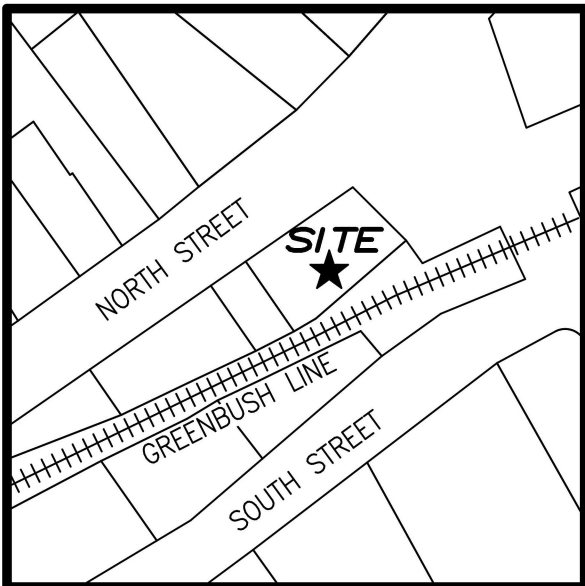
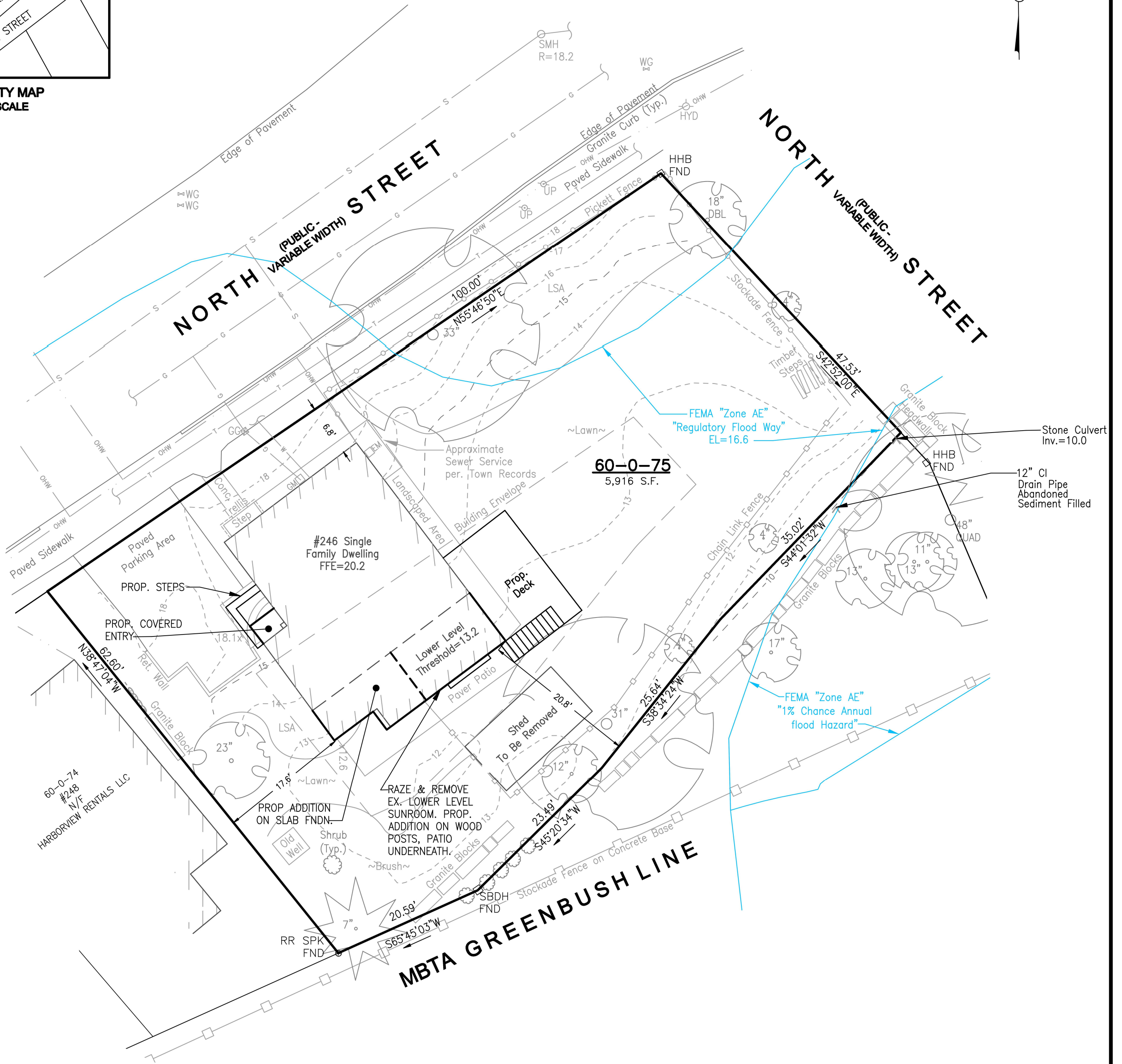




VICINITY MAP
NO SCALE

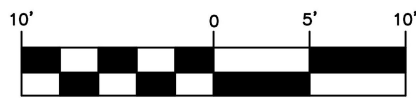


ZONING TABLE

TOWN OF HINGHAM ZONE "RESIDENCE A" CRITERIA			
REQ.	EXIST.	PROP.	
LOT AREA	20,000 S.F.	5,916 S.F.	NO CHANGE
LOT WIDTH	100'	100.5'	NO CHANGE
FRONTAGE	125'	147.5'	NO CHANGE
FRONT SETBACK	25'	6.8'	NO CHANGE
SIDE SETBACK	15'	17.6'	NO CHANGE
REAR SETBACK	15'	20.8'	NO CHANGE

GENERAL NOTES:

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 61448 PAGE 213
- PLAN REFERENCES: TOWN OF HINGHAM NORTH STREET LAYOUTS PLATES 40-33 & 42-33 & PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 47-906.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 8/1/2026 & 8/19/2026
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN "ZONE AE" "REGULATORY FLOODWAY" & "ZONE AE" "1% ANNUAL CHANCE FLOOD HAZARD" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023 C0082K DATED 7/3/24.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
- ELEVATIONS SHOWN REFERENCE NAVD88 DATUM.



SCALE: 1" = 10'

PREPARED BY:		
PROJECT:		
246 NORTH STREET ASSESSOR'S PARCEL 60-0-75 HINGHAM, MASSACHUSETTS		FIELD/DRAFT: AHS
PREPARED FOR:		CHECK: JS
BRIDGETTE MINICUS		JOB NO: 26-186
PLAN TITLE:		DATE: 9/17/2026
SITE PLAN FOR PROPOSED HOUSE ADDITIONS		REV: *9/17/2026
		SHEET: 1