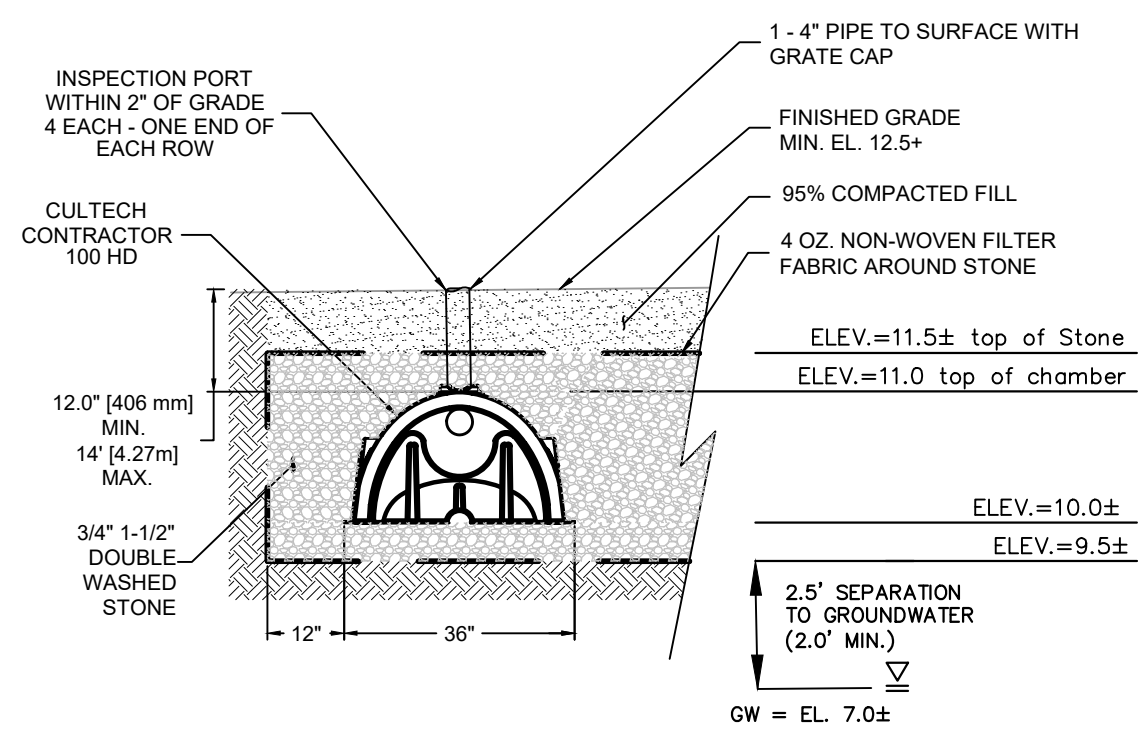




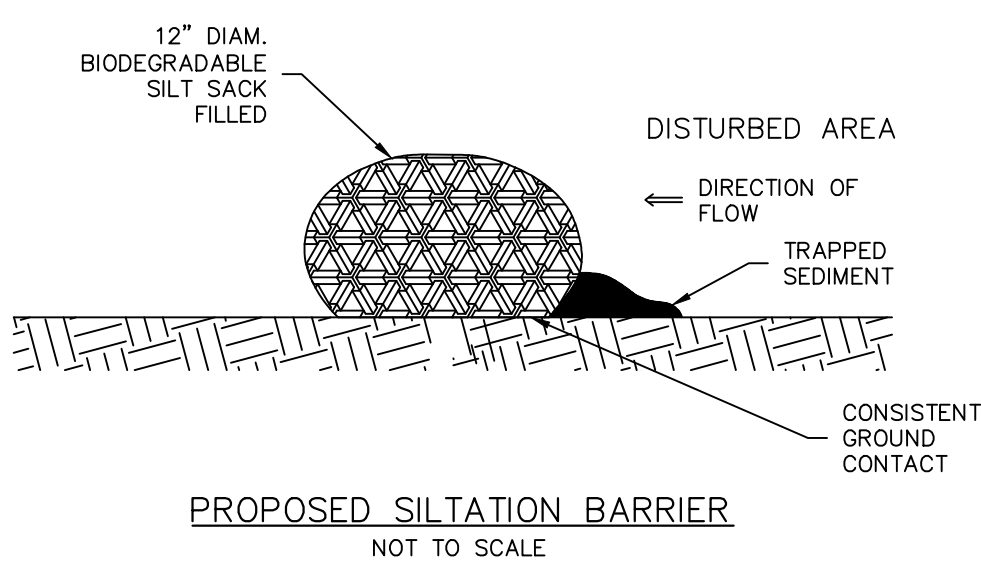
LOCUS: 46 HOBART LANE, COHASSET, MA 02025



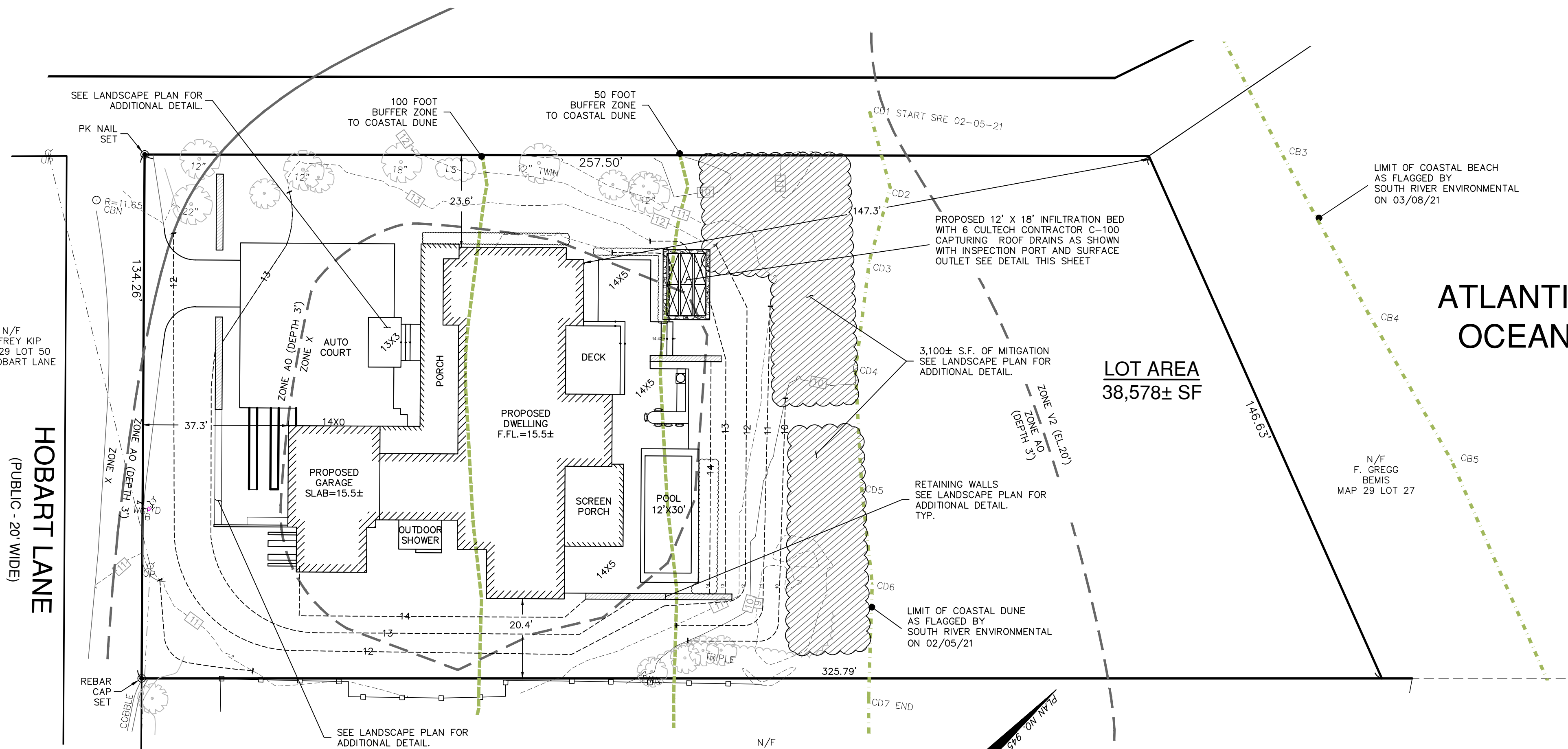
*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.
12' X 18' STORMWATER INFILTRATION DETAIL
NOT TO SCALE

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

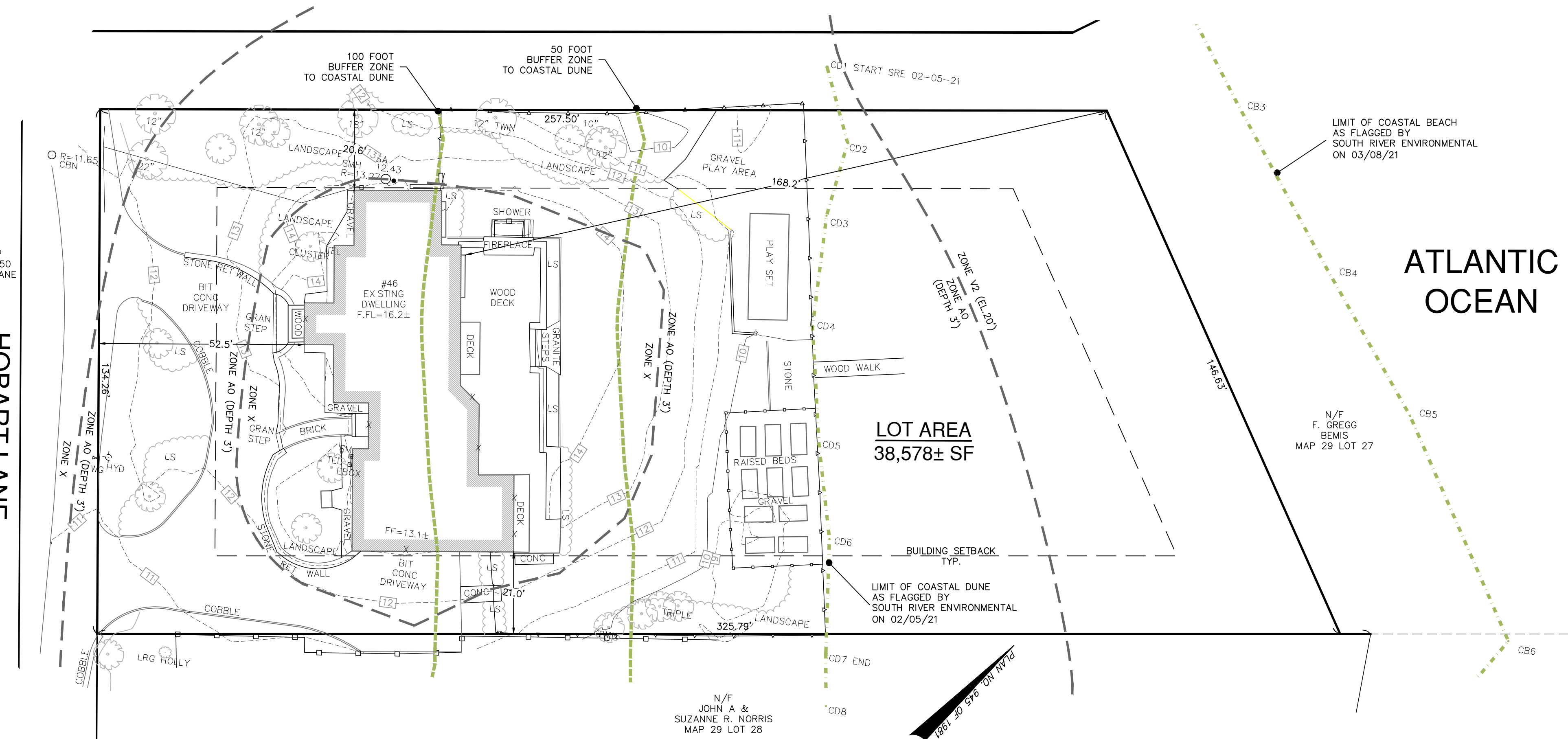
	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	38,578 SF	38,578 SF
FRONTAGE	50 FEET	134+ FEET	134+ FEET
LOT WIDTH	150 FEET	134+ FEET	134+ FEET
FRONT YARD	30 FEET	52.5 FEET	37.3 FEET
SIDE YARD	20 FEET	20.6 FEET	20.4 FEET
REAR YARD	30 FEET	168.2 FEET	147.3 FEET
HEIGHT	35 FEET	27± FEET	33.7 FEET
BUILDING COVERAGE	20% MAX.	9.7%	14.9%
LOT COVERAGE	30% MAX.	23.7%	28.6%



PROPOSED SILTATION BARRIER
NOT TO SCALE



PROPOSED CONDITIONS



EXISTING CONDITIONS

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
<p>DATUM: ELEVATIONS SHOWN HEREON REFERENCE NAVD88.</p> <p>FEMA: LOCUS LIES IN F.I.R.M. ZONE VE (EL20), AO (DEPTH 3) AND X AS SHOWN ON COMMUNITY PANEL NO. 25021C 01186 DATED JULY 17, 2012, REVISED LOMR 16-01-0636P DATED MARCH 21, 2017.</p> <p>OWNER OF RECORD: THOMAS M. REARDON JR 46 HOBART LANE COHASSET, MA 02025 ASSESSOR'S PARCEL: #F3-29-051 DEED BOOK: 35295, PAGE:130</p> <p>PLAN REFERENCES: 1. PLAN 622 OF 1891</p> <p>UTILITIES: UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)</p> <p>SURVEY NOTES: 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MARCH 8, 2021. 2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.</p>		
<p>RESIDENTIAL GROSS FLOOR AREA AND FAR: EXISTING RGFA* = 5,110 S.F.± S.F. EXISTING FAR* = 0.16 PROPOSED RGFA* = 8,549 S.F.± S.F. PROPOSED FAR* = 0.27 * REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS</p>		
<p>LARGE HOME REVIEW CASE NO. _____</p>		
<p>SCALE: 1" = 20'</p>		
<p>CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186</p>		
<p>SITE PLAN 46 HOBART LANE COHASSET, MA 02025</p> <p>PREPARED FOR: THOMAS M. REARDON 46 HOBART LANE COHASSET, MA 02025</p>		
PROJECT NO. : 21.014	DRAWING NO.	
SCALE : AS SHOWN	SP	
DATE : 3/22/22		
DESIGNED BY : -	SHEET NO. 1 OF 1	
DRAWN BY : MM	FILENAME:	
CHECKED BY : BPS	X:\PROJECTS\2021\21014\DWG\ECF	