

Ryder & Wilcox

SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

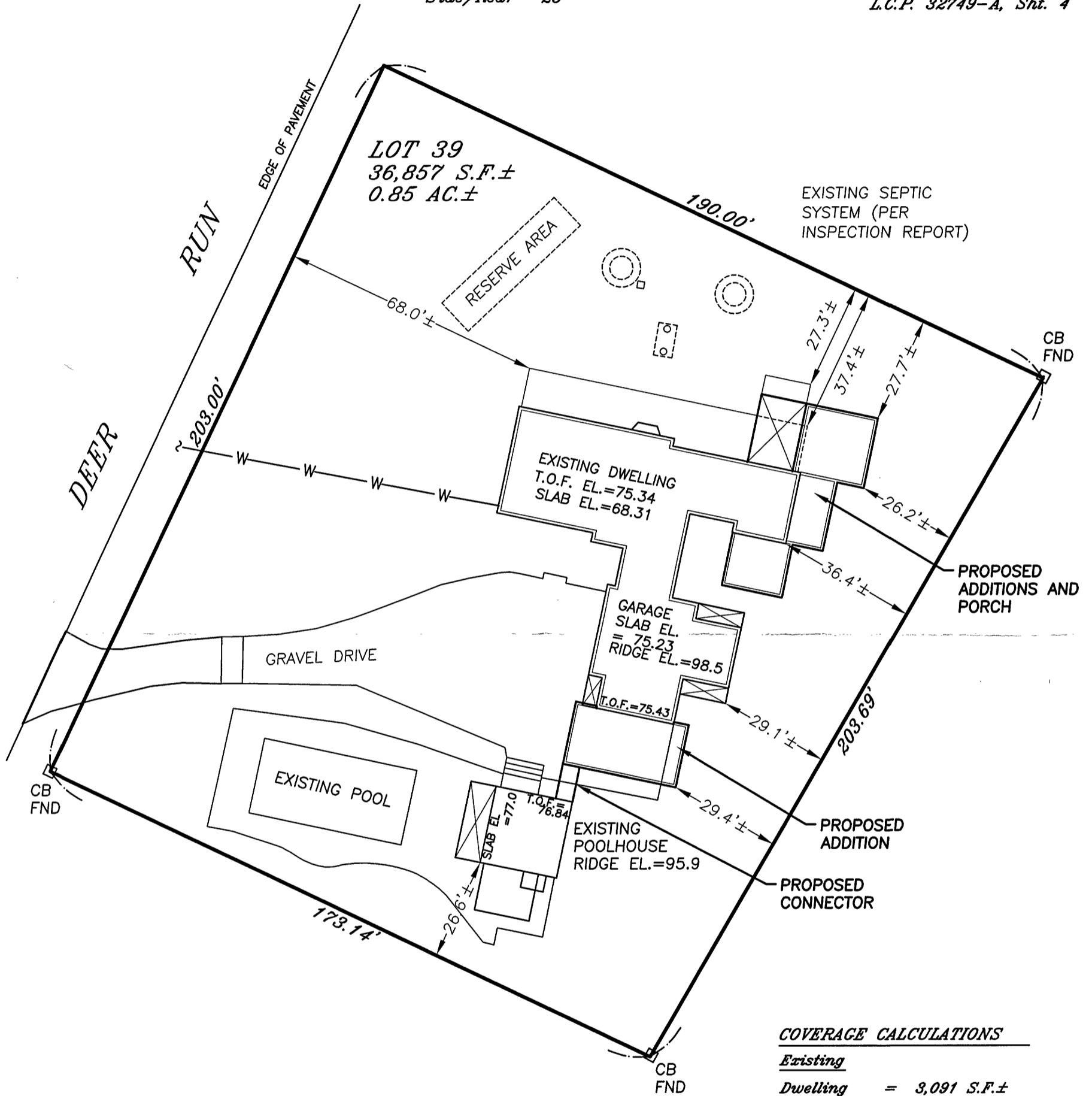
3 GIDDIAH HILL ROAD P.O. BOX 439
SO. ORLEANS, MASSACHUSETTS 02662
TEL: 508.255.8312 FAX: 508.240.2306

Certified Plot Plan

Location
17 Deer Run
Orleans, MA
prepared for
James & Anmarie
Galowski
Scale: 1" = 30'
Date: June 1, 2023

Reference:
Assr's. Map 29, Pcl. 49
L.C.P. 32749-A, Sht. 4

ZONE R
Minimum Building Setbacks
Front - 25'
Side/Rear - 25'



COVERAGE CALCULATIONS

Existing	
Dwelling	= 3,091 S.F. ±
Poolhouse	= 411 S.F. ±
Total	= 3,502 S.F. ± (9.5%)
Proposed	
Dwelling	= 4,536 S.F. ±
Poolhouse	= 411 S.F. ±
Total	= 4,947 S.F. ± (13.4%)

HEIGHT CALCULATIONS

Existing	
Ridge Elev.	= 98.5'
Grade Plane	= 73.7'
Height	= 24.8'
Proposed	
Ridge Elev.	= 102.3'
Grade Plane	= 74.9'
Height	= 27.4'

I certify that the dwelling shown hereon is located as it exists on the ground and that as so located it complies with the minimum property line setback requirements of the Town of Orleans.

[Signature]
Professional Land Surveyor

Date: 6/29/2023

Job No. 10956