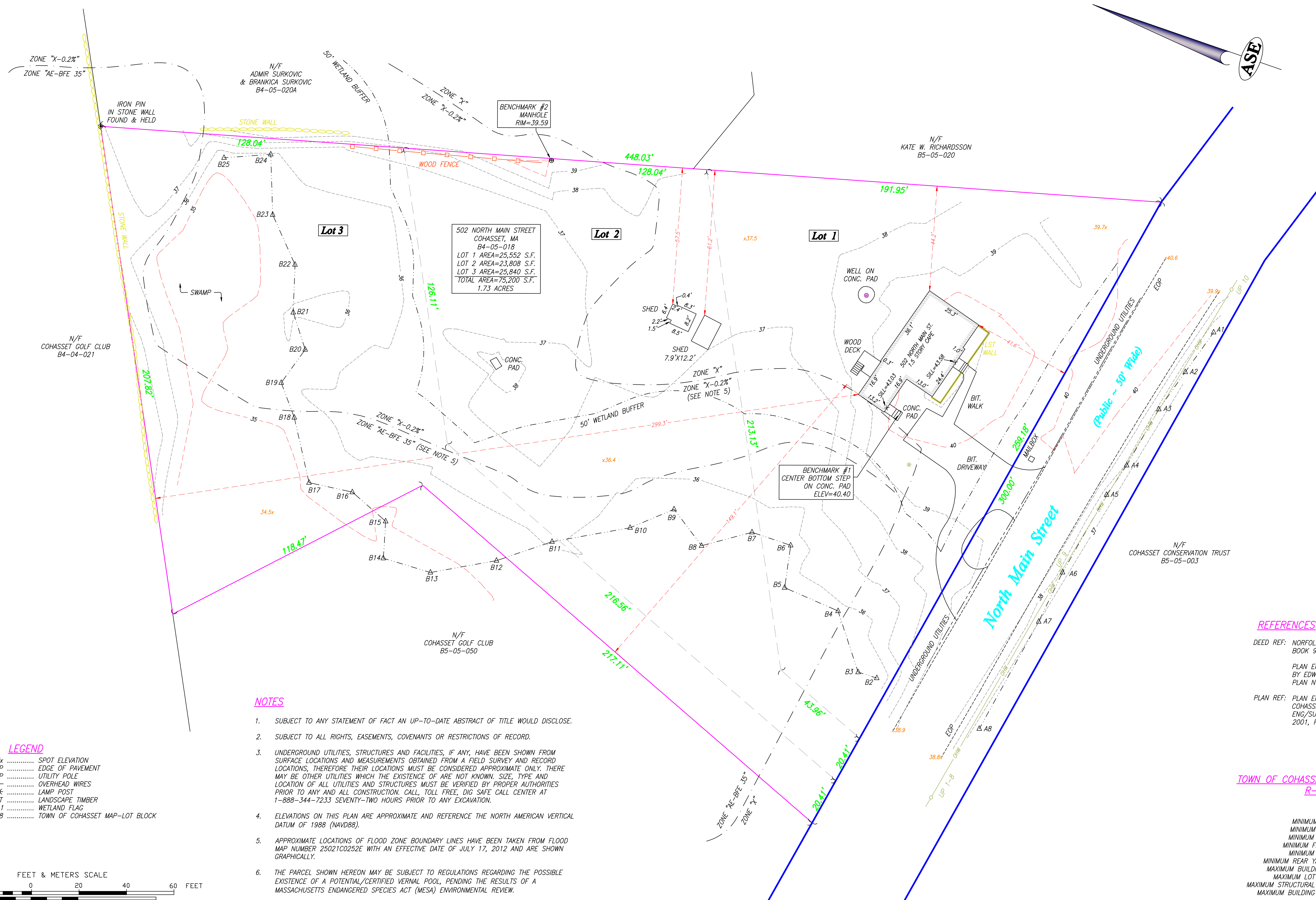
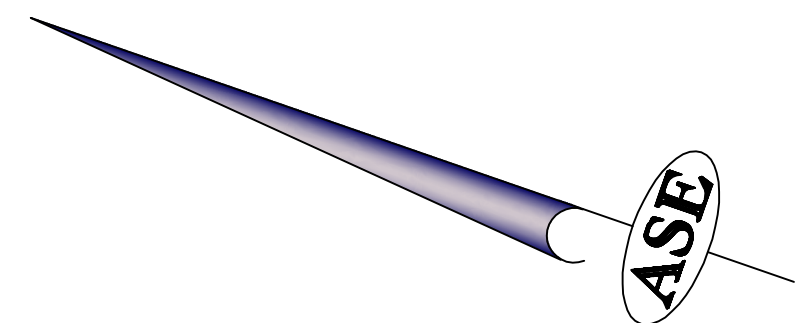


LOCUS
SCALE: 1" = 800'



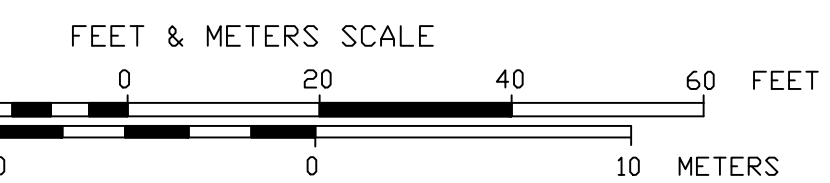
502 NORTH MAIN STREET
COHASSET, MA
B4-05-018
LOT 1 AREA=25,552 S.F.
LOT 2 AREA=23,808 S.F.
LOT 3 AREA=25,840 S.F.
TOTAL AREA=75,200 S.F.
1.73 ACRES

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- APPROXIMATE LOCATIONS OF FLOOD ZONE BOUNDARY LINES HAVE BEEN TAKEN FROM FLOOD MAP NUMBER 25021C0252E WITH AN EFFECTIVE DATE OF JULY 17, 2012 AND ARE SHOWN GRAPHICALLY.
- THE PARCEL SHOWN HEREON MAY BE SUBJECT TO REGULATIONS REGARDING THE POSSIBLE EXISTENCE OF A POTENTIAL/CERTIFIED VERNAL POOL, PENDING THE RESULTS OF A MASSACHUSETTS ENDANGERED SPECIES ACT (MESA) ENVIRONMENTAL REVIEW.

LEGEND

- 39.7x SPOT ELEVATION
- EDP EDGE OF PAVEMENT
- UP UTILITY POLE
- OHW OVERHEAD WIRES
- * LAMP POST
- LST LANDSCAPE TIMBER
- Δ A1 WETLAND FLAG
- B4-05-018 TOWN OF COHASSET MAP-LOT BLOCK



REFERENCES

- DEED REF: NORFOLK COUNTY REGISTRY OF DEEDS BOOK 9130, PAGE 617
- PLAN ENTITLED "PLAN OF LAND IN COHASSET, MASS.," PREPARED BY EDWIN A. YOUNG, REG. LAND SURVEYOR, DATED MAY 13, 1967, PLAN NUMBER 788 OF 1967, PLAN BOOK 4453, PAGE 150
- PLAN REF: PLAN ENTITLED "PLAN OF LAND AT #498 NORTH MAIN STREET, COHASSET, MASS.," PREPARED BY MURPHY & WAIT, P.C. ENG./SURVEYORS, DATED OCTOBER 20, 2000, PLAN NUMBER 45 OF 2001, PLAN BOOK 482

TOWN OF COHASSET, MASSACHUSETTS INTENSITY REGULATIONS: R-C (SINGLE FAMILY DWELLING)

	REQUIRED	EXISTING
MINIMUM LOT AREA	60,000 S.F.	75,200 S.F.
MINIMUM FRONTAGE	50'	300'
MINIMUM LOT WIDTH	150'	272.7'
MINIMUM FRONT YARD	30'	41.6'
MINIMUM SIDE YARD	20'	44.2'
MINIMUM REAR YARD DEPTH	30'	299.3'
MAXIMUM BUILDING HEIGHT	35'	23.2'
MAXIMUM LOT COVERAGE	30%	4%
MAXIMUM STRUCTURAL COVERAGE	N/A	-
MAXIMUM BUILDING COVERAGE	20%	2%

ZONING DESIGNATION:
TOWN OF COHASSET ZONING DISTRICT
R-C (SINGLE FAMILY DWELLING)

ASSESSORS REFERENCE:
MAP B4, LOT 05, BLOCK 018

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON MARCH 12, 2021, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PORTIONS OF THE SUBJECT DWELLING SHOWN LIE IN ZONE "X", ZONE "X-0.2% ANNUAL CHANCE FLOOD HAZARD" AND ZONE "AE-BASE FLOOD ELEVATION 35" AS SHOWN ON MAP NUMBER 25021C0252E, HAVING AN EFFECTIVE DATE OF JULY 17 2012.

REVISIONS

DATE	DESCRIPTION

FIELD: EC/BMD
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 211856

PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com

**Existing Conditions
Plan of Land**
502 NORTH MAIN STREET
COHASSET, MASSACHUSETTS
PREPARED FOR: MICHAEL AHERN
SCALE: 1" = 20' DATE: MARCH 12, 2021