

## Proposed 3 Lot Sub-Division – Bishops Lane Hingham, MA Life Safety and Fire Department Benefits

June 21, 2023

The public benefits to safety compared to the existing conditions at Bishops Lane are as follows:

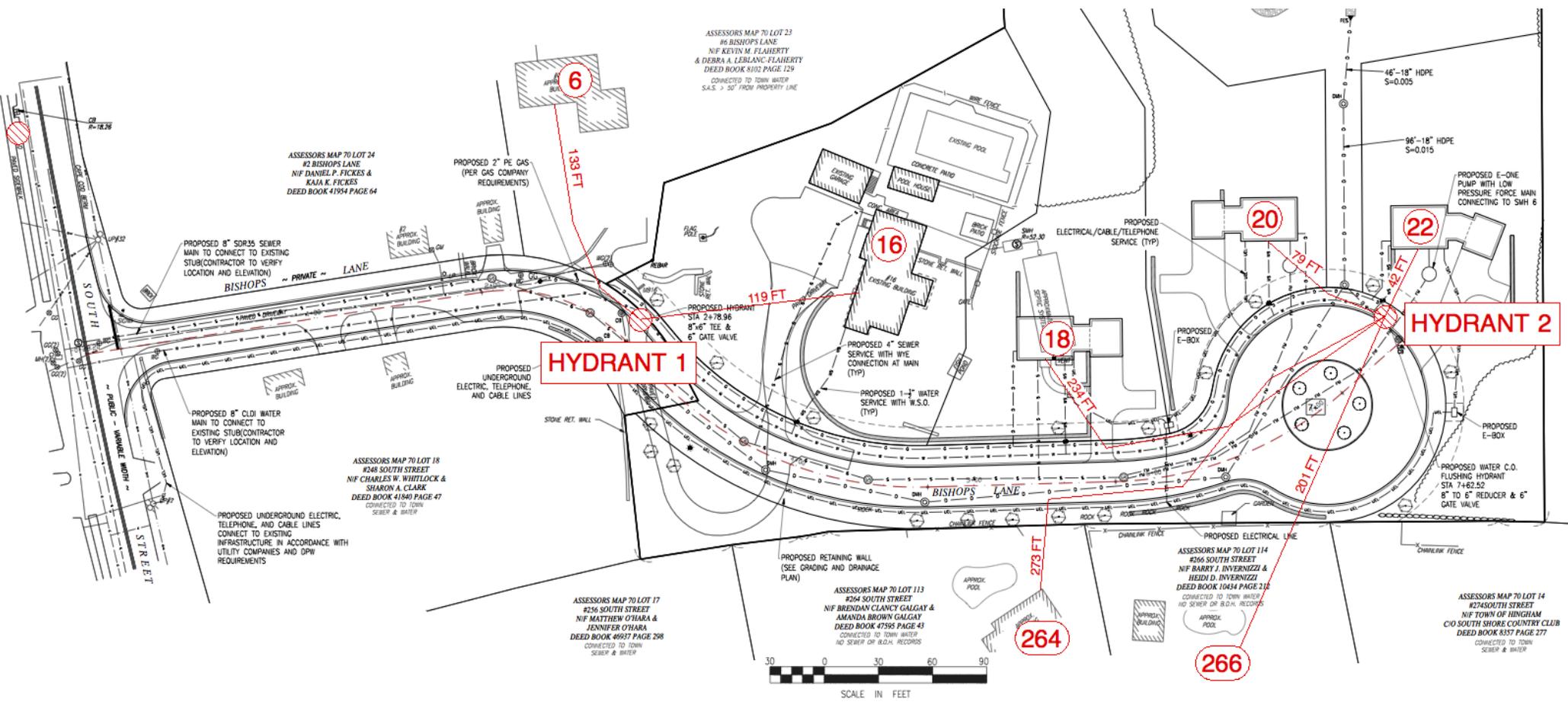
1. **Two-way traffic:** The existing road is one lane wide preventing the passage of two vehicles. Example, an ambulance can not leave the property while a fire truck is approaching. The proposed width of the proposed road is 22 ft as required by the Town's Sub-Division By-Laws.
2. **Turning radius:** The existing road radii prevent a ladder truck (if needed) from accessing 16 Bishops Lane whatsoever. A standard engine needs to do multi-point turns to reach the home. Additionally, there will be a turn-around at the end of Bishops Lane with the proposed road.
3. **Fire hydrant locations:** See attached hydrant location map for proposed hydrant locations.
4. **Water Line Easement:** The subject property (16 & 0 Bishops Lane) abuts the South Shore Country Club property. Although not currently shown on the drawings, the developer had discussions with the Hingham Planning Board of a potential looped water line with the SSCC improving pressure via a looped system. The Developer will grant the Town/ Weir River Water System an easement if that is something that the Town believes would be a benefit.
5. **Grade:** The current design is requesting a grade waiver from the 8% outlined in the Town's Sub-Division By-Laws, to a proposed 10% grade. Note the 10% grade is vast improvement from the existing grade which is over 17% in places. Additionally, 10% is Massachusetts requirement stated in NFPA 1 Sec.18.2.3.4.6.1.

# Bishops Lane Fire Hydrant Study

July 10, 2023

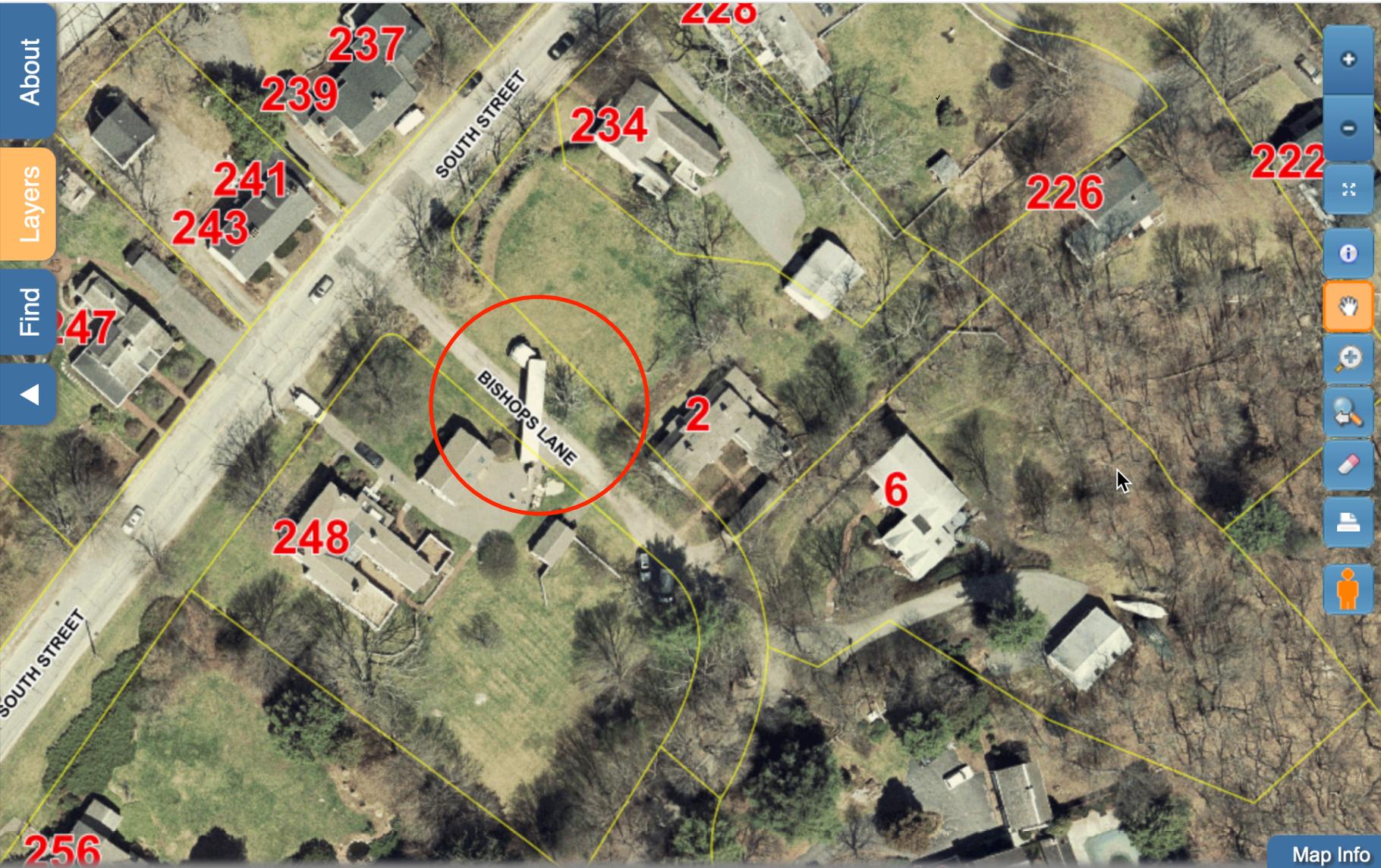
Home Address	Distance from home to South Street Hydrant	Distance from home to two proposed Bishops Lane Hydrants
2 Bishops Lane	265 ft	
6 Bishops Lane	456 ft	133 ft
16 Bishops Lane	590 ft	119 ft
248 South Street	265 ft	
264 South Street	754 ft	273 ft
266 South Street	780 ft	201 ft
18 Bishops Lane (Proposed)		234 ft
20 Bishops Lane (Proposed)		79 ft
22 Bishops Lane (Proposed)		42 ft

*Note: Per HFD guidelines; measurements taken from hydrant, along adjacent paved surface, then across subject property's to nearest point of entry to home*



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BISHOPS LANE

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Map Info