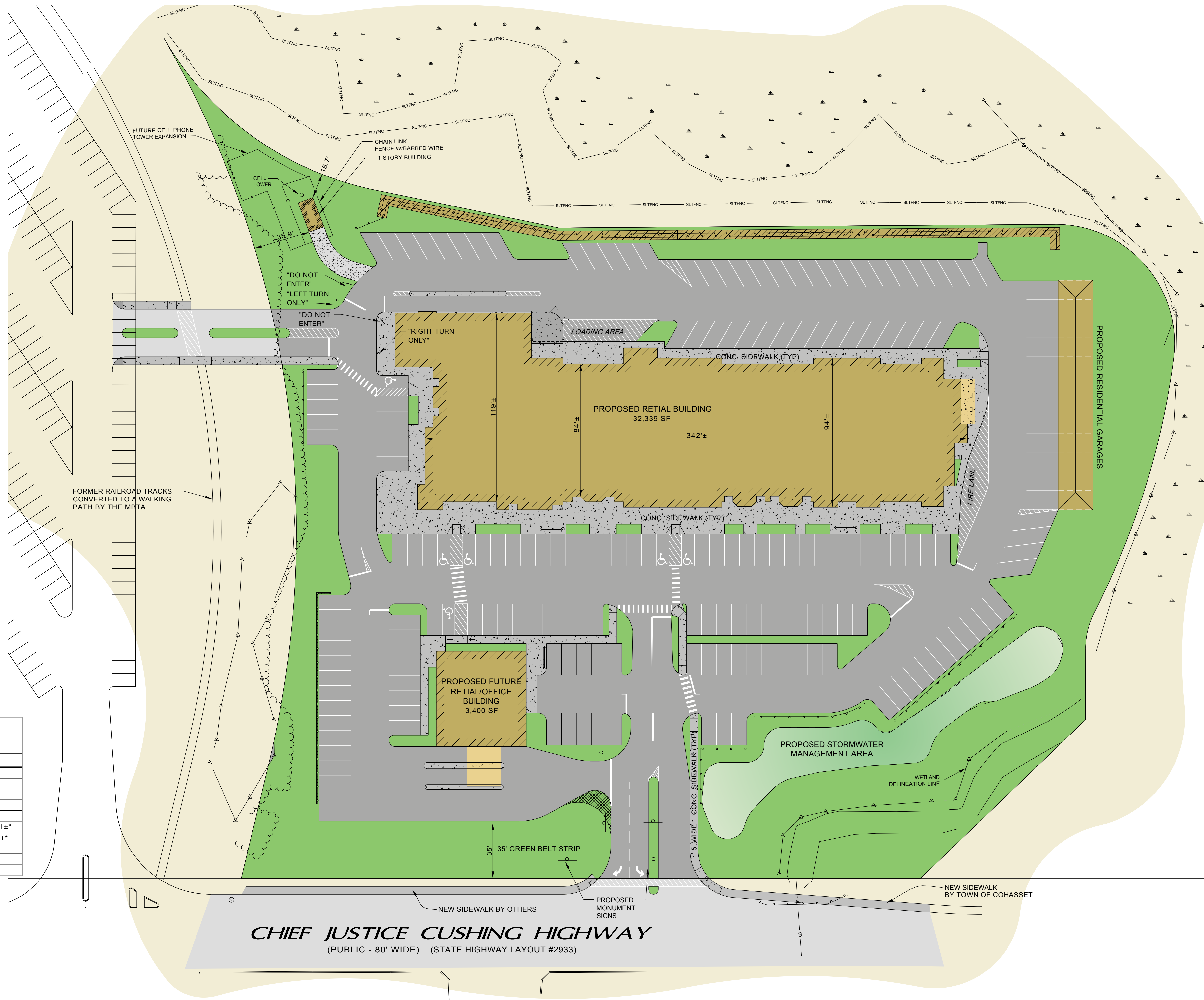


MERIDIAN OF PLAN NO. 27 OF 2008



PARKING CALCULATION

RETAIL: 1 SPACE / 200 SF
 (32,339 + 3,400) x 1 SPACE/200 SF = 179 SPACES
 RESIDENTIAL: 1 SPACE / BEDROOM
 27 BEDROOMS X 1 SPACE / BEDROOM = 27 SPACES
 TOTAL: 179 + 27 = 206 SPACES REQUIRED
 PROPOSED: 201 SPACES
 BICYCLE RACK: 1 BICYCLE SPACE/20 PARKING SPACES
 =10 BIKE RACK SPACES.
 PROVIDED: 12 BIKE RACK SPACES

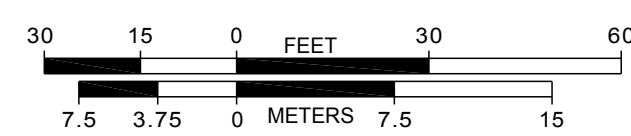
DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: LIGHT INDUSTRY LI
 TRANSIT ORIENTED OVERLAY DISTRICT

| SECTION 5 - TABLE 5.3 | REQUIRED | PROPOSED |
|-----------------------|-------------|----------------------|
| LOT AREA | 80,000 S.F. | 218,748 S.F. |
| LOT FRONTAGE | 200 FEET | 428 FEET |
| LOT WIDTH | 200 FEET | 428 FEET |
| MAX. HEIGHT | 45 FEET | 30± FEET |
| FRONT SETBACK | 20 FEET | 83.2 FEET |
| SIDE SETBACK | 10 FEET | 65.1 FEET /35 FEET±* |
| REAR SETBACK | 10 FEET | 57.2 FEET/15 FEET±* |
| MAX. LOT COVERAGE | 80% | 70% ± |
| MIN. OPEN SPACE | 20% | 30% ± |
| STRUCTURAL COVERAGE | 40% | 17.6% |

* EXISTING CELL TOWER TO REMAIN

GRAPHIC SCALE



CHIEF JUSTICE CUSHING HIGHWAY
 (PUBLIC - 80' WIDE) (STATE HIGHWAY LAYOUT #2933)

| NO. | DATE | REVISIONS | CHECKED BY | MADE BY |
|-----|------|-----------|------------|---------|
| | | | | |

PROJECT TITLE:
OLD COLONY SQUARE AT COHASSET STATION
132 CHIEF JUSTICE CUSHING HWY.
COHASSET, MASSACHUSETTS

SHEET TITLE:
COLOR SITE PLAN

DATE: 05.05.08
 DRAWN BY: LPM
 CHECKED BY:
 APPROVED BY:
 SCALE: 1"=30'
 PROJECT NO.: 060053
 FILE NO.: 060053 Color 10-17-07

cubellis
 architects
 interior designers
 100 State Street
 Weymouth, MA 02189
 www.cubellis.com
 781.935.0100
 781.937.0029
 MA · ME · NJ · PA · VA · MI · IL · FL

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