

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
○ GV	GAS VALVE	-----	WETLAND LINE
		-----	UPLAND

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC.

CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

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:

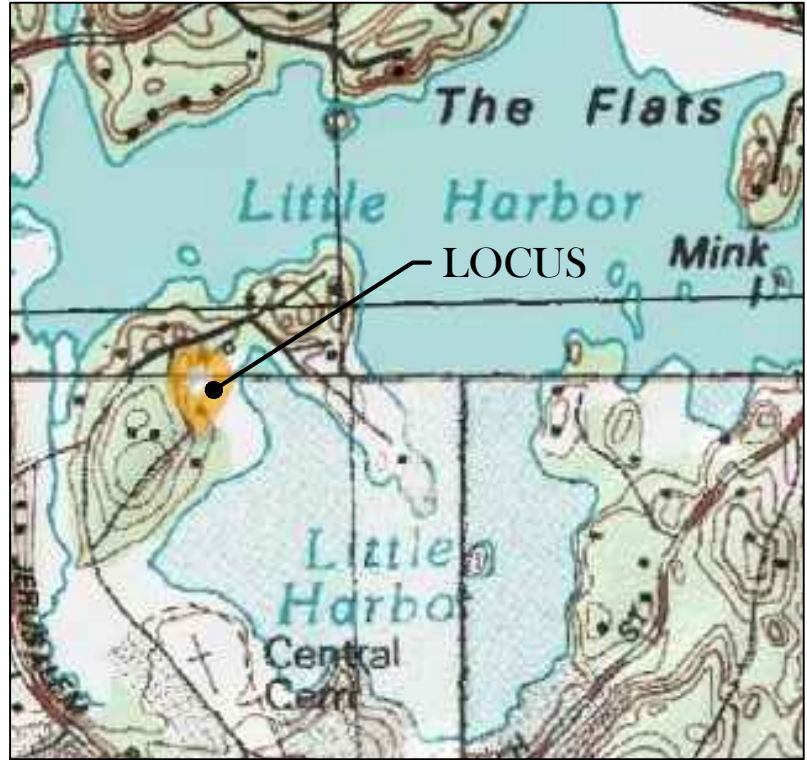
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

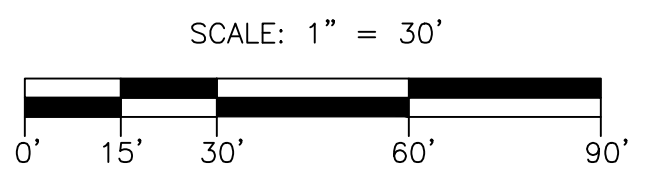
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING ON DECEMBER 30, 2020.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.
3. WETLAND RESOURCE AREAS DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON 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.



LITTLE HARBOR



CERTIFICATE OF COMPLIANCE
51 GAMMONS ROAD, COHASSET, MA

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

CAVANARO CONSULTING 687 MAIN STREET NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 A DIVISION OF THE MERRILL CORPORATION		COC DRAWING NO.
DATE : 6/8/22	DRAWN BY : MM	FILENAME: X:\PR\2020\20171\DWG\DOCK_AB.DWG
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

LOCUS: 51 GAMMONS ROAD, COHASSET, MA 02025