

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

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

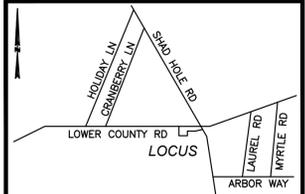
ZONING DISTRICT: RESORT RESIDENTIAL
 EXISTING GREEN SPACE: 16,350± S.F. 70%
 PROPOSED GREEN SPACE: 16,540± S.F. 71%

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)

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

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

NOTES:
 1. 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.
 2. 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.



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.



2/16/2026
 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

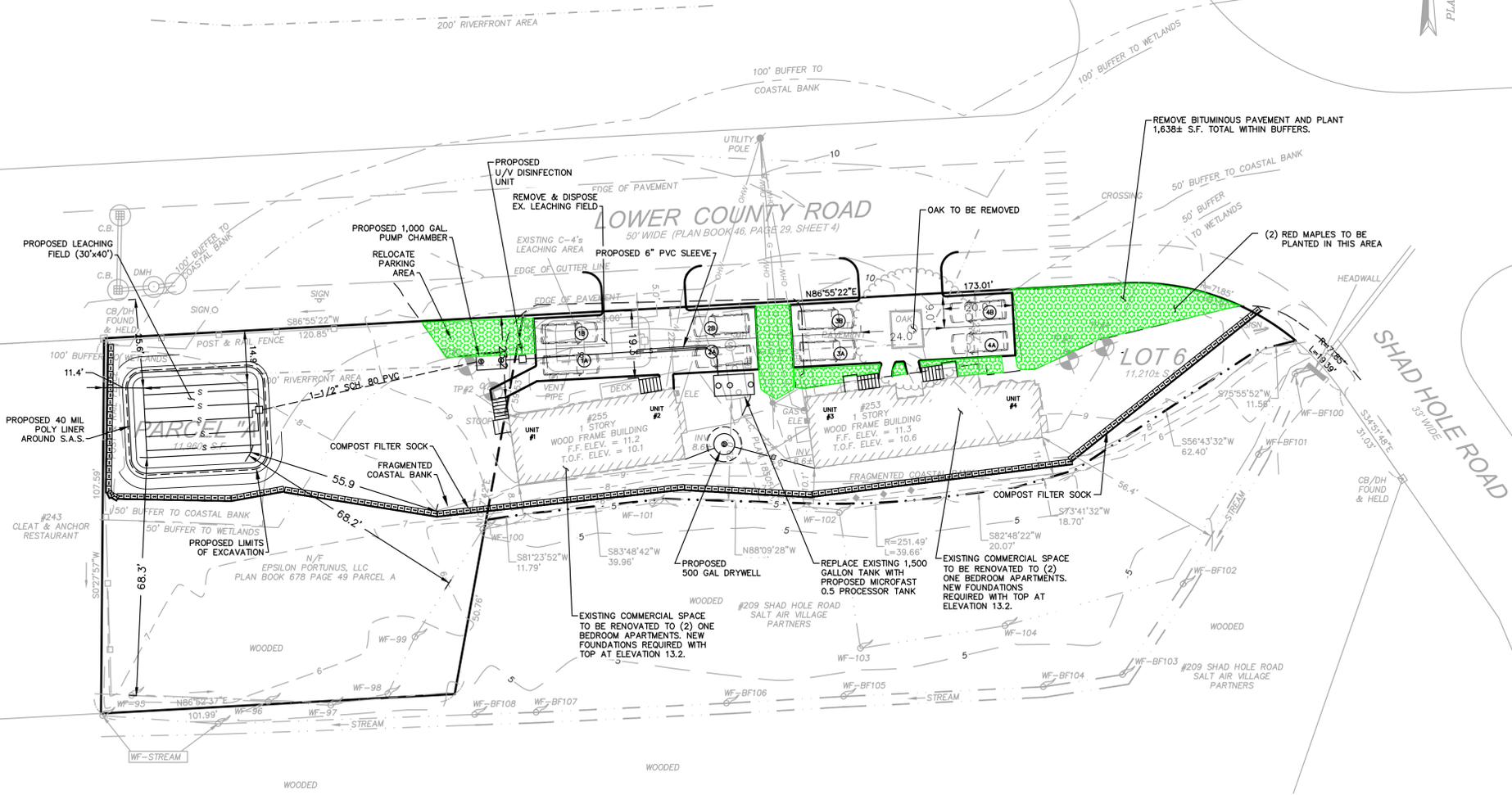
REVISIONS:

NO.	DATE	DESC.
1	1/20/26	ADDITIONAL ZONING INFO.
2	2/16/26	PLANTING INFORMATION

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

BSC GROUP
 349 Main Street - Route 28
 West Yarmouth, Massachusetts
 02673
 508 778 8919

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 SCALE: 1" = 20'
 0 10 20 40 FEET
 FILE: P:\SUR\DR\C3D\10056400-SP.dwg
 DWG.: 6971-0 SHEET 1 OF 1
 JOB. NO: 100564.00



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

MITIGATION PLANTINGS

SHRUBS	BOTANICAL NAME	COMMON NAME	MATURE SIZE	SPACING	ROOT
8	ILEX GLABRA	INKBERRY	8'	4' OC	CON'T, 1 GAL.
6	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	6'	4' OC	CON'T, 1 GAL.
4	MYRICA PENSTLVANICA	NORTHERN BAYBERRY	9'	4' OC	CON'T, 3 GAL.
100	COMPTONIA PEREGRINA	SWEET FERN	2'	3'OC	CON'T, 2 GAL.
TREES					
2	ACER RUBRUM	RED MAPLE			SAPLING

PROPOSED PLANTING PALLET (1,638± S.F.)
 NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES OVER BANK SLOPE AS NEEDED

BASIC SITE DATA	REQ/ALLOWED	EXISTING	PROPOSED
FRONTAGE	150'	347.47'	347.47'
FRONT SETBACK	50'	19.3'	19.3'
RIGHT SETBACK (WEST)	50'	113.4'	112.4'
EAST SETBACK (EAST)	50'	74.7'	74.7'
REAR SETBACK	50'	8.3'	8.3'
LOT AREA	-	23,170± S.F.	23,170± S.F.
LOT WIDTH	100'	343.16'	343.16'
NON CONFORMING FLOOR SPACE WITHIN SETBACK	0	2,248± S.F.	2,248± S.F.
INCREASE IN NEW-NONCONFORMING FLOOR SPACE BY MORE THAN 40% WITHIN 10 YEARS	0	0	0
FOOTPRINT OF ALL STRUCTURES	3,475 S.F.	2,319 S.F.	2,319 S.F.
BUILDING COVERAGE	15%	10%	10%
FLOOR SPACE OF ALL STRUCTURES	6,950 S.F.	2,319 S.F.	2,319 S.F.
FLOOR SPACE TO LOT AREA % ALL STRUCTURES	30%	10%	10%

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.