# 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

## Plan Index

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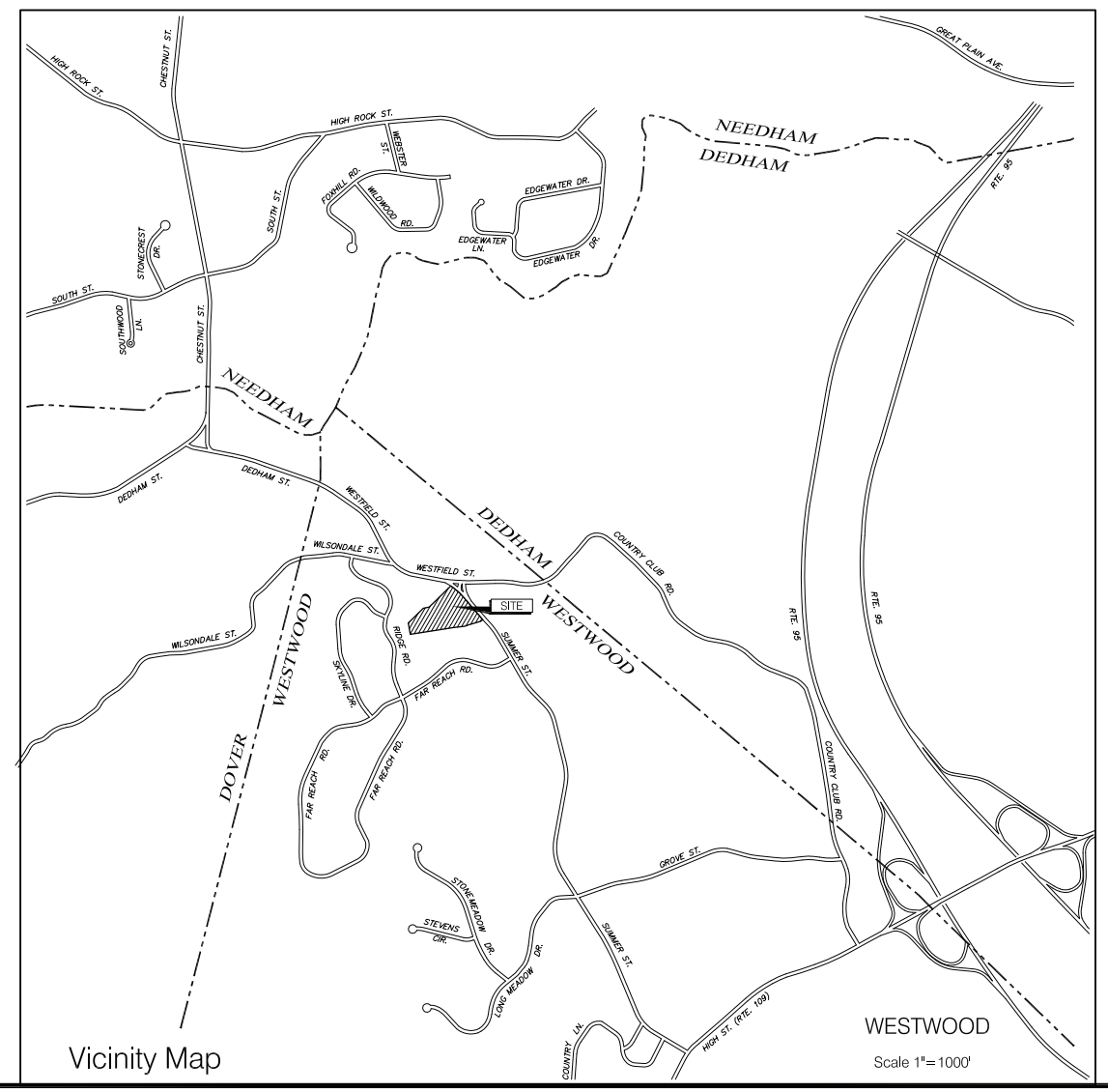
| 4 of 4 | Plan & Profile |




Vicinity Map

WESTWOOD

Scale 1"=1000'


## 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

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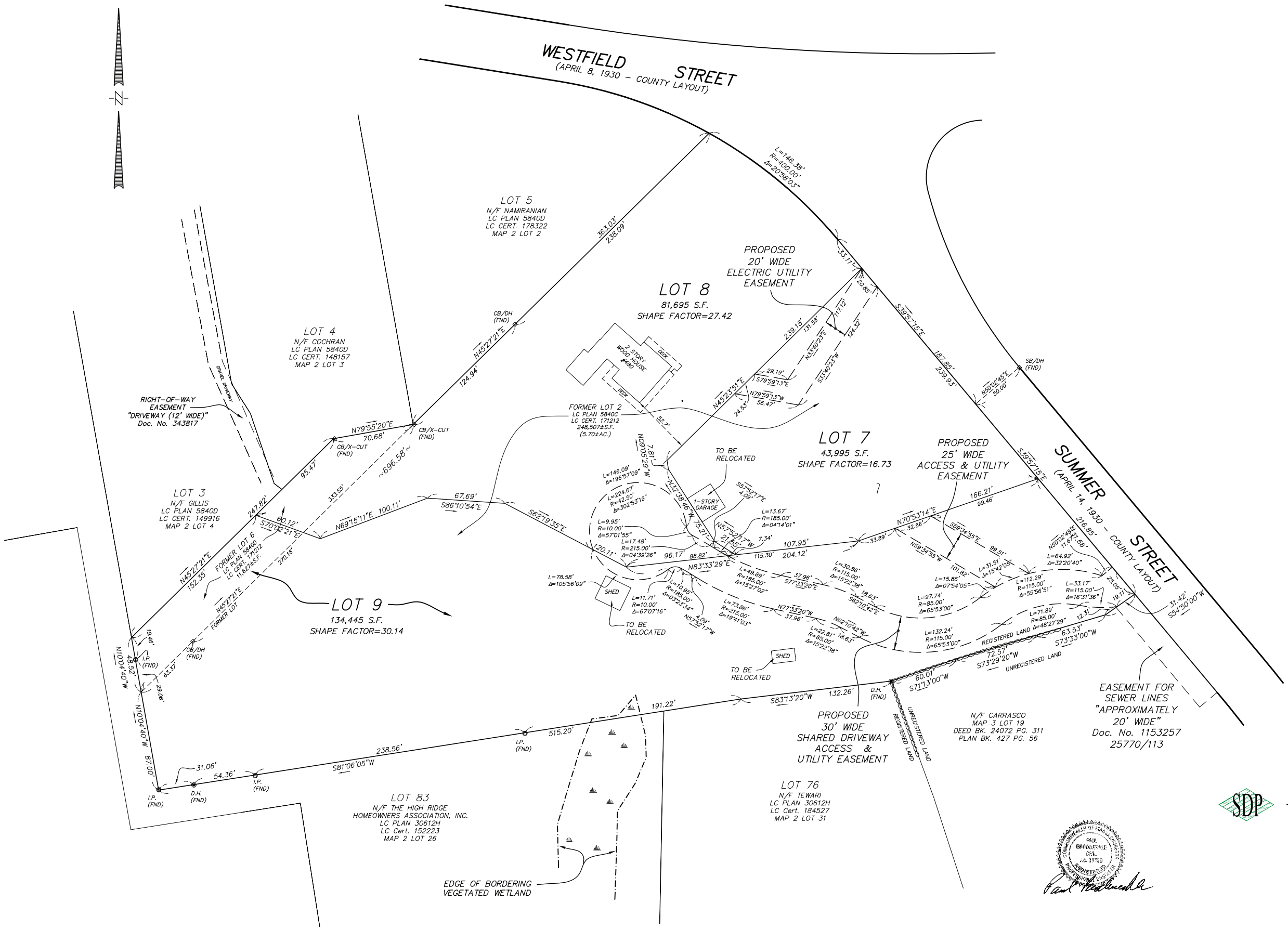


I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

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. 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.

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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


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REVISIONS

JAN. 6, 2016 – REVISE LOT LINES
MAY 16, 2017 – PLANNING BOARD COMMENTS
MAY 22, 2017 – NO CHANGES ON THIS SHEET
JULY 5, 2017 – NO CHANGES ON THIS SHEET

0 20 40 80 120

SHEET 2 OF 4 CLIENT: 0005-13 SITE: 00231

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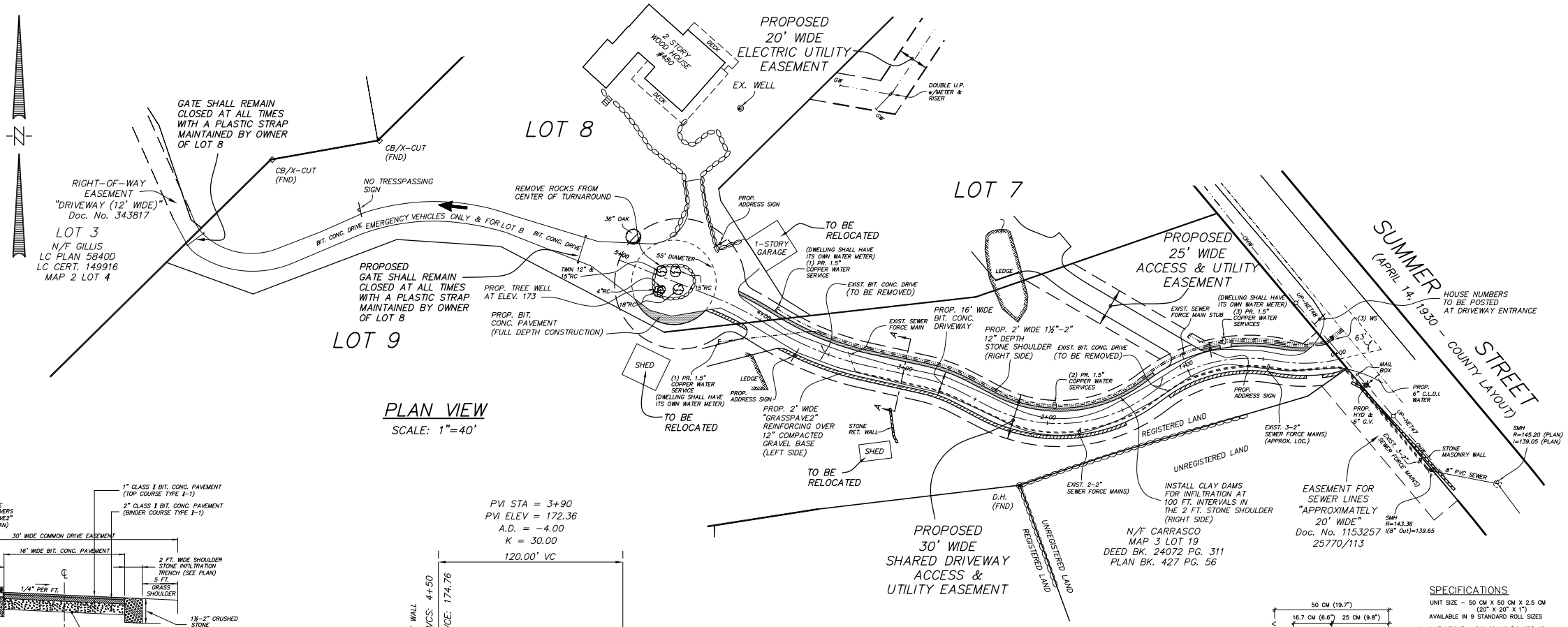
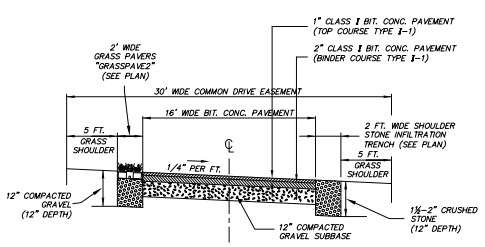
## TREE LEGEND

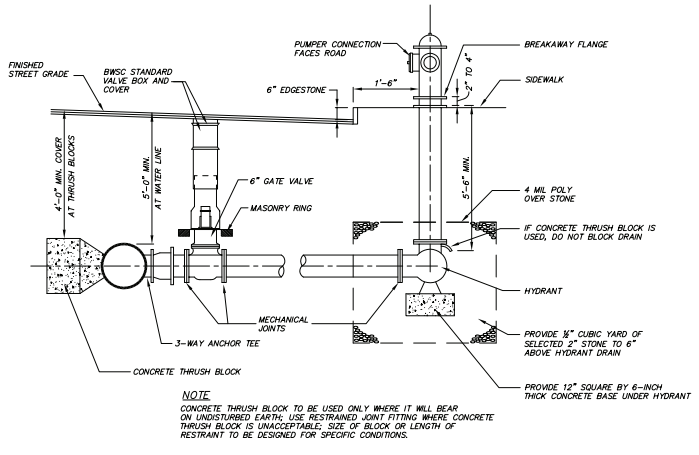
- A — ASH
- H — HICKORY
- HM — HEMLOCK
- O — OAK
- M — MAPLE
- RC — RED CEDAR
- RP — RED PINE
- P — PINE
- SP — SPRUCE
- WP — WHITE PINE




PLAN VIEW
SCALE: 1"=40'

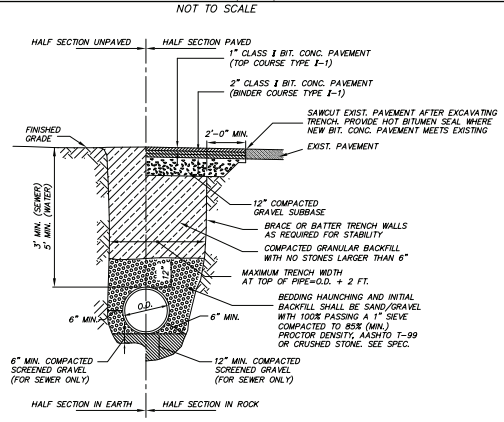



SECTION A-A
PROPOSED COMMON DRIVEWAY CROSS SECTION
NOT TO SCALE

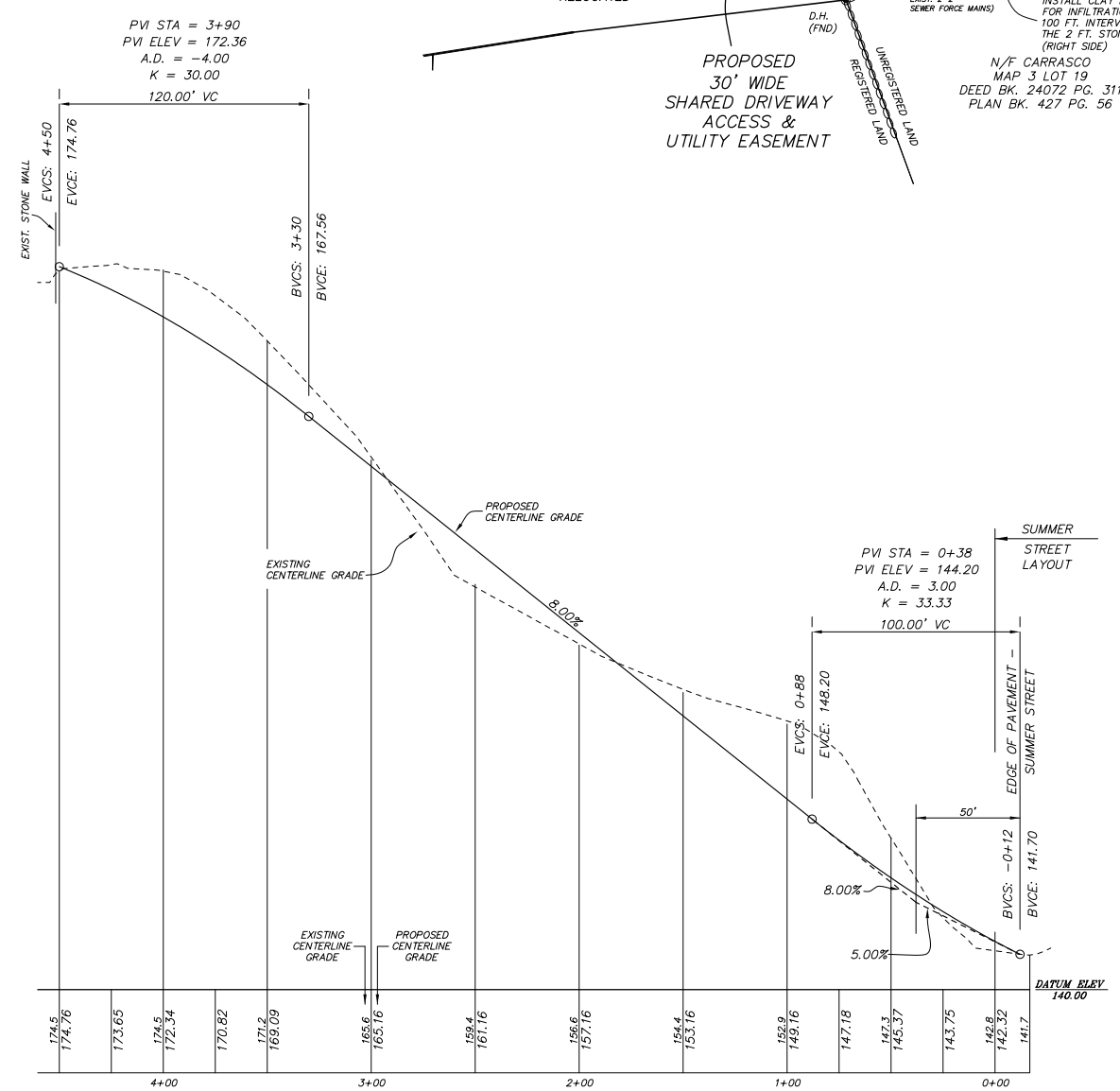



NOTE
CONCRETE THRUSH BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTING WHERE CONCRETE THRUSH BLOCK IS UNACCEPTABLE. SIZE OF BLOCK OR LENGTH OF RESTRAINT TO BE DESIGNED FOR SPECIFIC CONDITIONS.

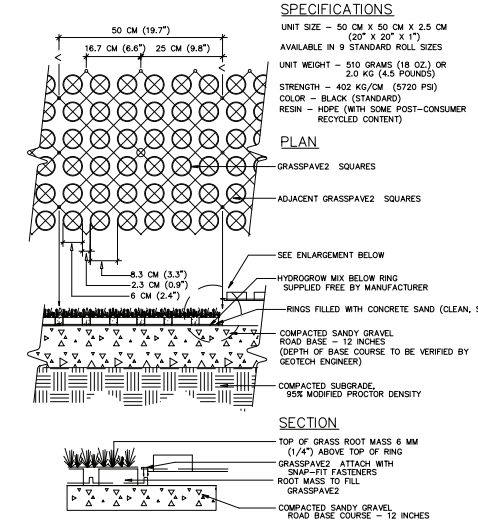
HYDRANT (TYP.)
NOT TO SCALE




UTILITY TRENCH
NOT TO SCALE




COMMON DRIVEWAY PROFILE
SCALE: 1"=40' HORIZ.
1"=4' VERT.




SPECIFICATIONS
UNIT SIZE – 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT – 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
STRENGTH – 402 KG/CM (5720 PSI)
COLOR – BLACK (STANDARD)
RESIN – HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

NOTE: GRASS/SOD TYPE SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

GRASSPAVE 2 DETAIL
NOT TO SCALE

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REFERENCES:
LAND COURT PLANS 5840 C & D
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ASSESSOR'S REFERENCE:
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ZONING CLASSIFICATION:
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10 PORTER STREET, SUITE 10A
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# PLAN & PROFILE OF SHARED DRIVEWAY 480 SUMMER STREET IN WESTWOOD, MA

SCALE: AS SHOWN DEC. 11, 2015


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REVISIONS
JAN. 6, 2016 – REVISE LOT LINES
MAY 16, 2017 – PLANNING BOARD COMMENTS
MAY 22, 2017 – FIRE CHIEF'S COMMENTS
JULY 5, 2017 – PLANNING BOARD COMMENTS

0 20 40 80 120

SHEET 4 OF 4 CLIENT: 0005-13 SITE: 00231

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PLAN NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION FROM AN ON THE GROUND FIELD SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY 2015 AND SITE DESIGN PROFESSIONALS, LLC IN OCTOBER AND NOVEMBER 2015.

2. ADDITIONAL EXISTING CONDITION INFORMATION FROM A PLAN TITLED "SHARED DRIVEWAY 480 SUMMER STREET IN WESTWOOD, MA" BY BEALS AND THOMAS, INC., DATED AUGUST 15, 2005 AND LAST REVISED ON APRIL 22, 2009.

3. BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD VERIFY ALL UTILITIES PRIOR TO DEMOLITION/CONSTRUCTION. CALL DIG-SAFE AT 1-888-DIG-SAFE.

4. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

5. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.

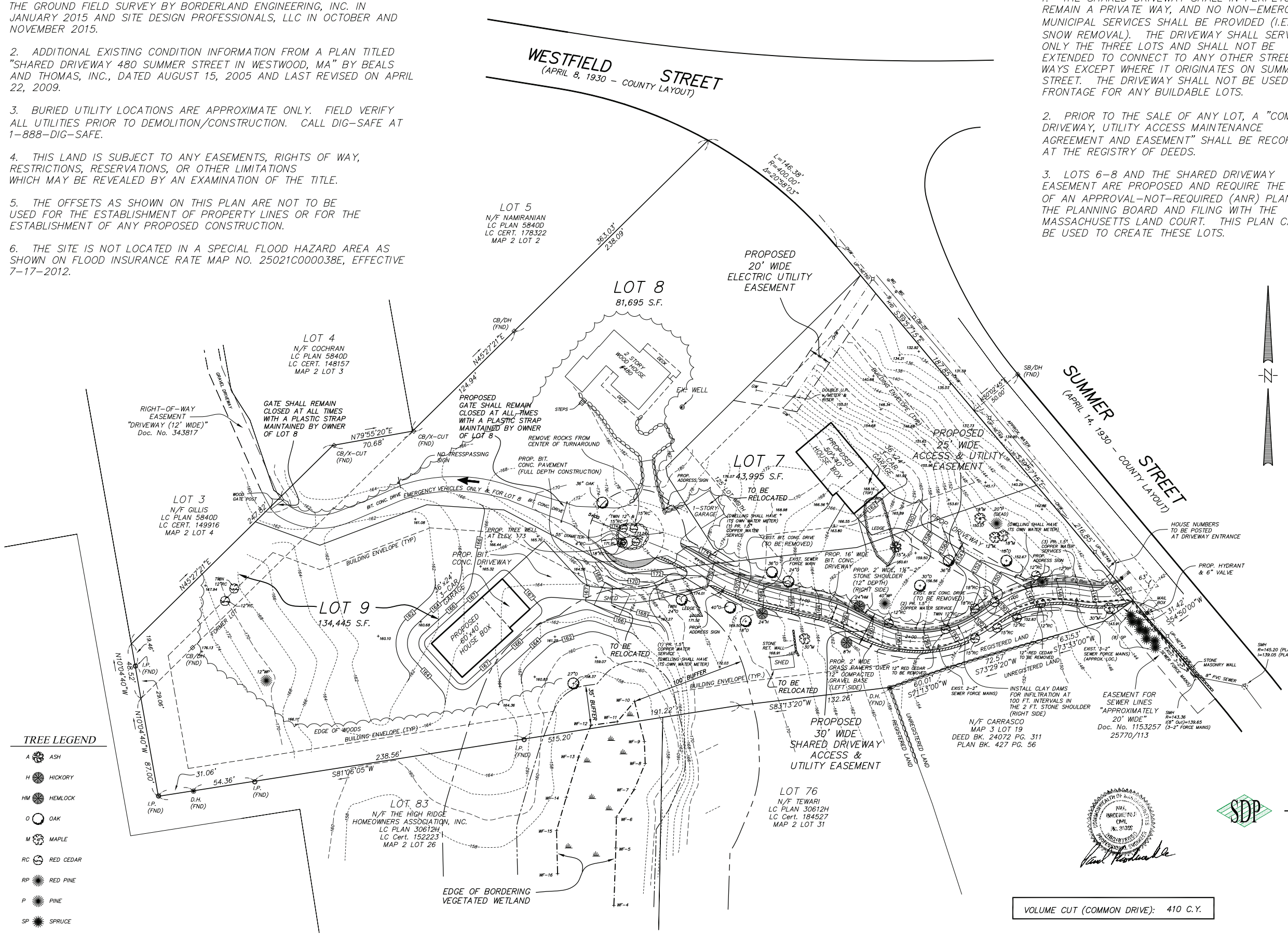
6. THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25021C000038E, EFFECTIVE 7-17-2012.

NOTES:

1. THE SHARED DRIVEWAY SHALL IN PERPETUITY REMAIN A PRIVATE WAY, AND NO NON-EMERGENCY MUNICIPAL SERVICES SHALL BE PROVIDED (I.E. SNOW REMOVAL). THE DRIVEWAY SHALL SERVE ONLY THE THREE LOTS AND SHALL NOT BE EXTENDED TO CONNECT TO ANY OTHER STREETS OR WAYS EXCEPT WHERE IT ORIGINATES ON SUMMER STREET. THE DRIVEWAY SHALL NOT BE USED AS FRONTAGE FOR ANY BUILDABLE LOTS.

2. PRIOR TO THE SALE OF ANY LOT, A "COMMON DRIVEWAY, UTILITY ACCESS MAINTENANCE AGREEMENT AND EASEMENT" SHALL BE RECORDED AT THE REGISTRY OF DEEDS.

3. LOTS 6-8 AND THE SHARED DRIVEWAY EASEMENT ARE PROPOSED AND REQUIRE THE FILING OF AN APPROVAL-NOT-REQUIRED (ANR) PLAN WITH THE PLANNING BOARD AND FILING WITH THE MASSACHUSETTS LAND COURT. THIS PLAN CANNOT BE USED TO CREATE THESE LOTS.

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TREE LEGEND

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

# TOPOGRAPHIC PLAN OF SHARED DRIVEWAY 480 SUMMER STREET IN WESTWOOD, MA

SCALE: 1"=40' DEC. 11, 2015


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