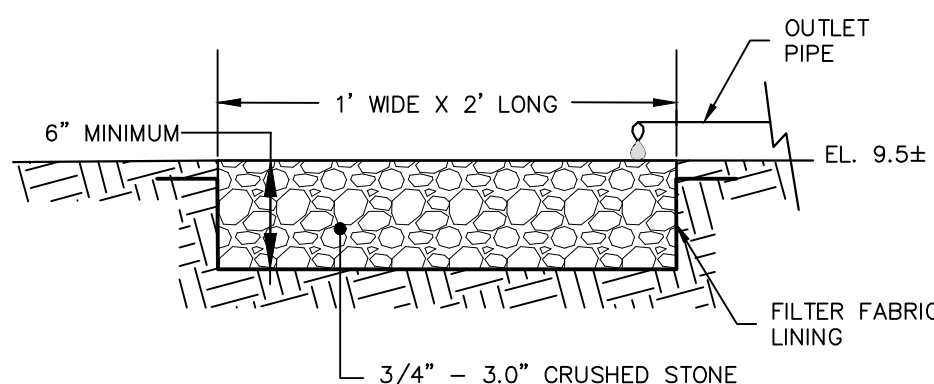




LOCUS: 90 HOWARD GLEASON ROAD, COHASSET, MA 02025

| ZONING REQUIREMENTS RESIDENCE DISTRICT "C" | | | |
|---|-----------|-----------|------------|
| | REQUIRED | EXISTING | PROPOSED |
| AREA | 60,000 SF | 56,560 SF | 56,560 SF |
| FRONTAGE | 50 FEET | 211+ FEET | 211+ FEET |
| LOT WIDTH | 150 FEET | 211+ FEET | 211+ FEET |
| FRONT YARD | 30 FEET | 13.5 FEET | 49.5 FEET |
| SIDE YARD | 30 FEET | 3.2 FEET | 65.1 FEET |
| REAR YARD | 30 FEET | 200+ FEET | 140.8 FEET |
| HEIGHT | 35 FEET | 22± FEET | 29± FEET |
| BUILDING COVERAGE | 20% MAX. | 8.3% | 11.3% |
| LOT COVERAGE | 30% MAX. | 21.9% | 29.2% |



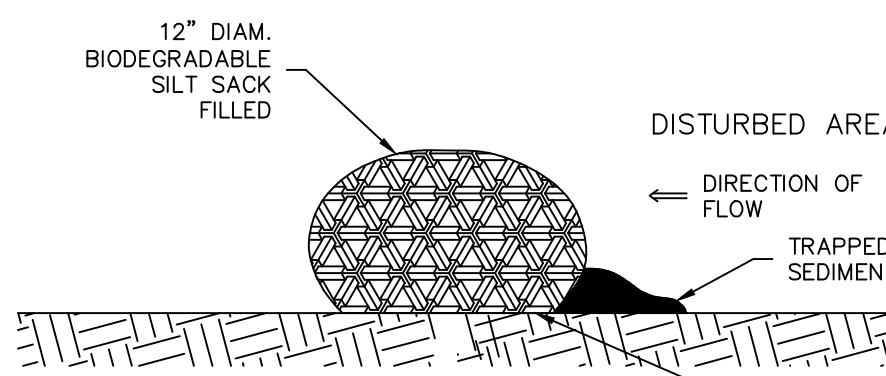
STONE SPLASH PAD DETAIL
NOT TO SCALE

SOIL LOGS

Date: March 11, 2022

SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.

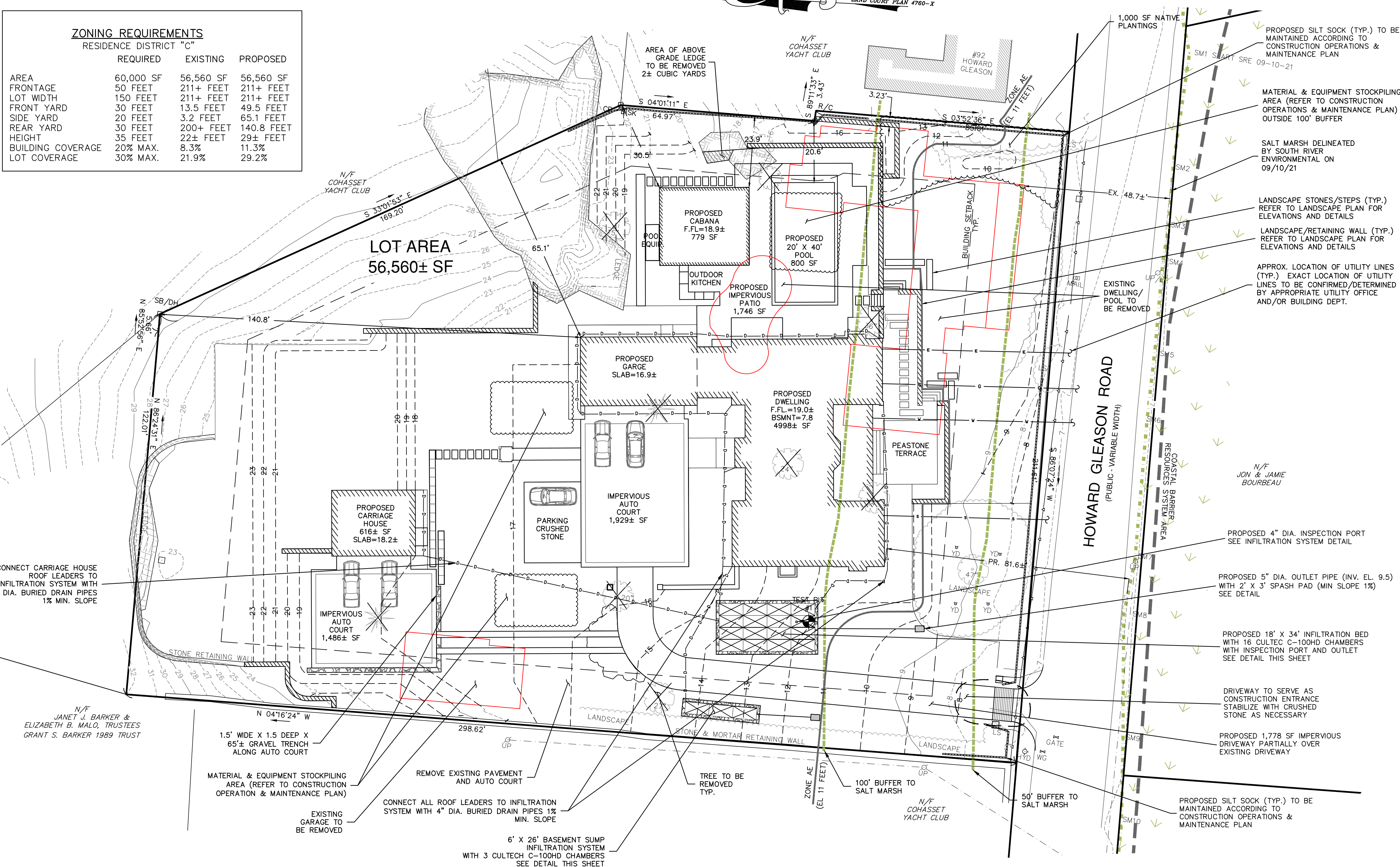
| Depth | Soil Description | Mottles |
|-------|----------------------|---------------|
| 0" | LOAM | 0 44" |
| 10" | B Horizon LOAMY SAND | WEeping 0 58" |
| 24" | C MEDIUM SAND | |



PROPOSED SILTATION BARRIER
NOT TO SCALE

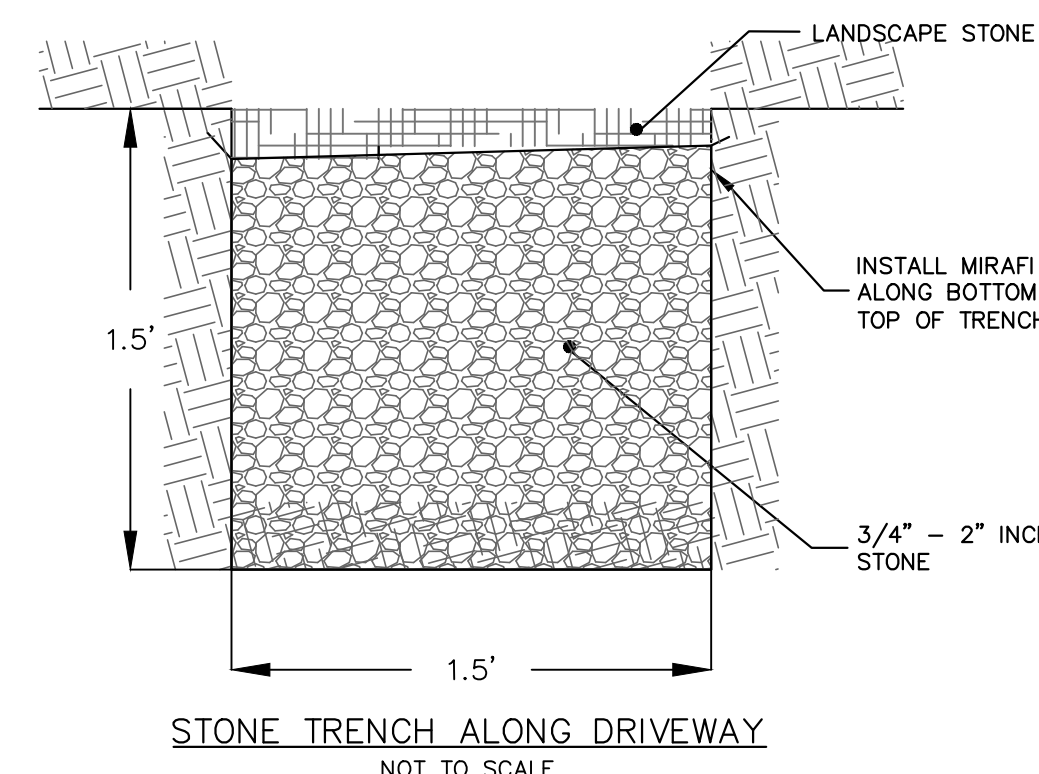
TO BE INSPECTED AND MAINTAINED AS SPECIFIED IN THE STORMWATER APPLICATION CONSTRUCTION OPERATION & MAINTENANCE PLAN

| 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 | 55 | 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 | | |

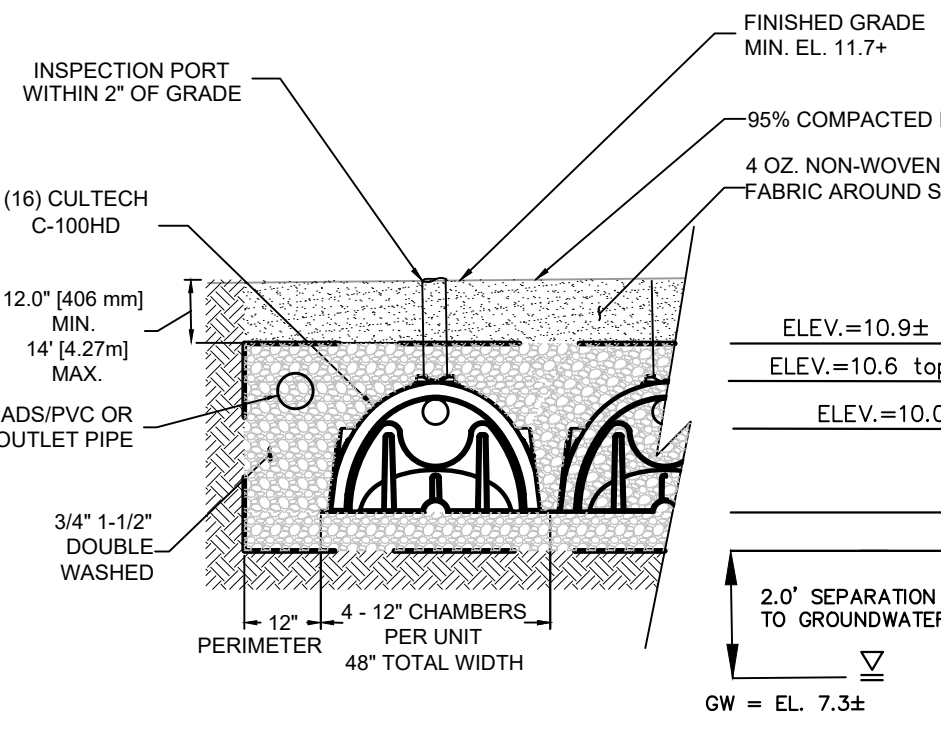


CONSTRUCTION NOTE:

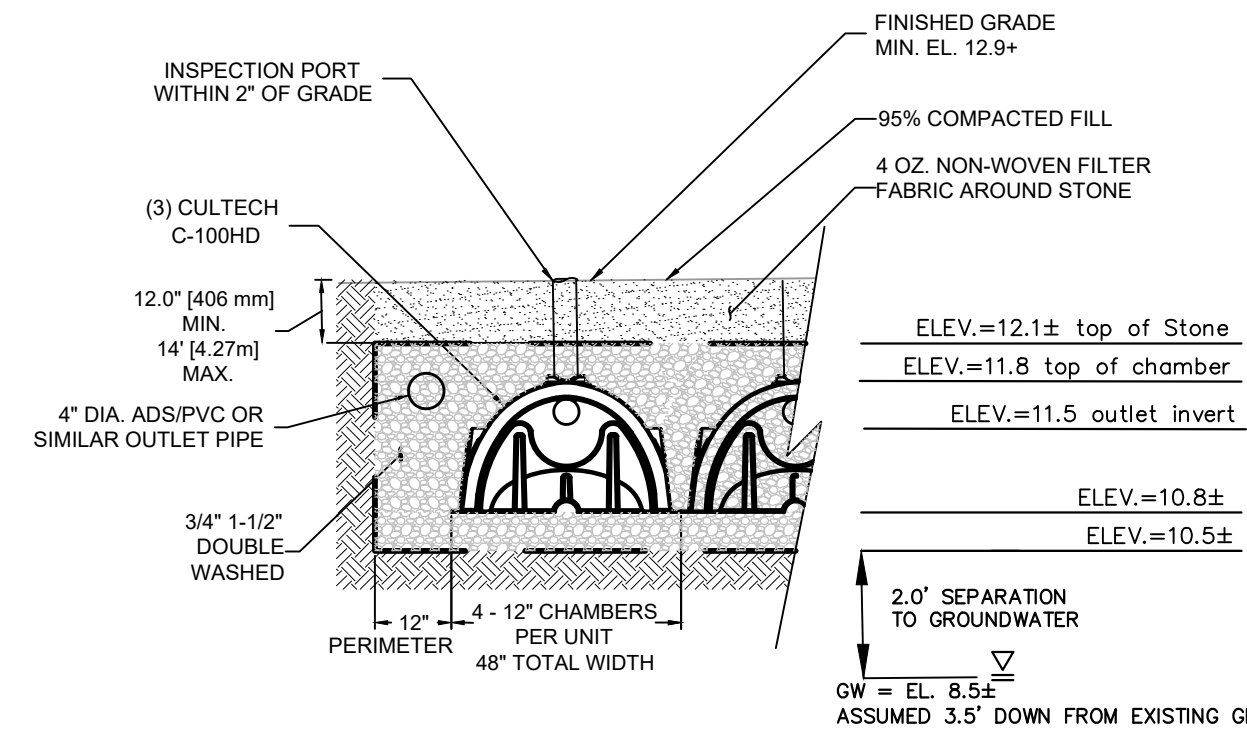
CONTRACTOR SHALL STRICTLY ADHERE TO THE CONSTRUCTION OPERATION AND MAINTENANCE PLAN, ESPECIALLY EROSION AND DUST CONTROL.



STONE TRENCH ALONG DRIVEWAY
NOT TO SCALE



18' X 34' STORMWATER INFILTRATION DETAIL
NOT TO SCALE



6' X 26' BASEMENT SUMP INFILTRATION DETAIL
NOT TO SCALE

| DRAWING REVISIONS | | |
|-------------------|---------|----------------|
| 2 | 4/27/22 | BOARD COMMENTS |
| 1 | 4/14/22 | AGENT COMMENTS |
| ACTION | DATE | DESCRIPTION |

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

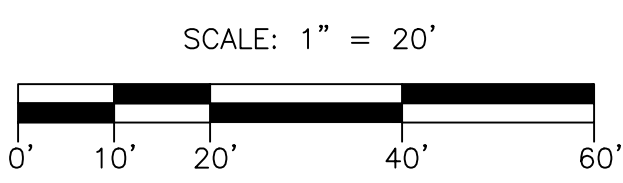
FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE 11 (EL 11 FEET) AS SHOWN ON COMMUNITY PANEL NO. 25021C 0256F DATED JULY 6, 2021.

OWNER OF RECORD:
JON & JAMIE BOURBEAU
134 BORDER STREET
COHASSET, MA 02025
ASSESSOR'S PARCEL #F5-30-012
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

SITE PLAN TO ACCOMPANY NOI
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 | SP |
| DATE : 4/1/22 | |
| DESIGNED BY : - | SHEET NO. 1 OF 1 |
| DRAWN BY : MCM | FILENAME: |
| CHECKED BY : BPS | ✖: \PROJECTS\2021\21102\DWG\ |