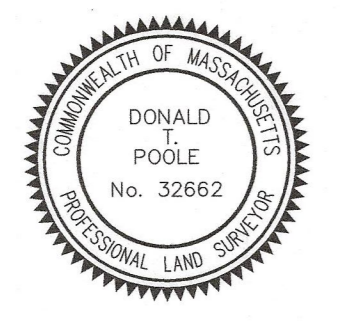


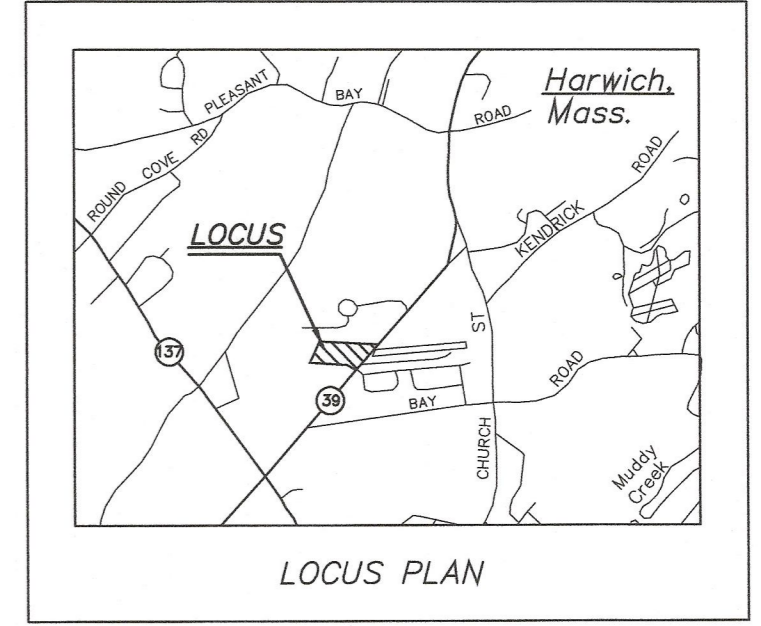
I certify that this plan was prepared in accordance with the rules and regulations of the Register of Deeds as adopted January 1, 1976 and amended January 7, 1988.

Date Sept 8, 2023  
P.L.S.



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

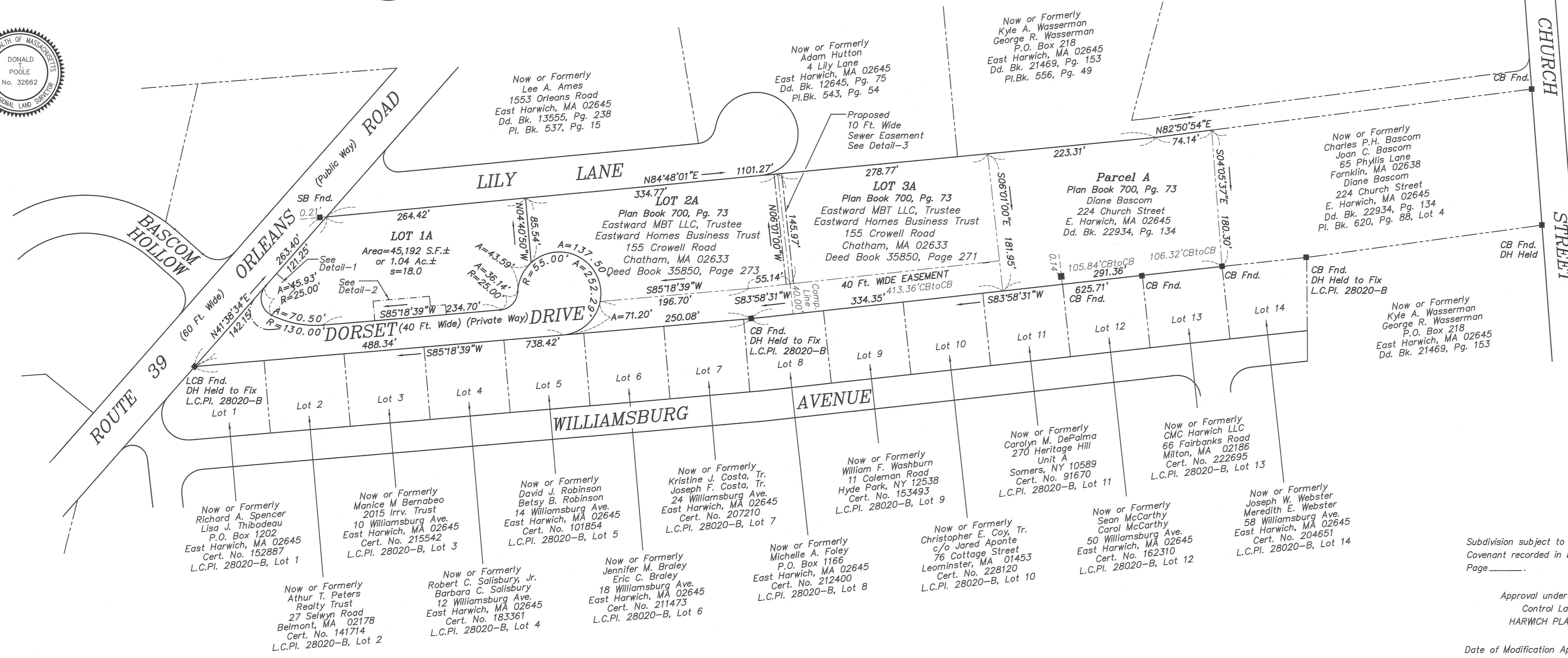
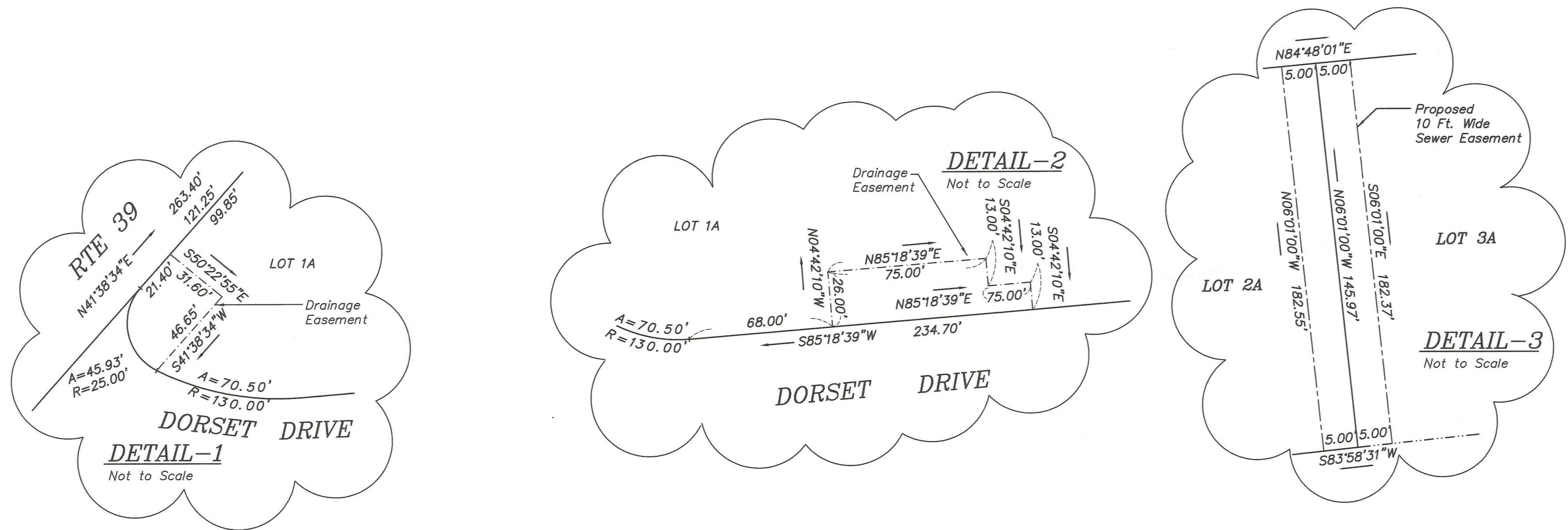
\* Section 325-18 (L) (1)  
Lot frontage and width within the panhandle portion shall be a minimum of 35 ft.



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

OWNERS OF RECORD:

- Eastward MBT LLC, Trustee  
Eastward Homes Business Trust  
155 Crowell Road  
Chatham, MA 02633  
Deed Book 35850, Page 269  
Plan Book 700, Page 73  
Lot 1A
- Eastward MBT LLC, Trustee  
Eastward Homes Business Trust  
155 Crowell Road  
Chatham, MA 02633  
Deed Book 35850, Page 271  
Plan Book 700, Page 73  
Lot 2A
- Eastward MBT LLC, Trustee  
Eastward Homes Business Trust  
155 Crowell Road  
Chatham, MA 02633  
Deed Book 35850, Page 273  
Plan Book 700, Page 73  
Lot 3A
- Diane Bascom  
224 Church Street  
Harwich, MA 02645  
Deed Book 34211, Page 296  
Plan Book 620, Page 88  
Lot 3



Subdivision subject to Planning Board  
Covenant recorded in Deed Book \_\_\_\_\_,  
Page \_\_\_\_\_.

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 \_\_\_\_\_

**MODIFICATION SUBDIVISION PLAN**  
Lot 1A Dorset Dr. & 224 Church St, 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
1	revised panhandle width, areas of lots 2A, 3A & parcel A	03-06-23
2	added board of health restrictions	04-06-23
3	Relocated Drainage Easement 2	08-02-23

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

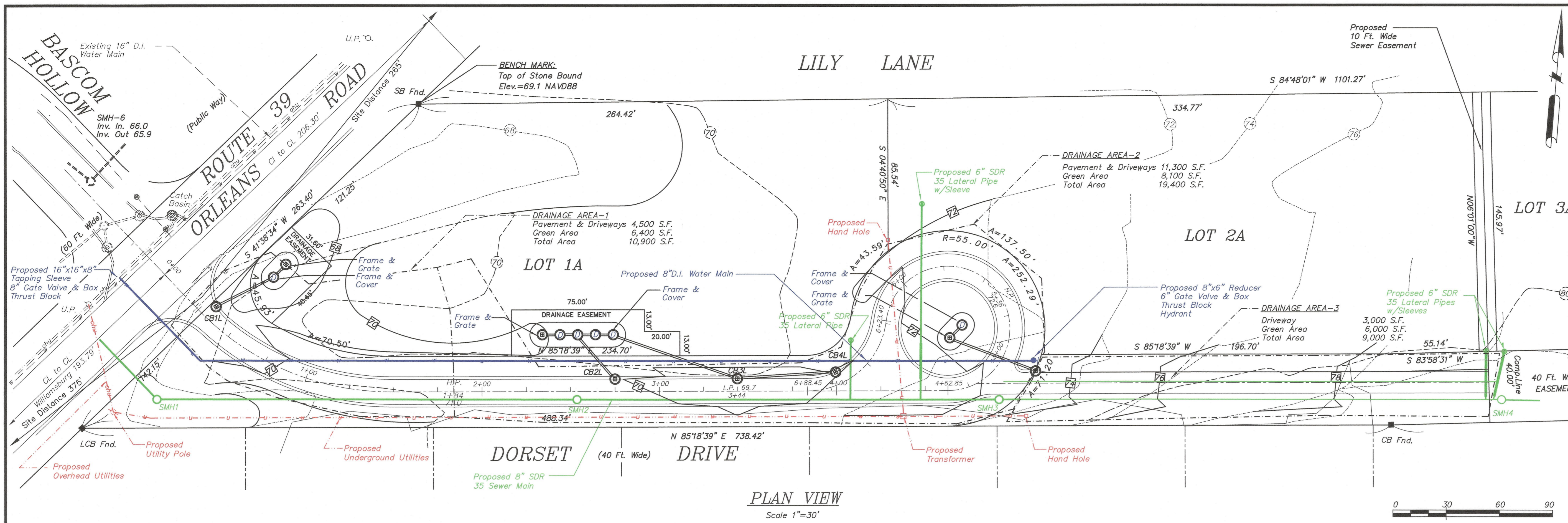
I, Emily Mitchell, Clerk of the Town of Harwich, hereby certify that notice of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

Date \_\_\_\_\_  
Town Clerk

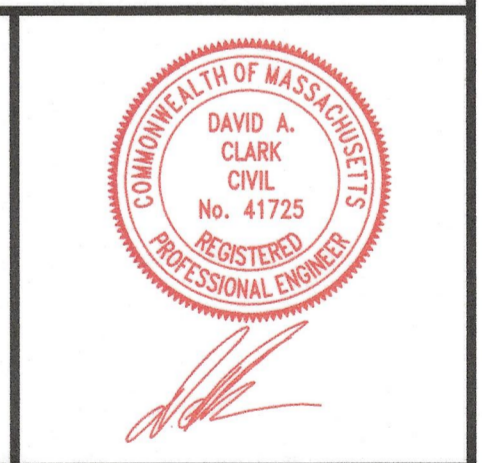
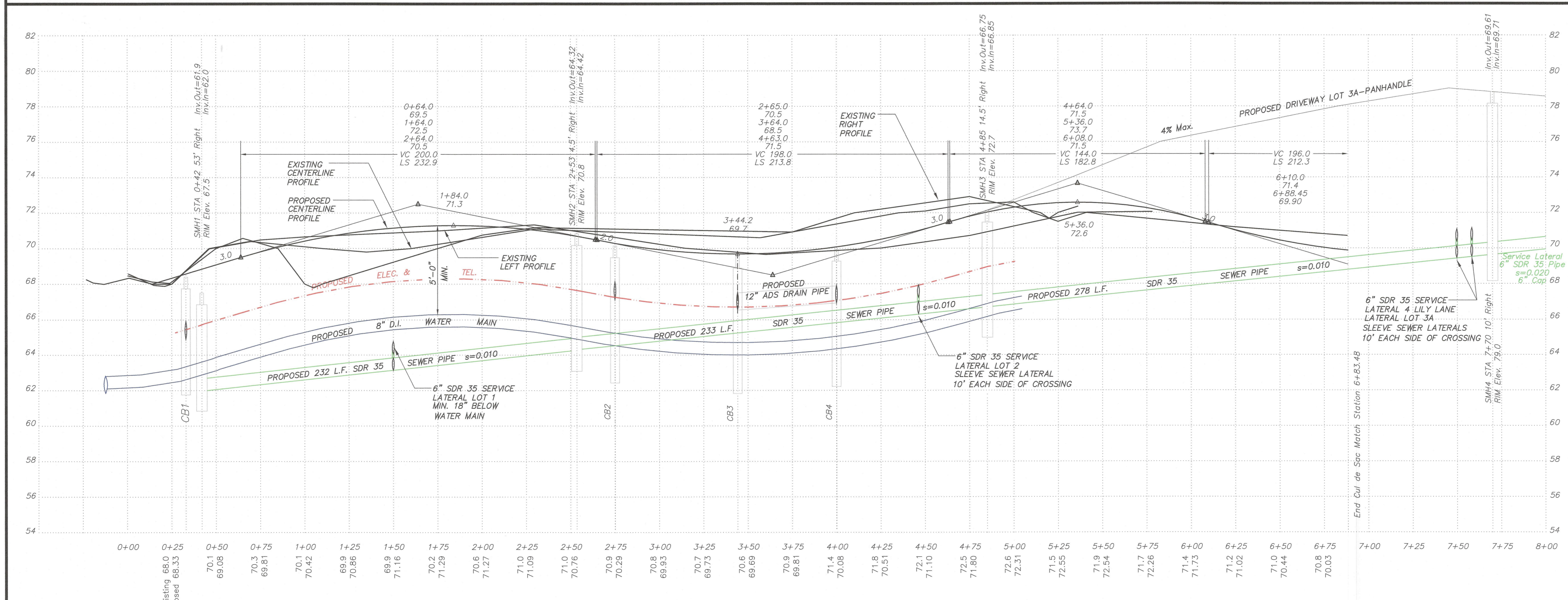


- Board of Health Approval 03-21-23  
HARWICH BOARD OF HEALTH RESTRICTIONS
- The property must connect to the sewer as soon as it is available.
  - Properties must be served by town water.
  - All previous conditions must remain in effect.
  - Board of Health decision has been recorded at the Barnstable County Registry of Deeds, Deed Book 35694, Page 181.





- DRAINAGE AREA-1**  
STA. 0+33 8.3'  
1 - Precast Concrete 4' I.D. Catch Basin  
Rim Elev.=68.40  
Invert Out 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  
Grate 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.=69.66  
Invert In Elev.=66.7  
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  
Grate 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



**ROAD PROFILE PLAN**  
2,610 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
4	Relocated Drainage Easement 2	08-02-23

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