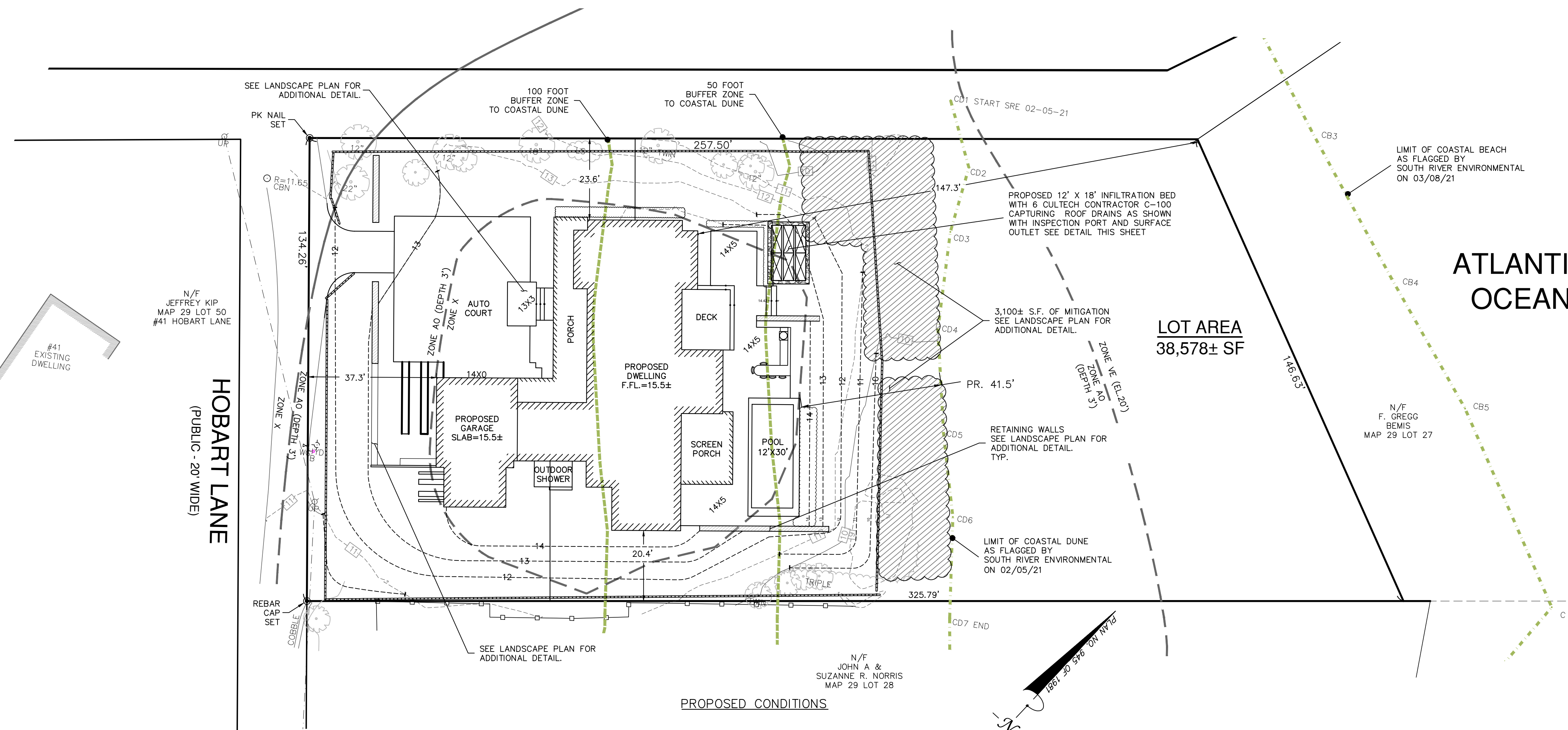
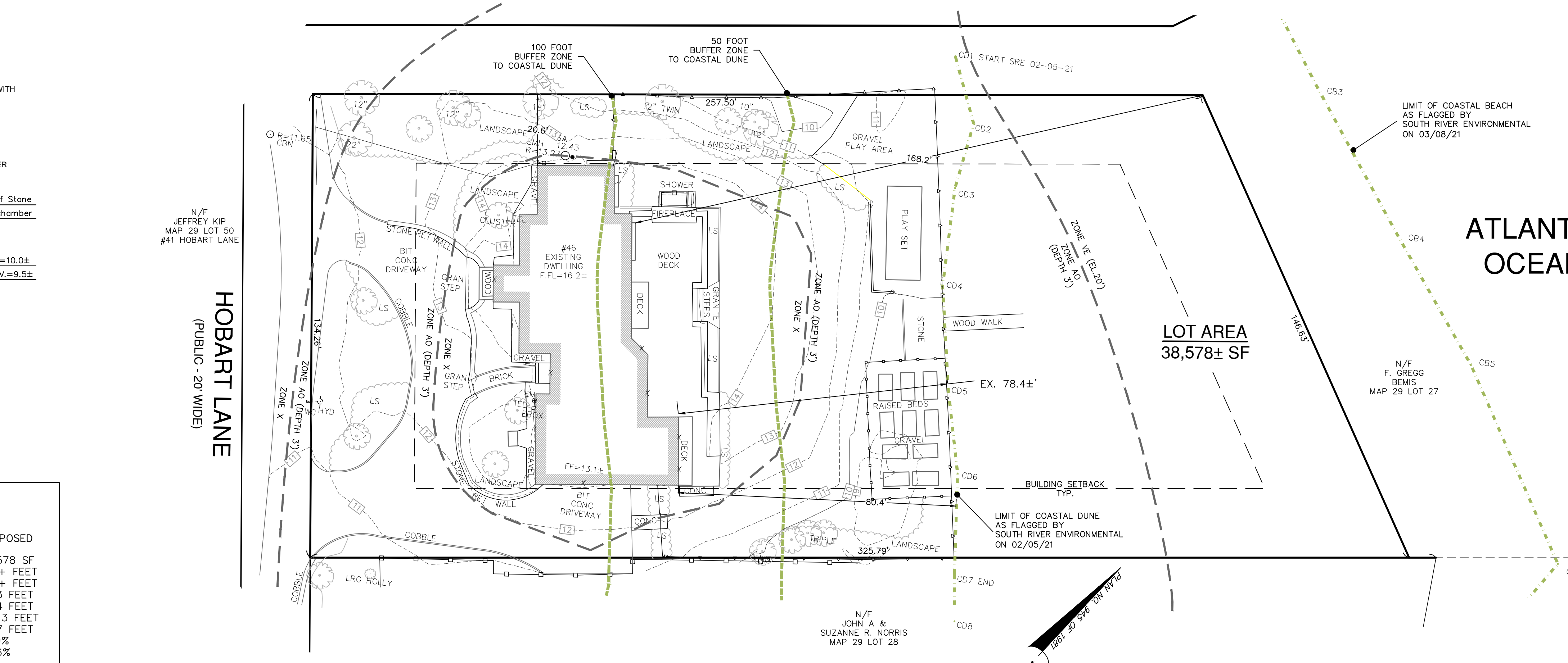




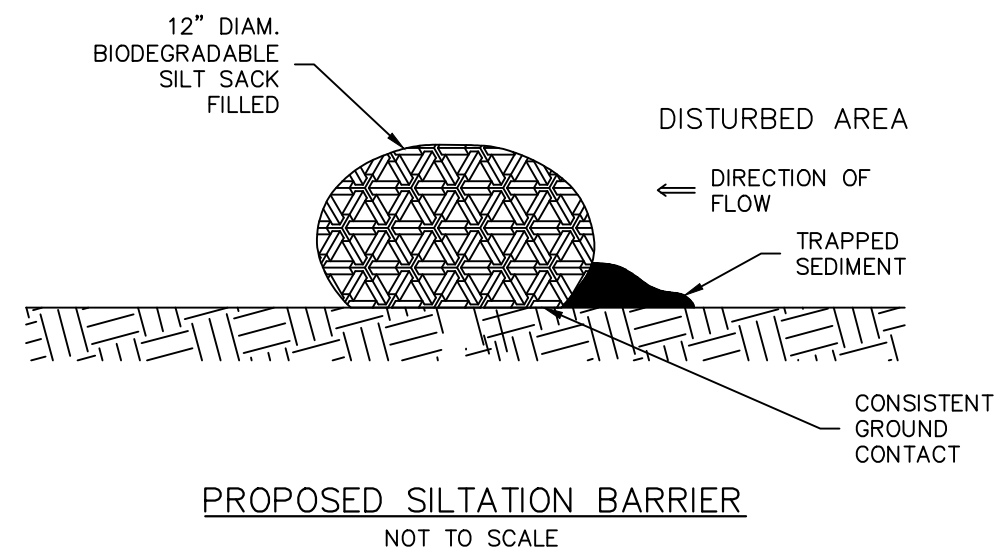
LOCUS: 46 HOBART LANE, COHASSET, MA 02025



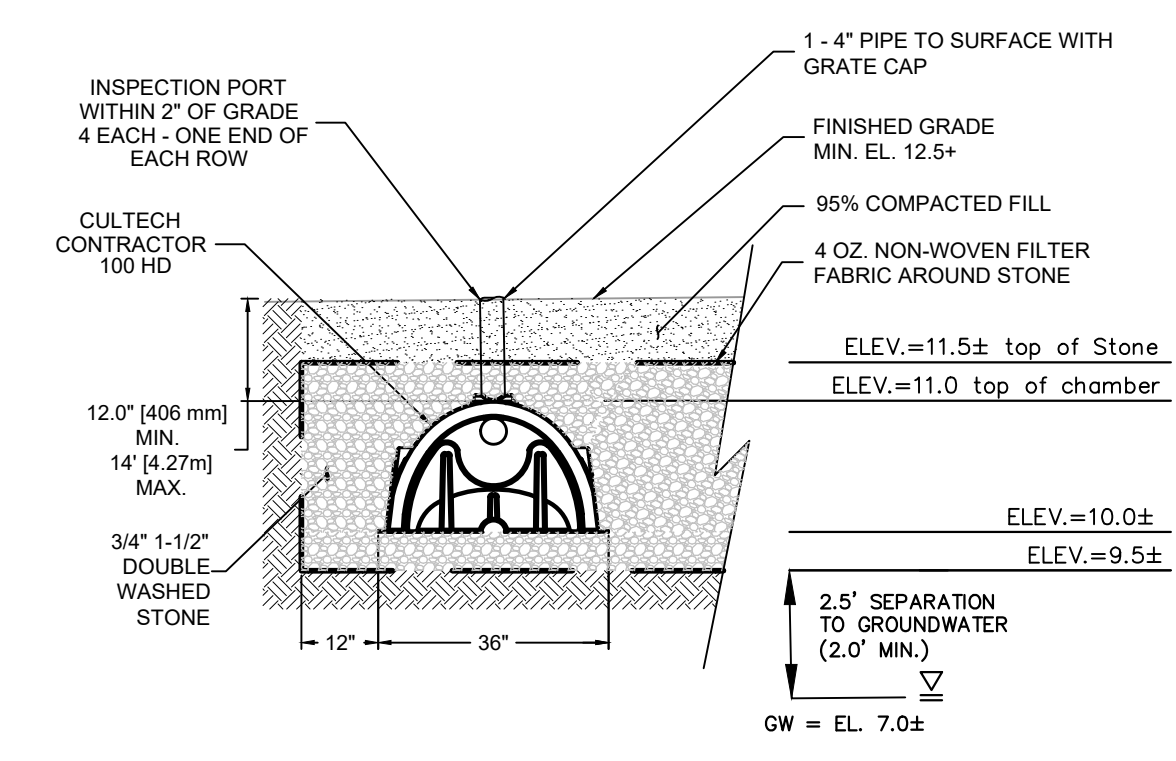
PROPOSED CONDITIONS



EXISTING CONDITIONS



PROPOSED SILTATION BARRIER
NOT TO SCALE



*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.
12' X 18' 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 | 30 FEET | 52.5 FEET | 37.3 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% | 14.9% |
| LOT COVERAGE | 30% MAX. | 23.7% | 28.6% |

| DRAWING REVISIONS | | |
|-------------------|------|-------------|
| ACTION | DATE | DESCRIPTION |
| | | |
| | | |

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 01186 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.

SCALE: 1" = 20'

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 |