

Certification not valid without ORIGINAL stamp and signature

**REFERENCES**

1. PLANS:  
 A. Plan of Land; Elm St. & Shirley St., Pepperell, Mass.; prepared for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated March 2, 2018.  
 B. Common Driveway; Scotch Pine Farm Way; prepared for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated June 27, 2018; revised 10/25/18  
 C. Architectural Plans, Lots 3A & 6A; for Jeff Chabot; by Giattino Design; revised 11/11/17.
2. DOCUMENTS:  
 A. Special Permit Application, Two-Family Dwelling; Lot 3A Shirley St. & Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated December 1, 2018.  
 B. Special Permit Application, Two-Family Dwelling; Lot 6A Shirley St. & Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated December 1, 2018.  
 C. Master Deed of the Scotch Pine Farm Village Condominium, Draft  
 D. Scotch Pine Farm Village Condominium Trust, Draft  
 E. Order of Conditions; Common Driveway; Shirley St. & Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; DEP File # 259-792; dated October 31, 2018.  
 F. Special Permit; Common Driveway; 32-34 Shirley St. / 87 Elm St.; dated October 29, 2018 .

**NOTES**

1. PURPOSE: The purpose of this plan, together with reference 2A & 2B, is to meet the filing requirements for Planning Board Special Permits for Two-Family Dwellings on Lots 3A & 6A.
2. OWNER & APPLICANT: Lots 3A & 6A are owned by Michael & Donna Quintal; 134 River Rd., Pepperell MA. The applicant is Michael & Donna Quintal.
3. ZONING: The subject property is within the Town Residence Zoning District.
4. PROPERTY LINES & EASEMENTS: Existing and proposed property lines shown are from Plan Reference 1A.
5. TRUST & DEED: Documents providing details of ownership and maintenance are given in Document References C & D
6. SPECIAL PERMIT: The subject lots are subject to a Common Driveway Special Permit given in Document Reference F and Plan Reference 1B
7. WETLANDS: The subject property is subject to an Order of Conditions for work required on Lot 3A for the Common Driveway given in Document Reference E and Plan Reference 1B.
8. TOPOGRAPHY: Site details & topography shown are the result of instrument surveys performed from November 2017 through October 2018. A datum was assumed.
9. FLOODPLAIN: There are no areas inundated by the 100-yr. flood located within the construction areas shown as defined by the Flood Insurance Rate Maps; for the Town of Pepperell Mass.; prepared by the Federal Emergency Management Agency.
10. UTILITIES: Known existing underground utilities are shown on the Site Plan. A determination as to the existence of any other underground utilities has not been made and the absence of same is not implied or intended. The contractor shall contact the proper authorities to verify the location of all existing underground utilities and structures prior to construction.
11. SOILS: Soils on the site have been classified by the Natural Resources Conservation Service as Paxton, Woodbridge and Whitman series. See Reference 2B for additional USDA soil data.
12. LOT PERMITTING: In order to obtain building permits for construction on Lots 3A & 6A additional approvals are required from the Board of Health for proposed sewage disposal systems.
15. CERTIFICATION: Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for any other purpose without the written consent of Cornerstone Land Consultants, Inc.

DESIGN BY	DATE	REVISION
JAV		
JV/KL		
JAV		
KUM		

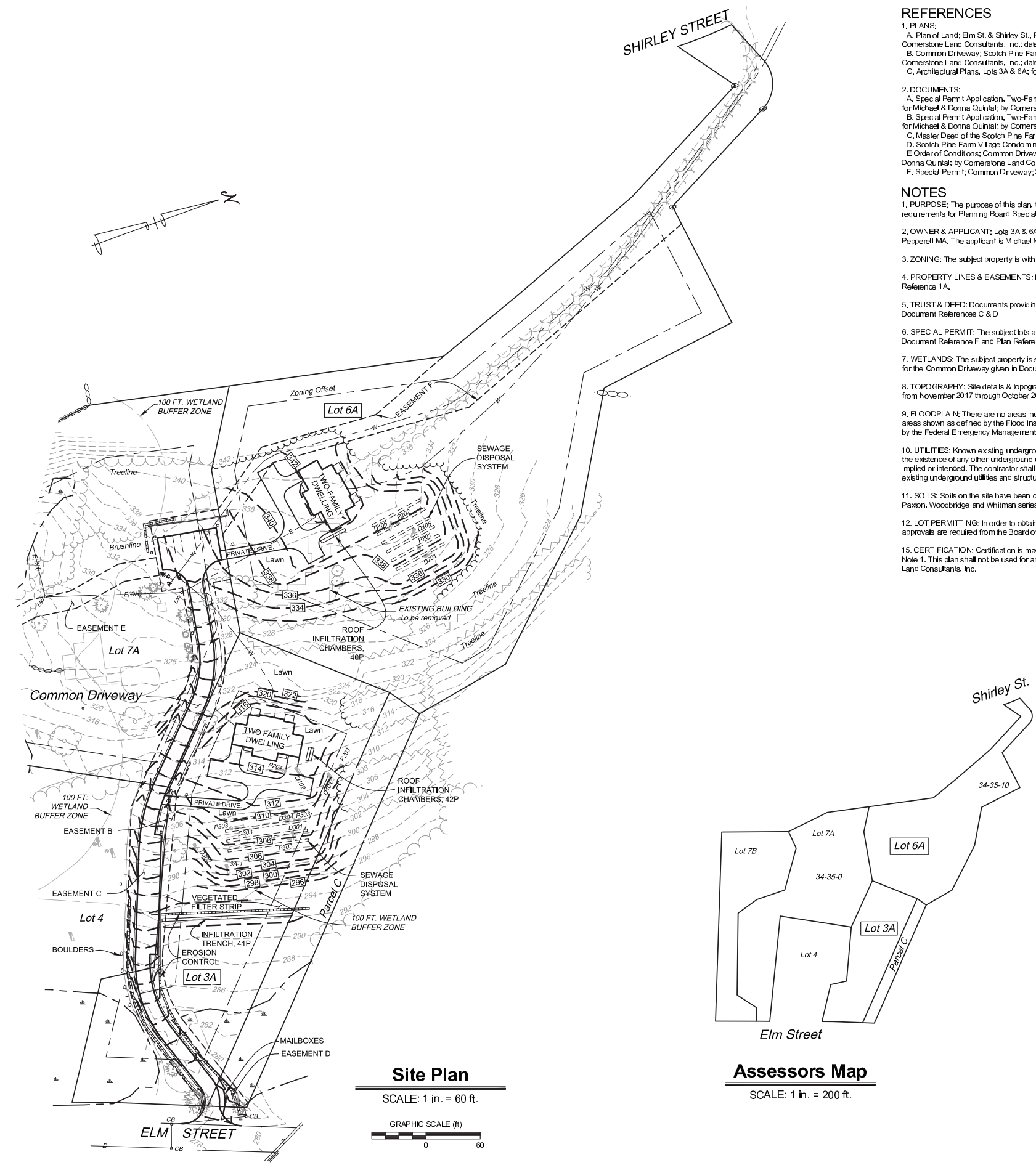
**CORNERSTONE**  
**Land Consultants, Inc.**  
 Civil Engineering - Land Planning  
 P.O. Box 657 - Pepperell, MA 01463 - (978) 433-8100  
 www.cornerstoneland.com

SCALE: As Shown  
 DATE: December 1, 2018  
 PREPARED FOR:  
 Michael & Donna Quintal  
 134 River Rd.  
 Pepperell, MA 01463

**SPECIAL PERMIT PLAN**  
**Two-Family Dwellings**  
**Lots 3A & 6A SHIRLEY & ELM STREETS**  
**PEPPERELL, MASSACHUSETTS**

JOB NO.: 2017-126  
 SHEET: 1 of 1

DRAWING NO.  
**9669**



**LEGEND**

EXISTING	PROPOSED	
100	100	GRADE CONTOUR
W	W	WATER MAIN or SERVICE LINE
D		DRAIN LINE, CULEVIRT
E(OH) Overhead	E Underground	ELECTRIC, TEL., CABLE
Tree Line		TREELINE, BRUSHLINE
		EROSION CONTROL
UP		UTILITY POLE
TEXT, Text	TEXT, Text	GENERAL TEXT
CB		CATCH BASIN
DMH		DRAINAGE MANHOLE
		DEEP OBSERVATION HOLE
		PERCOLATION TEST
		WETLAND
		LIGHT POST
	(TBR)	TO BE REMOVED
		DRIVEWAY SIGN MARKERS

**Site Plan**  
 SCALE: 1 in. = 60 ft.  
 GRAPHIC SCALE (ft)  
 0 60

**Assessors Map**  
 SCALE: 1 in. = 200 ft.