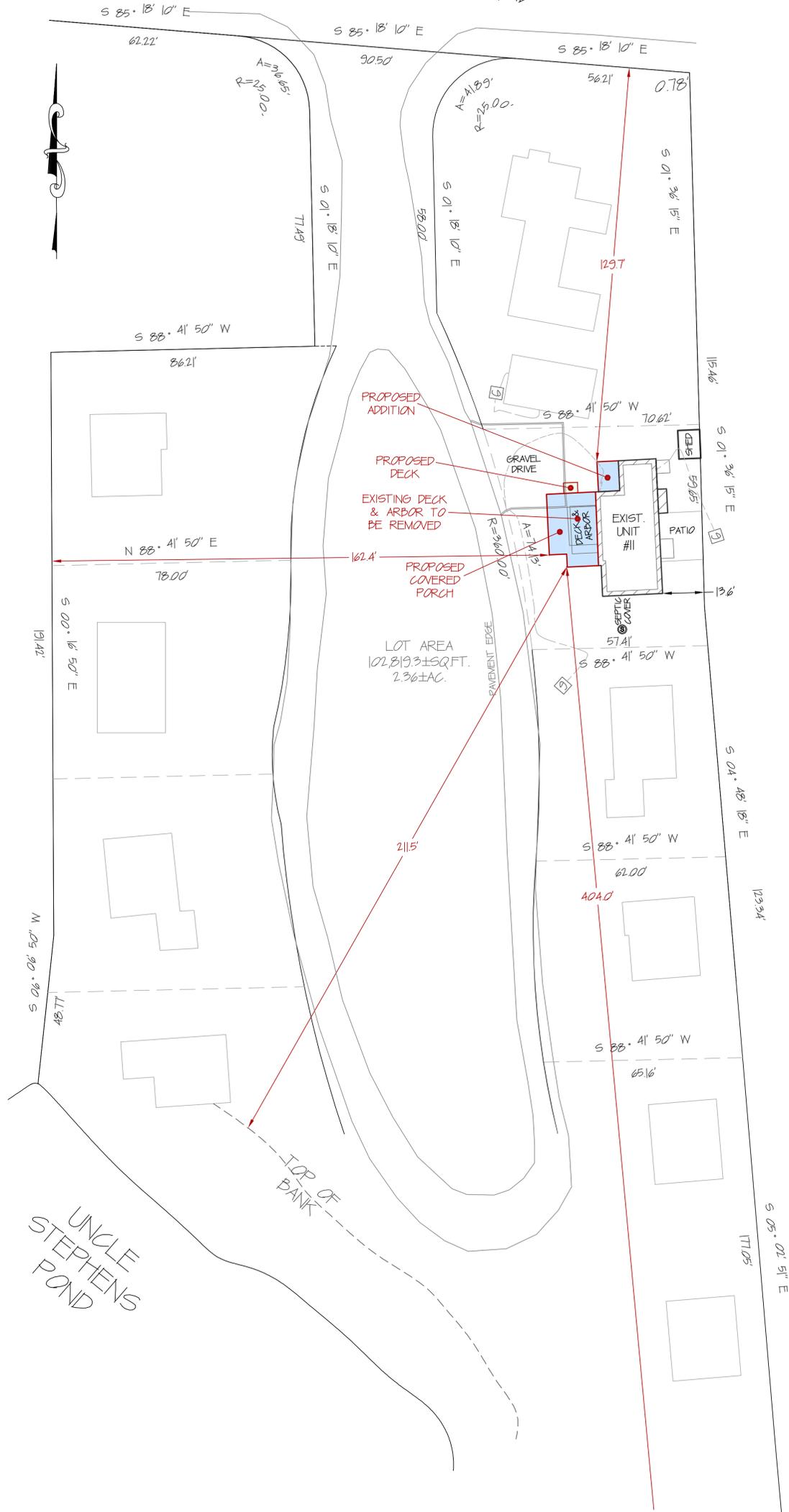


LOWER COUNTY ROAD



NOTES

1. THE ENTIRE LOCUS LIES WITHIN THE FEMA FLOOD ZONE AE ELLI AS SHOWN ON FEMA PANEL 25001C0593J EFF. DATED 7/16/2014.
2. ELEVATIONS ARE NAVD AND WERE ESTABLISHED USING GPS TIED INTO THE MAGORS NETWORK.

Basic Site Data: (R-40 ZONING DISTRICT)	Required/Allowed	Existing	Proposed
Frontage	50'	147.49'	NO CHANGE
Front Setback	25'	127.2'	129.7'
Right Side Setback	15'	13.6'	NO CHANGE
Left Side Setback	15'	178.4'	162.0'
Rear Setback	25'	368.3'	404.0'
Lot Area	40,000	120,819.3±	NO CHANGE
Lot Width	100'	100'+	NO CHANGE
Non-conforming floor space within Setbacks	N/A	N/A	N/A
D2. Increase in new non-conforming floorspace by more than 40% within any 10-year period	N/A	N/A	N/A
Cumulative footprint size of all structures	N/A	8,145±sq.ft.	8,351.3±sq.ft
Cumulative lot coverage (footprint) percent for all	15%	7.9%	8.1%
Cumulative floorspace for all structures (F.A.R.)	N/A	N/A	N/A
Cumulative floorspace to lot areas % all structures	30%	-	-

THE EXISTING UNIT #11 SHOWN WAS LOCATED BY AN INSTRUMENT SURVEY ON 10/14/2014 AND EXISTS ON THE GROUND AS SHOWN.



Richard J. Hood
PROFESSIONAL LAND SURVEYOR

ASSESSORS MAP 13 PARCEL 58 EXT 11

PLOT PLAN
SHOWING PROPOSED CONDITIONS
#55 LOWER COUNTY ROAD, UNIT #11
WEST DENNIS, MASSACHUSETTS

CANAL LAND SURVEYING AND PERMITTING INC.
Land Surveyors - Engineers
300 Old Plymouth Road, Sagamore Beach, MA 02562
Ph: (508) 866-9999 Email: canal_survey@verizon.net
CHECK: rjh

MAP No. 24-075
DATE: 09/20/25
SCALE: 1" = 40'
DRAWN FOR: [Signature]
CHECK: rjh
REVISED: 07/17/25