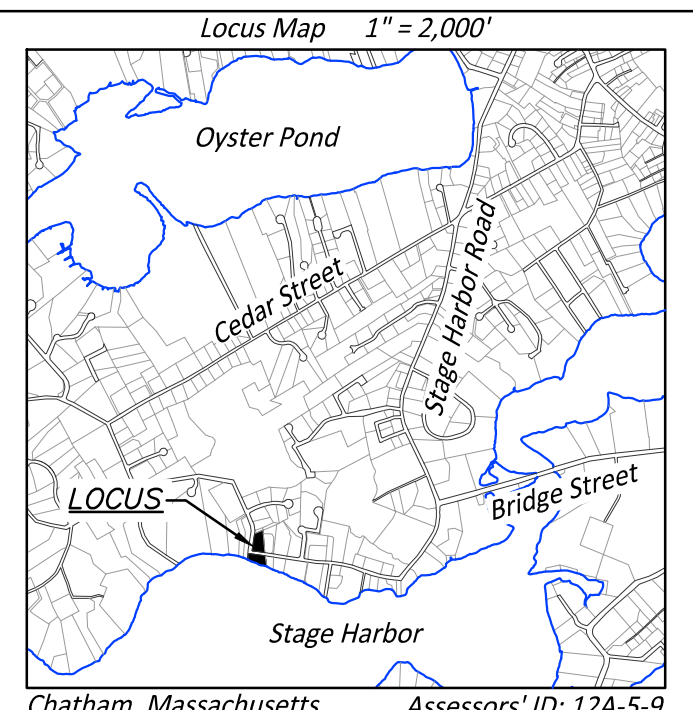
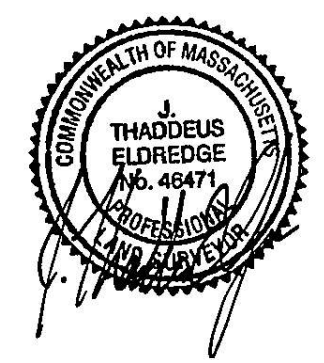




BUILDING HEIGHT CALCULATION

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
	20.1 EXISTING BUILDING HEIGHT	
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 MAXIMUM HEIGHT ABOVE TOP OF FOUNDATION	30.9

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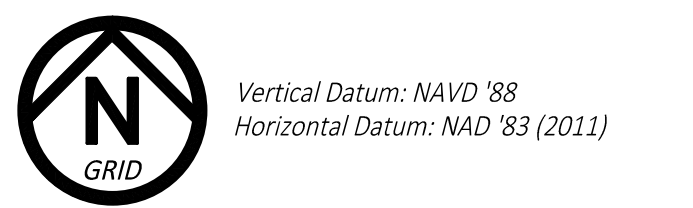
EXISTING CONDITIONS
 154 Champlain Road, Chatham, Massachusetts
 November 14, 2019

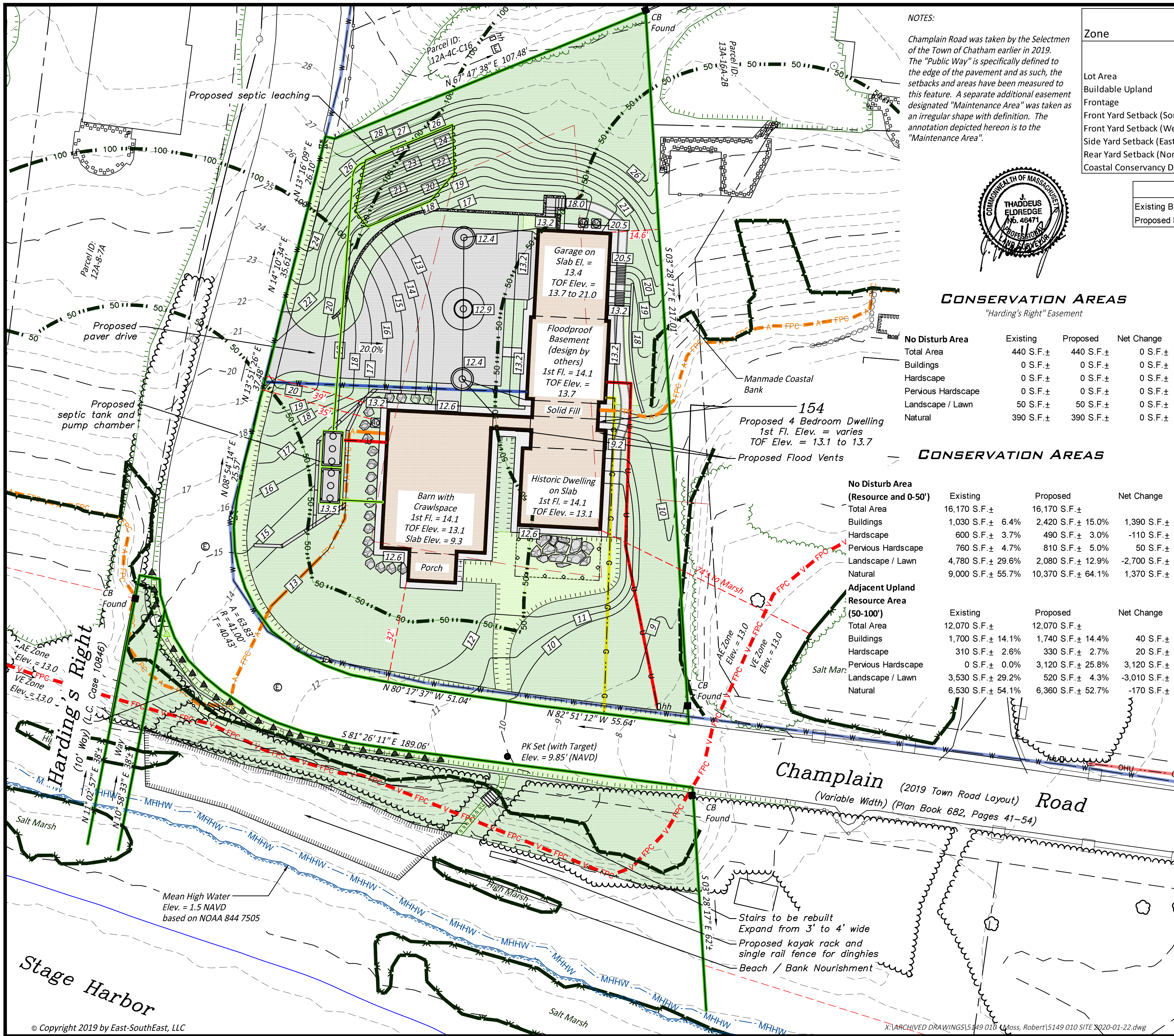
OWNER OF RECORD:
 Robert M. Mahoney
 Deed Book 27,328, Page 249
 Plan Book 2, Page 89

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

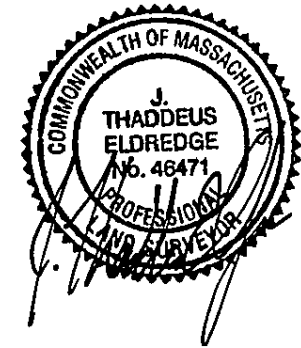
Description of Revision	Date
Added salt marsh	01-22-2020

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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%

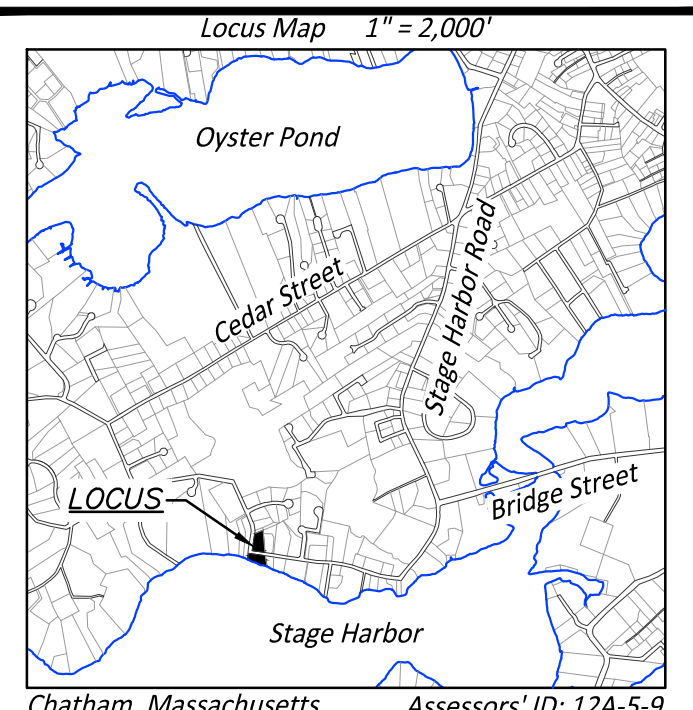
CONSERVATION AREAS
 "Harding's Right" Easement

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.±
Previous 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.±
Previous 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.±
Previous 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
 November 14, 2019

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 Plan Book 2, Page 89

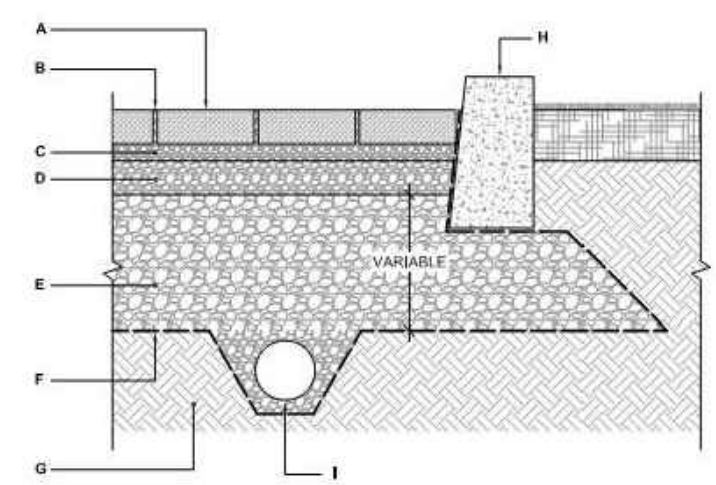
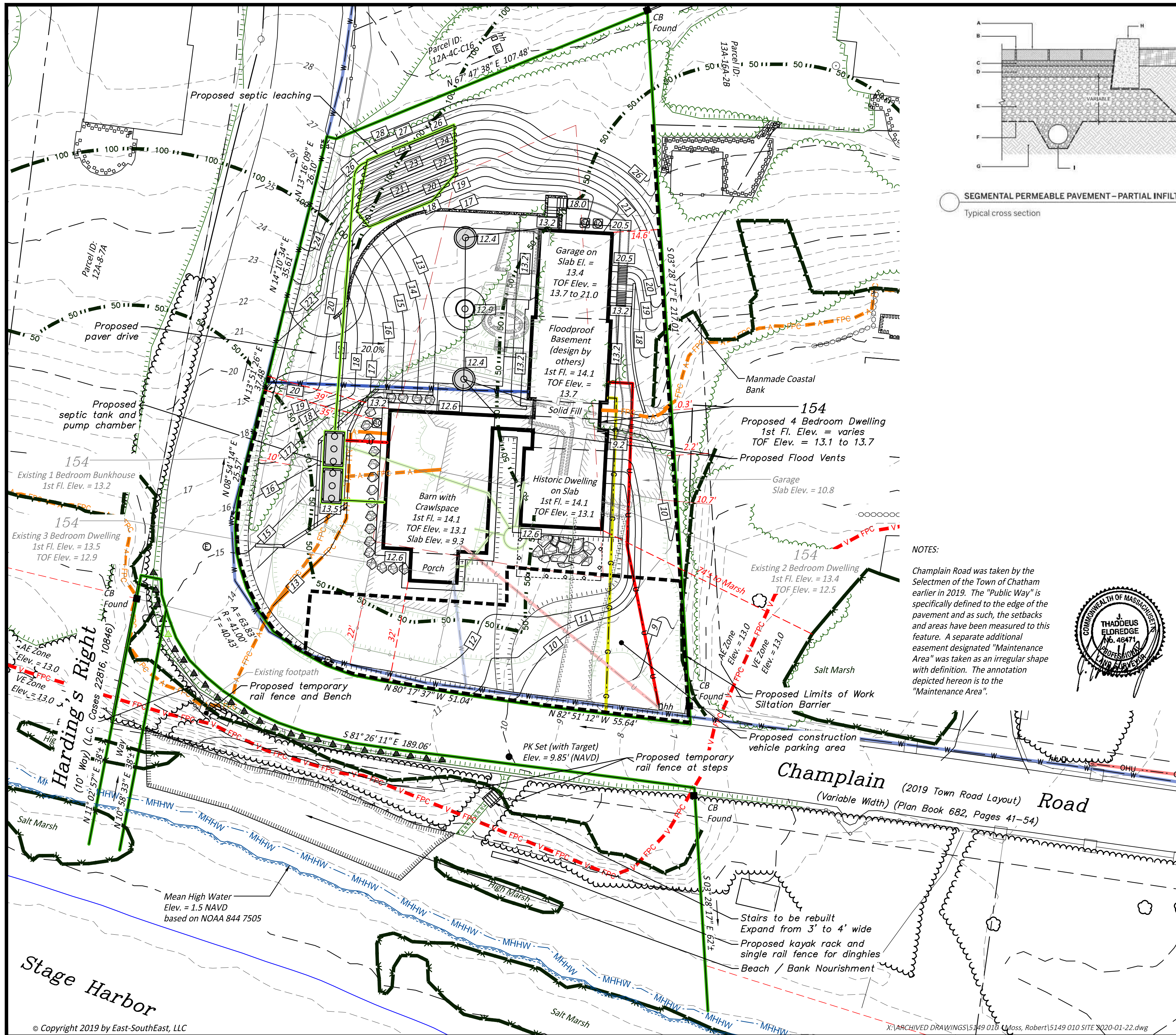
Harding's Right:
 A Way associated with L.C. Case 10846 & 22816
 Easement Held by Robert E. Moss, Trustee of Windy Hill
 Way Realty Trust
 Certificate No. 183979

Description of Revision	Date
Added spot grades	12-02-2019
Added salt marsh, proposed fences, updated septic	01-22-2020

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Vertical Datum: NAVD '88
 Horizontal Datum: NAD '83 (2011)

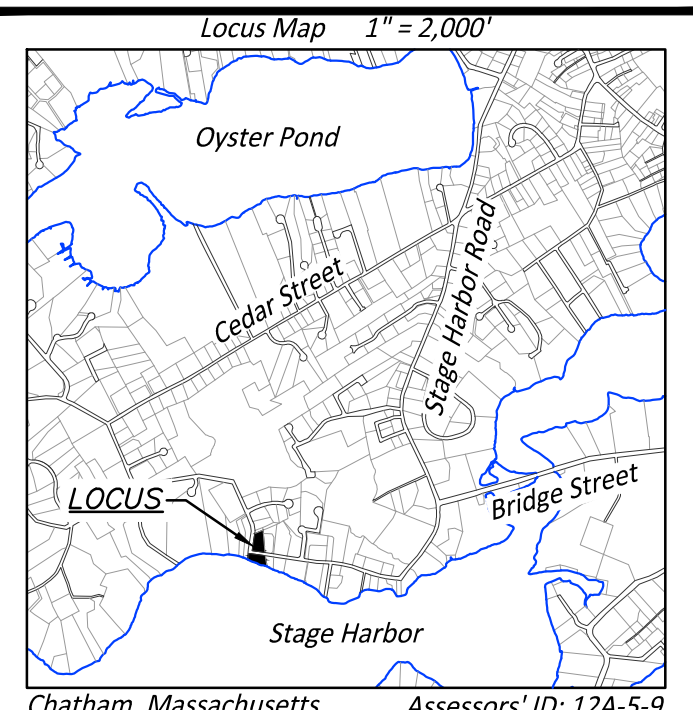
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 Scale: 1" = 20' (U.S. Survey Feet)
 C-5149-01.0 Sheet 3 of 3



- A. PERMEABLE PAVER FROM TECO-BLOC
- B. JOINT FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. BEDDING COURSE 1 1/2" to 2" (40 to 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- D. BASE COURSE 4" (100 mm)
ASTM No 57 (CSA 5-28 mm) AGGREGATE
- E. SUBBASE COURSE
ASTM No 2 (CSA 40-80 mm) AGGREGATE
- F. GEOTEXTILE
- G. SUBGRADE
- H. CONCRETE EDGE
- I. PERFORATED DRAIN CONNECTED TO
DRAINAGE SYSTEM

SEGMENTAL PERMEABLE PAVEMENT - PARTIAL INFILTRATION
Typical cross section

NOTES:
Please refer to the manufacturers' details for the preparation and installation of the paver drive.

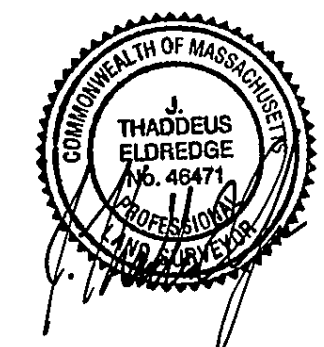


SITE PLAN

154 Champlain Road, Chatham, Massachusetts
November 14, 2019

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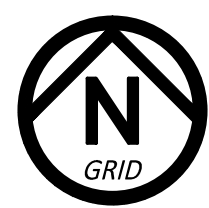
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Description of Revision	Date
Added spot elevations	12-02-2019
Added salt marsh, proposed fences, paver detail, updated septic	01-22-2020

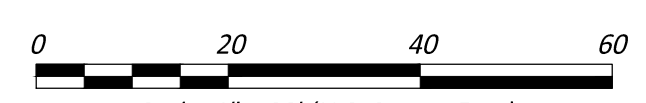
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Vertical Datum: NAVD '88
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C-5149-01.0 Sheet 1 of 3