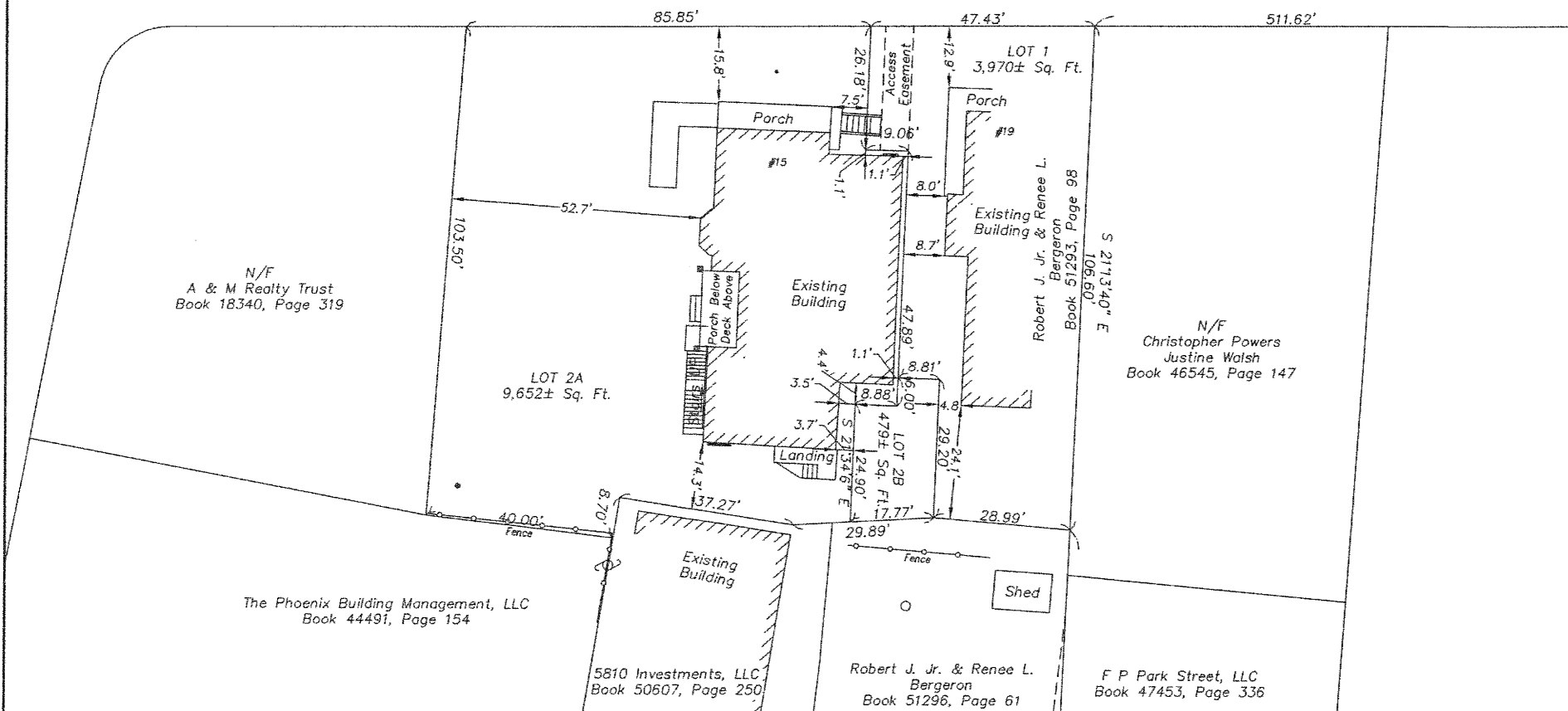


Webster St. County Layout

WEBSTER (Public Way - 50' Wide) STREET



REQUESTED ZONING INFORMATION:

15 WEBSTER STREET

CURRENT LOT 2 AREA = 10,131± SQUARE FEET

FOOTPRINT OF BUILDING(INCLUDING PORCHES) = 2,660 SQ. FT.  
EXIST. BLDG COVERAGE PER FOOTPRINT = 2,660/10,131=26.2%  
PROPOSED BLDG. COVERAGE PER FOOTPRINT = 2,660/9,652=27.5%



SCALE: 1" = 20'

Notes:

- Assessors Reference:  
15 Webster Street - Map 39, Parcel 243  
19 Webster Street - Map 39, Parcel 312
- OWNED BY: Webster Common Condominium  
Master Deed: Book 51249, Page 85  
Record Plan: Pl. Bk 53, Plan 131
- Lot 2B is not a buildable lot and will be merged with and become part of land of Robert J. Jr. & Renee L. Bergeron at #19 Webster Street.  
  
Total new parcel area of #19 Webster Street shall be  
 $3,970 + 479 = 4,449 \pm$  Square Feet  
  
Lot 2B will not merge with other land of Bergeron fronting on Park Street.
- Parcel is located in a F.E.M.A. Zone X per F.I.R.M. 25023C 0093 K dated July 6, 2021. Not a special flood hazard area.
- Lots 2A and 2B being a subdivision of Lot 2 created on Plan dated 4-10-2007 and recorded in Plan Book 53, Page 131.

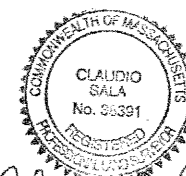
ZBA BUILDING OFFSET PLAN  
PROPOSED SUBDIVISION  
15 & 19 WEBSTER STREET  
ROCKLAND, MASS.

PREPARED BY:  
CLAUDIO SALA, P.L.S.  
REGISTERED LAND SURVEYOR  
145 WHITWELL STREET  
QUINCY, MA 02169  
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SCALE: 1" = 20' DATE: August 10, 2022 REVISIONS: 11-8-2022 atty. comments

FILE # 10340B

DWG.  
L-4A



Claudio Sala  
4/8/2022