

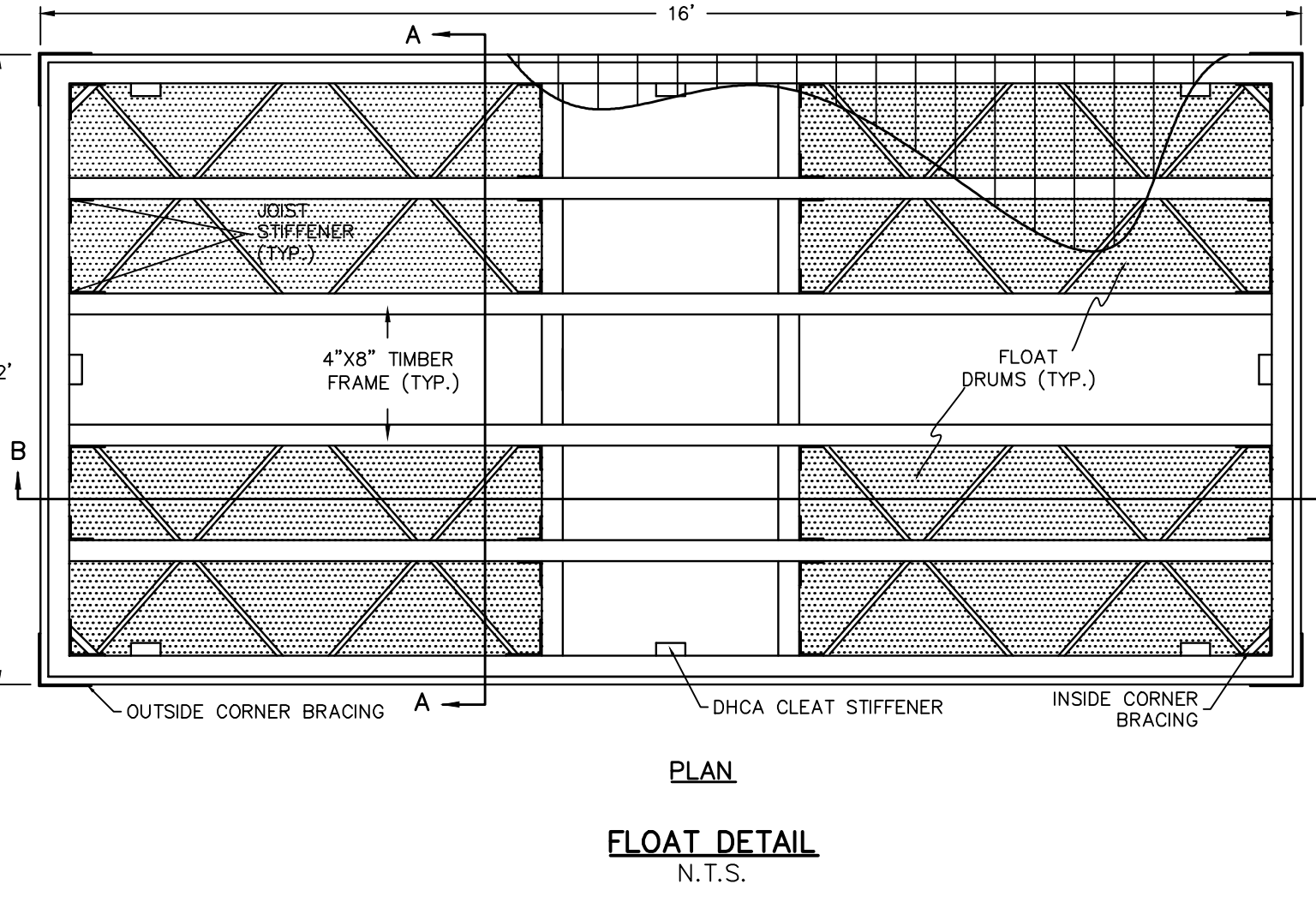
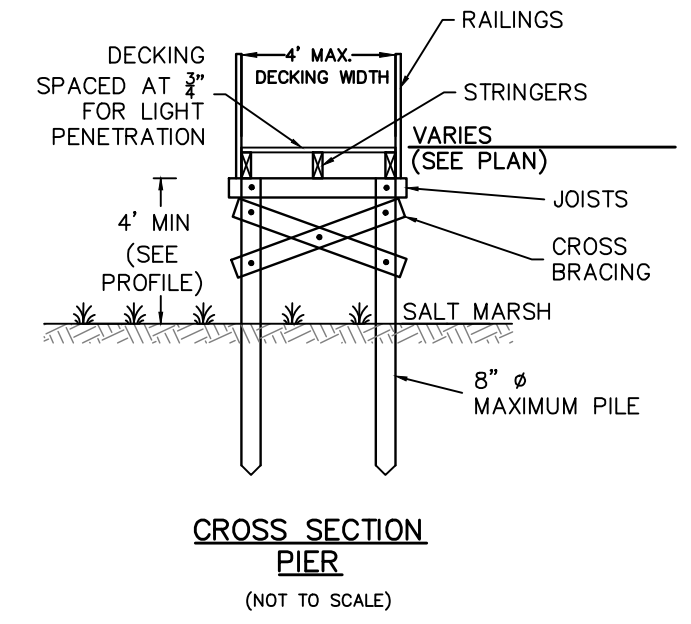
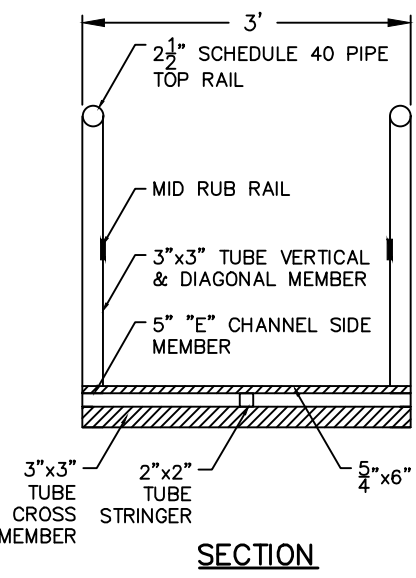
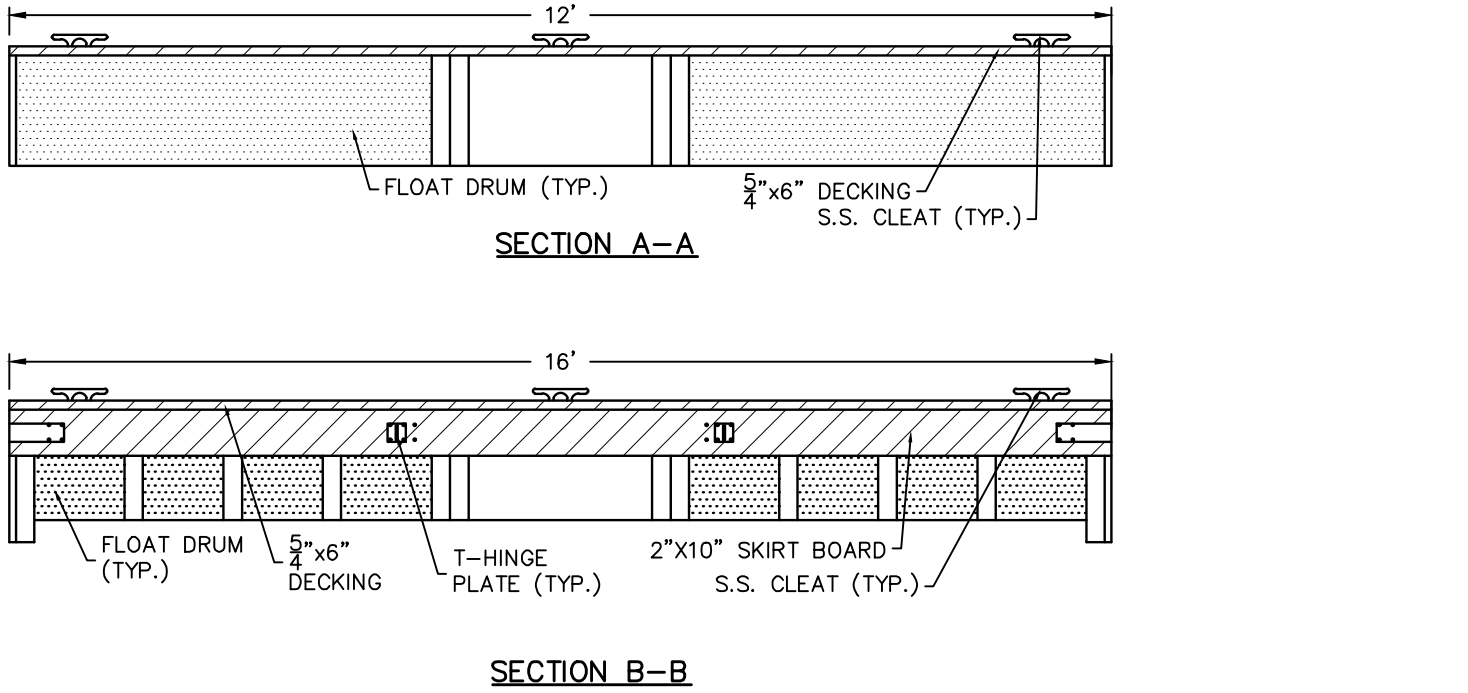
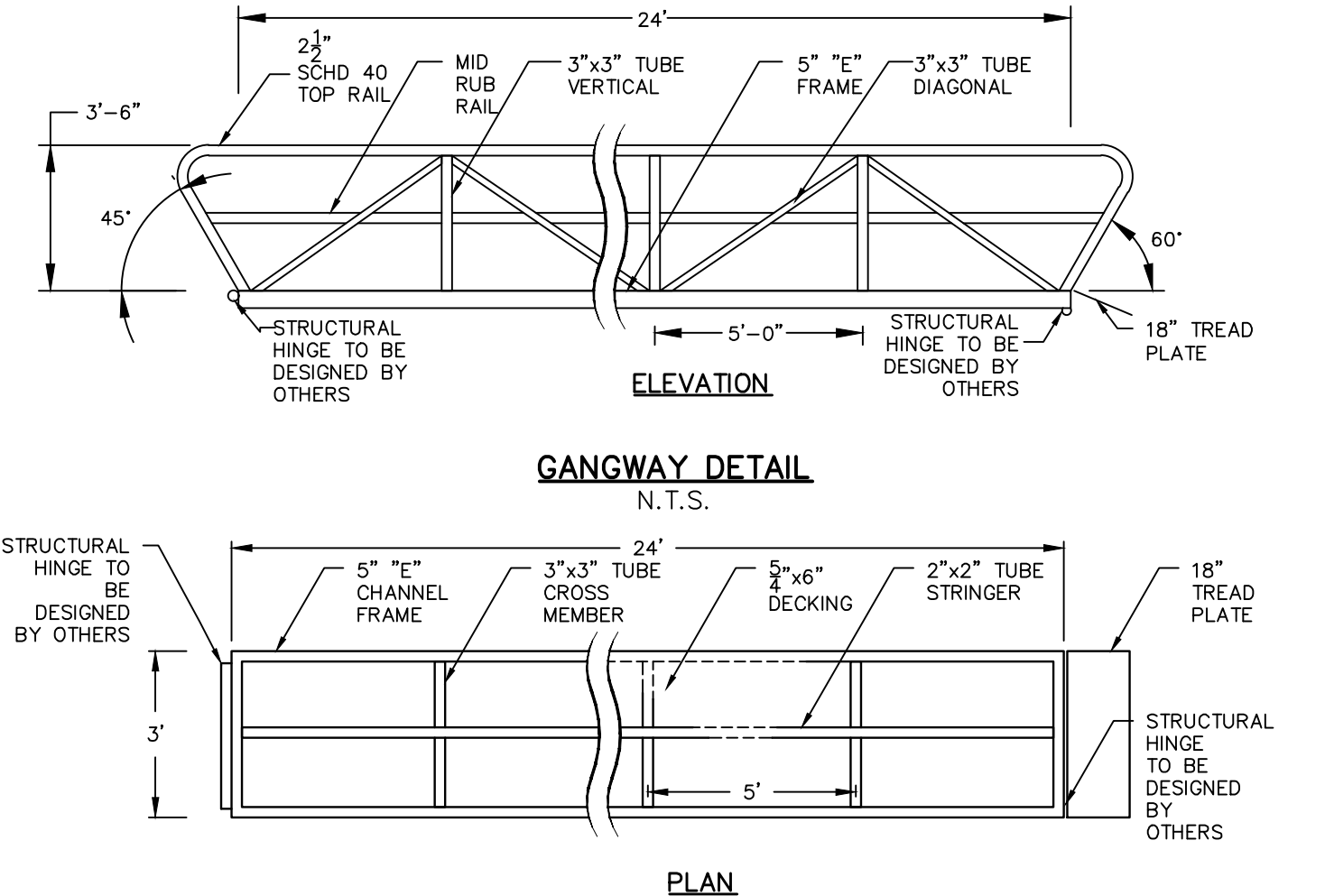
**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING
AREA	60,000 SF	43,560± SF (TO MHW)
FRONTAGE	50 FEET	0 FEET
LOT WIDTH	150 FEET	N/A
BUILDING HEIGHT	35 FEET	T.B.D.
LOT COVERAGE	30%	T.B.D.
BUILDING COVERAGE	20%	T.B.D.
<b>MINIMUM YARDS:</b>		
FRONT	30 FEET**	N/A
SIDE	20 FEET*	37'
REAR	30 FEET*	N/A

\* WHERE A STREET HAS A RIGHT-OF-WAY WIDTH OF LESS THAN 40 FEET, THE SETBACK DISTANCE SHALL INCLUDE AN ADDITIONAL 20 FEET AND BE MEASURED FROM THE CENTERLINE OF THE STREET. AN EXCEPTION FROM SETBACK REQUIREMENTS MAY BE MADE FOR A BUILDING CONSTRUCTED AS NEAR TO THE LINE OF ANY STREET AS THE AVERAGE OF THE SETBACKS OF THE DWELLINGS OR OTHER MAIN BUILDINGS NEAREST THERETO ON EITHER SIDE OF THE BUILDING IN QUESTION, UNLESS SUCH SIDE BUILDING IS MORE THAN 200 FEET FROM THE BUILDING IN QUESTION.

\*\* 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.

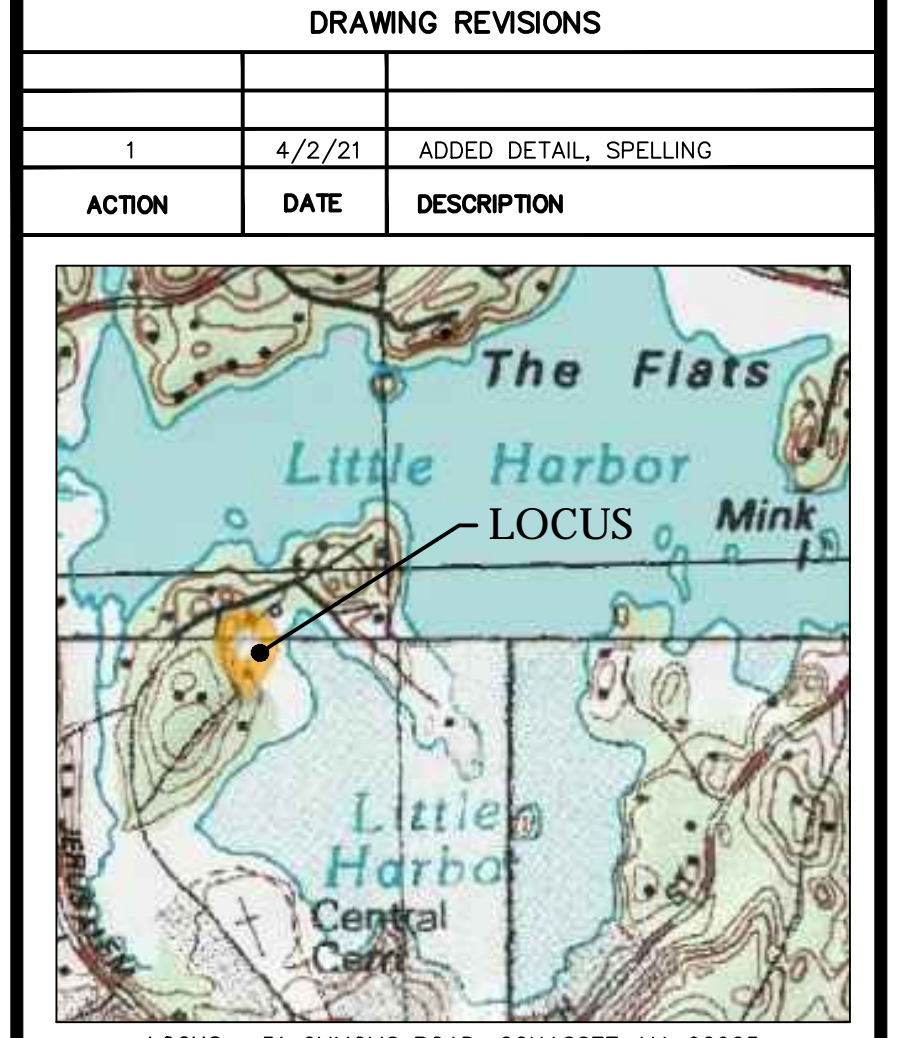
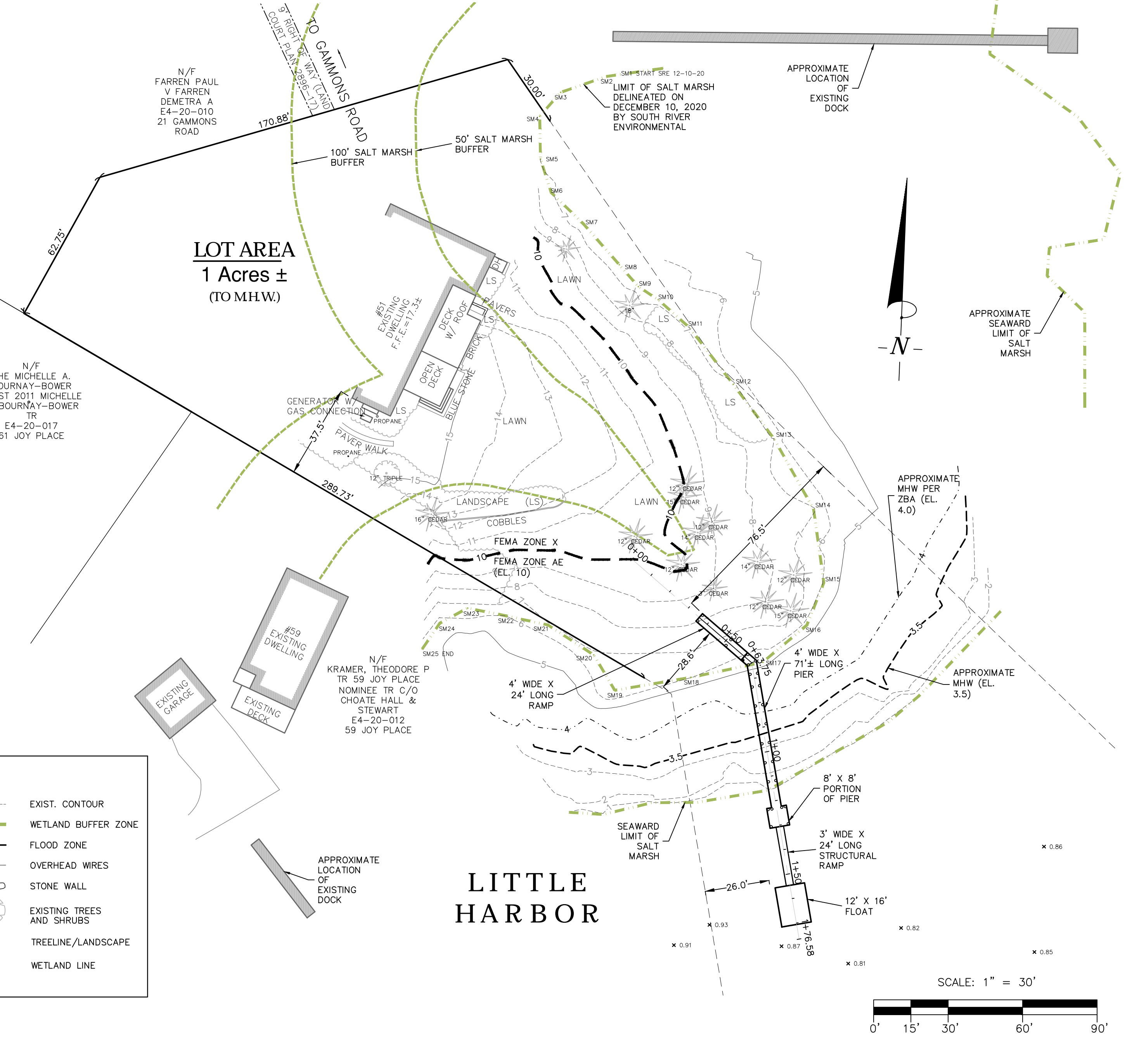
ALL YARD LOCATIONS TO BE CONFIRMED WITH BUILDING INSPECTOR.



**LEGEND**  
NOT TO SCALE

○ DMH	DRAIN MANHOLE	---	55	EXIST. CONTOUR
○ SMH	SEWER MANHOLE	---	---	WETLAND BUFFER ZONE
○ CBN	CATCH BASIN	---	---	FLOOD ZONE
◇ HYD	HYDRANT	---	---	OVERHEAD WIRES
⊗ WG	WATER GATE	---	---	STONE WALL
⊗ WS	WATER SERVICE	---	---	EXISTING TREES AND SHRUBS
⊗ UP	UTILITY POLE	---	---	TREELINE/LANDSCAPE
⊗ LP	LIGHT	---	---	WETLAND LINE
○ GV	GAS VALVE	---	---	WETLAND UPLAND

**DOCK DESCRIPTION:**  
ELEVATION AT ENTRY RAMP: EL. 9.5  
LENGTH OF DOCK: 71' (NOT INCLUDING RAMP)  
ELEVATION OF DOCK: VARIES (EL. 10.5 TO EL. 9.5)  
WIDTH OF DOCK: 4'  
HEIGHT OF HIGHEST POINT (INC. RAIL): 11'  
MEAN HIGH WATER: EL. 3.5  
SIZE OF FLOAT: 12'X16'  
NUMBER OF PILING: 28 (INCLUDING PILES FOR ADA ACCESS RAMP)  
DIMENSIONS OF PILING: 8"Ø MAX.  
TOTAL GROUND COVERAGE OF PILING ABOVE MHW: <16 SF  
DISTANCE FROM PROPERTY SIDELINES: 26'±  
RAILING HEIGHT (IF ANY) ABOVE DECKING: 3'



**DATUM:**  
ELEVATION SHOWN HEREON REFERENCE ARE ON NGVD 1929 VERTICAL DATUM.

**FEMA:**  
LOCUS LIES IN F.I.R.M. ZONE AE (EL.=10 FEET) AND ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C 0256E DATED JULY 17, 2012, REVISED JANUARY 19, 2018.

**OWNER OF RECORD:**  
VIRGINIA J. WIELAND  
51 GAMMONS ROAD  
COHASSET, MA 02025  
ASSESSOR'S PARCEL: #20-11  
LAND COURT CERT. NO. 155028

**PLAN REFERENCES:**

1. LAND COURT PLAN 2896J
2. LAND COURT PLAN 2896-5
3. LAND COURT PLAN 2896-8
4. LAND COURT PLAN 2896-16
5. LAND COURT PLAN 2896-17

**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON BELOW GROUND UTILITIES AND RECORD INFORMATION OF CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

**SURVEY NOTES:**

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING ON DECEMBER 30, 2020.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.
3. WETLAND RESOURCE AREAS DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON DECEMBER 10, 2020 AND FIELD LOCATED BY CAVANARO CONSULTING ON DECEMBER 30, 2020.
4. MEAN HIGH WATER (MHW), AS DEFINED BY THE COHASSET ZONING BYLAWS, IS 4.8 FEET ABOVE MEAN SEA LEVEL (NGVD29). ELEVATION 4.8 NGVD29 IS ELEVATION 4.0 NAVD88.

**TIDE NOTES:**

1. 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.

**Cavanaro Consulting**  
687 MAIN STREET  
P.O. BOX 5175  
Norwell, Massachusetts 02061  
Phone: 781.659.8187  
Fax: 781.659.8186

**DOCK PLAN**  
51 GAMMONS ROAD  
COHASSET, MA

PREPARED FOR:  
JOHN AND VIRGINIA J. WIELAND  
51 GAMMONS ROAD  
COHASSET, MA 02025

PROJECT NO. : 20.171	DRAWING NO.
SCALE : AS SHOWN	7C
DATE : 3/8/2021	
DESIGNED BY : CCH	
DRAWN BY : MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2020\20171\DWG\DOCK.DWG