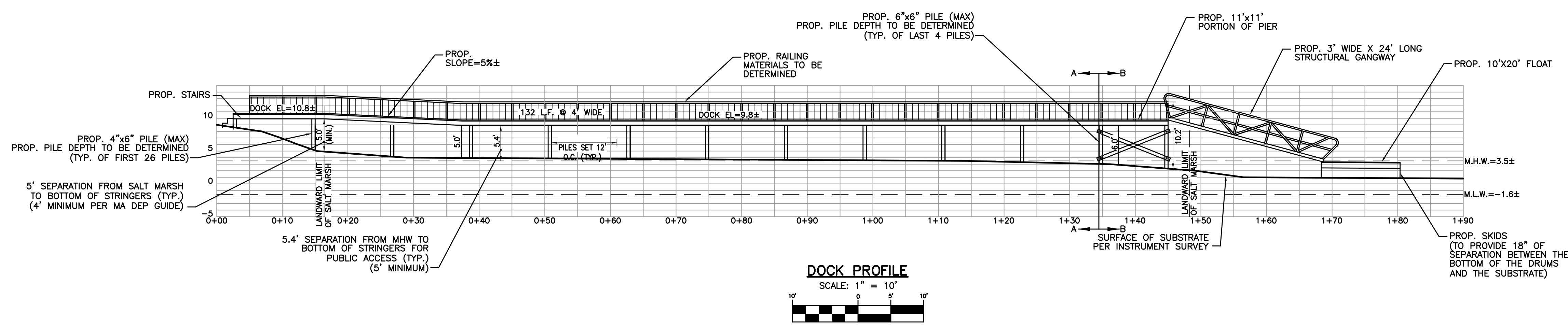
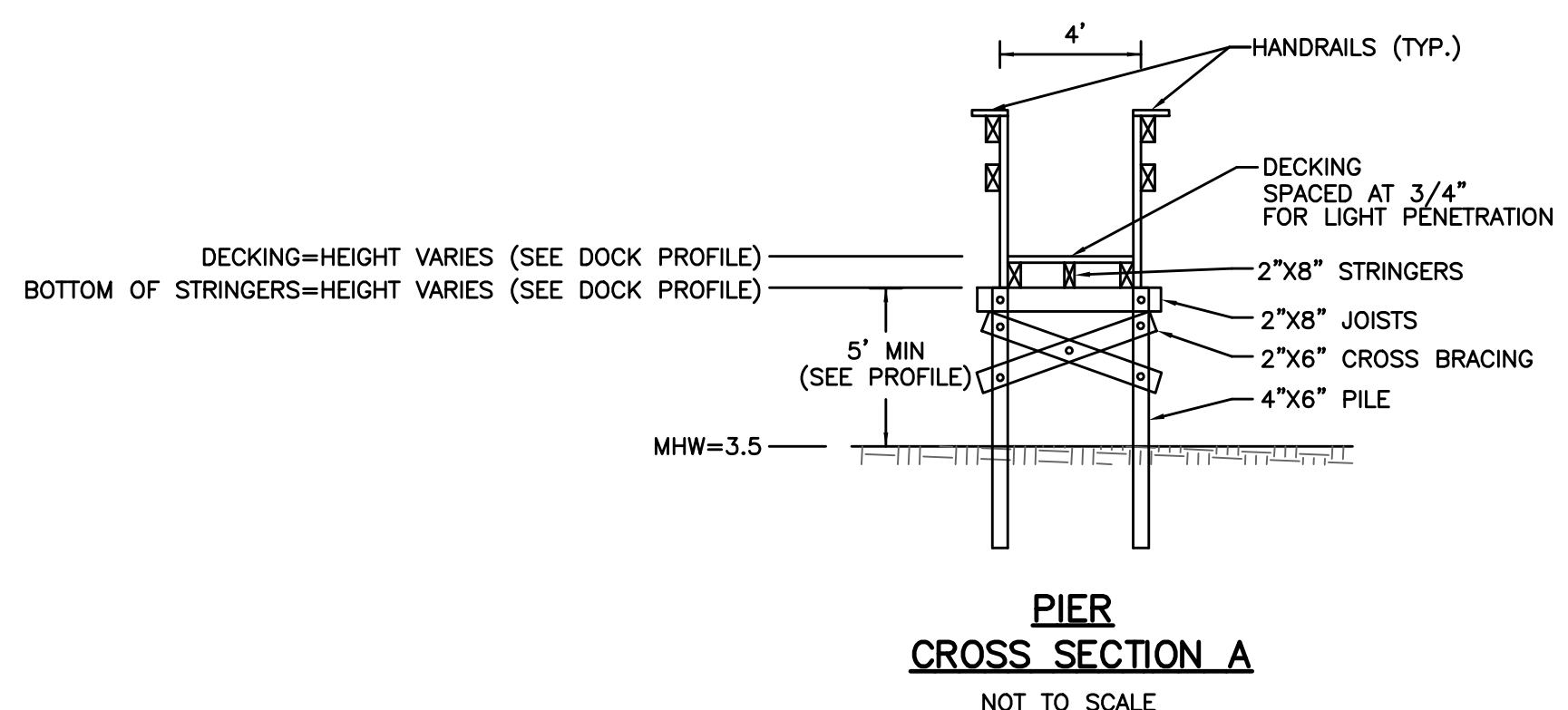


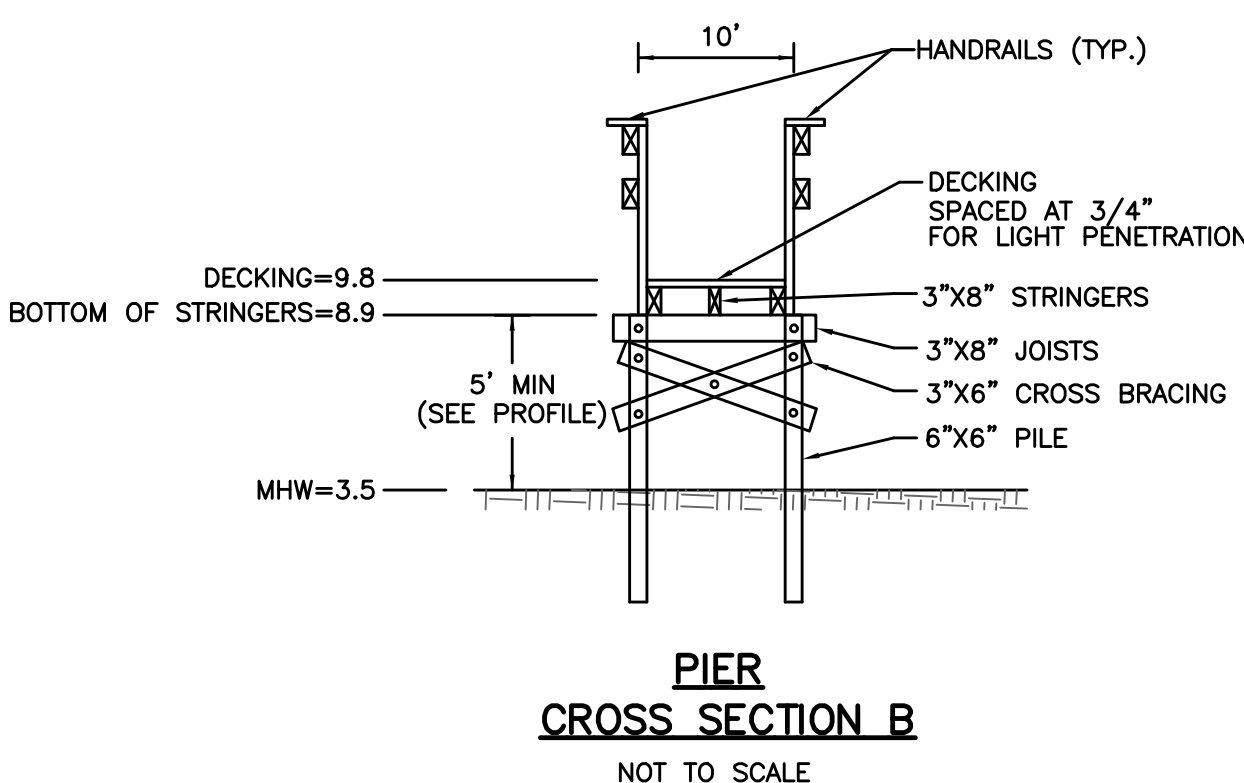
**SITE LOCUS**  
NOT TO SCALE



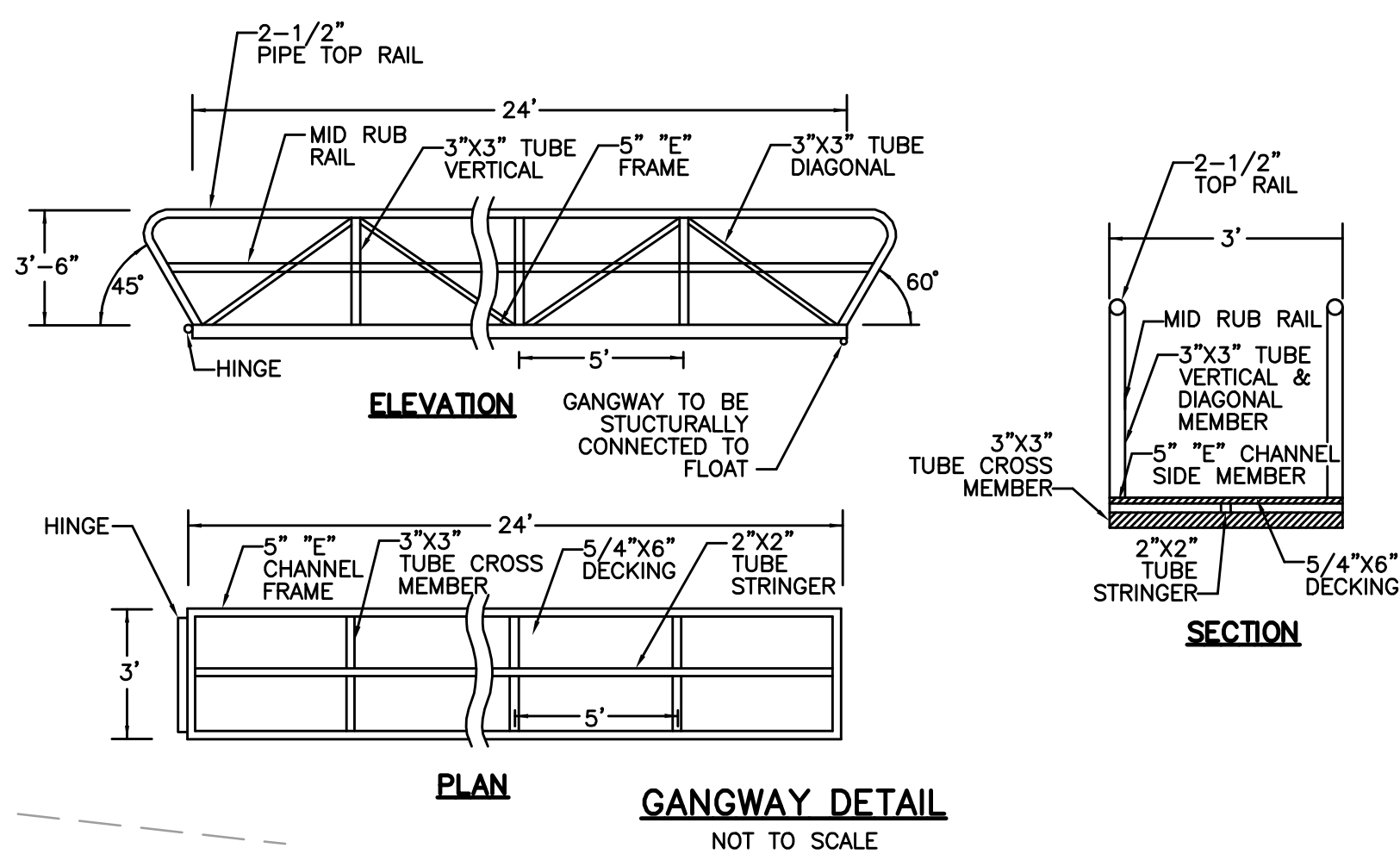
**DOCK PROFILE**  
SCALE: 1" = 10'



**PIER CROSS SECTION A**  
NOT TO SCALE



**PIER CROSS SECTION B**  
NOT TO SCALE



**PLAN GANGWAY DETAIL**  
NOT TO SCALE

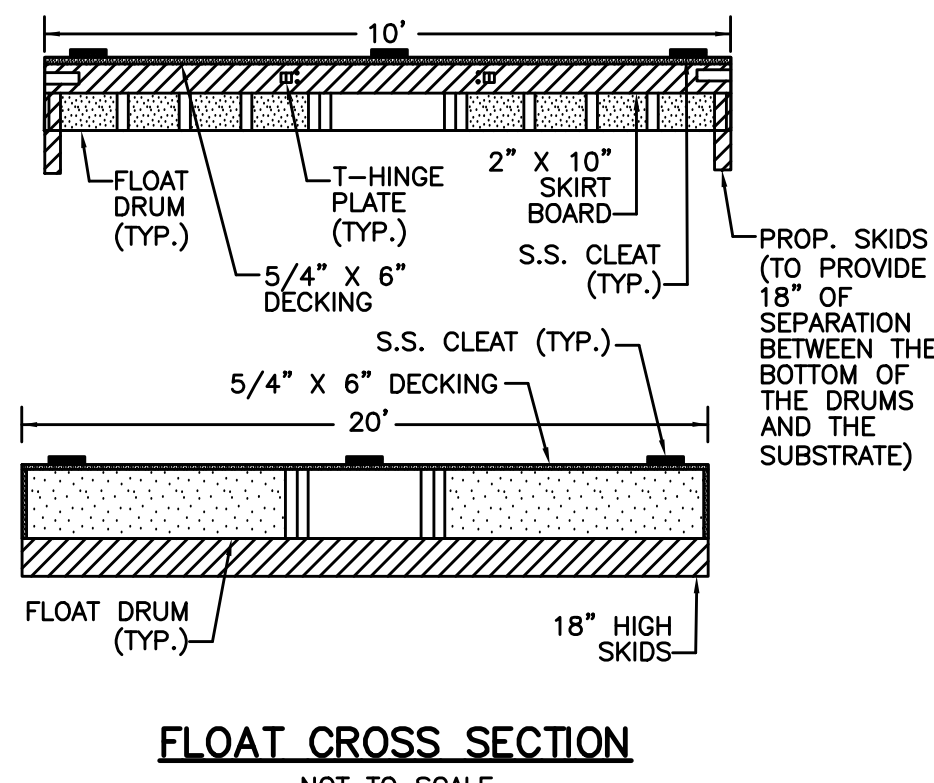
**ZONING REQUIREMENTS**

| CRITERIA             | REQUIRED    | PROPOSED |
|----------------------|-------------|----------|
| LOT AREA             | 60,000 S.F. | N/A      |
| FRONTAGE             | 50'         | N/A      |
| FRONT YARD           | 30'         | 193.9'   |
| SIDE YARD            | 20'         | 18.5'    |
| REAR YARD            | 30'         | N/A      |
| LOT WIDTH            | 150'        | N/A      |
| GROUND COVERAGE(MAX) | 200 S.F.**  | 6± S.F.  |
| DOCK HEIGHT(MAX)     | 20'***      | 10.2'±   |

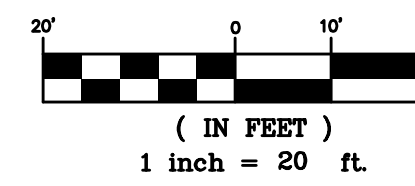
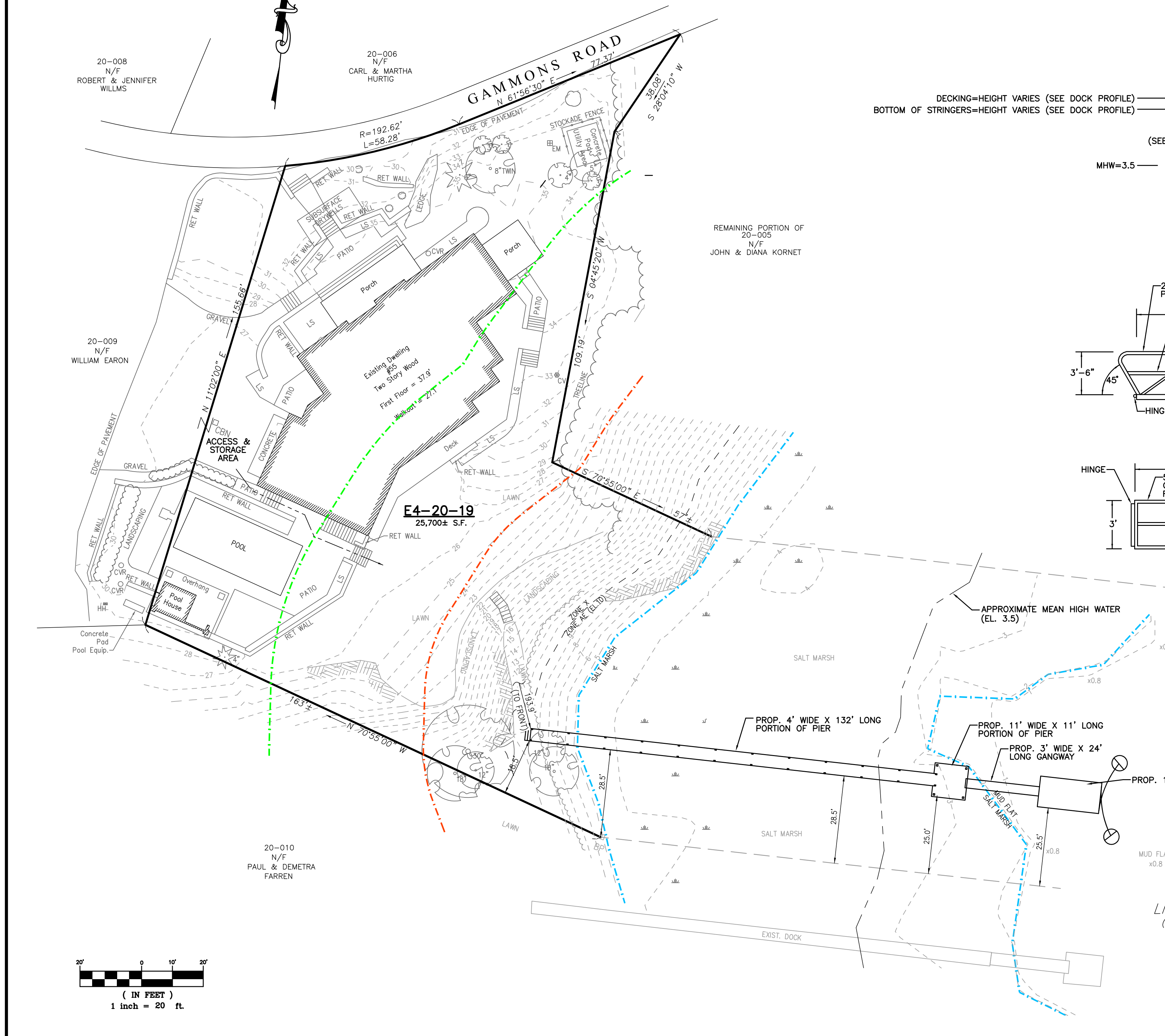
\*PERMITTED ACCESSORY BUILDING MAY BE CONSTRUCTED NO CLOSER THAN 6' TO THE SIDE LINES AND/OR REAR LINES OF ITS LOT IF LESS THAN 15' IN HEIGHT AND 100' IN SETBACK.  
\*\*COHASSET ZONING BYLAW SECTION 9.7(E): NONRESIDENTIAL STRUCTURES INCIDENTAL TO ANY OF THE USES ALLOWED UNDER SECTION 300-9.5 OF THIS 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.

**SITE NOTES**

- RECORD OWNER: WILLIAM A. EARON  
LAND COURT CERTIFICATE: 187987
- PLAN REFERENCES: LAND COURT PLAN: 2896-14
- LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- WETLAND RESOURCE AREAS WERE FIELD REVIEWED BY BRAD HOLMES, P.W.S. OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC.
- LOCUS LIES IN FEMA FLOOD ZONES "X" & "AE(10)" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C-0118E, DATED JULY 17, 2012 AND 25021C-0256F, DATED JULY 6, 2021.
- 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.



**FLOAT CROSS SECTION**  
NOT TO SCALE



COMMUNITY OF MASSACHUSETTS  
JEFFREY M. HASSETT  
CIVIL  
No. 49293  
REGISTERED PROFESSIONAL ENGINEER

**ENGINEERED BY:**  
**MORSE**  
ENGINEERING CO., INC.  
10 NEW DRIFTWAY  
P.O. BOX 92  
SCITUATE, MA 02066  
T: 781-545-0895

|  |                       |
|--|-----------------------|
| <b>PROJECT:</b> 55 GAMMONS ROAD<br>(ASSESSOR'S PARCEL ID: E4-20-19)<br>COHASSET, MASSACHUSETTS | <b>DESIGN:</b> JDG    |
| <b>OWNER:</b> WILLIAM A. EARON<br>55 GAMMONS ROAD<br>COHASSET, MA 02025                        | <b>JOB NO:</b> 13-179 |
| <b>PLAN TITLE:</b> PROPOSED DOCK PLAN  | <b>DATE:</b> 11/22/21 |
|  | <b>REV:</b> 12/6/21   |
|  | <b>SHEET:</b> 1 OF 1  |