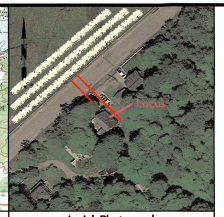
Project Locus
Scale: 1" = 2000 Feet ±



Aerial Photograph
Scale: 1" = 100 Feet

Source: GOOGLE EARTH

LEGEND

- MHB/FND — MASSACHUSETTS HIGHWAY STONE BOUND FOUND
- IR/FND — IRON ROD FOUND
- DH/FND — DRILL HOLE FOUND
- n/F — NOW OR FORMERLY
- (REC) — FROM RECORD PLANS
- S — SEWER LINE
- OHW — OVERHEAD WIRES
- 15 — CONTOUR
- 15.5 — SPOT GRADE
- CBN — CATCH BASIN
- UP — UTILITY POLE
- WG — WATER GATE
- EOP — EDGE OF PAVEMENT
- FFE — FIRST FLOOR ELEVATION
- PFE — PORCH FLOOR ELEVATION
- DFE — DECK FLOOR ELEVATION
- SFE — SECOND FLOOR ELEVATION
- GFE — GARAGE FLOOR ELEVATION
- DT — DECIDUOUS TREE
- Marsh
- 50/100ft buffer zones

GENERAL NOTES

1. Record Property Owner: Steven and Jessica Govoni
2. Property Location: 299 Rockland Street, Hingham MA
3. Hingham Assessors Parcel ID 33–0–4, zoned Single Family Residential C.
4. Plymouth County Registry of Deeds: Book 39441, Page 63
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone X and AE 10 Panel 38 of 650: 250268 0038 J July 17, 2012.
7. Location of all utilities is approximate. Call 1–800–dig–safe before commencing any work.
8. Existing mean grade calculated at 13.0.

LOT STATISTICS

LOT AREA = 10,796 SQ. FT.

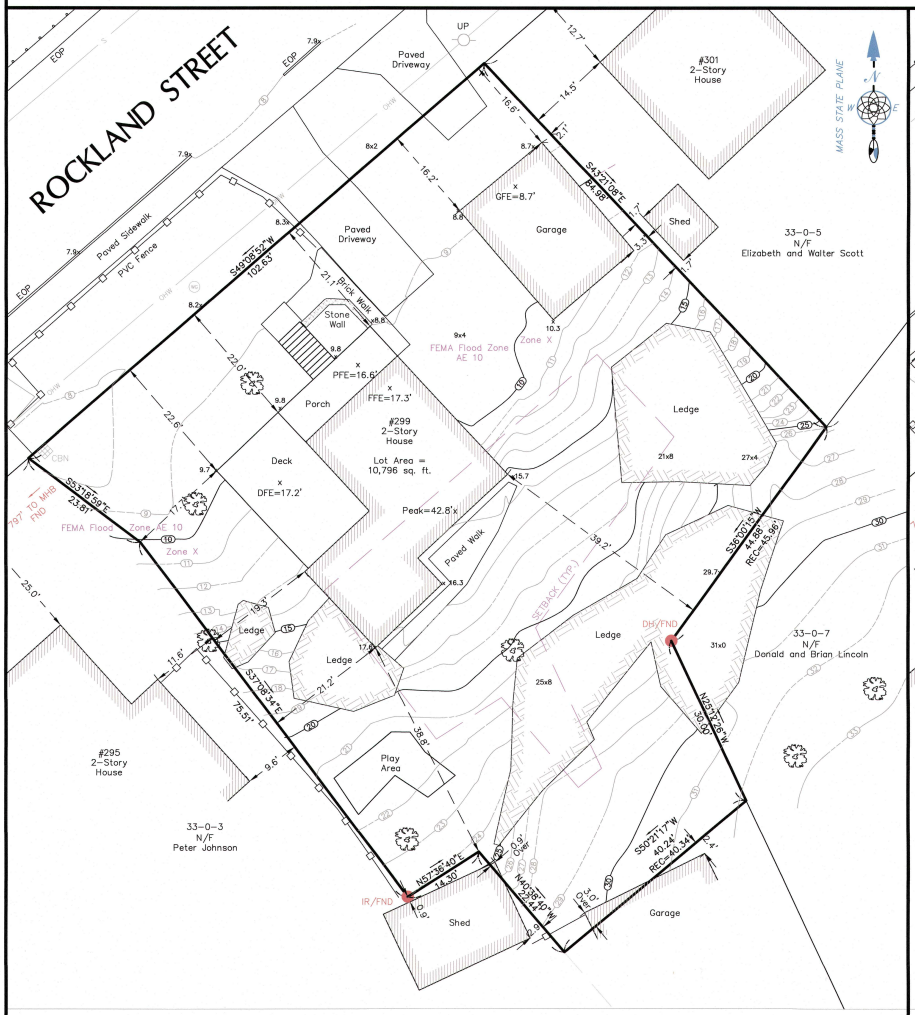
ZONING

SITE IS ZONED SINGLE FAMILY RESIDENTIAL C

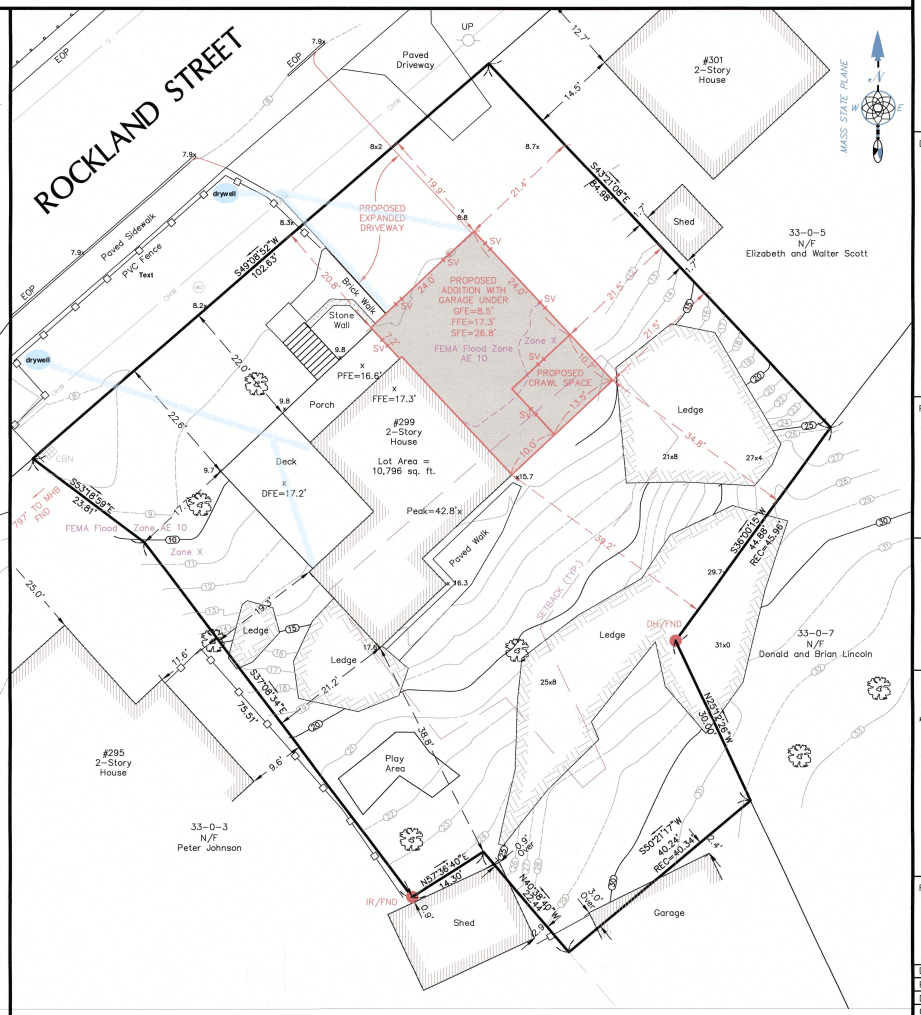
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	40,000 SQ.FT.	10,796 SQ.FT.	10,796 SQ.FT.
MIN FRONTAGE:	150 FT.	102.63 FT.	102.63 FT.
FRONT SETBACK:	50 FT.	16.2 FT.	19.9 FT.
SIDE SETBACK:	20 FT.	2.1 FT.	17.7 FT.
REAR SETBACK:	20 FT.	38.8 FT.	34.8 FT.
MAX. HEIGHT:	35 FT.	29.8 FT.	SEE ARCHITECTURALS

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JULY 10–12, 2017 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY ROBERT S. ROSE, ARCHITECT.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

299 Rockland Street

Hingham Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Steve Govoni
299 Rockland Street
Hingham, MA 02043

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID G. RAY
No. 35412

5/11/2020

David G. Ray #35412

Nantasket Survey Engineering, LLC

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(781) 773–1701 (781) 773–1702 (fax)
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Scale: 1"=10'

0 5 10 20 25 FEET

Revisions

Date	5–11–2020	Drawing
Proj. Mgr.	DGR	1
Design	N/A	
Check	DGR	
Drawn	AMS/DGR	
Job #	1–2034	of 1