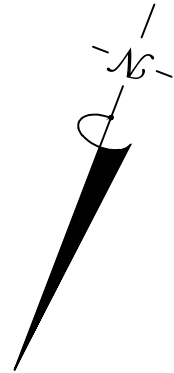


LOCUS: 35 OAK STREET - COHASSET, MA



EXISTING CONDITIONS NOTE:
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC..
 CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.



DATUM:
 ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

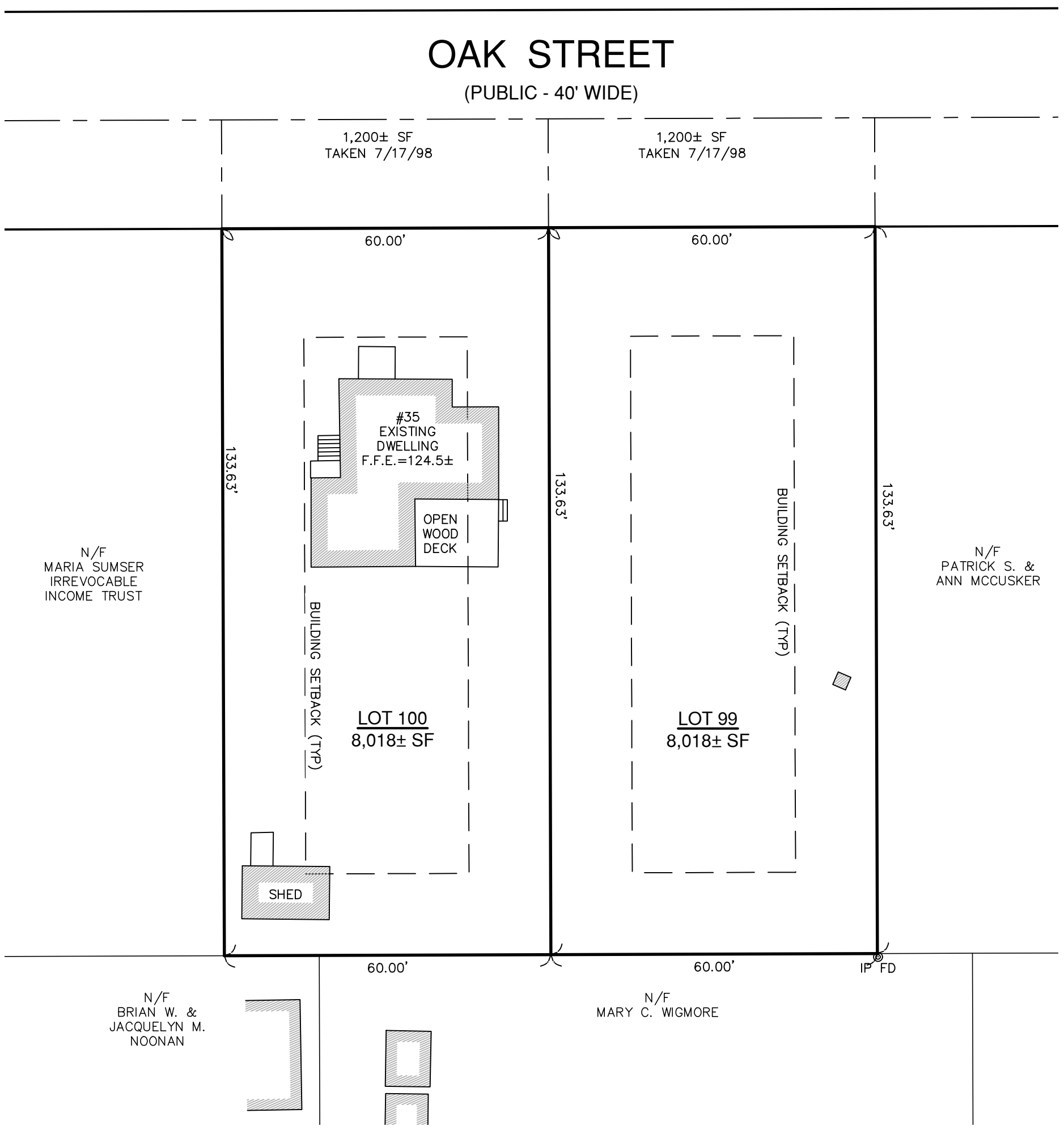
FEMA:
 LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C0256E DATED JULY 17, 2012.

OWNER OF RECORD:
 NIWIDA, LLC
 72 SHARP STREET, SUITE A5
 HINGHAM, MA 02043
 ASSESSOR'S PARCEL: #38-112
 DEED BOOK: 37568, PAGE: 241
 PLAN BOOK: 31, PAGE: 1436

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. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON DECEMBER 5, 2019.
2. NO KNOWN EASEMENTS AFFECT THE SUBJECT PROPERTY.
3. SEWER CONNECTION SHOWN HEREON IS APPROXIMATE, TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF COHASSET. WATER CONNECTION LOCATION IS NOT KNOWN AT THIS TIME; ADDITIONAL RESEARCH WILL BE REQUIRED.
4. REFERENCE COHASSET ZBA DECISION FOR 36 OAK STREET, DATED 4/14/2017 AND FILED IN NORFOLK COUNTY REGISTRY OF DEEDS BOOK 35096, PAGE 301.



ZONING REQUIREMENTS
 RESIDENCE DISTRICT "A"

AREA	18,000 SF
FRONTAGE	50 FEET
LOT WIDTH	100 FEET
LOT COVERAGE	30%
BUILDING COVERAGE	20%*
BUILDING HEIGHT	35 FEET

MINIMUM YARDS:

FRONT	20 FEET**
SIDE	15 FEET***
REAR	15 FEET***

* THE MAX. BLDG. COVERAGE SHALL NOT EXCEED 25% OF THE ACTUAL LOT AREA OR 3,600 SF, WHICHEVER IS LESS, IN THE EVENT THE SUBJECT LOT IS A LAWFUL, PREEXISTING, NONCONFORMING LOT CONTAINING LESS THAN 18,000 SF.

** AN EXCEPTION FROM SETBACK REQUIREMENTS MAY BE MADE FOR A BUILDING CONSTRUCTED AS NEAR TO THE LINE OF ANY STREET AS THE AVERAGE OF THE SETBACKS OF THE DWELLINGS OR OTHER MAIN BUILDINGS NEAREST THERETO ON EITHER SIDE OF THE BUILDING IN QUESTION, UNLESS SUCH SIDE BUILDING IS MORE THAN 200 FEET FROM THE BUILDING IN QUESTION.

*** PERMITTED ACCESSORY BUILDING MAY BE CONSTRUCTED NO CLOSER THAN 3 FEET TO THE SIDE LINES AND/OR REAR LINES OF ITS LOT IF LESS THAN 15 FEET IN HEIGHT AND 75 FEET IN SETBACK. PORTION OF MAIN BUILDING LESS THAN 15 FEET IN HEIGHT MAY EXTEND NO CLOSER THAN 10 FEET TO THE SIDE LINES OF ITS LOT.

ALL YARD LOCATIONS TO BE CONFIRMED WITH BUILDING INSPECTOR PRIOR TO COMPLETION OF FINAL PERMIT PLANS.



SCALE: 1" = 20'



PLOT PLAN
35 OAK STREET - COHASSET

PREPARED FOR:
NIWIDA, LLC - ANNMARIE BAKER
 11 STRATFORD TERRACE
 COHASSET, MA 02025

CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		PL DRAWING NO.			
			SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 19197
			DATE : 2/14/2020	DRAWN BY : JLR	FILENAME: X:\PROJECTS\2019\19197\DWG\ECP
SURVEY : JLR	CHECKED BY : DB	SHEET NO. 1 OF 1			