ZONING TABLE:

ZONE:	DENNISPORT VILLAGE CENTER AREA B
MINIMUM AREA:	40,000 SF*
MINIMUM WIDTH:	100 FEET*
FRONT YARD SETBACK:	15 FEET*
SIDE YARD SETBACK:	15 FEET*
REAR YARD SETBACK:	25 FEET*
TOTAL SITE COVERAGE % OF LOT:	N/A%*
MAXIMUM BUILDING HEIGHT:	35 FEET OR 2 STORIES*

*INFO FROM DENNIS ZONING BY LAW SECTION 8 DPVC-DENNISPORT VILLAGE CENTER ZONE (INFO TO BE CONFIRMED WITH DENNIS ZONING AGENT).

ZONING TABLE

ZONE: DENNISPORT VILLAGE CENTER AREA B

SUBJECT	EXISTING	REQUIRED	PROPOSED
FRONTAGE	142.1'	100'	142.1'
LOT SIZE	123,256 sf	40,000	123,256 sf
FRONT YARD SETBACK	51.6'	15 FEET	--
SIDE YARD SETBACK	16.8'	15 FEET	--
REAR YARD SETBACK	500'+	25 FEET	--
BUILDING COVERAGE	2.33 % ±	N/A	--
SITE COVERAGE	15.9 % ±	N/A	--
BUILDING HEIGHT	???	35 FEET	--

PROPOSED BUILDING COVERAGE:

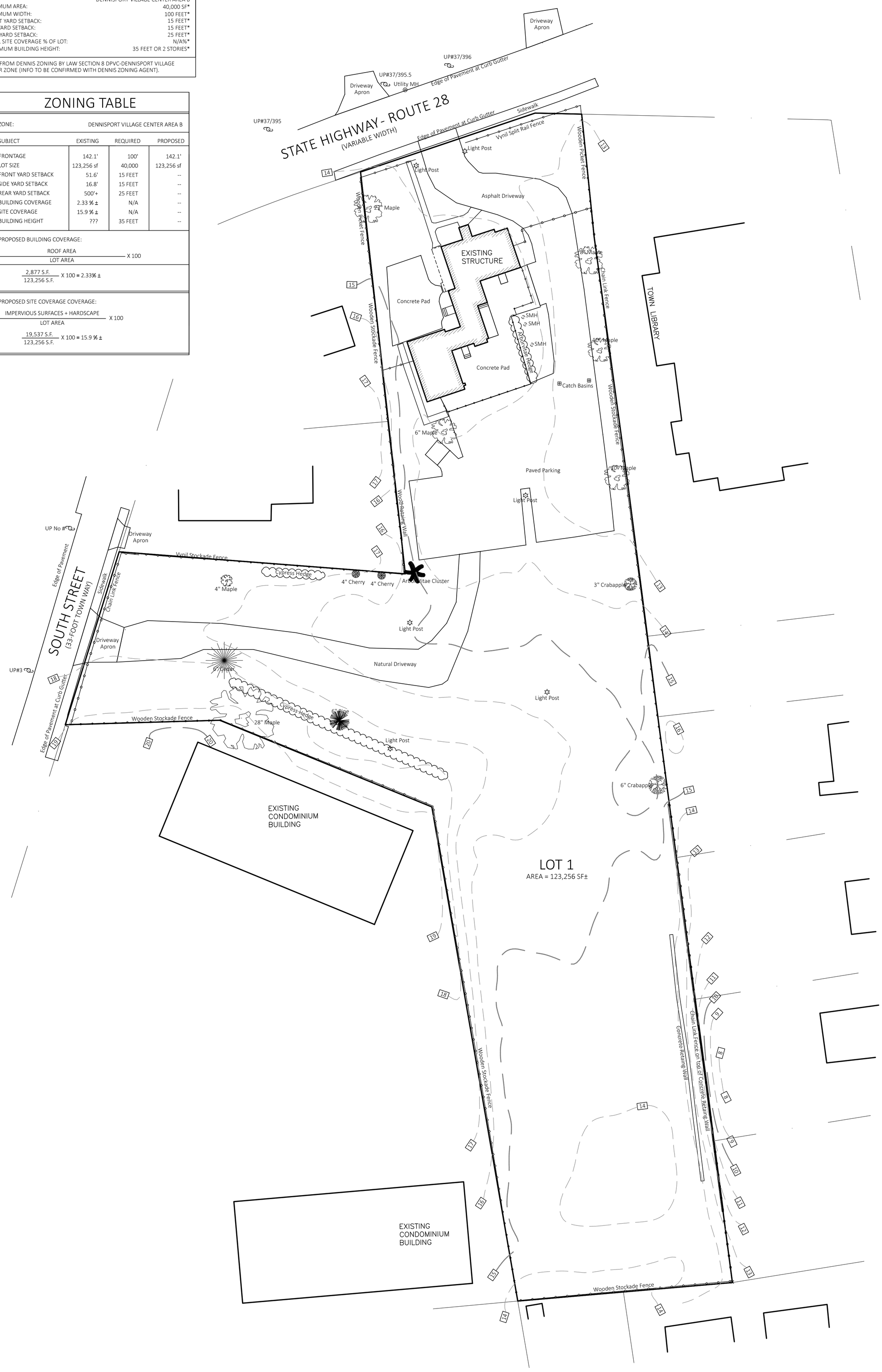
$$\frac{\text{ROOF AREA}}{\text{LOT AREA}} \times 100$$

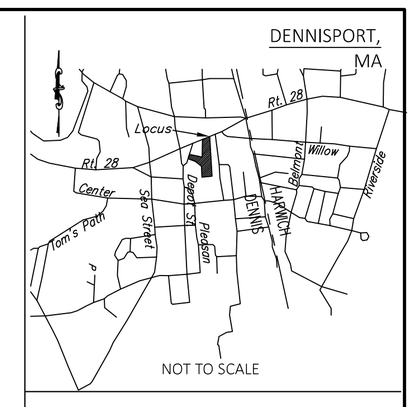
$$\frac{2{,}877 \text{ S.F.}}{123{,}256 \text{ S.F.}} \times 100 = 2.33\% \pm$$

PROPOSED SITE COVERAGE COVERAGE:

$$\frac{\text{IMPERVIOUS SURFACES + HARDSCAPE}}{\text{LOT AREA}} \times 100$$

$$\frac{19{,}537 \text{ S.F.}}{123{,}256 \text{ S.F.}} \times 100 = 15.9\% \pm$$





PLAN BOOK 407	PAGE 30
DEED BOOK 26,419	PAGE 32
ASSESSORS' MAP 90	PARCEL 69

LEGEND

32	EXISTING CONTOUR
32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
W	WATER SERVICE LINE
OH	OVERHEAD UTILITY SERVICE
E	ELECTRIC / COMM. SERVICE LINE
G	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
RES	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
W	WELL
D	DRAINAGE MANHOLE
	CONCRETE BOUND, FOUND
x x	LIMIT OF WORK
	FENCE
	EDGE OF CLEARING

0 30 60 90

SCALE 1" = 30'

G:\AAJOBS\FOLEY 9897\dwg\9897 EXISTING CONDITIONS SITE PLAN.dwg

YELOF REALTY INC.

117 East Berkeley Street, Boston, MA 02118

EXISTING CONDTIONS SITE PLAN

645 MAIN STREET (RTE 28), DENNISPORT, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
01-15-2026	As Noted	JMO/gjb	JMO	JMO-9897