

- 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.

**SOIL LOGS**

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

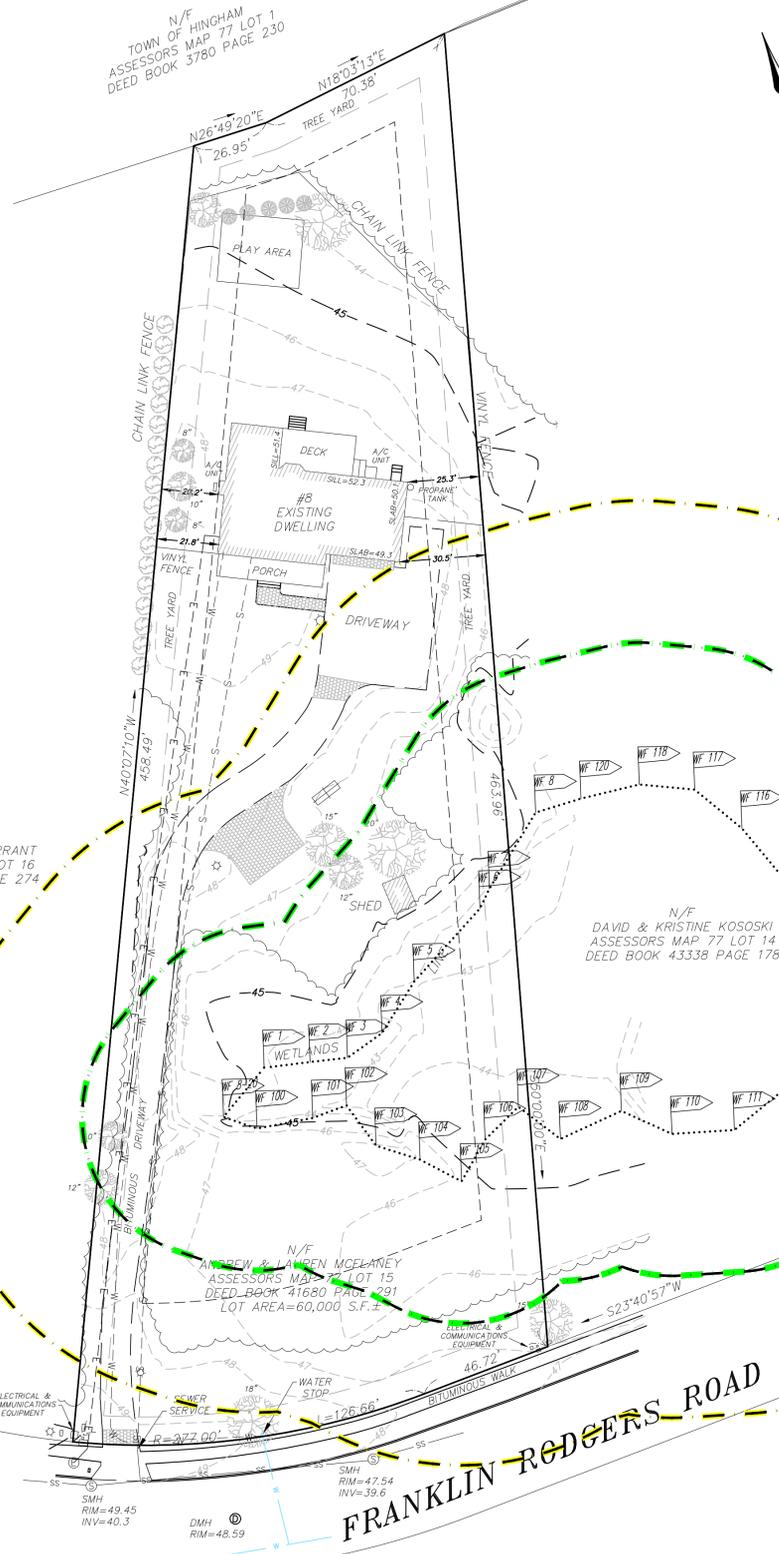
NO GROUND WATER ENCOUNTERED AT 50" (EL. 42.83) BY GRADY CONSULTING, LLC ON JULY 24, 2024.



Scale 1" = 30'

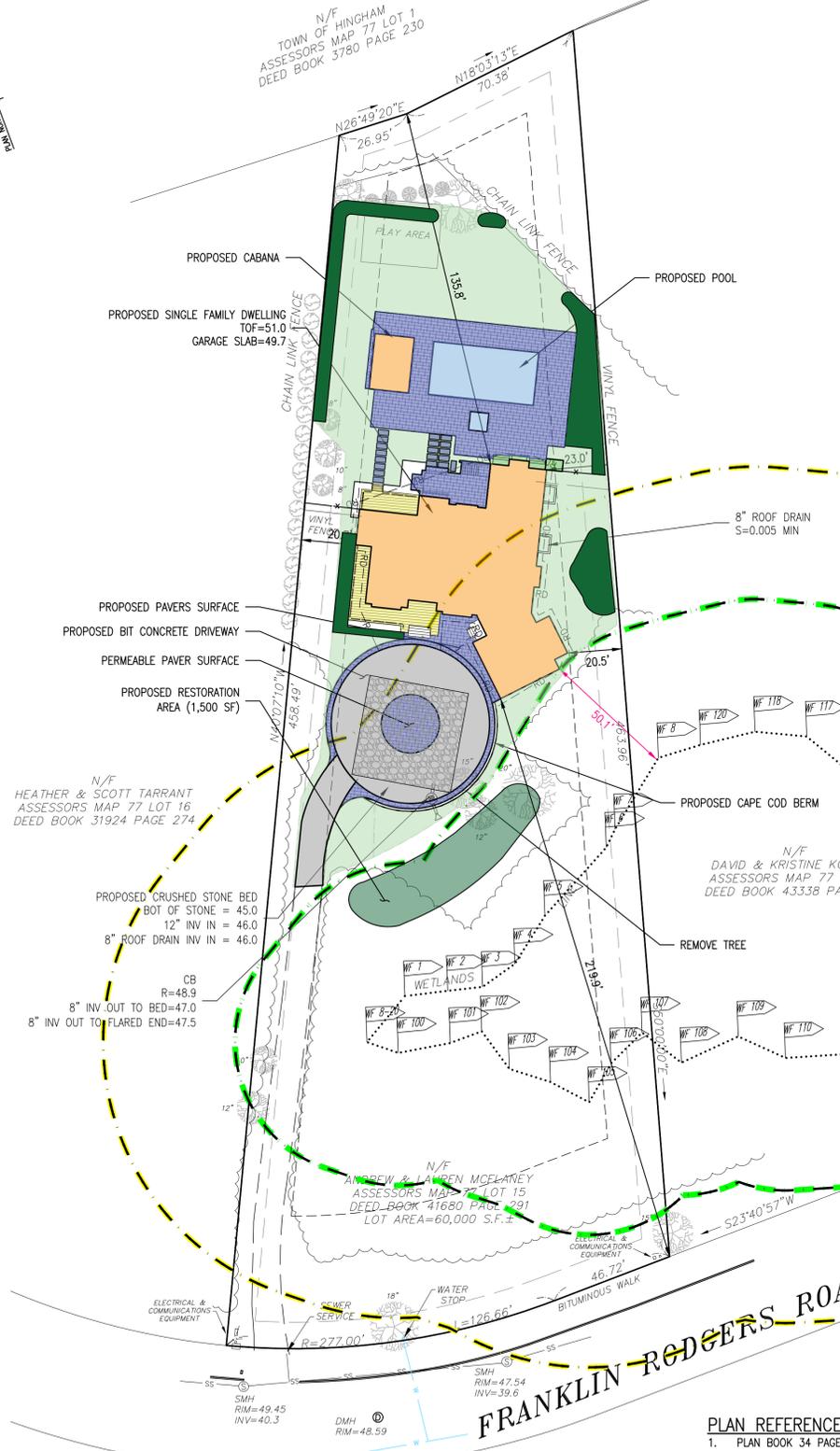
**EXISTING CONDITION**

SCALE: 1"=30'



**PROPOSED CONDITION**

SCALE: 1"=30'



**ZONING DATA**

DISTRICT:	RESIDENCE DISTRICT C		
DIMENSIONS:	REQUIRED	EXISTING	PROPOSED
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	135.8 FT
BUILDING HEIGHT (MAX)	35 FT		34.7 FT
BUILDING STORIES (MAX)	2.5		2 STORIES

HIGHAM ZONING BYLAW  
 §1-1 SITE PLAN REVIEW

- MAJOR SITE PLAN
  - ALL SPECIAL PERMITS A2 AND SPECIAL PERMITS A3 OR ANY MODIFICATION OF A SPECIAL PERMIT A2 OR SPECIAL PERMIT A3.
  - ALL PROJECTS WHICH RESULT IN:
    - LAND DISTURBANCE OR AN ALTERATION OF DRAINAGE PATTERNS OVER A COMBINED AREA EQUAL TO OR GREATER THAN 20,000 SF; OR
    - LAND DISTURBANCE OR AN ALTERATION OF DRAINAGE PATTERNS OVER A COMBINED AREA EQUAL TO OR GREATER THAN 5,000 SF IN AREAS WITH SLOPES EXCEEDING 10%
  - A LARGER COMMON PLAN OF DEVELOPMENT THAT WOULD DISTURB MORE THAN ONE ACRE IN THE AGGREGATE.
- MINOR SITE PLAN
  - 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
  - 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	19,300± SF
THE PROPOSED DISTURBANCE AREA WITH SLOPES GREATER THAN 10%	0 SF

MINOR SITE PLAN REVIEW REQUIRED

TOTAL PAVEMENT (2,976 SF)	PROPOSED POOL AND SPA (849 SF)
PROPOSED PLANTING BEDS (4,115 SF)	PROPOSED DECKS (580 SF)
EXISTING GRASSED AREA (4,000 SF±)	PROPOSED BLUESTONE PAVERS (3,770 SF)
PROPOSED GRASS AREA (3,000 SF±)	
PROPOSED ROOFS (4,007 SF)	

**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	4,071	487	487	1,500

**REVISIONS**

REVISIONS	REVIEW COMMENTS
AUGUST 5, 2024	EMAIL COMMENTS
AUGUST 6, 2024	HEARING COMMENTS
AUGUST 19, 2024	HEARING COMMENTS
SEPTEMBER 6, 2024	CONSERVATION HEARING 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



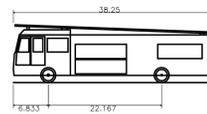
**SITE PLAN**  
 # 8 FRANKLIN RODGERS ROAD  
 HINGHAM, MA 02043

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

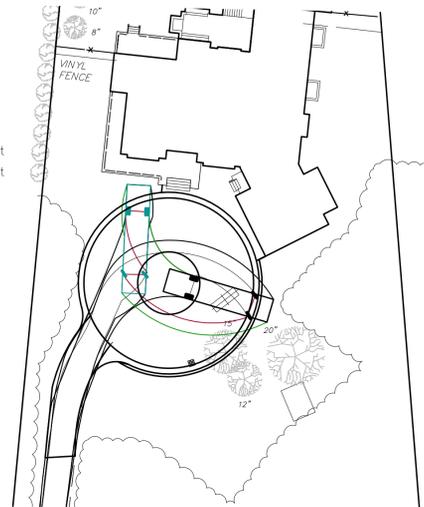
JUNE 5, 2024  
 SCALE: 1"=30'  
 JOB No. 24-141

**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



E-ONE Combination Unit  
 Overall Length 38.25ft  
 Overall Width 6.833ft  
 Overall Body Height 22.167ft  
 Min Body Ground Clearance 1.393ft  
 Track Width 6.033ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



**FIRE TRUCK TURNING ANALYSIS**

(NOT TO SCALE)

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

48.0 FG

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

45.0

42.83 (MIN) GROUNDWATER (TH #1)

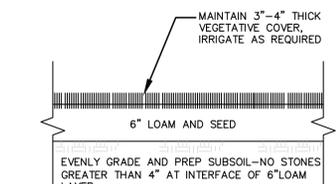
2,350 SF CRUSHED STONE BED

**PROPOSED DRAINAGE SYSTEM DETAIL**

(NOT TO SCALE)

**8 DOWN SPOUT DETAIL**

Scale: NONE



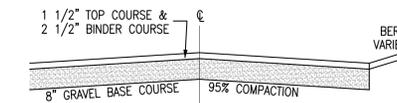
MAINTAIN 3"-4" THICK VEGETATIVE COVER. IRRIGATE AS REQUIRED

6" LOAM AND SEED

EVENLY GRADE AND PREP SUBSOIL-NO STONES GREATER THAN 4" AT INTERFACE OF 6" LOAM LAYER

**LOAM AND SEED COVER**

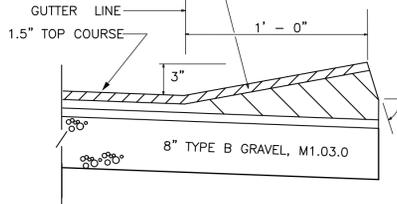
NTS



**PAVED SECTION PARKING LOT SECTION**

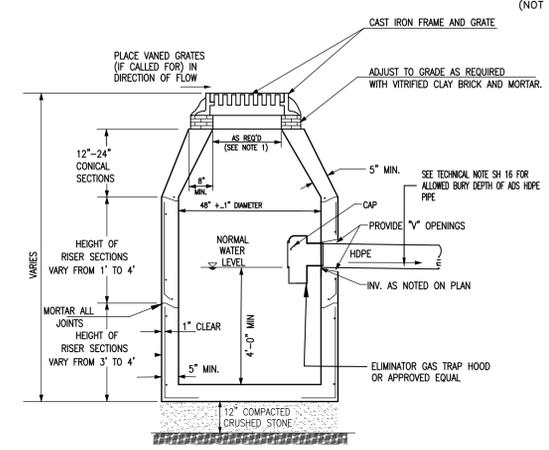
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CAPE COD BERM MONOLITHICALLY PLACED WITH TOP COURSE AND BASE COURSE OF PAVEMENT



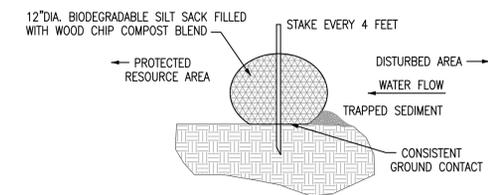
**CAPE COD BERM DETAIL**

(NOT TO SCALE)



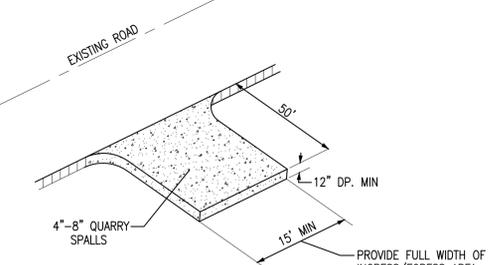
**PRECAST GASOLINE TRAP CATCH BASIN**

(NOT TO SCALE)



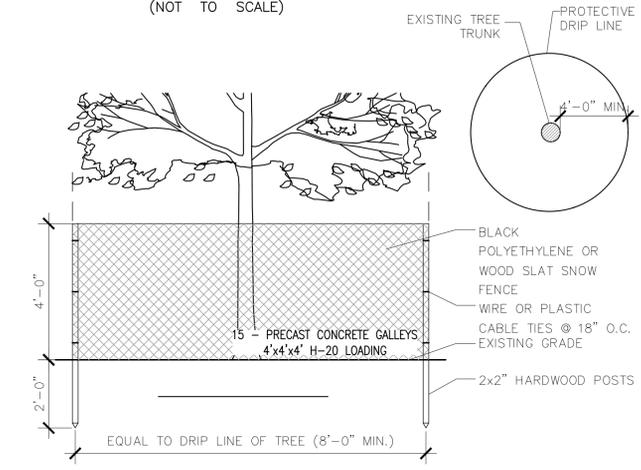
**SILT SACK DETAIL**

NOT TO SCALE



**CONSTRUCTION ENTRANCE**

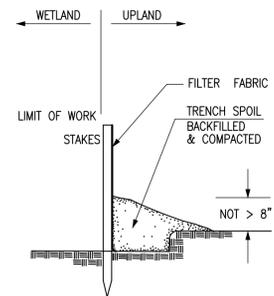
(NOT TO SCALE)



**TREE PROTECTION DETAIL**

NTS

- NOTES:
1. PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
  2. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT.
  3. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
  4. DO NOT NAIL BOARDS OR FENCING TO TREES DURING CONSTRUCTION.
  5. ANY EXCAVATING WITHIN DRIPLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND-DUG. CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
  6. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING & CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEARLY INSIDE THE EXPOSED OR DAMAGED AREA AND TOPSOIL BE PLACED OVER THE ROOTS IMMEDIATELY. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA INSIDE DRIP LINE OF THE TREE BRANCHES.
  7. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  8. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
  9. INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.



**SILT FENCE**

(NOT TO SCALE)

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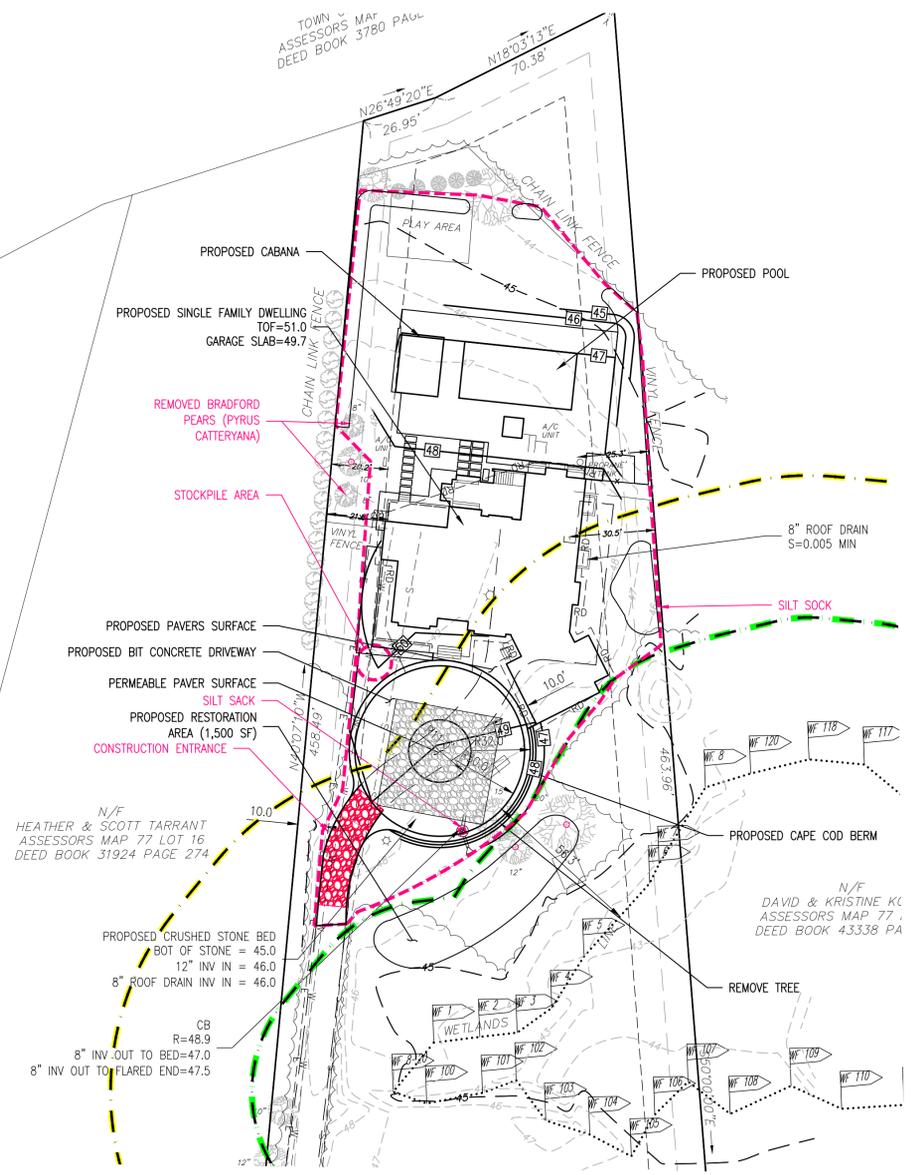


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**GRADING, DRAINAGE, AND UTILITY PLAN**

(NOT TO SCALE)