

WESTFIELD STREET
(APRIL 8, 1930 - COUNTY LAYOUT)

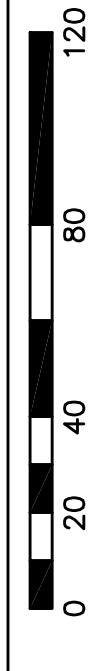
SUMMER STREET
(APRIL 14, 1930 - COUNTY LAYOUT)

**DRIVEWAY PLAN FOR
LOTS 7, 8 & 9
IN
SUMMER STREET**

WESTWOOD, MA
SCALE: 1"=40'
Site Design Professionals, LLC

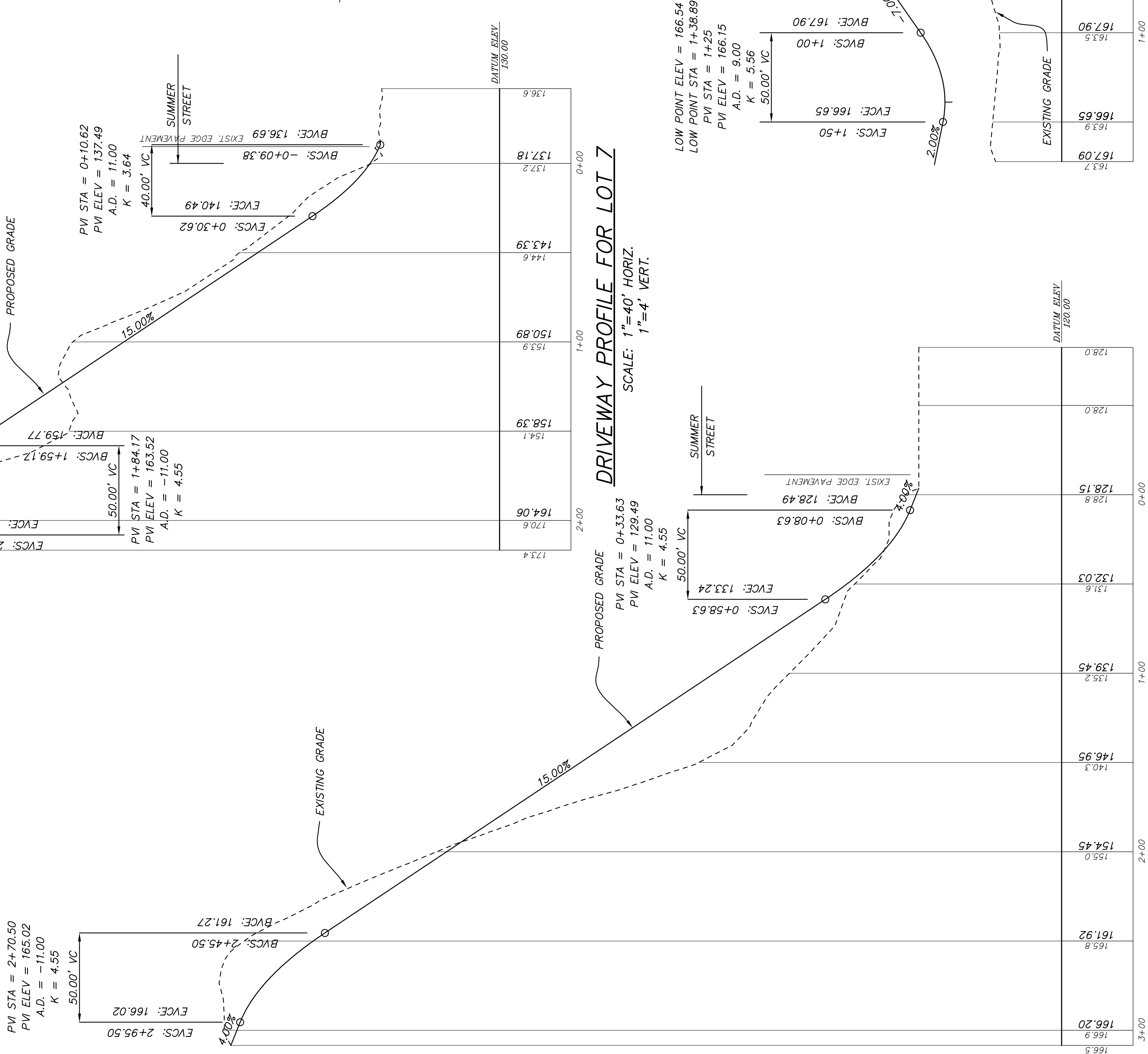
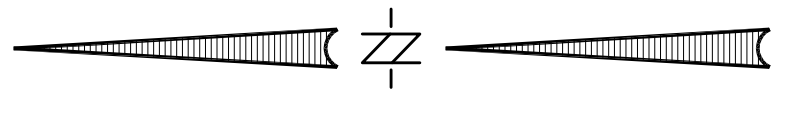
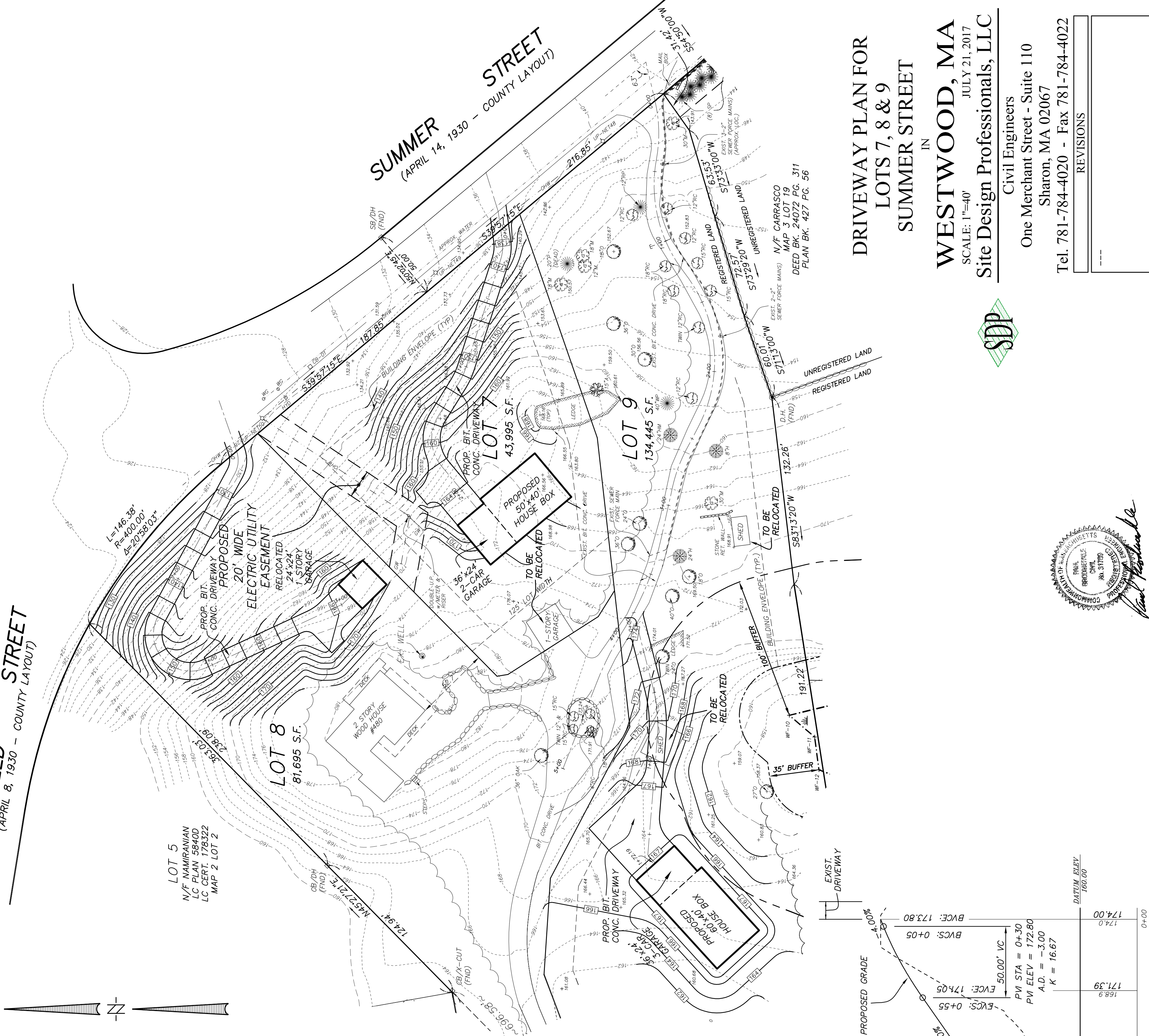
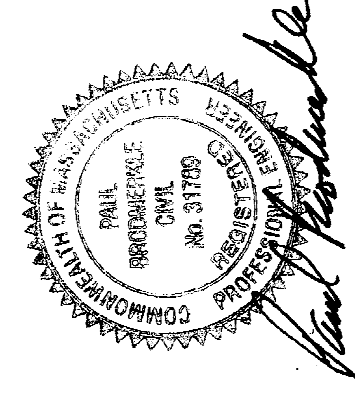
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

NO.	DATE	REVISIONS



CLIENT: 0005-13 SITE: 00231

SHEET 1 OF 1

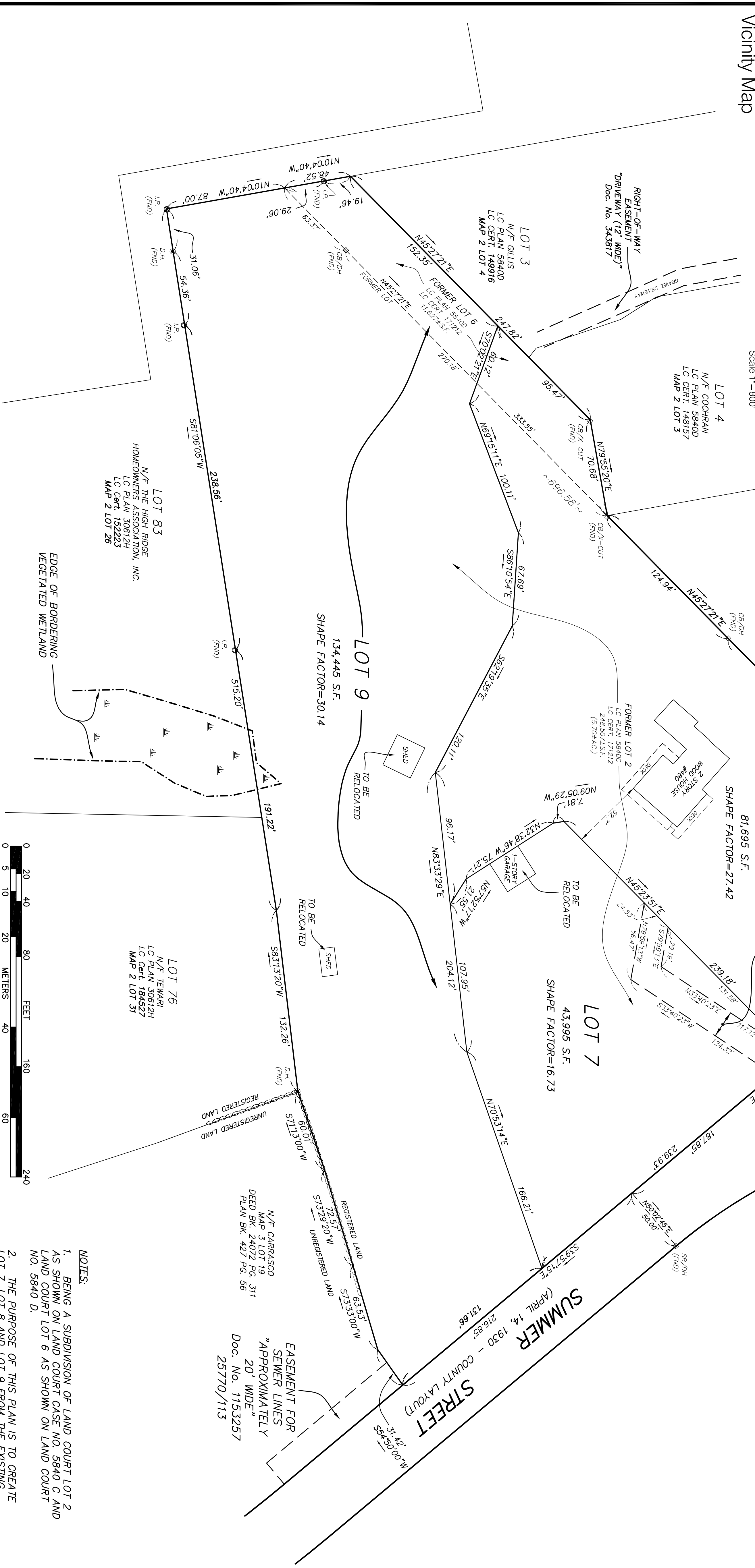
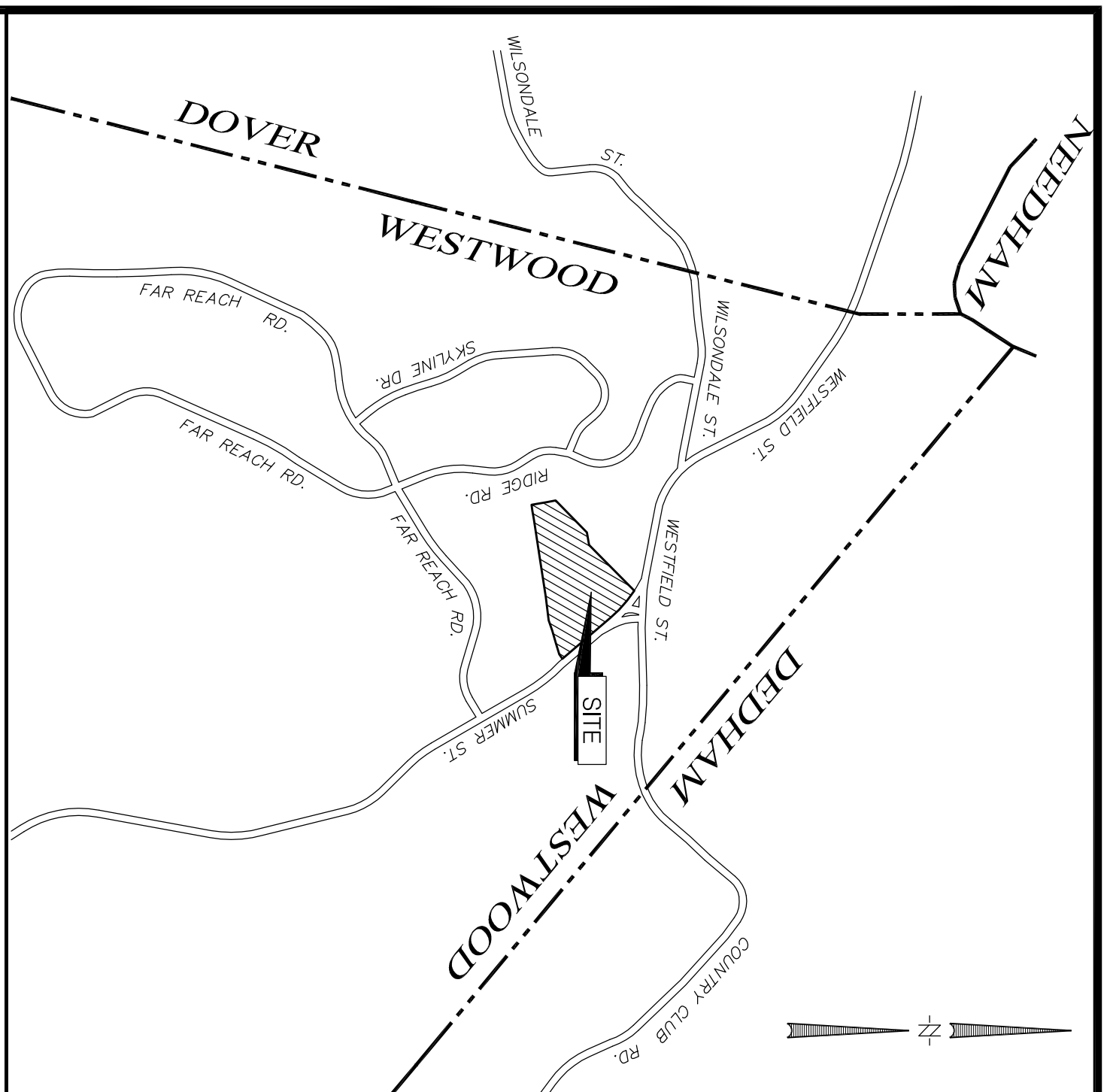


DRIVEWAY PROFILE FOR LOT 7
SCALE: 1"=40' HORIZ.
1"=4' VERT.

DRIVEWAY PROFILE FOR LOT 9
SCALE: 1"=40' HORIZ.
1"=4' VERT.

DRIVEWAY PROFILE FOR LOT 8
SCALE: 1"=40' HORIZ.
1"=4' VERT.

P:\PROJECTS\1803\SDP-FR03_15-00231_SUMMER_ST-WESTWOOD.dwg (S-00231-C-0005-13-REV16-ARR-DR.dwg)



WESTFIELD STREET
(APRIL 8, 1930 - COUNTY LAYOUT)

LAND COURT PLAN 5840

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
DATE: 1-21-17
Gregory A. Bujawicz
REGISTERED LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE: _____
WESTWOOD PLANNING BOARD

REFERENCES:
LAND COURT PLANS 5840 C, D & E
LAND COURT CERT. NO. 171212

ASSESSOR'S REFERENCE:
MAP 2 - PARCEL 1

ZONING CLASSIFICATION:
SINGLE RESIDENCE "C"
MIN. LOT AREA: 40,000 S.F.
MIN. FRONTAGE: 125 FT.
LOT WIDTH: 125 FT.
FRONT YARD SETBACK: 40 FT.
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 30 FT.

OWNER:
MICHAEL & YVETTE MOUHANNA
C/O FOURZOL, LLC
15 MAIN STREET, SUITE 8B
FRANKLIN, MA 02038
APPLICANT:
COASTAL DEVELOPMENT, LLC
C/O PAUL SULLIVAN
10 PORTER STREET, SUITE 10A
STOUGHTON, MA 02072

EASEMENT FOR SEWER LINES "APPROXIMATELY 20' WIDE"
Doc. No. 1153357
25770/113

N/F CARRASCO
MAP 3 LOT 19
DEED BK. 2402 PG. 311
PLAN BK. 427 PG. 58

LOT 76
N/F TEWARI
LC PLAN 30612H
LC Cert. 184927
MAP 2 LOT 31

LOT 83
N/F THE HIGH RIDGE
HOMECOMERS ASSOCIATION, INC.
LC Cert. 152223
MAP 2 LOT 28



- NOTES:
1. BEING A SUBDIVISION OF LAND COURT LOT 2 AS SHOWN ON LAND COURT CASE NO. 5840 C AND LAND COURT LOT 6 AS SHOWN ON LAND COURT NO. 5840 D.
 2. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 7, LOT 8 AND LOT 9 FROM THE EXISTING PROPERTY KNOWN AS LAND COURT LOT 2 AND LOT 6.

NO.	DATE	DESCRIPTION

BORDERLAND ENGINEERING, INC.
61b Pleasant Street
Randolph, Ma 02368
Office 781-963-9500
Fax 888-566-4131

ANR LAND COURT PRE-FILE PLAN
IN
WESTWOOD, MASSACHUSETTS

480 SUMMER STREET

PREPARED FOR: MICHAEL & YVETTE MOUHANNA
C/O FOURZOL, LLC
15 MAIN STREET, SUITE 8B
FRANKLIN, MA 02038

DRAWING SCALE: 1 INCH = 40 FEET
DATE: JULY 21, 2017 PROJECT NUMBER: P1729

Shared Driveway for 3 Lots 480 Summer Street In Westwood, Massachusetts

December 11, 2015

Revised: January 6, 2016

Revised: May 16, 2017 (Planning Board Comments)

Revised: May 22, 2017

Revised: July 5, 2017

Revised: July 21, 2017

Plan Index

No.	Drawing Title
1 of 4	Cover Sheet
2 of 4	Lot Layout Plan
3 of 4	Topographic Plan
4 of 4	Plan & Profile

Site Design Professionals, LLC

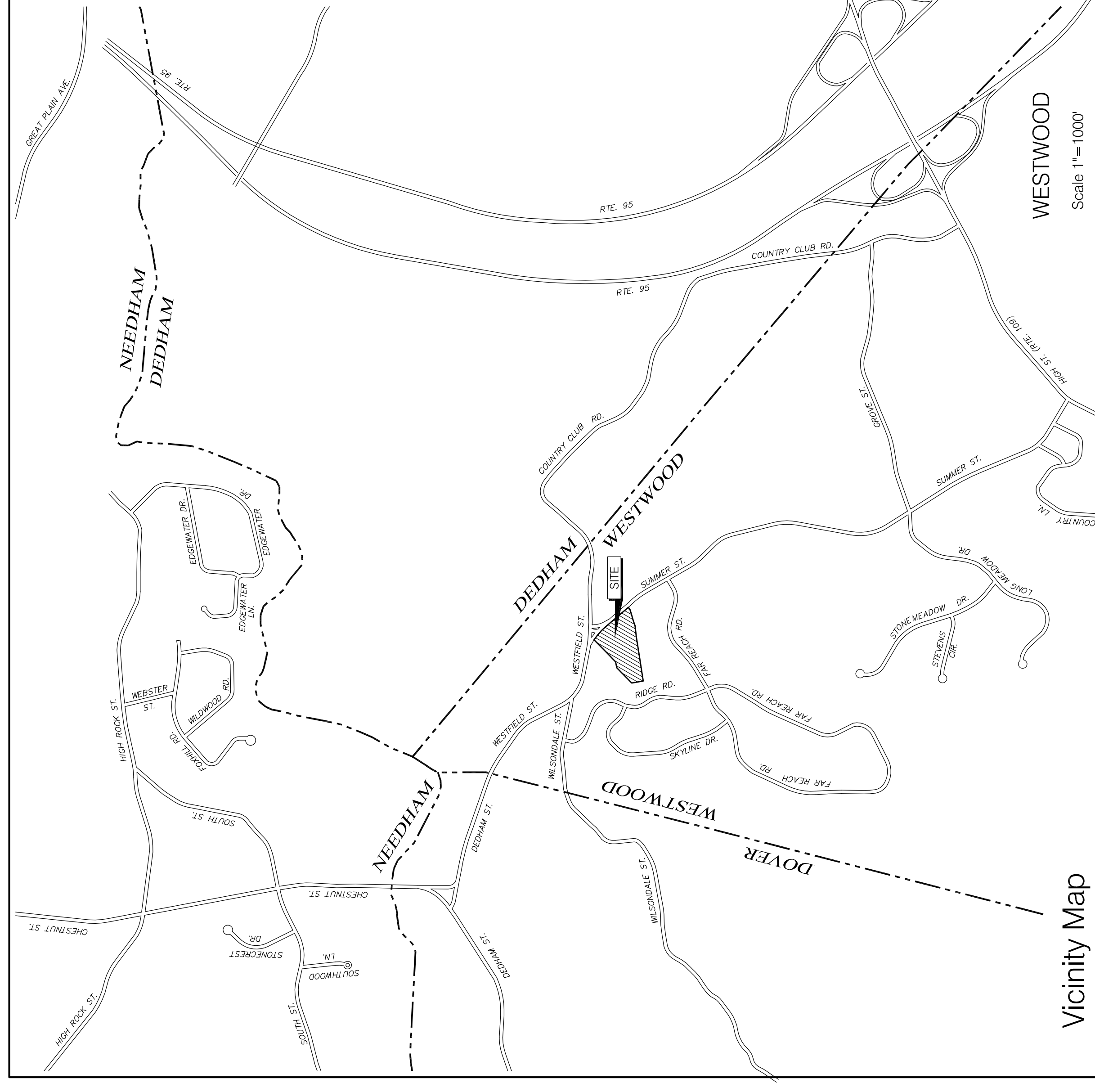
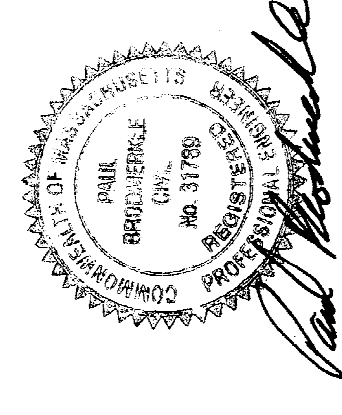
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax. 781-784-4022

Owner:

Michael & Yvette Mouhanna
c/o Fourzol, LLC
15 Main Street, Suite 8B
Franklin, MA 02038

Applicant:

Coastal Development, LLC.
C/O Paul J. Sullivan
10 Porter Street
Stoughton, MA 02072



Vicinity Map

WESTFIELD STREET
(APRIL 8, 1930 - COUNTY LAYOUT)

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREMWITH.
DATE SUBMITTED: _____
DATE APPROVED: _____
DATE SIGNED: _____

WESTWOOD PLANNING BOARD

REFERENCES:
LAND COURT PLANS 5840 C & D
LAND COURT CERT. NO. 171212
ASSESSOR'S REFERENCE:
MAP 2 - PARCEL 1

ZONING CLASSIFICATION:
SINGLE RESIDENCE "C"
MIN. AREA: 10,000 S.F.
MIN. FRONT SETBACK: 120 FT.
LOT WIDTH: 125 FT.
FRONT YARD SETBACK: 40 FT.
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 30 FT.

OWNER:
MICHAEL & YVETTE MOUHANNA
C/O FOURZOL, LLC
15 MAIN STREET, SUITE 8B
FRANKLIN, MA 02038

APPLICANT:
COASTAL DEVELOPMENT, LLC
C/O PAUL SULLIVAN
10 PORTER STREET, SUITE 10A
STOUGHTON, MA 02072

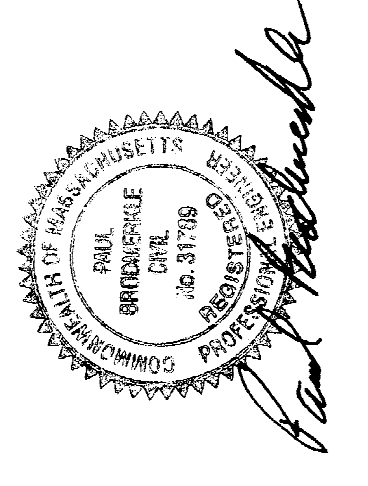
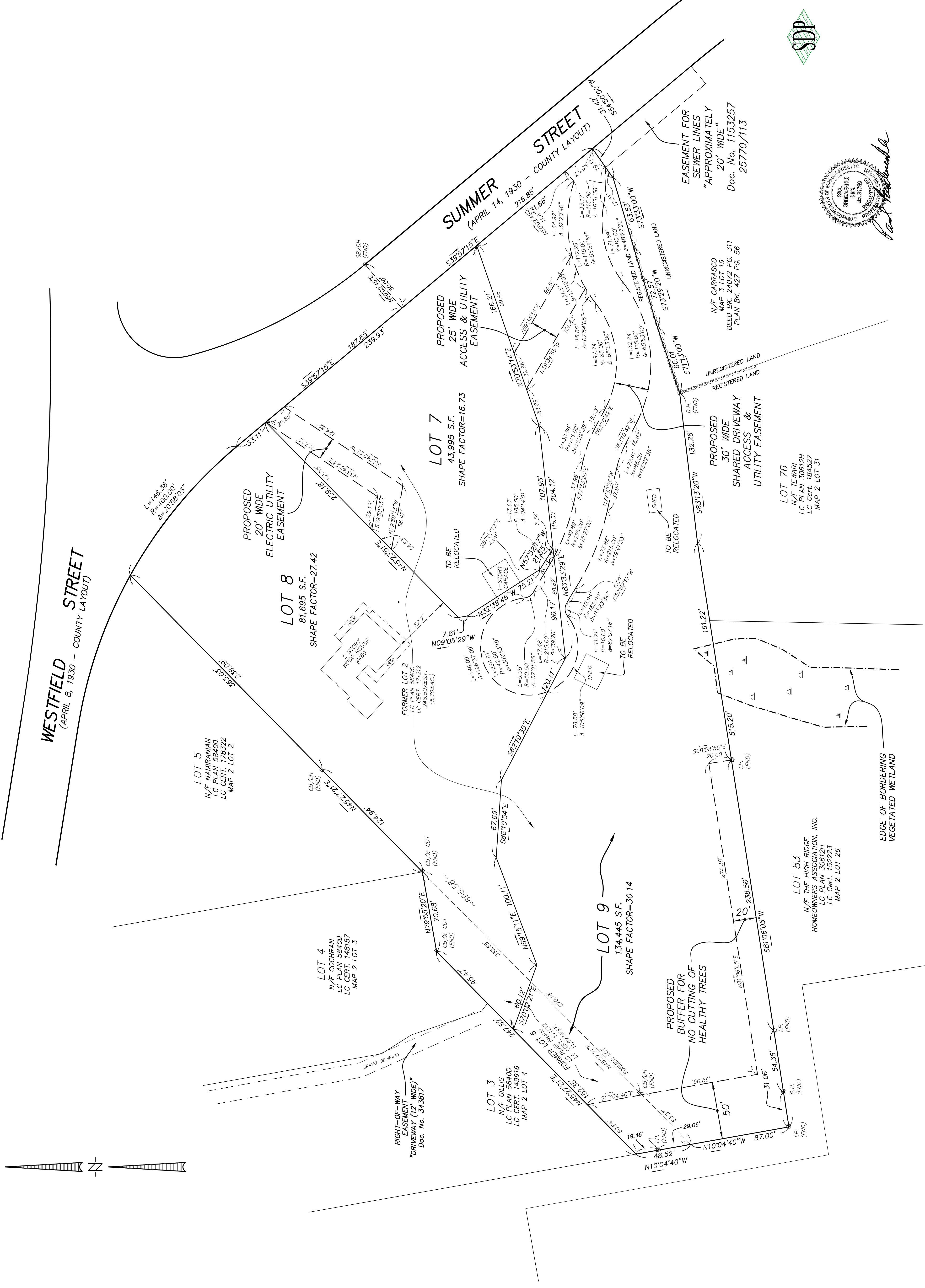
LOT LAYOUT PLAN
OF
SHARED DRIVEWAY
480 SUMMER STREET
IN
WESTWOOD, MA

SCALE: 1"=40'
DEC. 11, 2015
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
MAY 6, 2016	REVERSE LOT LINES
MAY 11, 2016	REVERSE LOT LINES
MAY 22, 2017	NO CHANGES ON THIS SHEET
JULY 5, 2017	NO CHANGES ON THIS SHEET
JULY 21, 2017	PLANNING BOARD COMMENTS

0 20 40 80 120
CLIENT: 0005-13 SITE: 00231



TREE LEGEND

- A ASH
- H HICKORY
- HM HEMLOCK
- O OAK
- M MAPLE
- RC RED CEDAR
- RP RED PINE
- P PINE
- SP SPRUCE
- WP WHITE PINE

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK
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 DATE SUBMITTED: _____
 DATE APPROVED: _____
 DATE SIGNED: _____

WESTWOOD PLANNING BOARD

REFERENCES:

LAND COURT PLANS 5840 C & D
 LAND COURT CERT. NO. 171212
 ASSESSOR'S REFERENCE:
 MAP 2 - PARCEL 1

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 FRANKLIN, MA 02038

APPLICANT:

COASTAL DEVELOPMENT, LLC
 C/O PAUL SULLIVAN
 10 PORTER STREET, SUITE 10A
 STOUGHTON, MA 02072

PLAN & PROFILE

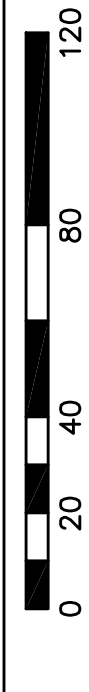
**OF SHARED DRIVEWAY
 480 SUMMER STREET**

IN
WESTWOOD, MA
 SCALE: AS SHOWN
 DEC. 11, 2015
Site Design Professionals, LLC

Civil Engineers
 One Merchant Street - Suite 110
 Sharon, MA 02067
 Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

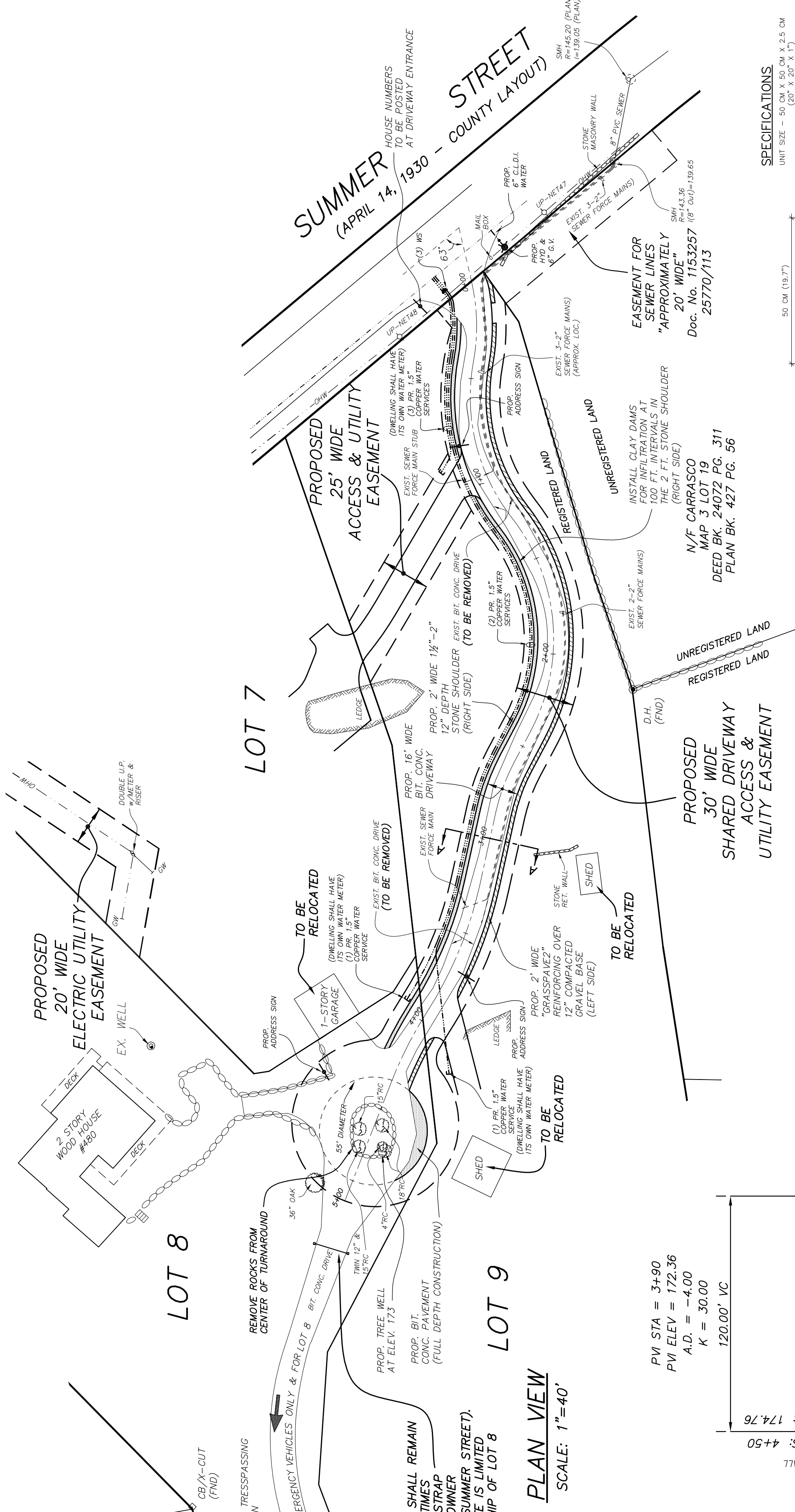
NOV. 6, 2015	REVISE LOT LINES
MAY 15, 2016	REVISE BOARD COMMENTS
MAY 22, 2017	REVISE FIRE CHIEF'S COMMENTS
JULY 5, 2017	REVISE PLANNING BOARD COMMENTS
JULY 21, 2017	REVISE PLANNING BOARD COMMENTS



CLIENT: 0005-13 SITE: 00231

SHEET 4 OF 4

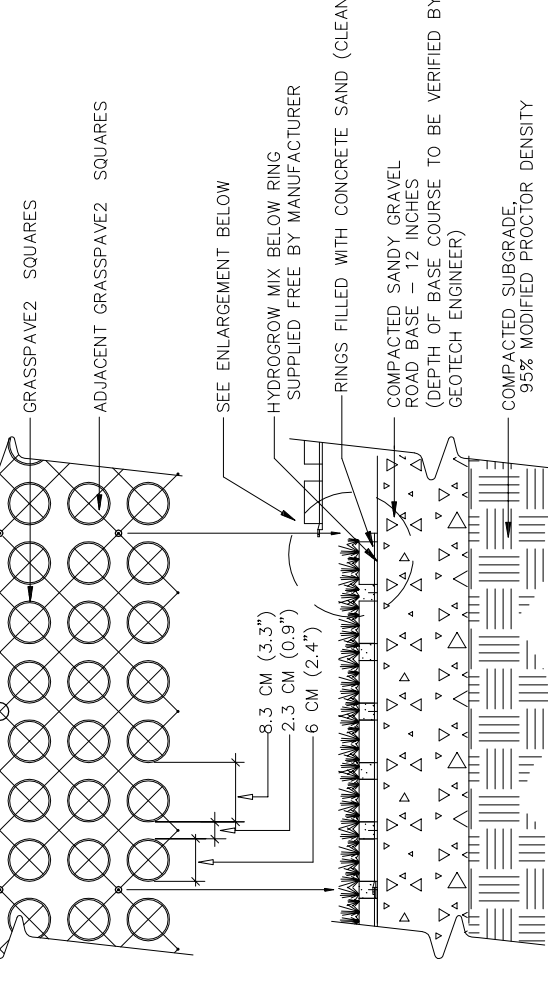
PLAN VIEW
 SCALE: 1"=40'



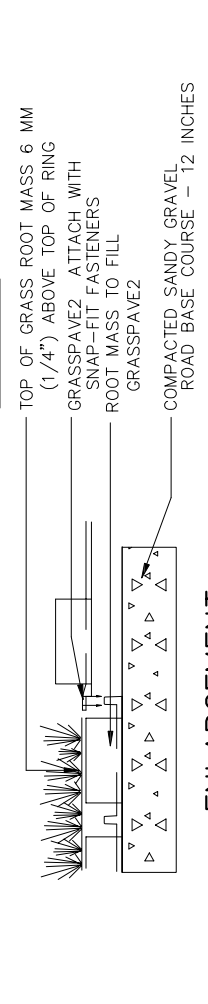
SPECIFICATIONS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM
 AVAILABLE IN 9 STANDARD ROLL SIZES
 (107" X 20" X 1")
 STRENGTH - 402 KG/CM (9200 PSF)
 STRENGTH - 20 KG (4.5 POUNDS) OR
 HIGHER - IMPROVE WITH SOME POST-CONSUMER
 RECYCLED CONTENT

PLAN



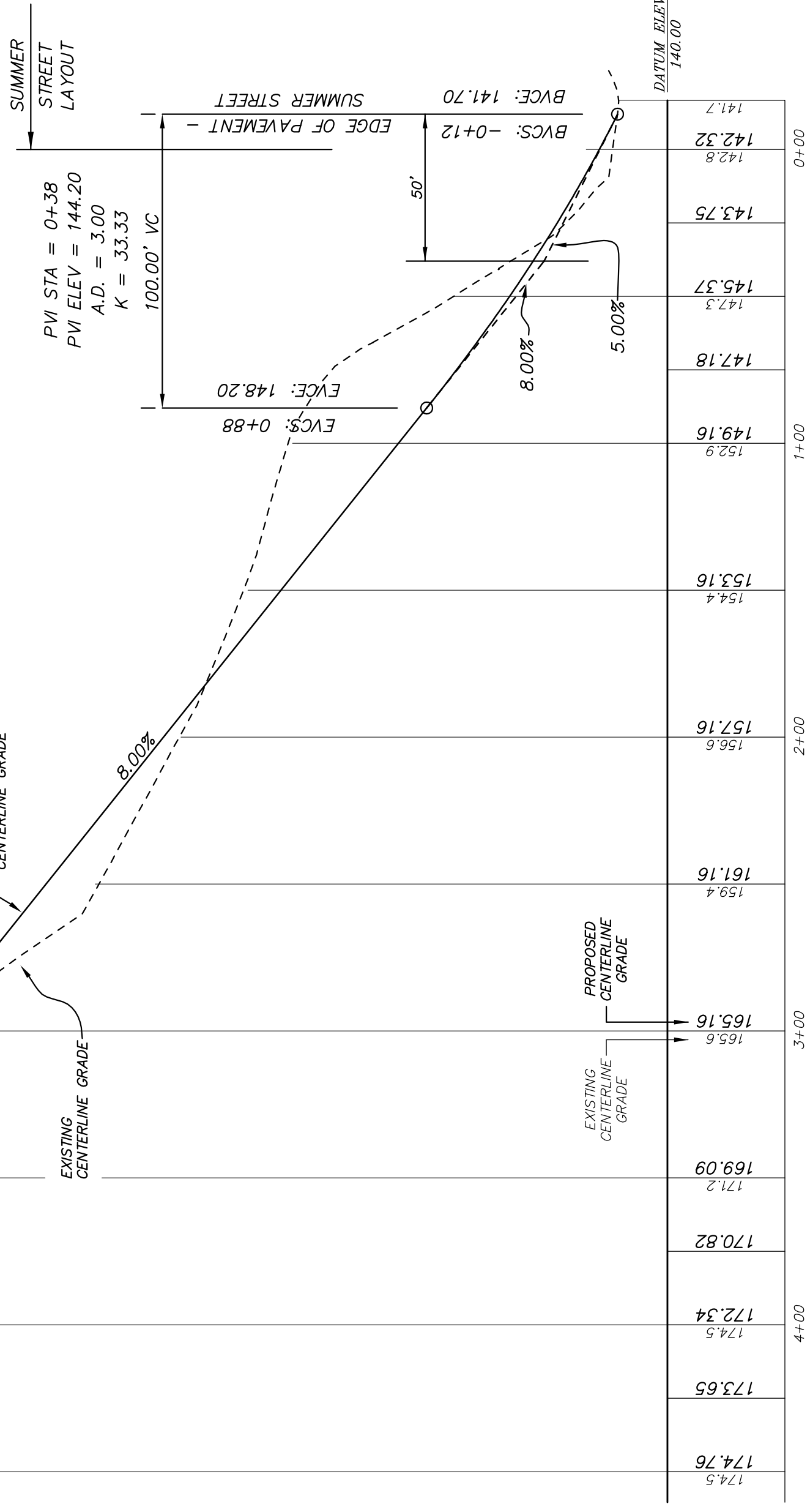
SECTION



ENLARGEMENT

NOTE: GRASSPAVE TYPE SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

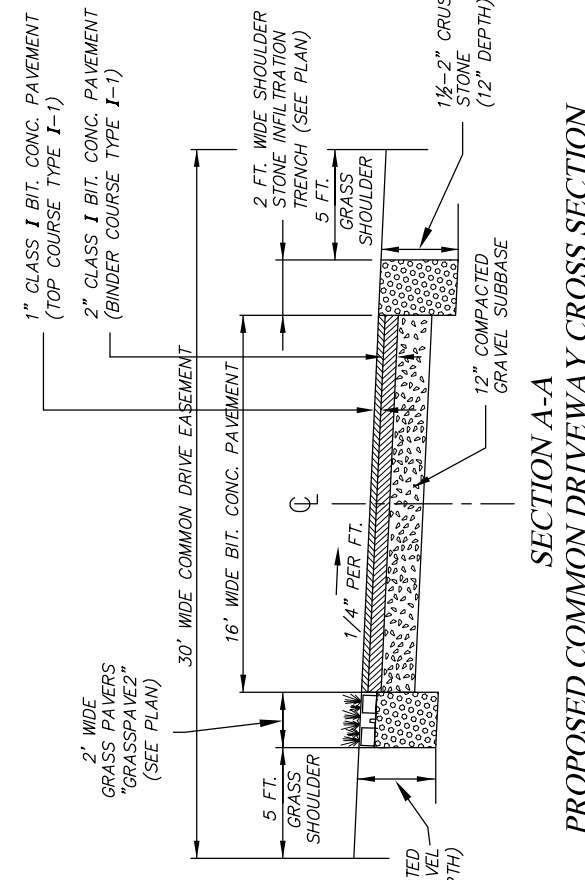
GRASSPAVE 2 DETAIL
 NOT TO SCALE



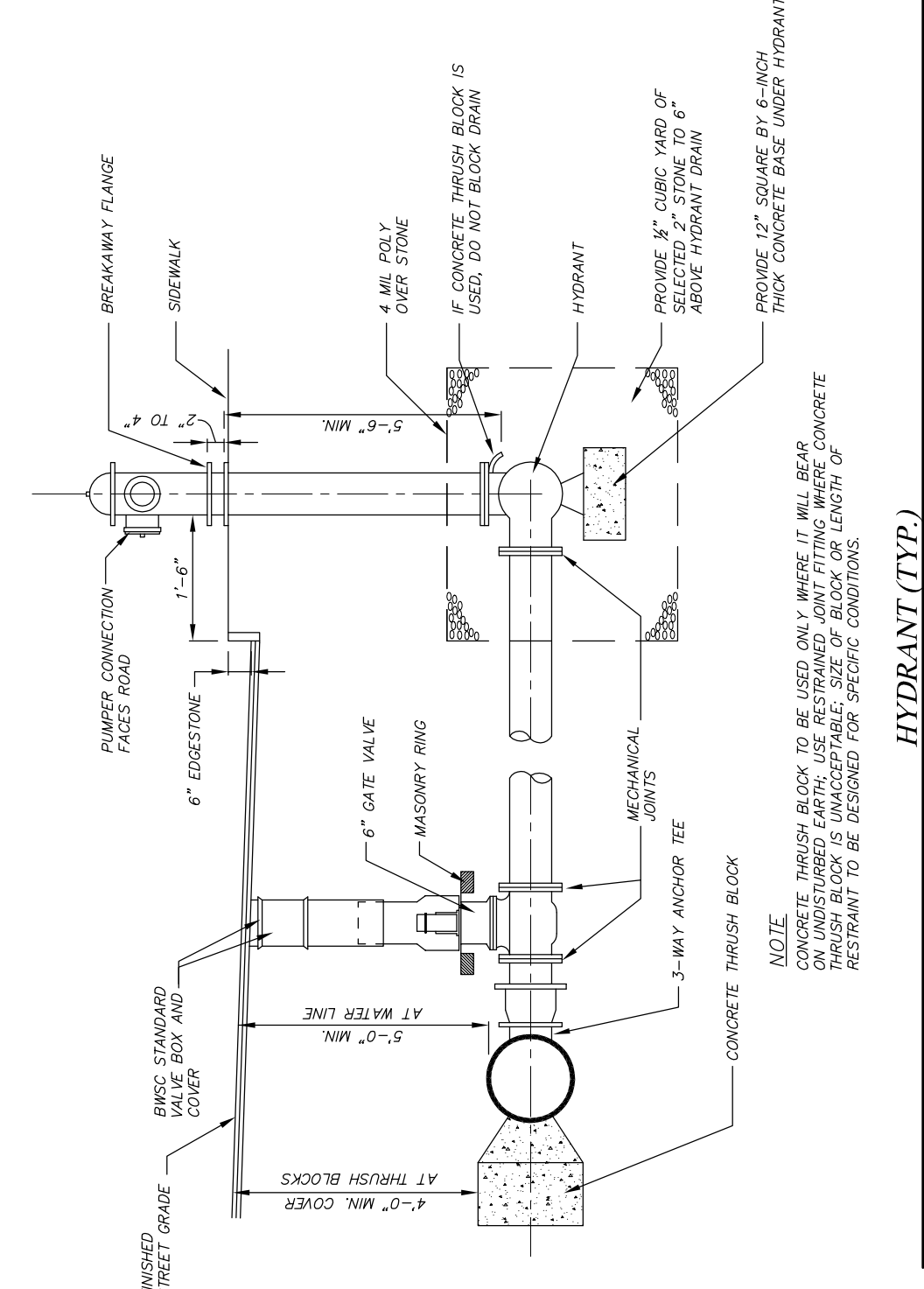
COMMON DRIVEWAY PROFILE

SCALE: 1"=40' HORIZ. 1"=4' VERT.

**SECTION A-A
 PROPOSED COMMON DRIVEWAY CROSS SECTION**
 NOT TO SCALE



**SECTION B-B
 HYDRANT (TYP.)**
 NOT TO SCALE



**SECTION C-C
 UTILITY TRENCH**
 NOT TO SCALE

