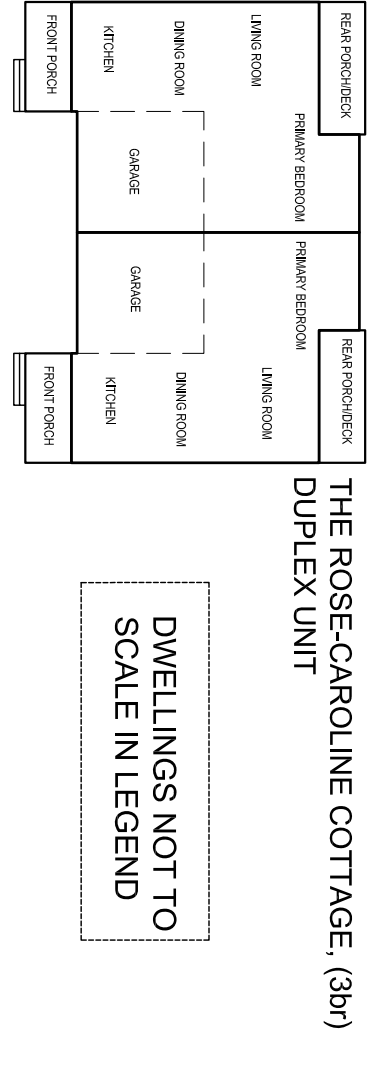


# LOCUST MAP

NOT TO SCALE

MODEL LEGEND



**BUILDING LEGEND:**

- 1 UNIT NUMBER
- ② AFFORDABLE UNIT
- P=FRONT PORCH
- G=GARAGE
- D=DRIVEWAY
- 2br = 2 BEDROOM UNIT
- 3br = 3 BEDROOM UNIT

**ZONING REQUIREMENTS**

UPLAND LOT AREA ----- 40,000 S.F.

LOT WIDTH ----- 175 L.F. (Min.)

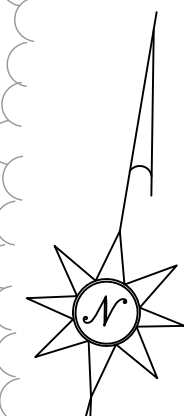
LOT FRONTAGE ----- 100 L.F. (Min.)

FRONT SET-BACK ----- 30 FT. (Min.)

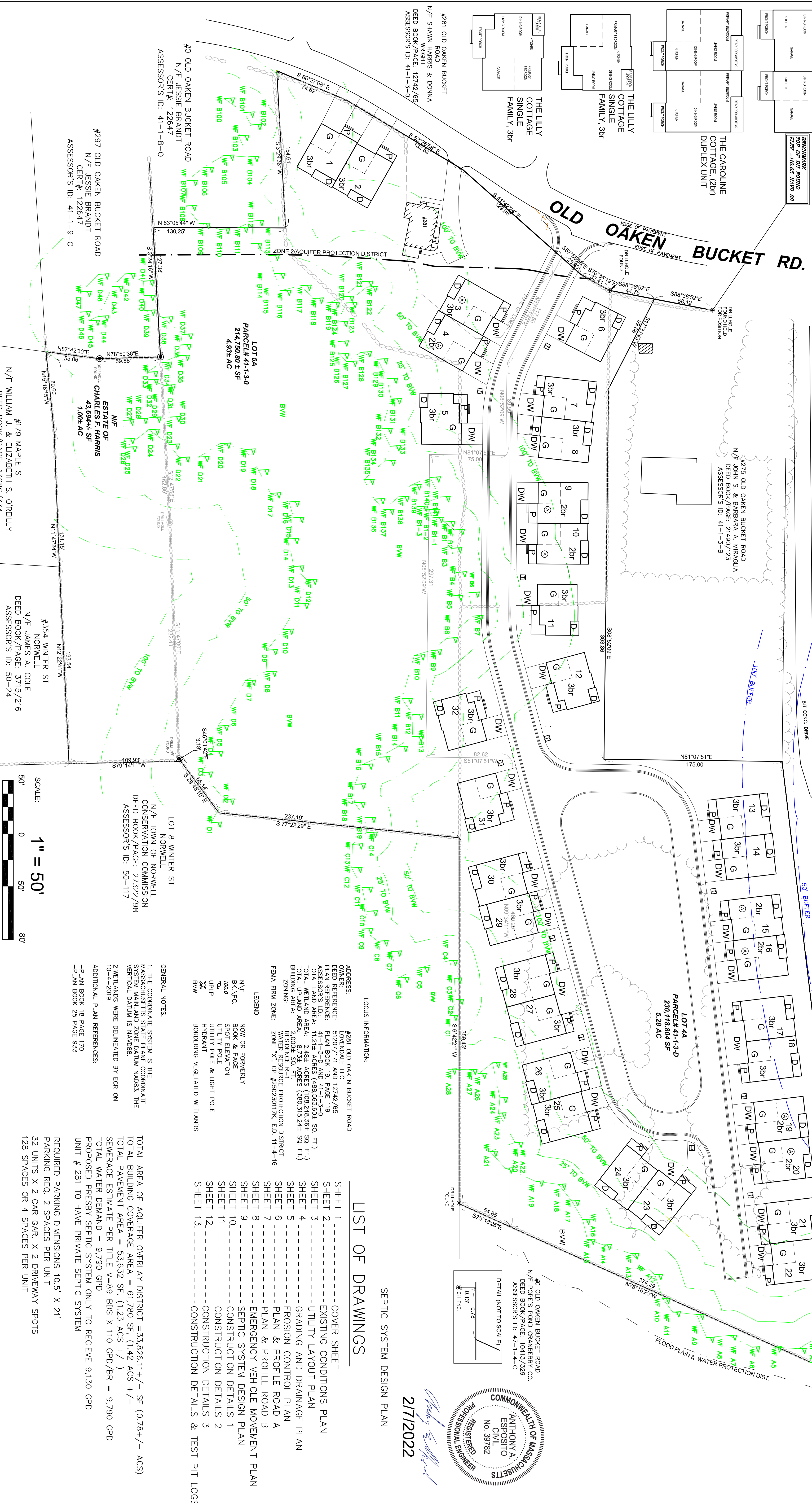
SIDE & REAR-YARDS ----- 15 FT. (Min.)

HEIGHT ----- 35 FT. (Max.)

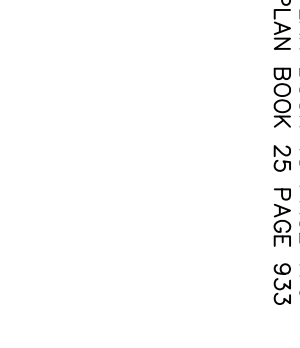
PARKING SPACES ----- 2 EA. PER DWELLING (Min.)



**NOTE:**  
TOP OF INLAND BANK LOCATED BY INSTRUMENT SURVEY BY THIS FIRM ON 11 JANUARY, 2020.



SCALE: **1" = 50'**



**GENERAL NOTES:**

- THE COORDINATE SYSTEM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM MANUALLY STATE PLANE COORDINATE SYSTEM. THE DATUM IS NAD83. THE VERTICAL DATUM IS NAVD83.
- WETLANDS WERE DELINEATED BY ECR ON 10-4-2019.
- ADDITIONAL PLAN REFERENCES:
  - PLAN BOOK 18 PAGE 170
  - PLAN BOOK 25 PAGE 923

**REQUIRED PARKING DIMENSIONS 10.5' X 21'**

PARKING REC. 2 SPACES PER UNIT

32 UNITS X 2 CAR GAR. X 2 DRIVEWAY SPOTS

128 SPACES OR 4 SPACES PER UNIT

**LOCUS INFORMATION:**

ADDRESS: #281 OLD OAKEN BUCKET ROAD  
 OWNER: LOVENDALE LLC  
 DEED REFERENCE: 51207/171 AND 12742/65  
 PLAN REFERENCE: PLAN BOOK 18, PAGE 170  
 TOTAL LAND AREA: 11.21+ ACRES (486,563.68 SQ. FT.)  
 TOTAL WETLAND AREA: 2.48+ ACRES (108,248.36 SQ. FT.)  
 TOTAL UPLAND AREA: 8.73+ ACRES (380,315.24 SQ. FT.)  
 RESIDENCE R-1  
 WETLAND RESPONSE PROTECTION DISTRICT  
 FEMA FIRM ZONE: 200X, X, S1 (S2020170), E.D. 11-4-16

**LEGEND**

- N/F NOW OR FORMERLY
- B/F BURNED
- SPOT ELEVATION
- UTILITY POLE
- UTILITY POLE & LIGHT POLE
- UP/P
- HYDRANT
- BORDERING VEGETATED WETLANDS
- BW

**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 & TEST PIT LOGS

**SEPTIC SYSTEM DESIGN PLAN**

2/17/2022

ANTHONY ESPOSITO  
 REGISTERED PROFESSIONAL ENGINEER  
 COMMONWEALTH OF MASSACHUSETTS  
 No. 39782

REVISIONS:

No.	DESCRIPTION	DATE

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

COVER SHEET

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

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

PREPARED FOR: **THE LOVENDALE COMPANY LLC**  
 114 ONION HILL ROAD  
 DUXBURY, MA 02532

SCALE: **1" = 50'**

DATE: FEBRUARY 7, 2022

COMP/DESIGN: A. ESPOSITO

CHECK: M. D. CASEY

DRAWN: A. ESPOSITO

FIELD: LILUPS

APPROVED: M. D. CASEY

DWG. NO. 1908 CP

JOB NO. 1908

SHEET 1 OF 13