

VICINITY MAP  
NOT TO SCALE



PHOTO 1: WETLAND ALTERATION AREA.



PHOTO 2: BUFFER MITIGATION AREA.



PHOTO 3: PROPOSED PERVIOUS PATIO AREA.

**GENERAL NOTES:**

- DEED REFERENCES: BOOK 57703 PAGE 307
- PLAN REFERENCES: PLAN 225 OF 1986
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM RESIDENCE A ZONING DISTRICT
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC.
- WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY WERE DELINEATED BY BRAD HOLMES, P.W.S. OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC AND APPROVED BY THE HINGHAM CONSERVATION COMMISSION UNDER AN ORDER OF CONDITIONS ISSUED ON JUNE 1, 2021. A CERTIFICATE OF COMPLIANCE WAS ISSUED ON JULY 9, 2025 (DEP FILE NO. 034-1412).
- THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0082J DATED JULY 17, 2012.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP ZONE A SURFACE WATER SUPPLY UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.

**ZONING TABLE:**

| RESIDENCE A        |             |             |
|--------------------|-------------|-------------|
| CRITERIA           | REQUIRED    | EXISTING    |
| MIN. LOT AREA:     | 20,000 S.F. | 76,153 S.F. |
| FRONTAGE           | 125'        | 300.00'     |
| FRONT YARD SETBACK | 25'         | 35.2'       |
| SIDE YARD SETBACK  | 15'         | 58.9'       |
| REAR YARD SETBACK  | 15'         | 211.3'      |

**CONSERVATION TABLE:**

|   |                |
|---|----------------|
| BORDERING VEGETATED WETLAND ALTERATION:         | 24 S.F.        |
| BORDERING VEGETATED WETLAND MITIGATION:         | 48 S.F. (2:1)  |
| PERVIOUS PATIO (BEYOND DECK AND EXIST. GRAVEL): | 415 S.F.       |
| PERVIOUS PATIO MITIGATION:                      | 830 S.F. (2:1) |

**WETLAND REPLICATION & BUFFER MITIGATION**

**WETLAND REPLICATION PLANT LIST**

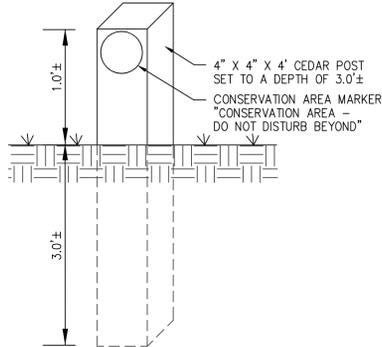
| QUANTITY | COMMON              | LATIN                | SIZE      |
|----------|---------------------|----------------------|-----------|
| 4        | SWEET PEPPERBUSH    | CLETHRA ALNIFOLA     | 2 GAL.    |
| 3        | HIGH BUSH BLUEBERRY | VACCINIUM CORYMBOSUM | 2'-3' HT. |

**BUFFER MITIGATION PLANT LIST**

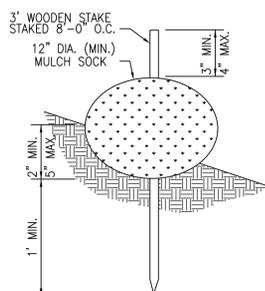
| QUANTITY | COMMON           | LATIN                 | SIZE    |
|----------|------------------|-----------------------|---------|
| 2        | RED MAPLE        | ACER RUBRUM           | 5'-6'   |
| 2        | BLACK OAK        | QUERCUS VELLUTINA     | 5'-6'   |
| 3        | BAYBERRY         | MYRICA PENNSYLVANICA  | 1.5'-2' |
| 3        | BLACK CHOKEBERRY | ARONIA MELANOCARPA    | 1.5'-2' |
| 3        | WITCH HAZEL      | HAMAMELLIS VIRGINIANA | 1.5'-2' |

**WETLAND REPLICATION & BUFFER MITIGATION NOTES:**

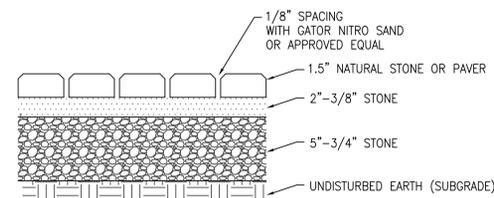
- THE CONSTRUCTION OF THE WETLAND REPLICATION AND BUFFER MITIGATION SHALL BE SUPERVISED BY AN EXPERIENCED WETLAND PROFESSIONAL. A COMPLETION REPORT SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION WITHIN 30 DAYS OF COMPLETION OF THE WORK.
- THE WETLAND REPLICATION AND BUFFER MITIGATION SHALL BE MONITORED BY AN EXPERIENCED WETLAND PROFESSIONAL FOR TWO FULL GROWING SEASONS. PLANTINGS SHALL SURVIVE AT LEAST TWO FULL GROWING SEASONS WITH A MINIMUM OF 75% SURVIVAL RATE. PLANTS FOUND TO BE DEAD SHALL BE PLACED AT THE EXPENSE OF THE PROPERTY OWNER. ANNUAL MONITORING REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION NO LATER THAN DECEMBER 15TH OF THE YEAR BEING MONITORED.
- THE WETLAND REPLICATION AREA AND BUFFER MITIGATION AREAS SHALL BE PREPARED BY REMOVING THE EXISTING GRASS. THE WETLAND REPLICATION AREA WILL BE EXCAVATED APPROXIMATELY 12" AND BACKFILLED WITH APPROXIMATELY 6" OF ORGANIC SOIL.
- THE SHRUB AND TREE ROOT ZONES SHALL BE MULCHED WITH ORGANIC MULCH.
- THE WETLAND REPLICATION AREA SHALL BE SEEDED WITH NEW ENGLAND WET MIX FROM NEW ENGLAND WETLAND PLANTS INC.
- THE BUFFER MITIGATION AREA SHALL BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX FROM NEW ENGLAND WETLAND PLANTS, INC.



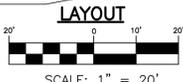
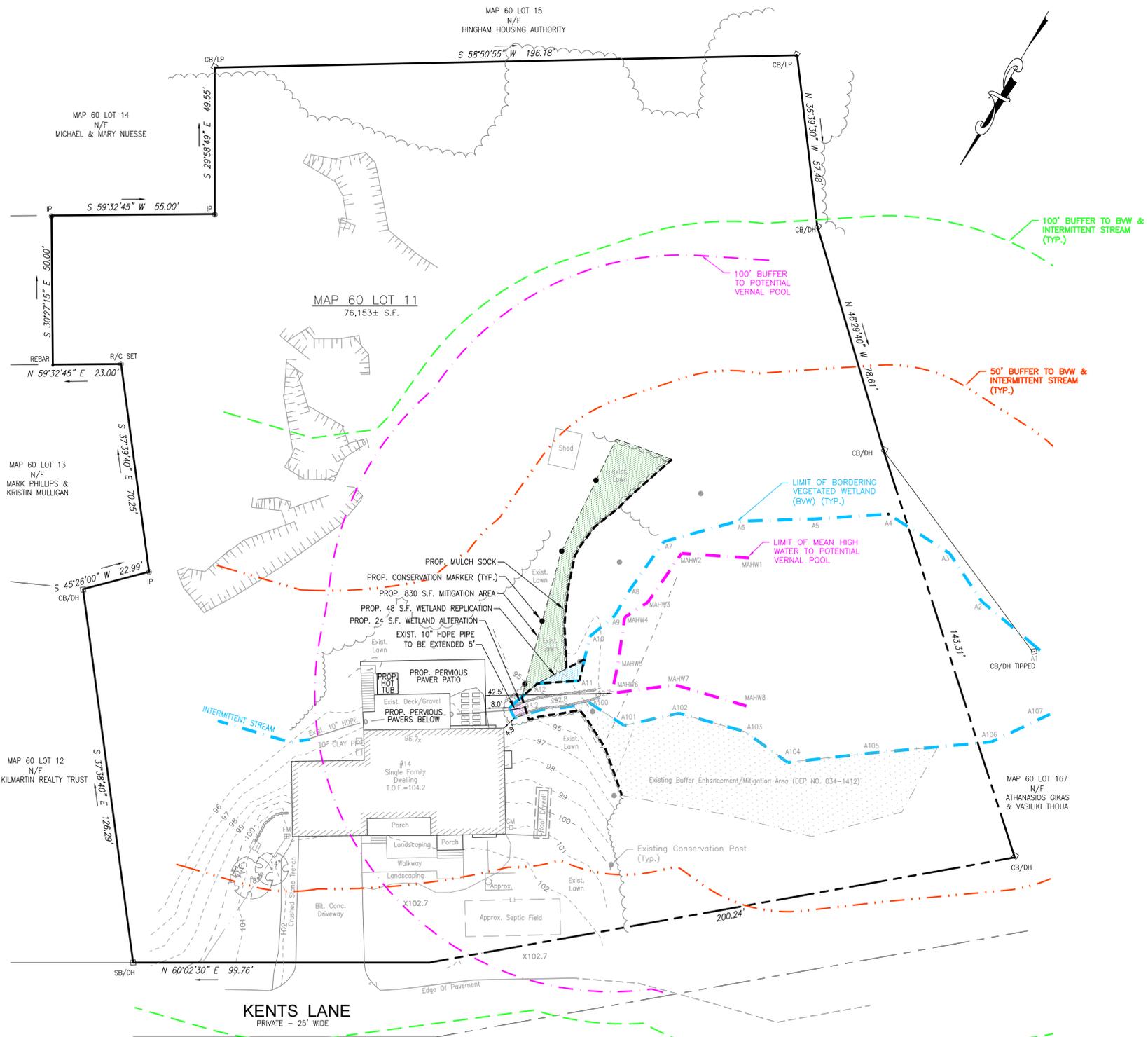
CONSERVATION POST DETAIL  
NOT TO SCALE



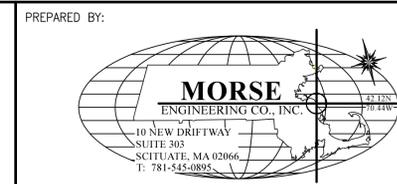
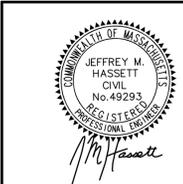
STAKED MULCH SOCK DETAIL  
NOT TO SCALE



PERVIOUS PAVER PATIO/DRIVEWAY DETAIL  
NOT TO SCALE



SCALE: 1" = 20'



|             |   |         |            |
|-------------|---|---------|------------|
| PROJECT:    | 14 KENTS LANE<br>(ASSESSOR'S MAP 60 LOT 11)<br>HINGHAM, MASSACHUSETTS | DESIGN: | JH         |
| APPLICANT:  | JOSHUA GREENBERG &<br>LAURIANNE CASHMAN                               | CHECK:  | JS/GM      |
| PLAN TITLE: | PLAN TO ACCOMPANY NOI   | JOB NO: | 20-360     |
|             |   | DATE:   | 10/14/2025 |
|             |   | REV:    | -          |
|             |   | SHEET:  | 1          |