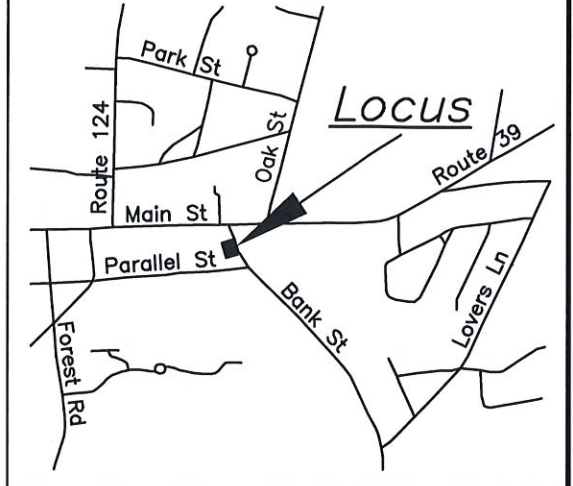
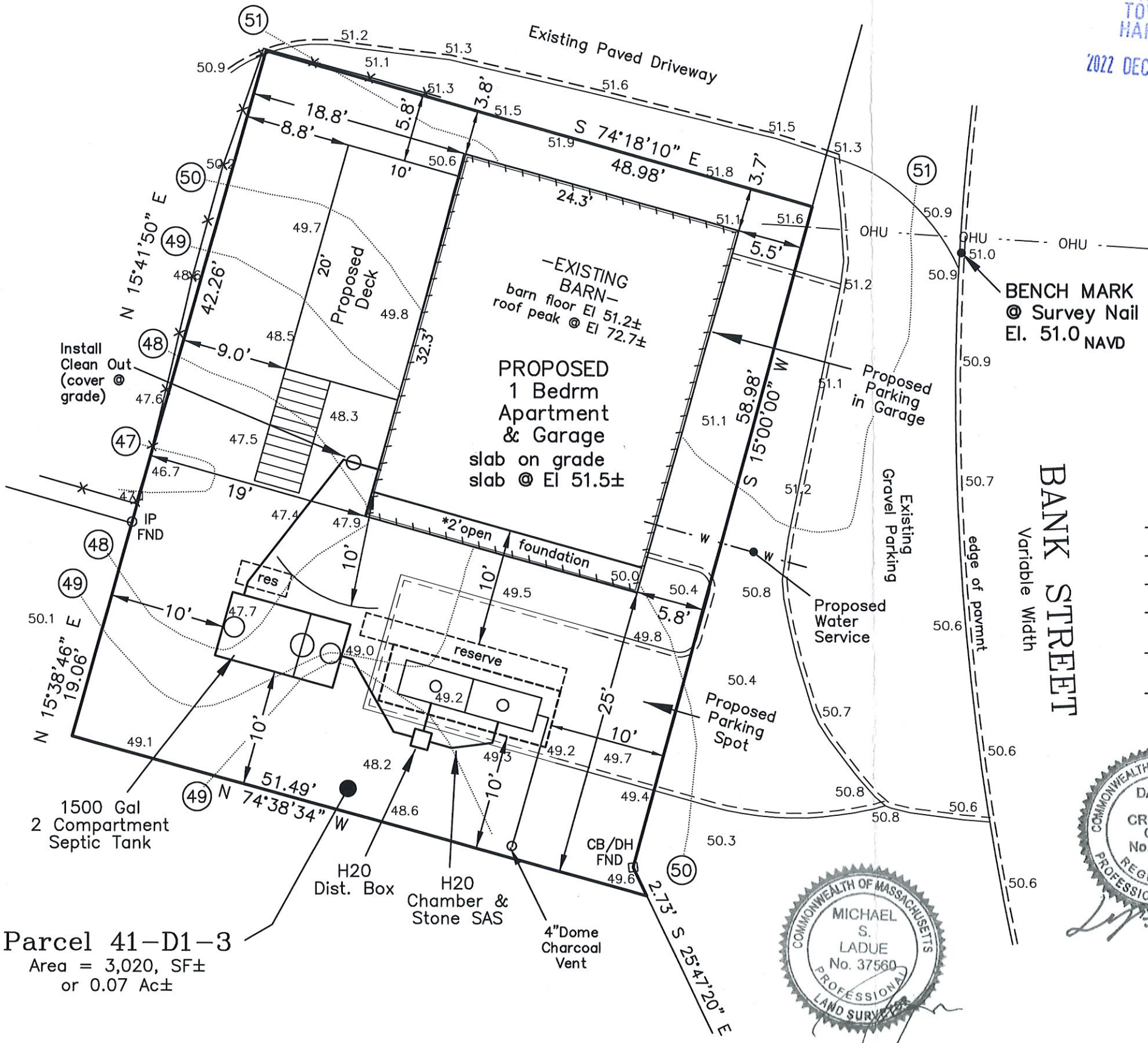


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LOCATION MAP
Assessors' ID: 41-D1-3
Deed: Book 32463, Page 212
See Plan: Book 650, Page 72
Book 333, Page 16
Book 330, Page 80
Book 382, Page 65
Book 44, Page 71



Parcel 41-D1-3
Area = 3,020, SF±
or 0.07 Ac±

BENCH MARK
Survey Nail
El. 51.0 NAVD

Zoning Compliance

Zone: C-V and Harwich Center Overlay District

	C-V Zoning	HC Overlay Zoning **	Existing	Proposed
Min Front Setback	25'	*	5.5'	unchanged
Min Side Setback	20'	10'	3.7', 25'	unchanged
Min Rear Setback	20'	10'	18.8'	8.8'
Building Coverage	(1,510 sf) 50% max	(1,510 sf) 50% max	(791 sf) 26.2%	unchanged
Site Coverage	(2,416 sf) 80% max	(2,416 sf) 80% max	(791 sf) 26.2%	(1500 sf) 50%

*Determined at time of site plan review
**Planning Board may modify dimensional requirements

BANK STREET
Variable Width



SCALE: 1" = 10'



*Elevation Datum is NAVD-88

MORAN ENGINEERING ASSOC., LLC
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
EXISTING & PROPOSED SITE PLAN
Prepared For: David Plunckett & Greg Winston
338 BANK STREET HARWICH
PROJECT: 19-239 DATE: 12/22/22