

**STRONG TREE ENGINEERING**  
[www.strongtree.engineering](http://www.strongtree.engineering)  
 Ph: (774) 559-3942

ZONING & PROPERTY TABLE		
ZONING DISTRICT:	R-R RESIDENTIAL	NITROGEN SENSITIVE ZONE: D.E.P. ZONE II
BUILDING SETBACKS:	FRONT 25' SIDE 20' REAR 20'	FEMA FLOOD ZONE DISTRICT: "X" DATED 7/16/14 PANEL #25001C0609 J
MINIMUM FRONTAGE:	150'	MINIMUM LOT SIZE: 40,000 S.F.
BUILDING COVERAGE:	15%	EXISTING LOT SIZE: 4.99± ACRES 3.83± ACRES

Revisions			
REV	DATE	BY	CHECK DESCRIPTION

PROJECT:  
**PRELIMINARY SUBDIVISION**  
 1594-1598 ORLEANS ROAD  
 HARWICH, MASSACHUSETTS

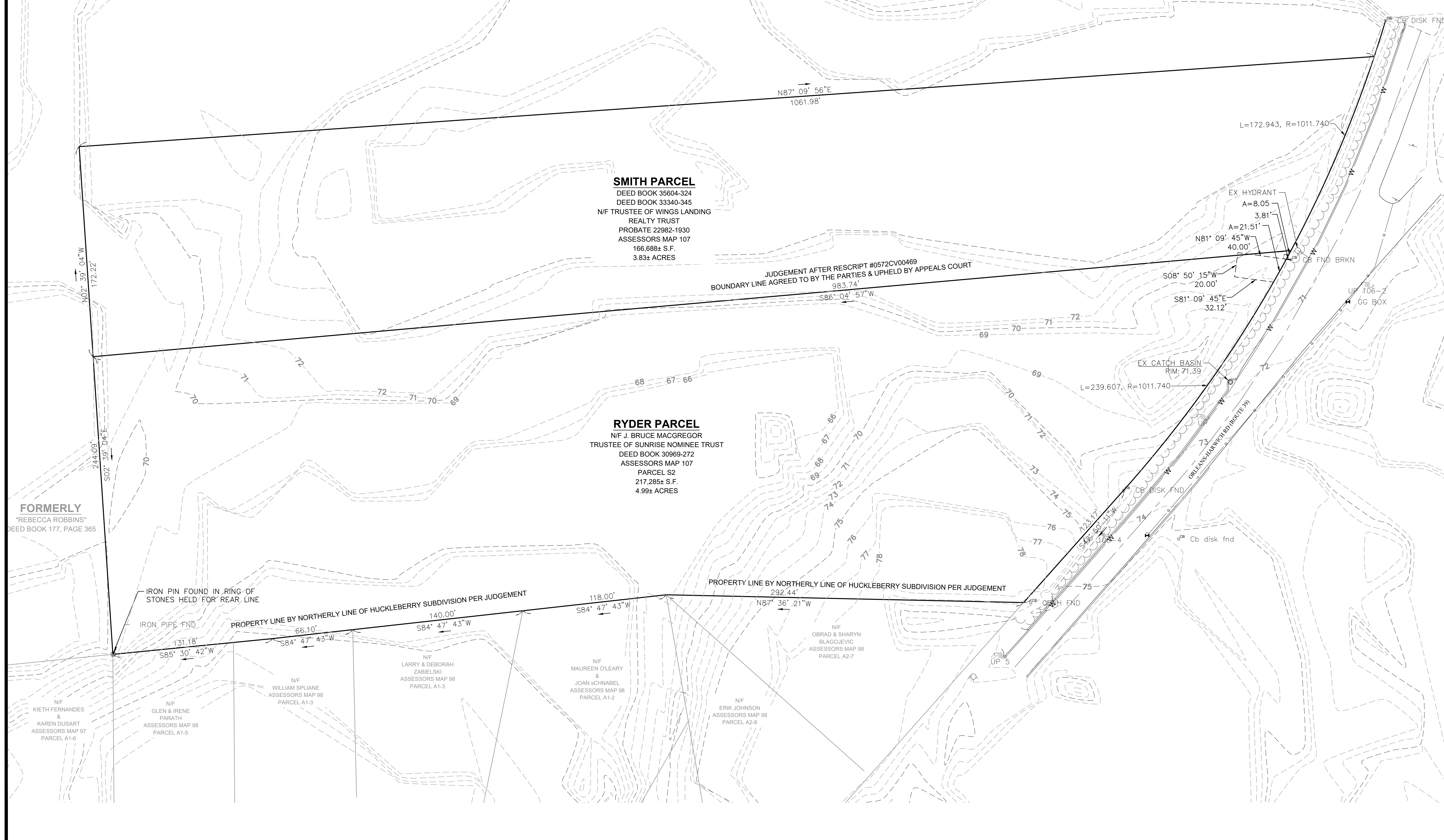
SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

PREPARED FOR:  
**EASTWARD MBT, LLC**  
 TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
 155 CROWELL ROAD  
 CHATHAM, MA 02633

	Project Number:	22002	Sheet:	1 of 5
	Sheet Number:	<b>C-1</b>		
	Date:	06/19/2023		

- PLAN NOTES:**
1. PARCEL INFORMATION FROM THE PLAN ENTITLED "81-X PLAN OF LAND" PREPARED BY BSC GROUP ON NOVEMBER 6, 2017.
  2. INFORMATION SHOWN WITHIN THE ROADWAY AND PROPERTY LINE FROM AN ON THE GROUND SURVEY PERFORMED BY STRONG TREE ENGINEERING FEBRUARY 2022.
  3. EXISTING TOPOGRAPHY FROM LIDAR AND GIS BASED DATA.
  4. WATER AND UTILITY INFORMATION APPROXIMATE.
  5. WETLANDS NOT FOUND WITHIN SITE OR WITHIN 100 FEET OF THE PROPERTY.

- REFERENCES:**
1. THE PARCEL OF LAND LOCATED IN HARWICH, BARNSTABLE COUNTY AND SHOWN AS "RYDER PERCEL" ON "PLAN OF LAND LOCATED OFF ROUTE 39 IN EAST HARWICH, MA DATED NOVEMBER 6, 2017 AND RECORDED WITH BARNSTABLE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 673, PAGE 14.



REV	DATE	BY	CHECK	DESCRIPTION

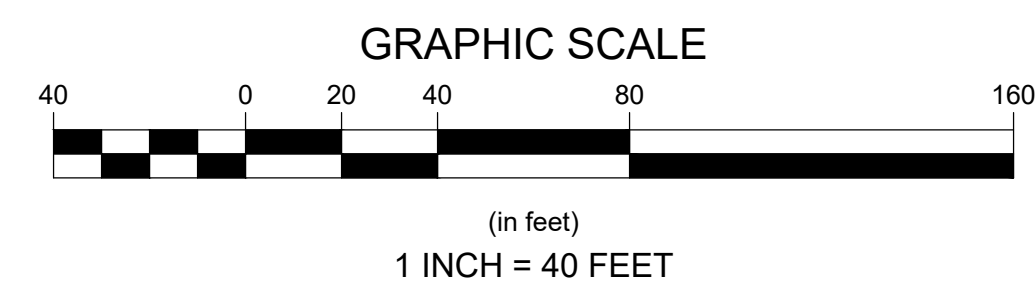
PROJECT:  
**PRELIMINARY SUBDIVISION**  
 1594-1598 ORLEANS ROAD  
 HARWICH, MASSACHUSETTS

SHEET TITLE:  
**SUBDIVISION PLAN**

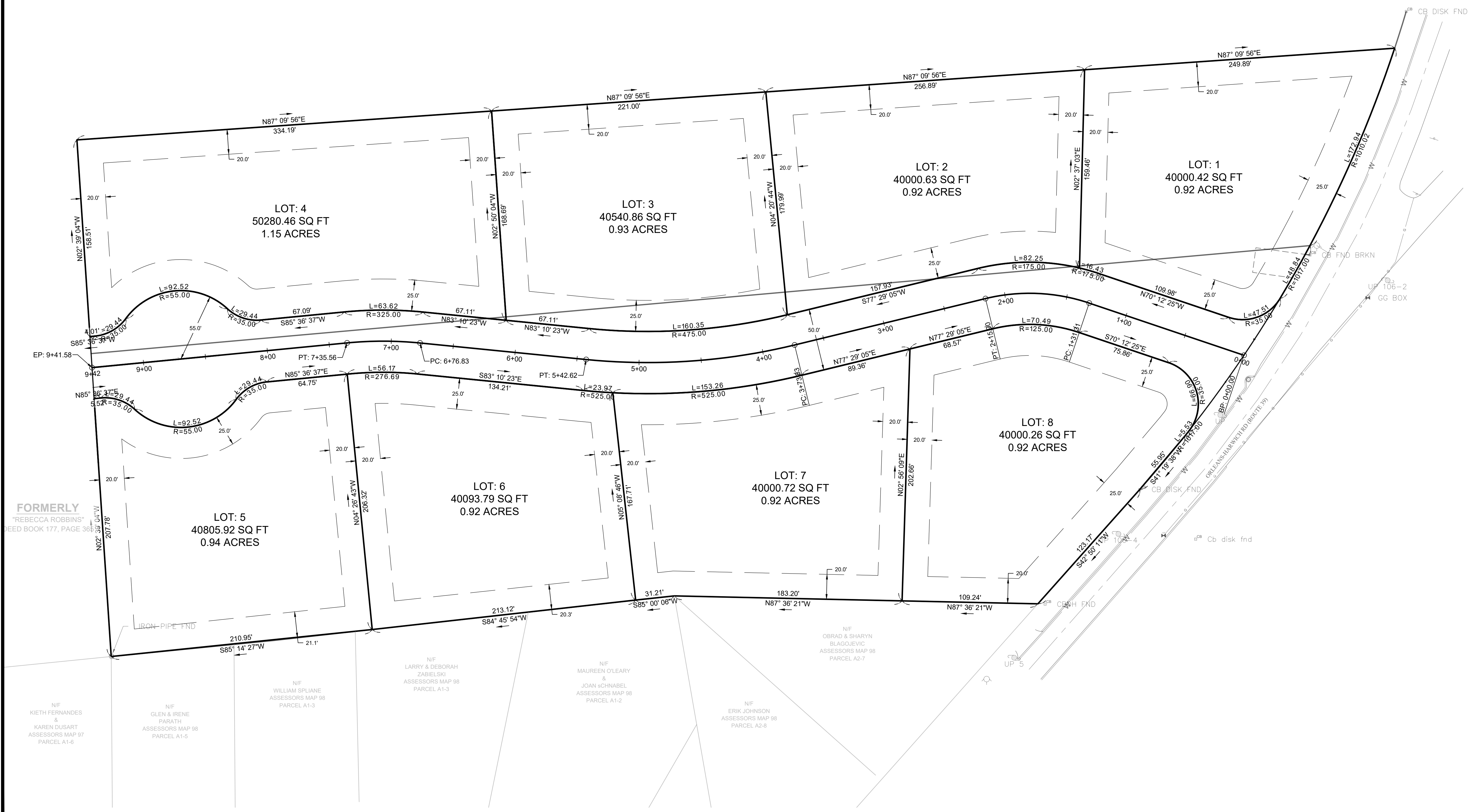
PREPARED FOR:  
**EASTWARD MBT, LLC**  
 TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
 155 CROWELL ROAD  
 CHATHAM, MA 02633

	Project Number: 22002	Sheet: 2 of 5
	Sheet Number: C-2	Date: 06/19/2023
	06/19/23	

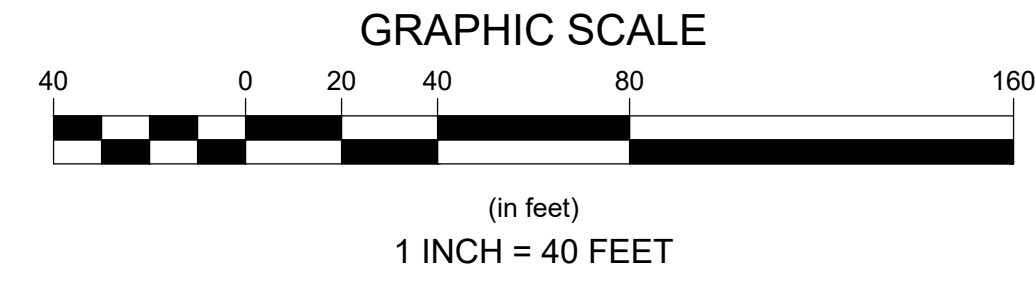
ZONING & PROPERTY TABLE			
ZONING DISTRICT:	R-R RESIDENTIAL	NITROGEN SENSITIVE ZONE:	D.E.P. ZONE II
BUILDING SETBACKS:	FRONT 25' SIDE 20' REAR 20'	FEMA FLOOD ZONE DISTRICT:	"X" DATED 7/16/14 PANEL #25001C0609 J
MINIMUM FRONTAGE:	150'	MINIMUM LOT SIZE:	40,000 S.F.
BUILDING COVERAGE:	15%	EXISTING LOT SIZE:	4.99± ACRES 3.83± ACRES



LOT	Perimeter Lot (ft)	P#2	Area (ft2)	Shape Number
1	805	648,025	40,000.42	16.20
2	836	698,896	40,000.63	17.47
3	797	635,209	40,540.86	15.67
4	1015	1,030,225	50,280.46	20.49
5	847	717,409	40,805.92	17.58
6	802	643,204	40,093.79	16.04
7	827	683,929	40,000.72	17.10
8	778	605,284	40,000.26	15.13



FORMERLY  
 "REBECCA ROBBINS"  
 DEED BOOK 177, PAGE 36



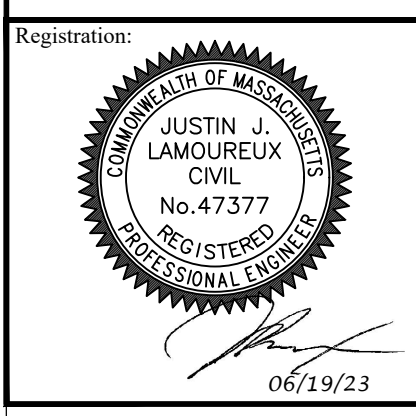
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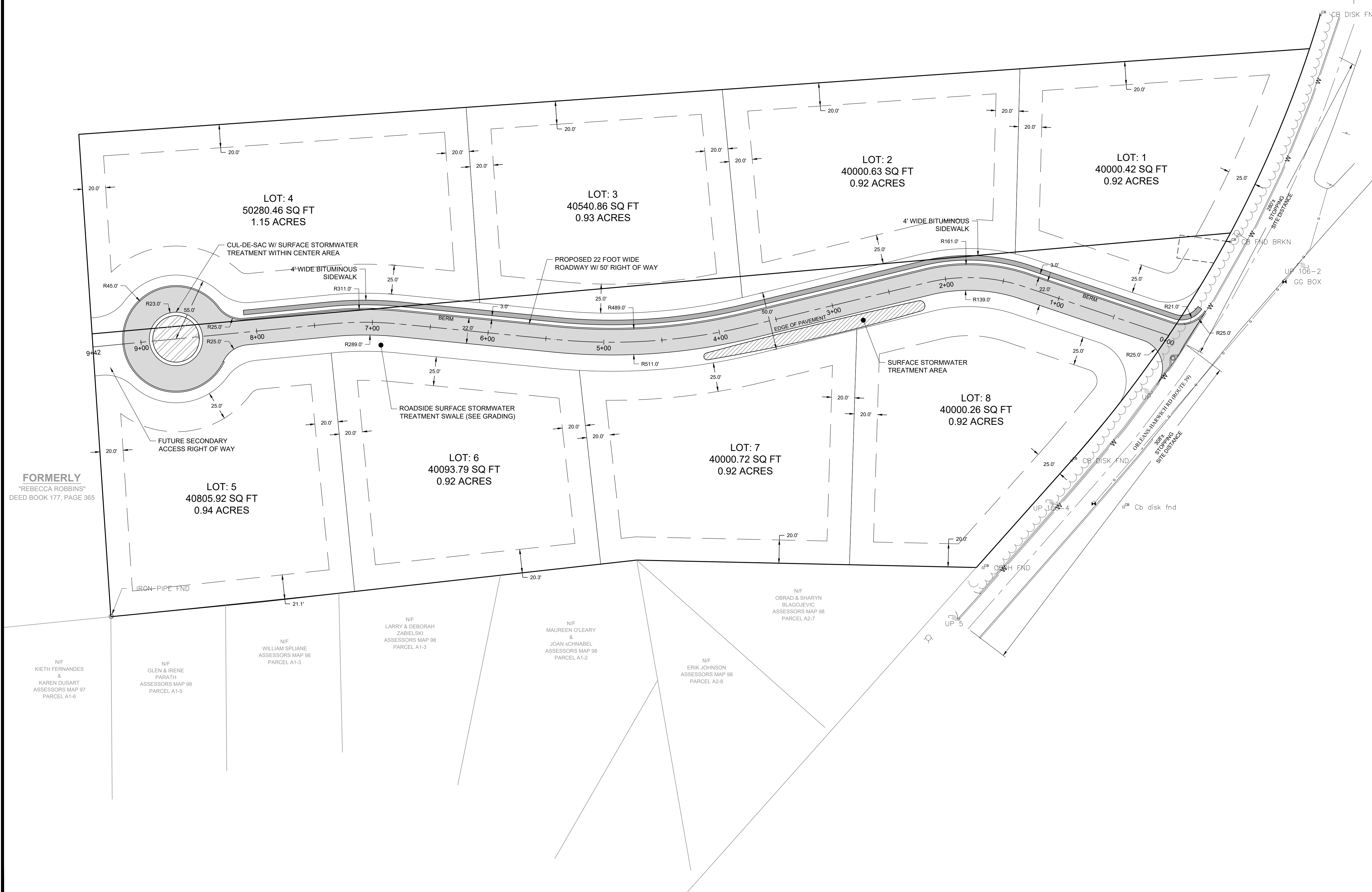
PROJECT:  
 PRELIMINARY SUBDIVISION  
 1594-1598 ORLEANS ROAD  
 HARWICH, MASSACHUSETTS

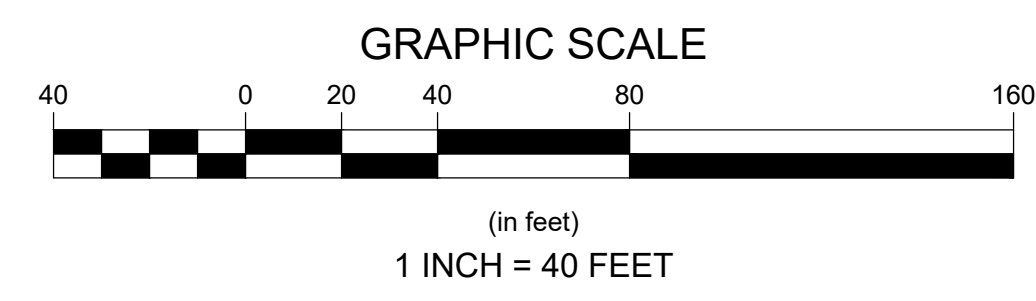
SHEET TITLE:  
 LAYOUT & MATERIALS PLAN

PREPARED FOR:  
 EASTWARD MBT, LLC  
 TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
 155 CROWELL ROAD  
 CHATHAM, MA 02633



Project Number: 22002	Sheet: 3 of 5
Sheet Number: <b>C-3</b>	Date: 06/19/2023





Revisions			
REV	DATE	BY	CHECK DESCRIPTION

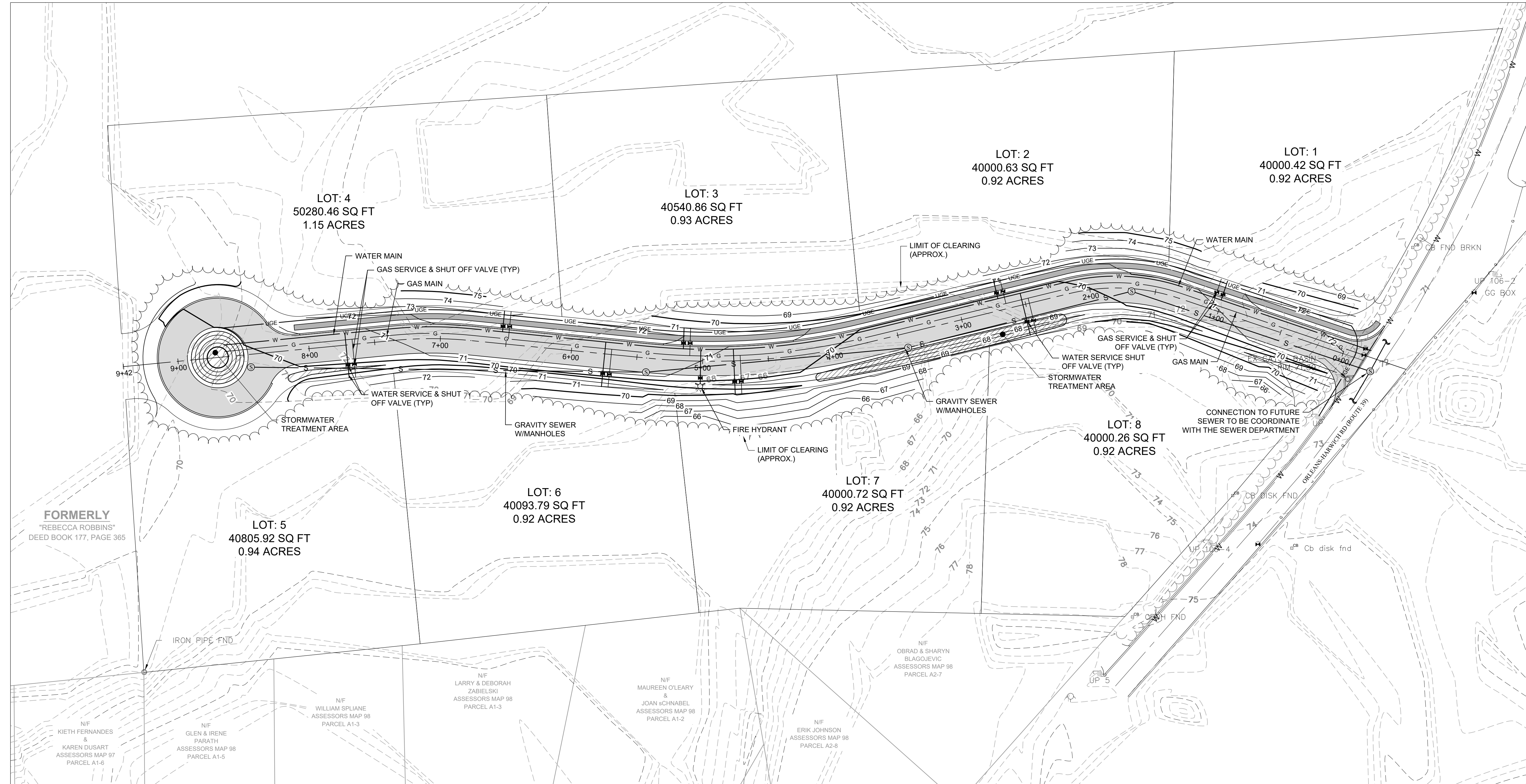
PROJECT:  
**PRELIMINARY SUBDIVISION**  
 1594-1598 ORLEANS ROAD  
 HARWICH, MASSACHUSETTS

SHEET TITLE:  
**GRADING AND UTILITIES PLAN**

PREPARED FOR:  
**EASTWARD MBT, LLC**  
 TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
 155 CROWELL ROAD  
 CHATHAM, MA 02633

	Project Number:	22002	Sheet:	4 of 5
	Sheet Number:	C - 4		
	Date:	06/19/2023		

- PLAN NOTES:
1. INFORMATION SHOWN WITHIN THE ROADWAY AND PROPERTY LINE FROM AN ON THE GROUND SURVEY PERFORMED BY STRONG TREE ENGINEERING FEBRUARY 2022.
  2. EXISTING TOPOGRAPHY FROM LIDAR AND GIS BASED DATA.
  3. WATER AND UTILITY INFORMATION APPROXIMATE.



FORMERLY  
 "REBECCA ROBBINS"  
 DEED BOOK 177, PAGE 365

N/F  
 KIETH FERNANDES &  
 KAREN DUSART  
 ASSESSORS MAP 97  
 PARCEL A1-6

N/F  
 GLEN & IRENE  
 PARATH  
 ASSESSORS MAP 98  
 PARCEL A1-5

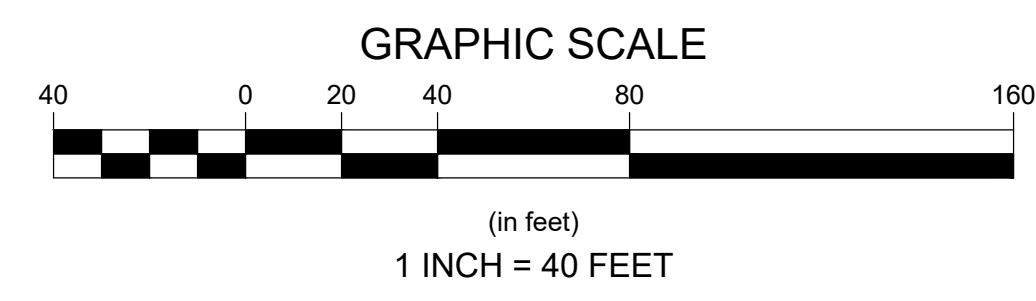
N/F  
 WILLIAM SPLANE  
 ASSESSORS MAP 98  
 PARCEL A1-3

N/F  
 LARRY & DEBORAH  
 ZABIELSKI  
 ASSESSORS MAP 98  
 PARCEL A1-3

N/F  
 MAUREEN O'LEARY &  
 JOAN SCHNABEL  
 ASSESSORS MAP 98  
 PARCEL A1-2

N/F  
 ERIK JOHNSON  
 ASSESSORS MAP 98  
 PARCEL A2-8

N/F  
 OBRAD & SHARYN  
 BLAGOJEVIC  
 ASSESSORS MAP 98  
 PARCEL A2-7



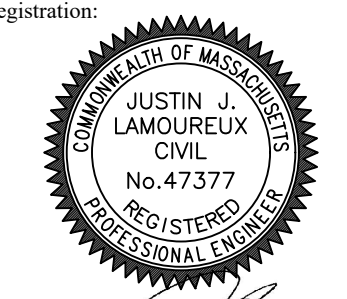
**Revisions**

REV	DATE	BY	CHECK	DESCRIPTION

PROJECT:  
**PRELIMINARY SUBDIVISION**  
 1594-1598 ORLEANS ROAD  
 HARWICH, MASSACHUSETTS

SHEET TITLE:  
**ROADWAY PLAN & PROFILE PLAN**

PREPARED FOR:  
**EASTWARD MBT, LLC**  
 TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
 155 CROWELL ROAD  
 CHATHAM, MA 02633

Registration:  Project Number: 22002 Sheet: 5 of 5  
 Sheet Number: **C-5**  
 Date: 06/19/2023

