

ZONING DIST. R-M	Required	Existing	Proposed	Proposed	Proposed
Min. Lot Area	40,000	116,693	51,132	53,085	12,475
Min. Lot Frontage	150' *	246.66'	211.27'	35.39'	N/A
Front Setback	25'	32.4'			
Side Setback 1		39.8'			
Side Setback 2	20'	103.1'			
Rear Setback	20'	397.2'			
Maximum Height Feet	30'	26'			
Maximum Height Stories	2 1/2	2			
Max. Building Coverage	20%	1.2%			
Max. Site Coverage	35%	1.2%			

* HARWICH ZONING BY-LAW 325-18-L
LOT FRONTAGE AND LOT WIDTH WITHIN
THE PANHANDLE PORTION SHALL BE A
MINIMUM OF 35'

LEGEND:

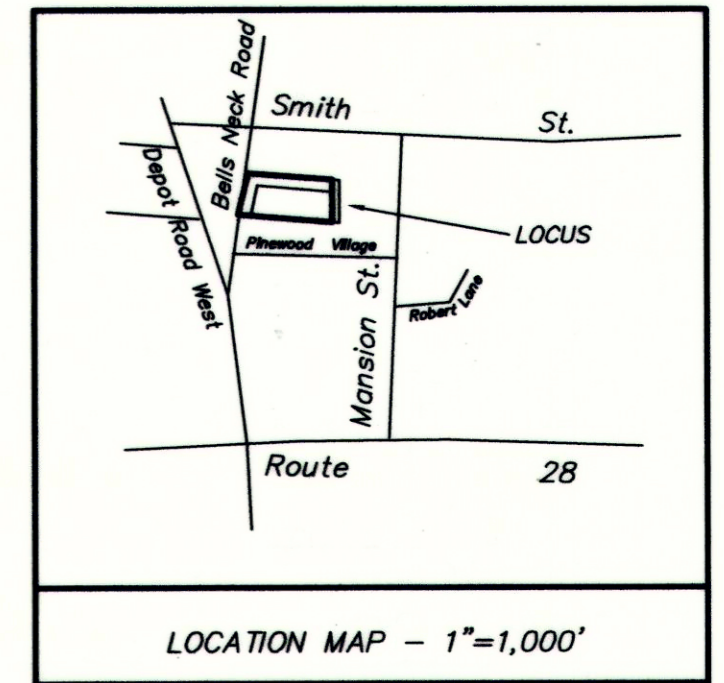
- Light Post
- Utility Pole
- Hydrant
- Cable service
- Water service
- Electric line/service
- Gas line/service
- Manhole cover
- Concrete bound found
- Concrete bound to be set

REFERENCES:

- PL. BK. 396 PG. 99
- PL. BK. 361 PG. 6
- PL. BK. 157 PG. 81
- PL. BK. 323 PG. 16
- PL. BK. 619 PG. 10
- BK. 25357 PG. 320
- BK. 2467 PG. 251
- BK. 623 PG. 370



PL. BK. 396 PG. 99



FOR REGISTRY USE ONLY

TOWN OF HARWICH
ZONE: R-M

SETBACKS:
FRONT: 25'
SIDE: 20'
REAR: 20'

LOTS TO BE SERVED
BY TOWN WATER

NO BOARD OF HEALTH
RESTRICTIONS ARE ANTICIPATED

APPROVAL REQUIRED BY THE
HARWICH PLANNING BOARD

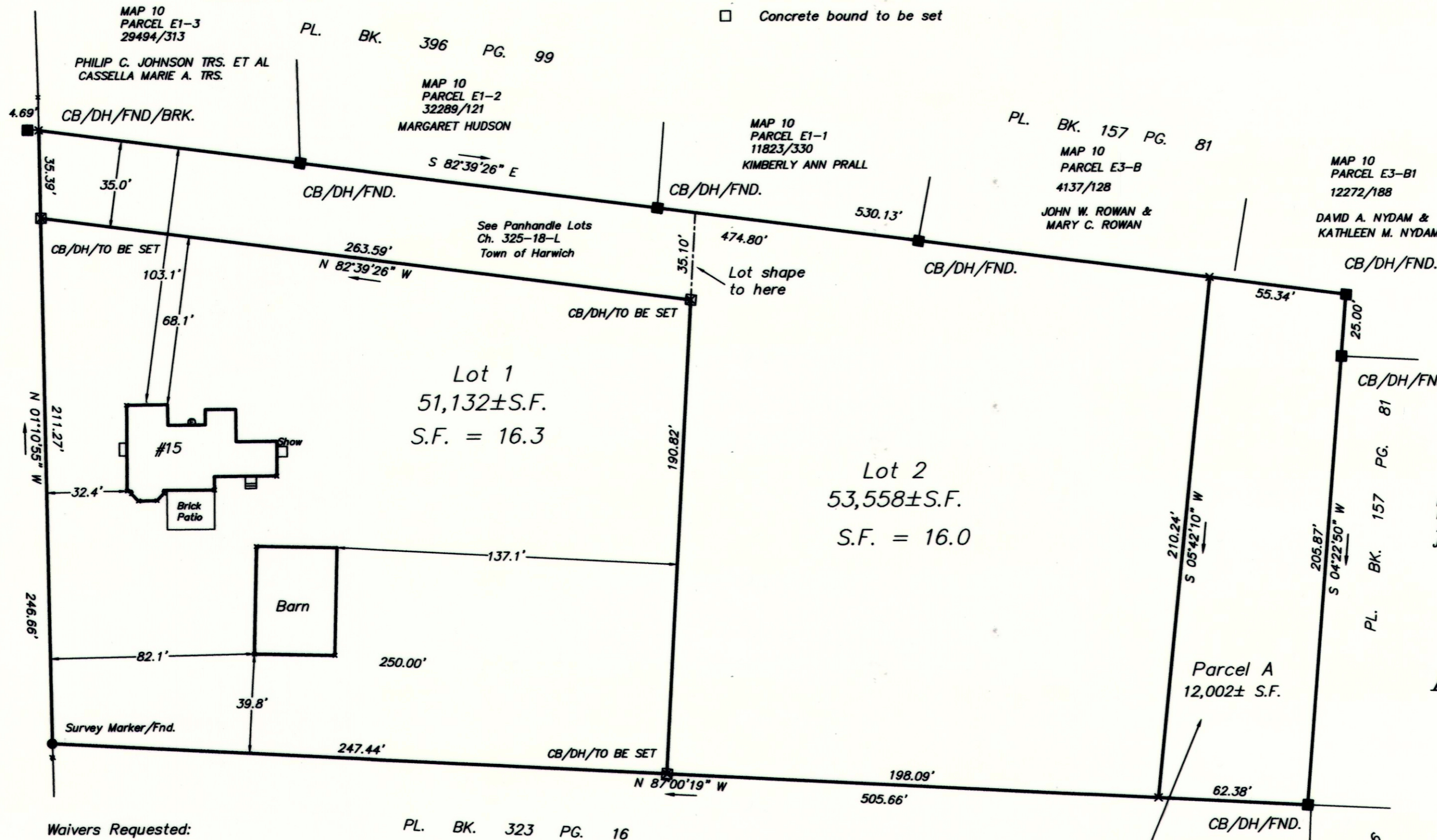
DATE OF APPLICATION _____

DATE OF APPROVAL _____

DATE OF ENDORSEMENT _____

UNDEFINED TOWN WAY - 30' WIDE

BELLS NECK ROAD



Waivers Requested:

PL. BK. 323 PG. 16

SECTION 400 - APPENDIX 4B
PLAN AND PROFILE AND CROSS SECTION
REQUIREMENTS, DRAINAGE CALCULATIONS,
ROADWAY NAMES, COVENANT REQUIREMENT,
TOPOGRAPHY OF LAND, BENCHMARKS, MASS
COORDINATE SYSTEM.

SECTION 400-11-D
WAIVER OF SECURITY PERFORMANCE GUARANTEE

MAP 10
PARCEL F1
2719/109
PINWOOD VILLAGE CONDOMINIUM

Parcel "A" is not to be considered
a separate building lot and is to be
conveyed to abutting parcel
owned by Joan and Daniel Gilmartin.

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 AT THIS OFFICE AND NO NOTICE OF
APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT
AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____

TOWN CLERK: _____

I CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE REGISTRY OF DEEDS REGULATIONS
EFFECTIVE JANUARY 1976 AND AS AMENDED JANUARY 7, 1988.

10/20/21
Date

Terry A. Warner
Professional Land Surveyor

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
WEST HARWICH, MA.

#15 BELL'S NECK ROAD

PREPARED FOR:

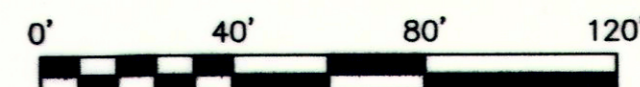
RICHARD G. HESS TRUST

SCALE: 1"=40' OCT. 13, 2021

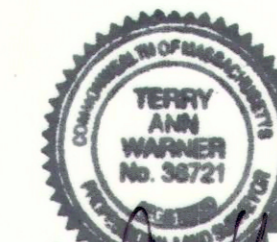
TERRY A. WARNER, P.L.S.

22 LONG ROAD
HARWICH, MA. 02645
(508) 432-8309

Scale: 1"=40'



Project No. 15BELLSNECKPORKCHOP



Terry A. Warner
10/20/21