRODYNAMIC PARTICLE SEPARATOR BY HYDRO INTERNATIONAL OR APPROVED EQUAL. DMH-2(FD) SHALL BE FD-4HC.

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MAY 21, 2025		
DRAWN/DESIGN BY DJT/CNM		CHECKED BY DRJ

**GRADING &
DRAINAGE
PLAN
(1 OF 4)**

SCALE:
1"=20'

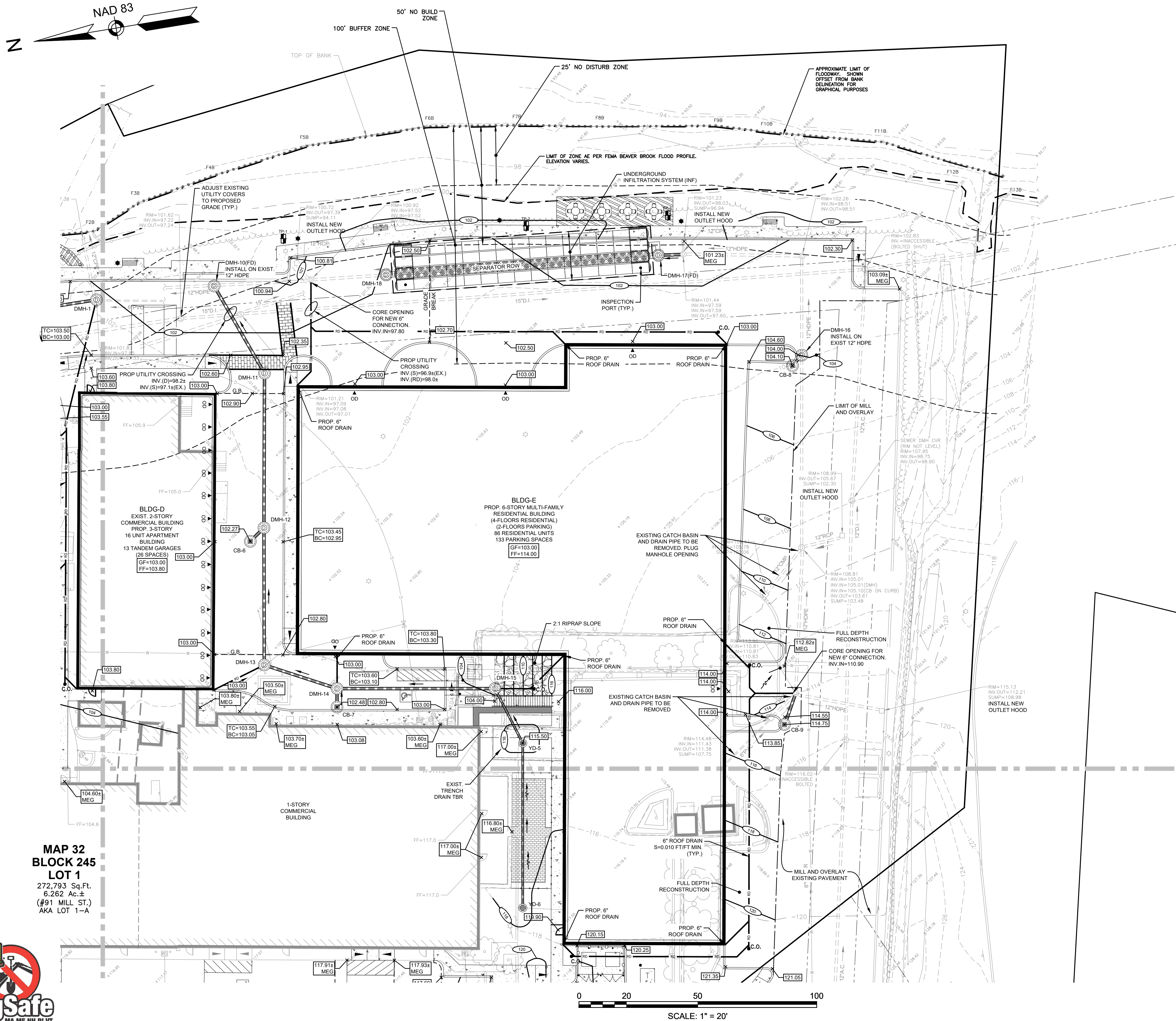
PROJECT NO.
NEX-2021147

9 OF 21

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MAP 32
BLOCK 245
LOT 1
272,793 Sq.Ft.
6.262 Ac.±
(#91 MILL ST.)
AKA LOT 1-A



NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.
- 3) DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.
- 4) 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	13	0.008	EX-DMH-3
DMH-11	12	HDPE	42	0.005	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	0.233	DMH-15

DRAINAGE STRUCTURES

CB-6
RIM=102.27
INV. IN=102.27
INV. OUT=99.10

CB-7
RIM=102.48
INV. IN=102.48
INV. OUT=99.75

CB-8
RIM=104.10
INV. IN=100.60
INV. OUT=100.60

CB-9
RIM=114.75
INV. IN=111.00
INV. OUT=111.00

DMH-10(FD)
RIM=101.40
INV. IN=98.90(DMH-11)
INV. IN=97.67(EX-DMH-3)(EX.)
INV. OUT=97.67

DMH-11
RIM=102.75
INV. IN=99.20(DMH-12)
INV. OUT=99.10

DMH-12
RIM=102.35
INV. IN=99.51(DMH-13)
INV. IN=99.00(CB-8)
INV. OUT=99.51

DMH-13
RIM=102.85
INV. IN=99.58(DMH-14)
INV. IN=100.35(RD)
INV. OUT=99.88

DMH-14
RIM=102.75 (RD)
INV. IN=100.23(DMH-15)
INV. IN=99.65(CB-7)
INV. IN=100.75(RD)
INV. OUT=100.13

DMH-15
RIM=105.00 (RD)
INV. IN=101.50(YD-5)
INV. IN=100.65(RD)
INV. OUT=100.55

DMH-16
RIM=104.00
INV. IN=100.50(CB-8)
INV. IN=100.23(EX-DMH-1)
INV. OUT=100.23(EX.)

DMH-17(FD)
RIM=101.50
INV. IN=97.55(EX-DMH)
INV. OUT=97.15 (18" TO SEPARATOR ROW)
INV. OUT=98.00 (12" BYPASS MANIFOLD)

DMH-18
RIM=102.05
INV. IN=97.65(INF OUT)
INV. OUT=97.54 (EX.)

YD-5
RIM=115.00
INV. IN=111.60(YD-6)
INV. OUT=107.50

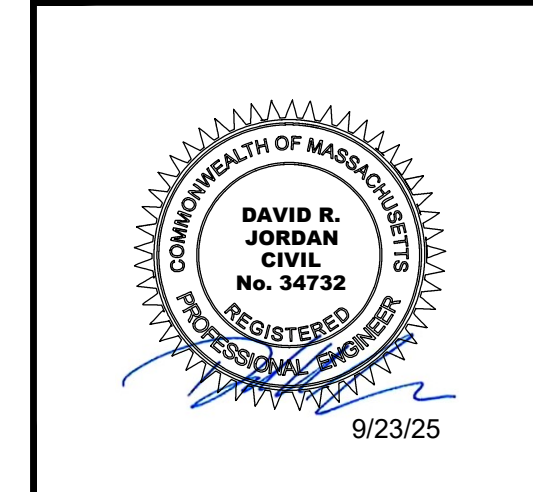
UNDERGROUND INFILTRATION SYSTEM (INF)
(80) CULTEC R-300HD CHAMBERS
INV. IN=97.15(18" TO SEPARATOR ROW)
INV. IN=98.00(12" BYPASS MANIFOLD)
INV. OUT=97.75(18" TO DMH-18)
BOT. CHAMBER=97.00
BOT. STONE=96.50
SEE DETAIL

(FD) DENOTES FIRST DEFENSE
HYDRODYNAMIC PARTICLE SEPARATOR BY
HYDRO INTERNATIONAL OR APPROVED
EQUAL. DMH-10(FD) SHALL BE FD-SHC.
DMH-17(FD) SHALL BE FD-4HC.

GPI Engineering
Design
Planning
Construction Inspection
903.683.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

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

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

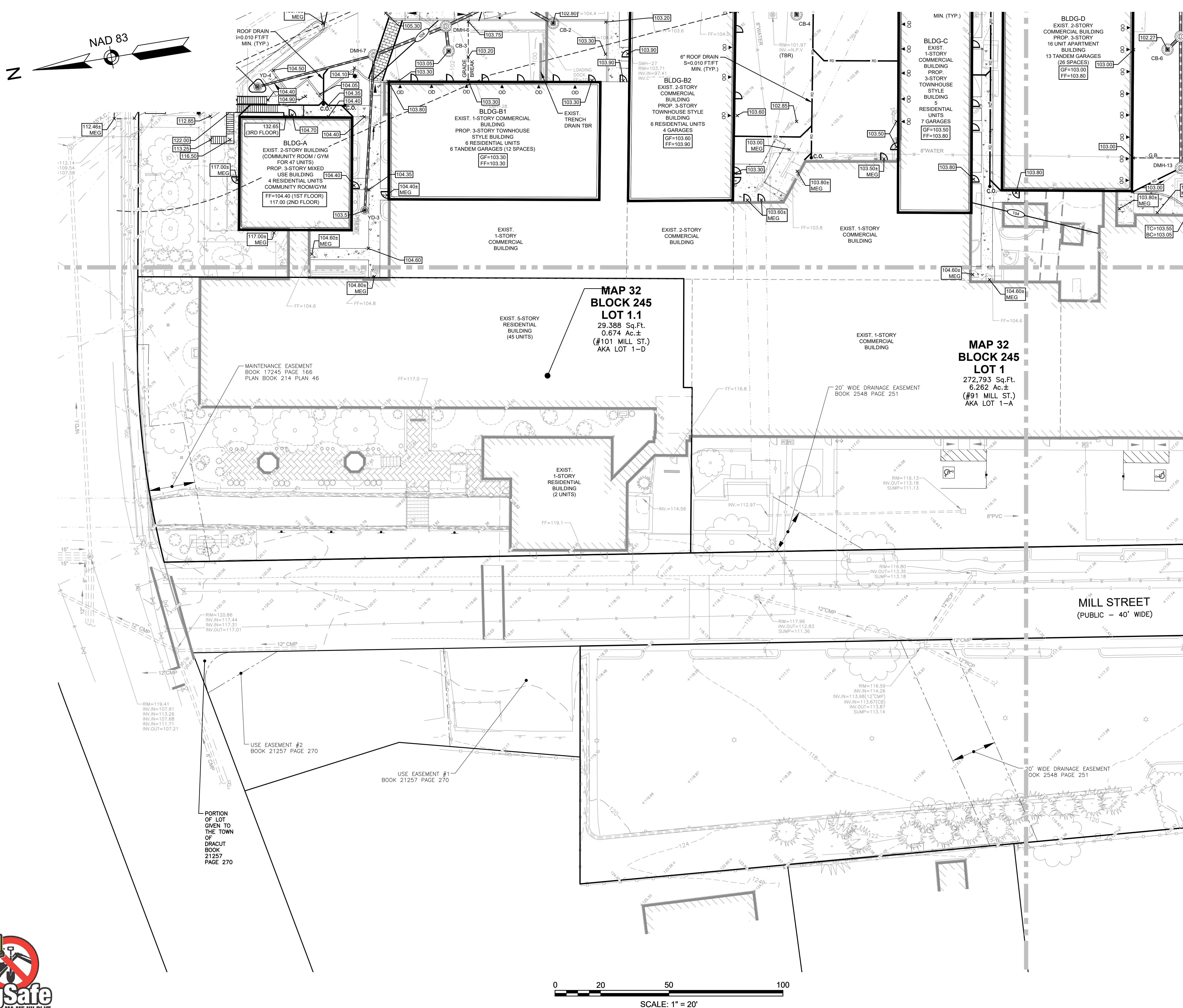
**GRADING & DRAINAGE
PLAN
(2 OF 4)**

SCALE:
1"=20'

PROJECT NO.
NEX-2021147

10 OF 21

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NOTES:

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Greenman-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



9/23/25

REVISIONS		
NO.	REVISION	DATE
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

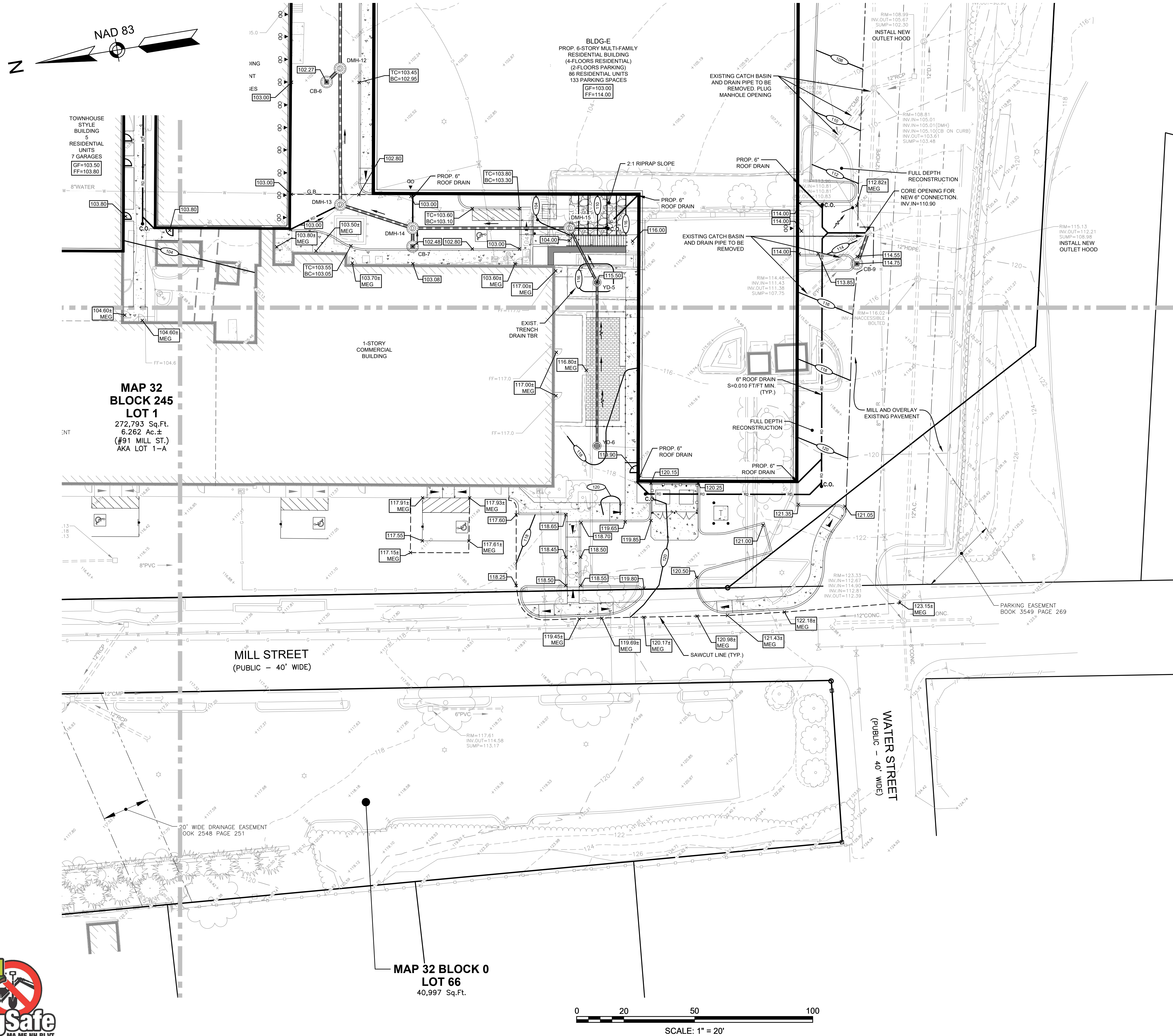
GRADING &
DRAINAGE
PLAN
(3 OF 4)

SCALE:
1"=20'

PROJECT NO.
NEX-2021147

11 OF 21

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DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
YD-6	8	HDPE	69	0.020	YD-5

DRAINAGE STRUCTURES

YD-6
RIM=117.00
INV.OUT=113.00

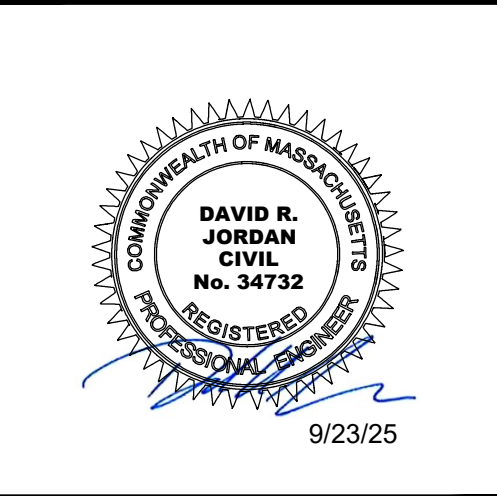
GPI
Engineering
Design
Planning
Construction Inspection

003.693.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

GPINET.COM

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		
NO.	REVISION	DATE
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

GRADING & DRAINAGE PLAN
(4 OF 4)

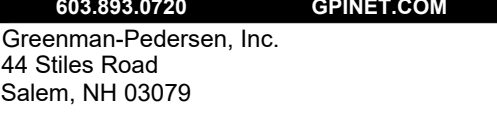
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PROJECT NO. NEX-2021147

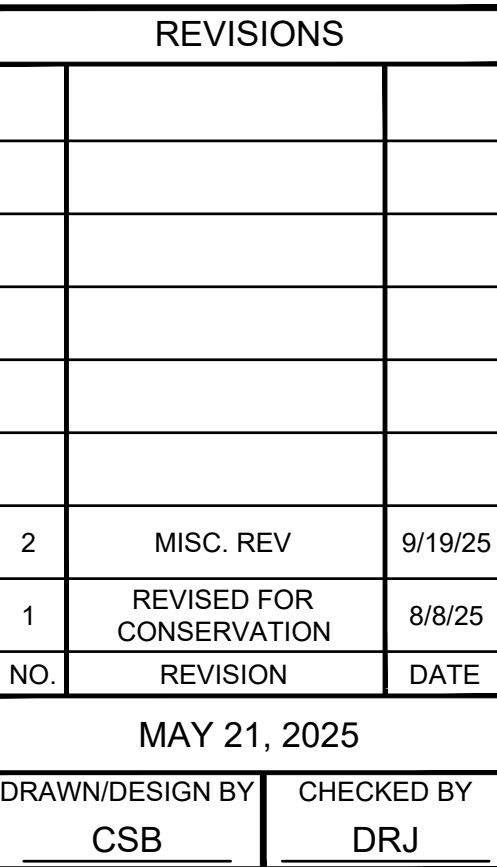
12 OF 21



SCALE:	1"=30'
PROJECT NO.	NEX-2021147
13 OF 21	



**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**



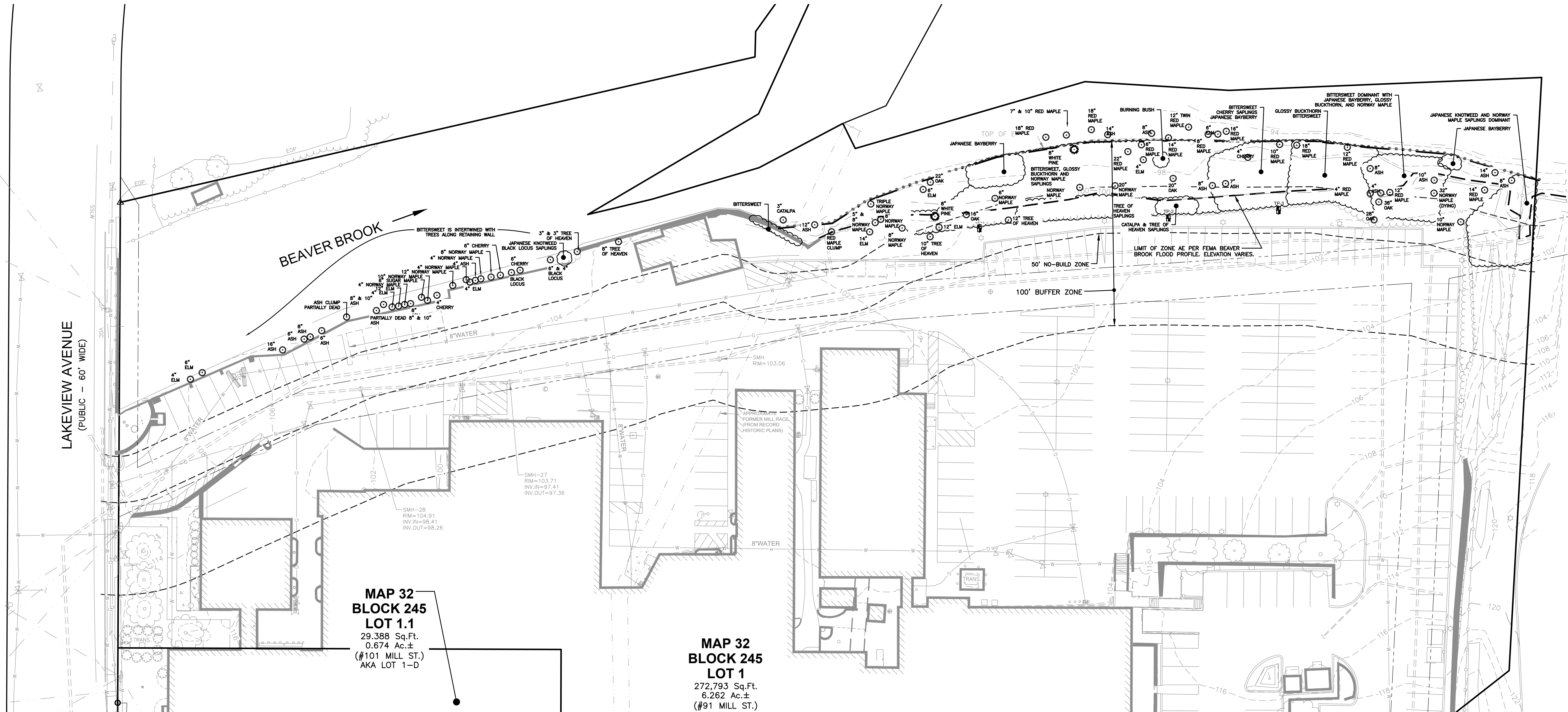
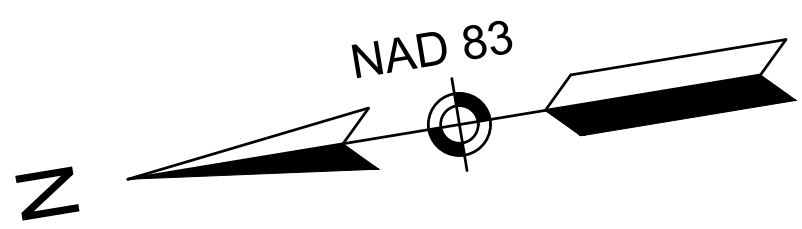
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PROJECT NO. NEX-2021147

14 OF 21

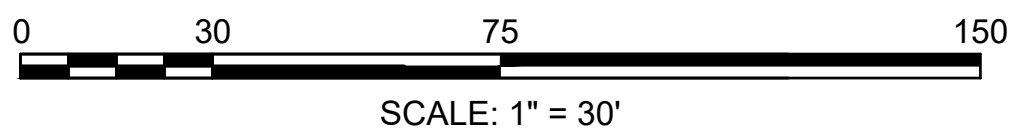


F:\Projects\NEX-2021147 - Dracut, MA - 91-101 Mill St - McGowan\CAD Files\21147_EV-1.dwg PLANT SURVEY 9/23/25 2:41pm scollins



EXISTING CONDITIONS NOTES:

- PLANT SURVEY WAS CONDUCTED ON AUGUST 5, 2025, ALONG BEAVER BROOK TO THE EAST AND THE RETAINING WALLS/PARKING AREA TO THE WEST. BOTH INVASIVE AND NATIVE SPECIES WERE IDENTIFIED. SEE TABLE TITLED "PLANT SURVEY" FOR A FULL LIST OF PLANTS IDENTIFIED WITHIN THE STUDY AREA.
- ONLY DOMINANT SAPPLINGS, SHRUBS, LIANAS AND HERBACEOUS SPECIES IDENTIFIED WITHIN EACH AREA ARE DEPICTED ON THE PLANS. ALL TREES WITH A DIMENSION AT BREAST HEIGHT (DBH) OF 3 INCHES OR MORE WERE LOCATED. OTHER VEGETATION DOES EXIST WITHIN THE PLOTS. HOWEVER DUE TO THE VARIABILITY AND DENSITY OF THE VEGETATION, BREAKING OUT INDIVIDUAL SPECIES IS NOT PRACTICABLE.
- INVASIVE SPECIES ARE DOMINANT WITHIN THE STUDY AREA WITH BITTERSWEET BEING THE MOST DOMINANT INVASIVE. SECONDARY INVASIVE SPECIES INCLUDE JAPANESE BARBERRY, GLOSSY BUCKTHORN, TREE-OF-HEAVEN, JAPANESE KNOTWEED, AND NORWAY MAPLE. SMALLER PATCHES OF BLACK LOCUS, MULTIFLORA ROSE AND BURNING BUSH WERE OBSERVED.
- POISON IVY IS THE MAIN GROUND COVER THROUGHOUT THE STUDY AREA. ALTHOUGH POISON IVY IS NATIVE IT PRODUCES AN ITCHY RASH AND THEREFORE, CARE TO BE TAKEN TO NOT COME IN DIRECT CONTACT.
- THE AREA NORTH OF THE GARAGE/MAINTENANCE BUILDING HAS MANY DEAD ASH TREES OVERHANGING THE PARKING AREA, WHICH POSE A SAFETY HAZARD. THE LOWER STRATA IS DOMINATED BY BITTERSWEET AND POISON IVY.
- PLANT STATUS IS BASED ON THE INVASIVE PLANTS ADVISORY GROUP'S (IPAG) CLASSIFICATION OF INVASIVE PLANTS IN MASSACHUSETTS.



Plant Survey		
Common Name	Scientific Name	IPAG Status
Norway maple	<i>Acer platanoides</i>	Invasive
Black locus	<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
Goldenrod	<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>Circaea canadensis</i>	Native

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

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		
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

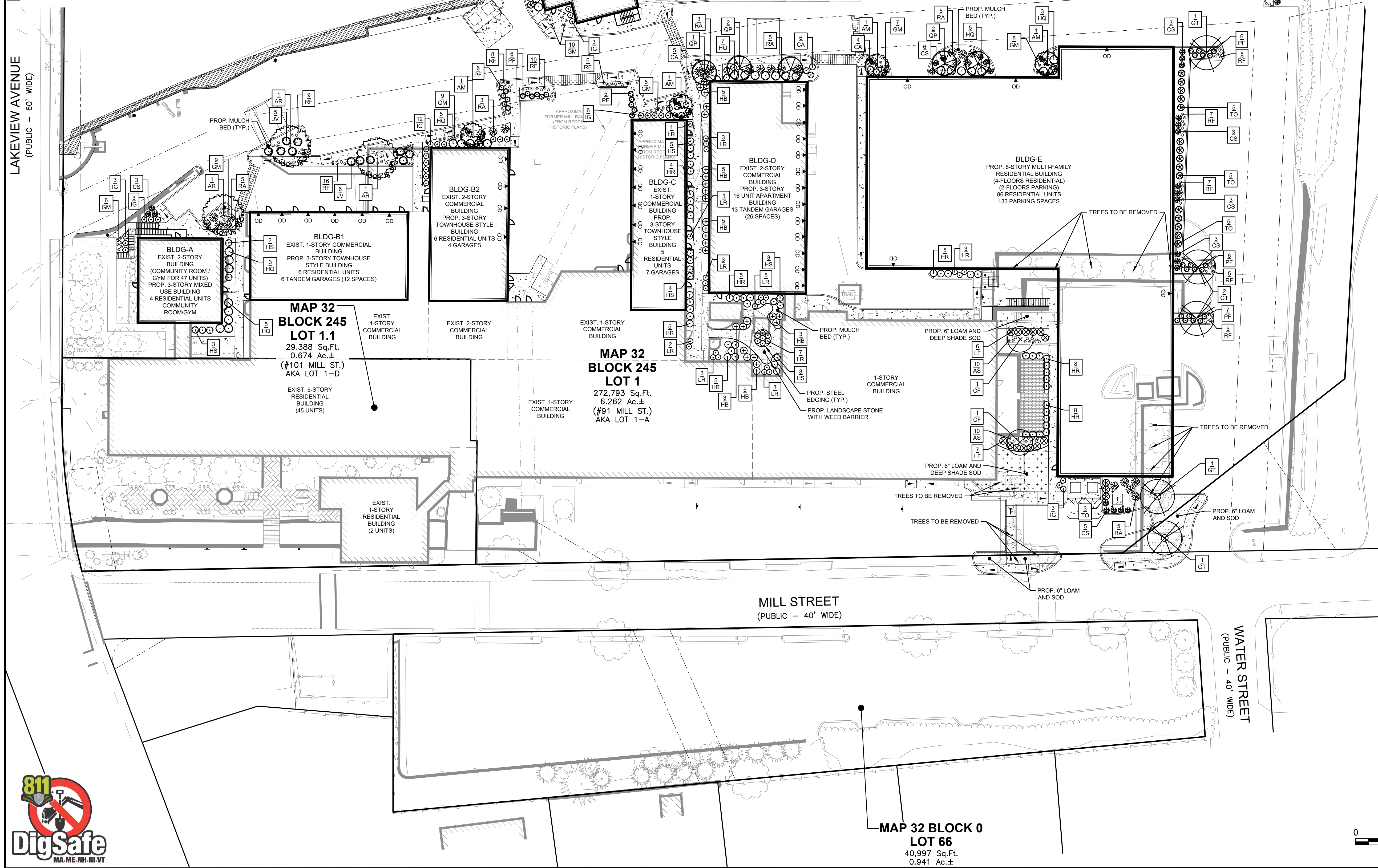
PLANT
SURVEY

SCALE:
1"=30'

PROJECT NO.
NEX-2021147

PLANTING SCHEDULE				
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE
TREES				
AR	3	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	3"-3 1/2" CAL., B&B
AM	5	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	7"-8" HT. CLUMP, B&B
CF	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	2"-2 1/2" CAL., B&B
GT	5	GLEDITSIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	3"-3 1/2" CAL., B&B
QP	5	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR PIN OAK	2"-2 1/2" CAL., B&B
TO	21	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7"-8" HT., B&B
SHRUBS				
CA	15	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24" HT., 3 GAL.
CS	26	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED-OSIER DOGWOOD	2"-3" HT., 5 GAL.
CY	26	CORNUS STOLONIFERA 'ARCTIC FIRE YELLOW'	ARCTIC FIRE YELLOW RED-OSIER DOGWOOD	2"-3" HT., 5 GAL.
HQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2"-3" HT., 5 GAL.
IG	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2"-3" HT., 5 GAL.
IV	10	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18"-24" HT., 3 GAL.
IVM	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18"-24" HT., 3 GAL.
JV	11	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL RED CEDAR	18"-24" SPI., 5 GAL.
LF	13	LEUCOTHOE FONTANESIANA 'GIRARD'S RAINBOW'	SHAMROCK INKBERRY	2"-3" HT., 5 GAL.
PF	36	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA	12"-15" HT., 3 GAL.
RA	26	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	12"-15" HT., 3 GAL.
PERENNIALS				
AS	20	ASTILBE CHINENSIS 'LITTLE VISION IN PINK'	LITTLE VISION IN PINK ASTILBE	1 GAL.
GM	54	GERANIUM MACULATUM	WILD GERANIUM	1 GAL.
HB	26	HOSTA 'BLUE ANGEL'	BLUE ANGEL PLANTAIN LILY	1 GAL.
HR	40	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD PLANTAIN LILY	1 GAL.
HS	20	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE PLANTAIN LILY	1 GAL.
LR	31	LIGULARIA 'THE ROCKET'	THE ROCKET RAGWORT	1 GAL.
RF	78	RUDEBECKIA FULGIDA 'BLOW'	METIE'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			



NAD 83

NOTES:

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GPI Engineering
Design
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Construction Inspection
803.883.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079
GPINET.COM

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		
NO.	REVISION	DATE
2	MISC. REVS	9/18/25
1	REVISED FOR CONSERVATION	8/8/25

MAY 21, 2025

DRAWN/DESIGN BY CPS	CHECKED BY RSH
------------------------	-------------------

LANDSCAPE
PLAN

SCALE:
1"=30'

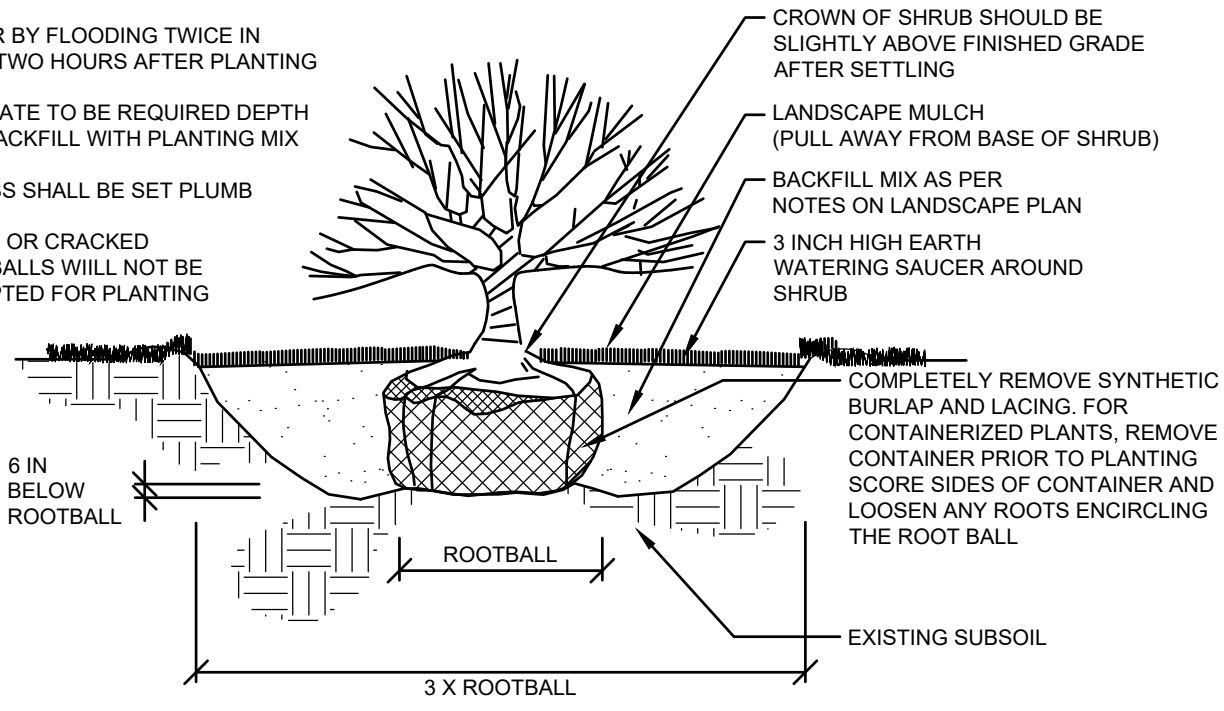
PROJECT NO.
NEX-2021147

16 OF 21

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SHRUB PLANTING NOTES

WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING
EXCAVATE TO BE REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX
SHRUBS SHALL BE SET PLUMB
LOOSE OR CRACKED ROOTBALLS WILL NOT BE ACCEPTED FOR PLANTING



SHRUB PLANTING

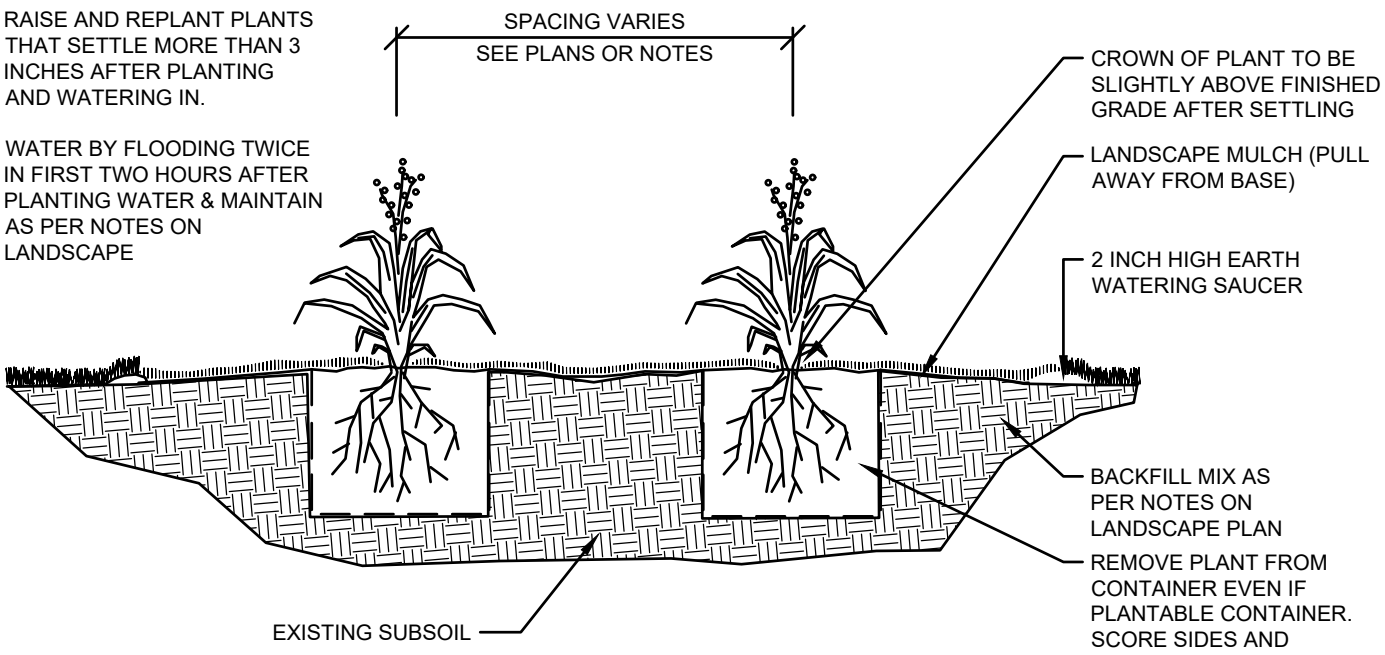
NOT TO SCALE

PERENNIAL PLANTING NOTES:

EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX

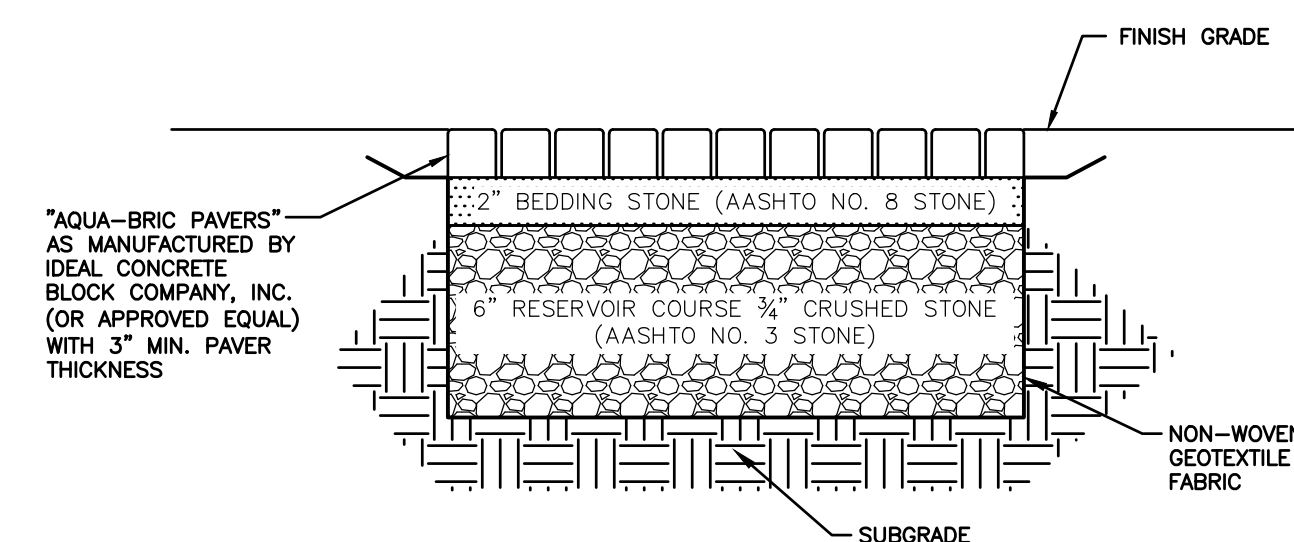
RAISE AND REPLANT PLANTS THAT SETTLE MORE THAN 3 INCHES AFTER PLANTING AND WATERING IN.

WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING WATER & MAINTAIN AS PER NOTES ON LANDSCAPE



PERENNIAL PLANTING

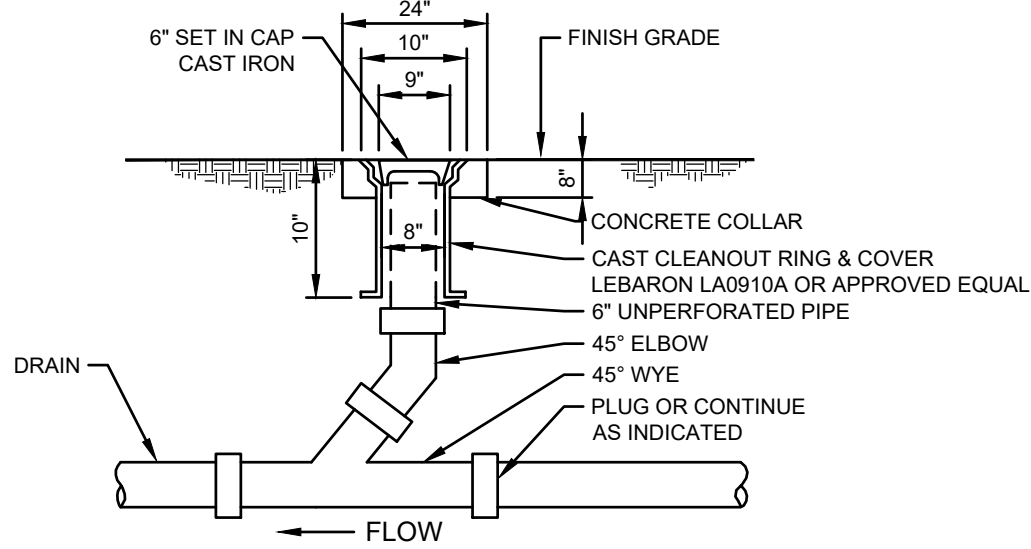
NOT TO SCALE



PERMEABLE PAVER PATIO

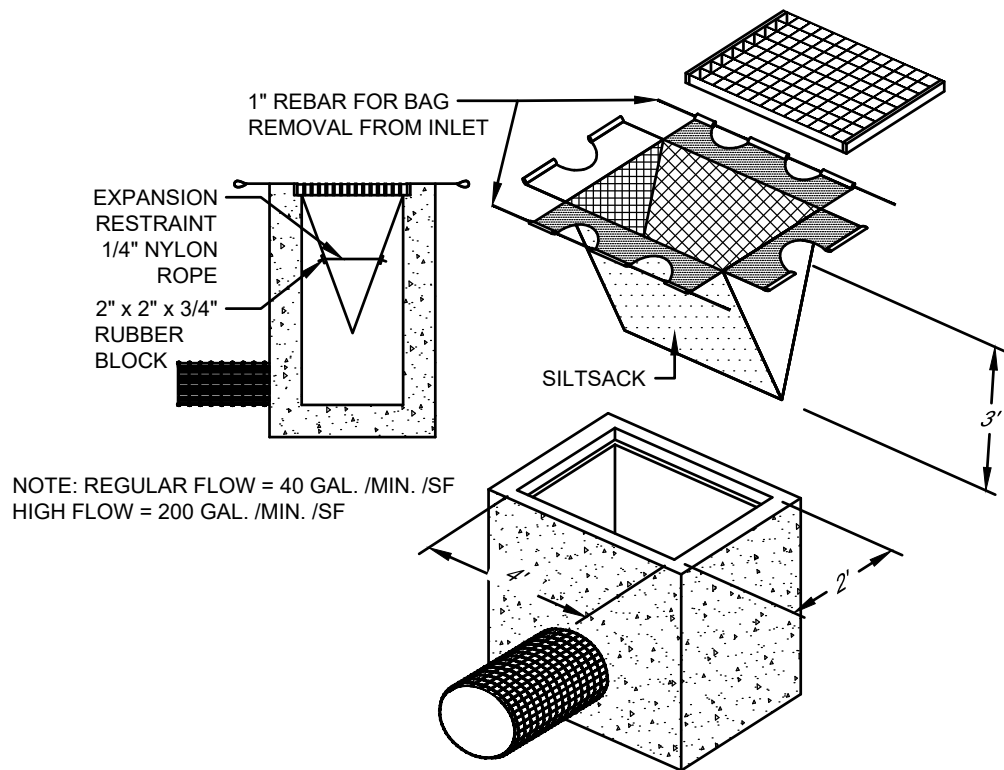
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- NOTES:
- PAVERS & JOINTS SHALL BE ADA COMPLIANT.
 - CONTRACTOR TO SUBMIT SHOP DRAWING PRIOR TO CONSTRUCTION.



DRAIN CLEANOUT

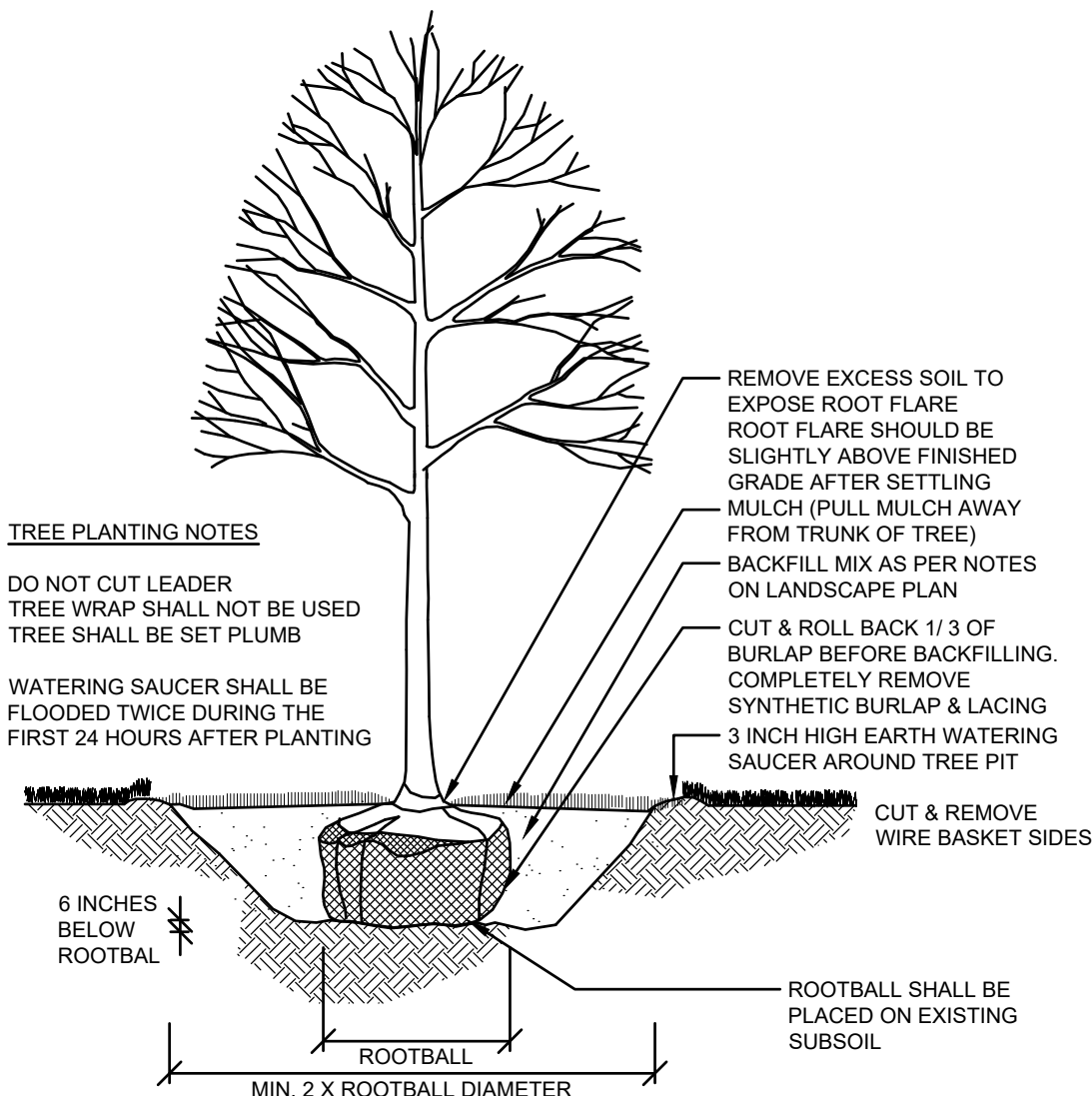
NOT TO SCALE



SILT SACK

NOT TO SCALE

NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF



TREE PLANTING

NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	25"
10"	27"
12"	29"
14"	31"
16"	33"
18"	35"
20"	37"
22"	39"
24"	41"
26"	43"
28"	45"
30"	47"
32"	49"
34"	51"
36"	53"
38"	55"
40"	57"
42"	59"
44"	61"
46"	63"
48"	65"
50"	67"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
PIPE DIAM.	MIN. COVER (INCHES)
4"	12"
6"	14"
8"	16"
10"	18"
12"	20"
14"	22"
16"	24"
18"	26"
20"	28"
22"	30"
24"	32"
26"	34"
28"	36"
30"	38"
32"	40"
34"	42"
36"	44"
38"	46"
40"	48"
42"	50"
44"	52"
46"	54"
48"	56"
50"	58"

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS	
PIPE DIAM.	MIN. COVER (INCHES)
4"	12"
6"	14"
8"	16"
10"	18"
12"	20"
14"	22"
16"	24"
18"	26"
20"	28"
22"	30"
24"	32"
26"	34"
28"	36"
30"	38"
32"	40"
34"	42"
36"	44"
38"	46"
40"	48"
42"	50"
44"	52"
46"	54"
48"	56"
50"	58"

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FIATON. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IN, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FIATON. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IN, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- MINIMUM COVER: MINIMUM COVER, IN, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FIATON. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IN, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

6/30/2018 RLC

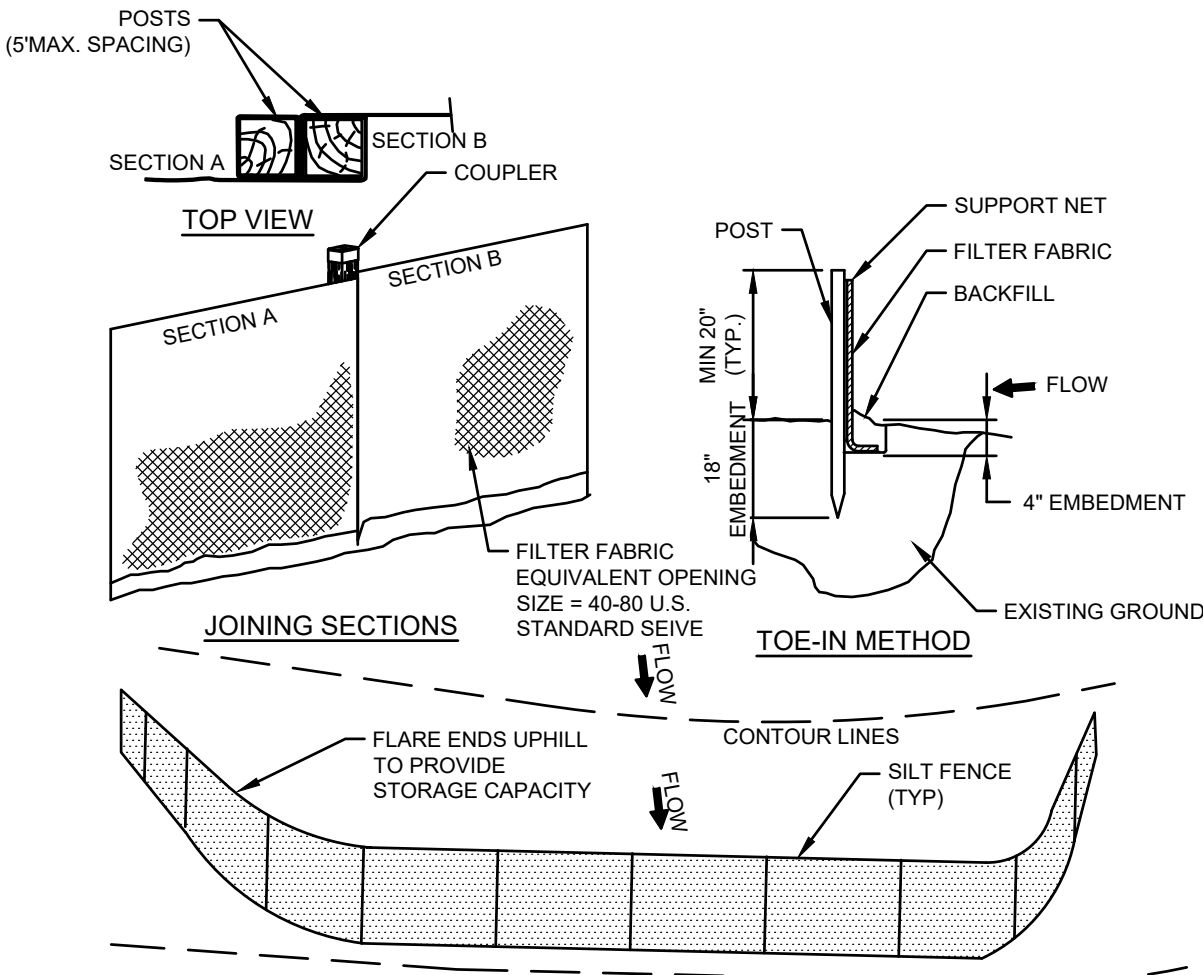
COVERED/PROTECTED EXISTING, INC. (CPE) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO DATE. THIS DRAWING IS INTENDED TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED TO DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED TO DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED TO DATE.

DESIGNED BY: [Signature] CHECKED BY: [Signature] DATE: 9/23/25

DRAWING NUMBER: 810-101

HDPE PIPE TRENCH

NOT TO SCALE



CRITERIA FOR SILT FENCES:

- 1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	50	ASTM D3786
PUNCTURE STRENGTH (lbs)	190	ASTM D751
EQUIVELANT OPENING SIZE	40-80	US STD SIEVE

- 2) FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.
- 3) WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.
- 4) PREFABRICATED UNITS - PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

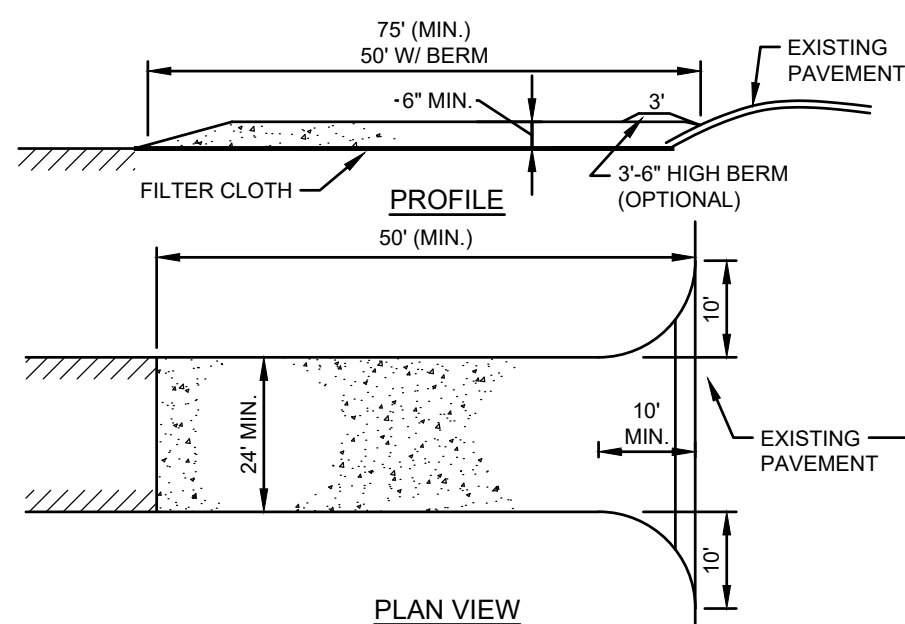
- 1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- 2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- 4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

- 1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- 2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- 3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- 4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
- 5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED.
- 6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SEDIMENT CONTROL FENCE

NOT TO SCALE

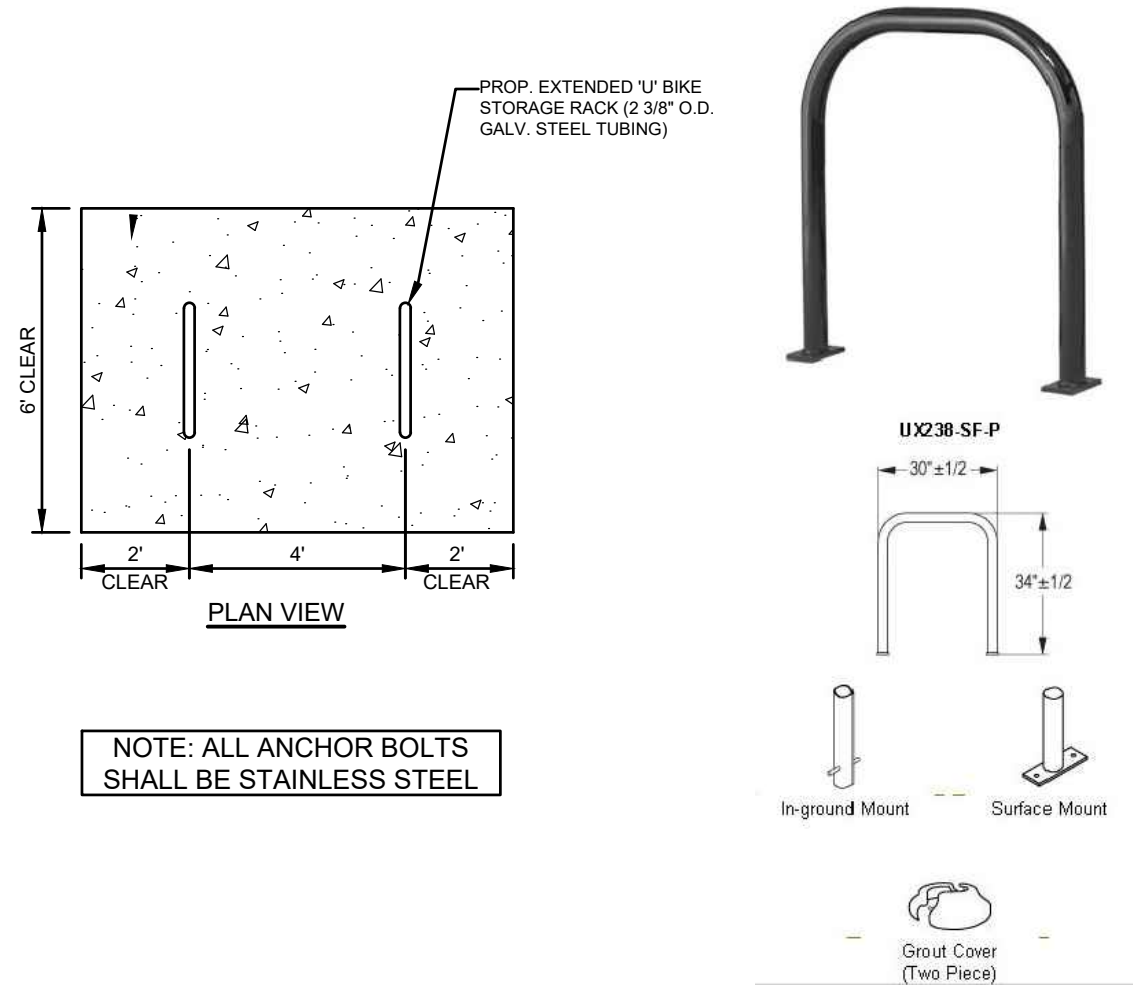


NOTES:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH COARSE AGGREGATE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN 24" WHERE INGRESS OCCURS.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO EXIT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. CONTRACTOR TO INSTALL AND ADJUST LOCATION OF CONSTRUCTION EXIT AS NECESSARY TO PREVENT TRACKING ONTO ROADWAYS DURING ALL PHASES OF CONSTRUCTION.

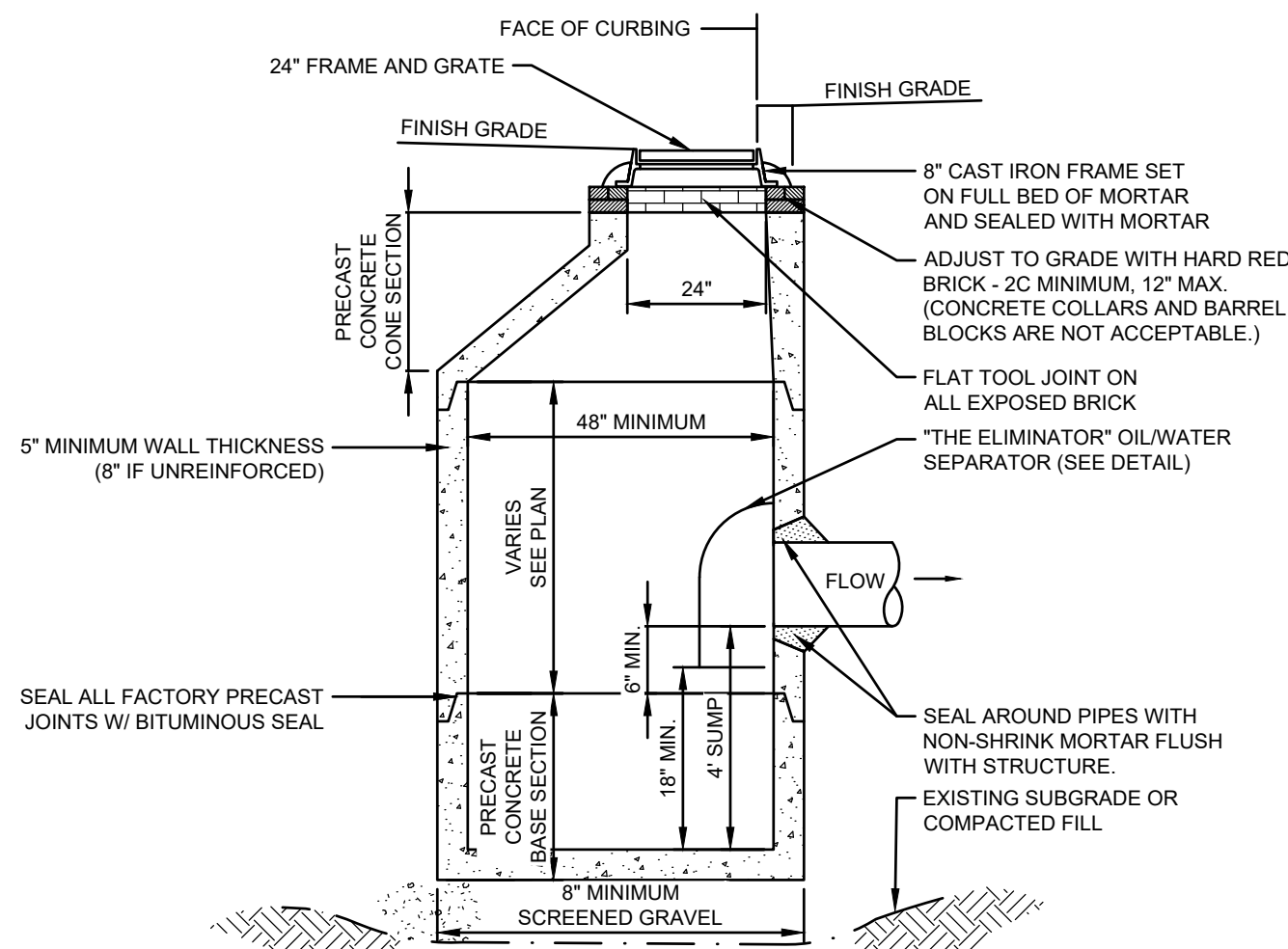
STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



BIKE STORAGE RACK

NOT TO SCALE

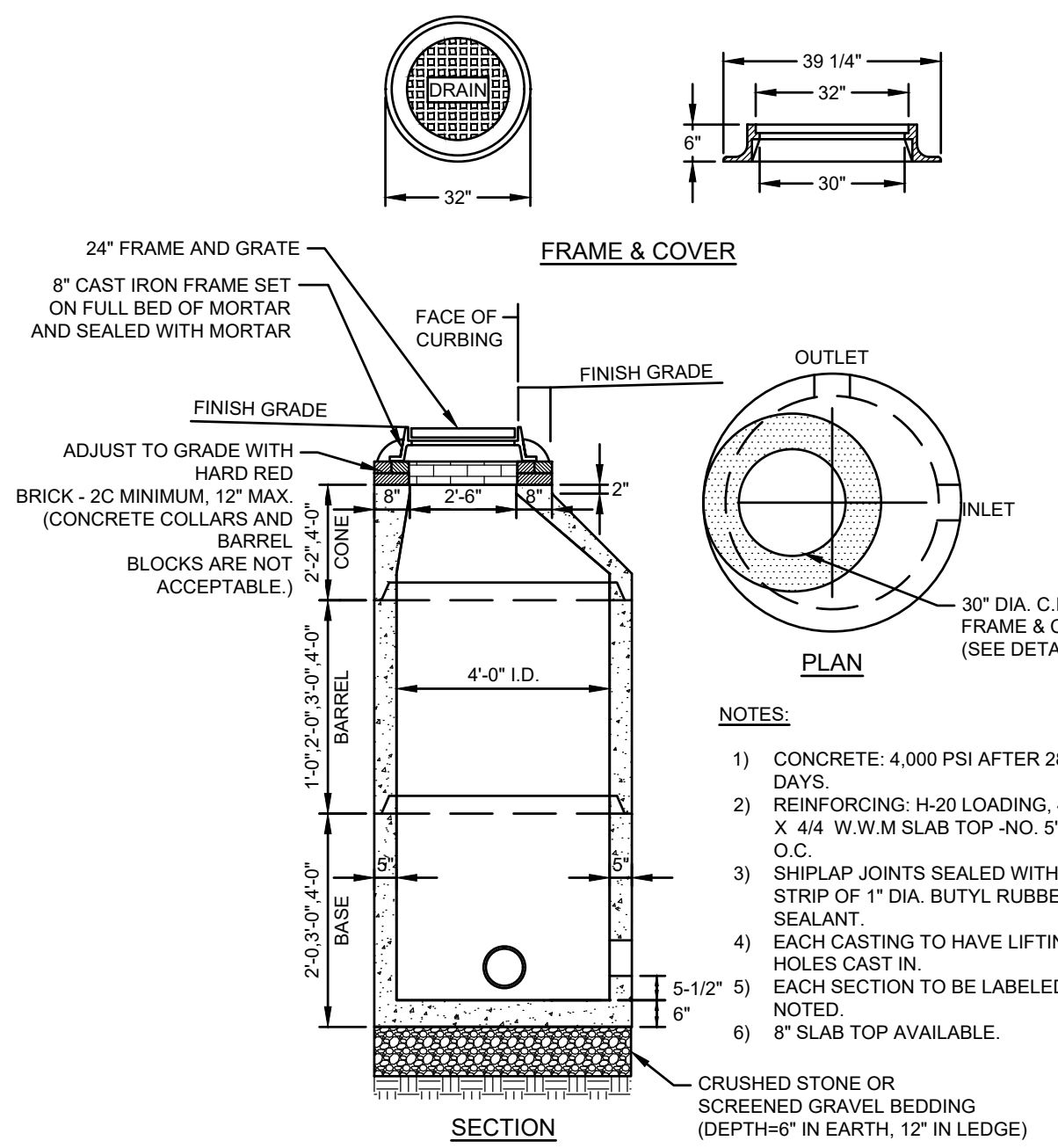


NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

DEEP SUMP CATCH BASIN

ECCENTRIC CONE

NOT TO SCALE



NOTES:

- 1) CONCRETE: 4000 PSI AFTER 28 DAYS.
- 2) REINFORCING: H-20 LOADING, 4" X 4" X 4/4 W.W.M SLAB TOP -NO. 5'S @ 8" O.C.
- 3) SHIRLAP JOINTS SEALED WITH 1 STRIP OF 1" DIA. BUTYL RUBBER SEALANT.
- 4) EACH CASTING TO HAVE LIFTING HOLES CAST IN.
- 5) EACH SECTION TO BE LABELED AS NOTED.
- 6) 8" SLAB TOP AVAILABLE.
- 7) CRUSHED STONE OR SCREENED GRAVEL BEDDING (DEPTH=6" IN EARTH, 12" IN LEDGE)

DRAIN MANHOLE

NOT TO SCALE

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



9/23/25

REVISIONS

NO.	REVISION	DATE
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

MAY 21, 2025

DRAWN/DESIGN BY	CHECKED BY
CSB	DRJ

DETAIL SHEET

SCALE: NOT TO SCALE

PROJECT NO.
NEX-2021147

F:\Projects\NEX-2021147 - Dracut, MA - 91-101 Mill St - McGowan\CAD Files\21147_DET.dwg DET-3 9/23/25 2:42pm scollins

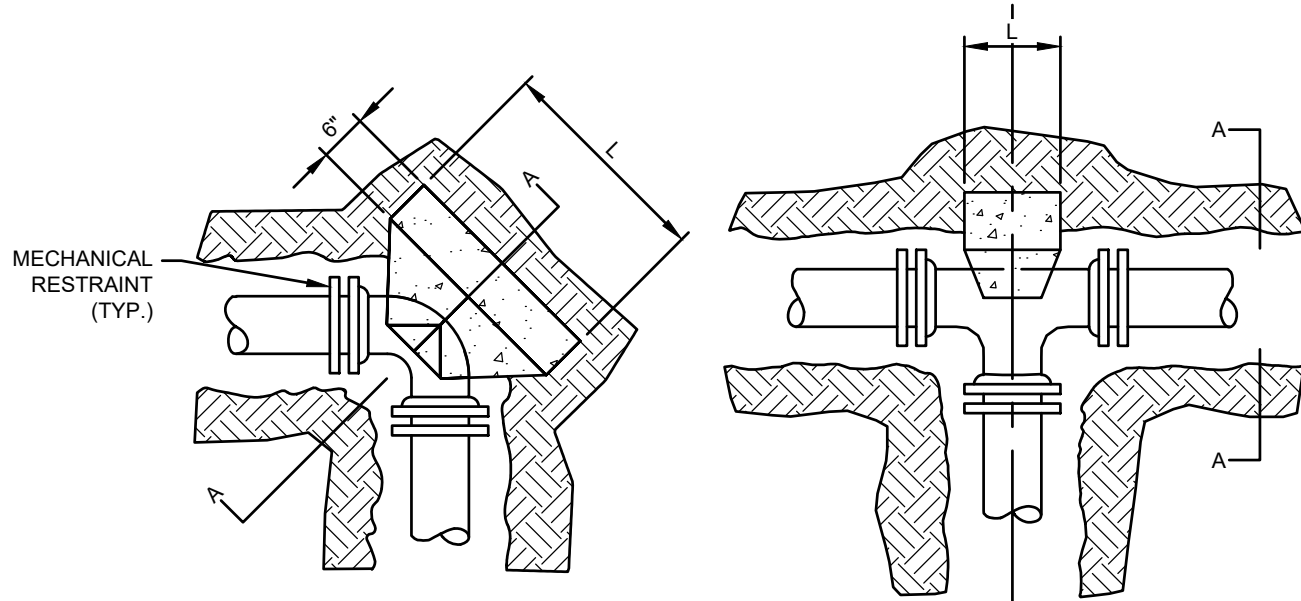
HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK											
UP TO 150 P.S.I. WORKING PRESSURE											
PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		
	H	L	H	L	H	L	H	L	H	L	
4"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	
6"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	
8"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	
10"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	
12"	1'-8"	1'-8"	1'-8"	1'-8"	1'-3"	1'-3"	1'-0"	1'-0"	0'-9"	1'-0"	

* - FOR 3" AND SMALLER PIPES

HORIZONTAL ANCHOR DIMENSIONS FOR AVERAGE SOIL CONDITIONS											
UP TO 150 P.S.I. WORKING PRESSURE											
PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		
	H	L	H	L	H	L	H	L	H	L	
4"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-8"	1'-0"	
6"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-8"	1'-0"	
8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	1'-6"	1'-0"	1'-0"	0'-9"	1'-0"	
10"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	2'-0"	1'-3"	1'-3"	1'-0"	1'-0"	
12"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	2'-2"	1'-6"	1'-6"	1'-3"	1'-3"	

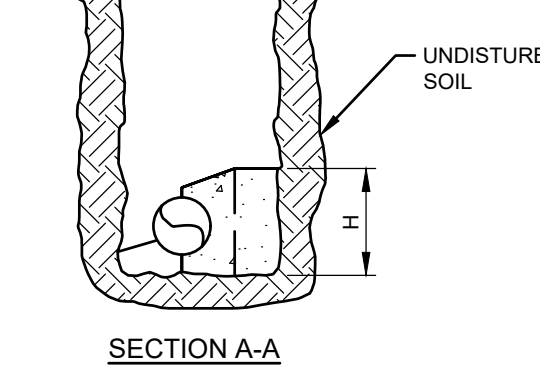
* - FOR 3" AND SMALLER PIPES

- NOTES:
- TABLES ARE BASED ON AN ALLOWABLE SOIL PRESSURE OF 3000 PSF ON UNDISTURBED EARTH BEHIND THE ANCHOR BLOCK. WHERE SOIL HAS BEEN DISTURBED BY ADJACENT EXCAVATIONS OR WHERE SOIL CANNOT WITHSTAND SUCH A PRESSURE, THE TABLE DOES NOT APPLY.
 - WHERE ENTIRE DEPTH OF PIPE IS BELOW THE TOP SURFACE OF SOUND ROCK, USE "HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK" TABLE.
 - CONCRETE SHALL BE 3,000 PSI MINIMUM.

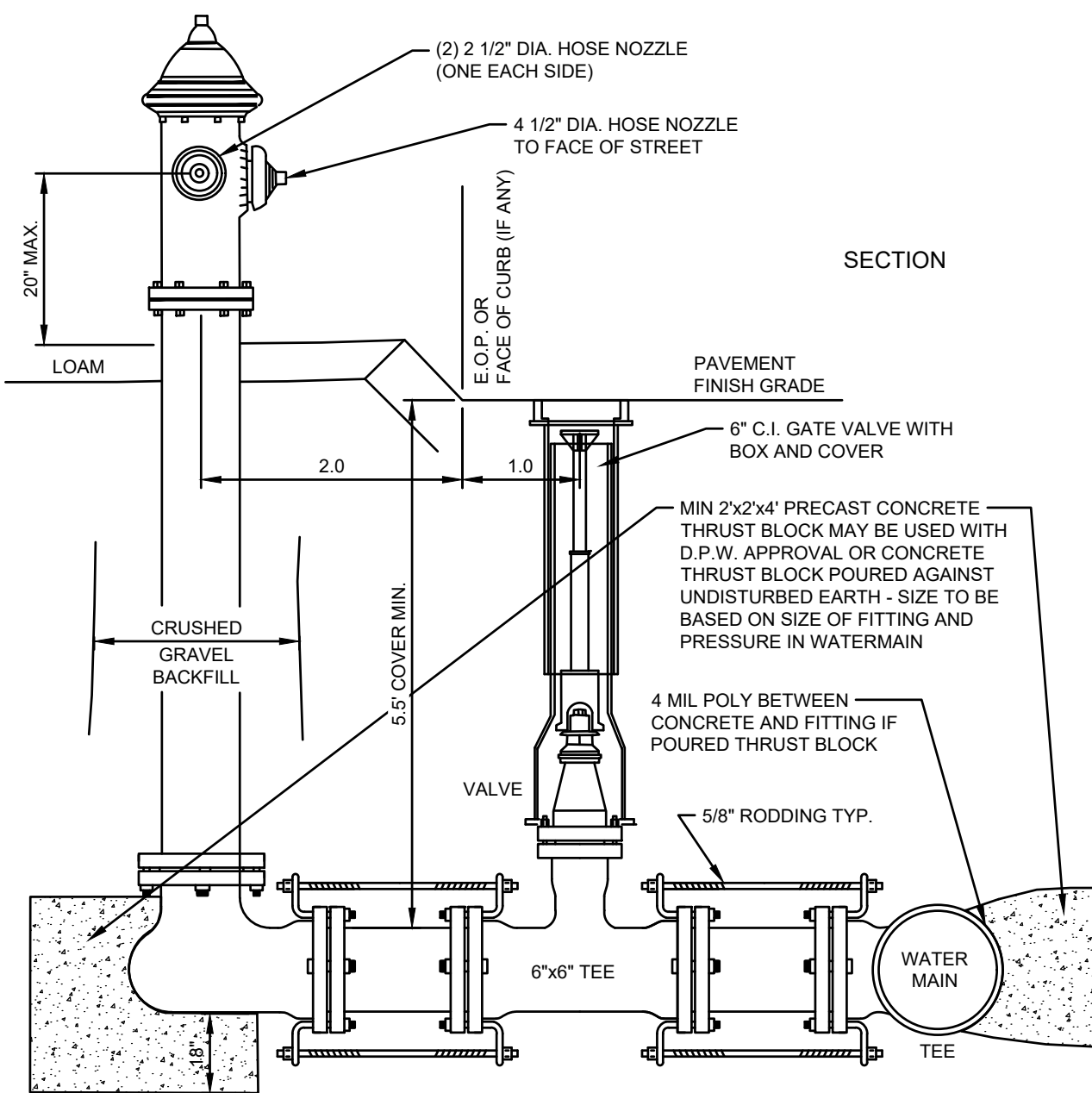


BEND PLAN

TEE PLAN

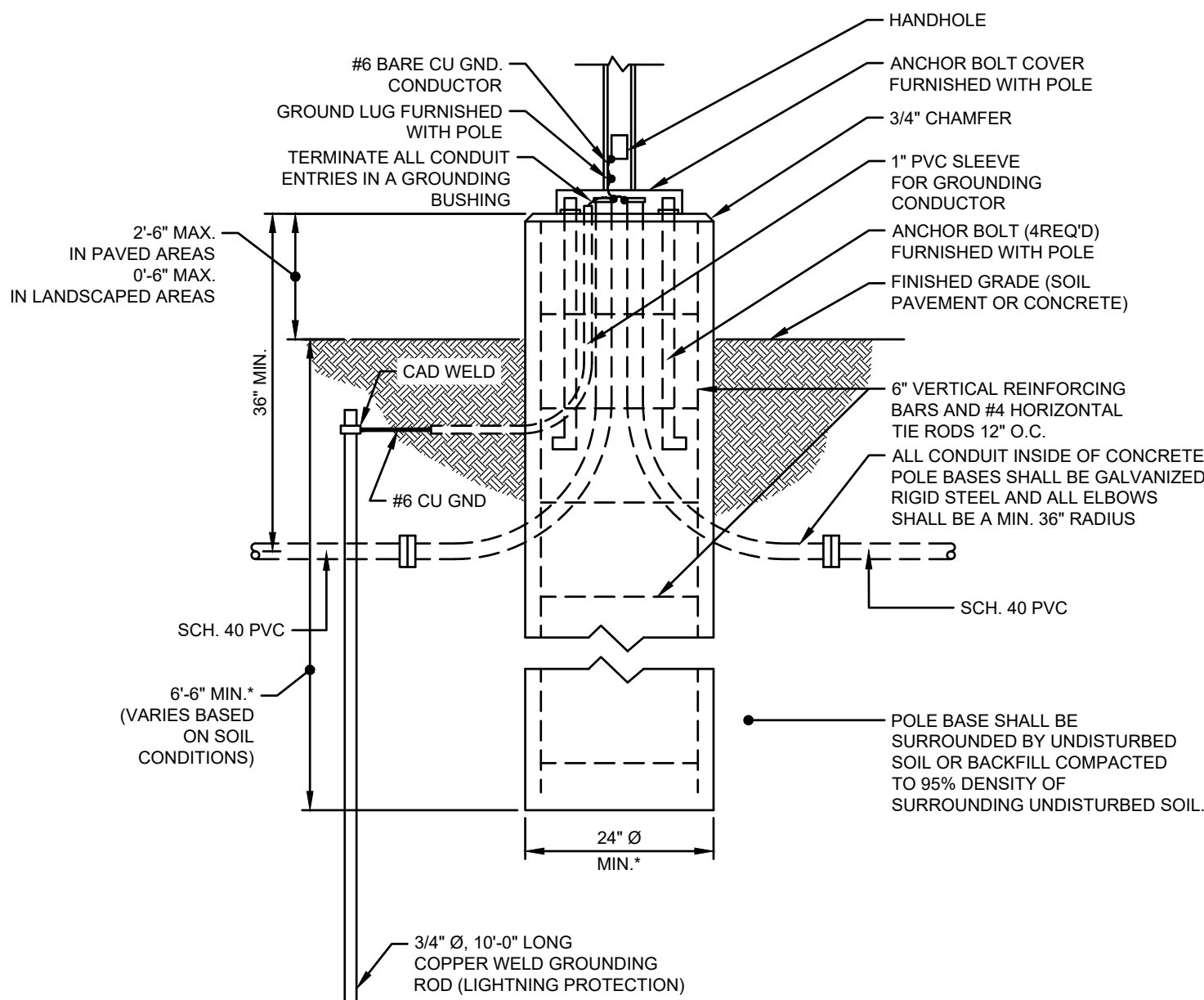


THRUST BLOCKS
NOT TO SCALE

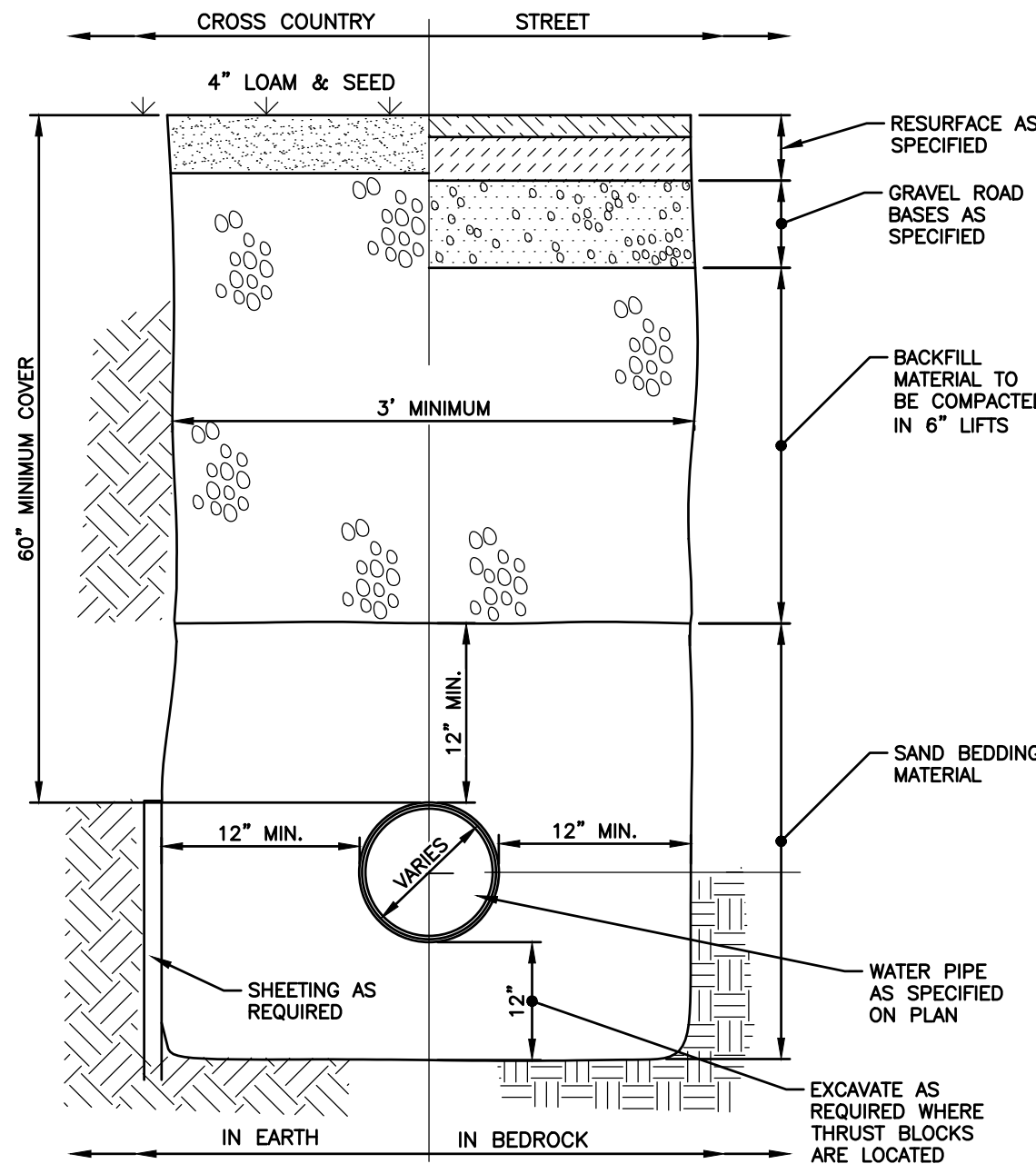


FIRE HYDRANT
NOT TO SCALE

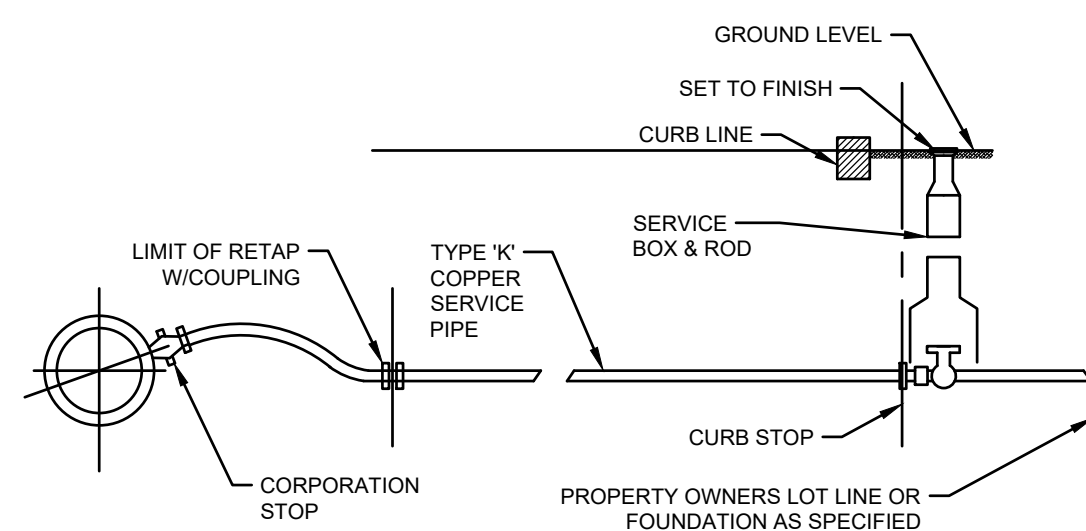
NOTE: OPEN RIGHT



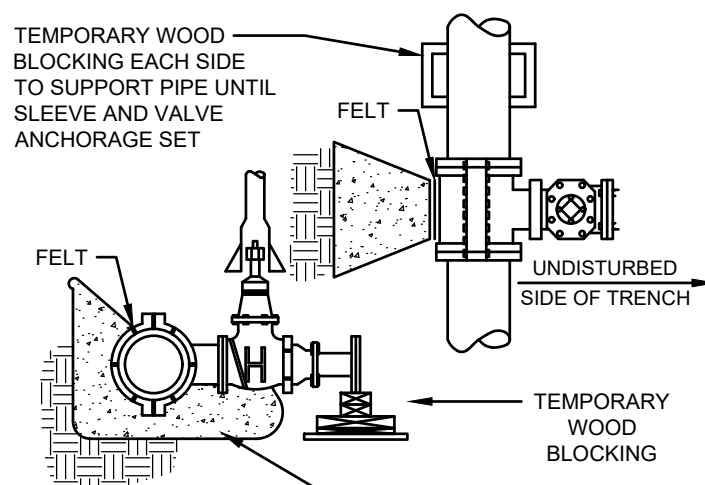
LIGHT POLE BASE
NOT TO SCALE



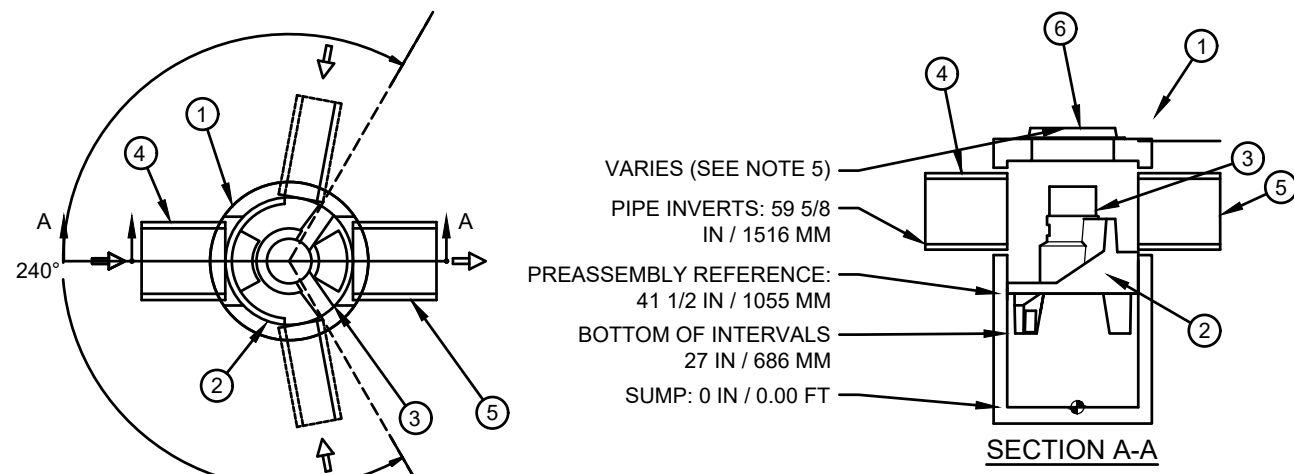
TRENCH SECTION FOR
WATER SERVICE
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE



TAPPING SLEEVE
AND VALVE
NOT TO SCALE

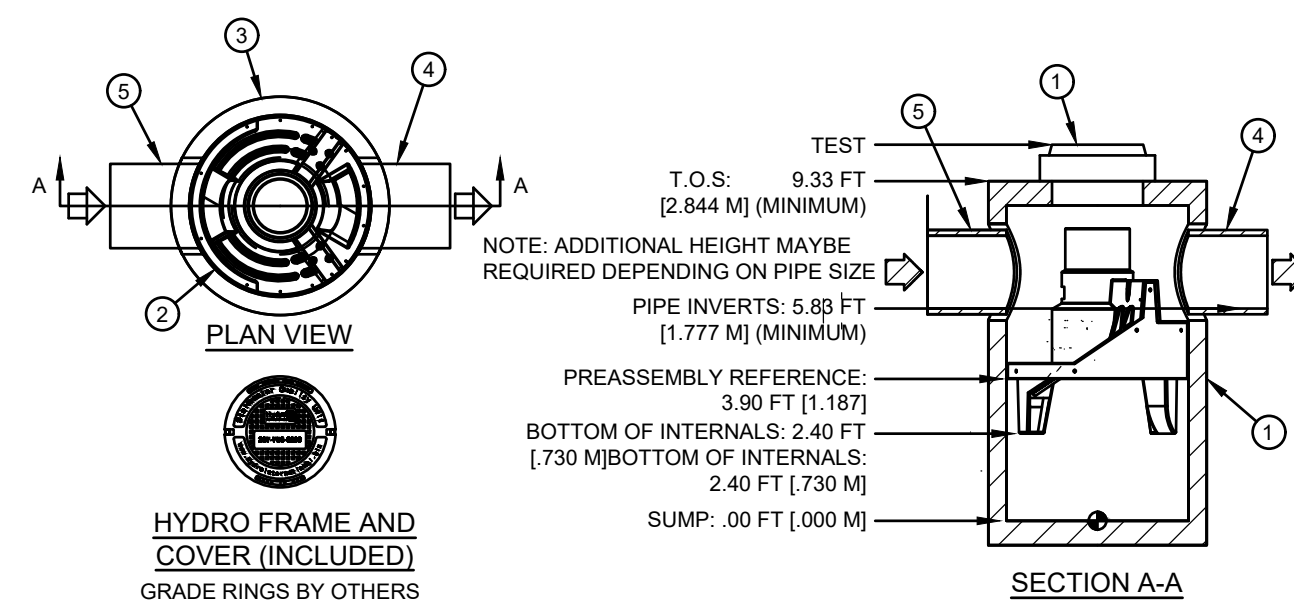


INLET PIPE(S) CAN ENTER ANYWHERE WITHIN 240° ARC.

- GENERAL NOTES:
- CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.
 - GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
 - THE DIAMETER OF THE INLET & OUTLET PIPES MAY BE NO MORE THAN 24".
 - MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLANS).
 - INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
 - PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
 - LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

- PRODUCT SPECIFICATIONS:
- THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORM WATER RUNOFF.
 - THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PROJECT PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATES SPECIFIED HEREIN.
 - THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 0.7 CFS AND 1.2 CFS, RESPECTIVELY.
 - THE TREATMENT SYSTEM SHALL CONVEY THE PEAK ON-LINE FLOW RATES OF UP TO 18 CFS WITHOUT CAUSING UPSTREAM SURCHARGE CONDITIONS. FULL SCALE INDEPENDENT LABORATORY SCOUR TESTING SHALL DEMONSTRATE EFFICIENT CONTROL OF LESS THAN OR EQUAL TO 5 MGL FOR ALL FLOWS UP TO 200% OF WTR-106.
 - THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSIS OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL DEMONSTRATE PARTICLE SIZES PREDOMINATELY IN THE 20-MICRON RANGE.

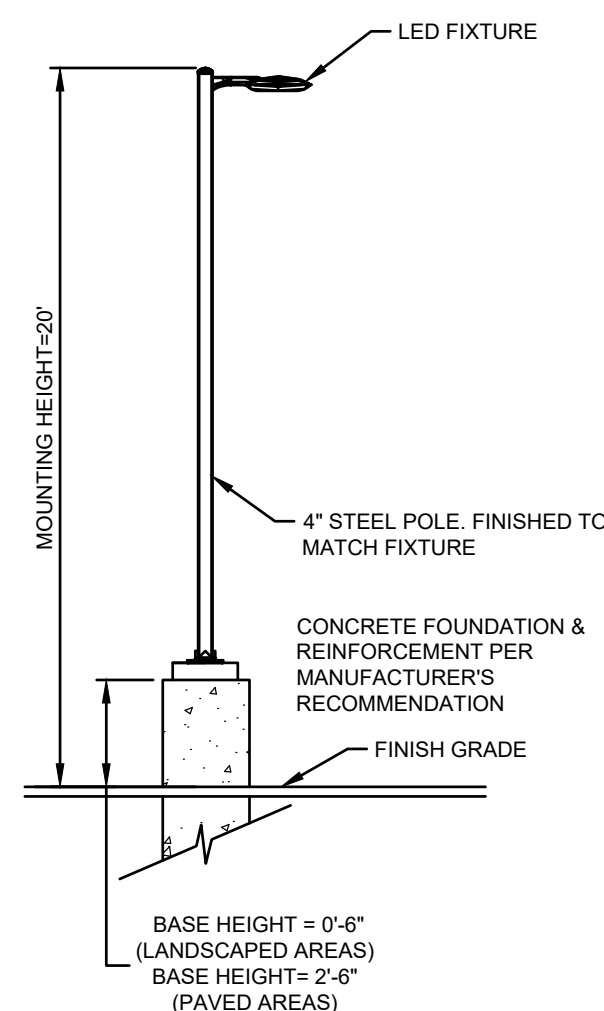
"FIRST DEFENSE" - FD-4HC
NOT TO SCALE



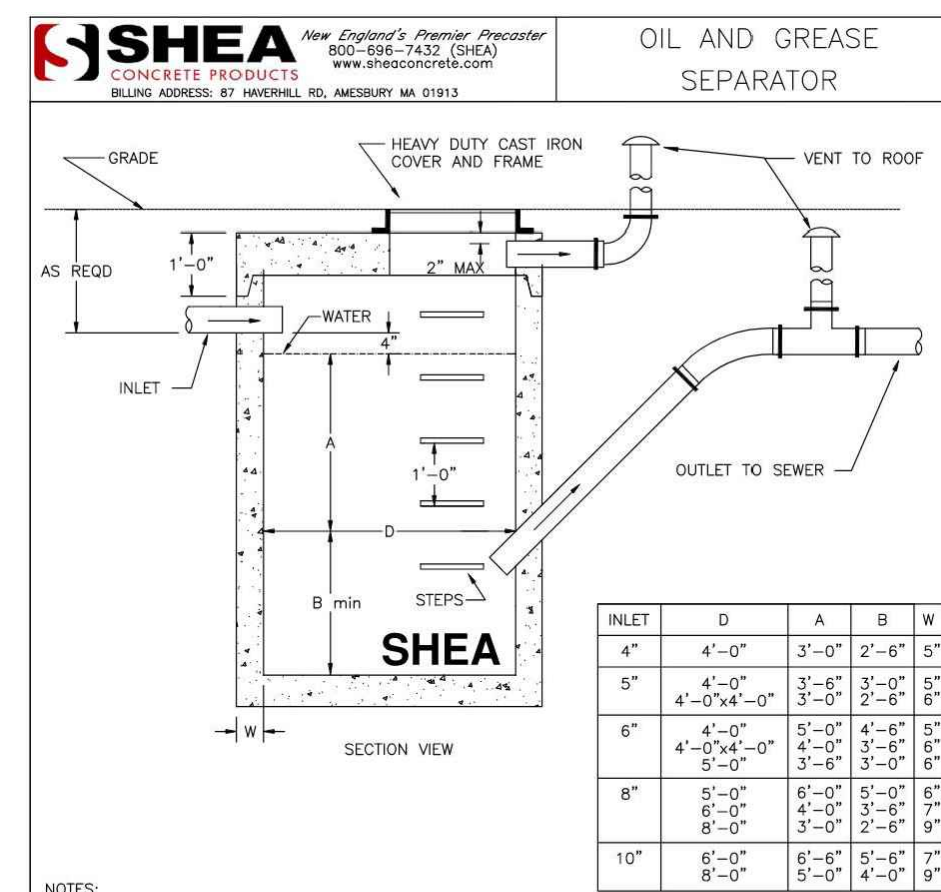
- GENERAL NOTES:
- CONTRACTOR SHALL CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.
 - GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
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 - MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
 - INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLAN S).
 - PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
 - LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

- PRODUCT SPECIFICATION:
- PEAK HYDRAULIC FLOW: 20.0 CFS (566 L/S)
 - MIN SEDIMENT STORAGE CAPACITY: 1.1 CU. YD. (0.8 CU. M.)
 - OIL STORAGE CAPACITY: 300 GAL. (1135 LITERS)
 - MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 IN. (600 MM)
 - THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
 - FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT [HTTPS://HYDRO-INT.COM/EN/PRODUCTS/FIRST-DEFENSE](https://hydro-int.com/en/products/first-defense)

"FIRST DEFENSE" - FD-5HC
NOT TO SCALE



LIGHT FIXTURE
NOT TO SCALE



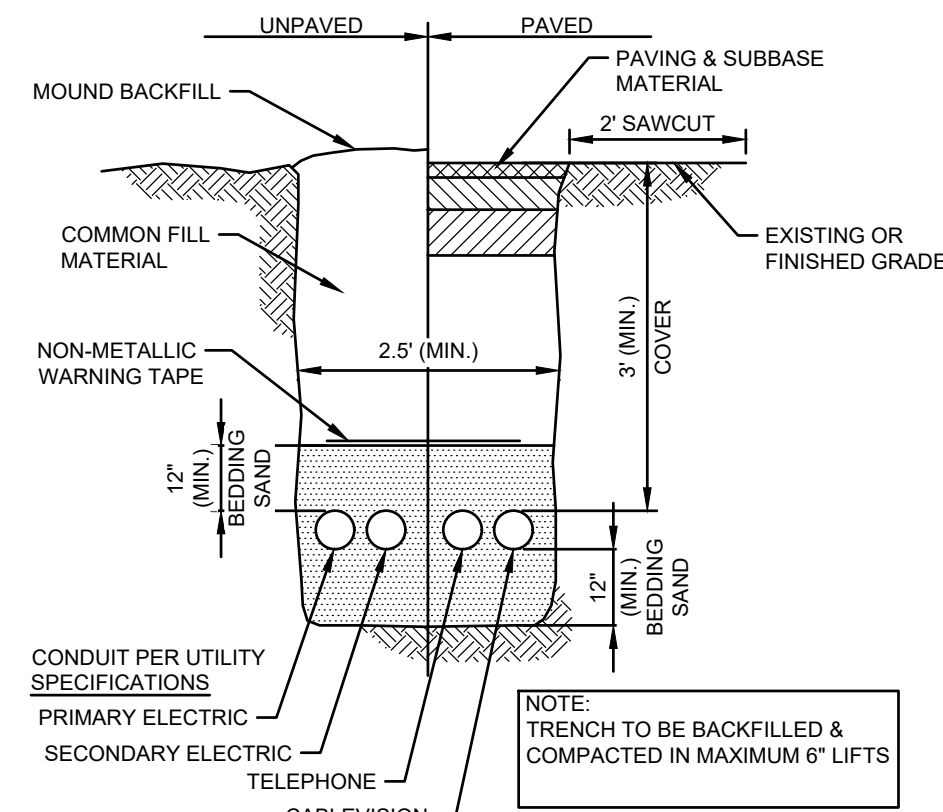
NOTES:

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- MINIMUM DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
- BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
- STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
- PIPE NOT SUPPLIED.
- CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
- FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

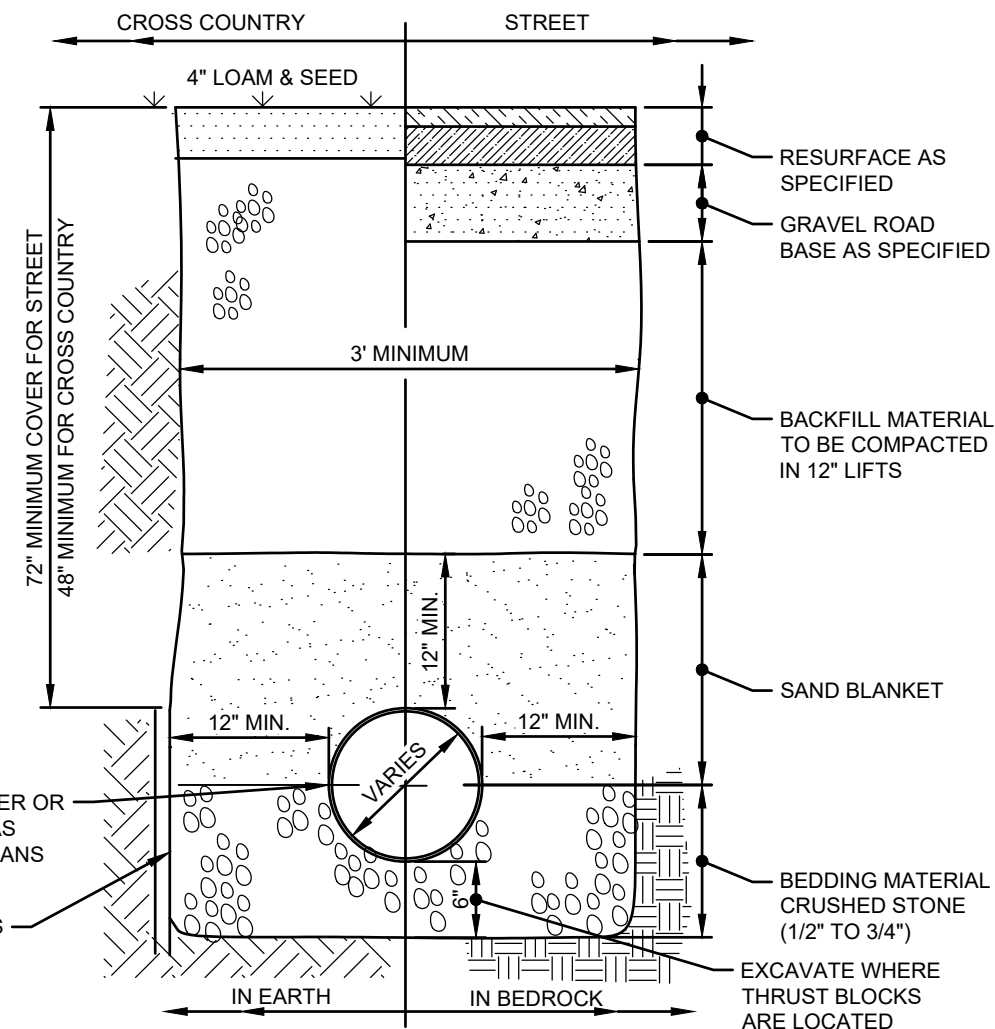
GENERAL CONSTRUCTION NOTES:

- ACCESS OPENING SHALL BE NOT LESS THAN 24" DIAMETER. COVER TO HAVE CENTER HOLE.
- THE MDC TRAP BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT THE SURFACE WATER SHALL BE EXCLUDED.
- INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
- WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
- THE NEW MDC TRAP MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
- PLASTIC COATED WROUGHT IRON STEPS (OR ALUMINUM) SHALL BE SPACED ABOUT 18" APART.

OIL & WATER SEPARATOR (MDC TRAP)
NOT TO SCALE



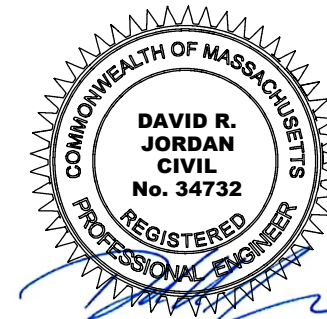
UTILITY TRENCH
NOT TO SCALE



TRENCH SECTION FOR SANITARY
SEWER SERVICE
NOT TO SCALE

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

DETAIL SHEET

SCALE:
NOT TO SCALE
PROJECT NO.
NEX-2021147

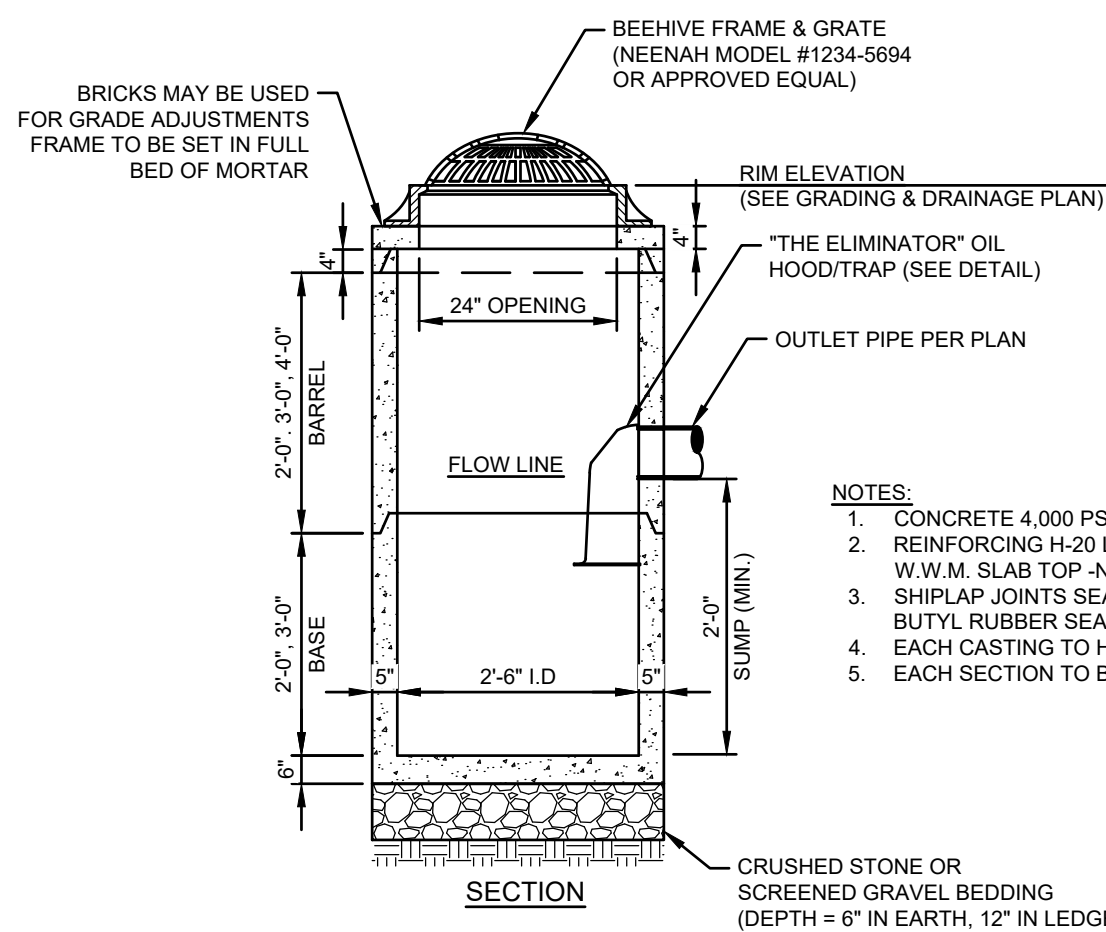
TEST PIT DATA

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)

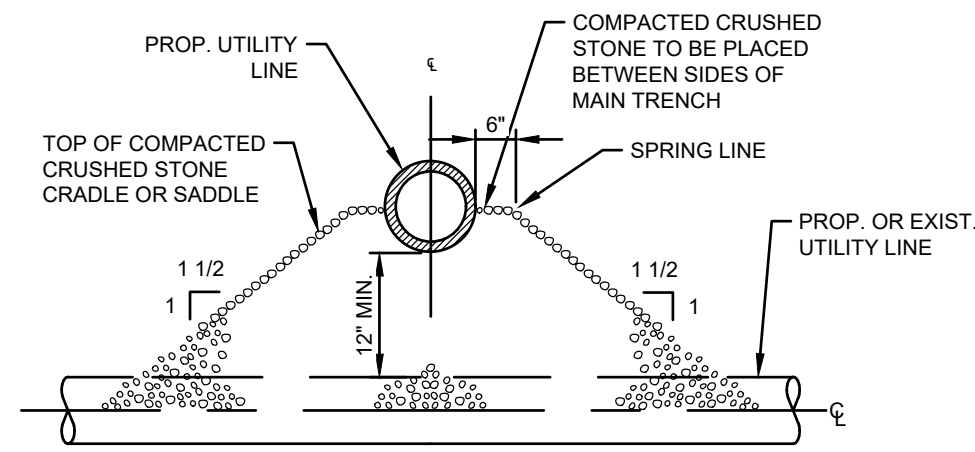
Test Pit No.	1		SCS Soil:		Rippowam Fine Sandy Loam
ESHWT:	72"		Standing Water:	92"	
Refusal:	>109"		Roots:	72"	
Depth	Horizon	Soil Texture	Color	Consistence	Layer Description (Gravel, Stones, Fill, etc)
0-18"	Fill/A	Loamy Sand	10yr 3/2	Friable	Trash
18-48"	B	Loamy Sand	10yr 6/8	Friable	
48-109"	C	Sand & 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	Consistence	Layer Description (Gravel, Stones, Fill, etc)
0-72"	Fill/A	Fill	10yr 3/2		Trash, Old Pipe, Clay Pipe, Large Boulders
72-106"	B	Fine Sand	10yr 6/6		Old Clay Pipe at 72"
Test Pit No.	3		SCS Soil:		Rippowam Fine Sandy Loam
ESHWT:	84"		Standing Water:	84"	
Refusal:	>108"		Roots:	72"	
Depth	Horizon	Soil Texture	Color	Consistence	Layer Description (Gravel, Stones, Fill, etc)
0-72"	Fill/A	Fill	10yr 3/2		Trash, Old Pipes, Plastic, Large Boulders
72-84"	B	Loamy Sand	10yr 6/5	Friable	
84-108"	C	Fine Sand	2.5y 7/4	Loose/Granular	

NOTES

TEST PIT LOGS



YARD DRAIN

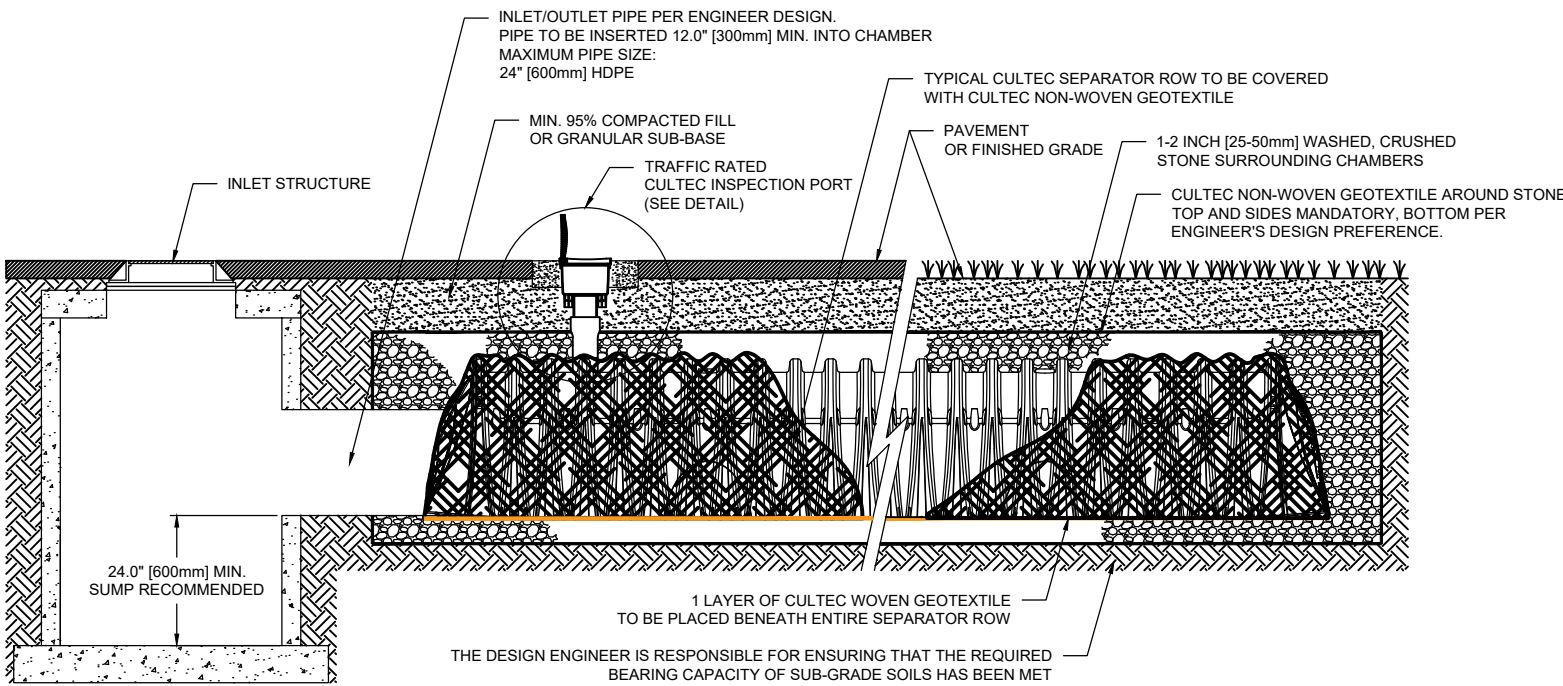


PIPE CROSSING

UNDERGROUND INFILTRATION SYSTEM NOTES:

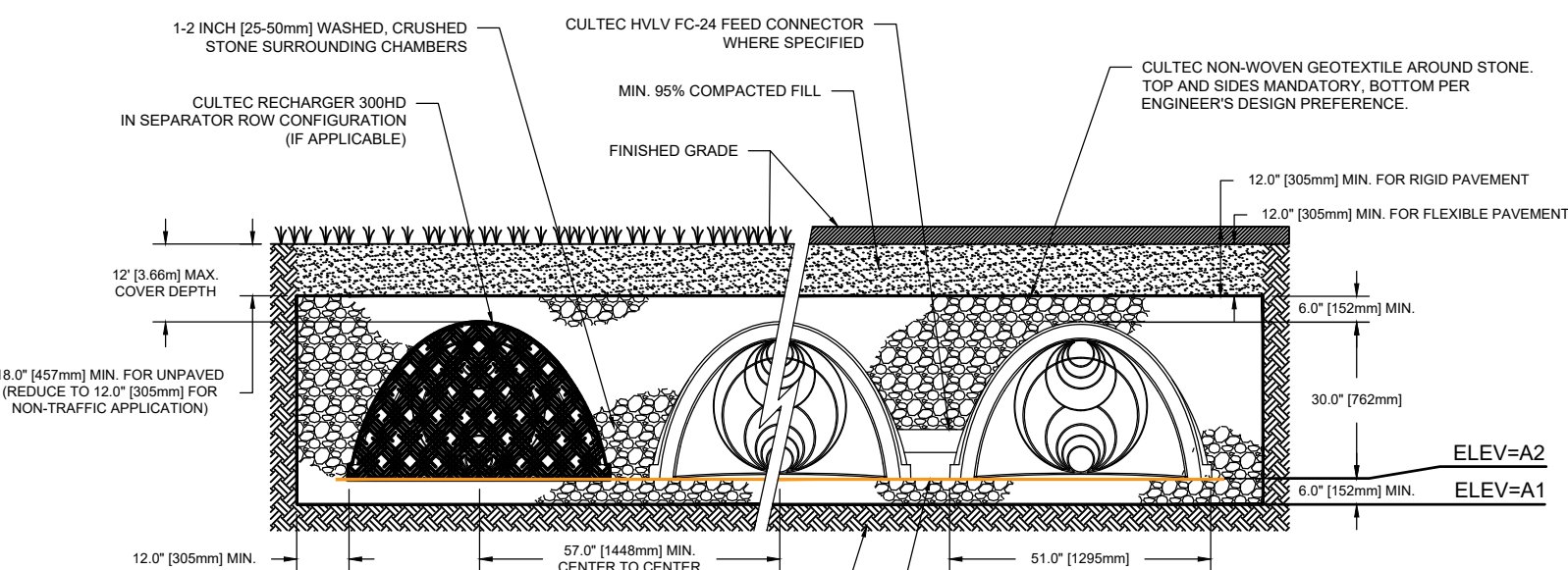
- EXISTING TOPSOIL, BRUSH, TREES, BOULDERS, FILL, DEBRIS AND OTHER UNSUITABLES TO BE REMOVED FOR 5' ALL AROUND UNDERGROUND INFILTRATION SYSTEM DOWN TO NATIVE MATERIAL. BACKFILL WITH STONE BEDDING MATERIAL.
- DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER EXCAVATION TO THE FINAL DESIGN ELEVATION, THE FLOOR SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER. SUBSTITUTIONS AND SHOP DRAWINGS SHOULD BE APPROVED BY THE ENGINEER.
- PARTS SPECIFICATIONS SHOWN ARE AS PROVIDED BY CULTEC, OR APPROVED EQUAL. ANY CHANGES TO THESE SPECIFICATIONS SHOULD BE APPROVED BY DESIGN ENGINEER FOR PERFORMANCE.

ELEVATIONS TABLE		
SYSTEM #	ELEV. A1	ELEV. A2
INF-1	96.50	97.00



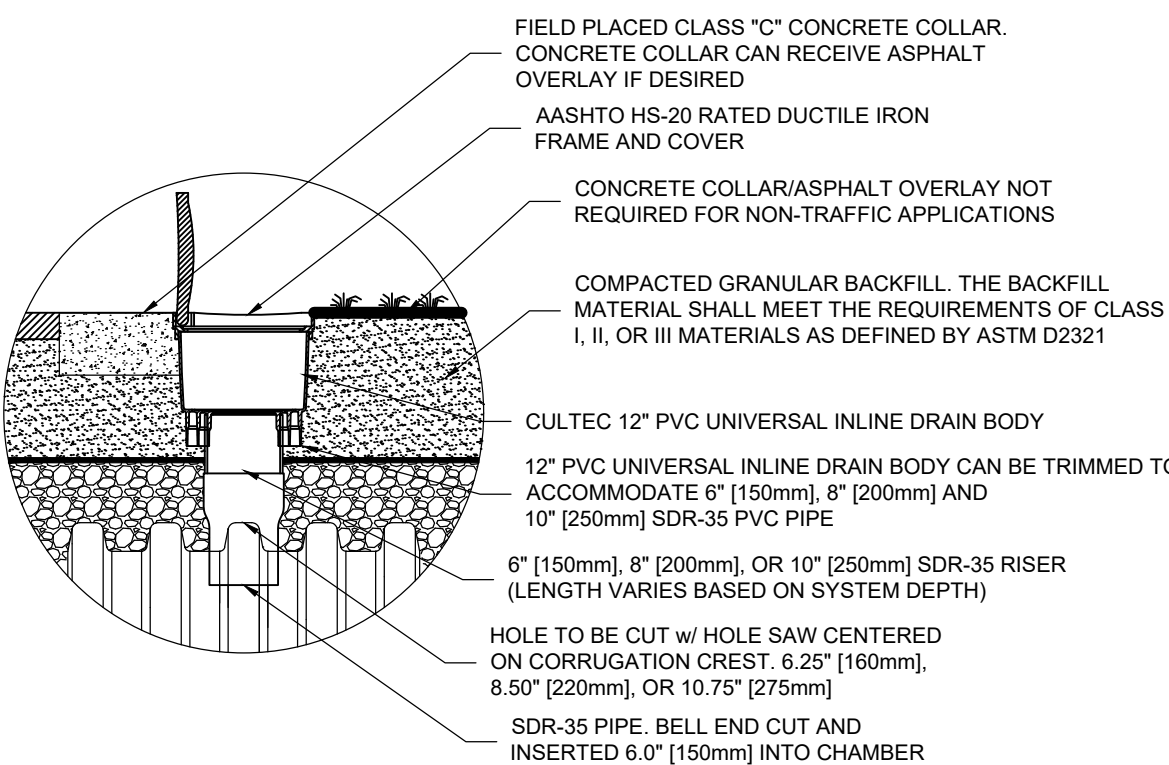
- NOTES:
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 - 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 CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT



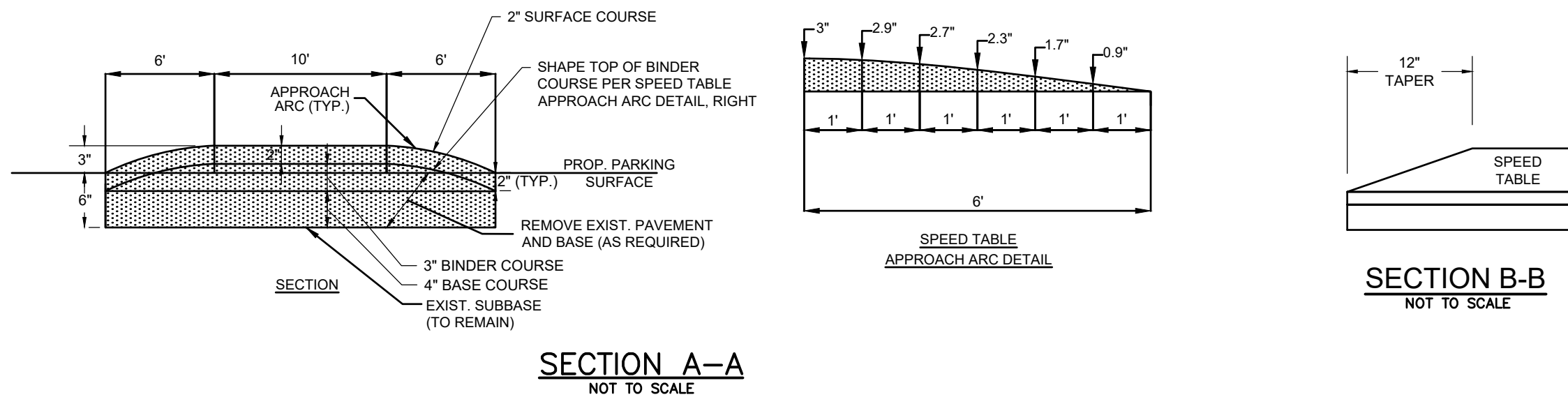
- NOTES:
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
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CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION

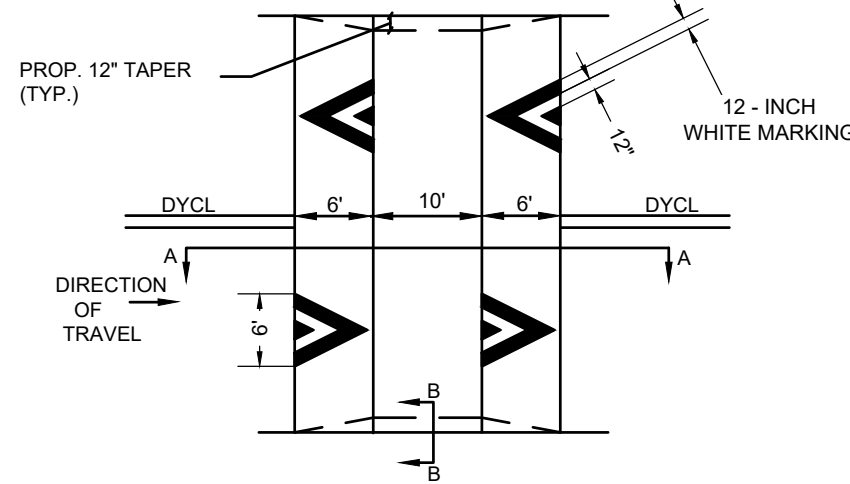


CULTEC INSPECTION PORT

UNDERGROUND INFILTRATION SYSTEM



SECTION A-A

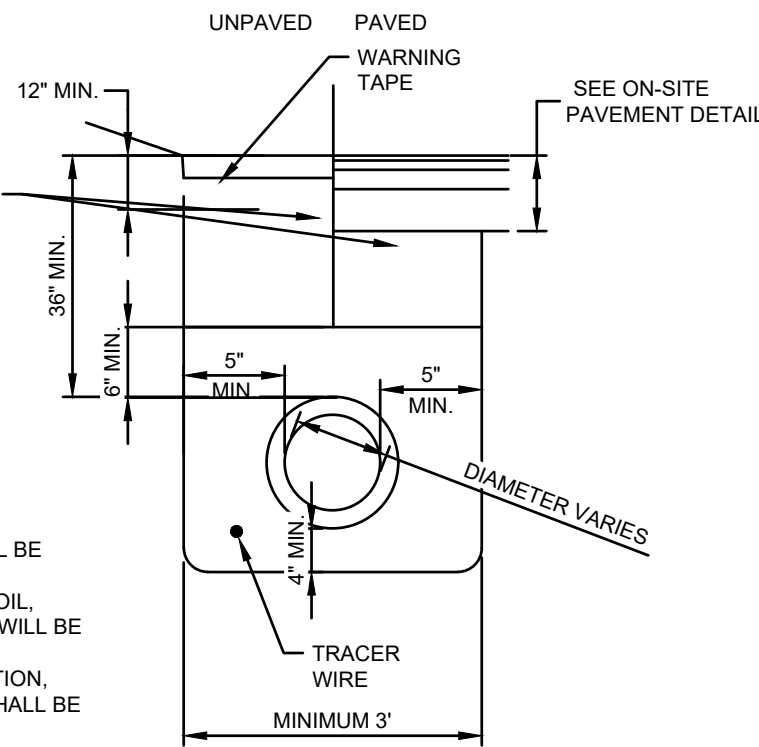


SPEED TABLE & STRIPING

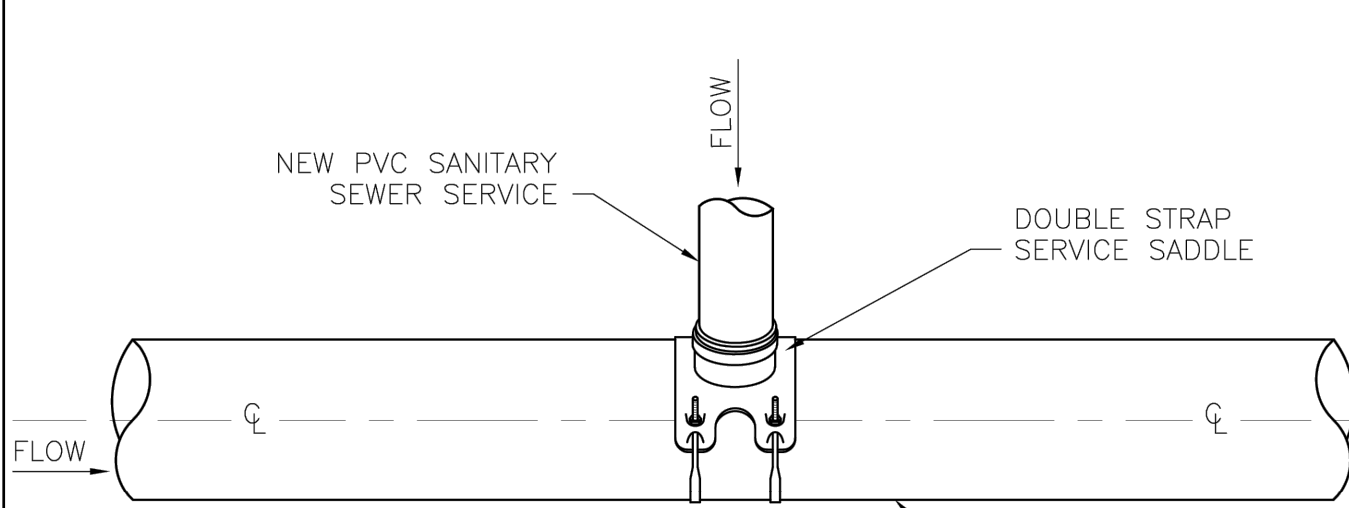
PAVEMENT NOTES

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 COMPACTED TO PROP. GRADE AND SLOPE (ADD GRAVEL BORROW AS NEEDED)

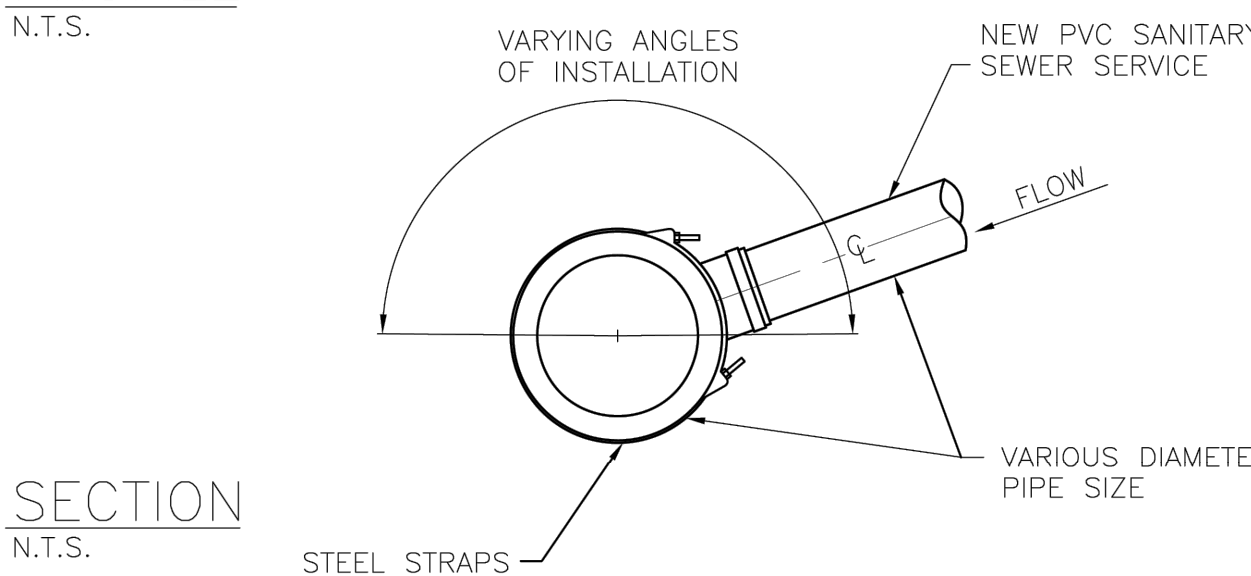


GAS TRENCH



PROFILE

N.T.S.



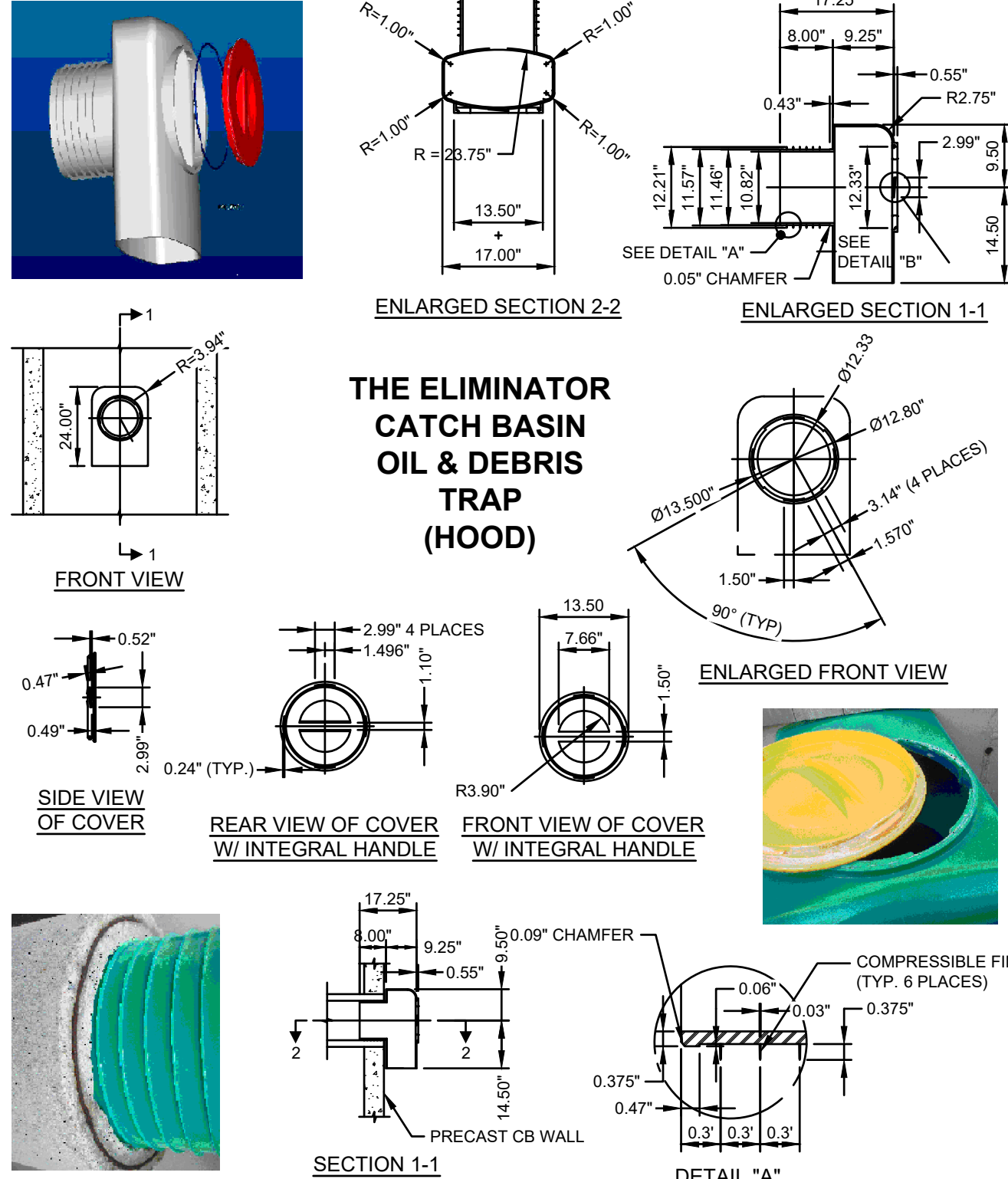
SECTION

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.

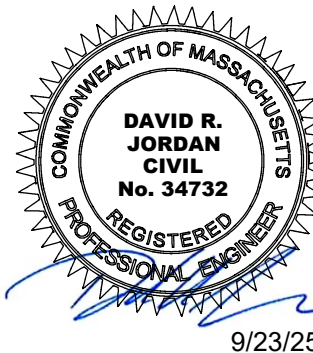
SEWER SADDLE CONNECTION

NOT TO SCALE



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

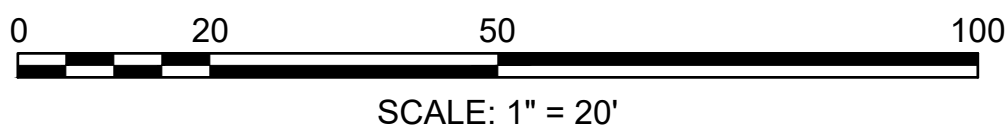
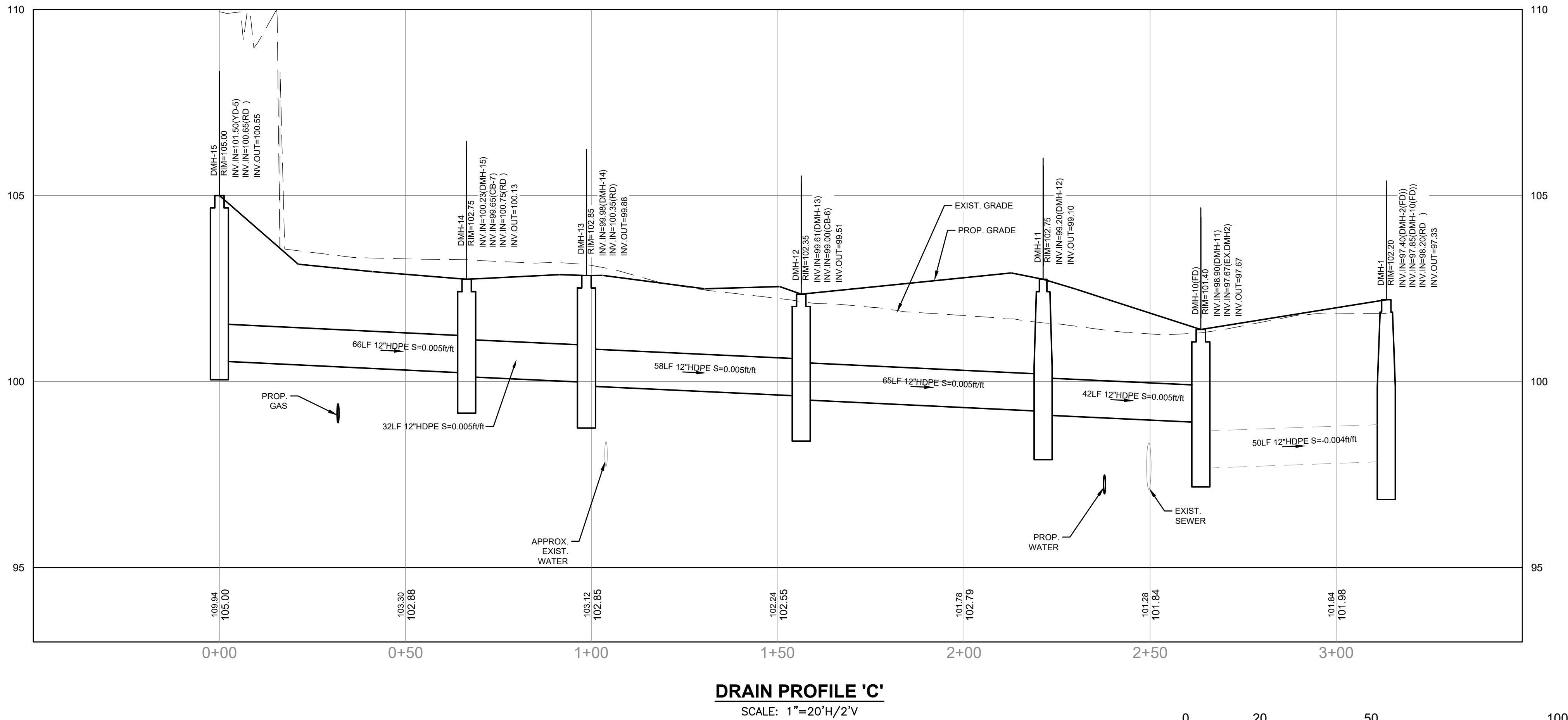
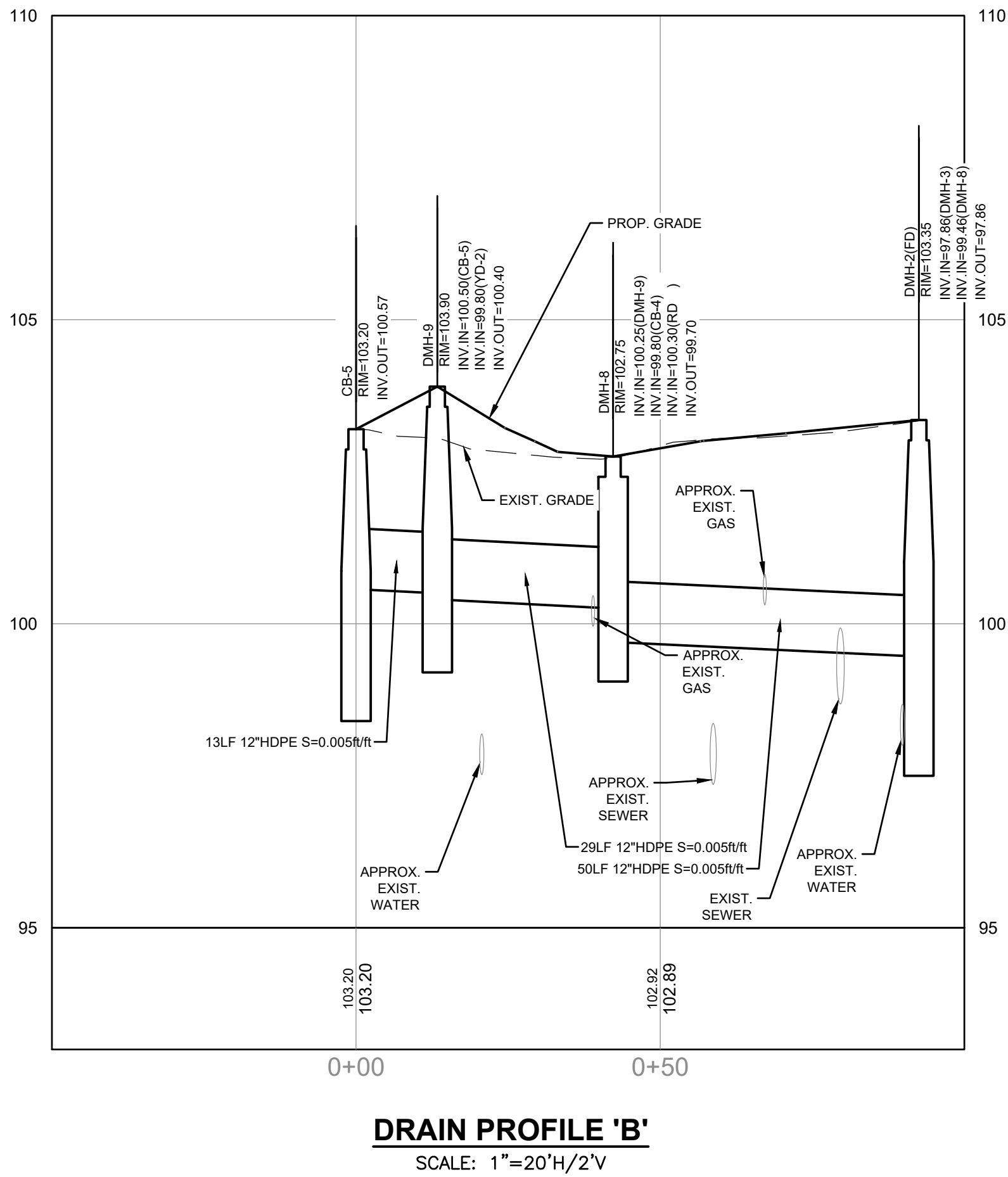
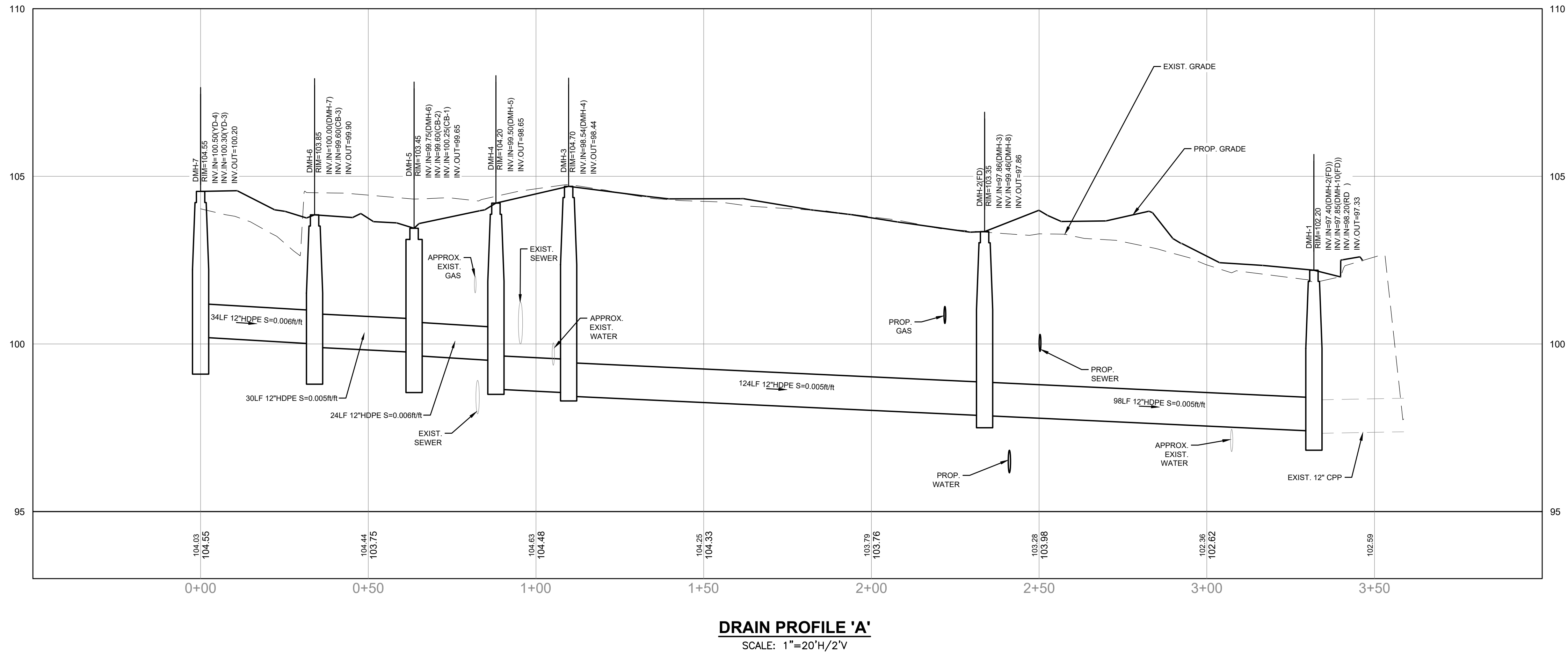
NO.	REVISION	DATE
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

MAY 21, 2025
DRAWN/DESIGN BY: CSB
CHECKED BY: DRJ

DETAIL SHEET

SCALE: NOT TO SCALE
PROJECT NO. NEX-2021147

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

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

9/23/25

REVISIONS		
NO.	REVISION	DATE

DRAINAGE
PROFILES

SCALE:
1"=20'

PROJECT NO.
NEX-2021147

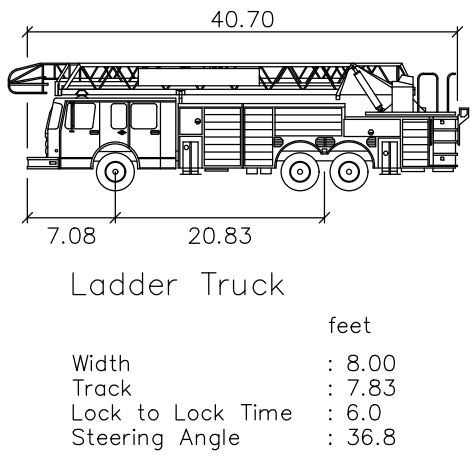
21 OF 21

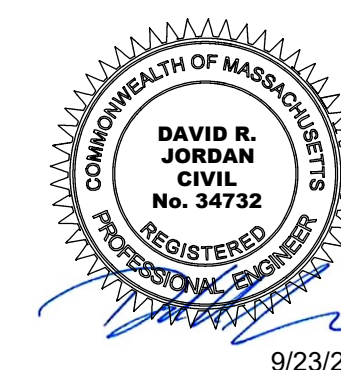
FIRE TRUCK TURN PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021147

1 OF 1

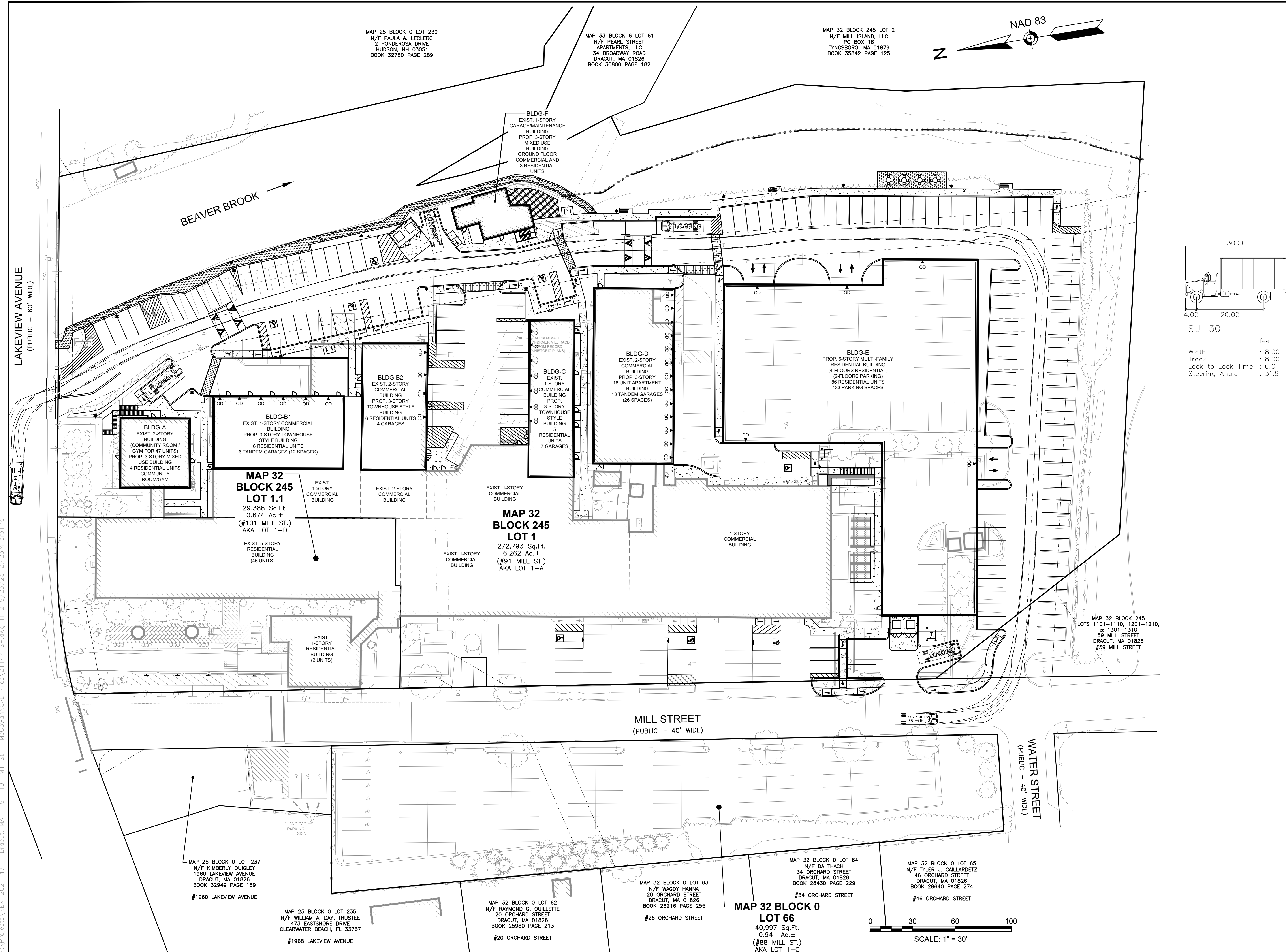




REVISIONS		
NO.	REVISION	DATE

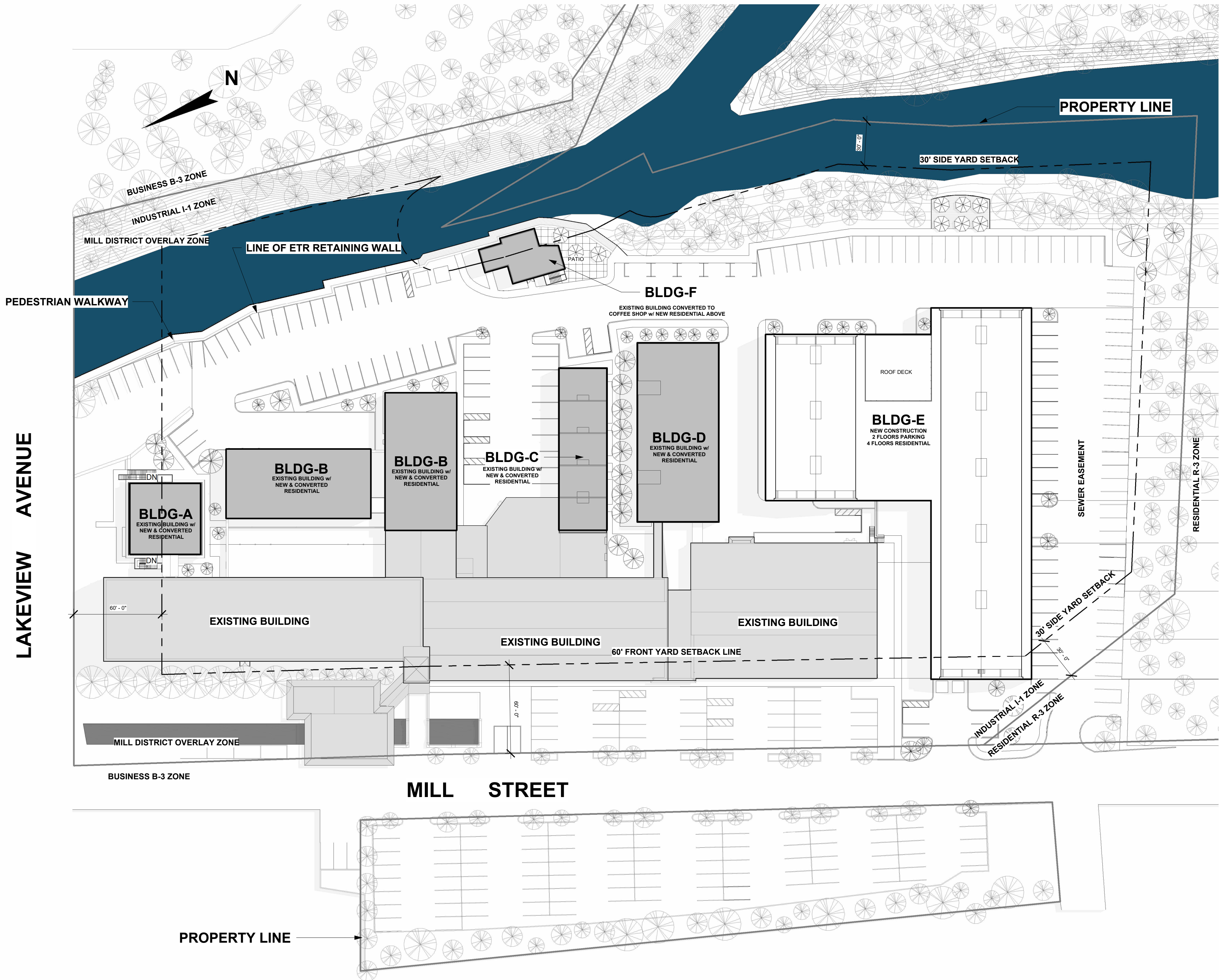
SEPTEMBER 19, 2025		
DRAWN/DESIGN BY CSB	CHECKED BY DRJ	

<p>DELIVERY TRUCK TURN PLAN</p>
<p>SCALE: 1"=30'</p>
<p>PROJECT NO. NEX-2021147</p>
<p>1 OF 1</p>



Y:\2054-16 Beaver Brook Mill\REVIT DRAWINGS\241016_Beaver Brook Mill_Building Changes_Central.rvt
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1 Site Plan
1" = 40'-0"



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 residents, 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 contions 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**

**BEAVER
BROOK MILL**

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
WWW:



ARCHITECT:

**ganek
architects inc**
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE

**SITE PLAN & CODE
ANALYSIS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1" = 40'-0"

DATE APR. 18, 2025

DRAWN BY Author CHECKED BY Checker

PROJECT NUMBER 2054

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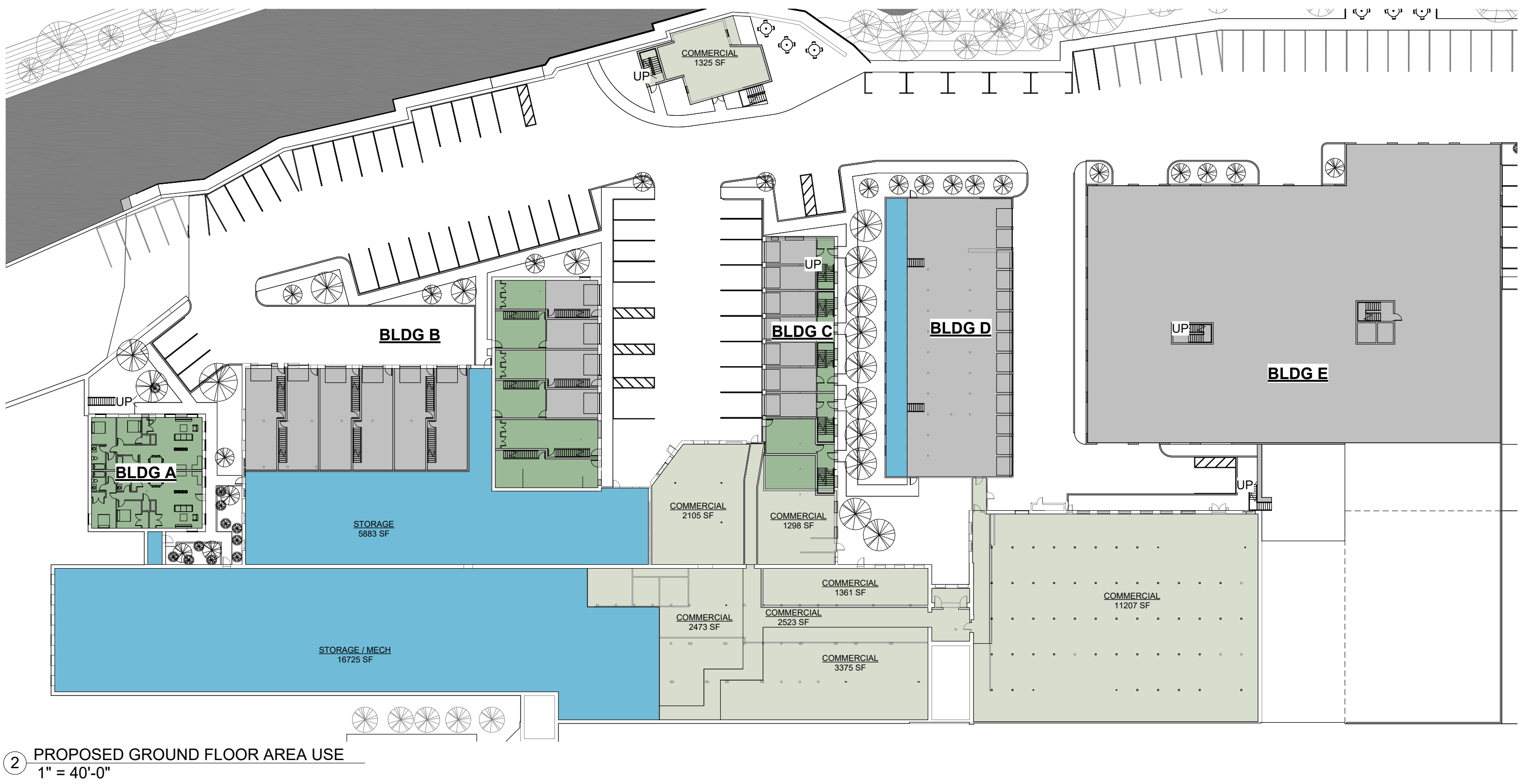
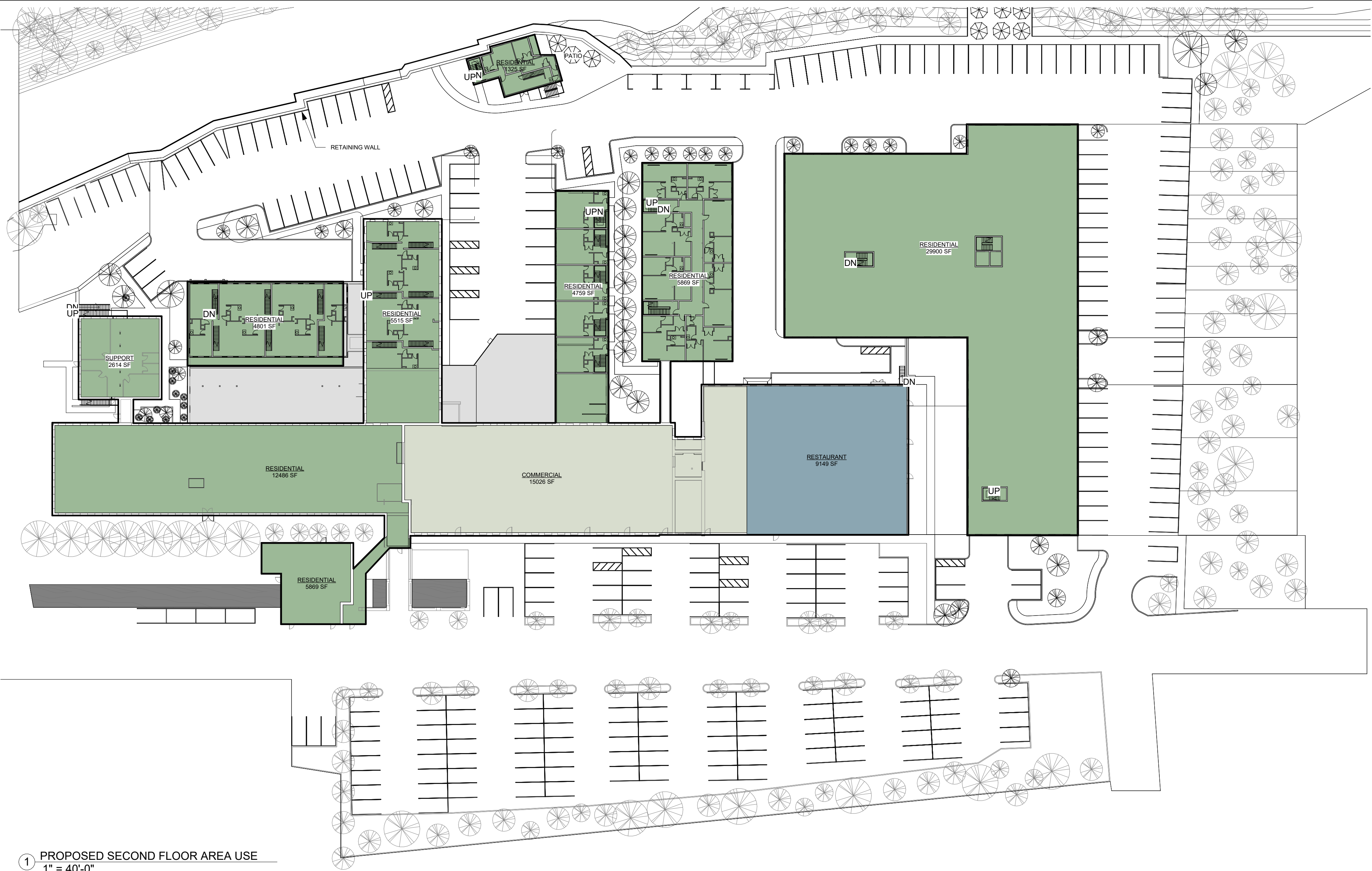
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LEGEND

- COMMERCIAL
- STORAGE
- PARKING
- RESIDENTIAL
- RESTAURANT



PROGRESS SET

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BROOK MILL

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
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ganek
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One River Road
Carlisle, MA 01741
p 978 371 9001
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DISTRIBUTION AND
USE

Revision Schedule

Number	Date	Revision Description
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SCALE

As indicated

DATE

Feb 11, 2025

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NUMBER

2054

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DRAWING

NUMBER

A0.2



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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BROOK MILL

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
WWW:



ARCHITECT:
ganek
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Carlisle, MA 01741
p 978 371 9001
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PERSPECTIVE
VIEWS

Revision Schedule		
Number	Date	Revision Description

SCALE

DATE
APR. 18, 2025

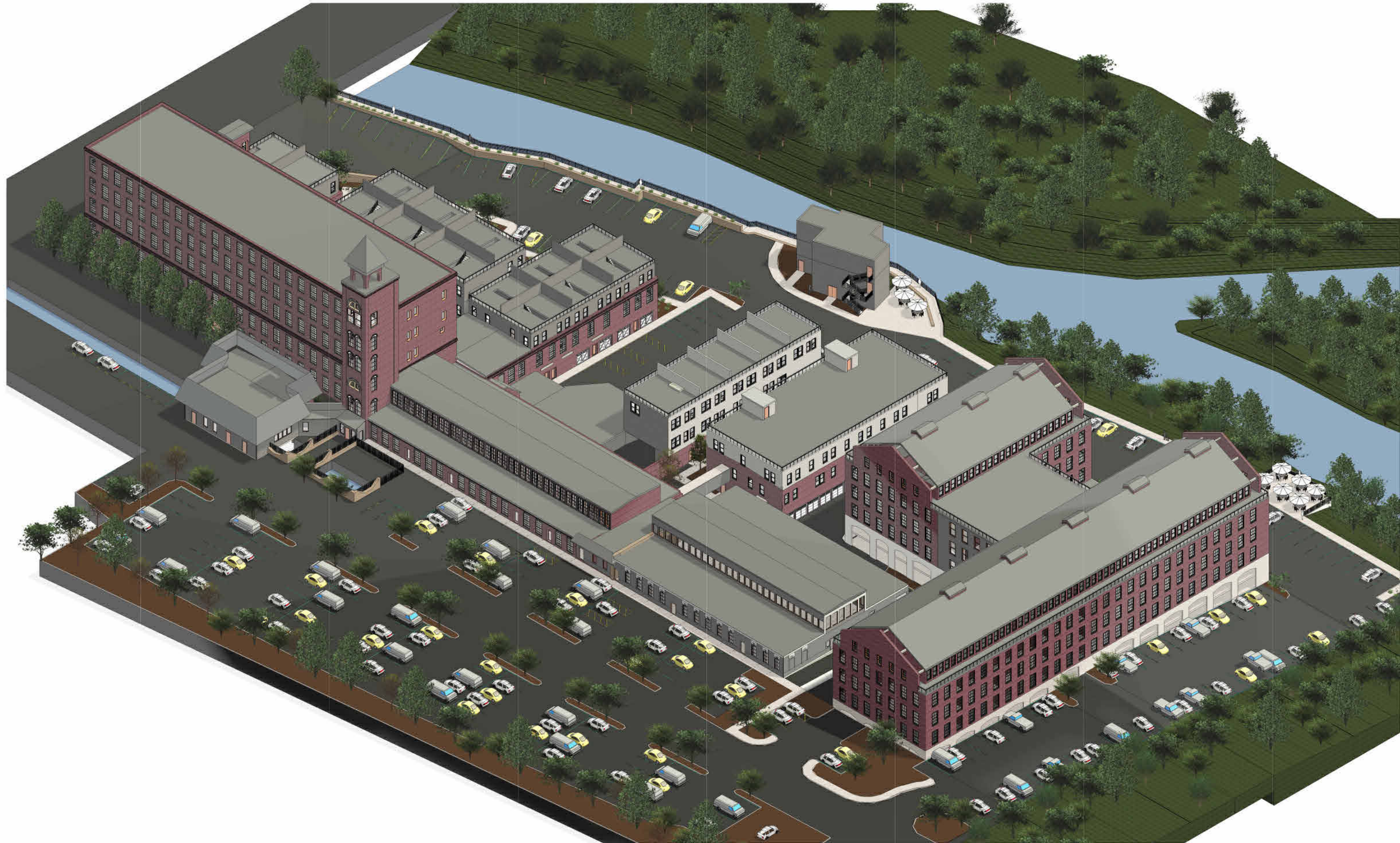
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PROJECT NUMBER	2054
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VIEW FROM SOUTHWEST

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AERIAL VIEW

Revision Schedule		
Number	Date	Revision Description

SCALE

DATE
APR. 18, 2025

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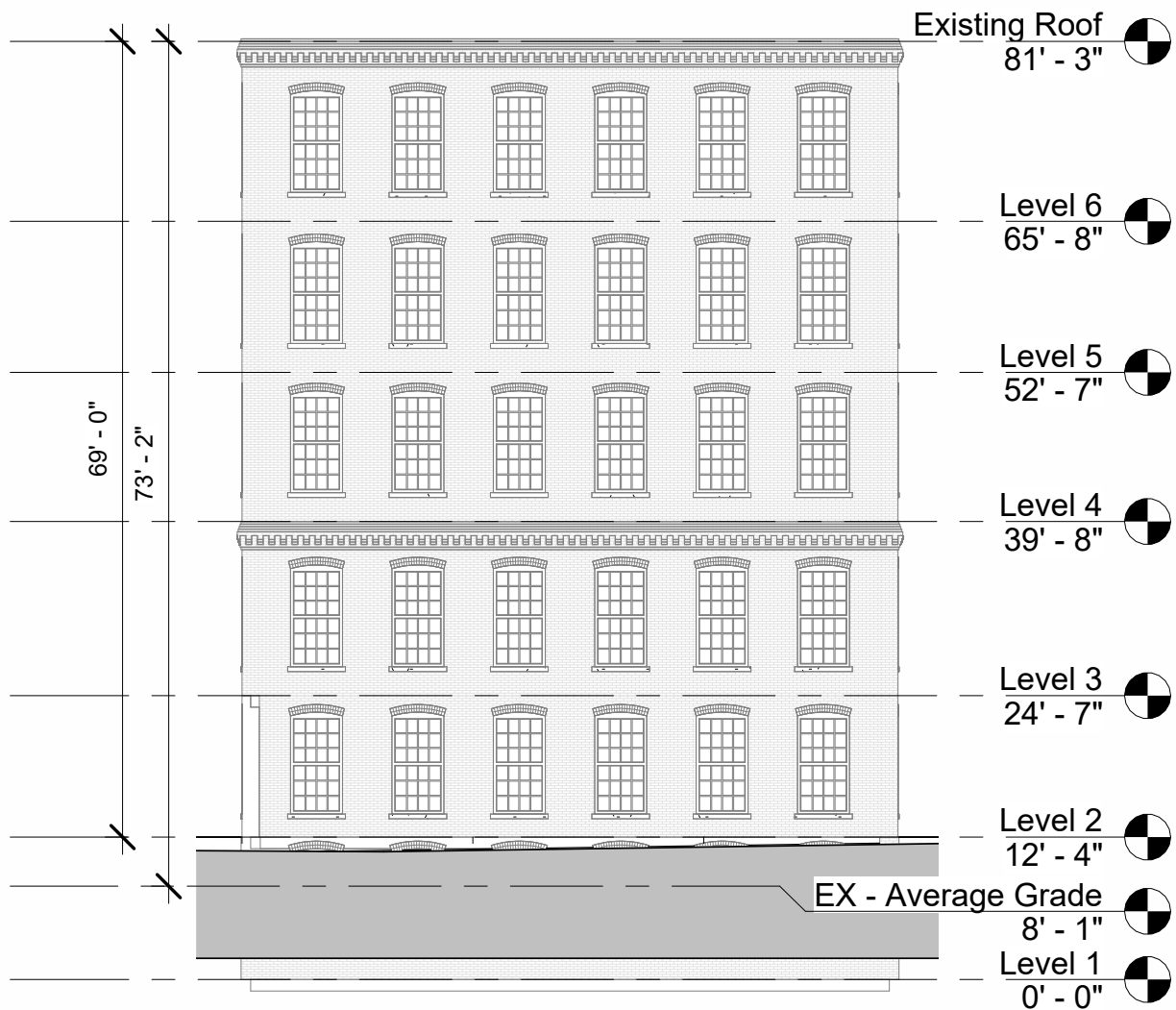
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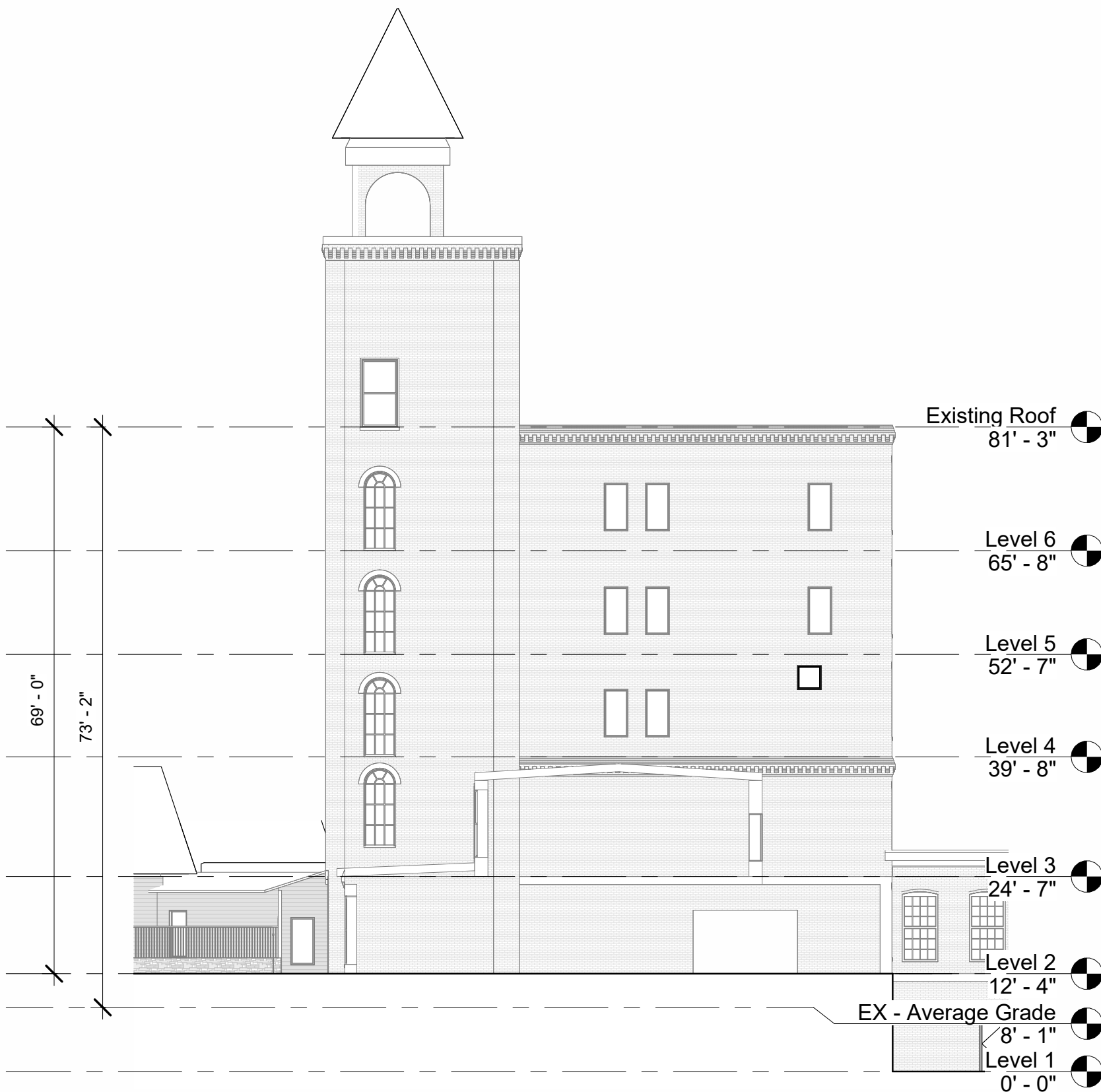
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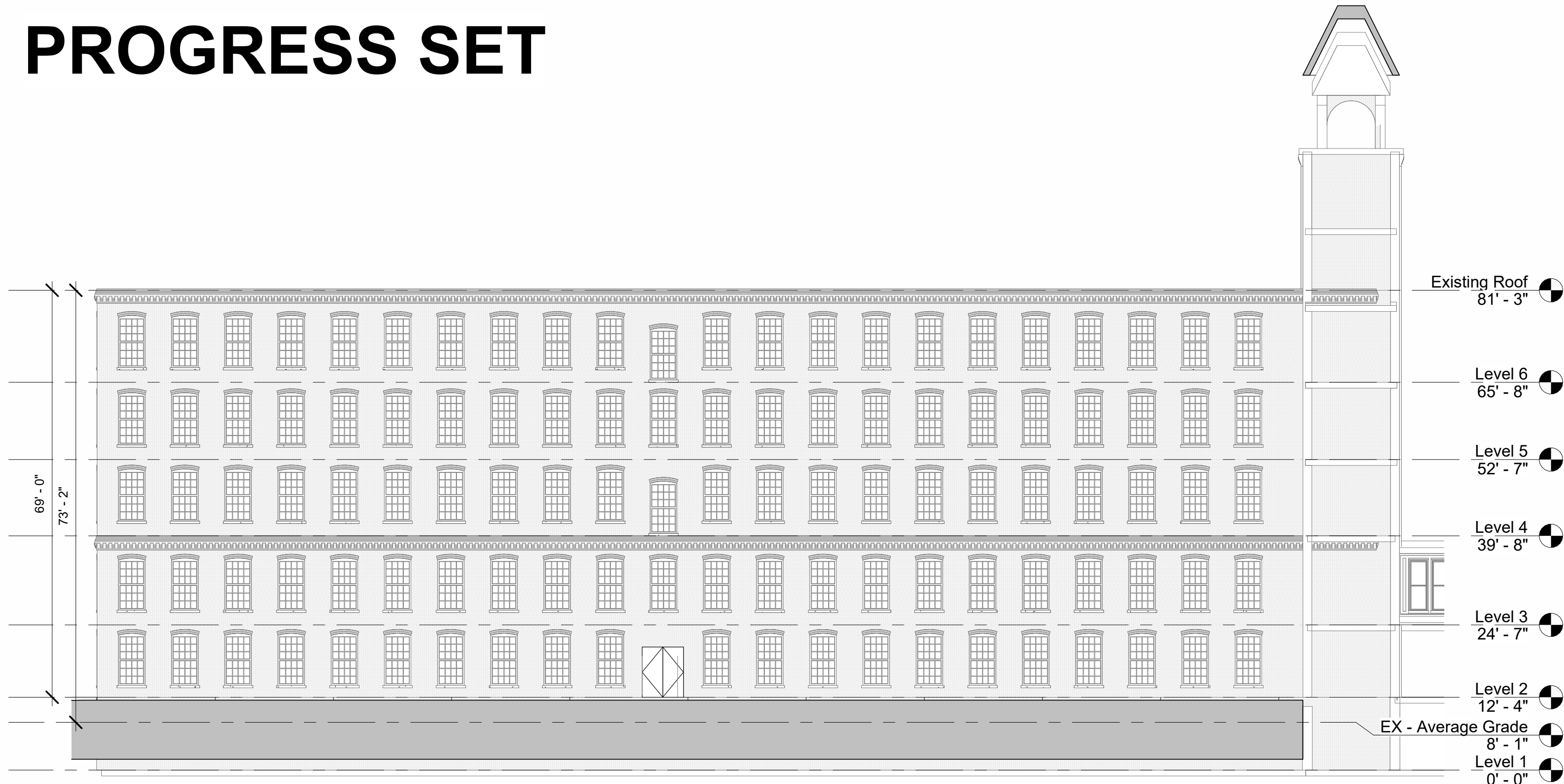
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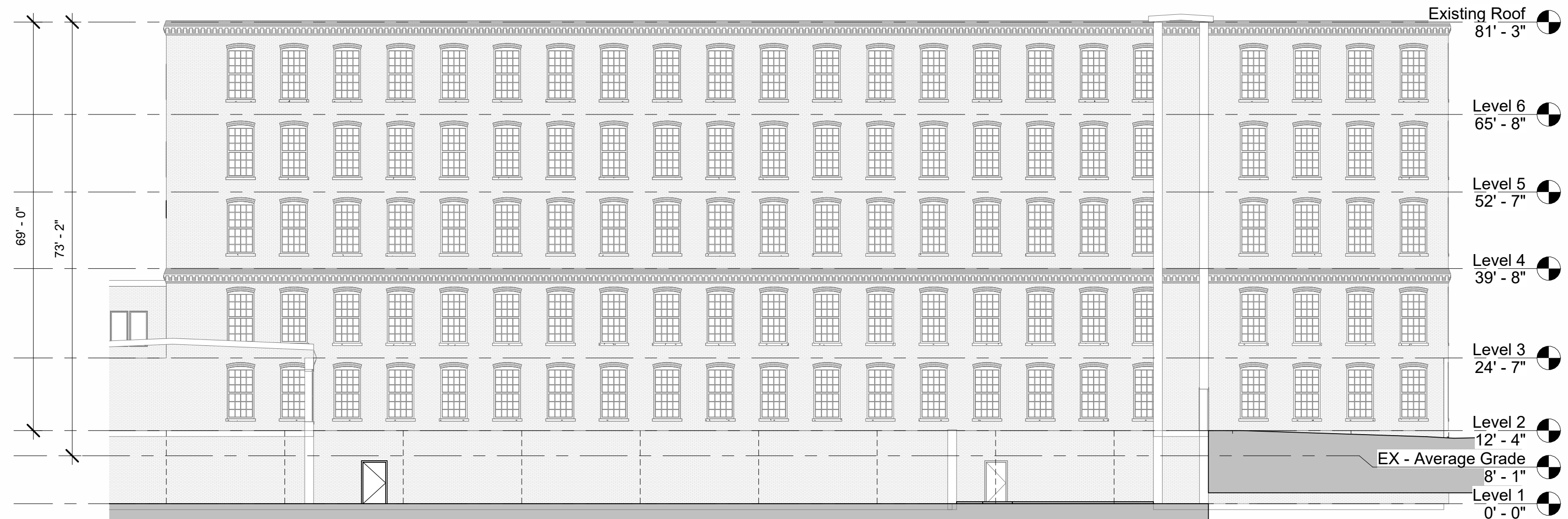
2 Existing Building - North Elevation
1/16" = 1'-0"



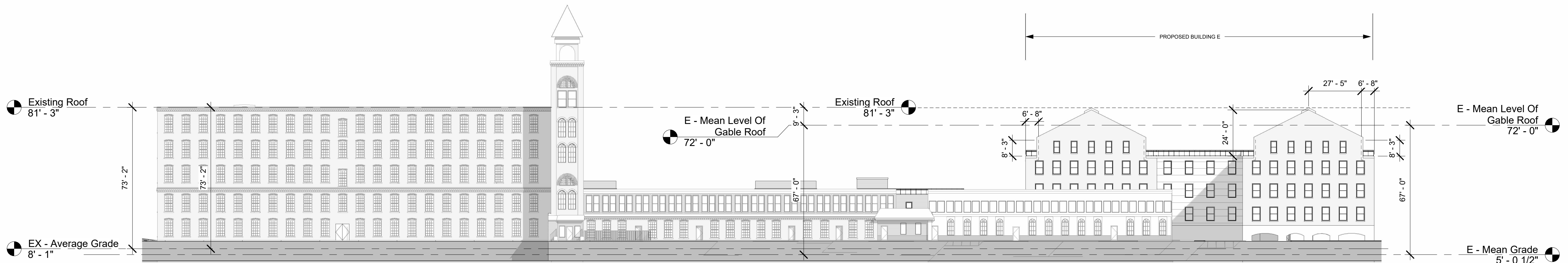
3 Existing Building - South Elevation
1/16" = 1'-0"



4 Existing Building - West Elevation
1/16" = 1'-0"



1 Existing Building - East Elevation
1/16" = 1'-0"



5 West Site Elevation
1" = 30'-0"

BEAVER
BROOK MILL

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
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ganek
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One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

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BUILDING HEIGHT
ANALYSIS

Revision Schedule

Number	Date	Revision Description
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SCALE
As indicated

DATE
APR. 18, 2025

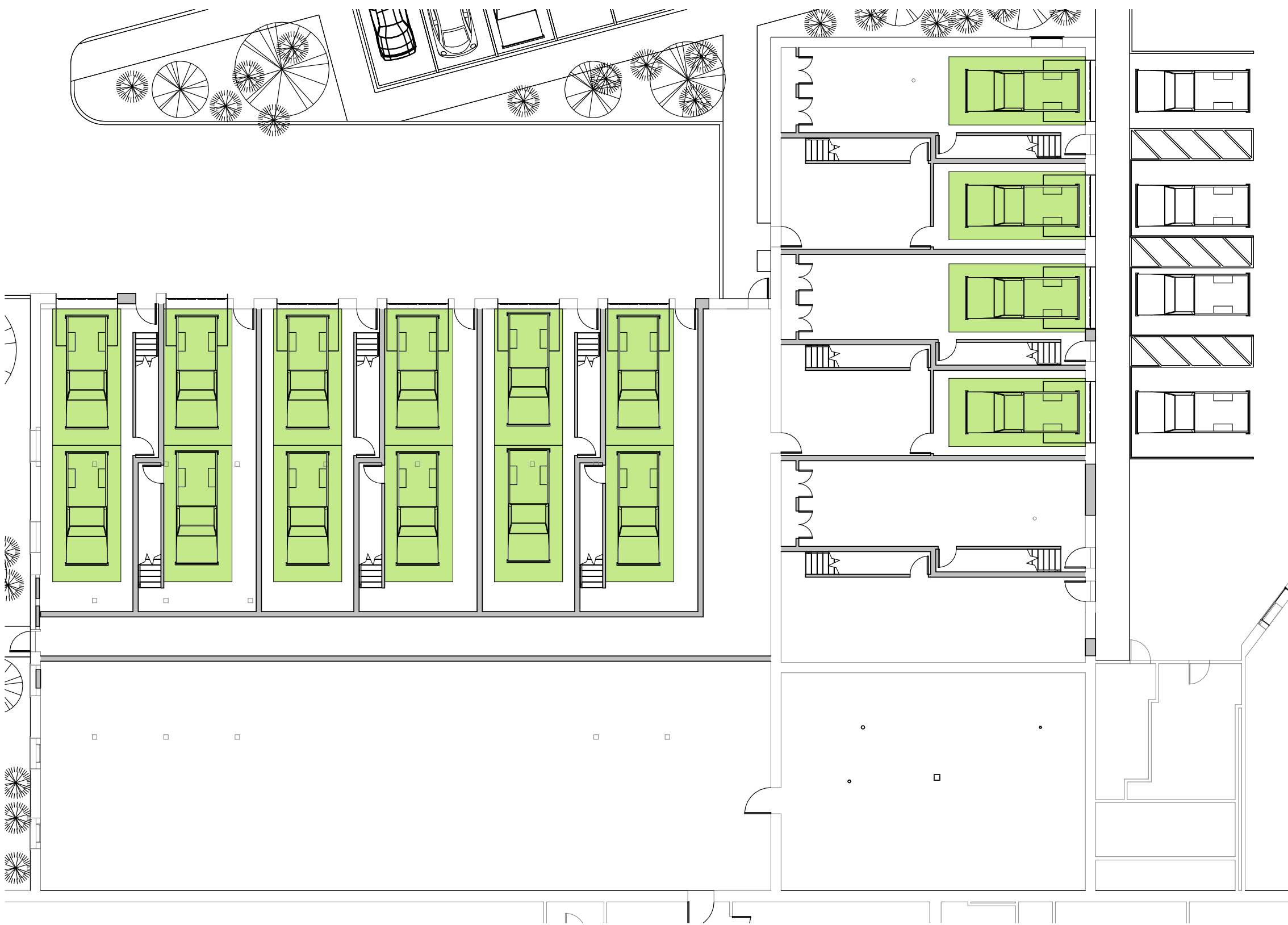
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Author	Checker

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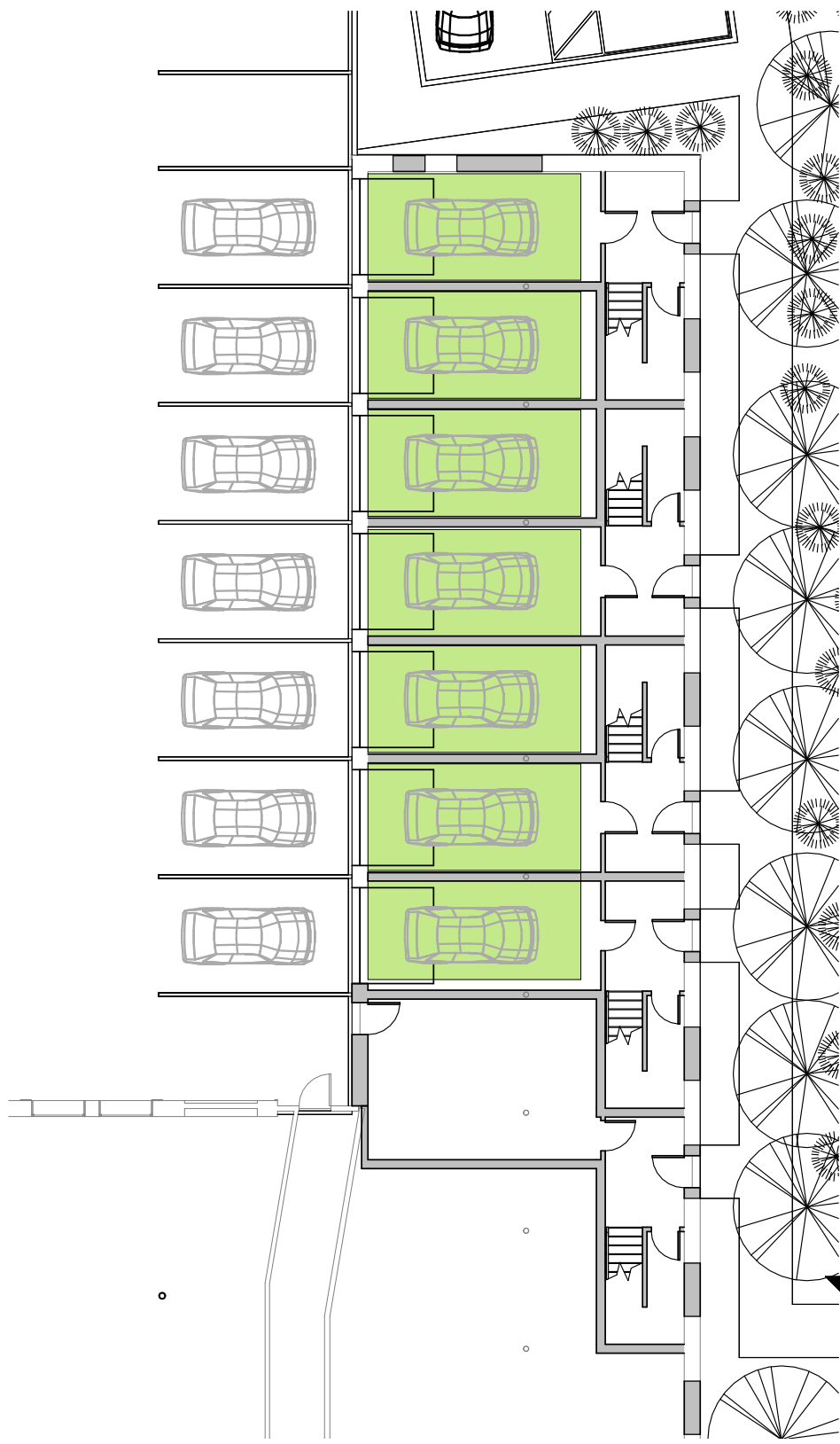
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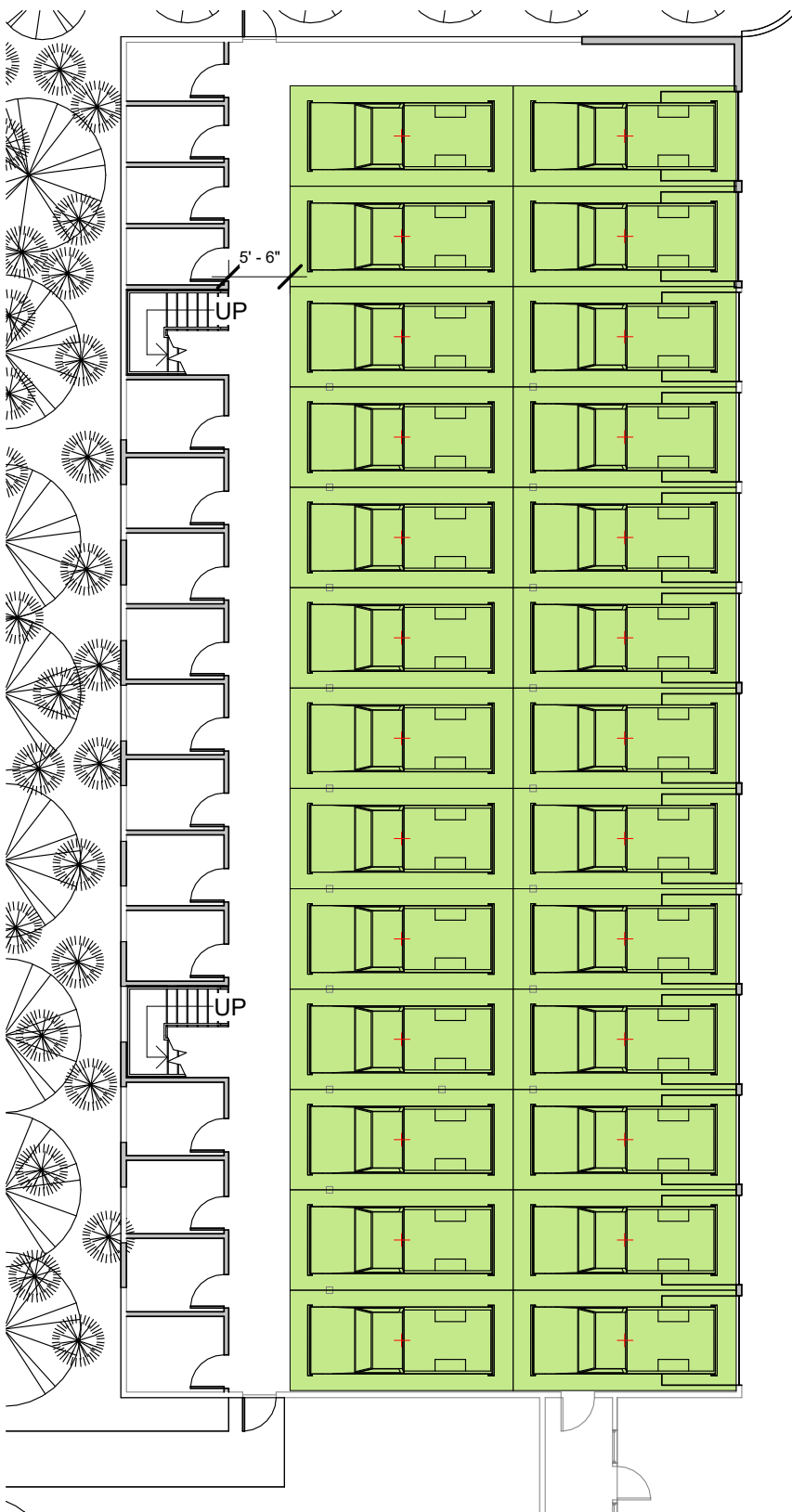
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① Building B - Parking
1/16" = 1'-0"



② Building C - Parking
1/16" = 1'-0"



③ Building D - 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
TOTAL	182

BEAVER
BROOK MILL

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
WWW:



ARCHITECT:

ganek
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One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

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INDOOR PARKING
SPACES

Revision Schedule

Number	Date	Revision Description
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SCALE
As indicated

DATE
APR. 18, 2025

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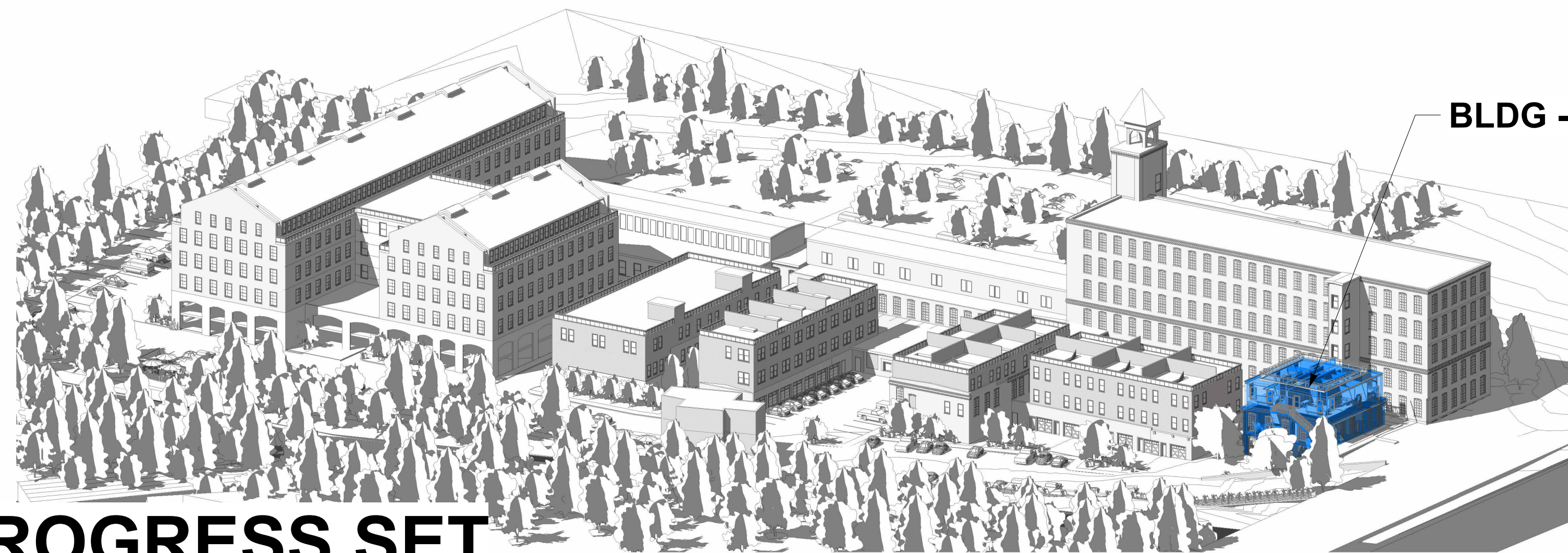
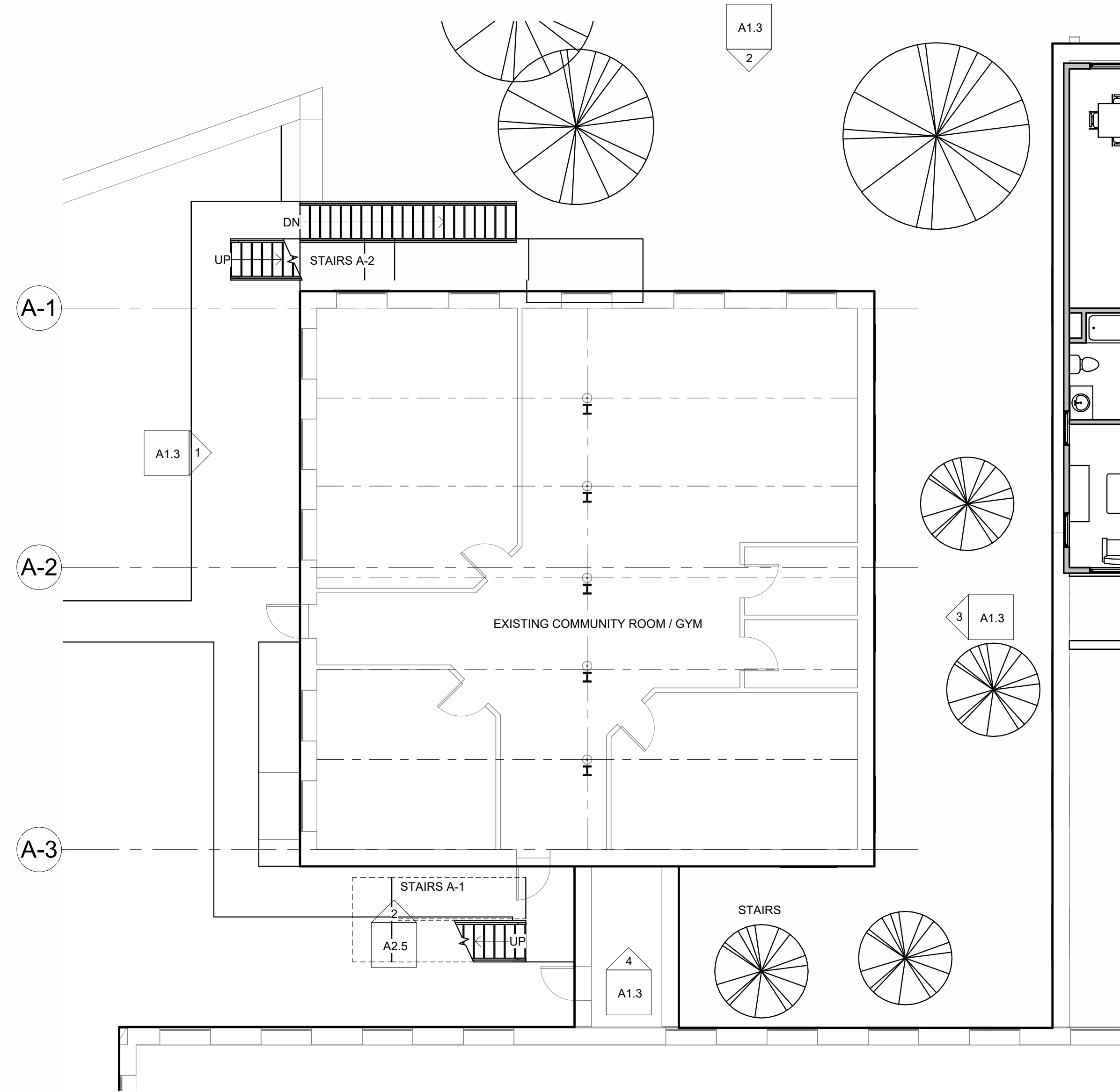
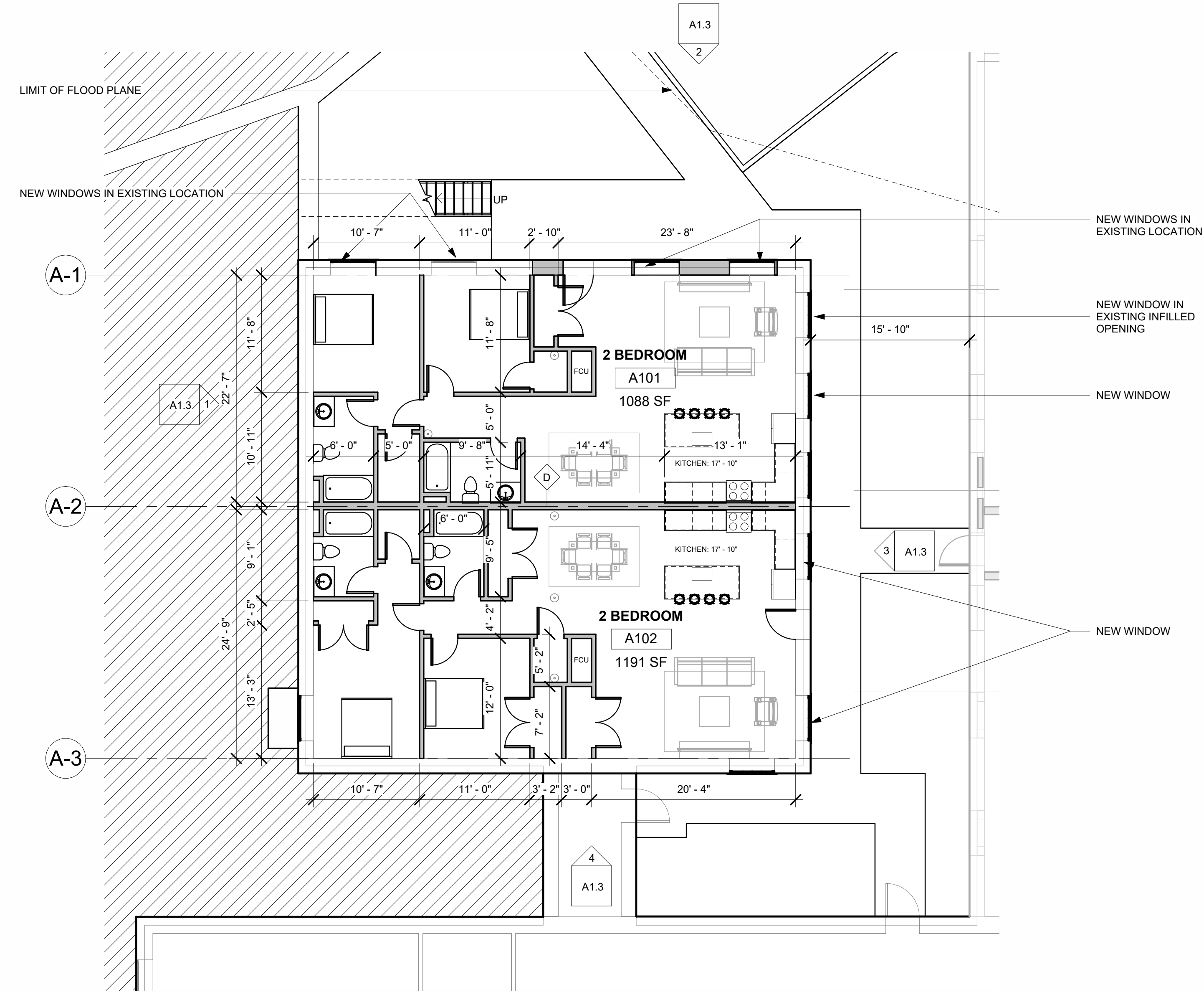
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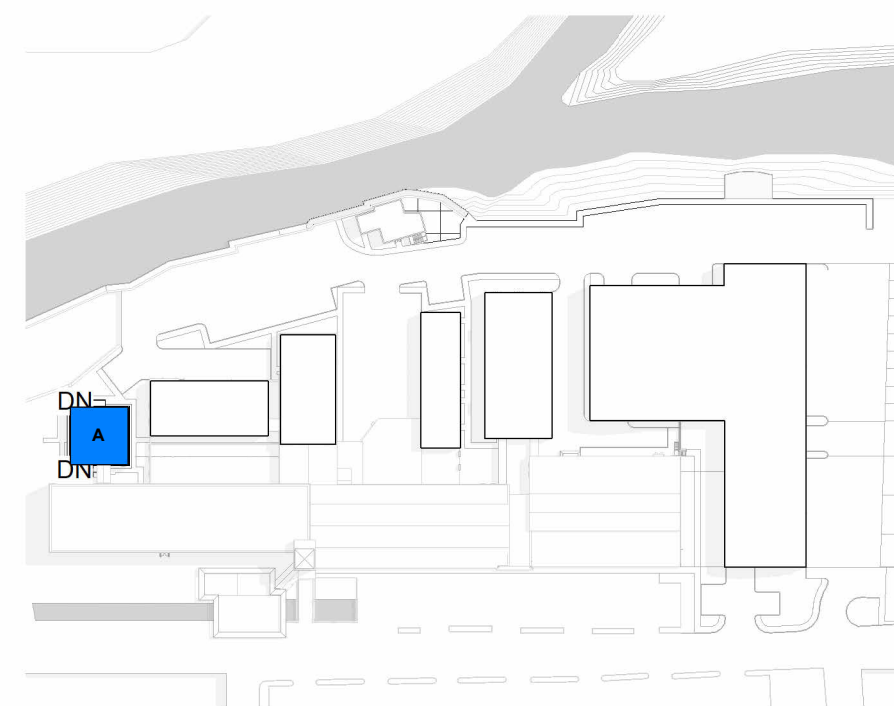
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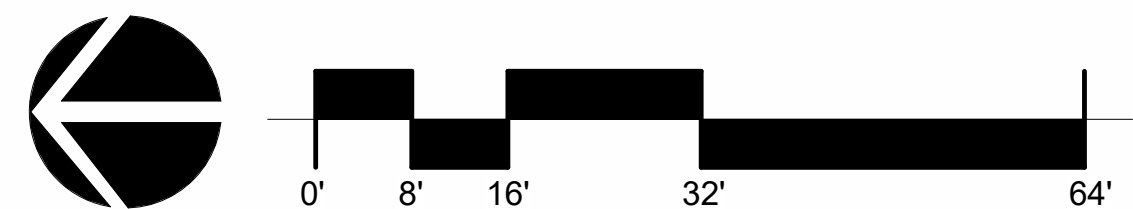
BLDG - A

PROGRESS SET



Revision Schedule		
Number	Date	Revision Description

EXISTING WALL
DEMO WALL
NEW WALL
STAIR



BEAVER BROOK MILL

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MA 01826

TEL:
FAX:
WWW:



ARCHITECT:
**ganek
architects inc**
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

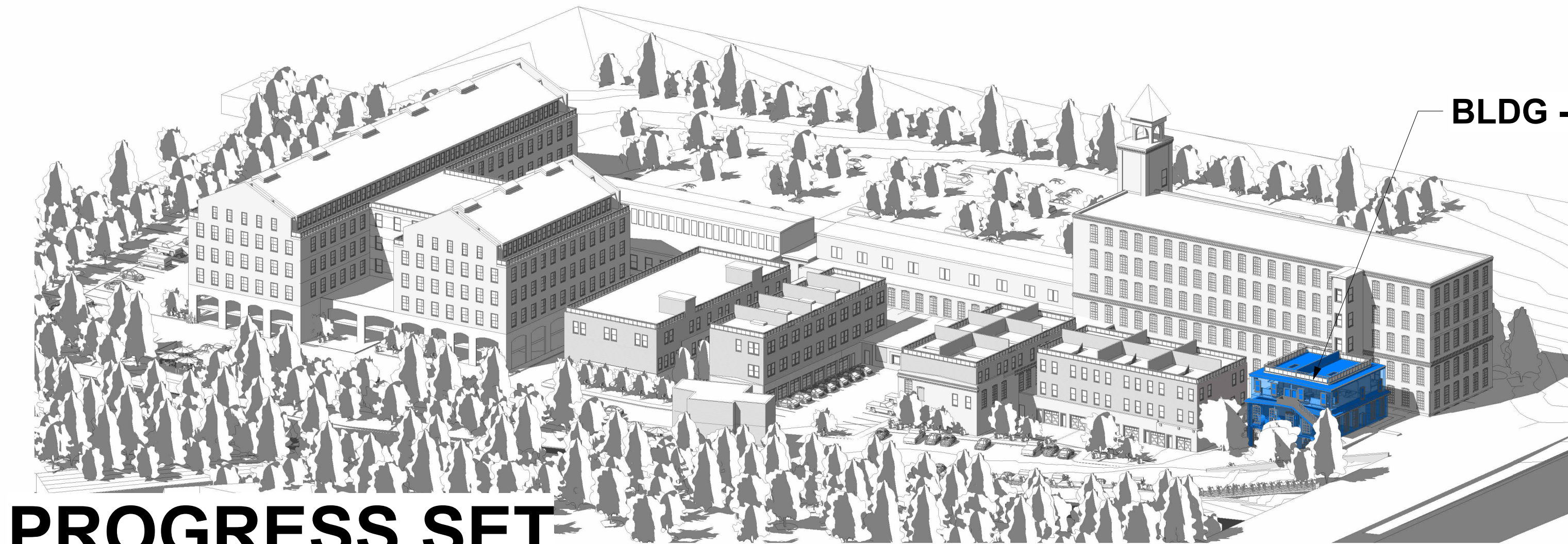
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**BLDG A -
PROPOSED PLANS**

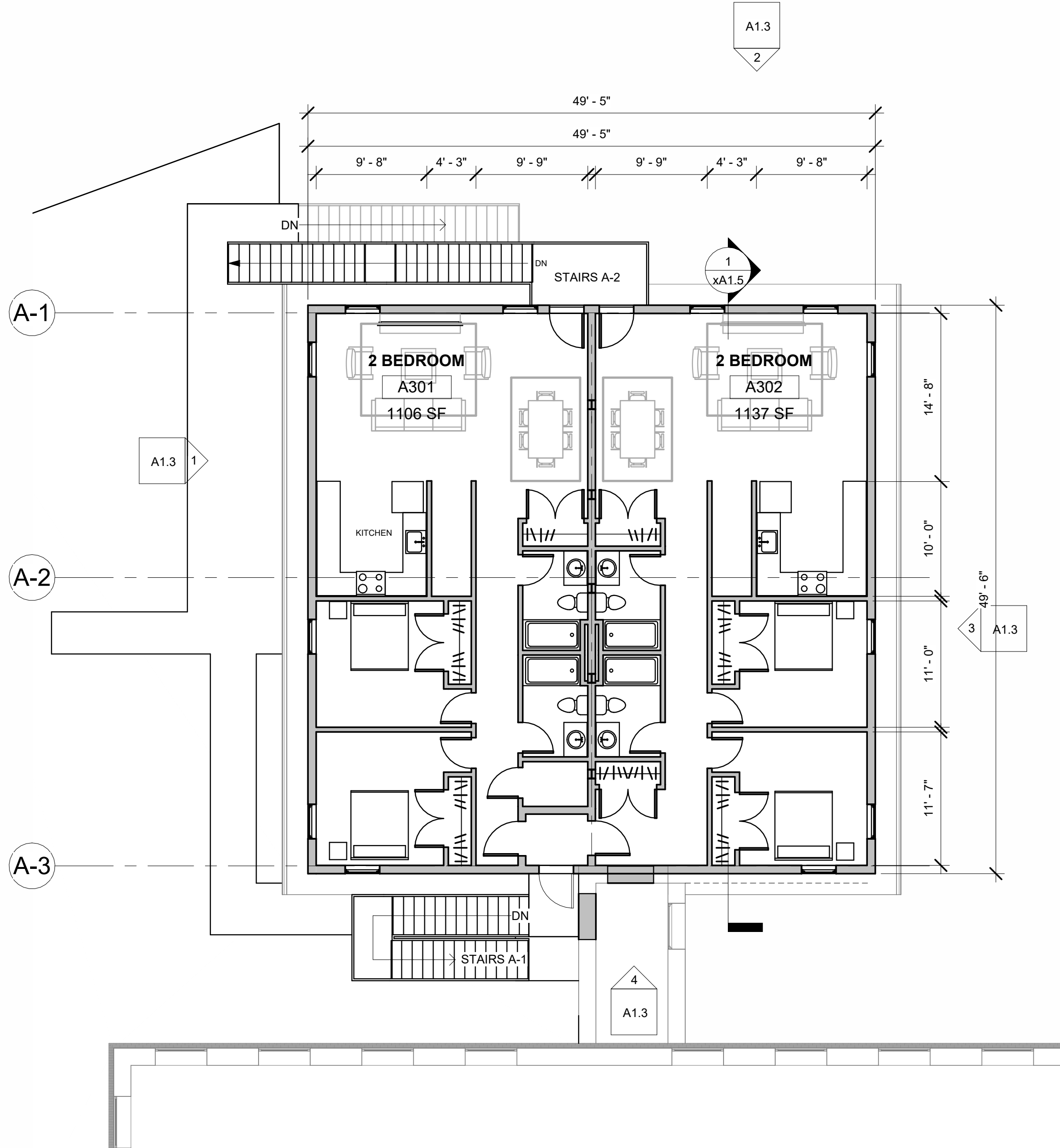
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Number	Date	Revision Description
SCALE	As indicated	
DATE APR. 18, 2025		
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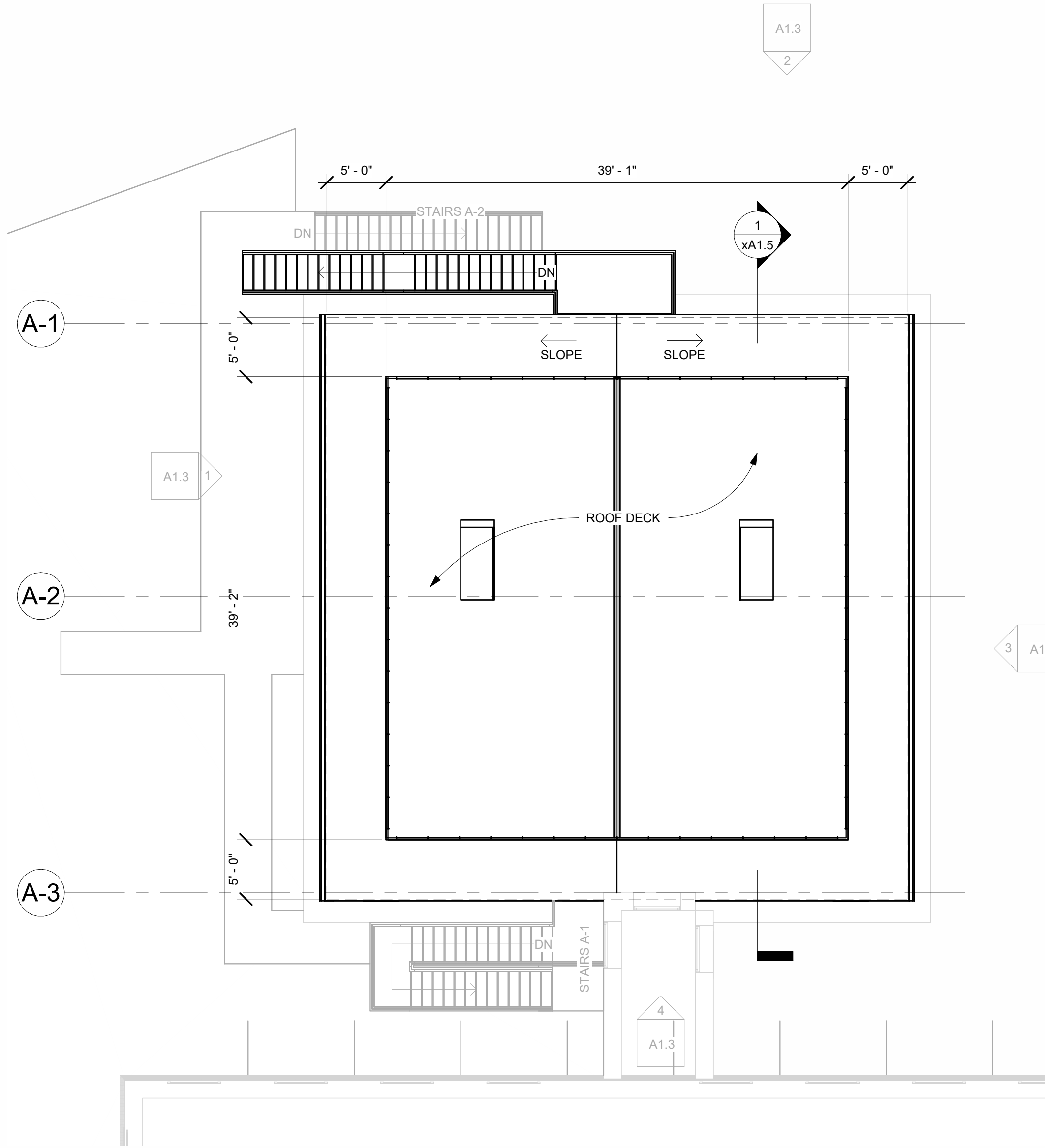
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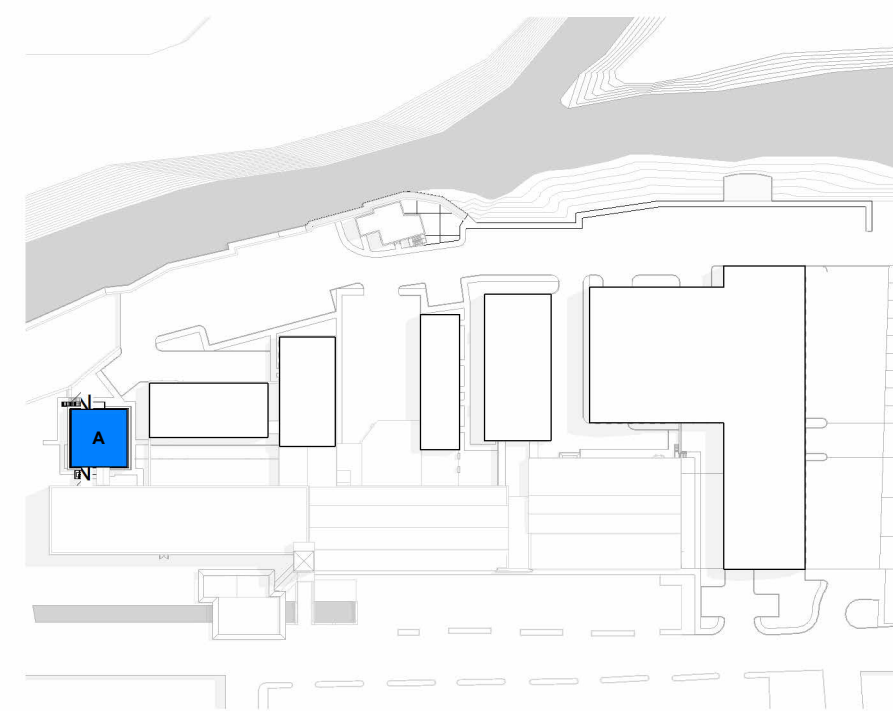
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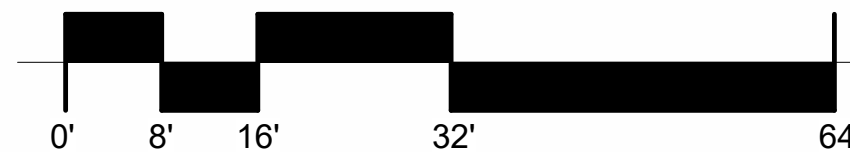
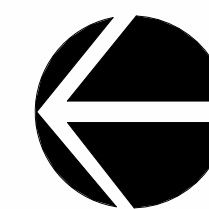
2 BLDG A - Proposed 3rd Floor Plan
1/8" = 1'-0"



1 BLDG A - Proposed Roof Plan
1/8" = 1'-0"



- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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**BLDG A -
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE
As indicated

DATE
APR. 18, 2025

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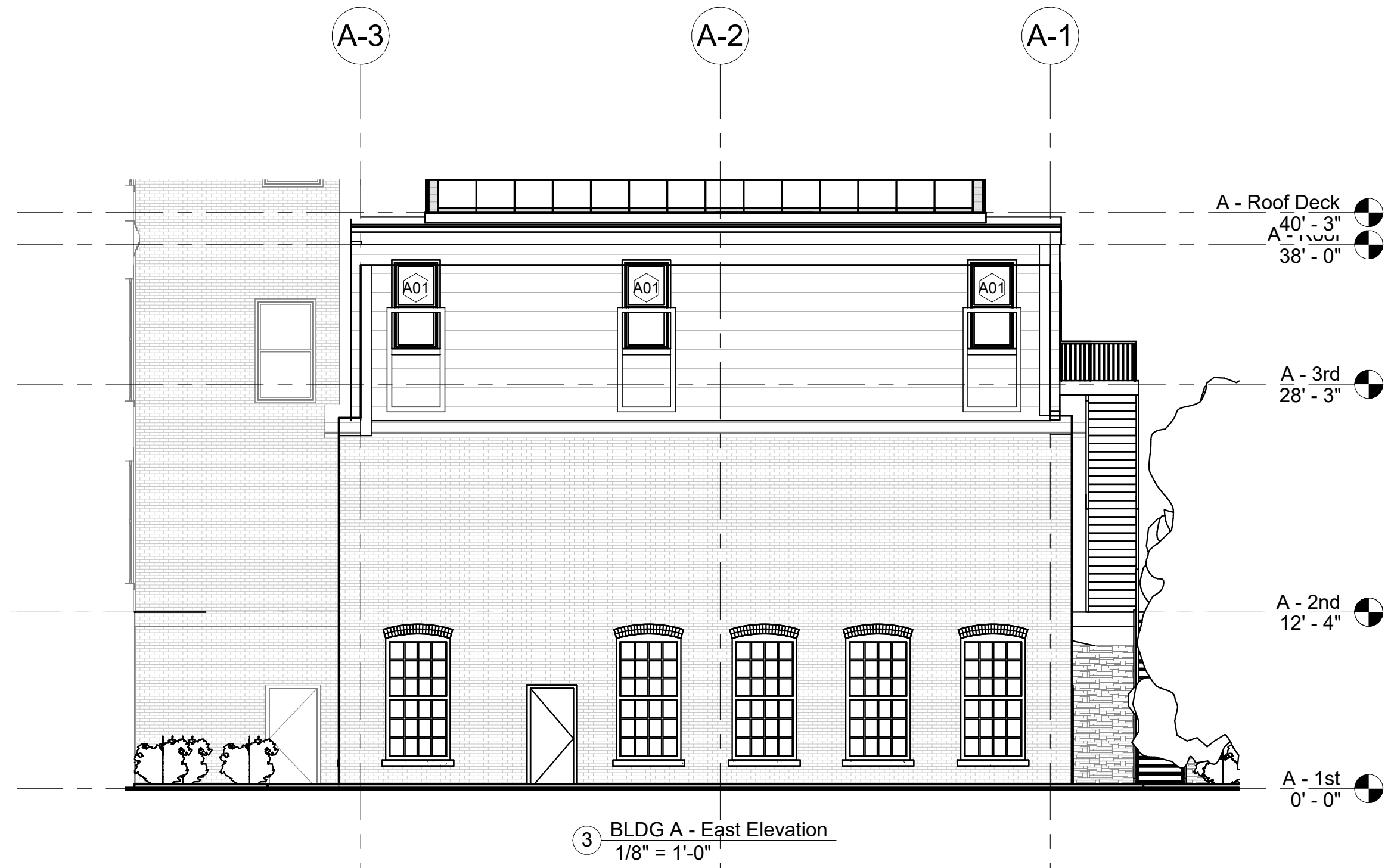
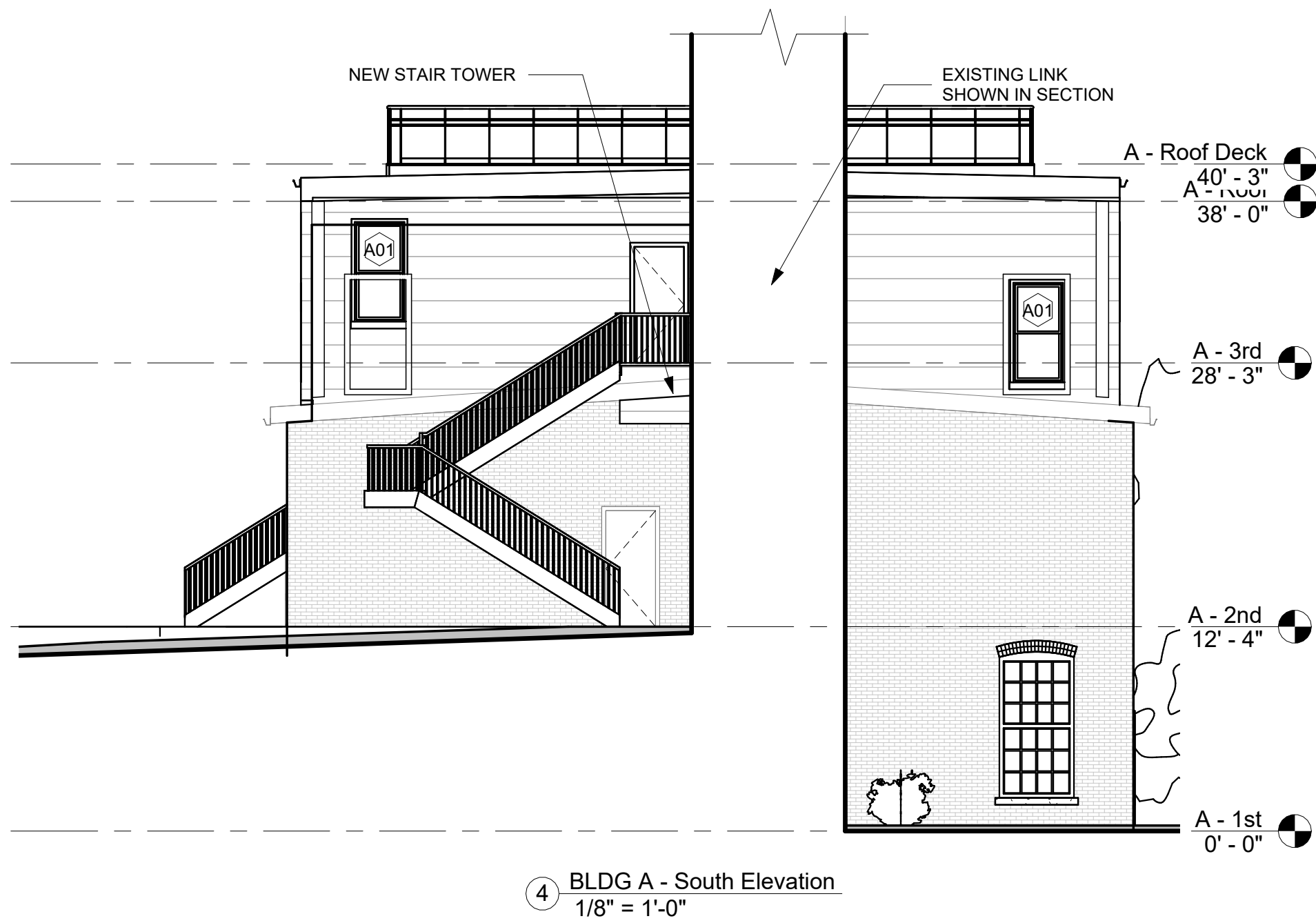
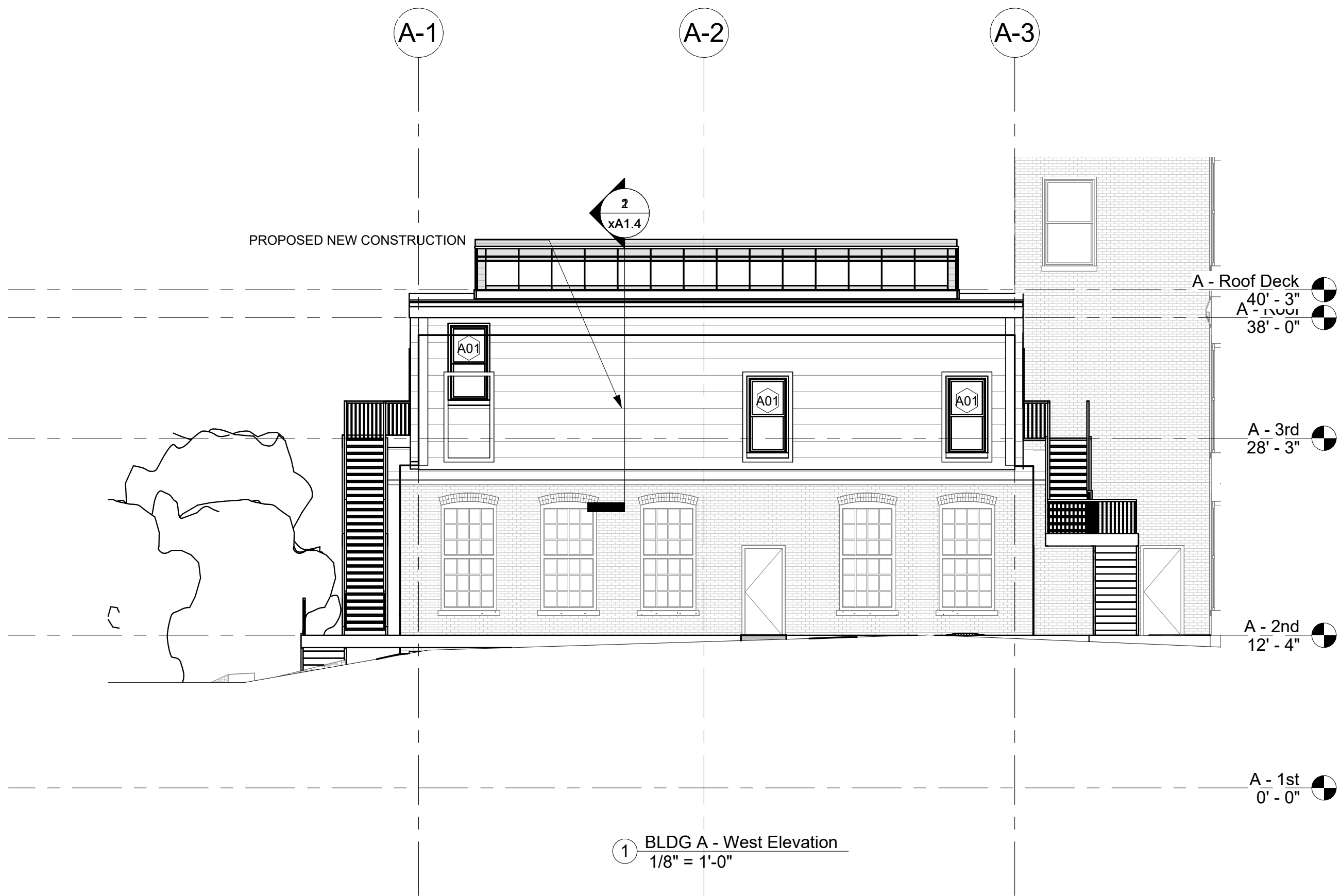
PROJECT
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2054

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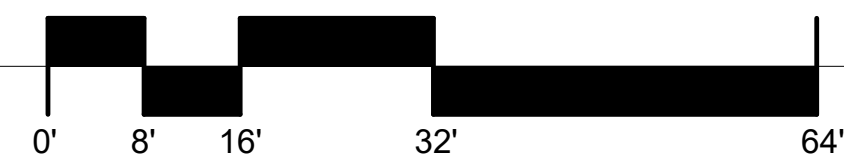
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**BLDG A -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

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**BLDG B -
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE
As indicated

DATE
APR. 18, 2025

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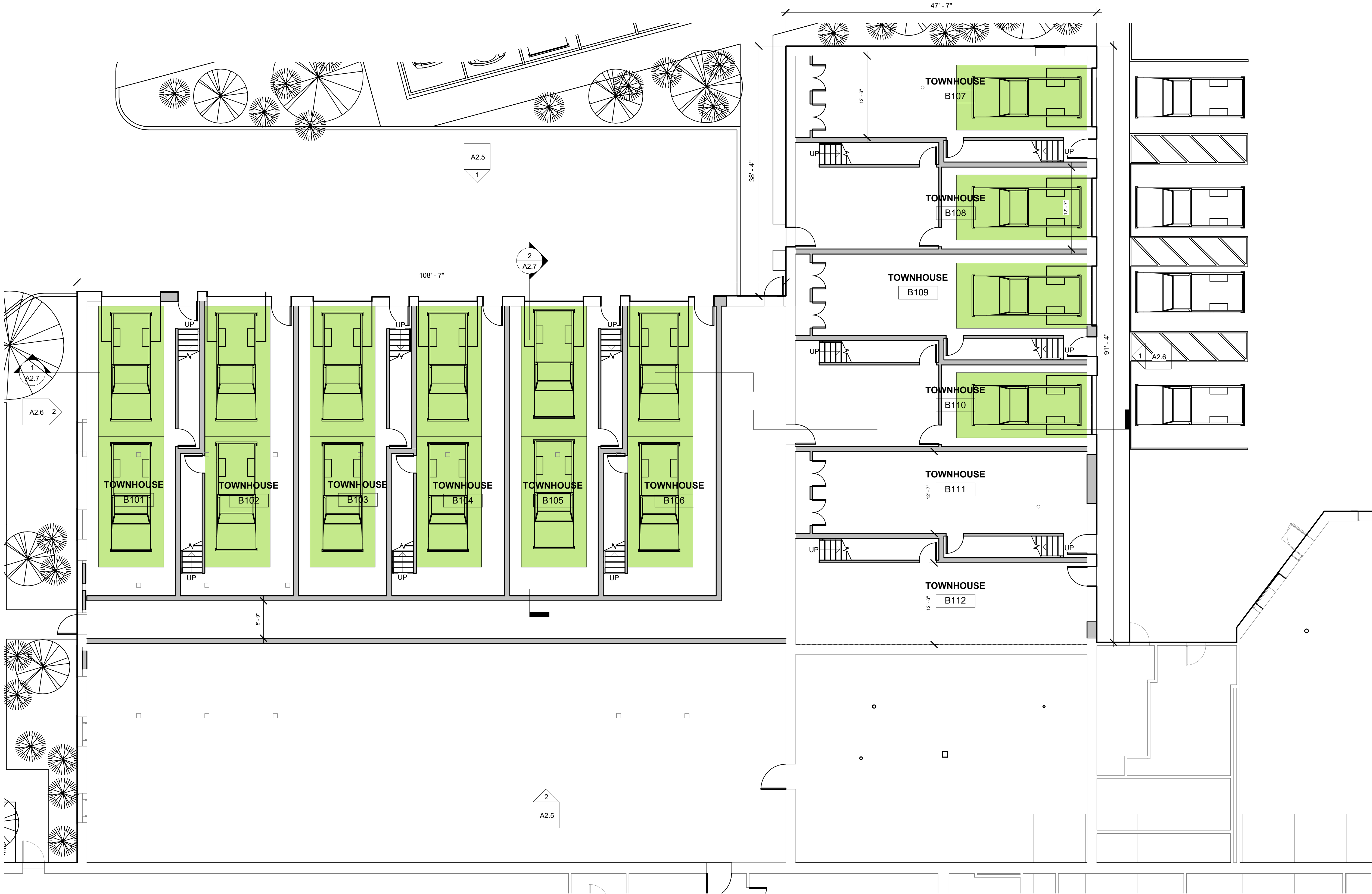
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PROJECT
NUMBER
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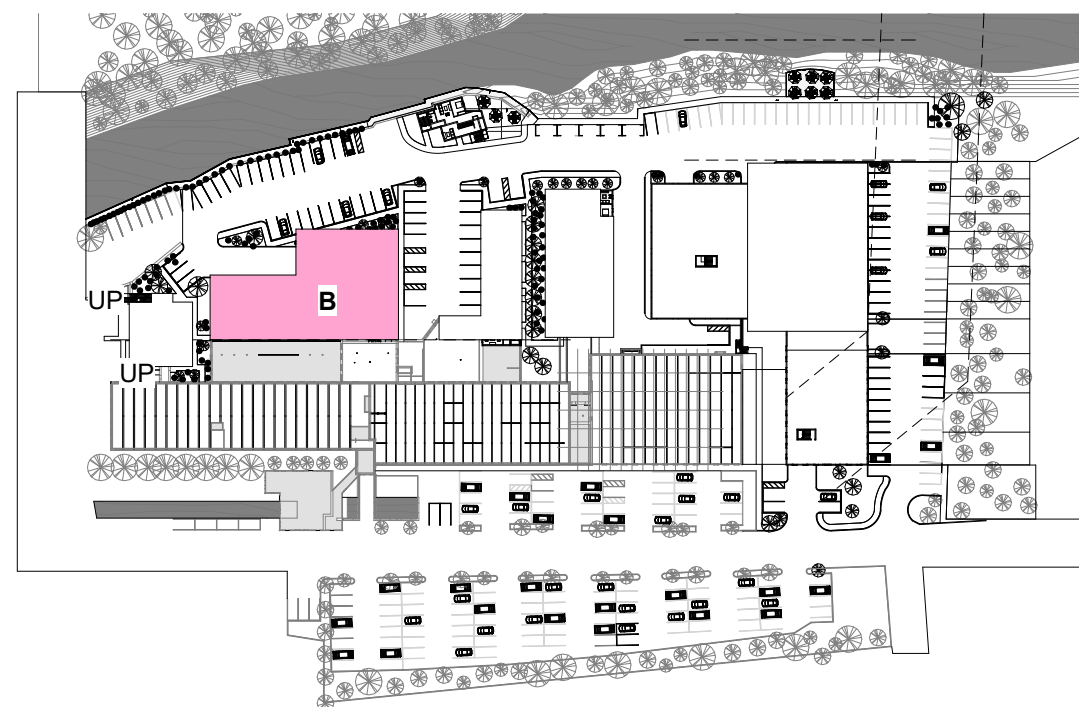
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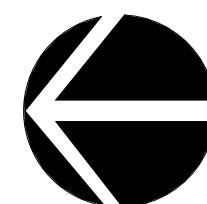


2 B - 1st
1/8" = 1'-0"

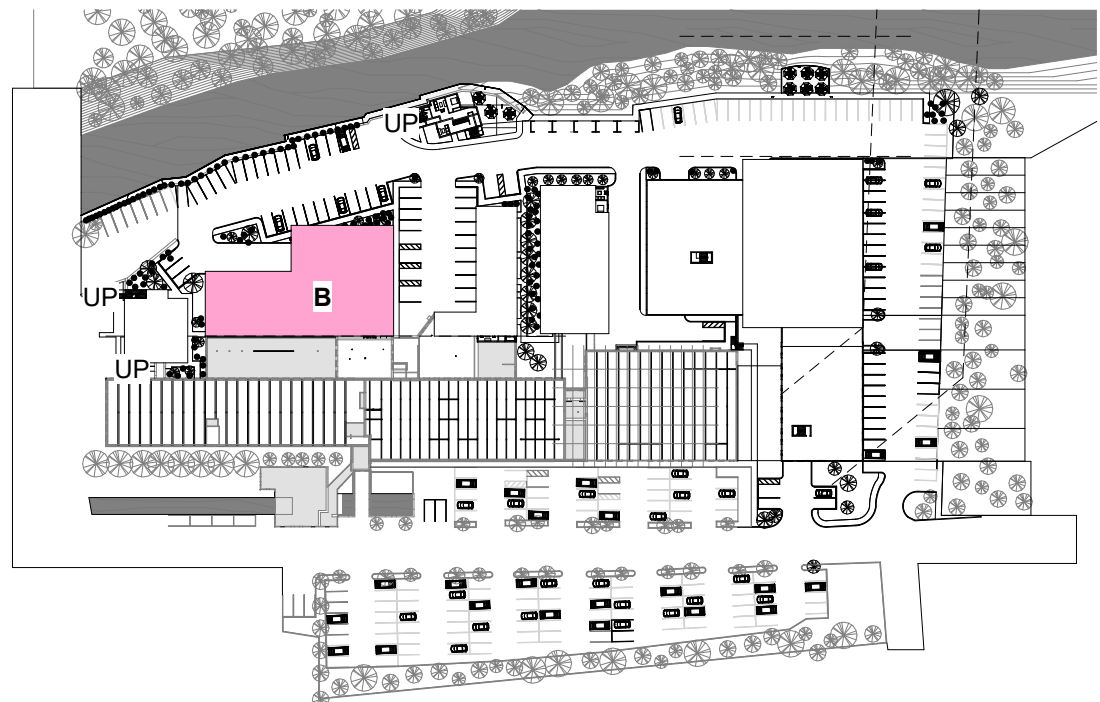
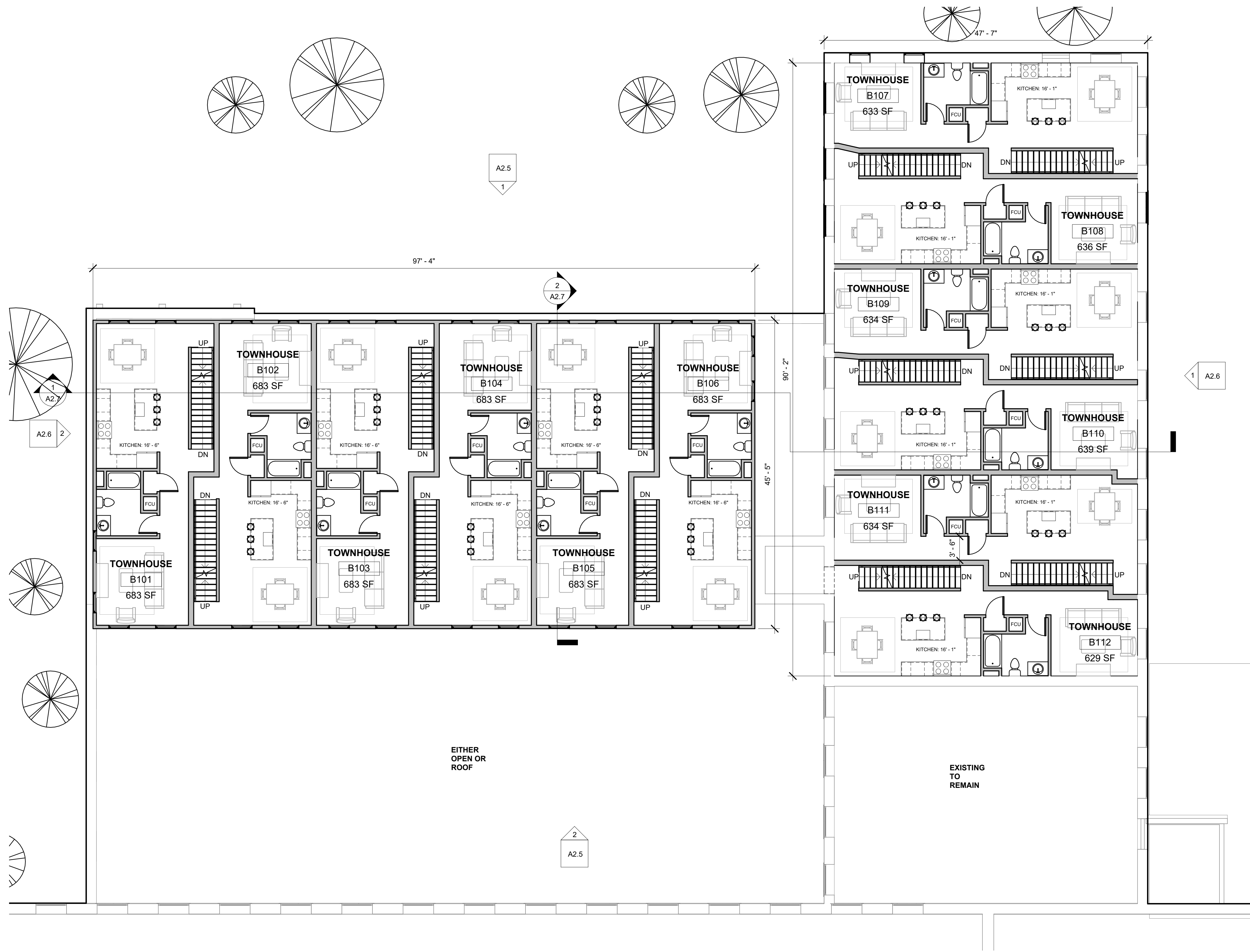
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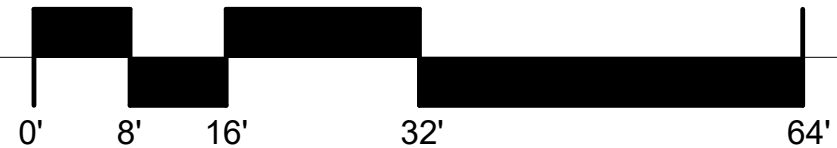
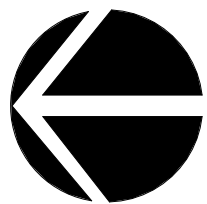
- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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**BLDG B -
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Revision Schedule

Number	Date	Revision Description
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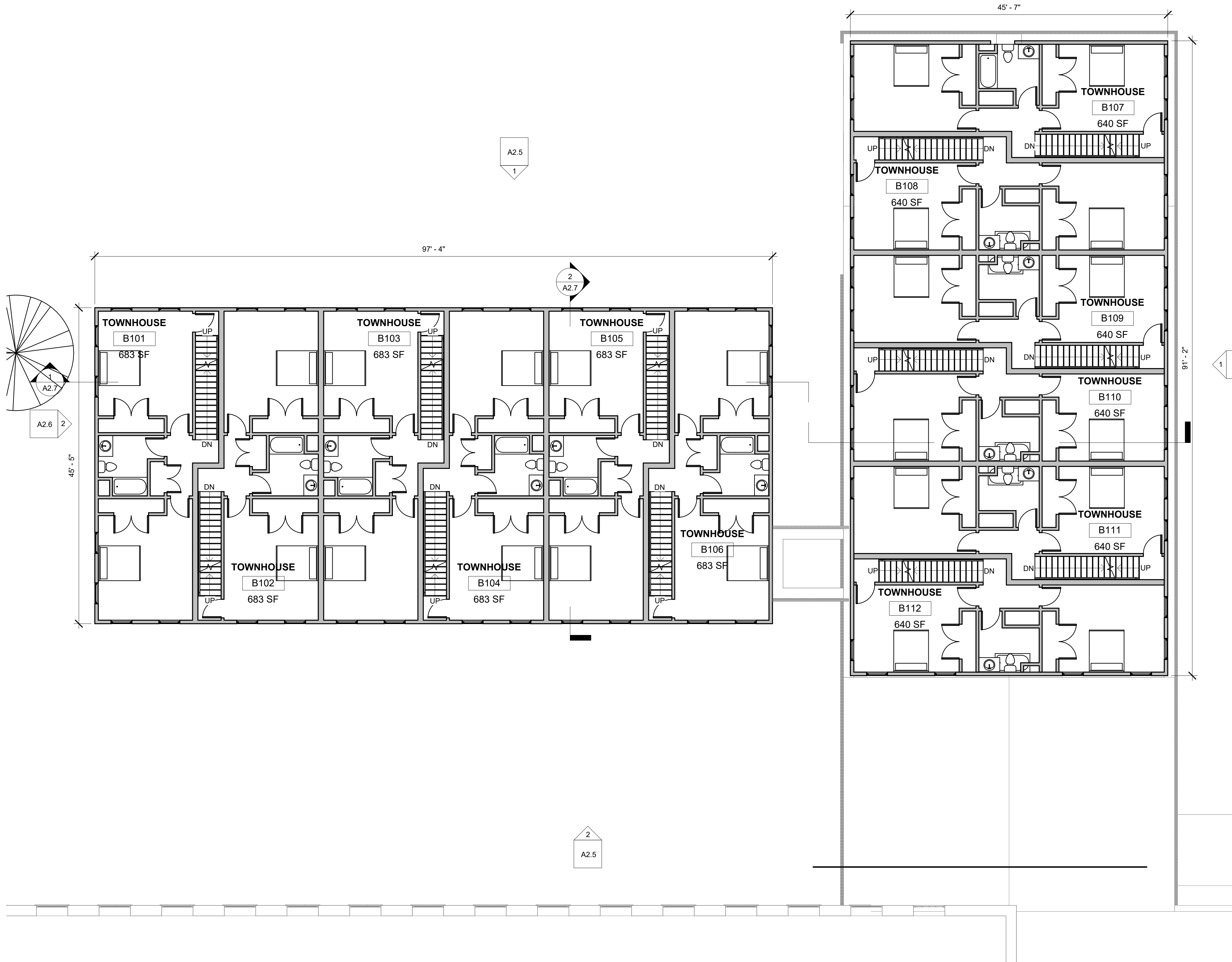
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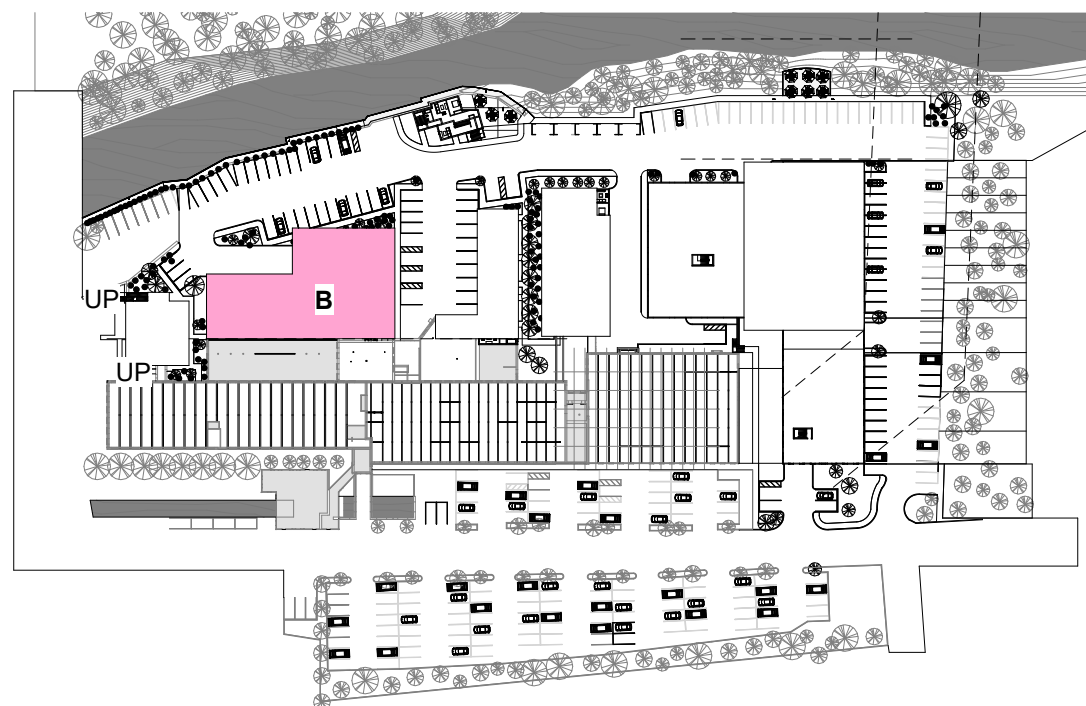
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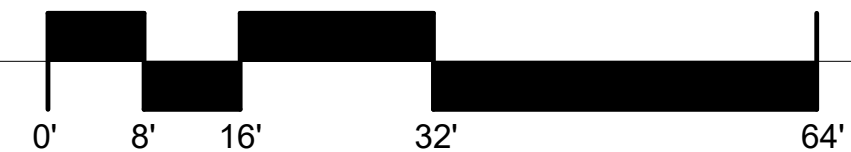
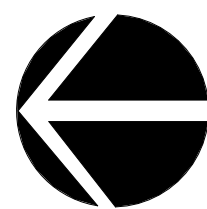
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PROGRESS SET



- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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BLDG B -
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Revision Schedule		
Number	Date	Revision Description

SCALE
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**BLDG B -
PROPOSED
ELEVATIONS**

Revision Schedule

Number	Date	Revision Description
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SCALE
1/8" = 1'-0"

DATE
APR. 18, 2025

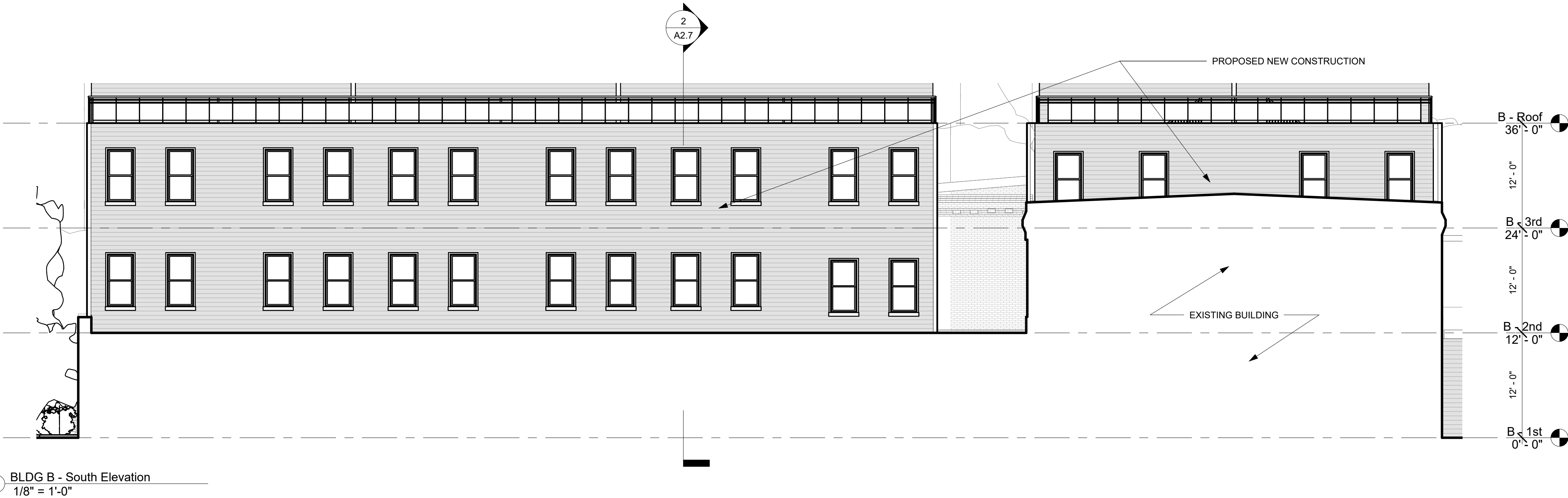
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BLDG B -
PROPOSED
ELEVATIONS

Revision Schedule

Number	Date	Revision Description
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SCALE
1/8" = 1'-0"

DATE
APR. 18, 2025

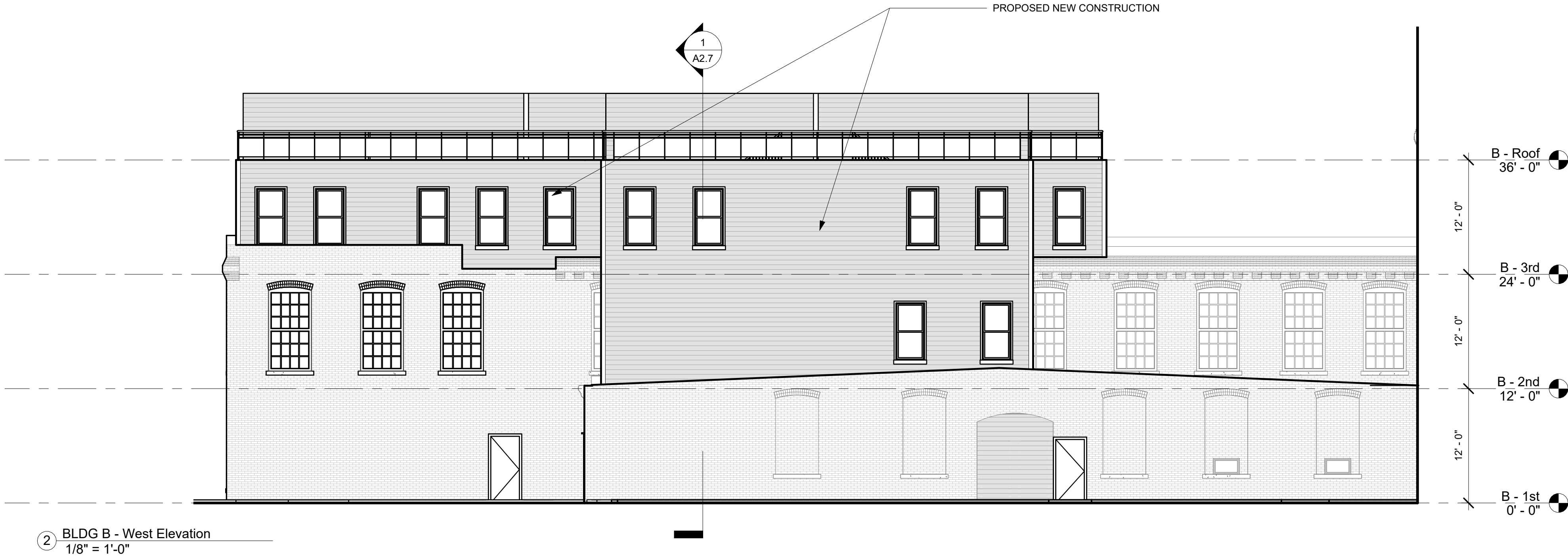
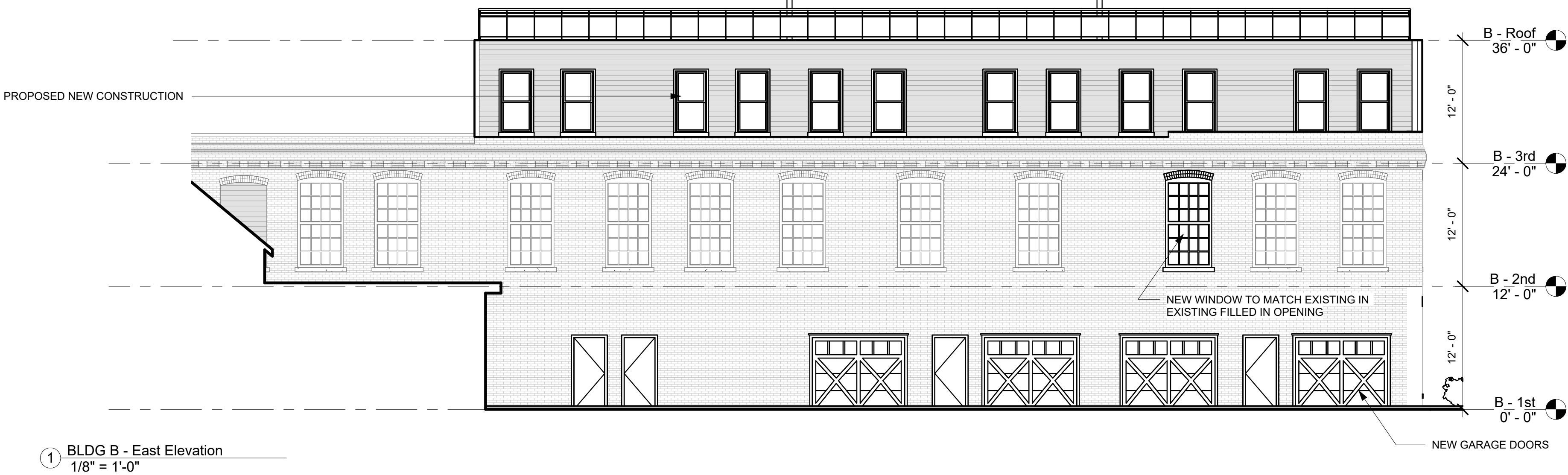
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BLDG B -
PROPOSED
SECTIONS

Revision Schedule

Number	Date	Revision Description
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SCALE
1/8" = 1'-0"

DATE
APR. 18, 2025

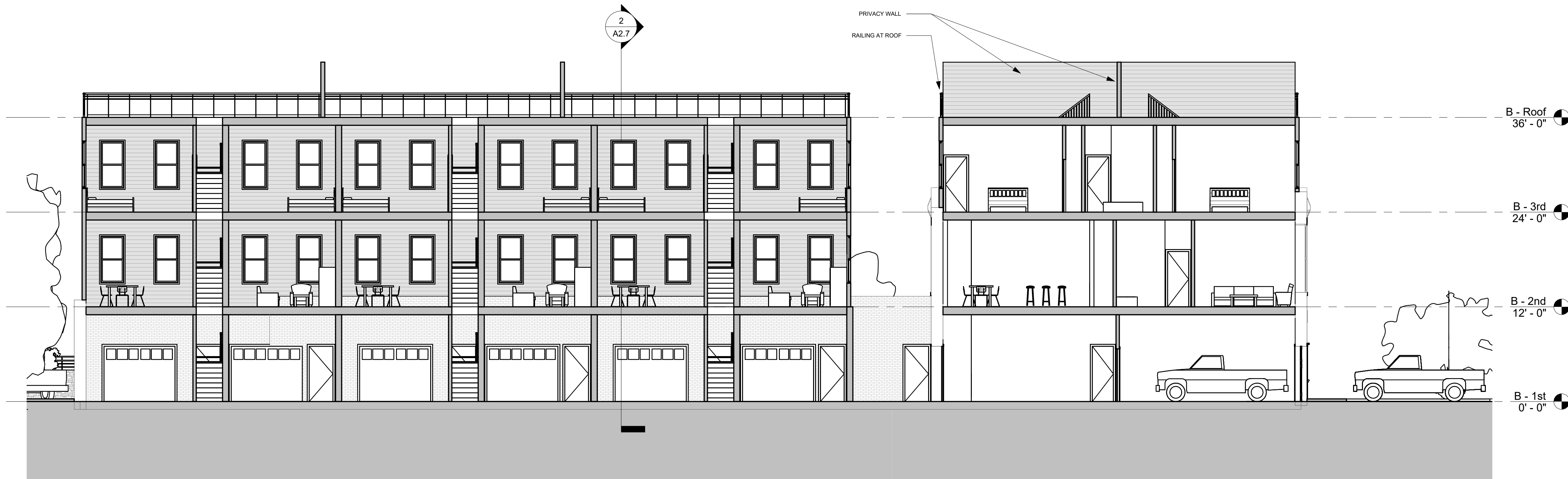
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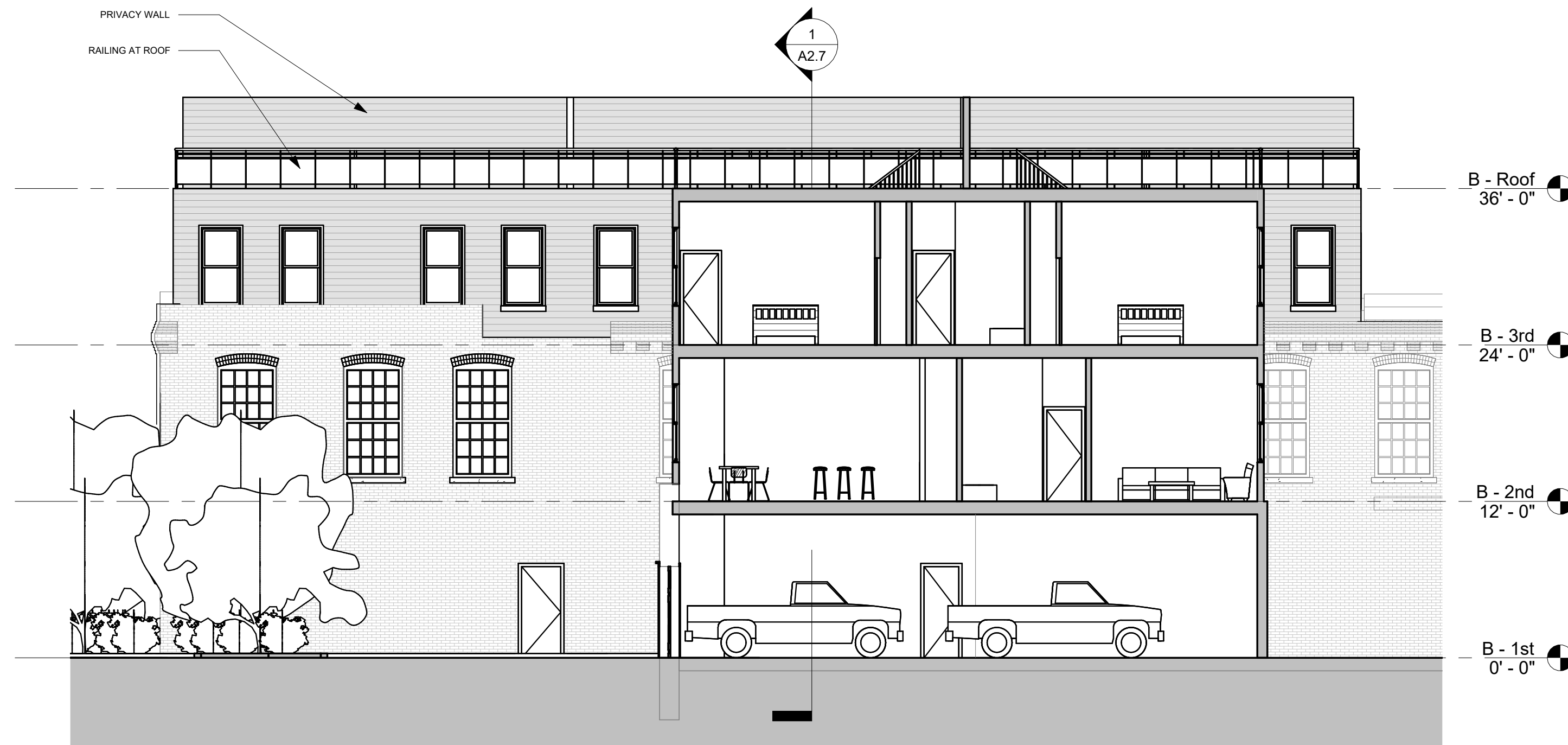
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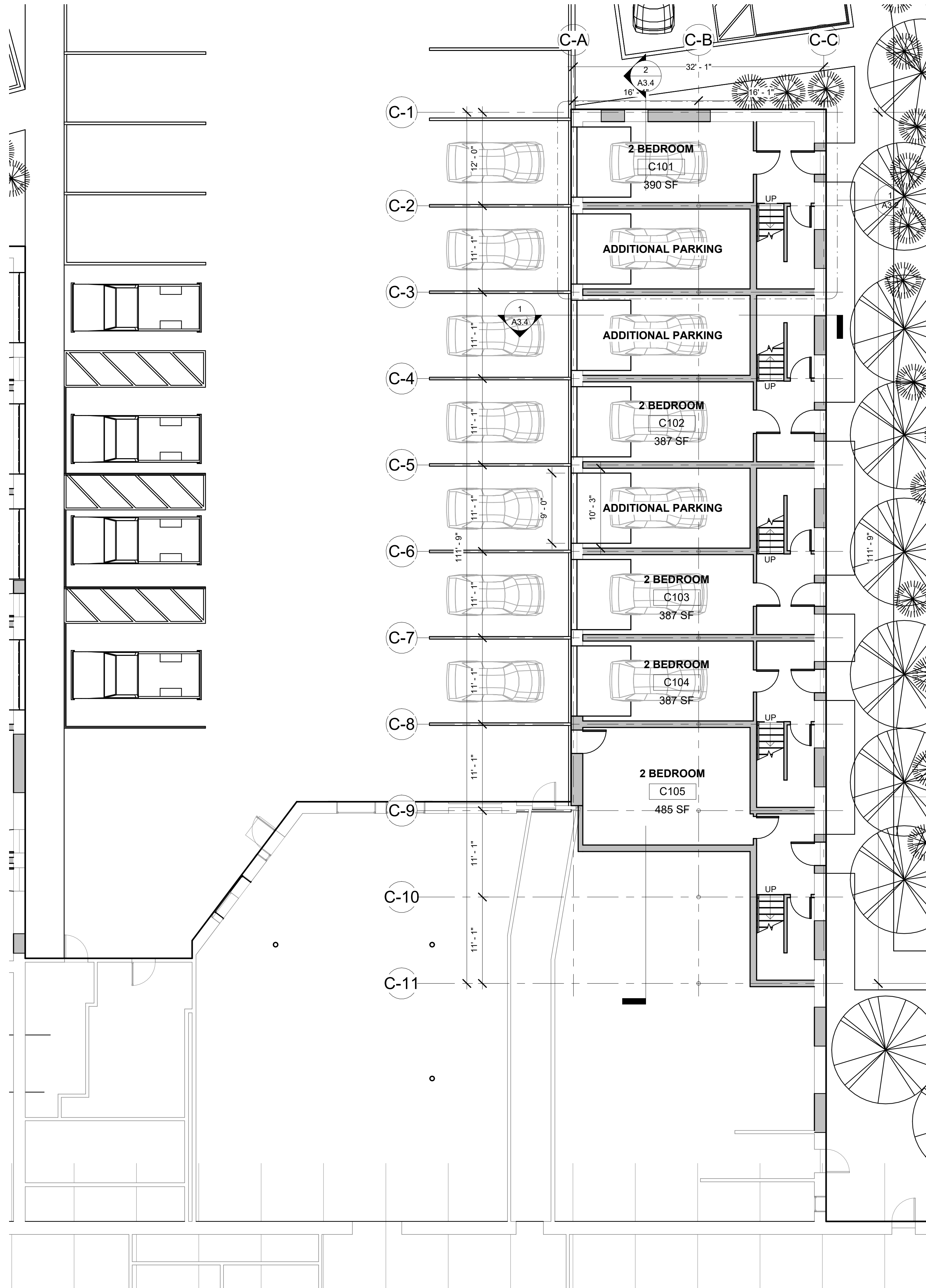


1 BLDG B - SECTION FACING EAST
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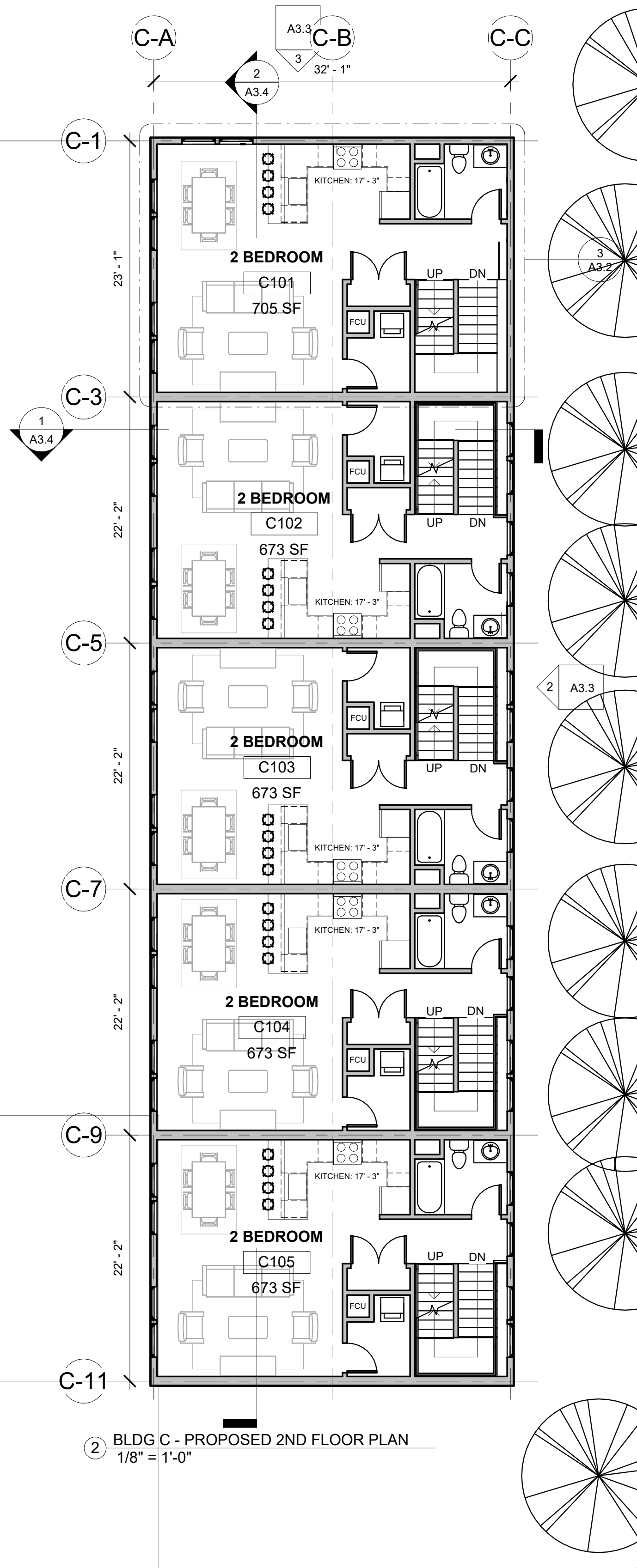


2 BLDG B - SECTION FACING SOUTH
1/8" = 1'-0"

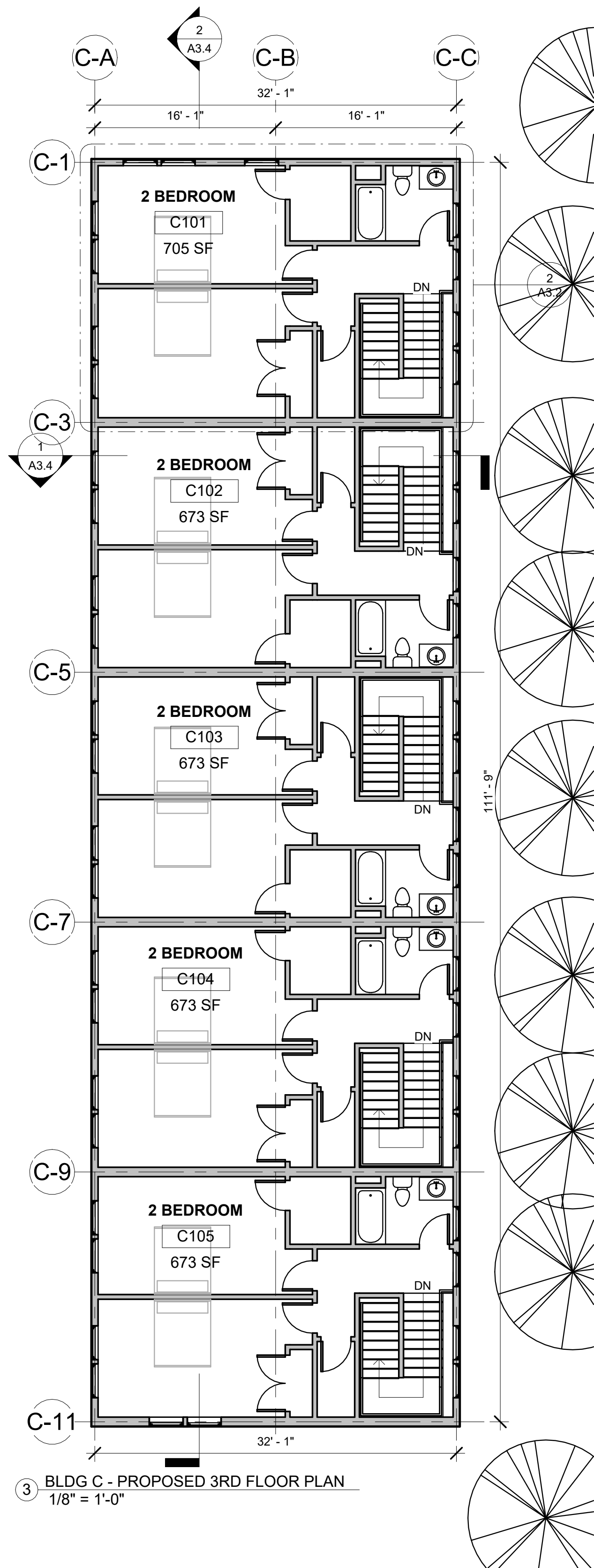
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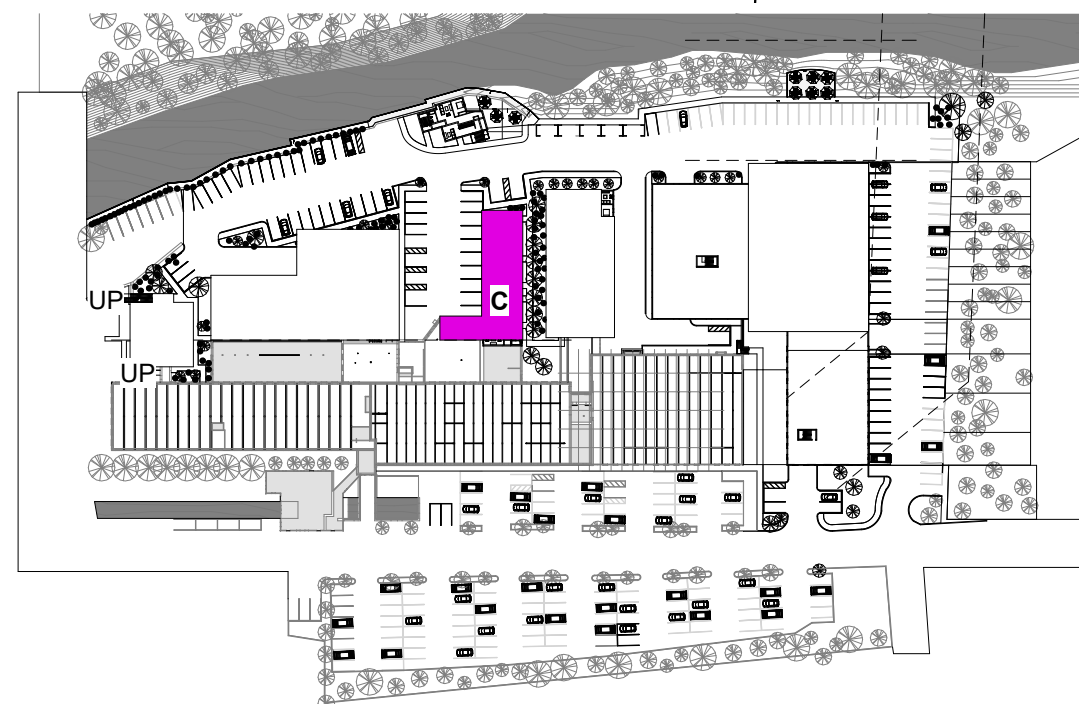
1 BLDG C - PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"



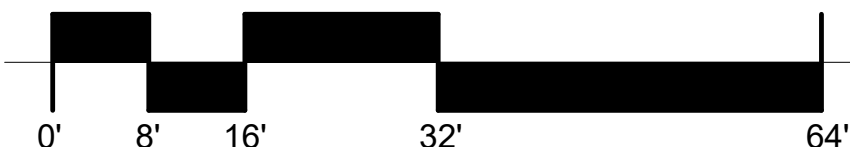
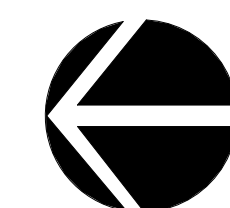
2 BLDG C - PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"



3 BLDG C - PROPOSED 3RD FLOOR PLAN
1/8" = 1'-0"



EXISTING WALL
DEMO WALL
NEW WALL
STAIR



PROGRESS SET

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**BLDG C -
PROPOSED PLANS**

Revision Schedule		
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BLDG C -
PROPOSED
ELEVATIONS

Revision Schedule

Number	Date	Revision Description
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SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

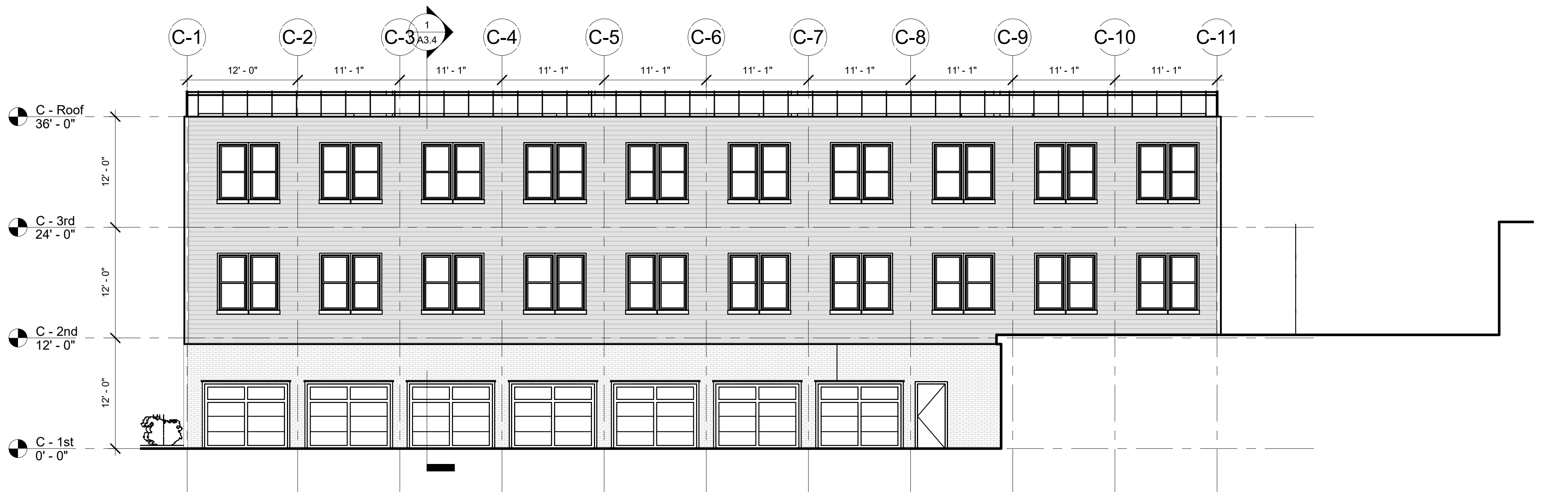
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NUMBER 2054

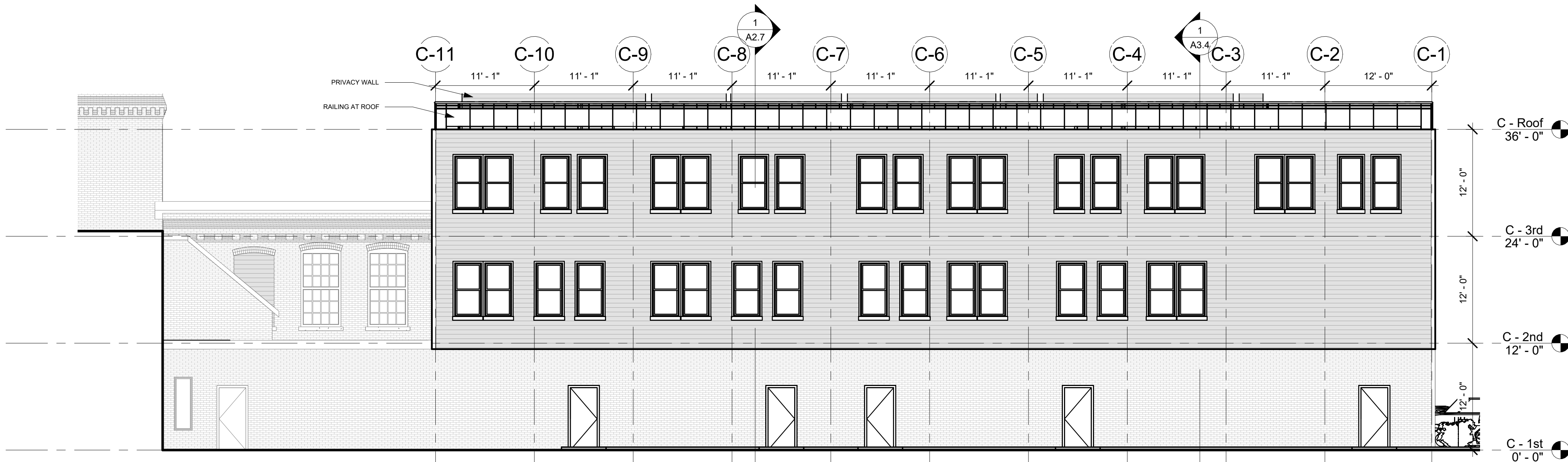
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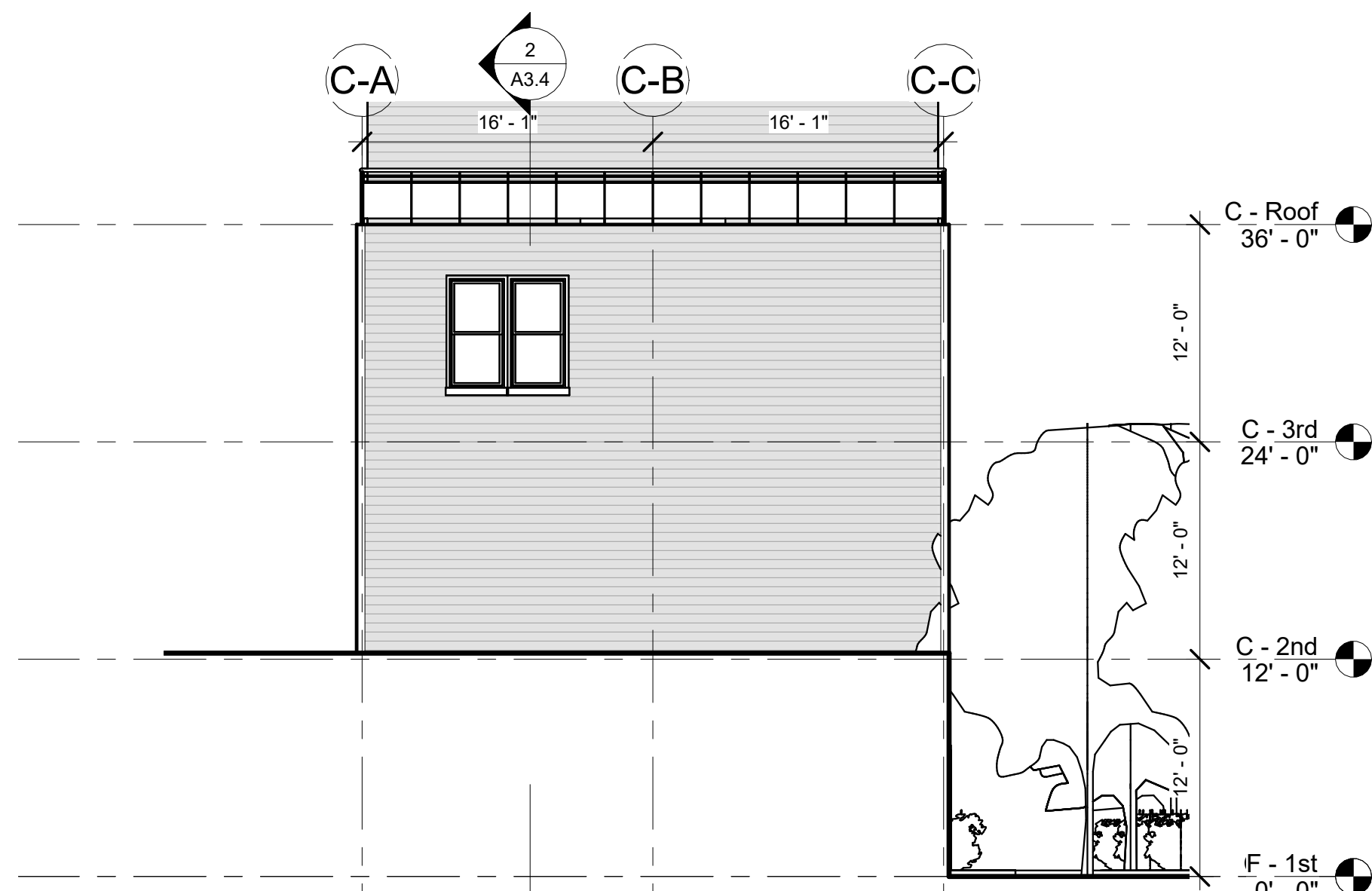
1 BLDG C - North Elevation
1/8" = 1'-0"



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

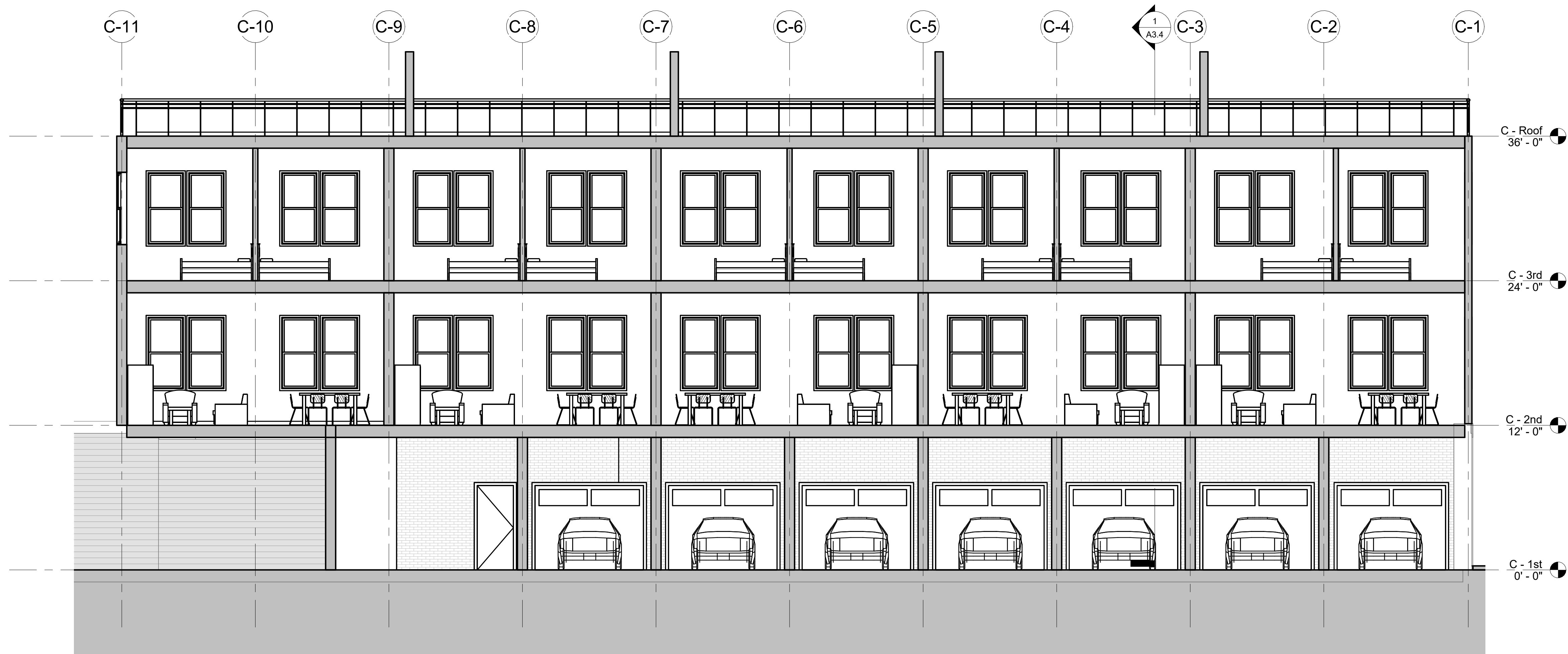


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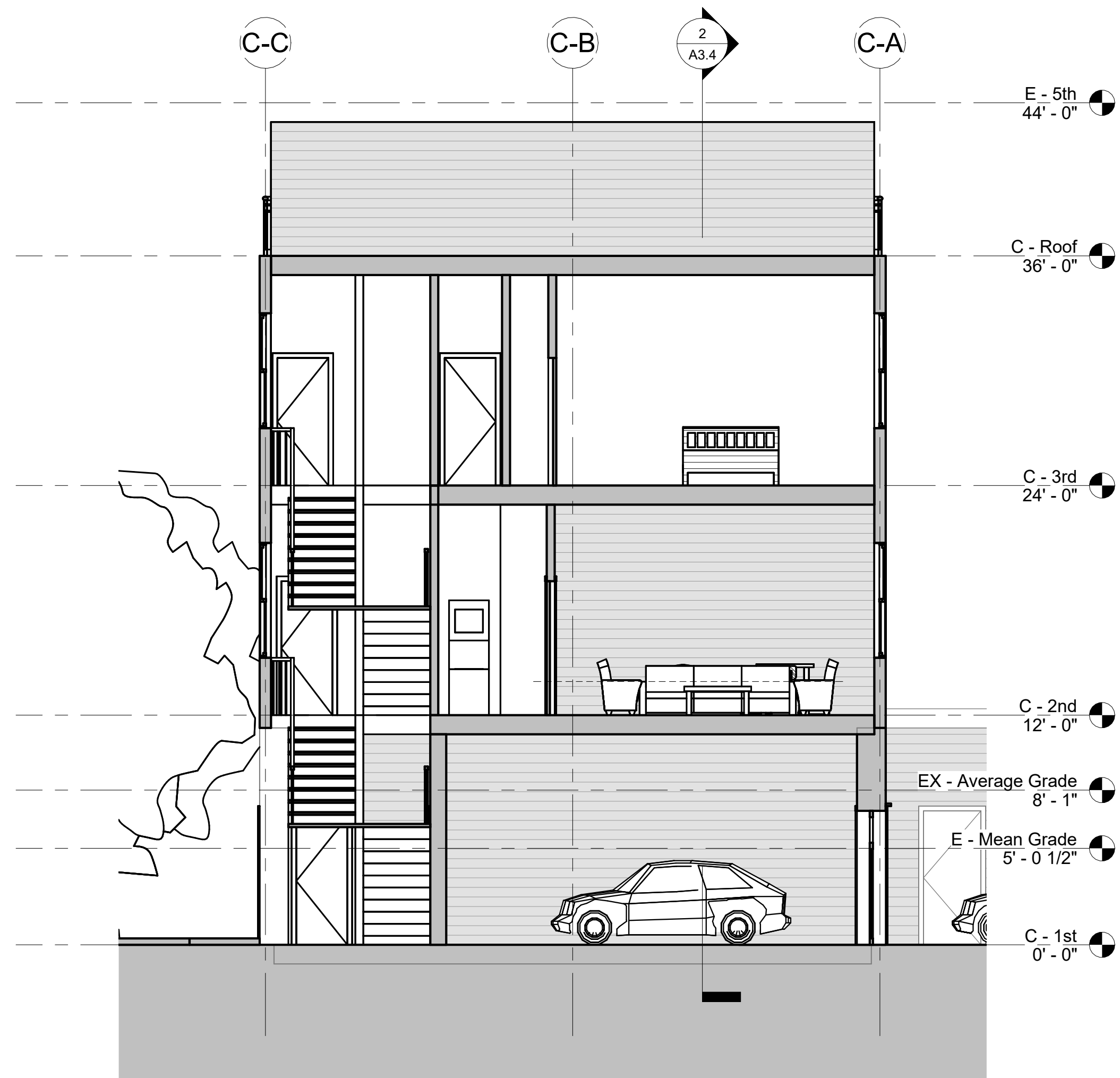


4 BLDG C - West Elevation
1/8" = 1'-0"





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



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

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**BLDG C -
PROPOSED
SECTIONS**

Revision Schedule

Number	Date	Revision Description
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SCALE
3/16" = 1'-0"

DATE
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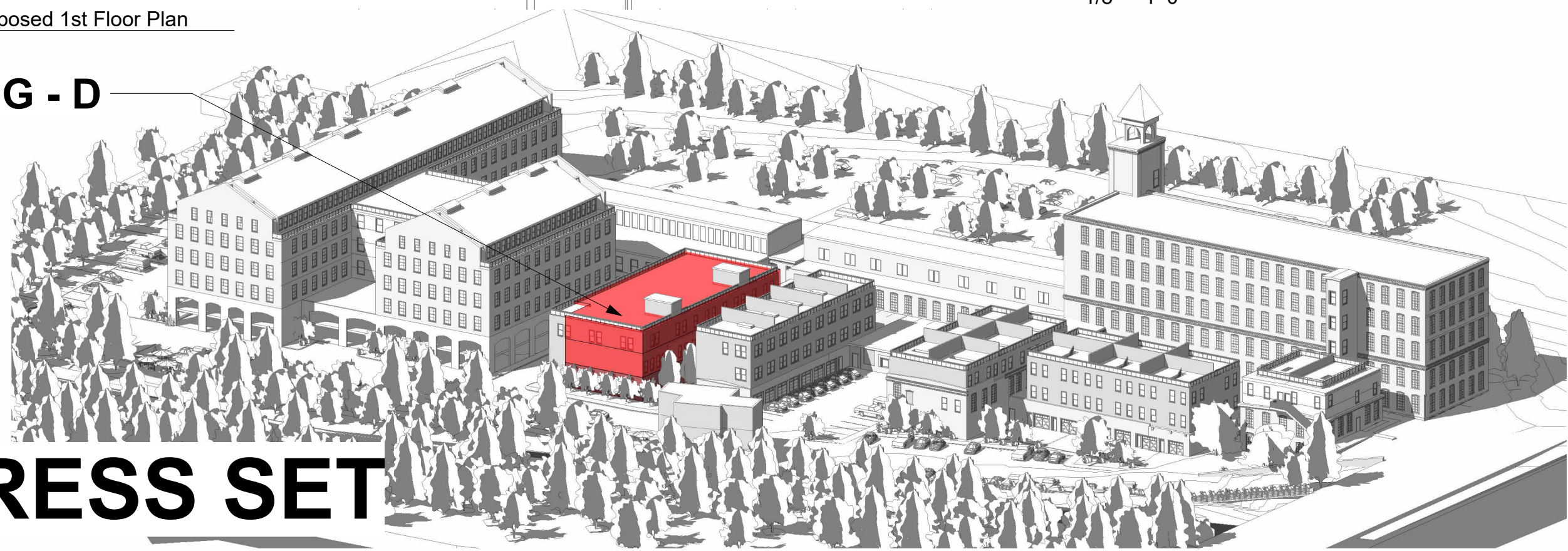
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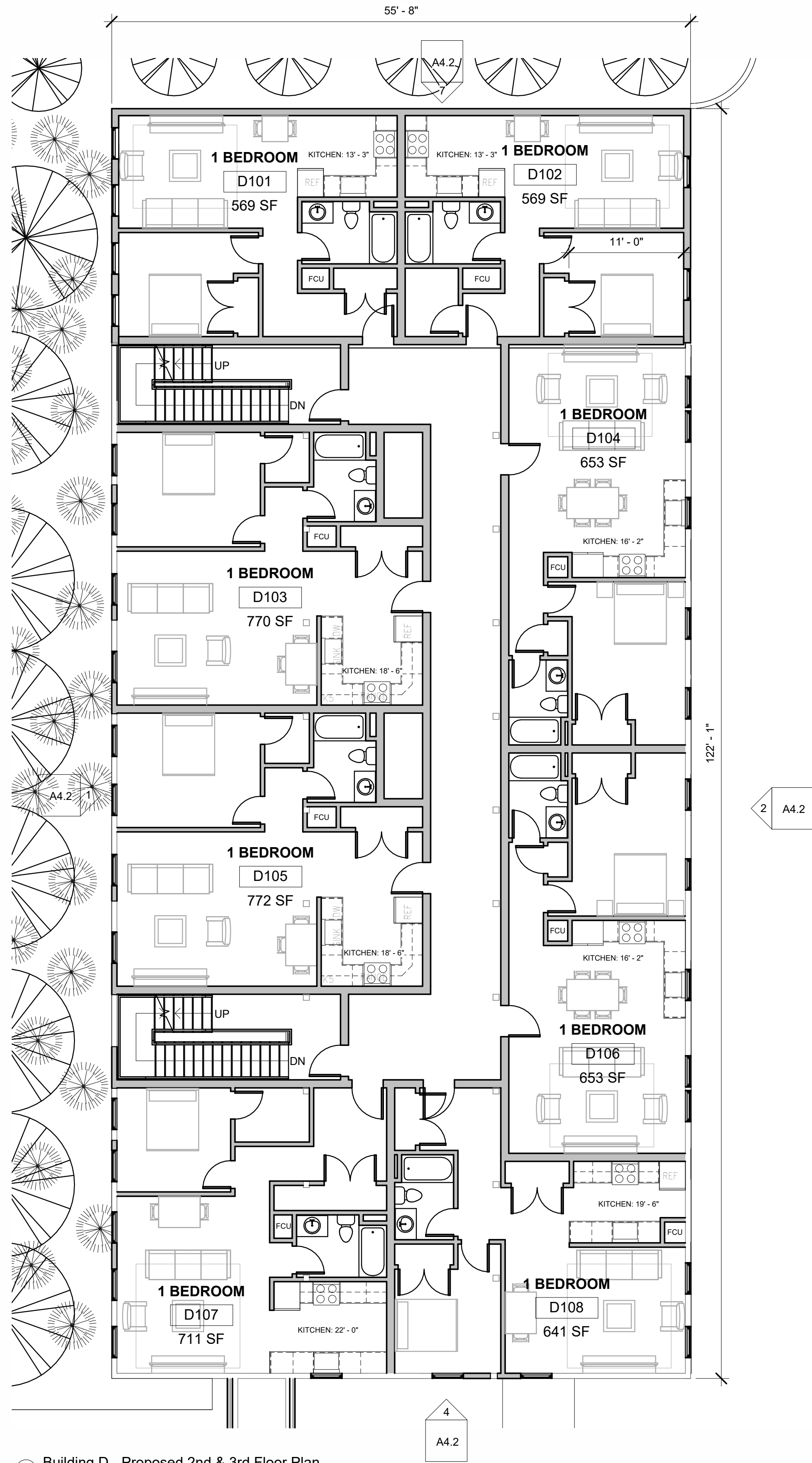


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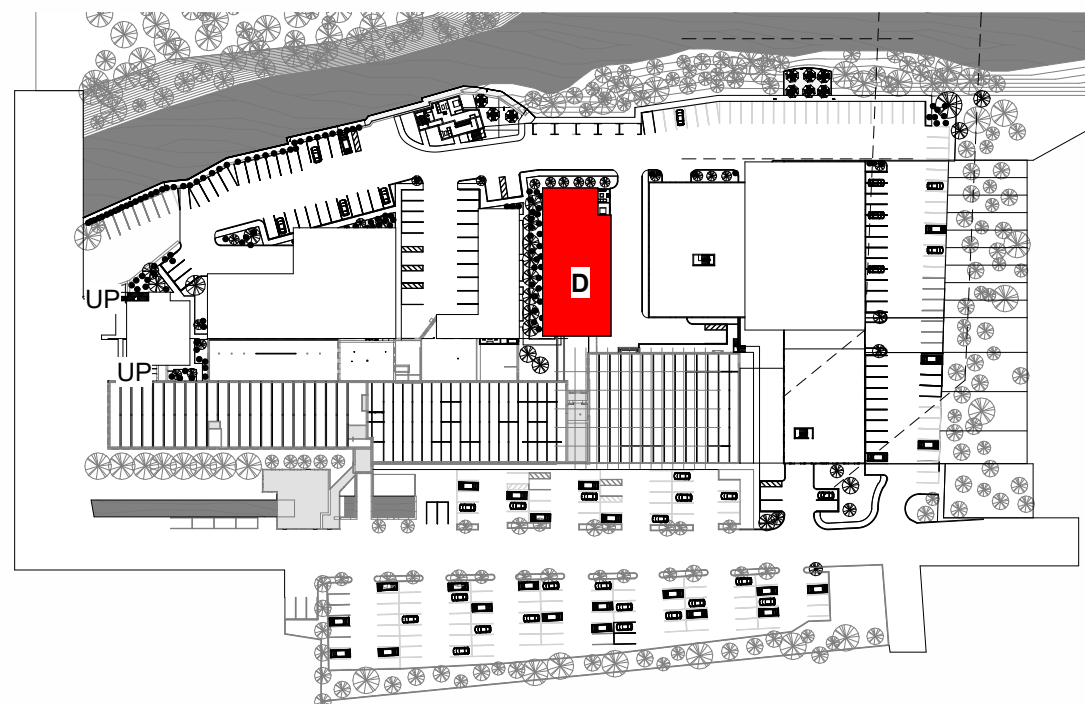
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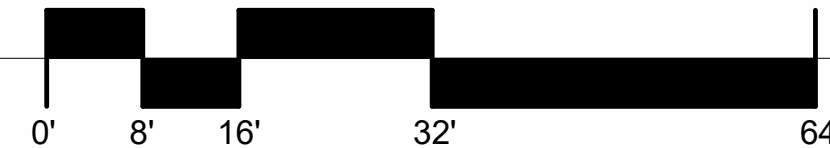
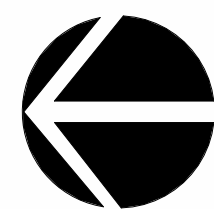
PROGRESS SET



2 Building D - Proposed 2nd & 3rd Floor Plan
1/8" = 1'-0"



- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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**BLDG D -
PROPOSED FLOOR
PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE As indicated

DATE APR. 18, 2025

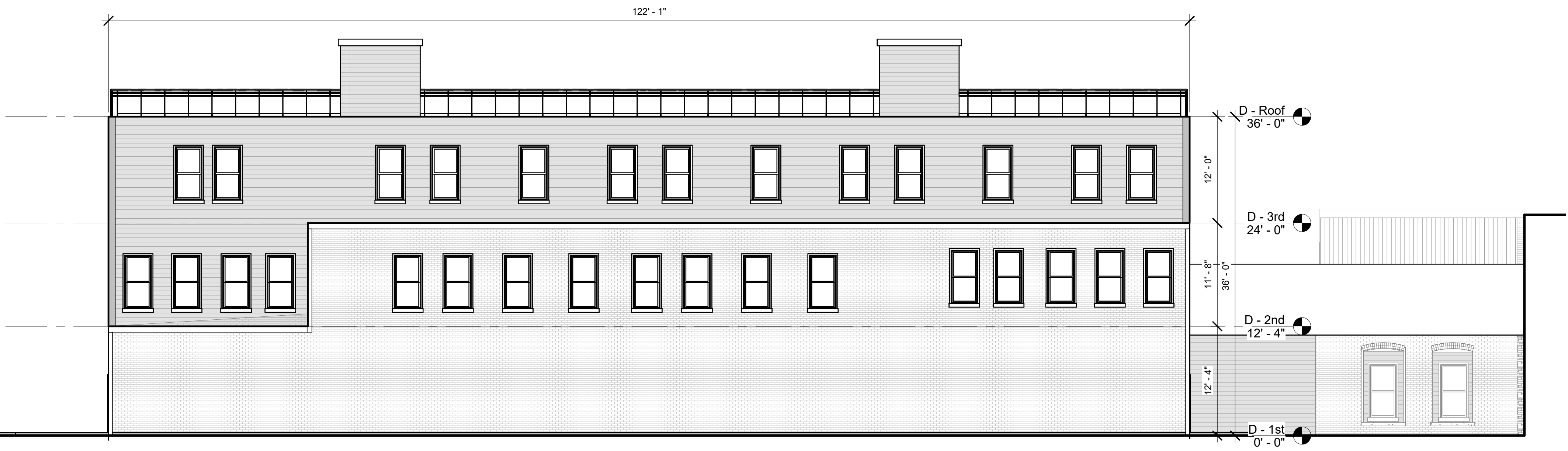
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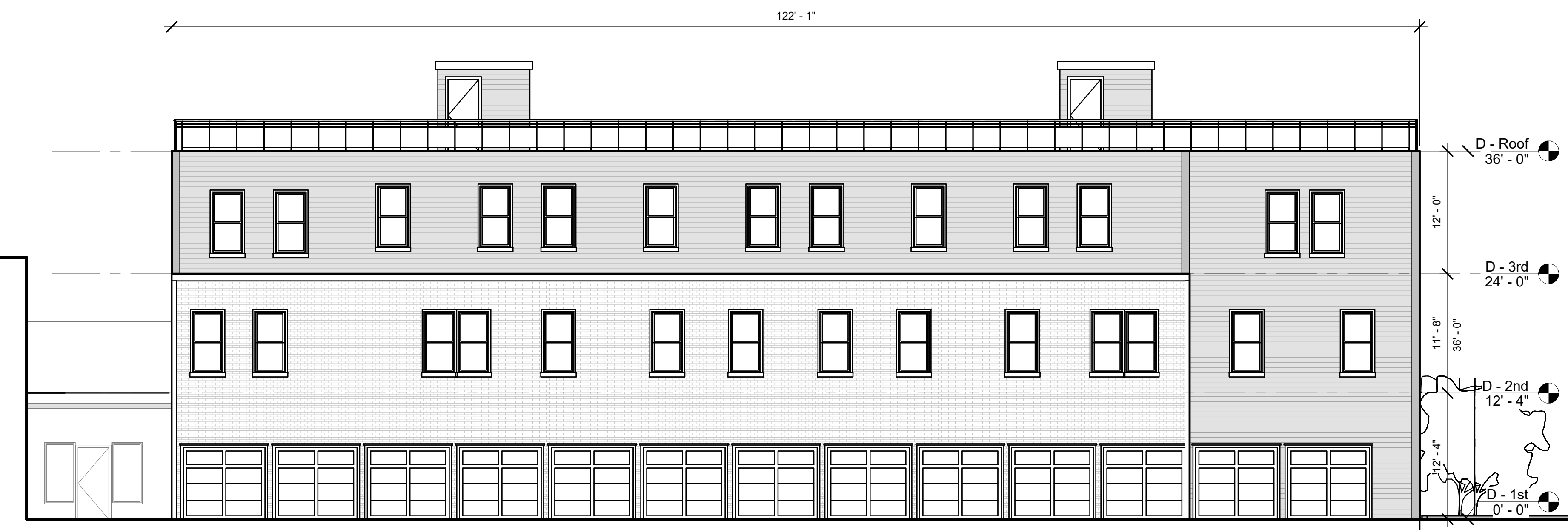
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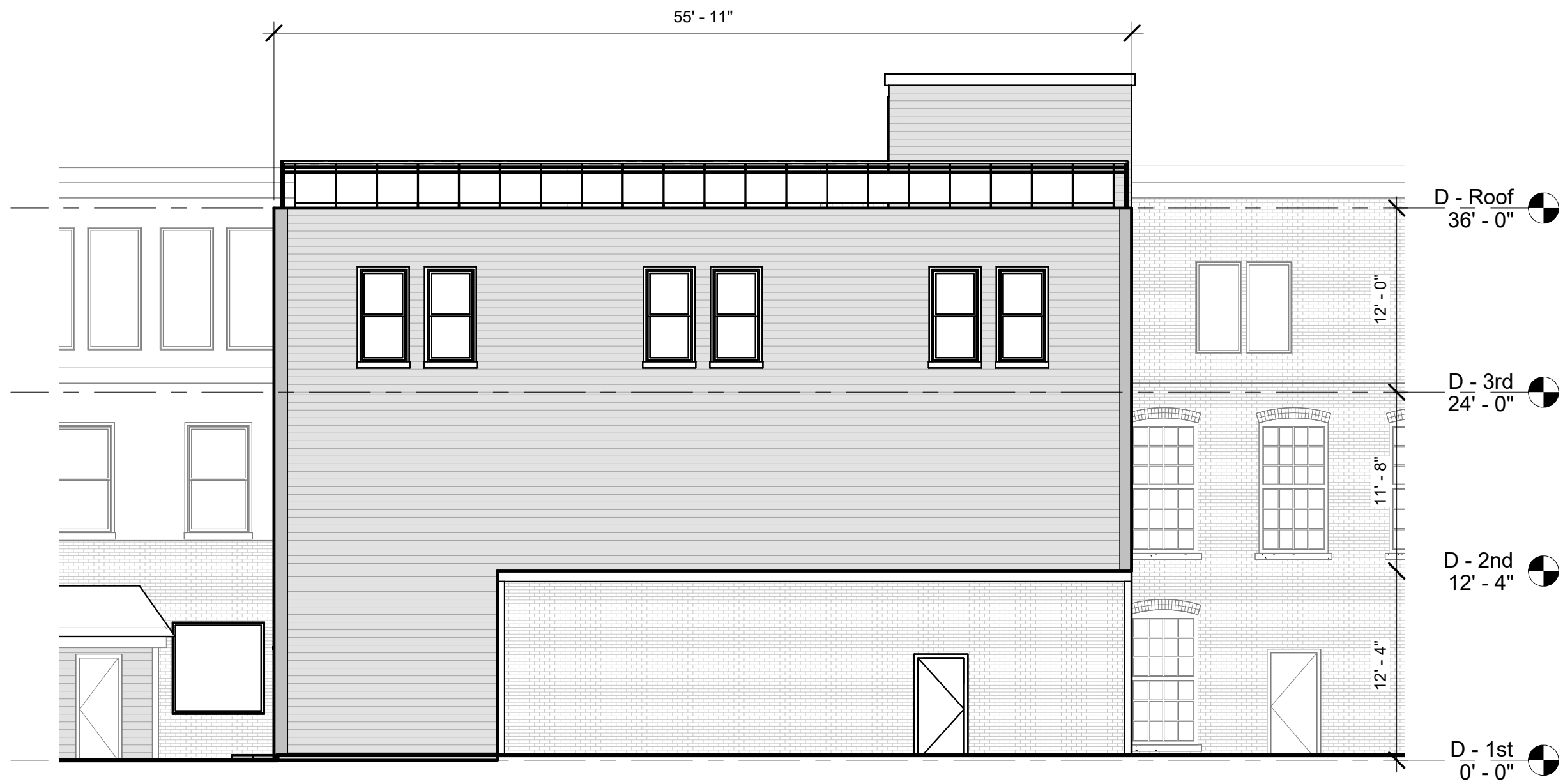
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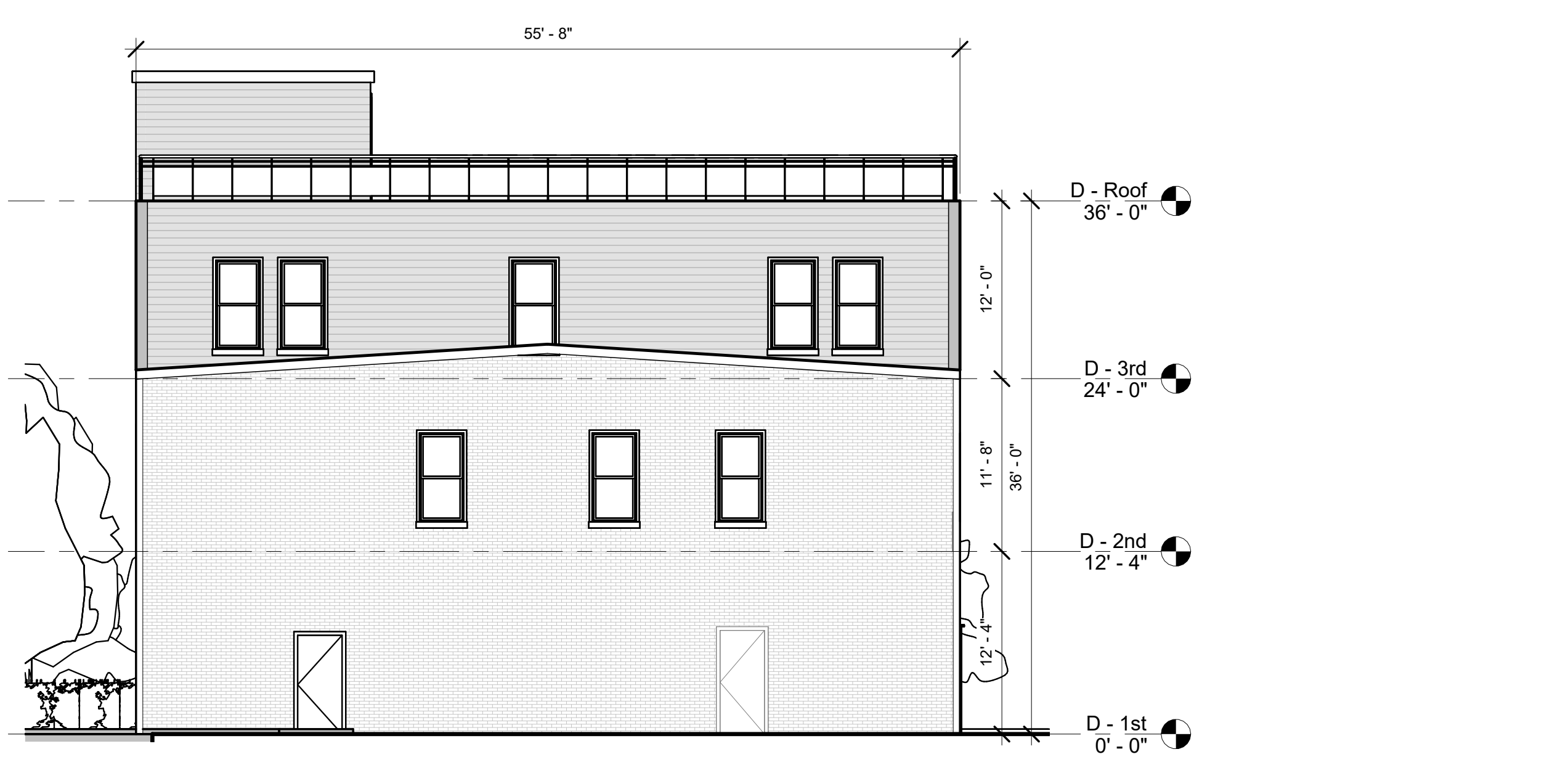
1 BLDG D - North Elevation
1/8" = 1'-0"



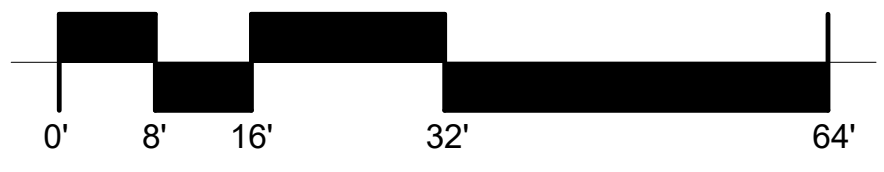
2 BLDG D - South Elevation
1/8" = 1'-0"



7 BLDG D - East Elevation
1/8" = 1'-0"



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



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

Revision Schedule		
Number	Date	Revision Description

SCALE
1/8" = 1'-0"

DATE
APR. 18, 2025

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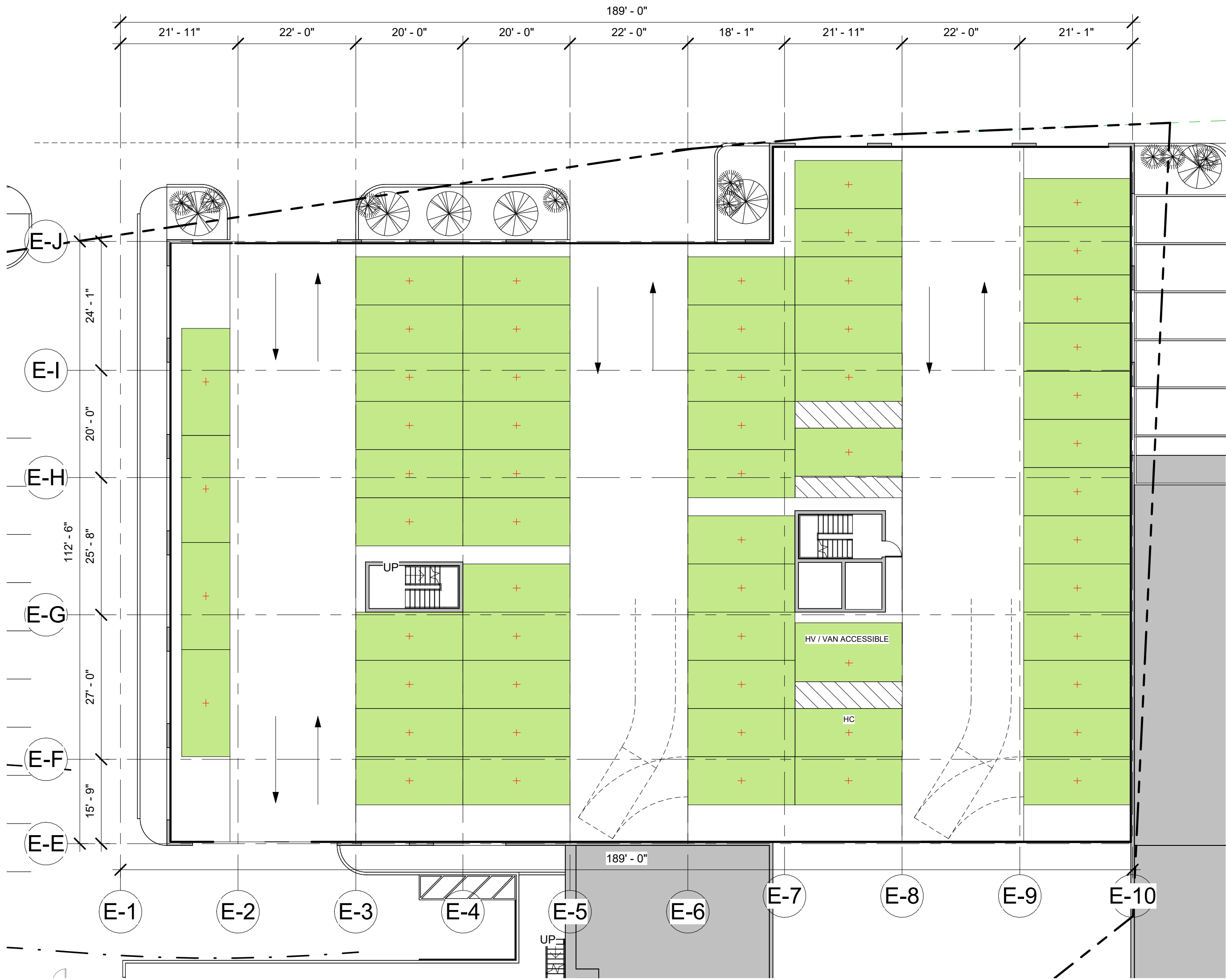
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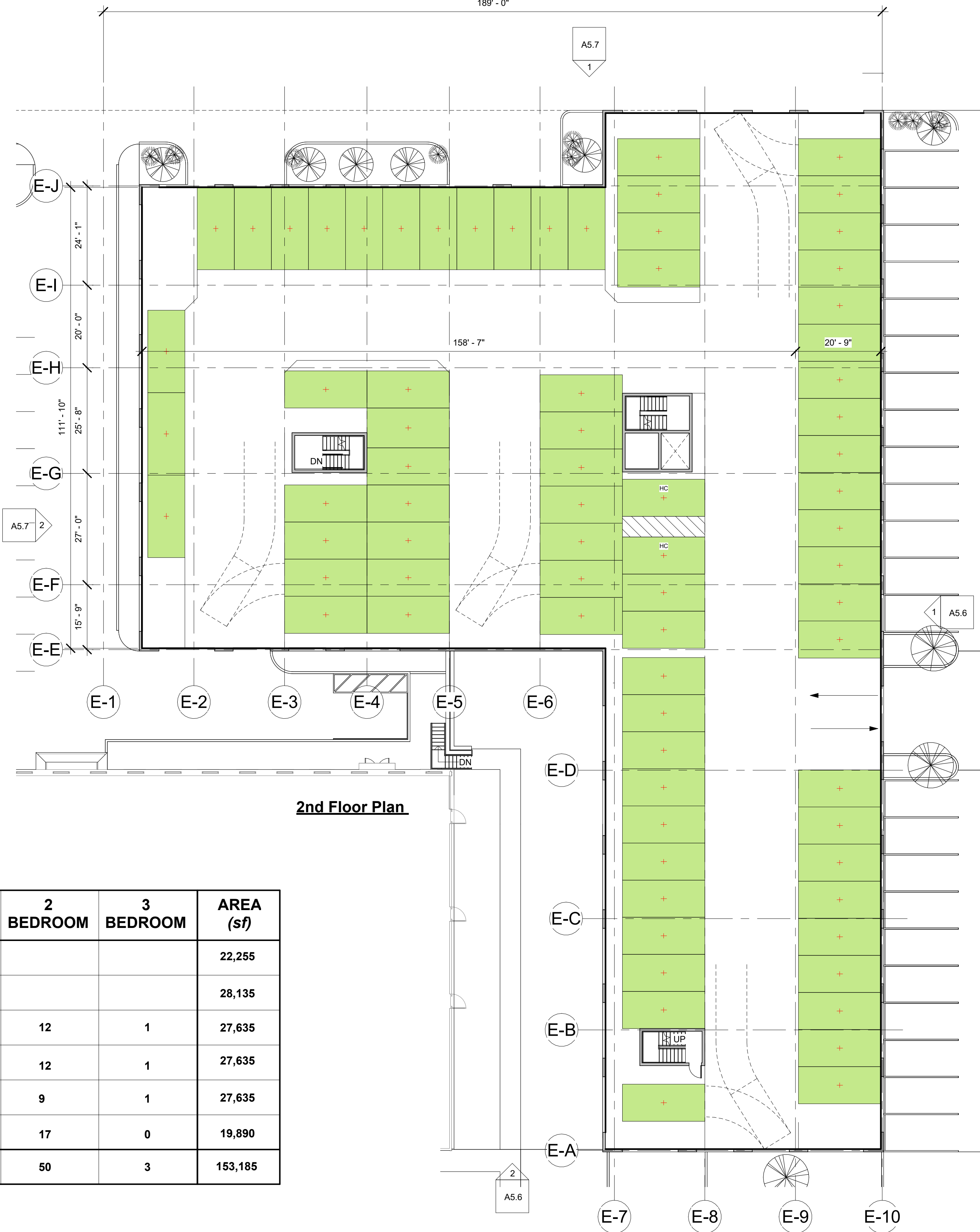
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1st Floor Plan



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
TOTAL	33	50	3	153,185

TOTAL UNITS = 86

- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR

PROGRESS SET



OPTION 2

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**BLDG E -
PROPOSED PLANS**

Revision Schedule

Number	Date	Revision Description
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SCALE
As indicated

DATE
APR. 18, 2025

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PROJECT
NUMBER
2054

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A5.1

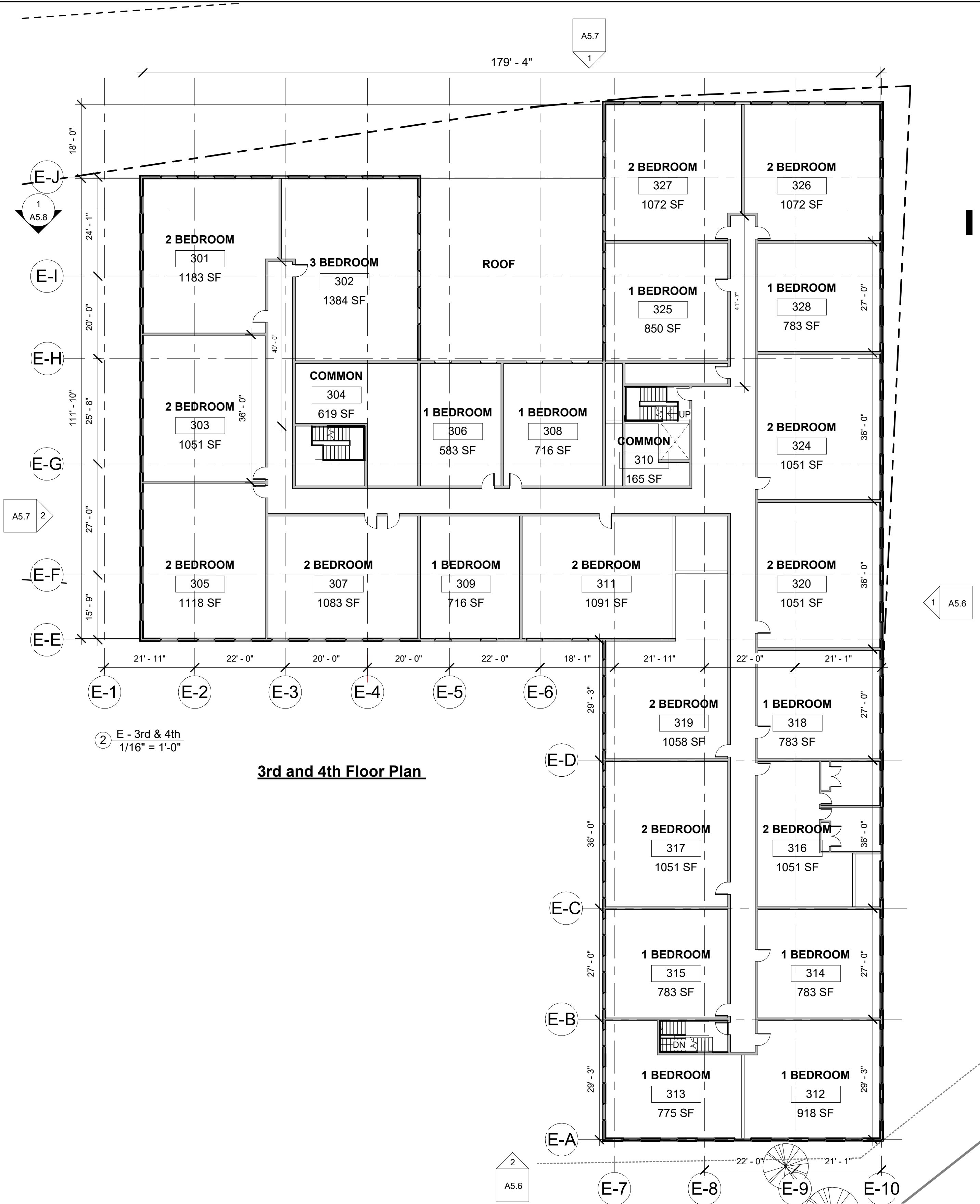
UNIT COUNTS

BY FLOOR (3rd & 4th)

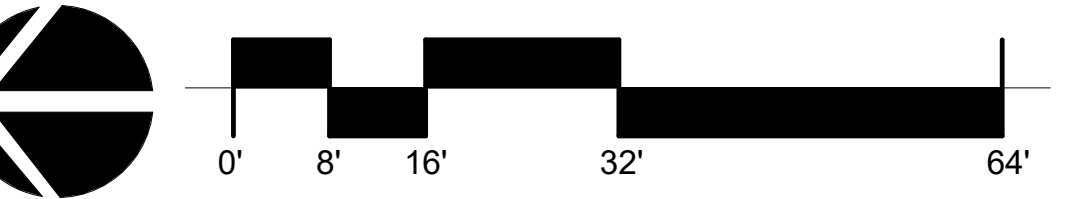
1 BEDROOM: 10
2 BEDROOM: 12
3 BEDROOM: 1
TOTAL: 23

BY BUILDING

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



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1934 Lakeview Ave, Dracut,
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Carlisle, MA 01741
p 978 371 9001
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BLDG E -
PROPOSED 3RD &
4TH FLOOR PLANS

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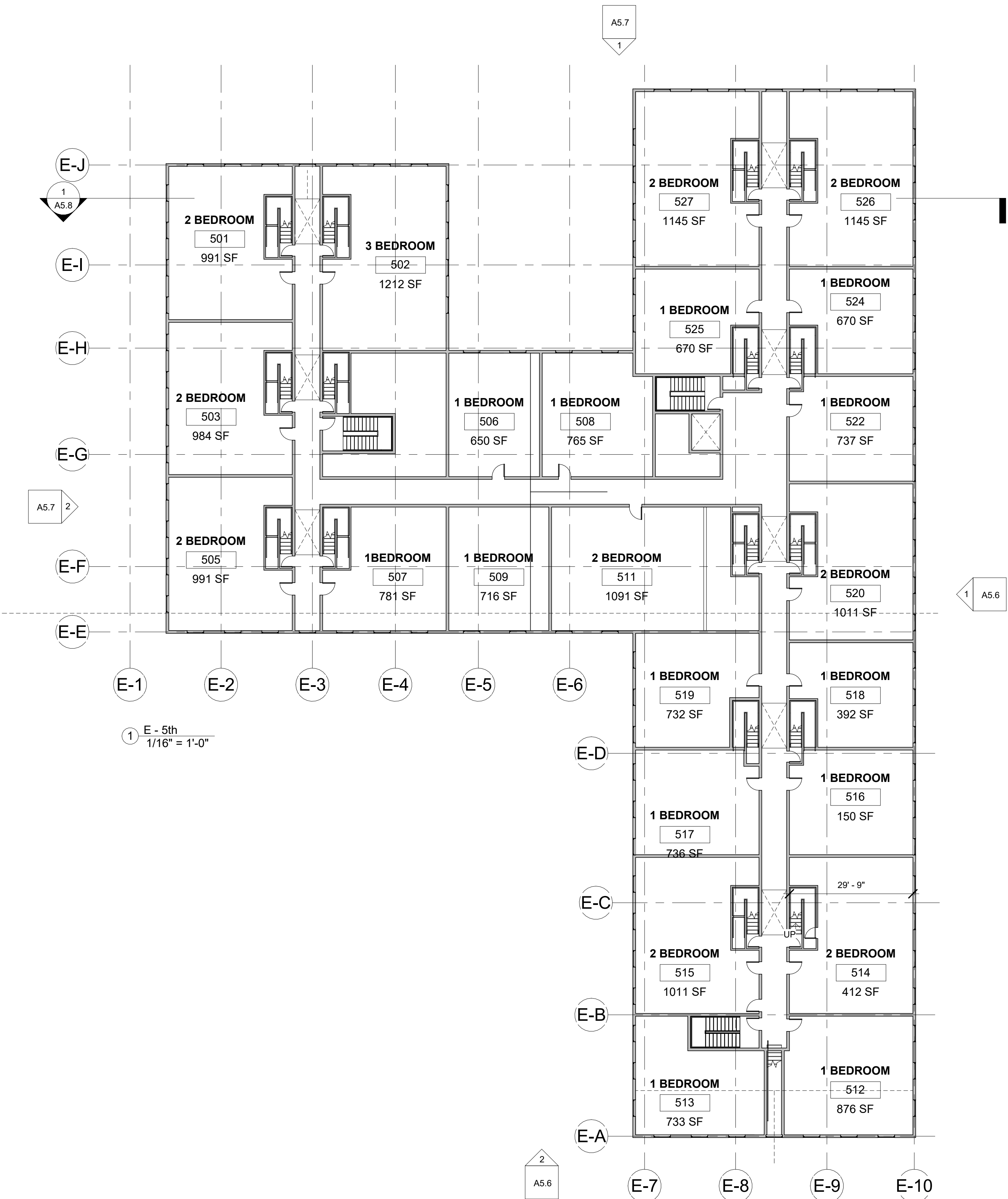
UNIT COUNTS

BY FLOOR (5th)

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

BY BUILDING

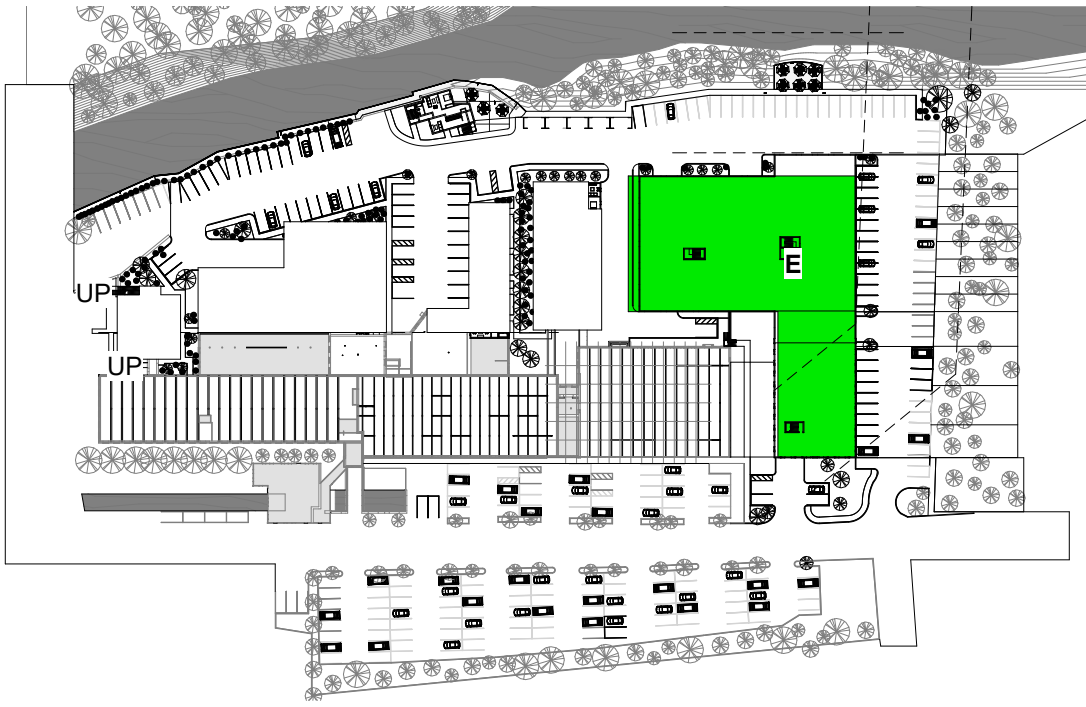
1 BEDROOM: 33
2 BEDROOM: 50
3 BEDROOM: 3
TOTAL: 86



EXISTING WALL
DEMO WALL
NEW WALL
STAIR



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1934 Lakeview Ave, Dracut,
MA 01826

TEL:
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BLDG E -
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FLOOR PLAN

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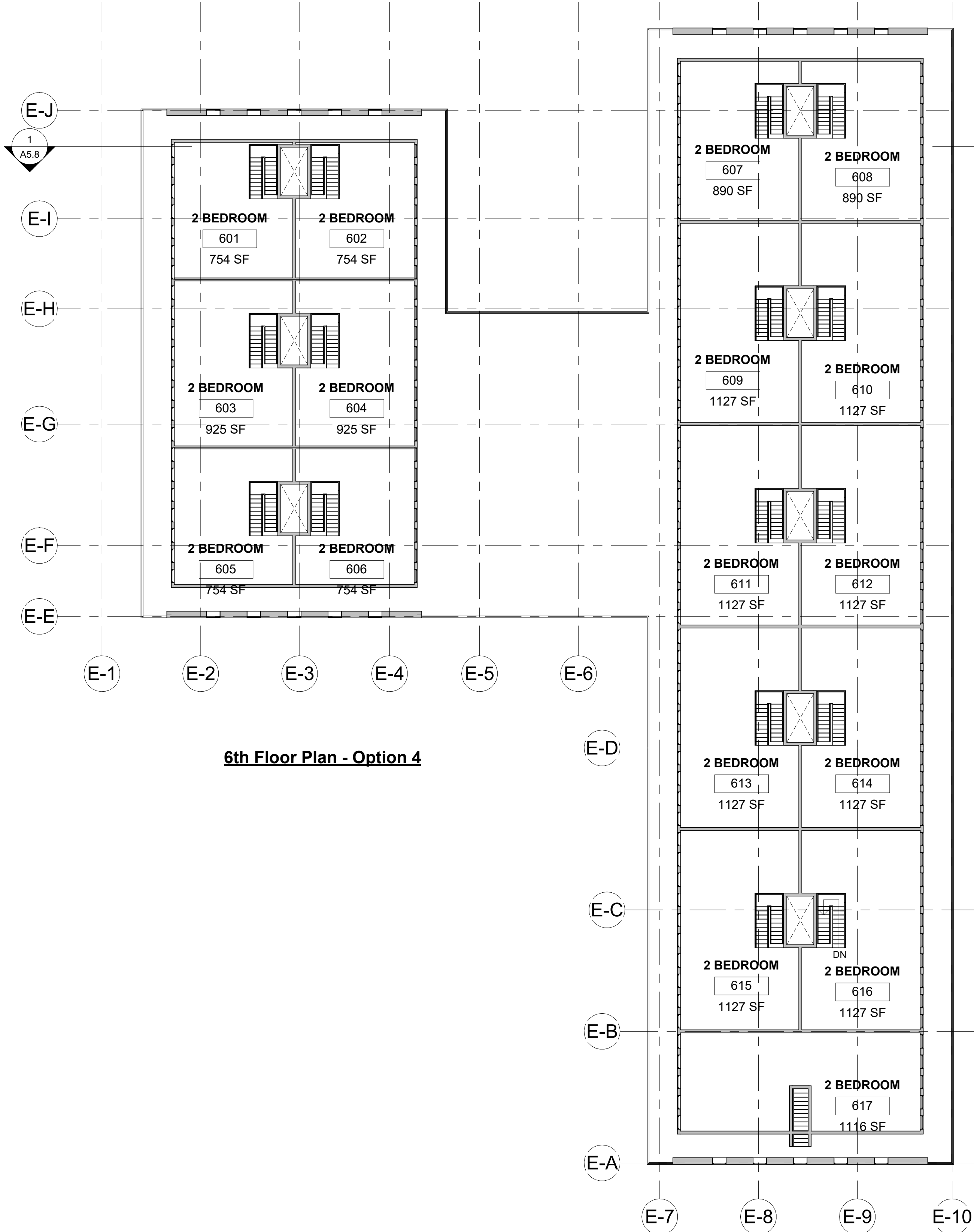
UNIT COUNTS

BY FLOOR (6th)

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

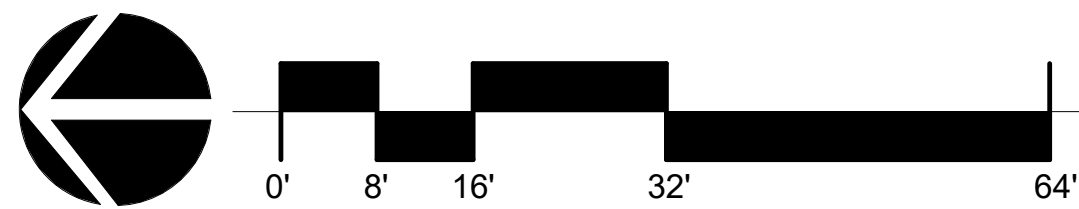
BY BUILDING

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

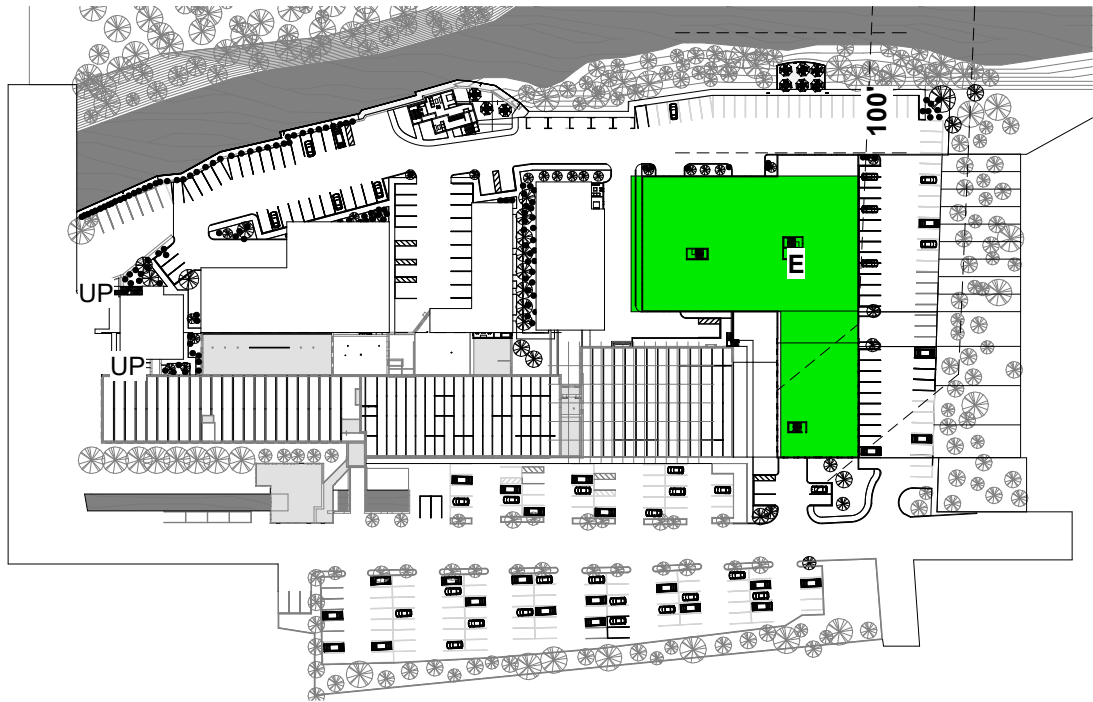


6th Floor Plan - Option 4

- EXISTING WALL
- DEMO WALL
- NEW WALL
- STAIR



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BLDG E -
PROPOSED 6TH
FLOOR PLAN

Revision Schedule		
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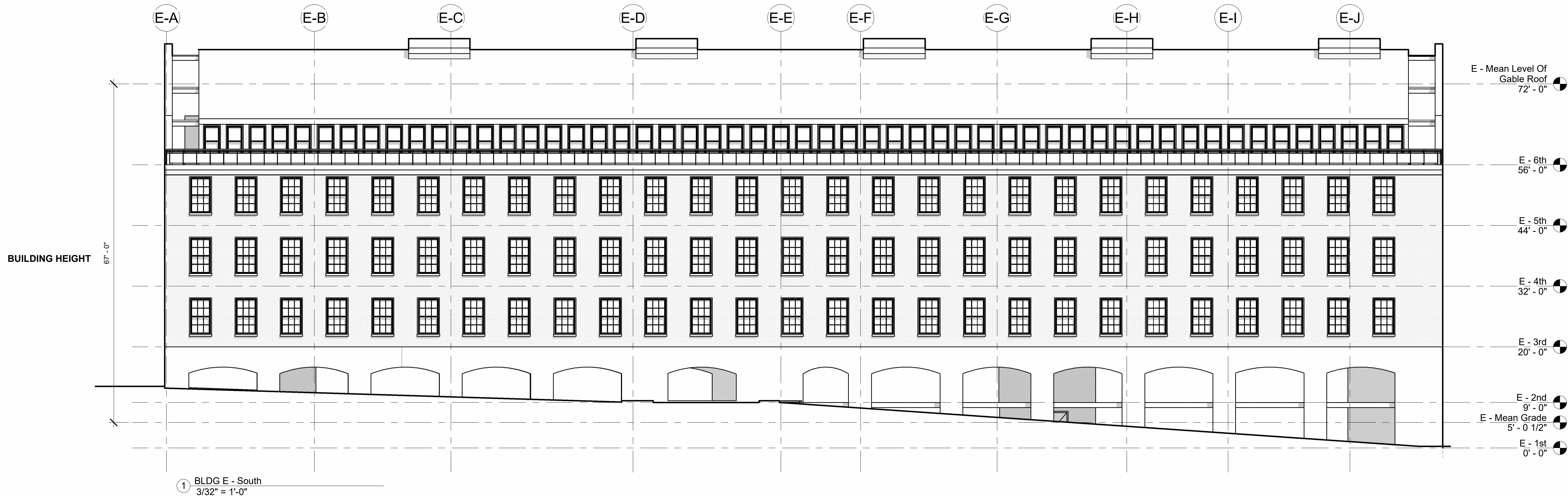
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**BLDG E -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE
3/32" = 1'-0"

DATE
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BLDG E -
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ELEVATIONS

Revision Schedule

Number	Date	Revision Description
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SCALE
3/32" = 1'-0"

DATE
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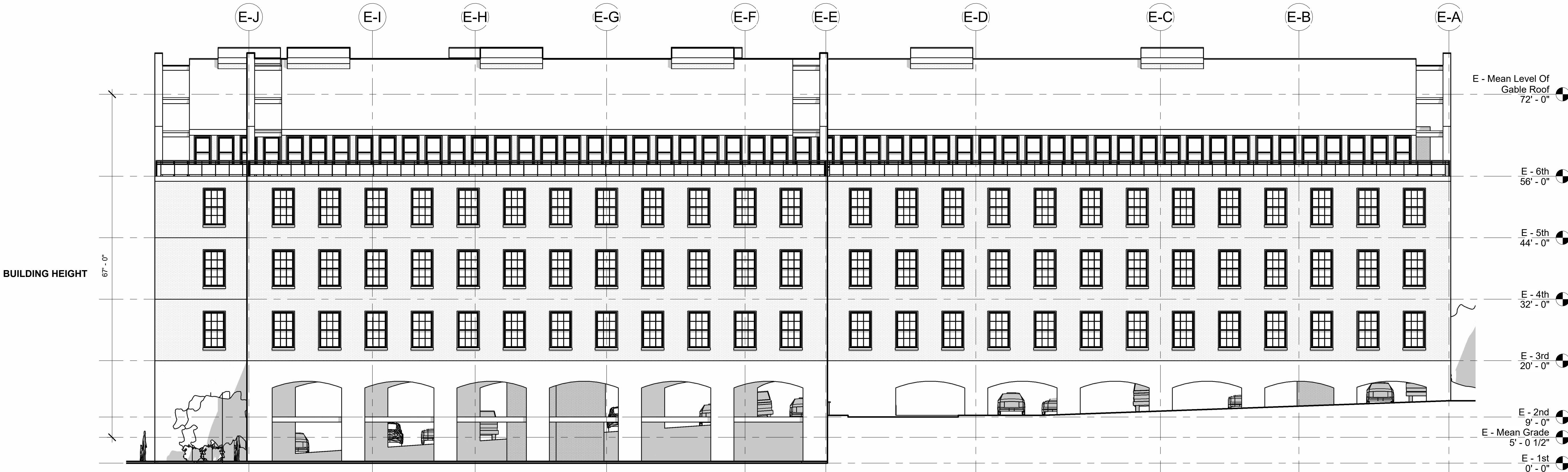
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NUMBER

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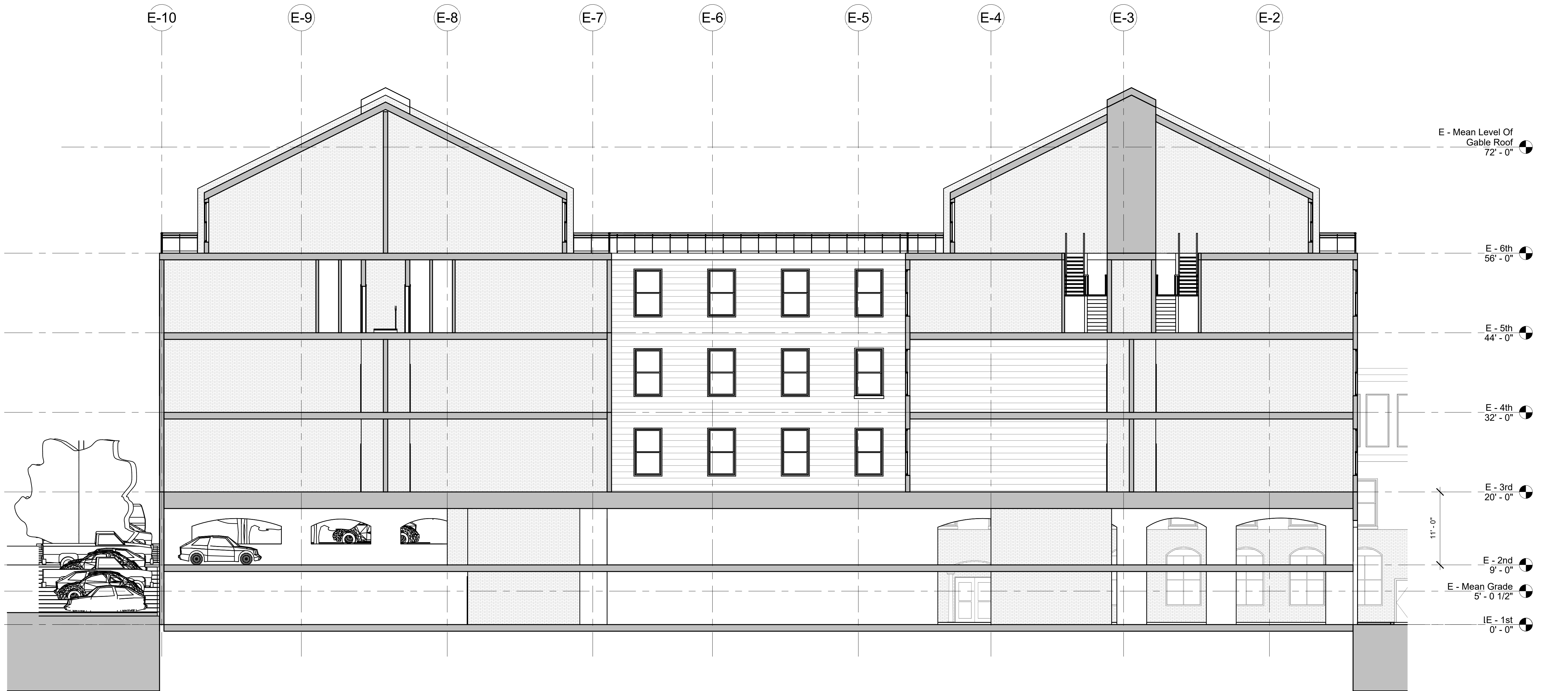
① BLDG E - East
3/32" = 1'-0"



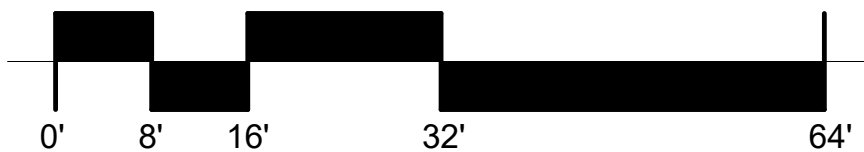
② BLDG E - North
3/32" = 1'-0"

PROGRESS SET

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1 Building Section
1/8" = 1'-0"



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BLDG E -
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SECTION

Revision Schedule		
Number	Date	Revision Description

SCALE
1/8" = 1'-0"

DATE
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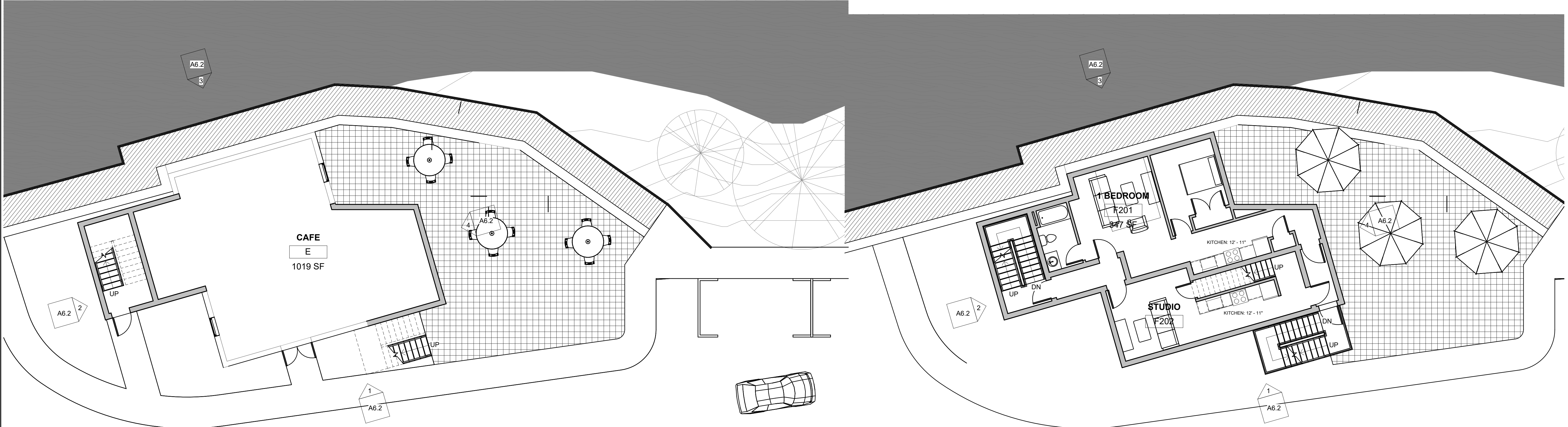
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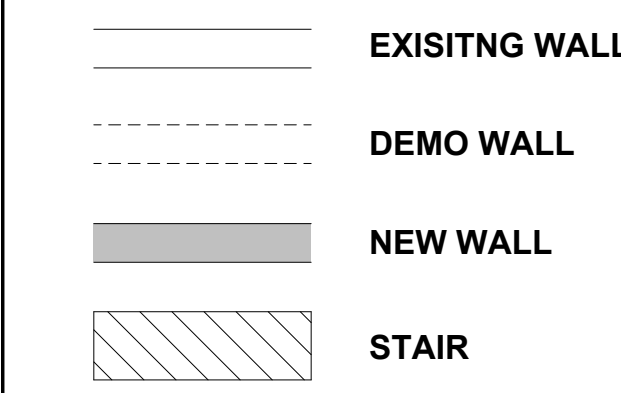
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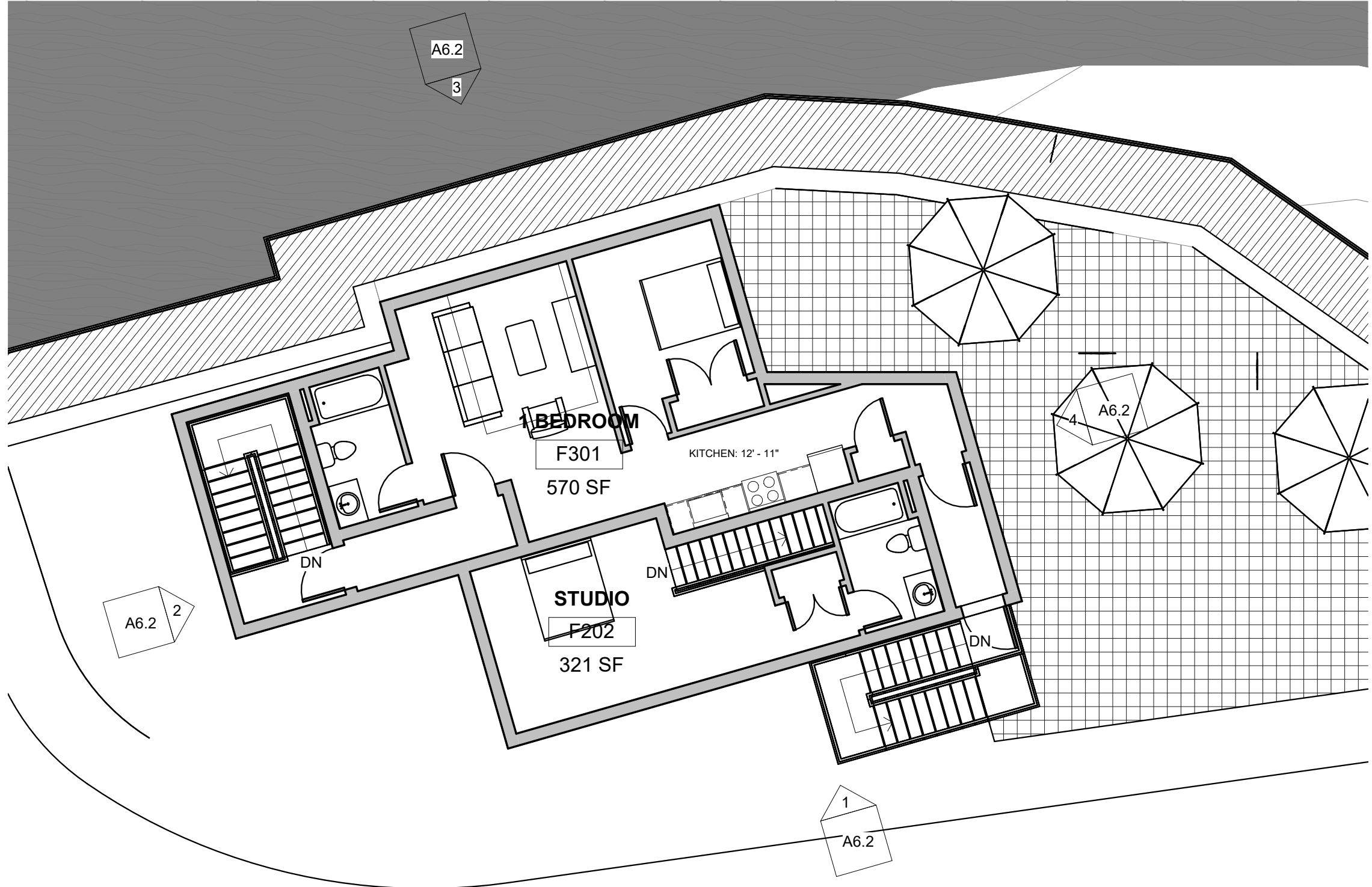
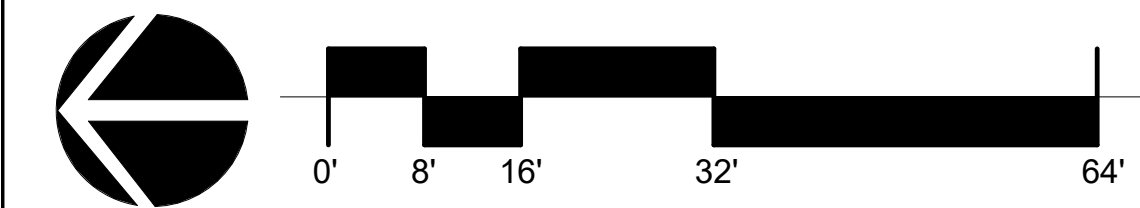


1 F - 1st
1/8" = 1'-0"

2 F - 2nd
1/8" = 1'-0"



PROGRESS SET



3 F - 3rd
1/8" = 1'-0"

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**BLDG F -
PROPOSED PLANS**

Revision Schedule		
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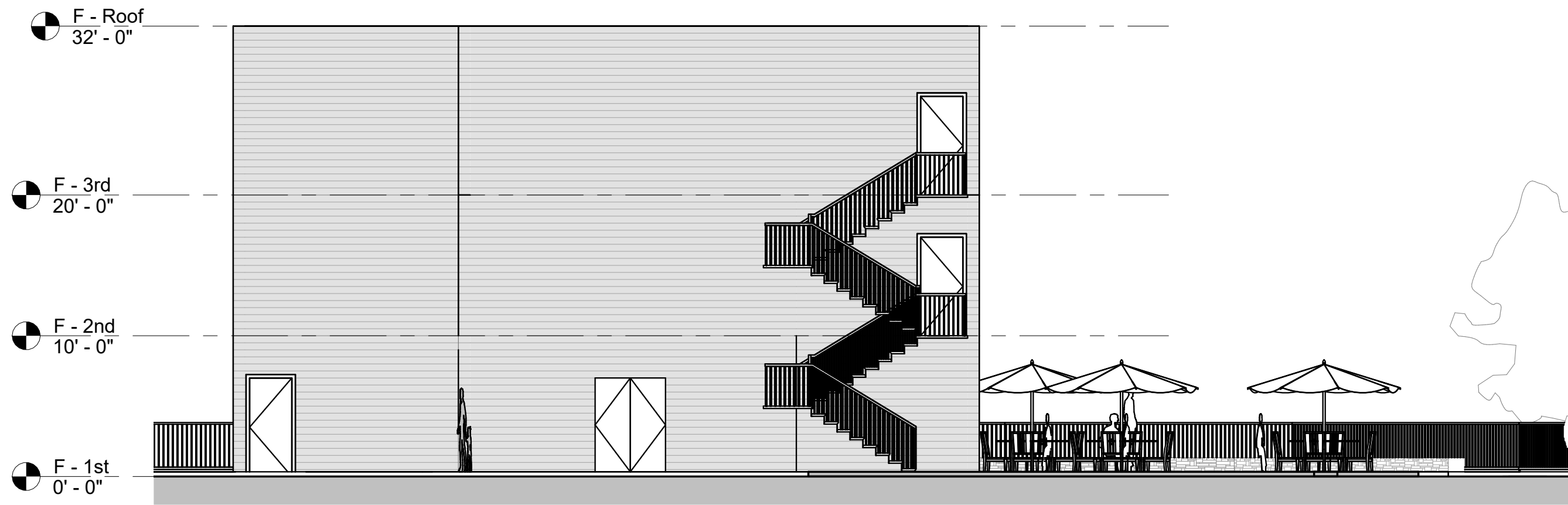
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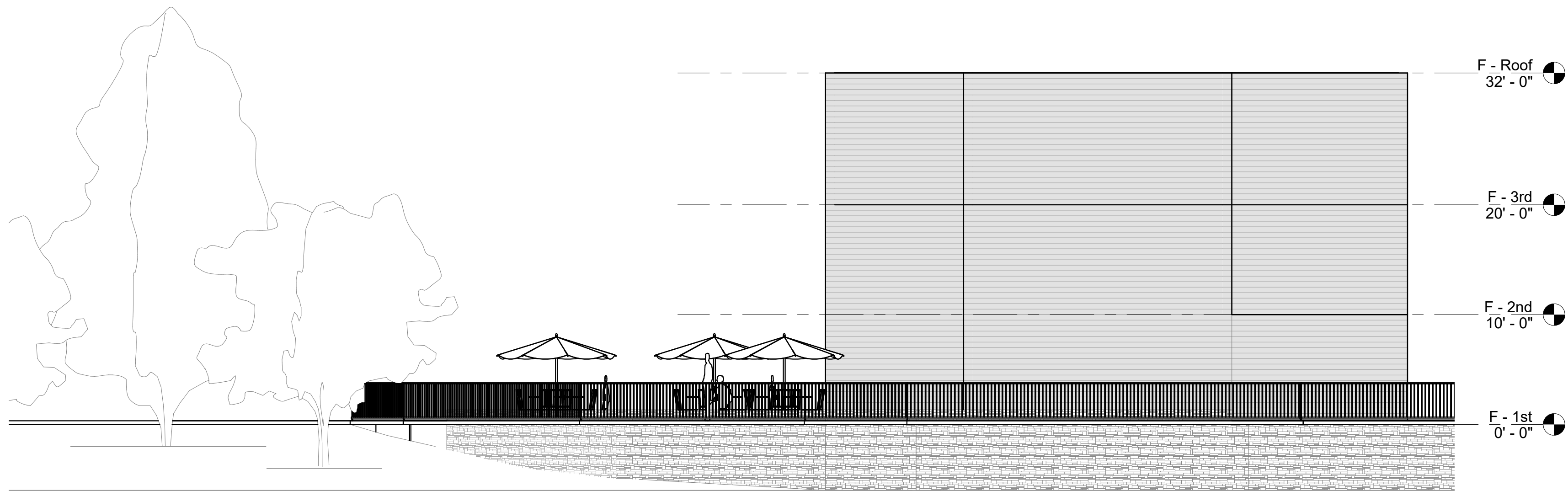
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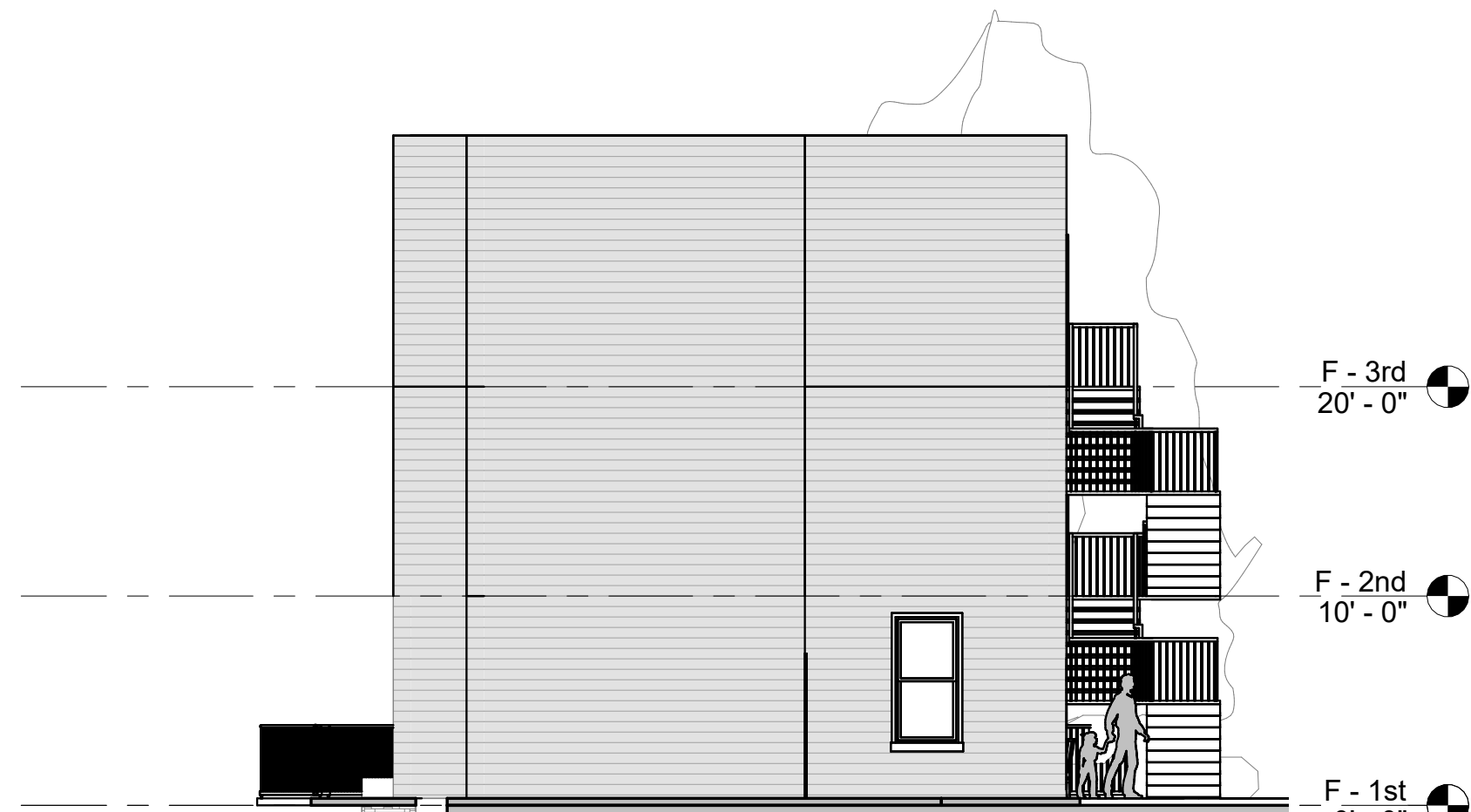
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① Elevation 1 - a
1/8" = 1'-0"



③ 1 - a
1/8" = 1'-0"



② 2 - a
1/8" = 1'-0"



④ Elevation 2 - a
1/8" = 1'-0"

BEAVER BROOK MILL

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
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ganek
architects inc
One River Road
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**BLDG F -
PROPOSED
ELEVATIONS**

Revision Schedule

Number	Date	Revision Description
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SCALE
1/8" = 1'-0"

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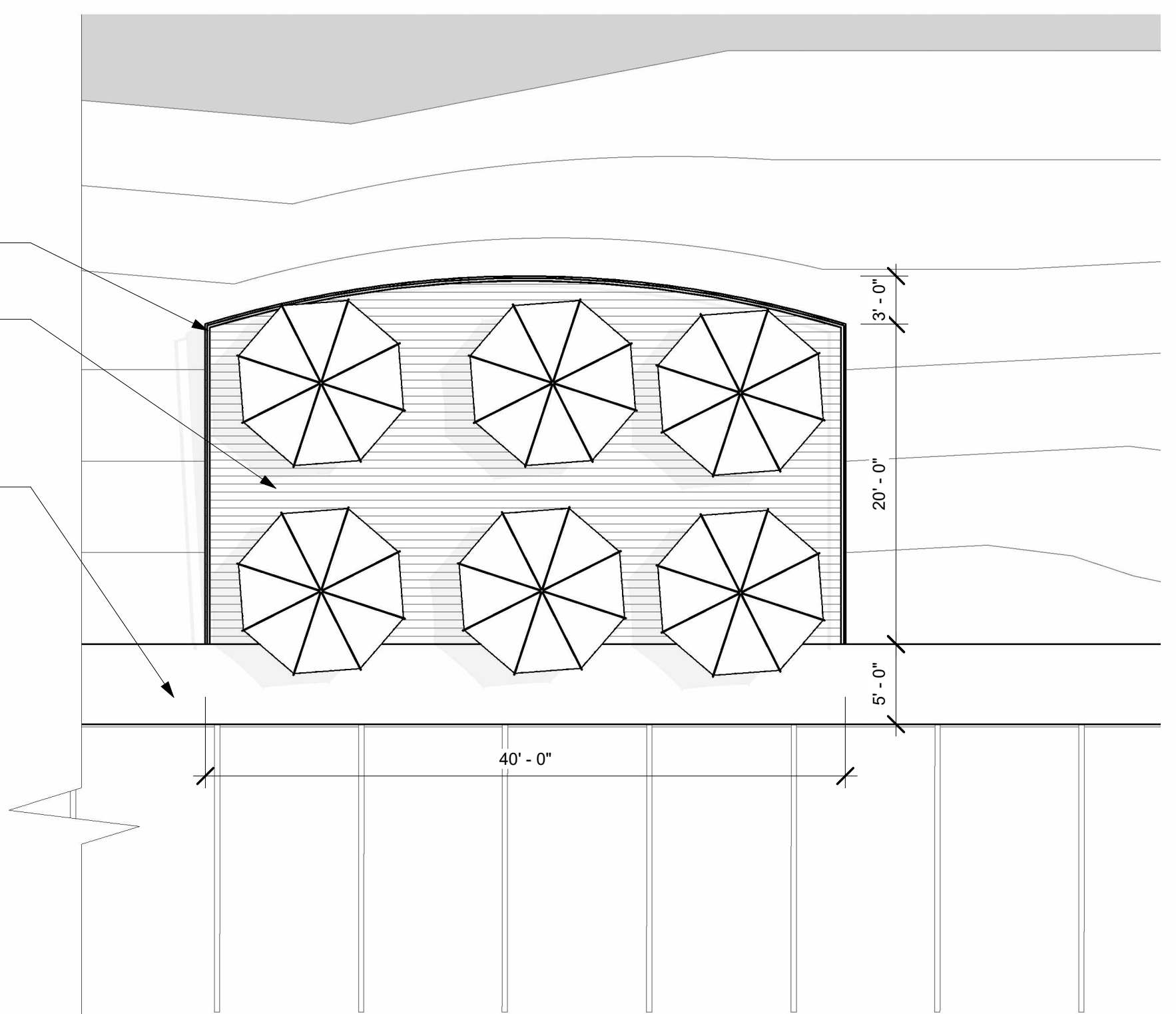
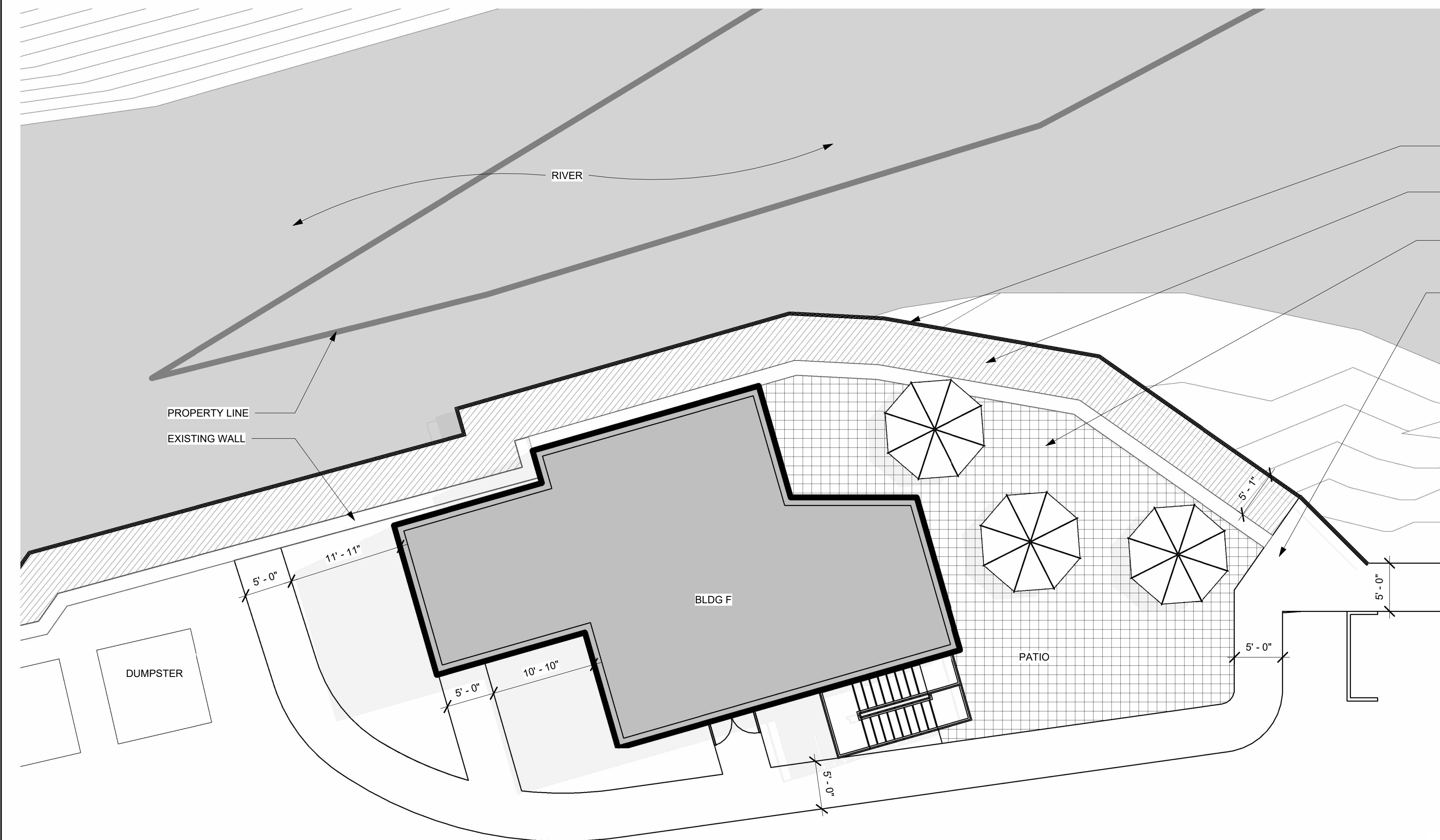
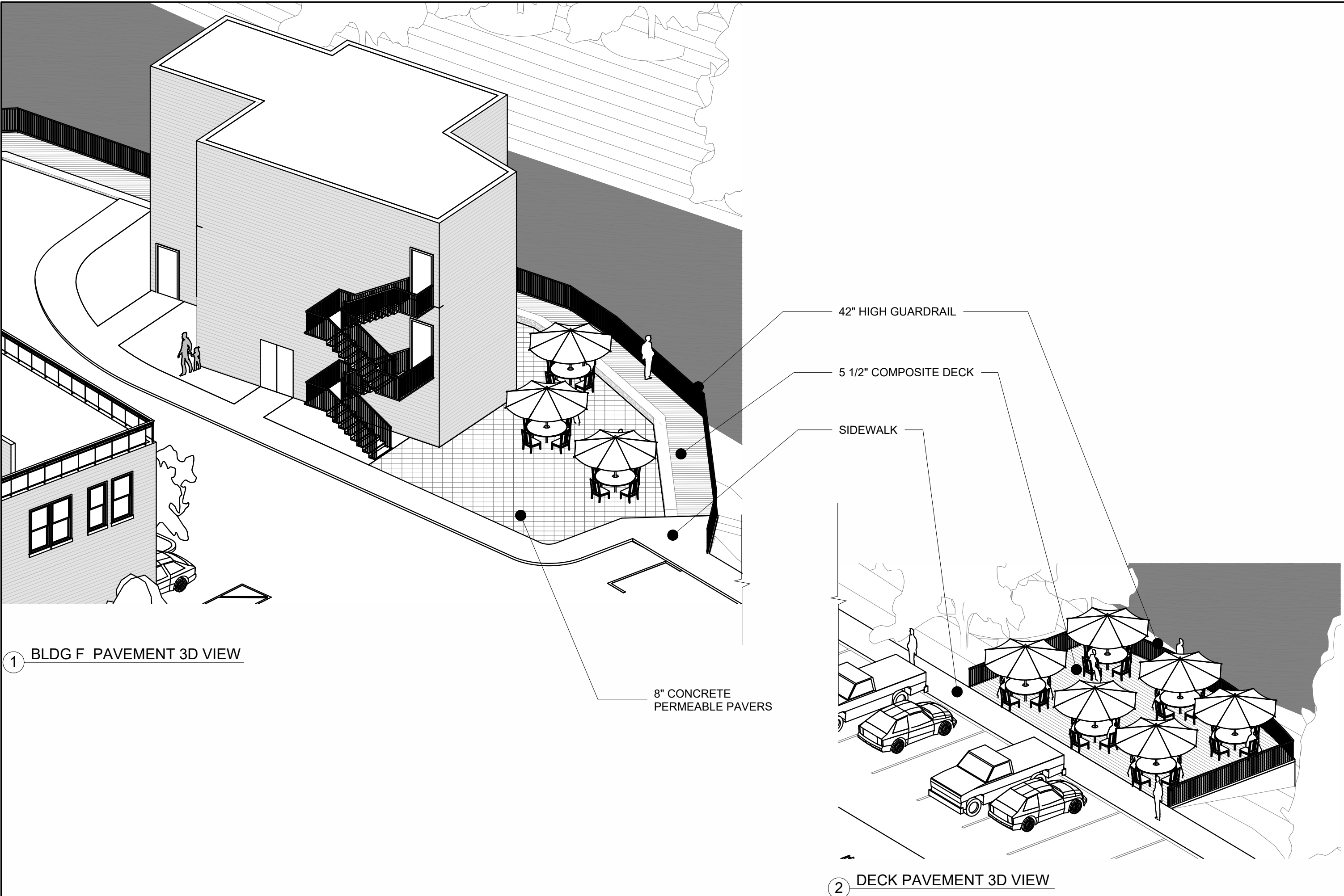
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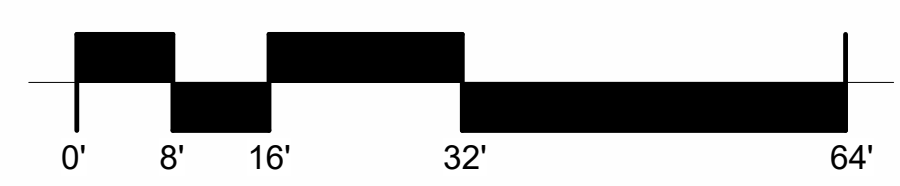
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PROPOSED PAVING

Revision Schedule		
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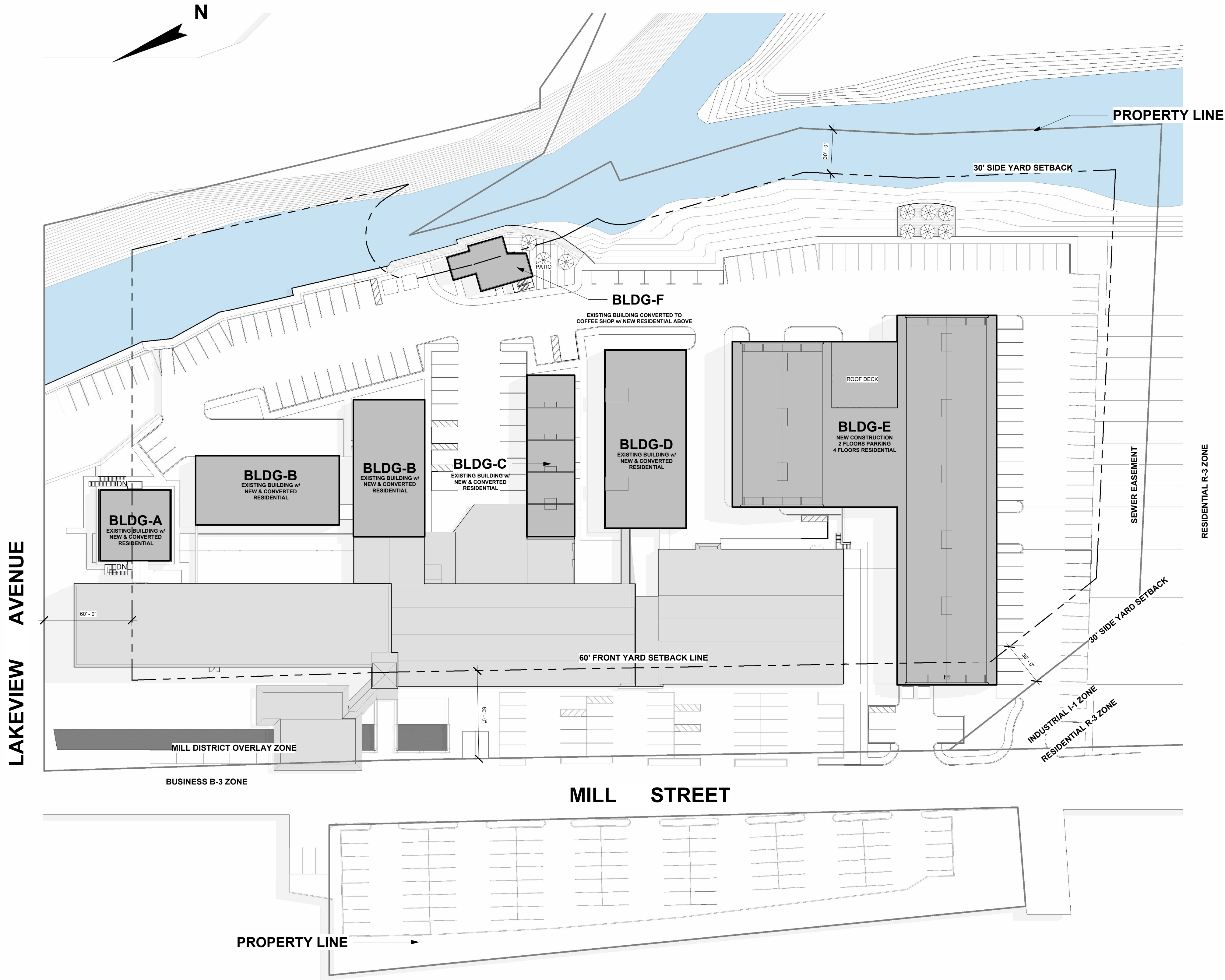
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① Site Plan - Affordable Units
1" = 40'-0"



NUMBER OF UNITS:

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

15% OF UNIT TO BE AFFORDABLE = 26 AFFORDABLE UNITS (7 EXISTING UNITS + 19 PROPOSED UNITS)

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BROOK MILL**

1934 Lakeview Ave, Dracut,
MA 01826

TEL:
FAX:
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One River Road
Carlisle, MA 01741
p 978 371 9001
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**SITE PLAN & UNITS
COUNT**

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