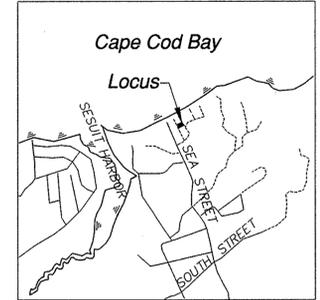


ZONE:
 RF-40
 Area (min.) 40,000 SF
 Frontage (min) 50'
 Width (min) 100'
 Setbacks:
 Front 25'
 Side 15'
 Rear 25'
 Lot Coverage 15% Max.

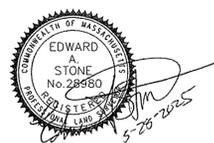
FLOOD ZONE:
 Zones X (Min Flood Hazard)
 Community Panel No. #250001 C0394J
 July 16, 2014



LOCATION MAP:
 1"=2,000±'

ASSESSORS REF.:
 Map 422 Parcel 044

REFERENCES:
 Deed Bk. 1587 Pg. 106
 Deed Bk. 6638 Pg. 124
 Plan Bk. 231 P.9, 15 Lot B
 Bk. 19 Pg. 41 Lot 5
 and Right of Way



- NOTES:**
- 1) The property line information shown was compiled from available record information. Property lines depicted were obtained using Plan Book 487 Page 21.
 - 2) The topographic information was obtained from an on the ground survey performed on 6/1/2020 using RTK GPS.
 - 3) The datum used is NAVD '88, a fixed mean sea level datum.
 - 4) Right of Way depicted as shown on Plan Book 231 Page 15.
 - 5) This plan is for permitting purposes only and is not to be used as lot description, recording purposes or establishing encroachments.

PREPARED FOR:
 Cynthia Gelsthorpe Fish Tr.
 Beach Plum Tr.
 776 Boylston St.
 Boston, Ma. 02199

PREPARED BY:
Sullivan Engineering & Consulting, Inc.
 (508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655
 seci@sullivanengin.com • www.sullivanengin.com

Draft: JOD **Field:** WHL/CTR/JOD
Review: JOD **Comp.:** JOD/CTR/ASL
Project: **Project#:** 22036

SCALE: 1"=10'

TITLE:
 Site Plan
 Existing Conditions
 At
 3 Girard Lane
 Dennis (East Dennis) Mass.

DATE: May 28, 2025

SHEET 1 OF 1