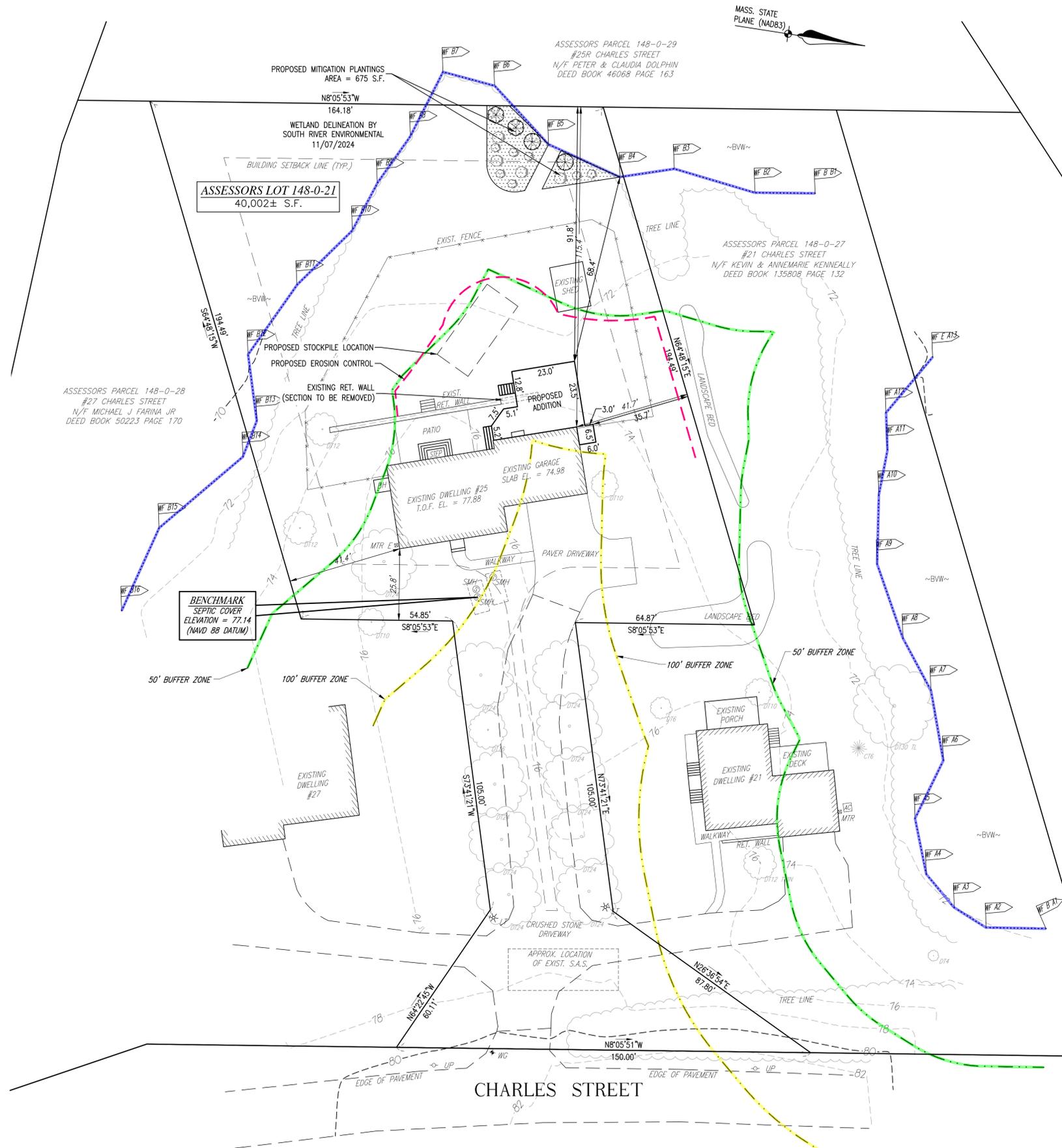
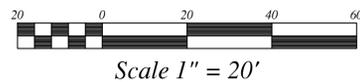
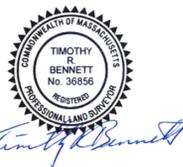


- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
  - TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING, L.L.C. ON NOVEMBER 11, 2024.
  - SUBJECT SITE IS IN THE RESIDENCE C DISTRICT 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.

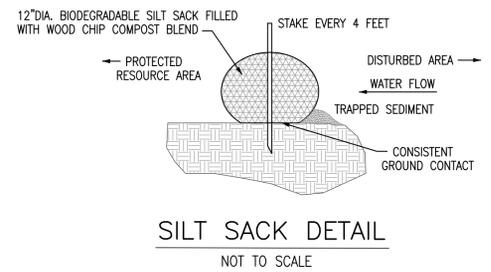
**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0103L, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

**RECORD OWNER:**  
 ASSESSORS LOT 148-0-21  
 HENRY E. COOLIDGE  
 25 CHARLES STREET  
 HINGHAM, MA 02043  
 DECLARATION OF HOMESTEAD:  
 DEED BOOK 58832 PAGE 52

- CONSERVATION NOTE:**
- BY HINGHAM CONSERVATION COMMISSION "BUFFER ZONE MITIGATION POLICY", A 1:1 MITIGATION AREA IS REQUIRED FOR THE PROPOSED IMPERVIOUS AREA WITHIN 100', BUT NOT WITHIN 50', TO A RESOURCE AREA.  
 PROPOSED IMPERVIOUS AREA: 675 S.F.  
 PROPOSED MITIGATION AREA: 675 S.F.



ZONING DATA	
DISTRICT:	RESIDENCE C DISTRICT
<b>*MINIMUM REQUIREMENTS:</b>	
LOT AREA	40,000 S.F.
LOT FRONTAGE	150 FT
FRONT YARD	50 FT
SIDE YARD	20 FT
REAR YARD	20 FT
MAX BUILDING HEIGHT	35 FT/2.5 STORIES



**PLANT SCHEDULE**

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
<b>DECIDUOUS TREES</b>				
ACE RUB	2	ACER RUBRUM / RED SUNSET MAPLE	B & B	4" CAL.
QUE RUB	2	QUERCUS RUBRA / RED OAK	B & B	4" CAL.
<b>SHRUBS</b>				
CLE ALN	7	CLETHRA ALNIFOLIA / SUMMERSWEET CLETHRA	3 GAL.	15-18" HGT.
ILE RED	4	*ILEX VERTICILLATA / RED SPRITE WINTERBERRY	3 GAL.	18-24" HGT.
<b>GROUND COVERS</b>				
NE CON	675 S.F.	N.E. CONSERVATION / WILDLIFE MIX / LOAM, FINE GRADE & SEED	SEED	

\*ILEX VERTICILLATA / RED SPRITE WINTERBERRY SHALL INCLUDE ONE MALE FOR POLLINATION

**PLOT PLAN FOR ADDITION**  
**#25 CHARLES STREET**  
**HINGHAM, MASSACHUSETTS**

PREPARED FOR:  
 HENRY COOLIDGE  
 25 CHARLES STREET  
 HINGHAM, MA 02043

REVISED: JANUARY 7, 2025  
 DECEMBER 18, 2024  
 SCALE: 1"=20'  
 JOB No. 24-329

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