

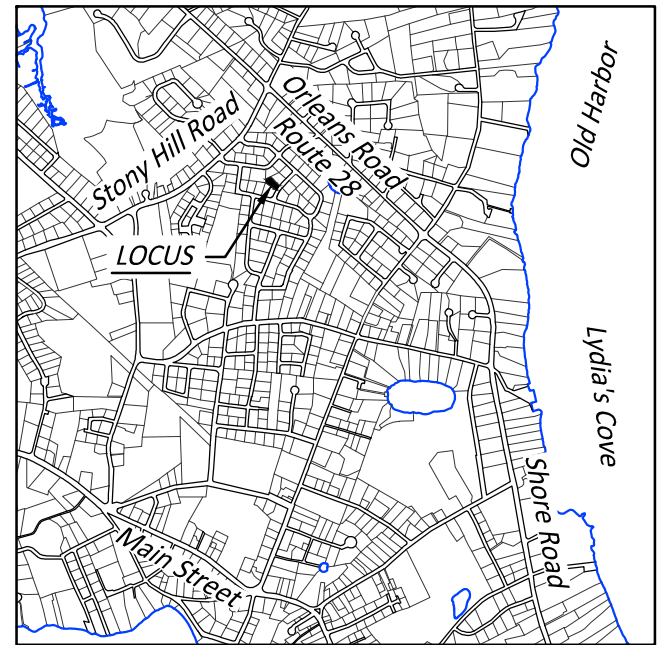
Zoning Compliance Table

Zone	R-40 (Residential)		
Lot Area	Existing 11,693 S.F.±	Required/ Permitted 40,000 S.F.	Proposed 11,693 S.F.±
Frontage	68.52 Ft.	150 Ft.	68.52 Ft.
Front Yard Setback	38.6 Ft.	40 Ft.	38.6 Ft.
Side and Rear Yard Setback	15.8 Ft.	25 Ft.	15.8 Ft.
Lot Coverage	N/A	N/A	N/A
Building Coverage	1,663 S.F.±	1,754 S.F.	1,663 S.F.±
Building Coverage	14.2%	15.0%	14.2%

EXISTING BUILDING HEIGHT COMPUTATIONS

Building	Elevation			Average
NE	57.3 +	57.6	=	114.9 / 2 = 57.5
SE	57.0 +	56.7 +	56.5	= 170.2 / 3 = 56.7
SW	54.5 +	57.0	=	111.5 / 2 = 55.8
NW	57.2 +	57.2 +	57.1	= 171.5 / 3 = 57.2
				TOTAL 227.1
227.1 Divided by 4 =				Grade Plane: 56.8
Maximum Elevation: 56.8				Plus 30 = 86.8
Ridge Elevation: 84.3 - 56.8 =				Building Height: 27.5

Locus Map 1" = 2,000'



Chatham, Massachusetts Assessors' ID: 14H-51-B18A

SITE PLAN

11 Aire Lane, Chatham, Massachusetts
June 3, 2021

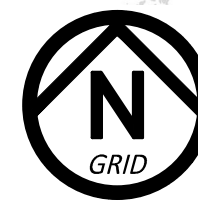
OWNER OF RECORD:
Richard B. Viola and Brenda L. Viola
Deed Book 29970, Page 55
Plan Book 163, Page 145, Lot 18A

Description of Revision	Date

RICHARD & BRENDA VIOLA

EAST-SOUTHEAST, LLC

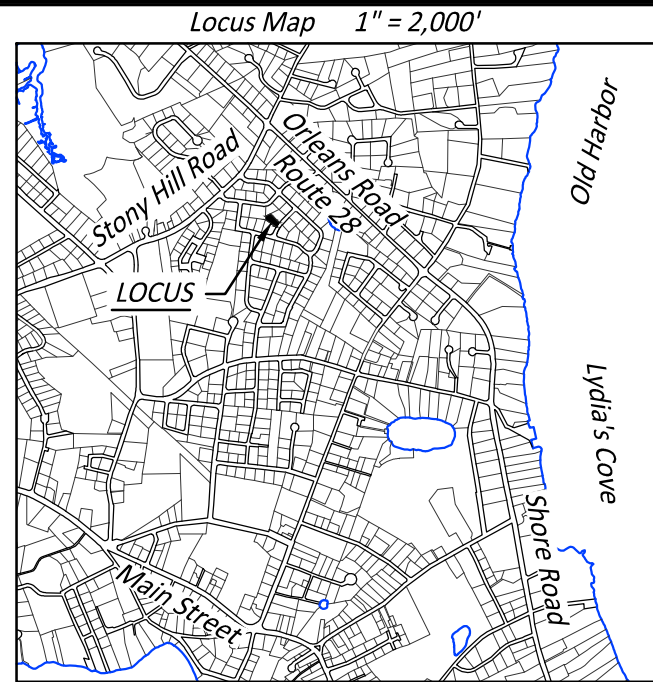
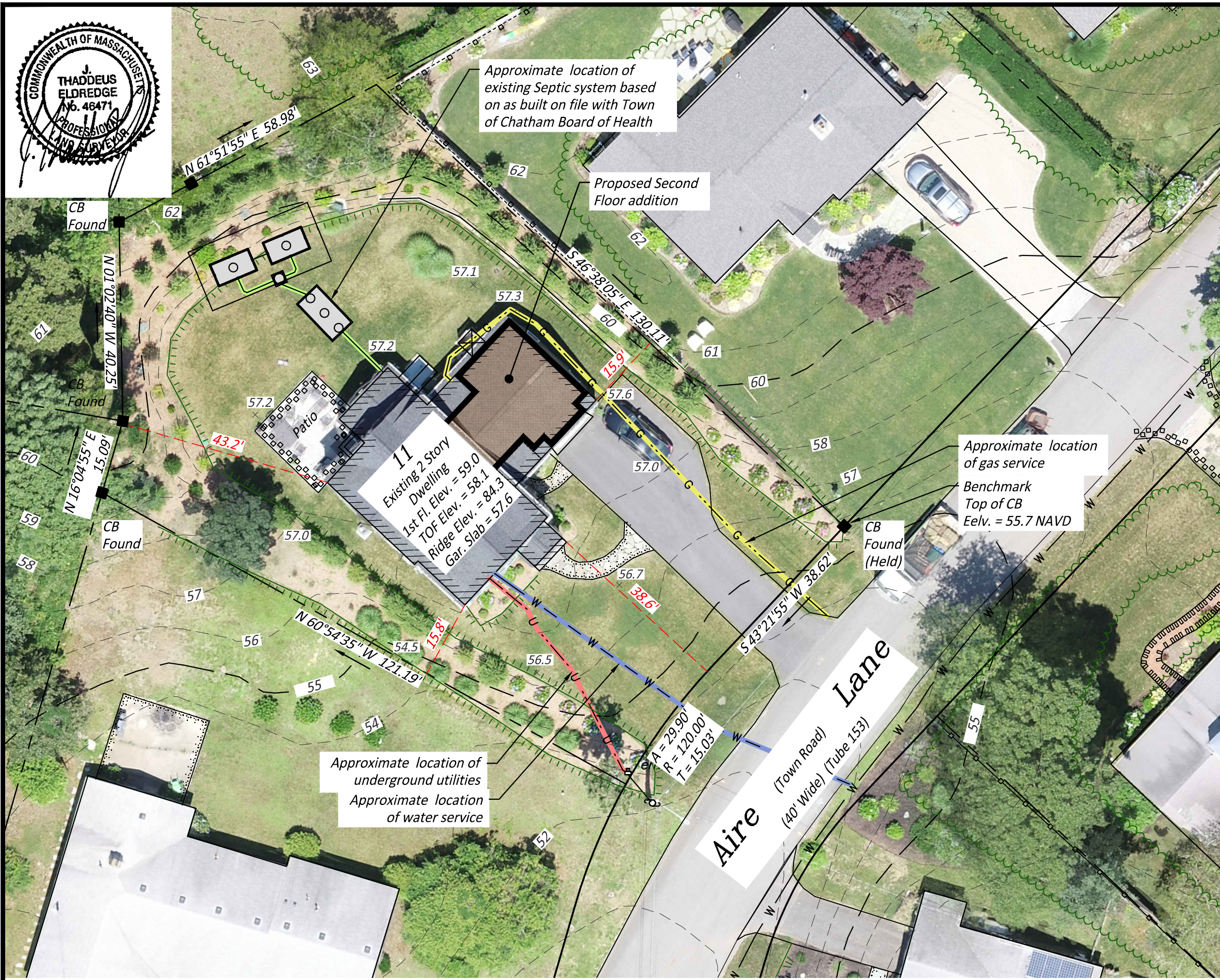
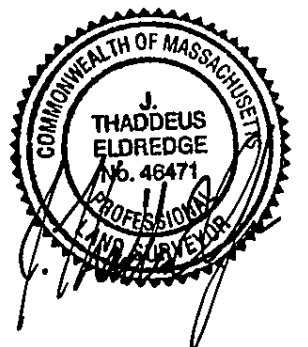
www.esel-llc.com ° office@ese-llc.com
1038 Main Street, Chatham, MA 02633
(508) 945-3965 ° Fax.: (508) 945-5885



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



Scale: 1" = 20' (U.S. Survey Feet)



Chatham, Massachusetts Assessors' ID: 14H-51-B18A

SITE PLAN

11 Aire Lane, Chatham, Massachusetts
 June 3, 2021

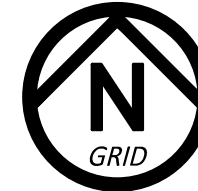
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Vertical Datum: NAVD '88
 Horizontal Datum: NAD '83 (2011)
 Image from Drone Survey acquired
 June 2020



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