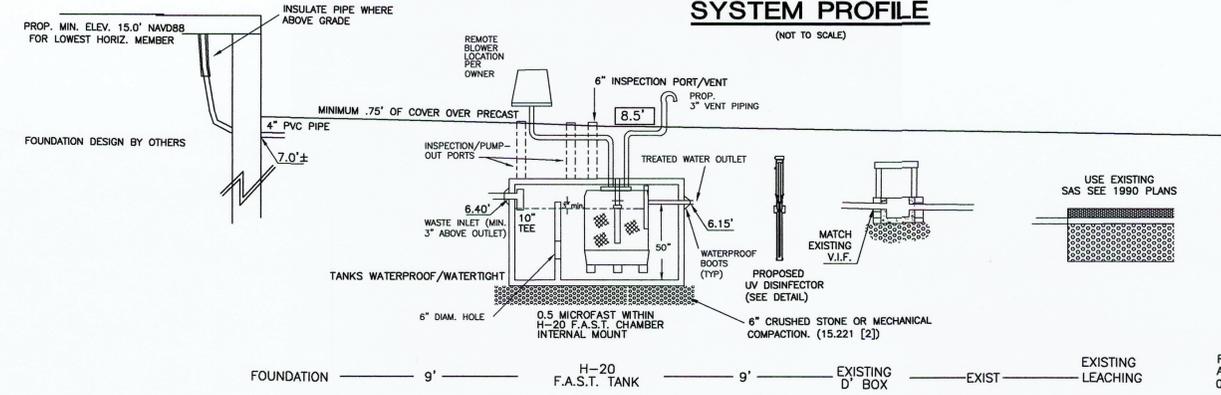
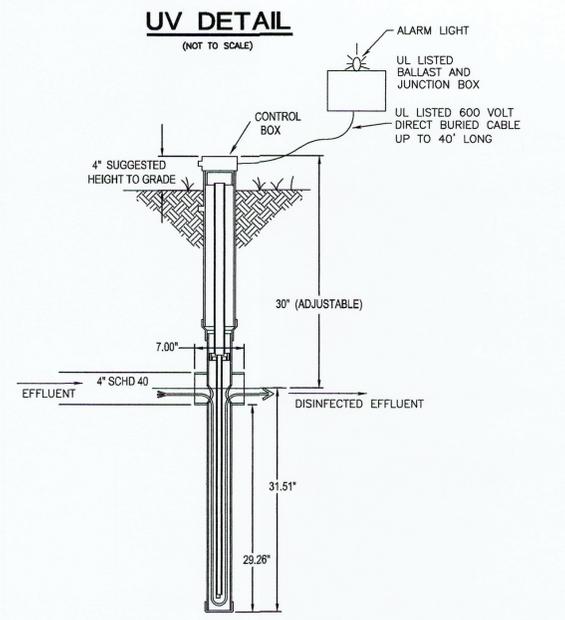


**LEGEND**

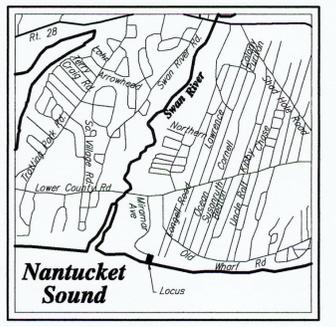
- 99 - EXISTING CONTOUR
- X 99.1 - EXIST. SPOT ELEV.
- [99] - PROPOSED CONTOUR
- [98.4] - PROPOSED SPOT EL.
- TH - TEST HOLE
- - CONCRETE BOUND
- - UTILITY POLE
- - FIRE HYDRANT
- - LIGHT POST
- - WATER SHUT OFF
- X- - FENCE
- W- - WATER LINE
- G- - GAS LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



VARIANCES REQUESTED UNDER DENNIS REG. 16.B:  
 VARIANCE REQUESTED TO ALLOW THE  
 ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE  
 SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

- NOTES**
1. DATUM IS NAVD88
  2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  4. EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.
  5. FLOOD ZONE COMPLIANT FOUNDATION DESIGN BY OTHERS. (OPEN PILES)



**LOCUS MAP**  
 SCALE 1"=2000'±  
 ASSESSORS MAP 16 PARCEL 46  
 LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL 13) & AE (EL 12) AS SHOWN ON COMMUNITY PANEL #25001C0594J DATED 7/16/2014  
 DESIGN FLOOD ELEVATION = 15.0

REFER TO INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR THE 0.5 MICROFAST UNIT  
 OPERATIONS AND MAINTENANCE AGREEMENT REQUIRED FOR THE LIFE OF THE SYSTEM  
 EFFLUENT TESTING SHALL BE REQUIRED AS PER TOWN OF DENNIS AND TITLE 5  
 THIS SYSTEM SHALL BE RECORDED ON THE DEED TO THE PROPERTY

**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	6,806 S.F.±	6,806 S.F.±
MIN. LOT FRONTAGE	50'	111.96'	111.96'
MIN. LOT WIDTH	100'	108'	108'
MIN. FRONT SETBACK	25'	16.2'	14.8'
MIN. SIDE SETBACK	15'	2.9'	5.2'
MIN. REAR SETBACK	25'	-	-
MAX. BUILDING COVERAGE	15%	17.4%	17.4%
MAX. BUILDING HEIGHT	2.5 STORIES	2.5 STORIES	2 STORIES
NON-CONFORMING AREA	<40% INCREASE	464 S.F.	649 S.F. (39.9% INCREASE)
MAX. FLOOR AREA RATIO	30%	-	2037 S.F. = 29.9%

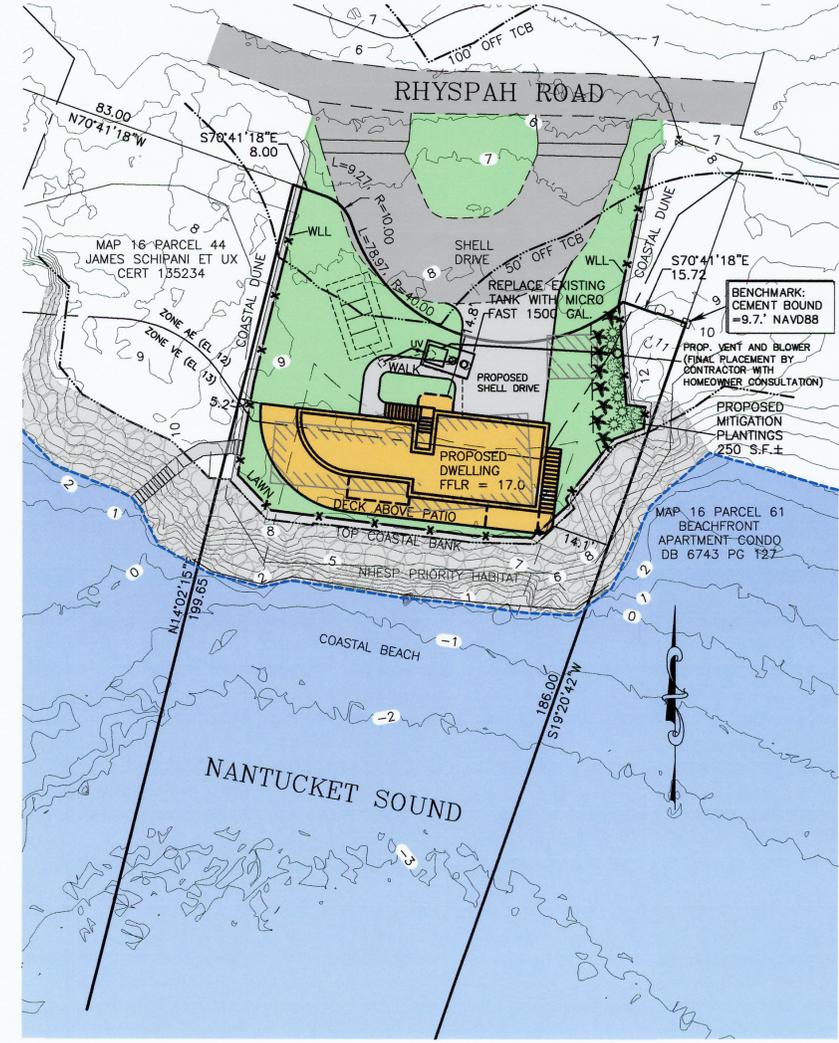
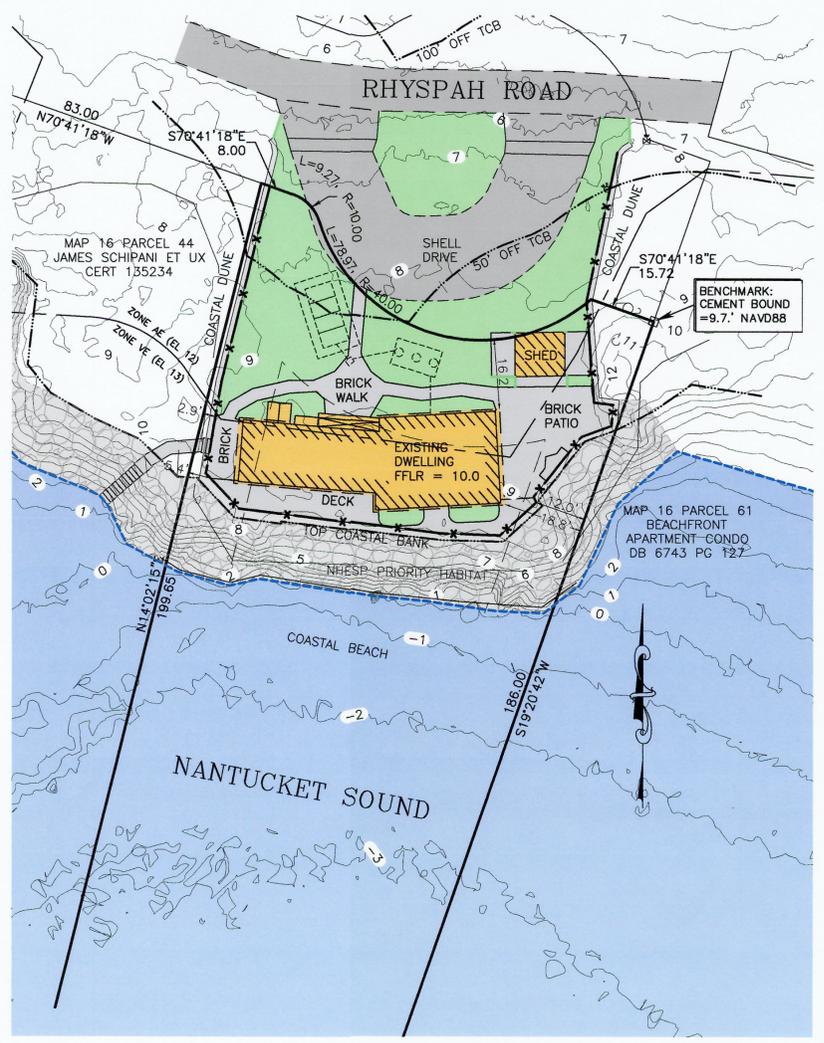
**MITIGATION CALCULATIONS:**

HARDSCAPE	0-50'	50-100'
EXISTING:	2851 SF	0 SF
PROPOSED:	2195 SF	0 SF
NET:	-656 SF	0 SF

250 S.F. MITIGATION PLANTINGS PROPOSED

**MITIGATION PLANTING SCHEDULE**

SYMBOL	PLANT NAME	SIZE	QUANT.
☀	SWEET FERN COMPTONIA PEREGRINA	#1	5
🌿	BUSH CINQUEFOIL POTENTILLA FRUTICOSA	#2	4
🌱	CREeping JUNIPER JUNIPERUS HORIZONTALIS	#2	8

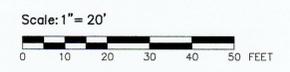


**SITE PLAN**

OF  
**#7 RHYSPAH ROAD**  
**DENNISPORT, MA**

PREPARED FOR  
**MARK BLOTNER**

DATE: FEBRUARY 12, 2025



DATE: 2-12-2025  
 DANIEL A. OJALA, P.E., P.L.S.

**down cape engineering, inc.**  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675