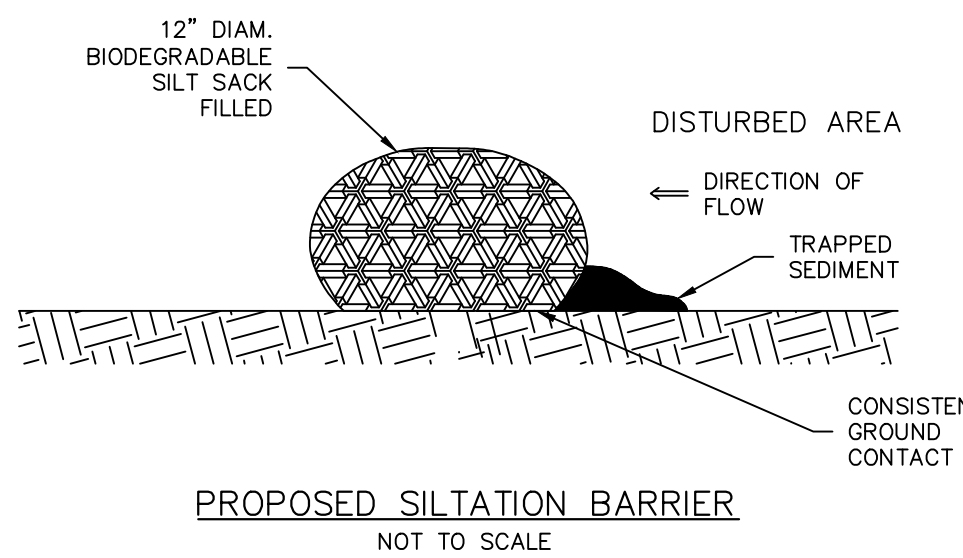


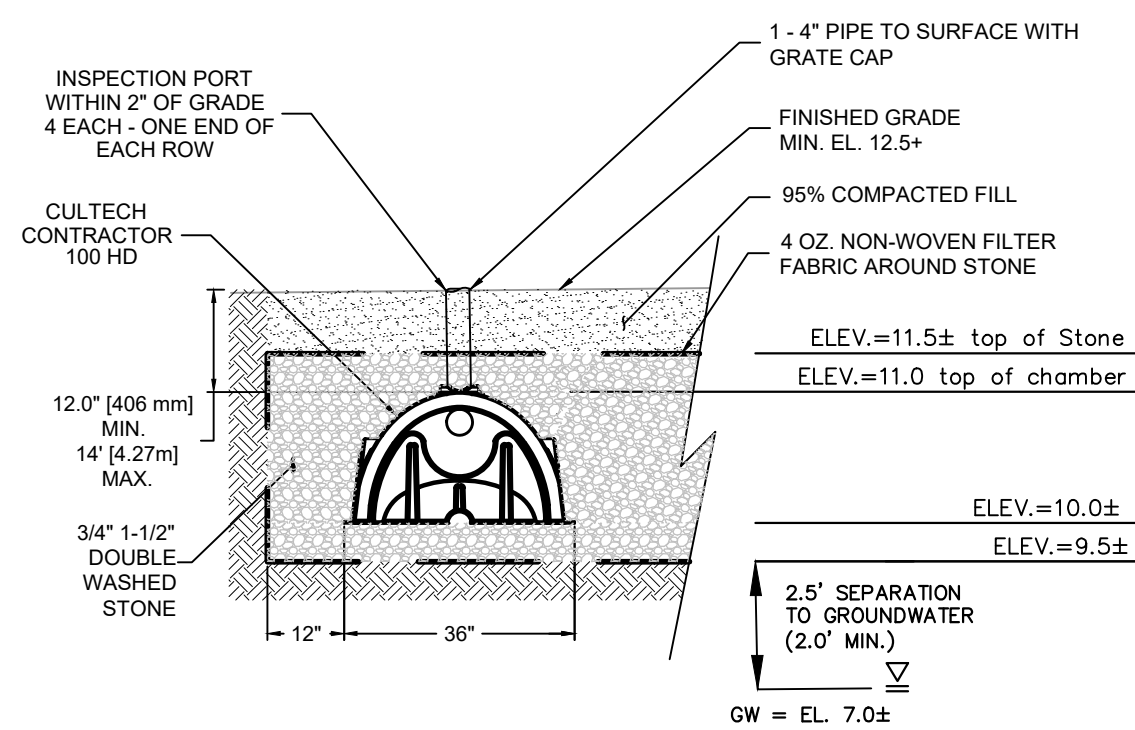
LOCUS: 46 HOBART LANE, COHASSET, MA 02025

IMPERVIOUS COVERAGE IN BUFFER AREA			
0-50' BUFFER	EXISTING	PROPOSED	INCREASE
BUILDING:	0 SF	0 SF	0 SF
HARDSCAPE:	45 SF	463 SF	418 SF
TOTAL:	45 SF	463 SF	418 SF
50-100' BUFFER	EXISTING	PROPOSED	INCREASE
BUILDING:	1,073 SF	2,444 SF	1,371 SF
HARDSCAPE:	553 SF	1,486 SF	933 SF
TOTAL:	1,626 SF	3,930 SF	2,304 SF
0-100' BUFFER	EXISTING	PROPOSED	INCREASE
TOTAL:	1,671 SF	4,393 SF	2,722 SF



CONSTRUCTION NOTE:

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



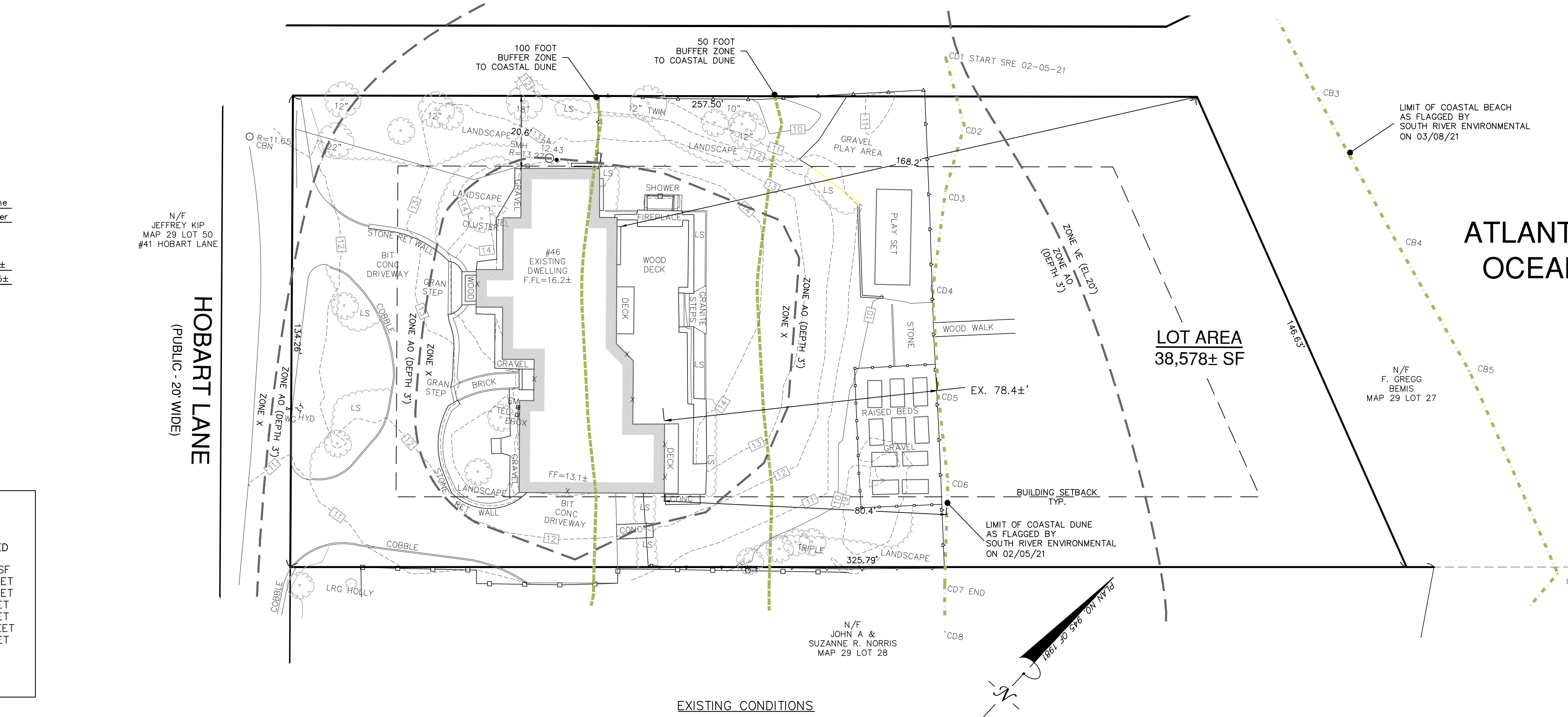
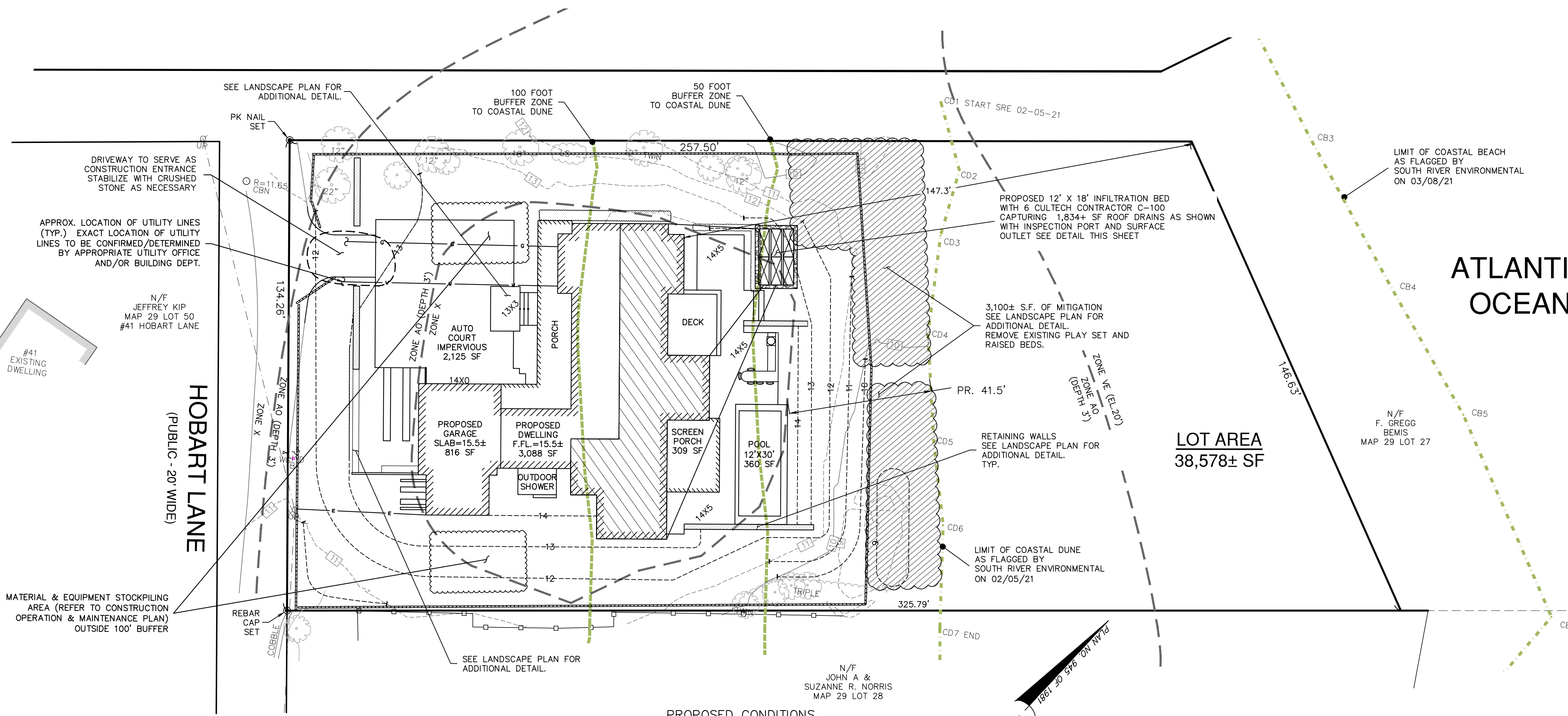
*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.

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		
1	4/14/22	AGENT COMMENTS
ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

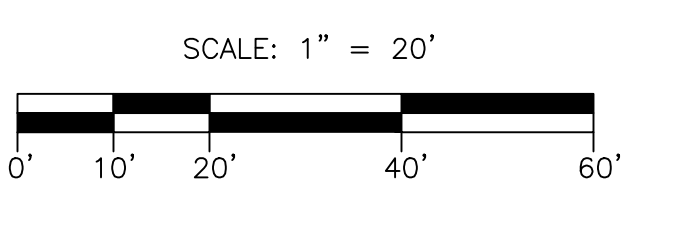
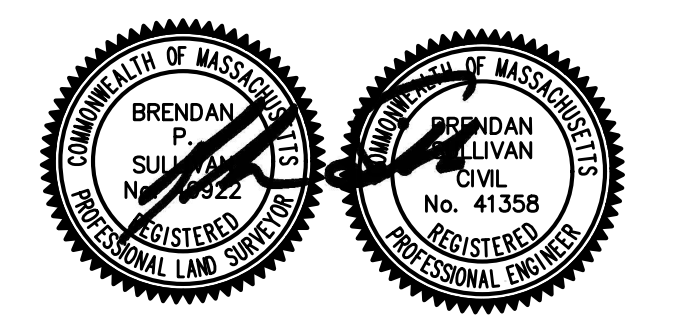
FEMA:
LOCUS LIES IN F.I.R.M. ZONE VE (EL20), AO (DEPTH 3) AND X AS SHOWN ON COMMUNITY PANEL NO. 25021C 0118E DATED JULY 17, 2012, REVISED LOMR 16-01-0636P DATED MARCH 21, 2017.

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.



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