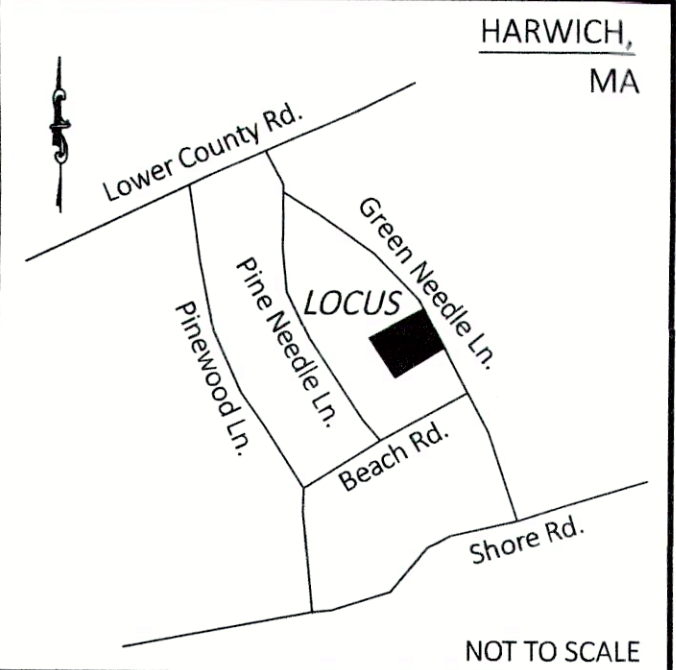
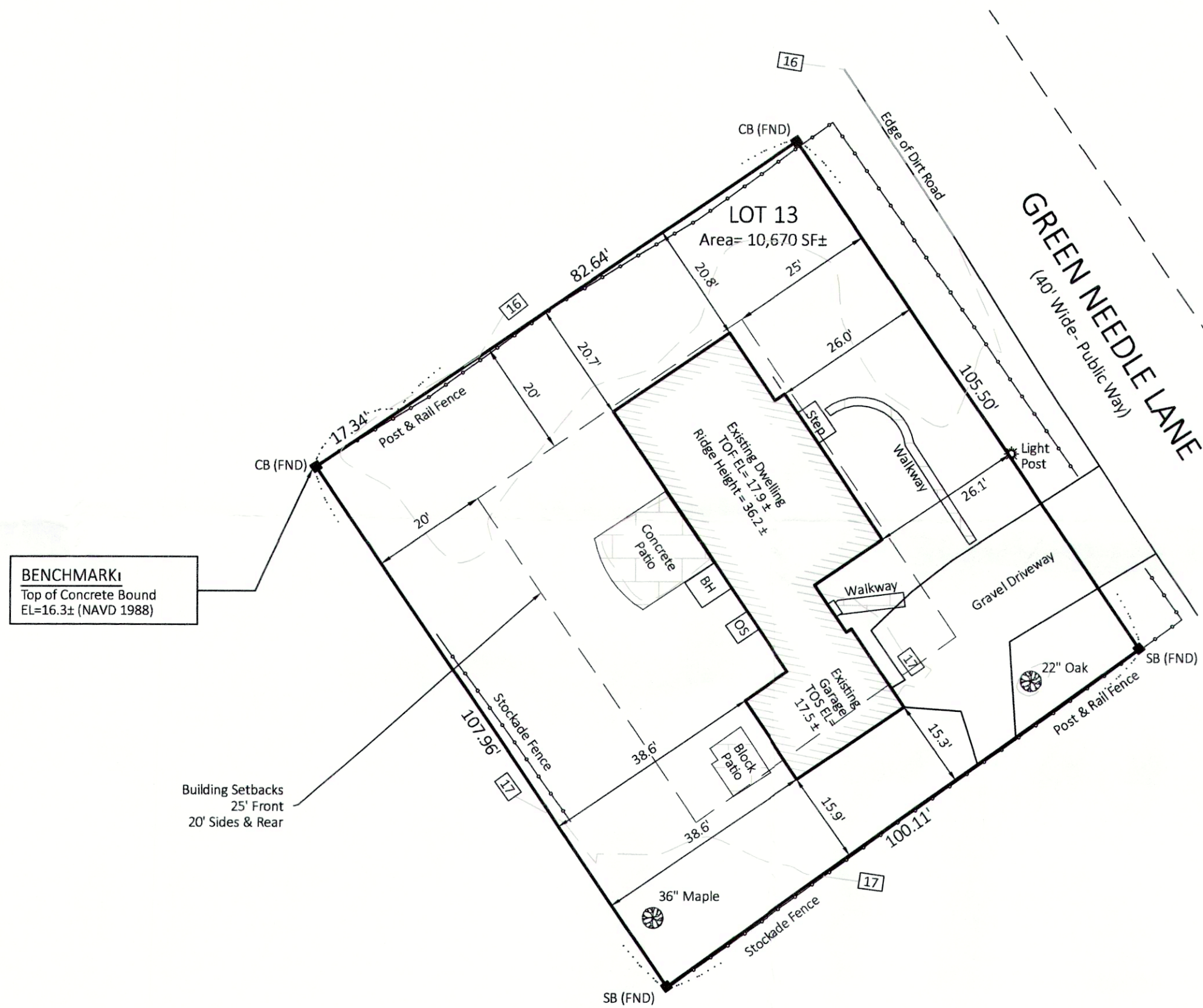


ZONING CLASSIFICATION	
ZONE	RH-1 (RESIDENTIAL)
MINIMUM AREA	40,000 SF
MINIMUM FRONTAGE	150 FEET
FRONT YARD SETBACK	25 FEET
SIDE AND REAR YARD SETBACK	20 FEET
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM SITE COVERAGE	35%
MAXIMUM BUILDING HEIGHT	30 FEET
BUILDING COVERAGE CALCULATION: Existing	
BUILDING AREA	1,618 SF
LOT AREA	10,670 SF
$(\text{BUILDING AREA}) \times 100 = \text{BUILDING COVERAGE (LOT AREA)}$	
$(1,618) \times 100 = 15.2\%$	$15.2\% < 30.0\%$
SITE COVERAGE CALCULATION: Existing	
BUILDING AREA	1,618 SF
DRIVEWAY & HARDSCAPE	1,438 SF
LOT AREA	10,670 SF
$(\text{BUILDING} + \text{HARDSCAPE}) \times 100 = \text{SITE COVERAGE (LOT AREA)}$	
$(3,056) \times 100 = 28.6\%$	$28.6\% < 35\%$, OKAY
AVERAGE GRADE/EXISTING BUILDING HEIGHT:	
AVERAGE EXISTING GRADE	EL=16.5±
ROOF PEAK ELEVATION	EL=36.2±
EXISTING HEIGHT	19.7 FEET

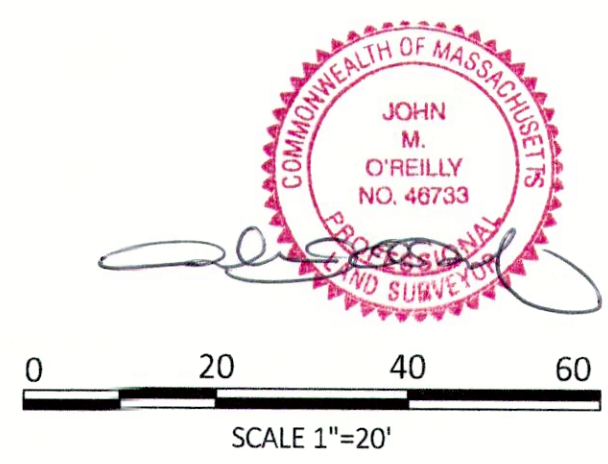


LAND COURT PLAN 14626B
CERTIFICATE #225256
ASSESSORS' MAP 4
PARCEL T2-13

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	WATER SERVICE LINE
	OVERHEAD UTILITY SERVICE
	UNDERGROUND UTILITY SERVICE
	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
	SEPTIC TANK
	DISTRIBUTION BOX
	SOIL ABSORPTION SYSTEM
	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	DRAINAGE MANHOLE
	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
	EDGE OF CLEARING

PROPERTY LINE NOTE: THE CONCRETE BOUNDS FOUND (CB FND) AND STONE BOUNDS (SB FND) FOUND WERE HELD AS THE LOT CORNERS.

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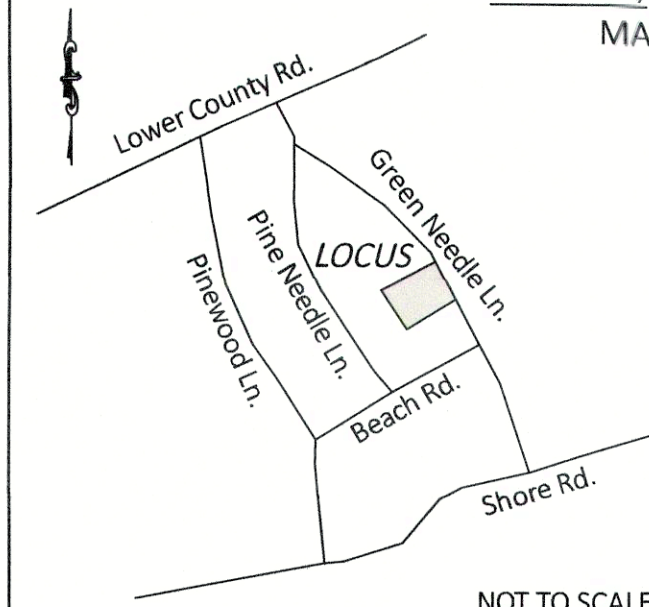
TARANTO RESIDENCE
c/o Jim Hagerty, Reef, Builders P.O. BOX 186, WEST DENNIS MA, 02670

Existing Zoning Plan
24 GREEN NEEDLE LANE, HARWICH MA, 02671

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631
(508)896-6601 Office (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
7/27/2022	As Noted	JO	JMO	JMO-9324



LAND COURT PLAN 14626B
 CERTIFICATE #225256
 ASSESSORS' MAP 4 PARCEL T2-13

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- UNDERGROUND UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- TOP OF BANK
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

PROPERTY LINE NOTE: THE CONCRETE BOUNDS FOUND (CB FND) AND STONE BOUNDS (SB FND) FOUND WERE HELD AS THE LOT CORNERS.

ZONING CLASSIFICATION

ZONE	RH-1 (RESIDENTIAL)	
MINIMUM AREA	40,000 SF	12,025 SF
MINIMUM FRONTAGE	150 FEET	25 FEET
FRONT YARD SETBACK	25 FEET	20 FEET
SIDE AND REAR YARD SETBACK	20 FEET	30%
MAXIMUM BUILDING COVERAGE	30%	35%
MAXIMUM SITE COVERAGE	35%	30 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	

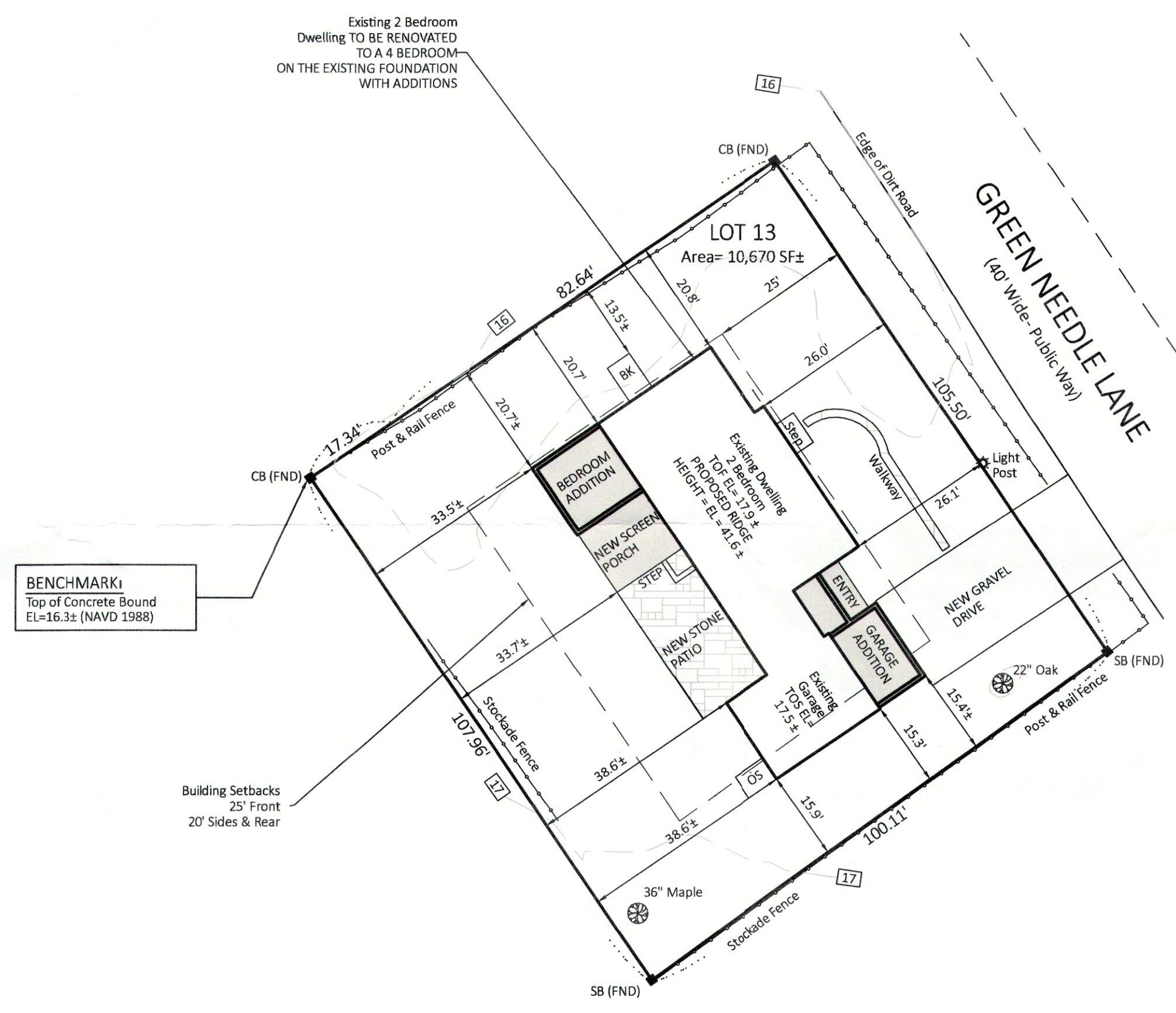
BUILDING COVERAGE CALCULATION: Existing		
BUILDING AREA	1,618 SF	
LOT AREA	10,670 SF	
$(\frac{1,618}{10,670}) \times 100 = 15.2\%$ $15.2\% < 30.0\%$		

SITE COVERAGE CALCULATION: Existing		
BUILDING AREA	1,618 SF	
DRIVEWAY & HARDSCAPE	1,438 SF	
LOT AREA	10,670 SF	
$(\frac{3,056}{10,670}) \times 100 = 28.6\%$ $28.6\% < 35\%$, OKAY		

BUILDING COVERAGE CALCULATION: PROPOSED		
BUILDING AREA	1,618 SF	
ADDITIONS	631 SF	
LOT AREA	10,670 SF	
$(\frac{2,249}{10,670}) \times 100 = 21.1\%$ $21.1\% < 30\%$, OKAY		

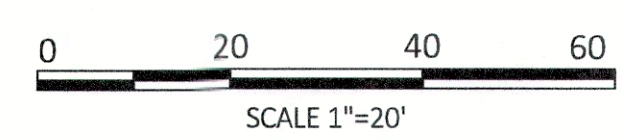
SITE COVERAGE CALCULATION: PROPOSED		
BUILDING AREA WITH ADDITIONS	2,249 SF	
DRIVEWAY & HARDSCAPE	1,266 SF	
LOT AREA	10,670 SF	
$(\frac{3,515}{10,670}) \times 100 = 32.9\%$ $32.9\% < 35\%$, OKAY		

AVERAGE GRADE/PROPOSED BUILDING HEIGHT:		
AVERAGE EXISTING GRADE	EL=16.5±	
PROPOSED BUILDING HEIGHT	25.1 FEET	
PROPOSED RIDGE ELEVATION:	EL=16.5 + 25.1 = EL= 41.6	
MAX. ALLOWABLE EL= 16.5 + 30 FEET	EL=41.6±	
	EL= 46.5, HEIGHT OK	



ZONING COMPLIANCE TABLE

ZONING DISTRICT(S) INCLUDING FLOODPLAIN: R-H-1 FLOODPLAIN ZONE X, ABOVE 500 YEAR FLOOD			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	10,670	40,000	10,670
FRONTAGE (LINEAR FEET)	105.5	150	105.5
YARD SETBACK- FRONT (FEET)	26.0	25	26.0
YARD SETBACK- SIDE (FEET)	15.3	20	15.3
YARD SETBACK- REAR (FEET)	38.6	20	33.5
BUILDING COVERAGE (%)	15.2%	30% MAX	21.1%
SITE COVERAGE (%) (SEE 325-2)*	28.6%	35% MAX	32.9%
BUILDING HEIGHT (SEE 325-2 AND 325-108)*	19.7'	30' MAX	25.1'



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REVISED PLAN: 7-29-22: ADDED ZONING COMPLIANCE TABLE

TARANTO RESIDENCE
 c/o Jim Hagerty, Reef Builders P.O. BOX 186, West Dennis, MA, 02670

PROPOSED ZONING PLAN
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