



HOUSE W/ADDITION  
1,594 SQ. FT. ±



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 DRIP EDGES.

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'	25.00'	NO CHANGE
FRONT STAIRS		16.70'	17.49'
SIDE(R)	15'	41.91'	NO CHANGE
SIDE(L)	15'	47.35'(DECK)	45.66'(DECK)
REAR	25'	5.16'(DECK)	5.21'(DECK)
COVERAGE	ALLOWED	EXISTING	
BUILDING	15%	13.20%	13.44%
HEIGHT(ELEVATION)	45.74'(1)	34.02'	36.44'
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.

AUG. 9, 2025  
DATE PROFESSIONAL LAND SURVEYOR

*Paul E. Sweetser*

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

LOCUS ADDRESS:  
7 ASPEN LANE  
DENNIS

SCALE: 1"=30'

DATE DRAWN:  
JULY 26, 2025  
REV. 08/09/25  
FILE: 3298-00

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