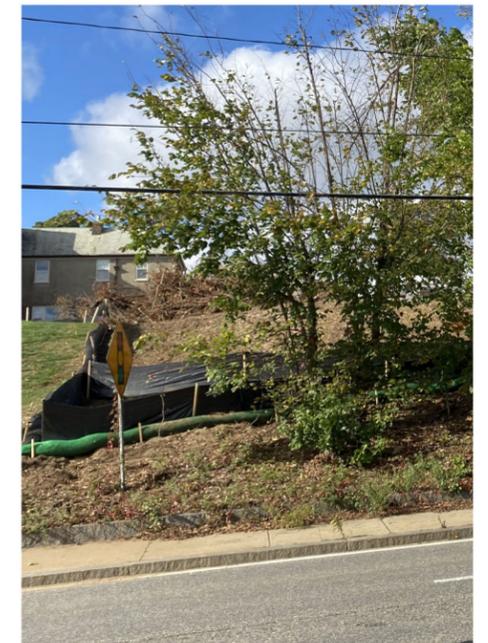


VIEW AS SEEN FROM SIDEWALK



VIEW AS SEEN FROM STREET



VIEW AS SEEN FROM STREET



VIEW AS SEEN FROM STREET

100 OTIS STREET, HINGHAM, MA

EXISTING CONDITIONS - FOR PERMITTING

GREGORY LOMBARDI DESIGN INCORPORATED
Landscape Architecture
 221 Boston Road
 North Billerica, Massachusetts 01862
 Phone 617.492.2808



North

Sheet Reference: -

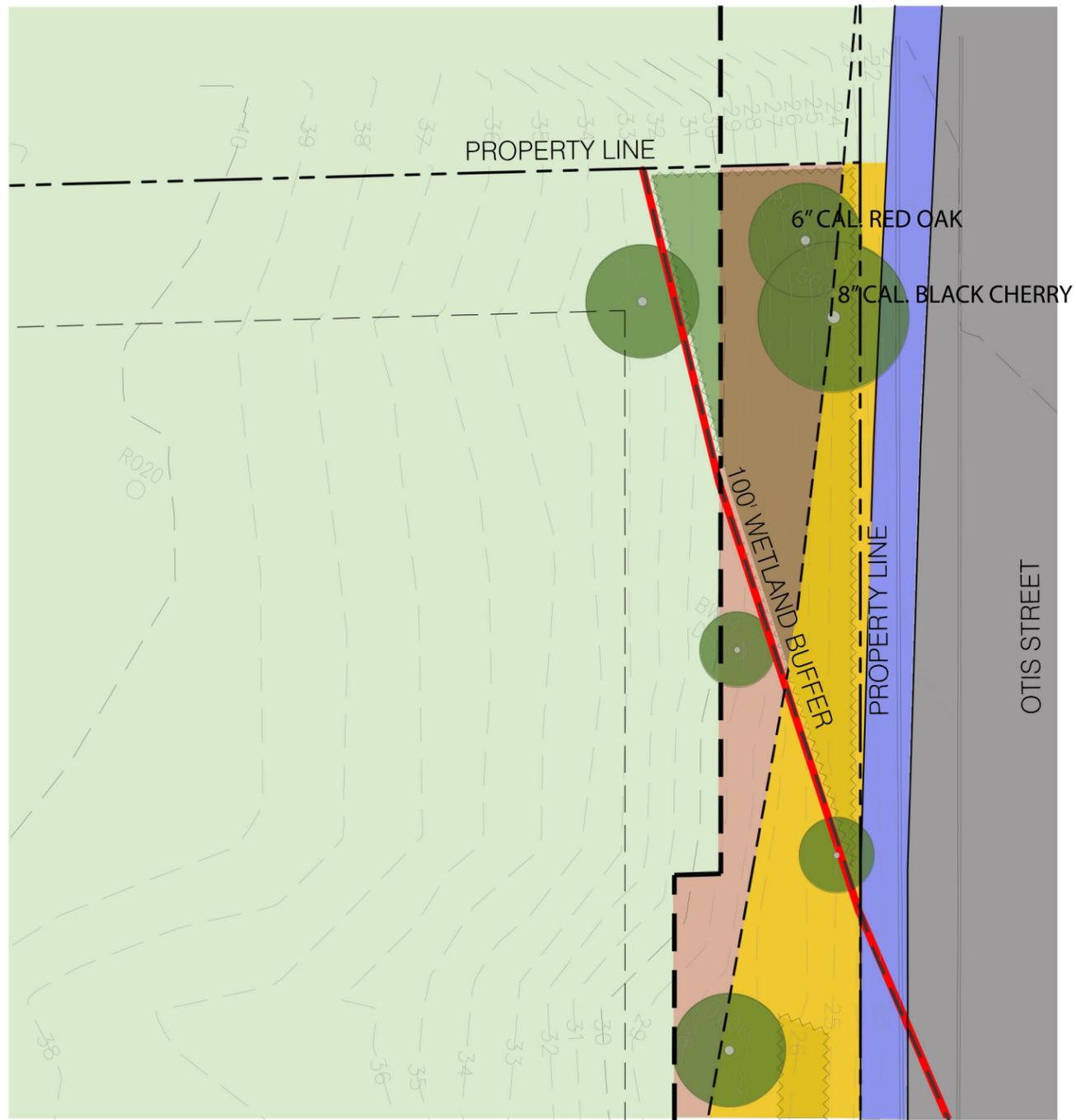
Scale: 1/16"=1'-0"



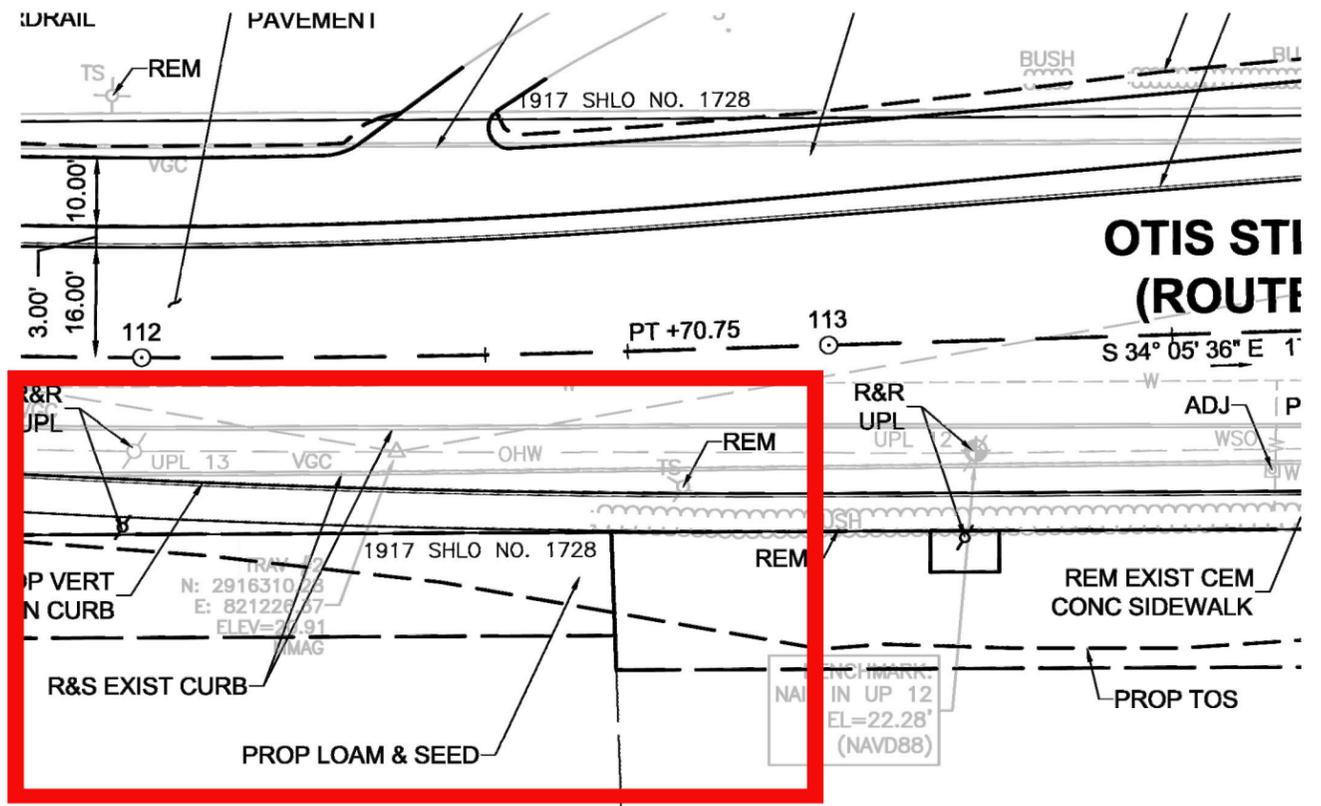
Drawn By: VS/EK

Date: 2025-11-20

Project Number: 22009



1 EXISTING CONDITIONS WITH TOWN CONSTRUCTION OVERLAY
 SCALE: 1/16" = 1'-0" 0 4' 8' 16' PLAN



THE ABOVE PLAN IS AN ENLARGEMENT OF THE ROAD CONSTRUCTION PLAN PROVIDED BY THE TOWN.

2 TOWN CONSTRUCTION PLAN
 SCALE: 1" = 40'-0" 0 10' 20' 40' PLAN

- LEGEND
- AREA DISTURBED BY ROAD CONSTRUCTION
 - EXTENTS OF NEW LAWN AND SEED
 - NEW SIDEWALK

100 OTIS STREET, HINGHAM, MA	EXISTING CONDITIONS WITH TOWN CONSTRUCTION OVERLAY - FOR PERMITTING	Sheet Reference: -	
GREGORY LOMBARDI DESIGN INCORPORATED <i>Landscape Architecture</i> 221 Boston Road North Billerica, Massachusetts 01862 Phone 617.492.2808	 North	Scale: AS SHOWN	Date: 2025-11-20
		Drawn By: VS/EK	Project Number: 22009
			2



100 OTIS STREET, HINGHAM, MA

PROPOSED CONDITIONS - FOR PERMITTING

Sheet Reference: -

GREGORY LOMBARDI DESIGN INCORPORATED
Landscape Architecture
 221 Boston Road
 North Billerica, Massachusetts 01862
 Phone 617.492.2808



North

Scale: 1/16" = 1'-0"



Drawn By: VS/EK

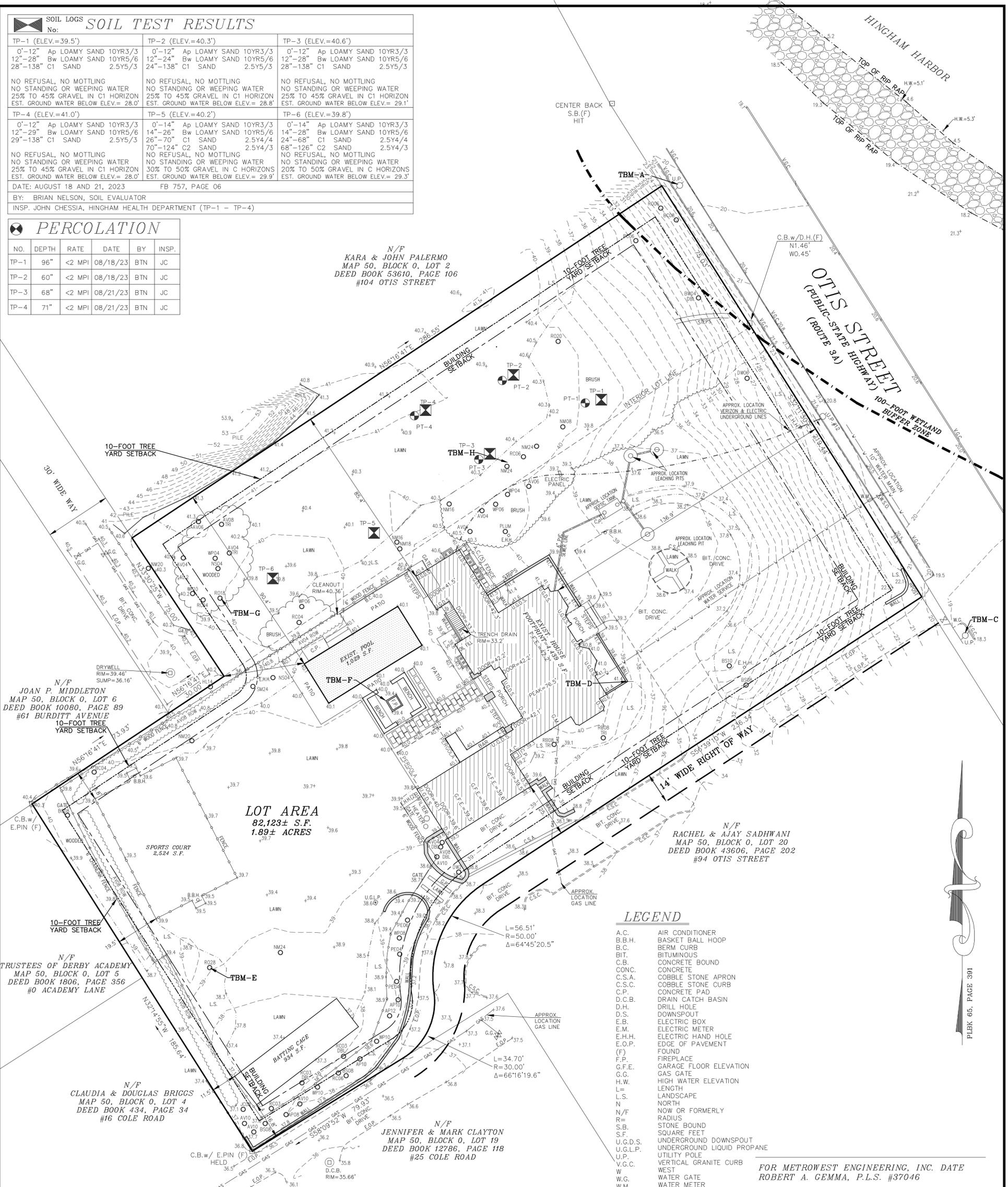
Date: 2025-11-20

Project Number: 22009

SOIL TEST RESULTS		
TP-1 (ELEV.=39.5')	TP-2 (ELEV.=40.3')	TP-3 (ELEV.=40.6')
0'-12" Ap LOAMY SAND 10YR3/3 12"-28" Bw LOAMY SAND 10YR5/6 28"-138" C1 SAND 2.5Y5/3	0'-12" Ap LOAMY SAND 10YR3/3 12"-24" Bw LOAMY SAND 10YR5/6 24"-138" C1 SAND 2.5Y5/3	0'-12" Ap LOAMY SAND 10YR3/3 12"-28" Bw LOAMY SAND 10YR5/6 28"-138" C1 SAND 2.5Y5/3
NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 25% TO 45% GRAVEL IN C1 HORIZON EST. GROUND WATER BELOW ELEV.= 28.0'	NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 25% TO 45% GRAVEL IN C1 HORIZON EST. GROUND WATER BELOW ELEV.= 28.8'	NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 25% TO 45% GRAVEL IN C1 HORIZON EST. GROUND WATER BELOW ELEV.= 29.1'
TP-4 (ELEV.=41.0')	TP-5 (ELEV.=40.2')	TP-6 (ELEV.=39.8')
0'-12" Ap LOAMY SAND 10YR3/3 12"-29" Bw LOAMY SAND 10YR5/6 29"-138" C1 SAND 2.5Y5/3	0'-14" Ap LOAMY SAND 10YR3/3 14"-26" Bw LOAMY SAND 10YR5/6 26"-70" C1 SAND 2.5Y4/4 70"-124" C2 SAND 2.5Y4/3	0'-14" Ap LOAMY SAND 10YR3/3 14"-28" Bw LOAMY SAND 10YR5/6 24"-68" C1 SAND 2.5Y4/4 68"-126" C2 SAND 2.5Y4/3
NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 25% TO 45% GRAVEL IN C1 HORIZON EST. GROUND WATER BELOW ELEV.= 28.0'	NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 30% TO 50% GRAVEL IN C HORIZONS EST. GROUND WATER BELOW ELEV.= 29.9'	NO REFUSAL, NO MOTTLING NO STANDING OR WEeping WATER 20% TO 50% GRAVEL IN C HORIZONS EST. GROUND WATER BELOW ELEV.= 29.3'
DATE: AUGUST 18 AND 21, 2023 FB 757, PAGE 06		
BY: BRIAN NELSON, SOIL EVALUATOR		
INSP. JOHN CHESSIA, HINGHAM HEALTH DEPARTMENT (TP-1 - TP-4)		

PERCOLATION					
NO.	DEPTH	RATE	DATE	BY	INSP.
TP-1	96"	<2 MPI	08/18/23	BTN	JC
TP-2	60"	<2 MPI	08/18/23	BTN	JC
TP-3	68"	<2 MPI	08/21/23	BTN	JC
TP-4	71"	<2 MPI	08/21/23	BTN	JC

N/F
KARA & JOHN PALERMO
MAP 50, BLOCK 0, LOT 2
DEED BOOK 53610, PAGE 106
#104 OTIS STREET



LOT AREA
82,123± S.F.
1.89± ACRES

LEGEND

- A.C. AIR CONDITIONER
- B.B.H. BASKET BALL HOOP
- B.C. BERM CURB
- BIT. BITUMINOUS
- C.B. CONCRETE BOUND
- CONC. CONCRETE
- C.S.A. COBBLE STONE APRON
- C.S.C. COBBLE STONE CURB
- C.P. CONCRETE PAD
- D.C.B. DRAIN CATCH BASIN
- D.H. DRILL HOLE
- D.S. DOWNSPOUT
- E.B. ELECTRIC BOX
- E.M. ELECTRIC METER
- E.H.H. ELECTRIC HAND HOLE
- E.O.P. EDGE OF PAVEMENT
- (F) FOUND
- F.P. FIREPLACE
- G.F.E. GARAGE FLOOR ELEVATION
- G.G. GAS GATE
- H.W. HIGH WATER ELEVATION
- L. LENGTH
- L.S. LANDSCAPE
- N. NORTH
- N/F. NOW OR FORMERLY
- R. RADIUS
- S.B. STONE BOUND
- S.F. SQUARE FEET
- U.G.D.S. UNDERGROUND DOWNSPOUT
- U.G.L.P. UNDERGROUND LIQUID PROPANE
- U.P. UTILITY POLE
- V.G.C. VERTICAL GRANITE CURB
- W. WEST
- W.G. WATER GATE
- W.M. WATER METER
- W.S.O. WATER SHUTOFF
- W.W. WINDOW WELL
- EXISTING GRADING
- EXISTING SPOT GRADE

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. #37046

GRAPHIC SCALE
1 inch = 20 ft.



NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 50, BLOCK 0, LOT 3. RECORD TITLE FROM DEED BOOK 55168, PAGE 257.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25023C00082J, BEARING AN EFFECTIVE DATE OF JULY 17, 2012.
- THE LOCATION OF THE UNDERGROUND ELECTRIC SERVICE LINE WAS NOT DETERMINED DURING THE SURVEY.

ZONING:

RESIDENTIAL DISTRICT - A
MINIMUM AREA= 20,000 SQUARE FEET
MINIMUM FRONTAGE= 125 FEET
SETBACKS:
FRONT YARD= 25 FEET
SIDE YARD= 15 FEET
REAR YARD= 15 FEET
MAXIMUM HEIGHT= 35 FEET OR 2.5 STORIES

BENCHMARKS

T.B.M.	DESCRIPTION	ELEVATION
A	SPIKE 1" UP ON UTILITY POLE	21.45'
C	NAIL SET 1" UP ON UTILITY POLE	20.09'
D	N.E. WALL CORNER	41.34'
E	NAIL SET 1" UP IN 28" RED OAK	40.76'
F	S.W. CORNER FIREPIT	41.08'
G	NAIL SET 1" UP IN 18" RED OAK	41.62'
H	NAIL SET 1" UP IN 24" NORWAY MAPLE	42.07'

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/23	PEER REVIEW AND STAFF REVISIONS

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
AP	AUSTRIAN PINE
AV	ARBORVITAE
BC	BLACK CHERRY
BS	BLUE SPRUCE
BW	BLACK WALNUT
DW	DOGWOOD
HL	HONEY LOCUST
JC	JAPANESE CEDAR
NM	NORWAY MAPLE
NS	NORWAY SPRUCE
PE	PEAR
RB	RED BIRCH
RC	RED CEDAR
RO	RED OAK
SM	SUGAR MAPLE
WC	WHITE CEDAR
WP	WHITE PINE
DBL	DOUBLE
TRI	TRIPLE

TREE LOCATION
TREE CODE TREE DIAMETER

EXISTING CONDITIONS SITE PLAN
#100 OTIS STREET
IN
HINGHAM, MASS
(PLYMOUTH COUNTY)

PREPARED FOR: GILLIS AND LORI CASHMAN 100 OTIS STREET HINGHAM, MA 02043	PROPERTY OF: GILLIS AND LORI CASHMAN 100 OTIS STREET HINGHAM, MA 02043
ENGINEERS & SURVEYORS: MWE METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TELE: (508)626-0063 EMAIL: INFO@MWEENGINEERING.COM	SHEET C1 DATE: SEPTEMBER 18, 2023
CALC'D BY: PHA DRAFTER: JTS	FIELD BK: 736 PROJECT: HIN_OTI DWG FILE: SP091823_R1.dwg

HIGHWAY GUARD DETAILS

STA 103+61 (LT) TO 111+67 (LT) STEEL W BEAM HIGHWAY GUARD - SINGLE FACED
 STA 115+58 (RT) TO 116+23 (RT) STEEL W BEAM HIGHWAY GUARD - SINGLE FACED
 STA 116+51 (RT) TO 117+85 (RT) STEEL W BEAM HIGHWAY GUARD - SINGLE FACED

TRAFFIC SIGNAL CONDUIT

NONE

WATER SUPPLY ALTERATIONS

SEE BELOW

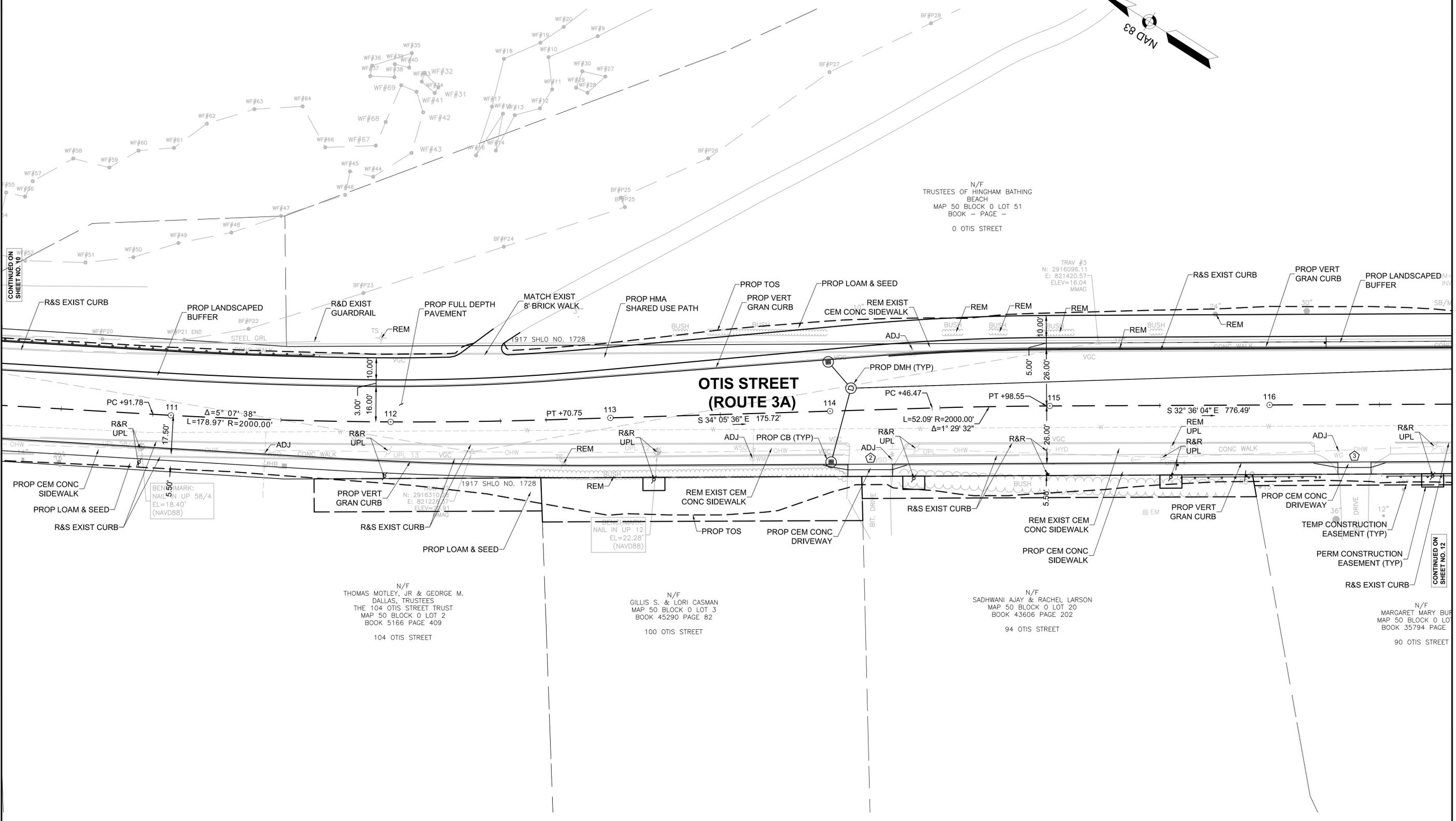
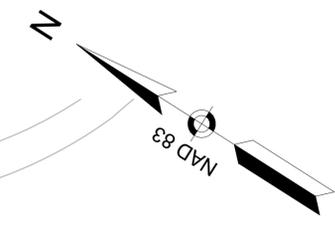
DRAINAGE DETAILS

SEE BELOW

**TOWN OF HINGHAM
 ROUTE 3A**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	11	91
PROJECT FILE NO. 605168			

CONSTRUCTION PLANS



CONTINUED ON SHEET NO. 10

CONTINUED ON SHEET NO. 12

BENCHMARK:
 NAIL IN UP 58/4
 EL=18.40'
 (NAVD88)

BENCHMARK:
 NAIL IN UP 12
 EL=22.28'
 (NAVD88)

N/F
 THOMAS MOTLEY, JR & GEORGE M.
 DALLAS, TRUSTEES
 THE 104 OTIS STREET TRUST
 MAP 50 BLOCK 0 LOT 2
 BOOK 5166 PAGE 409
 104 OTIS STREET

N/F
 GILLIS S. & LORI CASMAN
 MAP 50 BLOCK 0 LOT 3
 BOOK 45290 PAGE 82
 100 OTIS STREET

N/F
 SADHWANI AJAY & RACHEL LARSON
 MAP 50 BLOCK 0 LOT 20
 BOOK 43606 PAGE 202
 94 OTIS STREET

N/F
 MARGARET MARY BU...
 MAP 50 BLOCK 0 LOT...
 BOOK 35794 PAGE...
 90 OTIS STREET

FOR PROFILE: SEE SHEET NO. 28

