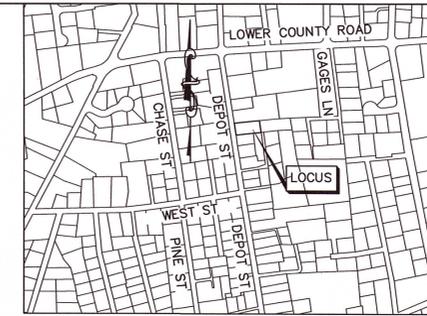


ZONING TABLE

ZONING DISTRICT(S): PRD PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED USE:	RESIDENTIAL	
ALLOWED USE: RESIDENTIAL	EXISTING RESIDENTIAL BUILDING FOOTPRINT =	1,032 SF	
EXIST USE: RESIDENTIAL	PROPOSED RESIDENTIAL BUILDING FOOTPRINT =	1,305 SF	
EXIST BLDG FOOTPRINT = 1,406	PROP TOTAL SITE BUILDING FOOTPRINT =	1,603 SF	
TOTAL PARCEL AREA: 10,716± SF PER PLAN BOOK 602 PAGE 65			
LOT AREA:	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONTAGE:	40,000 SF	10,716 SF	10,716 SF
BUILDING SETBACKS	50 FT	70.97 FT	70.97 FT
FRONT SETBACK	25 FT	19.6 FT*	26.0 FT
SIDE SETBACK	15 FT	2.2 FT*	3.3 FT*
REAR SETBACK	25 FT	71.0 FT	72.0 FT
MAX. BLDG. HEIGHT (STORIES)	2.5 STORIES	1.0 STORY	2.0 STORIES
MAX. SITE COVERAGE (STRUCTURES):	15% (6,000 SF)	12.67% (1,358 SF)	14.96% (1,603 SF)

* PRE-EXISTING NON CONFORMING



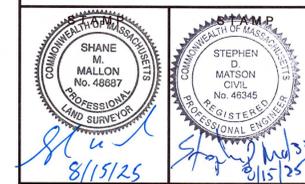
LOCUS MAP
Scale: 1"=50'

MALLON LAND SURVEYING LLC.

Registered Professional
Land Surveyors
8 Commons Drive
Carver, Massachusetts 02330
Phone (508) 465-0285
MALLONLANDSURVEYING@GMAIL.COM

GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS AT LOCUS.
- LOCUS AREA IS COMPRISED OF:
PER CURRENT ASSESSOR'S RECORDS:
OWNER: MARK V & ROSA E SACCO
DEED BOOK 25064 PAGE 148
RECORD PLAN BOOK 602 PAGE 65
ASSESSOR'S PARCEL ID 58-82-0
70 DEPOT STREET
- ZONING INFORMATION:
ZONING DISTRICT: RESORT RESIDENTIAL
CURRENT MINIMUM ZONING REQUIREMENTS:
MIN. LOT AREA = 40,000 SF
MIN. LOT FRONTAGE = 50'
MIN. LOT WIDTH = 100'
MIN. YARD SETBACKS: FRONT = 25', SIDE = 15', REAR = 25'
MAXIMUM BUILDING HEIGHT = 2.5 STORIES
MAXIMUM LOT COVERAGE (BUILDINGS) = 15%
- THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATES (NAD83, MA MAINLAND 2001) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MCCORS NETWORK. THE VERTICAL DATUM IS BASED ON NAVD83 (GEOID18) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MCCORS NETWORK.
- A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO MALLON LAND SURVEYING LLC.
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING LLC ON DECEMBER 3, 2024.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250005 0592 J EFFECTIVE DATE JULY 16, 2014.
- ENVIRONMENTAL INFORMATION:
PER MASS MAPPER GIS AS OF 12/6/2024:
 - SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASS MAPPER GIS PER NHESP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 - SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASS MAPPER GIS PER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).
 - SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASS MAPPER GIS PER NHESP "CERTIFIED VERNAL POOLS."
 - SITE DOES NOT APPEAR TO BE WITHIN A WETLAND RESOURCE AREA AS MAPPED ON MASS MAPPER SYSTEM.
 - SITE DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE II GROUNDWATER RECHARGE PROTECTION AREA.
- UTILITY INFORMATION SHOWN HEREIN:
 - THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
 - SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES. LOCATIONS OF COMPILED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.
 - EXISTING SEPTIC SYSTEM INFORMATION OBTAINED FROM SEPTIC SYSTEM INSPECTION REPORT BY PATRICK M O'CONNELL, SEPTIC INSPECTION SERVICES CO., DATED OCTOBER 21, 2009 ON FILE AT BOARD OF HEALTH. SEPTIC SYSTEM COMPONENTS SHOWN PER AS-BUILT SKETCH ARE APPROXIMATE LOCATIONS ONLY. IF EXACT LOCATIONS ARE NEEDED, EXCAVATION MAY BE REQUIRED.
 - TOWN WATER SERVICE SHOWN ON THIS PLAN PER DIG SAFE MARKS.
 - GAS SERVICE SHOWN ON PLAN PER DIG SAFE MARKS
 - ELECTRIC LINE SHOWN ON THIS PLAN WAS FIELD LOCATED INDICATING OVERHEAD SERVICE. SERVICE DISCONNECTED AS OF DATE OF SURVEY, DECEMBER 3, 2024.



8/15/25
11/15/25

CONSULTANT

CONSULTANT

PREPARED FOR:

Mark & Rosa Sacco
70 Depot Street
Dennisport, MA 02639

PROJECT TITLE

70 Depot Street
Dennisport, MA 02639

SDM	8/13/2025	REVISIONS TO PROPOSED BUILDING FOOTPRINTS, REVISE ZONING TABLE
SDM	1/21/2025	REVISIONS PER TOWN COMMENTS
	DATE	DESCRIPTION

SHEET TITLE

SITE PLAN

SHEET NO

C1.0

DATE: DECEMBER 31, 2024

SCALE IN FEET
SCALE: 1"=10'

DRAWN BY: SDM CHECKED BY: SMW
JOB NO: FILE:

STORMWATER CALCULATIONS

PROPOSED DWELLING
REQUIRED STORAGE: 1,305 SF X 1/12' = 109 CF

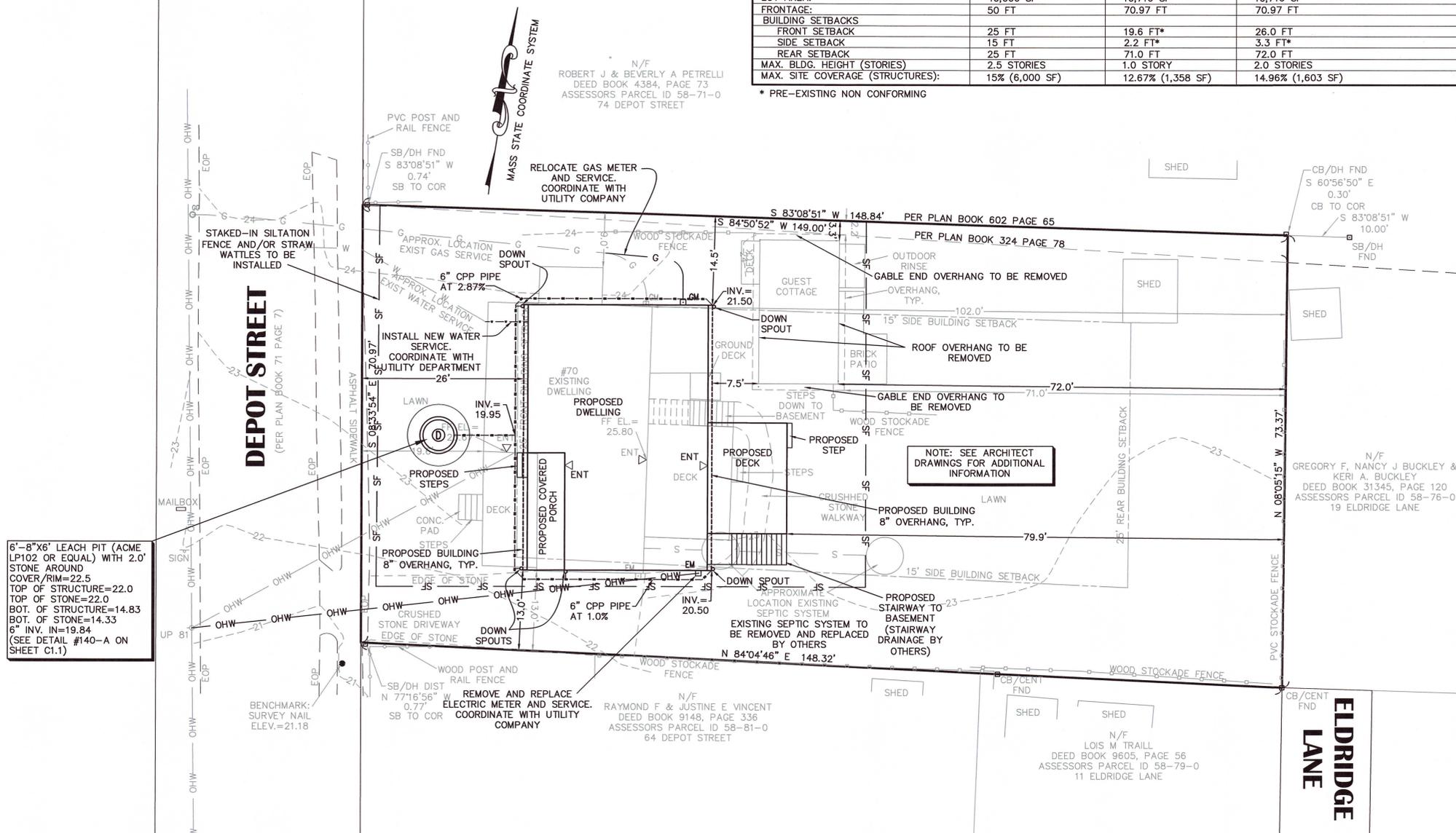
LEACH PIT (DRY WELL):
2.75' X 2.75' X 3.14 X 4' = 95 CF

STONE:
(5' X 3.14 X 7.17) = 95 CF X .4 = 187 CF

TOTAL STORAGE = 282 CF > 109 CF (OK)

6"-8"X6" LEACH PIT (ACME LP102 OR EQUAL) WITH 2.0' STONE AROUND COVER/RIM=22.5
TOP OF STRUCTURE=22.0
BOT. OF STRUCTURE=14.83
6" INV. IN=19.84
(SEE DETAIL #140-A ON SHEET C1.1)

BENCHMARK: SURVEY NAIL ELEV.=21.18



FOR PERMIT ONLY - NOT FOR CONSTRUCTION