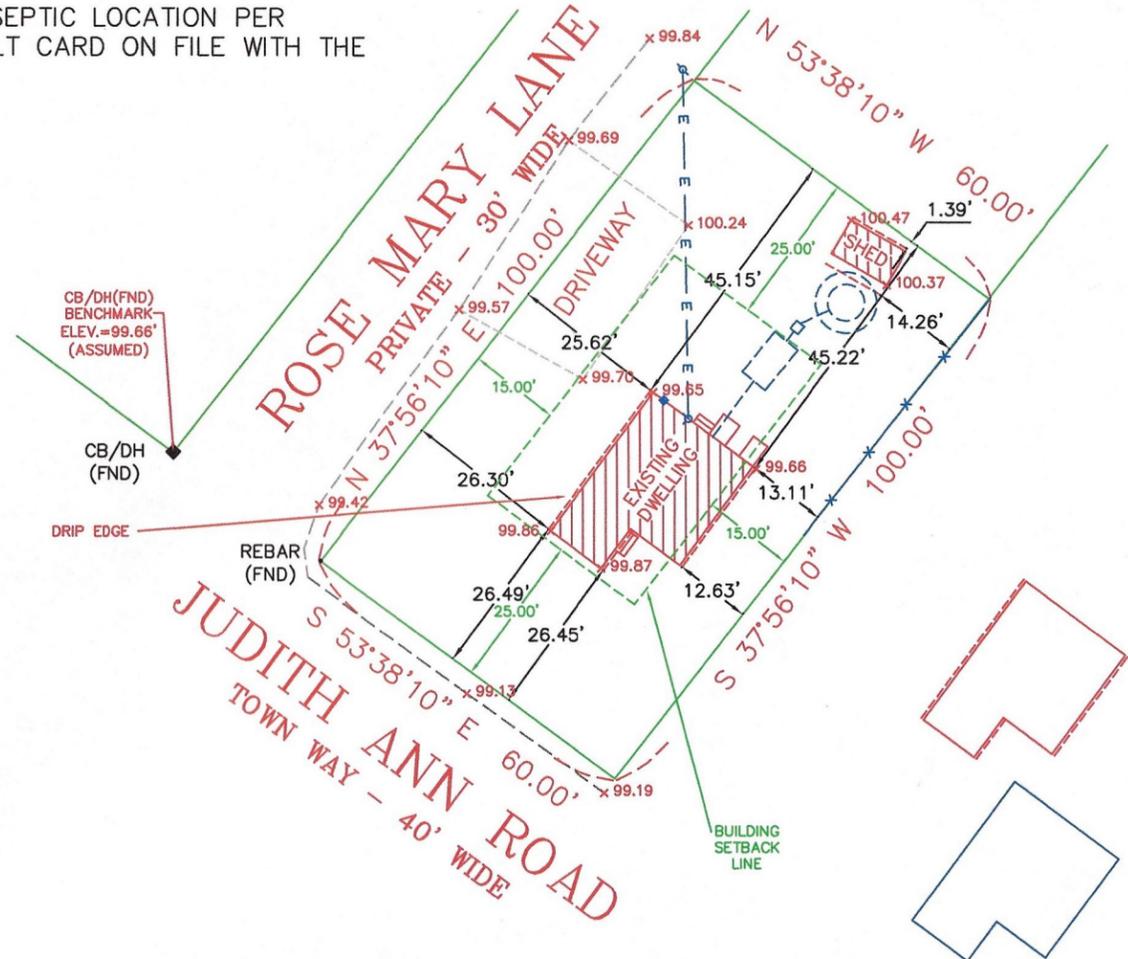
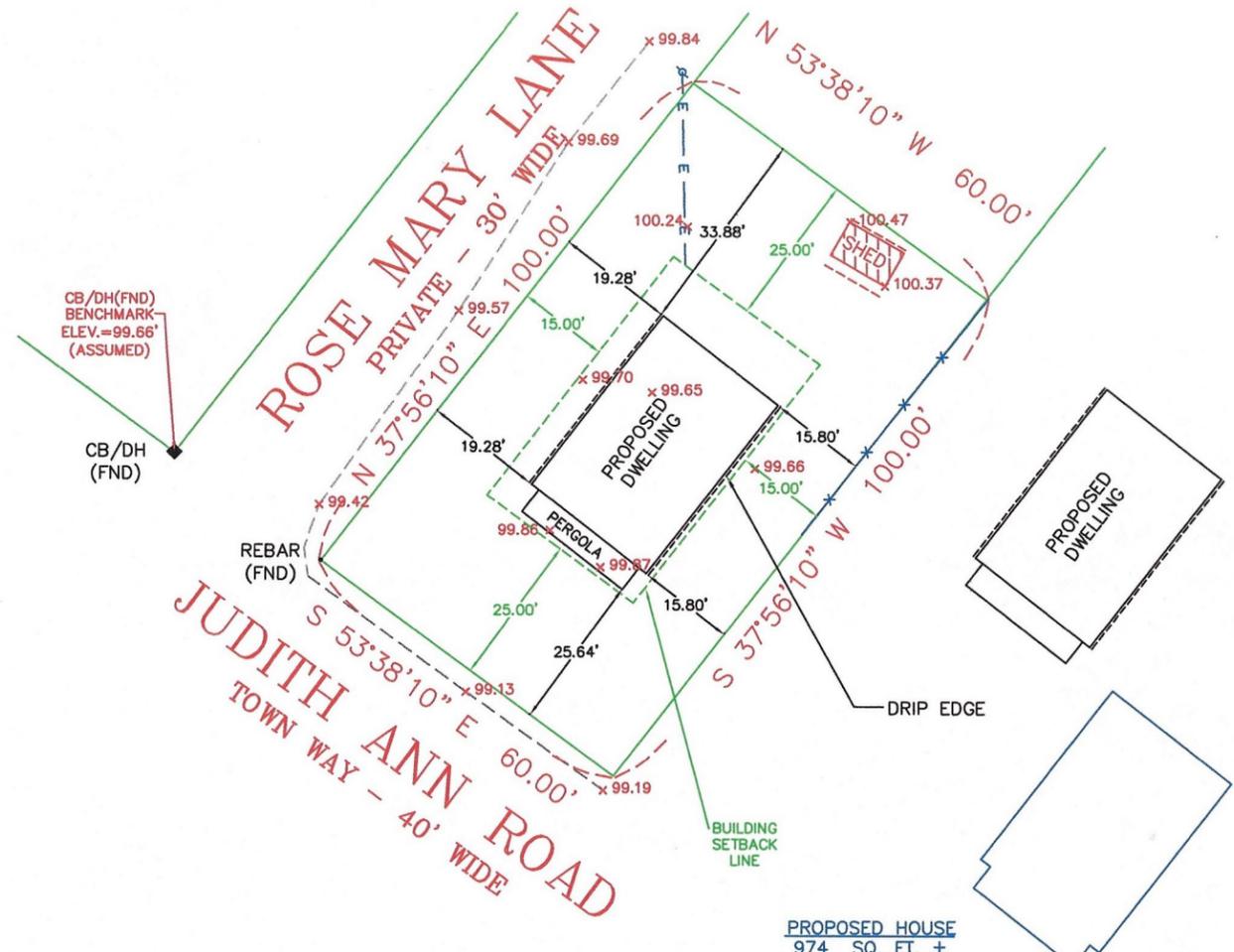


NOTE: SEPTIC LOCATION PER AS-BUILT CARD ON FILE WITH THE TOWN



EXISTING CONDITIONS

EXISTING HOUSE
521 SQ. FT. ±
COVERAGE
8.69%



PROPOSED CONDITIONS

PROPOSED HOUSE
974 SQ. FT. ±
COVERAGE
16.24%

LOT 8
5,998 S.F. ±
0.14 ACRES ±

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS, MASSACHUSETTS

AS PREPARED FOR STEVEN J. NALLY
THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN
ON MAP NO. 25001C0577J DATED JULY 16, 2014

ZONING DISTRICT(S) INCLUDING FLOODPLAIN R40 "X"			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	5,998±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	160.00'	150'	NO CHANGE
YARD SETBACK-FRONT(FEET)	26.45'	25'	25.64'
YARD SETBACK-SIDE(FEET)RIGHT	12.63'	15'	15.80'
YARD SETBACK-SIDE(FEET)LEFT	25.62'	15'	19.28'
YARD SETBACK-REAR(FEET)	45.15'	25'	33.88'
BUILDING COVERAGE(%)	8.69%	15%	16.24%
BUILDING HEIGHT	15.14'	35'(1)	30.33'
(1) AVERAGE GRADE-- $99.86+99.87+99.66+99.65=399.04/4=99.76+35=134.76$ ALLOWED HEIGHT $(134.76-114.90=19.86-35=15.14$ BUILDING HEIGHT)			

TO: STEVEN J. NALLY
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

OCT. 3, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.72 PG.39
(LOT 8)

LOCUS ADDRESS:
14 JUDITH ANN RD
DENNIS

SCALE: 1" = 30'

DATE DRAWN:
NOV. 11, 2022
REV.10/03/25
FILE: 2991-00



PAUL E. SWEETSER
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