



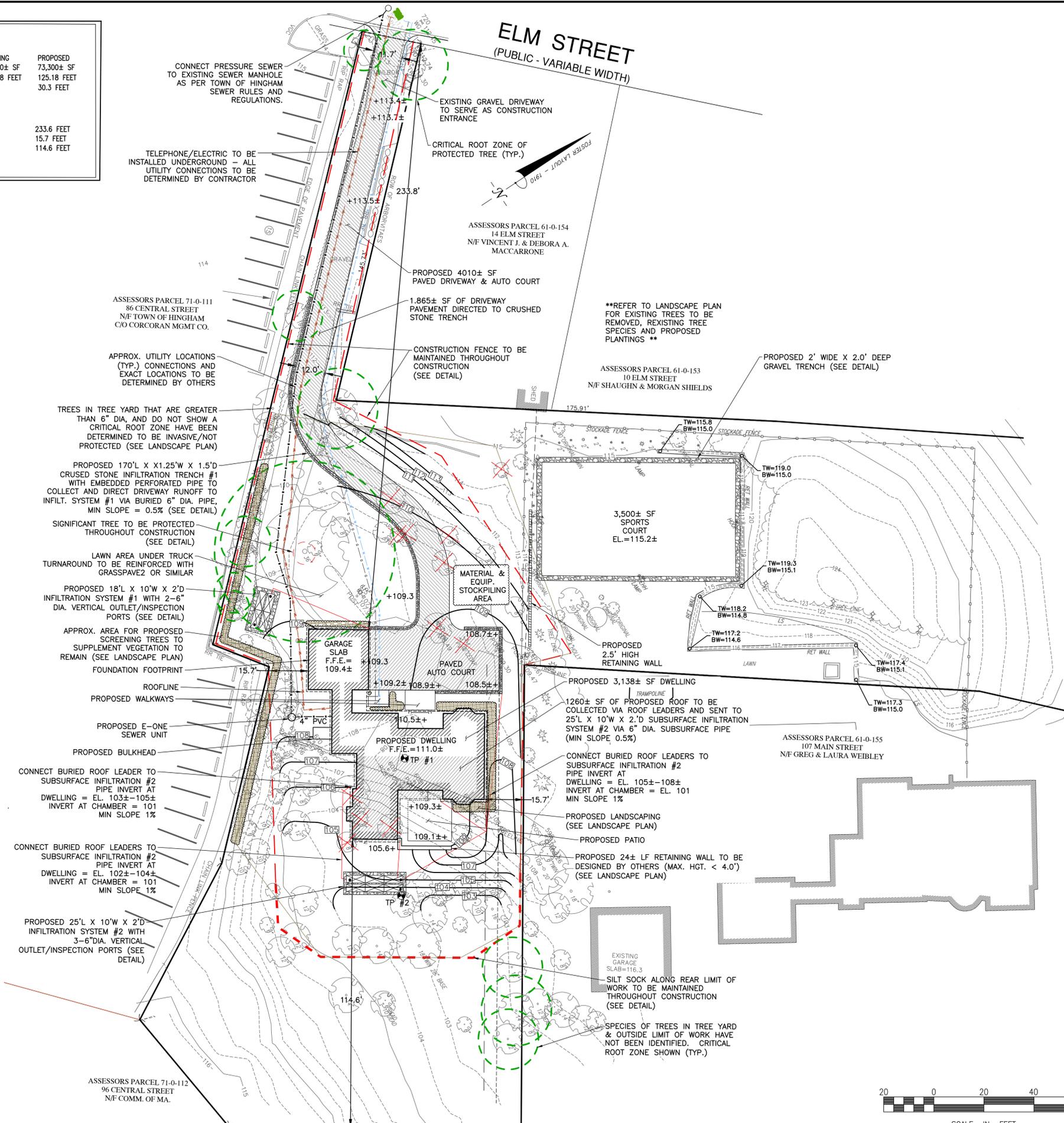
**ZONING REQUIREMENTS**

RESIDENCE DISTRICT "A"			
AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	20,000 SF	73,300± SF	73,300± SF
BUILDING HEIGHT	125 FEET	125.18 FEET	125.18 FEET
	35 FEET	N/A	30.3 FEET
<b>MINIMUM YARDS:</b>			
FRONT	25 FEET	N/A	233.6 FEET
SIDE	15 FEET	N/A	15.7 FEET
REAR	15 FEET	N/A	114.6 FEET

**RECORD OWNER:**  
 ASSESSORS MAP 61 BLOCK 0 LOT 155  
 18 ELM STREET  
 GREG WEIBLEY & LAURA WEIBLEY  
 107 MAIN STREET  
 HINGHAM, MA 02043  
 DEED BOOK 57655 PAGE 174

**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. 250230082K, WHICH BEARS AN EFFECTIVE DATE OF JULY, 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
- PLAN REFERENCES:  
 1.1 PLAN BOOK #4, PAGE 823  
 1.2 PLAN BOOK #21, PAGE 390  
 1.3 PLAN BOOK #55, PAGE 811
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CAVANARO CONSULTING INC. DURING NOVEMBER OF 2022.
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - SUBJECT SITE IS IN THE "RESIDENCE A" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
  - 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.



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REVISIONS:

SPORT COURT	1/5/26	REV 5
E-ONE	9/15/25	REV 4
P8 COMMENTS	6/15/25	REV 3
REVIEW COMMENTS	6/5/25	REV 2
REVIEW COMMENTS	6/3/25	REV 1

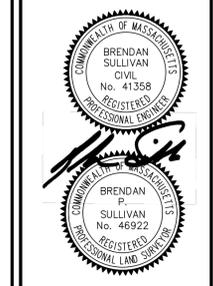
DRAWN BY: MCM

DESIGNED BY: CMR

CHECKED BY: BPS

SCALE:  
 1" = 20'

STAMP:



**Merrill**  
 Engineers and Land Surveyors

427 Columbia Road  
 Hingham, 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 #: 25-070

PROJECT:  
**SITE PLAN**  
**18 ELM ST**  
 GREG & LAURA WEIBLEY  
 107 MAIN STREET  
 MAP 61 LOT 155  
 HINGHAM, MASSACHUSETTS

CLIENT:  
 FALCONEIRI CONSTRUCTION INC.  
 45 INDUSTRIAL PARK SUITE 3  
 HINGHAM, MA

DRAWING PATH:  
 H:25-070\DESIGN\25-070 SP COURT 12-22-25.DWG

DATE:  
 DEC. 5, 2025

