



N/F
CARLENE A. & EVAN K.
PENNEL
90 LEAVITT STREET

N/F
CAITLIN MARY & MICHAEL J.
WALSH
84 LEAVITT STREET

N 38°32'13" E 144.77'

S 55°10'43" E
104.99'

S 16°16'53" E
72.86'

100.00' ELECTRIC EASEMENT

200' RIVERFRONT SETBACK

62,500 S.F.
1.43 AC

HINGHAM WATER COMPANY EASEMENT
(NO REFERENCE FOUND)

100' BUFFER ZONE

SHED

PROPOSED 28'X36'
GARAGE & ADU

DEMO EXISTING GARAGE
24'X28'

PROPOSED DECK

PROP. LIBERTY PUMP
SIMPLEX SEWAGE SYSTEM

ROOF OVER
DECK

PATIO

EXISTING HOUSE #86

LEACHING FIELD
FROM RECORDS

AC PAD

EXISTING ASPHALT

PROPOSED COVERED
ENTRY WAY 4'X4'

EXISTING GRAVEL DRIVEWAY

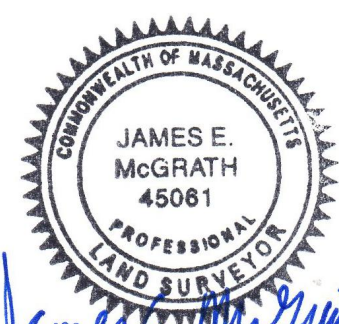
PAVED DRIVEWAY TO #90

WEYMOUTH LIGHT & POWER COMPANY EASEMENT
DEED BOOK 1571, PAGE 418

CENTERLINE OF POWER POLES

N/F EVAN & CARLENE PENNEL

WETLANDS FLAGS BY
ENVIRONMENTAL CONSULTING
AND RESTORATION.



James E. McGrath

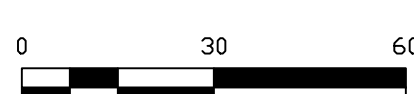
LEAVITT STREET

WEIR RIVER

BRIDGE

GENERAL NOTES

1. ASSESSORS REFERENCE: 73-0-28
2. ZONING DISTRICT: RA
3. DATUM: ELEVATIONS REFERENCE TO NAVD 1988.
4. ALL UNDERGROUND UTILITIES AS SHOWN WERE COMPILED USING FIELD SURVEY AND AVAILABLE RECORD INFORMATION FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
5. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE NOTIFIED, /B101 INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORING OR REPAVING.
6. THIS PLAN IS BASED ON AN ACTUAL "ON THE GROUND SURVEY"
7. PER HINGHAM WATER DEPARTMENT, THERE IS NO PIPE WITHIN THE EXISTING 20' WIDE WATER EASEMENT.
7. OWNERS DEED REFERENCE: BK 52275, PG 160 & PLAN BK 57, PG 278.
8. SLEEVE WATER WATER SERVICE WHEN DISTANCE IS LESS THAN 10' FROM SEWER.



PROPOSED SITE PLAN 86 LEAVITT STREET HINGHAM, MA

SCALE: 1"= 30' MAY 23, 2026
PREPARED FOR: DANA & AMANDA CEASE
86 LEAVITT STREET, HINGHAM, MA 02043
PREPARED BY: JAMES E. MCGRATH, PLS
1734 COMMERCIAL ST., WEYMOUTH, MA 02189