

ZONING DISTRICTS

R-R (Residential - Rural Estate)
WR

Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Setback	25 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Max. Bldg. Coverage	15 %
Max. Site Coverage	25 %

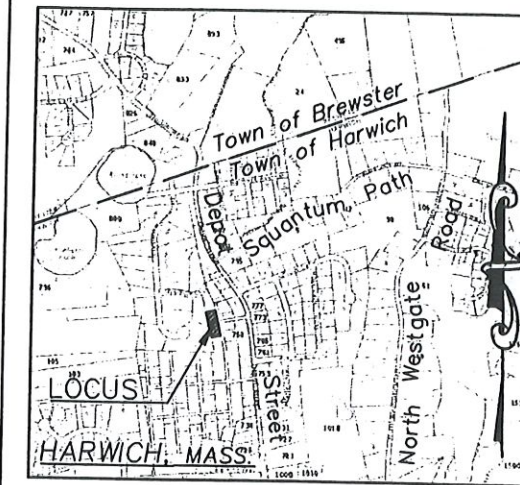
OWNER(S) OF RECORD

Mackenzie F. and Meredith A. Gallant
Deed Book 23295, Page 68
Plan Book 4, Page 53
Lots 36-43, Block 2
Assessors Map 66-A2-40, 41, 42 & 43
Assessors Map 78-A2-36, 37, 38 & 39
Assessors Parcel ID 78-A2-36-38

NOTES

- Horizontal Datum: NAD83
Vertical Datum: Approximate NAVD88
- Septic system location is approximate and is based on information on file with the Health Department.
- The subject lot is located in FEMA Other Areas Zone X, "areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM No. 25001C0609J, effective date July 16, 2014.
- Existing utility locations are based on visible, above ground components located during the field survey and are considered to be approximate. Contractor shall notify DigSafe (call 811 or 888-DIG-SAFE) at least 72 hours prior to any construction to have all existing utilities located and clearly marked.

ZONING COMPLIANCE TABLE			
ZONING DISTRICT: R-R			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	40,000	22,296	NA
FRONTAGE (FT.)	150	280.04	NA
FRONT SETBACK (FT.)	25	29.4 HSE/23.2 DK	NA
SIDE SETBACK (FT.)	20	98.1	99.0 PR. DECK
REAR SETBACK (FT.)	20	25.4 HSE/15.3 DK	13.4 PR. DECK
	MAX.		
BUILDING COVERAGE (%)	15	(1,081 S.F.) 4.8	NA
SITE COVERAGE (%)	25	(3,471 S.F.) 15.6	(3,827 S.F.) 17.2
HEIGHT	30 FT.	NA	NA

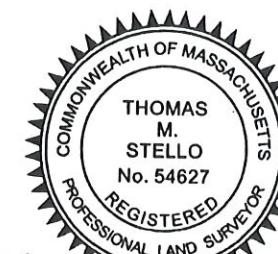


LOCUS MAP (N.T.S.)

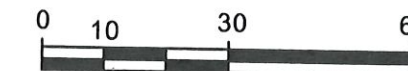
SITE PLAN

Prepared For
Meredith Gallant

160 Easy Street
HARWICH, MASS.



Thomas M. Stello



Scale: 1" = 30'

TS Land Surveying, Inc.

www.tslandsurveying.com

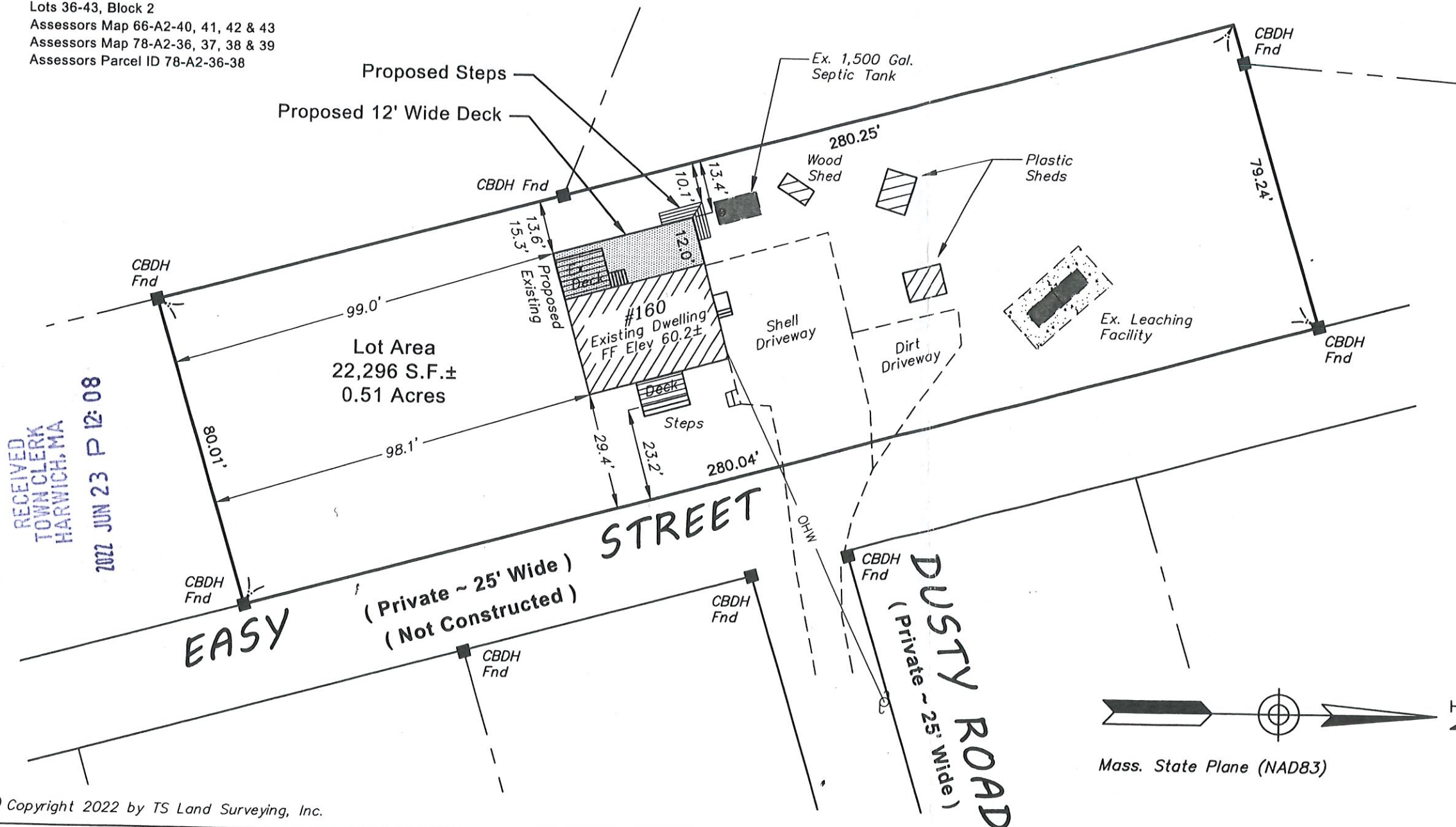
P.O. Box 303, Harwich Port MA 02646
508.737.8635 office@tslandsurveying.com

Project No.: H-399.0 Scale: 1" = 30'

Sheet Size: 11"x17" Date: 6-8-2022

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Sheet No. 1 of 1



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