

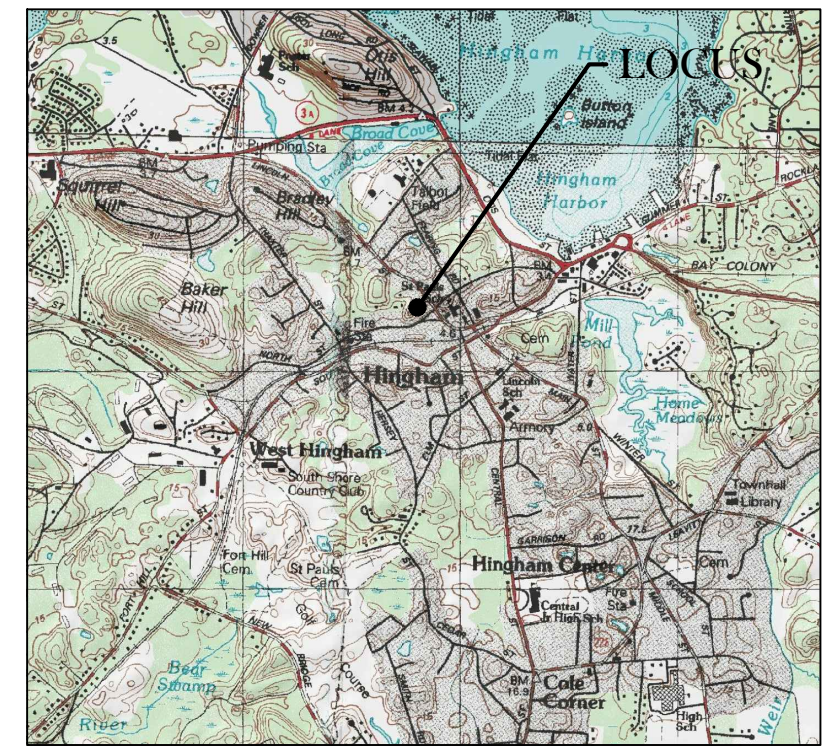
SITE PLAN NOTE:

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.

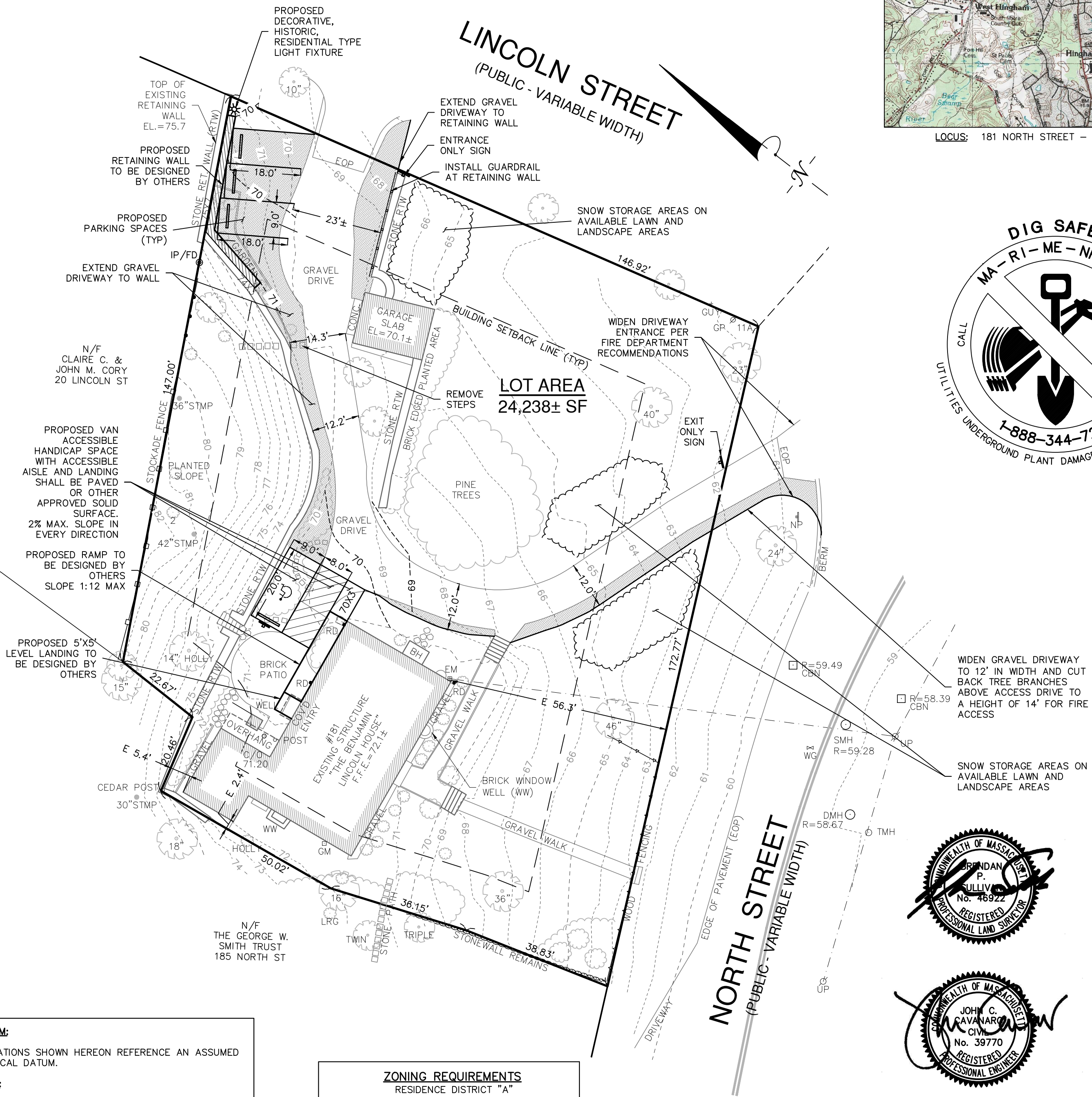
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

EROSION AND SEDIMENTATION NOTE:

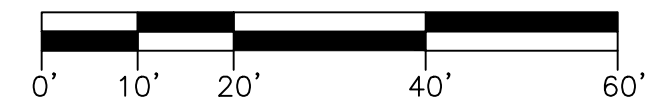
MAINTAIN 100' OF STRAW WATTLES ON SITE FOR EMERGENCY USE UNTIL SITE IS STABILIZED



LOCUS: 181 NORTH STREET - HINGHAM, MA



SCALE: 1" = 20'



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:

ROSE B. WOODARD
 181 NORTH STREET
 HINGHAM, MA 02043
 ASSESSOR'S PARCEL: #61-12
 DEED BOOK: 49387, PAGE: 122

PLAN REFERENCES:

1. WALTER B. FOSTER STREET LAYOUT PLAN, PLATE NO. 40-31.
2. PLAN NO. 305 OF 1968
3. PLAN NO. 891 OF 1974

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. BETWEEN APRIL 8-14, 2020.
2. LOCUS PARCEL IS SUBJECT TO A PRESERVATION RESTRICTION AGREEMENT DATED AS OF JUNE 6, 2009 AND RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEED IN BOOK 37542, PAGE 76.
3. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD; ADDITIONAL EASEMENTS MAY EXIST. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
4. SEPTIC SYSTEM/SEWER COMPONENT LOCATIONS ARE NOT KNOWN AT THIS TIME; ADDITIONAL RESEARCH REQUIRED AT THE TOWN OF HINGHAM.
5. LOCUS LIES WITHIN THE LINCOLN HISTORIC DISTRICT (OVERLAY RESTRICTIONS MAY APPLY).

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.

DRAWING REVISIONS

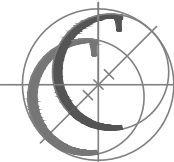
ACTION	DATE	DESCRIPTION
3	10/27/20	PLANNING BOARD COMMENTS
2	10/15/20	BUILDING COMMISSIONER COMMENTS
1	10/9/20	REVIEW ENGINEER COMMENTS

SITE PLAN
181 NORTH STREET - HINGHAM

PREPARED FOR:
HINGHAM HISTORICAL SOCIETY
 P.O. BOX 434 - 34 MAIN 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 : CCH	PROJECT NO. : 20.040
DATE : 9/2/2020	DRAWN BY : DB	FILENAME: W:\PROJECTS\2020\20040\DWG\SP
SURVEY : JLR	CHECKED BY : BPS/JCC	SHEET NO. 1 OF 1