

RECORD OWNER:

PARCEL ID: 204-0-22
 #1192 MAIN STREET, HINGHAM
 PARCEL ID: 204-0-68
 #1196 MAIN STREET, HINGHAM
 PARCEL ID: 12-7
 WASHINGTON STREET, NORWELL
 LORI B. LEO, TRUSTEE
 1192-1194-1196 MAIN STREET REALTY TRUST
 703 HANOVER STREET
 HANOVER, MA 02339
 DEED BOOK 57206 PAGE 156
 LOTS B+C: PLAN BOOK 27 PAGE 991
 LOTS A+B: PLAN BOOK 7 PAGE 856

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0092K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING NOVEMBER OF 2023 AND JANUARY OF 2024.
2. TOPOGRAPHY SHOWN HEREON COMPILED FROM AN ON THE GROUND SURVEY AND 2021 USGS LIDAR OF CENTRAL EASTERN MASSACHUSETTS AVAILABLE FROM THE NOAA DIGITAL COAST DATA ACCESS VIEWER.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING SEPTEMBER OF 2022 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SUBJECT SITE IS IN THE RESIDENCE "B" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. 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.
7. EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM A RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH.

ZONING REQUIREMENTS RESIDENCE DISTRICT "B"	
AREA	30,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	35 FEET*
SIDE	20 FEET
REAR	20 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.

REVISIONS:

DRAWN BY: DB

DESIGNED BY:

CHECKED BY: RG

SCALE:
1"=50'

STAMP:



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 #:

22-746

PROJECT:

**EXISTING
 CONDITIONS**

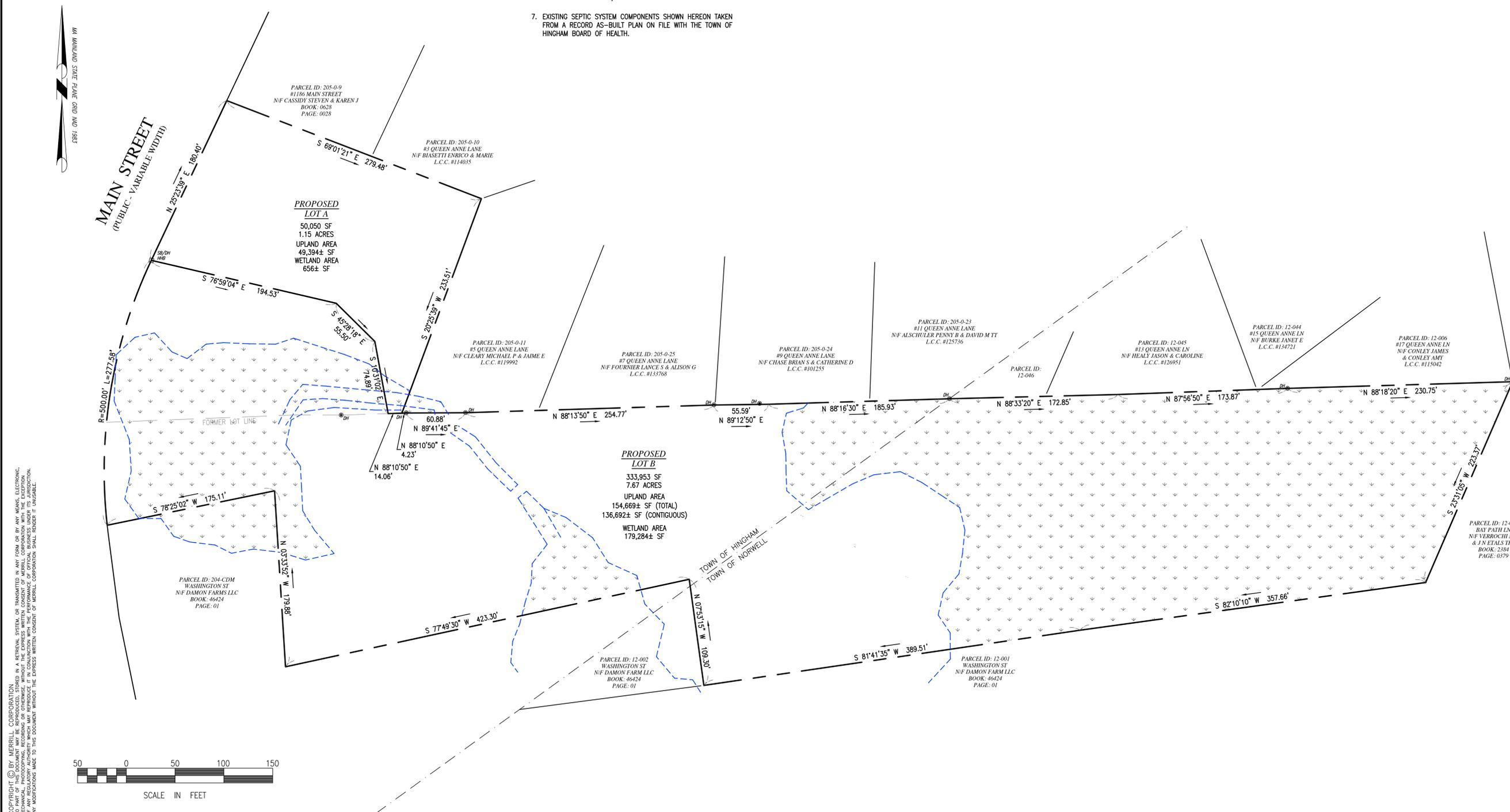
#1192-1196 MAIN STREET
 HINGHAM, MASSACHUSETTS

CLIENT:
 MICHAEL THERIAULT
 703 HANOVER STREET
 HANOVER, MA 02339

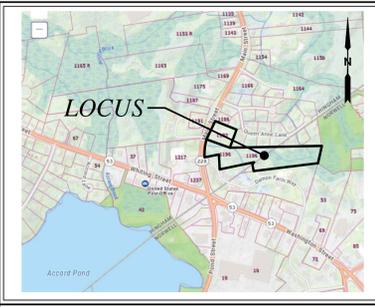
DRAWING PATH:
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DATE:
 JANUARY 24, 2024

**EXISTING CONDITIONS
 PLAN**



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LOCATION MAP SCALE: 1" = 1000'±

RECORD OWNER:
 ASSESSORS MAP 204 LOT 22
 1192 MAIN STREET
 LEO LORI B TRUSTEE
 1192-1194-1196 MAIN STREET REALTY TRUST
 703 HANOVER STREET
 HANOVER, MA 02339
 DEED BOOK 57206 PAGE 156
 ASSESSORS MAP 204 LOT 68
 1196 MAIN STREET
 LEO LORI B TRUSTEE
 1192-1194-1196 MAIN STREET REALTY TRUST
 703 HANOVER STREET
 HANOVER, MA 02339
 DEED BOOK 57206 PAGE 156

- NOTES:**
- PLAN REFERENCES:
 - LAND COURT PLAN NO. 30810 B&C
 - PLAN BOOK 27 PAGE 991-992
 - PLAN 7 PAGE 645
 - PLAN NO. 604 OF 2015
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY PERKINS ENGINEERING INC. DATED NOVEMBER 21, 2022.
 - BEARING SYSTEM IN USE REFERENCES MASS GRID (NAD 83). ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - WETLAND DELINEATION WAS PERFORMED BY BRAD HOLMES OF ENVIRONMENTAL RESTORATION & CONSULTING, LLC OF PLYMOUTH, MA ON SEPTEMBER 17, 2022 AND NOVEMBER 17, 2022 AND SUBSEQUENTLY LOCATED BY PERKINS ENGINEERING, INC.
 - SUBJECT SITE IS IN THE "RESIDENCE B" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 - 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.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE ALL SITE EXCAVATION WITH SOVEREIGN CONSULTING INC. TO ENSURE THE RAM PLAN PROCEDURES ARE FOLLOWED SHOULD ANY HAZARDOUS MATERIAL BE FOUND.

SOIL LOGS

PERFORMED BY: PAUL LOUDERBACK SE#14618 (MERRILL ENGINEERS)
 WITNESSED BY: PAT BRENNON (HINGHAM B.O.H. CONSULTANT)
 DATE: JULY 14, 2023

T.H. #	DATE	EL.	PERC	MIN/IN	REMARKS
#23-01	7/14/23	133.7±			0" TO 14" SANDY LOAM 10YR 4/2
#23-02	7/14/23	135.4±			0" TO 19" A HORIZON SANDY LOAM 10YR 4/2
#23-03	7/14/23	134.7±			13" TO 28" Bw HORIZON SANDY LOAM 10YR 4/6
#23-04	7/14/23	135.3±			13" TO 24" Bw HORIZON SANDY LOAM 10YR 4/6
#23-05	7/14/23	133.6±			0" TO 13" A HORIZON SANDY LOAM 10YR 4/2
#23-06	7/14/23	134.3±			13" TO 24" Bw HORIZON SANDY LOAM 10YR 4/6
#23-07	7/14/23	133.4±			28" TO 72" C1 HORIZON LOAMY SAND 2.5YR 5/4
#23-08	7/14/23	128.7±			24" TO 84" C1 HORIZON LOAMY SAND 10YR 5/4
#23-09	7/14/23	128.4±			84" TO 120" C2 HORIZON SAND & GRAVEL 10YR 4/3
#23-10	7/14/23	125.3±			72" TO 120" C2 HORIZON SAND & GRAVEL 10YR 4/3
#23-11	7/14/23	123.7±			23" TO 120" C2 HORIZON LOAMY SAND 2.5YR 5/4
#23-12	7/14/23	125.4±			29" TO 85" C1 HORIZON LOAMY SAND 2.5YR 5/4
#23-13	7/14/23	128.4±			85" TO 120" C2 HORIZON SAND & GRAVEL 10YR 4/3
#23-14	7/14/23	125.4±			29" TO 85" C1 HORIZON LOAMY SAND 2.5YR 5/4
#23-15	7/14/23	125.4±			85" TO 120" C2 HORIZON SAND & GRAVEL 10YR 4/3

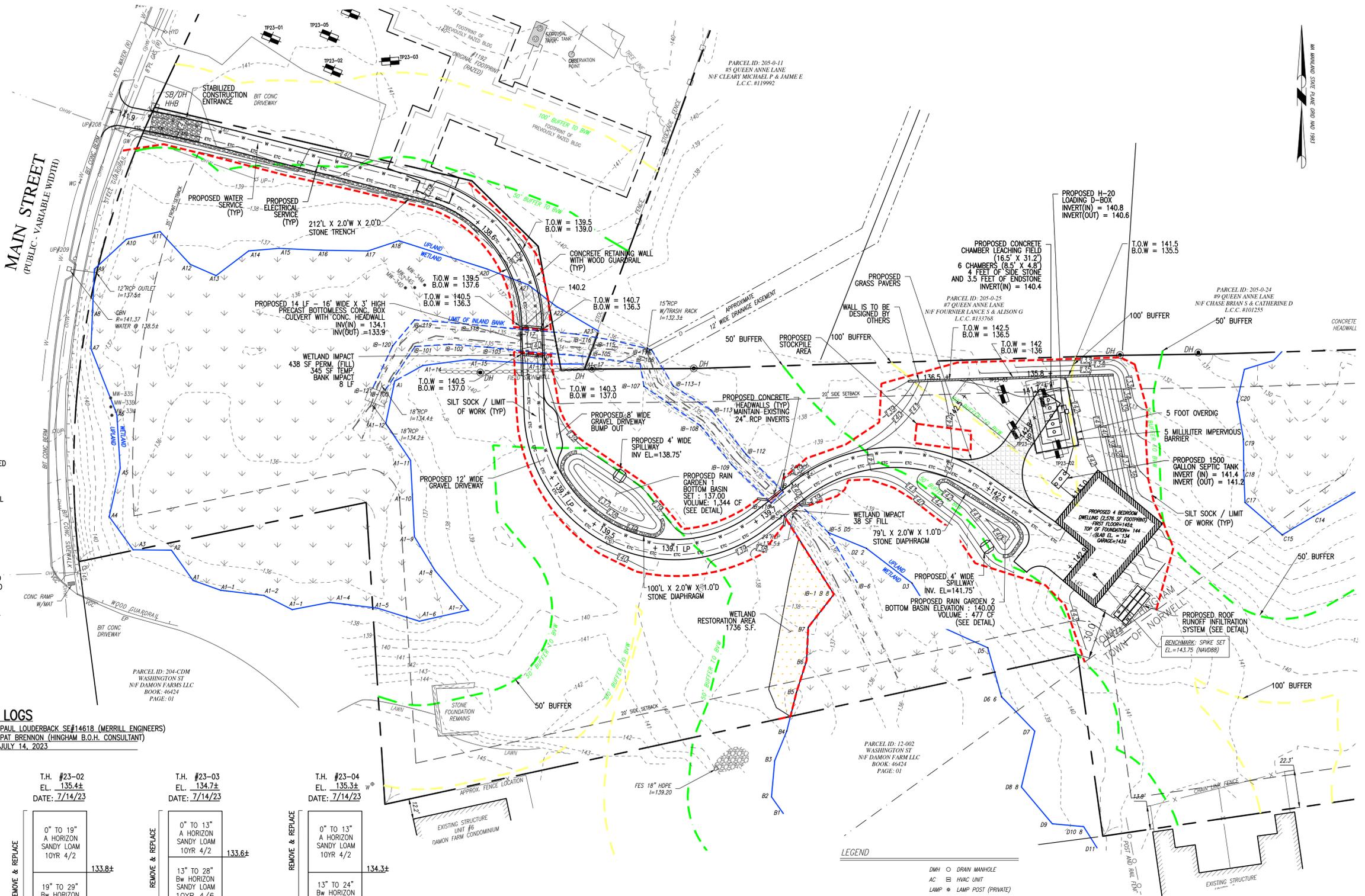
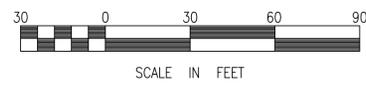
ZONING REQUIREMENTS RESIDENCE DISTRICT "B"

AREA	REQUIRED	EXISTING	PROPOSED LOT 1
FRONTAGE	30,000 SF	333,985 SF	333,985 SF
BUILDING HEIGHT	150 FEET	193.78 FEET	277.58 FEET
MINIMUM YARDS:			
FRONT	35 FEET*	0 FEET	583.6 FEET
SIDE	20 FEET	0 FEET	30 FEET
REAR	20 FEET	0 FEET	708.8 FEET
PARKING SPACES	2/UNIT	0 SPACES	3 SPACES

* 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.

FLOOD NOTE:
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- LEGEND**
- DMH ○ DRAIN MANHOLE
 - AC □ HVAC UNIT
 - LAMP * LAMP POST (PRIVATE)
 - MH ○ MANHOLE (UNKNOWN)
 - RHT ◇ ROOF HEIGHT
 - ROCK ○ LARGE ROCK (BOULDER)
 - SIGN - SIGN
 - SLAB x SLAB ELEVATION
 - SMH ○ SEWER MANHOLE
 - TH + THRESHOLD
 - TOP + TOP OF FOUNDATION
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - UP ○ UTILITY POLE
 - WELL ○ WATER WELL
 - ○ ○ ○ ○ POST AND RAIL FENCE
 - x CHAIN LINK FENCE
 - - - - - CONTOUR LINE
 - LS LANDSCAPE AREA
 - - - - - BUILDING OVERHANG
 - - - - - EDGE OF POND
 - - - - - GUARD RAIL
 - OHW - - - - - OVERHEAD WIRES
 - CTD ○ GRADE TO DRAIN
 - TW ○ TOP OF WALL
 - BW ○ BOTTOM OF WALL



merrillinc.com

REVISIONS:

CONSERVATION REVIEW 1

DRAWN BY: PAL/IRT

DESIGNED BY:

CHECKED BY: DK

SCALE: 1" = 30'

STAMP:

Merrill
 Engineers and Land Surveyors

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-22-746

REF:

PROJECT:

SITE PLAN

1196 MAIN STREET
 ASSESSOR'S MAP 204 LOT 68
 HINGHAM, MASSACHUSETTS

CLIENT:
 MICHAEL THERIAULT
 703 HANOVER STREET
 HANOVER, MA 02339
 (617) 909-1225

DRAWING PATH:
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DATE:
 March 25, 2024

REVISED DATE:
 JUNE 13, 2024

SITE PLAN

SHEET 1 of 3

REVISIONS:

CONSERVATION REVIEW 1

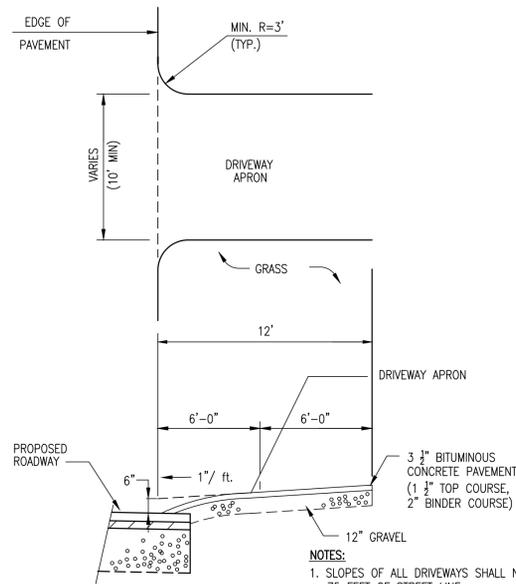
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DESIGNED BY:

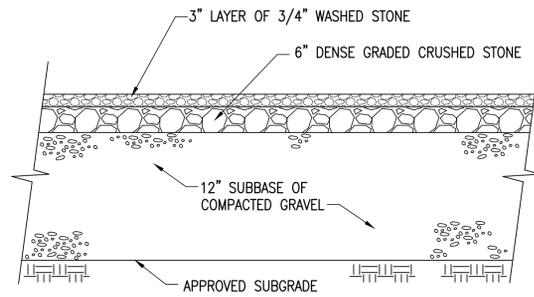
CHECKED BY: DK

SCALE: AS NOTED

STAMP:

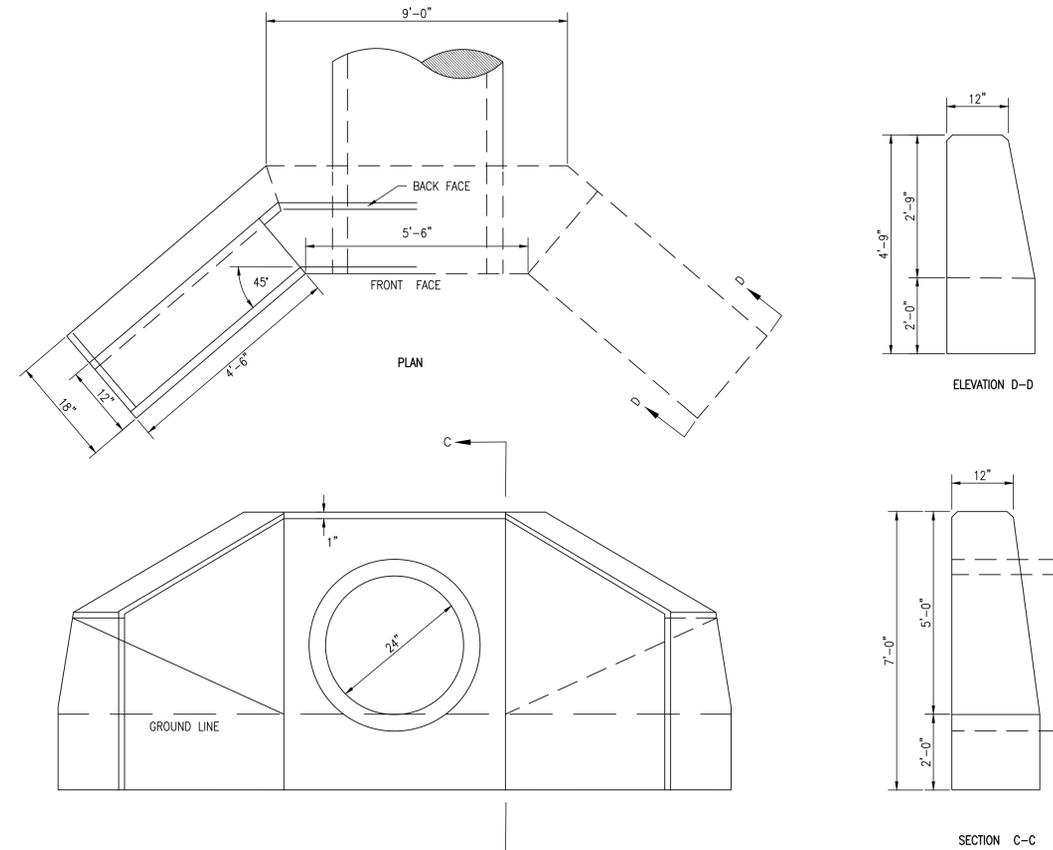


DRIVEWAY APRON DETAIL
(NOT TO SCALE)



NOTE:
1. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH CLEAN GRAVEL BASE (95% COMPACTION)

GRAVEL DRIVEWAY SECTION DETAIL
(NOT TO SCALE)

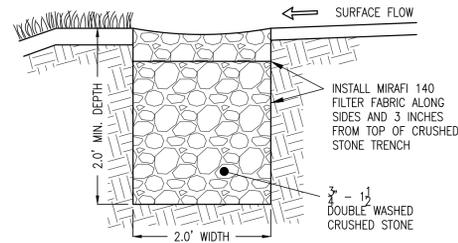


FRONT ELEVATION

NOTES

- FOR ADDITIONAL DETAIL SEE MASS HIGHWAY CONSTRUCTION STANDARD 206.6.0
- CONCRETE SHALL BE CLASS A, 4,000 PSI (MIN).

DETAIL-CONCRETE HEADWALL
W/ 48" CULVERT
(NOT TO SCALE)

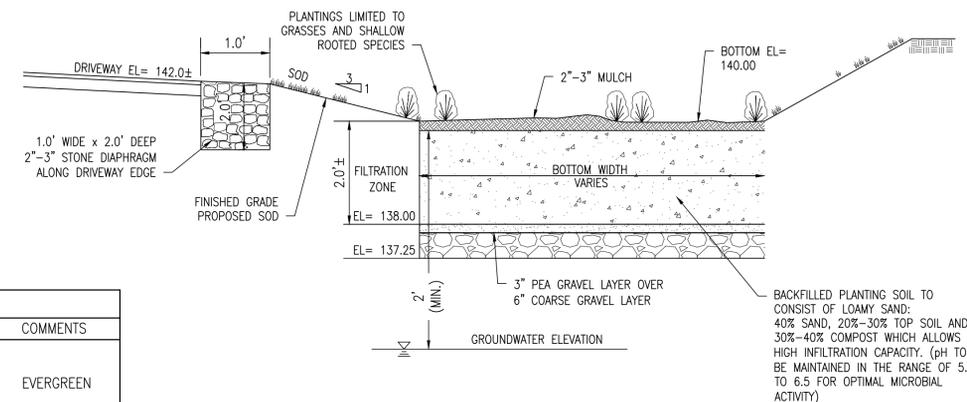


STONE TRENCH DETAIL
(NOT TO SCALE)

RAIN GARDEN MAINTENANCE SCHEDULE		
ACTIVITY	TIME OF YEAR	FREQUENCY
INSPECTION & REMOVE TRASH	YEAR ROUND	MONTHLY
MULCH	SPRING	ANNUALLY
REMOVE DEAD VEGETATION	FALL OR SPRING	ANNUALLY
REPLACE DEAD VEGETATION	SPRING	ANNUALLY
PRUNE	SPRING OR FALL	ANNUALLY
REPLACE ENTIRE MEDIA & ALL VEGETATION	LATE SPRING/EARLY SUMMER	ANNUALLY

RAIN GARDEN PLANTING SCHEDULE				
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
HAMAMELIS VIRGINIANA	WITCH HAZEL	3	4'-6'	
JUNIPERUS COMMUNIS	COMMON JUNIPER	3	3'-6'	EVERGREEN
ANDROPOGON VIRGINICUS	BROOMSEDGE	3	1'-3'	

NOTE: QUANTITY AND AVAILABILITY OF PLANTINGS TO BE DETERMINED AT THE TIME OF PLANTING



OPERATIONS AND MAINTENANCE

PRE CONSTRUCTION:

CONTRACTOR TO PREVENT SEDIMENT FROM CLOGGING ANY EXPOSED SUBGRADE TO MINIMIZE COMP ACTION BY CONSTRUCTION VEHICLES IN AREA OF STORMWATER MANAGEMENT. NO DISCHARGE FROM DEWATERING ACTIVITIES SHALL ENTER STORMWATER MANAGEMENT AREAS. NO STORMWATER DISCHARGE SHALL BE DIRECTED ONTO INFILTRATIVE SURFACES UNTIL CONTRIBUTING AREAS ARE STABILIZED.

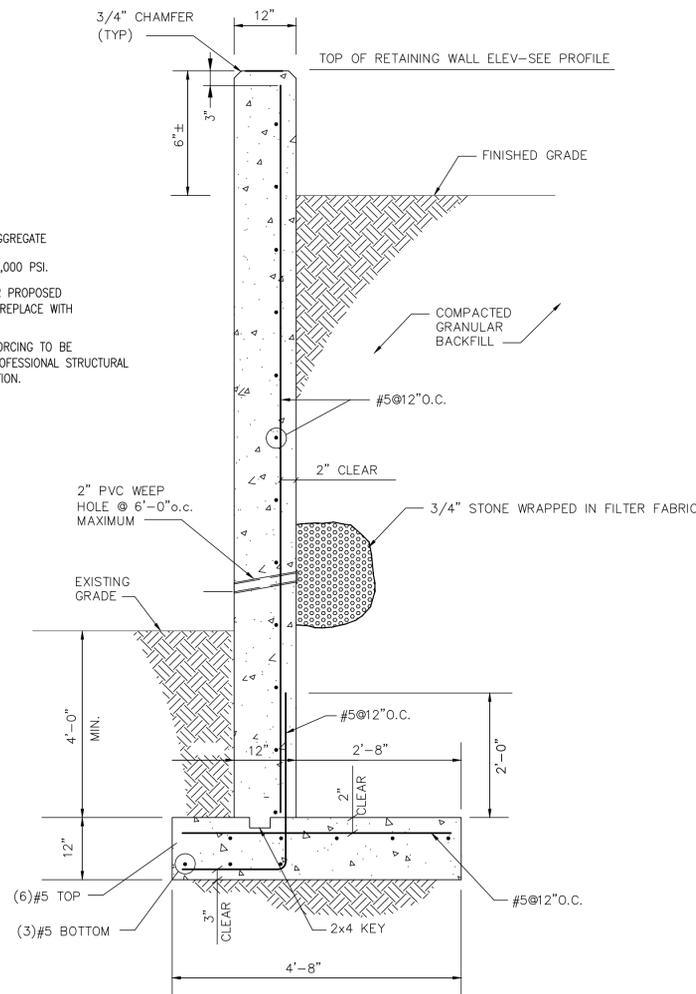
POST CONSTRUCTION:

UNTIL VEGETATION HAS BEEN ESTABLISHED, MONTHLY INSPECTIONS ARE RECOMMENDED. ONCE VEGETATION HAS BEEN ESTABLISHED, THE RAIN GARDEN BASE SHALL BE INSPECTED ON AN ANNUAL BASIS. MAINTENANCE SHOULD CONSIST NORMALLY OF REMOVAL OF DEBRIS (PRIMARYLY AT THE INFLOW POINT) AND ACCUMULATED SEDIMENT. DURING THE GROWTH SEASON THE GRASS SIDE SLOPES SHALL BE MOWED AT LEAST ONCE A MONTH. OTHER MAINTENANCE TASKS INCLUDE REPLACEMENT OF DEAD VEGETATION, EROSION REPAIR AND pH REGULATION (USUALLY ADDING LIME).

RAIN GARDEN 2 DETAIL
(NOT TO SCALE)

NOTES:

- CONCRETE - 3000 PSI, 3/4" AGGREGATE
- STEEL REINFORCEMENT TO BE 60,000 PSI.
- ALL UNSUITABLE MATERIAL UNDER PROPOSED FOOTING TO BE REMOVED AND REPLACE WITH CRUSHED STONE.
- DIMENSIONS OF WALL AND REINFORCING TO BE DESIGNED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



CONCRETE RETAINING WALL
NOT TO SCALE

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PROJECT #:

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REF:

PROJECT:

SITE PLAN

1196 MAIN STREET
ASSESSOR'S MAP 204 LOT 68
HINGHAM, MASSACHUSETTS

CLIENT:
MICHAEL THERIAULT
703 HANOVER STREET
HANOVER, MA 02339
(617) 909-1225

DRAWING PATH:
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DATE:
MARCH 25, 2024

REVISED DATE:
JUNE 13, 2024

DETAILS

SHEET 3 of 3
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