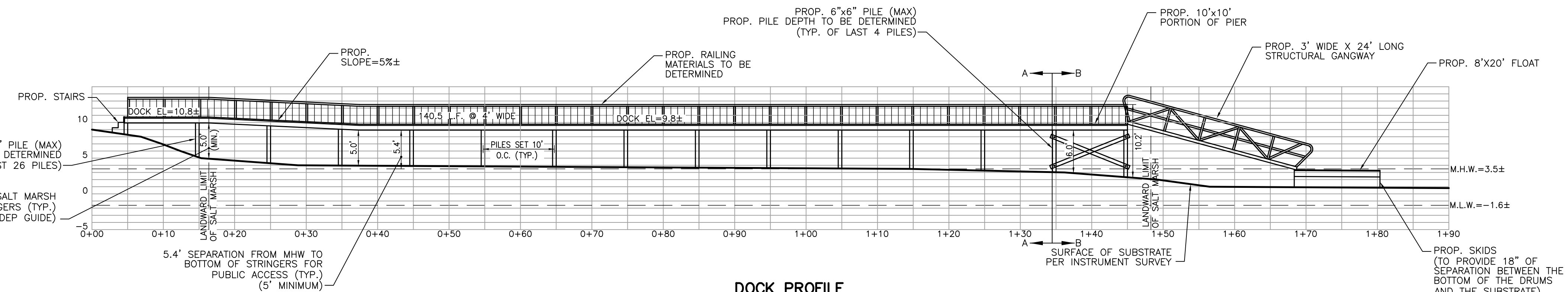
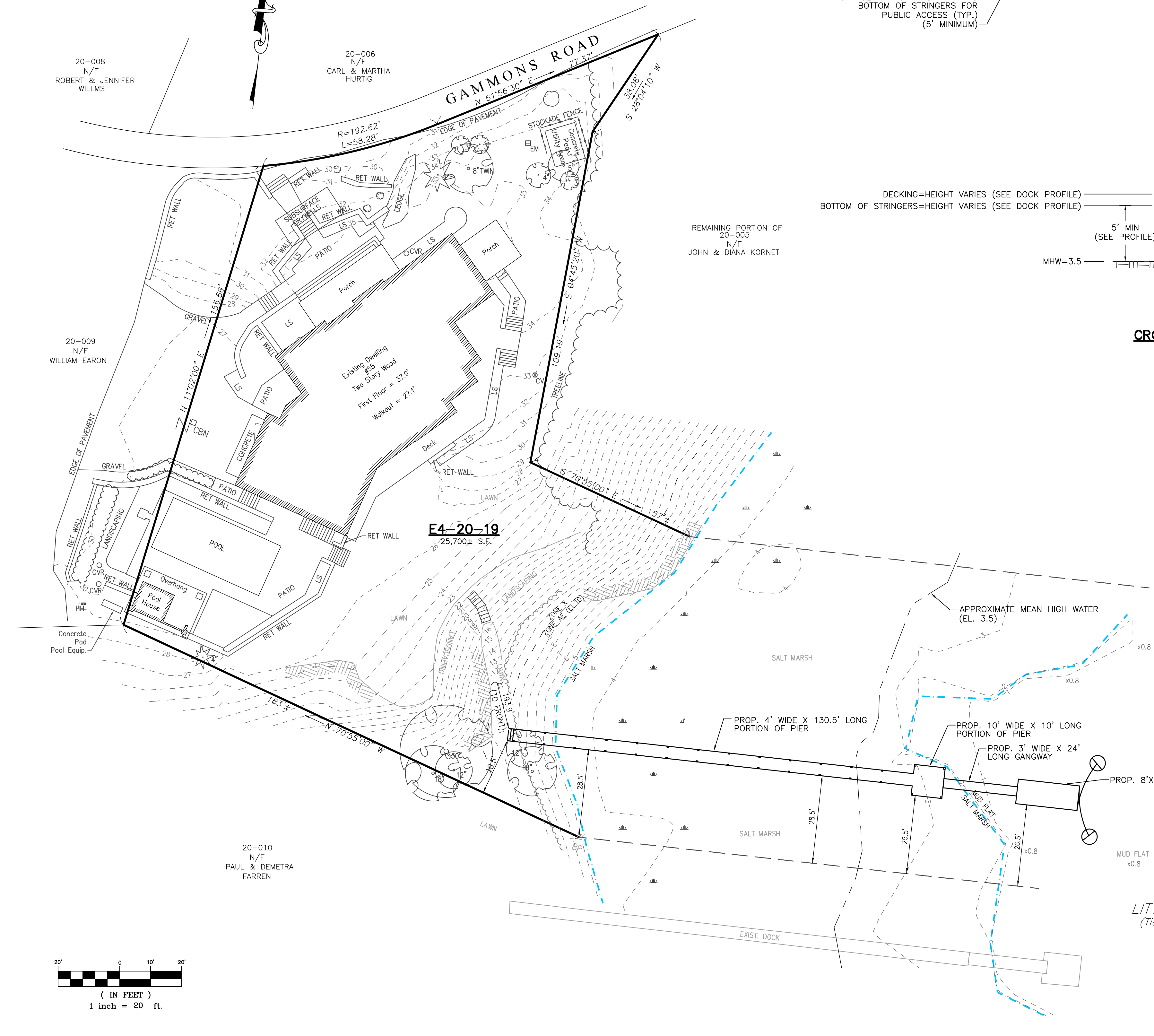
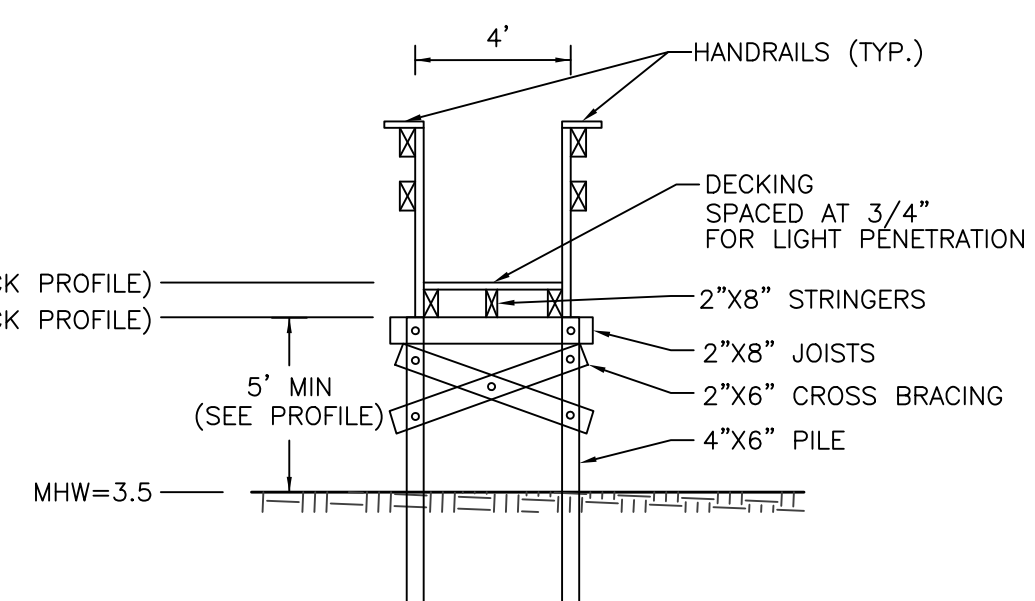


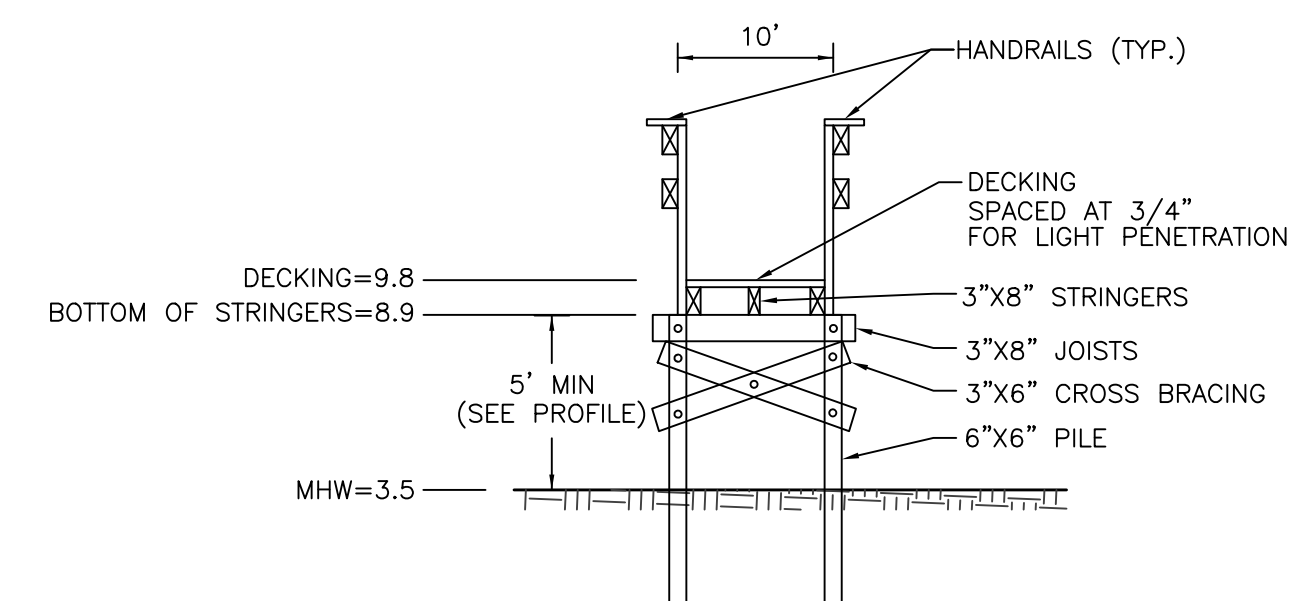
SITE LOCUS
NOT TO SCALE



DOCK PROFILE
SCALE: 1" = 10'



PIER CROSS SECTION A
NOT TO SCALE



PIER CROSS SECTION B
NOT TO SCALE

ZONING REQUIREMENTS

TOWN OF COHASSET "RESIDENCE C" ZONING DISTRICT

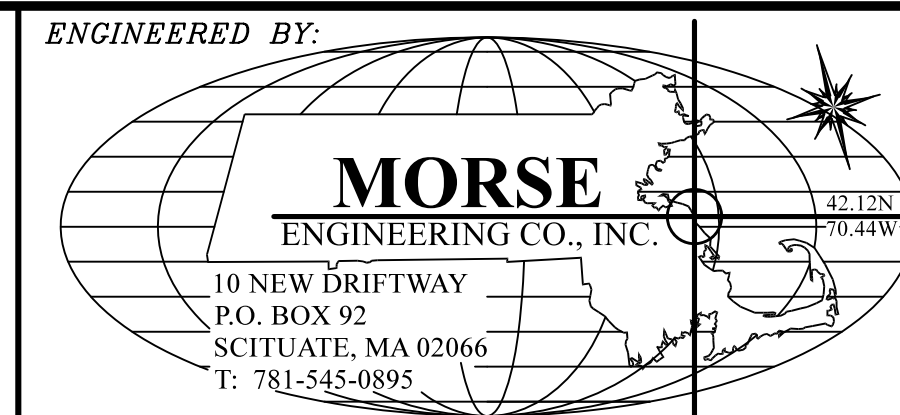
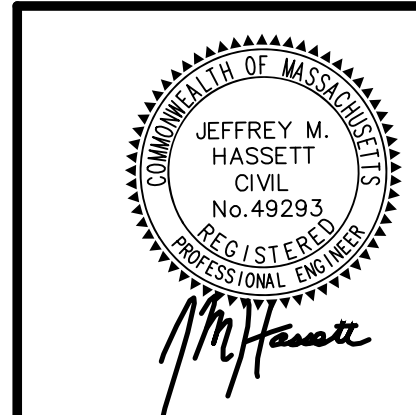
CRITERIA	REQUIRED	PROPOSED
LOT AREA	60,000 S.F.	N/A
FRONTAGE	50'	N/A
FRONT YARD	30'	193.9'
SIDE YARD	20'	18.5'
REAR YARD	30'	N/A
LOT WIDTH	150'	N/A
GROUND COVERAGE(MAX)	200 S.F.**	6± S.F.
DOCK HEIGHT(MAX)	20'	10.2'±

*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.

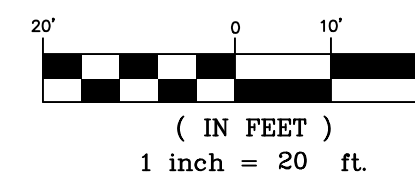
**COHASSET ZONING BYLAW SECTION 9.7(E): NONRESIDENTIAL STRUCTURES INCIDENTAL TO ANY OF THE USES ALLOWED UNDER SECTION 300-9.5 OF THIS ARTICLE SUCH AS PRIVATE BOAT DOCKS; PROVIDED, HOWEVER, THAT THE SAME DO NOT EXCEED 20' IN HEIGHT OR 200 S.F. IN TOTAL GROUND COVERAGE AND THAT THE WATER QUALITY OR NATURAL 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.



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



LITTLE HARBOR
(Tidal Zone AE 12)