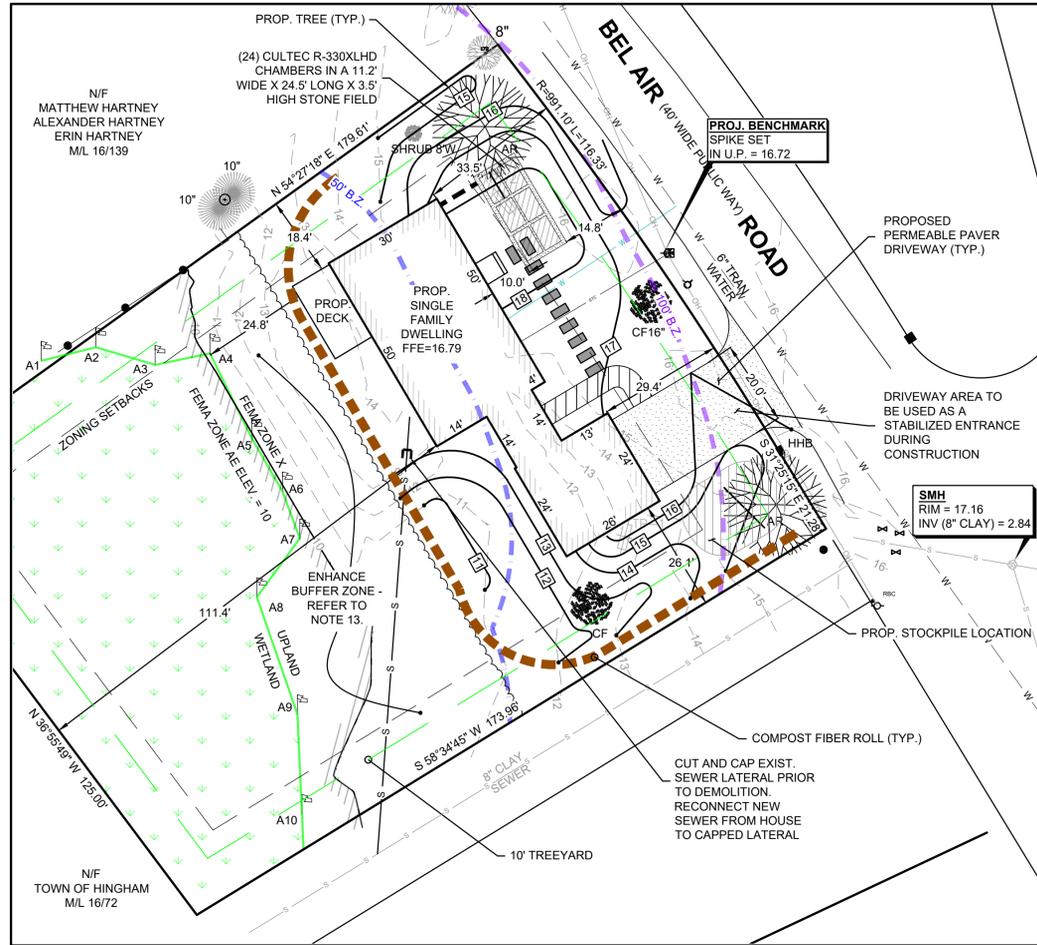


EXISTING PLAN



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

CUT & FILL ANALYSIS SUMMARY

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

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	SANDY LOAM 10YR 5/3	0	13.0	Ap	SANDY LOAM 10YR 5/3	0	15.7
		12	12.0			12	14.7
Bw	SANDY LOAM 10YR 5/8	30	10.5	Bw	SANDY LOAM 10YR 5/8	30	13.2
		46	9.2			46	11.9

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

MOTTLING - 46" (11.9)
 WEeping - NOT OBSERVED
 STANDING WATER - NOT OBSERVED
 E.S.H.G.E. = 46" (11.9)

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
- CA - COMMON APPLE
- BC - BLACK CHERRY
- * - MULTI-STEM

ALL OF THE TREES PROPOSED FOR REMOVAL WITHIN THE TREE YARD AND 100' BUFFER ZONE ARE EITHER DEAD OR IN VERY POOR CONDITION. 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 THE TREE AND SHRUB CARE PLAN PREPARED BY BARTLETT TREE EXPRESS FROM ABOBIST.

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.
- THE BORDERING VEGETATED WETLAND IS DOMINATED WITH COMMON REED (PHRAGMITES AUSTRALIS), WHICH IS A NON-NATIVE INVASIVE PLANT. A PORTION OF THE COMMON REED WAS PRUNED BY THE PREVIOUS OWNER.
- THE BUFFER ZONE IS OVERGROWN WITH INVASIVE SPECIES (JAPANESE KNOTWEED - REYNOUTRIA JAPONICA). VEGETATION IN BUFFER ZONE WAS PRUNED TO GROUND BY PREVIOUS OWNER OF THE PROPERTY.
- 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.
- REFER TO RESTORATION PLAN PREPARED BY ENVIRONMENTAL CONSULTING & RESTORATION, DATED MAY 23, 2025.

0-50' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	1,049	695	-354
ROOF (SF)	774	695	-79
DRIVEWAY (SF)	264	0	-264
HARDSCAPE (SF)	11	0	-11
POROUS DEVELOPED (SF)	1,774	2,128	+354
TOTAL DEVELOPED (SF)	2,823	2,823	0

50-100' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	1,619	1,743	+124
ROOF (SF)	548	1,571	+1,023
DRIVEWAY (SF)	919	0	-919
HARDSCAPE (SF)	152	172	+20
POROUS DEVELOPED (SF)	5,520	5,396	-124
TOTAL DEVELOPED (SF)	7,139	7,139	0

100-150' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	2,668	2,438	-230
ROOF (SF)	1,322	2,266	+944
DRIVEWAY (SF)	1,183	0	-1,183
HARDSCAPE (SF)	163	172	+9
POROUS DEVELOPED (SF)	7,294	7,524	+230
TOTAL DEVELOPED (SF)	9,962	9,962	0

TOTAL SITE COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	2,837	2,438	-399
ROOF (SF)	1,322	2,266	+944
DRIVEWAY (SF)	1,349	0	-1,349
HARDSCAPE (SF)	166	172	+6
POROUS DEVELOPED (SF)	8,086	8,485	+399
TOTAL DEVELOPED (SF)	10,923	10,923	0

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.
3	05/30/2025	PLANNING BOARD COMMENTS	HRR	RSR
2	05/27/2025	CON. COM. COMMENTS	HRR	RSR
1	04/29/2025	CON. COM. COMMENTS	AWL	RSR

OWNER/APPLICANT

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

05/30/2025

RiverHawk ENVIRONMENTAL

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

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

53 BEL AIR ROAD
 HINGHAM, MA

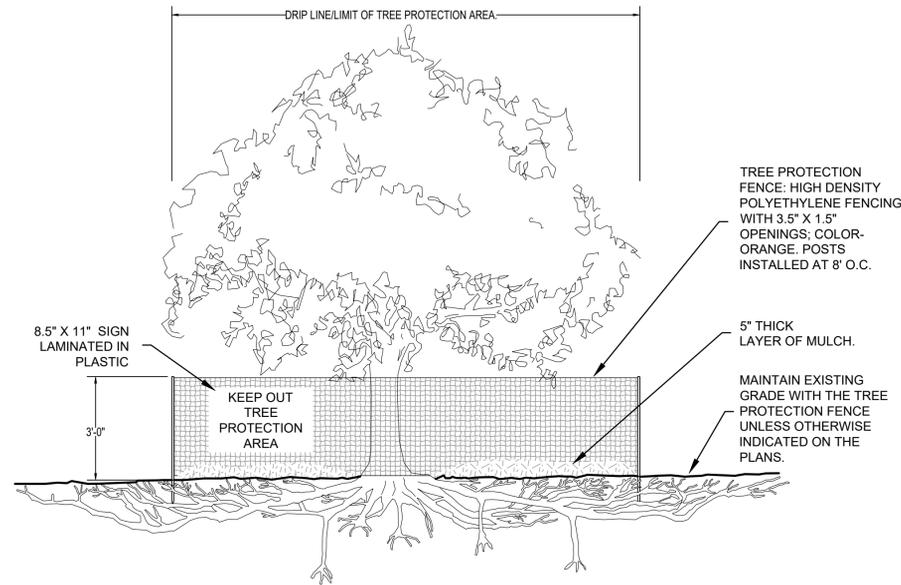
SITE PLAN

SCALE: AS SHOWN

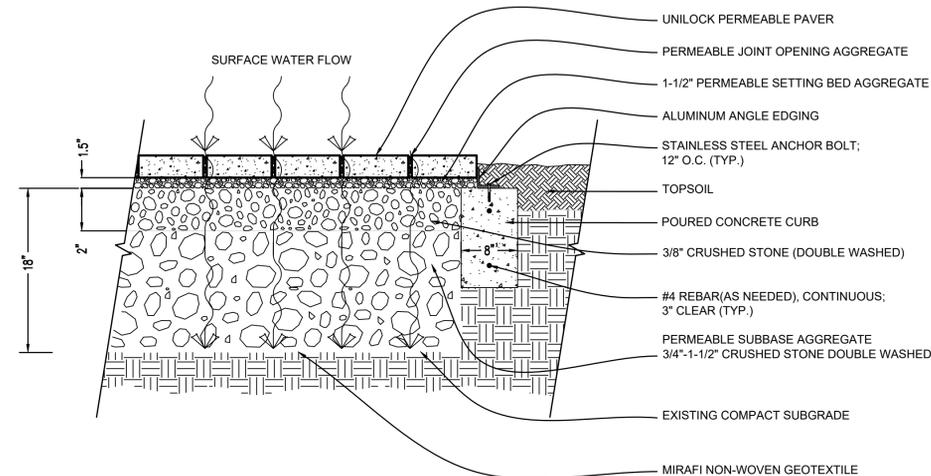
PROJECT NO: 00337-07-01

DATE: MAR. 31, 2025

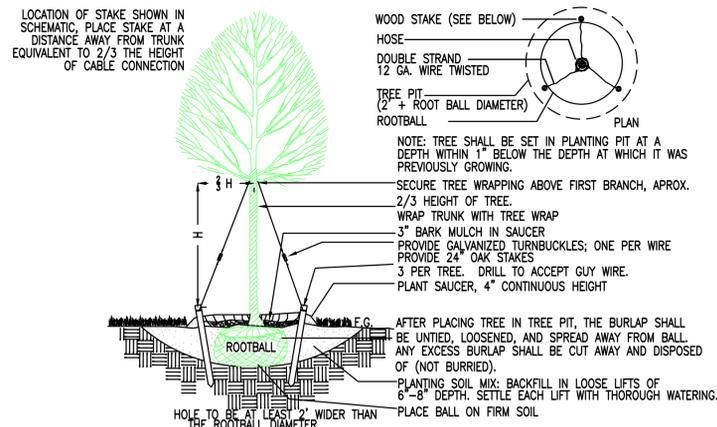
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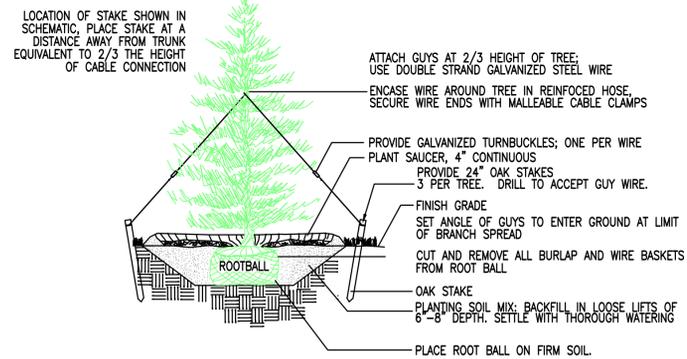
TREE PROTECTION DETAIL
NOT TO SCALE



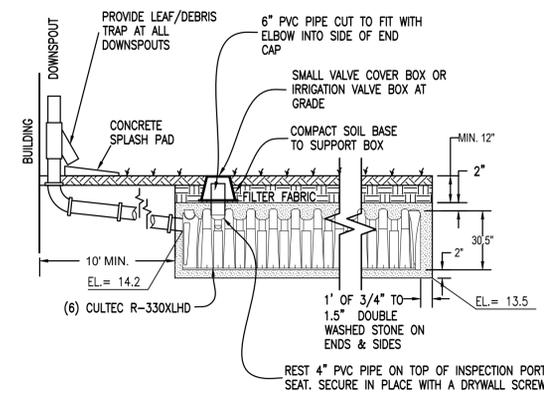
TYPICAL PERMEABLE PAVER DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING AND STAKING
NOT TO SCALE

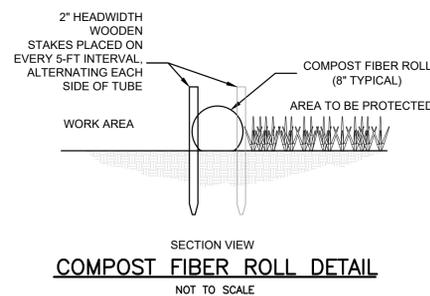


EVERGREEN TREE PLANTING
NOT TO SCALE

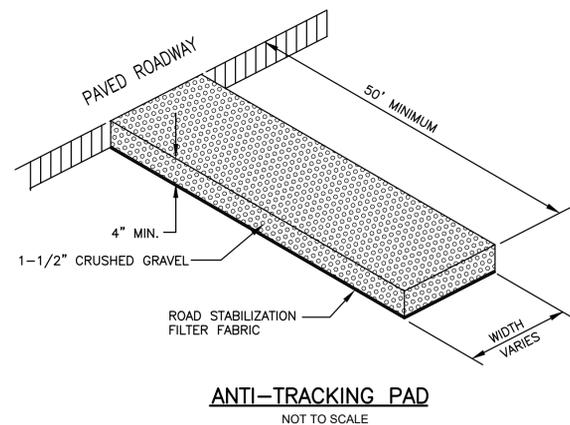


NOTES:
1. SEE MANUFACTURER WEBSITE / SPECIFICATIONS FOR INSTALLATION DETAILS AND MORE INFORMATION.

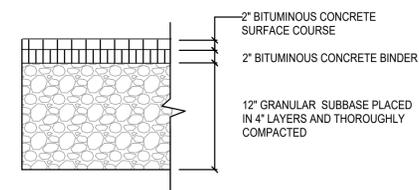
ROOF DRAIN INFILTRATION \"DRY-WELL\"
NOT TO SCALE



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
2	05/27/2025	CON. COM. COMMENTS
1	04/29/2025	CON. COM. COMMENTS

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53 BEL AIR ROAD
HINGHAM, MA

DETAILS

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

D1.1