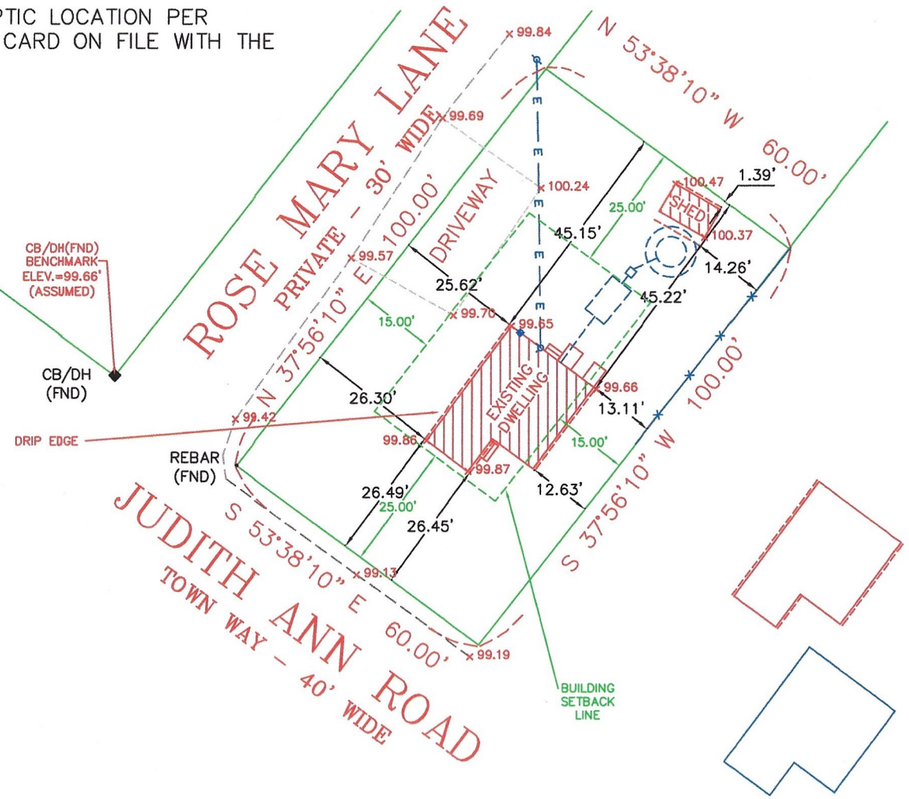
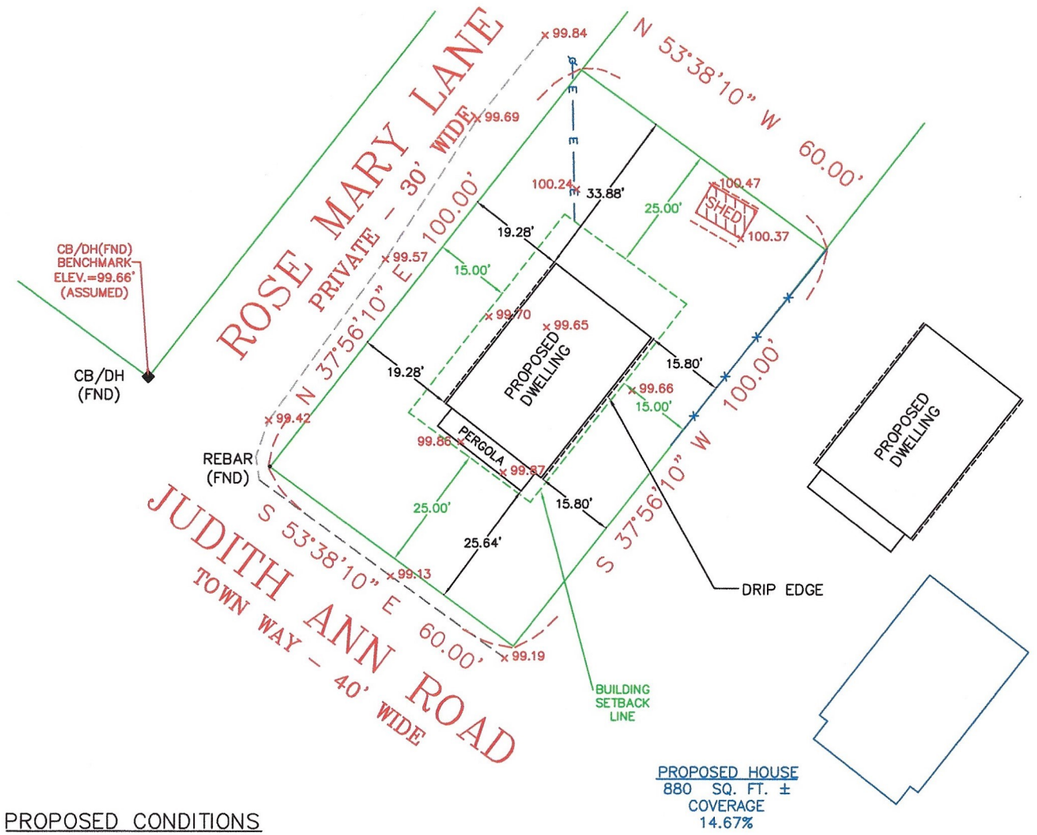
NOTE: SEPTIC LOCATION PER AS-BUILT CARD ON FILE WITH THE TOWN



EXISTING CONDITIONS

EXISTING HOUSE
521 SQ. FT. ±
COVERAGE
8.69%



PROPOSED CONDITIONS

PROPOSED HOUSE
880 SQ. FT. ±
COVERAGE
14.67%

LOT 8
5,998 S.F.±
0.14 ACRES±

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%	14.67%
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)			

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

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. 29, 2025 Paul E. Sweetser
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
REV. 10/29/25
FILE: 2991-00

COMMONWEALTH OF MASSACHUSETTS
PAUL E. SWEETSER
No. 35044
PROFESSIONAL LAND SURVEYOR

PAUL E. SWEETSER
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