



ZONE:
 RF-40
 Area (min.) 40,000 SF
 Frontage (min) 50'
 Width (min) 100'
 Setbacks:
 Front 25'
 Side 15'
 Rear 25'
 Lot Coverage 15% Max.

FLOOD ZONE:
 Zones X (Min Flood Hazard)
 Community Panel No. #250001 00394J
 July 16, 2014



LOCATION MAP:
 1"=2,000±'

ASSESSORS REF.:
 Map 422 Parcel 044

ZONING TABLE:

Lot Area 11,019 SF±				
Setbacks:	Required	Existing	Approved	Revised
Front	25'			
Dwelling		48.5'	35.7'	33.9'
Roof		48.5'	33.7'	31.9'
Deck		N/A	30.7'	31.0'
Side	15'			
Dwelling		13.6'	16.8'	24.9'
Roof		13.6'	16.2'	24.3'
Deck		N/A	13.7'	22.8'
Rear	25'			
Dwelling		14.8'	19.5'	20.8'
Roof		14.8'	17.5'	18.8'
Deck		8.7'	13.7'	14.1'
Bld Height	35'	16±	29'	29'
Bld Coverage:	15%			
Dwelling		978 SF	1,379 SF	13,79 SF
Roof		0 SF	193 SF	193 SF
Total		978 SF(8.9%)	1,572 SF(14.2%)	1,572 SF(14.2%)
Bld Coverage (in Setbacks)	N/A			
Dwelling		429 SF	180 SF	179 SF
Roof		0 SF	87 SF	86 SF
Total		429 SF	267 SF	265 SF
Lot Coverage	N/A	2,216 SF(20%)	3,249 SF(29%)	3,273 SF (29.7%)
Green Space	N/A	8,620 SF(78%)	7,310 SF(66%)	7,268 SF (66%)
Floor Area	N/A			
Lower		106 SF	1,414 SF	1,414 SF
First		951 SF	1,414 SF	1,414 SF
Second		735 SF	1,279 SF	1,279 SF
Total		1,792 SF	4,107 SF	4,107 SF
FAR		16%	37%	37%
Floor Space (in Setbacks)	<+40%			
Lower		65 SF	288 SF	215 SF
First (w/deck)		485 SF	394 SF	357 SF
Second		280 SF	265 SF	123 SF
Total		810 SF	947 SF (+17%)	695 SF (-14%)

REFERENCES:
 Deed Bk. 1587 Pg. 106
 Plan Bk. 231 P9. 15 Lot B
 Bk. 19 Pg. 41 Lot 5
 and Right of Way

BUFFER ZONE CALCULATIONS:

	Existing	Approved	Revised
0-50:			
Drive	325 SF	354 SF	354 SF
Walk	29 SF		
Total	354 SF	354 SF (+0 SF)	354 SF (+0 SF)
50-100'			
Dwelling	739 SF	1,358 SF	1,365 SF
Deck		81 SF	71 SF
Shed	13 SF	60 SF	94 SF
Patio	449 SF	691 SF	736 SF
Walk	139 SF	170 SF	189 SF
Drive	327 SF	293 SF	293 SF
Total	1,667 SF	2,633 SF (+966 SF)	2,748 SF (+1,081 SF)



NOTES:
 1) The property line information shown was compiled from available record information. Property lines depicted were obtained using Plan Book 487 Page 21.
 2) The topographic information was obtained from an on the ground survey performed on 6/1/2020 using RTK GPS.
 3) The datum used is NAVD '88, a fixed mean sea level datum.
 4) Right of Way depicted as shown on Plan Book 231 Page 15.
 5) This plan is for permitting purposes only and is not to be used as lot description, recording purposes or establishing encroachments.

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REV.: Shift Approved House 10' South 08/14/2025
TITLE: Site Plan
 Proposed Improvements
 At
 3 Girard Lane
 Dennis (East Dennis) Mass.
DATE: May 28, 2025
SCALE: 1"=10'

