



LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MARLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

DIMENSIONS OF EXISTING BUILDINGS AND BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARDS OR SING EXTENTS AND ARE DISPLAYED IN ENGINEERING UNITS WITH A PRECISION OF ONE TENTH (0.1) OF A FOOT. LOT COVERAGE IS CALCULATED TO CORNER BOARDS.

THE FINISHED FLOOR ELEVATION (FIN. FL. EL.) SHOWN HEREON IS BASED ON AN ASSUMED 1" LOWER THAN THE SURVEYED THRESHOLD ELEVATION. AN INTERIOR INSPECTION OF BUILDINGS WAS NOT PERFORMED.

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AE (EL 12), AE (EL 13) & VE

THIS LOT IS NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA

THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.
WIND EXPOSURE CATEGORY: ZONE C.

#33 LOT COVERAGE:

EXISTING LOT COVERAGE BY STRUCTURES: 2,894 S.F. (12.1%)

¹ THE AREA NOTED IN THE LOT COVERAGE CALCULATION IS THE AREA USED FOR THE PURPOSE OF REPORTING, AND CALCULATING THE TOWN OF MAHARISHI TOWN LOT COVERAGE. A COVERAGE

REPORTING AND CIRCULATING THE FORM OF MAGNIFIED ZONING LOT COVERAGE IS ACCORDANCE TO REGULATION §174-31 LAND SPACE REQUIREMENT TABLE FOOTNOTE 18. THIS AREA REPRESENTS LAND ABOVE THE FLOOD ZONE.

A COMPREHENSIVE ZONING ANALYSIS HAS NOT BEEN PERFORMED BEYOND THE ITEMS LISTED ABOVE

#22 DEED REFERENCE: LAND COURT CERTIFICATE: #198742
#22 PLAN REFERENCE: LAND COURT PLAN: #28502-D

#22 OWNER: THE 22 SAMOSET ROAD NOMINEE TRUST
RICHARD M. & ESTELLE G. CUSHNER, TRUSTEES
22 SAMOSET ROAD
MASHPEE, MA 02649

#23 LOT COVERAGE
LOT AREA TOTAL = 15,374 S.F.

EXISTING LOT COVERAGE BY STRUCTURES: = 0 S.F. (0%)

LOT AREA ABOVE THE FLOOD ZONE¹ = 0 S.F.

EXISTING LOT COVERAGE BY STRUCTURES: = 0 S.F. (0%)

¹ THE AREA NOTED IN THE LOT COVERAGE CALCULATION IS THE AREA USED FOR THE PURPOSE OF REPORTING AND CALCULATING THE TOWN OF MASHPEE ZONING LOT COVERAGE IN ACCORDANCE TO REGULATION §174-31 LAND SPACE REQUIREMENT TABLE FOOTNOTE 1B. THIS AREA REPRESENTS LAND

A COMPREHENSIVE ZONING ANALYSIS HAS NOT BEEN PERFORMED BEYOND THE ITEMS LISTED ABOVE

#23 DEED REFERENCE: LAND COURT CERTIFICATE: #242068

#23 OWNER: RICHARD M. & ESTELLE G. CUSHNER
22 SAMOSET ROAD

MASHPEE, MA 02649

NOTICE
THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN
TELLARIS ENGINEERING, INC.

UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL (RED) STAMP APPEARS ON THIS PLAN NO PERSON OR PERSONS, MUNICIPAL OR PUBLIC OFFICIAL MAY RELY UPON THE INFORMATION CONTAINED HEREON, AND PLAN REMAINS THE PROPERTY OF CAPE AND ISLANDS ENGINEERING, INC.

COPYRIGHT © BY CAPE AND ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED.

DATE	DESCRIPTION	BY	C
PREPARED FOR			

SUSAN ROTH
83 BRIMSTONE LANE

PROJECT:

22 SAMOSET ROAD
MASHPEE, MASSACHUSETTS 02649

SHEET NO.: 1 OF 1	DATE: JUNE 30, 2026
DRAWN BY: JGP	CHECKED BY: JLF

PREPARED BY: **CARE & ISLANDS**



SUMMERFIELD PARK 505.477.7373 PHONE

800 FALMOUTH ROAD SUITE 3010
MASHPEE, MA 02649

508.477.7272 PHONE
508.477.9072 FAX

www.CapeEng

DRAWING TITLE:

EXISTING CONDITIONS PLAN

SHANGET_71A23_NORTH_COMBINED