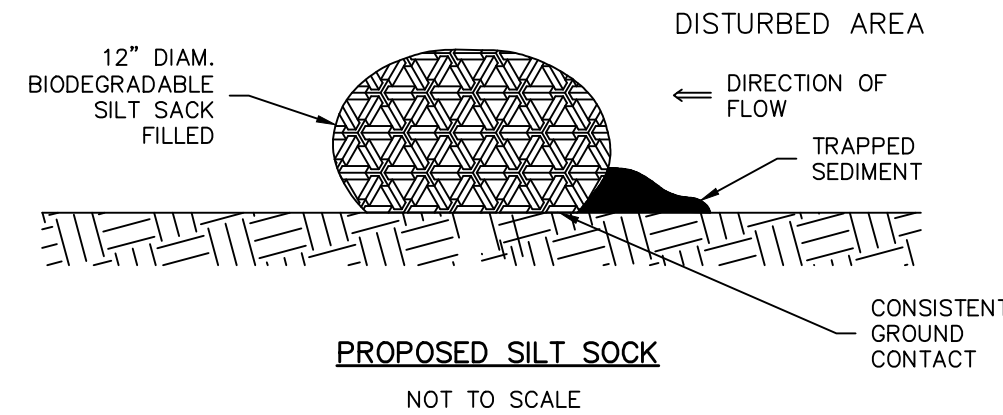
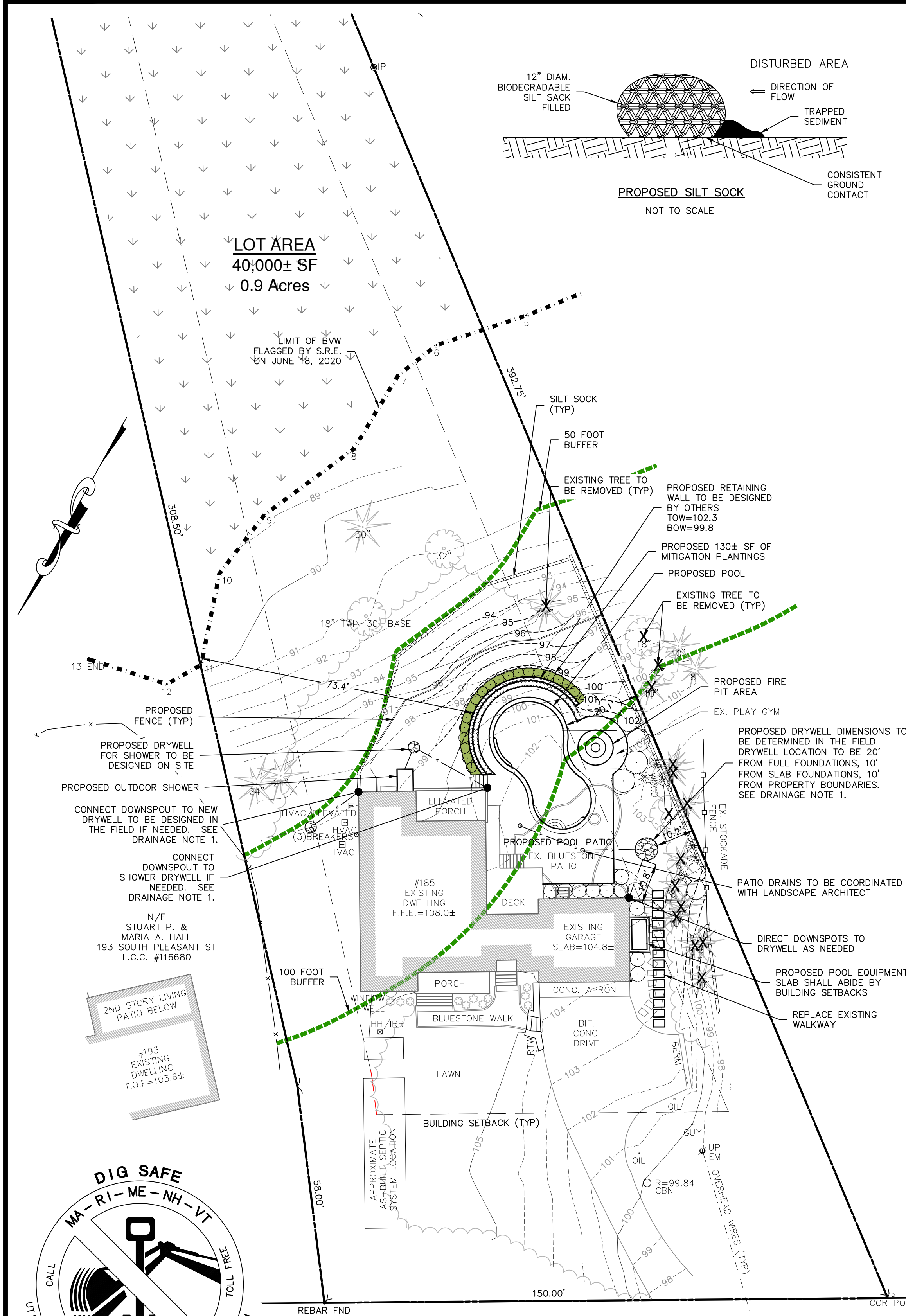


LOCUS: 185 SO. PLEASANT STREET - HINGHAM, MA



**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. 25023C0103J DATED JULY 17, 2012.

**OWNER OF RECORD:**  
DANIEL J. GOSSELIN & KATHRYN S. COHEN  
185 SOUTH PLEASANT STREET  
HINGHAM, MA 02043  
ASSESSOR'S PARCEL: #148-23  
LAND COURT CERT. NO. 110737  
LAND COURT PLAN NO. 14092E

**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 JULY 6, 2020.  
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 SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE ONLY.

**DRAINAGE NOTES:**  
1. PROPOSED DRYWELLS HEREON SHOWN SHALL BE AT LEAST 10' FROM ALL FOUNDATIONS, 10' FROM PROPERTY BOUNDARIES, 50' FROM SEPTIC SOIL ABSORPTION SYSTEMS AND 10' FROM 3'H:1'V SLOPES.

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

N/F  
THOMAS CHARLES TURNER  
175 SOUTH PLEASANT ST  
L.C.C. #109308



**SOUTH PLEASANT STREET**  
(PUBLIC - VARIABLE WIDTH)

**SITE PLAN TO ACCOMPANY NOI**  
**185 SO. PLEASANT STREET - HINGHAM**

PREPARED FOR:  
**KATIE GOSSELIN**  
185 SOUTH PLEASANT STREET  
HINGHAM, MA 02043

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

**NOI**  
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 20.088
DATE : 8/12/2020	DRAWN BY : DB/CCH	FILENAME: W:\PROJECTS\2020\20088\DWG\NOI
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1

**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.

