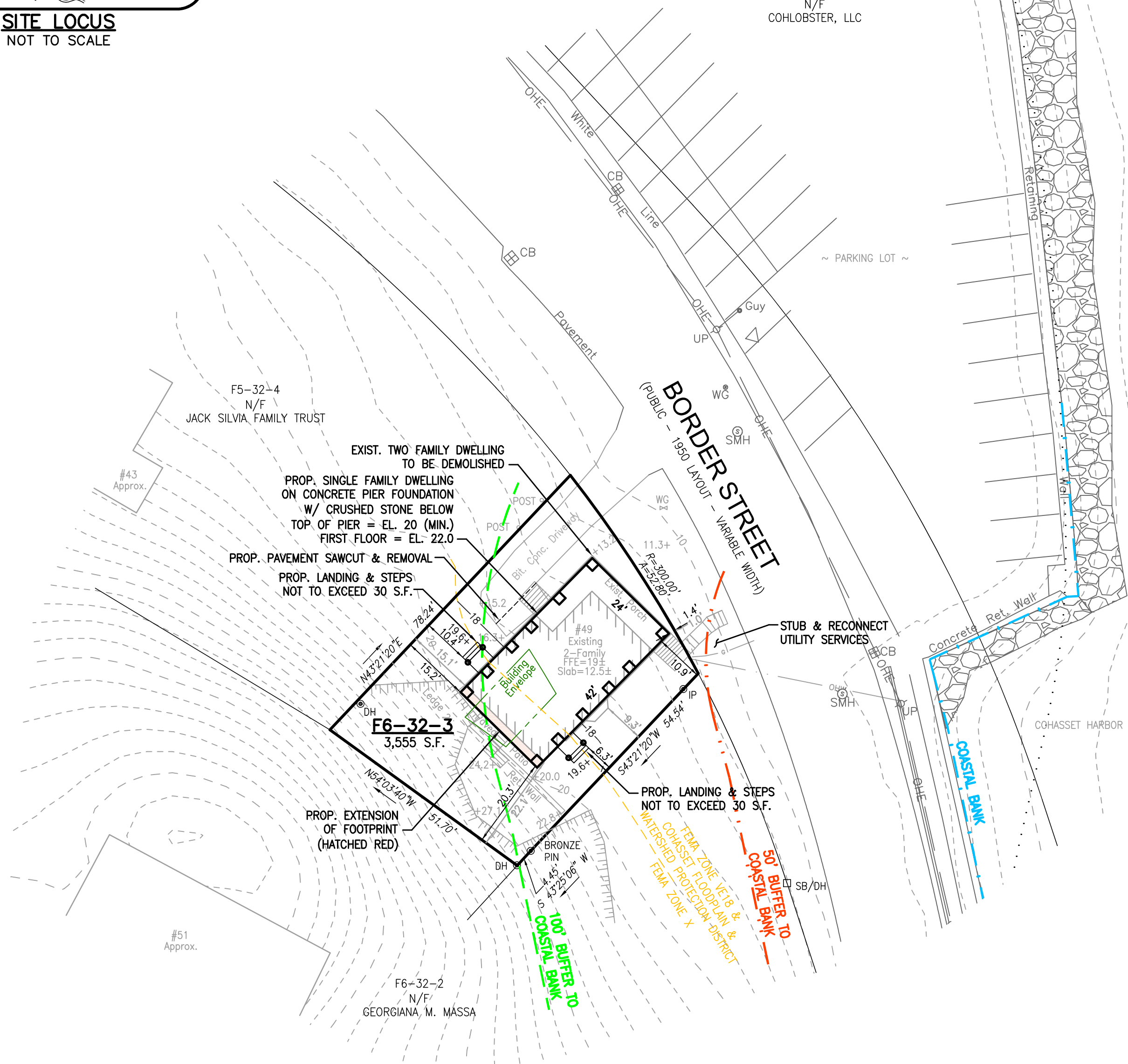


SITE LOCUS
NOT TO SCALE



F5-32-18
N/F
COHLOBSTER, LLC



ZONING REQUIREMENTS:

RESIDENTIAL B

	REQUIRED	EXISTING	PROPOSED
AREA	35,000 S.F.	3,555 S.F.	NO CHANGE
FRONTAGE	50'	53.7'	NO CHANGE
WIDTH	125'	52.7'	NO CHANGE
FRONT SETBACK	30'	1.0'	1.4'
SIDE SETBACK (LEFT)	20'	9.3'	10.9'
SIDE SETBACK (RIGHT)	20'	15.1'	15.2'
REAR SETBACK	20'	22.1'	20.3'
IMPERVIOUS LOT COVERAGE*	30% MAX.	60% (2,128 S.F.)	29% (1,020 S.F.)
BUILDING COVERAGE	20% MAX.	28% (1,011 S.F.)	28% (1,008 S.F.)
BUILDING GROUND COVERAGE		28% (1,011 S.F.)	1% (51 S.F.)
BUILDING HEIGHT	35' MAX.	<35'	<35' (SEE ARCHITECTURAL PLANS)

*EXISTING IMPERVIOUS LOT COVERAGE INCLUDES HOUSE FOOTPRINT, PAVED AREAS, RETAINING WALLS AND EXPOSED LEDGE.
PROPOSED IMPERVIOUS LOT COVERAGE INCLUDES CONCRETE PILES, PAVED AREAS, RETAINING WALLS AND EXPOSED LEDGE.

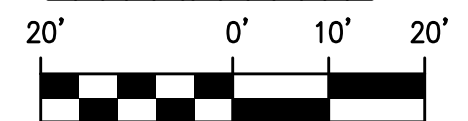
GENERAL NOTES:

- OWNER: PETER & CAROLINE WHORISKEY
- DEED REFERENCES: BOOK 40384 PAGE 533
- PLAN REFERENCES: PLAN BOOK 2088 PAGE 239
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET RESIDENCE B ZONING DISTRICT
- A PORTION OF THE PROPERTY LINES IN THE TOWN OF COHASSET FLOODPLAIN & WATERSHED PROTECTION DISTRICT.
- A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE "VE" (ELEVATION 18) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0256F DATED 7/6/2021.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTANCE OR NON EXISTANCE OF ANY OTHER SUCH UTILITIES.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.



Jason Scott

GRAPHIC SCALE



SCALE: 1" = 20'

 	PREPARED BY:
	PROJECT: 49 BORDER STREET (PARCEL F6-32-3) COHASSET, MASSACHUSETTS
APPLICANT: PETER & CARLIE WHORISKEY	DATE: 5/24/2022 REV:
PLAN TITLE: PROPOSED SITE PLAN	SHEET: 1