

EXISTING CONDITIONS

NOTE: SEPTIC LOCTION PER PLAN ON RECORD IN THE HARWICH BOARD OF HEALTH

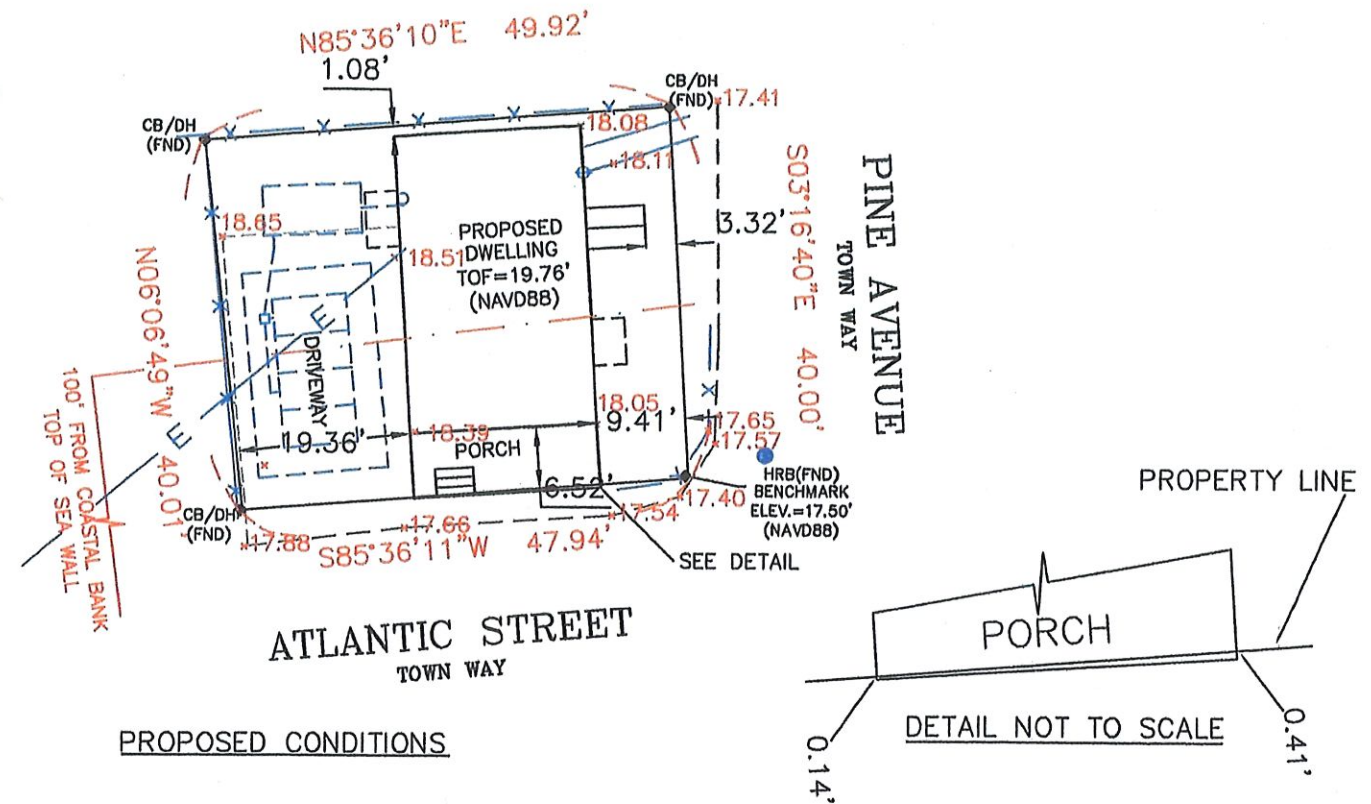
CB/DH = CONCRETE BOUND/DRILL HOLE  
 HRB = HARWICH ROAD BOUND  
 X17.41 = SPOT ELEVATION

REV. FEB. 16, 2023 SHORTEN BUILDING HEIGHT & ADD PORTICOS.

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

ZONING DISTRICT(S) INCLUDING FLOODPLAIN R-H-2		"X"	
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	1,957±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	87.94'	150'	NO CHANGE
YARD SETBACK-FRONT(FEET)	6.52'*	25'	NO CHANGE
YARD SETBACK-SIDE(FEET)	9.41'**	20'	NO CHANGE
YARD SETBACK-REAR(FEET)	0.41'***	20'	1.08'
BUILDING COVERAGE(%)	34.95	30	41.59
SITE COVERAGE(%)	49.72	35	42.76
BUILDING HEIGHT	39.25'	48.26'(1)	43.88'

(1) AVERAGE GRADE-  $18.08+18.05+18.39+18.51=73.03/4=18.26+30=48.26$  ALLOWED HEIGHT  
 \*(TO ATLANTIC STREET)PORCH IS INTO STREET  
 \*\*(TO PINE STREET)  
 \*\*\*(TO DECK)



PROPOSED CONDITIONS

EXISTING 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.

FEB. 16, 2023 *Paul E. Sweetser*  
 DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:  
 PL.BK. 3 PG. 103  
 PL.BK. 522 PG. 2  
 (LOT 140)  
 LOCUS ADDRESS:  
 14 ATLANTIC STREET  
 HARWICH PORT

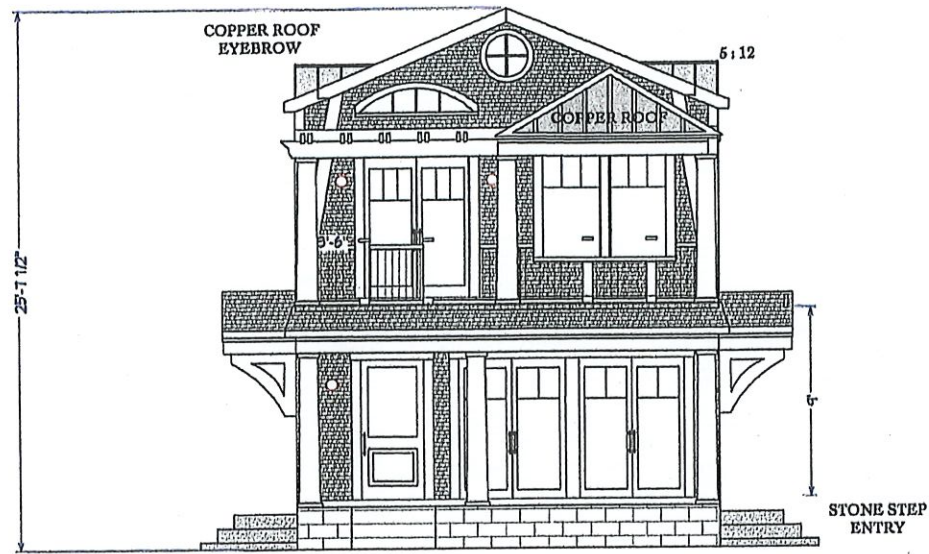
SCALE: 1"=20'  
 DATE DRAWN:  
 JAN. 18, 2023  
 REV. FEB. 16, 2023  
 FILE: 3000-00



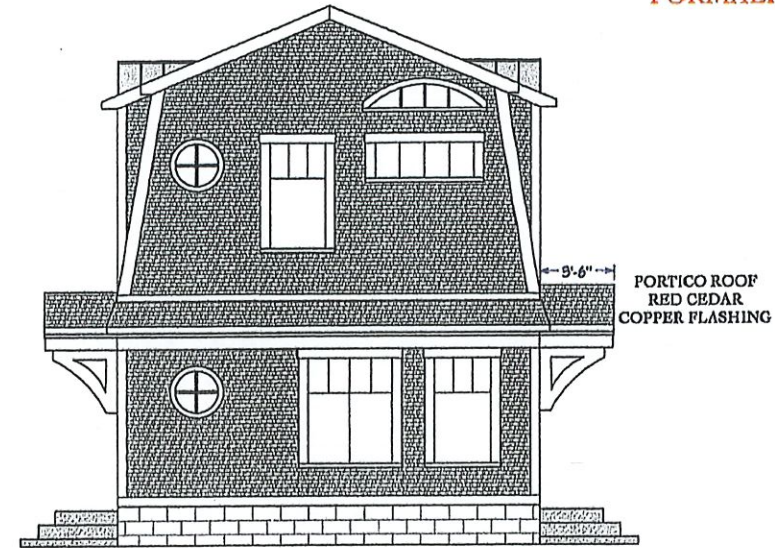
PAUL E. SWEETSER  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 1146  
 DENNISPORT, MA 02639  
 (508)737-7580

# 14 ATLANTIC STREET ELEVATIONS PROPOSED

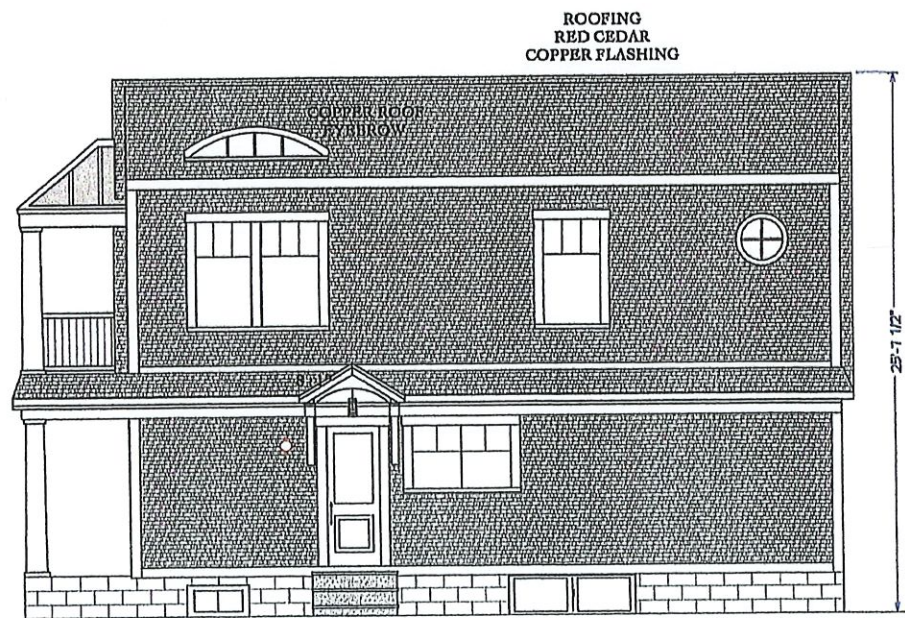
REVISED TO  
REDUCE BLDG HEIGHT  
FORMALIZE GAMBREL DETAIL



SOUTH ELEVATION  
FACES NANTUCKET SOUND



NORTH ELEVATION  
FACES BACK NEIGHBOR



EAST ELEVATION  
FACES PINE STREET



WEST ELEVATION  
FACES DRIVEWAY / SIDE NEIGHBOR

NOT FOR CONSTRUCTION



DATE: 02-09-2023  
BY: JYW  
VERSION:

ELEVATIONS  
PROPOSED

SHEET TITLE:

14 ATLANTIC STREET  
HARWICH PORT, MA

PROJECT LOCATION:

COASTLINE DESIGN  
E. HARWICH, MA

DRAWINGS PROVIDED BY:

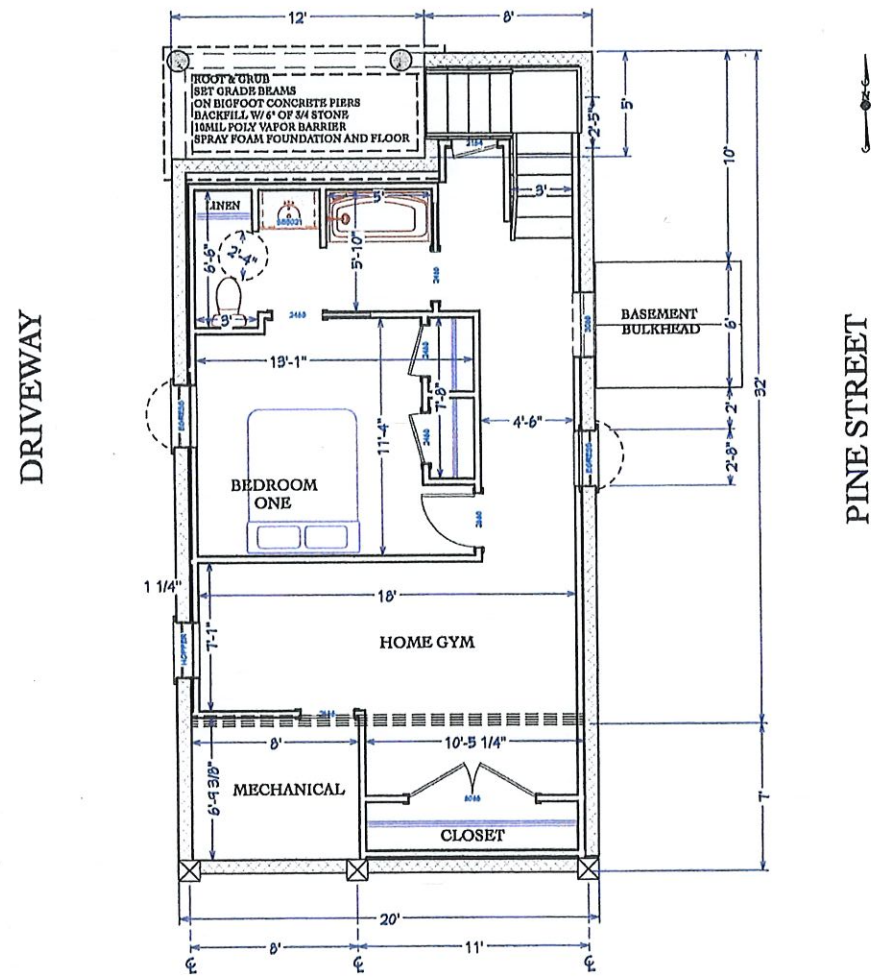
SCALE:

1/4" = 1'

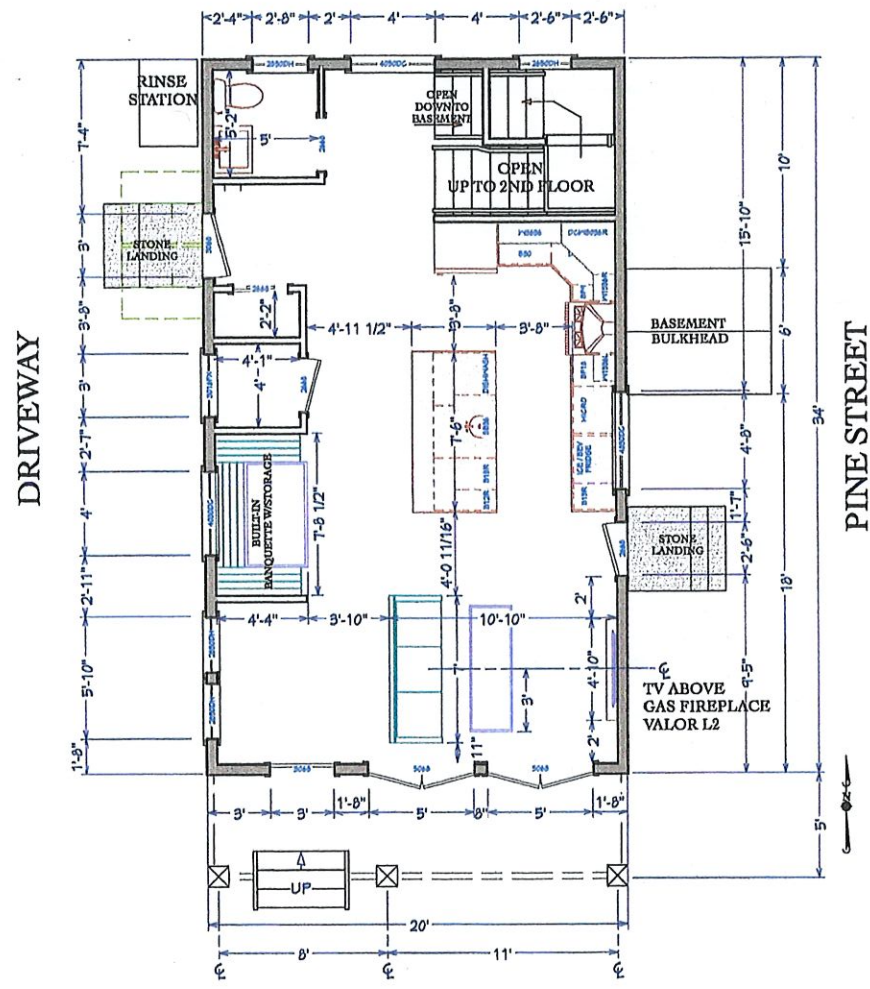
SHEET:

A-1.2

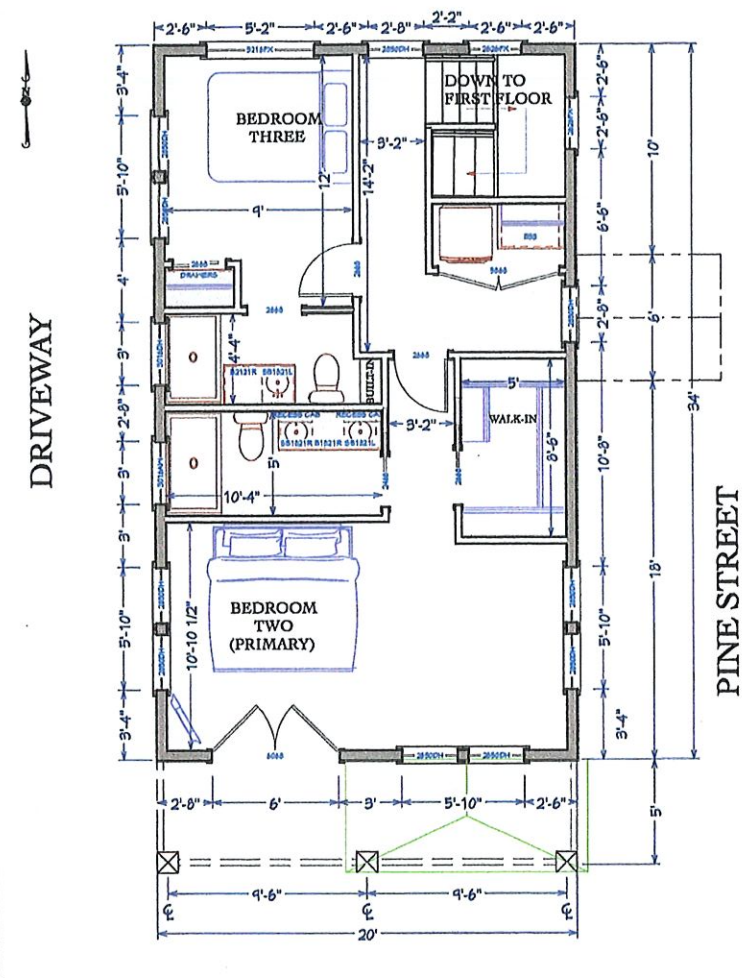
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NOT FOR CONSTRUCTION



DATE: 02-06-2023  
 BY: JYW  
 VERSION:

FLOOR PLANS PROPOSED

14 ATLANTIC STREET HARWICH PORT, MA

PROJECT LOCATION:  
 COASTLINE DESIGN  
 E. HARWICH, MA

DRAWINGS PROVIDED BY:  
 SCALE:  
 1/4" = 1'

SHEET: A-2