

KEY MAP

Assessors' Map 98, Parcel 2-0

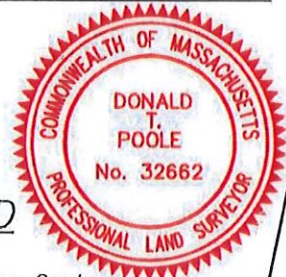
OWNER OF RECORD:

Eastward Companies Business Trust
 Eastward MBT, LLC, Trustee
 Deed Book 35604, Page 340
 Plan Book 650, Page 7, Lot 2

I hereby certify that the features shown hereon are located as they exist on the ground.

Date Feb 2, 2023

P.L.S.

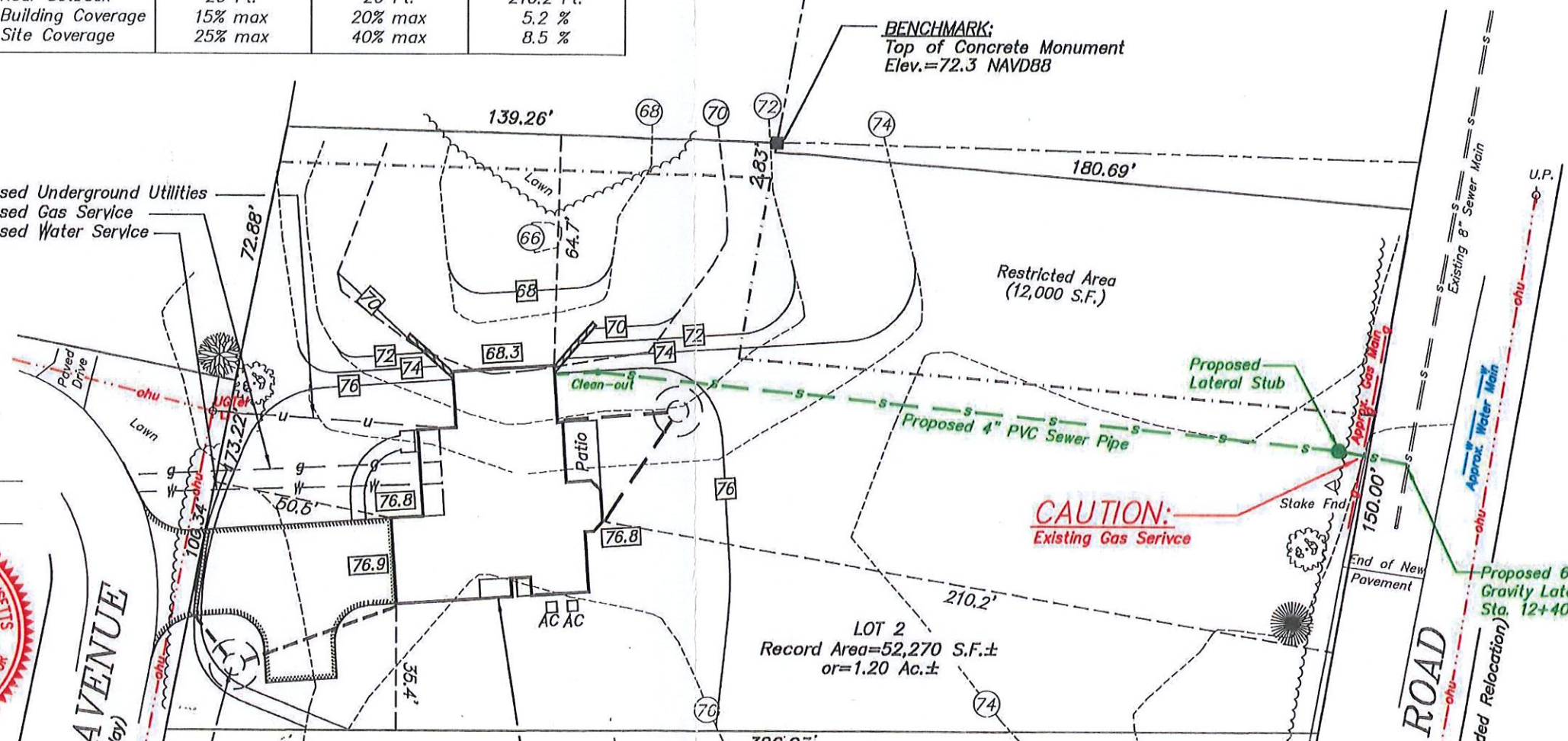


LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Sewer Service
- Proposed Sewer Service
- Concrete Bound (CB)
- S.T. Septic Tank
- Utility Pole
- Catch Basin
- Fire Hydrant
- Tree or Hedge Line

ZONING COMPLIANCE TABLE			
Subject	Zone R-R	Zone WR	Proposed
Lot Area	40,000 S.F.	40,000 S.F.	-
Frontage	150 Ft.	150 Ft.	-
Front Setback	25 Ft.	25 Ft.	50.5 Ft.
Side Setback	20 Ft.	20 Ft.	35.4 Ft.
Rear Setback	20 Ft.	20 Ft.	210.2 Ft.
Building Coverage	15% max	20% max	5.2 %
Site Coverage	25% max	40% max	8.5 %

RECEIVED TOWN CLERK HARWICH, MA
 2023 FEB - 3 11 16
 BUILDING HEIGHT
 $(68.9 + 76.0) \div 2 = 72.5$ Average Grade
 72.5 Ave. Grade + 30 ft. max. height = 102.5 Max. Ridge Elev.
 Proposed Ridge Elev. = 102.4

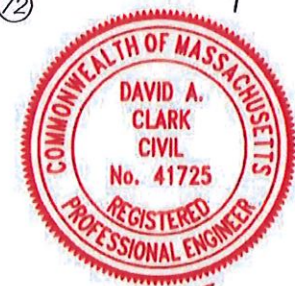


VICKSBURG AVENUE
 (40 Ft. Wide) (Town Way)

BAY ROAD
 (40 Ft. Wide) (1953 Unrecorded Relocation)

Proposed 4 Bedroom Dwelling
 Ridge El.=102.4
 1st Fl. El.=78.7
 T.O.F. El.=77.5
 Basem't Slab El.=68.8

AREA TABLE		
Subject	EXISTING	PROPOSED
TOTAL PARCEL AREA	52,270 S.F.± or 1.20 Ac.±	
Building Coverage		2,844 S.F. 5.4 %
Site Coverage		2,844 S.F. 380 S.F. 1,395 S.F.
Total		4,619 S.F. 8.8 %
Green Space		47,651 S.F. 91.2 %



SEWER CONNECTION PLAN

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

EASTWARD COMPANIES
 52 Bay Road, Harwich, MA

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

Date: 01-30-2023
 Scale: 1" = 40'
 Drawing No.: 0010-205B
 Sheet No.: 1 of 3

