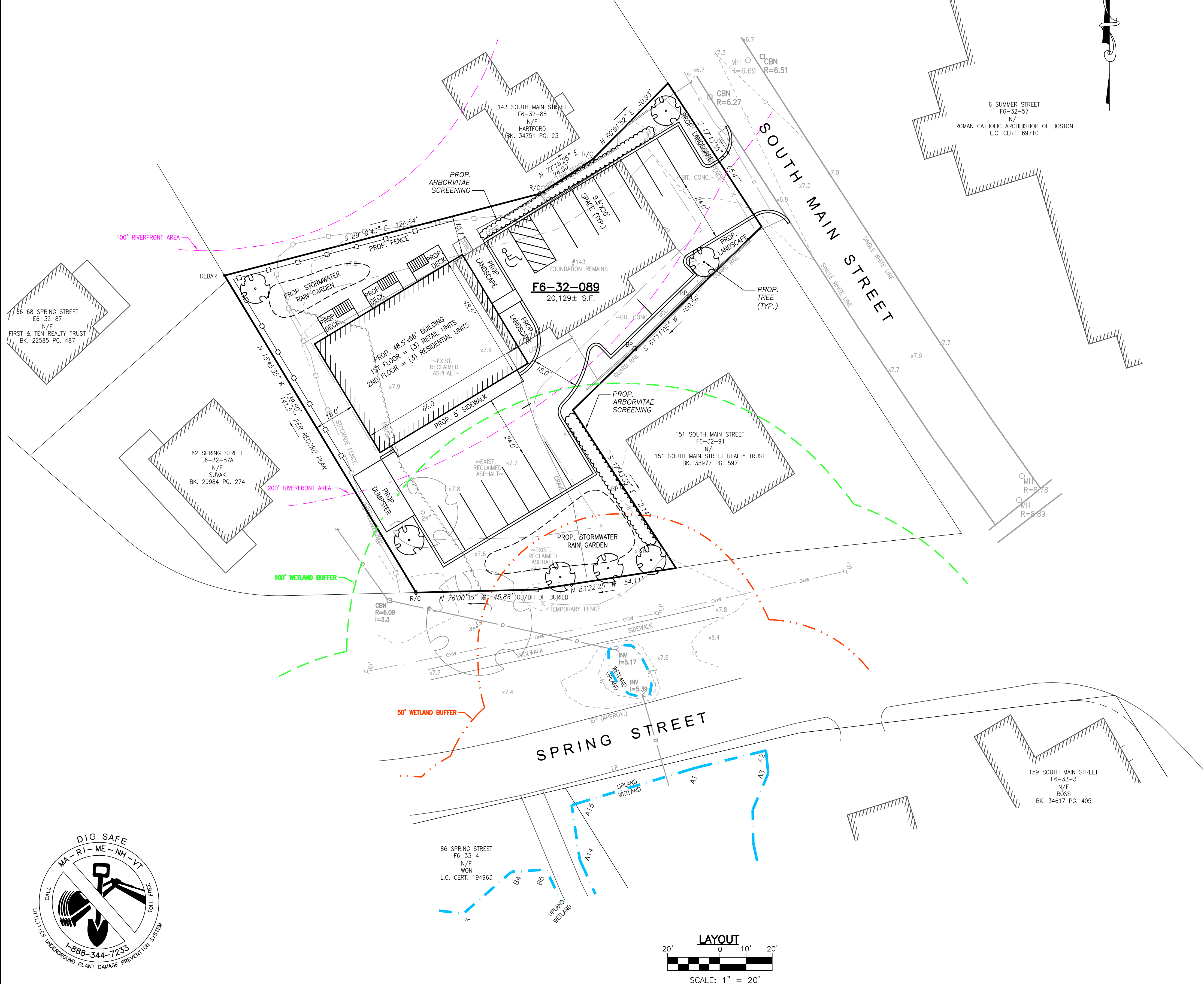


VICINITY MAP  
NO SCALE



**GENERAL NOTES**

- DEED REFERENCES: BOOK 6090 PAGE 556
- PLAN REFERENCES: PLAN 68 OF 1981  
PLAN 877 OF 1981  
PLAN 1188 OF 1947  
PLAN 534 OF 1983  
CERTIFIED PLOT PLAN BY CAVANARO CONSULTING DATED JUNE 13, 2016.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET RESIDENCE A ZONING DISTRICT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET WATER RESOURCE DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON NOVEMBER 6, 2020.
- WETLAND RESOURCE AREAS WERE DELINEATED BY BRAD HOLMES, P.W.S. OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON NOVEMBER 3, 2020.
- THE SUBJECT PROPERTY LIES IN ZONE "AE" (ELEVATION 0) AND "X" (HATCHED-0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0256E DATED JULY 17, 2012.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP ZONE A SURFACE WATER SUPPLY
- 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 EXISTANCE OR NON EXISTANCE 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.

**ZONING TABLE**

RESIDENCE A ZONING DISTRICT:

CRITERIA	REQUIRED	EXISTING	PROPOSED
AREA	18,000 S.F.	20,129 S.F.	NO CHANGE
FRONTAGE	50'	65.47'/99.99'	NO CHANGE
WIDTH	100'	64.8'	159.6'
FRONT SETBACK	20'	31.1'	103.4'
SIDE SETBACK	15'	4.8'	15.1'
REAR SETBACK	15'	78.7'	16.0'
HEIGHT	35'	<35'	<35'
IMPERV. COVERAGE	30%*	63% (12,767 S.F.)	61% (12,183 S.F.)
BLDG. COVERAGE	20%	16% (3,210 S.F.)	16% (3,201 S.F.)

\*GREATER THAN 40% IMPERVIOUS COVERAGE WITHIN THE WATER RESOURCE DISTRICT REQUIRES A SPECIAL PERMIT.

\*\*SETBACKS TO STRUCTURE DESTROYED IN FIRE. DISTANCES ARE COMPILED FROM CERTIFIED PLOT PLAN BY CAVANARO CONSULTING DATED JUNE 13, 2016.

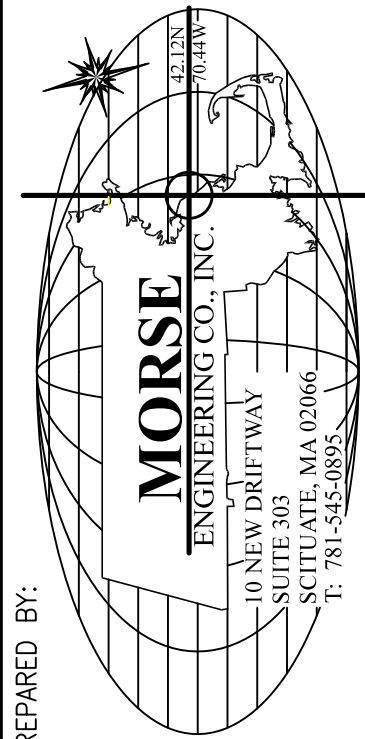
**PARKING**

USE	REQUIREMENT	EXISTING/FORMER USE	REQUIRED	EXISTING
RETAIL/AUTO SHOP	1 SPACE/100 S.F.	3,200 S.F. X 1 / 100 =	32 SPACES	
DWELLING UNIT	2 SPACES/UNIT	2 UNITS X 2 SPACES =	4 SPACES	10 SPACES
TOTAL			36 SPACES	

USE	REQUIREMENT	EXISTING/FORMER USE	REQUIRED	PROPOSED
RETAIL/OFFICE	1 SPACE/100 S.F.	2,700 S.F. X 1 / 100 =	27 SPACES	11 SPACES
DWELLING UNIT	2 SPACES/UNIT	3 UNITS X 2 SPACES =	6 SPACES	6 SPACES
TOTAL			33 SPACES	17 SPACES (INCLUDES 1 HANDICAP SPACE)

REV.	DATE	DESCRIPTION



PROJECT: 147 SOUTH MAIN STREET  
(ASSESSOR'S PARCEL: F6-32-89)  
COHASSET, MASSACHUSETTS

PREPARED FOR: SCHIAVO FAMILY TRUST

JOB NO:	20-379
SCALE:	AS NOTED
DESIGN:	JMH
CHK:	GJM
DATE:	12/18/2020
PLAN TITLE:	ZBA SITE PLAN
SHEET:	1 OF 1

