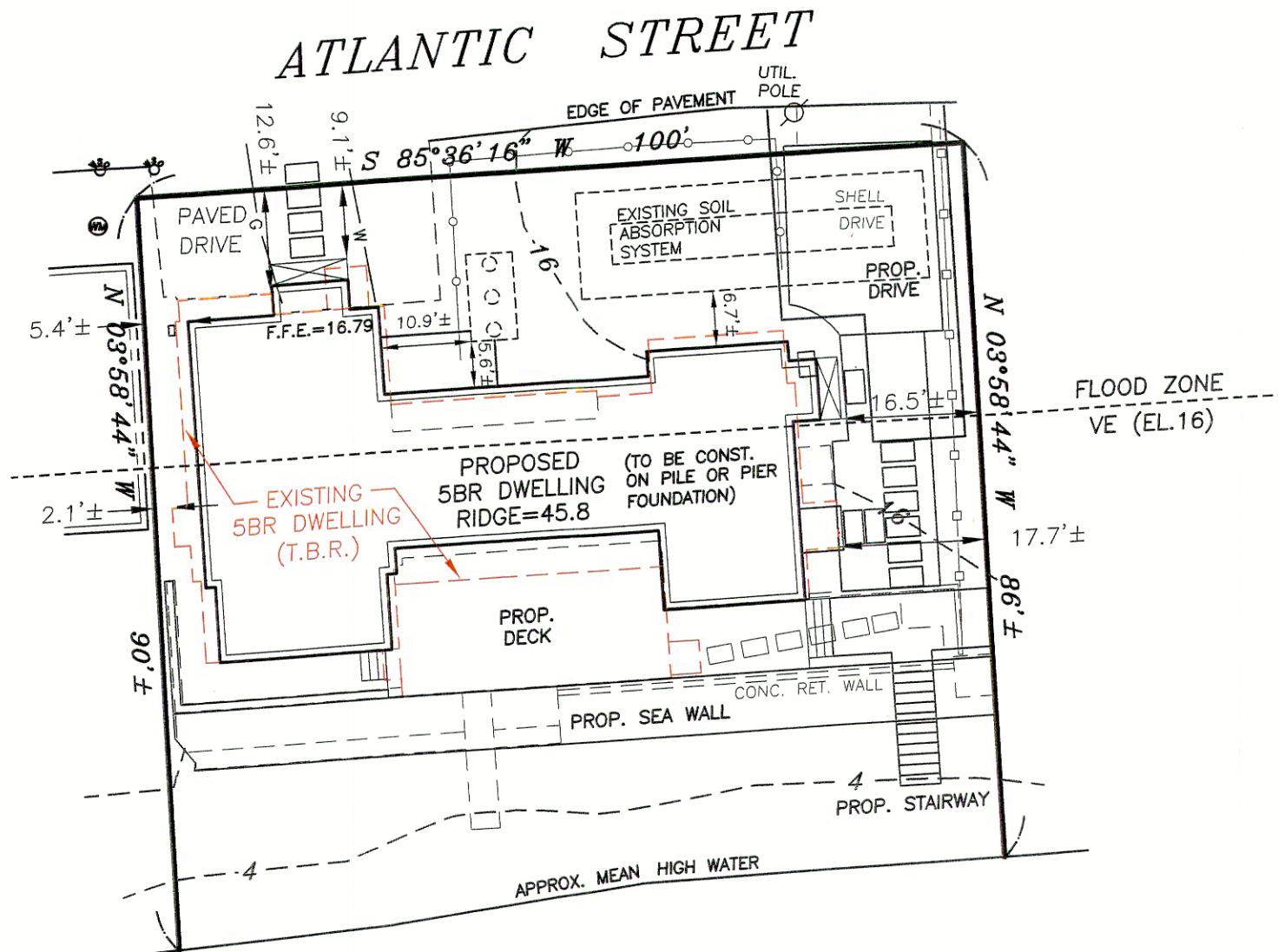


SITE PLAN

1" = 20'

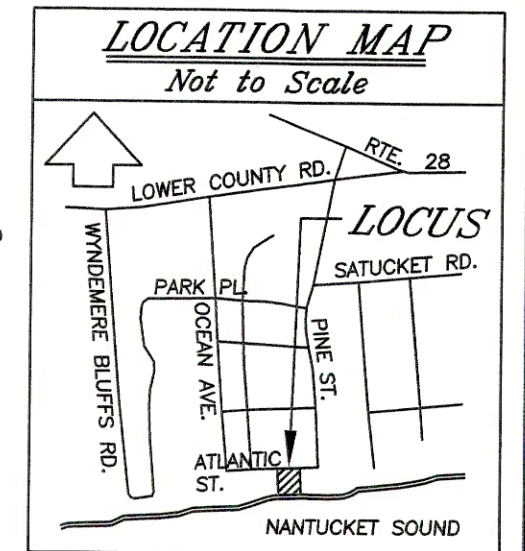
DATUM

NAVD 88



NANTUCKET
SOUND

ZONING COMPLIANCE TABLE			
ZONING DISTRICT: R-H-2			
	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA (TO MHW)	40,000 S.F.	8,752 S.F.	8,752 S.F.
FRONTAGE	150'	100'	100'
REQUIRED SETBACKS:			
FRONT	25'	12.6'	9.1'
SIDE (WEST)	20'	2.1'	5.4'
SIDE (EAST)	20'	17.7'	16.5'
BUILDING COVERAGE (TO MHW)	30% (MAX.)	2,327 SF (26.6%)	2,142 SF (24.5%)
SITE COVERAGE (TO MHW)	35% (MAX.)	4,819 SF (55.1%)	4,557 SF (52.0%)
BUILDING HEIGHT	30'	25.4'	29.8'



Pl. Bk. 522, Pg. 2

Reference

Assr's Map 6B, Pcl. L144
 Pl. Bk. 3, Pg. 43
 Pl. Bk. 522, Pg. 2
 Dd. Bk. 32071, Pg. 60
 Dd. Bk. 31534, Pg. 158
 Pl. Bk. 114, Pg. 87
 L.C.P. 15261-A

LEGEND

- 52-- EXISTING CONTOUR
- ○ ○ SEPTIC TANK (EXISTING)
- ⊕ WATER SHUT-OFF (EXIST.)
- UTIL. POLE ○ UTILITY POLE (EXIST.)
- G— GAS SERVICE (EXIST.)
- W— WATER SERVICE (EXIST.)

SITE PLAN ~ SHOWING PROPOSED DWELLING AND HARDSCAPING

Prepared for: Steven McCabe
 Location: 11 Atlantic Street, Harwich, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.
 3 Giddiah Hill Rd.
 P.O. Box 439
 So. Orleans, MA, 02662
 Tel. (508) 255-8312
 Fax. (508) 240-2306

Scale: 1" = 30'
 Drawn by DJC
 Date - September 19, 2023

