



Case # \_\_\_\_\_

**TOWN OF HARWICH**  
732 Main Street, Harwich, Massachusetts 02645

**ZONING BOARD OF APPEALS**  
**Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")**

**This Application *does not* apply to Comprehensive Permits.**

**Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.**

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, **ALL** of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- Application for a Variance from requirements of the Harwich Zoning By-Law.
- Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

9 Hiawatha Road, Harwich Port, MA 02646. Said property is further described on

Assessor's Map #6 and Parcel # G5-1-0 located in the RH-1 Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): HZB Section 325-54 "Nonconforming Structures and Uses", HZB Section 325-Attachment 2, Table 2, Area Regulations, HZB 325-Attachment 3, Table 3, Height and Bulk Regulations.

Signature of Owner (or Agent) *William D. Crowell* Date 1/24/24  
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Clifford N. Willy and Rebecca L. Willy Phone No. 508-432-1643

Mailing Address: 961 Sweetrum Valley Place, Lake Mary, FL 32745

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643

Mailing Address: 466 Main Street, Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N) \_\_\_\_\_

If yes, the date of original hearing \_\_\_\_\_ Petition No. \_\_\_\_\_ Decision \_\_\_\_\_

**For Appeal Only:**

Reason for Denial: \_\_\_\_\_

Denial From: \_\_\_\_\_ Date of Denial: \_\_\_\_\_

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the **applicant's responsibility** to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. **All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.**

Please submit the following, sorted and grouped into **twelve (12) packets along with one (1) Certified Abutters List** (Available from the Assessors Department. A separate application and fee is required):

- X**     **The original Application (additional stamped copies can be provided at a nominal fee):**
  - Signed by the owner or agent.
  - If signed by an agent, a letter of authorization signed by the owner must also be included.
  
- X**     **A typewritten narrative to explain the project , the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.**
  
- X**     **The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**
  - 8½" x 11" or larger. *Larger plans must be folded.*
  - Scale no greater than 1" = 50'
  - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
  - Certified Plot Plan must indicate:
    - the locus;
    - the parcel or parcels of land involved;
    - the existing building or buildings;
    - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
    - the location of the septic;
    - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
    - all perimeter dimensions (existing and proposed);
    - location and width of abutting and on-site street and drives, parking, existing topography;
    - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
  - Building Plans drawn to scale:
    - Floor layout (for existing structure and proposed additions and/or alterations)
    - Proposed front, side, and rear elevations
  
- X**     **Certified Abutters List**
  
- X**     **Check made payable to "Town of Harwich" for \$315.00.**

Name of Applicant: Clifford N. Willy and Rebecca L. Willy

Address of Property: 9 Hiawatha Road, Harwich Port, MA 02646

Zoning District: RH-1

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes \_\_\_\_\_ No X

If Yes, specify District(s): \_\_\_\_\_

Year Structure(s) Built: 1950

Name/Address of Engineer/Architect: unknown

Name/Address of Attorney: William D. Crowell, Esq., 466 Main Street, Harwich Port, MA 02646

	Required by Bylaw	Existing	Proposed
Lot Area	40,000	5,600	5,600
Frontage	150	70	70
Front Yard Setback	25	11.3	11.3
Side yard Setback	20	9.9	10.2
2 <sup>nd</sup> Side Yard Setback	20	18.2	20.0
Rear Yard Setback	20	21.9	22.1
Building Coverage	30%	26.5%	27.8%
Site Coverage	35%	51.3%	49.7%
Building Height	<30	-----	28.5
<b>If this is an Application for an Accessory Apartment, in addition to the above:</b>			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: Special Permit

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 1/24/24

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**wcrowell.office1@comcast.net**

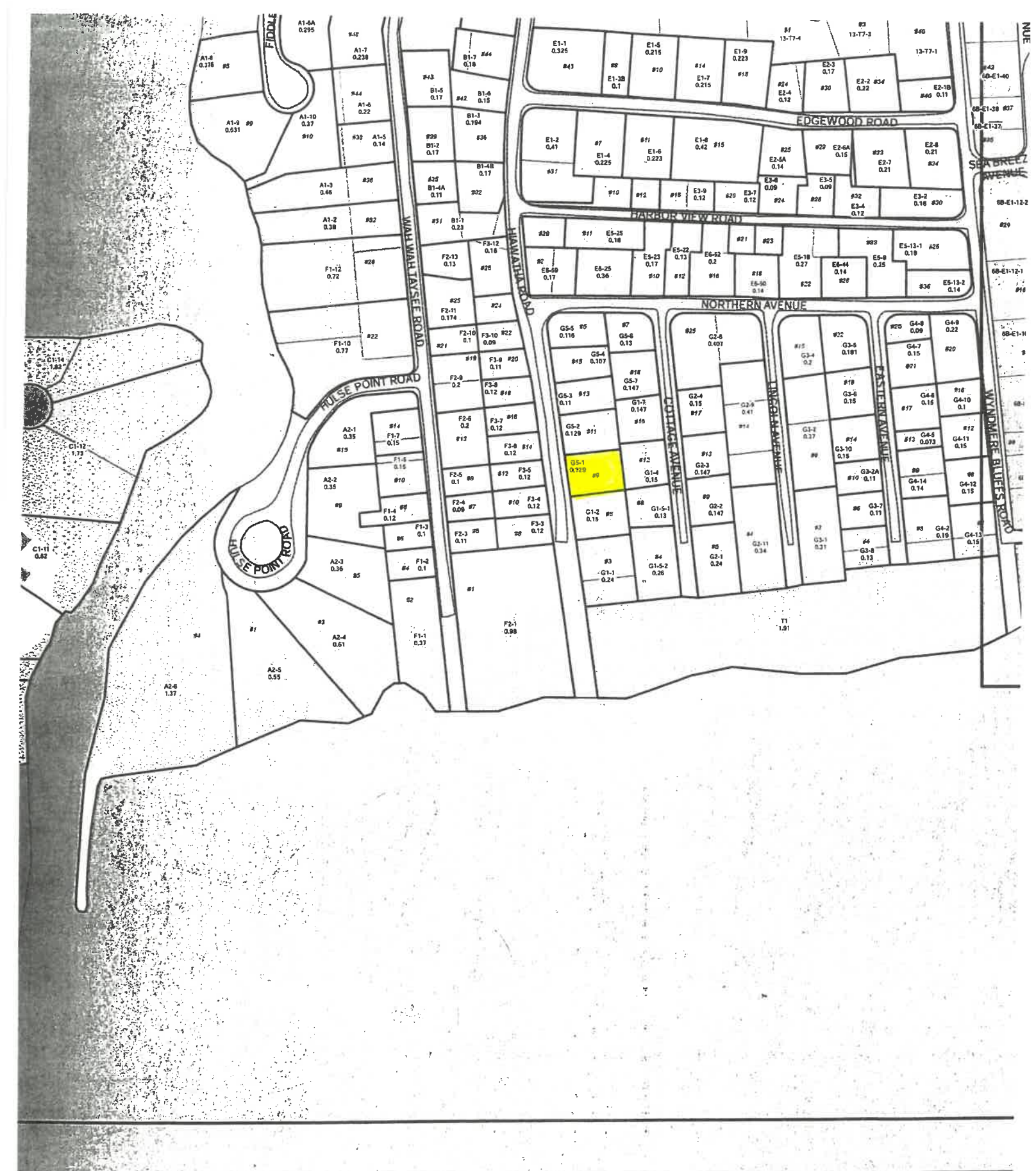
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**From:** kip willy <kip\_willy@hotmail.com>  
**Sent:** Monday, January 22, 2024 6:41 PM  
**To:** wcrowell.office1@comcast.net  
**Cc:** Rebecca Willy  
**Subject:** Authorization

We, Clifford N. Willy and Rebecca L. Willy, Owners of 9 Hiawatha Road, hereby authorize Attorney William D. Crowell to represent us before the Town of Harwich Zoning Board of Appeals regarding the same.

Thank you

Clifford N. Willy and Rebecca L. Willy  
**9 Hiawatha Rd**  
**Harwich Port, MA 02646**  
**617-359-2773**



**TOWN OF HARWICH  
ASSESSORS MAP**  
January 2022

is not intended for use in conveyancing or for sign purposes. The Town of Harwich and its shall not be held liable for any reuse of this information.

**TOWN OF HARWICH**

**Building Department  
732 Main Street  
Harwich, MA 02645**



**Telephone: (508) 430-7506**

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**By First Class Mail**

January 23, 2024

WILLY CLIFFORD N &  
WILLY REBECCA L  
961 SWEETRUM VALLEY PLACE  
LAKE MARY, FL 32745

Re: Zoning Relief Required  
9 Hiawatha, Harwich port, MA (Parcel ID 6 G5-1)  
Zoning District RH-1

Dear Clifford & Rebecca Willy,

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by J.M. O'Reilly & Associates, Inc., dated December 1, 2023, we cannot issue without relief listed below.

*Harwich Zoning Bylaw §325-54 "Nonconforming Structures and Uses."*

*Harwich Zoning Bylaw §325 – Attachment 2, Table 2, Area regulations*

*Harwich Zoning Bylaw §325 – Attachment 3, Table 3, Height and Bulk Regulations*

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

The Town reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

**TOWN OF HARWICH**

*Building Department*  
732 Main Street  
Harwich, MA 02645



**Telephone: (508) 430-7506**

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Further, be advised that, subject to obtaining the required permits and after construction, you will be required to submit a final as-built plan to the Building Department certifying that the project complies with the approved plans and all applicable dimensional requirements under town zoning.

This correspondence also serves as a zoning determination under Section 7 of Massachusetts General Laws Chapter 40A, which may be appealed by a 'person aggrieved' under Sections 8 & 15 of Massachusetts General Laws Chapter 40A.

Please feel free to contact the Building Department to discuss this further, as necessary.

Respectfully,

A handwritten signature in cursive script that reads "Jack Mee".

---

Jack Mee  
Harwich Building Commissioner

**Willy, Clifford N. & Rebecca L. – 9 Hiawatha Road, Harwich Port**

The Petitioners request a Special Permit to demolish and replace the pre-existing, non-conforming, single-family dwelling as per the Existing Conditions Site Plan dated July 26, 2023 and Proposed Site Plan dated December 1, 2023 both by J.M. O'Reilly and Associates, Inc., and the Building and Elevation Plans by McPhee Associates, Inc. dated January 5, 2024, Sheets A1-5 and EX1.

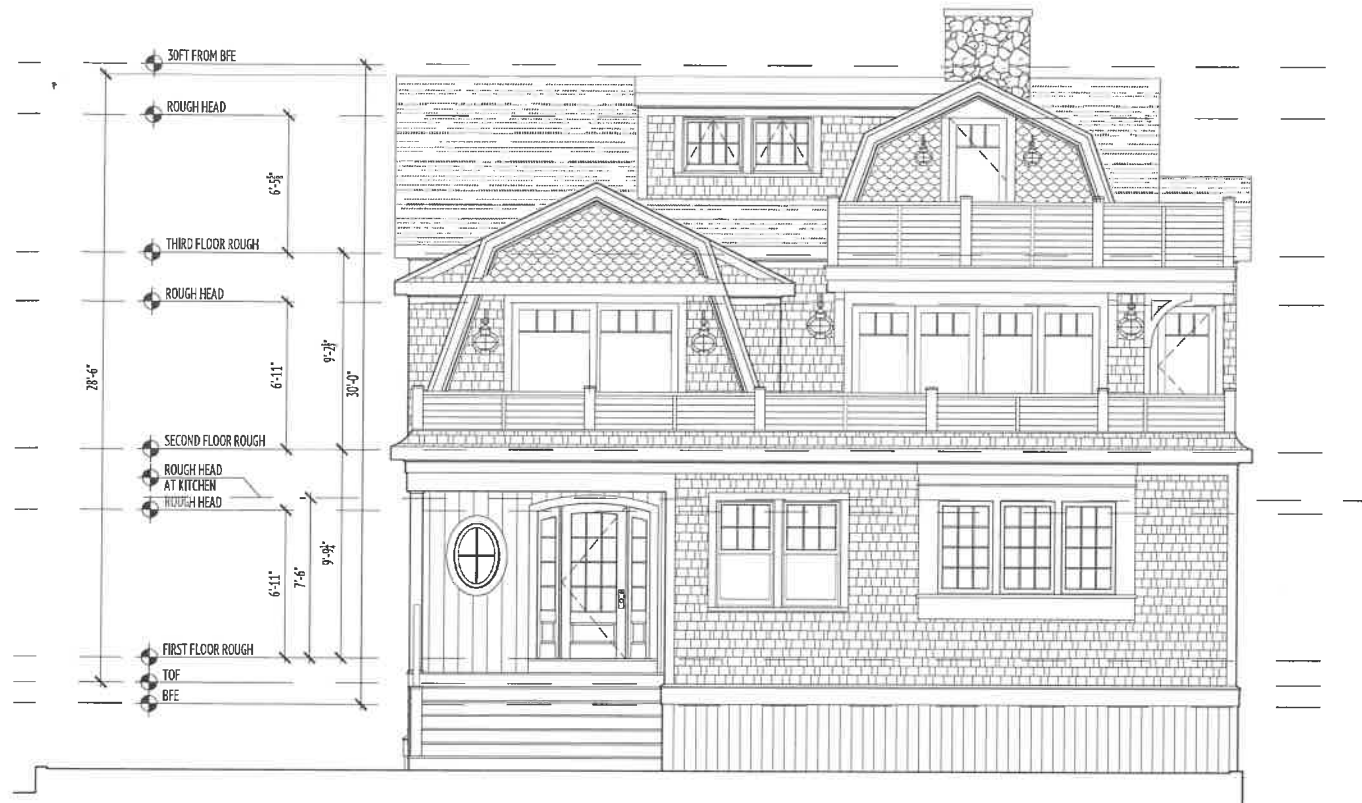
The existing northerly setback is non-conforming at 18.2 and will become conforming at 20.0. The southerly setback is non-conforming at 9.9 and will become slightly more conforming at 10.2. The westerly setback is non-conforming at 11.3 and will now include the proposed deck which will be approximately 6 feet from the lot line, but still a significant distance from the edge of the pavement of Hiawatha Road. The easterly setback is conforming at 21.9 and will remain so at 22.1 to the proposed deck.

Building coverage is currently conforming at 26.5% (30% max.) and will remain conforming at 27.8%. The existing site coverage is non-conforming at 51.3% (35% max.) and will become somewhat more conforming at 49.7%.

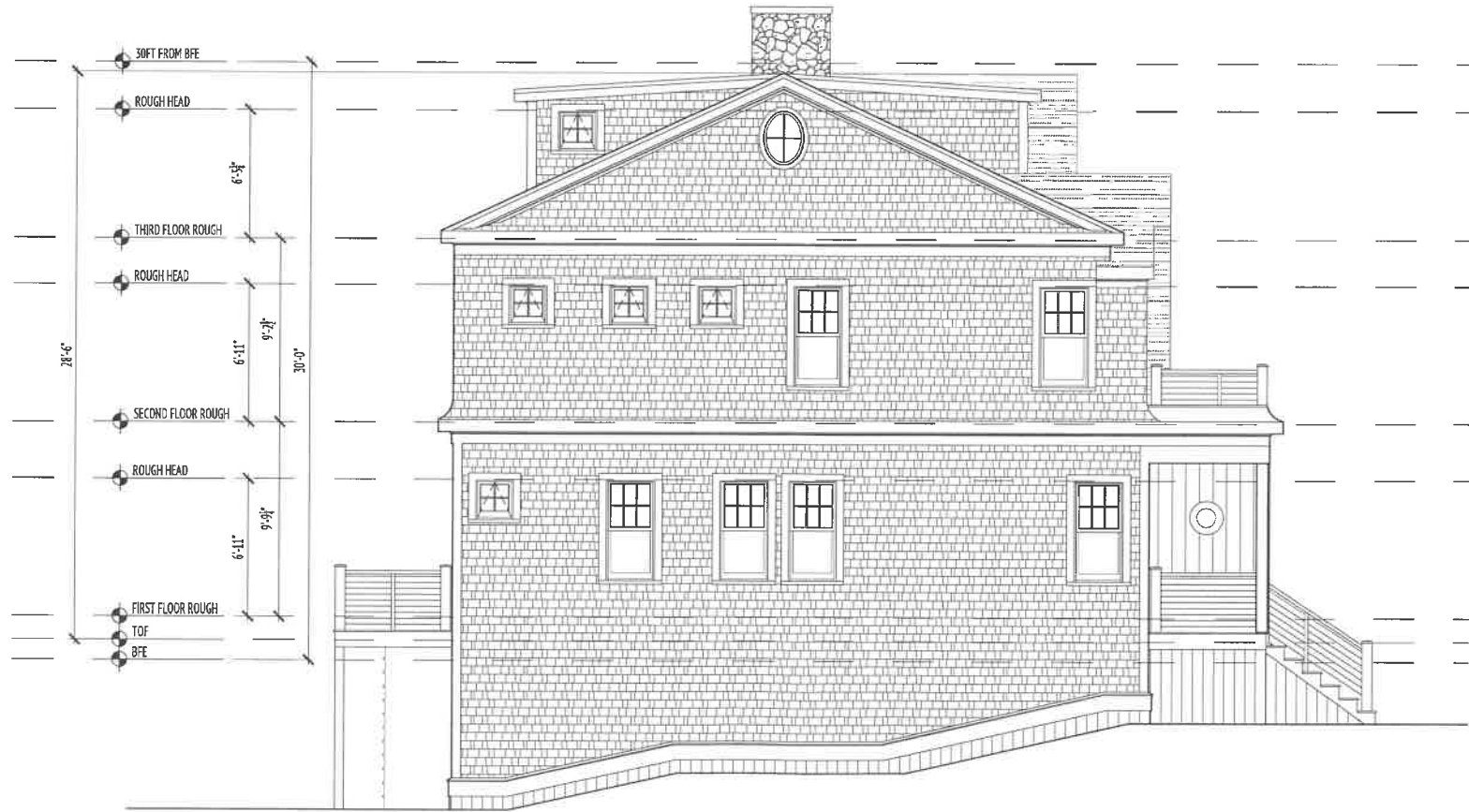
Since the proposed dwelling will continue to have habitable space within the southerly 20 foot setback and will create new habitable space and a deck within the 25 foot setback on the west, such will constitute intensification of existing non-conformities. However, as per the findings of the Gale Case, this Board has the authority to grant a Special Permit for the same upon a finding that the new dwelling will not constitute a substantial detriment to the entire neighborhood.

In the alternative, the Petitioners request a Variance for the above demolition and replacement.

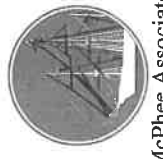




1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



McPhee Associates  
OF CAPE COD  
A DESIGN BUILD COMPANY

WILLY RESIDENCE  
9 HIA WATHA ROAD, HARWICHPORT, MA

REVISIONS	#	#
	1	2
	3	4

McPhee Associates, Inc. 1382 ROUTE 134, P.O. BOX 799 EAST DENNIS, MA 02641-0799  
phone: 1-508-385-2704 fax: 1-508-385-7509 www.mcpheebuilding.com

SCALE: 1/4" = 1'-0"  
DRAWN BY: KS

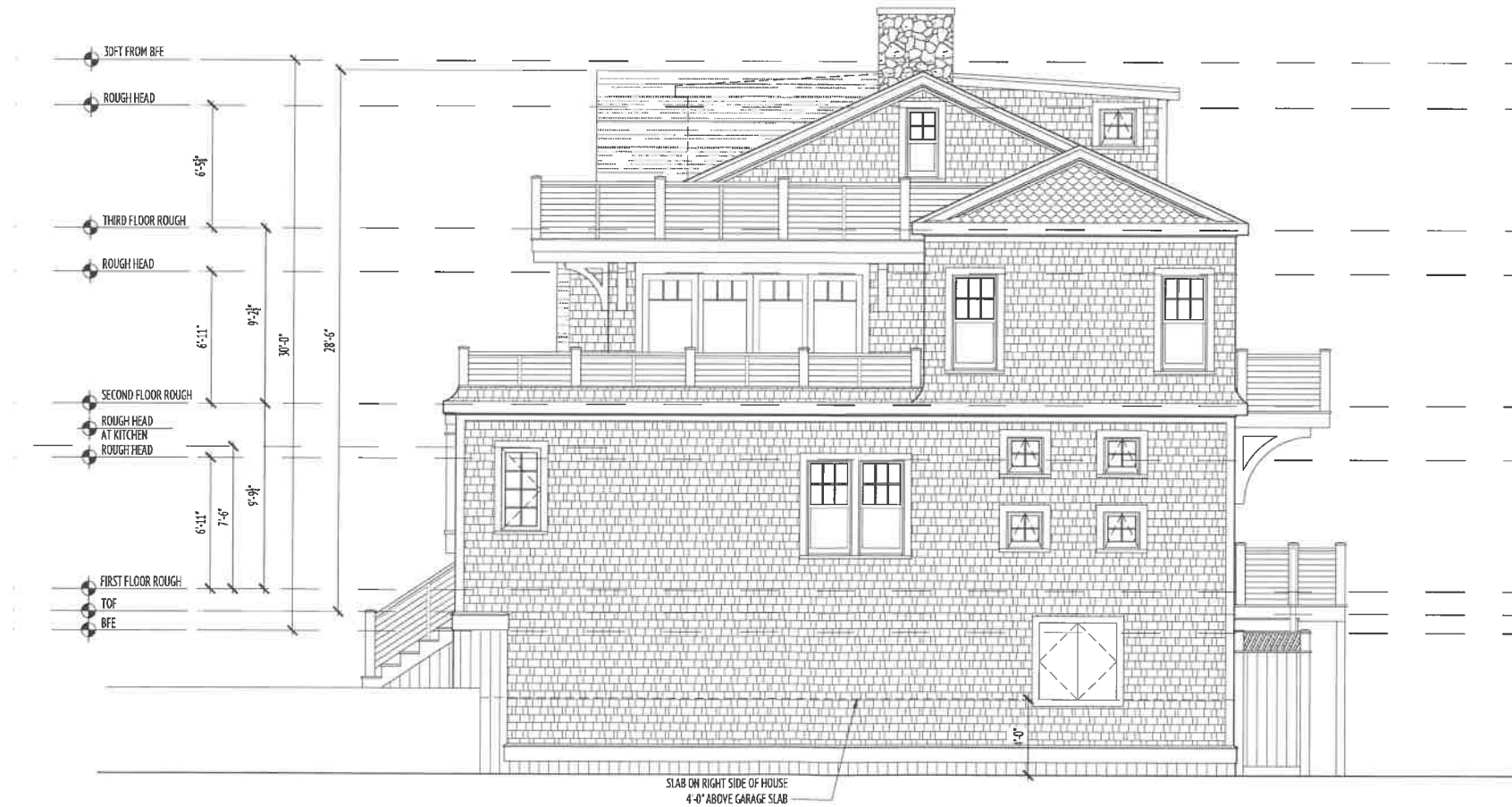
A1

DATE: 2024-01-05

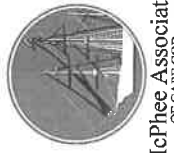
ALL RIGHTS RESERVED BY THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MCPHEE ASSOCIATES, INC.



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



McPhee Associates  
OF CAPE COD  
A DESIGN-BUILD COMPANY

WILLY RESIDENCE  
9 HIA WATHA ROAD, HARWICHPORT, MA

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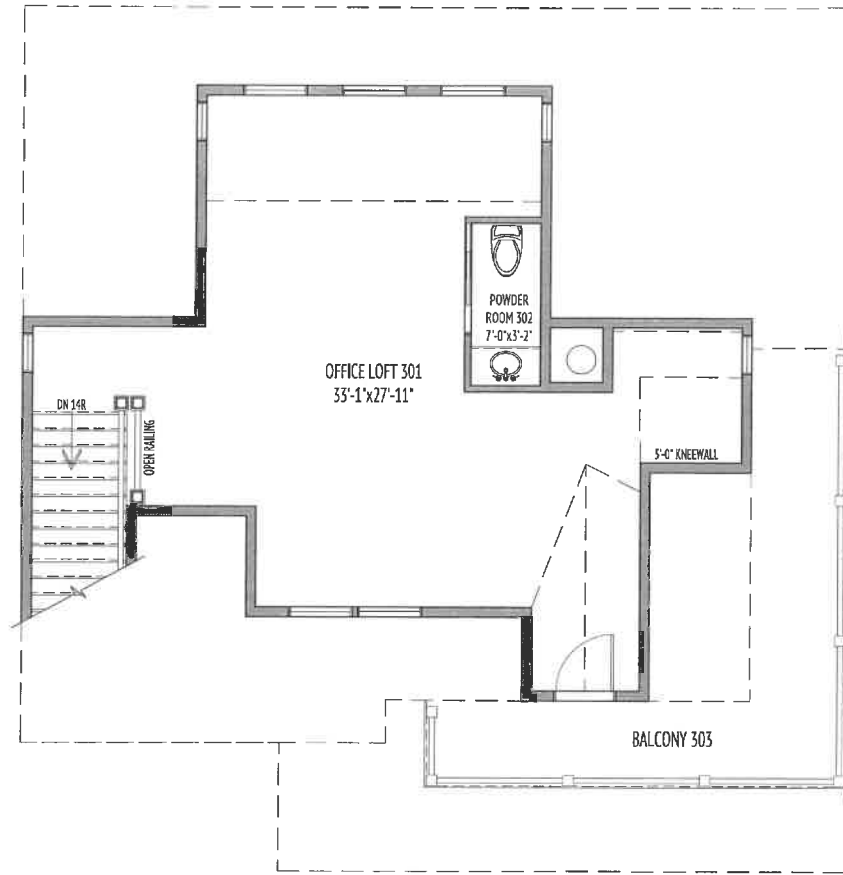
ALL RIGHTS RESERVED TO DESIGNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF MCPHEE ASSOCIATES INC. ONLY

SCALE: 1/4" = 1'-0"  
DRAWN BY: KS

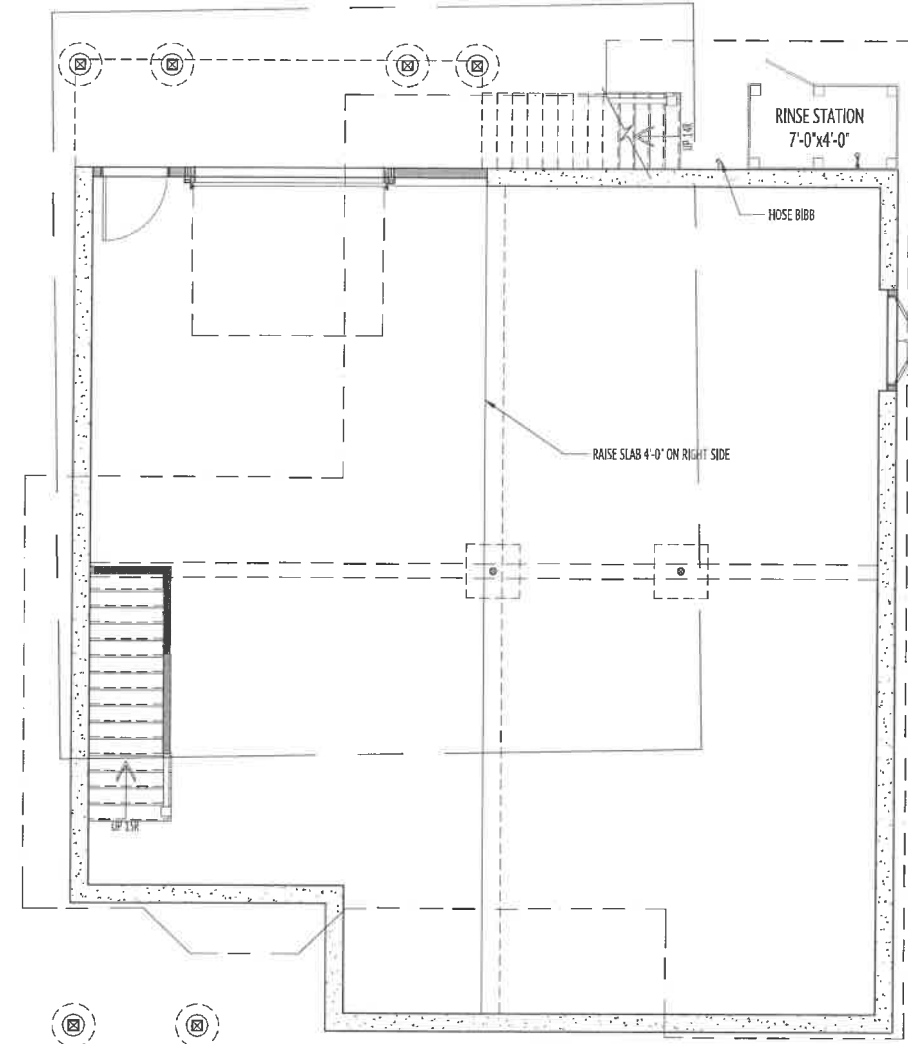
A2

DATE: 2024-01-05

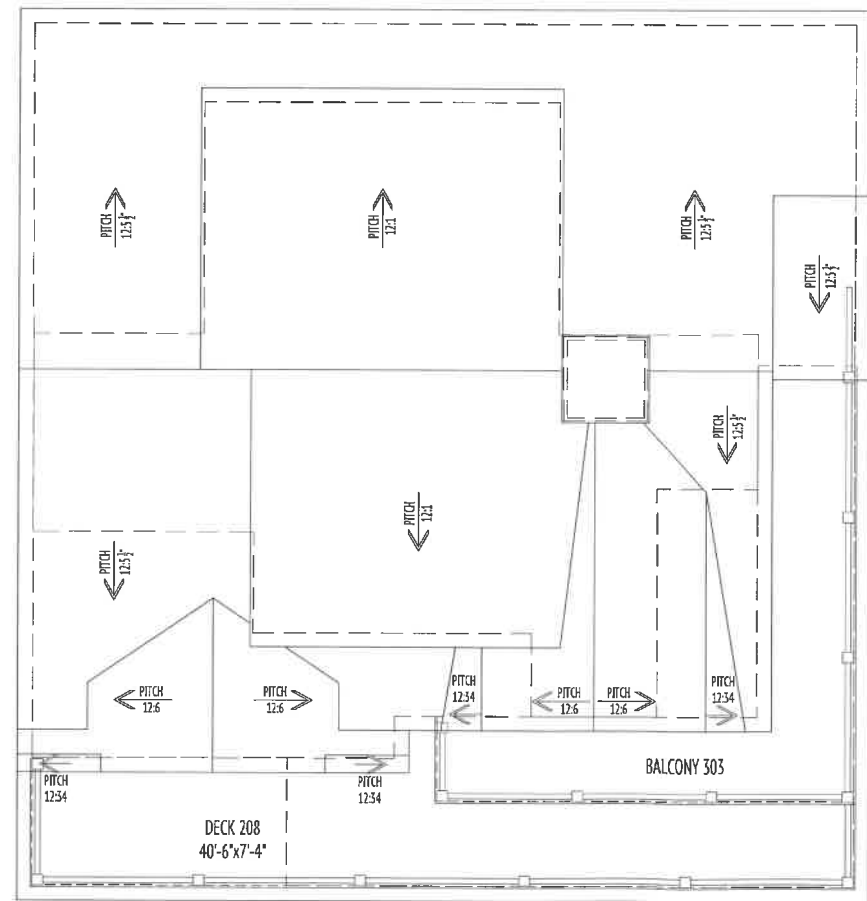




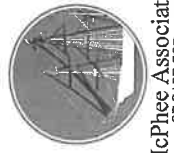
1 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



McPhee Associates  
OF CAPE COD  
A DESIGN-BUILD COMPANY

**WILLY RESIDENCE**  
9 HIA WATHA ROAD, HARWICHPORT, MA

REVISIONS	#	#
	1	2
	3	4

McPhee Associates, Inc. 1382 ROUTE 134, P.O. BOX 799 EAST DENNIS, MA 02641-0799  
phone: 1-508-385-2704 fax: 1-508-385-7509 www.mcpheebuilding.com

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**A4**

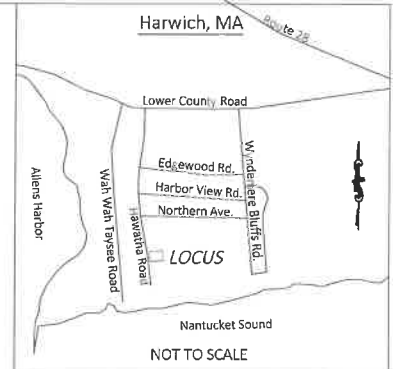
DATE: 2024-01-05

DRAWN BY: KS

SCALE: 1/4" = 1'-0"

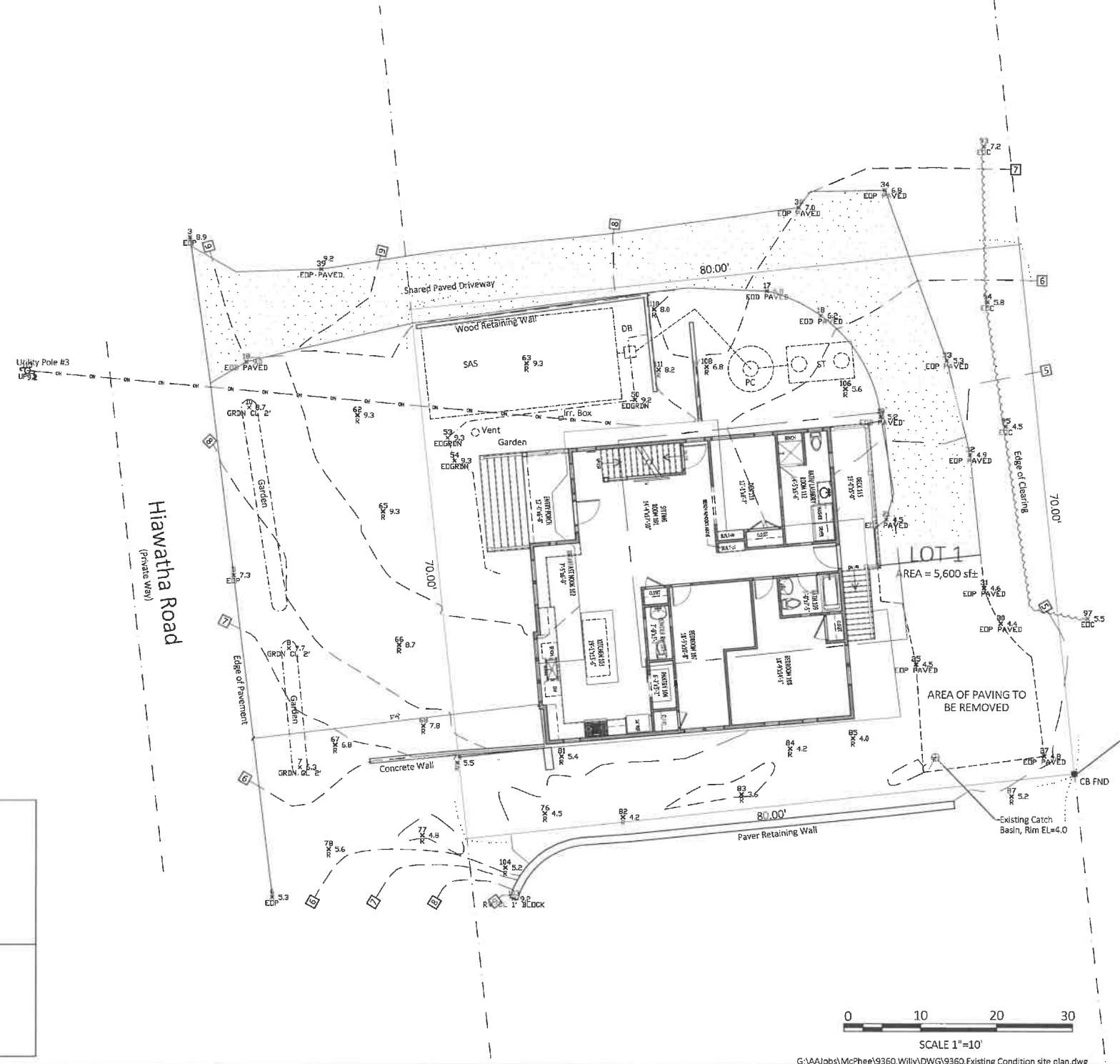
**FLOOD ZONE NOTE:**  
 1.) THE LOCUS PROPERTY IS ENTIRELY WITHIN THE 100 YEAR FLOOD BOUNDARY, ZONE AE, BFE=12. AS SHOWN ON COMMUNITY PANEL 25001C0612, DATED 7-16-2014.  
 2.) THE HIGHEST EXISTING GROUND ELEVATION WAS FOUND TO BE ELEVATION 9.8, ADJACENT TO THE FRONT STEP OF THE DWELLING.

ZONING COMPLIANCE TABLE			
ZONING DISTRICT(S) INCLUDING FLOODPLAIN: R-M FLOODPLAIN ZONE AE, BFE EL= 12			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	5,600	40,000	5,600
FRONTAGE (LINEAR FEET)	70.00	150	70.00
YARD SETBACK- FRONT (FEET)	11.3	25	11.5
YARD SETBACK- SIDE (FEET)	9.9	20	10.25
YARD SETBACK- REAR (FEET)	21.9	20	27.00
BUILDING COVERAGE (%)	25.3%	30% MAX	29.8%
SITE COVERAGE (%) [SEE 325-2]*	50.6%	35% MAX	--
BUILDING HEIGHT [SEE 325-2 AND 325-108]*	--	30' MAX	--



PLAN BOOK 173 DEED BOOK 33251 ASSESSORS' MAP 6  
 PAGE 7 PAGE 290 PARCEL G5-1

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	WATER SERVICE LINE
	OVERHEAD UTILITY SERVICE
	ELECTRIC / COMM. SERVICE LINE
	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
	SEPTIC TANK
	PUMP CHAMBER
	DISTRIBUTION BOX
	SOIL ABSORPTION SYSTEM
	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	DRAINAGE MANHOLE
	CONCRETE BOUND, FOUND
	LIMIT OF WORK
	FENCE
	EDGE OF CLEARING



LOT COVERAGE CALCULATION:	
BUILDING AREA	1,419 SF
DECK & STEPS	314 SF
PATIO & WALLS	152 SF
DRIVEWAY	950 SF
LOT AREA	5,600 SF
(FEATURES AREA) x 100 = LOT COVERAGE (LOT AREA)	
(2,835) x 100 =	50.6%
(5,600)	
BUILDING COVERAGE CALCULATION:	
BUILDING AREA	1,419 SF
LOT AREA	5,600 SF
(BUILDING AREA) x 100 = BUILDING COVERAGE (LOT AREA)	
(1,419) x 100 =	25.3%
(5,600)	

**BENCHMARK**  
 TOP OF CONCRETE BOUND  
 EL=5.4± (NAVD88 Datum)

**CLIFFORD & REBECCA WILLY**  
 961 SWEETTRUM VALLEY PLACE, LAKE MARY, FLORIDA 32745

**EXISTING CONDITION SITE PLAN**  
 9 HIAWATHA ROAD, HARWICHPORT, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
 P.O. Box 1773  
 Brewster, MA 02631 (508)896-6801 Office (508)896-6802 Fax

DATE: 9/30/2022 SCALE: As Noted BY: BSH CHECK: JMO JOB NUMBER: JMO-9360

**1 PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**WILLY RESIDENCE**  
 9 HIAWATHA ROAD, HARWICHPORT, MA

REVISIONS	#	#
	1	2
	3	4

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 www.mcpheebuilding.com

McPhee Associates  
 OF CAPE COD  
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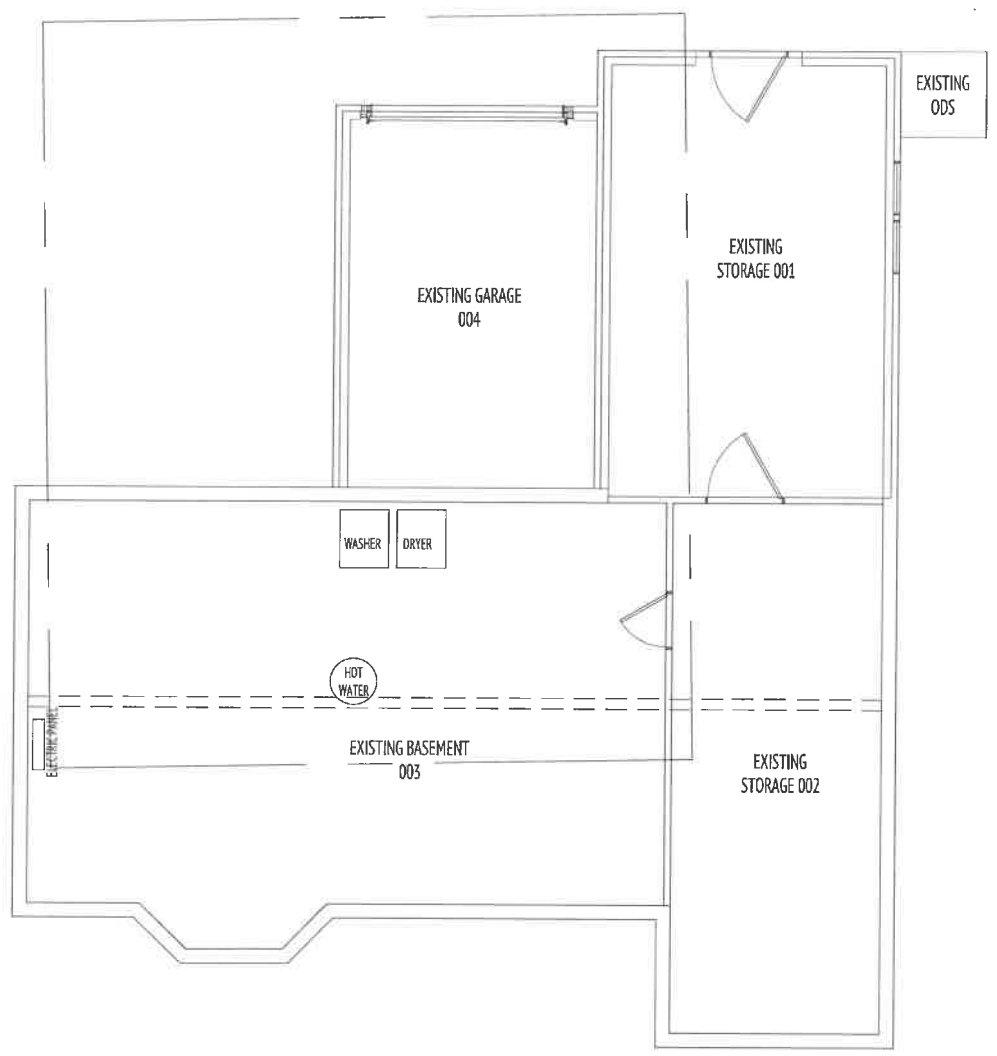
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SCALE: 1/4" = 1'-0"

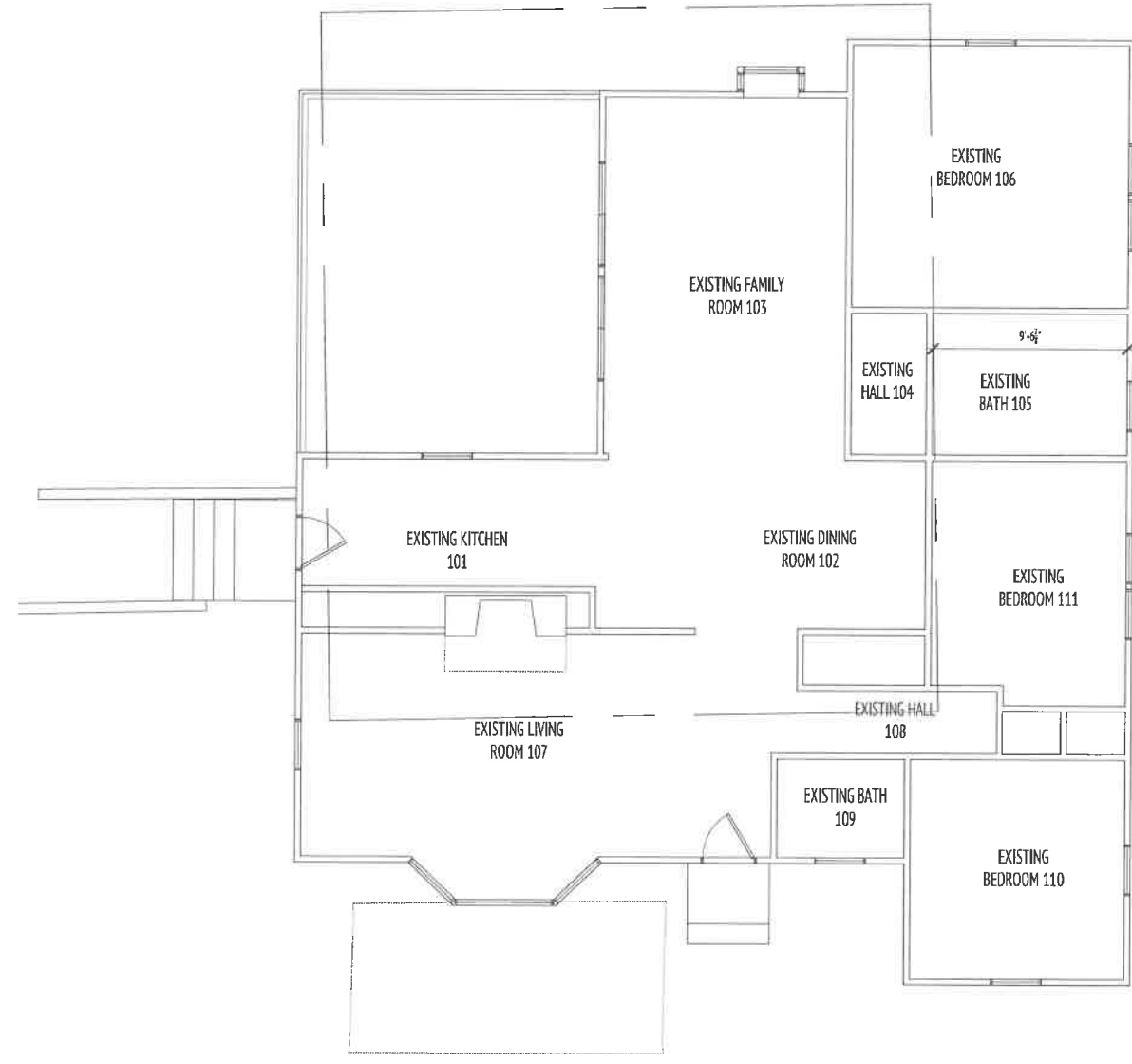
**A5**

DATE: 2024-01-05

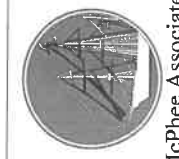
ALL RIGHTS RESERVED BY J.M. O'REILLY & ASSOCIATES, INC. - REPRODUCTIONS WITH WRITTEN CONSENT OF MEMBER ASSOCIATES ONLY



**1** EXISTING LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



**2** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



McPhee Associates  
OF CAPE COD  
A DESIGN BUILD COMPANY

**WILLY RESIDENCE**  
9 HIAWATHA ROAD, HARWICHPORT, MA

REVISIONS	#	#	#	#
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phone: 1-508-385-2704 fax: 1-508-385-7509  
www.mcpheebuilding.com

SCALE: 1/4" = 1'-0"  
DRAWN BY: KS

**EX1**

DATE: 2024-01-05

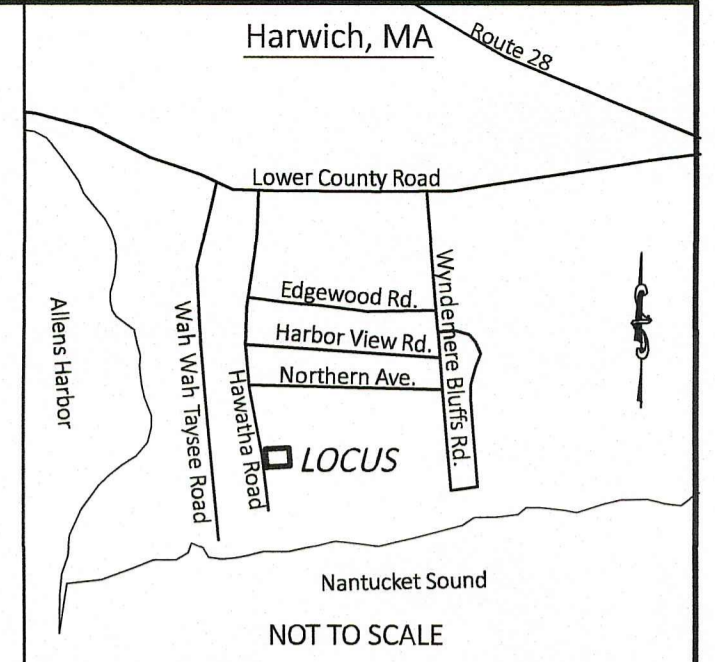
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**FLOOD ZONE NOTE:**

1.) THE LOCUS PROPERTY IS ENTIRELY WITHIN THE 100 YEAR FLOOD BOUNDARY, ZONE AE, BFE=12. AS SHOWN ON COMMUNITY PANEL 25001C0612J, DATED 7-16-2014.  
 2.) THE HIGHEST EXISTING GROUND ELEVATION WAS FOUND TO BE ELEVATION 9.8, ADJACENT TO THE FRONT STEP OF THE DWELLING.

**ZONING COMPLIANCE TABLE**

ZONING DISTRICT(S) INCLUDING FLOODPLAIN:		RH-1 FLOODPLAIN ZONE AE, BFE EL.= 12		
SUBJECT	EXISTING	REQUIRED	PROPOSED	
LOT AREA (SQ. FEET)	5,600	40,000	5,600	
FRONTAGE (LINEAR FEET)	70.00	150	70.00	
YARD SETBACK- FRONT (FEET)	11.3	25	--	
YARD SETBACK- SIDE (FEET)	9.9	20	--	
YARD SETBACK- REAR (FEET)	21.9	20	--	
BUILDING COVERAGE (%)	26.5%	30% MAX	--	
SITE COVERAGE (%) (SEE 325-2)*	51.3%	35% MAX	--	
BUILDING HEIGHT (SEE 325-2 AND 325-108)*	20.0	30' MAX	--	

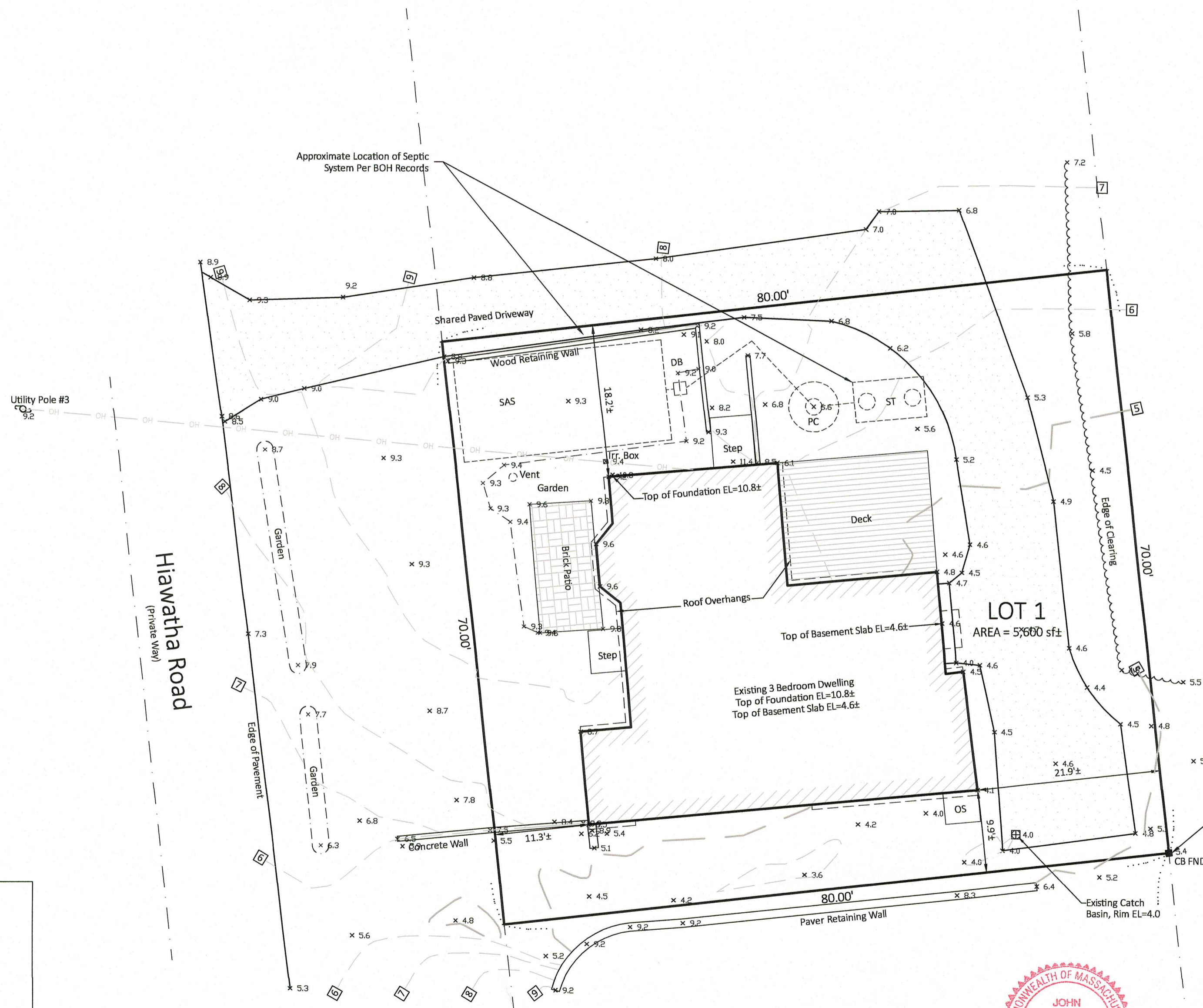


PLAN BOOK 173  
 DEED BOOK 33251  
 ASSESSORS' MAP 6

PAGE 7  
 PAGE 290  
 PARCEL G5-1

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- ELECTRIC / COMM. SERVICE LINE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- PUMP CHAMBER
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING



**LOT COVERAGE CALCULATION:**

BUILDING AREA W/ OVERHANGS	1,486 SF
DECK & STEPS	292 SF
PATIO & WALLS	148 SF
DRIVEWAY	950 SF
LOT AREA	5,600 SF

$(2,876) \times 100 = 51.3\%$   
 $(5,600)$

**BUILDING COVERAGE CALCULATION:**

BUILDING AREA W/ OVERHANGS	1,486 SF
LOT AREA	5,600 SF

$(1,486) \times 100 = 26.5\%$   
 $(5,600)$

0 10 20 30  
 SCALE 1"=10'

JOHN M. O'REILLY  
 NO. 46733  
 PROFESSIONAL LAND SURVEYOR

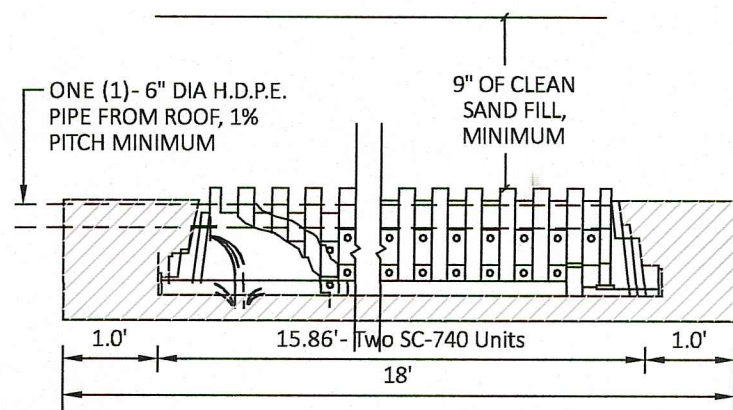
**CLIFFORD & REBECCA WILLY**  
 961 SWEETRUM VALLEY PLACE, LAKE MARY, FLORIDA 32745

**EXISTING CONDITION SITE PLAN**  
 9 HIAWATHA ROAD, HARWICHPORT, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

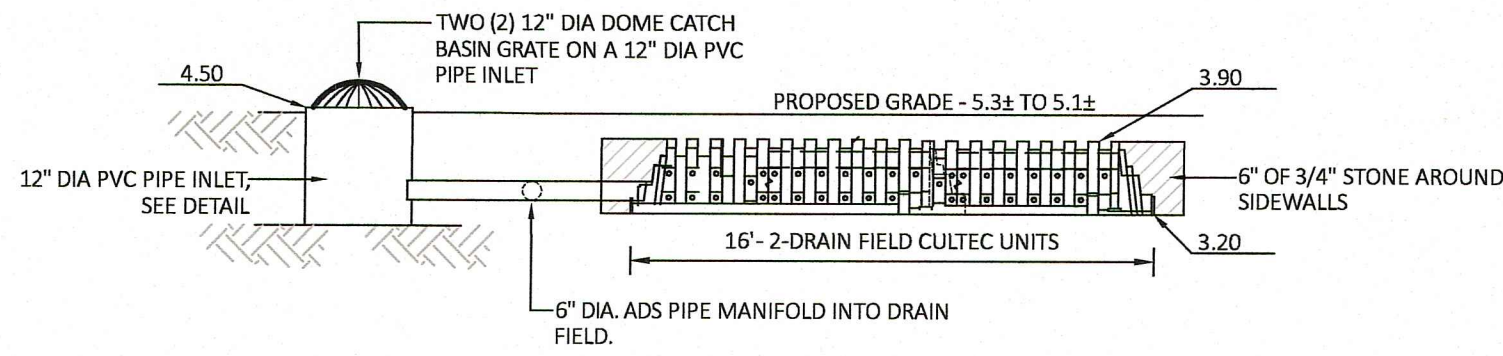
1573 Main Street - Route 6A  
 P.O. Box 1773  
 Brewster, MA 02631 (508)896-6601 Office (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
07-26-2023	As Noted	BSH	JMO	JMO-9360



**ROOF RUNOFF STORMWATER FACILITY**  
NOT TO SCALE

TWO (2)- STORMTECH SC-740 END TO END;  
UNITS TO BE PLACED ON A 6 INCH LAYER OF NATIVE STONE  
ONE (1) FEET OF STONE ON SIDES AND ENDS. ONE  
OBSERVATION PORT TO FINISH GRADE IS TO BE PROVIDED

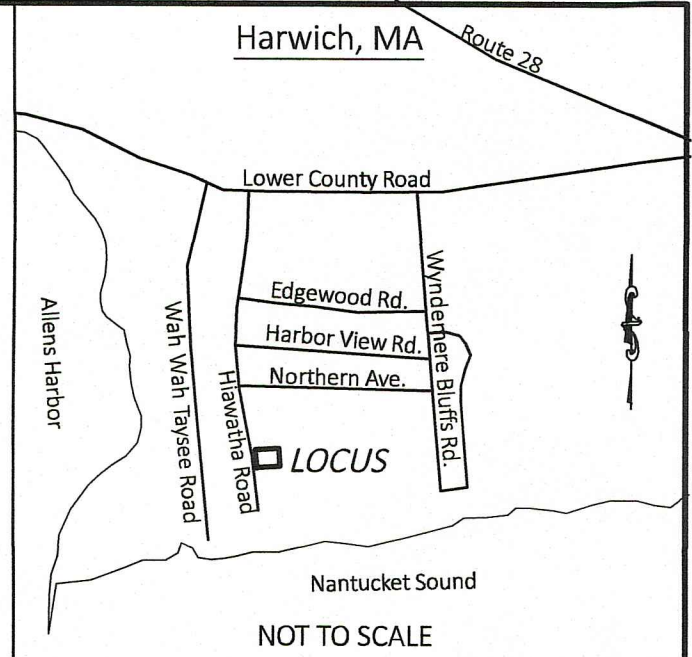


**YARD AREA- STORMWATER FACILITY**  
NOT TO SCALE

PROPOSED SIX (6)- CULTEC FIELD DRAIN- C-4HD:  
IN A FIELD LAYOUT OF 16'(L) x 12'(W)  
SIX (6) INCHES OF STONE ON ALL SIDES  
FILTER FABRIC OVER THE TOP OF THE UNITS

**ZONING COMPLIANCE TABLE**

ZONING DISTRICT(S) INCLUDING FLOODPLAIN: RH-1 FLOODPLAIN ZONE AE, BFE EL.= 12			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	5,600	40,000	5,600
FRONTAGE (LINEAR FEET)	70.00	150	70.00
YARD SETBACK- FRONT (FEET)	11.3	25	11.3
YARD SETBACK- SIDE (FEET)	9.9	20	10.2
YARD SETBACK- REAR (FEET)	21.9	20	27.2
BUILDING COVERAGE (%)	26.5%	30% MAX	27.8%
SITE COVERAGE (%) (SEE 325-2)*	51.3%	35% MAX	49.7%
BUILDING HEIGHT (SEE 325-2 AND 325-108)*	20.0	30' MAX	28.5 FEET



PLAN BOOK 173  
DEED BOOK 33251  
ASSESSORS' MAP 6

PAGE 7  
PAGE 290  
PARCEL G5-1

**LEGEND**

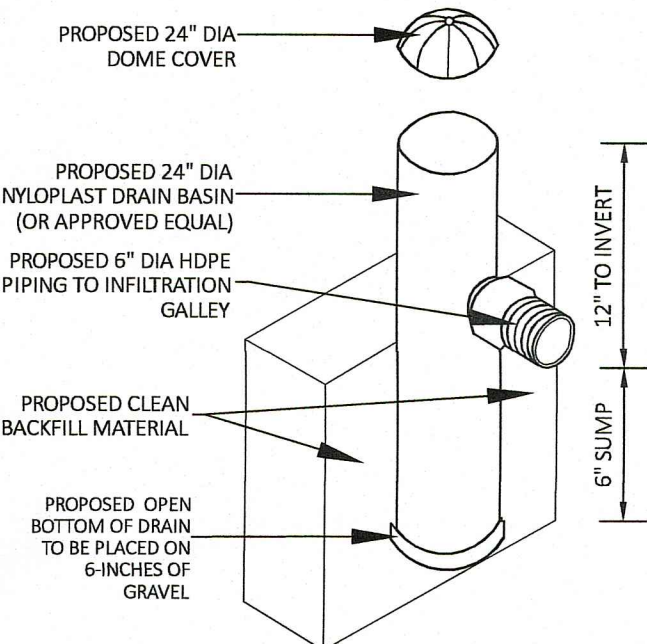
- 32 — EXISTING CONTOUR
- 32 — PROPOSED CONTOUR
- x 12.34 EXISTING SPOT GRADE
- 24x5 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- OH — OVERHEAD UTILITY SERVICE
- E — ELECTRIC / COMM. SERVICE LINE
- G — GAS SERVICE LINE
- TP — TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- PC PUMP CHAMBER
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DM DRAINAGE MANHOLE
- CB FND CONCRETE BOUND, FOUND
- — — — — LIMIT OF WORK
- — — — — FENCE
- — — — — EDGE OF CLEARING

**FLOOD ZONE NOTE:**

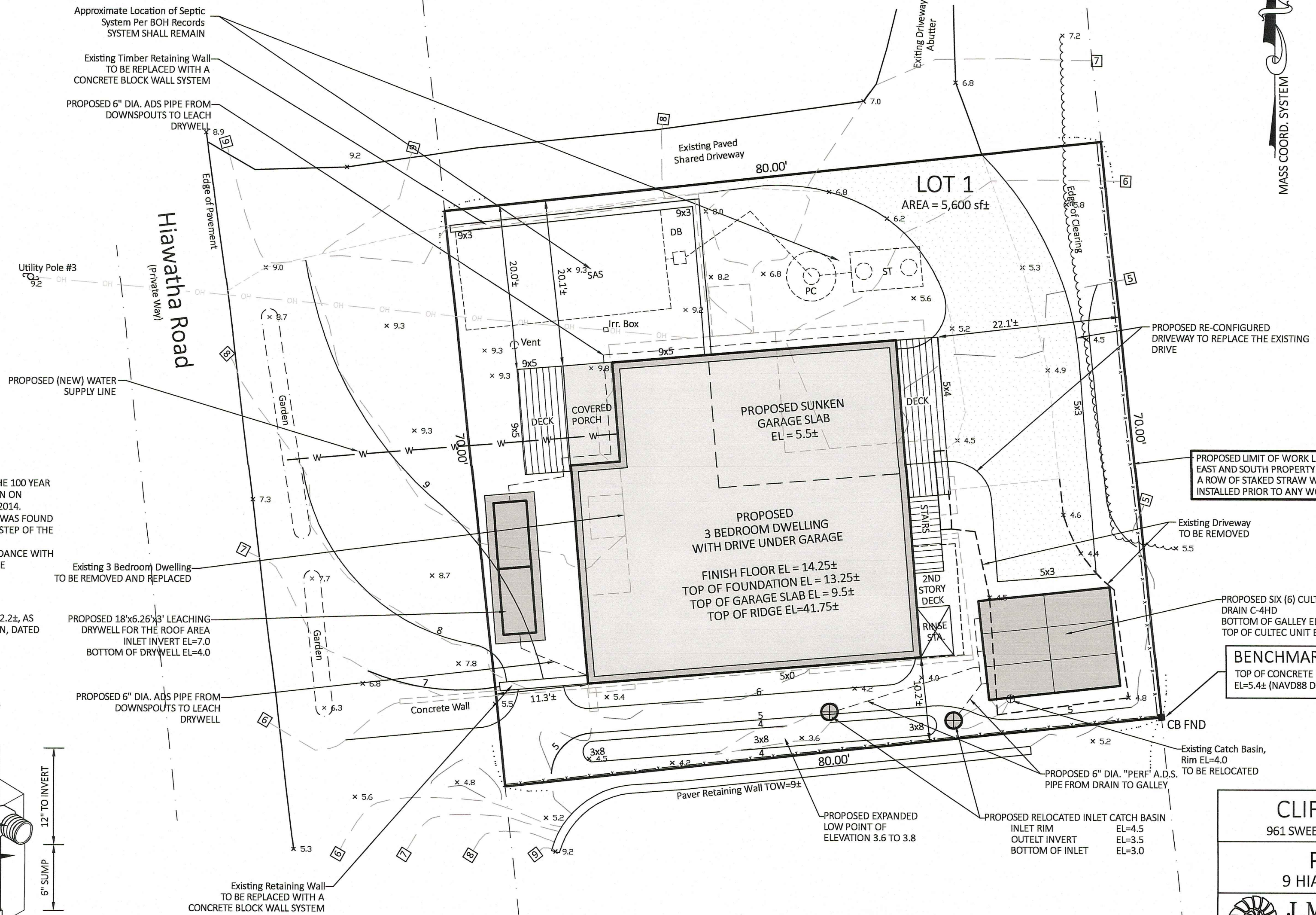
- 1.) THE LOCUS PROPERTY IS ENTIRELY WITHIN THE 100 YEAR FLOOD BOUNDARY, ZONE AE, BFE=12. AS SHOWN ON COMMUNITY PANEL 25001C0612J, DATED 7-16-2014.
- 2.) THE HIGHEST EXISTING GROUND ELEVATION WAS FOUND TO BE ELEVATION 9.8, ADJACENT TO THE FRONT STEP OF THE DWELLING.
- 3.) FOUNDATION SHALL BE DESIGNED IN ACCORDANCE WITH THE FEMA AND MASSACHUSETTS BUILDING CODE REQUIREMENTS FOR AREA OF FLOODING.

**GROUNDWATER NOTE:**

- 1.) GROUNDWATER WAS FOUND AT ELEVATION 2.2±, AS SHOWN ON SEWAGE SYSTEM PLAN BY SPEAKMAN, DATED 10-8-2020.



**TYPICAL INLET DRAIN TO INFILTRATION GALLEY**  
NOT TO SCALE



PROPOSED LIMIT OF WORK LINE ALONG THE EAST AND SOUTH PROPERTY LINES. A ROW OF STAKED STRAW WATTLES SHALL BE INSTALLED PRIOR TO ANY WORK.

**BENCHMARK**  
TOP OF CONCRETE BOUND  
EL=5.4± (NAVD88 Datum)



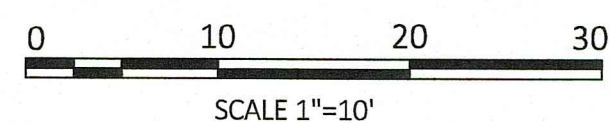
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12-1-2023	As Noted	GMB	JMO	JMO-9360



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