

Waiver Request



To: Shannon Palmer
Conservation Agent
Town of Hingham Conservation

Date: June 4, 2026

From: Brendan Sullivan, P.E, P.L.S

Re: 14 Seal Cove Road, Hingham, MA
Waiver Request

HANOVER OFFICE:
427 Columbia Road
Hanover, MA 02339
781-826-9200

PLYMOUTH OFFICE:
362 Court Street
Plymouth, MA 02360
508-746-6060

MARINE DIVISION:
26 Union Street
Plymouth, MA 02360
508-746-6060

FALMOUTH OFFICE:
448 N. Falmouth Highway Unit A
North Falmouth, MA 02556
508-563-2183

On behalf of Len Monfredo, we request a waiver of the regulation under Section 20.1(d)(5)a. "New construction or placement of new structures, including buildings, sheds, garages, and **retaining walls**..." for the sports court project proposed at 14 Seal Cove Road. Approximately 36 SF of new retaining wall is proposed within the FEMA Flood Zone AE. Justifications for this waiver request are listed below:

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- With the proposed retaining wall in place, the total amount of new fill below the flood elevation would be approximately 14 CY and total disturbance within the floodplain would be approximately 750 SF. If an earthen berm were proposed instead at a 3:1 slope – the total fill required would increase to approximately 30 CY. The disturbance area would also increase to approximately 1,000 SF.
- While the proposed retaining wall is not for Coastal Engineering purposes, the retaining wall will be a natural stone wall, which is "prioritized" by the Hingham Wetland Regulation Section 20.1(d)(5)(c)(ii).
- The retaining wall is not proposed within a LiMWA as shown on the FEMA Firmette, community panel no. 25023C0038J dated July 17, 2012. The Firmette was amended by LOMR 15-01-0904P effective August 14, 2015, which is attached in this response. While FEMA mapping shows the floodplain at elevation 10, table 14 on page 99 of the LOMR lists the 100-year flood elevation at 9.5 feet. The 2-percent (50 year) flood elevation is listed at 9.3 feet, and the 10-percent (10 year) flood elevation is listed at 8.4 feet. The retaining wall at its lowest point would be at elevation 9.0. The data listed in the LOMR indicates that the retaining wall would not encounter any flood waters during the most common flood events (10-year) and would only encounter approximately 4 inches in the 2-percent (50 year) flood event and approximately 6 inches in the 1-percent (100 year) flood event.
- During a coastal flooding event, the entire flood plain would fill with water. The proposed retaining wall is minor in nature and would not result in any additional impact or diversion of flood waters onto adjacent properties.
- The sports court has been located as far outside of the FEMA Zone AE as possible while not impacting the existing dwelling.

We look forward to your review and comments. If you have any questions regarding this material, please let me know.

Thank you,

Merrill Engineers and Land Surveyors

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Brendan Sullivan
Director of Engineering and Land Surveying





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Hingham Plymouth County Massachusetts	NO PROJECT	COASTAL ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 250268		
IDENTIFIER	Town of Hingham LOMR	APPROXIMATE LATITUDE & LONGITUDE: 42.254, -70.893 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 25023C0018J DATE: July 17, 2012 TYPE: FIRM NO.: 25023C0019J DATE: July 17, 2012 TYPE: FIRM NO.: 25023C0038J DATE: July 17, 2012 TYPE: FIRM NO.: 25023C0081J DATE: July 17, 2012 TYPE: FIRM NO.: 25023C0082J DATE: July 17, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: July 17, 2012 SUMMARY OF REVISED STILLWATER ELEVATIONS TABLE: 14 REVISED TRANSECT DESCRIPTIONS TABLE: 15 REVISED TRANSECT DATA TABLE: 16	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) & REVISED REACH(ES)

See Page 2 for Additional Flooding Sources

Hingham Bay – From the intersection of State Route 3A and Beal Street extending along the entire coastline of Hingham Bay, including Hingham Harbor, to Worlds End Island.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Hingham Bay	Zone AE	Zone AE	YES	YES
	Zone VE	Zone VE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	BFEs*	BFEs	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH(ES)

Hingham Harbor – From the intersection Marion Street and Downer Avenue to Worlds End Island

Broad Cove – From the intersection of State Route 3A and Otis Street to approximately 4,000 feet west of the intersection of State Route 3A and Otis Hill Road.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Hingham Harbor	Zone AE	Zone AE	YES	YES
	BFES	BFES	NONE	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone VE	Zone VE	YES	YES
Broad Cove	Zone AE	Zone AE	YES	YES
	BFES	BFES	NONE	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone VE	Zone VE	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Dean Savramis
Director, Mitigation Division
Federal Emergency Management Agency, Region I
99 High Street, Sixth Floor
Boston, MA 02110
(617) 832-4761

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the Federal Register. This information also will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER

Name: *Hingham Journal*

Dates: April 9, 2015 and April 16, 2015

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Countywide Analysis

As part of this countywide update, revised coastal analyses were performed for the open water flooding sources in the communities of Hingham, Hull, Marion, Mattapoisett, and Wareham. Provided below is a summary of the analyses performed. All revised coastal analyses were performed in accordance with Appendix D “Guidance for Coastal Flooding Analyses and Mapping,” (Reference 80) of the Guidelines and Specifications, as well as, the “Atlantic Ocean and Gulf of Mexico Coastal Guidelines Update”, (Reference 84).

For the revised communities, published values in the Tidal Flood Survey (Reference 73) were used to estimate the stillwater elevations for the 10-, 2-, and 1-percent-annual-chance floods for Hingham Bay, Hull Bay, Weir River, Straits Pond, Massachusetts Bay, and Buzzards Bay. The 0.02-percent-annual-chance stillwater elevations for the revised flooding sources were extrapolated based on the more the frequent stillwater elevations in the Tidal Flood Survey. Stillwater elevations for the revised flooding sources are presented in Table 14.

TABLE 14 – SUMMARY OF REVISED STILLWATER ELEVATIONS

<u>FLOODING SOURCE AND LOCATION</u>	<u>ELEVATION (feet NAVD 88)</u>			
	<u>10-PERCENT</u>	<u>2-PERCENT</u>	<u>1-PERCENT</u>	<u>0.2-PERCENT*</u>
BROAD COVE				
For entire shoreline within Town of Hingham	**	**	6.0	**
BUZZARDS BAY				
Antassawamock	7.1	10.7	12.5	16.2
Aucoot Cove	7.6	11.4	13.2	17.1
Butler’s Point	7.6	11.5	13.3	17.3
Crescent Beach	7.4	11.1	12.9	16.7
Cromeset Neck	7.8	11.7	13.6	17.6
Holly Woods	7.5	11.3	13.2	17.1
Jacobs Neck	7.8	11.8	13.7	17.7
Mattapoisett Harbor	7.3	11.1	12.8	16.7
Weweantic River	7.8	11.8	13.7	17.7
Wings Cove	7.6	11.6	13.5	17.6

*extrapolated from USACE data

** Data Not Available

REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015

TABLE 14 – SUMMARY OF REVISED STILLWATER ELEVATIONS – cont'd

<u>FLOODING SOURCE AND LOCATION</u>	<u>10-PERCENT</u>	<u>ELEVATION (feet NAVD 88)</u>		
		<u>2-PERCENT</u>	<u>1-PERCENT</u>	<u>0.2-PERCENT*</u>
HINGHAM BAY				
At Bumpkin Island	8.4	9.3	9.7	10.6
From Hewitts Cove to Crow Point	8.4	9.3	9.5	10.6
HINGHAM HARBOR				
At Bottom, Sailor, Ragged, and Langlee Islands	8.4	9.3	9.5	10.6
From Crow Point to Planters Hill	8.4	9.3	9.5	10.6
HULL BAY				
	REVISED DATA			
Windmill Point to Hog Island Causeway, and South Shore of Peddocks Island	8.4	9.3	9.7	10.6
Hog Island Causeway to Packard Avenue in Kenberma	8.4	9.3	9.7	10.6
Packard Avenue in Kenberma to opposite of World’s End	8.4	9.3	9.7	10.6
MASSACHUSETTS BAY				
Outer Coast from Hingham border to Windmill Point	8.4	9.3	9.7	10.6
North Shore of Peddocks Island	8.4	9.3	9.7	10.6
STRAITS POND				
Along the entire shoreline in Hull	8.4	9.3	9.7	10.6
WEIR RIVER				
World’s End to Washington Boulevard	8.4	9.3	9.7	10.6

*extrapolated from USACE data

REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015

was applied on 20 years (1980-1999) of wave characteristic data from WIS Station No. 53. Mean wave characteristics were determined as specified in the FEMA guidance for V Zone mapping.

Wave heights and wave runup in Hingham, Hull, Marion, Mattapoisett, and Wareham were computed along transects that were located perpendicular to the average shoreline. The transects were located with consideration given to the physical and cultural characteristics of the land so that they would closely represent conditions in their locality. Transects were spaced close together in areas of complex topography and dense development. In areas having more uniform characteristics, the transects were spaced at larger intervals. It was also necessary to locate transects in areas where unique flooding existed and in areas where computer wave heights varied significantly between adjacent transects.

Transect Descriptions for the restudied coastal analyses are shown in Table 15 below and have been re-numbered to conform to countywide standards.

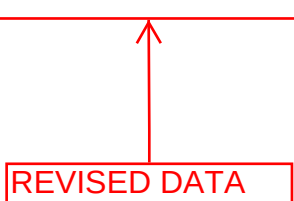
TABLE 15 – REVISED TRANSECT DESCRIPTIONS

<u>TRANSECT</u>	<u>LOCATION</u>	<u>ELEVATION (feet NAVD 88)</u>	
		<u>1-PERCENT- ANNUAL- CHANCE STILLWATER</u>	<u>MAXIMUM 1- PERCENT ANNUAL CHANCE WAVE CREST¹</u>
1	The transect is located at along the east side of Stoddards Neck at a point approximately 1,400 feet north of U.S. Route 3A, extending west towards Davids Island.	9.5	11.79
2	The transect is located along the Back River shoreline at a point approximately 1,200 feet northwest of the west end of Shipyard Drive, extending south towards U.S. Route 3A.	9.5	13.05
3	The transect is located along the Hingham Bay shoreline at the north end of Wompatuck Road, extending southeast towards Foley Beach Road.	9.5	13.12
4	The transect is located along the Hingham Bay shoreline at a point approximately 150 feet in the vicinity of Howard Road, extending southwest towards Shute Avenue.	9.5	13.69
5	The transect is located along the Hingham Bay shoreline, extending southeast along Cushing Avenue towards Downer Avenue.	9.5	14.32

REVISED DATA

TABLE 15 – REVISED TRANSECT DESCRIPTIONS – cont'd

<u>TRANSECT</u>	<u>LOCATION</u>	<u>ELEVATION (feet NAVD 88)</u>	
		<u>1-PERCENT- ANNUAL- CHANCE STILLWATER</u>	<u>MAXIMUM 1- PERCENT ANNUAL CHANCE WAVE CREST¹</u>
6	The transect is located along the Hingham Harbor shoreline at a point approximately 50 feet northeast of the intersection of Cushing Avenue and Downer Avenue, extending northwest towards Mann Street.	9.5	12.45
7	The transect is located along the Hingham Harbor shoreline at a point approximately 350 feet north of the intersection of Governor Long Road and Otis Street, extending southwest towards Broad Cove Road.	9.5	12.45
8	The transect is located along the Hingham Harbor shoreline at a point approximately 1000 feet southeast of the vicinity of Cole Road and Otis Street, extending southwest towards Lincoln Street.	9.5	12.10
9	The transect is located along the northern shoreline of Langlee Island, extending south towards the intersection of Otis Street and Summer Street on the mainland of Hingham.	9.5	13.94
10	The transect is located along the Hingham Harbor shoreline at a point approximately 300 feet northeast of the Summer Street Rotary, extending south towards Home Meadows.	9.5	12.56
11	The transect is located along the Hingham Harbor shoreline at a point approximately 1,300 feet northwest of the intersection of Seal Cove Road and Martins Lane, extending east towards Martins Lane.	9.5	11.31



¹ Because of map scale limitations, the maximum wave elevation may not be shown on the FIRM.

TABLE 15 – REVISED TRANSECT DESCRIPTIONS – cont'd

<u>TRANSECT</u>	<u>LOCATION</u>	<u>ELEVATION (feet NAVD 88)</u>	
		<u>1-PERCENT- ANNUAL- CHANCE STILLWATER</u>	<u>MAXIMUM 1- PERCENT ANNUAL CHANCE WAVE CREST¹</u>
12	The transect is located along the west side of Planters Hill at a point approximately 3,200 feet northwest of Martins Lane, extending southeast towards the Weir River.	9.5	15.00
13	The transect is located along the Hull Bay shoreline extending south along Beech Avenue towards World's End.	9.7	15.49/15.01*
14	The transect is located on southwest side of Spinnaker Island at a point approximately 400 feet south of the intersection of Spinnaker Island Causeway and Marina Drive, extending to the northeast.	9.7	15.55
15	The transect is located along the Hull Bay shoreline extending northeast along Western Avenue towards Main Street.	9.7	16.39
16	The transect is located at the north end of Peddocks Island, extending southwest towards island's center.	9.7	16.22
17	The transect is located along the Massachusetts Bay shoreline, extending south along Town Street.	9.7	16.95/15.97*
18	The transect is located along the Massachusetts Bay shoreline at a point approximately 900 feet northwest of the intersection of Christine Road and Harbor View Road, extending south towards Spring Street.	9.7	16.39
19	The transect is located along the Massachusetts Bay shoreline at a point approximately 150 feet west of the intersection of Nantasket Avenue and Fitzpatrick Way, extending southeast toward Allerton Harbor.	9.7	16.87/14.67*

REVISED DATA

*Wave propagation from Hingham Bay

¹ Because of map scale limitations, the maximum wave elevation may not be shown on the FIRM.

REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015

TABLE 16 – REVISED TRANSECT DATA – cont’d

STILLWATER ELEVATIONS (feet NAVD 88¹)

<u>FLOODING SOURCE</u>	<u>10-PERCENT- ANNUAL CHANCE</u>	<u>2- PERCENT- ANNUAL- CHANCE</u>	<u>1- PERCENT- ANNUAL- CHANCE</u>	<u>0.2- PERCENT- ANNUAL- CHANCE</u>	<u>ZONE</u>	<u>BASE FLOOD ELEVATION (feet NAVD 88)¹</u>
BUZZARDS BAY – continued						
Transect 199	7.1	10.7	12.5	16.2	VE	17 to 20
Transect 200	7.1	10.7	12.5	16.2	VE AE	19 14
HINGHAM BAY						
Transect 3	8.4	9.3	9.5	10.6	VE AE	13 11
Transect 4	8.4	9.3	9.5	10.6	VE	22
Transect 5	8.4	9.3	9.5	10.6	VE	14
HINGHAM HARBOR						
Transect 6	8.4	9.3	9.5	10.6	VE	13
Transect 7	8.4	9.3	9.5	10.6	VE AE	16 6
Transect 8	8.4	9.3	9.5	10.6	VE AE	12 10
Transect 9	8.4	9.3	9.5	10.6	VE	19
Transect 10	8.4	9.3	9.5	10.6	VE AE	14 11
Transect 11	8.4	9.3	9.5	10.6	VE	11

¹North American Vertical Datum of 1988

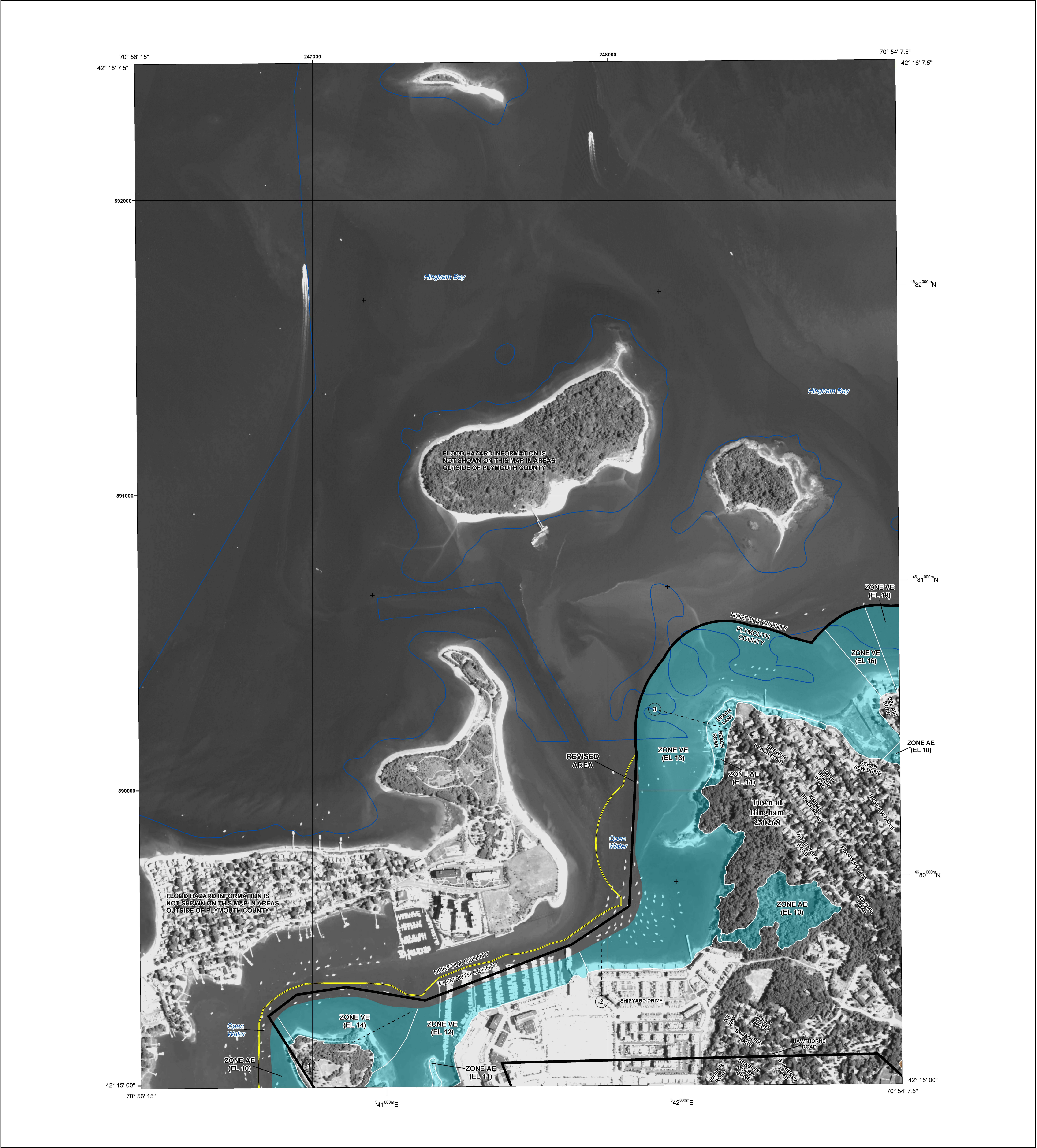
TABLE 16 – REVISED TRANSECT DATA – cont'd

STILLWATER ELEVATIONS (feet NAVD 88¹)

<u>FLOODING SOURCE</u>	<u>10-PERCENT- ANNUAL CHANCE</u>	<u>2- PERCENT- ANNUAL- CHANCE</u>	<u>1- PERCENT- ANNUAL- CHANCE</u>	<u>0.2- PERCENT- ANNUAL- CHANCE</u>	<u>ZONE</u>	<u>BASE FLOOD ELEVATION (feet NAVD 88)¹</u>
MASSACHUSETTS BAY – continued						
Transect 24	8.4	9.3	9.7	10.6	VE AO	20-22
Transect 25	8.4	9.3	9.7	10.6	VE	36
Transect 26	8.4	9.3	9.7	10.6	VE AE	20-22 10-17
Transect 27	8.4	9.3	9.7	10.6	VE AE	21-26 10-15
Transect 28	8.4	9.3	9.7	10.6	VE	25
WEIR RIVER						
Transect 12	8.4	9.3	9.5	10.6	VE AE	17 10
WEYMOUTH BACK RIVER						
Transect 1	8.4	9.3	9.5	10.6	VE AE	14 10
Transect 2	8.4	9.3	9.5	10.6	VE	13

¹North American Vertical Datum of 1988

REVISED DATA



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	NO SCREEN
GENERAL STRUCTURES	Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
OTHER FEATURES	Non-accredited Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

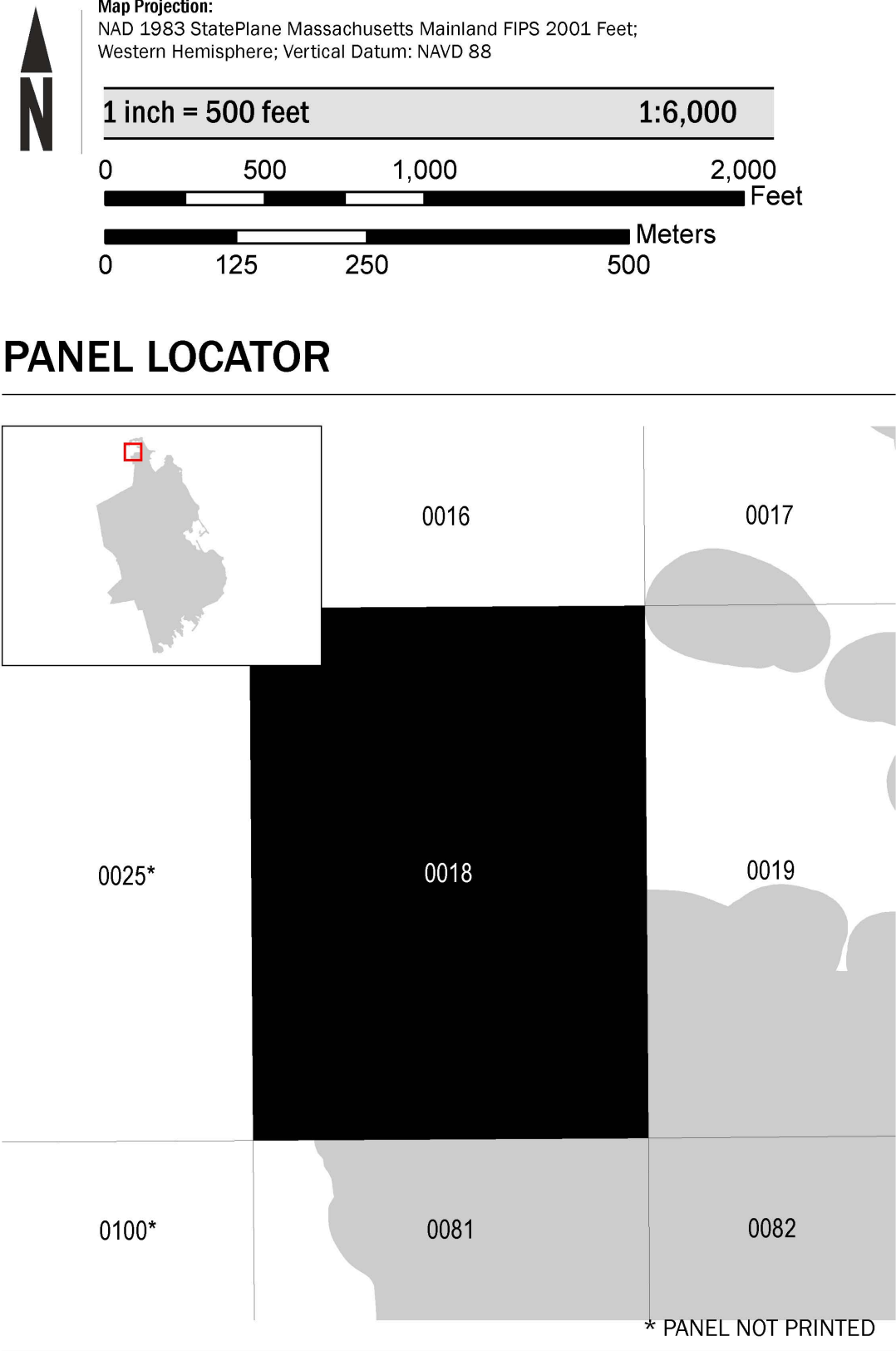
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital orthophotography. Base map files were provided in digital form by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Aerial photography is dated 2014.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE
This map includes approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see http://www.fws.gov/habitatconservation/coastal_barrier.html, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

CBRS Area **Otherwise Protected Area**

SCALE



FEMA

National Flood Insurance Program

Panel 18 of 650

REVIS

TO

REFLECT LOMR

EFFECTIVE

AUGUST 14, 2015

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PLYMOUTH COUNTY, MASSACHUSETTS

AND INCORPORATED AREAS

Panel Contains:

COMMUNITY

HINGHAM, TOWN OF

NUMBER

250268

PANEL

0018

SUFFIX

J

VERSION NUMBER

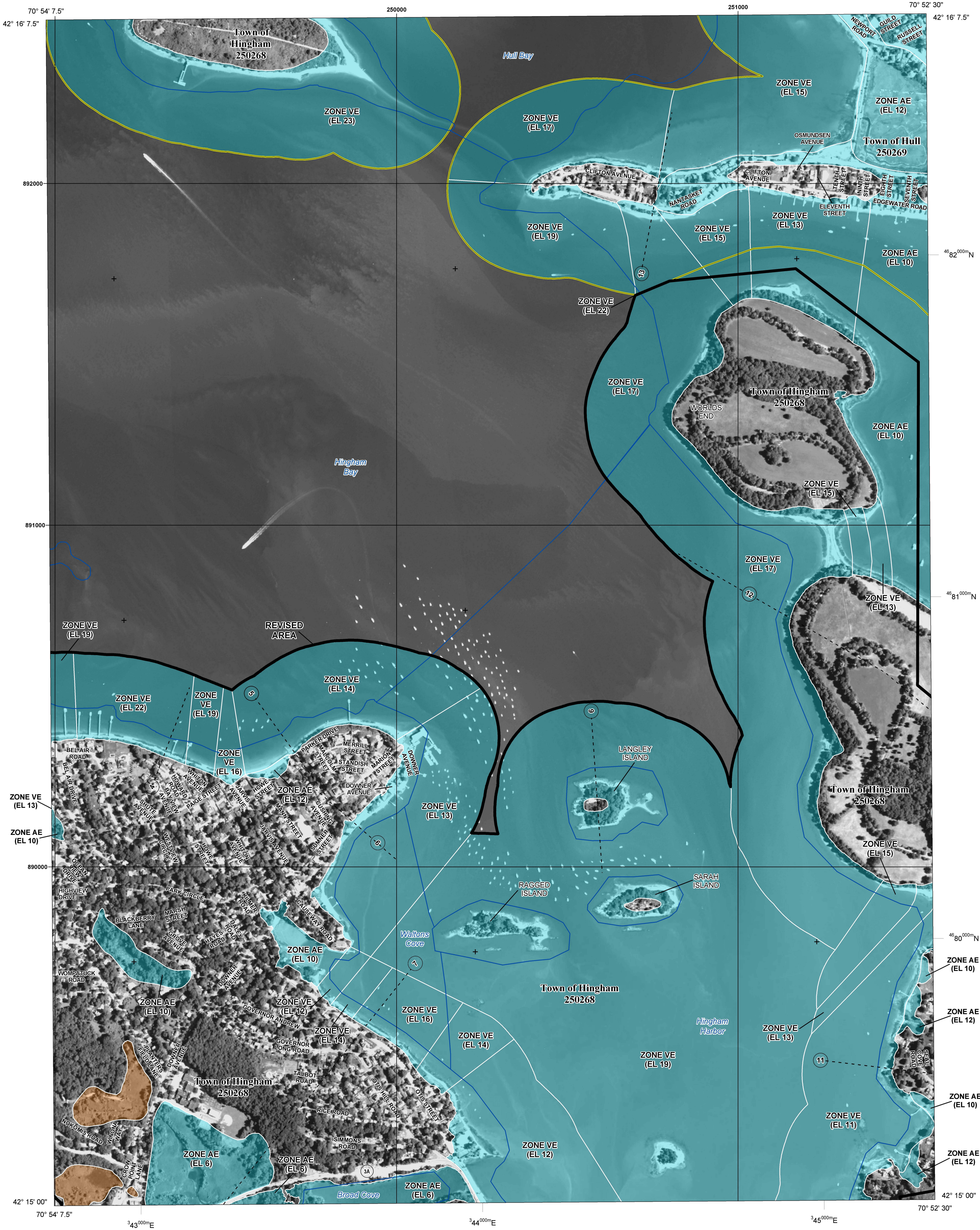
1.0.0.0

MAP NUMBER

25023C0018J

EFFECTIVE DATE

July 17, 2012



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		NO SCREEN
GENERAL STRUCTURES		Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike, or Floodwall
OTHER FEATURES		Non-accredited Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital orthophotography. Base map files were provided in digital form by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Aerial photography is dated 2014.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE
This map includes approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see http://www.fws.gov/habitatconservation/coastal_barrier.html, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

	CBRS Area		Otherwise Protected Area
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SCALE

Map Projection:
NAD 1983 StatePlane Massachusetts Mainland FIPS 2001 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR

* PANEL NOT PRINTED

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PLYMOUTH COUNTY, MASSACHUSETTS
AND INCORPORATED AREAS

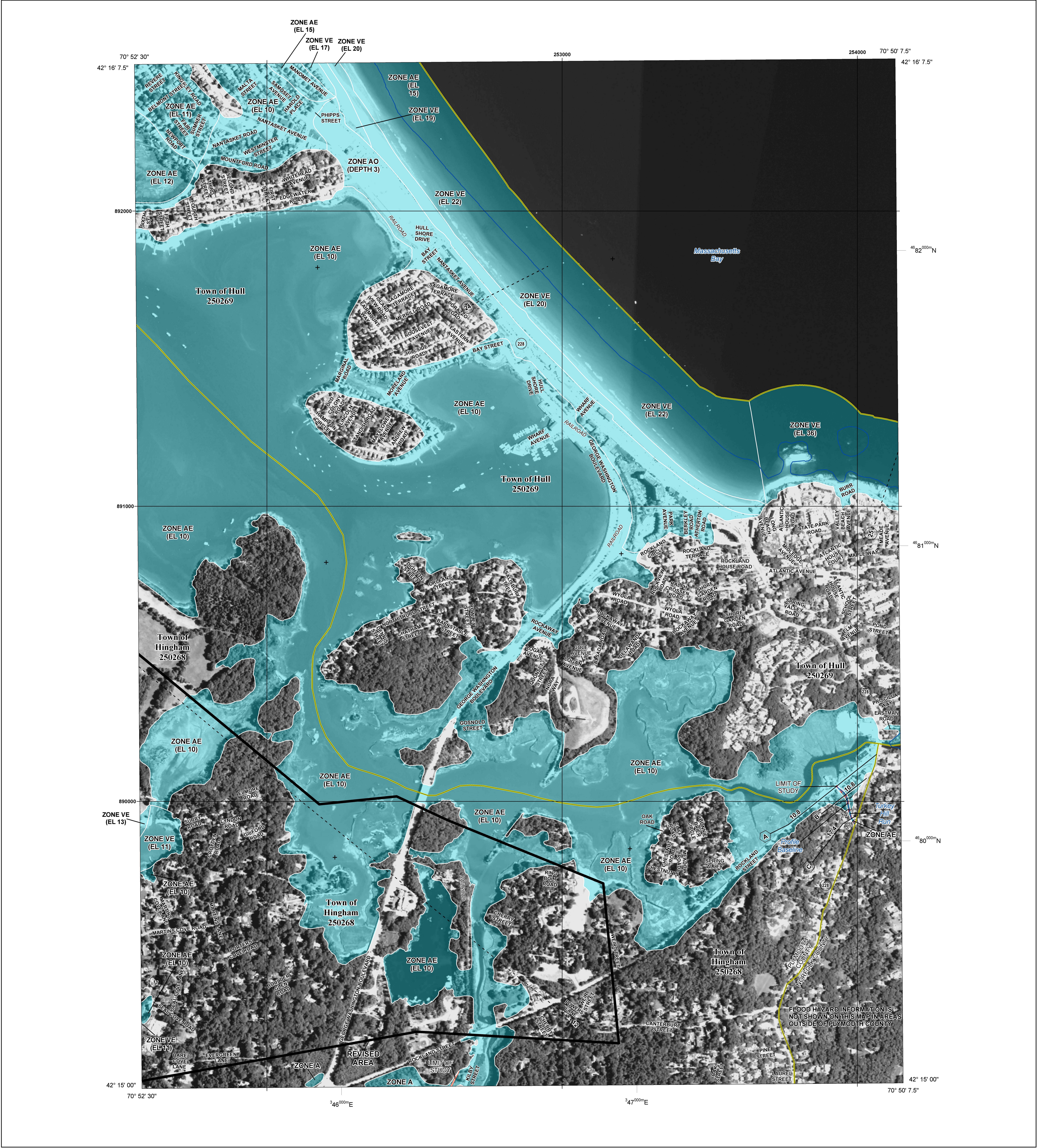
PANEL 19 of 650

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
HINGHAM, TOWN OF	250268	0019	J
HULL, TOWN OF	250269	0019	J

REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015

VERSION NUMBER 1.0.0.0
MAP NUMBER 25023C0019J
EFFECTIVE DATE July 17, 2012



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV	
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OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
GENERAL STRUCTURES	Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone D
OTHER FEATURES	Channel, Culvert, or Storm Sewer
	Accredited or Provisionally Accredited Levee, Dike, or Floodwall
OTHER FEATURES	Non-accredited Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
OTHER FEATURES	Coastal Transect Baseline
	Profile Baseline
OTHER FEATURES	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

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For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

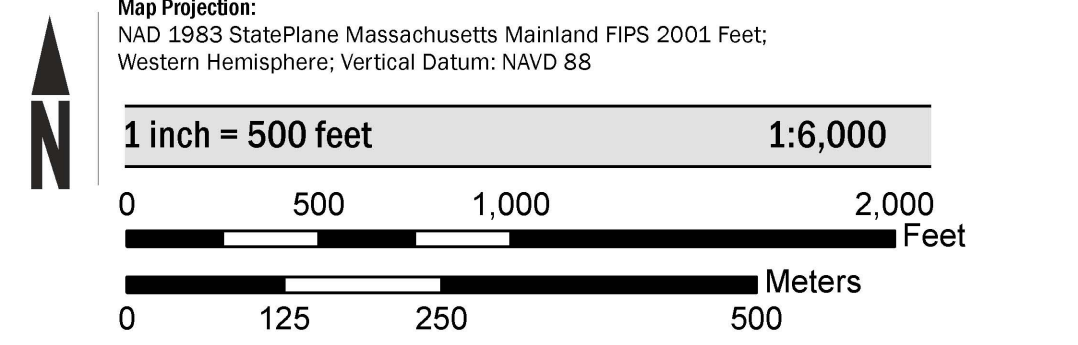
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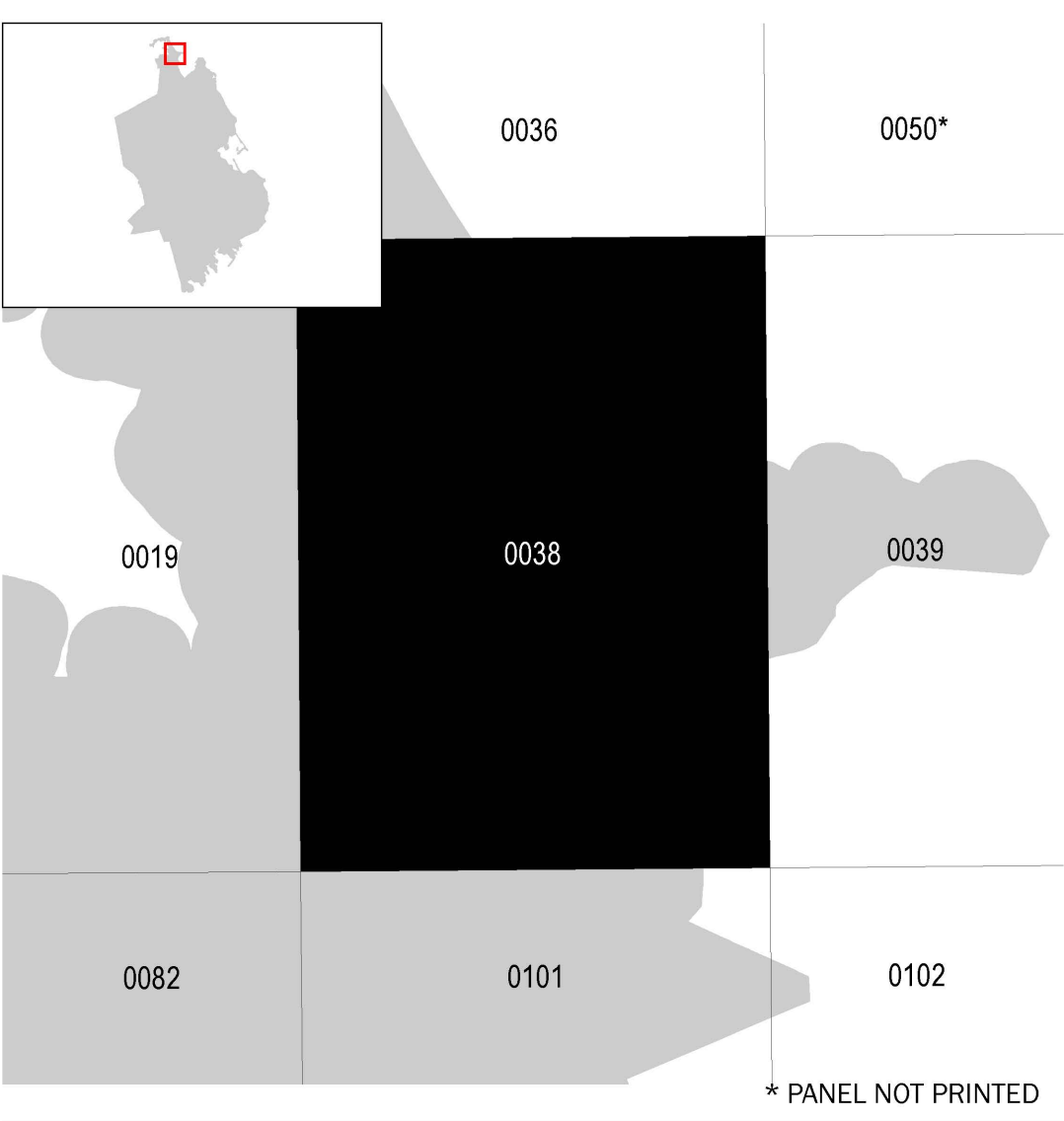
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CBRS Area Otherwise Protected Area

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PLYMOUTH COUNTY, MASSACHUSETTS
AND INCORPORATED AREAS

PANEL 38 of 650

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
HINGHAM, TOWN OF	250268	0038	J
HULL, TOWN OF	250269	0038	J

**REVISED TO
REFLECT LOMR
EFFECTIVE
AUGUST 14, 2015**

VERSION NUMBER
1.0.0.0

MAP NUMBER
25023C0038J

EFFECTIVE DATE
July 17, 2012

247000

JOINS PANEL 0018

248000

ZONE AE
(EL 10)Open
WaterZONE AE
(EL 11)ZONE VE
(EL 12)

BEAL STREET

WILLIAM B TERRY DRIVE

3A

3A

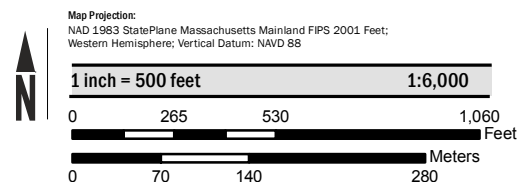
REVISED
AREATown of Hingham
250268

Weymouth Back River

PLYMOUTH COUNTY
BRISTOL COUNTYZONE AE
(EL 10)FLOOD HAZARD INFORMATION IS
NOT SHOWN ON THIS MAP IN AREAS
OUTSIDE OF PLYMOUTH COUNTY

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAPPLYMOUTH COUNTY, MASSACHUSETTS
AND INCORPORATED AREAS

PANEL 81 OF 650

Panel Contains:

COMMUNITY

NUMBER

PANEL SUFFIX

HINGHAM, TOWN OF

250268

0081 J

REVISED TO REFLECT
LOMR EFFECTIVE
AUGUST 14, 2015VERSION NUMBER
1.0.0.0MAP NUMBER
25023C0081JEFFECTIVE DATE
July 17, 2012

