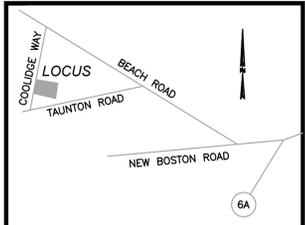
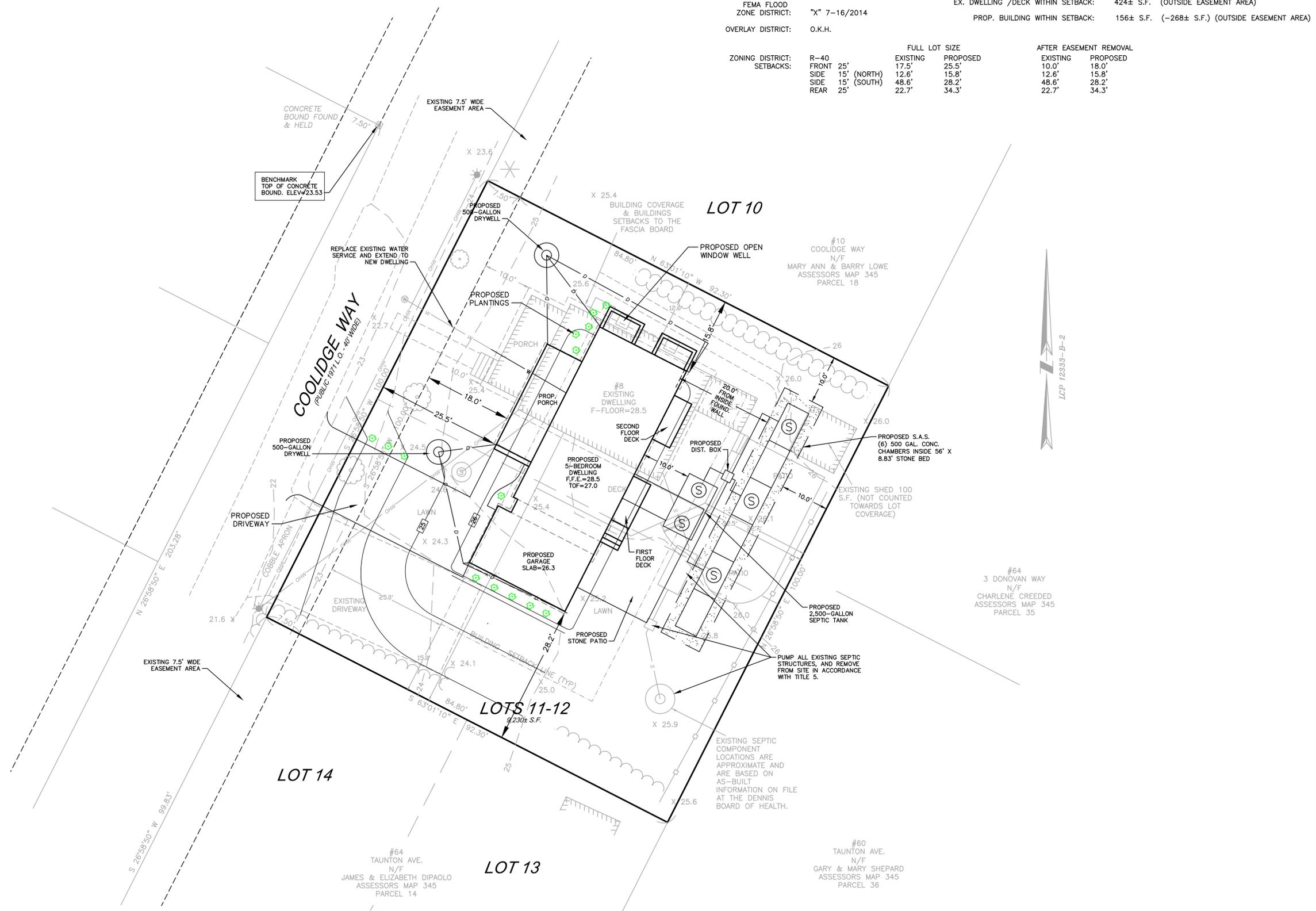


LOCUS INFORMATION

CURRENT OWNER:	JEFFREY P. REILLY CATHERINE M. REILLY	MINIMUM LOT SIZE:	40,000S.F.
TITLE REFERENCE:	CERTIFICATE 181770	EXISTING TOTAL LOT AREA:	9,230± S.F.
PLAN REFERENCE:	LC PLAN 12333-B, SHEET 2	LOT AREA OUTSIDE EASEMENT:	8,480± S.F.
ASSESSORS MAP:	345 PARCEL: 17	EXISTING BUILDING COVERAGE:	1,162± S.F. (13.7%) (OUTSIDE EASEMENT AREA)
NITROGEN SENSITIVE ZONE:	NOT A ZONE II	MAX. BUILDING COV. ALLOWED:	1,272± S.F. (15.0%) (OUTSIDE EASEMENT AREA)
FEMA FLOOD ZONE DISTRICT:	"X" 7-16/2014	PROPOSED BUILDING COVERAGE:	1,361± S.F. (14.75%) (TOTAL LOT AREA)
OVERLAY DISTRICT:	O.K.H.	PROPOSED BUILDING COVERAGE:	1,361± S.F. (16.05%) (OUTSIDE EASEMENT AREA)
		EX. DWELLING /DECK WITHIN SETBACK:	424± S.F. (OUTSIDE EASEMENT AREA)
		PROP. BUILDING WITHIN SETBACK:	156± S.F. (-268± S.F.) (OUTSIDE EASEMENT AREA)
ZONING DISTRICT:	R-40	FULL LOT SIZE	
SETBACKS:	FRONT 25'	EXISTING	PROPOSED
	SIDE 15' (NORTH)	17.5'	25.5'
	SIDE 15' (SOUTH)	12.6'	15.8'
	REAR 25'	48.6'	28.2'
		22.7'	34.3'
		AFTER EASEMENT REMOVAL	
		EXISTING	PROPOSED
		10.0'	18.0'
		12.6'	15.8'
		48.6'	28.2'
		22.7'	34.3'



**LOCUS MAP**  
NOT TO SCALE

*Kieran J. Healy*  
6/19/2025  
DATE  
FOR BSC GROUP, INC.  
PROFESSIONAL LAND SURVEYOR

**SITE PLAN OF LAND**

8 COOLIDGE WAY  
IN  
DENNIS MASSACHUSETTS (BARNSTABLE COUNTY)

**PROPOSED RAZE & REPLACE**

MARCH 28, 2025

REVISIONS:

NO.	DATE	DESC.
1	6/19/25	REMOVE EASEMENT AREA FROM CALCULATIONS

PREPARED FOR:  
JEFFREY P. REILLY  
232 WARD STREET  
HINGHAM, MA 02018  
JEFFREYPREILLY@COMCAST.NET

**BSC GROUP**  
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508 778 8919