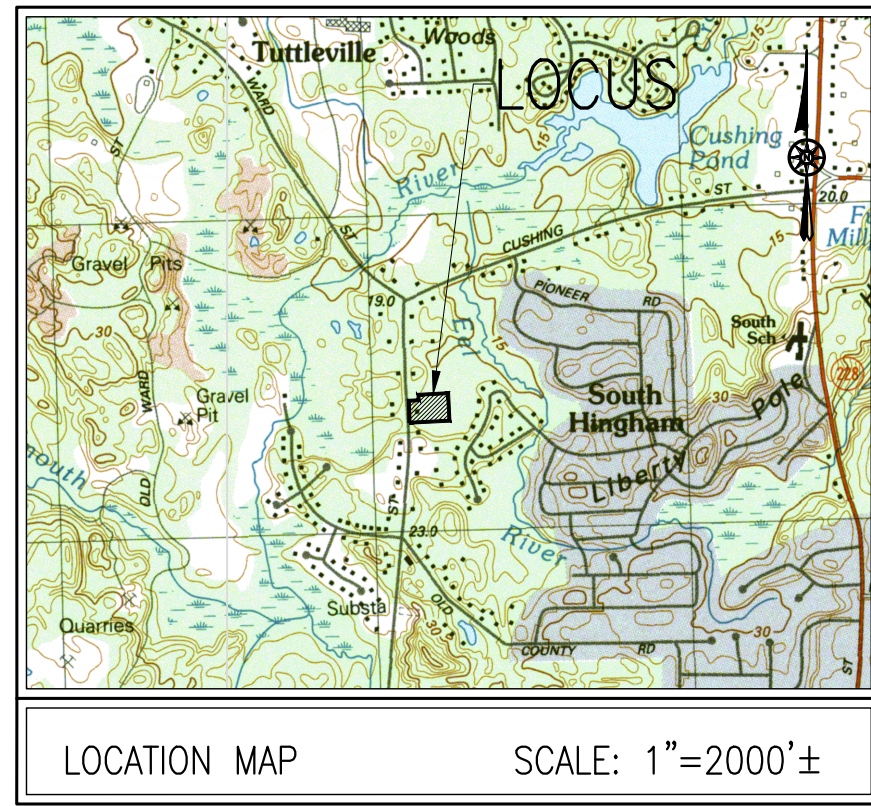




ZONING DATA

DISTRICT: RESIDENCE B

MINIMUM REQUIREMENTS:

LOT AREA	30,000 S.F.
FRONTAGE	150 FT
FRONT YARD	35 FT
SIDE YARD	20 FT
REAR YARD	20 FT
MAX BUILDING HEIGHT	35 FT
MAX. NUMBER OF STORIES	2-1/2

NOTES:

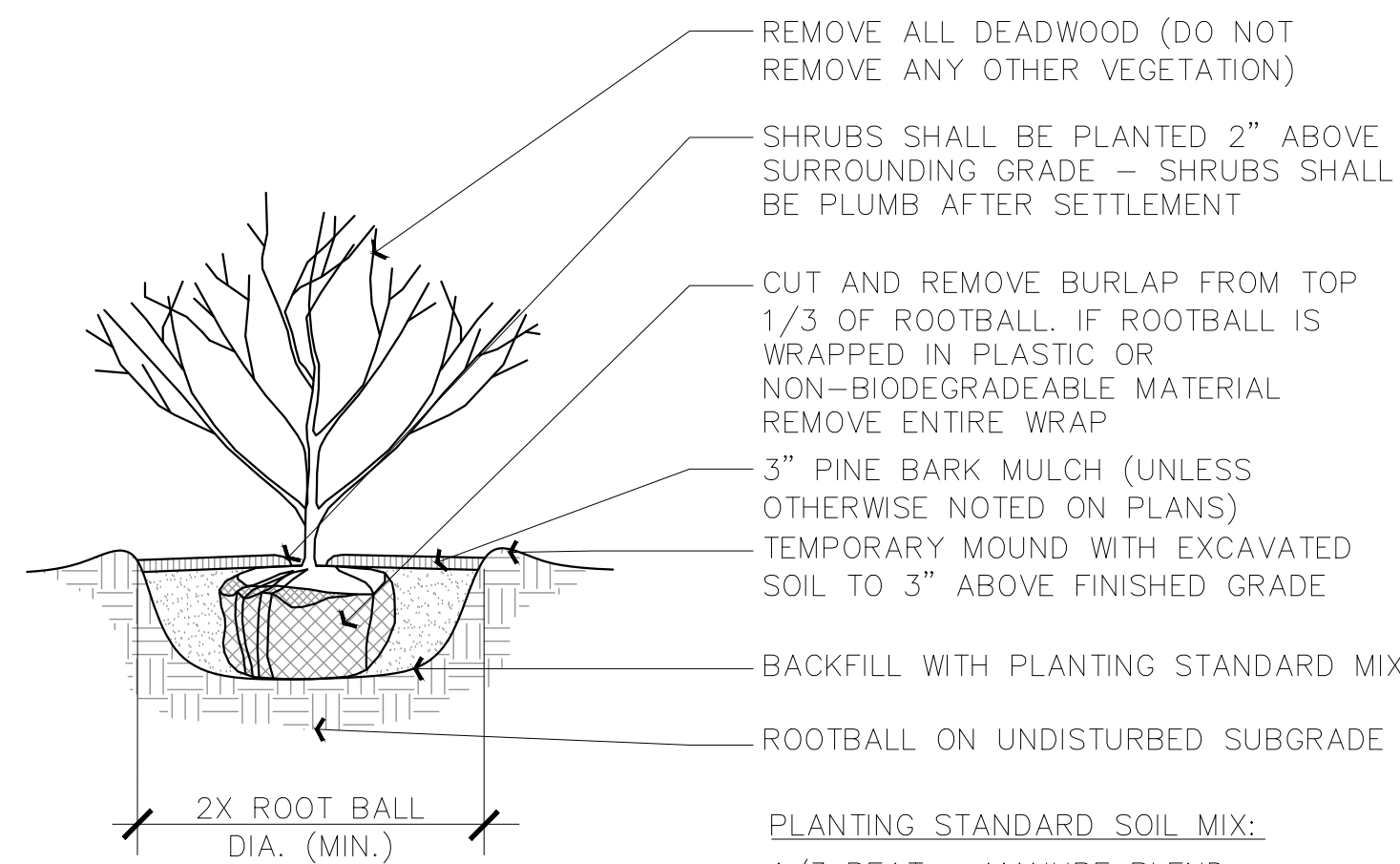
- INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND A TOPOGRAPHIC SURVEY BY GRADY CONSULTING, L.L.C. ON DECEMBER 30, 2025.
- SUBJECT SITE IS IN THE RESIDENCE B DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- WETLAND DELINEATED BY SOUTH RIVER ENVIRONMENTAL DECEMBER 18, 2025.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0084K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

RECORD OWNER:

ASSESSORS MAP 156 LOT 48
CHRISTI LYN FRIED
206 CUSHING STREET
HINGHAM, MA 02043
DEED BOOK 48626 PAGE 74
LOT 4 - PLAN BOOK 14 PAGE 433



SHRUB DETAIL

1" = 1'-0"

329333.00-02

PLANT_SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS				
VAC COR	2	VACCINIUM CORYMBOSUM / Highbush Blueberry	1 GAL.	5' O.C.

GROUND COVERS
NE CON 80 SF N.E. CONSERVATION/ WILDLIFE MIX / LOAM, FINE GRADE & SEED

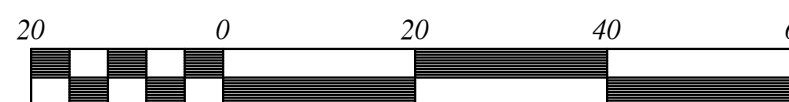
IMPERVIOUS COVERAGE - 100' BUFFER ZONE

EXISTING IMPERVIOUS	421 SF
PROPOSED IMPERVIOUS	463 SF
INCREASE	42 SF

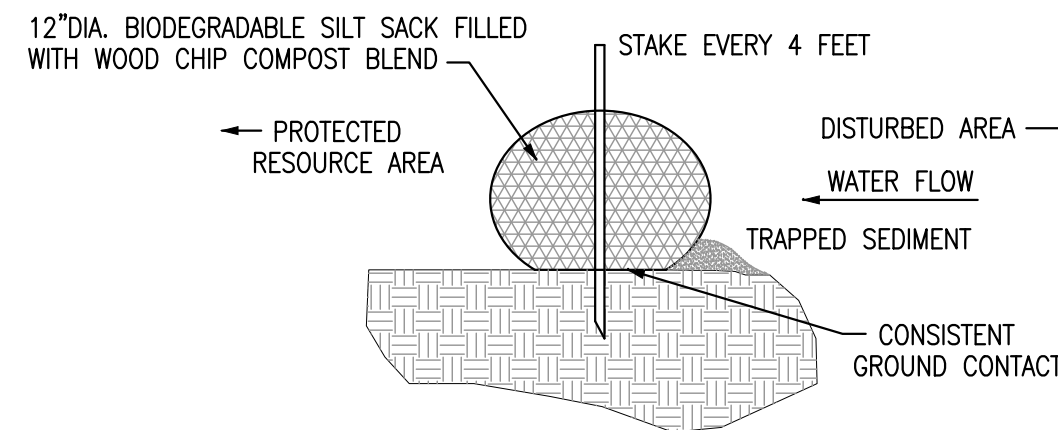
42 SF OF IMPERVIOUS SURFACES/STRUCTURES PROPOSED WITHIN 50-100 BUFFER ZONE 1:1 MITIGATION AREA TO ALTERED AREA REQUIRED.

42 SF MITIGATION AREA REQUIRED - 80 SF MITIGATION AREA PROPOSED

REVISIONS	CONSERVATION COMMENTS/PORCH SIZE
MARCH 13, 2026	

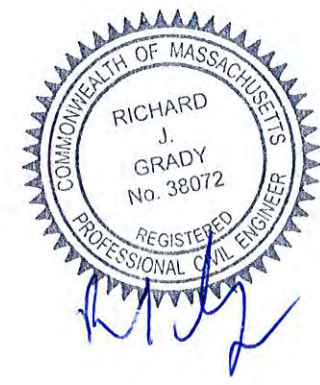


Scale 1" = 20'



SILT SACK DETAIL

NOT TO SCALE



PLOT PLAN

206 CUSHING STREET
HINGHAM, MASSACHUSETTS

PREPARED FOR:
CHRISTI L. FRIED
206 CUSHING STREET
HINGHAM, MA 02043

FEBRUARY 20, 2026
SCALE: 1"=20'
JOB No. 25-488

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300