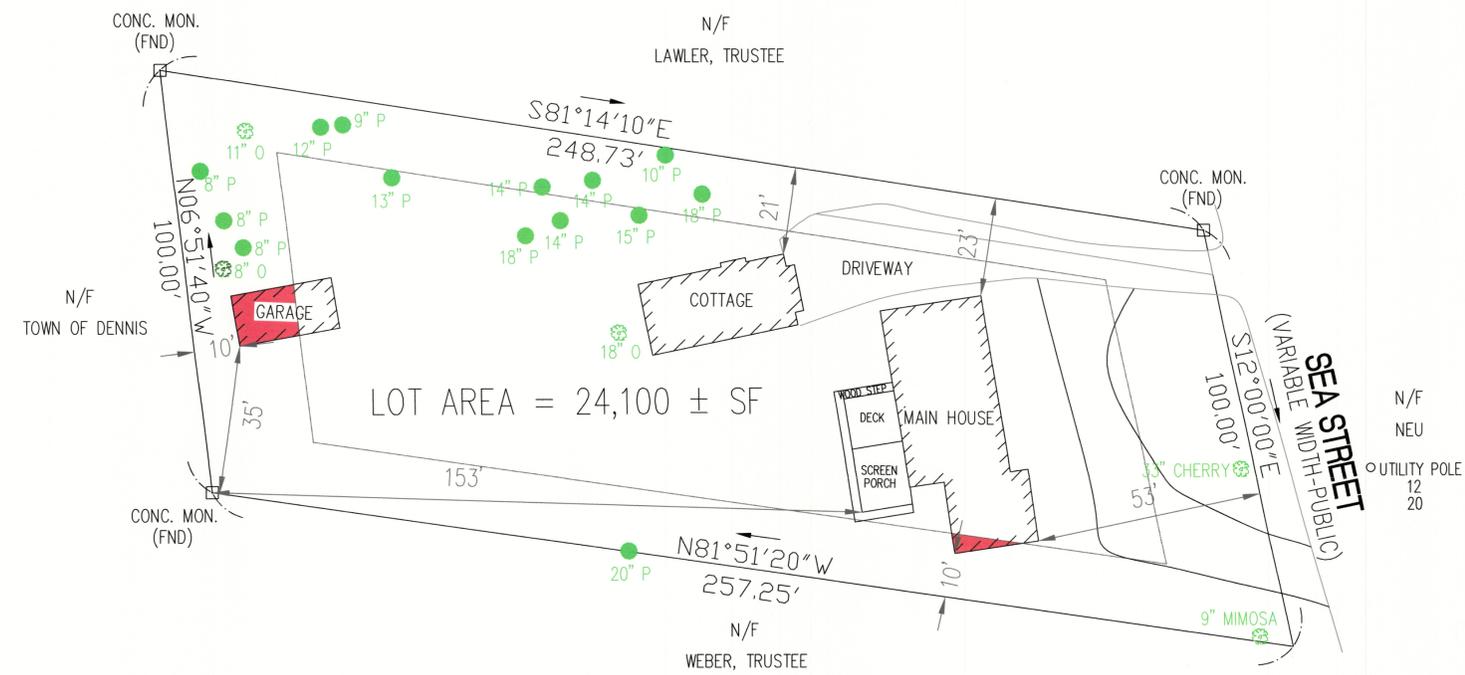


### EXISTING CONDITIONS



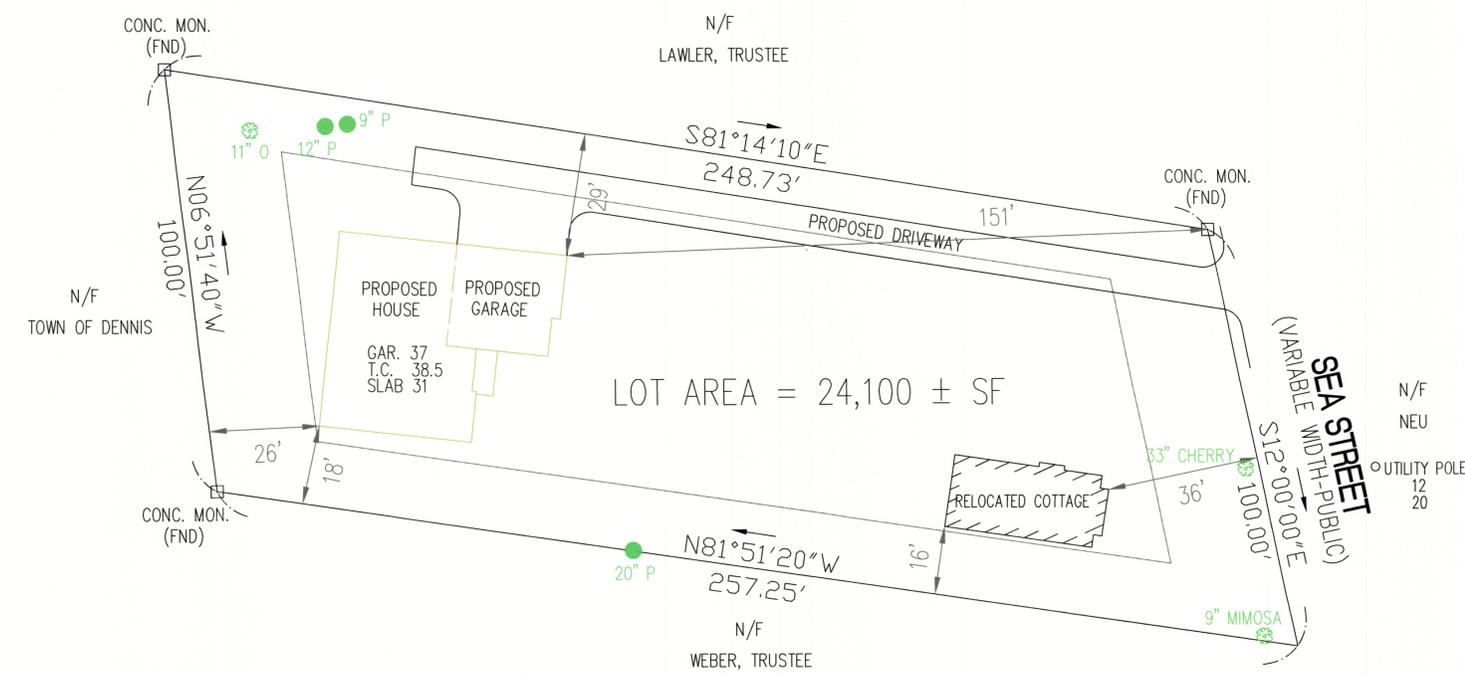
EXISTING SETBACKS (FT)

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%

### PROPOSED CONDITIONS

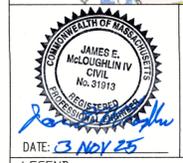


PROPOSED SETBACKS (FT)

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%



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

- 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.
  - EXISTING TREES LOCATED WITH DIAMETER MEASURED AT BREAST HEIGHT (dbh).

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3 NOV 25	EXISTING TREES ADDED	JEM

**EXISTING TREE PLAN**  
**137 SEA STREET**  
**EAST DENNIS, MASSACHUSETTS**  
 APPLICANT: DONNA & JAMES MCGLOUGHLIN  
 P.O. BOX 1675  
 EAST DENNIS, MA 02641  
 SCALE: 1" = 20' DATE: 21 OCTOBER 2025

**Commonwealth Design**  
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