

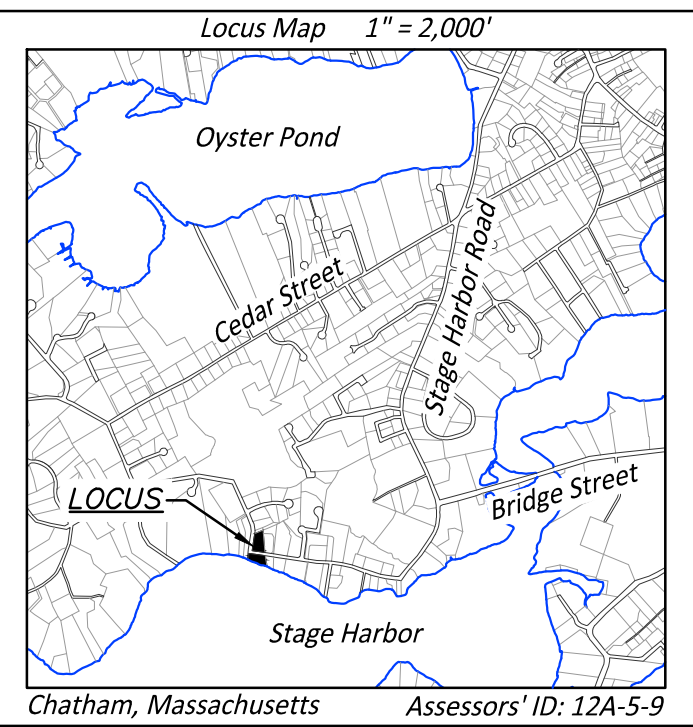
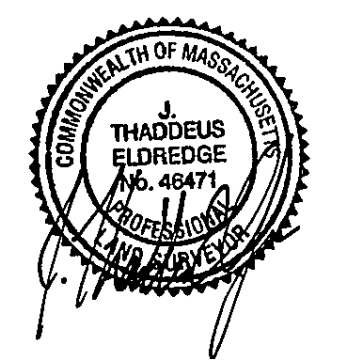


BUILDING HEIGHT CALCULATION			
Building	Elevation		Average
NORTH	16.6 + 10.1	=	26.7 / 2 = 13.4
EAST	10.0 + 12.0	=	22.0 / 2 = 11.0
SOUTH	10.2 + 12.1	=	22.3 / 2 = 11.2
WEST	12.9 + 16.6	=	29.5 / 2 = 14.8
			TOTAL 50.3
50.3 / 4 =			GRADE PLANE 12.6
12.6 + 30 =			MAXIMUM RIDGE ELEVATION 42.6
42.6 - Ridge Elevation	32.7		9.9

20.1 EXISTING BUILDING HEIGHT			
Building	Elevation		Average
NORTH	13.1 + 20.2	=	33.3 / 2 = 16.7
EAST	20.2 + 9.5	=	29.7 / 2 = 14.9
SOUTH	12.2 + 12.2	=	24.4 / 2 = 12.2
WEST	12.2 + 12.4	=	24.6 / 2 = 12.3
			TOTAL 56.0
56.0 / 4 =			GRADE PLANE 14.0
14.0 + 30 =			MAXIMUM RIDGE ELEVATION 44.0
44.0 - TOP OF FOUNDATION	13.1		30.9

PROPOSED BUILDING HEIGHT CALCULATION			
Building	Elevation		Average
NORTH	13.1 + 20.2	=	33.3 / 2 = 16.7
EAST	20.2 + 9.5	=	29.7 / 2 = 14.9
SOUTH	12.2 + 12.2	=	24.4 / 2 = 12.2
WEST	12.2 + 12.4	=	24.6 / 2 = 12.3
			TOTAL 56.0
56.0 / 4 =			GRADE PLANE 14.0
14.0 + 30 =			MAXIMUM RIDGE ELEVATION 44.0
44.0 - TOP OF FOUNDATION	13.1		30.9

NOTES:
 Champlain Road was taken by the Selectmen of the Town of Chatham earlier in 2019. The "Public Way" is specifically defined to the edge of the pavement and as such, the setbacks and areas have been measured to this feature. A separate additional easement designated "Maintenance Area" was taken as an irregular shape with definition. The annotation depicted hereon is to the "Maintenance Area".



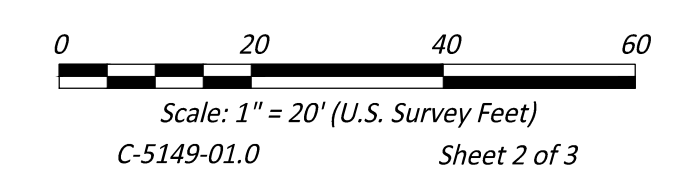
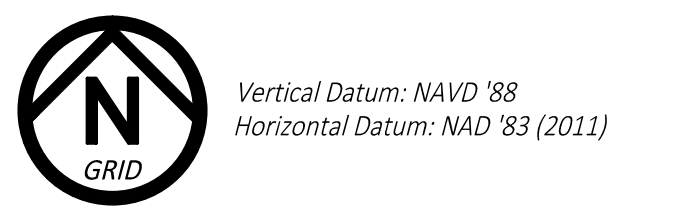
EXISTING CONDITIONS
 154 Champlain Road, Chatham, Massachusetts
 November 14, 2019

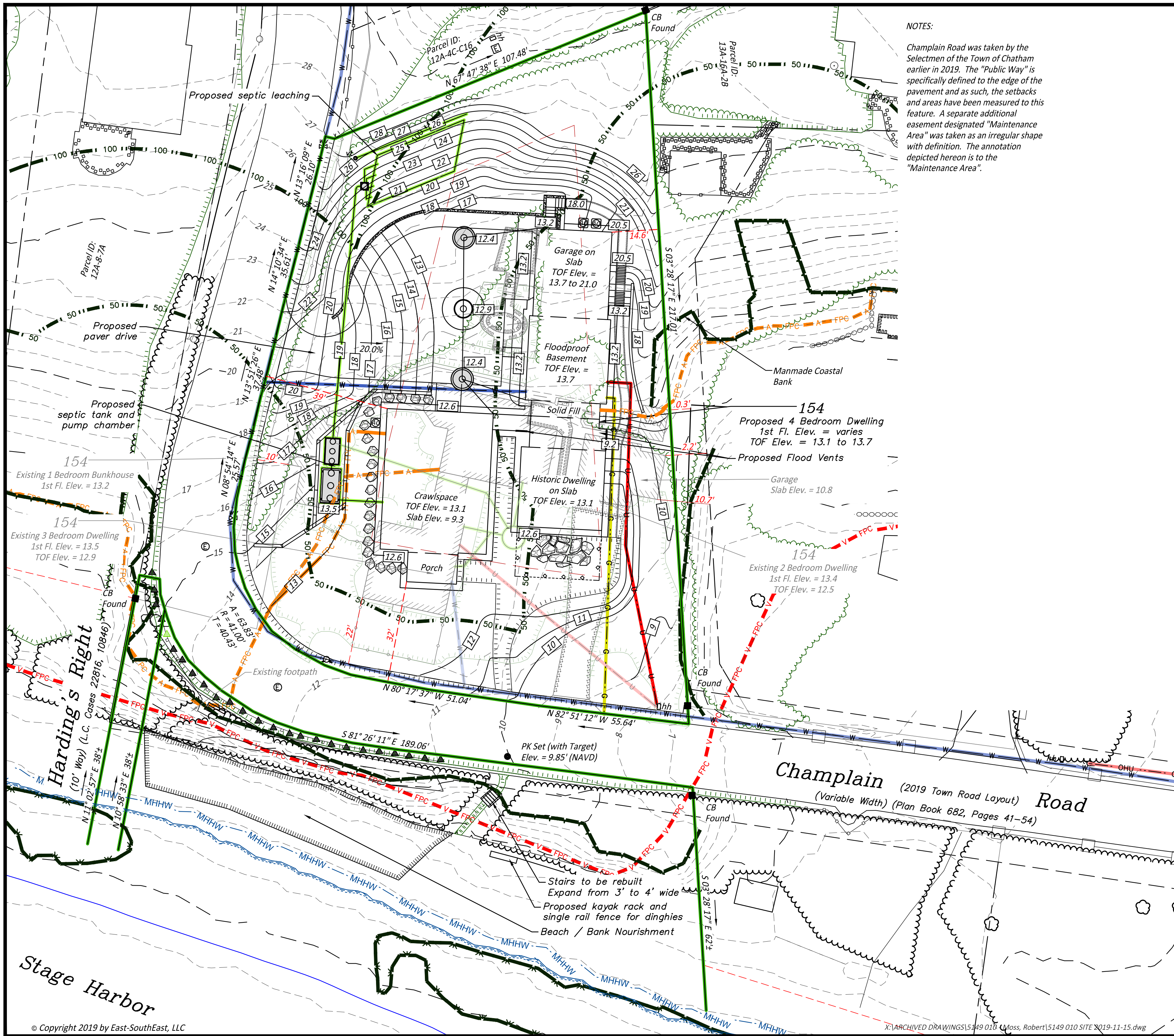
OWNER OF RECORD:
 Robert M. Mahoney
 Deed Book 27,328, Page 249
 Plan Book 2, Page 89

Harding's Right:
 A Way associated with L.C. Case 10846 & 22816
 Easement Held by Robert E. Moss, Trustee of Windy Hill Way Realty Trust
 Certificate No. 183979

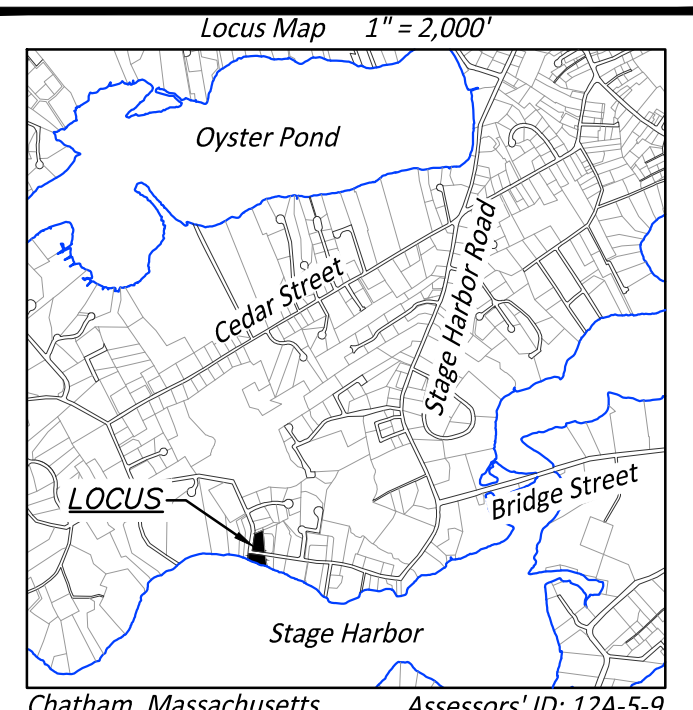
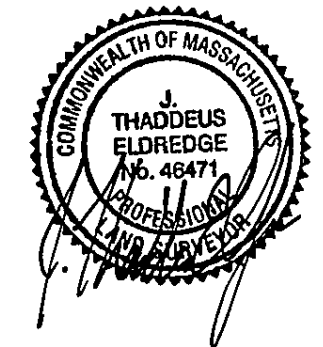
Description of Revision	Date

ROBERT MOSS
EAST-SOUTHEAST, LLC
 www.ese-llc.com * office@ese-llc.com
 1038 Main Street, Chatham, MA 02633
 (508) 945-3965 * Fax.: (508) 945-5885





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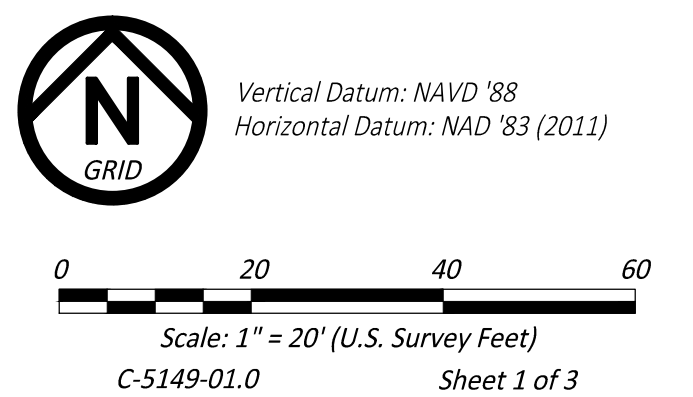
SITE PLAN
 154 Champlain Road, Chatham, Massachusetts
 November 14, 2019

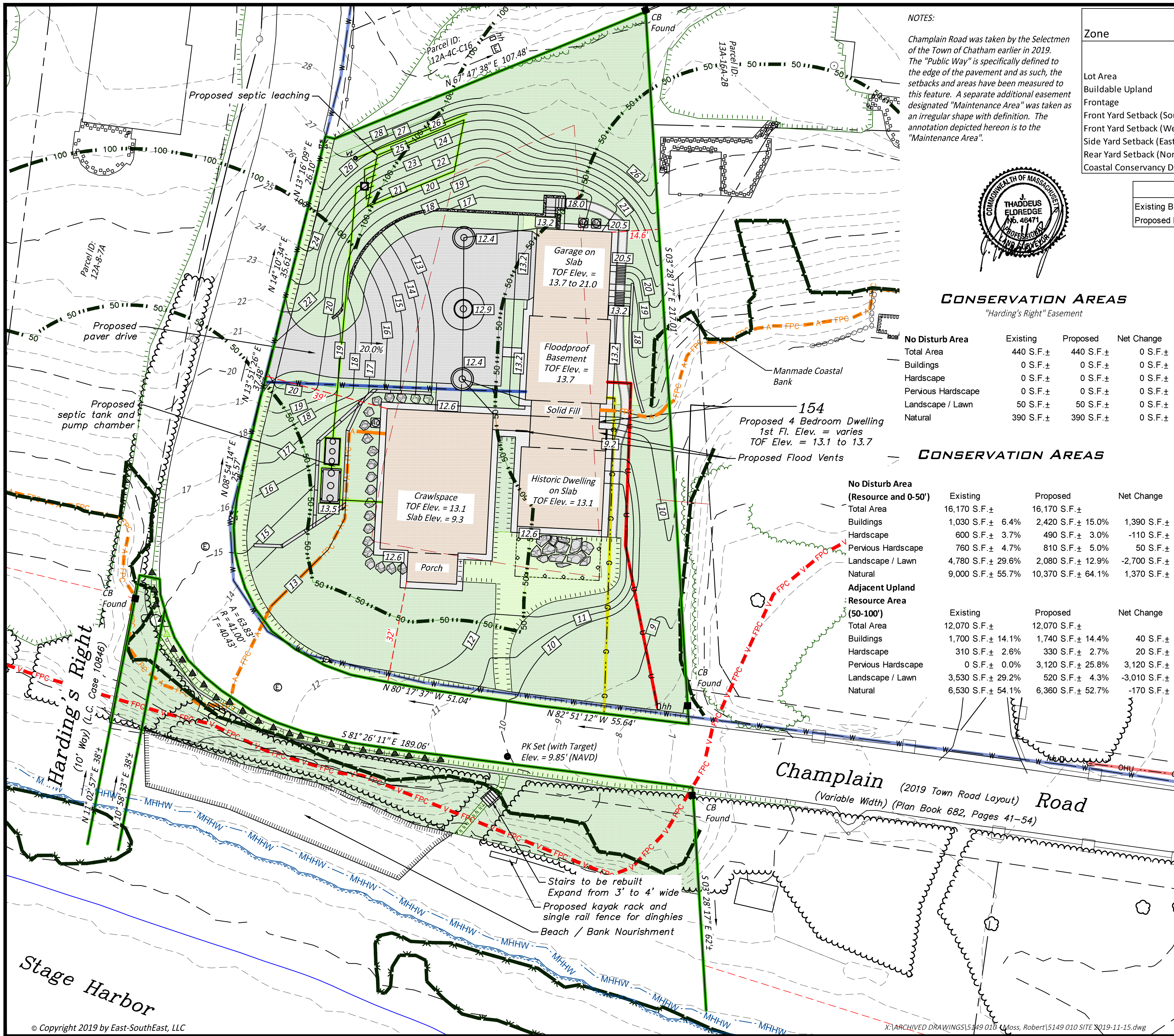
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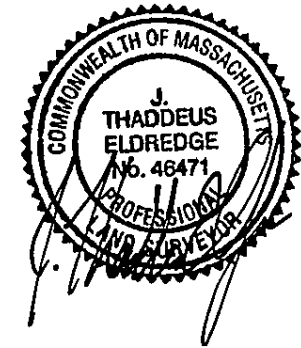
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Zoning Compliance Table			
Zone	R-40 (Residential)		
	Existing	Required/ Permitted	Proposed
Lot Area	24,750 S.F.±	40,000 S.F.	24,750 S.F.±
Buildable Upland	16,800 S.F.	20,000 S.F.	16,800 S.F.
Frontage	303.00 Ft.	150 Ft.	303.00 Ft.
Front Yard Setback (South)	22 Ft.	40 Ft.	29 Ft.
Front Yard Setback (West)	10 Ft.	40 Ft.	39 Ft.
Side Yard Setback (East)	0.3 Ft.	25 Ft.	14.6 Ft.
Rear Yard Setback (North)	83.7 Ft.	25 Ft.	50.6 Ft.
Coastal Conservancy District Setback	0.0 Ft.	50 Ft.	0.0 Ft.

Building Coverage		
Existing Building Coverage	2,730 S.F.±	or 16.3%
Proposed Building Coverage	4,160 S.F.±	or 24.8%

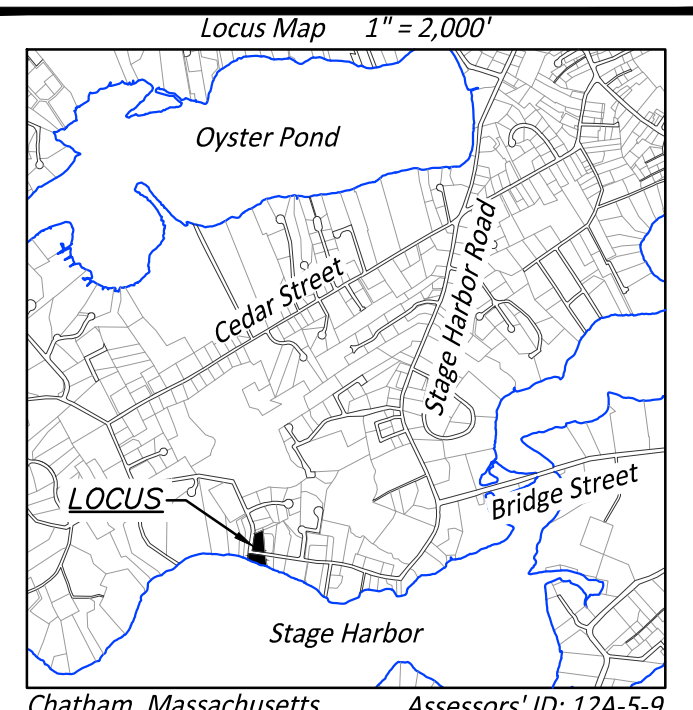
CONSERVATION AREAS
 "Harding's Right" Easement

No Disturb Area	Existing	Proposed	Net Change
Total Area	440 S.F.±	440 S.F.±	0 S.F.±
Buildings	0 S.F.±	0 S.F.±	0 S.F.±
Hardscape	0 S.F.±	0 S.F.±	0 S.F.±
Pervious Hardscape	0 S.F.±	0 S.F.±	0 S.F.±
Landscape / Lawn	50 S.F.±	50 S.F.±	0 S.F.±
Natural	390 S.F.±	390 S.F.±	0 S.F.±

CONSERVATION AREAS

(Resource and 0-50')	Existing	Proposed	Net Change
Total Area	16,170 S.F.±	16,170 S.F.±	0 S.F.±
Buildings	1,030 S.F.± 6.4%	2,420 S.F.± 15.0%	1,390 S.F.±
Hardscape	600 S.F.± 3.7%	490 S.F.± 3.0%	-110 S.F.±
Pervious Hardscape	760 S.F.± 4.7%	810 S.F.± 5.0%	50 S.F.±
Landscape / Lawn	4,780 S.F.± 29.6%	2,080 S.F.± 12.9%	-2,700 S.F.±
Natural	9,000 S.F.± 55.7%	10,370 S.F.± 64.1%	1,370 S.F.±

Adjacent Upland Resource Area (50-100')	Existing	Proposed	Net Change
Total Area	12,070 S.F.±	12,070 S.F.±	0 S.F.±
Buildings	1,700 S.F.± 14.1%	1,740 S.F.± 14.4%	40 S.F.±
Hardscape	310 S.F.± 2.6%	330 S.F.± 2.7%	20 S.F.±
Pervious Hardscape	0 S.F.± 0.0%	3,120 S.F.± 25.8%	3,120 S.F.±
Landscape / Lawn	3,530 S.F.± 29.2%	520 S.F.± 4.3%	-3,010 S.F.±
Natural	6,530 S.F.± 54.1%	6,360 S.F.± 52.7%	-170 S.F.±



POST CONDITIONS
 154 Champlain Road, Chatham, Massachusetts
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