

ZONING SUMMARY

ITEM	REQUIRED	EXISTING HOUSE	EXISTING COTTAGE	EXISTING GARAGE	PROPOSED HOUSE&GARAGE	PROPOSED COTTAGE
LOT AREA:	40,000 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF
FRONTAGE:	50 FT	100 FT	100 FT	100 FT	100 FT	100 FT
LOT WIDTH:	100 FT	94 FT	94 FT	94 FT	94 FT	94 FT
FRONT SETBACK:	25 FT	53 FT	96 FT	204 FT	151 FT	36 FT
SIDE SETBACK:	15 FT	10 FT	21 FT	35 FT	18 FT	16 FT
REAR SETBACK:	25 FT	153 FT	105 FT	10 FT	26 FT	171 FT
SITE COVERAGE:	15% (3,615 SF)	1,709 SF	617 SF	325 SF	2,110 SF	617 SF

TOTAL EXISTING COVERAGE 2,651 SF OR 11% TOTAL PROPOSED COVERAGE 2,727 SF OR 11.3%

PROPOSED BUILDING HEIGHT

AVERAGE GRADE OF PROPOSED HOUSE:

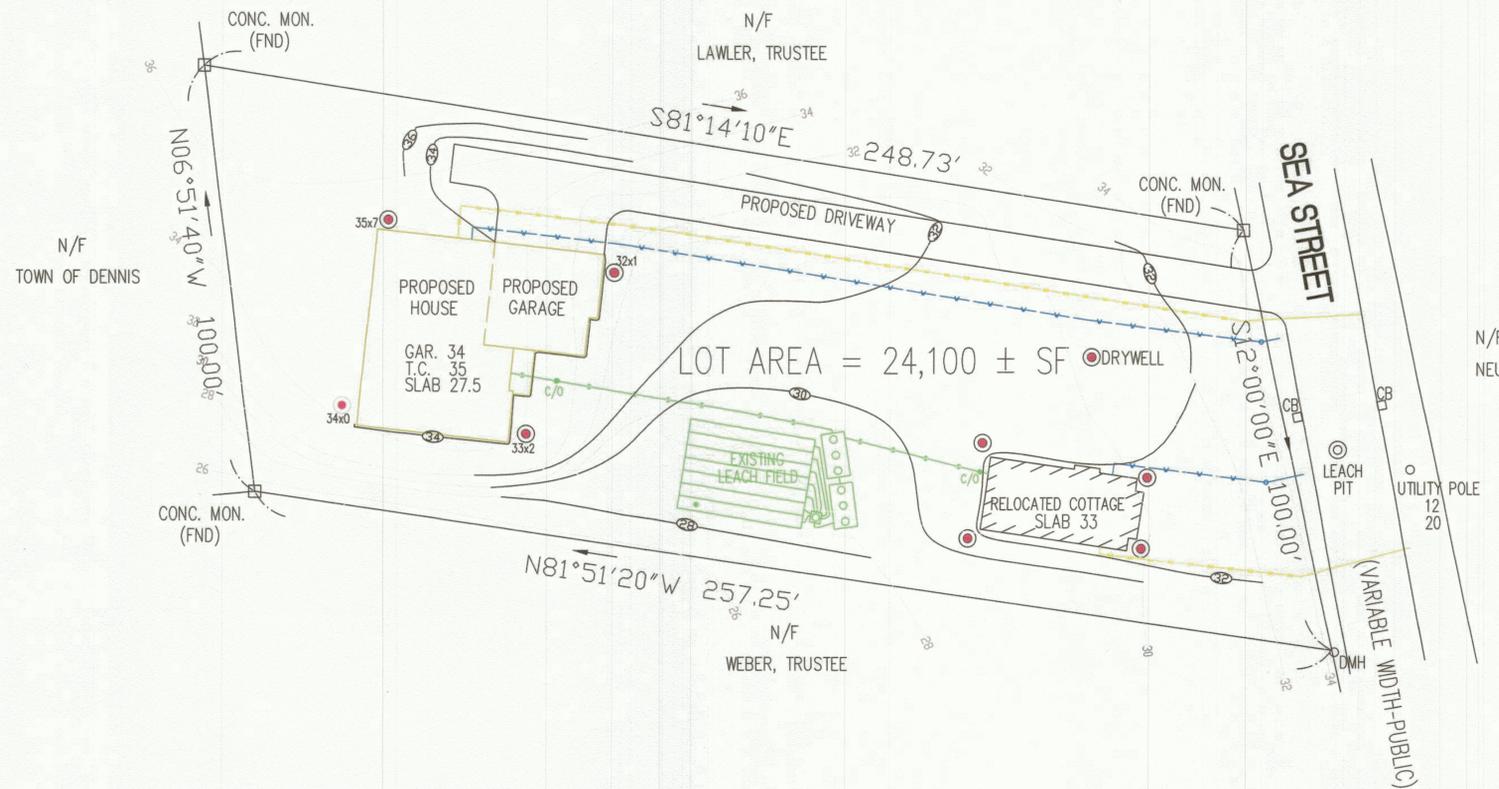
NORTH: $(35.7+32.1)/2=33.9$
 EAST: $(32.1+33.2)/2=32.7$
 SOUTH: $(33.2+34.0)/2=33.6$
 WEST: $(34.0+35.7)/2=34.9$

AVERAGE GRADE:

MAXIMUM RIDGE ELEVATION = 33.8+35 = 68.8

PROPOSED RIDGE ELEVATION = 35 (TOP CONC.)+32.9 = 67.9

PROPOSED RIDGE ELEVATION OF 67.9 IS LESS THAN MAXIMUM ALLOWED ELEVATION OF 68.8.

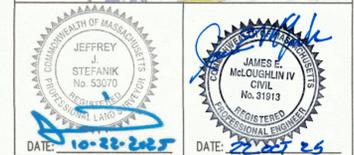


DRAINAGE NOTES

- ALL ROOF RUNOFF SHALL BE CONTROLLED BY GUTTERS WITH DOWNSPOUTS DIRECTED TO DRYWELL INFILTRATORS. (4 PER BUILDING).
- DRYWELLS ARE TO BE 20" ADS PIPE, 2' DEEP WITH 2' OF NATIVE STONE. ADS COVER TO BE WITHIN 6" OF FINISH GRADE.
- DRIVEWAY RUNOFF TO BE DIRECTED TO A DRYWELL SET IN A DEPRESSION IN THE FRONT YARD.

SEPTIC SYSTEM NOTES

- CERTIFICATE OF COMPLIANCE FOR EXISTING 6 BEDROOM SYSTEM ISSUED IN 9 APRIL 2021.
- INVERT INTO EXISTING SEPTIC TANK IS ELEVATION 25.18.
- SEWER SERVICES TO BE 4" PVC WITH A MINIMUM 2% SLOPE.



LEGEND:

- BUILDING SETBACKS
- WATER SERVICE
- GAS SERVICE
- SEPTIC SERVICE LINE
- UTILITY POLE
- DRYWELL INFILTRATOR

- GENERAL NOTES:
- THIS PLAN REFERENCES PLAN RECORDED AT THE BARNSTABLE REGISTRY OF DEEDS AT PLAN BOOK 123, PAGE 17. RECORDED 19 AUGUST 1955.
 - THIS PLAN REFERENCES TOWN OF DENNIS ASSESSORS PARCEL 422-12-0.
 - THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP, COMMUNITY PANEL 25001C03941, EFFECTIVE 16 JULY 2014.
 - ZONING DISTRICT IS RESIDENTIAL 40. ZONING REQUIREMENTS
 LOT AREA: 40,000 SF
 FRONTAGE: 50 FT
 LOT WIDTH: 100 FT
 FRONT SETBACK: 25 FT
 SIDE SETBACK: 15 FT
 REAR SETBACK: 25 FT
 SITE COVERAGE: 15%
 - VERTICAL DATUM IS NAVD 88. TBM IS SPIKE SET BY DENNIS DPW ON UTILITY POLE 12-20.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

PROPOSED SITE PLAN
137 SEA STREET
EAST DENNIS, MASSACHUSETTS
 APPLICANT: DONNA & JAMES M'LOUGHLIN
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 SCALE: 1" = 20' DATE: 21 OCTOBER 2025



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