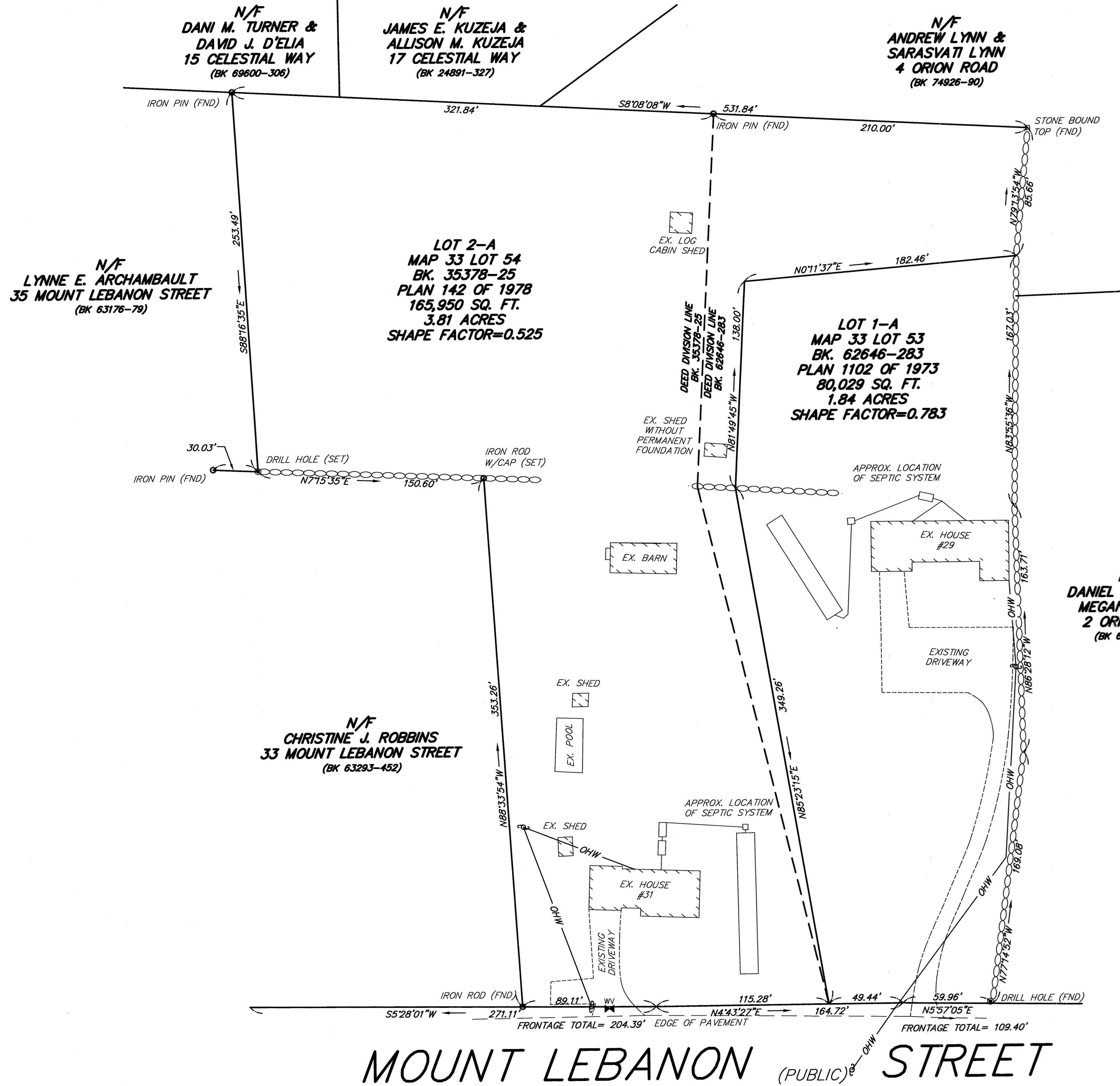


LOCUS - 1"=250'

NOTES:

- LOT 1-A AND LOT 2-A ARE A REDIVISION OF LOT 1 AND LOT 2 AS SHOWN IN A PLAN ENTITLED "LAND IN PEPPERELL, MASS., SURVEYED FOR GEORGE W. & MARTHA E. SHATTUCK," DATED AUGUST 1973, RECORDED AS PLAN 1102 OF 1973 AND OF LOT 3 AND LOT 4 AS SHOWN IN A PLAN ENTITLED "LAND IN PEPPERELL, MASS., SURVEYED FOR GEORGE W. & MARTHA E. SHATTUCK," DATED AUGUST 1973, RECORDED AS PLAN 142 OF 1978.
- THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
- PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANYTHING ONE MIGHT REVEAL.
- NO DETERMINATION OF COMPLIANCE WITH THE ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED. ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESSED OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS.
- THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THE ENDORSEMENT.
- THE LAND OUTSIDE OF THE PROPOSED ANR SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.
- A SPECIAL PERMIT & VARIANCE WERE GRANTED IN ZBA FILE NO. 2021-01 FOR 35 MOUNT LEBANON STREET.
- THE LOCUS SOIL, BASED ON INFORMATION GENERATED FROM USDA-NRCS CERTIFIED DATA, IS CLASSIFIED AS 300B - MONTAUK FINE SANDY LOAM 3 TO 8 PERCENT SLOPES AND 300C - MONTAUK FINE SANDY LOAM 8 TO 15 PERCENT SLOPES.
- IN COMPLIANCE WITH TOWN ZONING BYLAW SECTION 4120, THE CHANGE OF SIZE AND SHAPE OF LOT 1-A AND LOT 2-A NEITHER CREATES A NEW NONCONFORMITY NOR INCREASES THE DEGREE OF NONCONFORMITY THAT PRESENTLY EXISTS.
- THE FRONTAGE FOR THE LOTS IS AT PREEXISTING PEPPERELL ZONING REQUIREMENTS, BUT EACH LOT HAS AT LEAST TWENTY FEET OF FRONTAGE.



REQUIREMENTS FOR ZONING DISTRICT TR

ZONING CRITERIA (MINIMUM)	TR
FRONTAGE MIN.	150'
FRONT SETBACK MIN.	50'
SIDE YARD MIN.	25'
REAR YARD	60'
TR (MIN. AREA)	80,000 SQ. FT.



FOR REGISTRY USE ONLY

Pepperell Planning Board	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED	
CH. 41, S. 81-P.	DATE:

APPLICANTS AND RECORD OWNERS:
 BILLY D. BRAMLETT, JR. & KIMBERLY A. BRAMLETT
 31 MOUNT LEBANON STREET
 PEPPERELL, MA 01432

LOT 1-A
 MAP 33 LOT 53-00
 DEED BOOK 62646-283
 PLAN 1102 OF 1973

LOT 2-A
 MAP 33 LOT 54-00
 DEED BOOK 35378-25
 PLAN 142 OF 1978

I CERTIFY THAT THE EXISTING BUILDINGS ARE LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) PER FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF PEPPERELL, COMMUNITY PANEL NO. 250210 0088 E, DATED JUNE 4, 2010.

I CERTIFY THAT EACH LOT CONTAINS AT LEAST EIGHTY THOUSAND (80,000) SQUARE FEET OF LAND EXCLUSIVE OF SURFACE WATERS AND FLOOD HAZARD AREAS AS DEFINED IN THE TOWN OF PEPPERELL ZONING BYLAWS.

I CERTIFY THAT EACH LOT HAS PRACTICAL ACCESS FROM THE LOT FRONTAGE TO A PUBLIC WAY AND THAT EACH LOT CONTAINS THIRTY THOUSAND (30,000) CONTIGUOUS SQUARE FEET OF LAND, EXCLUSIVE OF WETLAND AND FLOOD HAZARD AREA.

ENDORSEMENT BY THE PLANNING BOARD DOES NOT CONSTITUTE A FINDING THAT ZONING REQUIREMENTS HAVE BEEN MET.

1"=40'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

3/7/2022 *Robert T. Conway*
 DATE SURVEYOR

SURV: GSN CALC: RTC DRAFTED: RTC CK'D: RTC NB: 836-14 DEED: SEE ABOVE REF:

PLAN OF LAND IN
Pepperell, Mass.
 PREPARED FOR
Billy D. Bramlett, Jr.
 SCALE: 1"=40' FEBRUARY 2022

David E. Ross Associates, Inc.
 CIVIL ENGINEERS - LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS
 PO BOX 795 - LANCASTER COUNTY ROAD, HARVARD, MASS. 01451
 (TEL. NO. 978-772-6232)

JOB NO. 33953 SHEET 1 OF 1 PLAN NO. L-14482