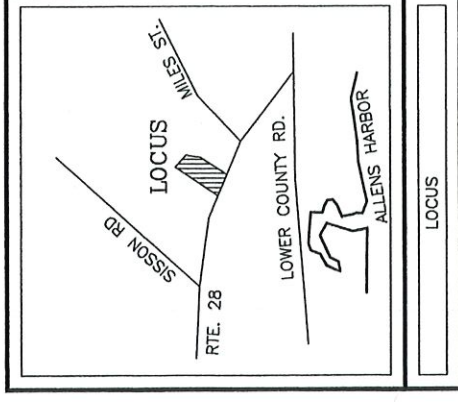


NOTES-

SEPTIC LOCATION PER PLAN BY RYDER & WILCOX DATED SEPTEMBER 5, 1986.
 SURVEY PERFORMED ON THE GROUND BY PAUL E. SWEETSER, PROFESSIONAL LAND SURVEYOR, BETWEEN MARCH 12, 2022 AND APRIL 7, 2022.
 PLAN REFERENCES: PLBK. 327 PG. 48, PLBK. 349 PG. 38, PLBK. 428 PG. 21, PLBK. 509 PG. 86 & 87.
 DEED REFERENCE: HARWICH PORT PROFESSIONAL COMPLEX CONDOMINIUM DEED BK. 9546 PG. 191



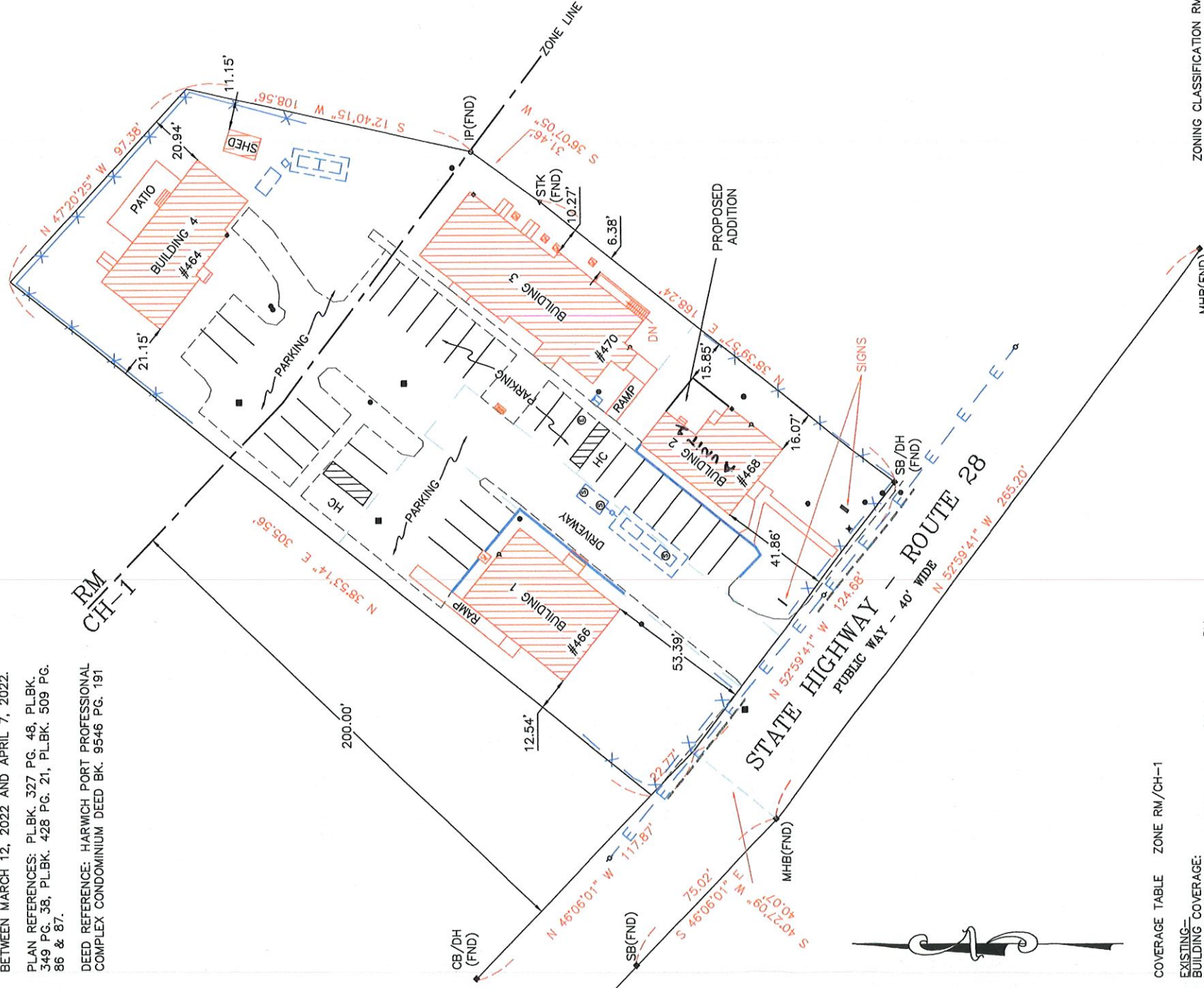
ASSESSORS MAP: 13
 PARCEL: F8

ZONING- CH-1
 COVERAGE: BUILDING-30%
 SITE-70%
 RM
 COVERAGE: BUILDING-20%
 SITE-35%
 AREA-40,000 SQ.FT.
 SETBACKS-
 FRONT-25'
 SIDE/REAR-10'(CH-1)
 FRONT-25'
 SIDE/REAR-20'(RM)

AREA-
 41,745 SQ.FT.±
 0.96 ACRES±
 858.64' PERIMETER

LEGEND:

- CATCH BASIN
- ⊙ ELECTRIC MAN HOLE COVER
- ⊙ SEPTIC MAN HOLE COVER
- GAS GATE
- WATER GATE
- UTILITY POLE
- LAMP POST
- FLAG POLE
- GAS METER
- ELECTRIC METER
- GROUND LIGHT
- X — FENCE LINE
- — — PHASE LINE
- CABLE
- ◊ TRANSFORMER
- ◊ AIR CONDITIONER



COVERAGE TABLE ZONE RM/CH-1

EXISTING-BUILDING NUMBER	AREA ALLOWED	CH-1	RM	EXTENDED
1	1,653 S.F.±	3.96%	N/A	3.96%
2	1,079 S.F.±	2.58%	N/A	2.58%
3	2,527 S.F.±	6.05%	N/A	6.05%
4 (INC. SHED)	1,644 S.F.±	N/A	3.94%	3.94%
TOTAL	6,903 S.F.±			16.53%
SITE COVERAGE ALLOWED PARKING	14,032 S.F.±	70% (27.98%)	35% (5.63%)	2,352 S.F.±
WALKWAYS, PATIO STEPS AND RAMP	816 S.F.±	441 S.F.± (1.06%)	375 S.F.± (0.90%)	33.61%
BULKHEADS	95 S.F.±	66 S.F.± (0.16%)	29 S.F.± (0.07%)	1.96%
TOTAL	14,943 S.F.±			0.23%
GROSS SITE COVERAGE	6,903 S.F.± + 14,943 S.F.± = 21,846 S.F.±			52.33%

PROPOSED-

BUILDING 1 ADDITION	AREA	NEW BLDG COVERAGE	NEW SITE COVERAGE
	229 S.F.± (0.55%)	17.08%	52.88%

NEW ADDITION IN THE CH-1 ZONE IS LESS THAN THE 30% BUILDING COVERAGE AND LESS THAN 70% SITE COVERAGE

PARKING SPACES-

GARAGE	1
REGULAR	30
HANDICAPPED	2
TOTAL	33

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN HARWICH PORT, MASSACHUSETTS AS PREPARED FOR COASTLINE CONSTRUCTION, INC.

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

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 BUILDINGS ARE AS SHOWN HEREON.

DATE: 04/13/2022
 PAUL E. SWEETSER
 PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE: PLBK. 428 PG. 21

LOCUS ADDRESS: 468 ROUTE 28 HARWICH PORT

SCALE: 1"=30'
 DATE DRAWN: APRIL 12, 2022
 FILE: 2921-00



PAUL E. SWEETSER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 146
 DENNISPORT, MA 02639
 (508)737-7560



466 ROUTE 28 UNIT 1
468 MAIN STREET, HARWICH PORT



DATE: 11-16-2022
 BY: JYW
 VERSION:

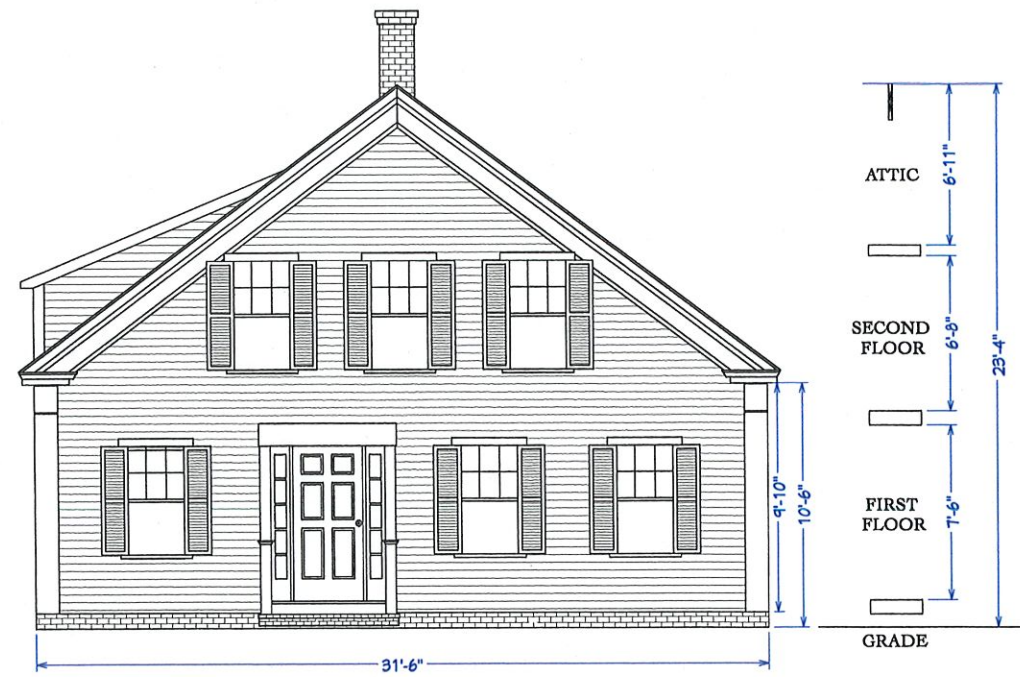
SHEET TITLE:
**ELEVATIONS
 EXISTING**

PROJECT LOCATION:
**466 ROUTE 28 UNIT 1
 468 MAIN STREET
 HARWICH PORT, MA**

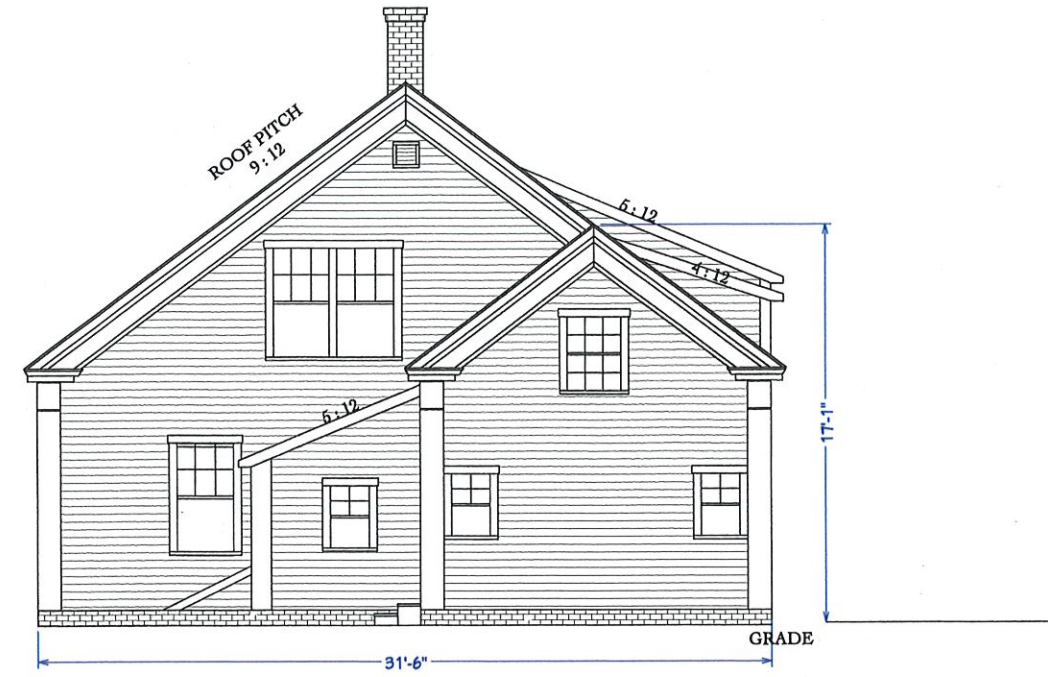
DRAWINGS PROVIDED BY:
**COASTLINE DESIGN
 E. HARWICH, MA**

SCALE:
1/4" = 1'

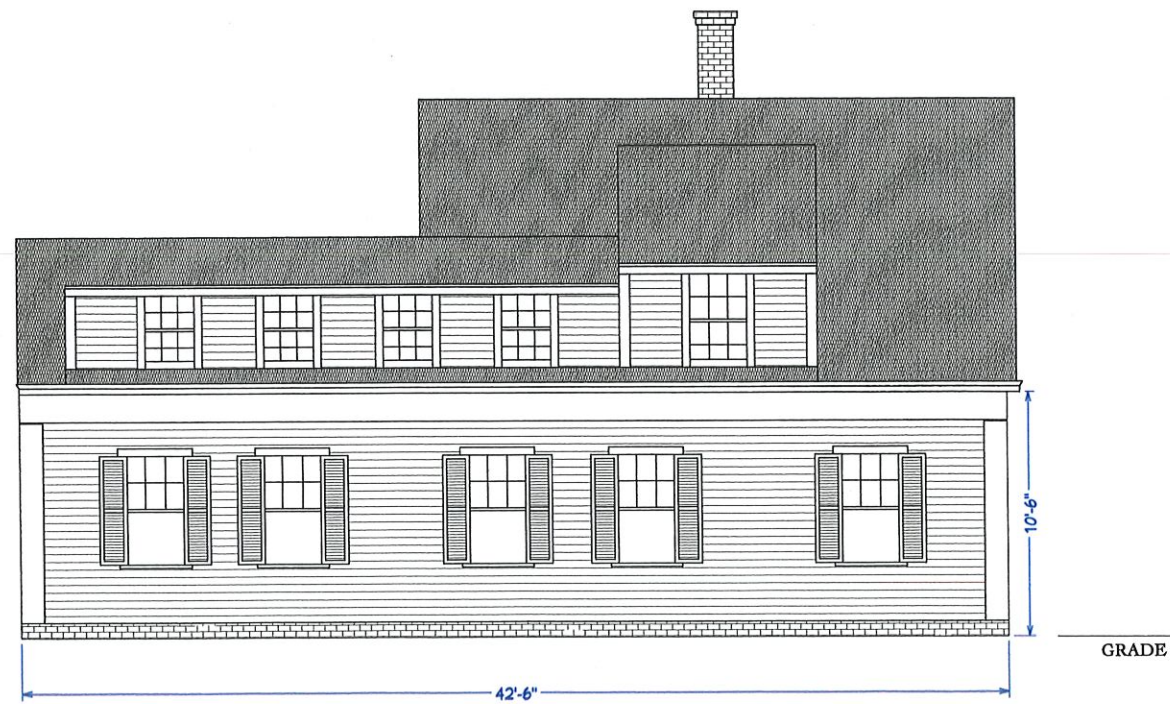
SHEET:
A-1



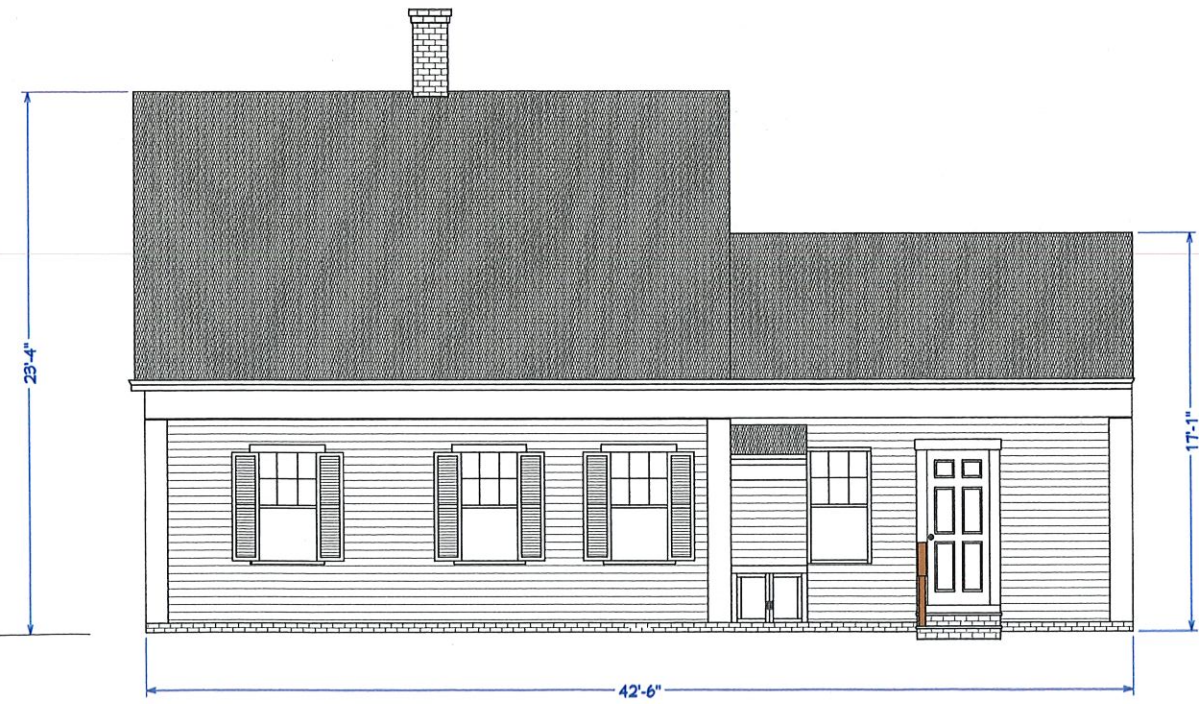
SOUTH / FRONT ELEVATION EXISTING, FACES RT. 28



**NORTH / REAR ELEVATION
 EXISTING**



**WEST / LEFT ELEVATION
 EXISTING, FACES PARKING LOT**



**EAST / RIGHT ELEVATION
 EXISTING**

466 ROUTE 28 UNIT 1
~~468 MAIN STREET, HARWICH PORT~~



DATE: 11-16-2022
 BY: JYW
 VERSION:

ELEVATIONS
 PROPOSED

SHEET TITLE

PROJECT LOCATION:
 466 ROUTE 28 UNIT 1
 468 MAIN STREET
 HARWICH PORT, MA

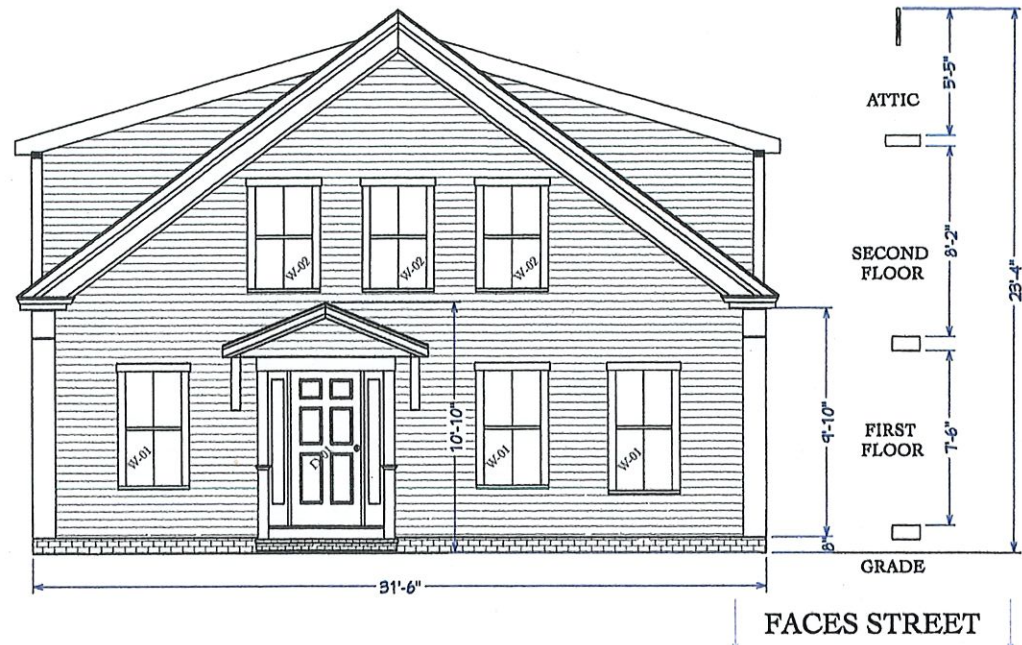
DRAWINGS PROVIDED BY:
 COASTLINE DESIGN
 E. HARWICH, MA

SCALE

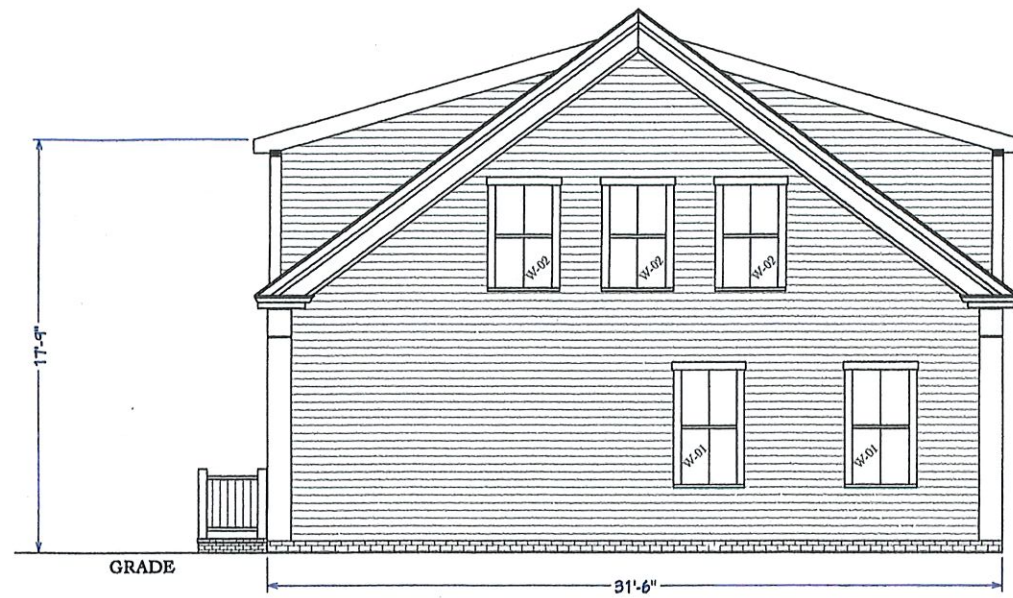
1/4" = 1'

SHEET:

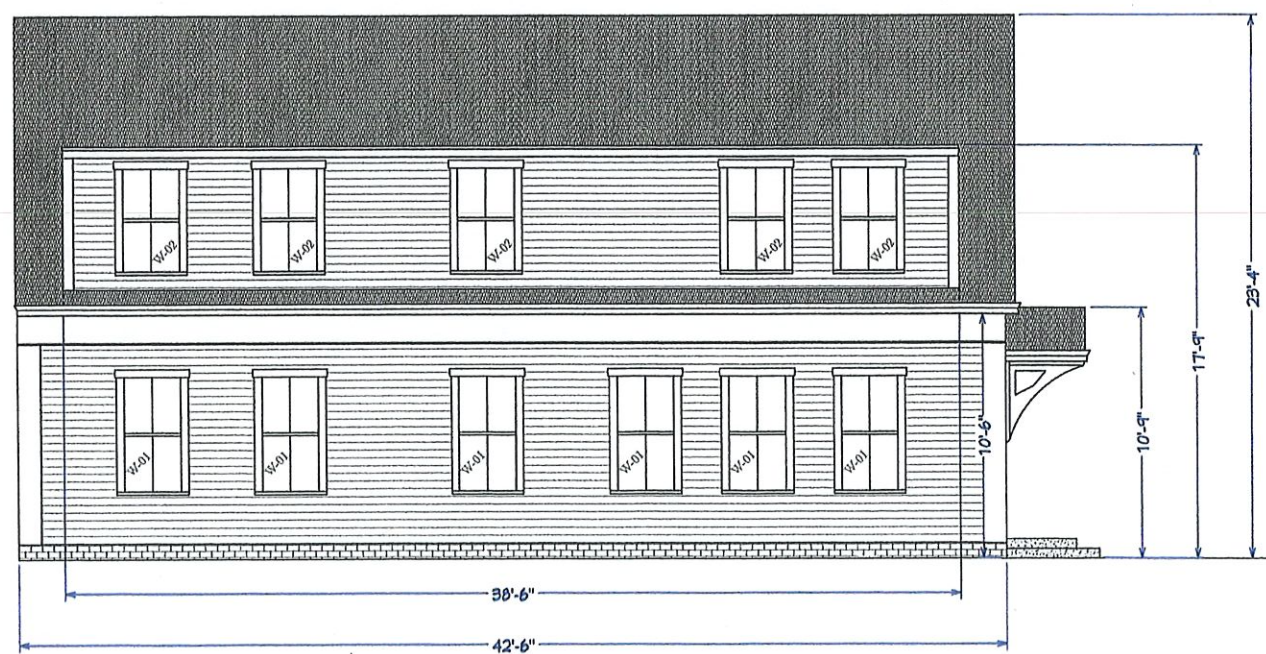
A-2



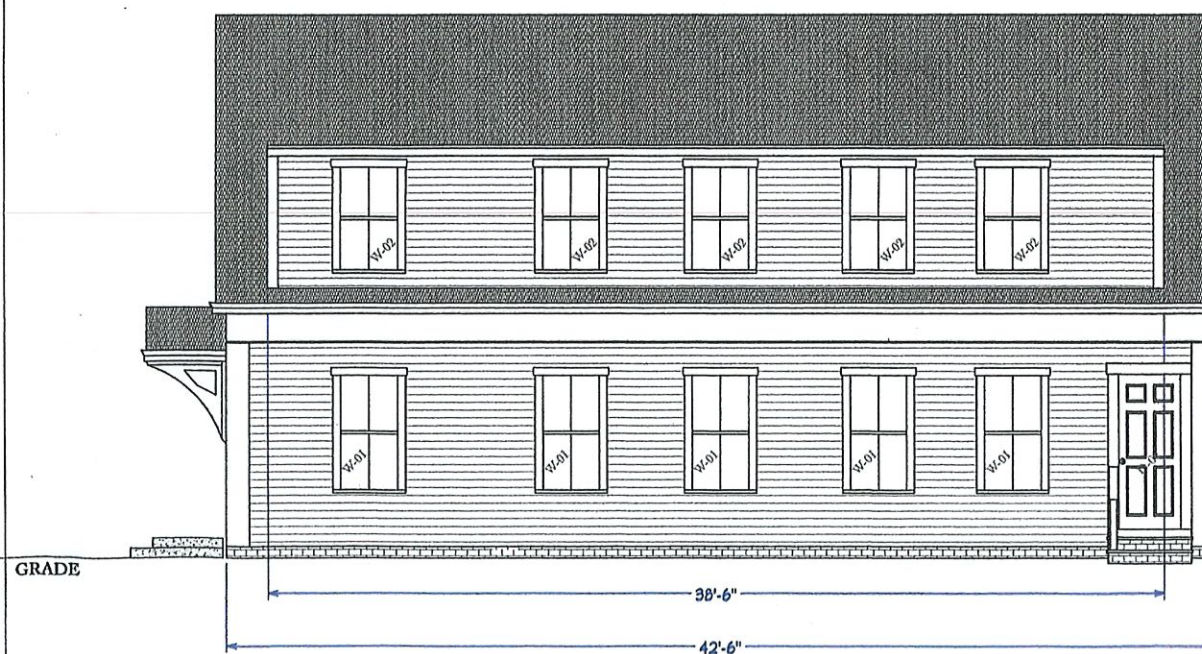
SOUTH / FRONT ELEVATION
 PROPOSED, FACES RT. 28



NORTH / REAR ELEVATION
 PROPOSED



WEST / LEFT ELEVATION
 PROPOSED FACES PARKING LOT



EAST / RIGHT ELEVATION
 PROPOSED

WINDOWS: MATCH EXISTING OPENING DIMENSIONS
 W-01: 30 X 60 : QTY 22: 26411, FELLA 2959, 2/2, DH, BLACK FRAME
 W-02: 30 X 52 : QTY 10: 2646, FELLA 2955, 2/2, DH, BLACK FRAME
 VERIFY R.O.S PRIOR TO INSTALL.

466 ROUTE 28 UNIT 1
468 MAIN STREET, HARWICH PORT



DATE: 11-16-2022
BY: JYW
VERSION:

PHOTOGRAPHS
EXISTING

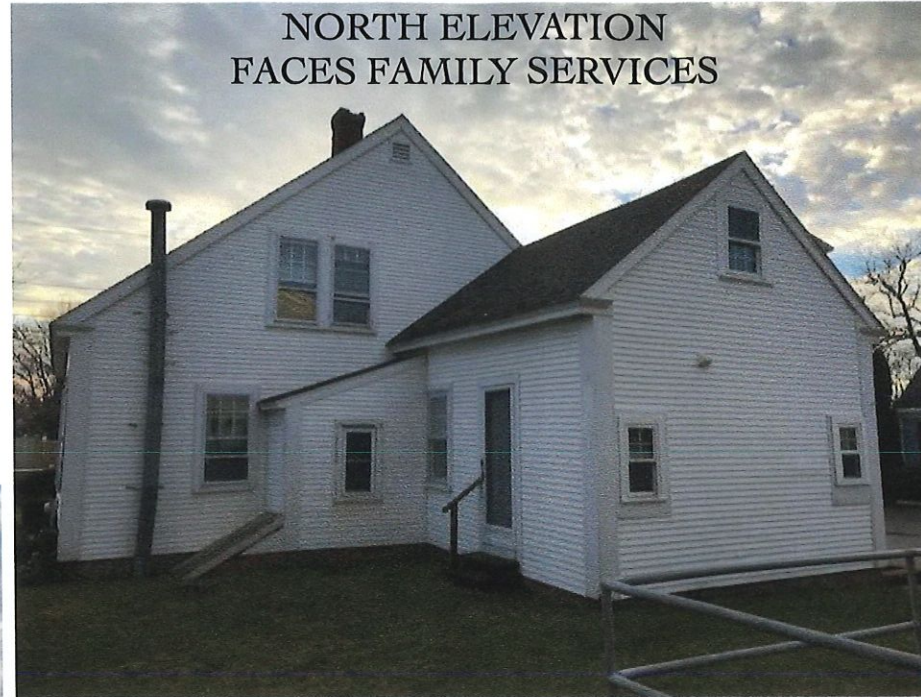
PROJECT LOCATION: 466 ROUTE 28 UNIT 1
468 MAIN STREET
HARWICH PORT, MA

DRAWINGS PROVIDED BY:
COASTLINE DESIGN
E. HARWICH, MA

SCALE:
1/4" = 1'

SHEET:
A-3

NORTH ELEVATION
FACES FAMILY SERVICES



WEST ELEVATION
FACES CROWELL LAW OFFICE



EAST ELEVATION
FACES MILES STREET NEIGHBOR



SOUTH ELEVATION
FACES ROUTE 28

