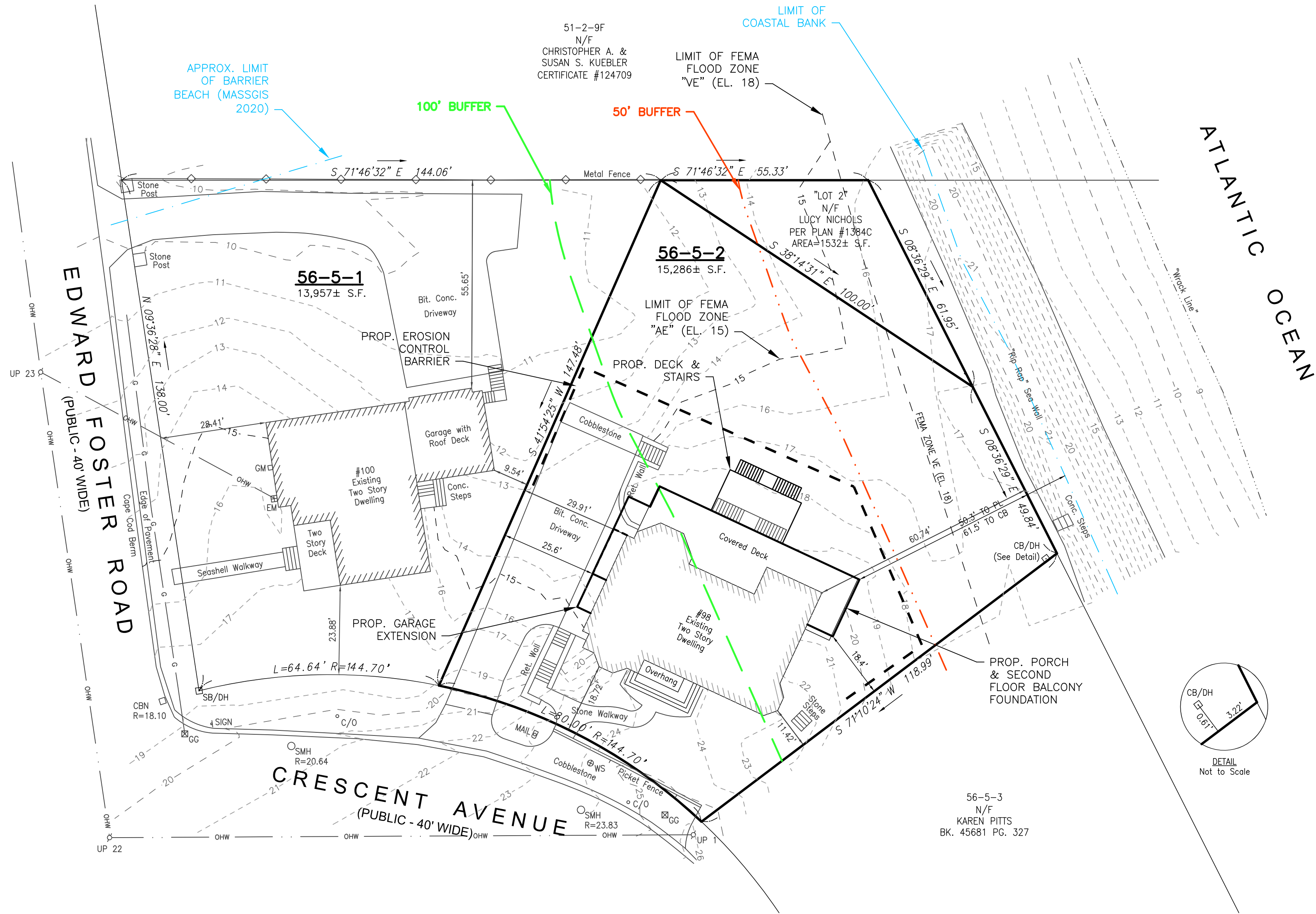
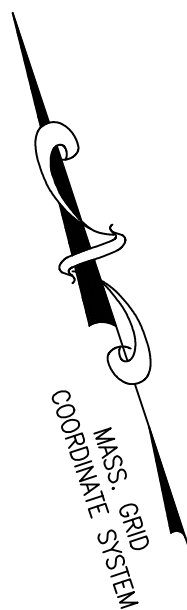
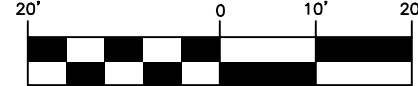


SITE LOCUS
NOT TO SCALE



GRAPHIC SCALE



SCALE: 1" = 20'

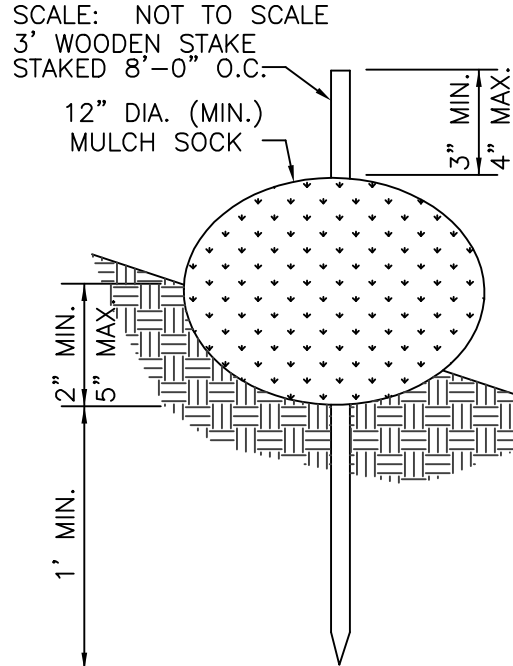
ZONING TABLE

TOWN OF SCITUATE "R-3" ZONING DISTRICT CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	15,286 S.F.	NO CHANGE
FRONTAGE	100'	80.00'	NO CHANGE
FRONT YARD SETBACK	30'	18.72'	NO CHANGE
SIDE YARD SETBACK	8'	11.42'	NO CHANGE
REAR YARD SETBACK	20'	60.74'	50.3'
GROSS FLOOR AREA		3,635 S.F. (PER ASSESSORS)	3,983 S.F. (9.6% INCREASE)

LEGEND

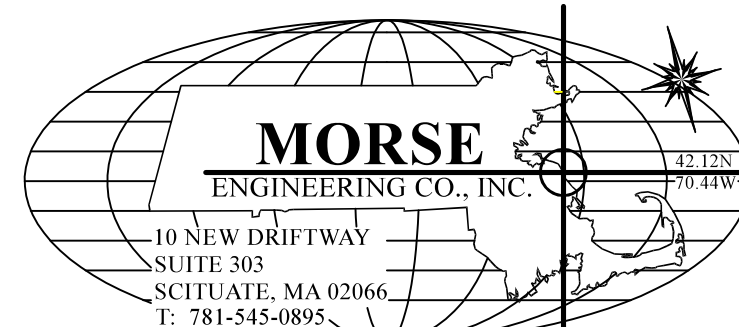
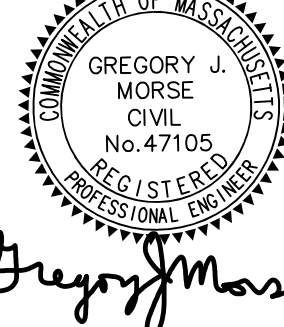
CB/DH	CONCRETE BOUND WITH DRILL HOLE
N/F	NOW OR FORMERLY
SB/DH	STONE BOUND WITH DRILL HOLE

STAKED MULCH SOCK DETAIL



GENERAL NOTES

- DEED REFERENCES:
PARCEL 56-5-1
BOOK 51360, PAGE 340
RECORD OWNER: WILLIAM SHIELDS FAMILY TRUST
PARCEL 56-5-2
BOOK 51427, PAGE 19
RECORD OWNER: WILLIAM F. SHIELDS
- PLAN REFERENCES: PLAN BOOK 1, PAGE 153
REGISTERED LAND PLANS 1384C & 1384E
PLAN ENTITLED "FOUNDATION CERTIFICATION, #98 CRESCENT AVENUE, SCITUATE, MASSACHUSETTS" BY GRADY CONSULTING, LLC, DATED APRIL 17, 2008, ON FILE AT TOWN OF SCITUATE BUILDING DEPARTMENT
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE "R-3" ZONING DISTRICT
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE FLOOD PLAN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE WATER RESOURCE PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 8/7/2019
- THE SUBJECT PROPERTY LIES IN ZONES "X", "AE(15)" AND "VE(18)" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0129K DATED 11/4/2016.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND DIG SAFE MARKINGS OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
- ALL KNOWN WETLAND RESOURCE AREAS ARE SHOWN.



PREPARED BY:

PROJECT: PROP. ADDITION
98 CRESCENT AVE
(ASSESSOR'S PARCEL: 56-5-2)
SCITUATE, MASSACHUSETTS

APPLICANT: WILLIAM SHIELDS
98 CRESCENT AVE
SCITUATE, MA 02066

PLAN TITLE: PLAN TO ACCOMPANY NOI FILING

DESIGN: PGG

CHECK: GJM

JOB NO: 19-298

DATE: 3/16/20

REV:

SHEET: 1