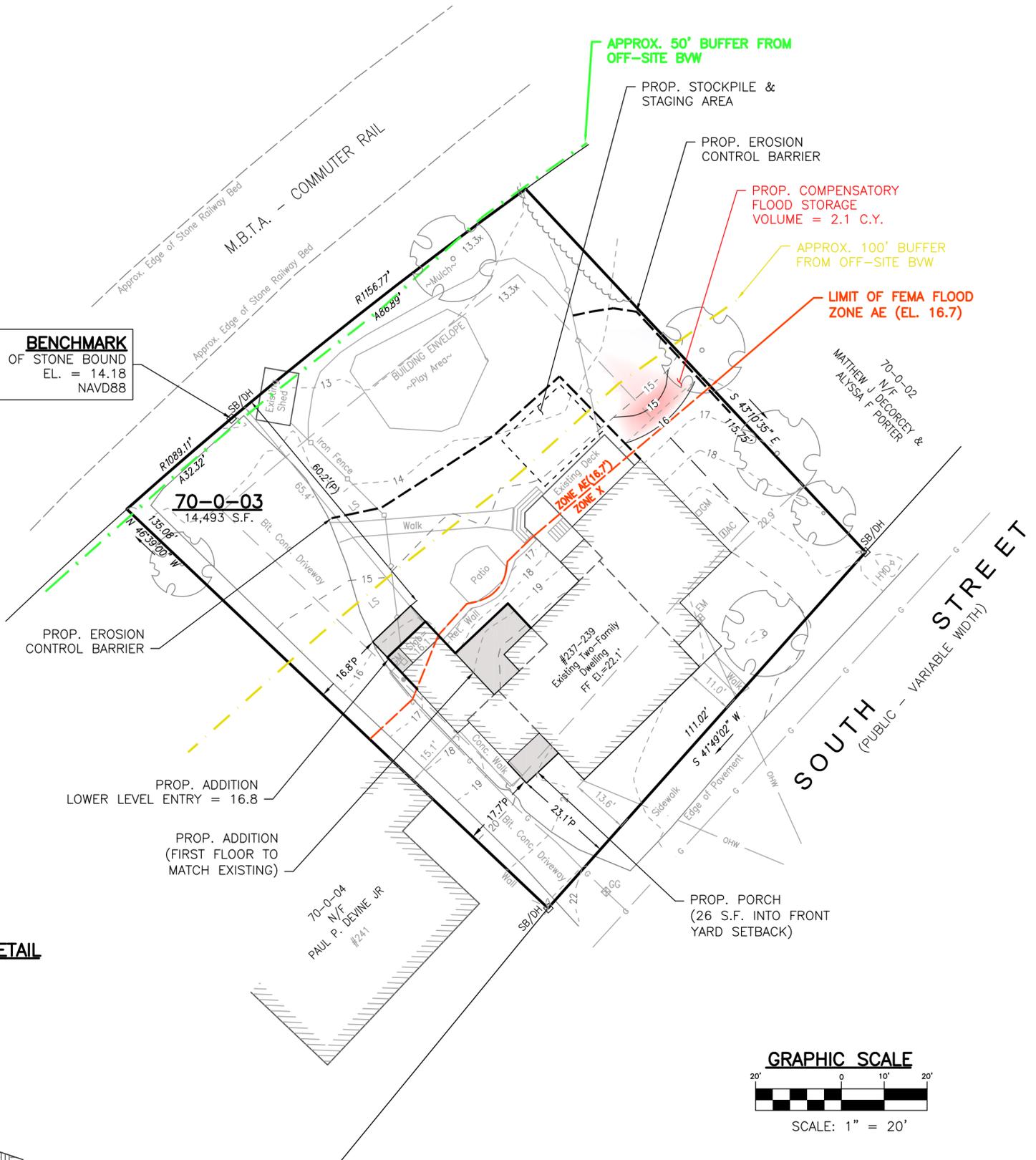


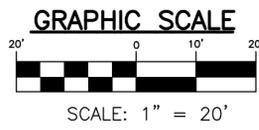
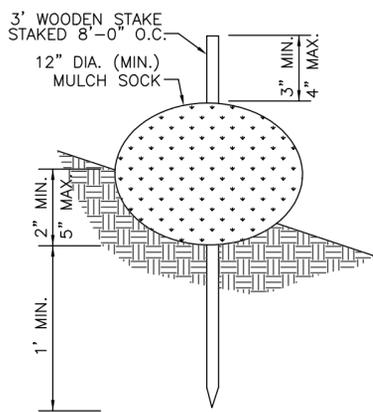
VICINITY MAP
NO SCALE



BENCHMARK
TOP OF STONE BOUND
EL. = 14.18
NAVD88



STAKED MULCH SOCK DETAIL
SCALE: NOT TO SCALE



COMPENSATORY STORAGE REQUIREMENTS

FEMA ZONE AE (EL. 16.7) - BORDERING LAND SUBJECT TO FLOODING

AREA OF ADDITION WITHIN BLSTF: 80 S.F.
AVERAGE GRADE AROUND ADDITION: 16.0
ELEVATION OF 100-YR STORM: 16.7

FLOOD STORAGE VOLUME LOST = (80 S.F.) x (16.7-16.0) x (1 C.Y./27 C.F.) = 2.1 C.Y.

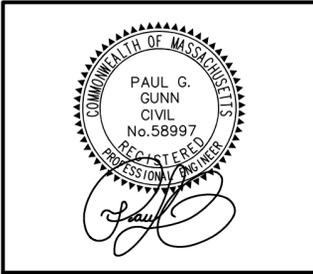
COMPENSATORY STORAGE PROVIDED = 2.1 C.Y.

ZONING TABLE

TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	14,493 S.F.	NO CHANGE
FRONTAGE	125'	111.02'	NO CHANGE
FRONT YARD	25'	11.0'	NO CHANGE
SIDE YARD	15'	15.1'(L)	NO CHANGE
		22.9'(R)	NO CHANGE
REAR YARD	15'	65.4'	60.2'

GENERAL NOTES

- DEED REFERENCES: BOOK 55336 PAGE 96, RECORDED JULY 20, 2021.
- PLAN REFERENCES: PLAN BOOK 5 PAGE 206
PLAN BOOK 1 PAGE 425
LAND COURT PLAN #4240A
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM RESIDENCE A ZONING DISTRICT AND THE HINGHAM HISTORIC DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF HINGHAM FLOOD PLAIN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF HINGHAM AQUIFER PROTECTION AND ACCORD POND WATERSHED DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON JULY 28, 2021.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN ZONE AE (16.7) AND ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0082J DATED JULY 17, 2012.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP ZONE A SURFACE WATER SUPPLY AREA.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.



PREPARED BY:

PROJECT:	237-239 SOUTH STREET (ASSESSOR'S PARCEL 70-0-03) HINGHAM, MASSACHUSETTS	DESIGN:	PGG
PREPARED FOR:	RICHARD AMSTER 237 SOUTH STREET HINGHAM, MA 02043	CHECK:	GJM
PLAN TITLE:	SITE PLAN FOR PROPOSED HOUSE ADDITIONS	JOB NO:	21-258
		DATE:	5/16/2024
		REV:	-
		SHEET:	1