

EXISTING CONDITIONS

PROPOSED CONDITIONS

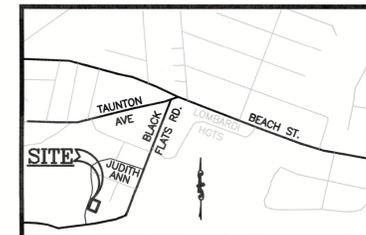
ZONING REQUIREMENTS

| ZONING DISTRICT: R-40 | REQUIRED | EXISTING | PROPOSED |
|--|-----------|---------------------|---------------------|
| MINIMUM LOT AREA | 40,000 SF | 12,130 SF | 12,130 SF |
| MINIMUM FRONTAGE | 100' | 126.63' | 126.63' |
| MINIMUM FRONT YARD SETBACK | 25' | 18.4'± | 32.6'± |
| MINIMUM SIDE YARD SETBACK | 15' | (R)15.2'±/(L)51.5'± | (R)18.1'±/(L)16.4'± |
| MINIMUM REAR YARD SETBACK | 25' | 1.1'± | 26.5'± |
| MAXIMUM PERCENT TOTAL BLDG COVERAGE * | 15% | 15.20%± | 14.99%± |
| MAXIMUM BUILDING HEIGHT ABOVE A.N.G. * | 30' | | 28.30' |

* BUILDING COVERAGE MEASURED TO THE DRIPLINE
* A.N.G. - AVERAGE NATURAL GRADE

EXISTING GRADE PLANE CALCULATION

$$\frac{15.0 + 15.5 + 18.0 + 18.3}{4} = 16.7'$$
 AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 16.7'
 TOP OF PROPOSED DWELLING = ELEV. 45.00'
 HEIGHT OF BUILDING (T.O.F. TO RIDGE) = 27.50'
 HEIGHT OF PROPOSED BUILDING ABOVE A.N.G. = 28.30'



LOCUS
SCALE 1"=1000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE AE EL 14 AND ZONE X AS SHOWN ON PANEL NO. 25001C05773, EFFECTIVE DATE JULY 16, 2014.
2. THERE ARE NO STREAMS OR WETLANDS WITHIN 100- FEET OF THE PROPOSED WORK.
3. THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
4. VERTICAL AND HORIZONTAL DATUM ARE NAVD88
5. ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
6. ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE FIELD VERIFIED. DIGSAFE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.
7. NO PRIVATE WATER SUPPLY WELLS EXIST WITHIN 100' OF THE PROPOSED SYSTEM.
8. THIS DESIGN DOES NOT ALLOW FOR THE USE OF A GARBAGE GRINDER
9. ELECTRIC SERVICE INSTALLATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER OR THE OWNER'S CONTRACTOR.
10. TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER OR OWNER'S CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODE AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
12. WATER SERVICE CONNECTIONS SHALL BE COORDINATED BETWEEN THE TOWN OF DENNIS WATER DEPARTMENT AND THE OWNER OR CONTRACTOR.
13. EXISTING CONDITIONS SURVEY PERFORMED BY WARWICK ASSOCIATES INC., NORTH FALMOUTH MA

SITE INFORMATION

ADDRESS: 47 JUDITH ANN ROAD
 ASSESSORS MAP/PARCEL: 324/52
 DEED REFERENCE: 28565/336
 PLAN BOOK/PAGE: 72/39



AM SITE DESIGN, LLC
 Residential Site Design and Permitting
 4 CRESTVIEW DRIVE
 EAST SANDWICH, MA 02537
 PHONE: (508) 400-2365

LOCATION:
47 JUDITH ANN ROAD
DENNIS, MA

CLIENT:
GERARD AND DEBORAH MORAN
47 JUDITH ANN ROAD
DENNIS, MA 02638

DRAWING TITLE:
EXISTING AND PROPOSED SITE PLAN

SCALE: 1"=10'
DATE: 2/4/26
DRAWING NO. 1 OF 1

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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