

LOCUS 45 INDUSTRIAL PARK ROAD - HINGHAM, MA

USE	REQUIRED	APPROVED	PROPOSED
APPROVED 8,285 SF GENERAL BUSINESS OFFICE	29 SPACES	29 SPACES	N/A
3.5 SPACES/1,000 SF OF GFA			
PROPOSED 4,230 GENERAL BUSINESS OFFICE*	15 SPACES*	N/A	15 SPACES
3.5 SPACES/1,000 SF OF GFA			
1,920 SF WESTON GRAPHICS AND FACONEIRI CONSTRUCTION			
PROPOSED 4,720 SF USED FOR SOUTH SHORE BALLET THEATRE (SSBT)	SP A3	N/A	22 SPACES

**PARKING REQUIREMENTS**

SSBT STAFF: 4 PEOPLE MAX.  
 NUMBER OF STUDENTS PER CLASS PERIOD: 10 STUDENTS MAX. PER CLASS FOR 3 CLASSES=30 STUDENTS

TOTAL PROPOSED PARKING SPACES PROVIDED=37 SPACES

STANDARD PARKING SPACES	PARALLEL PARKING SPACES
WIDTH: 9'	WIDTH: 8.5'
LENGTH: 29' WITH OVERHANG	LENGTH: 22'
MINIMUM DRIVEWAY WIDTHS	
ONE WAY: 12'	
TWO WAY: 20'	

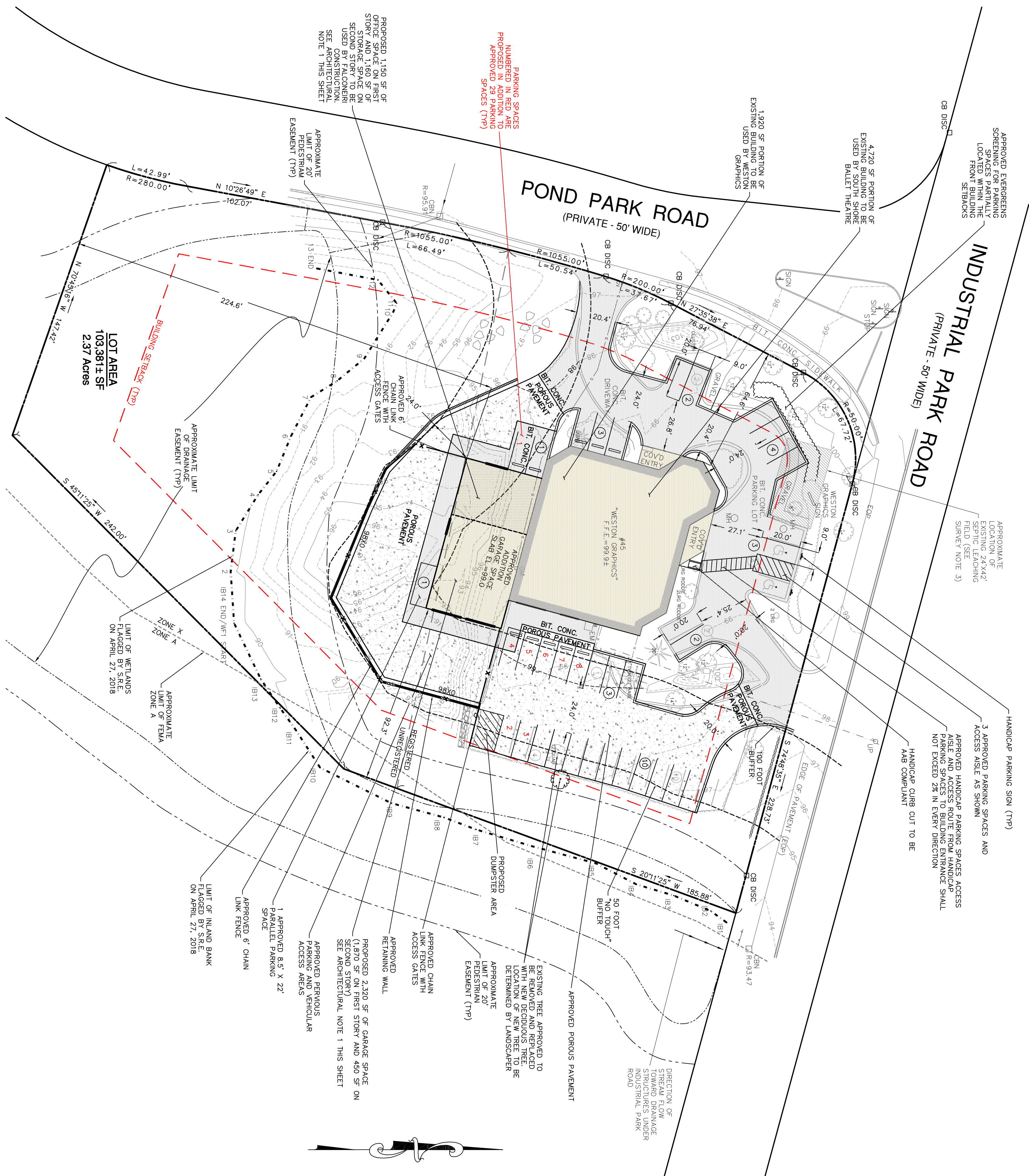
AREA FRONTAGE	REQUIRED	APPROVED
MINIMUM YARDS:	20 FEET	60 FEET
MINIMUM YARDS:	48 FEET	<<48 FEET
MINIMUM YARDS:	35 FEET	64.6'
MINIMUM YARDS:	50 FEET	224.6'

**ZONING REQUIREMENTS**  
 INDUSTRIAL PARK DISTRICT  
 SOUTH HINGHAM DEVELOPMENT OVERLAY

H2B1, IV-8.3 ANY YARD SPACE OR AREA REQUIRED TO BE KEPT OPEN AND UNBUILT UPON MAY, NEVERTHELESS, IF OTHERWISE LAWFUL, BE USED FOR OFF-STREET AUTOMOBILE PARKING, OR FOR OUTDOOR STORAGE OF PACKAGED ARTICLES, PACKAGED REFRIGERATED OR FROZEN FOODS, OR FOR STORAGE OF REFRIGERATED OR FROZEN MEATS. SUCH USES SHALL BE EFFECTUATED SPERD FROM VIEW BY SOME SUBSTANTIAL SCREEN SUCH AS AN ORNAMENTAL WALL, AN ORNAMENTAL LATTICE OR DENSE PLANTING.

**LEGEND**  
 NOT TO SCALE

EBM	ELECTRIC METER	○ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊗ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
□ CBN	CATCH BASIN	---	EXIST. CONTOUR
⊘-H2O	H2O RANT	---	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	---	



DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

**DATE:** ASSUMED  
**SCALE:** 1" = 30'  
**PROJECT NO.:** 18.044  
**SCALE:** AS SHOWN  
**DATE:** 6/10/19  
**DESIGNED BY:** CCH  
**DRAWN BY:** DB  
**CHECKED BY:** BPS

**FILENAME:** X:\PROJECTS\2019\18044\DWG\SP

**PREPARED FOR:**  
 FALCONEIRI CONSTRUCTION  
 88 WEST GROVE STREET  
 MIDDLEBORO, MA 02346

**PROJECT NO.:** 18.044  
**DRAWING NO.:** SP

**45 INDUSTRIAL PARK RD.  
 HINGHAM, MA**

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

**SITE PLAN**

**1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MAY 1, 2018.**  
**2. APPROXIMATE LOCATION OF EASEMENTS SHOWN HEREON IS BASED ON PLAN TITLED "SOUTH SHORE INDUSTRIAL PARK, HINGHAM, MASS. - SUBDIVISION PLAN", PREPARED BY BSC ENGINEERING, INC., LAST REVISED 8/18/1975. IN PLAN BOOK 18 PAGE 638. OTHER EASEMENTS AFFECTED BY THE SUBJECT PARCEL.**  
**3. SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE FIELD EVIDENCE AND FROM A PLAN TITLED "PLAN OF PROPOSED DISPOSAL SYSTEM, INDUSTRIAL PARK ROAD & POND PARK ROAD, HINGHAM, MASSACHUSETTS", DATED 8/20/1979, PREPARED BY PERKINS ENGINEERING INC., ENGINEERS AND SURVEYORS, SCALE 1"=40'.**

**ARCHITECTURAL NOTES**  
 1. BUILDING USE AND AREA INFORMATION WAS OBTAINED FROM AN ARCHITECTURAL PLAN SET TITLED "45 INDUSTRIAL PARK, HINGHAM, MA 02045", DATED 11/27/18, PREPARED BY I-KANDA ARCHITECTS, LLC.

**SITE PLAN NOTE**  
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MAY 1, 2018. IMPROVEMENTS AS DESIGNED BY OTHERS, AND THEIR PROXIMITY TO THE EXISTING BOUNDARY, AND OTHER ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.