

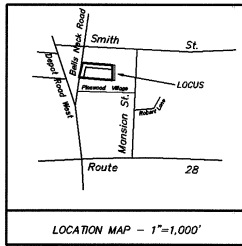
694 30

| ZONING DIST. R-M | Orig. Lot | | Lot 1 | Lot 2 | Parcel A |
|------------------------|-----------|----------|----------|----------|----------|
| | 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 | | 30' | 103.1' | | |
| Rear Setback | | 20' | 392.2' | | |
| 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 325-18-1 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

RECEIVED AND RECORDED
2022 JAN 13 PM 12:31
MASSACHUSETTS COUNTY REGISTER
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



FOR REGISTRY USE ONLY

TOWN OF HARWICH
ZONE: R-M
SETBACKS:
FRONT: 25'
SIDE: 20'
REAR: 20'

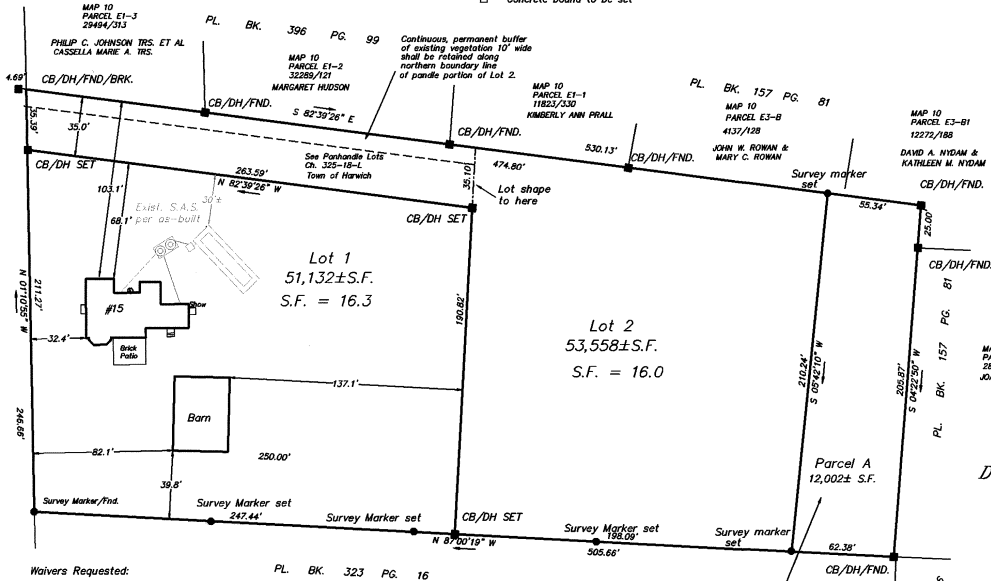
LOTS TO BE SERVED BY TOWN WATER
NO BOARD OF HEALTH RESTRICTIONS ARE ANTICIPATED

APPROVAL REQUIRED BY THE
HARWICH PLANNING BOARD

DATE OF APPLICATION Oct. 20, 2021
DATE OF APPROVAL Nov. 30, 2021
DATE OF ENDORSEMENT Jan. 11, 2022

William Edits
JRM
Mary G. Resnick
Cynthia Chavakis

BELLS NECK ROAD
UNDERRUNNEN TOWN WAY - 30' WIDE



ASSESSORS MAP 10 PARCEL E2
OWNER/PETITIONER OF RECORD:
RICHARD G. HESS, TR.
RICHARD G. HESS TRUST
C/O ABIGAIL HESS ROOS
613 RAVENNA ST.
VENICE, FL 34285
BK. 25357 PG. 320
TOTAL AREA - 116,693± S.F.
2.7± AC.

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
Rev. 12/17/2021

Waivers Requested:
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

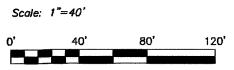
I, ANITA N. DOUCETTE, CLERK OF THE TOWN OF HARWICH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: January 6, 2022
TOWN CLERK: Anita N. Doucette



Terry A. Warner
12/10/21

TERRY A. WARNER, P.L.S.
22 LONG ROAD
HARWICH, MA. 02645
(508) 432-8309



Project No. 15BELLSNECKPARKHOP

694 30

12/22/21 Terry A. Warner
Date Professional Land Surveyor