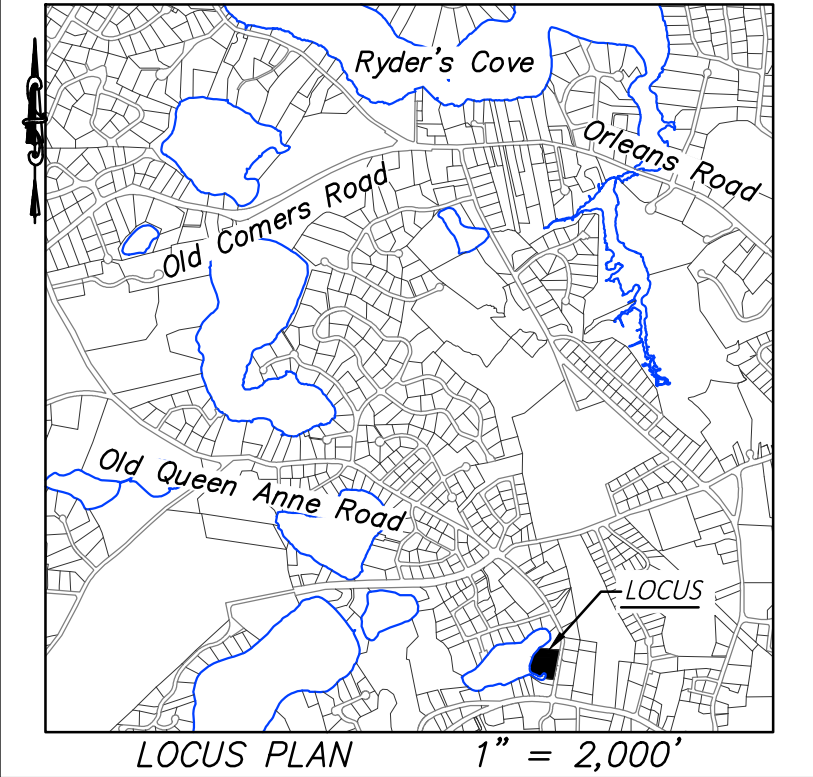
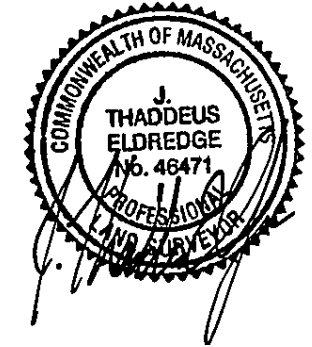


Chatham, Massachusetts

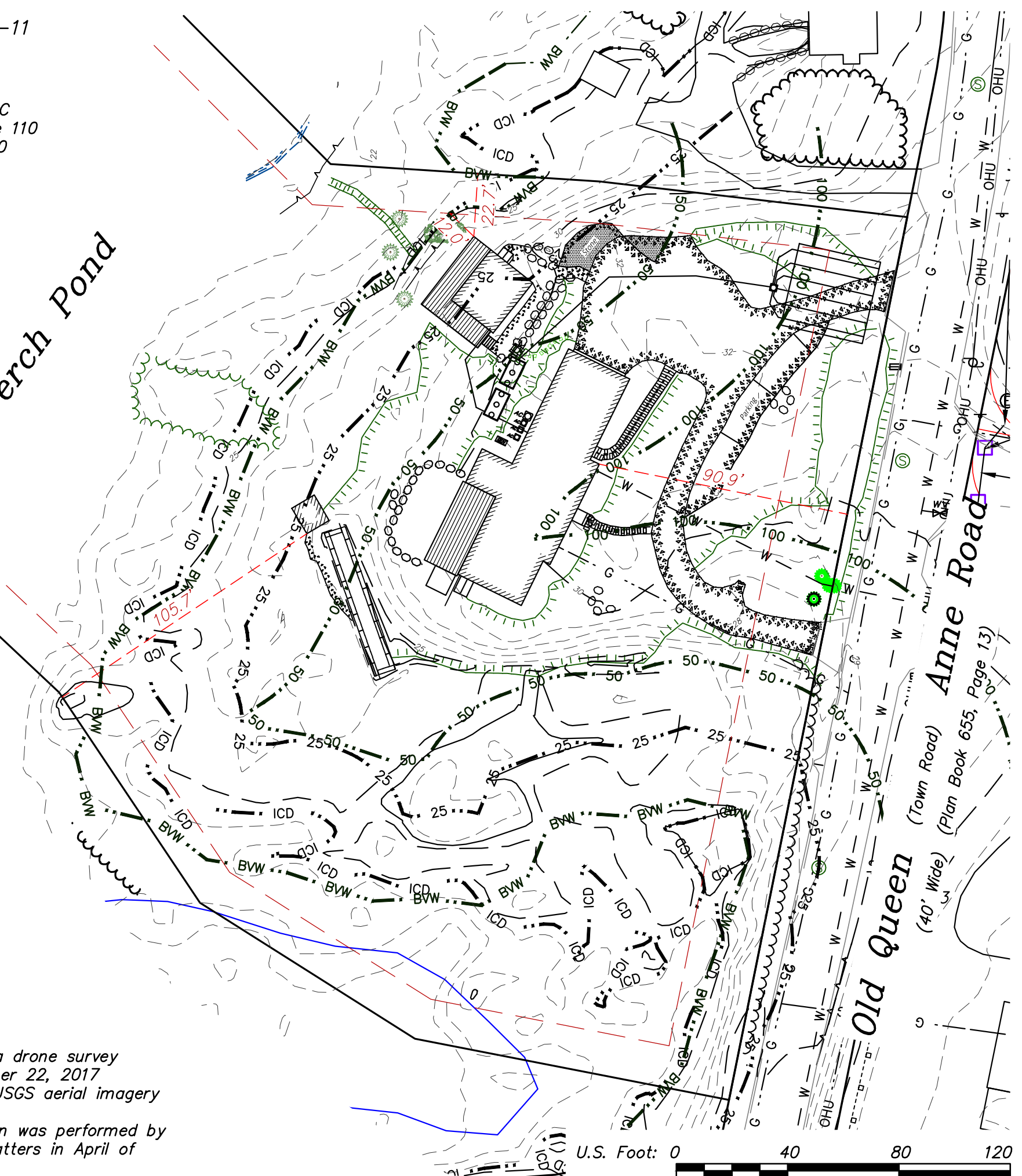


Assessors' ID: 12F-11-11
 OWNER OF RECORD:
 FOJ Family Partners, LLC
 Deed Book 34064, Page 110
 Plan Book 472, Page 50

Perch Pond



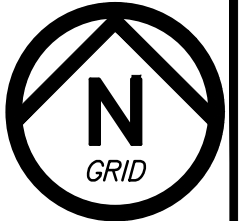
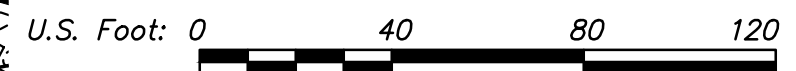
Notes:
 The imagery is from a drone survey performed on December 22, 2017 augmented with the USGS aerial imagery from 2014.
 The wetland delineation was performed by Mike Ball of Marsh Matters in April of 2018.



Zoning Compliance Table			
Zone	R-20 (Residential)		
	Existing	Required/ Permitted	Proposed
Lot Area	92,400 S.F.±	20,000 S.F.	92,400 S.F.±
Buildable Upland	55,117 S.F.±	20,000 S.F.	55,117 S.F.±
Frontage	323.73 Ft.	100 Ft.	323.73 Ft.
Front Yard Setback	90.9 Ft.	25 Ft.	90.9 Ft.
Side and Rear Yard Setback	22.7 Ft.	15 Ft.	22.7 Ft.
Conservancy District	12 Ft.	20 Ft.	0 Ft.
Lot Coverage	N/A	N/A	N/A
Building Coverage	3,083 S.F.±	5,512 S.F.	3,083 S.F.±
or	5.6%	10%	5.6%

CONSERVATION AREAS			
Resource & NDZ	Approved	Proposed	Change
Vegetated	61,730 S.F.±	62,250 S.F.±	520 S.F.±
Landscaped	2,800 S.F.±	2,710 S.F.±	-90 S.F.±
Buildings	540 S.F.±	540 S.F.±	0 S.F.±
Hardscape	1,330 S.F.±	900 S.F.±	-430 S.F.±
Total	66,400 S.F.±	66,400 S.F.±	0 S.F.±

Outer AURA	Existing	Proposed	Change
Vegetated	3,800 S.F.±	3,800 S.F.±	0 S.F.±
Landscaped	8,710 S.F.±	8,490 S.F.±	-220 S.F.±
Buildings	2,400 S.F.±	2,400 S.F.±	0 S.F.±
Hardscape	4,490 S.F.±	4,710 S.F.±	220 S.F.±
Total	19,400 S.F.±	19,400 S.F.±	0 S.F.±



PROPERTY IMPROVEMENTS

#	Description of Revision	Date
1	Added clearing, detailed topography near path.	06-03-18
2	Modified proposed pool and deck, removed catwalk	09-11-18
3	Proposed hardscape mitigation	10-17-18

MONOMOY GROUP

EAST-SOUTHEAST, LLC
 1038 Main Street, Chatham, MA 02633
 (508) 945-3965; Fax: (508) 945-5885

Date: 05-03-2018
 Scale: 1" = 40'
 Project No.: C-4800-01.0

Sheet No.: 1 of 2