

LOCATION MAP

RECORD OWNER:

ASSESSORS MAP 83 LOT 10
15 TURKEY HILL LANE

FALCONEIRI CONSTRUCTION INC.
45 INDUSTRIAL PARK ROAD
HINGHAM, MA 02043
DEED BOOK 58996 PAGE 118

NOTES:

- PLAN REFERENCES:
1.1. PLAN ENTITLED "" RECORDED IN PLAN BOOK 15 , PAGE 188.
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JUNE AND AUGUST OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY COLIN MCSWEENEY P.W.S. DURING JUNE OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

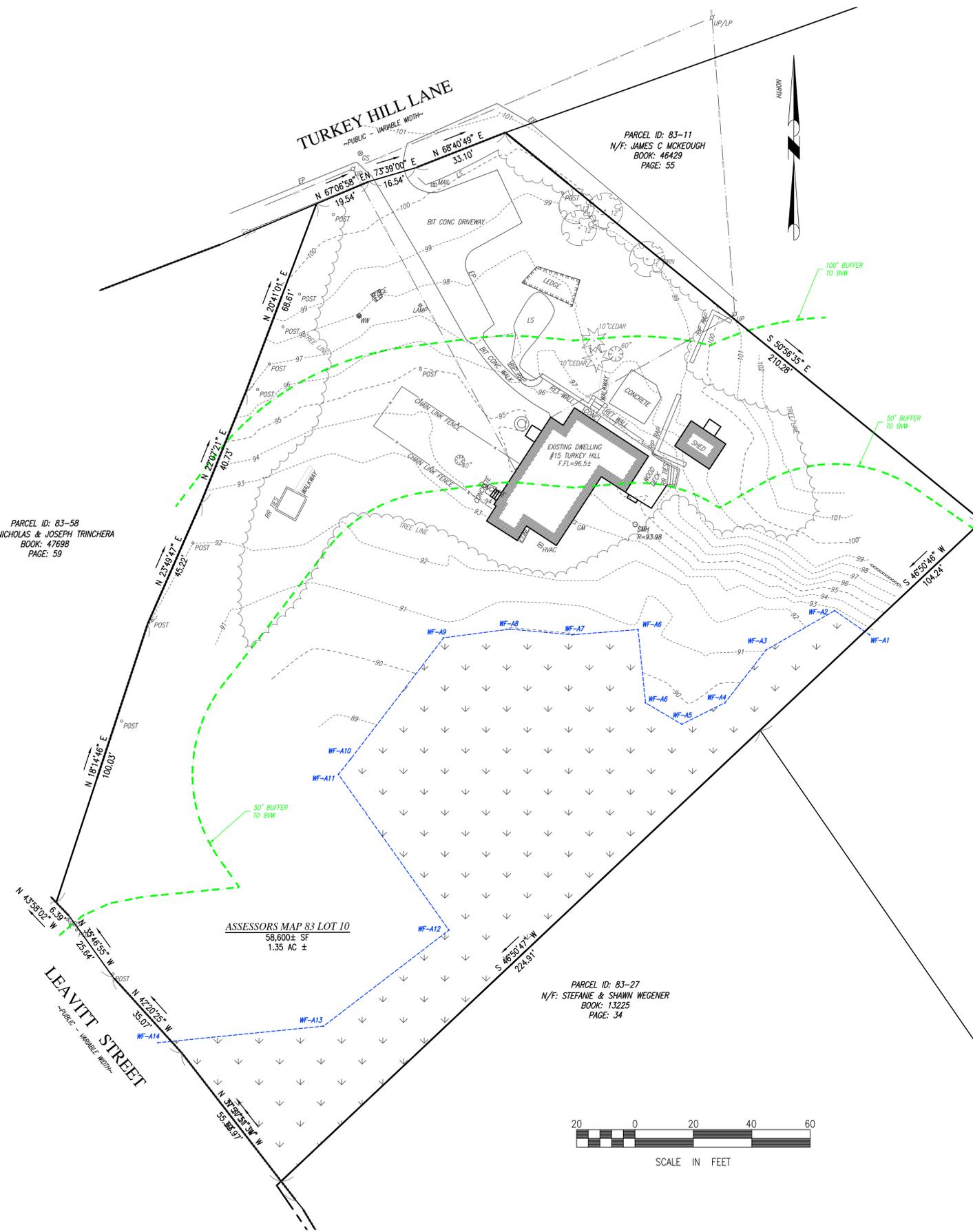
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C 0101K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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:

DRAWN BY:

MCM

DESIGNED BY:

CHECKED BY:

BPS

SCALE:

1" = 20'

STAMP:



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

362 Court Street
Plymouth, MA 02360
508-746-6060

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

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

PROJECT #:

24-233

PROJECT:

ANORAD PLAN

15 TURKEY HILL LANE
HINGHAM, MA 02043

CLIENT:
FALCONEIRI CONSTRUCTION
45 INDUSTRIAL PARK ROAD
HINGHAM, MA 02043

DRAWING PATH:
H:\24-233\SURVEY\DWG\24-233_R04_PL
8-27-24.DWG

DATE:
AUGUST 27, 2024

ANORAD PLAN

SHEET 1 of 1
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