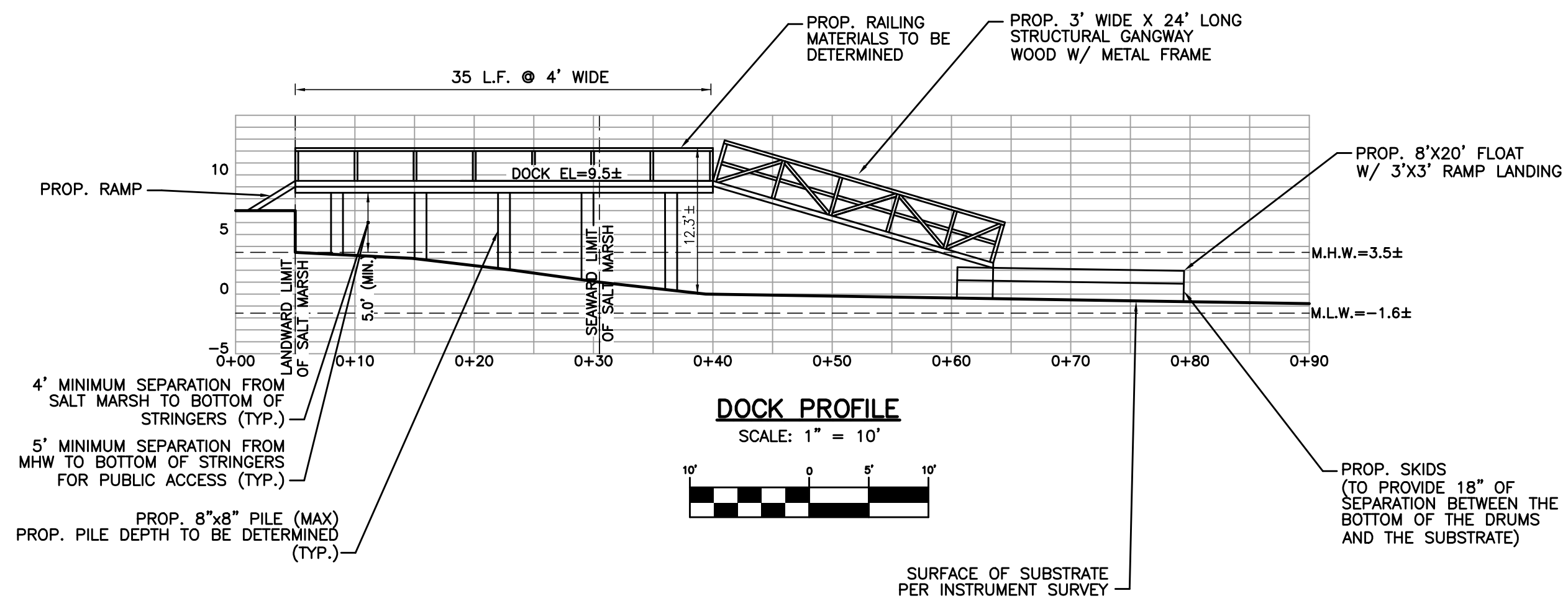
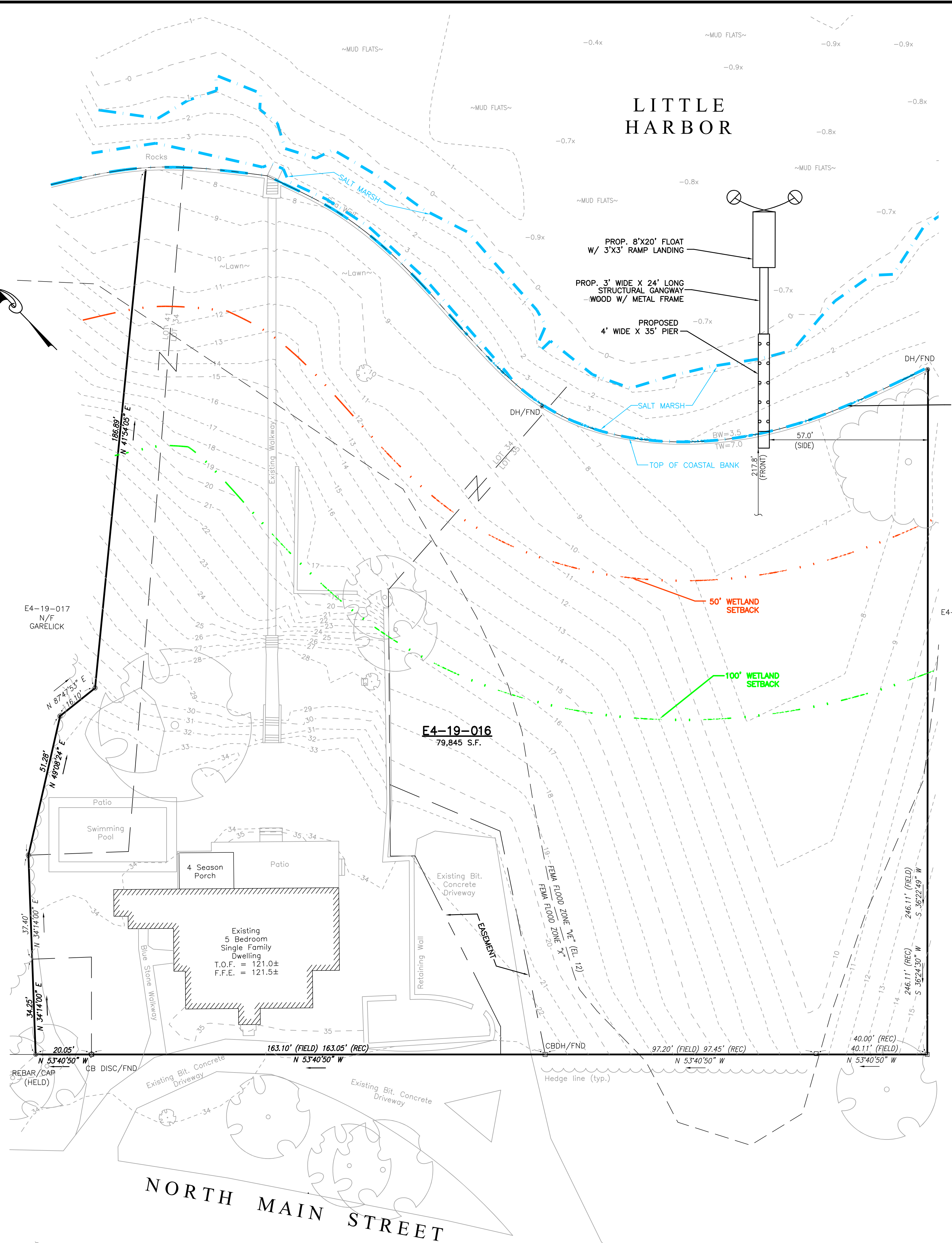
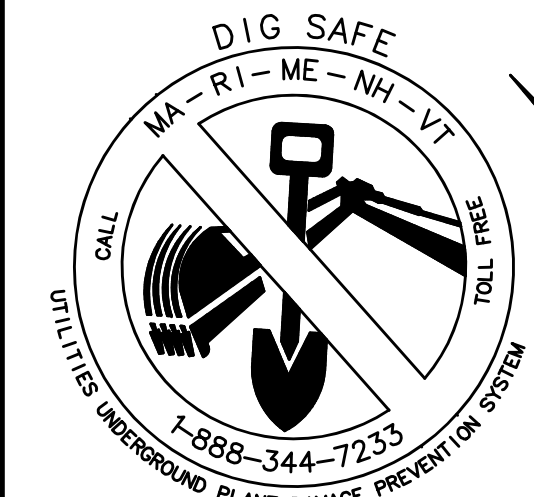
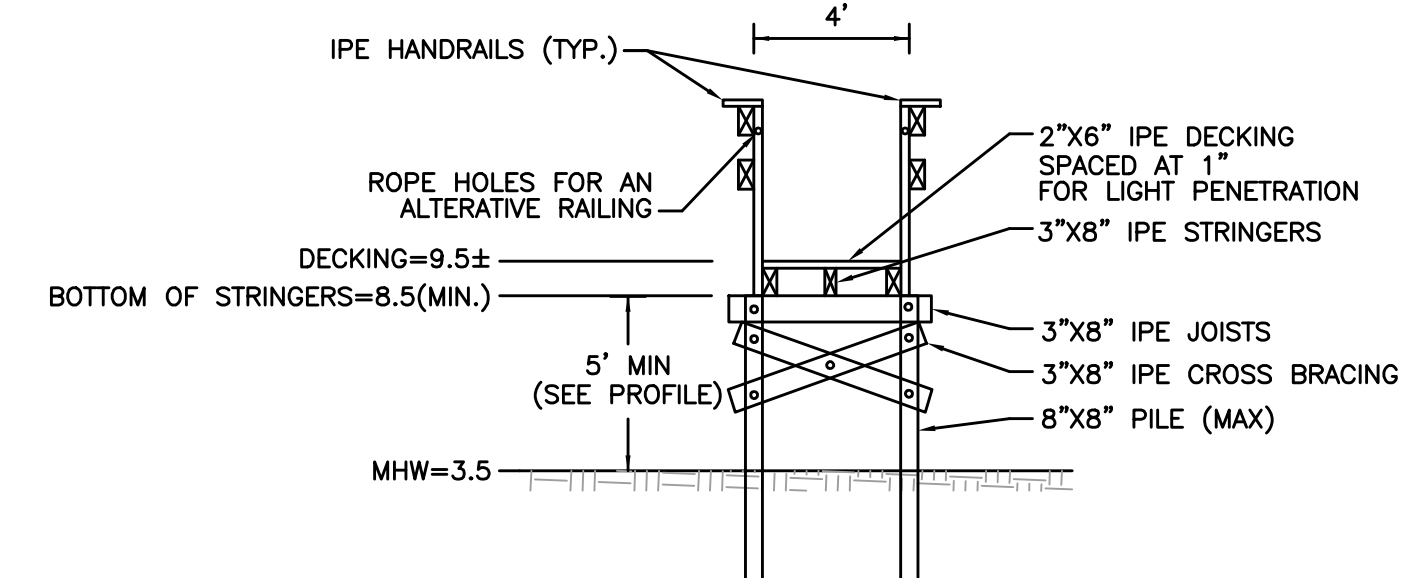


VICINITY MAP  
NO SCALE



**DOCK PROFILE**  
SCALE: 1" = 10'

**PIER CROSS SECTION**  
NOT TO SCALE



**ZONING REQUIREMENTS**

TOWN OF COHASSET "RESIDENCE B" ZONING DISTRICT

CRITERIA	REQUIRED	PROPOSED
LOT AREA	35,000 S.F.	N/A
FRONTAGE	50'	N/A
FRONT YARD	30'	217.8'
SIDE YARD	20'	57.0'
REAR YARD	30'	N/A
LOT WIDTH	125'	N/A
GROUND COVERAGE (MAX)	200 S.F.**	8± S.F.
DOCK HEIGHT (MAX)	20'***	12.3'±

\*PERMITTED ACCESSORY BUILDING MAY BE CONSTRUCTED NO CLOSER THAN 6' TO THE SIDE LINES AND/OR REAR LINES OF ITS LOT IF LESS THAN 15' IN HEIGHT AND 100' IN SETBACK.  
 \*\*COHASSET ZONING BYLAW SECTION 9.7(E): NONRESIDENTIAL STRUCTURES INCIDENTAL TO ANY OF THE USES ALLOWED UNDER SECTION 300-9.5 OF THIS ARTICLE SUCH AS PRIVATE BOAT DOCKS; PROVIDED, HOWEVER, THAT THE SAME DO NOT EXCEED 20' IN HEIGHT OR 200 S.F. IN TOTAL GROUND COVERAGE AND THAT THE WATER QUALITY OR NATURAL DRAINAGE PATTERN OF ANY WATERCOURSE IS NOT ADVERSELY AFFECTED THEREBY.

**GENERAL NOTES**

- RECORD OWNER: 72 N. MAIN STREET NOMINEE TRUST, NORFOLK REGISTRY OF DEEDS, LAND COURT CERTIFICATE #194297
- LOCUS LIES IN THE COHASSET "RESIDENCE B" ZONING DISTRICT.
- LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- ALL WETLAND RESOURCE AREAS WITHIN 100' OF THE PROPOSED WORK ARE SHOWN.
- A PORTION OF THE SITE LIES IN FEMA FLOOD ZONE "V" (ELEVATION 12) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0256E DATED JULY 17, 2012.
- APPROXIMATE MEAN HIGH WATER AND MEAN LOW WATER ELEVATIONS HEREON SHOWN ARE BASED ON A PLAN SET TITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION RECONSTRUCTION OF BRIDGE NO. C-17-002 ATLANTIC AVENUE IN THE TOWN OF COHASSET NORFOLK COUNTY FEDERAL AID PROJECT NO. 25% SUBMITTAL". PREPARED BY BETA INC., LAST REVISED 10/21/15.

	PREPARED BY:		
	PROJECT:		72 NORTH MAIN STREET (PARCEL ID E4-19-016) COHASSET, MASSACHUSETTS
DESIGN:	JDG	CHECK:	JMH
PREPARED FOR:	ALEX & LUCINDA VANDERWEIL 72 NORTH MAIN STREET COHASSET, MA 02025	JOB NO:	18-285
DATE:	10/26/2020	REV:	12/9/2020*
PLAN TITLE:	PROPOSED DOCK PLAN	SHEET:	1

\*REVISED 12/9/2020 PER CONSERVATION COMMISSION.

