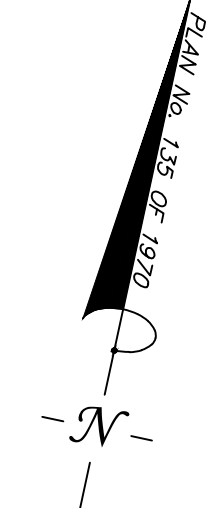
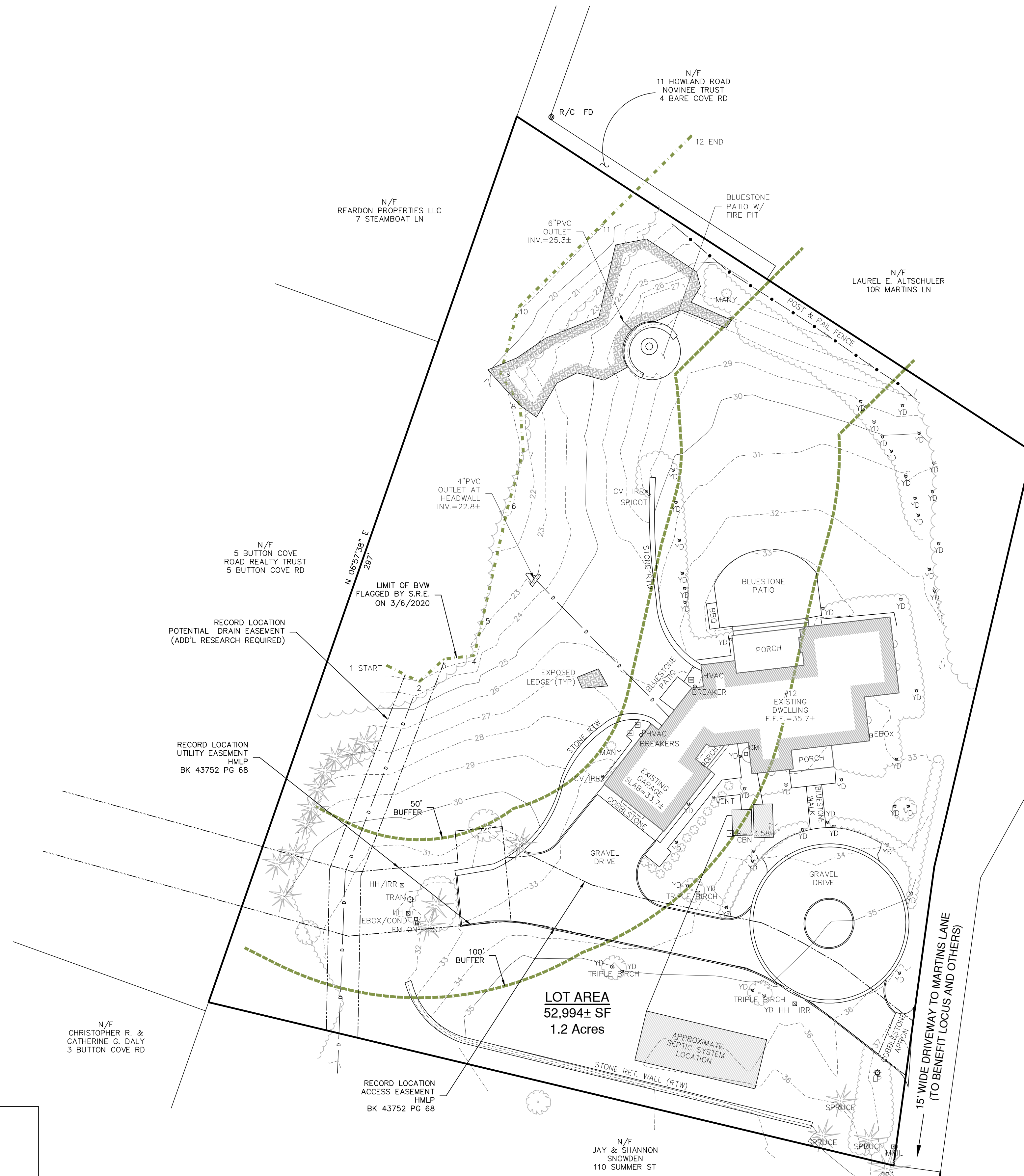


LOCUS: 12 MARTINS LANE - HINGHAM, MA



**LEGEND**  
NOT TO SCALE

◻ EM	ELECTRIC METER	○ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊠ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
□ CBN	CATCH BASIN	----- 55	EXIST. CONTOUR
⊕ HYD	HYDRANT	-----	WETLAND BUFFER ZONE
⊗ WG	WATER GATE	-----	FLOOD ZONE
⊗ WS	WATER SERVICE	-----	OVERHEAD WIRES
⊕ UP	UTILITY POLE	○ ○ ○ ○ ○ ○ ○ ○	STONE WALL
⊕ LP	LIGHT	⊙ ⊙ ⊙ ⊙	EXISTING TREES AND SHRUBS
⊕ YD	YARD LIGHTING	~~~~~	TREELINE/LANDSCAPE
○ GV	GAS VALVE	-----	WETLAND LINE
⊗ IRR	IRRIGATION VALVE		

**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "C"

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.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
<p><b>DATUM:</b> ELEVATIONS SHOWN HEREON BASED ON NAVD 1988.</p> <p><b>FEMA:</b> LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0101J DATED JULY 17, 2012. LOCUS DOES NOT LIE WITHIN THE ACCORD POND WATERSHED &amp; HINGHAM AQUIFER PROTECTION DISTRICT.</p> <p><b>OWNER OF RECORD:</b> JONATHAN D. &amp; ANGELA J. WEBER, TRUSTEES JONATHAN D. WEBER 2007 TRUST ANGELA J. WEBER 2007 TRUST 12 MARTINS LANE HINGHAM, MA 02043 ASSESSOR'S PARCEL: #41-16 DEED BOOK: 46105, PAGE: 111</p> <p><b>PLAN REFERENCES:</b> 1. PLAN BK. 7, PG. 114 2. PLAN BK. 18, PG. 90 3. PLAN BK. 27, PG. 109 4. PLAN BK. 18, PG. 342 5. PLAN BK. 21, PG. 81 6. PLAN BK. 24, PG. 287</p> <p><b>UTILITIES:</b> 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)</p> <p><b>SURVEY NOTES:</b> 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING ON FEBRUARY 28, 2020. 2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. 3. SEPTIC SYSTEM LOCATION SHOWN HEREON TAKEN FROM AS-BUILT PLAN OF RECORD ON FILE WITH THE HINGHAM BOARD OF HEALTH.</p>		
<p><b>EXISTING CONDITIONS NOTE:</b> 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.</p>		
<p>SCALE: 1" = 20'</p>		
<p><b>CAVANARO CONSULTING</b> 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186</p>		
<p><b>EXISTING CONDITIONS PLAN</b> 12 MARTINS LANE HINGHAM, MA</p>		
<p>PREPARED FOR: ANGELA &amp; JONATHAN WEBER 12 MARTINS LANE HINGHAM, MA 02043</p>		
PROJECT NO. : 20.022	DRAWING NO.	
SCALE : AS SHOWN	<b>EC</b>	
DATE : 3/12/2020	DESIGNED BY : -	
DRAWN BY : DB	SHEET NO. 1 OF 1	
CHECKED BY : BPS	FILENAME: W:\PROJECTS\2020\20022\DWG\20022_EC.P	