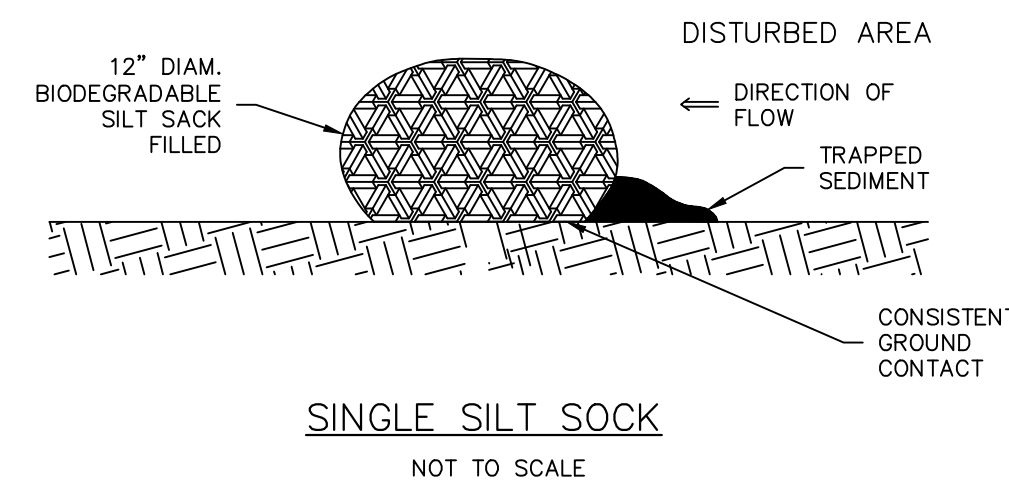


*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.
SAMPLE STORMWATER INFILTRATION DETAIL
 NOT TO SCALE



COVERAGE IN RESOURCE AREA BUFFERS

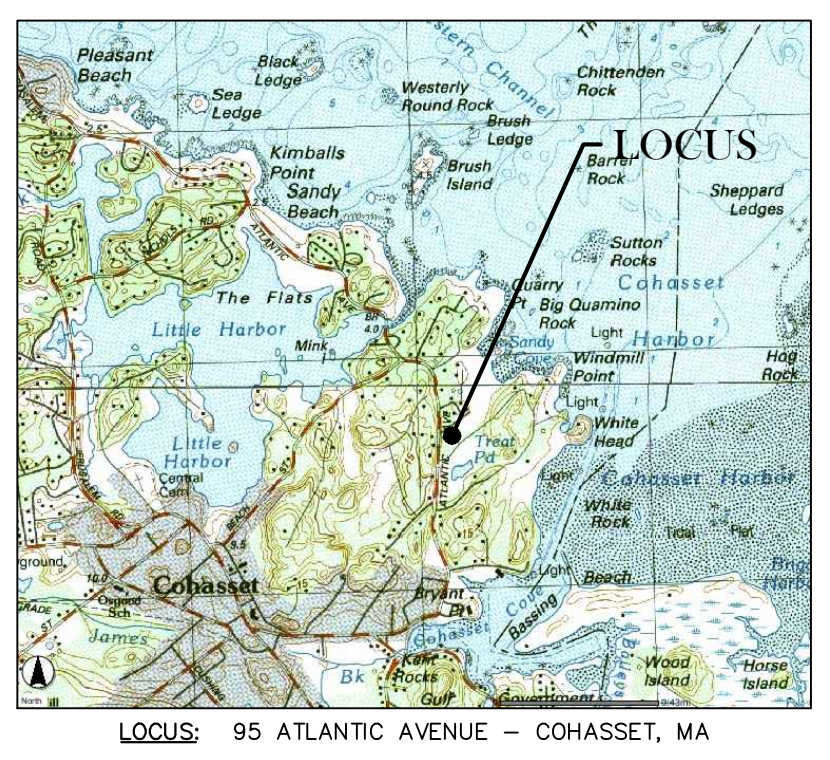
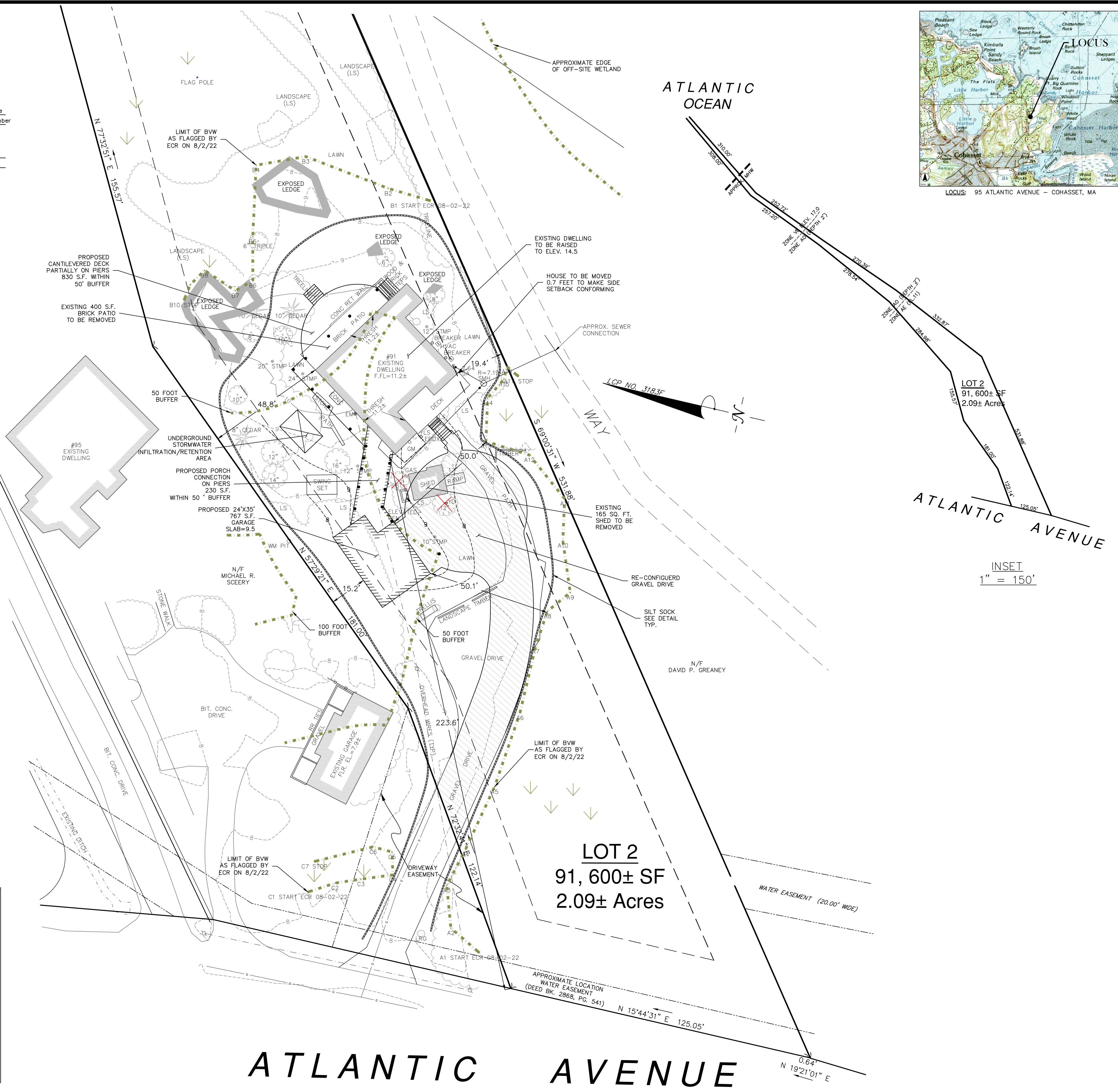
	EXISTING	PROPOSED
0-50' BUFFER		
HOUSE:	1,371 SF	1,371 SF
GRAVEL DRIVE:	3,350 SF	3,932 SF
SHED:	162 SF	0 SF
GARAGE:	0 SF	0 SF
DECKS:	299 SF	1,121 SF
PORCH:	0 SF	230 SF
PATIO:	400 SF	0 SF
TOTAL IMPERVIOUS(0-50):	1,933 SF	1,601 SF
50-100' BUFFER		
HOUSE:	421 SF	421 SF
GRAVEL DRIVE:	80 SF	80 SF
SHED:	0 SF	0 SF
GARAGE:	0 SF	767 SF
DECKS:	0 SF	192 SF
PORCH:	0 SF	219 SF
PATIO:	0 SF	0 SF
TOTAL IMPERVIOUS(50-100):	421 SF	1,407 SF
TOTAL IMPERVIOUS:	2,354 SF	3,008 SF

ZONING REQUIREMENTS
 RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	91,600 SF**	91,600 SF**
FRONTAGE	50 FEET	125 FEET	125 FEET
LOT WIDTH	150 FEET	154+ FEET	154+ FEET
BUILDING HEIGHT	35 FEET	26± FEET	29± FEET
LOT COVERAGE	30%	3.5%	4.4%
BUILDING COVERAGE	20%	2.9%	4.4%
MINIMUM YARDS:			
FRONT	30 FEET	223+ FEET	223+ FEET
SIDE	20 FEET*	19.4 FEET*	20.1 FEET*
REAR	30 FEET*	200+ FEET*	200+ FEET*

* PERMITTED ACCESSORY BUILDING MAY BE CONSTRUCTED NO CLOSER THAN 6' TO THE SIDE LINES AND/OR REAR LINES IF LESS THAN 15' IN HEIGHT AND 100' IN SETBACK. PORTION OF MAIN BUILDING LESS THAN 15' IN HEIGHT MAY EXTEND NO CLOSER THAN 15' TO SIDE LINES.

** 67,900 S.F. USED FOR COVERAGE CALCULATIONS



DRAWING REVISIONS		
2	9/22/22	ZBA NOTES
1	9/14/22	AGENT COMMENTS
ACTION	DATE	DESCRIPTION

DATUM:
 ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEMA:
 LOCUS LIES IN F.I.R.M. ZONE AE (EL.11), AO (DEPTH 2') AND VE (EL.17) AS SHOWN ON COMMUNITY PANEL NO. 2502020566 DATED JULY 17, 2012 AND AMENDED BY LOMR 18-01-0234P EFFECTIVE 1/19/2018.

OWNER OF RECORD:
 PHYLLIS D. HOUGHTON ESTATE
 50 CRAFTSLAND ROAD
 CHESTNUT HILL, MA 02467
 ASSESSOR'S PARCEL: #29-01
 LAND COURT CERT. NO. 148977
 LAND COURT PLAN NO. 2582B

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:

- ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON JULY 2, 2020.
- 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. ADDITIONAL EASEMENTS AND RESTRICTIONS MAY AFFECT THE SUBJECT PARCEL.
- LOCATION OF SEWER/SEPTIC SYSTEM COMPONENTS ARE NOT KNOWN AT THIS TIME; ADDITIONAL RESEARCH REQUIRED.
- PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647. MEAN HIGH WATER IS DEPICTED FOR ZONING PURPOSES ONLY.
- THE PURPOSE OF THIS PARTIAL EXISTING CONDITIONS PLAN IS TO DETERMINE THE FEASIBILITY OF FUTURE SITE IMPROVEMENTS. IT IS NOT INTENDED FOR THE DETERMINATION OF PROPERTY OWNERSHIP AND/OR THE CONVEYANCE OF LAND.

SCALE: 1" = 20'

0' 10' 20' 40' 60'

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

**SITE PLAN TO ACCOMPANY
 NOTICE OF INTENT
 91 ATLANTIC AVENUE
 COHASSET, MA 02025**

PREPARED FOR:
HOLLIS HUNNEWELL
 796 JERUSALEM ROAD
 COHASSET, MA 02025

PROJECT NO. : 20.175	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 9/1/22	
DESIGNED BY : -	
DRAWN BY : MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: W:\PROJECTS\2020\20083\DWG\ECP.DWG