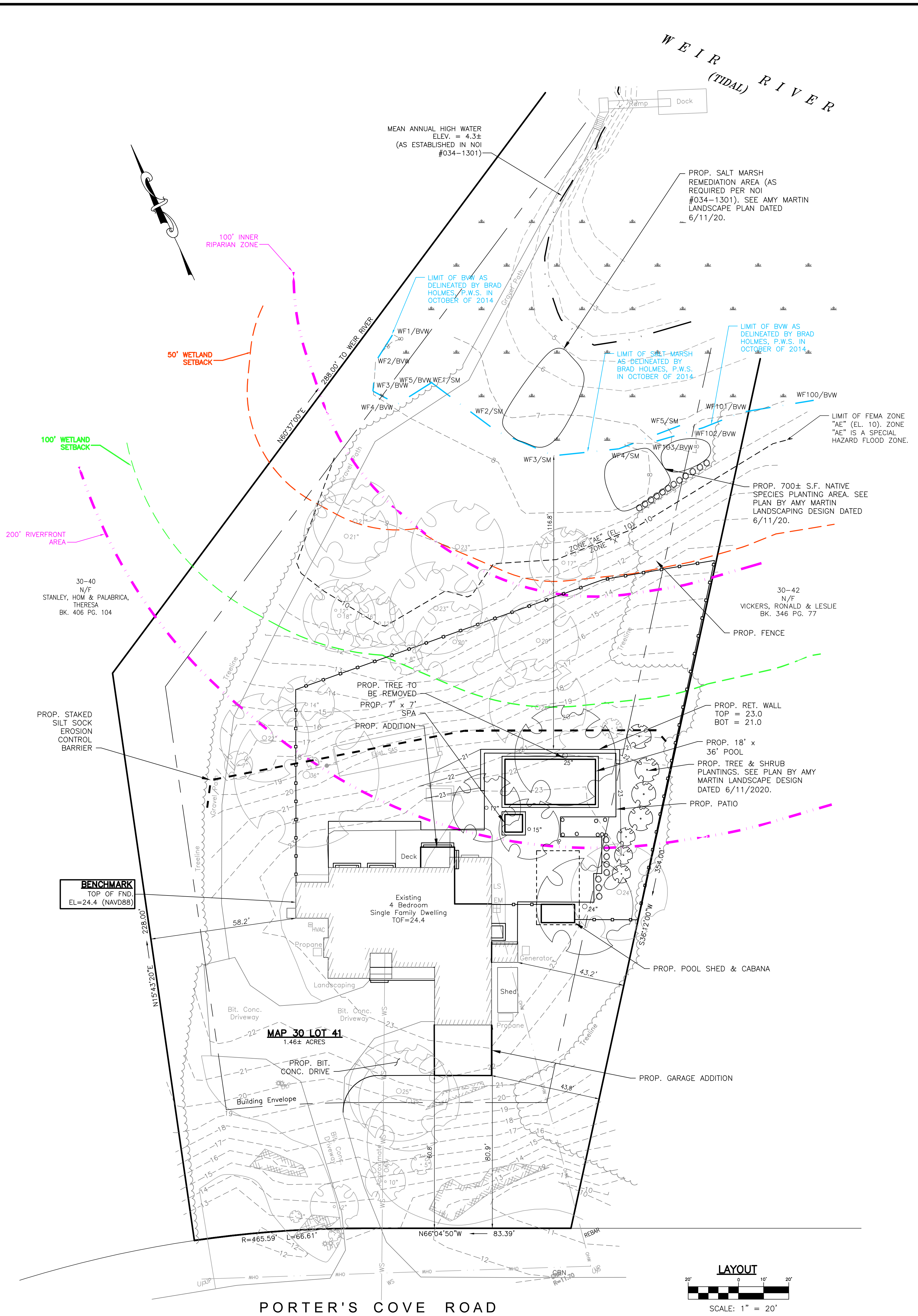


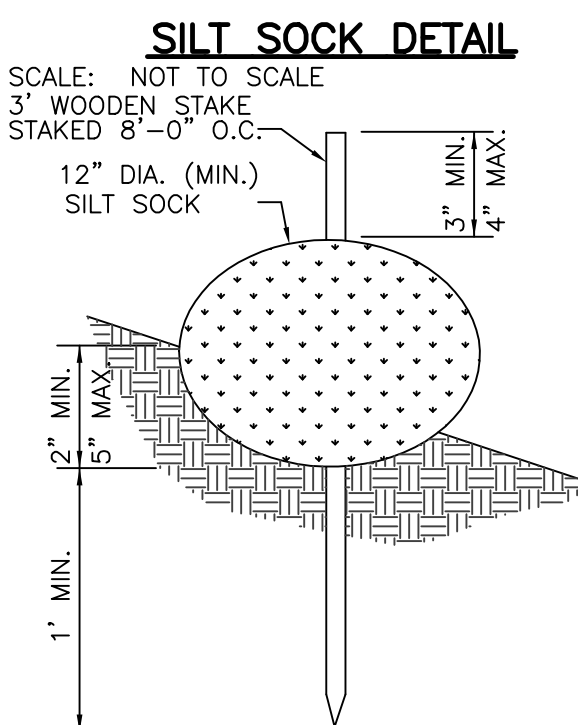
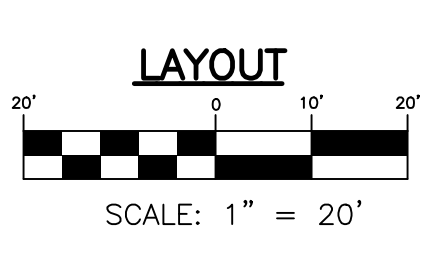
VICINITY MAP
NO SCALE



BENCHMARK
TOP OF FND.
EL=24.4 (NAVD88)

MAP 30 LOT 41
1.46± ACRES

PORTER'S COVE ROAD



RIVERFRONT CALCULATIONS

TOTAL R.F. AREA ONSITE	= 39,833 S.F.
TOTAL EXISTING DEGRADED R.F. AREA	= 1,731 S.F. (TOTAL)
	891 S.F. (INNER RIPARIAN)
	840 S.F. (OUTER RIPARIAN)
PROP. DEGRADED AREA R.F. AREA	= 3,563 S.F. (TOTAL)
	891 S.F. (INNER RIPARIAN)
	2,672 S.F. (OUTER RIPARIAN)
PROPOSED DISTURBED R.F. AREA	= 3,563 S.F. (8.9%)
	(PER 310 CMR 10.58 - 10% MAX ALLOWED OR 5,000 S.F., WHICHEVER IS GREATER.)

GENERAL NOTES

- RECORD OWNERS: THE SIDORSKY LIVING TRUST
- DEED REFERENCE: LC#129152
- PLAN REFERENCES: REGISTERED LAND PLAN #9315B PLAN BK. 10 PG. 871
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM R-C ZONING DISTRICT.
- THIS PROPERTY DOES NOT LIE IN A DESIGNATED DEP WELLHEAD PROTECTION AREA (DEP ZONE II).
- THE PROPERTY DOES NOT LIE IN A DEP SURFACE WATER SUPPLY PROTECTION AREA (DEP ZONE A).
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 10/7/2014 & 11/7/2019.
- ALL KNOWN WETLAND RESOURCE AREAS ARE SHOWN ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES IN FEMA ZONES "X" AND "AE" (EL. 10) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0038J DATED 7/17/2012. ZONE "AE" IS A SPECIAL HAZARD FLOOD ZONE.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE 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 BASED ON NAVD88 DATUM.

ZONING TABLE

CRITERIA	REQUIRED
RESIDENCE C ZONING DISTRICT	
FRONT YARD	50'
SIDE YARD	20'
REAR YARD	20'
LOT AREA	40,000 S.F.
FRONTAGE	150'

	PREPARED BY:	
	PROJECT:	
APPLICANT:	TIVON & CATHERINE SIDORSKY 15 PORTER'S COVE ROAD HINGHAM, MA 02043	DRAWN: PGG CHECK: GJM JOB NO: 19-330 DATE: 6/11/20 REV: 6/11/20 SHEET: 1
PLAN TITLE:	PLAN TO ACCOMPANY NOI	