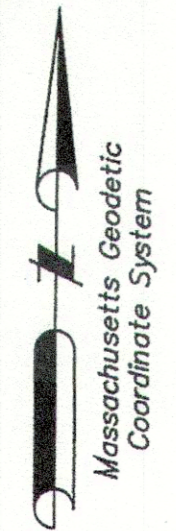


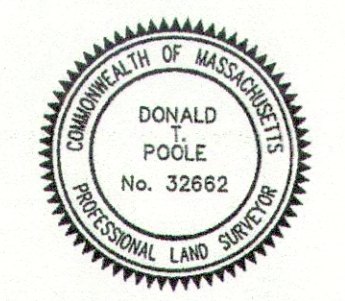
700-73

RECEIVED AND RECORDED
2023 JUN 14, PM 12:55
BARNSTABLE COUNTY
REGISTRY OF DEEDS
JOHN F. MEADE
REGISTER

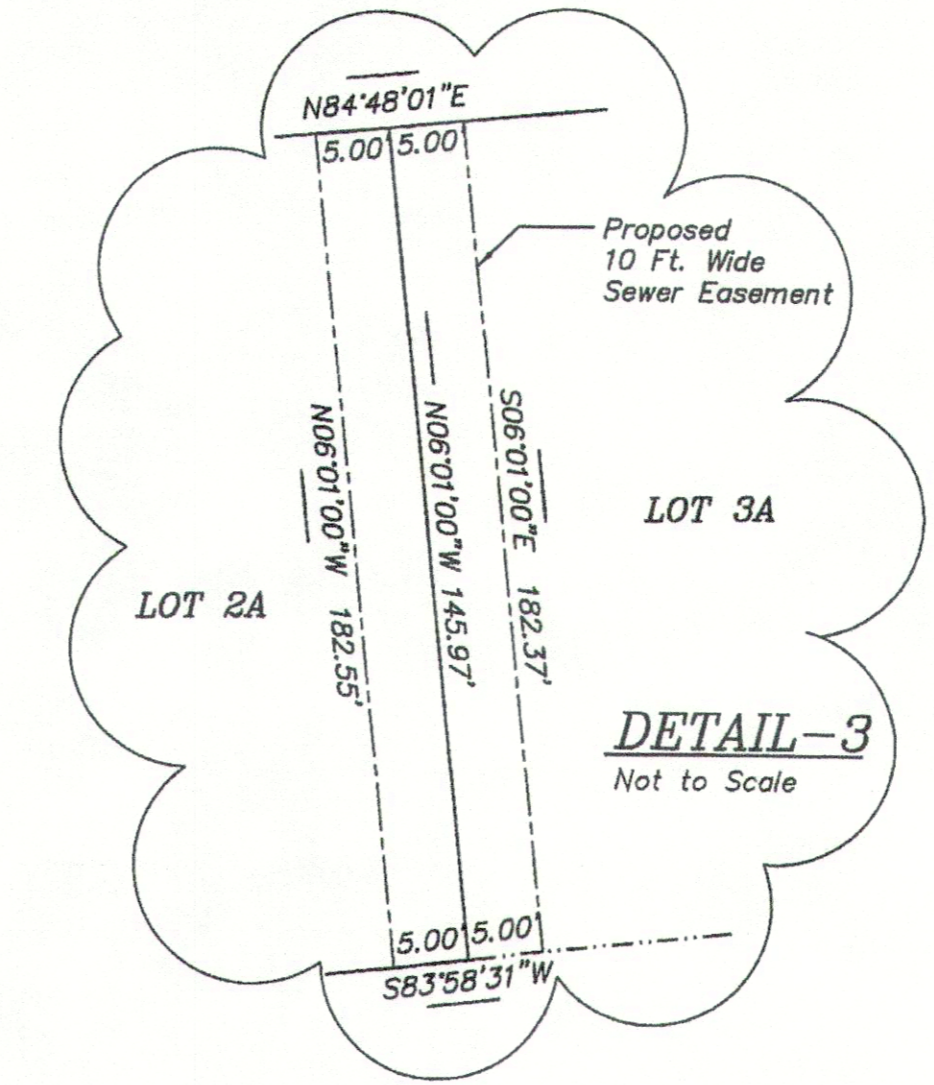
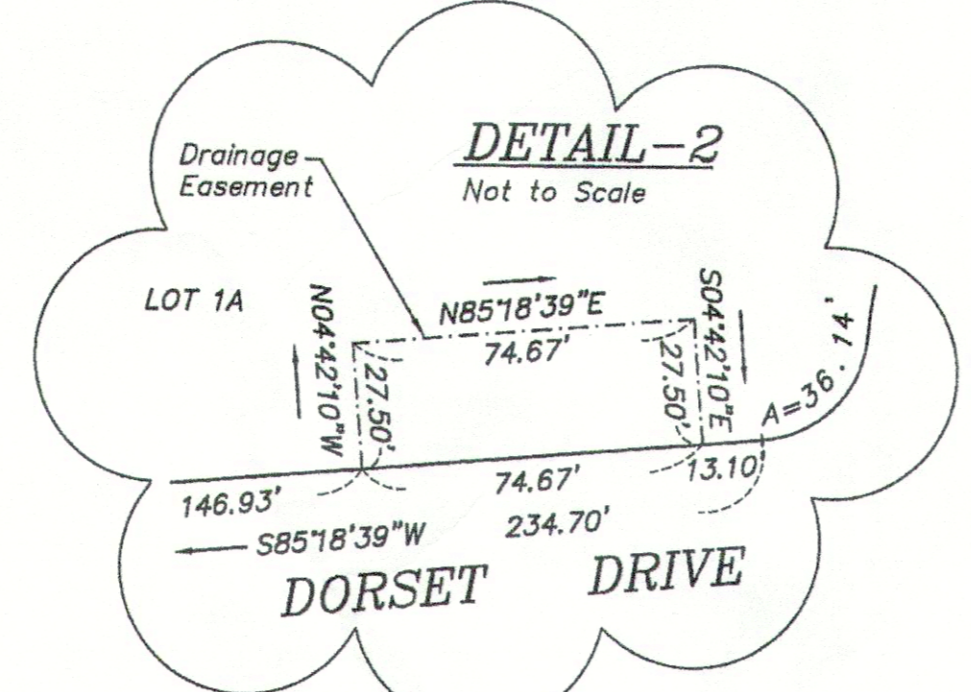
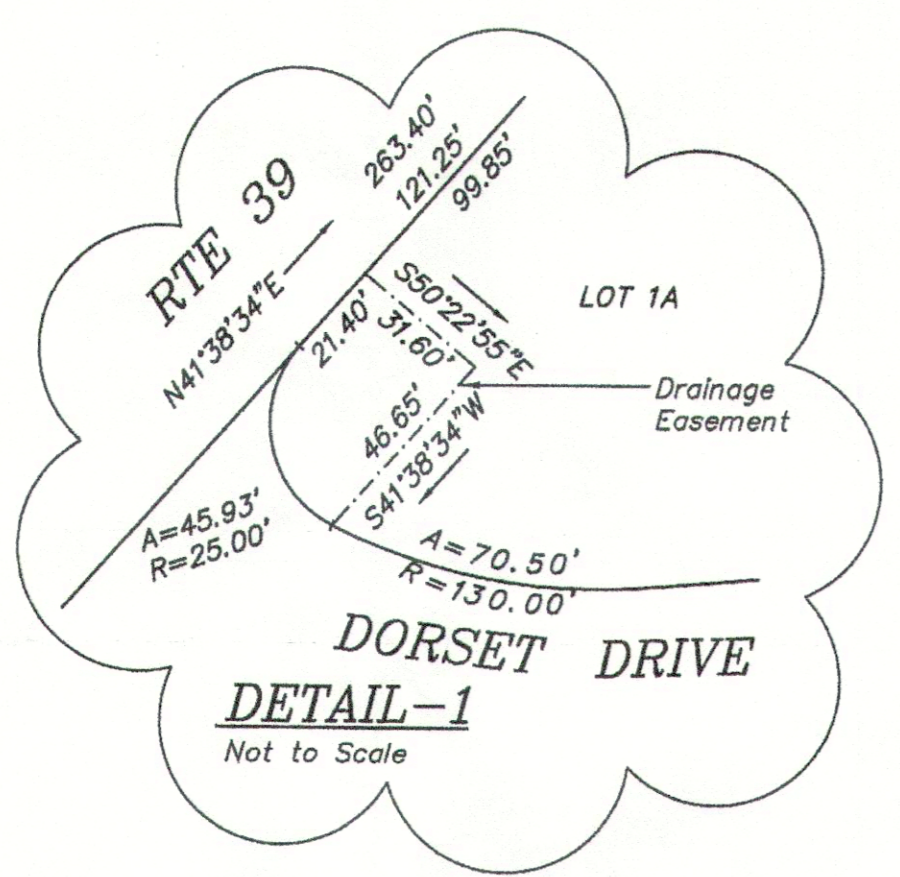


I certify that this plan was prepared in accordance with the rules and regulations of the Register of Deeds as adopted January 1, 1976 and amended January 7, 1988.

Date 5/11/2023
P.L.S.



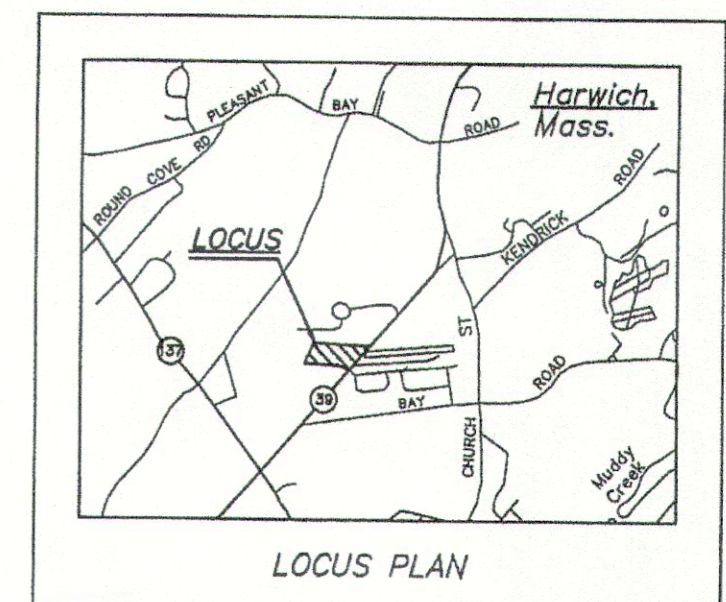
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ZONING COMPLIANCE TABLE

SUBJECT	Zone R-R	Zone WRPD	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	40,000 S.F. min
Frontage	150 Ft.	N/A	65.92 Ft. min*
Front Setback	25 Ft.	N/A	25 Ft. min
Side Setback	20 Ft.	N/A	20 Ft. min
Rear Setback	20 Ft.	N/A	20 Ft. min
Lot Coverage	25% max.	40% max.	25 %
Building Coverage	15% max.	20% max.	15 %
Shape Factor	< 22	< 22	20.9

* Section 326-18 (L) (1)
Lot frontage and width within the panhandle portion shall be a minimum of 35 ft.



Assessors' Map 98 Parcels B1, B2, B3 & B4

OWNERS OF RECORD:

- David W.L. Bascom
Laura Bascom
65 Phyllis Lane
Franklin, MA 02638
Deed Book 23743, Page 190
Plan Book 620, Page 88
Lot 1
- Kimberly J. Veach
16 Elmwood Avenue
Salem, NH 03079
Deed Book 27642, Page 111
Plan Book 620, Page 88
Lot 2
- Diane Bascom
224 Church Street
Harwich, MA 02645
Deed Book 34211, Page 296
Plan Book 620, Page 88
Lot 3

LOCUS TOTAL AREA
Area=232,575 S.F.±
or 5.3 Ac.±

MODIFICATION SUBDIVISION PLAN

2,6,10 Dorset Dr. & 224 Church St, East Harwich, MA
Page 151

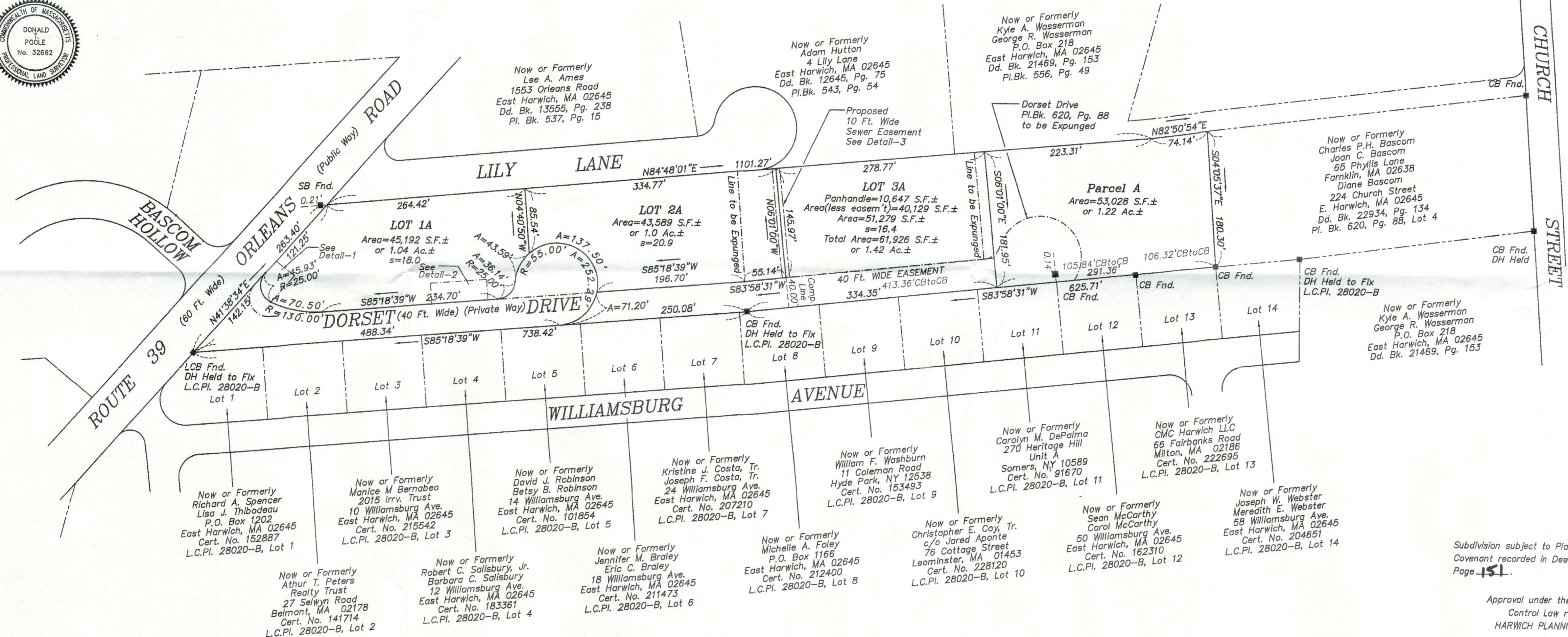
Prepared For
**EASTWARD HOMES
BUSINESS TRUST**
Applicant

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

OUTERMOST LAND SURVEY, INC.
46 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477

Rev. #	Description of Revision	Date
1	revised panhandle width, areas of lots 2A, 3A & parcel A	03-06-23
2	added board of health restrictions	04-06-23

Date: 02-03-2023
Scale: 1" = 80'
Drawing No.: 0010-202A
Sheet No.: 1



Subdivision subject to Planning Board
Covenant recorded in Deed Book 35840
Page 151

Approval under the Subdivision
Control Law required.
HARWICH PLANNING BOARD

Date of Modification Application 02-07-23
Date of Modification Approval 04-25-23

Date of Endorsement 6.18.23

[Signatures]
DUNCAN BEAUG
HARRY MUNNS
CRAIG CHADWICK
DAVID HARRIS
EMILY BRUFF
ANN TUCKER
MARGA NACIARSKI

DEFINITIVE SUBDIVISION PLAN PRIOR WAIVERS GRANTED

- DEFINITIVE SUBDIVISION PLAN
- 1. Drainage Calculations
- 2. Road Profile
- 3. Road Cross-Section

FULL ROAD CONSTRUCTION

- 1. As-Built Drawings
- 2. 22 Ft. Pavement Width to 16 Ft. Wide Gravel
- 3. Cul-De-Sac Construction

MODIFICATION SUBDIVISION PLAN NEW WAIVERS

- MODIFICATION SUBDIVISION PLAN
- 1. Plan Scale
1" = 40' Maximum Scale Required
1" = 80' Scale Waiver Requested
- 2. Roadway Width
20 Ft. Paved Roadway Required
14 Ft. Paved Roadway Proposed
6 Ft. Waiver Requested

Board of Health Approval 03-21-23

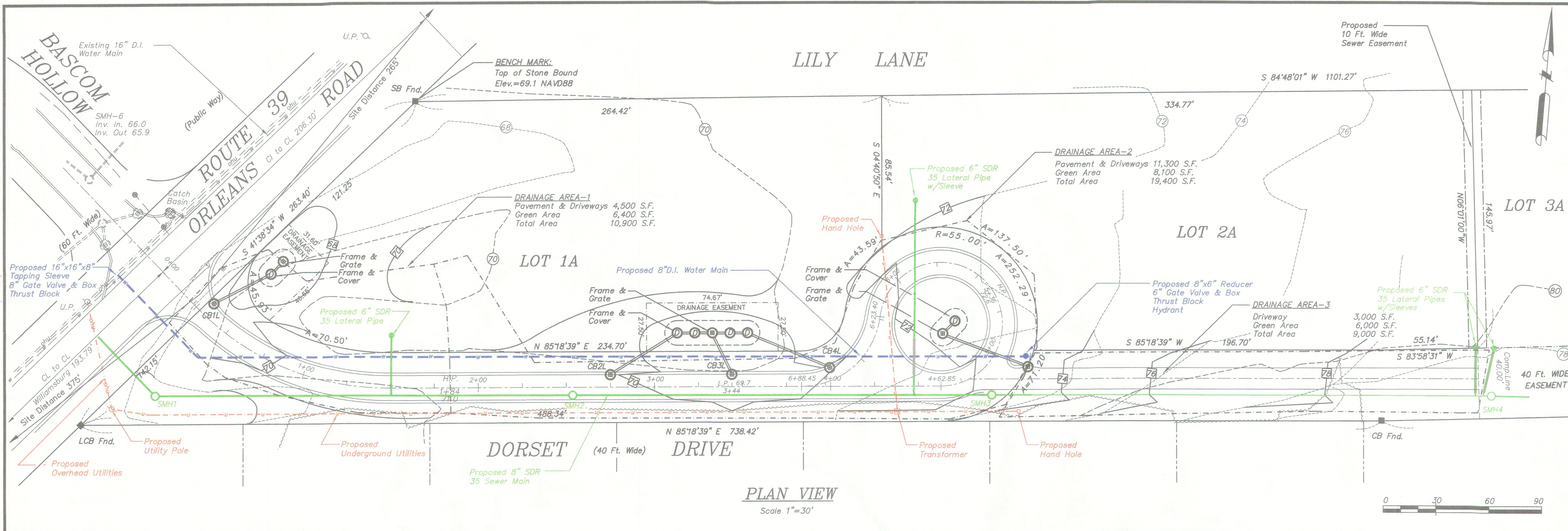
HARWICH BOARD OF HEALTH RESTRICTIONS

- 1. The property must connect to the sewer as soon as it is available.
- 2. Properties must be served by town water.
- 3. All previous conditions must remain in effect.
- 4. Board of Health decision has been recorded at the Barnstable County Registry of Deeds, Deed Book 35694, Page 181.

NOTE
Parcel A lacks the required frontage on a Way and is not considered a separate building lot. Parcel A will be used in combination with the commonly owned abutting property to the east.

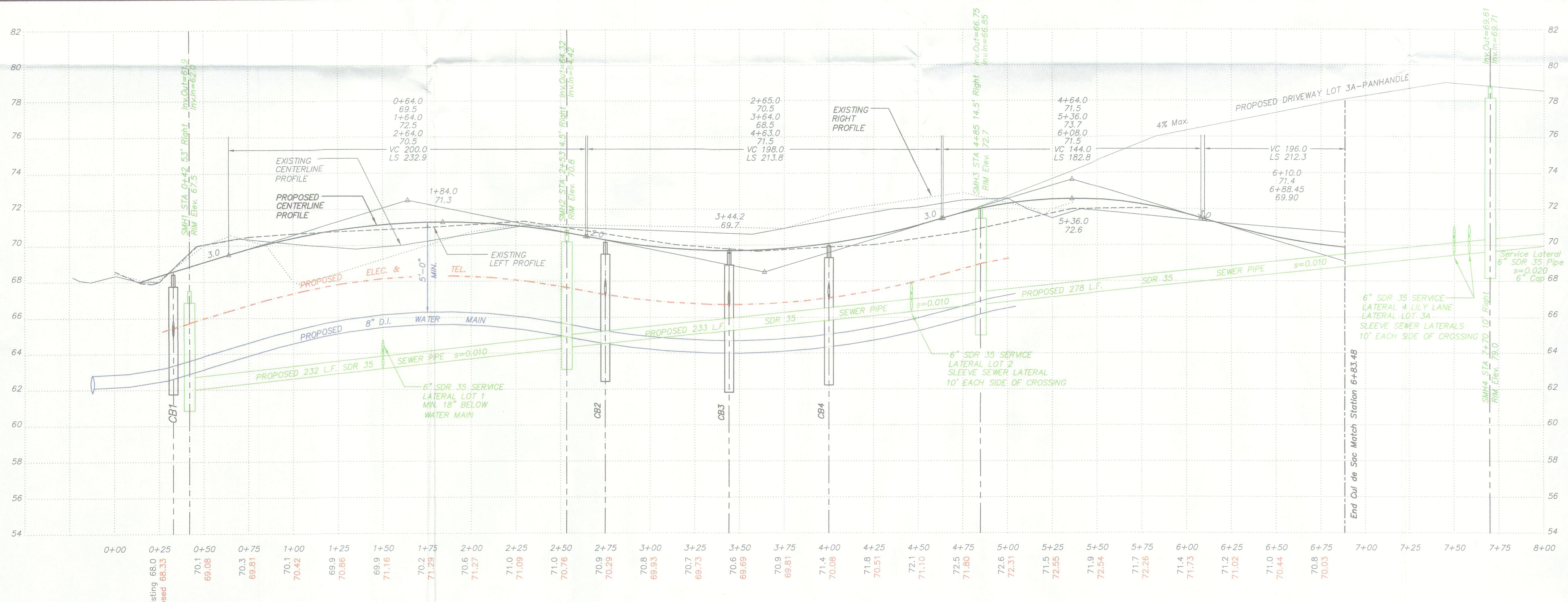
I, Emily Mitchell, Clerk of the Town of Harwich, hereby certify that notice of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.
Date June 1, 2023
Emily Mitchell
Town Clerk



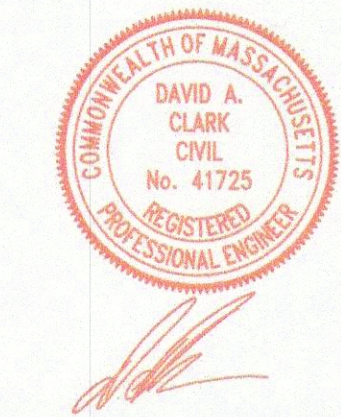


- DRAINAGE AREA-1**
 STA. 0+33 8.3'
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=68.40
 Bottom Elev.=64.9
 31 L.F. 12" HPE Corrugated Pipe
- STA. 0+50 42'
 2 - 6x6 Precast Concrete Leaching Basins with 4 Ft. of Double Washed 3/4"-1-1/2" Stone
 Invert In Elev.=64.2
 Bottom Elev.=59.7
 Top Elev.=66.4
 Cast Iron Frame & Grate
 Gate Elev.=67.2
 4 L.F. 12" HPE Corrugated Pipe
- DRAINAGE AREA-2**
 STA. 2+75 7.0'
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=70.15
 Invert Out Elev.=67.1
 39 L.F. 12" HPE Corrugated Pipe
- STA. 3+44 7.0'
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=69.56
 Invert Out Elev.=66.5
 20 L.F. 12" HPE Corrugated Pipe
- STA. 4+00 7.0'
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=69.94
 Invert Out Elev.=66.9
 45 L.F. 12" HPE Corrugated Pipe
- STA. 3+13 30.5'
 5 - 6x6 Precast Concrete Leaching Basins with 4 Ft. of Double Washed 3/4"-1-1/2" Stone
 Invert In Elev.=66.3
 Bottom Elev.=61.8
 Top Elev.=68.5
 Cast Iron Frame & Grate
 Gate Elev.=69.0
 16 L.F. 12" HPE Corrugated Pipe
- DRAINAGE AREA-3 Panhandle Driveway**
 STA. 5+00 20.0'
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=72.7
 Invert Out Elev.=69.7
 45 L.F. 12" HPE Corrugated Pipe
- STA. 3+13 30.5'
 2 - 6x6 Precast Concrete Leaching Basins with 4 Ft. of Double Washed 3/4"-1-1/2" Stone
 Invert In Elev.=69.5
 Bottom Elev.=65.0
 Top Elev.=71.7
 Cast Iron Frame & Cover
 Cover Elev.=73.0
 4 L.F. 12" HPE Corrugated Pipe

PLAN VIEW
 Scale 1"=30'



PROFILE PLAN
 Horizontal Scale 1"=30'
 Vertical Scale 1"=3'



ROAD PROFILE PLAN
 2,6,10 Dorset Dr. & 224 Church St., East Harwich, MA

Prepared For
EASTWARD COMPANIES BUSINESS TRUST
 Applicant

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

Rev. #	Description of Revision	Date
1	revised panhandle width, areas of lots 2A, 3A & parcel A	
	Extended sewer main to end of panhandle w/ lateral for 4 Lily Lane	03-06-23
2	Corrected Drainage Areas	
	Added Pipe Specification	
	Added Frame & Grate Specification	04-06-23
3	Added Frame & Grate Specification	04-11-23

Date: 02-03-2023 Drawing No.: 0010-202A
 Scale: SEE PLAN Sheet No.: 3 of 6