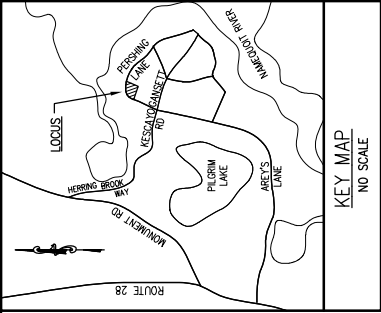


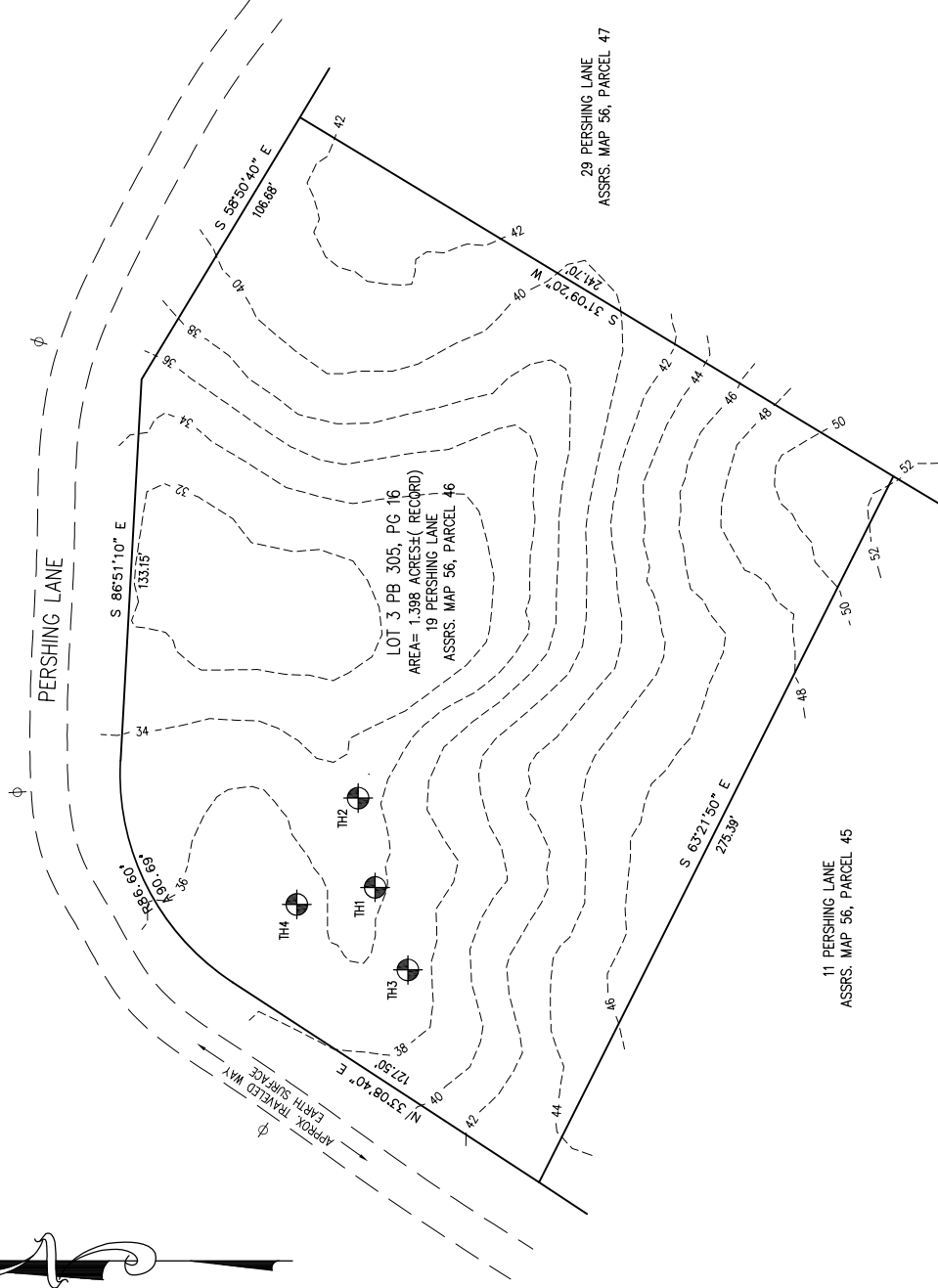


NOTES

1. ZONING DISTRICT - "R" - RESIDENTIAL
2. LOT AREA - 1.398 ACRES (60,896 + SQ. FT.)
3. THE SUBJECT LOT EXCEEDS MINIMUM REQUIREMENTS FOR LOT AREA AND FRONTAGE.
4. THIS PLAN IS A COMPOSITE OF THE LOT PERIMETER AND RECORD POINTS SHOWN FOR LOT 3, BARNSTABLE PLAN REGISTRY BOOK 305, PAGE 16 WITH OVERLAY OF MASS. GIS-GENERATED TOPOGRAPHIC 2 FT. CONTOUR INTERVALS ON THE APPROXIMATE NAVD88 AND IS INTENDED FOR OVERVIEW, PRELIMINARY DESIGN CONCEPT PURPOSES. A SITE-SPECIFIC TOPOGRAPHIC SURVEY IS REQUIRED TO PROCEED WITH SPECIFIC SITE DEVELOPMENT.
5. TEST HOLE LOCATIONS 1 THRU 4 WERE LOCATED AT THE TIME OF THE SOIL EVALUATION AND ARE STAKED AT THE SITE.
6. THE LOT IS NOT LOCATED IN A FLOOD HAZARD ZONE AS INDICATED ON ORLEANS, MA FEMA FIRM PANEL 25001C04395J
7. THE LOT IS NOT SUBJECT TO THE ORLEANS WETLAND BYLAW OR MGL 131 SECTION 40 (MASS. WETLAND ACT)
8. FOR SOIL EVALUATION AND PERCOLATION TEST INFORMATION REFER TO ORLEANS HEALTH DEPT. RECORDS OR CONTACT CAPE COD ENGINEERING, INC.
9. ORLEANS HEALTH REGULATIONS SPECIFY AN EQUIVALENT NITROGEN LOADING RATE FOR THIS PARCEL OF 440 GALL/DAY/40,000 SQ. FT. VARIATIONS FOR PRIMARY RESIDENTIAL STRUCTURES:
10. • FRONT - 25 FT.
- SIDE - 25 FT.
- REAR - 25 FT.
- BUILDING COVERAGE - 15% (MAX) > 4,000 S.F. BY SPECIAL PERMIT
- OTHER DEVELOPMENT SPECIFICS, STANDARDS AND LIMITS ARE AVAILABLE BY REVIEW OF THE ORLEANS BYLAWS - CHAPT. 16A - ZONING

TOPOGRAPHIC PLOT PLAN

19 PERSHING LANE, ORLEANS, MA
JUNE 19, 2025 SCALE - 1 IN. = 30 FT.
CAPE COD ENGINEERING, INC.
ROBERT M. PERRY, P.E.
P.O. BOX 1517
EAST DENNIS, MA 02641
508-385-1445



PLAN

