

REVISIONS:

DRAWN BY: RLC

DESIGNED BY:

CHECKED BY: BKL



Bradley K. Lemont



427 Columbia Road
Hanover, MA 02339
781-826-9200

362 Court Street
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

PROJECT # 24-512

CERTIFIED PLOT PLAN
PARCEL ID: 89-55
18 COUNTRY LANE
DENNISPORT, MA 02639

CLIENT:
KATHERINE FERULLO
FERULLO REMODELING
P.O. BOX 549
YARMOUTHPORT, MA 02675

DRAWING TITLE:

DATE:
JANUARY 06, 2025

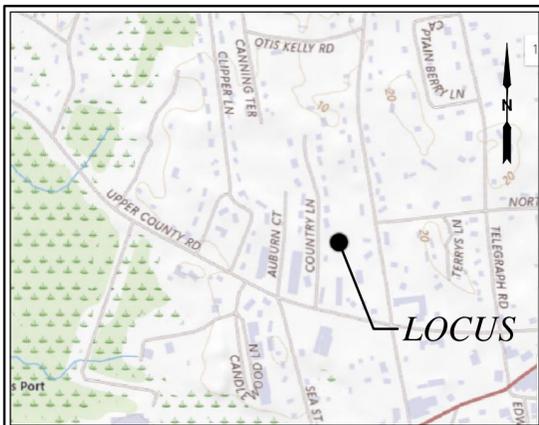
SHEET 1 of 1
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ZONING REQUIREMENTS
LOW DENSITY RESIDENTIAL "R-40" DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	14,365 SF	NO CHANGE
LOT FRONTAGE	50 FEET	95.38 FEET	NO CHANGE
BUILDING COVERAGE	15%	7.6%	9.5%
MINIMUM YARDS:			
FRONT YARD	25 FEET	101.3 FEET	93.2 FEET
SIDE YARD	15 FEET	21.6 FEET	NO CHANGE
REAR YARD	25 FEET	22.2 FEET	NO CHANGE

ZONING NOTES:

- REFER TO THE TOWN OF DENNIS ZONING BYLAW AS MINIMUM YARDS MAY VARY DEPENDING ON ZONE AND EXISTING OR PROPOSED USE.
- EXISTING DIMENSIONAL SETBACKS SHOWN ABOVE SHALL BE REVIEWED BY THE TOWN OF DENNIS PRIOR TO ANY SITE DESIGN/ PERMITTING.



LOCATION MAP SCALE: = N.T.S.



RECORD OWNER:

PARCEL ID: 89-55
#18 COUNTRY LANE

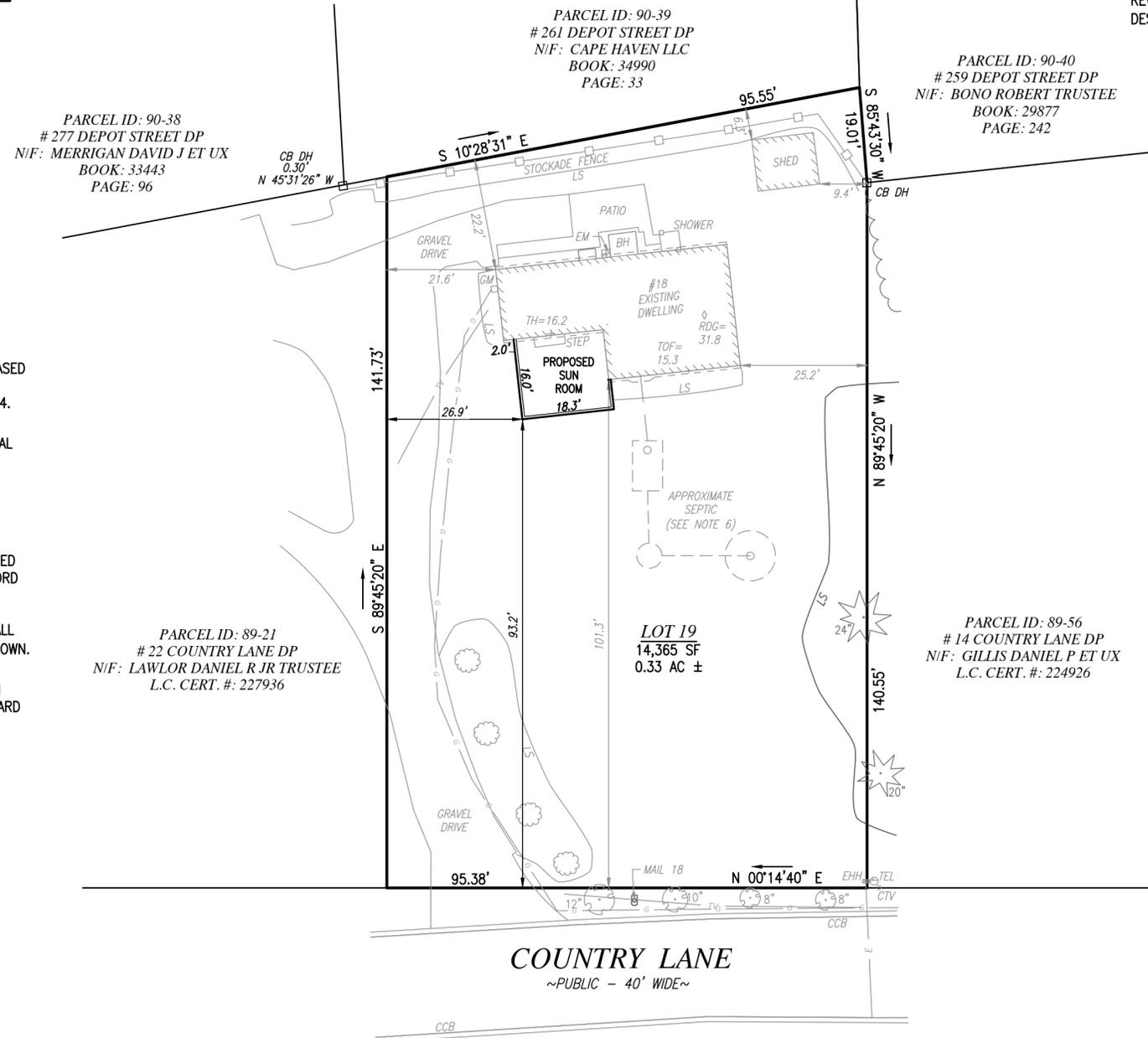
SAMBUCO FAMILY REVOCABLE TRUST
#87 CLIFFORD STREET
MELROSE, MA 02176
CERTIFICATE # 198880
LOT 19 - L.C. PLAN 36481-B

NOTES:

- PLAN REFERENCES:
1.1. LAND COURT PLAN 36481-B
1.2. LAND COURT PLAN 36481-C
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SUBJECT SITE IS IN THE "R-40" ZONE AS DEPICTED ON THE TOWN OF DENNIS ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE DENNIS BOARD OF HEALTH.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (.2% ANNUAL CHANCE OF FLOOD AREA) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001C0592J, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



SCALE IN FEET

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