

LOCUS PLAN
1" = 500'±

- GENERAL NOTES**
- RECORD OWNERS
SCUSSET REALTY, LLC
298 NEWTOWN ROAD
LITTLETON, MASSACHUSETTS 01460
DEED BK. 33568 PG. 128
PLAN BK. 15 PG. 87 - LOT 384
 - PROPERTY IS SHOWN AS PARCEL 79 ON ASSESSORS MAP 4.4 AND APPEARS TO LIE WITHIN THE RESIDENCE R-40 ZONING DISTRICT PER THE TOWN OF BOURNE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
 - PROPERTY LINES SHOWN ARE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED BY EXISTING GRADE, INC ON NOVEMBER 24 AND DECEMBER 16, 2020, LINES OF OCCUPATION, AND FOUND MONUMENTATION.
 - PARCEL APPEARS TO LIE WITHIN THE VELOCITY FLOOD ZONE (ZONE VE EL=16) PER FIRM MAP 25027C1317J PANEL 317 OF 875, LAST REVISED JULY 16, 2014, AS SHOWN ON THE FEMA WEBSITE, AS COMPILED AND SHOWN HEREON.
 - EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON NOVEMBER 24, 2020 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
 - ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON NOVEMBER 23, 2020, ROTATED 0.790° COUNTER-CLOCKWISE FROM PLAN BOOK 330 PLAN 65, RECORDED AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.
 - ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON NOVEMBER 24, 2020.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - UTILITIES SHOWN BASED UPON BEST AVAILABLE FIELD INFORMATION DURING TIME OF SURVEY. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF ANY DISCREPANCIES SHOWN HEREON.
 - PROPERTY APPEARS TO LIE PARTIALLY WITHIN A NHESP PRIORITY HABITAT OF RARE WILDLIFE PER A REVIEW OF THE MASSACHUSETTS GIS SYSTEM.
 - SEPTIC INFORMATION FOR 3 BEDROOM SYSTEM SHOWN BASED UPON ASBUILT RECORDS PROVIDED BY THE CLIENT. PROPOSED RESIDENCE IS A 3 BEDROOM.
 - SITE DOES NOT APPEAR TO LIE WITHIN ANY WATER RESOURCE DISTRICTS PER TOWN OF BOURNE ON LINE ZONING MAPS.
 - ABUTTER INFORMATION BASED UPON THE TOWN OF BOURNE ON LINE ASSESSOR DATABASE AND MAY NOT REFLECT MOST RECENT TITLE TRANSFERS.
 - THE PROPERTY LIES WITHIN A BEACH BARRIER-COASTAL DUNE AREA PER A REVIEW OF THE MASSACHUSETTS GIS SYSTEM.
 - 5' COBBLESTONE APRON TO BE CONSTRUCTED WITH EITHER SAND OR STONE-DUST, NO CONCRETE OR MORTAR TO BE USED.

=COMPILED NHESP MESA BOUNDARY PROVIDED BY THE STATE OF MASSACHUSETTS ONLINE GIS DATALAYER.

RESIDENCE R-40 ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	11,688.0 S.F.	11,688.0 S.F.
FRONTAGE	125'	60.00'	60.00'
FRONT YARD	20'+	81.80'	78.25'
SIDE YARD	12'+	16.96'	15.00'
REAR YARD	12'+	46.46'	52.00'

* PER ZONING ENFORCEMENT OFFICE 12/2020

1961_EXCON

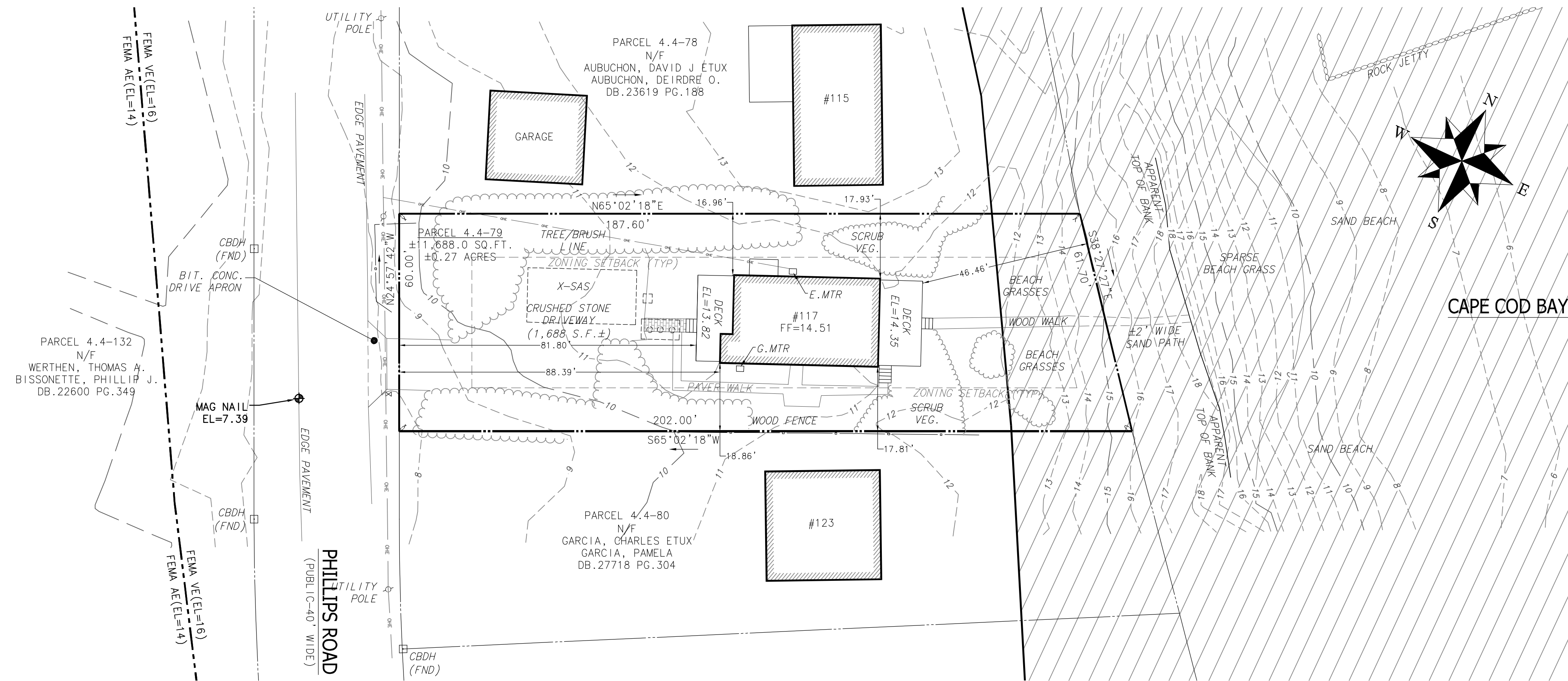
PROJECT NO.

1961

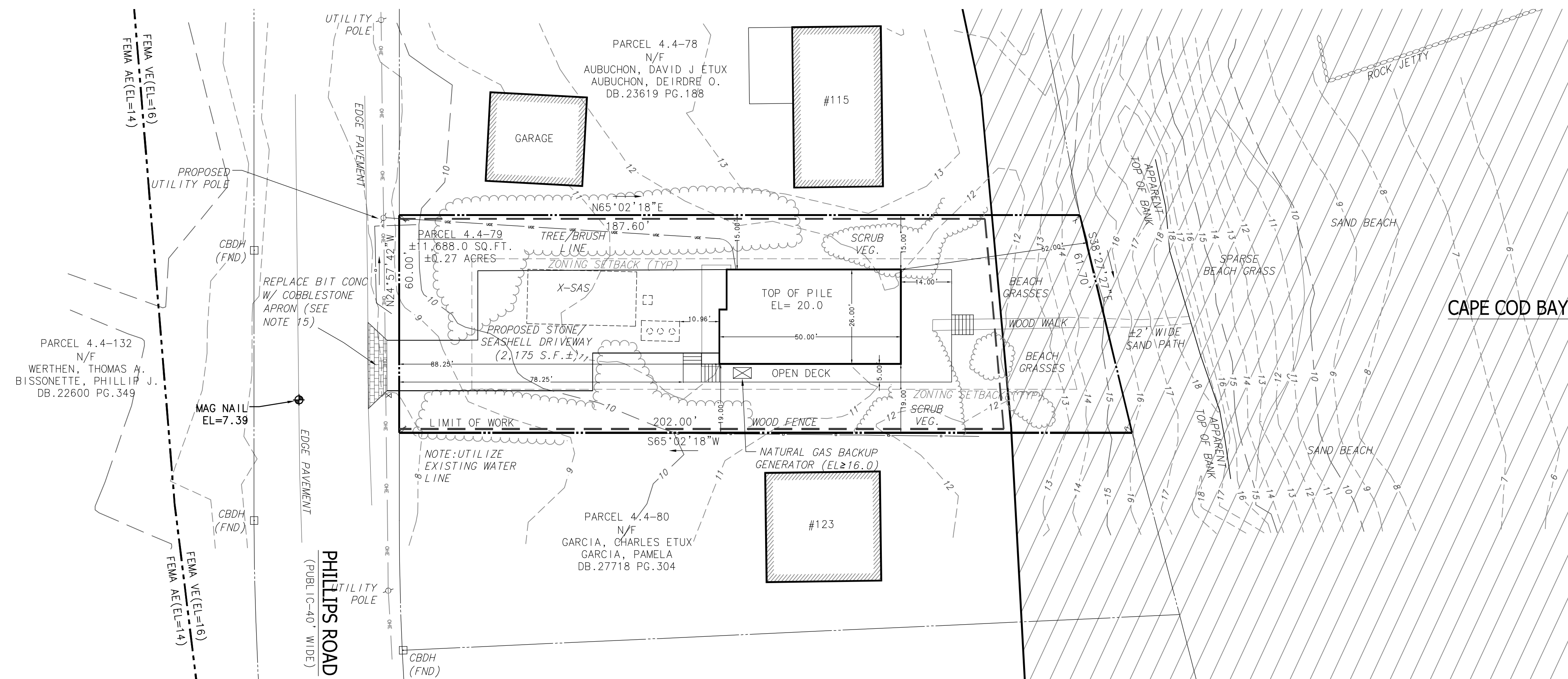
DATE: 01/12/21

SHEET NO.

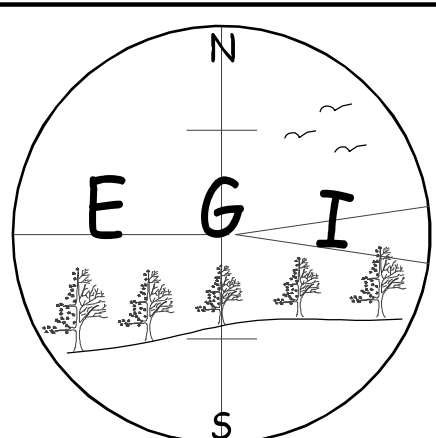
1 of 1



EXISTING CONDITIONS PLAN



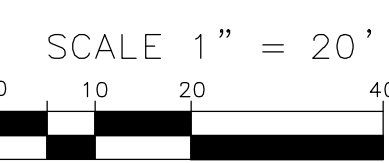
PROPOSED SITE PLAN



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



SCALE



NO. DATE BY REVISIONS

CLIENT
HEBB BUILDERS
PO BOX 1093
LITTLETON, MA 01460

PROPOSED SITE PLAN
FOR
117 PHILLIPS ROAD
SANDWICH, MASSACHUSETTS 02532