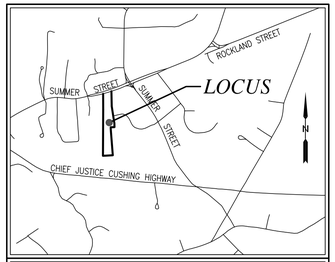

LOCATION MAP NOT TO SCALE

RECORD OWNER:

ASSESSORS MAP 52 LOT 08
123 SUMMER STREET

JEFFERY J. DONNELLY &
DANA M. PALMER-DONNELLY
123 SUMMER STREET
HINGHAM, MA 02043
DEED BOOK 56764 PAGE 116
PLAN BOOK 24 PAGE 19

NOTES:

1. PLAN REFERENCES:
   1.1. PLAN RECORDED IN PLAN BOOK 24, PAGE 19.
2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2024.
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 AUGUST OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SUBJECT SITE IS IN THE "RESIDENCE A" 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 X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C 0101L, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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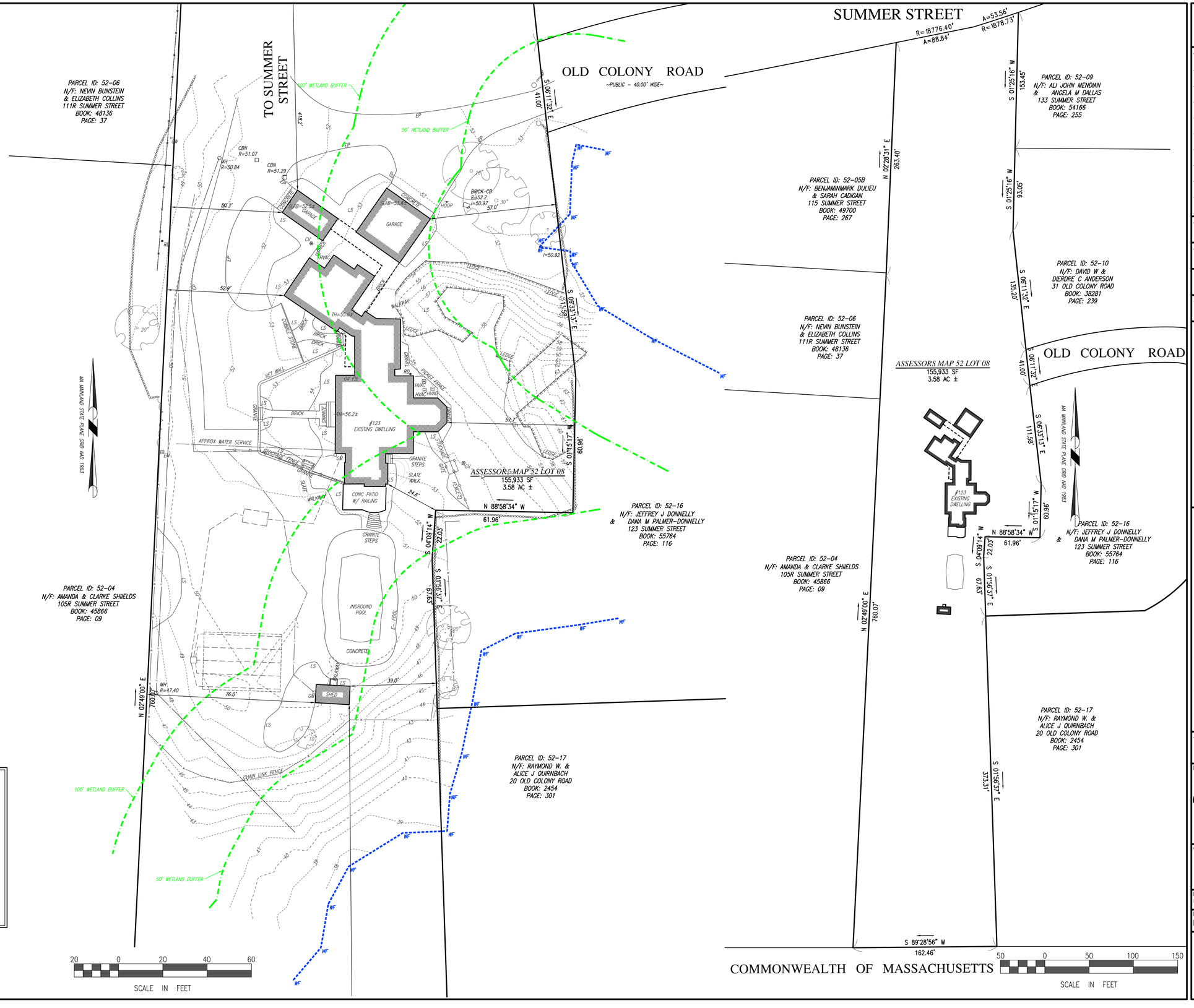
ZONING REQUIREMENTS
RESIDENCE DISTRICT "A"

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.



COMMONWEALTH OF MASSACHUSETTS

merrillinc.com

REVISIONS:

DRAWN BY: MCM

DESIGNED BY:

CHECKED BY: BPS

SCALE: 1:20

STAMP:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

Merrill
Engineers and Land Surveyors

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 #: 24-306

PROJECT:
EXISTING CONDITIONS
123 SUMMER STREET
ASSESSOR'S MAP 52 LOT 8
HINGHAM, MASSACHUSETTS

CLIENT:
JEFFERY J. DONNELLY &
DANA M. PALMER-DONNELLY
123 SUMMER STREET
HINGHAM, MA 02043

DRAWING PATH:
H:\24-306\SURVEY\DWG\24306_SV.DWG

DATE:
NOVEMBER 5, 2024

EXISTING CONDITIONS PLAN

SHEET 1 of 1

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