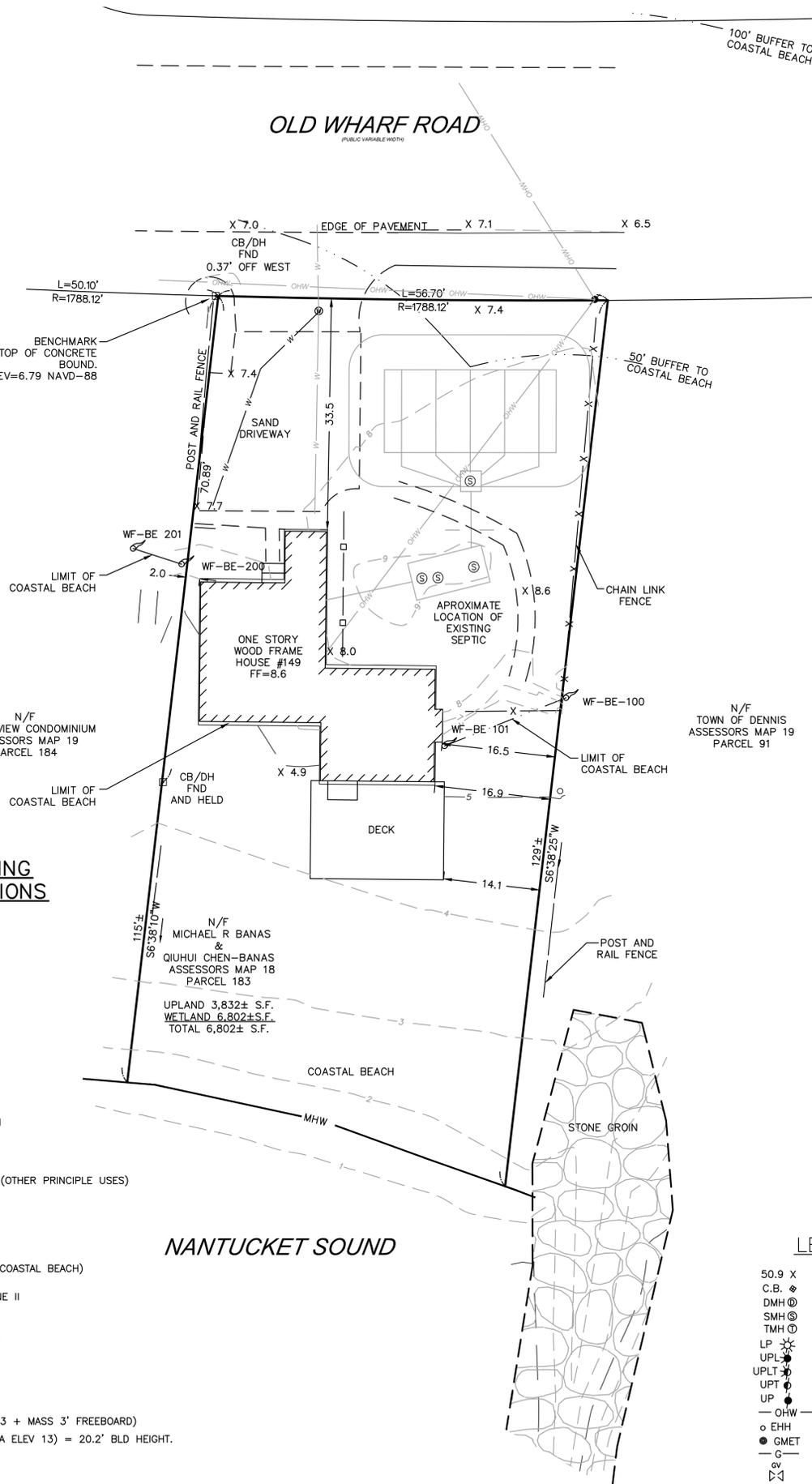


**NOTES.**

1. THIS PLAN IS BASED ON AN ON THE GROUND SURVEY BY BSC GROUP INC.
2. ELEVATIONS DEPICTED ON THIS PLAN ARE ON NAVD 88 DATUM.
3. THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT DEPICTED ON THIS PLAN
4. THE FLOOD ZONE LINE DEPICTED ON THIS PLAN IS COMPILED FROM THE CURRENT FEMA PUBLICATION.
5. THE ENTIRE PROPERTY IS WITHIN FLOOD ZONE VE, ELEVATION 13.
6. THERE IS ONE STRUCTURE ON THE PROPERTY THAT IS TO BE REMOVED AND REPLACED WITH ONE NEW STRUCTURE.

BENCHMARK  
TOP OF CONCRETE  
BOUND.  
ELEV=6.79 NAVD-88



**EXISTING CONDITIONS**

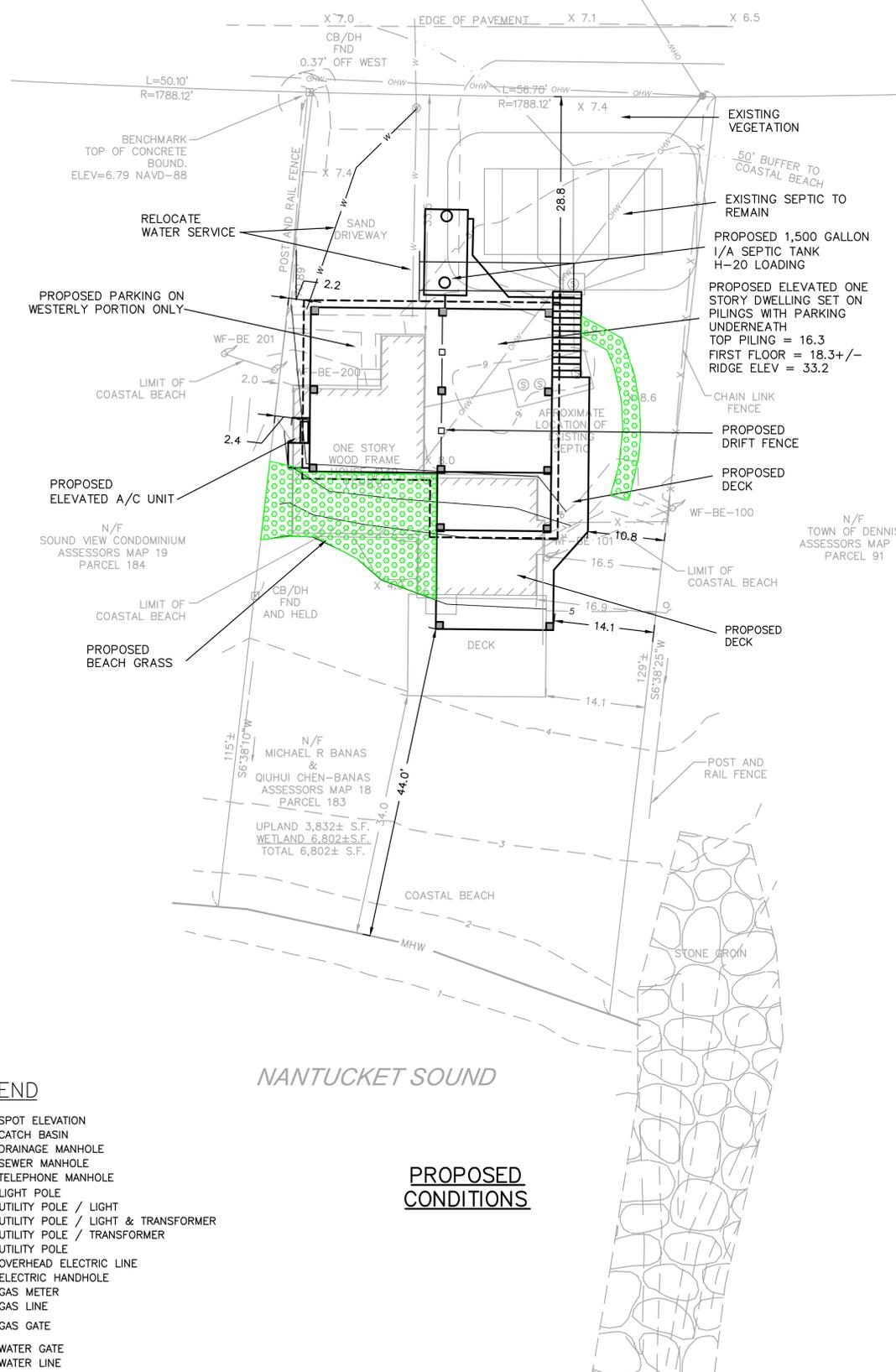
**LOCUS INFORMATION**

**CURRENT OWNER:** MICHAEL R BANAS & QIUHUI CHEN-BANAS  
**TITLE REFERENCE:** CERT #225555  
**PLAN REFERENCE:** L.C. 17718-A, SH-1  
**ASSESSORS MAP:** 18  
**PARCEL:** 183  
**ZONING DISTRICT:** RR (RESIDENTIAL) (OTHER PRINCIPLE USES)  
**SETBACKS:** FRONT 25', SIDE 15', REAR 25'  
**MINIMUM LOT SIZE:** 40,000±S.F.  
**EXISTING LOT SIZE:** 3,832±S.F. (ABOVE COASTAL BEACH)  
**NITROGEN SENSITIVE ZONE:** NOT IN A 1995 ZONE II  
**FEMA FLOOD ZONE DISTRICT:** ZONE "VE" EL=13, PANEL 25001C0594J 7/16/14  
**OVERLAY DISTRICT:** NONE  
**EXISTING BUILDING COVERAGE:** 728/3,832=19%  
**PROPOSED BUILDING COVERAGE:** 1,044/3,832=27.2%  
**MIN. LOWEST HORIZONTAL STRUCTURAL:** ELEVATION 16 (EL 13 + MASS 3' FREEBOARD)  
**PROPOSED BUILDING HEIGHT:** RIDGE 33.2± (-FEMA ELEV 13) = 20.2' BLD HEIGHT.  
**EXISTING F.A.R.:** 684± S.F. 17.9%  
**PROPOSED F.A.R.:** 910± S.F. 23.8%

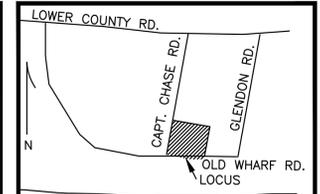
**LEGEND**

- 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
- GMET GAS METER
- G — GAS LINE
- Gv — GAS GATE
- WG ⊙ WATER GATE
- W — WATER LINE
- ⊠ TEST PIT

**OLD WHARF ROAD**



**PROPOSED CONDITIONS**



**NANTUCKET SOUND 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**  
 No. 48135  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 12/22/2025  
 DATE  
 KIERAN J. HEALY FOR THE BSC GROUP

**PLAN OF LAND**

149 OLD WHARF ROAD  
 IN  
 DENNISPORT MASSACHUSETTS  
 (BARNSTABLE COUNTY)

**PROPOSED CONDITIONS PLAN**

DECEMBER 22, 2025

**REVISIONS:**

NO.	DATE	DESC.

PREPARED FOR:  
 MICHAEL R BANAS  
 63 MAIN ST  
 EASTHAMPTON, MA 01027  
 MB@BANASINSURANCE.COM

**BSC GROUP**  
 BUILD | SUPPORT | CONNECT  
 349 Route 28, Main Street  
 West Yarmouth, MA  
 02673  
 508 778-8919

© 2025 BSC Group, Inc.  
 SCALE: 1" = 20'  
 0 10 20 40 FEET

FILE: 0101010\CIVIL\0101010-SP.dwg  
 DWG.:  
 JOB. NO: 0101010.01 SHEET 1 OF 1