

TREE CALCS - PLANNING BOARD

TREES TO BE REMOVED IN 10' BUFFER	TOTAL INCHES REMOVED	TREES TO PLANT
2	34"	6

INCHES TO REPLACE = 34/2 = 17"
OF TREES = 17"/(3" PER TREE) = 6 TREES REQ'D

TREE PLANTING LIST - PLANNING BOARD:

TREES	BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
	QUERCUS	OAK	6 * 3"	= 18"

TOTAL REPLACED INCHES = 18" = 6 TREES

* TREES MUST BE SELECTED FROM THE TOWN OF HINGHAM SHADE TREE LIST
CALIPER OF ALL TREES SHALL BE NO LESS THAN 3.0" MEASURED 4.5' FROM THE GROUND.
**ALL TREES WITHIN 10-FOOT TREE BUFFER SHALL BE PROTECTED AS REQUIRED BY ZBL 1-1.5.H.
CRITICAL ROOT ZONES OF PROTECTED TREES TO BE SURROUNDED BY A TEMPORARY PROTECTION FENCE

RIVERFRONT ALTERATION NOTES:
WEIR RIVER - 311 ROCKLAND STREET
 TOTAL RIVERFRONT AREA IN LOT = 23,198± SF
 TOTAL RIVERFRONT ALTERATION = 1,330± SF (5.7%±)
 ALTERATION WITHIN 0'-100' RIVERFRONT AREA = 0± SF (OUTSIDE LOT)
 ALTERATION WITHIN 100'-200' RIVERFRONT AREA = 1,330± SF
TURKEY HILL RUN - 210 HULL STREET
 TOTAL RIVERFRONT AREA IN LOT = 6,663± SF
 TOTAL RIVERFRONT ALTERATION = 0± SF (AREA IS ALREADY DEGRADED*)
 *210 HULL STREET IS A DEVELOPED, DEGRADED LOT. THIS PORTION OF THE PROPOSED WORK WILL COMPLY WITH THE RIVERFRONT REDEVELOPMENT STANDARDS DETAILED IN 310 CMR 10.

311 ROCKLAND STREET

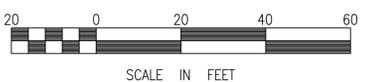
ZONING REQUIREMENTS			
RESIDENCE DISTRICT "C"			
	REQUIRED	EXISTING	PROPOSED
AREA	40,000 SF*	51,942± SF	56,191± SF
FRONTAGE	150 FEET	216.8 FEET	NO CHANGE
BUILDING HEIGHT	35 FEET	N/A	34.9± FEET
MINIMUM YARDS:			
FRONT	50 FEET**	N/A	21.3 FEET
SIDE	20 FEET	N/A	23.6 FEET
REAR	20 FEET	N/A	52.3 FEET

* NO PORTION OF THE MINIMUM LOT AREA SHALL BE MET BY LAND THAT IS EITHER LAND SUBJECT TO FLOODING (FLOODPLAIN) OR WETLANDS, DEFINED BY MGL CH. 131 SEC. 40 OR TOWN OF HINGHAM'S WETLAND PROTECTION BY-LAW.
 ** 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.

210 HULL STREET

ZONING REQUIREMENTS			
RESIDENCE DISTRICT "C"			
	REQUIRED	EXISTING	PROPOSED
AREA	40,000 SF*	51,311± SF	51,860± SF
FRONTAGE	150 FEET	117.73 FEET	150.73 FEET
BUILDING HEIGHT	35 FEET	<35 FEET	26.0± FEET
MINIMUM YARDS:			
FRONT	50 FEET**	144.4 FEET	>50 FEET
SIDE	20 FEET	46.0 FEET	20.1 FEET
REAR	20 FEET	>20 FEET	21.4 FEET

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REVISIONS:

NO.	DATE	DESCRIPTION

PLANNING DEPT. COMMENTS: 3/31/25
 CONSERVATION SUBMITTAL: 3/27/25
 DRAWN BY: REG

DESIGNED BY: XO
 CHECKED BY: BPS
 SCALE: 20 SCALE



427 Columbia Road
 Hanover, MA 02339
 781-826-9200
 362 Court Street
 Plymouth, MA 02360
 508-746-6060
 448 N. Falmouth Highway
 North Falmouth, MA 02556
 508-563-2183
 Marine Division:
 26 Union Street
 Plymouth, MA 02360
 508-746-6060
 PROJECT #: JN: 23-360

SITE PLAN REVIEW & COMMON DRIVEWAY
 311 ROCKLAND STREET & 210 HULL STREET
 HINGHAM, MA 02043

CLIENT: GERRY RANKIN
 RANKIN RESIDENTIAL
 338 CLAPP ROAD
 SCITUATE, MA 02066
 617-877-0588

DRAWING PATH: H:\23-360\DESIGN\23-360_SP_REV 13-26-25.DWG
 DATE: FEBRUARY 26, 2025

