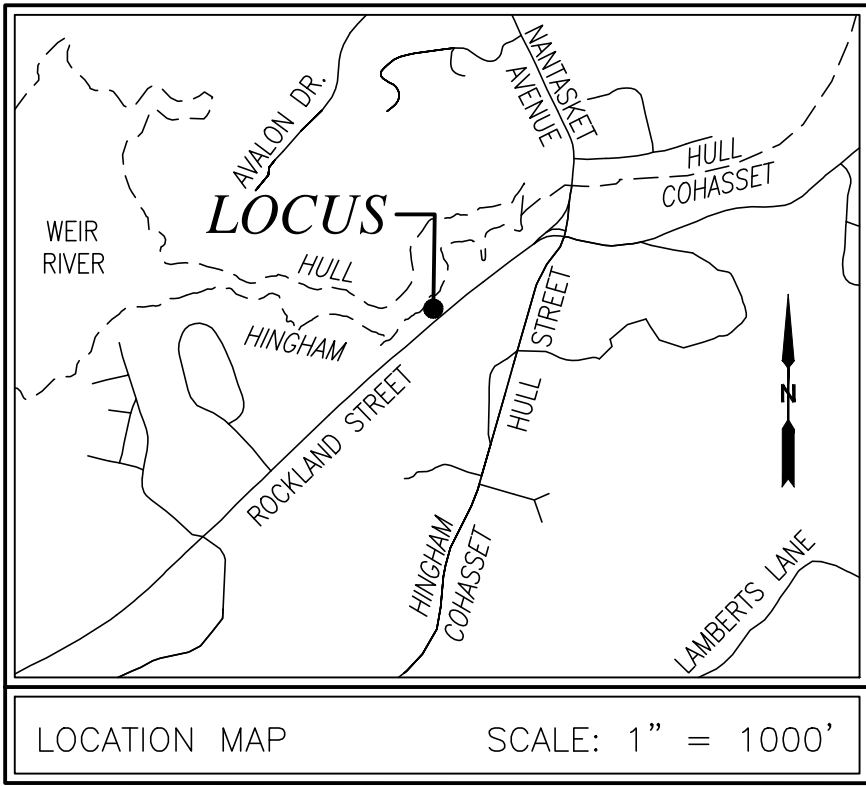




TOTAL ALTERATION:
IMPERVIOUS (DRIVEWAY, BUILDING, ETC) = 4,702± SF
PERVIOUS AREA (LAWN, LANDSCAPE, ETC) = 4,349± SF
AREA WITH SLOPES > 10% = 0± SF
TOTAL ALTERATION = 9,051± SF

RIVERFRONT AREA ANALYSIS		
	EXISTING	PROPOSED
TOTAL RIVERFRONT AREA ON LOT:	0.9 AC (ENTIRE LOT)	NO CHANGE
DEGRADED AREA:	4,702± S.F.	3,245± S.F.
DISTURBED AREA:	13,393± S.F.	10,506± S.F.
CLOSEST POINT OF STRUCTURE:	17.1± FT	26.2± S.F.
CLOSEST POINT OF ALTERATION:	9.2± FT	15.2± FT
SQUARE FOOTAGE OF HOUSE:	2,460± S.F.	2,170± S.F.

LEGEND

---100---	CONTOUR LINE	EM	ELECTRIC METER
---LS---	LANDSCAPE AREA	+ FFE	FIRST FLOOR ELEVATION
---	WETLAND LINE	GM	GAS METER
---	GAS LINE	RHT	ROOF HEIGHT
---	GUARD RAIL	SMH	SEWER MANHOLE
---	OVERHEAD WIRES	WF	FLAGGED WETLAND LINE
---	SANITARY SEWER	TH	THRESHOLD
---	FIELD STONEMALL	UP	UTILITY POLE
---	CATCH BASIN/INLET GRATE		DECIDUOUS TREE
---	CLEANOUT		CONIFEROUS TREE
(TBR)	TO BE REMOVED		
TW/BW	TOP OF WALL / BOTTOM OF WALL		

PARCEL ID: 22-0-34
N/A
TOWN OF HINGHAM
BOOK: 5478
PAGE: 471

51'±
N 37°55'28" W
"BY CREEK"

568±
S 49°13'17" W

SMH
R=7.74
I(N)=0.07
I(OUT)=0.13

100' RIVERFRONT AREA

100' RIVERFRONT AREA

100' RIVERFRONT AREA

100' RIVERFRONT AREA

RECORD OWNER:

ASSESSORS MAP 23 BLOCK 01 LOT 03
322 ROCKLAND STREET
STEPHEN & DONNA LINSKY
HINGHAM, MA 02043
DEED BOOK 17766 PAGE 3

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE (ELEVATION 10) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0038K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS IN A SPECIAL FLOOD HAZARD AREA.

IMPERVIOUS INCREASE ON SITE

	EXISTING	PROPOSED	INCREASE
0-50' BUFFER:	3805 SF	2399 SF	-1,406 SF
50'-100' BUFFER:	897 SF	846 SF	-51 SF
TOTAL =			-1457 SF

MITIGATION PLANTINGS*

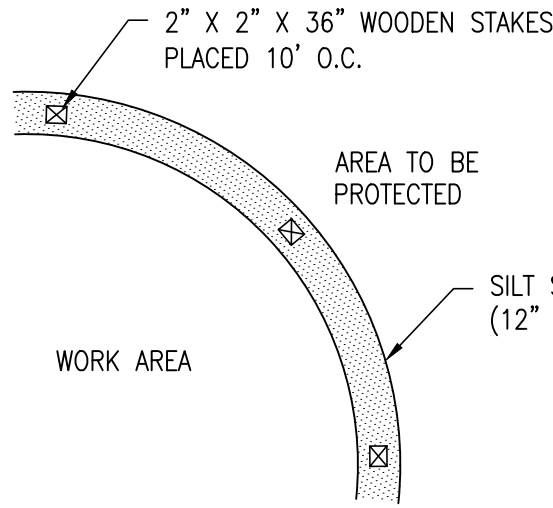
MITIGATION PLANTINGS REQ.D = 0X2+0 = 0± SF
MITIGATION AREA PROPOSED = 2,160 SF > 0± SF

*WETLAND AREA (SALT MARSH) ON PROPERTY WILL BE RESTORED AS MITIGATION AND HISTORIC MOWING WILL BE DISCONTINUED.

ZONING REQUIREMENTS BUSINESS DISTRICT A

	REQUIRED	EXISTING	PROPOSED
AREA	N/A	38,772 FEET	NO CHANGE
FRONTAGE	20 FEET	261 FEET	NO CHANGE
BUILDING HEIGHT	2.5 STORIES	2 STORIES	2 STORIES
MINIMUM YARDS:			
FRONT	10 FEET	7.8 FEET	11.2 FEET
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
BUILDING COVERAGE:		2,467± S.F.	2,174± S.F.

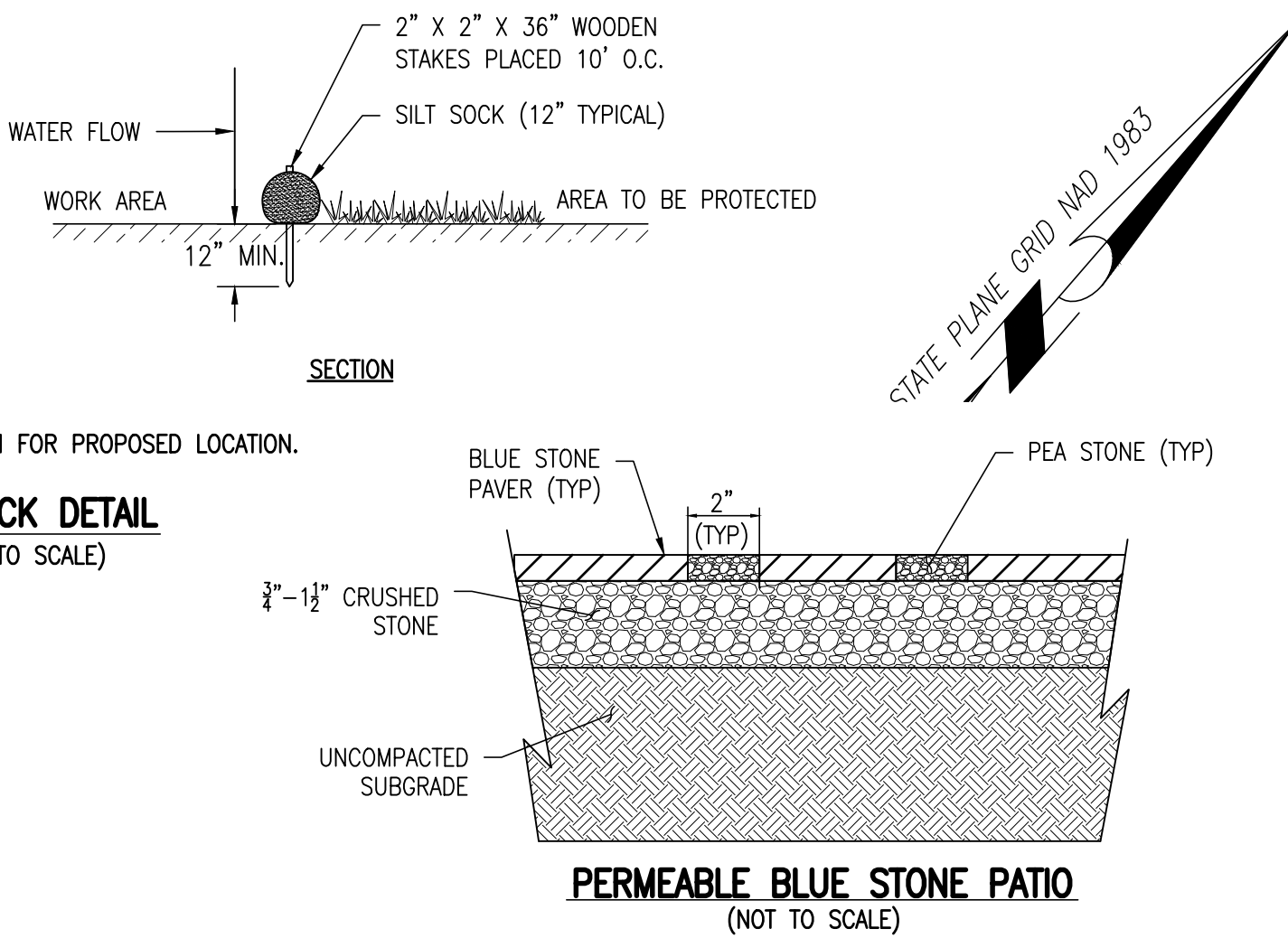
IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACKLINE SHALL BE THE MINIMUM REQUIRED IN THE DISTRICT.



PLAN

NOTE: REFER TO THE PLAN FOR PROPOSED LOCATION.

SILT SOCK DETAIL (NOT TO SCALE)



PERMEABLE BLUE STONE PATIO (NOT TO SCALE)

PROPOSED SEWER SERVICE: MINIMUM SLOPE 1/4" PER FOOT

TYPICAL BUILDING SEWER CONNECTION DETAIL

HISTORIC MOWED LAWN AREA TO BE RESTORED NATURALLY TO SALT MARSH (2,160± SF)
MOWING SHALL BE DISCONTINUED IN THIS AREA TO ALLOW EXISTING SALT MARSH TO RE-ESTABLISH ITSELF.

ROCKLAND STREET (PUBLIC - 60' WIDE - S.H.L.O. No. #2125)



SCALE IN FEET

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REVISIONS:

CONSERVATION COMMENTS: 11/14/24

CONSERVATION COMMENTS: 11/7/24

DRAWN BY: TRT

DESIGNED BY: TRT

CHECKED BY: DA

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 #: 24-041

PROJECT:

SITE PLAN

322 ROCKLAND STREET
ASSESSOR'S 23-01-03
HINGHAM MASSACHUSETTS

CLIENT:
STEPHEN & DONNA LINSKY
322 ROCKLAND STREET
HINGHAM, MA. 02043

DRAWING PATH:
H:\24-041\DESIGN\24-041 SP.DWG

DATE:
JUNE 13, 2024

SITE PLAN

SHEET 1 of 1
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