

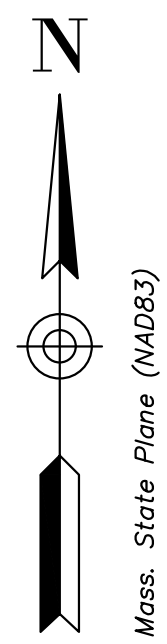
LOCUS MAP (N.T.S.)

**ZONING DISTRICTS**  
R-R ( Residential Rural )

Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Setback	25 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Max. Bldg. Coverage	15 %
Max. Site Coverage	25 %
Building Height	30 Ft.

**OWNER(S) OF RECORD**

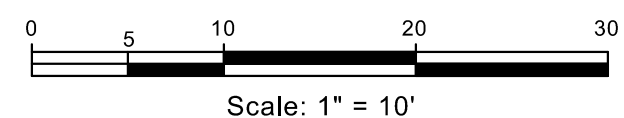
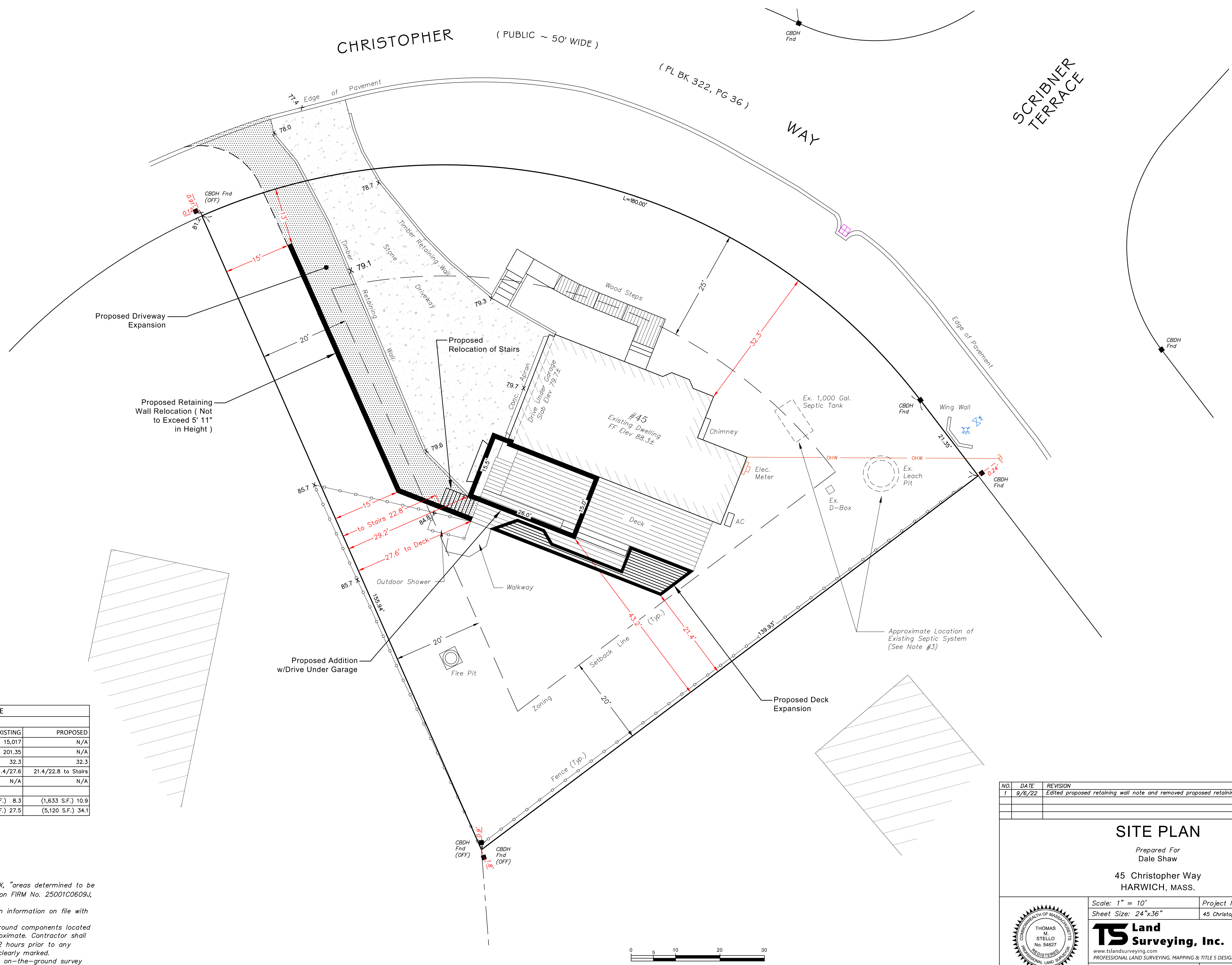
Dale M. and Susan E. Shaw  
Deed Book 33013, Page 286  
Plan Book 245, Page 41  
Lot 20  
Assessors Parcel ID 108-X3-20-0



ZONING COMPLIANCE TABLE			
ZONING DISTRICT R-R			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	40,000	15,017	N/A
FRONTAGE (FT.)	150	201.35	N/A
FRONT SETBACK (FT.)	25	32.3	32.3
SIDE SETBACK (FT.)	20	21.4/27.6	21.4/22.8 to Stairs
REAR SETBACK (FT.)	20	N/A	N/A
	MAX.		
BUILDING COVERAGE (%)	15	(1,240 S.F.) 8.3	(1,633 S.F.) 10.9
SITE COVERAGE (%)	25	(4,129 S.F.) 27.5	(5,120 S.F.) 34.1

**NOTES**

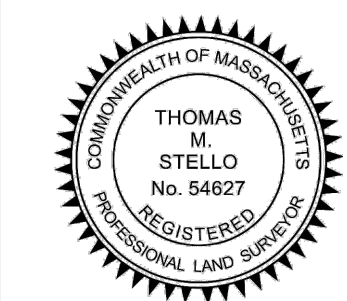
- Horizontal Datum: NAD83  
Vertical Datum: Approximate NAVD88
- The subject lot is located in FEMA Other Areas Zone X, "areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM No. 25001C0609J, effective date July 16, 2014.
- Septic system location is approximate and is based on information on file with the Health Department.
- Existing utility locations are based on visible, above ground components located during the field survey and are considered to be approximate. Contractor shall notify DigSafe (call 811 or 888-DIG-SAFE) at least 72 hours prior to any construction to have all existing utilities located and clearly marked.
- The existing conditions shown hereon are based on an on-the-ground survey performed on July 8, 2021.



NO.	DATE	REVISION
1	9/6/22	Edited proposed retaining wall note and removed proposed retaining wall bend.

**SITE PLAN**

Prepared For  
Dale Shaw  
45 Christopher Way  
HARWICH, MASS.



Scale: 1" = 10' Project No.: H-277.0  
 Sheet Size: 24"x36" 45 Christopher Way, Harwich.dwg  
**TS Land Surveying, Inc.**  
 P.O. Box 303  
 Harwich Port, MA 02646  
 508.737.8635  
 office@tslandsurveying.com  
 www.tslandsurveying.com  
 PROFESSIONAL LAND SURVEYING, MAPPING & TITLE 5 DESIGN  
 Date: September 7, 2022 Sheet No. 1 of 1

Thomas M. Stello