

LOCUS: 187 ATLANTIC AVENUE - COHASSET, MA

SITE PLAN NOTE:
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
 EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
 ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.



FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C0118E DATED JULY 17, 2012 AS AMENDED BY LOMR 18-01-0234P EFFECTIVE JANUARY 19, 2018.

OWNER OF RECORD:

EDNA W. BARRY
 25 MOHAWK WAY
 COHASSET, MA 02025
 ASSESSOR'S PARCEL: #23-04
 DEED BOOK: 36714, PAGE: 4

PLAN REFERENCES:

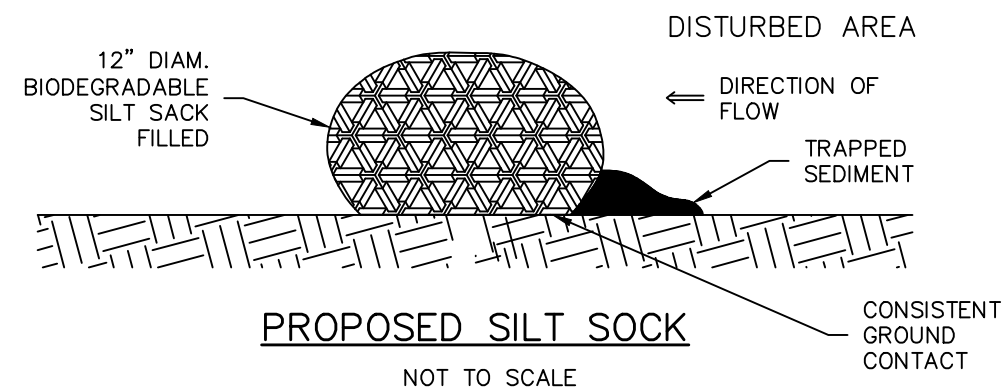
1. PLAN NO. 766 OF 1963
2. PLAN BK. 678, PG. 1

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)

SURVEY NOTES:

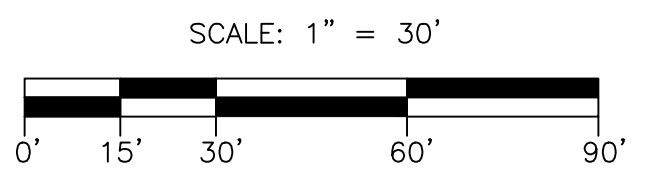
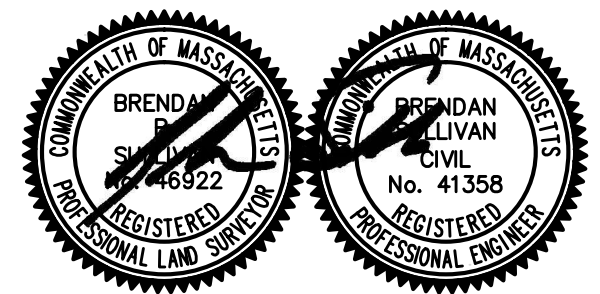
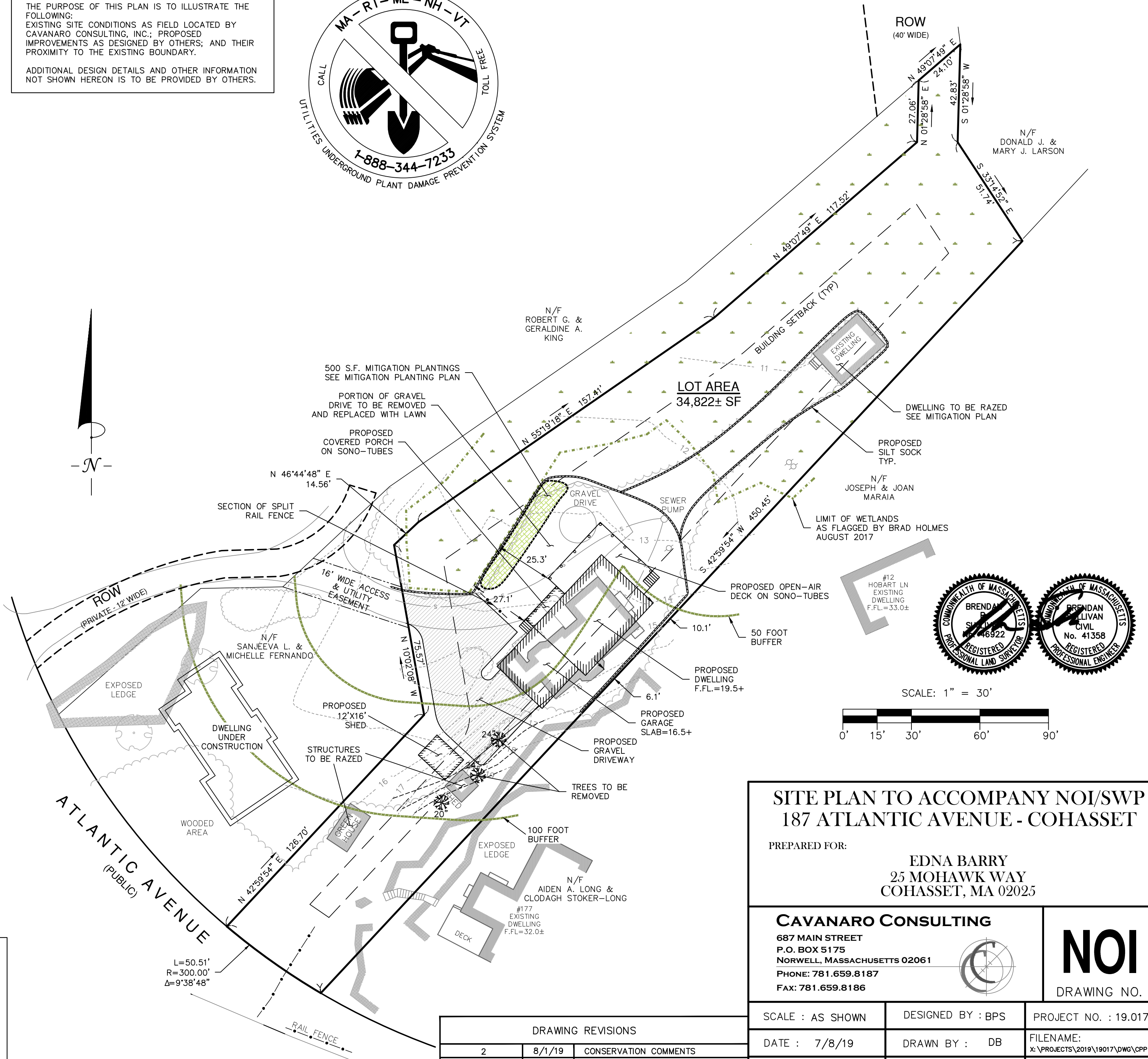
1. THIS PLAN IS BASED ON A FIELD SURVEY AND RECORD PLAN (PLAN REFERENCE 2 ABOVE) CONDUCTED/PREPARED BY MORSE ENGINEERING CO., INC. IN DECEMBER 2018.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.



ZONING REQUIREMENTS

RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	34,822 SF	34,822 SF
FRONTAGE	50 FEET	50.5 FEET	50.5 FEET
LOT WIDTH	150 FEET	87.1 FEET	87.1 FEET
BUILDING HEIGHT	35 FEET	25+ FEET	<35 FEET
LOT COVERAGE	30%	10.0%	8.5%
BUILDING COVERAGE	20%	8.2%	8.5%



**SITE PLAN TO ACCOMPANY NOI/SWP
 187 ATLANTIC AVENUE - COHASSET**

PREPARED FOR:
EDNA BARRY
 25 MOHAWK WAY
 COHASSET, MA 02025

CAVANARO CONSULTING
 687 MAIN STREET
 P.O. BOX 5175
 NORWELL, MASSACHUSETTS 02061
 PHONE: 781.659.8187
 FAX: 781.659.8186

NOI
 DRAWING NO.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
2	8/1/19	CONSERVATION COMMENTS
1	7/23/19	ADDED TREES TO BE REMOVED

SCALE : AS SHOWN	DESIGNED BY : BPS	PROJECT NO. : 19.017
DATE : 7/8/19	DRAWN BY : DB	FILENAME: X:\PROJECTS\2019\19017\DWG\CPP
SURVEY : JLR/MORSE	CHECKED BY : BPS	SHEET NO. 1 OF 1