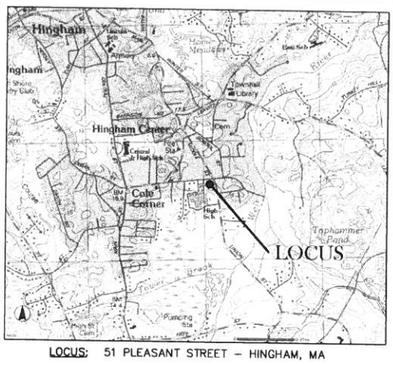


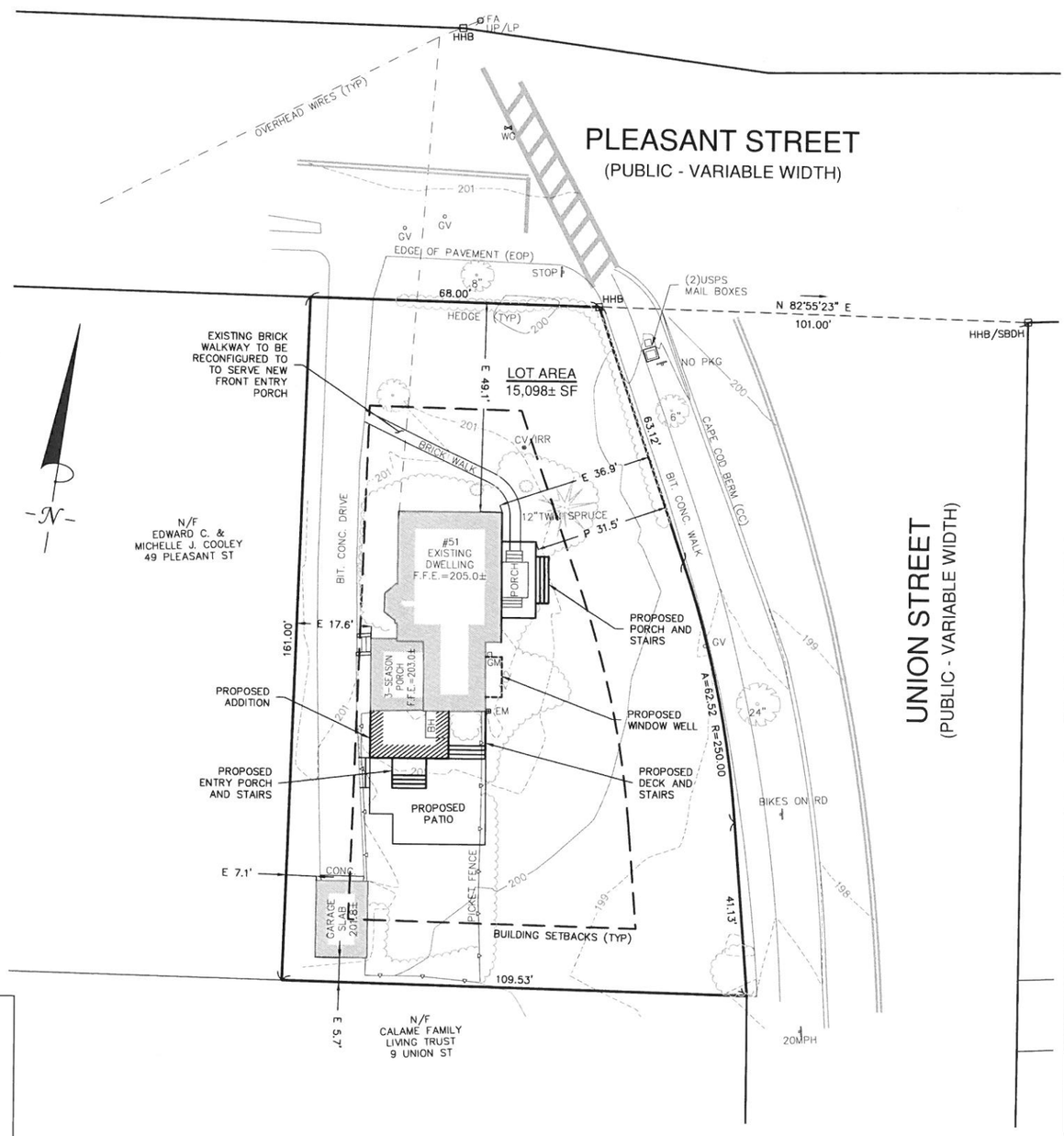
LOCUS: 51 PLEASANT STREET – HINGHAM, MA

SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.

ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

DIG SAFE
MA – RI – ME – NH – VT
CALL TOLL FREE
1-888-344-7233
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM



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.

DATUM:

ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0082J DATED JULY 17, 2012.

OWNER OF RECORD:

N/F BARBARA LYNN PETERSON IRREVOCABLE TRUST
51 PLEASANT STREET
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #90-116
DEED BOOK: 47439, PAGE: 288

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 JULY 27, 2020.

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 KNOW.

3. SEPTIC SYSTEM LOCATION UNKNOWN AT THIS TIME; ADDITIONAL TOWN RESEARCH REQUIRED.

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 20'
0' 10' 20' 40' 60'

SITE PLAN
51 PLEASANT STREET - HINGHAM

PREPARED FOR:

BILL SELLERS
51 PLEASANT STREET
HINGHAM, MA 02043

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

SP
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : –	PROJECT NO. : 20.115
DATE : 9/1/2020	DRAWN BY : DB/CCH	FILENAME: W:\PR\2020\20115\DWG\20115_SP 9-1-20
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1