

ZONING TABLE:
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 REAR SETBACK - 15'
 MIN. AREA - 20,000 S.F.
 MIN. FRONTAGE - 125'
 MAX. HEIGHT - 35' OR 2.5 STYS.

SALT MARSH NOTE:
 DELINEATION OF SALT MARSH WAS PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 8-28-22.

DATUM NOTE:
 HORIZONTAL - NAD 1983
 MASS MAIN 2001
 VERTICAL - NAVD 1988

LOCUS INFORMATION
 CURRENT OWNER:
 20 BROAD COVE LLC
 OWNERS REFERENCE:
 DEED BOOK 59163 PAGE 14
 PLAN REFERENCE:
 PLAN BOOK 3 PLAN 869

ASSESSOR'S REFERENCE:
 MAP 38 LOT 89

LOT AREA:
 57,950 S.F. (R)

ZONE:
 RES A

FEMA REFERENCE:
 ZONE X AND ZONE AE6
 FIRM 25023C0019J
 DATED 7-17-2012

SEE LOMR 15-01-0904P

MEAN HIGH WATER NOTE:
 HISTORIC MEAN HIGH WATER AT THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDE GAUGE STATION IN BOSTON (STATION ID 8443970) IS 4.32 (NAVD88 DATUM). ON MARCH 14, 2025, THE PREDICTED HIGH TIDE ELEVATION AT HINGHAM HARBOR (STATION ID 8444775) WAS ELEVATION 4.30 (NAVD88 DATUM). THE WATERS OF BROAD COVE ARE CONNECTED TO HINGHAM HARBOR THROUGH A 54" DIAMETER CULVERT THAT RUNS BENEATH ROUTE 3A. THE WATER ELEVATIONS IN BROAD COVE ARE TIDALLY INFLUENCED, BUT THE INCOMING TIDES ARE RESTRAINED BY THE CULVERT. WHERE THE HIGH WATER IN HINGHAM HARBOR ON MARCH 14, 2025 WAS PREDICTED TO BE 4.30 (NAVD88 DATUM) AT 12:23 PM, THE HIGH WATER WAS DIRECTLY MEASURED TO BE ELEVATION 1.77 (NAVD88 DATUM) WITHIN BROAD COVE AT 3:30 PM.

SINCE THE HINGHAM HARBOR HIGH WATER ELEVATION OF 4.30 (NAVD88 DATUM) ON MARCH 14, 2025 SO CLOSELY CORRESPONDS TO THE HISTORIC MEAN HIGH WATER AT THE NOAA TIDE STATION OF 4.32 (NAVD88 DATUM), THE MEASURED HIGH WATER ON MARCH 14, 2025 HAS BEEN USED TO REPRESENT MEAN HIGH WATER WITHIN BROAD COVE. THE MEASURED ELEVATION OF 1.77 (NAVD88 DATUM) HAS BEEN ROUNDED UP TO 1.8 (NAVD88 DATUM).

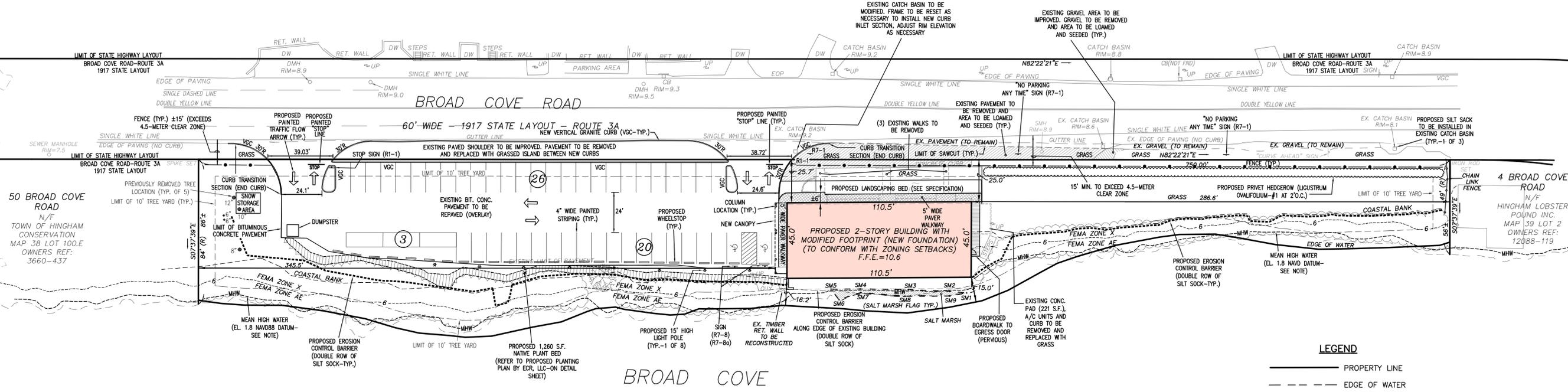
IMPERVIOUS SURFACE ANALYSIS:
 EXISTING CONDITIONS: 27,442 S.F.
 (BUILDING FOOTPRINT, BIT. CONC. PAVEMENT, WALKS, CONC. PADS & BRICK EDGING)
 PROPOSED CONDITIONS: 23,591 S.F.
 (REVISED BUILDING FOOTPRINT, BIT. CONC. PAVEMENT, WALKS & CONC. PADS)
 REDUCTION IN IMPERVIOUS SURFACES:
 (27,442 S.F. - 23,591 S.F.) = 3,851 S.F.

LANDSCAPING BED SPECIFICATION:

NO.	PLANT NAME	SIZE
8	HYDRANGEA ARBORESCENS (SMOOTH HYDRANGEA)	NO. 7
12	ROSA VIRGINIANA (VIRGINIA ROSE)	2-3 FT.
12	ANDROPOGON GERADII (BIG BLUESTEM)	NO. 1
12	PANICUM VIRGATUM (SWITCH GRASS)	NO. 1



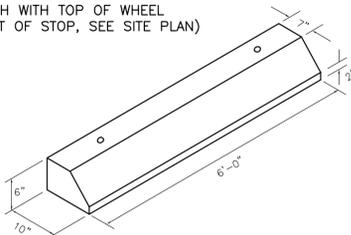
LOCUS MAP
 SCALE: 1" = 2,000'



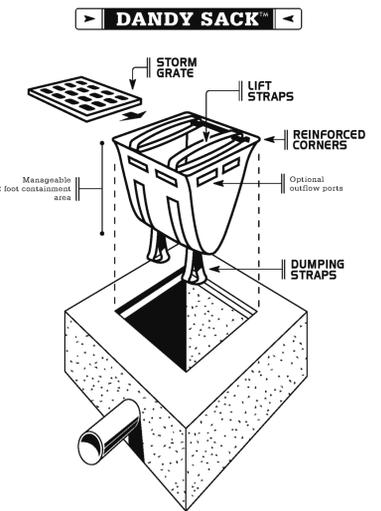
- LEGEND**
- PROPERTY LINE
 - - - EDGE OF WATER
 - COASTAL BANK
 - SM7 - - - EDGE OF SALT MARSH & DELINEATION FLAG
 - 6 - - - LIMIT OF FEMA FLOODPLAIN
 - EDGE OF EXISTING PAVEMENT
 - EDGE OF PROPOSED PAVEMENT
 - EDGE OF PROPOSED CURB
 - ~ ~ ~ TREELINE



NOTE:
 FOR INSTALLATION OF EACH CURB STOP, DRIVE (2) 5/8" DIA. x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN CURB STOP & INTO PAVEMENT UNTIL FLUSH WITH TOP OF WHEEL STOP (FOR PLACEMENT OF STOP, SEE SITE PLAN)



PRECAST CONCRETE WHEELSTOP DETAIL
 NOT TO SCALE



EXAMPLE OF PROPOSED SILT SACK FOR INLET PROTECTION

EXISTING CONDITIONS / SURVEY NOTE:
 EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

PARKING SUMMARY
 PROVIDED: 49 SPACES (INCLUDES 2 VAN ACCESSIBLE HANDICAP SPACES)
 PARKING LOT DIMENSIONS:
 • TWO-WAY AISLE WIDTH: 24'
 • STANDARD PARKING SPACE WIDTH: 9'
 • STANDARD PARKING SPACE LENGTH: 18'
 • HANDICAP SPACE:
 9' WIDE ACCESSIBLE SPACE PLUS 9' ACCESSIBLE AISLE
 • PARALLEL PARKING SPACE WIDTH: 8.5'
 • PARALLEL PARKING SPACE LENGTH: 22'

PAVEMENT NOTES:
PROPOSED FULL DEPTH PAVEMENT
 SURFACE: 4" HOT MIX ASPHALT (2" MODIFIED TOP COURSE MATERIAL OVER 2" INTERMEDIATE (BINDER) COURSE MATERIAL).
 BASE: 12" GRAVEL BORROW, TYPE B
PROPOSED PAVEMENT OVERLAY (OUTSIDE OF SHLO)
 SURFACE: 2" HOT MIX ASPHALT MODIFIED TOP COURSE MATERIAL
 BITUMEN FOR TACK COAT (R5-1) AT 0.10 GAL. / S.Y. OVER EXISTING PAVEMENT.

GENERAL NOTE:
 ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL CONFORM WITH THE 2024 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES AND THE 2017 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS.



App'd. By	Revision	Description	Date
JAC	1	DATE	APR. 16, 2025
ABT	2	CHECKED	
JAC	3	APPROVED	

PROJECT: PROPOSED REDEVELOPMENT PROJECT
 20 BROAD COVE ROAD
 HINGHAM, MA 02043
 CLIENT: OCEANSIDE BUILDERS, INC.
 C/O DOUGLAS KARO
 22 WOMPATUCK ROAD
 HINGHAM, MA 02043
 DRAWING TITLE: SITE, LANDSCAPING & EROSION CONTROL PLAN
 DRAWING NUMBER: SP-1



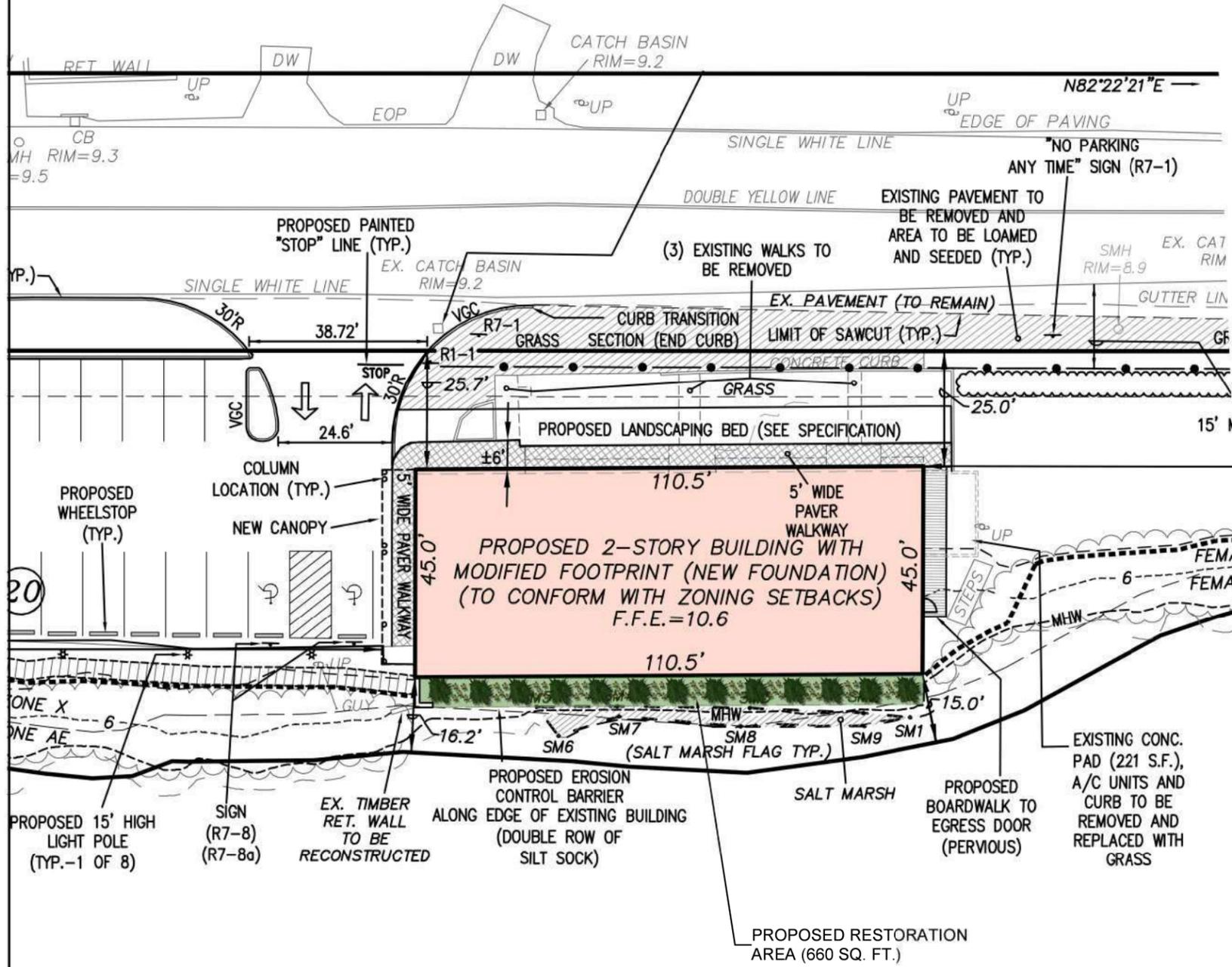
Proposed Restoration Plan

20 Broad Cove Road
Hingham, Massachusetts

Date: 4/16/25

Sheet: 1 of 1

Prepared By: Environmental Consulting & Restoration, LLC



Restoration Notes:

1. This restoration plan has been designed to restore and stabilize the toe of the Coastal Bank onsite. The proposed restoration area is approximately 660 square feet in size and currently exists as bare topsoil located under the footprint of the existing building. The proposed restoration work will be implemented upon completion of the new building.
2. Prior to implementation, the existing erosion control line will be inspected and confirmed to be functioning as designed. The erosion controls should be located along the edge of the restoration area near Broad Cove. Please note, all restoration activities will be under the supervision of a wetland specialist.
3. The existing topsoil within the restoration area will need to be tilled to loosen the hardpack. A small mechanical rototiller will be utilized to till the existing topsoil in preparation for planting. If necessary, a light layer of clean loam (1-2 inches) will be spread over the restoration area to supplement the existing soil.
4. Once the restoration area has been prepared, the area will be hand planted with a mix of native shrubs and flowering perennials suitable for the coastal environment. In total, 13 shrubs and 60 perennials will be hand planted. Shrubs will be spaced in accordance with DEP guidance at 8 feet on center with perennials planted in clusters of five between the shrubs.
5. Upon installation of the plants, the exposed soil throughout the restoration area will be hand seeded with the New England Salt Tolerant seed mix provided by New England Wetland Plants. Please see the seed mix profile for more information.
6. Plantings will be completed during the early spring planting season (April 15th to May 31st) or the fall planting season (September 15th to November 15th).
7. By adhering to the spring/fall planting seasons, the new plantings will take advantage of optimal temperatures and rainfall. If necessary, hand watering will be completed as necessary to ensure the success of the restoration.
8. At the completion of work, a report with photographs will be submitted by the overseeing specialist to the Hingham Conservation Commission. Monitoring will be completed in accordance with the Order of Conditions.

Plant Legend				
Symbol	Qty	Common	Botanical	Size
	13	Hightide Bush	Iva frutescens	2-3 ft.
	60	Seaside Goldenrod	Solidago sempervirens	2" plug

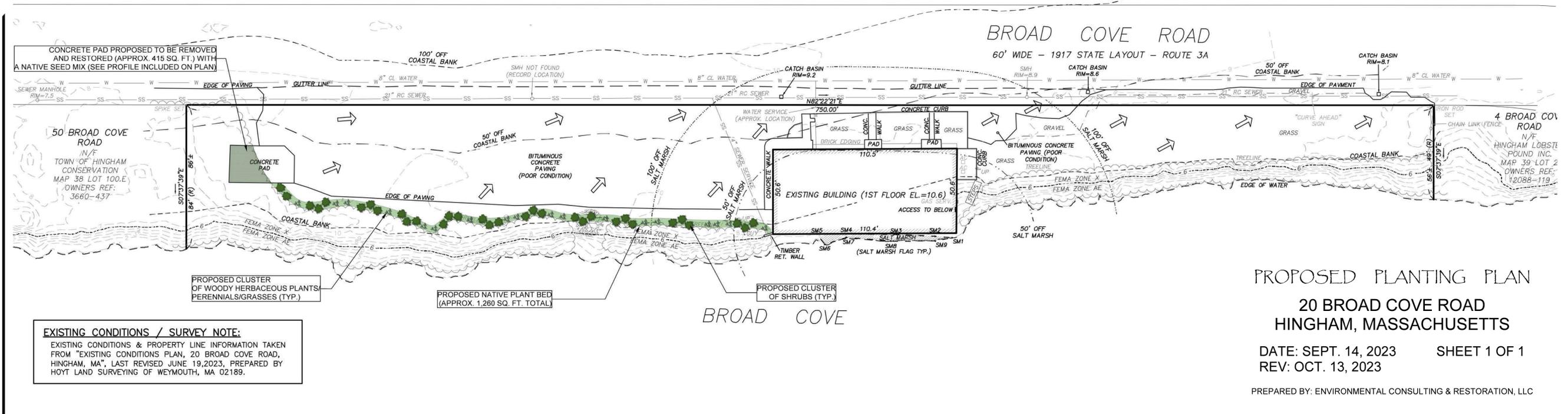
NEW ENGLAND WETLAND PLANTS, INC New England Coastal Salt Tolerant Grass Mix

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum amarum</i>	Atlantic Coastal Panic Grass	FACU-
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Juncus tenuis</i>	Path Rush	FAC

The New England Coastal Salt Tolerant Seed Mix contains a selection of native grasses that tolerate salty conditions. This mix is appropriate for drier coastal areas that receive salt spray or mist. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.

NOTE: PROPOSED RESTORATION DETAILS OVERLAID BY ECR, LLC ONTO THE SITE PLAN PREPARED BY SITEC ENGINEERING.

NOTES:
 1.) PLANTING DETAILS OVERLAID BY ECR, LLC ONTO THE PLAN TITLED: EXISTING CONDITIONS PLAN, PREPARED BY: SITEC, DATED: AUG. 22, 2023.



PROPOSED PLANTING PLAN
 20 BROAD COVE ROAD
 HINGHAM, MASSACHUSETTS

DATE: SEPT. 14, 2023 SHEET 1 OF 1
 REV: OCT. 13, 2023

PREPARED BY: ENVIRONMENTAL CONSULTING & RESTORATION, LLC

EXISTING CONDITIONS / SURVEY NOTE:
 EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

PROPOSED SEED MIX FOR RESTORATION OF CONCRETE PAD:

Native Upland Wildlife Forage & Cover Meadow Mix

- Mix Composition**
- 54.9% *Andropogon gerardii*, 'Niagara' (Big Bluestem, 'Niagara')
 - 27.0% *Panicum virgatum*, 'Cave-In-Rock' (Switchgrass, 'Cave-In-Rock')
 - 21.0% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
 - 9.0% *Sorghastrum nutans*, NY4 Ecotype (Indiangrass, NY4 Ecotype)
 - 5.0% *Rudbeckia hirta*, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
 - 2.0% *Chamaecrista fusciculata*, PA Ecotype (Partridge Pea, PA Ecotype)
 - 1.5% *Heliopsis helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
 - 1.0% *Coreopsis tinctoria* (Plains Coreopsis)
 - 0.4% *Desmodium canadense*, PA Ecotype (Showy Ticktrefoil, PA Ecotype)
 - 0.1% *Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)

NATIVE PLANT BED - PLANT PALETTE

SHRUBS		SPACING
Oakleaf Hydrangea	(<i>Hydrangea quercifolia</i>)	8-10 ft. on center
Virginia Rose	(<i>Rosa virginiana</i>)	8-10 ft. on center
Bayberry	(<i>Myrica pensylvanica</i>)	8-10 ft. on center
Arrowwood Viburnum	(<i>Viburnum denotatum</i>)	8-10 ft. on center
Beach Plum	(<i>Prunus maritima</i>)	8-10 ft. on center
Inkberry	(<i>Ilex glabra</i>)	8-10 ft. on center

TOTAL = 32 SHRUBS PLANTED IN CLUSTERS PER SPACING

WOODY HERBACEOUS/GRASSES/PERENNIALS		SPACING
Deertongue	<i>Panicum clandestinum</i>	2-4 ft. on center
Switchgrass	<i>Panicum virgatum</i>	2-4 ft. on center
Little Bluestem	<i>Schizachyrium scoparium</i>	2-4 ft. on center
Sand Dropseed	<i>Sporobolus cryptandrus</i>	2-4 ft. on center
Eastern Showy Aster	<i>Eurybia spectabilis</i>	2-4 ft. on center
Pennsylvania Sedge	<i>Carex pensylvanica</i>	2-4 ft. on center
Purple Lovegrass	<i>Eragrostis spectabilis</i>	2-4 ft. on center
Seaside Goldenrod	<i>Solidago sempervirens</i>	2-4 ft. on center

PLANTED IN CLUSTERS BETWEEN THE SHRUBS PER SPACING

PLANTING NOTES:

1. THE PROPOSED PLANTING PLAN HAS BEEN DESIGNED TO PROVIDE AN OVERALL BETTERMENT TO THE SITE BY CREATING A NATIVELY VEGETATED BUFFER BETWEEN THE PARKING AREA AND THE COASTAL BANK ASSOCIATED WITH BROAD COVE.
2. THE PROPOSED PLANTING AREA TOTALS APPROXIMATELY 1,260 SQUARE FEET AND INCLUDES A FOUR-FOOT-WIDE PLANTING BED THAT RUNS ALONG THE TOP OF THE BANK TO THE WEST OF THE EXISTING STRUCTURE.
3. PRIOR TO PLANTING, THE EROSION CONTROL LINE SHALL BE ADJUSTED WHERE NECESSARY TO INCLUDE THE PLANTING FOOTPRINT.
4. THE EXISTING TURF WITHIN THE LIMITS OF THE NATIVE PLANTING AREA SHALL BE REMOVED TO EXPOSE THE NATIVE TOP SOIL. IF NECESSARY, THE PLANTING AREA SHOULD BE SUPPLEMENTED WITH A LIGHT LAYER OF CLEAN LOAM (1-2 INCHES).
5. THE PLANTING AREA SHALL THEN BE HAND PLANTED WITH NATIVE SHRUBS AND HERBACEOUS PLANTS (SEE THE PLANT PALETTE FOR SPECIES & SPACING). THE NATIVE SHRUBS SHALL BE PLANTED IN CLUSTERS SPACED IN ACCORDANCE WITH MA D.E.P. GUIDANCE (AS NOTE IN THE PLANT PALETTE) AND WILL INCLUDE A TOTAL OF 32 SHRUBS TO VEGETATE THE 1,260 SQUARE FEET. THE AREAS BETWEEN THE SHRUBS SHALL BE HAND PLANTED WITH A MIX OF NATIVE WOODY HERBACEOUS PLANTS, GRASSES AND PERENNIALS PLANTED IN CLUSTERS (SPACING NOTED IN THE PLANT PALETTE). PLEASE NOTE, ALL THE PLANT MATERIAL INCLUDED ON THE PROPOSED PLANT PALETTE HAS BEEN SELECTED SPECIFICALLY FOR THIS SITE AND IS SUITABLE FOR A COASTAL, UPLAND ENVIRONMENT.
6. FOLLOWING THE INSTALLATION OF THE PLANTS, THE AREA SURROUNDING THE PLANTS WILL BE COVERED WITH A NON-PROCESSED MULCH OR NATURALLY SEASONED WOODCHIPS TO STABILIZE THE AREA.
7. A TEMPORARY IRRIGATION SCHEDULE SHALL BE ESTABLISHED BY THE CONTRACTOR.
8. FOLLOWING THE COMPLETION OF THE PLANTING WORK, A COMPLETION REPORT SHALL BE SUBMITTED TO THE HINGHAM CONSERVATION COMMISSION.