

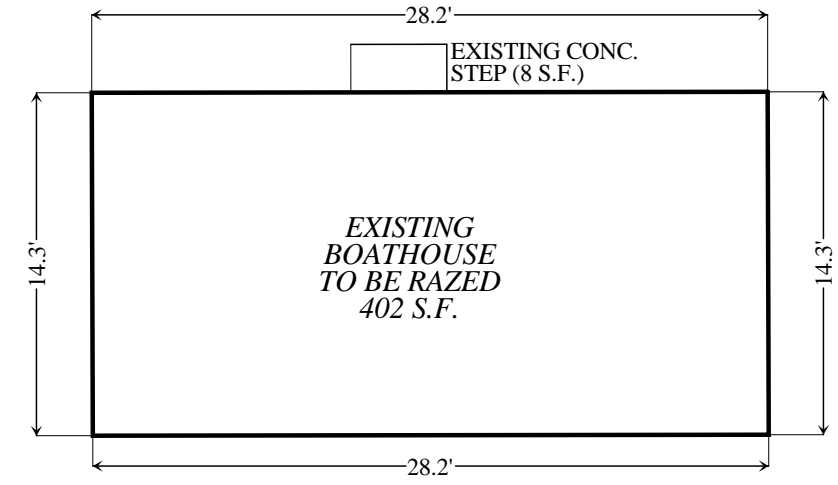
LOCUS PLAN
NOT TO SCALE

PART OF:
PARCEL #122-096-083
#0 OCEAN AVE.
N/F RIAZ FAMILY TRUST

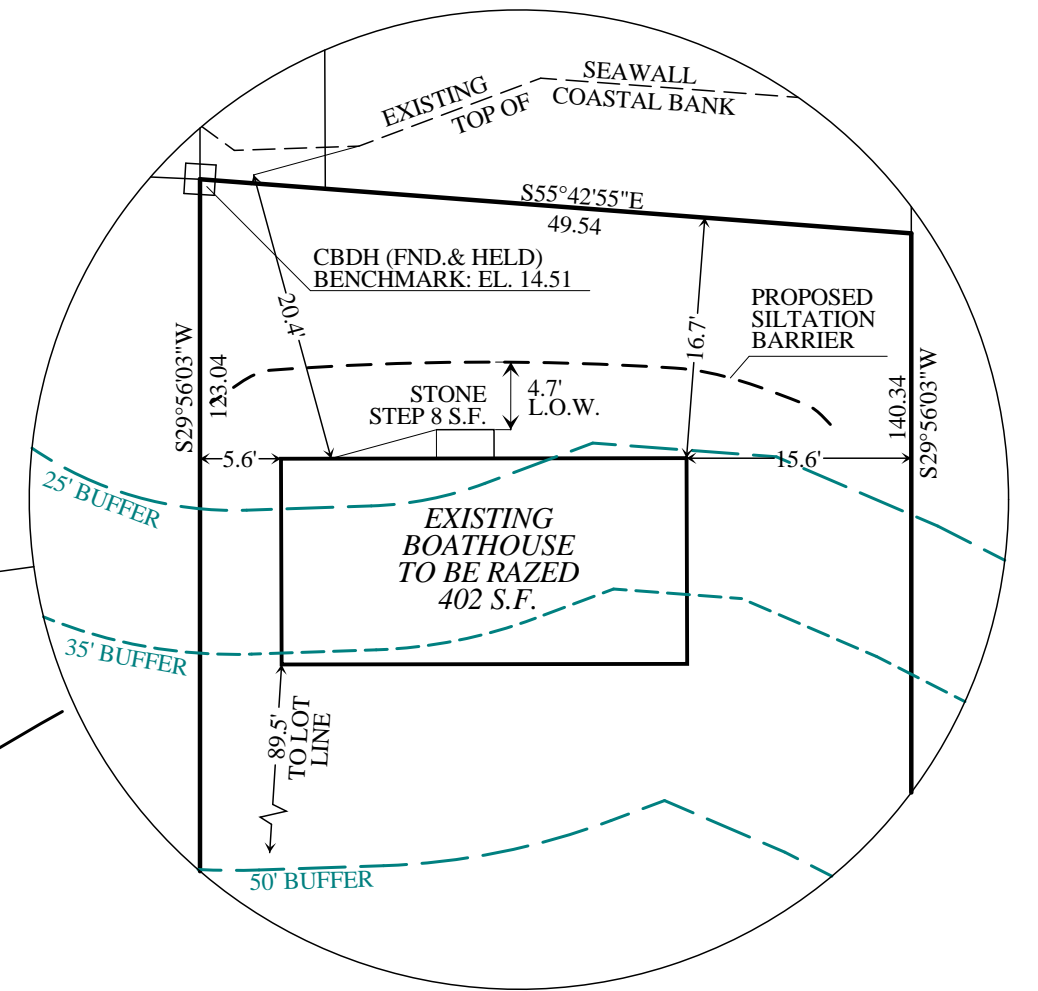
IMPERVIOUS COVERAGE AREA CALCULATIONS			
	EXISTING	PROPOSED	NET CHANGE
LOT AREA IN BUFFER ZONE	4,791 S.F.	NO CHANGE	NO CHANGE
IMPERVIOUS AREA PER D.C.C. 9.5.2	410 S.F.	NO CHANGE	0 S.F.
IMPERVIOUS COVER PER D.C.C. 9.5.2	8.6%	NO CHANGE	0%

DIMENSIONAL REQUIREMENTS: ZONE RC (BOAT HOUSE)

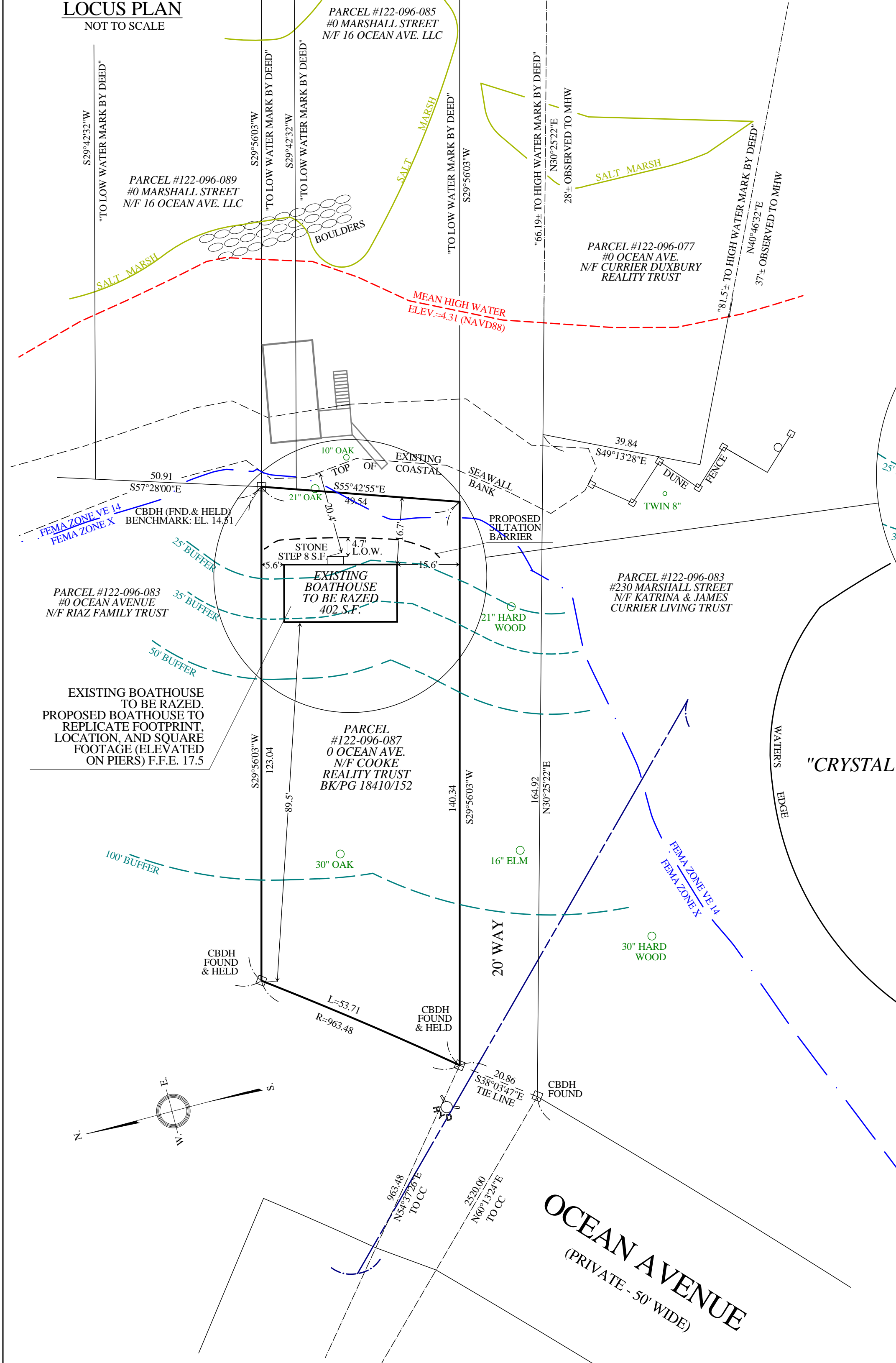
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	N/A	N/A
MINIMUM LOT FRONTAGE	200 FT.	N/A	N/A
MINIMUM FRONT YARD	25 FT.	89.5 FT.	89.5 FT. (N/C)
MINIMUM SIDE YARD	15 FT.	5.6 FT.	5.6 FT. (N/C)
MINIMUM REAR YARD	15 FT.	16.7 FT.	16.7 FT. (N/C)



BOATHOUSE DIMENSIONS
NOT TO SCALE



EXISTING BOATHOUSE TO BE RAZED
NOT TO SCALE



I CERTIFY THAT THE BUILDING LOCATED AS SHOWN ON THIS PLAN IS DERIVED FROM AN ON THE GROUND SURVEY BY DUXBURY CONSTRUCTION.

THE DWELLING IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON F.I.R.M. MAP 25023C0243K DATED NOVEMBER 4, 2016.

THIS PLAN AND ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF THE LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

PROPOSED BOATHOUSE RECONSTRUCTION
0 OCEAN AVENUE
DUXBURY, MASSACHUSETTS

PREPARED FOR: MASON COOKE, TRUSTEE / COOKE REALTY TRUST

LOT #: 122 - 096 - 087

DESIGN CHECKED BY: FREEMAN BOYNTON JR. & FREEMAN BOYNTON, III

DRAWN BY: NICK MOSCARITOLO

DATE: APRIL 17, 2024

REVISIONS:

GENERAL NOTES:

ADDRESS: 10 HOWLANDS LANDING
OWNER: JOHN DAVID NORBERG AND MARGARET ANNE NORBERG
REFERENCE: LCC 130799
ASSESSOR'S PARCEL NO.: 112-049-000
LOT AREA: 302,600± S.F.
BUILDING COVERAGE: 5733± S.F. / 1.9±



SCALE 1"=20'

