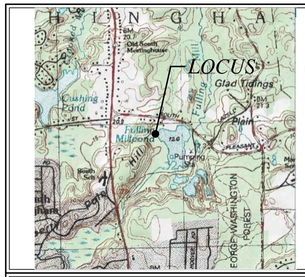

LOCATION MAP NOT TO SCALE

RECORD OWNER:

ASSESSORS MAP 147 LOT 27
8 FULLING MILL LANE

MATTHEW COUGHLIN
8 FULLING MILL LANE
HINGHAM, MA 02043
DEED BOOK 56639 PAGE 257
LOT 18A – PLAN BOOK 33 PAGE 70

NOTES:

1. PLAN REFERENCES:
   1.1. PLAN ENTITLED "SUBDIVISION PLAN OD FULLING MILL FARM, HINGHAM, MASS" RECORDED IN PLAN 509 (4 SHEETS), PAGE 509.
2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER 2022.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING JUNE 2022 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
7. EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE A AND ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C 0084J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS IN A SPECIAL FLOOD HAZARD AREA.

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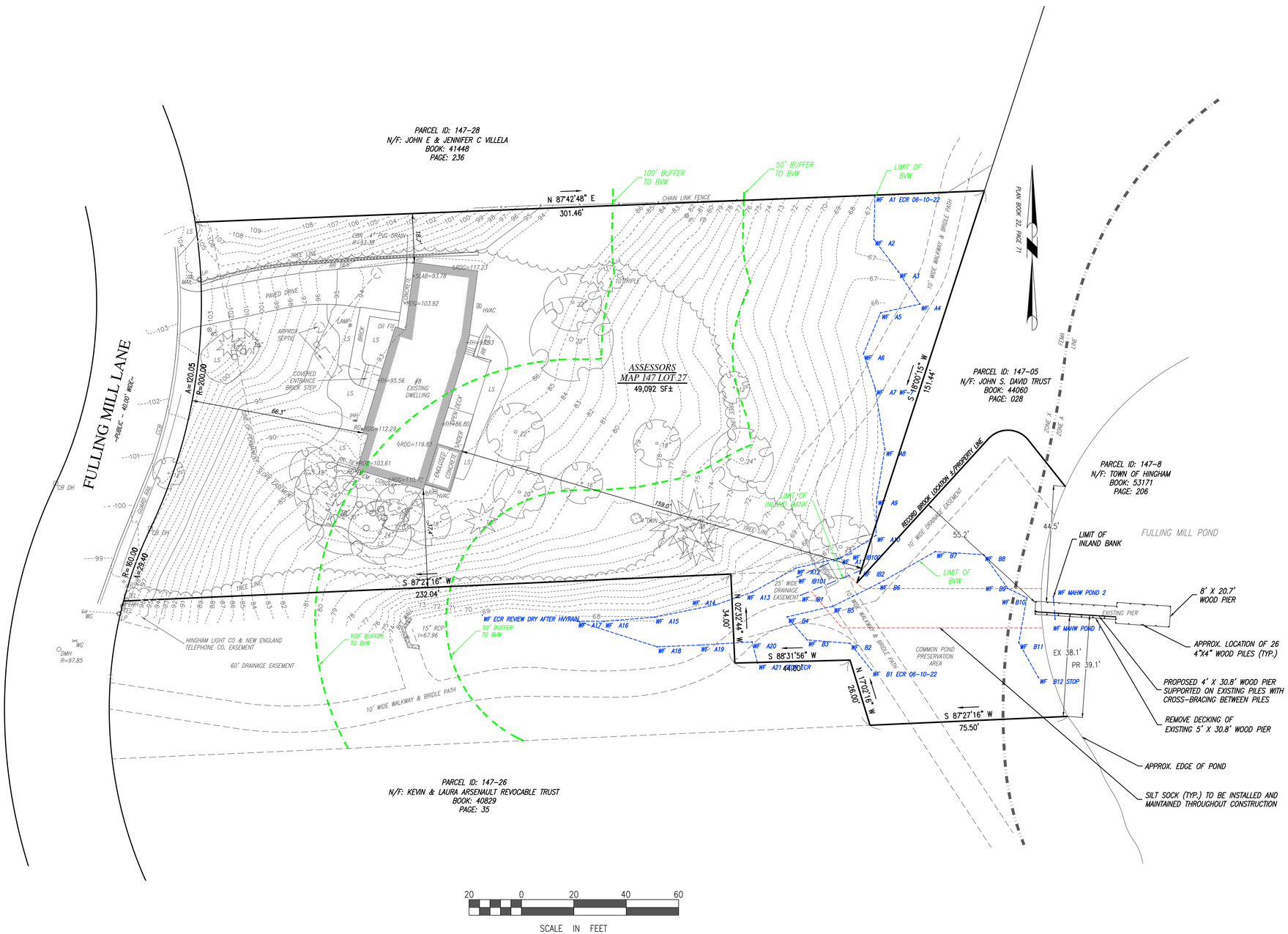

20 0 20 40 60
SCALE IN FEET

ZONING REQUIREMENTS

RESIDENCE DISTRICT "C"

AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 FEET*
SIDE	20 FEET
REAR	20 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.

PROPOSED SILT SOCK
NOT TO SCALE

merrillinc.com

REVISIONS:

DOCK MOD. 10/17/25	2
DOCK MOD. 10/14/25	1

DRAWN BY: MCM

DESIGNED BY: CMR

CHECKED BY: BPS

SCALE: 1" = 20'

STAMP:

MASSACHUSETTS BRENDAN P. SULLIVAN CIVIL No. 41358 REGISTERED PROFESSIONAL ENGINEER

Merrill
Engineers and Land Surveyors

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 #:
22-732

PROJECT:
SITE PLAN
8 FULLING MILL LANE
ASSESSOR'S MAP 147
LOT 27
HINGHAM, MASSACHUSETTS

CLIENT:
MATTHEW COUGHLIN
8 FULLING MILL LANE
HINGHAM, MA 02043
(508) 596-1029

DRAWING PATH:
H:\22-732\DESIGN\22732 SP.DWG

DATE:
APRIL 14, 2023

DOCK PLAN

SHEET 1 of 1

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