

NOTES

1. THE PROPERTY IS LISTED ON THE TOWN OF HINGHAM ASSESSORS DATABASE AS MAP 187-19 AND MAP 187-19A THEREON.
 2. DEED TO LOCUS IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS RECORDED LAND SECTION AS FOLLOWS:
DEED BOOK 37833, PAGE 63
OWNERS: DAVID NICKERSON & BRANDY LEIGH VERRIERE
300 WHITING STREET
HINGHAM, MA 02043
 3. PLAN REFERENCES:
- PLAN BOOK #13, PAGE 969
- PLAN BOOK #21, PAGE 1086
- PLAN BOOK #55, PAGE 211
- PLAN BOOK #17, PAGE 533
- PLAN BOOK #65, PAGE 1138
- LAND COURT PLAN #41338A
- 1919 MA HIGHWAY LAYOUT #1846
- 1931 MA HIGHWAY ALTERATION #2861
- THE REFERENCE MERIDIAN AND ELEVATIONS AS SHOWN HEREON ARE BASED ON THE MA STATE PLANE COORDINATE SYSTEM (NAD83/NAVDB88) THROUGH ON-SITE GPS OBSERVATIONS PROCESSED WITH NOAA/OPUS.
4. PROPERTY LINE CONFIGURATION AS SHOWN HEREON WAS COMPILED FROM THE ABOVE NOTED PLANS, AND SUPPLEMENTED BY ON-THE-GROUND FIELD SURVEY BY THIS FIRM.
 5. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION BETWEEN MARCH 14 AND JUNE 13, 2024. UTILITY INFORMATION SHOWN HEREON WAS COMPILED USING PHYSICAL FEATURES FOUND IN THE FIELD AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTOR NEEDS TO CONTACT DIGSAFE (1-888-344-7233) AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. PRIOR TO CONSTRUCTION OR ANY RELIANCE HEREON, THE LOCATION OF REMAINING EXISTING DETAIL WITH RESPECT TO THE DATA SHOWN HEREON MUST BE VERIFIED BY A COMPREHENSIVE REVIEW BY THIS FIRM.
 7. THE SOUTHEAST CORNER OF THE LOCUS IS LOCATED IN 'ZONE A', AN AREA SUBJECT TO INUNDATION BY 1% ANNUAL-CHANCE FLOOD EVENT; EXISTING & PROPOSED STRUCTURES AND IMPROVEMENTS ARE LOCATED IN 'ZONE X', A MINIMAL RISK AREA OUTSIDE THE 1% & 0.2% ANNUAL-CHANCE FLOOD EVENT AS INDICATED ON COMMUNITY PANEL NUMBER 25023C0091L FOR COMMUNITY #250288 AND HAVING AN EFFECTIVE DATE OF JULY 03, 2024.
 8. WETLAND RESOURCE AREAS AS SHOWN WERE DELINEATED ON FEBRUARY 10, 2024 BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC.

N/F
RYAN J. & ANDREA E. BRISTOL
300 A WHITING STREET
PARCEL 187-0-9
DEED 54914, PAGE 121

N/F
DERBY BROOK CONDOMINIUM
DERBY BROOK WAY
MAP 187 LOT 11
MASTER DEED 41935, PAGE 171

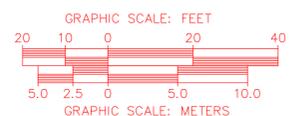
N/F
JOHN N. MAKINEN, LE
292 WHITING STREET
PARCEL 187-0-8
DEED 44716, PAGE 143

N/F
SOUTH SHORE HABITAT FOR HUMANITY, INC.
302-304 WHITING STREET
PARCEL 187-0-23
DEED 55695, PAGE 117

SEE EASEMENT RECORDED
IN BOOK 58276, PAGE 314

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE 'C'	
	REQUIRED
AREA	40,000 SF
FRONTAGE	150 FEET
MAX. HEIGHT	35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

THIS PLAN CONFORMS WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS INTERPRETED FROM 250 CMR SECTIONS 6.01 AND 6.02.



SHEET #1

SHEET TITLE:
EXISTING CONDITIONS PLAN
300 WHITING STREET
HINGHAM, MA 02043

DECEMBER 11, 2024

PREPARED FOR:
**DAVID NICKERSON &
BRANDY L. VERRIERE**
300 WHITING STREET
HINGHAM, MA 02043

FIELDSTONE SURVEY SERVICES
45 MELIX AVENUE
PLYMOUTH, MA 02360
774-283-2172
SDYER@FIELDSTONESURVEY.COM



300 WHITING EX01.dwg FB 24-85

NOTES

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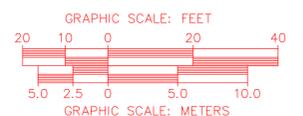
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE 'C'	
	REQUIRED
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FRONTAGE	150 FEET
MAX. HEIGHT	35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

WHITING

STREET

CB/LP/EP
FOUND & HELD

THIS PLAN CONFORMS WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS INTERPRETED FROM 250 CMR SECTIONS 6.01 AND 6.02.



SHEET #2

SHEET TITLE:

BUILDING PERMIT PLAN
300 WHITING STREET
HINGHAM, MA 02043

PREPARED FOR:

**DAVID NICKERSON &
BRANDY L. VERRIERE**
300 WHITING STREET
HINGHAM, MA 02043

FIELDSTONE SURVEY SERVICES
45 MELIX AVENUE
PLYMOUTH, MA 02360
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SDYER@FIELDSTONESURVEY.COM

DECEMBER 11, 2024

300 WHITING BP01.dwg

FB 24-85

