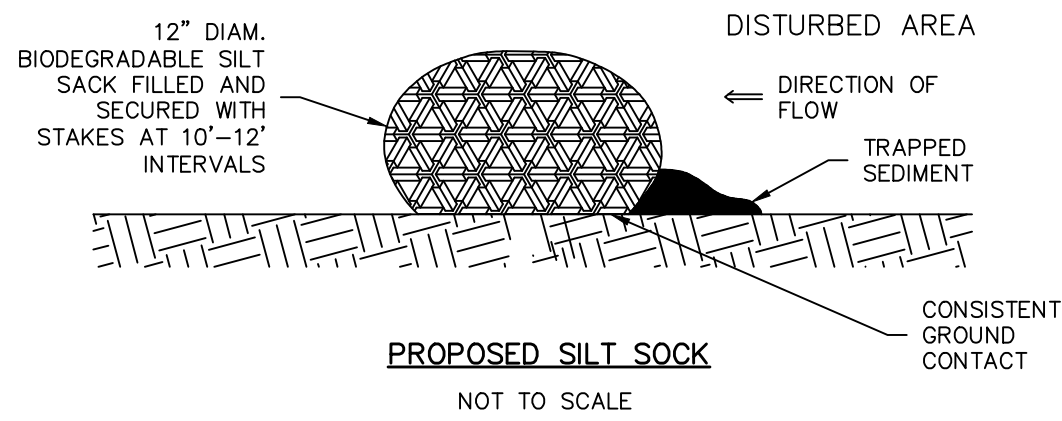


LOCUS: 185 SO. PLEASANT STREET - HINGHAM, MA



PROPOSED SILT SOCK  
NOT TO SCALE

**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:**

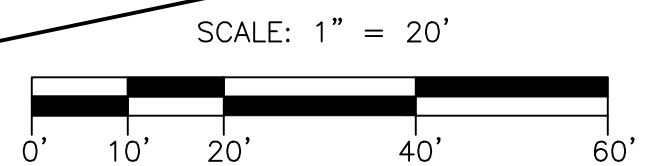
1. PROPOSED DRYWELLS HEREON SHOWN SHALL BE AT LEAST 10' FROM ALL FOUNDATIONS, 10' FROM PROPERTY BOUNDARIES, 50' FROM SEPTIC SOIL ABSORPTION SYSTEMS AND 10' FROM 3'H:1'V SLOPES.

**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)



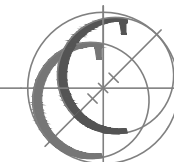
**SITE PLAN TO ACCOMPANY NOI**  
**185 SO. PLEASANT STREET - HINGHAM**

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.

| DRAWING REVISIONS |             |                              |
|-------------------|-------------|------------------------------|
| REVISION          | DATE        | DESCRIPTION                  |
| REVISION 1        | 8/24/20     | CONSERVATION OFFICE COMMENTS |
| <b>ACTION</b>     | <b>DATE</b> | <b>DESCRIPTION</b>           |

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

**LOT AREA**  
40,000± SF  
0.9 Acres

LIMIT OF BVW  
FLAGGED BY S.R.E.  
ON JUNE 18, 2020

APPROX. 394 S.F. NATIVE  
MITIGATION PLANTINGS (SEE  
LANDSCAPE PLAN)

APPROX. 510 S.F.  
CONSERVATION SEED/GRASS  
MIX FOR MITIGATION (SEE  
LANDSCAPE PLAN)

PROPOSED FENCE (TYP)

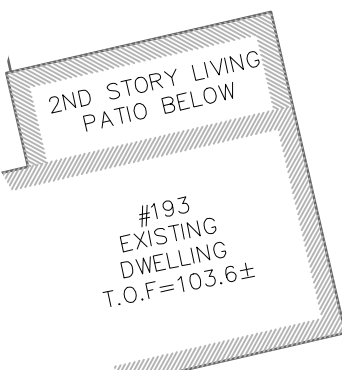
PROPOSED DRYWELL FOR  
SHOWER TO BE  
DESIGNED ON SITE

PROPOSED OUTDOOR SHOWER

CONNECT DOWNSPOT TO NEW  
DRYWELL TO BE DESIGNED IN  
THE FIELD IF NEEDED. SEE  
DRAINAGE NOTE 1.

CONNECT  
DOWNSPOT TO  
SHOWER DRYWELL IF  
NEEDED. SEE  
DRAINAGE NOTE 1.

N/F  
STUART P. &  
MARIA A. HALL  
193 SOUTH PLEASANT ST  
L.C.C. #116680



**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.