

REFERENCES

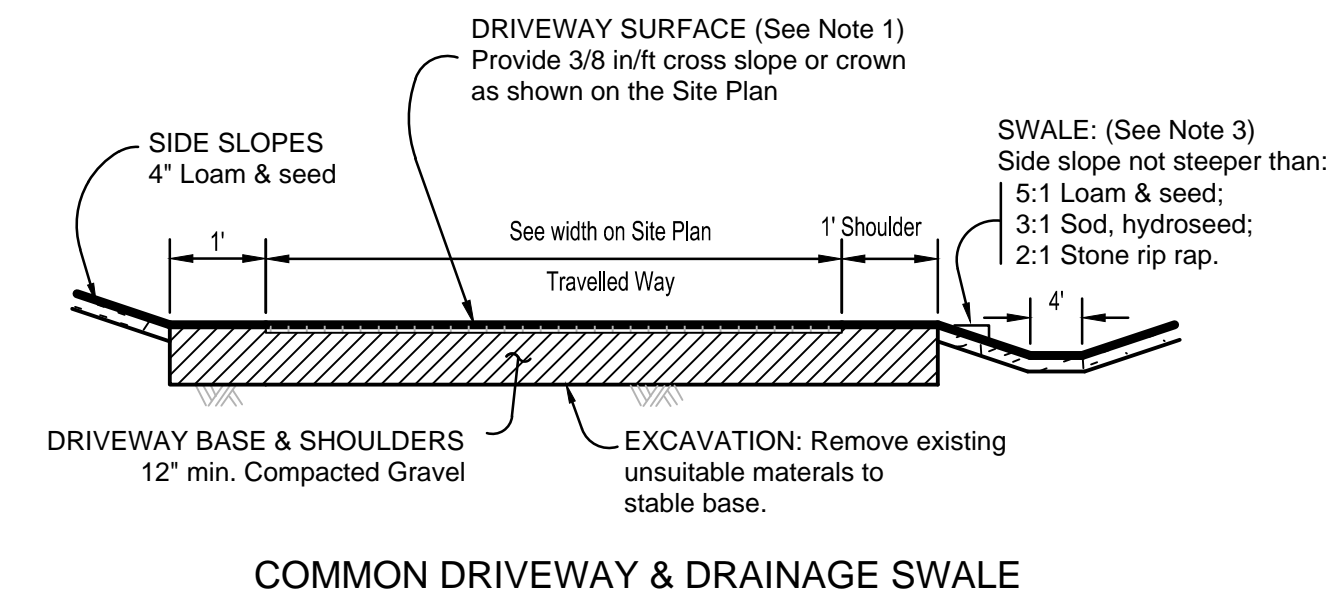
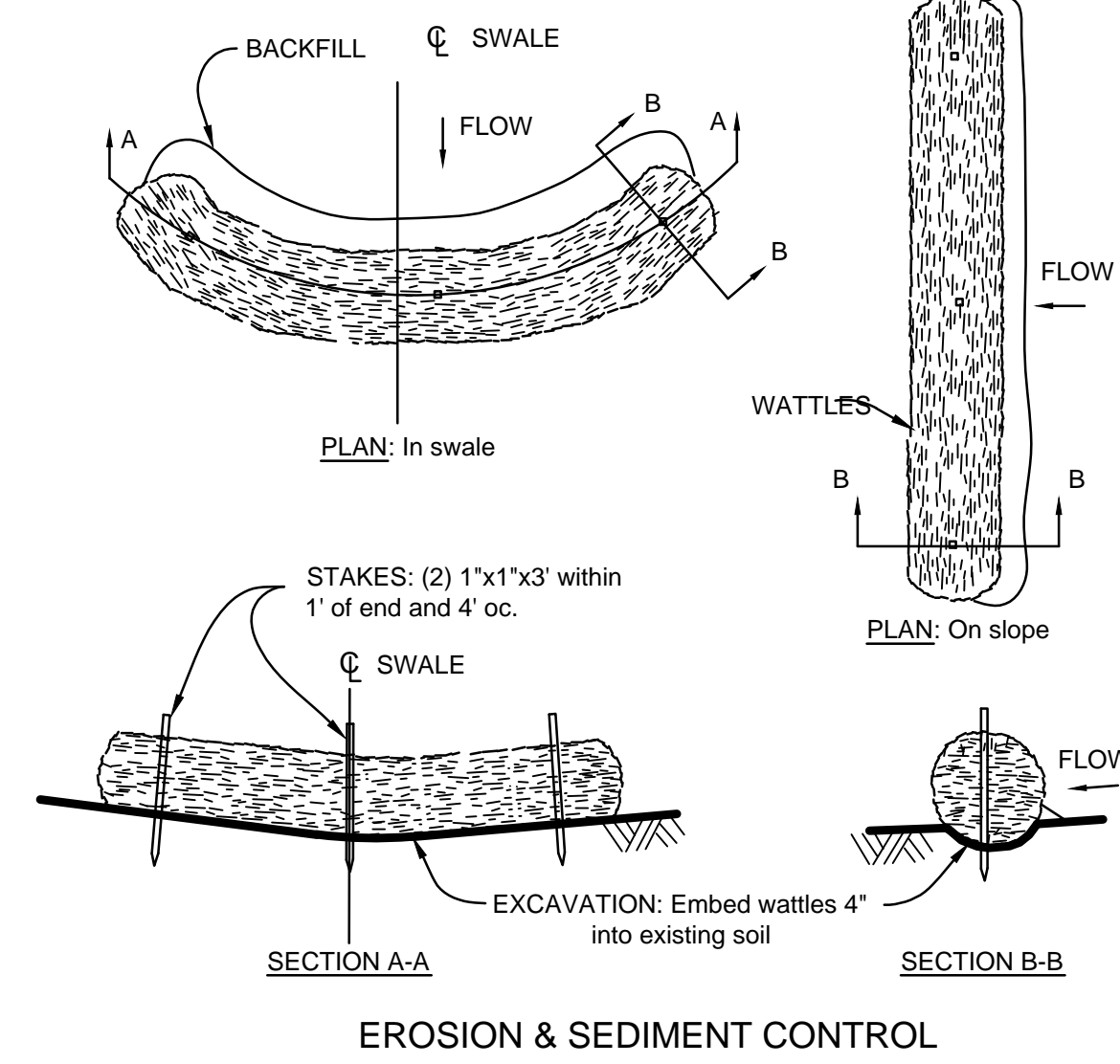
- PROPERTY INFORMATION:
 - DEED: Deed recorded at the M.S.D.R.D. in Book 9885, Page 558.
 - PLAN: Plan of Land, Pierce Street, Pepperell, Mass.; prepared for Peter Montesanti; by Cornerstone Land Consultants, Inc.; dated November 8, 2018 last revised November 20, 2019; recorded in the M.S.D.R.D. Plan Book 2019 Plan 959.
- DOCUMENTS:
 - Special Permit Application, Common Driveway; Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated March 2, 2018.

NOTES

- PURPOSE: The purpose of this plan, together with reference 2A, is to meet the respective filing requirements for a Planning Board Special Permit for a Common Driveway to service Lots 3, 6, 7, & 8.
- OWNER & APPLICANT: Lots 3, 6, 7, & 8 are owned by Peter Montesanti; 8 Nissittisit Rd., Pepperell MA. The applicant is Peter Montesanti.
- ZONING: The subject property is within the Town Residence Zoning District.
- PROPERTY LINES & EASEMENTS: Existing property lines shown are from Plan Reference 1B.
- OWNERS ASSOCIATION: Documents requiring all lots served by the Common Driveway to be part of an owners association in accordance with Zoning By-law Section 6230 shall be submitted to the Planning Board prior to issuance of a building permit.
- VARIANCES & SPECIAL PERMITS: The subject property is not subject to any known existing recorded special permits or variances.
- TOPOGRAPHY: Site details & topography shown are the result of instrument surveys performed from November 2017 through March 2018. A datum was assumed.
- WETLANDS: Approved ANRAD Site Plan 25-33 Pierce Street, Pepperell, MA, date December 5, 2017. The flagging was located by instrument survey. The wetland boundary is shown to demonstrate conformance with zoning area requirements only and shall not be used for any other purpose.
- 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.
- 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.
- SOILS: Soils on the site have been classified by the Natural Resources Conservation Service as Bernardston and Pittstown series. See Reference 2A for additional USDA soil data.
- LOT PERMITTING: In order to obtain building permits for construction on the lots served by the common driveway additional approvals may be required from the Conservation Commission for proposed work within the wetland buffer zone, if applicable; the Board of Health for proposed sewage disposal systems and wells; and the Planning Board for duplex residential dwelling special permits where applicable.
- COMMON DRIVEWAY ENTRANCE: The entrance to the common driveway shall be graded such that runoff water from the driveway does not enter the street and runoff water from the street does not enter the driveway.
- PERMANENT IDENTIFICATION MARKERS: Permanent markers located at the common driveway entrance, at the entrance to each individual private driveway, and at the corners of the emergency parking areas shall be provided as shown.
- 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.

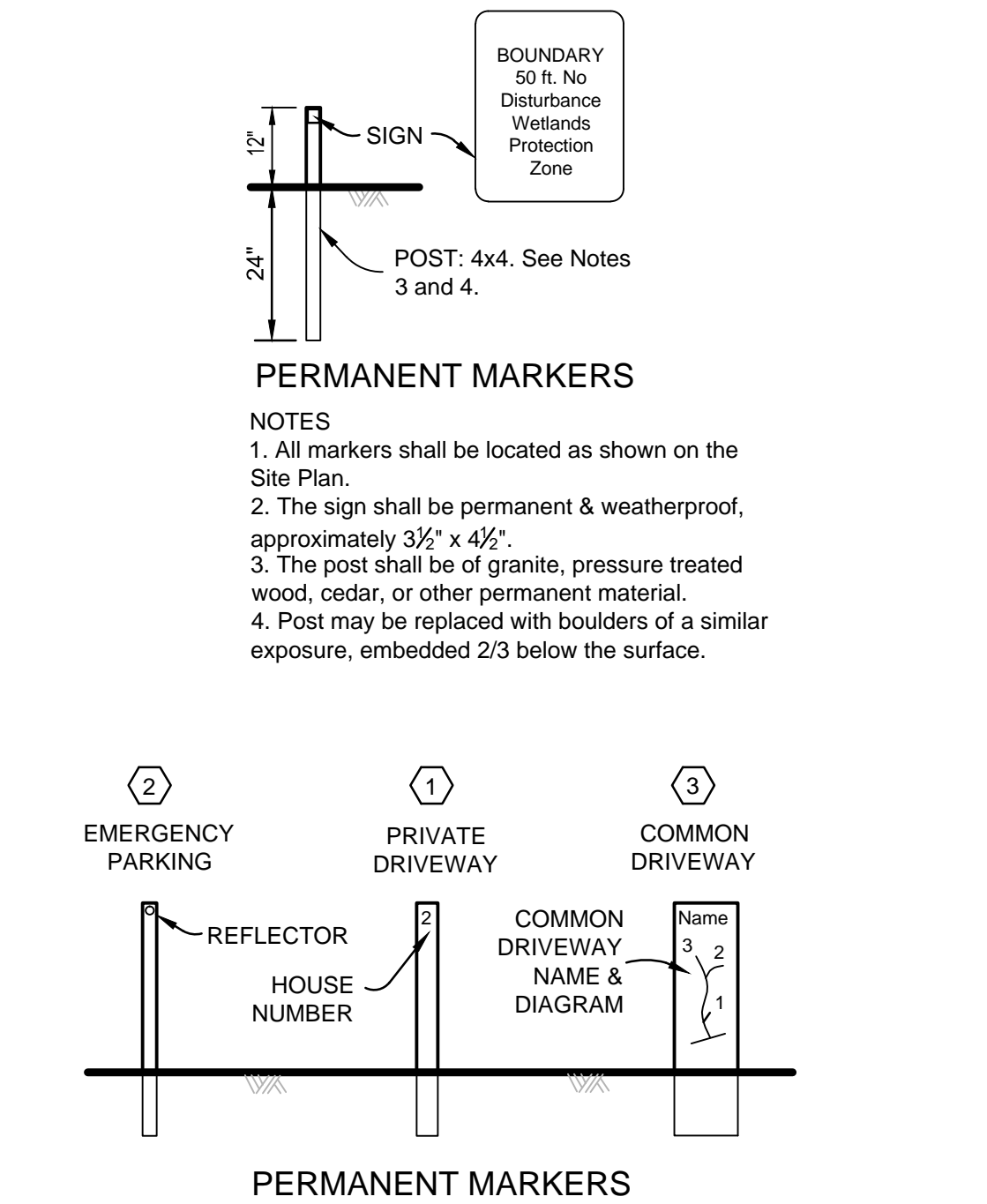
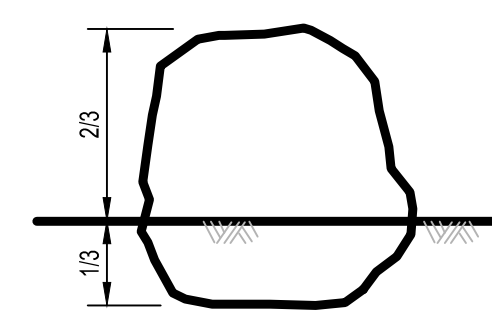
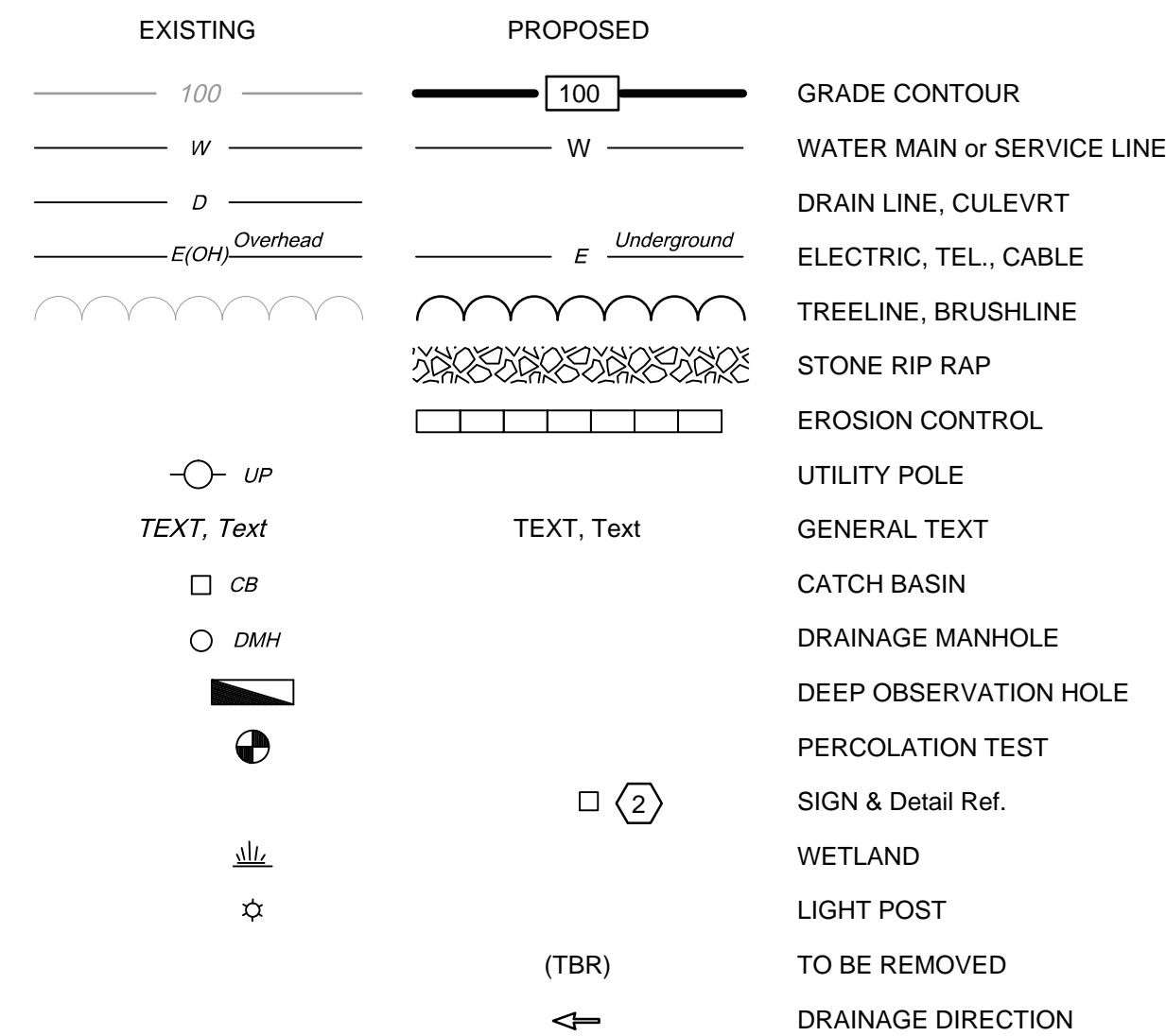
Details

Not to Scale

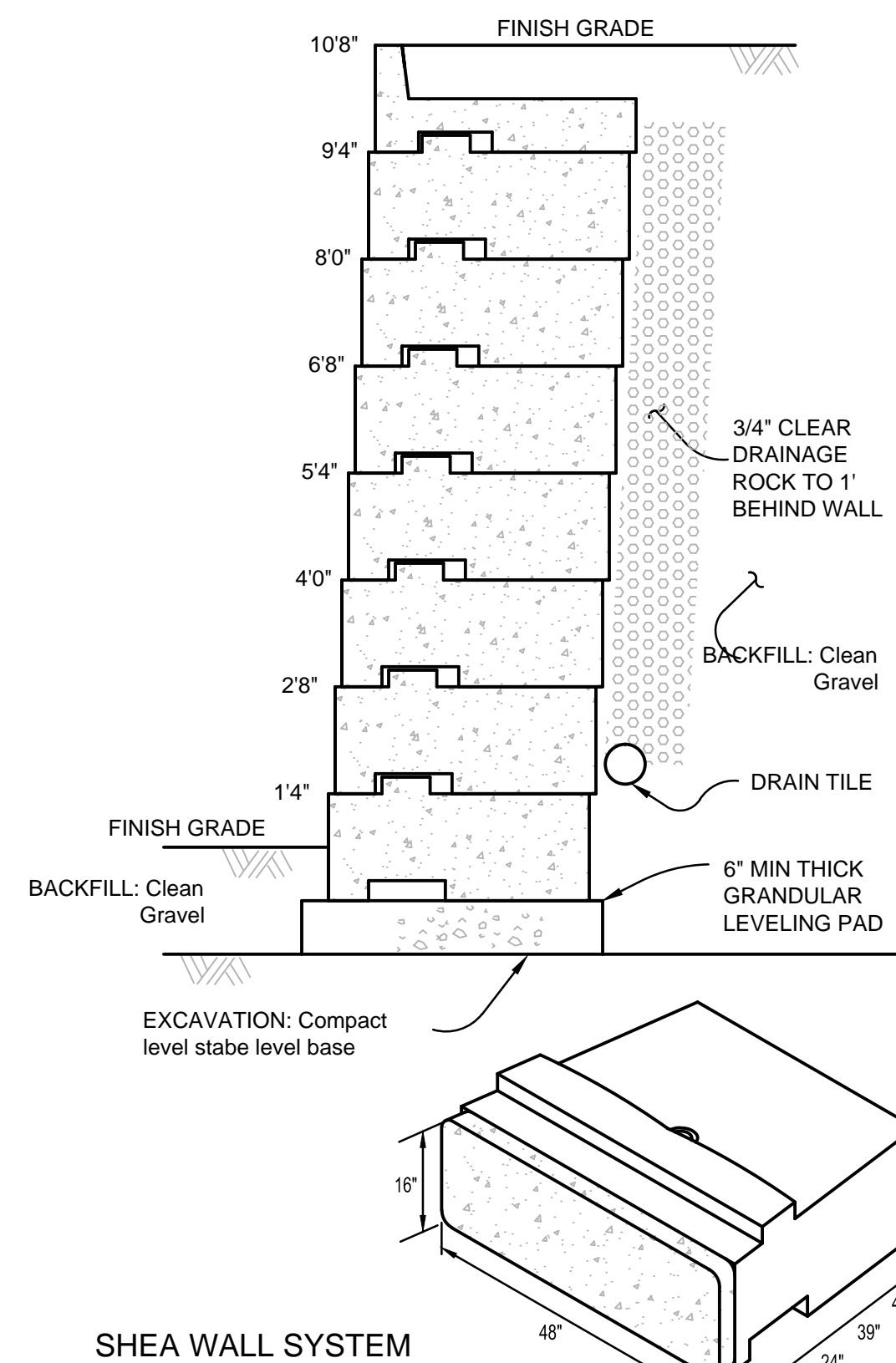


- NOTES**
- Driveway surface treatment to be 1-1/2" bituminous concrete finish course over 1-1/2" bituminous concrete binder course.
 - Driveway base and shoulder material shall be compacted clean gravel with no aggregate larger than 3".
 - Drainage swales shall be provided where shown on the Site Plan. Bottom surface treatment may vary depending on the longitudinal grade of the swale. Use 4'-8" graded crushed rock unless specified otherwise.

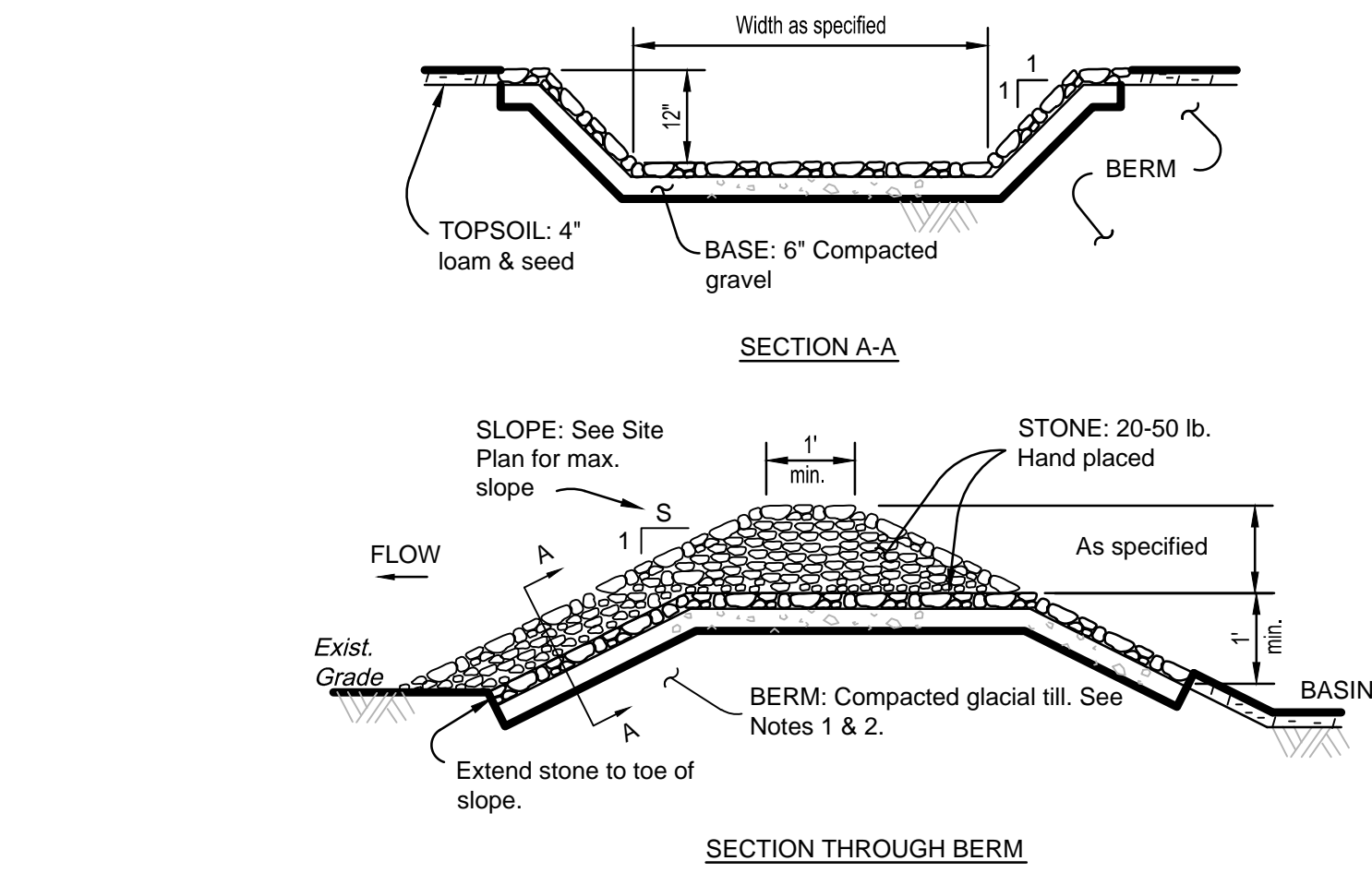
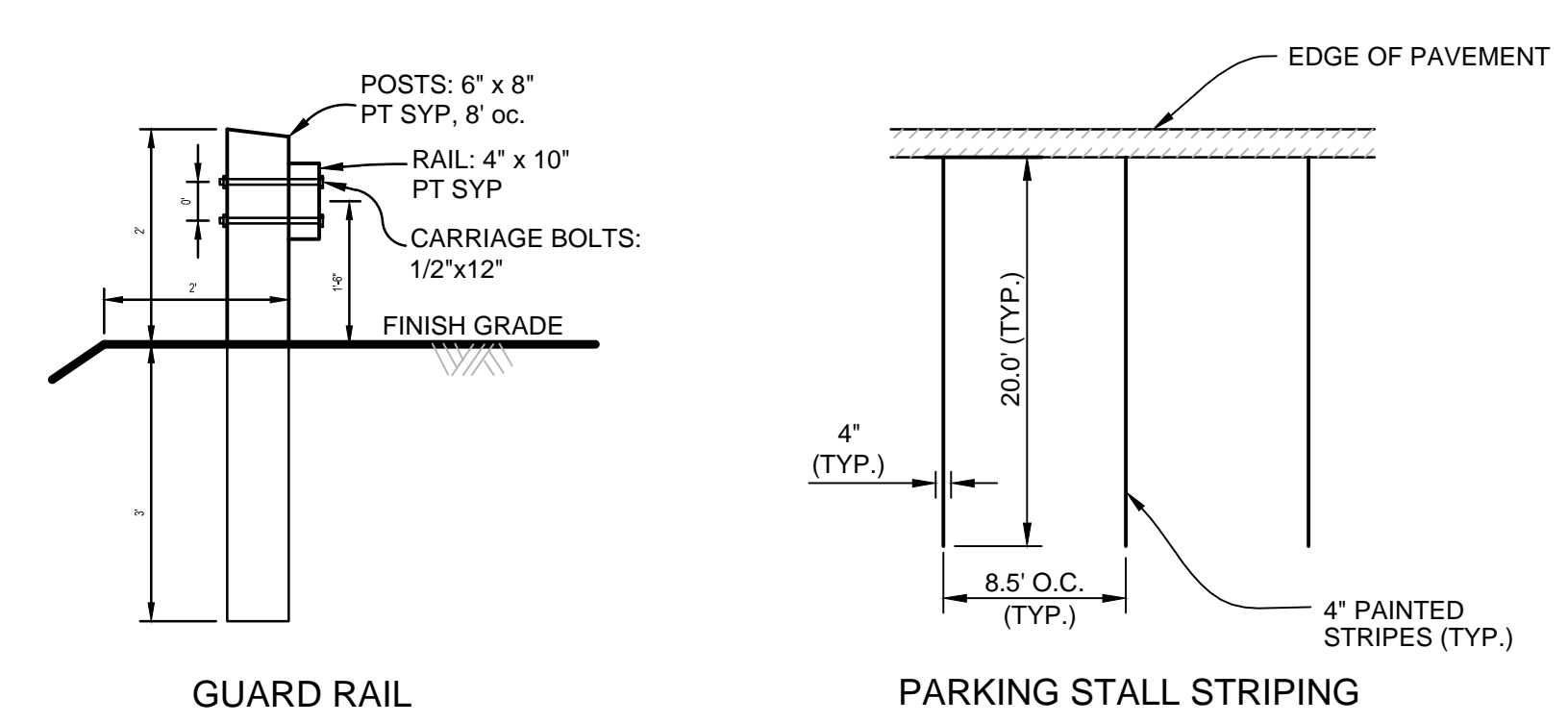
LEGEND



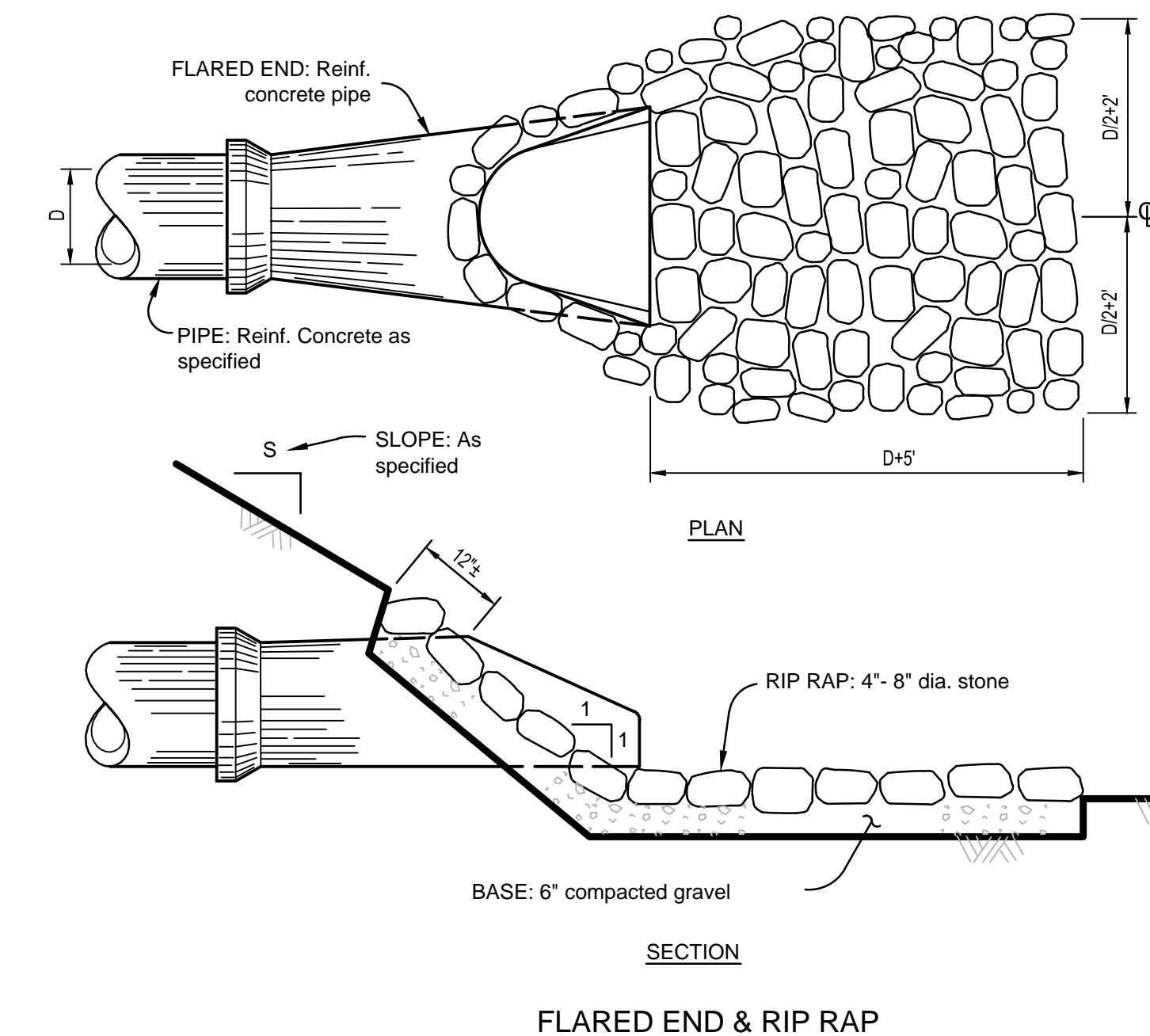
- NOTES**
- The driveway entrance markers shall be granite having a maximum surface area of 6 sf. The diagrams and text on the markers shall be engraved.
 - House numbers shown on all markers shall be assigned by the Board of Assessors. The driveway name (optional) shall be approved by the Planning Board and Board of Assessors.
 - The emergency parking & turnout markers shall be 4"x4" pressure treated posts.
 - Other alternative marker styles shall be submitted to the Planning Board for approval.
 - All markers shall be located as shown on the Site Plan.
 - Markers shall comply with all requirements of the Pepperell Fire Dept. 'Guidelines for Driveway Access'.



- SHEA WALL SYSTEM NOTES:**
- Maximum height non reinforced walls in silty clay (soil friction angle =28°) is 10'8", 9'4", and 5'4" for 45", 39", and 24" blocks. taller walls built with geo-grid or set-back effect.
 - Concrete: 3,000 psi minimum after 28 days.
 - Face texture is north shore granite
 - Turning radius 15 feet.
 - 1" setback per row on a straight wall (angle of batter 3.6°) curved wall 1-2.7" per row.



- NOTES**
- Remove topsoil from beneath berm prior to construction.
 - Berm shall be compacted to 95% optimum density (Proctor).



Design by KML
Survey by KML/AHO
Draft by KML
Check by KML
JAV

REVISION	DATE	BY

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www.cornerstoneland.net

SCALE: As Shown
DATE: April 1, 2020
PREPARED FOR:
Peter Montesanti
8 Nissittisit Lane
Pepperell, MA 01463

COMMON DRIVEWAY
Details, Notes & Sections
LOT 3, 6, 7, & 8 PIERCE STREET
PEPPERELL, MASSACHUSETTS

JOB NO.: 2016-132
SHEET: DNS-1
DRAWING NO.
9600