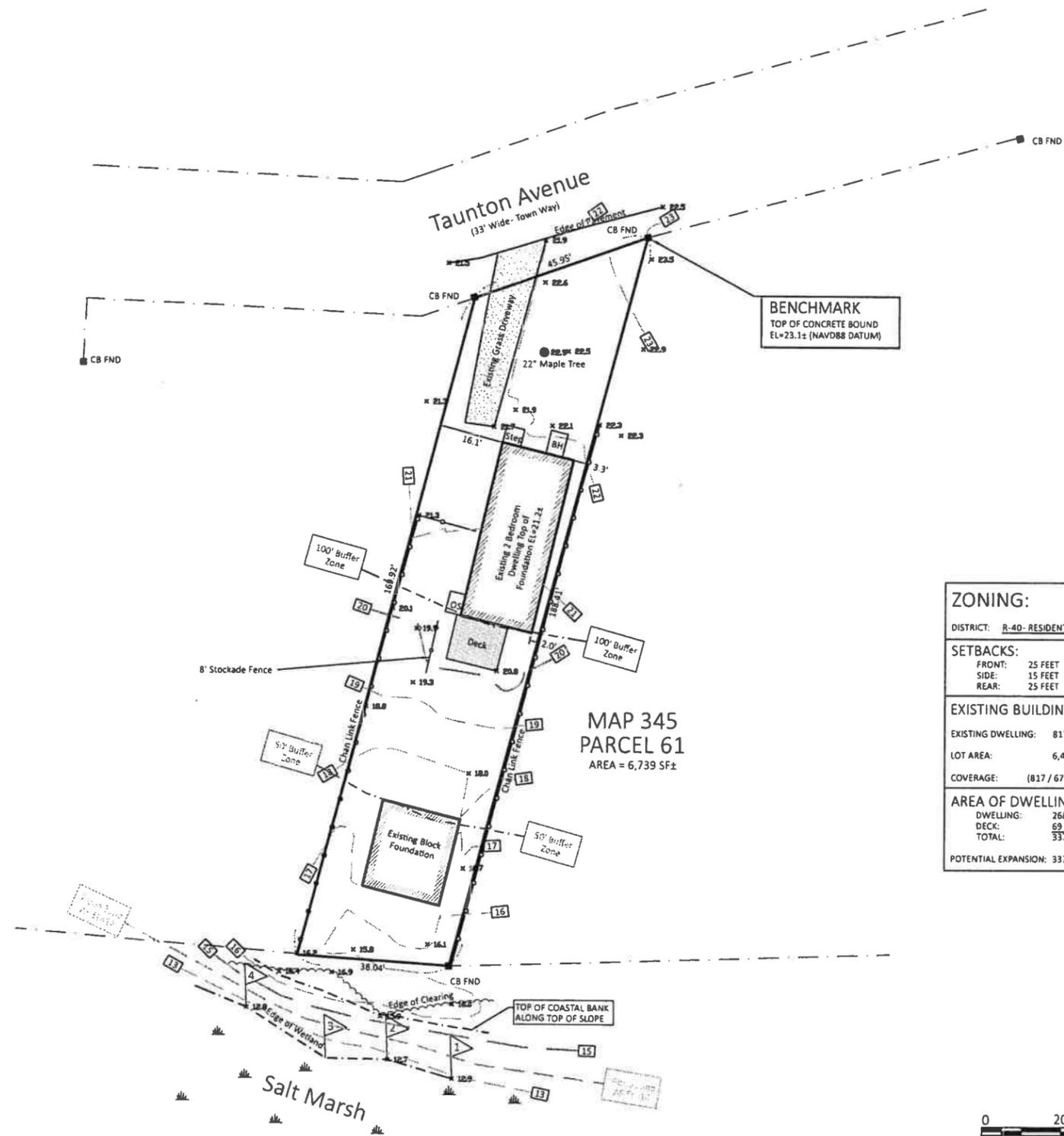


NOT TO SCALE

PLAN BOOK 683 PAGE 86
 DEED BOOK 5323 PAGE 302
 ASSESSORS' MAP 345 PARCEL 61

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
- ⊕ TP — TEST HOLE / BORING LOCATION
- ST — SEPTIC TANK
- OB — DISTRIBUTION BOX
- SAS — SOIL ABSORPTION SYSTEM
- Reserve — RESERVED FOR FUTURE
- ⊕ — UTILITY POLE
- ⊕ — CATCH BASIN
- ⊕ — FIRE HYDRANT
- ⊕ — WELL
- ⊕ — DRAINAGE MANHOLE
- ⊕ — CONCRETE BOUND, FOUND
- — LIMIT OF WORK
- — FENCE
- — EDGE OF CLEARING



BENCHMARK
 TOP OF CONCRETE BOUND
 EL=23.1± (NAVD88 DATUM)

**MAP 345
 PARCEL 61**
 AREA = 6,739 SF±

ZONING:

DISTRICT: R-40 - RESIDENTIAL - MEDIUM DENSITY

SETBACKS:

FRONT: 25 FEET
 SIDE: 15 FEET
 REAR: 25 FEET

EXISTING BUILDING COVERAGE:

EXISTING DWELLING: 817 SF±
 LOT AREA: 6,480 SF±
 COVERAGE: (817 / 6739) x 100% = 12.1%

AREA OF DWELLING WITHIN SETBACK:

DWELLING: 268 SF±
 DECK: 69 SF±
 TOTAL: 337 SF±

POTENTIAL EXPANSION: 337 SF (40%) = 134.8 SF±

MASS COORD. SYSTEM

MYLES & JANET CALVEY
 10 EUSTIS ST. ARLINGTON, MA

EXISTING CONDITION SITE PLAN
 61 TAUNTON AVE. DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
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1673 Main Street - Route 8A
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 Brewster, MA 02631 (508)896-0808 Fax
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DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
3-10-2023	As Noted	B5H	JMO	JMO-9424

