

LOCUS: 361 MAIN STREET - HINGHAM, MA

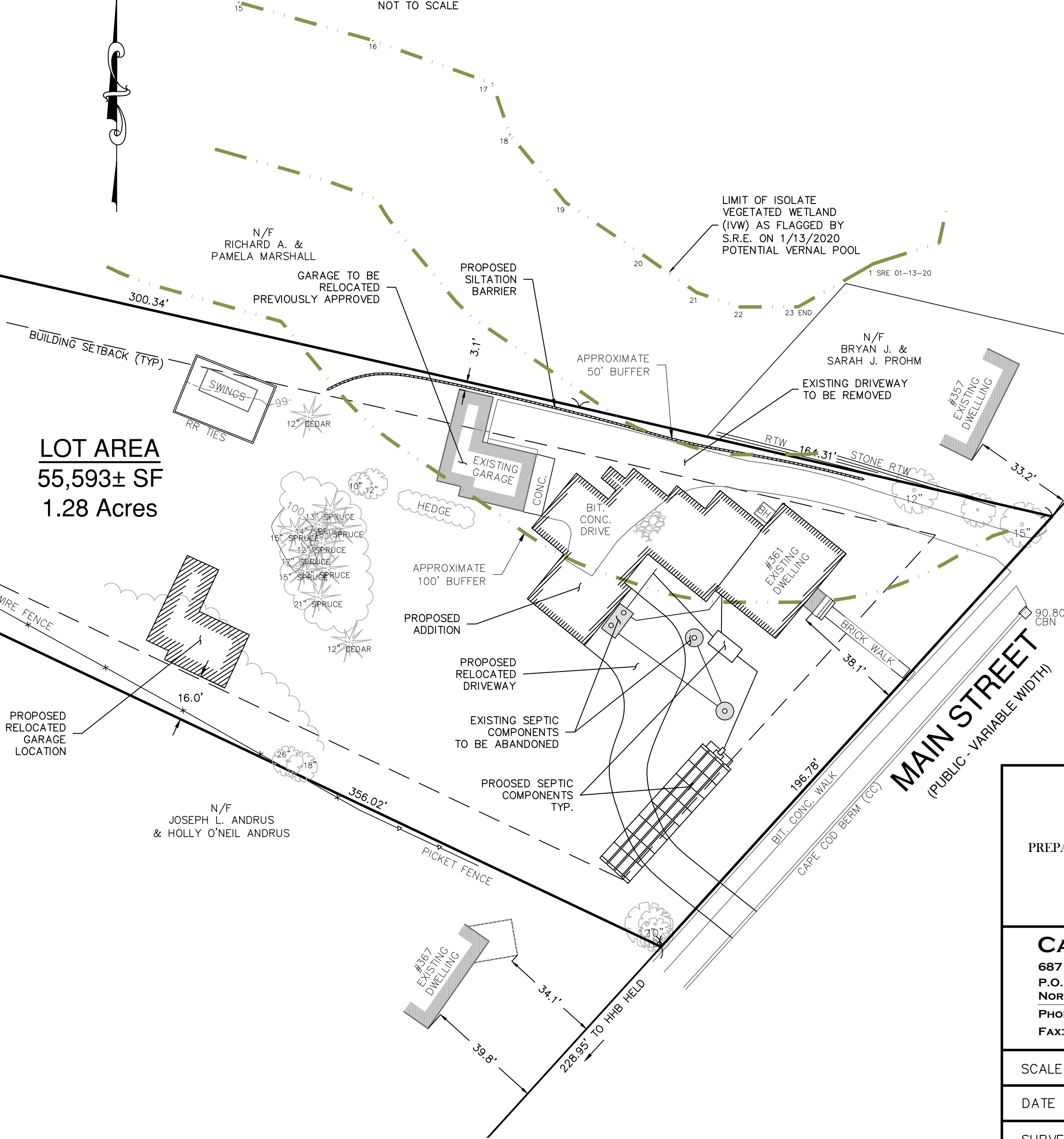
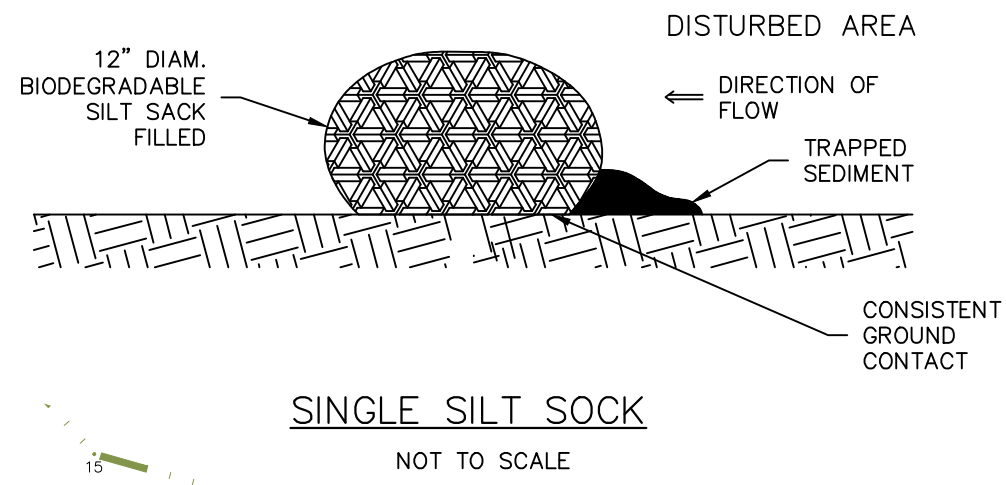
**SITE PLAN NOTE:**  
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:  
 EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.  
 ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

**FEMA:**  
 LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0082J DATED JULY 17, 2012.

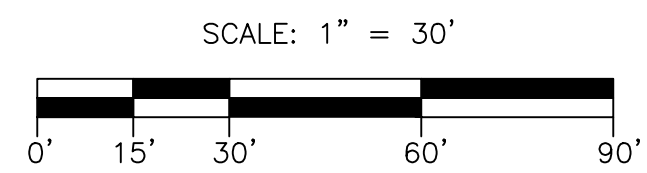
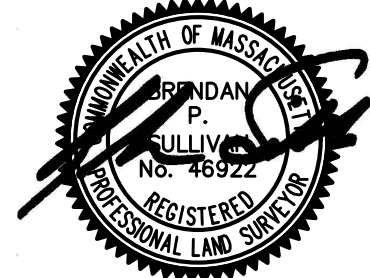
**OWNER OF RECORD:**  
 ROBERT W., JR. & WENDY M. KIRK  
 361 MAIN STREET  
 HINGHAM, MA 02043  
 ASSESSOR'S PARCEL: #90-53  
 LAND COURT CERT. NO. 113418  
 LAND COURT PLAN NO. 6207A

**PLAN REFERENCES:**  
 1. PLAN BOOK 3, PAGE 850  
 2. PLAN BOOK 4, PAGE 912  
 3. PLAN BOOK 7, PAGE 602  
 4. PLAN BOOK 7, PAGE 694

**SURVEY NOTES:**  
 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON DECEMBER 7, 2018.  
 2. NO KNOW EASEMENTS AFFECT THE SUBJECT PARCEL.  
 3. SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE HINGHAM BOARD OF HEALTH.  
 4. WETLAND DELINEATION WAS PERFORMED BY SOUTH RIVER ENVIRONMENTAL ON 1/13/2020 FOR THE OWNERS OF 349 MAIN STREET



**LOT AREA**  
 55,593± SF  
 1.28 Acres

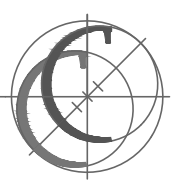


REVISED 8/27/20 - AGENT COMMENTS

**SITE PLAN**  
**361 MAIN STREET - HINGHAM**

PREPARED FOR:  
**WENDY M. KIRK**  
 361 MAIN STREET  
 HINGHAM, MA 02043

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



**SP**  
 DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 18199
DATE : 8/12/20	DRAWN BY : DB	FILENAME: X:\PROJECTS\2018\DWG\18199_CPP
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1

**ZONING REQUIREMENTS**  
 RESIDENCE DISTRICT "A"

	REQUIRED	EXISTING
AREA	20,000 SF	55,593± SF
FRONTAGE	125 FEET	196± FEET
BUILDING HEIGHT	35 FEET	T.B.D.
MINIMUM YARDS:		
FRONT	25 FEET*	38.1± FEET
SIDE	15 FEET	16.1± FEET (DWLG)
		3.1± FEET (GAR)
REAR	15 FEET	>>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.