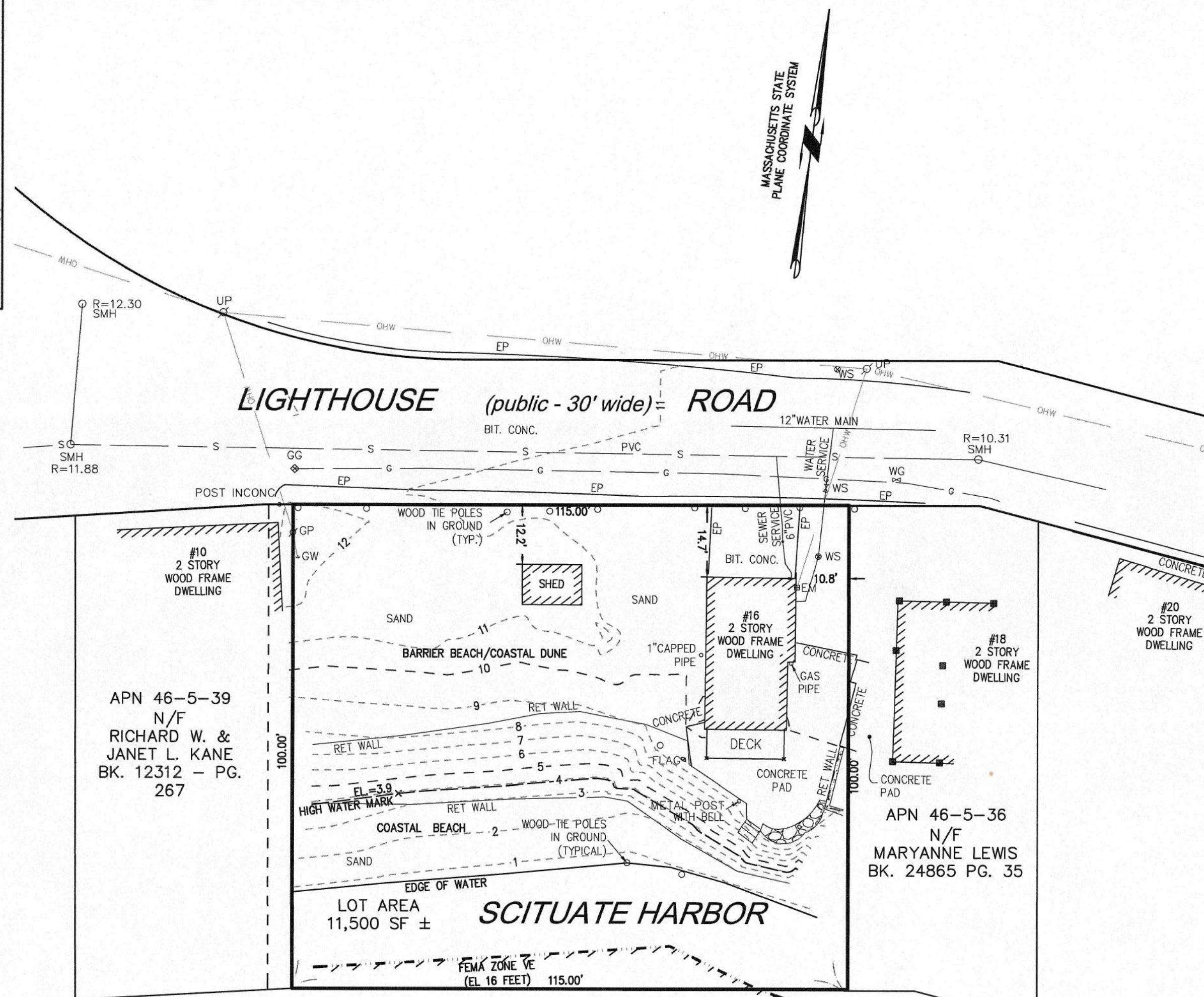


LOCUS MAP
Not to Scale



APN 46-5-39
N/F
RICHARD W. &
JANET L. KANE
BK. 12312 - PG.
267

APN 46-5-36
N/F
MARYANNE LEWIS
BK. 24865 PG. 35

OWNER
JOHN J. & MARIE NEARY
16 LIGHTHOUSE ROAD
SCITUATE, MA 02066
BOOK: 10375, PAGE: 190
ASSESSOR'S PARCEL NUMBER: 46-5-37

SURVEY NOTES:

- LOCUS IS SHOWN AS PARCEL NUMBER 46-5-37 ON THE TOWN OF SCITUATE ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 10375, PAGE 190.
- THIS SURVEY WAS MADE ON THE GROUND IN APRIL OF 2023 BY MCKENZIE ENGINEERING GROUP, INC.
- EXISTING HOUSE AND SHED ON THE PROPERTY WILL BE RAZED.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- WETLAND RESOURCE AREAS WERE ENCOUNTERED DURING THE FIELD SURVEY AND DELINEATED BY ECR- ENVIRONMENTAL CONSULTING AND RESTORATION, LLC. ON MARCH 31, 2023 AND FIELD LOCATED BY MCKENZIE ENGINEERING GROUP.
- LOCUS IS ZONED R-3
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 30'
SIDE YARD 8'
REAR YARD 20'
- LOCUS IS SITUATED IN ZONE AE (EL=15, NAVD) AS SHOWN ON F.I.R.M. No 25023C0128L, EFFECTIVE JULY 6, 2021. A PORTION OF THE SITE IS SITUATED IN ZONE VE (EL=16, NAVD).
- LOCUS IS LOCATED IN A TOWN OF SCITUATE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT.
- UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- LIGHTHOUSE ROAD IS A DESIGNATED SCENIC ROAD.
- PLAN REFERENCES:

PB	PG
1	506
6	459
40	33

LEGEND

SURVEY SYMBOLS

- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

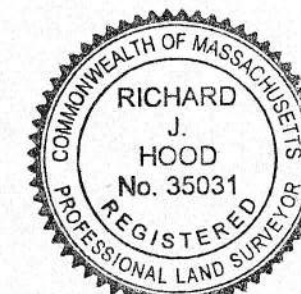
- Ø GUY POLE
- GW GUY WIRE
- ≡ WATER GATE
- SMH SEWER MANHOLE
- ⊕ HYDRANT
- Ø UTILITY POLE
- ⊗ RIP RAP

LINE DESIGNATORS

- W WATER MAIN
- OHW OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- S SANITARY SEWER LINE

ABBREVIATIONS

- | | |
|-----------|------------------------------|
| TH | THRESHOLD |
| BIT CONC. | BITUMINOUS CONCRETE PAVEMENT |
| CCB | CAPE COD BERM |
| EP | EDGE OF PAVEMENT |
| BC | BITUMINOUS CONCRETE CURB |
| RET WALL | RETAINING WALL |
| CONC. | CONCRETE |
| RCP | REINFORCED CONCRETE PIPE |
| VGC | VERTICAL GRANITE CURB |
| ETW | EDGE OF TRAVEL WAY |
| MTL | METAL BERM |
| VCC | VERTICAL CONCRETE CURB |



I HEREBY CERTIFY THAT THIS PLAN IS
THE RESULT OF AN ON-THE-GROUND
INSTRUMENT SURVEY CONDUCTED BY
MCKENZIE ENGINEERING GROUP, INC.
IN MARCH, 2023.

Richard J. Hood 17 JAN 24
RICHARD J. HOOD, PLS DATE

© MCKENZIE ENGINEERING GROUP, INC.

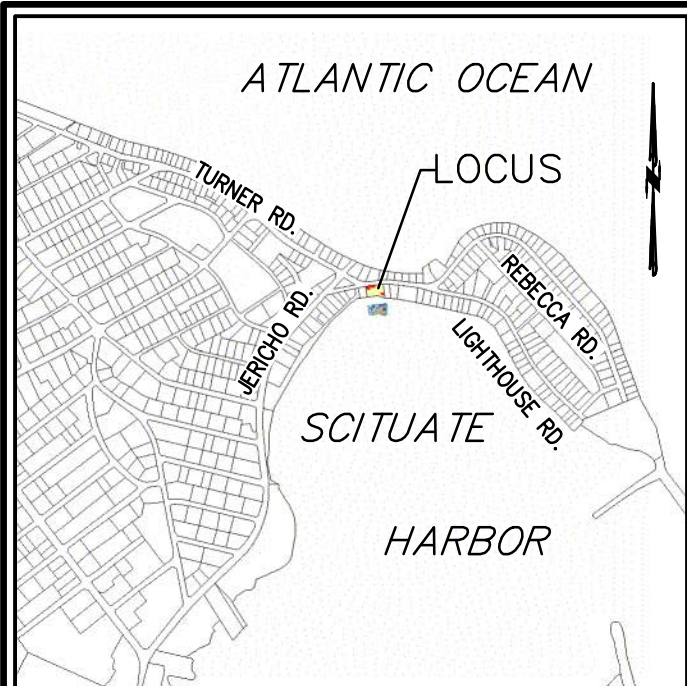
EXISTING CONDITIONS PLAN 16 LIGHTHOUSE ROAD SCITUATE, MASSACHUSETTS

THOMAS P. MCCARTHY
52 CAROLYN CIRCLE
MARSHFIELD, MASSACHUSETTS

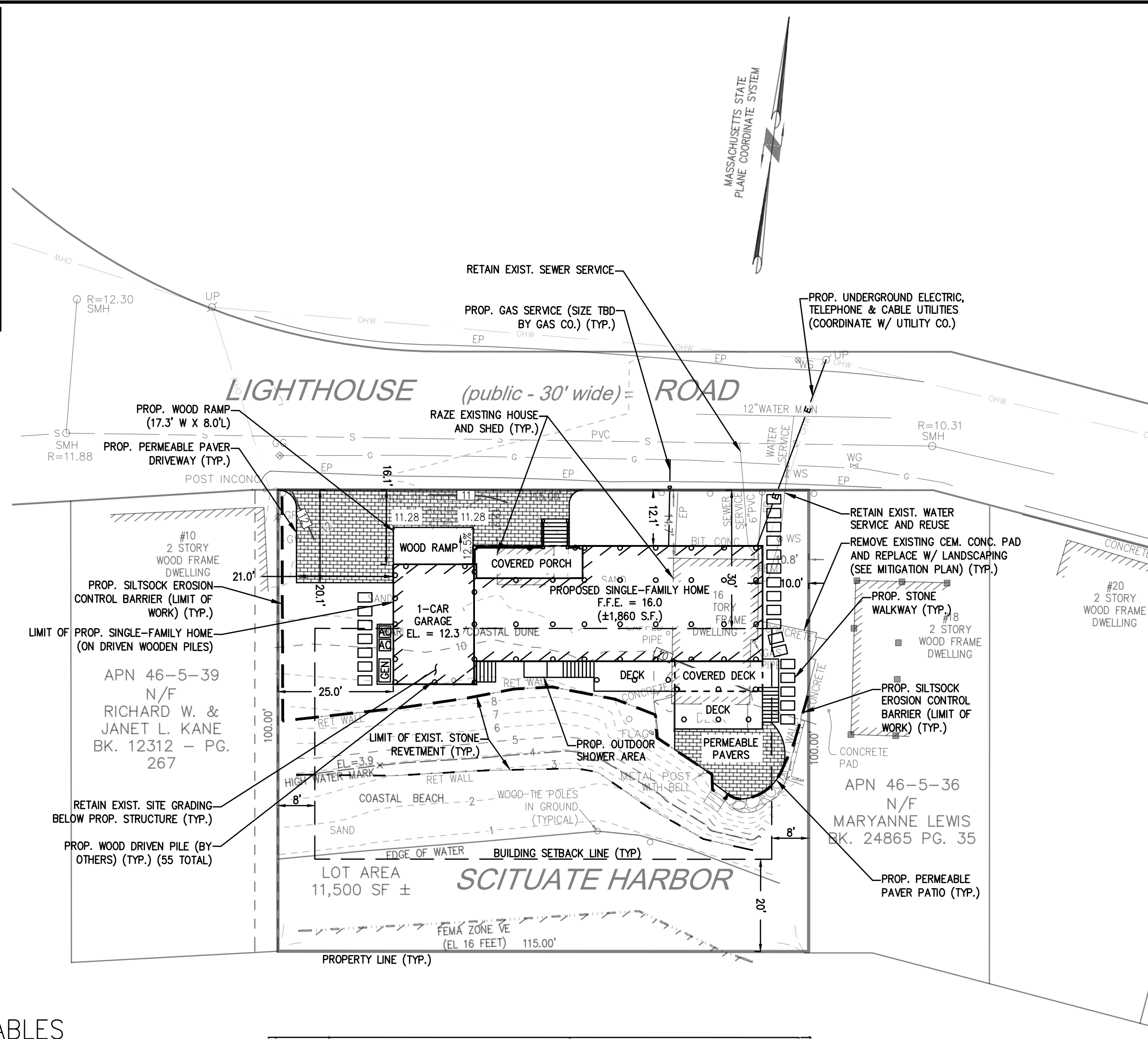
DRAWN BY: AL
DESIGNED BY: --
CHECKED BY: RTLS
APPROVED BY: --
DATE: DECEMBER 28, 2023
SCALE: 1"=20'
PROJECT NO.: 223-130

EXISTING CONDITIONS PLAN

DWG. NO:
EX-1



LOCUS MAP
Not to Scale



LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CB/DH CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/DH STONE BOUND

UTILITY SYMBOLS

- GUY POLE
- GUY WIRE
- WATER GATE
- SEWER MANHOLE
- HYDRANT
- UTILITY POLE
- RIP RAP

LINE DESIGNATORS

- W WATER MAIN
- OHW OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- S SANITARY SEWER LINE

ABBREVIATIONS

TH	THRESHOLD
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB

OWNER
JOHN J. & MARIE NEARY
16 LIGHTHOUSE ROAD
SCITUATE, MA 02066
BOOK: 10375, PAGE: 190
ASSESSOR'S PARCEL NUMBER: 46-5-37

LAND USAGE TABLES

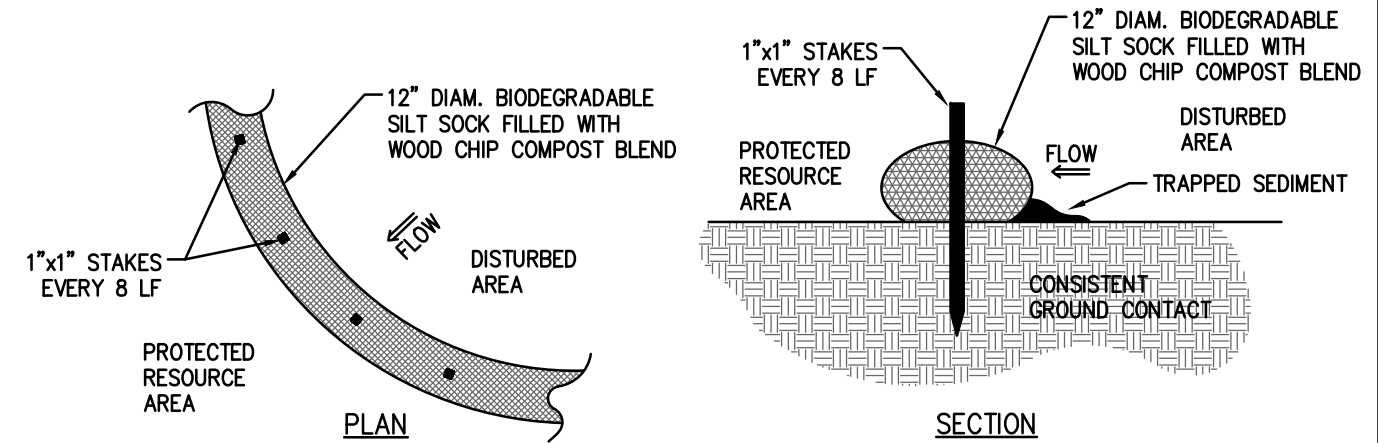
SEC. 600 - DIMENSIONAL REGULATIONS

RESIDENCE R-3 ZONING DISTRICT			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA (UPLAND)	10,000 S.F.	8,960 S.F.	NO CHANGE
FRONTAGE	100 FT.	115 FT.	NO CHANGE
FRONT YARD	12.1 FT.**	12.2 FT.	12.1 FT.
SIDE YARD (MIN.)	8 FT.	10.8 FT.	10.0 FT.
REAR YARD (MIN.)	20 FT.	47.5 FT.	57.9 FT.
LOT WIDTH	100 FT.	115 FT.	NO CHANGE
BUILDING HEIGHT	3 STORIES 35 FT.	2 STORIES	34.8 FT.

NOTES:
** SEC. 620.4.A. - IN ALL DISTRICTS, NO BUILDING NEED BE SET BACK ON ITS LOT FURTHER FROM THE LINE OF A STREET OR WAY THAN THE AVERAGE DISTANCE FROM SUCH LINE OF THE BUILDINGS ON THE SAME SIDE THEREOF BETWEEN TWO INTERSECTING STREETS AND WAYS AND WITHIN TWO HUNDRED FEET OF THE LOT IN QUESTION. IN DETERMINING SUCH AVERAGE, ACCESSORY BUILDINGS SHALL NOT BE COUNTED. A VACANT LOT OR A LOT OCCUPIED BY A BUILDING SET BACK MORE THAN THE REQUIRED DISTANCE SET FORTH IN THE PRECEDING PARAGRAPH SHALL BE CONSIDERED AS THOUGH OCCUPIED BY A BUILDING SET BACK THE REQUIRED DISTANCE.

SILT SOCK EROSION CONTROL DETAIL

NOT TO SCALE



- CONSTRUCTION NOTES:**
- SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
 - SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
 - INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
 - SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

APP	BY	DESCRIPTION	DATE	REV
ESS	ESS	WOOD PILES	2/12/24	1
BCM	BCM	BUILDING FOOTPRINT	4/10/24	2

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

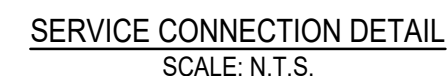
SITE DEVELOPMENT PLAN
16 LIGHTHOUSE ROAD
SCITUATE, MASSACHUSETTS

THOMAS P. MCCARTHY
52 CAROLYN CIRCLE
MARSHFIELD, MASSACHUSETTS

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	DECEMBER 28, 2023
SCALE:	1"=20'
PROJECT NO.:	223-130

DWG. TITLE:
PROPOSED SITE PLAN

DWG. NO:
PSP-1

The logo for McKenzie Engineering Group features a large, stylized 'MEG' in a bold, sans-serif font. The 'M' and 'E' are dark grey, while the 'G' is a lighter grey. Below this, the words 'MCKENZIE' and 'ENGINEERING GROUP' are written in a smaller, all-caps, sans-serif font, separated by a thin horizontal line.

MEG
MCKENZIE
ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

16 LIGHTHOUSE ROAD
SCITUATE, MASSACHUSETTS

THOMAS P. MCCARTHY
52 CAROLYN CIRCLE
MARSHFIELD, MASSACHUSETTS

APPLICANT:

DWG. TITLE:

**CONSTRUCTION
DETAILS**

DWG. NO:

D-1



MCKENZIE
ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN

16 LIGHTHOUSE ROAD
SCITUATE, MASSACHUSETTS

THOMAS P. MCCARTHY
52 CAROLYN CIRCLE
MARSHFIELD, MASSACHUSETTS

APPLICANT:

PROJECT NO.:	220-100
DWG. TITLE:	

CONSTRUCTION DETAILS

DWG. NO:

D-2 |