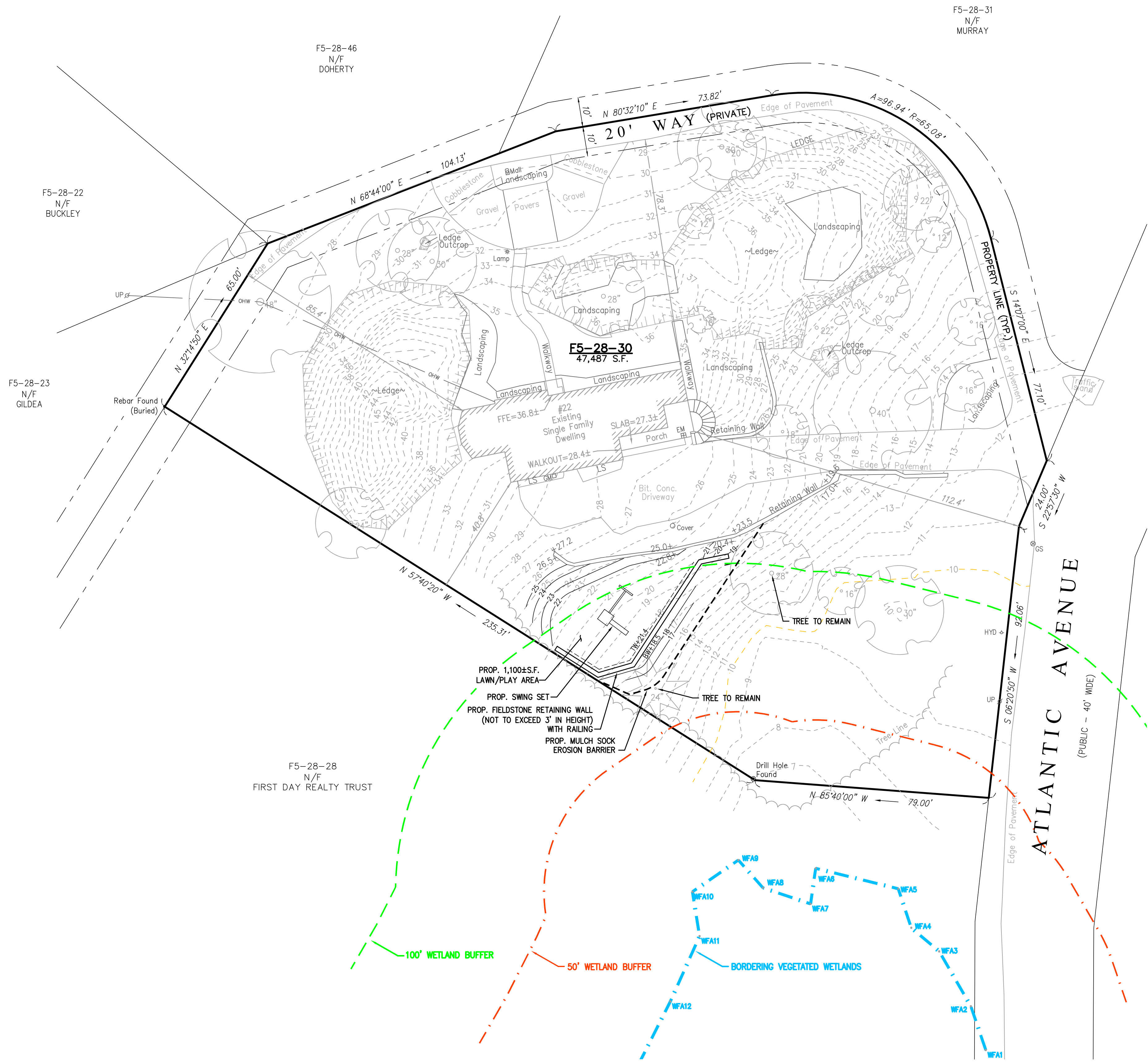


**SITE LOCUS**  
NOT TO SCALE



F5-28-31  
N/F  
MURRAY

F5-28-46  
N/F  
DOHERTY

F5-28-22  
N/F  
BUCKLEY

F5-28-23  
N/F  
GILDEA

F5-28-28  
N/F  
FIRST DAY REALTY TRUST

BOOK 2102, PAGE 481

**DEED REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 39575, PAGE 330  
RECORD OWNER: ROBERT & CASSANDRA SPIES

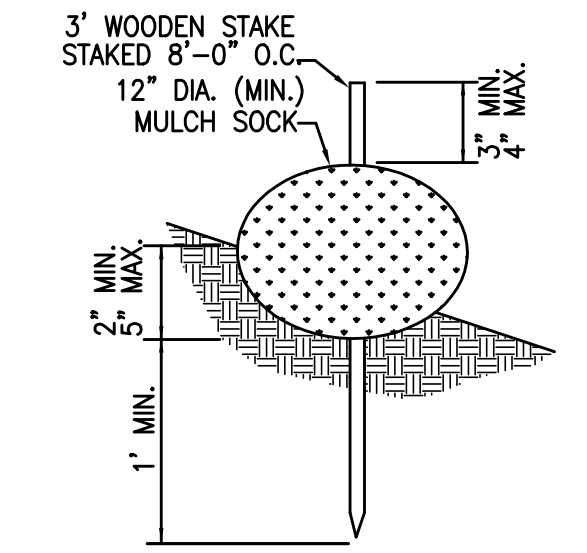
**PLAN REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 2102, PAGE 481  
BOOK 5788, PAGE 423

**ZONING TABLE**  
\*RESIDENCE C\* ZONING DISTRICT

CRITERIA	REQUIRED
MIN. LOT AREA:	60,000 S.F.
FRONTAGE	50 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	20 FT.
REAR YARD SETBACK	30 FT.
LOT WIDTH	150 FT.

- SITE NOTES**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET RESIDENCE C ZONING DISTRICT.
  - THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN FEBRUARY 2019.
  - WETLAND RESOURCE AREAS WERE DELINEATED BY BRAD HOLMES, P.W.S. OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON JANUARY 25, 2019.
  - THE SUBJECT PROPERTY LIES IN ZONES "X" & AE (10) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0256F 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 IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
  - 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.
  - THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
  - PLANTINGS SHALL BE SELECTED FROM THE COHASSET CONSERVATION COMMISSION LIST OF PRINCIPAL NATIVE PLANT SPECIES.

**STAKED MULCH SOCK DETAIL**  
NOT TO SCALE



\*REVISED 4/21/2022 PER CONSERVATION AGENT REVIEW.

	PREPARED BY:	
	PROJECT:	
APPLICANT:	ROBERT & CASSANDRA SPIES 22 ATLANTIC AVENUE COHASSET, MASSACHUSETTS 02025	DESIGN: JMH
PLAN TITLE:	PLAN TO ACCOMPANY NOI	CHECK: JS
		JOB NO: 19-118
		DATE: 4/15/2022
		REV: 4/21/2022*
		SHEET: 1

