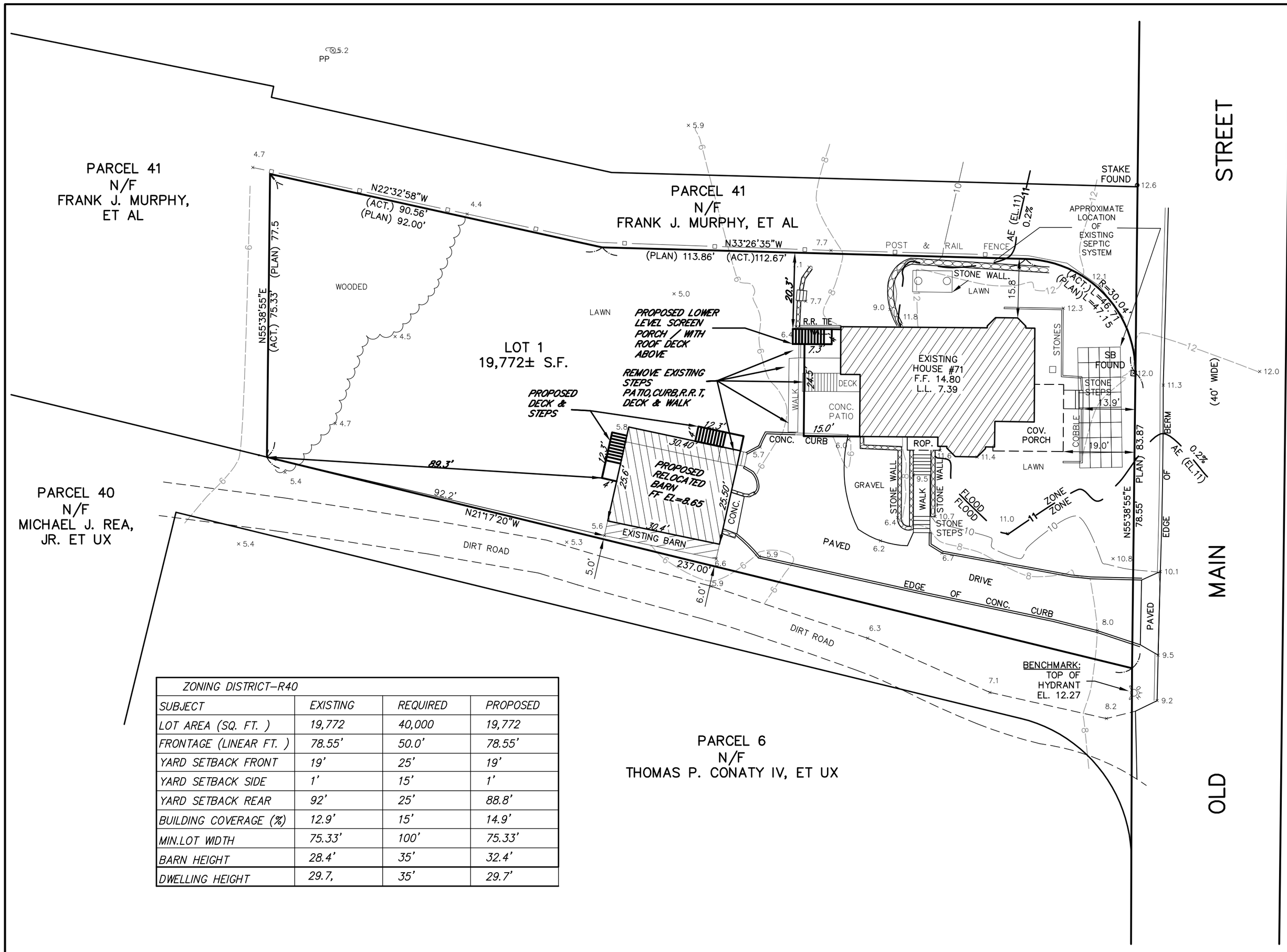

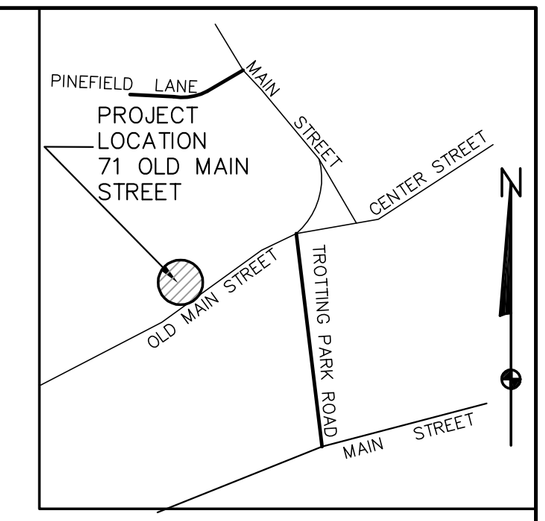

LOCUS MAP
NOT TO SCALE

LEGEND

8	EXISTING 2' CONTOUR
10	EXISTING 10' CONTOUR
× 10.5	EXISTING SPOT ELEVATION
PP	EXISTING UTILITY POLE
SB FOUND	STONE BOUND

ZONING DISTRICT–R40			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	19,772	40,000	19,772
FRONTAGE (LINEAR FT.)	78.55'	50.0'	78.55'
YARD SETBACK FRONT	19'	25'	19'
YARD SETBACK SIDE	1'	15'	1'
YARD SETBACK REAR	92'	25'	88.8'
BUILDING COVERAGE (%)	12.9'	15'	14.9'
MIN.LOT WIDTH	75.33'	100'	75.33'
BARN HEIGHT	28.4'	35'	32.4'
DWELLING HEIGHT	29.7,	35'	29.7'

SITE PLAN

FOR

JOSEPH & JESSICA HOLBERG

#71 OLD MAIN STREET

DENNIS, MA

Scale: 1"=20' Date: OCTOBER 29, 2023

"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY	PA/PR
3	4/02/25	RELOCATE BARN	R.W.	
2	5/24/24	ADD CHART	R.W.	
1	3/17/24	REVISE P-DECK & LOT COVERAGE	R.W.	

DRAWN BY: L.M., R.J.W.	DATE: 10/29/23
CHECKED BY:	SHEET 1 OF 1
CAD FILE NAME: SS23050SP.DWG	

GENERAL NOTES:

1. HOUSE NUMBER: 71
2. ASSESSOR'S INFORMATION: MAP 82, PARCEL 7, LOT 1
3. FLOOD ZONES: 0.2% & AE (EL.11) FEMA PANEL 250005 0591 J (07/16/2014)
4. ZONING DISTRICT: R40
5. LOT COVERAGE BY:
   A. EXISTING STRUCTURES: 2,559 S.F./ 19,772 S.F. = 12.9%
   B. EXISTING & PROPOSED STRUCTURES: 2,954 S.F./ 19,772 S.F. =14.9%
6. TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

20 0 10 20 40

SCALE: 1 INCH = 20 FEET

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