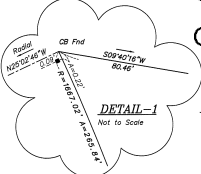


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OFFICIAL



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

Date: Aug 3, 2022
P.L.S.



Now or Formerly Hidden Pond, Middle Road, Orleans Road, L.C.R. 2027-B Lot 1

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I, Emily Minkel, Clerk of the Town of Norwich, 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 day next after such receipt and recording of said notice.

Date: August 22, 2022
Emily Mitchell
Town Clerk

Submitted to Planning Board
Board Recession: No Date

Approval under the Subdivision Control Law required
HARRIS PLANNING BOARD

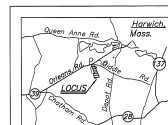
Date of Preliminary Application: 11-02-2021
Date of Preliminary Approval: 11-30-2021
Date of Hearing: 01-14-2022
Date of Definitive Application: 04-19-2022
Date of Definitive Approval: 06-28-2022

HARRIS BOARD OF HEALTH CONDITIONS

1. The subdivision shall be served by municipal water.
2. Lots subject to Title 5 Nitrogen Loading Restrictions and Easements.
3. Subdivision restricted to 5 existing lots with maximum of 32 total bedrooms.
4. No variance from Title 5 or the Norwich Board of Health Rules and Regulations will be considered.
5. Building sewers shall exist the street side of the dwelling for future connection to the municipal sewer.
6. Credit land shall adhere to the provisions and conditions stated in the 5 Nitrogen Loading Restrictions & Easements.
7. Subdivision is within a Zone 8.

Date of Presentation: 06-28-2022

William P. Kelly
David P. Kelly
William P. Kelly
David P. Kelly
William P. Kelly
David P. Kelly



Assessor's Map 63, Parcel C3

OWNER OF RECORD:
Eastward Companies Trust
Eastward MBI, LLC, Trustee
155 Crowell Road
Chatham, MA 02633
Deed Book 34892, Page 11
Plan Book 604 Page 59

LEGEND
■ CB = Concrete Monument Found
□ CB = Concrete Monument to be Set

LOCUS PARCEL C

Hidden Pond Area	9,721 S.F.
Wetland Area	68,254 S.F.
Upland Area	108,255 S.F.
TOTAL AREA	376,600 S.F. = 8.54 AC.
Middle Road Area	1,100 S.F.
Parcels A & B (Open Space)	227,939 S.F. = 5.23 AC.

DEFINITIVE SUBDIVISION PLAN
Parcel C3 Orono-Harwich Rd., (Rte 39)
East Harwich, MA

Prepared For
EASTWARD COMPANIES
BUSINESS TRUST
Owner/Applicant

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

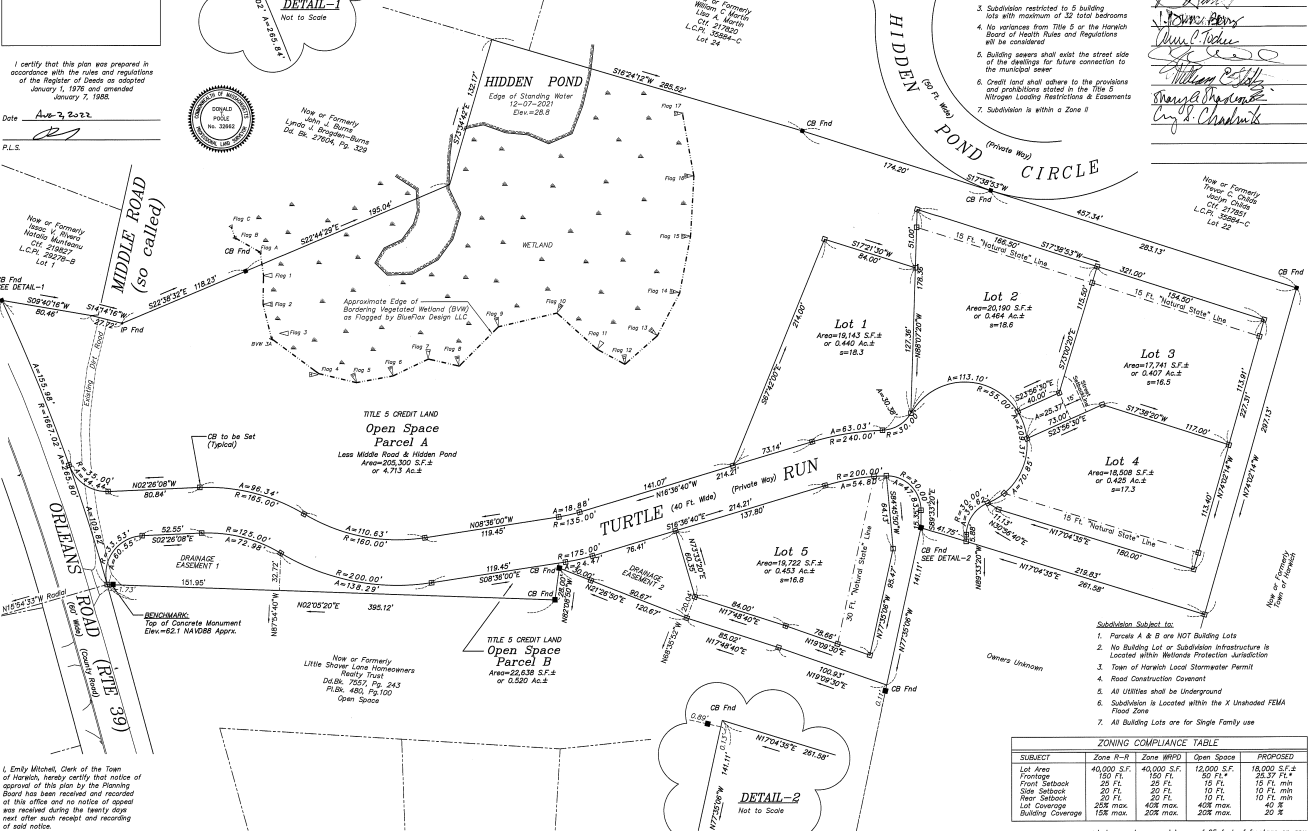
OUTERMOOR LAND SURVEY, INC.
48 Main Street, Brewster, MA 02631
Tel: (508) 255-0472

Rev. #	Description of Revision	Date
1	Corrected Zoning Table & Assoc	07-28-22
	Approved Conditions & Dates	07-28-22

Date: 04-08-2022
Scale: 1" = 40'

Drawing No.: 2010-190.0F
Sheet No.: 1

697-14



ZONING COMPLIANCE TABLE

SUBJECT	Zone R-R	Zone WRPD	Open Space	PROPOSED
Lot Area	46,000 S.F.	40,000 S.F.	12,000 S.F.	18,000 S.F.
Front Setback	100 FT.	100 FT.	10 FT.	25 FT. min.
Side Setback	20 FT.	20 FT.	10 FT.	10 FT. min.
Lot Coverage	25% max.	25% max.	40% max.	40% max.
Building Coverage	12% max.	25% max.	40% max.	40% max.

*Lots may have a minimum of 25 feet of frontage on any roadway within the development where the building site is to be generally built another building site relative to the same road frontage or at least 75 feet from the front lot line.

