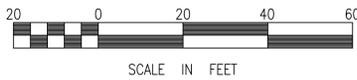


ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	40,000 SF	40,000 SF	40,000 SF
BUILDING HEIGHT	150 FEET	69 FEET	69 FEET
MINIMUM YARDS:			
FRONT	50 FEET*	96.0 FEET*	50.5 FEET*
SIDE	20 FEET	54.8 FEET	26.7 FEET
REAR	20 FEET	N/A	N/A

* 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.



RECORD OWNER:

ASSESSORS MAP 83 LOT 10
15 TURKEY HILL LANE

FALCONEIRI CONSTRUCTION, INC.
45 INDUSTRIAL PARK ROAD, SUITE #3
HINGHAM, MA 02043
DEED BOOK 58996 PAGE 118

NOTES:

- PLAN REFERENCES:
1.1. PLAN ENTITLED "PLAN OF LOTS - TURKEY HILL LANE - HINGHAM, MASS" RECORDED IN PLAN BOOK 15, PAGE 188.
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JUNE OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY MCSWEENEY INC. DURING JUNE OF 2024 AND APPROVED VIA GRAD ISSUED TO MATTHEW FALCONEIRI ON 9/23/24 (DEP NO. 034-1504). FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- SUBJECT SITE IS IN THE "RESIDENCE C" 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.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH.

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. 25023C 0101, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

IMPERVIOUS COVERAGE SUMMARY (BUFFER ZONES)

BUFFER (BW)	EXISTING	PROPOSED	CHANGE
0-50' BUFFER (BW)	490 SF	0 SF	-490 SF
BUILDINGS:	18 SF	0 SF	-18 SF
OTHER:	508 SF	0 SF	-508 SF
50-100' BUFFER (BW)	244 SF	433 SF	189 SF
DRIVEWAY:	959 SF	1,839 SF	880 SF
BUILDINGS:	296 SF	20 SF	-276 SF
OTHER:	1,569 SF	2,292 SF	683 SF
0-100' BUFFER (BW)	2,107 SF	2,292 SF	185 SF* (INCREASE)

2:1 MITIGATION PROPOSED FOR INCREASE IN IMPERVIOUS = 185 X 2 = 370 SF

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
FESTUCA RUBRA	RED FESCUE	FACU
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
LIATRIS SPICATA	SPIKED GAYFEATHER/MARSH BLAZING STAR	FAC+
ONOCLEA SENSIBILIS	SENSITIVE FERN	FACW
ASTER PRENANTHOIDES	ZIGZAG ASTER	FAC
EUPATORIUM FISTULOSUM	HOLLOW-STEM JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
JUNCUS TENUIS	PATH RUSH	FAC

THE NEW ENGLAND SEMI SHADE GRASS & FORB MIX CONTAINS A BROAD SPECTRUM OF NATIVE GRASSES AND FORBS THAT WILL TOLERATE SEMI-SHADE AND EDGE CONDITIONS. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY HYDRO-SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND, LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. LATE SPRING AND EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.

TREE CALCS - PLANNING BOARD

TREES TO BE REMOVED IN 100' BUFFER	MITIGATION REQUIRED
3	6 TREES

INCHES TO REPLACE = 36/2 = 18"
OF TREES = 18"/(3" PER TREE) = 6 TREES REQ'D

TREE PLANTING LIST - PLANNING BOARD:

TREES	BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
	QUERCUS	OAK	6 * 3"	18"

TOTAL REPLACED INCHES = 18" = 6 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.

TREE CALCS - CONSERVATION COMMISSION

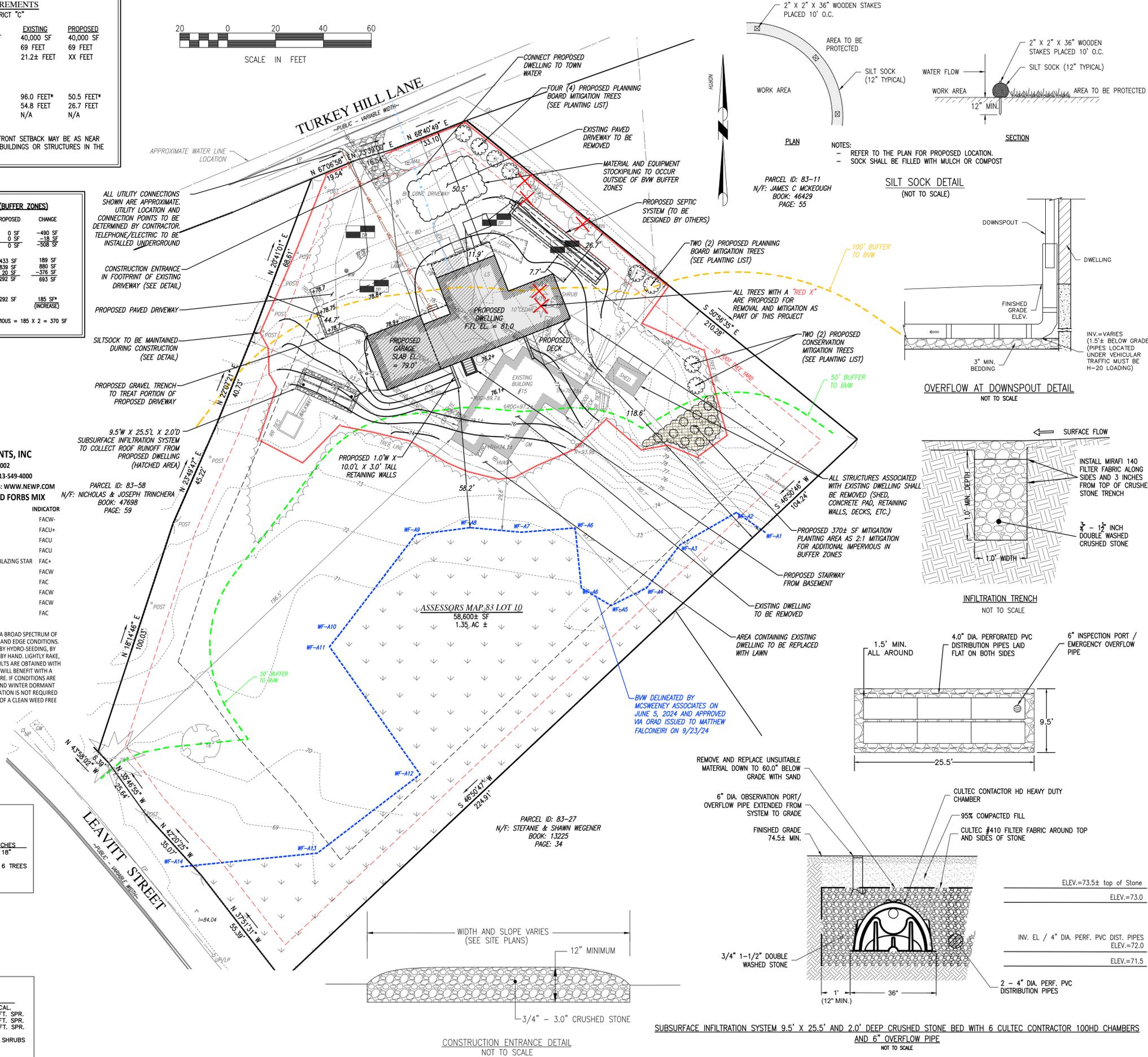
TREES TO BE REMOVED IN 100' BUFFER	MITIGATION REQUIRED
2	2 TREES

PLANTING LIST - CONSERVATION COMMISSION:

BOTANICAL NAME	COMMON NAME	# OF PLANTINGS	SIZE
CHAMPCYPARISE THYOIDES	ATLANTIC WHITE CEDAR	2	3.0" CAL.
ILEX GLABRA	INKBERRY HOLLY	3	3-5 FT. SPR.
MYRTICA PENNSYLVANICA	BAYBERRY	4	3-5 FT. SPR.
AMELANCHIER ARBOREA	TALL SHADBUSH	3	4-6 FT. SPR.

TOTAL MITIGATION = 2 TREES & 10 SHRUBS

MITIGATION AREA TO BE SEEDED WITH NEW ENGLAND SEMI SHADE AND FORBS MIX - SEE TABLE.



REVISIONS:
SITE PLAN REVIEW & CONCOM
RESPONSES 10-28-24 01

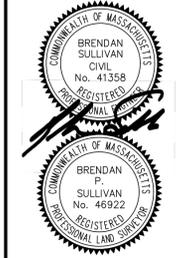
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MCM

DESIGNED BY:
XO

CHECKED BY:
BPS

SCALE:
20 SCALE

STAMP:



427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
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 #:
24-233

PROJECT:
SITE PLAN
15 TURKEY HILL LANE
HINGHAM, MA 02043

CLIENT:
FALCONEIRI CONSTRUCTION
45 INDUSTRIAL PARK ROAD
HINGHAM, MA 02043

DRAWING PATH:
H:\24-233\DESIGN\24-233_SP_RECOVER.DWG

DATE:
OCTOBER 17, 2024

SITE PLAN REVIEW NOTICE OF INTENT