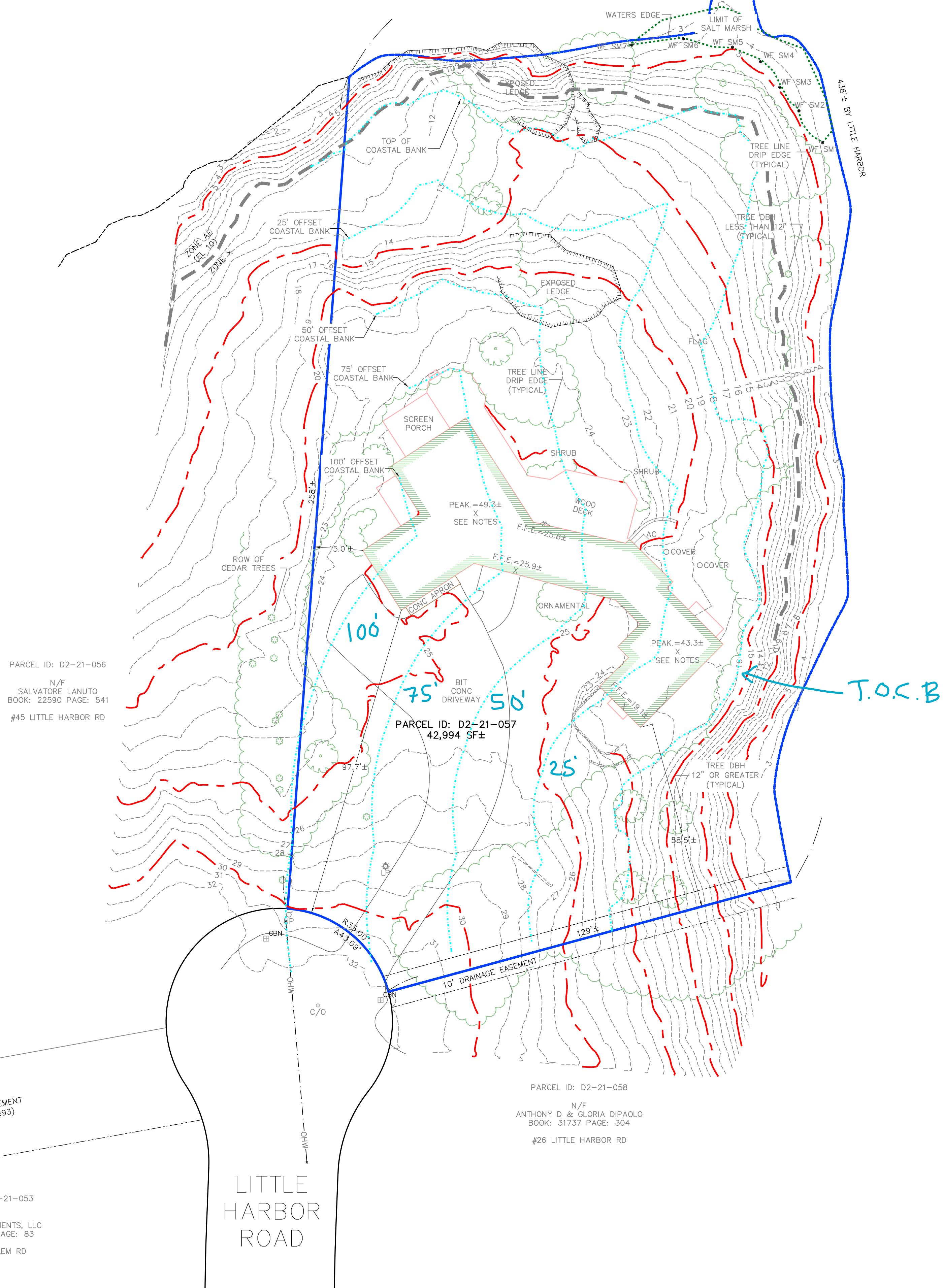


LITTLE HARBOR



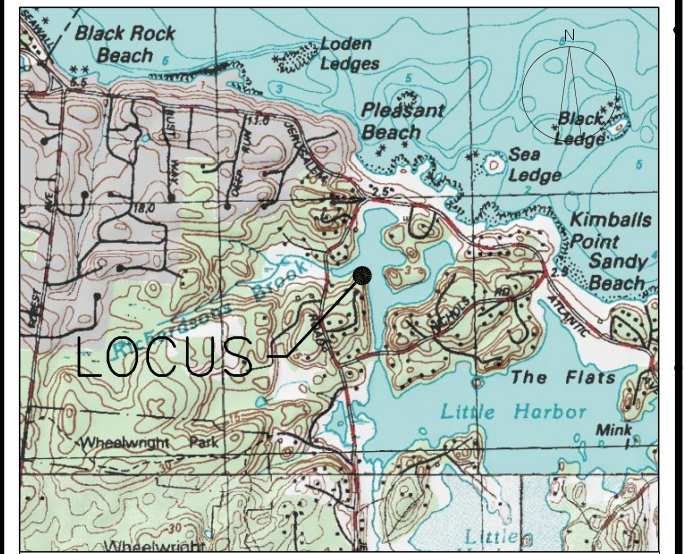
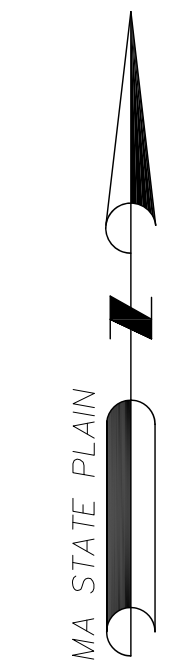
PARCEL ID: D2-21-056  
N/F  
SALVATORE LANUTO  
BOOK: 22590 PAGE: 541  
#45 LITTLE HARBOR RD

PARCEL ID: D2-21-057  
42,994 SF±

PARCEL ID: D2-21-058  
N/F  
ANTHONY D & GLORIA DIPALO  
BOOK: 31737 PAGE: 304  
#26 LITTLE HARBOR RD

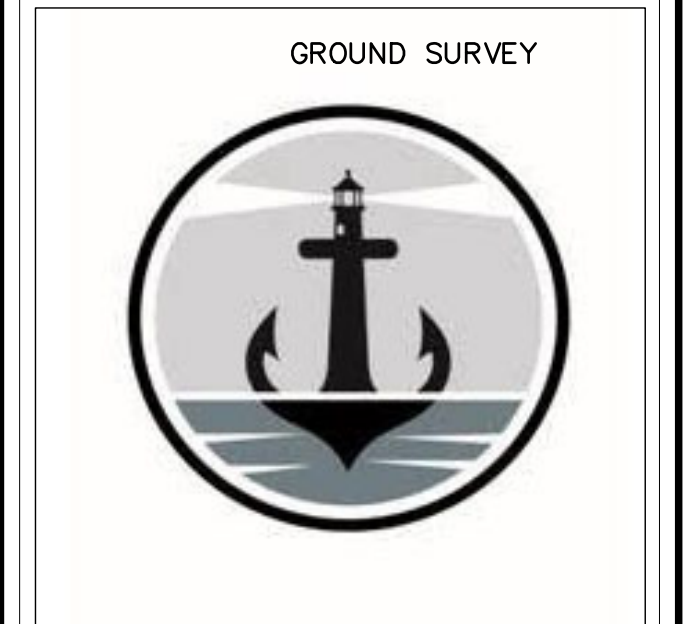
PARCEL ID: D2-21-053  
N/F  
SHEPARD INVESTMENTS, LLC  
BOOK: 36499 PAGE: 83  
#231 JERUSALEM RD

LITTLE HARBOR ROAD



REVISIONS	DATE
ECR COMMENTS 11.04.21	

PLAN OF LAND  
PREPARED FOR  
44 LITTLE HARBOR 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 OWNER:**  
RICHARD AND JACQUELINE WHALEN  
44 LITTLE HARBOR ROAD  
COHASSET, MA 02025  
PARCEL ID: D2-21-057  
DEED BOOK: 39606, PAGE: 11  
LOT 1: PLAN #524 OF 1952

**FEMA:**  
LOCUS LIES WITHIN THE FEMA FLOOD ZONE X AND AE (EL.10) AS SHOWN ON THE F.I.R.M. MAP #250230018E EFFECTIVE 7/17/2012 AS AMENDED BY LOMR 18-01-0234P EFFECTIVE 1/19/2018.

- PLAN REFERENCES:**
- PLAN #826 OF 1987
  - PLAN #656 OF 1958

**NOTES:**

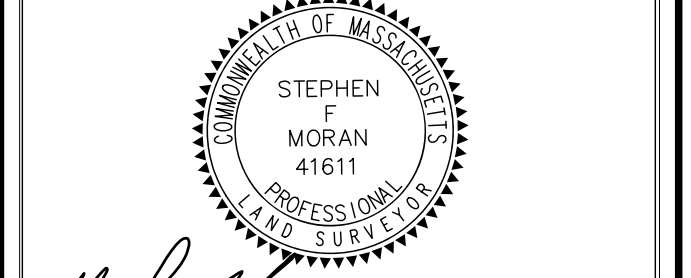
BUILDING HEIGHT DETERMINED BY TAKING THE DIFFERENCE OF THE AVERAGE GRADE ON THE SIDE OF THE HOUSE WITH THE HIGHEST ROOF PEAK. REFERENCE TOWN OF COHASSET e. REGULATION 300-19.2[7] "TOTAL HEIGHT"  
CONTOURS DERIVED FROM NOAA 2014 LIDAR, VERIFIED BY ON THE

ZONING REQUIREMENTS RESIDENCE DISTRICT "C"		
AREA	REQUIRED 60,000 SF	ACTUAL 42,994 SF
FRONTAGE	50 FEET	43.09 FEET
LOT WIDTH	150 FEET	80± FEET
LOT COVERAGE	30%	15.3%
BUILDING COVERAGE	20%	7.68%
BUILDING HEIGHT	35 FEET	25.3 FEET
<b>MINIMUM YARDS:</b>		
FRONT	30 FEET*	97.7± FEET*
SIDE	20 FEET**	15.0± FEET**
REAR	30 FEET**	N/A

\* 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 SETBACKS 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.

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. ON 27 SEPTEMBER 2021



STEPHEN F. MORAN 10.20.21  
DATE

SCALE: 1" = 20'  
0' 20' 40' 60'

DATE: 12 OCTOBER 2021	
COMP./DESIGN: SFM/DB	
CHECK: SFM	
DRAWN: BD/SFM	
FIELD: SFM/JESSICA SONIA	
APPROVED: SFM	
DWG.No. 21-122	SHEET
JOB No. 21-122	1 OF 1