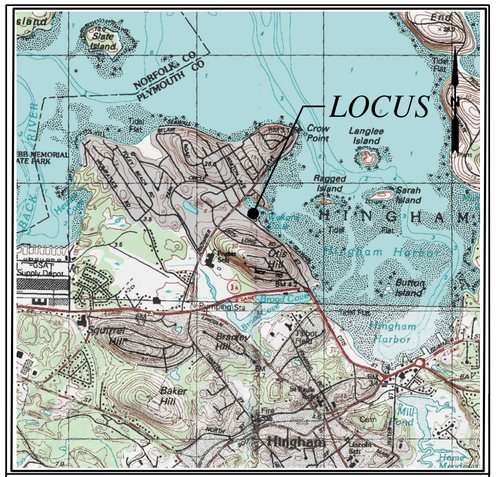


LOCATION MAP NOT TO SCALE

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
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.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

RECORD OWNER:

ASSESSORS MAP 27 LOT 67
227 OTIS STREET

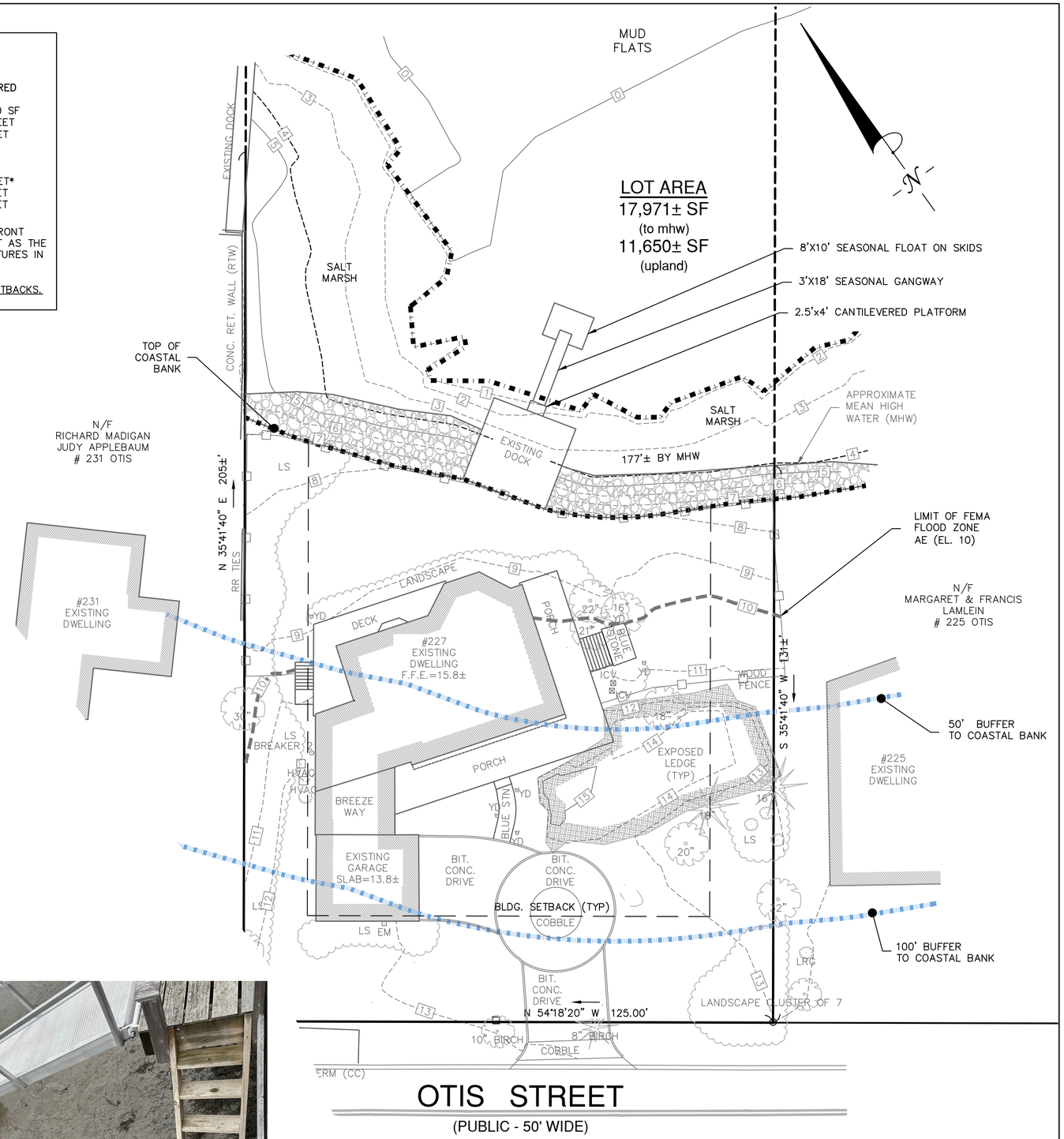
CHRISTINE ELIZBETH ORR, TRUSTEE
227 OTIS STREET NOMINEE TRUST
227 OTIS STREET
HINGHAM, MA 02043
DEED BOOK 57383 AGE 103
L.C.C. O. 139596

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AND AE (EL. 10) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON LOMR 15-01-0904 EFFECTIVE 8/14/2015 ASSOCIATED WITH COMMUNITY MAP No. 25023C0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. PLAN REFERENCES:
   1.1. PLAN BOOK 1, PAGE 186.
   1.2. LAND COURT PLAN NO. 25325C
2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CAVANARO CONSULTING, INC DURING MARCH OF 2021.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN ARE BASED ON THE "PLAN TO ACCOMPANY NOTICE OF INTENT", 227 OTIS STREET, HINGHAM, MA BY MCKENZIE ENGINEERING GROUP AND DATED JULY 8, 2021.
5. SUBJECT SITE IS IN THE RESIDENCE DISTRICT A ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND DO NOT REPRESENT ALL UTILITIES ONSITE. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION (DIGSAFE 1-800-322-4844).



PHOTOGRAPH 1 – DOCK AND GANGWAY, 227 OTIS STREET, HINGHAM, MA.

PHOTOGRAPH 2 – FLOAT AND GANGWAY, 227 OTIS STREET, HINGHAM, MA.

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REVISIONS:

DRAWN BY: MM

DESIGNED BY: CMR

CHECKED BY: BPS

COMMONWEALTH OF MASSACHUSETTS
BRENDAN SULLIVAN
CIVIL
No. 41359
REGISTERED PROFESSIONAL ENGINEER

Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200

40 Court Street, Suite 2A
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

687 Main Street
Norwell, MA 02061
781-659-8187

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

PROJECT #: 25-047

AS BUILT PLAN
227 OTIS STREET
ASSESSOR'S MAP 27
LOT 67
HINGHAM, MA

CLIENT:
CHRISTINE ORR
227 OTIS STREET
HINGHAM, MA 02043

DRAWING TITLE:
SITE PLAN

DATE:
APRIL 2, 2025

SHEET #1 of 1

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