

FOR REGISTRY USE

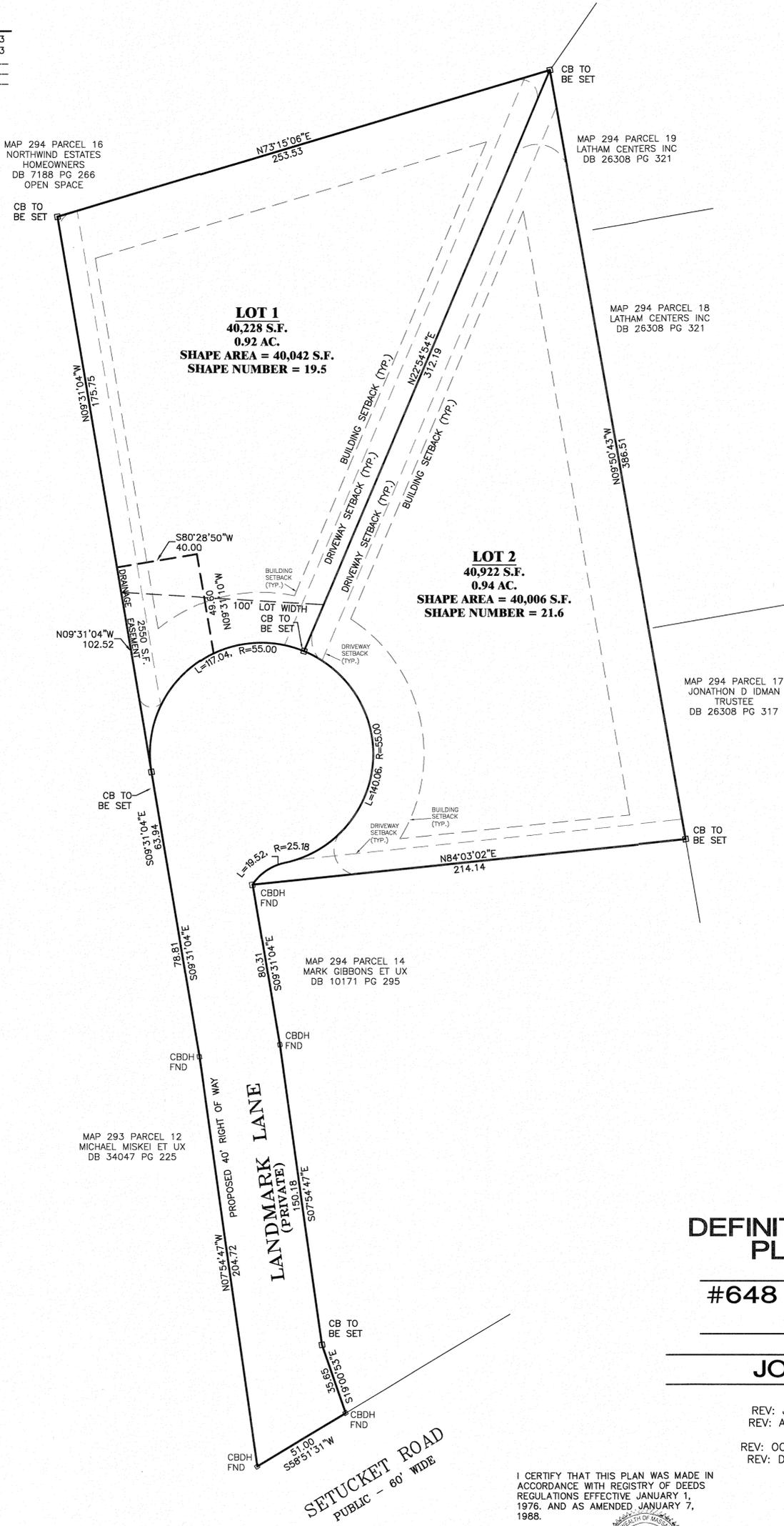
DENNIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

DATE: _____

PROJECT TIMELINE:

PRELIMINARY SUBDIVISION APPLICATION: 5/31/2023
PRELIMINARY SUBDIVISION APPROVAL: 7/17/2023
DEFINITIVE SUBDIVISION APPLICATION: _____
DEFINITIVE SUBDIVISION APPROVAL: _____
DEFINITIVE PLAN SIGNED: _____



NOTE:

- 1. ROAD QUALIFIES AS "WAY" PER SUBDIV. REGS. (<5 LOTS).
- 2. ERROR OF CLOSURE FOR PARCELS DOES NOT EXCEED 1:12,000
- 3. COVENANT TO BE FILED WITH PLAN.



LOCUS MAP

SCALE 1"=2000'±
ASSESSORS MAP 294 PARCEL 25

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT
MIN. LOT SIZE 40,000 S.F.
MIN. LOT FRONTAGE 50'
MIN. LOT WIDTH 100'
MIN. FRONT SETBACK 25'
MIN. SIDE SETBACK 15'
MIN. REAR SETBACK 25'
MAX. BUILDING COVERAGE 15%
MAX. BUILDING HEIGHT 2.5 STORIES

OWNER OF RECORD

HEARD FAMILY REALTY TRUST
P.O. BOX 836
ORLEANS, MA 02653

REFERENCES

DEED BOOK 21416 PAGE 216
PLAN BOOK 286 PAGE 56
PLAN BOOK 521 PAGE 37

AREAS:

LOTS (2) 81,150 S.F. (1.86 AC.)
ROADWAY 21,703 S.F. (0.50 AC.)
TOTAL = 102,853 S.F. (2.36 AC.)

DEFINITIVE SUBDIVISION PLAN OF LAND

OF
#648 SETUCKET ROAD DENNIS, MA

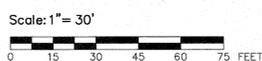
PREPARED FOR
JOHN MAGLIOZZI

DATE: DECEMBER 11, 2023
REV: JUNE 20, 2024 (TOWN COMMENTS)
REV: AUGUST 5, 2024 (REMOVE WAIVERS)
REV: SEPTEMBER 4, 2024
REV: OCTOBER 24, 2024 (ROADWAY DESIGN)
REV: DECEMBER 12, 2024 (16' ROADWAY)

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 7, 1988.



DATE 12-12-24
DANIEL A. OJALA, P.L.S.



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