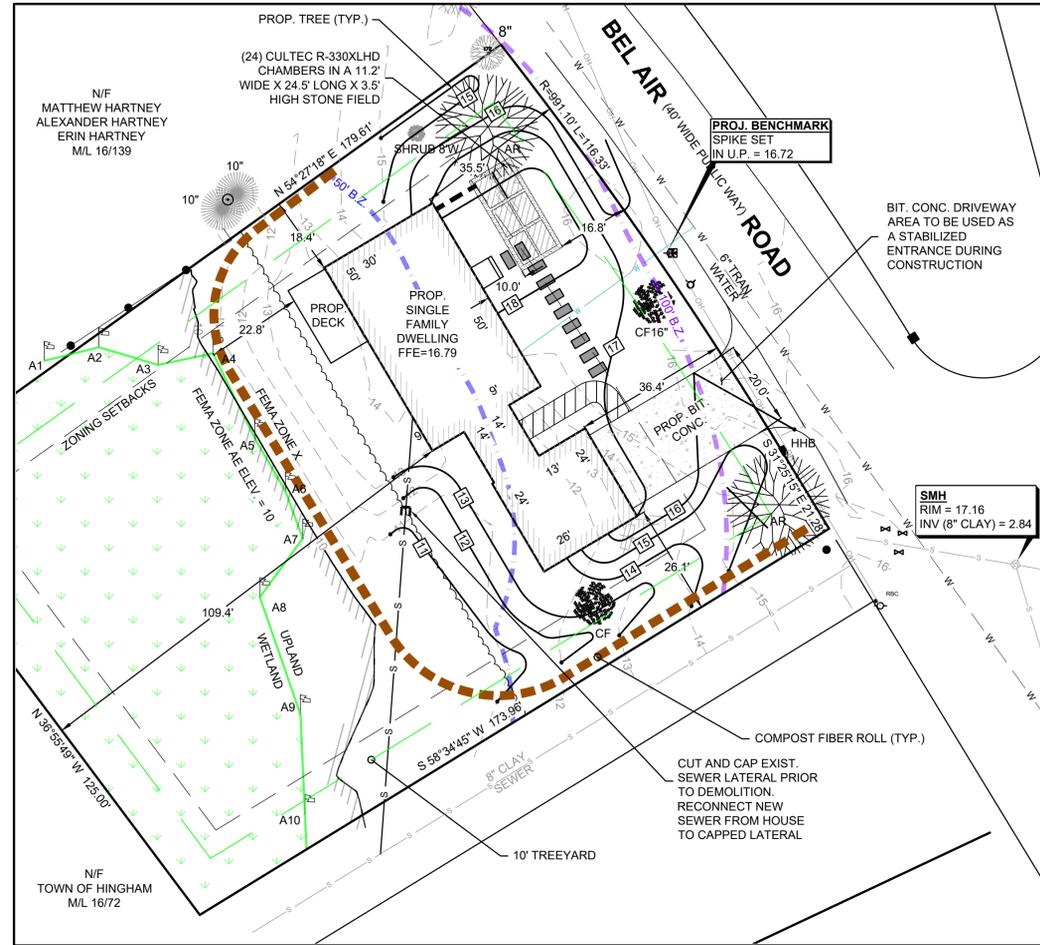


**EXISTING PLAN**



Scale 1" = 20'



**PROPOSED PLAN**



Scale 1" = 20'

**ABBREVIATIONS**

- S.H.G.E. - SEASONAL HIGH GROUNDWATER ELEVATION
- T.O.F. - TOP OF FOUNDATION
- B.F.E. - BASEMENT FLOOR ELEV.
- S.A.S. - SOIL ABSORPTION SYSTEM
- T.O.W. - TOP OF WALL
- B.O.W. - BOTTOM OF WALL
- V.C. - VITRIFIED CLAY
- C.I. - CAST IRON
- U.P. - UTILITY POLE
- DWAY - DRIVEWAY

**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS		
DRAIN MANHOLE		
FIRE HYDRANT		
POWER POLE		
OVERHEAD ELECTRICAL		
LIGHT POLE		
INTERMEDIATE CONTOUR		
INDEX CONTOUR		
SEWER MANHOLE		
CHECK VALVE		
GRAVITY SEWER LINE		
SEWER FORCE-MAIN LINE		
WATER GATE		
WATER LINE		
GAS LINE		
U.G. ELEC., TEL., CABLE		
TEST PIT		

**SOIL DATA:**

DATE: 03/16/2025  
PERFORMED BY: ROBERT S. REGO, SE

SOIL HORIZ.	TP-1 DEPTH (INCHES)	ELEV. (FEET)	SOIL HORIZ.	TP-2 DEPTH (INCHES)	ELEV. (FEET)
Ap	0	13.0	Ap	0	15.7
	12	12.0	Bw	12	14.7
Bw				30	13.2
C	30	10.5	C	46	11.9
	46	9.2			

MOTTLING - 30" (10.5)  
WEeping - 46" (9.2)  
STANDING WATER - 46" (9.2)  
E.S.H.G.E. = 30" (10.5)

NOTE:  
THE A LAYER & B LAYER IS TO BE REMOVED BELOW THE INFILTRATION AREA. UNSUITABLE SOIL TO BE REMOVED TO A DISTANCE OF 1' BEYOND THE LIMITS OF THE INFILTRATION AREA.

**EXISTING TREE KEY**

- INDICATES TYPE AND DBH OF TREE
- CP - COMMON PEAR
- BC - BLACK CHERRY

ALL OF THE TREES WITHIN THE TREE YARD ARE DEAD. IN ACCORDANCE WITH THE TOWN OF HINGHAM TREE PROTECTION AND PRESERVATION BY-LAW, THOSE TREES ARE NOT PROTECTED TREES AND WILL BE REMOVED. REFER TO LETTER FROM ARBORIST.

**PLANT KEY**

SYMBOL	ID	BOTANICAL NAME	COMMON NAME	SIZE	AMOUNT
	AR	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	3" CAL.	1
	CF	CORNUS FLORIDA	EASTERN DOGWOOD	3" CAL.	1



**SITE LOCATION**  
NOT TO SCALE

**NOTES:**

- PROPERTY LINE AND EXISTING CONDITIONS DETERMINED BY INSTRUMENT SURVEY CONDUCTED BY RIVER HAWK LAND SURVEY, LLC.
- THE PROPERTY IS REFERENCED BY THE TOWN OF HINGHAM ASSESSORS AS PARCEL: MAP 16, LOT 137.
- THE TITLE REFERENCE TO THE SUBJECT PROPERTY IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN: BOOK 4511, PAGE 129.
- THE SUBJECT PROPERTY IS LOCATED IN A ZONE RA, "RESIDENCE A" DISTRICT.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF (PLYMOUTH COUNTY), MASSACHUSETTS, MAP NUMBER 25023C0019J DATED JULY 17, 2012.
- THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2021.
- THE BORDERING VEGETATED WETLANDS (FLAGS A1 THROUGH A16) WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION (ECR) IN FEBRUARY 2025.
- VERTICAL DATUM IS NAVD88.
- THE LOCATIONS OF SUBSURFACE UTILITIES INCLUDING WATER, SEWER AND GAS ARE BASED ON FIELD LOCATIONS OF SURFICIAL FEATURES AND DIGSAFE MARKINGS, AND MUST BE FIELD VERIFIED.
- NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY SUBSURFACE STRUCTURE NOT VISIBLE AND EVIDENCED FROM THE GROUND SURFACE.

**CUT & FILL ANALYSIS SUMMARY**

CUT VOLUME = 10 CY  
FILL VOLUME = 140 CY  
NET VOLUME = 130 CY

**IMPERVIOUS COVERAGE SUMMARY CHANGE**

	EXISTING	PROPOSED	CHANGE
ROOF (SF)	1,322	2,266	+ 944
DRIVEWAY (SF)	1,350	737	- 613
HARDSCAPE (SF)	60	31	- 29
TOTAL (SF)	2,732	3,034	+ 302
TOTAL (%)	11.7	13.0	+ 1.3

**ZONING TABLE**

ZONING DISTRICT: RESIDENCE A

REQUIREMENT	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA (SF)	20,000	23,373±	23,373±
MINIMUM FRONTAGE (FT)	125.0	137.6	137.6
MINIMUM SETBACKS:			
FRONT (FT)	25.0	38.8	36.4
SIDE (FT)	15.0	18.4/65.7	18.4/26.1
REAR (FT)	15.0	109.4	109.4

**OFF-STREET PARKING REQUIREMENTS:**

ITEM:	REQ'D PER UNIT	NO. UNITS	MIN. REQ'D
DWELLING UNIT	2	1	2

TOTAL PARKING SPACES REQUIRED: 2  
TOTAL PARKING SPACES PROVIDED: 2 (+2 IN GARAGE)

REV	DATE	DESCRIPTION	BY	APP.

OWNER/APPLICANT  
53 BEL AIR ROAD REALTY TRUST  
CHRIS MCKENNA, TRUSTEE  
4 OTIS AVENUE  
COHASSET, MA 02025

03/31/2025

**RiverHawk ENVIRONMENTAL**  
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING  
511 WEST GROVE STREET, SUITE 301, MIDDLEBOROUGH, MA  
781-536-4639 www.riverhawkllc.com

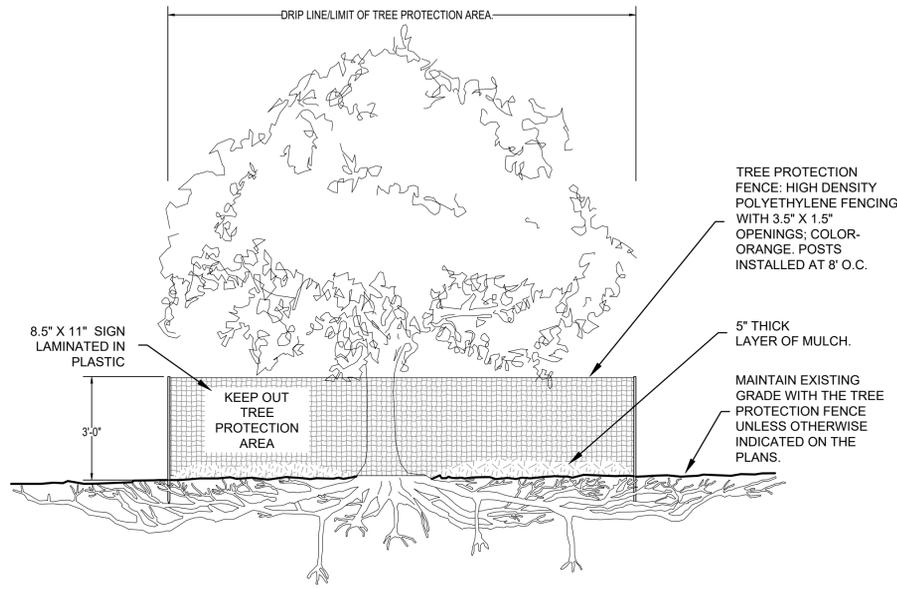
DESIGNED BY: AWL  
CHECKED BY: RSR  
APPROVED BY: RSR

53 BEL AIR ROAD  
HINGHAM, MA

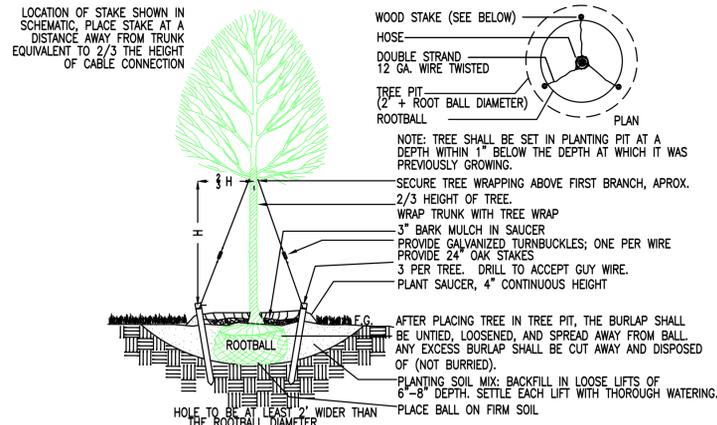
**SITE PLAN**

PROJECT NO. 00337-07-01  
SCALE: AS SHOWN  
DATE: MAR. 31, 2025

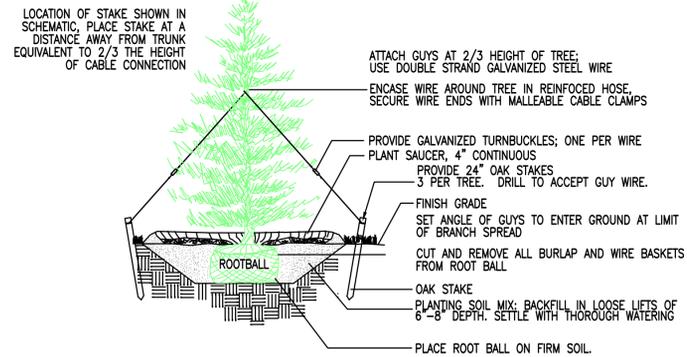
**SP1.1**



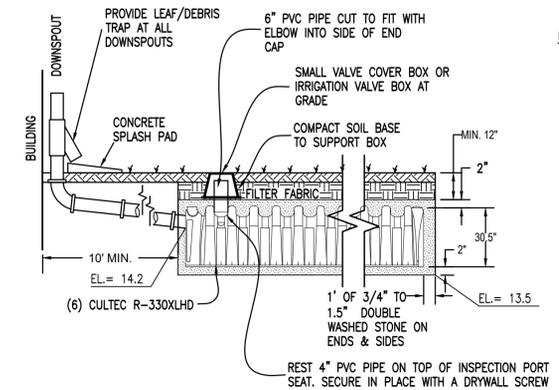
**TREE PROTECTION DETAIL**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING AND STAKING**  
NOT TO SCALE

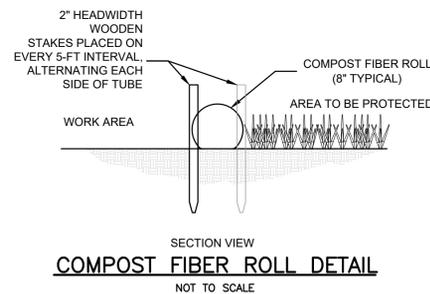


**EVERGREEN TREE PLANTING**  
NOT TO SCALE

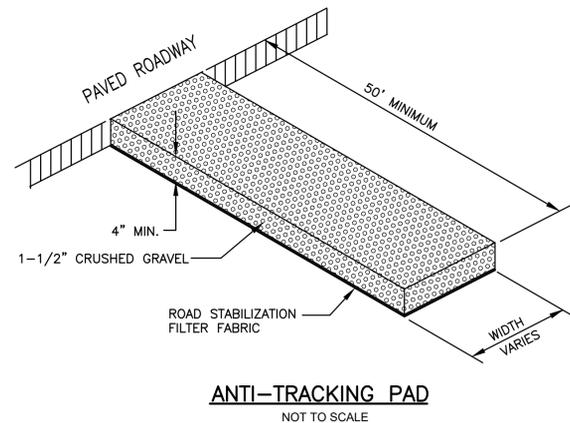


**NOTES:**  
1. SEE MANUFACTURER WEBSITE / SPECIFICATIONS FOR INSTALLATION DETAILS AND MORE INFORMATION.

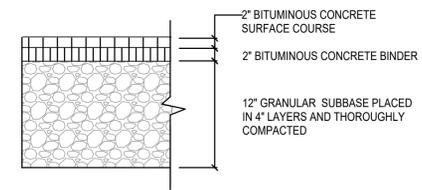
**ROOF DRAIN INFILTRATION "DRY-WELL"**  
NOT TO SCALE



**COMPOST FIBER ROLL DETAIL**  
NOT TO SCALE



**ANTI-TRACKING PAD**  
NOT TO SCALE



**NOTES:**  
SUBGRADE SHALL BE STRIPPED OF LOAM AND ANY UNSUITABLE MATERIAL ENCOUNTERED AND REPLACED WITH GRAVEL BORROW.

**TYPICAL DRIVEWAY CROSS-SECTION**  
NOT TO SCALE



REV	DATE	DESCRIPTION	BY	APP.

53 BEL AIR ROAD REALTY TRUST  
CHRIS MCKENNA, TRUSTEE  
4 OTIS AVENUE  
COHASSET, MA 02025



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53 BEL AIR ROAD  
HINGHAM, MA

**DETAILS**

PROJECT NO. 00337-07-01  
SCALE: AS SHOWN  
DATE: MAR. 31, 2025

D1.1