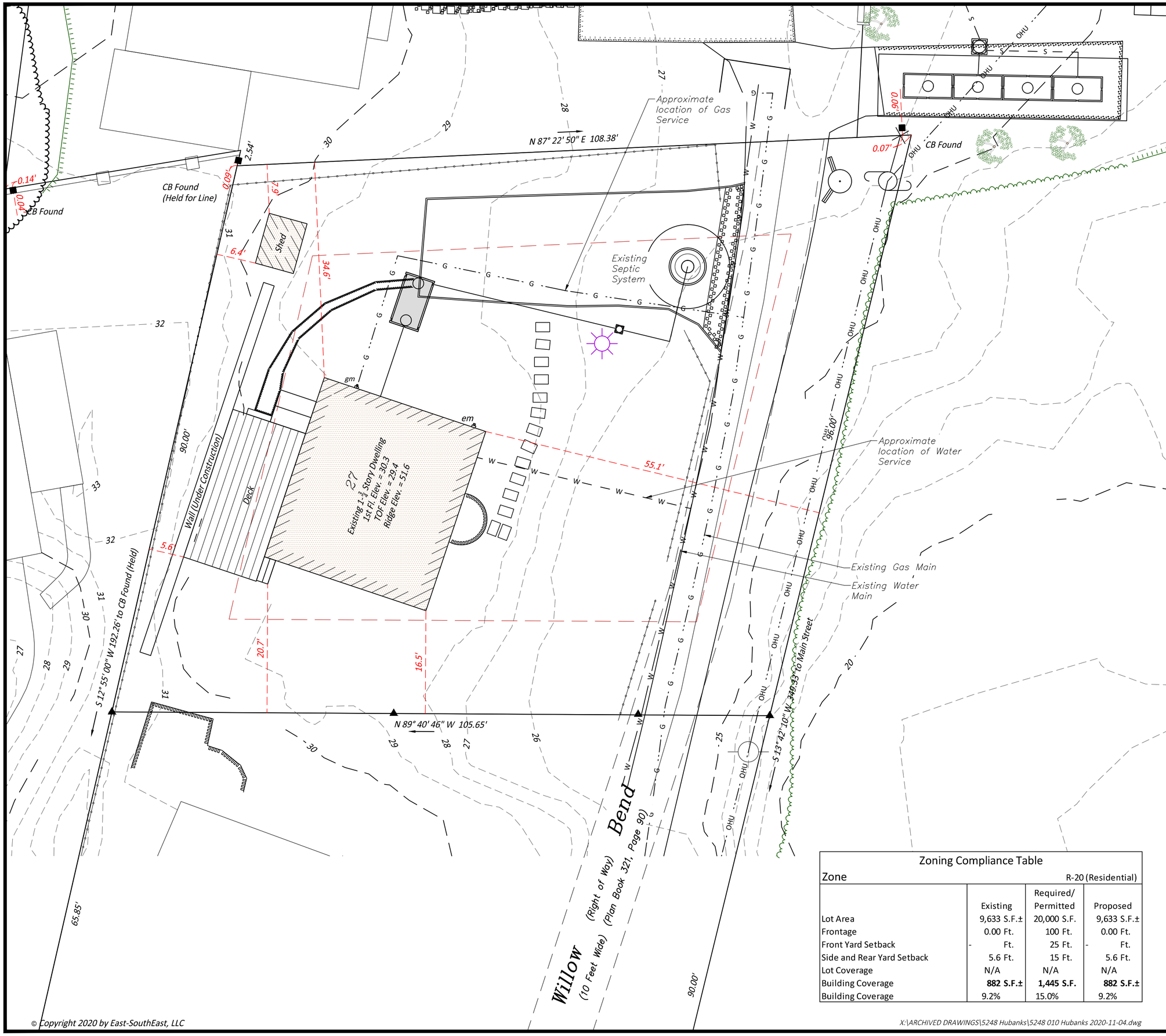


X:\ARCHIVED DRAWINGS\5248 Hubanks\5248 010 Hubanks 2020-11-04.dwg

Zoning Compliance Table

Zone			R-20 (Residential)
	Existing	Required/ Permitted	Proposed
Lot Area	9,633 S.F.±	20,000 S.F.	9,633 S.F.±
Frontage	0.00 Ft.	100 Ft.	0.00 Ft.
Front Yard Setback	- Ft.	25 Ft.	- Ft.
Side and Rear Yard Setback	5.6 Ft.	15 Ft.	5.6 Ft.
Lot Coverage	N/A	N/A	N/A
Building Coverage	**882 S.F.±**	**1,445 S.F.**	**882 S.F.±**
Building Coverage	9.2%	15.0%	9.2%

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

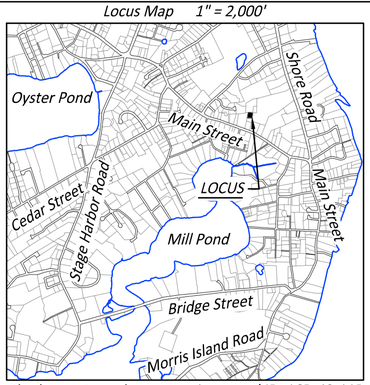
NOTES:

The location of the septic system is based on the as-built on file with the Health Department.

The location of the gas and water services is based on the Site Plan - Proposed Sewage Disposal System on file with the Health Department.

The building, deck and shed were located on the ground. The remaining planimetry is based on aerial imagery. The topography is based on the 2011-2013 USGS Lidar Datasets.

Locus Map 1" = 2,000'



Chatham, Massachusetts Assessors' ID: 16D-43-11B

PLOT PLAN

27 Willow Bend, Chatham, Massachusetts
November 4, 2020

OWNER OF RECORD:
Jeanne M. Nutt
Deed Book 33,319, Page 148
See
Deed Book 1,667, Page 264
Plan Book 321, Page 90
Note: This lot was created pursuant to the 81-L Exemption in 1971

Description of Revision	Date

TIFFANY HUBANKS

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 10 20 30

Scale: 1" = 10' (U.S. Survey Feet)

C-5248-01.0 Sheet 1 of 1