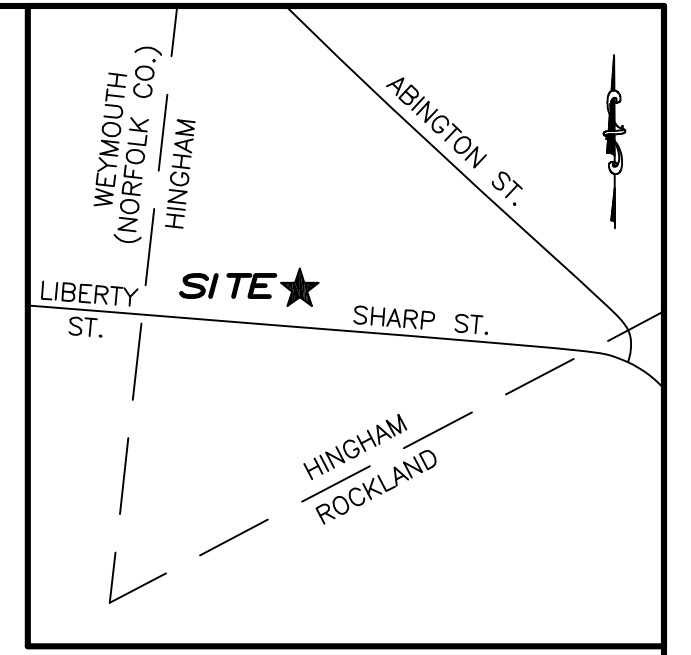
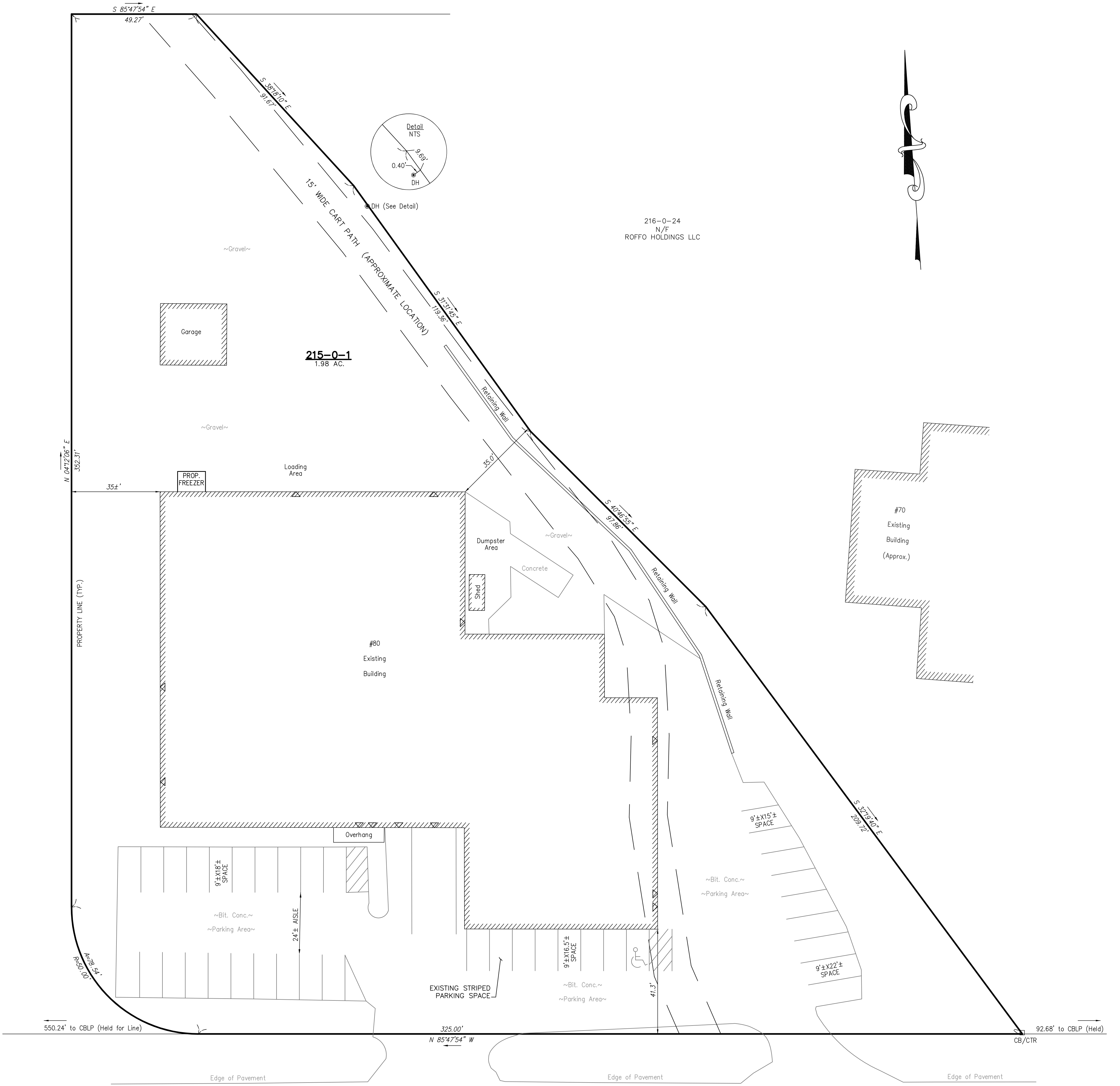


215-1-1 THRU 215-21-1
N/F
HINGHAM CORPORATE CENTER CONDOMINIUM



SITE LOCUS
NOT TO SCALE



SHARP STREET
(PUBLIC - 80' WIDE)

LEGEND:
CB/CTR CENTER OF CONCRETE BOUND
CBLP CONCRETE BOUND WITH LEAD PLUG
DH DRILL HOLE
N/F NOW OR FORMERLY
NTS NOT TO SCALE

PARKING SPACE CALCULATION:
"YANKEE TRADER SEAFOOD"
REQUIRED
MANUFACTURING: 8,750 SQFT X 2 SPACES / 1,000 SQFT = 17.5 SPACES
OFFICE: 950 SQFT X 3.5 SPACES / 1,000 SQFT = 3.3 SPACES
WAREHOUSE: 12,856 SQFT X 1 SPACES / 1,000 SQFT = 12.9 SPACES
TOTAL: 34 SPACES
PROVIDED: 38 EXISTING SPACES

DEED REFERENCE:
PLYMOUTH COUNTY REGISTRY OF DEEDS
REGISTERED LAND CERTIFICATE #117648
RECORD OWNER: 80 SHARP STREET REALTY TRUST

ZONING: INDUSTRIAL PARK DISTRICT
REQUIRED
MIN. LOT AREA: 2 ACRES
FRONTAGE (FT.): 250'
WIDTH (FT.): 100'
FRONT YARD SETBACK (FT.): 35'
SIDE YARD SETBACK (FT.): 35'
REAR YARD SETBACK (FT.): 50'

PLAN REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS
REGISTERED LAND PLAN #34337B

NOTES
1. LOCUS LIES IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C0091J DATED JULY 17, 2012. ZONE X IS DESCRIBED AS AN AREA OF MINIMAL FLOODING ABOVE THE 100-YR. FLOOD BOUNDARY.
2. LOCUS LIES IN TOWN OF HINGHAM "INDUSTRIAL PARK DISTRICT" AND "SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT".
3. "CART PATH" EASEMENT FILED AS REGISTERED LAND DOCUMENT #122579 AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.



		PROJECT:	80 SHARP STREET (ASSESSOR'S PARCEL: 215-0-10) HINGHAM, MASSACHUSETTS	DRAWN:	REG
		DRAWN FOR:	YANKEE TRADER SEAFOOD	JOB NO:	18-282
PLAN TITLE:	LOCATION PLAN	DATE:	9/26/19	REV:	
				SHEET:	1 of 1