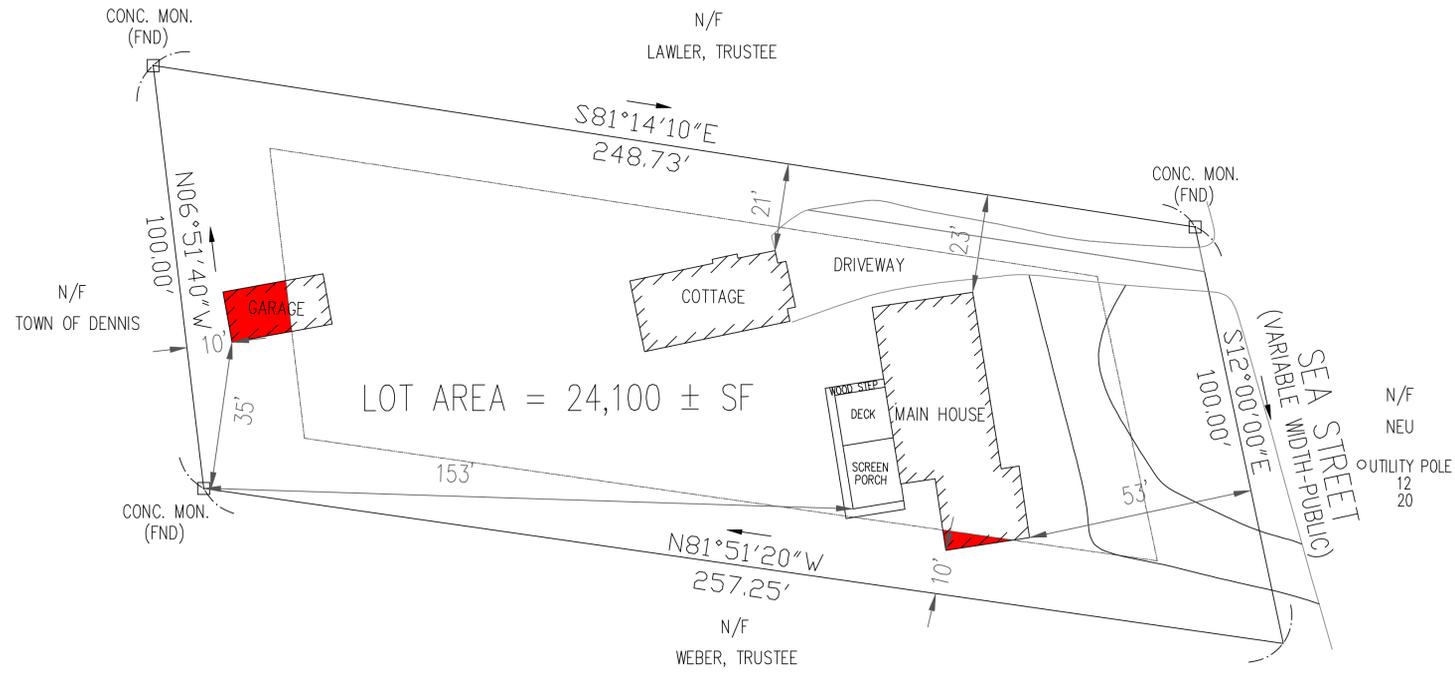


### EXISTING CONDITIONS



EXISTING SETBACKS (FT)

MAIN HOUSE SIDE	10
GARAGE REAR	10
MAIN HOUSE FRONT	53

EXISTING LOT COVERAGE (SF)

FREE STANDING GARAGE	325
COTTAGE	617
MAIN HOUSE	1,709
TOTAL	2,651
LOT COVERAGE	11.0%

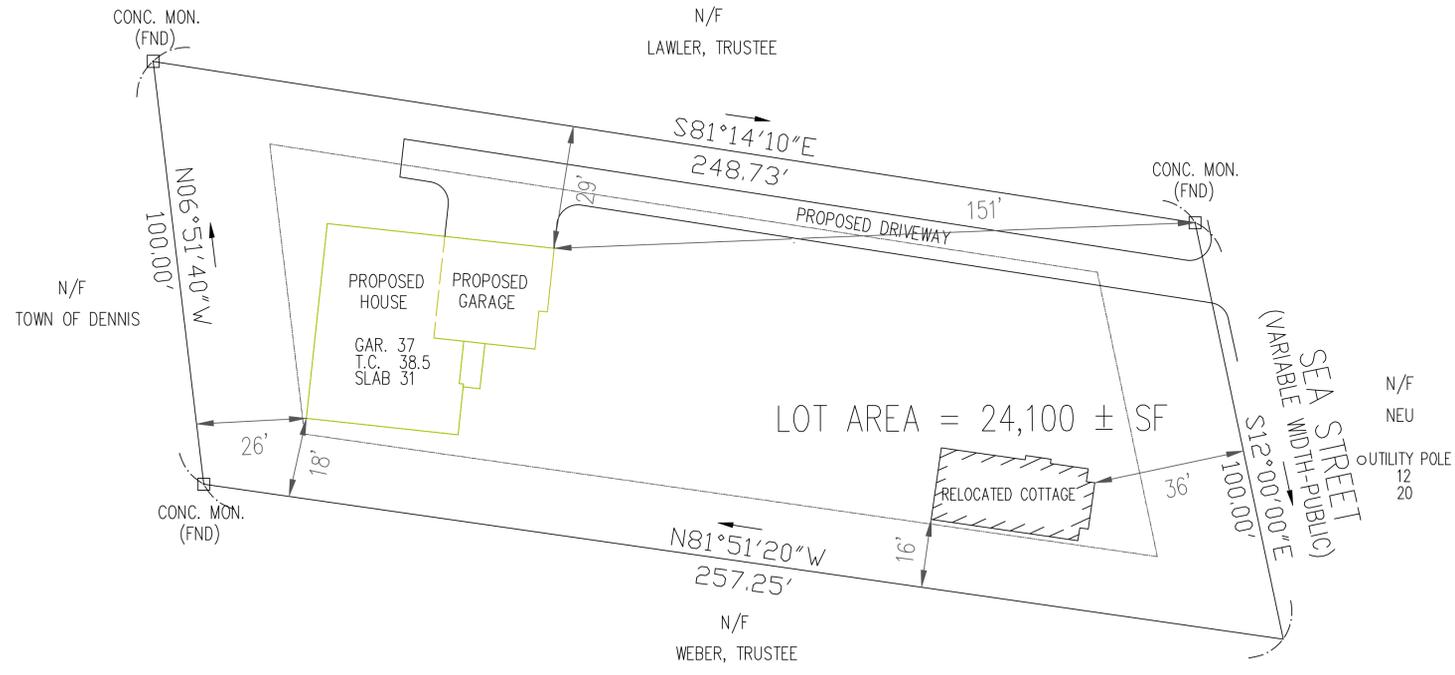


DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

- LEGEND:**
- 28 --- EXISTING GRADE
  - 28 --- PROPOSED GRADE
  - 28x0 PROPOSED SPOT GRADE
  - BUILDING SETBACKS
  - WATER LINE

- GENERAL NOTES:**
- THIS PLAN REFERENCES PLAN RECORDED AT THE BARNSTABLE REGISTRY OF DEEDS AT PLAN BOOK 123, PAGE 17. RECORDED 19 AUGUST 1955.
  - THIS PLAN REFERENCES TOWN OF DENNIS ASSESSORS PARCEL 422-12-0.
  - THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP, COMMUNITY PANEL 25001C0394J, EFFECTIVE 16 JULY 2014.
  - ZONING DISTRICT IS RESIDENTIAL 40.  
ZONING REQUIREMENTS  
LOT AREA: 40,000 SF  
FRONTAGE: 50 FT  
LOT WIDTH: 100 FT  
FRONT SETBACK: 25 FT  
SIDE SETBACK: 15 FT  
REAR SETBACK: 25 FT  
SITE COVERAGE: 15%
  - VERTICAL DATUM IS NAVD 88. TBM IS SPIKE SET BY DENNIS DPW ON UTILITY POLE 12-20.
  - AREAS WHERE EXISTING STRUCTURES DO NOT CONFORM TO ZONING SETBACKS ARE SHOWN HATCHED IN RED.

### PROPOSED CONDITIONS



PROPOSED SETBACKS (FT)

MAIN HOUSE SIDE	18
MAIN HOUSE REAR	26
COTTAGE FRONT	36
COTTAGE SIDE	16

PROPOSED LOT COVERAGE (SF)

FREE STANDING GARAGE	-
COTTAGE	617
MAIN HOUSE w/ GARAGE	2110
TOTAL	2727
LOT COVERAGE	11.3%

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY

SCHEMATIC SITE PLAN  
137 SEA STREET  
EAST DENNIS, MASSACHUSETTS  
APPLICANT: DONNA & JAMES M'CLOUGHLIN  
P.O. BOX 1675  
EAST DENNIS, MA 02641  
SCALE: 1" = 20' DATE: 21 OCTOBER 2025



COMMONWEALTH DESIGN CORP.  
P.O. BOX 1675  
EAST DENNIS, MA 02641  
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