

LOCUS: 1 PAIGE STREET - HINGHAM, MA

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC..

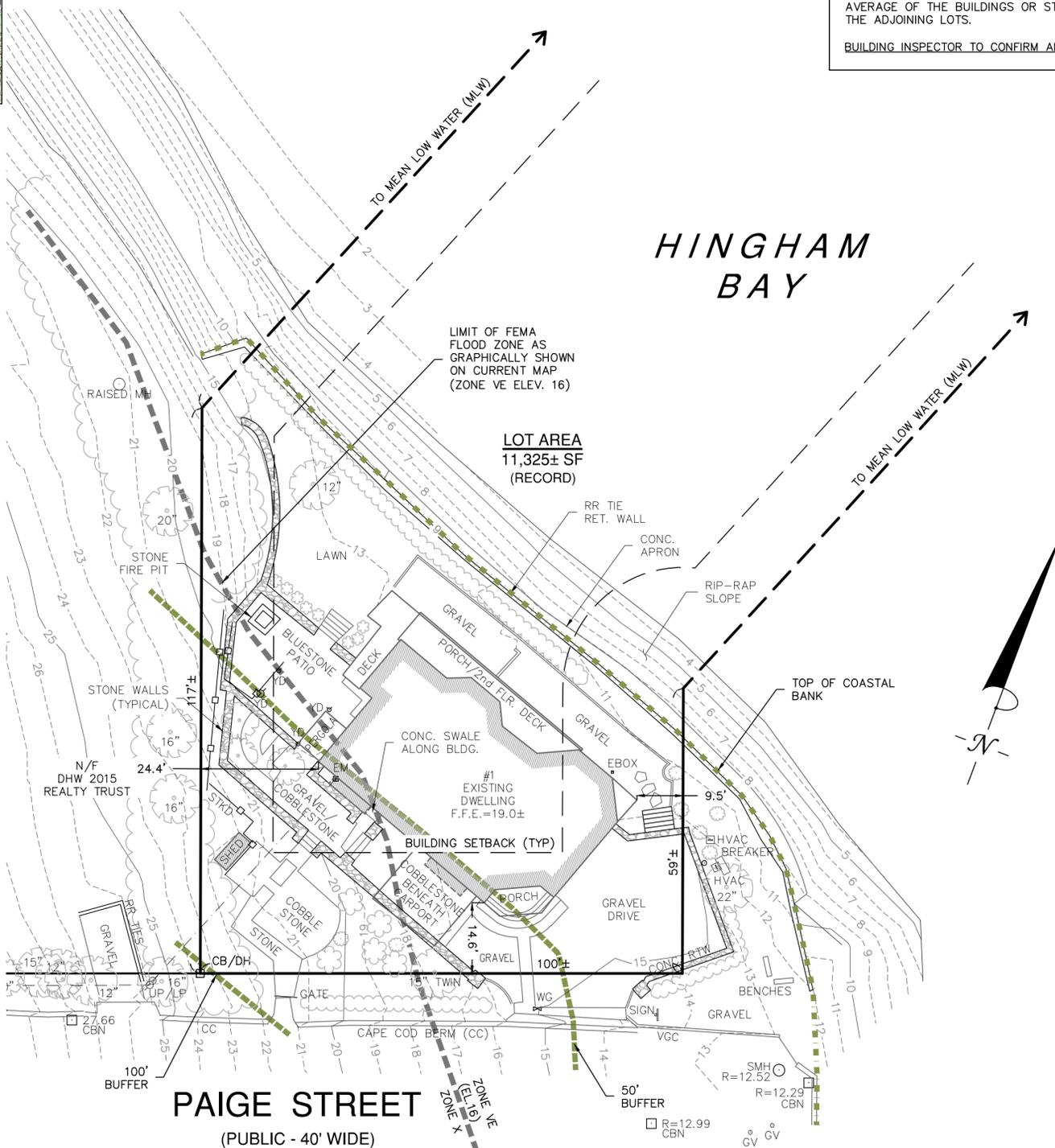
CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

ZONING REQUIREMENTS
RESIDENCE DISTRICT "A"

AREA	REQUIRED
FRONTAGE	20,000 SF
BUILDING HEIGHT	125 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 NAVD 1988.

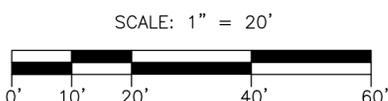
FEMA:
LOCUS LIES IN F.I.R.M. ZONE VE (EL. 16) AS SHOWN ON COMMUNITY PANEL NO. 25023C0019U DATED JULY 17, 2012, AS AMENDED BY LOMR 15-01-0904P DATED 8/14/2015.

OWNER OF RECORD:
GEOFFREY & SUSAN WILLISON
1 PAIGE STREET
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #17-07
DEED BOOK: 51068, PAGE: 177

PLAN REFERENCES:
1. PLAN BOOK: 1, PAGE: 86

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)

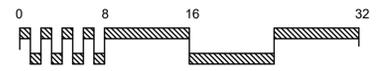
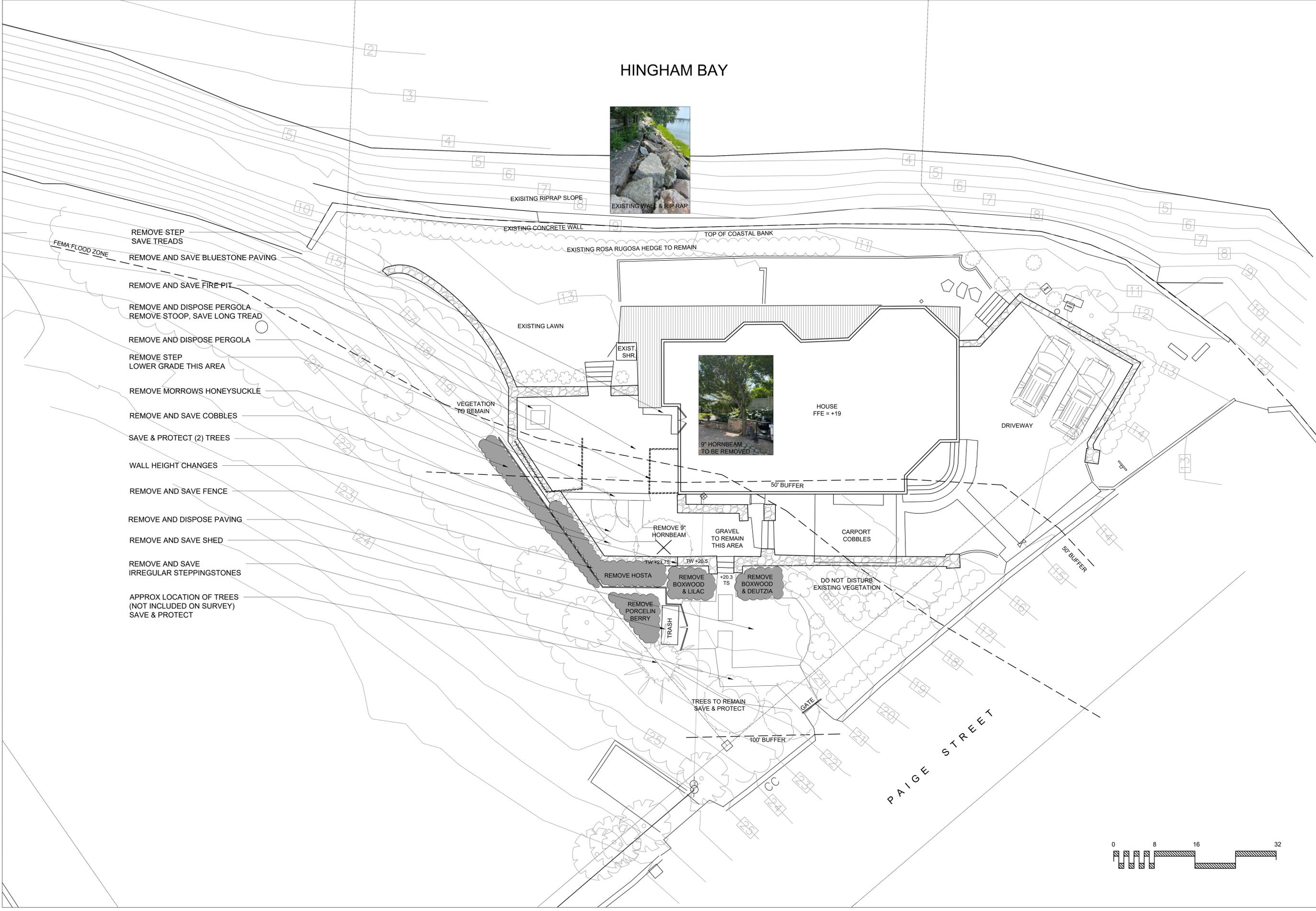
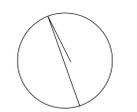
SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 21, 2019.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. LOCATION OF SEWER CONNECTION IS NOT KNOWN, ADDITIONAL RESEARCH REQUIRED.
4. PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647.



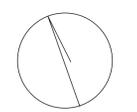
EXISTING CONDITIONS PLAN
1 PAIGE STREET - HINGHAM

PREPARED FOR:
SUSAN WILLISON
1 PAIGE STREET
HINGHAM, MA 02043

CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		EC DRAWING NO.			
			SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 19164
			DATE : 11/14/19	DRAWN BY : DB	FILENAME: X:\PROJECTS\2019\19164\DWG\ECP
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1			



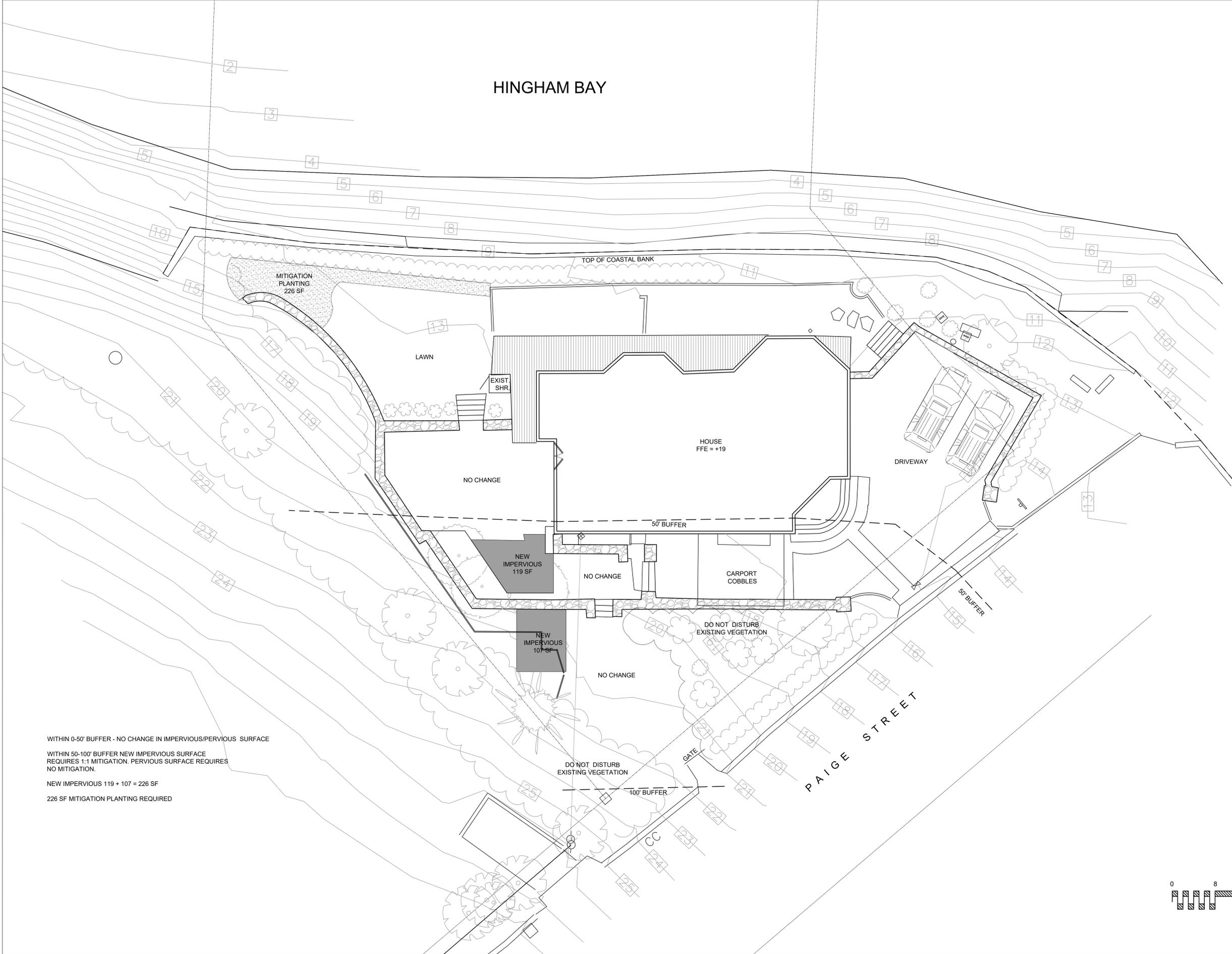
Willison Residence
1 Paige St.
Hingham, MA



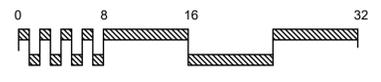
JULY 29, 2025

IMPERVIOUS CALCULATIONS PLAN

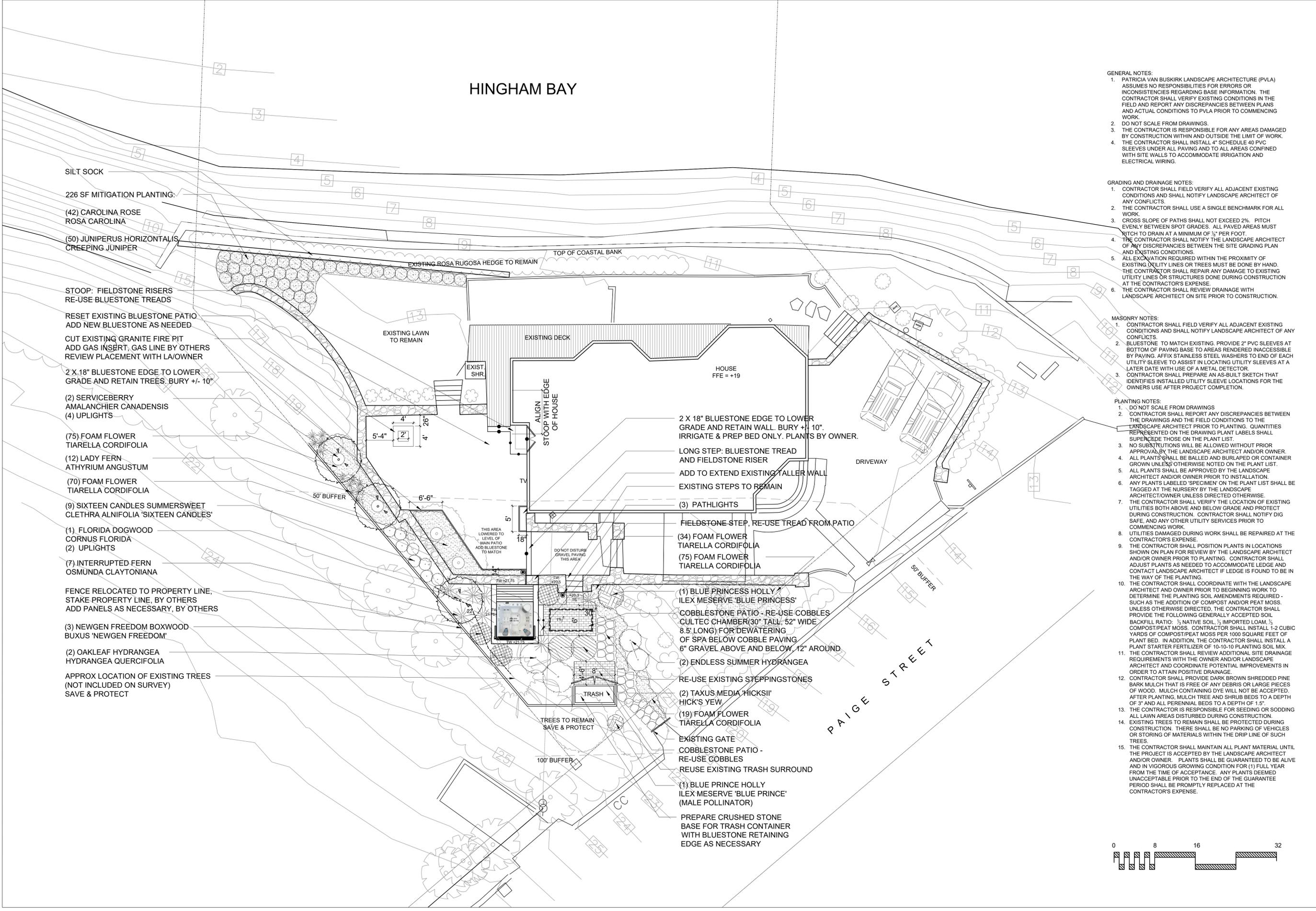
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WITHIN 0-50' BUFFER - NO CHANGE IN IMPERVIOUS/PERVIOUS SURFACE
 WITHIN 50-100' BUFFER NEW IMPERVIOUS SURFACE
 REQUIRES 1:1 MITIGATION. PERVIOUS SURFACE REQUIRES
 NO MITIGATION.
 NEW IMPERVIOUS 119 + 107 = 226 SF
 226 SF MITIGATION PLANTING REQUIRED



HINGHAM BAY

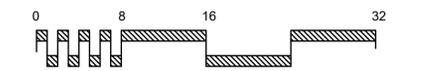


- GENERAL NOTES:**
- PATRICIA VAN BUSKIRK LANDSCAPE ARCHITECTURE (PVLA) ASSUMES NO RESPONSIBILITIES FOR ERRORS OR INCONSISTENCIES REGARDING BASE INFORMATION. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO PVLA PRIOR TO COMMENCING WORK.
 - DO NOT SCALE FROM DRAWINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY AREAS DAMAGED BY CONSTRUCTION WITHIN AND OUTSIDE THE LIMIT OF WORK. THE CONTRACTOR SHALL INSTALL 4" SCHEDULE 40 PVC SLEEVES UNDER ALL PAVING AND TO ALL AREAS CONFINED WITH SITE WALLS TO ACCOMMODATE IRRIGATION AND ELECTRICAL WIRING.

- GRADING AND DRAINAGE NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL ADJACENT EXISTING CONDITIONS AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
 - THE CONTRACTOR SHALL USE A SINGLE BENCHMARK FOR ALL WORK.
 - CROSS SLOPE OF PATHS SHALL NOT EXCEED 2%. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST RIGTH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT.
 - THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SITE GRADING PLAN AND EXISTING CONDITIONS.
 - ALL EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES OR TREES MUST BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES DONE DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL REVIEW DRAINAGE WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION.

- MASONRY NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL ADJACENT EXISTING CONDITIONS AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
 - BLUESTONE TO MATCH EXISTING. PROVIDE 2" PVC SLEEVES AT BOTTOM OF PAVING BASE TO AREAS RENDERED INACCESSIBLE BY PAVING. AFFIX STAINLESS STEEL WASHERS TO END OF EACH UTILITY SLEEVE TO ASSIST IN LOCATING UTILITY SLEEVES AT A LATER DATE WITH USE OF A METAL DETECTOR.
 - CONTRACTOR SHALL PREPARE AN AS-BUILT SKETCH THAT IDENTIFIES INSTALLED UTILITY SLEEVE LOCATIONS FOR THE OWNERS USE AFTER PROJECT COMPLETION.

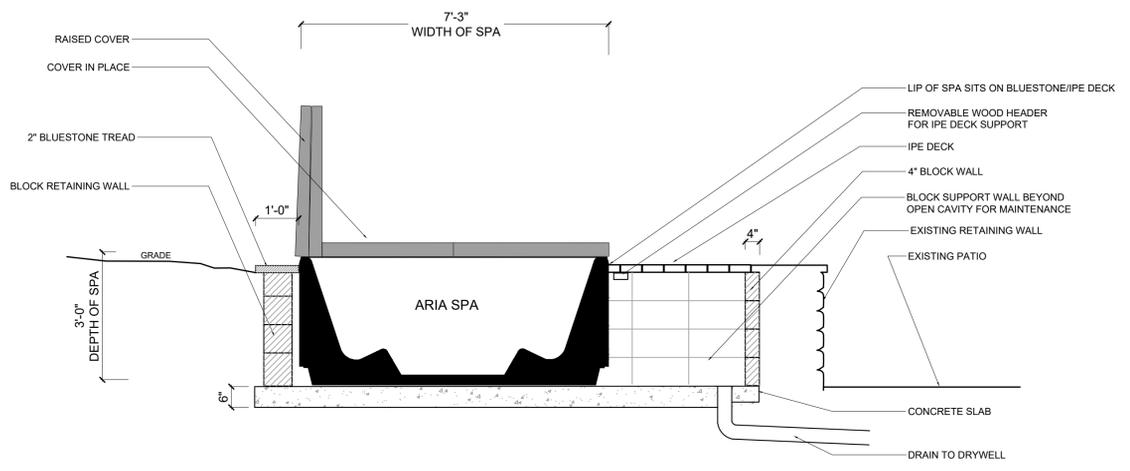
- PLANTING NOTES:**
- DO NOT SCALE FROM DRAWINGS
 - CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. QUANTITIES REPRESENTED ON THE DRAWING PLANT LABELS SHALL SUPERCEDE THOSE ON THE PLANT LIST.
 - NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
 - ALL PLANTS SHALL BE BALLED AND BURLAPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
 - ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
 - ANY PLANTS LABELED 'SPECIMEN' ON THE PLANT LIST SHALL BE TAGGED AT THE NURSERY BY THE LANDSCAPE ARCHITECT/OWNER UNLESS DIRECTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BOTH ABOVE AND BELOW GRADE AND PROTECT DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DIG SAFE, AND ANY OTHER UTILITY SERVICES PRIOR TO COMMENCING WORK.
 - UTILITIES DAMAGED DURING WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL POSITION PLANTS IN LOCATIONS SHOWN ON PLAN FOR REVIEW BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANTS AS NEEDED TO ACCOMMODATE LEDGE AND CONTACT LANDSCAPE ARCHITECT IF LEDGE IS FOUND TO BE IN THE WAY OF THE PLANTING.
 - THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BEGINNING WORK TO DETERMINE THE PLANTING SOIL AMENDMENTS REQUIRED - SUCH AS THE ADDITION OF COMPOST AND/OR PEAT MOSS, UNLESS OTHERWISE DIRECTED. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GENERALLY ACCEPTED SOIL BACKFILL RATIO: 1/3 NATIVE SOIL, 1/3 IMPORTED LOAM, 1/3 COMPOST/PEAT MOSS. CONTRACTOR SHALL INSTALL 1-2 CUBIC YARDS OF COMPOST/PEAT MOSS PER 1000 SQUARE FEET OF PLANT BED. IN ADDITION, THE CONTRACTOR SHALL INSTALL A PLANT STARTER FERTILIZER OF 10-10-10 PLANTING SOIL MIX.
 - THE CONTRACTOR SHALL REVIEW ADDITIONAL SITE DRAINAGE REQUIREMENTS WITH THE OWNER AND/OR LANDSCAPE ARCHITECT AND COORDINATE POTENTIAL IMPROVEMENTS IN ORDER TO ATTAIN POSITIVE DRAINAGE.
 - CONTRACTOR SHALL PROVIDE DARK BROWN SHREDDED PINE BARK MULCH THAT IS FREE OF ANY DEBRIS OR LARGE PIECES OF WOOD. MULCH CONTAINING DYE WILL NOT BE ACCEPTED. AFTER PLANTING, MULCH TREE AND SHRUB BEDS TO A DEPTH OF 3" AND ALL PERENNIAL BEDS TO A DEPTH OF 1.5".
 - THE CONTRACTOR IS RESPONSIBLE FOR SEEDING OR SODDING ALL LAWN AREAS DISTURBED DURING CONSTRUCTION.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THERE SHALL BE NO PARKING OF VEHICLES OR STORING OF MATERIALS WITHIN THE DRIP LINE OF SUCH TREES.
 - THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. PLANTS SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR (1) FULL YEAR FROM THE TIME OF ACCEPTANCE. ANY PLANTS DEEMED UNACCEPTABLE PRIOR TO THE END OF THE GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.



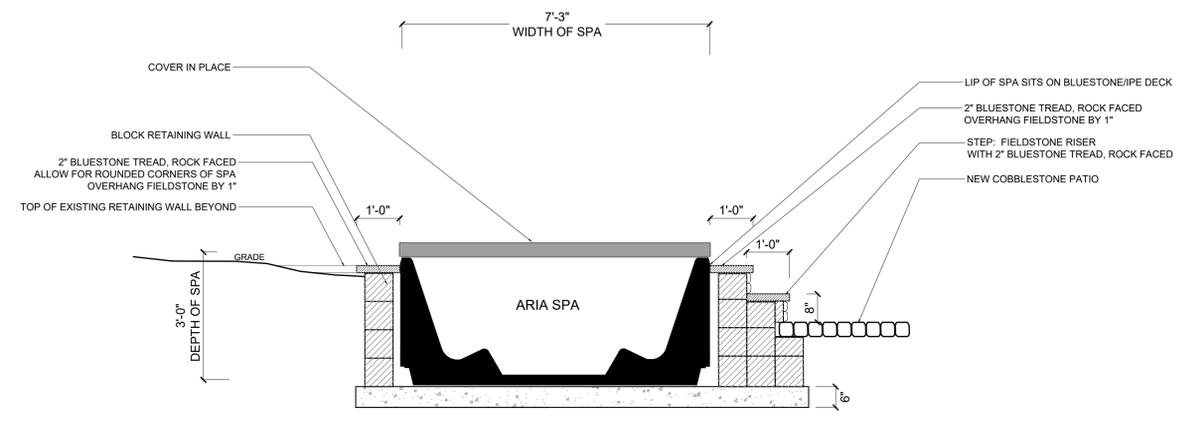
JULY 29, 2025

LANDSCAPE PLAN

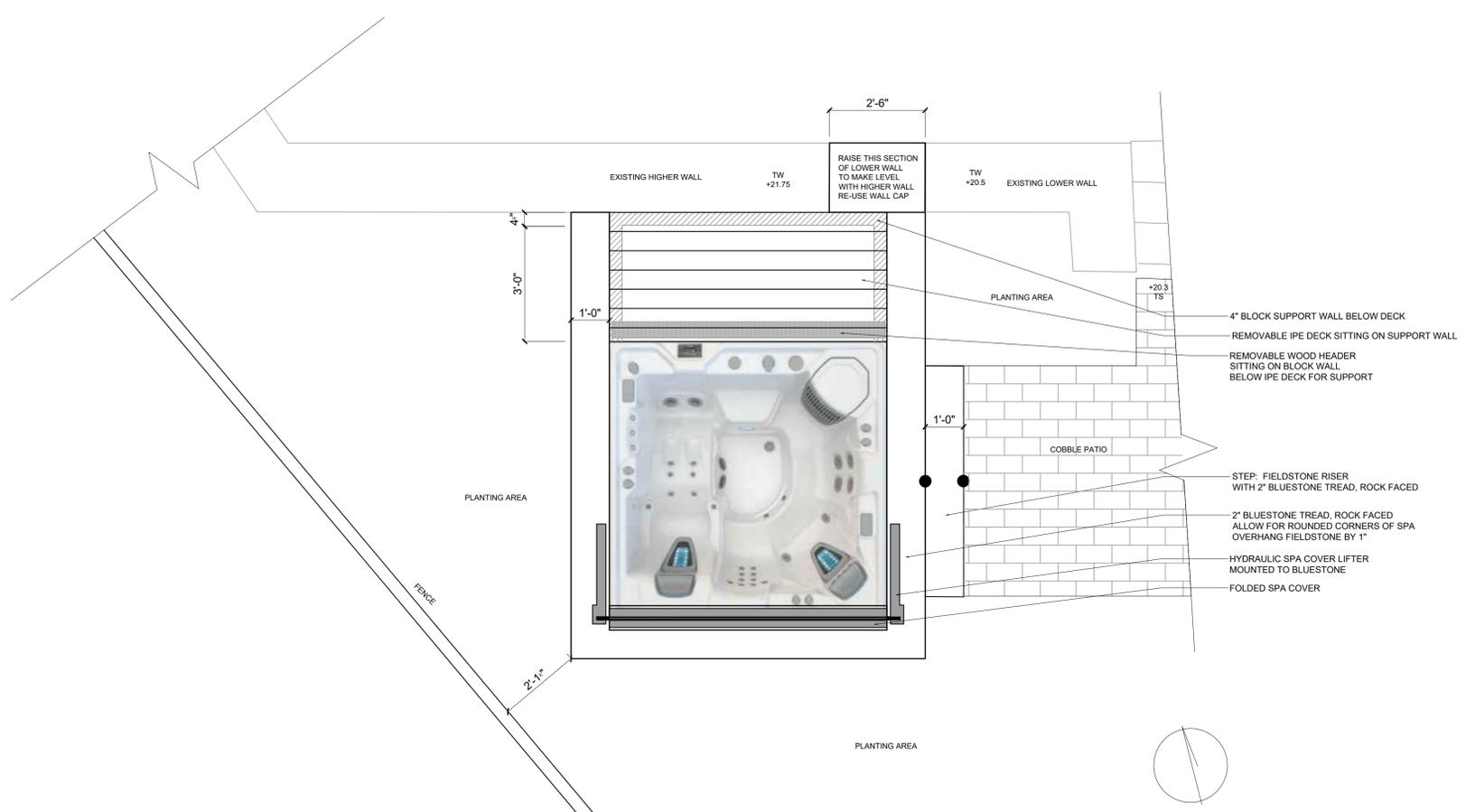
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NORTH SOUTH SECTION



EAST WEST SECTION



PLAN VIEW