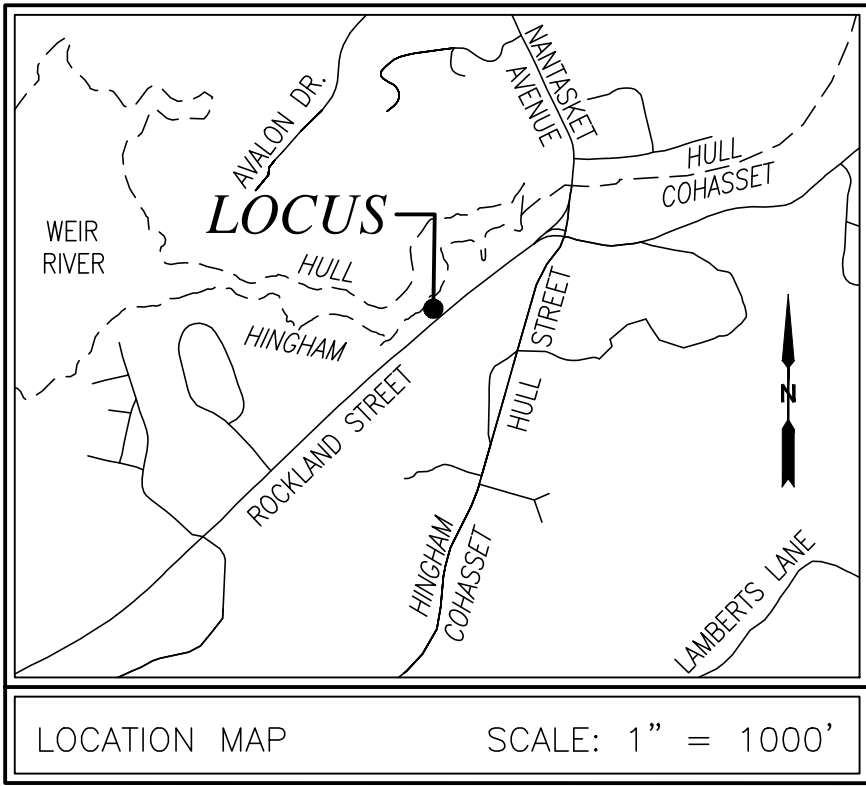




**TOTAL ALTERATION:**  
IMPERVIOUS (DRIVEWAY, BUILDING, ETC) = 4,702± SF  
PERVIOUS AREA (LAWN, LANDSCAPE, ETC) = 4,349± SF  
AREA WITH SLOPES > 10% = 0± SF  
TOTAL ALTERATION = 9,051± SF

| 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 |
| ---   | G---   | WETLAND LINE                 | GM    | GAS METER             |
| ---   | G---   | GAS LINE                     | RHT   | ROOF HEIGHT           |
| ---   | ---    | GUARD RAIL                   | SMH   | SEWER MANHOLE         |
| ---   | OHW--- | OVERHEAD WIRES               | WF    | FLAGGED WETLAND LINE  |
| ---   | S---   | SANITARY SEWER               | TH    | THRESHOLD             |
| ---   | ---    | FIELD STONEMALL              | UP    | UTILITY POLE          |
| ---   | CBN    | CATCH BASIN/INLET GRATE      | DT    | DECIDUOUS TREE        |
| ---   | CO     | CLEANOUT                     | CT    | CONIFEROUS TREE       |
| (TBR) |        | TO BE REMOVED                |       |                       |
| TW/BW |        | TOP OF WALL / BOTTOM OF WALL |       |                       |

PARCEL ID: 22-0-34  
N/F:  
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

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

PROPOSED UNDERGROUND ELECTRIC/DATA SERVICE TO BE CONNECTED IN ACCORDANCE WITH EACH UTILITY COMPANIES REQUIREMENTS

PROPOSED 6" PVC SEWER SERVICE TO BE CONNECTED IN ACCORDANCE WITH DPW REGULATIONS

PROPOSED 1" WATER CONNECTION TO BE CONNECTED TO EXISTING WATER MAIN IN ACCORDANCE WITH WEIR RIVER WATER SYSTEM

PROPOSED GAS SERVICE TO BE CONNECTED TO EXISTING MAIN IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS

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SCALE IN FEET

#### RECORD OWNER:

ASSESSORS MAP 23 BLOCK 01 LOT 03  
322 ROCKLAND STREET  
STEPHEN & DONNA LINSKEY  
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.

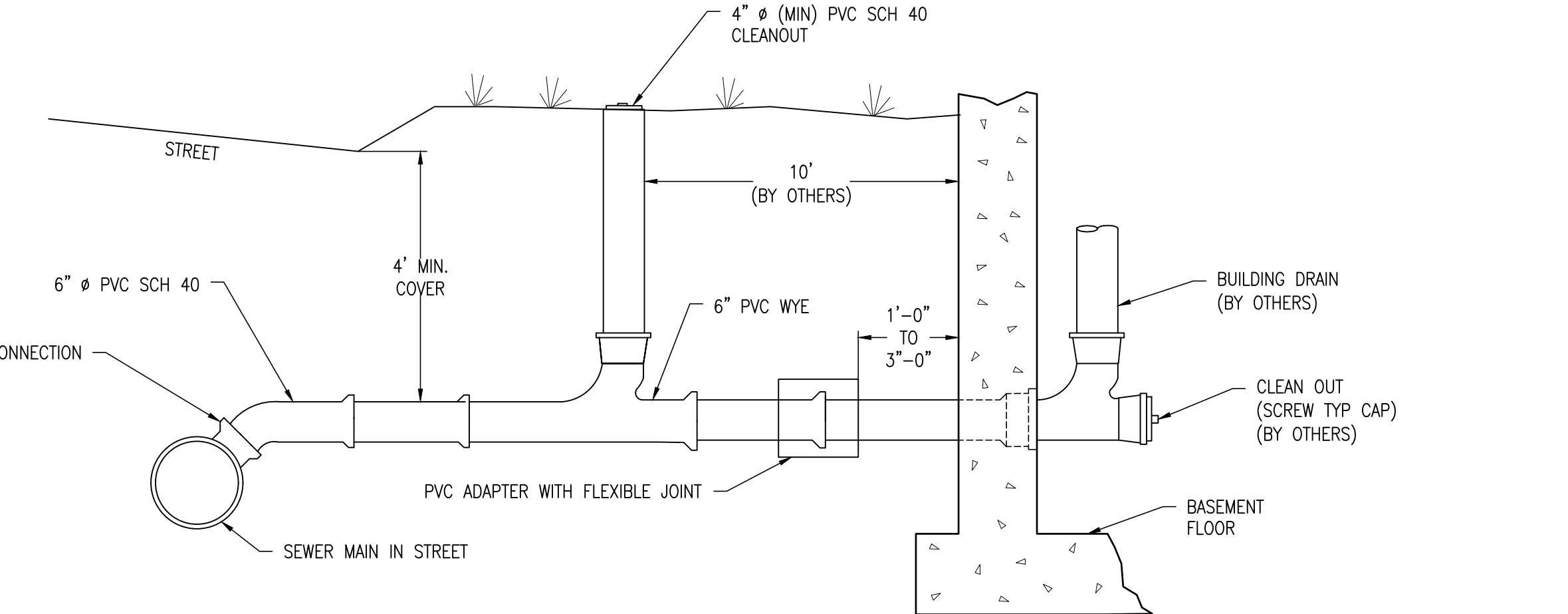
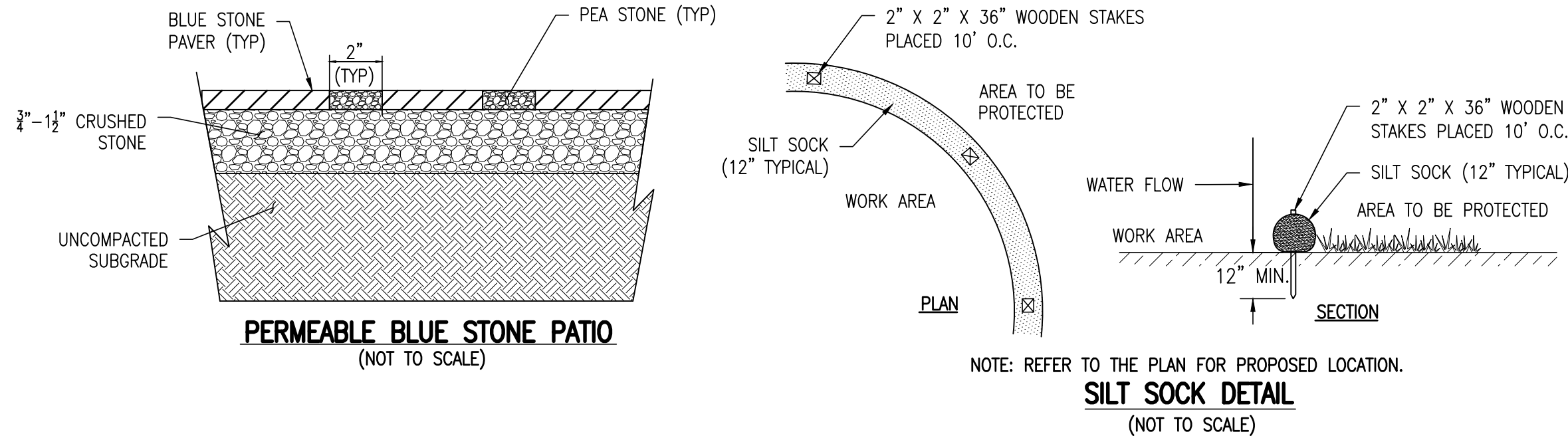
#### IMPERVIOUS INCREASE ON SITE

|                  | 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.

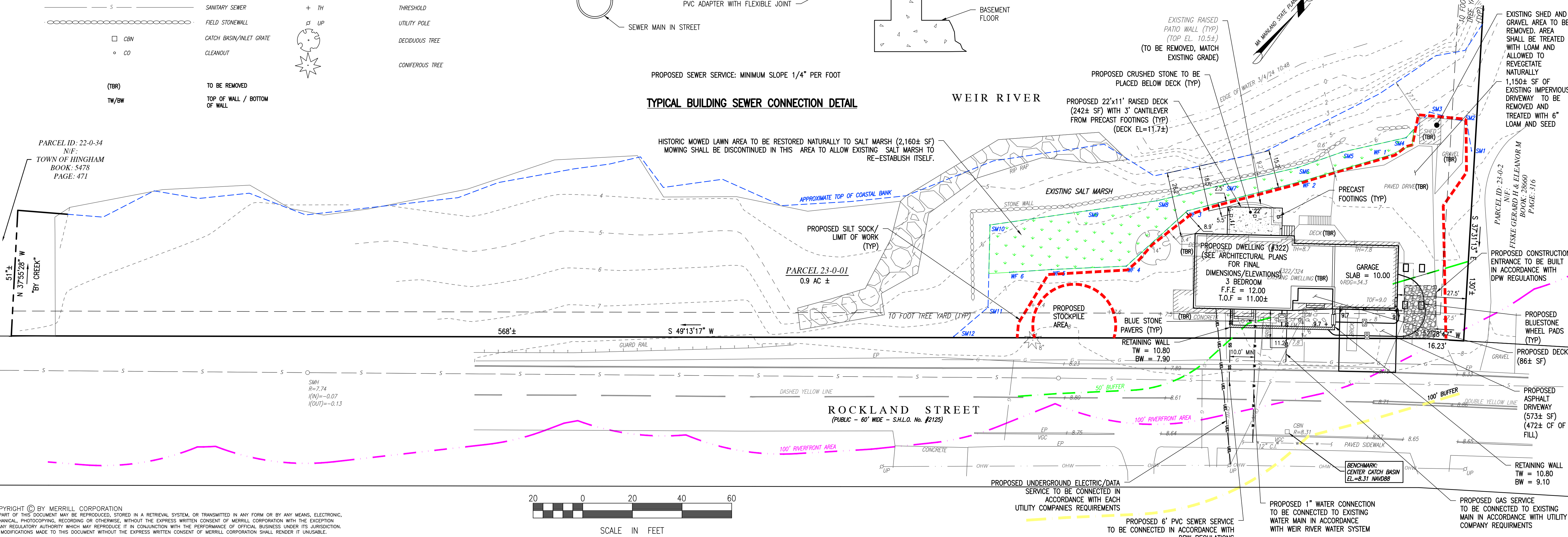


PROPOSED SEWER SERVICE: MINIMUM SLOPE 1/4" PER FOOT

#### 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.

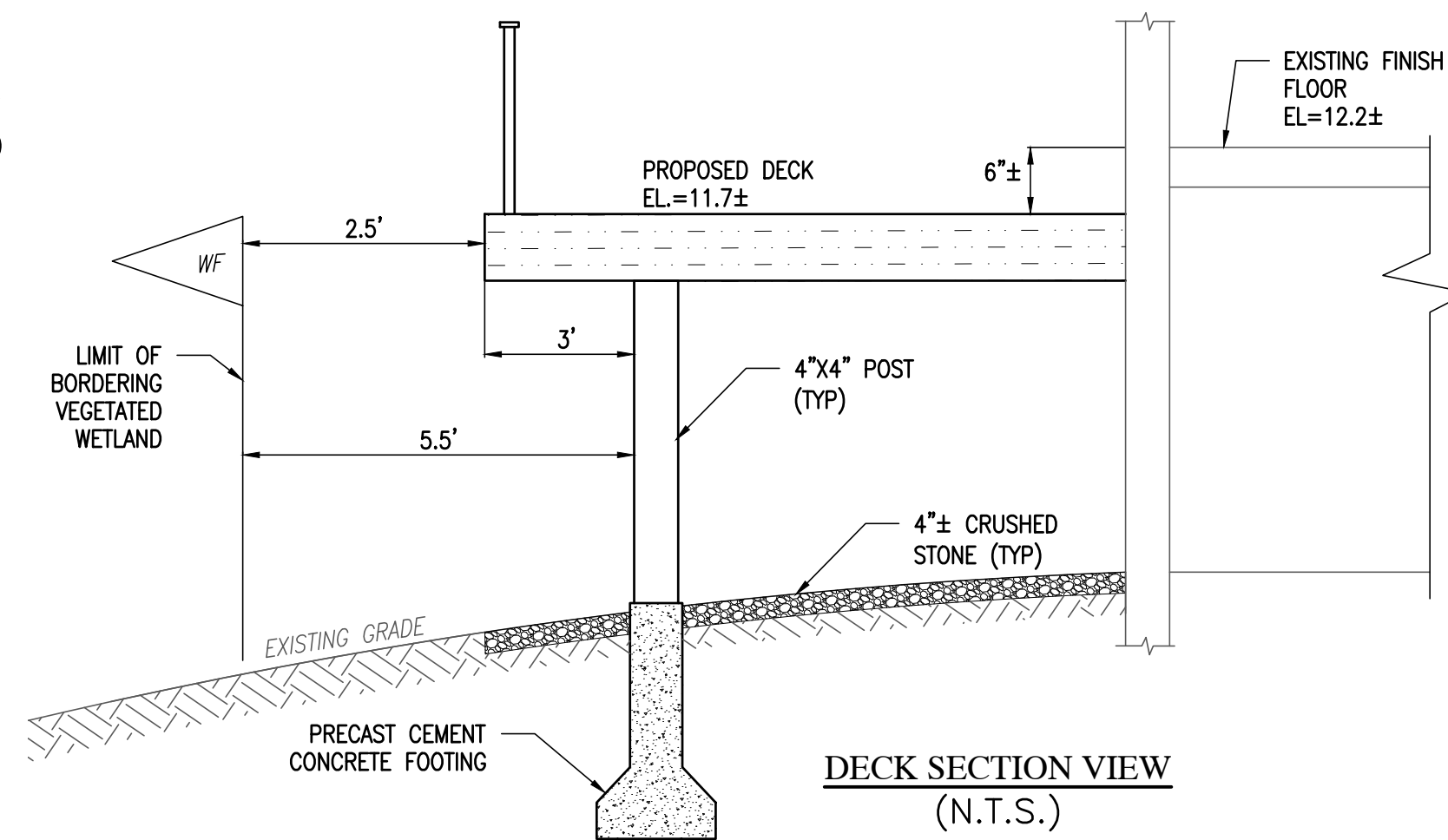
#### WEIR RIVER



#### ZONING REQUIREMENTS BUSINESS A DISTRICT

|                    | REQUIRED    | EXISTING    | PROPOSED    |
|--------------------|-------------|-------------|-------------|
| AREA               | N/A         | 38,772 FEET | NO CHANGE   |
| FRONTAGE           | 20 FEET     | 582 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.



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#### REVISIONS:

|                       |          |
|-----------------------|----------|
| DECK REVISIONS        | 3/17/26  |
| FINAL BLDG. HEIGHT    | 4/16/25  |
| PLANNING COMMENTS     | 1/7/25   |
| PLANNING COMMENTS     | 12/17/24 |
| CONSERVATION COMMENTS | 11/14/24 |
| CONSERVATION COMMENTS | 11/7/24  |

DRAWN BY: TRT

DESIGNED BY: TRT

CHECKED BY: DA

SCALE:

1"=20'

STAMP:



**Merrill**  
Engineers and Land Surveyors

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 LINSKEY  
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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