NOTES:

1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDARY LINE RETRACEMENT SURVEY.
2. THE BASIS OF BEARING FOR THIS PLAN IS MA STATE PLANE, NAD83 AND NGVD88.
3. SUBSURFACE UTILITIES ARE ASSUMED BASED ON SURFACE LOCATIONS OF STRUCTURES ACQUIRED AT THE TIME OF THE SURVEY. PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE ACQUISITION OF ANY KIND.
4. CONTOURS WERE GENERATED FROM FIELD OBSERVATIONS AND SUPPLEMENTED WITH NOAA LIDAR DATA SETS.
5. SURROUNDING (ABUTTERS) SITE DETAILS OBTAINED BY LOW ALTITUDE UAV ACQUISITION. POSITIONS VERIFIED BY ON THE GROUND SURVEY METHODS. ABUTTING DWELLINGS ARE REPRESENTATIVE OF ROOFTOPS.
6. MORAN SURVEYING INC. FAA LICENSED PART 107 UAV OPERATORS.
7. INDIVIDUAL UAV PHOTOS AVAILABLE UPON REQUEST.

ZONING INFORMATION:

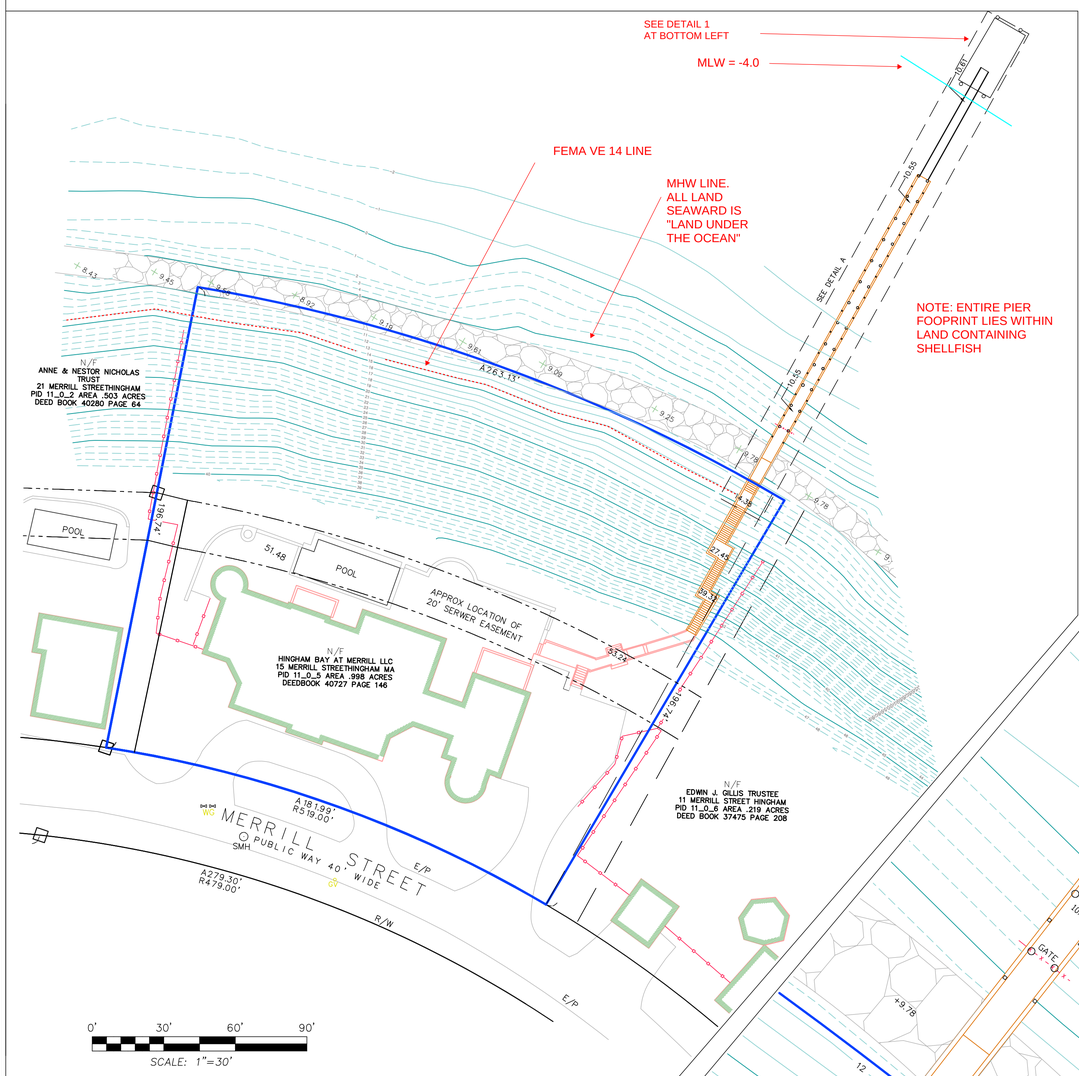
LOCUS PARCEL 011_0_05 LIES IN ZONE RA "RESIDENTIAL A DISTRICT". SCHEDULE OF PERMITTED USES MAY BE FOUND IN THE TOWN OF HINGHAM'S ZONING BYLAWS MANUAL APPROVED BY ANNUAL TOWN MEETING THRU 2023.

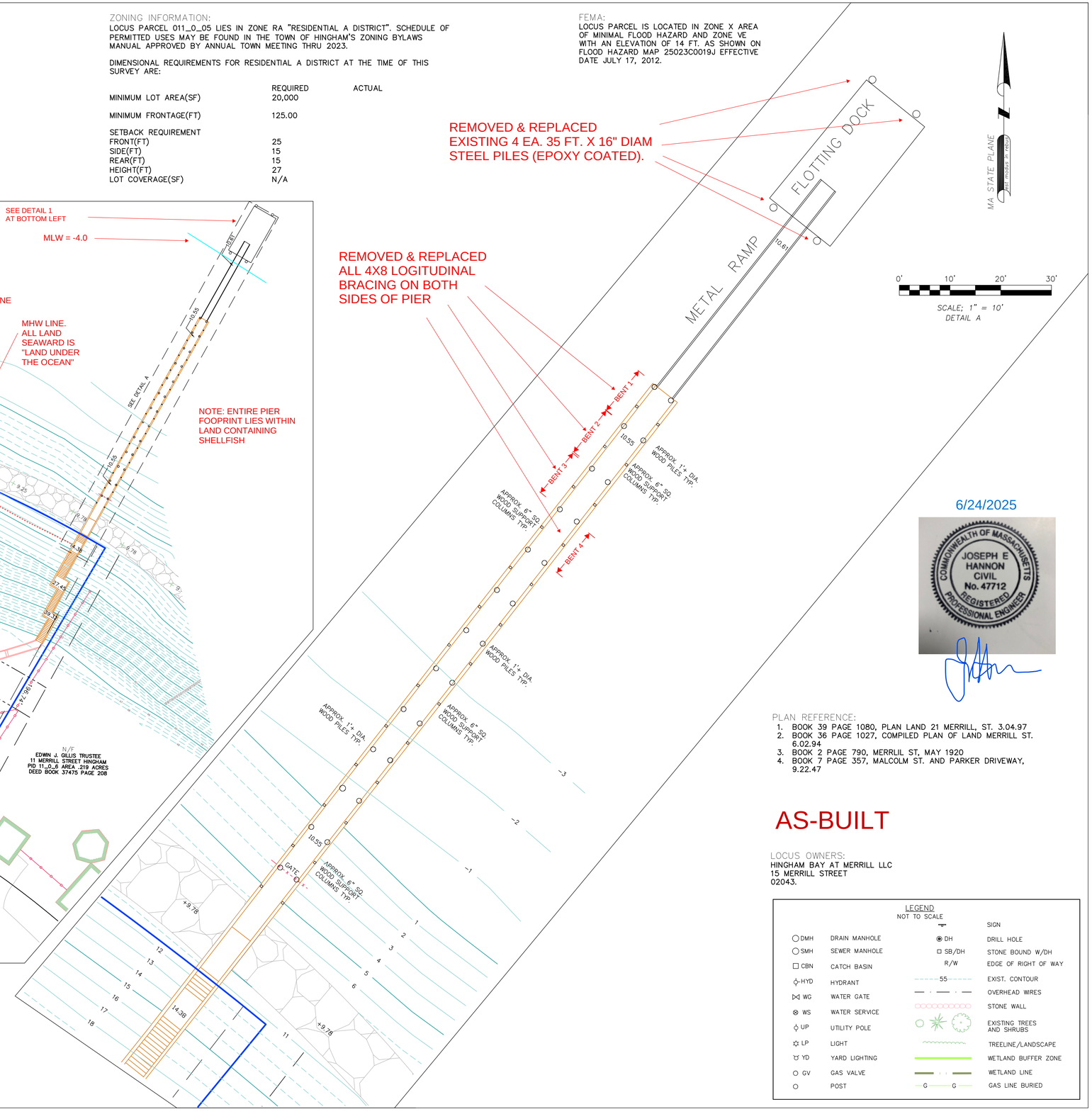
DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL A DISTRICT AT THE TIME OF THIS SURVEY ARE:

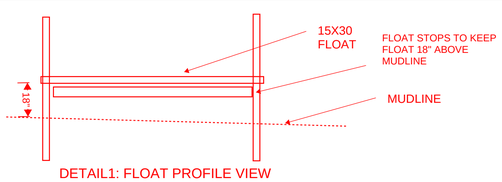
	REQUIRED	ACTUAL
MINIMUM LOT AREA(SF)	20,000	
MINIMUM FRONTAGE(FT)	125.00	
SETBACK REQUIREMENT		
FRONT(FT)	25	
SIDE(FT)	15	
REAR(FT)	15	
HEIGHT(FT)	27	
LOT COVERAGE(SF)	N/A	

FEMA:

LOCUS PARCEL IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AND ZONE VE WITH AN ELEVATION OF 14 FT. AS SHOWN ON FLOOD HAZARD MAP 25023C0019J EFFECTIVE DATE JULY 17, 2012.







DETAIL1: FLOAT PROFILE VIEW
NTS

PLAN REFERENCE:

1. BOOK 39 PAGE 1080, PLAN LAND 21 MERRILL, ST. 3.04.97
2. BOOK 36 PAGE 1027, COMPILED PLAN OF LAND MERRILL ST. 6.02.94
3. BOOK 2 PAGE 790, MERRLIL ST, MAY 1920
4. BOOK 7 PAGE 357, MALCOLM ST. AND PARKER DRIVEWAY, 9.22.47

AS-BUILT

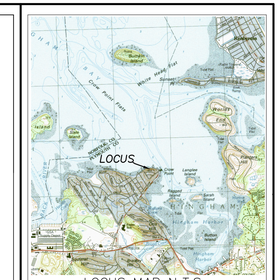
LOCUS OWNERS:
HINGHAM BAY AT MERRILL LLC
15 MERRILL STREET
02043.

LEGEND
NOT TO SCALE

			SIGN
DMH	DRAIN MANHOLE	DH	DRILL HOLE
SMH	SEWER MANHOLE	SB/DH	STONE BOUND W/DH
CBN	CATCH BASIN	R/W	EDGE OF RIGHT OF WAY
HYD	HYDRANT	55	EXIST. CONTOUR
WG	WATER GATE		OVERHEAD WIRES
WS	WATER SERVICE		STONE WALL
UP	UTILITY POLE		EXISTING TREES AND SHRUBS
LP	LIGHT		TREELINE/LANDSCAPE
YD	YARD LIGHTING		WETLAND BUFFER ZONE
GV	GAS VALVE		WETLAND LINE
	POST	G G	GAS LINE BURIED

6/24/2025

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E HANNON
CIVIL
No. 47712
REGISTERED PROFESSIONAL ENGINEER



LOCUS MAP N.T.S

REVISIONS	DATE

PLAN OF LAND
PREPARED FOR
HINGHAM BAY AT
MERRILL STREET
15 MERRILL STREET
HINGHAM, MASS.

Atlantic Coast Engineering

SCITUATE HARBOR OFFICE
88 Front St. Suite 22
Scituate, MA 02066
Office: (781)378-2593

QUINCY/MARINA BAY OFFICE
500 Victory Rd., Suite 400
Quincy, MA 02171
Office: (617)404-2001

*Specializing in Engineering, Surveying, Permitting and Construction Consulting

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON OCTOBER 2024.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN F MORAN
41611
PROFESSIONAL LAND SURVEYOR

11.04.24
STEPHEN F. MORAN DATE

SCALE: AS NOTED
0' 30' 60' 90'

DATE: OCTOBER 2024
COMP./DESIGN: DS
CHECK: SFM
DRAWN: DS
FIELD: SFM/DB
APPROVED: SFM
DWG.No. 24-106
JOB No. 24-106
SHEET 1 OF 1