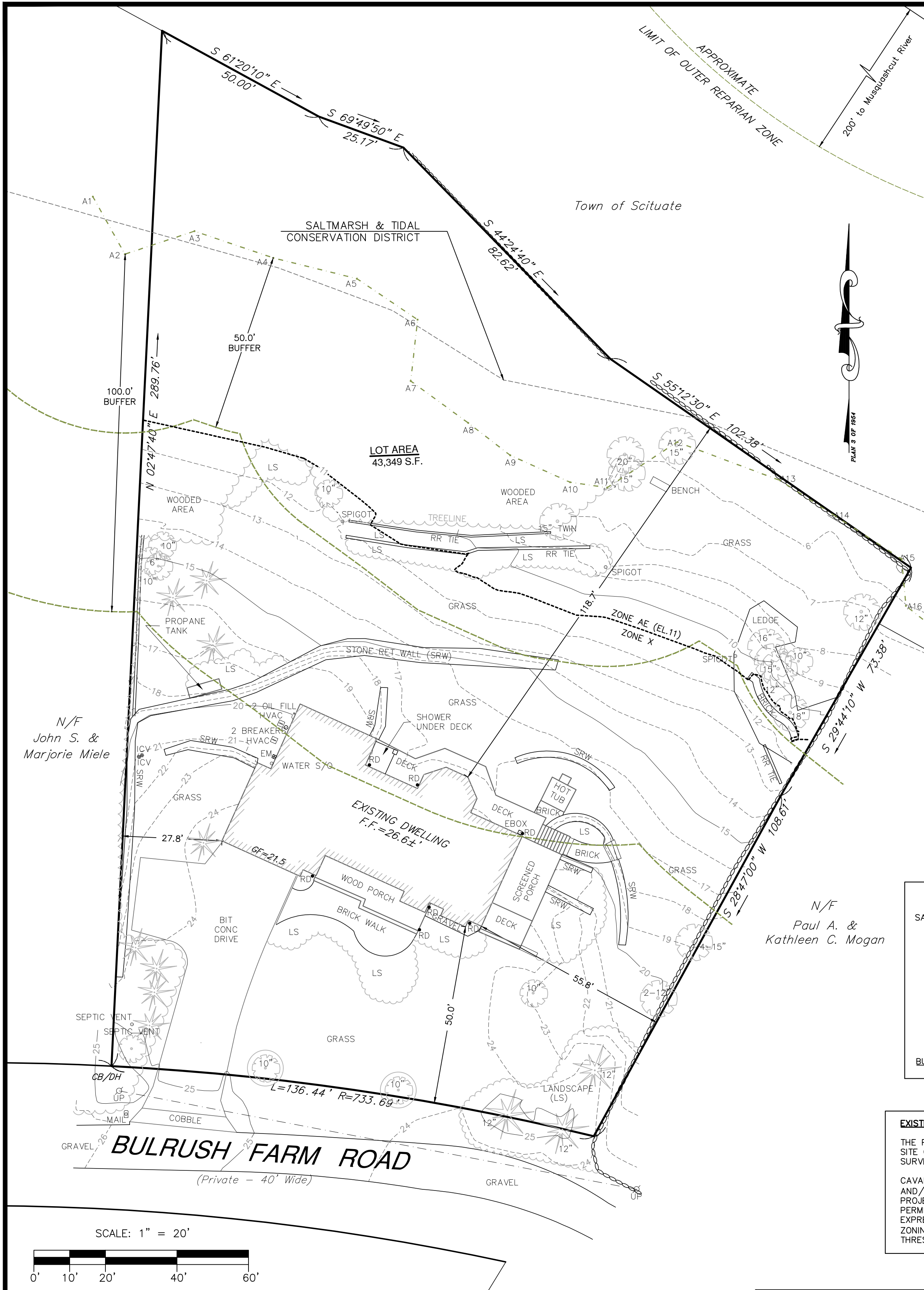




DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0107K DATED NOVEMBER 4, 2016.

OWNER OF RECORD:
JOHN J. AND ANN M. McSWEENEY
17 BULRUSH FARM ROAD
SCITUATE, MA 02060
ASSESSOR'S PARCEL: #14-2-46
DEED BOOK: 3926, PAGE:168

PLAN REFERENCES:
1. PLAN REFERENCE: PLAN BOOK 9, PLAN 641.

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 15, 2020.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEPTIC SYSTEM COMPONENTS SHOWN HEREON IS/ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF SCITUATE.



ZONING REQUIREMENTS	
RESIDENCE R-2 SALTMARSH & TIDAL CONSERVATION DISTRICT	
	REQUIRED
AREA	20,000 SF
FRONTAGE	100 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	30 FEET*
SIDE	15 FEET
REAR	30 FEET
BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.	

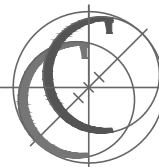
EXISTING CONDITIONS NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC..
CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.



EXISTING CONDITIONS PLAN
17 BULRUSH FARM ROAD

PREPARED FOR:
JOHN J. AND ANN M. McSWEENEY
17 BULRUSH FARM ROAD
SCITUATE, MA 02060

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

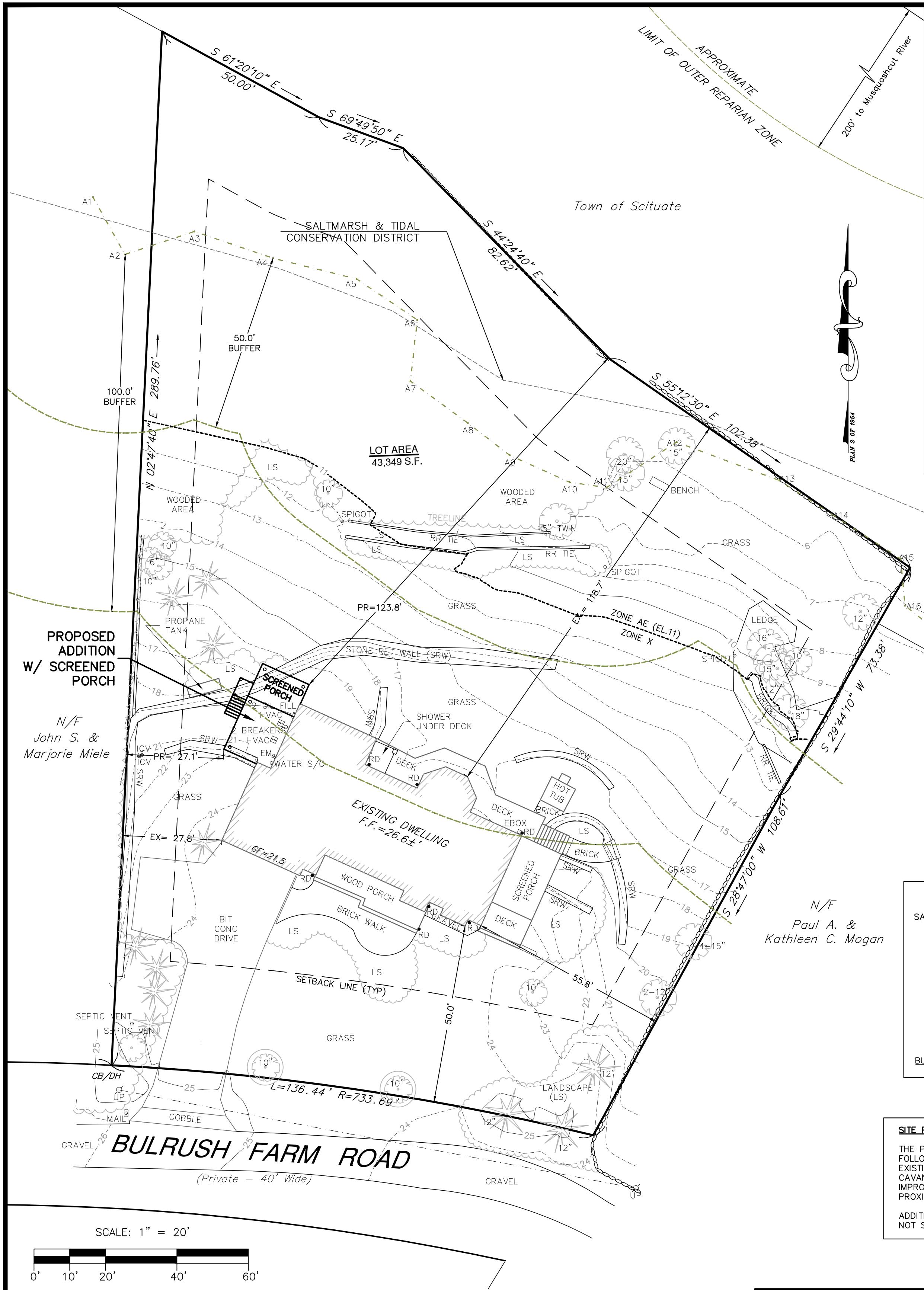


EC

DRAWING NO.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

SCALE : AS SHOWN	DESIGNED BY : —	PROJECT NO. : 20.145
DATE : 11/02/20	DRAWN BY : MM	FILENAME: X:\PROJECTS\2020\20145\DWG\ECF
SURVEY : JR	CHECKED BY : BPS	SHEET NO. 1 OF 1



DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0107K DATED NOVEMBER 4, 2016.

OWNER OF RECORD:
JOHN J. AND ANN M. McSWEENEY
17 BULRUSH FARM ROAD
SCITUATE, MA 02060
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ZONING REQUIREMENTS	
RESIDENCE R-2 SALTMARSH & TIDAL CONSERVATION DISTRICT	
	REQUIRED
AREA	20,000 SF
FRONTAGE	100 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	30 FEET*
SIDE	15 FEET
REAR	30 FEET
BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.	

SITE PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.



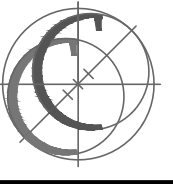
PROPOSED ADDITION PLAN

17 BULRUSH FARM ROAD

PREPARED FOR:

JOHN J. AND ANN M. McSWEENEY
17 BULRUSH FARM ROAD
SCITUATE, MA 02060

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



SP

DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : MM	PROJECT NO. : 20.145
DATE : 11/16/20	DRAWN BY : MM	FILENAME: X:\PROJECTS\2020\20145\DWG\SP
SURVEY : JR	CHECKED BY : BPS	SHEET NO. 1 OF 1

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION