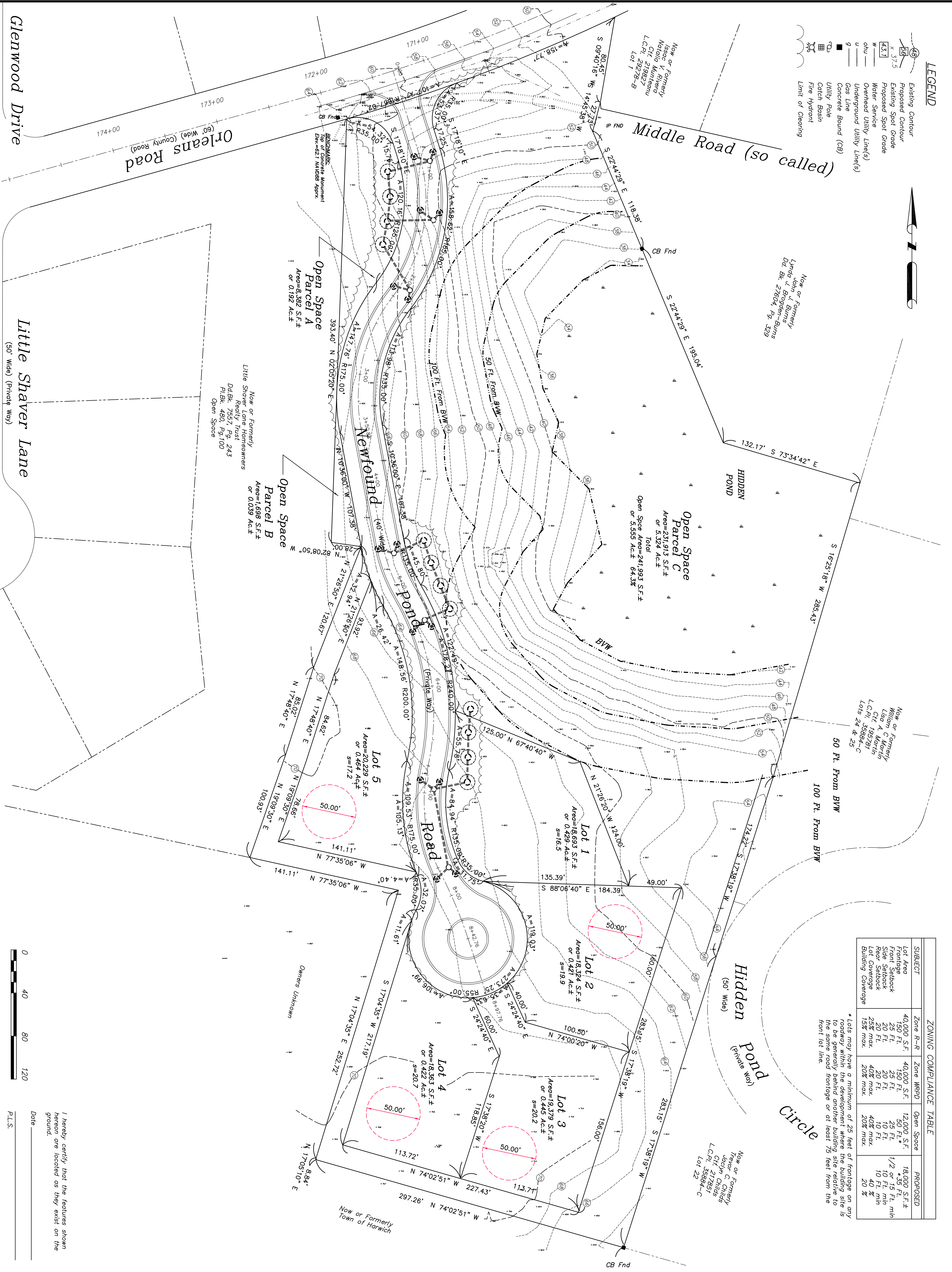


LEGEND

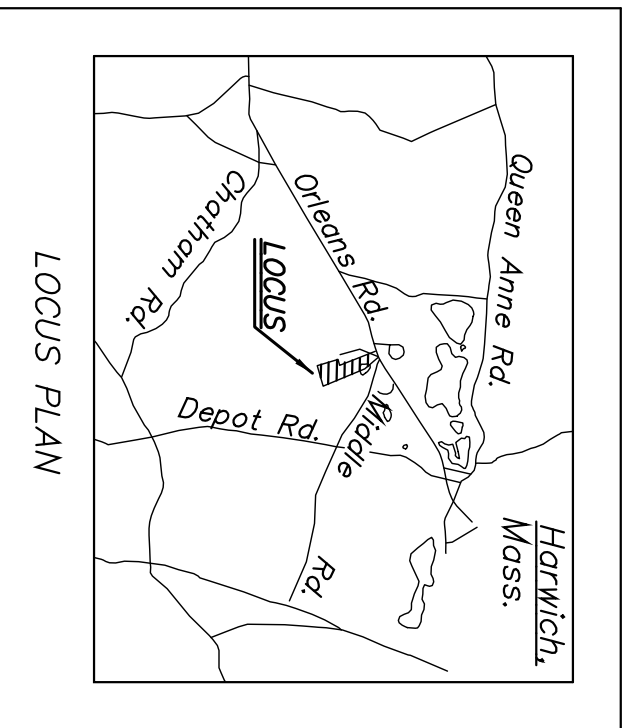
- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Limit of Clearing



ZONING COMPLIANCE TABLE

SUBJECT	Zone R-R	Zone WRPD	Open Space	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	12,000 S.F.	18,000 S.F.±
Frontage	150 Ft.	150 Ft.	35 Ft.	45.5 Ft. min
Setback	20 Ft.	20 Ft.	10 Ft.	10 Ft. min
Side Setback	20 Ft.	20 Ft.	10 Ft.	10 Ft. min
Rear Setback	20 Ft.	20 Ft.	10 Ft.	10 Ft. min
Lot Coverage	25% max.	40% max.	40% max.	40%
Building Coverage	15% max.	20% max.	20% max.	20%

* Lots may have a minimum of 25 feet of frontage on any roadway within the development where the building site is the same road frontage or at least 75 feet from the front lot line.



Assessors' Maps 63 & C3

OWNER OF RECORD:

Robert D. Fatus, Jr.
P.O. Box 873
Brewster, MA 02631

Deed Book 31815, Page 234
Plan Book 604 Page 59

OWNER OF RECORD:

Eastward Homes Business Trust
155 Crowell Road
Chatham, MA 02633

Updnd Area=308,684 S.F.±
or 7,086 Ac.± 82.0%
Welland Area=67,741 S.F.±
or 1,555 Ac.± 18.0%
Total Area=376,425 S.F.±
or 8,642 Ac.±

**OPEN SPACE
PRELIMINARY DIVISION PLAN**
Orleans-Harwich Rd. (Rte 39) East Harwich, MA

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

Date: 10-20-2021
Scale: 1" = 40'
Drawing No.: 00100190C
Sheet No.: 1 of 1



I hereby certify that the features shown hereon are located as they exist on the ground.
Date _____
P.L.S.