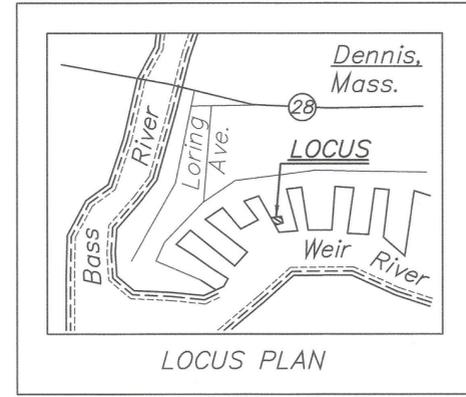
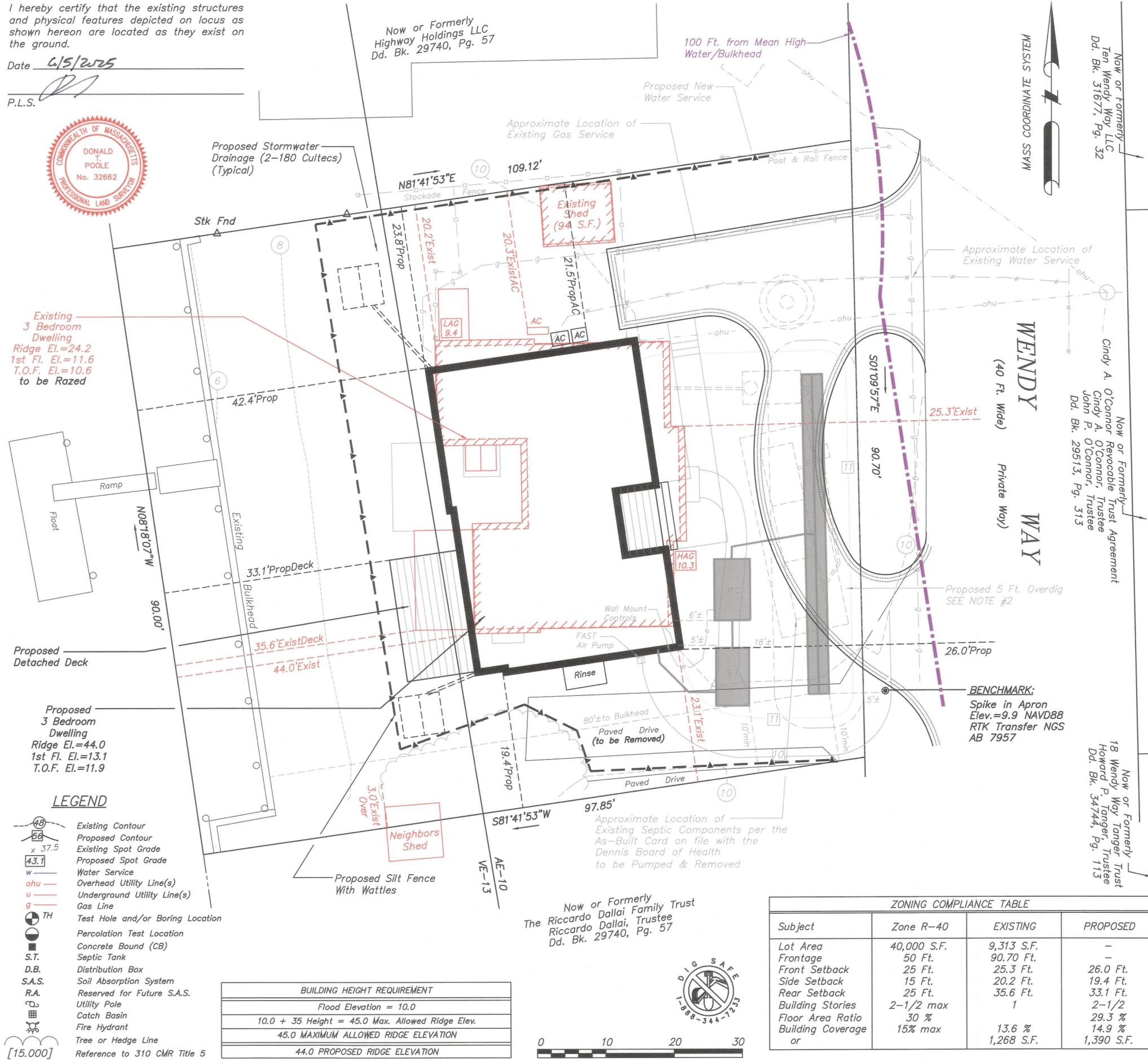
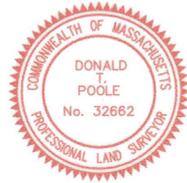


I hereby certify that the existing structures and physical features depicted on locus as shown hereon are located as they exist on the ground.

Date 4/5/2025  
P.L.S.



Assessors' Map 26, Parcel 71  
OWNER OF RECORD:  
Karen & Grant LeGoullon Family Trust  
Grant P. LeGoullon, Trustee  
Karen H. LeGoullon, Trustee  
Deed Book 36480, Page 71  
Plan Book 140, Page 25, Lot 44E



**KAREN & GRANT  
LEGOULLON FAMILY TR.**  
CLIENT OF RICK ROY CONSTRUCTION

**CLARK ENGINEERING LLC**  
156 Crowell Road Suite B, Chatham, MA. 02633  
Tel.: (508) 945-5454; Fax.: (508) 945-5458

**OUTERMOST LAND SURVEY, INC.**  
1 Independence Way, Brewster, MA 02631  
Tel.: (508) 255-0477

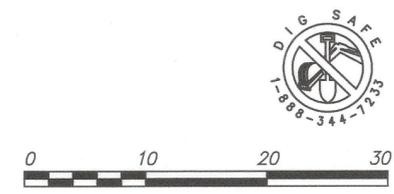
**ZBA SITE PLAN**  
11 Wendy Way, Dennis, MA

Rev. #	Description of Revision	Date
1	revised building height chart, added floor area ratio	06-05-25

Date: 04-16-2025  
Scale: 1" = 10'  
Drawing No.: 0009-163B  
Sheet No.: 1

- LEGEND**
- Existing Contour
  - Proposed Contour
  - Existing Spot Grade
  - Proposed Spot Grade
  - Water Service
  - Overhead Utility Line(s)
  - Underground Utility Line(s)
  - Gas Line
  - Test Hole and/or Boring Location
  - Percolation Test Location
  - Concrete Bound (CB)
  - S.T.
  - D.B.
  - S.A.S.
  - Reserved for Future S.A.S.
  - Utility Pole
  - Catch Basin
  - Fire Hydrant
  - Tree or Hedge Line
- [15.000] Reference to 310 CMR Title 5

BUILDING HEIGHT REQUIREMENT	
Flood Elevation = 10.0	
10.0 + 35 Height = 45.0 Max. Allowed Ridge Elev.	
45.0 MAXIMUM ALLOWED RIDGE ELEVATION	
44.0 PROPOSED RIDGE ELEVATION	



ZONING COMPLIANCE TABLE			
Subject	Zone R-40	EXISTING	PROPOSED
Lot Area	40,000 S.F.	9,313 S.F.	-
Frontage	50 Ft.	90.70 Ft.	-
Front Setback	25 Ft.	25.3 Ft.	26.0 Ft.
Side Setback	15 Ft.	20.2 Ft.	19.4 Ft.
Rear Setback	25 Ft.	35.6 Ft.	33.1 Ft.
Building Stories	2-1/2 max	1	2-1/2
Floor Area Ratio	30 %	-	29.3 %
Building Coverage	15% max	13.6 %	14.9 %
or		1,268 S.F.	1,390 S.F.

Now or Formerly  
The Riccardo Dallai Family Trust  
Riccardo Dallai, Trustee  
Dd. Bk. 29740, Pg. 57

Now or Formerly  
Ten Wendy Way, LLC  
Dd. Bk. 31671, Pg. 32

Now or Formerly  
Cindy A. O'Connor, Trustee  
Cindy A. O'Connor, Trustee  
John P. O'Connor, Trustee  
Dd. Bk. 29513, Pg. 313

Now or Formerly  
18 Wendy Way, Tanager Trust  
Howard P. Tanager, Trustee  
Dd. Bk. 34744, Pg. 113

Now or Formerly  
Highway Holdings LLC  
Dd. Bk. 29740, Pg. 57

100 Ft. from Mean High  
Water/Bulkhead



**WENDY WAY**  
(40 Ft. Wide) Private Way

**BENCHMARK:**  
Spike in Apron  
Elev.=9.9 NAVD88  
RTK Transfer NGS  
AB 7957