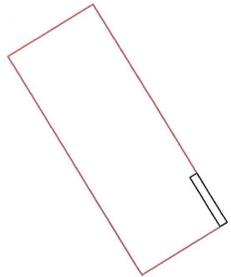
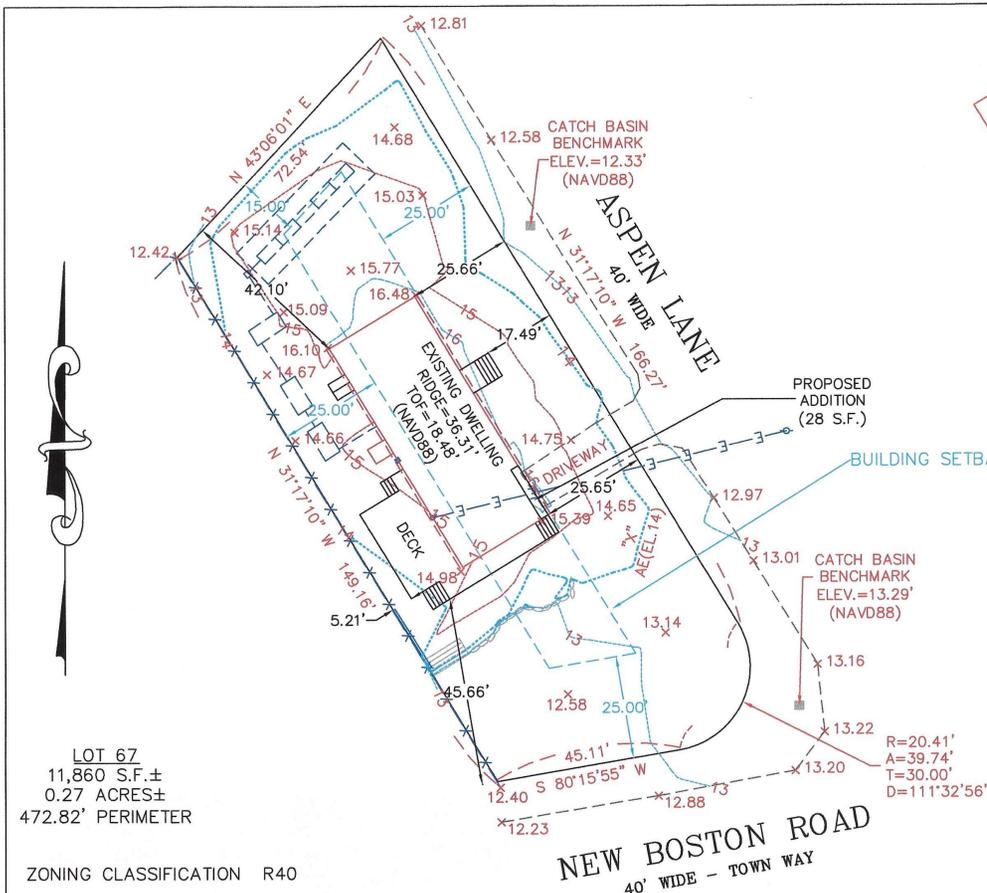


PROPOSED PLAN



HOUSE W/ADDITION
1,507 SQ. FT. ±
(TO CORNER BOARDS)

NOTES:

1. AN ON THE GROUND SURVEY WAS PERFORMED BETWEEN SEPTEMBER 10 AND OCTOBER 31, 2024.
2. BENCHMARK ELEVATION ESTABLISHED BY DEMAREST LAND SURVEYING USING GPS, NAVD88 DATUM.
3. CONTOURS ARE SHOWN AT ONE FOOT CONTOURS.
4. SEPTIC LOCATION IS PER AS-BUILT ON FILE WITH THE DENNIS BOARD OF HEALTH.
5. THE HOUSE WAS BUILT IN 1974 ACCORDING TO ASSESSORS INFORMATION.
6. FIRST FLOOR ELEVATION IS 19.40' ABOVE NAVD88.
7. HOUSE OFFSET DISTANCES ARE TO THE CORNER BOARDS.

LOT 67
11,860 S.F. ±
0.27 ACRES ±
472.82' PERIMETER

ZONING CLASSIFICATION R40

AREA	REQUIRED	EXISTING	PROPOSED
AREA	40,000 S.F.	11,860 S.F. ±	NO CHANGE
SETBACKS			
FRONT	25'	25.65'	NO CHANGE
SIDE(R)	15'	42.10'	NO CHANGE
SIDE(L)	15'	---	---
REAR	25'	19.96'	NO CHANGE
COVERAGE	ALLOWED	EXISTING	
	15%	12.47%	12.71%
BUILDING			
HEIGHT(ELEVATION)	45.74'(1)	34.02'	36.31'
HEIGHT(ACTUAL)	30.00'	18.28'	20.57'
(1) AVERAGE GRADE- $16.10+16.48+15.39+14.98=62.95/4=15.74+30=45.74$ ALLOWED HEIGHT			

PROPOSED CONDITIONS PLAN
OF LAND IN DENNIS, MASSACHUSETTS
AS PREPARED FOR DOMENIC A. & KATHLEEN M. MAITINO
THIS PROPERTY FALLS IN FLOOD ZONE "X" & AE(EL.14) AS SHOWN
ON MAP NO. 25001C0577J DATED JULY 16, 2014

TO: DOMENIC A. & KATHLEEN M. MAITINO
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

Paul E. Sweetser
JAN. 22, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.229 PG.161
(LOT 67)

LOCUS ADDRESS:
7 ASPEN LANE
DENNIS

SCALE: 1"=30'

DATE DRAWN:
JANUARY 22, 2025

FILE: 3298-00

PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639
(508)737-7560