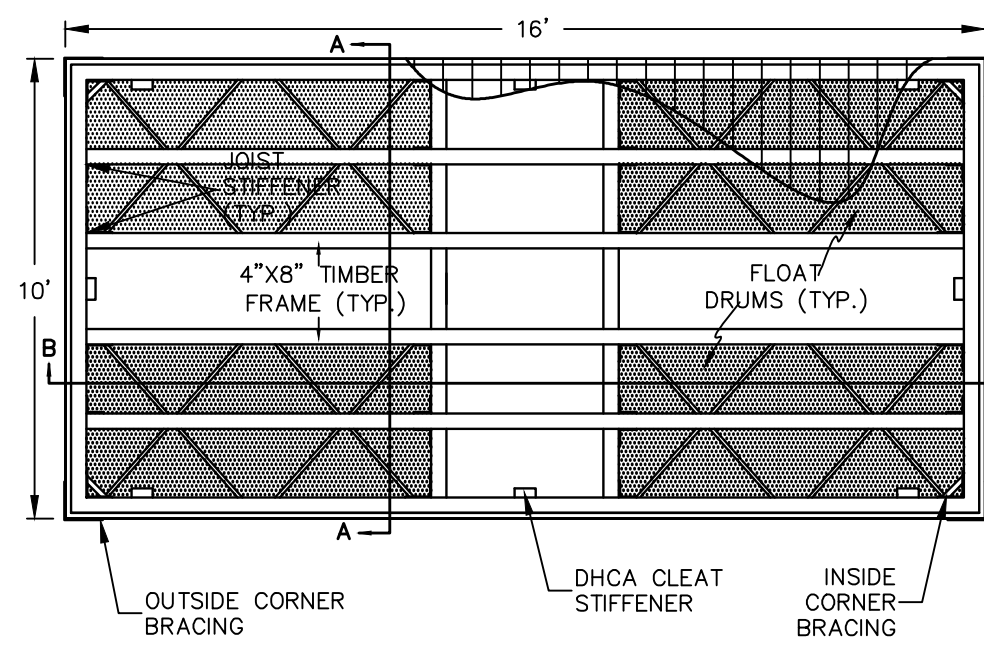
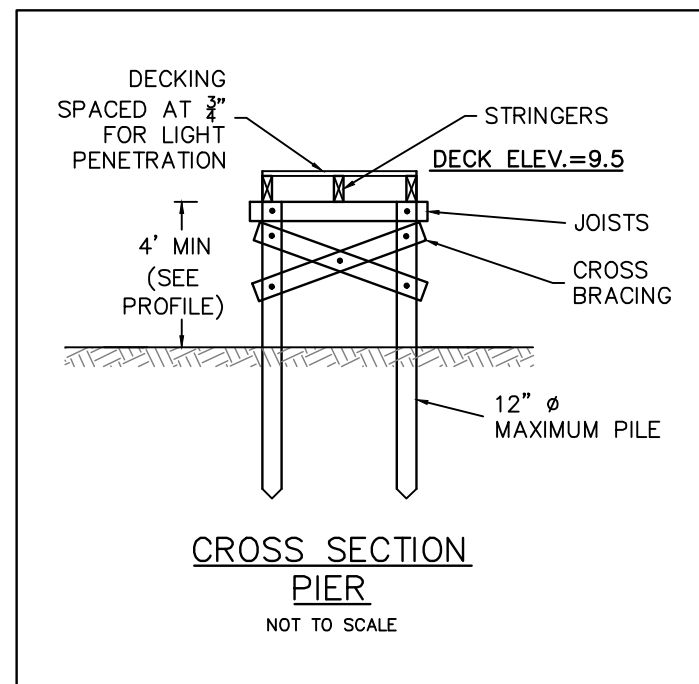
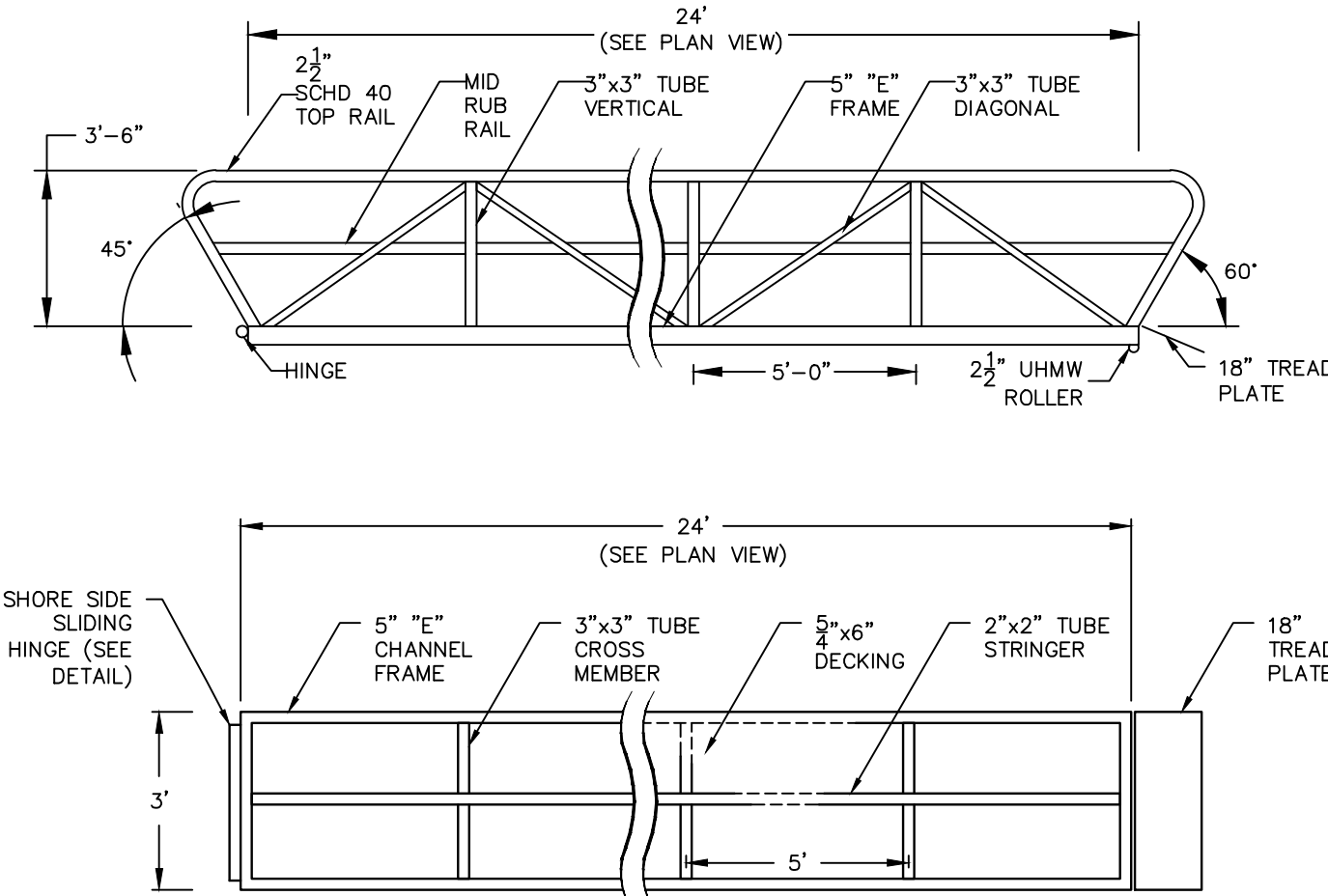


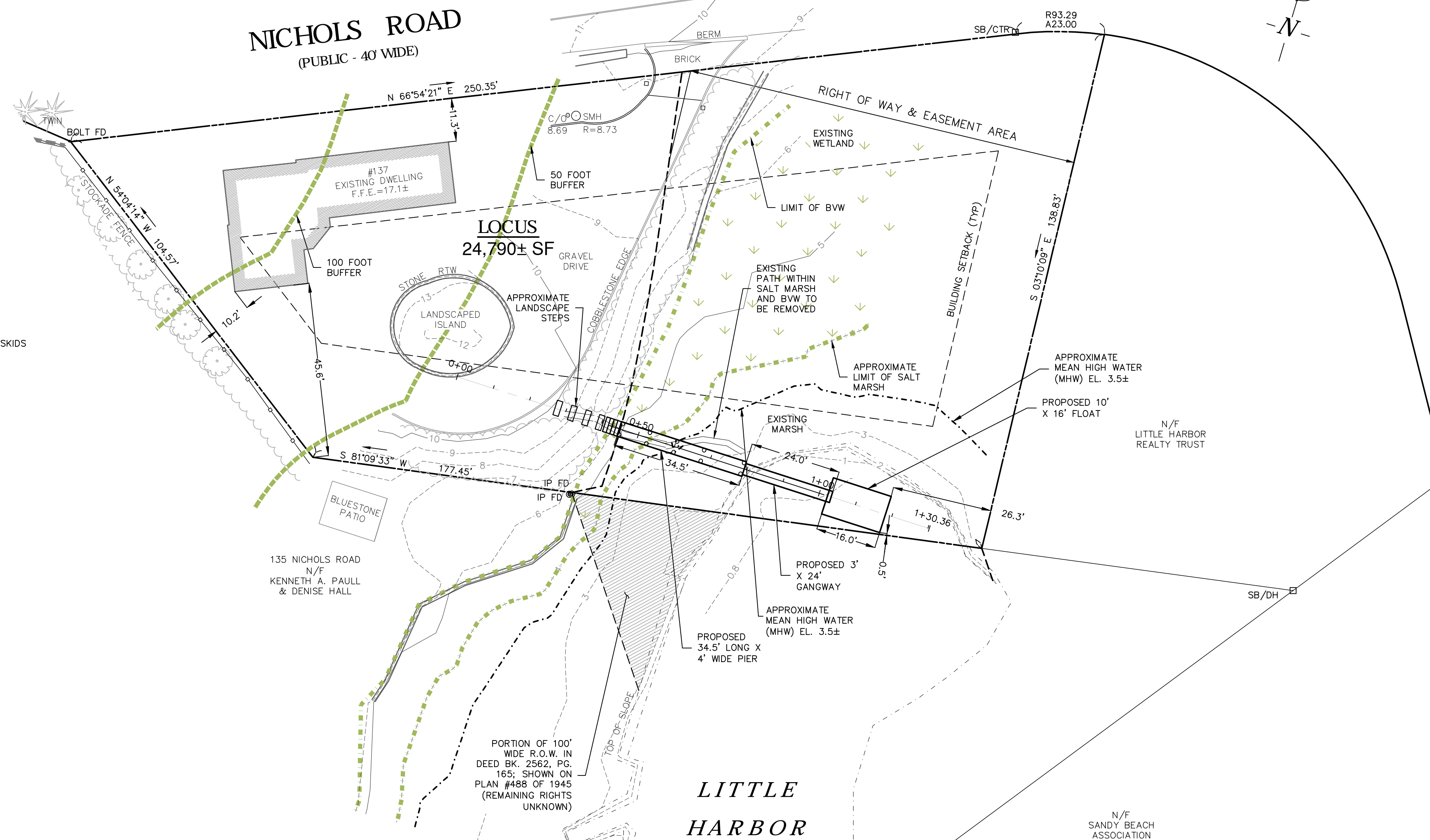
LOCUS: 137 NICHOLS ROAD - COHASSET, MA



FLOAT DETAIL (NOT TO SCALE)



RAMP DETAIL (NOT TO SCALE)



DOCK DESCRIPTION:
 ELEVATION AT ENTRY RAMP: EL. 9.5
 LENGTH OF DOCK: 34.5' (NOT INCLUDING STEPS)
 ELEVATION OF DOCK: EL. 9.5
 WIDTH OF DOCK: 4'
 HEIGHT OF HIGHEST POINT (INC. RAIL): 7' (NO RAILINGS PROPOSED)
 MEAN HIGH WATER: EL. 3.5
 SIZE OF FLOAT: 10'X16'
 NUMBER OF PILING: 10
 DIMENSIONS OF PILING: 12"Ø MAX.
 NUMBER OF PILING ABOVE MHW: 4
 TOTAL GROUND COVERAGE OF PILING ABOVE MHW: 44 SF
 DISTANCE FROM PROPERTY SIDELINES: 23.6' (SIDE), 0.5' (REAR)
 RAILING HEIGHT (IF ANY) ABOVE DECKING: NO RAILINGS PROPOSED

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

DATUM:
 ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEES:
 LOCUS LIES IN F.I.R.M. ZONE AE (EL.13) AS SHOWN ON COMMUNITY PANEL NO. 25021C0118E DATED JULY 17, 2012 AS AFFECTED BY LOMR 16-01-0636P EFFECTIVE 3/21/2017.

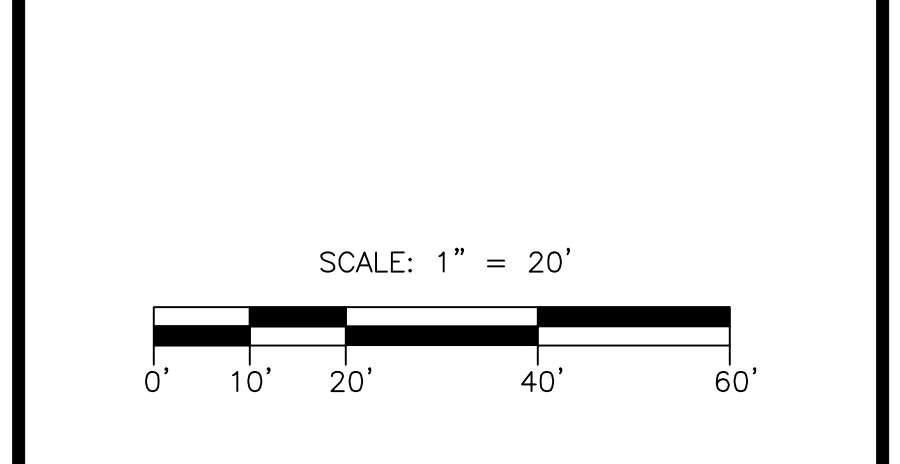
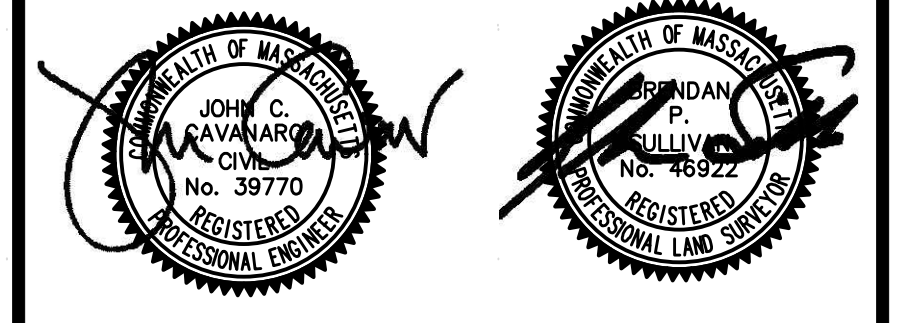
OWNER OF RECORD:
 MINOT PARTNERS, LLC
 137 NICHOLS ROAD
 COHASSET, MA 02025
 ASSESSOR'S PARCEL: #21-03
 DEED BOOK: 30501, PAGE: 2

PLAN REFERENCES:
 1. PLAN NO. 1136 OF 1961
 2. PLAN NO. 847 OF 1970
 3. PLAN NO. 1131 OF 1966
 4. PLAN NO. 1158 OF 1964
 5. PLAN NO. 913 OF 1969

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)

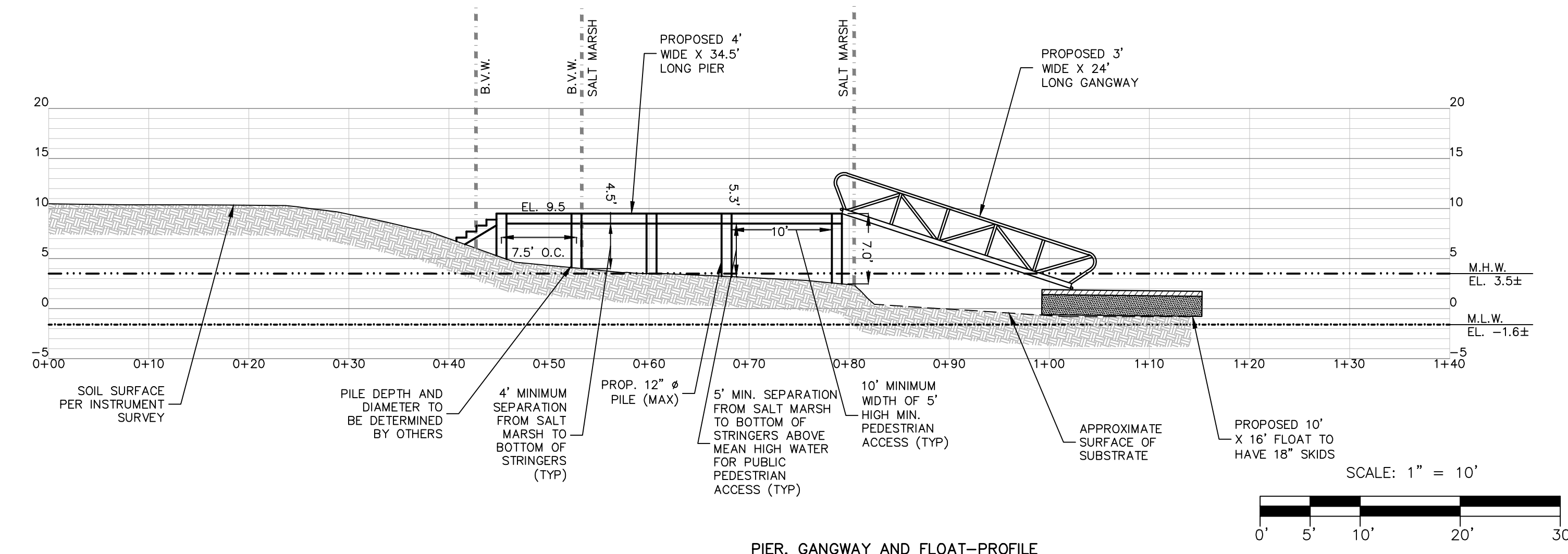
SURVEY NOTES:
 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 23, 2019.
 2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD; ADDITIONAL EASEMENTS MAY AFFECT THE SUBJECT PARCEL. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
 3. SEWER AND WATER CONNECTIONS ARE NOT KNOWN AT THIS TIME; ADDITIONAL RESEARCH REQUIRED.

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.



LEGEND
 NOT TO SCALE

EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	---	WETLAND BUFFER ZONE
WG	WATER GATE	---	FLOOD ZONE
WS	WATER SERVICE	---	OVERHEAD WIRES
UP	UTILITY POLE	-----	STONE WALL
LP	LIGHT	○	EXISTING TREES AND SHRUBS
YD	YARD LIGHTING	---	TREELINE/LANDSCAPE
GV	GAS VALVE	---	WETLAND LINE
IRR	IRRIGATION VALVE		



ZONING REQUIREMENTS
 RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING
AREA	60,000 SF	24,790 SF
FRONTAGE	50 FEET	270± FEET
LOT WIDTH	150 FEET	263 FEET
BUILDING HEIGHT	35 FEET	T.B.D.
LOT COVERAGE	30%	T.B.D.
BUILDING COVERAGE	20%	T.B.D.

MINIMUM YARDS:

	30 FEET**	11.3 FEET**
FRONT	20 FEET*	10.2 FEET*
SIDE	30 FEET*	45.6 FEET*
REAR		

* 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 SEBACKS 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.

Cavanaro Consulting
 687 MAIN STREET
 P.O. BOX 5175
 NORWELL, MASSACHUSETTS 02061
 Phone: 781.659.8187
 Fax: 781.659.8186

DOCK PLAN
 137 NICHOLS ROAD
 COHASSET, MA 02025

PREPARED FOR:
BRIAN CRUMLEY
 420 CRESTWOOD DRIVE
 FORT WORTH, TX 76107

PROJECT NO. : 18.126	DRAWING NO.
SCALE : AS SHOWN	7C
DATE : 3/3/21	
DESIGNED BY : CCH	SHEET NO. 1 OF 1
DRAWN BY : DB/CCH	
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2018\18126\DWG\18126_DP.DWG