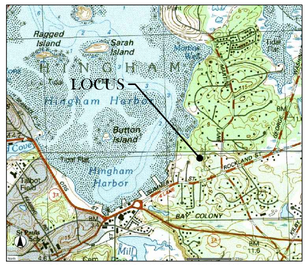

LOCUS: 12 MARTINS LANE – HINGHAM, MA

PROPOSED SILT SOCK

NOT TO SCALE

DIG SAFE
MA – RI – ME – NH – VT
CALL TOLL FREE
1-888-344-7233
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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"

	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.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	5/28/20	REVISED PROPOSED WORK

DATUM:

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988.

FEMA:

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 & HINGHAM AQUIFER PROTECTION DISTRICT.

OWNER OF RECORD:

JONATHAN D. & 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

PLAN REFERENCES:

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

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 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.

SITE PLAN NOTE:

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

LANDSCAPE NOTE:

REFER TO LANDSCAPE PLAN TITLED "LANDSCAPE PLAN 12 MARTINS LANE, HINGHAM, MA", PREPARED BY SEAN PAPICH LANDSCAPE ARCHITECTURE, LAST REVISE 5/27/20 FOR LANDSCAPE DETAILS

COMMONWEALTH OF MASSACHUSETTS
JOHN C. CAVANARO
CIVIL
No. 39770
PROFESSIONAL ENGINEER

SCALE: 1" = 20'

0' 10' 20' 40' 60'

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
12 MARTINS LANE
HINGHAM, MA

PREPARED FOR:
ANGELA & JONATHAN WEBER
12 MARTINS LANE
HINGHAM, MA 02043

PROJECT NO. : 20.022	DRAWING NO.
SCALE : AS SHOWN	NOI
DATE : 4/28/2020	
DESIGNED BY : –	
DRAWN BY : CCH	SHEET NO. 1 OF 1
CHECKED BY : JCC	FILENAME: W:\PROJECTS\2020\20022\DWG\NOI