LEGEND

—— 99 ——	EXISTING CONTOUR
× 99.1	EXIST. SPOT ELEV.
—[99]—	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH1	TEST HOLE
	CONCRETE BOUND
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN
	LIGHT POST
	WATER SHUT OFF
—— X ——	FENCE
—— W ——	WATER LINE
—— G ——	GAS LINE
—— OHE ——	OVERHEAD ELECTRIC
—— S ——	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

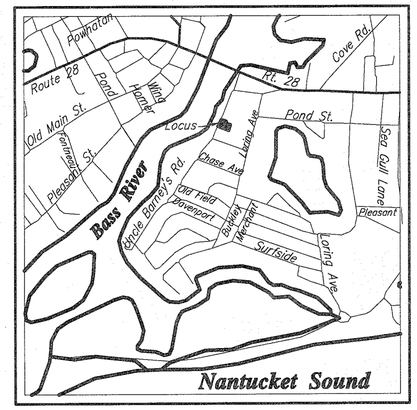
ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	23,468± S.F.	23,468± S.F.
MIN. LOT FRONTAGE	50'	131.08'	131.08'
MIN. LOT WIDTH	100'	132.5'	132.5'
MIN. FRONT SETBACK	25'	20.4'	31.1'
MIN. SIDE SETBACK	15'	26.5'	16.1'
MIN. REAR SETBACK	25'	89.5'	89.5'
MAX. BUILDING COVERAGE	15%	7%	7.8%
MAX. BUILDING HEIGHT	2.5 STORIES	---	27'±

NOTES

1. DATUM IS NAVD88
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 44 PARCEL 13

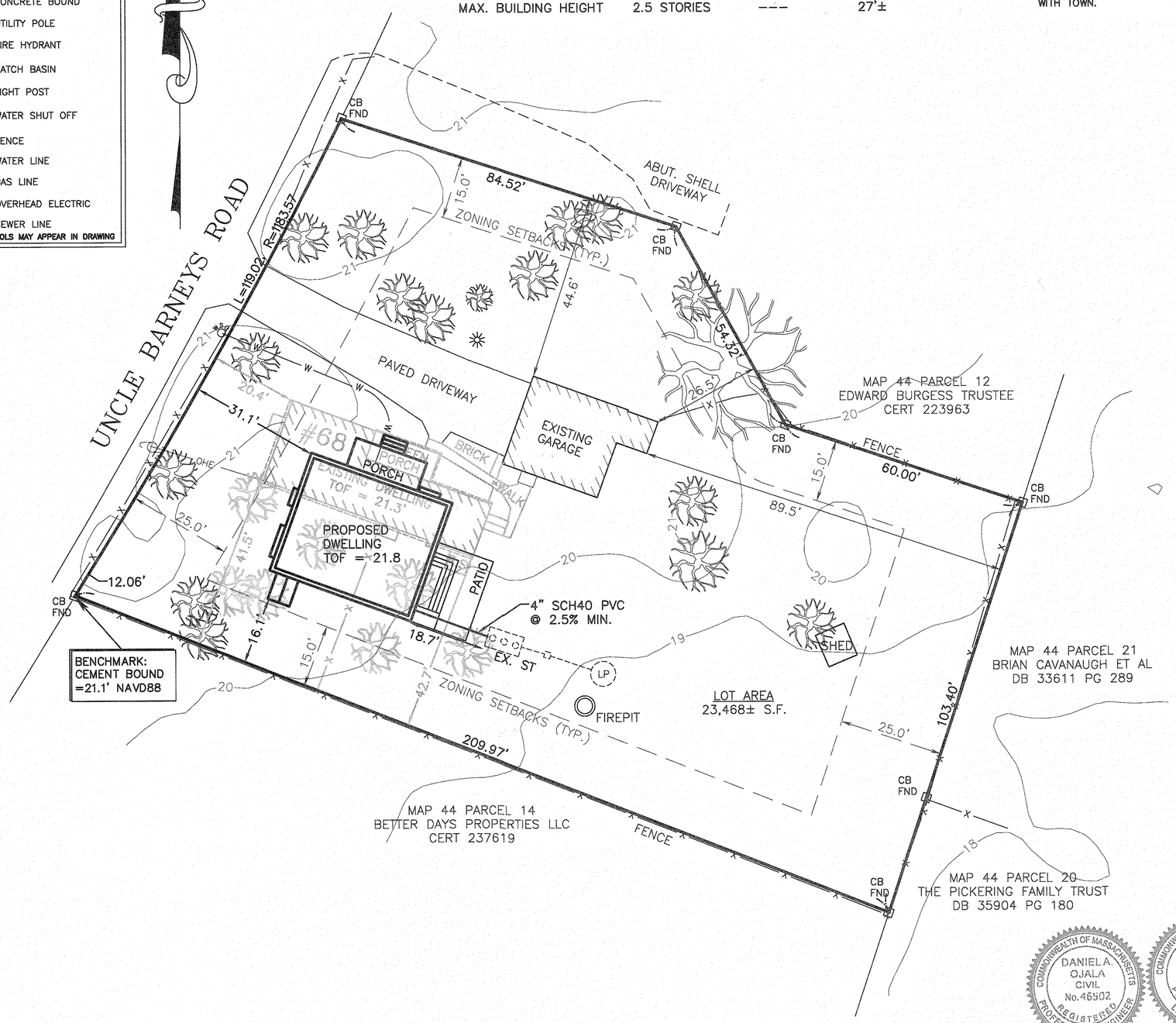
LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0591J DATED 7/16/2014

OWNER OF RECORD

MARC C AMIDON REVOCABLE TRUST
PO BOX 128
WEST DENNIS, MA 02670

REFERENCES

CERTIFICATE 237627
LCP 25168 B



Scale: 1"= 20'

0 10 20 30 40 50 FEET

COMMONWEALTH OF MASSACHUSETTS
DANIEL A. OJALA
CIVIL
No. 46502
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
DANIEL A. OJALA
No. 40980
PROFESSIONAL LAND SURVEYOR

6/23/25
DATE

DANIEL A. OJALA, P.E., P.L.S.

SITE PLAN

OF

#68 UNCLE BARNEYS ROAD WEST DENNIS, MA

PREPARED FOR

PHILIP AMIDON

DATE: JUNE 23, 2025

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25-184 AMIDON.DWG

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