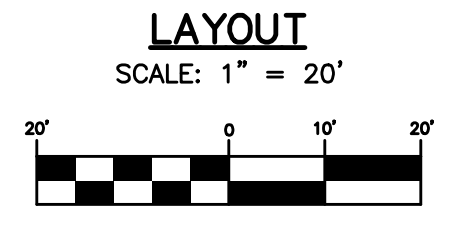


SITE LOCUS
NOT TO SCALE



AS-BUILT PHOTO

GENERAL NOTES:

- RECORD OWNER: BLAYNE & MARA CURTIS
NORFOLK REGISTRY OF DEEDS BOOK 34015 PAGE 28
- THIS PLAN IS INTENDED FOR PERMITTING WITH THE CONSERVATION COMMISSION. PROPERTY LINES ARE APPROXIMATE ONLY. THE ADDITION 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.
- LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- LOCUS LIES IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0118E DATED JULY 17, 2012.
- ALL KNOWN VEGETATED WETLANDS ARE SHOWN.

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%

*BUILDING COVERAGE INCLUDES AREA OF IMPERVIOUS ROOFS.

<p>PREPARED BY:</p> <p>MORSE ENGINEERING CO., INC. 10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 (781) 545-0895</p>	
<p>PROJECT: 138 ATLANTIC AVENUE (ASSESSOR'S PARCEL ID F4-29-033) COHASSET, MASSACHUSETTS</p>	<p>DESIGN: JMH/PGG JOB NO: 16-320 DATE: 11/3/2021 REV: -</p>
<p>APPLICANT: BLAYNE & MARA CURTIS 138 ATLANTIC AVENUE COHASSET, MA 02025</p>	<p>SHEET: 1 OF 1</p>
<p>PLAN TITLE: SWIMMING POOL AS-BUILT PLAN</p>	