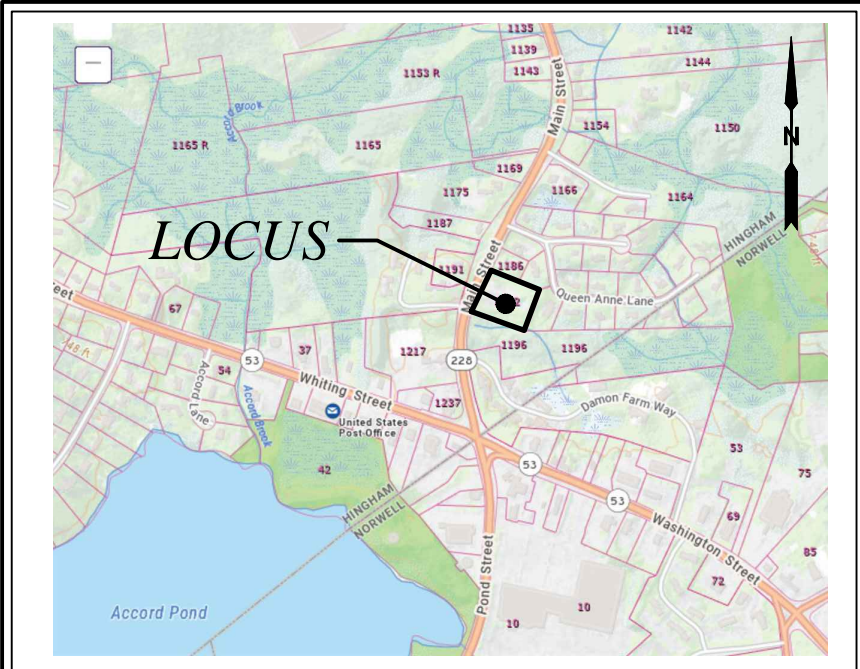




LOCATION MAP SCALE: 1" = 1000'±

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

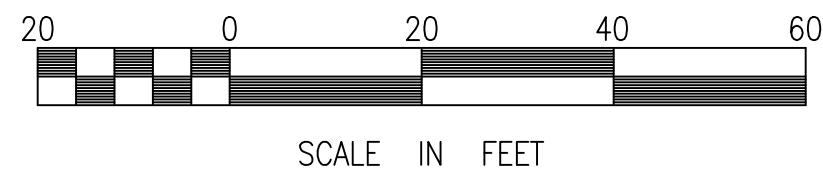
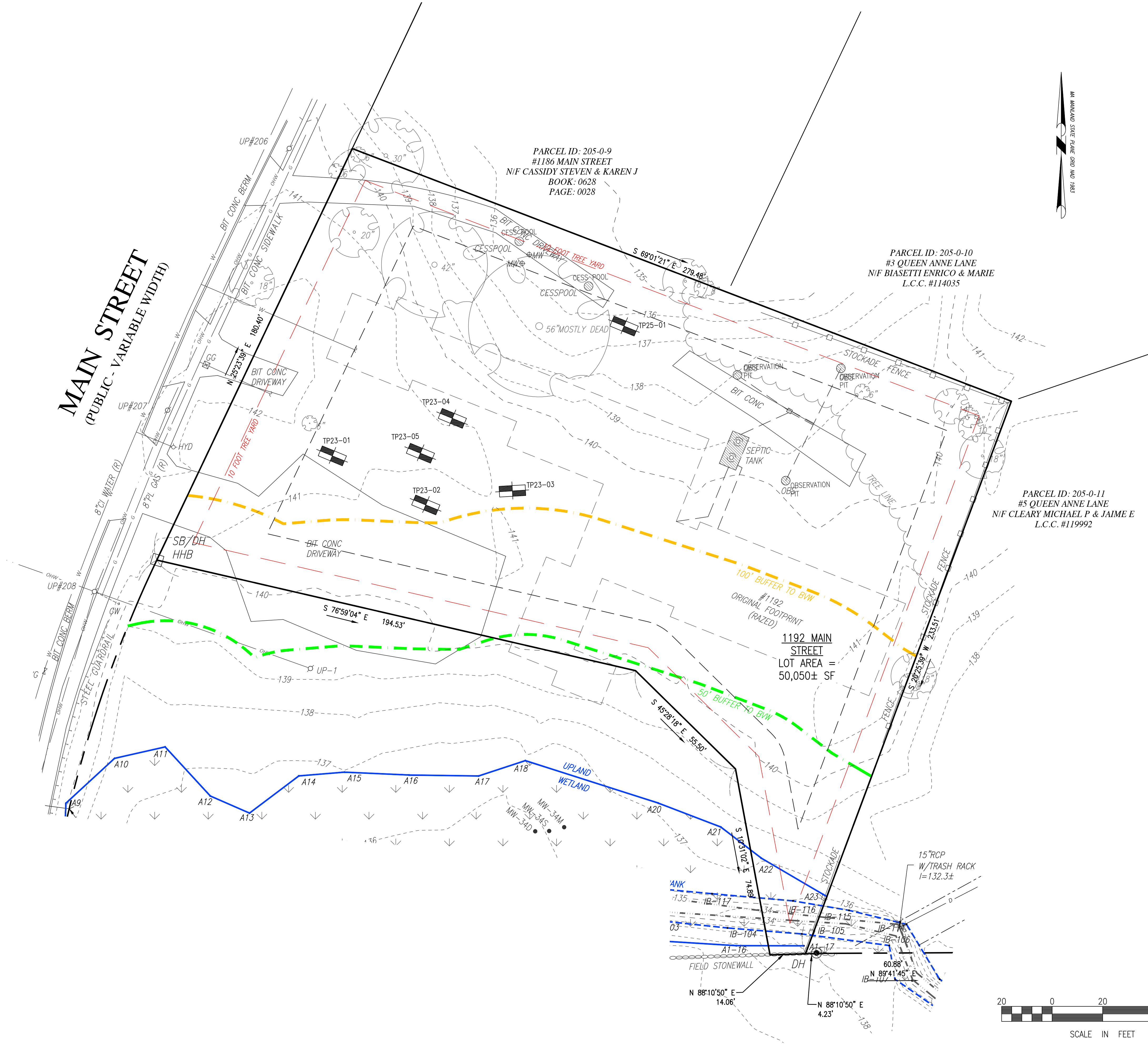
NOTES:

1. 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.
2. 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.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. 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.
5. SUBJECT SITE IS IN THE RESIDENCE "B" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. 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.
7. 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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REVISIONS:

BOARD/COMMISSION COMMENTS 10/16/25
PLANNING BOARD RESPONSES & CONSERVATION SUBMITTAL 9/4/25

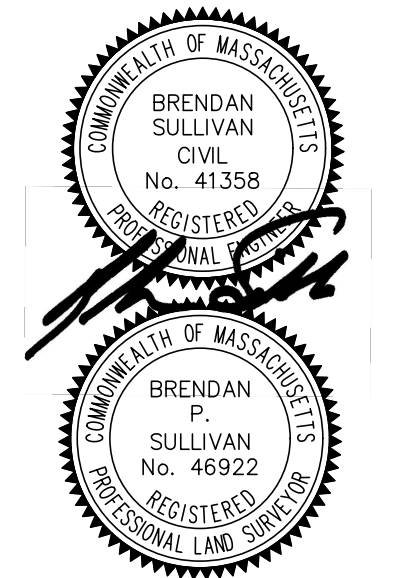
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SCALE:
20 SCALE

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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:

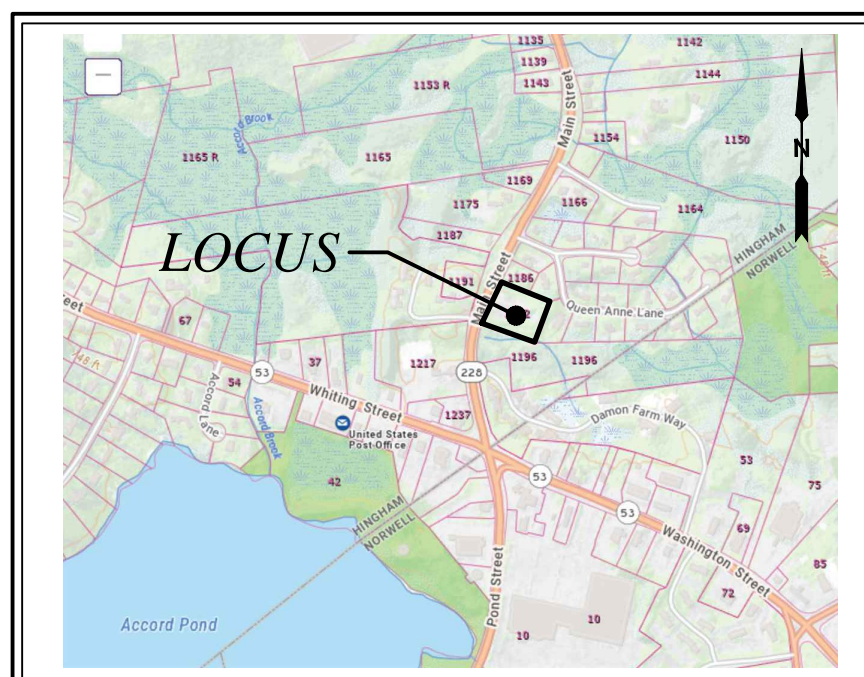
ANTON CELA
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SOUTH BOSTON, MA 02127
(617)-291-2998

DRAWING PATH:
H:\22-746.1\DESIGN\22-746.1-SP REV
100-1-25.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

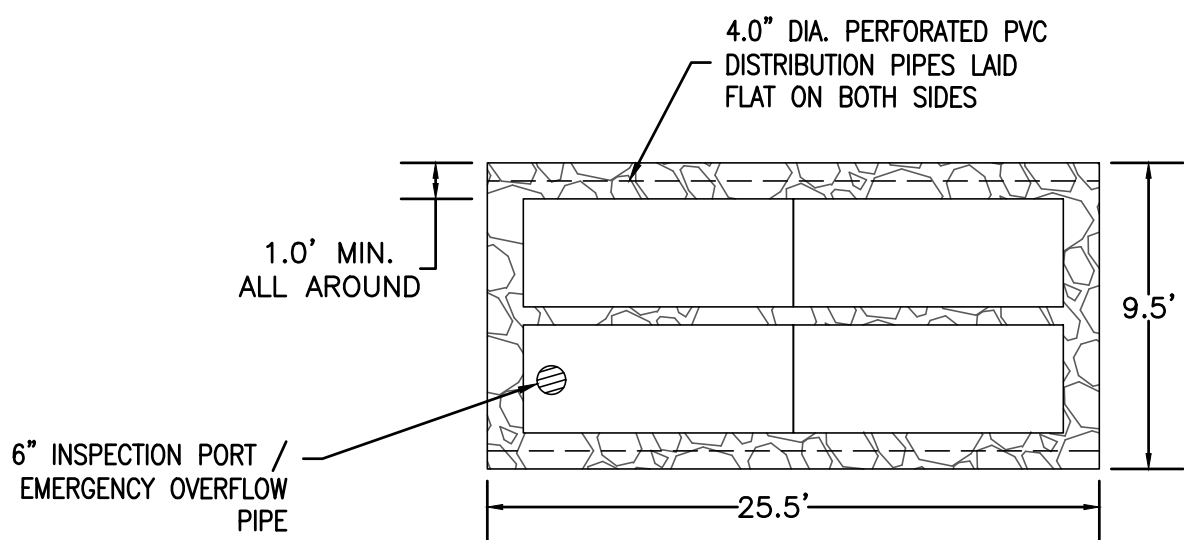
IMPERVIOUS COVERAGE SUMMARY (BUFFER ZONES)

50-100' BUFFER (B/W)	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

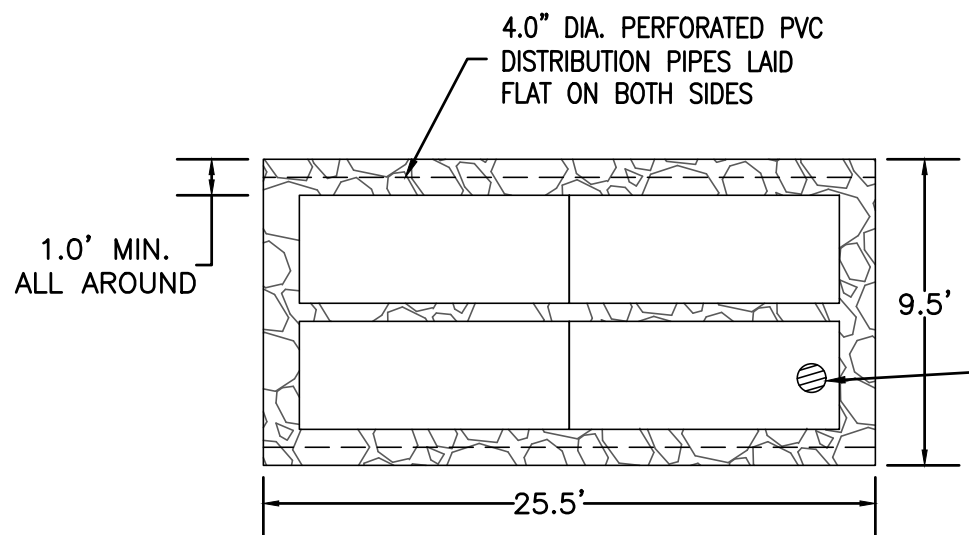
DISTURBANCE AREAS

TOTAL DISTURBANCE AREA = 35,000±

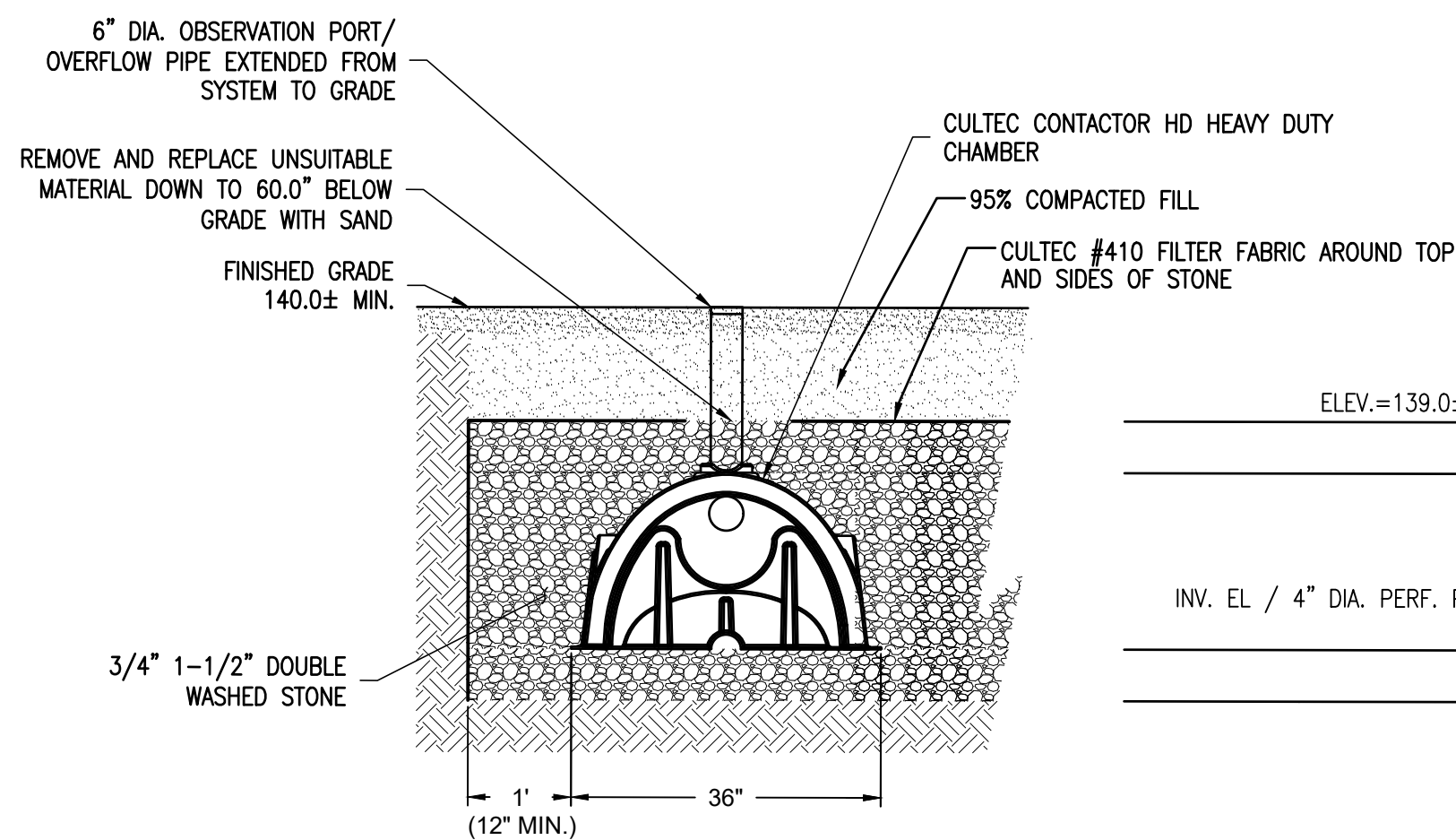
TOTAL DISTURBANCE OVER SLOPES >10% = 3,700±



SUBSURFACE INFILTRATION SYSTEM #1 - PLAN VIEW NOT TO SCALE

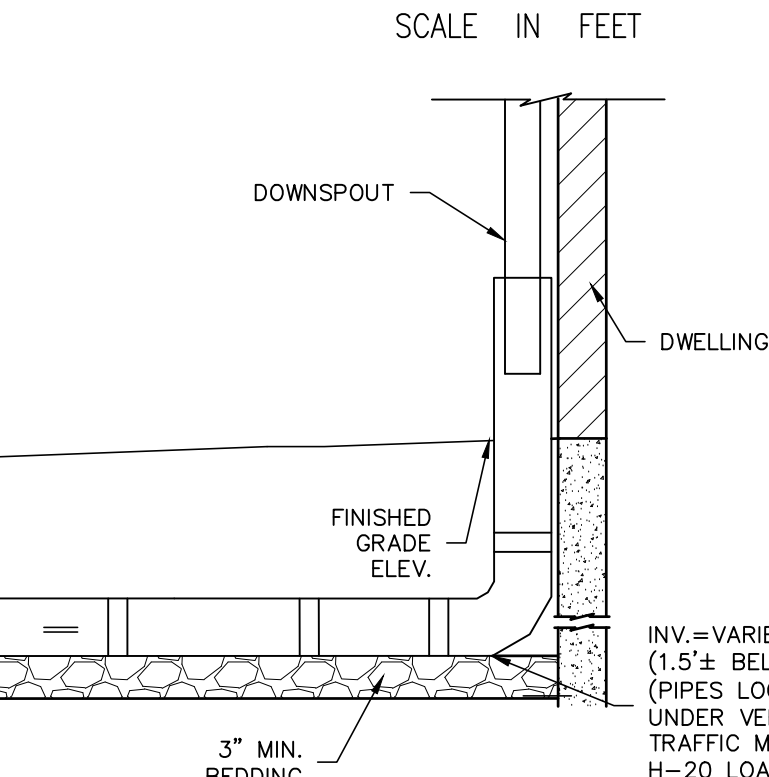
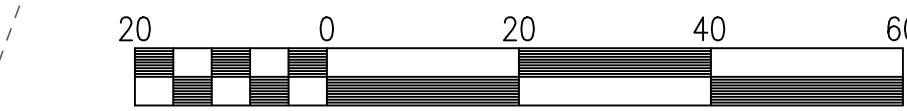
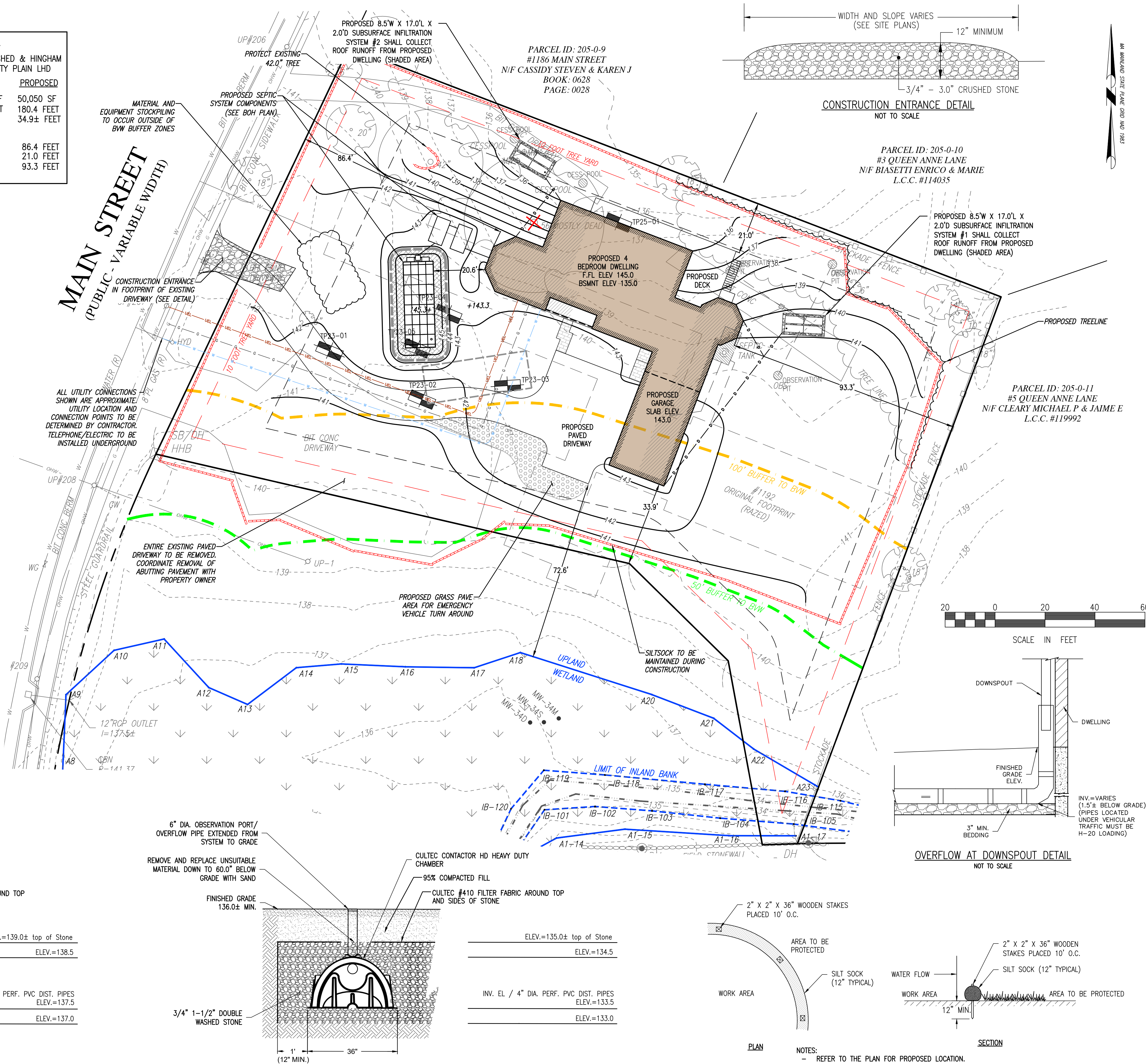


SUBSURFACE INFILTRATION SYSTEM #2 - PLAN VIEW NOT TO SCALE

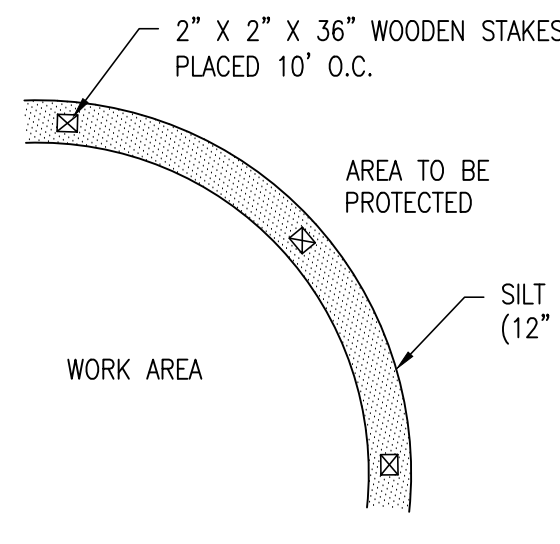


SUBSURFACE INFILTRATION SYSTEM #1 - 8.5' X 17.0' AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 6" OVERFLOW PIPE NOT TO SCALE

MAIN STREET (PUBLIC-VARIABLE WIDTH)



OVERFLOW AT DOWNSPOUT DETAIL NOT TO SCALE



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

SILT SOCK DETAIL (NOT TO SCALE)

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REVISIONS:

CONSERVATION COMMENTS 10/21/25
BOARD/COMMISSION COMMENTS 10/16/25
PLANNING BOARD RESPONSES & CONSERVATION SUBMITTAL 9/4/25

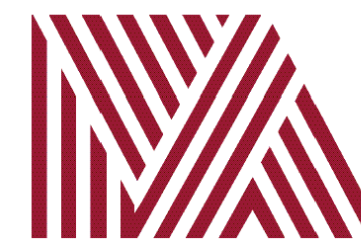
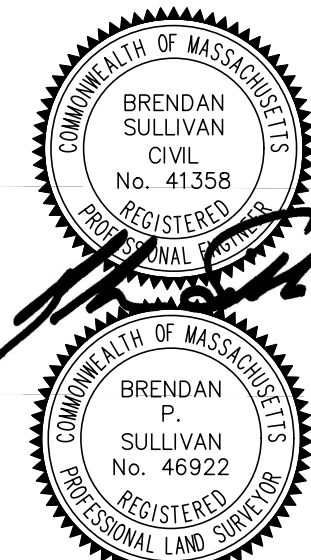
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PROJECT #:

JN-22-746.1

REF: 22-746

PROJECT:

SITE PLAN

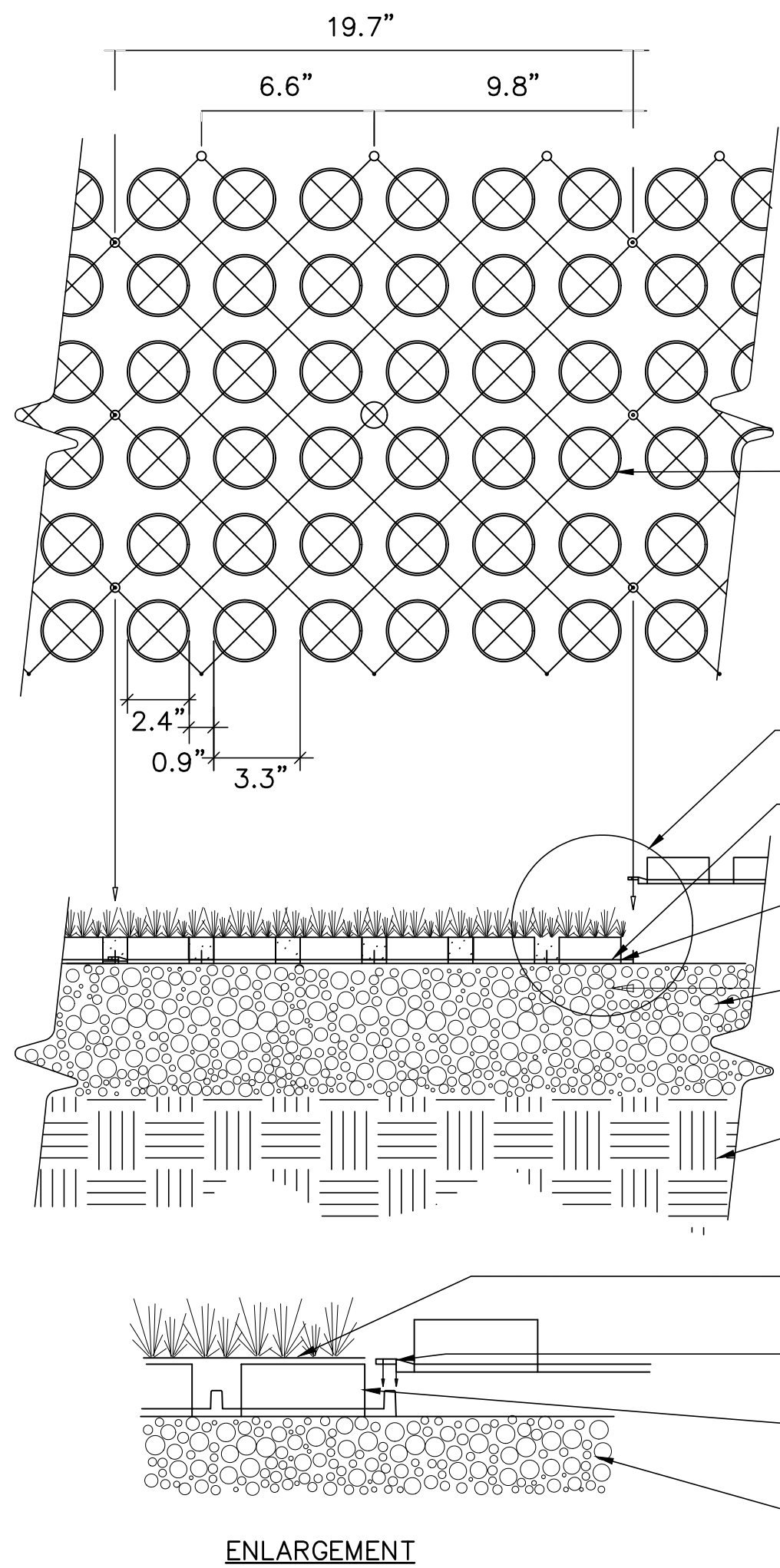
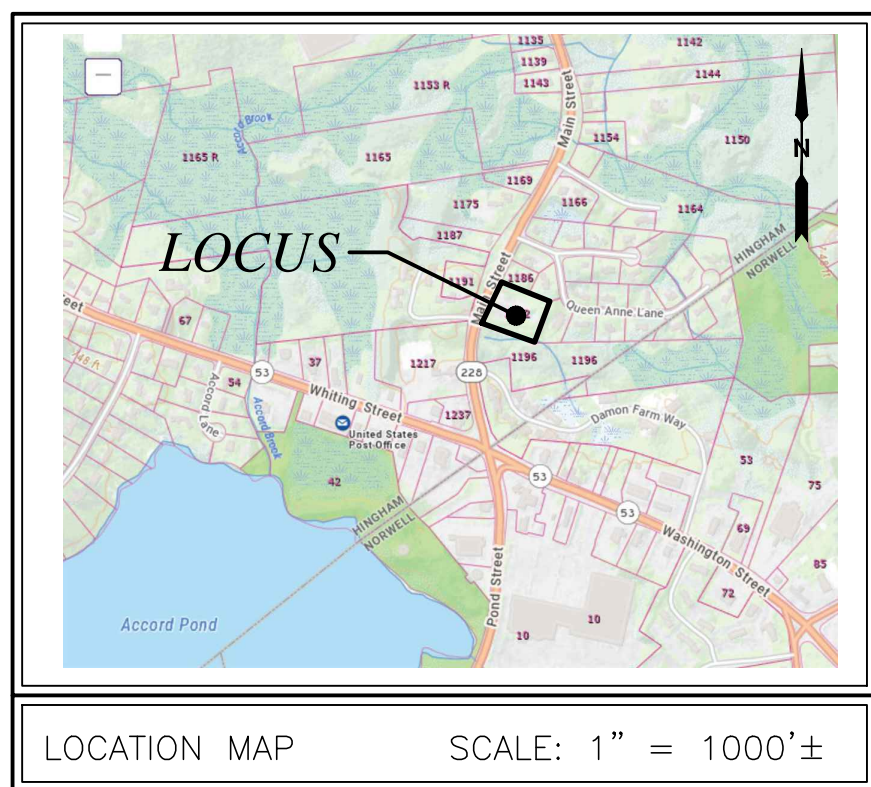
1192 MAIN STREET
ASSESSOR'S MAP 204 LOT 68
HINGHAM, MASSACHUSETTS

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

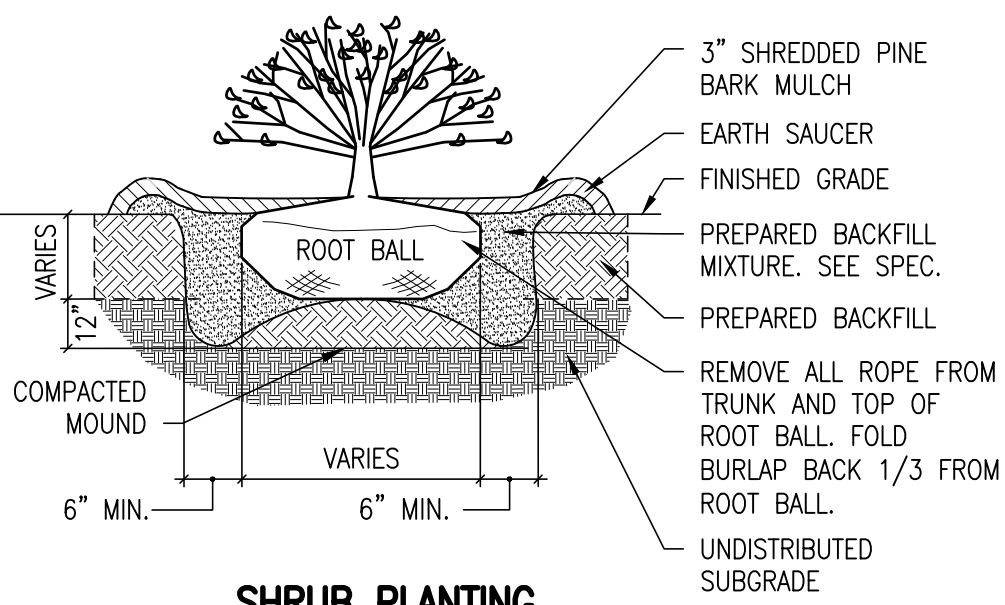
NOTICE OF INTENT
SITE PLAN REVIEW

SHEET 2 OF 4
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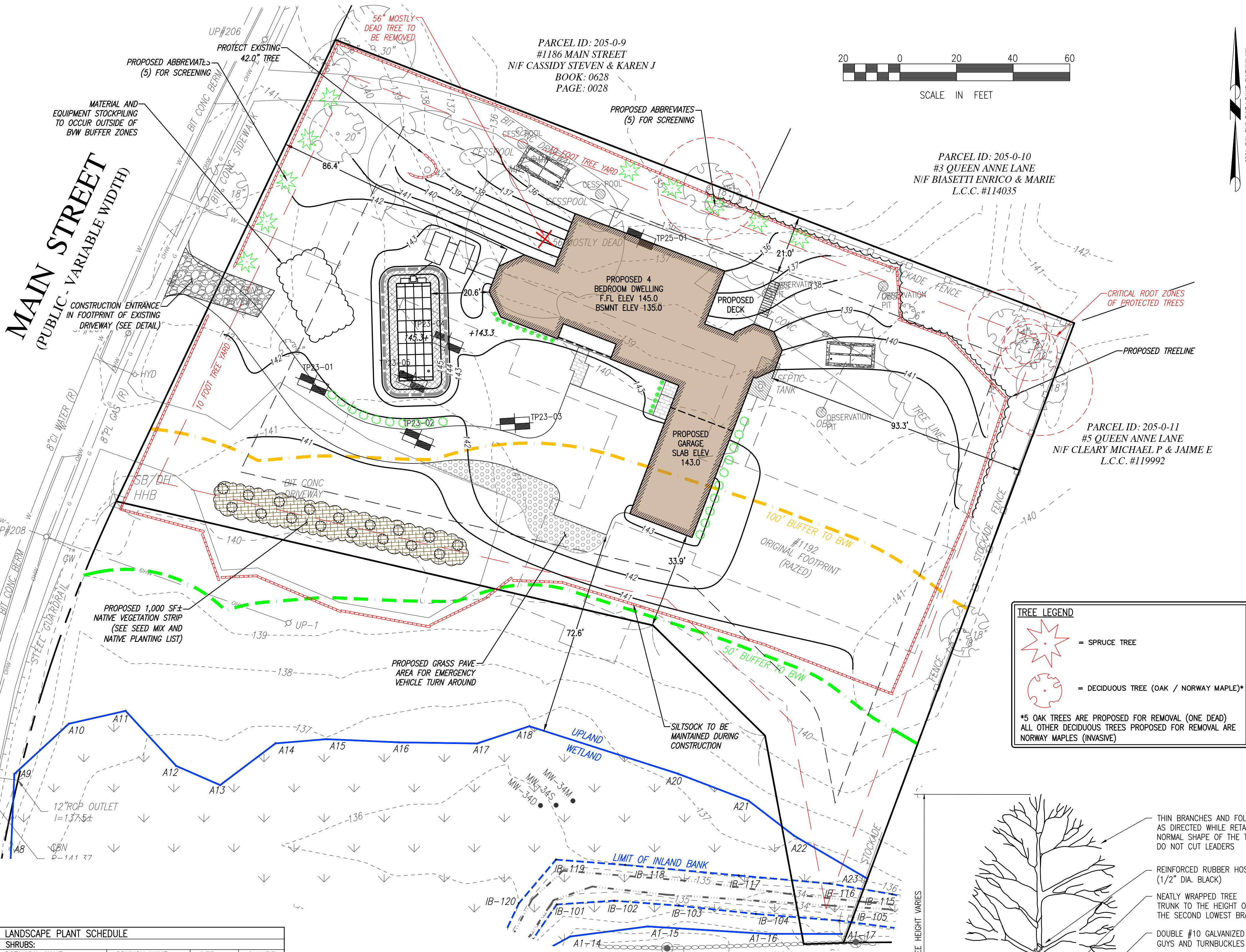
GRASSPAVE2 BY Invisible Structures, Inc. OR EQUIVALENT

TYPICAL GRASSPAVE2 DETAIL (NOT TO SCALE)



SHRUB PLANTING (NOT TO SCALE)

- 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	10
Hydrangea Macrophylla (HM)	Bigleaf Hydrangea	3 GAL	10
Rosa Daydream (RD)	Daydream Rose	2 GAL	10
Rosa European (RE)	Floribunda Rose	3 GAL	6
TREES:			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Thuja Occidentalis	American Arborvitae	6-8 ft	10

PLANT LIST - MITIGATION AREA			
TOTAL PLANT COVERAGE: 1,000± SF SHRUBS AND SEED MIX			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
ILEX GLABRA	INKBERRY HOLLY	3' - 5'	6
MYRICA PENNSYLVANICA	BAYBERRY	3' - 5'	6
AMELANCHIER ARBOREA	TALL SHADBUSH	4' - 6'	5
MITIGATION AREA TO BE SEEDDED WITH NEW ENGLAND SEMI SHADE AND FORBS MIX (SEE TABLE)			

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

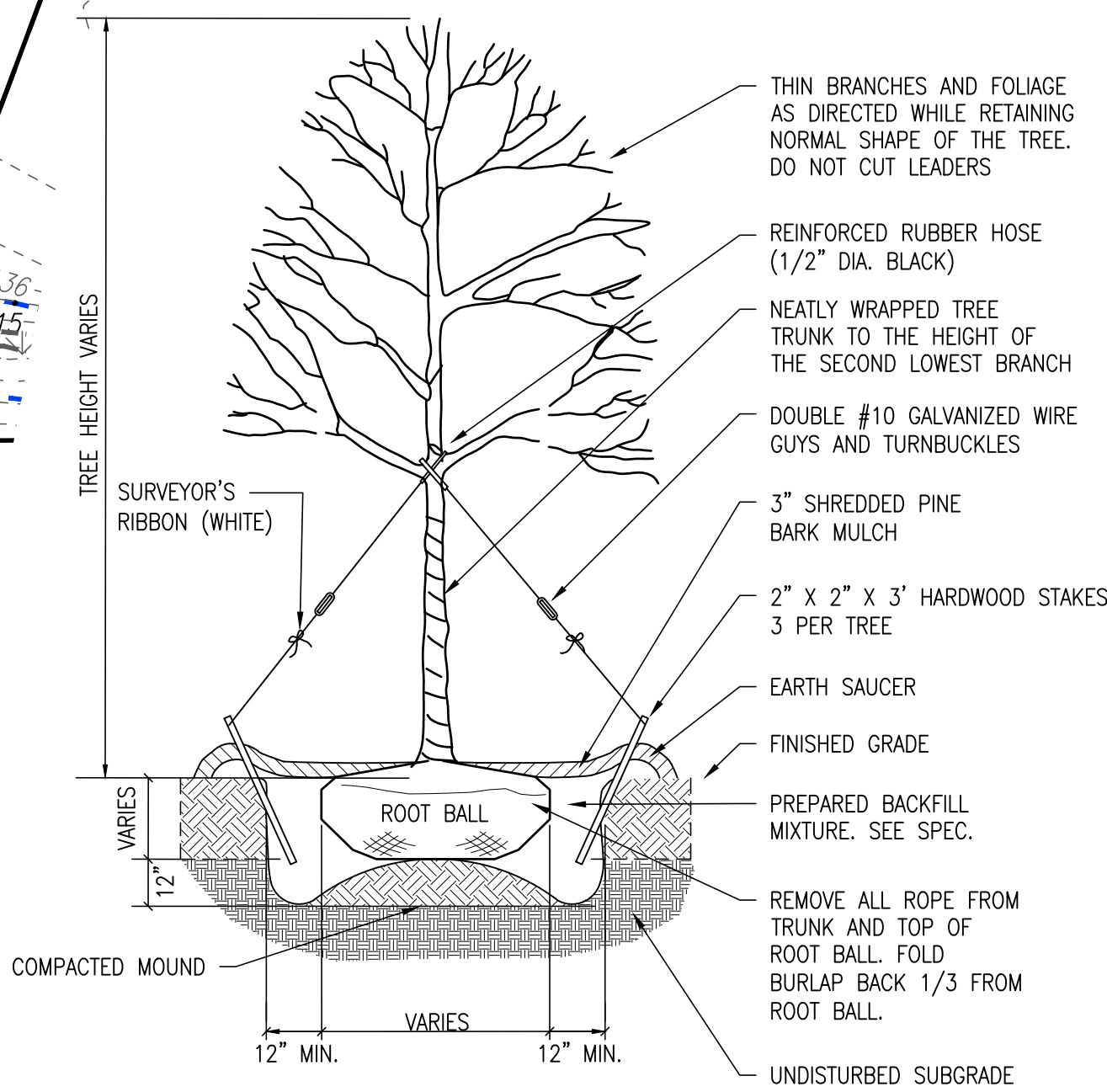
EMAIL: INFO@NEWVP.COM WEB ADDRESS: WWW.NEWVP.COM

NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
FESTUCA RUBRA	RED FESCUE	FACU
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
LIATRIS SPICATA	SPIKE GAYFEATHER/MARSH BLAZING STAR	FAC+
ONOCLEA SENSIBILIS	SENSITIVE FERN	FACW
ASTER PRENANTHOIDES	ZIGZAG ASTER	FAC
EUPATORIUM FISTULOSUM	HOLLOW-STEM JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
JUNCUS TENUIS	PATH RUSH	FAC

30 LBS/ACRE: 1450 SQ FT/LB

THE NEW ENGLAND SEMI SHADE GRASS & FORB MIX CONTAINS A BROAD SPECTRUM OF NATIVE GRASSES AND FORBS THAT WILL TOLERATE SEMI SHADE AND EDGE CONDITIONS. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY HYDRO-SEEDING, 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 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 WILL 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.



DECIDUOUS TREE PLANTING (NOT TO SCALE)

- 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.

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REVISIONS:

CONSERVATION COMMENTS 10/21/25
BOARD/COMMISSION COMMENTS 10/16/25
PLANNING BOARD RESPONSES & CONSERVATION SUBMITTAL 9/4/25

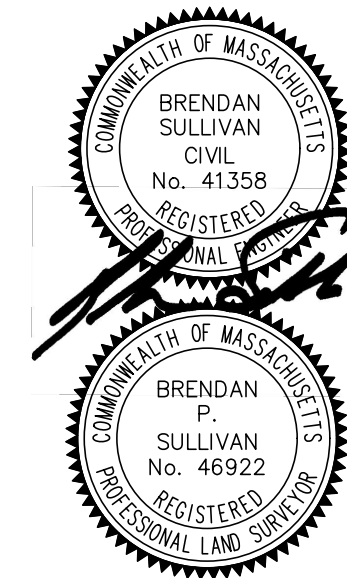
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SCALE:
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508-746-6060

Marine Division:
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508-746-6060

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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

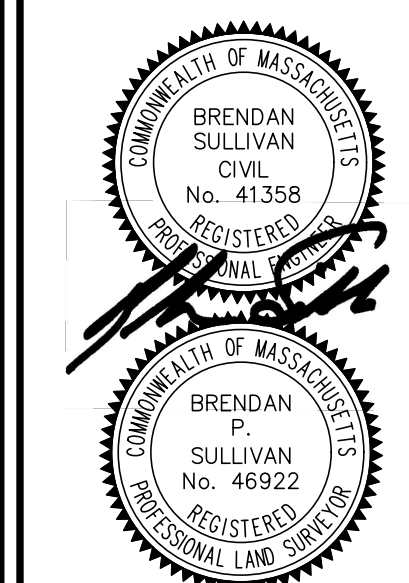
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131 WEST BROADWAY, UNIT 2
SOUTH BOSTON, MA 02127
(617)-291-2998

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DATE:
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LANDSCAPE PLAN

SHEET 3 of 4
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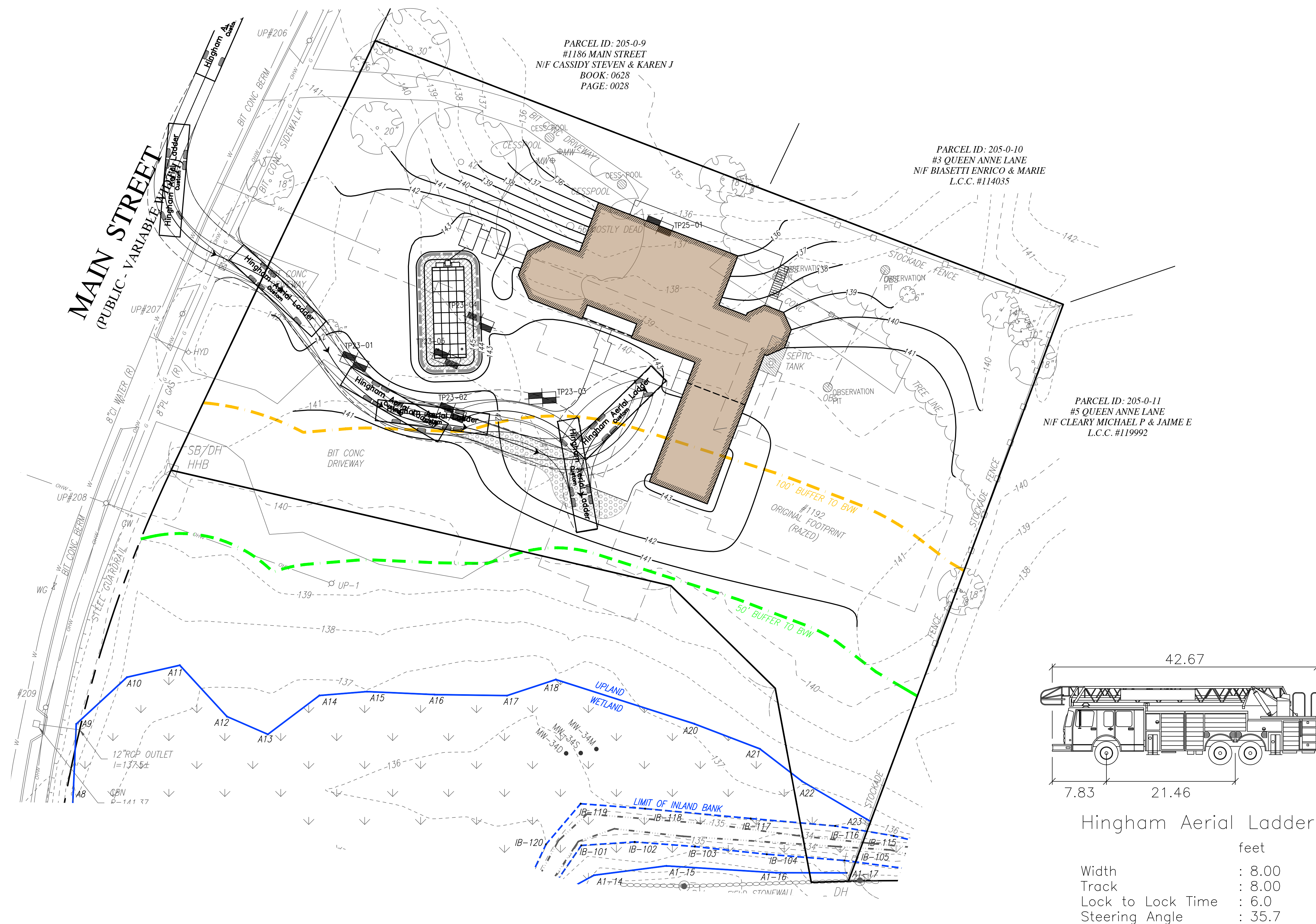
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SEPTEMBER 4, 2025

TRUCK TURN

SHEET 4 OF 4
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—TRUCK TURN—
(HINGHAM FIRE TRUCK)