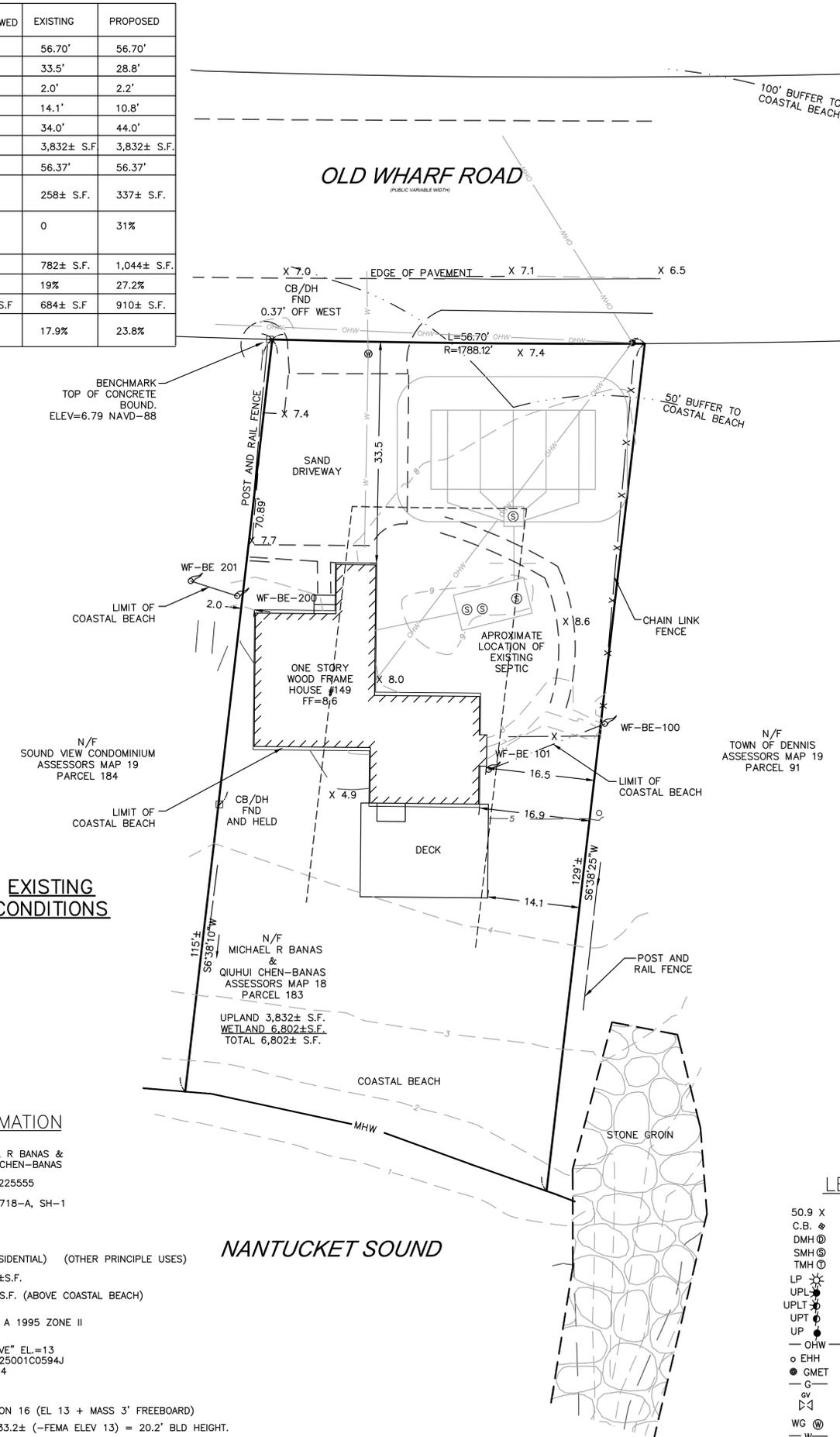


BASIC SITE DATA	REQ/ALLOWED	EXISTING	PROPOSED
FRONTAGE	150'	56.70'	56.70'
FRONT SETBACK	25'	33.5'	28.8'
RIGHT SETBACK (WEST)	15'	2.0'	2.2'
EAST SETBACK (EAST)	15'	14.1'	10.8'
REAR SETBACK	25'	34.0'	44.0'
LOT AREA	40,000	3,832± S.F.	3,832± S.F.
LOT WIDTH	100'	56.37'	56.37'
NON CONFORMING FLOOR SPACE WITHIN SETBACK	0	258± S.F.	337± S.F.
INCREASE IN NEW-NONCONFORMING FLOOR SPACE BY MORE THAN 40% WITHIN 10 YEARS	0	0	31%
BUILDING COVERAGE	575 S.F.	782± S.F.	1,044± S.F.
BUILDING COVERAGE	15%	19%	27.2%
FLOOR SPACE OF ALL STRUCTURES	1,149± S.F.	684± S.F.	910± S.F.
FLOOR SPACE TO LOT AREA % ALL STRUCTURES	30%	17.9%	23.8%

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



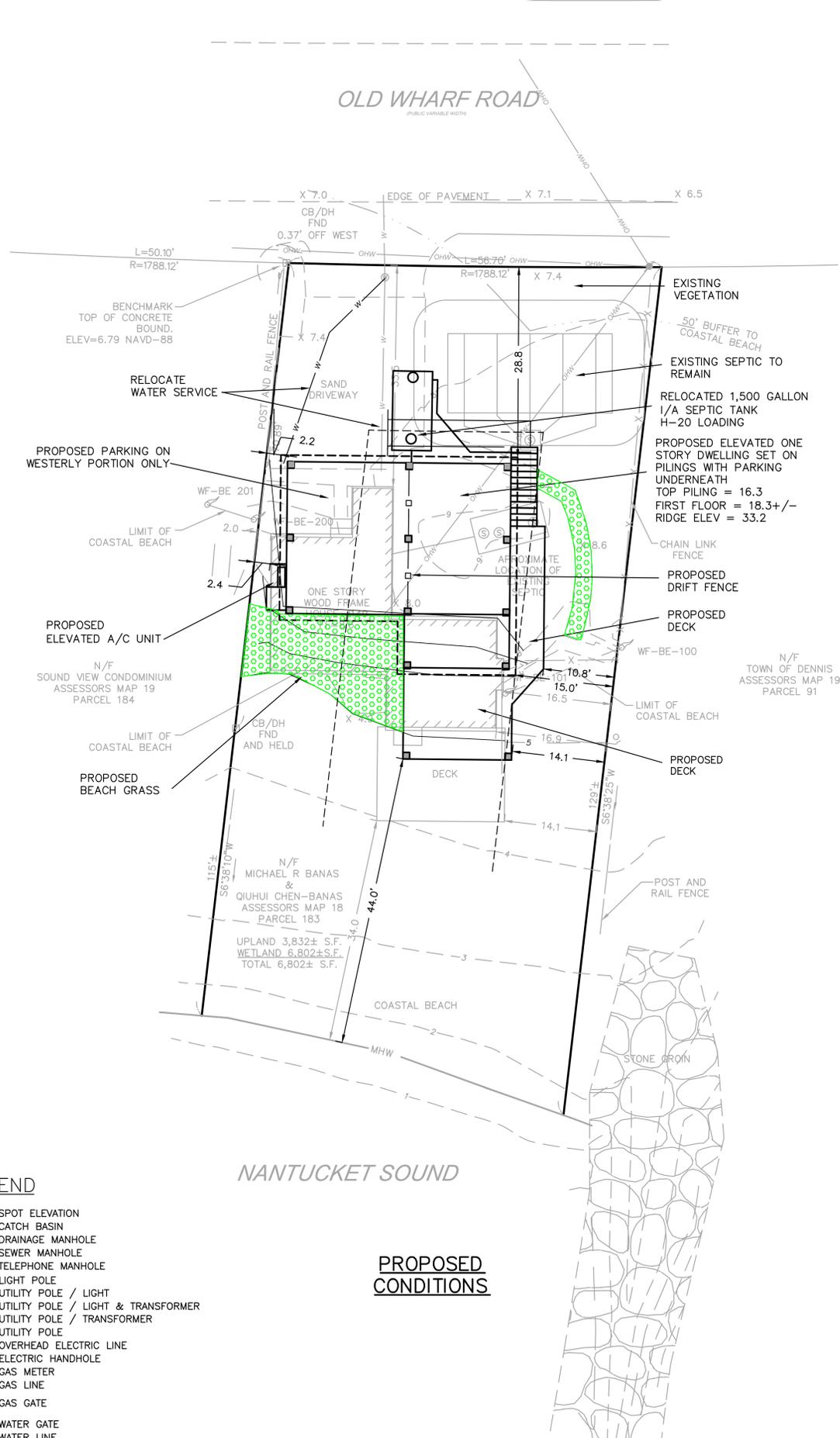
EXISTING CONDITIONS

LOCUS INFORMATION

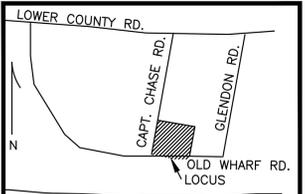
CURRENT OWNER: MICHAEL R BANAS & QIUHUI CHEN-BANAS
 TITLE REFERENCE: CERT #225555
 PLAN REFERENCE: L.C. 17718-A, SH-1
 ASSESSORS MAP: 18
 PARCEL: 183
 ZONING DISTRICT: RR (RESIDENTIAL) (OTHER PRINCIPLE USES)
 MINIMUM LOT SIZE: 40,000±S.F.
 EXISTING LOT SIZE: 3,832±S.F. (ABOVE COASTAL BEACH)
 NITROGEN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

LEGEND

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



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
DATE: 1/8/2026
FOR THE BSC GROUP

PLAN OF LAND

149 OLD WHARF ROAD
IN
DENNISPORT MASSACHUSETTS
(BARNSTABLE COUNTY)

PROPOSED CONDITIONS PLAN

JANUARY 8, 2026

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

SCALE: 1" = 10'
0 5 10 20 FEET