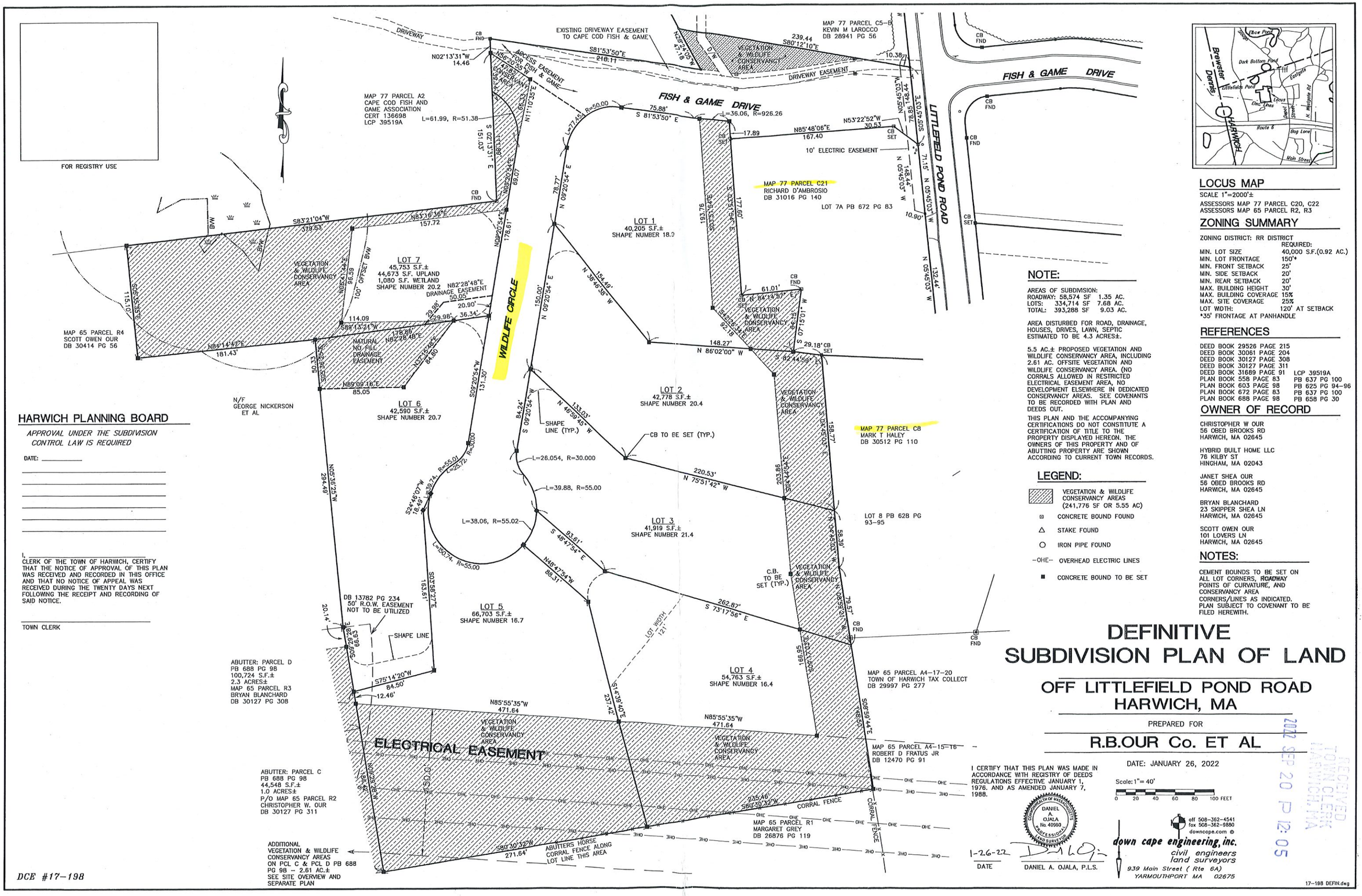

HARWICH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

DATE: _____

_____

_____

_____

_____

_____

_____

I, _____
CLERK OF THE TOWN OF HARWICH, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN WAS RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING THE RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 77 PARCEL C20, C22
ASSESSORS MAP 65 PARCEL R2, R3

ZONING SUMMARY

ZONING DISTRICT: RR DISTRICT

	REQUIRED:
MIN. LOT SIZE	40,000 S.F.(0.92 AC.)
MIN. LOT FRONTAGE	150'*
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'
MAX. BUILDING HEIGHT	30'
MAX. BUILDING COVERAGE	15%
MAX. SITE COVERAGE	25%
LOT WIDTH:	120' AT SETBACK

*35' FRONTAGE AT PANHANDLE

NOTE:

AREAS OF SUBDIVISION:
ROADWAY: 58,574 SF 1.35 AC.
LOTS: 334,714 SF 7.68 AC.
TOTAL: 393,288 SF 9.03 AC.

AREA DISTURBED FOR ROAD, DRAINAGE, HOUSES, DRIVES, LAWN, SEPTIC ESTIMATED TO BE 4.3 ACRES±.

5.5 AC.± PROPOSED VEGETATION AND WILDLIFE CONSERVANCY AREA, INCLUDING 2.61 AC. OFFSITE VEGETATION AND WILDLIFE CONSERVANCY AREA. (NO CORRALS ALLOWED IN RESTRICTED ELECTRICAL EASEMENT AREA, NO DEVELOPMENT ELSEWHERE IN DEDICATED CONSERVANCY AREAS. SEE COVENANTS TO BE RECORDED WITH PLAN AND DEEDS OUT.

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNERS OF THIS PROPERTY AND OF ABUTTING PROPERTY ARE SHOWN ACCORDING TO CURRENT TOWN RECORDS.

LEGEND:

- VEGETATION & WILDLIFE CONSERVANCY AREAS (241,776 SF OR 5.55 AC)
- ⊠ CONCRETE BOUND FOUND
- △ STAKE FOUND
- ○ IRON PIPE FOUND
- –OHE– OVERHEAD ELECTRIC LINES
- ■ CONCRETE BOUND TO BE SET

REFERENCES

DEED BOOK 29526 PAGE 215	
DEED BOOK 30061 PAGE 204	
DEED BOOK 30127 PAGE 308	
DEED BOOK 30127 PAGE 311	
DEED BOOK 31689 PAGE 91	LCP 39519A
PLAN BOOK 558 PAGE 83	PB 637 PG 100
PLAN BOOK 603 PAGE 98	PB 625 PG 94-96
PLAN BOOK 672 PAGE 83	PB 637 PG 100
PLAN BOOK 688 PAGE 98	PB 658 PG 30

OWNER OF RECORD

CHRISTOPHER W OUR
56 OBED BROOKS RD
HARWICH, MA 02645

HYBRID BUILT HOME LLC
76 KILBY ST
HINGHAM, MA 02043

JANET SHEA OUR
56 OBED BROOKS RD
HARWICH, MA 02645

BRYAN BLANCHARD
23 SKIPPER SHEA LN
HARWICH, MA 02645

SCOTT OWEN OUR
101 LOVERS LN
HARWICH, MA 02645

NOTES:

CEMENT BOUNDS TO BE SET ON ALL LOT CORNERS, ROADWAY POINTS OF CURVATURE, AND CONSERVANCY AREA CORNERS/LINES AS INDICATED. PLAN SUBJECT TO COVENANT TO BE FILED HEREWITH.

DEFINITIVE SUBDIVISION PLAN OF LAND

OFF LITTLEFIELD POND ROAD
HARWICH, MA

PREPARED FOR

R.B.OUR Co. ET AL

DATE: JANUARY 26, 2022

Scale: 1" = 40'

0 20 40 60 80 100 FEET

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976. AND AS AMENDED JANUARY 7, 1988.

COMMONWEALTH OF MASSACHUSETTS DANIEL A. OJALA No. 40960 REGISTERED LAND SURVEYOR

1-26-22
DATE

DANIEL A. OJALA, P.L.S.

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land surveyors
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YARMOUTHPORT MA 02675

RECEIVED
TOWN CLERK
HARWICH, MA
2022 SEP 20 P 12:05

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