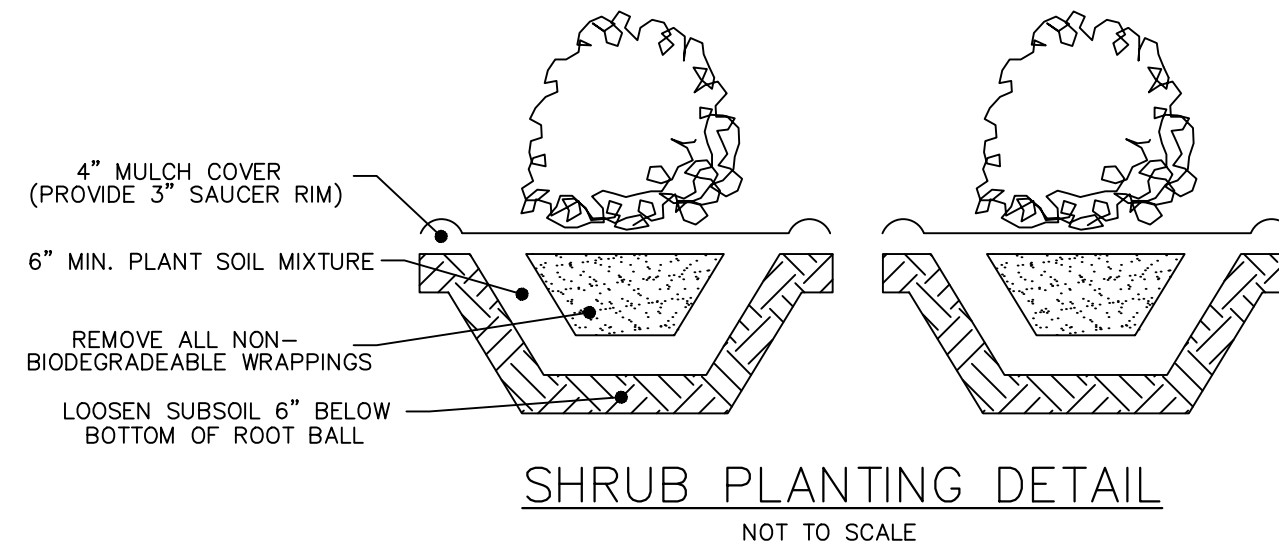
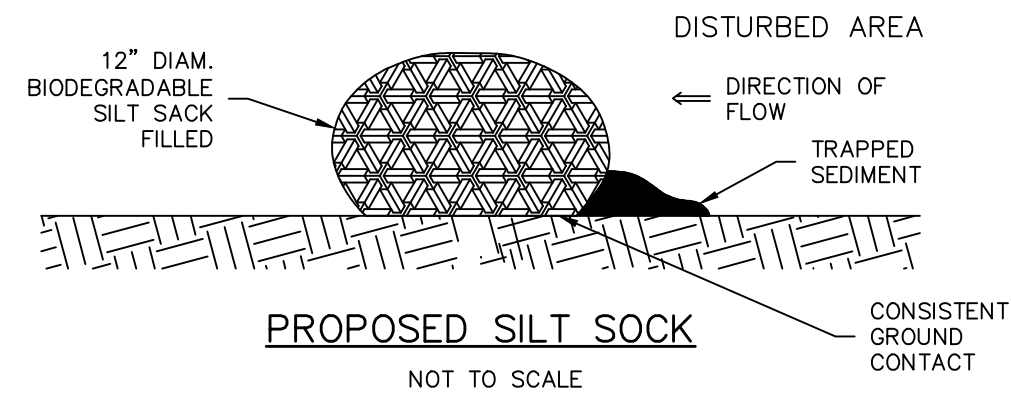




LOCUS: 10 TAURASI ROAD, HINGHAM, MA 02043



SUGGESTED MITIGATION PLANTING LIST:

BOTANICAL NAME	COMMON NAME
LLEX GLABRA	INKBERRY
CLETHERA ALNIFOLIA	SWEET PEPPERBUSH
SPIREA LATIFOLIA	MEADOWSWEET
VIBURNUM TRILOBUM	AMERICAN CRANBERRY
ARONIA MELANOCARPA	BLACK CHOKEBERRY

NEW ENGLAND SHOWY WILDFLOWER SEED MIX:

NEW ENGLAND WETLAND PLANTS, INC. | 820 WEST STREET | AMHERST, MA 01002

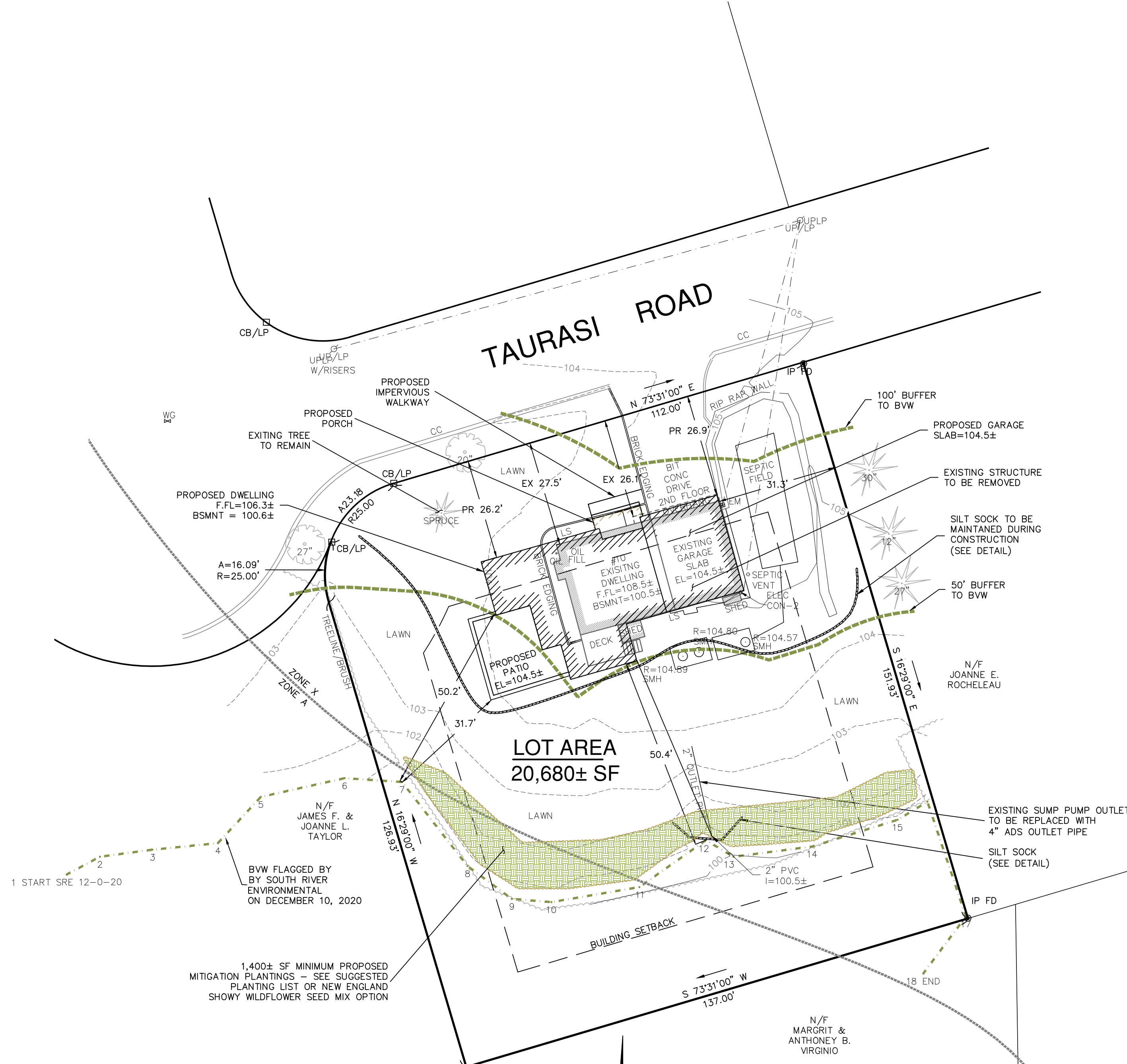
THE NEW ENGLAND SHOWY WILDFLOWER MIX INCLUDES A SELECTION OF NATIVE WILDFLOWERS AND GRASSES THAT WILL MATURE INTO A COLORFUL AND VIBRANT NATIVE MEADOW. IT IS APPROPRIATE SEED MIX FOR ROADSIDES, COMMERCIAL LANDSCAPING, PARKS, GOLF COURSES, AND INDUSTRIAL SITES. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED 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 OR LATE FALL DORMANT 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 MAY 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.

APPLICATION RATE: 23 LBS/ACRE | 1900 SQ FT/LB

SPECIES LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (Elymus canadensis), RIVERBANK WILD RYE (Elymus riparius), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA), OX EYE SUNFLOWER (HELIOPSIS HELIANTHODES), COMMON SNEEZEWEED (HELENIUM AUTUMNALE), MARSH BLAZING STAR (LIATRIS SPICATA), BLUE VERVAIN (VERBENA HASTATA), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), WILD BLUE FALSE INDIGO (BAPTISIA AUSTRALIS), HOLLOWSTEM JOE PEE WEEED (EUPATORIUM FISTULOSUM/ EUTROCHUM FISTULOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA)

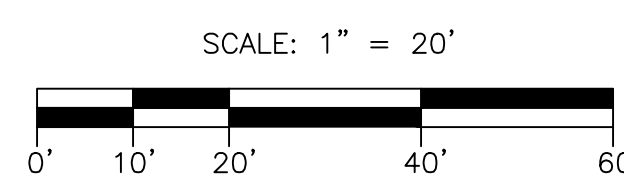
PLANTING NOTES

- ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. ALL PLANTS SHALL BE HEALTHY, LIVE, AND FULL IN APPEARANCE. OWNER RESERVES THE RIGHT TO REJECT ANY PLANTING, WHICH IS NOT SUITABLE UPON DELIVERY TO THE SITE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL REQUIRED MAINTENANCE TO PLANTS FOR A MINIMUM OF (6) WEEKS AFTER DATE OF INSTALLATION. IF PLANTS ARE INSTALLED AFTER MAY 15TH, MAINTENANCE SHALL BE PROVIDED UNTIL AUGUST 30TH OR (6) WEEKS, WHICHEVER GREATER.
- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC COMPOSITION SUITABLE FOR HEALTHY LAWN GROWTH.
- NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED IF PLANTED. OWNER SHALL BE PROVIDED WITH A LIST OF PROPOSED SUBSTITUTE PLANTS PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF 12" OF TOPSOIL AROUND AND BENEATH THE PLANTING. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TYPES OF MULCHING AROUND TREES AND OTHER PLANTINGS.



	EXISTING	PROPOSED	INCREASE
0' - 50' BUFFER			
PATIO:	0 SF	311 SF	311 SF
TOTAL:	0 SF	311 SF	311 SF
50' - 100' BUFFER			
BUILDING:	1,090 SF	1,712 SF	622 SF
DRIVEWAY:	236 SF	206 SF	-30 SF
OTHER:	37 SF	216 SF	179 SF
TOTAL:	1,363 SF	2,134 SF	771 SF
0-100' BUFFER			
TOTAL:	1,363 SF	2,445 SF	1,082 SF
TOTAL PROPOSED MITIGATION PLANTINGS = 1,400 S.F.			
(311 X 2) + 771 = 1,393 S.F.			

	REQUIRED
AREA	30,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	35 FEET*
SIDE	20 FEET
REAR	20 FEET
* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.	
BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.	



◻ EM	ELECTRIC METER	○ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊠ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
◻ CBN	CATCH BASIN	----- 55	EXIST. CONTOUR
◊ HYD	HYDRANT	-----	WETLAND BUFFER ZONE
⊠ WG	WATER GATE	-----	FLOOD ZONE
⊙ WS	WATER SERVICE	-----	OVERHEAD WIRES
◊ UP	UTILITY POLE	○ ○ ○ ○ ○ ○ ○ ○	STONE WALL
☆ LP	LIGHT	○ ○ ○ ○ ○ ○ ○ ○	EXISTING TREES AND SHRUBS
⊠ YD	YARD LIGHTING	-----	TREELINE/LANDSCAPE
○ GV	GAS VALVE	-----	WETLAND LINE
⊠ IRR	IRRIGATION VALVE		

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE ASSUMED BASE.

FEAS:
LOCUS LIES IN F.I.R.M. ZONE A AND ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023 C0082J DATED JULY 17, 2012.

OWNER OF RECORD:
APF DEVELOPMENT GROUP LLC
213 WOMPATUCK ROAD
HINGHAM, MA 02043
ASSESSOR'S PARCEL #107-36
DEED BOOK: 54194, PAGE:334

PLAN REFERENCES:

- PLAN BOOK 12, PAGE 694
- MASS HIGHWAY, LAYOUT 3431
- PLAN BOOK 12, PAGE 1021
- PLAN BOOK 12, PAGE 686
- BOOK 3518, PAGE 325

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

- ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON JANUARY 4, 2021
- ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
- SEPTIC SYSTEM COMPONENTS SHOWN HEREON IS/ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF HINGHAM.
- WETLAND DELINEATION BY SOUTH RIVER ENVIRONMENTAL ON DECEMBER 10, 2020 AND FIELD LOCATED BY CAVANARO CONSULTING ON JANUARY 4, 2021.

SITE PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

SITE PLAN TO ACCOMPANY NOI
10 TAURASI ROAD
HINGHAM, MA 02043

PREPARED FOR:
APF DEVELOPMENT GROUP, LLC
213 WOMPATUCK ROAD
HINGHAM, MA 02043

PROJECT NO. : 20.179	DRAWING NO.
SCALE : AS SHOWN	NOI
DATE : 3/29/21	
DESIGNED BY : CMR	
DRAWN BY : MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2020\20179\DWG