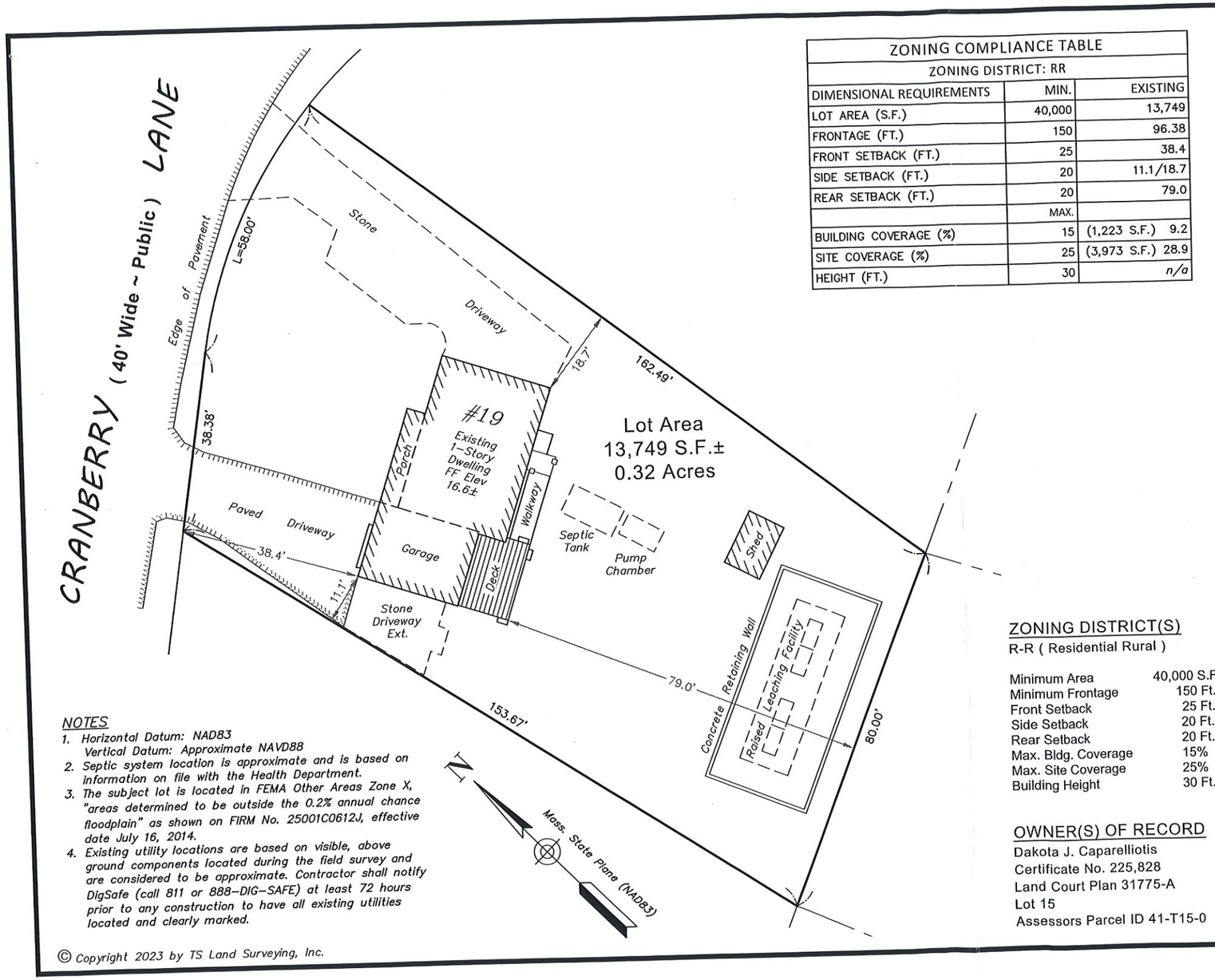
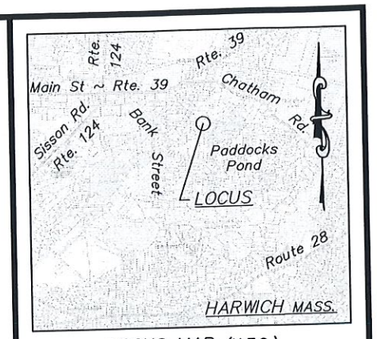


ZONING COMPLIANCE TABLE		
ZONING DISTRICT: RR		
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING
LOT AREA (S.F.)	40,000	13,749
FRONTAGE (FT.)	150	96.38
FRONT SETBACK (FT.)	25	38.4
SIDE SETBACK (FT.)	20	11.1/18.7
REAR SETBACK (FT.)	20	79.0
	MAX.	
BUILDING COVERAGE (%)	15	(1,223 S.F.) 9.2
SITE COVERAGE (%)	25	(3,973 S.F.) 28.9
HEIGHT (FT.)	30	n/a



LOCUS MAP (N.T.S.)

PLOT PLAN

Prepared For

Allison and
Dakota Caparelliotis

19 Cranberry Lane
HARWICH, MASS.

Date: January 13, 2023

COMMONWEALTH OF MASSACHUSETTS
THOMAS M. STELLO
No. 54627
REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas M. Stello

0 5 10 20 40
Scale: 1" = 20'

ZONING DISTRICT(S)

R-R (Residential Rural)

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%
Building Height	30 Ft.

OWNER(S) OF RECORD

Dakota J. Caparelliotis
Certificate No. 225,828
Land Court Plan 31775-A
Lot 15
Assessors Parcel ID 41-T15-0

NOTES

1. Horizontal Datum: NAD83
   Vertical Datum: Approximate NAVD88
2. Septic system location is approximate and is based on information on file with the Health Department.
3. 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. 25001C0612J, effective date July 16, 2014.
4. 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.

TS Land Surveying, Inc.
www.tslandsurveying.com
P.O. Box 303, Harwich Port MA 02646
508.737.8635 office@tslandsurveying.com

Project No.: H-484.0	Scale: 1" = 20'
Sheet Size: 11"x17"	
19 Cranberry Ln, Harwich.dwg	

Sheet No. 1 of 1

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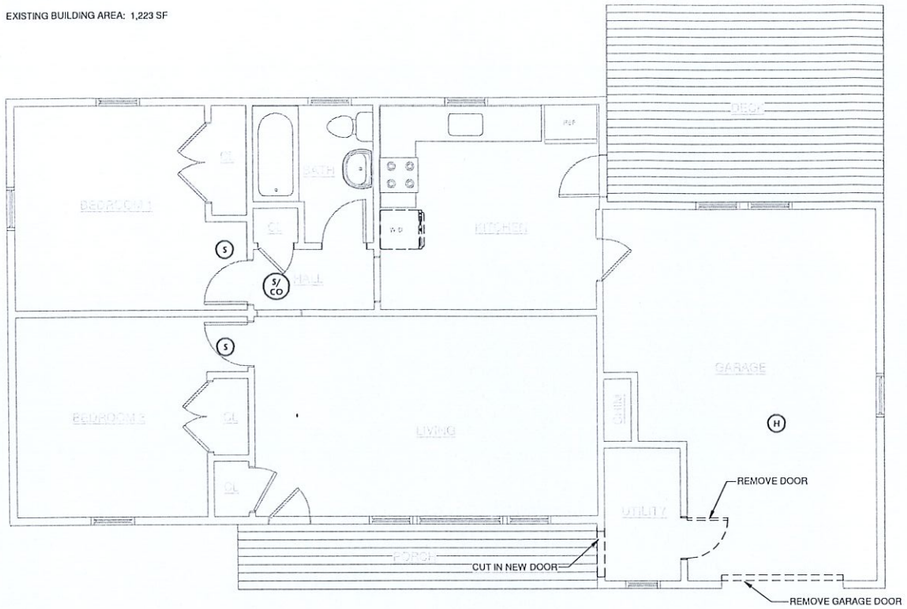
AREA CALCULATIONS

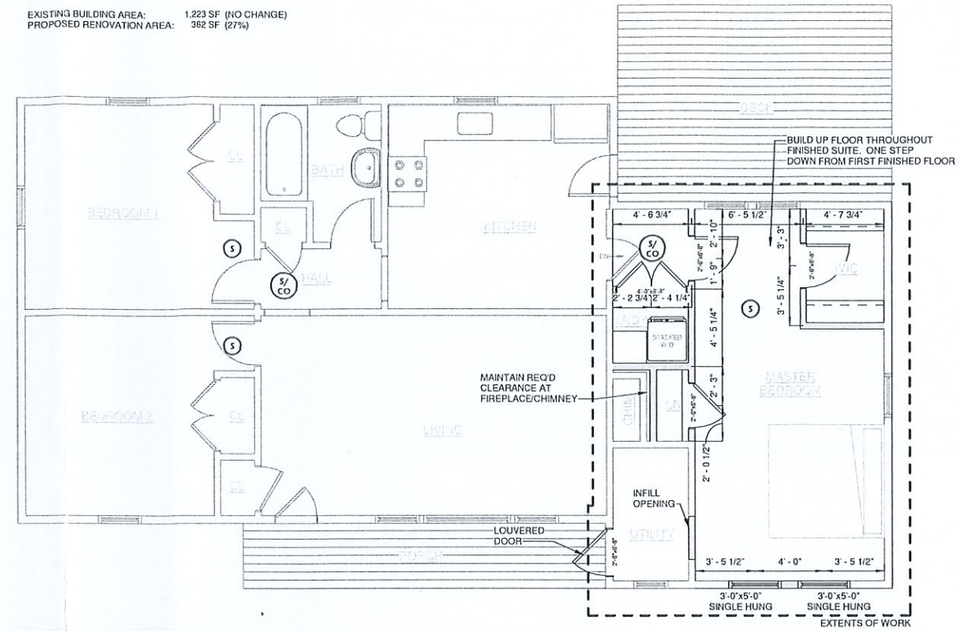
EXISTING BUILDING AREA: 1,223 SF



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

AREA CALCULATIONS

EXISTING BUILDING AREA: 1,223 SF (NO CHANGE)
PROPOSED RENOVATION AREA: 362 SF (27%)



2 FIRST FLOOR PLAN
1/4" = 1'-0"

PROJECT NORTH

EXISTING WALL
PROPOSED WALL

RESIDENCE FOR:
CAPARELLIOTIS
19 CRANBERRY LN
HARWICH, MA

REVISIONS

No.	Description	Date

TITLE:
FIRST FLOOR PLAN

File No. 001
Date FEBRUARY 22, 2023
Sheet No A-1