

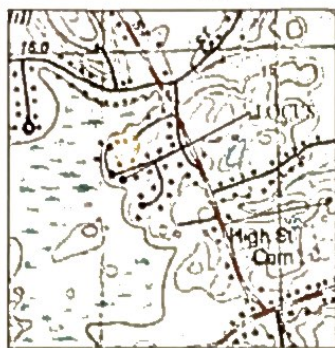
Dear Conservation Committee,

I am looking to Demolish the current structure at 10 Taurasi Rd, Hingham. All of the current structure is outside of the 50 ft buffer. Looking to only work within the current footprint of the existing building. Eventually I will apply to construct a new construction home in the approved setbacks and our future design will also be outside the 50 ft buffer as is the current structure. I hope to get approval on demo first, In order to try and maximize some of this nice weather we are having to start the site prep on property. When I am ready and have a full plan I will submit a full NOI.

Thank you,

Adam Fleury

Apf Development Group LLC



LOCUS 10 TAURASI ROAD, HINGHAM, MA 02043



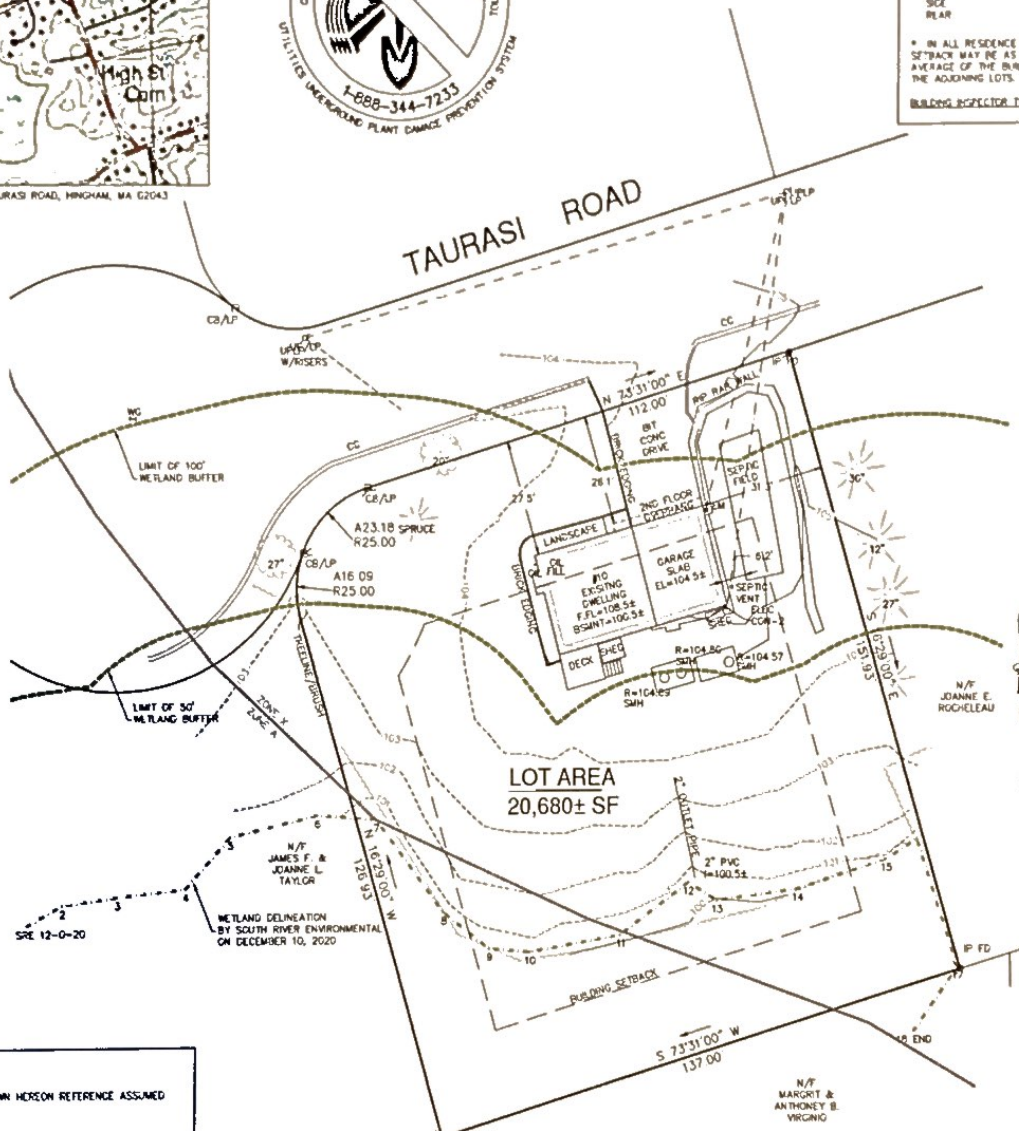
**ZONING REQUIREMENTS**

RESIDENCE DISTRICT "B"

	REQUIRED
AREA	30,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
<b>MINIMUM YARDS:</b>	
FRONT	35 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.



LOT AREA  
20,680± SF

**NOTES**

ELEVATIONS SHOWN HEREON REFERENCE ASSUMED BASE.

**DEEDS**

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

**OWNER OF DEEDS**

PAMELA LAPHAM  
ASSESSOR'S PARCEL #107-30  
DEED BOOK 18573, PAGE 121

**PLAN REFERENCES**

1. PLAN BOOK 12, PAGE 894
2. MASS HIGHWAY LAYOUT 5431
3. PLAN BOOK 12, PAGE 1021
4. PLAN BOOK 12, PAGE 606
5. BOOK 3518, PAGE 325

**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 JANUARY 4, 2021.
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 IS/ARE APPROXIMATE ONLY. TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF HINGHAM.
4. WETLAND DELINEATION BY SOUTH RIVER ENVIRONMENTAL ON DECEMBER 10, 2020 AND FIELD LOCATED BY CAVANARO CONSULTING ON JANUARY 4, 2021.

**EXISTING CONDITIONS NOTE:**

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC. CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE. THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.



SCALE: 1" = 20'



**EXITING CONDITIONS PLAN**  
10 TAURASI ROAD, HINGHAM, MA

PREPARED FOR:

PAMELA LAPHAM  
10 TAURASI ROAD  
HINGHAM, MA 02043

**CAVANARO CONSULTING**

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



**ECP**

DRAWING NO.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
1	1/21/21	ADDED SEPTIC INFORMATION

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 20179
DATE : 01/18/2021	DRAWN BY : MM	FILENAME: 10 TAURASI ROAD HINGHAM ECP
SURVEY : JR	CHECKED BY : BPS	SHEET NO. 1 OF 1