

LOCUS INFORMATION

CURRENT OWNER: EPSILON PORTUNUS, LLC  
 TITLE REFERENCE: (#255) CERT #235440 (#247) DEED BOOK 36269, PAGE 227  
 PLAN REFERENCE: LAND COURT PLAN #18505-A PLAN BOOK 648 PAGE 49 LAND COURT PLAN #39934-A PLAN BOOK 46 PAGE 29 SHEET 4

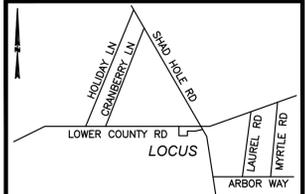
MINIMUM LOT SIZE: 160,000 S.F.  
 EXISTING LOT SIZE: #247 - 11,960± S.F. #255 - 11,210± S.F. COMBINED - 23,170± S.F.  
 EXISTING BUILDING COVERAGE: #247 - 0 S.F. #255 - 2,319± S.F. (10% BUILDINGS ON BOTH LOTS)

ASSESSORS MAP: #247 | #255  
 PARCEL: 37 | 37  
 42-1 | 36

NITROGEN SENSITIVE ZONE: NOT IN A 1995 ZONE II  
 FEMA FLOOD ZONE DISTRICT: "AE" ELEVATION 11 PANEL #25001C0592J DATED 7/16/2014

ZONING DISTRICT:	RESORT RESIDENTIAL	EXISTING	PROPOSED
SETBACKS:	ALLOWED		
FRONT	50'	19.3'	19.3'
SIDE WEST	50'	113.4'	111.5'
SIDE EAST	50'	74.9'	74.9'
REAR	50'	8.3'	8.3'
F.A.R.	6,951 S.F.	2,248± S.F.	2,248± S.F.
F.A.R. %	30%	9.7%	9.7%
GREEN SPACE		16,350± S.F.	16,540± S.F.
GREEN SPACE %		70%	72%

OVERLAY DISTRICT: ENVIRONMENTALLY SENSITIVE AREA  
 PARKING REQUIRED: 8 (2) PER UNIT  
 PARKING PROPOSED: 8



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.



12/23/2025  
 KIERAN J. HEALY, PLS DATE FOR THE BSC GROUP

PLAN OF LAND

247 & 255 LOWER COUNTY RD  
 IN DENNISPORT MASSACHUSETTS (BARNSTABLE COUNTY)

PROPOSED CONDITIONS PLAN

DECEMBER 23, 2025

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:  
 SANDDOLLAR CUSTOMS LLC  
 182 OLD TOWNHOUSE RD, SUITE 1  
 WEST YARMOUTH, MA 02673  
 OFFICE@SANDDOLLARCUSTOMS.COM

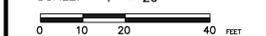


349 Main Street - Route 28  
 West Yarmouth, Massachusetts  
 02673

508 778 8919

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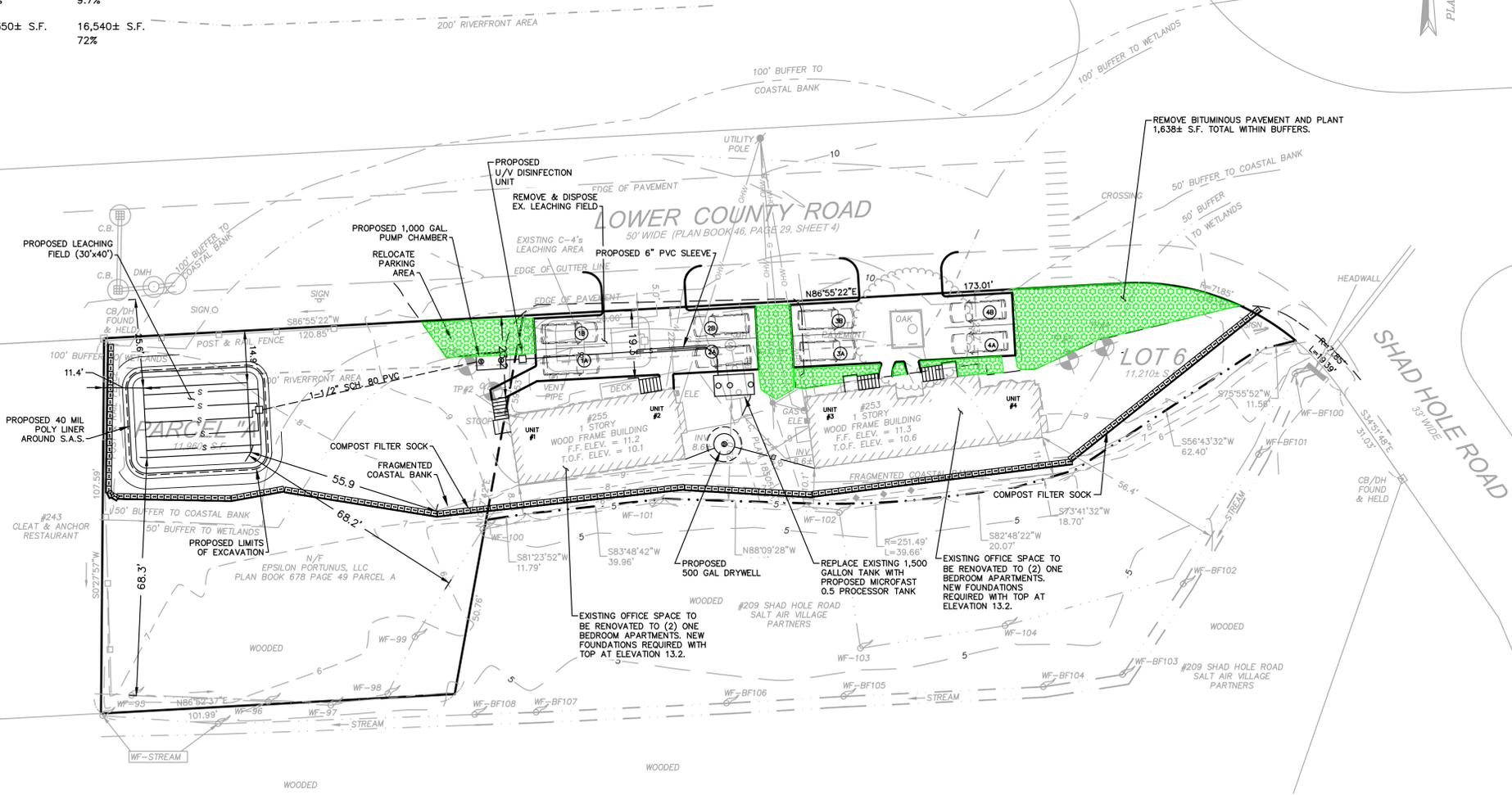
SCALE: 1" = 20'



FILE: P:\SUR\DR\C3D\10056400-SP.dwg

DWG.: 6971-0

JOB. NO: 100564.00 SHEET 1 OF 1



LEGEND

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH DRAINAGE MANHOLE
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- LP LIGHT POLE
- UPL UTILITY POLE / LIGHT
- UPLT UTILITY POLE / LIGHT & TRANSFORMER
- UPT UTILITY POLE / TRANSFORMER
- UP UTILITY POLE
- OHW OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- EMET ELECTRIC METER
- GMET GAS METER
- G GAS LINE
- GG GAS GATE
- WG WATER GATE
- W WATER LINE

NOTE: SEPTIC SYSTEM LOCATION IS BASED ON AN AS-BUILT PLAN ON FILE AT THE DENNIS HEALTH DEPARTMENT. THE SYSTEM WAS INSTALLED IN 2009 AND HAS A 238 GPD CAPACITY.

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO MODIFY THE TWO EXISTING COMMERCIAL BUILDINGS INTO (2) RESIDENTIAL UNITS EACH FOR A TOTAL OF (4) RESIDENTIAL UNITS.
  - THE BUILDINGS ARE TO BE RAISED IN THEIR CURRENT LOCATIONS. ADDITIONAL STAIRS ARE REQUIRED TO GET FROM CURRENT GRADE TO THE NEW ELEVATED FIRST FLOORS.