

FOR REGISTRY USE ONLY

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'	39.8'		
Side Setback 1	20'	103.1'			
Side Setback 2	20'	397.2'			
Rear Setback	30'	26'			
Maximum Height Feet	2				
Maximum Height Stories	2 1/2				
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'

Orig. Lot Lot 1 Lot 2 Parcel A

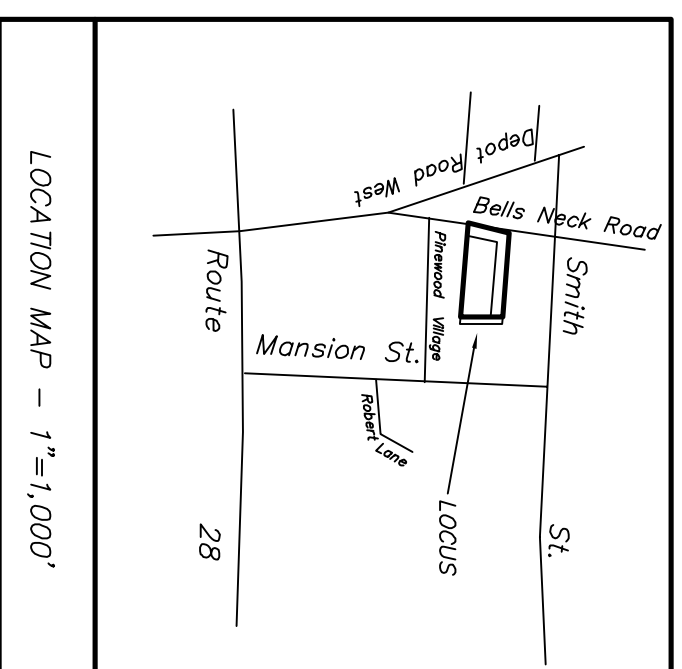
LEGEND:

- 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



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

UNDEFINED TOWN WAY - 30' WIDE

BELLS NECK ROAD

APPROVAL REQUIRED BY THE  
HARWICH PLANNING BOARD

DATE OF APPLICATION \_\_\_\_\_  
DATE OF APPROVAL \_\_\_\_\_  
DATE OF ENDORSEMENT \_\_\_\_\_

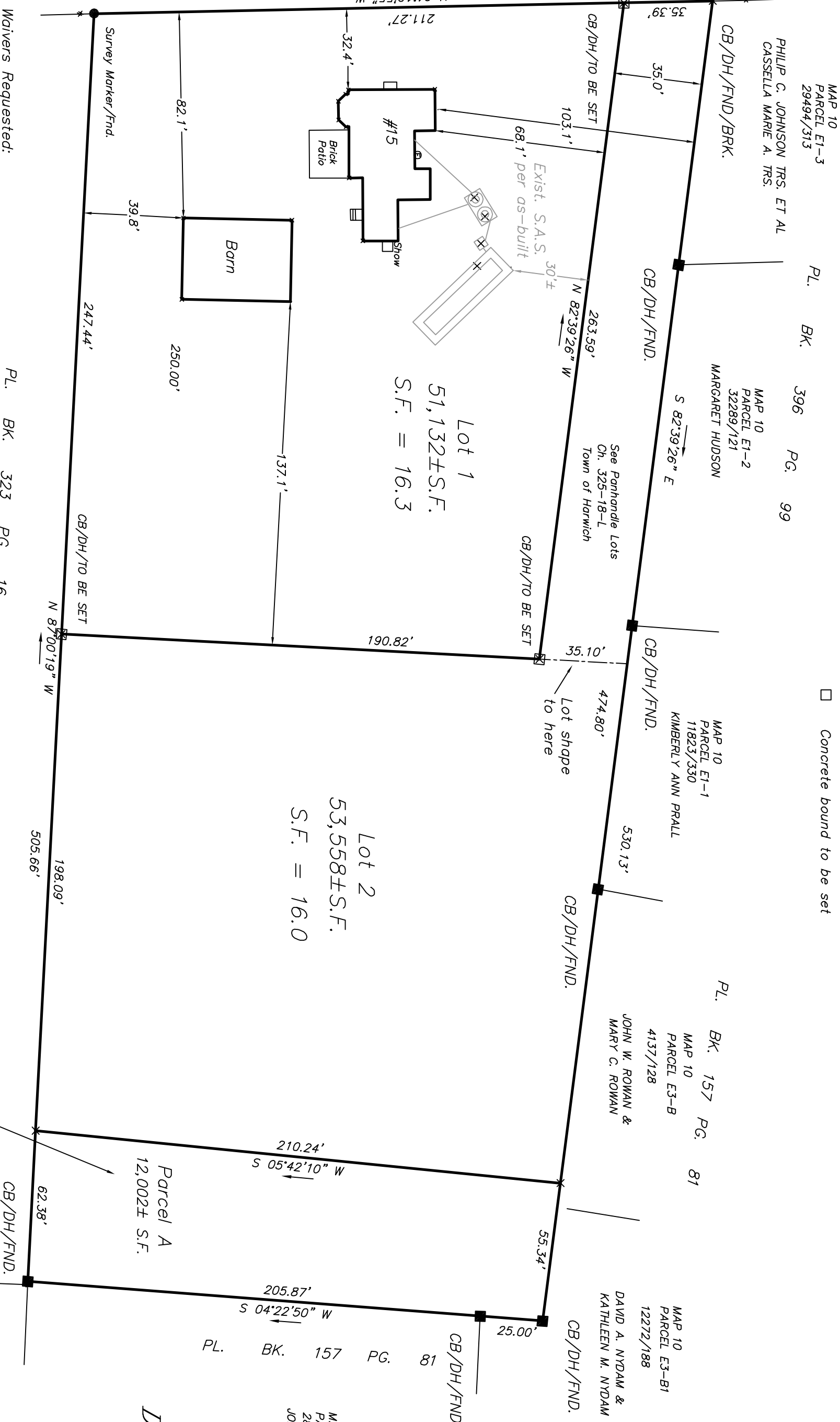
SECTION 400 - APPENDIX 4B  
PLAN AND PROFILE AND CROSS SECTION  
REQUIREMENTS, DRAINAGE CALCULATIONS,  
ROADWAY NAMES, COVENANT REQUIREMENT,  
TOPOGRAPHY OF LAND, BENCHMARKS, MASS  
COORDINATE SYSTEM.

SECTION 400-11-D  
WAIVER OF SECURITY PERFORMANCE GUARANTEE

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

Date \_\_\_\_\_

Professional Land Surveyor



DEFINITIVE SUBDIVISION

PLAN OF LAND

IN

WEST HARWICH, MA.

#15 BELLS 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

Project No. 15BELLSNECKPORCHOP

