

- NOTES:
- 1.) THE PURPOSE OF THIS PLAN IS TO PERMIT A 268± S.F. ADDITION TO UNIT #5.
 - 2.) THIS PLAN DEPICTS THE BUILDING CONDITIONS OF UNIT #5 AS OF SEPTEMBER 18, 2025.
 - 3.) THE ELEVATIONS DEPICTED ON THIS PLAN ARE ON NAVD 88 DATUM.
 - 4.) COASTAL BANK ON SITE UNDER CONSERVATION COMMISSION DEFINITION ONLY. NO COASTAL BANK UNDER ZONING DEFINITION.
 - 5.) THERE ARE 14 INDIVIDUAL UNITS ON THE PROPERTY.

CONDOMINIUM INFORMATION

CURRENT OWNER: PINE'S ON KELLEY'S POND CONDOMINIUM
 TITLE REFERENCE: BOOK 19503, PAGE 277 (MASTER DEED)

LOCUS INFORMATION - UNIT 4

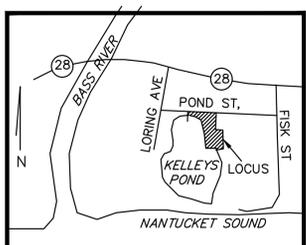
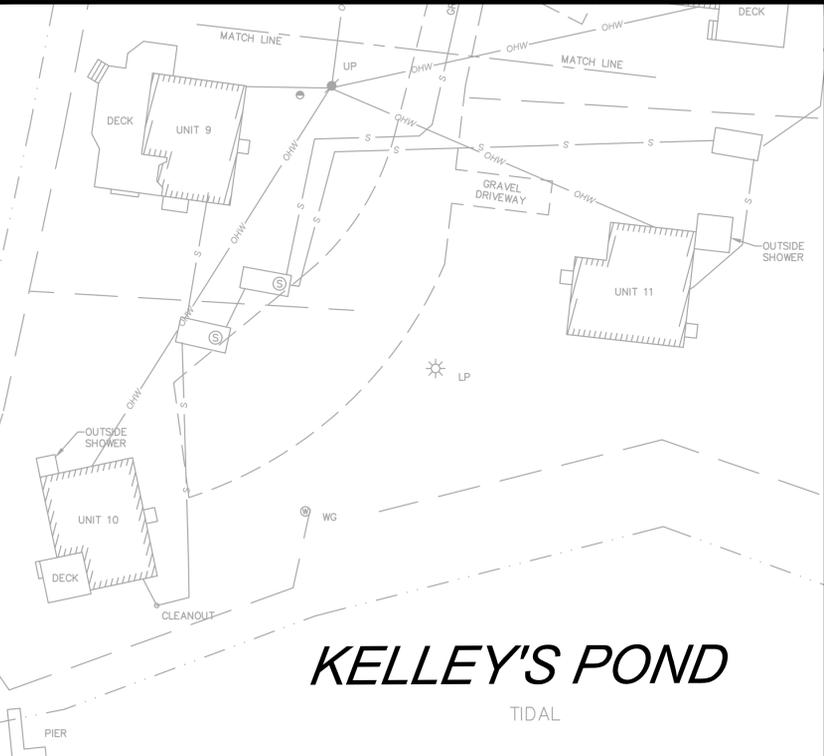
CURRENT OWNER: NICOLA KAVANAGH & RYAN D. KAVANAGH
 TITLE REFERENCE: BOOK 36071, PAGE 56
 PLAN REFERENCE: BOOK 597, PAGE 9-11
 ASSESSORS MAP: 46
 PARCEL: 1

ZONING DISTRICT: R-40
 SETBACKS: FRONT 25'
 SIDE 15'
 REAR 25'

MINIMUM LOT SIZE: 40,000 S.F.
 EX. TOTAL LOT AREA: 168,822 ±S.F.
 3.884 ACRES
 EX. LOT COVERAGE: 7,566 ±S.F. (4.48%)
 PROP. LOT COVERAGE: 7,834 ±S.F. (4.64%)

FEMA FLOOD ZONE DISTRICT: UNIT 5 IN ZONE "AE" ELEV. 12
 PANEL 25001C0591 J, DATED 7-16-14
 OVERLAY DISTRICT: NOT IN A ZONE II

QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	SPACING	ROOT
10	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	2'	3' OC	CON'T, 1 GAL.
10	COMPTONIA PEREGRINA	SWEET FERN	2'	3' OC	CON'T, 2 GAL.



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, PLS DATE 12/17/2025
 FOR THE BSC GROUP INC.

PLAN OF LAND

#43 POND STREET UNIT 5

IN
WEST DENNIS MASSACHUSETTS

PROPOSED ADDITION

DECEMBER 17, 2025

REVISIONS:

PREPARED FOR:
 NICOLA KAVANAGH
 75 WEBB STREET
 SALEM, MA 01970
 nicolasdesign@gmail.com

BSC GROUP
 BUILD | SUPPORT | CONNECT
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 SCALE: 1" = 20'

 FILE: P:\004861706\CIVIL\DRAWINGS
 DWG. NO:
 JOB. NO: 0048617.06 1 OF 1