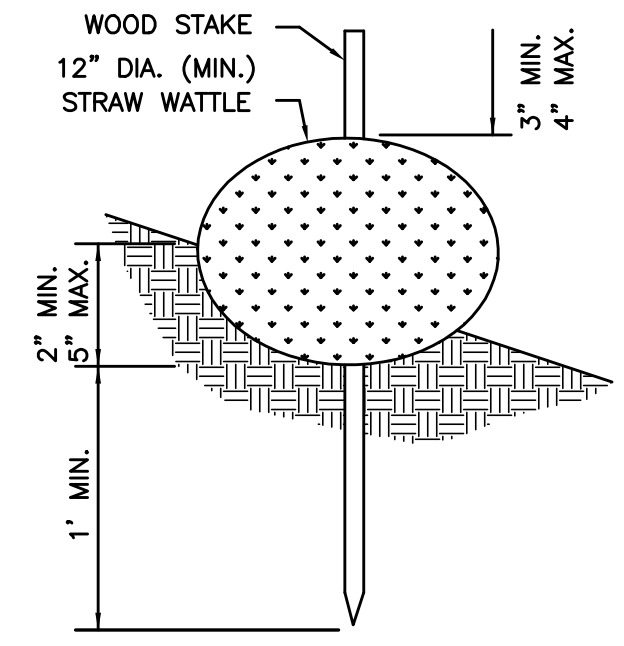
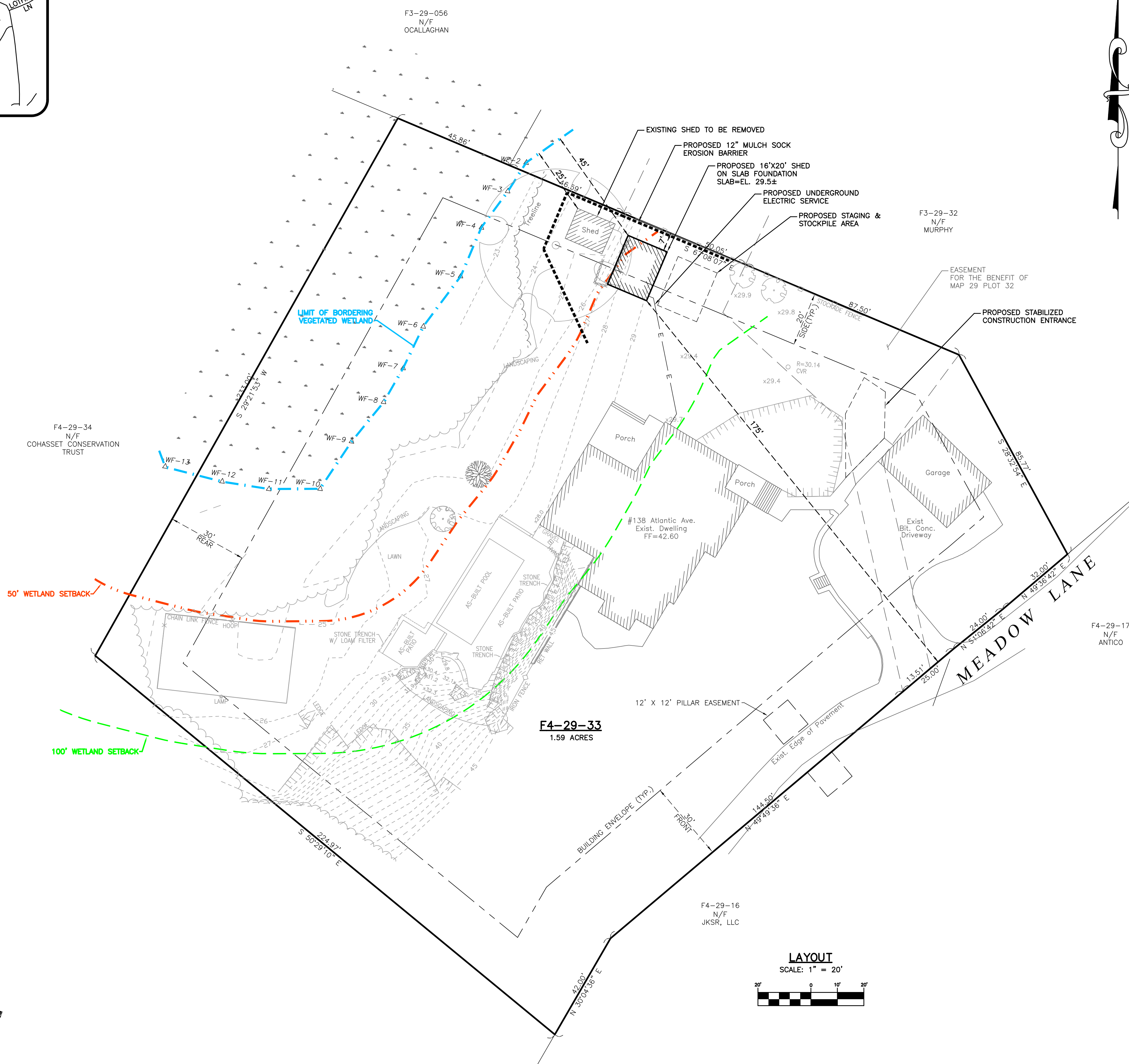


**SITE LOCUS**  
NOT TO SCALE



**STRAW WATTLE**  
NOT TO SCALE

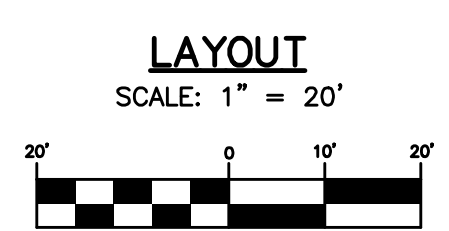
**GENERAL NOTES:**

1. RECORD OWNER: BLAYNE & MARA CURTIS  
NORFOLK REGISTRY OF DEEDS BOOK 34015 PAGE 28
2. THIS PLAN IS INTENDED FOR PERMITTING WITH THE CONSERVATION COMMISSION. THE SHED LOCATION SHALL BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION IS COMPILED FROM "EASEMENT PLAN" PREPARED BY CAVANARO CONSULTING DATED NOVEMBER 7, 2007, RECORDED AT THE NORFOLK REGISTRY OF DEEDS PLAN BOOK 576 PAGE 76, AND SUPPLEMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY MORSE ENGINEERING IN JULY 2016 AND NOVEMBER 2021.
3. LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
4. LOCUS LIES IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0118E DATED JULY 17, 2012.
5. WETLANDS WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JUNE 2, 2016, AND APPROVED BY THE COHASSET CONSERVATION COMMISSION ON JANUARY 26, 2021 UNDER AN ORDER OF CONDITIONS (DEP FILE NUMBER SE13-1328).

**ZONING REQUIREMENTS**

TOWN OF COHASSET "RESIDENCE C" ZONING DISTRICT - SINGLE FAMILY DWELLING	
CRITERIA	REQUIRED
LOT AREA	60,000 S.F.
FRONTAGE	50'
FRONT YARD	30'
SIDE YARD	20'
REAR YARD	30'
LOT WIDTH	150'
BUILDING COVERAGE*	20%
IMPERV. COVERAGE	30%

\*PERMITTED ACCESSORY BUILDINGS MAY BE CONSTRUCTED NO CLOSER THAN 6 FEET TO THE SIDE LINES AND/OR REAR LINES OF ITS LOT IF LESS THAN 15 FEET IN HEIGHT 100 FEET IN SETBACK.



	<p>PREPARED BY:</p> <p><b>MORSE</b> ENGINEERING CO., INC.</p> <p>10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 (781) 545-0895</p>	<p>DESIGN: JMH/PGG</p> <p>JOB NO: 16-320</p> <p>DATE: 11/30/2021</p> <p>REV: 12/17/2021</p> <p>SHEET: 1 OF 1</p>
	<p>PROJECT:</p> <p>138 ATLANTIC AVENUE (ASSESSOR'S PARCEL ID F4-29-033) COHASSET, MASSACHUSETTS</p>	<p>APPLICANT:</p> <p>BLAYNE &amp; MARA CURTIS 138 ATLANTIC AVENUE COHASSET, MA 02025</p>