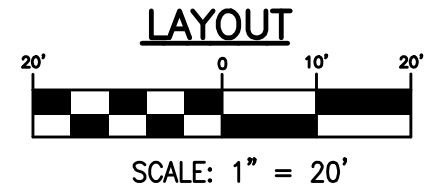
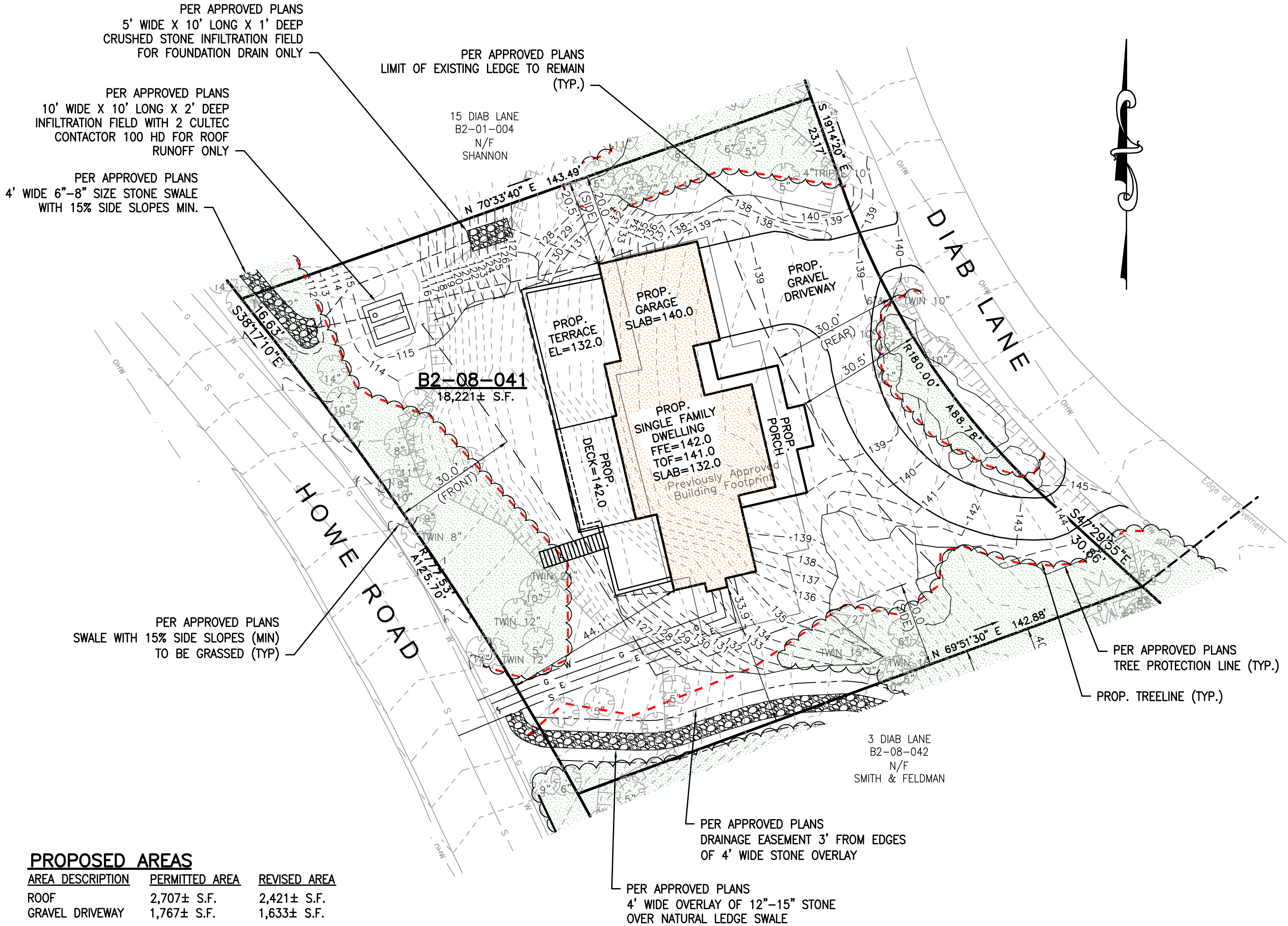


ZONING:
RESIDENCE B

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA:	35,000 S.F.	18,221 S.F.	NO CHANGE
FRONTAGE	50'	>50'	NO CHANGE
WIDTH	125'	>125'	NO CHANGE
FRONT SETBACK	30'	NA	44.1'
SIDE SETBACK	20'	NA	20.5'
REAR SETBACK	30'	NA	30.5'
BUILDING HEIGHT	35'	NA	SEE ARCHITECTURAL PLANS



VICINITY MAP
NO SCALE



PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO DEPICT A NEW HOUSE FOOTPRINT COMPARED TO THE SITE PLAN THAT WAS PREVIOUSLY APPROVED BY THE CONSERVATION COMMISSION UNDER SWP#16-37. THE NEW HOUSE FOOTPRINT WILL HAVE NO ADVERSE IMPACT ON THE STORMWATER CALCULATIONS BECAUSE THE ROOF AREA IS REDUCED, THE DRIVEWAY AREA IS REDUCED, THE DRAINAGE PATTERNS AND CONTROLS REMAIN THE SAME AND THE LIMIT OF WORK REMAINS THE SAME. ALL OTHER NOTES, DETAILS AND ADDITIONAL INFORMATION DEPICTED ON THE PREVIOUSLY APPROVED SITE PLANS REMAIN APPLICABLE. REFER TO "PLAN SET TO ACCOMPANY SWP SITE PLAN, 3, 9, 15 DIAB LANE, COHASSET, MA 02025, PREPARED BY CAVANARO CONSULTING, REVISED 6/2/17", "SITE PLAN, PREPARED BY PRESSLEY ASSOCIATES LANDSCAPE ARCHITECTS, DATED 1/26/17" AND SWP#16-37.

GENERAL NOTES

- RECORD OWNER: MATTHEW SHANNON
195 WHITING STREET, SUITE 3
HINGHAM, MA 02043
- DEED REFERENCES: NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT CERTIFICATE #187586
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET
RESIDENCE B ZONING DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET
FLOOD PLAIN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET
WATER RESOURCE PROTECTION DISTRICT.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON OR WITHIN 100' OF
THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA
COMMUNITY MAP PANEL 25021C 0114F DATED 7/6/2021.
- 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 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.
- PROPERTY LINES & PROPOSED BUILDING CORNERS SHALL BE STAKED BY A
PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.

	PREPARED BY:	
	PROJECT:	
APPLICANT:	A.G. HOMES LLC	DESIGN: JDG
PLAN TITLE:	PLAN TO ACCOMPANY SWP SITE PLAN REVISED PER BUILDING FOOTPRINT	CHECK: JMH
		JOB NO: 21-247
		DATE: 8/25/21
		REV: -
		SHEET: 1