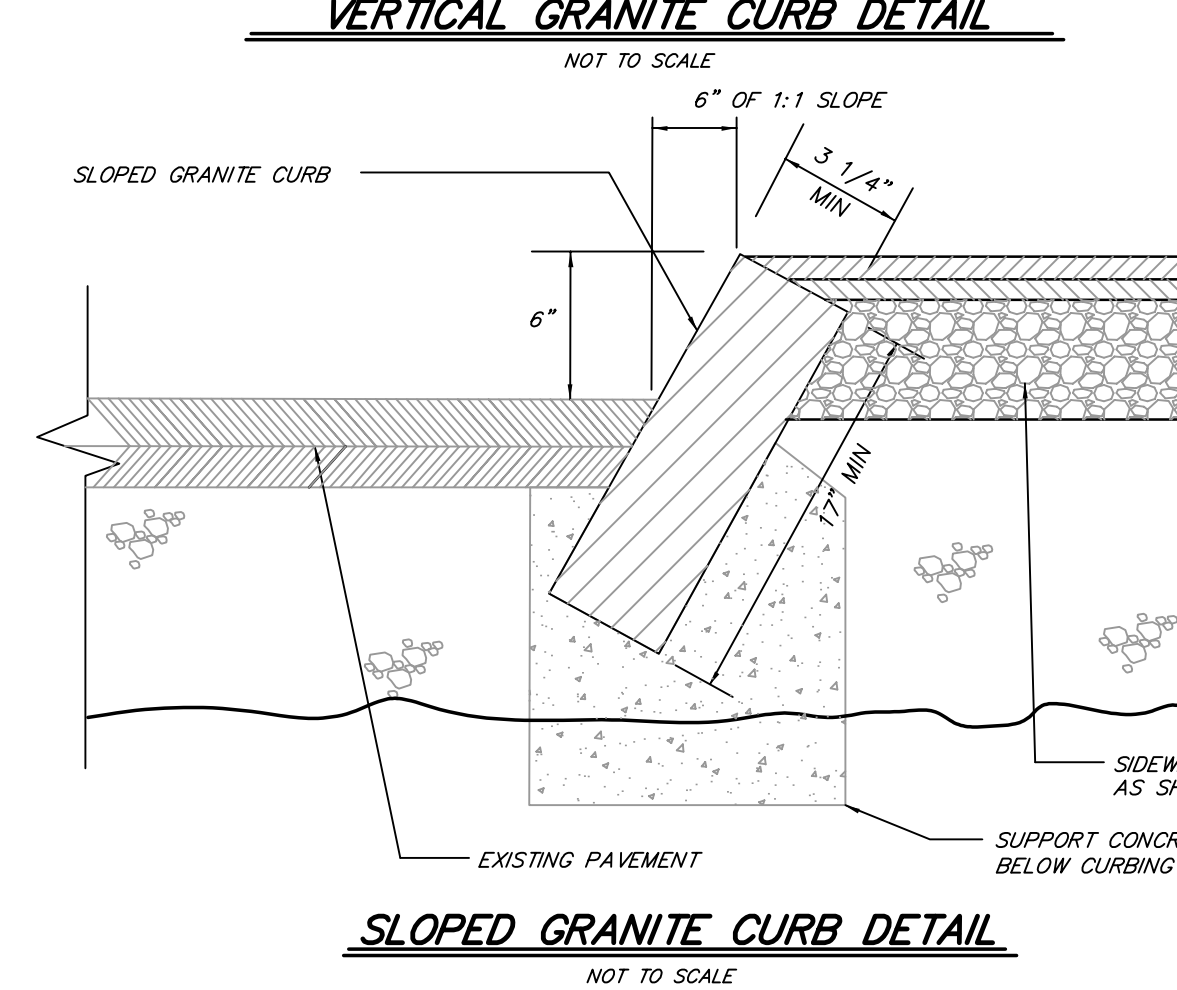
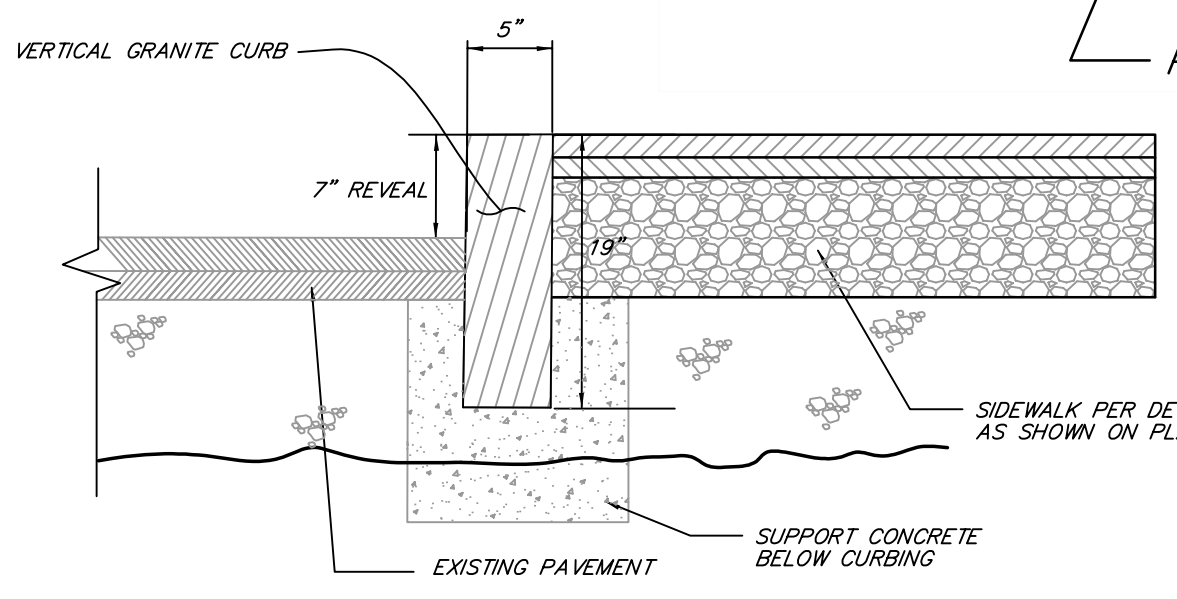
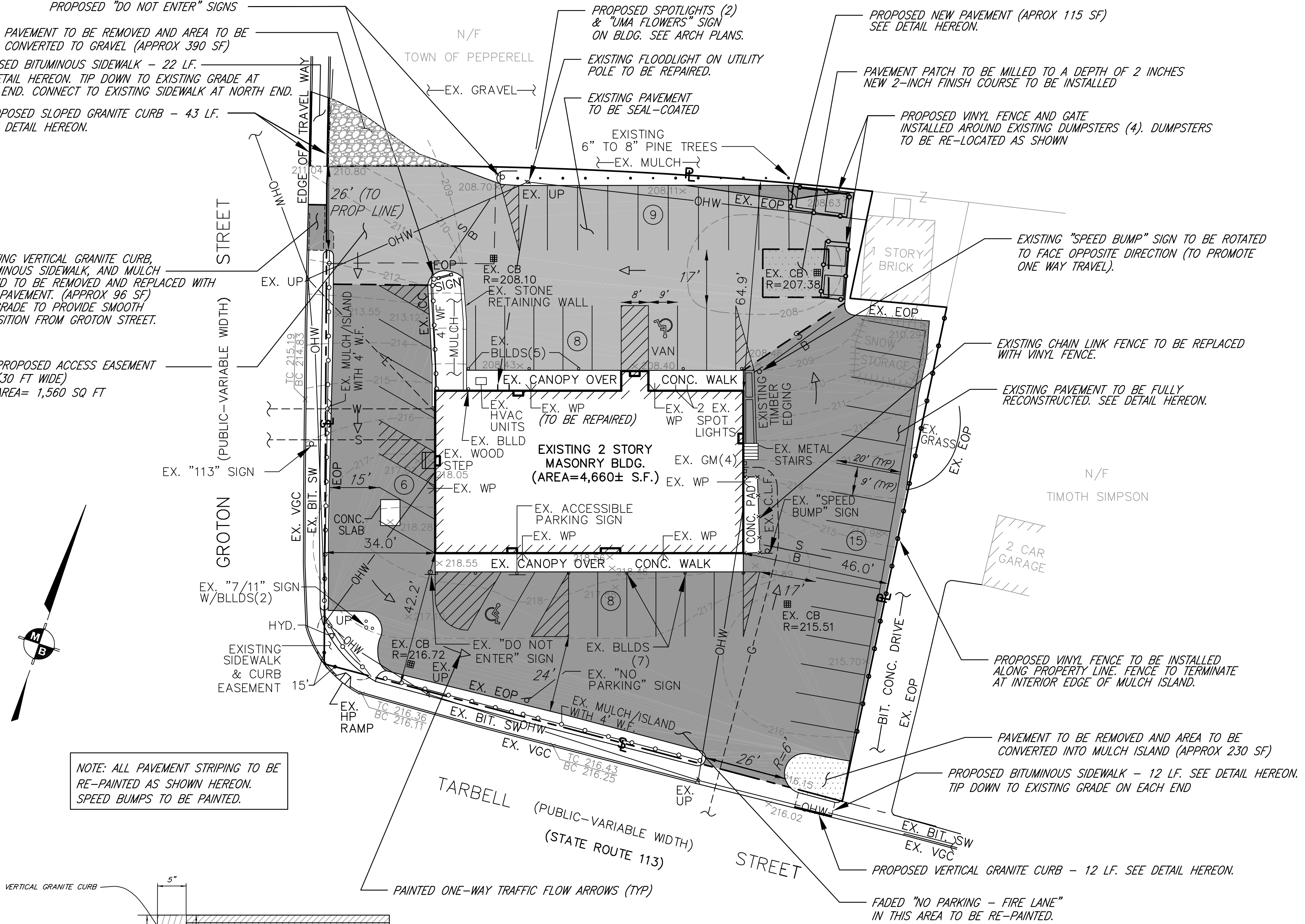
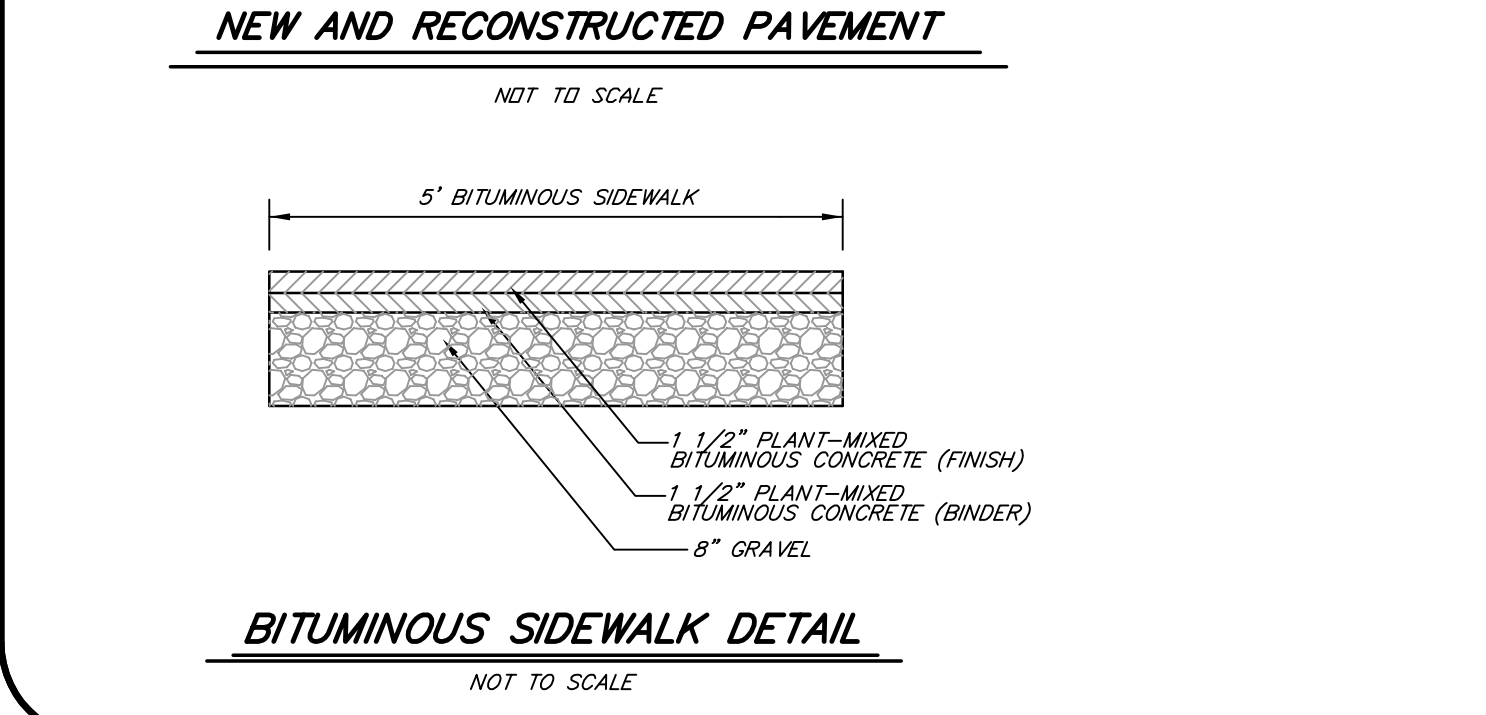
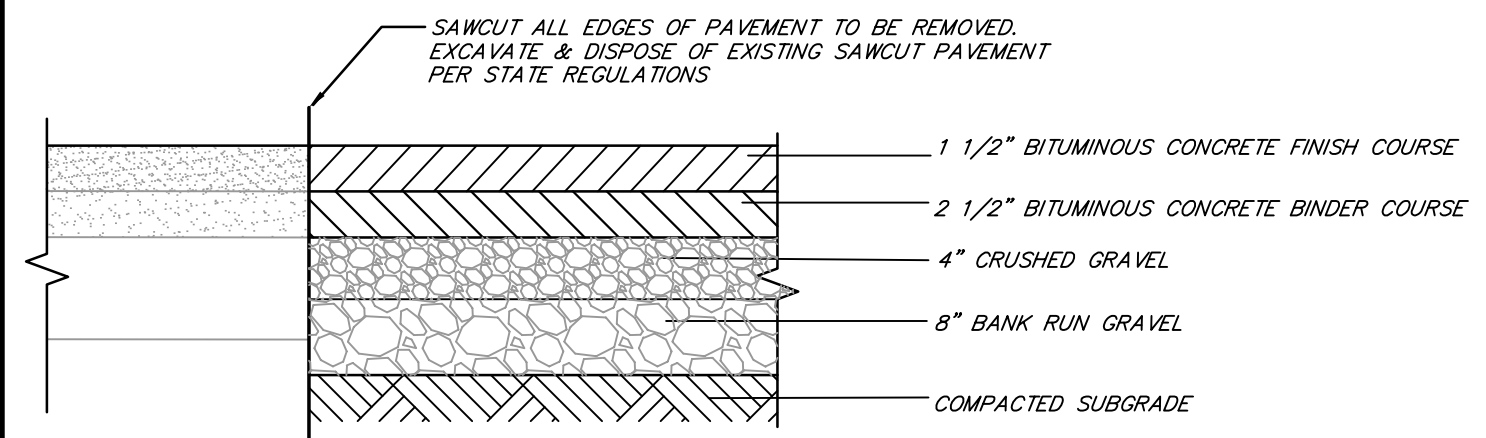


LEGEND & ABBREVIATIONS	
	PROPERTY LINE
	STREET LINE
	EASEMENT LINE
	VERTICAL GRANITE CURB
	CONCRETE CURB
	BIT. CONC. CURB
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	OVERHEAD WIRE
	EXISTING CONTOUR
	CATCH BASIN
	UTILITY POLE
	HYDRANT
	GAS METER
	SIGN POST
	BOLLARDS
	WALL PAK LIGHT
	BITUMINOUS CONCRETE
	TREE
	PROPOSED PARKING COUNT
	SPEED BUMP
	EXISTING
	BUILDING
	NOW OR FORMERLY
	RIM ELEVATION EQUALS

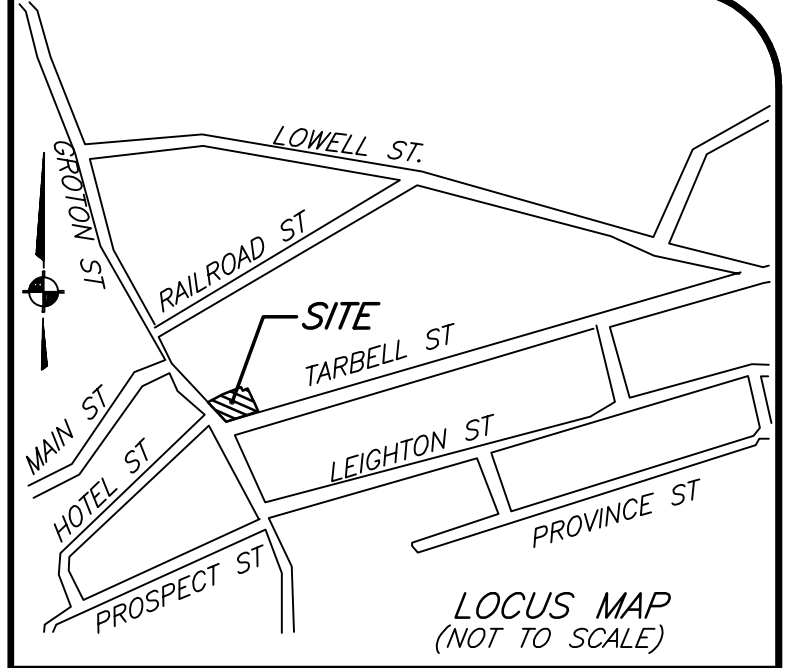
LEGEND-PAVEMENT	
	PAVEMENT SAWCUT LINE
	NEW PAVEMENT AND PAVEMENT TO BE RE-CONSTRUCTED 12" GRAVEL BASE 2.5" BINDER 1.5" TOP COAT
	EXISTING PAVEMENT TO BE SEAL-COATED
	EXISTING PAVEMENT TO BE MILLED (2") AND OVERLAID (2")
	EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH MULCH ISLAND
	EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH GRAVEL



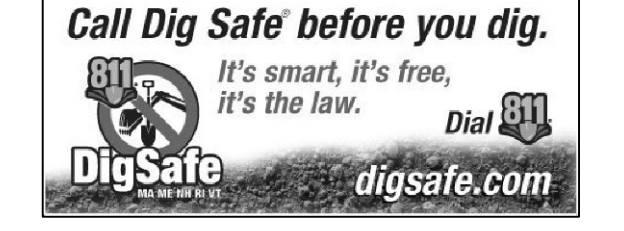
ZONE: COMMERCIAL			
DIMENSION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:		30,830± SF	30,830± SF
BUILDING:		8,500 SF (GFA)	8,500 SF (GFA)
MINIMUM LOT FRONTAGE:	50'	181.16'	181.16'
MINIMUM LOT WIDTH:	40'	160.16'	160.16'
MINIMUM SETBACKS:			
FRONT	30'	34.0'	34.0'
SIDE	15'	46.0'	46.0'
REAR	25'	64.9'	64.9'
MAXIMUM BUILDING COVERAGE:		15.6%	15.6%
MAXIMUM HEIGHT:	35'	28'	28'

PARKING SCHEDULE	
USE:	REQUIRED
RETAIL	1 Space/200 S.F. 27 Spaces 5,250 S.F.
RESTAURANT	1 Space/4 Seats 14 Spaces 56 Seats
PROF. OFFICE	1 Space/500 S.F. 3 Spaces 1,250 S.F.
TOTAL SPACES REQUIRED: 44 SPACES	
TOTAL SPACES PROVIDED: 46 SPACES	

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF PEPPERELL IN THE LATEST SITE PLAN RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER APPLICABLE SPECIFICATIONS UNLESS SPECIFICALLY WAIVED BY THE PLANNING BOARD. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE LATEST AVAILABLE STANDARD SPECIFICATIONS FOR STANDARD HIGHWAYS AND BRIDGES (AND SUPPLEMENTS PUBLISHED BY THE COMMONWEALTH OF MASSACHUSETTS HIGHWAY DEPARTMENT).
 - THE OWNER IS HEREBY NOTICED THAT THIS PLAN MAY CONTAIN CONDITIONS OF APPROVAL FROM THE PLANNING BOARD AND/OR OTHER TOWN DEPARTMENTS WHICH MAY NOT APPEAR ON THESE PLANS BUT ARE ON FILE WITH THE TOWN. CONTRACTOR SHALL HAVE A COPY OF THE ORDER OF CONDITIONS ON SITE AT ALL TIMES & SHALL BE FAMILIAR WITH ALL CONDITIONS.
 - ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. ALLOW FOR A MINIMUM OF SEVEN DAYS FOR MODIFICATIONS.
 - RESTORATION OF FINAL SURFACE SHALL BE DONE SUCH AS TO PROMOTE DRAINAGE AWAY FROM ACCESS MANHOLES, CLEANOUTS AND STRUCTURES. CONTRACTOR SHALL DIRECT RUNOFF TO EXISTING CATCH BASINS AS MUCH AS POSSIBLE.
 - BURIAL OF WASTE MATERIAL SHALL NOT BE ALLOWED. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS FROM THE SITE AND DISPOSE OF THEM AT A LOCATION APPROVED BY THE PEPPERELL PLANNING BOARD OR BUILDING DEPARTMENT.



- NOTES:**
- OWNER OF RECORD
PRIYANKA PEPPERELL REALTY, LLC
109 RAFFAELE DRIVE
WALTHAM, MA 02452
 - TOWN OF PEPPERELL ASSESSORS REFERENCE
ASSESSORS MAP 26 PARCEL 115
 - PLAN REFERENCE
MIDDLESEX SOUTH DISTRICT PLAN 1363 OF 1985.
 - DEED REFERENCE
MIDDLESEX SOUTH DISTRICT BOOK 64682 PAGE 412
 - SEE EXISTING CONDITIONS PLAN PREPARED BY MISTRY ASSOCIATES FOR ADDITIONAL INFORMATION.
 - TOPOGRAPHIC AND BOUNDARY SURVEY CONDUCTED BY MISTRY ASSOCIATES IN THE SUMMER OF 2020.
 - BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - UTILITY LOCATIONS SHOWN ARE FROM FIELD SURVEY OR RECORD PLANS AND THE LOCATIONS ARE APPROXIMATE.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FIRM MAP 25017C0087E, DATED 6/4/2010
 - CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND NOTIFY DIGSAFE PRIOR TO ANY EXCAVATIONS.



APPROVAL: PEPPERELL PLANNING BOARD

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Rev. 2 | 10/13/2020 | BY: LIA
Rev. 1 | 9/9/2020 | BY: LIA

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Meisner Brem Corp. TOWN COMMENTS

SITE PLAN

2 TARBELL STREET
Pepperell, Massachusetts
MAP 26 PARCEL 115

Prepared For:
Uma Flowers, LLC

109 Raffaele Drive
Waltham, Massachusetts
August 14, 2020

SCALE: 1"=20'

MEISNER BREM CORPORATION
142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 - (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 - (603) 893-3301

DESIGNED BY: SURVEYED BY:
DRAFTED BY: LIA JOB NUMBER: 2861
APPROVED BY: LIA 2861-Tarbell MBC.dwg

1 of 1