BOOK 648 PAGE 50

(8)

RECEIVED AND RECORDED
MAR 21 P 1:24
REGISTRY OF DEEDS

LOCUS

LOCUS MAP
SCALE: 1 IN. = 2000 FT.

ZONING COMPLIANCE TABLE
(ZONING DISTRICTS: OSRD, RR, & WR)

SUBJECT	REQ'D.	PROPOSED
LOT AREA (SQ. FT.)	12,000	>12,000
FRONTAGE (FT.)		
LOTS 13 & 14	25	>25
ALL OTHER LOTS	50	>50
FRONT SETBACK (FT.)	15	15
SIDE SETBACK# (FT.)	10	10
REAR SETBACK# (FT.)	10	10
PERIMETER SETBACK (FT.) - AS SHOWN ON PLAN FOR LOTS 1 THROUGH 14	50	50
BUILDING COVERAGE (%)	15	15
SITE COVERAGE (%)	30	30

WHERE LOTS ARE SUBJECT TO A 50 FT. PERIMETER SETBACK AS SHOWN ON THE PLAN, SUCH SETBACK SHALL APPLY RATHER THAN THE LESSER SIDE OR REAR SETBACK.

LEGEND

CBF CONCRETE BOUND FOUND
D.E. DRAINAGE EASEMENT
HYDRANT
UP UTILITY POLE
—x— WOOD FENCE

LCC 39007

"CAPTAIN'S GOLF COURSE"
TOWN OF BREWSTER
11147/37

CROCKER RISE
40 FT. - PRIVATE WAY
(FMLY. KNOWN AS "COVE ROAD")

WAY EASEMENT
SEE DEED 11370/234

DETAIL
SCALE: 1"=50'

BREWSTER
HARWICH

PETER H. & PATRICIA A. JOYCE
688/348
P.B. 177/85, LOT 38

RICHARD F. & DONNA L. RUDNO
11370/234

OPEN SPACE A
0.405 AC.

OPEN SPACE B
1.027 AC.

OPEN SPACE C
4.754 AC.

WILMA'S WAY
50 FT. - PRIVATE WAY

COVE RD.
40 FT. - PRIVATE WAY

OLD POST RD.
40 FT. - PRIVATE WAY

HALL'S PATH
40 FT. - TOWN WAY

ELLIOTT WAY
40 FT. - TOWN WAY

STANDISH WOODS HOMEOWNERS ASSOCIATION
10998/12
P.B. 460/72, LOT 60
(OPEN SPACE)

ROBERT A. CAMPBELL TRUST
ROBERT A. CAMPBELL, TRUSTEE
21598/287
P.B. 417/85, LOT 1

NANCY K. GOLDBERG
P.B. 177/85, LOT 29

DETAIL
NO SCALE

AREAS

	S.F.	AC.	
LOTS	407,403	9.353	52.8%
OPEN SPACE	269,501	6.187	34.9%
ROAD	94,769	2.175	12.3%
TOTAL	771,673	17.715	100.0%

NOTES

1. LOCUS REF: D.B. 26103/330, 28658/132, CTF. 197857; P.B. 643/82, 421/37 (PORTION OF LOT 2), LCP 300978, LOT 2
2. ASSESSOR'S MAP: 116/A1, A2, & A4; 117/P2; P3 & P4-1
3. ZONE: RR-OSRD & WR OVERLAY DISTRICT, SEE ZONE LINE ABOVE.
4. COVENANT TO BE FILED WITH PLAN.
5. THE DRIVEWAYS SERVING THE HOMES ON LOTS 13 & 14 WILL BE A COMMON DRIVEWAY ON LOT 13, APPROXIMATELY 10 FT. WIDE FOR THE FIRST 100 FT. FROM THE CUL-DE-SAC.
6. SEE HARWICH BOARD OF HEALTH APPROVAL AND CONDITIONS IN A LETTER FROM THE BOARD OF HEALTH TO WILLIAM MARSH, PRESIDENT, EASTWARD COMPANIES, DATED DEC. 4, 2012.
7. SEE VARIANCE APPROVED BY THE HARWICH BOARD OF APPEALS IN CASE NO. 2013-06 AND RECORDED AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN BOOK 28832, PAGE 18 ON NOV. 5, 2012.
8. ANY RIGHTS THAT MAY EXIST IN THE ANCIENT WAY KNOWN AS "COVE ROAD" WILL BE RELOCATED IN THE PROPOSED 40 FT. WAY SHOWN ABOVE AS CROCKER RISE AND OVER OPEN SPACE "A".

MODIFICATION OF DEFINITIVE
OPEN SPACE
RESIDENTIAL DEVELOPMENT PLAN
(RECORDED IN PLAN BOOK 643, PAGE 82)
IN
HARWICH, MA.
AS PREPARED FOR
EASTWARD HOMES
BUSINESS TRUST

SCALE: 1 IN. = 100 FT. OCT. 15, 2012
REV. 1/16/2013

SOULE LAND SURVEYING
103 VESPER POND DRIVE
BREWSTER, MA. 02631
(508)255-4728

FEET

APPLICATION DATE: October 16, 2012
APPROVED DATE: January 9th, 2013
SIGNED DATE: February 26, 2013

APPROVED
HARWICH PLANNING BOARD

I, ANITA N. DOUCETTE, CLERK OF THE TOWN OF HARWICH, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: February 26, 2013
HARWICH TOWN CLERK

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: FEB. 26, 2013
PROFESSIONAL LAND SURVEYOR

PETER H. SOULE No. 33713 REGISTERED LAND SURVEYOR

OWNER & APPLICANT: EASTWARD HOMES BUSINESS TRUST
EASTWARD HBT, LLC, TRUSTEE

RECEIVED
MAY 19 2021
TOWN CLERK
Town of Harwich, Mass.

648-50