

TOTAL ALTERATION:
 IMPERVIOUS (DRIVEWAY, BUILDING, ETC) = 4,511± SF
 PERVIOUS AREA (LAWN, LANDSCAPE, ETC) = 4,540± SF
 TOTAL ALTERATION = 9,051± SF

NOTES:

- PLAN REFERENCES:
 1.1. PLAN BOOK 42 , PAGE 944.
 1.2. MASS. DEPT. OF TRANSPORTATION LAYOUT NO. 2125
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING FEBRUARY OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING FEBRUARY OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- SUBJECT SITE IS IN THE BUSINESS A 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.
- EXISTING SEWER COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM SEWER DEPARTMENT.
- THE SITE IS LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN. (SEE ENVIRONMENTAL CONSULTING & RESTORATION, LLC MEMO, DATED MARCH 1ST OF 2024).

RECORD OWNER:

ASSESSORS MAP 23 BLOCK 01 LOT 03
 322 ROCKLAND STREET
 STEPHEN & DONNA LINSKY
 HINGHAM, MA 02043
 DEED BOOK 17766 PAGE 3

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE (ELEVATION 10) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 250230038J, WHICH BEARS AN EFFECTIVE DATE OF JULY 12, 2012, AND IS IN A SPECIAL FLOOD HAZARD AREA.

NEW ENGLAND COASTAL SALT TOLERANT GRASS MIX:

THE NEW ENGLAND COASTAL SALT TOLERANT SEED MIX CONTAINS A SELECTION OF NATIVE GRASSES THAT TOLERATE SALTY CONDITIONS. THIS MIX IS APPROPRIATE FOR DRIER COASTAL AREAS THAT RECEIVE SALT SPRAY OR MIST. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY HYDRO-SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. LATE SPRING AND EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SOIL SURFACE IS NECESSARY FOR OPTIMAL RESULTS.

APPLICATION RATE: 35 LBS/ACRE | 1250 SQ. FT./LB

CANADA WILD RYE (ELYMUS CANADENSIS), RED FESCUE (FESTUCA RUBRA), ATLANTIC COASTAL PANIC GRASS (PANICUM AMARUM), BIG BLUESTEM (ANDROPOGON GERARDII), INDIAN GRASS (SORGHASTRUM NUTANS), SWITCH GRASS (PANICUM VIRGATUM), PATH RUSH (JUNCUS TENJIS)

IMPERVIOUS INCREASE ON SITE			
	EXISTING	PROPOSED	INCREASE
0-50' BUFFER:	3805 SF	2399 SF	-1,406 SF
50'-100' BUFFER:	340 SF	846 SF	506 SF
TOTAL =			-900 SF

MITIGATION PLANTINGS*
 MITIGATION PLANTINGS REQ.D = 0X2+506 = 506± SF
 MITIGATION AREA PROPOSED = 2,160 SF > 506± SF

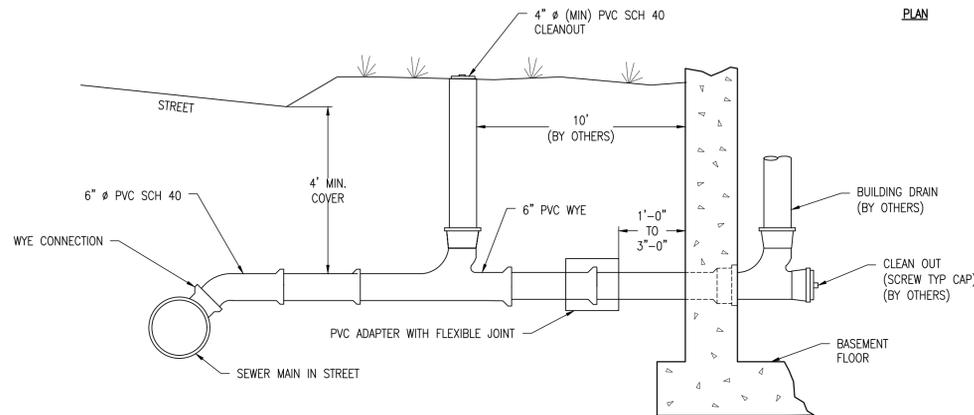
*WETLAND AREA (SALT MARSH) ON PROPERTY WILL BE RESTORED AS MITIGATION AND HISTORIC MOWING WILL BE DISCONTINUED.

ZONING REQUIREMENTS BUSINESS DISTRICT A			
	REQUIRED	EXISTING	PROPOSED
AREA	N/A	38,772 FEET	NO CHANGE
FRONTAGE	20 FEET	261 FEET	NO CHANGE
BUILDING HEIGHT	2.5 STORIES	2 STORIES	2 STORIES
MINIMUM YARDS:			
FRONT	10 FEET	7.8 FEET	11.2 FEET
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A

IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACKLINE SHALL BE THE MINIMUM REQUIRED IN THE DISTRICT.

LEGEND

---100---	CONTOUR LINE	EM	ELECTRIC METER
---LS---	LANDSCAPE AREA	+ FFE	FIRST FLOOR ELEVATION
---W---	WETLAND LINE	GM	GAS METER
---G---	GAS LINE	RHT	ROOF HEIGHT
---OR---	GUARD RAIL	SMH	SEWER MANHOLE
---OH---	OVERHEAD WIRES	WF	FLAGGED WETLAND LINE
---S---	SANITARY SEWER	TH	THRESHOLD
---	FIELD STONEWALL	UP	UTILITY POLE
CBN	CATCH BASIN/INLET GRATE	DT	DECIDUOUS TREE
CO	CLEANOUT	CT	CONIFEROUS TREE
(TBR)	TO BE REMOVED		
TW/BW	TOP OF WALL / BOTTOM OF WALL		

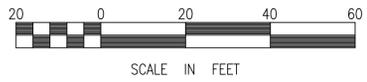
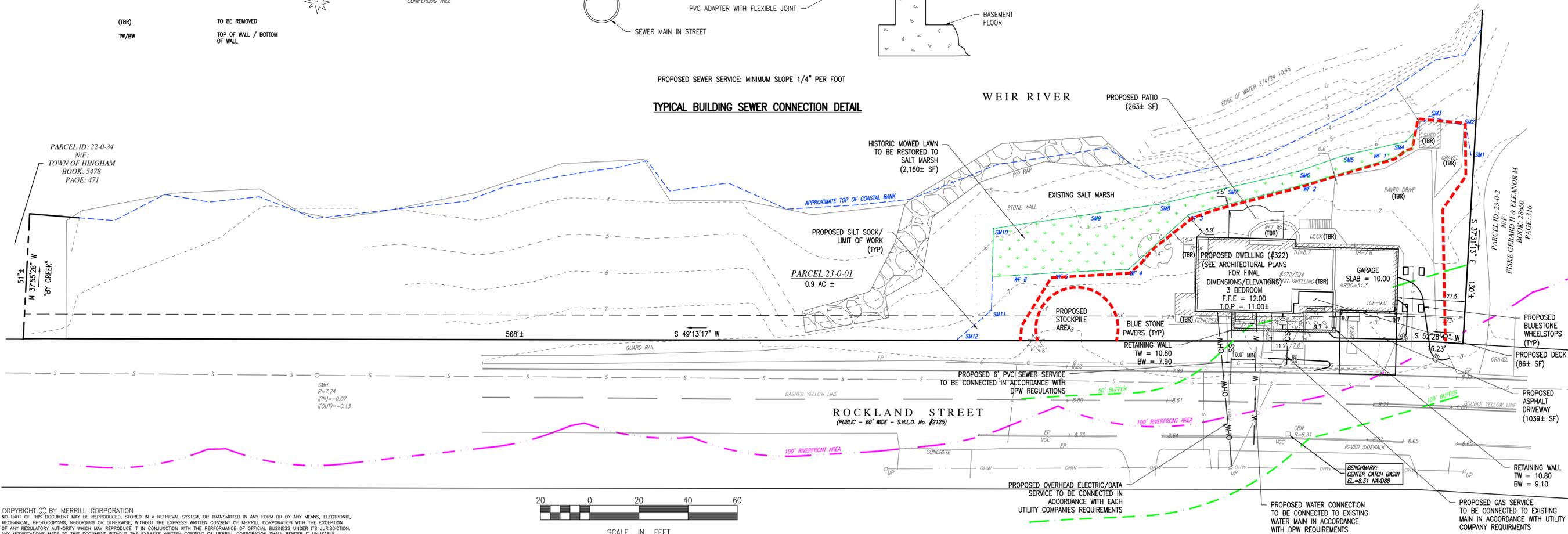


PROPOSED SEWER SERVICE: MINIMUM SLOPE 1/4" PER FOOT

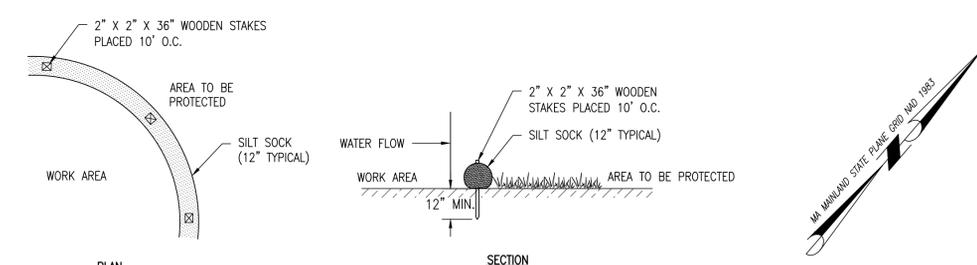
TYPICAL BUILDING SEWER CONNECTION DETAIL

WEIR RIVER

PROPOSED PATIO (263± SF)



SILT SOCK DETAIL (NOT TO SCALE)



NOTE: REFER TO THE PLAN FOR PROPOSED LOCATION.

merrillinc.com

REVISIONS:

DRAWN BY: TRT

DESIGNED BY: TRT

CHECKED BY: DA

SCALE: 1"=20'

STAMP: [Professional Engineer Seal for Dana Matthew Altobello, No. 46237, State of Massachusetts]

Merrill
Engineers and Land Surveyors

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

40 Court Street, Ste 2A
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 #: 24-041

PROJECT: **SITE PLAN**
322 ROCKLAND STREET
ASSESSOR'S 23-01-03
HINGHAM MASSACHUSETTS

CLIENT:
STEPHEN & DONNA LINSKY
322 ROCKLAND STREET
HINGHAM, MA. 02043

DRAWING PATH:
H:\24-041\DESIGN\24-041.SP.DWG

DATE:
JUNE 13, 2024

SITE PLAN

SHEET 1 of 1
© Merrill Corporation

COPYRIGHT © BY MERRILL CORPORATION
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION WITH THE EXCEPTION OF ANY REGULATORY AUTHORITY WHICH MAY REPRODUCE IT IN CONJUNCTION WITH THE PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNUSABLE.