ZONING DISTRICT : R

DEVELOPMENT SUMMARY:

TOTAL AREA ABOVE HIGH TIDE : (27.74 AC.±)		1,206,612 ☐
WETLANDS ABOVE HIGH TIDE:	24,132 ☐	
DEVELOPABLE UPLAND AREA:		1,182,480 ☐
ROAD LAYOUTS:	113,915 ☐	
LOT 5 ACCESS AREA :	4,800 ☐	
REMAINDER:		1,063,765 ☐
LOT AREAS (23 LOTS):		981,027 ☐
OPEN SPACE 7% of UPLAND (5% REQUIRED):		82,738 ☐

LENGTH OF ROADS : 2597' PLUS 2 CUL-DE-SACS
LAYOUT WIDTH REQUIRED: 40'
PAVEMENT WIDTH REQUIRED: 20'
CUL-DE-SAC LAYOUT DIAMETER: 80'
PAVEMENT DEPTH : 1½" BASE, PLUS 1" WEARING COUR

8" PVC WATER MAINS REQUIRED IN ALL STREETS

KEZIAH'S LANE

ARTHUR PLATT BLVD.

FROST FISH COVE

SCAYOGANSETT POND

BAY

RIVER

KESCAYOGANSETT

NOT A RECORDABLE PLAN
PREPARED FOR APPRAISAL PURPOSES ONLY

0 20 40 60 80 100 150 200 300 400

FLOOD ELEVATION 8 FT. (ZONE A7)
TOPOGRAPHY ESTIMATED FROM U.S.G.S. AND ON-SITE INSPECTIO

PROPERTY LINES AND WETLAND DELINEATION TAKEN FROM "PARTIAL COPY OF PLAN OF LAND IN ORLEANS, SCALE 80 FEET TO AN INCH, DECEMBER 1922" MADE BY ARTHUR L. SPARROW CO., SOUTH ORLEANS, MASS., DECEMBER 1958. RECORDED AT BARNSTABLE COUNTY REGISTRY OF DEEDS BOOK 145 PAGE 3

KENT PROPERTY
PLAN OF LAND IN ORLEANS, MA.

SCALE: ABOVE.	APPROVED BY:	DRAWN BY: F.T. FUD.
DATE: 5-12-88		REVISED

OWNER: CHARLOTTE A. KENT

F. THOMAS FUDALA, AICP — DRAWING NUMBER