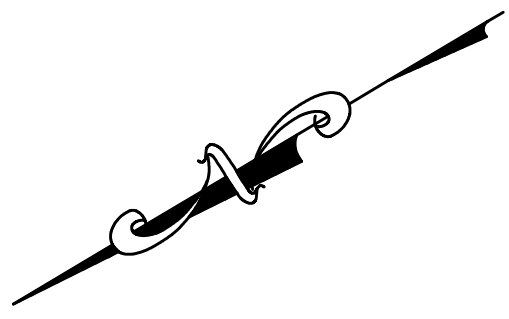


VICINITY MAP  
NO SCALE



**BORDER STREET**  
(PUBLIC - 60' WIDE)

50' BUFFER  
(ENTIRE SITE LIES  
WITHIN 100' INNER  
RIPARIAN)

EXIST. HOUSE  
UNDER  
CONSTRUCTION

**F6-33-073**  
5,400± S.F.

F6-33-074  
N/F  
JOHN EDWARD & KATHERINE LUBITZ

F6-33-072  
N/F  
PHILIP & CATHERINE  
CANTILLON

TOP OF COASTAL  
BANK (PER DEP  
SE#13-1238)

PROP. SONO-TUBE  
(TYP.)

LIMIT OF FEMA  
ZONE AE (EL. 9)

APPROX. MEAN  
HIGH WATER  
(M.H.W., PER DEP  
SE13-1238)

MEAN LOW WATER  
PER CHAP. 91  
LICENSE NO 6104

PROP. NEW FENCE  
& RAILING

PROP. PRIVET  
HEDGE

PROP. 22" TREE  
TO BE REMOVED

PROP. WOODEN  
STAIRS ALONG  
WALL TO EXISTING  
PIER

PROP. DOGWOOD  
TREE (TYP. OF 2)

PROP. TIMBER  
PILES (TYP.)

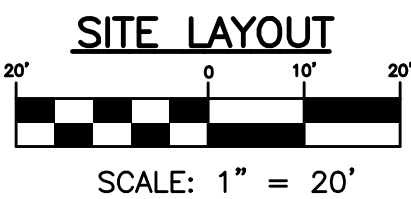
PROP. DECK

PROP. 3.5'X3.5'  
LANDING

PROP. 3'X16'  
REMOVABLE  
ALUMINUM  
GANGWAY

PROP. 8'X12'  
FLOAT

THE GULF  
(TIDAL)  
FLOW



**PROPOSED PLANT SCHEDULE**

TREES:				
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
2	CF	CORNUS FLORIDA	DOGWOOD	6'-8' HGT.
SHRUBS:				
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
26	BU	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	2'
6	HM	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	#3
7	IL	ILEX M. BLUE PRINCESS	BLUE PRINCESS HOLLY	3'
1	PO	PHYSOCARPUS OPULIFOLIUS	SUMMER WINE NINEBARK	3'

TREE AND SHRUB SUBSTITUTES TO BE APPROVED BY THE CONSERVATION AGENT.

**HARDSCAPE CALCULATIONS**

REMOVED HARDSCAPE = 291 S.F. (PATIO, WALKS, WALLS PER SITE PLAN DATED 1/9/17)  
PROPOSED HARDSCAPE = 281 S.F. (PATIO)

**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.

<p>GREGORY J. MORSE CIVIL No. 47105 REGISTERED PROFESSIONAL ENGINEER</p>	PREPARED BY:	
	PROJECT:	
PROPOSED DECK & PATIO 99 BORDER STREET (ASSESSOR'S PARCEL: F6-33-073) COHASSET, MASSACHUSETTS		CHECK: PGG
APPLICANT: CHRIS MCKENNA		JOB NO: GJM
PLAN TITLE: PLAN TO ACCOMPANY NOI		DATE: 20-416
		REV: 1/14/21
		SHEET: 4/6/21
		1