

File Name: P:\010176700\Civil\Drawings\0101767-Spl.dwg - Job: Zba Plotted On: July 2, 2025 - 11:49 AM By: KIERAN J. HEALY Saved on 7/2/2025 11:40 AM by KHEALY

- NOTES.**
1. THIS PLAN IS BASED ON AN ON THE GROUND SURVEY BY BSC GROUP INC.
  2. ELEVATIONS DEPICTED ON THIS PLAN ARE ON NAVD 88 DATUM.
  3. THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT DEPICTED ON THIS PLAN.
  4. THE FLOOD ZONE LINE DEPICTED ON THIS PLAN IS COMPILED FROM THE CURRENT FEMA PUBLICATION. THE TOP OF COASTAL BANK ENDS SEAWARD OF THE FLOOD ZONE LINE AS DETERMINED BY SLOPE.
  5. THE PARCEL IS COMPRISED OF 3 SEPARATE LOTS ALL HELD IN COMMON OWNERSHIP ON ONE DEED. THE LOTS ARE TO REMAIN IN COMMON OWNERSHIP AND ARE NOT TO BE CONSIDERED INDIVIDUAL BUILDINGS LOTS.

**LOCUS INFORMATION**

**CURRENT OWNER:** NANCY HURSEY  
**TITLE REFERENCE:** CERT #185320  
**CURRENT OWNER:** FRANCIS X. HURSEY, QUALIFIED PERSONAL RESIDENCE TRUST  
**TITLE REFERENCE:** CERT #185321  
**PLAN REFERENCE:** LOT 15, LAND COURT PLAN #7145-D  
 LOT 16, LAND COURT PLAN #7145-D  
 LOT 5-A, LAND COURT PLAN #7145-D  
**ASSESSORS MAP-PARCEL:** 21 / 45  
**MINIMUM LOT SIZE:** 40,000 S.F.  
**EXISTING LOT SIZE:** 26,049 ± S.F. (UPLAND)  
**NITROGEN SENSITIVE ZONE:** NOT IN A 1995 ZONE II  
**FEMA FLOOD ZONE DISTRICT:** ZONE X & VE EL.=15  
 PANEL #25001C0594J  
 DATED 7/16/2014  
**OVERLAY DISTRICT:** NONE  
**EXISTING BUILDING COVERAGE:** 2,931/26049=11.3%  
**PROPOSED BUILDING COVERAGE:** 3,341/26049=12.8%  
**BUILDING HEIGHT:**  
 FRONT FACING: (24.1'+24.9'+20') / 3 = 23'  
 REAR FACING: (24'+21.6'+16.2') / 3 = 20.6'  
 AVERAGE FRONT AND BACK: (23.0' + 20.6') / 2 = 21.8'  
**ZONING DISTRICT:** RR (RESIDENTIAL USE)

SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT (WEST)	25'	31.6'	25.5'
SIDE (NORTH)	15'	61.1'	95.6'
SIDE (SOUTH)	15'	157'	110'
REAR (EAST)	25'	5.8'	24.3' (OVERHANG)

**EXISTING AREA WITHIN SETBACK:** 1,462± S.F.  
**PROPOSED AREA WITHIN SETBACK:** 60± S.F. (REDUCTION OF 1,402 S.F.)

**EXISTING CONDITIONS**

**PROPOSED CONDITIONS**

**LEGEND**

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH@ DRAINAGE MANHOLE
- SMH@ SEWER MANHOLE
- TMH@ TELEPHONE MANHOLE
- LP \* LIGHT POLE
- UPLT \* UTILITY POLE / LIGHT
- UPLT \* UTILITY POLE / LIGHT & TRANSFORMER
- UPT \* UTILITY POLE / TRANSFORMER
- UP \* UTILITY POLE
- OHW — OVERHEAD ELECTRIC LINE
- o EHH ELECTRIC HANDHOLE
- GMET GAS METER
- G — GAS LINE
- G — GAS GATE
- WG @ WATER GATE
- W — WATER LINE
- ⊠ TEST PIT

PELHAM LANE  
(PRIVATE 25' WIDE)

PELHAM LANE  
(PRIVATE 25' WIDE)

**LOCUS MAP**

NOT TO SCALE  
 I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



*Kieran J. Healy*  
 KIERAN J. HEALY  
 FOR THE BSC GROUP  
 7/2/2025  
 DATE

**PLAN OF LAND TO ACCOMPANY A ZBA FILING**

18 PELHAM LANE  
 IN  
 DENNISPORT  
 MASSACHUSETTS  
 (BARNSTABLE COUNTY)

**PROPOSED CONDITIONS PLAN**

JULY 2, 2025

**REVISIONS:**

NO.	DATE	DESC.

PREPARED FOR:  
 DONALD L. POYANT  
 EASTWARD COMPANIES  
 155 CROWELL ROAD, CHATHAM  
 DPOYANT@EASTWOODCO.COM

**BSC GROUP**  
 BUILD | SUPPORT | CONNECT  
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 SCALE: 1" = 20'  
 0 10 20 40 FEET

FILE: 0101767\SUR\0101767-EXC.dwg  
 DWG.:  
 JOB. NO: 0101767.00 SHEET 1 OF 1