



RECEIVED

AUG 08 2024

TOWN OF HINGHAM
CONSERVATION

Letter of Transmittal

To: Town of Hingham
 Conservation Commission
 Attn: Ms. Shannon Palmer
 210 Central Street
 Hingham, MA 02043
 210 Central Street

Date: August 8, 2024

Re: Christina Estate Subdivision
 Request for Certificate of
 Compliance

Project No.: 083517

Phone No.: (781) 982-5436

From: Hazem Dani, PE – CHA Consulting, Inc.
 Project Manager I

Copies	Dated	Description
1	8/8/2024	Application Fee
2	8/8/2024	Higham's Policy on Receipt of Information
2	8/8/2024	Hingham COC Application Checklist
2	8/8/2024	Cover Letter
2	8/8/2024	MassDEP WPA Form 8A – Request for Certificate of Compliance
2	8/8/2024	CHA Engineer's Certificate
2	7/31/2024	CHA As-Built Plans - 24" x 36" signed and sealed by a Licensed Land Surveyor and a License Civil Engineer, and dated 7/31/2024
1	7/31/2024	Electronic PDF copy of the complete request via a OneDrive Link
2	2/8/2010	WPA Form 7 – Extension Permit for Order of Conditions
	2/26/2007	WPA Form 7 – Extension Permit for Order of Conditions
	11/20/2006	WPA Form 5 – Amended Order of Conditions
	2/26/2004	WPA Form 7 – Extension Permit for Order of Conditions
	2/12/2001	WPA Form 5 – Amended Order of Conditions
2	9/7/1999	WPA Form 5 – Order of Conditions (For Reference)
	7/28/2000	Approved Subdivision Plan - 11" x 17" (For Reference)

Transmitted:

<input type="checkbox"/> MAIL	<input type="checkbox"/> COURIER	<input checked="" type="checkbox"/> DELIVERED
<input type="checkbox"/> FED EX	<input type="checkbox"/> PICKED UP	<input type="checkbox"/> OTHER

Notes/Comments:

Should you have any questions or comments, please do not hesitate to contact me at jsanchez@chacompanies.com or (781) 792-2287.

Signed:



Jasmin Sanchez

UNITED STATES
POSTAL SERVICE

POSTAL MONEY ORDER

Serial Number

29480442401

2024-08-08

Post Office 02078

U.S. Dollars and Cents

Amount
One Hundred Dollars and 00/100 **\$100.00**

Pay to *Town of Hingham*

Clerk 03

Address *210 Central St.*



From *Hazem Dani*

Hingham, MA

Address

Memo *Christina Estate Sub*

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

⑆000008002⑆

29480442401

RECEIVED

AUG 08 2024

TOWN OF HINGHAM
CONSERVATION



TOWN OF HINGHAM CONSERVATION COMMISSION

APPLICATION CHECKLIST REQUEST FOR CERTIFICATE OF COMPLIANCE (COC)

Please submit the following when requesting a Certificate of Compliance under the MA Wetlands Protection Act and Hingham Wetlands Protection By-Law. Submit one (1) copy of the following to the Conservation Office and an electronic copy of the complete request to conservation@hingham-ma.gov.

- WPA Form 8A: [Request for Certificate of Compliance](#)
- A check payable to the town of Hingham for the [Town of Hingham Wetlands Protection Bylaw fee](#)
 - \$50 for Residential
 - \$100 for Commercial *Subdivision*
 - Please redact bank account information from photocopies
- A letter from a registered professional engineer, surveyor, architect, or landscape architect, as applicable, certifying substantial compliance with the approved plans and describing what deviations, if any, exist from the plans approved in the Order of Conditions. The letter should also document compliance with any special conditions.
- Post construction site photos of the completed work including established vegetation where required.
- The Conservation Commission's [Policy on Receipt of Information](#)
- Optional – [Voluntary 21 Day Waiver \(COC\)](#)

If required pursuant to special conditions of Order of Conditions:

- Final As-built Plan signed and stamped by a Massachusetts Registered Professional Engineer or Land Surveyor showing post-construction conditions within all areas under the jurisdiction of the MA Wetlands Protection Act and the Hingham Wetlands Protection By-Law. This plan shall include at a minimum:
 - All wetland resource area boundaries with associated buffer zones and regulatory setback areas taken from the plan(s) approved in this Order of Conditions;
 - Locations and elevations of all stormwater management conveyances, structures and best management designs, including foundation drains, constructed under this Order within any wetland resource area or buffer zone;
 - Distances from any structures constructed under this Order to wetland resource areas - "structures" include, but are not limited to, all buildings, septic system components, wells, utility lines, fences, retaining walls, and roads/driveways;
 - A line delineating the limit of work - "work" includes any filling, excavating and/or disturbance of soils or vegetation approved under this Order;
 - Mitigation planting areas constructed under this Order, as applicable.



August 8, 2024

Town of Hingham
Conservation Commission
210 Central Street
Hingham, MA 02043
Attn: Ms. Shannon Palmer, Conservation Officer

**RE: Baker Hill Drive - Christina Estates Subdivision
REQUEST FOR CERTIFICATE OF COMPLIANCE (COC)**

Dear Ms. Palmer and Commissioners:

On behalf of the Applicant, Christina Estates Homeowners Association LLC, CHA Consulting, Inc. (CHA) is pleased to submit this Request for Certificate of Compliance (COC) to the Town of Hingham Conservation Commission in association with the previously issued Order of Conditions (OOC) and amendments posted under DEP File #34-569. The OOC was first issued September 8, 1999, with amendments and extensions as follows:

Issue Date	Extension	WPA Forms - DEP File #34-569
9/7/1999	-	WPA Form 5 – Order of Conditions
2/12/2001	-	WPA Form 5 – Amended Order of Conditions
2/26/2004	2/12/2007	WPA Form 7 - Extension Permit for Order of Conditions
11/20/2006	-	WPA Form 5 – Amended Order of Conditions
2/26/2007	2/12/2010	WPA Form 7 - Extension Permit for Order of Conditions
2/8/2010	2/13/2013	WPA Form 7 - Extension Permit for Order of Conditions

We have worked closely with the Conservation Commission Office and other Town departments to ensure regulatory compliance of the subdivision. CHA certifies that the above-referenced subdivision was completed in substantial compliance with the approved plans and OOC, as amended, in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection By-Law. The subdivision construction has been concluded approximately in 2018. The site is now stabilized, and buffer zones and wetland replication areas have established vegetative cover.

CHA submits the following enclosed documents to the Commission:

1. Two copies of CHA’s Letter of Transmittal
2. Two copies of Hingham’s COC Application Checklist
3. Two copies of MassDEP WPA Form 8A – Request for Certificate of Compliance
4. Two copies of CHA’s “Engineer’s Certificate,” signed and sealed by a Licensed Civil Engineer

5. Two copies of each Order of Conditions, including amendments and extensions – WPA Form 5 and WPA Form 7 under DEP File #34-569 (for reference)
6. Two copies of the As-Built Plans size 24" x 36" prepared by CHA, signed and sealed by a Licensed Land Surveyor and a Licensed Civil Engineer, and dated July 31, 2024
7. Two copies of the Approved Subdivision Plan size 11" x 17" prepared by CHA, dated July 28, 2000 (for reference)
8. Two copies of Higham's Policy on Receipt of Information
9. One check for \$100 payable to the Town of Hingham
10. One electronic PDF copy of the complete to conservation@hingham-ma.gov via a OneDrive Link

During the past few months, we have visited the site to review the conditions of the overgrown stormwater detention basins with the Town Officials, and identified a significant amount of invasive species within Basins 1-2, 2-1, and 2-2. It was concluded that vegetation clearing of the detention basins was necessary in order for the Stormwater system to function as designed. As such, the Applicant retained a local landscaping contractor, Daley Landscape, to perform the vegetation clearing. During the Winter of 2023 and Spring of 2024, the detention basins were cleared, and the invasive vegetation was removed. We inspected the basin conditions, including the inlet piping and outlet control structures, after clearing was completed. After reviewing the approved plans and working with the Town and contractors on extensive site inspection and maintenance activities, we certify to the best of our knowledge that the subdivision is built in accordance with all approvals without major deviation from the applicable regulations. It is our professional opinion that the subdivision is in substantial compliance with the approved plans and amendments.

We trust that this Request for Certificate of Compliance is complete, and greatly appreciate your time and consideration. Should you have any questions or require further information, please do not hesitate to contact me at (781) 982-5436 or hdani@chasolutions.com.

Sincerely,



Hazem Dani, PE
Project Manager I

cc: Michael J. Kennefick, Esq.
Christina Estate Homeowner Association LLC





Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

34-569
 Provided by DEP

A. Project Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Christina Estates Homeowners Association, LLC.
 Name
759 Chief Justice Cushing Highway #261
 Mailing Address
Cohasset MA 02025
 City/Town State Zip Code
(781) 982-5436
 Phone Number
2. This request is in reference to work regulated by a final Order of Conditions issued to:

Intoccia Construction
 Applicant
11/20/2006 34-569 Amended
 Dated DEP File Number
3. The project site is located at:

Baker Hill Drive - Christina Estates Subdivision Hingham
 Street Address City/Town
48 & 49 162, 192, 202/22, 23
 Assessors Map/Plat Number Parcel/Lot Number
4. The final Order of Conditions was recorded at the Registry of Deeds for:

Intoccia Builders Corporation
 Property Owner (if different)
Plymouth 10218 13
 County Book Page
 Certificate (if registered land)
5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

HINGHAM WETLAND REGULATIONS

APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) in accordance with the [Commission's Meeting Schedule and Deadlines](#) to facilitate the placement of the legal advertisement and to allow timely review by the Conservation Officer. Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information is due on the preceding Thursday by 4PM. *Revisions submitted after the established deadline may not receive a timely review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature

08/08/2024

Date



ENGINEER'S CERTIFICATE

**Re: Baker Hill Drive - Christina Estates Subdivision
REQUEST FOR CERTIFICATE OF COMPLIANCE (COC)**

Town, State: Hingham, Massachusetts

Prepared For: Christina Estates Homeowners Association, LLC.

Design Plan "Christina Estate Subdivision As-Built Plans" dated 07-31-2024

On behalf of CHA Consulting, Inc. I, Kelly Killeen, a Registered Professional Engineer in the Commonwealth of Massachusetts, certify to the best of my professional knowledge that the Christina Estate Subdivision, as shown on the above-referenced plan, is in substantial compliance with the approved plans and the Order of Conditions, as amended, for DEP File #34-569 issued under the Massachusetts Wetlands Protection Act.



Date: 07/31/2024

Signed: _____
Kelly Killeen, PE

cc: Michael J. Kennefick, Esq.
Christina Estate Homeowner Association, LLC.

OWNER / APPLICANT:
CHRISTINA ESTATES HOMEOWNERS ASSOCIATION, LLC.

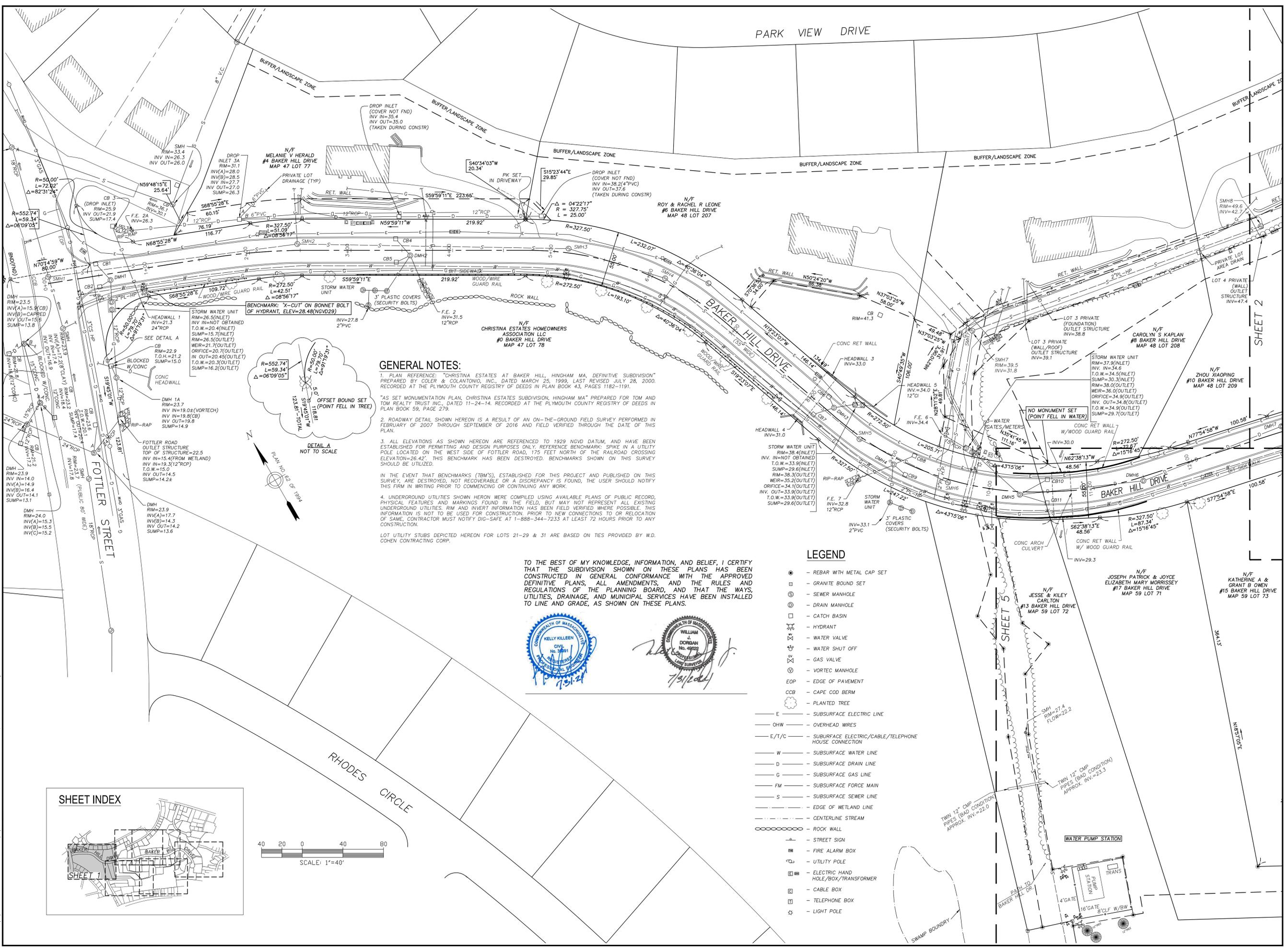
759 CHIEF JUSTICE CUSHING HWY #261 COHASSET, MA 02025

CHRISTINA ESTATE SUBDIVISION AS-BUILT PLANS
BAKER HILL DRIVE HINGHAM, MA

No.	Submittal / Revision	App'd.	By	Date
1	ENDORSED FOR SUBMISSION	WJD	UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD	UAK	12/09/15
3	METES AND BOUNDS ADDED TO DRAINAGE EASEMENTS	WJD	UAK	03/04/16
4	DRAFTING EDITS	WJD	UAK	05/04/16
5	DRAINAGE EDITS	WJD	MWC	09/07/16
6	ROADWAY AS-BUILT PLANS SUBMISSION	WJD	HK	07/31/24

BAKER HILL DRIVE ROADWAY PLAN - 1

Designed By:	Drawn By:	Checked By:
CHA	UAK/MWC	WJD/KK
Issue Date:	Project No:	Scale:
09/17/2015	083517	1" = 40'



GENERAL NOTES:

- PLAN REFERENCE: "CHRISTINA ESTATES AT BAKER HILL, HINGHAM MA, DEFINITIVE SUBDIVISION" PREPARED BY COLER & COLANTONIO, INC., DATED MARCH 25, 1999, LAST REVISED JULY 28, 2000, RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 43, PAGES 1182-1191.
- "AS SET MONUMENTATION PLAN, CHRISTINA ESTATES SUBDIVISION, HINGHAM MA" PREPARED FOR TOM AND TOM REALTY TRUST INC., DATED 11-24-14. RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 59, PAGE 279.
- ALL ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO 1929 NGVD DATUM, AND HAVE BEEN ESTABLISHED FOR PERMITTING AND DESIGN PURPOSES ONLY. REFERENCE BENCHMARK: SPIKE IN A UTILITY POLE LOCATED ON THE WEST SIDE OF FOTTLER ROAD, 175 FEET NORTH OF THE RAILROAD CROSSING ELEVATION=26.42'. THIS BENCHMARK HAS BEEN DESTROYED. BENCHMARKS SHOWN ON THIS SURVEY SHOULD BE UTILIZED.
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED USING AVAILABLE PLANS OF PUBLIC RECORD, PHYSICAL FEATURES AND MARKINGS FOUND IN THE FIELD, BUT MAY NOT REPRESENT ALL EXISTING UNDERGROUND UTILITIES. RM AND INVERT INFORMATION HAS BEEN FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. 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.
- LOT UTILITY STUBS DEPICTED HEREON FOR LOTS 21-29 & 31 ARE BASED ON TIES PROVIDED BY W.D. COHEN CONTRACTING CORP.

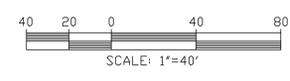
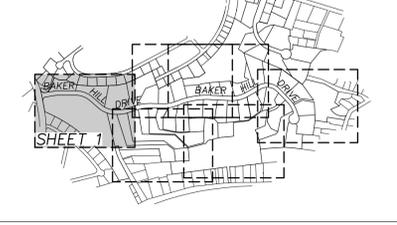
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



LEGEND

- - REBAR WITH METAL CAP SET
- ⊙ - GRANITE BOUND SET
- ⊕ - SEWER MANHOLE
- ⊖ - DRAIN MANHOLE
- - CATCH BASIN
- ⊗ - HYDRANT
- ⊕ - WATER VALVE
- ⊖ - WATER SHUT OFF
- ⊕ - GAS VALVE
- ⊖ - VORTEX MANHOLE
- EOP - EDGE OF PAVEMENT
- CCB - CAPE COD BERM
- ⊙ - PLANTED TREE
- E — SUBSURFACE ELECTRIC LINE
- OHW — OVERHEAD WIRES
- E/T/C — SUBSURFACE ELECTRIC/CABLE/TELEPHONE HOUSE CONNECTION
- W — SUBSURFACE WATER LINE
- D — SUBSURFACE DRAIN LINE
- G — SUBSURFACE GAS LINE
- FM — SUBSURFACE FORCE MAIN
- S — SUBSURFACE SEWER LINE
- — — EDGE OF WETLAND LINE
- — — CENTERLINE STREAM
- — — ROCK WALL
- — — STREET SIGN
- — — FIRE ALARM BOX
- — — UTILITY POLE
- — — ELECTRIC HAND HOLE/BOX/TRANSFORMER
- — — CABLE BOX
- — — TELEPHONE BOX
- — — LIGHT POLE

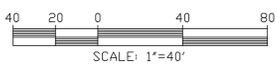
SHEET INDEX



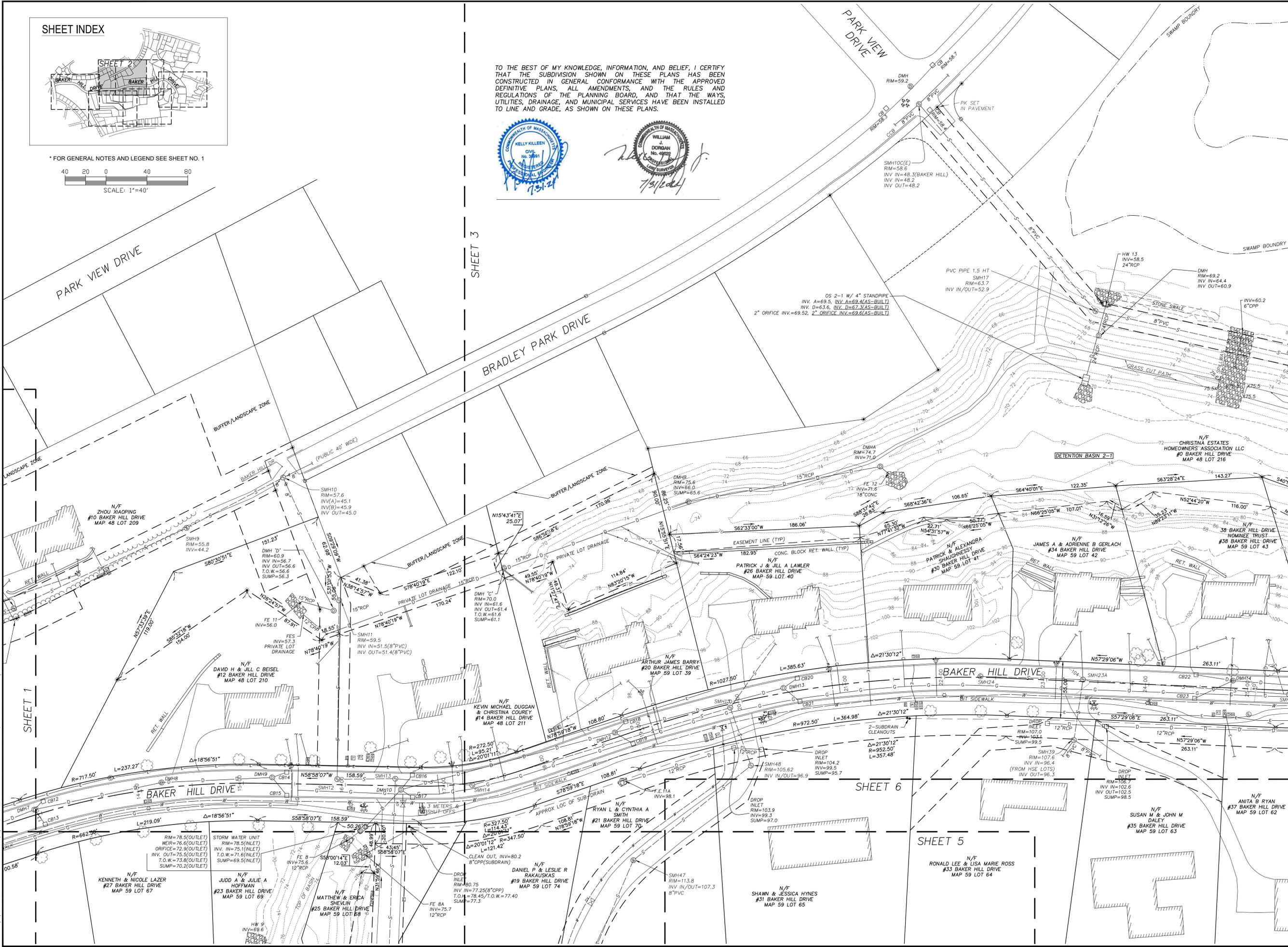
SHEET INDEX



* FOR GENERAL NOTES AND LEGEND SEE SHEET NO. 1



TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



OWNER / APPLICANT:

CHRISTINA ESTATES HOMEOWNERS ASSOCIATION, LLC.

759 CHIEF JUSTICE CUSHING HWY #261 COHASSET, MA 02025

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ATTACHED TO THE DRAWING. ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHRISTINA ESTATE SUBDIVISION AS-BUILT PLANS
BAKER HILL DRIVE HINGHAM, MA

No.	Submission / Revision	App'd. By	Date
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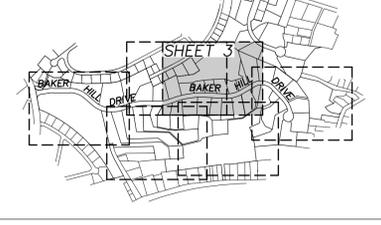
BAKER HILL DRIVE ROADWAY PLAN - 2

Designed By:	Drawn By:	Checked By:
CHA	UAK/MWC	WJD/HK

Issue Date: 09/17/2015 Project No: 083517 Scale: 1" = 40'

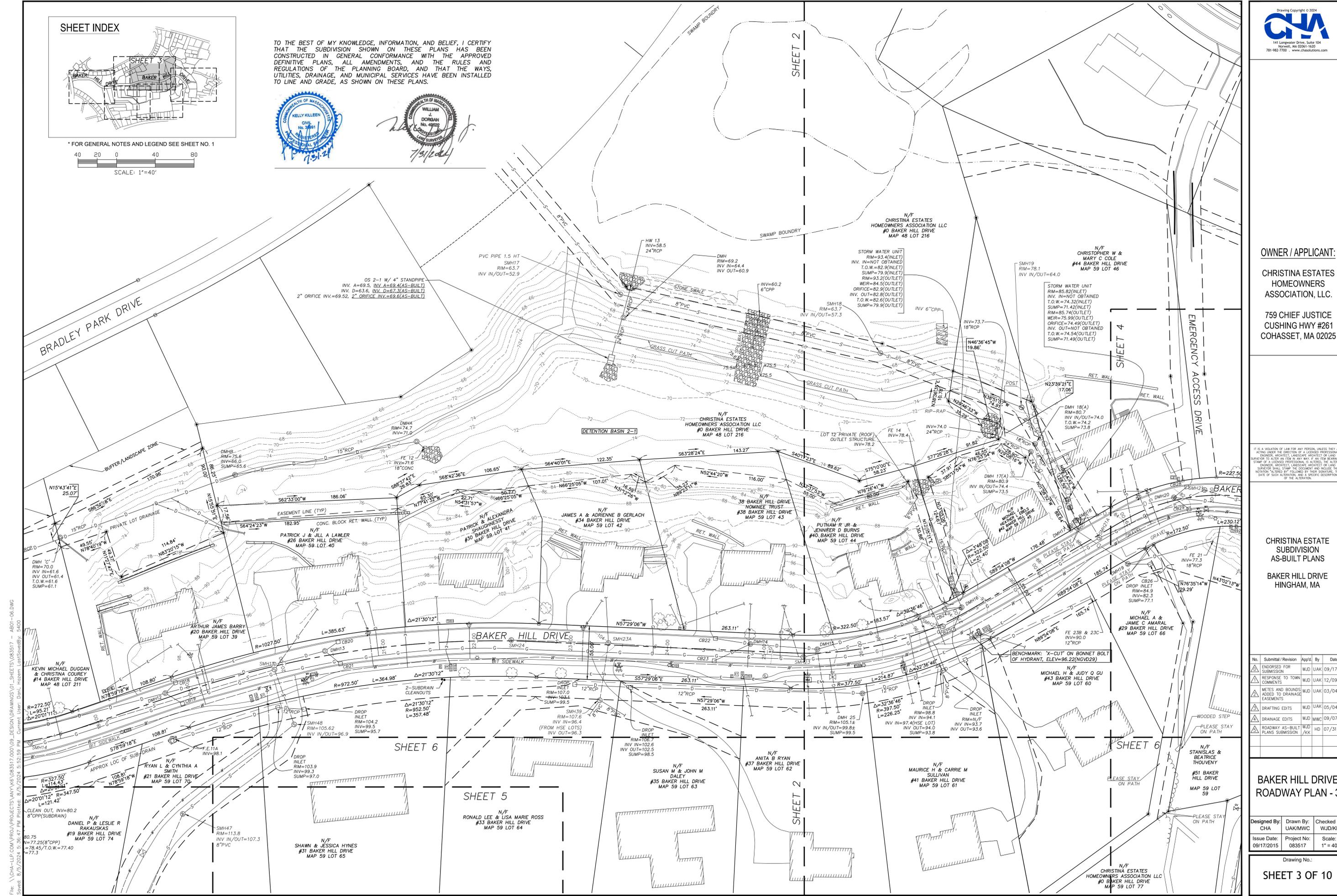
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SHEET INDEX



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SCALE: 1"=40'

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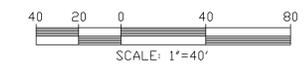
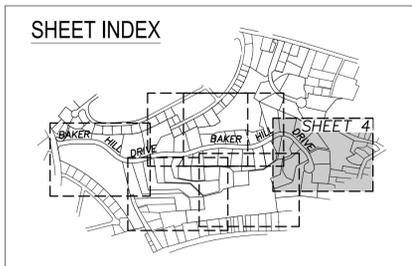
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BAKER HILL DRIVE HINGHAM, MA

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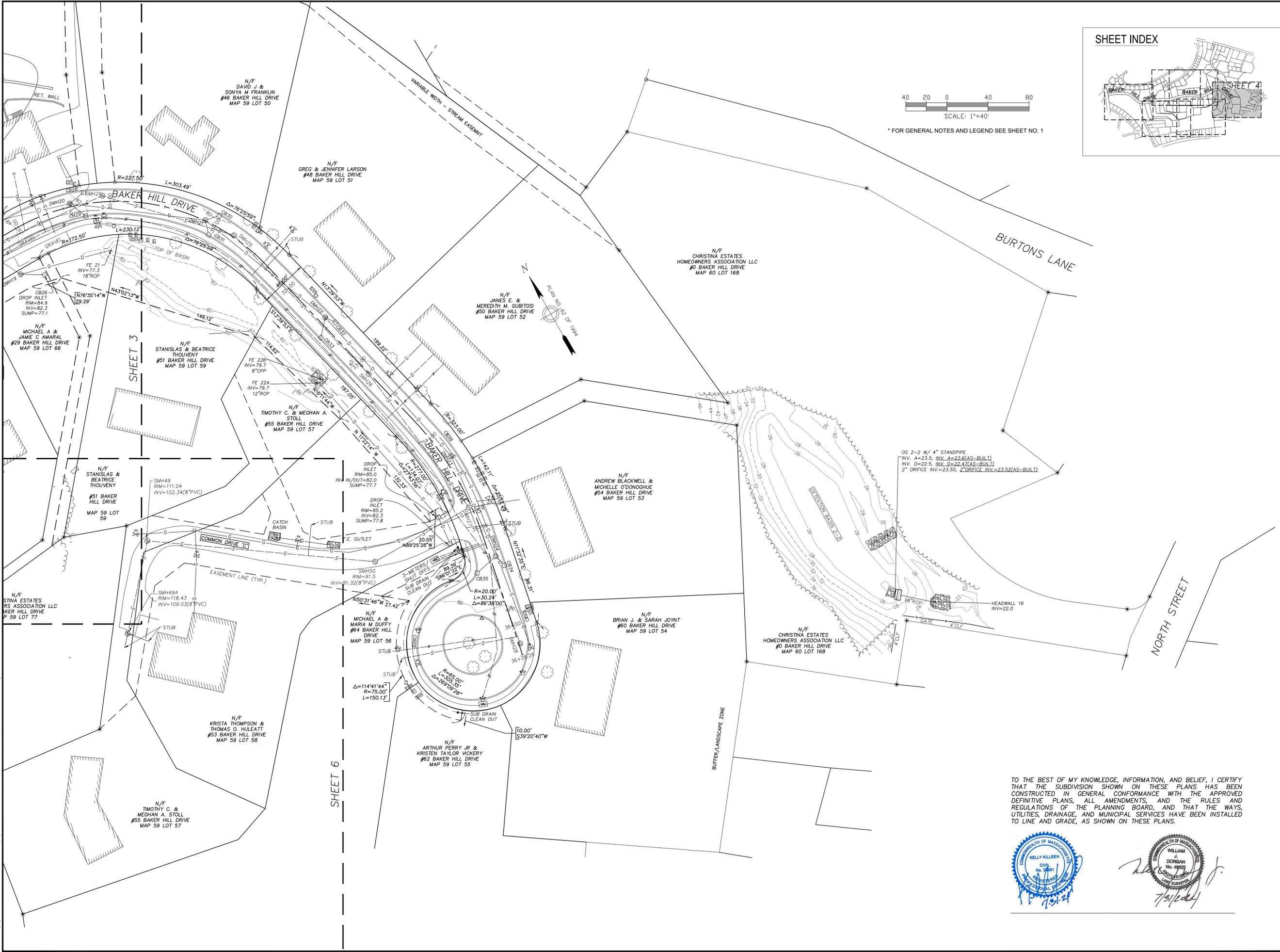
BAKER HILL DRIVE ROADWAY PLAN - 3

Designed By: CHA
Drawn By: UAK/MWC
Checked By: WJD/KK
Issue Date: 09/17/2015
Project No: 083517
Scale: 1" = 40'

File: \\CHA-LFP-COMP\PROJ\PROJECTS\ANY\6\083517\000\09_DESIGN\DRAWINGS\01_SHEETS\083517 - ABO1-06.DWG
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COHASSET, MA 02025

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CHRISTINA ESTATE SUBDIVISION AS-BUILT PLANS
BAKER HILL DRIVE HINGHAM, MA

No.	Submitted / Revision	App'd. By	Date
1	ENDORSED FOR SUBMISSION	WJD / UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD / UAK	12/09/15
3	FEETES AND BOUNDS ADDED TO DRAINAGE EASEMENTS	WJD / UAK	03/04/16
4	DRAFTING EDITS	WJD / UAK	05/04/16
5	DRAINAGE EDITS	WJD / MWC	09/07/16
6	ROADWAY AS-BUILT PLANS SUBMISSION	WJD / HK	07/31/24

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



BAKER HILL DRIVE ROADWAY PLAN - 4

Designed By:	Drawn By:	Checked By:
CHA	UAK/MWC	WJD/KK
Issue Date:	Project No:	Scale:
09/17/2015	083517	1" = 40'

Drawing No.:
SHEET 4 OF 10

File: \\CHA-LIP-COM\PROJ\PROJECTS\ANY\683517\000\09_DESIGN\DRAWINGS\01_SHEETS\083517 - AB01-06.DWG
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OWNER / APPLICANT:

CHRISTINA ESTATES
HOMEOWNERS
ASSOCIATION, LLC.

759 CHIEF JUSTICE
CUSHING HWY #261
COHASSET, MA 02025

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHRISTINA ESTATE
SUBDIVISION
AS-BUILT PLANS

BAKER HILL DRIVE
HINGHAM, MA

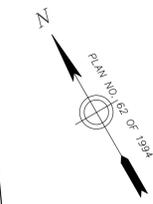
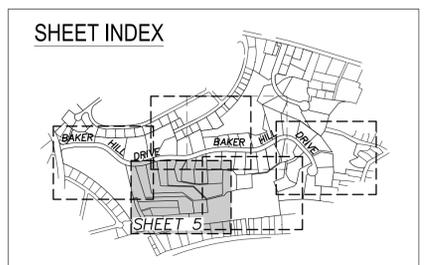
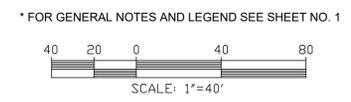
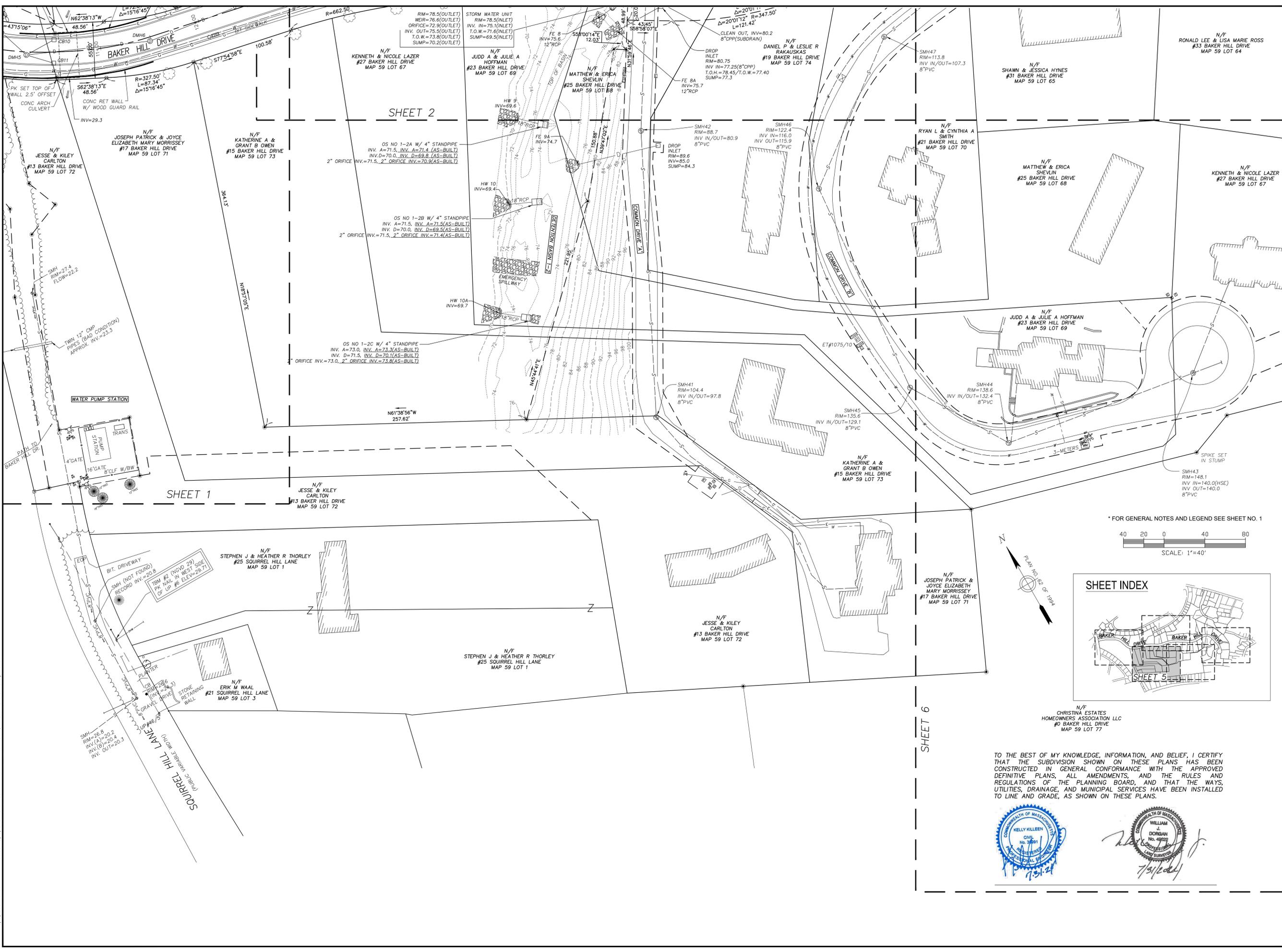
No.	Submittal / Revision	App'd.	By	Date
1	ENDORSED FOR SUBMISSION	WJD	UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD	UAK	12/09/15
3	METES AND BOUNDS ADDED TO DRAINAGE EASEMENTS	WJD	UAK	03/04/16
4	DRAFTING EDITS	WJD	UAK	05/04/16
5	DRAINAGE EDITS	WJD	MWC	09/07/16
6	ROADWAY AS-BUILT PLANS SUBMISSION	WJD	HK	07/31/24

BAKER HILL DRIVE
ROADWAY PLAN - 5

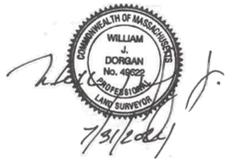
Designed By:	Drawn By:	Checked By:
CHA	UAK/MWC	WJD/KK

Issue Date:	Project No.:	Scale:
09/17/2015	083517	1" = 40'

Drawing No.:
SHEET 5 OF 10



TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



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OWNER / APPLICANT:
 CHRISTINA ESTATES
 HOMEOWNERS
 ASSOCIATION, LLC.

759 CHIEF JUSTICE
 CUSHING HWY #261
 COHASSET, MA 02025

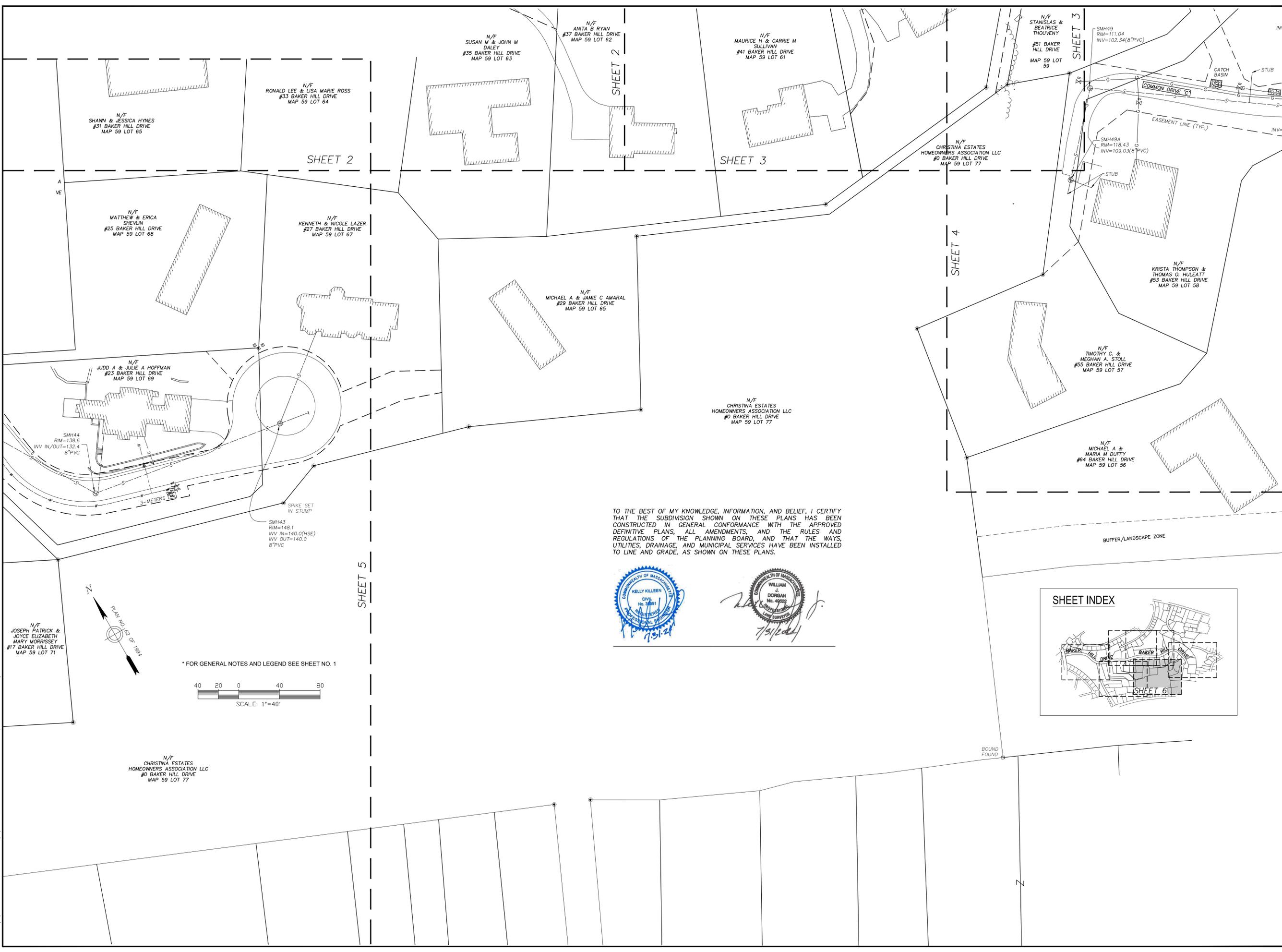
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ALTERS THE ALTERNATIVE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHRISTINA ESTATE
 SUBDIVISION
 AS-BUILT PLANS
 BAKER HILL DRIVE
 HINGHAM, MA

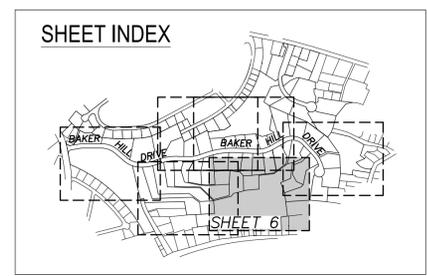
No.	Submission / Revision	App'd.	By	Date
ENDORSED FOR SUBMISSION	WJD	UAK		09/17/15
RESPONSE TO TOWN COMMENTS	WJD	UAK		12/09/15
METERS AND BOUNDS ADDED TO DRAINAGE EASEMENTS	WJD	UAK		03/04/16
DRAFTING EDITS	WJD	UAK		05/04/16
DRAINAGE EDITS	WJD	MWC		09/07/16
ROADWAY AS-BUILT PLANS SUBMISSION	WJD	HK		07/31/24

**BAKER HIL DRIVE
 ROADWAY PLAN - 6**

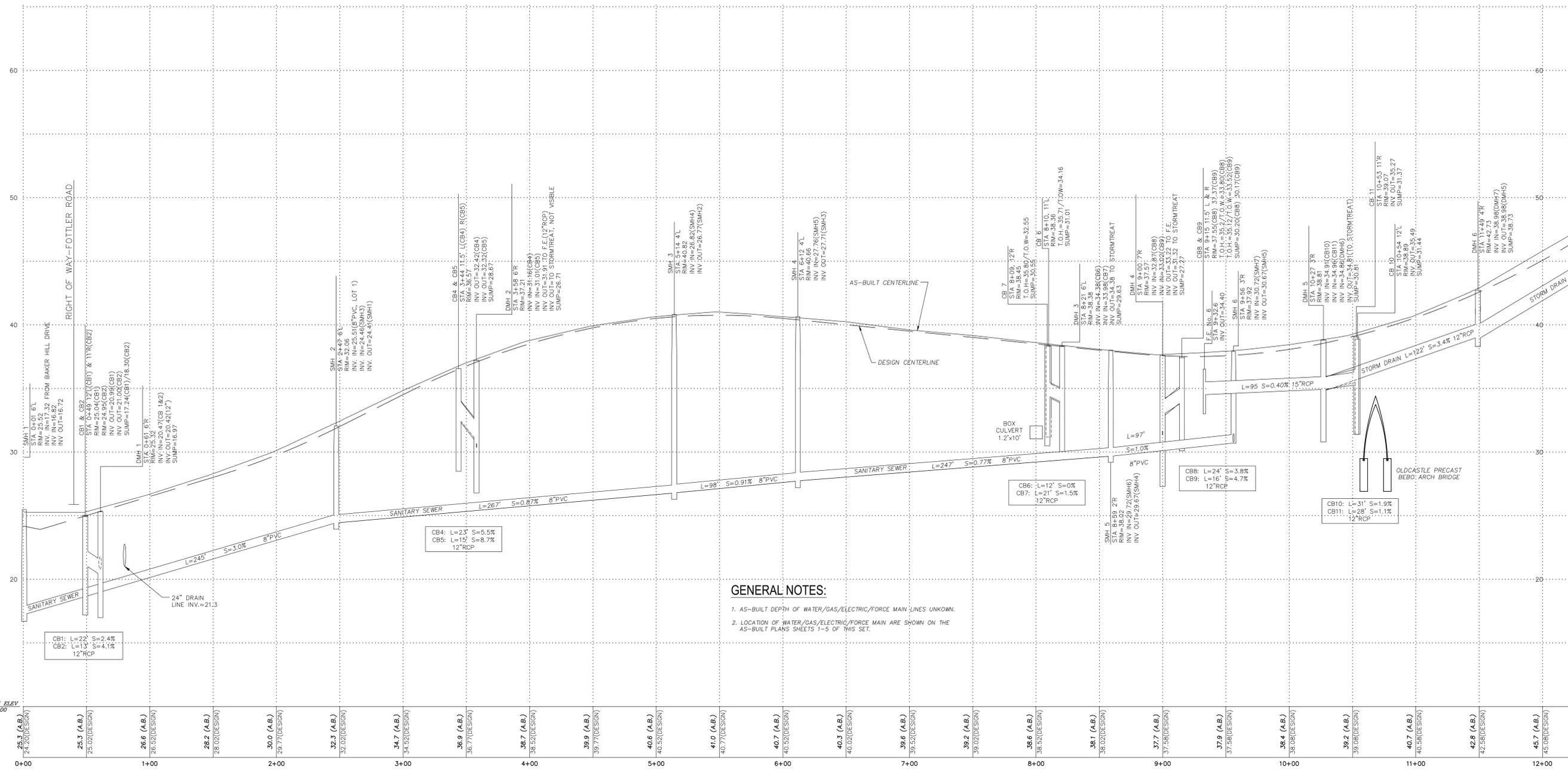
Designed By:	Drawn By:	Checked By:
CHA	UAK/MWC	WJD/KK
Issue Date:	Project No:	Scale:
09/17/2015	083517	1" = 40'



TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



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GENERAL NOTES:

- AS-BUILT DEPTH OF WATER/GAS/ELECTRIC/FORCE MAIN LINES UNKNOWN.
- LOCATION OF WATER/GAS/ELECTRIC/FORCE MAIN ARE SHOWN ON THE AS-BUILT PLANS SHEETS 1-5 OF THIS SET.

PROFILE - STA. 0+00 TO 12+00
SCALE: 1"=40' HORZ
1"=4' VERT

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



OWNER / APPLICANT:
CHRISTINA ESTATES HOMEOWNERS ASSOCIATION, LLC.
759 CHIEF JUSTICE CUSHING HWY #261 COHASSET, MA 02025

CHRISTINA ESTATE SUBDIVISION AS-BUILT PLANS
BAKER HILL DRIVE HINGHAM, MA

No.	Submitted / Revision	App'd. By	Date
1	ENDORSED FOR SUBMISSION	WJD/UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD/UAK	12/09/15
3	PLANS ADDED PER RESPONSE TO TOWN COMMENTS	WJD/UAK	05/17/16
4	ROADWAY AS-BUILT PLANS SUBMISSION	WJD/KK	07/31/24

BAKER HILL DRIVE ROADWAY PROFILE - 1

Designed By:	Drawn By:	Checked By:
CHA	UAK/HD	WJD/KK
Issue Date:	Project No.:	Scale:
09/17/2015	083517	AS SHOWN

File: \\CHA-LP-COM\PROJ\PROJECTS\ANY\61083517_000\08_DESIGN\DRAWINGS\01_SHEETS\083517 - A801-06.DWG
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OWNER / APPLICANT:

CHRISTINA ESTATES
HOMEOWNERS
ASSOCIATION, LLC.

759 CHIEF JUSTICE
CUSHING HWY #261
COHASSET, MA 02025

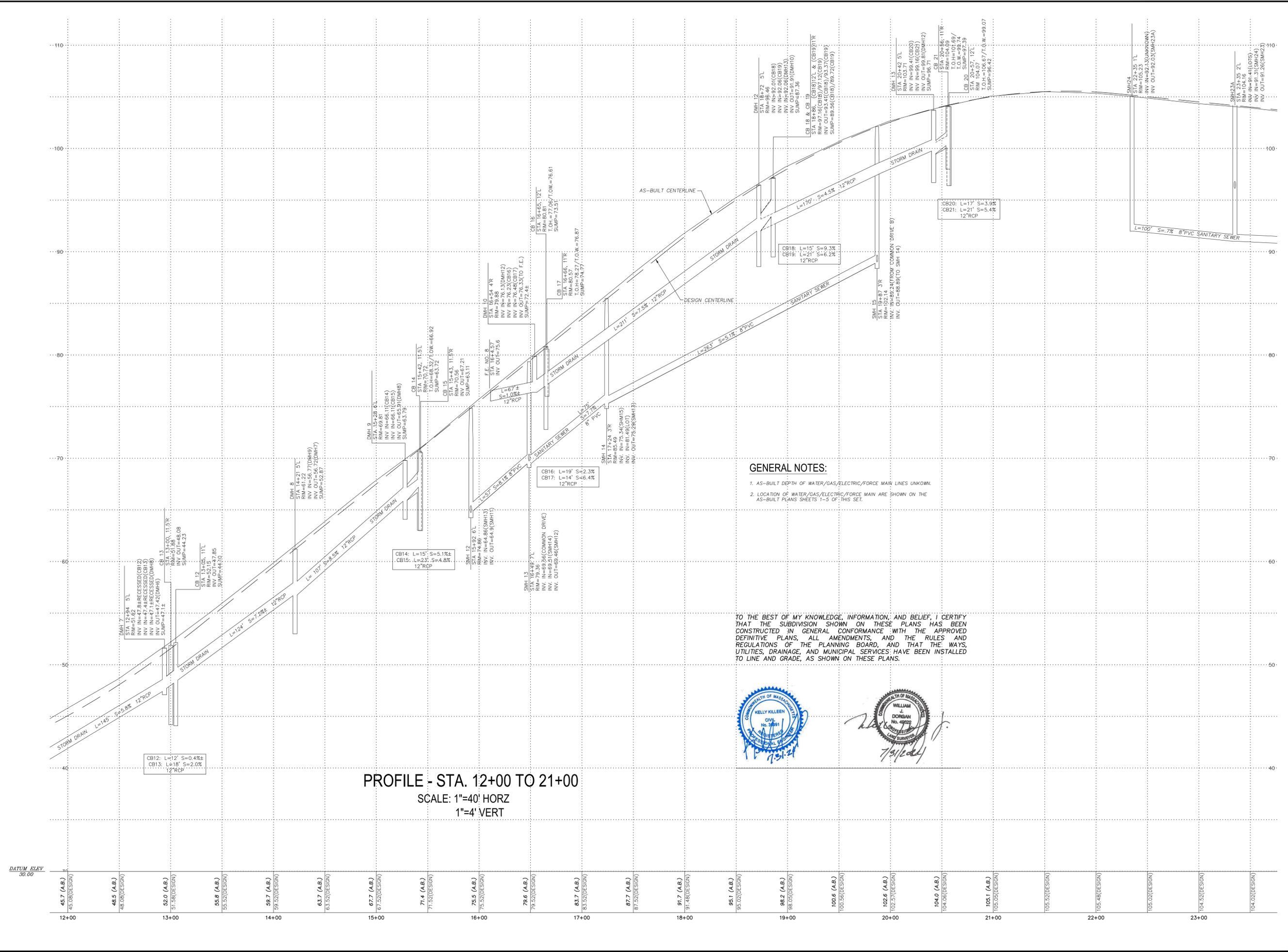
CHRISTINA ESTATE
SUBDIVISION
AS-BUILT PLANS

BAKER HILL DRIVE
HINGHAM, MA

No.	Submital / Revision	App'd.	By	Date
1	ENDORSED FOR SUBMISSION	WJD	UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD	UAK	12/09/15
3	PLANS ADDED PER RESPONSE TO TOWN COMMENTS	WJD	UAK	05/17/16
4	ROADWAY AS-BUILT PLANS SUBMISSION	WJD	HK	07/31/24

BAKER HIL DRIVE
ROADWAY
PROFILE - 2

Designed By:	Drawn By:	Checked By:
CHA	UAK/HD	WJD/KK
Issue Date:	Project No:	Scale:
09/17/2015	083517	AS SHOWN



File: \\CHA-LP-COM\PROJ\PROJECTS\ANY\61083517\000\08_DESIGN\DRAWINGS\01_SHEETS\083517 - ABO1-06.DWG
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OWNER / APPLICANT:
**CHRISTINA ESTATES
HOMEOWNERS
ASSOCIATION, LLC.**

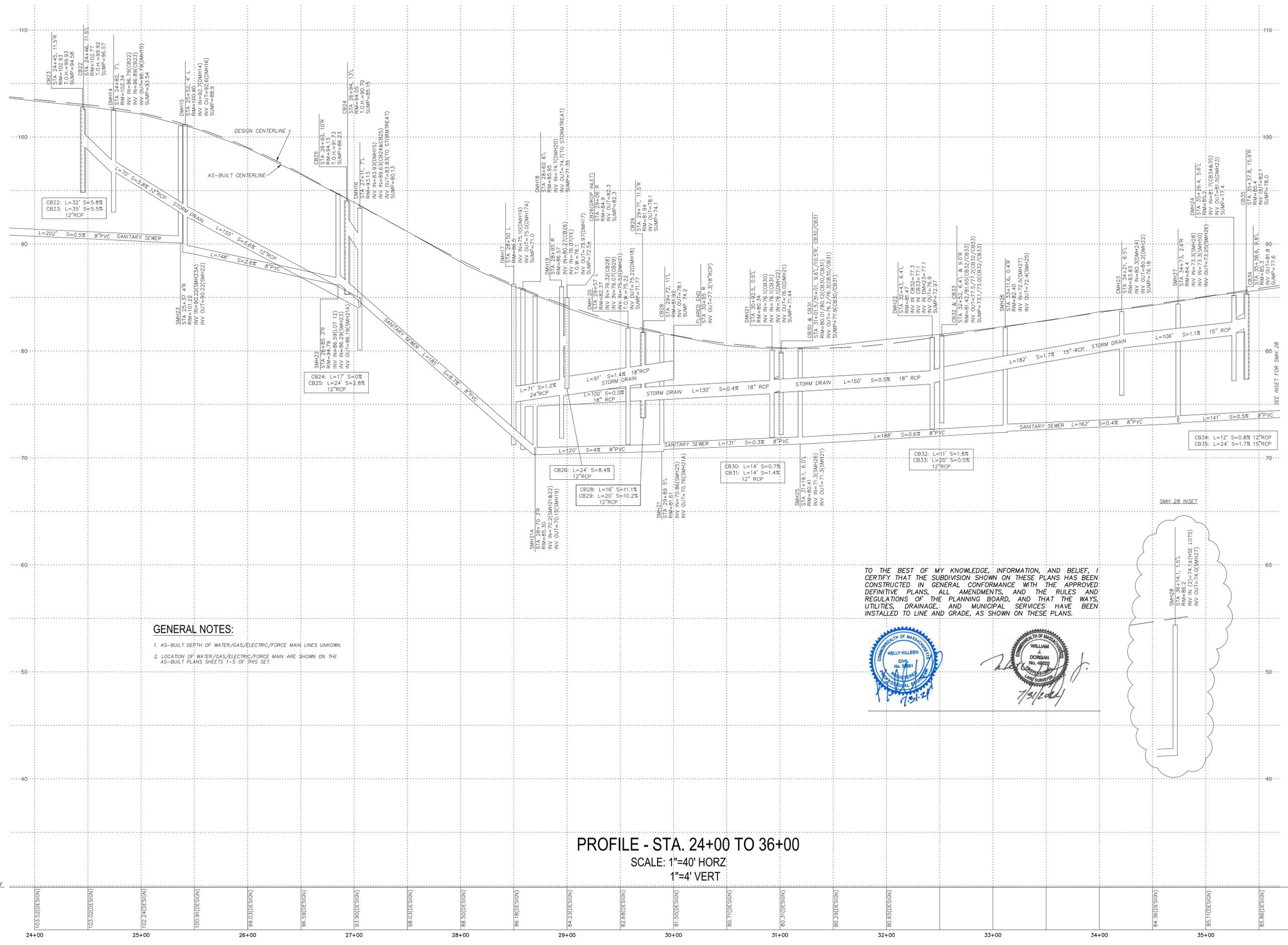
759 CHIEF JUSTICE
CUSHING HWY #261
COHASSET, MA 02025

CHRISTINA ESTATE
SUBDIVISION
AS-BUILT PLANS
BAKER HILL DRIVE
HINGHAM, MA

No.	Submission / Revision	App'd.	By	Date
1	ENDORSED FOR SUBMISSION	WJD	UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD	UAK	12/09/15
3	PLANS ADDED PER RESPONSE TO TOWN COMMENTS	WJD	UAK	05/17/16
4	ROADWAY AS-BUILT PLANS SUBMISSION	WJD /KJK	HD	07/31/24

BAKER HILL DRIVE
ROADWAY
PROFILE - 3

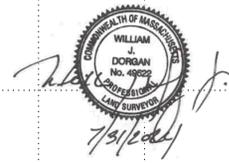
Designed By:	Drawn By:	Checked By:
CHA	UAK/HD	WJD/KJK
Issue Date:	Project No:	Scale:
09/17/2015	083517	AS SHOWN



GENERAL NOTES:

- AS-BUILT DEPTH OF WATER/GAS/ELECTRIC/FORCE MAIN LINES UNKNOWN.
- LOCATION OF WATER/GAS/ELECTRIC/FORCE MAIN ARE SHOWN ON THE AS-BUILT PLANS SHEETS 1-5 OF THIS SET.

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



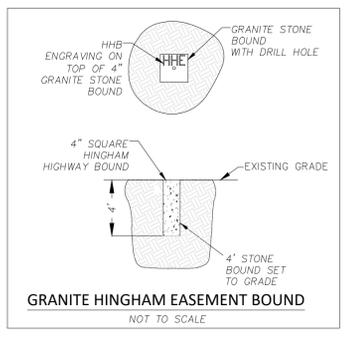
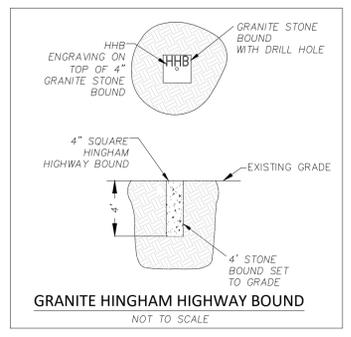
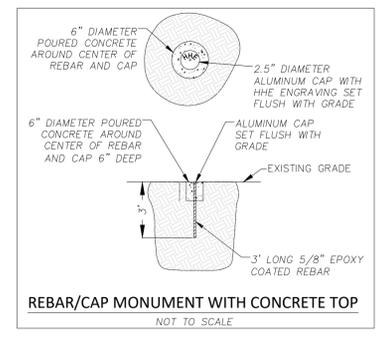
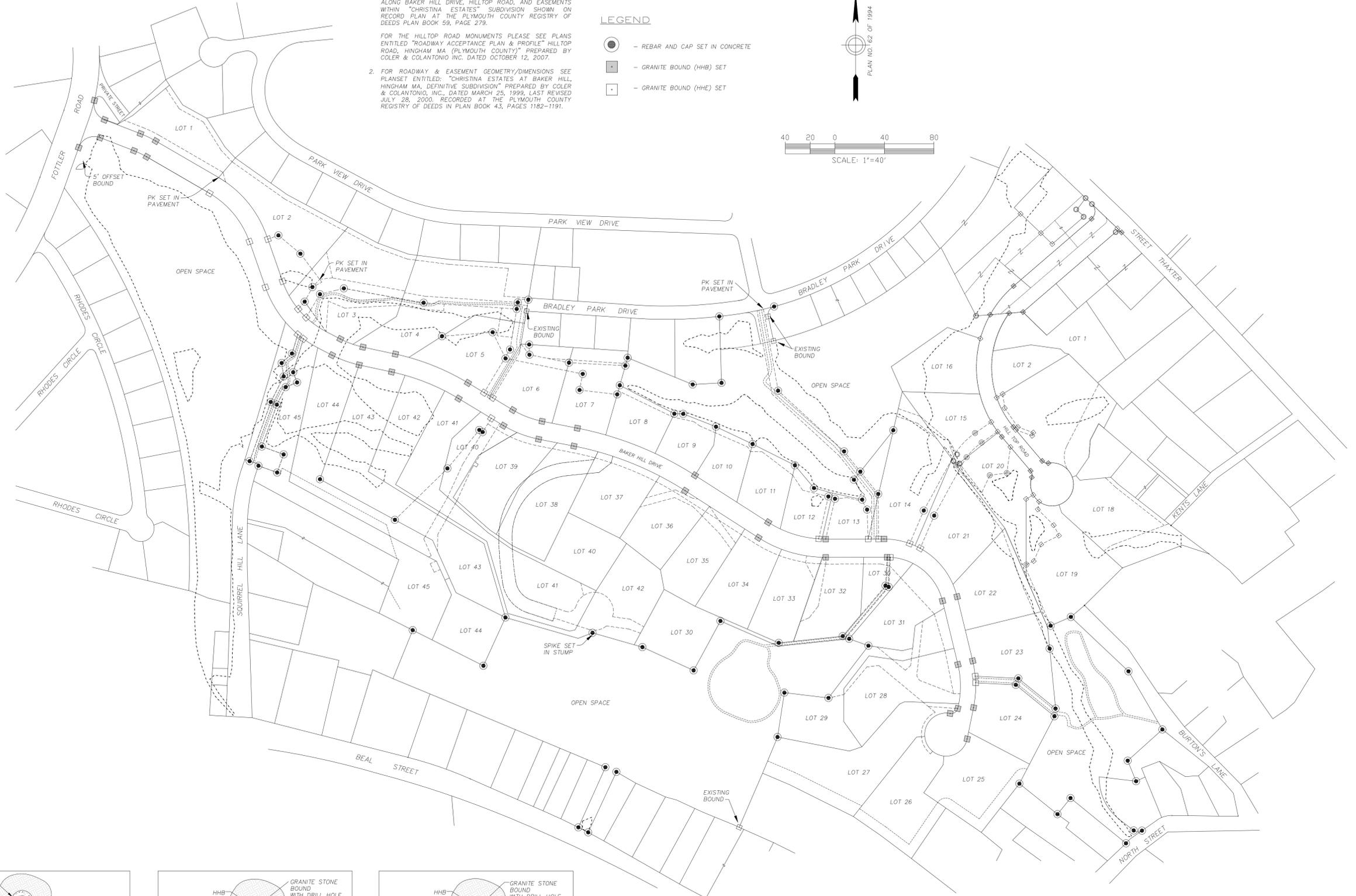
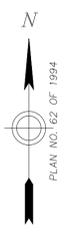
PROFILE - STA. 24+00 TO 36+00
SCALE: 1"=40' HORIZ
1"=4' VERT

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GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS SHOW MONUMENTS SET ALONG BAKER HILL DRIVE, HILLTOP ROAD, AND EASEMENTS WITHIN "CHRISTINA ESTATES" SUBDIVISION SHOWN ON RECORD PLAN AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 59, PAGE 279.
 FOR THE HILLTOP ROAD MONUMENTS PLEASE SEE PLANS ENTITLED "ROADWAY ACCEPTANCE PLAN & PROFILE" HILLTOP ROAD, HINGHAM MA (PLYMOUTH COUNTY) PREPARED BY COLER & COLANTONIO INC. DATED OCTOBER 12, 2007.
- FOR ROADWAY & EASEMENT GEOMETRY/DIMENSIONS SEE PLANSET ENTITLED: "CHRISTINA ESTATES" AT BAKER HILL, HINGHAM MA, DEFINITIVE SUBDIVISION" PREPARED BY COLER & COLANTONIO, INC., DATED MARCH 25, 1999, LAST REVISED JULY 28, 2000, RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 43, PAGES 1182-1191.

- LEGEND**
- - REBAR AND CAP SET IN CONCRETE
 - - GRANITE BOUND (HHB) SET
 - - GRANITE BOUND (HHE) SET



TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THE SUBDIVISION SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE APPROVED DEFINITIVE PLANS, ALL AMENDMENTS, AND THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND THAT THE WAYS, UTILITIES, DRAINAGE, AND MUNICIPAL SERVICES HAVE BEEN INSTALLED TO LINE AND GRADE, AS SHOWN ON THESE PLANS.



OWNER / APPLICANT:
 CHRISTINA ESTATES
 HOMEOWNERS
 ASSOCIATION, LLC.
 759 CHIEF JUSTICE
 CUSHING HWY #261
 COHASSET, MA 02025

**CHRISTINA ESTATE
 SUBDIVISION
 AS-BUILT PLANS**
 BAKER HILL DRIVE
 HINGHAM, MA

No.	Submittal / Revision	App'd	By	Date
1	ENDORSED FOR SUBMISSION	WJD	UAK	09/17/15
2	RESPONSE TO TOWN COMMENTS	WJD	UAK	12/09/15
3	PLANS MODIFIED PER RESPONSE TO TOWN COMMENTS	WJD	UAK	05/17/16
4	ROADWAY AS-BUILT PLANS SUBMISSION	WJD	HD	07/31/24

**BAKER HILL DRIVE
 MONUMENTATION
 PLAN**

Designed By: CHA
 Drawn By: UAK/HD
 Checked By: WJD/KK
 Issue Date: 09/17/2015
 Project No: 083517
 Scale: AS SHOWN

File: \\CHA-LIP-COM\PROJ\PROJECTS\ANY\083517\000\09_DESIGN\DRAWINGS\01_SHEETS\083517 - AB01-06.DWG
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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 7 – Extension Permit for Orders of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Hingham Wetlands Protection Bylaw

DEP File Number:
Christina Estates
Baker Hill
34 569
Hingham, MA
Provided by DEP

A. General Information



Bk: 40530 Pg: 33 Page: 1 of 3
Recorded: 11/02/2011 08:34 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Robert A. Shelmerdine, Esq.
Name

P.O. Box 101
Mailing Address

Sharon
City/Town

MA 02067
State Zip Code

2. Property Owner (if different):

Baker Hill Realty Trust & Intoccia Builders Corp.
Name

135 Wood Road
Mailing Address

Braintree MA 02184
City/Town State Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

OOB issued 2/21/01, Extension issued on 1/26/04, Amended OOB issued on 11/20/06, Extension issued on 2/12/07

for work at:

Christina Estates Subdivision 48 and 49 162, 192,
Street Address Assessor's Map/Plat Number 202/22,23
Parcel/Lot Number

recorded at the Registry of Deeds for: **Extension Recording information issued on 2/12/07**

Plymouth 34204 207- 209
County Book Page

Certificate (if registered land)

is hereby extended until:

2.12.2013
Date

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

Date the Order was last extended (if applicable): 2/12/10
Date

Issued by: Hingham Conservation Commission 2/26/07
Conservation Commission Date

mail
wpaform7.doc • rev. 1/07

Steve Vazza
26 Edgewood Circle
Noewell, Ma. 02061

A TRUE COPY ATTEST:
Eileen A. McCracken
TOWN CLERK



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 7 – Extension Permit for Orders of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Hingham Wetlands Protection Bylaw

DEP File Number:
Christina Estates
Baker Hill
34 569
Hingham, MA
Provided by DEP

B. Authorization (cont.)

This Order of Conditions Extension must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

Signatures:

Charles W Berry
[Signature]
[Signature]
Daniel Jaylen

[Signature]
[Signature]

Notary Acknowledgement

Commonwealth of Massachusetts County of Plymouth

On this 8th of February 2010
Day Month Year

Before me, the undersigned Notary Public, personally appeared

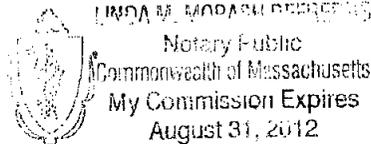
Hingham Conservation Commission
Name of Signer

proved to me through satisfactory evidence of identification, which was/were

Personally known to me
Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

As member of Hingham Conservation Commission
City/Town



Linda M. Morash Defreitas
Signature of Notary Public
Linda M. Morash Defreitas
Printed Name of Notary Public

Place notary seal and/or any stamp above

August 31, 2012
My Commission Expires (Date)

**A TRUE COPY
ATTEST:**

Eileen A McCracken
TOWN CLERK



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 – Extension Permit for Orders of Conditions

34 569

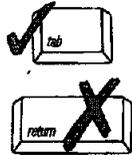
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by DEP

And the Town of Hingham Wetlands Protection Bylaw

A. General Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Intoccia Builders Corporation
 Name
P.O. Box 304
 Mailing Address
Sharon MA 02067
 City/Town State Zip Code

2. Property Owner (if different):

Baker Hill Realty Trust & Intoccia Builders Corp.
 Name
135 Wood Road
 Mailing Address
Braintree Ma 02184
 City/Town State Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

Order of Conditions issued 2/12/01, Extension issued on 1/26/04, Amended issued on 11/20/06
 Date

for work at:

Christina Estates Subdivision 48 and 49 162, 192,
 Street Address Assessor's Map/Plat Number 202/22,23
 Parcel/Lot Number

recorded at the Registry of Deeds for:

Plymouth 19089 201
 County Book Page

Certificate (if registered land)

is hereby extended until:

February 12, 2010
 Date

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

Date the Order was last extended (if applicable): 02/12/07
 Date

Issued by:

Hingham 01 26 04
 Conservation Commission Date

MAIL TO: ↓
 KELLY MCCARTHY
 DROHAN, Tocchio
 + MORGAN
 Suite 30
 175 Derby St.
 Hingham, MA
 02043



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 – Extension Permit for Orders of Conditions

34 569

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by DEP

And the Town of Hingham Wetlands Protection Bylaw

B. Authorization (cont.)

This Order of Conditions Extension must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office.

Signatures:

[Handwritten signatures on lines]

Notary Acknowledgement

Commonwealth of Massachusetts County of Plymouth

On this 26th Day of February Month 2007 Year

Before me, the undersigned Notary Public, personally appeared

Hingham Conservation Commission
Name of Signer

proved to me through satisfactory evidence of identification, which was/were

Known to me
Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

As member of Hingham City/Town Conservation Commission

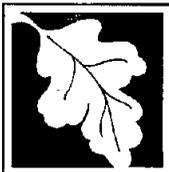
LINDA M. MORASH DEFREITAS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 31, 2012

[Handwritten signature of Linda M. Morash Defreitas]

Signature of Notary Public
Linda M. Morash Defreitas
Printed Name of Notary Public

Place notary seal and/or any stamp above

August 31, 2012
My Commission Expires (Date)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 – Extension Permit for Orders of Conditions

34 569
Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Hingham Wetlands Protection Bylaw

C. Recording Confirmation

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach page 3 of Form 7 and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Hingham
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

Christina Estates Subdivision 34 569
Project Location DEP File Number

has been recorded at the Registry of Deeds of:

County

for:

Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date Book Page

If recorded land the instrument number which identifies this transaction is:

Instrument Number

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 And The Town of Hingham Wetlands Protection Bylaw

DEP File Number:
DEP 34 569
 Amended-Nov. 2006

A. General Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



From: Hingham
 1. Conservation Commission

2. This issuance is for (check one): a. Order of Conditions b. **Amended Order of Conditions**

3. To: Applicant:

a. First Name	b. Last Name	c. Company
		<u>Intoccia Construction</u>
d. Mailing Address		
<u>P.O. Box 304</u>		
e. City/Town	f. State	g. Zip Code
<u>Sharon</u>	<u>MA</u>	<u>02043</u>

4. Property Owner (if different from applicant):

a. First Name	b. Last Name	c. Company
d. Mailing Address		
e. City/Town	f. State	g. Zip Code

5. Project Location:

a. Street Address	b. City/Town
<u>Christina Estates at Baker Hill</u>	<u>Hingham, MA</u>
c. Assessors Map/Plat Number	d. Parcel/Lot Number
<u>48 & 49</u>	<u>162, 192, 202/22,23</u>
Latitude and Longitude, if known (note: electronic filers will click for GIS locator):	
e. Latitude	f. Longitude

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

a. County	b. Certificate (if registered land)
<u>Plymouth</u>	<u>13</u>
c. Book	d. Page

7. Dates:

a. Date Notice of Intent Filed	b. Date Public Hearing Closed	c. Date of Issuance
<u>12/8/00</u>	<u>10/30/06</u>	<u>11/20/06</u>

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Emergency Access Drive Plan Christina Estates at Baker Hill, Hingham, Ma sheet 1of 3

a. Plan Title	c. Signed and Stamped by
<u>Coler & Colantonio</u>	<u>Stephen G. Campbell #45428</u>
b. Prepared By	d. Scale
<u>10 23 06</u>	<u>1+20'</u>
d. Final Revision Date	e. Scale
<u>Emergency Access Drive Plan & Detail & Profile Christina Estates at Baker Hill, Hingham, Ma sheet 2 of 3</u>	<u>Rev. 10 23 06</u>
<u>Emergency Access Drive Details Christina Estates at Baker Hill, Hingham, Ma sheet 3 of 3</u>	<u>g. Date</u>
<u>Revised 10 23 06</u>	

M.R. BOOK PAGE 30
 19089

Mail 1
 Drohan, Hughes
 175 Derby St
 Suite 30
 Hingham, MA 02043



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

DEP File Number:
DEP 34 569
Amended-Nov. 2006

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act. Check all that apply:

- a. Public Water Supply
- b. Land Containing Shellfish
- c. Prevention of Pollution
- d. Private Water Supply
- e. Fisheries
- f. Protection of Wildlife Habitat
- g. Groundwater Supply
- h. Storm Damage Prevention
- i. Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. **the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.**

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect these interests, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and wetland boundary (if available)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. cu.yd dredged	f. cu.yd dredged		



WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

B. Findings (cont.)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. cu.yd dredged	d. cu.yd dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	c. c/y nourishmt.	d. c/y nourishmt.
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. c/y nourishmt.	d. c/y nourishmt.
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. cu.yd dredged	d. cu.yd dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. cu.yd dredged	b. cu.yd dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		



WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

C. General Conditions Under Massachusetts Wetlands Protection Act

(only applicable to approved projects)

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
7. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to this Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MA DEP"]

"File Number

DEP 34 569
Amended
Nov. 2006



WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

C. General Conditions Under Massachusetts Wetlands Protection Act

10. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before DEP.
11. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
12. The work shall conform to the plans and special conditions referenced in this order.
13. Any change to the plans identified in Condition #12 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
14. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
15. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
16. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
17. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
18. All work associated with this Order is required to comply with the Massachusetts Stormwater Policy Standards.

Special Conditions:

**These special conditions must be recorded.
Order is invalid without special conditions.**

If you need more space for additional conditions, select box to attach a text document

19. **An as-built plan of the project shall be submitted by a Registered Professional Engineer, Registered Professional Land Surveyor, Registered Landscape Architect or Registered Architect with the Request for the Certificate of Compliance.**
-
-



WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Hingham hereby finds (check one that applies):
Conservation Commission
3. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

a. Municipal Ordinance or Bylaw

b. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

4. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Town of Hingham Wetland Bylaw

Article 22

a. Municipal Ordinance or Bylaw

b. Citation

The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

- c. The special conditions relating to municipal ordinance or bylaw are as follows:

See Condition #19 on page 5.

If you need more space for additional conditions, select box to attach a text document



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:
DEP 34 569
Amended Nov. 2006

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

E. Issuance

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/20/06
1. Date of Issuance
SIX
2. Number of Signers

Please indicate the number of members who will sign this form:

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

[Handwritten signatures of six members of the Hingham Conservation Commission]

Notary Acknowledgement

Commonwealth of Massachusetts County of Plymouth
On this 13th Day of Nov. 2006
Before me, the undersigned Notary Public, personally appeared Hingham Conservation Commission
Name of Document Signer

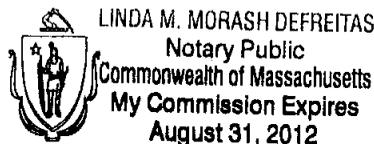
proved to me through satisfactory evidence of identification, which was/were

Personally know to me.

Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

As member of Hingham City/Town Conservation Commission



[Handwritten signature of Linda M. Morash Defreitas]
Signature of Notary Public

Linda M. Morash Defreitas
Printed Name of Notary Public
August 31, 2012
My Commission Expires (Date)

Place notary seal and/or any stamp above

This Order is issued to the applicant as follows:

by hand delivery on _____ x by certified mail, return receipt requested, on _____

Date _____ Date 11/20/06



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

WPA Form 5 – Order of Conditions

**Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw**

DEP File Number:

DEP 34 569

Amended-Nov. 2006

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

Section G, Recording Information is available on the following page.



WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Hingham Wetlands Protection Bylaw

G. Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on Page 7 of this form shall be submitted to the Conservation Commission listed below.

Hingham

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Hingham

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Christina Estates at Baker Hill
Project Location

DEP 34 569 Amended Nov. 2006
DEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

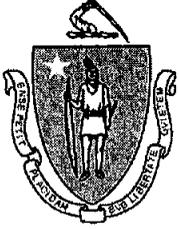
If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 7 – Extension Permit for Orders of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 Town of Hingham's Wetlands Protection Bylaw

DEP File Number:

34-569 Amended
 Provided by DEP

A. General Information

1. Applicant:

Intoccia Builders Corp.
 Name
P.O. Box 304
 Mailing Address
Sharon MA 02067
 City/Town State Zip Code

2. Property Owner (if different):

Baker Hill Realty Trust & Intoccia Builders Corp.
 Name
135 Wood Road
 Mailing Address
Braintree MA 02184
 City/Town State Zip Code

B. Finding Information

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

Feb. 12, 2001
 Date

for work at:

Christina Estates Subdivision
 Street Address Assessor's Map/Plat Number Parcel/Lot Number

recorded at the Registry of Deeds for:

Plymouth 19089 201
 County Book Page

Certificate (if registered land)

is hereby extended until:

Feb. 12, 2007
 Date

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

Date the Order was last extended (if applicable):

N/A
 Date

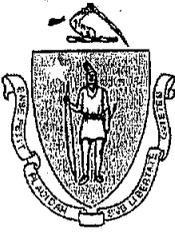
Issued by:

HINGHAM
 Conservation Commission

A TRUE COPY
 ATTEST:

Eileen A. McCreesh
 TOWN CLERK

*Mail Drohan, Hughes, Tocchio + Morgan PC
 175 Derby Street - Suite 30
 Hingham, MA 02043*



Massachusetts Department of Environmental Protection

DEP File Number:

Bureau of Resource Protection - Wetlands

WPA Form 7 - Extension Permit for Orders of Conditions

34-569 Amended
Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Town of Hingham's Wetlands Protection Bylaw

B. Finding Information (cont.)

This Order of Conditions Extension must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (see Appendix A).

Signatures:

Handwritten signatures of Conservation Commission members on lines.

On 26th Day of January, 2004 Month and Year

before me personally appeared

Joseph M. Fisher, Chairman

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Notary Public-Virginia M. Machado

My Commission Expires March 6, 2009

C. Recording Confirmation

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

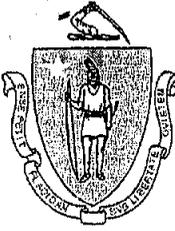
Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach page 3 of Form 7 and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

A TRUE COPY ATTEST:

Eileen A. McCracken

TOWN CLERK:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 – Extension Permit for Orders of Conditions

34-569 Amended
Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Town of Hingham's Wetlands Protection Bylaw

C. Recording Confirmation (cont.)

To:

HINGHAM
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

Project Location DEP File Number

has been recorded at the Registry of Deed of:

PLYMOUTH
County

for:

Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date Book Page

If recorded land the instrument number which identifies this transaction is:

Instrument Number

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant

A TRUE COPY
ATTEST:

Town A. Mc Cracken

TOWN CLERK



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A Applicant Information

From:
HINGHAM CONSERVATION COMMISSION
Conservation Commission

The Notice of Intent for this project was filed on:
12/8/00
Date

For:
#34-569 AMENDED
Project File Number

The public hearing was closed on:
1/22/01
Date

To:
INTOCCIA CONSTRUCTION
Applicant Name
P. O. BOX 304
Mailing Address
SHARON
City/Town
MA 02067
State *Zip Code*

Title and Date of final Plans and Other Documents:
SEE ATTACHMENT A

The project site is located at:
HINGHAM
City/Town
48 & 49 162,192,202/22,23
Assessors Map/Plat # *Parcel/Lot #*

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
11 FEB 2005 10:59AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 29982 Pg 323-329

and the property is recorded at the Registry of Deeds for:
PLYMOUTH 10218 13
County *Book* *Page*
Certificate (if registered land)

B Findings

Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this commission finds that the area in which work is proposed is significant to the following interests of the Wetlands Protection Act (check all that apply):

- Public Water Supply
- Private Water Supply
- Groundwater Supply
- Flood Control
- Land Containing Shellfish
- Fisheries
- Storm Damage Prevention
- Prevention of Pollution
- Protection of Wildlife Habitat

Furthermore, this Commission hereby finds that the project, as proposed, is:
(check one of the following boxes)

Approved subject to:

- the following conditions which are necessary, in accordance with the performance standards set forth in the wetlands regulations, to protect those interests checked above. This Commission orders that all the work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Mail Dobson, Hughes, Tochio + Morgan
175 Derby Street - Suite 306
Hingham, MA 02043

M.R. BOOK 19089
PAGE 201



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B Findings (cont.)

Denied because:

- the proposed work cannot be conditioned to meet the performance standards set forth in the wetlands regulations to protect those interests checked above. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect these interests, and a final Order of Conditions is issued.
- the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(b)(c).

General Conditions

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - (a) the work is a maintenance dredging project as provided for in the Act; or
 - (b) the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or

debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

7. This Order does not become final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to this Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of the work.

9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words, "Massachusetts Department of Environmental Protection" [or, "MA DEP"] "File Number

34-569

Project File Number

10. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
12. The work shall conform to the following attached plans and special conditions:

Final Approved Plans (attach additional plan references as needed) :

SEE ATTACHMENT A

Title

Dated

Signed and Stamped by

On file with



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B Findings (cont.)

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

2/12/01
Date

This Order must be signed by a majority of the conservation commission. The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate regional office of the Department of Environmental Protection.

Signatures:

[Signature]
Jennifer L. Davis
[Signature]
[Signature]
[Signature]
[Signature]

On this 12th

day of February
Month

2001
Year

before me personally appeared

Joseph Fisher

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Virginia M. Machado
Notary Public
Virginia M. Machado
MY COMMISSION EXPIRES MARCH 22, 2002
My commission expires 3-22-02

This Order is issued to the applicant as follows:

by hand delivery on

Date

by certified mail, return receipt requested, on

Date

C Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Appendix E: Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the conservation commission and to the applicant, if he/she is not the appellant.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40 and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information shall be submitted to the

HINGHAM CONSERVATION COMMISSION

Conservation Commission

on the form below, which must be stamped by the Registry of Deeds.

Detach on dotted line and submit to the Conservation Commission.

To: _____
Conservation Commission

Please be advised that the Order of Conditions for the project at

_____ *Project Location* _____ *DEP File Number*

has been recorded at the Registry of Deeds of

_____ *County*

and has been noted in the chain of title of the affected property in

_____ *Book*

_____ *Page*

in accordance with the Order of Conditions issued on

_____ *Date*

If recorded land, the instrument number which identifies this transaction is

_____ *Instrument Number*

If registered land, the document number which identifies this transaction is

_____ *Document Number*

_____ *Signature of Applicant*

ATTACHMENT A

Christina Estates DEP #34-569

Notice of Intent dated 3/7/99 Received 5/11/99

Grading and Drainage Plan

Notice of Intent Definitive Subdivision
Christina Estates at Baker Hill Sheets 1-8
Coler & Colantonio, Inc. Engineers
Dated March 25, 1999

Post Development Condition Drainage Area Plan
Coler & Colantonio, Inc. Engineers
Dated March 25, 1999

Fottler Road Drainage Plan Sheet 44 of 69
Definitive Subdivision
Christina Estates
at Baker Hill
3/25/99 Revised 07/28/00
Coler & Colantonio, Inc.

DEP #34-569 Amended Order of Conditions
Christina Estates, Intoccia Construction

Special Conditions

18.

The revised drainage plan for Fottler Road/Route 3A as submitted is after review, an improvement over the original plan submitted in the previously approved Order of Condition. DEP #34-569 (Sheet 46 dated 4/25/99) and by this Order made part of that ongoing Order as required in condition #18. No earth-work or land clearing operation will be undertaken until all requisite State and Local government permits are in hand and the so called Fottler Road/3A drainage system component is constructed and approved by all permitting agencies.

19.

Construction of the Baker Hill Drive infrastructure (including roadway, catch basin, piping and detention basins) shall be coordinated with lot development and after the installation of the Fottler Road/3A outfall is complete. The applicant shall provide plans, construction schedules and calculations for the Commission review and approval.

20.

No work on the Hill Top Rd. segment of the project will commence until the Baker Hill Drive drainage infrastructure is in place and functioning in consort with the Fottler Road/3A drainage.



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Applicant Information

From:
HINGHAM CONSERVATION COMMISSION
Conservation Commission

The Notice of Intent for this project was filed on:
5/11/99
Date

For:
#34-569
Project File Number

The public hearing was closed on:
AUGUST 23, 1999
Date

To:
INTOCCIA CONSTRUCTION
Applicant Name
P. O. BOX 304
Mailing Address
SHARON
City/Town
MA 02067
State Zip Code

Title and Date of final Plans and Other Documents:
See Attachment A

The project site is located at:
HINGHAM
City/Town
48 & 49 162,192,202 / 22,23
Assessors Map/Plat # Parcel/Lot #

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
21 NOV 2000 04:00PM
RICHARD C. SEIBERT
REGISTER
Bk 19089 Pg 201-209

and the property is recorded at the Registry of Deeds for:
PLYMOUTH 10218 13
County Book Page
Certificate (if registered land)

Findings

Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this commission finds that the area in which work is proposed is significant to the following interests of the Wetlands Protection Act (check all that apply):

- Public Water Supply
- Private Water Supply
- Groundwater Supply
- Flood Control
- Land Containing Shellfish
- Fisheries
- Storm Damage Prevention
- Prevention of Pollution
- Protection of Wildlife Habitat

Furthermore, this Commission hereby finds that the project, as proposed, is:
(check one of the following boxes)

Approved subject to:

- the following conditions which are necessary, in accordance with the performance standards set forth in the wetlands regulations, to protect those interests checked above. This Commission orders that all the work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Findings (cont.)

Denied because:

- the proposed work cannot be conditioned to meet the performance standards set forth in the wetlands regulations to protect those interests checked above. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect these interests, and a final Order of Conditions is issued.
the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(b)(c).

General Conditions

- 1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
(a) the work is a maintenance dredging project as provided for in the Act; or
(b) the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or

debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

- 7. This Order does not become final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to this Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of the work.

- 9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words, "Massachusetts Department of Environmental Protection" [or, "MA DEP"] "File Number

#34-569

Project File Number

- 10. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
12. The work shall conform to the following attached plans and special conditions:

Final Approved Plans (attach additional plan references as needed) :

See Attachment A

Title

Dated

Signed and Stamped by

On file with



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Findings (cont.)

- 13. Any changes to the plans identified in Condition # 12 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
14. The Agent or members of the Conservation Commission and Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
15. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
16. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall serve as the limit of work (unless another limit of work line has been noted in the plans of record) and be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
17. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary.

Special Conditions (Use additional paper if necessary)

SEE ATTACHED

Findings as to municipal law, bylaw, or ordinance

Furthermore, the

HINGHAM CONSERVATION COMMISSION

Conservation Commission

hereby finds (check one that applies):

[] that the proposed work cannot be conditioned to meet the standards set forth in a municipal law, ordinance, or bylaw, specifically

Name and citation of municipal law, bylaw, or ordinance

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

[x] that the following additional conditions are necessary to comply with a municipal law, bylaw, or ordinance, specifically

TOWN OF HINGHAM WETLANDS BYLAW

Name and citation of municipal law, bylaw, or ordinance.

The Commission orders that all the work shall be performed in accordance with the said additional conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

Additional conditions relating to municipal law, bylaw, or ordinance:

Blank lines for additional conditions relating to municipal law, bylaw, or ordinance.



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Findings (cont.)

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Date 9/7/99

This Order must be signed by a majority of the conservation commission. The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate regional office of the Department of Environmental Protection.

Signatures:

[Signature]
[Signature]
[Signature]
[Signature]

On this 7th

day of September

Month 1999
Year

before me personally appeared Peter Rosen

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed. machado

Virginia M. Machado
Notary Public

MY COMMISSION EXPIRES MARCH 22, 2002

My commission expires 3-22-02

This Order is issued to the applicant as follows:

by hand delivery on _____
Date

by certified mail, return receipt requested, on _____
Date

Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Appendix E: Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the conservation commission and to the applicant, if he/she is not the appellant.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40 and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information shall be submitted to the

HINGHAM CONSERVATION COMMISSION

Conservation Commission

on the form below, which must be stamped by the Registry of Deeds.

Detach on dotted line and submit to the Conservation Commission.

To: HINGHAM CONSERVATION COMMISSION

Conservation Commission

Please be advised that the Order of Conditions for the project at

Project Location DEP File Number

has been recorded at the Registry of Deeds of

County

and has been noted in the chain of title of the affected property in

Book

Page

in accordance with the Order of Conditions issued on

Date

If recorded land, the instrument number which identifies this transaction is

Instrument Number

If registered land, the document number which identifies this transaction is

Document Number

Signature of Applicant

ATTACHMENT A

Christina Estates DEP #34-569

Notice of Intent dated 3/7/99 Received 5/11/99

Grading and Drainage Plan

Notice of Intent Definitive Subdivision

Christina Estates at Baker Hill Sheets 1-8

Coler & Colantonio, Inc. Engineers

Dated March 25, 1999

Post Development Condition Drainage Area Plan

Coler & Colantonio, Inc. Engineers

Dated March 25, 1999

DEP #34-569

Christina Estates, Baker Hill

Special Conditions

18. The drainage system proposed for Fottler Road/Route 3A shall be constructed in the initial phase of the project. An additional filing under the Wetlands Protection Act and under the Town of Hingham Wetlands Protection Bylaw will be required for any proposed work between the drain manhole on Route 3A and the outfall at Weymouth Back River. No earthwork or land clearing operation will be undertaken until this drain is constructed and approved by all requisite government agencies.
19. Surface water run-off as well as groundwater drainage (i.e. no connections to street drainage system) shall be provided for on each individual lot. Drainage from lots and common drives shall not be directed toward the street drainage system to prevent surcharging.
20. Wetland replication areas shall have a minimum of 12" of organic soil placed over prepared substrate. The contractor shall not operate heavy equipment over organic soils after placement. Soil shall be 50% organic by content.
21. All trees proposed for the wetland replication areas shall be staked to MA Nursery Association standards. Eastern White Pine proposed for upgradient slopes shall be a minimum of 5'-6' in height.
22. Construction of stream crossings shall be timed for periods of low flow as approved by the Conservation Commission.
23. The proposed walking path have provisions for water bars or similar device to prevent erosion and sedimentation to resource areas.
24. Maintenance of erosion controls shall be on-going until project completion and acceptance of the roadway and drainage system by the Town of Hingham.
25. Given the number of outstanding permits and licenses required to construct this project, the Commission reserves the right and opportunity to review information submitted pursuant to these pending permit and license application procedures, and all permits and licenses issued for this project, in order to determine whether they affect the conditions set forth in this Order. The applicant shall provide to the Commission copies of all draft and final permits, licenses, correspondence related thereto, and any information requested by the Commission necessary to evaluate the permits and licenses. The Commission reserves the right and opportunity to modify this Order, or to require a new Notice of Intent to reflect concerns or issues raised, or project changes or mitigation measures proposed or required by other agencies and departments reviewing this project.
26. All pipe used in the drainage system shall have watertight connections when placed below the maximum ground water elevation, as determined by the Board of Health methods for septic system design. All entries and exits from catch basins shall be watertight. All entries and exits

DEP #34-569

Christina Estates, Baker Hill

Special Conditions

from drain manholes, if below the maximum ground water elevation, shall be watertight. All catch basins shall be designed and constructed to be watertight. All sewer manholes shall be designed and constructed to be watertight, if placed below the maximum ground water elevation.

27. If the road drainage systems of catch basins, infiltration, retention and/or detention basins and rip-rap cease or fail to function for the purpose they were designed, built and maintained (that is, to prevent an adverse effect on the resource areas from erosion, siltation, flooding and/or pollution) the Hingham Conservation Commission may order that corrective measures be taken to protect the interests of the Wetlands Protection Act. The owner(s) of the road shall comply with any request for redesign or reconstruction of the road drainage system ordered by the Hingham Conservation Commission under this Special Condition. This shall be a continuing condition.

28. The owner(s) of the subdivision road shall be responsible for any maintenance of, or corrective measures deemed necessary for the drainage system.

29. The installation of hay bales or other erosion control and sediment control measures may be required in places not shown on the plan or mentioned in the Order of Conditions. Hay bales may be requested by the Hingham Conservation Commission in those locations, if it is apparent that lack of erosion control devices has caused damage to resource areas. Said erosion control devices shall be emplaced within forty-eight (48) hours of said request.

30. Any hay bales that deteriorate during the activity period are to be replaced immediately. At the close of each construction day, and especially prior to weekends, the applicant shall assume responsibility for monitoring all erosion and sedimentation barriers, and to insure that all barriers are in place, secured, reinforced and properly maintained at day's end.

31. Prior to the commencement of any construction activities at the site, the applicant shall submit in writing to the Commission the names, addresses, and phone numbers of those persons responsible for the following project activities:

- (a) site preparation; (b) stormwater management; (during and post construction);
- © dredging; (d) erosion/siltation controls; and (e) environmental monitoring.

32. Prior to the commencement of any construction activities at the site, the applicant shall arrange an on-site meeting with the Conservation Officer to review the location of the wetlands boundary line and the timing and sequencing of work with all parties involved in the project construction and those responsible for compliance with this Order. These parties shall include construction supervisors, site engineers, environmental monitors and consultants, and any other parties responsible for ensuring compliance with the Order. The applicant shall have the wetlands delineation clearly flagged on the entire site prior to this on-site meeting.

DEP #34-569

Christina Estates, Baker Hill

Special Conditions

33. The applicant shall submit in writing to the Commission a monthly monitoring report prepared and stamped by a Registered Professional Engineer. These monitor reports shall discuss the status of construction activities, the performance of the erosion/siltation controls, the dredge spoil dewatering area, and the stormwater management system, and any actions taken or recommended to improve protection of wetland resources or the effectiveness of mitigation measures. In addition, the Commission shall be notified by telephone and confirmed in writing as soon as possible of any failures of any of these controls and systems.

34. A Request for Determination under the Wetlands Protection Act and the Town of Hingham's Wetlands Protection Bylaw shall be submitted to the Conservation Commission prior to work on each dwelling site.

← END OF INSTRUMENT →

CHRISTINA ESTATES

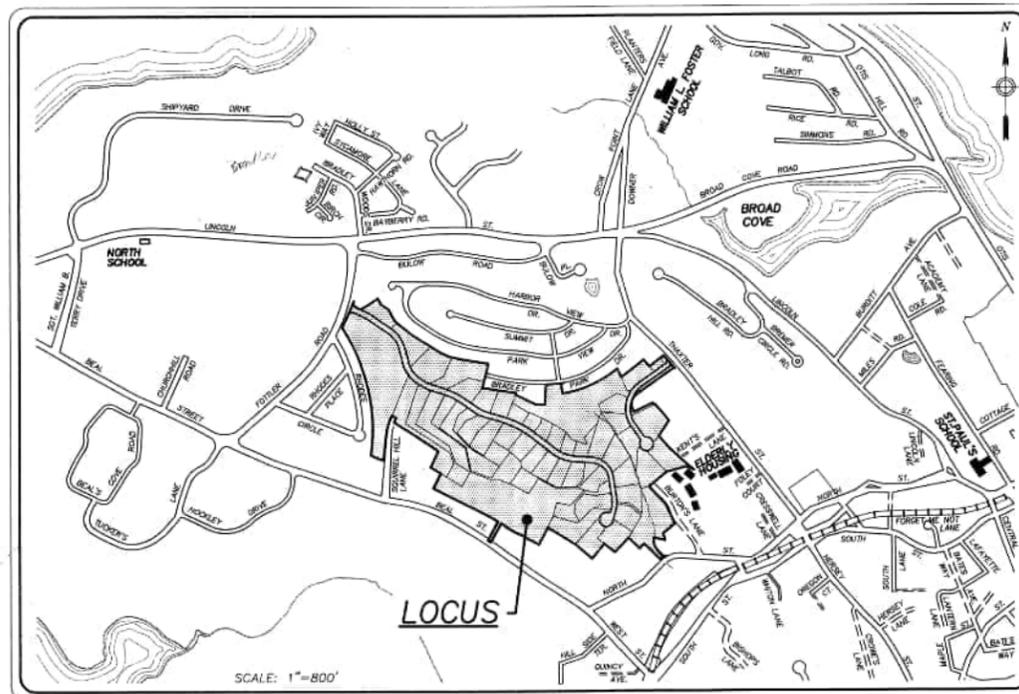
AT BAKER HILL

HINGHAM, MA

DEFINITIVE SUBDIVISION

DRAWING LIST

SHEET NO.	TITLE
1	COVER SHEET
2	KEY SHEET
3-10	PLAN OF LAND (SHEET 1-8)*
11	FOTTLER ROAD DRAINAGE EASEMENT PLAN
12	LEGEND & GENERAL NOTES
13-20	EXISTING CONDITIONS (SHEET 1-8)*
21	LOT LAYOUT PLAN
22-29	GRADING & DRAINAGE PLAN (SHEET 1-8)*
30-35	PLAN & PROFILE BAKER HILL DRIVE (SHEET 1-6)
36	PLAN & PROFILE EMERGENCY ACCESS DRIVE
37-38	PLAN & PROFILE HILL TOP ROAD (SHEET 1-2)
39	SANITARY SEWER PROFILE BAKER HILL DRIVE TO BRADLEY PARK DRIVE
40	SANITARY SEWER PROFILE BRADLEY PARK DRIVE TO BAKER HILL DRIVE
41	SANITARY SEWER PROFILE FOR COMMON DRIVE A
42	SANITARY SEWER PROFILE FOR COMMON DRIVE B
43	SANITARY SEWER PROFILE FOR COMMON DRIVE C
44	FOTTLER ROAD DRAINAGE PLAN
45	THAXTER STREET PLAN & PROFILE
46-53	ENVIRONMENTAL CONTROLS PLAN (SHEET 1-8)*
54-61	UTILITY PLAN (SHEET 1-8)*
62	WATER PUMP STATION
63	STORM WATER TREATMENT FACILITY DETAILS
64-69	DETAILS (SHEET 1-6)



APPROVED BY:

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

TELEPHONE COMPANY

POSTMASTER

CONSERVATION COMMISSION

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,
INFORMATION, AND BELIEF THESE DRAWINGS
CONFORM WITH THE RULES AND REGULATIONS
OF THE HINGHAM PLANNING BOARD AS AMENDED
EXCEPT AS NOTED.

John C. Chasin 7/20/00
PROFESSIONAL ENGINEER DATE: _____

Ronald S. Geffer 7/20/00
PROFESSIONAL LAND SURVEYOR DATE: _____



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:
1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

CIVIL
SET

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1810

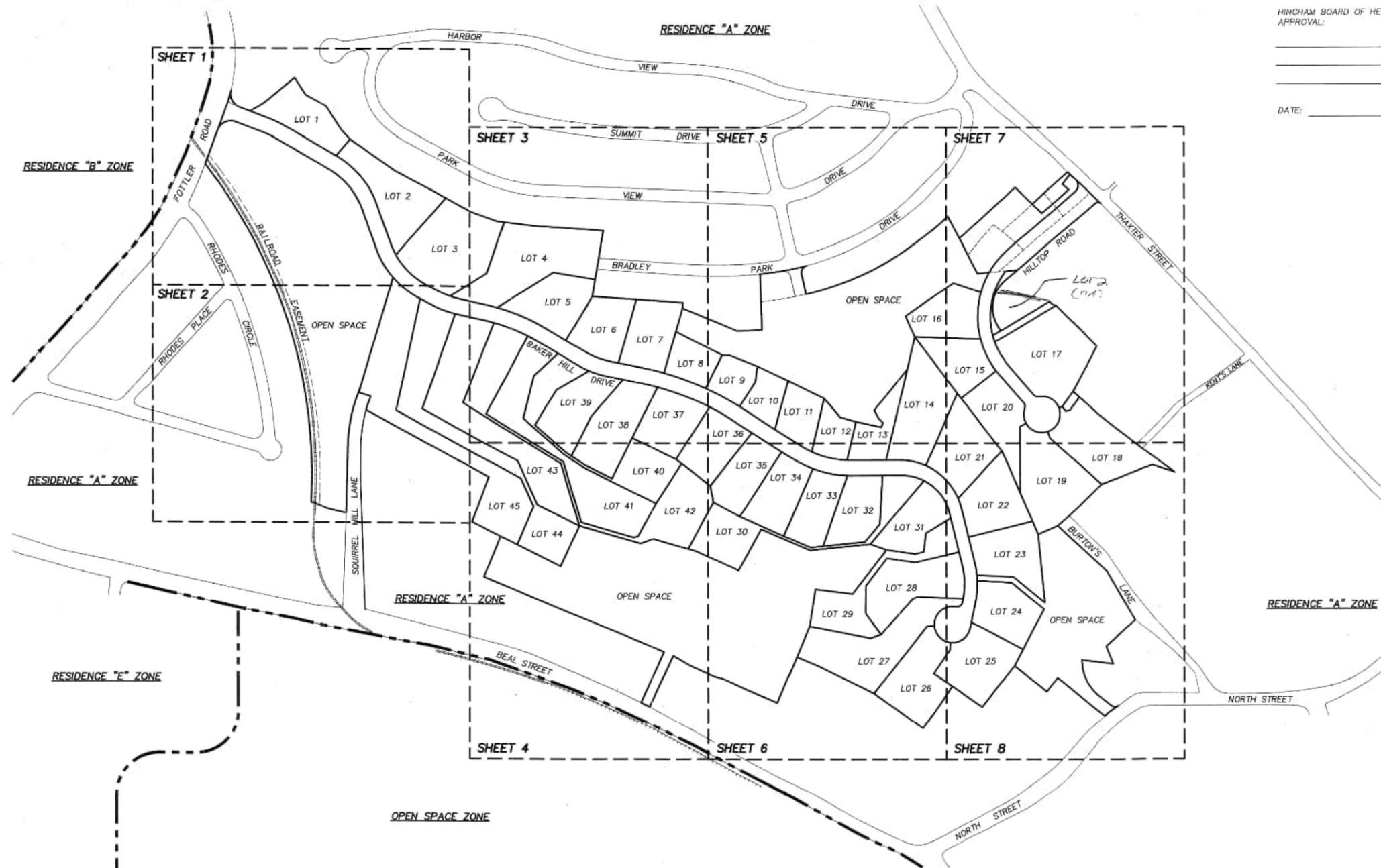
TITLE:
COVER SHEET

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: 1" = 800'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: COVER SHEET 1 OF 69
800 400 0 800 1600

* REFERENCES KEY SHEET



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
- ZONING CLASSIFICATION OF LAND WITHIN THE PROPERTY LINES SHOWN IS "RESIDENCE A".

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1885



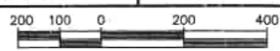
John C. Chessa 7/28/00

TITLE:
KEY SHEET

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: 1" = 200'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: KEY SHEET 2 OF 69



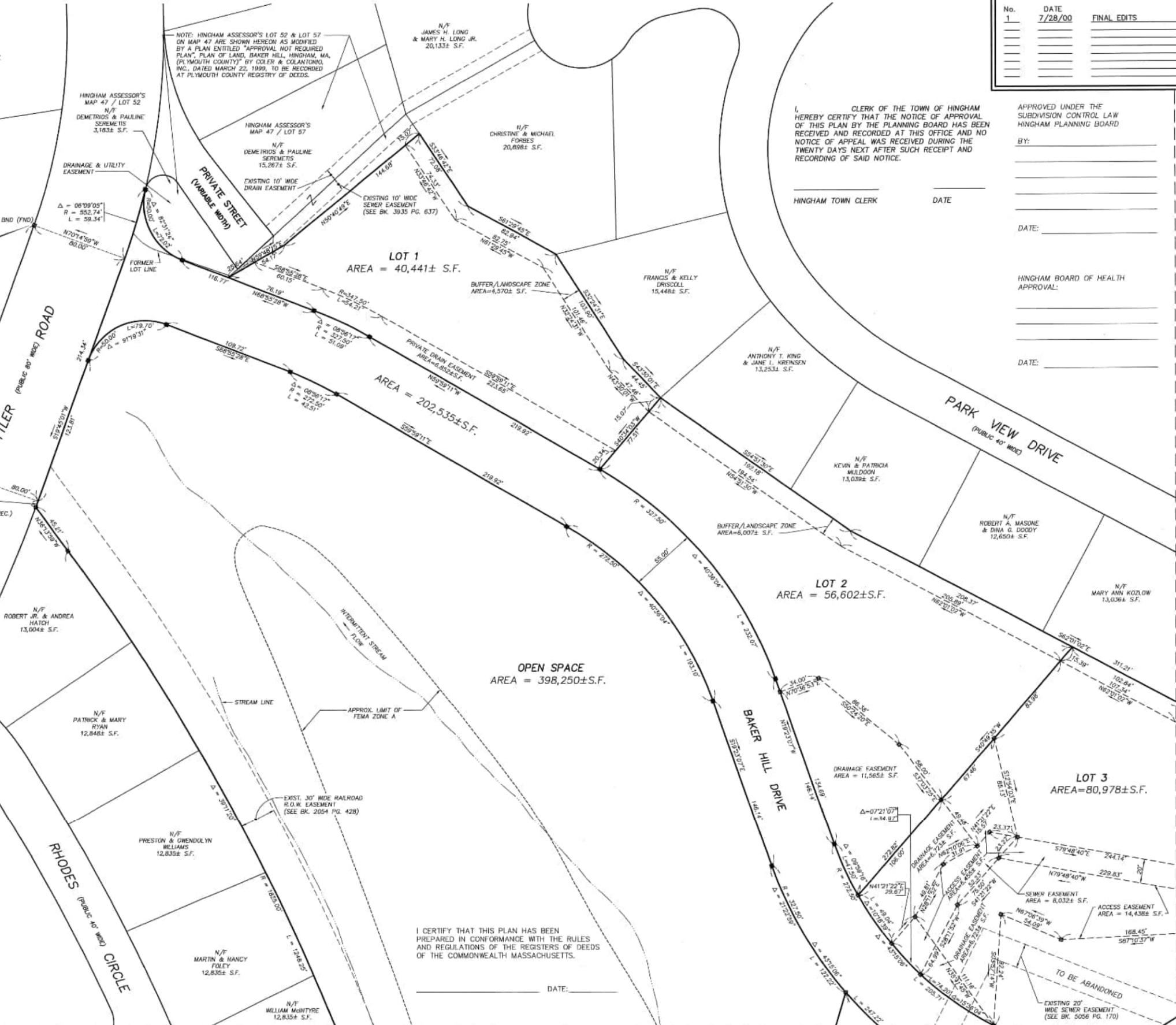


PLAN NO. 62 OF 1994

N/F STONELEIGH TRUST
DONALD P. MASSA TRUSTEE
199,505± S.F.

N/F PILGRIM REALTY TRUST
JOHN & FRISCOLA JACOBUS
18,020± S.F.

N/F TEBRAL REALTY TRUST
C/O LAWRENCE W. SULLIVAN TRUSTEE
22,911± S.F.



FOR REGISTRY USE ONLY

SEE SHEET 2

SEE SHEET 2

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

- THE LOCUS PROPERTY HAVING A TOTAL AREA OF 92,197± ACRES, IS SHOWN ON THE TOWN OF HINGHAM ASSESSOR'S MAPS AS BEING COMPRISED OF THE FOLLOWING:
 - MAP 48 LOTS 162, 193, AND 202.
 - MAP 48 LOTS 22 AND 23.
 THE LOCUS PROPERTY IS FURTHER DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
 - DEED RECORDED IN BOOK 10214, PAGE 13.
 - LAND COURT CERTIFICATE #68935
 - LAND COURT CERTIFICATE #76427
- PLAN REFERENCES
MASSACHUSETTS LAND COURT
 - LAND COURT PLAN 17726P, DATED AUGUST 8, 1986, AND PREPARED BY CHARLES F. ARNOLD & ASSOCIATES.
 - LAND COURT PLAN 18590B, DATED AUGUST 12, 1942, LAND COURT PLAN 18590B, DATED APRIL 30, 1956, AND LAND COURT PLAN 18590C, DATED JULY 30, 1954, ALL PREPARED BY LEWIS W. PERKINS & SON, SURVEYORS.
 PLYMOUTH COUNTY REGISTRY OF DEEDS
 - "PLAN OF LAND, HINGHAM, MASS., DATED NOVEMBER 22, 1991, PREPARED BY HARRY R. FELDMAN, INC., AND RECORDED AS PLAN NUMBER 62 OF 1994.
 - "COMPILED PLAN OF LAND", 68 BAKER STREET, HINGHAM, MASSACHUSETTS, DATED APRIL 14, 1980, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 216 OF 1980.
 - "PLAN OF LAND, BAKER HILL", HINGHAM, MASSACHUSETTS, DATED AUGUST 25, 1986, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 1102 OF 1986.
 - "PLAN OF LAND, BAKER HILL", HINGHAM, MA, DATED NOVEMBER 18, 1996, PREPARED BY COLER & COLANTONIO, INC., AND RECORDED AS PLAN NUMBER 38 OF 1997.
- THE LOCUS PARCEL LIES IN ZONING DISTRICT "RESIDENCE A" AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP DATED 1996. RESIDENCE A REQUIRES A MINIMUM LOT SIZE OF 20,000 SQ. FT., AND HAS THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - FRONT YARD : 25 FEET
 - SIDE YARD : 15 FEET
 - REAR YARD : 15 FEET
- THE LOCUS PROPERTY DOES NOT LIE WITHIN THE "ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT".
- FEMA ZONES A AND A1 (100 YEAR FLOOD PLAIN) AS DENOTED HEREON HAVE BEEN GRAPHICALLY COMPILED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 25026B 0006 B AND 24026B 0007 B.
- THE LIMIT OF TOWN FLOOD PLAN IS DENOTED AS ELEVATION 50 (INDIC 29) AND SHOWN ON THE "TOWN OF HINGHAM, ZONING MAP PART B, FLOOD PLAN AND WATERSHED PROTECTION DISTRICT", DATED 1975.
- ABUTTER NAMES ARE FROM TOWN OF HINGHAM BOARD OF ASSESSOR'S CERTIFICATION SHEET, DATED 3-22-99.
- THE OWNER IS TO PROCURE SERVICES FOR BOUNDING TO BE INSTALLED IN ACCORDANCE WITH PLANNING BOARD CERTIFICATE OF ACTION, AND DESIGNATED ON THESE PLANS AS:
 - ROADWAY BOUNDS -
 - EASEMENT BOUNDS -
- THE FINAL LOCATION OF PROPOSED UTILITY EASEMENTS ADJACENT TO THE PROPOSED ROADWAYS WILL BE DETERMINED AFTER REPRESENTATIVES FROM THE APPLICABLE UTILITY COMPANIES HAVE REVIEWED THE DESIGN PLAN SET.
- LOTS ABUTTING BAKER HILL DRIVE AND HILL TOP ROAD ARE SUBJECT TO A 10' WIDE LANDSCAPE AND UTILITY EASEMENT. THIS EASEMENT WILL LIE ADJACENT TO AND RUN PARALLEL WITH BOTH SIDES OF THE RESPECTIVE RIGHTS-OF-WAY OF BAKER HILL DRIVE AND HILL TOP ROAD SHOWN HEREON.
- LOTS SHOWN HEREON MAY BE SUBJECT TO FUTURE GRADING AND PEDESTRIAN EASEMENTS.

I, CLERK OF THE TOWN OF HINGHAM HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

HINGHAM TOWN CLERK DATE

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL: _____

DATE: _____

SEE SHEET 3

SEE SHEET 3

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685

THESE LATER REPLACED THOSE IN THE STAMPED PLAN SET. ALTHOUGH THESE ARE NOT STAMPED, A STAMPED MYLAR OF THESE WERE PROVIDED TO THE PLAN. BRO. & REPLACED THE ORIGINAL FILES.

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: F:\PROJ\DIV\1-00402.01\SURVEY.DWG
DWG NO.: POL_B SHEET 3 OF 69



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH MASSACHUSETTS.

DATE: _____



N/F STONELEIGH TRUST
DONALD P. MASSA TRUSTEE
199,505± S.F.

NOTE: HINGHAM ASSESSOR'S LOT 52 & LOT 57
ON MAP 47 ARE SHOWN HEREON AS MODIFIED
BY A PLAN ENTITLED "APPROVAL NOT REQUIRED
PLAN", PLAN OF LAND, BAKER HILL, HINGHAM, MA,
(PLYMOUTH COUNTY) BY COLER & COLANTONIO,
INC., DATED MARCH 22, 1999, TO BE RECORDED
AT PLYMOUTH COUNTY REGISTRY OF DEEDS.

N/F JAMES H. LONG
& MARY H. LONG JR.
20,133± S.F.

N/F CHRISTINE & MICHAEL
FORBES
20,898± S.F.

N/F FRANCIS & KELLY
DRISCOLL
15,448± S.F.

N/F ANTHONY T. KING
& JANE L. KREINSEN
13,253± S.F.

N/F KEVIN & PATRIGIA
MILDON
13,039± S.F.

N/F ROBERT A. MASONE
& DINA G. DOODY
12,650± S.F.

N/F MARY ANN KOZLOW
13,036± S.F.

N/F ROBERT JR. & ANDREA
MATEO
13,004± S.F.

N/F PATRICK & MARY
RYAN
12,848± S.F.

N/F PRESTON & GRENOLYN
WILLIAMS
12,835± S.F.

N/F MARTIN & NANCY
FOLLEY
12,835± S.F.

N/F WILLIAM MCINTYRE
12,830± S.F.

LOT 1
AREA = 40,441± S.F.

PRIVATE DRAINAGE
EASEMENT
AREA = 202,535± S.F.

LOT 2
AREA = 56,602± S.F.

OPEN SPACE
AREA = 398,250± S.F.

LOT 3
AREA = 80,978± S.F.

N/F PILGRIM REALTY TRUST
JOHN & PRISCILLA JACOBUS
16,020± S.F.

N/F TEBRAL REALTY TRUST
C/O LAWRENCE W. SULLIVAN TRUSTEE
22,911± S.F.

FOTTLER ROAD
(PUBLIC 80' WIDE)

RHODES ROAD
(PUBLIC 40' WIDE)

PARK VIEW DRIVE
(PUBLIC 40' WIDE)

BAKER HILL DRIVE
(PUBLIC 40' WIDE)

I, CLERK OF THE TOWN OF HINGHAM
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

HINGHAM TOWN CLERK DATE

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY:

DATE:

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE:

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

- THE LOCUS PROPERTY HAVING A TOTAL AREA OF 92.197± ACRES, IS SHOWN ON THE TOWN OF HINGHAM ASSESSORS MAPS AS BEING COMPRISED OF THE FOLLOWING:
- MAP 48 LOTS 162, 193, AND 202
- MAP 49 LOTS 22 AND 23
THE LOCUS PROPERTY IS FURTHER DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
- DEED RECORDED IN BOOK 10218, PAGE 13.
- LAND COURT CERTIFICATE #88935
- LAND COURT CERTIFICATE #76427
- PLAN REFERENCES
MASSACHUSETTS LAND COURT
- LAND COURT PLAN 17726P, DATED AUGUST 8, 1986, AND PREPARED BY CHARLES F. ARNOLD & ASSOCIATES
- LAND COURT PLAN 18590A, DATED AUGUST 12, 1942, LAND COURT PLAN 18590B, DATED APRIL 30, 1956, AND LAND COURT PLAN 18590C, DATED JULY 30, 1964, ALL PREPARED BY LEWIS W. PERKINS & SON, SURVEYORS.
PLYMOUTH COUNTY REGISTRY OF DEEDS
- "PLAN OF LAND, HINGHAM, MASS.", DATED NOVEMBER 22, 1991, PREPARED BY HARRY R. FELDMAN, INC., AND RECORDED AS PLAN NUMBER 62 OF 1994.
- "COMPILED PLAN OF LAND", 68 THAXTER STREET, HINGHAM, MASSACHUSETTS, DATED APRIL 14, 1980, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 216 OF 1980.
- "PLAN OF LAND, BAKER HILL", HINGHAM, MASSACHUSETTS, DATED AUGUST 25, 1986, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 1102 OF 1986.
- "PLAN OF LAND, BAKER HILL", HINGHAM, MA, DATED NOVEMBER 18, 1996, PREPARED BY COLER & COLANTONIO, INC., AND RECORDED AS PLAN NUMBER 38 OF 1997.
- THE LOCUS PARCEL LIES IN ZONING DISTRICT "RESIDENCE A" AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP DATED 1996. RESIDENCE A REQUIRES A MINIMUM LOT SIZE OF 20,000 SQ. FT. AND HAS THE FOLLOWING DIMENSIONAL REQUIREMENTS:
FRONT YARD : 25 FEET
SIDE YARD : 15 FEET
REAR YARD : 15 FEET
- THE LOCUS PROPERTY DOES NOT LIE WITHIN THE "ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT".
- FEMA ZONES A AND A1 (100 YEAR FLOOD PLAIN) AS DENOTED HEREON HAVE BEEN GRAPHICALLY COMPILED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 250288 0006 B AND 250288 0507 B.
- THE LIMIT OF TOWN FLOOD PLAN IS DENOTED AS ELEVATION 50 (GRID 29) AND SHOWN ON THE TOWN OF HINGHAM ZONING MAP PART B, FLOOD PLAN AND WATERSHED PROTECTION DISTRICT, DATED 1975.
- ADJUTER NAMES ARE FROM TOWN OF HINGHAM BOARD OF ASSESSOR'S CERTIFICATION SHEET, DATED 3-22-99.
- THE OWNER IS TO PROVIDE SERVICES FOR BOUNDS TO BE INSTALLED IN ACCORDANCE WITH PLANNING BOARD CERTIFICATE OF ACTION, AND DESIGNATED ON THESE PLANS AS:
ROADWAY BOUNDS - ■
EASEMENT BOUNDS - ■
- THE FINAL LOCATION OF PROPOSED UTILITY EASEMENTS ADJACENT TO THE PROPOSED ROADWAYS WILL BE DETERMINED AFTER REPRESENTATIVES FROM THE APPLICABLE UTILITY COMPANIES HAVE REVIEWED THE DESIGN PLAN SET.
- LOTS ABUTTING BAKER HILL DRIVE AND HILL TOP ROAD ARE SUBJECT TO A 10' WIDE LANDSCAPE AND UTILITY EASEMENT. THIS EASEMENT WILL LIE ADJACENT TO AND RUN PARALLEL WITH BOTH SIDES OF THE RESPECTIVE RIGHTS-OF-WAY OF BAKER HILL DRIVE AND HILL TOP ROAD SHOWN HEREON.
- LOTS SHOWN HEREON MAY BE SUBJECT TO FUTURE GRADING AND PEDESTRIAN EASEMENTS.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685

TITLE:
**PLAN OF LAND
(SHEET 1)**
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: F:\PROJ\DIV1\1-00402.01\SURVEY.DWG
DWG NO.: POL_B SHEET 3 OF 69

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS
AND THE COMMONWEALTH MASSACHUSETTS.

DATE: 7/29/00

FOR REGISTRY USE ONLY

SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 1

SEE SHEET 1



RHODES (PUBLIC 40' WIDE) CIRCLE

RHODES CIRCLE (PUBLIC 40' WIDE)

RHODES (PUBLIC 40' WIDE) CIRCLE

OPEN SPACE
AREA = 398,250±S.F.

LOT 44
AREA = 95,330±S.F.

LOT 45
AREA = 116,510±S.F.

LOT 43
AREA = 104,508±S.F.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

I, _____
CLERK OF THE TOWN OF HINGHAM
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

HINGHAM TOWN CLERK _____ DATE _____

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

RONALD GERRARD
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1190

DATE: 7/28/00

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE PLAN OF LAND SHEET 1 FOR GENERAL NOTES REGARDING
PLAN OF LAND SHEETS 1 THROUGH 8.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Norwell, MA 02061-1685
Fax: 781-982-5490

TITLE:
**PLAN of LAND
(SHEET 2)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

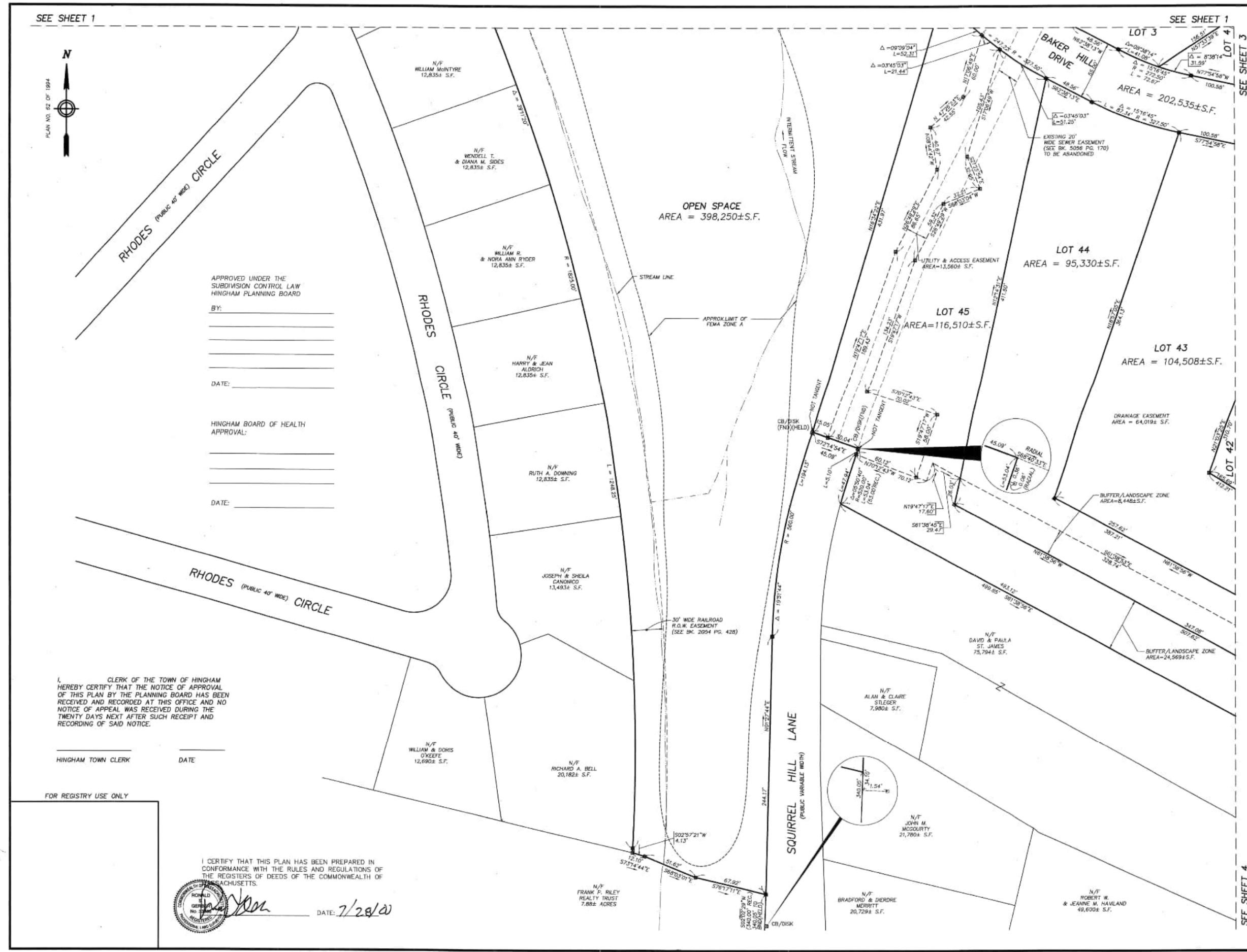
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/JAK
SCALE: 1" = 40'
JOB NO.: F:\PRO\DIVI\1-00402.01\SURVEY\DWG
DWG NO.: POL_8 SHEET 4 OF 69

40 20 0 40 80

SEE SHEET 3

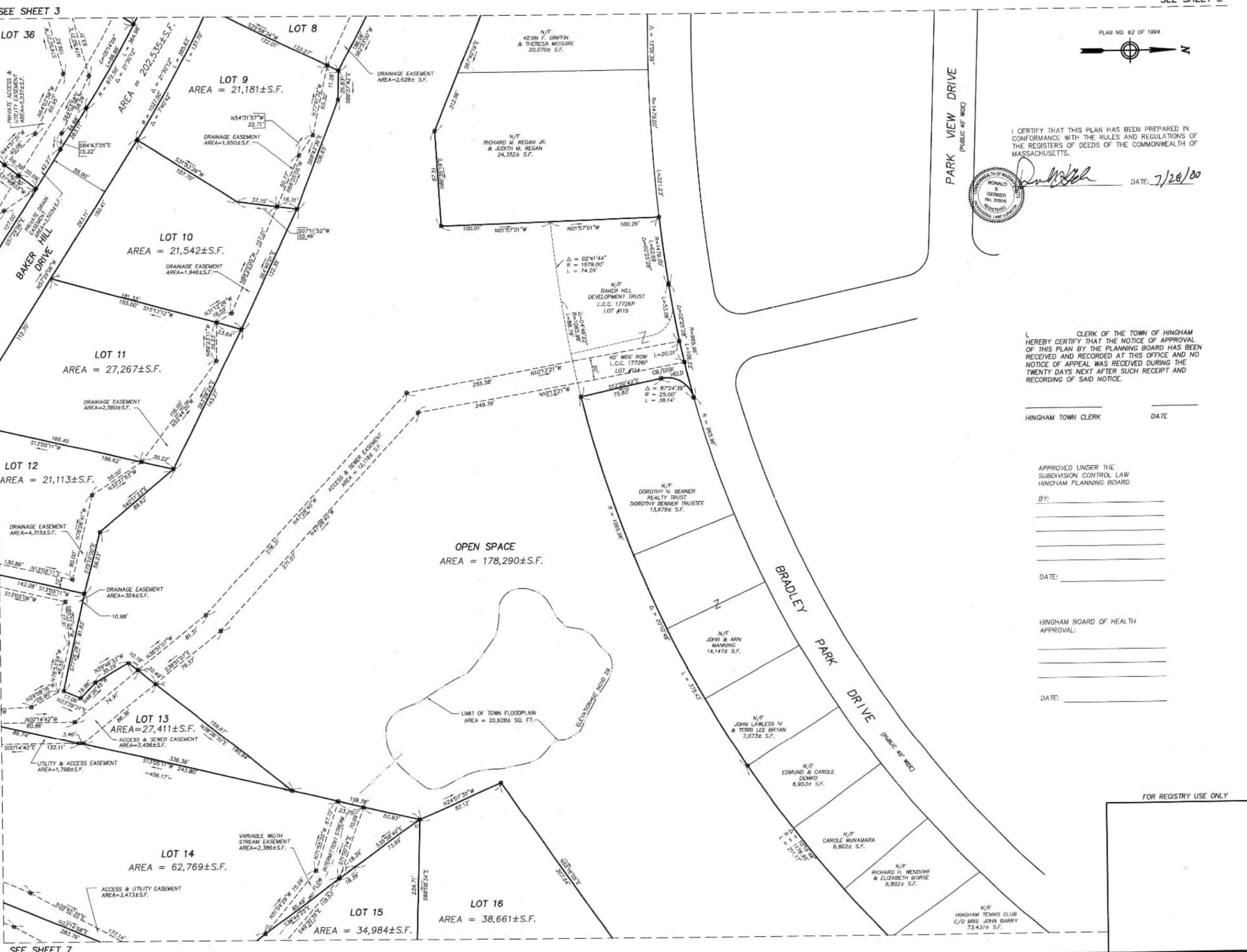
SEE SHEET 4



SEE SHEET 3

SEE SHEET 3

SEE SHEET 6



SEE SHEET 7

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE PLAN OF LAND SHEET 1 FOR GENERAL NOTES REGARDING PLAN OF LAND SHEETS 1 THROUGH 8.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



DATE: 7/28/00

I, CLERK OF THE TOWN OF HINGHAM HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

HINGHAM TOWN CLERK _____ DATE _____

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL: _____

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1595

TITLE:
PLAN of LAND (SHEET 5)

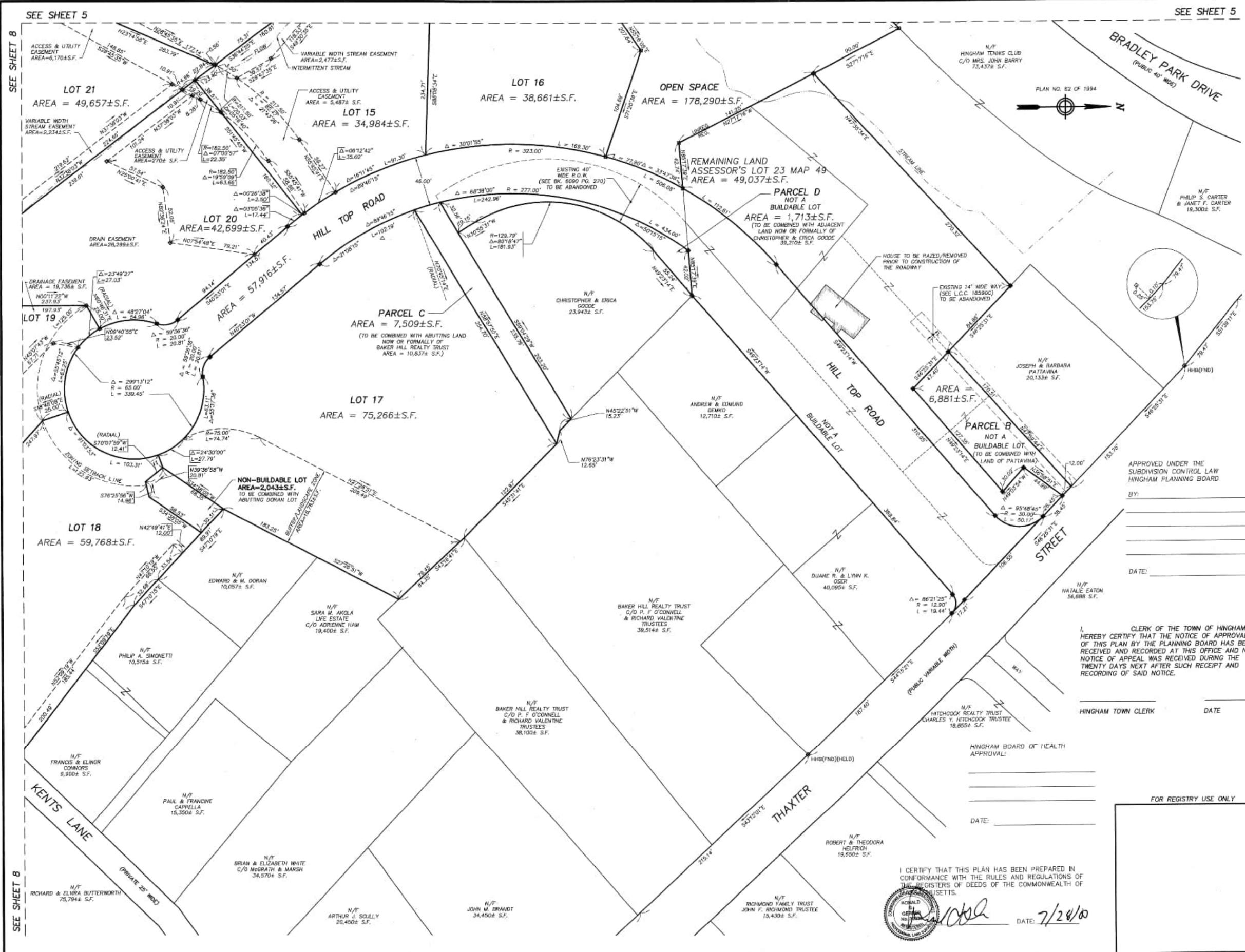
DEFINITIVE SUBDIVISION CHRISTINA ESTATES AT BAKER HILL HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION P.O. BOX 304 SHARON, MA 02067

FOR REGISTRY USE ONLY

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: F:\PROJ\DIV1\1-00402.01\SURVEY\DWG
DWG NO.: POL_8 SHEET 7 OF 69





REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	FINAL EDITS

GENERAL NOTES:
 1. SEE PLAN OF LAND SHEET 1 FOR GENERAL NOTES REGARDING PLAN OF LAND SHEETS 1 THROUGH 5.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685

TITLE:
PLAN of LAND (SHEET 7)
DEFINITIVE SUBDIVISION CHRISTINA ESTATES AT BAKER HILL HINGHAM, MA
 OWNER/APPLICANT:
INTOCCIA CONSTRUCTION P.O. BOX 304 SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: F:\PROJ\DIV1\1-00402.01\SURVEY\DWG
DWG NO.: PCL_8 SHEET 9 OF 89
40 20 0 40 80

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	FINAL EDITS

GENERAL NOTES:
 1. SEE PLAN OF LAND SHEET 1 FOR GENERAL NOTES REGARDING PLAN OF LAND SHEETS 1 THROUGH 8.

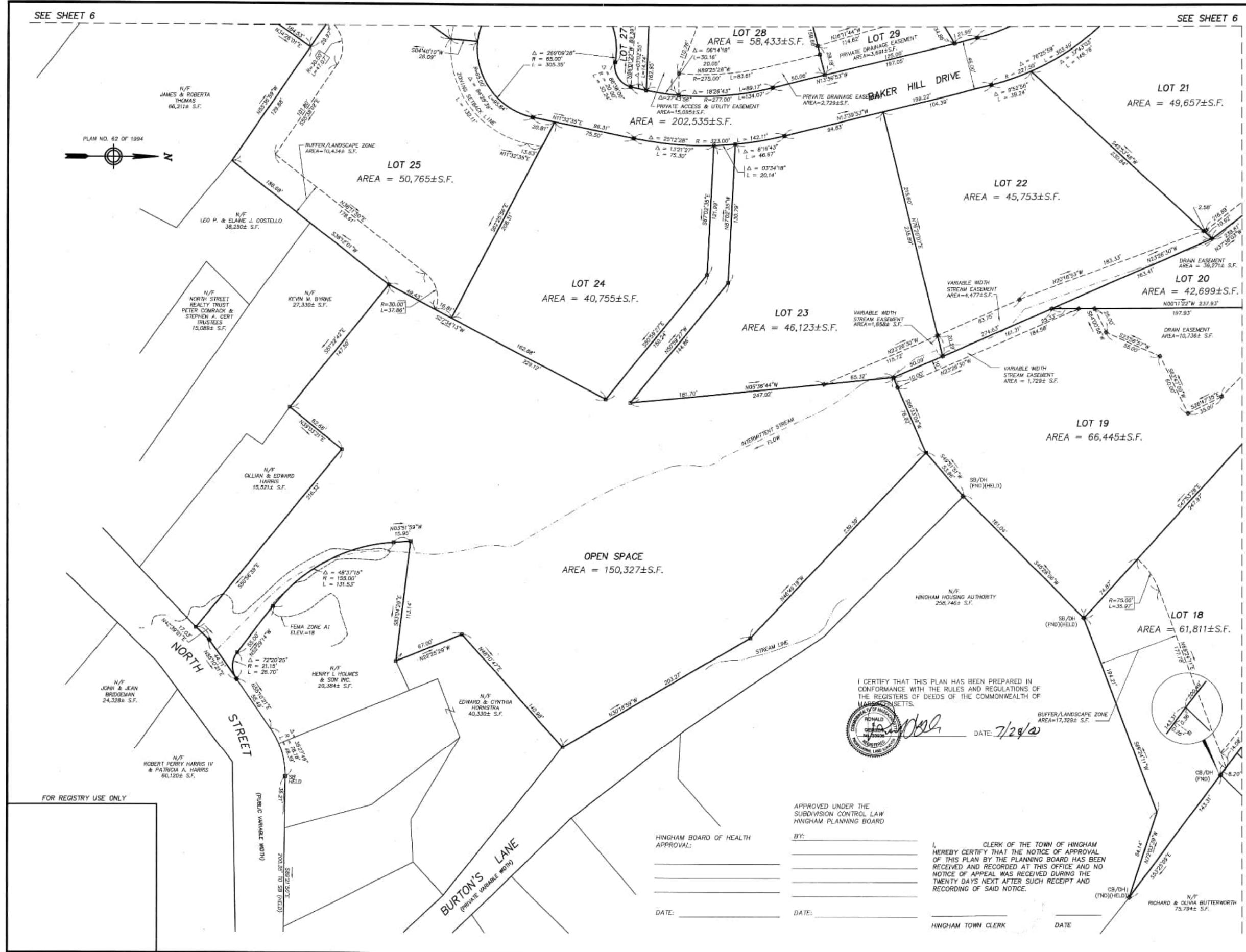
COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS
 781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685

TITLE:
PLAN of LAND (SHEET 8)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA
 OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: RSG/EJP
DRAWN: EJP/UAJ
SCALE: 1" = 40'
JOB NO.: F:\PRO\DIV1\1-00402.01\SURVEY\DWG
DWG NO.: POL_8 SHEET 10 OF 69

SEE SHEET 7

SEE SHEET 7



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature] DATE: 7/28/00



APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

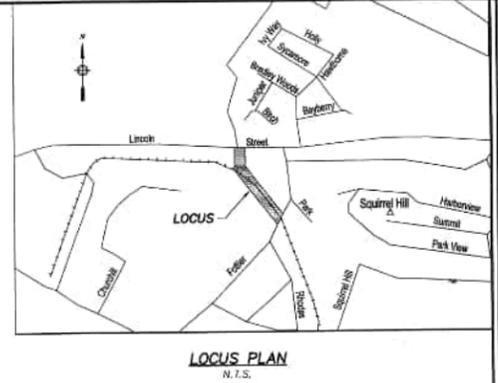
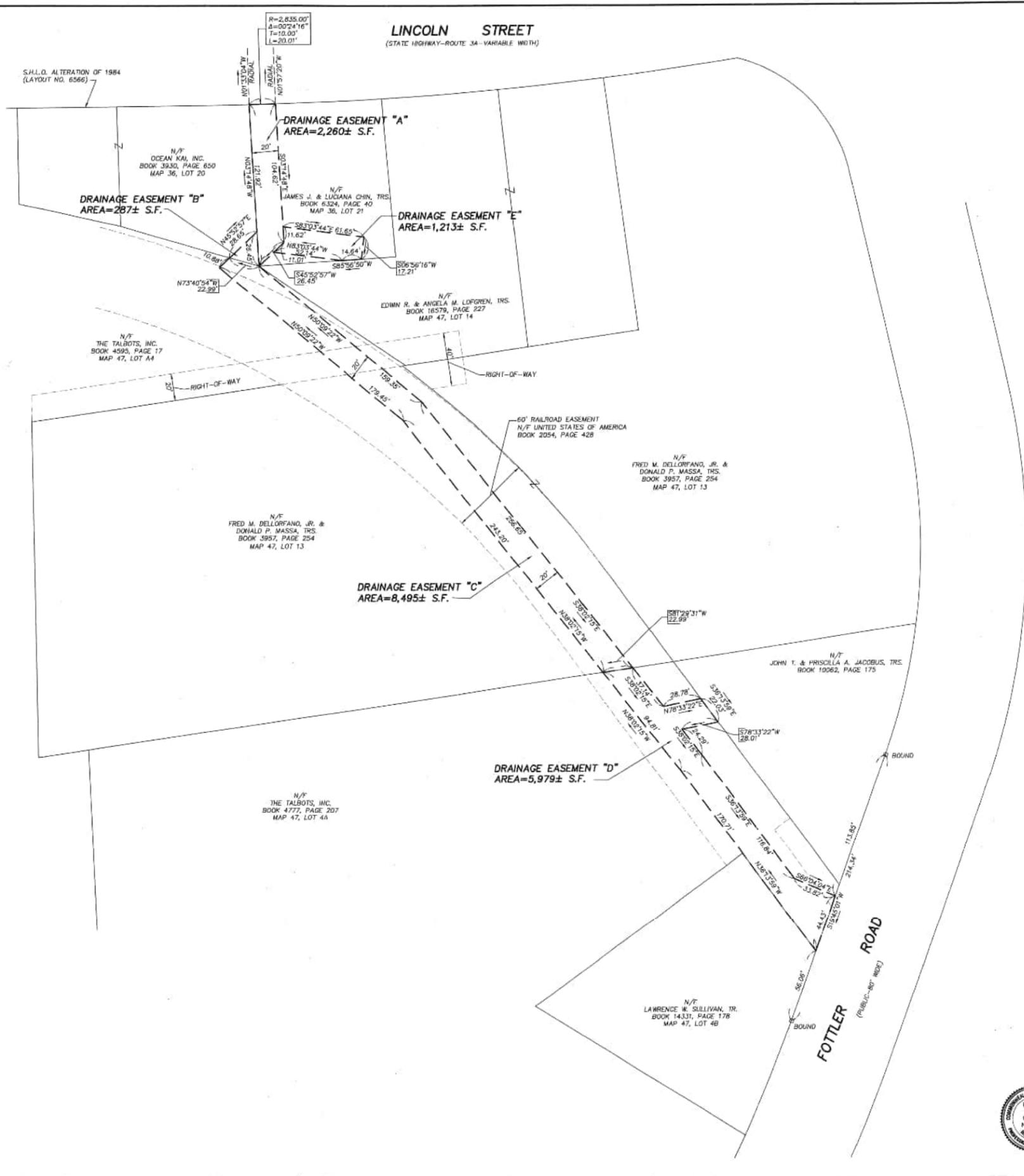
HINGHAM BOARD OF HEALTH APPROVAL:

BY: _____ DATE: _____

CLERK OF THE TOWN OF HINGHAM HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

HINGHAM TOWN CLERK _____ DATE: _____

FOR REGISTRY USE ONLY



REVISIONS:

No.	DATE

GENERAL NOTES:

- DEED AND PLAN REFERENCES ARE TO PLYMOUTH COUNTY REGISTRY OF DEEDS.
- PLAN REFERENCES:
 S.H.L.O. ALTERATION OF 1940
 S.H.L.O. ALTERATION OF 1984
 PLAN NO. 52 OF 1994
 PLAN NO. 1 OF 1979
 PLAN NO. 1673 OF 1971
 PLAN NO. 432 OF 1962
 PLAN NO. 469 OF 1960
 PLAN NO. 89 OF 1958

COLER & COLANTONIO INC.
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685

TITLE:

EASEMENT PLAN OF LAND
FOTTLER ROAD AND
LINCOLN STREET
(PLYMOUTH COUNTY)

PREPARED FOR:

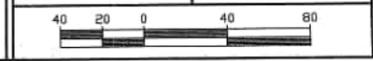
INTOCCIA CONSTRUCTION
P. O. BOX 304
SHARON, MA 02067

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



DATE: 7/28/00

DATE:	JULY 28, 2000
COMP./DESIGN:	RSG/TNC
CHECK:	RSG
DRAWN:	RSG/TNC
SCALE:	1"=40'
JOB NO.:	F:\PROJ\DIV1\BAKERHILL\DWG\1-402.51
DWG NO.:	DRAIN-EASE SHEET 11 OF 69



FOR REGISTRY USE ONLY

PLAN SET LEGEND

EXISTING CONDITIONS

	PAVED SHOULDER		CONIFEROUS TREE
	PAVED ROAD		DECIDUOUS TREE
	CURB AS AN EDGE OF ROAD PAVEMENT		POST
	MINOR TRAIL OR PATH		MAILBOX
	MAJOR TRAIL		MINOR CULVERT
	UNPAVED ROAD		FLAGPOLE
	FENCE LINE		YARD LIGHT
	CABLE GUIDE RAIL		DECIDUOUS BUSH
	CENTER LINE OF STREAM		CONIFEROUS BUSH
	SWAMP BOUNDARY		CONTOUR ANNOTATION
	TREE LINE/WOODED AREA		LEDGE OUTCROP
	HEDGE ROW		HINGHAM HIGHWAY BOUND
	PARKING LOT CURB		DRILL HOLE
	STONE WALL		STONE BOUND
	SHEDS, STAIRS, POOLS		CONCRETE BOUND
	PATIO, DECK, OPEN STORAGE		WETLAND LINE
	RETAINING WALL		WETLAND FLAG No.
	RUINS, CONSTRUCTION FOUNDATIONS		TEST PIT
	RAILROAD		BORING
	PAVED DRIVEWAY/PARKING LOT		WATER LINE
	UNPAVED DRIVEWAY		WATER VALVE
	INDEX CONTOUR		GAS LINE
	OBSTRUCTED INDEX CONTOUR		GAS VALVE
	INTERMEDIATE CONTOUR		OVERHEAD UTILITY WIRES
	OBSTRUCTED INTER. CONTOUR		LIGHT POLE
	WATER ELEVATION		STORM DRAIN LINE
	SPOT ELEVATION		DRAIN MANHOLE
	SWAMP SYMBOL		SEWER LINE
	UTILITY POLE		SEWER MANHOLE
	UTILITY-LIGHT POLE		EASEMENT LINES
	ROAD SIGN		BOUND H HB
	FIRE HYDRANT		BOUND H HB/E
	MANHOLE		
	CATCH BASIN		

PROPOSED CONDITIONS

	INDEX CONTOUR		HAND HOLE
	INTERMEDIATE CONTOUR		ELECTRIC MANHOLE
	EASEMENT LINE		TRANSFORMER
	RETAINING WALL		FIRE ALARM / PULL BOX
	PATHWAY		100' WETLAND BUFFER
	SPOT GRADE		TOWN OF HINGHAM 50' STRUCTURE SETBACK
	HEADWALL		TOWN OF HINGHAM 25' PAVEMENT SETBACK
	CATCH BASIN		
	DRAIN MANHOLE		
	STORM DRAIN LINE		
	WATER LINE		
	WATER VALVE		
	WATER SHUT OFF		
	HYDRANT		
	SEWER MANHOLE		
	SEWER LINE		
	ELECTRIC / TELEPHONE / CABLE LINE		
	GAS LINE		
	GAS VALVE		

* SHEET NUMBER REFERENCES KEY SHEET

EXISTING CONDITIONS NOTES SHEET 1-8*

- THE LOCUS PROPERTY HAVING A TOTAL AREA OF 92.205± ACRES, IS SHOWN ON THE TOWN OF HINGHAM ASSESSOR'S MAPS AS BEING COMPRISED OF THE FOLLOWING:
 - MAP 48 LOTS 152, 153, AND 202
 - MAP 49 LOTS 22 AND 23
 THE LOCUS PROPERTY IS FURTHER DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
 - DEED RECORDED IN BOOK 10218, PAGE 13
 - LAND COURT CERTIFICATE #68935
 - LAND COURT CERTIFICATE #76427
- PLAN REFERENCES
 - MASSACHUSETTS LAND COURT
 - LAND COURT PLAN 17726P, DATED AUGUST 8, 1986, AND PREPARED BY CHARLES F. ARNOLD & ASSOCIATES
 - LAND COURT PLAN 18590A, DATED AUGUST 12, 1942, LAND COURT PLAN 18590B, DATED APRIL 30, 1956, AND LAND COURT PLAN 18590C, DATED JULY 30, 1964, ALL PREPARED BY LEWIS W. PERKINS & SON, SURVEYORS.
 - PLYMOUTH COUNTY REGISTRY OF DEEDS
 - "PLAN OF LAND, HINGHAM, MASS.", DATED NOVEMBER 22, 1991, PREPARED BY HARRY R. FELDMAN, INC. AND RECORDED AS PLAN NUMBER 62 OF 1994
 - "COMPILED PLAN OF LAND", 68 THAXTER STREET, HINGHAM MASSACHUSETTS, DATED APRIL 14, 1980, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 216 OF 1980
 - "PLAN OF LAND, BAKER HILL", HINGHAM, MASSACHUSETTS, DATED AUGUST 25, 1988, PREPARED BY PERKINS ENGINEERING, INC., AND RECORDED AS PLAN NUMBER 1102 OF 1988
 - "PLAN OF LAND, BAKER HILL", HINGHAM, MA, DATED NOVEMBER 18, 1996, PREPARED BY COLER & COLANTONIO, INC., AND RECORDED AS PLAN NUMBER 38 OF 1997
- TOPOGRAPHIC INFORMATION HAS BEEN COMPILED FROM THE FOLLOWING SOURCES:
 - DIGITAL FILES FROM HARRY R. FELDMAN, INC.
 - A PLAN ENTITLED "TOPOGRAPHIC PLAN SQUIRREL HILL LANE HINGHAM, MA" DATED FEBRUARY 16, 1995, PREPARED BY HARRY R. FELDMAN, INC.
 - TREE SURVEY, BIRCH LOCATION, WETLAND LOCATIONS, AND AREAS OF SUPPLEMENTAL TOPOGRAPHY AND DETAIL, WERE PERFORMED BY COLER & COLANTONIO INC., IN 1995.
 - ADDITIONAL DETAIL DATA FROM A SET OF PLANS ENTITLED "BAKER HILL HINGHAM, MA, RESIDENTIAL SUBDIVISION PLAN" PREPARED BY H.K. MOORE ASSOCIATES, INC. AND DATED NOV. 1991.
- THE LOCUS PARCEL LIES IN ZONING DISTRICT "RESIDENCE A" AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP DATED 1996. RESIDENCE A REQUIRES A MINIMUM LOT SIZE OF 20,000 SQ. FT., AND HAS THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - FRONT YARD : 25 FEET
 - SIDE YARD : 15 FEET
 - REAR YARD : 15 FEET
- FEMA ZONES A AND A1 (100 YEAR FLOOD PLAIN) AS DENOTED HEREON HAVE BEEN GRAPHICALLY COMPILED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 250268 0006 B AND 250268 0007 B.
- THE LOCUS PROPERTY DOES NOT LIE WITHIN THE "ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT".
- THE LIMIT OF TOWN FLOOD PLAN IS DENOTED AS ELEVATION 50 (NGVD 29) AND SHOWN ON THE TOWN OF HINGHAM, ZONING MAP PART B, FLOOD PLAN AND WATERSHED PROTECTION DISTRICT, DATED 1975.
- ALL ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO 1929 NGVD DATUM. BENCHMARK: SPIKE IN A UTILITY POLE LOCATED ON THE WEST SIDE OF FOTTLER ROAD, 175 FEET NORTH OF THE RAILROAD CROSSING ELEV. = 26.42'
- "EDGE OF BORDERING VEGETATED WETLANDS" LINES SHOWN HEREON WERE FLAGGED BY COLER & COLANTONIO, INC. BETWEEN JAN. 1997 AND MARCH 1997, AND CONFIRMED BY THE HINGHAM CONSERVATION COMMISSION IN A DETERMINATION ISSUED IN MAY 1997.
- SUBSURFACE UTILITIES ARE COMPILED FROM RECORD UTILITY PLANS SUPPLIED BY THE VARIOUS OPERATING AUTHORITIES, OR DATA COMPILED FROM THE PLAN REFERENCED IN GENERAL NOTE 3. THE LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES.
- ABUTTER NAMES ARE FROM TOWN OF HINGHAM BOARD OF ASSESSOR'S CERTIFICATION SHEET, DATED 3-22-99.
- THE LEDGE OUTCROP LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE, AND ADDITIONAL LEDGE MAY EXIST WHICH IS NOT SHOWN. ADDITIONAL INVESTIGATIONS ARE RECOMMENDED PRIOR TO FINAL DESIGN EFFORTS IN THESE AREAS.

GRADING & DRAINAGE NOTES SHEET 1-8*

- THE TEST PITS SHOWN HAVE BEEN PERFORMED BY COLER & COLANTONIO, INC. REFER TO THE SOIL REPORTS FOR THE TEST TIMES AND RESULTS.
- SLOPE STABILIZATION METHODS SUCH AS EROSION CONTROL MESH MAY BE USED IN AREAS WHERE THE PROPOSED GRADE EXCEEDS 3:1 OR AS DIRECTED BY THE TOWN OF HINGHAM'S CONSULTING ENGINEER.
- ALL STORM DRAINS TO BE 12" RCP, CLASS III UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SUBSURFACE UTILITIES UNCOVERED DURING EXCAVATION THAT DIFFER FROM WHAT IS SHOWN.
- CONTACT DIG-SAFE 72 HOURS PRIOR TO PERFORMING ANY EXCAVATION WORK.
- PERIMETER DRAINS FOR HOUSE FOUNDATIONS SHALL NOT DISCHARGE DIRECTLY TO STORM SEWERS BUT SHOULD DISCHARGE ON-LOT TO GRADE. OUTLETS SHALL BE OUTSIDE OF MUNICIPAL DRAINAGE EASEMENT.
- WALKING PATHS TO HAVE A WOOD CHIP SURFACE.
- EXISTING DRAINAGE OUTLETS FROM RHODES CIRCLE TO BE INSPECTED AND CLEANED DURING ROADWAY CONSTRUCTION.

PLAN & PROFILE ROAD NOTES SHEET 29-41

- THE OWNER SHALL PROCURE SERVICES FOR THE INSTALLATION OF THE PROPOSED GRANITE BOUNDS WHERE SHOWN.
- STREET TREES SHALL BE LOCATED ALONG ROADS "BAKER HILL DRIVE" & "HILL TOP ROAD" IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5 L OF THE RULES AND REGULATIONS.
- MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO APPLICABLE UTILITY COMPANY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE ACTUAL LOCATIONS OF EXISTING UTILITIES AND TO COORDINATE CONNECTIONS OR RELOCATIONS WITH THE AFFECTED UTILITY COMPANY AND THE ENGINEER.
- A 12" MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED AT THE INTERSECTION OF WATER, GAS, ELECTRIC/TELEPHONE/CABLE, SEWER, AND DRAIN LINES.
- THE HOUSE AND INDIVIDUAL DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF HOUSE SERVICES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO INSTALLATION.
- ALL WATER SERVICES TO BE 1" P.E. UNLESS OTHERWISE DETERMINED BY THE MASSACHUSETTS-AMERICAN WATER COMPANY.
- ALL STORM DRAINS TO BE 12" RCP, CLASS III UNLESS OTHERWISE NOTED.
- SEE DETAIL SHEETS FOR TREATMENT ON CUT SLOPES.
- ALL SANITARY SEWER GRAVITY LINES TO BE 8" PVC SDR35, EXCEPT AS OTHERWISE NOTED.
- HILL TOP ROAD FORCE MAIN TO BE 2" PVC SDR21.

UTILITY PLAN NOTES SHEET 1-8*

- WATER LINE BENDS SHOWN ARE 11.25° UNLESS OTHERWISE NOTED.
- CONFIRM UTILITY LAYOUT, MATERIALS AND CONSTRUCTION METHODS WITH APPLICABLE UTILITY PURVEYORS.
- STREET OPENING PERMIT REQUIRED FOR UTILITY INSTALLATION IN THAXTER STREET, FOTTLER ROAD AND SQUIRREL HILL LANE. COMPLY WITH PERMIT REQUIREMENTS FOR PAVEMENT PATCH.

ENVIRONMENTAL CONTROL NOTES SHEET 1-8*

- MAINTAIN EROSION CONTROL MEASURES UNTIL VEGETATION IS ESTABLISHED.
- PROVIDE 6 INCHES OF CRUSHED STONE AT THE CONSTRUCTION ACCESS LOCATIONS FOR A LENGTH OF 80 FEET AND A WIDTH OF 20 FEET.
- PROVIDE TEMPORARY SILTATION CONTROL, INCLUDING HAY BALES, AROUND DRAINAGE STRUCTURES AS DIRECTED BY THE ENGINEER.
- LOAD AND SEED DISTURBED AREAS AS SOON AS PRACTICABLE OR AS DIRECTED BY THE ENGINEER.
- STUMPS TO BE DISPOSED OF OFF SITE.
- PROTECT STOCKPILED SOIL FROM EROSION, SEED OR MULCH INACTIVE STOCKPILES.
- OWNER OR CONTRACTOR SHALL DESIGNATE AGENT RESPONSIBLE FOR INSPECTION OF ENVIRONMENTAL CONTROL MEASURES. INSPECTION SHALL OCCUR BEFORE AND AFTER SIGNIFICANT STORM EVENTS AND AS FOLLOWS:
 - PRIOR TO INITIATING CONSTRUCTION IN ANY AREA
 - ONCE WEEKLY IN ACTIVE CONSTRUCTION AREAS
 - AT COMPLETION OF ACTIVITY IN ANY AREA
 - MONTHLY UNTIL VEGETATION IS ESTABLISHED
- PROVIDE TEMPORARY CHECK DAMS EVERY 100 FEET IN CUT SLOPE SECTIONS ALONG ROADWAY.
- CHANGES TO EROSION CONTROL STRUCTURES MUST BE REVIEWED AND APPROVED BY THE CONSERVATION COMMISSION.

DETAIL NOTES SHEET 1-6

- ALL CONSTRUCTION METHODS TO CONFORM TO APPLICABLE UTILITY PURVEYOR REQUIREMENTS, MASS STATE STANDARDS AND TOWN OF HINGHAM REQUIREMENTS.
- APPLY CUT SLOPE TREATMENT DETAIL TO BAKER HILL DRIVE STA 0+75 TO 5+00, 16+75 TO 26+50, 33+00 TO END OF CUL DE SAC.

LIST OF WAIVERS

- WAIVER FROM SECTION 4(B)(4)(a): LENGTH OF DEAD END STREET.
- WAIVER FROM SECTION 3(C)(2)(f): DRAINAGE SYSTEMS.
- WAIVER FROM SECTION 3(C)(2)(n): LAYOUT PLANS FOR EACH PROPOSED WAY.
- WAIVER FROM SECTION 3(C)(2)(p): EXISTING AND PROPOSED TOPOGRAPHY OF THE LAND.
- WAIVER FROM SECTION 4(B)(2)(a): INTERSECTION OF PROPOSED STREETS.
- WAIVER FROM SECTION 4(B)(3)(a): WIDTH, ALIGNMENT, AND GRADES OF STREETS.
- WAIVER FROM SECTION 4(C)(2): GROUNDWATER INTERCEPTION.
- WAIVER FROM SECTION 4(C)(3)(a): MINIMUM VELOCITY.
- WAIVER FROM SECTION 4(D): OPEN DRAINAGE SYSTEM.
- WAIVER FROM SECTION 4(F): EASEMENTS.
- WAIVER FROM SECTION 5(M): SIDE SLOPES.

BUFFER ZONE NOTES

- TREES FOR THE CHRISTINA ESTATES/BAKER HILL BUFFER ZONE
- PLANTINGS SHOULD BE VARIED SO AS TO AVOID THE PROBLEMS THAT USUALLY GO ALONG WITH MONOCULTURES. TREES TO BE 6"-8" HIGH TYPICAL PLANTING DENSITY TO BE EQUAL TO PLANTING 6" ON CENTER.
- COLORADO SPRUCE
NORWAY SPRUCE
BLACK SPRUCE
FRASER FIR
WHITE FIR
WHITE PINE
RED PINE
AUSTRIAN PINE
JAPANESE BLACK PINE
EASTERN RED CEDAR
FALSE CYPRUS
DARK AMERICAN ARBORVITAE
WESTERN HEMLOCK

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

APPROVED BY: _____

HIGHWAY DEPARTMENT _____

FIRE DEPARTMENT _____

TREE AND PARK DEPARTMENT _____

HINGHAM WATER DEPARTMENT _____

HINGHAM MUNICIPAL LIGHT COMPANY _____

GAS COMPANY _____

TELEPHONE COMPANY _____

POSTMASTER _____

CONSERVATION COMMISSION _____

DATE: _____

REVISIONS:

No.	DATE	SEWER REVIEW COMMENTS
1	02-09-00	
2	07-28-00	FINAL EXITS

GENERAL NOTES:

- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5490

101 Accord Park Drive
Norwell, MA 02061-1885



John C. Chessa 7/20/00

TITLE: _____

LEGEND & GENERAL NOTES SHEET

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:

**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999

COMP./DESIGN: JCC/GMA

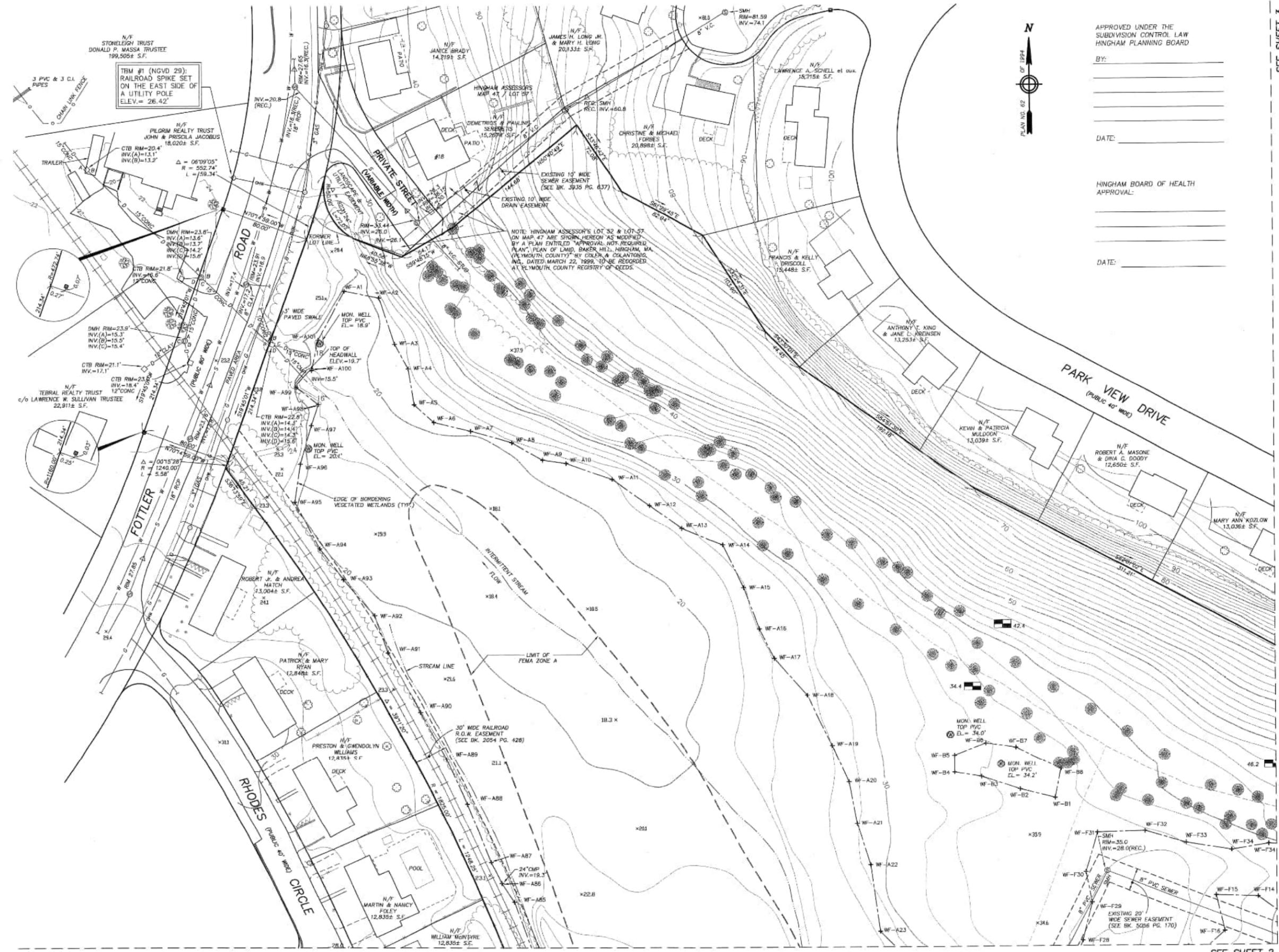
CHECK: JJC/JCC

DRAWN: UAK

SCALE: N/A

JOB NO.: 1-00402.01\PLANSET4\

DWG NO.: LNOTE SHEET 12 OF 69



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

By: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax 781-982-5499 Norwell, MA 02061-1885



TITLE:
**EXISTING CONDITIONS
(SHEET 1)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

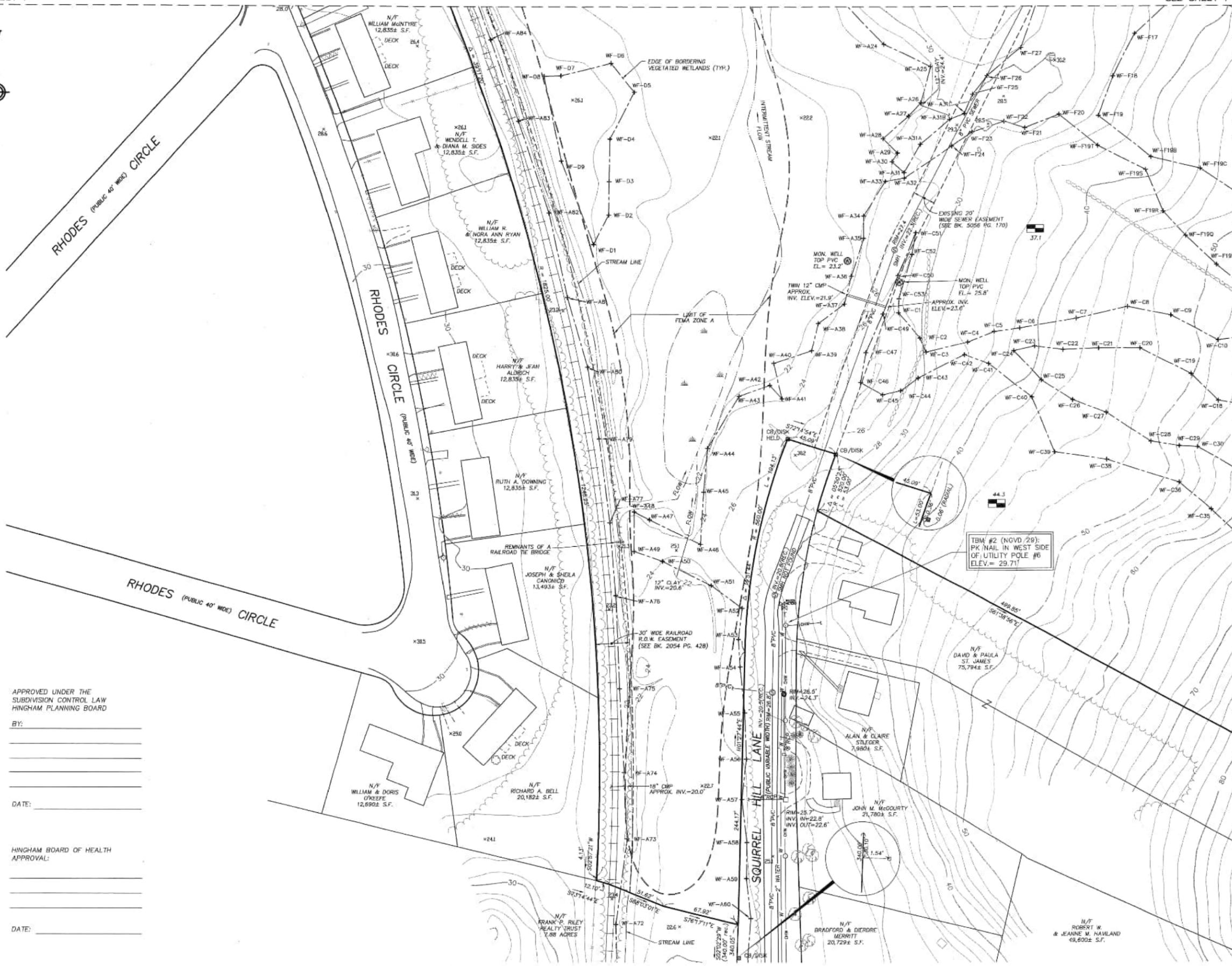
PREPARED FOR:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999	
COMP./DESIGN: EJP	
CHECK: JJC/SPD	
DRAWN: EJP/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\SURVEY\	
DWG NO.: EC_8	SHEET 13 OF 59

SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

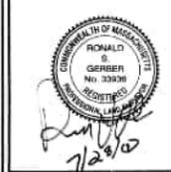


REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:
 1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS
 781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685



TITLE:
EXISTING CONDITIONS
 (SHEET 2)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA
 PREPARED FOR:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: JIC/SPD
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\SURVEY\
DWG NO.: EC_B SHEET 14 OF 69



APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
 APPROVAL:

DATE: _____

SEE SHEET 3

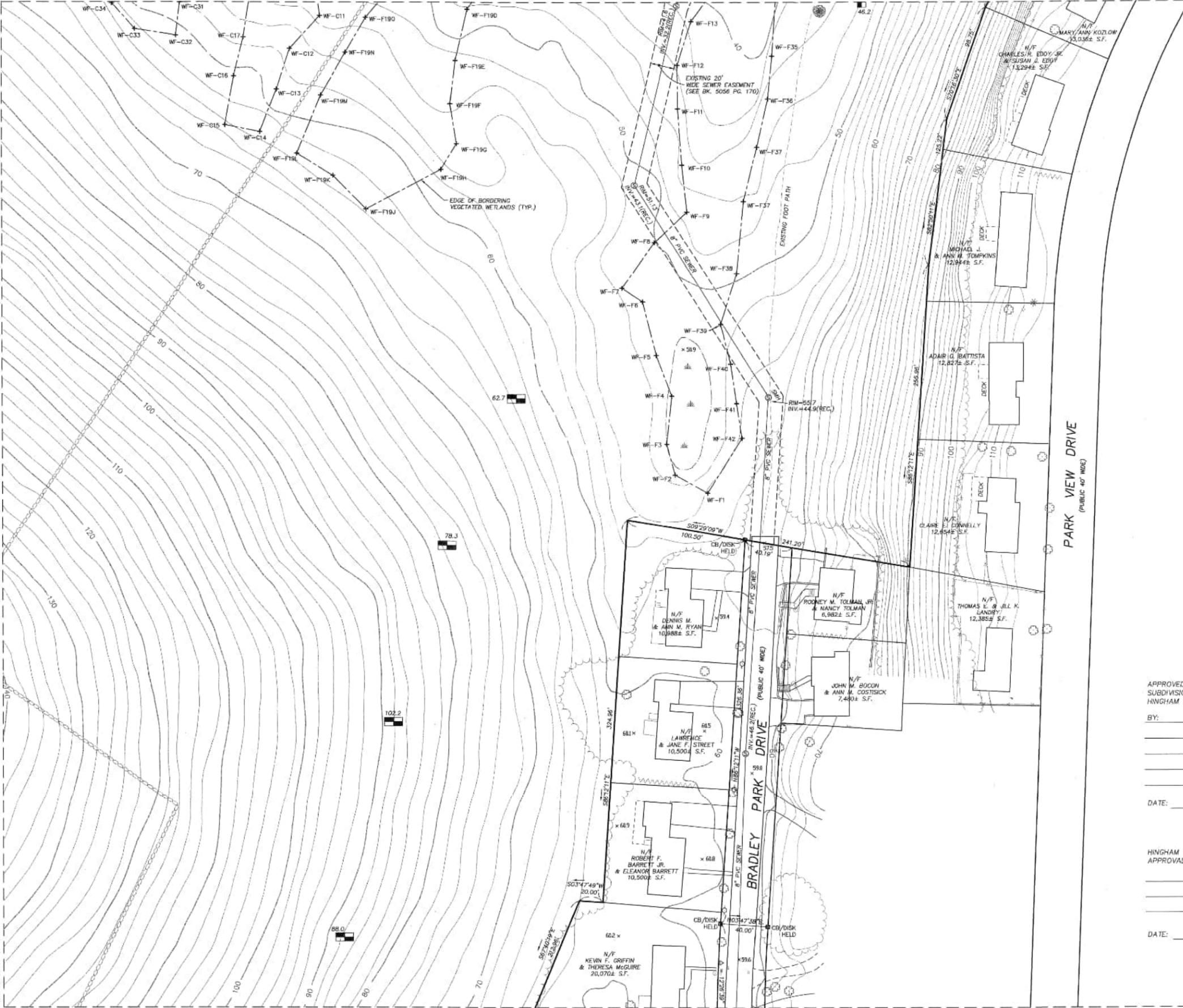
SEE SHEET 4

SEE SHEET 2

SEE SHEET 1

SEE SHEET 4

SEE SHEET 4



REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-882-5400 101 Accord Park Drive
Fax: 781-882-5490 Norwell, MA 02061-1685



APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL:

DATE: _____

TITLE:
EXISTING CONDITIONS (SHEET 3)

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

PREPARED FOR:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: JJC/SPD
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\SURVEY\
DWG NO.: EC_8 SHEET 15 OF 69



SEE SHEET 5

SEE SHEET 5



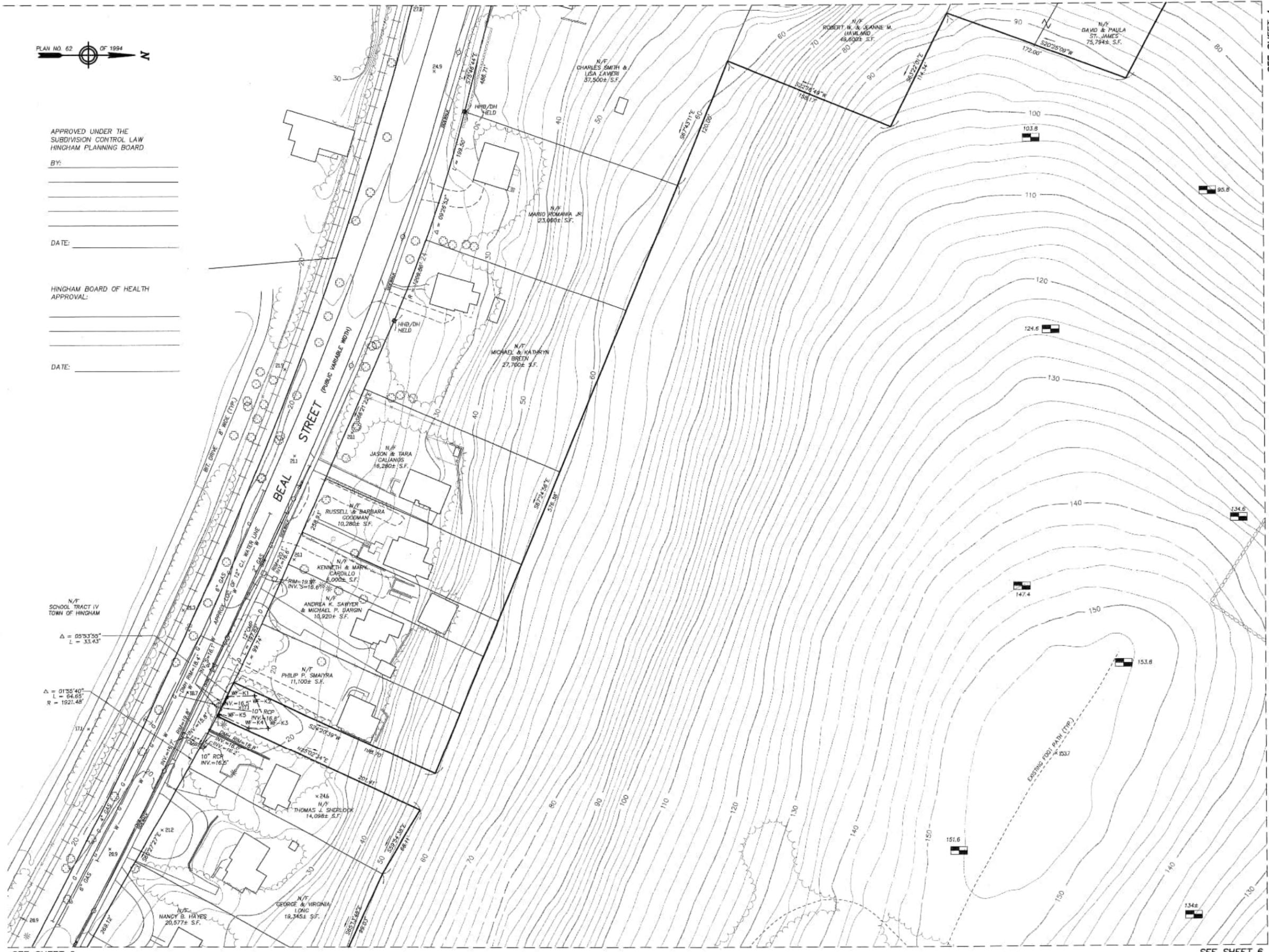
APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____



SEE SHEET 2

SEE SHEET 4

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

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ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



TITLE:
**EXISTING CONDITIONS
(SHEET 4)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

PREPARED FOR:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: JJC/SPD
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\SURVEY\
DWG NO.: EC_8 SHEET 16 OF 69



SEE SHEET 6

SEE SHEET 6

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6



PARK VIEW DRIVE
(PUBLIC 40' WIDE)

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

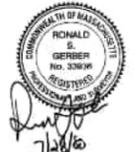
DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1603



TITLE:

**EXISTING CONDITIONS
(SHEET 5)**

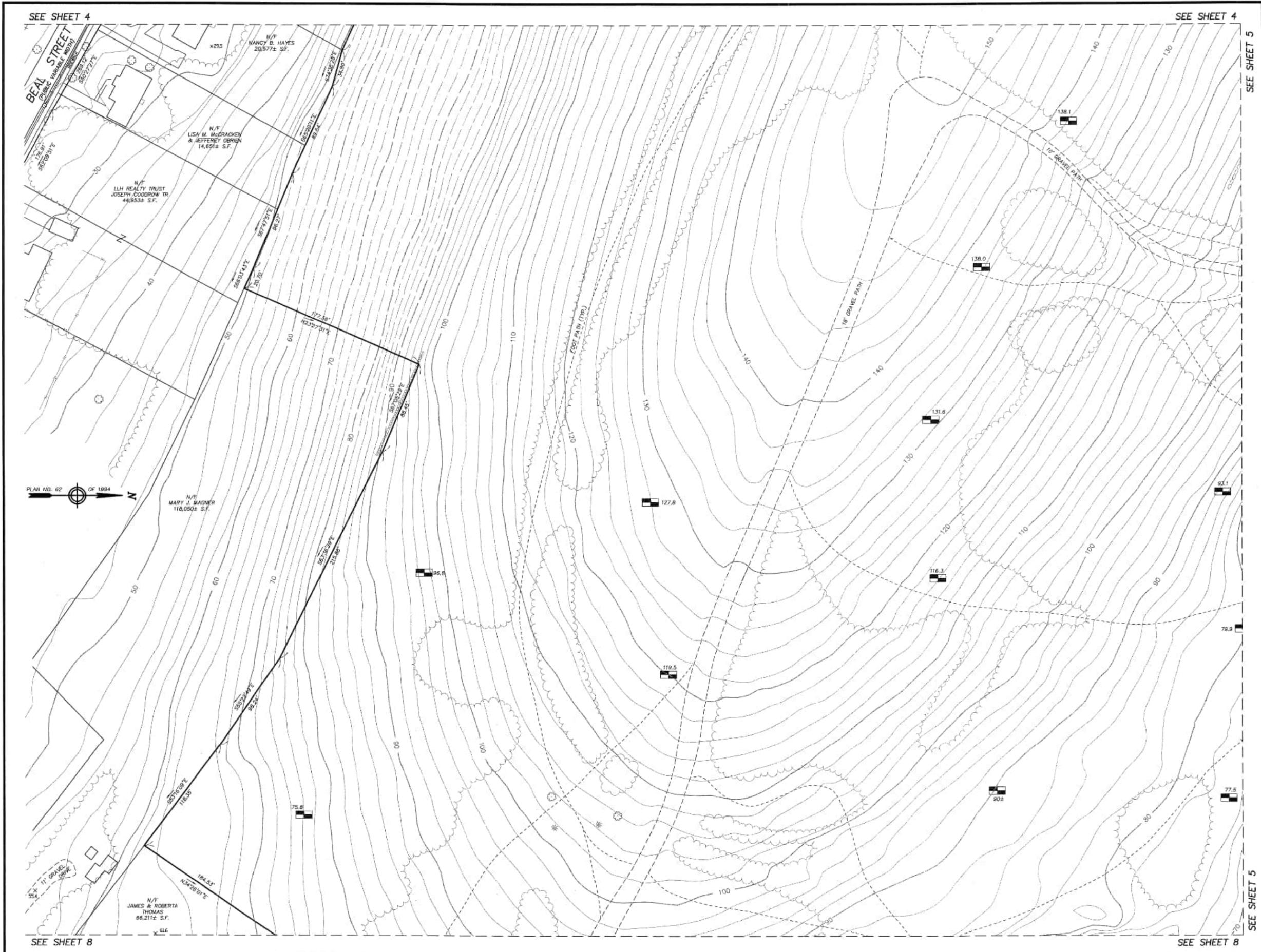
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

PREPARED FOR:

**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999	
COMP./DESIGN: EJP	
CHECK: JJC/SPD	
DRAWN: EJP/JAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\SURVEY\	
DWG NO.: EC_8	SHEET 17 OF 69





REVISIONS:

No.	DATE	FINAL EDITS
1	7/23/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

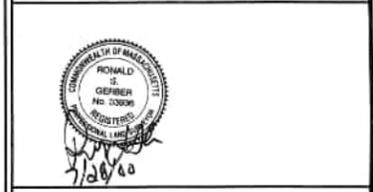
DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1680



TITLE:
EXISTING CONDITIONS
(SHEET 6)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

PREPARED FOR:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
 COMP./DESIGN: EJP
 CHECK: JJC/SPD
 DRAWN: EJP/UAK
 SCALE: 1" = 40'
 JOB NO.: 1-00402.01\SURVEY\
 DWG NO.: EC_8 SHEET 18 OF 69

SEE SHEET 5

SEE SHEET 5

SEE SHEET 8



REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:
 1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 6.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685



TITLE:
EXISTING CONDITIONS
 (SHEET 7)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA
 PREPARED FOR:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

TBM #3 (NGVD 29):
 CHISELED "X" ON THE
 LOWER NORTHWEST
 BOLT OF HYDRANT
 ELEV. = 75.93'

APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD

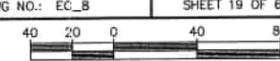
BY: _____

 DATE: _____

HINGHAM BOARD OF HEALTH
 APPROVAL: _____

 DATE: _____

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: JJC/SPD
DRAWN: EJP/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\SURVEY\
DWG NO.: EC_8
SHEET 19 OF 69



SEE SHEET 8

REVISIONS:

No.	DATE	FINAL EDITS
1	7/28/00	

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EXISTING CONDITIONS SHEETS 1 THROUGH 8.

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL:

DATE: _____

COLER & COLANTONIO INC ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685

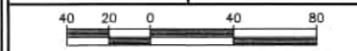


TITLE: EXISTING CONDITIONS (SHEET 8)

DEFINITIVE SUBDIVISION CHRISTINA ESTATES AT BAKER HILL HINGHAM, MA

PREPARED FOR: INTOCCIA CONSTRUCTION P.O. BOX 304 SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: EJP
CHECK: JJC/SPD
DRAWN: EJP/IAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\SURVEY\
DWG NO.: EC_8 SHEET 20 OF 69



SEE SHEET 7

SEE SHEET 7



LOT No.	FRONTAGE (IN FEET)	UPLAND AREA (IN SQUARE FEET)	TOTAL AREA (IN SQUARE FEET)
LOT 1	347.20'	40,441 ± S.F.	40,441 ± S.F.
LOT 2	425.71'	53,491 ± S.F.	56,602 ± S.F.
LOT 3	247.85'	57,762 ± S.F.	80,978 ± S.F.
LOT 4	174.01'	59,406 ± S.F.	68,377 ± S.F.
LOT 5	272.42'	36,432 ± S.F.	45,211 ± S.F.
LOT 6	197.33'	38,699 ± S.F.	38,699 ± S.F.
LOT 7	168.37'	41,364 ± S.F.	41,364 ± S.F.
LOT 8	159.71'	24,472 ± S.F.	24,472 ± S.F.
LOT 9	137.70'	21,181 ± S.F.	21,181 ± S.F.
LOT 10	190.41'	21,542 ± S.F.	21,542 ± S.F.
LOT 11	154.09'	27,267 ± S.F.	27,267 ± S.F.
LOT 12	130.94'	20,271 ± S.F.	21,113 ± S.F.
LOT 13	139.71'	27,411 ± S.F.	27,411 ± S.F.
LOT 14	144.98'	50,247 ± S.F.	62,789 ± S.F.
LOT 15	128.83'	28,492 ± S.F.	34,984 ± S.F.
LOT 16	169.30'	25,323 ± S.F.	38,661 ± S.F.
LOT 17	348.47'	65,862 ± S.F.	75,266 ± S.F.
LOT 18	151.74'	43,080 ± S.F.	61,811 ± S.F.
LOT 19	123.00'	63,149 ± S.F.	60,445 ± S.F.
LOT 20	227.78'	38,952 ± S.F.	42,699 ± S.F.
LOT 21	167.30'	46,439 ± S.F.	49,657 ± S.F.
LOT 22	143.63'	39,938 ± S.F.	45,753 ± S.F.
LOT 23	141.50'	44,628 ± S.F.	46,123 ± S.F.
LOT 24	150.80'	40,755 ± S.F.	40,755 ± S.F.

LOT No.	FRONTAGE (IN FEET)	UPLAND AREA (IN SQUARE FEET)	TOTAL AREA (IN SQUARE FEET)
LOT 25	132.11'	50,765 ± S.F.	50,765 ± S.F.
LOT 26	128.00'	52,655 ± S.F.	52,655 ± S.F.
LOT 27	164.64'	77,696 ± S.F.	77,696 ± S.F.
LOT 28	169.39'	58,433 ± S.F.	58,433 ± S.F.
LOT 29	125.00'	50,276 ± S.F.	50,276 ± S.F.
LOT 30	151.67'	57,038 ± S.F.	57,038 ± S.F.
LOT 31	170.73'	37,902 ± S.F.	37,902 ± S.F.
LOT 32	125.20'	37,476 ± S.F.	37,476 ± S.F.
LOT 33	126.86'	36,164 ± S.F.	36,164 ± S.F.
LOT 34	127.22'	38,825 ± S.F.	39,825 ± S.F.
LOT 35	127.00'	38,310 ± S.F.	38,310 ± S.F.
LOT 36	176.03'	38,722 ± S.F.	38,722 ± S.F.
LOT 37	201.17'	40,347 ± S.F.	40,347 ± S.F.
LOT 38	126.05'	54,027 ± S.F.	54,027 ± S.F.
LOT 39	126.30'	44,454 ± S.F.	44,454 ± S.F.
LOT 40	126.10'	60,017 ± S.F.	60,017 ± S.F.
LOT 41	126.04'	91,229 ± S.F.	91,229 ± S.F.
LOT 42	129.31'	62,301 ± S.F.	90,427 ± S.F.
LOT 43	142.65'	60,165 ± S.F.	104,508 ± S.F.
LOT 44	135.90'	62,254 ± S.F.	95,330 ± S.F.
LOT 45	125.00'	95,555 ± S.F.	116,510 ± S.F.



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

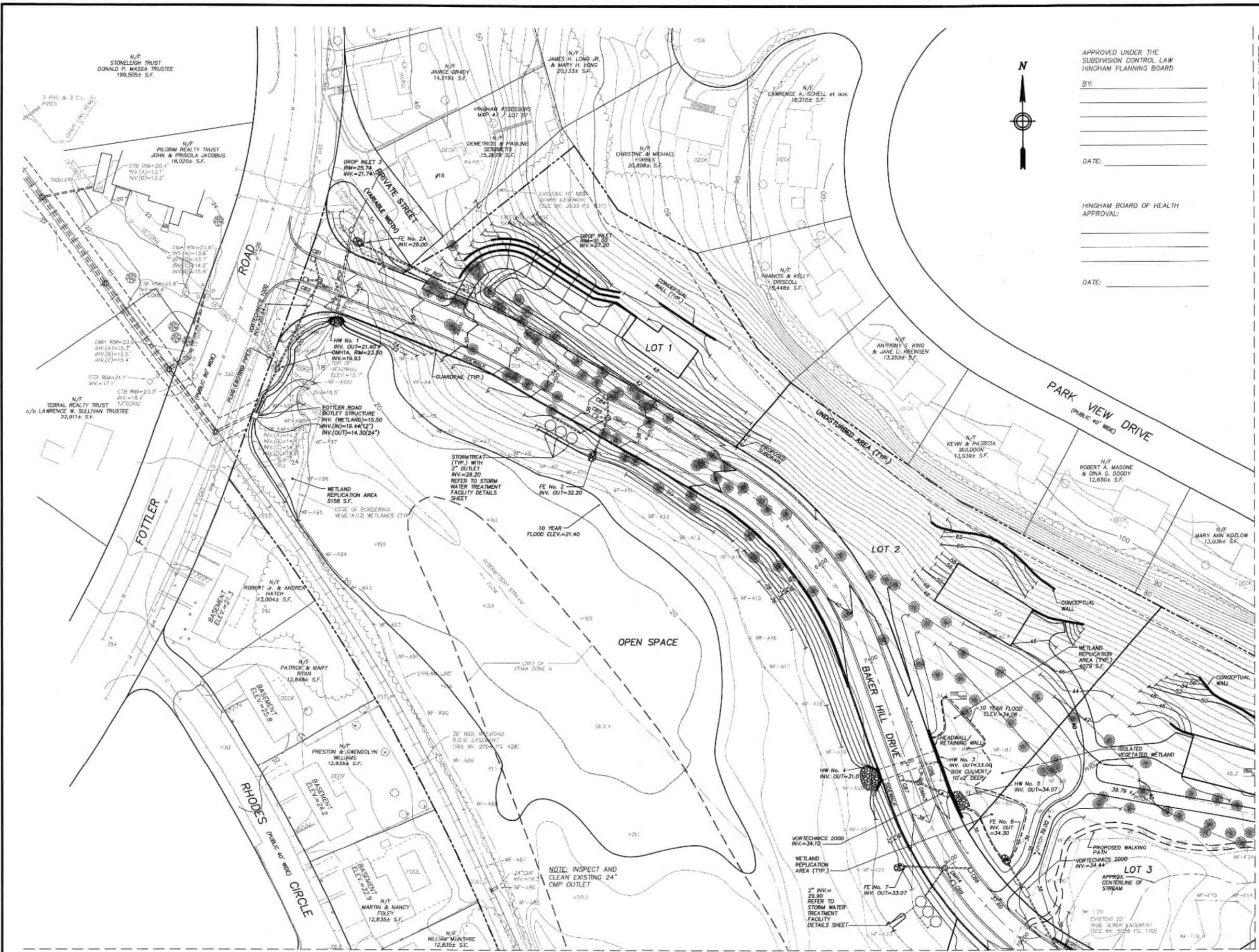
GENERAL NOTES:
 1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
 2. THE HOUSE FOOTPRINTS AND DRIVEWAY LOCATION SHOWN ARE CONCEPTUAL ONLY.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS
 781-982-5400 101 Accord Park Drive
 Fax 781-982-5490 Norwell, MA 02061-1685



TITLE:
LOT LAYOUT PLAN
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA
 OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: 1"=150'
JOB NO.: G:\CIVIL\1-402.01\TOTALPLANSET\PLANSET4\
DWG NO.: LOTTING SHEET 21 OF 69
150 75 0 150 300



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

SEE SHEET 3

REVISIONS:		
No.	DATE	DESCRIPTION
1	07/29/99	MODIFIED LOTS & GRADING
2	07/22/99	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 8.

2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5492

101 Accord Park Drive
Norwell, MA 02061-1685



John C. Chessa 7/20/00

TITLE:
**GRADING & DRAINAGE PLAN
(SHEET 1)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JCC/JCC	
DRAWN: GMA/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: GD_B	SHEET 22 OF 69



SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

SEE SHEET 1

SEE SHEET 1



SEE SHEET 3

SEE SHEET 4

REVISIONS:

No.	DATE	MODIFIED LOTS & GRADING
1	07/09/98	RESPONSE TO TOWN COMMENTS
2	07/22/98	FINAL EDITS
3	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5490

101 Accord Park Drive
Norwell, MA 02061-1885



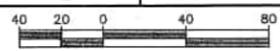
John Chessa 7/28/00

TITLE:
GRADING & DRAINAGE PLAN
(SHEET 2)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JJC/JCC	
DRAWN: GMA/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: GD_8	SHEET 23 OF 69



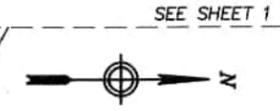
APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____



SEE SHEET 2

SEE SHEET 1

SEE SHEET 4

SEE SHEET 5

REVISIONS:

No.	DATE	RESPONSE TO TOWN COMMENTS
1	07/22/99	FINAL EDITS
2	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 1A "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 6.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5490

101 Accord Park Drive
Norwell, MA 02061-1685



John C. Chassin 7/28/00

TITLE:
GRADING & DRAINAGE PLAN
(SHEET 3)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UJK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: GD_B
SHEET 24 OF 69



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

N/F
SCHOOL TRACT IV
TOWN OF HINGHAM



SEE SHEET 2

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

REVISIONS:

No.	DATE	DESCRIPTION
1	07/09/99	MODIFIED LOTS & GRADING
2	07/22/99	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 14 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 5.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5450 Norwell, MA 02061-1685



John C. Chessa 7/28/00

TITLE:
**GRADING & DRAINAGE PLAN
(SHEET 4)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

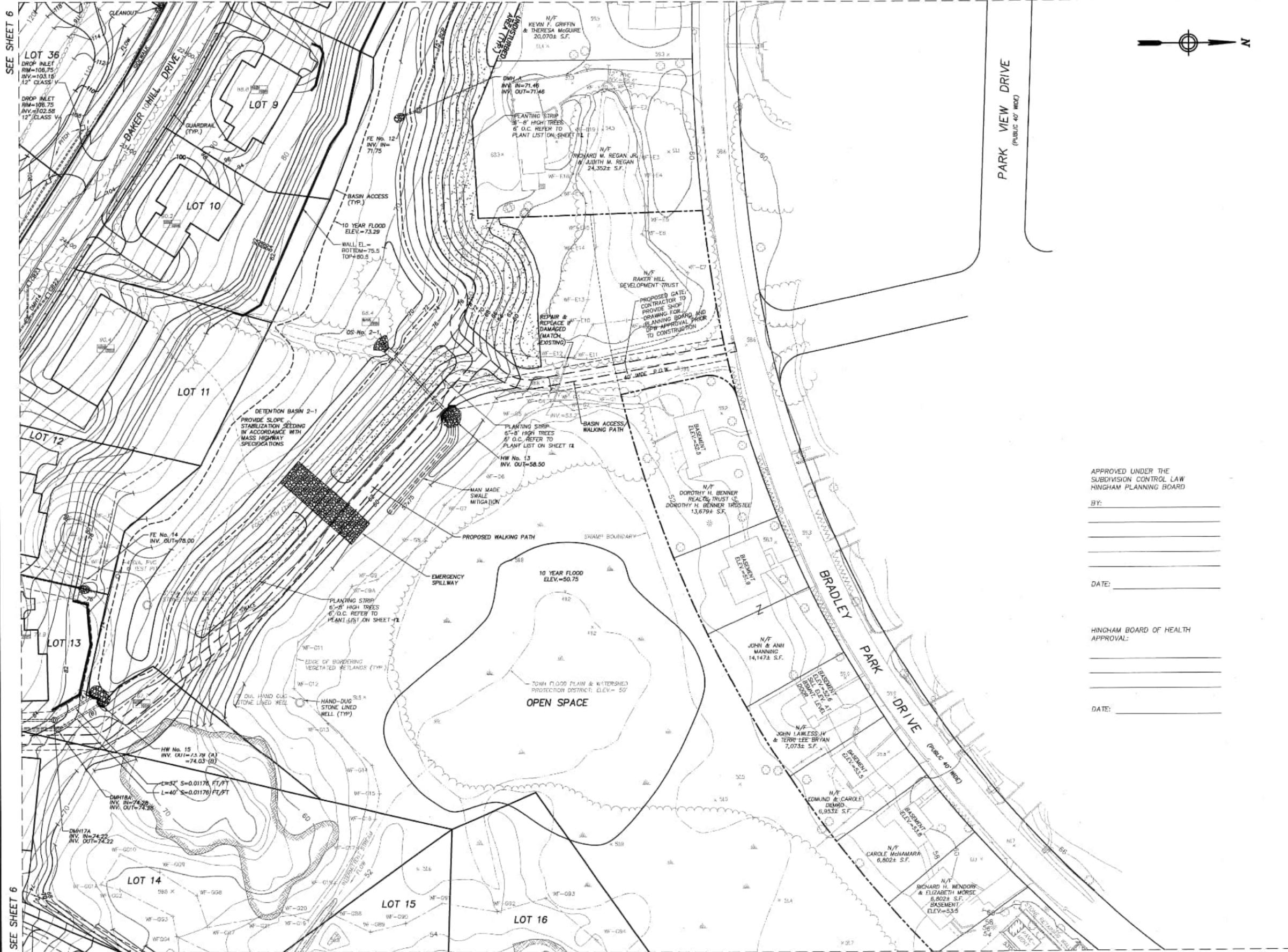
DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/JAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: GD_8 SHEET 25 OF 69



SEE SHEET 3

SEE SHEET 3

SEE SHEET 6



SEE SHEET 6

SEE SHEET 7

LOT 36
DROP INLET
RIM=106.75
INV.=103.15
12" CLASS V

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16



REVISIONS:

No.	DATE	DESCRIPTION
1	07/09/99	MODIFIED LOTS & GRADING
2	07/22/00	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 1 & "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 5.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Cherrin 7/28/00

TITLE:
GRADING & DRAINAGE PLAN
(SHEET 5)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

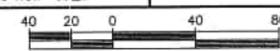
OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

DATE: MARCH 25, 1999	SHEET 26 OF 69
COMP./DESIGN: JCC/GMA	
CHECK: JJC/JCC	
DRAWN: GMA/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: GD_8	



SEE SHEET 4

SEE SHEET 4



REVISIONS:

No.	DATE	DESCRIPTION
1	07/09/99	MODIFIED LOTS & GRADING
2	07/22/99	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 18 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-882-5400 101 Accord Park Drive
Fax: 781-882-5480 Norwell, MA 02061-1685

JOHN C. COLANTONIO
CIVIL
No. 37137
REGISTERED PROFESSIONAL ENGINEER

John Colantonio 7/28/00

TITLE:
**GRADING & DRAINAGE PLAN
(SHEET 6)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: GD_8 SHEET 27 OF 69



SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5



REVISIONS:

No.	DATE	DESCRIPTION
1	07/09/98	ADJUSTED LOTS & GRADING
2	07/22/99	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-962-8400 101 Accord Park Drive
Fax: 781-962-5490 Norwell, MA 02061-1685

Professional Engineer Seal for John C. Chassin, No. 37137, State of Massachusetts.

John C. Chassin 7/29/00

TITLE:
GRADING & DRAINAGE PLAN
(SHEET 7)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/JAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: GD_8
SHEET 28 OF 69

SEE SHEET 6

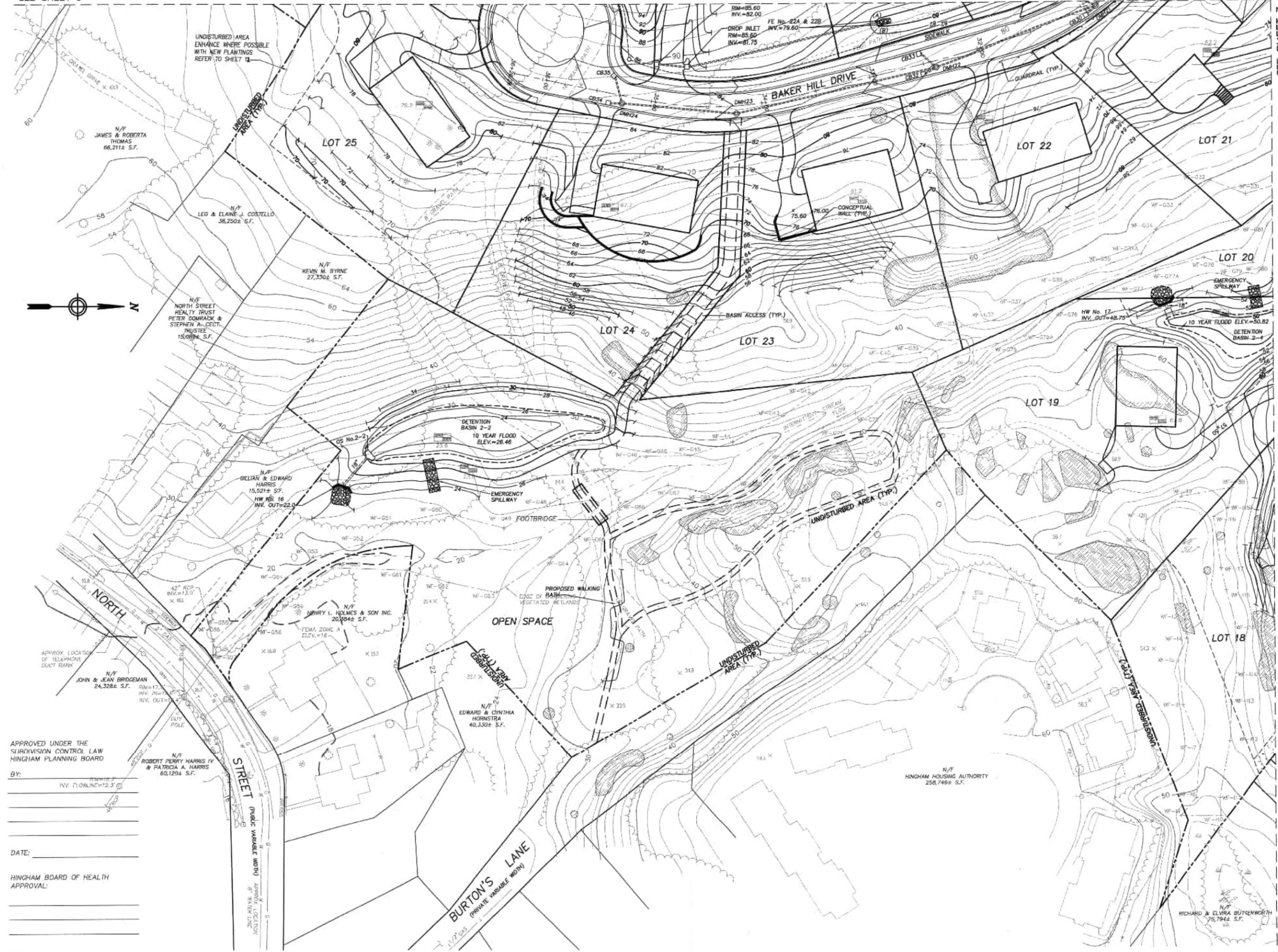
SEE SHEET 6

REVISIONS:

No.	DATE	DESCRIPTION
1	07/08/99	MODIFIED LOTS & GRADING
2	07/22/99	RESPONSE TO TOWN COMMENTS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 18 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING GRADING & DRAINAGE SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.



COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



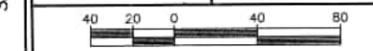
John C. Chessa 7/29/00

TITLE:
**GRADING & DRAINAGE PLAN
(SHEET 8)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: GD_8 SHEET 29 OF 69



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____
INV. FLOWLINE=12.5'

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

SEE SHEET 7

SEE SHEET 7

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

APPROVED BY:

HIGHWAY DEPARTMENT
FIRE DEPARTMENT
TREE AND PARK DEPARTMENT
HINGHAM WATER DEPARTMENT
HINGHAM MUNICIPAL LIGHT COMPANY
GAS COMPANY
TELEPHONE COMPANY
POSTMASTER
CONSERVATION COMMISSION

REVISIONS:

No.	DATE	SEWER EDITS
1	10/22/99	SEWER EDITS
2	11/18/99	SEWER EDITS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

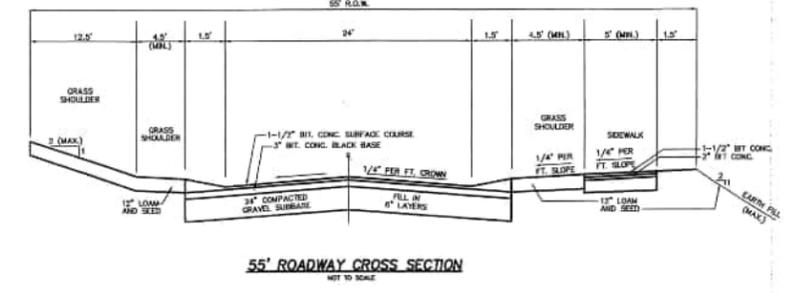
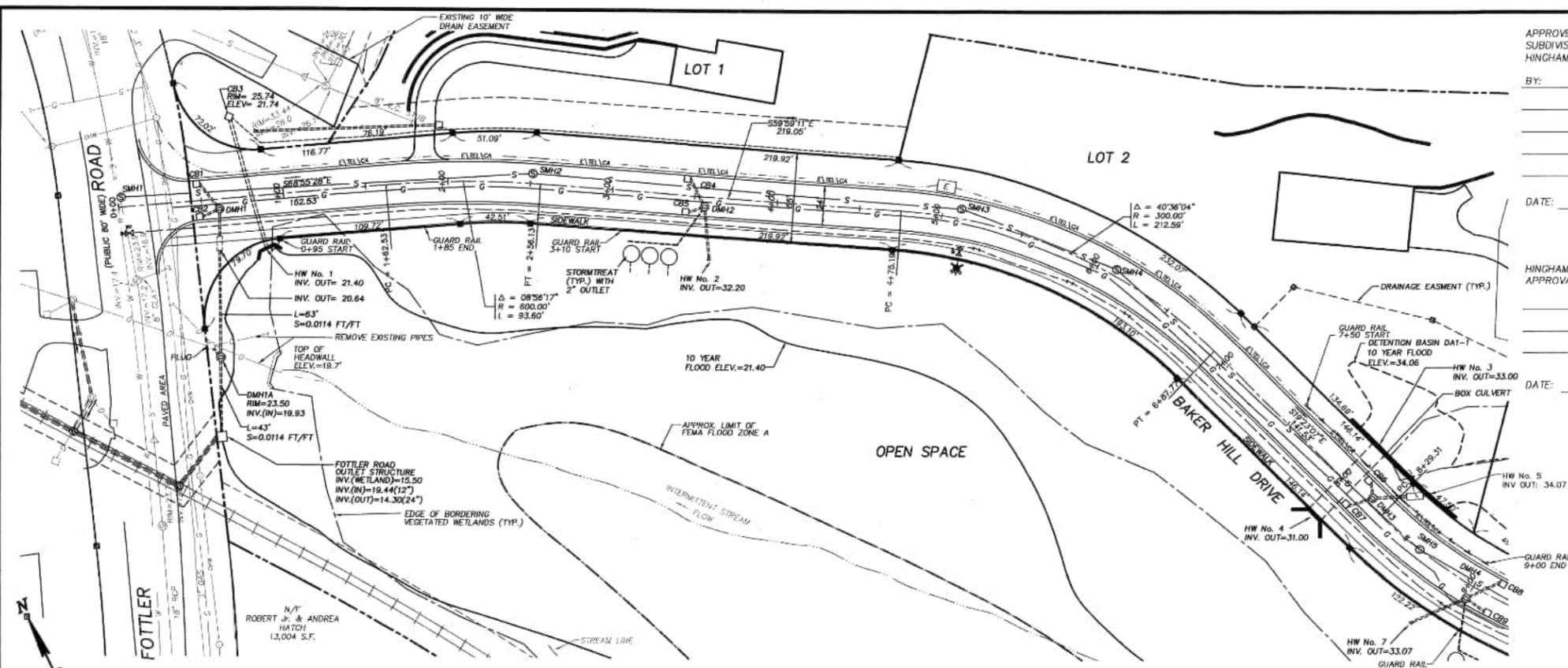
- SEE SHEET 13 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
- SEE GRADING AND DRAINAGE SHEETS FOR VORTECHNIC LOCATIONS.

BY:

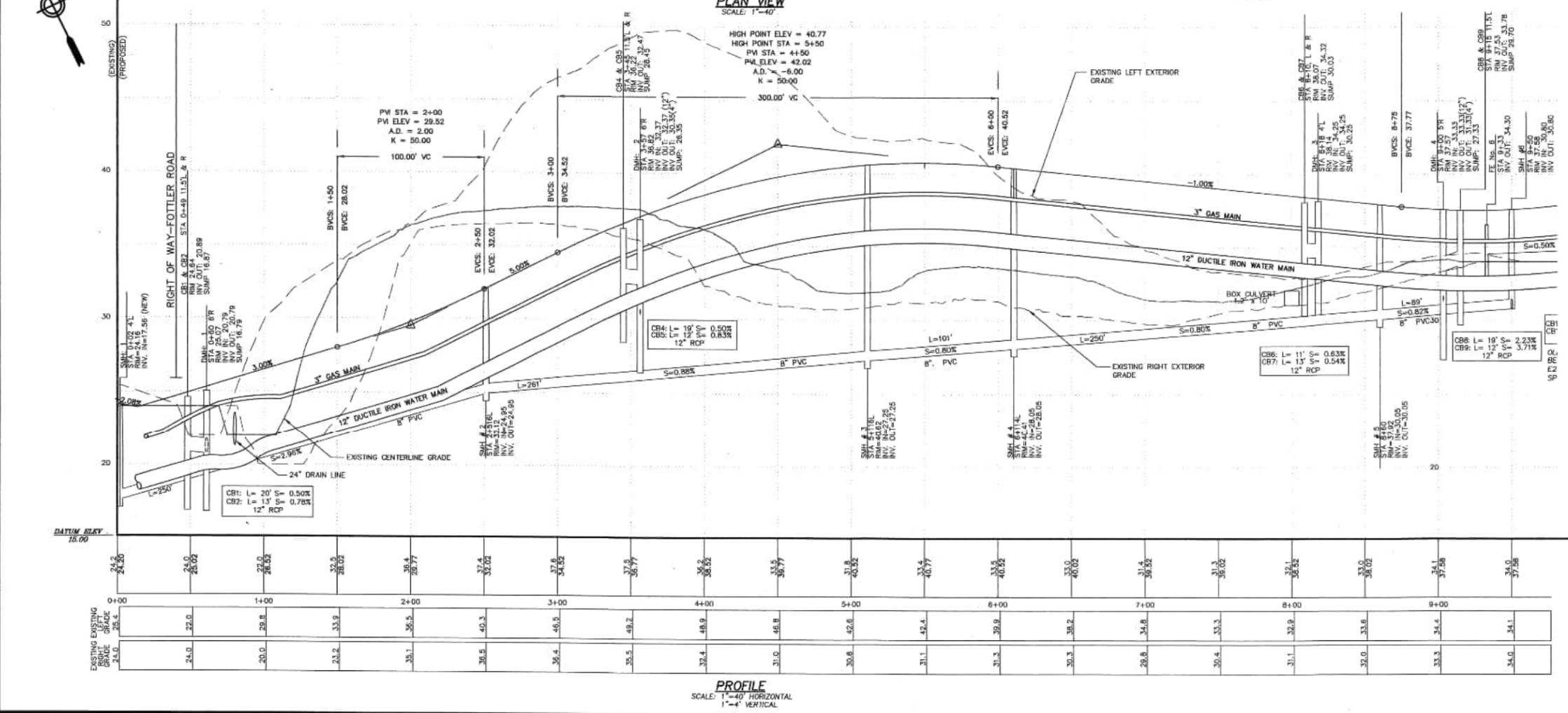
DATE:

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE:



PLAN VIEW
SCALE: 1"=40'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Norwell, MA 02061-1685

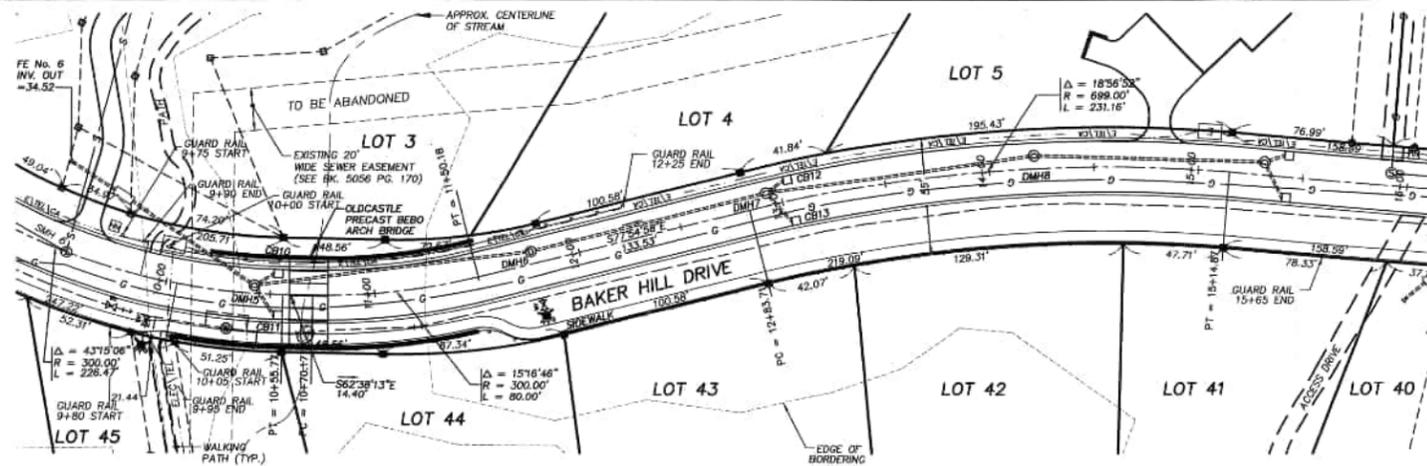


John C. Chassin 7/28/00

TITLE:
**PLAN & PROFILE
BAKER HILL DRIVE
(SHEET 1)
CHRISTINA ESTATES AT
BAKER HILL
HINGHAM, MA**
OWNER/APPLICANT:

**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: GMA/UAK/MEE/DEM/NG
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROB1 SHEET 30 OF 69



PLAN VIEW
SCALE: 1"=40'

APPROVED BY:
 HIGHWAY DEPARTMENT
 FIRE DEPARTMENT
 TREE AND PARK DEPARTMENT
 HINGHAM WATER DEPARTMENT
 HINGHAM MUNICIPAL LIGHT COMPANY
 GAS COMPANY
 TELEPHONE COMPANY
 POSTMASTER
 CONSERVATION COMMISSION

APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD

BY:

 DATE: _____

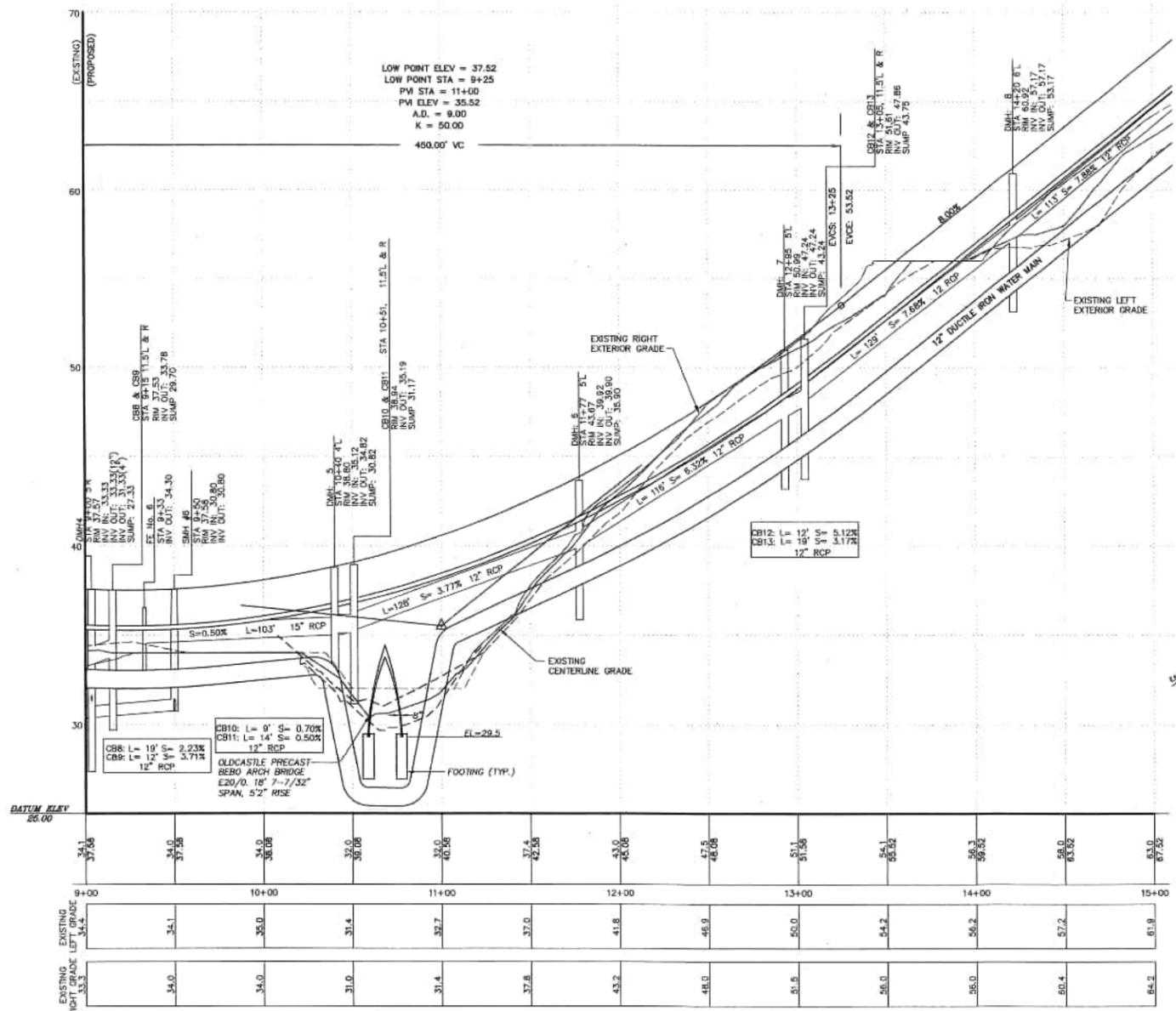
HINGHAM BOARD OF HEALTH
 APPROVAL:

 DATE: _____

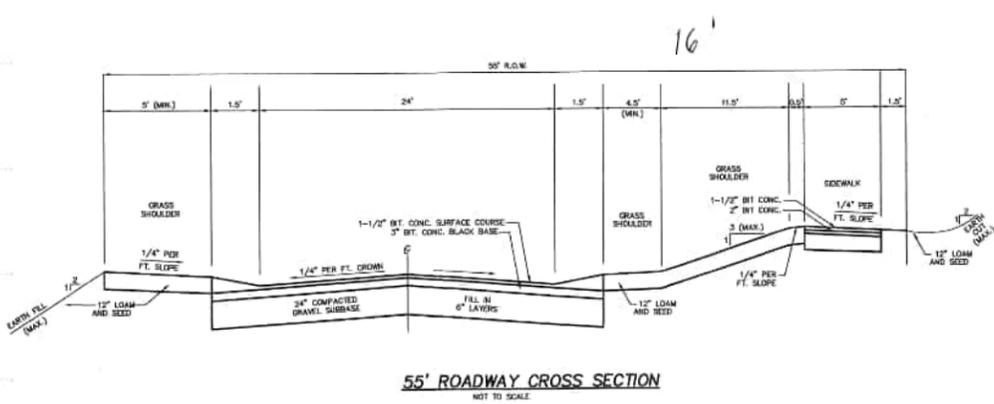
REVISIONS:

No.	DATE	SEWER EDITS
1	10/22/99	SEWER EDITS
2	11/18/99	SEWER EDITS
3	07/28/00	FINAL EDITS

GENERAL NOTES:
 1. SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
 2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.



PROFILE
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL



55' ROADWAY CROSS SECTION
 NOT TO SCALE

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

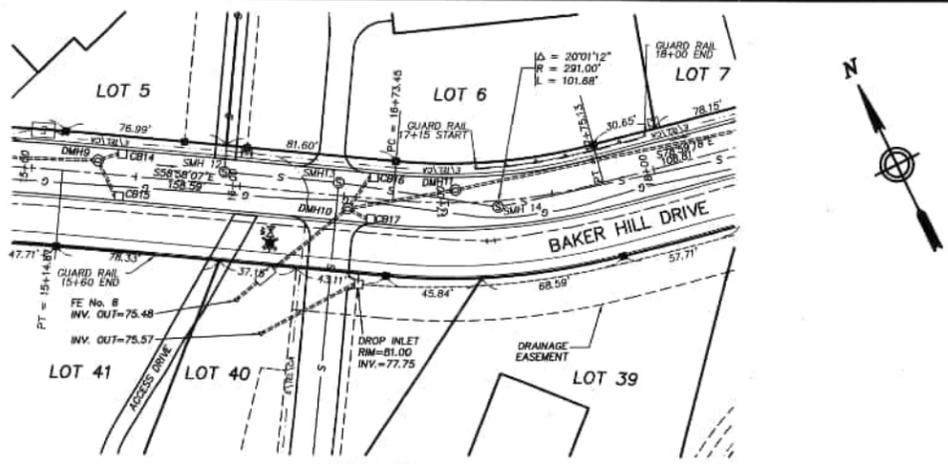
781-982-5400
 Fax: 781-982-5490
 101 Accord Park Drive
 Norwell, MA 02061-1665



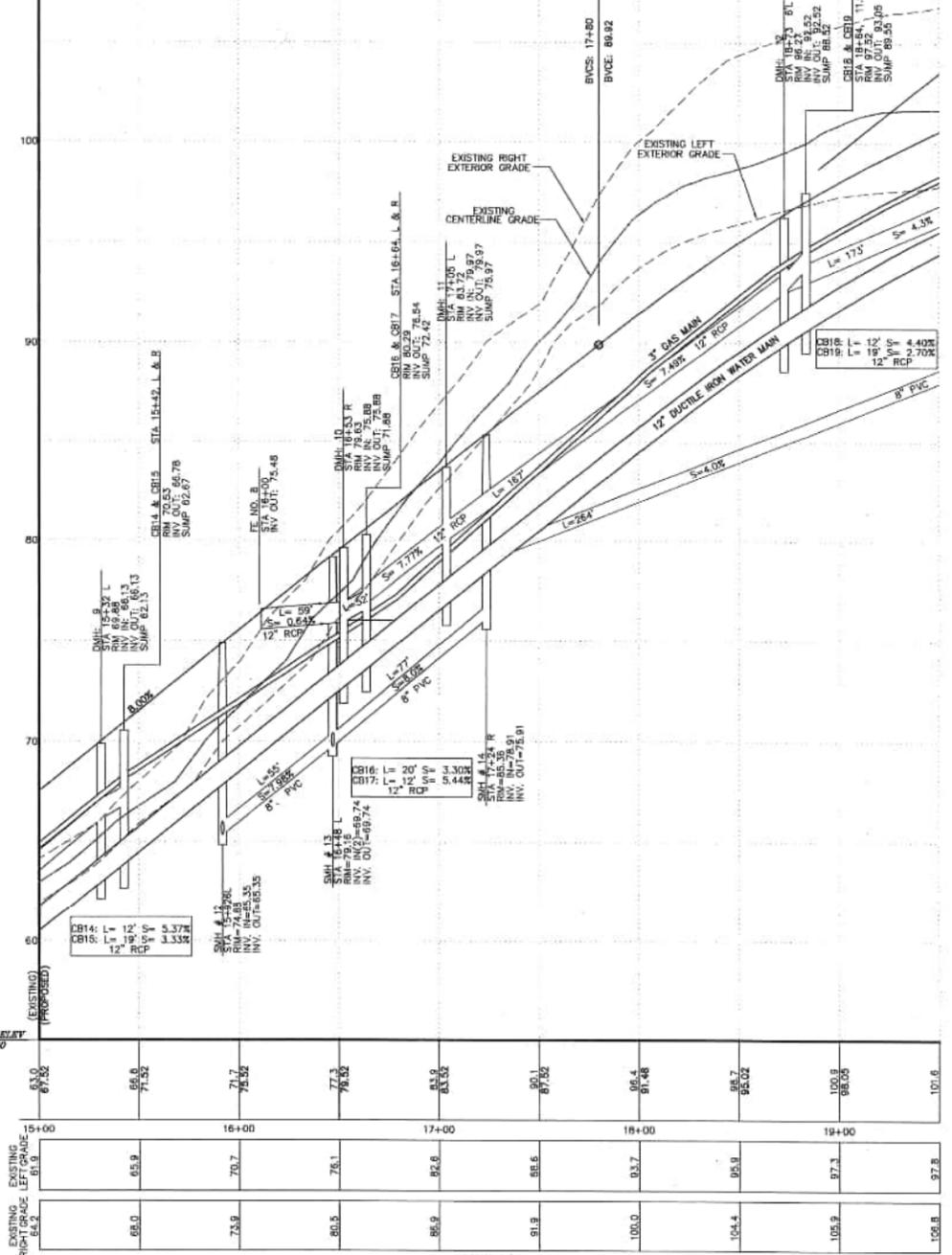
John C. Chessa 7/28/00

TITLE:
**PLAN & PROFILE
 BAKER HILL DRIVE
 (SHEET 2)**
**DEFINITIVE SUBDIVISION
 CHRISTINA ESTATES
 AT BAKER HILL
 HINGHAM, MA**
 OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
 P.O. BOX 304
 SHARON, MA 02067**

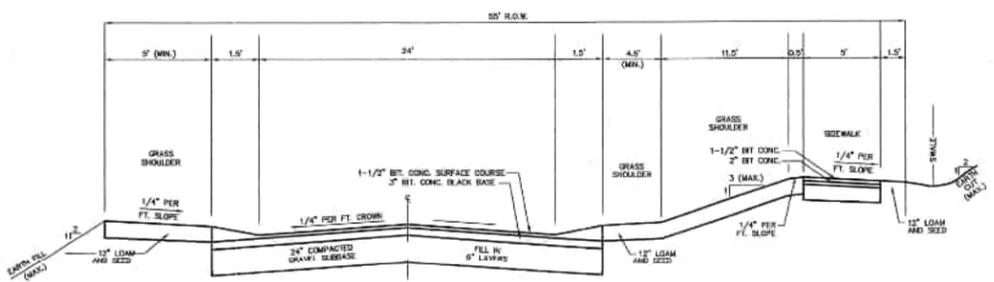
DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA/MEE	
CHECK: JJC/JCC	
DRAWN: GMA/UAK/MEE/DEM/NG	
SCALE: AS NOTED	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: PROB2	SHEET 31 OF 69



PLAN VIEW
SCALE: 1"=40'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



55' ROADWAY CROSS SECTION
NOT TO SCALE

APPROVED BY: _____
HIGHWAY DEPARTMENT _____
FIRE DEPARTMENT _____
TREE AND PARK DEPARTMENT _____
HINGHAM WATER DEPARTMENT _____
HINGHAM MUNICIPAL LIGHT COMPANY _____
GAS COMPANY _____
TELEPHONE COMPANY _____
POSTMASTER _____
CONSERVATION COMMISSION _____

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

REVISIONS:

No.	DATE	DESCRIPTION
1	10/22/99	SEWER EDITS
2	11/18/99	SEWER EDITS
3	12/06/99	SEWER EDITS
4	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

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Fax: 781-982-5490 Norwell, MA 02061-1685



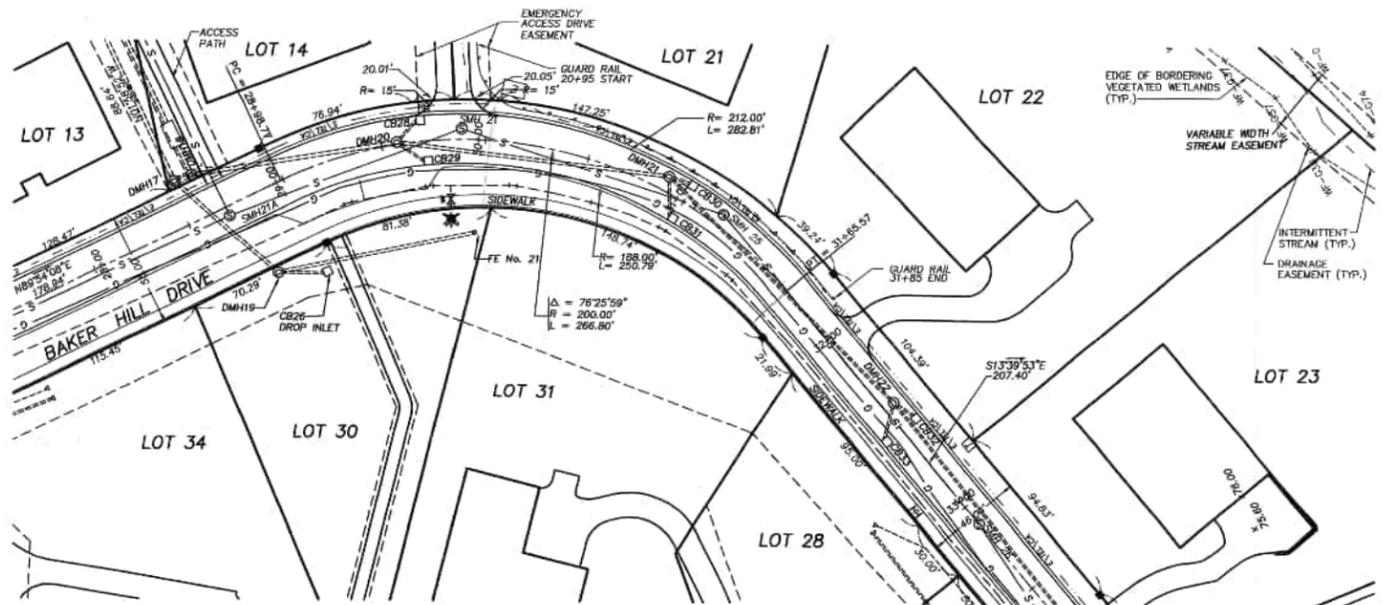
J. M. Chasin 7/28/00

TITLE:
**PLAN & PROFILE
BAKER HILL DRIVE
(SHEET 3)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

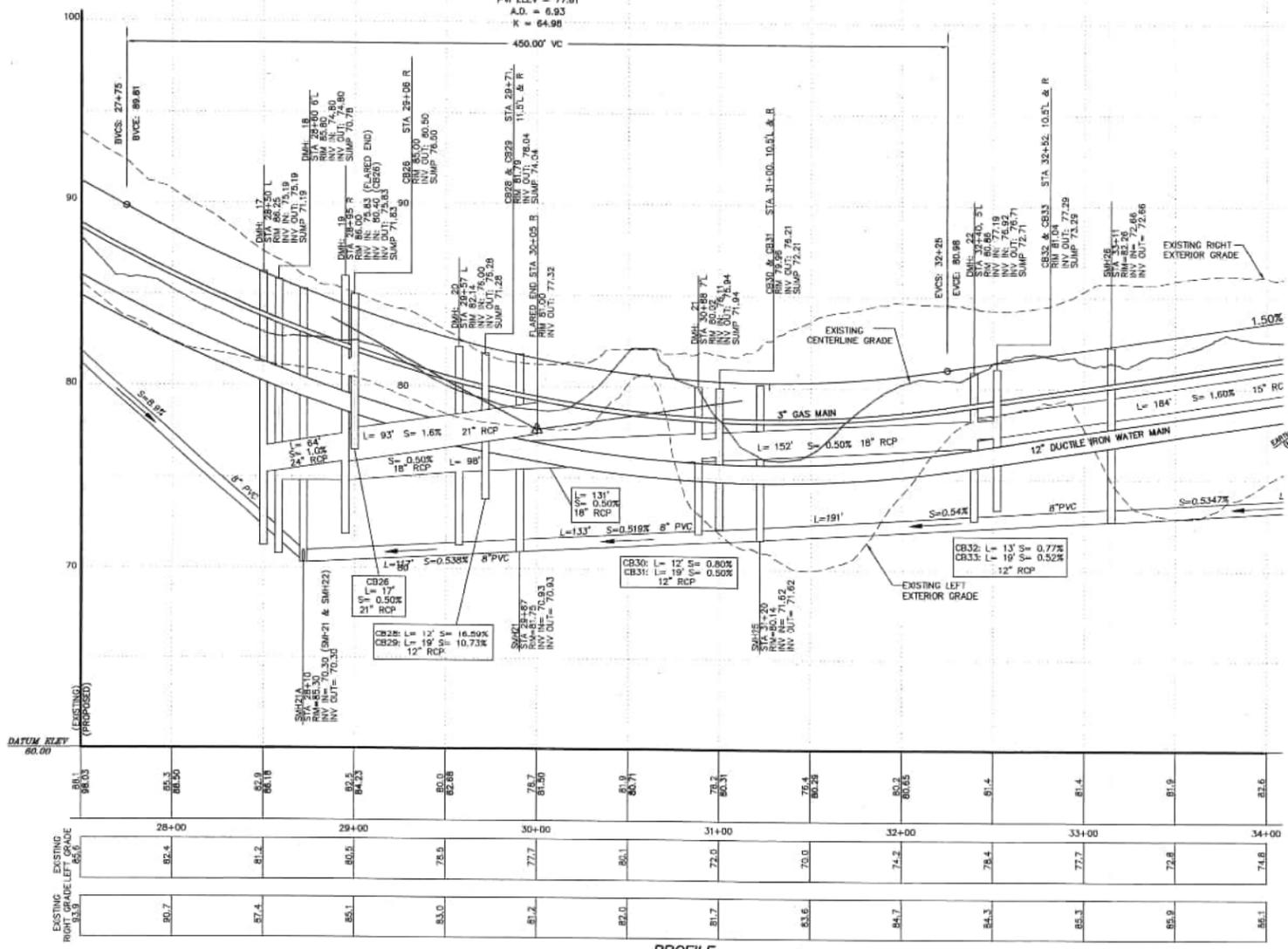
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: GMA/UAK/MEE/DEM/NG
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROB2A SHEET 32 OF 69

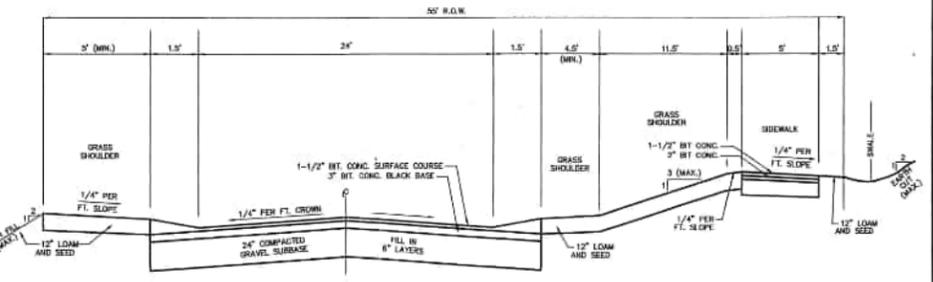


PLAN VIEW
SCALE: 1"=40'

LOW POINT ELEV = 80.25
LOW POINT STA = 31+27.53
PVI STA = 30+00
PVI ELEV = 77.61
A.D. = 6.93
K = 64.98

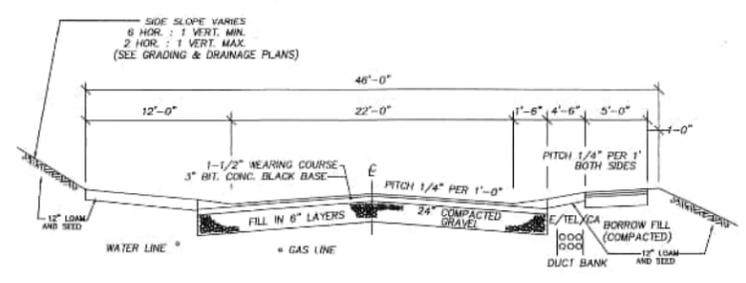


PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



55' ROADWAY CROSS SECTION TO STA 29+00
NOT TO SCALE

TRANSITION CROSS-SECTION
29+00 TO 31+65



MINOR STREET CROSS SECTION FROM 31+65 TO CUL-DE-SAC
NOT TO SCALE

APPROVED BY: _____
HIGHWAY DEPARTMENT _____
FIRE DEPARTMENT _____
TREE AND PARK DEPARTMENT _____
HINGHAM WATER DEPARTMENT _____
HINGHAM MUNICIPAL LIGHT COMPANY _____
GAS COMPANY _____
TELEPHONE COMPANY _____
POSTMASTER _____
CONSERVATION COMMISSION _____

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

REVISIONS:

No.	DATE	SEWER EDITS
1	10/27/98	SEWER EDITS
2	12/7/99	SEWER EDITS
3	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1885

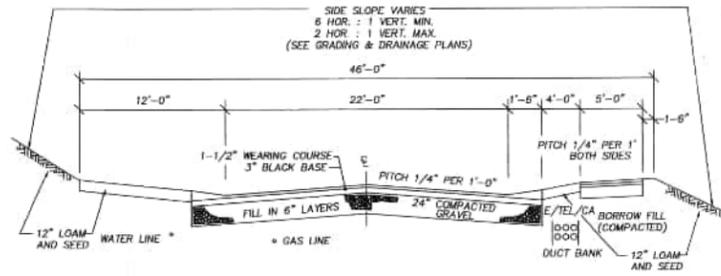
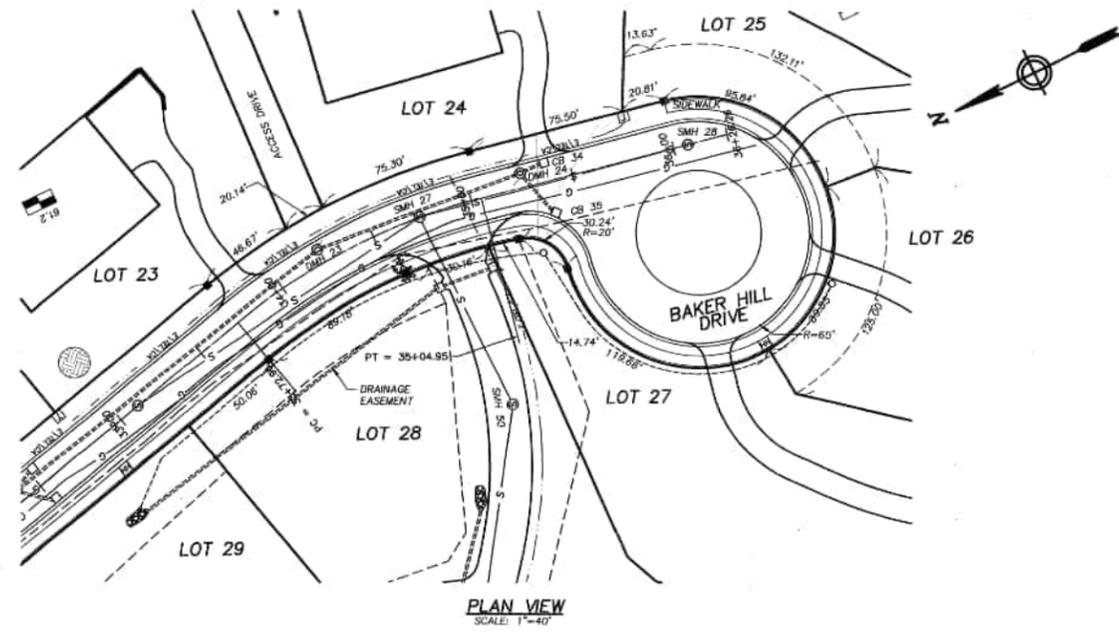


John C. Chessa 7/29/00

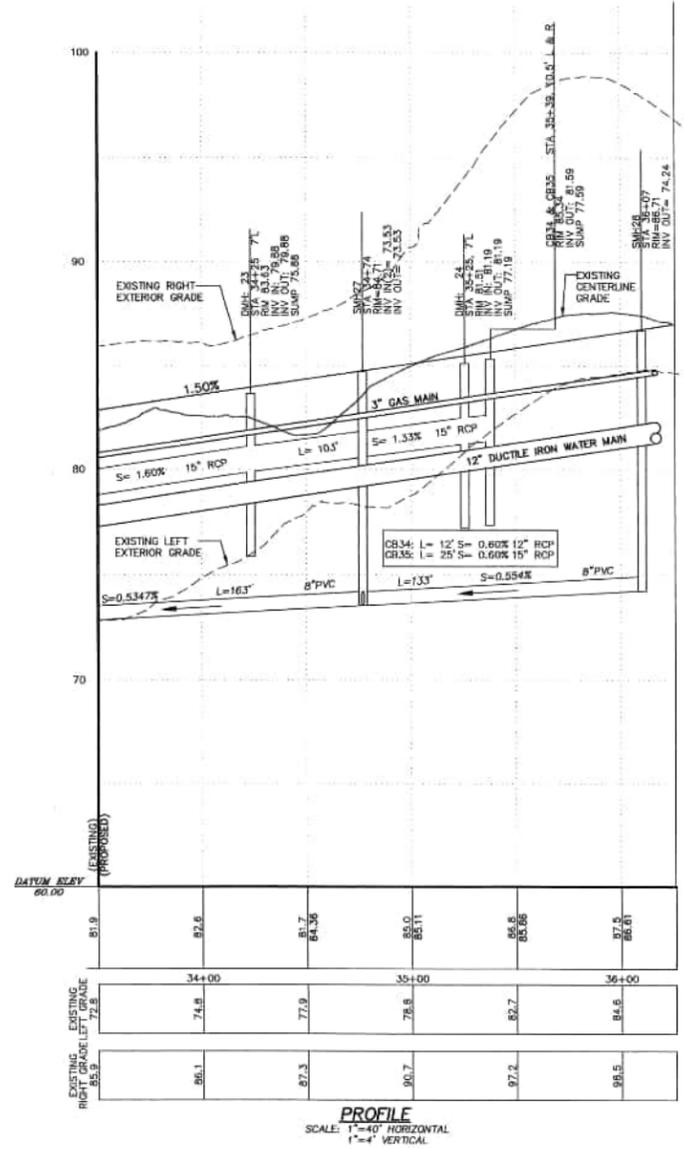
TITLE:
**PLAN & PROFILE
BAKER HILL DRIVE
(SHEET 5)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/ME
CHECK: JJC/JCC
DRAWN: GMA/UAK/ME/DEM/NG
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROB4 SHEET 34 OF 69



MINOR STREET CROSS SECTION
NOT TO SCALE



APPROVED BY:

HIGHWAY DEPARTMENT _____

FIRE DEPARTMENT _____

TREE AND PARK DEPARTMENT _____

HINGHAM WATER DEPARTMENT _____

HINGHAM MUNICIPAL LIGHT COMPANY _____

GAS COMPANY _____

TELEPHONE COMPANY _____

POSTMASTER _____

CONSERVATION COMMISSION _____

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

REVISIONS:

No.	DATE	REVISIONS
1	10/22/99	SEWER EDITS
2	07/28/00	FINAL EDITS

GENERAL NOTES:

1. SEE SHEET #1 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.

2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-549C Norwell, MA 02061-1685

JOHN C. CHESIA
CIVIL
No. 31937
REGISTERED PROFESSIONAL ENGINEER

John C. Chesia 7/29/00

TITLE:

**PLAN & PROFILE
BAKER HILL DRIVE
(SHEET 6)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:

**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999

COMP./DESIGN: JCC/GMA/MEE

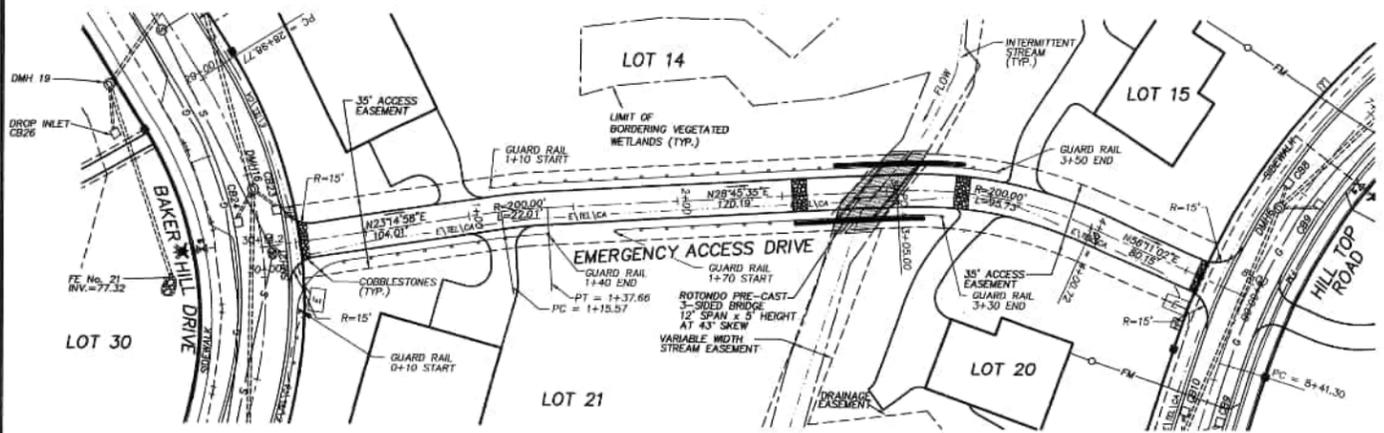
CHECK: JJC/ICC

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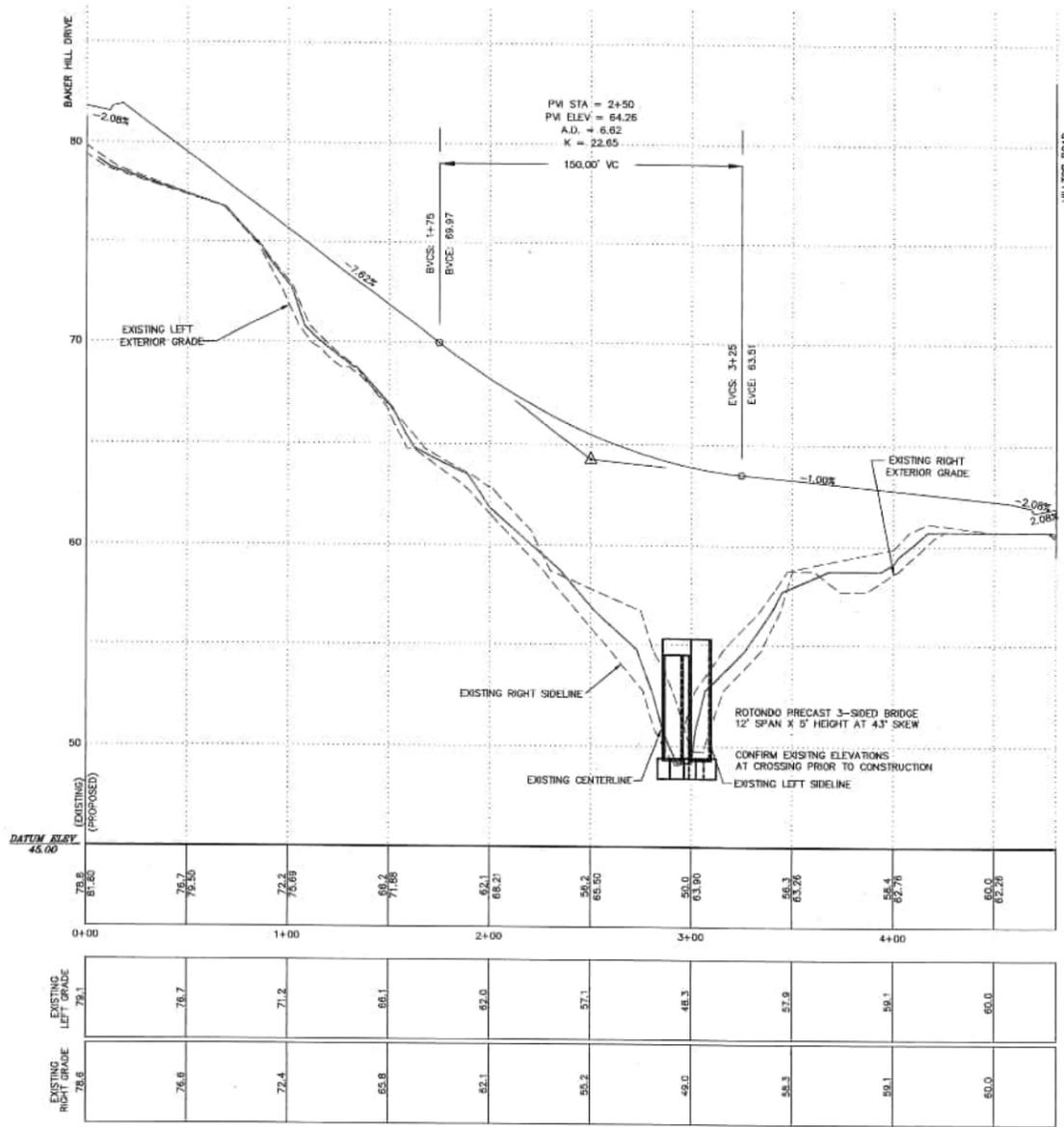
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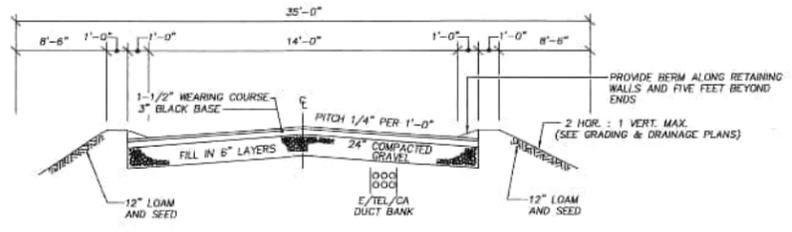
DWG NO.: PROBHS SHEET 35 OF 69



PLAN VIEW
SCALE: 1"=40'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



EMERGENCY ACCESS CROSS SECTION
NOT TO SCALE

APPROVED BY:
HIGHWAY DEPARTMENT
FIRE DEPARTMENT
TREE AND PARK DEPARTMENT
HINGHAM WATER DEPARTMENT
HINGHAM MUNICIPAL LIGHT COMPANY
GAS COMPANY
TELEPHONE COMPANY
POSTMASTER
CONSERVATION COMMISSION

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY:

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

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Fax: 781-982-5490 Norwell, MA 02061-1685



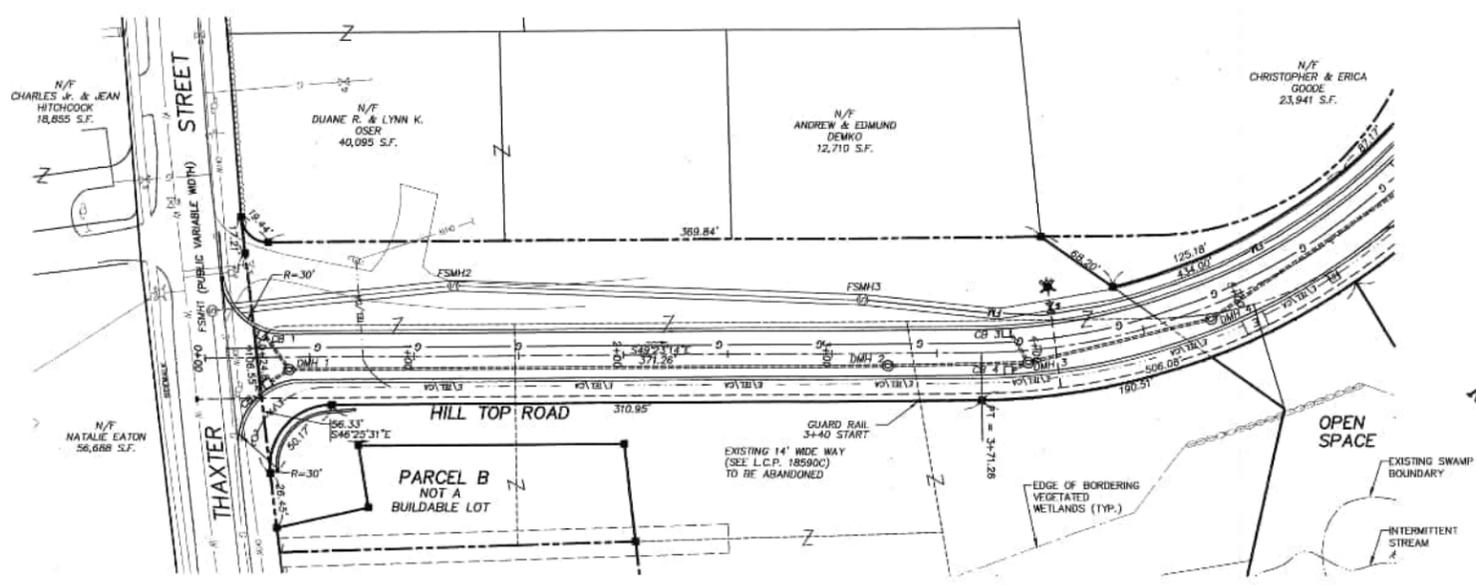
John C. Chessa 7/20/00

TITLE:
**PLAN & PROFILE
EMERGENCY ACCESS DRIVE**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: GMA/JAK/MEE/DEM
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: ACCESPRO SHEET 36 OF 69



PLAN VIEW
SCALE: 1"=40'

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

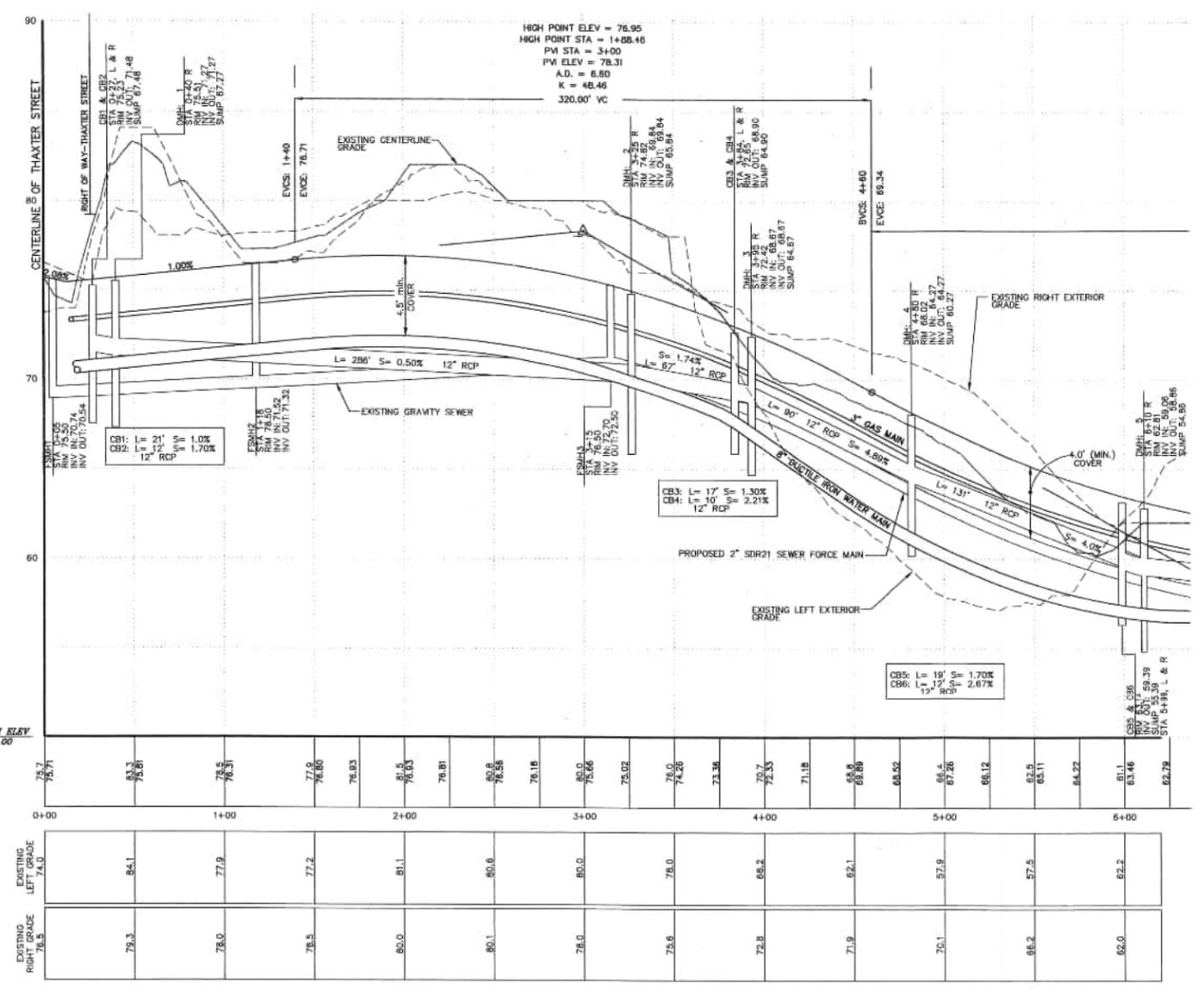
DATE: _____

APPROVED BY: _____
HIGHWAY DEPARTMENT
FIRE DEPARTMENT
TREE AND PARK DEPARTMENT
HINGHAM WATER DEPARTMENT
HINGHAM MUNICIPAL LIGHT COMPANY
GAS COMPANY
TELEPHONE COMPANY
POSTMASTER
CONSERVATION COMMISSION

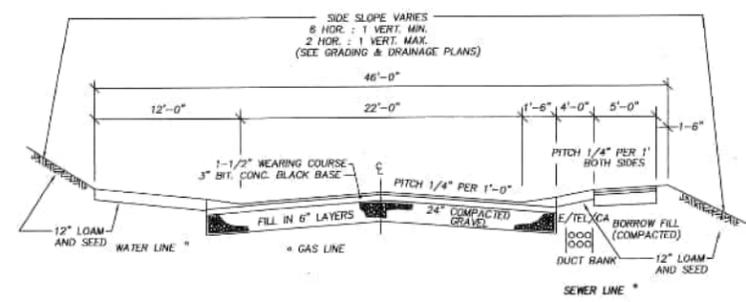
REVISIONS:

No.	DATE	DESCRIPTION
1	10/22/99	SEWER EDITS
2	12/2/99	SEWER EDITS
3	02-03-00	SEWER EDITS
4	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE SHEET # "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
3. EXISTING GRAVITY SEWER INFORMATION FROM PLAN ENTITLED "SEWER EXTENSION PLAN AND PROFILE AT LOT 4, HILL TOP ROAD, HINGHAM, MA 02041", PREPARED BY ROSANG, DAVIS, SPATH ENGINEERING, DATED MARCH 12, 1998.



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



MINOR STREET CROSS SECTION
NOT TO SCALE

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

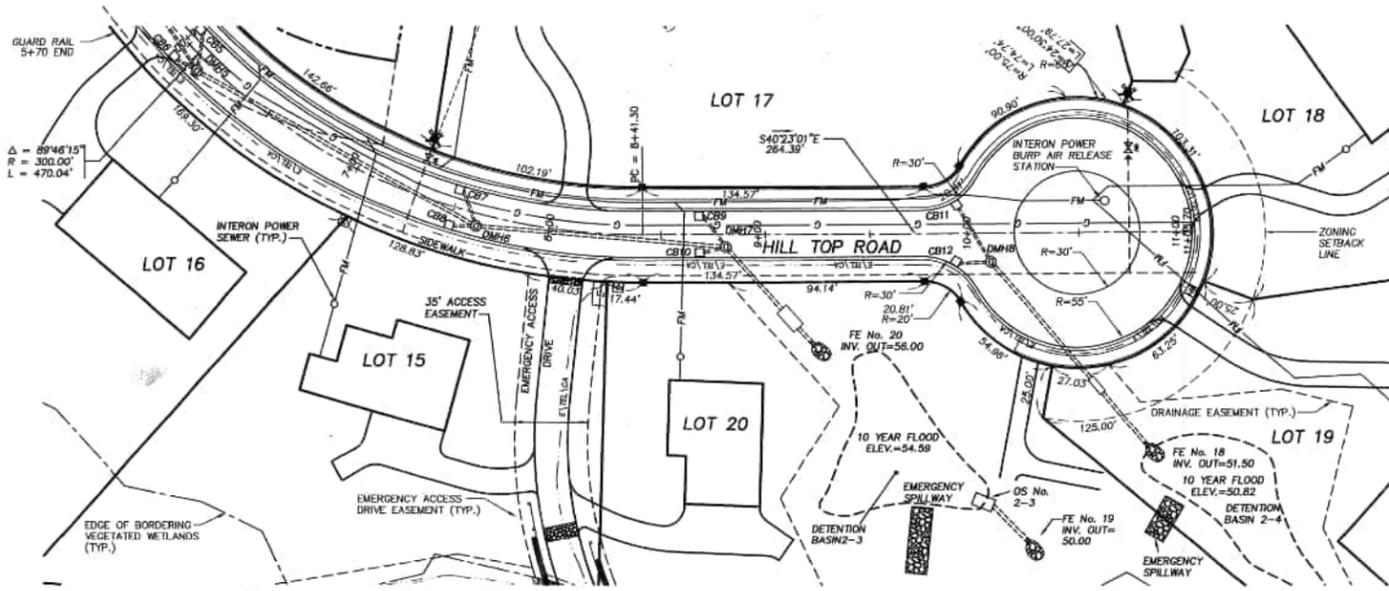
781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



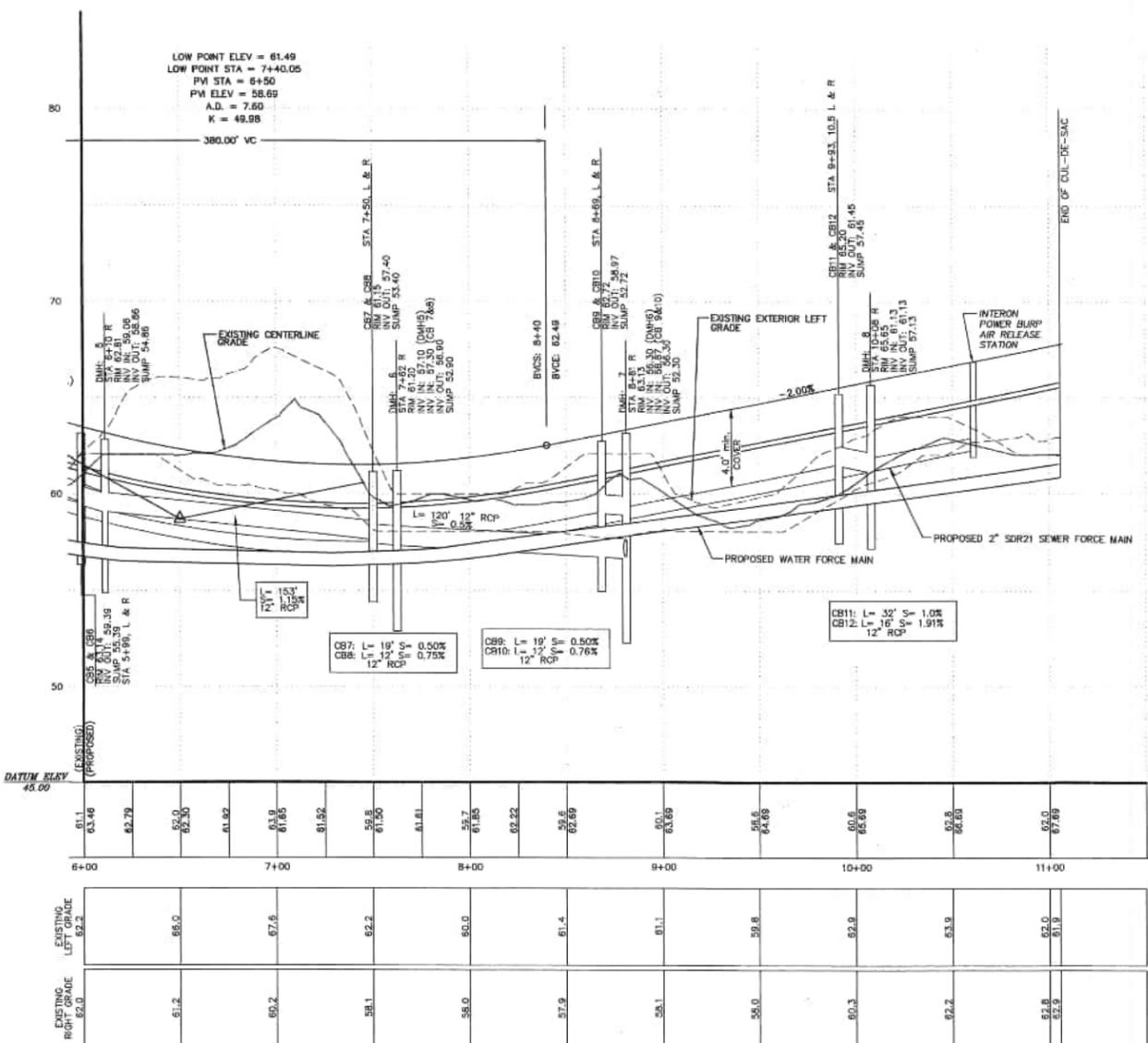
John C. Chassin 7/20/00

TITLE:
**PLAN & PROFILE
HILL TOP ROAD
(SHEET 1)**
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

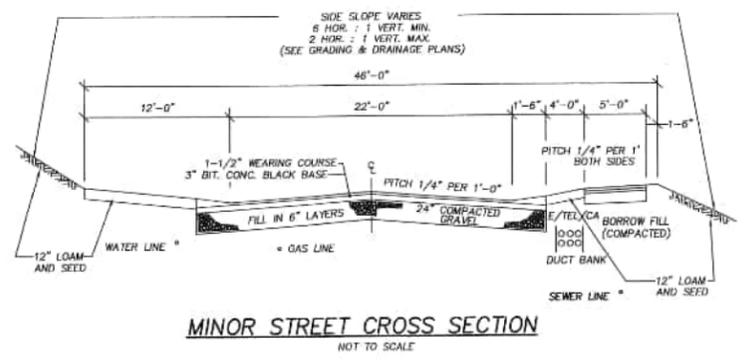
DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: GMA/UAK/MEE/DEM
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: HTPRO1 SHEET 37 OF 69



PLAN VIEW
SCALE: 1"=40'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



MINOR STREET CROSS SECTION
NOT TO SCALE

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

APPROVED BY:
HIGHWAY DEPARTMENT _____
FIRE DEPARTMENT _____
TREE AND PARK DEPARTMENT _____
HINGHAM WATER DEPARTMENT _____
HINGHAM MUNICIPAL LIGHT COMPANY _____
GAS COMPANY _____
TELEPHONE COMPANY _____
POSTMASTER _____
CONSERVATION COMMISSION _____

REVISIONS:

No.	DATE	REVISIONS
1	10/21/99	SEWER EDITS
2	12/7/99	SEWER EDITS
3	02-03-00	SEWER EDITS
4	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE SHEET 13 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

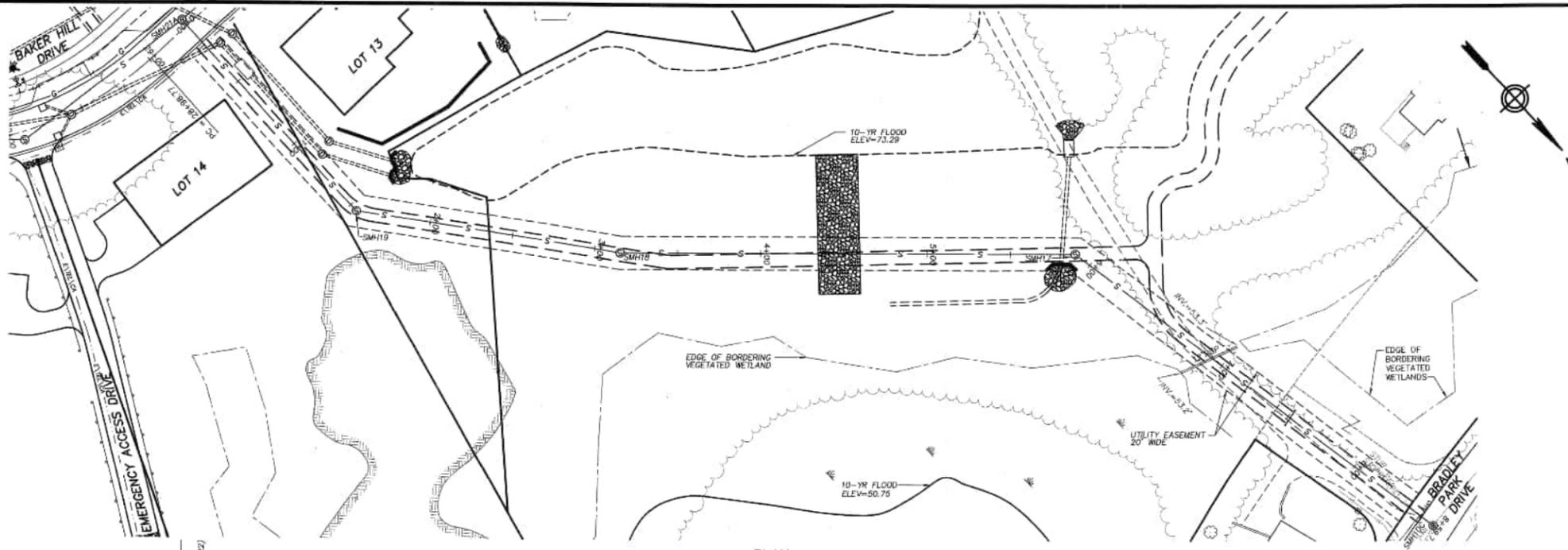
781-882-5400 101 Accord Park Drive
Fax: 781-882-5490 Norwell, MA 02061-1685



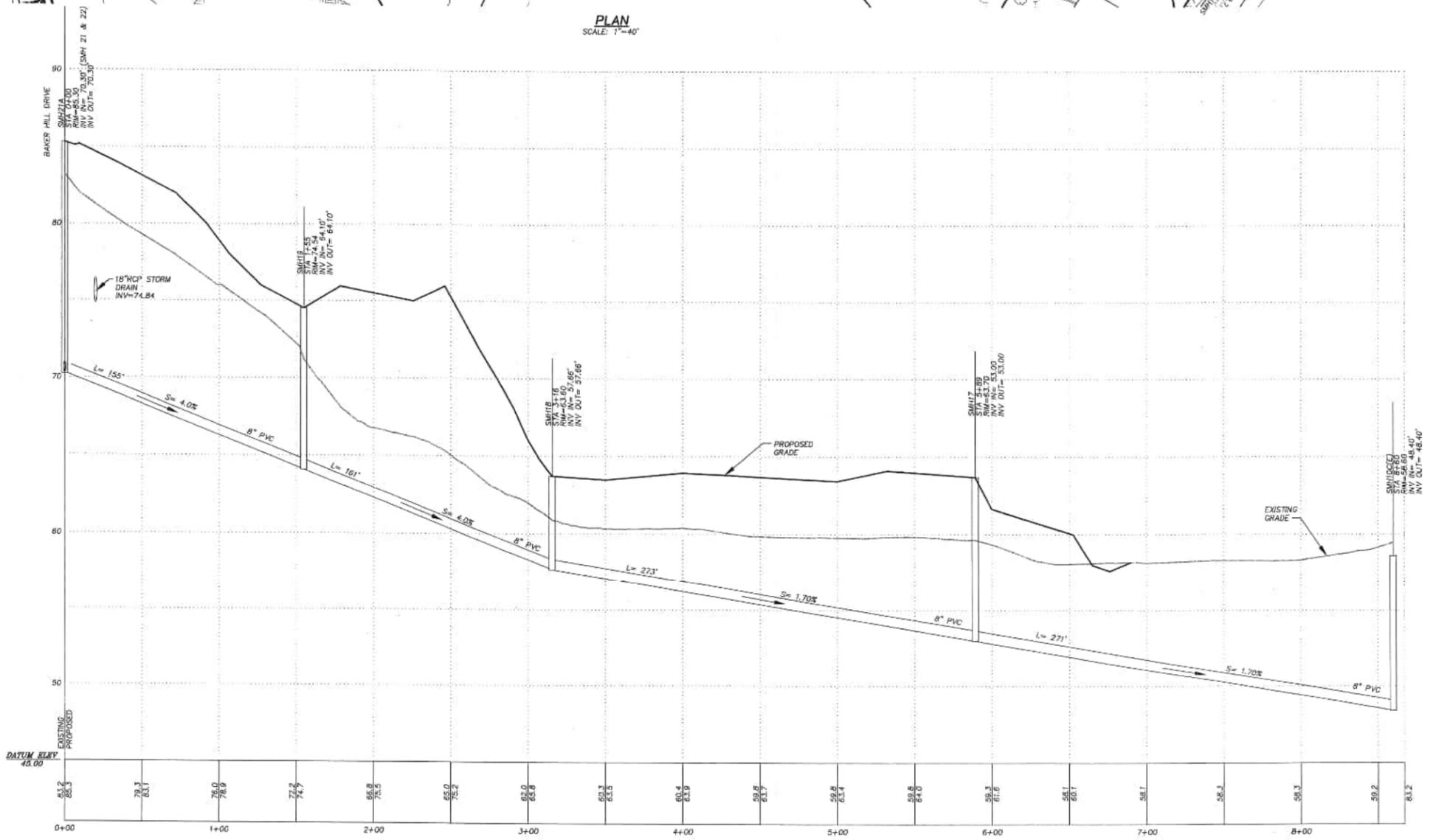
John C. Chessa 7/28/00

TITLE:
**PLAN & PROFILE
HILL TOP ROAD
(SHEET 2)**
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: GMA/UAK/MEE/DEM
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: HTPRO2
SHEET 38 OF 69



PLAN
SCALE: 1"=40'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

REVISIONS:

No.	DATE	REVISIONS
1	10/22/99	SCHEM. EDITS
2	12/06/99	SEWER EDITS
3	07/28/00	FINAL EDITS

GENERAL NOTES:
1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-0400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Chassin 7/28/00

TITLE:
**SANITARY SEWER PROFILE
BAKER HILL DRIVE TO
BRADLEY PARK DRIVE**
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: MEE
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROEMB P SHEET 39 OF 69

REVISIONS:

No.	DATE	REVISIONS
1	10/22/99	SEWER EDITS
2	12/06/99	SEWER EDITS
3	02-03-00	PROFILE EDITS
4	02-09-00	SEWER REVIEW COMMENTS
5	07/28/00	FINAL EDITS

GENERAL NOTES:

1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-992-5490 101 Accord Park Drive
Norwell, MA 02061-1685
Fax: 781-982-5490



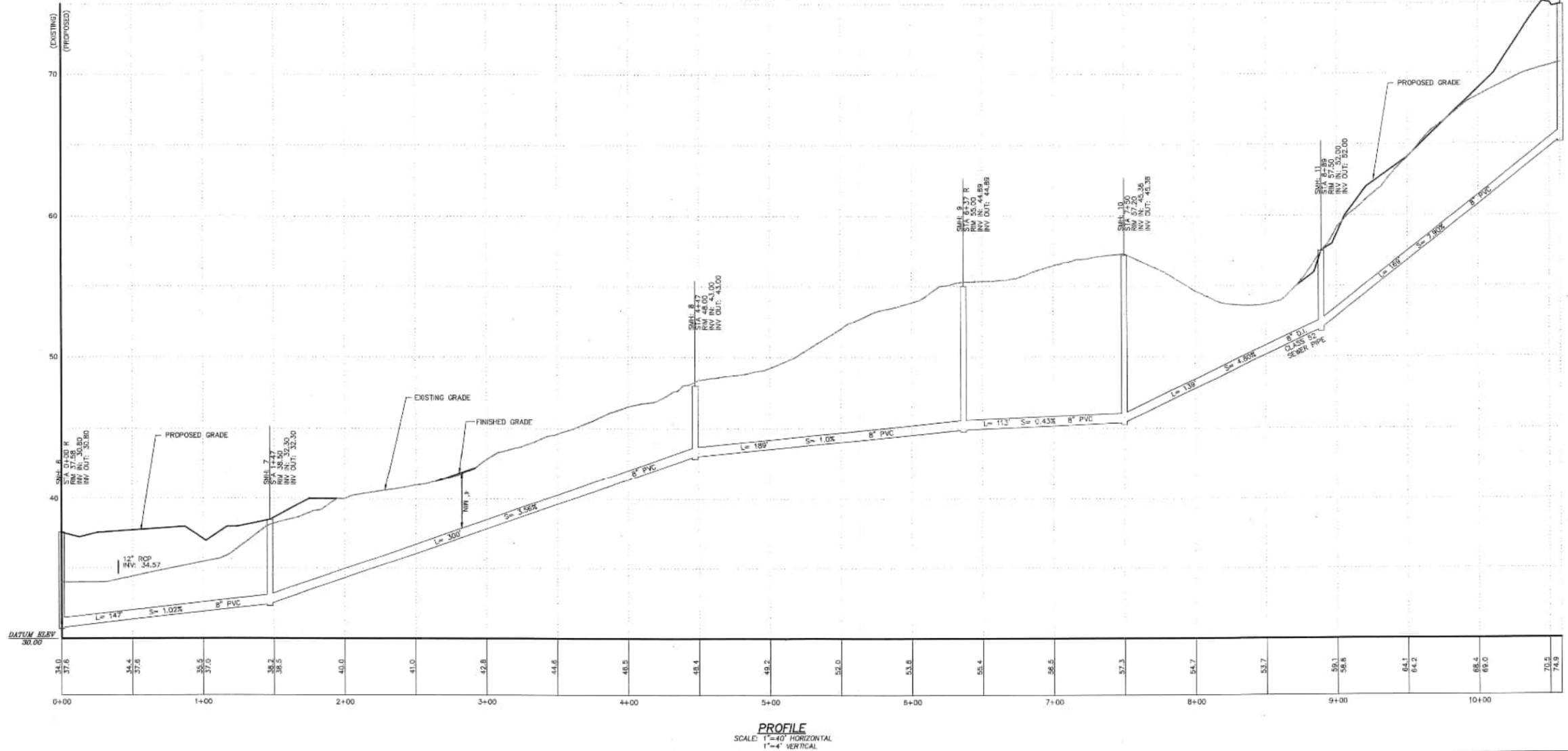
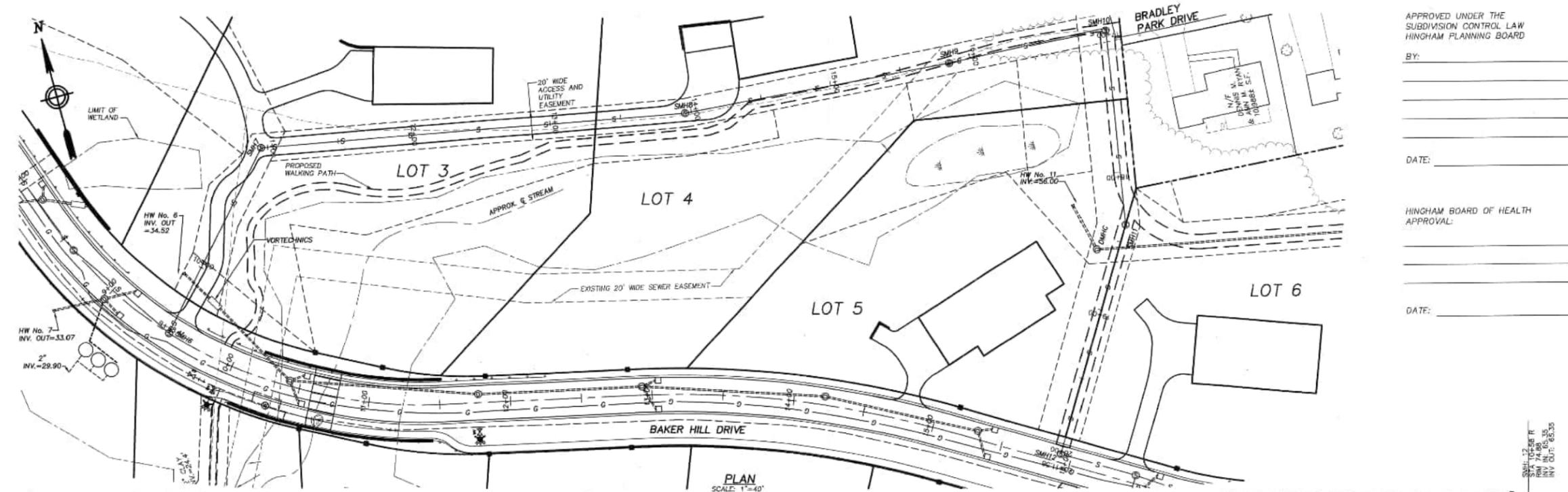
John C. Chessa 7/29/00

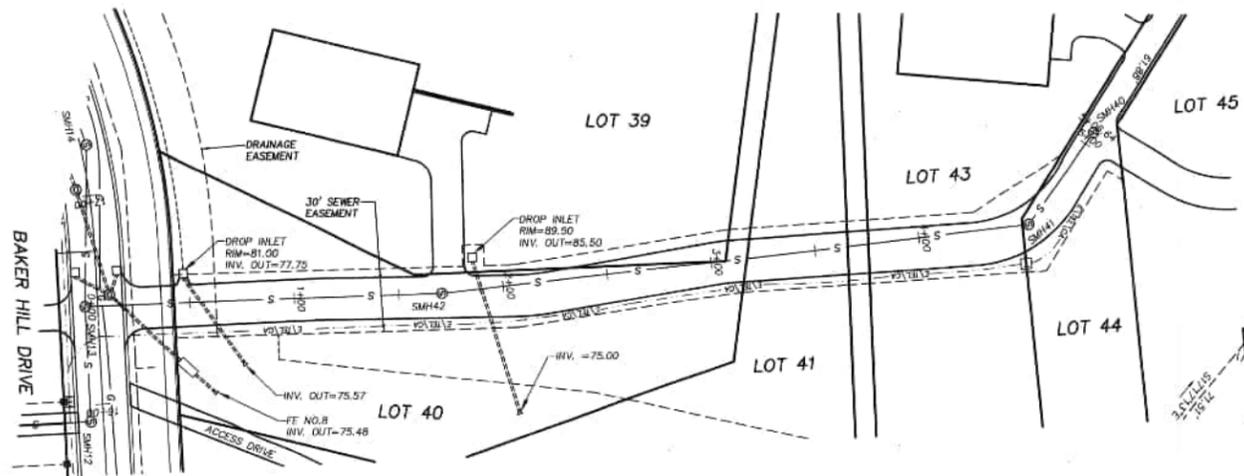
TITLE:
**SANITARY SEWER PROFILE
BRADLEY PARK DRIVE
TO BAKER HILL DRIVE**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: MEE
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROBPBH SHEET 40 OF 69





PLAN VIEW
SCALE: 1"=40'

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

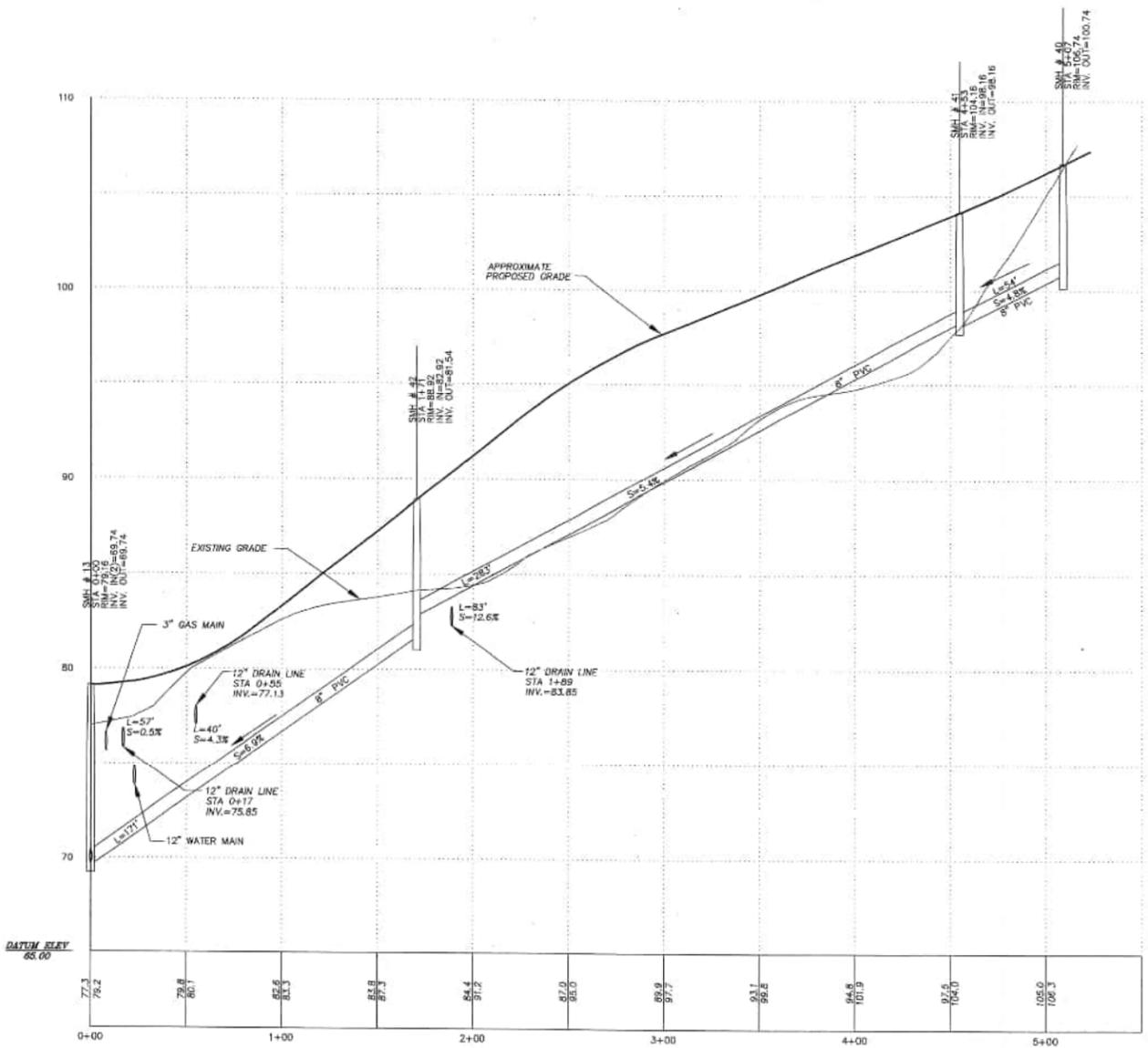
APPROVED BY:
HIGHWAY DEPARTMENT _____
FIRE DEPARTMENT _____
TREES AND PARK DEPARTMENT _____
HINGHAM WATER DEPARTMENT _____
HINGHAM MUNICIPAL LIGHT COMPANY _____
GAS COMPANY _____
TELEPHONE COMPANY _____
POSTMASTER _____
CONSERVATION COMMISSION _____

REVISIONS:

No.	DATE	REVISIONS
1	10/22/99	SEWER EDITS
2	12/1/99	SEWER EDITS
3	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 12, "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

COLER &
COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Chessa 7/28/00

TITLE:
**SANITARY SEWER PROFILE
FOR COMMON DRIVE A**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA/MEE
CHECK: JJC/JCC
DRAWN: NG
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: PROCOMA SHEET 41 OF 69

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

APPROVED BY:

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

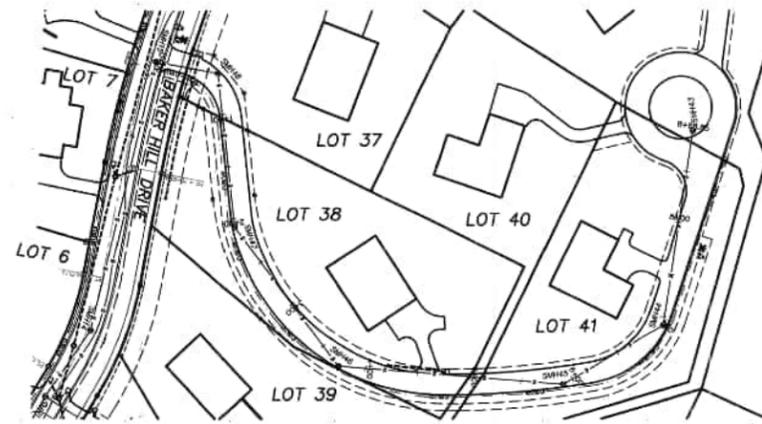
HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

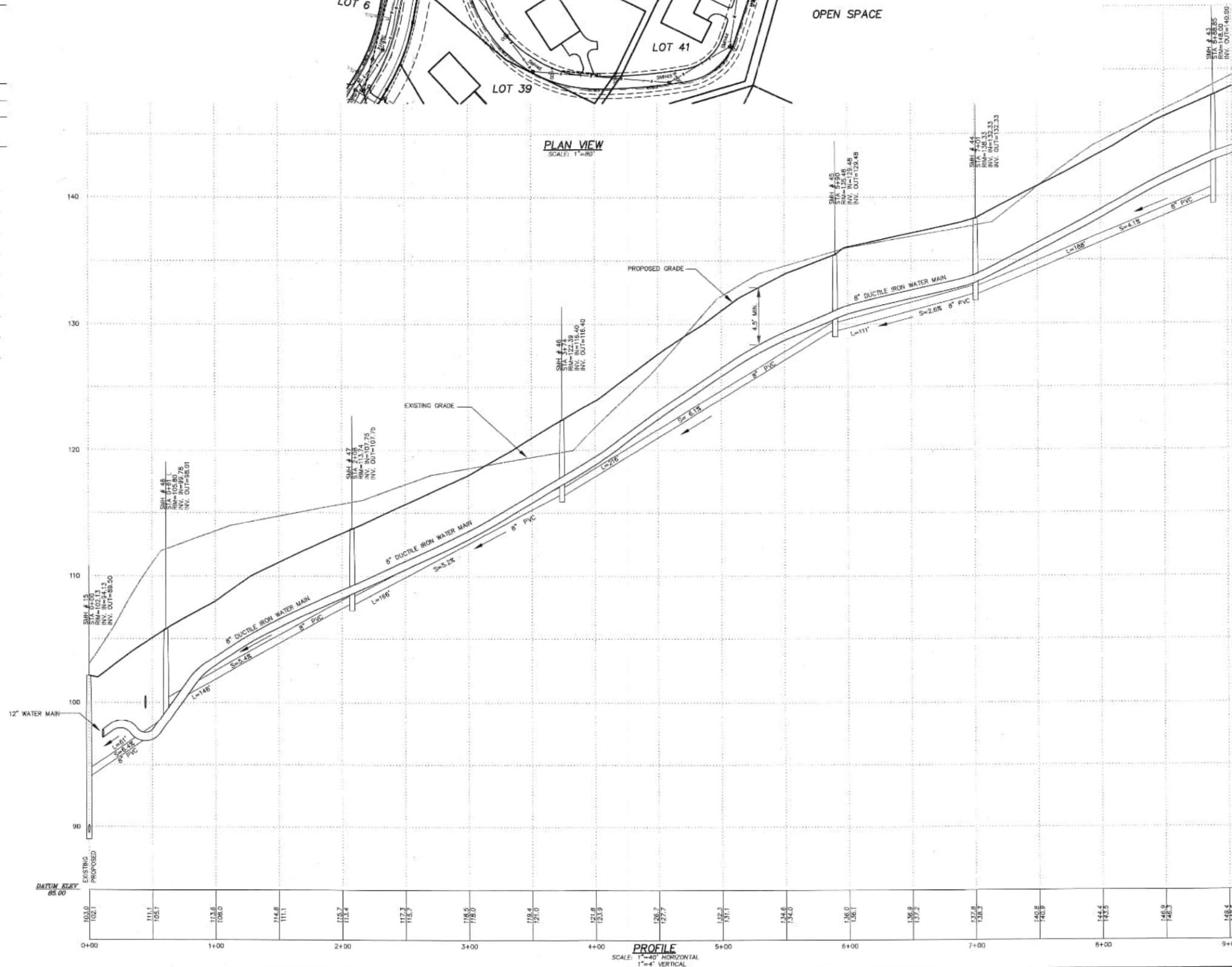
TELEPHONE COMPANY

POSTMASTER

CONSERVATION COMMISSION



PLAN VIEW
SCALE: 1"=80'



PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

REVISIONS:

No.	DATE	SEWER EDITS
1	12/2/99	FINAL EDITS
2	07/28/00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 18 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING ROAD PLAN & PROFILE SHEETS.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-882-5400 101 Accord Park Drive
Fax: 781-882-5490 Norwell, MA 02061-1655



John C. Chesbia 7/28/00

TITLE:
**SANITARY SEWER PROFILE
FOR COMMON DRIVE B**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:

**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999

COMP./DESIGN: JCC/GMA/MEE

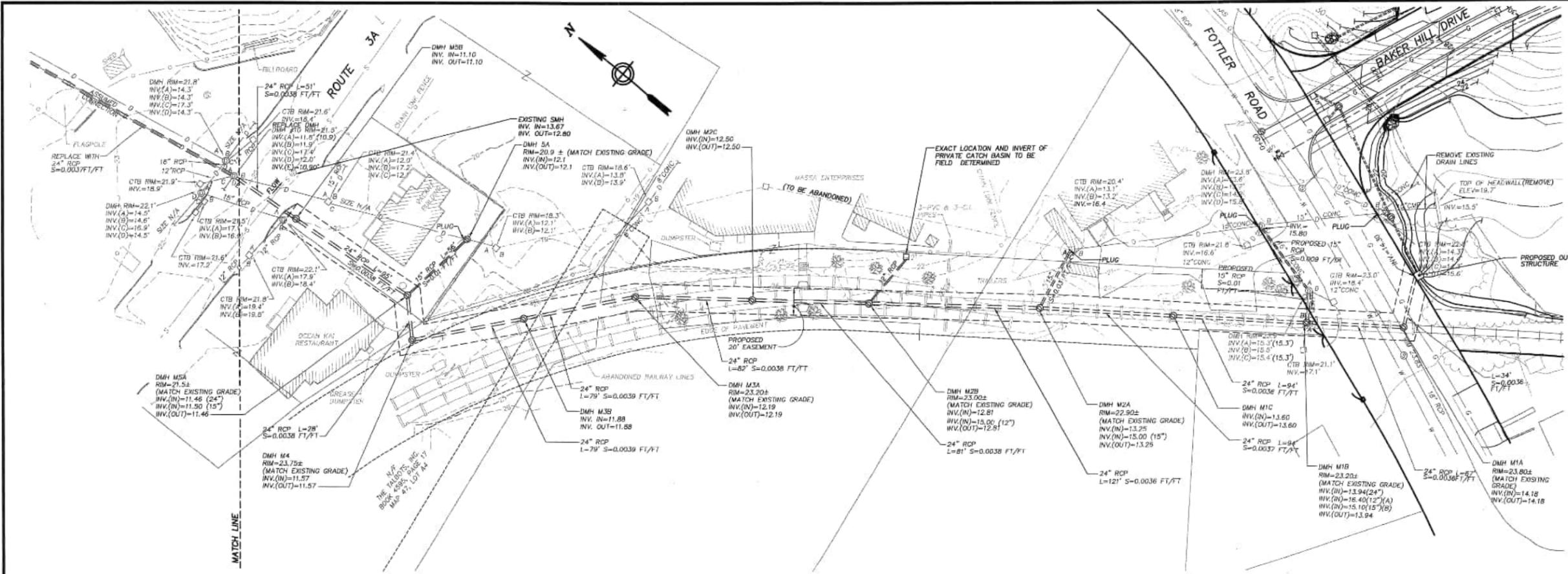
CHECK: JJC/JCC

DRAWN: NG

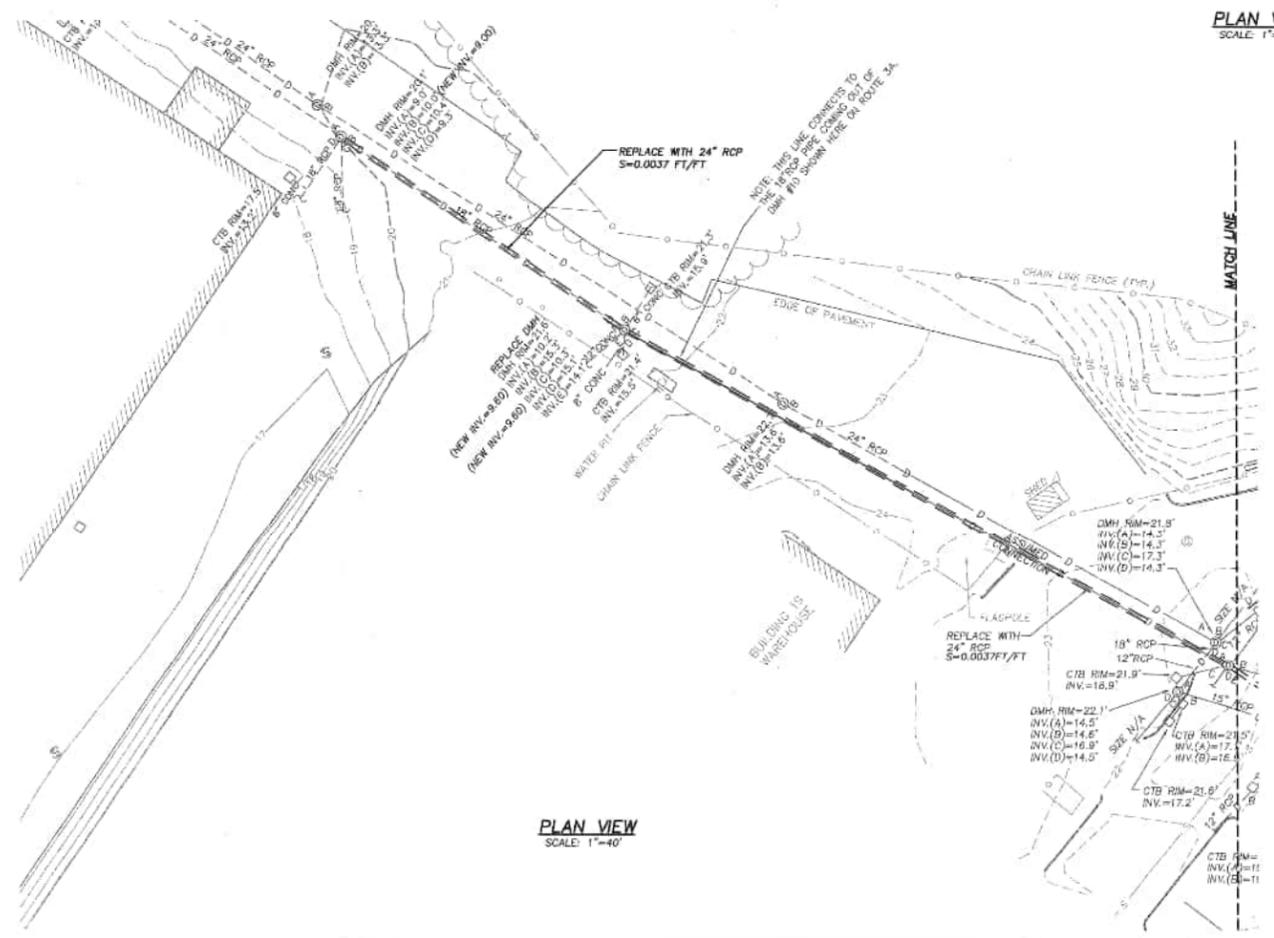
SCALE: AS NOTED

JOB NO.: 1-00402.01\PLANSET4\

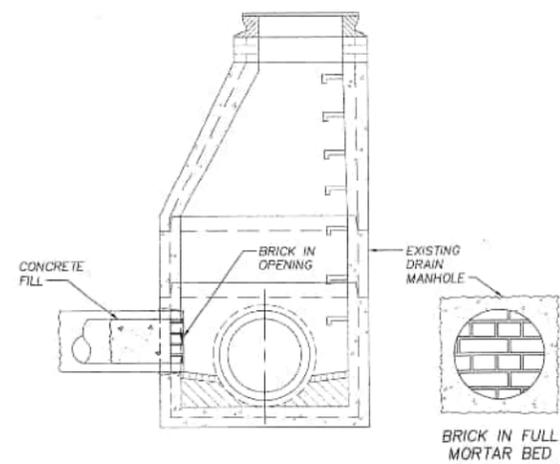
DWG NO.: PROCOMB SHEET 42 OF 69



PLAN VIEW
SCALE: 1"=40'



PLAN VIEW
SCALE: 1"=40'



PIPE PLUG DETAIL
SCALE: NONE

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

- GENERAL NOTES:**
- SEE SHEET 11 "LEGEND & GENERAL NOTES" FOR EXISTING CONDITIONS (SHEET 1-B) NOTES REGARDING THIS PLAN.
 - SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
 - SEE GRADING & DRAINAGE SHEET 1, UTILITY PLAN SHEET 1 FOR PROPOSED CONDITIONS.
 - SHADED INVERTS REPRESENT EXISTING DATA. REFER TO EXISTING CONDITIONS PLAN FOR EXISTING INVERTS, ETC.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5480 Norwell, MA 02061-1685



John C. Chasin 7/29/00

TITLE:
FOTTLER ROAD DRAINAGE PLAN

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

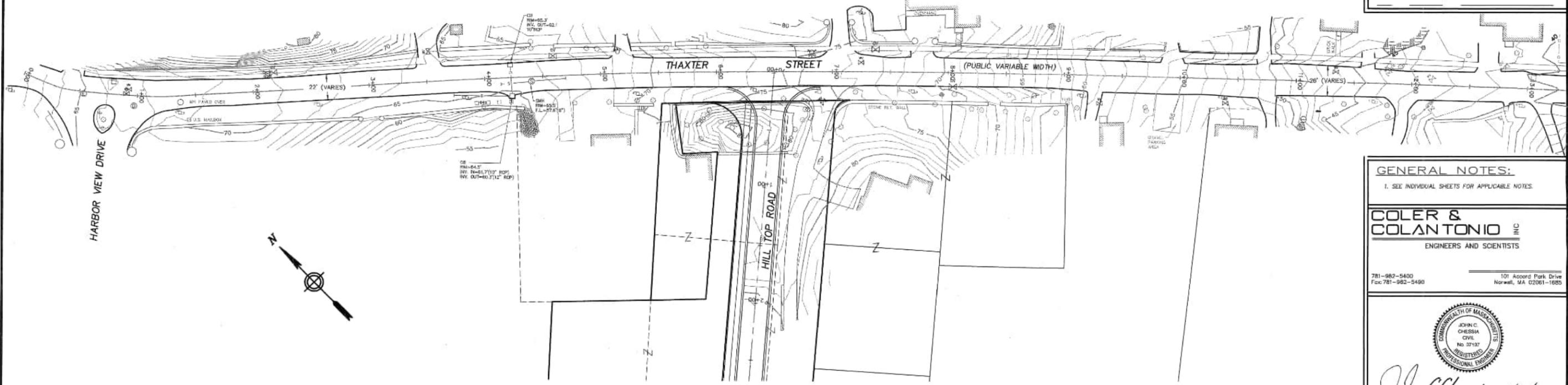
DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: BJB/UAJ
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: MASSAPRO SHEET 44 OF 69

REVISIONS:		
No.	DATE	FINAL EDITS
1	07/28/00	FINAL EDITS



PLAN THAXTER STREET
SCALE: 1"=40' HORIZONTAL

GENERAL NOTES:
1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

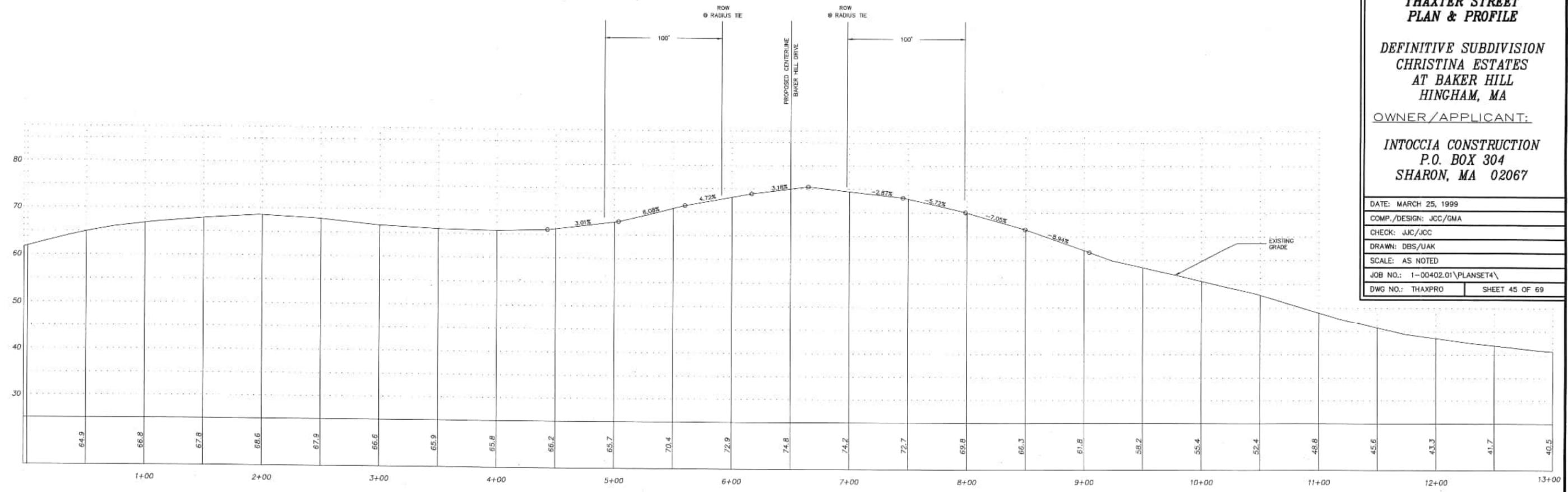
781-982-5400 101 Accord Park Drive
Fax: 781-982-5480 Norwell, MA 02061-1685



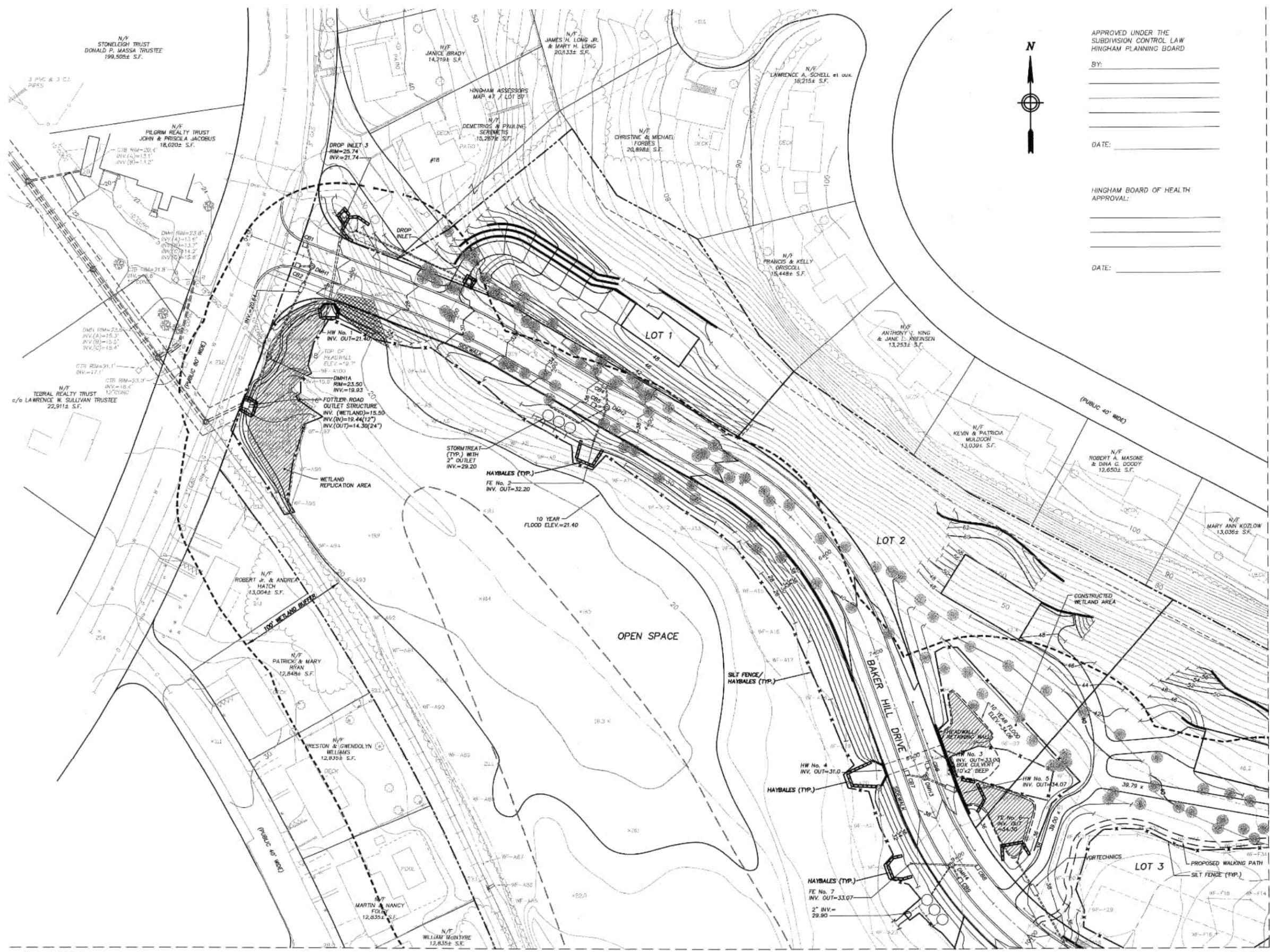
John C. Chessa 7/28/00

TITLE:
**THAXTER STREET
PLAN & PROFILE**
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: DBS/UAK
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: THAXPRO SHEET 45 OF 69



PROFILE THAXTER STREET
SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 1A "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 Fax: 781-982-5480 101 Accord Park Drive Norwell, MA 02061-1885



John C. Chassin 7/28/00

TITLE:
**ENVIRONMENTAL CONTROLS
PLAN (SHEET 1)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/JAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: ER_8 SHEET 46 OF 69



SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 1

SEE SHEET 1



SEE SHEET 3

SEE SHEET 4

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 18 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-952-5400 101 Accord Park Drive
Fax: 781-952-5490 Norwell, MA 02061-1685



John C. Chasin 7/28/00

TITLE:
**ENVIRONMENTAL CONTROLS
PLAN (SHEET 2)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
 COMP./DESIGN: JCC/GMA
 CHECK: JJC/JCC
 DRAWN: GMA/UAK
 SCALE: 1" = 40'
 JOB NO.: 1-00402.01\PLANSET4\
 DWG NO.: ER_8 SHEET 47 OF 69



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

 DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

 DATE: _____

(PUBLIC 40' WIDE)

(PUBLIC 40' WIDE)

(PUBLIC 40' WIDE)

(PUBLIC VARIABLE WIDTH)

N/F WILLIAM MCINTYRE
12,835± S.F.

N/F HENDELL T. & DIANA M. SIDES
12,835± S.F.

N/F WILLIAM R. & NORA ANN RYAN
12,835± S.F.

N/F HARRY & JEAN ALDRICH
12,835± S.F.

N/F RUTH A. DOWNING
12,835± S.F.

N/F JOSEPH & SHEILA CANNON
13,493± S.F.

N/F WILLIAM & DORIS O'NEEFE
12,690± S.F.

N/F RICHARD A. BELL
20,182± S.F.

N/F FRANK D. RILEY REALTY TRUST
7.88 ACRES

LOT 3

BAKER HILL DRIVE

OLD CASTLE PRECAST BEBO ARCH. BRIDGE E2010

SILT FENCE/MAYBALES (TYP.)

WETLAND REPLICATION AREA

WATER BOOSTER PUMPING STATION

GRAVEL ACCESS DRIVE

LOT 43

LOT 44

LOT 45

N/F DAVID & PAULA ST. JAMES
75,794± S.F.

N/F ALAN & CLAIRE STILEGER
7,980± S.F.

N/F JOHN W. MCCOURTY
21,780± S.F.

N/F BRADFORD & DIERDRE MERRITT
20,729± S.F.

N/F ROBERT W. & JEANNE M. HAYLAND
48,600± S.F.

OPEN SPACE

SEE SHEET 2

SEE SHEET 1

SEE SHEET 4



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5490 101 Accord Park Drive
Norwell, MA 02061-1685
Fax: 781-982-5490



John G. Chessa 7/28/00

TITLE:
**ENVIRONMENTAL CONTROLS
PLAN (SHEET 3)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

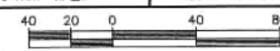
BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: ER_8 SHEET 48 OF 69



SEE SHEET 5

SEE SHEET 5



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

N/T
SCHOOL TRACT IV
TOWN OF HINGHAM



SEE SHEET 2

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 1 & "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Chesin 7/29/00

TITLE:
**ENVIRONMENTAL CONTROLS
PLAN (SHEET 4)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

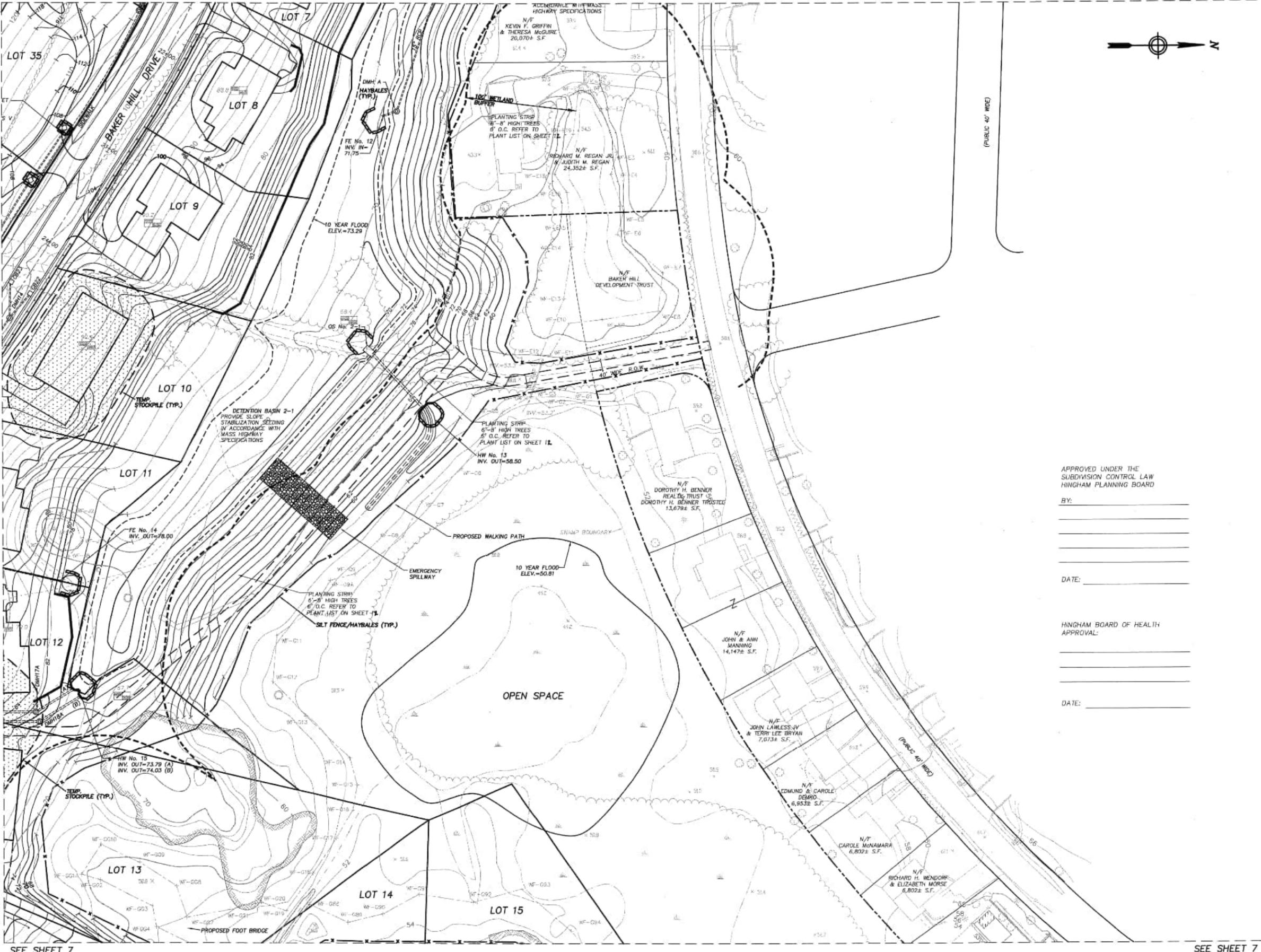
DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JJC/JCC	
DRAWN: GMA/UAJ	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: ER_8	SHEET 49 OF 69

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



J.C. Chesia 7/20/00

TITLE:
ENVIRONMENTAL CONTROLS PLAN (SHEET 5)

DEFINITIVE SUBDIVISION CHRISTINA ESTATES AT BAKER HILL HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION P.O. BOX 304 SHARON, MA 02067

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL:

DATE: _____

SEE SHEET 7

SEE SHEET 7

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: ER_8 SHEET 50 OF 69

SEE SHEET 4

SEE SHEET 4



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 6.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Norwell, MA 02061-1655
Fax: 781-982-5490



John C. Chasin 7/28/00

TITLE:
ENVIRONMENTAL CONTROLS PLAN (SHEET 6)

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
 COMP./DESIGN: JCC/GMA
 CHECK: JJC/JCC
 DRAWN: GMA/UAK
 SCALE: 1" = 40'
 JOB NO.: 1-00402.01\PLANSET4\
 DWG NO.: ER_B SHEET 51 OF 69



SEE SHEET 8

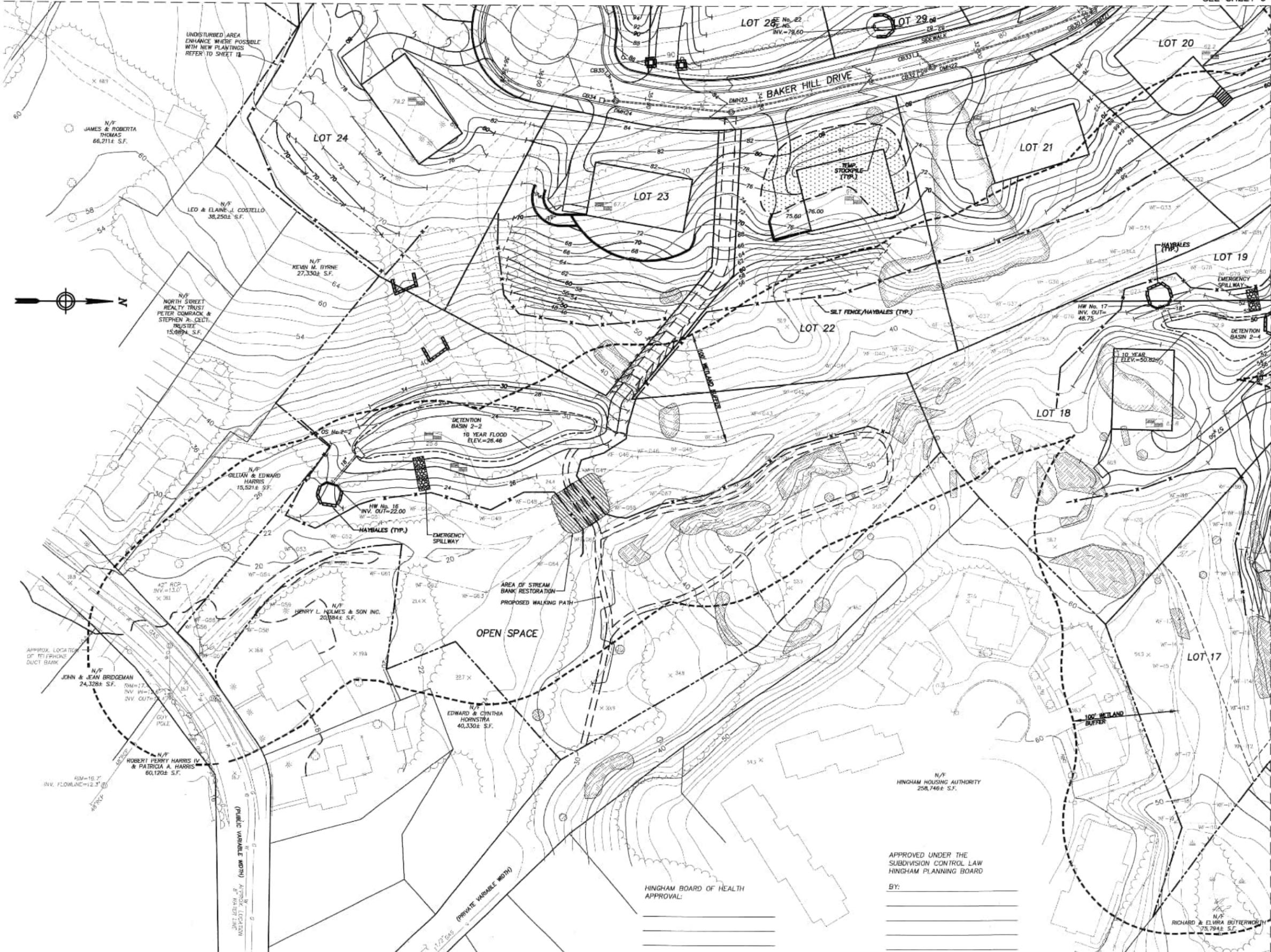
SEE SHEET 8

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:
 1. SEE SHEET 18 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING EROSION CONTROL SHEETS 1 THROUGH 8.
 2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5496 Norwell, MA 02061-1885



John C. Chasin 7/29/00

TITLE:
**ENVIRONMENTAL CONTROLS
 PLAN (SHEET 8)**

**DEFINITIVE SUBDIVISION
 CHRISTINA ESTATES
 AT BAKER HILL
 HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
 P.O. BOX 304
 SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: ER_8 SHEET 53 OF 69



HINGHAM BOARD OF HEALTH APPROVAL:

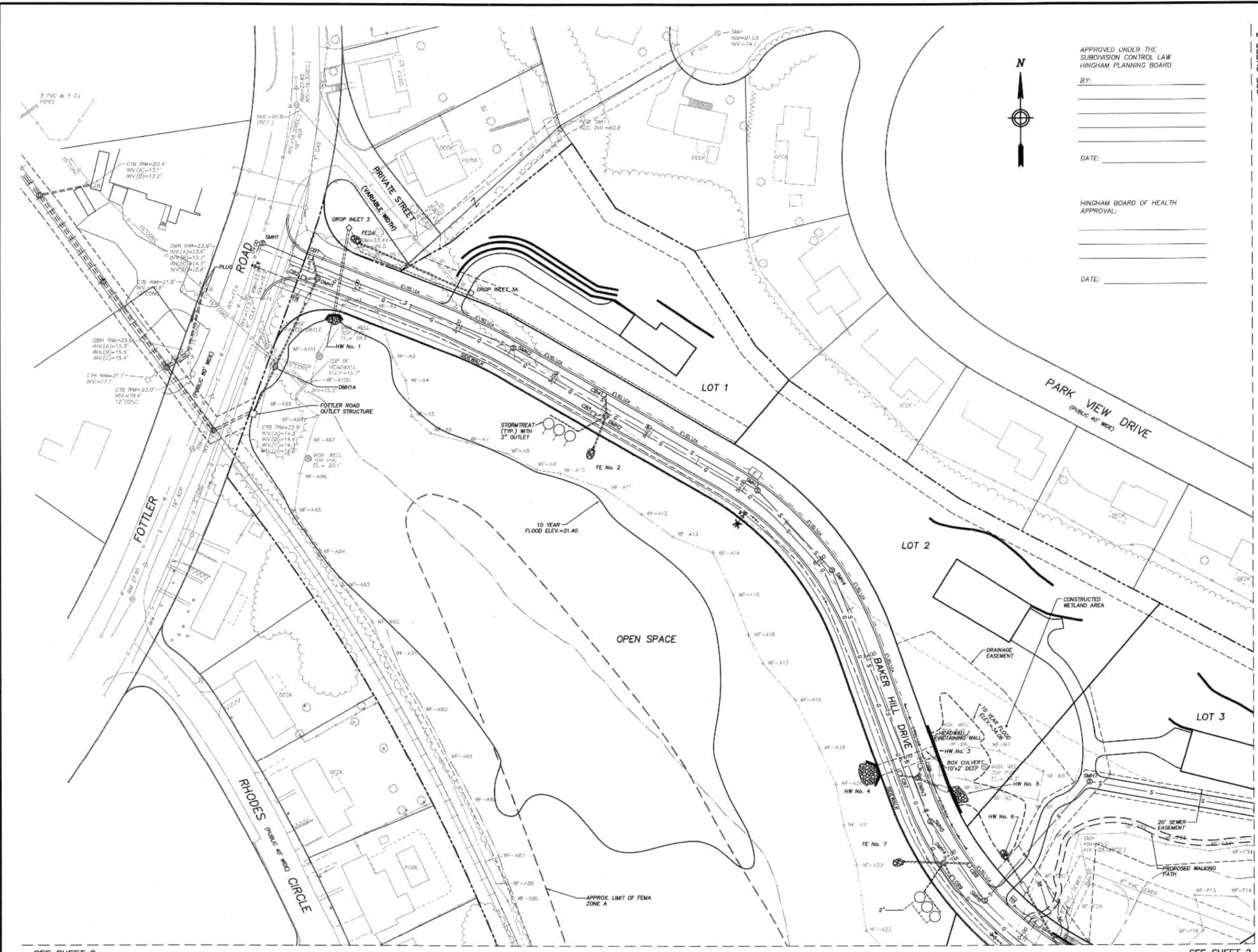
 DATE: _____

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD
 BY: _____

 DATE: _____

SEE SHEET 7

SEE SHEET 7



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

SEE SHEET 3

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 8.

2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-8400 101 Accord Park Drive
Fax: 781-982-5490 Norwalk, MA 02061-1833



John C. Chasin 7/28/00

TITLE:
**UTILITY PLAN
(SHEET 1)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JJC/JCC	
DRAWN: GMA/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANSET4\	
DWG NO.: UT_8	SHEET 54 OF 69



SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 1



SEE SHEET 3

SEE SHEET 4

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 5.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Norwell, MA 02061-1685
Fax: 781-982-5490



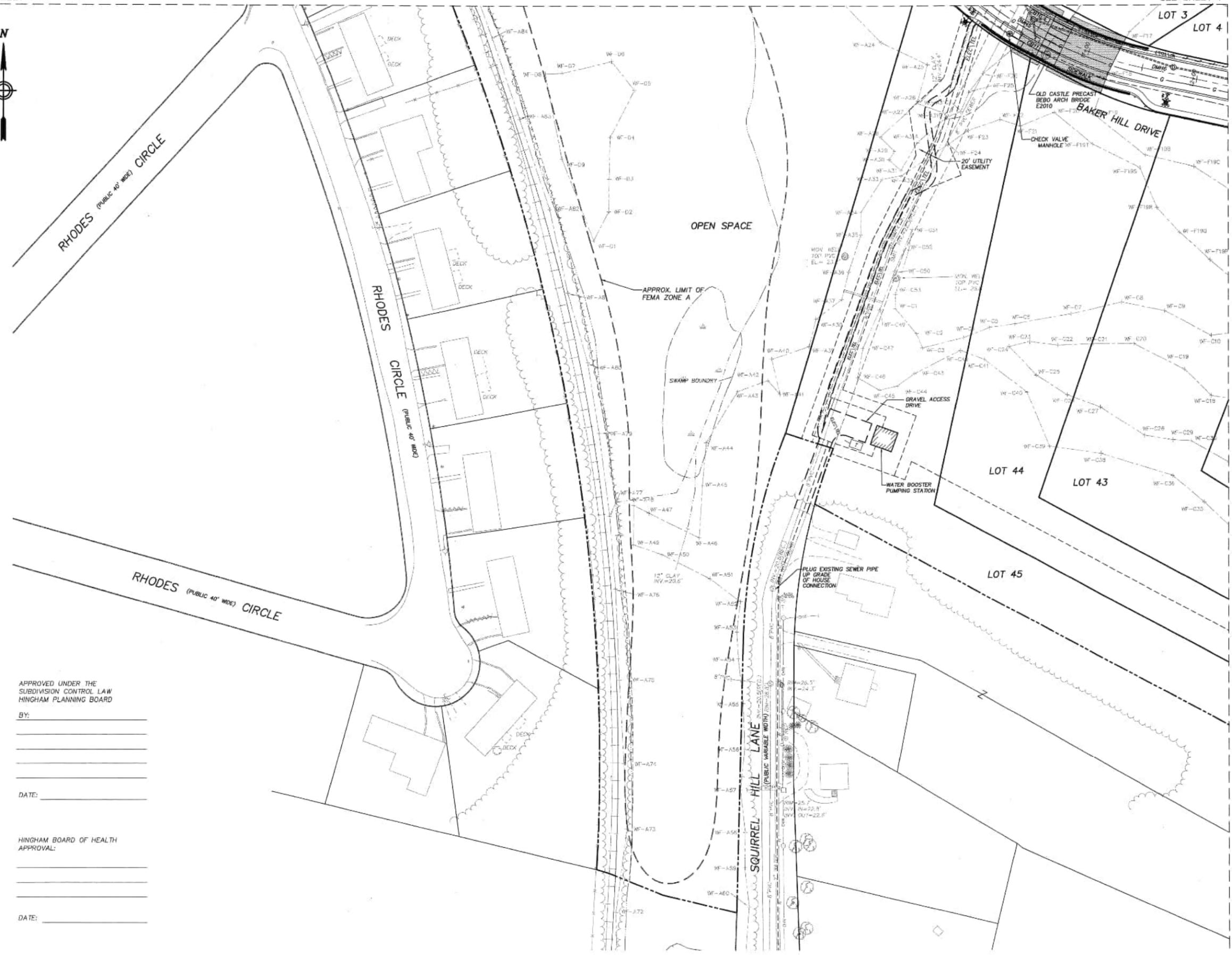
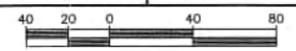
John C. Chassin 7/28/00

TITLE:
**UTILITY PLAN
(SHEET 2)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: UT_8 SHEET 55 OF 69



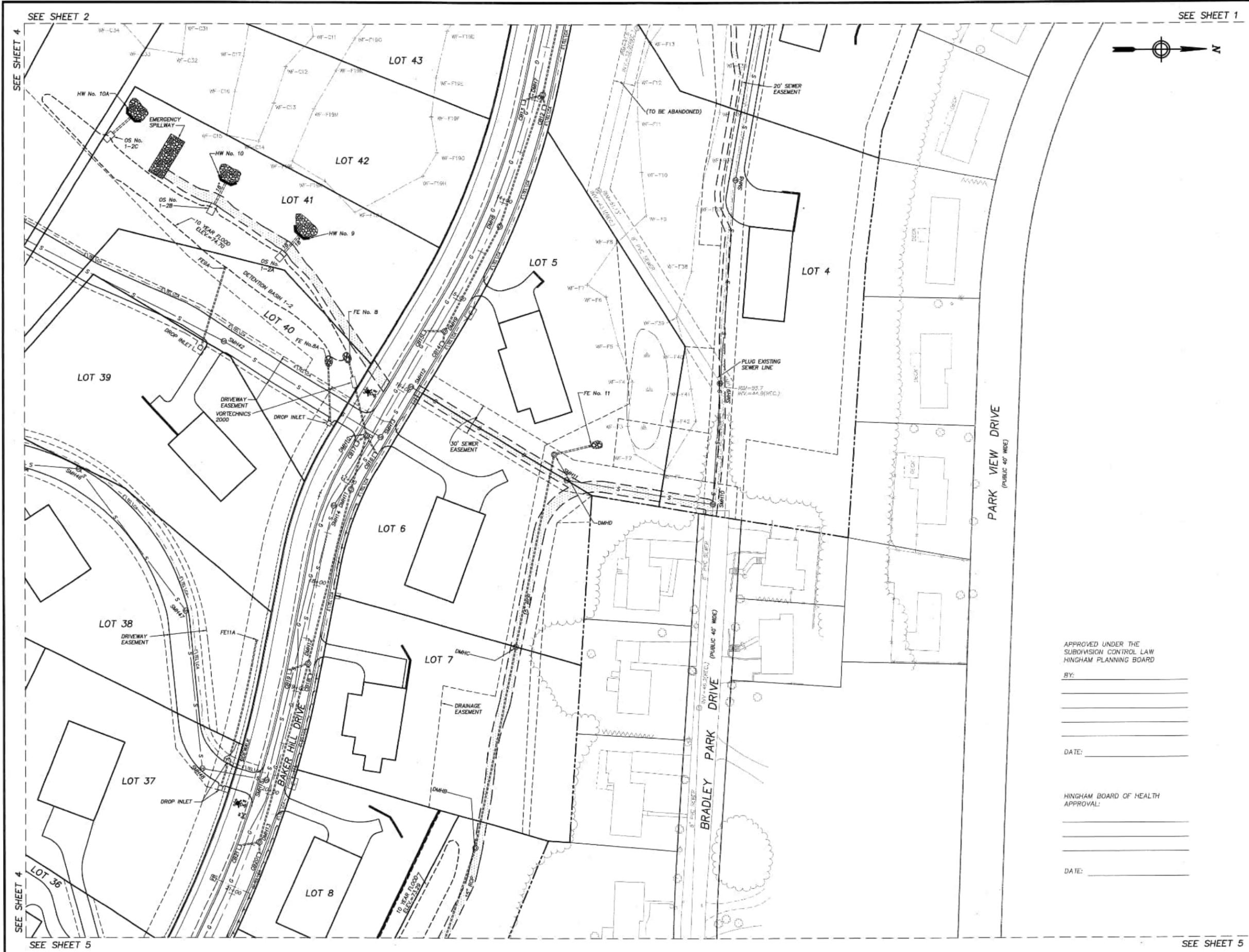
APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

- GENERAL NOTES:**
- SEE SHEET 10 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 8.
 - SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
 - PROVIDE LOCKING MANHOLE COVERS ON SMH 8, 9, 10 & 11.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS
 781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Chassin 7/28/00

TITLE:
**UTILITY PLAN
 (SHEET 3)**
**DEFINITIVE SUBDIVISION
 CHRISTINA ESTATES
 AT BAKER HILL
 HINGHAM, MA**
 OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
 P.O. BOX 304
 SHARON, MA 02067**

APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD
 BY: _____

 DATE: _____
 HINGHAM BOARD OF HEALTH
 APPROVAL:

 DATE: _____

DATE: MARCH 26, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/JAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: UT_8 SHEET 56 OF 69



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____



REVISIONS:		
No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



John C. Chessa 7/28/00

TITLE:
**UTILITY PLAN
(SHEET 4)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: UT_8 SHEET 57 OF 69

SEE SHEET 6

SEE SHEET 6

SEE SHEET 3

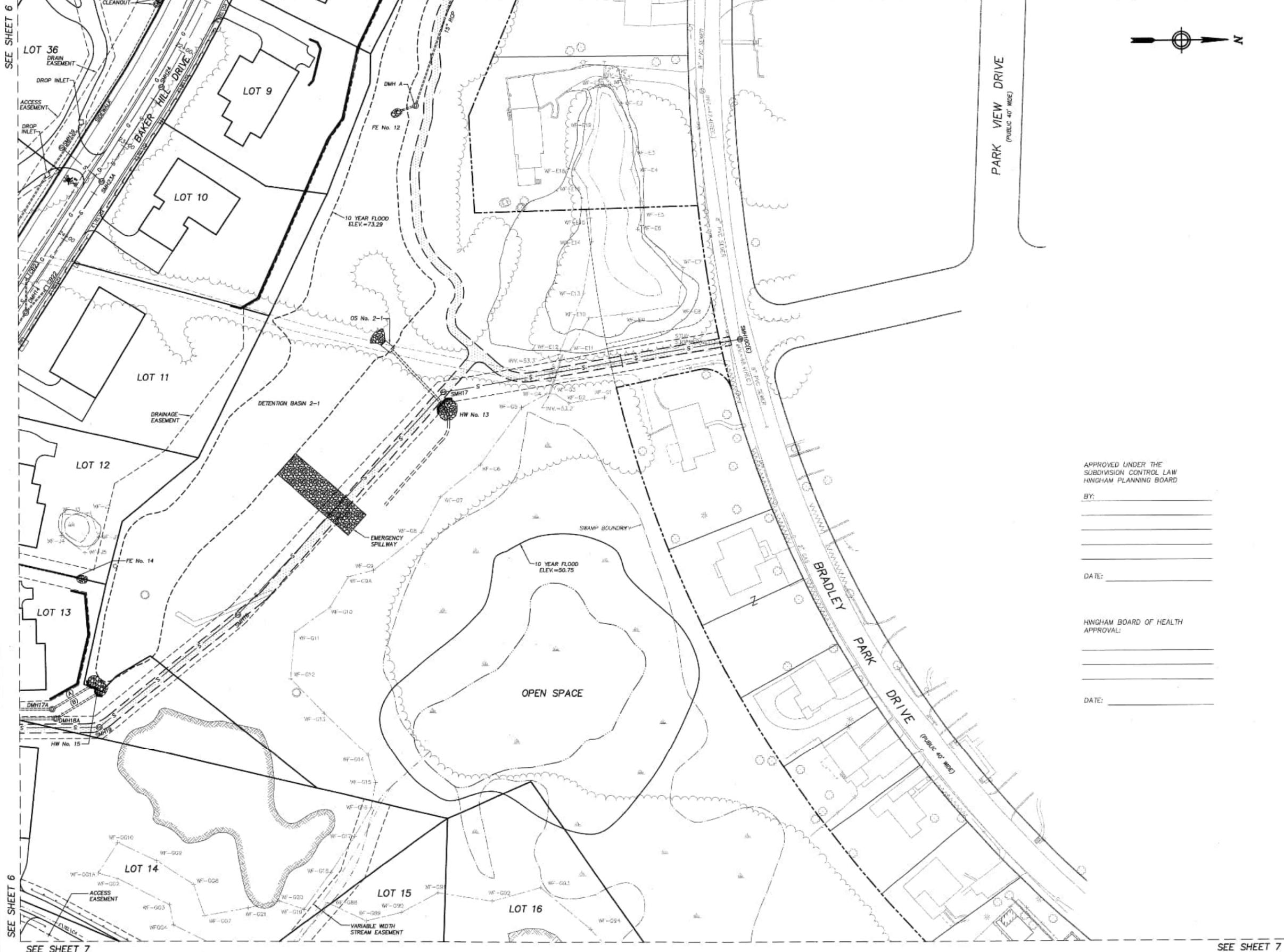
SEE SHEET 3

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:
 1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 6.
 2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
 APPROVAL:

DATE: _____

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1885



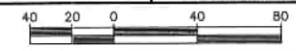
John C. Chesna 7/29/00

TITLE:
**UTILITY PLAN
 (SHEET 5)**

**DEFINITIVE SUBDIVISION
 CHRISTINA ESTATES
 AT BAKER HILL
 HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
 P.O. BOX 304
 SHARON, MA 02067**

DATE: MARCH 26, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UAK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: UT_8
SHEET 58 OF 69



SEE SHEET 7

SEE SHEET 7

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 1A "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1605

STATE OF MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS
JUAN C. CHESINA
CIVIL
No. 87137
REGISTERED
PROFESSIONAL ENGINEER

Juan C. Chesina 7/28/00

TITLE:
**UTILITY PLAN
(SHEET 6)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: GMA/UJK
SCALE: 1" = 40'
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: UT_8 SHEET 59 OF 69

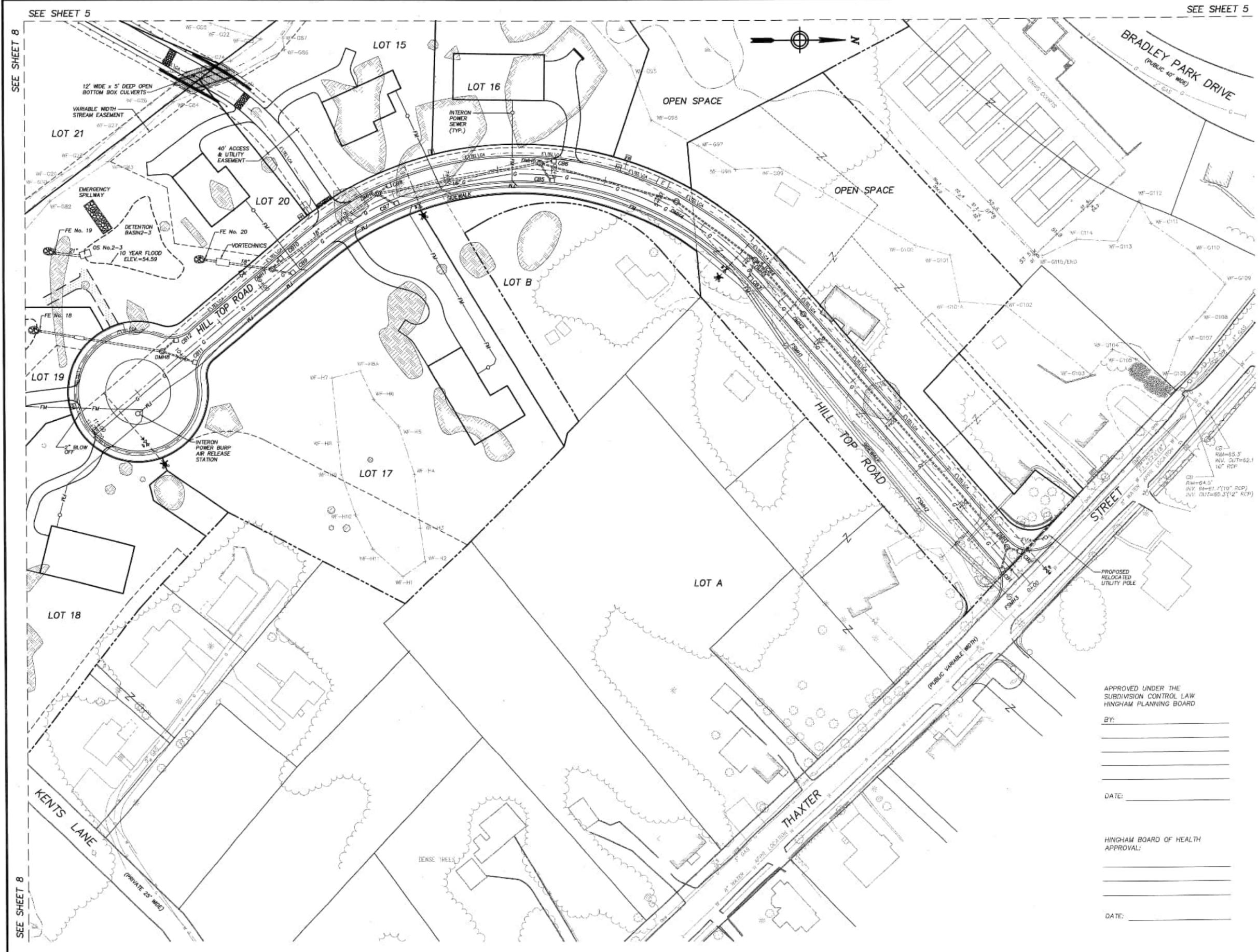


SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5



SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/99	

GENERAL NOTES:

- SEE SHEET 12, "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 8.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-8400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1855



John C. Chessa 7/28/99

TITLE:
UTILITY PLAN
(SHEET 7)

DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

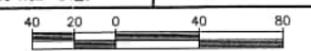
BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL:

DATE: _____

DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JJC/JCC	
DRAWN: GMA/UAK	
SCALE: 1" = 40'	
JOB NO.: 1-00402.01\PLANS4\	
DWG NO.: UT_8	SHEET 60 OF 69



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 2, "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING UTILITY SHEETS 1 THROUGH 4.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-5490 Norwell, MA 02061-1685



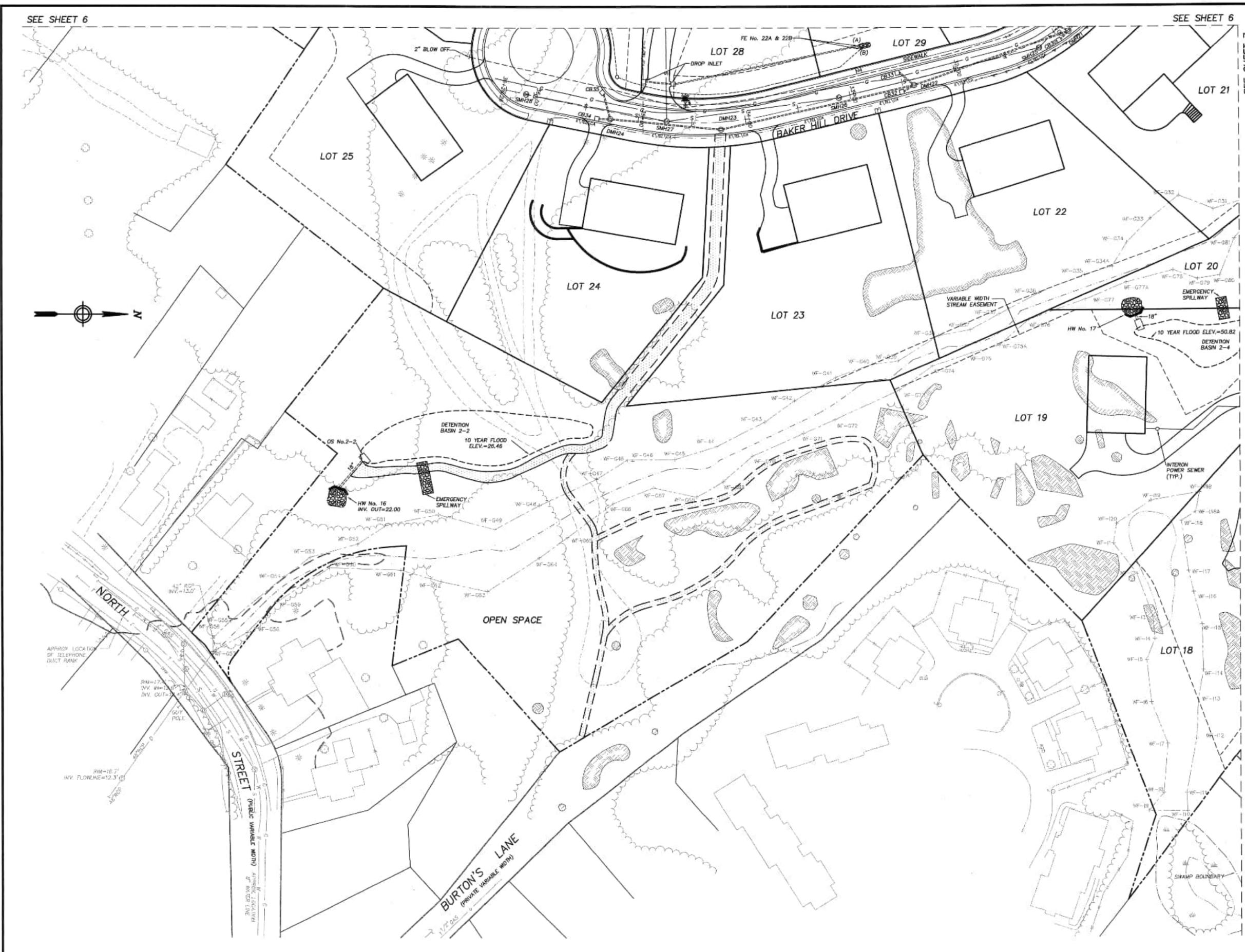
John C. Chessa 7/28/00

TITLE:
**UTILITY PLAN
(SHEET 8)**

**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

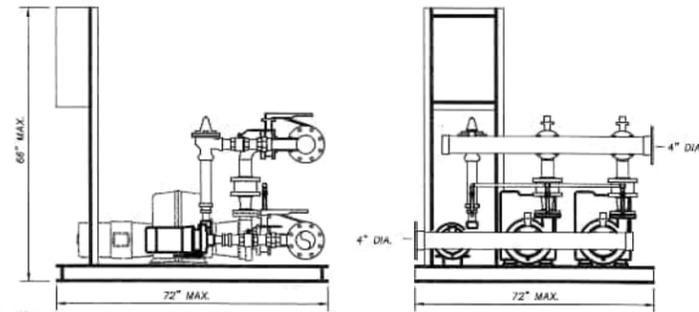
OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
 COMP./DESIGN: JCC/GMA
 CHECK: JCC/JCC
 DRAWN: GMA/UAK
 SCALE: 1" = 40'
 JOB NO.: 1-00402.01\PLANSET4\
 DWG NO.: UT_8 SHEET 61 OF 69



SEE SHEET 7

SEE SHEET 7

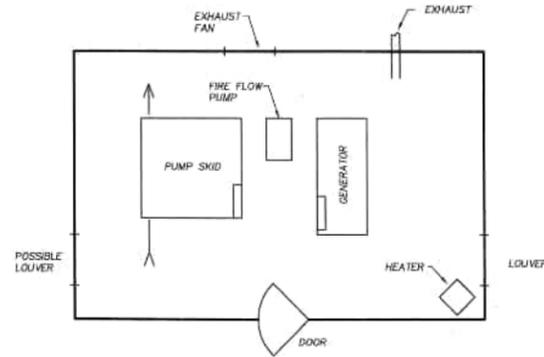


- NOTES:
1. DIMENSIONS ARE NOT FOR CONSTRUCTION PURPOSES UNLESS CERTIFIED.
 2. ALL DIMENSIONS ARE $\pm 1/2$ "
 3. ALL DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
 4. PIPE SUPPORTS NOT SHOWN FOR CLARITY.
 5. ALL WELDING DONE BY ASME CODE SECTION 9 CERTIFIED WELDERS.

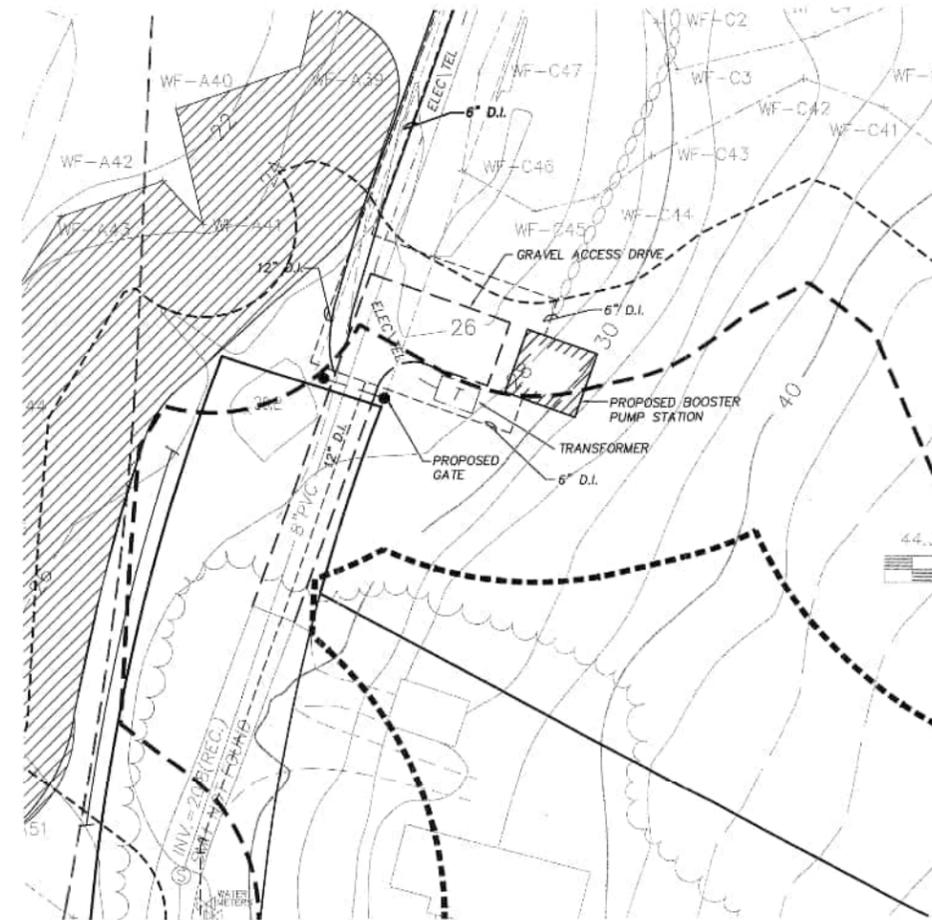
OVERFLOW PACKAGED SYSTEMS ARE THIRD PARTY ALL LABELED/UL-LABELED AS A SYSTEM TO COMPLY WITH 804M FEDERAL REGULATIONS 29CFR1910.201 .399 AND NEC ARTICLE 65-7.

MODEL# ES-3000
 SYSTEM TYPE: PACKAGED TRIPLEX BOOSTER
 PROJECT NAME: PEERLESS HYDROCONSTANT
 DESIGN FLOW: 300 GPM
 DESIGN PRESSURE: 45 PSI

DOMESTIC PUMP SKID DETAIL
 NOT TO SCALE



PUMP STATION LAYOUT PLAN
 SCALE: 1/4" = 1'



PLAN VIEW
 SCALE: 1" = 20'

APPROVED UNDER THE
 SUBDIVISION CONTROL LAW
 HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
 APPROVAL: _____

DATE: _____

APPROVED BY: _____

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

TELEPHONE COMPANY

POSTMASTER

CONSERVATION COMMISSION

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

1. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
2. SPECIAL DETAILS OF WATER BOOSTER PUMP STATION TO BE COORDINATED WITH MASSACHUSETTS AMERICAN WATER COMPANY.
3. CONTRACTOR RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FOR BOOSTER PUMPING STATION.
4. MASSACHUSETTS AMERICAN WATER COMPANY, PLANNING BOARD AND DPW TO APPROVE GATE. CONTRACTOR TO SUBMIT SHOP DRAWING DETAIL FOR APPROVAL PRIOR TO CONSTRUCTION.

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-5490 Norwell, MA 02061-1985



John C. Chessa 7/28/00

TITLE:
WATER PUMP STATION DETAIL

**DEFINITIVE SUBDIVISION
 CHRISTINA ESTATES
 AT BAKER HILL
 HINGHAM, MA**

OWNER/APPLICANT:

**INTOCCIA CONSTRUCTION
 P.O. BOX 304
 SHARON, MA 02067**

DATE: MARCH 25, 1999

COMP./DESIGN: JCC/GMA

CHECK: JJC/JCC

DRAWN: UAK

SCALE: AS NOTED

JOB NO.: 1-00402.01\PLANSET4\

DWG NO.: DETWPS SHEET 62 OF 69

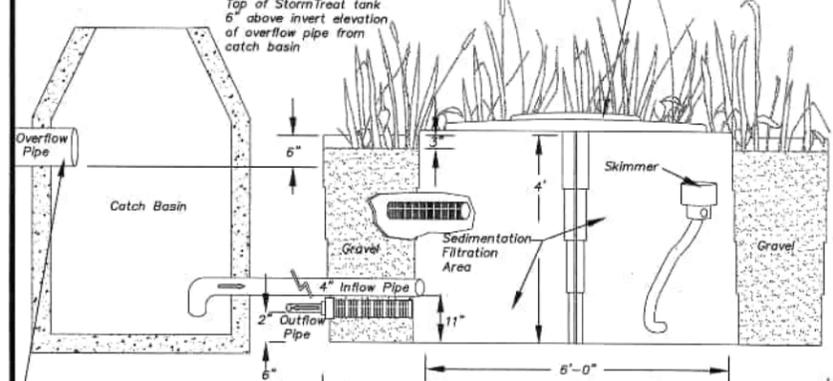
STORMTREAT™ SYSTEMS, Inc. Specification Sheet of StormTreat System Tank

3179 Main Street, Barnstable, MA 02630
(508) 778-4449

US Patent No. 5,437,786

Wetland Plants; cattail (*Typha* sp), soft-stem bulrush (*Scirpus validus*), and burreed (*Sparganium* sp). The wetland plants are maintained between storms by a minimum of six inches of water in the bottom of the wetland basin. The standing water provides for soil moisture and capillary action.

Note: Top of StormTreat tank 6" above invert elevation of overflow pipe from catch basin



Overflow pipe discharges stormwater after the "first flush" (which fills the STS-tanks) commonly this is the existing discharge pipe.

Tank walls constructed of 1/4"-3/8" recycled polyethylene

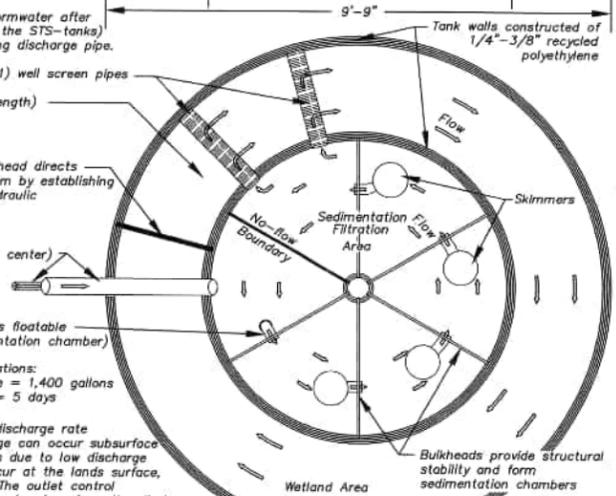
4" Slotted (0.01) well screen pipes
Wetland substrate (24' in length) Gravel (3mm-5mm)

Solid (no flow) wetland bulkhead directs water through wetland system by establishing a no-flow boundary and hydraulic gradient in wetland

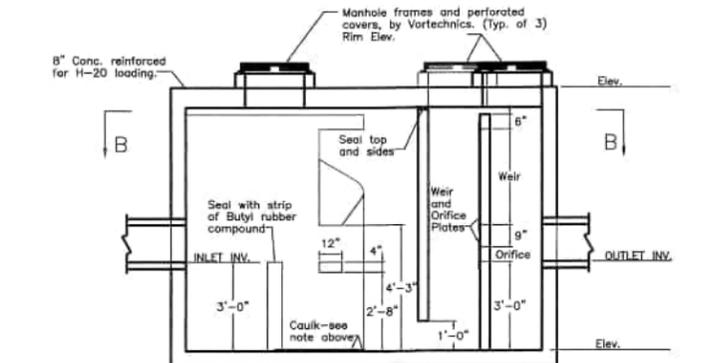
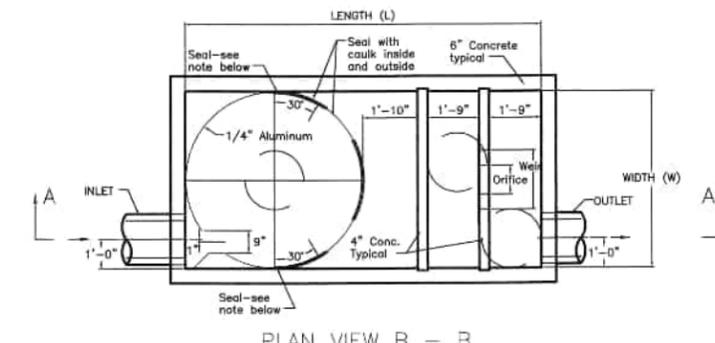
Inflow & outflow pipes (on center)
Oil & grease trap (traps floatable hydrocarbons in sedimentation chamber)

Other specifications:
Holding volume = 1,400 gallons
Holding time = 5 days

Outlet control valve controls discharge rate (0.25 gallons/minute) discharge can occur subsurface (by infiltrating into moist soils due to low discharge rate of 0.25 gpm) or can occur at the lands surface, downslope of the STS tanks. The outlet control valve can be followed by a check valve where the discharge pipe may be inundated during coastal floods and can be closed in the event of a spill for containment.



VORTECHS UNIT #	VORTECHS MODEL
V1, V7	1000
V2, V3, V4	2000
V6, V5	4000
V4	5000

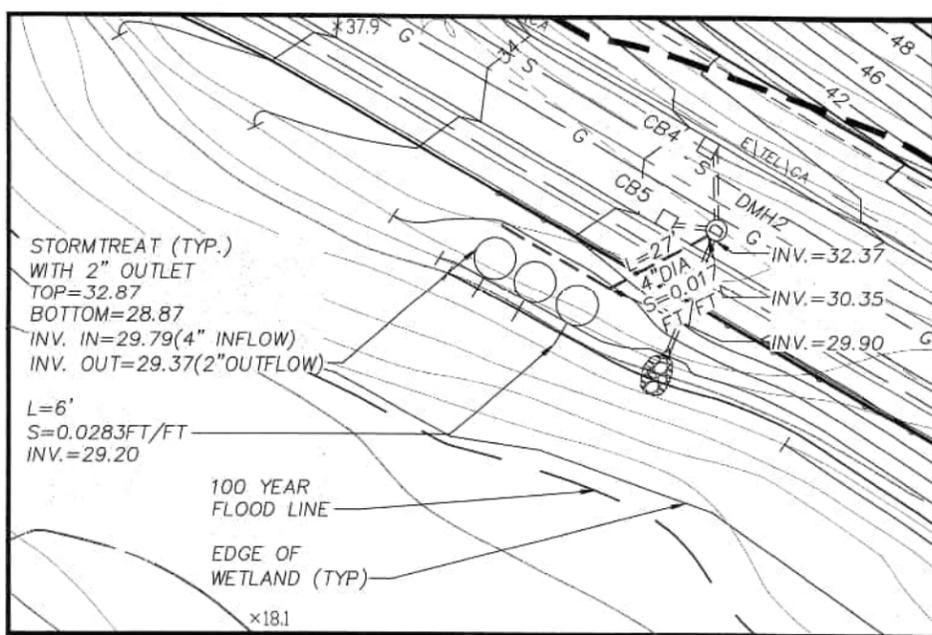


Vortechs™ Model	Grit Chamber Diameter/Area ft / ft²	Treated Flow cfs	Sediment Storage yds²	DI Storage gals	Approx. Size L x W ft
1000	3/7	1.6	.75	270	9 x 3
2000	4/13	2.8	1.25	350	10 x 4
3000	5/20	4.5	1.75	500	11 x 5
4000	6/28	6.0	2.5	700	12 x 6
5000	7/38	8.5	3.25	900	13 x 7
7000	8/50	11.0	4.0	1,200	14 x 8
9000	9/64	14.0	4.75	1,500	15 x 9
11000	10/79	17.5	5.5	1,800	16 x 10
16000	12/113	25.0	7.0	2,500	18 x 12

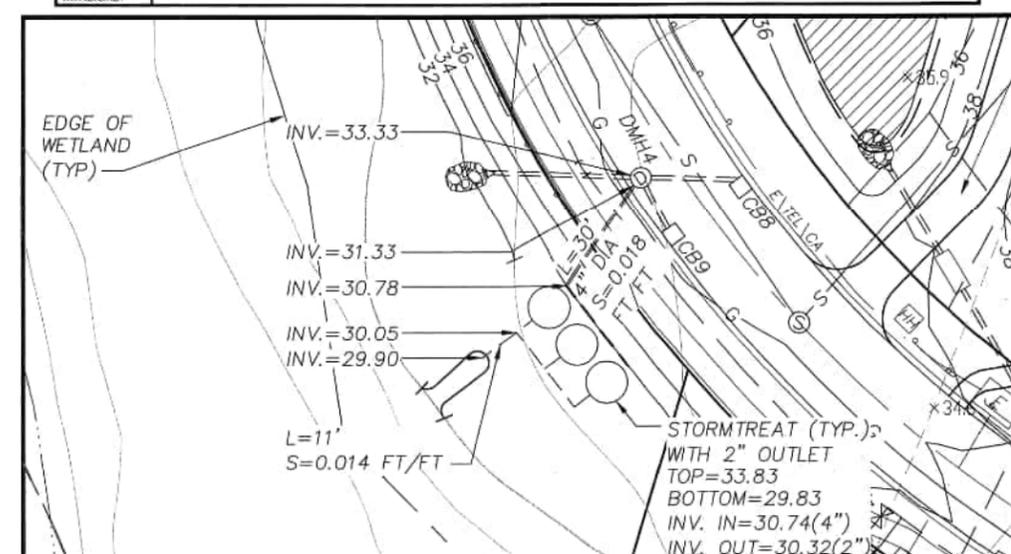
Vortechs™
41 Evergreen Drive
Portland, ME 04103
Tel.: 207-878-3662
Fax: 207-878-8507

GENERAL DETAIL
VORTECHNICSTM STORMWATER TREATMENT SYSTEM
TYPICAL SIZING CRITERIA

DATE: 7/16/97 SCALE: NONE FILE NAME: labdel1 DRAWN BY: NDG CHECKED BY: TRA



STORMWATER TREATMENT SYSTEM #1
SCALE: 1"=20'



STORMWATER TREATMENT SYSTEM #2
SCALE: 1"=20'

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

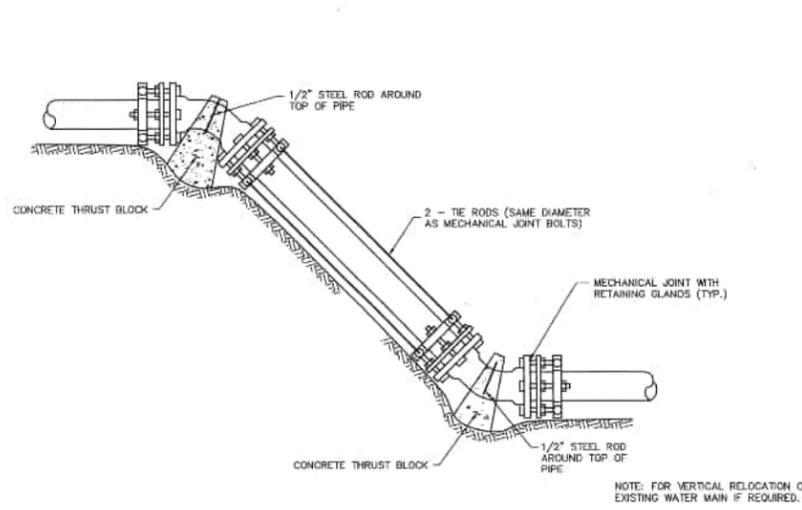
GENERAL NOTES:

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS
781-882-5400 Fax: 781-882-5490 101 Accord Park Drive Norwell, MA 02061-1685

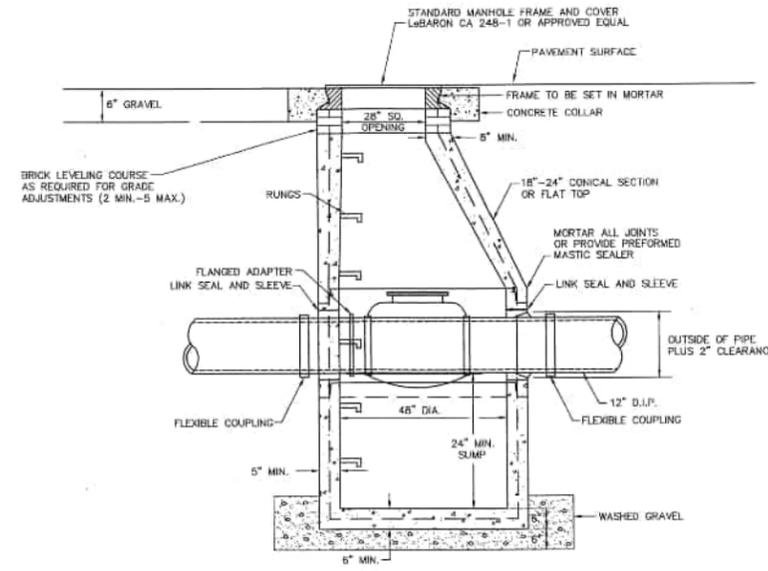
JOHN C. CHESIN
CIVIL No. 57137 REGISTERED PROFESSIONAL ENGINEER
John C. Chesin 7/29/00

TITLE:
STORMWATER TREATMENT FACILITY DETAILS
DEFINITIVE SUBDIVISION CHRISTINA ESTATES AT BAKER HILL HINGHAM, MA
OWNER/APPLICANT:
INTOCCIA CONSTRUCTION P.O. BOX 304 SHARON, MA 02067

DATE: MARCH 26, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: LMB
SCALE: NONE
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: STPDET SHEET 63 OF 69



VERTICAL THRUST RESTRAINT



PRECAST CONCRETE CHECK VALVE MANHOLE

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

APPROVED BY:

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

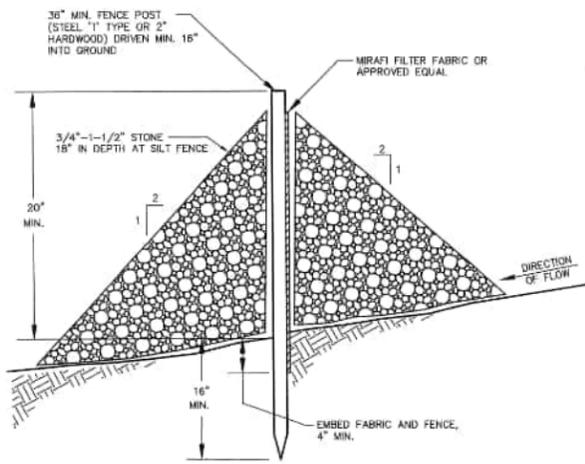
HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

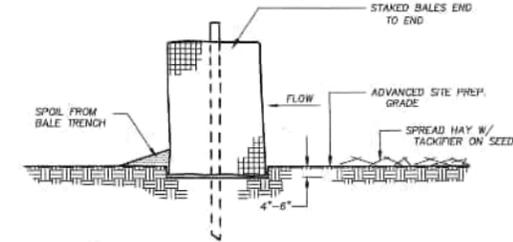
TELEPHONE COMPANY

POSTMASTER

CONSERVATION COMMISSION

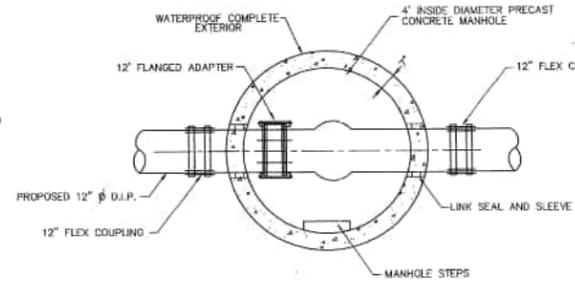


STONE CHECK DAM

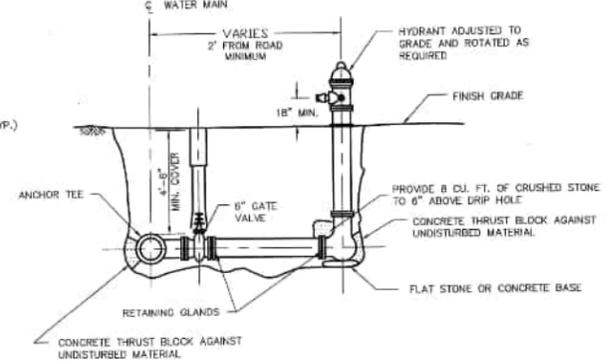


HAYBALE DETAIL

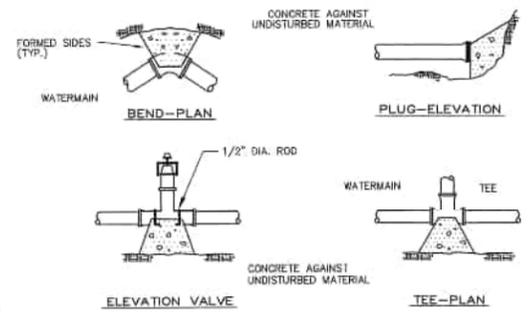
- NOTES:
1. BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY, NO PLASTIC OR WIRE.
 2. HAY BALES TO BE SECURED W/ MIN. TWO (2) 2"x2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.
 3. SPREAD HAY TO BE APPLIED BY MECHANICAL SPREADER AT RATE OF 1-1/2 TONS/ACRE W/ SUITABLE ASPHALTIC TACKLISER (MATE AND TYPE TO BE APPROVED BY ENGINEER IN ADVANCE OF APPLICATION).



**PLAN VIEW
PRESSURE REDUCING VALVE MANHOLE**



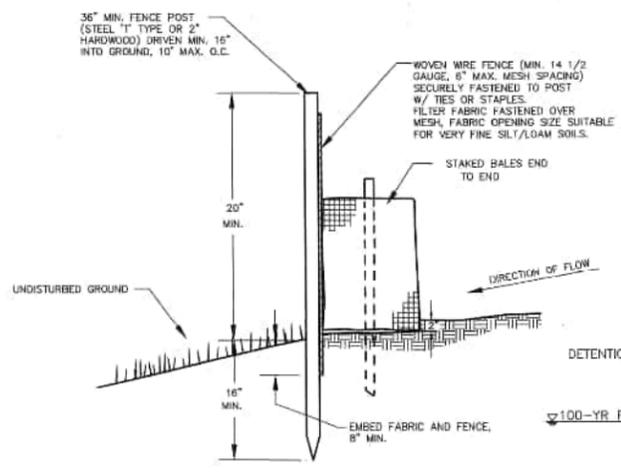
TYPICAL HYDRANT AND VALVE DETAIL



- NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.
 2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE BELOW, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.

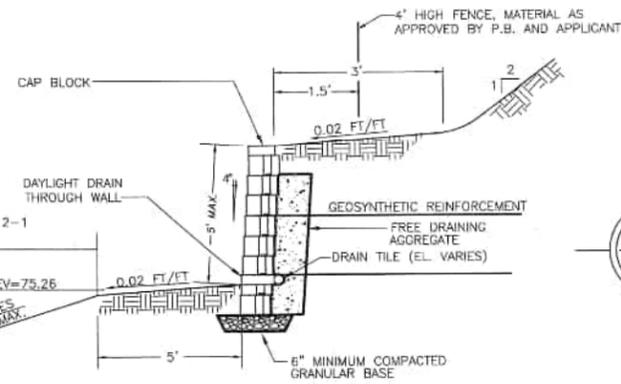
SIZE OF MAIN (IN)	TABLE OF BEARING AREAS S.F.		BENDS			
	TEES & PLUGS	VALVES	90°	45°	22-1/2°	11-1/4°
4" & LESS	2	1	2	1	1	1
6"	3	2	3	2	2	2
8"	4	3	5	3	2	2
10" & 12"	9	4	10	6	4	3

THRUST BLOCK DETAILS

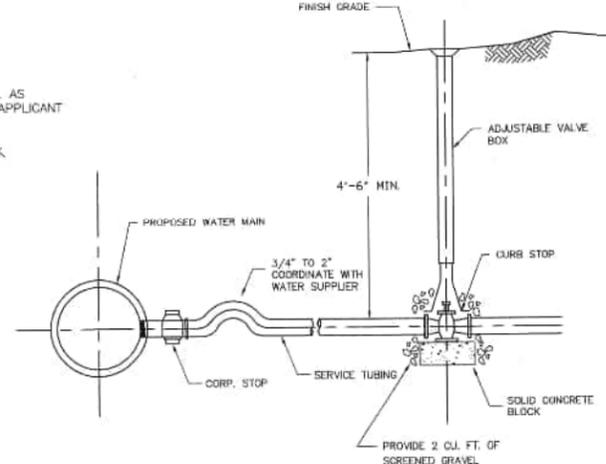


SILT FENCE / HAYBALE DETAIL

- BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY, NO PLASTIC OR WIRE.
- HAY BALES TO BE SECURED W/ MIN. TWO (2) 2"x2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.



**RETAINING WALL DETAIL
FOR LOTS 8, 9, 10 AND 13**



SERVICE CONNECTION DETAIL

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

1. SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400 Fax 781-982-5490 101 Accord Park Drive Norwell, MA 02061-1655

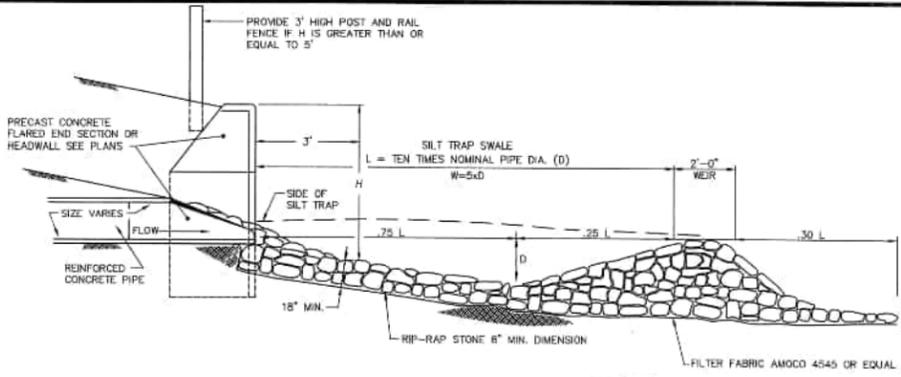


John C. Chubb 7/24/00

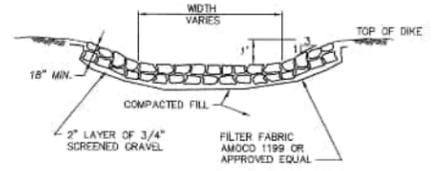
TITLE:
**DETAILS (SHEET 1)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: DETAIL1 SHEET 64 OF 69



INLET SILT TRAP SWALE SECTION
NOT TO SCALE



SECTION A-A
NOT TO SCALE

- NOTES:**
1. DIMENSIONS VARY TO SUIT CAPACITY REQUIREMENTS.
 2. STONE SHALL BE 70 TO 100 POUNDS.
 3. STONE SHALL BE HAND CHINKED TO LEAVE A SMOOTH SURFACE.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

APPROVED BY: _____

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

TELEPHONE COMPANY

POSTMASTER

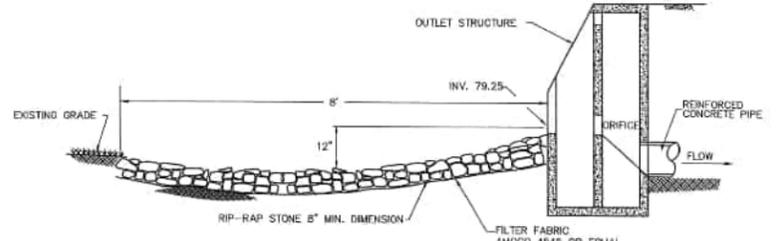
CONSERVATION COMMISSION

HINGHAM BOARD OF HEALTH
APPROVAL: _____

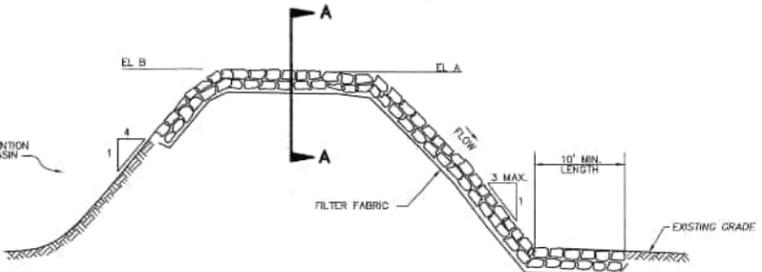
DATE: _____

DATE: _____

DATE: _____



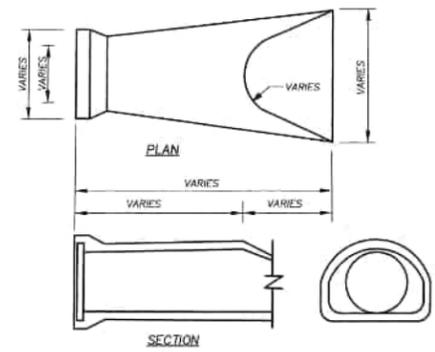
OUTLET SILT TRAP DETAIL
NOT TO SCALE



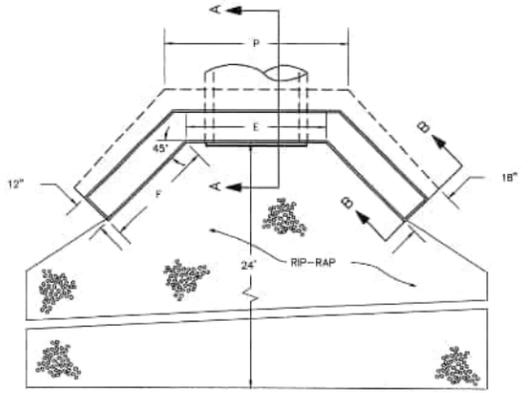
EMERGENCY OVERFLOW DETAIL
NOT TO SCALE

TABLE OF WIDTHS AND ELEVATIONS

DETENTION BASIN	WIDTH	EL. A	EL. B
1-2	15'	75.50	75.39
2-1	25'	75.50	75.25
2-2	10'	27.25	27.08
2-3	10'	56.25	56.13
2-4	10'	52.00	51.91



STANDARD CONCRETE FLARED END SECTION
NOT TO SCALE



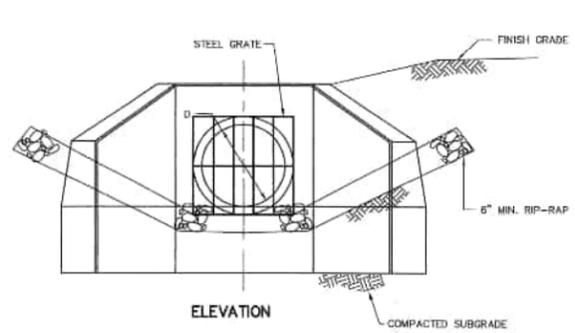
PLAN

DIMENSION TABLE FOR HEADWALLS

D	E	G	H	J	L	N	P	F	I'
12"	3'-6"	3'-0"	4'-6"	2'-6"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
18"	3'-6"	3'-9"	4'-9"	2'-8"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
18"	3'-6"	3'-0"	5'-0"	3'-0"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
24"	3'-6"	3'-9"	5'-0"	3'-0"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	5'-0"
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-8"	4'-0"	5'-9"

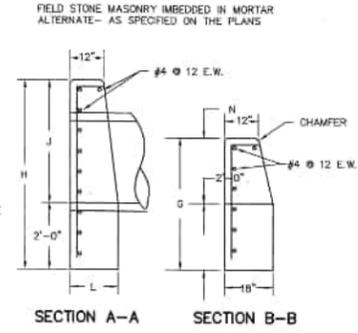
USE F DIMENSION FOR 1 1/2:1 SLOPE.
USE I' DIMENSION FOR 2:1 SLOPE.
CONCRETE TO BE 3000 PSI MINIMUM

NOTE:
PROVIDE TYPE 304 STAINLESS STEEL GRATE FOR ALL PIPES
GREATER THAN 15" I.D. GRATE TO HAVE 4" WIDE VERTICAL
OPENINGS AND 12" WIDE HORIZONTAL OPENINGS GRATE TO BE
WELDED TOGETHER AND TO ANGLE STOCK WITH TABS FOR
ANCHORING TO HEADWALL.



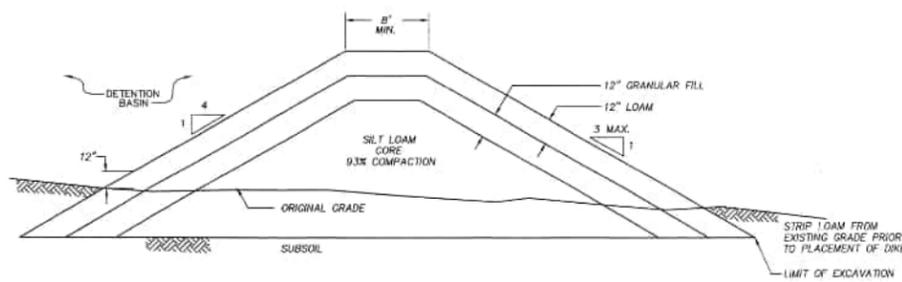
ELEVATION

HEADWALL DETAIL WITH RIP-RAP SLOPE PROTECTION
NOT TO SCALE

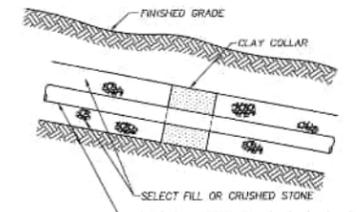


SECTION A-A

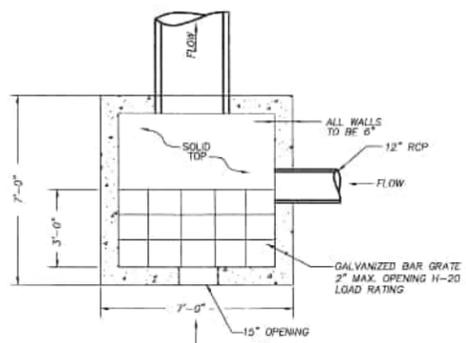
SECTION B-B



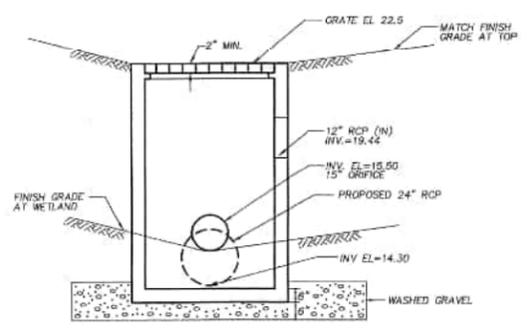
TYPICAL DIKE SECTION
NOT TO SCALE



CUT-OFF COLLAR DETAIL
NOT TO SCALE



FOTTLER ROAD OUTLET STRUCTURE
NOT TO SCALE



REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

1. SEE SHEET "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
Fax: 781-982-3490 Norwell, MA 02061-1885



John C. Chavin 7/28/00

TITLE:
DETAILS (SHEET 2)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: DETAIL2 SHEET 65 OF 69

REVISIONS:

No.	DATE	SEWER REVIEW COMMENTS
1	02-09-00	
2	07-28-00	FINAL EDITS

GENERAL NOTES:

- SEE SHEET 12, "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL: _____

DATE: _____

APPROVED BY:

HIGHWAY DEPARTMENT _____

FIRE DEPARTMENT _____

TREE AND PARK DEPARTMENT _____

HINGHAM WATER DEPARTMENT _____

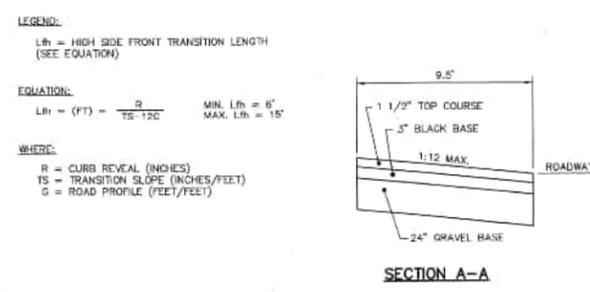
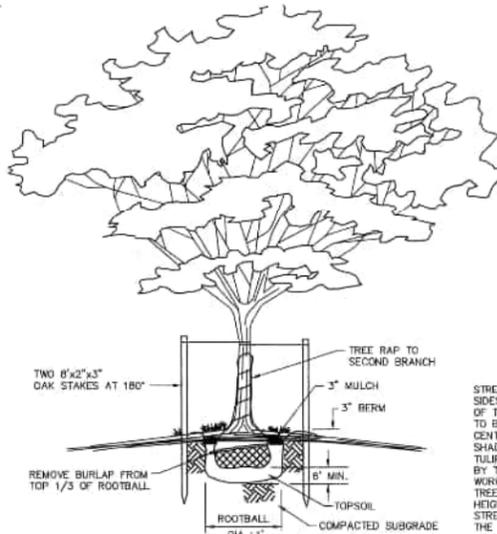
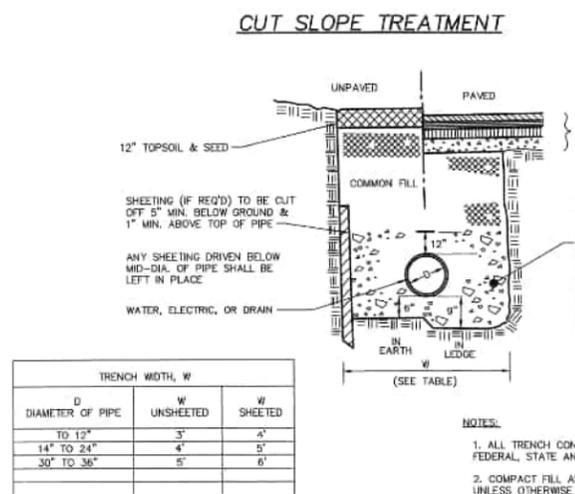
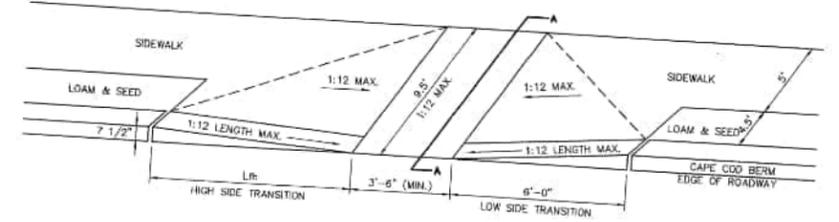
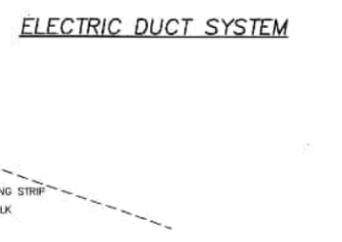
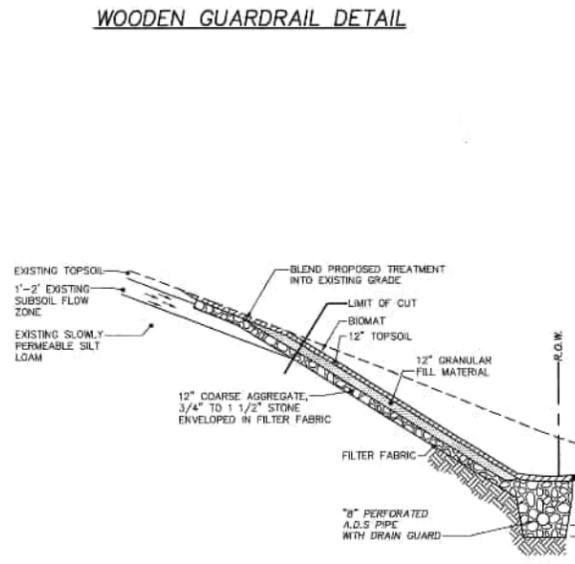
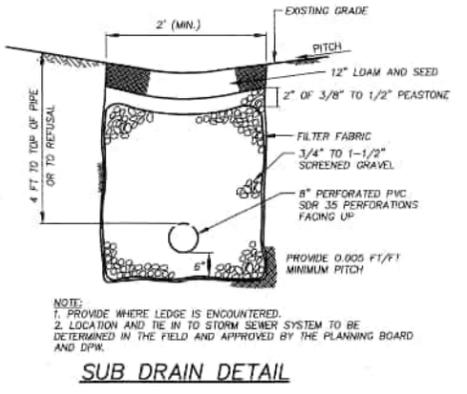
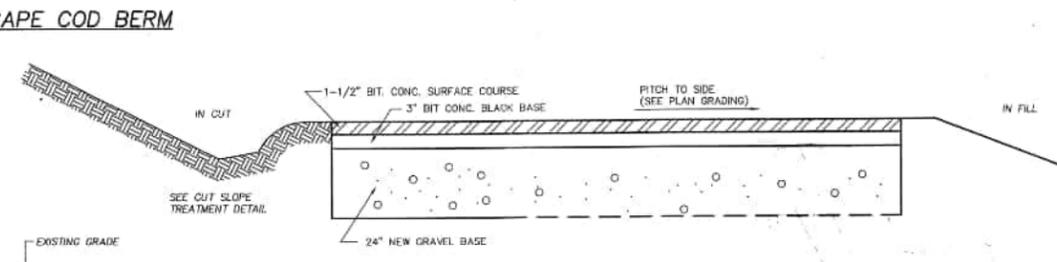
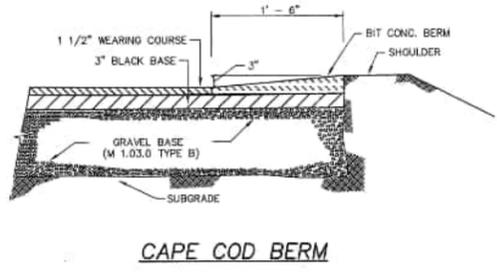
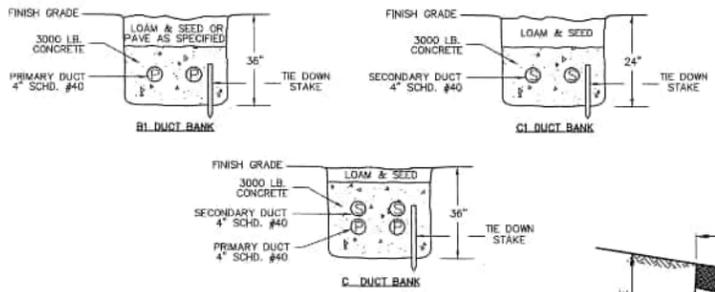
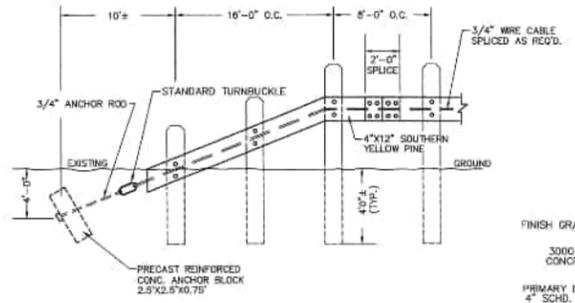
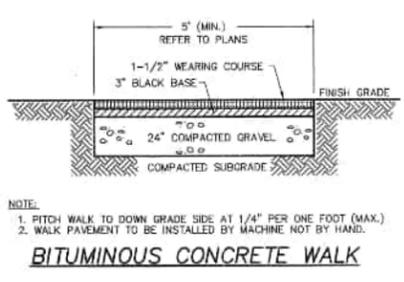
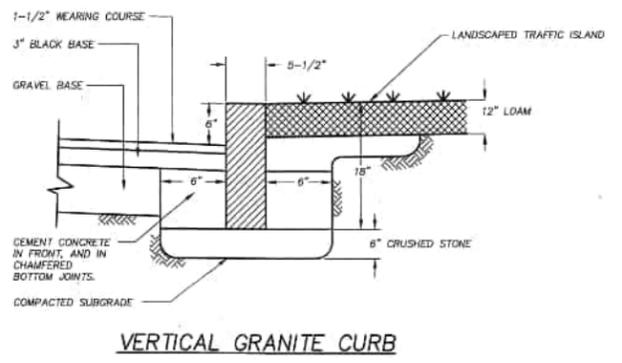
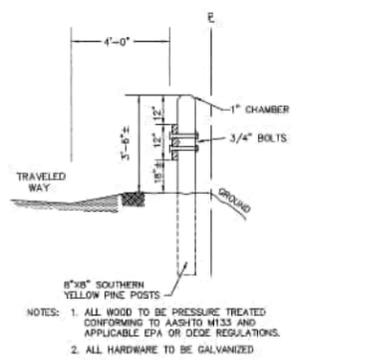
HINGHAM MUNICIPAL LIGHT COMPANY _____

GAS COMPANY _____

TELEPHONE COMPANY _____

POSTMASTER _____

CONSERVATION COMMISSION _____



LEGEND:
 L_h = HIGH SIDE FRONT TRANSITION LENGTH (SEE EQUATION)

EQUATION:
 $L_h = (FT) = \frac{R}{TS \cdot 120}$ MIN. L_h = 6' MAX. L_h = 15'

WHERE:
 R = CURB REVEAL (INCHES)
 TS = TRANSITION SLOPE (INCHES/FEET)
 G = ROAD PROFILE (FEET/FEET)

STREET TREES TO BE LOCATED ON BOTH SIDES OF THE ROAD, ONE FOOT (MIN.) OUTSIDE OF THE RIGHT OF WAY LIMITS. TREES ARE TO BE SPACED A MINIMUM OF 50 FEET ON CENTER. STREET TREES ARE TO BE DECIDUOUS SHADE TREES, SUCH AS SUGAR MAPLE, OAK, TULIP, OR OTHER SPECIES AS APPROVED BY THE HINGHAM DEPARTMENT OF PUBLIC WORKS AND TREE WARDEN. THE MINIMUM TREE SIZE SHALL BE 2" CALIPER AND 12' IN HEIGHT. DO NOT PLACE TREES WITHIN 30' OF STREET INTERSECTIONS AND IN ACCORDANCE WITH THE TOWN OF HINGHAM TREE AND PARK DEPARTMENT REGULATIONS.

COLER & COLANTONIO INC.
 ENGINEERS AND SCIENTISTS

781-982-5400
 Fax: 781-982-5490

101 Accord Park Drive
 Norwell, MA 02061-1680

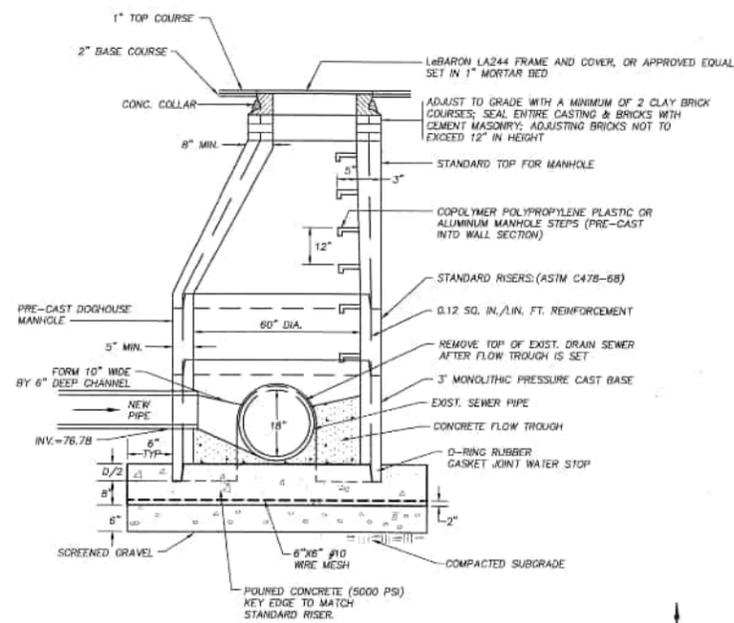
JOHN C. CHESSIA
 CIVIL
 No. 37137
 REGISTERED PROFESSIONAL ENGINEER

John C. Chessia 7/28/00

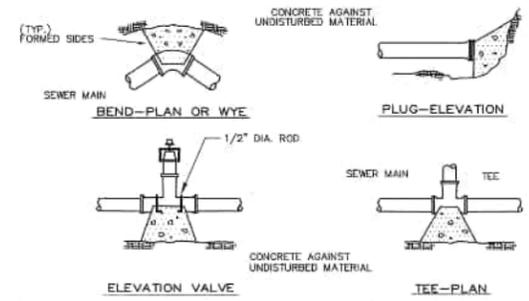
TITLE:
DETAILS (SHEET 3)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

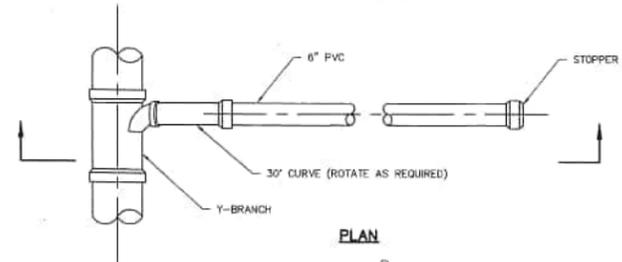
DATE: MARCH 25, 1999
 COMP./DESIGN: JCC/GMA
 CHECK: JJC/JCC
 DRAWN: UAK
 SCALE: NONE
 JOB NO.: 1-00402.01\PLANSET4\
 DWG NO.: DETAIL3 SHEET 66 OF 69



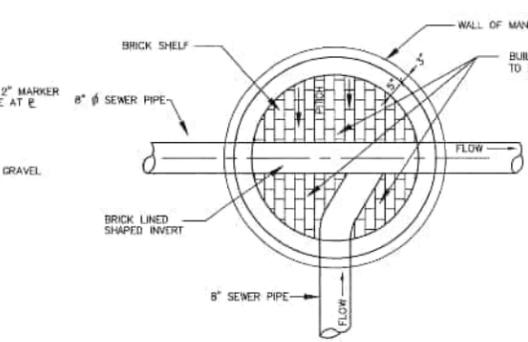
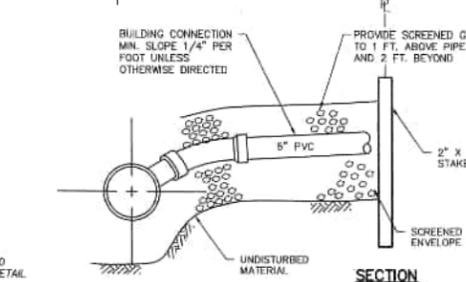
"DOGHOUSE" MANHOLE W/ CAST IN PLACE BASE



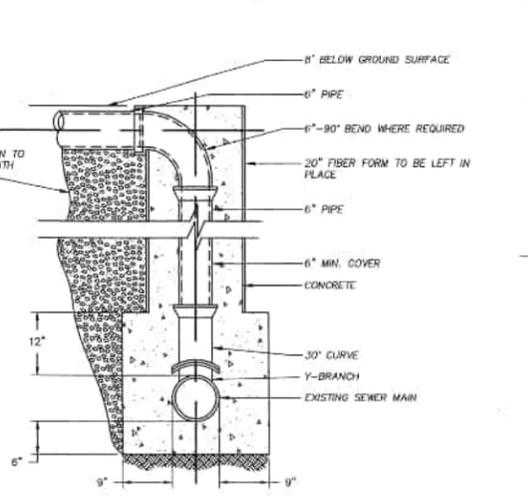
THRUST BLOCK DETAILS



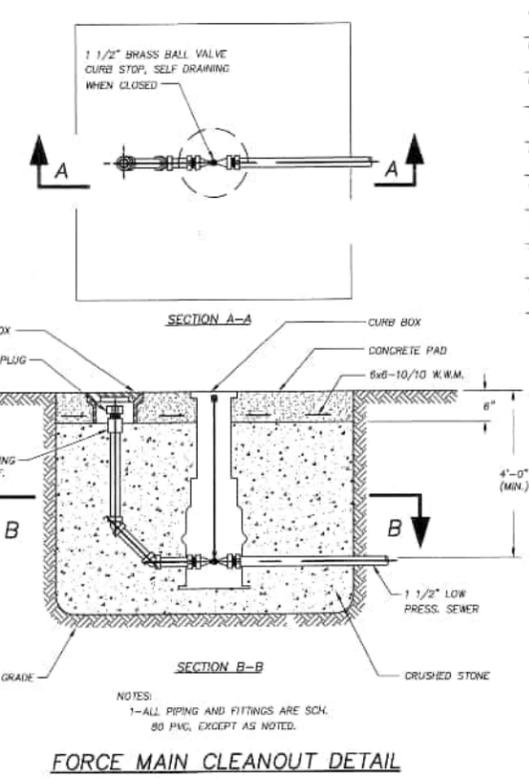
SERVICE CONNECTION



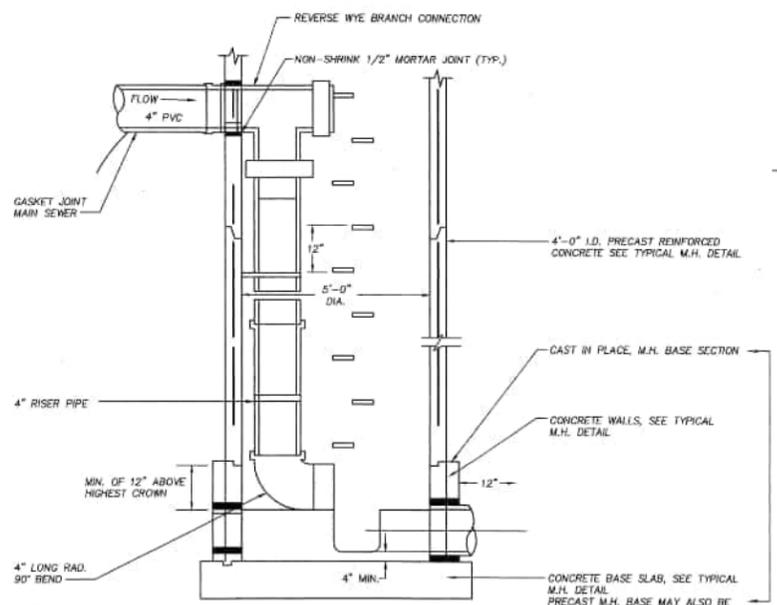
INVERT TABLE PLAN



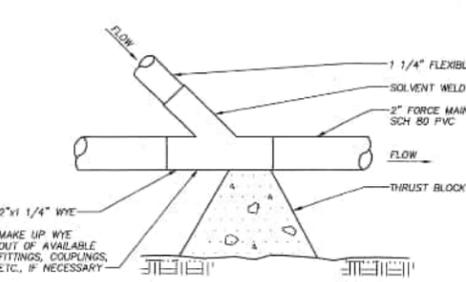
TYPICAL SEWER CHIMNEY



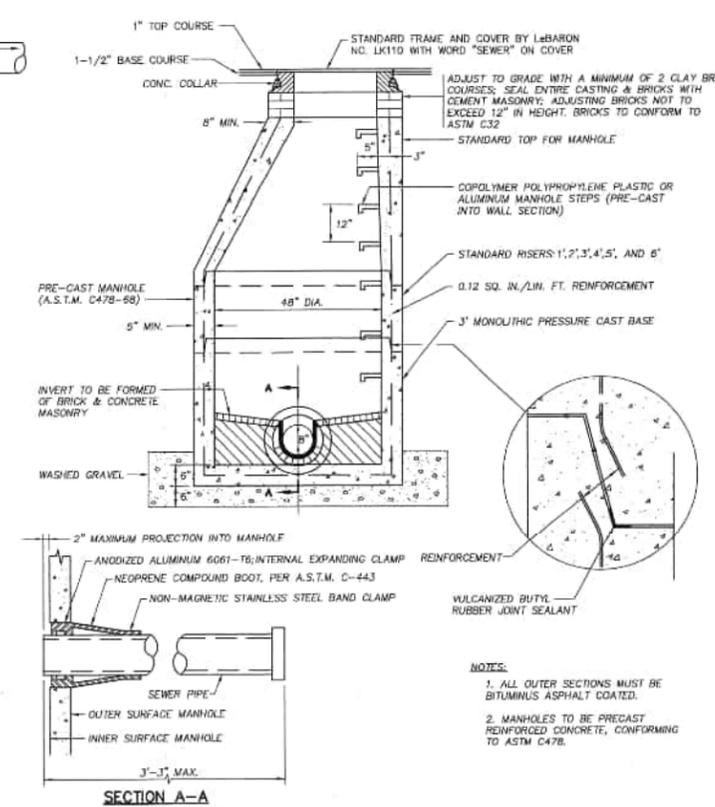
FORCE MAIN CLEANOUT DETAIL



INSIDE DROP MANHOLE



PRESSURE SEWER SERVICE CONNECTION



STANDARD PRE-CAST SEWER MANHOLE

APPROVED BY:
 HIGHWAY DEPARTMENT
 FIRE DEPARTMENT
 TREE AND PARK DEPARTMENT
 HINGHAM WATER DEPARTMENT
 HINGHAM MUNICIPAL LIGHT COMPANY
 GAS COMPANY
 TELEPHONE COMPANY
 POSTMASTER
 CONSERVATION COMMISSION

REVISIONS:

No.	DATE	SEWER DETAIL EDITS
1	02-03-00	FINAL EDITS
2	07/28/00	FINAL EDITS

GENERAL NOTES:
 1. SEE SHEET 1 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
 2. SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
 3. CONSTRUCTION AND INSTALLATION OF THE PROPOSED SEWER IS TO COMPLY WITH ALL TOWN OF HINGHAM CONSTRUCTION SPECIFICATIONS.

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD
 BY: _____
 DATE: _____
 HINGHAM BOARD OF HEALTH APPROVAL: _____
 DATE: _____

COLER & COLANTONIO INC
 ENGINEERS AND SCIENTISTS

781-982-5400 101 Accord Park Drive
 Fax: 781-982-3490 Norwell, MA 02061-1689

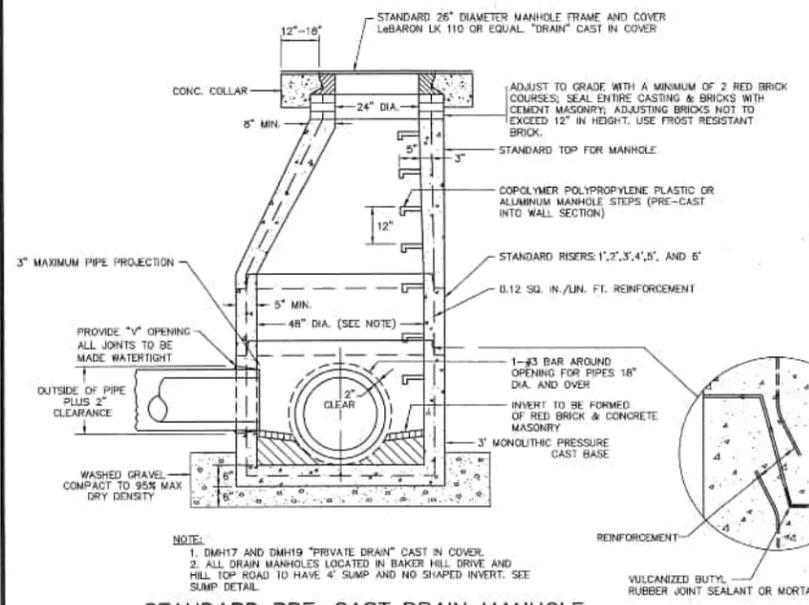
JOHN G. CHESINA
 CIVIL
 No. 57137
 REGISTERED PROFESSIONAL ENGINEER

John Chesina 7/29/00

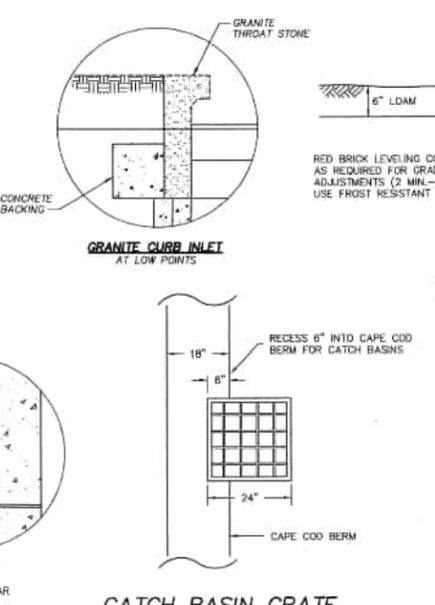
TITLE:
DETAILS (SHEET 4)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

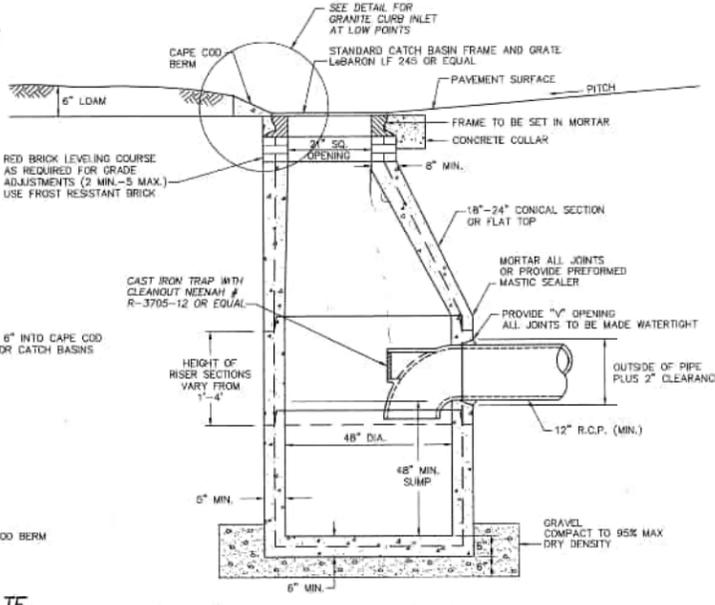
DATE: MARCH 25, 1999
 COMP./DESIGN: JCC/GMA
 CHECK: JJC/JCC
 DRAWN: UAK
 SCALE: NONE
 JOB NO.: 1-00402.01\PLANSET4\
 DWG NO.: DETAIL4 SHEET 67 OF 69



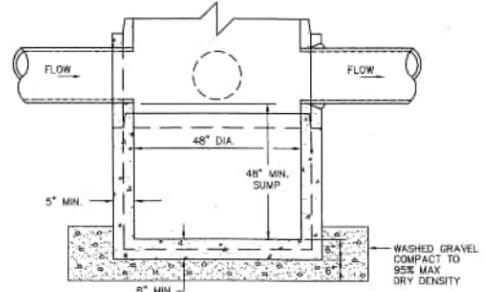
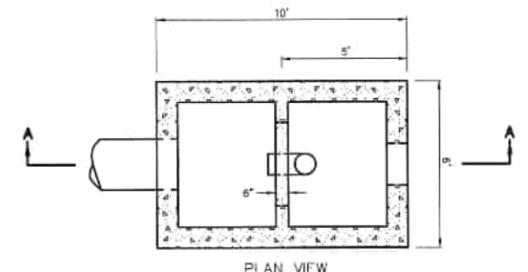
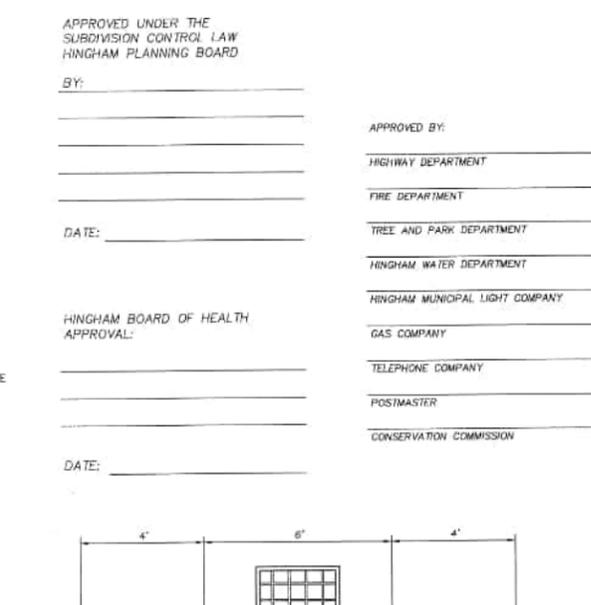
STANDARD PRE-CAST DRAIN MANHOLE
NOT TO SCALE



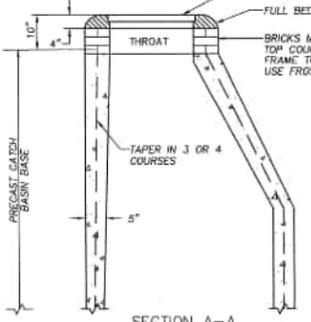
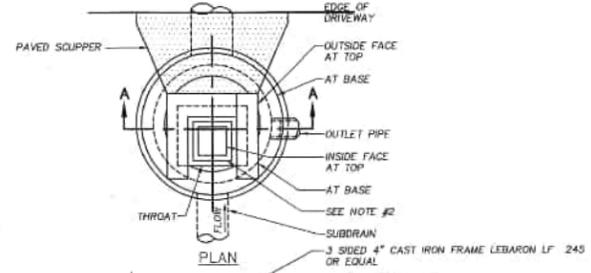
CATCH BASIN GRATE PLACEMENT DETAIL
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE WITH SUMP
NOT TO SCALE

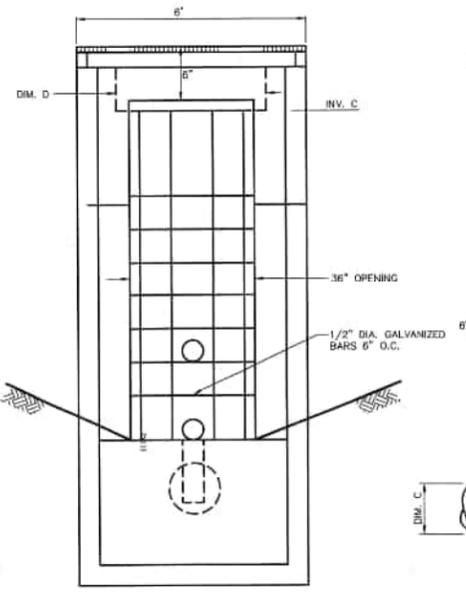


DROP INLET COVER DETAIL
NOT TO SCALE

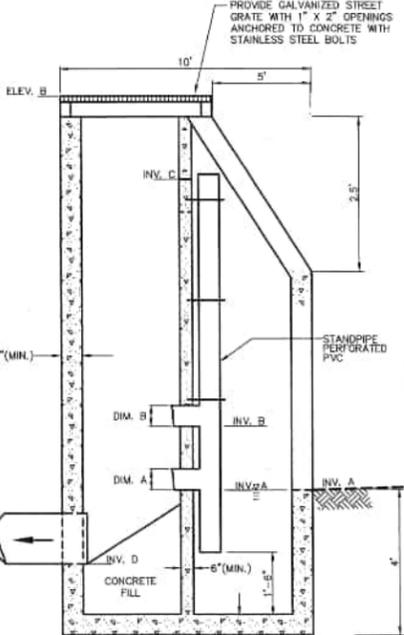
STRUCTURE	INV. A	INV. B	INV. C	INV. D	ELEV. B	DIM. A	DIM. B	DIM. C	DIM. D
BASIN 1-2 (OS 1-2A&B)*	71.50	-	73.60	70.00	75.40	2"	-	18"	1.75'
BASIN 1-2 (OS 1-2C)*	73.00	-	75.00	71.50	75.40	2"	-	18"	1.75'
BASIN 2-1 *	69.50	-	-	63.60	75.40	2"	-	24"	-
BASIN 2-2 **	23.50	-	26.70	22.50	27.15	2"	-	18"	10.00'
BASIN 2-3 *	51.50	53.50	-	50.25	56.00	8"	12"	21"	-
BASIN 2-4 *	49.50	-	-	48.85	51.90	8"	-	15"	-

* REFER TO DETAIL A
** REFER TO DETAIL B

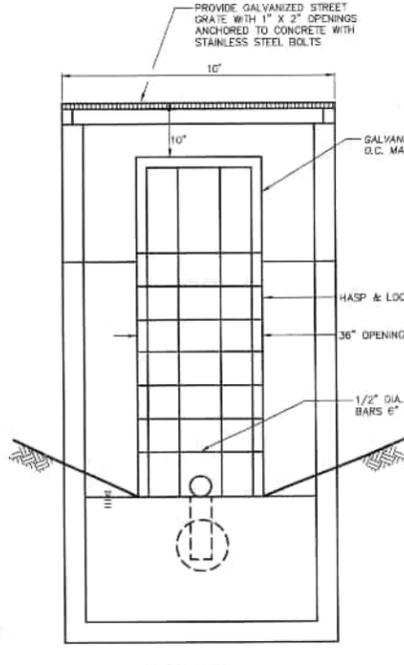
- NOTE:
1. OUTLET STRUCTURE TO BE PRECAST CONCRETE MANUFACTURED BY ROTONDO & SONS, INC. OR APPROVED EQUAL.
2. STANDPIPE FOR 2" DRIFICE ONLY. STANDPIPE TO BE PERFORATED 4" PIPE OPEN TOP & BOTTOM.



DETAIL A



OUTLET STRUCTURE DETAIL
NOT TO SCALE



DETAIL B

APPROVED UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH APPROVAL: _____

DATE: _____

- APPROVED BY:
- HIGHWAY DEPARTMENT
 - FIRE DEPARTMENT
 - TREE AND PARK DEPARTMENT
 - HINGHAM WATER DEPARTMENT
 - HINGHAM MUNICIPAL LIGHT COMPANY
 - GAS COMPANY
 - TELEPHONE COMPANY
 - POSTMASTER
 - CONSERVATION COMMISSION

REVISIONS:

No.	DATE	FINAL EDITS
1	07/28/00	

GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5490

101 Accord Park Drive
Norwell, MA 02061-1685

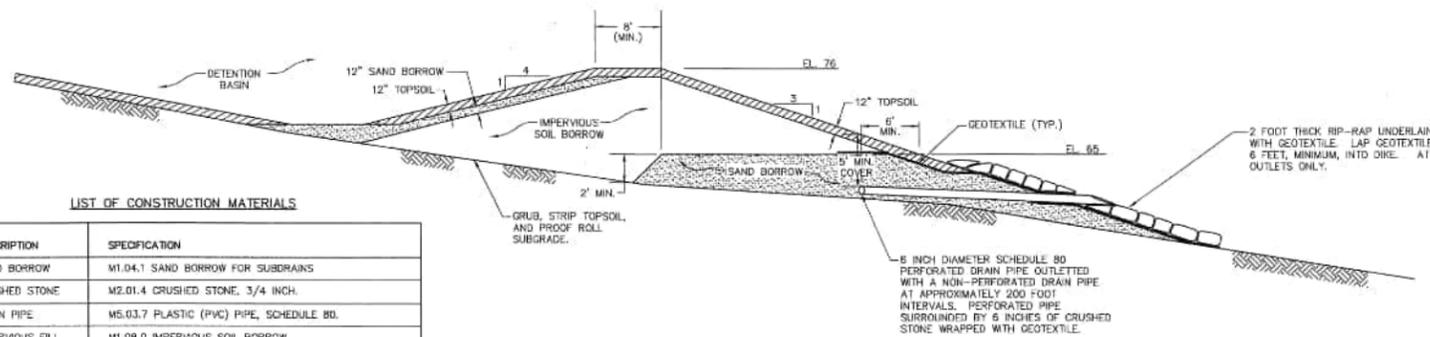


John C. Chessa 7/20/00

TITLE:
DETAILS (SHEET 5)
DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA

OWNER/APPLICANT:
INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067

DATE: MARCH 25, 1999
COMP./DESIGN: JCC/GMA
CHECK: JJC/JCC
DRAWN: UAK
SCALE: AS NOTED
JOB NO.: 1-00402.01\PLANSET4\
DWG NO.: DETAILS SHEET 68 OF 69



LIST OF CONSTRUCTION MATERIALS

DESCRIPTION	SPECIFICATION
SAND BORROW	M1.04.1 SAND BORROW FOR SUBDRAINS
CRUSHED STONE	M2.01.4 CRUSHED STONE, 3/4 INCH.
DRAIN PIPE	M5.03.7 PLASTIC (PVC) PIPE, SCHEDULE 80.
IMPERVIOUS FILL	M1.08.0 IMPERVIOUS SOIL BORROW.
TOPSOIL	M1.06.1 PROCESSED PLANTING MATERIAL OR M1.07.0 TOPSOIL AND PLANTABLE SOIL BORROW.
GEOTEXTILE	M9.50.0 GEOTEXTILE FABRICS, TYPE IV FABRIC DRAINAGE BLANKETS.
RIPRAP	M2.02.2 DUMPED RIPRAP.

NOTE: SPECIFIED MATERIALS ARE REFERENCED BY SECTION AND SHALL MEET ALL REQUIREMENTS PROVIDED IN THE COMMONWEALTH OF MASSACHUSETTS, MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988, AS AMENDED BY THE 1994 SUPPLEMENTAL SPECIFICATIONS.

**TYPICAL DIKE SECTION
DETENTION BASIN 2-1**

AS PROVIDED BY R.W. GILLESPIE & ASSOCIATES, INC.
NOT TO SCALE

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
HINGHAM PLANNING BOARD

BY: _____

DATE: _____

HINGHAM BOARD OF HEALTH
APPROVAL: _____

DATE: _____

APPROVED BY: _____

HIGHWAY DEPARTMENT

FIRE DEPARTMENT

TREE AND PARK DEPARTMENT

HINGHAM WATER DEPARTMENT

HINGHAM MUNICIPAL LIGHT COMPANY

GAS COMPANY

TELEPHONE COMPANY

POSTMASTER

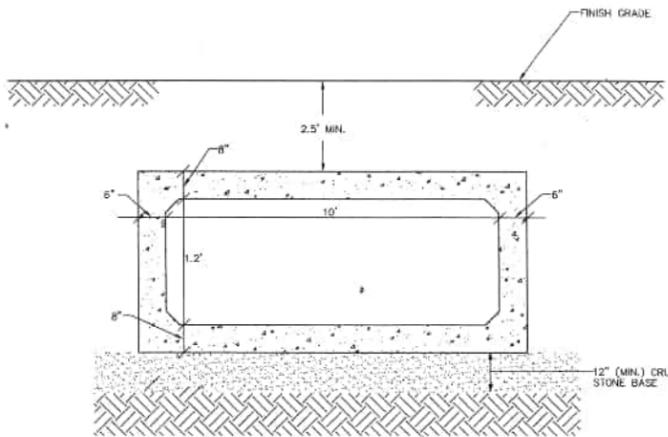
CONSERVATION COMMISSION

REVISIONS:

No.	DATE	DESCRIPTION
1	07/28/00	

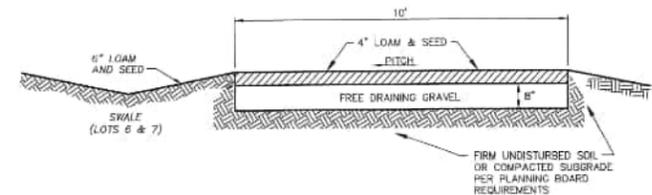
GENERAL NOTES:

- SEE SHEET 12 "LEGEND & GENERAL NOTES" FOR GENERAL NOTES REGARDING DETAIL SHEETS 1 THROUGH 6.
- SEE INDIVIDUAL SHEETS FOR APPLICABLE NOTES.
- CULVERT AND BRIDGE STRUCTURES TO BE DESIGNED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.

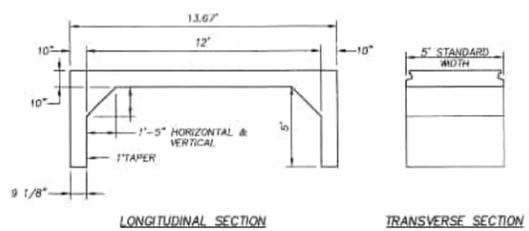
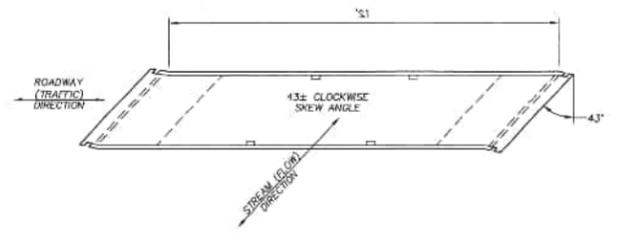
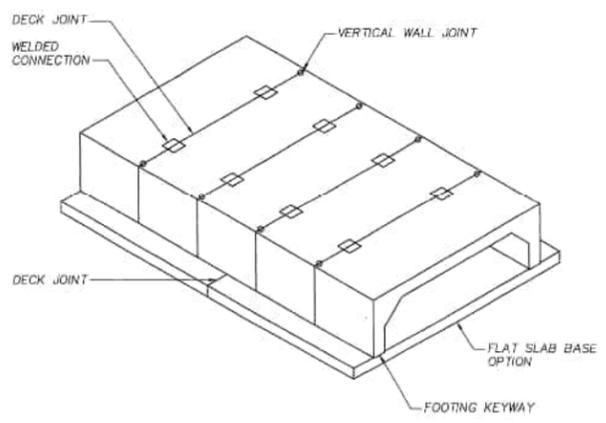


BOX CULVERT DETAIL A

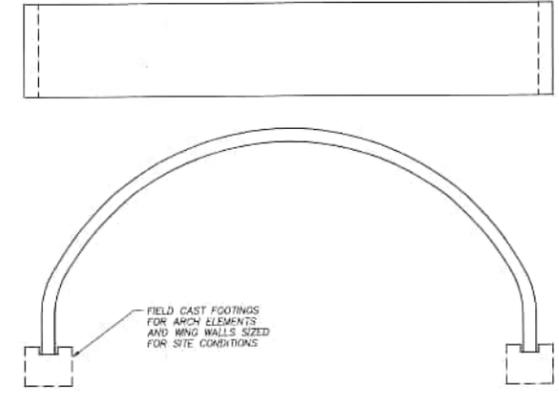
- NOTES:
- REMOVE UNSUITABLE MATERIAL UNDER BOX CULVERT AND REPLACE WITH COMPACTED GRANULAR FILL.
 - BOX CULVERT TO BE MANUFACTURED BY ROTONDO & SONS, INC.
 - STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - HEADWALLS TO BE DESIGNED BY A STRUCTURAL ENGINEER AND BE COMPATIBLE WITH BOX CULVERTS.
 - BOX CULVERTS TO BE STAKED AND EXISTING FEATURES AND ELEVATIONS CONFIRMED PRIOR TO CONSTRUCTION.



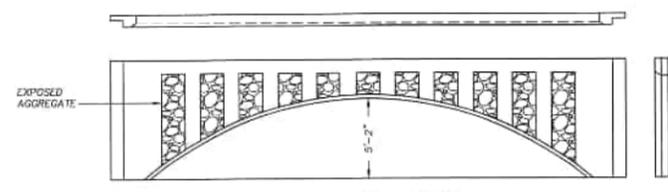
DETENTION BASIN ACCESS DETAIL
NOT TO SCALE



**BOX CULVERT DETAIL
EMERGENCY ACCESS**



PRECAST ARCH ELEMENT
APPROX. WT. - 18-1/2 TONS



PRECAST SPANDRELL WALL

- NOTES:
- PRECAST ARCH BRIDGE E-20/0, 18' 7-7/32" SPAN, 5' 2" RISE.
 - ARCH BRIDGE TO BE DESIGNED BY STRUCTURAL ENGINEER.

ARCH BRIDGE DETAIL

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

817-882-5480
Fax: 817-882-5490
101 Accord Park Drive, Suite One
Norwell, MA 02061-1680



John C. Cheria 7/29/00

TITLE:
DETAILS (SHEET 6)
**DEFINITIVE SUBDIVISION
CHRISTINA ESTATES
AT BAKER HILL
HINGHAM, MA**

OWNER/APPLICANT:
**INTOCCIA CONSTRUCTION
P.O. BOX 304
SHARON, MA 02067**

DATE: MARCH 25, 1999	
COMP./DESIGN: JCC/GMA	
CHECK: JCC/JCC	
DRAWN: DEM	
SCALE: NONE	
JOB NO.: 1-00228.15\PLANSET4\	
DWG NO.: DETAIL6	SHEET 69 OF 69