

— 199 & 201 WARD STREET —
**PRELIMINARY
 FLEXIBLE RESIDENTIAL DESIGN
 SUBDIVISION PLAN**
 ASSESSORS MAP 144 LOTS 5 AND 6
 HINGHAM, MASSACHUSETTS

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.	

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REVISIONS:

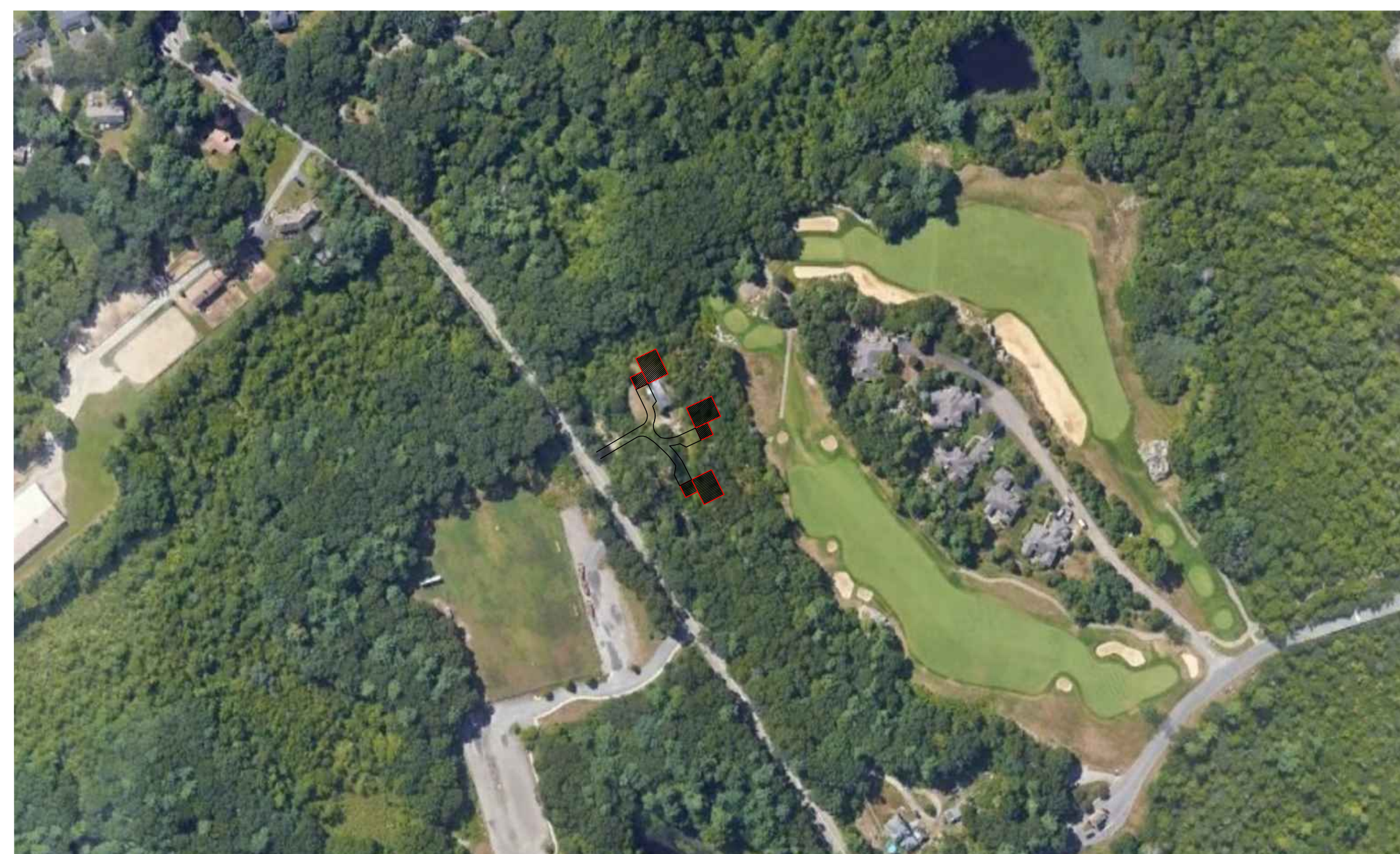
PB STAFF / CONSULT COMM. 8.15.23

PB STAFF WETLAND AREA 8.24.23

DRAWN BY:
TRT

DESIGNED BY:
BS

CHECKED BY:
BS



— PROJECT AREA MAP —
 SCALE: 1"=200'

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- TITLE SHEET - TS (SHEET 1 OF 6)
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- SITE CONTEXT MAP - SC (SHEET 6 OF 6)

SITE SUMMARY:

OWNER: BLACK ROCK DEVELOPEMENT
19 CLUBHOUSE DRIVE
HINGHAM, MA 02043

APPLICANT: JOHN McGOLDRICK
BLACK ROCK DEVELOPEMENT
19 CLUBHOUSE DRIVE
HINGHAM, MA 02043

ENGINEER AND SURVEYOR: MERRILL ENGINEERS & LAND SURVEYORS
427 COLUMBIA ROAD
HANOVER, MA 02339

ASSESSORS INFORMATION: MAP 144 LOTS 5 & 6

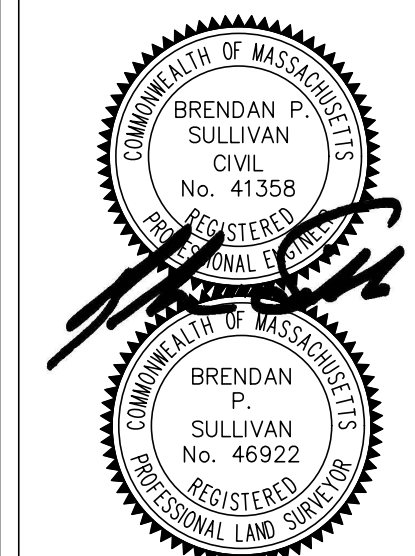
ZONING DISTRICT: RESIDENTIAL C

OPEN SPACE AND WETLANDS CALCULATIONS:

WETLAND CALCULATIONS:
 TOTAL COMBINED LOT AREA = 4.8 ACRES
 TOTAL WETLAND AREA = 1.6 ACRES
 (INCLUDES FLOODPLAIN
 (33% OF TOTAL COMBINED LOT AREA)
 TOTAL WETLAND AREA = 1.1 ACRES
 (NOT INCLUDING FLOODPLAIN
 23% OF LOT AREA)

OPEN SPACE CALCULATIONS:
 MINIMUM REQUIRED OPEN SPACE = 40% (1.9 ACRES)
 OPEN SPACE PROVIDED = 64% (3.0 ACRES)

WAIVERS REQUESTED: ZBL SECTION IV-D.5.a.ii ALL TREES OVER 6" IN DIAMETER SHALL BE SHOWN ON THE PLAN
 ZBL SECTION IV-D.9.d OPEN SPACE BUFFER ALONG THE PERIMETER OF THE SITE.



427 Columbia Road
Hanover, MA 02339
781-826-9200

40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060

Martha Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

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

PROJECT #
22-623

PROJECT:
PRELIMINARY FRD
SUBDIVISION PLAN
199 & 201
WARD STREET
HINGHAM, MASSACHUSETTS

CLIENT:
GEORGE McGOLDRICK
BLACK ROCK DEVELOPEMENT
19 CLUBHOUSE DRIVE
HINGHAM, MASSACHUSETTS 02043
781-927-9906
BLACKROCK99@AOL.COM

DRAWING TITLE:
TITLE SHEET

DATE:
7/14/2023

TS - SHEET 1 OF 6
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