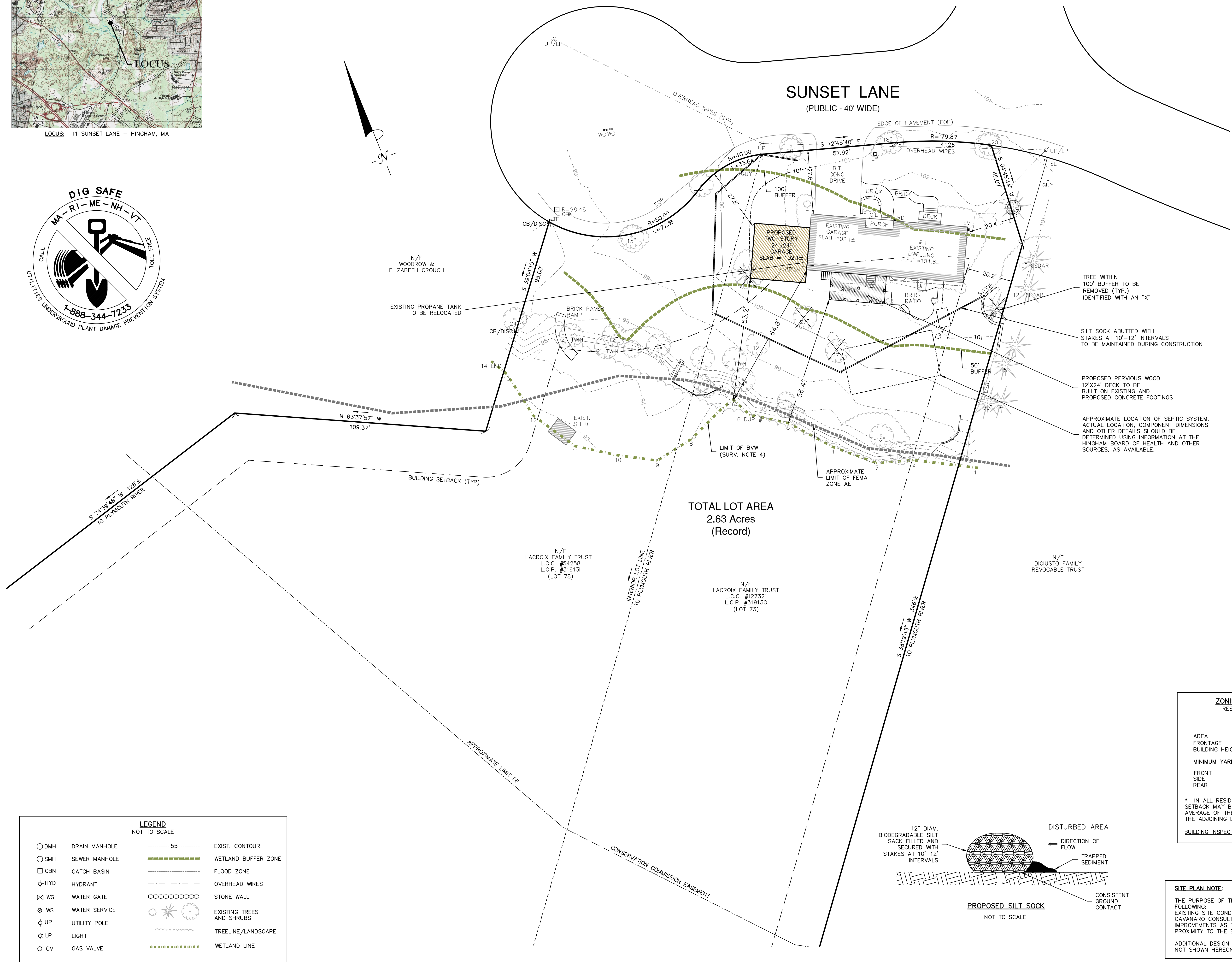
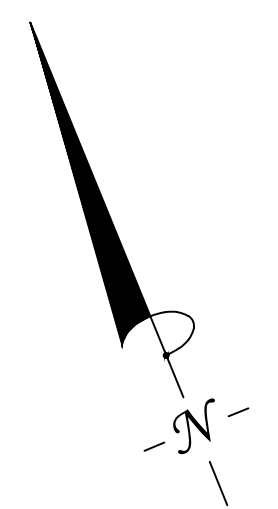


LOCUS: 11 SUNSET LANE - HINGHAM, MA



TOTAL LOT AREA
2.63 Acres
(Record)

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AND AE (EL.58±) AS SHOWN ON COMMUNITY PANEL NO. 250230004J DATED JULY 17, 2012.

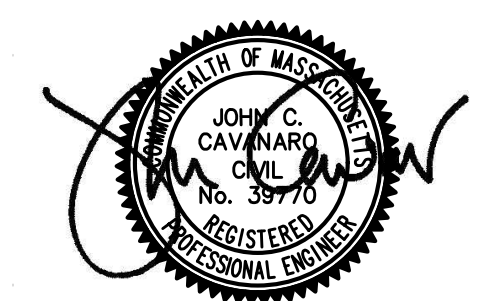
LOCUS LIES WITHIN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.

OWNER OF RECORD:
JEREMY J. LACROIX, TRUSTEE
LACROIX FAMILY TRUST
11 SUNSET LANE
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #166-21
LAND COURT CERT. NO. 127321
LAND COURT PLAN NO. 31913G (LOT 73)

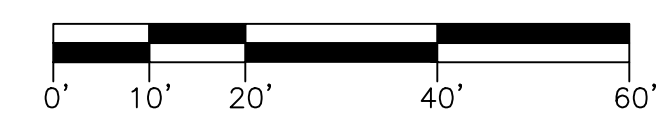
JEREMY J. LACROIX, TRUSTEE
LACROIX FAMILY TRUST
11 SUNSET LANE
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #166-21
LAND COURT CERT. NO. 130624
LAND COURT PLAN NO. #319131 (LOT 78)

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 MAY 4, 2020.
 2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.
 3. SEPTIC SYSTEM LOCATION AND DIMENSIONS ARE APPROXIMATE AND ARE NOT TO BE USED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
 4. RESOURCE AREAS SHOWN HEREON DELINEATED BY S.R.E. ON APRIL 21, 2020 AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MAY 4, 2020.
 5. ADDITIONAL COVENANTS AND RESTRICTIONS MAY ENCUMBER THE LOCUS PARCEL.



SCALE: 1" = 20'



ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

	REQUIRED
AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 FEET
SIDE	20 FEET
REAR	20 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.

SITE PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; AND 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.

LEGEND
NOT TO SCALE

○ DMH	DRAIN MANHOLE	--- 55 ---	EXIST. CONTOUR
○ SMH	SEWER MANHOLE	---	WETLAND BUFFER ZONE
□ CBN	CATCH BASIN	---	FLOOD ZONE
◇ HYD	HYDRANT	---	OVERHEAD WIRES
⊗ WG	WATER GATE	○ ○ ○ ○ ○ ○	STONE WALL
⊗ WS	WATER SERVICE	○ * ○	EXISTING TREES AND SHRUBS
◇ UP	UTILITY POLE	~ ~ ~ ~ ~	TREELINE/LANDSCAPE
☆ LP	LIGHT	---	WETLAND LINE
○ GV	GAS VALVE	---	

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

SITE PLAN TO ACCOMPANY NOI
11 SUNSET LANE
HINGHAM, MA
PREPARED FOR: **JIM LACROIX**
11 SUNSET LANE
HINGHAM, MA 02043

PROJECT NO. : 20.055	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 10/1/2020	
DESIGNED BY : CMR	
DRAWN BY : DB	SHEET NO. 1 OF 1
CHECKED BY : JCC	FILENAME:

W:\PROJECTS\2020\20055\DWG\20055_ECP.DWG