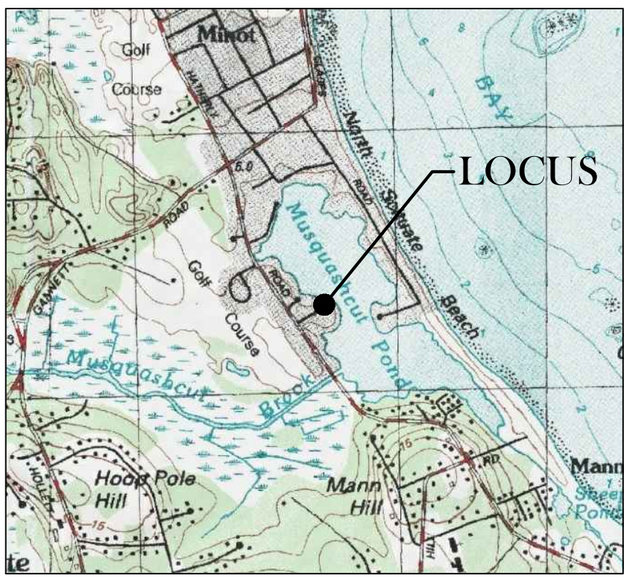
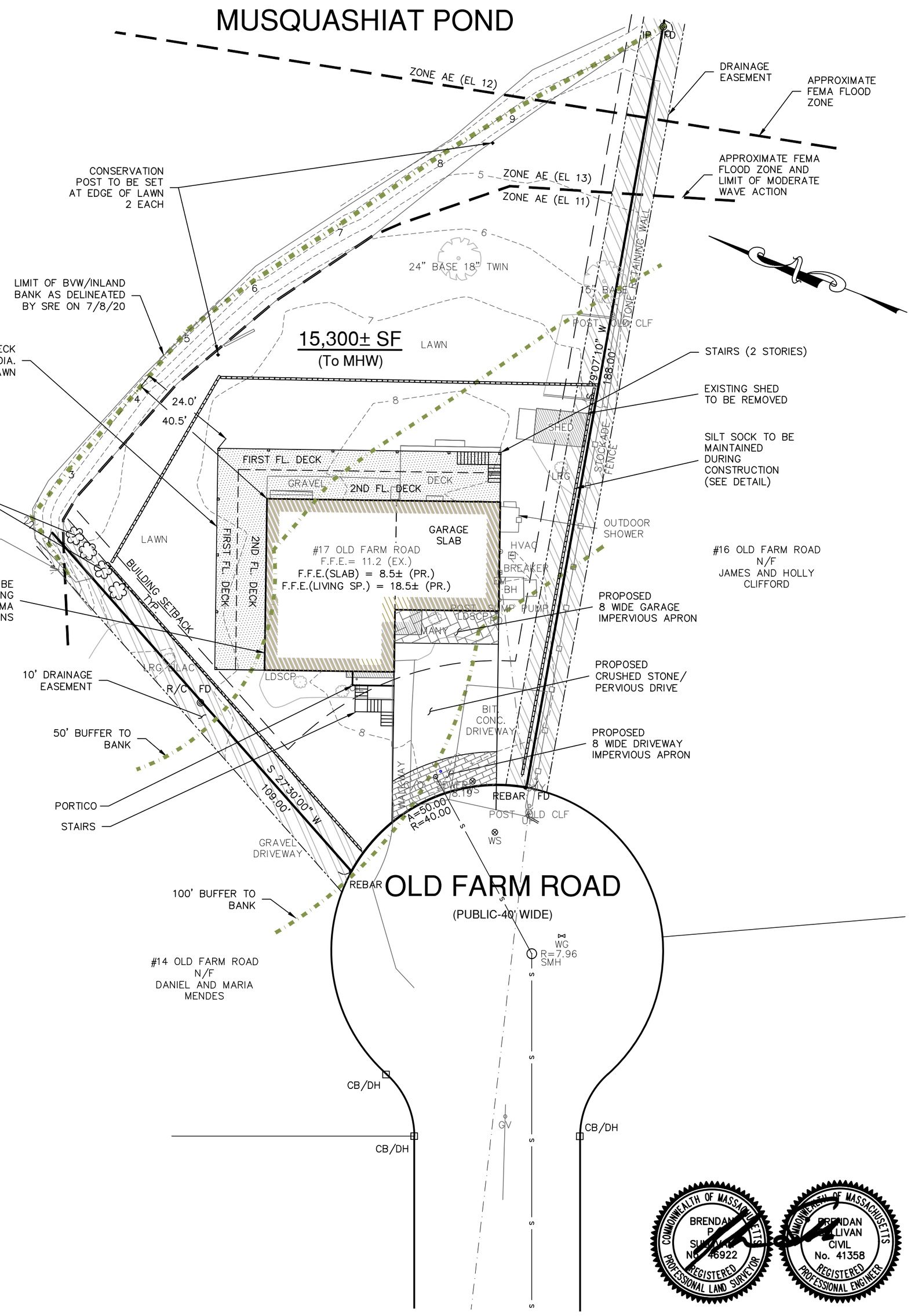
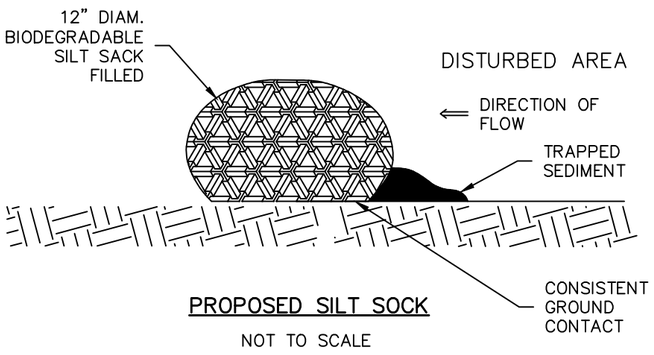


LOCUS: 17 OLD FARM ROAD, SCITUATE





PROPOSED SILT SOCK

NOT TO SCALE

DATUM:

ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED DATUM.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE AE ELEVATIONS 11 AND 13 NAVD AS SHOWN ON COMMUNITY PANEL NO. 25023C0107K REVISED NOVEMBER 4, 2016.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT:

THE LOCUS SITE IS LOCATED IN ITS ENTIRETY WITHIN THE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT AS GRAPHICALLY SHOWN ON A MAP ENTITLED "TOWN OF SCITUATE, MASSACHUSETTS, FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT, 1972".

THE LOCUS SITE IS LOCATED OUTSIDE THE FLOOD PLAIN & WATERSHED PROTECTION DISTRICT AS SHOWN ON THE "TOWN OF SCITUATE, MASSACHUSETTS ZONING DISTRICT MAP, OCTOBER 25, 2011, REVISED APRIL 8, 2019".

OWNER OF RECORD:

ALDONA M. HAMEL
ASSESSOR'S PARCEL ID: 14-1-45
DEED BOOK: 51329, PAGE: 305

PLAN REFERENCES:

1. PLAN BOOK 9, PAGE 830

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 7/29/20.

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. SEWER COMPONENTS SHOWN HEREON IS/ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF SCITUATE.

4. PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647. MEAN HIGH WATER IS DEPICTED FOR ZONING PURPOSES ONLY.

DIG SAFE
MA-RI-ME-NH-VT
CALL TOLL FREE
1-888-344-7233
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

ZONING REQUIREMENTS
RESIDENCE DISTRICT "R3"

	REQUIRED:
AREA	10,000 SF
FRONTAGE	100 FEET
LOT WIDTH	100 FEET
HEIGHT	35 FEET (1)
MINIMUM YARDS:	
FRONT	30 FEET
SIDE (LEFT)	8 FEET
SIDE (RIGHT)	8 FEET
REAR (TO BVW)	20 FEET (2)

(1) 3 STORIES OR 35' WHICHEVER IS LOWER
(2) 8 FEET FOR ONE STORY DETACHED ACCESSORY BUILDINGS; 20 FEET FOR ALL OTHER BUILDINGS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	10/29/20	COMMISSION COMMENTS

SITE PLAN TO ACCOMPANY NOI
17 OLD FARM ROAD, SCITUATE, MA

PREPARED FOR:

ALDONA M. HAMEL
17 OLD FARM ROAD
SCITUATE, MA

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

NOI
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : CMR	PROJECT NO. : 20.103
DATE : 9/30/20	DRAWN BY : CCH	FILENAME: X:\PROJECTS\2020\20103\DWG\ECP
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1