

**RECORD OWNER:**

PARCEL ID: 30-0-7  
 #17 MARTINS COVE ROAD, HINGHAM  
 MARTINS COVE ROAD NOMINEE TRUST  
 DEBORAH L. ALLINSON, TRUSTEE  
 ANDREW A. LAMB, TRUSTEE  
 17 MARTINS COVE ROAD  
 HINGHAM, MA 02043  
 LAND COURT CERTIFICATE NO. 113354  
 LOT 7: LAND COURT PLAN NO. 13575-B

**NOTES:**

1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING AUGUST OF 2025.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN TAKEN FROM APPROVED PERMIT PLANS.
4. 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.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, ZONE AE (EL.12) AND ZONE VE (EL.11) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502300019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS IN A SPECIAL FLOOD HAZARD AREA.



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.

REVISIONS:

DRAWN BY:

DB

DESIGNED BY:

CHECKED BY:

BPS

SCALE:

1" = 20'

STAMP:



427 Columbia Road  
 Hanover, MA 02339  
 781-826-9200  
 362 Court Street  
 Plymouth, MA 02360  
 508-746-6060  
 Marine Division:  
 26 Union Street  
 Plymouth, MA 02360  
 508-746-6060  
 448 N. Falmouth Hwy, Unit A  
 North Falmouth, MA 02556  
 508-563-2183

PROJECT #:

25-316

PROJECT:

**AS-BUILT  
 SITE PLAN**  
 #17 MARTINS COVE ROAD  
 PARCEL ID: 30-0-7  
 HINGHAM, MASSACHUSETTS

CLIENT:

DEBORAH ALLINSON  
 17 MARTINS COVE ROAD  
 HINGHAM, MA 02043

DRAWING PATH:

H:\25-316\DESIGN\25-316 SP AB.DWG

DATE:

NOVEMBER 3, 2025

PLAN TO ACCOMPANY  
 REQUEST FOR CoC

LEGEND	
□ SB	STONE BOUND FOUND
■ CBN	CATCH BASIN/INLET GRATE
○ C/O	CLEANOUT
↑ FLAG	FLAG POLE
⊖ HH	HANDHOLE
⊖ POST	POST
⊖ SMH	SEPTIC MANHOLE
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙ YL	YARD LIGHT
- - -	CONTOUR LINE
LS	LANDSCAPE AREA

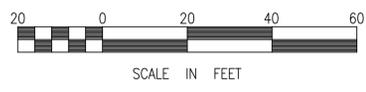


PHOTO 1. - REAR YARD FACING REAR DWELLING.



PHOTO 2. - REAR YARD & PLANTINGS FACING OCEAN.

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