COHASSET HARBOR
SITE PLAN SET
SITE PLAN REVIEW AND SPECIAL PERMIT
124 ELM STREET (NORTH AND SOUTH BUILDINGS) AND
87 ELM STREET (WEST BUILDING)
COHASSET, MA 02025

SITE SUMMARY:

OWNER AND PARCEL INFORMATION:
124 ELM STREET:
CHI LLC
71 SOUTH MAIN STREET
COHASSET, MA 02025
ASSSESSORS PARCEL: 238-021
DEED BOOK: 34332, PAGE: 253
LAND COURT CERT. NO. 190866

87 ELM STREET:
CHI LLC
71 SOUTH MAIN STREET
COHASSET, MA 02025
ASSSESSORS PARCEL: 237-004
DEED BOOK: 34332, PAGE: 253
LAND COURT CERT. NO. 190866

APPLICANT:
CHI ELM STREET REALTY LLC
71 SOUTH MAIN STREET
COHASSET, MA 02025

ENGINEER AND SURVEYOR:
Cavanaro Consulting
687 MAIN STREET
P.O. BOX 3175
Norwell, MA 02061

ZONING DISTRICT:
124 ELM STREET:
WATERFRONT BUSINESS DISTRICT
HARBOR VILLAGE BUSINESS OVERLAY DISTRICT

87 ELM STREET:
DOWNTOWN BUSINESS DISTRICT
HARBOR VILLAGE BUSINESS OVERLAY DISTRICT

SHEET INDEX:
TITLE SHEET - TS (SHEET 1 OF 7)
EXISTING CONDITIONS PLAN - EC (SHEET 2 OF 7)
GROUND AREA RATIO - GAR (SHEET 3 OF 7)
PARKING PLAN - PP (SHEET 4 OF 7)
LAYOUT AND GRADING - LG (SHEET 5 OF 7)
DRAINAGE AND UTILITIES PLAN - DU (SHEET 6 OF 7)
DETAIL SHEET - DT (SHEET 7 OF 7)
GROUND AREA RATIO

**REQUIRED**
- 15% (23,733/68,642 = 34.6%)

**PROPOSED**
- Public Use Ground Area
  - Requires: 34,336 + 14,882 + 19,424 = 68,642 SF
- Public Use Ground Area Proposed: 22,750 SF
- North Building: 34,536 SF
- South Building: 14,882 SF
- Retail: 983 SF

**TOTAL GFA**
- Required: 68,642 SF
- Proposed: 68,642 SF

PUBLICLY ACCESSIBLE AND NON-RESIDENTIAL GROUND AREA
- Proposed: 22,750 SF
PROPOSED PARKING SUMMARY

TOTAL PARKING SPACES = 52

#124 AVAILABLE PARKING SPACES

TOTAL PARKING SPACES = 29

AVAILABLE PARKING SPACES FOR TOWN USE

TOTAL PARKING SPACES = 17

(ON TOWN LAND)

(ON PRIVATE LAND)