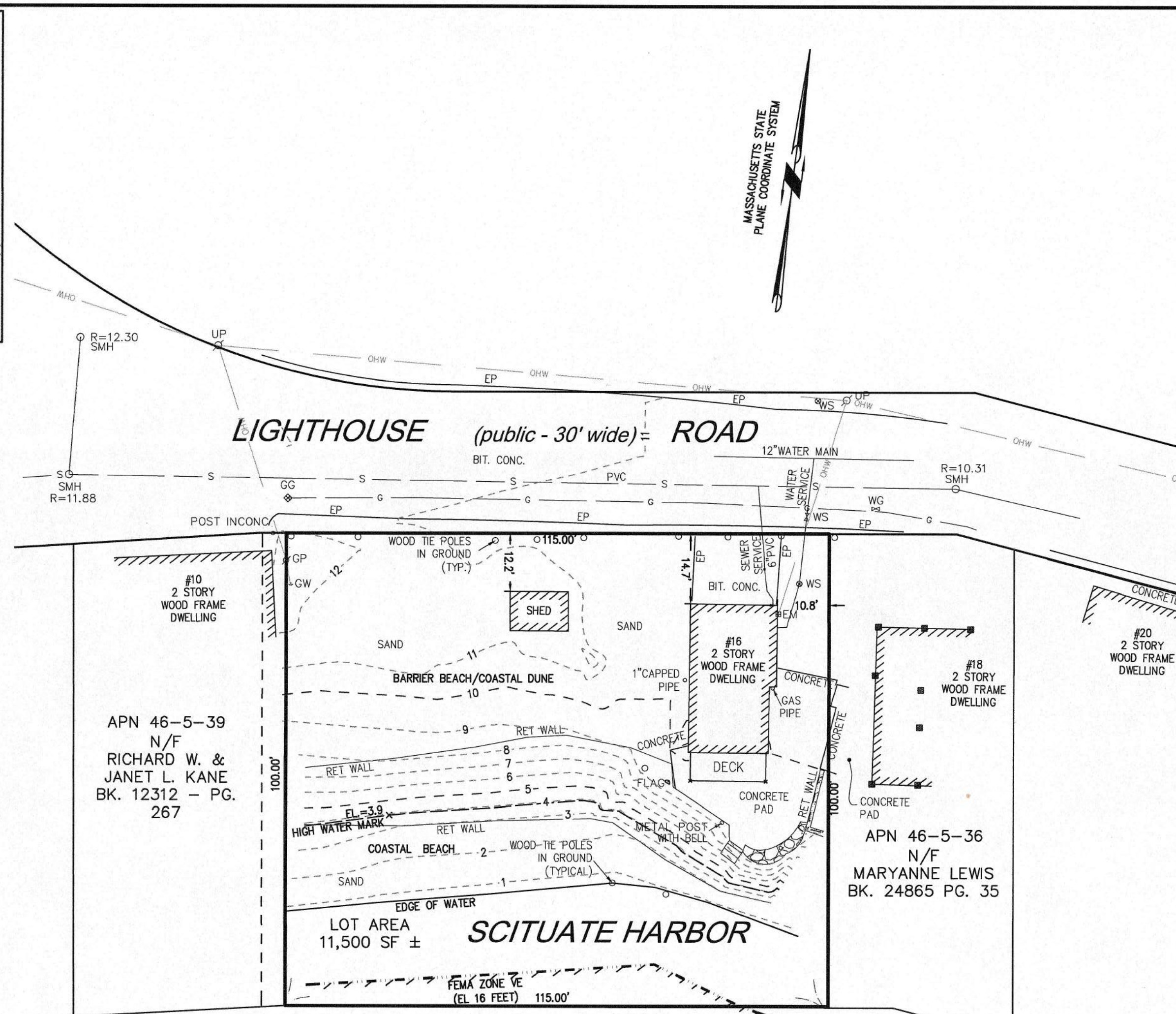


LOCUS MAP  
Not to Scale



## LEGEND

### SURVEY SYMBOLS

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

### UTILITY SYMBOLS

- ⊗ GUY POLE
- GW GUY WIRE
- ≡ WATER GATE
- SMH 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

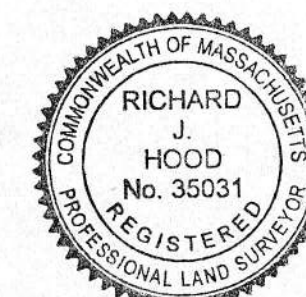
### ABBREVIATIONS

- 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

### 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



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

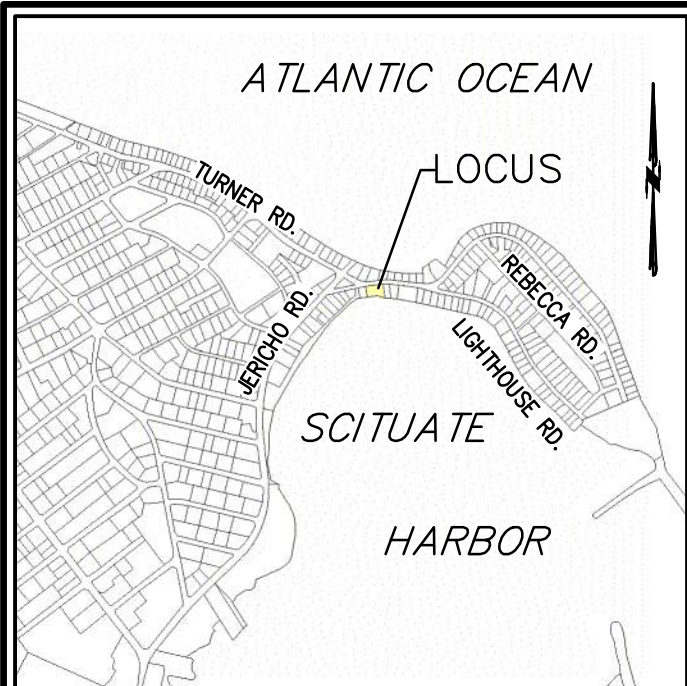
THOMAS P. MCCARTHY  
52 CAROLYN CIRCLE  
MARSHFIELD, MASSACHUSETTS

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

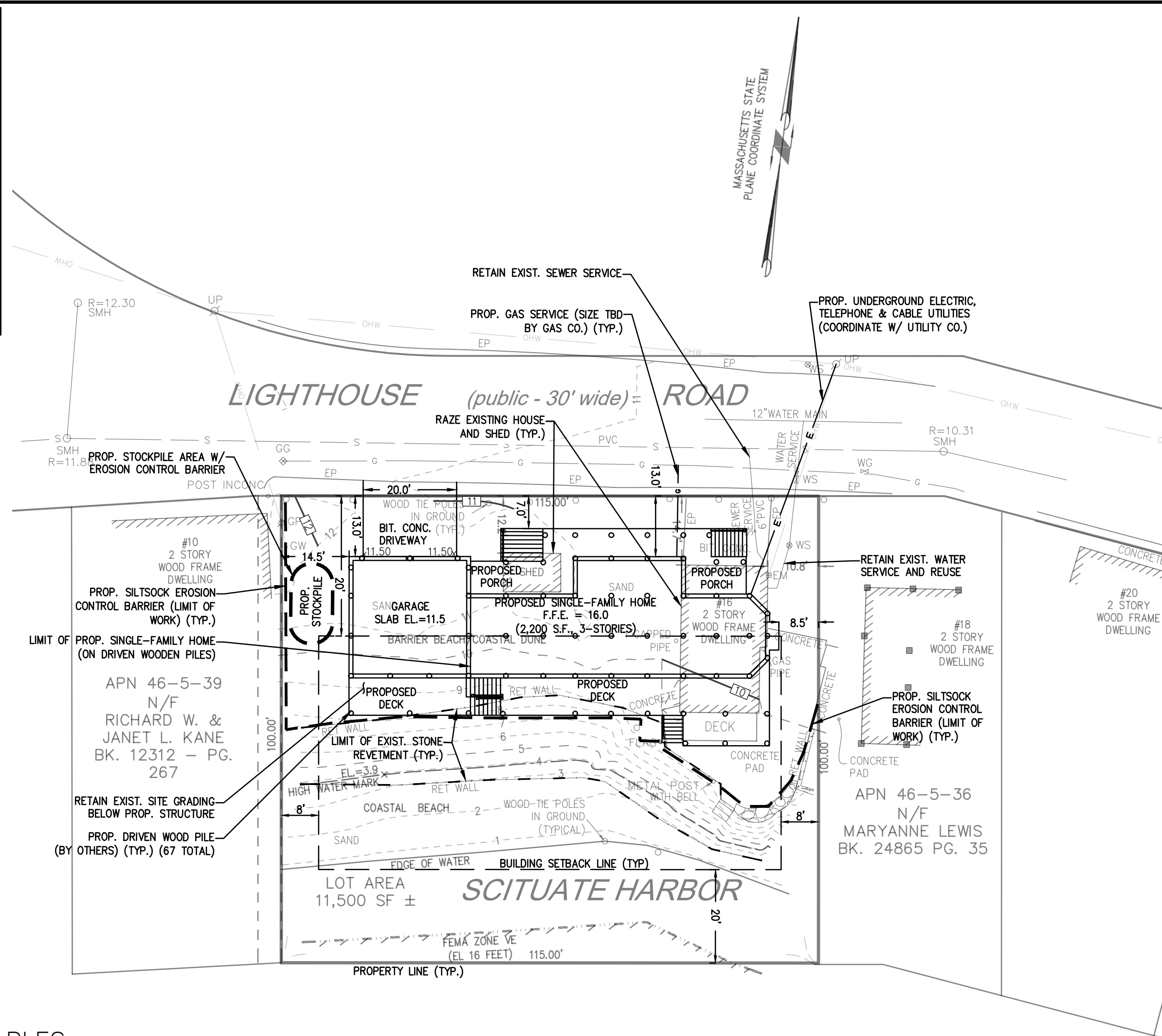
## EXISTING CONDITIONS PLAN

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

→GW

GUY WIRE

⌵

WATER GATE

○

SMH

⌵

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

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RCP

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VERTICAL GRANITE CURB

ETW

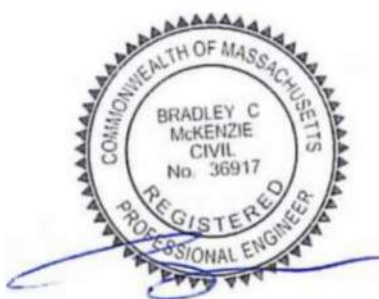
EDGE OF TRAVEL WAY

MTL

METAL BERM

VCC

VERTICAL CONCRETE CURB



OWNER  
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16 LIGHTHOUSE ROAD  
SCITUATE, MA 02066  
BOOK: 10375, PAGE: 190  
ASSESSOR'S PARCEL NUMBER: 46-5-37

LAND USAGE TABLES

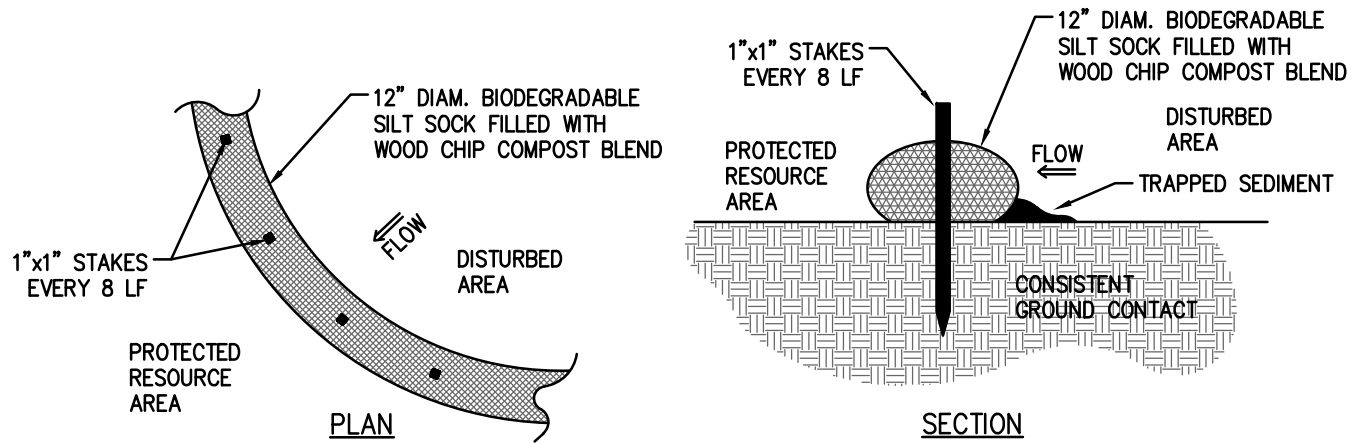
SEC. 600 - DIMENSIONAL REGULATIONS

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.	13.0 FT.
SIDE YARD (MIN.)	8 FT.	10.8 FT.	8.5 FT.
REAR YARD (MIN.)	20 FT.	47.5 FT.	46.5 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:  
1. SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.  
2. SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.  
3. INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.  
4. 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

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

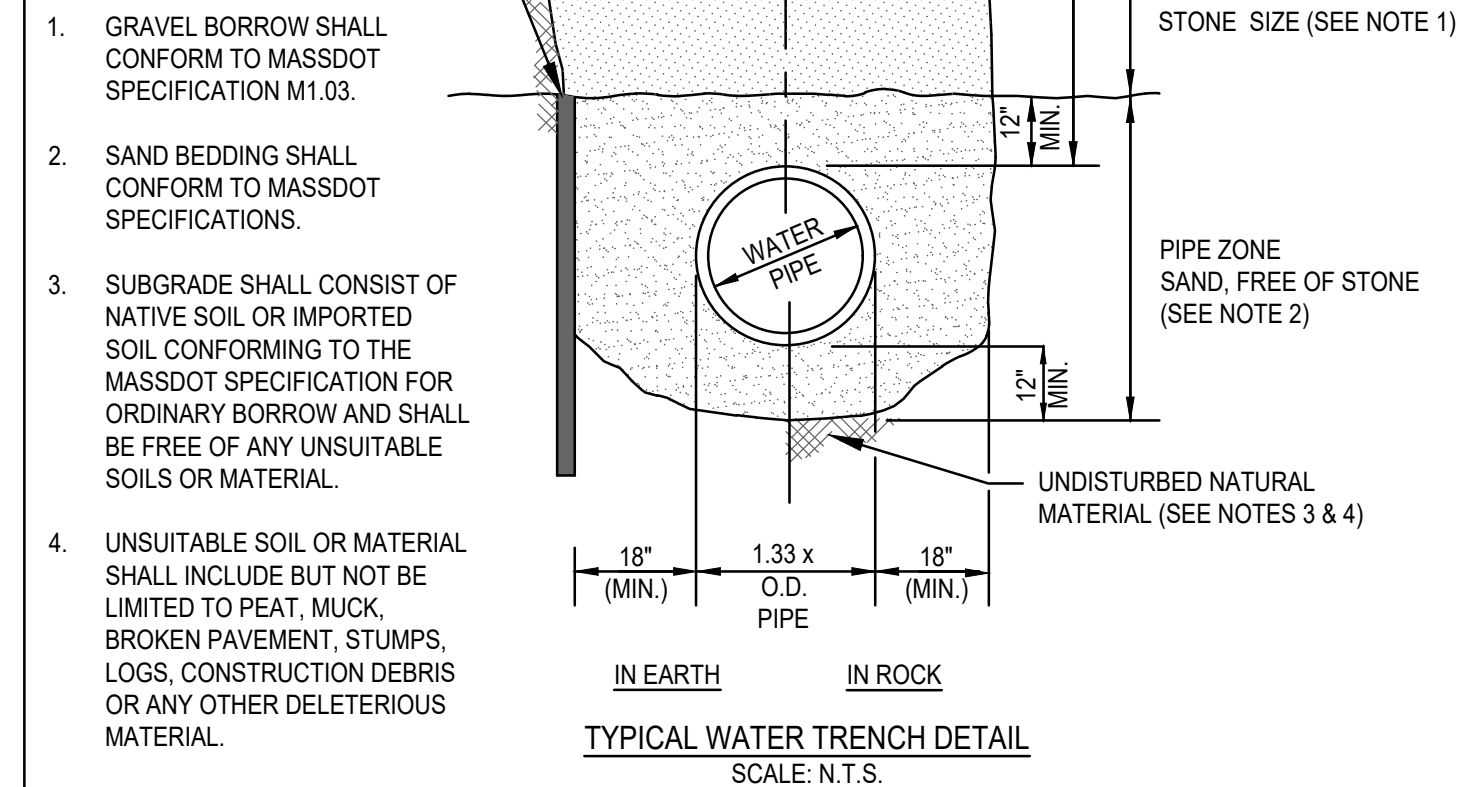
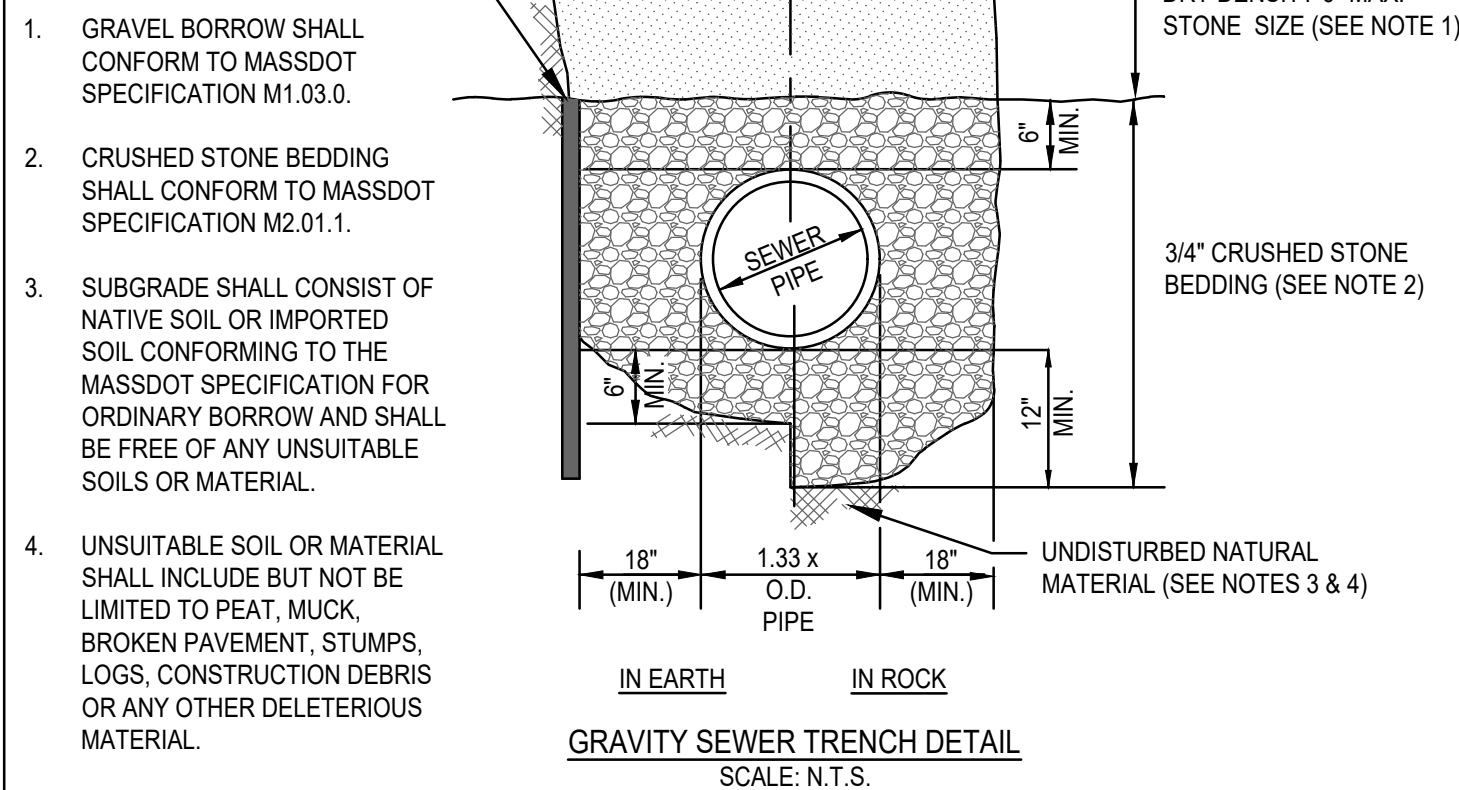
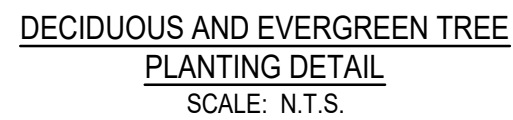
**THOMAS P. MCCARTHY**  
52 CAROLYN CIRCLE  
MARSHFIELD, MASSACHUSETTS

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**





SEEDING OR SODDED LAWN DETAIL

SCALE: N.T.S.

<u>USE</u>	<u>SEEDING MIXTURE 1</u>
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	E
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	D
LAWN AREAS	F



**MCKENZIE**  
ENGINEERING GROUP

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# SITE DEVELOPMENT PLAN

16 LIGHTHOUSE ROAD  
SCITUATE, MASSACHUSETTS

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	DECEMBER 28, 2023
SCALE:	AS NOTED
PROJECT NO.:	223-130
DWG. TITLE:	

## CONSTRUCTION DETAILS

D-1