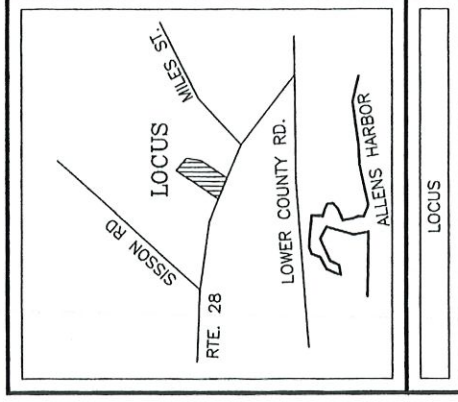


NOTES-

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 ON DECEMBER 15, 2023.
 BENCHMARK SET BY DEMAREST LAND SURVEYING ON DECEMBER 15, 2023.
 ELEVATIONS SHOWN ARE IN FEET ABOVE NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).



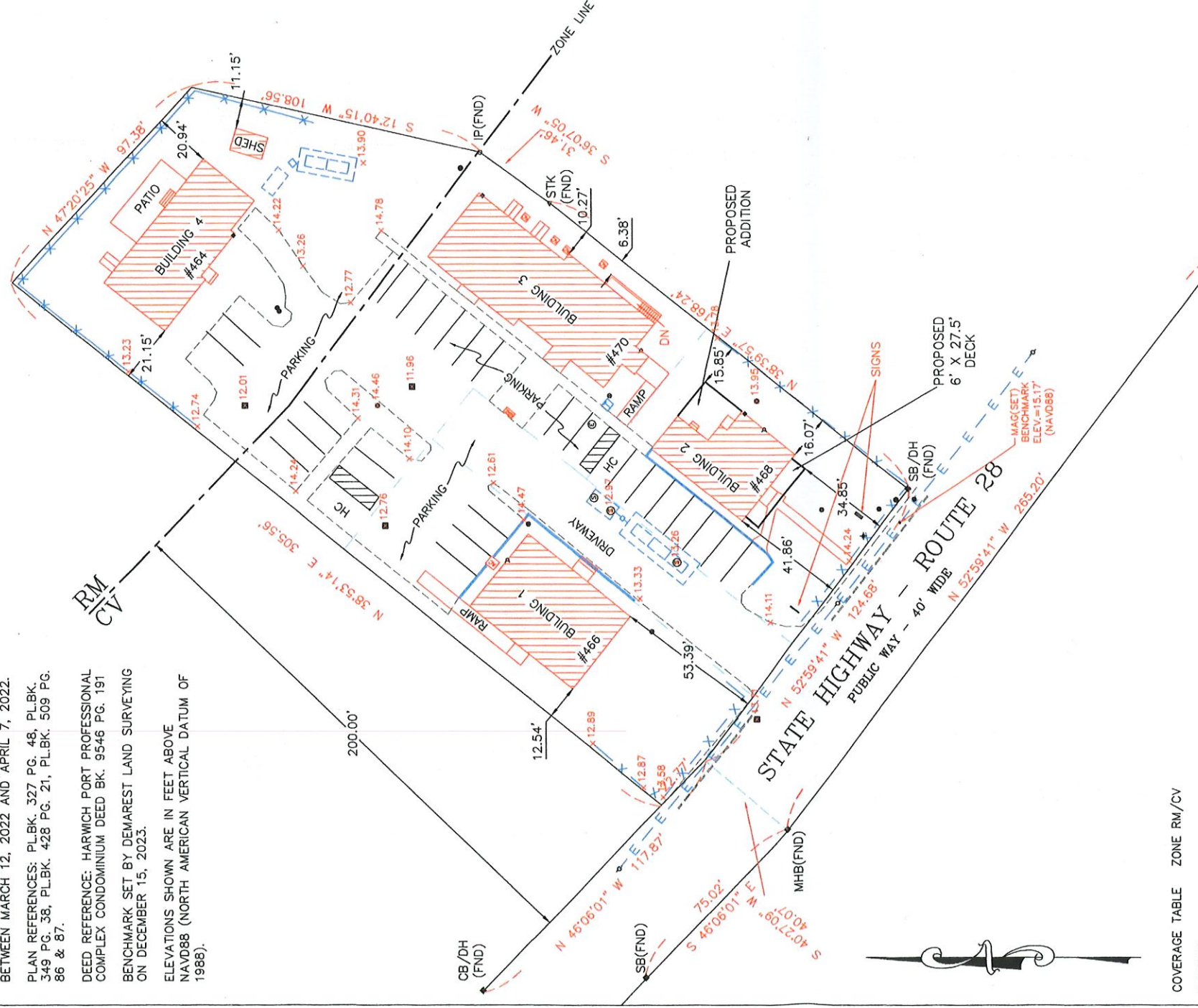
ASSESSORS MAP: 13
 PARCEL: F8

ZONING-
 CV
 COVERAGE:
 BUILDING-50%
 SITE-80%
 RM
 COVERAGE:
 BUILDING-20%
 SITE-35%
 AREA-40,000 SQ.FT.
 SETBACKS-
 FRONT-25'
 SIDE/REAR-20'

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/CV

EXISTING BUILDING NUMBER	AREA ALLOWED	CV 50%	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 PARKING	14,032 S.F.±	80%	11,680 S.F.±	35%	2,352 S.F.±	
		(27.98%)	(5.63%)			33.61%
WALKWAYS, PATIO STEPS AND RAMP	816 S.F.±	441 S.F.±	(1.06%)	375 S.F.±	(0.90%)	1.96%
BULKHEADS	95 S.F.±	66 S.F.±	(0.16%)	29 S.F.±	(0.07%)	0.23%
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	AREA	NEW BLDG COVERAGE	NEW SITE COVERAGE
BUILDING 2 ADDITION	229 S.F.± (0.55%)	17.08%	52.88%
DECK	125 S.F.±	---	53.18%

NEW ADDITION IN THE CV ZONE IS LESS THAN THE 50% BUILDING COVERAGE AND LESS THAN 80% SITE COVERAGE



ZONING CLASSIFICATION RM/CV
 AREA 40,000 S.F.

SETBACKS	EXISTING	PROPOSED
FRONT	41.86'	NO CHANGE
SIDE(R)	6.38'	34.85' (TO DECK)
SIDE(L)	12.54'	NO CHANGE
REAR	20.94'	NO CHANGE

PARKING SPACES-	1	2	3
GARAGE	1	30	
REGULAR		50	
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:
 PLBK. 428 PG. 21

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: DEC. 14, 2023
 DATE DRAWN: DECEMBER 14, 2023
 FILE: 2921-00



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