

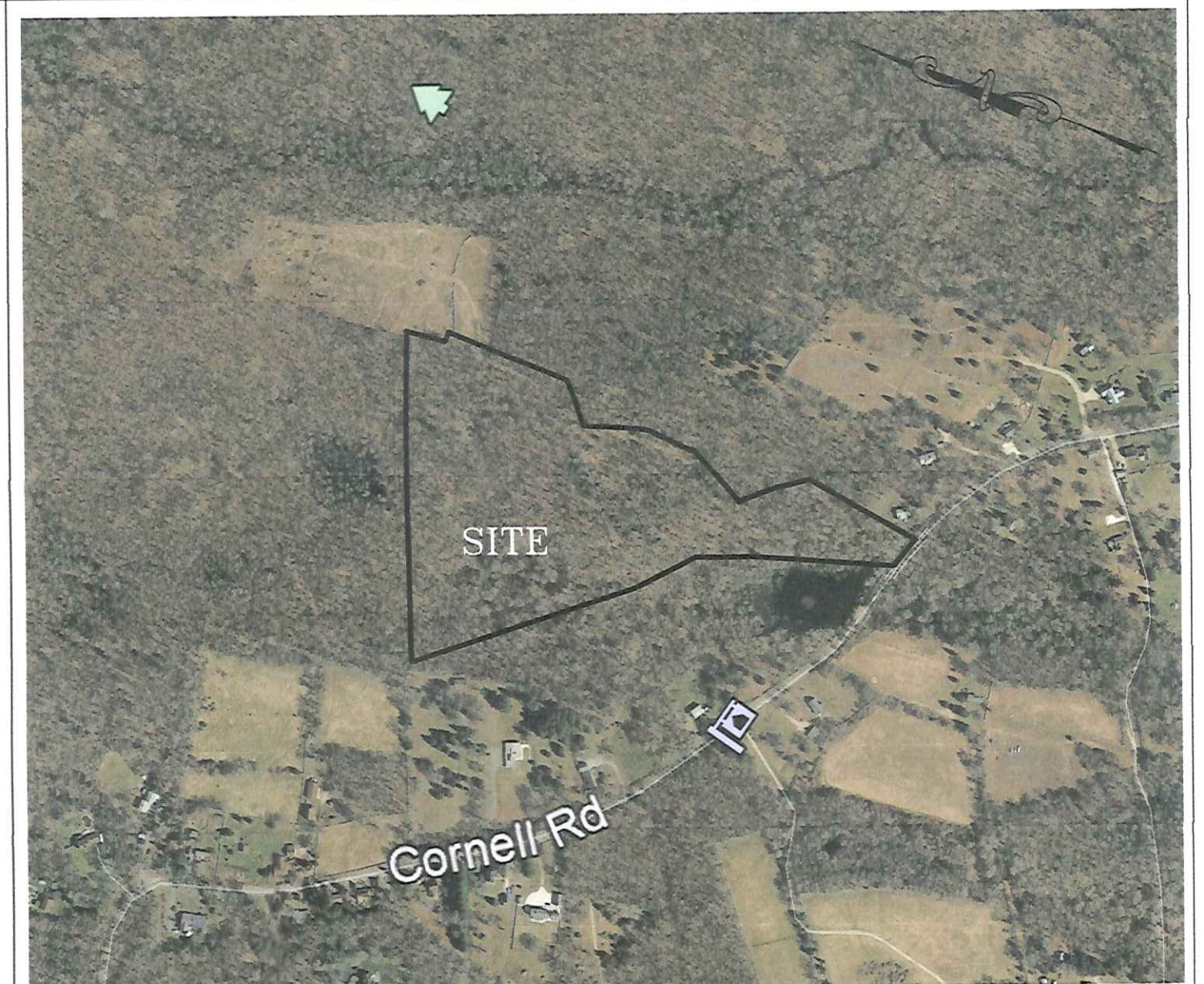
CORNELL ROAD
A.P. 81 LOT 3
PRELIMINARY PLAN SUBMITTAL
SPECIAL USE PERMIT
in
WESTPORT, MASSACHUSETTS



PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

PO BOX 298
TIVERTON, RHODE ISLAND 02878
401.816.5385
INFO@PRINCIPEENGINEERING.COM
WWW.PRINCIPEENGINEERING.COM

DATE: JANUARY 6, 2021



LOCUS MAP
SCALE: 1"=500'

LIST OF DRAWINGS

1. TITLE
2. SURVEY/ EXISTING CONDITIONS
3. YIELD PLAN
4. RESIDENTIAL DEVELOPMENT

PLAN REFERENCE:
EXISTING CONDITIONS PLAN OF LAND CORNELL ROAD
WESTPORT, MASS. ASSESSORS MAP 81 LOT 3
PLAN DATED: 12/27/18 SCALE: 1"=80'
PREPARED BY: TURNING POINT SURVEY CO., INC.

WETLAND DELINEATION BY ECO-SYSTEMS SOLUTIONS, INC.

CLASS 1 PERIMETER SURVEY BY TURNING POINT SURVEY, INC.
DAVID GREENHALGH, P.L.S.

ZONING REFERENCE: RESIDENTIAL / AGRICULTURAL

MINIMUM AREA = 60,000 S.F. (30,000 S.F. MINIMUM CONTIGUOUS UPLAND)
MINIMUM FRONTAGE = 150'
MINIMUM FRONT YARD = 25'
MINIMUM SIDE YARD = 25'
MINIMUM REAR YARD = 6'

A SPECIAL PERMIT MAY BE ISSUED SO THAT THE REQUIRED LOT FRONTAGE IS DECREASED AS A FUNCTION OF AVERAGE DENSITY DECREASE (AVERAGE LOT SIZE AND UPLAND INCREASE) IN EQUAL PROPORTIONS, TO A MINIMUM OF FIFTY (50) FEET OF FRONTAGE.

REQUIRED:	LOT SIZE (SF)	MINIMUM UPLAND (SF)	FRONTAGE (FT)
STANDARD:	60,000 STD.	30,000	150
FLEX. FRONTAGE:	180,000	90,000	50

THE SITE IS NOT LOCATED WITHIN ANY WATER RESOURCES PROTECTION DISTRICT.

THE SITE IS LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP 25005C0461F EFFECTIVE DATE: 7/7/09

RECEIVED

OCT 28 2021

WESTPORT
PLANNING BOARD

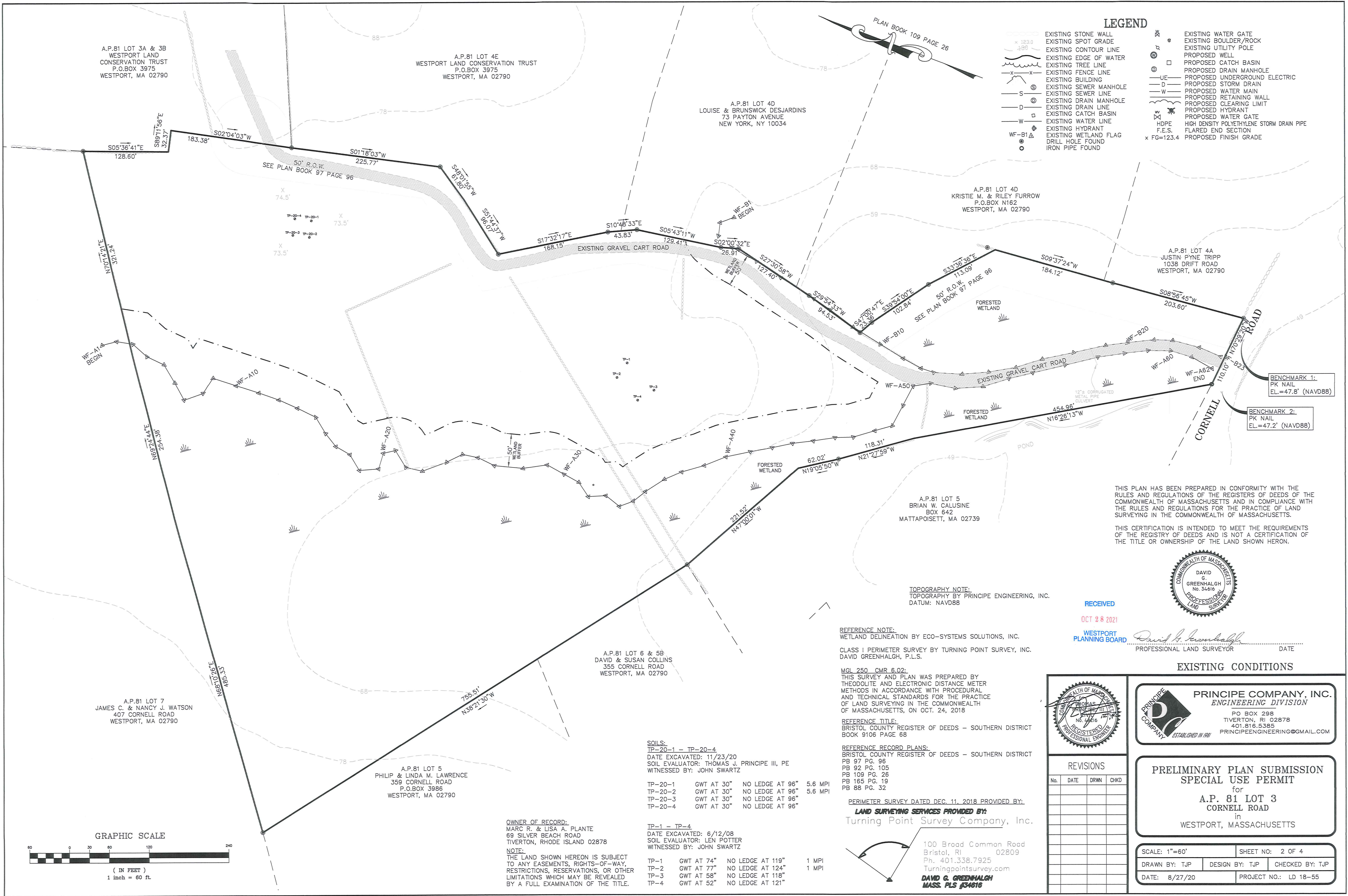
OWNER / APPLICANT:

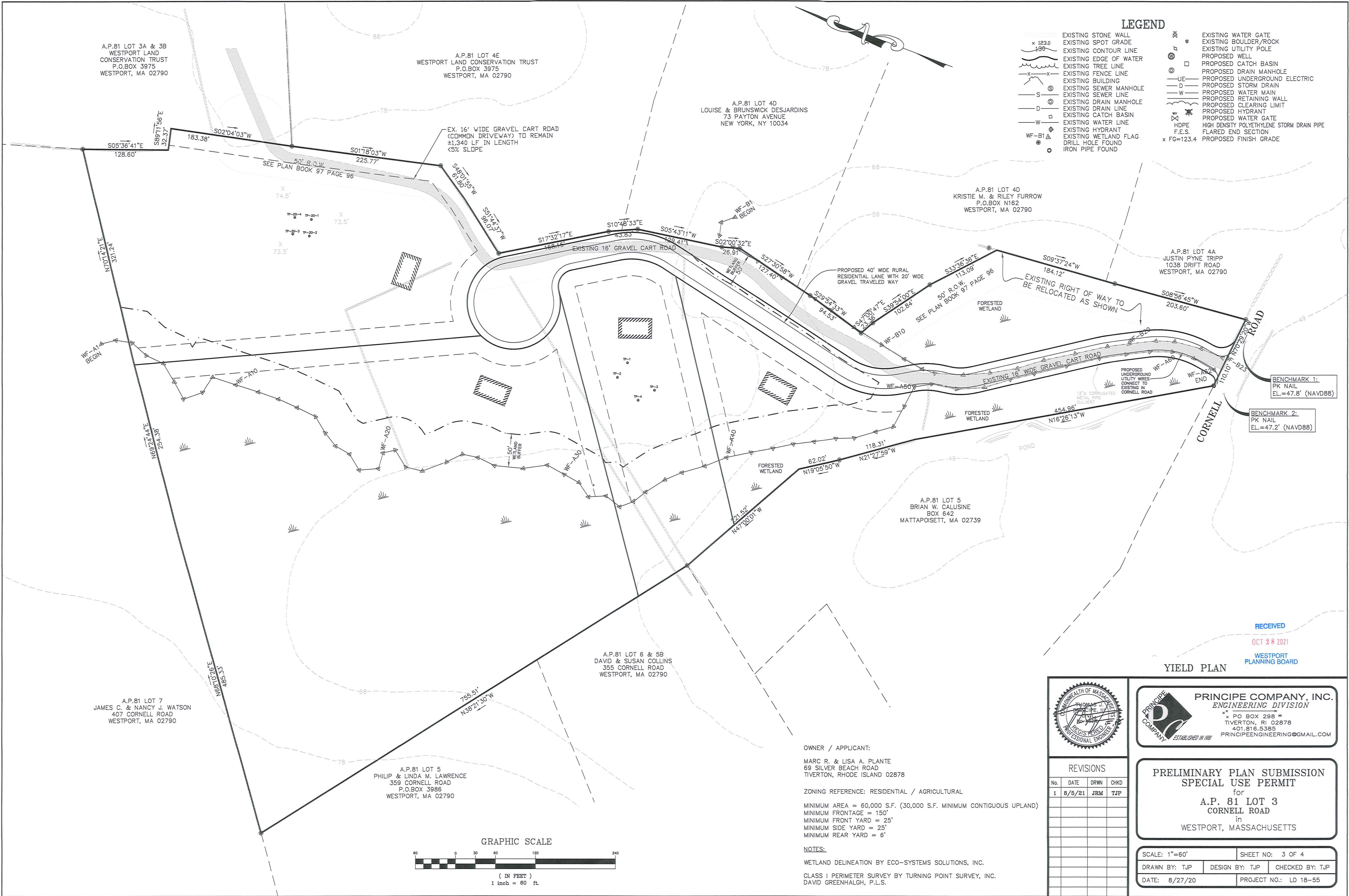
MARC R. & LISA A. PLANTE
69 SILVER BEACH ROAD
TIVERTON, RHODE ISLAND 02878

REVISIONS

No.	DATE	DRWN	CHKD
1	08/05/2021	JRM	TJP

PROJECT NO. LD 18-55





A.P.81 LOT 3A & 3B
WESTPORT LAND
CONSERVATION TRUST
P.O. BOX 3975
WESTPORT, MA 02790

A.P.81 LOT 4E
WESTPORT LAND CONSERVATION TRUST
P.O. BOX 3975
WESTPORT, MA 02790

A.P.81 LOT 4D
LOUISE & BRUNSWICK DESJARDINS
73 PAYTON AVENUE
NEW YORK, NY 10034

A.P.81 LOT 4D
KRISTIE M. & RILEY FURROW
P.O. BOX N162
WESTPORT, MA 02790

A.P.81 LOT 4A
JUSTIN PYNE TRIPP
1038 DRIFT ROAD
WESTPORT, MA 02790

A.P.81 LOT 5
BRIAN W. CALUSINE
BOX 642
MATTAPoisETT, MA 02739

A.P.81 LOT 6 & 5B
DAVID & SUSAN COLLINS
355 CORNELL ROAD
WESTPORT, MA 02790

A.P.81 LOT 5
PHILIP & LINDA M. LAWRENCE
359 CORNELL ROAD
P.O. BOX 3986
WESTPORT, MA 02790

A.P.81 LOT 7
JAMES C. & NANCY J. WATSON
407 CORNELL ROAD
WESTPORT, MA 02790

SUB. LOT 1
AREA=219,598 S.F.±
UPLAND AREA=146,646 S.F.±

SUB. LOT 2
AREA=601,495 S.F.±
UPLAND AREA=270,852 S.F.±

A.P. 81 LOT 3
AREA=821,093 S.F.
(18.85 ACRES)

LEGEND

- EXISTING STONE WALL
- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- EXISTING EDGE OF WATER
- EXISTING TREE LINE
- EXISTING FENCE LINE
- EXISTING BUILDING
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN LINE
- EXISTING CATCH BASIN
- EXISTING WATER LINE
- EXISTING HYDRANT
- EXISTING WETLAND FLAG
- DRILL HOLE FOUND
- IRON PIPE FOUND
- PROPOSED MONUMENT
- EXISTING WATER GATE
- EXISTING BOULDER/ROCK
- EXISTING UTILITY POLE
- PROPOSED WELL
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED RETAINING WALL
- PROPOSED CLEARING LIMIT
- PROPOSED HYDRANT
- PROPOSED WATER GATE
- HDPPE
- F.E.S.
- FG=123.4
- PROPOSED FINISH GRADE

(FOR REGISTRY USE ONLY)

PLAN APPROVAL GRANTED

BY: WESTPORT PLANNING BOARD

DATE APPROVED: _____

DATE SIGNED: _____

BENCHMARK 1:
PK NAIL
EL.=47.8' (NAVD88)

BENCHMARK 2:
PK NAIL
EL.=47.2' (NAVD88)

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



RECEIVED

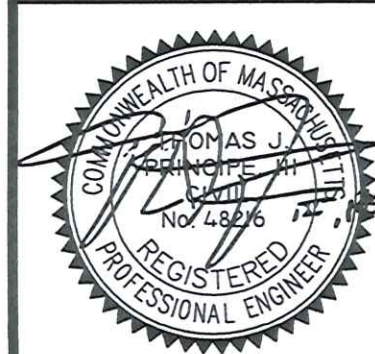
OCT 28 2021

WESTPORT PLANNING BOARD

David G. Greenhalgh
PROFESSIONAL LAND SURVEYOR

DATE

RESIDENTIAL DEVELOPMENT



REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPLEENGINEERING@GMAIL.COM

PRELIMINARY PLAN SUBMISSION SPECIAL USE PERMIT

for
A.P. 81 LOT 3
CORNELL ROAD
in
WESTPORT, MASSACHUSETTS

SCALE: 1"=60'
SHEET NO: 4 OF 4
DRAWN BY: TJP
DESIGN BY: TJP
CHECKED BY: TJP
DATE: 8/27/20
PROJECT NO.: LD 18-55

MGL 250 CMR 6.02:

THIS SURVEY AND PLAN WAS PREPARED BY THEODOLITE AND ELECTRONIC DISTANCE METER METHODS IN ACCORDANCE WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, ON OCT. 24, 2018

REFERENCE TITLE:

BRISTOL COUNTY REGISTER OF DEEDS - SOUTHERN DISTRICT
BOOK 9108 PAGE 68

REFERENCE RECORD PLANS:

BRISTOL COUNTY REGISTER OF DEEDS - SOUTHERN DISTRICT
PB 97 PG. 96
PB 92 PG. 105
PB 109 PG. 26
PB 165 PG. 19
PB 88 PG. 32

REFERENCE NOTE:

WETLAND DELINEATION BY ECO-SYSTEMS SOLUTIONS, INC.

PERIMETER SURVEY DATED DEC. 11, 2018 PROVIDED BY:

LAND SURVEYING SERVICES PROVIDED BY:
Turning Point Survey Company, Inc.

100 Broad Common Road
Bristol, RI 02809
Ph. 401.338.7925
Turningpointsurvey.com
DAVID G. GREENHALGH
MASS. PLS #34616

OWNER OF RECORD:

MARC R. & LISA A. PLANTE
69 SILVER BEACH ROAD
TIVERTON, RHODE ISLAND 02878

NOTE:

THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

A SPECIAL PERMIT MAY BE ISSUED SO THAT THE REQUIRED LOT FRONTAGE IS DECREASED AS A FUNCTION OF AVERAGE DENSITY DECREASE (AVERAGE LOT SIZE AND UPLAND INCREASE) IN EQUAL PROPORTIONS, TO A MINIMUM OF FIFTY (50) FEET OF FRONTAGE.

REQUIRED STANDARD:	RESIDENTIAL LOT SIZE (SF)	MINIMUM UPLAND (SF)	FRONTAGE (FEET)
FLEX. FRONTAGE:	60,000 STD. MIN. 180,000	30,000 90,000	150 50
PROVIDED:			
LOT 1:	219,991	146,646	55.05
LOT 2:	601,101	270,852	55.05

GRAPHIC SCALE

