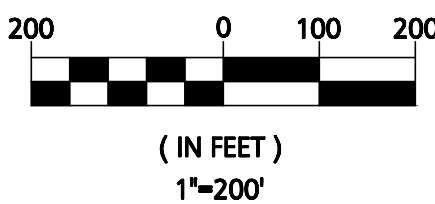
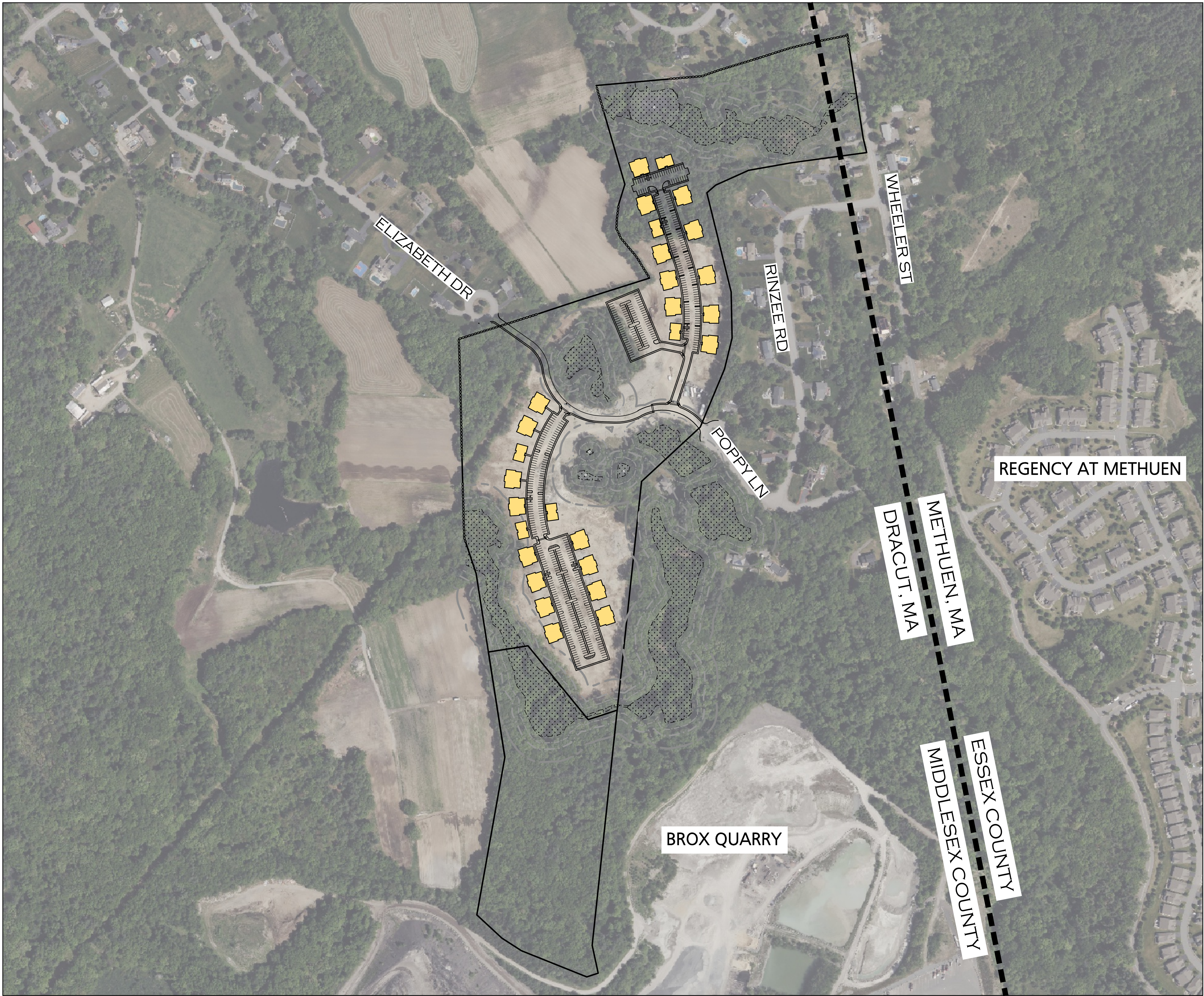


COMPREHENSIVE PERMIT SITE PLAN

FOR
MURPHY'S FARM

231 WHEELER STREET
(MAP 22 / LOT 53) &
(MAP 39 / BLOCK 53 / LOTS 1-23)
DRACUT, MASSACHUSETTS 01826

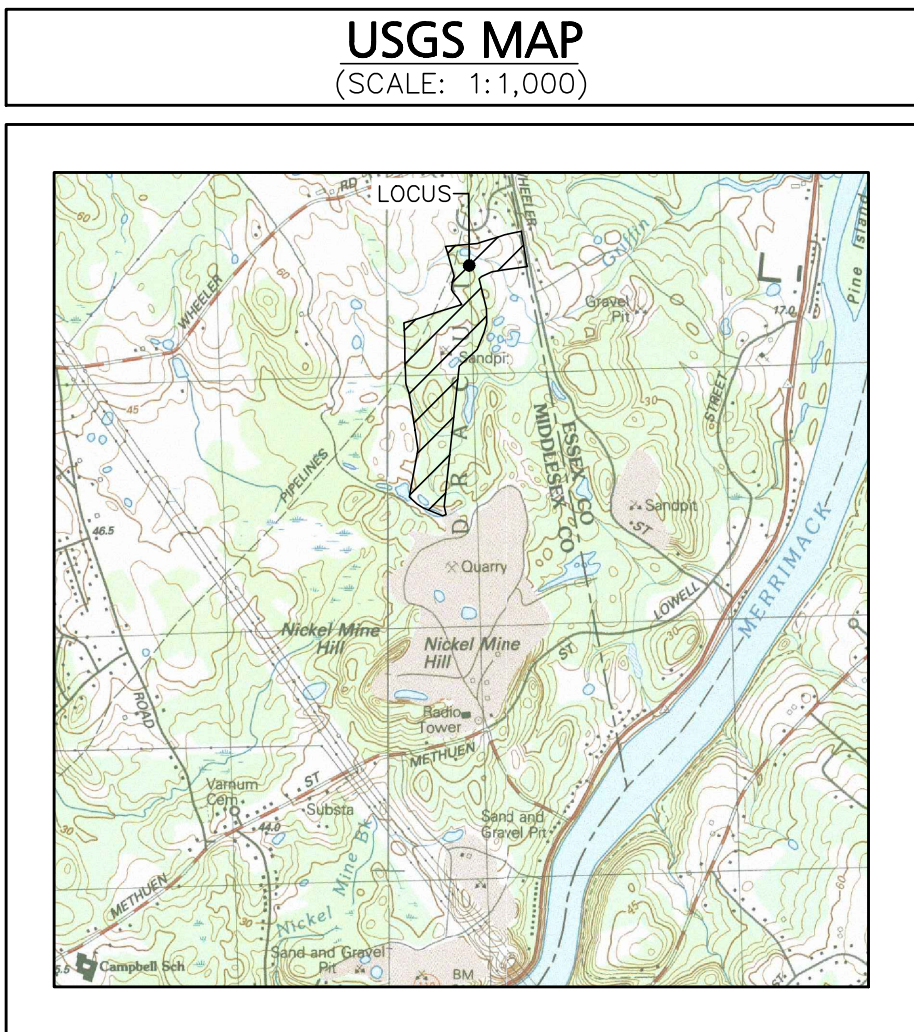
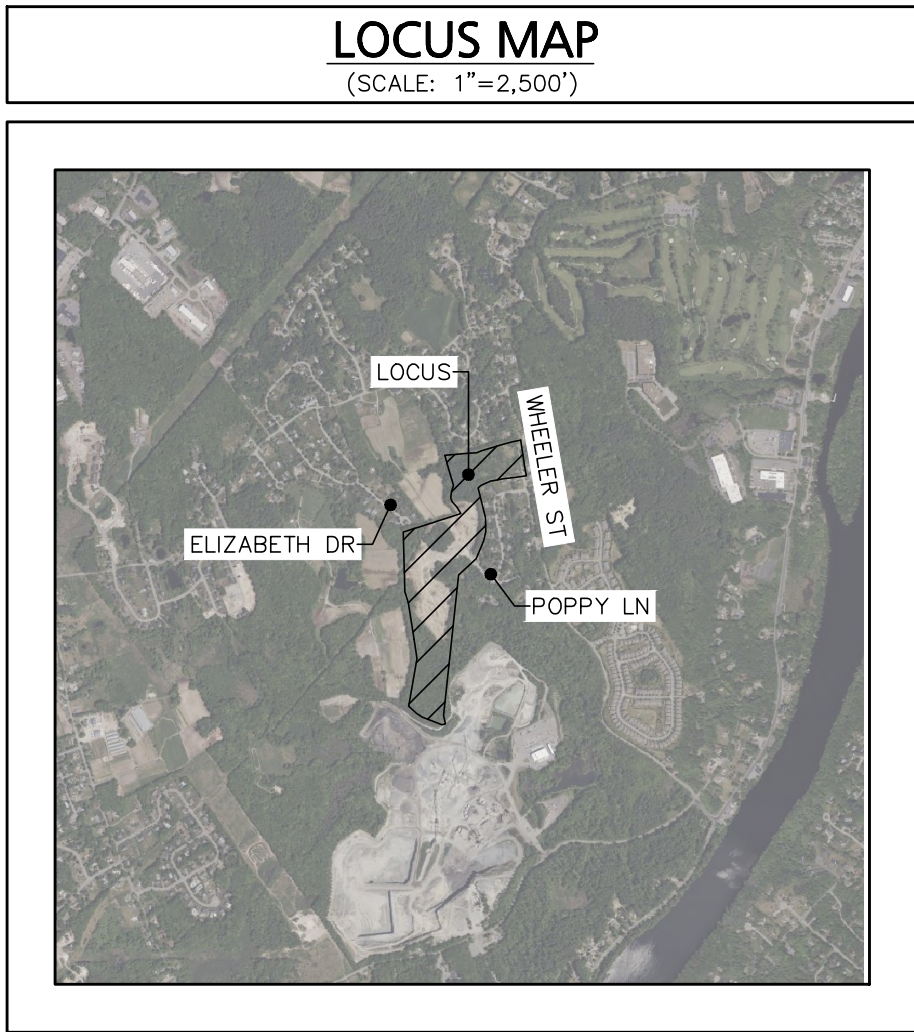


LAND USE TABLE		
LOCATION:	MAP 22 / LOT 53 & MAP 39 / BLOCK 53 / LOTS 1-23	
ZONE:	RESIDENTIAL 1 (R-1)	
USE:	MULTI-FAMILY RESIDENTIAL	
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000-SF	33.30-AC
MINIMUM LOT FRONTAGE	175-FT	60-FT (ELIZABETH DR) 52-FT (POPPY LN)
MINIMUM FRONT SETBACK	30-FT	>30-FT
MINIMUM SIDE SETBACK	15-FT	39.0-FT
MINIMUM REAR SETBACK	35-FT	39.0-FT
MINIMUM LOT WIDTH	50-FT	>50-FT
MAXIMUM BUILDING HEIGHT	35-FT	VARIES
MAXIMUM LOT COVERAGE	30%	29.6%
PARKING CALCULATIONS:		
MULTIFAMILY RESIDENTIAL :	268 X (2 SPACE / UNIT)	536-SPACES REQUIRED
		549-SPACE PROVIDED
		12 ACCESSIBLE SPACES PROVIDED

AREA SUMMARY:	
-TOTAL LOT AREA:	33.30-AC
-TOTAL WETLAND AREA:	3.04-AC
-TOTAL UPLAND AREA:	30.26-AC
DEVELOPMENT SUMMARY:	
-TOTAL ROADWAY LENGTH:	3,050-FT
-NUMBER OF BUILDINGS:	28
-NUMBER OF UNITS:	268
-NUMBER OF BEDROOMS:	563

- PROJECT NOTES:
- LOCATION:
231 WHEELER STREET
(PARCEL ID: 22-53)
15 MURPHY WAY
(PARCEL ID: 39-53-1)
21 MURPHY WAY
(PARCEL ID: 39-53-2)
25 MURPHY WAY
(PARCEL ID: 39-53-3)
28 MURPHY WAY
(PARCEL ID: 39-53-4)
22 MURPHY WAY
(PARCEL ID: 39-53-5)
16 MURPHY WAY
(PARCEL ID: 39-53-6)
10 MURPHY WAY
(PARCEL ID: 39-53-7)
4 MURPHY WAY
(PARCEL ID: 39-53-8)
40 ELIZABETH DRIVE
(PARCEL ID: 39-53-9)
34 ELIZABETH DRIVE
(PARCEL ID: 39-53-10)
29 ELIZABETH DRIVE
(PARCEL ID: 39-53-11)
35 ELIZABETH DRIVE
(PARCEL ID: 39-53-12)
41 ELIZABETH DRIVE
(PARCEL ID: 39-53-13)
47 ELIZABETH DRIVE
(PARCEL ID: 39-53-14)
53 ELIZABETH DRIVE
(PARCEL ID: 39-53-15)
59 ELIZABETH DRIVE
(PARCEL ID: 39-53-16)
16 MURPHY WAY
(PARCEL ID: 39-53-17)
58 ELIZABETH DRIVE
(PARCEL ID: 39-53-18)
52 ELIZABETH DRIVE
(PARCEL ID: 39-53-19)
45 ELIZABETH DRIVE
(PARCEL ID: 39-53-20)
34 ELIZABETH DRIVE
(PARCEL ID: 39-53-21)
29 ELIZABETH DRIVE
(PARCEL ID: 39-53-22)
70 ELIZABETH DRIVE
(PARCEL ID: 39-53-23)
 - DEED:
NORTH MIDDLESEX REGISTRY
OF DEEDS BOOK 31624 PAGE 254
 - ZONE:
RESIDENTIAL 1 (R-1)
 - USE:
MULTI FAMILY RESIDENTIAL
 - APPLICANT:
THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810
 - OWNER:
O'BRIEN HOMES, INC
18 CASSIMERE STREET
ANDOVER, MA 01810
 - SOILS / WETLANDS:
NORSE ENVIRONMENTAL
SERVICES, INC.
2100 LAKEVIEW AVENUE, UNIT 3A
DRACUT, MA 01826
 - EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD
DOCUMENTS AS WELL AS AN ON GROUND SURVEY AND AERIAL SURVEY
BY CIVIL DESIGN CONSULTANTS, INC. IN DECEMBER OF 2023 AND
JANUARY OF 2024.
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL
DATUM (NAVD83).
 - TEMPORARY BENCH MARKS SET:
-TBM 1: SPIKE IN U-POLE#6 ON POPPY LANE. ELEV.=135.29'
-TBM 1: X-OUT IN CB ON ELIZABETH DRIVE. ELEV.=168.41'
-TBM 2: SPIKE IN TREE 620+/- EAST OF TBM 1. ELEV.=159.52'
-TBM 3: SPIKE IN U-POLE#5 ON POPPY LANE. ELEV.=134.80'
 - PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83), MAINLAND ZONE.
 - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS
DEPICTED BY THE FLOOD INSURANCE RATE MAPS FOR MIDDLESEX
COUNTY, MASSACHUSETTS MAP #25017C0153E (EFFECTIVE DATE JUNE
4, 2010) AND MAP #25017C0161E (EFFECTIVE DATE JUNE 4, 2010).
 - WETLANDS WERE DELINEATED BY NORSE ENVIRONMENTAL SERVICES,
INC. OF DRACUT IN AUGUST, 2015.
 - THE INTENT OF THIS PLAN SET IS TO MEET THE PRELIMINARY PLAN
CONTENT REQUIREMENTS TO ALLOW FOR INITIAL REVIEW OF THE
PROPOSED 408 DEVELOPMENT. ADDITIONAL DETAIL MAY BE REQUIRED
PRIOR TO ANY CONSTRUCTION.
 - NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED WITHOUT A
PERMIT FROM THE HEALTH DEPARTMENT IF SUCH A PERMIT IS
REQUIRED.

REFERENCE PLANS:	
PLANS ON FILE AT THE NORTH MIDDLESEX COUNTY REGISTRY OF DEEDS.	
PLAN BOOK 118	PLAN 100
PLAN BOOK 145	PLAN 56
PLAN BOOK 159	PLAN 132
PLAN BOOK 161	PLAN 136
PLAN BOOK 165	PLAN 53
PLAN BOOK 174	PLAN 5
PLAN BOOK 206	PLAN 26
PLAN BOOK 235	PLAN 67
PLAN BOOK 244	PLAN 26

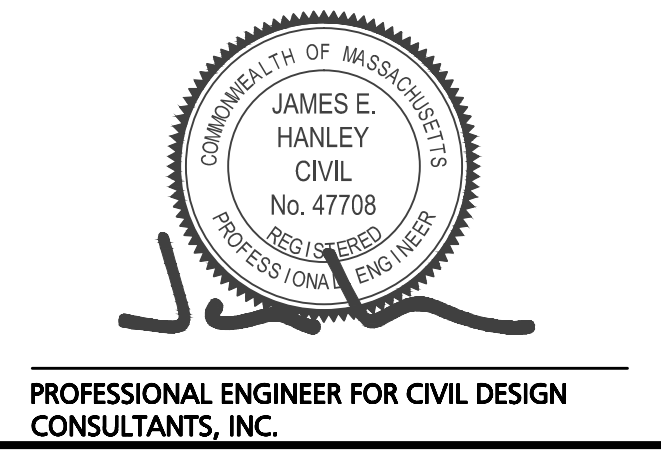


LEGEND	
PROPERTY LINE	---
BUILDING SETBACK	---
CENTERLINE	0+50 1+00
PROPOSED STRUCTURE	=====
PROPOSED CURB	=====
PROPOSED PAVEMENT	=====
PROPOSED CONCRETE	=====
PROPOSED CONTOUR	135
PROPOSED SPOT GRADE	TEST 00
PROPOSED SPOT GRADE	TW 159.57
PROPOSED DRAIN	=====
PROPOSED CATCH BASIN	⊙
PROPOSED DRAIN MANHOLE	⊙
PROPOSED UNDERDRAIN	-----
PROPOSED ROCK RIP-RAP	=====
PROPOSED SILT FENCE	=====
PROPOSED RETAINING WALL	=====
PROPOSED TIMBER GUARDRAIL	=====
PROPOSED CHAINLINK FENCE	=====
PROPOSED STOCKADE FENCE	=====
PROPOSED TREE LINE	=====
PROPOSED LANDSCAPE AREA	=====
PROPOSED WATER	=====
PROPOSED GATE VALVE	W
PROPOSED HYDRANT	H
PROPOSED SEWER	-----
PROPOSED SEWER MANHOLE	⊙
PROPOSED ELECTRIC/TELEPHONE/CABLE	-----
PROPOSED LIGHTING	⊙
PROPOSED EASEMENT	-----
PROPOSED STRIPING	-----
PROPOSED PARKING COUNT	⊙
PROPOSED HANDICAP SPACE	⊙
PROPOSED TRAFFIC ARROW	→
PROPOSED SIGN	⊙
PROPOSED LIMIT OF WORK	=====

PLAN INDEX:	
TITLE	LAST REVISED
C-1	COVER SHEET 10/30/25
C-2A	EXISTING CONDITIONS PLAN 10/02/25
C-2B	EXISTING CONDITIONS PLAN 10/02/25
C-3	LAYOUT & MATERIALS PLAN 10/30/25
C-4A	GRADING, DRAINAGE & UTILITIES PLAN 10/30/25
C-4B	GRADING, SEWER & UTILITIES PLAN 10/30/25
C-4C	GRADING & UTILITIES OVERALL PLAN 10/30/25
C-5A	PLAN & PROFILE 10/30/25
C-5B	PLAN & PROFILE 10/30/25
C-5C	PLAN & PROFILE 10/30/25
C-6	EROSION CONTROL PLAN 10/30/25
C-7	FIRE TRUCK TURNING PLAN 10/30/25
C-8	ANR PLAN 09/15/25
D-1	CONSTRUCTION DETAILS 10/30/25
D-2	CONSTRUCTION DETAILS 10/30/25
D-3	CONSTRUCTION DETAILS 10/30/25
D-4	CONSTRUCTION DETAILS 10/30/25
D-5	CONSTRUCTION DETAILS 10/30/25
D-6	CONSTRUCTION DETAILS 10/30/25

10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
09/01/25	REVISED LAYOUT
05/09/25	REV. PER PEER REVIEW COMMENTS
03/27/25	REV. PER PEER REVIEW COMMENTS
02/25/25	REV. PER PEER REVIEW COMMENTS
01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	
APPLICANT:	
THE HOMES AT MURPHY'S FARM LLC	
18 CASSIMERE STREET ANDOVER, MA 01810	
PROJECT:	
MURPHY'S FARM	
DRACUT, MA 01826	

DATE ISSUED:	APRIL 22, 2024
PROJECT #:	23-10524
PREPARED BY:	TWS



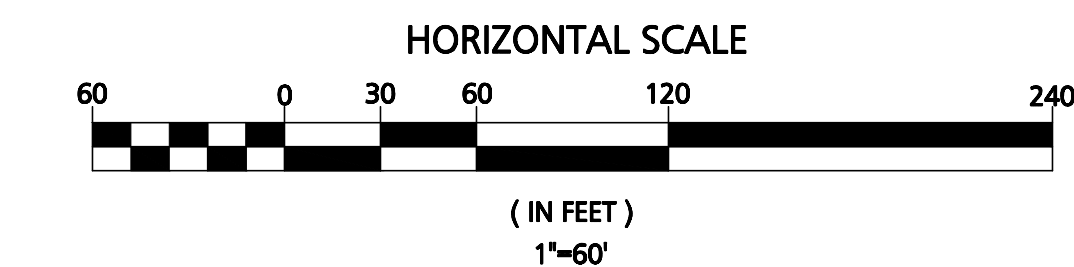
DRAWING TITLE:	COVER SHEET
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DRAWING #:	C-1
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ISSUED FOR REVIEW: OCTOBER 30, 2025

SEE SHEET C-2B

SEE SHEET C-2B



LEGEND

PROPERTY LINE	---
ABUTTERS PROPERTY LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING EDGE OF GRAVEL	---
LIMIT OF BORDERING VEGETATED WETLAND (BWV)	---
WETLAND	---
100 FT BUFFER TO BWV	---
EXISTING WETLAND FLAG	△
EXISTING VERNAL POOL	○
EXISTING CONTOUR	---
EXISTING EASEMENT	---
EXISTING TREE LINE	---
EXISTING STONE WALL	---
EXISTING UTILITY POLE	○
EXISTING DRAIN MANHOLE	⊙
EXISTING DRAIN	---
EXISTING CATCHBASIN	□
EXISTING FLARED END SECTION	---
EXISTING SEWER MANHOLE	⊙
EXISTING WATER	---
EXISTING SEWER	---
EXISTING HYDRANT	⊙
EXISTING GAS	---
EXISTING GAS BOLLARD	○
EXISTING IRON PIN	○
EXISTING BOUND	---
EXISTING BENCHMARK	▲

PROJECT NOTES:

- SEE SHEET C-1 FOR FULL PROJECT NOTES

10/2/25	REV. PER PEER REVIEW COMMENTS
05/09/25	REV. PER PEER REVIEW COMMENTS
DATE	DESCRIPTION

REVISIONS

OWNER / APPLICANT:

THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

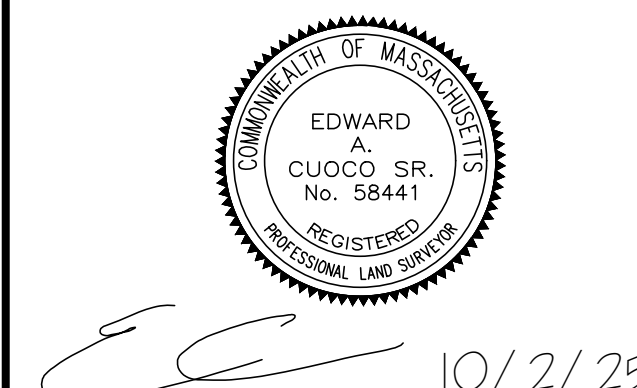
PROJECT:

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: OCTOBER 2, 2025

PROJECT #: 23-10524

PREPARED BY: MEY/EAC



10/2/25

PROFESSIONAL LAND SURVEYOR FOR

CIVIL DESIGN CONSULTANTS, INC.



DRAWING TITLE:

EXISTING CONDITIONS PLAN

DRAWING #:

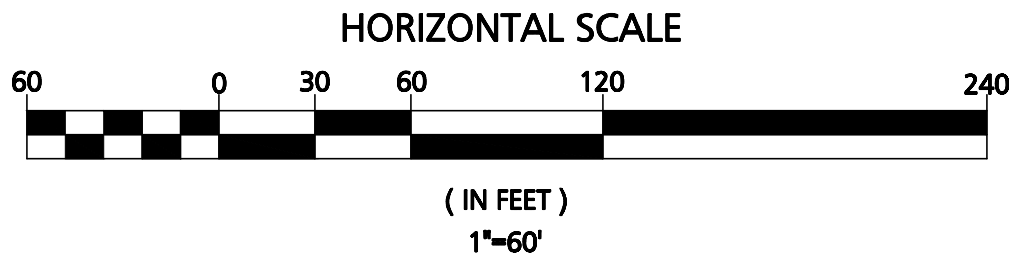
C-2A



PROJECT NOTES:
1. SEE SHEET C-1 FOR FULL PROJECT NOTES

SEE SHEET C-2A

SEE SHEET C-2A



DATE	DESCRIPTION
10/2/25	REV. PER PEER REVIEW COMMENTS
05/09/25	REV. PER PEER REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:
THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:
MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED:	OCTOBER 2, 2025
PROJECT #:	23-10524
PREPARED BY:	MEY/EAC


10/2/25
PROFESSIONAL LAND SURVEYOR FOR
CIVIL DESIGN CONSULTANTS, INC.

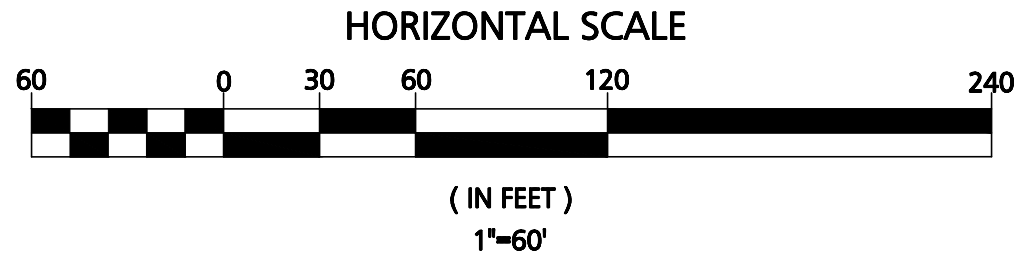
CIVIL DESIGN
CONSULTANTS, INC.
344 North Main Street | Andover, MA 01810
(978) 456-0500 | www.civildesign.com

DRAWING TITLE:
EXISTING CONDITIONS PLAN

DRAWING #:
C-2B

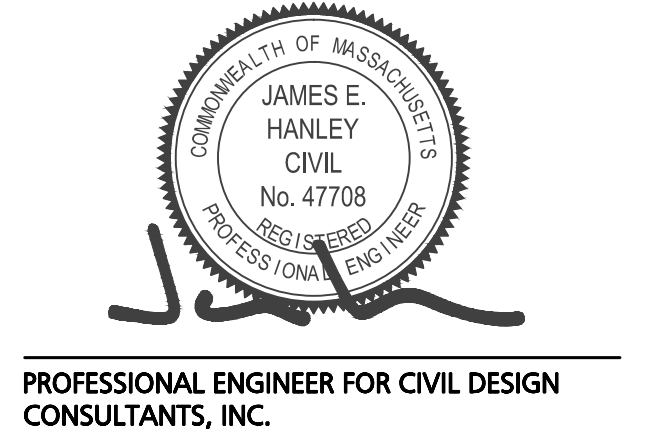
NAD83

LEGEND	
PROPERTY LINE	---
BUILDING SETBACK	---
CENTERLINE	0+50 1+00
PROPOSED STRUCTURE	=====
PROPOSED CURB	=====
PROPOSED EASEMENT	-----
PROPOSED WALKING TRAIL	-----
PROPOSED CONCRETE	=====
PROPOSED LIMIT OF WORK	-----
PROPOSED TREE LINE	-----
PROPOSED GUARDRAIL	-----
PROPOSED ROCK RIP-RAP	-----
PROPOSED CROSSWALK	-----
PROPOSED CURB RAMP	-----
PROPOSED LIGHTING	-----
PROPOSED PARKING COUNT	-----
PROPOSED HANDICAP SPACE	-----
PROPOSED TRAFFIC ARROW	-----
PROPOSED SIGN	-----
PROPOSED STOP BAR	-----
PROPOSED STREET PLANT	-----
PROPOSED ARBORESCENT SCREENING	-----
PROPOSED BUILDING #	-----
PROPOSED PARKING SPACE	-----
EXISTING UTILITY POLE	-----
EXISTING EASEMENT	-----
EXISTING STONE WALL	-----
LIMIT OF BORDERING VEGETATED WETLAND (BVW)	-----
WETLAND	-----
100 FT BUFFER TO BVW	-----
50 FT BUFFER TO BVW	-----
EXISTING WETLAND FLAG	-----
EXISTING VERNAL POOL	-----
EXISTING TREE LINE	-----



10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
09/01/25	REVISED LAYOUT
05/09/25	REV. PER PEER REVIEW COMMENTS
03/27/25	REV. PER PEER REVIEW COMMENTS
02/25/25	REV. PER PEER REVIEW COMMENTS
01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	
APPLICANT:	
THE HOMES AT MURPHY'S FARM LLC	
18 CASSIMERE STREET ANDOVER, MA 01810	
PROJECT:	
MURPHY'S FARM	
DRACUT, MA 01826	

DATE ISSUED:	APRIL 22, 2024
PROJECT #:	23-10524
PREPARED BY:	TWS



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.



DRAWING TITLE:
LAYOUT & MATERIALS PLAN

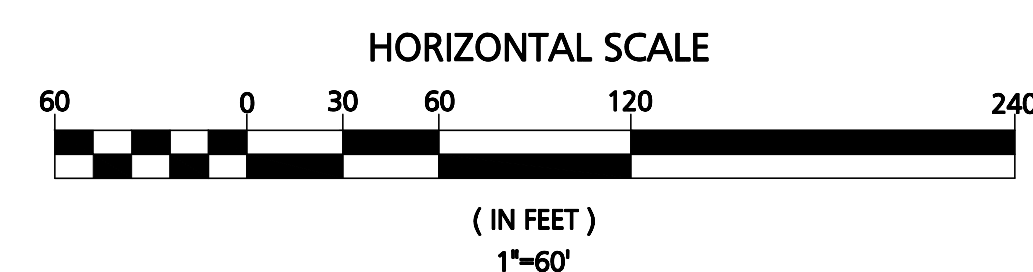
DRAWING #:

C-3



PROJECT NOTES:

1. SEE SHEET C-1 FOR FULL PROJECT NOTES
2. SEE CONSTRUCTION SEQUENCING NOTES ON SHEET D-1.
3. CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF THE EXISTING SEWER AND WATER PRIOR TO CONSTRUCTION.
4. PROPOSED WATER AND SEWER MAINS TO MAINTAIN 10-FT OF HORIZONTAL SEPARATION, WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
5. PROPOSED GAS AND ELECTRIC SERVICE LOCATIONS TO BE CONFIRMED BY THE UTILITY COMPANY.
6. DOWNSPOUT/GUTTER LOCATIONS TO BE COORDINATED WITH ARCHITECT



DATE	REVISIONS
10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
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01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS

APPLICANT:

**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

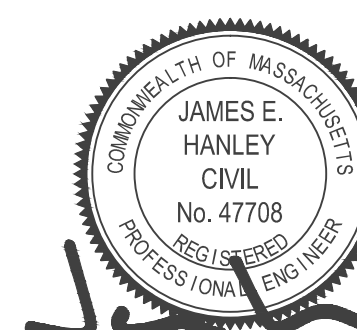
PROJECT:

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: APRIL 22, 2024

PROJECT #: 23-10524

PREPARED BY: TWS



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

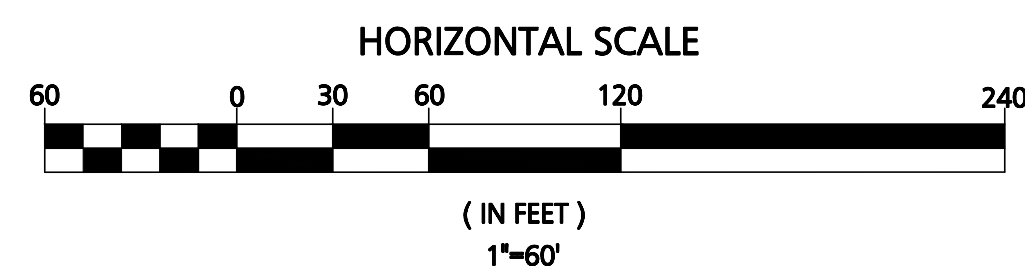


DRAWING TITLE:

**GRADING, DRAINAGE
& UTILITIES PLAN**

DRAWING #:

C-4A



1. SEE SHEET C-1 FOR FULL PROJECT NOTES
2. SEE CONSTRUCTION SEQUENCING NOTES ON SHEET D-0.1.
3. CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF THE EXISTING SEWER AND WATER PRIOR TO CONSTRUCTION.
4. PROPOSED WATER AND SEWER MAINS TO MAINTAIN 10'-FT. OF HORIZONTAL SEPARATION WHERE THE SEWER MAINS ARE DEEPER THAN THE SEWER. THE SEWER SHALL BE Laid AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 12 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONDUITS SHALL BE USED TO MAINTAIN THE SEPARATION. FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER, ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH MAINS WILL BE AS FAR FROM THE SEWER AS POSSIBLY, WHICHEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE. PLACE THE WATER MAIN 10 FEET FROM THE END OF THE SEWER. FOR A MINIMUM DISTANCE OF 5 FEET FROM THE CROSS POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
5. PROPOSED GAS AND ELECTRIC SERVICE LOCATIONS TO BE CONFIRMED BY THE UTILITY COMPANY.
6. DOWNSPOUT/GUTTER LOCATIONS TO BE COORDINATED WITH ARCHITECT.
7. CONTRACTOR TO VERIFY EXISTING SEWER INVERT WITH A FIELD MEASUREMENT AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

PREPARED BY:	TWS



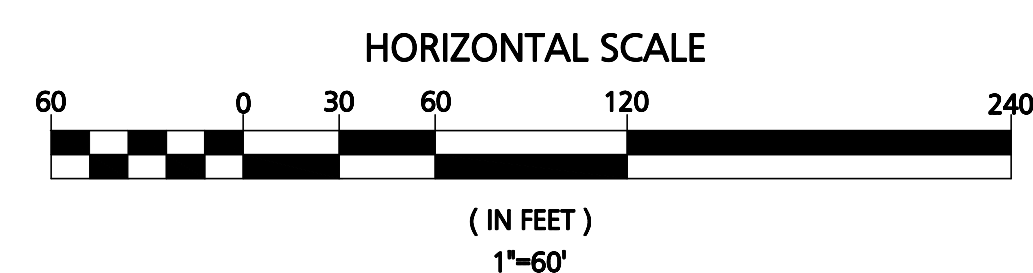
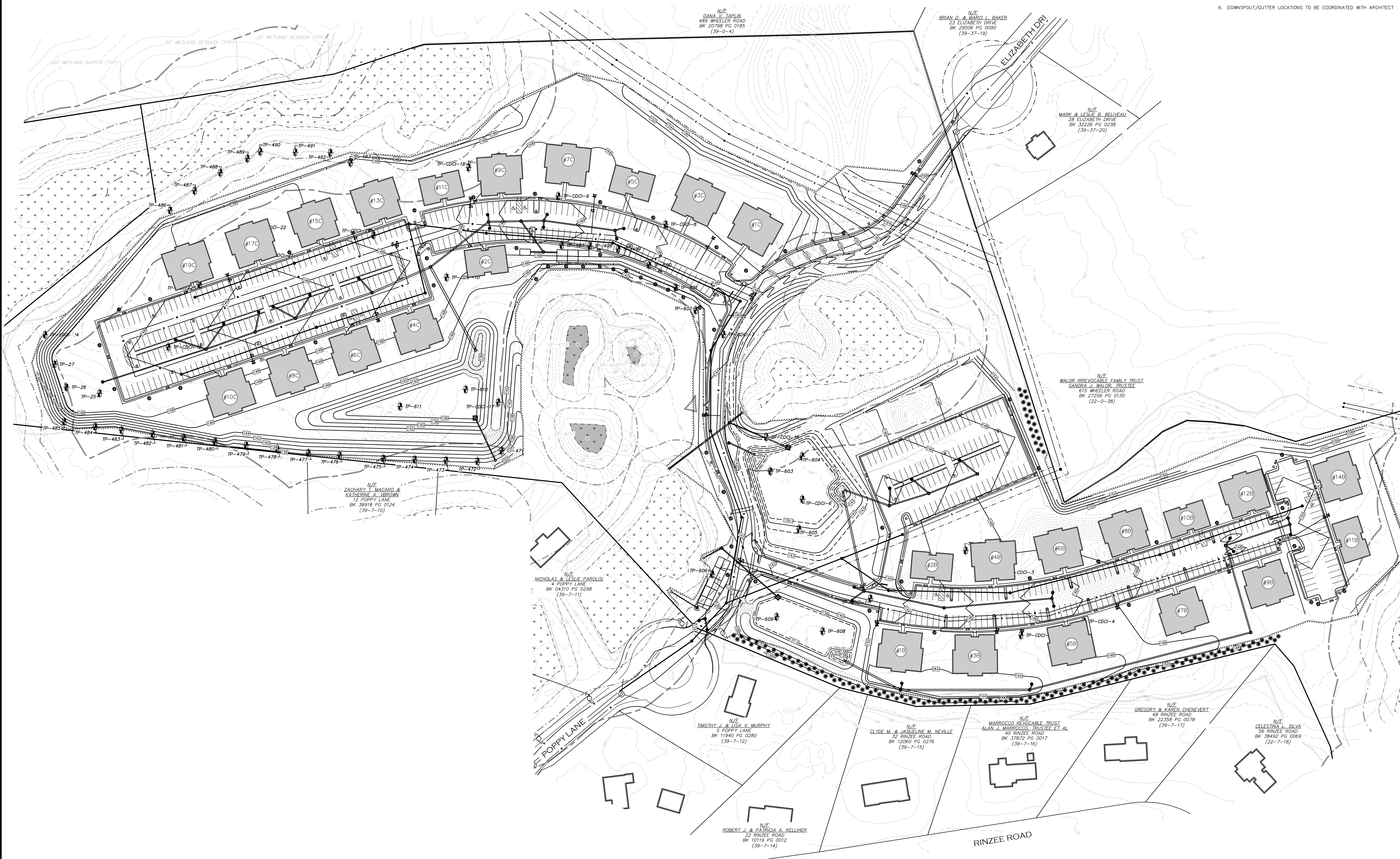
DRAWING #:

C-4B



PROJECT NOTES:

1. SEE SHEET C-1 FOR FULL PROJECT NOTES
2. SEE CONSTRUCTION SEQUENCING NOTES ON SHEET D-1.
3. CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF THE EXISTING SEWER AND WATER PRIOR TO CONSTRUCTION.
4. PROPOSED WATER AND SEWER MAINS TO MAINTAIN 10'-FT OF HORIZONTAL SEPARATION. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
5. PROPOSED GAS AND ELECTRIC SERVICE LOCATIONS TO BE CONFIRMED BY THE UTILITY COMPANY.
6. DOWNSPOUT/GUTTER LOCATIONS TO BE COORDINATED WITH ARCHITECT



DATE	DESCRIPTION
10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
09/01/25	REVISED LAYOUT
05/09/25	REV. PER PEER REVIEW COMMENTS
03/27/25	REV. PER PEER REVIEW COMMENTS
02/25/25	REV. PER PEER REVIEW COMMENTS
01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS

APPLICANT:

**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

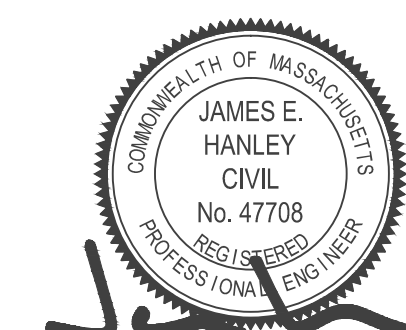
PROJECT:

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: APRIL 22, 2024

PROJECT #: 23-10524

PREPARED BY: TWS



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

**CIVIL
DESIGN**
CONSULTANTS, INC.

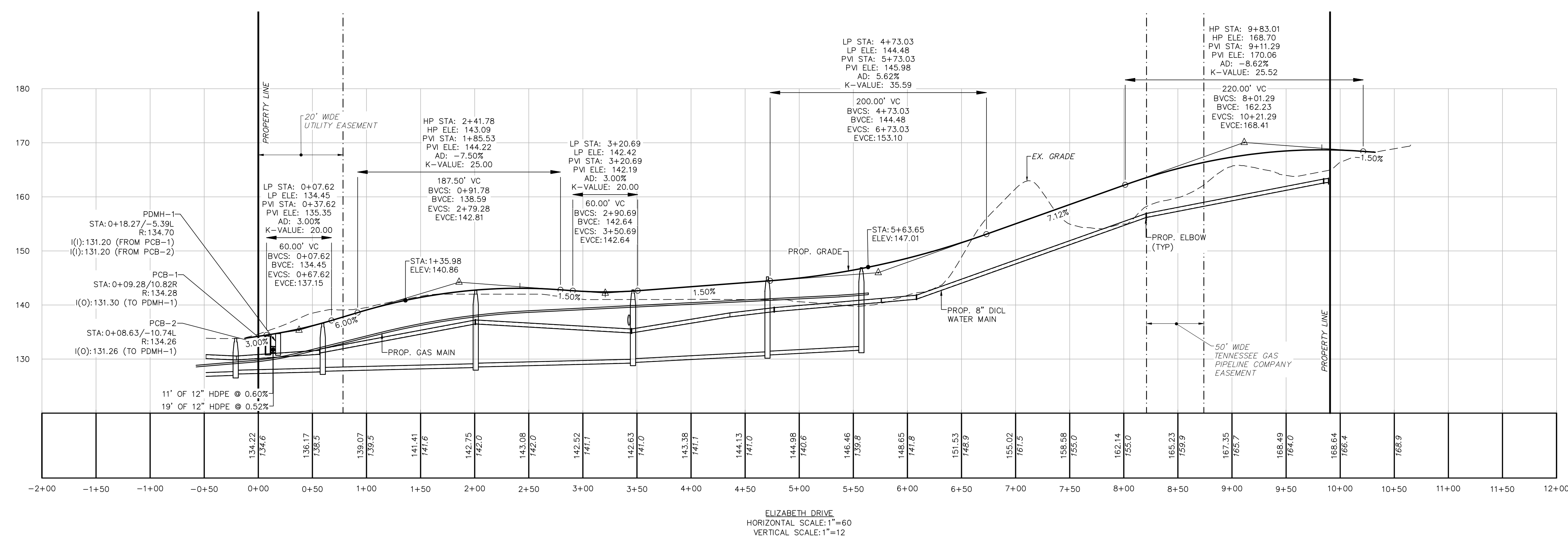
144 North Main Street | Andover, MA 01810
(978) 461-9500 | www.civil-design.com

DRAWING TITLE:

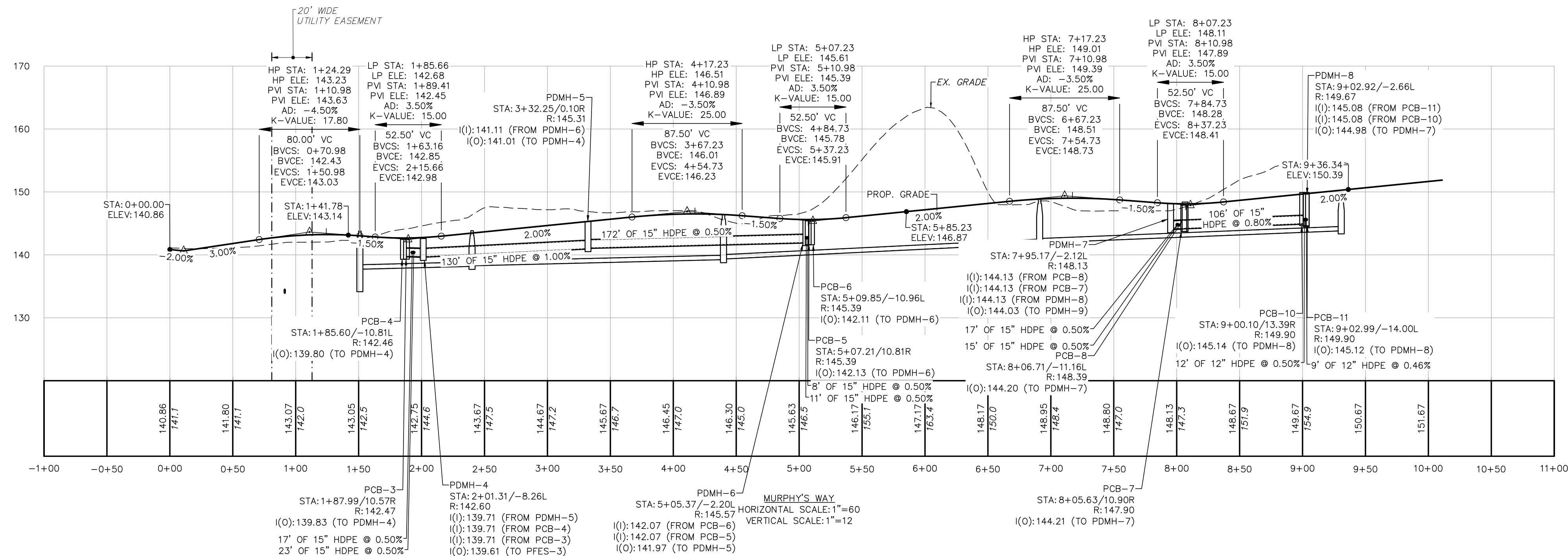
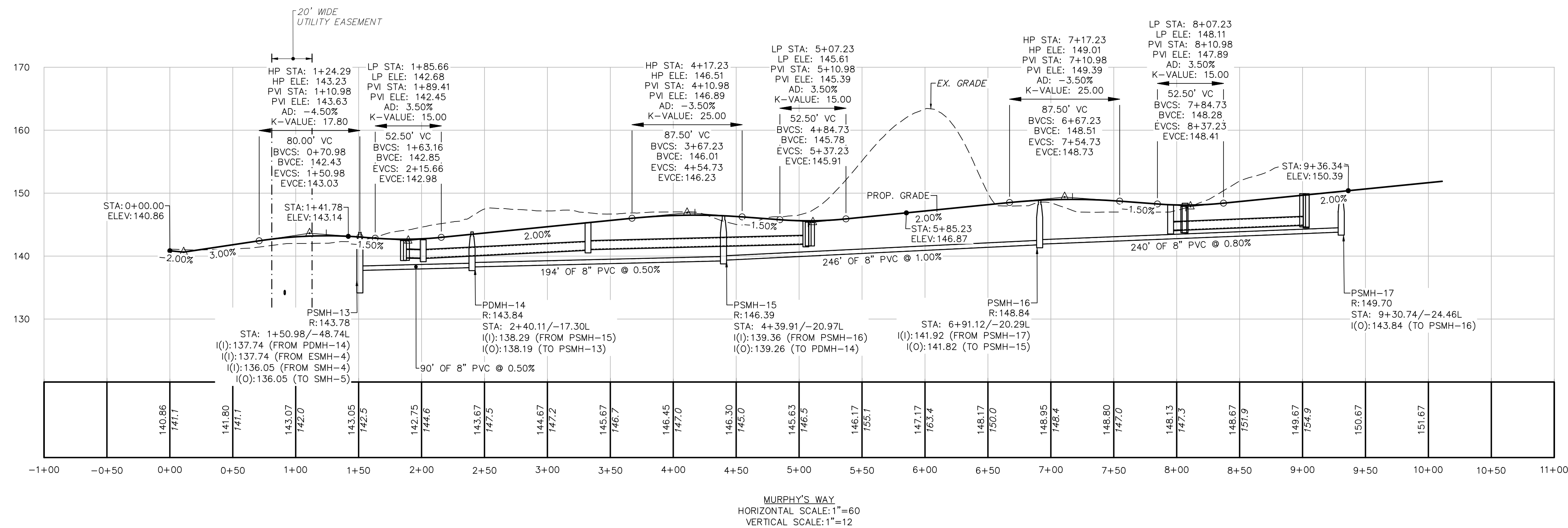
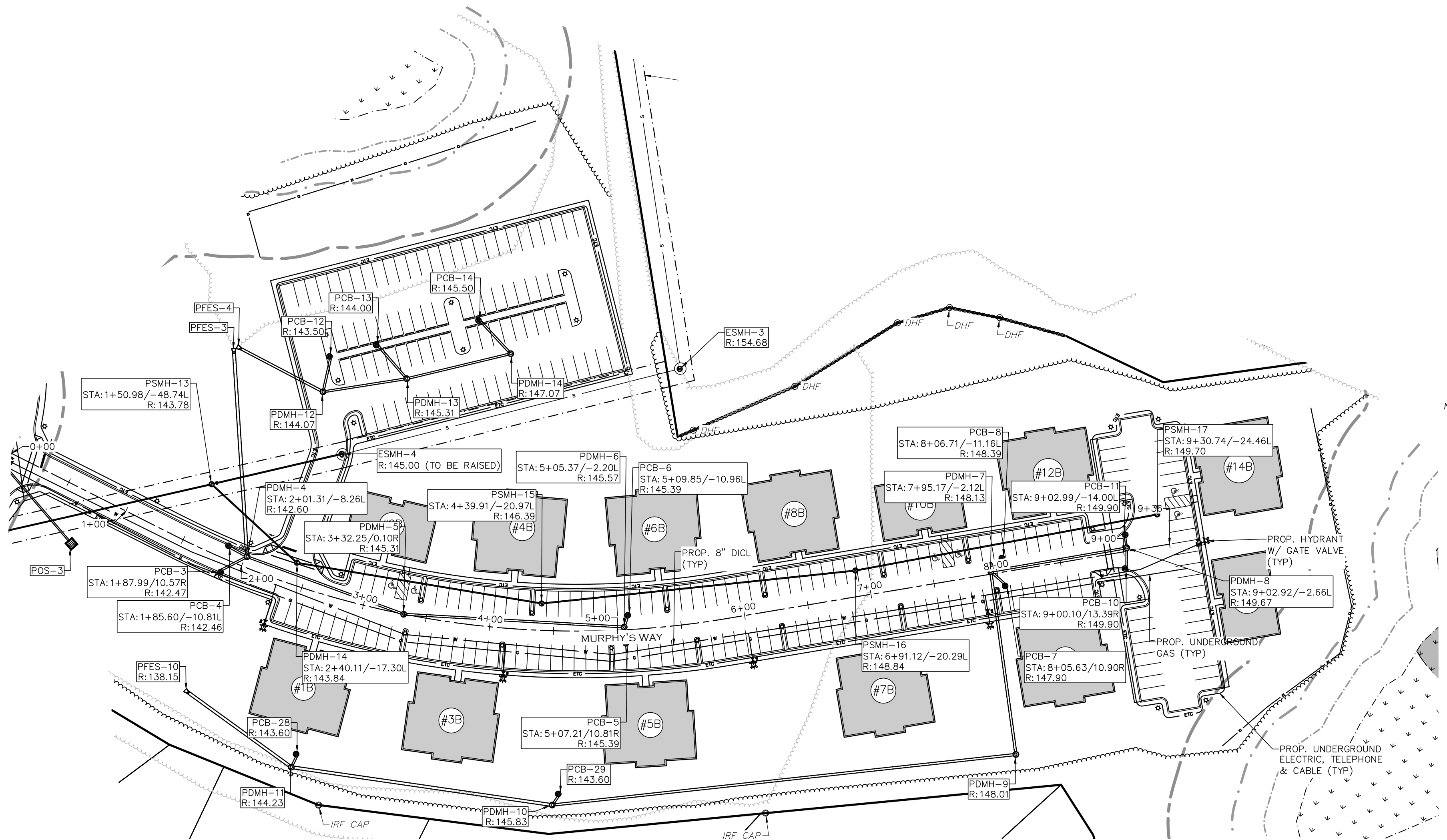
**OVERALL GRADING &
UTILITIES PLAN**

DRAWING #:

C-4C

DRAWING #:

C-5A



DATE	DESCRIPTION
10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
09/01/25	REVISED LAYOUT
05/09/25	REV. PER PEER REVIEW COMMENTS
03/27/25	REV. PER PEER REVIEW COMMENTS
02/25/25	REV. PER PEER REVIEW COMMENTS
01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS

APPLICANT:
THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:
MURPHY'S FARM
DRACUT, MA 01826

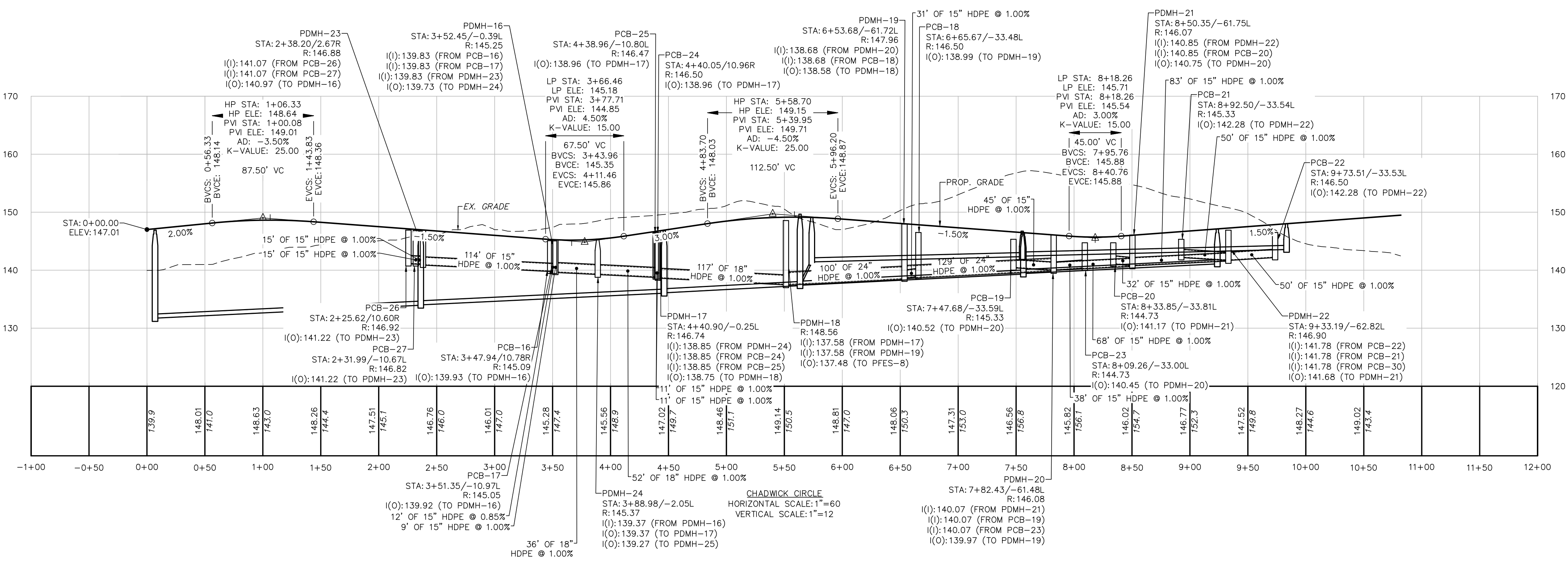
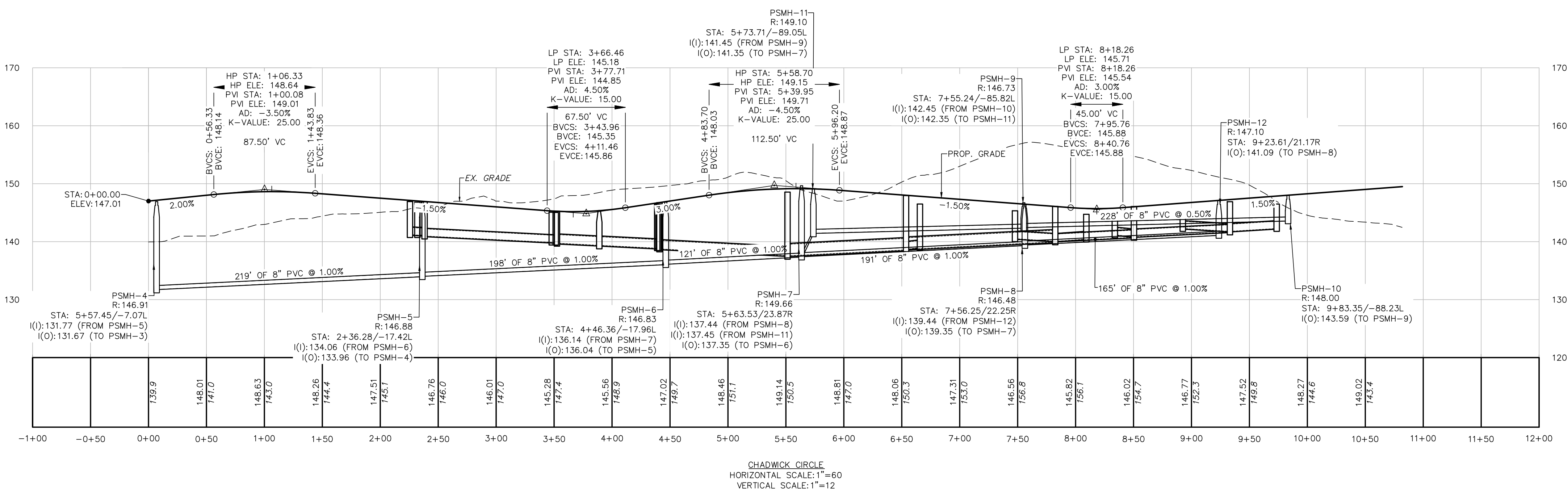
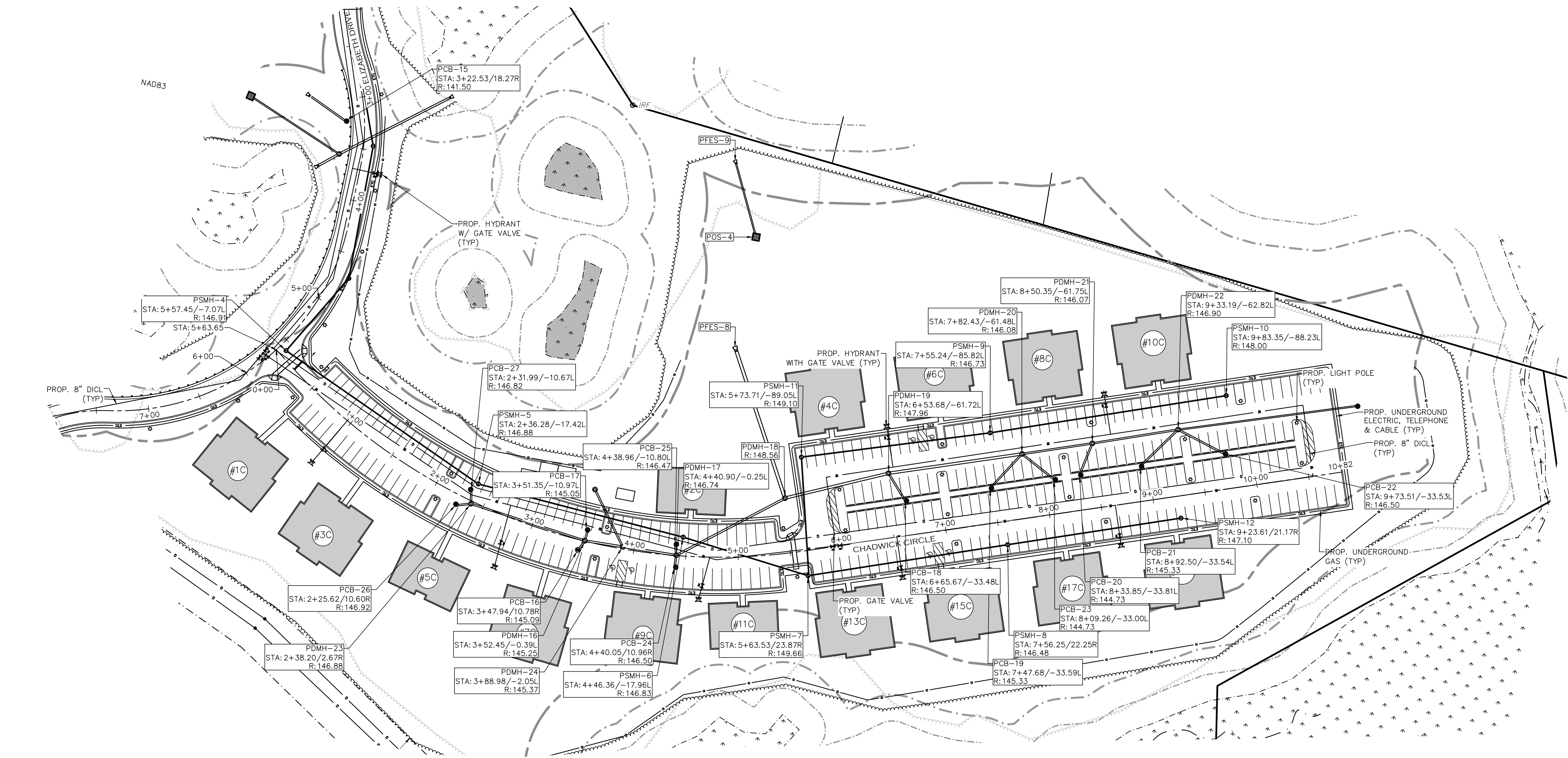
DATE ISSUED: APRIL 22, 2024
PROJECT #: 23-10524
PREPARED BY: TWS

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

CIVIL DESIGN
CONSULTANTS, INC.

DRAWING TITLE:
PLAN & PROFILE

DRAWING #:
C-5B



10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
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01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS

DATE	DESCRIPTION
------	-------------

APPLICANT:
**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:
MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED:	APRIL 22, 2024
PROJECT #:	23-10524
PREPARED BY:	TWS

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

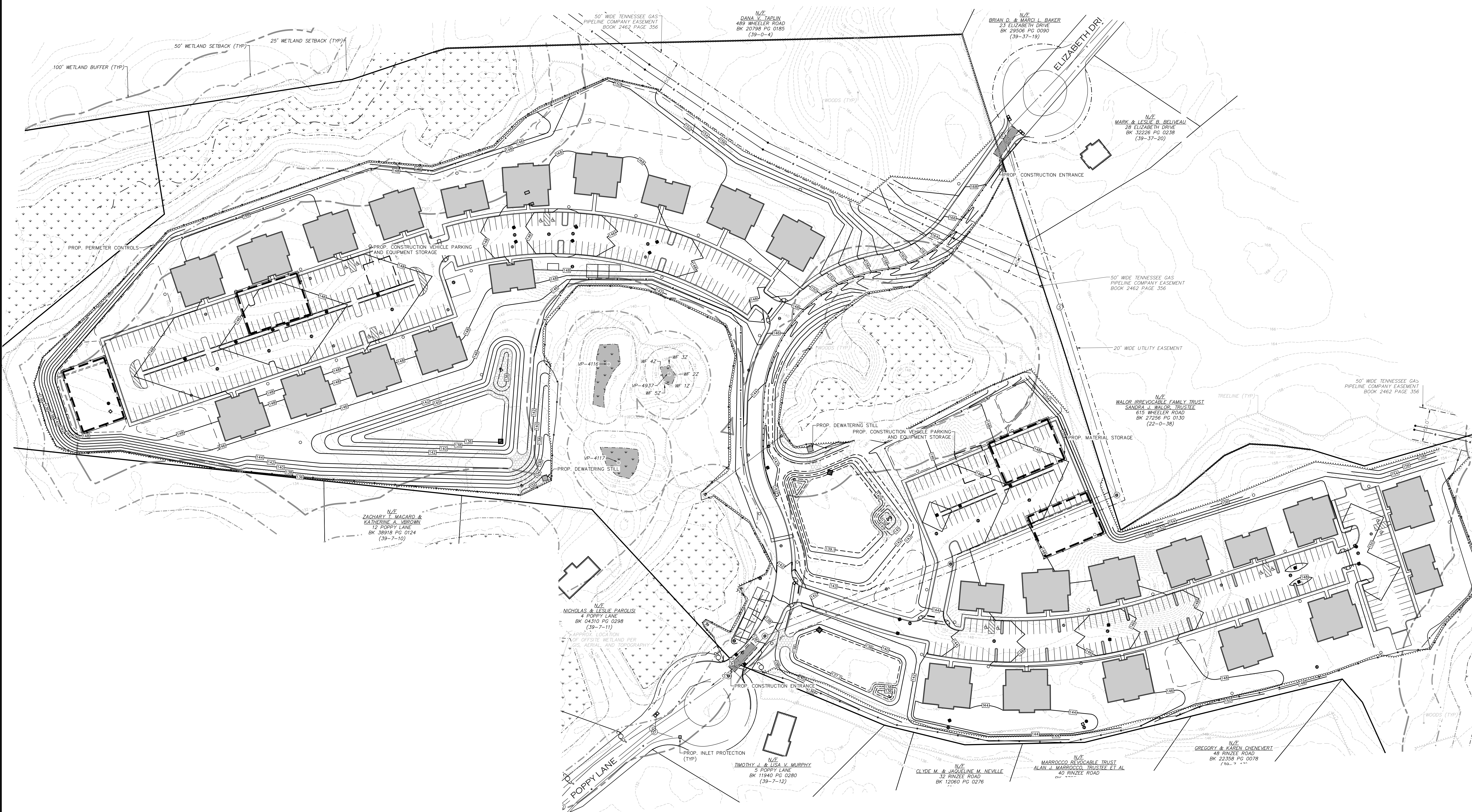
CIVIL
DESIGN
CONSULTANTS, INC.

DRAWING TITLE:
PLAN & PROFILE

DRAWING #:

C-5C

1. SEE SHEET C-1 FOR FULL PROJECT NOTES
2. SEE EROSION CONTROL NOTES ON SHEET D-2.

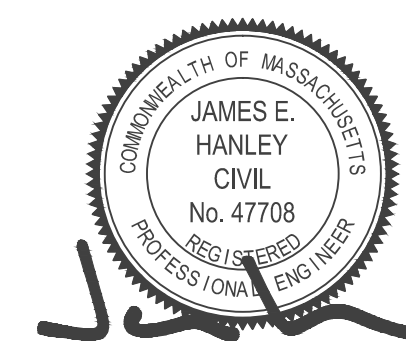


10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
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DATE	DESCRIPTION

**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED:	APRIL 22, 2024
PROJECT #:	23-10524
PREPARED BY:	TWS



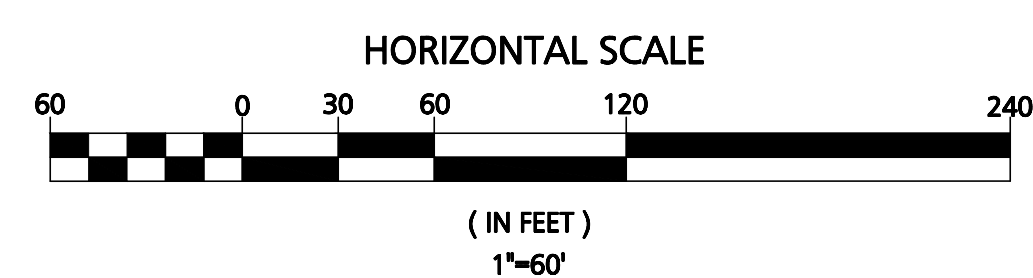
PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

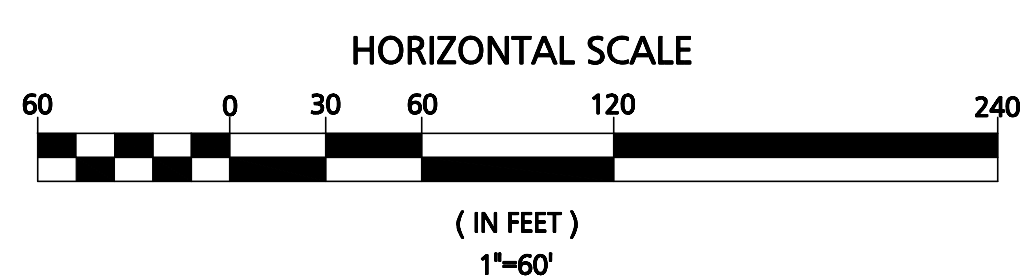
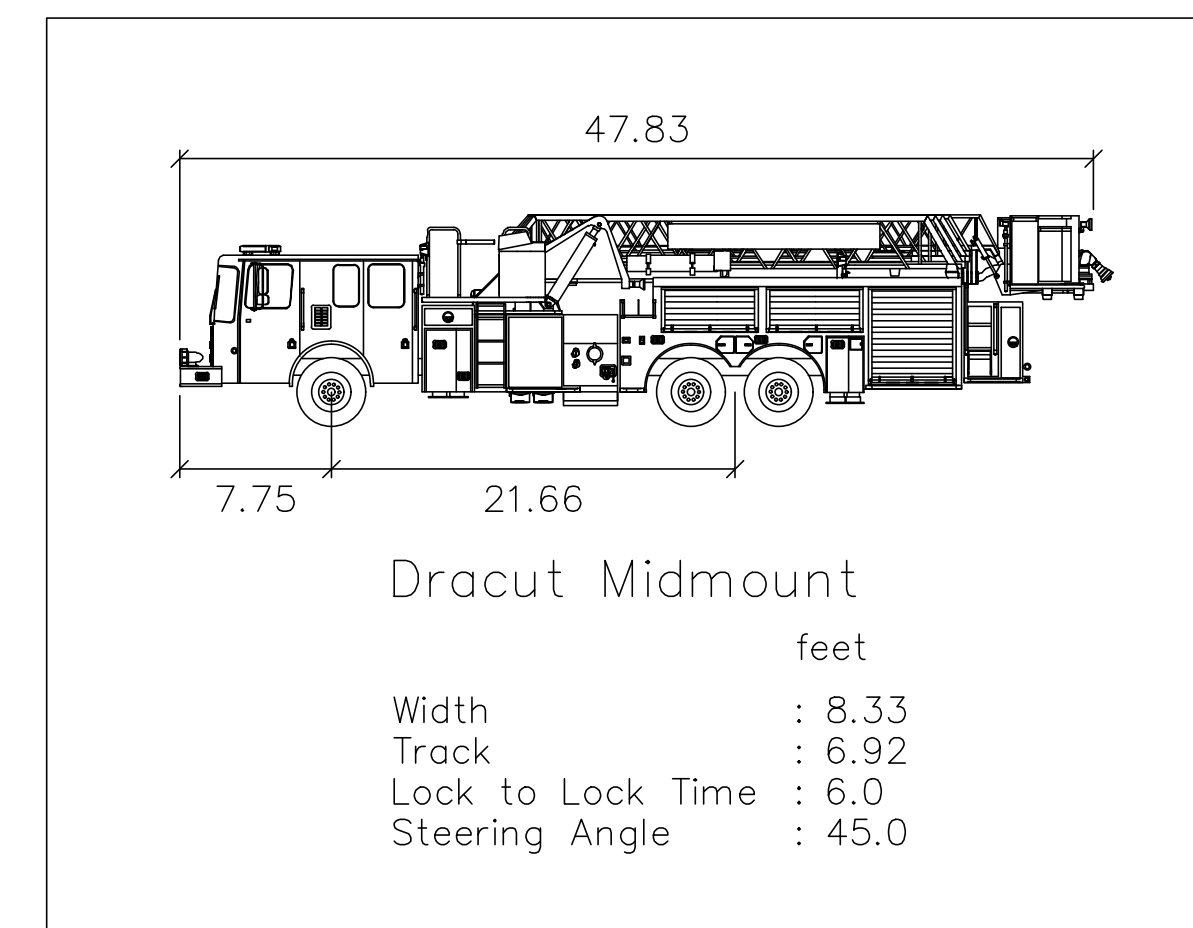


DRAWING TITLE:
EROSION CONTROL
PLAN

DRAWING #

C-6





N/E
NICHOLAS & LESLIE PAROLISI
4 POPPY LANE
BK 04310 PG 0298
(39-7-11)
APPROX. LOCATION
OF OFFSITE WETLAND PER
GIS, AERIAL AND TOPOGRAPHY

N/E
TIMOTHY J. & LISA V. MURPHY
3 POPPY LANE
BK 11940 PG 0280
(39-7-12)

N/E
CLYDE M. & JARLENE M. NEVILLE
32 RINZEE ROAD
BK 12060 PG 0276
(39-7-12)

N/E
MARROCCO REVOCABLE TRUST
ALAN J. MARROCCO, TRUSTEE ET AL
40 RINZEE ROAD
BK 12060 PG 0276
(39-7-12)

N/E
GREGORY & KAREN CHENEVERT
48 RINZEE ROAD
BK 22358 PG 0078
(39-7-12)

DATE	DESCRIPTION
10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
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12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS

APPLICANT:

THE HOMES AT
MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

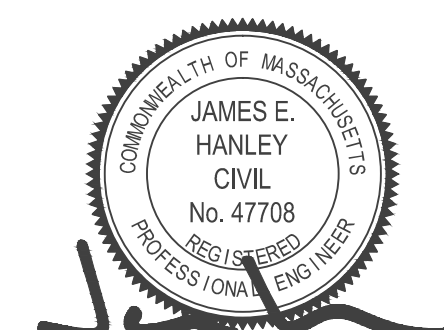
PROJECT:

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: APRIL 22, 2024

PROJECT #: 23-10524

PREPARED BY: TWS



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

CIVIL
DESIGN
CONSULTANTS, INC.

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DRAWING TITLE:

FIRE TRUCK TURNING
PLAN

DRAWING #:

C-7

Q:\Projects\33-1024\Murphy\2-LOT ARI-4mg_Sep 15, 2025 - 8.14cm GREEN BARBER

LAND USE TABLE			
LOCATION:	231 WHEELER STREET, DRACUT, MA 01826		
ZONE:	RESIDENTIAL 1 (R-1)		
USE:	RESIDENTIAL	PROPOSED	
	REQUIRED	LOT Y-1	LOT Y-2
MINIMUM LOT AREA (SF)	40,000	193,287	274,520
MINIMUM LOT FRONTAGE (FT)	175	N/A	471.31
MINIMUM LOT WIDTH (FT)	50	>50	>50
MINIMUM FRONT SETBACK (FT)	30	N/A(1)	—
MINIMUM SIDE SETBACK (FT)	15	N/A(1)	—
MINIMUM REAR SETBACK (FT)	35	N/A(1)	—
MAX. BUILDING COVERAGE	30%	N/A(1)	—
MAX. BUILDING HEIGHT (FT)	36	N/A(1)	—

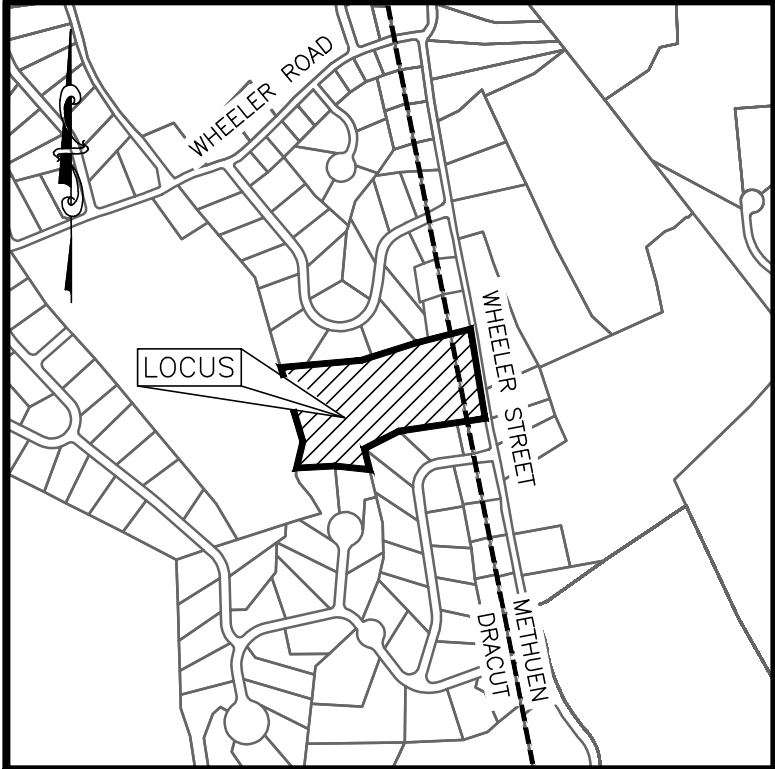
1. LOT 1 AS SHOWN IS NOT A BUILDABLE LOT.

APPROVAL NOT REQUIRED UNDER THE
SUBDIVISION CONTROL LAW, DRACUT
ZONING BOARD OF APPEALS ACTING ON
BEHALF OF THE DRACUT PLANNING BOARD
PURSUANT TO ITS AUTHORITY UNDER THE
COMPREHENSIVE PERMIT STATUTE

DATE OF ENDORSEMENT

LOCUS MAP

(SCALE: 1:1000)



FOR REGISTRY USE ONLY

THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS FOR RECORDING ADOPTED
BY THE REGISTERS OF DEEDS IN 1978
AND AMENDED JANUARY 12, 1988.

9/15/25
SURVEYOR DATE

NOTES:

- LOCATION: 231 WHEELER STREET
(PARCEL ID: 22-0-53)
- DEED: MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 31624 PAGE 254
- ZONE: RESIDENTIAL 1 (R-1)
- USE: RESIDENTIAL
- OWNER: O'BRIEN HOMES, INC.
18 CASSIMERE STREET
ANDOVER, MA 01810
- SOILS / WETLANDS: NORSE ENVIRONMENTAL SERVICES, INC.
2100 LAKEVIEW AVENUE, UNIT 3A
DRACUT, MA 01826
- EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD
DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN
ON THE GROUND SURVEY PERFORMED IN 2024.
- PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM (NAD83) — MAINLAND ZONE, PER
GPS OBSERVATIONS.
- PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD
AREA PER FLOOD INSURANCE RATE MAP NUMBER 25017C0161F
DATED JULY 8, 2025.
- THE INTENT OF THIS PLAN IS TO MEET THE FILING REQUIREMENTS
OF THE RULES AND REGULATIONS GOVERNING SUBDIVISION OF
LAND IN DRACUT, MASSACHUSETTS FOR A PLAN BELIEVED TO
NOT REQUIRE APPROVAL.
- THIS PLAN IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF
PROPERTIES.
- THE PREPARATION OF THIS PLAN IS NOT A DETERMINATION OF
COMPLIANCE WITH THE TOWN OF DRACUT ZONING BY-LAW.

REFERENCES

ESSEX NORTH COUNTY REGISTRY OF DEEDS

PLAN NO.6829
PLAN NO.7024
PLAN NO.15747 (TOWN LINE)
PLAN NO.16175
PLAN NO.16176
PLAN NO.16177
PLAN NO.16826

MIDDLESEX NORTH COUNTY REGISTRY OF DEEDS

PLAN BOOK 66 PLAN 85
PLAN BOOK 139 PLAN 61
PLAN BOOK 145 PLAN 56 (LOCUS)
PLAN BOOK 151 PLAN 62
PLAN BOOK 155 PLAN 87
PLAN BOOK 156 PLAN 81
PLAN BOOK 159 PLAN 132
PLAN BOOK 161 PLAN 136
PLAN BOOK 165 PLAN 93
PLAN BOOK 174 PLAN 5
PLAN BOOK 175 PLAN 4 (TOWN LINE)
PLAN BOOK 196 PLAN 55
PLAN BOOK 206 PLAN 26
PLAN BOOK 208 PLAN 103
PLAN BOOK 216 PLAN 21
PLAN BOOK 216 PLAN 111(TOWN LINE)
PLAN BOOK 231 PLAN 110
PLAN BOOK 231 PLAN 142
PLAN BOOK 235 PLAN 67 (LOCUS)
PLAN BOOK 244 PLAN 26 (LOCUS)
PLAN BOOK 249 PLAN 74
PLAN BOOK 249 PLAN 75
PLAN BOOK 257 PLAN 24

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

LO #1425
LO #1426
LO #2141
LO #2226
LO #3143
LO #3265

COMMONWEALTH OF MASSACHUSETTS HARBOR AND LAND
COMMISSION.

ATLAS OF THE BOUNDARIES OF THE TOWNS OF
DRACUT, MIDDLESEX COUNTY AND METHUEN, ESSEX
COUNTY. 1906.



THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING
EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW
LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW
WAYS ARE SHOWN.
CHAPTER 41, SECTION 81X

9/15/25
EDWARD A. CUOCO SR., P.L.S. #584411 DATE

DATE	DESCRIPTION
REVISIONS	

APPLICANT:

O'BRIEN HOMES INC
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:

231 WHEELER STREET
DRACUT, MA 01826

DATE ISSUED: SEPTEMBER 15, 2025

PROJECT #: 23-10524

PREPARED BY: GBB



9/15/25
PROFESSIONAL LAND SURVEYOR FOR
CIVIL DESIGN CONSULTANTS, INC.

**CIVIL
DESIGN**
CONSULTANTS, INC.

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(978) 486-0920 | www.civilid.com

DRAWING TITLE:

**APPROVAL NOT
REQUIRED PLAN**

DRAWING #:

C-8

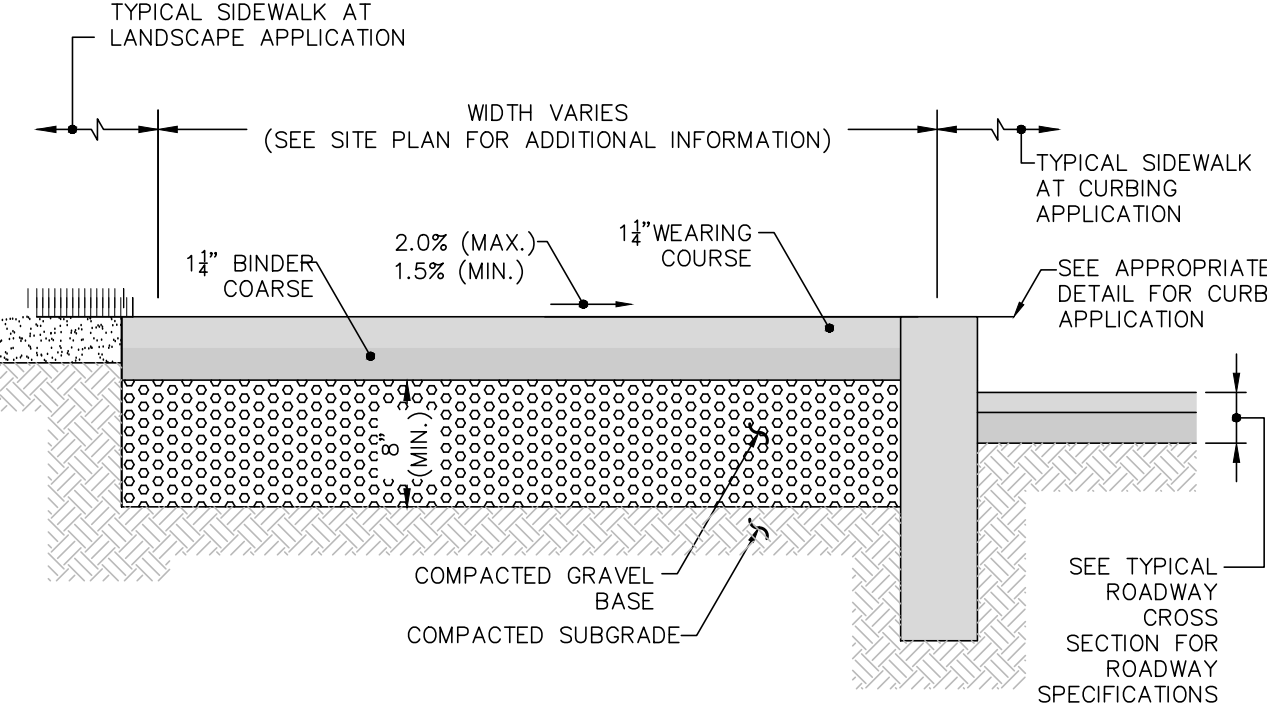
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
3. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSDOT AND THE LOCAL SUBDIVISION REGULATIONS.
4. CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL THE CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM THE ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION, TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS AND SUBSEQUENT ISSUED PLAN REVISIONS. ANY DEVIATIONS FROM THESE DOCUMENTS SHALL REQUIRE NOTIFICATION TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTING ANY CHANGE. THE CONTRACTOR WILL BE WORKING AT HIS OR HER OWN RISK.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DRACUT RULES AND REGULATIONS

GENERAL CONSTRUCTION SEQUENCING

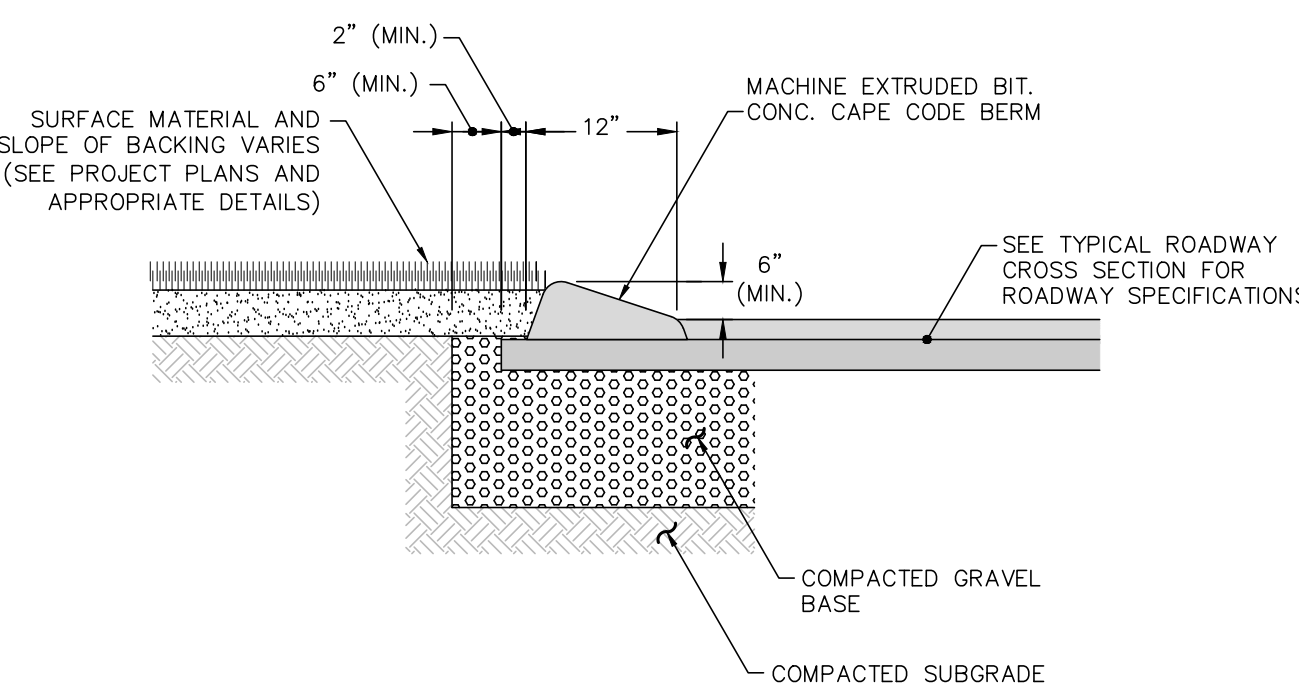
DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES. THEY ARE PRESENTED IN THE ORDER (OR SEQUENCE) THEY ARE EXPECTED TO BEGIN, BUT EACH ACTIVITY WILL NOT NECESSARILY BE COMPLETED BEFORE THE NEXT BEGINS. ALSO, THESE ACTIVITIES COULD OCCUR IN A DIFFERENT ORDER IF NECESSARY TO MAINTAIN ADEQUATE EROSION AND SEDIMENTATION CONTROL. ALL ACTIVITIES AND THE TIMEFRAME (BEGINNING AND ENDING DATES) SHALL BE RECORDED BY THE GENERAL CONTRACTOR:

1. CONTRACTOR TO REVIEW ALL LOCAL, STATE AND FEDERAL PERMITS.
2. REVIEW AND CERTIFY THE STORMWATER POLLUTION PREVENTION PLAN.
3. DELINEATE THE LIMIT OF THE TREE CLEARING OPERATIONS.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. CUT AND CLEAR TREES WITHIN THE AREA OF DISTURBANCE.
6. PLACE REMAINING EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
7. CONSTRUCT BASINS. LIMIT EXCAVATION TO WITHIN 1-FT OF BASIN BOTTOM TO PREVENT SEDIMENT ACCUMULATION IN FINISHED BASIN BOTTOM. NO MATERIAL OR VEHICLE STORAGE SHOULD OCCUR OVER PROPOSED BASIN LOCATIONS, WHERE APPROPRIATE AND/OR AS-NEEDED, ADDITIONAL SILTATION FENCES, SEDIMENT TRAPS, OR STONE CHECKDAMS SHOULD BE CONSTRUCTED.
8. BEGIN ROUGH GRADING AND EARTHWORK OPERATIONS.
9. CONSTRUCT REMAINING DRAINAGE IMPROVEMENTS. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72-HOURS AFTER CONSTRUCTION ACTIVITIES CEASE. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR ON THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21-DAYS, THE AREA SHALL BE STABILIZED. 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% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
10. AFTER CONTRIBUTING AREAS HAVE BEEN STABILIZED BUT PRIOR TO BASINS RECEIVING RUNOFF, BASINS ARE TO BE BROUGHT TO FINAL GRADE. CONSTRUCTION VEHICLES SHOULD AVOID TRaversING THE BASIN BOTTOM TO PREVENT UNWANTED COMPACTION.
11. INSTALL ALL UNDERGROUND UTILITIES.
12. CONSTRUCT ROADWAYS ACCORDING TO THE PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
13. CONSTRUCT RESIDENCES AND ASSOCIATED INFRASTRUCTURE.
12. SURFACE TREATMENT OF ALL DISTURBED AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE TREATED WITH 4" OF LOAM AND SEED.
13. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES CONSISTENT WITH THE PROCEDURE AND SCHEDULE OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
14. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
15. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.



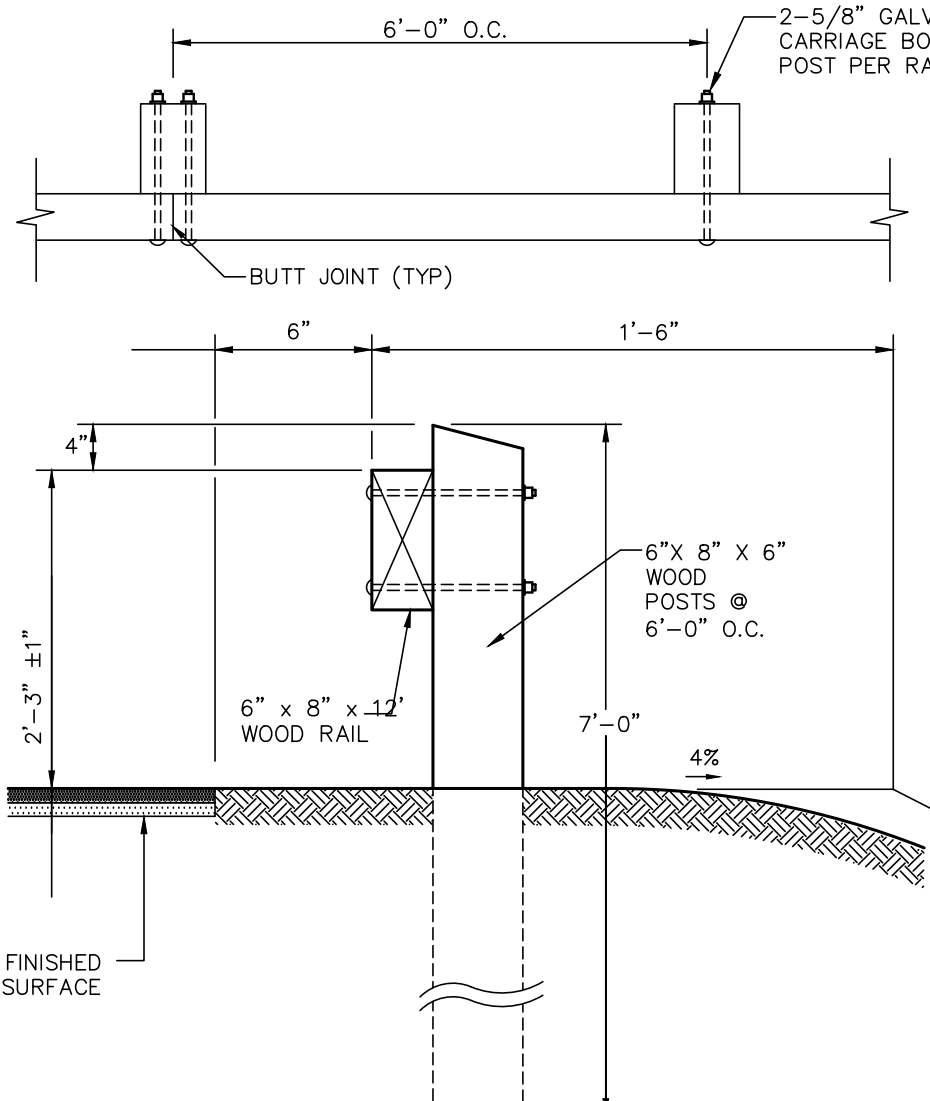
TYPICAL BITUMINOUS CONCRETE SIDEWALK

NOT TO SCALE



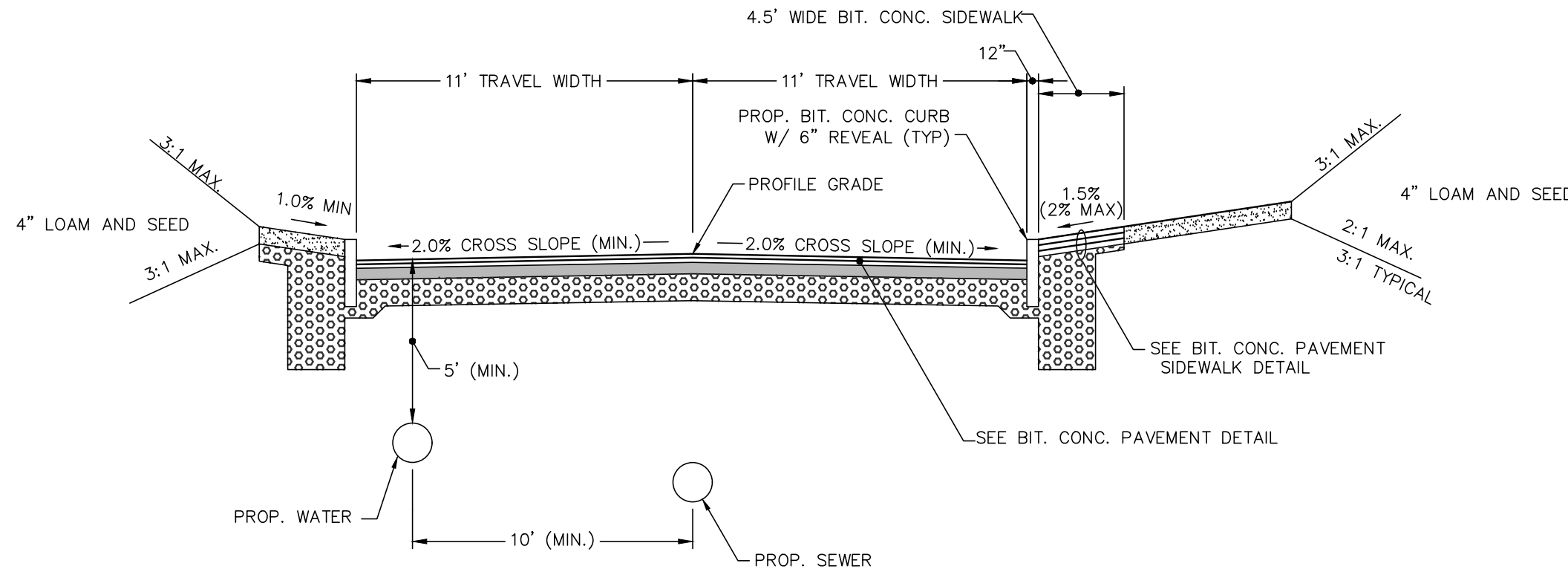
BITUMINOUS CONCRETE CAPE COD BERM

NOT TO SCALE



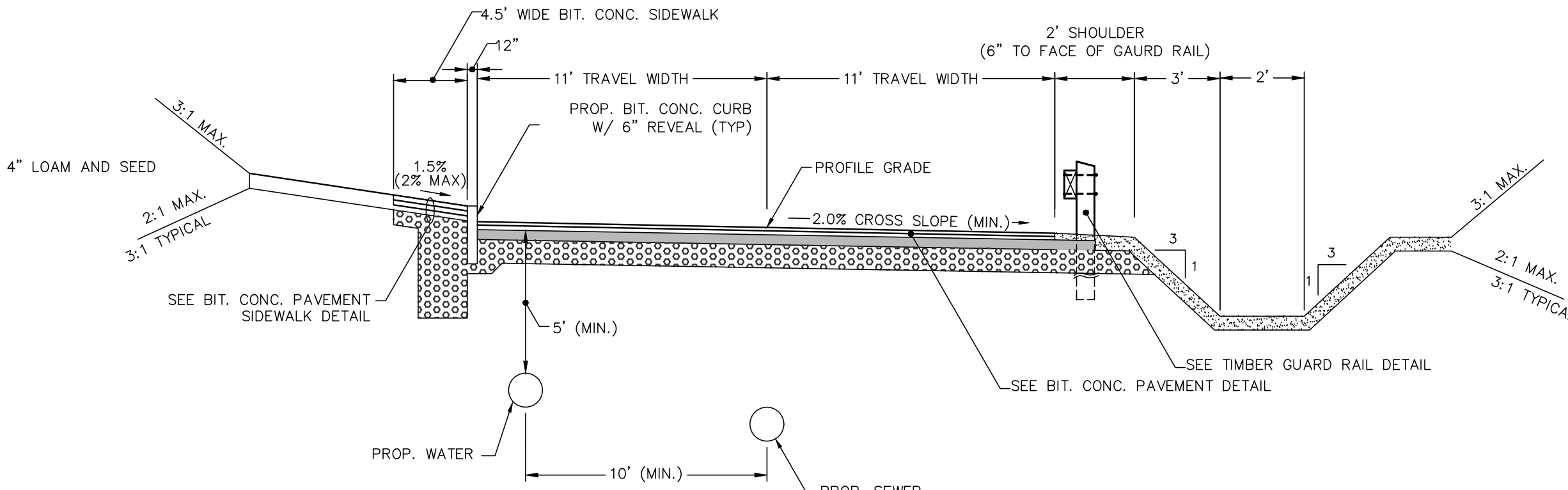
TIMBER GUARDRAIL

NOT TO SCALE



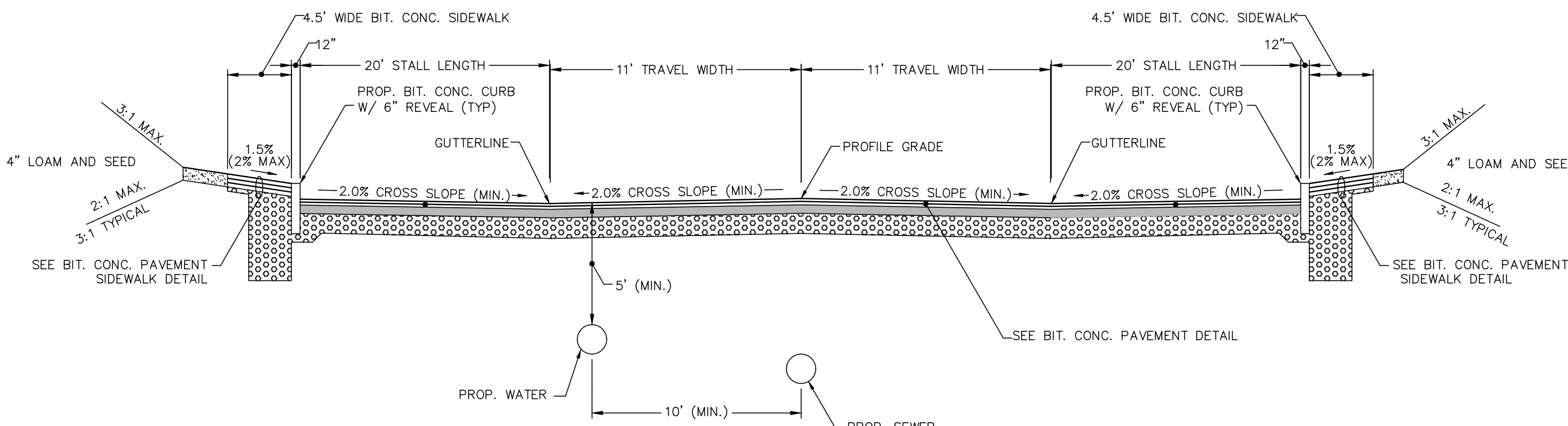
TYPICAL ROADWAY CROSS SECTION (CURBED W/ SIDEWALK)

NOT TO SCALE



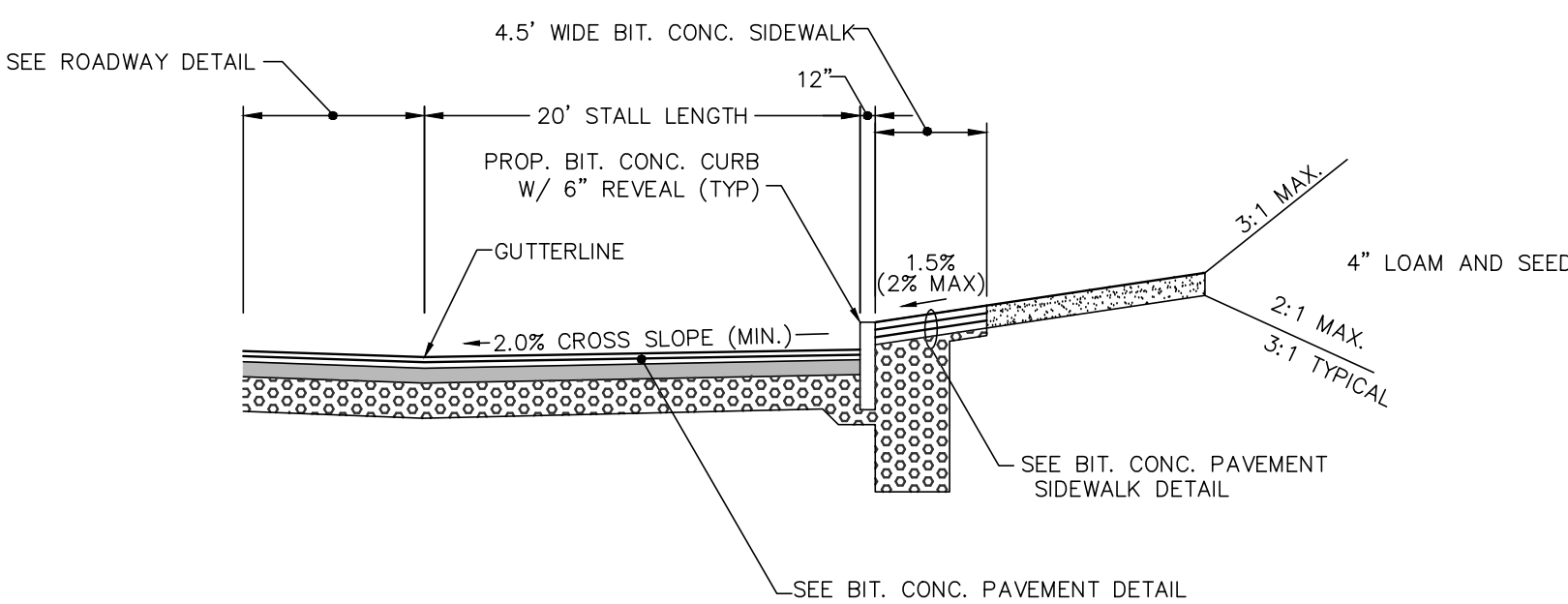
TYPICAL ROADWAY CROSS SECTION (HALF-CURB/HALF-SWALE)

NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION (PARKING BOTH SIDES)

NOT TO SCALE



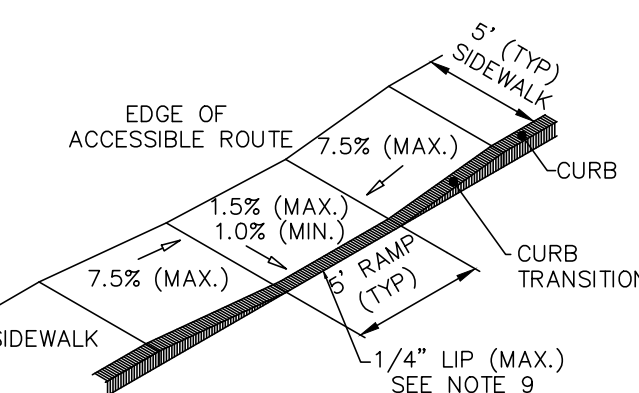
TYPICAL PARKING STALL CROSS SECTION

NOT TO SCALE

- NOTES:
1. THE SUBGRADE SHALL BE EXCAVATED OF ALL FROST SUSCEPTIBLE MATERIAL, LOAM, MUCK, OR OTHER SOFT MATERIAL TO HARD BOTTOM—FROM WITHIN THE LIMITS OF THE PROPOSED STREET FOR ITS FULL LENGTH AND WIDTH OR, AS OTHERWISE APPROVED BY THE BOARD. SUBGRADE SOILS CONTAINING 35% OR MORE SILT (35% PASSING #200 SIEVE) SHALL BE REMOVED TO A MINIMUM DEPTH OF FOUR FEET AND BACKFILLED WITH WELL GRADED BANK GRAVEL WITH NO STONE LARGER THAN EIGHT (8) INCHES DIAMETER.
 2. SEE PROJECT PLANS FOR ROADWAY CURBING APPLICATIONS.
 3. INDIVIDUAL VGC SEGMENTS SHALL BE 6' IN LENGTH EXCEPT ALONG THE PINEDALE AVENUE CURB RETURN WHERE THE SEGMENTS SHALL BE 4'-6" IN LENGTH.
 4. GRANITE TRANSITION STONES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CURBING TRANSITIONS FROM VGC TO BIT. CONC. CAPE COD BERM.

TYPICAL ROADWAY CROSS SECTIONS

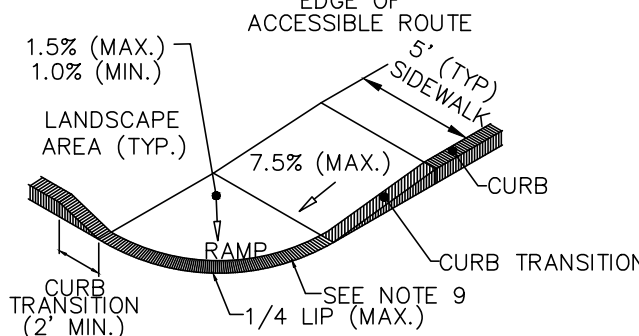
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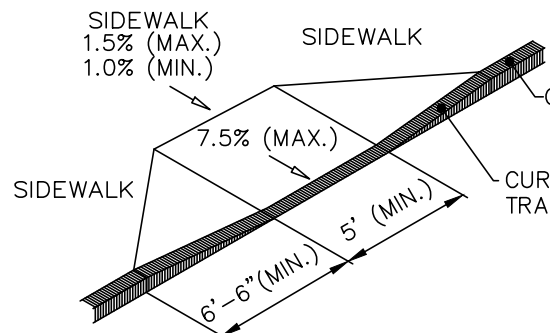
NOT TO SCALE



ACCESSIBLE CURB RAMP

(ACR) TYPE 'C'

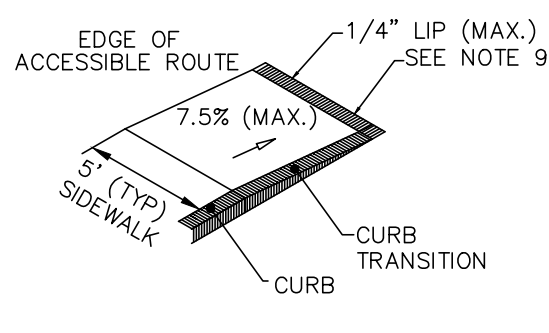
NOT TO SCALE



ACCESSIBLE CURB RAMP

(ACR) TYPE 'D'

NOT TO SCALE



ACCESSIBLE CURB RAMP

(ACR) TYPE 'E'

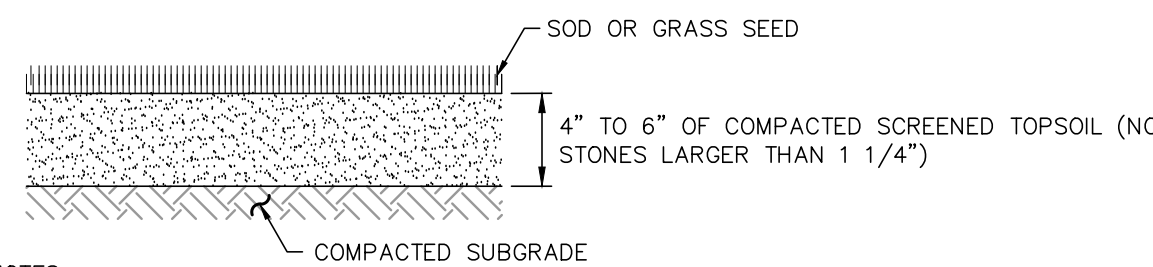
NOT TO SCALE

ACCESSIBLE CURB RAMP NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

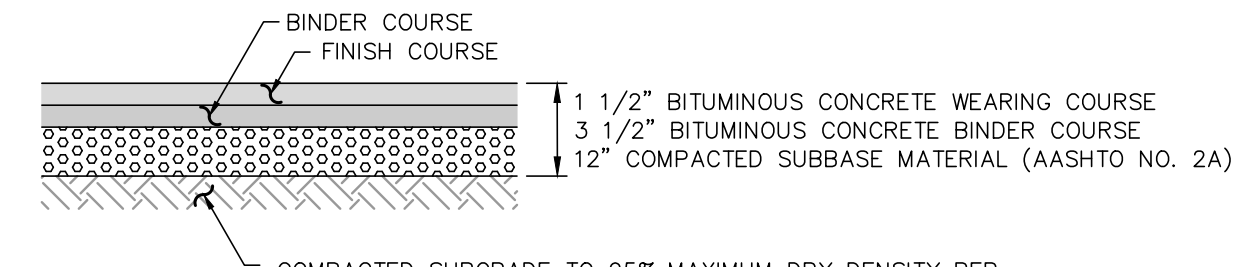
ADA COMPLIANT ACCESSIBLE CURB RAMP DETAIL

NOT TO SCALE



LANDSCAPED AREA CROSS SECTION

NOT TO SCALE



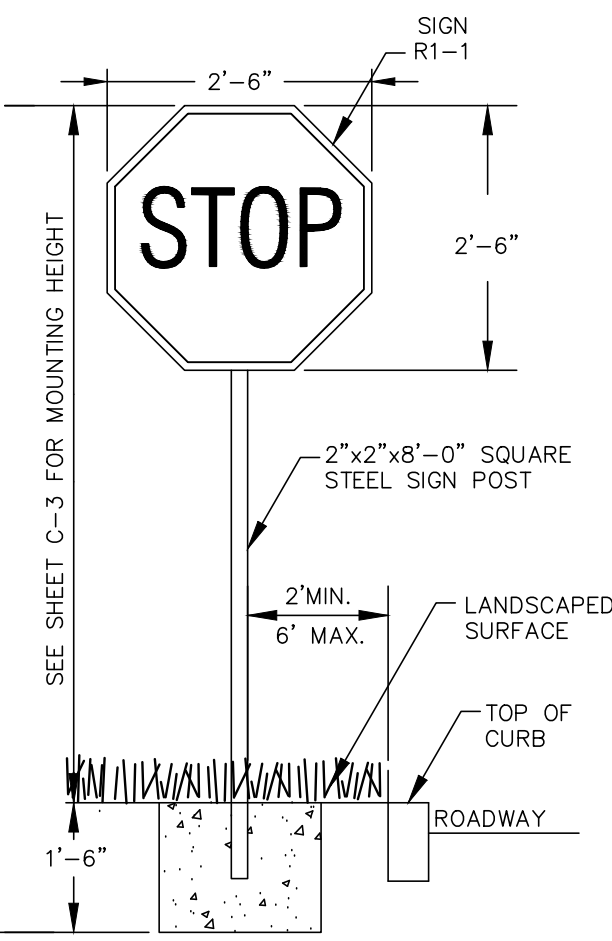
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

- NOTES:
1. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER. OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
 2. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

TYPICAL SURFACE TREATMENT CROSS SECTIONS

NOT TO SCALE



TYPICAL SIGN DETAIL

NOT TO SCALE

10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
10/2/25	REV. PER PEER REVIEW COMMENTS
09/15/25	REV. PER PEER REVIEW COMMENTS
09/01/25	REVISED LAYOUT
05/09/25	REV. PER PEER REVIEW COMMENTS
03/27/25	REV. PER PEER REVIEW COMMENTS
02/25/25	REV. PER PEER REVIEW COMMENTS
01/21/25	REV. PER INTERNAL REVIEW
12/30/24	REV. PER PEER REVIEW COMMENTS
10/04/24	REV. PER PEER REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	

APPLICANT:

**THE HOMES AT
MURPHY'S FARM LLC**
18 CASSIMERE STREET
ANDOVER, MA 01810

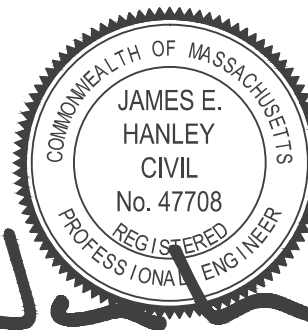
PROJECT:

MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED: APRIL 22, 2024

PROJECT #: 23-10524

PREPARED BY: TWS



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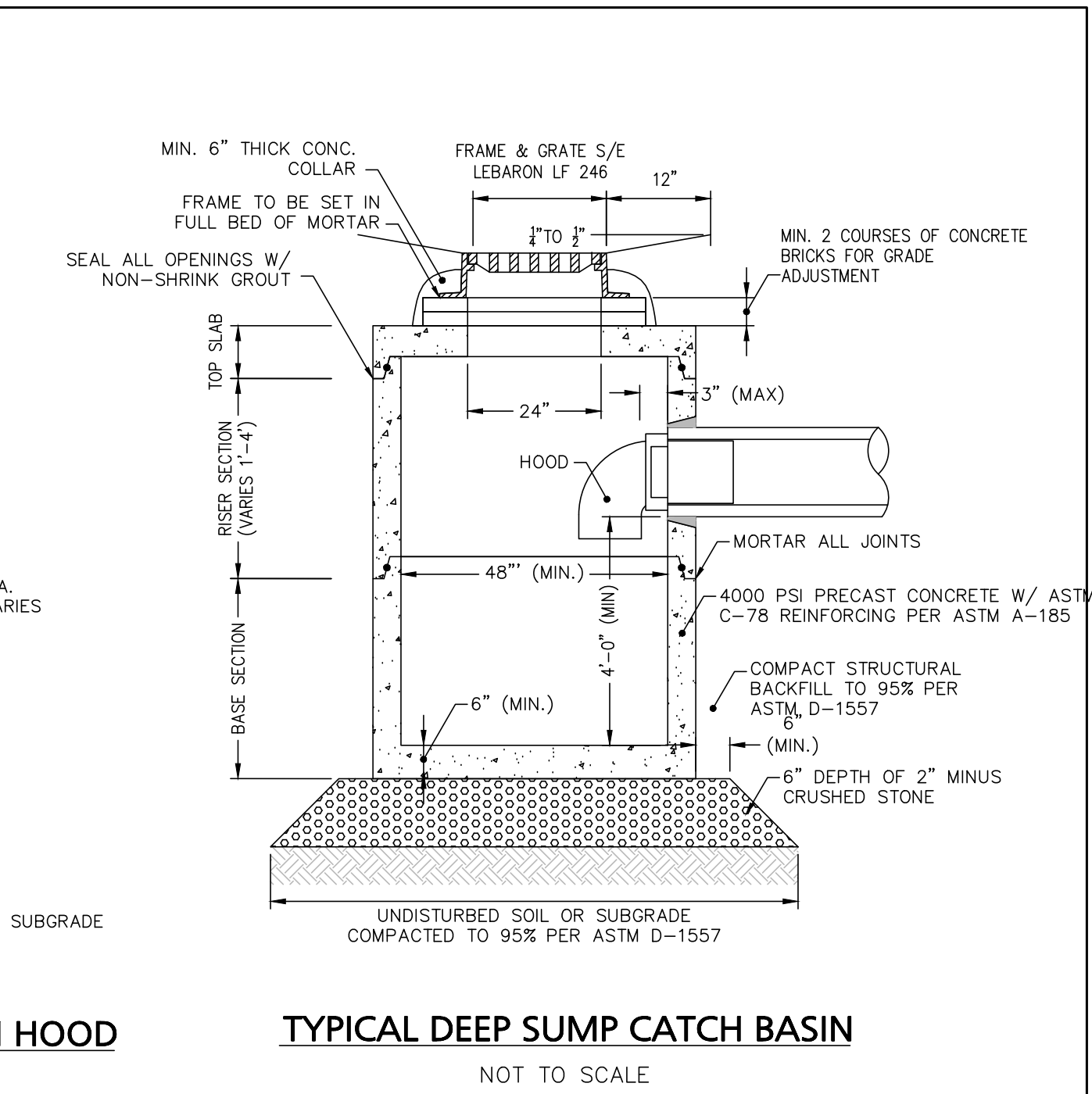
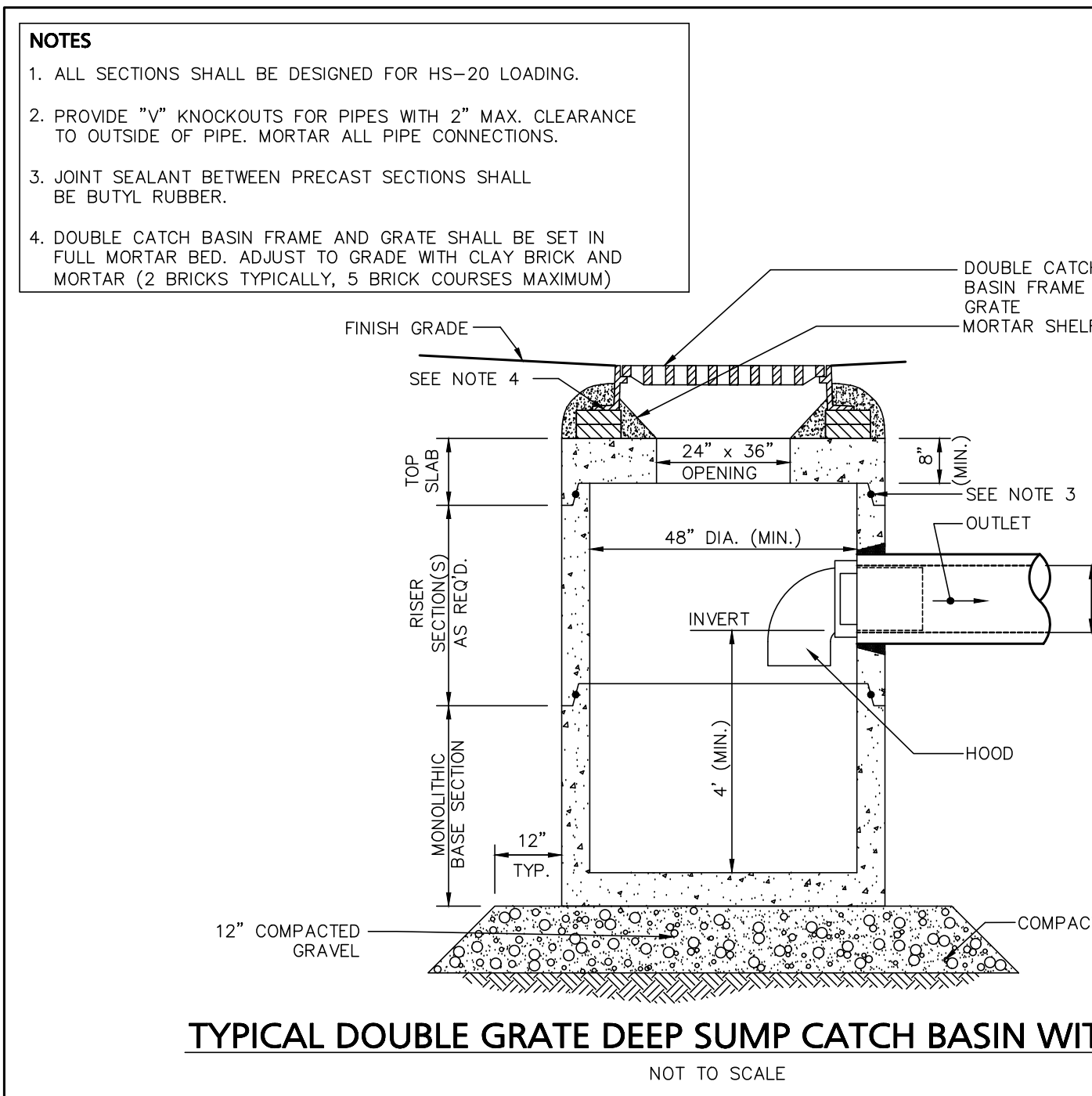
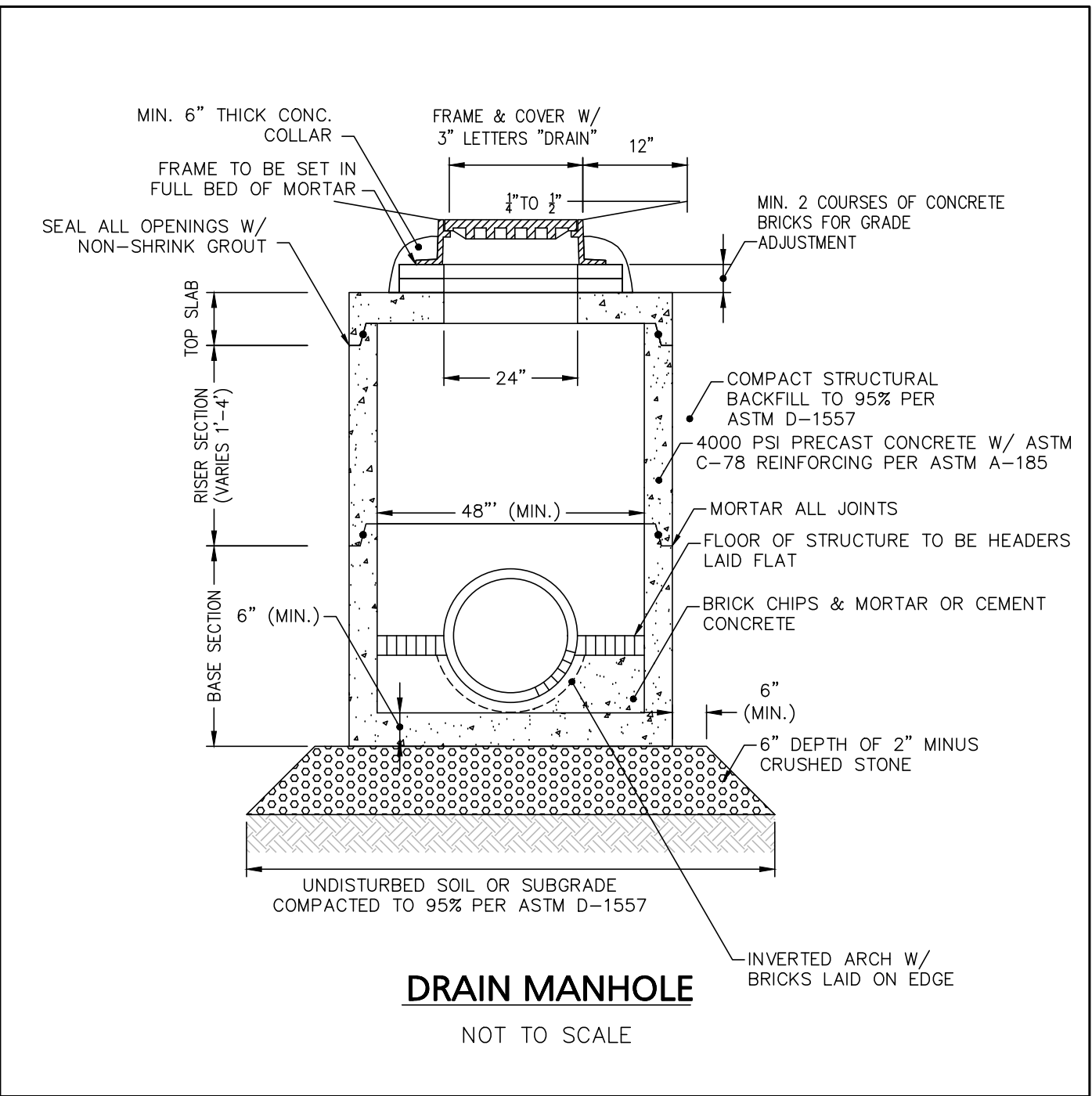
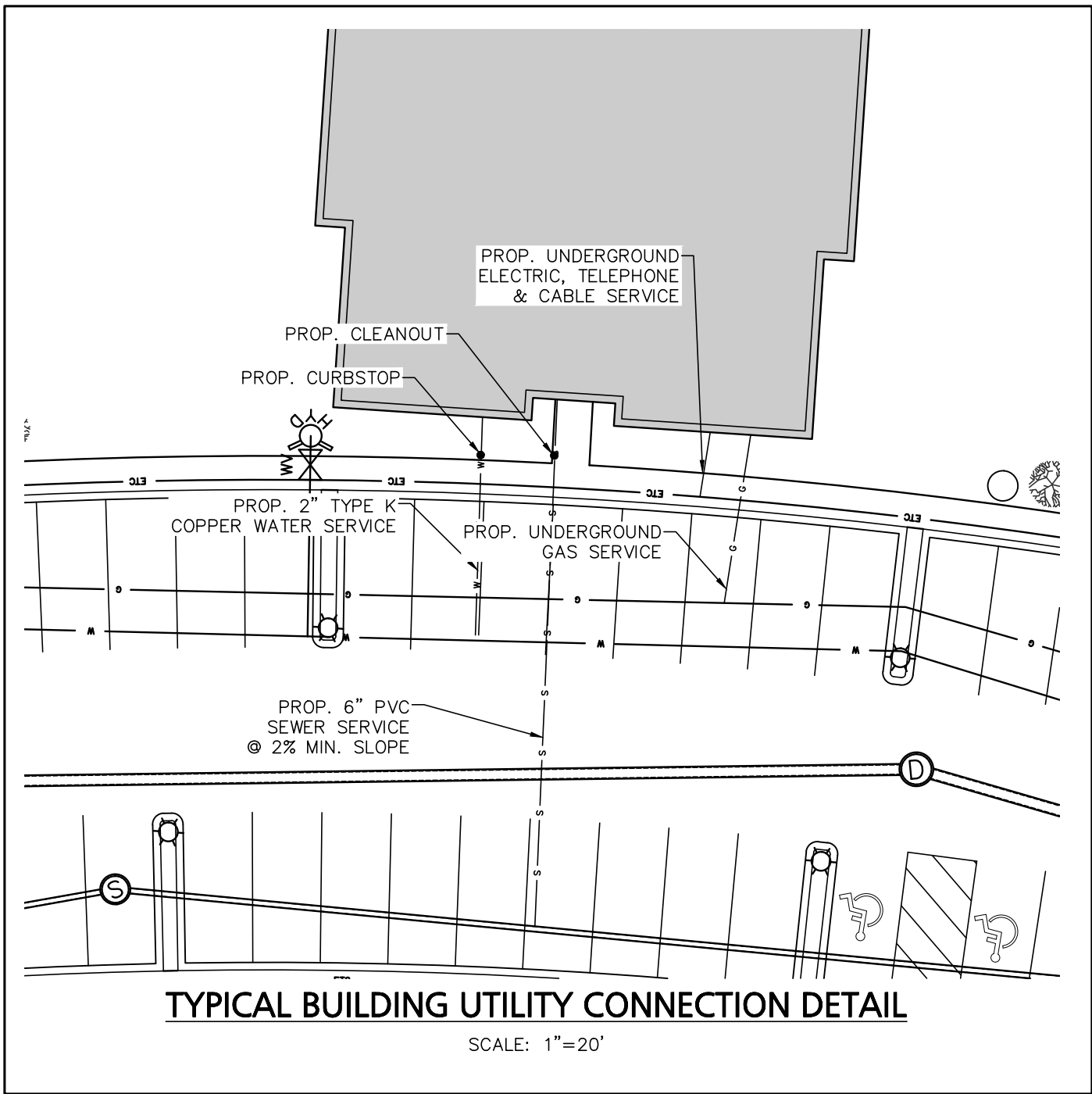
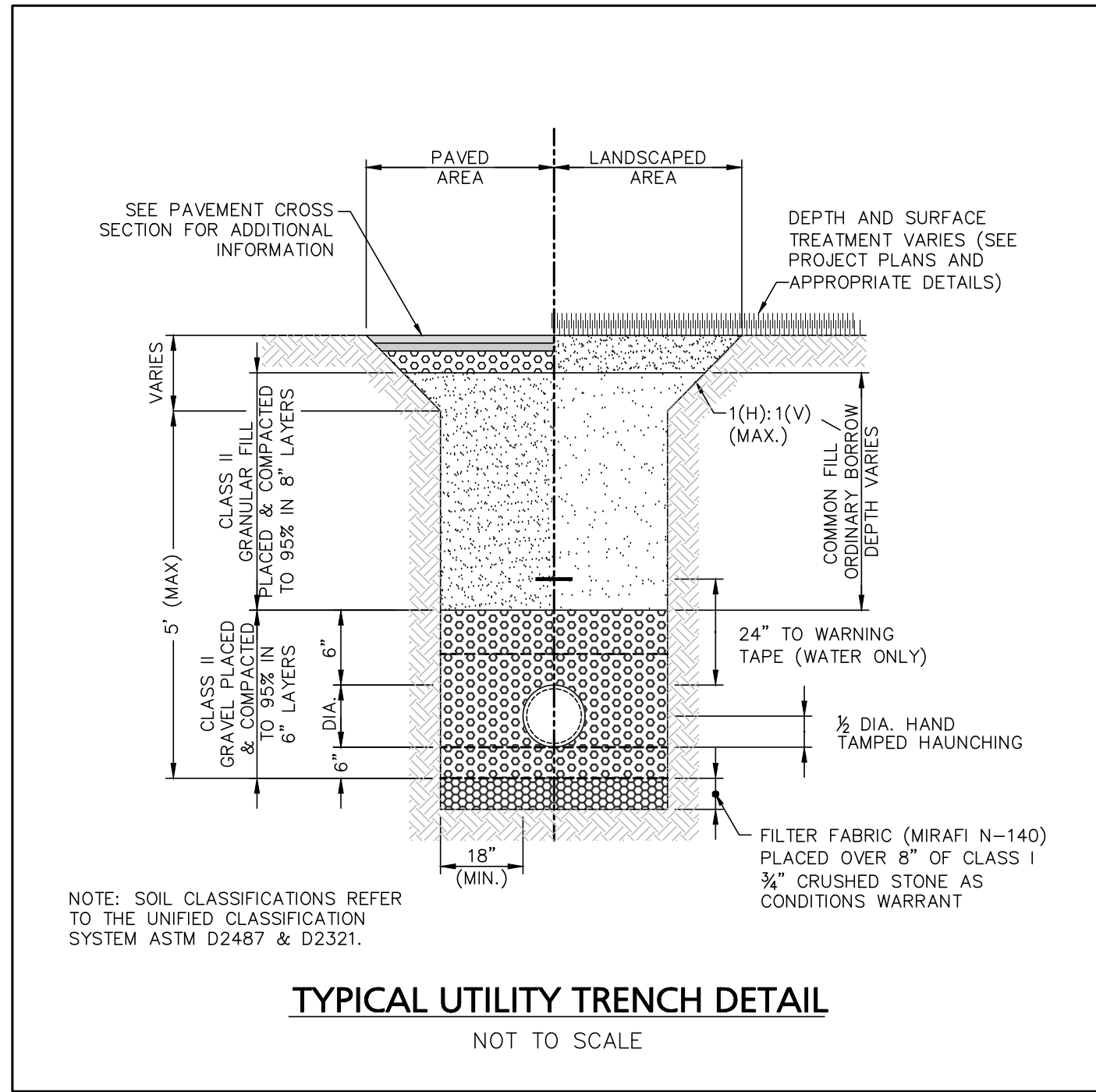
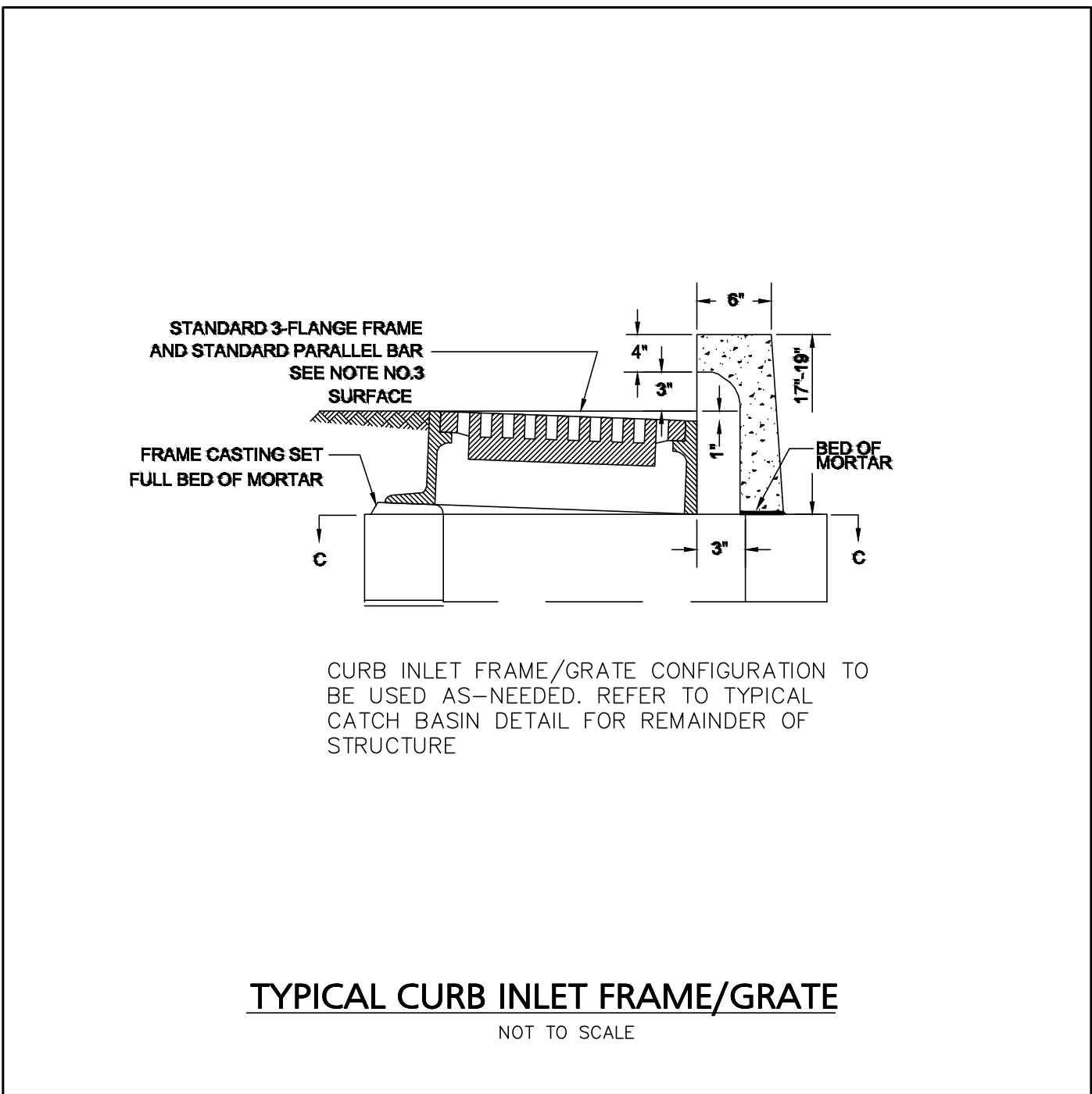
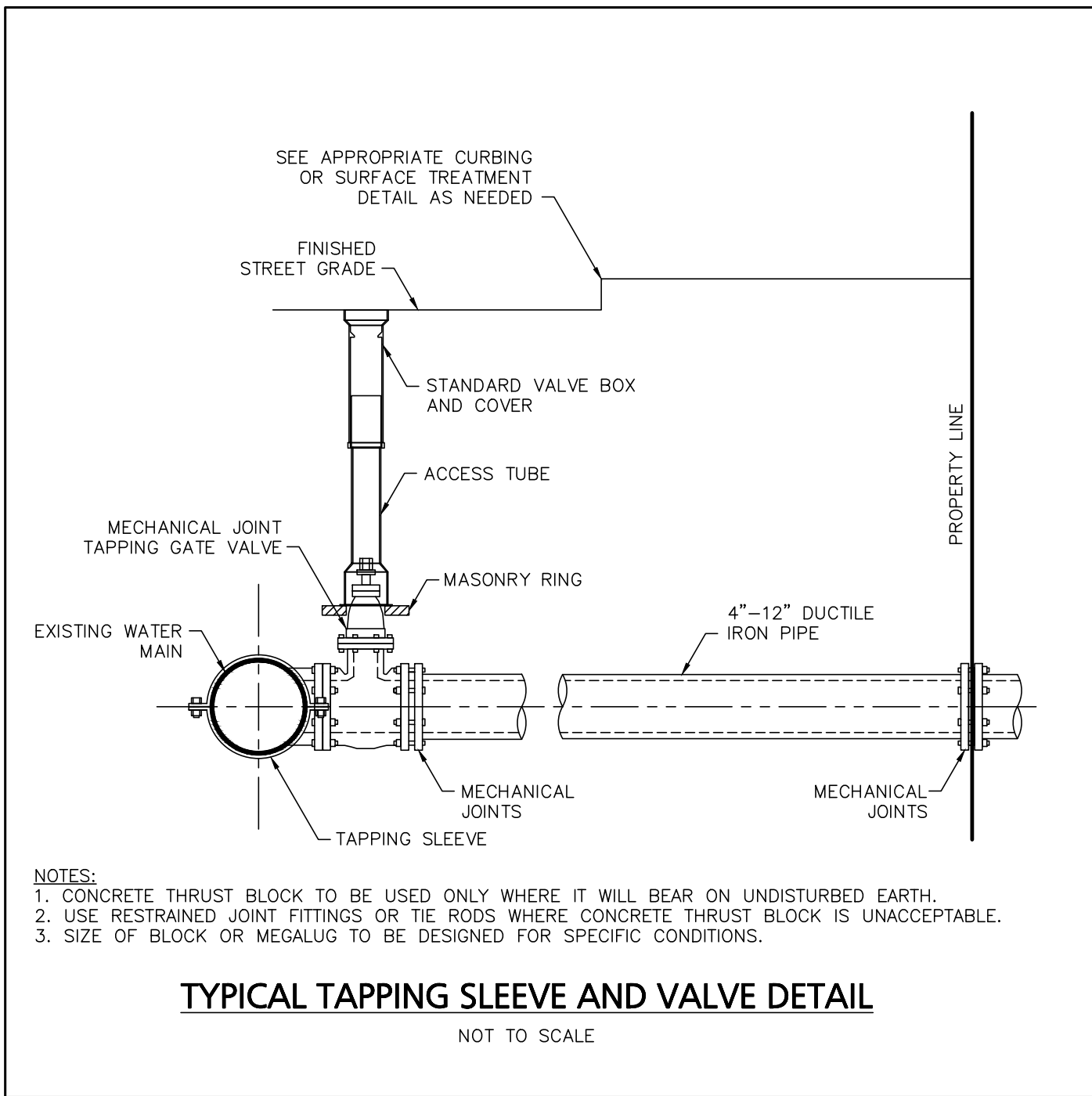
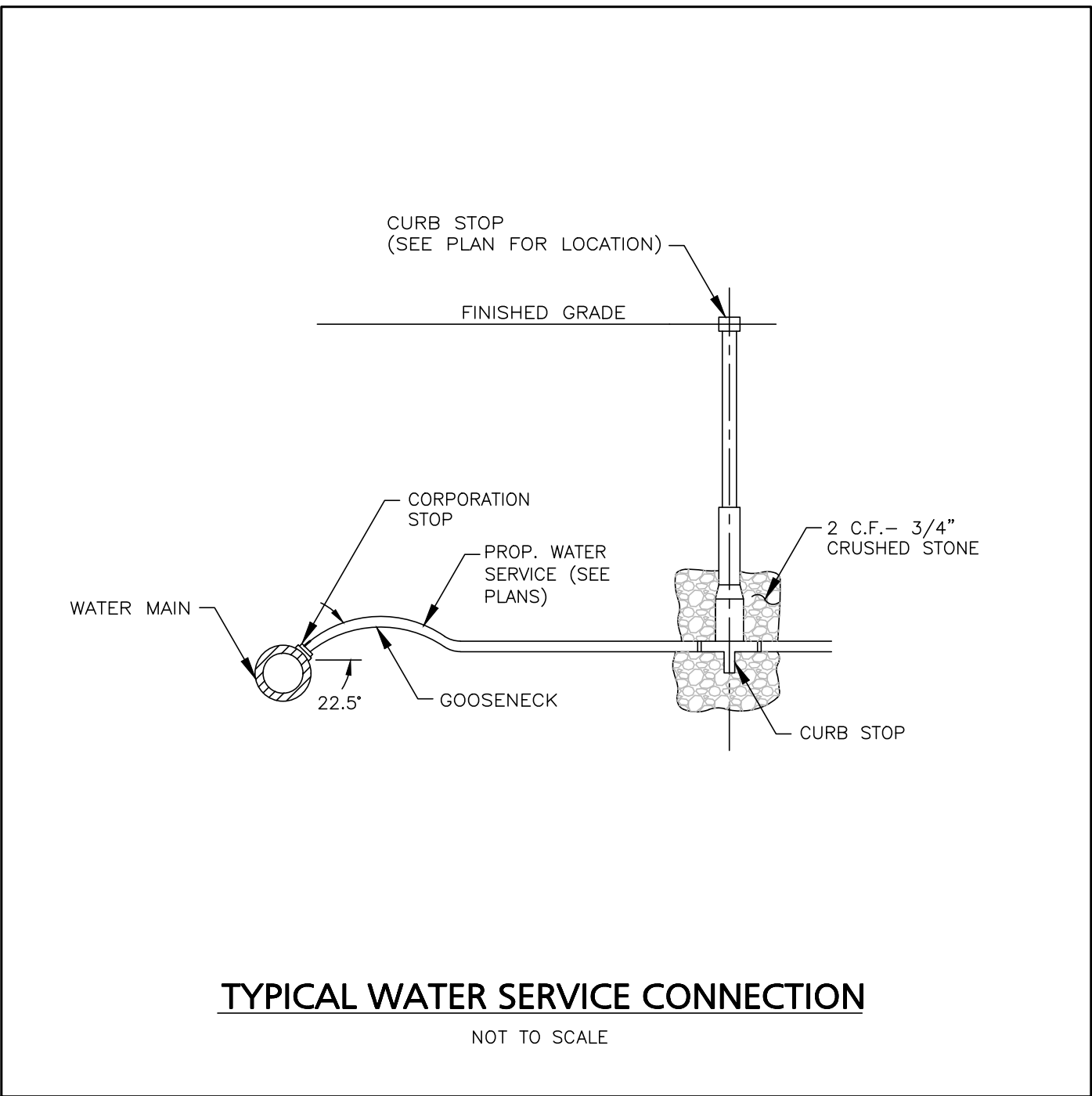
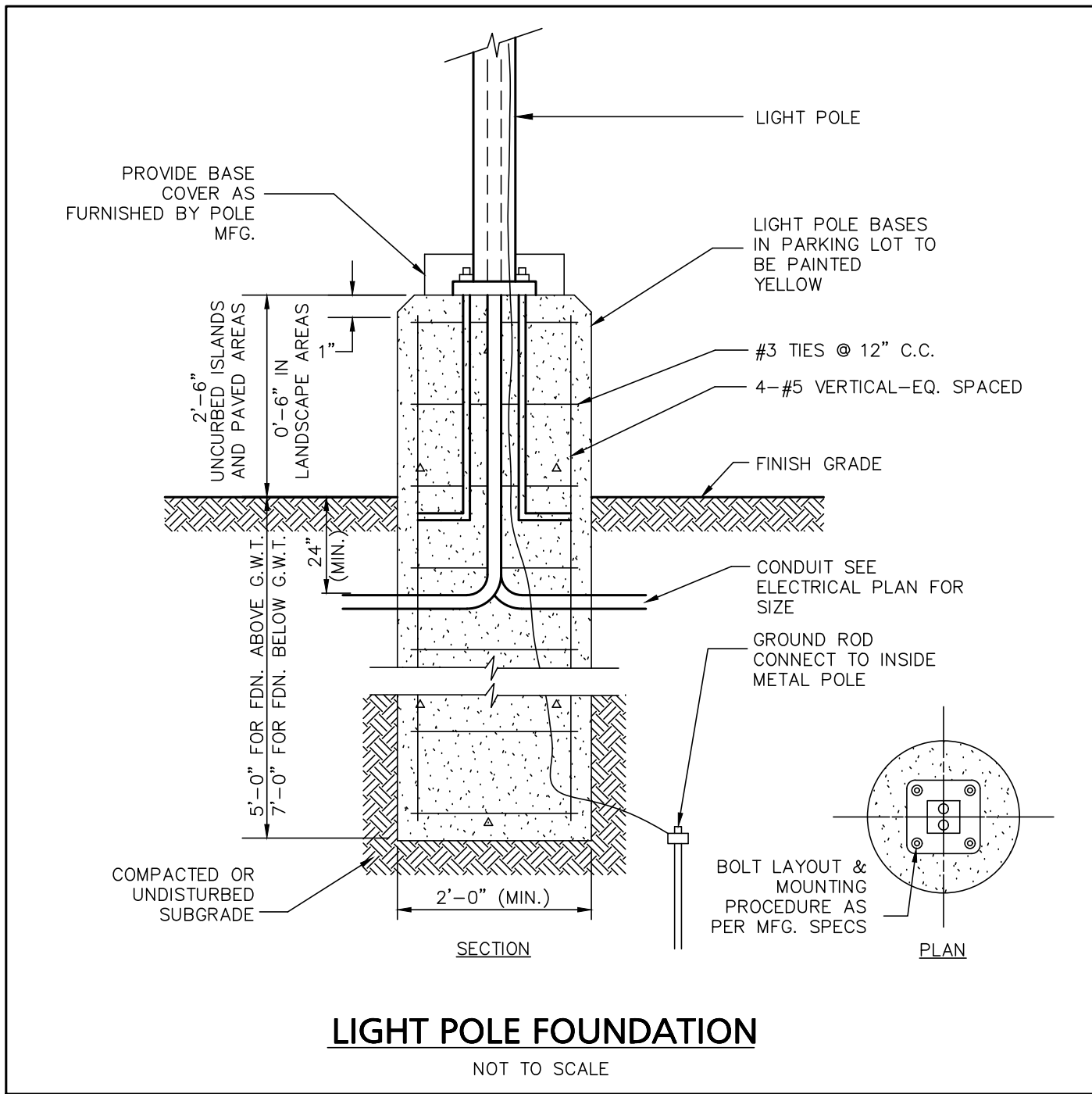
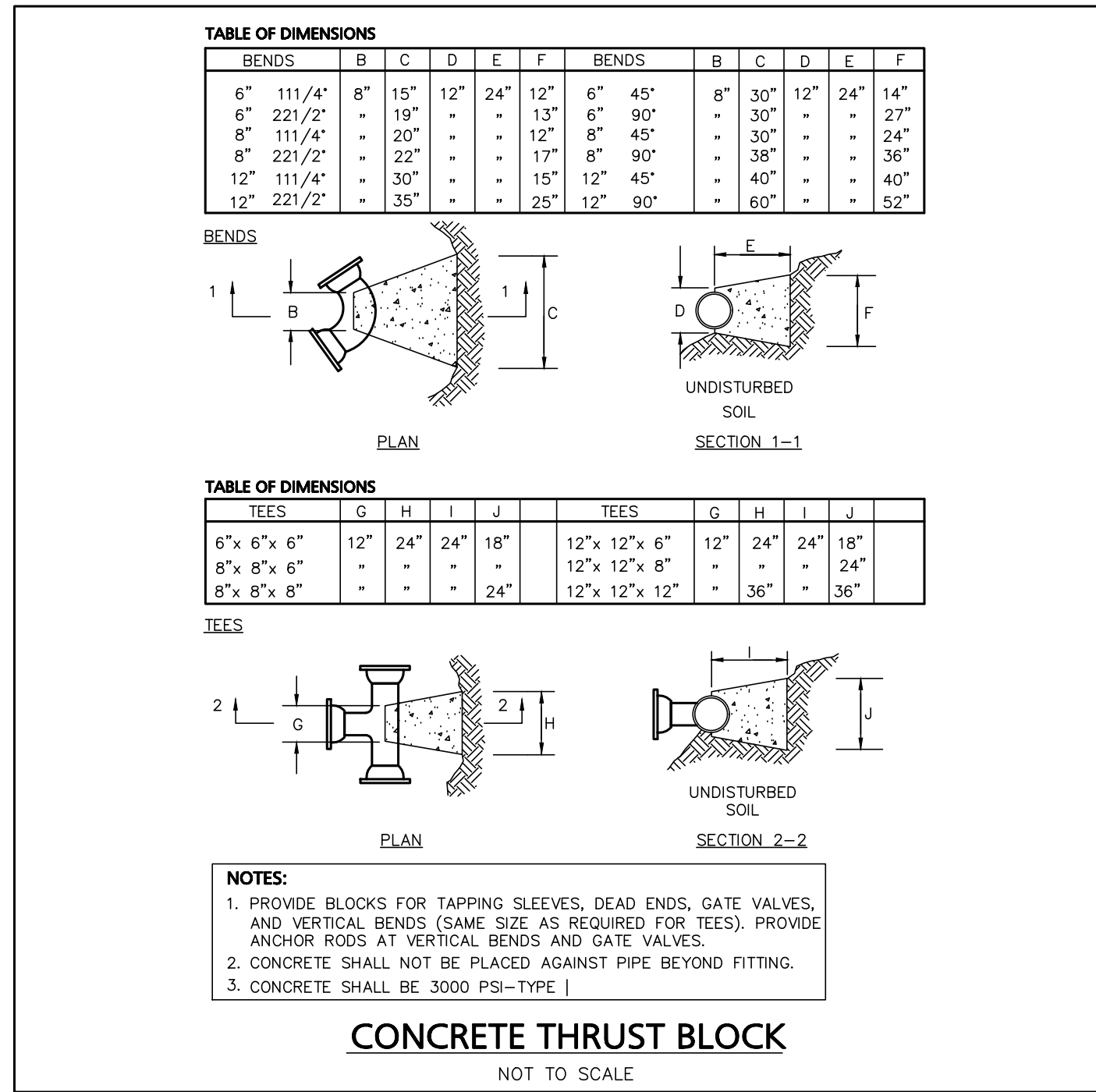
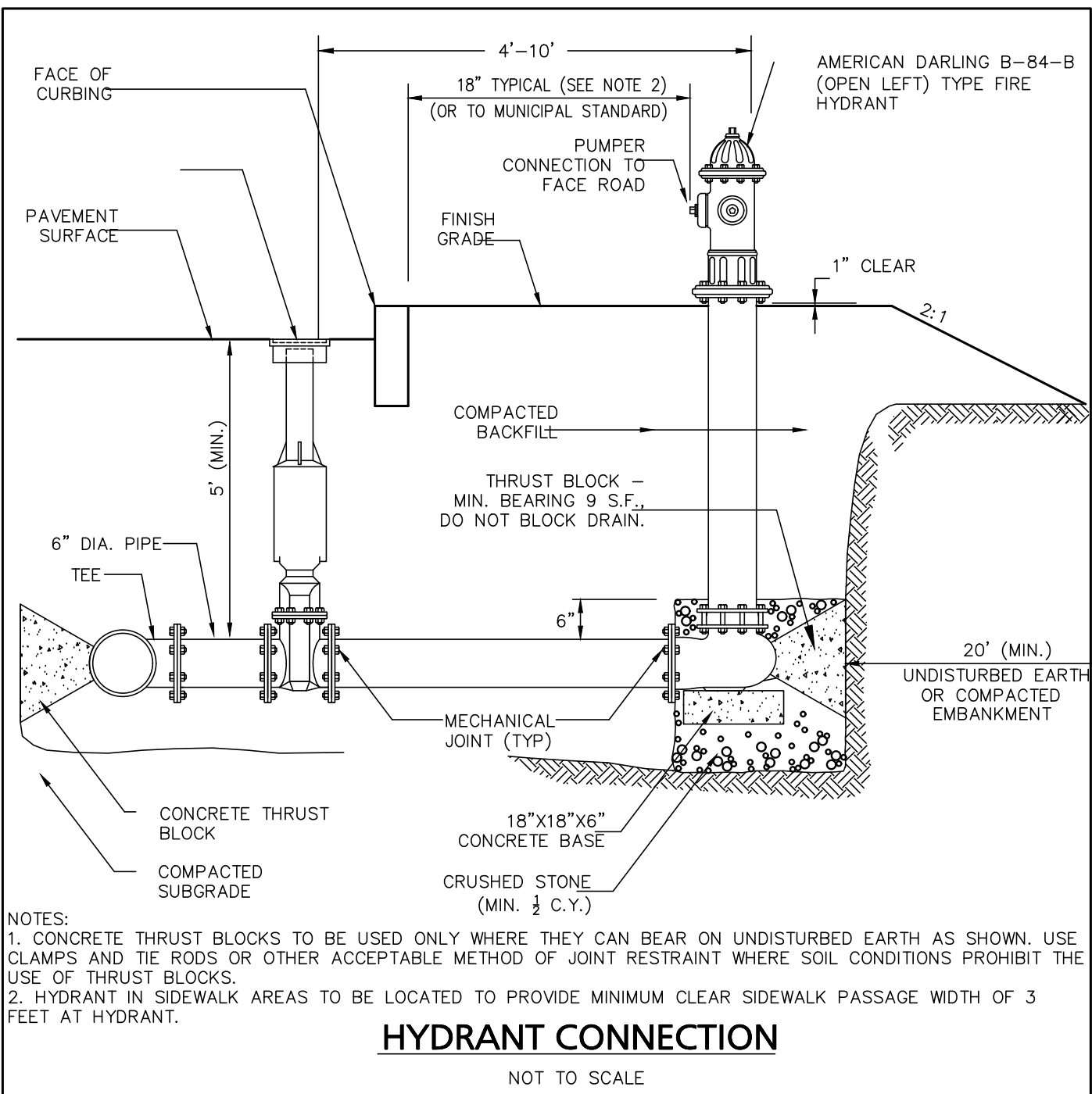
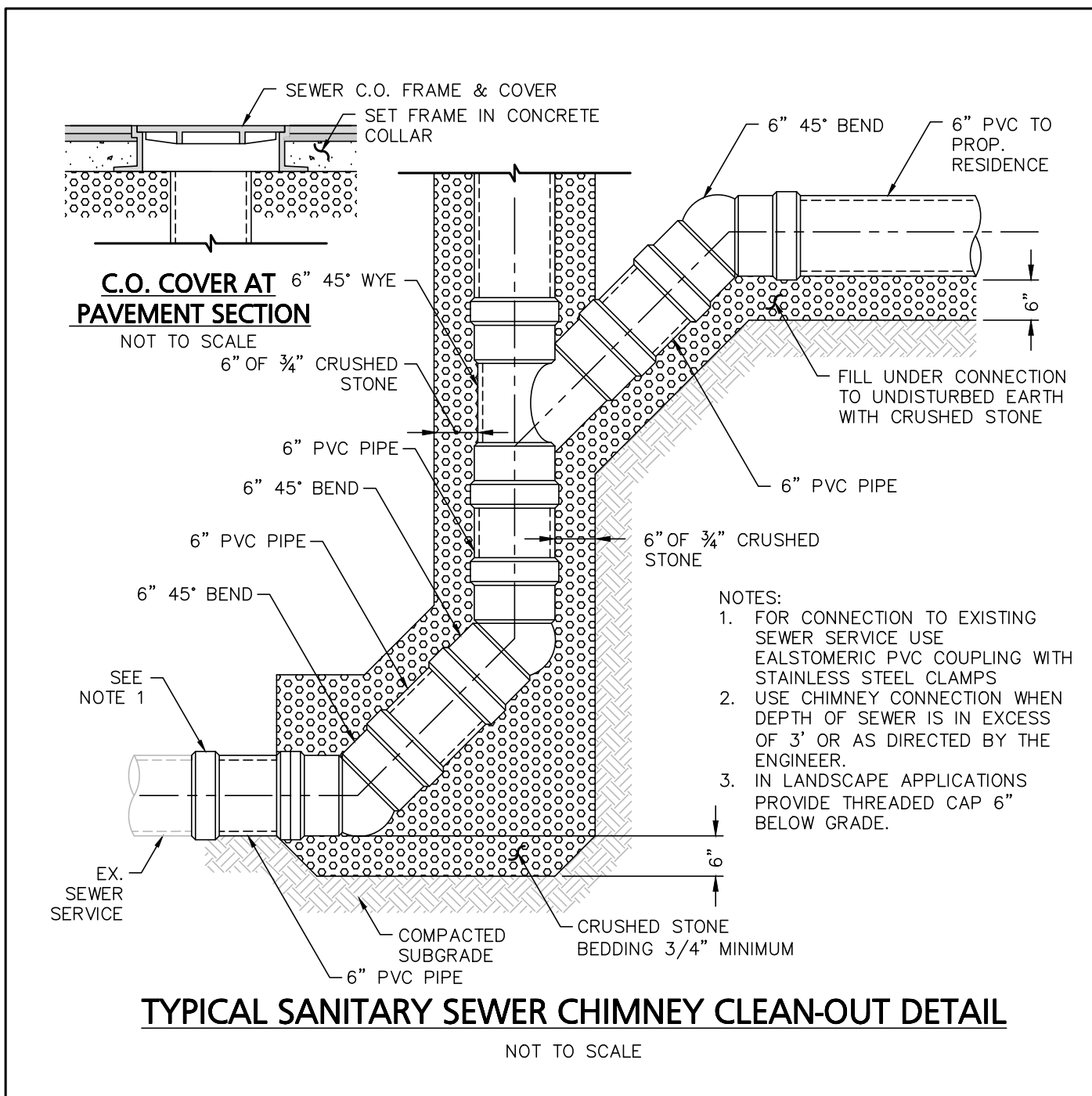
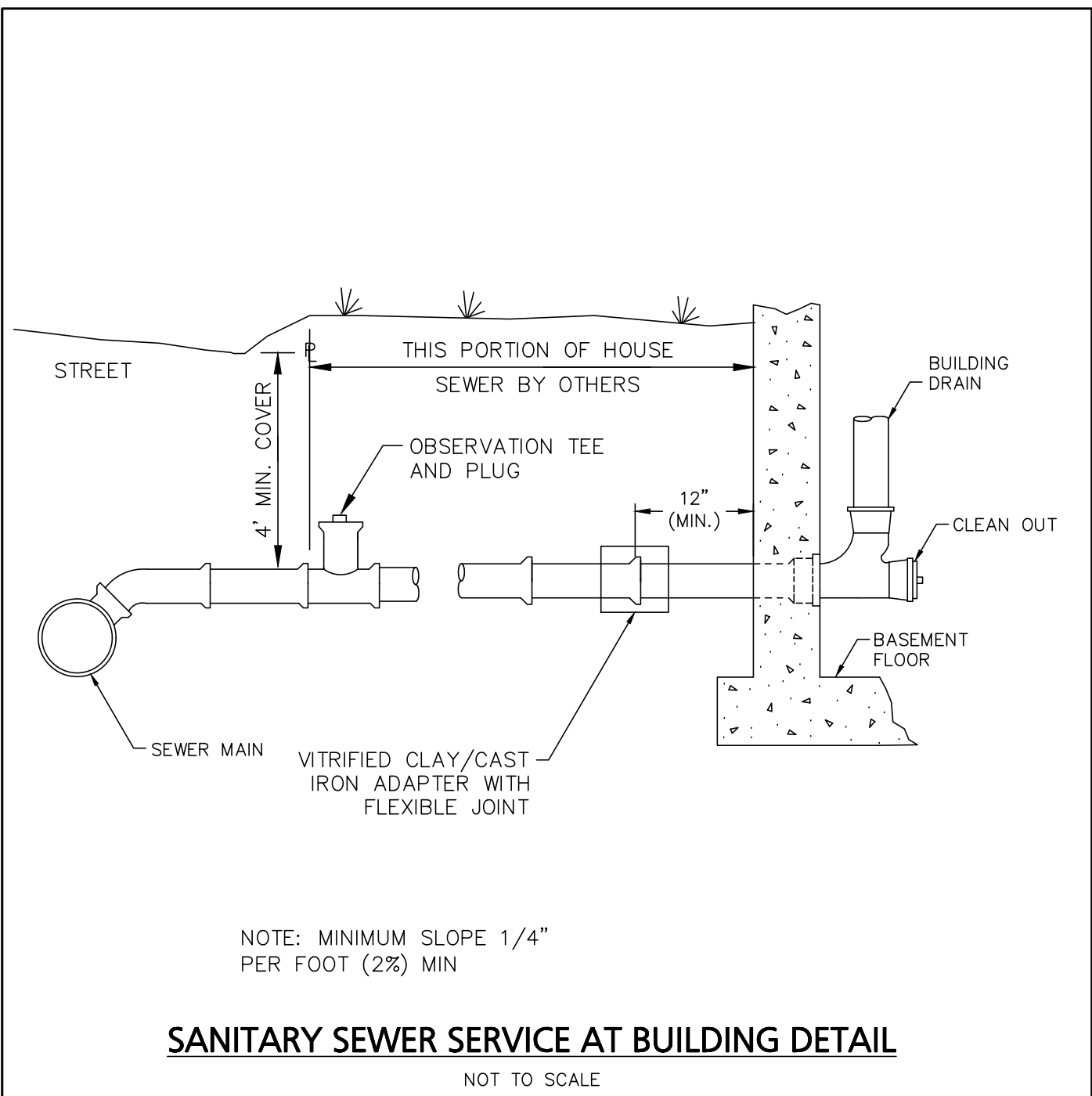
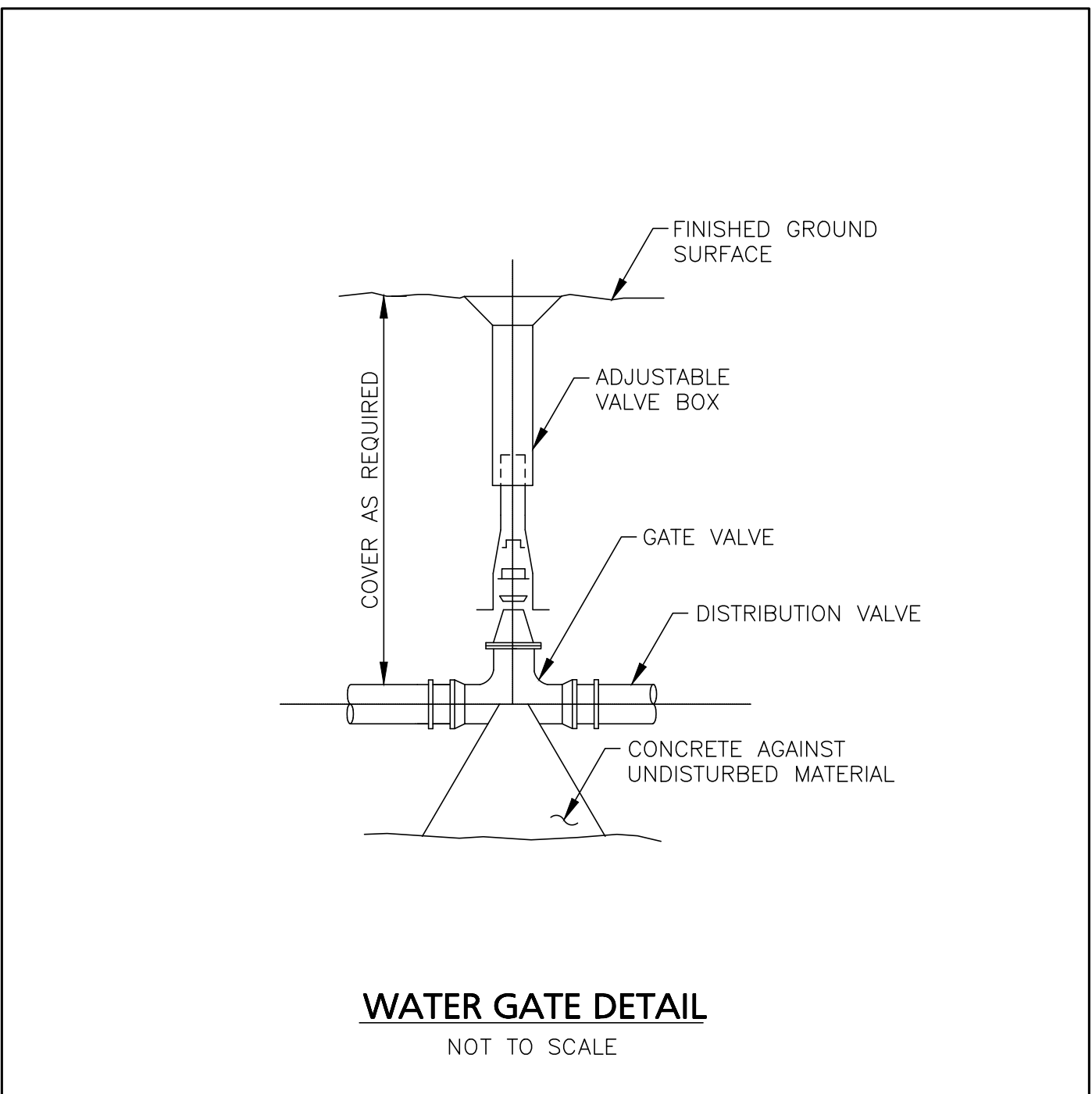
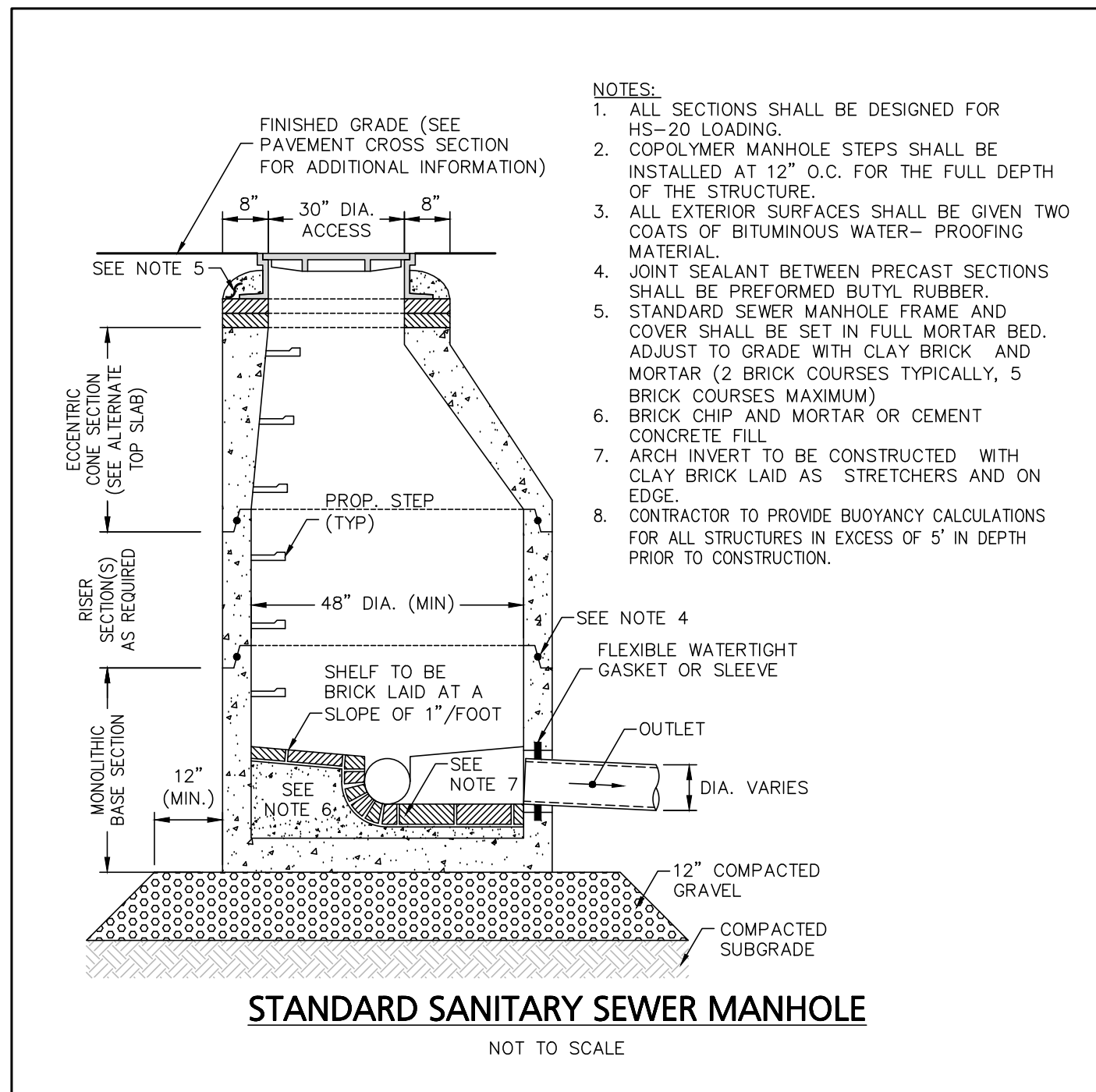


DRAWING TITLE:

**CONSTRUCTION
DETAILS**

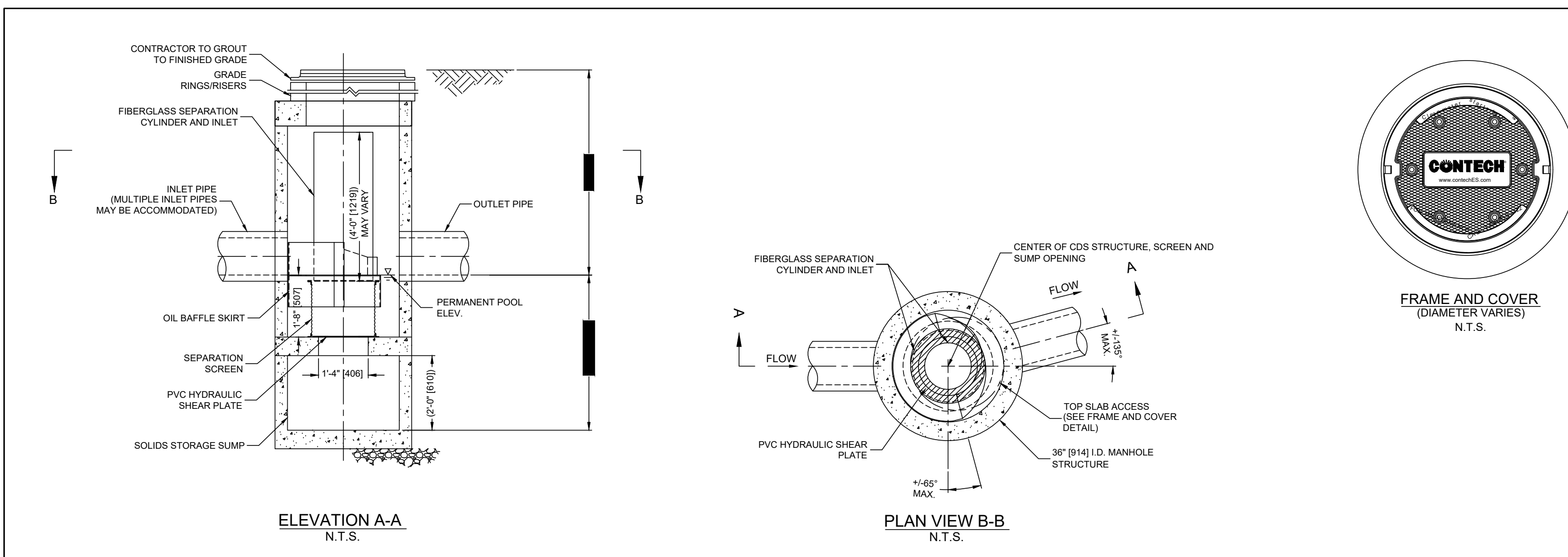
DRAWING #:

D-1



GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL UTILITY WORK PERFORMED WITH RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW AND OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW, IF NEEDED.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
- WATER AND SEWER TESTING TO CONFORM TO LOCAL DPW REGULATIONS.
- ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.
- ALL SEWER SYSTEM MAINS, STRUCTURES, AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL REGULATIONS.
- CONTRACTOR TO COORDINATE ALL BUILDING PENETRATIONS AND ROOF LEADER LOCATIONS WITH ARCHITECTURAL DOCUMENTS PRIOR TO CONSTRUCTION.

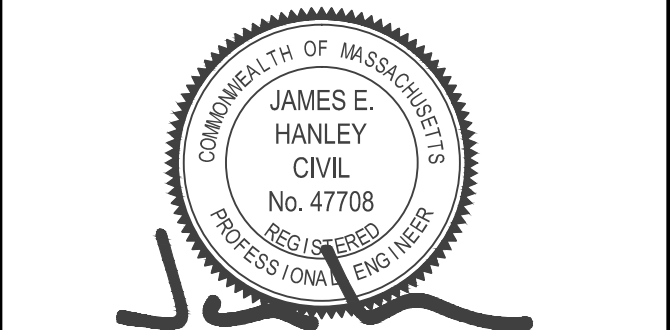


10/30/25	REV. PER WORKSHOP MEETING
10/16/25	REV. PER PEER REVIEW COMMENTS
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DATE	DESCRIPTION
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APPLICANT:
THE HOMES AT MURPHY'S FARM LLC
18 CASSIMERE STREET
ANDOVER, MA 01810

PROJECT:
MURPHY'S FARM
DRACUT, MA 01826

DATE ISSUED:	APRIL 22, 2024
PROJECT #:	23-10524
PREPARED BY:	TWS



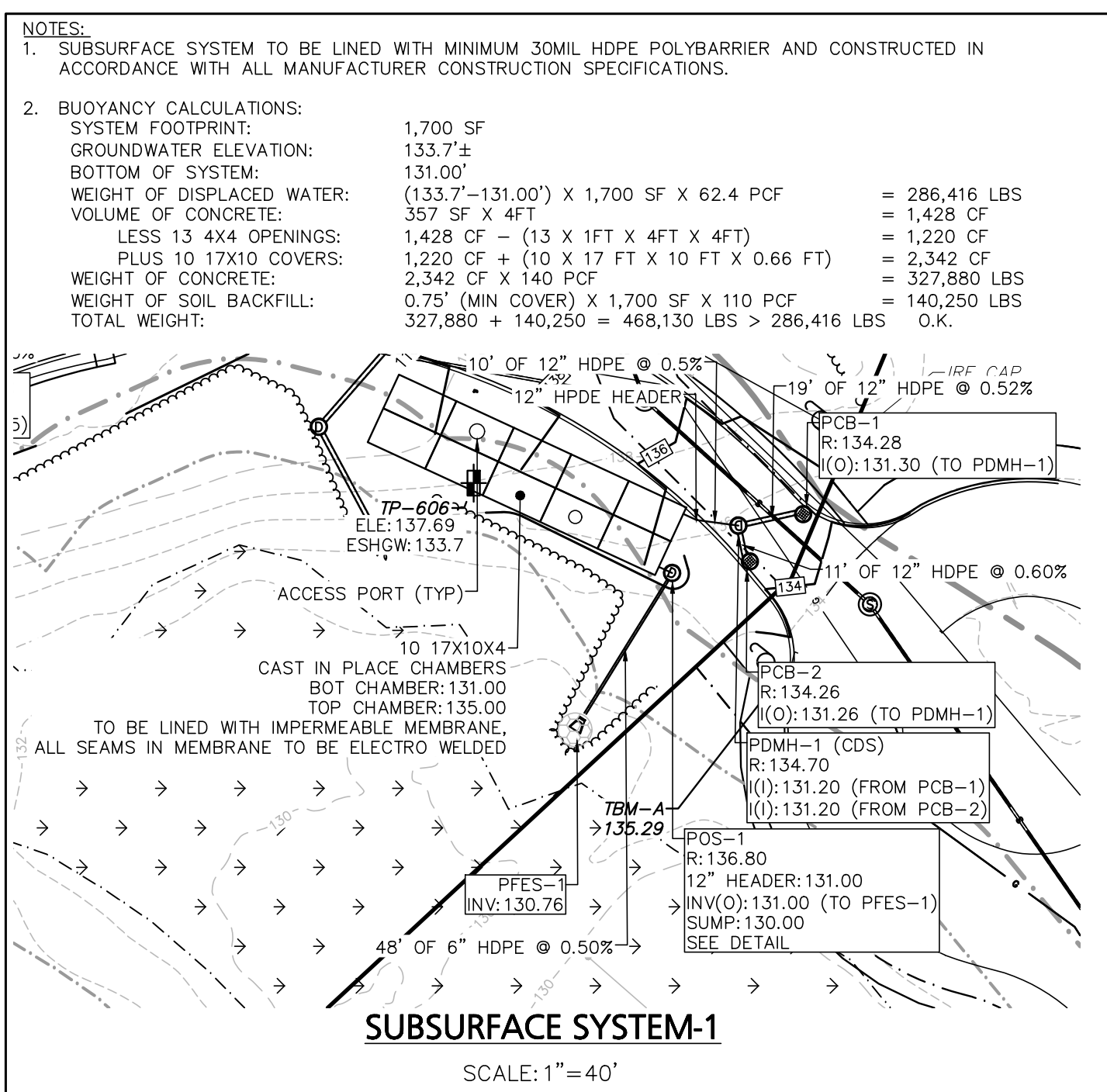
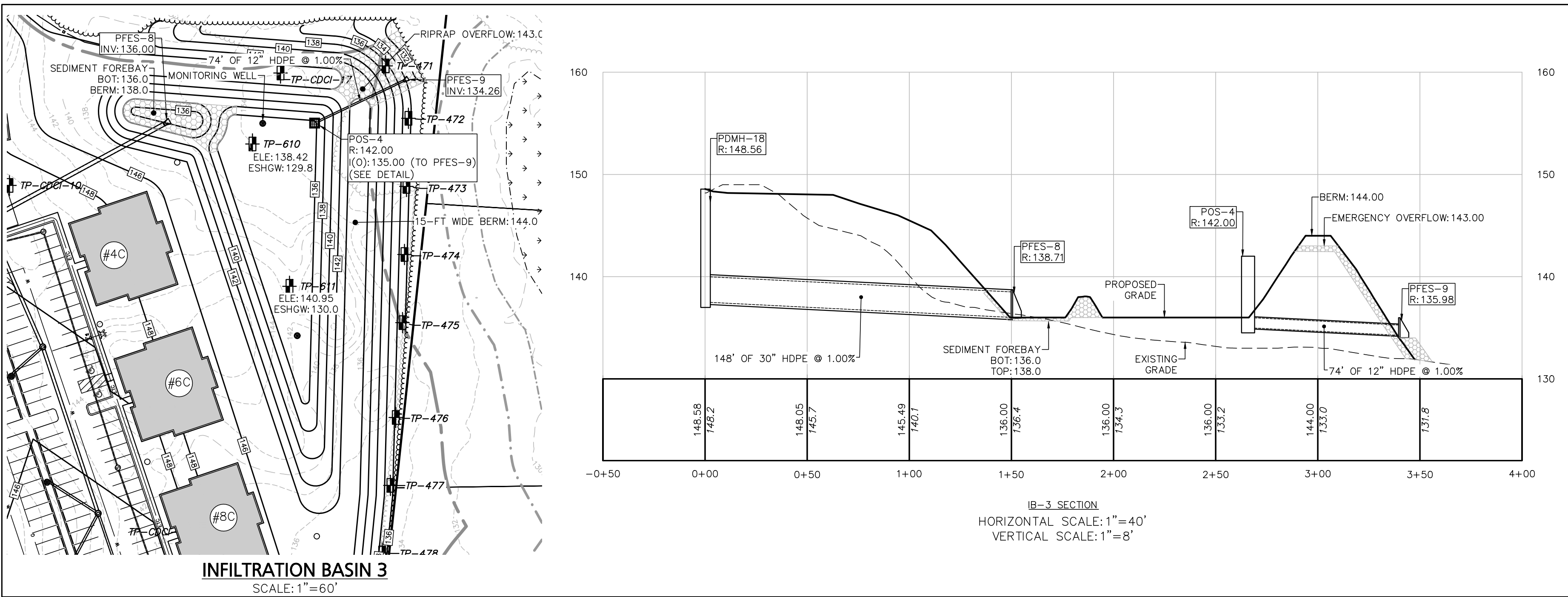
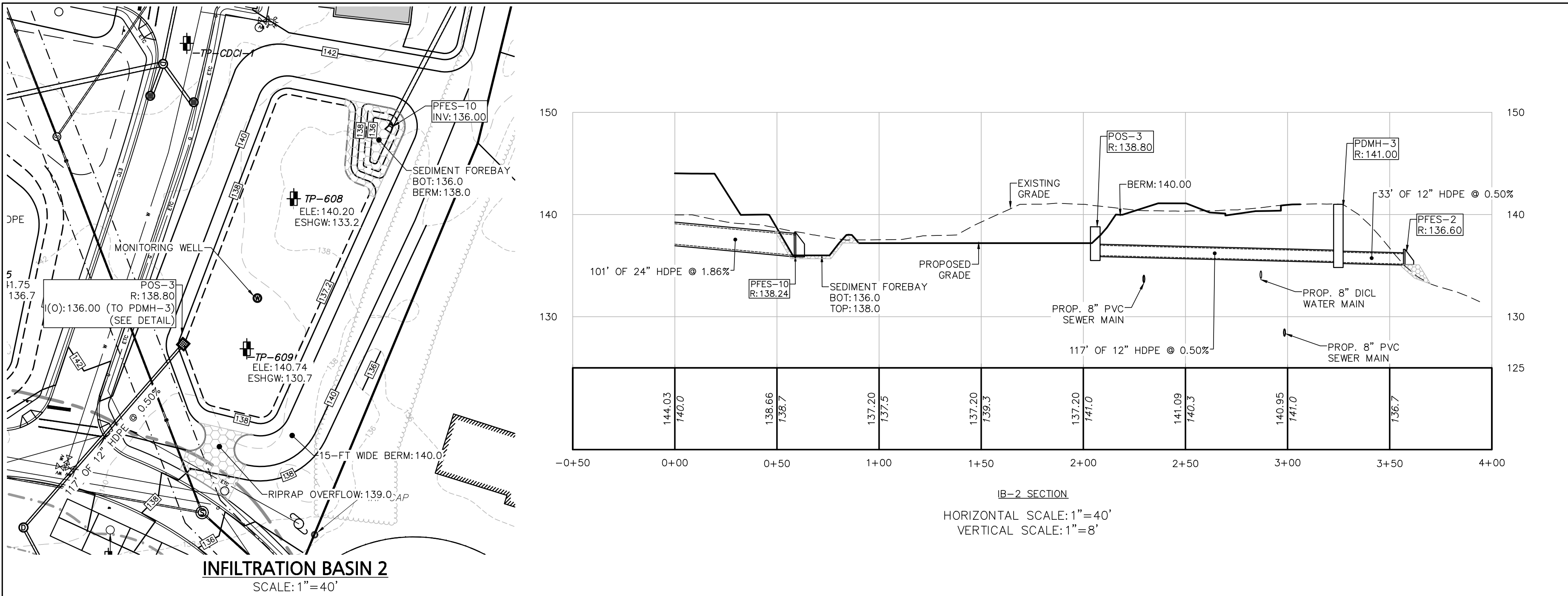
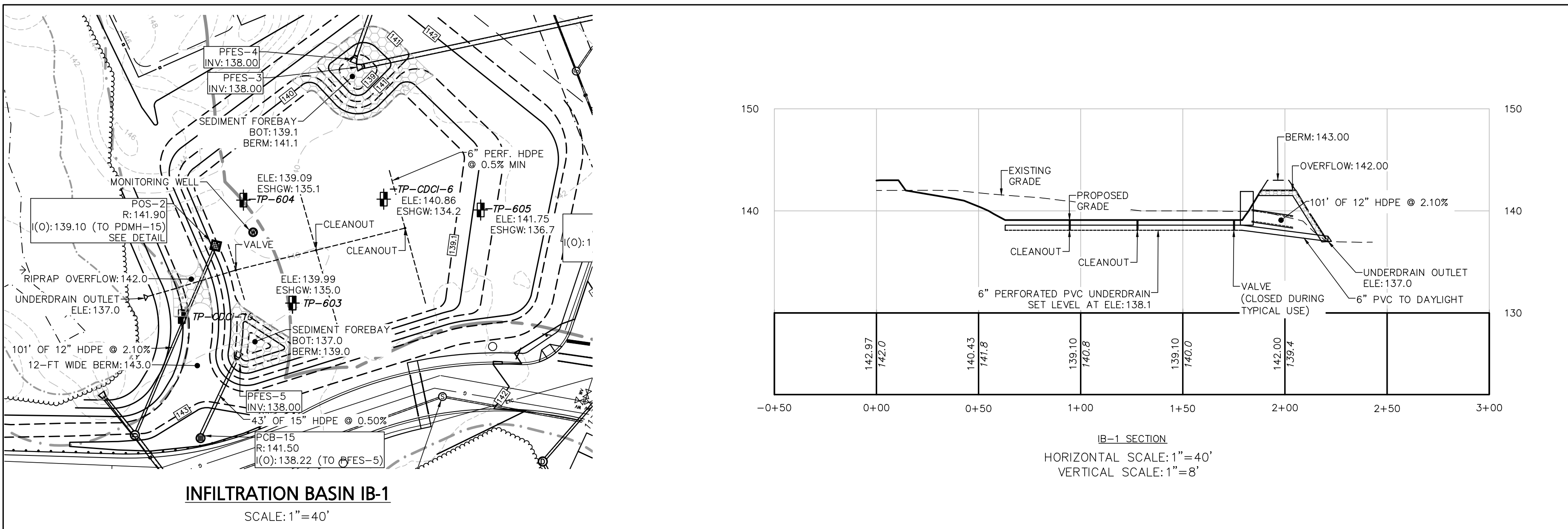
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DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING #:

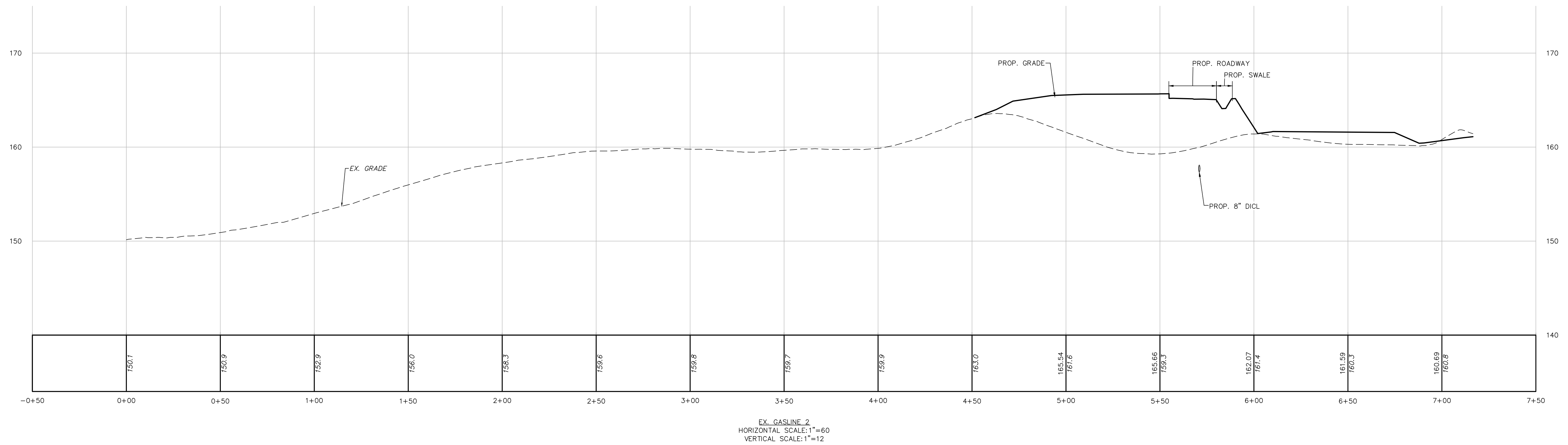
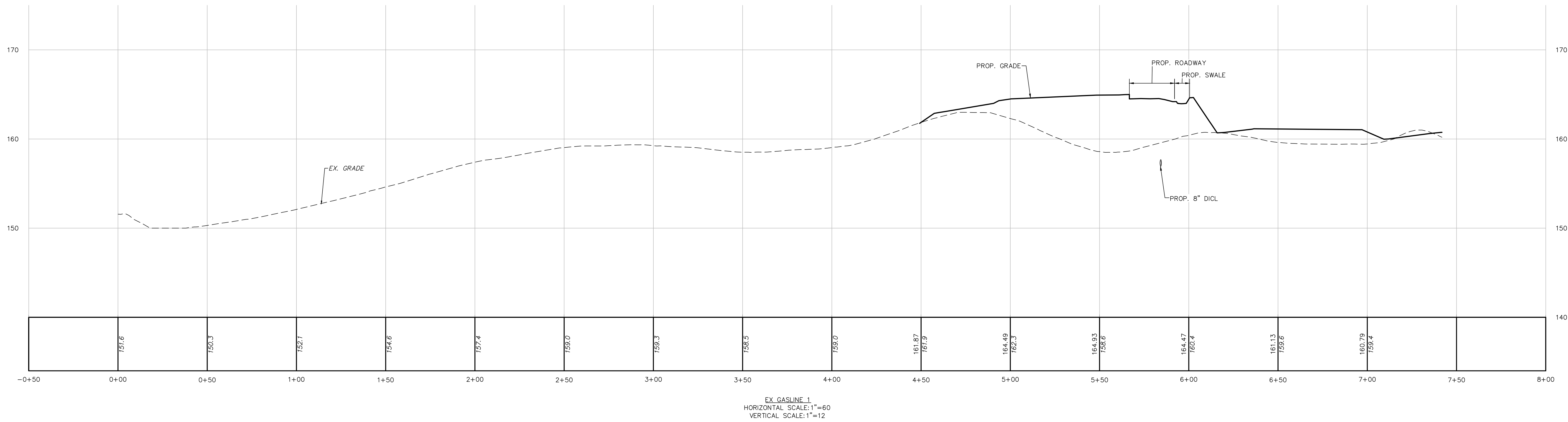
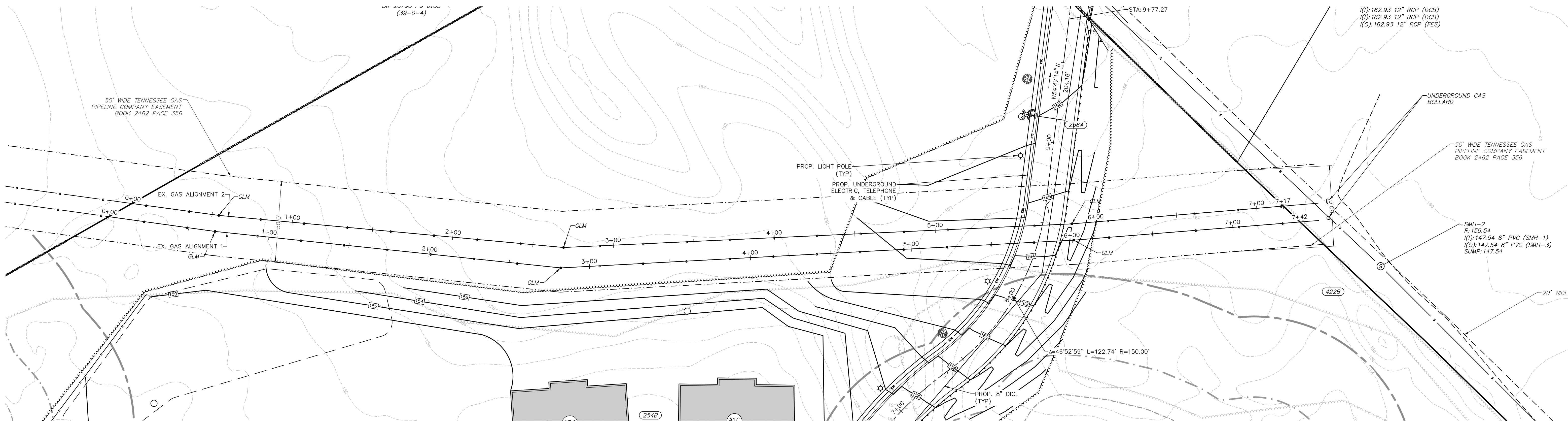
D-3



TEST PIT LOGS			
Address: Murphy's Farm, Dracut, MA			
Date: 12/7/2023			
S.E.: William Hall			
Witness: Tina Rivard			
Note: Areas where test pits were performed have been stripped of top and subsoil.			
CDCI-1			
Depth	Horizon	Color	Texture
0-120	C	10YR5/4	Coarse Sand
Many cobbles and stones			
Not mottling observed			
No water observed			
CDCI-3			
Depth	Horizon	Color	Texture
0-156	C	10YR5/4	Coarse Sand
Many cobbles and stones			
Not mottling observed			
No water observed			
CDCI-5			
Depth	Horizon	Color	Texture
0-136	C	10YR5/4	Coarse Sand
Many cobbles and stones			
Not mottling observed			
No water observed			
CDCI-7			
Depth	Horizon	Color	Texture
0-72	Sandy Fill	----	----
Not mottling observed			
No water observed			
Ledge encountered at 72"			
CDCI-9			
Depth	Horizon	Color	Texture
0-102	C1	10YR5/4	Coarse Sand
102-144	C2	10YR6/3	Loamy Sand
Many cobbles and stones in C1 layer			
Not mottling observed			
No water observed			
CDCI-11			
Depth	Horizon	Color	Texture
0-90	C1	10YR5/4	Coarse Sand
90-166	C2	10YR6/3	F. Loamy Sand
Many cobbles and stones in C1 layer			
Mottling @ 128"			
Weeping @ 160"			

Address: Murphy's Farm, Dracut, MA			
Date: 4/2/2024			
S.E.: Thomas Schomburg			
Witness: N/A			
Note: Test pits CDCI-14 - CDCI-23 performed in areas that have been stripped of top and subsoil. Soil has begun to weather.			
CDCI-13			
Depth	Horizon	Color	Texture
0-16	A	10YR3/2	Sandy Loam
16-36	B	10YR5/6	Sandy Loam
36-80	C	10YR5/3	Sandy Loam
Mottling @ 32"			
Water @ 40"			
CDCI-15			
Depth	Horizon	Color	Texture
0-12	A	10YR3/2	Sandy Loam
12-32	B	10YR5/6	Sandy Loam
32-96	C	10YR5/3	Sandy Loam
Mottling @ 30"			
Water @ 30"			
CDCI-17			
Depth	Horizon	Color	Texture
0-16	B	10YR5/6	Fine Sand
16-80	C	10YR5/3	Fine Sand
80-108	C2	10YR5/3	Gravelly Sand
Many cobbles and stones in C Layer			
C2 Layer primarily gravel			
Mottling @ 24"			
Water @ 80"			
CDCI-19			
Depth	Horizon	Color	Texture
0-12	B	10YR5/6	Sand
12-120	C	10YR5/3	Gravelly Sand
Many cobbles and stones in C Layer			
Mottling @ 60"			
Water @ 90"			
CDCI-21			
Depth	Horizon	Color	Texture
0-24	B	10YR5/6	Sand
24-48	C	10YR5/6	Gravelly Sand
48-80	2C	10YR5/3	F. Loamy Sand
Many cobbles and stones in C Layer			
No mottling observed			
No water observed			
Ledge encountered at 80"			
CDCI-23			
Depth	Horizon	Color	Texture
0-16	B	10YR5/6	Sand
16-54	C	10YR5/6	Gravelly Sand
Many cobbles and stones in C Layer			
No mottling observed			
No water observed			
Ledge encountered at 54"			

Address: Murphy's Farm, Dracut, MA			
Date: 12/4/2024			
S.E.: Thomas Schomburg & Steven Cummings			
Witness: N/A			
Note: Test pits CDCI-25 - CDCI-608 performed in areas that have been stripped of top and subsoil. Soil has begun to weather.			



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18 CASSIMERE STREET
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DRACUT, MA 01826

DATE ISSUED:	APRIL 22, 2024
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CONSULTANTS, INC.

CIVIL
DESIGN
CONSULTANTS, INC.

DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING #:
D-6