

- NOTES:
- ZONING CLASSIFICATION - RESIDENCE B, SPECIAL FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT
 - THE LOCUS DOES NOT LIE IN THE TOWN OF COHASSET WATER RESOURCE DISTRICT.
 - THE DWELLING LIES IN ZONE AE 11 AS SHOWN ON THE SFHDF CASE NUMBER 16-01-0636P DATED MARCH 21, 2017.
 - PLAN REFERENCES:
 A) PLAN NO. 864 OF 1930
 B) PLAN NO. 1195 OF 1950
 C) BORDER STREET LAYOUT - 1948
 D) BORDER STREET LAYOUT - 1950
 - LOCUS DEED:
 BOOK 13924 PAGE 350 RECORDED DECEMBER 23, 1999
 ASSESSORS REFER: MAP F5 BLOCK 32 PARCEL 007
 - EXISTING HOUSE FOOTPRINT = 1,904 S.F. OR 19.6%
 PROPOSED HOUSE FOOTPRINT = 2,025 S.F. OR 20.8%
 INCREASE IN HOUSE FOOTPRINT = 121 S.F. OR 1.2%
 - EXISTING BUILDING COVERAGE = 1,904 S.F./9,720 S.F.=19.6%
 PROPOSED BUILDING COVERAGE = 2,025 S.F./9,720 S.F.=20.8%

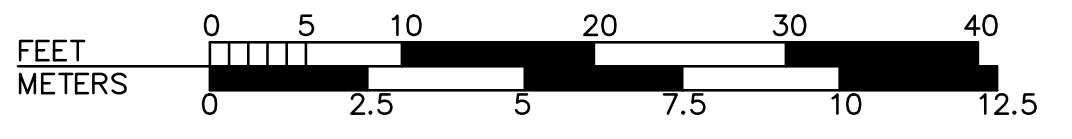
OWNER AND APPLICANT
 BARTHOLOMEW P. AND MARLENE J. WINN NOMINEE TR.
 25 BORDER STREET
 COHASSET MA, 02025

PLOT PLAN
 FOR
25 BORDER STREET
 IN
COHASSET, MASS.

SCALE: 1"=10' AUGUST 12, 2021

ROSS ENGINEERING COMPANY INC.
 PROFESSIONAL ENGINEERS - LAND SURVEYORS

683 MAIN STREET
 NORWELL, MASS. 02061
 (781)659-1325



ZONING CHART

	REQUIRED	EXISTING	PROPOSED
LOT AREA	35,000 SF	9,720 SF	9,720 SF
LOT FRONTAGE	50'	89.14'	89.14'
LOT WIDTH	125'	89.06'	89.06'
FRONT YARD SETBACK	30'	4.3'	N/A
REAR YARD SETBACK	30'	46.2'	47.0'
SIDE YARD SETBACK-EAST	20'	46'	46'
SIDE YARD SETBACK-WEST	20'	2.2'	2.2'
BUILDING HEIGHT	35'	26.5'	26.5'
COVERAGE STRUCTURAL	NA	NA	NA
COVERAGE BUILDING	20.0%	18.7%	19.9%
MAX. PER. COVERAGE	30.0%	31.1%	32.3%

