

**LOCUS INFORMATION**  
 CURRENT OWNER:  
 NILSEN CHARLES N & MARY J TT  
 CO-OWNER:  
 CUSHING AVENUE 37 REALTY TRUST

**OWNERS REFERENCE:**  
 BOOK 58641 PAGE 239

**ASSESSORS REFERENCE:**  
 MAP 17 LOT 100

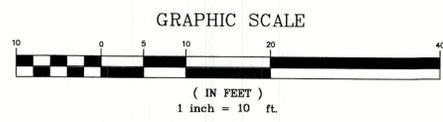
**LOT AREA:**  
 6,625 S.F.

**ZONE:**  
 RES A

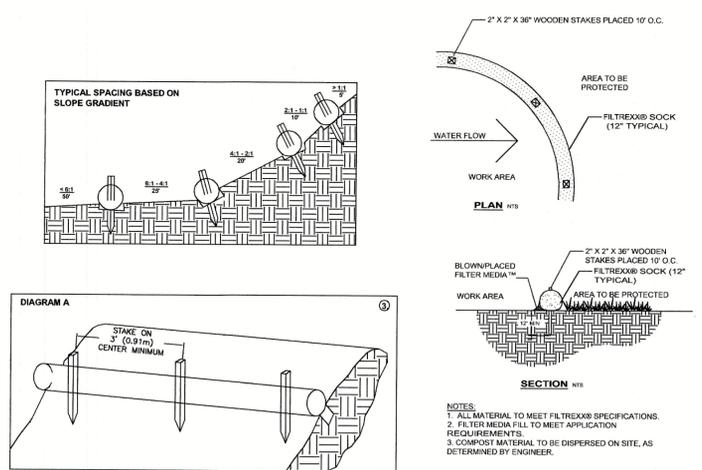
- GENERAL NOTES**
1. THE PROPERTY IS SHOWN ON THE TOWN OF HINGHAM ASSESSORS MAP 17 AS LOT 100 THEREON.
  2. LOCUS TITLE IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS FOLLOWS:  
 OWNER: CHARLES & MARY NILSEN  
 DEED BOOK 42210 PAGE 56
  3. LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
  4. LOCUS LIES WITHIN FLOOD INSURANCE ZONE AE (ELEV 12 NAVD 88) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HINGHAM, MASSACHUSETTS, MAP NUMBER 25023C0019J, DATED JULY 17, 2012.
  5. THE ELEVATIONS NOTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH DATUM.
  6. PROPOSED LANDSCAPING SHOWN FOR DEMONSTRATION PURPOSES. SEE LANDSCAPE PLAN PREPARED BY SEAN PAPICH DATED JANUARY 7, 2025



**LOCUS MAP**  
 Approximate Scale: 1" = 200'



- EROSION CONTROL NOTES:**
1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
  2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A DAILY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
  3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
  4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
  5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.



**FILTER SOCK INSTALLATION GUIDE**

1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2'-3" (0.75-0.91) DEEP X 8" (20.3 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTACTS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
3. SECURE THE SOCK WITH 18-24" (45.7-60.9 CM) STAKES EVERY 3'-4' (0.9-1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2'-3" (0.75-0.91 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

**Filtrexx Sediment Control**  
 N.T.S. Source: Filtrexx



REVISIONS:		
NO.:	COMMENTS:	DATE:

**NOI SITE PLAN**  
**37 CUSHING AVENUE**  
**HINGHAM, MASSACHUSETTS**

DRAWN BY: DM  
 DESIGNED BY: SPH  
 CHECKED BY: SPH

DATE: 12-23-2024

**HARDY + MAN DESIGN GROUP, PC**  
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

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 (781) 335-1464

PREPARED FOR:  
**NOI**

SHEET  
**C-1**