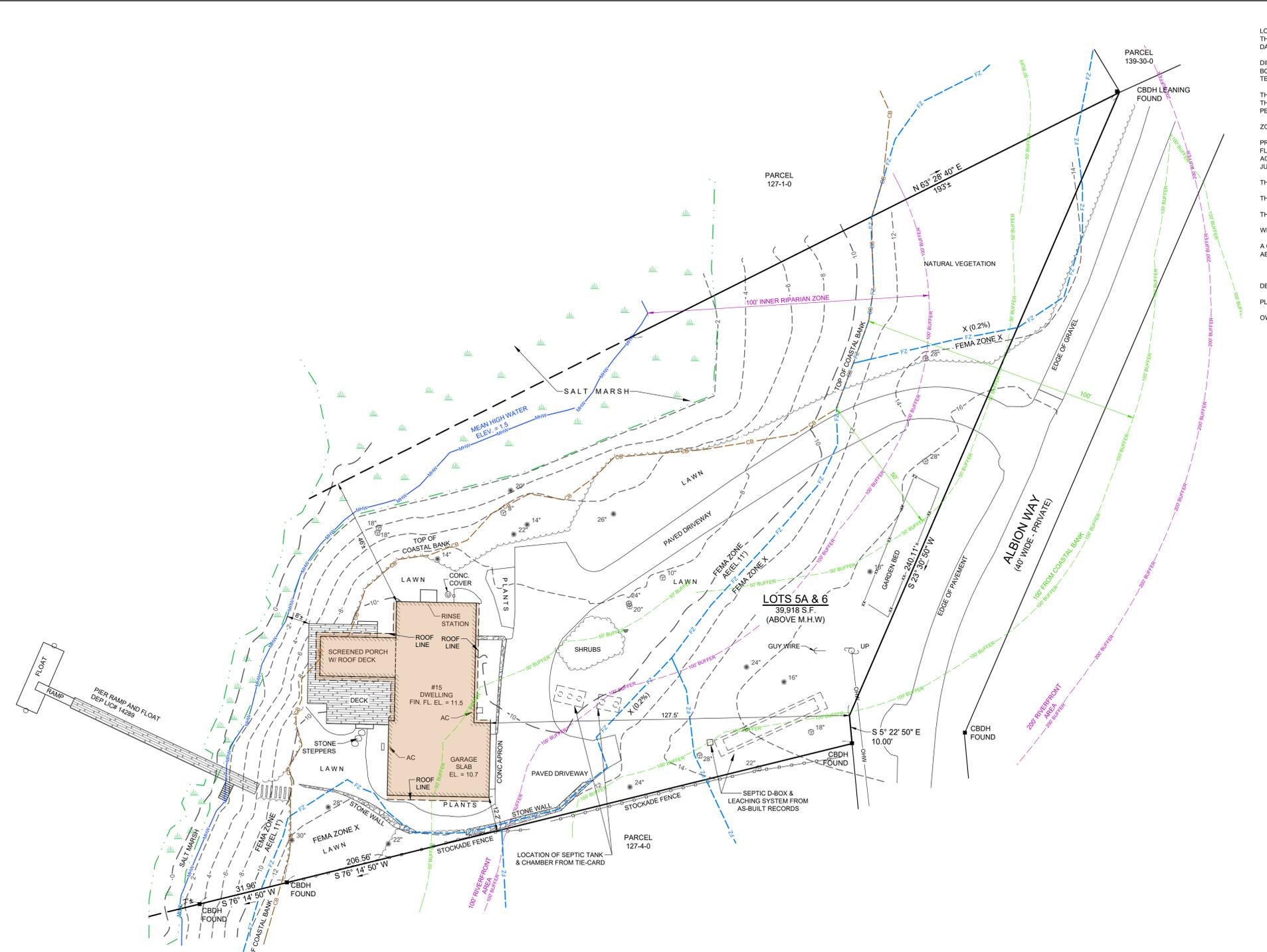


**LEGEND**

- CB ----- CONCRETE BOUND
- SB ----- STONE BOUND
- RC ----- ROD CAP
- IP ----- IRON PIPE FOUND
- H ----- HYDRANT
- W ----- WATER SHUTOFF
- CB ----- CATCH BASIN SQUARE
- U ----- UTILITY POLE
- G ----- GUY POLE
- W ----- GUY WIRE
- L ----- LIGHT POLE
- S ----- SIGN
- C ----- CONIFEROUS TREE
- D ----- DECIDUOUS TREE
- T ----- TREE STUMP
- S ----- SHRUB
- CS ----- CONIFEROUS SHRUB
- TL ----- TREE LINE
- OW ----- OVERHEAD WIRES
- SW ----- STONE WALL
- PR ----- POST & RAIL FENCE
- SF ----- STOCKADE FENCE
- X ----- PICKET ROW
- CL ----- CHAIN LINK FENCE
- AS ----- AREA OF STRUCTURE INCLUDED IN EXISTING LOT COVERAGE



**GENERAL NOTES**

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

DIMENSIONS OF EXISTING BUILDINGS AND BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARDS OR SIDING EXTENTS AND ARE DISPLAYED IN ENGINEERING UNITS WITH A PRECISION OF ONE TENTH (0.1) OF A FOOT. LOT COVERAGE IS CALCULATED TO CORNER BOARDS.

THE FINISHED FLOOR ELEVATION (FIN. FL. EL.) SHOWN HEREON IS BASED ON AN ASSUMED 1" LOWER THAN THE SURVEYED THRESHOLD ELEVATION. AN INTERIOR INSPECTION OF BUILDINGS WAS NOT PERFORMED.

ZONING DISTRICT: R-40

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AE (ELEV 11), ANNUAL FLOOD CHANCE ZONE 0.2%, MINIMAL HAZARD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C0591J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

THIS LOT IS NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.

THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.

THIS LOT IS LOCATED WITHIN THE SOUTH DENNIS HISTORIC DISTRICT

WIND EXPOSURE CATEGORY: ZONE C

A COMPREHENSIVE ZONING ANALYSIS HAS NOT BEEN PERFORMED BEYOND THE ITEMS LISTED ABOVE.

DEED REFERENCE: CERTIFICATE 237235

PLAN REFERENCE: LC PLAN 20670-D

OWNER: THOMAS F. AHRENSFELD  
236 SOUTH STREET  
HARWICH, MA 02645

**ZONING COMPLIANCE TABLE:**  
ZONING DISTRICT: RESIDENTIAL - 40

CRITERIA	REQUIRED	EXISTING
MINIMUM LOT FRONTAGE (L.F.)	50	250.11
FRONT YARD SETBACK (FT.)	25	127.5
SIDE YARD SETBACK (FT.)	15	12.2 & 46
REAR YARD SETBACK - TO MHW (FT.)	25	8
MINIMUM LOT AREA (S.F.)	40,000	39,918
LOT WIDTH (FT.)	100	130
ROOF-LINE FOOTPRINT SIZE (S.F.)		2,760
TOTAL SITE COVERAGE (% OF LOT)	15%	6.9%
MAXIMUM NUMBER OF STORIES - (3)	2 1/2	1 1/2



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DATE	DESCRIPTION	BY	CHK
PREPARED FOR: <b>THOMAS &amp; REBECCA AHRENSFELD</b> 236 SOUTH STREET, 2ND FLOOR HARWICH, MA 02645			
PROJECT: <b>15 ALBION WAY</b> DENNIS, MASSACHUSETTS			
SHEET NO.: 1 OF 1	DATE: JUNE 18, 2025		
DRAWN BY: JJF	CHECKED BY: RLR		
PREPARED BY: <b>CAPE &amp; ISLANDS ENGINEERING</b>			
SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C 508.477.7272 PHONE MASHPEE, MA 02649 508.477.9072 FAX www.CapeEng.com			
DRAWING TITLE: <b>EXISTING CONDITIONS PLAN</b>			
ASSESSORS INFORMATION: MAP 127-2 & 127-3			

