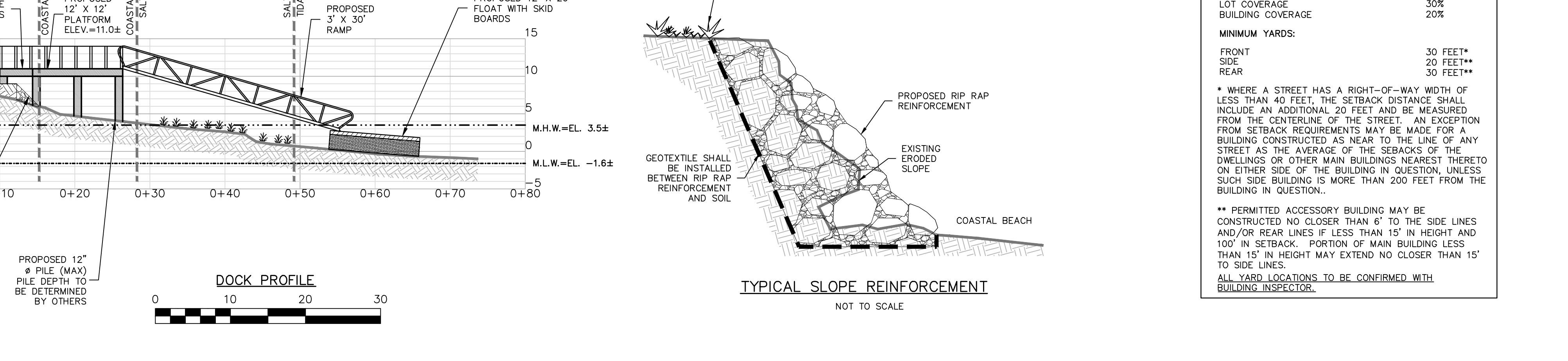
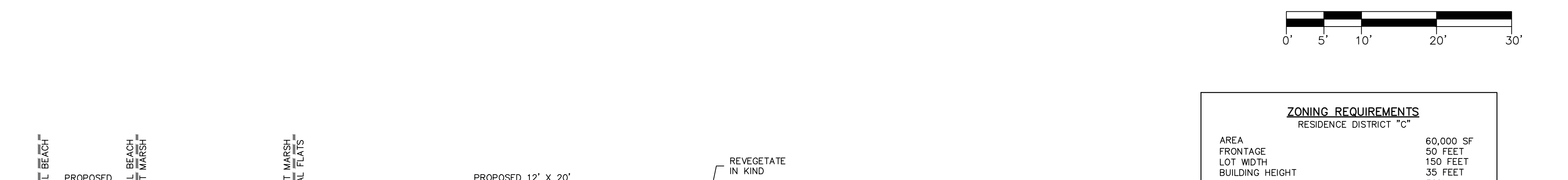
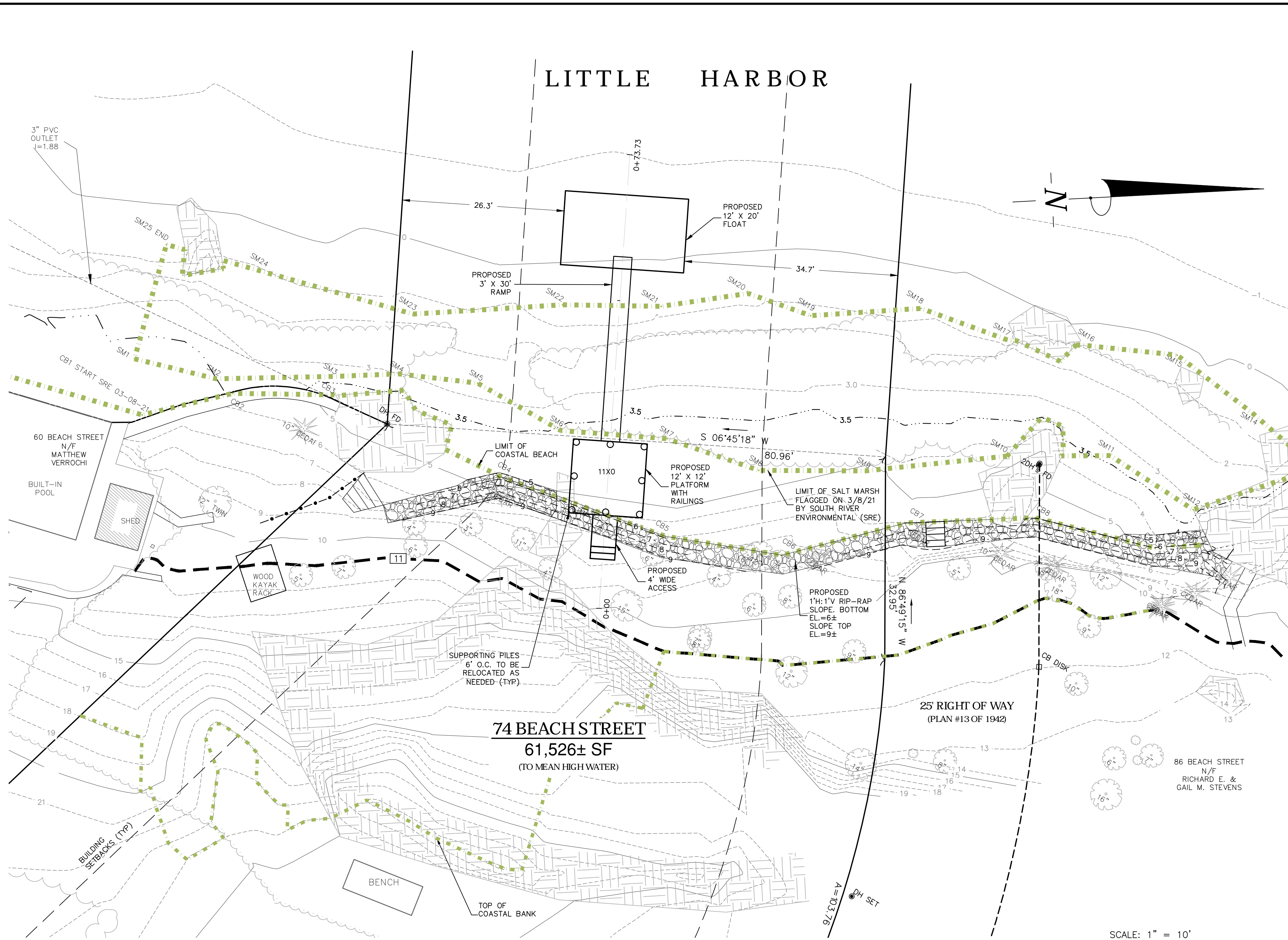


LEGEND
NOT TO SCALE

◻	ELECTRIC METER	○	TRANS	◻	TRANSFORMER
○	DMH	○	HH	○	HAND HOLE
○	SMH	⊗	RD	○	ROOF DRAIN
◻	CBN	---	55	---	EXIST. CONTOUR
⊕	HYD	---	---	---	WETLAND BUFFER ZONE
⊗	WG	---	---	---	FLOOD ZONE
⊗	WS	---	---	---	OVERHEAD WIRES
⊕	UP	○	○	○	STONE WALL
☆	LP	○	○	○	EXISTING TREES AND SHRUBS
⊕	YL	---	---	---	TREELINE/LANDSCAPE
○	GV	---	---	---	WETLAND LINE
⊗	IRR				



ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

AREA	60,000 SF
FRONTAGE	50 FEET
LOT WIDTH	150 FEET
BUILDING HEIGHT	35 FEET
LOT COVERAGE	30%
BUILDING COVERAGE	20%

MINIMUM YARDS:

FRONT	30 FEET*
SIDE	20 FEET**
REAR	30 FEET**

* 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.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X, AE (EL.11) AS SHOWN ON COMMUNITY PANEL NO. 25021C0256F DATED JULY 6, 2021.

OWNER OF RECORD:
74 BEACH STREET:
BARBARA POWER
74 BEACH STREET
COHASSET, MA 02025
ASSESSOR'S PARCEL: #19-036
DEED BOOK: 35729, PAGE: 21

86 BEACH STREET:
RICHARD AND GAIL STEVENS
86 BEACH STREET
COHASSET, MA 02025
ASSESSOR'S PARCEL: #19-001
DEED BOOK: 13332, PAGE: 186

PLAN REFERENCES:

- PLAN NO. 404 OF 1937
- PLAN NO. 13 OF 1942
- PLAN NO. 711 OF 1980
- PLAN NO. 1056 OF 1958
- PLAN NO. 991 OF 1962
- PLAN NO. 35 OF 2006
- PLAN NO. 55 OF 2017
- DEED BOOK 1756, PAGE 272

SURVEY NOTES:

- ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING.
- EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.
- 54/60 BEACH STREET IS SUBJECT TO THE BENEFIT OF A CHAPTER 91 LICENSE NO. 4973 FILED AS PLAN NO. 707 OF 1995, PLAN BOOK 434.
- PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647. MEAN HIGH WATER IS DEPICTED FOR ZONING PURPOSES.

TIDE NOTES:

- 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.

PROFESSIONAL ENGINEER
JOHN C. CAVANARO
No. 39770
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR
DEBORAH A. POWER
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DOCK AND REVETMENT PLAN

74 BEACH STREET
COHASSET, MA 02025

PREPARED FOR:
DEBORAH POWER
74 BEACH STREET
COHASSET, MA 02025

PROJECT NO. : 21.027	DRAWING NO.
SCALE : AS SHOWN	7E
DATE : 7/26/21	
DESIGNED BY : CCH	
DRAWN BY : MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: X:\PRJ\2021\211027\DWG\CONSERV\DOCK.DWG