



LEGEND

EXISTING	PROPOSED	
100	100	GRADE CONTOUR
w	W	WATER MAIN or SERVICE LINE
D	FD	DRAIN LINE, CULVERT FOUNDATION DRAIN
E(CH) _{Overhead}	E _{Underground}	ELECTRIC, TEL., CABLE
UP		TREELINE, BRUSHLINE UTILITY POLE
TEXT, Text	TEXT, Text	GENERAL TEXT
WETLAND		WETLAND
☆	★	LIGHT POST TO BE REMOVED
	○	WETLAND MARKER

- ### REFERENCES
- PLANS:
 - A Special Permit Plan; Two-Family Dwellings; Lots 3A & 6A Shirley & Elm Streets, Pepperell MA; for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated December 1, 2018, revised 1/23/19.
 - Plan of Land; Elm St. & Shirley St., Pepperell, Mass.; prepared for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated January 10, 2019.
 - Common Driveway; Scotch Pine Farm Way; prepared for Michael & Donna Quintal; by Cornerstone Land Consultants, Inc.; dated June 27, 2018, revised 10/25/18.
 - Architectural Plans, Lots 3A & 6A; for Jeff Chabot; by Giattino Design; revised 11/11/17.
 - Sewage Disposal System, As-Built System; Lot 3A Scotch Pine Farm Way; prepared for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated June 9, 2020.
 - Sewage Disposal System, As-Built System; Lot 6A Scotch Pine Farm Way; prepared for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated November 23, 2020, revised 11/25/20.
 - DOCUMENTS:
 - A Special Permit Application, Two-Family Dwelling; Lot 7A Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated December 14, 2020.
 - Special Permit Application, Two-Family Dwelling; Lot 7B Elm St., Pepperell, Mass.; for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated December 14, 2020.
 - Notice of Intent; Lot 7A, Elm St., Pepperell MA; for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated December 14, 2020.
 - Notice of Intent; Lot 7B, Elm St., Pepperell MA; for Michael & Donna Quintal; by J. A. Visniewski, LLC; dated December 14, 2020.
 - Master Deed of the Scotch Pine Farm Village Condominium. Draft
 - Scotch Pine Farm Village Condominium Trust, Draft
 - 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.
 - Special Permit; Common Driveway; 32-34 Shirley St/ 87 Elm St.; dated October 29, 2018
- ### NOTES
- PURPOSE:** The purpose of this plan, together with references 2A & 2B, is to meet the filing requirements for Planning Board Special Permits for Two-Family Dwellings on Lots 7A & 7B; and together with references 2C & 2D is to meet the filing requirements for Conservation Commission Notices of Intent for work within a wetland buffer zone on Lots 7A and 7B.
 - OWNER & APPLICANT:** Lots 7A & 7B are owned by Michael & Donna Quintal; 134 River Rd., Pepperell MA. The applicant is Michael & Donna Quintal.
 - ZONING:** The subject property is within the Town Residence Zoning District.
 - PROPERTY LINES & EASEMENTS:** Existing and proposed property lines shown are from Plan Reference 1B.
 - TRUST & DEED:** Documents providing details of ownership and maintenance are given in Document References 2E & 2F
 - SPECIAL PERMIT:** The subject lots are subject to a Common Driveway Special Permit given in Document Reference 2H and Plan Reference 1C
 - WETLANDS:** The subject lots are subject to an Order of Conditions for work required on Lots 7A & 7B for the Common Driveway given in Document Reference 2G and Plan Reference 1C.
 - TOPOGRAPHY:** Site details & topography shown are the result of instrument surveys performed from November 2017 through December 2020. A datum was assumed.
 - 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. The proposed dwellings shall be served with individual underground electric, telephone and cable service.
 - SOILS:** Soils on the site have been classified by the Natural Resources Conservation Service as Paxton, Woodbridge and Whitman series. See References 2A & 2B for additional USDA soil data.
 - LOT PERMITTING:** In order to obtain building permits for construction on Lots 7A & 7B additional approvals are required from the Board of Health for proposed sewage disposal systems.
 - EXISTING BUILDING & SDS- LOT 7A:** The existing sewage disposal system shall be abandoned in place or removed in accordance with local and state requirements. The removal of the existing building shall not be done until a demolition permit is obtained. No work shall be conducted until erosion control has been installed.
 - EXISTING WORK AREA:** The two existing work areas shown on the Existing Conditions plan shall be restored to natural conditions within the 100 ft. buffer zone. All stumps, construction materials and soil piles shall be removed. All open areas shall be re-vegetated with New England Conservation/Wildlife Mix (See Specifications). No work shall be conducted until erosion control has been installed.
 - SNOW STORAGE:** Snow shall generally be stored in areas designated as "SNOW" on the Site Plan. No snow shall be stored within the 50 ft. wetland offset area.
 - CULVERT CROSSING:** Adequate fill material, as determined by a structural engineer, shall be placed over the existing culvert to accommodate the Pepperell Fire Dept 40 ton ladder truck.
 - 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.

DESIGN BY	JAV	DESIGN DATE	3/1/21	DRAWN BY	JAV	CHECKED BY	JC
REVISION		DATE		BY		REASON	
1		2/11/2021		JAV		Conservation Commission prelim. review comments.	
2		3/1/21		JAV		Cons. Comm. & Plan. Bnd. hearing comments	

J. A. VISNIEWSKI, L.L.C.
Civil Engineering, Land Planning & Design
94 Shirley St. - Pepperell, MA 01463 - (978) 877-7198

SCALE: As Shown	DATE: December 14, 2020
PREPARED FOR: Michael & Donna Quintal 134 River Rd Pepperell, MA 01463	

SPECIAL PERMITS and WETLANDS SUBMISSIONS

Lots 7A & 7B SCOTCH PINE FARM WAY
PEPPERELL, MASSACHUSETTS

JOB NO.: 2019-123	DRAWING NO.: 9744
SHEET: 1 of 2	