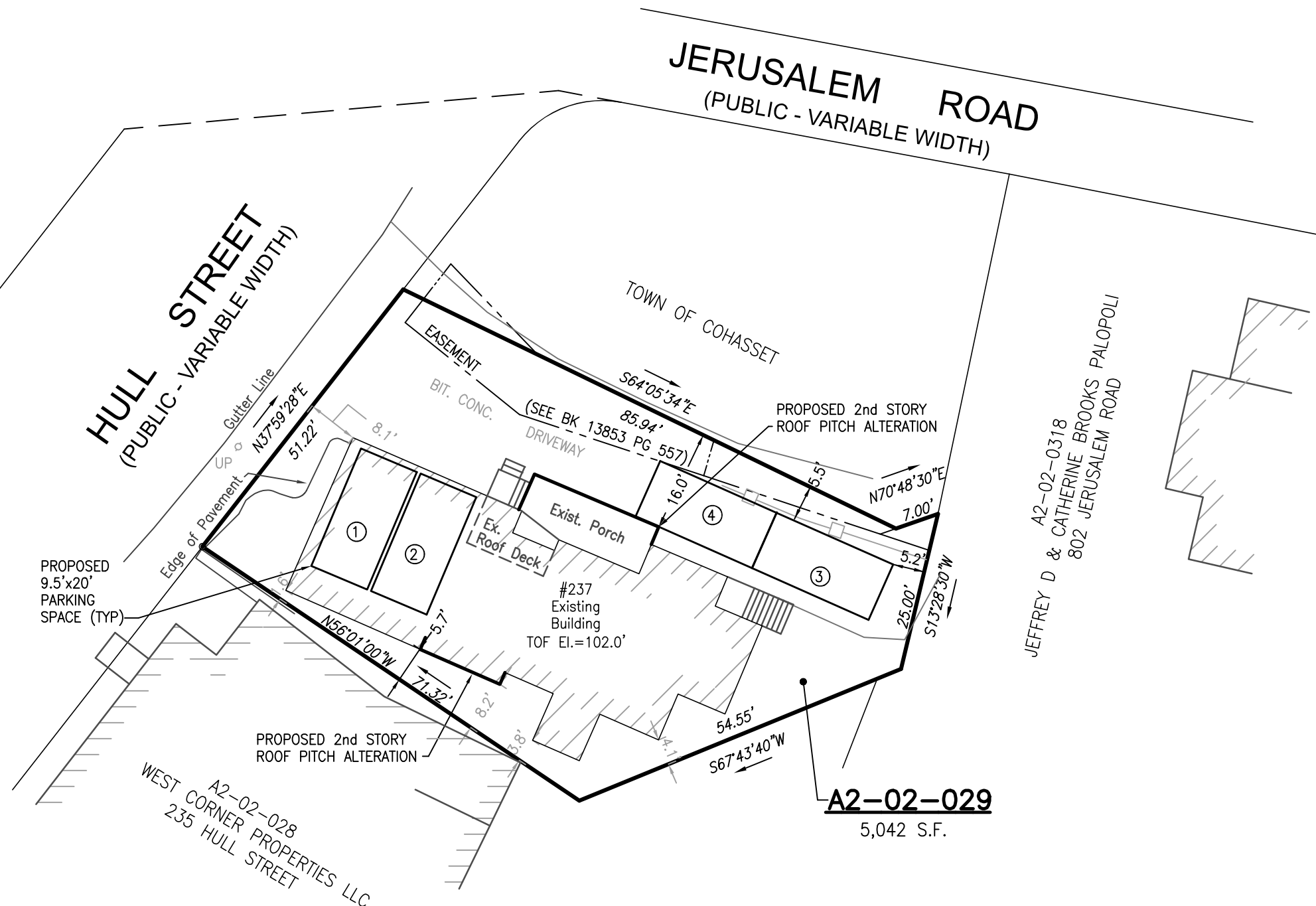


VICINITY MAP
1" = 800'



PARKING TABLE

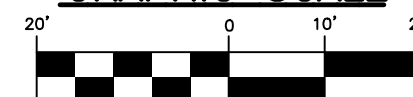
CRITERIA	REQUIREMENT
MIXED USE BUILDING	
1 BR APARTMENT	1.5 SPACES/UNIT
2 BR APARTMENT	1.5 SPACES/UNIT
100 S.F. OFFICE	1 SPACE/100 S.F.
	4 SPACES REQUIRED
	4 SPACES PROVIDED

ZONING TABLE

TOWN OF COHASSET "DB" ZONING DISTRICT			
CRITERIA	REQUIRED*	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: NORFOLK COUNTY REGISTRY OF DEEDS BOOK 39188 PAGE 262
- 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 PLAIN & 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 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 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>MORSE ENGINEERING CO., INC.</p> <p>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 02066</p>	<p>DATE: 9/27/21</p> <p>REV: 11/16/21</p>
<p>PLAN TITLE:</p> <p>PLAN TO ACCOMPANY ZBA APPLICATION</p>	<p>SHEET: 1</p>