

ZONING TABLE - CH-1 DISTRICT

SUBJECT: ASSESSORS MAP 24 PARCEL T1-0	REQUIRED	EXISTING	PROPOSED
LOT AREA ¹	20,000	55,784± S.F.	NO CHANGE
FRONTAGE ¹	100 FT.	250.4 FT.	NO CHANGE
FRONT SETBACK ¹	25 FT.	24.4± FT.	NO CHANGE
SIDE SETBACK ¹	10 FT.	9.5± FT.	NO CHANGE
REAR SETBACK ¹	10 FT.	11.5± FT.	NO CHANGE
BUILDING HEIGHT ²	30 FT.	SEE ARCH. PLANS	NO CHANGE
BUILDING COVERAGE ²	30%	20% OR 11,160± S.F.	NO CHANGE
SITE COVERAGE ²	70%	69.1% OR 38,559± S.F.*	63.6% OR 35,500± S.F.**
SIDE SETBACK (R-R DISTRICT) ³	20 FT.	9.7± FT.	NO CHANGE
REAR SETBACK (R-R DISTRICT) ³	20 FT.	24.1± FT.	NO CHANGE

¹ CH-1 ANY OTHER PERMITTED USE (TABLE 2, HARWICH AREA REGULATIONS)
² CH-1 (TABLE 3, HARWICH HEIGHT AND BULK REGULATIONS)
³ RR (TABLE 3, HARWICH HEIGHT AND BULK REGULATIONS)
 * ENTIRE LOT, 38,559 S.F. / 55,784 S.F. = 0.691 = 69.1%
 ** ENTIRE LOT WITH POOL REMOVED, 35,500 S.F. / 55,784 S.F. = 0.636 = 63.6%

PARKING TABLE

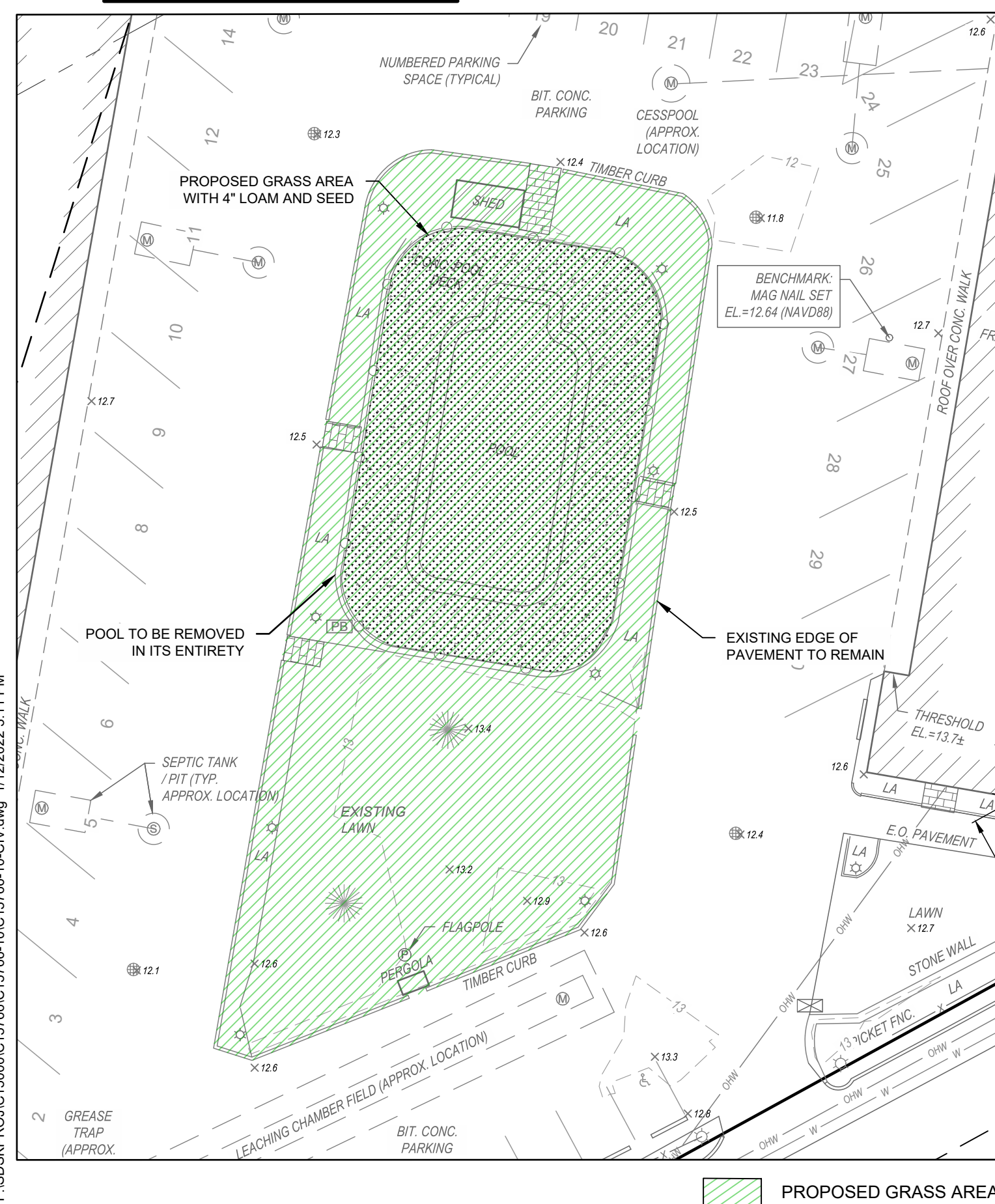
USE ⁴	PROPOSED	MIN. PROPOSED	EXISTING
RESIDENTIAL USE ACCESSORY MANAGERS APARTMENT	1 SPACE PER UNIT	1 UNITS	1 SPACES
RESIDENTIAL USE DORMITORY	1 SPACE PER UNIT	24 UNITS	24 SPACES
ACCESSORY OFFICE SPACE		5 SPACES	5 SPACES
TOTAL		30 SPACES	30 SPACES
			39 TOTAL (INCLUDING 2 ACCESSIBLE STALLS)
ACCESSIBLE STALLS	PER 28-50 STALLS 2 MIN		
	39 TOTAL EXISTING SPACES > 30 PROPOSED SPACES		

⁴ APPLICANT REQUESTING ZBA APPROVAL FOR PROPOSED USE

PARKING SETBACK ZONE CH-1

	REQUIRED	EXISTING	PROPOSED
STREET	20	12 FT. ±	NO CHANGE
SIDELINE	10	>10 FT.	NO CHANGE
REAR	10	>10 FT.	NO CHANGE

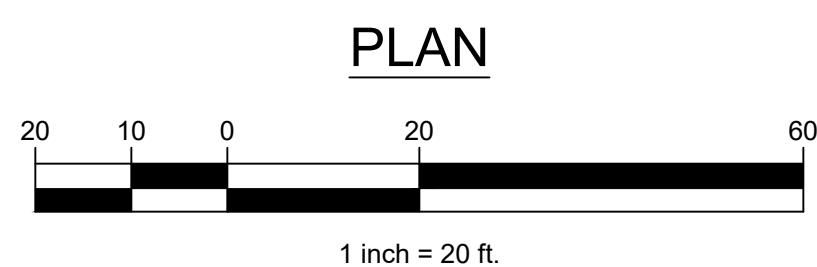
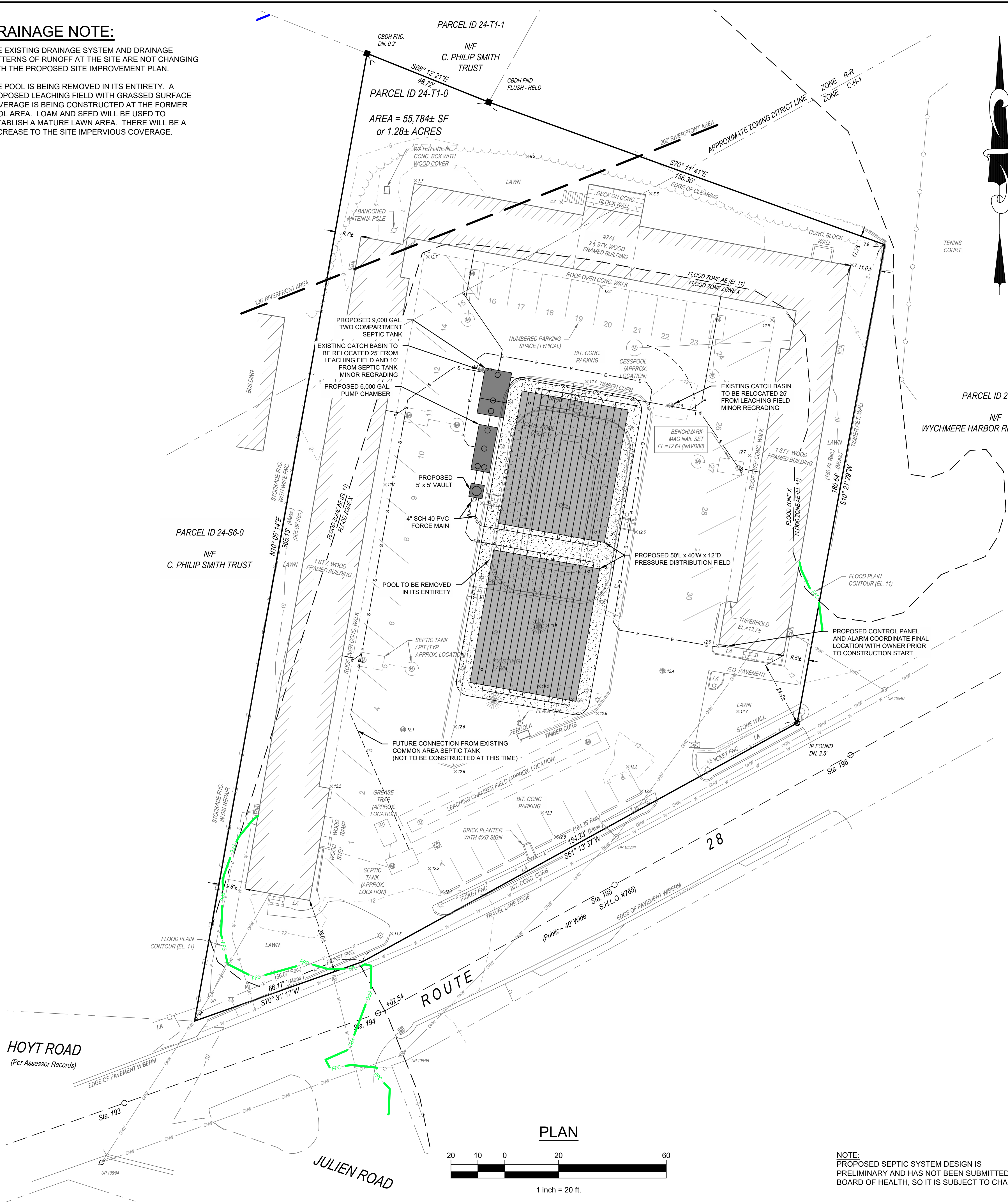
LANDSCAPE DETAIL:



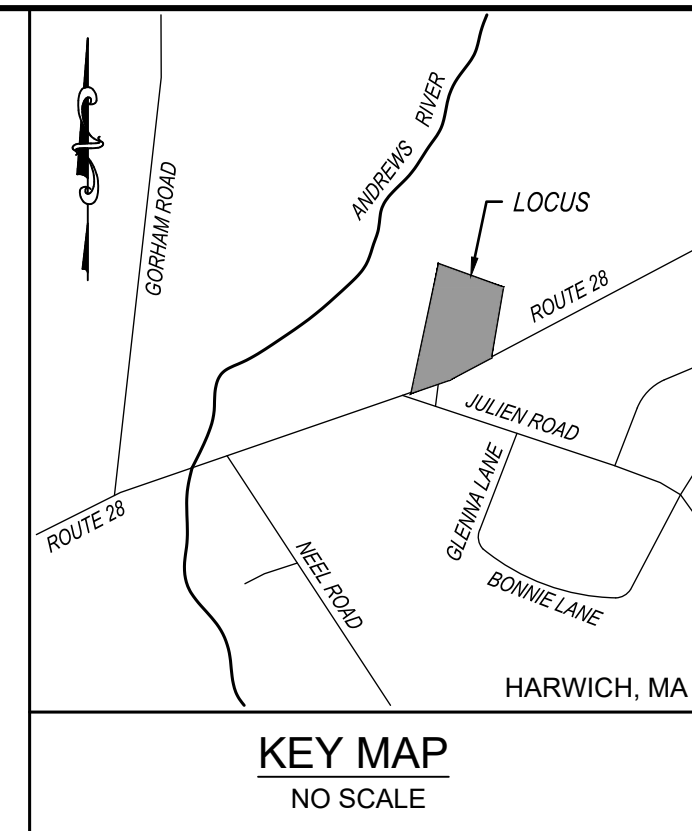
DRAINAGE NOTE:

THE EXISTING DRAINAGE SYSTEM AND DRAINAGE PATTERNS OF RUNOFF AT THE SITE ARE NOT CHANGING WITH THE PROPOSED SITE IMPROVEMENT PLAN.

THE POOL IS BEING REMOVED IN ITS ENTIRETY. A PROPOSED LEACHING FIELD WITH GRASSED SURFACE COVERAGE IS BEING CONSTRUCTED AT THE FORMER POOL AREA. LOAM AND SEED WILL BE USED TO ESTABLISH A MATURE LAWN AREA. THERE WILL BE A DECREASE TO THE SITE IMPERVIOUS COVERAGE.



NOTE:
 PROPOSED SEPTIC SYSTEM DESIGN IS PRELIMINARY AND HAS NOT BEEN SUBMITTED TO BOARD OF HEALTH, SO IT IS SUBJECT TO CHANGE.



REFERENCE:

ASSESSORS MAP 24, PARCEL T1-0
 DEED BOOK 2926, PAGE 258
 PLAN BOOK 119, PAGE 11

NOTES:

- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED BETWEEN 09-08-2021 AND 10-25-2021.
- 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.
- THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE AE (EL. 11), AND ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0616J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- THIS PLAN DOES NOT SHOW UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT AND VISIBLE USES OF THE LAND. THIS PLAN DOES NOT GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- UTILITY LOCATIONS HAVE NOT BEEN VERIFIED AS PART OF THIS SURVEY. THIS DRAWING MUST NOT BE USED TO LOCATE UTILITIES.

EXISTING SEPTIC NOTE:

EXISTING SEPTIC TANKS AND CESSPOOL POOLS TO BE PUMPED, CRUSHED, AND REMOVED OF OFF SITE IN ACCORDANCE TO TITLE 5. (EXCEPT FOR SEPTIC SYSTEM SERVING RESTAURANT).

LEGEND

- BOUND
- IRON PIPE
- CATCH BASIN
- ▬ DRAIN
- ⊕ DRAIN MANHOLE
- ⊕ MISC. MANHOLE
- ⊕ HYDRANT
- ⊕ WATER GATE
- ⊕ IRRIGATION VALVE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ GUY POLE
- ⊕ ELECTRIC METER
- ⊕ PULL BOX
- ⊕ LIGHT POLE
- ⊕ ELECTRIC MANHOLE
- ⊕ GAS METER
- 4 PARKING SPACE NUMBER
- ⊕ MISC. SIGN
- ⊕ POST
- ⊕ ACCESSIBLE PARKING
- ⊕ CHAIN LINK FENCE
- ⊕ STOCKADE FENCE
- - - 20 - - - CONTOUR
- ⊕ SPOT ELEVATION
- LA LANDSCAPED AREA
- ⊕ UNDERGROUND ELECTRIC SERVICE
- ⊕ OVERHEAD WIRES

COASTAL engineering co.
 260 Cranberry Hwy, Orleans, MA 02653
 508-255-6511 P 508-255-6700 F

NO.	DATE	REVISION
1	01-12-22	UPDATED PARKING TABLE AND ADDED GRASS AT LEACHING FIELD

PROJECT
WYCHMERE HARBOR REAL ESTATE, LLC
 COACHMAN INN
 774 ROUTE 28
 HARWICH, MA

SHEET TITLE
PROPOSED SITE IMPROVEMENT PLAN

SCALE	1" = 20'
DRAWING FILE	C15766-10-CIV.dwg
DATE	12-08-2021
DRAWN BY	WGM/DAV
CHECKED BY	BJW

C2.1.1

1 OF 1 SHEETS
 PROJECT NO. C15766.10