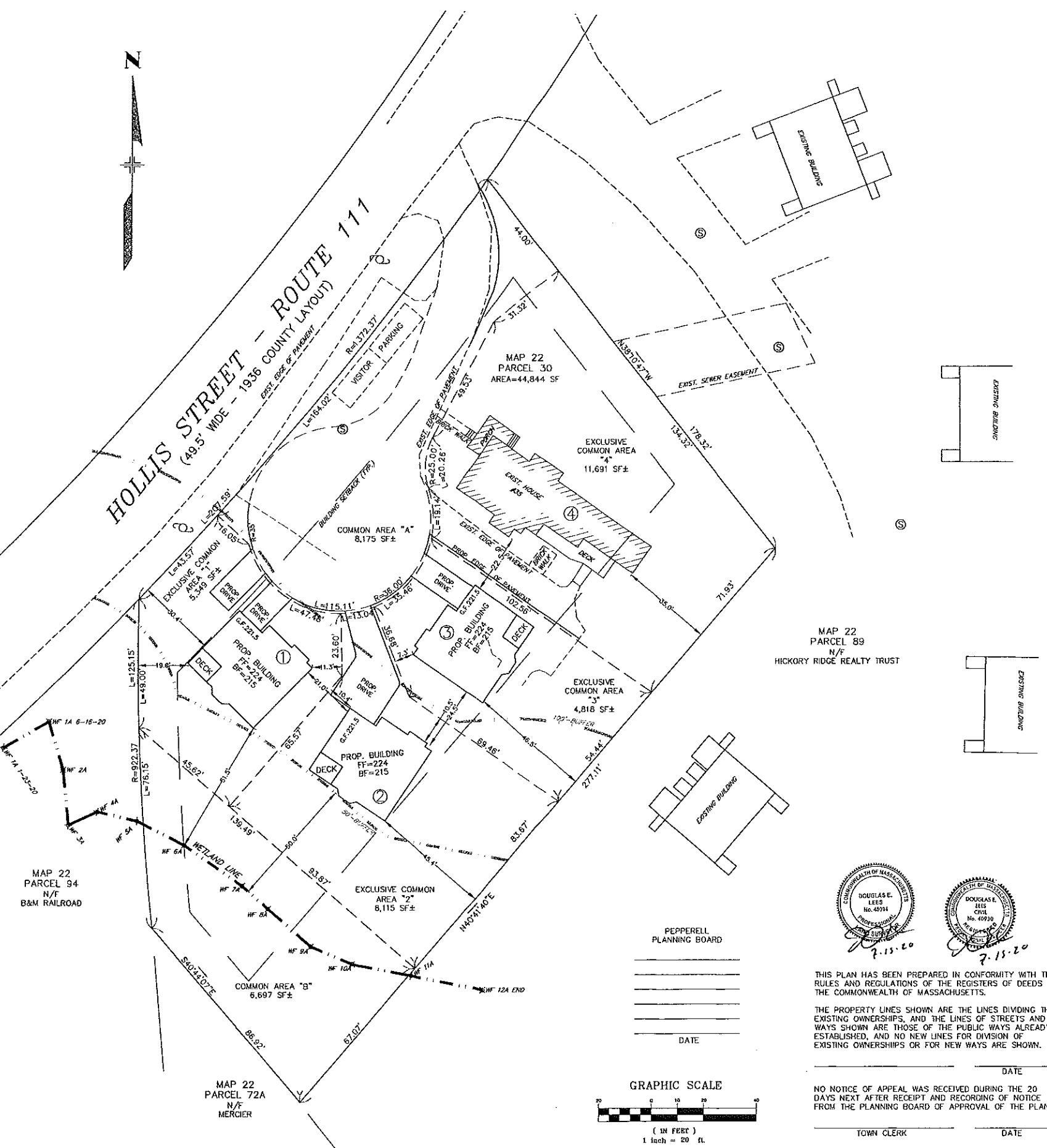


LOCUS
SCALE: 1"=200'



FOR REGISTRY USE ONLY

LEGEND

- EXIST. PROP.
- HYDRANT
- VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- UTILITY POLE
- DRILL HOLE
- IRON PIPE
- CONCRETE BOUND, TO BE SET
- IRON ROD, TO BE SET
- MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

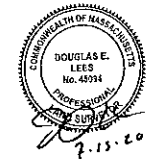
- NOTES:
- PERIMETER BOUNDARY SHOWN HEREIN IS AS DETERMINED FROM AN ON-THE-GROUND SURVEY DONE BY THIS OFFICE AND FROM PLANS OF RECORD (SEE PLAN REFERENCES).
 - THE LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM AVAILABLE RECORDS AND AS-BUILT PLANS. PRIOR TO ANY CONSTRUCTION "DIG SAFE" SHOULD BE CONTACTED AT 1-888-344-7233.
 - THIS SITE IS OUTSIDE THE 500 YEAR FLOOD HAZARD AREA AS SHOWN OF THE FEMA FLOOD INSURANCE RATE MAP 2010.
 - WETLAND FLAGGED BY NORSE ENVIRONMENTAL SERVICES, INC IN THE JUNE OF 2020 AND LOCATED BY THIS OFFICE.
 - EXISTING CONDITIONS AND TOPOGRAPHY IS FROM A FIELD SURVEY BY THIS OFFICE IN OCTOBER 2007 AND IS ON THE NVDG DATUM.
 - ASSESSOR'S MAP: 22, PARCELS #: 30
 - OWNER OF RECORD: RICHARD COLANGELO & TODD DREW 495 MAIN STREET, SUITE B GROTON, MA 01450
 - DEED REFERENCE: MSRD BOOK 49545 PAGE 48
 - PLAN REFERENCE: MSRD BK 15339 PG 315 MSRD BK 12288 PG END MSRD BK 11589 PG END ENDRD BK 28528 PG 134 ENDRD BK 26033 PG 187

LAND USE TABLE

ASSESSOR'S MAP: 22
PARCEL #: 30
PROPERTY LOCATION: 33 HOLLIS STREET

ZONING	
ZONE DISTRICT:	UR
PROPOSED USE:	4 UNIT MULTIFAMILY
REQUIRED:	44,844 SF
PROVIDED:	44,844 SF
LOT AREA:	40,000 SF
LOT FRONTAGE:	150 FT
FRONT YARD:	30 FT
SIDE YARD:	15 FT
REAR YARD:	45 FT
	30.4 FT
	19.0 FT
	35.0 FT*

* EXISTING - NON CONFORMING STRUCTURE

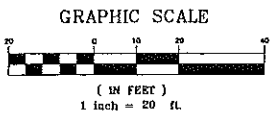


THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING THE EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF THE PUBLIC WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

PEPPERELL PLANNING BOARD

DATE _____



NO NOTICE OF APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE PLAN.

TOWN CLERK _____ DATE _____

LAYOUT PLAN
IN
PEPPERELL, MASSACHUSETTS
33 HOLLIS STREET

SCALE: 1"=20'	DATE: NOVEMBER 7, 2007	SHEET 1 OF 3
JOB NO. 60101	REVISED: JULY 15, 2020	REV. C

PREPARED FOR
NEW VIEW REMODELING AND CONSTRUCTION
DRACUT, MASSACHUSETTS

PREPARED BY
Land Engineering & Environmental Services, Inc.
130 Middlesex Road, Tyngsboro, Massachusetts 01879
Telephone (978) 649-4642

DATE	REVISION	BY
7/15/20	NEW WETLAND LINE/BUILDING 2	DEL
2/5/08	NO CHANGES THIS SHEET	DEL
12/11/07	GRADING/DRAINAGE	DEL