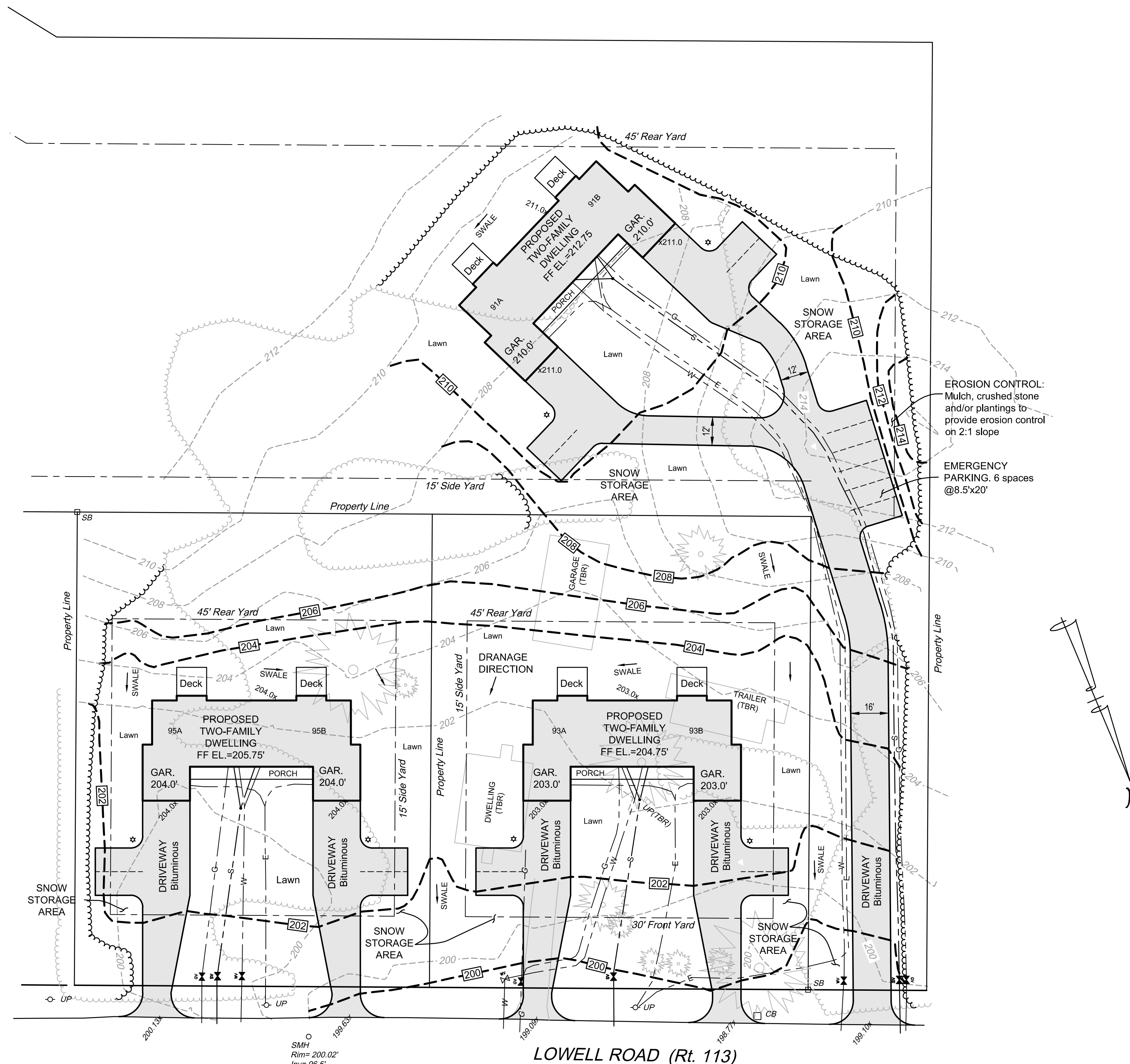




Ref.: Pepperell Assessors Maps

Locus

Not To Scale



REFERENCES

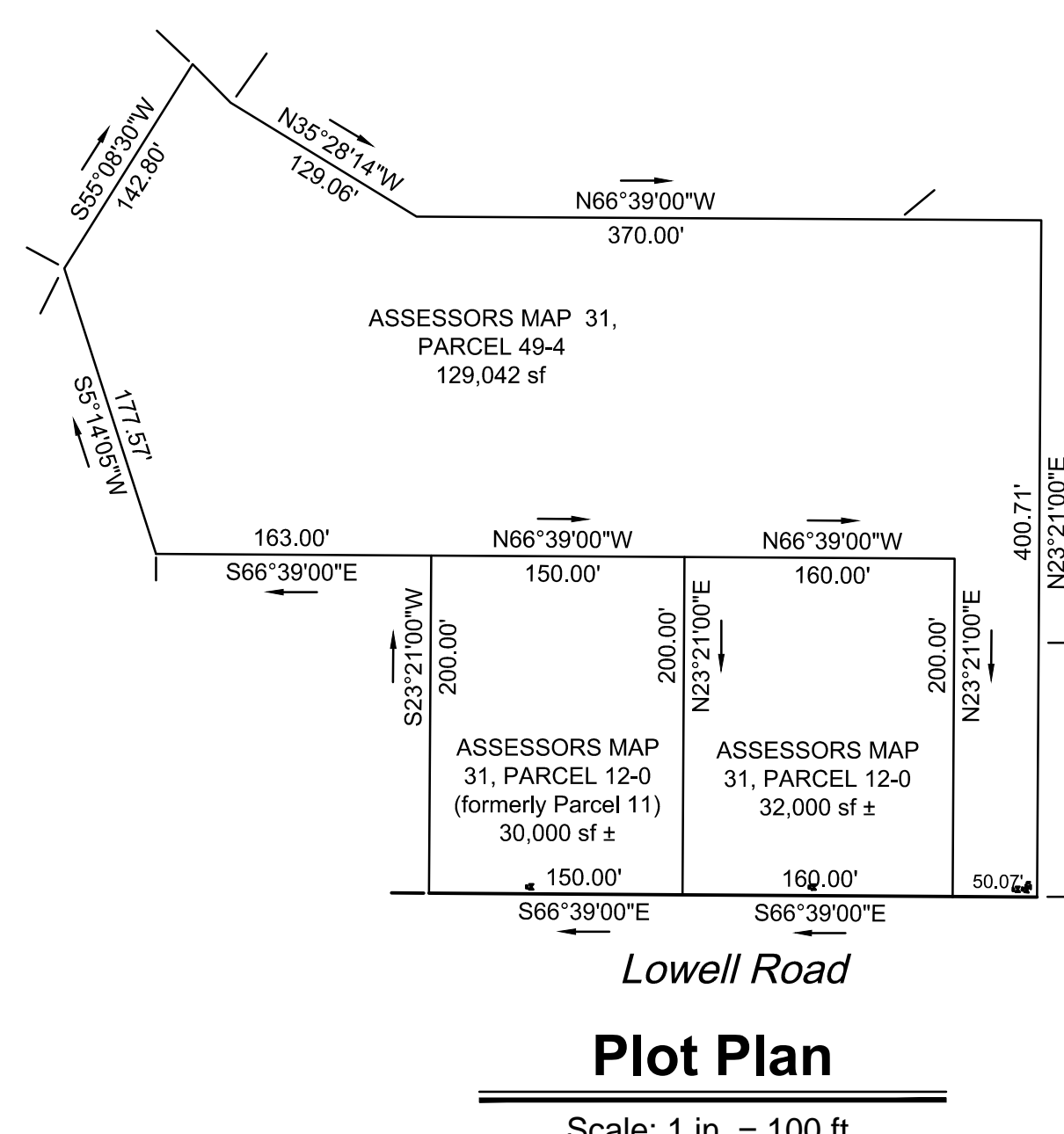
- PLANS:
 - Plan of Land in Pepperell, Mass.; for the Estate of Alfred R. Soucy, Sr.; by Bill Boston Survey, Inc.; dated April 20, 1999; recorded at the MSDRD. As Plan 296 of 2000, in Plan Book 31237, Page 198.
 - Architectural Plans- Preliminary plans by Design Basics, Inc., Plan 4622

DOCUMENTS:

- Special Permit Application, Two-Family Dwellings; 91-93 and 95 Lowell Rd. Pepperell, Mass.; for Brimar Realty Trust; dated August 28, 2020.

NOTES

- PURPOSE:** The purpose of this plan, together with reference 2A is to meet the filing requirements for a Planning Board Special Permit for three Two-Family Dwellings.
- OWNER & APPLICANT:** The property owner and applicant is Brimar Realty Trust; P.O. Box 746, Pepperell MA 01463.
- ZONING:** The property is within the Suburban Residence Zoning District (SR) The property is not within the Water Resources Protection Overlay District (WRPOD). The property is within the Sewer Overlay District.
- PROPERTY LINES & EASEMENTS:** All existing lot line data shown is from reference 1A.
- VARIANCES & SPECIAL PERMIT:** The property is not subject any existing variances or special permits
- PUBLIC OR COMMON AREAS:** There are no known public or common areas within the subject property or on abutting properties.
- WETLANDS:** The proposed construction is not within 100 ft. of any wetland areas or 200 ft of any riverfront areas.
- 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.
- TOPOGRAPHY:** Site details & topography shown are the result of instrument surveys performed in August 2019. A datum was assumed.
- 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 Windsor loamy sands and Charlton fine sandy loam. See Reference 2A for additional USDA soil data.
- 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 J. A. Visniewski, LLC.

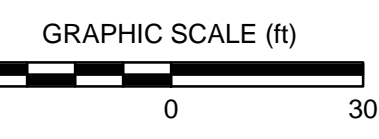


LEGEND

EXISTING	PROPOSED	
100	100	GRADE CONTOUR
W	W	WATER MAIN or SERVICE LINE
E	E	ELECTRIC, TEL., CABLE
S	S	SEWER LINE
G	G	GAS LINE
UP		TREELINE, BRUSHLINE
CB		UTILITY POLE
SMH		CATCH BASIN
		SEWER MANHOLE
WV		LIGHT POST
		WATER VALVE
		GAS VALVE
		SEWER VALVE
		TO BE REMOVED
		TREE TO BE REMOVED
		SPOT GRADE

Site Plan

SCALE: 1 in. = 30 ft.



J.A. VISNIEWSKI, L.L.C.
 Civil Engineering, Land Planning & Design
 P.O. Box 657 - Pepperell, MA 01463 - (978) 877-7198

SCALE: As Shown
 DATE: August 28, 2020
 PREPARED FOR:
 Brimar Realty Trust
 P.O. Box 746
 Pepperell, MA 01463

SPECIAL PERMIT PLAN
 Two-Family Dwellings
 91-93 & 95 LOWELL ROAD
 PEPPERELL, MASSACHUSETTS

JOB NO.: 2020-103
 SHEET: 1 of 1

DRAWING NO.
9732

DATE	REVISION	BY	DESIGN BY
8/28/20	Change unit numbers	JV	JV
			Survey by JV/RT
			Draft by JV
			Check by BS

Certification not valid without ORIGINAL stamp and/or signature