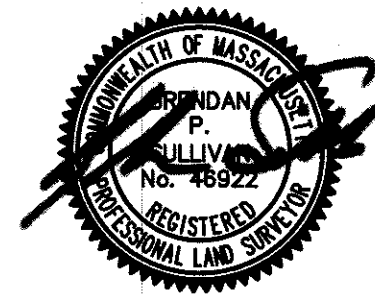
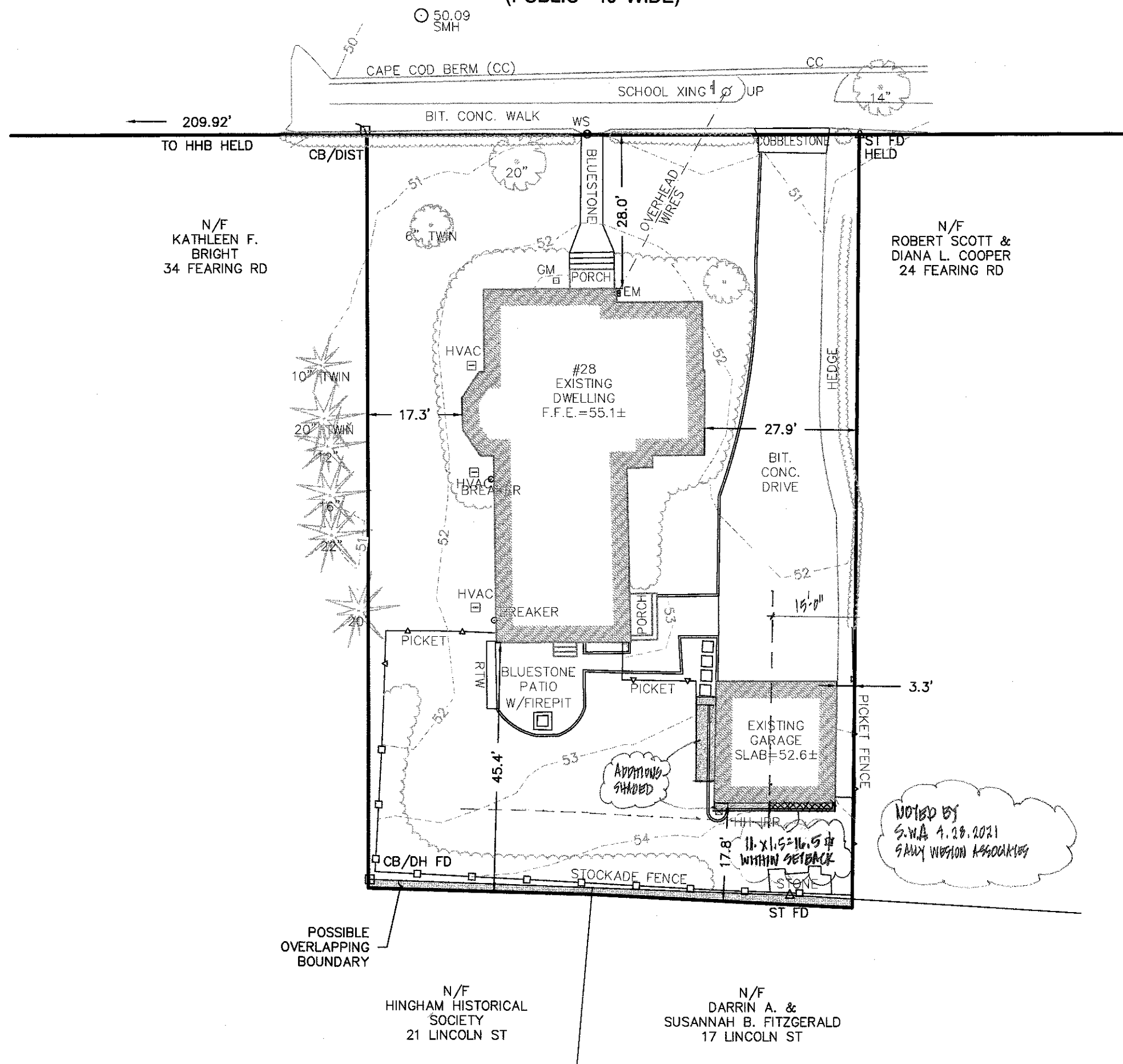


LOCUS: 28 FEARING ROAD - HINGHAM, MA

FEARING ROAD (PUBLIC - 40' WIDE)



SCALE: 1" = 20'



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:

MTH LIVING TRUST & TLH LIVING TRUST
28 FEARING ROAD
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #61-29
DEED BOOK: 45909, PAGE: 313

PLAN REFERENCES:

1. PLAN BK. 23, PG. 911
2. WALTER B. FOSTER STREET LAYOUT PLAN, PLATE NO. 40-31.

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON AUGUST 31, 2019.
2. NO KNOWN EASEMENTS AFFECT THE SUBJECT PARCEL.
3. SEWER AND WATER CONNECTION LOCATIONS ARE NOT KNOWN AT THIS TIME; ADDITIONAL RESEARCH REQUIRED.

ZONING REQUIREMENTS
RESIDENCE DISTRICT "A"

	REQUIRED
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.

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.

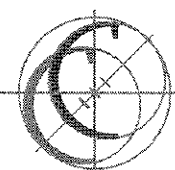
EXISTING CONDITIONS PLAN 28 FEARING ROAD - HINGHAM

PREPARED FOR:

MEGHAN T. HANSEN
28 FEARING ROAD
HINGHAM, MA 02043

CAVANARO CONSULTING

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



EC

DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 19140
DATE : 09/26/19	DRAWN BY : DB	FILENAME: X:\PROJECTS\2019\19140\DWG\ECP
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1