

LOCATION MAP SCALE: 1"=2000'±

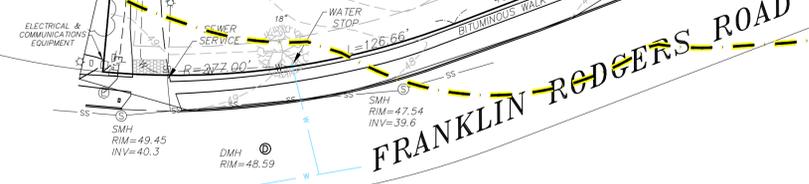
- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
  - TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY HOYT LAND SURVEYING, INC ON MARCH 2024.
  - SUBJECT SITE IS IN THE RESIDENCE C DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
  - WETLANDS DELINEATION WAS PERFORMED BY PINEBROOK CONSULTING OF PLYMOUTH, MA ON MARCH 29, 2024 AND SUBSEQUENTLY FIELD LOCATED BY THIS FIRM ON APRIL 11, 2024.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0081J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

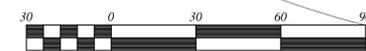
N/F HEATHER & SCOTT TARRANT ASSESSORS MAP 77 LOT 16 DEED BOOK 31924 PAGE 274

N/F DAVID & KRISTINE KOSOSKI ASSESSORS MAP 77 LOT 14 DEED BOOK 43338 PAGE 178

N/F ANDREW & LAUREN MCELANEY ASSESSORS MAP 77 LOT 15 DEED BOOK 41680 PAGE 291 LOT AREA=60,000 S.F.

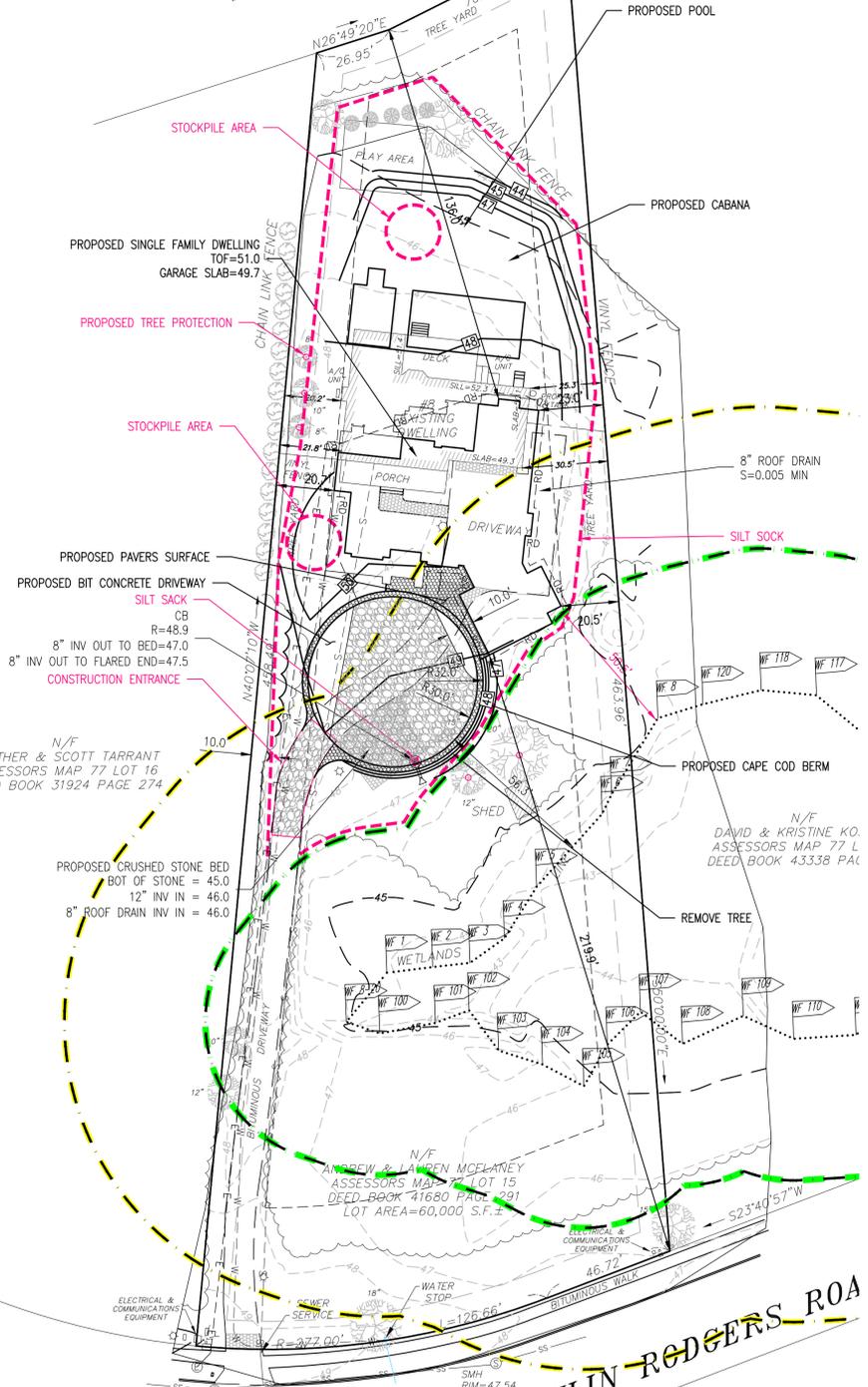


EXISTING CONDITION SCALE: 1"=30'



Scale 1" = 30'

N/F TOWN OF HINGHAM ASSESSORS MAP 77 LOT 1 DEED BOOK 3780 PAGE 230



PROPOSED CONDITION SCALE: 1"=30'

**ZONING DATA**

DISTRICT: RESIDENCE DISTRICT C			
<b>DIMENSIONS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
LOT AREA	40,000 S.F.	60,000 SF	60,000 SF
MIN UPLAND AREA	40,000 S.F.	55,266 SF	55,266 SF
FRONT YARD	50 FT	281.4 FT	219.9 FT
SIDE YARD	20 FT	20.2 FT	20.5 FT
REAR YARD	20 FT	98.4 FT	136.0 FT
BUILDING HEIGHT (MAX)	35 FT		34.7 FT
BUILDING STORIES (MAX)	2.5		2 STORIES

HIGHAM ZONING BYLAW  
 §1-1 SITE PLAN REVIEW  
 2.b. MINOR SITE PLAN  
 ALL PROJECTS WHICH RESULT IN:  
 (i) LAND DISTURBANCE OR AN ALTERATION OF DRAINAGE PATTERNS OVER AN AREA OF 5,000 SQUARE FEET OR MORE (BUT LESS THAN 20,000 SQUARE FEET); OR  
 (ii) LAND DISTURBANCE OR AN ALTERATION OF DRAINAGE PATTERNS OF 2,500 SQUARE FEET OR MORE (BUT LESS THAN 5,000 SQUARE FEET) IN AREAS WITH SLOPES GREATER THAN 10%

THE PROPOSED DISTURBANCE AREA WITH SLOPES GREATER THAN 10% 17,500± SF  
 THE PROPOSED DISTURBANCE AREA WITH SLOPES GREATER THAN 10% 0 SF

**SOIL LOGS**

T.H.#1	
EL. 47.00	
0'-50"	FILL
	30% GRAVEL
	15% COBBLE
	LOAMY SAND
	42.83
D= 4'-2"	NO WATER
4'-2"	(EL.=42.83)

NO GROUND WATER ENCOUNTERED AT 50" (EL. 42.83) BY GRADY CONSULTING, LLC ON JULY 24, 2024.

**BUFFER ZONE MITIGATION ANALYSIS**

	EXISTING IMPERVIOUS	TOTAL PROPOSED IMPERVIOUS	NEW IMPERVIOUS	REQUIRED MITIGATION	PROPOSED MITIGATION
0-50 FROM WETLAND	963	963	0	0	0
50-100 FROM WETLAND	3,584	4,451	867	867	2,000

REVISIONS	
AUGUST 5, 2024	REVIEW COMMENTS

RECORD OWNER:  
 ASSESSORS MAP 77-0-15

ANDREW J. MCELANEY, III & LAUREN E. MCELANEY  
 8 FRANKLIN RODGERS ROAD  
 HINGHAM, MA 02043  
 DEED BOOK 41680 PAGE 291  
 LOT 50 PLAN BOOK 34 PAGES 638-648



**SITE PLAN**  
 # 8 FRANKLIN RODGERS ROAD  
 HINGHAM, MA 02043

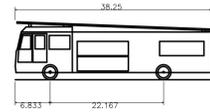
PREPARED FOR:  
 LAUREN & ANDY MCELANEY  
 8 FRANKLIN RODGERS RD  
 HINGHAM, MA 02043

JUNE 5, 2024  
 SCALE: 1"=30'  
 JOB No. 24-141

**GRADY CONSULTING, L.L.C.**  
 Civil Engineers, Land Surveyors & Landscape Architects  
 71 Evergreen Street, Suite 1, Kingston, MA 02364  
 Phone (781) 585-2300

PLAN REFERENCES  
 1. PLAN BOOK 34 PAGES 638-648

N/F  
TOWN OF HINGHAM  
ASSESSORS MAP 77 LOT 1  
DEED BOOK 3780 PAGE 230

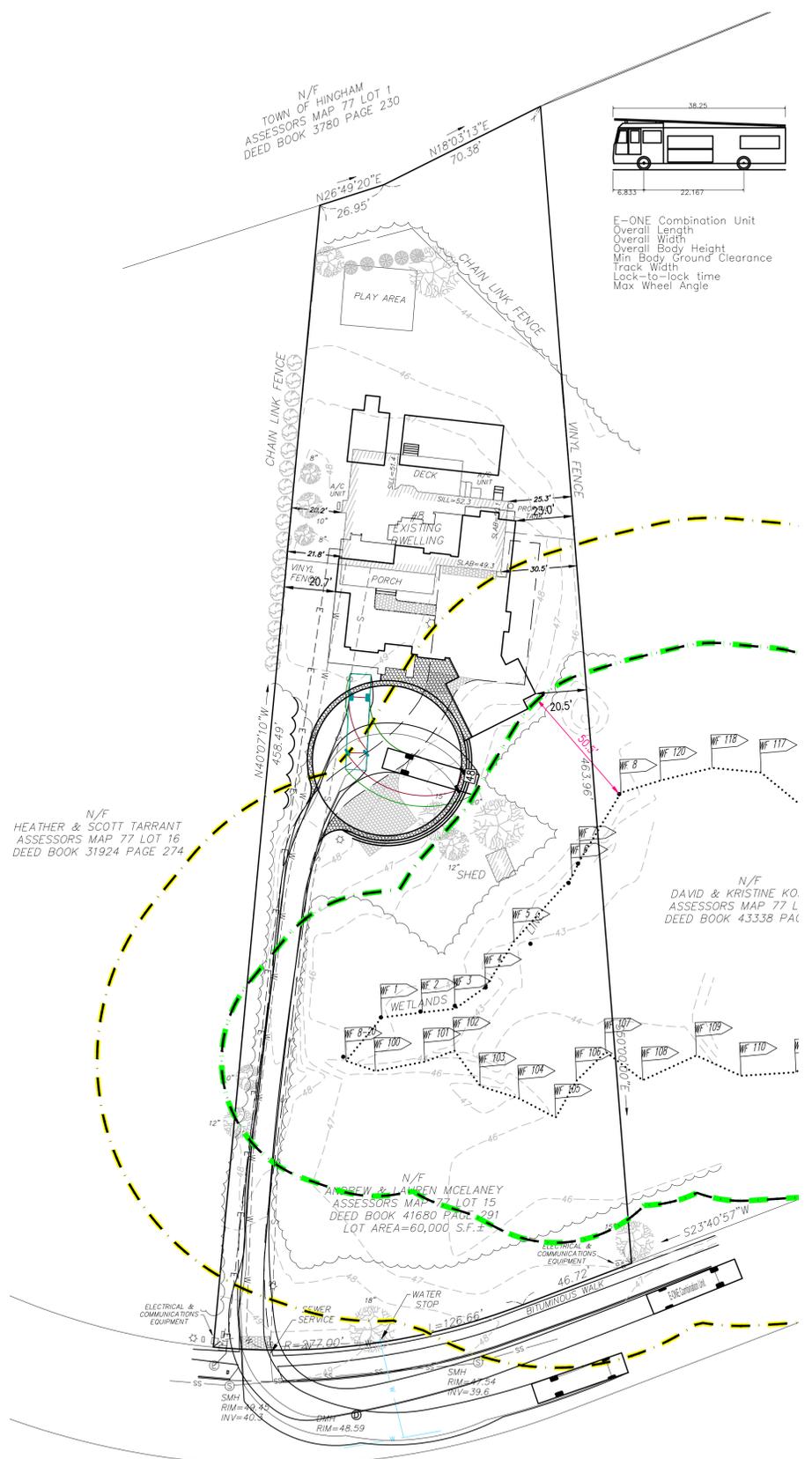


E-ONE Combination Unit  
Overall Length 38.250ft  
Overall Width 8.833ft  
Overall Body Height 22.167ft  
Min Body Ground Clearance 1.393ft  
Track Width 8.333ft  
Lock-to-lock time 6.008  
Max Wheel Angle 45.00

N/F  
HEATHER & SCOTT TARRANT  
ASSESSORS MAP 77 LOT 16  
DEED BOOK 31924 PAGE 274

N/F  
DAVID & KRISTINE KO.  
ASSESSORS MAP 77 L  
DEED BOOK 43338 PA

N/F  
ANDREW & LAUREN MCELANEY  
ASSESSORS MAP 77 LOT 15  
DEED BOOK 41680 PAGE 291  
LOT AREA=60,000 S.F.



LINE THE TOP AND SIDES OF EXCAVATION WITH FILTER FABRIC (DUPONT TYPAR STYLE 3401) OR APPROVED EQUAL

INSPECTION PORT

3/4" TO 1 1/2" CRUSHED STONE

FINISH GRADE VARIES

ALUMINUM GUTTER DOWNSPOUT

SPLASH PAD

18" LAYER OF 3/4" TO 1 1/2" CRUSHED STONE

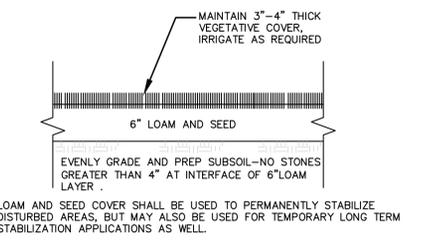
GROUNDWATER (TH #1)

PROPOSED DRAINAGE SYSTEM DETAIL

(NOT TO SCALE)

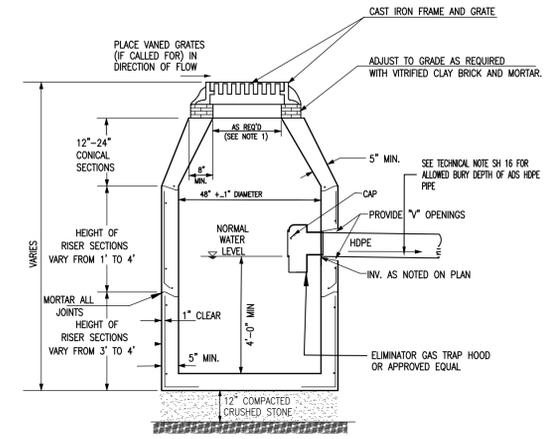
8 DOWN SPOUT DETAIL

Scale: NONE



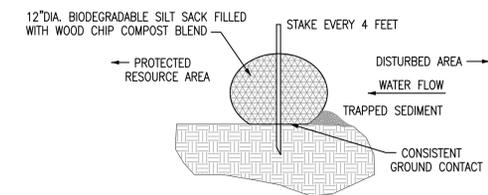
LOAM AND SEED COVER

NTS



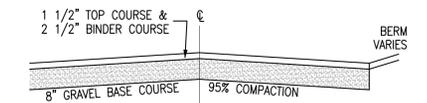
PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)



SILT SACK DETAIL

NOT TO SCALE

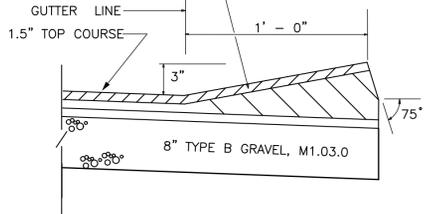


PAVED SECTION

PARKING LOT SECTION

(NOT TO SCALE)

CAPE COD BERM MONOLITHICALLY PLACED WITH TOP COURSE AND BASE COURSE OF PAVEMENT



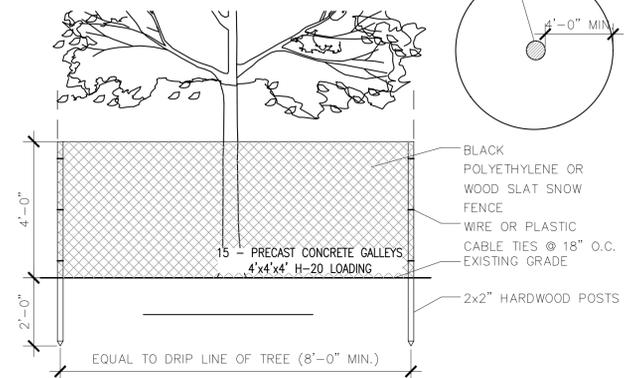
CAPE COD BERM DETAIL

(NOT TO SCALE)

PROVIDE RUBBER CASSETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

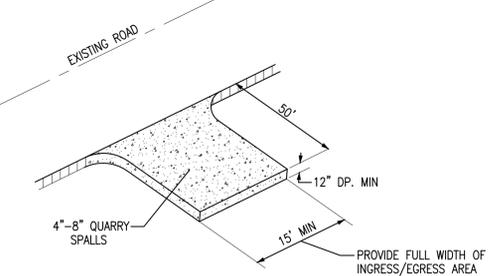
EXISTING TREE TRUNK

PROTECTIVE FENCE AT DRIP LINE



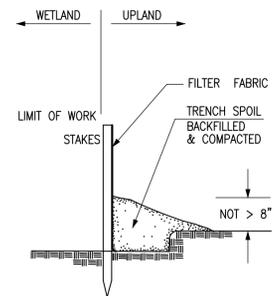
TREE PROTECTION DETAIL

NTS.



CONSTRUCTION ENTRANCE

(NOT TO SCALE)



SILT FENCE

(NOT TO SCALE)

\*ATTACH TO EXISTING POST AND RAIL FENCE WHERE NECESSARY

REVISIONS	REVIEW COMMENTS
AUGUST 5, 2024	

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**SITE PLAN**  
# 8 FRANKLIN RODGERS ROAD  
HINGHAM, MA 02043

PREPARED FOR:  
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