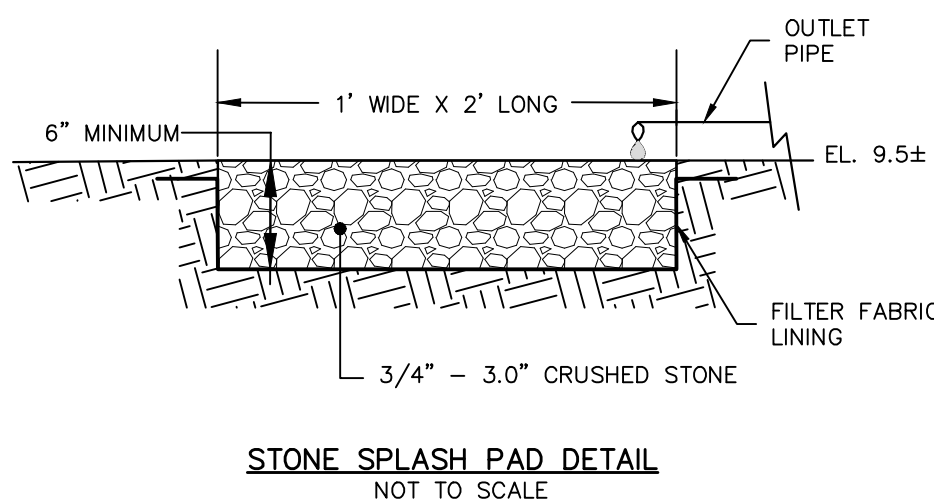




LOCUS: 90 HOWARD GLEASON ROAD, COHASSET, MA 02025

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	20 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%



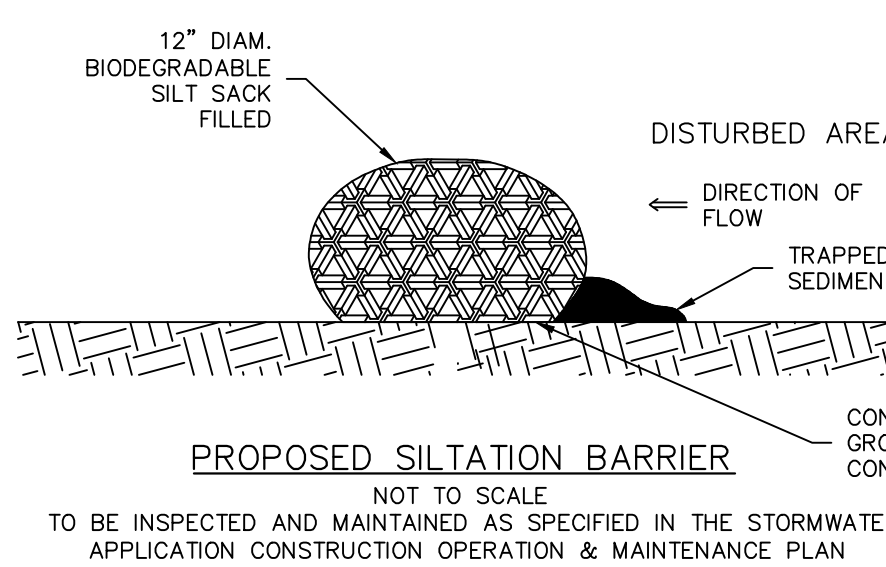
STONE SPLASH PAD DETAIL
NOT TO SCALE

SOIL LOGS

Date: March 11, 2022

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

0"	LOAM	
10"	B Horizon LOAMY SAND	
24"	C MEDIUM SAND	
60"		MOTTLES @ 44" WEeping @ 58"



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	---	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		

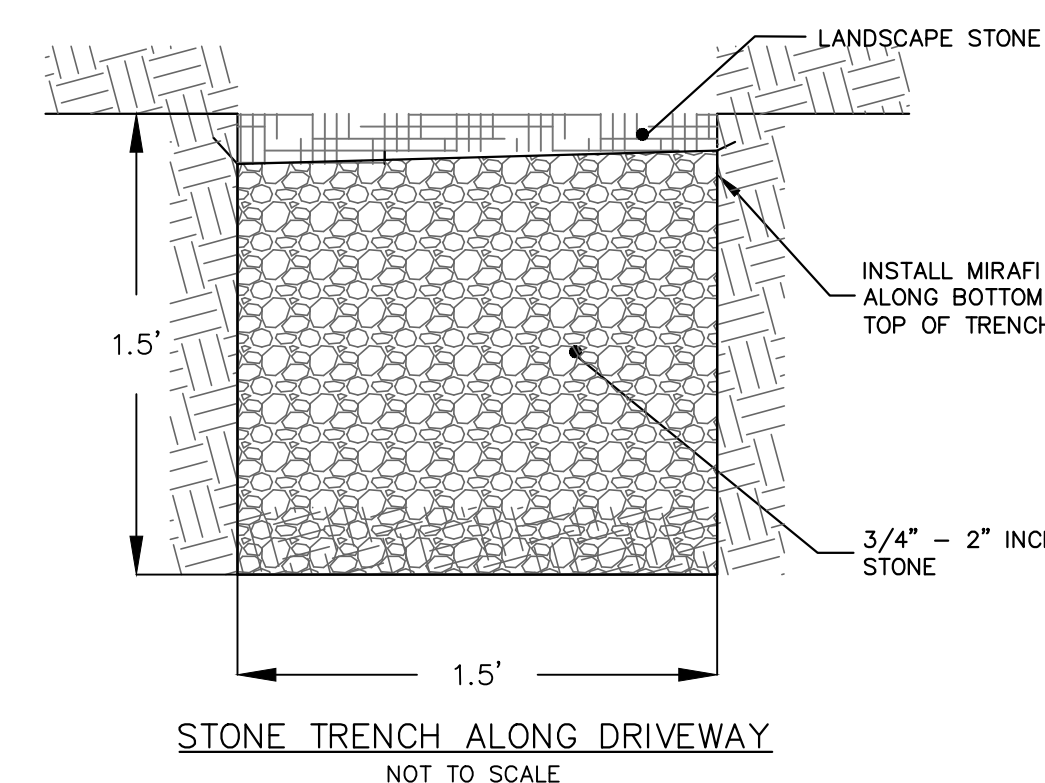
CONNECT CARRIAGE HOUSE ROOF LEADERS TO INFILTRATION SYSTEM WITH 4" DIA. BURIED DRAIN PIPES 1% MIN. SLOPE

CONNECT ALL ROOF LEADERS TO INFILTRATION SYSTEM WITH 4" DIA. BURIED DRAIN PIPES 1% MIN. SLOPE

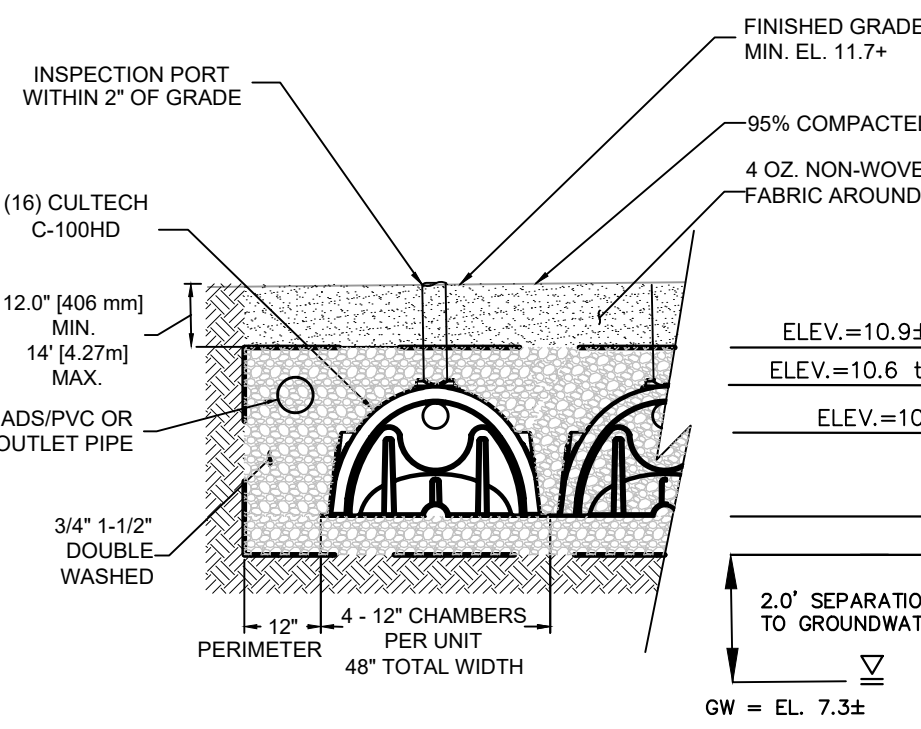
6" X 26" BASEMENT SUMP INFILTRATION SYSTEM WITH 3 CULTECH C-100HD CHAMBERS SEE DETAIL THIS SHEET

CONSTRUCTION NOTE:

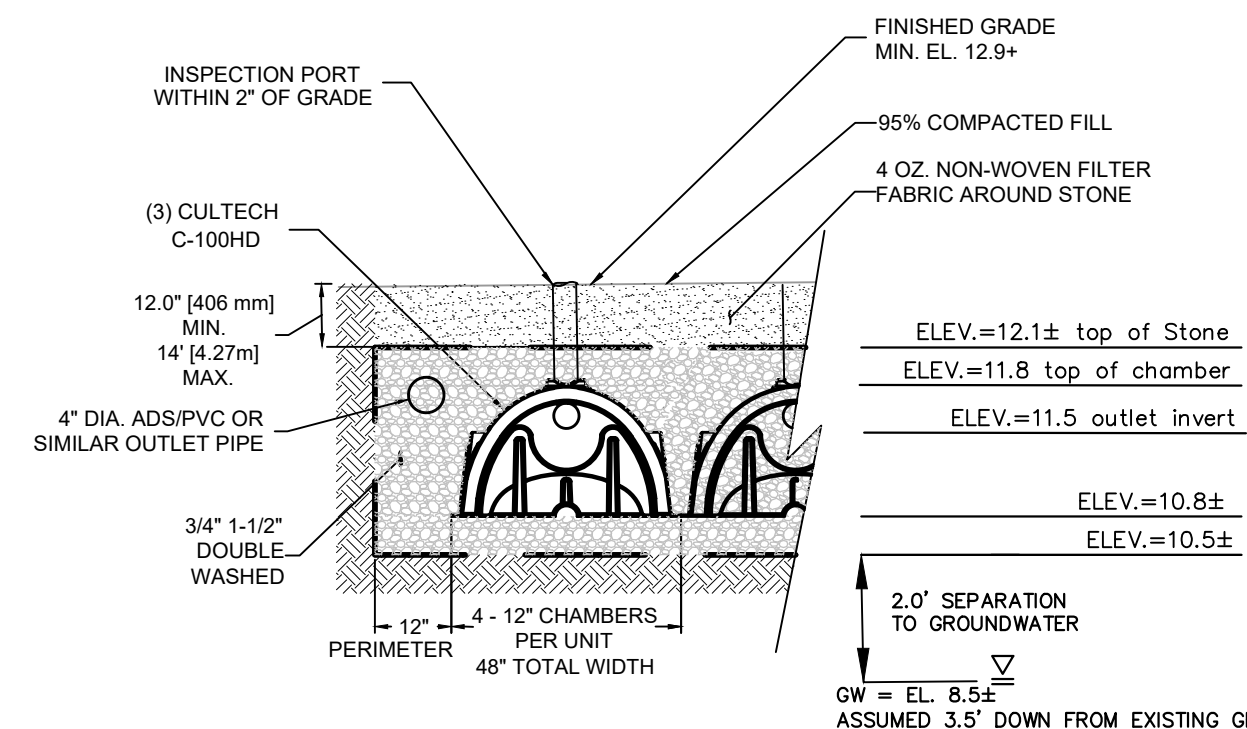
CONTRACTOR SHALL STRICTLY ADHERE TO THE CONSTRUCTION OPERATION AND MAINTENANCE PLAN, ESPECIALLY EROSION AND DUST CONTROL.



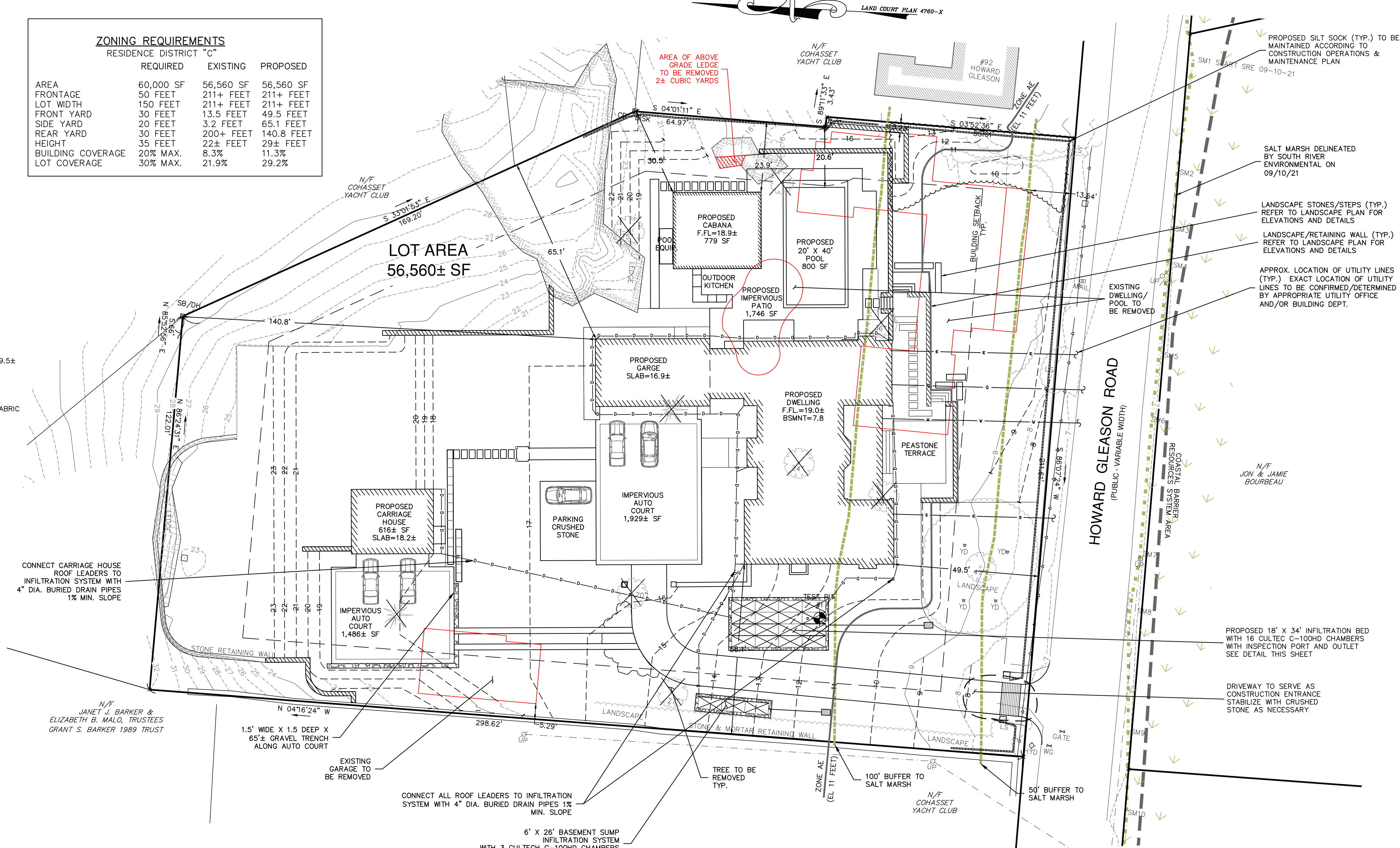
STONE TRENCH ALONG DRIVEWAY
NOT TO SCALE



18' X 34' STORMWATER INFILTRATION DETAIL
NOT TO SCALE



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



LOT AREA
56,560± SF

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
1	4/27/22	RAISED DWELLING

DATUM:

ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X, AE 10 (EL 10 FEET), 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.

RESIDENTIAL GROSS FLOOR AREA AND FAR:

EXISTING RGFA* = 3,091 S.F.± S.F.

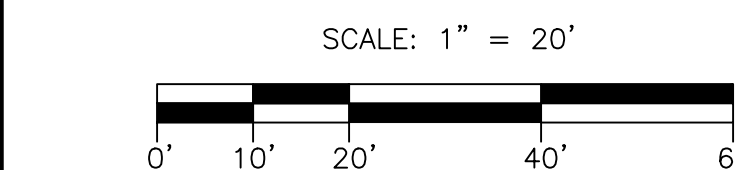
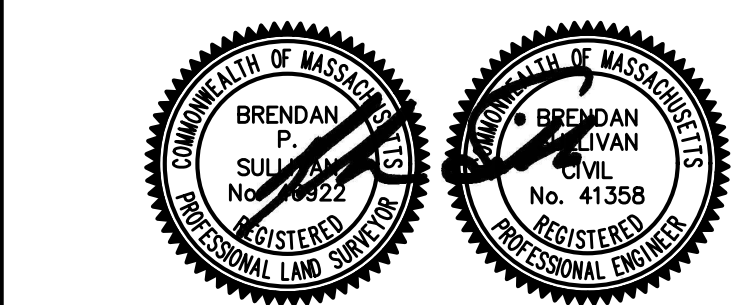
EXISTING FAR* = 0.05

PROPOSED RGFA* = 6,674 S.F.±

PROPOSED FAR* = 0.14

* REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

**LARGE HOME REVIEW
CASE NO. _____**



CAVANARO CONSULTING

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

**SITE 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	SP
DATE : 3/22/22	
DESIGNED BY : -	SHEET NO. 1 OF 1
DRAWN BY : MCM	FILENAME:
CHECKED BY : BPS	✕: \PROJETS\2021\21102\DWG\