

HERRING RIVER
TIDAL

AREA—
 UPLAND 21,294 SQ.FT.±
 WETLAND 29,613 SQ.FT.±
 TOTAL 50,907 SQ.FT.±
 1.17 ACRES±

ZONING DISTRICT(S) INCLUDING FLOODPLAIN R-L		AE(EL.11)	
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	21,294±(UPLAND)	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	110.94'	150'	NO CHANGE
YARD SETBACK—FRONT(FEET)	64.96'	25'	NO CHANGE
YARD SETBACK—SIDE(FEET)	19.97'	20'	NO CHANGE
YARD SETBACK—REAR(FEET)	50'±(C.BANK)	20'	00
BUILDING COVERAGE(%)	8.19	15	00
SITE COVERAGE(%)	27.41	30	00
BUILDING HEIGHT	35.35'	41.19'(1)	00

(1) AVERAGE GRADE— $12.01+11.63+10.46+10.68=44.78/4=11.19+30=41.19$ ALLOWED HEIGHT

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

THIS PROPERTY IS ON ASSESSORS MAP:11
 PARCEL: S6

CB/DH = CONCRETE BOUND/DRILL HOLE
 X11.88 = SPOT ELEVATION

THIS PROPERTY FALLS IN FLOOD ZONE AE(EL.11) AS SHOWN ON MAP NO. 25001C0611J DATED JULY 16, 2014

SANDRA R. SCRUGGS
 C/O KARA A. EVANS
 CTF. 230167

50' WETLAND BUFFER SETBACK
 60' TOWN OF HARWICH WETLAND BUFFER SETBACK
 100' WETLAND BUFFER SETBACK

EXISTING CONDITIONS PLAN
 OF LAND IN HARWICH, MASSACHUSETTS
 AS PREPARED FOR ELIZABETH G. DOHERTY

TO: ELIZABETH G. DOHERTY
 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.

MARCH 10, 2023
 DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
 LCP 19857-A

LOCUS ADDRESS:
 102 CHASE STREET
 HARWICH

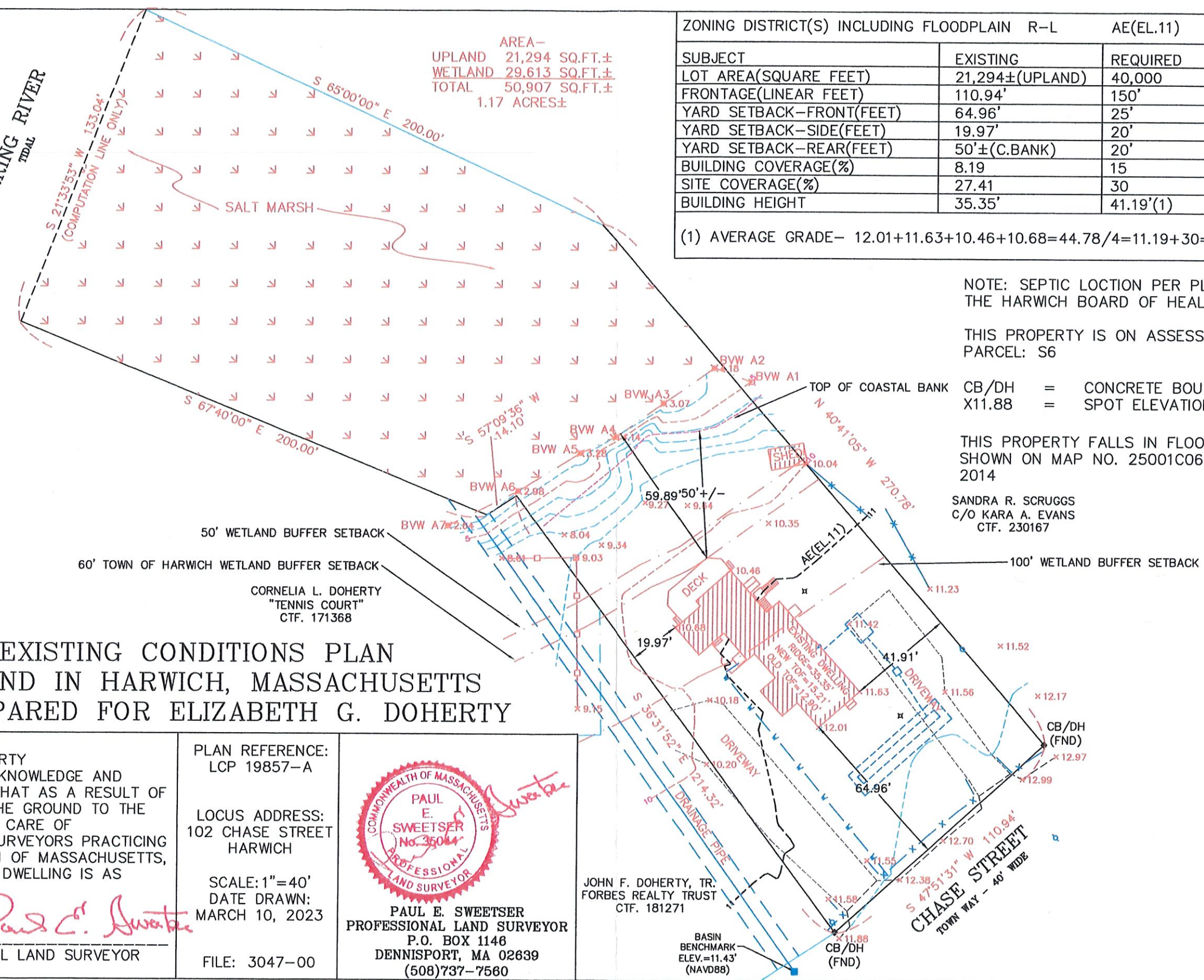
SCALE: 1"=40'
 DATE DRAWN:
 MARCH 10, 2023

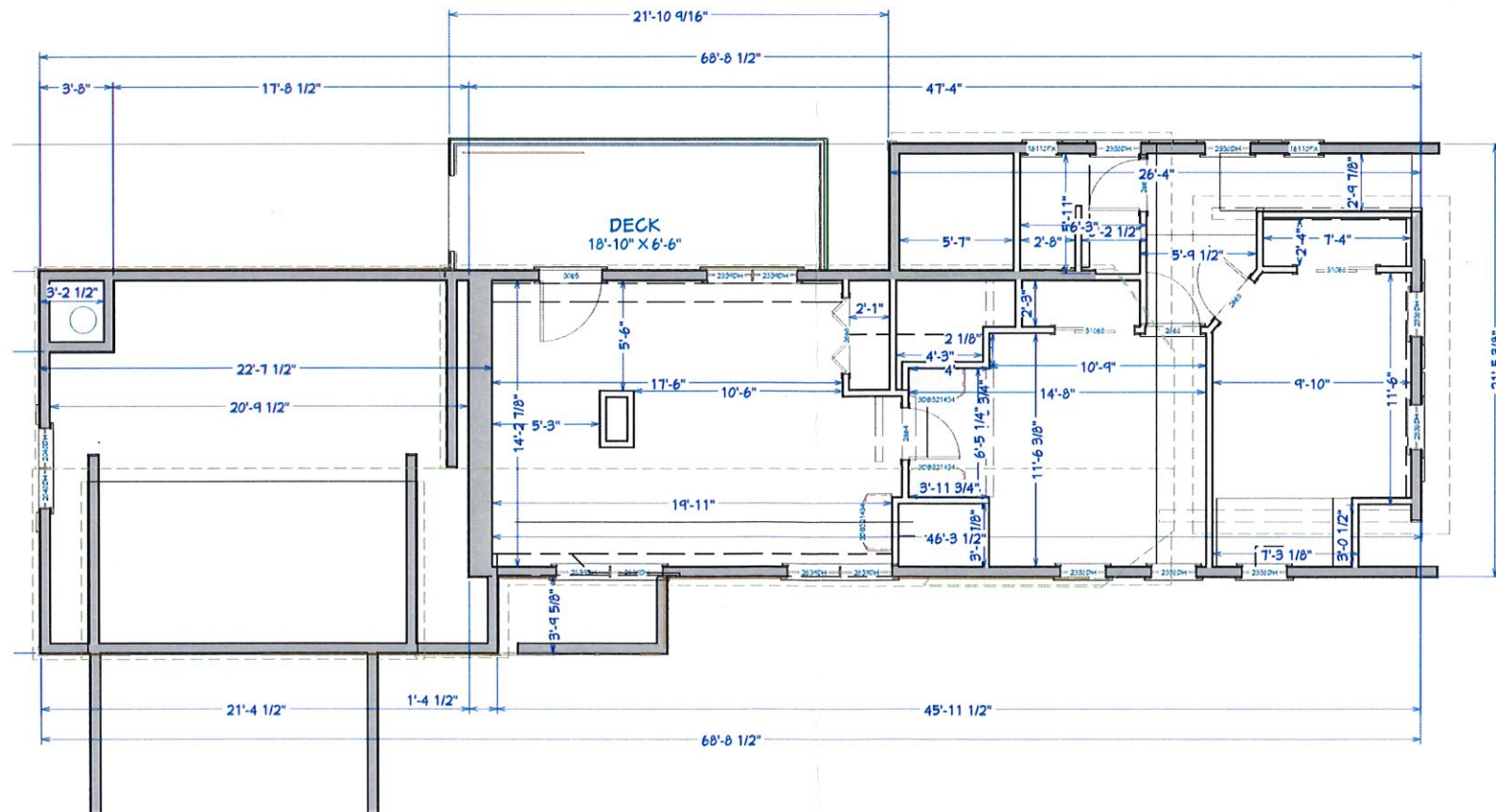
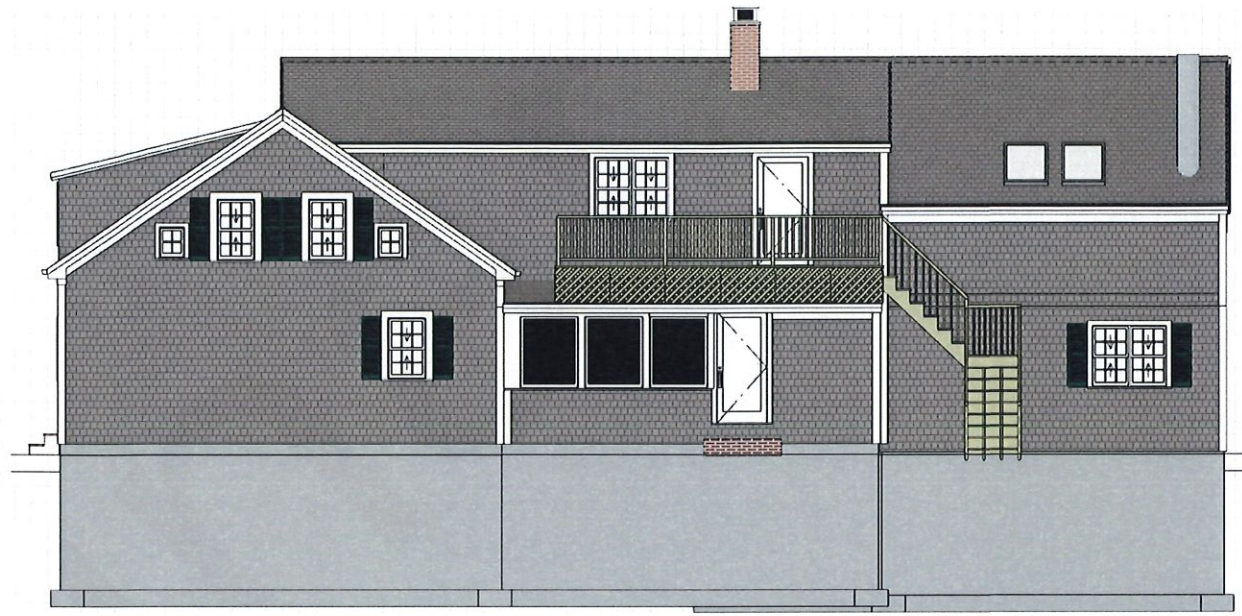
FILE: 3047-00



PAUL E. SWEETSER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1148
 DENNISPORT, MA 02639
 (508)737-7560

JOHN F. DOHERTY, TR.
 FORBES REALTY TRUST
 CTF. 181271





2nd Floor

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

R&M
ROGERS & MARNEY, INC.
 BUILDERS

STESNEY/DOHERTY RESIDENCE
 102 CHASE ST.
 W. HARWICH MA 02671

EXISTING SECOND
 FLOOR

DATE:

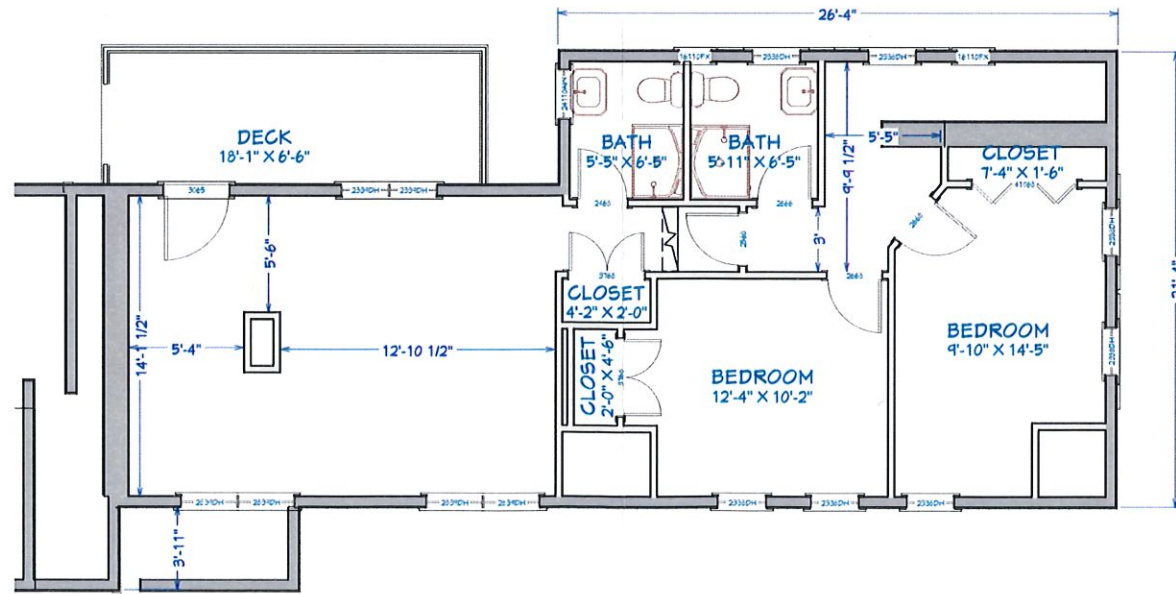
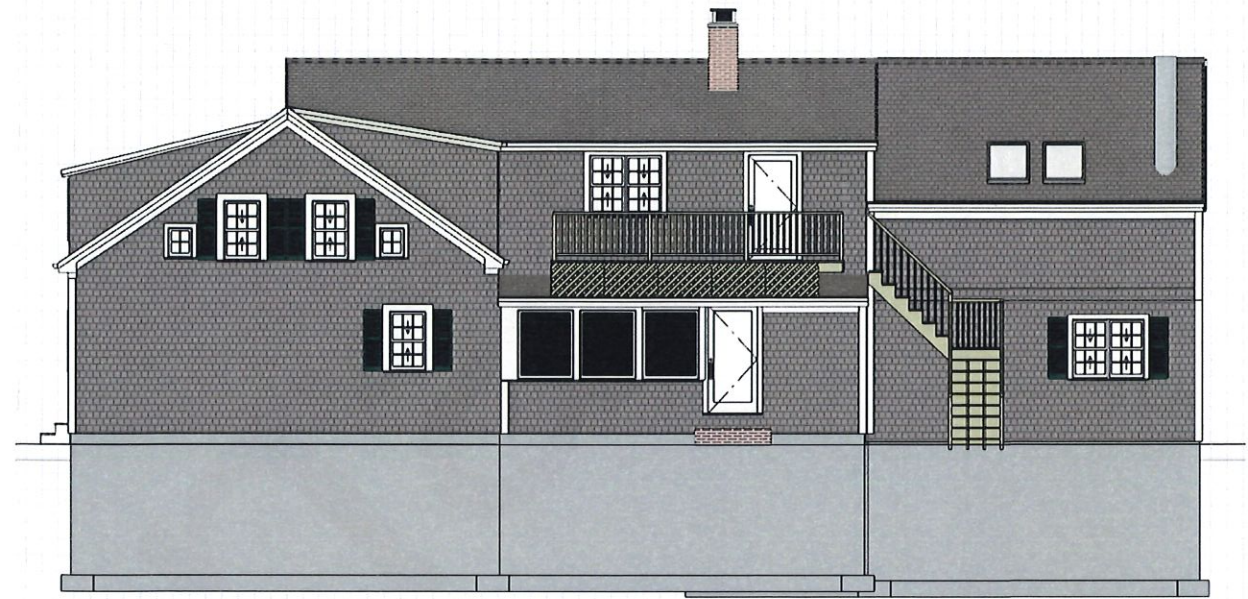
9/7/2023

SCALE:

1/4" = 1'-0"

SHEET:

P-1



2nd Floor

REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

R&M
ROGERS & MARNEY, INC.
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STESNEY/DOHERTY RESIDENCE
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PROPOSED SECOND
 FLOOR

DATE:

9/7/2023

SCALE:

1/4" = 1'-0"

SHEET:

P-2