



LOCUS: 19 ANDREWS ISLE ROAD - HINGHAM, MA



N/F  
THOMAS A. &  
FAITH L. BURBANK

N/F  
FREDERICK J. &  
SARAH A. HERZIG

ANDREWS  
ISLE ROAD  
(PUBLIC - 40' WIDE)

L=73.28'  
R=50.00'

L=19.25'  
R=20.00'

S 56°39'30" W  
21.70'

**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125' FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET

\* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

**NOTE:**  
REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS AND MATERIALS.

**DATUM:**

ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988.

**EMMA:**

LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL. 10) AS SHOWN ON COMMUNITY PANEL NO. 25023C0082J DATED JULY 17, 2017, UPDATED THROUGH LOMR 15-01-0904P EFFECTIVE AUGUST 14, 2015.

**OWNER OF RECORD:**

CURTIS, THOMAS W & LAURENA  
19 ANDREWS ISLE ROAD  
HINGHAM, MA 02043  
ASSESSOR'S PARCEL: #62-76  
DEED BOOK: 60431. PAGE:101

**UTILITIES:**

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

**SURVEY NOTES:**

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MAY 31, 2018.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. LOCATION OF EXISTING SEPTIC SYSTEM COMPONENTS ARE APPROXIMATE ONLY; BASED ON A TITLE 5 INSPECTION REPORT DATED 5/7/2018.



**PATIO PLOT PLAN**  
19 ANDREWS ISLE - HINGHAM

DATE: 8.17.20  
VERSION 1.0  
SCALE: AS SHOWN