

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

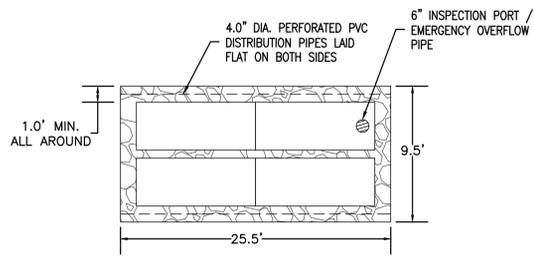
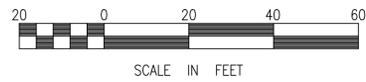
IMPERVIOUS COVERAGE SUMMARY (BUFFER ZONES)

	EXISTING	PROPOSED	CHANGE
50-100' BUFFER (BVW)			
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

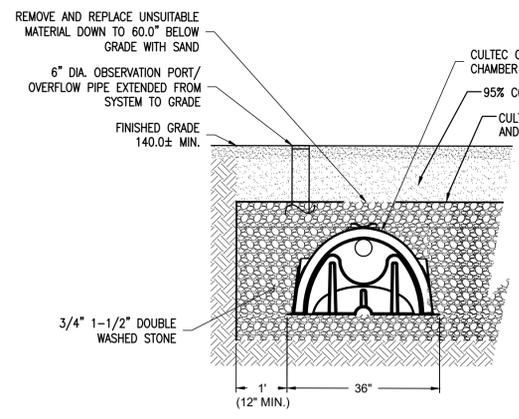
DISTURBANCE AREAS

TOTAL DISTURBANCE AREA = 35,000±

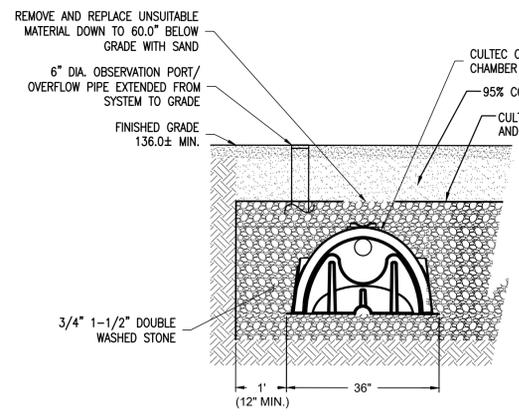
TOTAL DISTURBANCE OVER SLOPES >10% = 3,700±



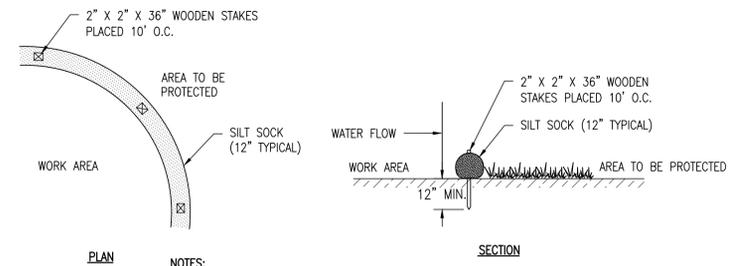
SUBSURFACE INFILTRATION SYSTEM #1 & #2 - PLAN VIEW NOT TO SCALE



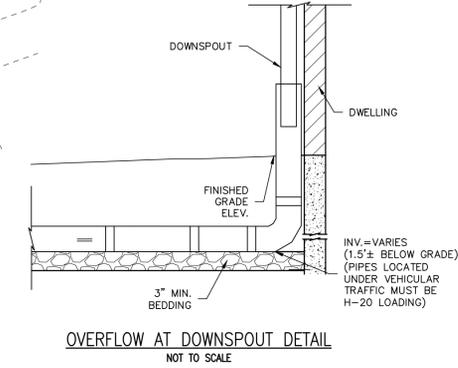
SUBSURFACE INFILTRATION SYSTEM #1 - 8.5' x 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6" OVERFLOW PIPE NOT TO SCALE



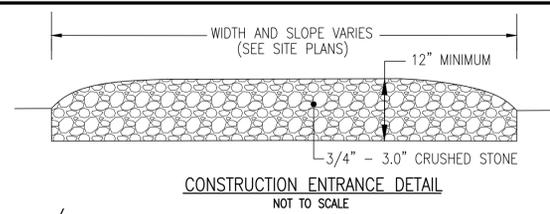
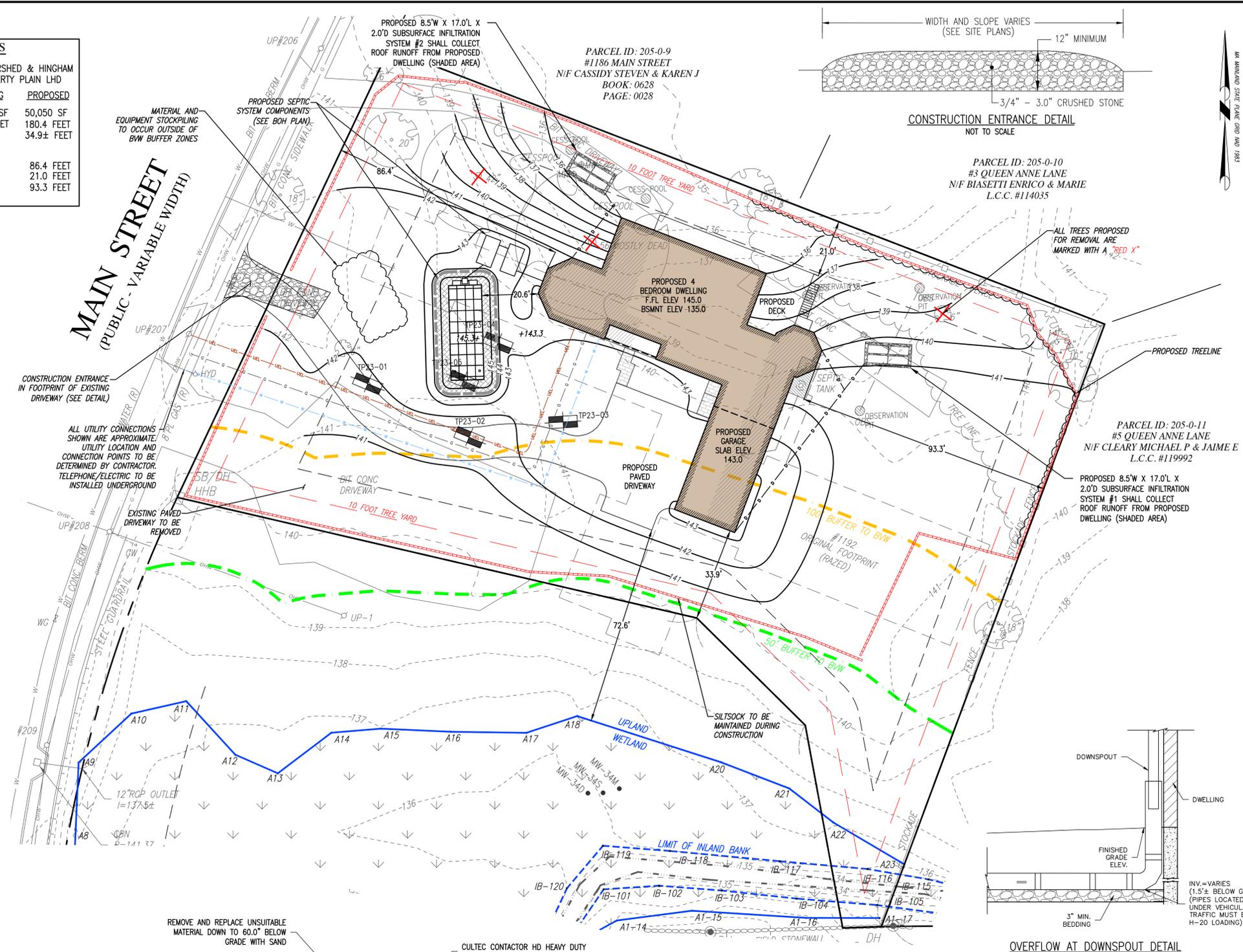
SUBSURFACE INFILTRATION SYSTEM #2 - 8.5' x 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6" OVERFLOW PIPE NOT TO SCALE



SILT SOCK DETAIL (NOT TO SCALE)



OVERFLOW AT DOWNSPOUT DETAIL NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

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REVISIONS:

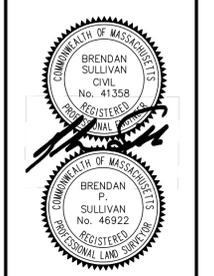
DRAWN BY: DB

DESIGNED BY: XO

CHECKED BY: BPS

SCALE: 1" = 20'

STAMP:



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North Falmouth, MA 02556
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PROJECT #:
JN-22-746.1
REF: 22-746

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
22-15-25.DWG

DATE:
JULY 21, 2025

**NOTICE OF INTENT
SITE PLAN REVIEW**

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