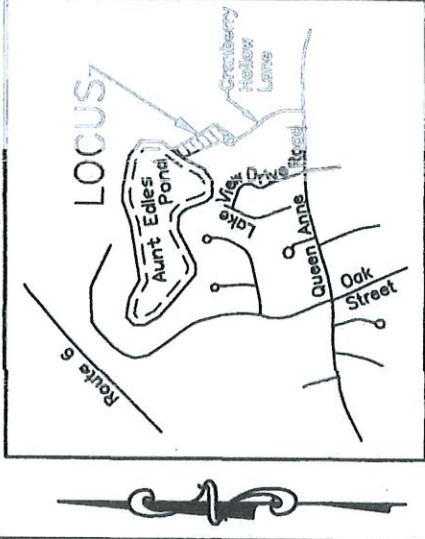
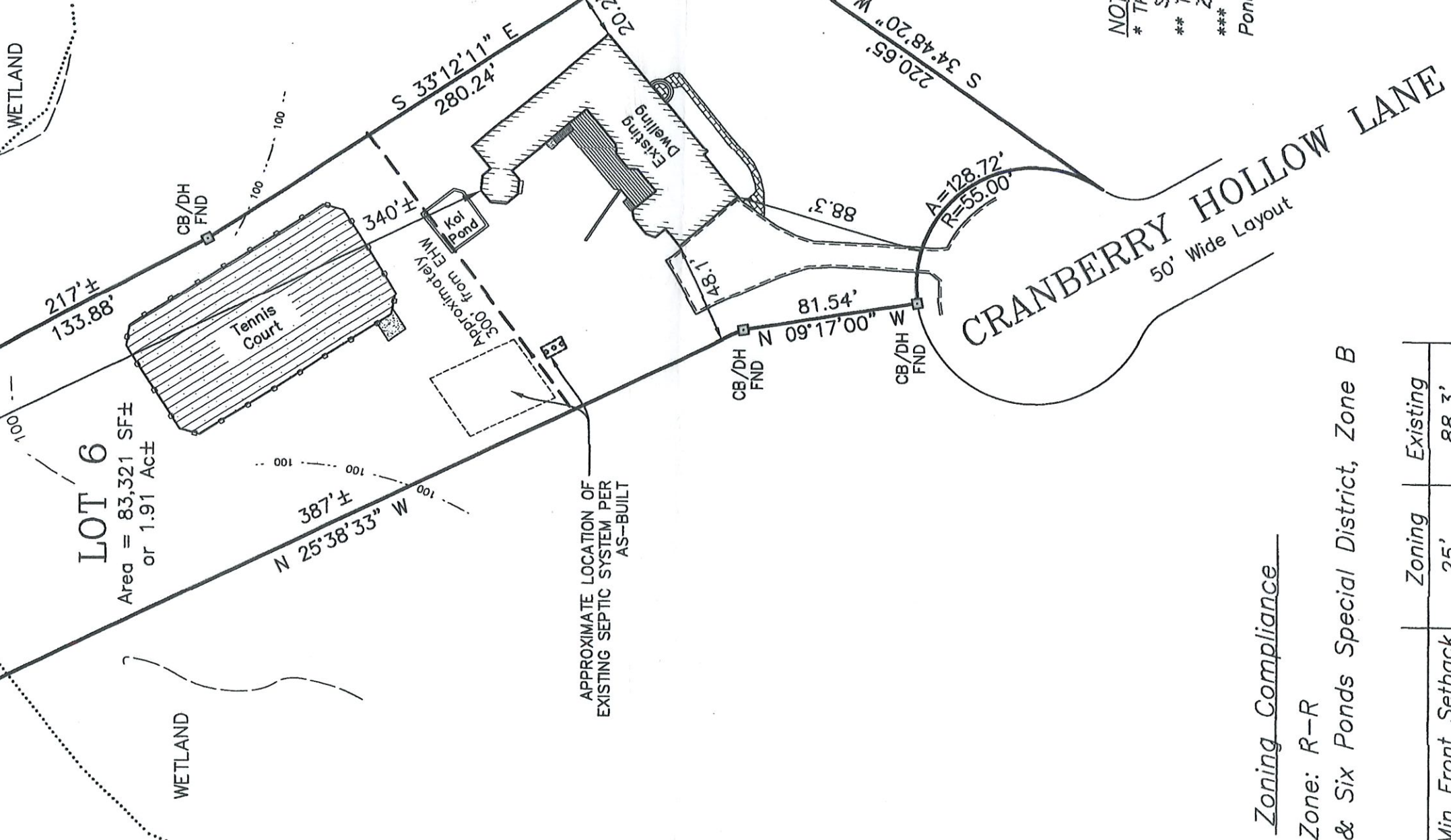


AUNT EDIE'S POND

EDGE OF POND
01/04/23



LOT 6
Area = 83,321 SF±
or 1.91 Ac±

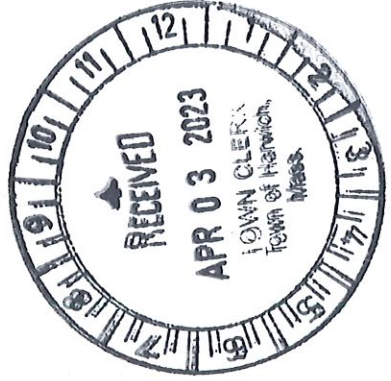


APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM PER AS-BUILT

Assessors' ID: 83-R2-6
Deed: Book 20,982, Page 27
Plan: Book 528, Page 80, Lot 6

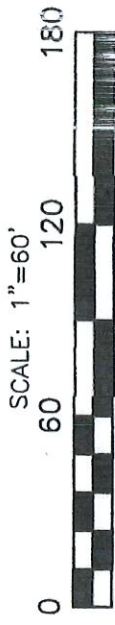
LEGEND

- Existing Building
- Edge of Paved Parking



NOTE:

- * This property is not located within a Special Flood Hazard Area.
- ** This property is not located within a Zone II, Drinking Water Protection District.
- *** This property is located in the Six Ponds Special District.



Zoning Compliance

Zone: R-R
& Six Ponds Special District, Zone B

	Zoning	Existing
Min Front Setback	25'	88.3'
Min Side Setback	20'	48.1'/20.2'
Min Rear Setback	20'	340'±
Building Coverage	(12,498 sf) 15% max	(4,506 sf) 5.4%
Site Coverage	(20,830 sf) 25% max	(15,209 sf) 18.3%

Site coverage does not include Koi Pond that is to be removed

MORAN ENGINEERING ASSOC.
508-432-2878 941 ROUTE 28, HARWICH, MA

EXISTING CONDITIONS OVERVIEW
Prepared For: Shoreline Pools

7 CRANBERRY HOLLOW LANE HARWICH, MA

PROJECT: 22-227 SHEET 1 of 2 DATE: 02/16/23

