

LEGEND

- HHB/DH HINGHAM HIGHWAY STONE
- FND BOUND W/ DRILL HOLE FOUND
- RB/CAP FND REBAR W/ CAP FOUND
- N/F NOW OR FORMERLY
- OHW OVERHEAD WIRES
- CONTOUR CONTOUR
- 25 SPOT GRADE
- CBN CATCH BASIN
- OLP LIGHT POLE
- UP UTILITY POLE
- RET RETAINING WALL
- SIGN SIGN
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- DFE DECK FLOOR ELEVATION

GENERAL NOTES

1. Record Property Owner: John A. & Suzanne M. Bradshaw
2. Property Location: 145 Martins Lane, Hingham MA
3. Hingham Assessors Parcel ID 20-0-7, Zoned Residence C.
4. Plymouth County Registry of Deeds: Book 46321, Page 290.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone X Panel 38 of 650: 250268 0038 J August 14, 2015.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade of the site is 25.8'.
9. All buildings locations are to the outside edge of the exterior walls.

LOT STATISTICS

LOT AREA = 6,297 SQ. FT.

ZONING

SITE IS ZONED RESIDENCE C

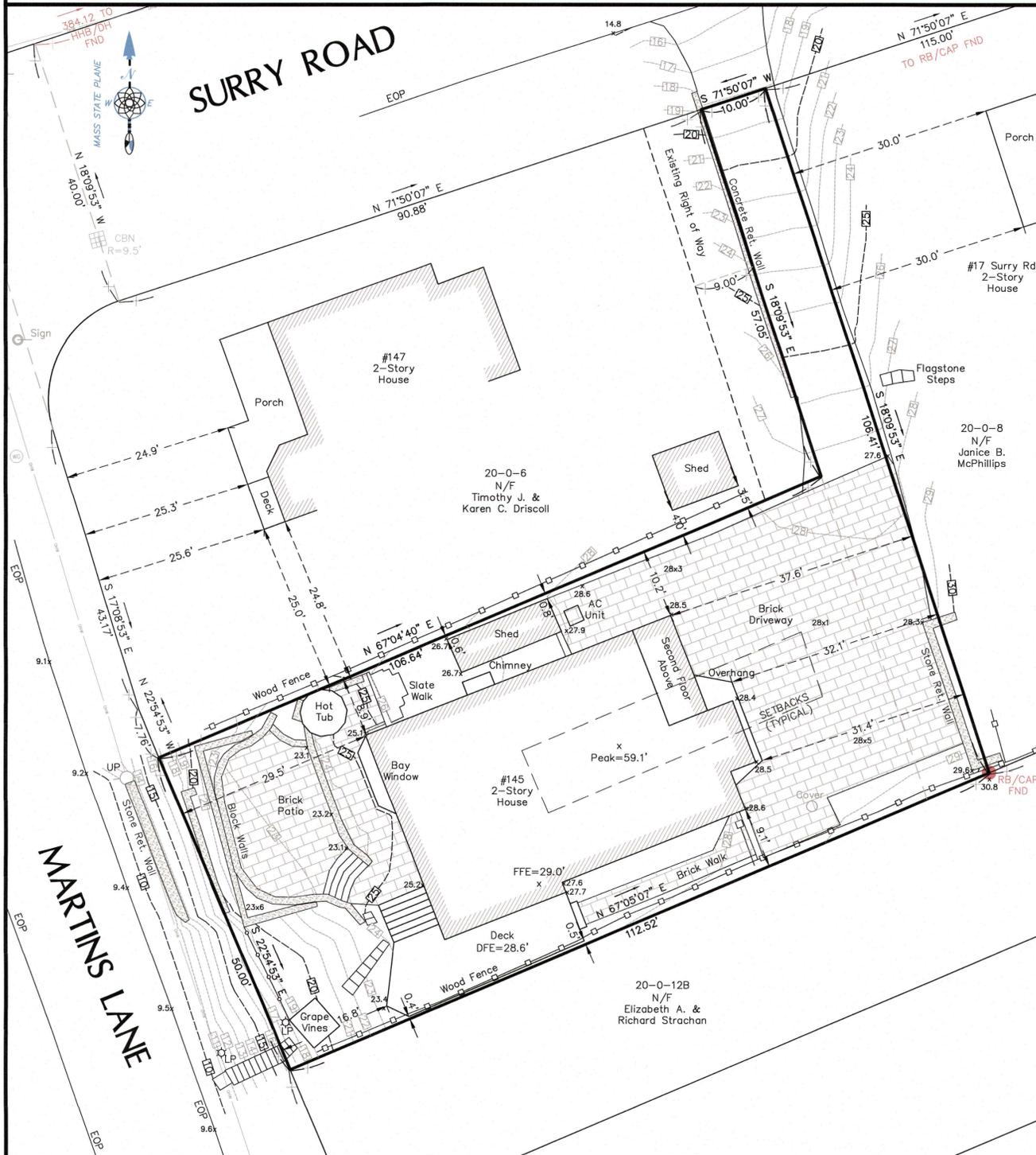
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	40,000 SQ.FT.	6,297 SQ.FT.	6,297 SQ.FT.
MIN FRONTAGE:	150 FT.	50.00 FT.	50.00 FT.
FRONT SETBACK:	50 FT.	16.8 FT.	16.8 FT.
SIDE SETBACK:	20 FT.	0.4 FT.	0.4 FT.
REAR SETBACK:	20 FT.	31.4 FT.	31.4 FT.
MAX. HEIGHT:	35 FT.	33.3 FT.	33.3 FT.

PURPOSE

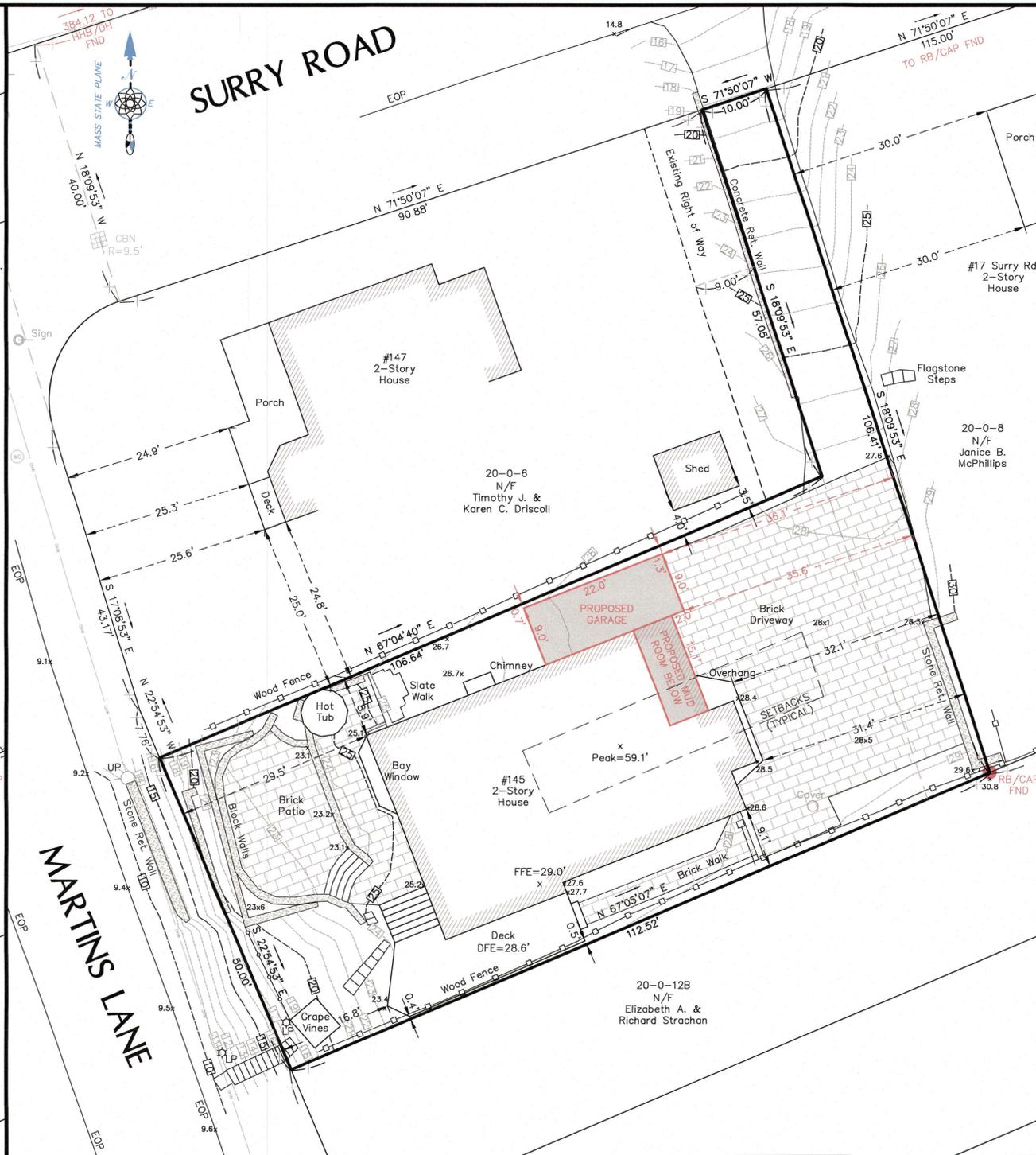
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JULY 16, 2020 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY ROGER O. HOIT, AIA.

Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±



EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

145 Martins Lane
Hingham Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

John Bradshaw
145 Martins Lane
Hingham, MA 02043



David G. Ray #35412



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Revisions

Date	8-17-2020	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2601		
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