

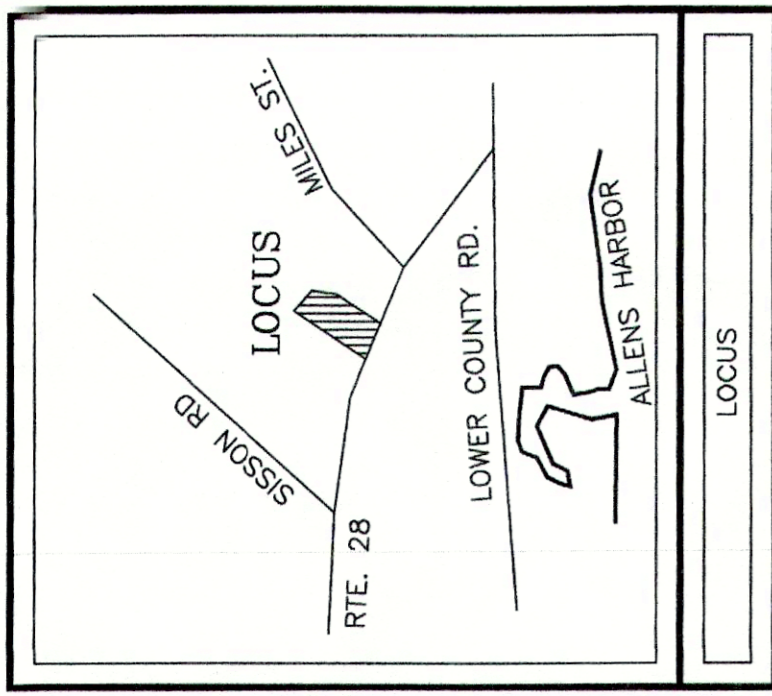
NOTES-

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: PL.BK. 327 PG. 48, PL.BK. 349 PG. 38, PL.BK. 428 PG. 21, PL.BK. 509 PG. 86 & 87.

DEED REFERENCE: HARWICH PORT PROFESSIONAL COMPLEX CONDOMINIUM DEED BK. 9546 PG. 191



ASSESSORS MAP: 13
PARCEL: F8

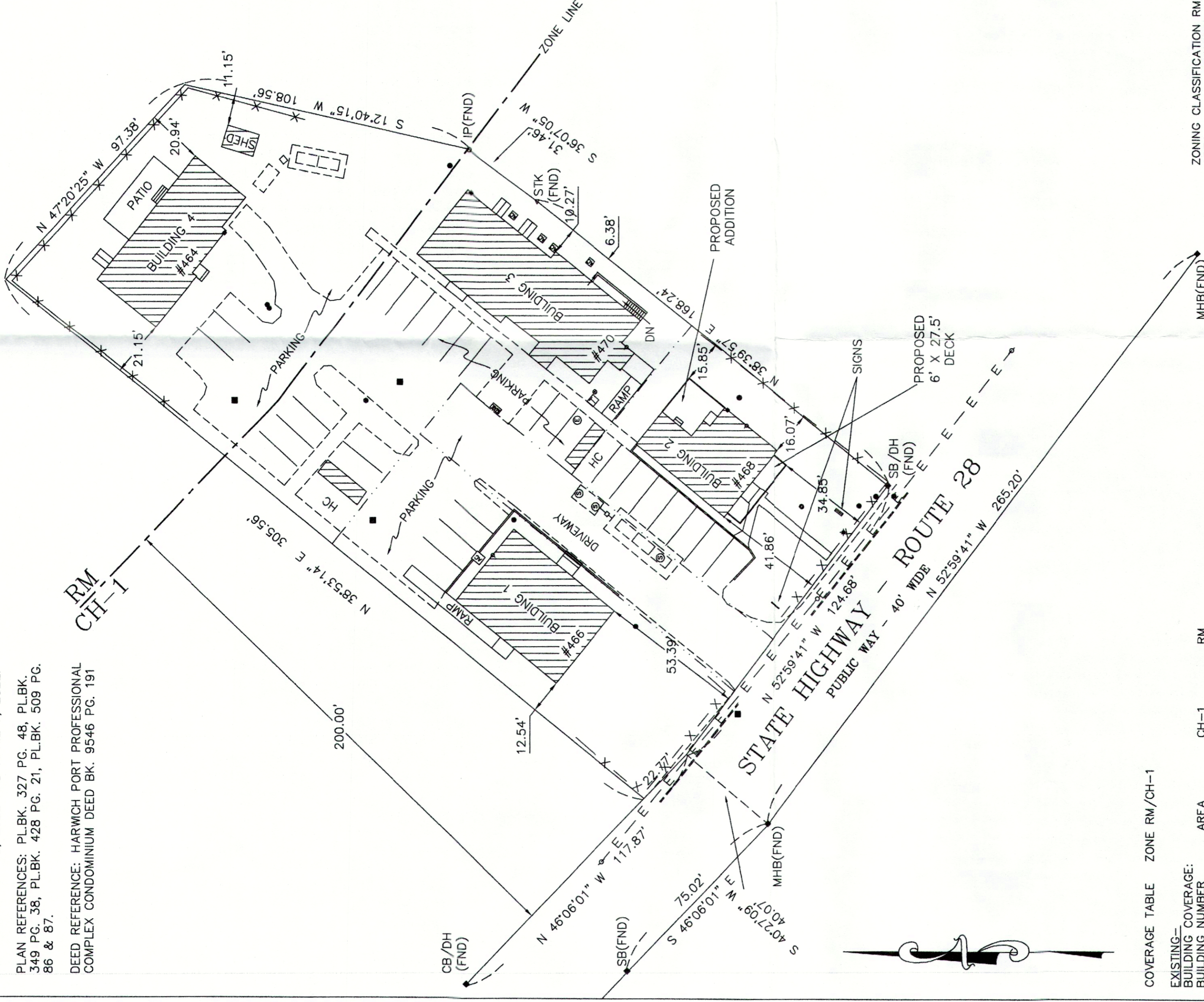
ZONING-
CH-1
COVERAGE:
BUILDING-30%
SITE-70%
RM
COVERAGE:
BUILDING-20%
SITE-35%
AREA-40,000 SQ.FT.
SETBACKS-
FRONT-25'
SIDE/REAR-10'(CH-1)
FRONT-25'
SIDE/REAR-20'(RM)

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

LEGEND:
SYMBOL DESCRIPTION

- 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

RECEIVED
TOWN CLERK
HARWICH, MA
2023 DEC 11 A 10:05



COVERAGE TABLE ZONE RM/CH-1

EXISTING- BUILDING NUMBER	AREA ALLOWED	CH-1 30%	RM 20%	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	70%			
PARKING	11,680 S.F.±	(27.98%)	2,352 S.F.±	(5.63%)
WALKWAYS,PATIO STEPS AND RAMP	816 S.F.±	(1.06%)	375 S.F.±	(0.90%)
BULKHEADS	95 S.F.±	(0.16%)	29 S.F.±	(0.07%)
TOTAL	14,943 S.F.±			35.80%

GROSS SITE COVERAGE 6,903 S.F.± + 14,943 S.F.± = 21,846 S.F.± 52.33%

PROPOSED-

BUILDING 2 ADDITION	AREA	NEW BLDG COVERAGE	NEW SITE COVERAGE
	229 S.F.±	17.08%	52.88%
DECK	125 S.F.±	---	53.18%

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

ZONING CLASSIFICATION RM/CH-1
AREA REQUIRED 40,000 S.F.

EXISTING	PROPOSED
41,745 S.F.±	NO CHANGE
41.86'	34.85'(TO DECK)
6.38'	NO CHANGE
12.54'	NO CHANGE
20.94'	NO CHANGE

*SIDE AND REAR SETBACK FOR C-H-1 10'
SIDE AND REAR SETBACK FOR R-M 20'

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

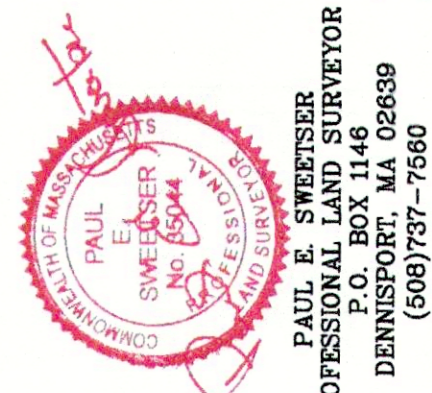
PLAN REFERENCE:
PL.BK.428 PG.21

LOCUS ADDRESS:
468 ROUTE 28
HARWICH PORT

SCALE: 1" = 30'
DATE DRAWN:
APRIL 12, 2022
JULY 11, 2023
FILE: 2921-00

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.

JULY 11, 2023
DATE
Paul E. Sweetser
PROFESSIONAL LAND SURVEYOR



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639
(508)737-7560

