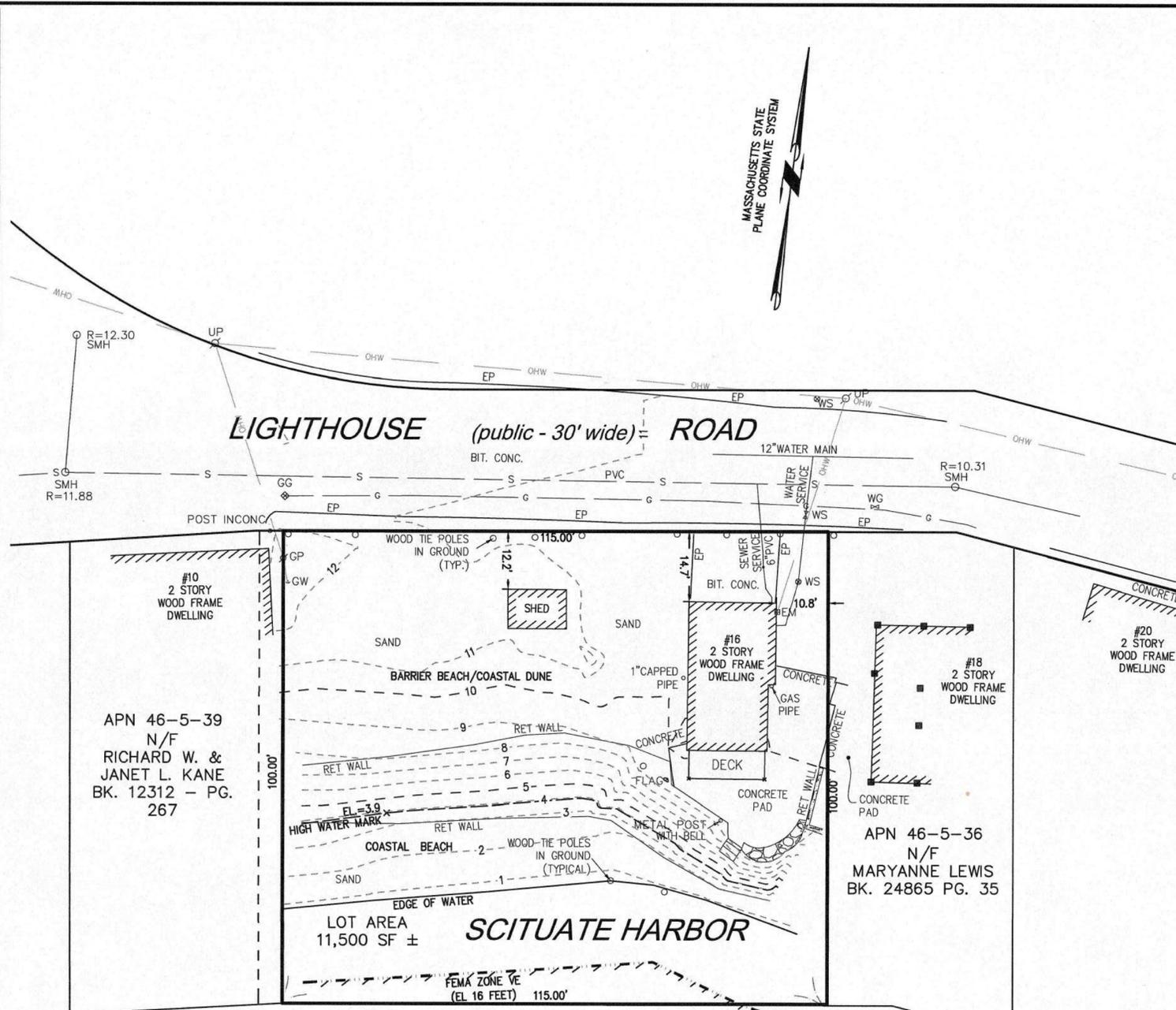


LOCUS MAP
Not to Scale



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

APP	BY	DESCRIPTION	DATE	REV

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

EXISTING CONDITIONS PLAN
 16 LIGHTHOUSE ROAD
 SCITUATE, MASSACHUSETTS

APPLICANT:
THOMAS P. MCCARTHY
 52 CAROLYN CIRCLE
 MARSHFIELD, MASSACHUSETTS

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

EXISTING CONDITIONS PLAN

DWG. NO: **EX-1**

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

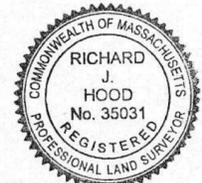
APN 46-5-39
 N/F
 RICHARD W. &
 JANET L. KANE
 BK. 12312 - PG.
 267

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

SURVEY NOTES:

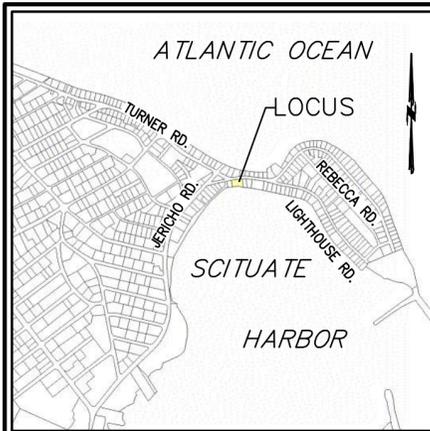
1. LOCUS IS SHOWN AS PARCEL NUMBER 46-5-37 ON THE TOWN OF SCITUATE ASSESSORS MAPS.
2. DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 10375, PAGE 190.
3. THIS SURVEY WAS MADE ON THE GROUND IN APRIL OF 2023 BY MCKENZIE ENGINEERING GROUP, INC.
4. EXISTING HOUSE AND SHED ON THE PROPERTY WILL BE RAZED.
5. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
6. 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.
7. LOCUS IS ZONED R-3
MINIMUM SETBACK REQUIREMENTS:
 FRONT YARD 30'
 SIDE YARD 8'
 REAR YARD 20'
8. 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).
9. LOCUS IS LOCATED IN A TOWN OF SCITUATE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT.
10. 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.
11. LIGHTHOUSE ROAD IS A DESIGNATED SCENIC ROAD.
12. PLAN REFERENCES:

PB	PG
1	506
6	459
40	33

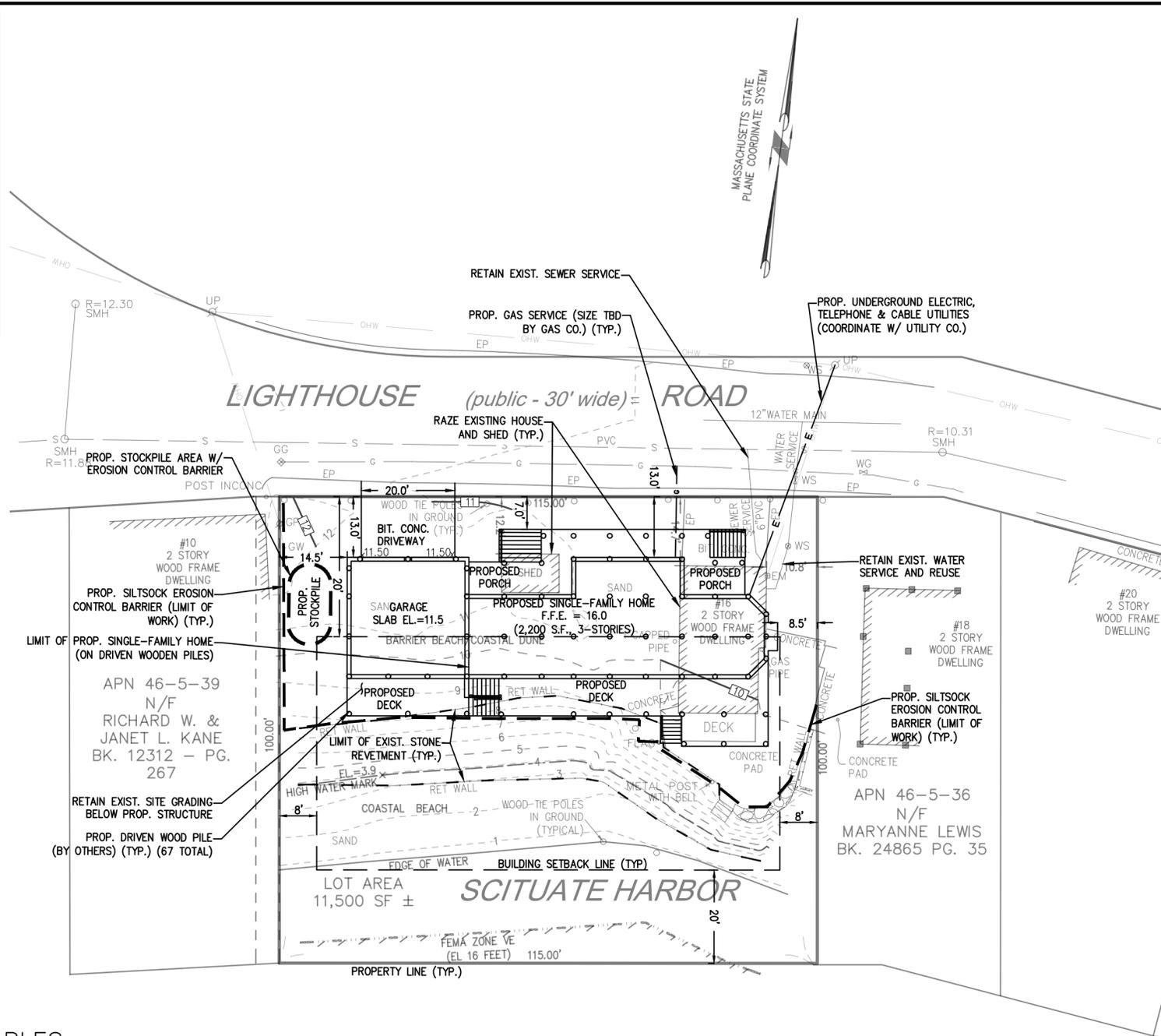


I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN MARCH, 2023.

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



LOCUS MAP
Not to Scale



LEGEND

SURVEY SYMBOLS

- REBAR
- ∨ ANGLE IRON
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- SB □ STONE BOUND
- SB/DH □ STONE BOUND

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- ETW EDGE OF TRAVEL WAY
- MTL METAL BERM
- VCC VERTICAL CONCRETE CURB



REV	DATE	DESCRIPTION	BY	APP
1	2/12/24	WOOD PILES	ESS	BCM

MCKENZIE ENGINEERING GROUP
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SITE DEVELOPMENT PLAN
16 LIGHTHOUSE ROAD
SCITUATE, MASSACHUSETTS

THOMAS P. MCCARTHY
52 CAROLYN CIRCLE
MARSHFIELD, MASSACHUSETTS

APPLICANT:

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

LAND USAGE TABLES

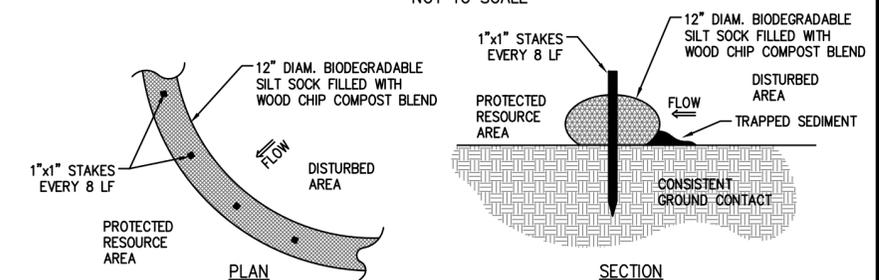
SEC. 600 - DIMENSIONAL REGULATIONS

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.

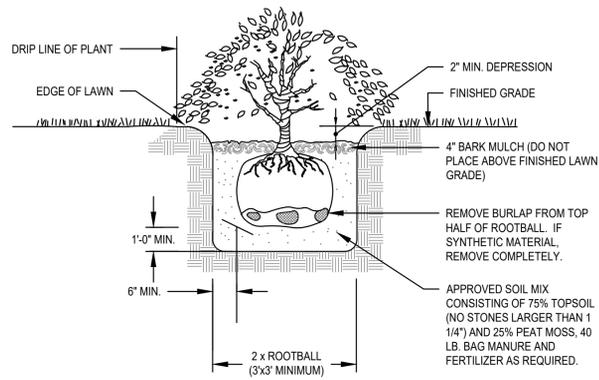
SILT SOCK EROSION CONTROL DETAIL

NOT TO SCALE

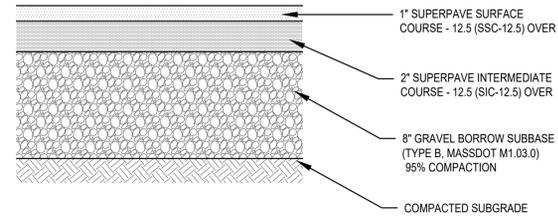


CONSTRUCTION NOTES:

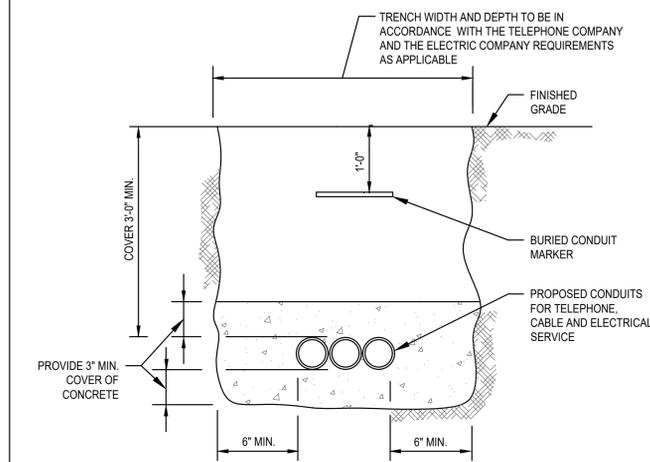
- SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
- SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
- INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
- SILT SOCKS SHALL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



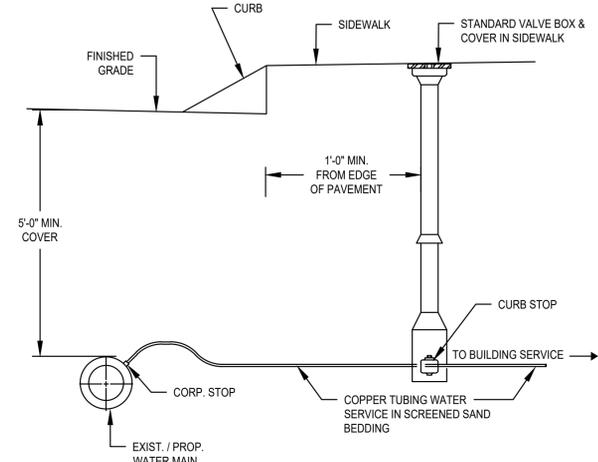
TYPICAL SHRUB PLANTING DETAIL
SCALE: N.T.S.



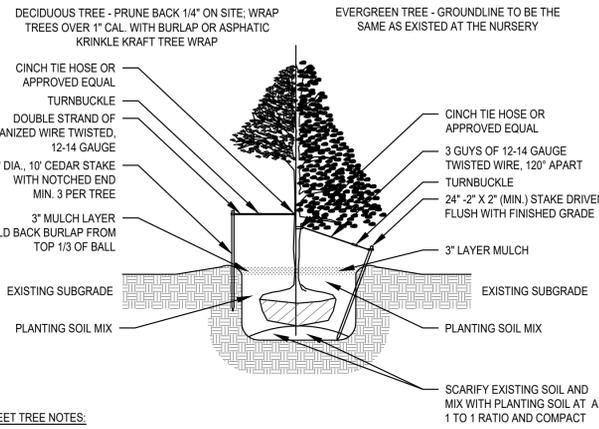
BITUMINOUS PAVEMENT DETAIL
SCALE: N.T.S.



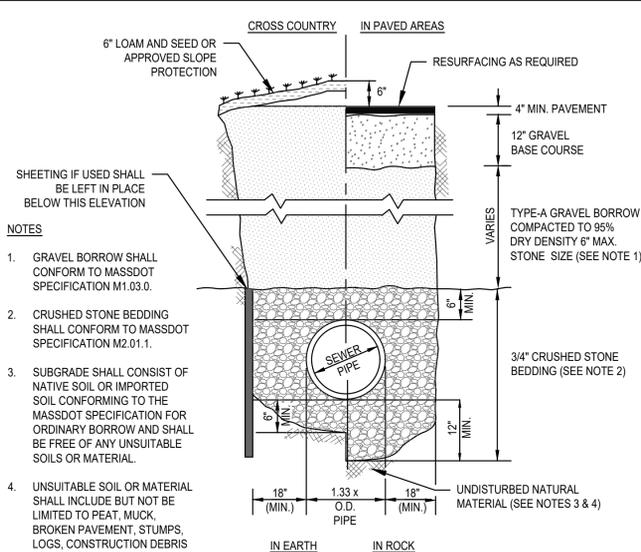
TYPICAL ELECTRIC/TELEPHONE/CABLE CONDUIT (US-UTILITY SERVICE)
SCALE: N.T.S.



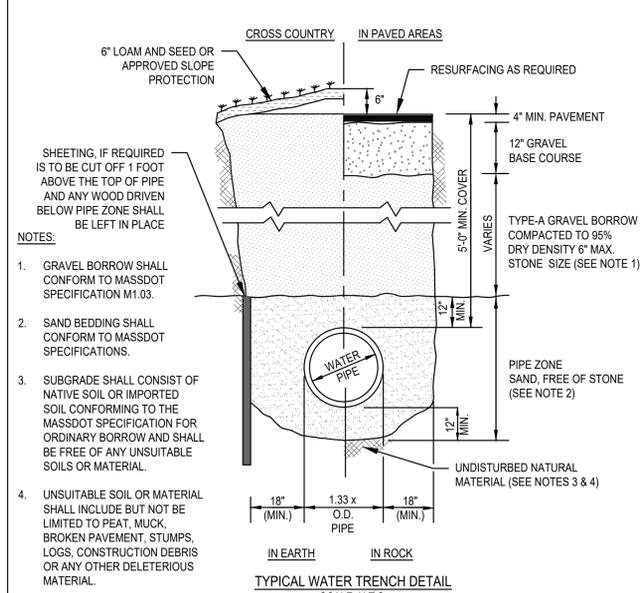
SERVICE CONNECTION DETAIL
SCALE: N.T.S.



DECIDUOUS AND EVERGREEN TREE
PLANTING DETAIL
SCALE: N.T.S.



GRAVITY SEWER TRENCH DETAIL
SCALE: N.T.S.



TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.

SEEDING SPECIFICATIONS

SEEDING RECOMMENDATIONS

1. SEEDBED PREPARATION

- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

2. ESTABLISHING A STAND

- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

AGRICULTURAL LIMESTONE:	2 TONS PER ACRE OR 100 LBS. PER 1000 SQ. FT.
NITROGEN (N):	50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
PHOSPHATE (P O):	100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
POTASH (K O):	100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.

(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10 FERTILIZER)

- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIVATING OR RAKING.
- C. REFER TO SEEDING RATES AND SEEDING GUIDES FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

3. MULCH

- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES AS SPECIFIED IN THE "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN"

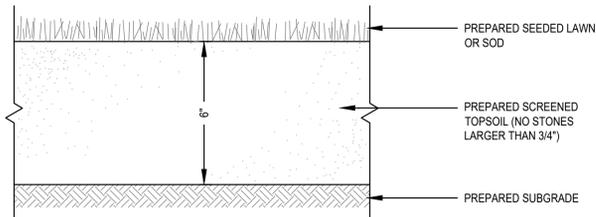
4. MAINTENANCE TO ESTABLISH A STAND

- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

NOTES:

- 1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
- 2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4 INCH	100
No.4	85-100
No.40	60-85
No.100	38-60
No.200	28-40



SEEDED OR SODDED LAWN DETAIL
SCALE: N.T.S.

SEEDING RATES

	POUND / ACRE	POUNDS / 1,000 S.F.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.35
BIRDSFOOT TREFOIL	15	0.35
TOTAL	40	0.95
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. BIRDSFOOT TREFOIL	10	0.25
REDTOP	5	0.10
TOTAL	15	0.35
E. TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL	50	1.20
F. CREEPING RED FESCUE 1/	85	2.00
KENTUCKY BLUEGRASS 1/	85	2.00
TOTAL	170	4.00
G. TALL FESCUE 1/	150	3.60

TEMPORARY SEEDING RATES

H. WINTER RYE	112	2.50 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 5)
OATS	80	2.00 (BEST FOR SPRING SEEDING, BEFORE MAY 15)
ANNUAL RYEGRASS	40	1.00 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 15)
TOTAL	232	5.50 (MAY BE USED EARLY SPRING ALSO)

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING GUIDE

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

REV	DATE	DESCRIPTION	BY	APP
1	2/12/24	WOOD PILES	ESS	BCM

MG
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SITE DEVELOPMENT PLAN
16 LIGHTHOUSE ROAD
SCITUATE, MASSACHUSETTS

PROFESSIONAL ENGINEER:

BRADLEY C. MCKENZIE
No. 36917
PROFESSIONAL ENGINEER

APPLICANT:
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:	AS NOTED
PROJECT NO.:	223-130
DWG. TITLE:	

**CONSTRUCTION
DETAILS**

DWG. NO.: **D-1**