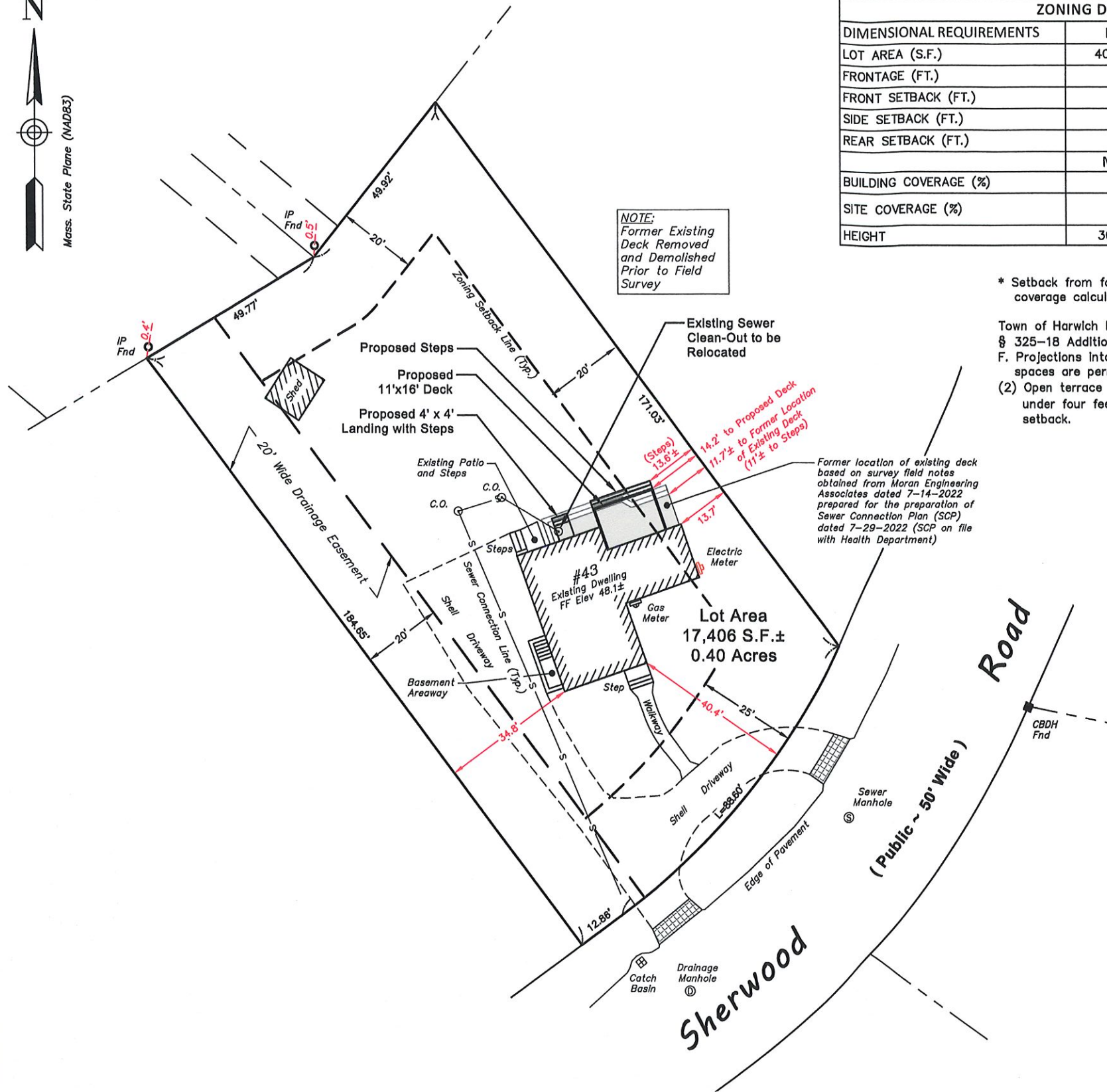




Mass. State Plane (NAD83)



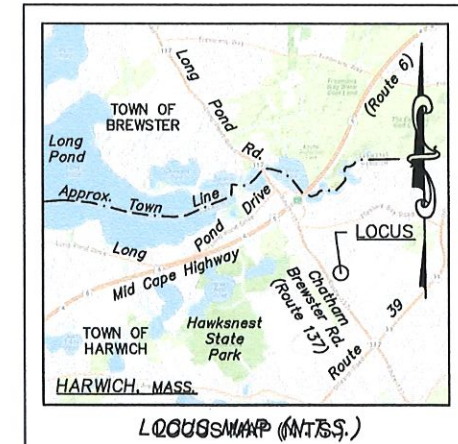
NOTE:
Former Existing Deck Removed and Demolished Prior to Field Survey

Former location of existing deck based on survey field notes obtained from Moran Engineering Associates dated 7-14-2022 prepared for the preparation of Sewer Connection Plan (SCP) dated 7-29-2022 (SCP on file with Health Department)

ZONING COMPLIANCE TABLE			
ZONING DISTRICT R-R			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	40,000	17,406	na
FRONTAGE (FT.)	150	101.46	na
FRONT SETBACK (FT.)	25	40.4	na
SIDE SETBACK (FT.)	20	34.8/11.7*	14.2
REAR SETBACK (FT.)	20	90'+ to R	90'+ to R
	MAX.		
BUILDING COVERAGE (%)	15	(1,213 S.F.) 7.0	na
SITE COVERAGE (%)	25	(3,980 S.F.) 22.9*	(3,890 S.F.) 22.3
HEIGHT	30 FT.	na	na

* Setback from formerly existing deck and existing site coverage calculation includes the same.

Town of Harwich By-Laws Chapter 325 Zoning § 325-18 Additional regulations.
F. Projections into required yards or other required open spaces are permitted, subject to the following:
(2) Open terrace or steps, stoop or similar structure, under four feet in height; up to 1/2 the required yard setback.



ZONING DISTRICT(S)
R-R (Residential - Rural Estate)
WRPD

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
Joel and Mary Beth Rodman
Deed Book 23978, Page 105
Plan Book 246, Page 93
Lot 28
Assessors Parcel ID 106-E1-28-0

- NOTES**
- Horizontal Datum: NAD83
Vertical Datum: Approximate NAVD88
 - The subject lot is located in FEMA Zone X, "areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM's No. 25001C0609J, effective date July 16, 2014.
 - Sewer connection 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.

SITE PLAN

Prepared For
RBC Properties, LLC
43 Sherwood Road
HARWICH, MASS.

Scale: 1" = 20'	Project No.: H-459.0
Sheet Size: 18"x24"	43 Sherwood Rd, Harwich.dwg

Thomas M. Stello

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508.737.8635
office@tslandsurveying.com

Date: October 29, 2022	Sheet No. 1 of 1
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