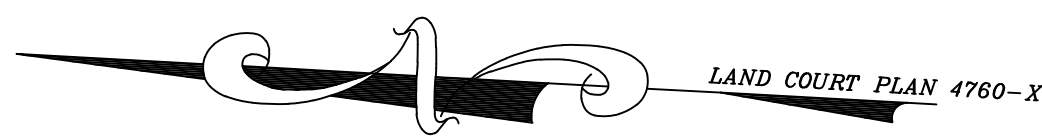
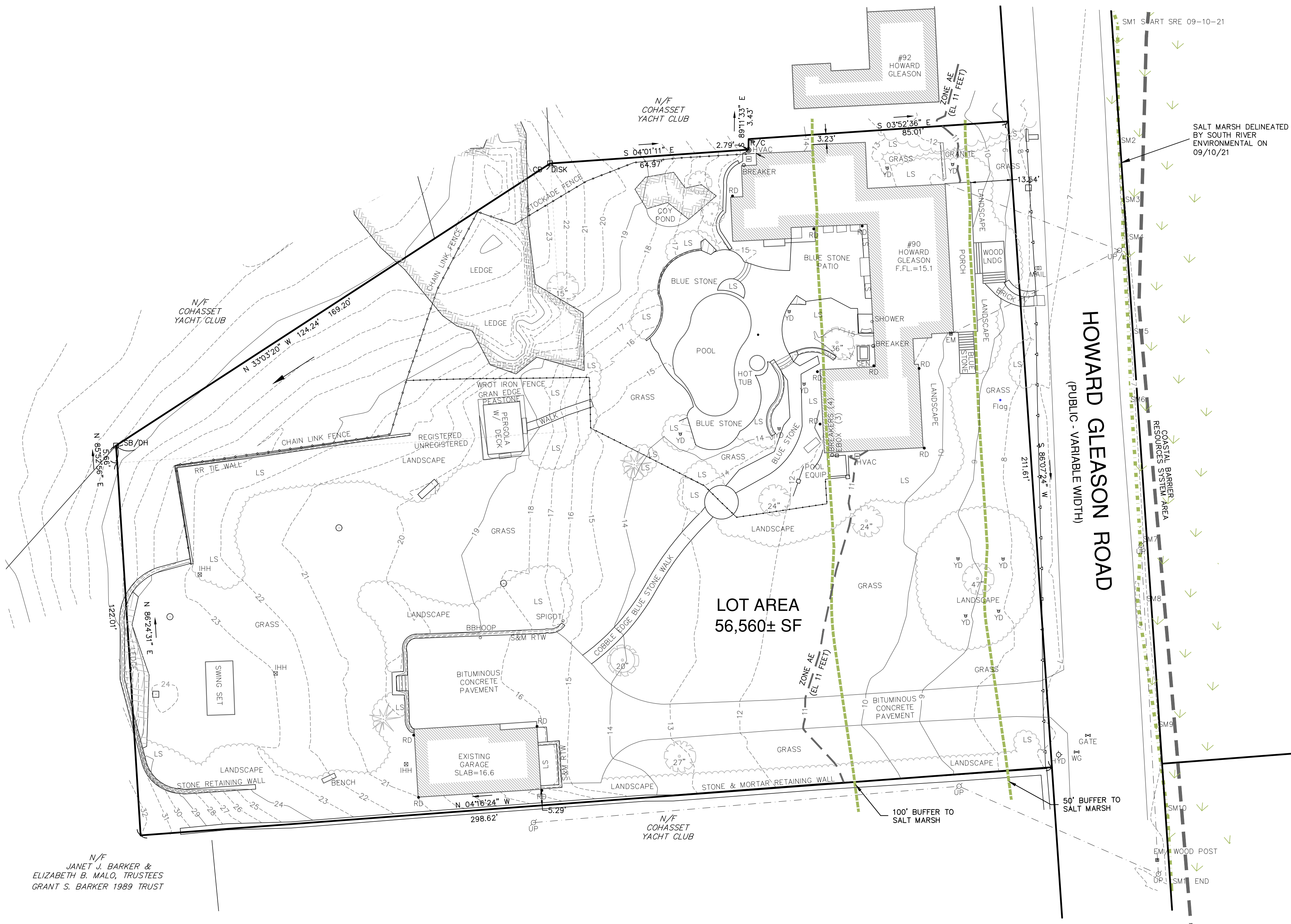




LOCUS: 90 HOWARD GLEASON ROAD, COHASSET, MA 02026



ZONING REQUIREMENTS		
RESIDENCE DISTRICT "C"		
	REQUIRED	EXISTING
AREA	60,000 SF	56,560 SF
FRONTAGE	50 FEET	211.61 FEET
LOT WIDTH	150 FEET	150 FEET
BUILDING HEIGHT	35 FEET	35 FEET
LOT COVERAGE	30%	30%
BUILDING COVERAGE	20%	20%
MINIMUM YARDS:		
FRONT	30 FEET*	30 FEET*
SIDE	20 FEET**	20 FEET**
REAR	30 FEET**	30 FEET**



DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

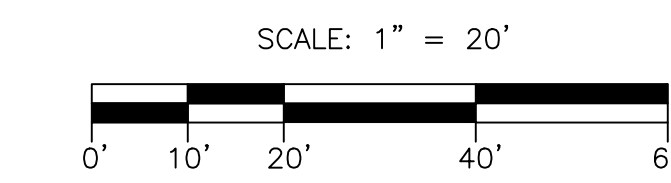
FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE 11 (EL 11 FEET) AS SHOWN ON COMMUNITY PANEL NO. 25021C 0256F DATED JULY 6, 2021.

OWNER OF RECORD:
JON & JAMIE BOURBEAU
134 BORDER STREET
COHASSET, MA 02025
ASSESSOR'S PARCEL #: #5-30-012
BOOK 40142, PAGE 27
LC CERTIFICATE: 206620

PLAN REFERENCES:
1. LAND COURT PLAN 4760X

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 OCTOBER 20, 2021.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.



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

EXISTING CONDITIONS PLAN
90 HOWARD GLEASON ROAD
COHASSET, MA 02026

PREPARED FOR:
JON & JAMIE BOURBEAU
134 BORDER STREET
COHASSET, MA 02025

PROJECT NO. : 21.102

DRAWING NO.

SCALE : AS SHOWN

ECP

DATE : 4/28/22

DESIGNED BY : -

DRAWN BY : MCM

SHEET NO. 1 OF 1

CHECKED BY : BPS

FILENAME:
X:\PROJECTS\2021\21102\DWG\ECP

LEGEND			
NOT TO SCALE			
EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	---	WETLAND BUFFER ZONE
WG	WATER GATE	---	FLOOD ZONE
WS	WATER SERVICE	---	OVERHEAD WIRES
UP	UTILITY POLE	---	STONE WALL
LP	LIGHT	---	EXISTING TREES AND SHRUBS
YD	YARD LIGHTING	---	TREELINE/LANDSCAPE
GV	GAS VALVE	---	WETLAND LINE
IRR	IRRIGATION VALVE	---	