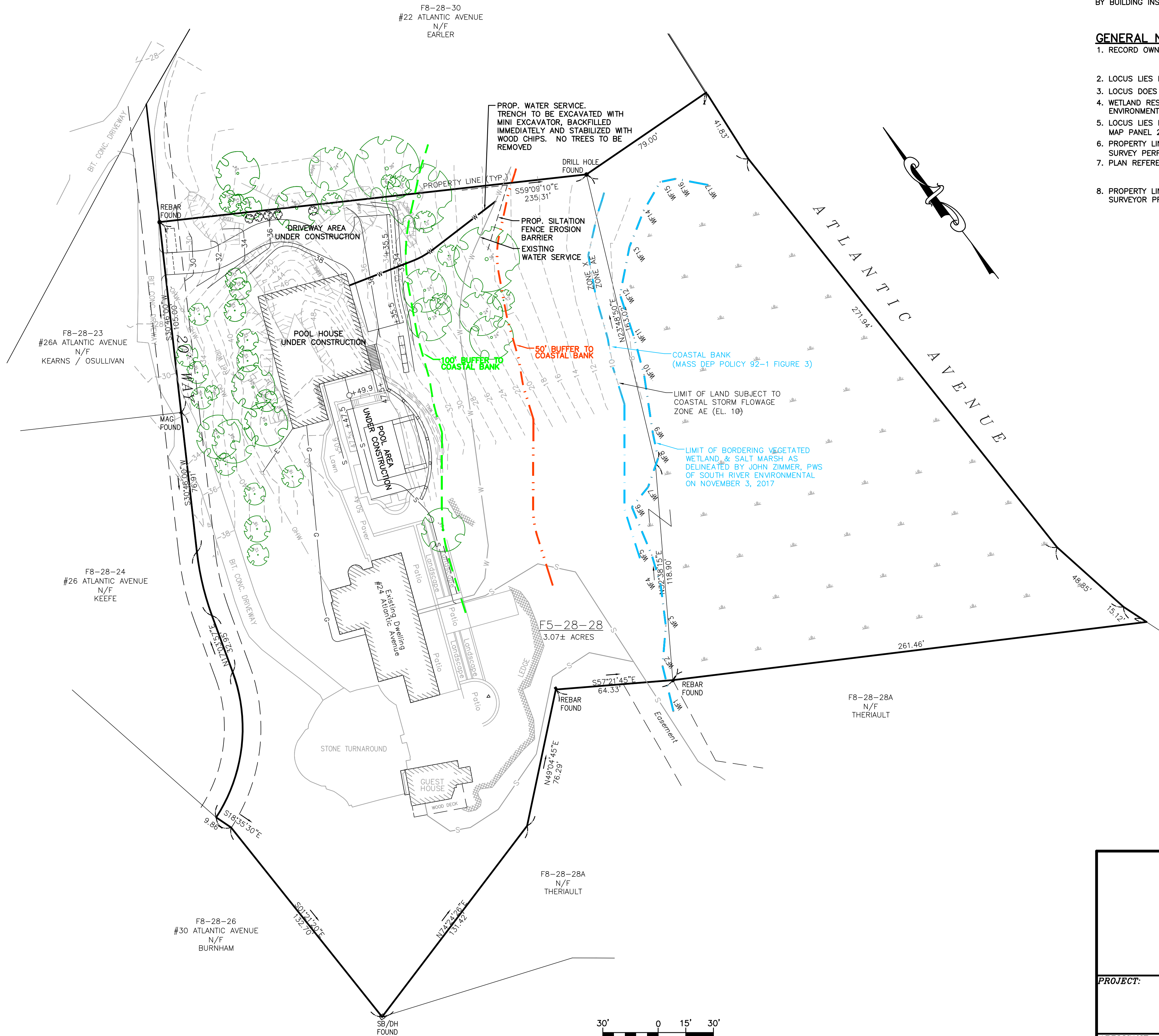


SITE LOCUS
NOT TO SCALE

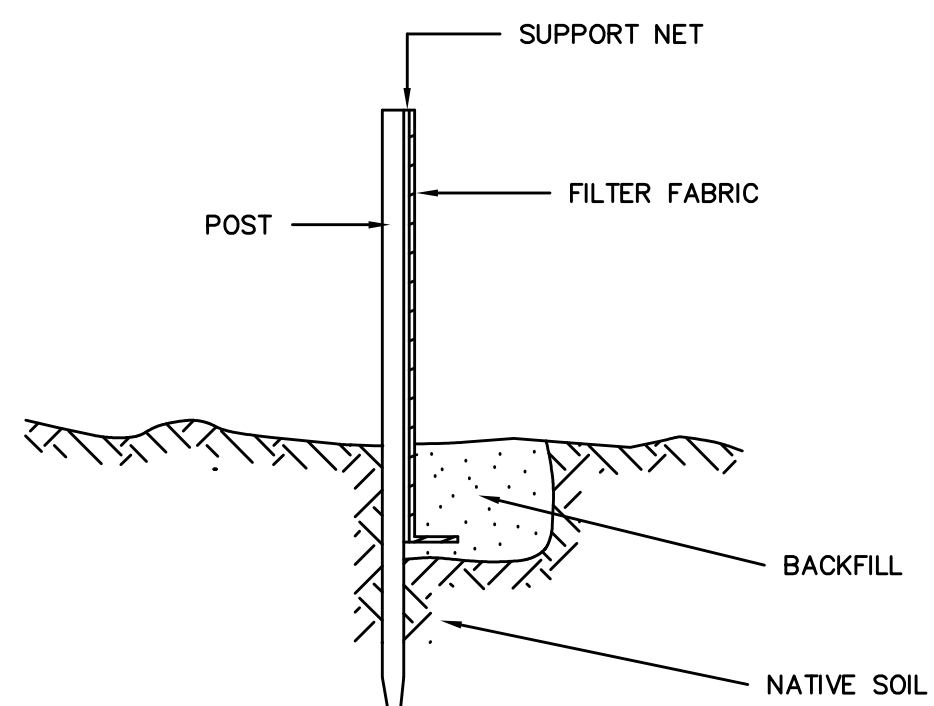


ZONING REQUIREMENTS
TOWN OF COHASSET "RESIDENCE C" ZONING DISTRICT - SINGLE FAMILY DWELLING

| CRITERIA | REQUIRED |
|------------|-------------|
| LOT AREA | 60,000 S.F. |
| FRONTAGE | 50' |
| FRONT YARD | 30' |
| SIDE YARD | 20' |
| REAR YARD | 30' |
| LOT WIDTH | 150' |

SETBACKS AND BUILDING ENVELOPE TO BE CONFIRMED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

- GENERAL NOTES**
- RECORD OWNER: JEFFREY S. BAKER, TRUSTEE
FIRST DAY REALTY TRUST
NORFOLK REGISTRY OF DEEDS BOOK 35391 PAGE 139
 - LOCUS LIES IN THE COHASSET "RESIDENCE C" ZONING DISTRICT.
 - LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
 - WETLAND RESOURCE AREAS WERE DELINEATED BY JOHN ZIMMER, CWS OF SOUTH RIVER ENVIRONMENTAL ON NOVEMBER 3, 2017.
 - LOCUS LIES IN FEMA FLOOD ZONES "AE" (ELEVATION 10) & "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0256E DATED JULY 17, 2012.
 - PROPERTY LINE AND EXISTING CONDITIONS INFORMATION IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN DECEMBER 2017.
 - PLAN REFERENCE: 1. NORFOLK REGISTRY OF DEEDS PLAN BOOK 5788, PAGE 423.
2. "24 ATLANTIC AVE NOI PLAN, COHASSET, MA" PREPARED BY NEIL J. MURPHY MURPHY ASSOCIATES DATED FEBRUARY 14, 2005.
 - PROPERTY LINES AND PROPOSED BUILDING CORNERS TO BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.



- CONSTRUCTION NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE
NOT TO SCALE



ENGINEERING BY:

MORSE
ENGINEERING CO., INC.
19 UNION STREET
P.O. BOX 92
SCITUATE, MA 02066
(781) 545-0895

| | | |
|--------------------|--|---------------------------|
| PROJECT: | 24 ATLANTIC AVENUE (ASSESSOR'S PARCEL: F5-28-28) COHASSET, MASSACHUSETTS | DESIGN: JMH |
| APPLICANT: | FIRST DAY REALTY TRUST | JOB NO.: 17-324 |
| PLAN TITLE: | PROPOSED WATER SERVICE | DATE: 1/10/18 |
| | | REV: 3/22/2021 |
| | | SHEET: 1 OF 1 |