

LOCUS MAP N.T.S.

REVISIONS	DATE

PLAN OF LAND
 PREPARED FOR
792 JERUSALEM REALTY TRUST
 10 OCEAN LEDGE RD.
 COHASSET, MA



Atlantic Coast Engineering

SCITUATE HARBOR OFFICE
 88 Front St, Suite 22
 Scituate, MA 02066
 Office: (781)378-2593

QUINCY/MARINA BAY OFFICE
 500 Victory Rd., Suite 400
 Quincy, MA 02171
 Office: (617)404-2001

*Specializing in Engineering, Surveying, Permitting and Construction Consulting

LOCUS:

792 JERUSALEM REALTY TR
 55 OCEAN LEDGE DRIVE
 BOOK 32400 PAGE 397
 PARCEL ID. B2-02-082
 AREA 0.82

NOTES:

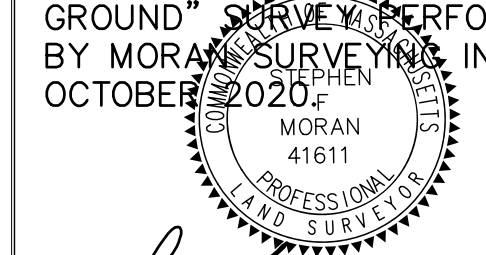
1. LOCATIONS SCALED FROM 2019 MA STATE ORTHOMETRIC PHOTOGRAPHS, DATA OBTAINED FROM MA GIS
2. PLAN BOOK 653 PAGE 70, RECORDED OCTOBER 27, 2016
3. PLAN NUMBER 90 OF 1953
4. ELEVATION DATUM NGVD88
5. SEE NOTE 7, PLAN BOOK 558 PAGE 27
6. SEE PLAN BK 655 PG 66

FEMA:

LOCUS LIES WITHIN THE FEMA FLOOD ZONE X, AS SHOWN ON THE F.I.R.M. MAP #25021C0114E EFFECTIVE 07/17/2012.

ZONING REQUIREMENTS	
RESIDENCE B DISTRICT	
AREA	REQUIRED 35,000 SF
FRONTAGE/WIDTH	50/125 FEET (1)
LOT DEPTH	N/A
BUILDING HEIGHT	35 FEET*
MAX. LOT COVERAGE	30%
MAX. BLD COVERAGE	20%
MIN. OPEN SPACE AREA	N/A
MINIMUM YARDS:	
FRONT	30 FEET
SIDE	20 FEET
REAR	30 FEET
REFERENCE: HTTPS://ECODE360.COM/ATTACHMENT/003662/003662-3008%20TABLE%20OF%20AREA%20REGS.PDF ; OBTAINED: 1 NOVEMBER 2020	

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING, INC. IN OCTOBER 2020.



Stephen F. Moran 110120
 STEPHEN F. MORAN DATE

DATE: 102820	SHEET
COMP./DESIGN: SFM	1 OF 2
CHECK: SFM	
DRAWN: SFM	
FIELD: SFM/BFHM	
APPROVED: JH	
DWG.No. 20-072	
JOB No. 20-072	