

JENNIFER POPE ET AL
JANE ROMAGNOLI

RAYMOND D. &
SUSAN J. BUTLER

SITE PLAN

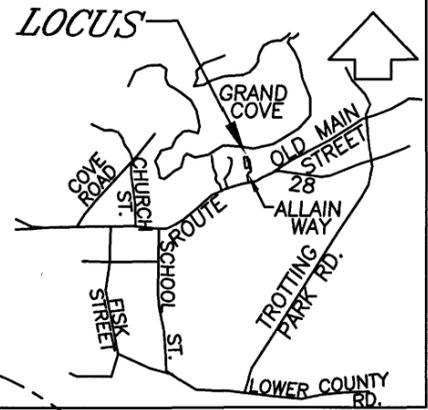
1" = 20'

DATUM

NAVD 88

LOCATION MAP

Not to Scale



REFERENCE

ASSR'S MAP 81, PCL. 1

L.C.P. 16268-C

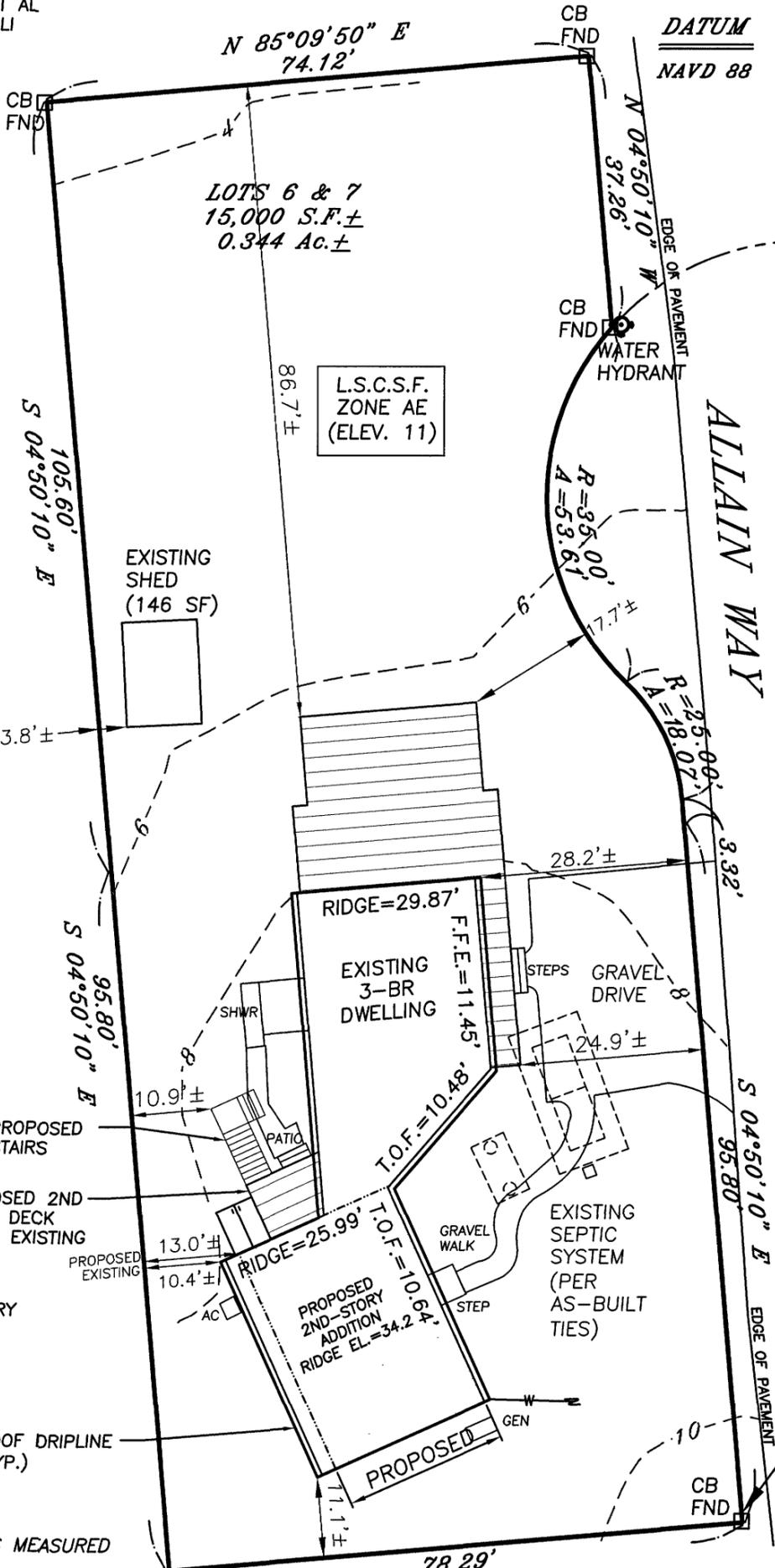
MICHAEL A. DUNNING, TR.
ALLAIN WAY REALTY TRUST

MICHAEL A. &
MELINDA K. PALMA

LEGEND

- 52-- EXISTING CONTOUR
- [Symbol] SEPTIC TANK
- [Symbol] DISTRIBUTION BOX
- [Symbol] 20' x 10' x 1' FLOW DIFFUSER SYSTEM (H2O RATED)
- C.B. CONCRETE BOUND
- W— WATER SERVICE

SOUMYA IYENGAR *
SWAPNIL CHAUDHARI

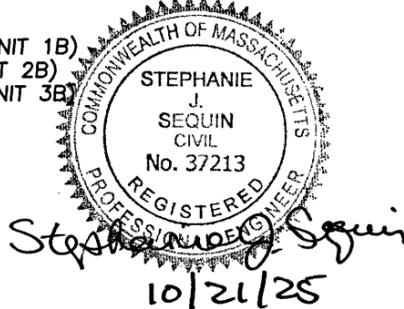


*ALL DIMENSIONS MEASURED TO DRIPLINES

ZONING COMPLIANCE TABLE ZONING DISTRICT: R40			
	REQUIRED	EXISTING*	PROPOSED*
LOT AREA	40,000 S.F.	15,000 S.F.	15,000 S.F.
FRONTAGE	50'	170.80'	170.80'
LOT WIDTH	100'	201'±	201'±
REQUIRED SETBACKS:			
FRONT	25'	17.7'	17.7'
SIDE	15'	11.1'	11.1'
REAR	25'	10.4'	10.4'
BUILDING COVERAGE	2,250 S.F. 15% (MAX.)	1,829 SF (12.2%)	1,829 SF (12.2%)
BUILDING HEIGHT	35'(MAX.)	18.9'	23.2'

BUILDING HEIGHT CALCULATIONS
 PROPOSED RIDGE ELEV. = 34.2'
 EXISTING FLOOD ELEVATION = 11.0'
 HEIGHT = 23.2'

STEPHANIE R DEVITO (UNIT 1B)
JESSICA RUNYON (UNIT 2B)
CHRISTOPHER SMITH (UNIT 3B)



SITE PLAN ~ PROPOSED ADDITION

Prepared for: Deborah Gustafson
Location: 7 Allain Way - W. Dennis, MA

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Scale: 1" = 20'
Drawn by GCE
Date - September 15, 2025
Rev. - 10/21/25 (Addn. dimens.)

Job No. 13534