

RECORD OWNER:
 ASSESSORS PARCEL 191-0-22
 3 ELAINE ROAD
 XIAO FAN AND TAO GUO
 3 ELAINE ROAD
 HINGHAM, MA 02043
 BOOK #: 34939 PAGE #: 221
 LOT 5 - PLAN 310 OF 1956

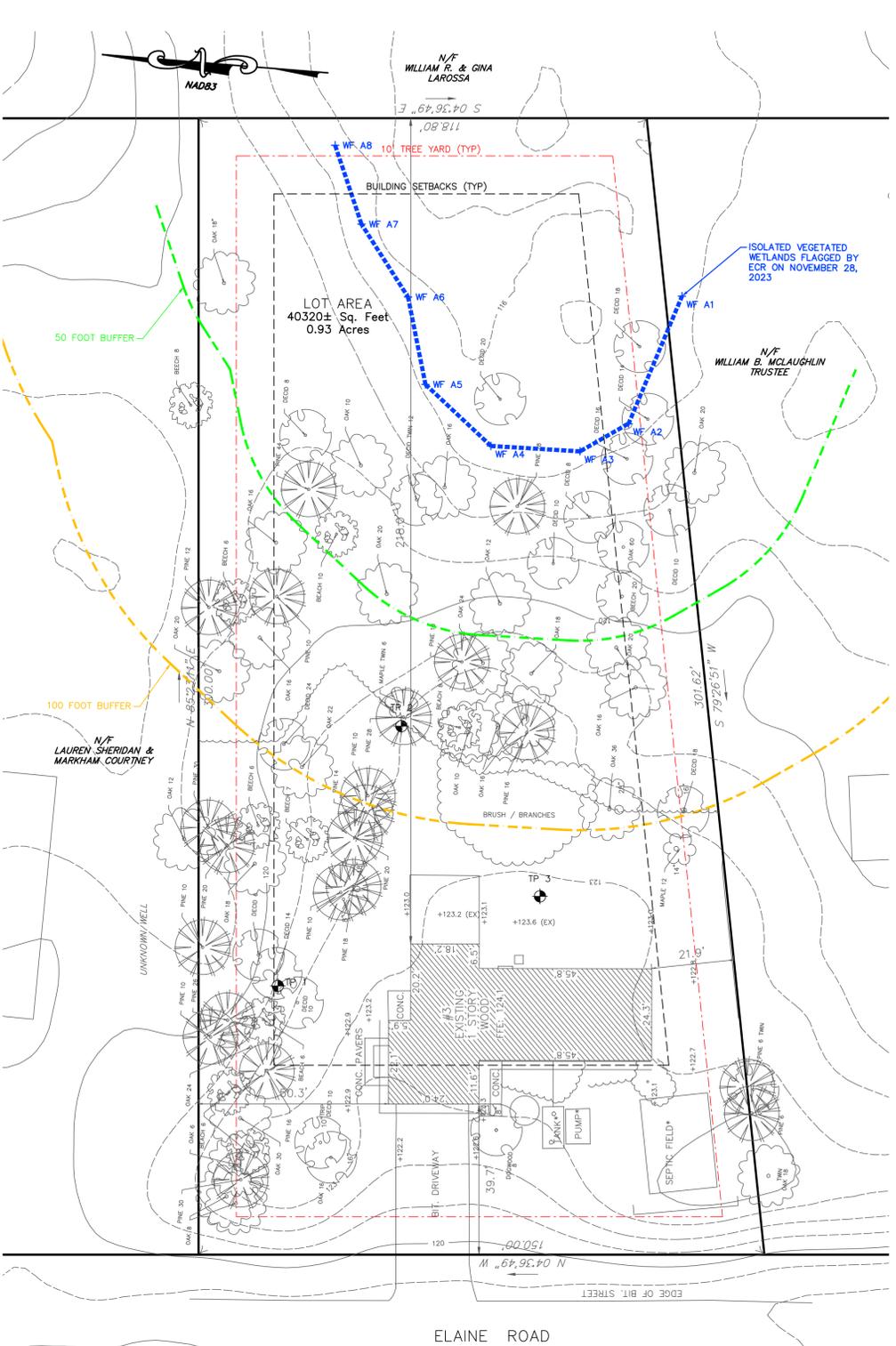
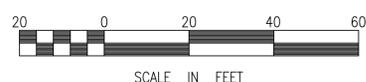
- NOTES:**
1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS FROM LIDAR
 2. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED AND LOCATED BY MERRILL ENGINEERS & LAND SURVEYORS, DURING
 3. SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 5. SEPTIC INFORMATION SCALED FROM AS BUILT SEPTIC PLAN BY MCSWENEY ASSOCIATES DATED 7/27/2007.
 6. SURVEY COMPLETED BY C & G SURVEY COMPANY

ENVIRONMENTAL NOTES:

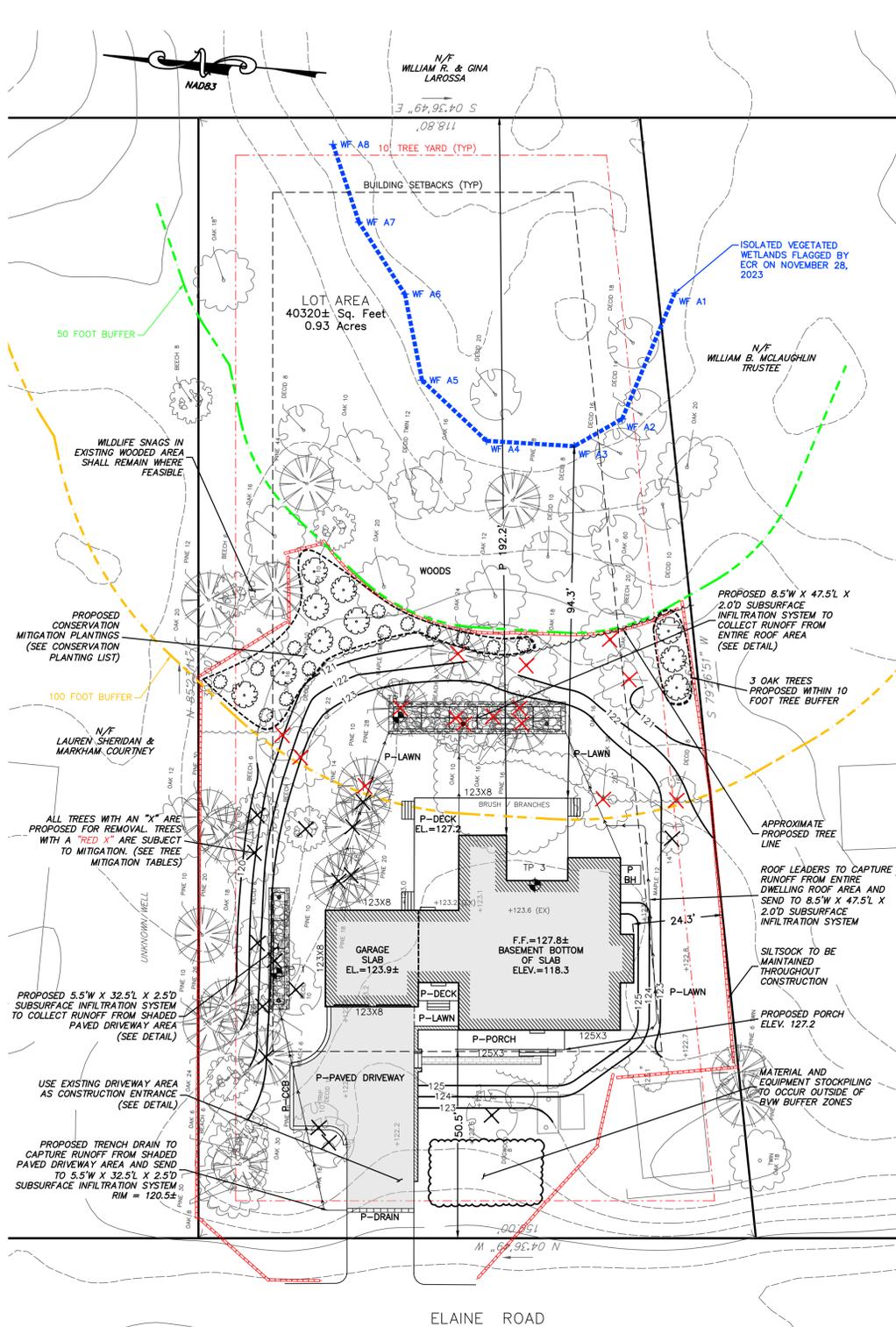
1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
5. SITE IS LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0111K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



EXISTING CONDITIONS



PROPOSED CONDITIONS

ZONING REQUIREMENTS RESIDENCE DISTRICT "C"		
	REQUIRED	EXISTING
AREA	40,000 SF	40,320± SF
FRONTAGE	150 FEET	150 FEET
BUILDING HEIGHT	35 FEET	12.9 FEET
MINIMUM YARDS:		
FRONT	50 FEET*	39.7 FEET*
SIDE	20 FEET	21.9 FEET
REAR	20 FEET	218.0 FEET
		192.2 FEET

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.
 BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

SOIL LOGS
 Date: November 17, 2023
 SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.

TP No. 1	TP No. 2	TP No. 3
Gnd El. 121.0± G.W. El. 113.0±	Gnd El. 122.0± G.W. El. 112.0±	Gnd El. 123.0± G.W. El. 116.8±
0' FILL	0' FILL	0' FILL
20' A/B LOAMY SAND	9' B LOAMY SAND	24' B LOAMY SAND
30' C1 SAND	30' C MEDIUM SAND	74' C2 LOAM MOTTLES
45' C2 MEDIUM SAND	NO MOTTLES	NO MOTTLES
96' NO MOTTLES	NO MOTTLES	NO MOTTLES
113.0 Elev.	112.0 Elev.	113.5 Elev.

TREE CALCS - PLANNING BOARD

TREES TO BE REMOVED IN 10' BUFFER	TOTAL INCHES REMOVED	TREES TO PLANT
1	18	3

INCHES TO REPLACE = 18/2 = 9"
 # OF TREES = 9"/(3" PER TREE) = 3 TREES

TREE PLANTING LIST - PLANNING BOARD:

BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
QUERCUS	OAK	3	3"

TOTAL REPLACED INCHES = 9" = 3 TREES

* TREES MUST BE SELECTED FROM THE TOWN OF HINGHAM SHADE TREE LIST
 CALIPER OF ALL TREES SHALL BE NO LESS THAN 3.0" MEASURED 4.5' FROM THE GROUND.

*ALL TREES WITHIN 10-FOOT TREE BUFFER SHALL BE PROTECTED AS REQUIRED BY ZBL 1-1.5.H. CRITICAL ROOT ZONES OF PROTECTED TREES TO BE SURROUNDED BY A TEMPORARY PROTECTION FENCE

TREE CALCS - CONSERVATION COMMISSION

TREES TO BE REMOVED IN 100' BUFFER	MITIGATION REQUIRED
15	15 - 3 = 12 TREES*

*3 TREES ARE SUBTRACTED DUE TO THE MITIGATION ALREADY PROPOSED FOR PLANNING BOARD

PLANTING LIST - CONSERVATION COMMISSION:

BOTANICAL NAME	COMMON NAME	# OF TREES
PINUS	PINE	3
QUERCUS PRINOIDES	DWARF CHINKAPIN OAK	4
ILEX GLABRA	INKBERRY HOLLY	5
MYRTICA PENNSYLVANICA	BAYBERRY	5
AMELANCHIER ARBOREA	TALL SHADBUSH	4

TOTAL MITIGATION = 7 TREES & 14 SHRUBS.
 14 SHRUBS = 7 TREES -> 7 + 7 = 14 TREES MITIGATED (2 EXTRA)

* TREES MUST BE SELECTED FROM THE TOWN OF HINGHAM SHADE TREE LIST
 CALIPER OF ALL TREES SHALL BE NO LESS THAN 3.0" MEASURED 4.5' FROM THE GROUND.

REVISIONS:
 CONSERVATION COMMENTS
 5-16-24 01

DRAWN BY:
 CCH/XO
 DESIGNED BY:
 CCH/XO
 CHECKED BY:
 BPS
 SCALE: 20 SCALE



427 Columbia Road
 Hanover, MA 02339
 781-826-9200
 40 Court Street, Ste 2A
 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 #:
 JN:23-480

PROJECT:
SITE PLAN
 3 ELAINE ROAD
 ASSESSOR'S
 ID: 191/0/22.R
 HINGHAM
 MASSACHUSETTS

CLIENT:
 DARRYL WEHMEYER
 COPIA REAL ESTATE
 DESIGN & BUILD
 425 LINCOLN STREET
 HINGHAM, MA 02043
 781-875-1199

DRAWING PATH:
 H:\23-480\DESIGN\23480-3 ELAINE RD_SIP_REV_5-16-24.DWG.
 DATE:
 MAY 6, 2024

SITE PLAN