

LOCUS: 62 RUST WAY - COHASSET, MA

	NON-CONFORMING CALCULATIONS	
	NON-CONFORMING FOOTPRINT (SF)	NON-CONFORMING FAÇADE (SF)
EXISTING	728	1896*
ORIGINAL DESIGN	1768 INCLUDING 50 SF PORCH (143% INCREASE FROM EXISTING)	3182 (68% INCREASE FROM EXISTING)**
DESIGN REVISED 4/2021	1105 (52% INCREASE FROM EXISTING) (38% REDUCTION FROM ORIGINAL DESIGN)	2749 (45% INCREASE FROM EXISTING)*** (14% REDUCTION FROM ORIGINAL DESIGN)

\* EXISTING FAÇADE INFORMATION IS BASED ON ARCHITECTURAL PLANS BY 209 DESIGN DATED 9/28/2020  
 \*\* EXISTING AND PROPOSED FAÇADE INFORMATION IS BASED ON ARCHITECTURAL PLANS BY 209 DESIGN DATED 9/28/2020.  
 \*\*\* EXISTING FAÇADE INFORMATION IS BASED ON ARCHITECTURAL PLANS BY 209 DESIGN DATED 9/28/2020. PROPOSED FAÇADE INFORMATION IS BASED ON ARCHITECTURAL PLANS BY ARCHIA DATED 4/14/2021

	ZONING REQUIREMENTS		
	REQUIRED	EXISTING	PROPOSED
AREA	35,000 SF	24,819± SF	24,819± SF
FRONTAGE	50 FEET	125± FEET	125± FEET
LOT WIDTH	125 FEET	>200 FEET	>200' FEET
LOT COVERAGE	30%	21.5±%	22.4±%
BUILDING COVERAGE	20%	10.5±%	14.7±%
BUILDING HEIGHT***	35 FEET	23± FEET	<35 FEET

MINIMUM YARDS:	REQUIRED	EXISTING	PROPOSED
FRONT	30 FEET*	42.0± FEET	32.5± FEET
SIDE 1	20 FEET**	62.4± FEET	24.5± FEET
SIDE 2	20 FEET**	76.9± FEET	76.9± FEET
REAR	30 FEET**	6.7± FEET	6.7± FEET

\* AN EXCEPTION FROM SETBACK REQUIREMENTS MAY BE MADE FOR A BUILDING CONSTRUCTED AS NEAR TO THE LINE OF ANY STREET AS THE AVERAGE OF THE SETBACKS OF THE DWELLINGS OR OTHER MAIN BUILDINGS NEAREST THERE TO ON EITHER SIDE OF THE BUILDING IN QUESTION, UNLESS SUCH SIDE BUILDING IS MORE THAN 200 FEET FROM THE BUILDING IN QUESTION.  
 \*\* PERMITTED ACCESSORY BUILDING MAY BE CONSTRUCTED NO CLOSER THAN 6' TO THE SIDE LINES AND/OR REAR LINES IF LESS THAN 15' IN HEIGHT AND 100' IN SETBACK. PORTION OF MAIN BUILDING LESS THAN 15' IN HEIGHT MAY EXTEND NO CLOSER THAN 15' TO SIDE LINES.  
 \*\*\* EXISTING AND PROPOSED BUILDING HEIGHT INFORMATION WAS OBTAINED FROM A PLAN SET ENTITLED "PROPOSED ADDITION, 62 RUST WAY, COHASSET, MASSACHUSETTS", PREPARED BY 209 DESIGN, DATED 9/28/2020.

DRAWING REVISIONS		
3	4/13/21	REVISED ADDITION
2	2/16/21	REVISED ADDITION
1	11/25/20	ADDED BUILDINGS AND TOPOGRAPHY

**ACTION DATE DESCRIPTION**

**DATUM:**  
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

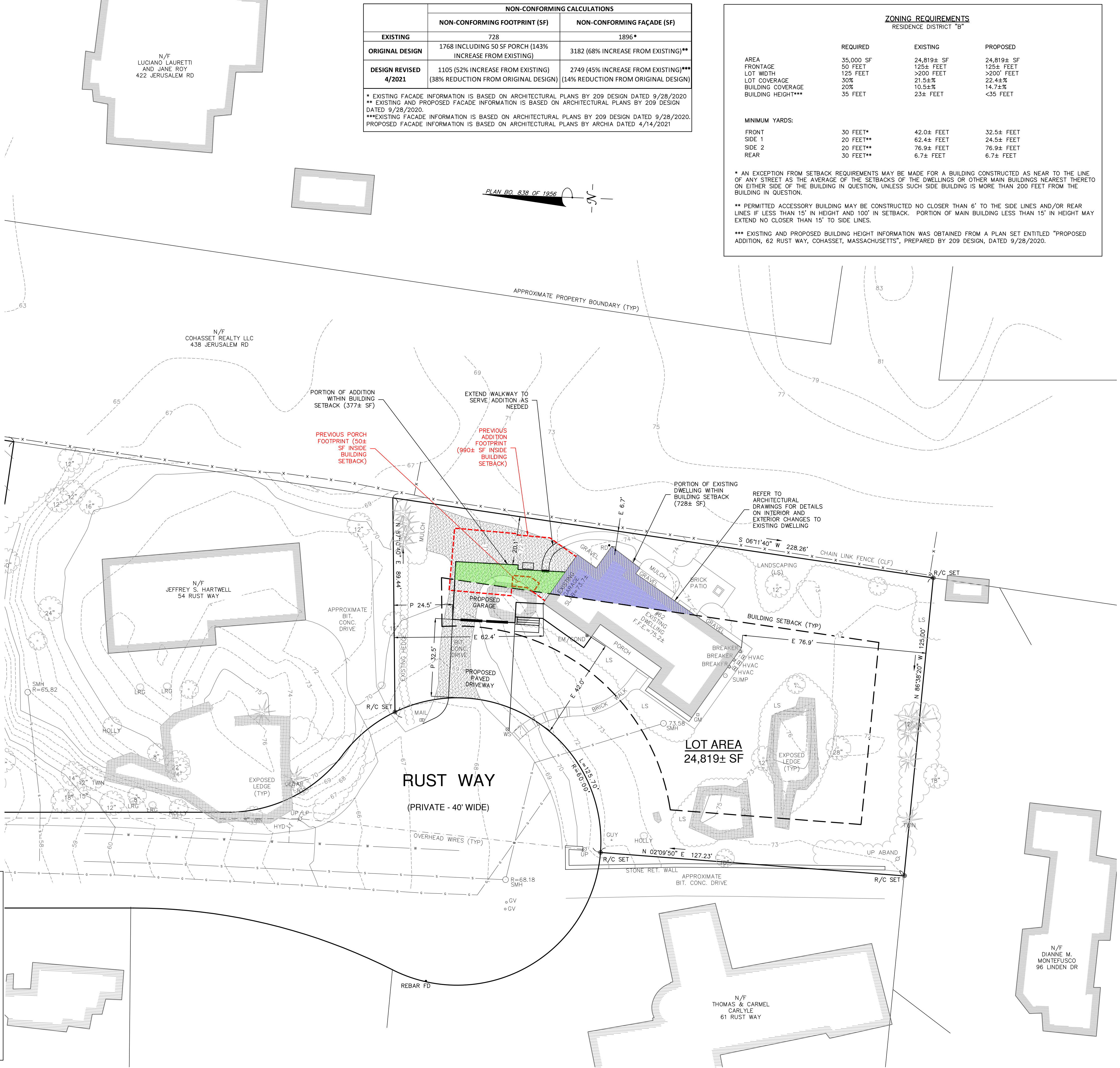
**FEEMS:**  
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C0114E DATED JULY 17, 2012.

**OWNER OF RECORD:**  
THOMAS NORTON & MARY EILEEN ROCHA NORTON  
62 RUST WAY  
COHASSET, MA 02025  
ASSESSOR'S PARCEL: #10-51  
DEED BOOK: 36134, PAGE: 543

**PLAN REFERENCES:**  
1. PLAN NO. 838 OF 1956 IN PLAN BOOK 202  
2. PLAN NO. 1423 OF 1955 IN PLAN BOOK 201  
3. PLAN NO. 45 OF 1954 IN PLAN BOOK 182

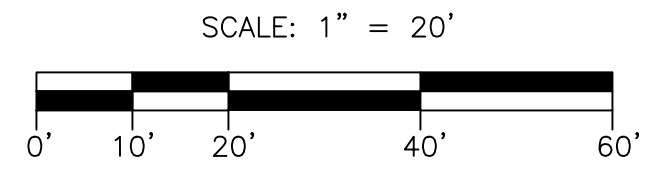
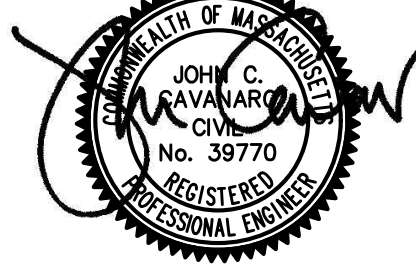
**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

**SURVEY NOTES:**  
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND/OR SET BY CAVANARO CONSULTING, INC. ON JULY 10, 2019.  
2. NO KNOWN EASEMENTS AFFECT THE SUBJECT PARCEL.  
4. EXISTING SEWER CONNECTION SHOWN HEREON IS APPROXIMATE ONLY. TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF COHASSET.  
5. APPROXIMATE NEIGHBORING PROPERTY LINES AND OFFSITE BUILDING FOOTPRINT LAYOUT AND LOCATION WAS COMPILED FROM RECORD INFORMATION AVAILABLE AT COHASSET MAPS ONLINE.  
6. APPROXIMATE OFFSITE TOPOGRAPHIC INFORMATION WAS COMPILED FROM "TOPOGRAPHIC MAP OF THE TOWN OF COHASSET, MASSACHUSETTS", DATE OF PHOTOGRAPHY APRIL 19, 1951.



**SITE PLAN NOTE:**  
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:  
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.  
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

LEGEND			
NOT TO SCALE			
EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	---	WETLAND BUFFER ZONE
WG	WATER GATE	---	FLOOD ZONE
WS	WATER SERVICE	---	OVERHEAD WIRES
UP	UTILITY POLE	---	STONE WALL
LP	LIGHT	---	EXISTING TREES AND SHRUBS
YL	YARD LIGHTING	---	TREELINE/LANDSCAPE
GV	GAS VALVE	---	WETLAND LINE
IRR	IRRIGATION VALVE		



**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
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PROPOSED SITE PLAN	
62 RUST WAY COHASSET, MA	
PREPARED FOR: THOMAS & EILEEN NORTON 62 RUST WAY COHASSET, MA 02025	
PROJECT NO. : 19.106	DRAWING NO.
SCALE : AS SHOWN	<b>SP</b>
DATE : 10/6/2020	
DESIGNED BY : -	SHEET NO. 1 OF 1
DRAWN BY : DB/GCH	FILENAME:
CHECKED BY : BPS	W:\PROJECTS\2019\19106\DWG\19106_2BA.DWG