

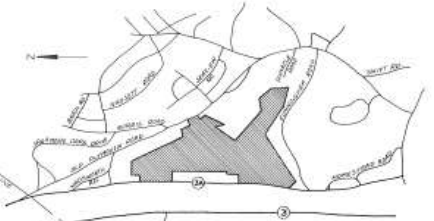
REVISIONS TO RECORD
 Sep 29 3 23 PM '87

SHEET INDEX

SHEET NO.	DESCRIPTION	BASE SHEET	SCALE
1	DEFINITIVE PLAN OF LAND		1" = 200'
2	DEFINITIVE PLAN OF LAND		1" = 40'
3	DEFINITIVE PLAN OF LAND		1" = 40'
4	DEFINITIVE PLAN OF LAND		1" = 40'
5	DEFINITIVE PLAN OF LAND		1" = 40'
6	DEFINITIVE PLAN OF LAND		1" = 40'

DIMENSIONAL REGULATIONS * (ZONING: R-20 AND B-2)	OPEN SPACE COMMUNITY		
	OFFICE PARK	WITHIN WATER RESOURCE DISTRICT	OUTSIDE WATER RESOURCE DISTRICT
MINIMUM LOT SIZE (SQ. FT.)	20,000	30,000	15,000
MINIMUM LOT FRONTAGE (FT.)	125	100	100
MINIMUM FRONT YARD (FT.)	30	30	30
MINIMUM SIDE YARD (FT.)	12	15	12
MINIMUM REAR YARD (FT.)	12	15	12
MAXIMUM LOT COVERAGE %	50	20	25
MAXIMUM BUILDING HEIGHT (FT.)	35	35	35
MAXIMUM LOT SHAPE FACTOR	22.0	22.0	22.0

* OPEN SPACE DEVELOPMENT IS TO CONFORM TO THE DIMENSIONAL REGULATIONS OF SECTION 4643 OF THE TOWN OF BOURNE ZONING BYLAWS.



LOCUS
NOT TO SCALE

PROPOSED RESIDENTIAL OPEN SPACE COMMUNITY		
I AREA	AREA WITHIN WATER RESOURCE DISTRICT AREA OUTSIDE WATER RESOURCE DISTRICT TOTAL AREA	30.96 AC 21.59 AC 52.55 AC
II OPEN SPACE	TOTAL AREA OF OPEN SPACE PERCENT OPEN SPACE	22.9 AC 43.6 %
III DWELLING UNITS	TOTAL BASIC ALLOWABLE UNITS BONUS POINT UNITS MAXIMUM ALLOWABLE UNITS TOTAL UNITS PROVIDED	70 8 78 78
IV LOT DATA	TOTAL LOTS PROVIDED SINGLE FAMILY LOTS MULTI-FAMILY LOTS	36 30 6

PROPOSED OFFICE PARK		
I AREA	TOTAL AREA	21.63 AC.
II OPEN SPACE	TOTAL AREA OF OPEN SPACE PERCENT OPEN SPACE	0.84 AC 3.9 %
III LOT DATA	TOTAL LOTS PROVIDED	30

GENERAL NOTES

- BOUNDARY SURVEY CONDUCTED BY WILSON HILL ASSOCIATES, INC. IN OCTOBER 1986 & MARCH 1987.
- TOPOGRAPHY PHOTOGRAMMETRICALLY OBTAINED BY COO-DATA, INC., GROUND CONTROL BY WILSON HILL ASSOCIATES.
- PROPERTY IS ZONED R-20 & B-2 PER TOWN OF BOURNE ZONING MAP DATED 1966, REVISED MAY 11, 1985.
- PROPERTY IS LOCATED IN FLOOD HAZARD AREA BOURNE FLOOD INSURANCE MAP #1-D, DATED 1966, REVISED JUNE 9, 1985.
- REFERENCE IS MADE TO A PLAN OF LAND DATED OCTOBER 1, 1973 BY NEWELL B. GEMM REDUCED IN PLAN BOOK 281, PAGE 69, BARNSTABLE REGISTRY OF DEEDS.
- OPEN SPACE AREAS ARE TO BE CONVEYED TO A CORPORATION OR TRUST OWNED BY THE OWNERS OF THE INDIVIDUAL DWELLING UNITS AND LOTS. PARCELS A THROUGH E ARE NON-BUILDABLE LOTS.
- NOTE: FOR LOTS ON THE OUTER SIDE OF A CURVED STREET, LOT FRONTAGE HAS BEEN MEASURED AS THE STRAIGHT LINE DISTANCE BETWEEN POINTS ON THE SITE LOT LINES AS THE REQUIRED FRONT SETBACK (30 FT.). THE STREET LINE FRONTAGE EXCEEDS 60% OF THE REQUIRED LOT FRONTAGE.
- THE LANDS SHOWN ON THIS PLAN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE OVERALL DEVELOPMENT PLAN OF "OCEAN PINES AT NORTH SAGAMORE", PREPARED BY WILSON HILL ASSOCIATES, INC. DATED DECEMBER 16, 1986, REVISED APRIL 1, 1987, AND THE SPECIAL PERMIT # 38 GRANTED BY THE BOURNE PLANNING BOARD ON APRIL 28, 1987.
- OCEAN PINES DRIVE, ALPINE CIRCLE, AND WILDWOOD LANE ARE TO BE DESIGNATED AS PRIVATE DRIVES.
- LOTS 61 THROUGH 66 ARE SUBJECT TO OVERRAY AND DRAINAGE EASEMENTS AS SHOWN ON THE OVERALL DEVELOPMENT PLAN MENTIONED IN NOTE 8.
- STUMPS AND OTHER UNWANTED MATERIAL RESULTING FROM THE DEVELOPMENT OF THIS SUBDIVISION ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ADEQUATE LOCATION AND IN AN APPROPRIATE MANNER.



- LEGEND**
- 33 PROPOSED LOT NUMBER
 - 3 PROPOSED STREET NUMBER
 - OVERALL DEVELOPMENT BOUNDARY
RESIDENTIAL OPEN SPACE COMMUNITY
 - A* LOT AREA (SQ. FT.)
 - P* LOT PERIMETER (FT.)
 - SF* LOT SHAPE FACTOR
 - F* LOT FRONTAGE (FT.)
 - SURVEY MONUMENT FOUND
 - ▣ CONCRETE BOUND TO BE SET

* INDICATES ADDITIONAL PARCELS OWNED BY FRANK J NUOVO AND PAT J PISCITELLI NOT TO BE INCLUDED IN THIS SUBDIVISION.

NOTE: SEE SHEETS 2 THROUGH 6 FOR COMPLETE SURVEY INFORMATION, LOT DATA, AND DEFINITIVE ROAD AND LOT GEOMETRY.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
 [Signature]
 REGISTERED LAND SURVEYOR

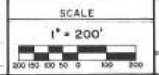
Subject to Covenant

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED.
 [Signature]
 BOURNE PLANNING BOARD
 Sept. 29 1987
 DATE

I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE BOURNE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED IN THE TWENTY DAYS SUBSEQUENT TO SUCH RECEIPT AND RECORDING.
 [Signature]
 BOURNE TOWN CLERK
 Sept 18 1987
 DATE

WILSON HILL ASSOCIATES
 ENGINEERS, SURVEYORS, & PLANNERS

Designed by R.T.J.S.-P.
 Drawn by K.R.
 Checked by G.J.T.
 Field Survey chg. by C.T.B.
 Approved by



NO.	DATE	REVISION
1	10/01/87	WATER DISTRICT REQUIREMENTS
2	10/14/87	PARCELS A-E, NOTES 9, 10
1	11/18/87	STREET NAMES

OWNERS AND APPLICANTS:
 FRANK J. NUOVO
 PAT J. PISCITELLI

DEFINITIVE PLAN OF LAND
 OCEAN PINES
 AT
 NORTH SAGAMORE
 BOURNE, MASS.

Sheet 1 of 6
 JOB NUMBER
 361.01