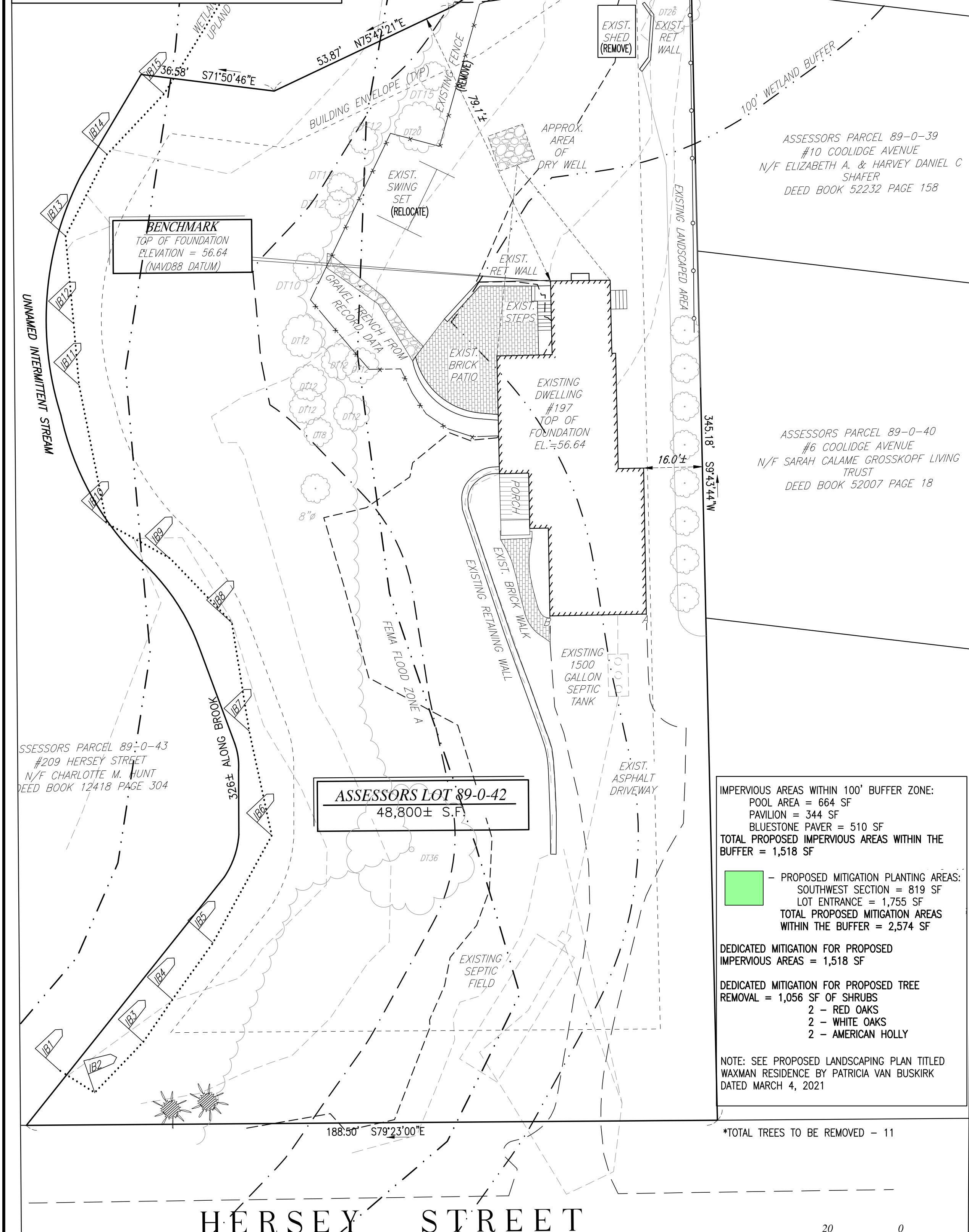


LOCATION MAP SCALE: 1"=2083'±



**ASSESSORS LOT 89-0-42**  
48,800± S.F.

IMPERVIOUS AREAS WITHIN 100' BUFFER ZONE:  
 POOL AREA = 664 SF  
 PAVILION = 344 SF  
 BLUESTONE PAVER = 510 SF  
 TOTAL PROPOSED IMPERVIOUS AREAS WITHIN THE BUFFER = 1,518 SF

PROPOSED MITIGATION PLANTING AREAS:  
 SOUTHWEST SECTION = 819 SF  
 LOT ENTRANCE = 1,755 SF  
 TOTAL PROPOSED MITIGATION AREAS WITHIN THE BUFFER = 2,574 SF

DEDICATED MITIGATION FOR PROPOSED IMPERVIOUS AREAS = 1,518 SF

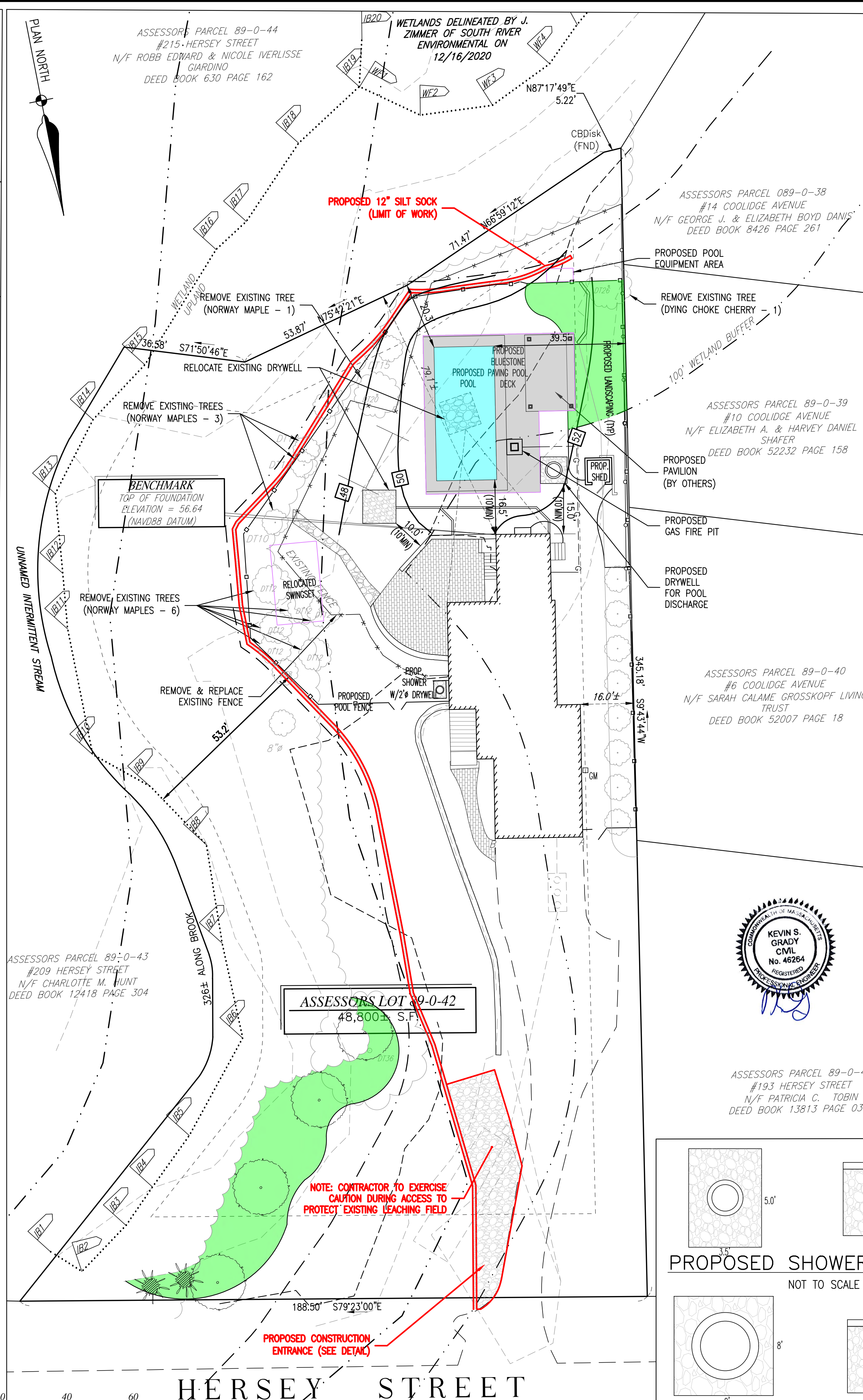
DEDICATED MITIGATION FOR PROPOSED TREE REMOVAL = 1,056 SF OF SHRUBS  
 2 - RED OAKS  
 2 - WHITE OAKS  
 2 - AMERICAN HOLLY

NOTE: SEE PROPOSED LANDSCAPING PLAN TITLED WAXMAN RESIDENCE BY PATRICIA VAN BUSKIRK DATED MARCH 4, 2021

\*TOTAL TREES TO BE REMOVED - 11

HERSEY STREET  
EXISTING CONDITIONS PLAN

SCALE: 1"=20'



**ASSESSORS LOT 89-0-42**  
48,800± S.F.

NOTE: CONTRACTOR TO EXERCISE CAUTION DURING ACCESS TO PROTECT EXISTING LEACHING FIELD

HERSEY STREET  
PROPOSED SITE PLAN

SCALE: 1"=20'

RECORD OWNER:  
ASSESSOR MAP 36 LOT 105

GREGORY A. & CARRIE WAXMAN  
197 HERSEY ST  
HINGHAM, MA 02043  
DEED BOOK 46334 PAGE 166  
PLAN BOOK 2 PAGE 877

**PLAN REFERENCES**

1. PLATE 38-37
2. PLATE 40-37
3. PLAN BOOK 2 PAGE 877
4. "AS-BUILT TO ACCOMPANY REQUEST FOR CERTIFICATE OF COMPLIANCE 197 HERSEY STREET - HINGHAM" - CAVANARO CONSULTING, 8/07/2012



FEMA FLOOD MAP

HINGHAM BOARD OF HEALTH REGULATIONS GOVERNING RESIDENTIAL SWIMMING POOLS  
REGULATION 6: LOCATION

EVERY RESIDENTIAL POOL SHALL BE LOCATED AT LEAST 20 FEET FROM A CESSPOOL, 10 FEET FROM A SEPTIC TANK, 20 FEET FROM A SUBSURFACE LEACHING FIELD, 10 FEET FROM A CELLAR WALL.

**TOWN OF HINGHAM ZONING BY-LAW SECTION VI**

STRUCTURE:  
 ANYTHING CONSTRUCTED OR ERECTED AT A FIXED LOCATION ON THE GROUND TO GIVE SUPPORT, PROVIDE SHELTER, OR SATISFY OTHER PURPOSES, BUT EXCLUDING A FENCE OR WALL SIX (6) FEET OR LESS IN HEIGHT, A SIGN, A FLAGPOLE, AND A PUBLIC UTILITY POLE. IN RESIDENTIAL DISTRICTS, "STRUCTURE" SHALL FURTHER EXCLUDE ONE DETACHED ACCESSORY BUILDING PER LOT, PROVIDED THAT SAID ACCESSORY BUILDING DOES NOT EXCEED SIXTYFOUR (64) SQUARE FEET IN GROUND COVERAGE AND NINE (9) FEET IN HEIGHT, AND FURTHER PROVIDED THAT SAID ACCESSORY BUILDING IS LOCATED TO THE REAR OF THE DWELLING AND NO CLOSER THAN FIVE (5) FEET FROM THE SIDE OR REAR LOT LINE. IN RESIDENTIAL DISTRICTS, AND FOR ANY LOT THAT ABUTS A RESIDENTIAL DISTRICT, "STRUCTURE" SHALL INCLUDE, WITHOUT LIMITATION, MECHANIZED OR MOTORIZED EQUIPMENT THAT IS PLACED OR INSTALLED AT A FIXED LOCATION ON THE GROUND, OR AT A FIXED LOCATION ON A PAD, PLATFORM OR FOUNDATION THAT ITSELF IS ON OR IN THE GROUND, WHICH EQUIPMENT IS USED TO VENTILATE, HEAT OR COOL A BUILDING OR STRUCTURE, OR TO HEAT OR FILTER WATER, UNLESS SUCH EQUIPMENT IS FULLY ENCLOSED IN AN ACCESSORY BUILDING THAT IS PERMITTED UNDER THIS BY-LAW.

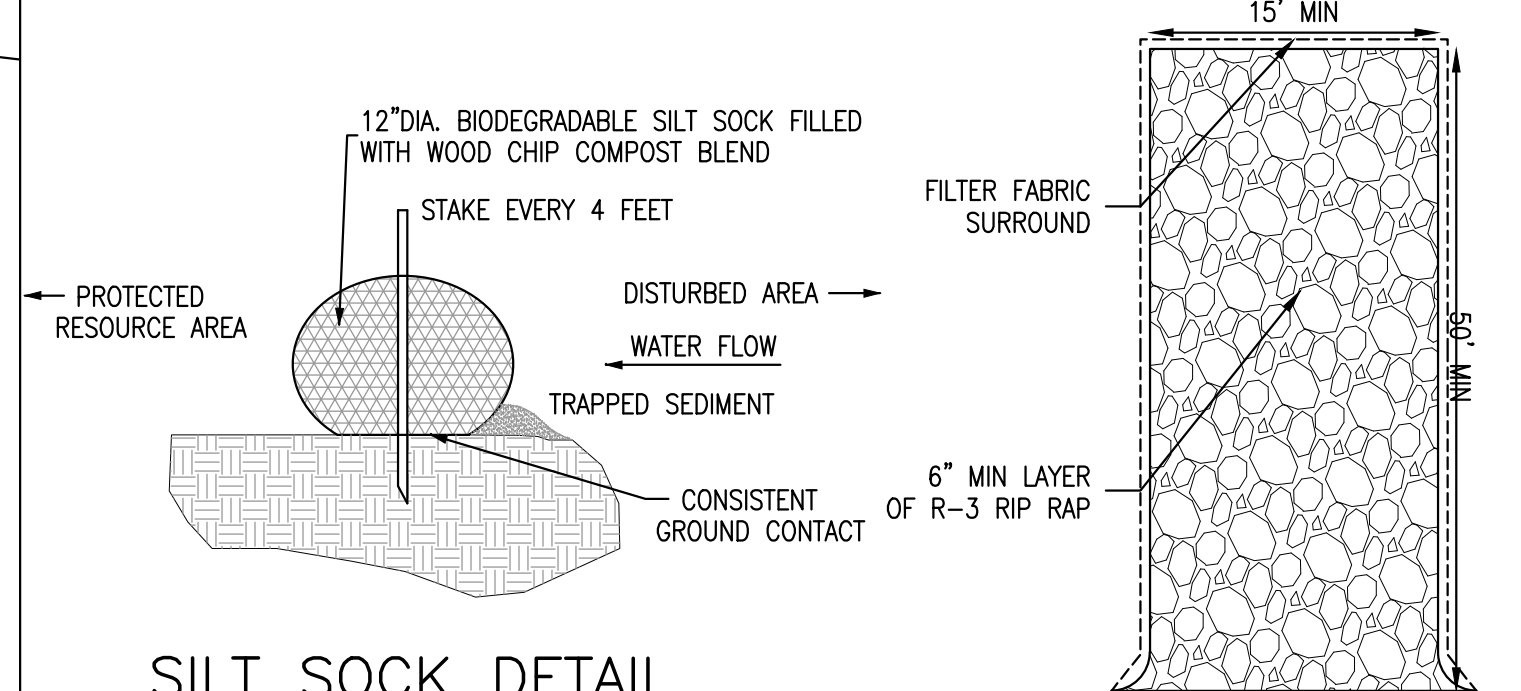
**ZONING DATA**

DISTRICT:	RA
MINIMUM REQUIREMENTS:	
LOT AREA	20,000 S.F.
LOT FRONTAGE	120 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	15 FT
MAX BUILDING HEIGHT	35 FT

- NOTES:**
1. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JANUARY 14, 2021.
  2. ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
  3. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
  4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 25023C0082J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

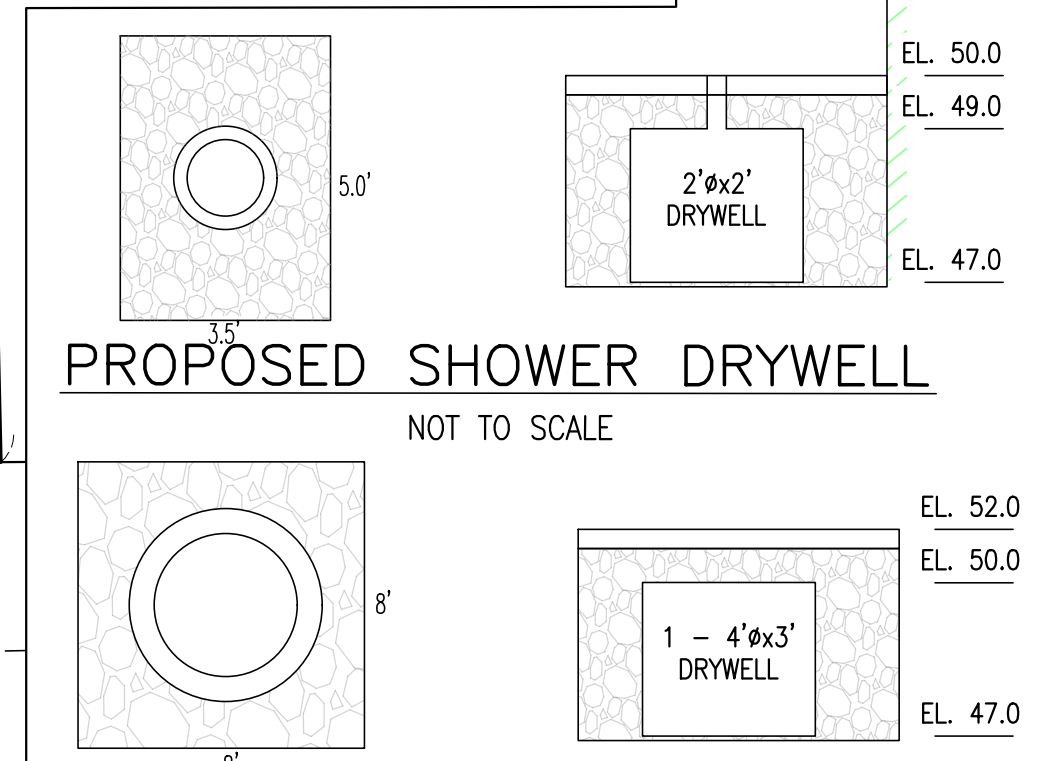


ASSESSORS PARCEL 89-0-41  
#193 HERSEY STREET  
N/F PATRICIA C. TOBIN  
DEED BOOK 13813 PAGE 0335



SILT SOCK DETAIL

CONSTRUCTION ENTRANCE



PROPOSED SHOWER DRYWELL

PROPOSED DRYWELL FOR POOL DISCHARGE

**PLOT PLAN**

#197 HERSEY STREET  
HINGHAM, MASSACHUSETTS

PREPARED FOR:  
GREGORY WAXMAN  
197 HERSEY STREET  
HINGHAM, MA 02043

LATEST REVISION:  
MARCH 4, 2021  
FEBRUARY 3, 2021  
SCALE: 1"=20'  
JOB No. 20-461

**GRADY CONSULTING, L.L.C.**  
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