## ZONING DATA:

DISTRICT: RESIDENCE–C*

| CRITERIA | REQUIRED** | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 (EXISTING) | NON–BUILDABLE LOT | DRAINAGE LOT |
|---|---|---|---|---|---|---|---|---|---|
| MINIMUM LOT AREA | 40,000 S.F. | 40,282± S.F. | 40,005± S.F. | 50,752± S.F. | 40,066± S.F. | 40,838± S.F. | 20,800± S.F. | 1,652± S.F. | 17,614± S.F. |
| MINIMUM FRONTAGE | 150 FT. | 150.00 FT. | 150.01 FT. | 150.00 FT. | 178.27 FT. | 150.00 FT. | 166.63 FT. | N/A | N/A |
| ADDITIONAL FRONTAGE*** | | –– | –– | –– | –– | –– | 40.07 FT. | N/A | N/A |
| MINIMUM FRONT YARD | 50 FT. | –– | –– | –– | –– | –– | 75± FT. | N/A | N/A |
| MINIMUM SIDE YARD | 20 FT. | –– | –– | –– | –– | –– | 13± FT. | N/A | N/A |
| MINIMUM REAR YARD | 20 FT. | –– | –– | –– | –– | –– | 94± FT. | N/A | N/A |
| BUILDING HEIGHT/STORIES | 35 FT./2.5 | | | | | | 1.75 STORIES | N/A | N/A |

*SPECIAL REQUIRMENTS APPLICABLE TO EACH DISTRICT: 6, 9, 13, & 16.

**PROPOSED LOT AREAS REPRESENTED IN THE TABLE ARE THE "EFFECTIVE" LOT AREAS, EXCLUDING BOTH WETLANDS AND FLOODPLAIN. NOTE FOR PURPOSES OF THESE COMPUTATIONS, THE MORE RESTRICTIVE FEMA BOUNDARY BETWEEN THE CURRENT FEMA MAP AND THE PRELIMINARY MAP WERE UTELIZED.

***ADDITIONAL FRONTAGE REFERS TO SEGMENT OF LOT LINE WITH FRONTAGE ON DIFFERENT ROAD.

## NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
2. TOPOGRAPHIC DATA IS COMPILED FROM NOAA LIDAR DATA. PROPERTY LINES ARE COMPILED FROM PLANS ON RECORD WITH THE PLANNING BOARD.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE COMPILED FOR THE RECORD PLANS ON FILE AT THE CONSERVATION COMMISSION ASSOCIATED WITH THE ORAD ISSUED FEBRUARY 5, 2016 EXTENDED THROUGH JANUARY 5, 2022.
5. SUBJECT SITE IS IN THE "RESIDENCE–C" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. PORTION OF SUBJECT PROPERTY FALLS IN A FEMA FLOOD ZONE AE EL. 55 AS SHOWN ON THE EFFECTIVE FIRM PANEL 25023C0084J DATED JULY 17, 2012. PORTION OF SUBJECT PROPERTY ALSO FALLS IN A FEMA FLOOD ZONE AE EL. 57.6 AS SHOWN ON THE PRELIMINARY FIRM PANEL 25023C0084K DATED JUNE 19, 2020.
7. SUBJECT PROPERTY FALLS WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
8. PORTION OF SUBJECT PROPERTY FALLS WITHIN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT

30' 0 15' 30' 60'

| Date | Description | No. |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| 9–22–21 | PER PEER REVIEW ENGINEER | 1 |

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917


Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781–919–0808


Project
**213 CUSHING STREET**
HINGHAM, MA 02043

Prepared for
**BRISTOL BROS. DEVELOPMENT CORP.**
190 OLD DERBY STREET SUITE 11
HINGHAM, MA 02043

Drawing Title
**CONCEPTUAL SUBDIVSION PLAN**

| | |
|---|---|
| Project No. | 100-137 |
| Date | 8/17/2021 |
| Scale | 1"=30' |
| Drawn By | CRM |
| Approved By | GRC |

Drawing No.
**FRD-4**


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