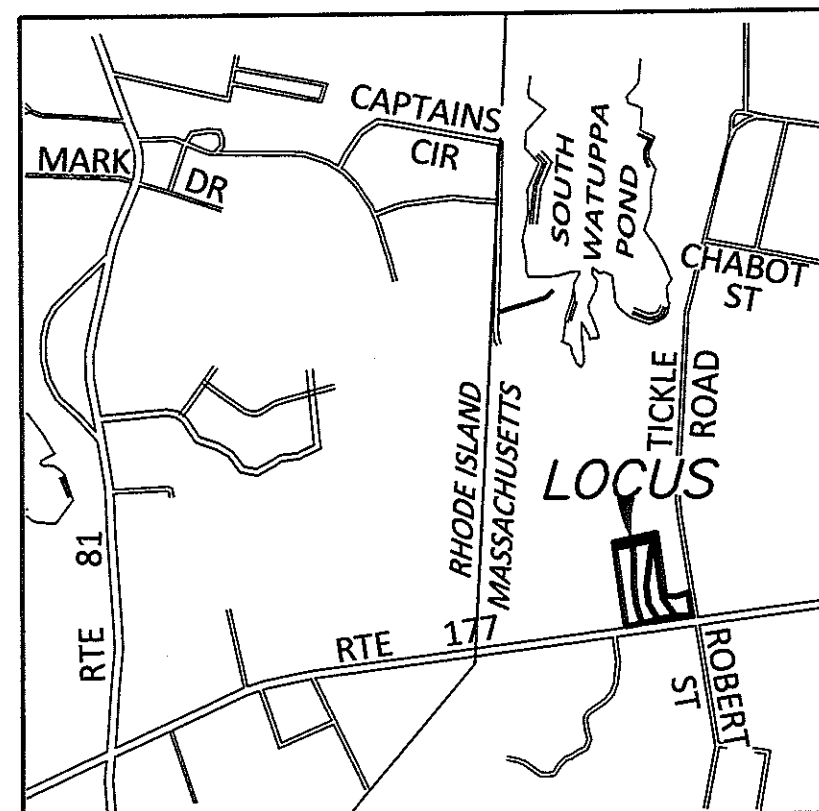




LOCUS MAP
SCALE: 1"=2000'

LOCUS: ASSESSORS MAP 21, LOTS 2B & 2D
TOTAL PARCEL AREA: 6.8 ACRES

FRONTAGE ANALYSIS				
LOT	FRONTAGE	% OF REQUIRED	AREA REQUIRED	AREA PROVIDED
1	135.00'	90%	66,667 SF	84,514 SF
2	135.00'	90%	66,667 SF	82,079 SF
3	150.00'	100%	60,000 SF	63,515 SF
4	197.27'	100%	60,000 SF	62,844 SF

NOTES:

- LOTS 1 & 2 SHOWN ON THIS PLAN BENEFITING FROM REDUCED FRONTAGE UNDER ZONING BY-LAW SECTION 8.5 SHALL NOT BE FURTHER SUBDIVIDED AND NO MODIFICATION OF THE CLEARING RESTRICTIONS AND BUILDING LOCATIONS SHALL OCCUR WITHOUT A CORRESPONDING MODIFICATION OF THE SPECIAL PERMIT AND RECORDED PLAN. AND;
- NO LOT CLEARING SHALL BEGIN AND NO BUILDING PERMIT SHALL BE ISSUED FOR LOTS 1 & 2 SHOWN ON THIS PLAN BENEFITING FROM REDUCED FRONTAGE UNDER ZONING BY-LAW SECTION 8.6 UNTIL THE SPECIAL PERMIT HAS BEEN DULY APPROVED, EXECUTED AND RECORDED AND EVIDENCE OF THE RECORDING HAS BEEN FILED WITH THE INSPECTOR OF BUILDINGS.

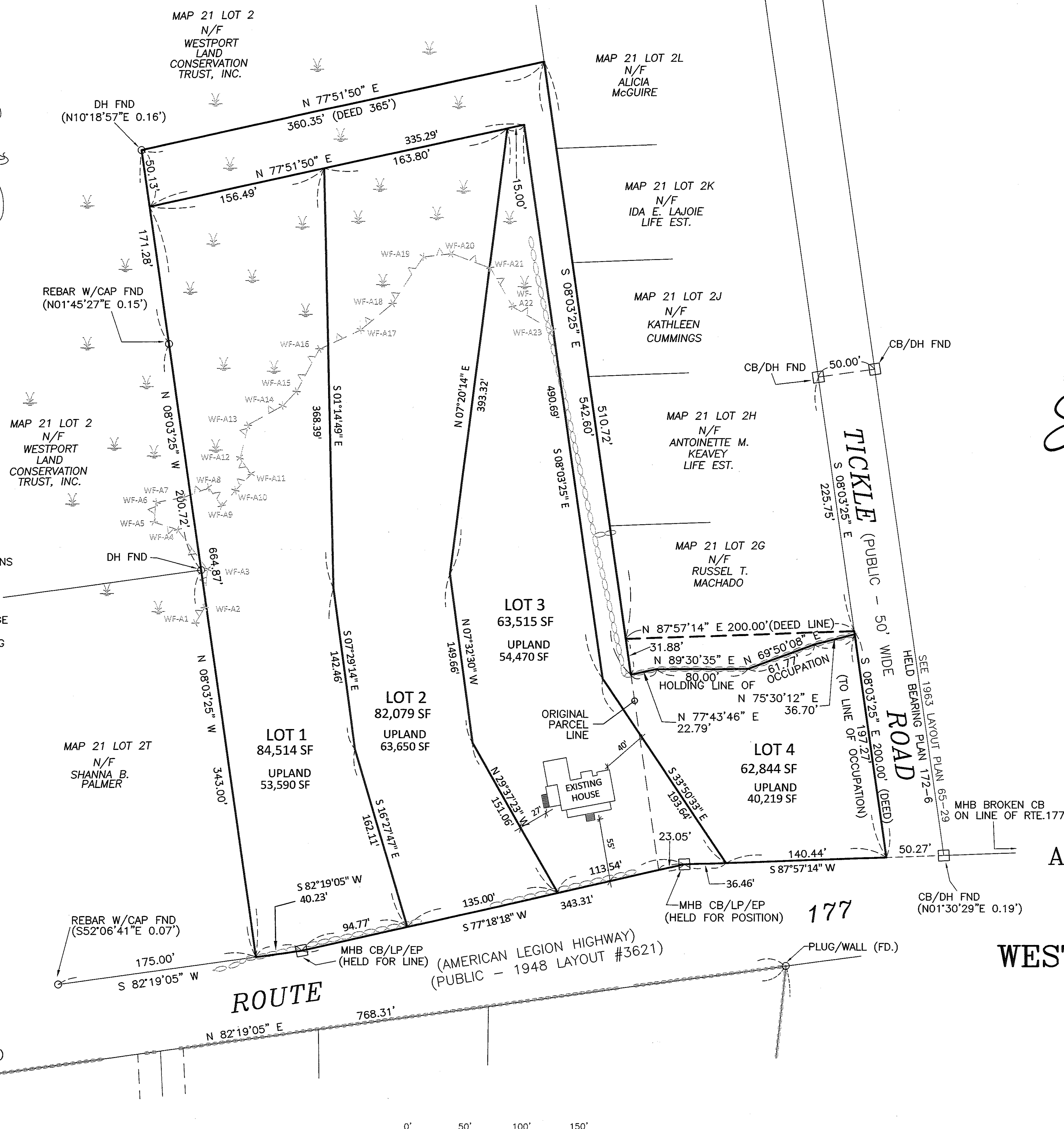
OWNER: DAVID COELHO
9 TREMONT STREET
DARTMOUTH, MA 02748

APPLICANTS: DAVID COELHO & DEREK FRAKES
9 TREMONT STREET
DARTMOUTH, MA 02748

DEED REFERENCE: BOOK 13014, PAGE 37

PLAN REFERENCE: MassDOT 1948 LAYOUT #3621
TOWN 1963 LAYOUT PLAN 65-29
PLAN 172-71
PLAN 172-6

HELD RTE. 177
1948 LAYOUT #3621



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
IN CONFORMANCE WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

Smyle
PROFESSIONAL LAND SURVEYOR

7/20/2020
DATE



APPROVAL NOT REQUIRED
UNDER THE SUBDIVISION
CONTROL LAW
WESTPORT PLANNING BOARD

DATE: _____

ENDORSEMENT BY THE PLANNING BOARD
DOES NOT CONSTITUTE CONFORMANCE TO
WESTPORT ZONING BYLAWS NOR INSURE
THAT ANY LOT CREATED HEREIN IS BUILDABLE.

APPROVAL NOT REQUIRED
PLAN OF LAND
IN

WESTPORT, MASSACHUSETTS

PREPARED FOR

DAVID COELHO

SCALE: 1"=50'

JUNE 1, 2020

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554

RECEIVED
JUL 21 2020

WESTPORT
PLANNING BOARD

19-7424

20-013A

