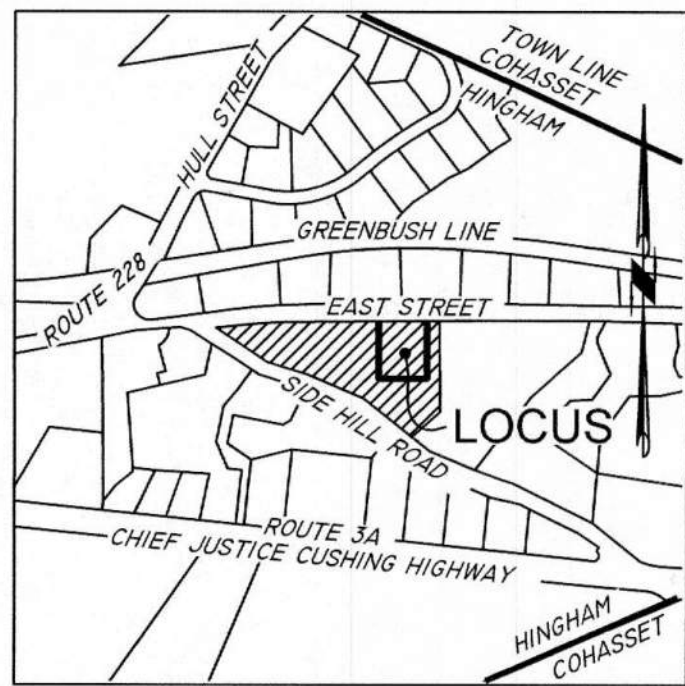




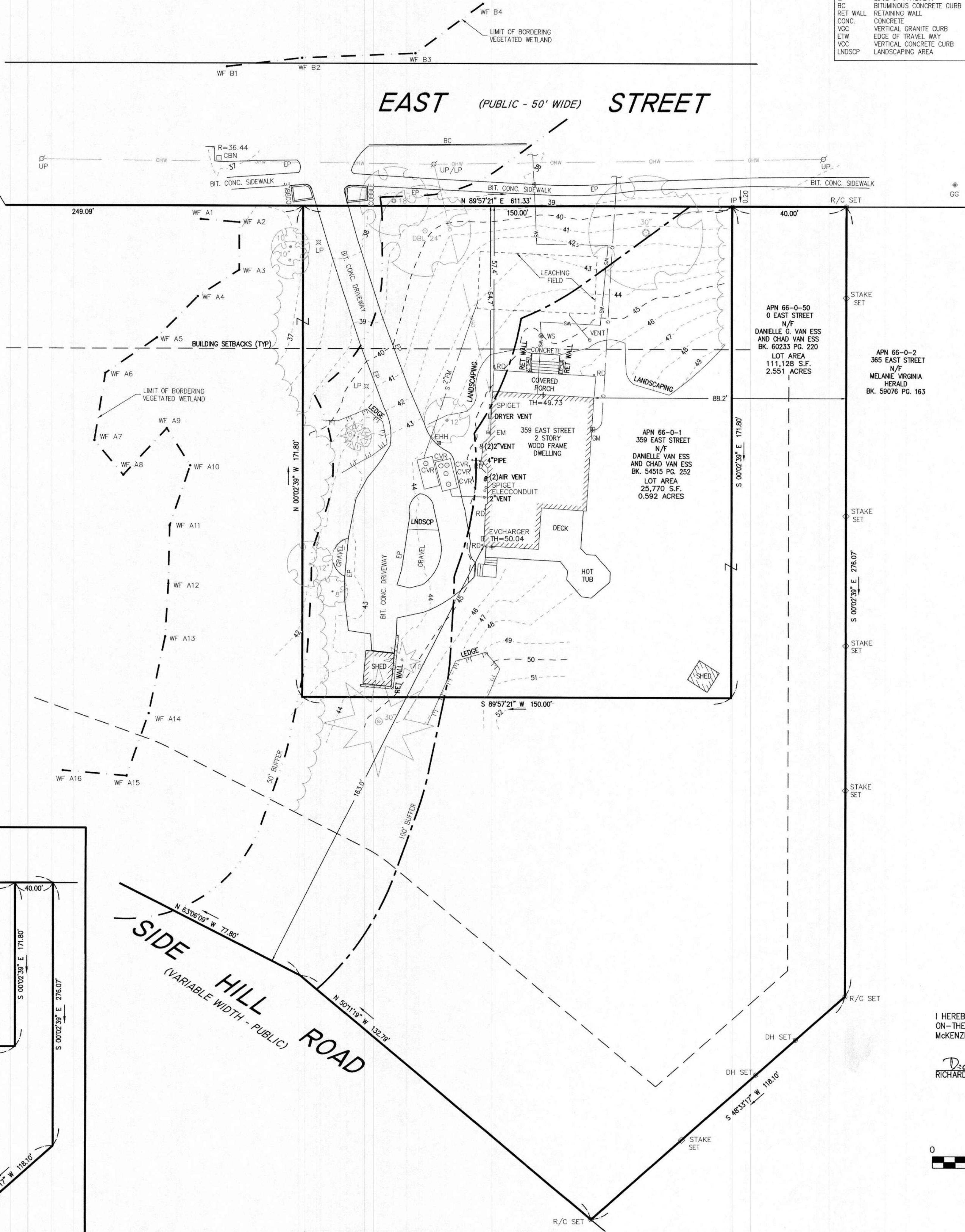
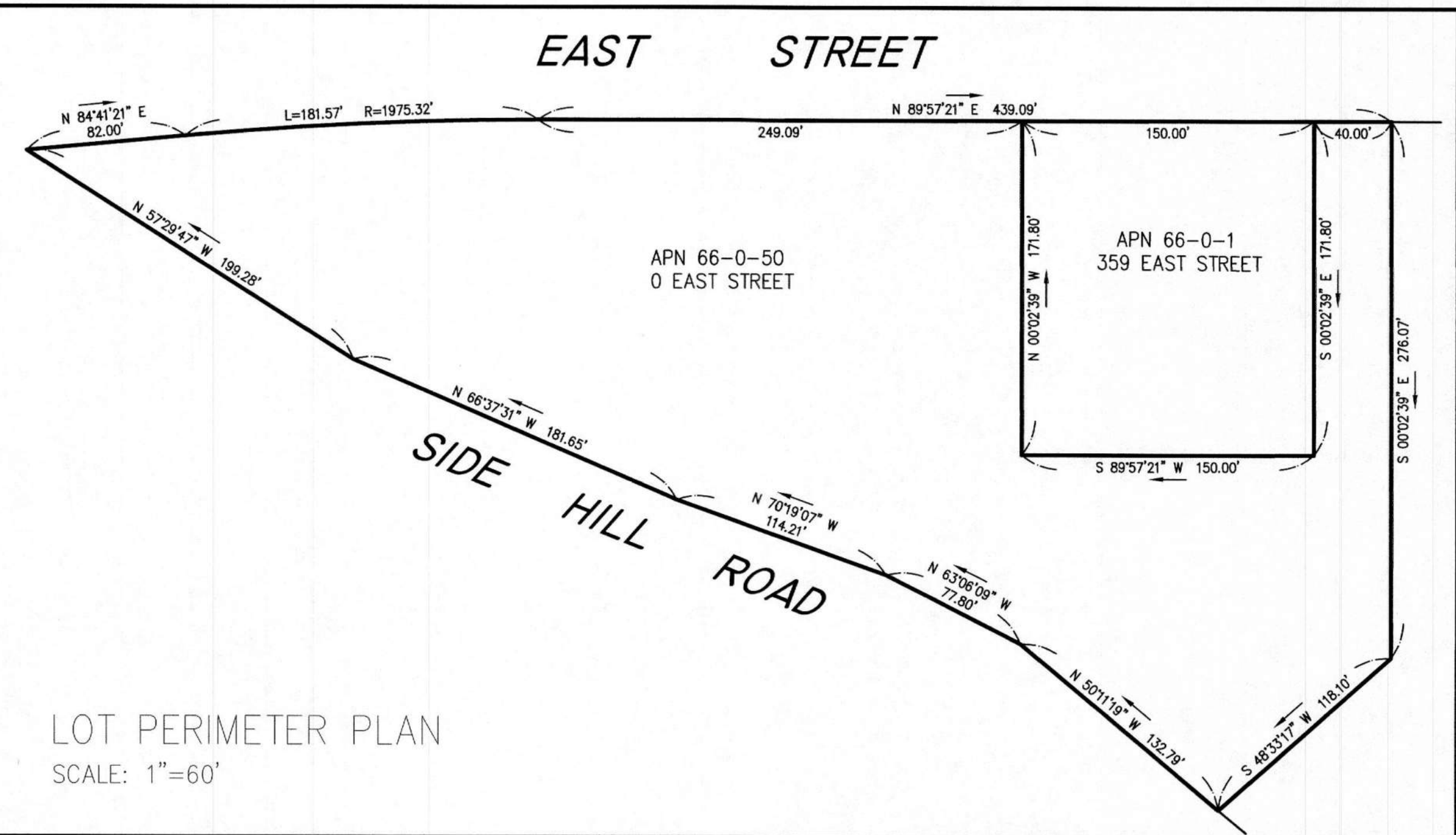
LOCUS MAP
Not to Scale



SURVEY NOTES:

- LOCUS IS SHOWN AS PARCELS NUMBER 66-0-1 AND 66-0-50 ON THE TOWN OF HINGHAM ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 54515, PAGE 252 AND BOOK 60233, PAGE 220.
- THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2025 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BEARINGS SHOWN HEREON ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD83).
- WETLAND RESOURCE AREAS WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON OCTOBER 17, 2025.
- LOCUS IS ZONED RESIDENCE C
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 50'
SIDE YARD 20'
REAR YARD 20'
- LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25023C0101L, EFFECTIVE 7/3/2024.
- LOCUS IS/IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF HINGHAM AQUIFER PROTECTION ZONE.
- UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES:

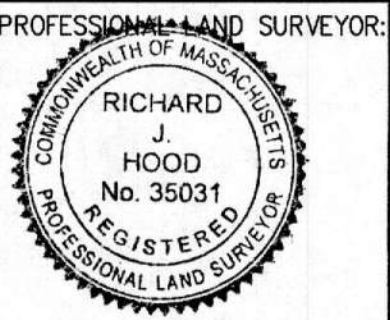
PB	PG
43	414
56	665
3277	102



ABBREVIATIONS	
TH	THRESHOLD ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
C&B	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
RET. WALL	RETAINING WALL
CONC.	CONCRETE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
VCC	VERTICAL CONCRETE CURB
LNDSCP	LANDSCAPING AREA

LEGEND	
SURVEY SYMBOLS	
DH	DRILL HOLE
IP	IRON PIN
RC	REBAR WITH CAP
CB/DH	CONCRETE BOUND WITH DRILL HOLE
SB	STONE BOUND
SB/DH	STONE BOUND
UTILITY SYMBOLS	
EH	ELECTRIC HAND HOLE
GP	GUY POLE
GW	GUY WIRE
WG	WATER GATE
AV	AIR VENT
CBM	DRAINAGE CATCH BASIN
HYD	HYDRANT
UP	UTILITY POLE
YL	YARD LIGHT
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
LINE DESIGNATORS	
WM	WATER MAIN
OW	OVERHEAD WIRES
GL	GAS LINE
WS	WATER SERVICE
SSL	SANITARY SEWER LINE

EXISTING CONDITIONS PLAN
(ASSESSOR'S PARCELS NUMBER 66-0-1 AND 66-0-50)
0 & 359 EAST STREET
HINGHAM, MASSACHUSETTS



OWNERS/APPLICANT:
DANIELLE G. AND CHAD M. VAN ESS
359 EAST STREET
HINGHAM, MASSACHUSETTS

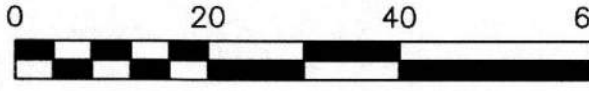
DRAWN BY: AL
DESIGNED BY: --
CHECKED BY: RTLS
APPROVED BY: R/JH
DATE: NOVEMBER 11, 2025
SCALE: 1"=20'
PROJECT NO.: 225-184
DWG. TITLE:

EXISTING CONDITIONS PLAN

DWG. NO: ECP-1

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN OCTOBER, 2025.

Richard J. Hood RLS 09 JUL 26
RICHARD J. HOOD, PLS DATE



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