

BUILDING LEGEND:

1 UNIT NUMBER	40,000 S.F.
2 AFFORDABLE UNIT	175 L.F. (Min.)
3 P-RFRT PORCH	100 L.F. (Min.)
4 DECK/REAR DECK	30 FT. (Min.)
5 GARAGE	15 FT. (Min.)
6 DRIVEWAY	35 FT. (Max.)
7 20' x 2 BEDROOM UNIT	2 EA. PER DWELLING (Min.)
8 30' x 3 BEDROOM UNIT	

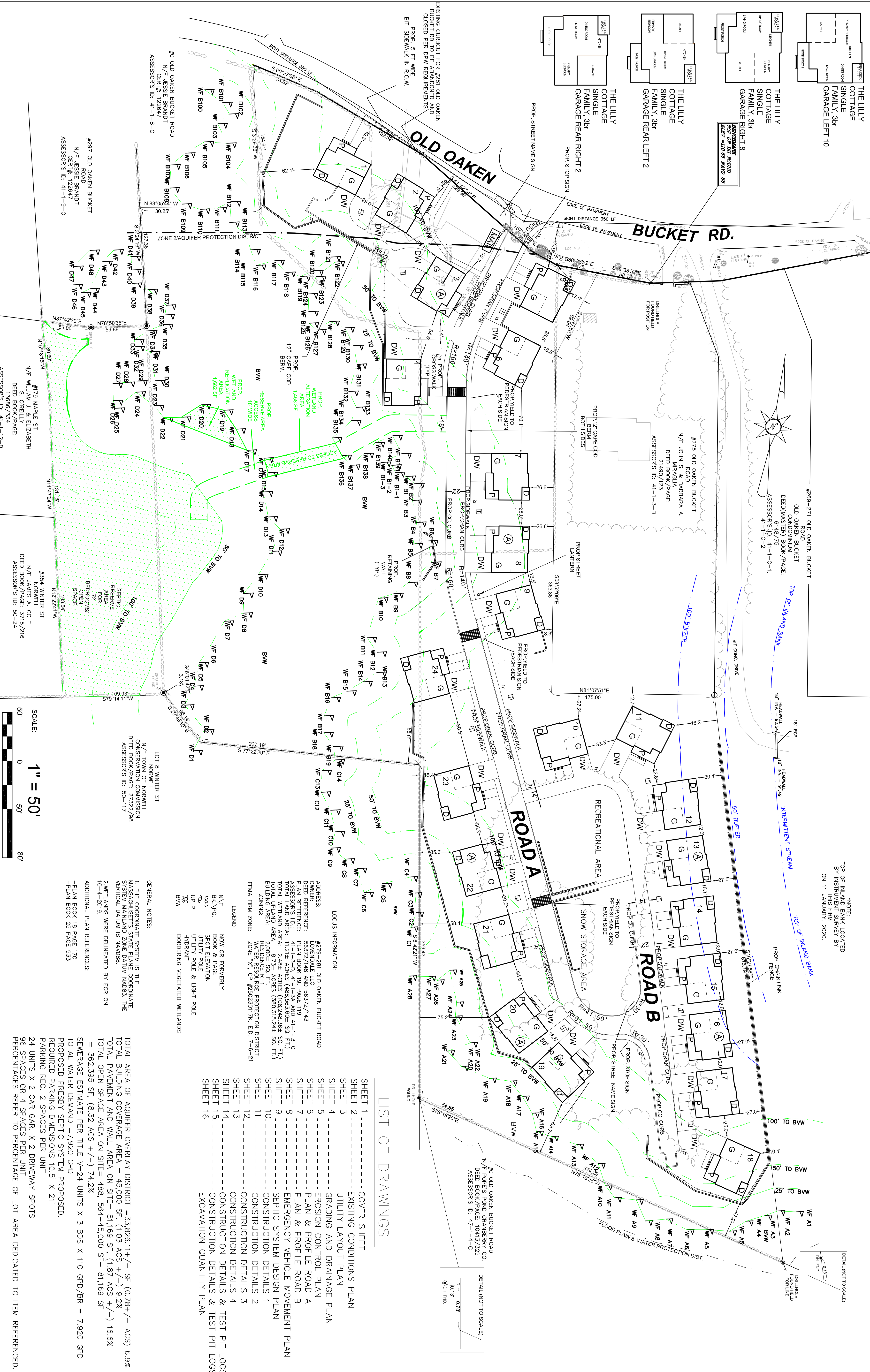
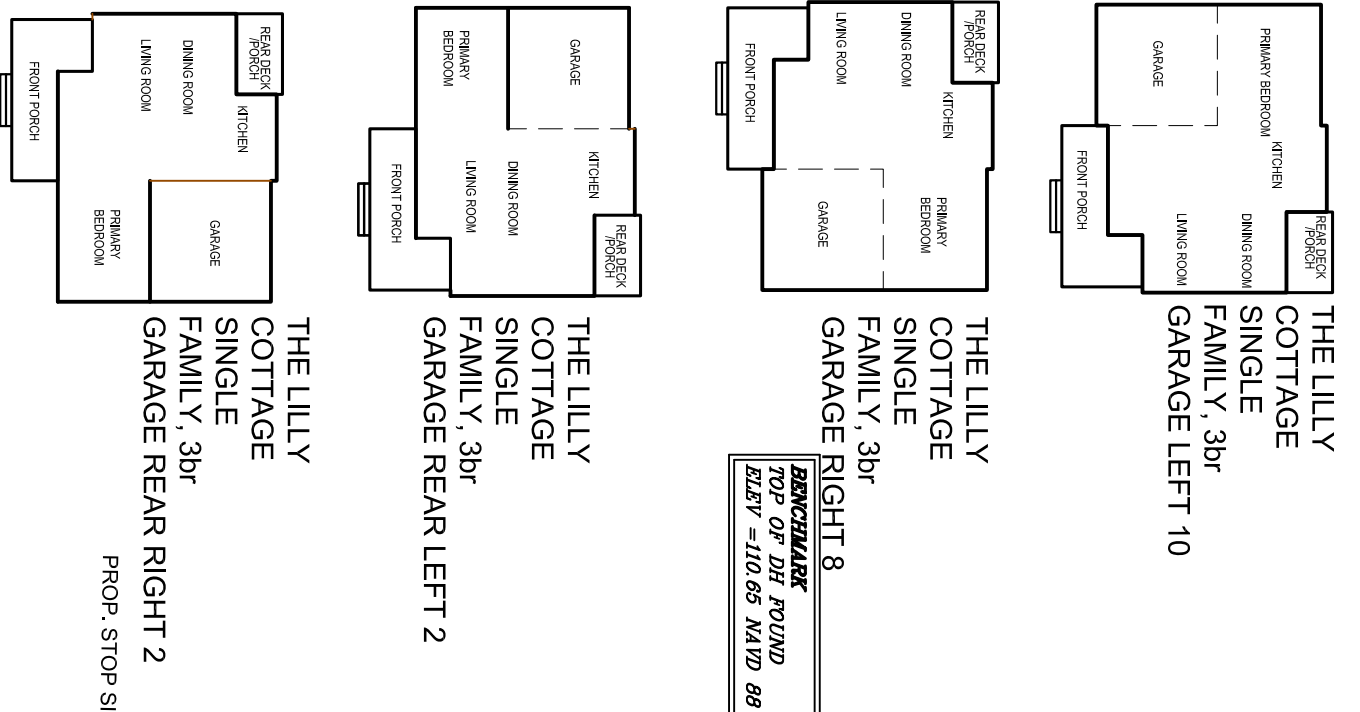
ZONING REQUIREMENTS

MINIMUM DIMENSIONAL REQUIREMENTS

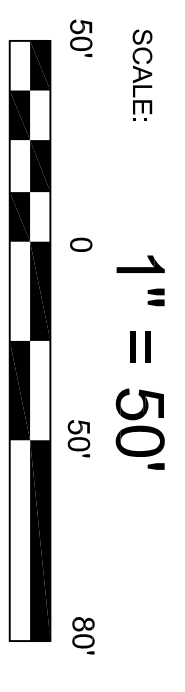
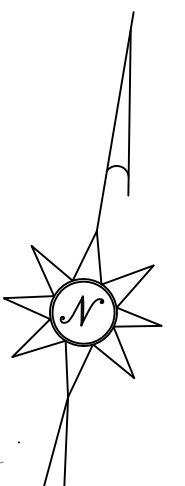
UPLAND LOT AREA	40,000 S.F.	FOUNDATION TO FOUNDATION	12 FT. MIN.
LOT WIDTH	175 L.F. (Min.)	FOUNDATION TO DRAINAGE AREA	10 FT. MIN.
LOT FRONTAGE	100 L.F. (Min.)	FOUNDATION TO SEPTIC TANK	10 FT. MIN.
FRONT SET-BACK	30 FT. (Min.)	SEPTIC TANK TO DRAINAGE AREA	10 FT. MIN.
SIDE & REAR-YARDS	15 FT. (Min.)	DRAINAGE AREA TO WETLANDS	50 FT. MIN.
HEIGHT	35 FT. (Max.)	GARAGE AREA TO SIDEWALK	21 FT. MIN.
PARKING SPACES	2 EA. PER DWELLING (Min.)	DRAINAGE AREA TO PROPERTY LINE	10 FT. MIN.

IT IS RECOMMENDED THAT ALL LAYOUT BE CONFIRMED VIA SURVEY METHODOLOGY TO MAKE SURE MINIMUM DISTANCES REQUIRED ARE MAINTAINED.

MODEL LEGEND



NOTE: TOP OF INLAND SHORE BY THIS FIRM ON 11 JANUARY, 2020.



LIST OF DRAWINGS

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	UTILITY LAYOUT PLAN
SHEET 4	GRADING AND DRAINAGE PLAN
SHEET 5	EROSION CONTROL PLAN
SHEET 6	PLAN & PROFILE ROAD A
SHEET 7	PLAN & PROFILE ROAD B
SHEET 8	EMERGENCY VEHICLE MOVEMENT PLAN
SHEET 9	SEPTIC SYSTEM DESIGN PLAN
SHEET 10	CONSTRUCTION DETAILS 1
SHEET 11	CONSTRUCTION DETAILS 2
SHEET 12	CONSTRUCTION DETAILS 3
SHEET 13	CONSTRUCTION DETAILS 4
SHEET 14	CONSTRUCTION DETAILS & TEST PIT LOGS
SHEET 15	CONSTRUCTION DETAILS & TEST PIT LOGS
SHEET 16	EXCAVATION QUANTITY PLAN

LOCUS INFORMATION:
 ADDRESS: #279-281 OLD OAKEN BUCKET ROAD
 OWNER: LOVENDALE LLC
 DEED REFERENCE: 56372/148 AND 56372/143
 PLAN BOOK: 19, PAGE 119
 TOTAL LAND AREA: 11.21 ACRES (486,563.60 SQ. FT.)
 TOTAL WETLAND AREA: 2.48 ACRES (108,248.36 SQ. FT.)
 TOTAL UPLAND AREA: 8.73 ACRES (380,315.24 SQ. FT.)
 ZONING: RESERVE R-1
 WETLAND RESERVE PROTECTION DISTRICT: FELIX FISH ZONE: 20K, X, SP# 250250170, 2.D, 7.9-21

GENERAL NOTES:
 1. THE COORDINATE SYSTEM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83) DATUM NAD83. THE VERTICAL DATUM IS NAVD83.
 2. WETLANDS WERE DELINEATED BY EGR ON 10-4-2019.
 3. SEWERAGE ESTIMATE PER TITLE V=24 UNITS X 3 BDS X 110 GPD/BR = 7,920 GPD
 4. TOTAL WATER DEMAND = 7,920 GPD
 5. PROPOSED PRESBY SEPTIC SYSTEM PROPOSED.
 6. REQUIRED PARKING DIMENSIONS 10.5' X 21'
 7. PARKING REC. 2 SPACES PER UNIT
 8. 24 UNITS X 2 CAR GAR. X 2 DRIVEWAY SPOTS
 9. 66 SPACES OR 4 SPACES PER UNIT
 10. PERCENTAGES REFER TO PERCENTAGE OF LOT AREA DEDICATED TO ITEM REFERENCED.

REVISIONS: _____

PROJECT TITLE: **#279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA**

PREPARED FOR: **THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA**

PREPARED BY: **PARCEL 41-1-3-D PARCEL 41-1-3-0**

DATE: **FEBRUARY 16, 2023**

SCALE: **1" = 50'**

COMPILED BY: **LOVENDALE, LLC**

DRAWN BY: **M. D. CASEY**

CHECKED BY: **M. D. CASEY**

FIELD: **LILIPS**

APPROVED: **M. D. CASEY**

DWG. NO.: **1909 CP**

JOB NO.: **1908**

SHEET **1** OF **1**

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@ssocinc.net

South Shore Surveyors, Inc.

ANTHONY A. ESPRITO
 REG. PROFESSIONAL ENGINEER
 NO. 39782
 COMMONWEALTH OF MASSACHUSETTS
 2/17/2023