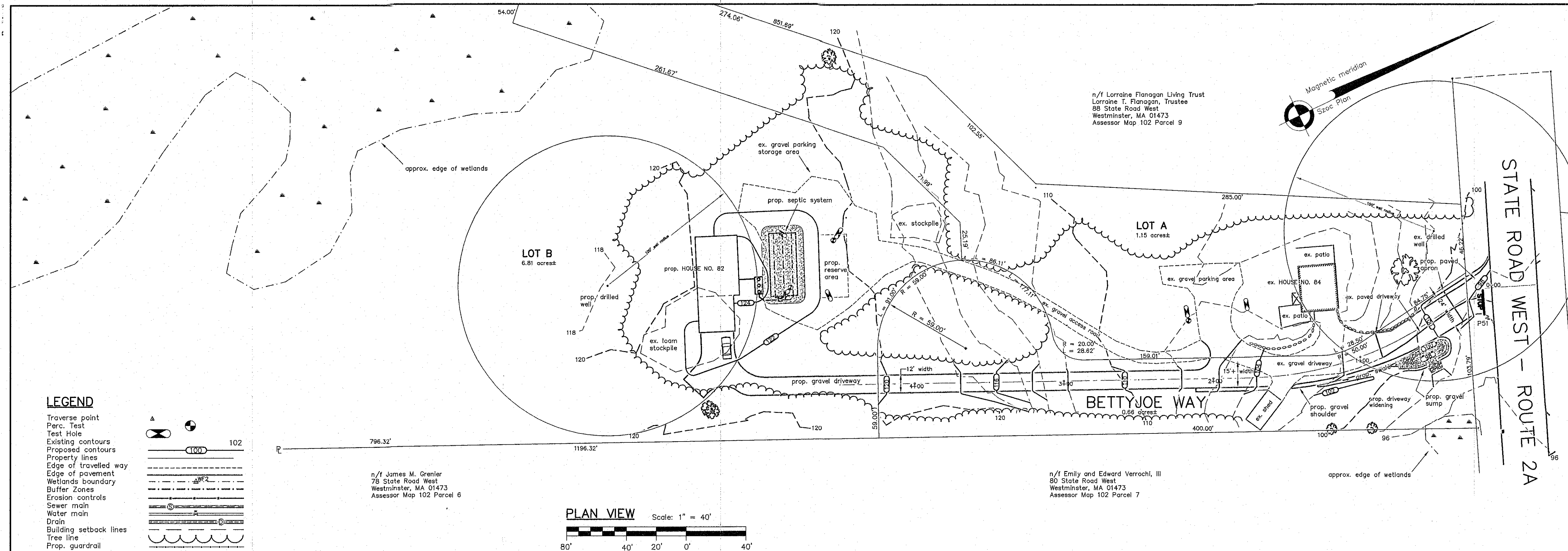
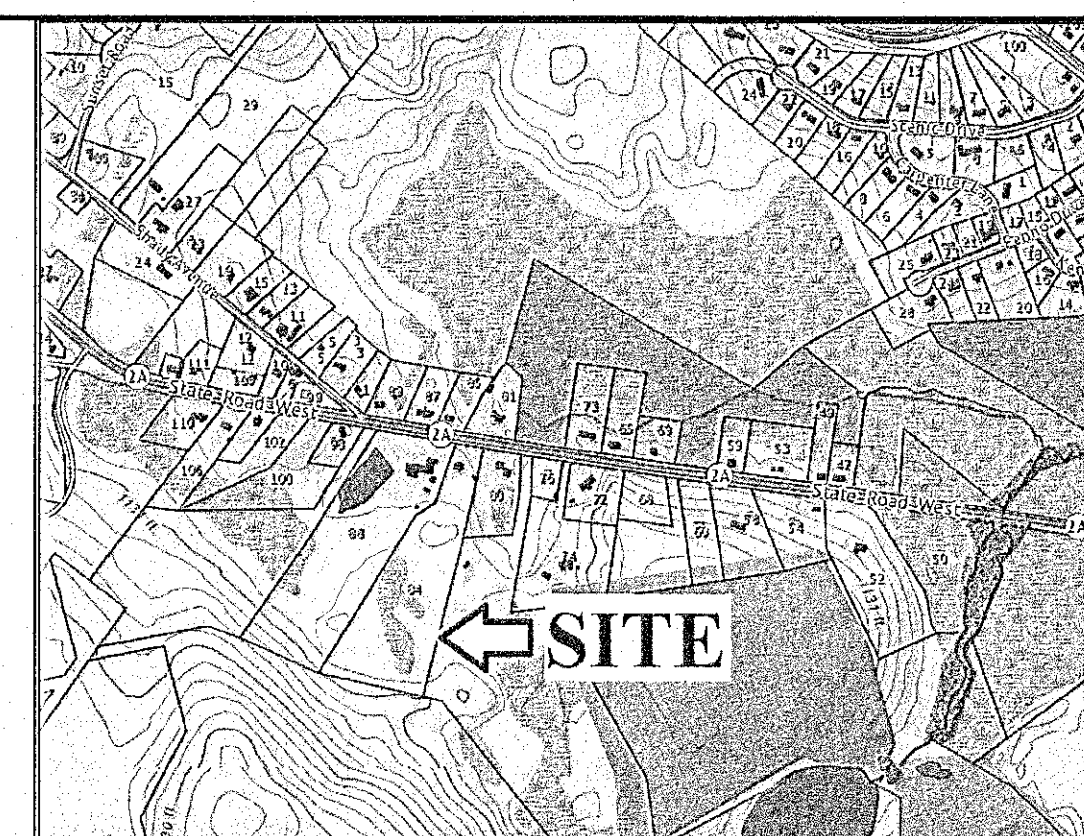




n/f Christopher and Kristen Diangelo
85 State Road West
Westminster, MA 01473
Assessor Map 86 Parcel 34

n/f Murchie Family 2017 Revocable Trust
Brian and Kimberly Murchie, Trustees
81 State Road West
Westminster, MA 01473
Assessor Map 86 Parcel 35



SITE LOCUS
Source: MassGIS

NOTES

PROJECT SUMMARY

The project proposes a two lot reduced standard subdivision roadway extending southerly from State Road West (Route 2A). The new road will serve one existing single family house and one new single family house. Access to these new lots will be created by the partial reconstruction of an existing paved and gravel driveway. The access roadway will be approximately 425'± in length with a travelled way width of 15' with a 2.5' wide shoulders.

The proposed roadway name is Bettyjoe Way and it will be a private way. Only the two new houses will be served by the road and the land is available for future subdivision without fully complying with subdivision regulations. Ownership of the Bettyjoe ROW parcel will be retained by the owner of Lot A, who will be responsible for the real estate taxes. Both houses will be served by onsite septic systems and wells.

GENERAL NOTES

- Locations of existing utilities are approximate only and are to be verified in the field by the contractor at the time of construction. Existing utilities shown were either located by field survey or were compiled according to record plans from various utilities and public agencies and contractor testimony and are approximate only. The owner and the owner's engineer assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown. Discrepancies shall be reported to the engineer immediately at telephone number (978) 874-5527.
- The contractor is responsible for scheduling all required site visits and inspections with local and state agencies.
- The contractor shall notify DIG-SAFE at telephone number (888) 344-7233 at least 72 hours before the start of any excavation.
- The boundaries of Bettyjoe Way shall be monumented with iron pins prior to the start of any construction.
- A street sign shall be installed at the intersection with State Road West at a specific location determined by the WDPW director. The sign shall meet WDPW specifications (i.e. MUTCD requirements) for such signs. There shall also be an additional sign stating "Private Road - Pass At Own Risk" attached to the same sign post.
- A stop sign and stop line shall also be installed at the intersection with State Road West at a location approved by MassDOT.
- The project surveyor is: Szoc Surveyors
32 Pleasant Street
Gardner, MA 01440

REFERENCES

- Project owner and applicant: Bear Investments, LLC
6 Brooks Avenue
Westminster, MA 01473
- Project location: 84 State Road West
Westminster, MA 01473
Assessor's Map 102 Parcel 8
- Dimensional information: Lot area: 8.26 acres
Lot frontage: 150'
- Zoning information: Residential - R1 zoning district
Conventional min. lot area: 50,000 sq.ft. Min. frontage: 150'
Front: 25' Side: 15' Rear: 30'
Minimum Upland requirement: 30,000 sq.ft.
- The site is not in a "Special Flood Hazard Area" as shown on the N.F.I.P. Flood Insurance Rate Map No. 250347 0007B for the Town of Westminster dated 13 July 1982. The site is not within either a Priority or an Estimated Habitat for Rare or Endangered Species. The site does contain wetlands areas and will require the filing of a Notice of Intent with the Westminster Conservation Commission.
- The property lines are based on field survey and plan by Szoc Surveyors dated 14 May 2020. For title see WNDRO Book 9456 Page 295. The topography and elevations shown are the result to a topographic survey conducted by this office between November 2019 and May 2020. The elevations shown are referenced on assumed datum.
- Two Lot Subdivision Plan:
Prop. roadway ROW length: 425'±
Prop. roadway ROW width: 50'
Prop. ROW cul-de-sac radius 59'
Prop. roadway area: 0.66 acres
Prop. roadway: gravel base with paved or reclaimed asphalt grindings surface
- Lot A:
Lot frontage: 433.21'
Lot area: 1.15 acres (50,000 sq.ft.)
Upland Area: < 30,000 sq.ft.
- Lot B:
Lot frontage: 150'
Lot area: 0.66 acres
Upland Area: < 30,000 sq.ft.

Project:

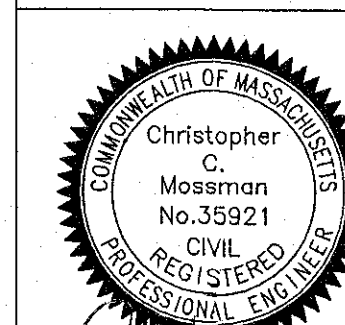
BETTYJOE WAY SUBDIVISION

Owner of Record:
Bear Investments, LLC
6 Brooks Avenue
Westminster, MA 01473

For Agency Use

Map / Parcel No.: Map 102 / Parcel 8

Zoning information: R11 zoning district
Min. lot area: 60,000 sq.ft. Min. frontage: 175'
Front: 30' Side: 15' Rear: 20'



Title: **DEFINITIVE SUBDIVISION PLAN
SITE PLAN AND PROFILE**

Site Location:
**off State Road West (Route 2A)
Westminster, MA 01473**

Prepared for:
Bear Investments, LLC

Date: 15 May 2020

Scale: 1" = 40'

Trowbridge Engineering, LLC
P.O. Box 3 Westminster, MA 01473
(978) 874-5527 FAX 874-5265
www.trowbridgeengineering.com

Sheet No. 1 of 1

Plan No. M19024-2

