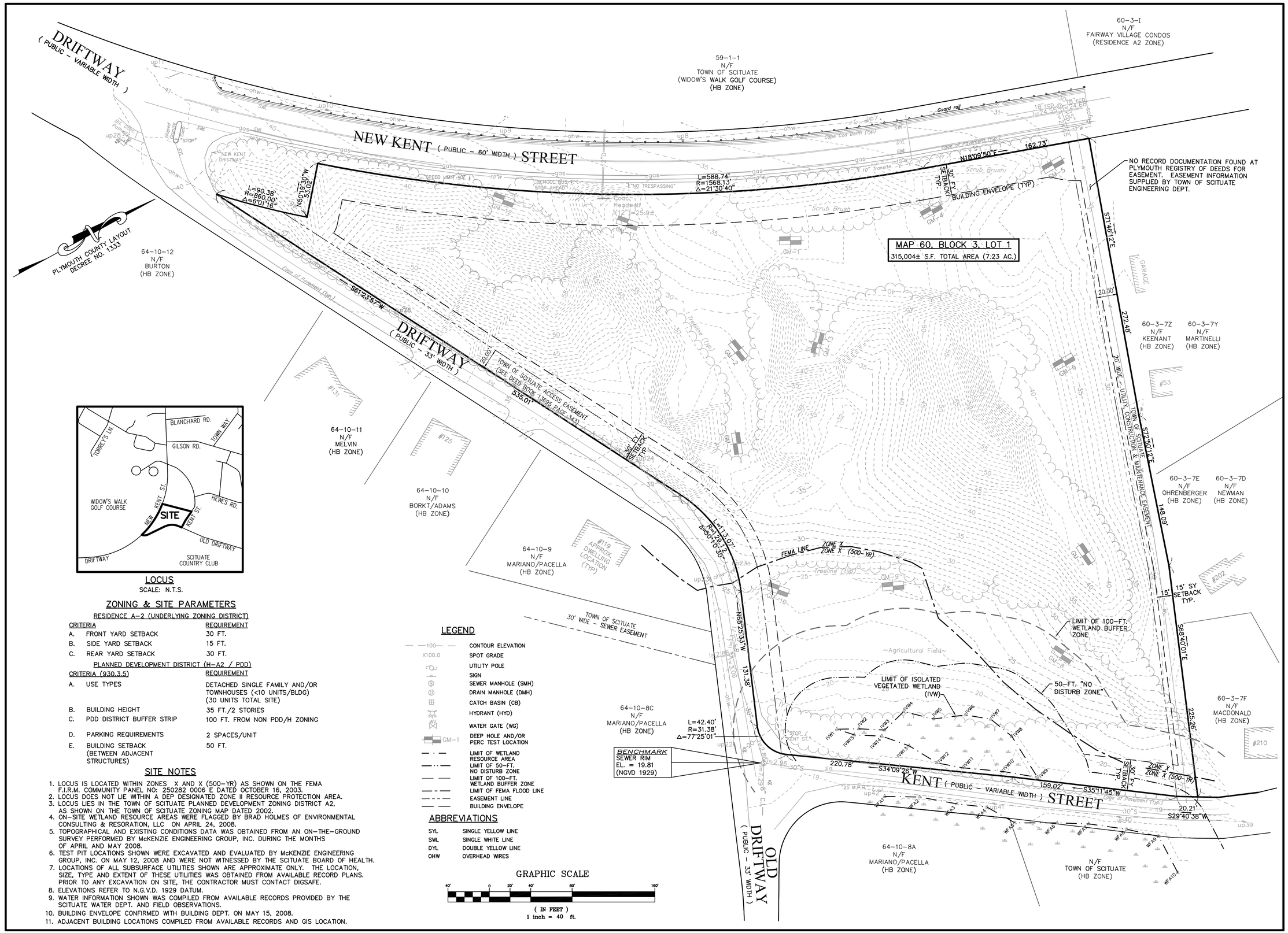

LOCUS

SCALE: N.T.S.

ZONING & SITE PARAMETERS

RESIDENCE A-2 (UNDERLYING ZONING DISTRICT)

CRITERIA	REQUIREMENT
A. FRONT YARD SETBACK	30 FT.
B. SIDE YARD SETBACK	15 FT.
C. REAR YARD SETBACK	30 FT.

PLANNED DEVELOPMENT DISTRICT (H-A2 / PDD)

CRITERIA (930.3.5)	REQUIREMENT
A. USE TYPES	DETACHED SINGLE FAMILY AND/OR TOWNHOUSES (<10 UNITS/BLDG) (30 UNITS TOTAL SITE)
B. BUILDING HEIGHT	35 FT./2 STORIES
C. PDD DISTRICT BUFFER STRIP	100 FT. FROM NON PDD/H ZONING
D. PARKING REQUIREMENTS	2 SPACES/UNIT
E. BUILDING SETBACK (BETWEEN ADJACENT STRUCTURES)	50 FT.

SITE NOTES

1. LOCUS IS LOCATED WITHIN ZONES X AND X (500-YR) AS SHOWN ON THE FEMA F.I.R.M. COMMUNITY PANEL NO: 250282 0006 E DATED OCTOBER 16, 2003.
2. LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE PROTECTION AREA.
3. LOCUS LIES IN THE TOWN OF SCITUATE PLANNED DEVELOPMENT ZONING DISTRICT A2, AS SHOWN ON THE TOWN OF SCITUATE ZONING MAP DATED 2002.
4. ON-SITE WETLAND RESOURCE AREAS WERE FLAGGED BY BRAD HOLMES OF ENVIRONMENTAL CONSULTING & RESORATION, LLC ON APRIL 24, 2008.
5. TOPOGRAPHICAL AND EXISTING CONDITIONS DATA WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY McKENZIE ENGINEERING GROUP, INC. DURING THE MONTHS OF APRIL AND MAY 2008.
6. TEST PIT LOCATIONS SHOWN WERE EXCAVATED AND EVALUATED BY McKENZIE ENGINEERING GROUP, INC. ON MAY 12, 2008 AND WERE NOT WITNESSED BY THE SCITUATE BOARD OF HEALTH.
7. LOCATIONS OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE ONLY. THE LOCATION, SIZE, TYPE AND EXTENT OF THESE UTILITIES WAS OBTAINED FROM AVAILABLE RECORD PLANS. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR MUST CONTACT DIGSAFE.
8. ELEVATIONS REFER TO N.G.V.D. 1929 DATUM.
9. WATER INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORDS PROVIDED BY THE SCITUATE WATER DEPT. AND FIELD OBSERVATIONS.
10. BUILDING ENVELOPE CONFIRMED WITH BUILDING DEPT. ON MAY 15, 2008.
11. ADJACENT BUILDING LOCATIONS COMPILED FROM AVAILABLE RECORDS AND GIS LOCATION.

LEGEND

—100—	CONTOUR ELEVATION
X100.0	SPOT GRADE
	UTILITY POLE
	SIGN
(S)	SEWER MANHOLE (SMH)
(D)	DRAIN MANHOLE (DMH)
	CATCH BASIN (CB)
	HYDRANT (HYD)
WG	WATER GATE (WG)
GM-1	DEEP HOLE AND/OR PERC TEST LOCATION
	LIMIT OF WETLAND RESOURCE AREA
	LIMIT OF 50-FT. NO DISTURB ZONE
	LIMIT OF 100-FT. WETLAND BUFFER ZONE
	LIMIT OF FEMA FLOOD LINE
	EASEMENT LINE
	BUILDING ENVELOPE

ABBREVIATIONS

SYL	SINGLE YELLOW LINE
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
OHW	OVERHEAD WIRES

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL LAND SURVEYOR

PROFESSIONAL ENGINEER

PREPARED BY:

McKENZIE ENGINEERING GROUP, INC.

PROFESSIONAL CIVIL ENGINEERING AND LAND SURVEYING

156 ANDOVER STREET, SUITE 205 DANVERS, MASSACHUSETTS 01923
PHONE: (978) 777-8977 FACSIMILE: (978) 777-8977
150 MONUMENT ROAD, SUITE 101 NORWELL, MASSACHUSETTS 02061
PHONE: (781) 792-3900 FACSIMILE: (781) 792-0333

SCITUATE HOUSING AUTHORITY "PARCEL 3" - DRIFTWAY NEW KENT STREET

(ASSESSOR'S MAP 60, BLOCK 3, LOT 1)
IN
SCITUATE, MASSACHUSETTS

PREPARED FOR:
TOWN OF SCITUATE
HOUSING AUTHORITY
791 Country Way
Scituate, Massachusetts 02066

DRAWN BY:	JMH
DESIGNED BY:	GJM
CHECKED BY:	GJM/SMB
APPROVED BY:	GJM/SMB
DATE:	MAY 16, 2008
SCALE:	1" = 40'
PROJECT NO.:	28-119

DWG. TITLE:
Existing Conditions Plan

DWG. No:
1