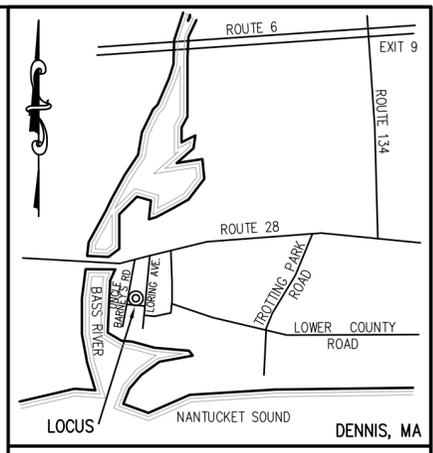


MAP 25, PARCEL 17 - #49 OLD FIELD RD.  
OWNER - BONGIORNO

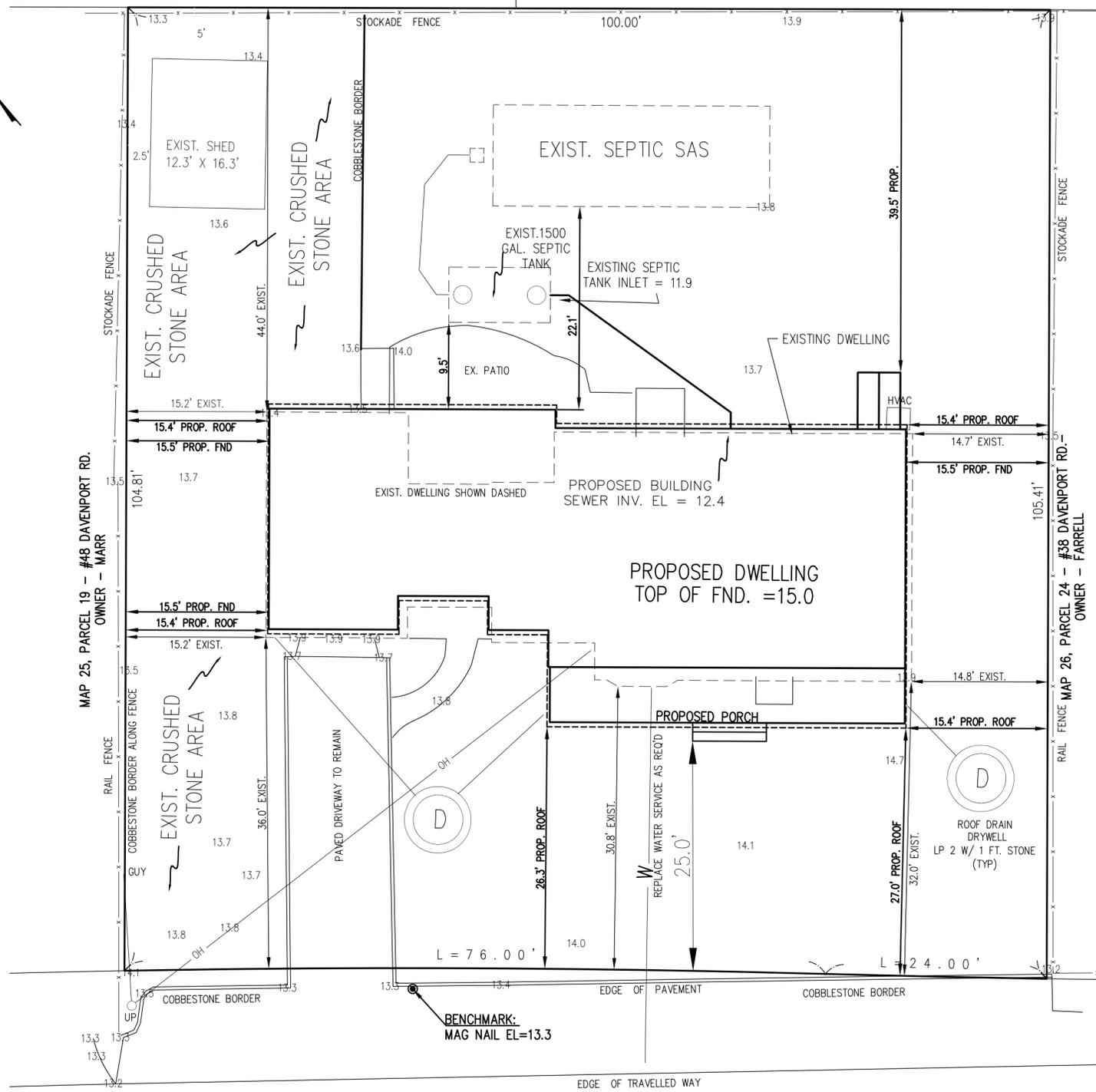
MAP 26, PARCEL 11 - #37 OLD FIELD RD.  
OWNER - BRUNDAGE



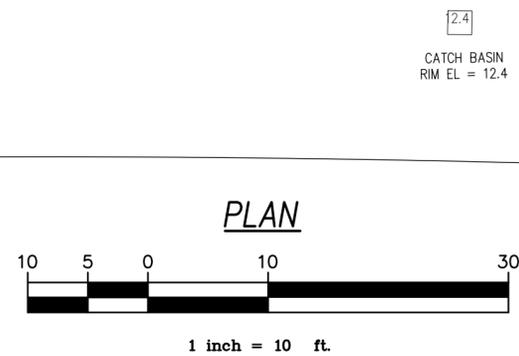
KEY MAP  
NO SCALE

MAP 25, PARCEL 19 - #48 DAVENPORT RD.  
OWNER - MARR

MAP 26, PARCEL 24 - #38 DAVENPORT RD.  
OWNER - FARRELL



DAVENPORT ROAD



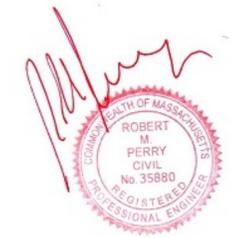
NOTES

1. ELEVATIONS REFER TO NAVD88. FOR SPECIFIC ELEVATION DATA CONTACT CAPE COD ENGINEERING, INC.
2. LOT AREA = 10,473 S.F.
3. EXIST. BUILDING COVERAGE = 1,649 S.F. / 10,473 S.F. = 15.8%
4. PLAN REFERENCE: PLAN BOOK 128, PG. 27; TOPOGRAPHIC SURVEY PERFORMED IN MAY 2023, ROBERT FREEMAN, PLS
5. EXISTING BUILDING SITE IS LOCATED WITHIN FEMA COASTAL FLOOD ZONE "X" (NOT A FLOOD HAZARD AREA)
6. ZONING DISTRICT R 40
7. REQUIRED YARD SETBACKS: FRONT AND REAR - 25 FT.; SIDES - 15 FT.
8. DIMENSIONAL LOT LINE SETBACKS SHOWN FROM THE EXISTING AND PROPOSED DWELLING ARE MEASURED FROM THE FASCIA BOARDS OF THE ROOF TRIM
9. SEPTIC SYSTEM COMPONENT LOCATIONS ARE DERIVED FROM AS-BUILT RECORDS ON FILE AT DENNIS HEALTH DEPT.

SITE ZONING DATA  
R-40 ZONING DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	10,473 S.F.	10,473 S.F.
FRONTAGE	50 FT.	100 FT.	100 FT.
LOT WIDTH	100 FT.	100 FT.	100 FT.
BUILDING COVERAGE	15.0%	1,649 S.F. / 10,473 S.F. = 15.8%	2,045 S.F. / 10,473 S.F. = 19.5%
FLOOR AREA RATIO	30%	1,368 S.F. / 10,473 S.F. = 13.1%	2,897 S.F. / 10,473 = 27.7 % *
NON-CON. FLOOR AREA	0	0	0
YARD SETBACKS	REQUIRED	EXISTING	PROPOSED
STREET	25 FT.	30.8 FT.	26.3 FT.
RIGHT SIDE	15 FT.	14.7 FT.	15.4 FT.
LEFT SIDE	15 FT.	15.2 FT.	15.4 FT.
REAR	25 FT.	44.0 FT.	39.5 FT.
BUILDING HEIGHT	35 FT.	17.1 FT.	28.7 FT.

\* F.A.R. VALUES IN CHART ARE A NET VALUES;  
GROSS F.A.R. VALUES ARE:  
EXIST 1,414 S.F. / 10, 473 = 13.5 % ; PROP. 3,037 S.F. / 10,473 = 29.0%



**SITE PLAN**

PROPOSED RAZE & REPLACE OF A SINGLE-FAMILY DWELLING

42 DAVENPORT ROAD, WEST DENNIS, MA

ASSESSORS MAP 26, PARCEL 25

DECEMBER 5, 2025      SCALE - AS NOTED

PREPARED BY  
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