

TOTAL ALTERATION:
 IMPERVIOUS (DRIVEWAY, BUILDING, ETC) = 4,702± SF
 PERVIOUS AREA (LAWN, LANDSCAPE, ETC) = 4,349± SF
 AREA WITH SLOPES > 10% = 0± SF
 TOTAL ALTERATION = 9,051± SF

RIVERFRONT AREA ANALYSIS		
	EXISTING	PROPOSED
TOTAL RIVERFRONT AREA ON LOT:	0.9 AC (ENTIRE LOT)	NO CHANGE
DEGRADED AREA:	4,702± S.F.	3,245± S.F.
DISTURBED AREA:	13,393± S.F.	10,506± S.F.
CLOSEST POINT OF STRUCTURE:	17.1± FT	26.2± S.F.
CLOSEST POINT OF ALTERATION:	9.2± FT	15.2± FT
SQUARE FOOTAGE OF HOUSE:	2,460± S.F.	2,170± S.F.

LEGEND				
---	100	CONTOUR LINE	EM	ELECTRIC METER
---	LS	LANDSCAPE AREA	+	FIRST FLOOR ELEVATION
---	G	WETLAND LINE	◇	GAS METER
---	G	GAS LINE	◇	ROOF HEIGHT
---	GR	GUARD RAIL	○	SEWER MANHOLE
---	OHV	OVERHEAD WIRES	•	FLAGGED WETLAND LINE
---	S	SANITARY SEWER	+	THRESHOLD
---	FS	FIELD STONEMALL	UP	UTILITY POLE
□	CBN	CATCH BASIN/INLET GRATE	○	DECIDUOUS TREE
○	CO	CLEANOUT	○	CONIFEROUS TREE
(TBR)		TO BE REMOVED		
TW/BW		TOP OF WALL / BOTTOM OF WALL		

NOTES:

- PLAN REFERENCES:
1.1. PLAN BOOK 42, PAGE 944.
- 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
 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. 25023C0038K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS IN A SPECIAL FLOOD HAZARD AREA.

SUPPLEMENTAL SALT MARSH RESTORATION PLANTS				
ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	
CG	SPARTINA PATENS	CORD GRASS	2" PLUG	
SG	DISTICHLIS SPICATA	SPIKE GRASS	2" PLUG	
BG	JUNCUS GERARDII	BLACK GRASS	2" PLUG	

NOTE: PLANTS ARE AVAILABLE IN TRAYS OF 50 PLUGS (2"). PLUGS SHALL BE INSTALLED BY HAND WITH MINIMAL DISTURBANCE TO SURROUNDING AREA.

IMPERVIOUS INCREASE ON SITE

	EXISTING	PROPOSED	INCREASE
0-50' BUFFER:	3805 SF	2399 SF	-1,406 SF
50'-100' BUFFER:	897 SF	846 SF	-51 SF
TOTAL =			-1457 SF

MITIGATION PLANTINGS*

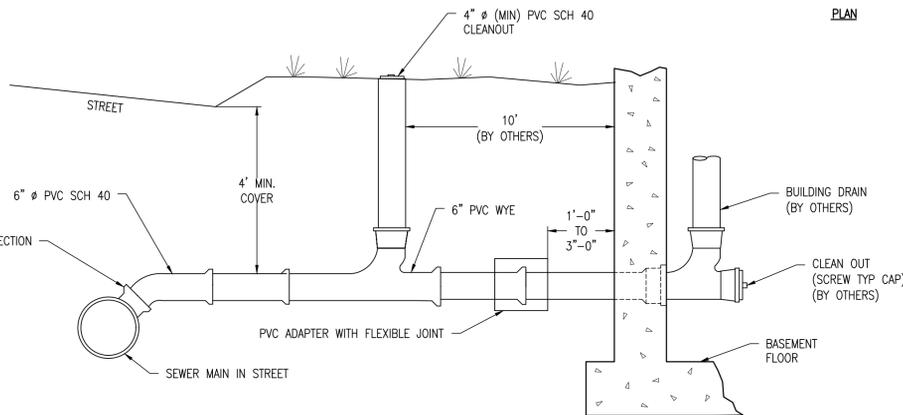
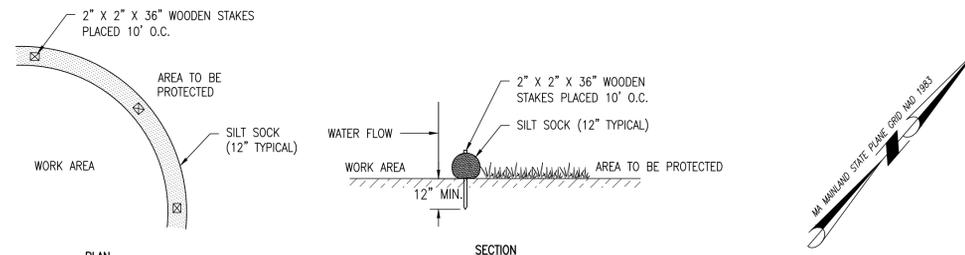
MITIGATION PLANTINGS REQ.D = 0X2+0 = 0± SF
 MITIGATION AREA PROPOSED = 2,160 SF > 0± SF

*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
BUILDING COVERAGE:		2,467± S.F.	2,174± S.F.

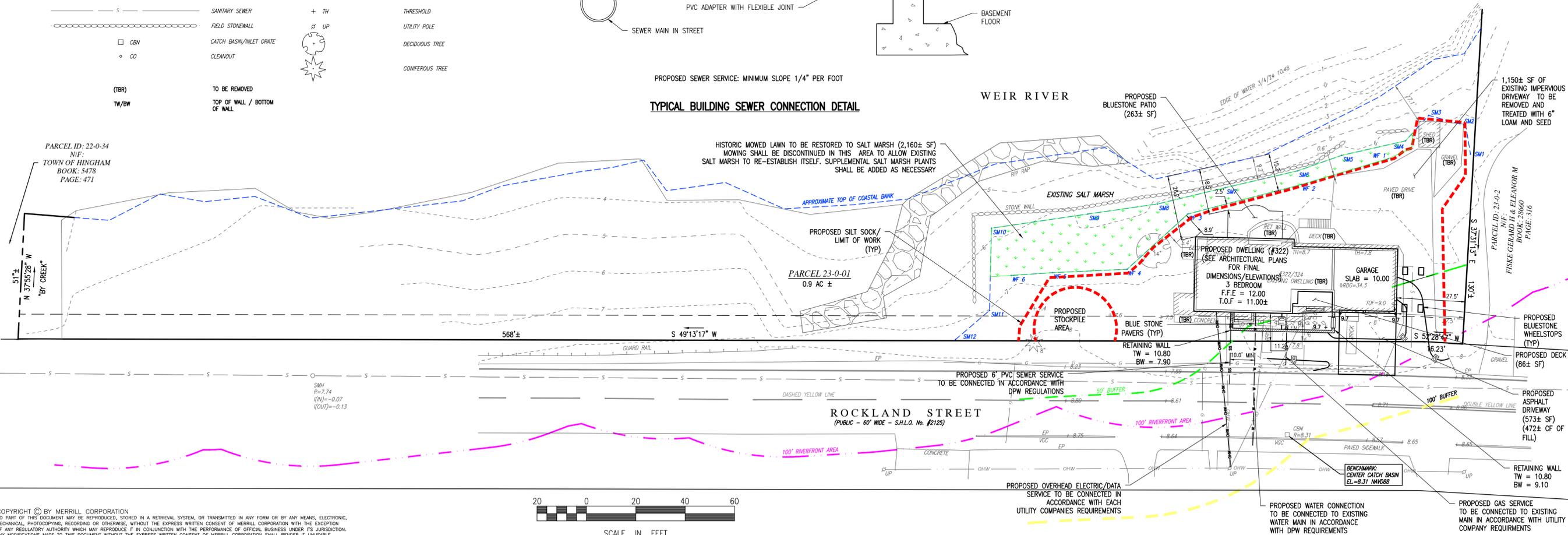
IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACKLINE SHALL BE THE MINIMUM REQUIRED IN THE DISTRICT.



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

TYPICAL BUILDING SEWER CONNECTION DETAIL

HISTORIC MOWED LAWN TO BE RESTORED TO SALT MARSH (2,160± SF) MOWING SHALL BE DISCONTINUED IN THIS AREA TO ALLOW EXISTING SALT MARSH TO RE-ESTABLISH ITSELF. SUPPLEMENTAL SALT MARSH PLANTS SHALL BE ADDED AS NECESSARY



REVISIONS:

NO.	DESCRIPTION

CONSERVATION COMMENTS, 11/7/24

DRAWN BY: TRT

DESIGNED BY: TRT

CHECKED BY: DA

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 #: 24-041

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

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