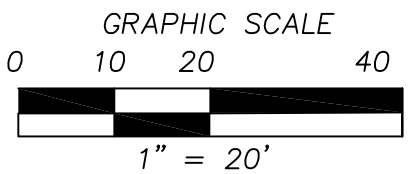
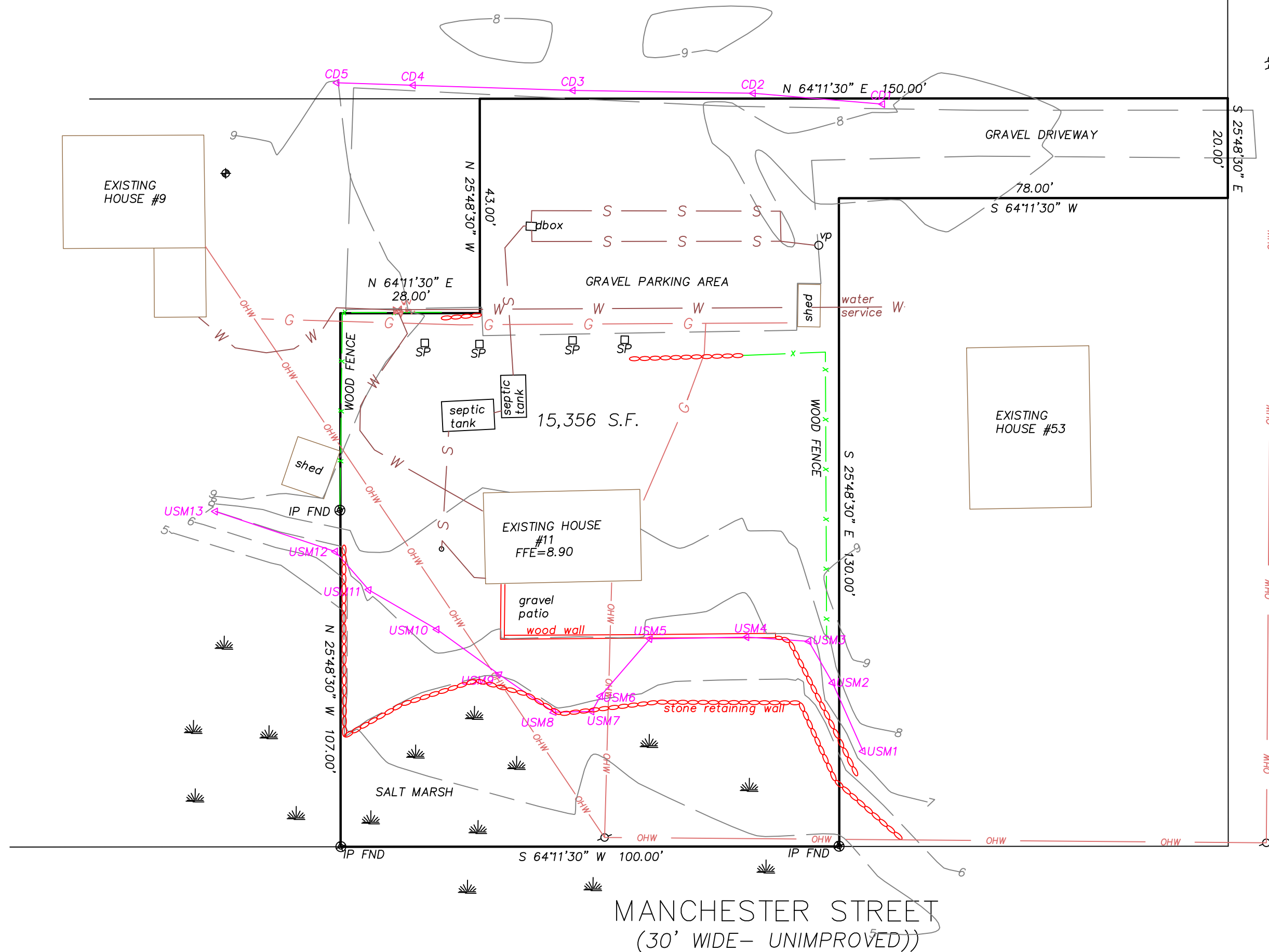


HIGH WATER LINE



CENTRAL STREET
(PUBLIC-50' WIDE)

EXISTING HOUSE #18

PORCH

EASEMENT
(DOCUMENT NO. 387970)

N/F
LAWRENCE J. &
SUSAN M. GIANINNO
PARCEL 71-6-5-A



ATLANTIC COAST ENGINEERING LLC
Scituate Harbor Office
88 Front St, Suite 22B
Scituate, MA 02066
(617) 963 - 6044

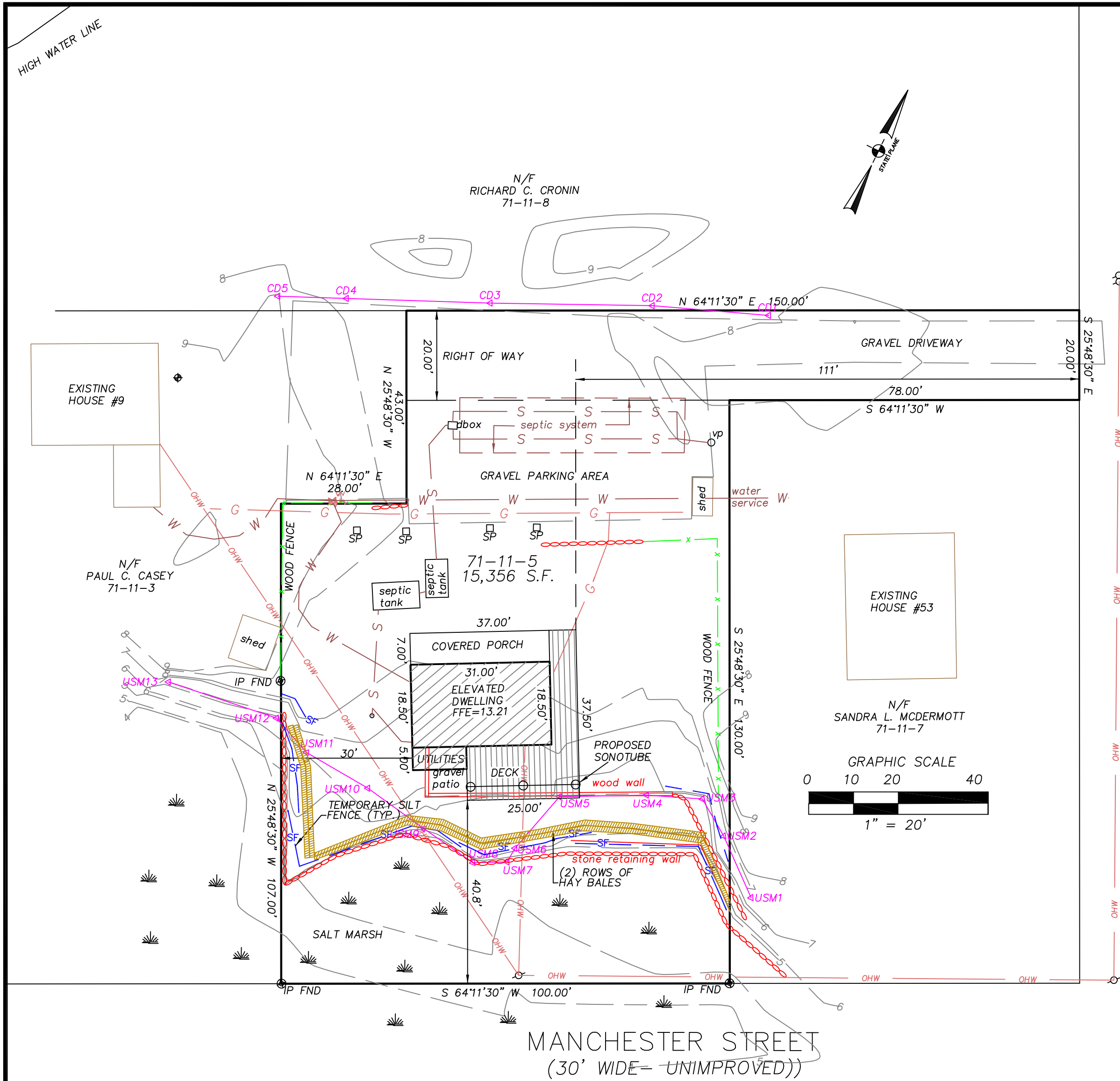
REV.	DATE

SHEET TITLE:	
EXISTING SITE PLAN	
SCALE: 1"=20'-0"	DRAWN BY: AD
DATE: 05/12/20	CHECKED BY: JH

CLIENT/PROJECT:	
GLOVER FAMILY REALTY TRUST ELEVATE EXISTING HOUSE	
LOCATION: 11 MANCHESTER STREET	MA.
TOWN: SCITUATE	STATE: MA.



C1



- NOTES:
1. TOPOGRAPHIC SURVEY PERFORMED BY JAMES E. MCGRATH, PLS ON MARCH 21, 2020.
 2. ELEVATION DATUM REFERENCES MEAN SEA LEVEL (MSL) OR NAVD + 0.79'
 3. SUBJECT PARCEL LIES WITHIN FLOOD ZONE AE13 AS SHOWN ON FEMA MAP 25023C0139K, REVISED ON 11/4/2016. MSL CONVERSION TO FLOOD ELEVATION = 12.21'
 4. SUBSURFACE UTILITIES TAKEN FROM "AS-BUILT DISPOSAL SYSTEM 11 MANCHESTER STREET PLOT 71-11-05 SCITUATE, MASS." PREPARED BY EET, INC. DATED 5/10/2010.
 5. BENCHMARK TAKEN FROM ABOVE DESCRIBED PLAN AND CONFIRMED ON MARCH SURVEY.
 6. SUBSURFACE UTILITIES MUST BE CONFIRMED BY CALLING DIGSAFE AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING. JAMES MCGRATH, PLS AND ATLANTIC COAST ENGINEERING LLC ARE NOT RESPONSIBLE FOR INACCURATLY MARKED UTILITY LINES.
 7. WETLANDS DELINEATIONS BY ECR, LLC ON MARCH 20, 2020.
 8. THE DWELLING IS PROPOSED TO BE RAISED IN THE SAME FOOTPRINT AS THE EXIST. LOCATION.

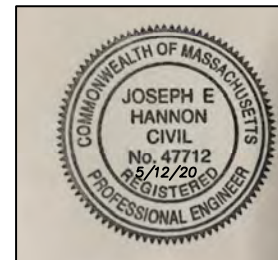
(DOCUMENT NO. 387970)

LEGEND

- ◆ BENCHMARK: LEFT CORNER OF LOWER CONCRETE STEP, HOUSE #9
- ⊙ STONE POST
- ⊙ IRON PIPE PROPERTY MARKER FOUND
- ⋈ WATER SHUT OFF
- USM13 ▲ UPPER SALT MARSH DELINEATION FLAG
- CD1 ▲ COASTAL DUNE DELINEATION FLAG
- EXISTING GROUND ELEVATION
- W — W WATER LINE
- G — G GAS LINE
- S — S SEWER LINE
- OHW — OVERHEAD ELECTRIC LINE
- SF — TEMPORARY SILT FENCE
- TEMPORARY HAY BALE BARRIER

ZONING DISTRICT: RES. 3, FLOODPLAIN & WATERSHED PROTECTION DISTRICTS
TABLE OF MINIMUM SETBACKS:

REQUIRED	PROVIDED
AREA-10,000	AREA-15,356
FRONT-30'	FRONT-111'
REAR-30'	REAR-30'
SIDE-8'	SIDE-40.8'
HEIGHT-35'	HEIGHT-29.2'
LOT WIDTH-100	LOT WIDTH-150'
LOT FRONTAGE-100'	LOT FRONTAGE- 20'



Atlantic Coast Engineering LLC
Scituate Harbor Office
88 Front St, Suite 22B
Scituate, MA 02066
(617) 963 - 6044

PROPOSED SITE PLAN

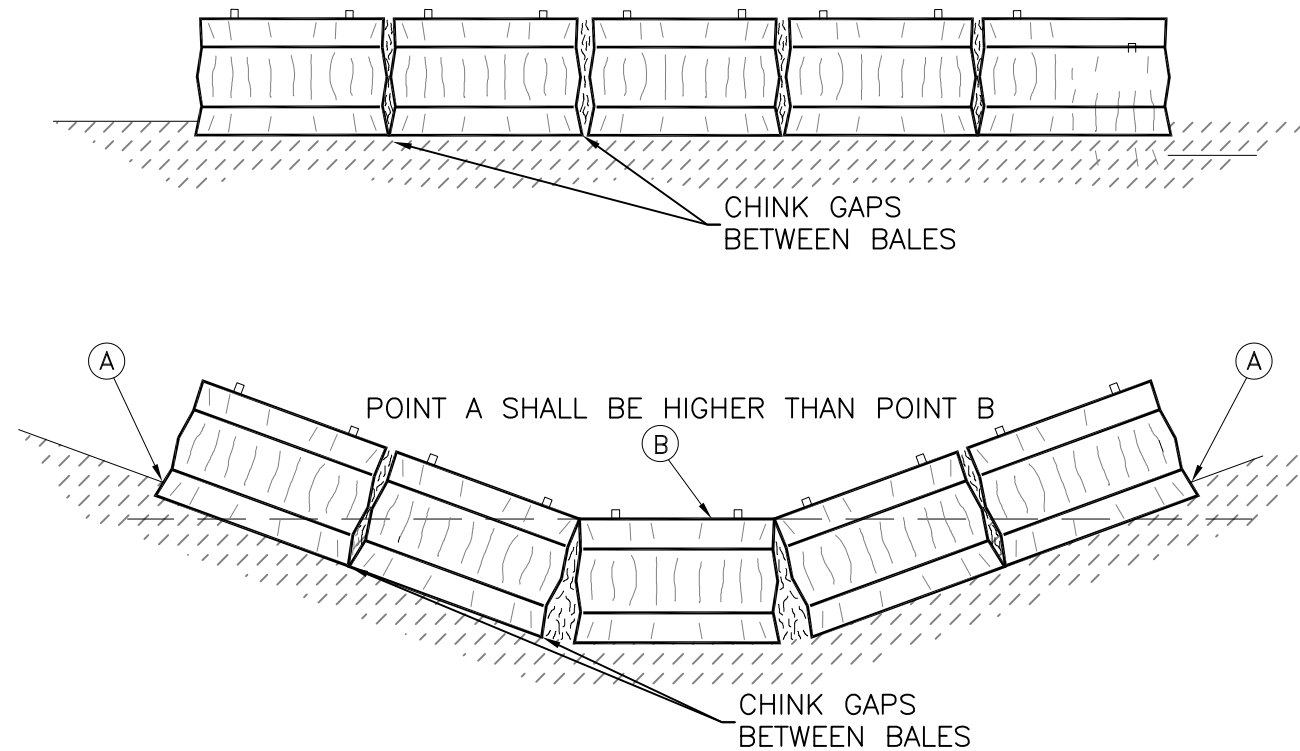
CLIENT/PROJECT:
GLOVER FAMILY REALTY TRUST
ELEVATE EXISTING HOUSE

LOCATION: 11 MANCHESTER STREET

SCALE: 1"=20'-0"

DRAWN BY: AD

C2



C3