

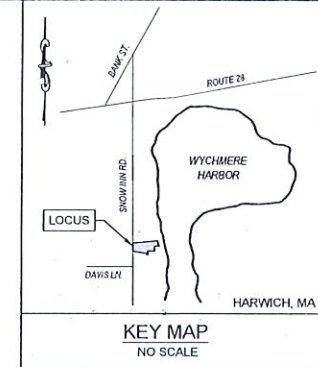
ZONING TABLE			
ZONING DISTRICT:	ASSESSORS MAP 8		
RESIDENTIAL - LOW DENSITY (RL)	PARCEL P3		
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	12,566± S.F.	NO CHANGE
FRONTAGE	150 FT.	63.54 FT.	NO CHANGE
BUILDING SETBACK - FRONT	25 FT.	27.7± FT.	NO CHANGE
BUILDING SETBACK - SIDE (NORTH)	20 FT.	4.1± FT.	NO CHANGE
BUILDING SETBACK - SIDE (SOUTH)	20 FT.	7.2± FT.	NO CHANGE
BUILDING SETBACK - REAR	20 FT.	5.0± FT.	NO CHANGE
BUILDING COVERAGE	15% MAX.	21.7% (2,725± S.F.)	24.6% (3,088± S.F.)
SITE COVERAGE	30% MAX.	54.2% (6,818± S.F.)	54.9% (6,910± S.F.)

**CONSTRUCTION NOTES:**

1. NO GRADE CHANGES PROPOSED. PROPOSED BUILDING ADDITION FINISH FLOOR ELEVATION TO MATCH EXISTING.
2. PROPOSED ADDITION ROOF RUNOFF TO BE COLLECTED VIA GUTTERS & DOWNSPOUTS AND CONNECTED TO EXISTING DRY WELL SYSTEM.

**REFERENCE:**

ASSESSORS MAP 8, PARCEL P3  
 DEED BOOK 24547, PAGE 55  
 DEED BOOK 24546, PAGE 299  
 PLAN BOOK 634, PAGES 57-66  
 PLAN BOOK 84, PAGE 51  
 DEP LIC. #13389



**ARCHITECT NOTE:**

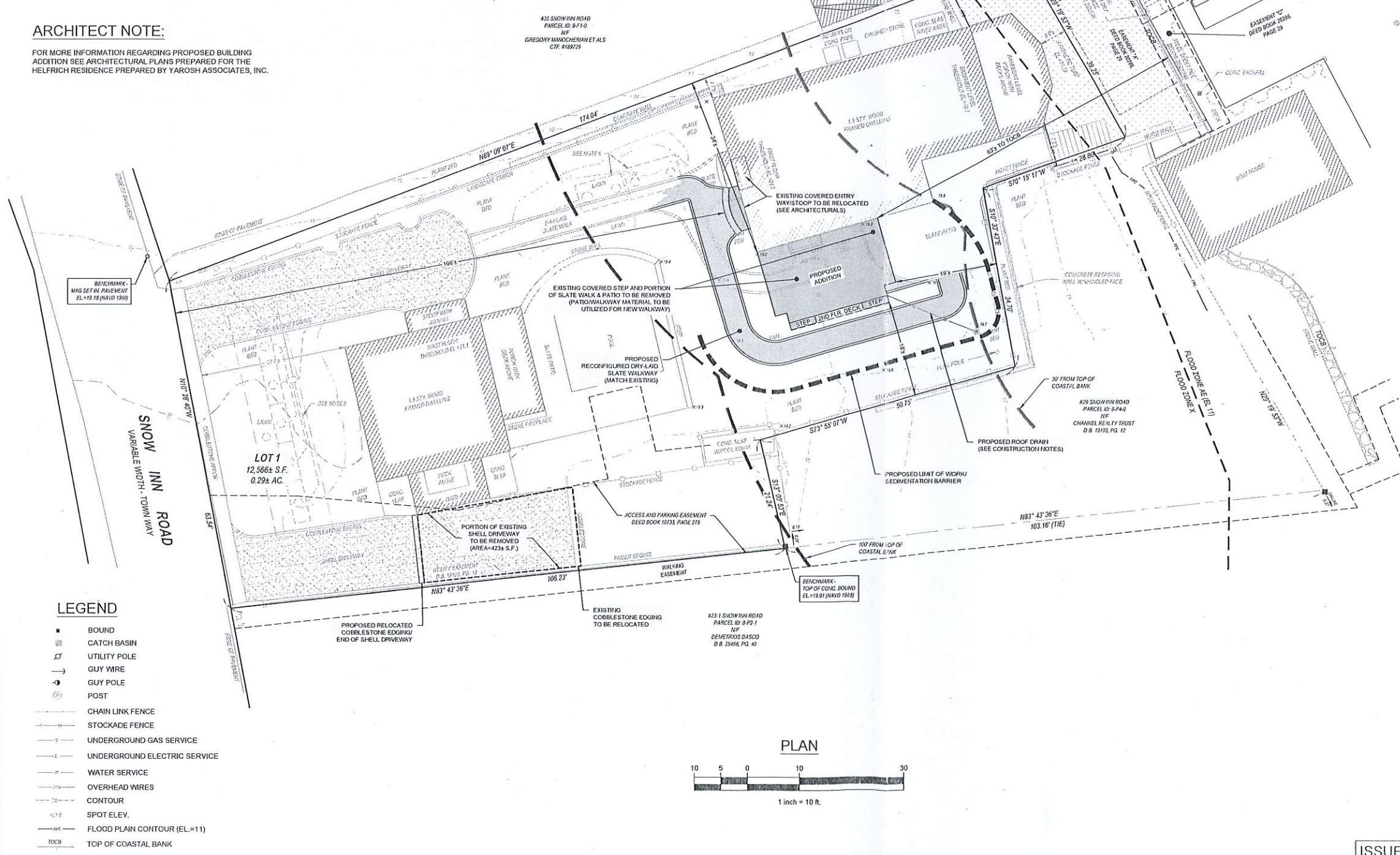
FOR MORE INFORMATION REGARDING PROPOSED BUILDING ADDITION SEE ARCHITECTURAL PLANS PREPARED FOR THE HELFRICH RESIDENCE PREPARED BY YAROSH ASSOCIATES, INC.

**GENERAL NOTES:**

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, MAINLAND ZONE (NAD83 (2011) (MYCS2) EPOCH 2010.00) AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY RTK GPS OBSERVATIONS ON 03-13-2023 USING THE HXGN SMARTNET RTK NETWORK.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 01-23-2023.
3. EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
4. FLOOD ZONE VE (EL. 15, EL. 14 & EL. 13), ZONE AE (EL. 11 & EL. 12), & ZONE X SHOWN ON THIS DRAWING ARE A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0612J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.
5. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
6. THE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS FROM THE BOARD OF HEALTH.

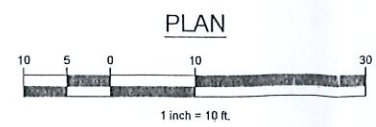
**EXISTING CONDITIONS:**

SEE PLAN TITLED C1.2.1 "PLAN SHOWING EXISTING CONDITIONS", PREPARED FOR VINCENT AND JEANNE HELFRICH, PREPARED BY COASTAL ENGINEERING COMPANY, DATED AND STAMPED JUNE 4, 2023.



**LEGEND**

—	BOUND
—	CATCH BASIN
—	UTILITY POLE
—	GUY WIRE
—	GUY POLE
—	POST
—	CHAIN LINK FENCE
—	STOCKADE FENCE
—	UNDERGROUND GAS SERVICE
—	UNDERGROUND ELECTRIC SERVICE
—	WATER SERVICE
—	OVERHEAD WIRES
—	CONTOUR
—	SPOT ELEV.
—	FLOOD PLAIN CONTOUR (EL.=11)
—	TOP OF COASTAL BANK



PROJECT	VINCENT AND JEANNE HELFRICH
SCALE	1" = 20'
DRAWING FILE	C15400-06-CIV.dwg
DATE	07-26-2023
DRAWN BY	MJB
CHECKED BY	BPM
SHEET TITLE	PLAN SHOWING PROPOSED SITE IMPROVEMENTS
PROJECT NO.	C15400.06

1 OF 1 SHEETS

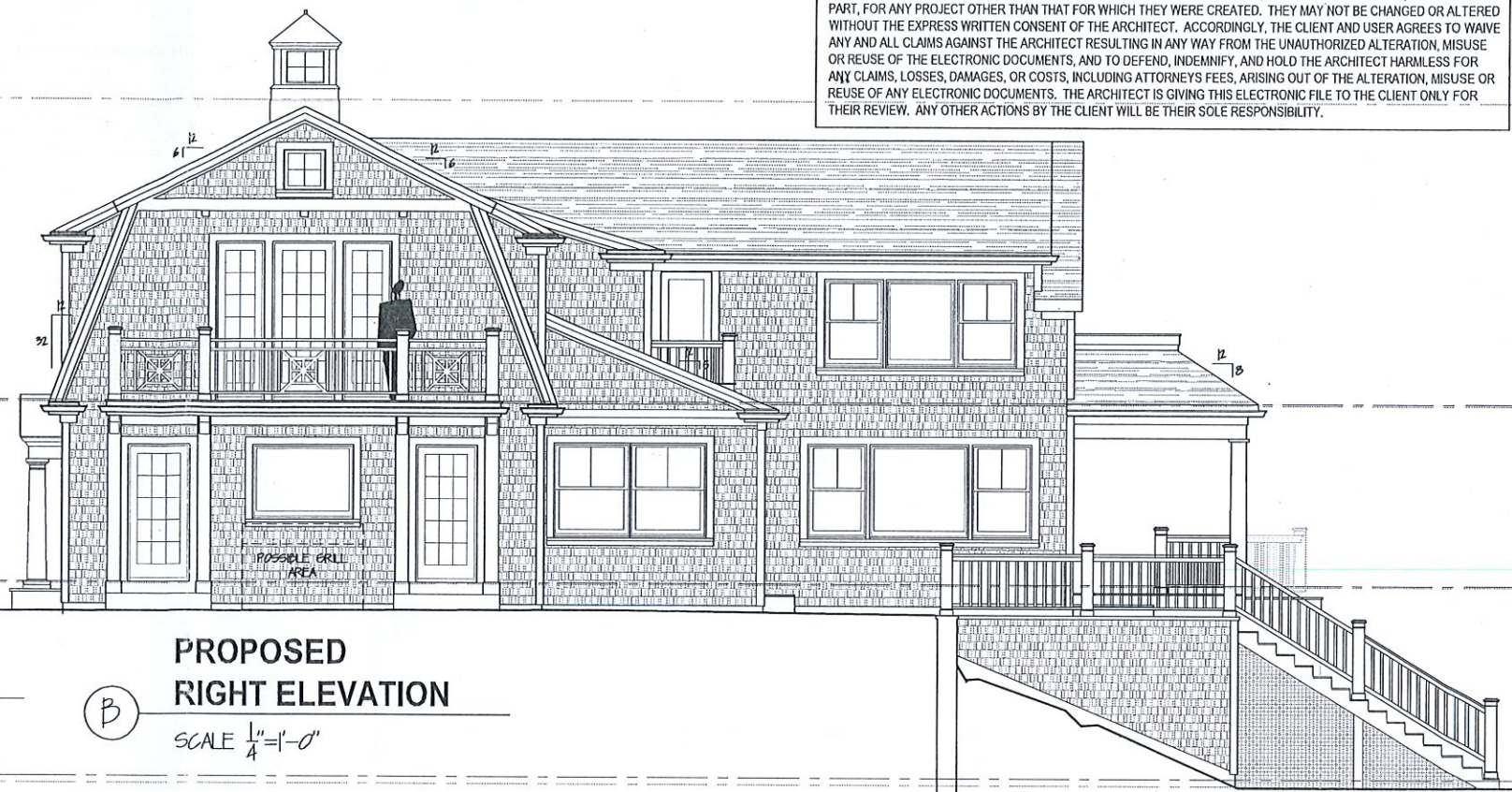
ISSUED FOR ZONING REVIEW 07-26-2023

C:\C15400-06 - Helfrich, Vincent - CIV\CAD\WP\C15400-06-CIV.dwg 7/26/2023 8:12 AM

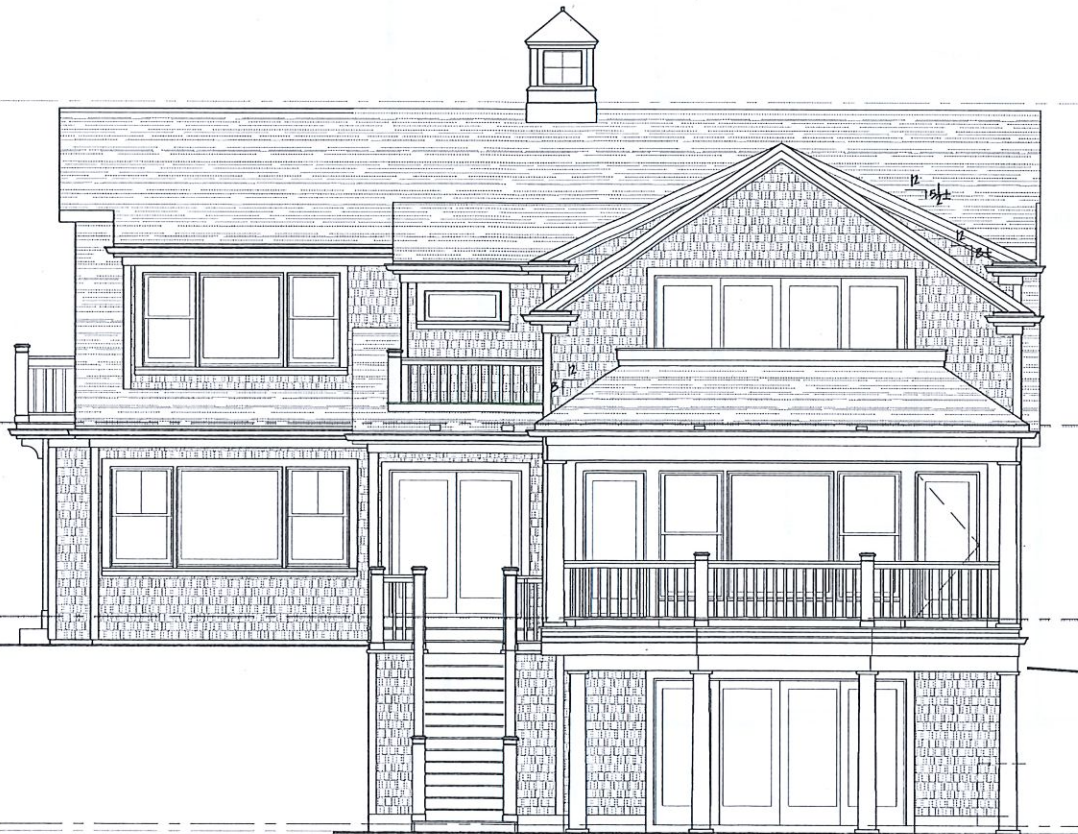
THE ELECTRONIC DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED. THEY MAY NOT BE CHANGED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ACCORDINGLY, THE CLIENT AND USER AGREES TO WAIVE ANY AND ALL CLAIMS AGAINST THE ARCHITECT RESULTING IN ANY WAY FROM THE UNAUTHORIZED ALTERATION, MISUSE OR REUSE OF THE ELECTRONIC DOCUMENTS, AND TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FOR ANY CLAIMS, LOSSES, DAMAGES, OR COSTS, INCLUDING ATTORNEYS FEES, ARISING OUT OF THE ALTERATION, MISUSE OR REUSE OF ANY ELECTRONIC DOCUMENTS. THE ARCHITECT IS GIVING THIS ELECTRONIC FILE TO THE CLIENT ONLY FOR THEIR REVIEW. ANY OTHER ACTIONS BY THE CLIENT WILL BE THEIR SOLE RESPONSIBILITY.



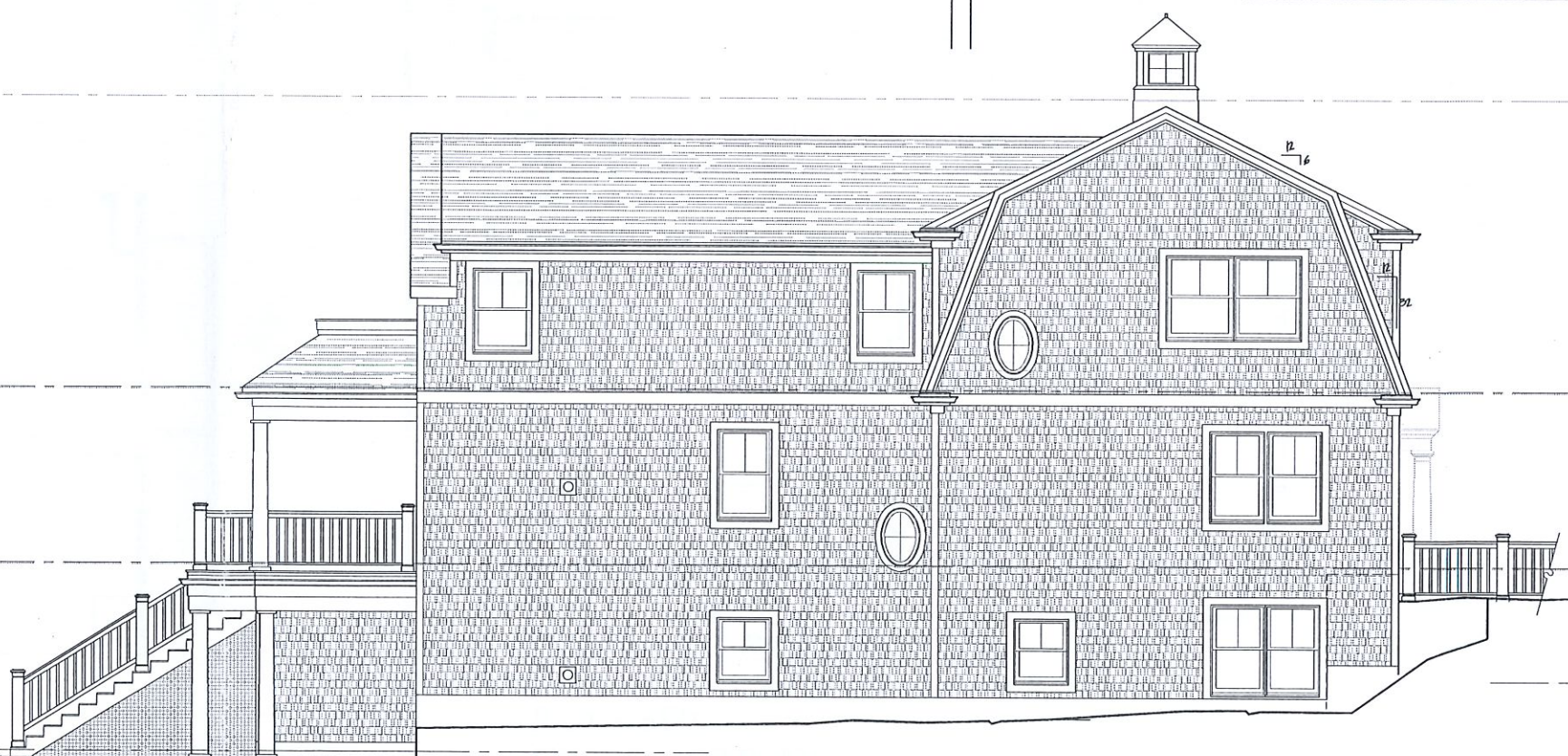
**PROPOSED FRONT ELEVATION**  
 (A) SCALE 1/4"=1'-0"



**PROPOSED RIGHT ELEVATION**  
 (B) SCALE 1/4"=1'-0"



**PROPOSED REAR ELEVATION**  
 (C) SCALE 1/4"=1'-0"



**PROPOSED LEFT ELEVATION**  
 (D) SCALE 1/4"=1'-0"

HELFRICH RESIDENCE  
 33 SNOW INN ROAD  
 HARWICHPORT, MA

				<b>YAROSH ASSOCIATES, INC.</b> ARCHITECTS - PLANNERS			
				SCALE: AN	DATE: 11/2012	APPROVED: -	DRAWN BY: JG & KS
<b>ELEVATIONS</b>							
PROJECT NUMBER 1283	MASHPEE, MASSACHUSETTS TEL: 477-4731 FAX: 477-4777			DRAWING NUMBER: A-1			