

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
BY THE TOWN OF SANDWICH
PLANNING BOARD

DATE APPROVED: _____
DATE SIGNED: _____
SANDWICH PLANNING BOARD



Craig A. Field, PLS
9/9/15
CRAIG FIELD DATE
PROFESSIONAL LAND SURVEYOR

**RESIDENTIAL
CLUSTER
SUBDIVISION**
ATKINS ROAD
IN
SANDWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

**OVERALL
LOTTING PLAN**
FEBRUARY 5, 2014

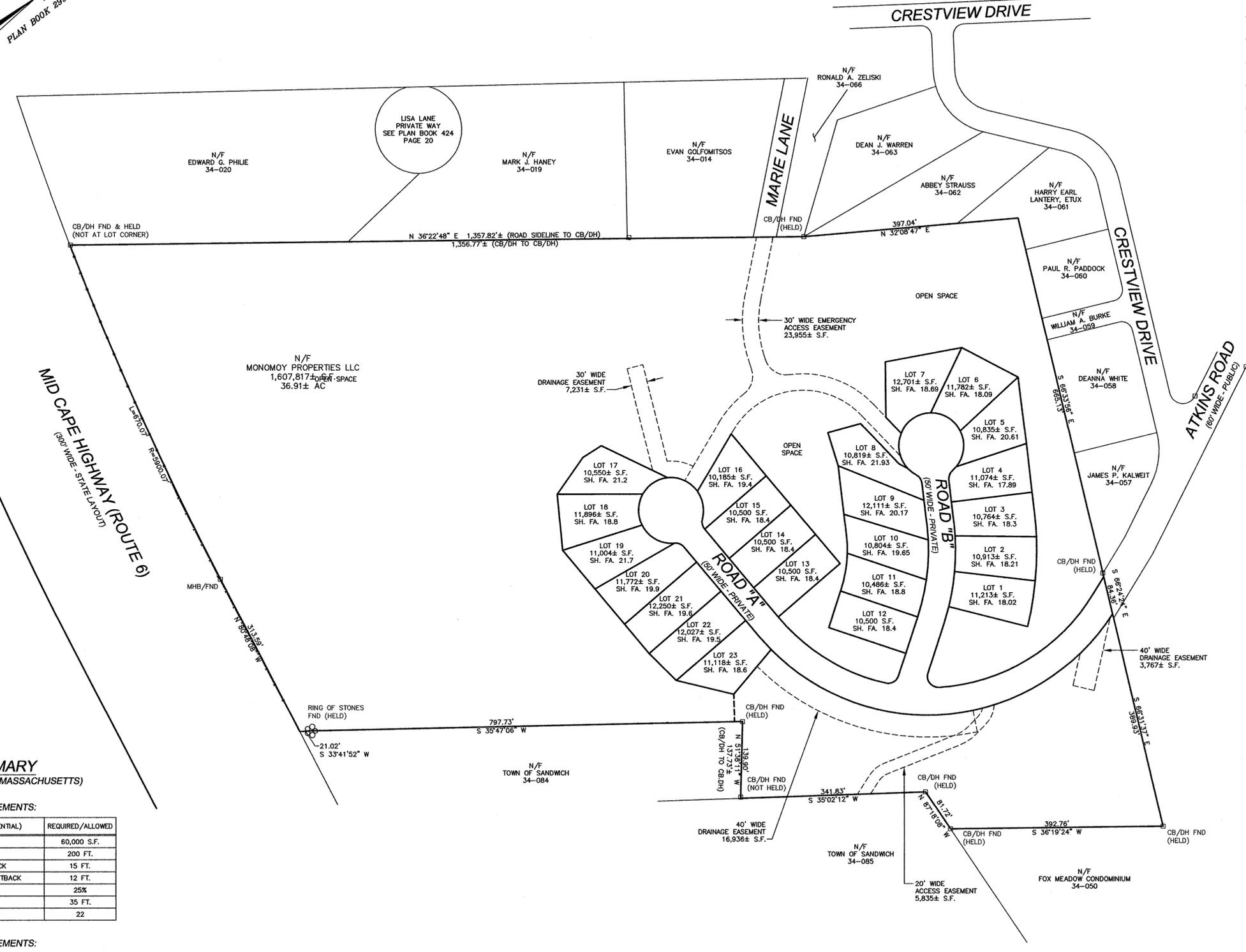
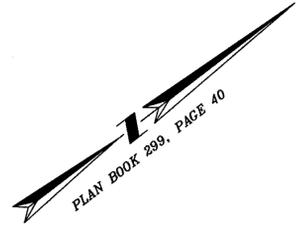
REVISIONS:

NO.	DATE	DESC.
1	11/25/14	NEW LAYOUT
2	09/09/15	PER CAPE COD COMM.

PREPARED FOR:
MONOMOY PROPERTIES LLC
79 COVE ROAD
SOUTH DENNIS, MA 02660

BSC GROUP
349 Route 28, Unit D
W. Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 100'
0 50 100 200 FEET
FILE: 4967500-Lotting Plan-att3.dwg
DWG. NO: _____
JOB. NO: 49675.00 SHEET 4 OF 13



ZONING SUMMARY
(TOWN OF SANDWICH, MASSACHUSETTS)

DIMENSIONAL REQUIREMENTS:

CLASSIFICATION: R-2 (RESIDENTIAL)	REQUIRED/ALLOWED
MINIMUM LOT AREA	60,000 S.F.
MINIMUM LOT FRONTAGE	200 FT.
MINIMUM FRONT YARD SETBACK	15 FT.
MINIMUM SIDE/REAR YARD SETBACK	12 FT.
MAXIMUM LOT COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM SHAPE FACTOR	22

DIMENSIONAL REQUIREMENTS:

CLASSIFICATION: CLUSTER DEVELOPMENT	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	5,000 S.F.	10,185± S.F.
MAXIMUM LOT AREA	40,000 S.F.	12,701± S.F.
MINIMUM LOT FRONTAGE	50 FT.*	57.1± FT.
MAXIMUM LOT FRONTAGE	75 FT.	73.1± FT.
MINIMUM FRONT YARD	15 FT.	15 FT.
MINIMUM SIDE AND REAR YARD	12 FT.	12 FT.
MAXIMUM LOT COVERAGE:		
10,001 - 20,000 S.F.	35%	<35%

* NOT LESS THAN 150 FEET IF ON AN ARTERIAL STREET (NOT APPLICABLE)

OPEN SPACE INFORMATION

PROPOSED DEVELOPMENT FOOTPRINT
370,594± S.F. OR 8.51± ACRES
PROPOSED OPEN SPACE
1,237,223± S.F. OR 28.40± ACRES
OPEN SPACE RATIO = 3.34

LOCUS INFORMATION

CURRENT OWNER: MONOMOY PROPERTIES LLC
TITLE REFERENCE: PLAN BOOK 22684, PAGE 86
PLAN REFERENCE: PLAN BOOK 292, PAGE 89
PLAN BOOK 299, PAGES 40-42
ASSESSORS MAP: MAP 34
PARCELS: PAGES 5-13, 51-56 & 67-84

I, _____, CLERK TO THE TOWN OF SANDWICH, MASSACHUSETTS, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE SANDWICH 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.