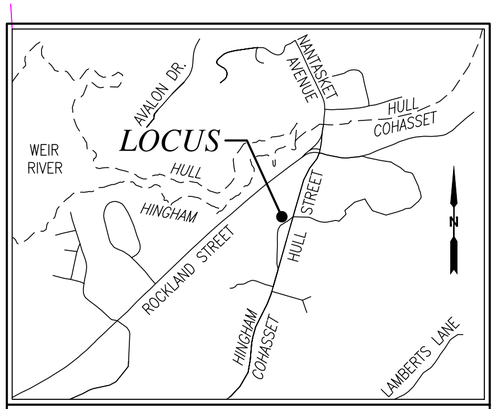


LOCATION MAP SCALE: 1" = 1000'

LOT DISTURBANCE AREA: 3200± SF
LOT DISTURBANCE AREA ON SLOPES > 10%: 600± SF

CHANGE IN IMPERVIOUS COVERAGE
RIVERFRONT AREA

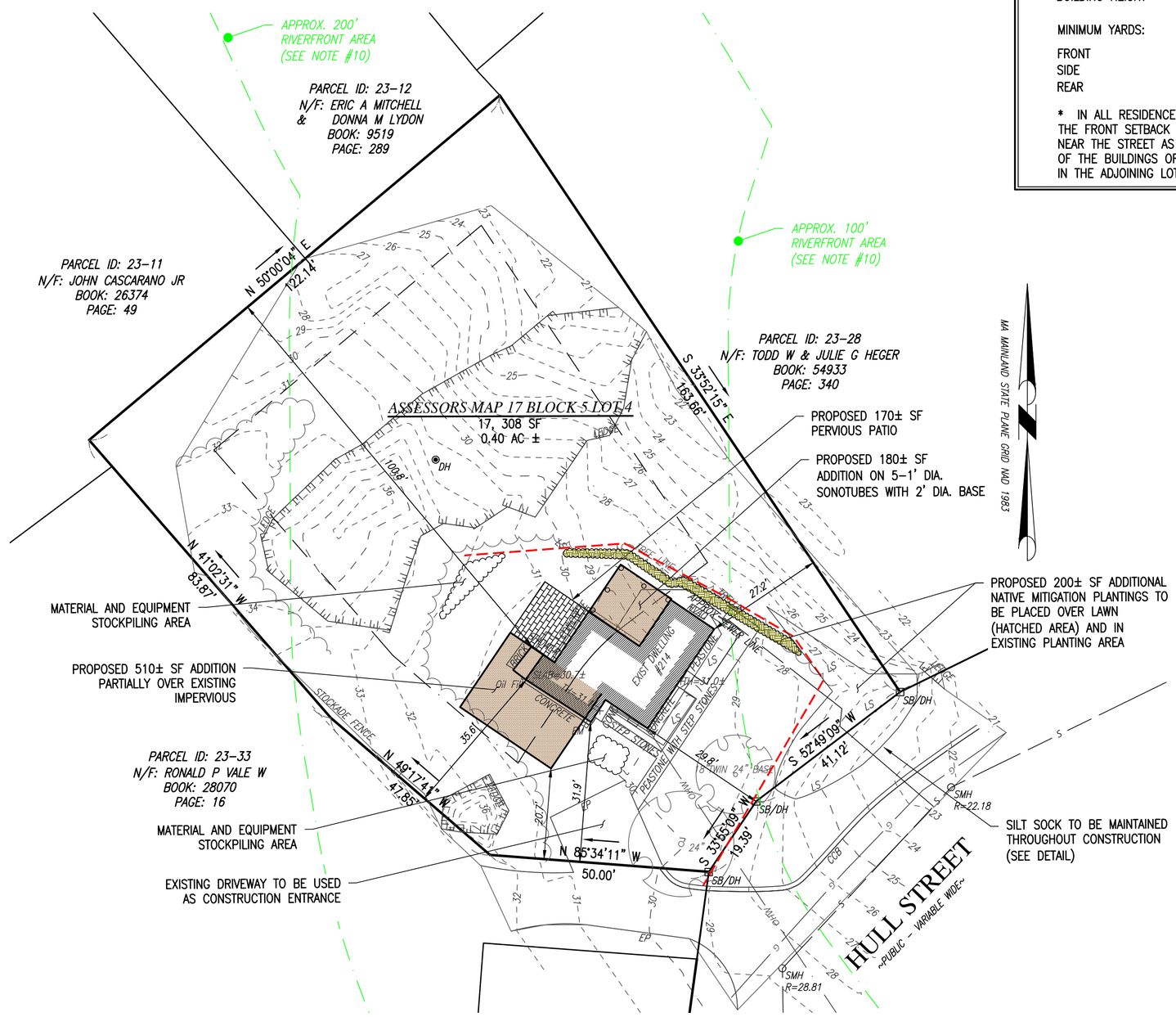
0–100' RIVERFRONT AREA (INNER RIPARIAN AREA):	0 SF
100'–200' RIVERFRONT AREA (OUTER RIPARIAN AREA):	500± SF*

* INCLUDES 180± SF ADDITION ON SONOTUBES

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 FEET*
SIDE	20 FEET
REAR	20 FEET

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.



RECORD OWNER:

ASSESSORS MAP 17 LOT 4
214 HULL STREET, HINGHAM

CORY J. DIONNE & ANNE REILLY
214 HULL STREET
HINGHAM, MA 02043
DEED BOOK 60570 PAGE 328

NOTES:

1. PLAN REFERENCES (PLYMOUTH COUNTY REGISTRY OF DEEDS):

2. PLAN REFERENCES (HINGHAM BUILDING DEPARTMENT):
2.1.PLAN ENTITLED "AS-BUILT PLAN, 301 ROCKLAND STREET, HINGHAM, MA 02043" DATED APRIL 5, 2007, PREPARED BY CAVANARO CONSULTING

3. PLAN REFERENCES (MASS. DEPT. OF TRANSPORTATION):
3.1.LAYOUT NO. 2125

4. PLAN REFERENCES (NORFOLK COUNTY REGISTRY OF DEEDS):
4.1.PLAN BOOK 104, PAGE 528

5. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2024 AND FIELD OBSERVATIONS DURING AUGUST OF 2026.

6. SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE OF HINGHAM ZONING MAP.

7. SUBJECT SITE IS IN THE RESIDENCE DISTRICT C ZONE AS DEPICTED ON THE TOWWN OF HINGHAM ZONING MAP.

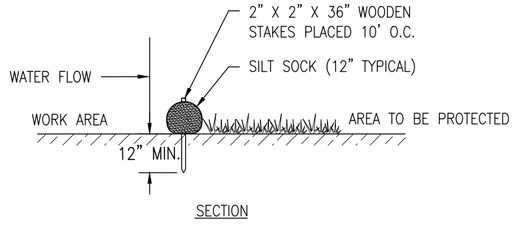
8. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONCIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE TH ELOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

9. EXISTING SEWER COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE HINGHAMSEWER DEPARTMENT.

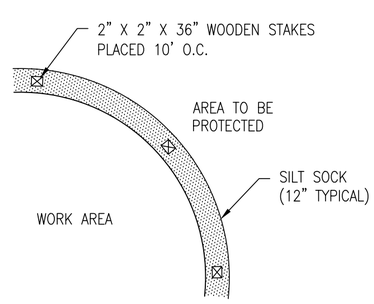
10. RIVERFRONT AREA LINES APPROXIMATED USING AERIAL IMAGERY AND GRAPHICAL PLOTTING OF THE RIVER/BANK, WHICH IS LOCATED OFFSITE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C 0113E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



SECTION



PLAN

NOTE: REFER TO THE PLAN FOR PROPOSED LOCATION.

SILT SOCK DETAIL
NOT TO SCALE

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DESIGNED BY CMR:
CHECKED BY: BPS

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REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
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508-746-6060

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508-746-6060

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

PROJECT #: 24-302

SITE PLAN

214 HULL STREET
HINGHAM, MASSACHUSETTS

CLIENT:
ANN REILLY
214 HULL STREET
HINGHAM, MA 02043

DRAWING TITLE: 24-302 SV.DWG

DATE: AUGUST 27, 2024

SHEET #1 of 1

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