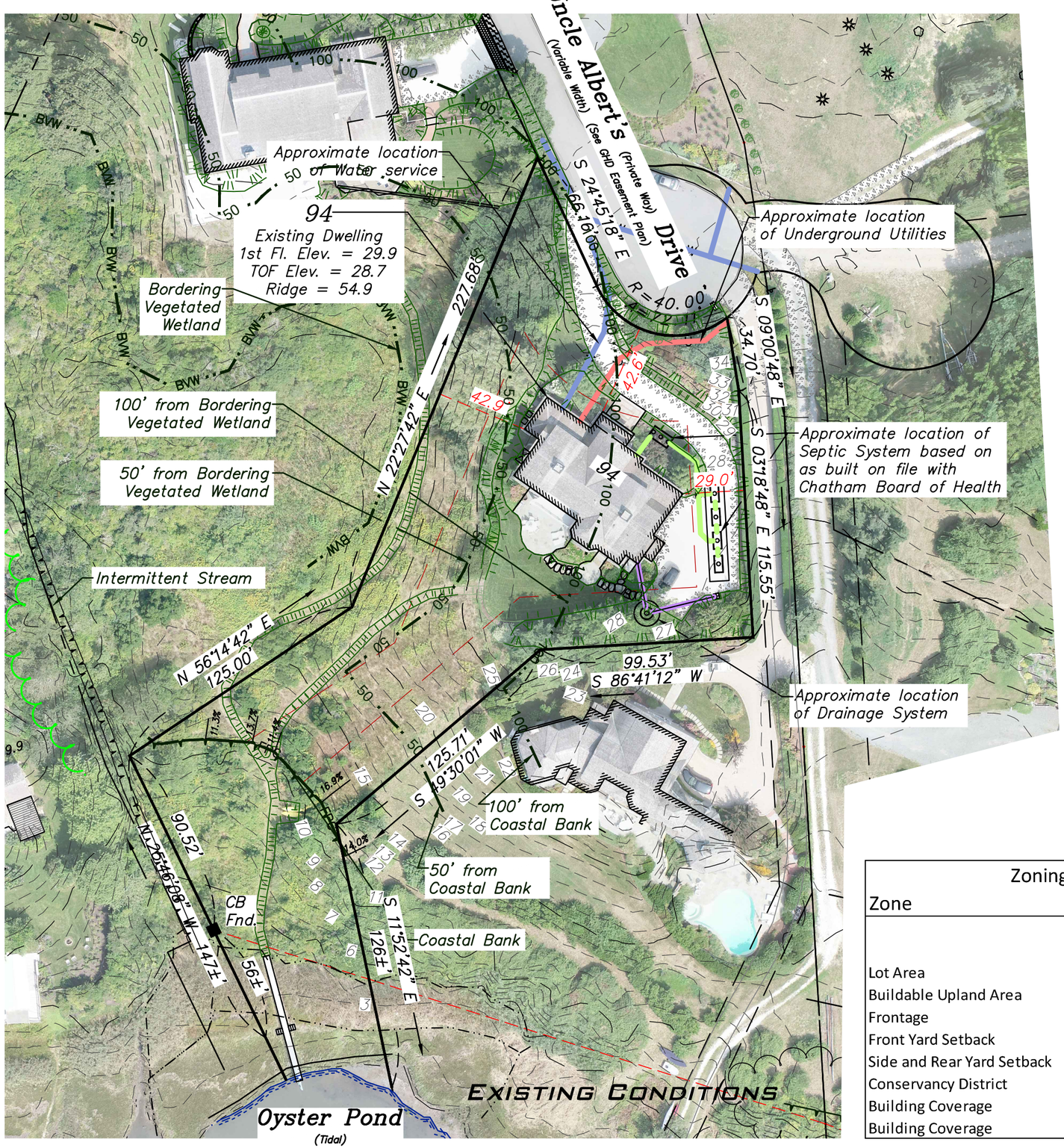
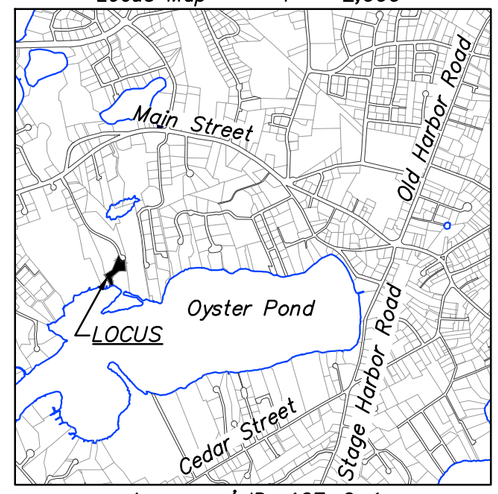


Locus Map 1" = 2,000'



Assessors' ID: 12E-2-1

POOL DESIGN

94 Uncle Albert's Drive, Chatham, Massachusetts
October 3, 2018

OWNER OF RECORD:
ULAD Investment, LLC
Deed Book 25,655, Page 237
Plan Book 599, Page 70

Description of Revision	Date

COMMONWEALTH OF MASSACHUSETTS
J. THADDEUS ELDREDGE
No. 46471
PROFESSIONAL LAND SURVEYOR

Zoning Compliance Table

Zone		R-40 (Residential)	
	Existing	Required/ Permitted	Proposed
Lot Area	44,400 S.F.±	40,000 S.F.±	44,400 S.F.±
Buildable Upland Area	33,760 S.F.±	20,000 S.F.±	33,760 S.F.±
Frontage	138.27 Ft.	150 Ft.	138.27 Ft.
Front Yard Setback	42.6 Ft.	40 Ft.	42.6 Ft.
Side and Rear Yard Setback	29.0 Ft.	25 Ft.	25.5 Ft.
Conservancy District	170 Ft.±	50 Ft.	85 Ft.±
Building Coverage	9.8%	10%	9.8%
Building Coverage	**3,300 S.F.±**	**3,376 S.F.±**	**3,300 S.F.±**

JOHN O'NEIL

EAST-SOUTHEAST, LLC

www.ese-llc.com ° office@ese-llc.com
1038 Main Street, Chatham, MA 02633
(508) 945-3965 ° Fax.: (508) 945-5885

N GRID

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

0 50 100 150

Scale: 1" = 50' (U.S. Survey Feet)

C-4141-01.0 Sheet 1 of 3

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