



EXISTING CONDITIONS

PROPOSED CONDITIONS

ZONING CLASSIFICATION R-H-2

AREA	REQUIRED	EXISTING	PROPOSED	AREA-
	40,000 S.F.	4,404 S.F.±		4,404 SQ.FT.± 0.10 ACRES±
SETBACKS				
FRONT	25'	4.64'(TO PORCH)	4.46'(TO PORCH)	
SIDE(R)	20'	3.60'(CHIMNEY)	2.25'(CHIMNEY)	
SIDE(L)	20'	11.50'	9.12'	
REAR	20'	70.13'(TO ZYLPHA)	51.42'(TO ZYLPHA)	
COVERAGE	ALLOWED	EXISTING	PROPOSED	REVISION MADE TO OVERLAY O'NEIL LINE ON THIS PLAN.
BUILDING	30%	14.10%	24.00%	
SITE	35%	17.51%	28.54%	

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014

EXISTING/PROPOSED CONDITIONS PLAN
OF LAND IN HARWICH PORT, MASSACHUSETTS
AS PREPARED FOR COASTLINE CONSTRUCTION, INC.

TO: COASTLINE CONSTRUCTION, INC.
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

NOV. 7, 2022
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK. 3 PG. 103
PL.BK. 33 PG. 7
(LOT 10)
LOCUS ADDRESS:
22 OCEAN AVENUE
HARWICH PORT

SCALE: 1"=30'

DATE DRAWN:
OCT. 13, 2022
NOV. 7, 2022
FILE: 2905-00



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