



LOCUS: 19 FULLING MILL LANE, HINGHAM, MA

SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING: EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.

ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

Plant List: Mitigation Area

Plant	Size	Quantity
Aronia arbutifolia Red Chokeberry	2'-3'	13
Clethra alnifolia Sweet Pepperbush	18"-24"	9
Vaccinium coribosum High bush Blueberry	2'-3'	4
Ilex glabra compacta Inkberry	18"-24"	8
Comptonia peregrina Sweet Fern	18"-24"	5
Spiraea Latifolia Meadow Sweet	18"-24"	6
	TOTAL	45

PLANTING NOTE:
EXISTING RHODODENDRONS WITHIN MITIGATION AREA MAY BE TRIMMED IN LIEU OF NEW PLANTINGS

NEW ENGLAND SHOWY WILDFLOWER SEED MIX:

NEW ENGLAND WETLAND PLANTS, INC. | 820 WEST STREET | AMHERST, MA 01002

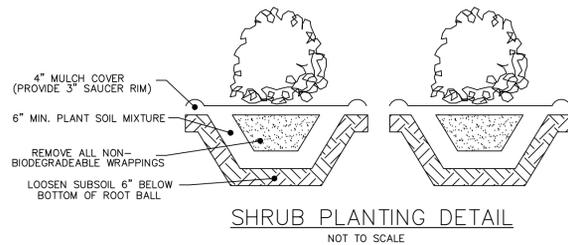
THE NEW ENGLAND SHOWY WILDFLOWER MIX INCLUDES A SELECTION OF NATIVE WILDFLOWERS AND GRASSES THAT WILL MATURE INTO A COLORFUL AND VIBRANT NATIVE MEADOW. IT IS APPROPRIATE SEED MIX FOR ROADSIDES, COMMERCIAL LANDSCAPING, PARKS, GOLF COURSES, AND INDUSTRIAL SITES. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED 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 OR LATE FALL DORMANT 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 MAY 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.

APPLICATION RATE: 23 LBS/ACRE | 1900 SQ FT/LB

SPECIES LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NITANS), PARTRIDGE PEA (CHAMAECRISTA FASCIOLATA), CANADA WILD RYE (ELYMUS CANADENSIS), RIVERBANK WILD RYE (ELYMUS RIPARIUS), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUBICEKIA HIRTA), LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA), OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), COMMON SNEEZEWEED (HELIENIUM AUTUMNALE), MARSH BLAZING STAR (LIATRIS SPICATA), BLUE VERVAIN (VERBENA HASTATA), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), WILD BLUE FALSE INDIGO (BAPTISIA AUSTRALIS), HOLLOWSTEM JOE PYE WEEED (EUPATORIUM FISTULOSUM/ EUTROCHUM FISTULOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA)

PLANTING NOTES

1. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. ALL PLANTS SHALL BE HEALTHY, LIVE, AND FULL IN APPEARANCE. OWNER RESERVES THE RIGHT TO REJECT ANY PLANTING, WHICH IS NOT SUITABLE UPON DELIVERY TO THE SITE.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL REQUIRED MAINTENANCE TO PLANTS FOR A MINIMUM OF (6) WEEKS AFTER DATE OF INSTALLATION. IF PLANTS ARE INSTALLED AFTER MAY 15TH, MAINTENANCE SHALL BE PROVIDED UNTIL AUGUST 30TH OR (6) WEEKS, WHICHEVER GREATER.
3. ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC COMPOSITION SUITABLE FOR HEALTHY LAWN GROWTH.
4. NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED IF PLANTED. OWNER SHALL BE PROVIDED WITH A LIST OF PROPOSED SUBSTITUTE PLANTS PRIOR TO INSTALLATION.
5. PROVIDE A MINIMUM OF 12" OF TOPSOIL AROUND AND BENEATH THE PLANTING. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TYPES OF MULCHING AROUND TREES AND OTHER PLANTINGS.



ALTERATION WITHIN RIVERFRONT AREA

	EXISTING	PROPOSED	INCREASE
BUILDING:	1,612 SF	1,905 SF	293 SF
DRIVEWAY:	178 SF	178 SF	0 SF
HARDSCAPE:	35 SF	526 SF	491 SF
STRUCTURE/DECK:	538 SF	156 SF	-382 SF
TEMPORARY DISTURBANCE: (MITIGATION AREA)	0 SF	1,200 SF	1,200 SF
TOTAL:	2,363 SF	3,965 SF	1,602 SF
TOTAL (PERMANENT):	2,363 SF	2,765 SF	402 SF

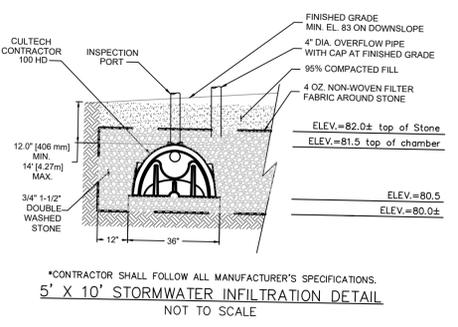
LEGEND
NOT TO SCALE

EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	---	55' --- EXIST. CONTOUR
HYD	HYDRANT	---	--- WETLAND BUFFER ZONE
WG	WATER GATE	---	--- FLOOD ZONE
WS	WATER SERVICE	---	--- OVERHEAD WIRES
UP	UTILITY POLE	---	--- STONE WALL
LP	LIGHT		EXISTING TREES AND SHRUBS
YD	YARD LIGHTING	---	--- TREELINE/LANDSCAPE
GV	GAS VALVE	---	--- WETLAND LINE
IRR	IRRIGATION VALVE		

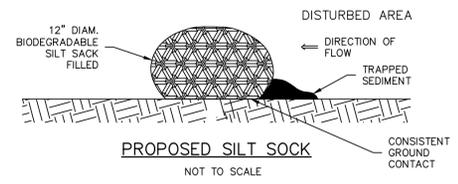
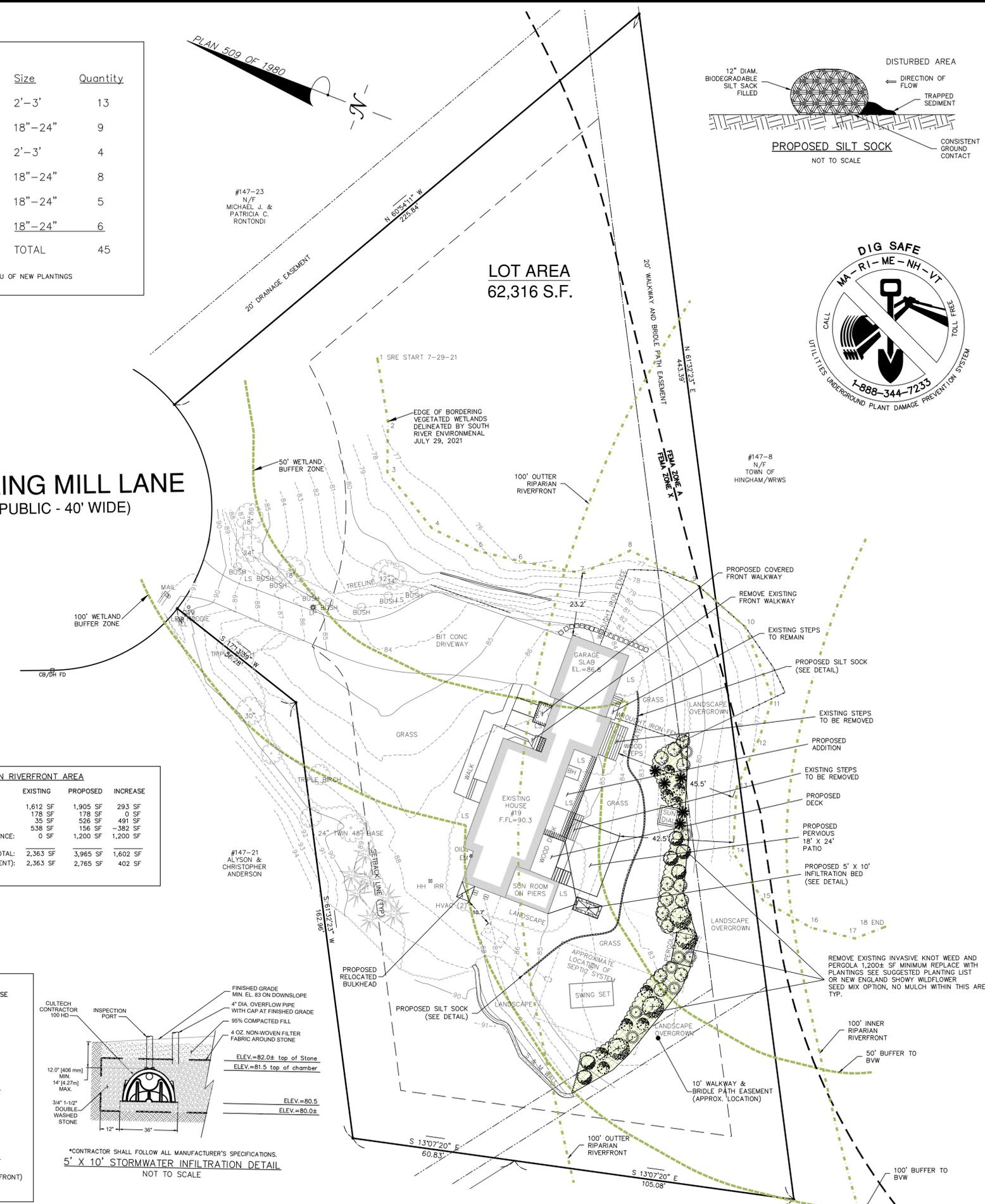
IMPERVIOUS COVERAGE IN RESOURCE AREA

	EXISTING	PROPOSED	INCREASE
0-50' BUFFER (BVW)			
BUILDING:	534 SF	534 SF	0 SF
DRIVEWAY:	1,785 SF	1,785 SF	0 SF
HARDSCAPE:	16 SF	16 SF	0 SF
TOTAL:	2,335 SF	2,335 SF	0 SF
50-100' BUFFER (BVW)			
BUILDINGS:	1,951 SF	2,295 SF	344 SF
DRIVEWAY:	819 SF	819 SF	0 SF
HARDSCAPE:	314 SF	299 SF	-15 SF
STRUCTURE(BULKHEAD):	22 SF	10 SF	-12 SF
TOTAL:	3,106 SF	3,423 SF	317 SF
0-100' BUFFER (BVW)			
TOTAL:	5,441 SF	5,813 SF	317 SF

MITIGATION:
 BVW IMPERVIOUS 0-50' 0 SF X 2 = 0 SF
 IMPERVIOUS 0-100' 317 SF X 1 = 317 SF
 PERVIOUS 0-50' -141 SF (PERGOLA, STEPS) = 0 SF
TOTAL REQUIRED (BVW) = 317 SF (286 SF ALSO IN RIVERFRONT)
TOTAL PROPOSED = 1,200 S.F.



*CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S SPECIFICATIONS.
5' X 10' STORMWATER INFILTRATION DETAIL
 NOT TO SCALE



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
3	2/9/22	CONSERVATION COMMENTS
2	1/27/22	CONSERVATION AGENT COMMENTS
1	1/19/22	CONSERVATION AGENT COMMENTS

DATUM:
ELEVATIONS SHOWN HEREON ARE ASSUMED.

FEEM:
LOCUS LIES IN F.I.R.M. ZONE X & ZONE A AS SHOWN ON COMMUNITY PANEL NO. 25023C 0084J DATED JULY 17, 2012.

OWNER OF RECORD:
ADAM & SARA GORDON
19 FULLING MILL LANE
HINGHAM, MA
ASSESSOR'S PARCEL: #147-22
DEED BOOK: 44781, PAGE:92

PLAN REFERENCES:
1. PLAN BOOK 21, PAGES 915-918

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON AUGUST 18, 2021.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ADDITIONAL RECORD INFORMATION AVAILABLE AT THE TOWN OF HINGHAM.

RESOURCE AREA NOTES:
1. FLOODPLAIN AND RIVERFRONT AREAS WERE COMPLIED FROM VARIOUS SOURCES THEREFORE, NO FINDING ON LOCATION IS MADE.

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

	REQUIRED
AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 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.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

CAVANARO CONSULTING
 687 MAIN STREET
 P.O. BOX 5175
 NORWELL, MASSACHUSETTS 02061
 PHONE: 781.659.8187
 FAX: 781.659.8186

SITE PLAN TO ACCOMPANY NOI
 19 FULLING MILL LANE
 HINGHAM, 02043

PREPARED FOR:
 SARA & ADAM GORDON
 19 FULLING MILL LANE
 HINGHAM, MA 02043

PROJECT NO. : 21.090	DRAWING NO.
SCALE : AS SHOWN	NOI
DATE : 1/14/22	
DESIGNED BY : BPS	
DRAWN BY : MCM	SHEET NO. 1 OF 1
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