

PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED

CHILD CARE FACILITY

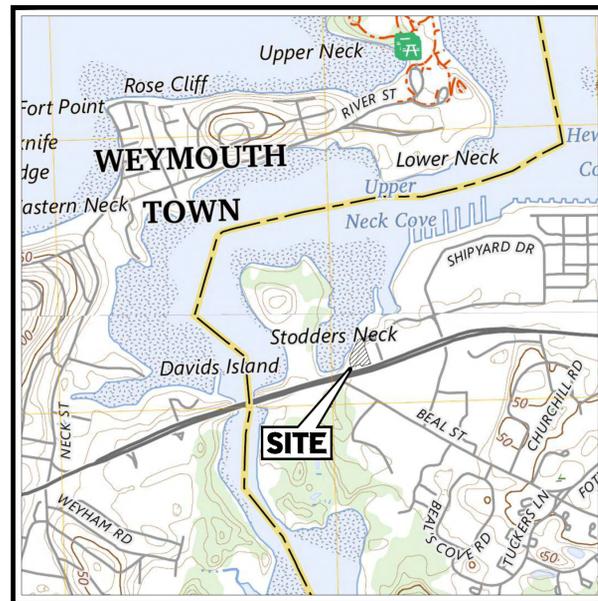
LOCATION OF SITE

425 LINCOLN STREET, TOWN OF HINGHAM
PLYMOUTH COUNTY, MASSACHUSETTS
MAP 46, LOT 1 & MAP 35, LOT 66

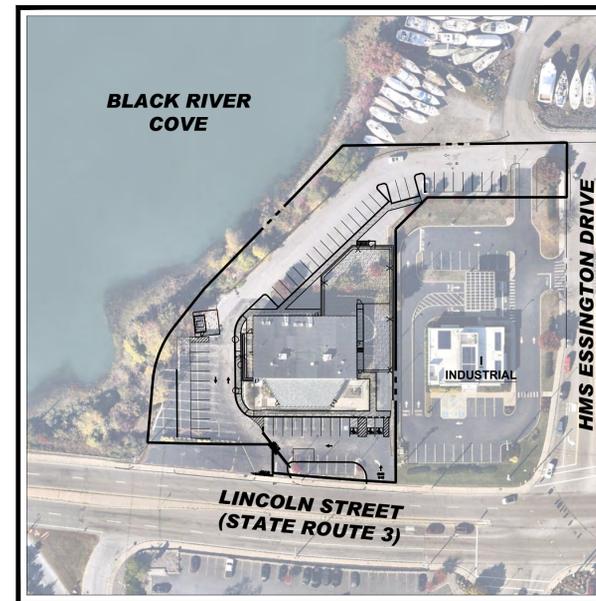
REFERENCES AND CONTACTS

- REFERENCES**
- ALTA/NSPS LAND TITLE SURVEY:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATED: 01/07/2025 (REV 1)
SURVEY JOB #. 03-130228-03
ELEVATIONS: NAVD 1988
 - SCHEMATIC FLOOR PLANS:
NORR
150 W. JEFFERSON AVENUE, SUITE 1300
DETROIT, MI 48226
DATED: 12/06/2024

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP
SCALE: 1" = 1,000'
SOURCE: USGS MAPS WEYMOUTH, MA 2024 & HULL, MA 2024



AERIAL MAP
SCALE: 1" = 80'
SOURCE: NEARMAP AERIAL IMAGERY

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-801
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-802
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
LIGHTING PLAN	L-201
LIGHTING NOTES AND DETAILS	L-202
ALTA SURVEY (BY OTHERS)	2 SHEETS
BUILDING FLOOR PLAN (BY OTHERS)	1 SHEET
BUILDING ELEVATIONS (BY OTHERS)	1 SHEET

PREPARED BY

BOHLER //

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/03/2025
CAD ID: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

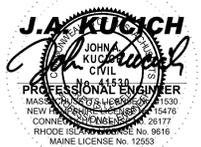


PROPOSED
CHILD CARE FACILITY
MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER //

352 TURNPIKE ROAD, 3RD FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 02/03/2025

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. PRIOR TO THE INCEPTION OF CONSTRUCTION, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

MASSACHUSETTS DEMOLITION NOTES

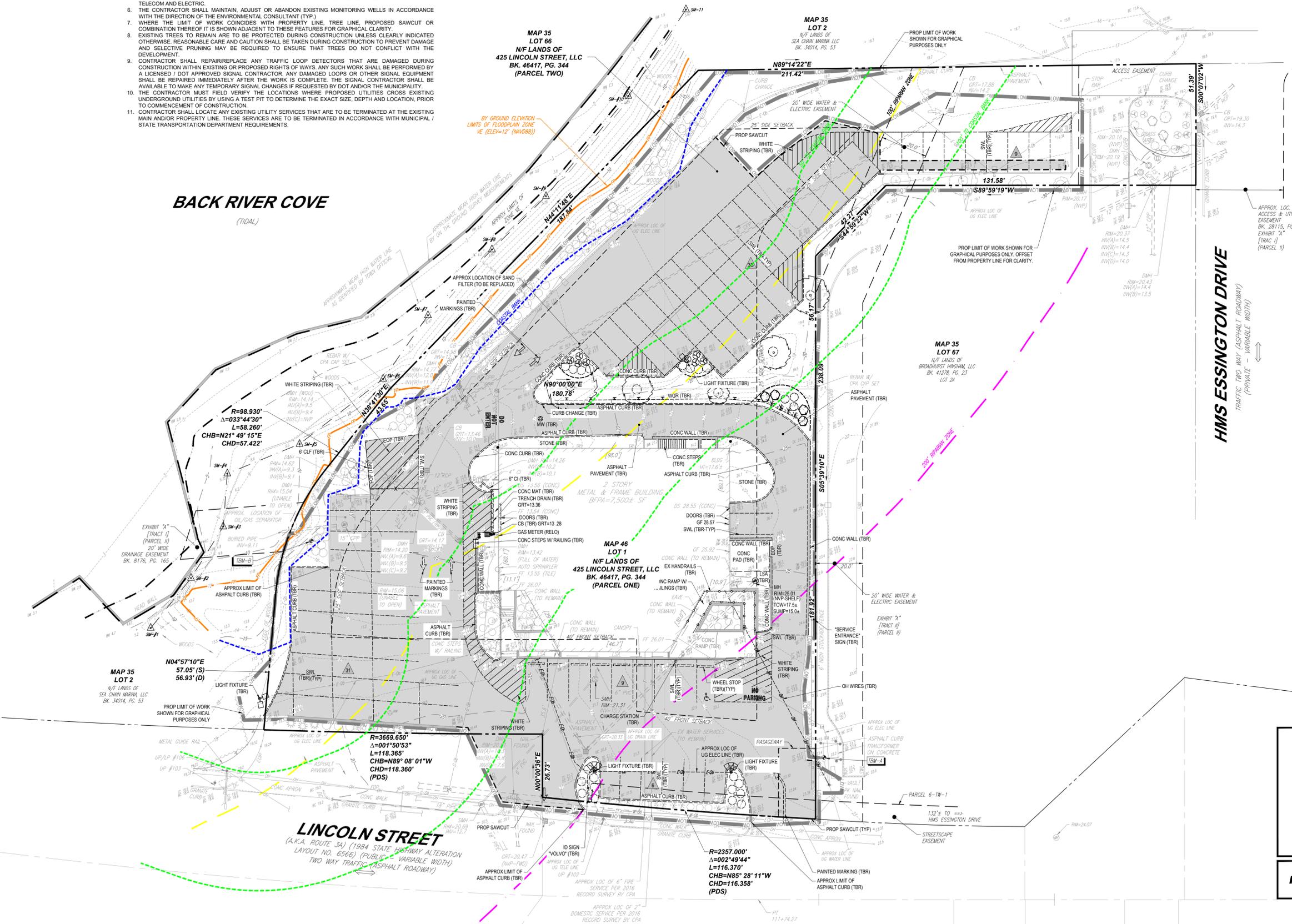
(Rev. 1/2023)

1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.)
7. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
8. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
9. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
10. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.



BACK RIVER COVE

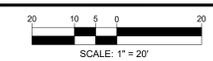
(TIDAL)



LEGEND

- AREA OF PAVEMENT REMOVAL
- FLOODPLAIN BOUNDARY
- ALL EXISTING UTILITIES SERVICING BUILDING TO REMAIN
- ALL EXISTING FEATURES TO REMAIN UNLESS NOTED OTHERWISE
- ALL EXISTING DRAINAGE INFRASTRUCTURE TO REMAIN UNLESS NOTED OTHERWISE

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240362-00-0A
 DRAWN BY: SBB
 CHECKED BY: AWP
 DATE: 02/03/2025
 CAD ID: P-CIVL-PROP

SITE DEVELOPMENT PLANS
 FOR
 THE GARDNER SCHOOL
 PROPOSED CHILD CARE FACILITY
 MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
 425 LINCOLN STREET
 PLYMOUTH COUNTY
 HINGHAM, MA

BOHLER
 352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

J.A. KUCICH
 JOHN A. KUCICH
 CIVIL
 PROFESSIONAL ENGINEER
 MASS. REG. NO. 15476
 NEW YORK REG. NO. 15476
 CONN. REG. NO. 15476
 RHODE ISLAND REG. NO. 0616
 MAINE LICENSE NO. 12553

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN
 SHEET NUMBER:
C-201
 ORG. DATE - 02/03/2025

P:\2024\MAA240362-00\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-PROP-MAA240362-00-A-1-LAYOUT1-C-201-EXDM



MASSACHUSETTS SITE NOTES

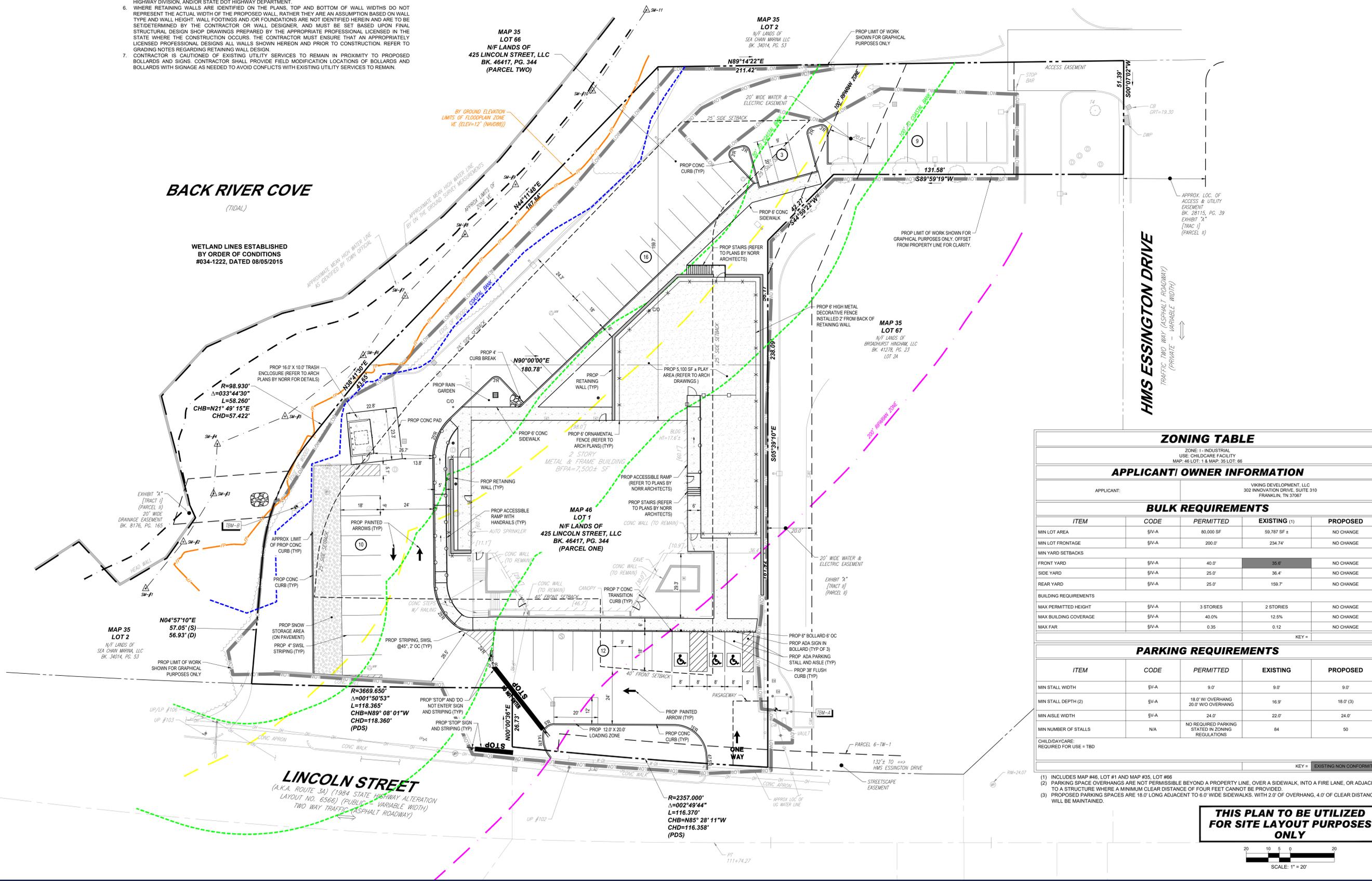
(Rev. 5/2024)

1. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
2. ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
3. THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
4. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
5. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
6. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL, RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND/OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNER ALL WALLS SHOWN HEREIN AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
7. CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

BACK RIVER COVE

(TIDAL)

WETLAND LINES ESTABLISHED BY ORDER OF CONDITIONS #034-1222, DATED 08/05/2015



HMS ESSINGTON DRIVE
TRAFFIC TWO WAY (ASPHALT ROADWAY)
(PRIVATE - VARIABLE WIDTH)

ZONING TABLE

ZONE: I - INDUSTRIAL
USE: CHILDCARE FACILITY
MAP: 46 LOT: 1 & MAP: 35 LOT: 66

APPLICANT/ OWNER INFORMATION

APPLICANT: VIKING DEVELOPMENT, LLC
302 INNOVATION DRIVE, SUITE 310
FRANKLIN, TN 37067

BULK REQUIREMENTS

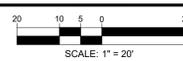
ITEM	CODE	PERMITTED	EXISTING (1)	PROPOSED
MIN LOT AREA	SIV-A	80,000 SF	59,787 SF ±	NO CHANGE
MIN LOT FRONTAGE	SIV-A	200.0'	234.74'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	SIV-A	40.0'	35.0'	NO CHANGE
SIDE YARD	SIV-A	25.0'	36.4'	NO CHANGE
REAR YARD	SIV-A	25.0'	159.7'	NO CHANGE
BUILDING REQUIREMENTS				
MAX PERMITTED HEIGHT	SIV-A	3 STORIES	2 STORIES	NO CHANGE
MAX BUILDING COVERAGE	SIV-A	40.0%	12.5%	NO CHANGE
MAX FAR	SIV-A	0.35	0.12	NO CHANGE

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL WIDTH	SIV-A	9.0'	9.0'	9.0'
MIN STALL DEPTH (2)	SIV-A	18.0' W OVERHANG 20.0' W/O OVERHANG	16.9'	18.0' (3)
MIN AISLE WIDTH	SIV-A	24.0'	22.0'	24.0'
MIN NUMBER OF STALLS	N/A	NO REQUIRED PARKING STATED IN ZONING REGULATIONS	84	50

- (1) INCLUDES MAP #46, LOT #1 AND MAP #35, LOT #66
- (2) PARKING SPACE OVERHANGS ARE NOT PERMISSIBLE BEYOND A PROPERTY LINE, OVER A SIDEWALK, INTO A FIRE LANE, OR ADJACENT TO A STRUCTURE WHERE A MINIMUM CLEAR DISTANCE OF FOUR FEET CANNOT BE PROVIDED.
- (3) PROPOSED PARKING SPACES ARE 18.0' LONG ADJACENT TO 6.0' WIDE SIDEWALKS. WITH 2.0' OF OVERHANG, 4.0' OF CLEAR DISTANCE WILL BE MAINTAINED.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: MAA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/03/2025
CAD ID: P-CIVL-PROP

SITE DEVELOPMENT PLANS
FOR
THE GARDNER SCHOOL
PROPOSED
CHILD CARE FACILITY
MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

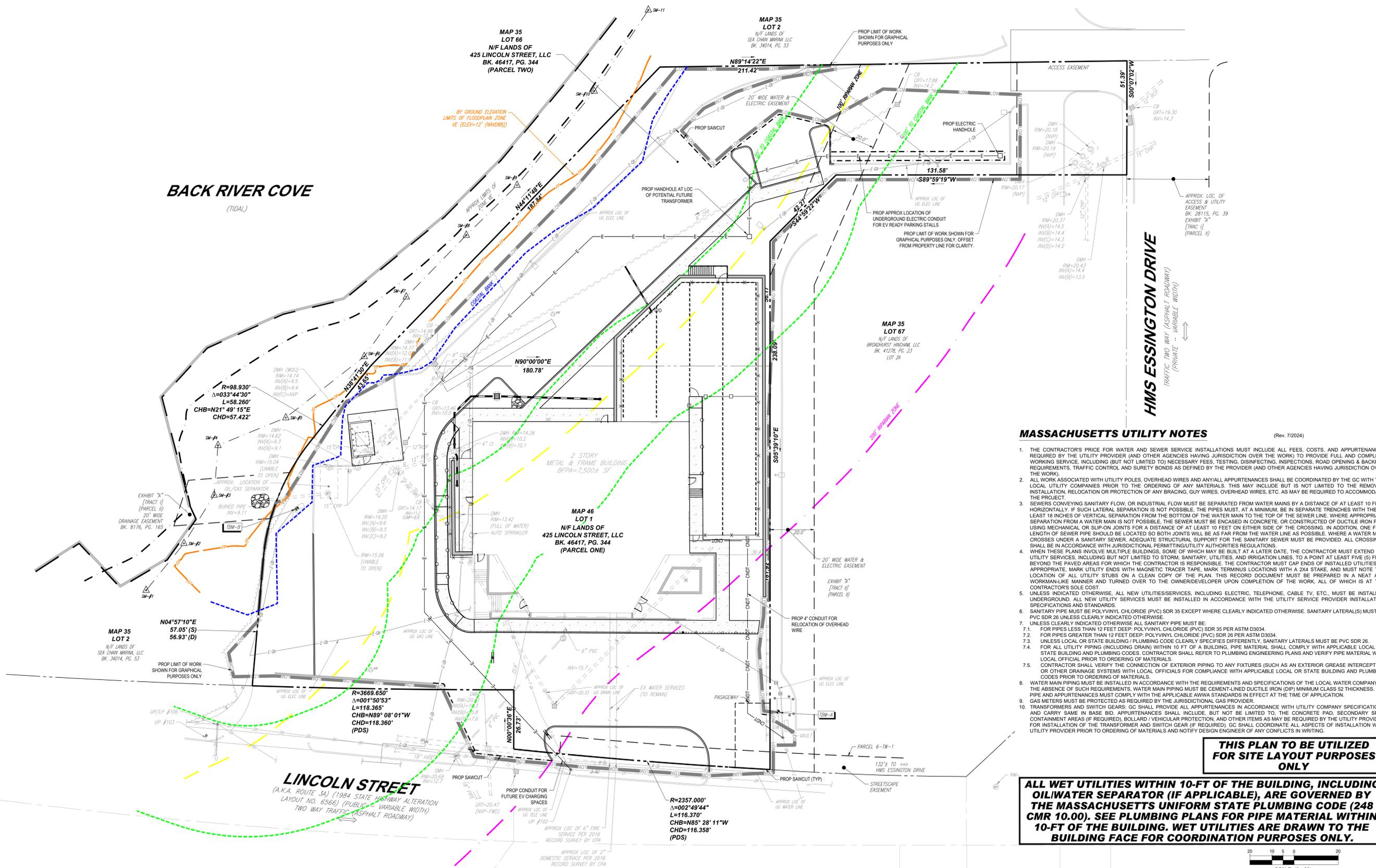
J.A. KUCICH
JOHN A. KUCICH
CIVIL ENGINEER
MASS. REG. NO. 15476
NEW HAVEN, CT REG. NO. 15476
CON. REG. NO. 15476
RHODE ISLAND REG. NO. 9616
MAINE LICENSE NO. 12553

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
ORG. DATE - 02/03/2025

P:\2024\MAA240362-00\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL SITE PLAN\CIVIL SITE PLAN - PROP.MAA240362-00-0A.LAYOUT: C-301 SITE



BACK RIVER COVE (TIDAL)

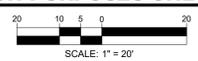


MASSACHUSETTS UTILITY NOTES

- THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENINGS & BACKFILL REQUIREMENTS, TRAFFIC CONTROL AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
- ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACINGS, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
- SEWERS CONVEYING SANITARY FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST, AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
- WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
- UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
- UNLESS CLEARLY INDICATED OTHERWISE ALL SANITARY PIPE MUST BE:
 - FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
 - FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
 - UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
- FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
- CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE SYSTEMS WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
- TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO: THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

ALL WET UTILITIES WITHIN 10-FT OF THE BUILDING, INCLUDING OIL/WATER SEPARATOR (IF APPLICABLE), ARE GOVERNED BY THE MASSACHUSETTS UNIFORM STATE PLUMBING CODE (248 CMR 10.00). SEE PLUMBING PLANS FOR PIPE MATERIAL WITHIN 10-FT OF THE BUILDING. WET UTILITIES ARE DRAWN TO THE BUILDING FACE FOR COORDINATION PURPOSES ONLY.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: MAA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/03/2025
CAD ID.: P-CIVL-PROP

SITE DEVELOPMENT PLANS
FOR
THE GARDNER SCHOOL
PROPOSED
CHILD CARE FACILITY
MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
Professional Engineer
MASS. REG. NO. 15476
NEW HAVEN, CT REG. NO. 9177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-501
ORG. DATE - 02/03/2025

P:\2024\MAA240362-00\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-PROP-MAA240362-00-A-1-LAYOUT-C-501.dwg

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING EROSION.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - a) SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - b) APPLY LIME/STONELIME OR FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - c) FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - d) STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

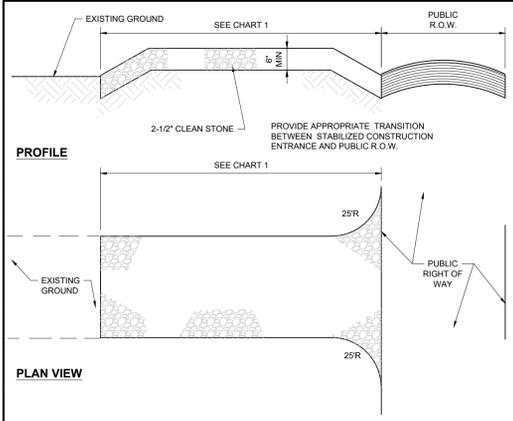
LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

- * A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
- * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SO, YDIBLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.
15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 16. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS AND PROVIDE A MINIMUM OF 1,000 CU YD OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
 17. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
 18. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
 19. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
 20. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
 21. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
 22. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
 23. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
 24. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
 25. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
 26. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED. AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
 27. MULCHING REQUIREMENTS:
 - a) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - b) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - c) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
 28. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
 29. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 1.246 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - a) STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - b) SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND SOIL STOCKPILES.
 - c) INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - d) INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
 - e) THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
 - f) THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS, WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - g) THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - h) THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR A SUCH COSTS.
 - i) THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
 - j) THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
 - k) THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - l) THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 - m) THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 - n) THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
 - o) SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 - p) THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
5. THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
 - INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

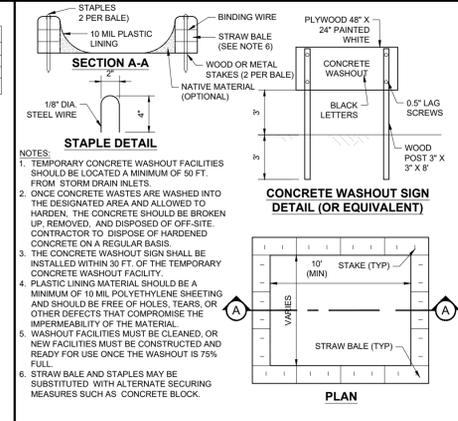
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER



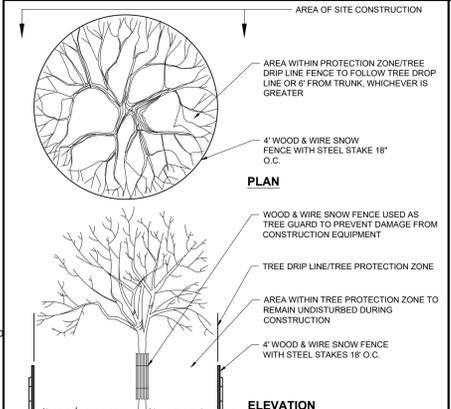
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT	100 FT
2% TO 5%	100 FT	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)		

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

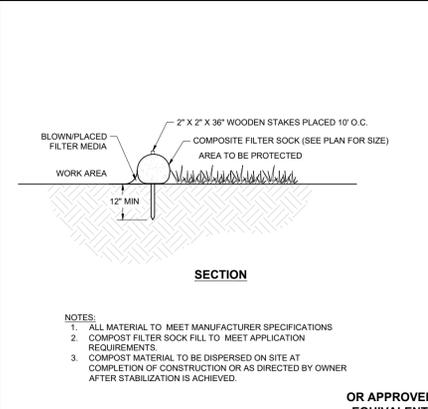
CHART 1



STABILIZED CONSTRUCTION ENTRANCE

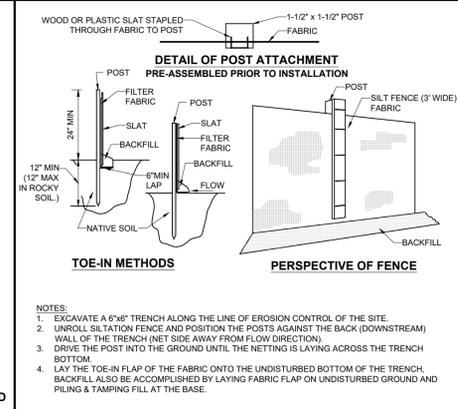


TREE PROTECTION DURING SITE CONSTRUCTION



COMPOST FILTER SOCK

CONCRETE WASTE MANAGEMENT AREA



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

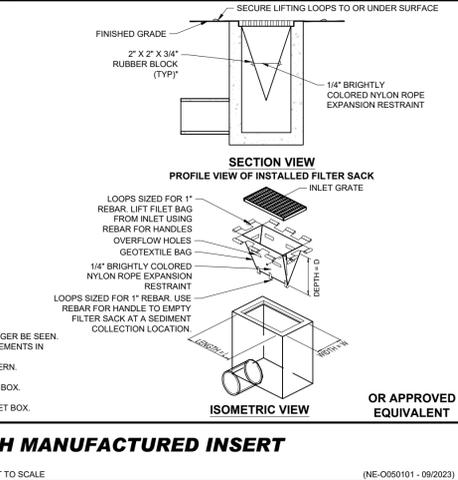
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4652	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4652	20%
PUNCTURE	ASTM D-4533	100 LBS
MILLEN BURST	ASTM D-3796	80 PSI
TRAPEZOID TEAR	ASTM D-4533	100 LBS
UV RESISTANCE	ASTM D-3355	90%
APPARENT OPENING SIZE	ASTM D-4751	40 US SEIVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.85 SEC

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

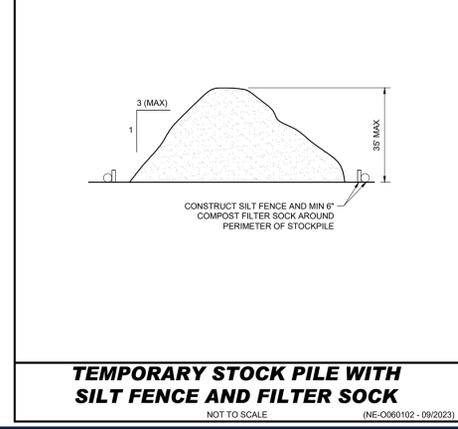
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4652	200 LBS
GRAB TENSILE ELONGATION	ASTM D-4652	20%
PUNCTURE	ASTM D-4533	150 LBS
MILLEN BURST	ASTM D-3796	425 PSI
TRAPEZOID TEAR	ASTM D-4533	60 LBS
UV RESISTANCE	ASTM D-3355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC



INLET PROTECTION WITH MANUFACTURED INSERT



TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

SITE DEVELOPMENT PLANS

FOR

THE GARDNER SCHOOL

PROPOSED CHILD CARE FACILITY

MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUCICH

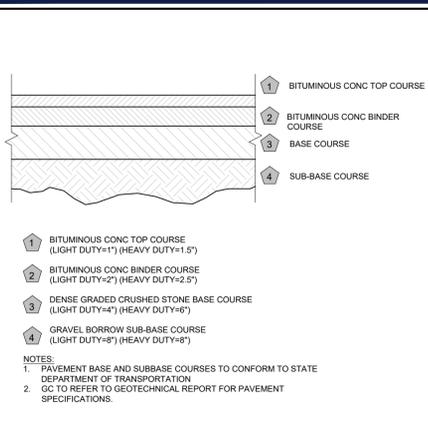
Professional Engineer
MASSACHUSETTS REG. NO. 1530
NEW HAMPSHIRE REG. NO. 15476
CONNECTICUT REG. NO. 8177
RHODE ISLAND REG. NO. 9616
MAINE LICENSE NO. 12553

SHEET TITLE
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

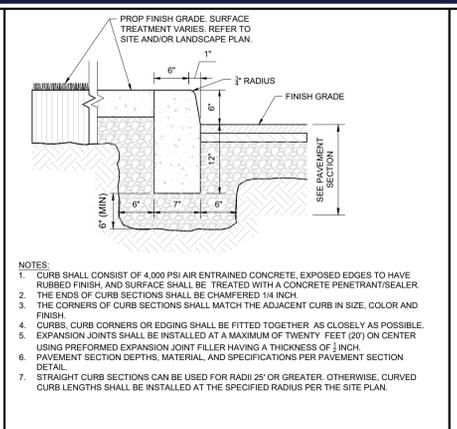
SHEET NUMBER:
C-803

ORG. DATE - 02/03/2025

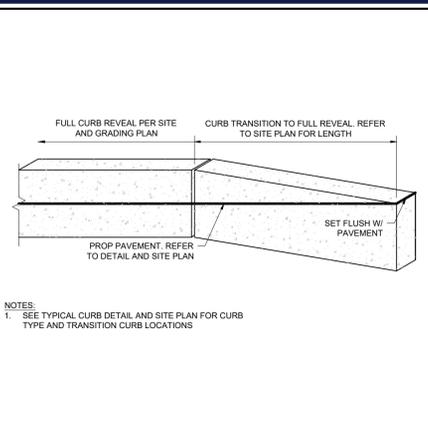
P:\2024\MAA240382.DWG\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\SP-CIVL-CND5-MAA240382.R0A.dwg.....LAYOUT: C-803.EROD



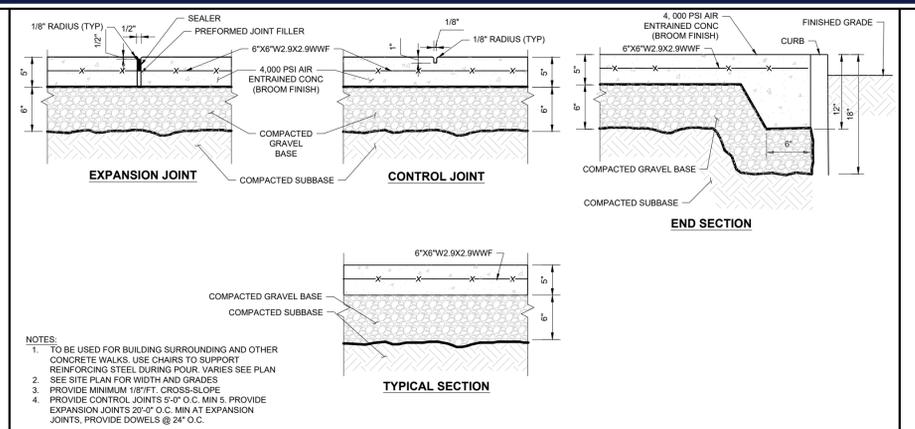
PAVEMENT SECTION
NOT TO SCALE (NE-S010101 - 10/2024)



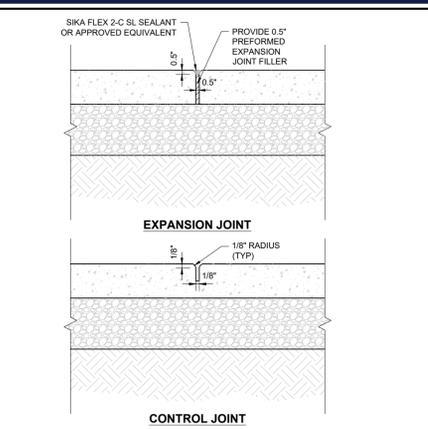
PRECAST CONCRETE CURB
NOT TO SCALE (NE-S020201 - 10/2024)



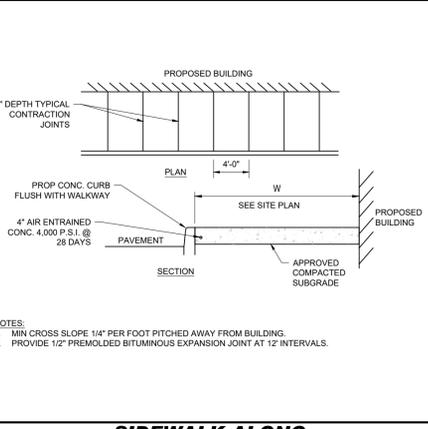
PRECAST CONCRETE TRANSITION CURB
NOT TO SCALE (NE-S020206 - 09/2023)



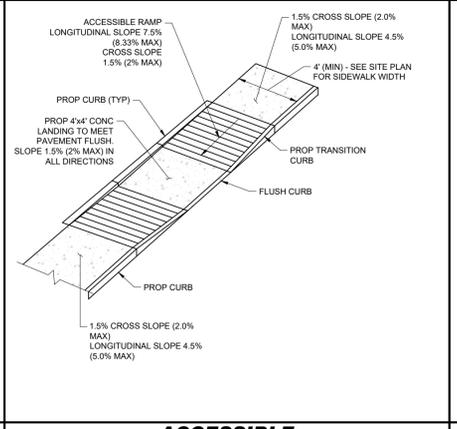
CONCRETE SIDEWALK
NOT TO SCALE (NE-S030201 - 10/2024)



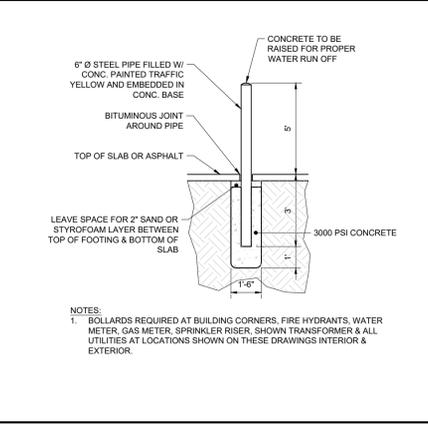
SIDEWALK CONSTRUCTION JOINTS
NOT TO SCALE (BE-S030401 - 08/2023)



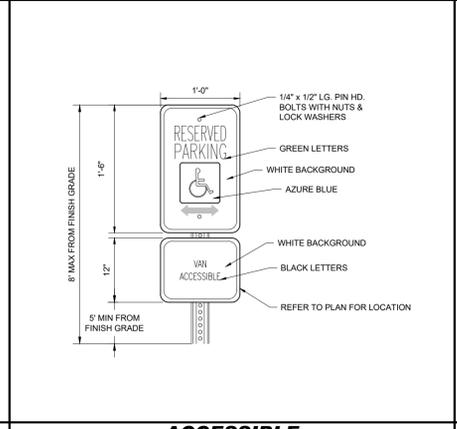
SIDEWALK ALONG BUILDING
NOT TO SCALE (NE-S030209 - 09/2023)



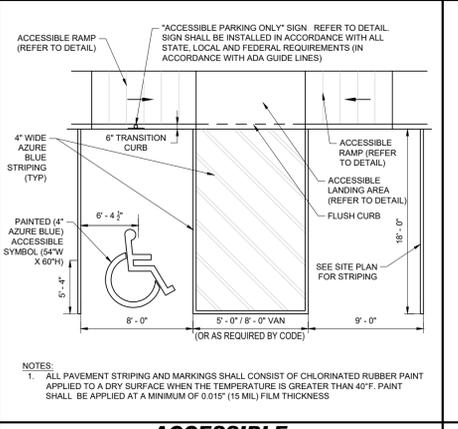
ACCESSIBLE RAMP TYPE B
NOT TO SCALE (NE-S030205 - 10/2024)



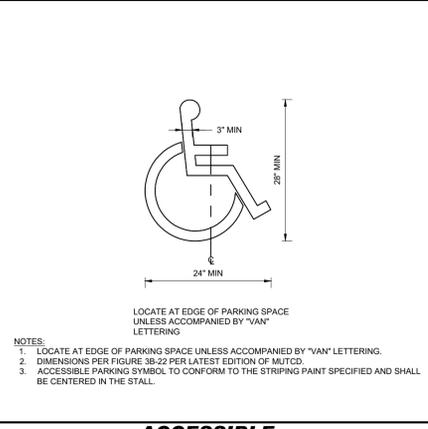
BOLLARD
NOT TO SCALE (NE-S070101 - 09/2023)



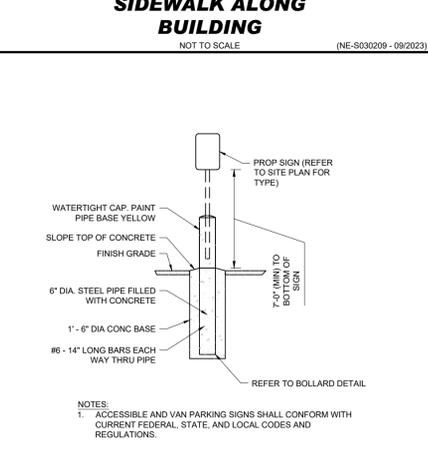
ACCESSIBLE PARKING SIGNS
NOT TO SCALE (NE-S060101 - 10/2024)



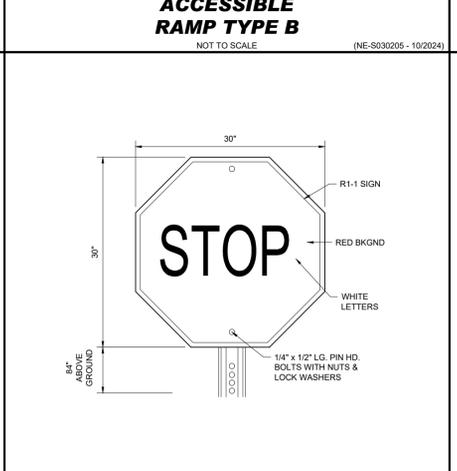
ACCESSIBLE PARKING STALL
NOT TO SCALE (NE-S050101 - 10/2024)



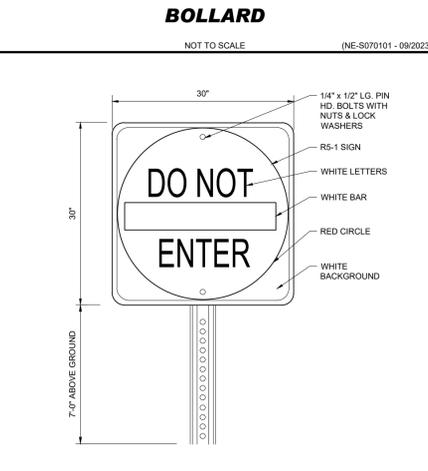
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE (NE-S050102 - 10/2024)



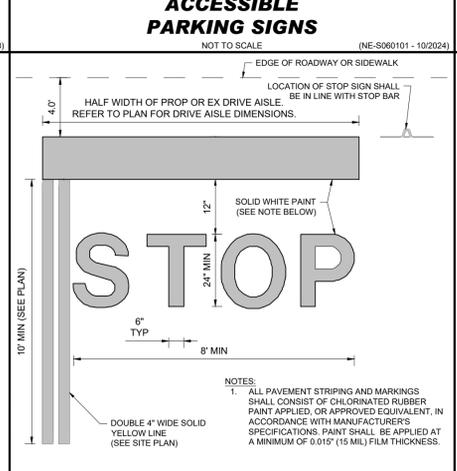
SIGN IN BOLLARD
NOT TO SCALE (NE-S060201 - 10/2024)



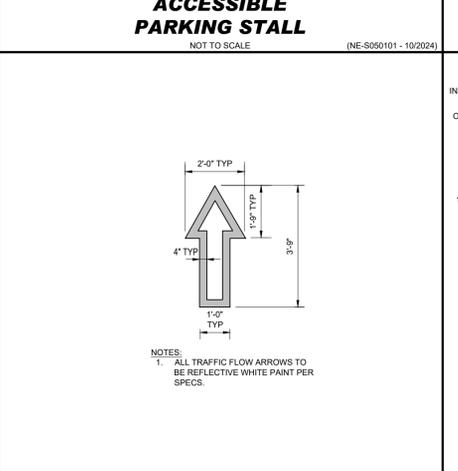
STOP SIGN
NOT TO SCALE (NE-S060202 - 09/2023)



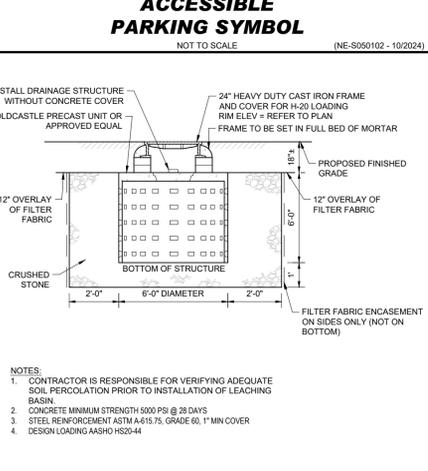
DO NOT ENTER SIGN
NOT TO SCALE (NE-S060203 - 09/2023)



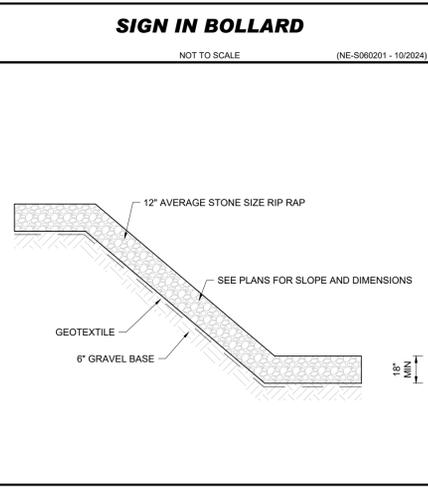
STOP BAR
NOT TO SCALE (NE-S060301 - 10/2024)



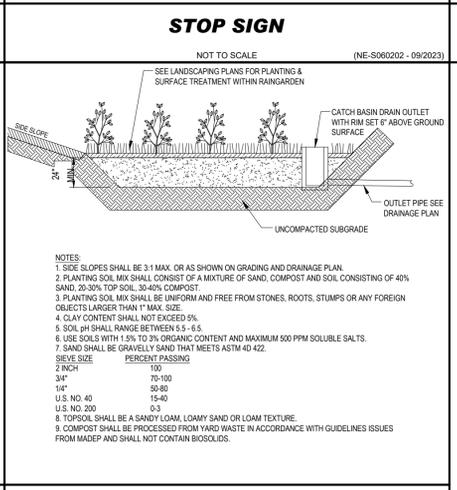
TRAFFIC FLOW ARROW
NOT TO SCALE (NE-S060302 - 10/2024)



DRYWELL
NOT TO SCALE (NE-U010501 - 10/2024)



RIP-RAP APRON
NOT TO SCALE (NE-G990101 - 09/2023)



RAIN GARDEN
NOT TO SCALE (NE-G990101 - 09/2023)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

PROJECT No.: MAA240362-00-0A
DRAWN BY: SBB
DATE: 02/03/2025
CAD ID: P-CIVL-CND5

SITE DEVELOPMENT PLANS
FOR
THE GARDNER SCHOOL
PROPOSED
CHILD CARE FACILITY
MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

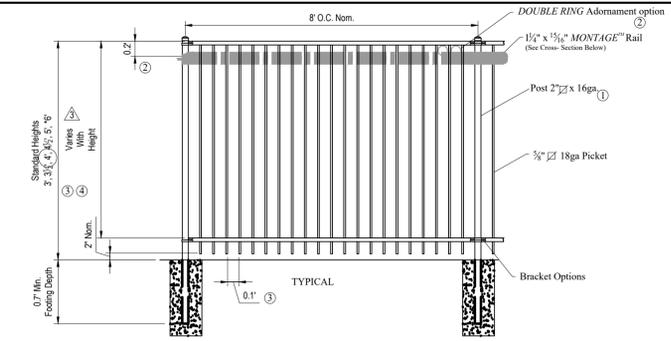
BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL ENGINEER
PROFESSIONAL ENGINEER
MASS. REG. NO. 11330
NEW HAMPSHIRE REG. NO. 15476
CONV. REG. NO. 19177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

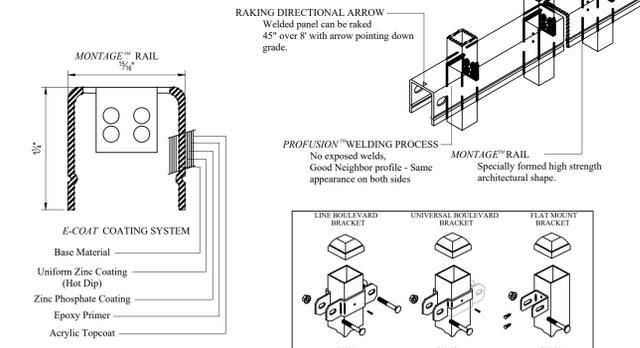
SHEET TITLE:
CONSTRUCTION DETAILS
SHEET NUMBER:
C-901
ORG. DATE - 02/03/2025

P:\2024\MAA240362-00\CD\DRAWINGS\PLAN SET\CIVIL\CND5\MAA240362-00-0A...LAYOUT: C-901.DWG

P:\2024\MAA240362\01\CAD\DRAWINGS\PLAN\BETRICAL\SITE PLANS\SP-CIVIL-CND5-MAA240362-00-0A-1-LAYOUT-1-C-902.DWG



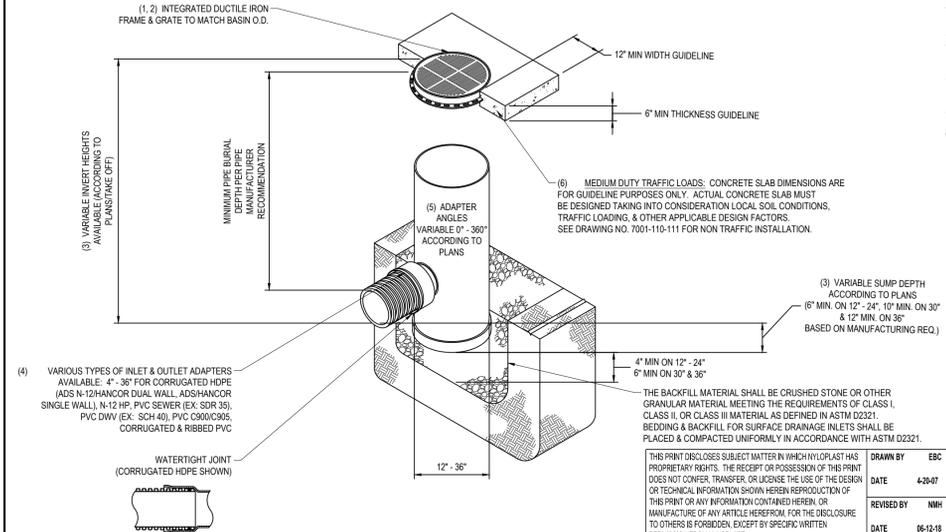
- NOTES:**
- 1.) Post size depends on fence height and wind loads. See *MONJAGE*SM specifications for post sizing chart.
 - 2.) Third rail required for *Double Rings*.
 - 3.) Available in 3" air space and/or Flush Bottom on most heights.
 - 4.) Three rails required for 6' tall.



RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED
MONJAGE MAJESTIC 2/3-RAIL
 DR: CI SH: 1 of 1 SCALE: DO NOT SCALE
 CK: ME Date: 7-19-11 REV: c



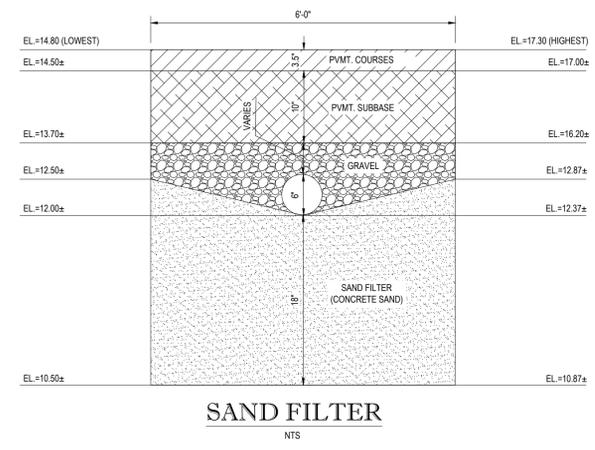
DECORATIVE FENCE DETAIL
 NOT TO SCALE



- 1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER (4" - 36").
- 5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING.
- 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT COVER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY: EBC DATE: 4-20-07 REVISED BY: NWH DATE: 06-12-18 DWG SIZE: A SCALE: 1:40 SHEET: 1 OF 1 DWG NO.: 7001-110-283 REV: E	ADS Nyoplast 3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 933-2443 FAX (770) 933-2480 www.nyoplast-us.com	TITLE DRAIN BASIN WITH PEDESTRIAN GATE QUICK SPEC INSTALLATION DETAIL
---	---	---	--

NYOPLAST DRAIN BASIN WITH PEDESTRIAN GATE
 NOT TO SCALE



SAND FILTER
 NTS

SAND FILTER DETAIL
 NOT TO SCALE

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240362-00-0A
 DRAWN BY: SBB
 CHECKED BY: AWP
 DATE: 02/03/2025
 CAD I.D.: P-CIVIL-CND5

SITE DEVELOPMENT PLANS
 FOR

PROPOSED CHILD CARE FACILITY
 MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
 425 LINCOLN STREET
 PLYMOUTH COUNTY
 HINGHAM, MA

BOHLER
 352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

J.A. KUCICH
 JOHN A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL SEAL
 MASS. REG. NO. 11530
 NEW HAMPSHIRE REG. NO. 15476
 CONN. REG. NO. 19177
 RHODE ISLAND REG. NO. 0616
 MAINE LICENSE NO. 12553

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-902

ORG. DATE - 02/03/2025



TOWN OF HINGHAM LANDSCAPE REQUIREMENTS	
SECTION OF BYLAW	MIN # / WIDTH OF TREES
SECTION V-A-M	1 TREE PER 10 SPACES W/ MINIMUM 3" CALIPER, W/ CLEAR TRUNK AT LEAST 5' FROM THE GROUND

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AR	2	ACER RUBRUM	RED MAPLE	3-3.5' CAL.	B&B
NS	3	NYSSA SYLVATICA	SOUR GUM	3-3.5' CAL.	B&B
EVERGREEN TREES					
EV	1	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-8'	B&B
SHRUBS					
HF	9	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHN'S WORT	18-24"	CONTAINER
KGC	5	ILEX GLABRA 'COMPACTA'	COMPACT HAWTHORN	24-30"	CONTAINER
IT	24	ILEX VERTICILLATA 'LITTLE HENRY'	VIRGINIA SWEETSPICE	24-30"	CONTAINER
IVJD	1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	4	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
KAH	7	KALMIA ANGUSTIFOLIA 'HAMMONASSET'	HAMMONASSET SHEEP LAUREL	18-24"	CONTAINER
MP	6	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER
VA	6	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"	CONTAINER
GRASSES					
PVS	27	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUND COVER					
JHB	12	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS					
RF	76	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	CONTAINER

SEED MIX KEY	
HATCH	DESCRIPTION
	PROP CONSERVATION / WILDLIFE SEED MIX
	PROP HYDROSEED LAWN

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

811
Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

PERMIT SET
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MAA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/03/2025
CAD ID: P-CIVIL-LSCP

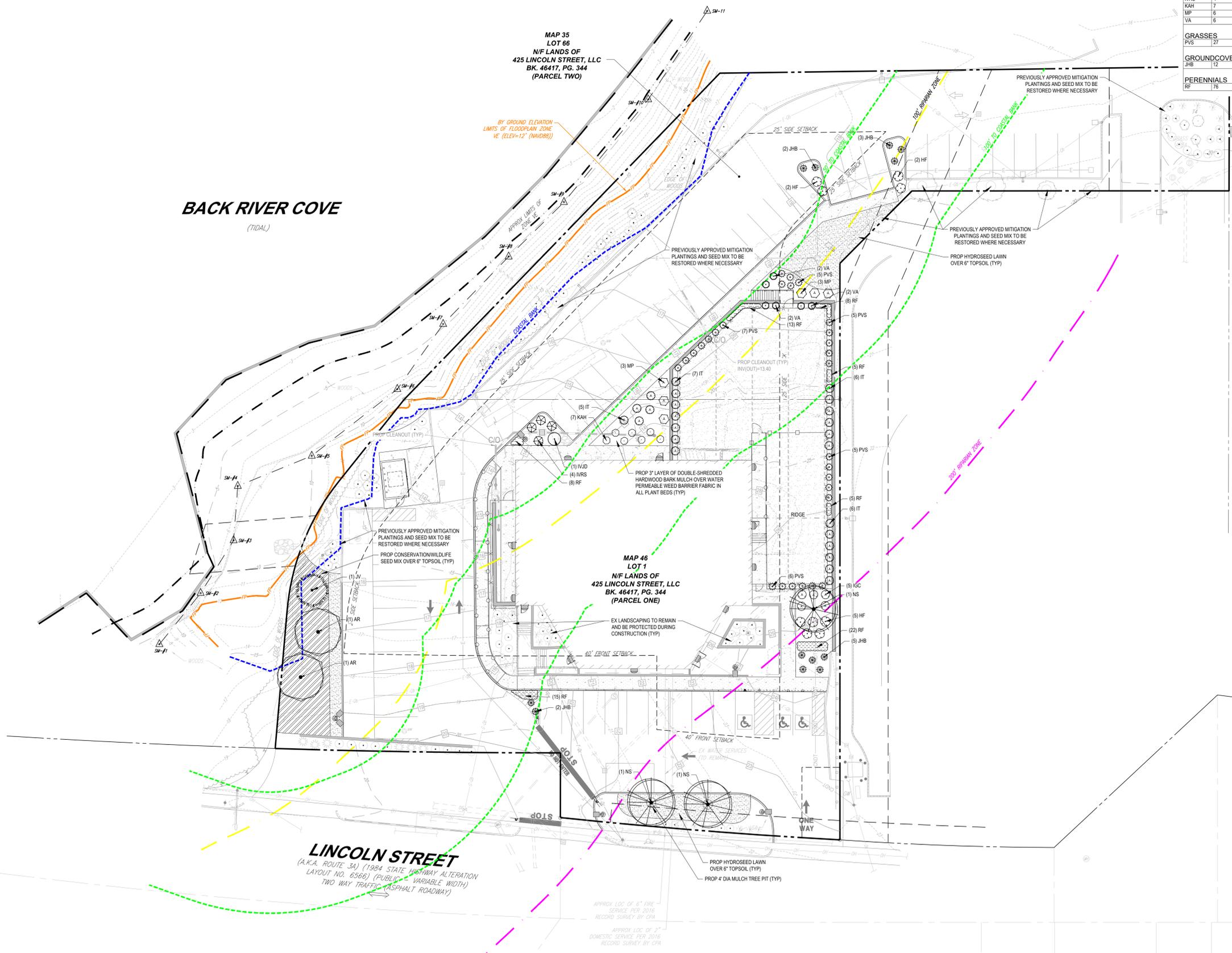
SITE DEVELOPMENT PLANS
FOR

PROPOSED CHILD CARE FACILITY
MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT
VERMONT REG. NO. 1337
0460 No. 20023

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-101
ORG. DATE - 02/03/2025



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 20'

P:\2024\MAA240362-00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\SP-CIVIL-LSCP\MAA240362-00-0A\...LAYOUT_L-101.LSCP



CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	FC	0.68	22.5	0.0	N.A.	N.A.
EAST PROPERTY	ILLUMINANCE	FC	1.15	4.6	0.0	N.A.	N.A.
NORTH PROPERTY	ILLUMINANCE	FC	1.55	3.3	0.0	N.A.	N.A.
SOUTH PROPERTY	ILLUMINANCE	FC	2.29	5.0	0.4	8.37	24.67
WEST PROPERTY	ILLUMINANCE	FC	1.48	7.5	0.1	N.A.	N.A.
PARKING COURT	ILLUMINANCE	FC	2.49	7.1	0.6	4.15	11.83

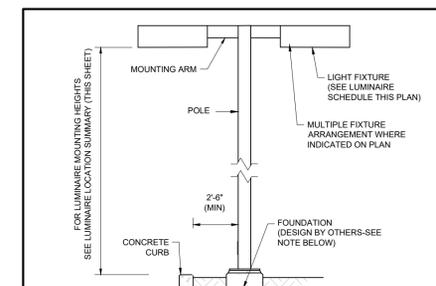
LUMINAIRE SCHEDULE						
LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUM. LUMENS	LLF	DESCRIPTION
W1	12	SINGLE	8'-0" AFF	2961	0.900	BARN LIGHT ELECTRIC, BOMBER INTEGRATED LED SERIES WALL-MOUNTED LUMINAIRE, (BLE-G-x-105-x80-NA-NA-NA-LED38-3000K-FL)
P3	1	SINGLE	18'-0" AFG	13388	0.900	SIGNIFY GARCCO ECOFORM, LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-1A-NW-G2-3)
P3-S	2	SINGLE	18'-0" AFG	10665	0.900	SIGNIFY GARCCO ECOFORM, LED AREA LUMINAIRE, TYPE 3, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-1A-NW-G2-3-HS)
P4-S	1	SINGLE	18'-0" AFG	10983	0.900	SIGNIFY GARCCO ECOFORM, LED AREA LUMINAIRE, TYPE 4, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-1A-NW-G2-4-HS)
P3SD	1	DOUBLE @ 90	18'-0" AFG	10665	0.900	SIGNIFY GARCCO ECOFORM, LED AREA LUMINAIRE, TYPE 3, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-1A-G2-3-HS)

* REFER TO ARCHITECTURAL PLANS FOR FINAL LOCATIONS AND MOUNTING HEIGHTS

TOWN OF HINGHAM, MASSACHUSETTS LIGHTING REQUIREMENTS		
SECTION	REQUIREMENT	PROPOSED
ARTICLE I - SITE PLAN REVIEW - \$5 SUBMITTAL REQUIREMENTS	(I) MAJOR SITE PLANS SHALL REQUIRE THE FOLLOWING ADDITIONAL SUBNOTES: (II) SITE LIGHTING PLAN SHOWING THE LOCATION, HEIGHT, PHOTOMETRIC, ORIENTATION, AND SPECIFICATIONS FOR ALL OUTDOOR SITE LIGHTING, INCLUDING INFORMATION ON THE INTENSITY AND RANGE OF ILLUMINATION FOR EACH LIGHT SOURCE, THE COURSE OF LIGHT PROJECTION WITHIN COMPLIANT LIGHTING FIXTURES AND NO OVERSPILL ONTO ADJOINING PROPERTIES GREATER THAN 0.25 FOOT CANDLE.	PROVIDED
ARTICLE II - SITE PLAN REVIEW - \$6 DESIGN AND PERFORMANCE STANDARDS	(I) LIGHTING THE PROPOSED DEVELOPMENT SHALL NOT PRODUCE LIGHTING SO AS TO UNREASONABLY INTERFERE WITH THE USE AND ENJOYMENT OF PROPERTY WITHIN THE TOWN. LIGHTING PRACTICES AND SYSTEMS SHALL REDUCE LIGHT POLLUTION, LIGHT TRESPASS AND GLARE IN ORDER TO PRESERVE AND ENHANCE THE NATURAL, SCENIC, AND AESTHETIC QUALITIES OF THE TOWN; CONSERVE ENERGY AND DECREASE LIGHTING COST WITHOUT DECREASING NIGHT-TIME SAFETY, SECURITY, AND PRODUCTIVITY; AND PRESERVE THE NIGHT SKY AS A NATURAL RESOURCE TO ENHANCE NIGHTTIME ENJOYMENT OF PROPERTY WITHIN THE TOWN. (II) SHIELDING ALL OUTDOOR LIGHT FIXTURES SHALL BE SHIELDED SO AS TO MEET THE GOALS OF THIS SECTION. (III) LIGHT TRESPASS DIRECT LIGHT FROM THE LIGHT SOURCE IS TO BE CONFINED WITHIN THE PROPERTY BOUNDARIES AND SHALL NOT CAUSE OVERSPILL ON ADJACENT PROPERTY OR INTO THE NIGHT SKY. LIGHT TRESPASS SHALL BE LIMITED TO 0.25 FOOT-CANDLES AT THE PROPERTY LINE. (III) HEIGHT OF FIXTURES LUMINAIRES ATTACHED TO A BUILDING FOR AREA LIGHTING SHALL BE MOUNTED NO HIGHER THAN FIFTEEN (15) FEET ABOVE GRADE. POLE MOUNTED EXTERIOR LIGHTING FIXTURE TYPES SHALL BE MOUNTED NO HIGHER THAN TWENTY (20) FEET ABOVE GRADE.	PROVIDED PROVIDED PROVIDED

MASSACHUSETTS LIGHTING NOTES (Rev. 6/2023)

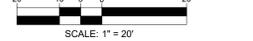
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES WILL VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER. THE LIGHT LEVELS IN THE LUMINAIRE SCHEDULE DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL), UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCE(S) AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SERPENTINE ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- PROPOSED LUMINAIRES TO UTILIZE EXISTING FOUNDATIONS. CONTRACTOR SHALL EVALUATE AND CERTIFY THE STRUCTURAL INTEGRITY AND UTILITY OF THE EXISTING FOUNDATIONS FOR USE WITH THE PROPOSED POLES, INCLUDING SPACING AND INTEGRITY OF EXISTING BOLTS. PROOF OF EVALUATION IS TO BE PROVIDED TO BOHLER AND THE CLIENT.



- NOTES:**
- THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
 - SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 - THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

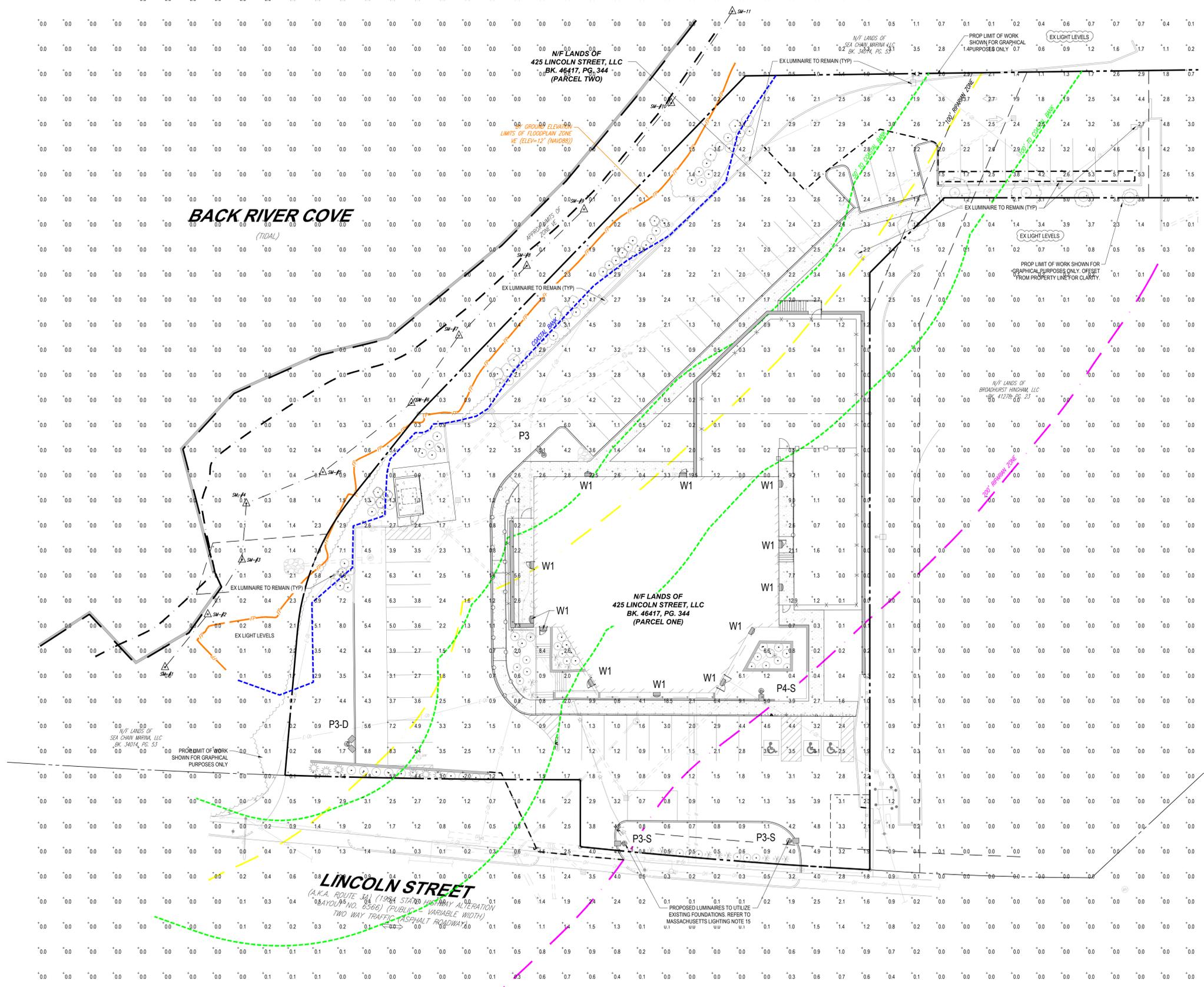
AREA LIGHT
NOT TO SCALE (NE-02/0101 - 09/2023)

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BACK RIVER COVE
(TIDAL)

LINCOLN STREET
(A.K.A. ROUTE 3A) (1968 STATE HIGHWAY A RELOCATION)
85' WIDE (PUBLIC) VARIABLE WIDTH
TWO WAY TRAFFIC (ASPHALT ROADWAY)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/02/2025
CAD ID: P-CIVL-LIGHT

SITE DEVELOPMENT PLANS
FOR
THE GARDNER SCHOOL
PROPOSED
CHILD CARE FACILITY

MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66
425 LINCOLN STREET
PLYMOUTH COUNTY
HINGHAM, MA

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

MASS. M.P.R.A.
REGISTERED LANDSCAPE ARCHITECT
VERNON, MA 01973
0460 No. 20028

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:
L-201

ORG. DATE - 02/03/2025

P:\02\MA240362-00\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL-LIGHT\MA240362-00-0A-LAYOUT-1-201.LIGHT



Site and Area

EcoForm

ECF-S: small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamp:
Notes:

Ordering guide Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-NGY

Table with columns: Prefix, Number of LEDs, Drive Current, LED Color - Generation, Mounting, Distribution, Voltage. Includes rows for ECF-S, ECF-S EcoForm site and area, small, 32L 32 LEDs, 48L 48 LEDs, 64L 64 LEDs.

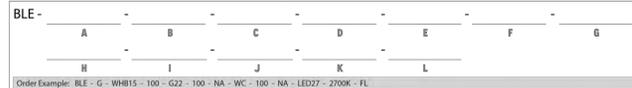
Options table with columns: Dimming controls, Motion sensing lens, Photo-sensing, Options, Luminaire, Finish. Includes rows for DDP, DCC, FAW, SDR, DynaDimmer, CSB, CMQ, CSB, CMQ, BL, WAP, LB, LW, HB, HW.

- 1. BL, IMB37 equipped with out-boarded sensor housing when voltage is 120V (120-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 48 dip wires along above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify max voltage.
10. LWB, LWB and LWB-C receptacle area 4.8 x 8.8 required off when ordered with any of the Dimming controls D0 or FAW or LCC.
11. Not available in 480V. Order photocontrol separately with TL500P1.



BOMBER INTEGRATED LED SERIES

JOB NAME: FIXTURE TYPE:



Order Example: BLE - G - WHB15 - 100 - G22 - 100 - NA - WC - 100 - NA - LED27 - 2700K - FL

Table with columns: A - MOUNTING STYLE, C - SHADE FINISH, D - MOUNTING, G - SHADE ACCESSORIES, B - SHADE SIZE, PORCELAIN FINISHES, POWDER COAT FINISHES, CHAIN MOUNT OPTIONS, E - MOUNTING FINISH, F - CORDS, NA Not Applicable.

IMPORTANT: (1) All Reversible Ethernet PoE switches feature a white interior and a black outer rim. (2) All Powder Coat finished shades, colorized excluded. Feature a white interior. (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals. (4) Not available in Natural Metals. (5) Not compatible with 15" shade size and larger. (6) Only applicable if Chain Mounting Style selected in Section A, select NA if another Mounting Style is selected. (7) Only applicable if Stem Mounting Style is selected in Section A. (8) Not available with G3, G4, G11, G15, G26 & G36 Gooseneck option. (9) Only applicable if Gooseneck Mounting style is selected in Section A. (10) Not Applicable if WHB11 is selected in section B.

BOMBER INTEGRATED LED WALL SCNCE

BOMBER INTEGRATED LED WALL SCNCE

BOHLER logo and company information: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240362-00-0A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 02/03/2025
CAD ID: P-CIVIL-LGHT

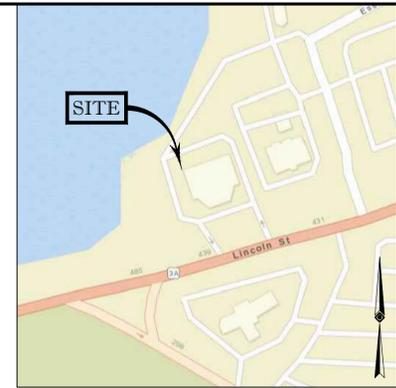
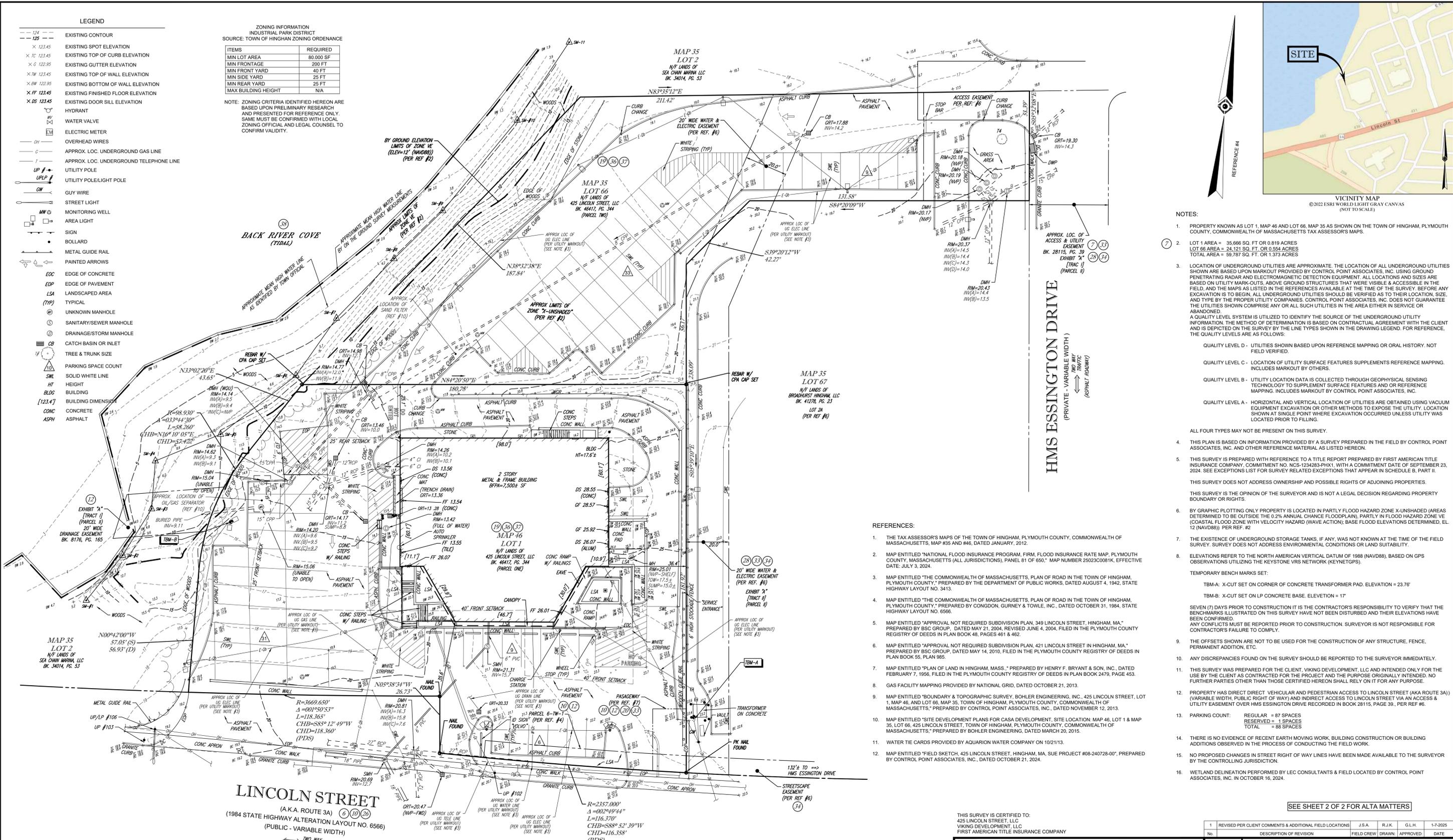
SITE DEVELOPMENT PLANS FOR THE GARDNER SCHOOL PROPOSED CHILD CARE FACILITY. MAP: 46 | LOT: 1 & MAP: 35 | LOT: 66. 425 LINCOLN STREET, PLYMOUTH COUNTY, HINGHAM, MA.

BOHLER logo and address: 352 TURNPIKE ROAD, 3rd FLOOR, SOUTHBOROUGH, MA 01772. Phone: (508) 480-9900. www.BohlerEngineering.com

M.J. MRYA logo and text: REGISTERED LANDSCAPE ARCHITECT, MASSACHUSETTS No. 10000, VERMONT No. 11337, 0460 No. 20033.

SHEET TITLE: LIGHTING DETAILS. SHEET NUMBER: L-202. ORG. DATE: 02/03/2025.

P:\2024\MAA240362-00\CAD\DRAWINGS\PLAN SET\CIVIL-COM-LIGHT\MAA240362-00-0A-LAYOUT-1-2025.LGHT



- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X C 122.95 EXISTING GUTTER ELEVATION
 - X W 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - X DS 123.45 EXISTING DOOR SILL ELEVATION
 - WY HYDRANT
 - EM ELECTRIC METER
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - T APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - UP UTILITY POLE
 - UP/LP UTILITY POLE/LIGHT POLE
 - GW GUY WIRE
 - SL STREET LIGHT
 - MW MONITORING WELL
 - AL AREA LIGHT
 - SIGN
 - BOLLARD
 - MGR METAL GUIDE RAIL
 - PAINTED ARROWS
 - EOC EDGE OF CONCRETE
 - EOP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - UM UNKNOWN MANHOLE
 - SM SANITARY/SEWER MANHOLE
 - DM DRAINAGE/STORM MANHOLE
 - CB CATCH BASIN OR INLET
 - TREE & TRUNK SIZE
 - PC PARKING SPACE COUNT
 - SWL SOLID WHITE LINE
 - HT HEIGHT
 - BLDG BUILDING
 - [123.4] BUILDING DIMENSION
 - CONC CONCRETE
 - ASPH ASPHALT

ZONING INFORMATION
INDUSTRIAL PARK DISTRICT
SOURCE: TOWN OF HINGHAM ZONING ORDENANCE

ITEMS	REQUIRED
MIN LOT AREA	80,000 SF
MIN FRONTAGE	200 FT
MIN FRONT YARD	40 FT
MIN SIDE YARD	25 FT
MIN REAR YARD	25 FT
MAX BUILDING HEIGHT	N/A

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

- NOTES:**
- PROPERTY KNOWN AS LOT 1, MAP 46 AND LOT 66, MAP 35 AS SHOWN ON THE TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS TAX ASSESSOR'S MAPS.
 - LOT 1 AREA = 36,986 SQ. FT. OR 0.819 ACRES
LOT 66 AREA = 24,121 SQ. FT. OR 0.554 ACRES
TOTAL AREA = 59,787 SQ. FT. OR 1.373 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM INSURANCE EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-124283-PHX-1, WITH A COMMITMENT DATE OF SEPTEMBER 23, 2024. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN PARTLY FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTLY IN FLOOD HAZARD ZONE V (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION)), BASE FLOOD ELEVATIONS DETERMINED, EL. 12 (NVD888) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD888), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

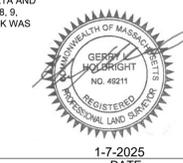
- TEMPORARY BENCH MARKS SET:**
- TBM-A: X-CUT SET ON CORNER OF CONCRETE TRANSFORMER PAD. ELEVATION = 23.76'
 - TBM-B: X-CUT SET ON LP CONCRETE BASE. ELEVATION = 17'
- SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - THIS SURVEY WAS PREPARED FOR THE CLIENT, VIKING DEVELOPMENT, LLC AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
 - PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO LINCOLN STREET (AKA ROUTE 3A) (VARIABLE RIGHT OF WAY) AND INDIRECT ACCESS TO LINCOLN STREET VIA AN ACCESS & UTILITY EASEMENT OVER HMS ESSINGTON DRIVE RECORDED IN BOOK 28115, PAGE 38, PER REF. #6.
 - PARKING COUNT: REGULAR = 87 SPACES
RESERVED = 1 SPACES
TOTAL = 88 SPACES
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
 - WETLAND DELINEATION PERFORMED BY LEC CONSULTANTS & FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. IN OCTOBER 16, 2024.

REFERENCES:

- THE TAX ASSESSOR'S MAPS OF THE TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP #35 AND #46, DATED JANUARY, 2012.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 81 OF 650," MAP NUMBER 2502320081K, EFFECTIVE DATE: JULY 3, 2024.
- MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF HINGHAM, PLYMOUTH COUNTY," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DATED AUGUST 4, 1942, STATE HIGHWAY LAYOUT NO. 3413.
- MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF HINGHAM, PLYMOUTH COUNTY," PREPARED BY CONGDON, GURNEY & TOWLE, INC., DATED OCTOBER 31, 1984, STATE HIGHWAY LAYOUT NO. 6566.
- MAP ENTITLED "APPROVAL NOT REQUIRED SUBDIVISION PLAN, 349 LINCOLN STREET, HINGHAM, MA," PREPARED BY BSC GROUP, DATED MAY 21, 2004, REVISED JUNE 4, 2004, FILED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 48, PAGES 461 & 462.
- MAP ENTITLED "APPROVAL NOT REQUIRED SUBDIVISION PLAN, 421 LINCOLN STREET IN HINGHAM, MA," PREPARED BY BSC GROUP, DATED MAY 14, 2010, FILED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 55, PLAN 965.
- MAP ENTITLED "PLAN OF LAND IN HINGHAM, MASS.," PREPARED BY HENRY F. BRYANT & SON, INC., DATED FEBRUARY 7, 1956, FILED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2479, PAGE 453.
- GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED OCTOBER 21, 2013.
- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BOHLER ENGINEERING, INC., 425 LINCOLN STREET, LOT 1, MAP 46, AND LOT 66, MAP 35, TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED NOVEMBER 12, 2013.
- MAP ENTITLED "SITE DEVELOPMENT PLANS FOR CASA DEVELOPMENT, SITE LOCATION: MAP 46, LOT 1 & MAP 35, LOT 66, 425 LINCOLN STREET, TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY BOHLER ENGINEERING, DATED MARCH 20, 2015.
- WATER TIE CARDS PROVIDED BY AQUARIUM WATER COMPANY ON 10/21/13.
- MAP ENTITLED "FIELD SKETCH, 425 LINCOLN STREET, HINGHAM, MA, SUE PROJECT #08-240728-00", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 21, 2024.

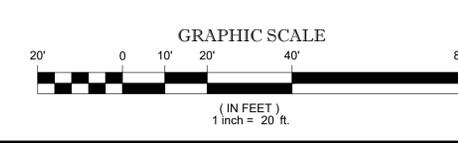
THIS SURVEY IS CERTIFIED TO:
425 LINCOLN STREET, LLC
VIKING DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 6, 2025.



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

1 REVISED PER CLIENT COMMENTS & ADDITIONAL FIELD LOCATIONS		J.S.A.	R.J.K.	G.L.H.	1-7-2025
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
10-16-2024	ALTA/NSPS LAND TITLE SURVEY				
11-13-2024	VIKING DEVELOPMENT, LLC				
24-10-24-10	425 LINCOLN STREET				
24-10-24-10	LOT 1, MAP 46 & LOT 66, MAP 35				
24-10-24-10	TOWN OF HINGHAM, PLYMOUTH COUNTY				
24-10-24-10	COMMONWEALTH OF MASSACHUSETTS				
J.D.O.	CONTROL POINT ASSOCIATES, INC.				
J.P.M.	352 TURNPIKE ROAD				
J.R.K.	SOUTHBOROUGH, MA 01772				
11-14-2024	SCALE 1"=20'				
03-130228-03	FILE NO. 03-130228-03				
1 OF 1	DWG. NO. 1 OF 1				



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20134301377 (2013 MARKOUT)

UTILITY COMPANY	PHONE NUMBER
VERIZON	877-610-6196
HINGHAM MUNICIPAL LIGHTING PLANT	781-741-1476
COMCAST - PEMBROKE	877-434-3871
AQUARIUM WATER CO	800-732-9678
NATIONAL GRID GAS - BOSTON	800-732-3400
ON TARGET LOCATING	508-429-1002
INNOVATIVE DATA MANAGEMENT	888-604-5577



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY OCCASIONERS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECTOR OR REPRODUCER OF THIS MAP OR PLAT IS THE AUTHOR. ANY REPRODUCTION OF THIS MAP OR PLAT WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

EXHIBIT A

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF HINGHAM, COUNTY OF PLYMOUTH, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

TRACT I
PARCEL I (425 LINCOLN STREET)

THAT CERTAIN PARCEL OF LAND, TOGETHER WITH ANY BUILDINGS AND IMPROVEMENTS THEREON, COMMONLY KNOWN AS 425 LINCOLN STREET, HINGHAM, MASSACHUSETTS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THE LAND WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF LINCOLN STREET IN SAID HINGHAM, SHOWN AS LOT B ON A PLAN ENTITLED "PLAN OF LAND IN HINGHAM-MASS." BY HENRY F. BRYANT & SON, INC., DATED FEBRUARY 7, 1956, RECORDED WITH PLYMOUTH DEEDS IN BOOK 2479, PAGE 453, AND BOUNDED AND DESCRIBED AS FOLLOWS

NORTHERLY: BY LAND NOW OR FORMERLY OF RAMSEY C. ALLEN, AS SHOWN IN SAID PLAN, ONE HUNDRED EIGHTY AND 78/100 (180.78).

EASTERLY: BY LAND NOW OR FORMERLY OF SAID ALLEN AND BY LAND NOW OR FORMERLY OF GULF OIL CORPORATION (BEING LOT A ON SAID PLAN), ONE HUNDRED EIGHTY-SIX AND 00/100 (186.00) FEET.

SOUTHERLY: BY LINCOLN STREET, AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTEEN AND 99/100 (115.99) FEET; WESTERLY: BY SAID LINCOLN STREET, AS SHOWN ON SAID PLAN, FORTY AND 00/100 (40.00) FEET;

SOUTHERLY: AGAIN, BY SAID LINCOLN STREET, AS SHOWN ON SAID PLAN, ONE HUNDRED EIGHTEEN AND 35/100 FEET.

WESTERLY: AGAIN, BY LAND NOW OR FORMERLY OF SAID ALLEN, AS SHOWN ON SAID PLAN, FIFTY-SIX AND 93/100 FEET, AND

NORTHWESTERLY: BY LAND NOW OR FORMERLY OF SAID ALLEN AS SHOWN ON SAID PLAN IN TWO COURSES MEASURING, RESPECTIVELY, FIFTY-EIGHT AND 28/100 (58.28) FEET AND FORTY-THREE AND 65/100 (43.65) FEET.

CONTAINING 36,800 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN.

EXCEPTING AND EXCLUDING 910 SQUARE FEET THEREOF, MORE OR LESS, TAKEN BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, FOR ALTERATIONS IN THE LAYOUT OF SAID LINCOLN STREET, DATED OCTOBER 31, 1984, AND RECORDED IN PLYMOUTH REGISTRY OF DEEDS IN BOOK 5877, PAGE 134. SEE ALSO THE PLAN REFERENCED IN SAID TAKING.

TRACT II

PARCEL I (LOT 2B, LINCOLN STREET)

THAT CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF HINGHAM, PLYMOUTH COUNTY, SHOWN AS LOT 2B (CONTAINING APPROXIMATELY 24,120 SQUARE FEET OF LAND, MORE OR LESS), ON THAT CERTAIN PLAN ENTITLED "APPROVAL NOT REQUIRED SUBDIVISION PLAN, 421 LINCOLN STREET IN HINGHAM, MASSACHUSETTS (PLYMOUTH COUNTY)" DATED MAY 14, 2010 AND RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 55, PAGE 985 (THE "PLAN").

PARCEL II (EASEMENT INTEREST)

TOGETHER WITH THE BENEFIT OF EASEMENTS AND RESERVATIONS CONTAINED IN QUITCLAIM DEED AND GRANT OF EASEMENT AND RESERVATION OF EASEMENT FROM HINGHAM SHIPYARD LLC, HEWITTS COVE MARINA, LLC, AND LANDFALL MARINE AND RECREATION CENTER, LLC TO ROCKY REACH LLC, DATED APRIL 22, 2004 AND RECORDED MAY 3, 2004 IN BOOK 28115, PAGE 39; AS CONFIRMED BY QUITCLAIM DEED FROM ROCKY REACH, LLC TO HINGHAM TD3A, LLC DATED JUNE 21, 2010 AND RECORDED JUNE 23, 2010 IN BOOK 39552, PAGE 227; AND AS FURTHER SHOWN ON PLAN BOOK 55, PAGE 985.

GENERAL EXCEPTIONS 1 THRU 6, 39 & 40 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

6 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS; - LINCOLN STREET SHOWN HEREON.

7 THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO; - SEE NOTE #2.

THE FOLLOWING AFFECTS TRACT I:

8 RIGHT OF WAY AS SET FORTH IN DEED BY AND BETWEEN HARRY L. WHITE, MARRIED, AMY L. WHITE, UNMARRIED AND GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, DATED FEBRUARY 6, 1956 AND RECORDED IN BOOK 2479, PAGE 453; - PASSAGEWAY SHOWN HEREON.

9 NOTICE OF VARIANCE CONDITIONAL OR LIMITED VARIANCE OR SPECIAL PERMIT MADE BY THE COMMONWEALTH OF MASSACHUSETTS, TOWN OF HINGHAM BOARD OF APPEALS, DATED DECEMBER 12, 1973 AND RECORDED APRIL 25, 1975 IN BOOK 4951, PAGE 627; - NOT PLOTTABLE.

10 ORDER OF TAKING FOR LAYOUT/RELOCATION OF ROUTE 3A, DATED OCTOBER 31, 1984 AND RECORDED NOVEMBER 28, 1984 IN BOOK 5877, PAGE 134; - CURRENT LAYOUT OF LINCOLN STREET SHOWN HEREON.

11 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED APRIL 27, 1987 AND RECORDED OCTOBER 29, 1987 IN BOOK 8097, PAGE 347; - NOT PLOTTABLE.

12 EASEMENTS AS SHOWN ON PLAN ENTITLED "PLAN OF LAND IN HINGHAM, MASS.", DATED OCTOBER 6, 1987, RECORDED AS PLAN NO. 1353 OF 1987, PLAN BOOK 30, PAGE 103; - PASSAGEWAY, DRAINAGE EASEMENT & PARCEL 6-TN-1 SHOWN HEREON.

13 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED JULY 6, 1987 AND RECORDED IN BOOK 8176, PAGES 175 AND 178; - NOT PLOTTABLE.

14 ORDER OF CONDITIONS ISSUED BY THE TOWN OF HINGHAM CONSERVATION COMMISSION, DATED MARCH 16, 1987 AND RECORDED DECEMBER 10, 1987 IN BOOK 8176, PAGE 182, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED APRIL 17, 1990 AND RECORDED OCTOBER 15, 1991 IN BOOK 10531, PAGE 50; - NOT PLOTTABLE.

15 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED DECEMBER 29, 1988 AND RECORDED MARCH 20, 1989 IN BOOK 9040, PAGE 159; - NOT PLOTTABLE.

16 DECISION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS DATED DECEMBER 5, 1995 AND RECORDED DECEMBER 12, 1995 IN BOOK 14019, PAGE 97; - NOT PLOTTABLE.

17 ORDER OF CONDITIONS, DEP FILE NO. 034-1180 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED DECEMBER 20, 2013 AND RECORDED DECEMBER 20, 2013 IN BOOK 43944, PAGE 282, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED JUNE 24, 2014 AND RECORDED OCTOBER 24, 2014 IN BOOK 44870, PAGE 235; - NOT PLOTTABLE.

18 NOTICE OF DECISION SPECIAL PERMIT A2-MINOR MODIFICATION MADE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED AUGUST 31, 2015 AND RECORDED OCTOBER 2, 2015 IN BOOK 46115, PAGE 328; - NOTE PLOTTABLE.

19 NOTICE OF LEASE MADE BY AND BETWEEN CASA DEVELOPMENT, INC., A MASSACHUSETTS CORPORATION, AS LANDLORD AND VILLAGE MOTORS SOUTH, INC., A MASSACHUSETTS CORPORATION, AS TENANT, DATED NOVEMBER 3, 2014 AND RECORDED MAY 11, 2016 IN BOOK 46910, PAGE 64; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

20 ALL MATTERS AS SHOWN ON PLAN IN BOOK 2479, PAGE 453; - PASSAGEWAY SHOWN HEREON.

THE FOLLOWING AFFECTS TRACT II:

21 RIGHT TO MAINTAIN LEACHING FIELD SET FORTH IN DEED, DATED JULY 31, 1953 AND RECORDED AUGUST 3, 1953 IN BOOK 2287, PAGE 489 AND SHOWN AS PLAN NO. 355 OF 1964; - NO LEACHING FIELD OBSERVED AT THE TIME OF SURVEY, DOCUMENT VAGUE IN DESCRIPTIONS; UNABLE TO DETERMINE LOCATION OF RIGHTS.

22 ORDER OF CONDITIONS, DEP FILE NO. 34-83 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED MAY 19, 1980 AND RECORDED JUNE 17, 1980 IN BOOK 4840, PAGE 145; - NOT PLOTTABLE.

23 APPLICATION FOR VARIANCE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED JULY 28, 1981 AND RECORDED AUGUST 5, 1981 IN BOOK 5035, PAGE 408; - NOT PLOTTABLE.

24 LICENSE NO. 806 BY THE COMMONWEALTH OF MASSACHUSETTS, DATED DECEMBER 18, 1981 AND RECORDED FEBRUARY 2, 1982 IN BOOK 5109, PAGE 421 AND AS SHOWN ON PLAN BOOK 82, PAGE 86, AS AFFECTED BY ASSIGNMENT OF LICENSE, DATED SEPTEMBER 18, 2000 AND RECORDED FEBRUARY 16, 2001 IN BOOK 19383, PAGE 58; - NO PIER, FLOATS OR EXISTING TIMBERS OBSERVED AT THE TIME OF SURVEY; RIGHTS RELEASED PER BOOK 19383, PAGE 58.

25 APPLICATION FOR VARIANCE BY THE TOWN OF HINGHAM BOARD OF APPEALS, DATED MARCH 8, 1983 AND RECORDED MAY 9, 1983 IN BOOK 5347, PAGE 292; - NOT PLOTTABLE.

26 ORDER OF TAKING, LAYOUT NO. 7505, ALTERATION OF LINCOLN STREET, DATED JUNE 20, 2001 AND RECORDED JUNE 29, 2001 IN BOOK 20102, PAGE 240, AND AS SHOWN ON PLAN NO. 409 OF 2001; - CURRENT LAYOUT OF LINCOLN STREET SHOWN HEREON.

27 ORDER OF CONDITIONS BY THE HINGHAM CONSERVATION COMMISSION CONCERNING DEP FILE NO. 34-700, DATED JANUARY 28, 2003 AND RECORDED MARCH 10, 2003 IN BOOK 24438, PAGE 34, AND FILED AS DOCUMENT NO. 529366; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED SEPTEMBER 28, 2004 AND RECORDED OCTOBER 29, 2004 IN BOOK 29354, PAGE 272, AND FILED AS DOCUMENT NO. 575687; AS AFFECTED BY EXTENSION PERMIT FOR ORDERS OF CONDITIONS, DATED DECEMBER 22, 2005 AND RECORDED JANUARY 12, 2006 IN BOOK 32060, PAGE 344; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED JANUARY 9, 2006 AND RECORDED FEBRUARY 10, 2006 IN BOOK 32197, PAGE 196; AS AMENDED BY AMENDED ORDER OF CONDITIONS, DATED JUNE 21, 2007 AND RECORDED SEPTEMBER 18, 2007 IN BOOK 35088, PAGE 77; AS AFFECTED BY EXTENSION PERMIT FOR ORDERS OF CONDITIONS, DATED NOVEMBER 17, 2008 AND RECORDED NOVEMBER 28, 2008 IN BOOK 36569, PAGE 47; AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED MARCH 24, 2015 AND RECORDED MAY 21, 2015 IN BOOK 45570, PAGE 323; - NOT PLOTTABLE.

28 RESERVATIONS OF EASEMENTS AS SET FORTH IN DEED, DATED APRIL 22, 2004 AND RECORDED MAY 3, 2004 IN BOOK 28115, PAGE 39; - ACCESS & UTILITY EASEMENTS, WATER & ELECTRIC EASEMENT SHOWN HEREON.

29 DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR HINGHAM SHIPYARD EAST PROPERTY OWNERS ASSOCIATION, INC. AND HINGHAM SHIPYARD WEST PROPERTY OWNERS ASSOCIATION, INC. BY AND BETWEEN HEWITTS COVE MARINA, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, HCM, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND ROCKY REACH LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, WITH THE POWER TO ASSESS COMMON CHARGES, RECORDED JUNE 12, 2006 IN BOOK 32846, PAGE 1, AND AS SHOWN ON PLAN RECORDED AS PLAN NO. 540 OF 2006 IN PLAN BOOK 51, PAGE 869; AS AFFECTED BY AFFIDAVIT, RECORDED JULY 11, 2006 IN BOOK 33005, PAGE 264, AND AS SHOWN ON PLANS RECORDED AS PLAN NOS. 06-634 & 06-638 OF 2006 IN PLAN BOOK 51, PAGES 1011-1016; AS AFFECTED BY JOINDER AND RELEASE AGREEMENT, RECORDED JULY 10, 2008 IN BOOK 38169, PAGE 144; AS AFFECTED BY NOTICE OF RELOCATION OF WATERFRONT PARK EASEMENT RECORDED AUGUST 5, 2010 IN BOOK 38811, PAGE 297; AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED JANUARY 20, 2017 IN BOOK 48026, PAGE 85; AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 8, 2018 IN BOOK 49486, PAGE 178; - NON LOCUS, SUBJECT LANDS LOCATED NORTH & EAST OF HIMS ESSINGTON DRIVE.

30 ORDER OF CONDITIONS, DEP FILE NO. SE-34-1019, ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED FEBRUARY 3, 2010 AND RECORDED MARCH 10, 2010 IN BOOK 38311, PAGE 248; AS AFFECTED BY PARTIAL CERTIFICATE OF COMPLIANCE DATED APRIL 9, 2012 AND RECORDED APRIL 25, 2012 IN BOOK 41278, PAGE 15; - NOT PLOTTABLE.

31 COVENANT RUNNING WITH THE LAND BY ROCKY REACH LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED MARCH 10, 2010 AND RECORDED MARCH 24, 2010 IN BOOK 38354, PAGE 128; - DAILY WATER ALLOCATIONS; NOT PLOTTABLE.

32 COVENANT RUNNING WITH THE LAND BY HINGHAM TD3A, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED OCTOBER 7, 2010 AND RECORDED OCTOBER 7, 2010 IN BOOK 39090, PAGE 95; - DAILY WATER ALLOCATIONS; NOT PLOTTABLE.

33 EASEMENTS SET FORTH IN QUITCLAIM DEED FROM CASA DEVELOPMENT, INC., A MASSACHUSETTS CORPORATION TO 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46417, PAGE 344; - WATER & ELECTRIC EASEMENT, PASSAGEWAY, ACCESS EASEMENT & ACCESS & UTILITY EASEMENT SHOWN HEREON.

34 ALL MATTERS AS SHOWN ON PLAN BOOK 55, PAGE 985; - STREETScape EASEMENT, WATER & ELECTRIC EASEMENT, ACCESS & UTILITY EASEMENT & ACCESS EASEMENT SHOWN HEREON.

35 ORDER OF CONDITIONS, DEP FILE NO. 034-122 ISSUED BY HINGHAM CONSERVATION COMMISSION, DATED AUGUST 5, 2015 AND RECORDED AUGUST 25, 2015 IN BOOK 45862, PAGE 22; AS AMENDED BY AMENDED ORDER OF CONDITIONS DATED AUGUST 5, 2015 AND RECORDED SEPTEMBER 21, 2015 IN BOOK 46061, PAGE 244, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, DATED JANUARY 14, 2019 AND RECORDED JANUARY 18, 2019 IN BOOK 50733, PAGE 69; - NOT PLOTTABLE.

36 MORTGAGE BY AND BETWEEN 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND SOUTH SHORE BANK, A MASSACHUSETTS BANKING INSTITUTION, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$1,880,000.00, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46418, PAGE 1; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

37 COLLATERAL ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN 425 LINCOLN STREET LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND SOUTH SHORE BANK, A MASSACHUSETTS BANKING INSTITUTION, DATED DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 IN BOOK 46418, PAGE 17; - BLANKET IN NATURE; MAP 46, LOT 1 & MAP 35, LOT 66 SHOWN HEREON.

38 CHANGES IN THE BOUNDARIES OF THE LAND THAT MAY HAVE BEEN CAUSED BY ANY CHANGE IN THE COURSE OF THE WEYMOUTH BACK RIVER, BY ACCRETION, EROSION, AVULSION, ALLUVION OR COMBINATION THEREOF, WHETHER OCCURRING NATURALLY OR BY ARTIFICIAL MEANS; - BACK RIVER COVE SHOWN HEREON.

SEE SHEET 1 OF 2 FOR NOTES & REFERENCES

SEE SHEET 1 OF 2 FOR BOUNDARY, SITE FEATURES & TOPOGRAPHY

THIS SURVEY IS CERTIFIED TO:
425 LINCOLN STREET, LLC
VIKING DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

1	REVISED PER CLIENT COMMENTS & ADDITIONAL FIELD LOCATIONS	J.S.A.	R.J.K.	G.L.H.	1-7-2025
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 6, 2025.



ALTA/NSPS LAND TITLE SURVEY
VIKING DEVELOPMENT, LLC
425 LINCOLN STREET
LOT 1, MAP 46 & LOT 66, MAP 35
TOWN OF HINGHAM, PLYMOUTH COUNTY
COMMONWEALTH OF MASSACHUSETTS

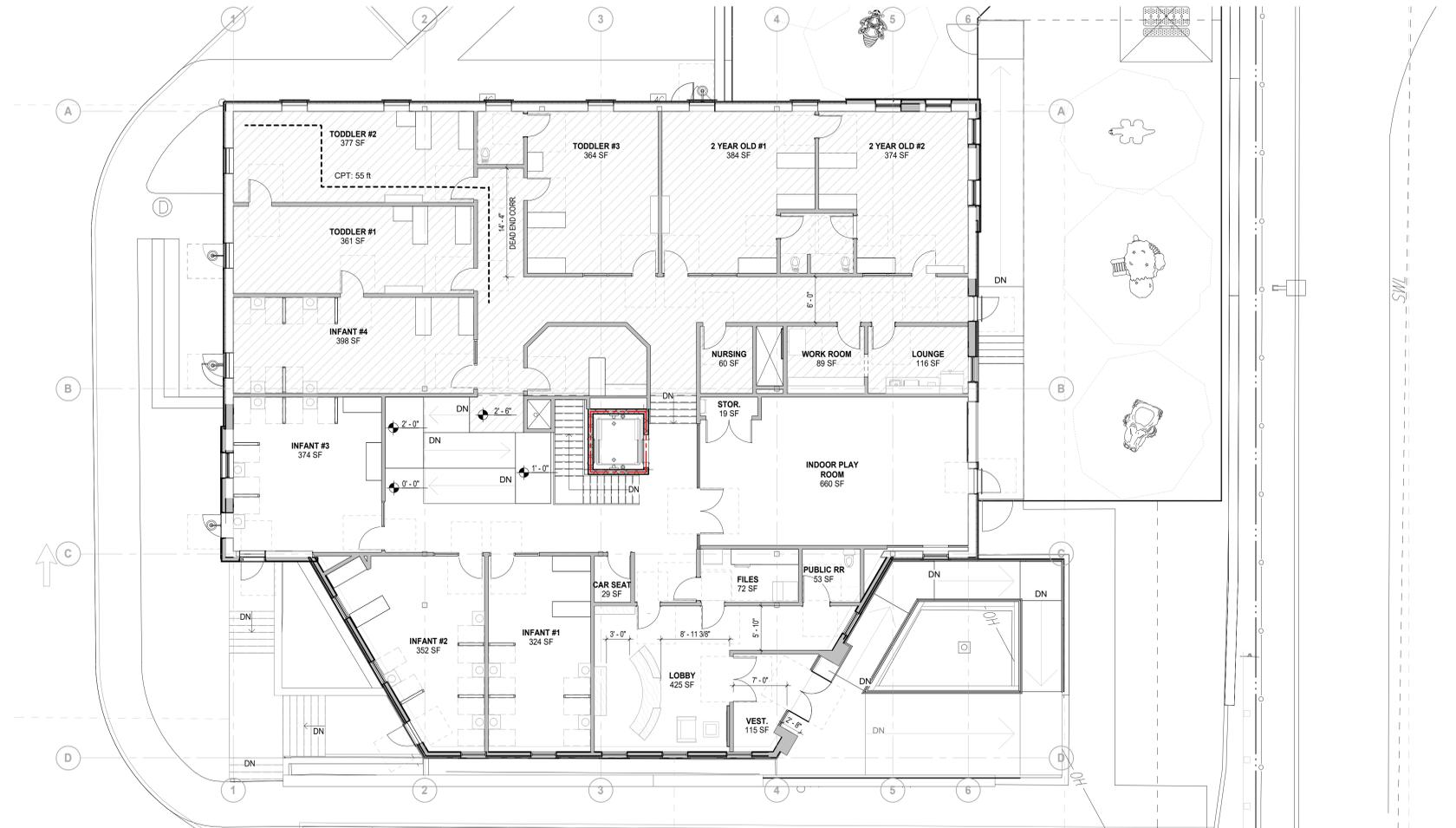
CONTROL POINT ASSOCIATES, INC.

J.D.O.
J.P.M.
R.J.K.

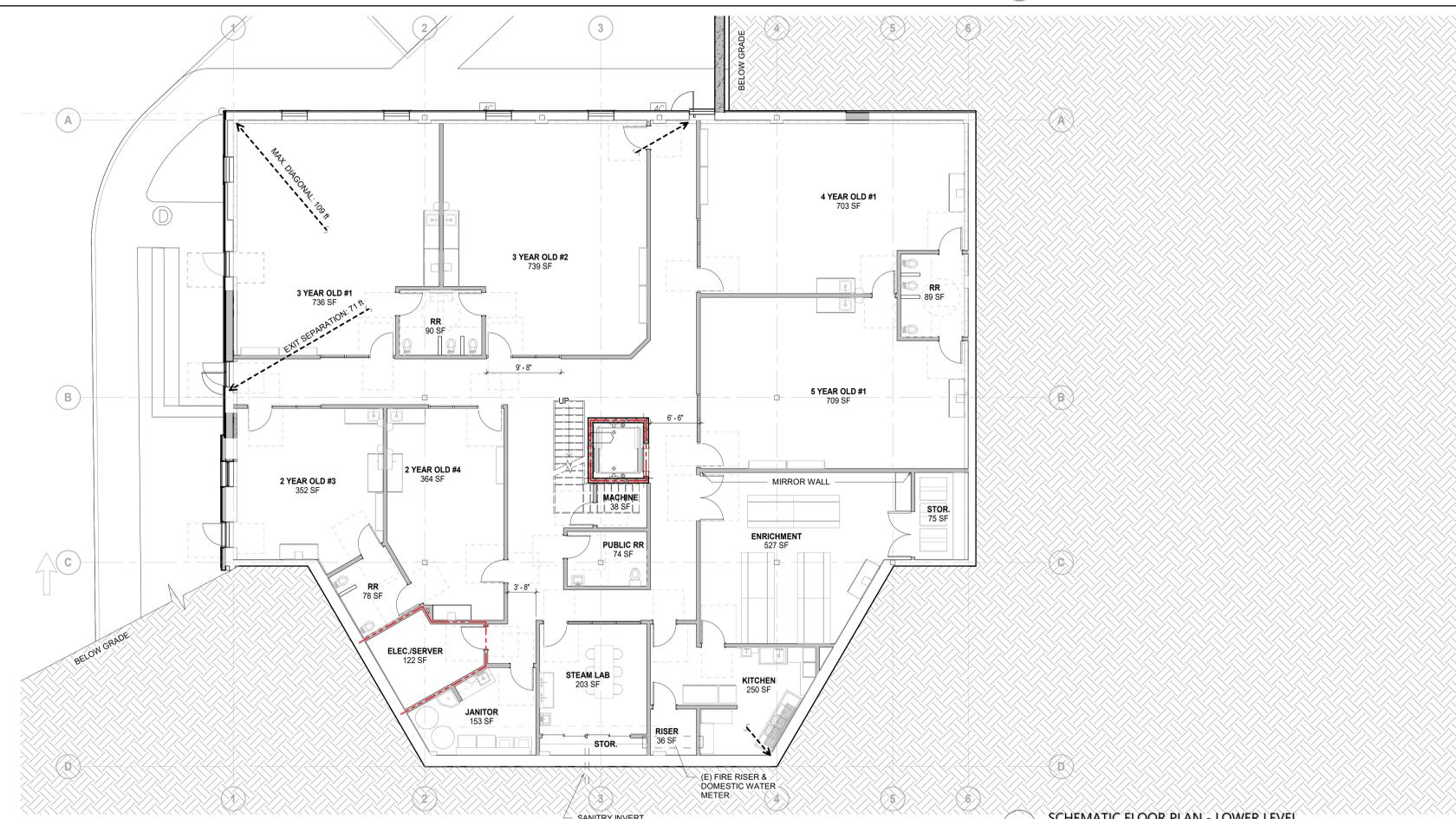
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	11-14-2024	1"=20'	03-130228-03	2 OF 2

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



2 SCHEMATIC FLOOR PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"



1 SCHEMATIC FLOOR PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

(N) MECHANICALLY FASTENED WHITE 60 MIL TPO ROOF MEMBRANE
(N) RIGID INSULATION (MIN. R-30)
(N) METAL DECK

RA-01 ROOF ASSEMBLY RA-01
1 1/2" = 1'-0"

ASPHALT SHINGLE
MECHANICALLY FASTENED MEMBRANE
5/8" PLYWOOD
6" LIGHT GAUGE TRUSS FRAMING, SEE STRUCTURAL

RA-02 (N) GABLE ROOF ASSEMBLY RA-02
1 1/2" = 1'-0"

(N) FIBER-CEMENT SIDING FASTENED TO ZEE-FURRING, REFER TO ELEVATIONS
(N) 2" POLYISO RIGID INSULATION (R-10) BETWEEN (N) 2" MTL ZEE-FURRING FASTENED TO SHEATHING
(N) VAPOR BARRIER OVER (N) 5/8" PLYWOOD SHEATHING
(E) STEEL PEMB STRUCTURE (BEYOND)
INFILL W/ (N) (R-19) BATT INSULATION

E-01 TYP. EXTERIOR WALL
1 1/2" = 1'-0"

(E) CONCRETE FLOOR & METAL DECK
(E) STEEL JOISTS

FA-2 FLOOR ASSEMBLY FA-2
1 1/2" = 1'-0"

COMPACTED SUBGRADE
(N) VAPOR BARRIER
(N) 4" CONCRETE SLAB: REFER TO STRUC SHEETS

FA-1 FLOOR ASSEMBLY FA-1
1 1/2" = 1'-0"

LEGEND

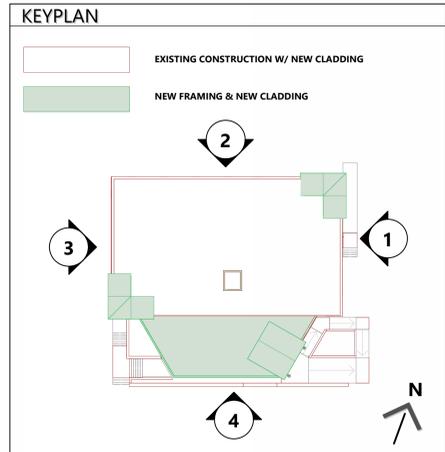
SHADING INDICATES ELEVATED FLOOR @ +2'-6"

2 HOUR RATED FIRE PARTITION

1 HOUR RATED FIRE PARTITION

PROPOSED ENROLLMENT CAPACITY

NAME	AREA	FACTOR	CHILD COUNT			ADD'L SF
			CALC	ALLOWED	ACTUAL	
UPPER LEVEL 1.5						
INFANT #4	398 SF	35 SF	11.4	7	7	153 SF
TODDLER #1	361 SF	35 SF	10.3	9	9	46 SF
TODDLER #2	377 SF	35 SF	10.8	9	9	62 SF
TODDLER #3	364 SF	35 SF	10.4	9	9	49 SF
2 YEAR OLD #1	384 SF	35 SF	11.0	9	9	69 SF
2 YEAR OLD #2	374 SF	35 SF	10.7	9	9	59 SF
UPPER LEVEL 1.0						
INFANT #1	324 SF	35 SF	9.3	7	7	79 SF
INFANT #2	352 SF	35 SF	10.0	7	7	107 SF
INFANT #3	374 SF	35 SF	10.7	7	7	129 SF
LOWER LEVEL 0.0						
2 YEAR OLD #3	352 SF	35 SF	10.0	9	9	37 SF
2 YEAR OLD #4	364 SF	35 SF	10.4	9	9	49 SF
3 YEAR OLD #1	736 SF	35 SF	21.0	20	20	36 SF
3 YEAR OLD #2	736 SF	35 SF	21.1	20	20	39 SF
4 YEAR OLD #1	703 SF	35 SF	20.1	20	20	3 SF
5 YEAR OLD #1	709 SF	35 SF	20.3	20	20	9 SF
PROPOSED ENROLLMENT						171



MATERIAL LEGEND

	ASPHALT SHINGLE ROOF MANUFACTURER: TBD COLOR: CHARCOAL
	FIBER CEMENT SHINGLE SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SELECT CEDARMILL
	FIBER CEMENT BOARD & BATTEN SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE COLOR: LIGHT MIST TEXTURE: SELECT CEDARMILL
	FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SELECT CEDARMILL
	FIBER CEMENT TRIM BOARDS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	WINDOW HEADER TRIM MANUFACTURER: JAMES HARDIE COLOR: KHAKI BROWN TEXTURE: SELECT CEDARMILL
	FAUX BRICK WATER TABLE MANUFACTURER: NICHHA COLOR: MODERNBRICK - MIDNIGHT



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"