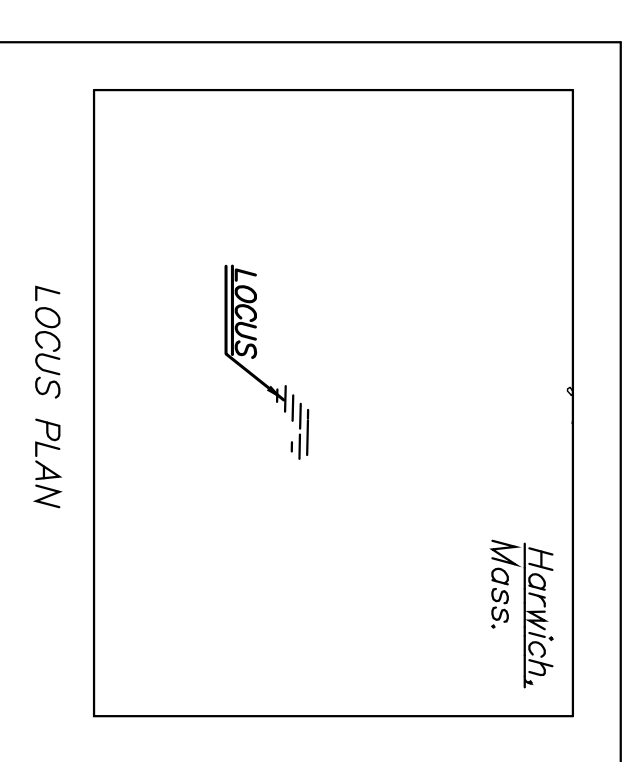
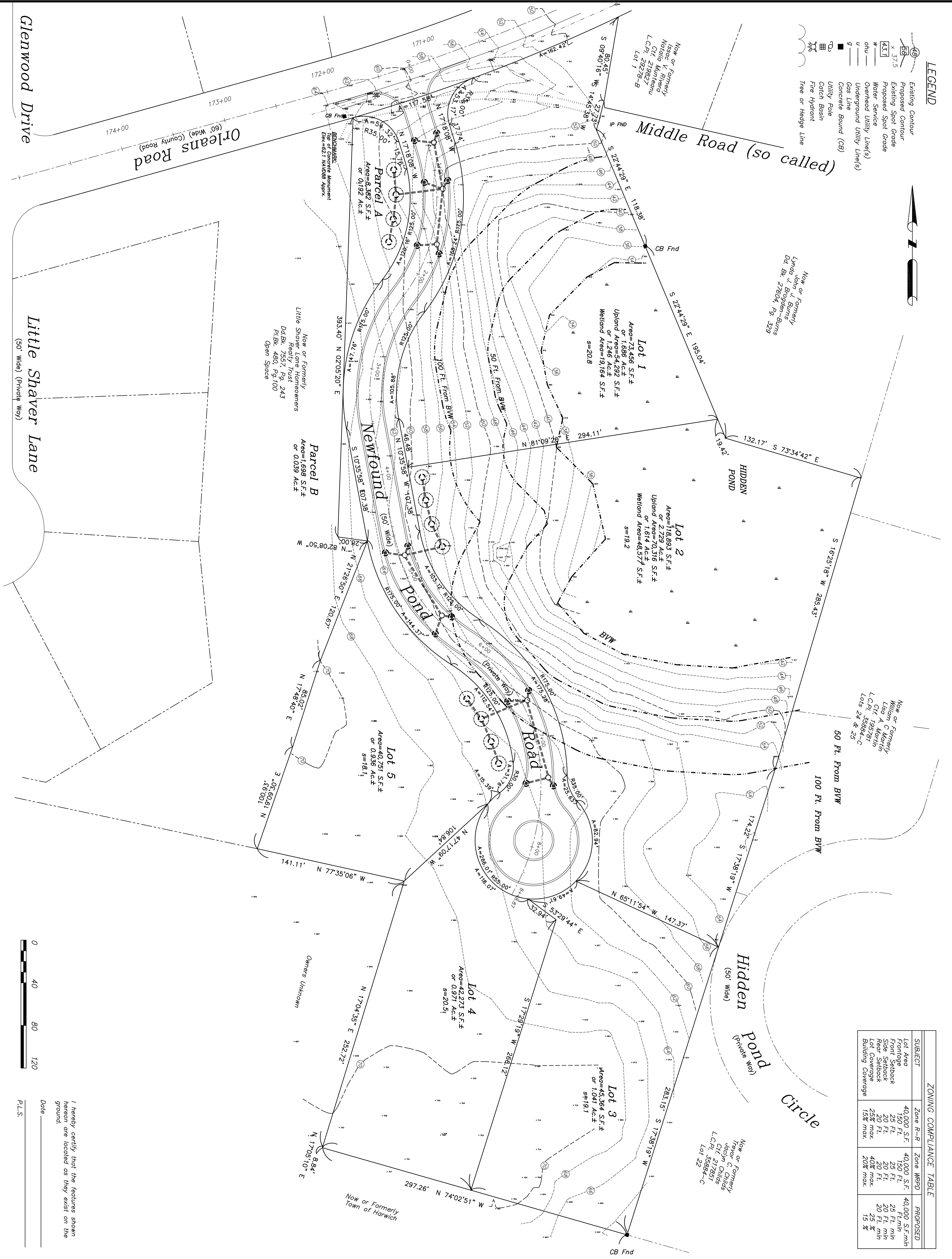


LEGEND

- 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
- Tree or Hedge Line



ZONING COMPLIANCE TABLE			
SUBJECT	Zone R-R	Zone WRD	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	40,000 S.F. min
Frontage	150 Ft.	20 Ft.	25 Ft. min
Side Setback	20 Ft.	20 Ft.	20 Ft. min
Rear Setback	25% max.	20% max.	20 Ft. min
Lot Coverage	15% max.	40% max.	25 %
Building Coverage			15 %



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

Upland Area=308,664 S.F.±
or 7.086 Ac.± 82.0%
Wetland Area=67,741 S.F.±
or 1.555 Ac.± 18.0%
Total Area=376,425 S.F.±
or 8.642 Ac.±

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.: 001001908
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.

Glenwood Drive

Little Shaver Lane

Orleans Road
(60' Wide) (County Road)

Middle Road (so called)

Newfound
Road
(50 Wide)

Hidden Pond
(Private Way)

Parcel A
Area=8,382 S.F.±
or 0.192 Ac.±

Parcel B
Area=1,698 S.F.±
or 0.039 Ac.±

Lot 5
Area=40,251 S.F.±
or 0.936 Ac.±
s=18.1

Lot 4
Area=42,273 S.F.±
or 0.971 Ac.±
s=20.51

Lot 3
Area=45,564 S.F.±
or 1.041 Ac.±
s=19.1

Lot 1
Area=73,456 S.F.±
or 1.686 Ac.±
Upland Area=54,292 S.F.±
Wetland Area=9,164 S.F.±
s=20.8

Lot 2
Area=18,893 S.F.±
or 2,279 Ac.±
Upland Area=7,316 S.F.±
Wetland Area=48,577 S.F.±
s=19.2

Now or Formerly
Little Shaver Lane Homeowners
Ready Trust
D.Bk. 7552, Pg. 243
F.Bk. 460, Pg.100
Open Space

Now or Formerly
Lynda U. Brogden Burns
Dd. Bk. 27804, Pg. 329

Now or Formerly
William C. Martin
Lot A, Martin
L.C.P. 19578-C
Lots 24 & 25
35884-C

Now or Formerly
Teresa C. Childs
L.C.P. 21785-F
Lot 22
35884-C

Now or Formerly
Town of Harwich