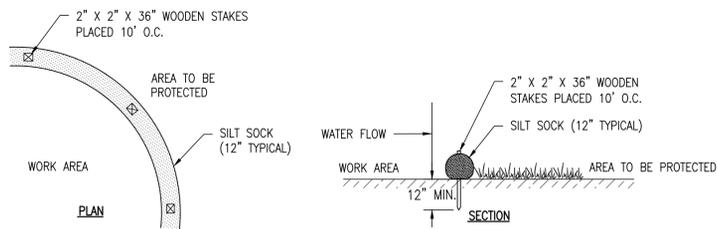


ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

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.



- CONSTRUCTION NOTES:**
- ALL POOL, FENCE/GATE AND ALARM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE BUILDING CODE, 780 CMR; SECTION'S 421.9, 421.10 AND 421.11 AND ANY APPLICABLE MUNICIPAL REGULATIONS.
 - ALL POOL DRAINING/MAINTENANCE WATER TO BE DIRECTED INTO DRYWELLS AND NOT DIRECTED TO ANY WETLAND BUFFER OR WETLAND RESOURCE AREAS.

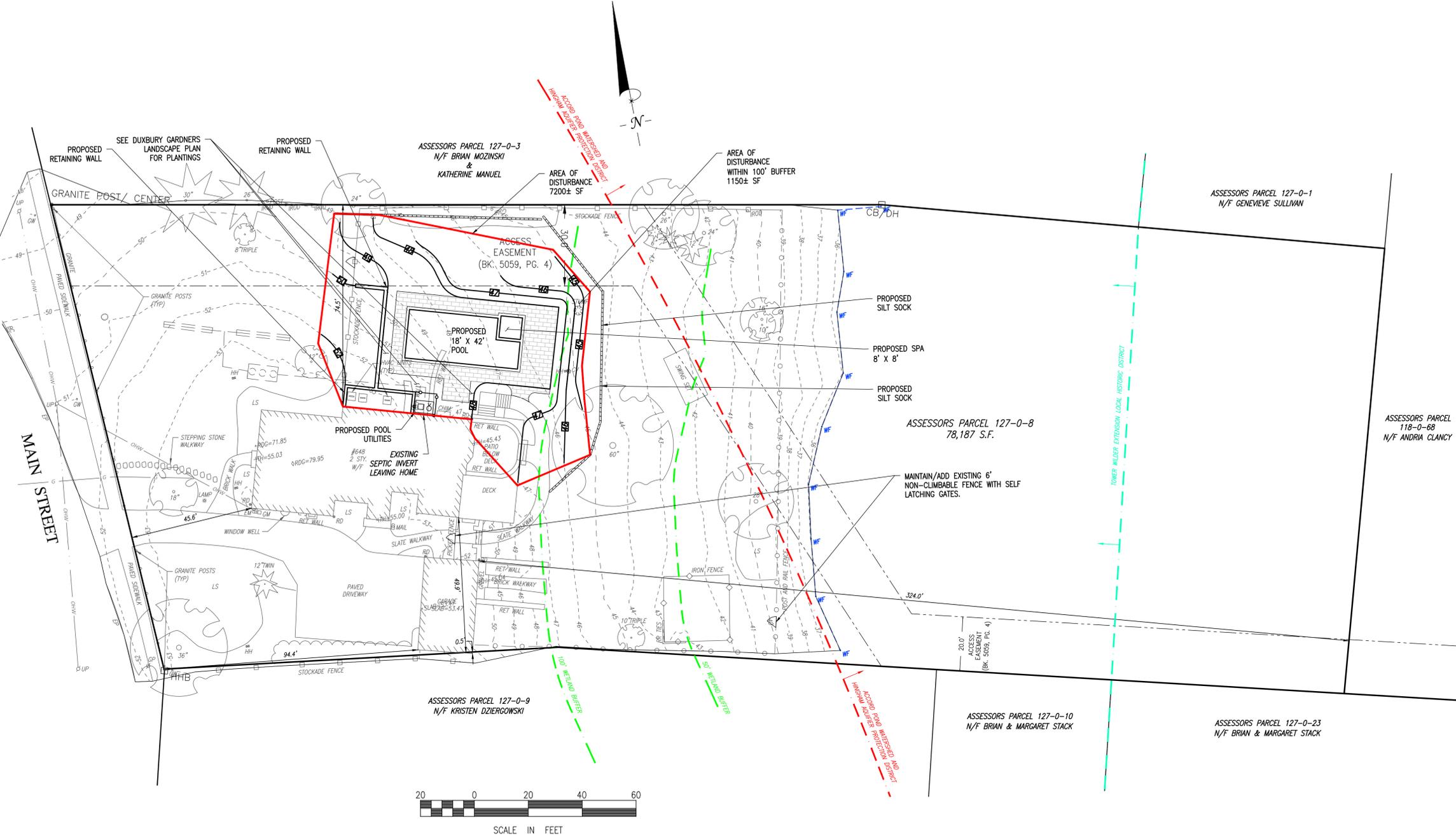
RECORD OWNER:
ASSESSORS MAP 127 BLOCK 0 LOT 8
648 MAIN STREET

DREW & LAUREN CRONIN
648 MAIN STREET
HINGHAM, MA. 02043
DEED BOOK 56988 PAGE 236
LOT 1 - PLAN BOOK 60 PAGE 68

- NOTES:**
- PLAN REFERENCES:
1.1. PLAN ENTITLED "PLAN OF LAND, 648 MAIN STREET, HINGHAM, MA. PREPARED FOR: ANDRIA L. & THOMAS E. CLANCY" RECORDED IN PLAN BOOK 60, PAGE 68.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING 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 ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING AUGUST OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 - SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AND THE "TOWER WILDER EXTENSION LOCAL HISTORIC" 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 SEPTIC COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH.

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. 25023C0084K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- MASSGIS SHOWS:**
- NOT IN ESTIMATED/PRIORITY HABITATS
 - NO CERTIFIED OR POTENTIAL VERNAL POOLS
 - NO USGS MAPPED STREAMS
 - NO FEMA FLOOD ZONES
 - NO ACECS



REVISIONS:

FENCE/GATE NOTE | 10.22.24

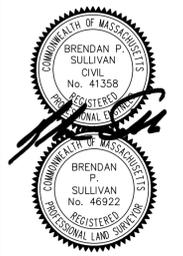
DRAWN BY:
TRT

DESIGNED BY:

CHECKED BY:
BPS

SCALE:
1" = 20'

STAMP:



427 Columbia Road
Hingham, 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 #:
24-337

PROJECT:
DEFINITIVE SITE PLAN
648 MAIN STREET
ASSESSOR'S MAP 127
BLOCK 0 LOT 8
HINGHAM, MASSACHUSETTS

CLIENT:
DREW & LAUREN CRONIN
648 MAIN STREET
HINGHAM, MA. 02043

DRAWING PATH:
H:\24-337\DESIGN\24-337 SP.DWG

DATE:
OCTOBER 9, 2024

SITE PLAN

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