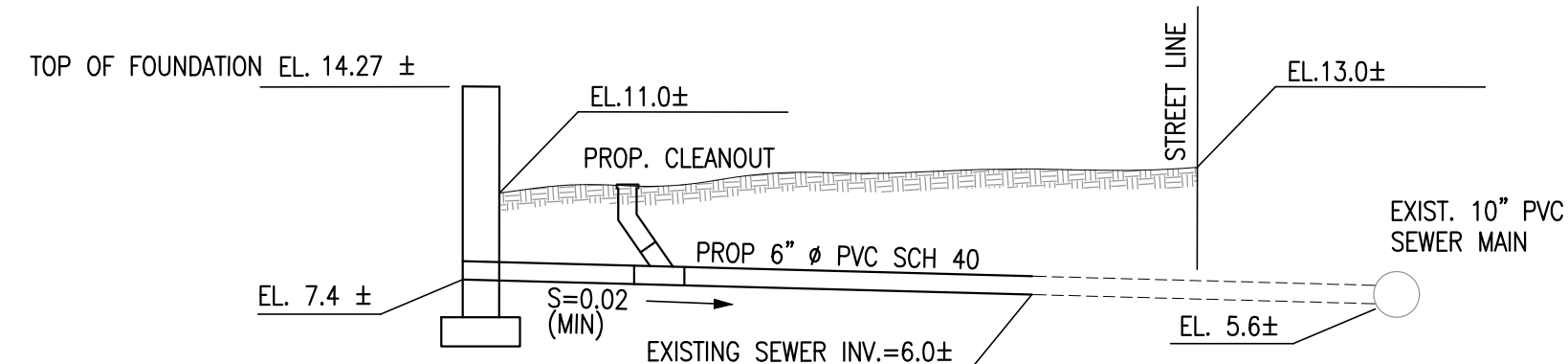
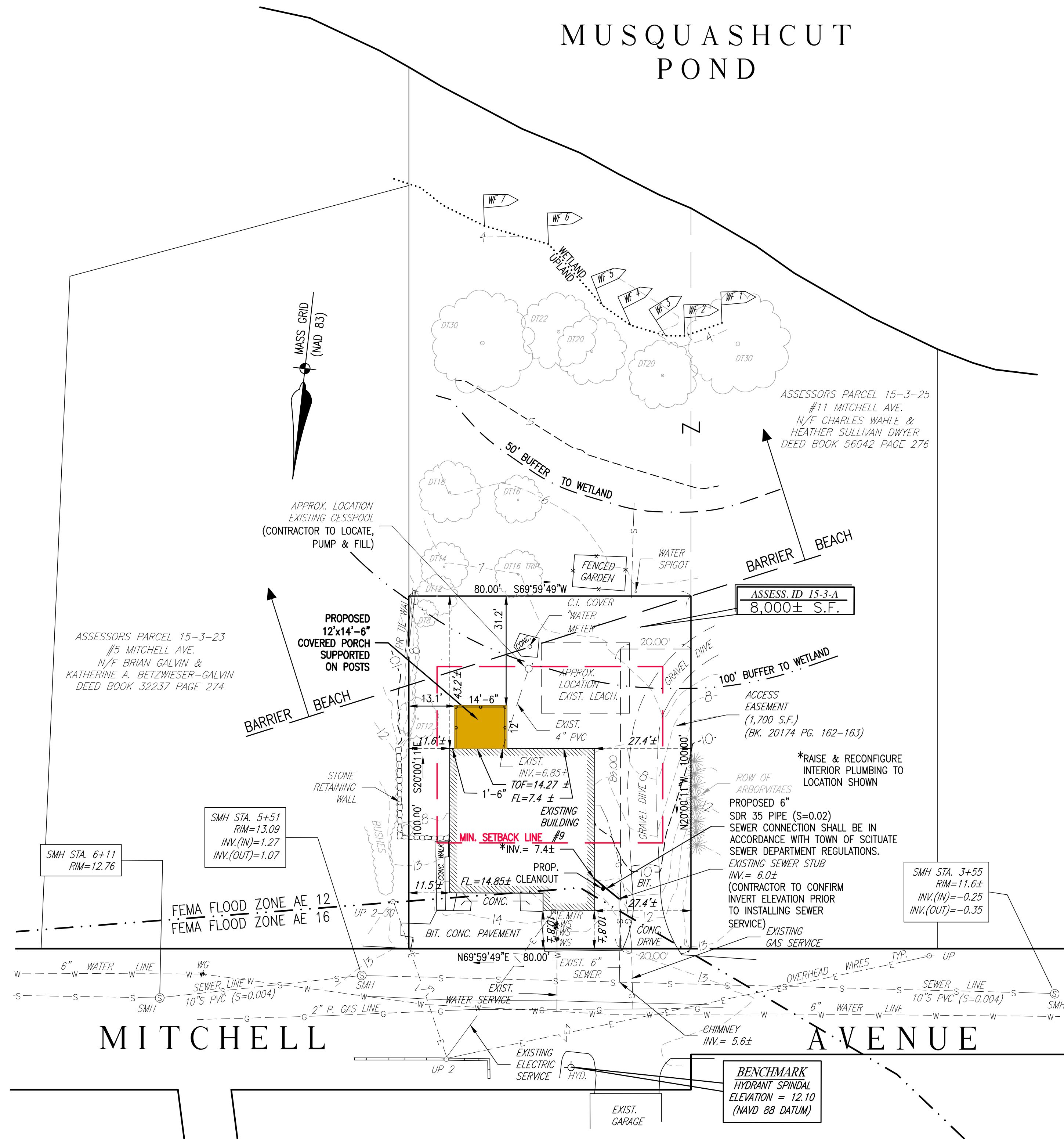


#### NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON MARCH 23, 2023.
3. SUBJECT SITE IS IN THE RESIDENCE 3 DISTRICT AS DEPICTED ON THE TOWN OF SCITUATE ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
5. OFFSETS SHOWN ARE MEASURED TO BRICK CORNERS.
6. WETLAND FLAGS BY SOUTH RIVER ENVIRONMENTAL ON 3/21/23
7. THE PROPERTY IS NOT LOCATED WITHIN AN AREA OF PRIORITY/ESTIMATED HABITAT OF RARE SPECIES ACCORDING TO MASSGIS ESTIMATED HABITAT OF RARE SPECIES DATALAYER (2023). THERE ARE NO CERTIFIED VERNAL POOLS WITHIN THE PROPERTY.
8. THE ENTIRE PROPERTY IS LOCATED WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (100 YEAR FLOODPLAIN AE ZONE)
9. THERE IS A DEP-MAPPED BARRIER BEACH LOCATED SOUTH OF THE PROPERTY WITHIN 11 MITCHELL AVENUE. BY DEFINITION, THE BARRIER BEACH IS ALSO CLASSIFIED AS COASTAL DUNE. THE ASSOCIATED 100-FOOT BUFFER ZONE APPEARS TO EXTEND INTO THE SOUTHERN PORTION OF THE SUBJECT PROPERTY. THE AREA IDENTIFIED AS BARRIER BEACH IS CURRENTLY MAINTAINED LAWN AND DOES NOT FUNCTION AS A COASTAL DUNE.
10. EXISTING SEWER INFORMATION TAKEN FROM PLANS ON FILE AT THE TOWN OF SCITUATE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS. MUSQUASHCUT POND AREA SEWER AND WATER MAIN REPLACEMENT PROJECT. (SHEET 22 OF 36)

#### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED PARTIALLY IN THE AE ZONE (ELEV.12) AND AE ZONE (ELEV. 16) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0107K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

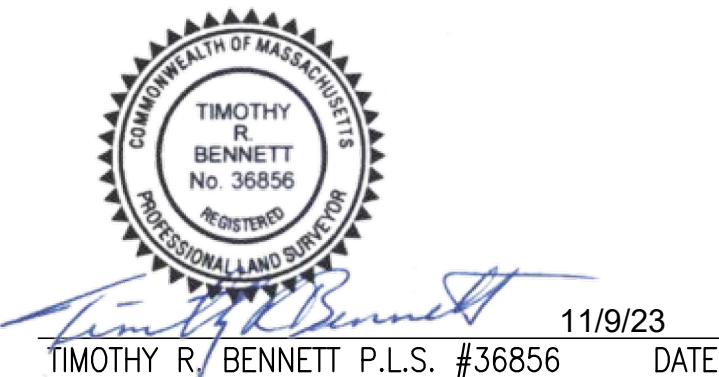


- \*CONTRACTOR TO VERIFY ELEVATION WHERE CONNECTING TO EXISTING SEWER SERVICE
1. SEWER CONNECTION TO BE COMPLETED BY A TOWN OF SCITUATE LICENSED DRAIN LAYER.
  2. SEWER CONNECTION TO MEET TOWN OF SCITUATE REGULATIONS FOR SEWER CONNECTIONS.

#### SEWER CONNECTION PROFILE (NOT TO SCALE)

#### ZONING DATA

DISTRICT:	R-3
MINIMUM REQUIREMENTS:	
LOT AREA	10,000 S.F.
FRONT YARD	30 FT (OR AVERAGE SETBACK)
SIDE YARD	8 FT
REAR YARD	20 FT
MAX LOT COVERAGE	25%
LOT WIDTH	100 FT
MAX BUILDING HEIGHT	35 FT



#### PLAN REFERENCES

1. PLAN BOOK 3 PAGE 844
2. PLAN BOOK 4 PAGE 342
3. PLAN BOOK 5 PAGE 587
4. PLAN BOOK 15 PAGE 718
5. PLAN BOOK 44 PAGE 689
6. PLAN BOOK 3 PAGE 311

#### RECORD OWNER:

ASSESSORS PARCEL ID 15-3-A

TOWN OF SCITUATE  
S/O RONALD & NANCY DAVIS  
86 GLADES ROAD  
SCITUATE, MA 02066  
DEED BOOK 56292 PAGE 254  
DEED BOOK 57247 PAGE 305 (ZBA DECISION)

## PROPOSED PORCH PLAN #9 MITCHELL AVENUE SCITUATE, MASSACHUSETTS

PREPARED FOR:  
AAMD  
1027 EDGEWATER DRIVE  
ORLANDO, FL 32804

NOVEMBER 09, 2023  
SCALE: 1"=20'  
JOB No. 23-095



**GRADY CONSULTING, L.L.C.**  
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Phone (781) 585-2300