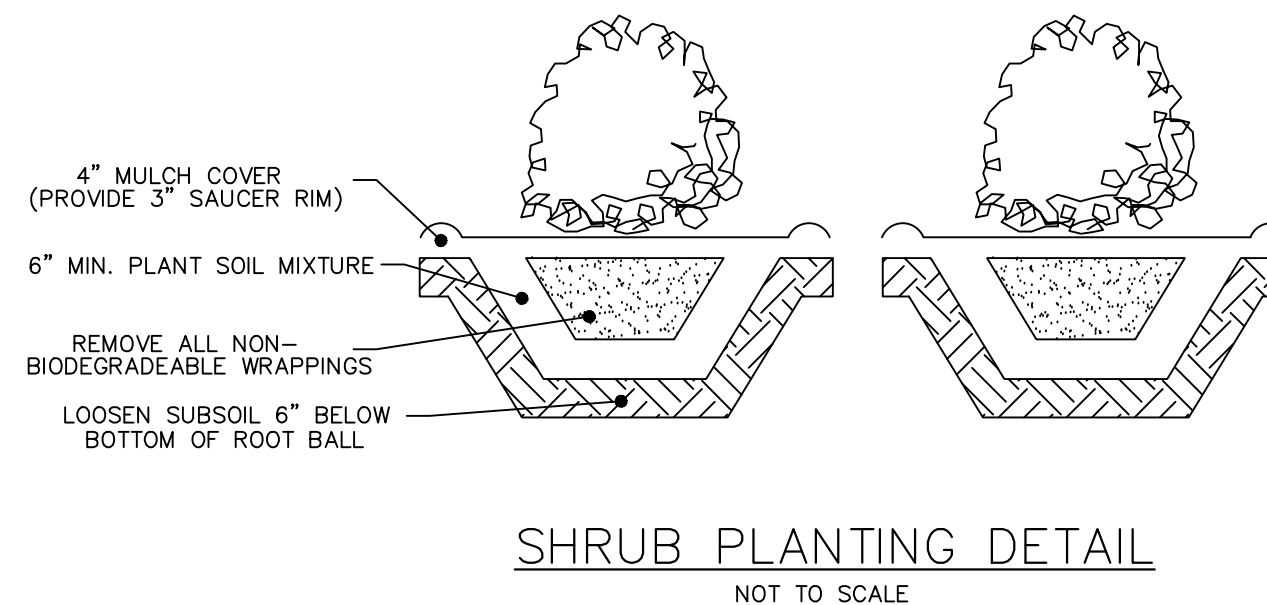
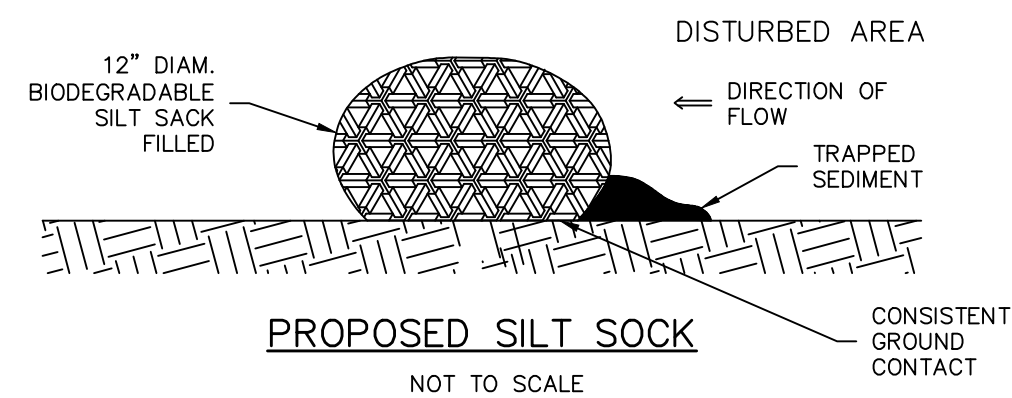


LOCUS: 349 MAIN STREET - HINGHAM, MA

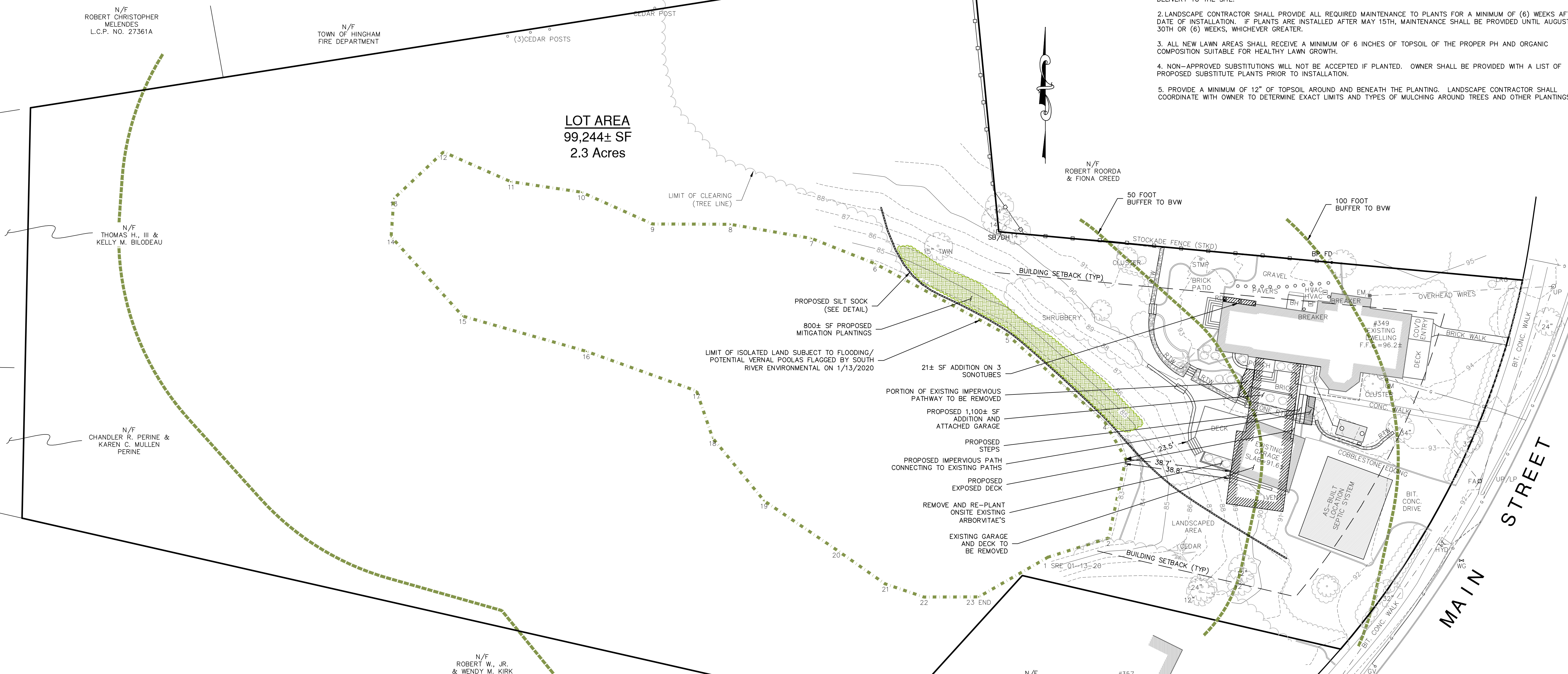


SUGGESTED MITIGATION PLANTING LIST:

BOTANICAL NAME	COMMON NAME
LLEX GLABRA	INKBERRY
CLETHERA ALNIFOLIA	SWEET PEPPERBUSH
SPIREA LATIFOLIA	MEADOWSWIFT
VIORNUM TRILOBUM	AMERICAN CRANBERRY
ARONIA MELANOCARPA	BLACK CHOCHEBERRY

PLANTING NOTES

1. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. ALL PLANTS SHALL BE HEALTHY, LIVE, AND FULL IN APPEARANCE. OWNER RESERVES THE RIGHT TO REJECT ANY PLANTING, WHICH IS NOT SUITABLE UPON DELIVERY TO THE SITE.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL REQUIRED MAINTENANCE TO PLANTS FOR A MINIMUM OF (6) WEEKS AFTER DATE OF INSTALLATION. IF PLANTS ARE INSTALLED AFTER MAY 15TH, MAINTENANCE SHALL BE PROVIDED UNTIL AUGUST 30TH OR (6) WEEKS, WHICHEVER GREATER.
3. ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC COMPOSITION SUITABLE FOR HEALTHY LAWN GROWTH.
4. NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED IF PLANTED. OWNER SHALL BE PROVIDED WITH A LIST OF PROPOSED SUBSTITUTE PLANTS PRIOR TO INSTALLATION.
5. PROVIDE A MINIMUM OF 12" OF TOPSOIL AROUND AND BENEATH THE PLANTING. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TYPES OF MULCHING AROUND TREES AND OTHER PLANTINGS.



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 "A"

AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 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.

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.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

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. 25023C0082J DATED JULY 17, 2012.

OWNER OF RECORD:
RICHARD A. & NORA MIRANDO DECEMBRELE
349 MAIN STREET
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #90-56
DEED BOOK: 50362, PAGE: 84

PLAN REFERENCES:
1. PLAN BOOK 7, PAGE 802
2. PLAN BOOK 2, PAGE 513
3. LAND COURT PLAN #27361A

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 1/15/2020.
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. SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF HINGHAM.

SCALE: 1" = 30'

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
349 MAIN STREET
HINGHAM, MA 02043

PREPARED FOR:
RICH & NORA DECEMBRELE
349 MAIN STREET
HINGHAM, MA 02043

PROJECT NO. : 20.001	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 03/05/2021	
DESIGNED BY : BPS/CR	SHEET NO. 1 OF 1
DRAWN BY : DB	FILENAME:
CHECKED BY : BPS	W:\PROJECTS\2020\20001\DWG\SP.DWG