

**GENERAL NOTES:**

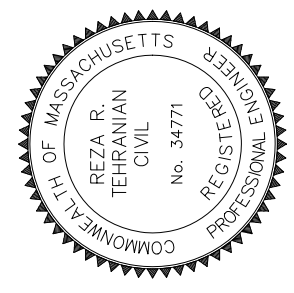
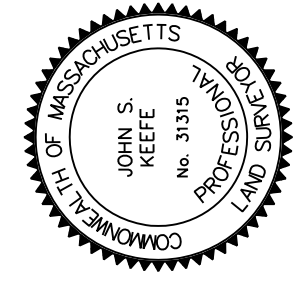
- PLAN REFERENCES AS FOLLOWS:
  - FIELD SURVEY AND TOPOGRAPHY ARE BASED ON PLANS ENTITLED "PLAN OF LAND 191 ATLANTIC AVE., COHASSET, MASSACHUSETTS," DATED JANUARY 4, 2020, PREPARED BY KEFE ASSOCIATES, LAND SURVEYORS OF BUZZARDS BAY, MASSACHUSETTS.
  - PROPOSED SITE PLAN OF 181 ATLANTIC AVE., COHASSET, MASSACHUSETTS DATED FEBRUARY 19, 1999, PREPARED AND STAMPED BY TYLER W. NIMS, P.E.
  - TOWN OF COHASSET ASSESSOR PARCEL ID NO. 23-003.
  - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TOWN OF COHASSET, MASSACHUSETTS, NORFOLK COUNTY FIRM MAP, COMMUNITY-PANEL NUMBER 25021C0118E & 256E, DATED JULY 17, 2012.
- BENCH MARK LOCATION IS TOP OF BOLT FOUND AT INTERSECTION OF ATLANTIC AVE AND BEACH STREET AND ELEVATION IS 27.24 FEET ABOVE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- WETLANDS FIELD DELINEATION BY PINEBROOK CONSULTING, JANUARY 2, 2020.
- LIMIT OF ZONE "VE" IS ELEVATION 17 FEET BASED ON ABOVE FIRM MAP AND NO WORK IS PROPOSED IN ZONE "VE". ALL PROPOSED WORK IS LOCATED IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
- THE LOCATION, SIZE AND MATERIAL OF EXISTING PIPE, DUCTS, CONDUITS AND OTHER UNDERGROUND STRUCTURES SHOWN ON THIS PLAN ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL ARE SHOWN. HENCE, EXACT LOCATION SHALL BE DETERMINED BY CONTRACTOR.
- FILL USED IN CONNECTION WITH CONSTRUCTION OF SEWER, WATER, ELECTRICAL AND ALL OTHER UTILITY LINES SHALL BE CLEAN SAND OR GRAVEL AND FREE OF ORGANIC AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED.
- UNLESS OTHERWISE NOTED, PRESSURE SEWER PIPE SHALL BE 1 1/4" Ø HOPE, SDR-21 AND CLASS 300.
- THE FOLLOWING CONSTRUCTION SEQUENCE IS ANTICIPATED:
  - INSTALL EROSION CONTROL BARRIER
  - CLEAR AND GRUB WORK AREA
  - LEGE REMOVAL BOUND GRADING
  - PERFORM EARTH WORK
  - CONSTRUCTION OF HOUSE, GARAGE, SANITARY SEWER, WATER AND OTHER UNDERGROUND UTILITIES
  - FINE GRADING
  - DRIVEWAY AND PATIO RESTORATION
  - LANDSCAPING AND STABILIZATION OF DISTURBED AREAS

| DESCRIPTION         | REQUIRED       | EXISTING       | PROPOSED       |
|---------------------|----------------|----------------|----------------|
| AREA                | 60,000 Sq. Ft. | 92,783 Sq. Ft. | 92,783 Sq. Ft. |
| FRONTAGE            | 50 FT.         | 231 FT.        | 231 FT.        |
| LOT WIDTH           | 150 FT.        | 131 FT.        | 131 FT.        |
| FRONT YARD          | 30 FT.         | 211.5 FT.      | 207.0 FT.      |
| SIDE YARD LEFT      | 20 FT.         | 51.0 FT.       | 51.0 FT.       |
| SIDE YARD RIGHT     | 20 FT.         | 34.5 FT.       | 34.5 FT.       |
| REAR YARD           | 30 FT.         | 167.3 FT.      | 166.5 FT.      |
| HEIGHT              | 35 FT.         | 31.59 FT.      | 31.59 FT.      |
| DWELLING FOOT PRINT | N/A            | 4,108 Sq. Ft.  | 3,192 Sq. Ft.  |

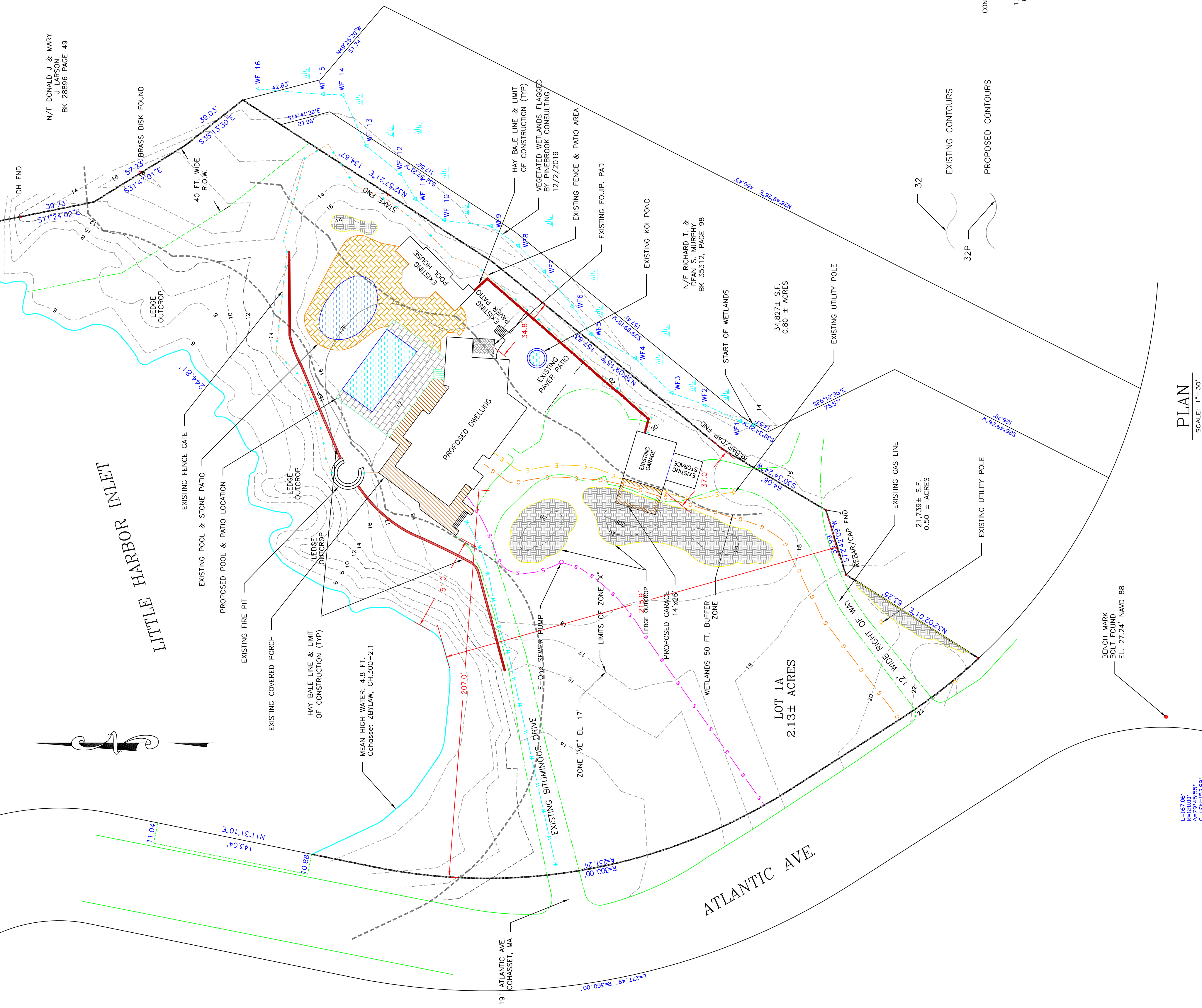
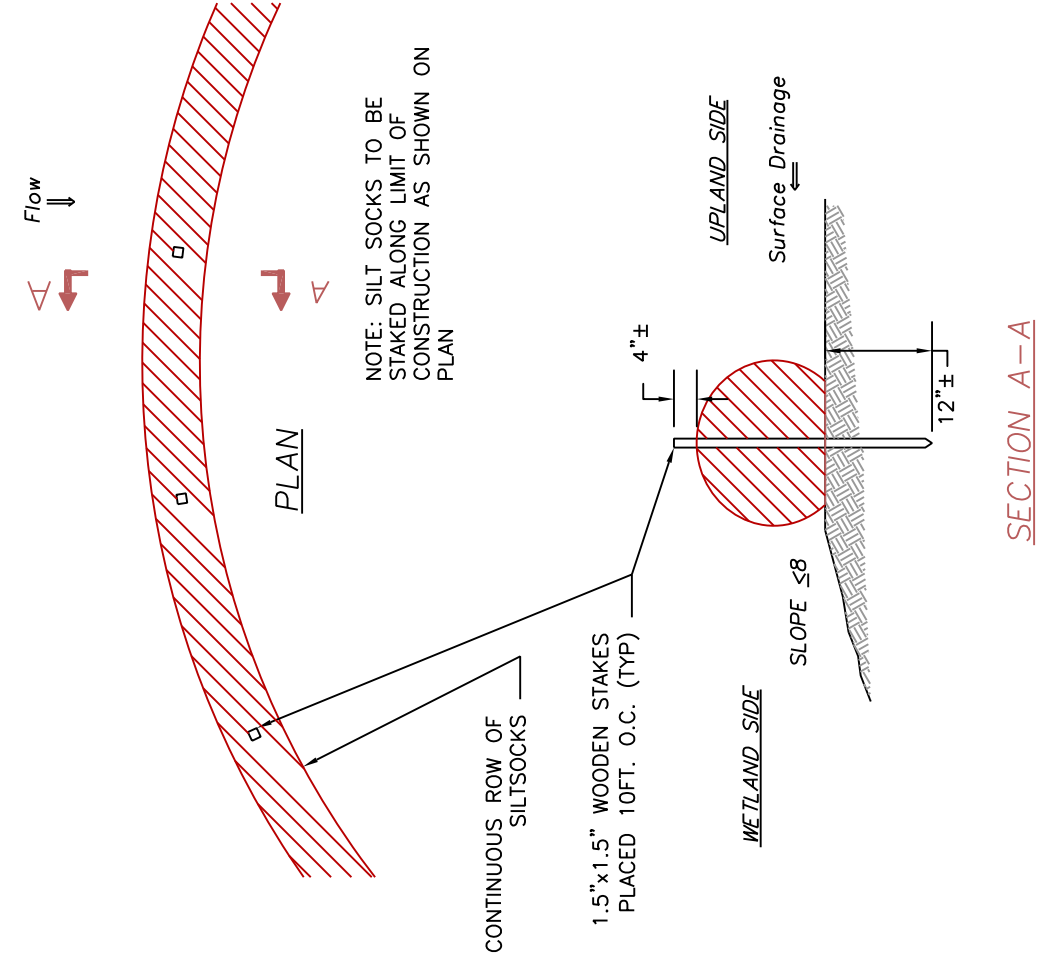
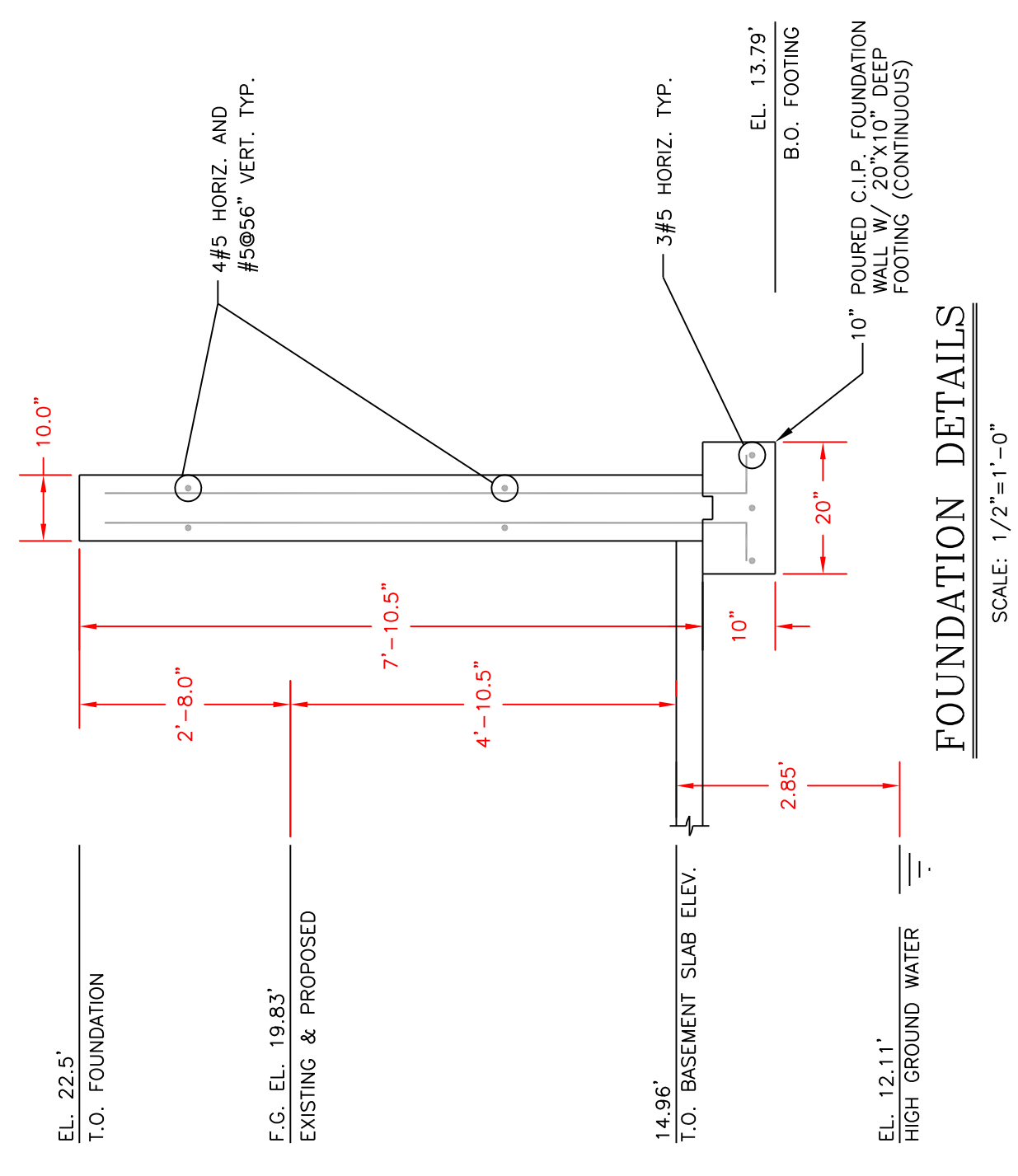
**COHASSET ZONING BY-LAW:**

SECTION 5.3 TABLE OF AREA REGULATION  
THE FOLLOWING ARE THE REQUIREMENTS FOR RESIDENCE DISTRICT R-C:

|                               |                |
|-------------------------------|----------------|
| MINIMUM AREA:                 | 60,000 SQ. FT. |
| MINIMUM STORIES:              | 2 1/2          |
| MINIMUM FRONT YARD DIMENSION: | 20 FT.         |
| MINIMUM SIDE YARD DIMENSION:  | 20 FT.         |
| MINIMUM REAR YARD DIMENSION:  | 30 FT.         |



**ACDI ENGINEERS & CONSULTANTS**  
Cohasset, MA.  
PROPOSED  
**NOTICE OF INTENT SITE PLAN**  
IN THE TOWN OF COHASSET, MASSACHUSETTS  
Project Location: 191 ATLANTIC AVE., Cohasset, Massachusetts, Parcel ID 23-003  
Client & Owner: SCOTT & ALLISON WILSON  
Drawing Description: PROPOSED  
DESIGNED BY: RRT SCALE: AS NOTED  
CHECKED BY: N/A Mass DEP NO.: SE 13-1304  
ISSUE DATE: APP'D. DESCRIPTION SHEET 1 OF 1 REV. 2



**PLAN**

SCALE: 1"=30'

L-167/05  
R-168/06  
C-169/07  
BRC-5071417-V