

FB2023-25

NOTE: SEPTIC LOCTION PER PLAN ON RECORD IN THE HARWICH BOARD OF HEALTH

ASSESSORS MAP: 23 & 32  
PARCELS: B2, B2-1, B2-3 & R7-B

CB/DH = CONCRETE BOUND/DRILL HOLE  
X12.85 = SPOT ELEVATION

| ZONING DISTRICT(S) INCLUDING FLOODPLAIN RR/RL                                      |          | "X" & AE(EL.11) |           |
|--|----------|-----------------|-----------|
| SUBJECT  | EXISTING | REQUIRED        | PROPOSED  |
| LOT AREA(SQUARE FEET)  | 89,861±  | 40,000          | NO CHANGE |
| FRONTAGE(LINEAR FEET)  | 325.34'  | 150'            | NO CHANGE |
| YARD SETBACK-FRONT(FEET)   | 53.11'   | 25'             | NO CHANGE |
| YARD SETBACK-SIDE(FEET)  | 42.85'   | 20'             | NO CHANGE |
| YARD SETBACK-REAR(FEET)  | 116.53'  | 20'             | NO CHANGE |
| BUILDING COVERAGE(%)   | 4.22     | 15              | NO CHANGE |
| SITE COVERAGE(%)   | 24.04    | 25-30           | NO CHANGE |
| BUILDING HEIGHT  | 39.11'   | 44.11'(1)       | NO CHANGE |
| (1) AVERAGE GRADE- $13.81+14.15+14.12+14.36=56.44/4=14.11+30=44.11$ ALLOWED HEIGHT |          |                 |           |

THIS PROPERTY FALLS IN FLOOD ZONE "X" & AE(EL.11) AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014

NOTE: SITE COVERAGE IN RR IS 25% IN RL IS 30% THE BUILDING IS 2.85' AT THE CLOSET POINT TO THE PAPER ROAD

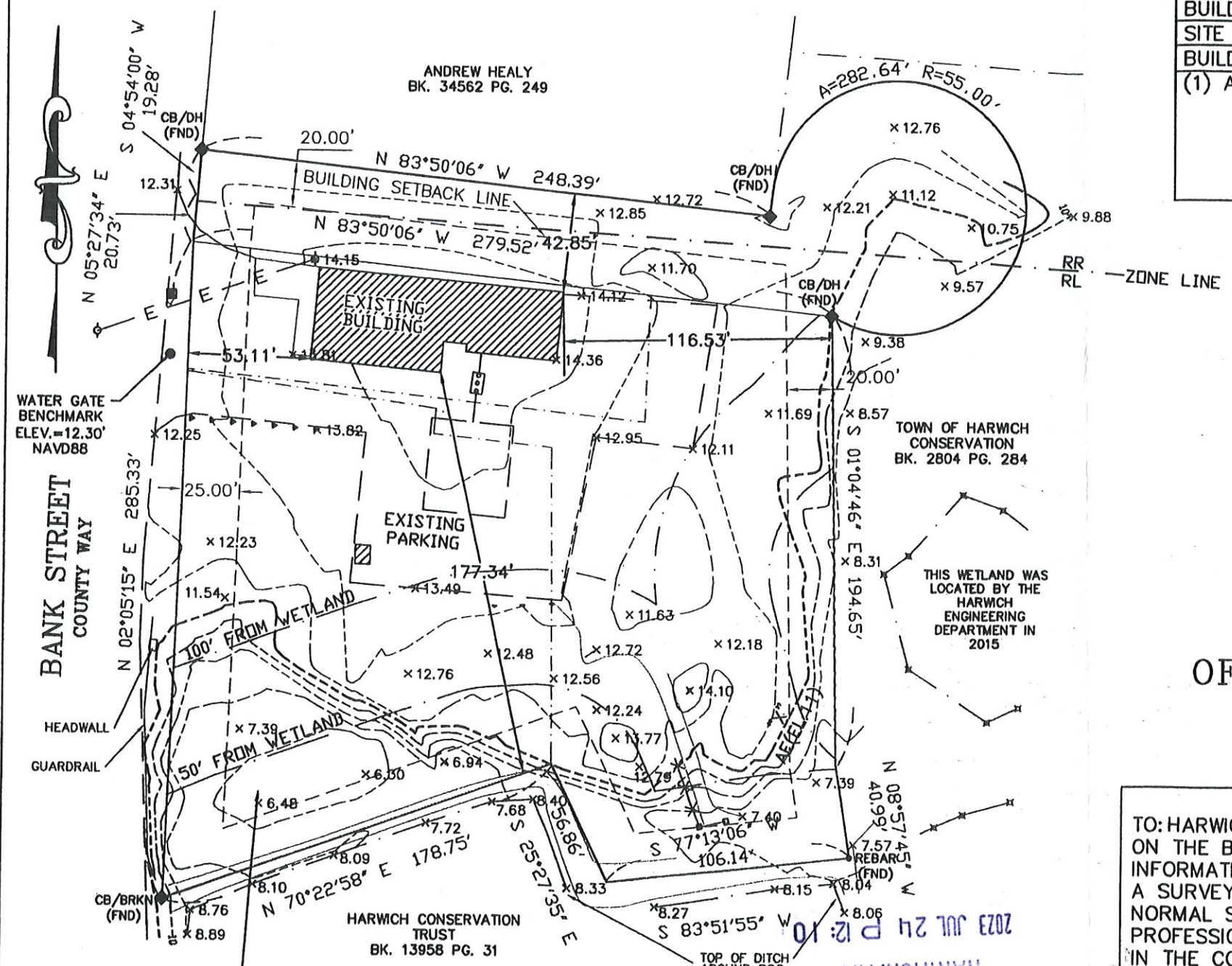
SEPTIC SYSTEM SHOWN IS ROUGHLY PER DESIGN PLAN, TANK COVERS ARE PER FIELD LOCATION.

SEE WETLANDS ENVIRONMENTAL ASSESSMENT DATED AUGUST 15, 2021 BY INDEPENDENT ENVIRONMENTAL CONSULTANTS, INC.-PAUL J. SHEA, PWS, PRESIDENT

DEED REFERENCES-  
BK. 02804 PG. 284  
BK. 16545 PG. 054  
BK. 35530 PG. 091

PLAN REFERENCES-  
PL.BK. 168 PG. 091  
PL.BK. 316 PG. 070  
PL.BK. 315 PG. 085  
PL.BK. 341 PG. 091

AREA-  
89,861 SQ.FT.±  
2.06 ACRES±



EXISTING CONDITIONS PLAN  
OF LAND IN HARWICH PORT, MASSACHUSETTS  
AS PREPARED FOR TOWN OF HARWICH  
C/O HARWICH FIRE ASSOCIATION, INC.

TO: HARWICH FIRE ASSOCIATION, INC.  
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

JULY 20, 2023 *Paul E. Sweetser*  
DATE PROFESSIONAL LAND SURVEYOR

DEED REFERENCE:  
BK.35530 PG.91

LOCUS ADDRESS:  
203 BANK STREET  
HARWICH PORT

SCALE: 1"=60'

DATE DRAWN:  
JULY 20, 2023

FILE: 2836-00

PAUL E. SWEETSER  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 1146  
DENNISPORT, MA 02639  
(508)737-7560

AREA INCLUSIVE OF CINNAMON FERN (WETLAND) CONTAINS LESS THAN 2,000 SQ.FT. DOES NOT MEET HARWICH CONSERVATION THRESHOLD OF 3,000 SQ.FT.+ OR THE STATE REGULATIONS.

RECEIVED  
TOWN CLERK  
HARWICH, MA  
2023 JUL 24 P 12:10

2023-25

RECEIVED  
TOWN CLERK  
HARWICH, MA

NOTE: SEPTIC LOCTION PER PLAN ON RECORD IN THE HARWICH BOARD OF HEALTH

ASSESSORS MAP: 23  
PARCELS: B3

2023 JUL 24 P 12

CB/DH = CONCRETE BOUND/DRILL HOLE  
X12.85 = SPOT ELEVATION

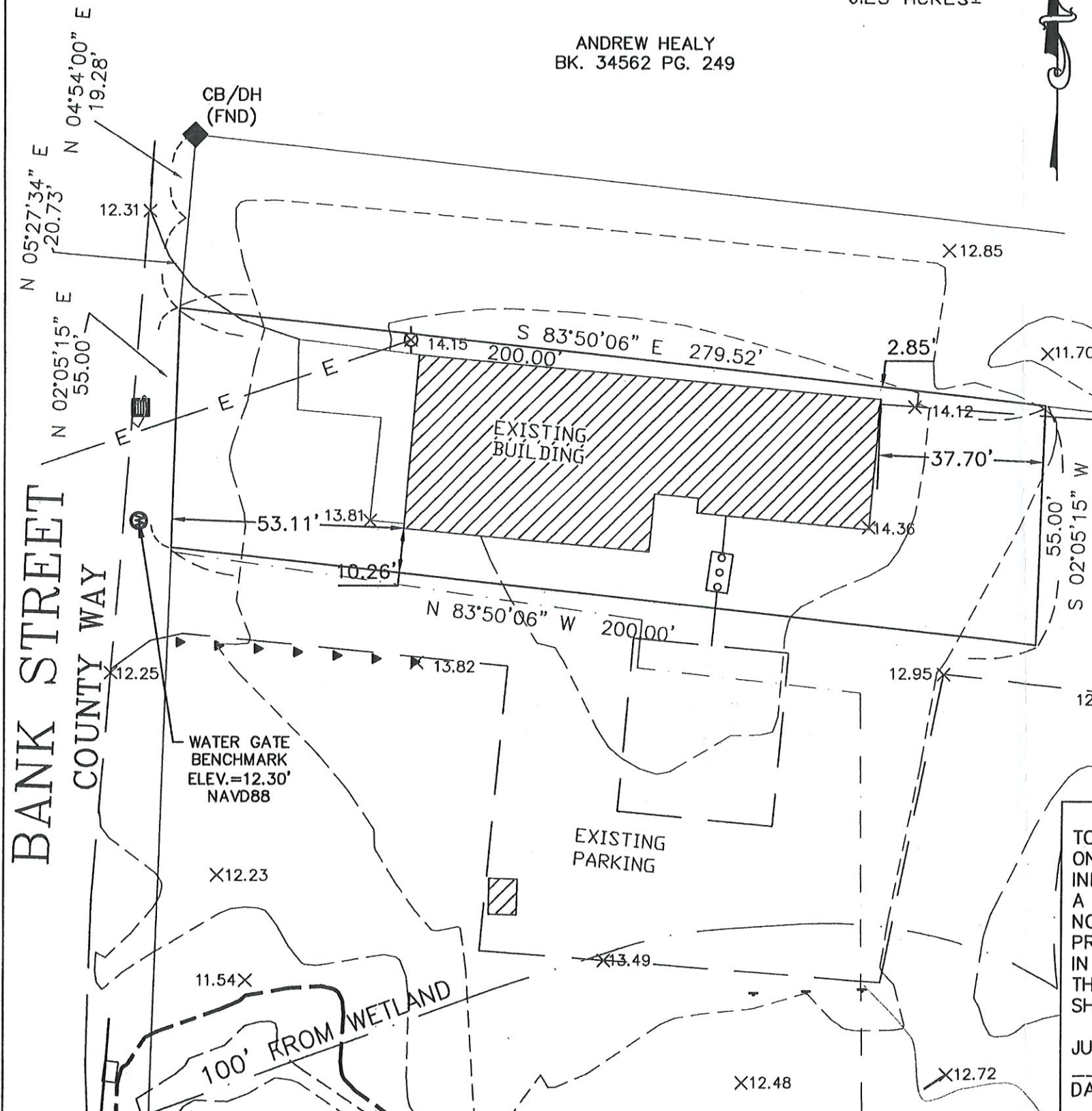
PARCEL 1  
10,972 SQ.FT.±  
0.25 ACRES±

ANDREW HEALY  
BK. 34562 PG. 249

| ZONING DISTRICT(S) INCLUDING FLOODPLAIN RL "X" |          |           |           |
|--|----------|-----------|-----------|
| SUBJECT  | EXISTING | REQUIRED  | PROPOSED  |
| LOT AREA(SQUARE FEET)                          | 10,972±  | 40,000    | NO CHANGE |
| FRONTAGE(LINEAR FEET)                          | 55.00'   | 150'      | NO CHANGE |
| YARD SETBACK-FRONT(FEET)                       | 53.11'   | 25'       | NO CHANGE |
| YARD SETBACK-SIDE(FEET)                        | 2.85'    | 20'       | NO CHANGE |
| YARD SETBACK-REAR(FEET)                        | 37.70'   | 20'       | NO CHANGE |
| BUILDING COVERAGE(%)                           | 34.07    | 15        | NO CHANGE |
| SITE COVERAGE(%)                               | 93.86    | 30        | NO CHANGE |
| BUILDING HEIGHT                                | 39.11'   | 44.11'(1) | NO CHANGE |

(1) AVERAGE GRADE-  $13.81+14.15+14.12+14.36=56.44/4=14.11+30=44.11$  ALLOWED HEIGHT

THIS PROPERTY FALLS IN FLOOD ZONE "X" & AE(EL.11) AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014



NOTE: SEPTIC SYSTEM SHOWN IS ROUGHLY PER DESIGN PLAN, TANK COVERS ARE PER FIELD LOCATION.

DEED REFERENCES-  
BK. 02804 PG. 284  
BK. 16545 PG. 054  
BK. 35530 PG. 091

PLAN REFERENCES-  
PL.BK. 168 PG. 091  
PL.BK. 316 PG. 070  
PL.BK. 315 PG. 085  
PL.BK. 341 PG. 091

AREA-  
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2.06 ACRES±

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JULY 22, 2023  
DATE PROFESSIONAL LAND SURVEYOR

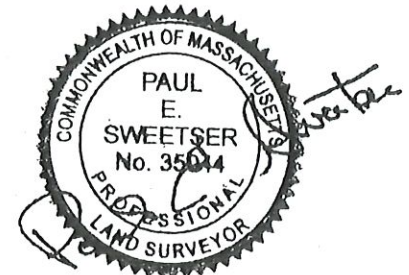
*Paul E. Sweetser*

DEED REFERENCE:  
PL.BK.168 PG.97  
(PARCEL 1)  
LOCUS ADDRESS:  
203 BANK STREET  
HARWICH PORT

SCALE: 1"=30'

DATE DRAWN:  
JULY 20, 2023  
JULY 22, 2023

FILE: 2836-00



PAUL E. SWEETSER  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 1148  
DENNISPORT, MA 02839  
(508)737-7560