

LEGEND

- HHB/DISK FND HINGHAM HIGHWAY CONCRETE BOUND W/ DISK FOUND
- RB/CAP FND REBAR W/ CAP FOUND
- N/F NOW OR FORMERLY
- D DRAIN LINE
- OHV OVERHEAD WIRES
- 125 CONTOUR
- 125.5 SPOT GRADE
- CBN CATCH BASIN
- VGC VERTICAL GRANITE CURB
- LP LIGHT POST
- UP UTILITY POLE
- GUY GUY POLE
- WATER GATE
- RET RETAINING WALL
- DMH DRAIN MANHOLE
- EMH ELECTRIC MANHOLE
- TMH TELEPHONE MANHOLE
- GS GAS GATE
- SIGN
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION

GENERAL NOTES

1. Record Property Owner: Five Cousins Realty LLC
2. Property Location: 1099 Main Street, Hingham MA
3. Hingham Assessors Parcel ID 197-0-13, Zoned Residence B.
4. Plymouth County Registry of Deeds: Book 33774, Page 238.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone X Panel 92 of 850: 250268 0092 J July 17, 2012.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. The mean grade of the front building is 127.8'. The height of the front building is 14.8'. The mean grade of the rear building is 126.8'. The height of the rear building is 10.4'.
9. Septic information taken from "As-Built Septic Certification" Plan by Merrill Associates, Inc. dated December 17, 2007.
10. Wetland resource areas delineated by Lucas Environmental, LLC on February 5 & 26, 2019.

LOT STATISTICS

LOT AREA = 93,115 SQ. FT.
2.14 ACRES

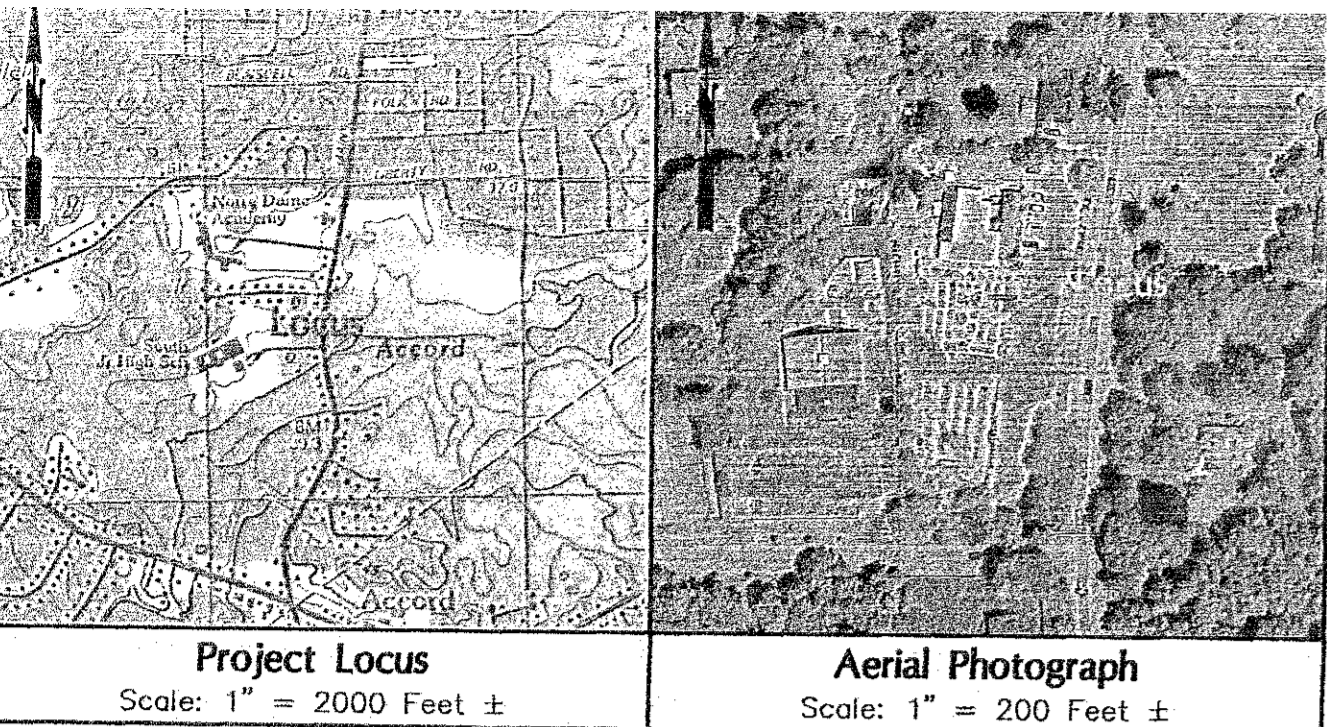
ZONING

SITE IS ZONED RESIDENCE B

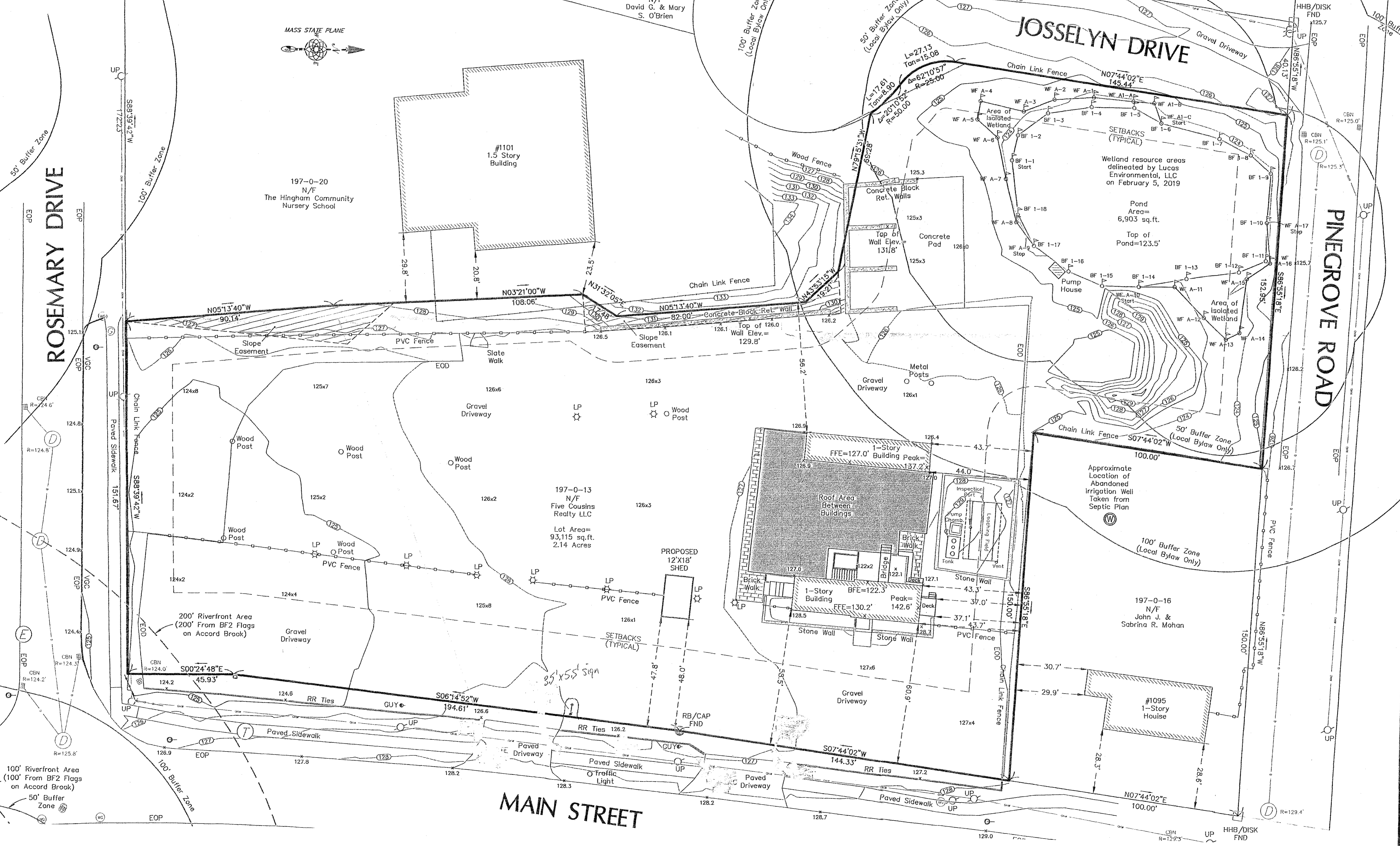
	ZONING BYLAW	EXISTING
MIN LOT AREA:	30,000 SQ.FT.	93,115 SQ.FT.
MIN FRONTAGE:	150 FT.	384.87 FT.
FRONT SETBACK:	35 FT.	58.5 FT.
SIDE SETBACK:	20 FT.	37.0 FT.
REAR SETBACK:	20 FT.	56.2 FT.
MAX. HEIGHT:	35 FT.	14.8 FT.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN FROM JANUARY 10, 2019 TO FEBRUARY 11, 2019 AND FIELD EDITED ON FEBRUARY 13, 2020. PROPOSED CONDITIONS ARE BASED ON A DESIGN BY THE CLIENT.



Project Locus Scale: 1" = 2000 Feet ±
Aerial Photograph Scale: 1" = 200 Feet ±



Project Address
1099 MAIN STREET
Hingham Massachusetts

Drawing Title
PROPOSED CONDITION PLAN

Prepared For
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Weston Nurseries, Inc.
93 East Main Street
Hopkinton, MA 017

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Scale: 1"=20'
0 10 20 40 50 FT

Revisions

Date	2-20-2020	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2350		

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