

LOCATION MAP SCALE: 1" = 1000'±

RECORD OWNER:

ASSESSORS MAP 204 LOT 22
1192 MAIN STREET

VALENTINA NDREKA
131 WEST BROADWAY, UNIT 2
SOUTH BOSTON, MA 02127
DEED BOOK 59905 PAGE 227
LOT A - PLAN BOOK 68, PAGE 442

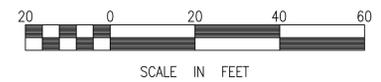
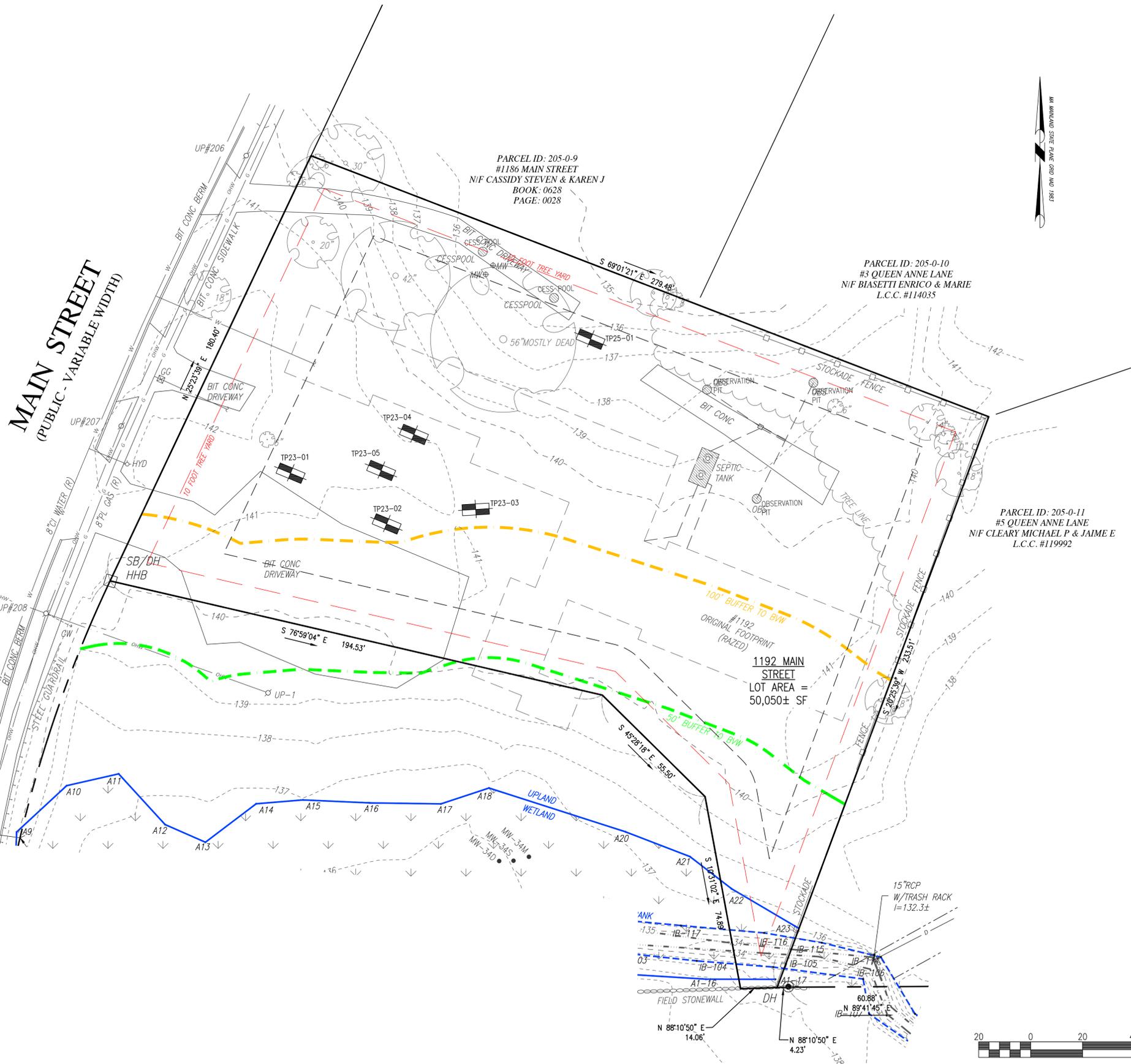
NOTES:

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.

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.

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BOARD/COMMISSION COMMENTS 10/16/25
PLANNING BOARD RESPONSES & CONSERVATION SUBMITTAL 9/4/25

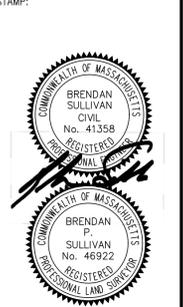
DRAWN BY: DB

DESIGNED BY: -

CHECKED BY: BPS

SCALE: 20 SCALE

STAMP:



Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200

362 Court Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

PROJECT #:
JN-22-746.1
REF-22-746

PROJECT:

SITE PLAN

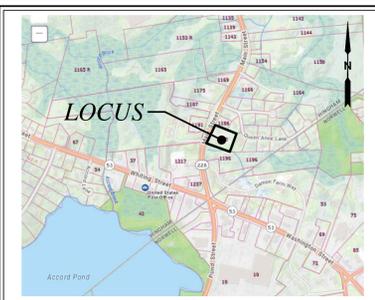
1192 MAIN STREET
ASSESSOR'S MAP 204 LOT 68
HINGHAM, MASSACHUSETTS

CLIENT:
ANTON CELA
131 WEST BROADWAY, UNIT 2
SOUTH BOSTON, MA 02127
(617)-291-2998

DRAWING PATH:
H:\22-746.1\DESIGN\22-746.1_SP_REV
100-1-25.DWG

DATE:
JULY 21, 2025

EXISTING CONDITIONS



LOCATION MAP SCALE: 1" = 1000'±

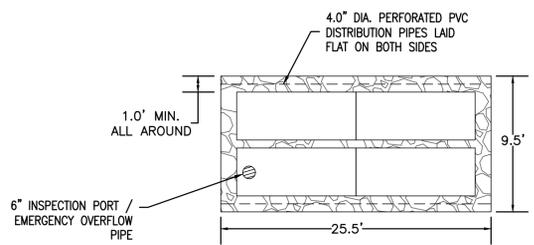
ZONING REQUIREMENTS
RESIDENTIAL DISTRICT "B", ACCORD POND WATERSHED & HINGHAM AQUIFER PROTECTION OVERLAY DISTRICT, LIBERTY PLAIN LHD

| | REQUIRED | EXISTING | PROPOSED |
|-----------------|-----------|------------|------------|
| AREA | 30,000 SF | 50,050 SF | 50,050 SF |
| FRONTAGE | 150 FEET | 180.4 FEET | 180.4 FEET |
| BUILDING HEIGHT | 35 FEET | N/A | 34.9± FEET |
| MINIMUM YARDS: | | | |
| FRONT | 35 FEET | N/A | 86.4 FEET |
| SIDE | 20 FEET | N/A | 21.0 FEET |
| REAR | 20 FEET | N/A | 93.3 FEET |

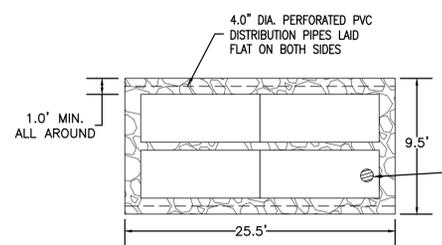
IMPERVIOUS COVERAGE SUMMARY (BUFFER ZONES)

| 50-100' BUFFER (BW) | EXISTING | PROPOSED | CHANGE |
|---------------------|----------|----------|-----------|
| DRIVEWAY: | 3,771 SF | 1,047 SF | -2,724 SF |
| BUILDINGS: | 0 SF | 432 SF | +432 SF |
| TOTAL: | 3,771 SF | 1,479 SF | -2,292 SF |

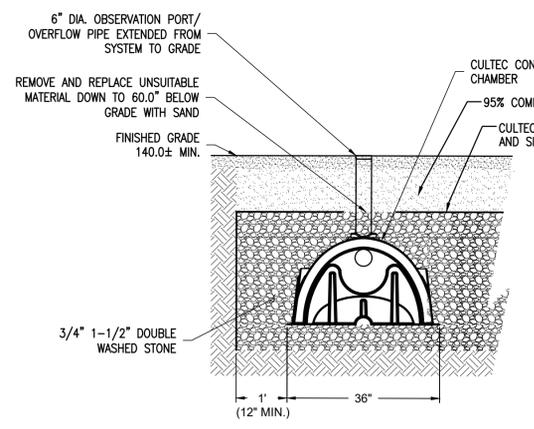
DISTURBANCE AREAS
TOTAL DISTURBANCE AREA = 35,000±
TOTAL DISTURBANCE OVER SLOPES >10% = 3,700±



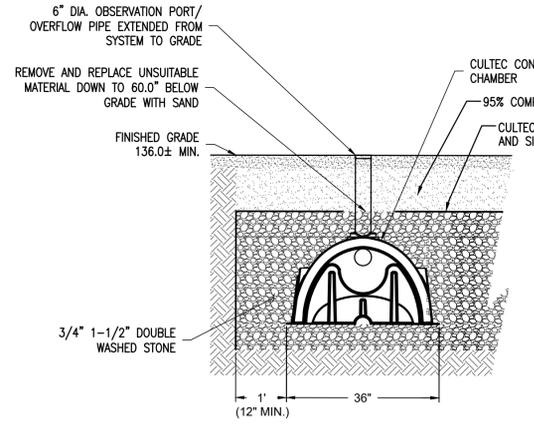
SUBSURFACE INFILTRATION SYSTEM #1 - PLAN VIEW NOT TO SCALE



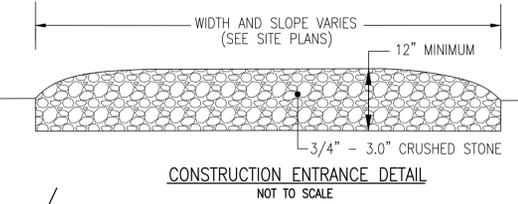
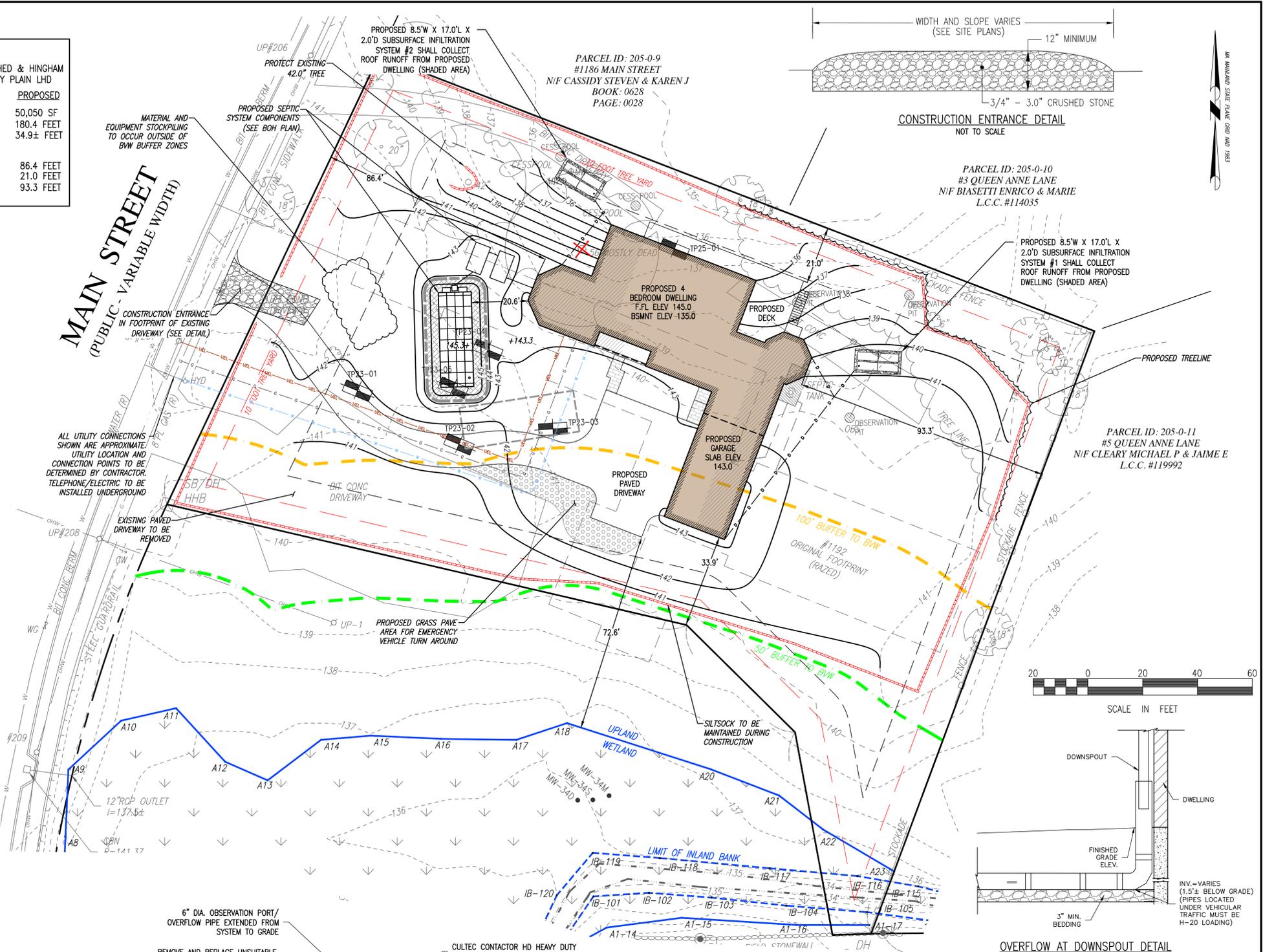
SUBSURFACE INFILTRATION SYSTEM #2 - PLAN VIEW NOT TO SCALE



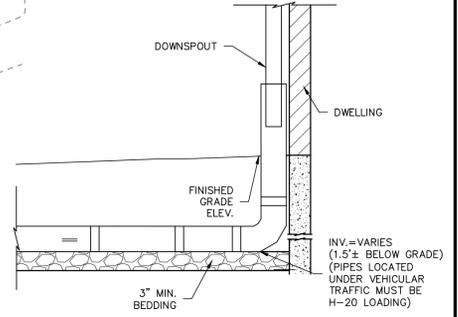
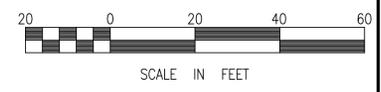
SUBSURFACE INFILTRATION SYSTEM #1 - 8.5' X 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6\"/>



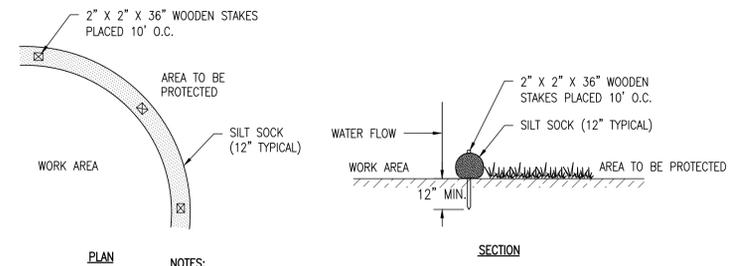
SUBSURFACE INFILTRATION SYSTEM #2 - 8.5' X 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6\"/>



CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



OVERFLOW AT DOWNSPOUT DETAIL NOT TO SCALE



SILT SOCK DETAIL (NOT TO SCALE)

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448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
JN-22-746-1
REF-22-746

PROJECT:
SITE PLAN

1192 MAIN STREET
ASSESSOR'S MAP 204 LOT 88
HINGHAM, MASSACHUSETTS

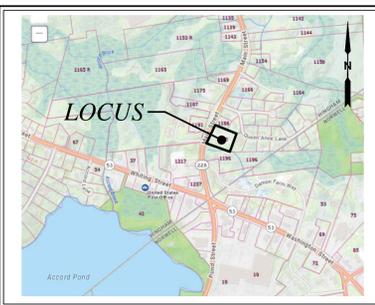
CLIENT:
ANTON CELA
131 WEST BROADWAY, UNIT 2
SOUTH BOSTON, MA 02127
(617)-291-2998

DRAWING PATH:
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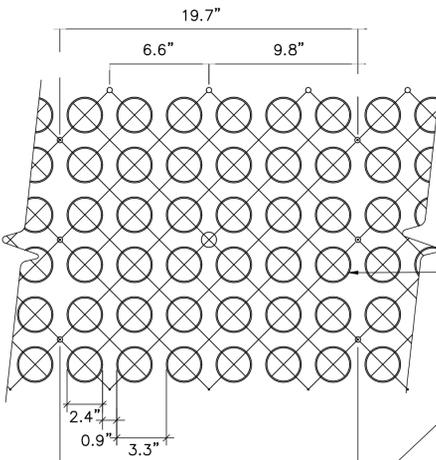
DATE:
JULY 21, 2025

**NOTICE OF INTENT
SITE PLAN REVIEW**

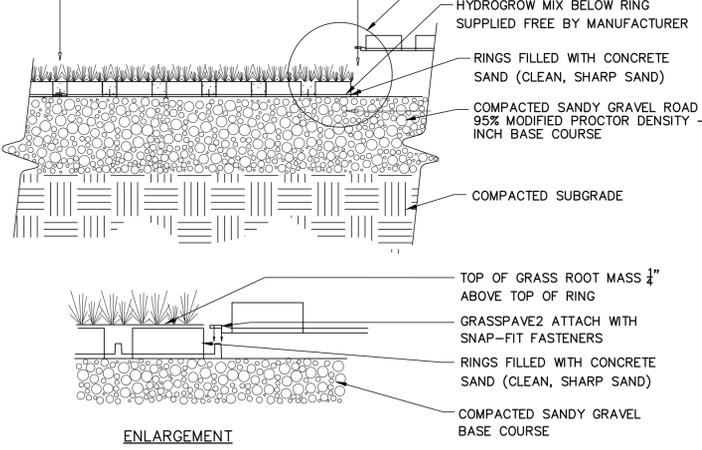
SHEET 2 OF 4
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LOCATION MAP SCALE: 1" = 1000'±

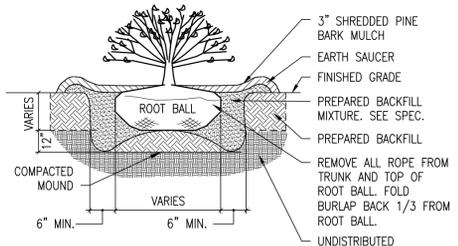


SPECIFICATIONS
 UNIT SIZE 20" X 20" X 1" OR 40" X 40"
 AVAILABLE IN 9 STANDARD ROLL SIZES
 UNIT WEIGHT - 18 OZ. OR 4.5 POUNDS
 STRENGTH - 15,940 PSI
 COLOR - BLACK
 RESIN - 100% RECYCLED HDPE



ENLARGEMENT

GRASSPAVE2 By Invisible Structures, Inc. OR EQUIVALENT
TYPICAL GRASSPAVE2 DETAIL
 (NOT TO SCALE)

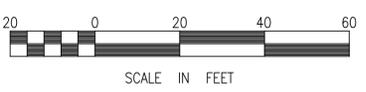
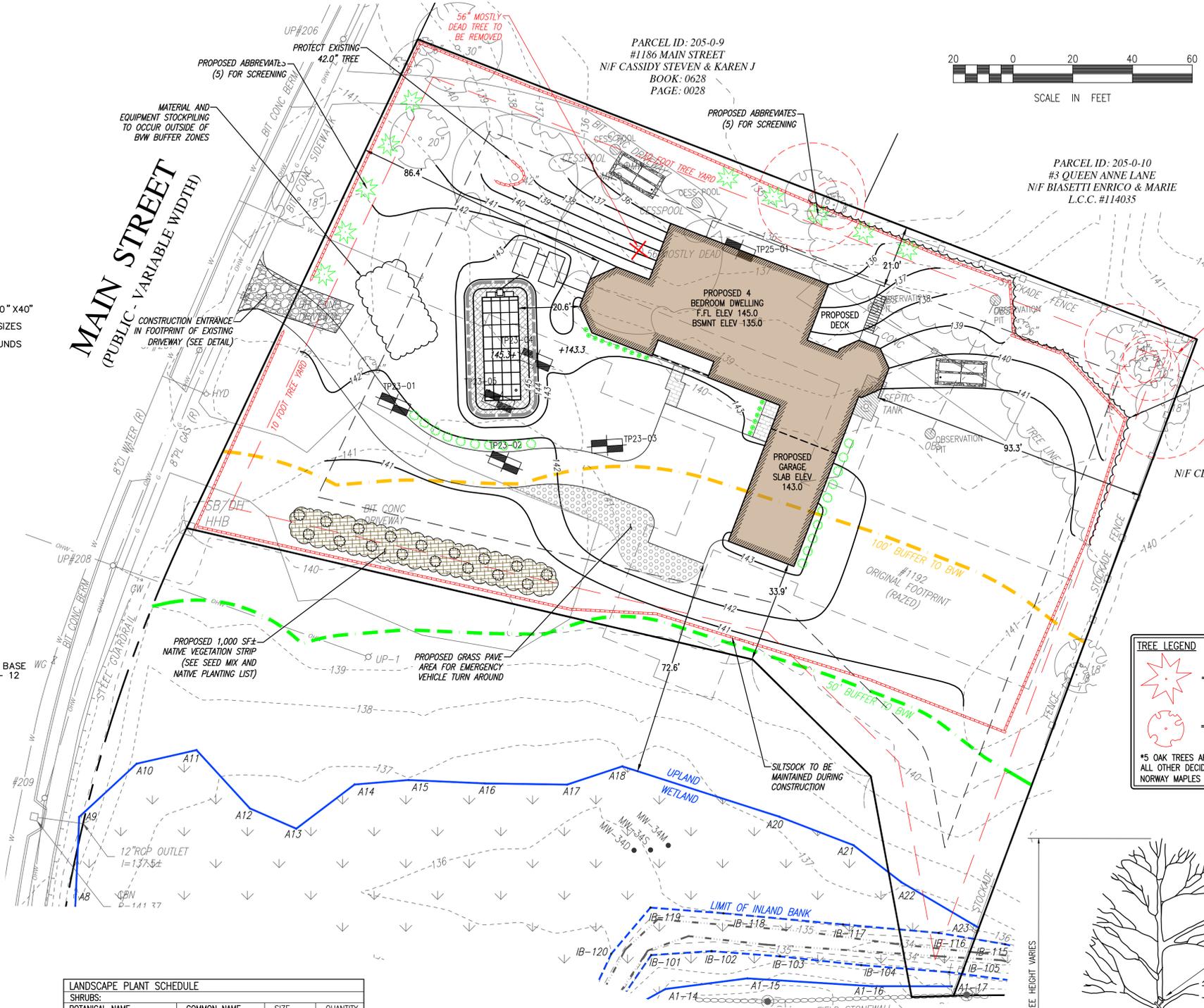


SHRUB PLANTING
 (NOT TO SCALE)

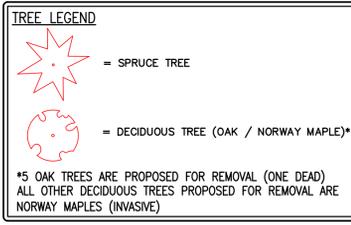
- NOTES:**
 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

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MAIN STREET
 (PUBLIC - VARIABLE WIDTH)



SCALE IN FEET



*5 OAK TREES ARE PROPOSED FOR REMOVAL (ONE DEAD)
 ALL OTHER DECIDUOUS TREES PROPOSED FOR REMOVAL ARE NORWAY MAPLES (INVASIVE)

LANDSCAPE PLANT SCHEDULE

| SHRUBS: | | | |
|----------------------------|---------------------|--------|----------|
| BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
| Rhododendron (RH) | Azalea | 3 GAL | 10 |
| Hydrangea Macrophylla (HM) | Bigleaf Hydrangea | 3 GAL | 10 |
| Rosa Daydream (RD) | Daydream Rose | 2 GAL | 10 |
| Rosa Europeana (RE) | Floribunda Rose | 3 GAL | 6 |
| TREES: | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
| Thuja Occidentalis | American Arborvitae | 6-8 ft | 10 |

PLANT LIST - MITIGATION AREA

TOTAL PLANT COVERAGE: 1,000± SF SHRUBS AND SEED MIX

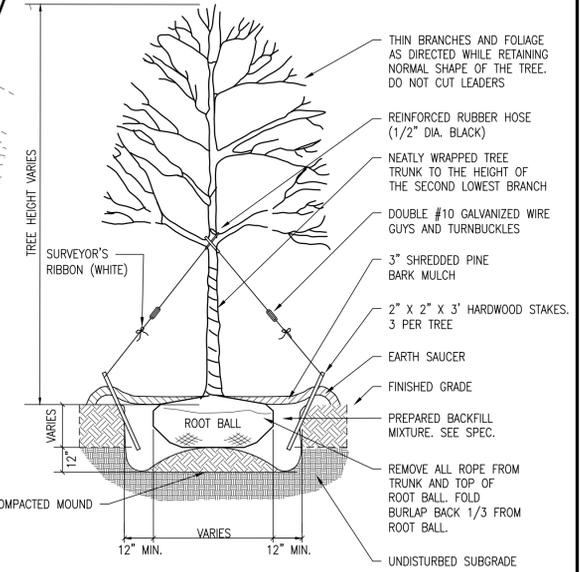
| BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|---------------------|----------------|---------|----------|
| Ilex Glabra | Inkberry Holly | 3' - 5' | 6 |
| Myrica Pensylvanica | Bayberry | 3' - 5' | 6 |
| Amelanchier Arborea | Tall Shadbush | 4' - 6' | 5 |

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 | 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 PERFORLUTUM | 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.



DECIDUOUS TREE PLANTING
 NOT TO SCALE

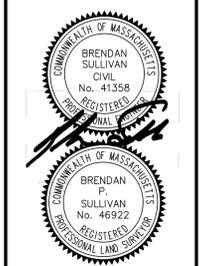
- NOTES:**
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 10-1-25.DWG
 DATE:
 JULY 21, 2025

LANDSCAPE PLAN

REVISIONS:

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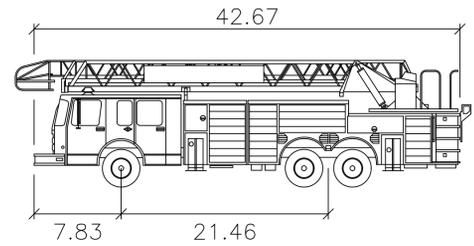
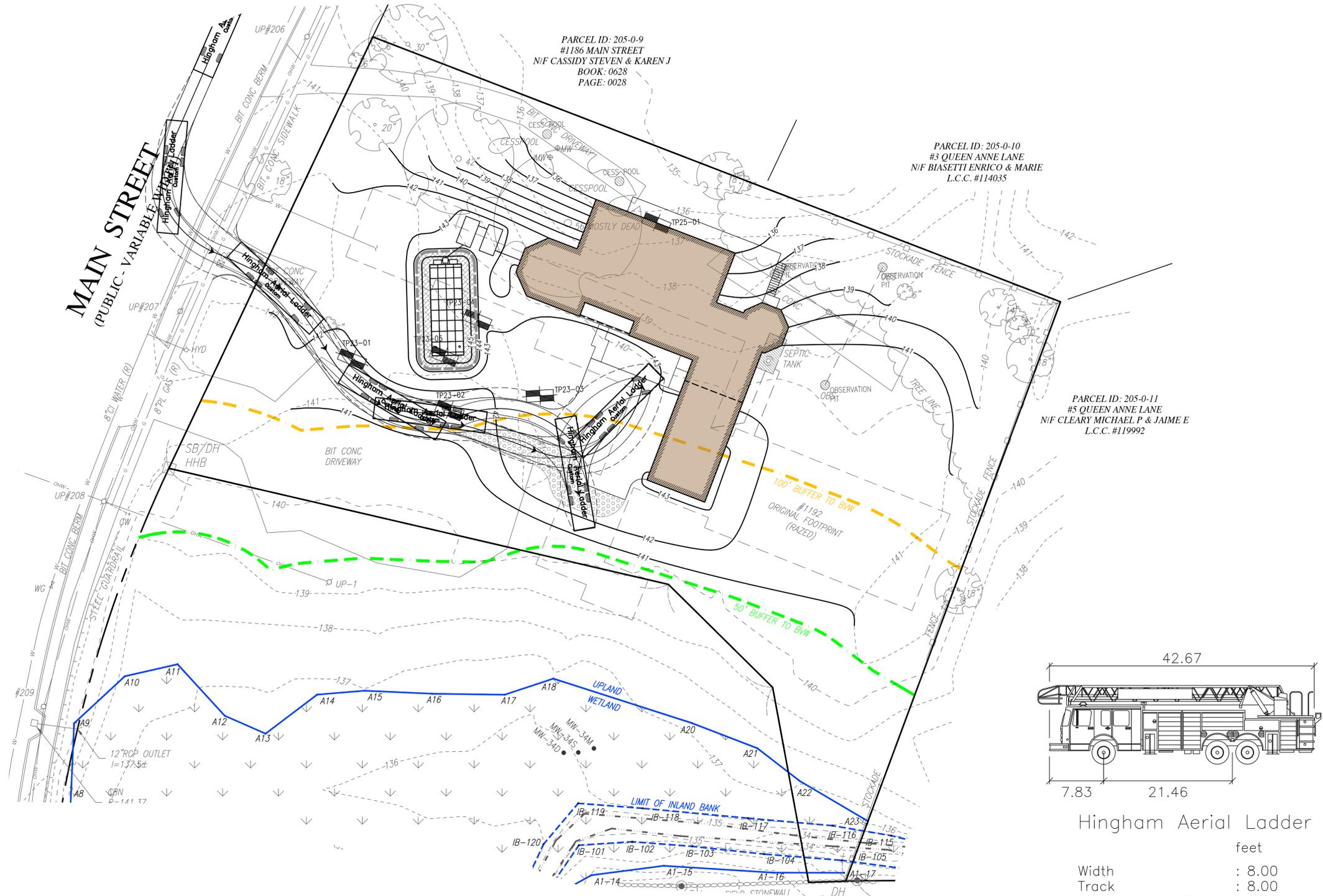
CLIENT:
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DRAWING PATH:
H:\22-746.1\DESIGN\22-746.1_SP_REV
100-1-25.DWG

DATE:
SEPTEMBER 4, 2025

TRUCK TURN

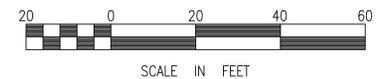
SHEET 4 OF 4
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Hingham Aerial Ladder

| | feet |
|-------------------|--------|
| Width | : 8.00 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 35.7 |

— TRUCK TURN —
(HINGHAM FIRE TRUCK)



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