

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING, L.L.C. ON MAY 22, 2024.
 - 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 ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. 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 (AREA OF MINIMAL FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0101K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.

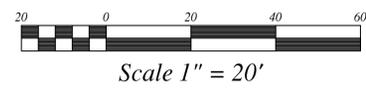
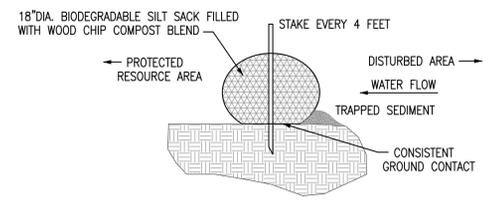
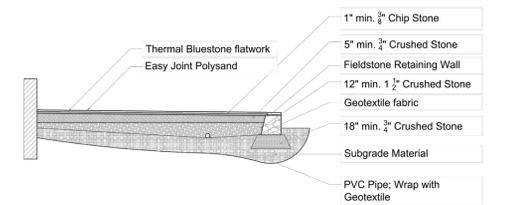
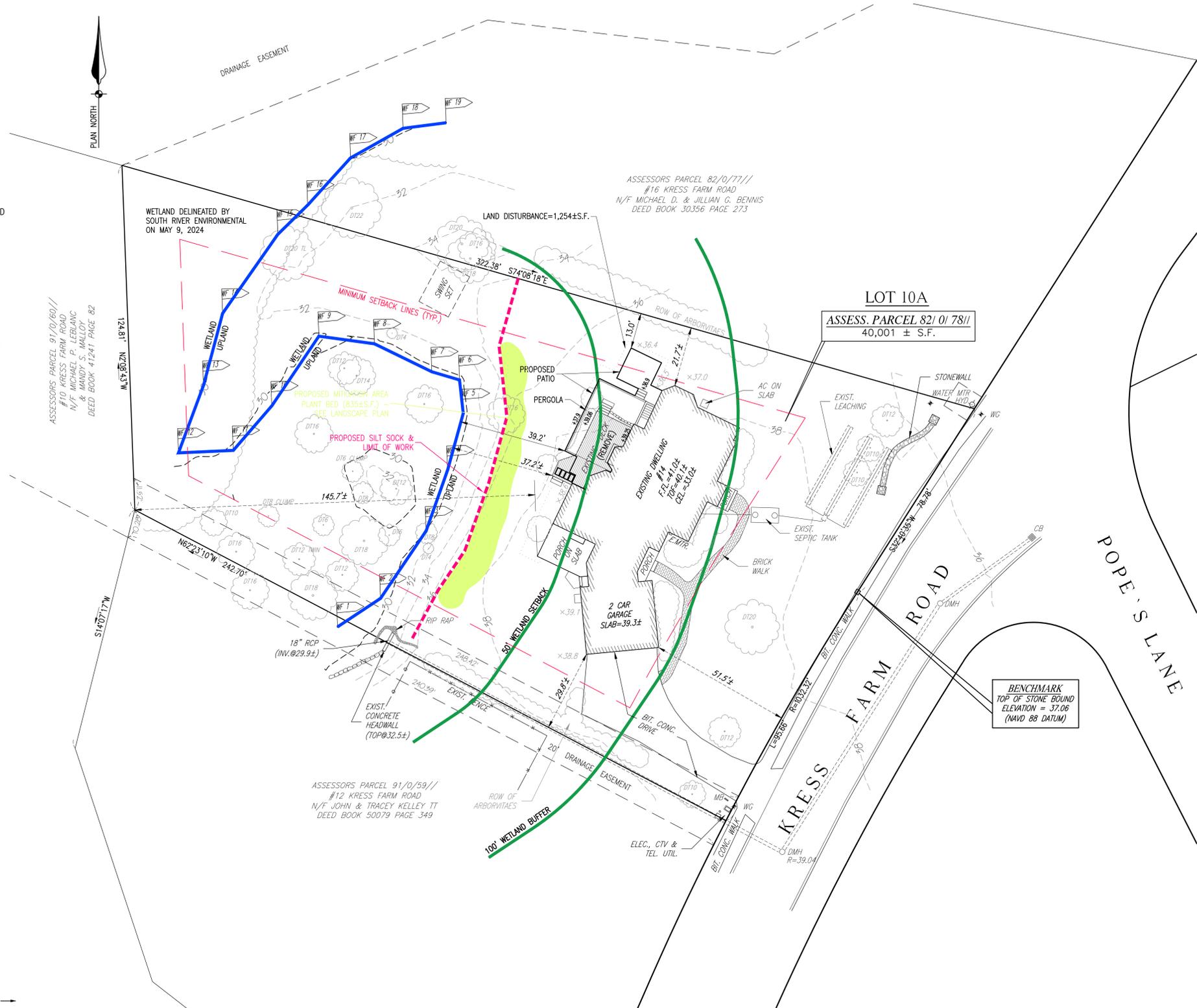
THE PROPERTY IS NOT LOCATED WITHIN AN AREA OF PRIORITY/ ESTIMATED HABITAT OF RARE SPECIES ACCORDING TO MassGIS ESTIMATED HABITAT OF RARE SPECIES DATALAYER (2024). THERE ARE NO VERNAL POOLS WITHIN THE PROPERTY.

THE EASTERN PORTION OF THE WETLAND IS ASSOCIATED WITH A WETLAND REPLICATION/MITIGATION AREA THAT WAS CONSTRUCTED DURING INITIAL DEVELOPMENT OF THE SUBDIVISION.

ZONING DATA	
DISTRICT:	R-C
MINIMUM REQUIREMENTS:	
LOT AREA	40,000 S.F.
FRONT YARD	50 FT
SIDE YARD	20 FT
REAR YARD	20 FT
MAX LOT COVERAGE	25%
FRONTAGE	150 FT
MAX BUILDING HEIGHT	35 FT (2.5 STORIES)

AREA OF DISTURBANCE < 5,000 SF – SITE PLAN NOT REQUIRED

NOTE:
 SEE LANDSCAPE PLAN BY A BLADE OF GRASS
 DATED 8/26/2024 FOR LANDSCAPE DETAIL



- PLAN REFERENCES**
- PLAN BOOK 34 PAGE 347
 - LC PLAN 87E

RECORD OWNER:
 ASSESSORS PARCEL 82/0/78//

RICARDO ALBERTO &
 NICOLE ERIN POLLITT
 14 KRESS FARM ROAD
 HINGHAM, MA 02043
 DEED BOOK 53753 PAGE 140
 LOT 10A – PLAN BOOK 34 PAGE 347

PLOT PLAN

#14 KRESS FARM ROAD HINGHAM, MASSACHUSETTS

PREPARED FOR:
 NICOLE & RICARDO POLLITT
 14 KRESS FARM ROAD
 HINGHAM, MA 02043

SEPTEMBER 23, 2024
 SCALE: 1"=20'
 JOB No. 24-136

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300

