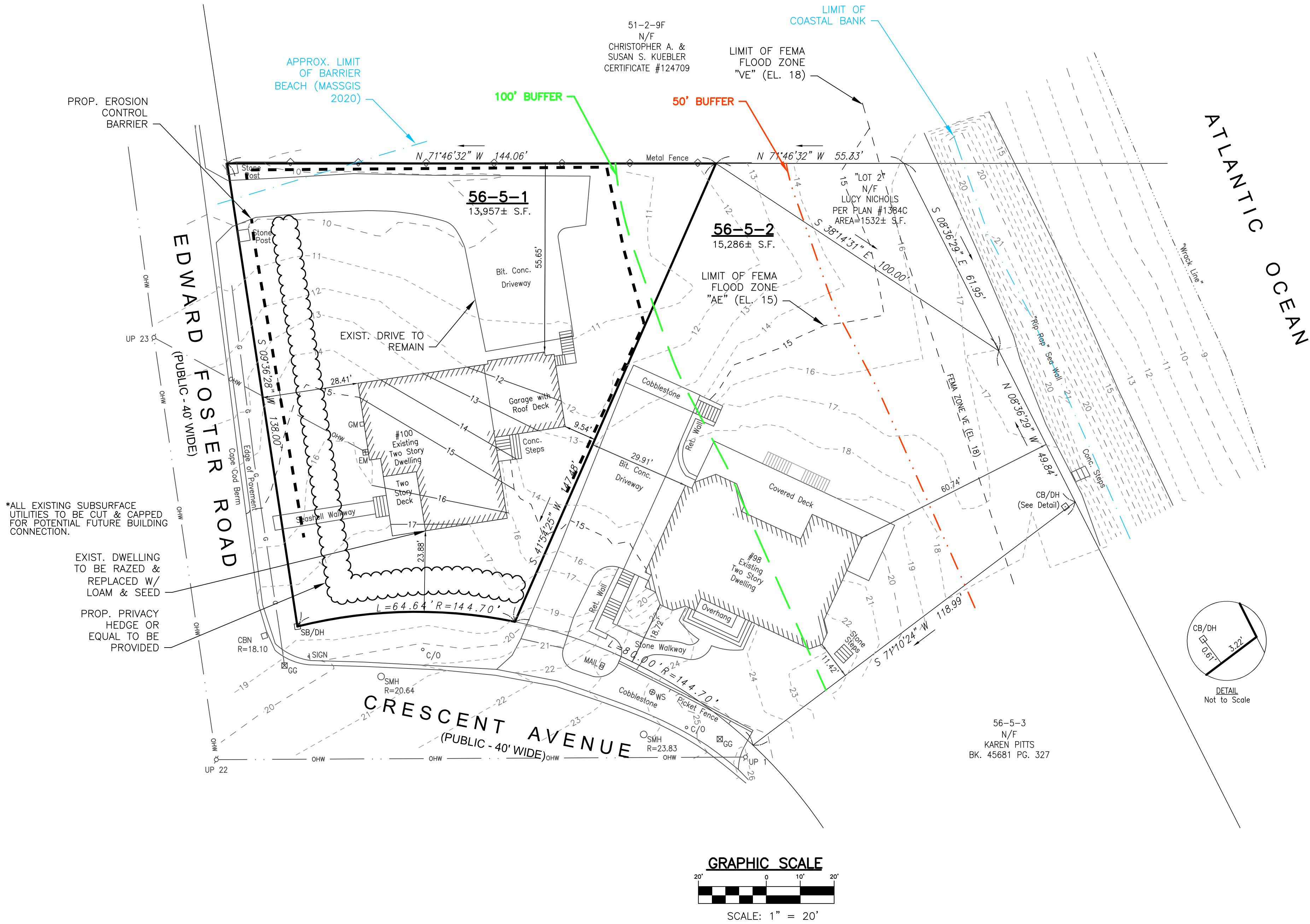
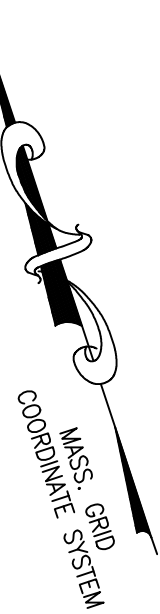
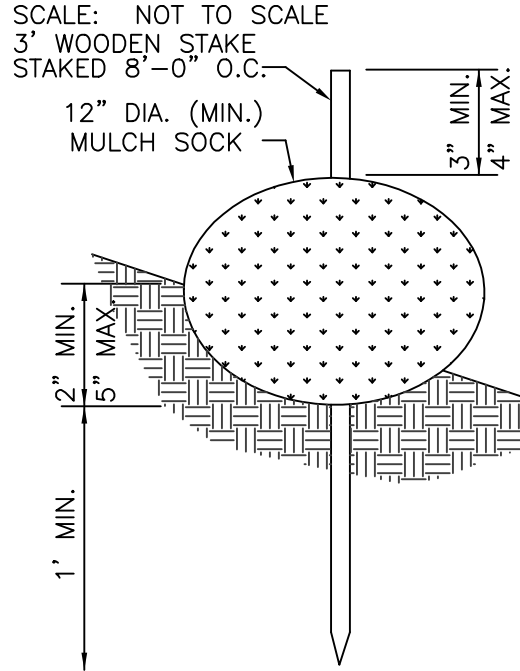


SITE LOCUS  
NOT TO SCALE



#### STAKED MULCH SOCK DETAIL



#### GENERAL NOTES

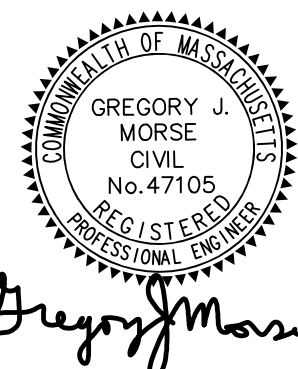
- DEED REFERENCES:  
PARCEL 56-5-1  
BOOK 51360, PAGE 340  
RECORD OWNER: WILLIAM SHIELDS FAMILY TRUST  
PARCEL 56-5-2  
BOOK 51427, PAGE 19  
RECORD OWNER: WILLIAM F. SHIELDS
- PLAN REFERENCES: PLAN BOOK 1, PAGE 153  
REGISTERED LAND PLANS 1384C & 1384E  
PLAN ENTITLED "FOUNDATION CERTIFICATION, #98 CRESCENT AVENUE, SCITUATE, MASSACHUSETTS" BY GRADY CONSULTING, LLC, DATED APRIL 17, 2008, ON FILE AT TOWN OF SCITUATE BUILDING DEPARTMENT
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE "R-3" ZONING DISTRICT
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE FLOOD PLAN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE WATER RESOURCE PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 8/7/2019
- THE SUBJECT PROPERTY LIES IN ZONES "X", "AE(15)" AND "VE(18)" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0129K DATED 11/4/2016.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND DIG SAFE MARKINGS OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER SUCH UTILITIES.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
- ALL KNOWN WETLAND RESOURCE AREAS ARE SHOWN.

#### ZONING TABLE

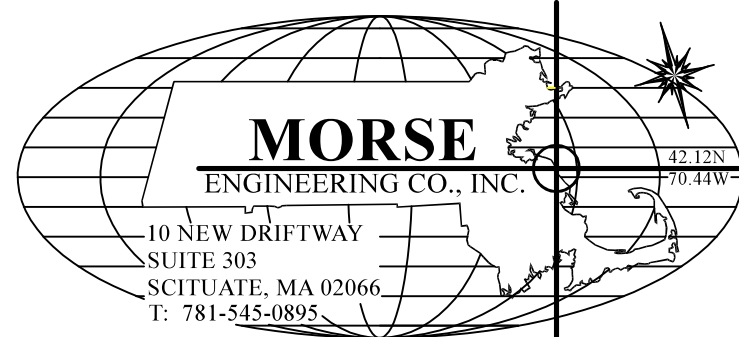
TOWN OF SCITUATE "R-3" ZONING DISTRICT CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	13,957 S.F.	NO CHANGE
FRONTAGE	100'	138.0'	NO CHANGE
FRONT YARD SETBACK	30'	28.41'	N/A
SIDE YARD SETBACK	8'	9.54'	N/A
REAR YARD SETBACK	20'	55.65'	N/A
GROSS FLOOR AREA		2,646 S.F. (PER ASSESSORS)	N/A

#### LEGEND

CB/DH	CONCRETE BOUND WITH DRILL HOLE
N/F	NOW OR FORMERLY
SB/DH	STONE BOUND WITH DRILL HOLE



PREPARED BY:



PROJECT: PROP. SITE IMPROVEMENTS  
100 EDWARD FOSTER ROAD  
(ASSESSOR'S PARCEL: 56-5-1)  
SCITUATE, MASSACHUSETTS

APPLICANT: WILLIAM SHIELDS FAMILY REALTY TRUST  
98 CRESCENT AVE  
SCITUATE, MA 02066

PLAN TITLE: PLAN TO ACCOMPANY NOI FILING

DESIGN: PGG  
CHECK: GJM  
JOB NO: 19-298  
DATE: 3/18/20  
REV:  
SHEET: 1