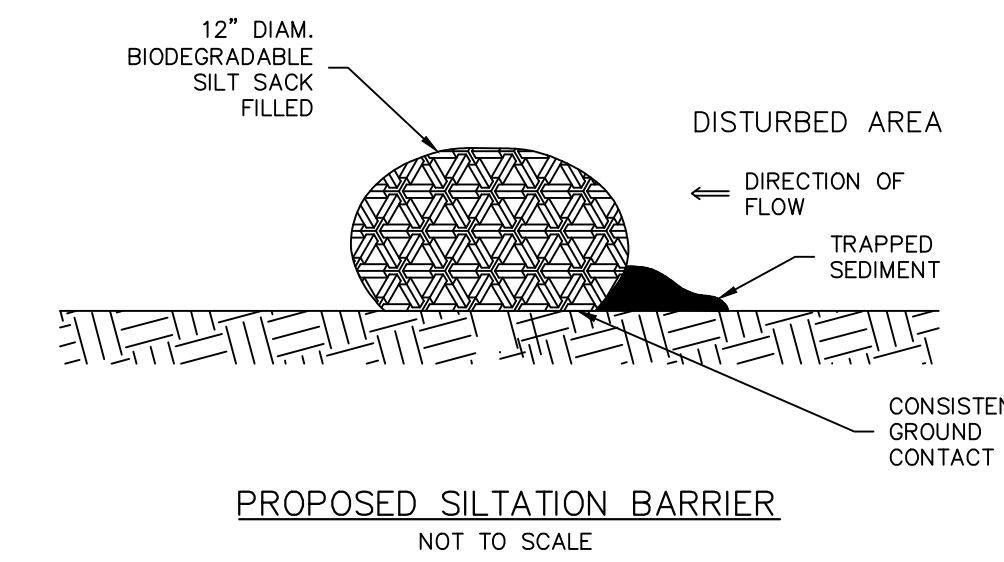


LOCUS: 46 HOBART LANE, COHASSET, MA 02025

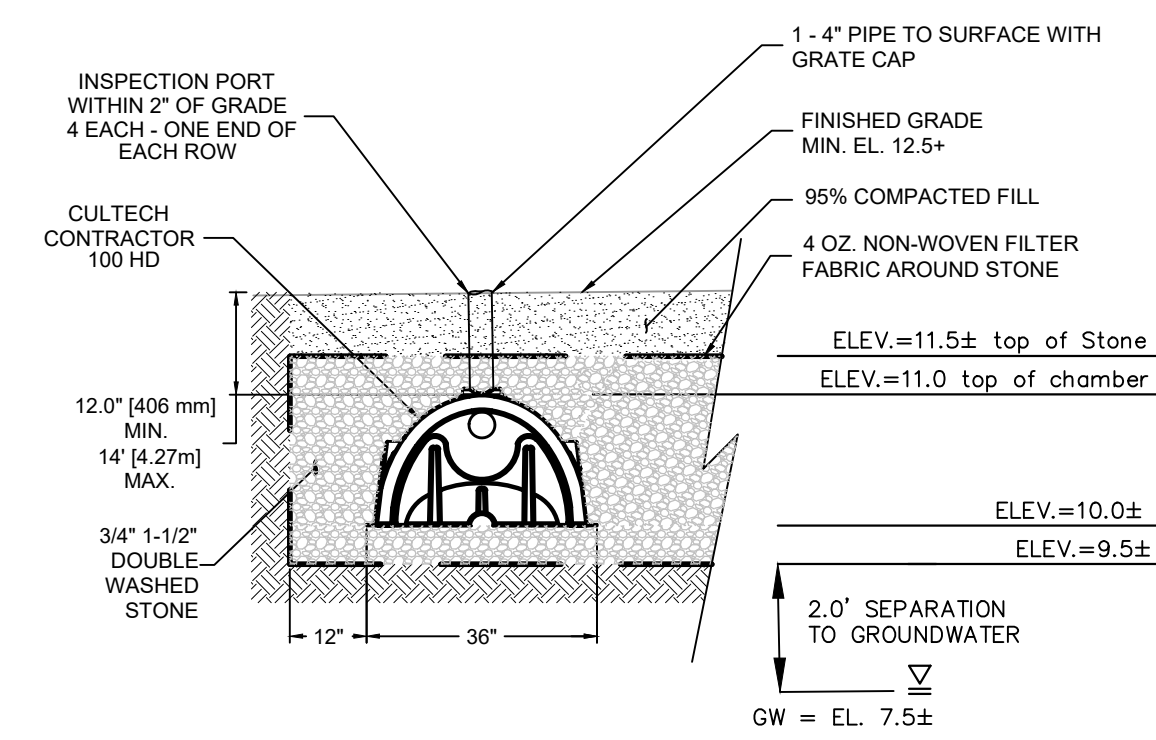
IMPERVIOUS COVERAGE IN BUFFER AREA

0-50' BUFFER	EXISTING	PROPOSED	INCREASE
BUILDING:	0 SF	0 SF	0 SF
HARDSCAPE:	45 SF	0 SF	-45 SF
TOTAL:	45 SF	0 SF	-45 SF
50-100' BUFFER			
BUILDING:	1,073 SF	2,697 SF	1,624 SF
HARDSCAPE:	553 SF	1,657 SF	1,104 SF
TOTAL:	1,626 SF	4,354 SF	2,728 SF
0-100' BUFFER			
TOTAL:	1,671 SF	4,354 SF	2,683 SF



CONSTRUCTION NOTE:

CONTRACTOR SHALL STRICTLY ADHERE TO THE CONSTRUCTION OPERATION AND MAINTENANCE PLAN, ESPECIALLY EROSION AND DUST CONTROL.



*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.

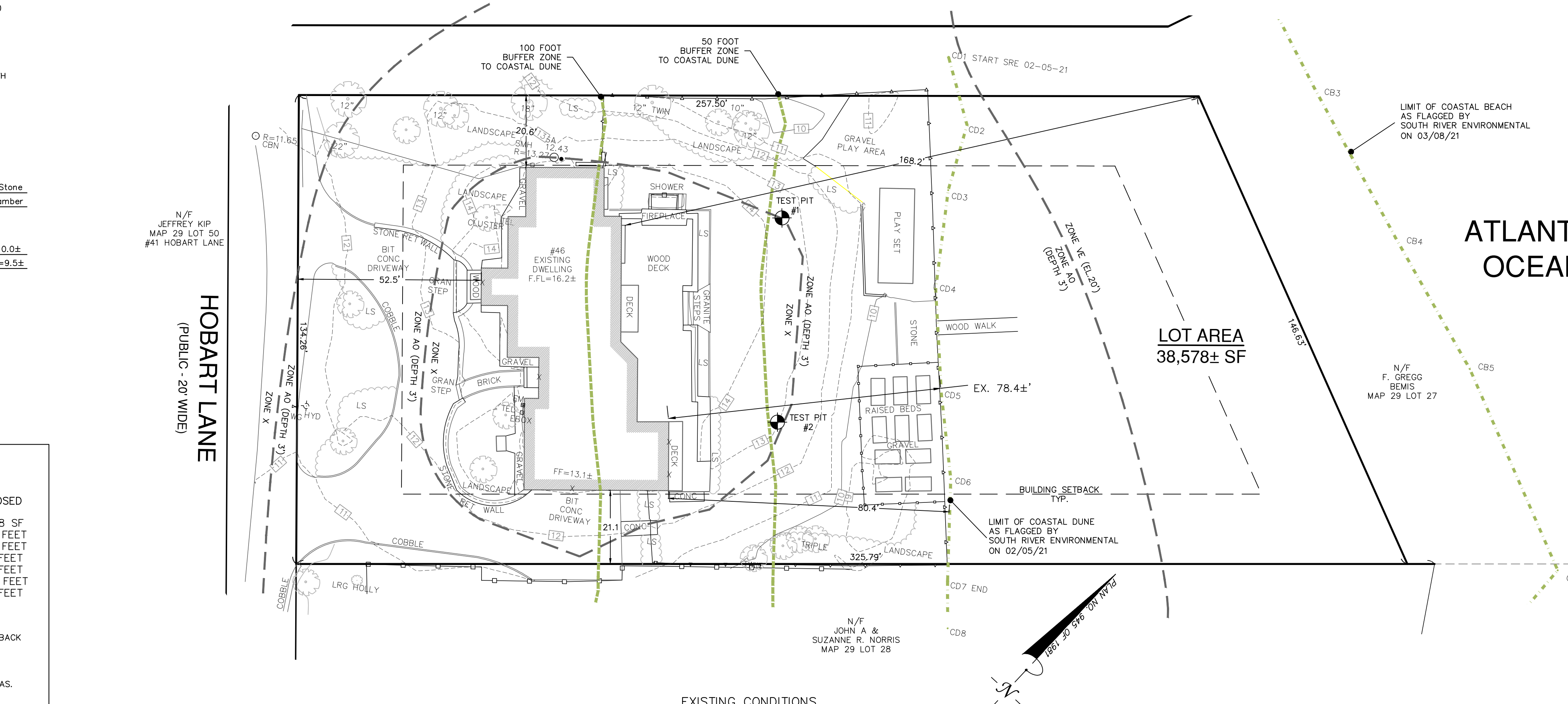
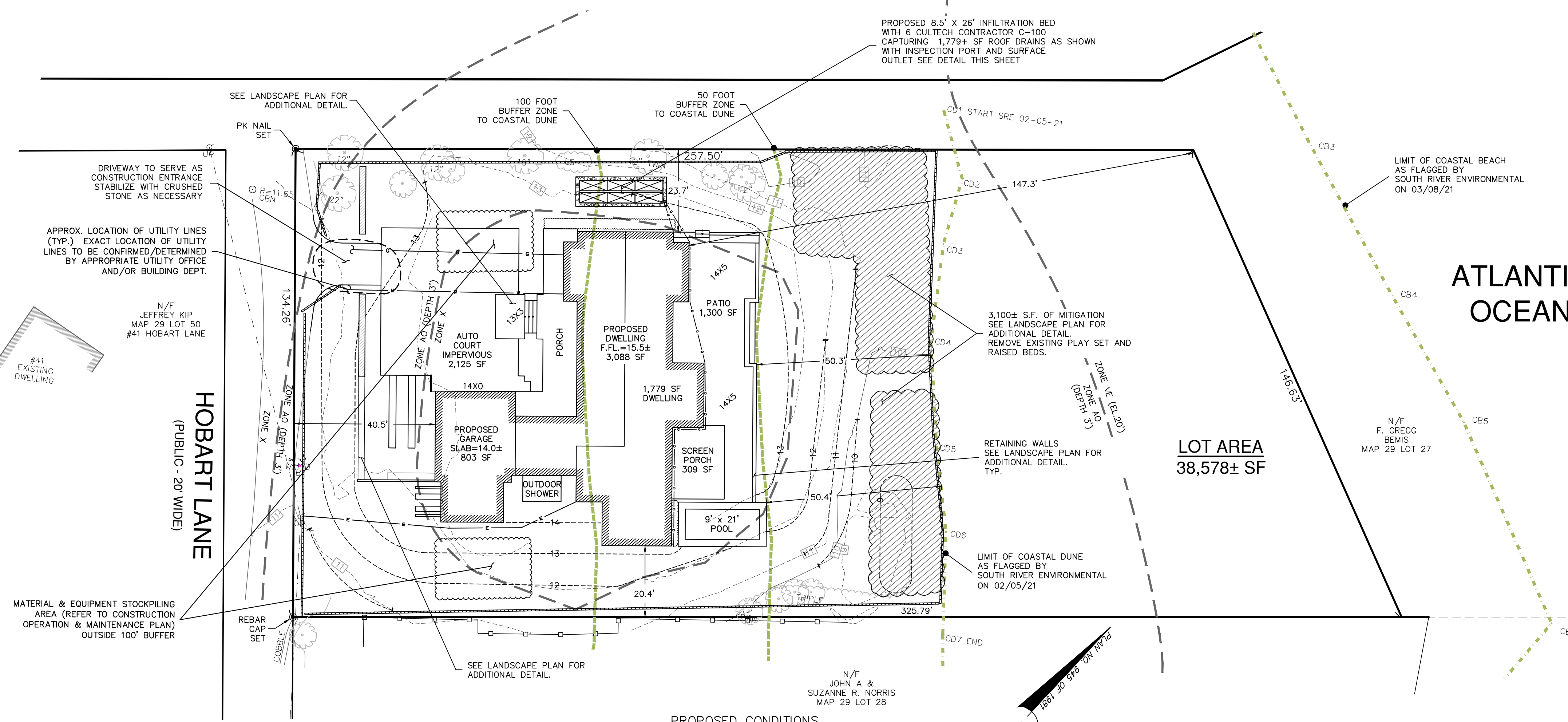
8.5' X 26.0' STORMWATER INFILTRATION DETAIL
NOT TO SCALE

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	38,578 SF	38,578 SF
FRONTAGE	50 FEET	134+ FEET	134+ FEET
LOT WIDTH	150 FEET	134+ FEET	134+ FEET
FRONT YARD*	40 FEET	52.5 FEET	40.5 FEET
SIDE YARD	20 FEET	20.6 FEET	20.4 FEET
REAR YARD	30 FEET	168.2 FEET	147.3 FEET
HEIGHT	35 FEET	27+ FEET	33.7 FEET
BUILDING COVERAGE**	20% MAX.	9.7%	12.9%
LOT COVERAGE**	30% MAX.	28.3%	28.0%

* WHERE A STREET HAS A RIGHT-OF-WAY WIDTH OF LESS THAN 40 FEET, THE SETBACK DISTANCE SHALL INCLUDE AN ADDITIONAL 20 FEET AND BE MEASURED FROM THE CENTERLINE OF THE STREET.

** IN DETERMINING LOT COVERAGE ONLY THAT PORTION OF THE LOT THAT MAY BE DEDICATED TO ALLOWABLE USES, NOT MORE THAN 50% WETLANDS OR WATER AREAS. IN THIS CASE 31,750 SF WAS USED (24,922 UPLAND + 6,828 DUNE)



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
2	4/26/22	BOARD COMMENTS
1	4/14/22	AGENT COMMENTS

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE VE (EL20), AO (DEPTH 3) AND X AS SHOWN ON COMMUNITY PANEL NO. 25021C 0118E DATED JULY 17, 2012, REVISED LOMR 16-01-0636P DATED MARCH 21, 2017.

OWNER OF RECORD:
THOMAS M. REARDON JR
46 HOBART LANE
COHASSET, MA 02025
ASSESSOR'S PARCEL: #F3-29-051
DEED BOOK: 35295, PAGE:130

PLAN REFERENCES:
1. PLAN 622 OF 1891

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MARCH 8, 2021.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.

SOIL LOGS
Date: April 21, 2022
SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.

TP No. 1 Grnd El. 13.5 G.W. El. 7.5±	TP No. 2 Grnd El. 13.0 G.W. El. 5.0±
0' A LOAM	0' A LOAM
10' B Horizon LOAMY SAND	11' FILL TITLE 5 MEDIUM SAND
20' FILL TITLE 5 MEDIUM SAND CAVING	26' C1 MEDIUM SAND GRAY BEACH SAND
72' Depth	96' Depth

NO MOTTLES NO WEEPING

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

SITE PLAN
46 HOBART LANE
COHASSET, MA 02025

PREPARED FOR:
THOMAS M. REARDON
46 HOBART LANE
COHASSET, MA 02025

PROJECT NO. : 21.014	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 4/1/22	
DESIGNED BY : BPS/CR	SHEET NO. 1 OF 1
DRAWN BY : MM	FILENAME:
CHECKED BY : BPS	X:\PROJECTS\2021\21014\DWG\ECF