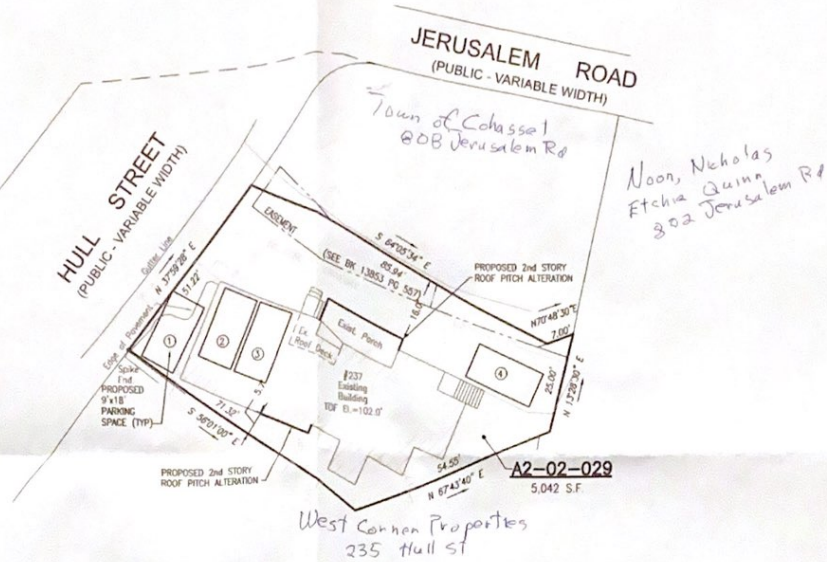




VICINITY MAP  
1" = 800'



**ZONING TABLE**

TOWN OF COHASSET "DB" ZONING DISTRICT			
CRITERIA	REQUIREM	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	5,042 S.F.	NO CHANGE
FRONTAGE	20'	51.22'	NO CHANGE
LOT WIDTH	20'	51.22'	NO CHANGE
FRONT YARD	15'	8.1'	NO CHANGE
SIDE YARD	10'	1.6'	NO CHANGE
REAR YARD	15'	4.1'	NO CHANGE
HEIGHT	35'	22' ±	NO CHANGE
COVERAGE	25%	80%	NO CHANGE

\*DB DISTRICT REQUIREMENTS FOR DWELLING FOR OCCUPANCY BY MORE THAN 1 FAMILY

**GRAPHIC SCALE**



SCALE: 1" = 20'

**GENERAL NOTES**

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 39188 PAGE 282
- PLAN REFERENCES: PLAN BOOK 3629 PAGE 73  
PLAN BOOK 54 PAGE 2565
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET DB ZONING DISTRICT
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET FLOOD PLAN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET WATER RESOURCE PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON AUGUST 3, 2021.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 250282 0114F, DATED JULY 6, 2021.
- 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 UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVATION 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 NOW 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.

	<p>PREPARED BY</p> <p><b>MORSE</b> ENGINEERING CO., INC. 10 NEW DRIFTWAY SUITE 303 SCITUATE, MA 02066 T 781-545-0895</p>
	<p>PROJECT</p> <p>237 HULL STREET (ASSESSOR'S PARCEL A2-02-029) COHASSET, MASSACHUSETTS</p>
<p>OWNERS</p> <p>CHRIS FORD 264 FIRST PARISH ROAD SCITUATE, MA 02068</p>	<p>DATE: 8-4-21</p> <p>REV: -</p>
<p>PLAN TITLE:</p> <p>PLOT PLAN TO ACCOMPANY ZBA APPLICATION</p>	<p>SHEET: 1</p>