

LOCATION MAP
 Parcel ID: 20-32-6
 Deed: Ctf C330-4
 LC Pl. 18027-C, Lot 7
 LC Pl. 18487-A

LOCUS PROPERTY
 Total Area
 = 54,580 SF±, 1.25 Ac±
 (per Condo Site Plan)
 Area not within MGL.c.131.
 wetland resource area
 = 42,015 SF±, 0.96Ac±



LEGEND

- Existing Building
- Existing Fence
- Contour
- Existing Spot Elev [29.5]
- Proposed Spot Elev [24.5]
- Proposed House
- Edge of Pavement
- Existing Septic Component
- Existing Sewer
- Proposed Sewer
- Existing & Prop. Water Line
- Flood zone limit

Zoning Compliance

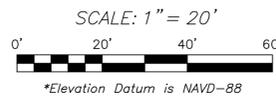
Zone: RR	Zoning	Existing Unit 4 House	Proposed Unit 4 House
Min Front Setback	25'	236'	241'
Min Side Setback	15'	9.6'/51.3'	11.6'/49.7'
Min Rear Setback	25'	256'±	251'±
Total Building Coverage *	(6300sf) 15%max	(5300sf±) 12.6%	(5425sf±) 12.9%

*15% of non-wetland lot area used

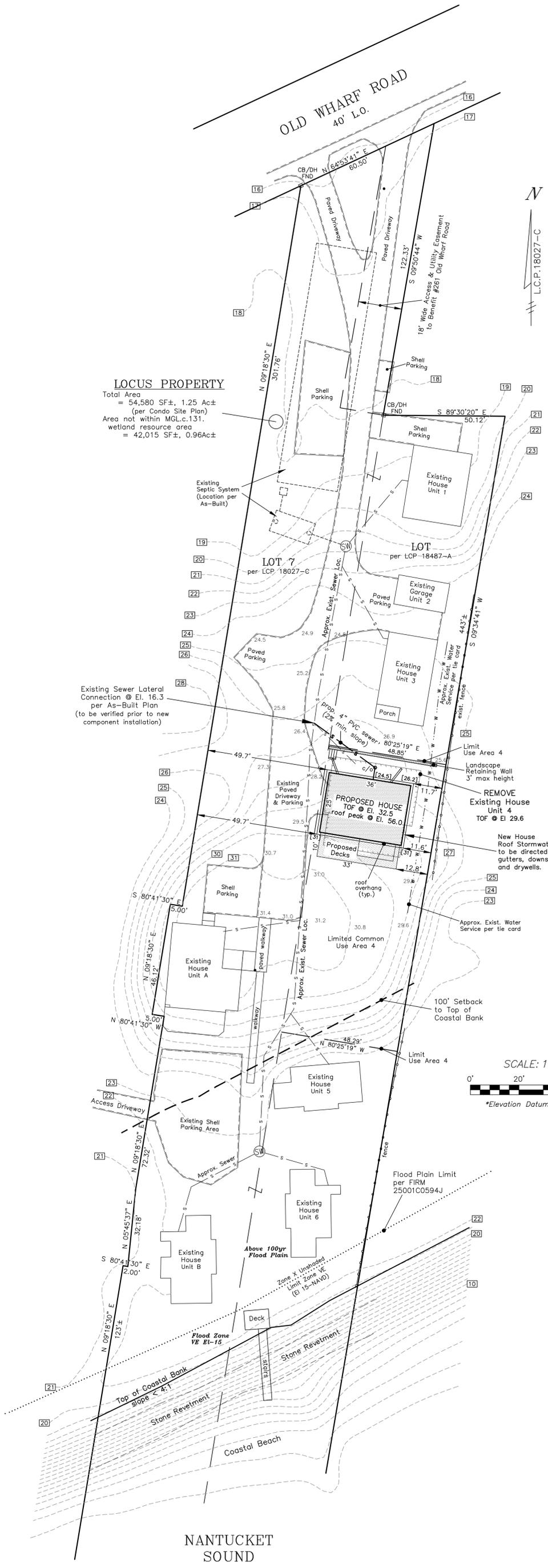
Building Height	Existing	Proposed
Highest Roof Ridge Elevation	= 42.8	56.0
Average Natural Grade	= 28.2	28.7
Building Height	= 14.6	27.3

NOTE:

* The existing Unit 4 house is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District



*Elevation Datum is NAVD-88



NANTUCKET SOUND



MORAN ENGINEERING ASSOC.
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Simon & Laura Kotzeff
 Unit 4, 257 OLD WHARF RD., DENNISPORT, MA
 PROJECT: 24-037 DATE: 6/19/2025