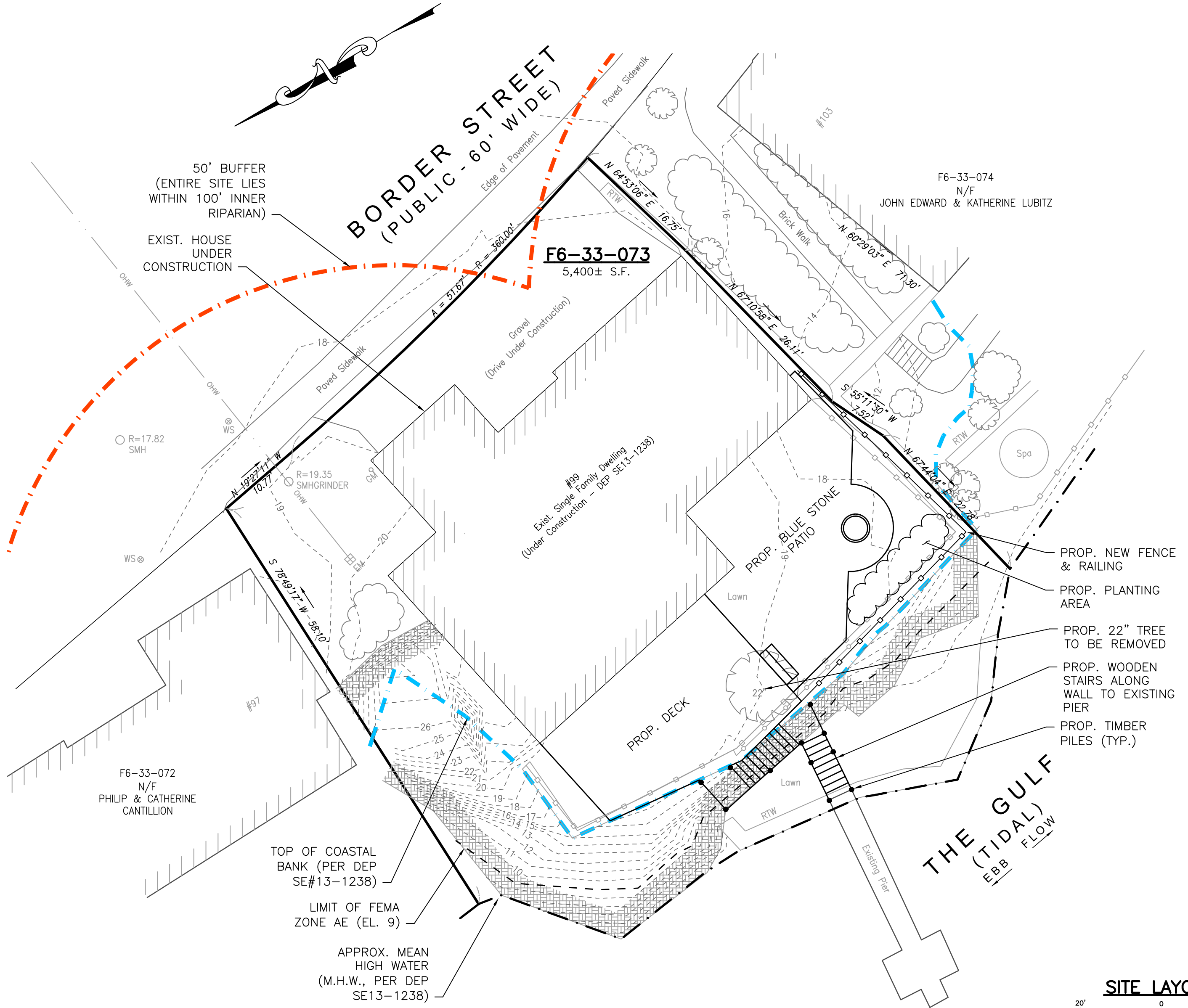
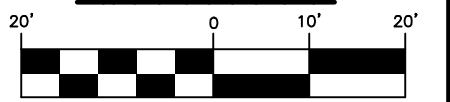


VICINITY MAP
NO SCALE



SITE LAYOUT



SCALE: 1" = 20'

RIVERFRONT CALCULATIONS

TOTAL R.F. AREA ONSITE = 5,400 S.F.

TOTAL EXISTING DEGRADED (IMP/STRUCTURES) R.F. AREA = 2,952 S.F. (TOTAL)
2,952 S.F. (INNER RIPARIAN)
0 S.F. (OUTER RIPARIAN)

PROP. DEGRADED AREA = 3,956 S.F. (TOTAL)
3,956 S.F. (INNER RIPARIAN)
0 S.F. (OUTER RIPARIAN)

PER 310 CMR 10.58 - A SITE IS ALLOWED EITHER 5,000 S.F. OR 10% OF THE RFA AREA TO BE DEGRADED, WHICH EVER IS GREATER. IN THIS CASE, 5,000 S.F. WOULD BE THE GREATER VALUE.

GENERAL NOTES:

- OWNER: 99 BORDER ST LLC
- DEED REFERENCES: BK. 33312 PG. 360 (NORFOLK COUNTY)
- PLAN REFERENCES: PLAN NO. 583 OF 1995
PLAN NO. 155 OF 1980
BK. 36351 PG. 63
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET R-A ZONING DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET WATER RESOURCE DISTRICT.
- ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY ARE SHOWN.
- THE SUBJECT PROPERTY LIES IN ZONES "AE" (EL. 9) AND ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0107K DATED NOVEMBER 4, 2016. ZONE X IS NOT A SPECIAL HAZARD FLOOD ZONE, WHILE ZONE AE IS.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY AREA.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.

	PREPARED BY:	
	PROJECT:	
APPLICANT:	CHRIS MCKENNA	DESIGN: PGG
PLAN TITLE:	PLAN TO ACCOMPANY NOI	CHECK: GJM
		JOB NO: 20-416
		DATE: 1/14/21
		REV:
		SHEET: 1