

LITTLE HARBOR

PARCEL ID: D2-21-057
42,994 SF±

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

30' WIDE DRIVEWAY EASEMENT
(BOOK 11810 PAGE: 593)

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

LITTLE HARBOR ROAD

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

LARGE HOME REVIEW
CASE NO. _____

- NOTES**
1. PROPOSED WORK MAINTAINS EXISTING GRADING AND DRAINAGE PATTERNS. FOR BOTH PRE AND POST CONSTRUCTION, THE ENTIRE SITE IS CONTAINED WITHIN SUBCATCHMENT 1 WITH 1 SINGLE DESIGN POINT ALONG THE WATERS EDGE.
 2. WETLAND AND COASTAL BANK DELINEATIONS PERFORMED BY BRAD HOLMES OF ENVIRONMENTAL CONSULTING & RESTORATION LLC ON 11/1/21.
 2. NO HEAVY MACHINERY ALLOWED WITHIN 50' BUFFERS FOR RESOURCE AREAS.

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 #25023C0018E EFFECTIVE 7/17/2012 AS AMENDED BY LOMR 18-01-0234P EFFECTIVE 1/19/2018.

PLAN REFERENCES:

1. PLAN #826 OF 1987
2. 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"

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	42,994 SF	42,994 SF
FRONTAGE	50 FEET	43.09 FEET	43.09 FEET
LOT WIDTH	150 FEET	80± FEET	80± FEET
LOT COVERAGE	30%	15.3%	16.4%
BUILDING COVERAGE	20%	7.68%	9.53%
BUILDING HEIGHT	35 FEET	25.3 FEET	25.3 FEET

MINIMUM YARDS:			
FRONT	30 FEET*	97.7± FEET*	77.7± FEET*
SIDE	20 FEET**	15.0± FEET**	19.1± FEET**
REAR	30 FEET**	N/A	N/A

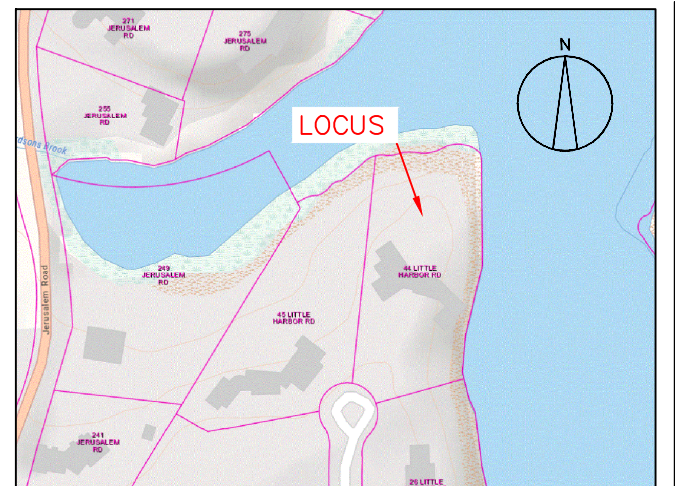
RESIDENTIAL GROSS FLOOR AREA AND FAR

EXISTING RGFA*	3,601 SF
EXISTING FAR*	0.083
PROPOSED RGFA*	5,773 SF
PROPOSED FAR*	0.134

* REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

* 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.



LOCUS MAP N.T.S.	
REVISIONS	DATE
REV 1	4/11/22
REV 2	4/24/22

PLAN OF LAND
PREPARED FOR
44 LITTLE HARBOR RD
COHASSET, MA

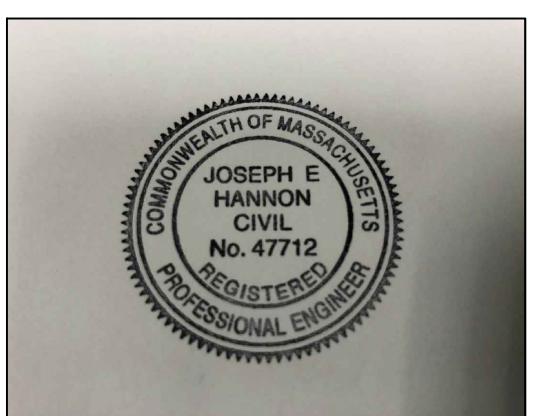


Atlantic Coast Engineering

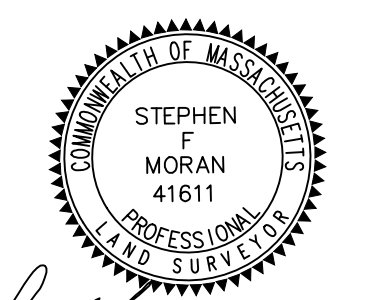
SOITUATE HARBOR OFFICE
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Soituate, MA 02066
Office: (781)378-2593

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

*Specializing in Engineering, Surveying, Permitting and Construction Consulting



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
DATE: 3.19.22

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

DATE: 19 MARCH 2022	
COMP./DESIGN: SFM/DB	
CHECK: SFM	
DRAWN: BD/SFM	
FIELD: SFM/JESSICA SONIA	
APPROVED: SFM	
DWG.No. 21-122	SHEET 1 OF 3
JOB No. 21-122	