

ZONING REQUIREMENTS
RESIDENCE DISTRICT "B"

AREA	30,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	35 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.

RECORD OWNER:
ASSESSORS PARCEL 126-0-8
0 TOWER ROAD

ASSESSORS PARCEL 126-0-31
85 TOWER ROAD

85 TOWER ROAD LLC
41 BREWSTER ROAD
HINGHAM, MA 02043
CERTIFICATE #127899
LOT 28 - PLAN #16875F

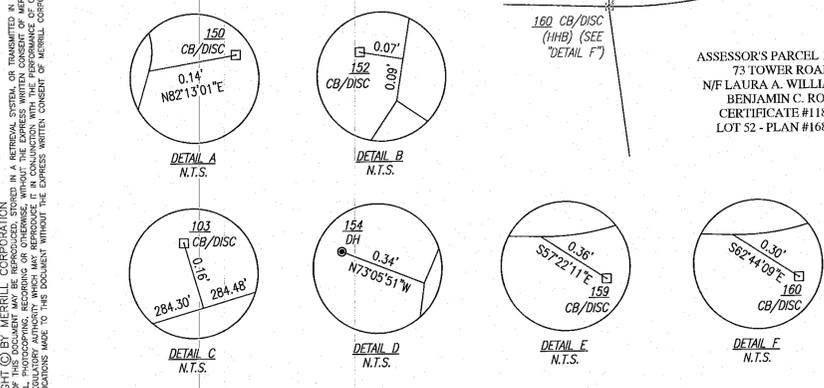
HINGHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: 6/11/24

- GENERAL NOTES:**
- PLAN REFERENCES:
 - LAND COURT CASES 16875 & 16783
 - PLAN BOOK 16, PAGE 1188
 - PLAN BOOK 14, PAGE 717
 - SUBJECT SITE IS LOCATED IN THE "RESIDENCE B" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP, AND WITHIN A D.E.P. ZONE II WELLSHEAD PROTECTION AREA.
 - THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSORS PARCELS 126-0-28 & 126-0-31, SHOWN AS LOTS 28 & 31 LAND COURT PLAN #16875F, INTO LOTS 54 & 55.
 - LOTS 54 IS NOT TO BE CONSIDERED A BUILDABLE LOT IN AND OF ITSELF.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING APRIL OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 - EXISTING UTILITIES WERE NOT INVESTIGATED FOR THE PURPOSES OF THIS PLAN.

- SURVEY NOTES:**
- FIELD SURVEY PERFORMED BY MERRILL ENGINEERS & LAND SURVEYORS ON APRIL 23, 2024; CONFORMS TO "2006 MASSACHUSETTS LAND COURT MANUAL OF INSTRUCTIONS"
 - ALL DISTANCES MEASURED BY EDM.
 - EDM ACCURACY: LEICA TS16 ±2MM + 2PPM.
 - TRAVERSE PRECISION: 1 IN 65647.9 (NOT ADJUSTED)
NORTH ERROR: -0.02788
EAST ERROR: -0.00204
LINEAR ERROR OF CLOSURE: 0.02796
DIRECTIONAL ERROR OF CLOSURE: AZ 184°11'38"
 - THIS SURVEY COMPLIES WITH MEASUREMENT STANDARDS AS REQUIRED IN SECTION 2.1.3.4.8. OF LAND COURT REQUIREMENTS.
 - ALL MONUMENTS FOUND WITHIN 0.08' UNLESS OTHERWISE NOTED.
 - ALL STONE WALLS FOUND IN THE FIELD ARE SHOWN ON THIS PLAN AND WERE FOUND IN GOOD CONDITION.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0084J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA.

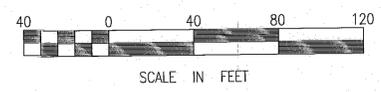
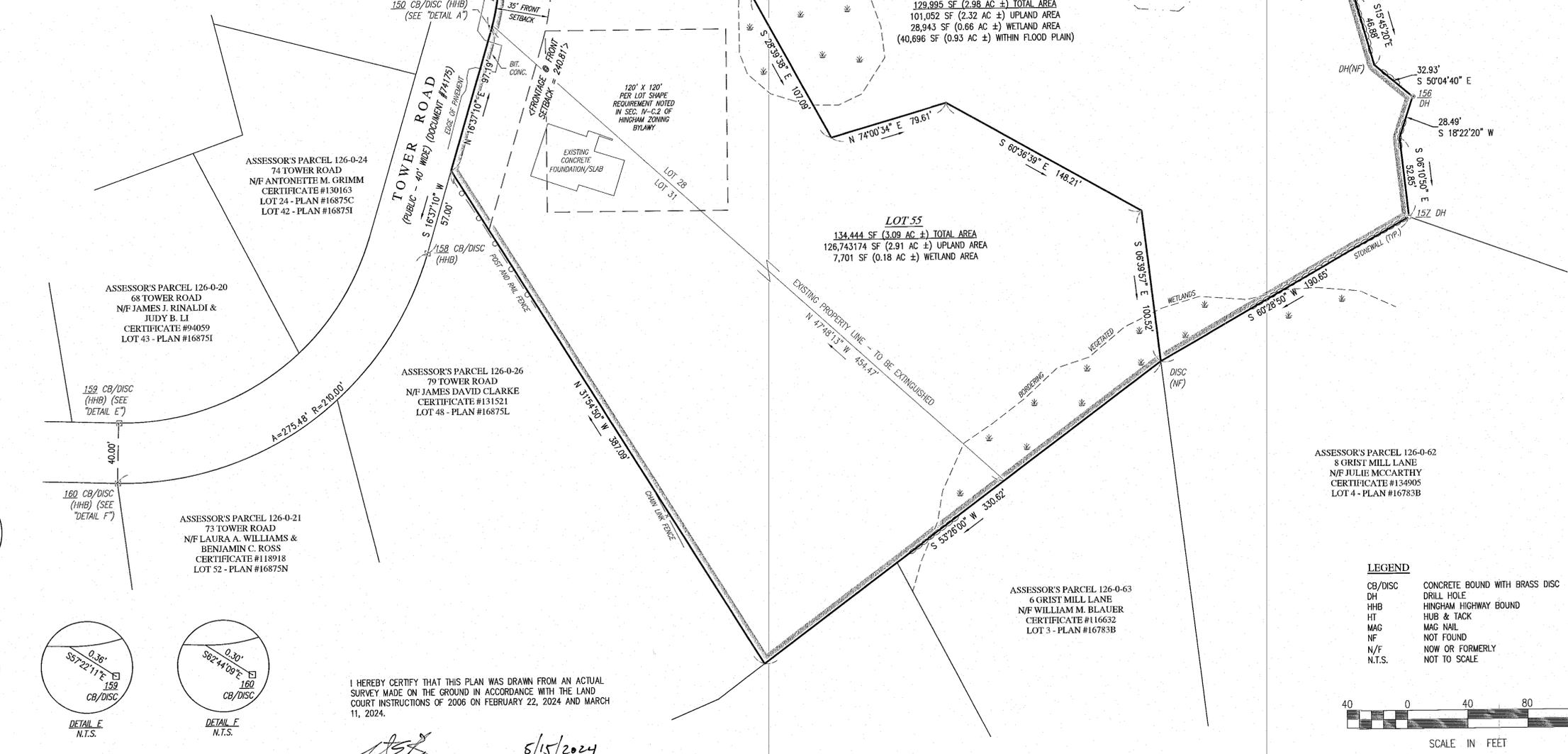


I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON FEBRUARY 22, 2024 AND MARCH 11, 2024.

ROBERT E. GUGLIOTTA, P.L.S. 5/15/2024

ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.

THE WETLANDS DELINEATION LINE AS DEFINED BY THE WETLANDS PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF HINGHAM CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE HINGHAM CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.



REVISIONS:

DRAWN BY: REG

DESIGNED BY:

CHECKED BY: BKL

SCALE: 1" = 40'

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 #:
24-142

PROJECT:
PLAN OF LAND
0 TOWER ROAD
ASSESSORS PARCEL
126-0-8
HINGHAM, MASSACHUSETTS

CLIENT:
85 TOWER ROAD LLC
41 BREWSTER ROAD
HINGHAM, MA 02043

DRAWING PATH:
H:\24-142\SURVEY\DWG\24-142.LC.DWG

DATE:
MAY 15, 2024

APPROVAL NOT
REQUIRED PLAN

SHEET 1 of 1
© Merrill Corporation