

RECORD OWNER:
 ASSESSORS MAP 89 LOT 119
 166 HERSEY STREET
 HINGHAM, MA 02043

JERRY K. SEELEN 2003 REVOCABLE TRUST
 166 HERSEY STREET
 HINGHAM, MA 02043
 DEED BOOK 57010 PAGE 152

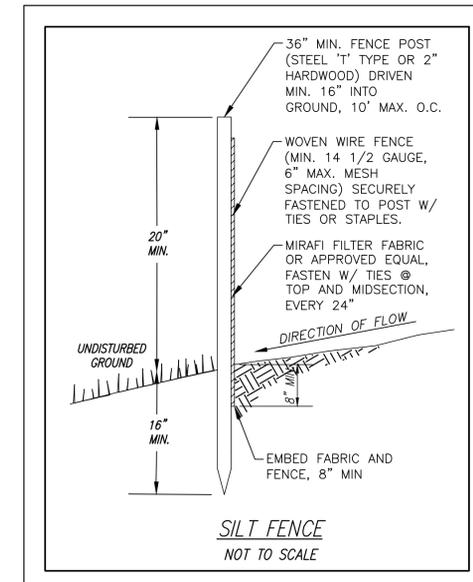
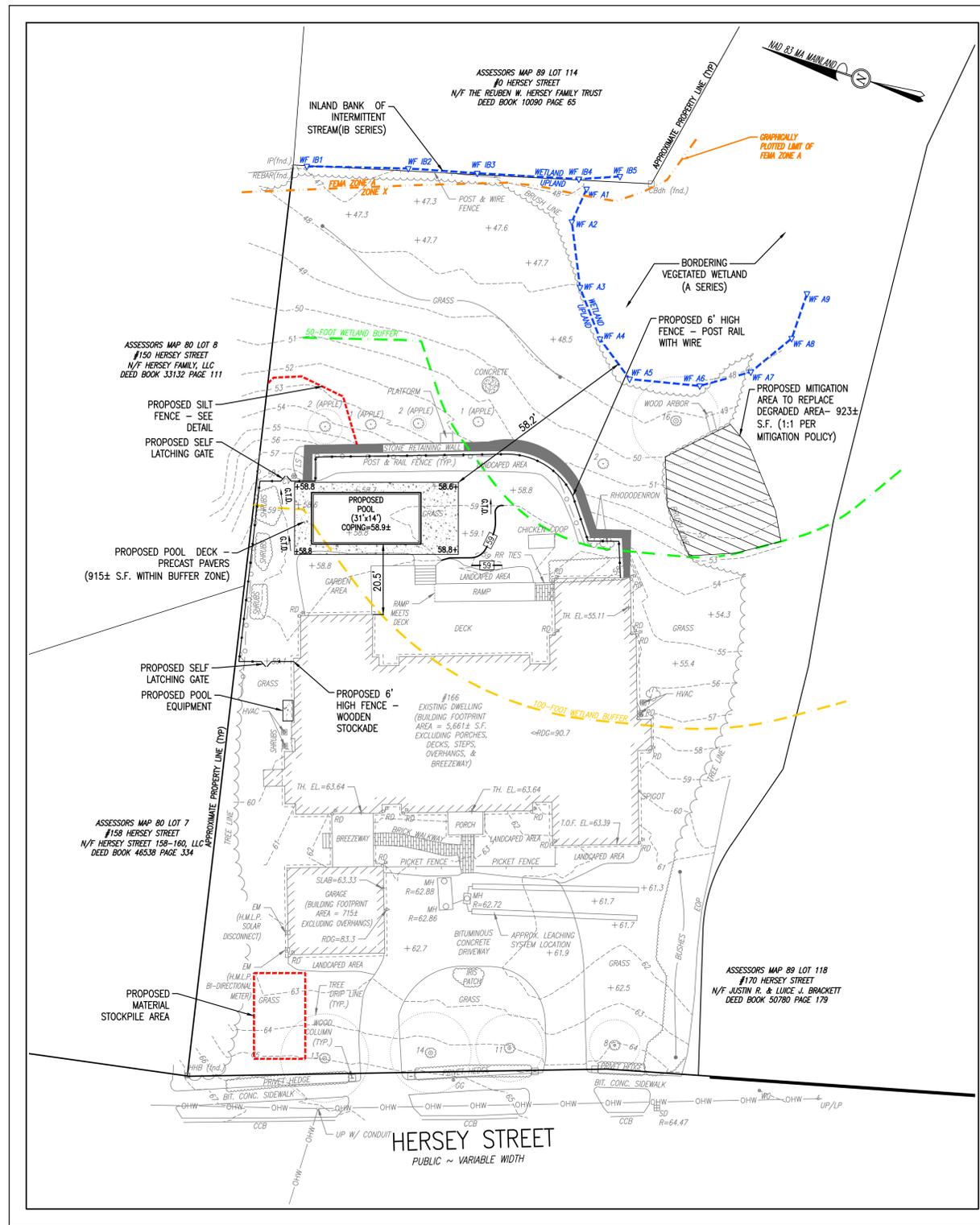
- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY HOMESTEAD CONSULTING ENGINEERS DURING NOVEMBER OF 2024.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - SUBJECT SITE IS WITHIN THE RESIDENCE A ZONING DISTRICT AS SHOWN 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. HOMESTEAD CONSULTING ENGINEERS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - SEPTIC COMPONENTS SHOWN HEREON TAKEN FROM SEPTIC AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH AND SHOULD BE CONSIDERED APPROXIMATE.
 - SUBJECT SITE IS SERVICED BY MUNICIPAL WATER.
 - PROPERTY LINE INFORMATION IS TO BE CONSIDERED APPROXIMATE.
 - CONTRACTOR TO ENSURE CONSTRUCTION AND SAFEGUARDS ARE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS AND BUILDING CODES.

- ENVIRONMENTAL NOTES:**
- WETLAND RESOURCES WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC ON OCTOBER 17, 2024.
 - SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

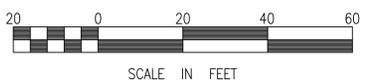
FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

ZONING DATA	
RESIDENCE DISTRICT "A"	
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET OR 2 1/2 STORIES
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 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.



AIR CONDITIONER	HVAC	BRUSH LINE	---
BUILDING ELEVATION - RIDGE HEIGHT	RG	BUILDING OVERHANG	---
BUILDING ELEVATION - SLAB	SLAB	CONTOUR	---
BUILDING ELEVATION - THRESHOLD	TH	FENCE - POST & RAIL	---
BUILDING ELEVATION - TOP OF FOUNDATION	T.O.F.	FENCE - POST & WIRE	---
CONCRETE BOUND W/ DRILL HOLE	Cbth	OVERHEAD WIRE	---
ELECTRICAL CONDUIT	EM	SHRUB LINE	---
ELECTRIC METER	GG	WETLAND LINE	---
GAS GATE	HHB	WETLAND - 50' BUFFER	---
HINGHAM HIGHWAY BOUND	IP	WETLAND - 100' BUFFER	---
IRON PIPE	CV	PROPOSED POOL	---
IRRIGATION CONTROL VALVE	RD	WETLAND - 100' BUFFER	---
REBAR	SB	PROPOSED CONTOUR	---
ROOF DRAIN	SD	PROPOSED SILT FENCE	---
SHRUB	UP/LP		
SEPTIC COVER	WC		
STONE BOUND	WF		
STORM DRAIN			
TREE - DECIDUOUS			
UTILITY POLE			
UTILITY POLE W/ LIGHT			
WATER GATE			
WETLAND FLAG			
WOOD COLUMN			



REVISIONS	DATE
RESPONSE TO CONSERVATION	12-6-24

Joshua L. Green
 12-6-24
HOMESTEAD CONSULTING ENGINEERS
 2 SHARP STREET, UNIT A, HINGHAM, MA 02043
 HOMESTEADENG.COM

POOL PLAN
166 HERSEY STREET
HINGHAM, MASSACHUSETTS 02043
 APPLICANT: JERRY SEELEN
 166 HERSEY STREET
 HINGHAM, MA 02043

PROJECT NO: 900-034
 SCALE: 1" = 20'
 DATE: 11-27-24
 DRAWN BY: JDC
 DESIGNED BY: JLG
 CHECKED BY: JLG