

STORY CALCULATION:
 THE SINGLE FAMILY HOME BASEMENT WILL BE CONSIDERED AS A STORY IF WHERE THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS MORE THAN SIX FEET ABOVE THE FINISHED GRADE WHERE IT INTERSECTS THE PERIMETER WALL FOR MORE THAN 50% OF THE TOTAL BUILDING PERIMETER. THE FLOOR LOCATED BELOW 6 FEET OF THE FIRST FLOOR ELEVATION AROUND THE BUILDING IS 66% MEANING THAT THE BASEMENT IS NOT CONSIDERED A STORY FROM THE HINGHAM ZONING BYLAW.

RECORD OWNER:
 ASSESSORS PARCEL 126-0-31
 85 TOWER ROAD
 ALR HOMES
 47 G STREET
 BOSTON, MA 02127
 CERTIFICATE #137082
 LOT 55 - ON A LAND COURT PLAN NUMBER 16875-0

- NOTES:**
- PLAN REFERENCES:
 1.1. LAND COURT CASES 16875 & 16783
 1.2. PLAN RECORDED WITH CERTIFICATE 127699.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL AND JUNE OF 2024.
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FLOOD NOTE:
 THIS PROPERTY IS LOCATED IN ZONES "AE(40.9)" & "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502300084K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TREE CALCS - PLANNING BOARD

TREES TO BE REMOVED IN 10' TREE YARD	TOTAL INCHES REMOVED	TREES TO PLANT
2	30	7

INCHES TO REPLACE = 30/2 = 15"
 # OF TREES = 15"/(3" PER TREE) = 5 TREES REQ'D

TREE PLANTING LIST - PLANNING BOARD: 10' TREE YARD

TREES	BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
	QUERCUS	OAK	6	3" = 18"
	PINUS	PINE	1	3" = 3"
			TOTAL REPLACED INCHES = 21" = 7 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

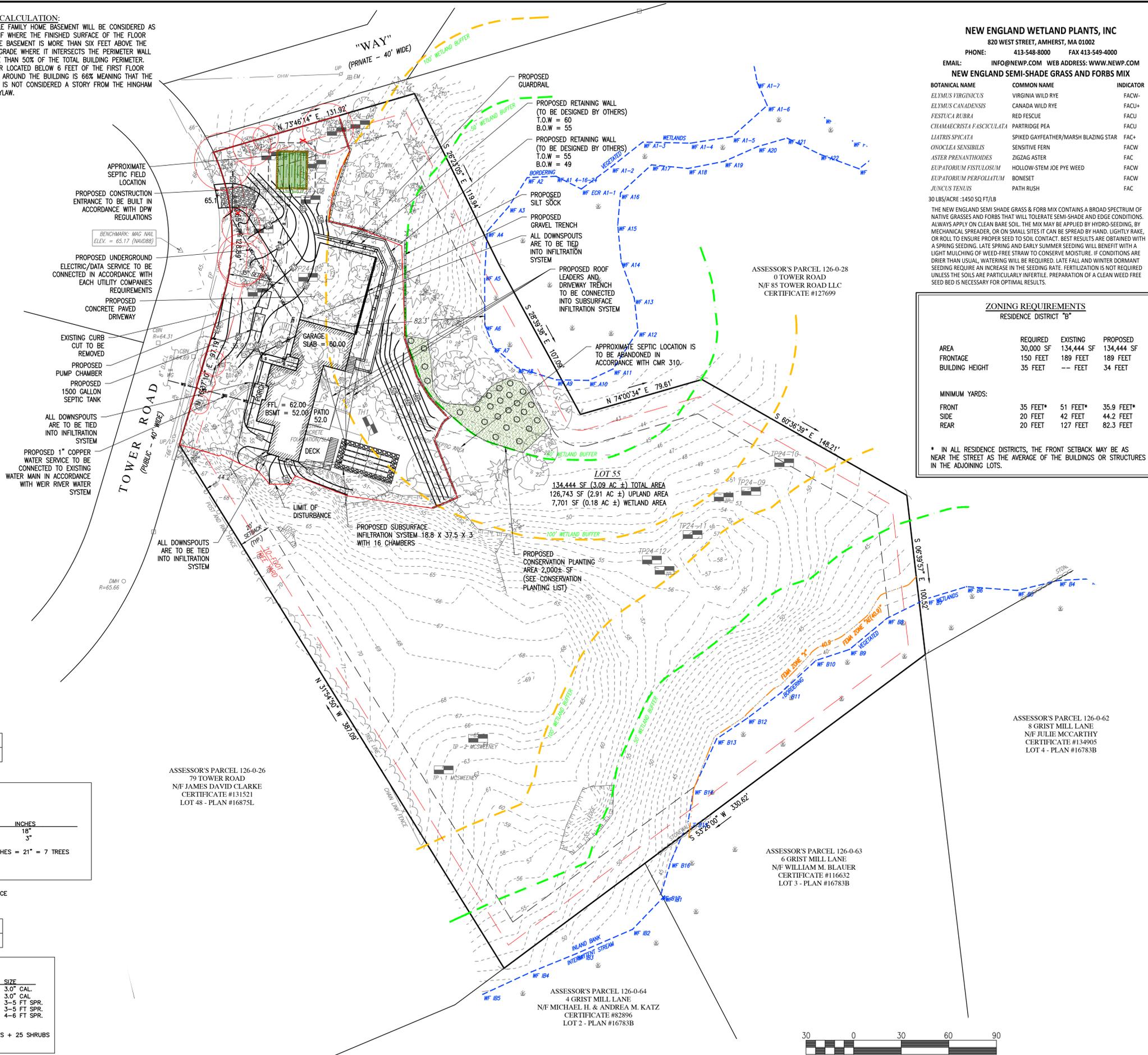
TREES TO BE REMOVED IN 100' BUFFER	MITIGATION REQUIRED	MITIGATION PROPOSED
16	16 TREES	18 TREES

PLANTING LIST - CONSERVATION COMMISSION: 0' - 100' BUFFER

BOTANICAL NAME	COMMON NAME	# OF PLANTINGS	SIZE
GENUS QUERCUS	OAK	8	3.0" CAL.
GENUS PINUS	PINE	10	3.0" CAL.
ILEX GALBRA	INKBERRY HOLLY	10	3-5 FT SPR.
MYRICA PENNSYLVANICA	BAYBERRY	10	3-5 FT SPR.
AMELANCHIER ARBOREA	TALL SHADBUSH	5	4-6 FT SPR.

TOTAL MITIGATION = 18 TREES + 25 SHRUBS

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



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	FACU-
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	FACW
EUPATORIUM FISTULOSUM	HOLLOW-STEM JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
JUNCUS TENUIS	PATH RUSH	FAC

30 LBS/ACRE - 1450 SQ. FT./LB
 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.

ZONING REQUIREMENTS
 RESIDENCE DISTRICT "B"

AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	150 FEET	189 FEET	189 FEET
BUILDING HEIGHT	35 FEET	-- FEET	34 FEET

MINIMUM YARDS:
 FRONT 35 FEET* 51 FEET* 35.9 FEET*
 SIDE 20 FEET 42 FEET 44.2 FEET
 REAR 20 FEET 127 FEET 82.3 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.

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REVISIONS:

CONCOM COMMENTS 4.9.25
 CONCOM COMMENTS 4.3.25
 CONCOM COMMENTS 3.24.25
 PLANNING COMMENTS 3.17.25
 CONCOM COMMENTS 3.10.25
 PLANNING COMMENTS 2.25.25
 PLANNING COMMENTS 2.20.25
 PLANNING COMMENTS 2.18.25

DRAWN BY: TRT
 DESIGNED BY:

CHECKED BY: BPS
 SCALE: 1" = 30'
 STAMP:

Merrill
 Engineers and Land Surveyors

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 #:
 24-142.2

PROJECT:
SITE PLAN
 85 TOWER ROAD
 ASSESSOR'S PARCEL:
 126-0-31
 HINGHAM, MASSACHUSETTS

CLIENT:
 ALR HOMES
 47 G STREET
 BOSTON, MA 02127

DRAWING PATH:
 H:\24-142.2\DESIGN\85 TOWER ROAD SITE
 P:\DWG\24-142.2.DWG

DATE:
 JANUARY 24, 2025

SITE PLAN
 SHEET 1 of 3
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REVISIONS:

CONCOM COMMENTS 3.10.25

PLANNING COMMENTS 2.25.25

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PLANNING COMMENTS 2.18.25

DRAWN BY:

TRT

DESIGNED BY:

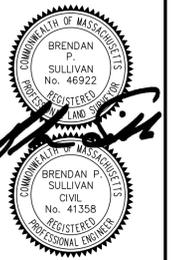
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DETAIL SHEET
85 TOWER ROAD
ASSESSOR'S PARCEL:
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HINGHAM, MASSACHUSETTS

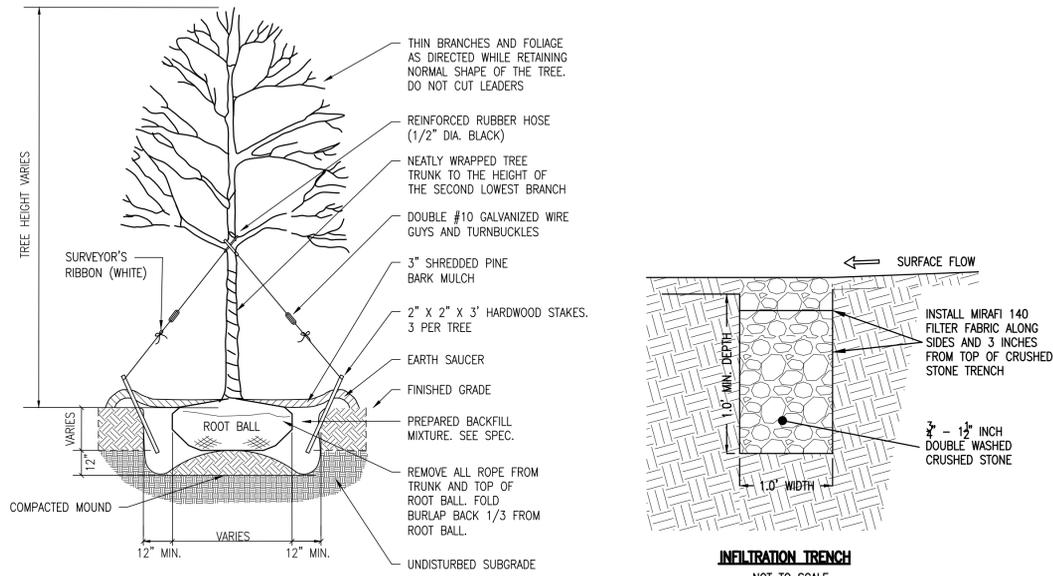
CLIENT:
ALR HOMES
47 G STREET
BOSTON, MA 02127

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P\DWG_174225.DWG

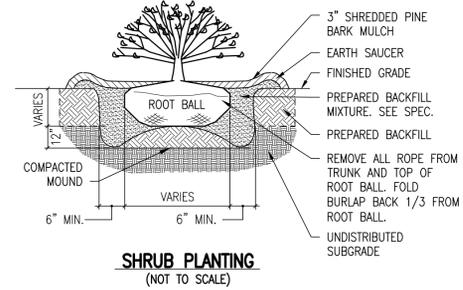
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DETAIL SHEET

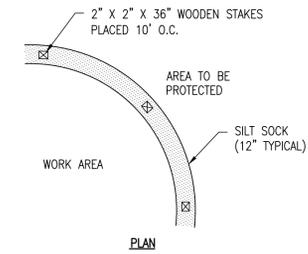
SHEET 2 of 3
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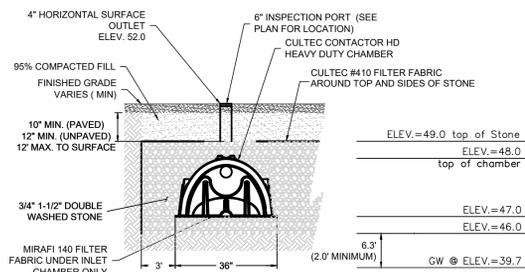
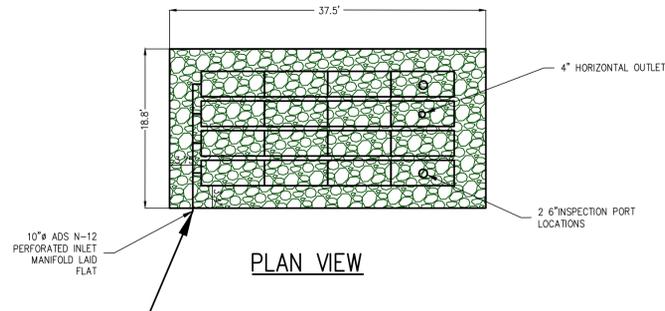
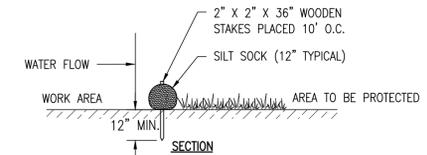
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NOTE: REFER TO THE PLAN FOR PROPOSED LOCATION. SOCK IS TO BE FILLED WITH MULCH OR COMPOST.



SUBSURFACE INFILTRATION SYSTEM
700 SF (18.8'W 37.5'L 3'D) DEEP CRUSHED STONE BED WITH 16 CULTEC CONTACTOR 100-HD CHAMBERS
(NOT TO SCALE)

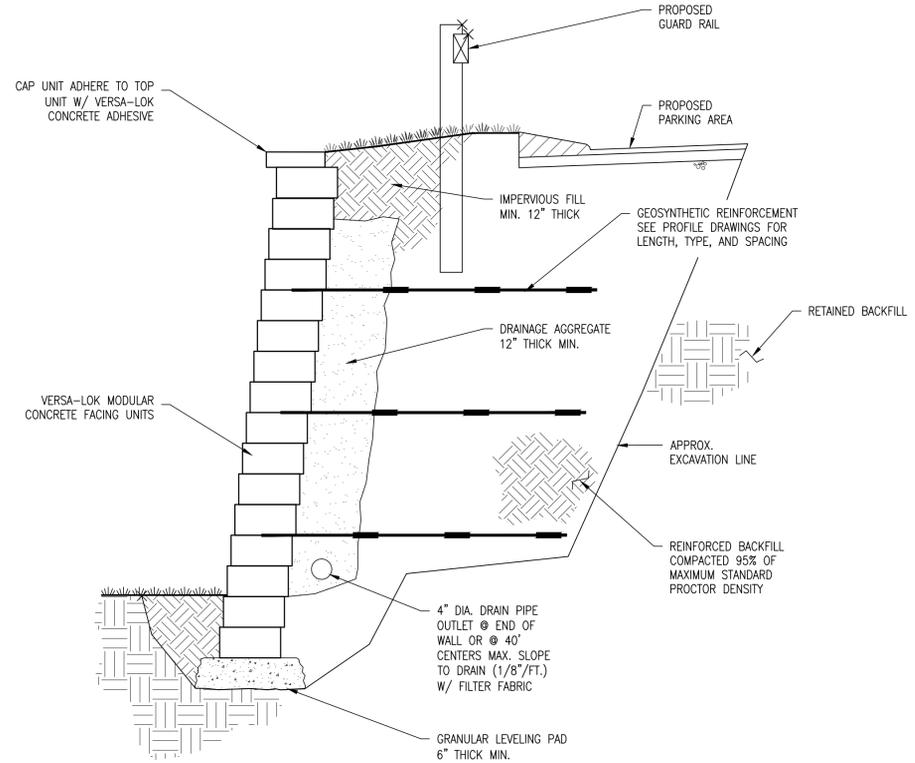
SOIL LOGS

PERFORMED BY: GARY D. JAMES, P.E.
WITNESSED BY: P. BROGNA, BOH AGENT
DATE: 5/31/19

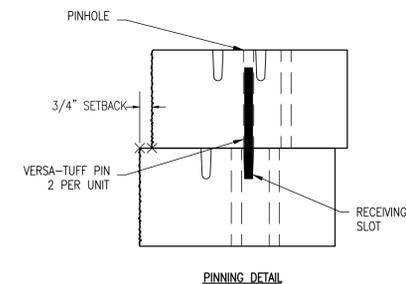
T.H. 1
E.L. 46.2±
DATE: 3/31/19

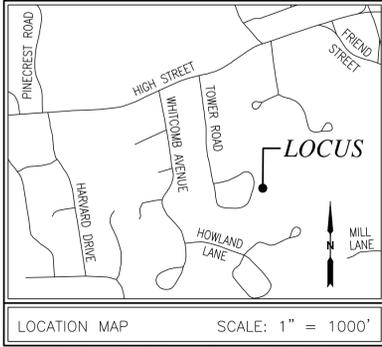
0' TO 12" A HORIZON FILL 10YR 3/2	45.2±
12" TO 32" B HORIZON LOAMY SAND 10YR 5/5	43.6±
32" TO 94" C1 HORIZON LOAMY SAND 2.5 Y 5/4	38.4
94" TO 100" C2 HORIZON LOAMY SAND 2.5 Y 7/1	36.2±

D = 10.0'
WEEPING = EL 39.7±
STANDING



NOTE: DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY WALL MANUFACTURER BASED ON GEOTECHNICAL ENGINEERS RECOMMENDATIONS PRIOR TO CONSTRUCTION





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BENCHMARK: MAG NAIL
 ELEV. = 65.17 (NAVD88)

OAK TREE TYP.

32" TREE TO BE PROTECTED WITH TREE WELL

TOWER ROAD
 (PUBLIC - 40' WIDE)

"WAY"
 (PRIVATE - 40' WIDE)

TREE CALCS - PLANNING BOARD

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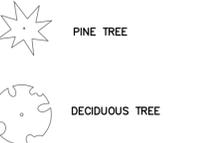
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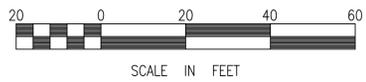
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MITIGATION AREA TO BE SEEDED WITH NEW ENGLAND SEMI SHADE AND FORBS MIX - SEE TABLE.

EXISTING TREE LEGEND



LOT 55
 134,444 SF (3.09 AC ±) TOTAL AREA
 126,743,174 SF (2.91 AC ±) UPLAND AREA
 7,701 SF (0.18 AC ±) WETLAND AREA



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 508-746-6060

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PROJECT #: 24-142.1

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85 TOWER ROAD
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 HINGHAM, MASSACHUSETTS

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 ALR HOMES
 47 G STREET
 BOSTON, MA 02127

DRAWING PATH:
 H:\24-142.1\DESIGN\24-142.1 TREE PLAN
 3.24.25.DWG

DATE:
 FEBRUARY 20, 2025

TREE PLAN

SHEET 3 of 3
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