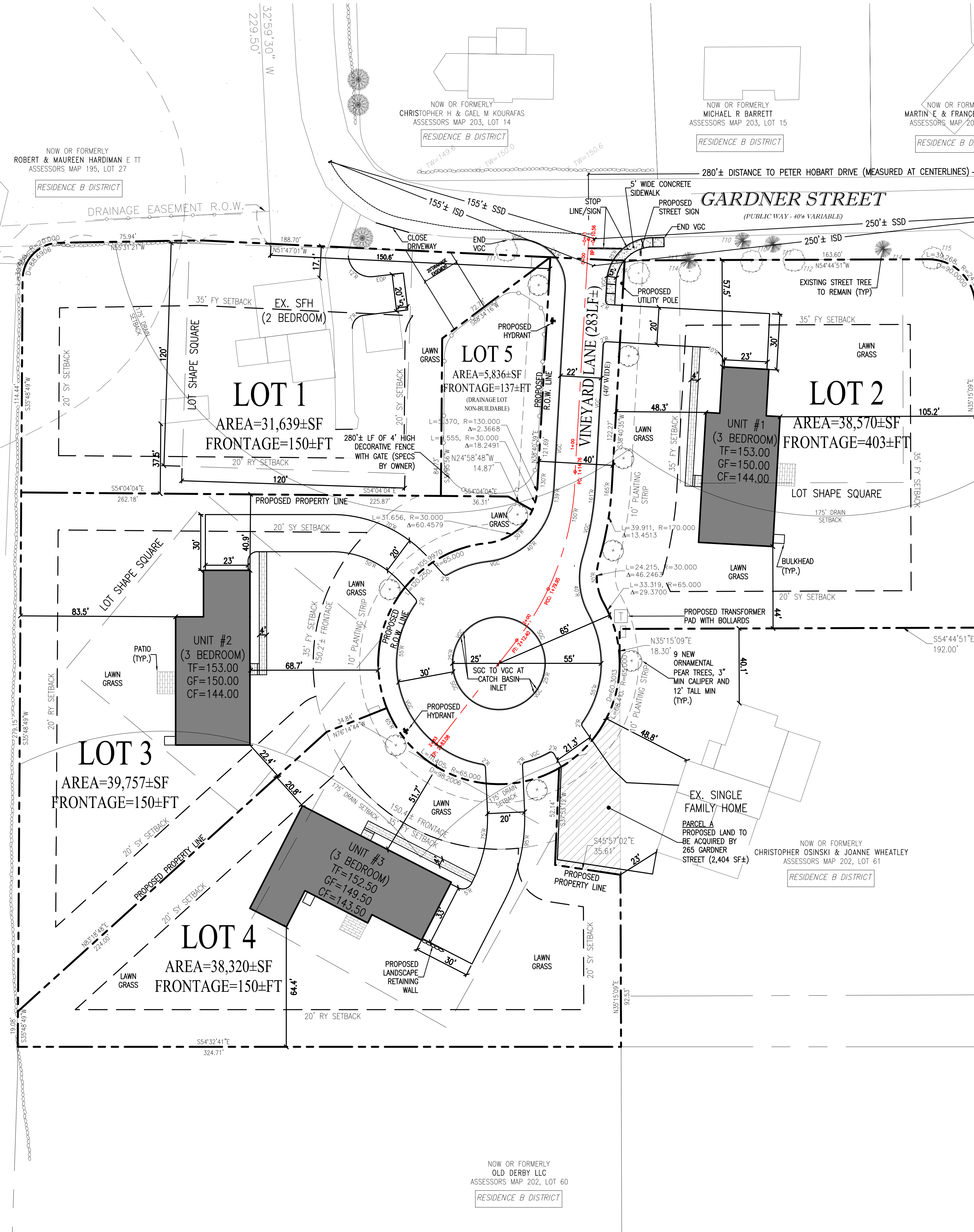


SUBDIVISION STANDARDS LIMITED RESIDENTIAL ROADWAY CLASSIFICATION		
REGULATION	REQUIRED	PROVIDED
MIN. R.O.W. WIDTH	40 FT	40 FT
MIN. ROADWAY WIDTH	20 FT	22 FT
MAX. DEAD END LENGTH	400 FT	283± FT
MIN. CUL DE SAC R.O.W. RADIUS	65 FT	65 FT
MIN. CUL DE SAC ROADWAY RADIUS	55 FT	55 FT
MIN. CUL DE SAC PAVEMENT WIDTH	30 FT	30 FT
MIN. CENTERLINE RADIUS	150 FT	150 FT
MIN. STREET INTERSECTION ANGLE	60°	90±
MAXIMUM CURB RADIUS AT STREET INTERSECTION	30 FT	25 FT
MINIMUM CENTERLINE OFFSET DISTANCE	200 FT	270± FT
LEVELING AREA WITHIN 100' OF AN INTERSECTION	3%	1%
MIN./MAX. ROADWAY GRADE FOR MINOR STREETS	1% MIN. 5% MAX.	1%–2%
CURBING	CAPE COD BERM	VERTICAL GRANITE
SIDEWALKS	NONE	NONE

ZONING INFORMATION					
ZONING DISTRICT: RESIDENTIAL B DISTRICT					
REGULATION	REQUIRED	LOT 1 (2BED)	LOT 2 (3BED)	LOT 3 (3BED)	LOT 4 (3BED)
MIN. LOT AREA	30,000 SF(2BED) 37,500 SF(3BED)	31,639± SF	38,570± SF	39,757± SF	38,320± SF
MIN. LOT FRONTAGE	150 LF	150.6± LF	402.9± LF	150.2± LF	150.4± LF
MIN. FY SETBACK	35'	17.1'±	48.3'±	68.7'±	51.7'±
MIN. SY SETBACK	20'	37.5'±	44.0'±	22.4'±	20.8'±
MIN. RY SETBACK	20'	N/A	N/A	83.5'±	64.4'±
MAX. BUILDING HEIGHT	35 FT/2.5 STORIES	<35 FT	<35 FT	<35 FT	<35 FT

EXISTING NON-CONFORMANCE TO REMAIN  
SIGHT LINE NOTE: THE SIGHT LINES FALL WITHIN THE TRAVELLED WAY, THEREFORE, PROFILES FOR THE SAME ARE NOT REQUIRED.



**NOT FOR CONSTRUCTION**

CDG PROJECT #: 22014

REVISIONS:

REV	DATE	COMMENT
1	08/16/22	ADDED 265 GARDNER STREET SEPTIC SYSTEM TO PLAN
2	08/26/22	REV PER BOARD OF HEALTH COMMENTS
3	09/30/22	REV PER PLANNING STAFF COMMENTS
4	11/14/22	REV PER PLANNING BOARD COMMENTS AND PEER REVIEW COMMENTS
5	11/15/22	REV PER PEER REVIEW COMMENTS
6	12/07/22	REV STORMWATER AREA TO BASIN, REMOVED LOT 1 CURB CUT, REV SIGHT LINES, ADDED SMALL SIDEWALK
7	12/16/22	REV PER PEER COMMENTS RECEIVED ON 12/12/2022
8		
9		

SEAL:

**PHILIP R. HENRY, P.E.**

PLANNING BOARD:

CIVIL ENGINEER:

**CIVIL DESIGN GROUP, LLC**

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PREPARED FOR:

**MR. JOSEPH CINCOTTA**

1 NASHUA STREET  
APT. 2102  
BOSTON, MA 02114

PROJECT:

**DEFINITIVE SUBDIVISION PLAN**

261 GARDNER STREET  
HINGHAM, MA 02043

SCALE:

30 0 15 30 60  
GRAPHIC SCALE IN FEET

SHEET:

**LAYOUT PLAN**

**5**

DATE: 07/22/2022