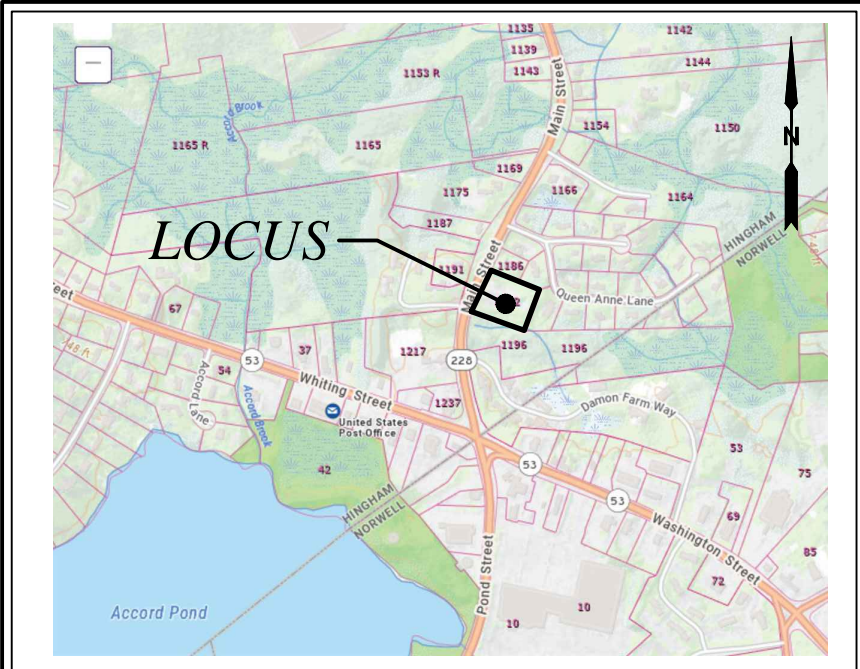




LOCATION MAP SCALE: 1" = 1000'±

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

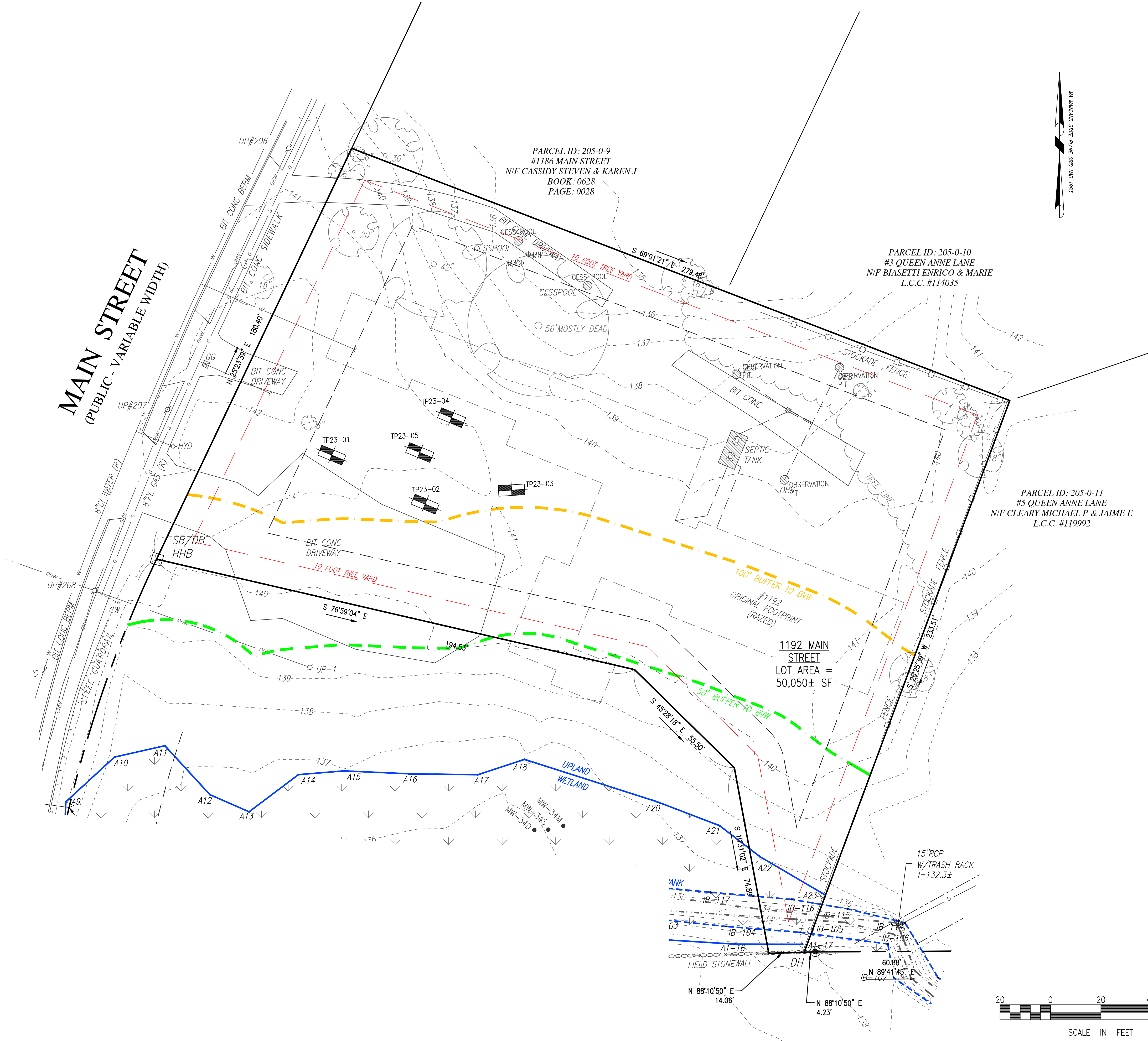
NOTES:

- 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.
- 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.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 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.
- SUBJECT SITE IS IN THE RESIDENCE "B" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- 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.
- 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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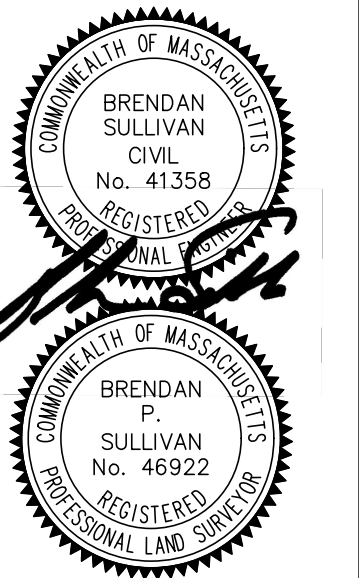
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DESIGNED BY: -

CHECKED BY: BPS

SCALE:
20 SCALE

STAMP:



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Engineers and Land Surveyors

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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:

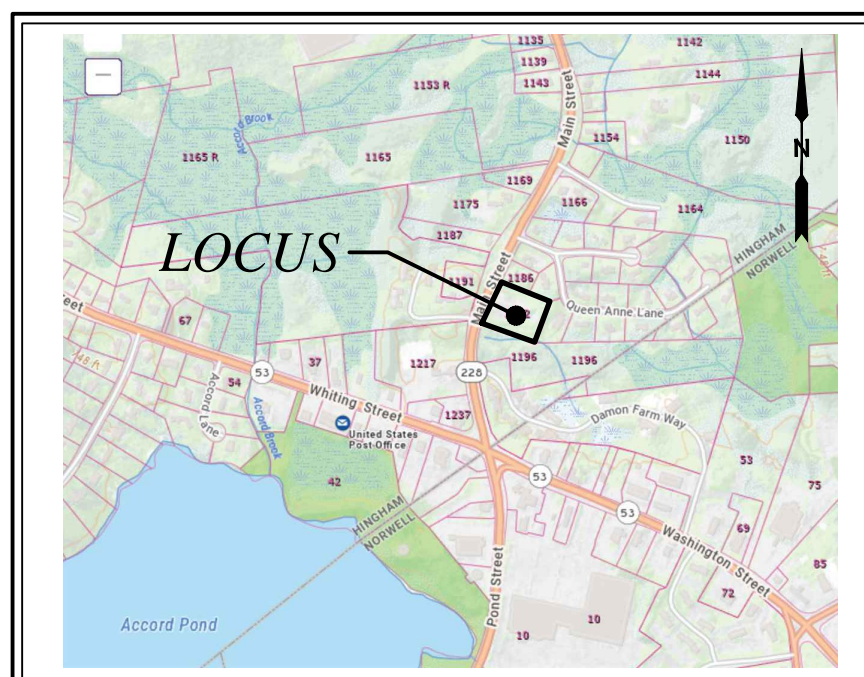
ANTON CELA
131 WEST BROADWAY, UNIT 2
SOUTH BOSTON, MA 02127
(617)-291-2998

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8-21-25.DWG

DATE:
JULY 21, 2025

EXISTING CONDITIONS

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

ZONING REQUIREMENTS

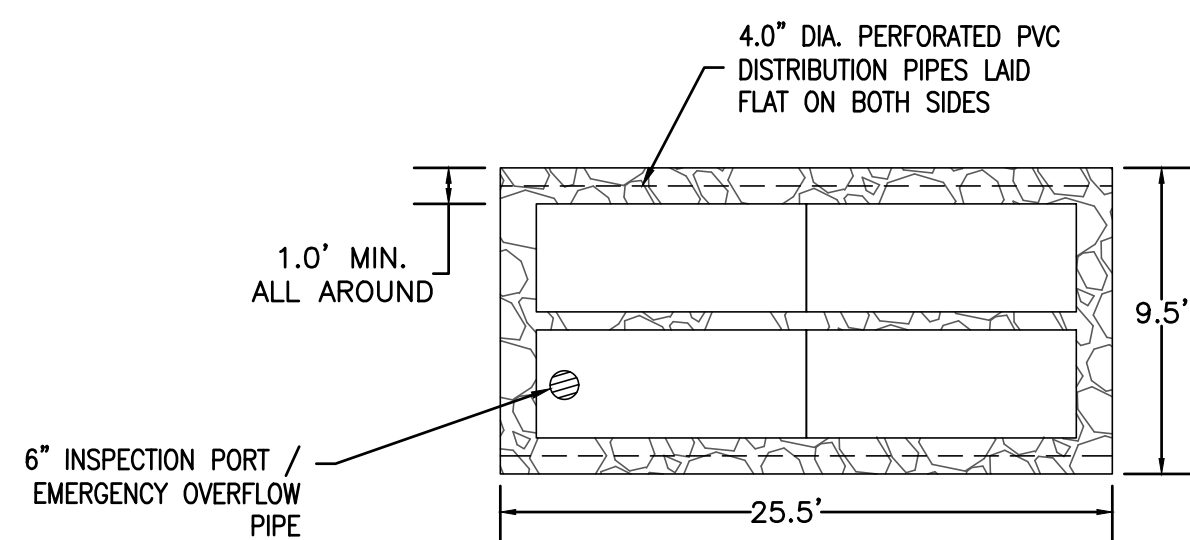
RESIDENTIAL DISTRICT "B", ACCORD POND WATERSHED & HINGHAM AQUIFER PROTECTION OVERLAY DISTRICT, LIBERTY PLAIN LHD			
	REQUIRED	EXISTING	PROPOSED
AREA	30,000 SF	50,050 SF	50,050 SF
FRONTAGE	150 FEET	180.4 FEET	180.4 FEET
BUILDING HEIGHT	35 FEET	N/A	34.9± FEET
MINIMUM YARDS:			
FRONT	35 FEET	N/A	86.4 FEET
SIDE	20 FEET	N/A	21.0 FEET
REAR	20 FEET	N/A	93.3 FEET

IMPERVIOUS COVERAGE SUMMARY (BUFFER ZONES)

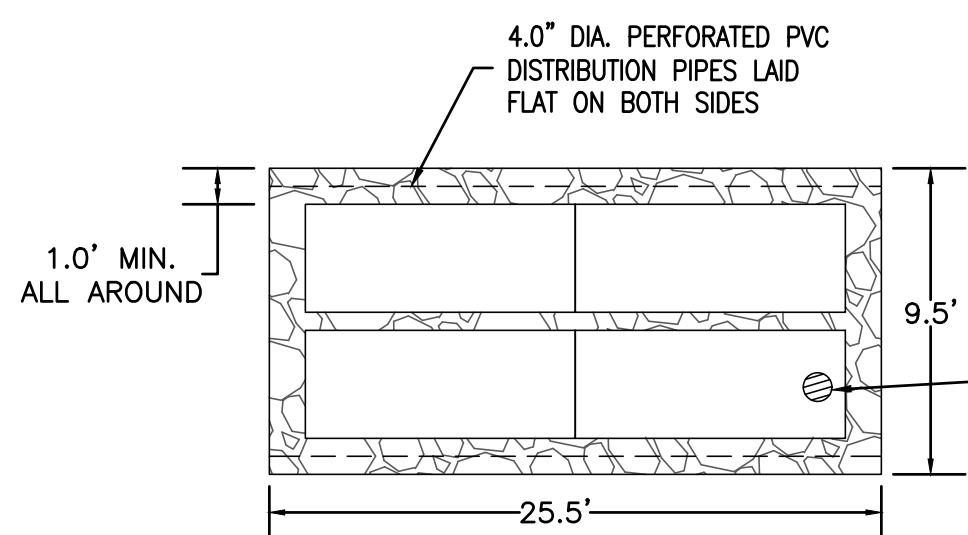
50-100' BUFFER (BWV)	EXISTING	PROPOSED	CHANGE
DRIVEWAY:	3,771 SF	1,047 SF	-2,724 SF
BUILDINGS:	0 SF	432 SF	+432 SF
TOTAL:	3,771 SF	1,479 SF	-2,292 SF

DISTURBANCE AREAS

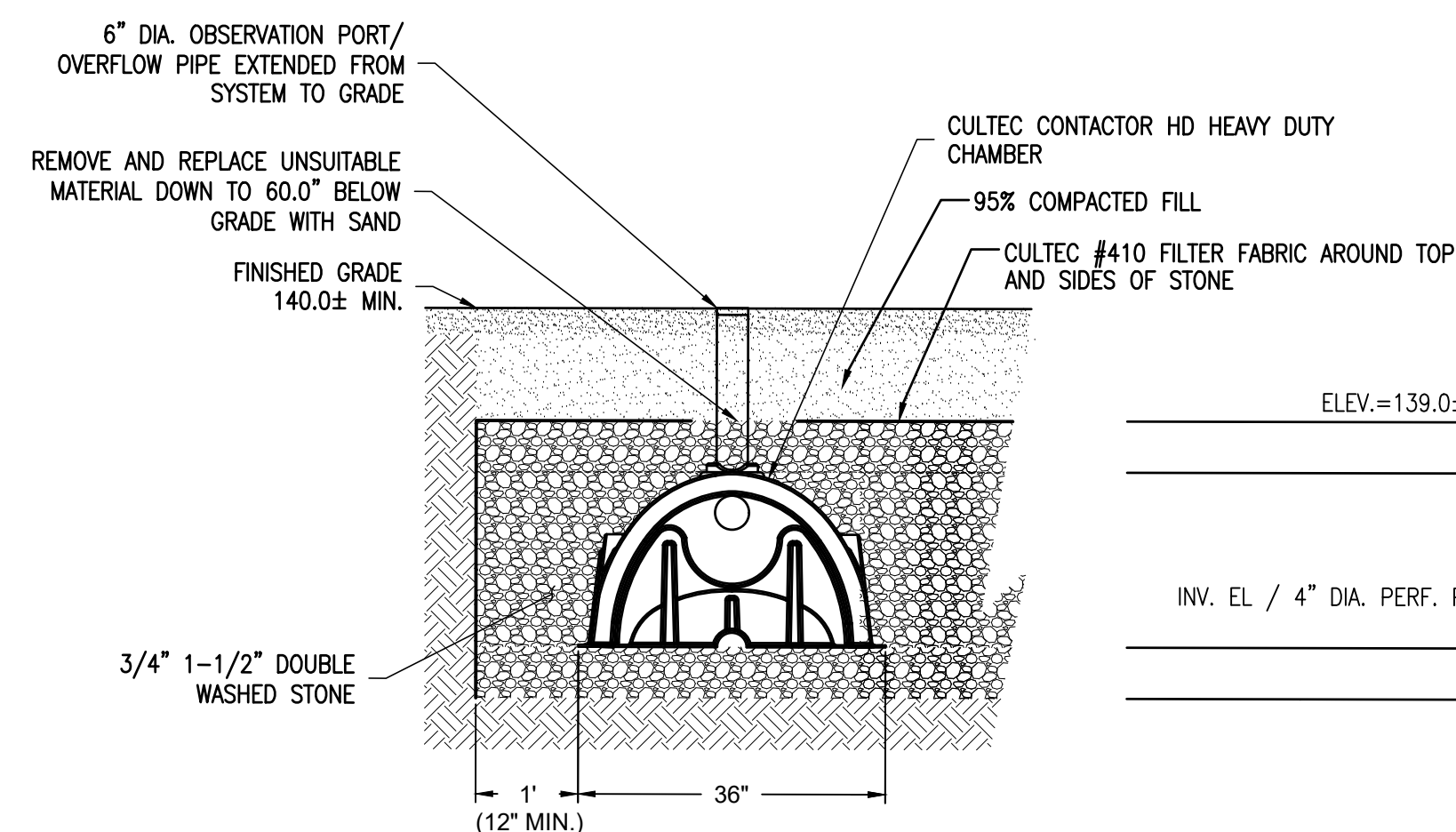
TOTAL DISTURBANCE AREA = 35,000±
TOTAL DISTURBANCE OVER SLOPES
>10% = 3,700±



SUBSURFACE INFILTRATION SYSTEM #1 - PLAN VIEW
NOT TO SCALE

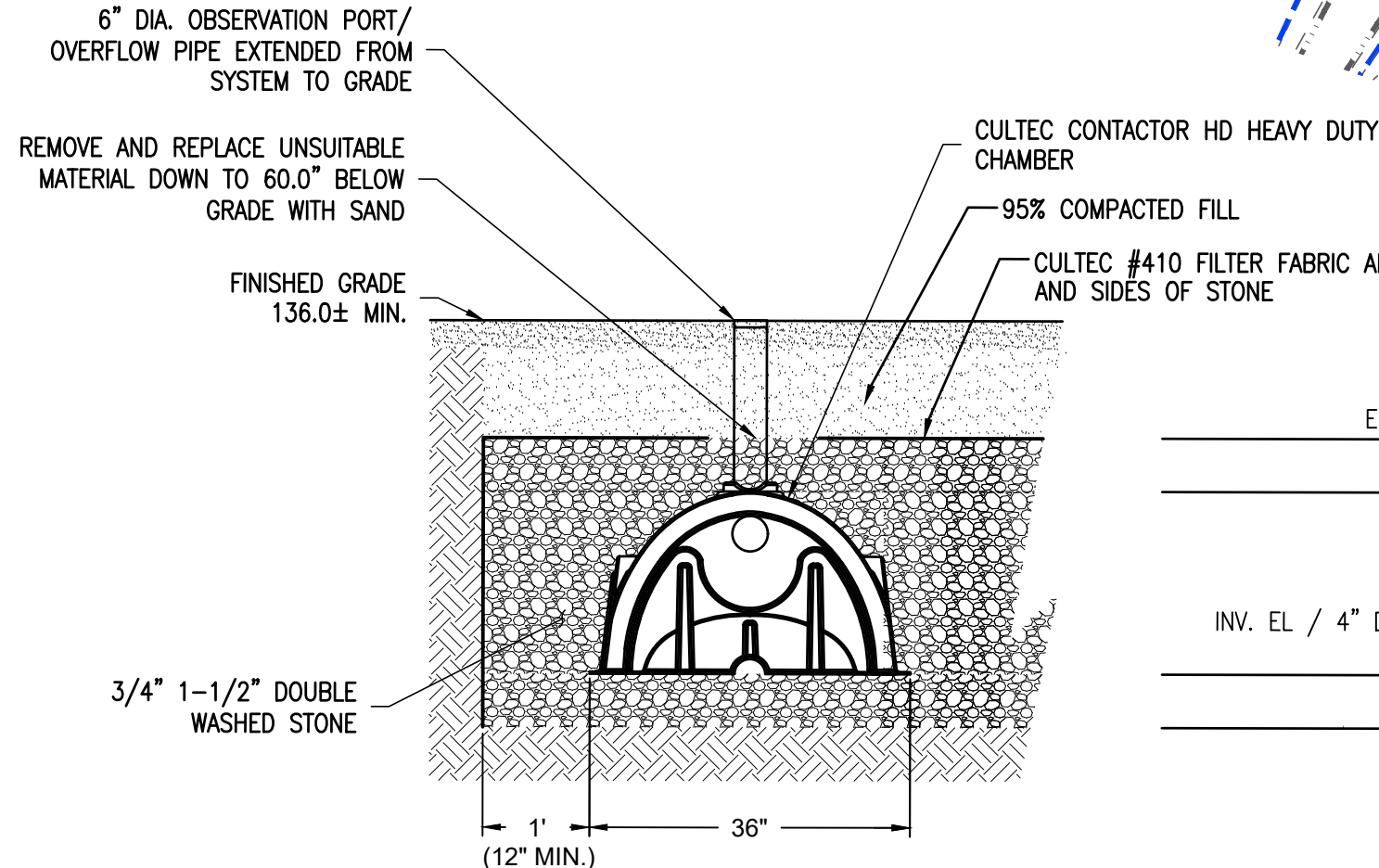


SUBSURFACE INFILTRATION SYSTEM #2 - PLAN VIEW
NOT TO SCALE



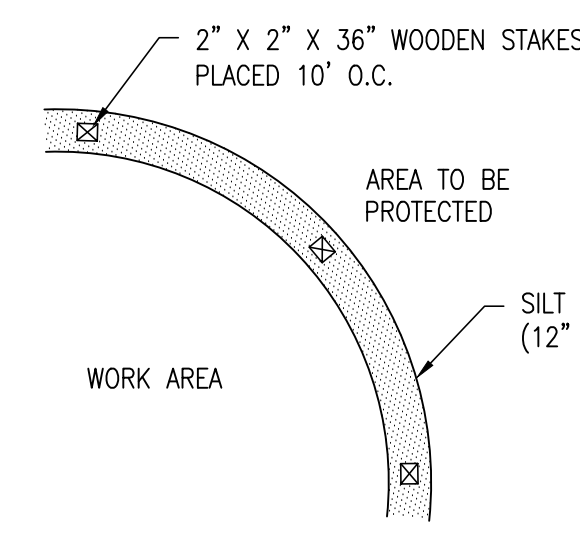
SUBSURFACE INFILTRATION SYSTEM #1 - 8.5' X 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6" OVERFLOW PIPE
NOT TO SCALE

ELEV.=139.0± top of Stone
ELEV.=138.5
INV. EL / 4" DIA. PERF. PVC DIST. PIPES
ELEV.=137.5
ELEV.=137.0



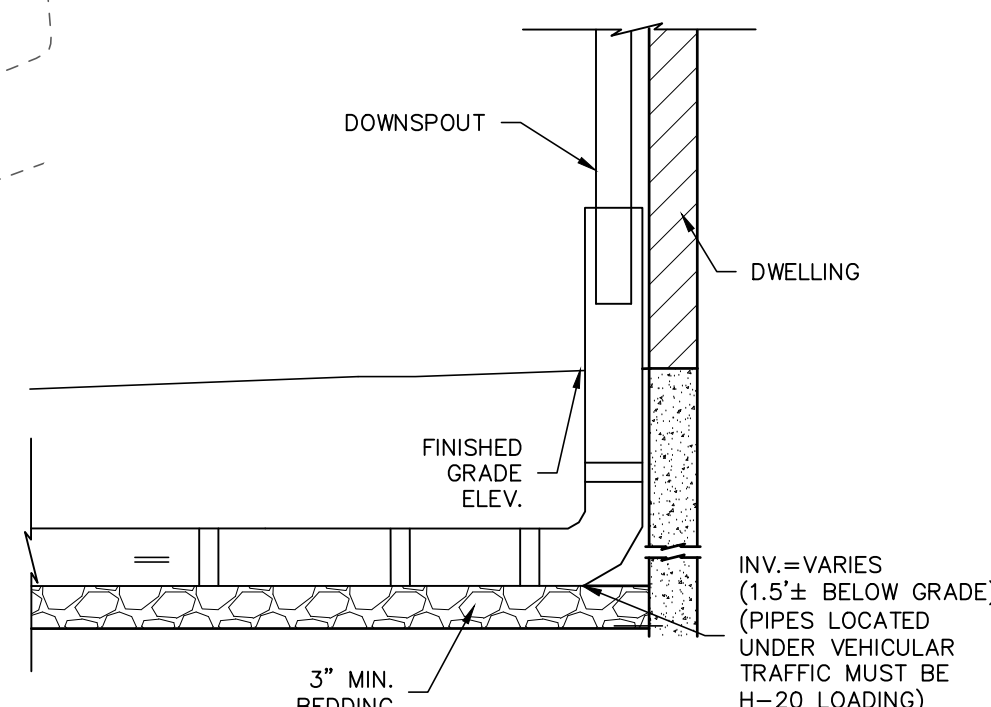
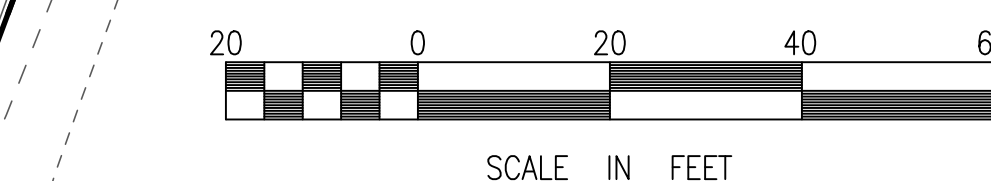
SUBSURFACE INFILTRATION SYSTEM #2 - 8.5' X 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6" OVERFLOW PIPE
NOT TO SCALE

ELEV.=135.0± top of Stone
ELEV.=134.5
INV. EL / 4" DIA. PERF. PVC DIST. PIPES
ELEV.=133.5
ELEV.=133.0

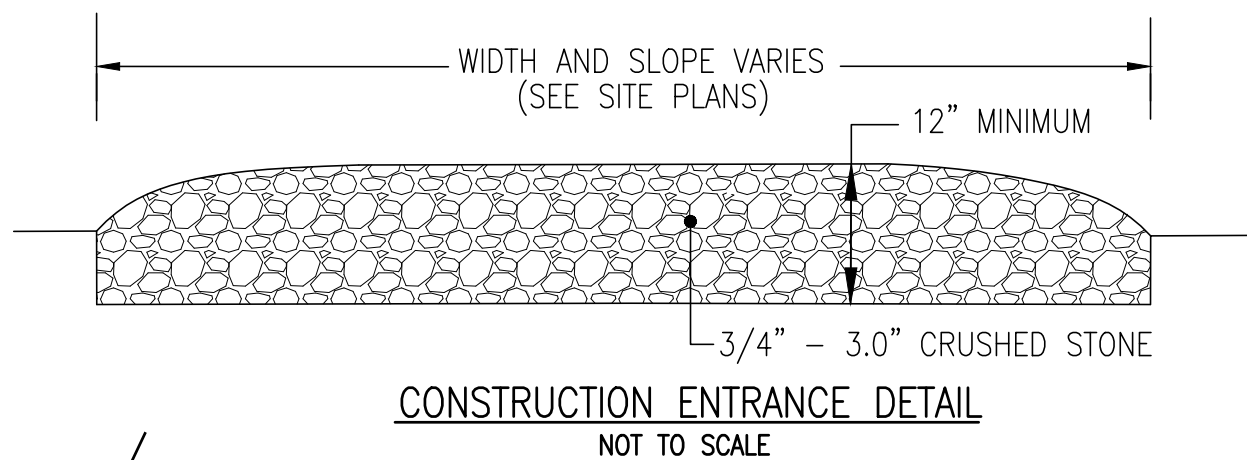
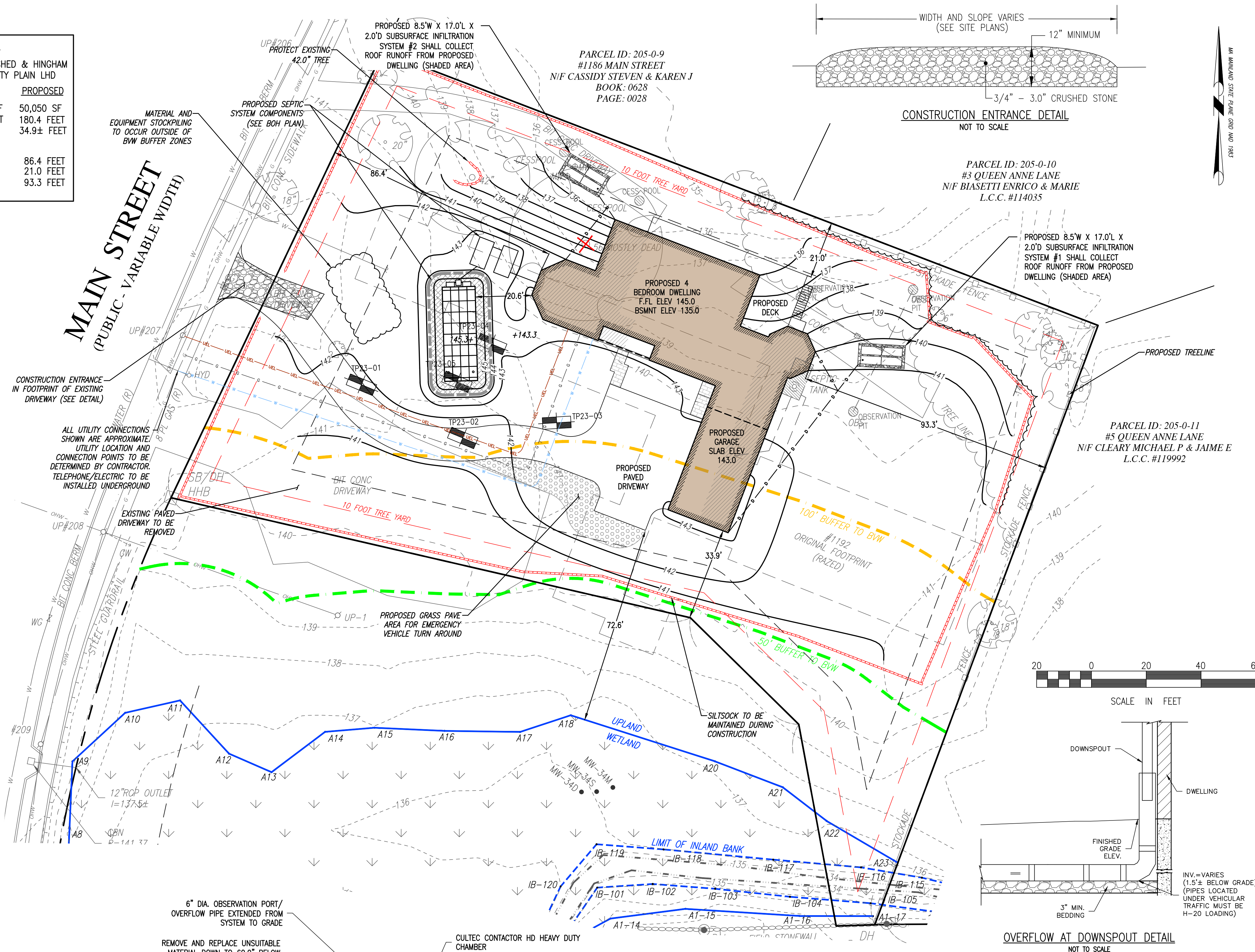


NOTES:
- REFER TO THE PLAN FOR PROPOSED LOCATION.
- SOCK SHALL BE FILLED WITH MULCH OR COMPOST

SILT SOCK DETAIL
(NOT TO SCALE)



OVERFLOW AT DOWNSPOUT DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



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& CONSERVATION SUBMITTAL 9/4/25

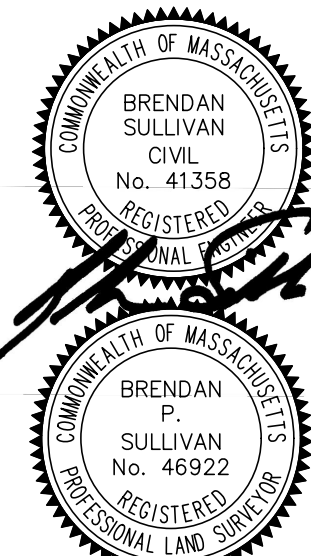
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508-746-6060

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

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 68
HINGHAM, MASSACHUSETTS

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

DRAWING PATH:
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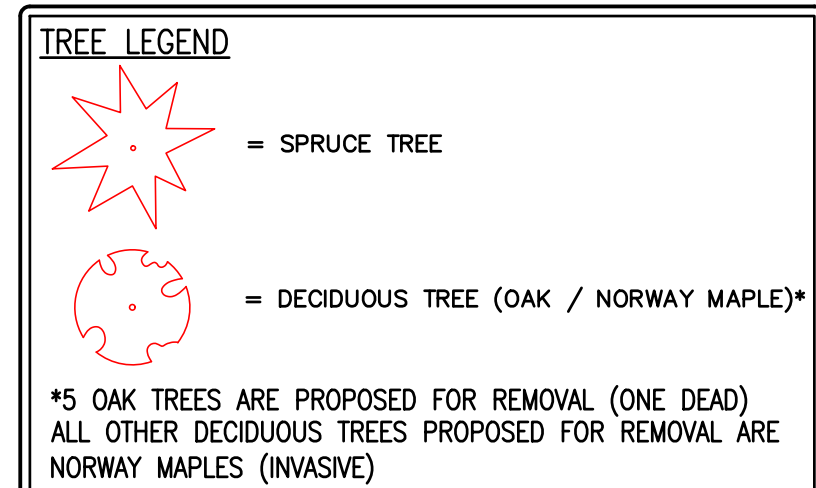
DATE:
JULY 21, 2025

NOTICE OF INTENT
SITE PLAN REVIEW

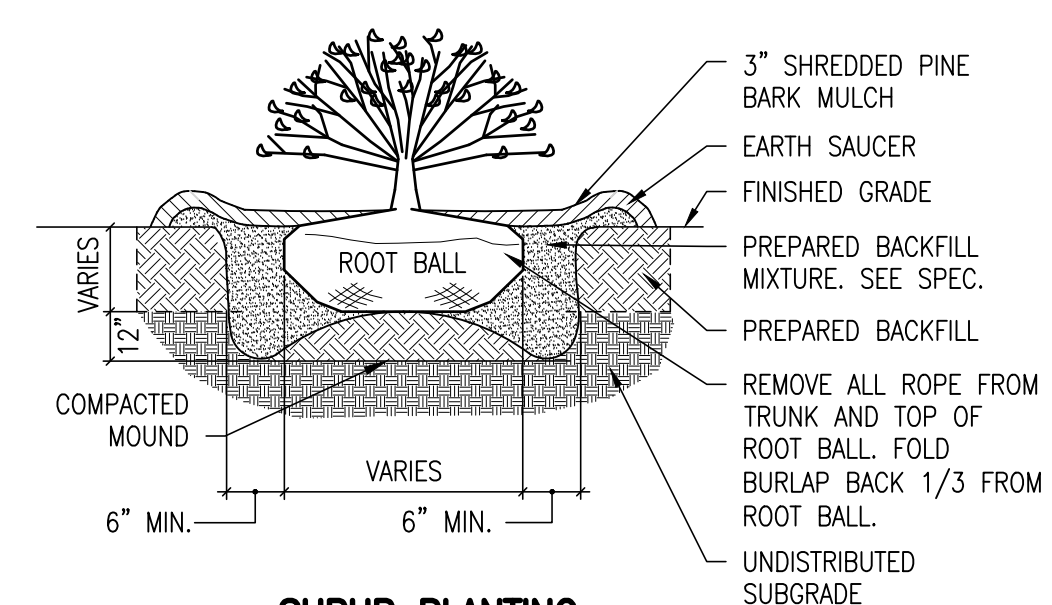
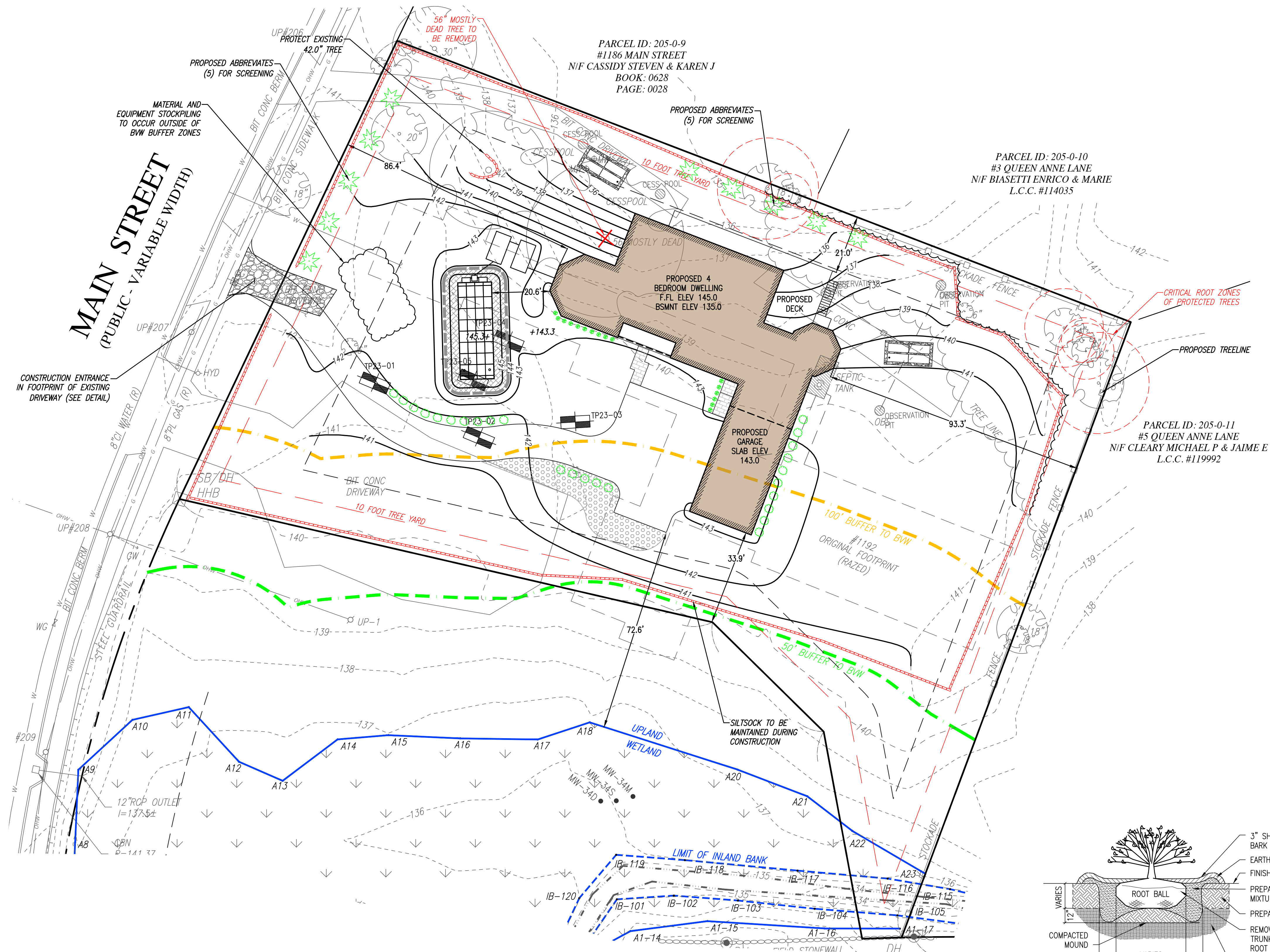
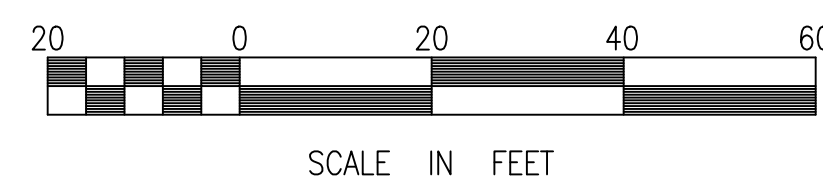
SHEET 2 OF 4
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- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.



LANDSCAPE PLANT SCHEDULE				
SHRUBS:				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
Rhododendron (RH)	Azalea	3 GAL	15	
Hydrangea Macrophylla (HM)	Bigleaf Hydrangea	3 GAL	10	
Rosa Daydream (RD)	Daydream Rose	2 GAL	10	
Rosa Europaea (RE)	Floribunda Rose	3 GAL	6	
TREES:				
BOTANICAL NAME	COMMON NAME			
Thuja Occidentalis	Japanese Arborvitae	6-8 ft	10	



- 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.

REVISIONS:

PLANNING BOARD RESPONSES
& CONSERVATION SUBMITTAL 9/4/25

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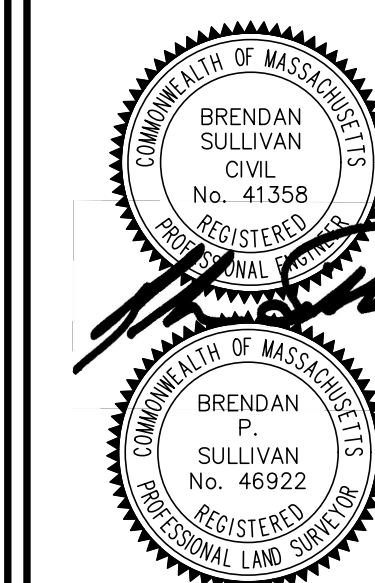
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CHECKED BY: BPS

SCALE:

 $1'' = 20''$

STAMP:



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508-746-6060

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PROJECT #

No. 22 746

REF: 22-74

PROJECT:

SITE PLAN

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

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

DRAWING PATH:
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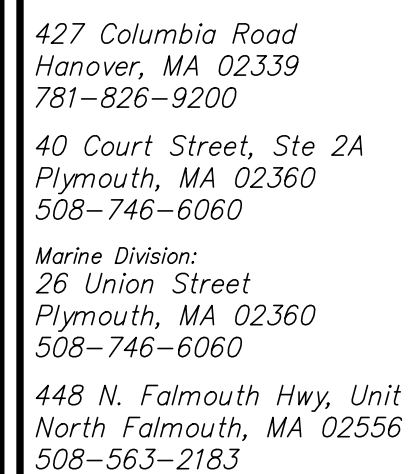
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LANDSCAPE PLAN

SHEET 3 of 4
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SCALE:
1" = 20'



SITE PLAN

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TRUCK TURN

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