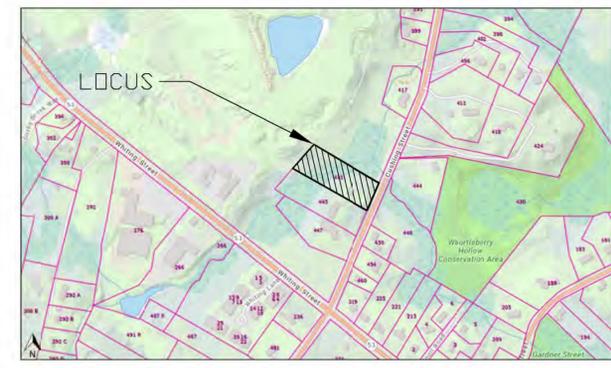


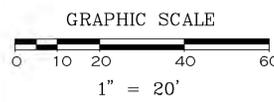
DIMENSIONAL REQUIREMENTS			
ZONING ITEM	RES C	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	75,951 SF	75,951 SF
MIN. LOT FRONTAGE	150 FT	165.62 FT	165.62 FT
MIN. YARD - FRONT	50 FT	108.4 FT	94.3 FT
MIN. YARD - SIDE	20 FT	28.4 FT	28.4 FT
MIN. YARD - REAR	20 FT	311 FT	311 FT
MAX. BUILDING HEIGHT	35 FT/2.5 ST		

LOCUS INFORMATION
 CURRENT OWNER:
 ROMIG KENNETH P & KERRY L
 OWNERS REFERENCE:
 BOOK 40172 PAGE 187
 ASSESSORS REFERENCE:
 MAP 187 LOT 21
 LOT AREA:
 75,951.060 S.F.
 ZONE:
 RES C
 FEMA REFERENCE:
 ZONE X
 FIRM 25023C0092L
 DATE 7-3-2024



- GENERAL NOTES:**
- EXISTING CONDITIONS DEPICTED WERE OBTAINED FROM A SURVEY PREPARED BY HOYT LAND SURVEYING, DATED APRIL 4, 2025.
 - UTILITY INFORMATION AS SHOWN WAS OBTAINED FROM A SITE SURVEY OF SURFACE OBSERVABLE INFORMATION AND RECORDS AVAILABLE WITH THE TOWN OF HINGHAM. SUBSURFACE LOCATIONS AS SHOWN ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY BE LOCATED ON SITE.
 - THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM 25023C0092L EFFECTIVE 7/3/2024.
 - THE WETLAND LINE AS SHOWN WAS FLAGGED BY MCSWEENEY ASSOCIATES ON 8-12-2025 AND LOCATED BY HOYT LAND SURVEYING ON 8-20-2025.

DRAINAGE AREAS	
EXISTING	
HOUSE	1,169 SF
SHED	66 SF
DECK	413 SF
DRIVEWAY	2,279 SF
BLOCK WALL	110 SF
PATIO	640 SF
BRIDGE	51 SF
PORCH/WALKWAY	323 SF
GRAVEL WALKWAY	483 SF
GREEN SPACE	70,417 SF
EXISTING IMPERVIOUS AREA = 5,534 SF	
PROPOSED	
HOUSE	1,957 SF
DECK	413 SF
DRIVEWAY	2,231 SF
BLOCK WALL	86 SF
PATIO	640 SF
BRIDGE	51 SF
PORCH/WALKWAY	134 SF
GRAVEL WALKWAY	483 SF
WALL	61 SF
GREEN SPACE	69,895 SF
PROPOSED IMPERVIOUS AREA = 6,056 SF	
NET CHANGE IN IMPERVIOUS AREA = +522 SF	



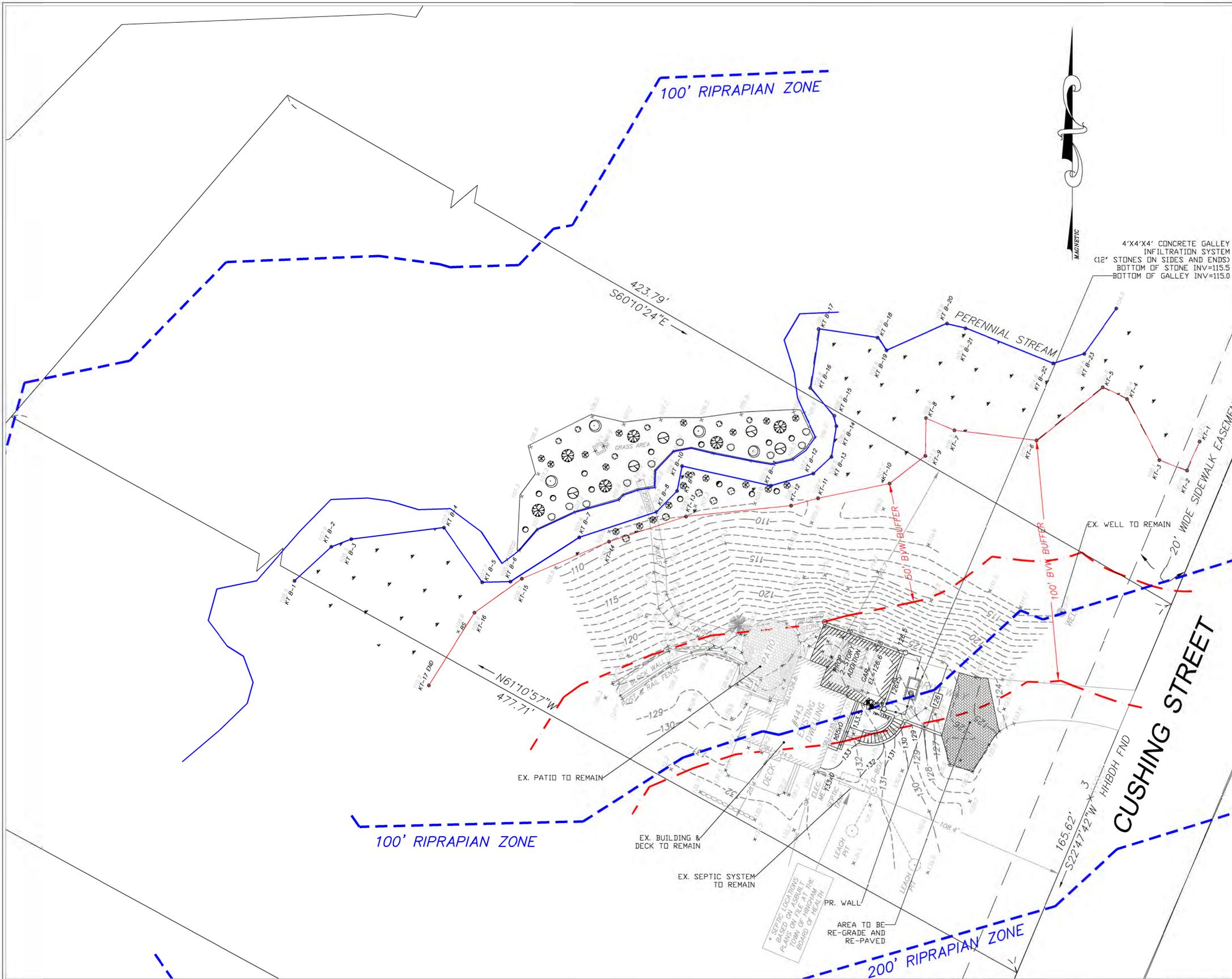
DATUM:
 ALL ELEVATIONS ARE ON NAVD 88 DATUM.
 SURVEY:
 BASE PLAN IS BASED ON A FIELD SURVEY BY
 HOYT LAND SURVEYING, INC. ON
 APRIL 4 2025.
 GENERAL NOTES
 1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE PRIOR
 TO EXCAVATION.



REVISIONS:		
NO.:	COMMENTS:	DATE:

NOI SITE LAYOUT PLAN
 443 CUSHING STREET
 HINGHAM, MASSACHUSETTS
 DRAWN BY: DTM
 DESIGNED BY: CYM
 CHECKED BY: CYM
 DATE: 9-18-2025
 LATEST REVISION:

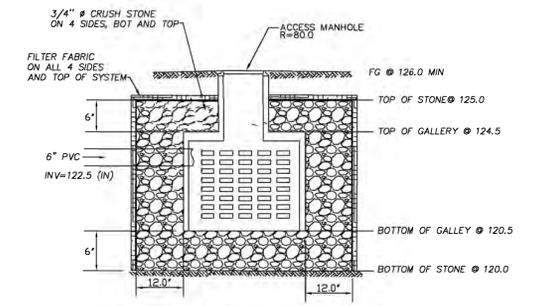
HARDY + MAN DESIGN GROUP, PC
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
 1285 WASHINGTON STREET
 WEYMOUTH, MA
 (781) 335-1464
 PREPARED FOR:
 NOI
 SHEET
 C-1



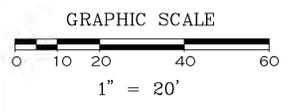
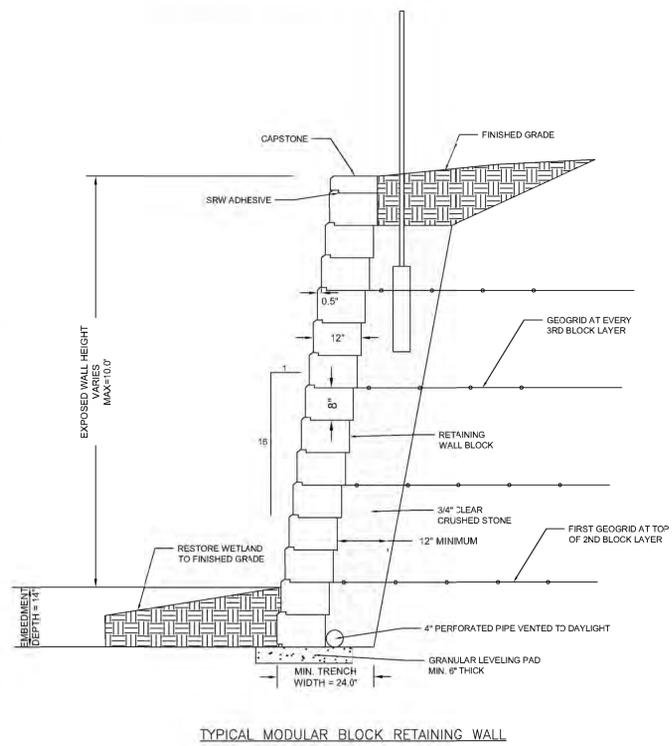
TEST PIT #1 EL=99.8

DEPTH(IN)	HORIZON	SOIL TEXTURE	COLOR
0-6	A	FILL LOAM	10YR 3/3
6-18	B	SAND	10YR 6/4
18-74	C	SAND	10YR 5/3
74-102	D	COARSE SAND	10YR 5/2

NO MOTTLE
NO WEeping
WITNESSED BY CHI Y MAN



4'X4'X4' CONCRETE GALLEY INFILTRATION SYSTEM
NOTE: FILTER FABRIC TO BE INSTALLED ON TOP AND ALL 4 SIDES OF SYSTEM



10/20/2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

NOI GRADING & UTILITIES
443 CUSHING STREET
HINGHAM, MASSACHUSETTS

DRAWN BY: DTM
DESIGNED BY: CYM
CHECKED BY: CYM

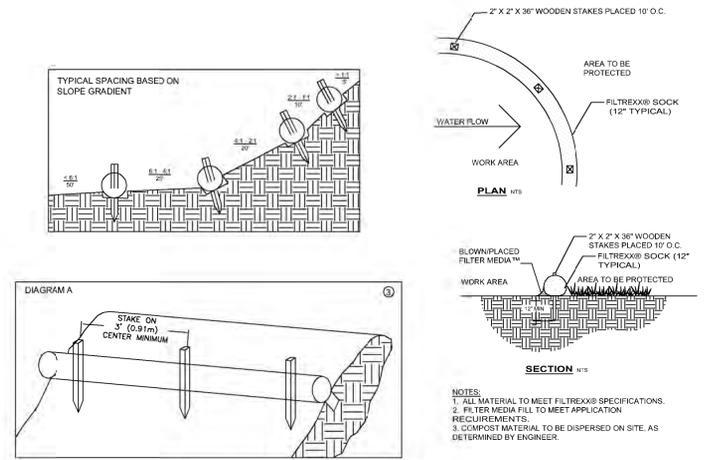
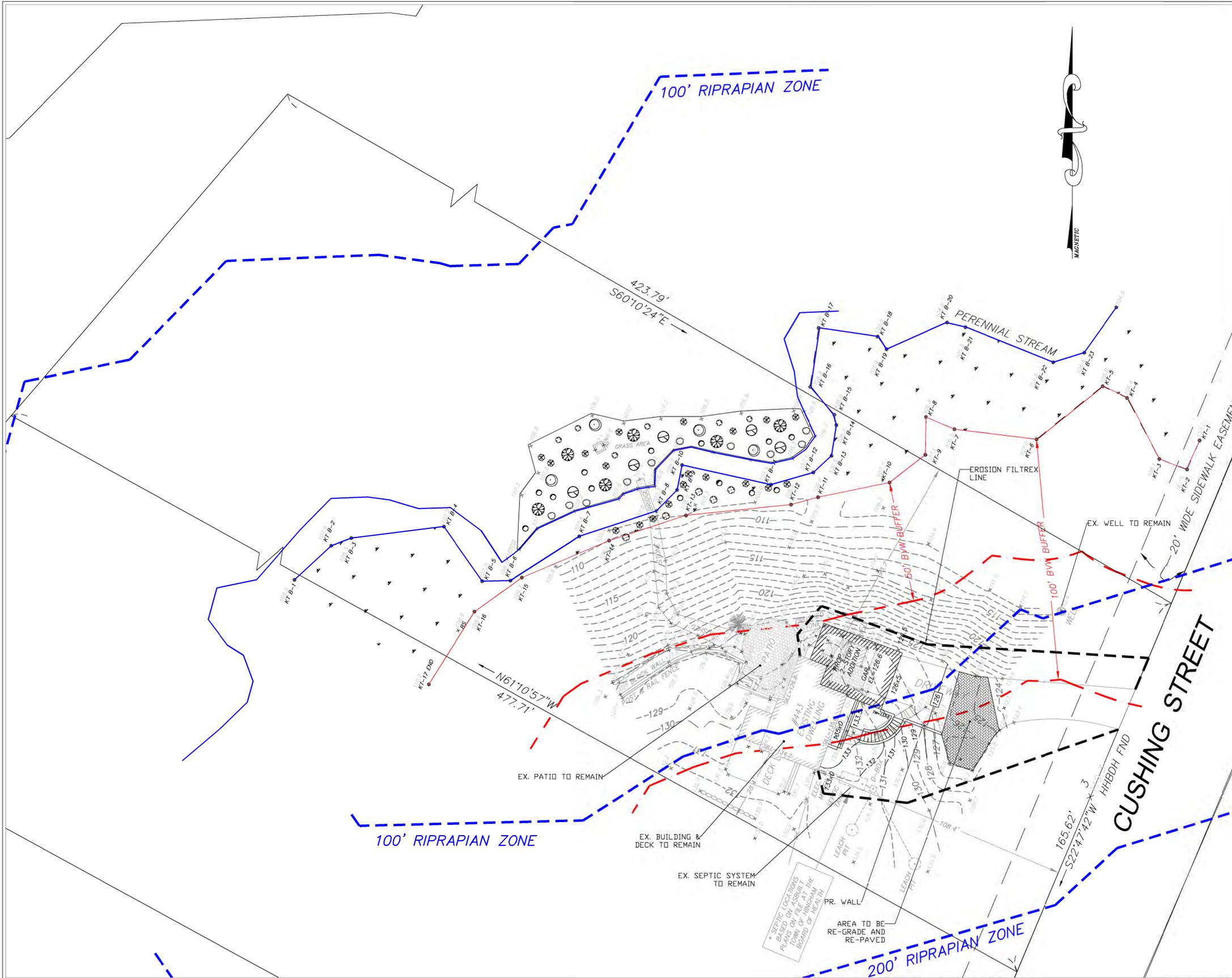
DATE: 9-18-2025
LATEST REVISION:

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

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
NOI

SHEET
C-2

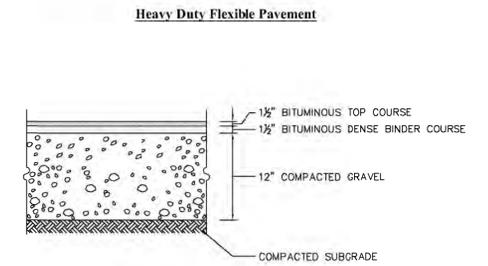
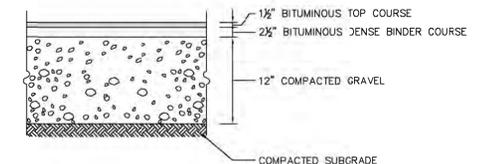


FILTER SOCK INSTALLATION GUIDE

1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3\"/>

FILTREXX SEDIMENT CONTROL
N.T.S. Source: Filtrax

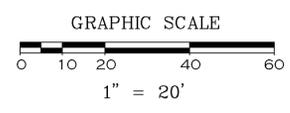
- EROSION CONTROL NOTES:**
1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
 2. CONTRACTOR SHALL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



Bituminous Concrete Pavement Sections

Note:
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

N.T.S. Source: VHB REV LD-430



10/20/2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

NOI EROSION CONTROL PLAN
443 CUSHING STREET
HINGHAM, MASSACHUSETTS

DRAWN BY: DTM
DESIGNED BY: CYM
CHECKED BY: CYM

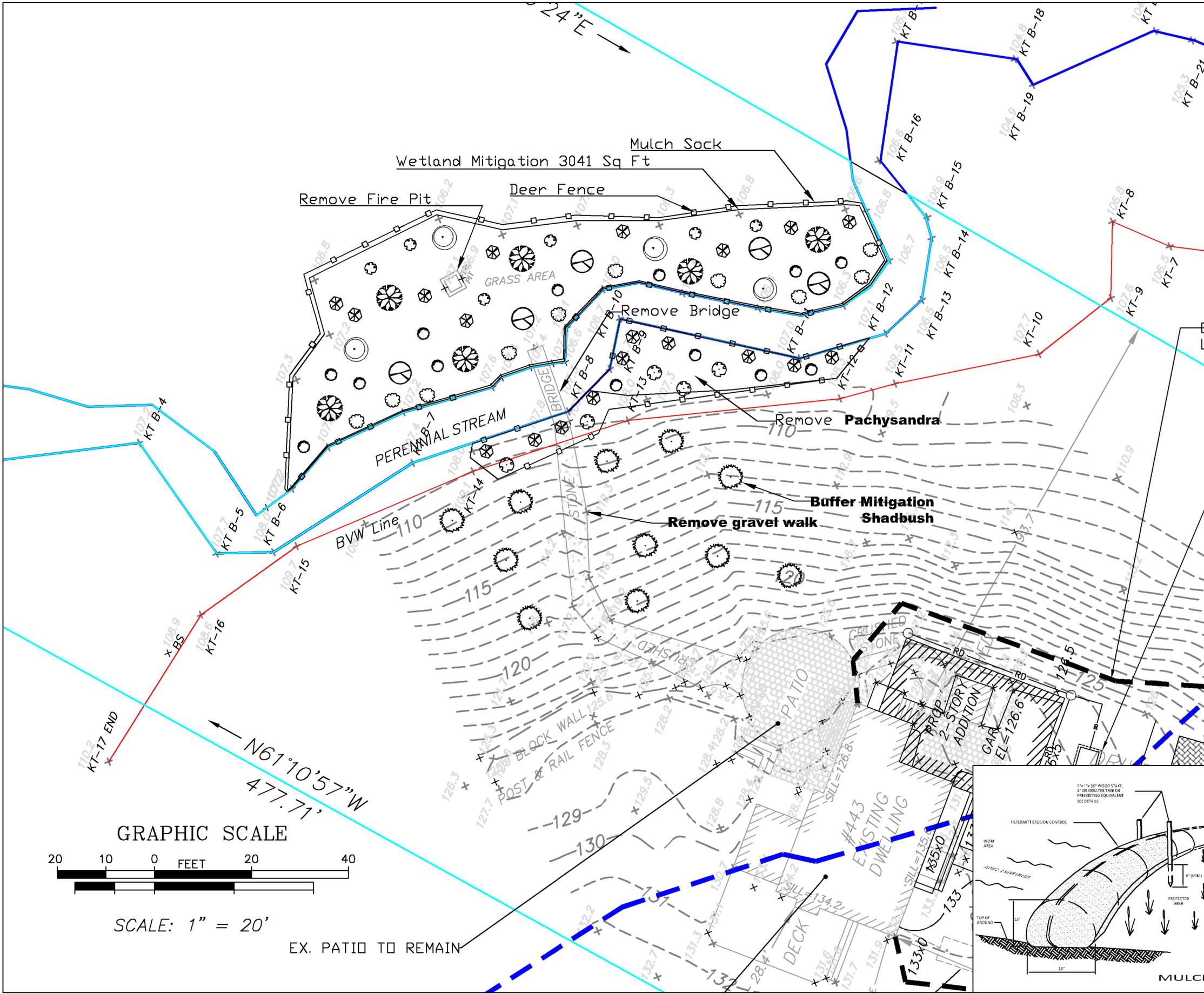
DATE: 9-18-2025
LATEST REVISION:

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

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
NOI

SHEET
C-3



Plant Schedule

Symbol	Common Name	Latin Name	Size	Quantity
	Red Maple	Acer Rubrum	4-6 Ft.	6
	Black Tupelo	Nyssa sylvatica	4-6 Ft.	5
	Black Willow	Salix nigra	4-6 Ft.	3
	Highbush Blueberry	Vaccinium corymbosum	2-3 Ft.	14
	Winterberry	Ilex verticillata	2-3 Ft.	19
	Speckled Alder	Alnus incana	2-3 Ft.	12
	Pussy Willow	Salix discolor	2-3 Ft.	8

Seed with Ernst Conservation OBL Seed ix ERNMX 131 at 1/2 lb./1000 sq. ft. (1 lb)

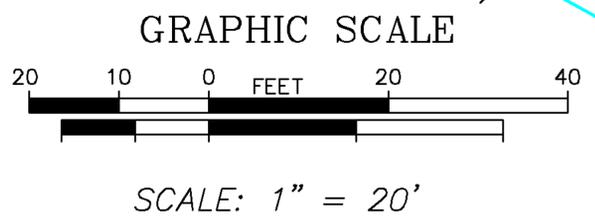
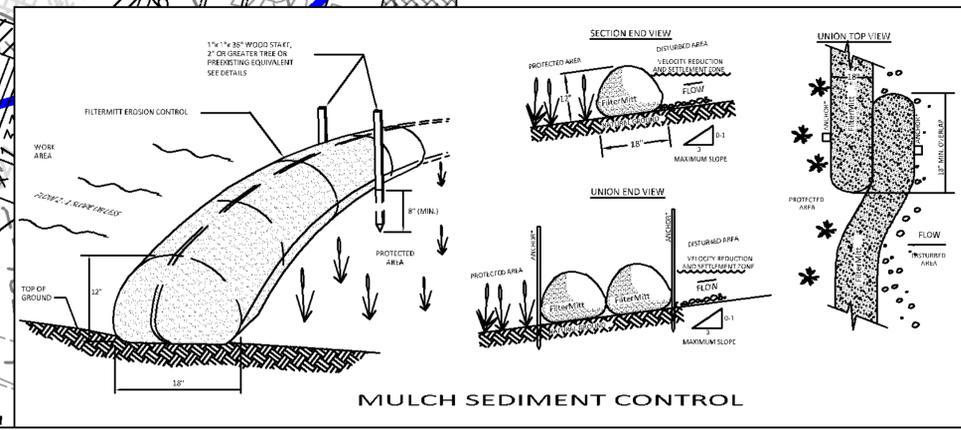
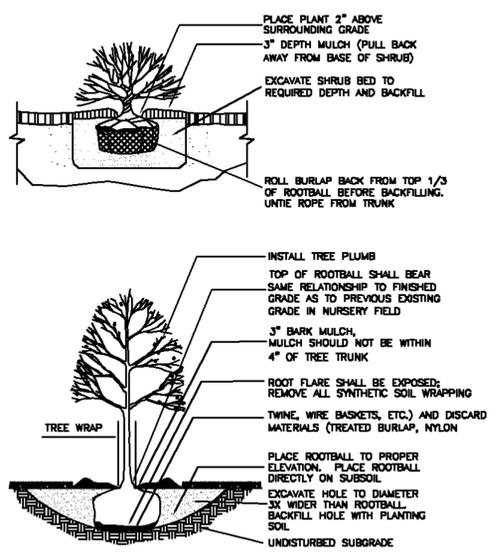
Buffer Zone Schedule

	Shadbush	Amelanchier canadensis	3-4 Ft.	11
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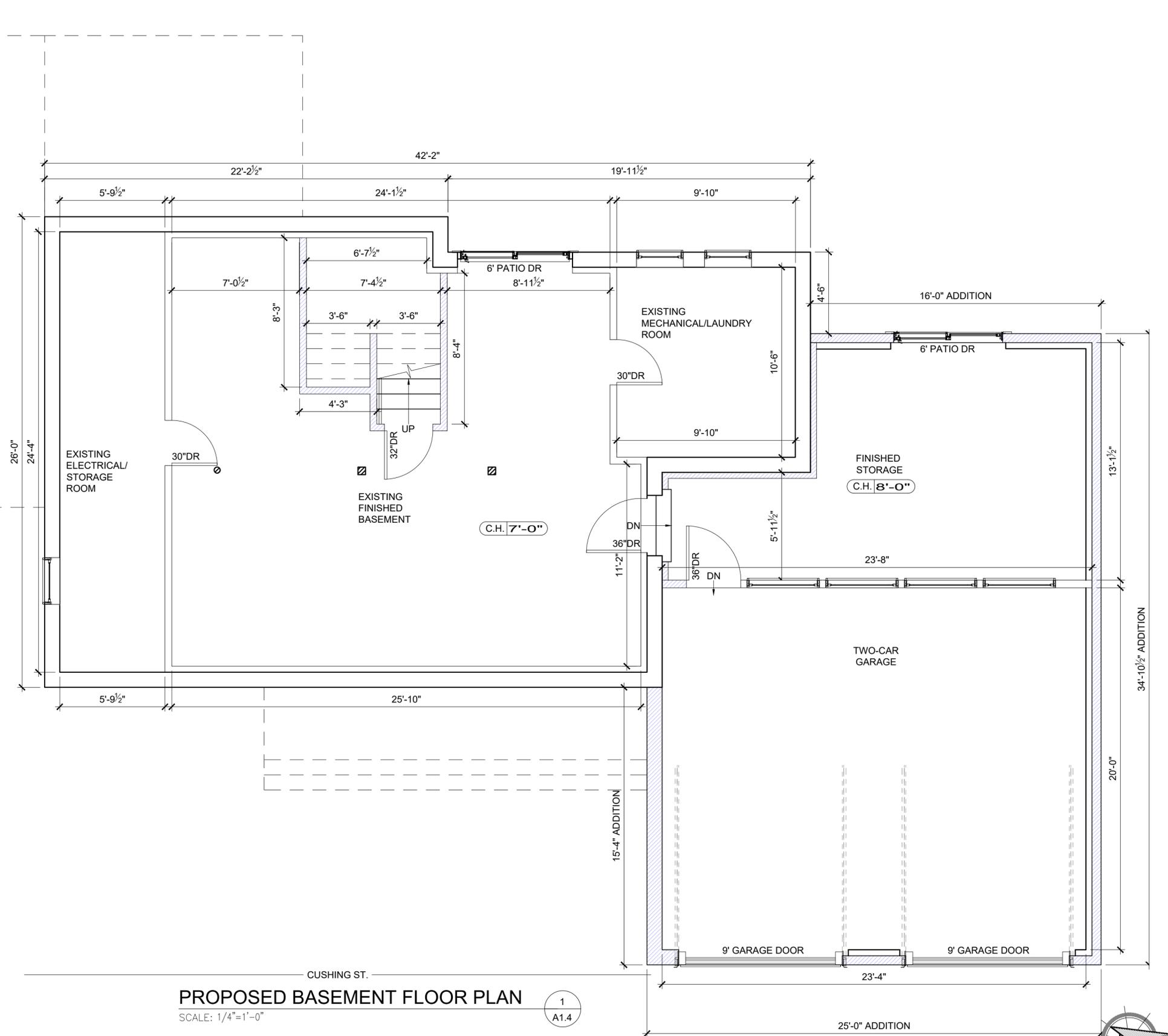
5 Wetlands
5Wetlands@gmail.com
781 929 1203

Rev	Description	Date
		10/14/2025

Notes:



443 Cushing Street, Hingham Wetland / Buffer Restoration



PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"

1
A1.4

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

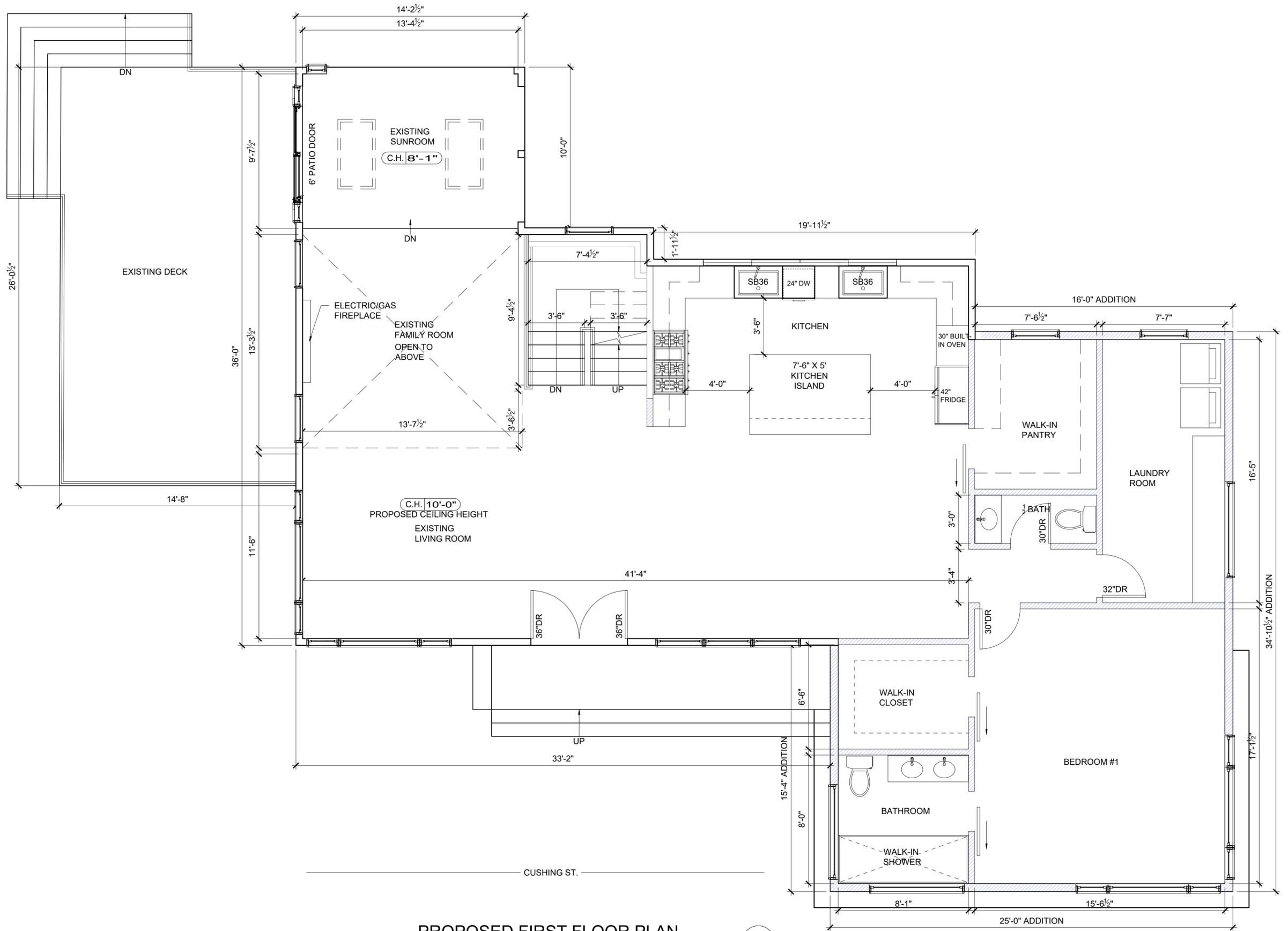
PROJECT

EXISTING SINGLE FAMILY
 ALTERATION & ADDITION
 443 CUSHING ST.
 HINGHAM, MA
 PROJECT NO. 25066

SHEET TITLE

**PROPOSED
 FLOOR PLAN**

DRAWN: D.W.	DRAWING NO:
SCALE: NOTED	A1.4
DATE: 5-29-25	
CHECKED:	
SHEET 1 OF	



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

1
A1.5

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

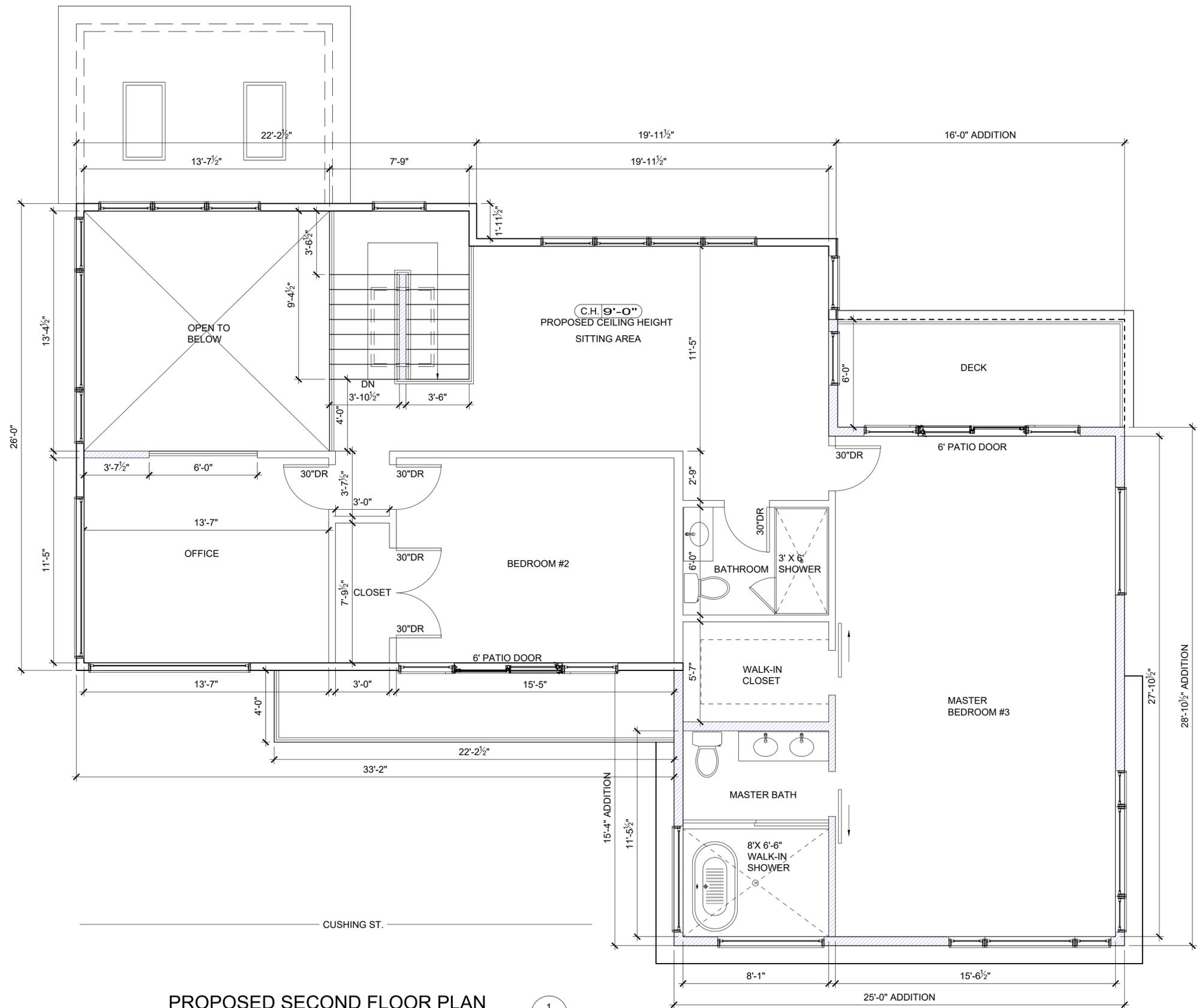
EXISTING SINGLE FAMILY ALTERATION & ADDITION
443 CUSHING ST. HINGHAM, MA

PROJECT NO. 25066

SHEET TITLE

PROPOSED FLOOR PLAN

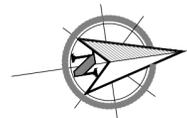
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SCALE: NOTED	A1.5
DATE: 5-29-25	
CHECKED:	
SHEET 1 OF	



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

1
A1.6



CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

EXISTING SINGLE FAMILY ALTERATION & ADDITION

443 CUSHING ST. HINGHAM, MA

PROJECT NO. 25066

SHEET TITLE

PROPOSED FLOOR PLAN

DRAWN: D.W.	DRAWING NO:
SCALE: NOTED	A1.6
DATE: 5-29-25	
CHECKED:	
SHEET 1 OF	

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

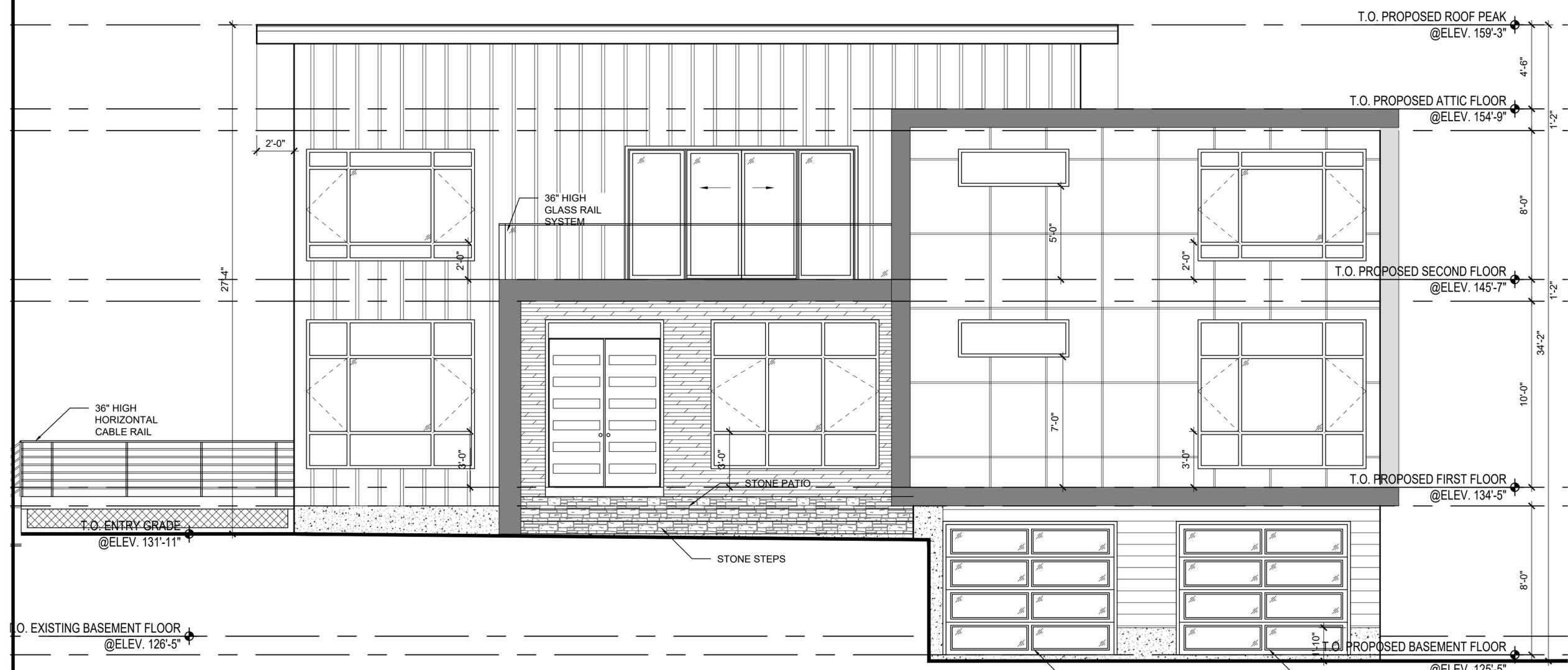
PROJECT

EXISTING SINGLE FAMILY
 ALTERATION AND ADDITION
 443 CUSHING ST.
 HINGHAM, MA
 PROJECT NO. 25066

SHEET TITLE

PROPOSED
 ELEVATION

DRAWN: D.W.	DRAWING NO:
SCALE: NOTED	A2.5
DATE: 7/15/2025	
CHECKED:	
SHEET 1 OF	



PROPOSED FRONT (EAST) CUSHING ST ELEVATION
 SCALE: 1/4" = 1'-0"
 1
 A2.5

	HARDIES BOARD W/ REVEAL		NEW TECH WOOD SIDING 6" EXPOSURE		EVERLAST VERTICAL SIDING
	STONE		WOOD COMPOSITE SIDING HORIZONTAL		STEEL PANEL ROOF

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

EXISTING SINGLE FAMILY
 ALTERATION AND ADDITION

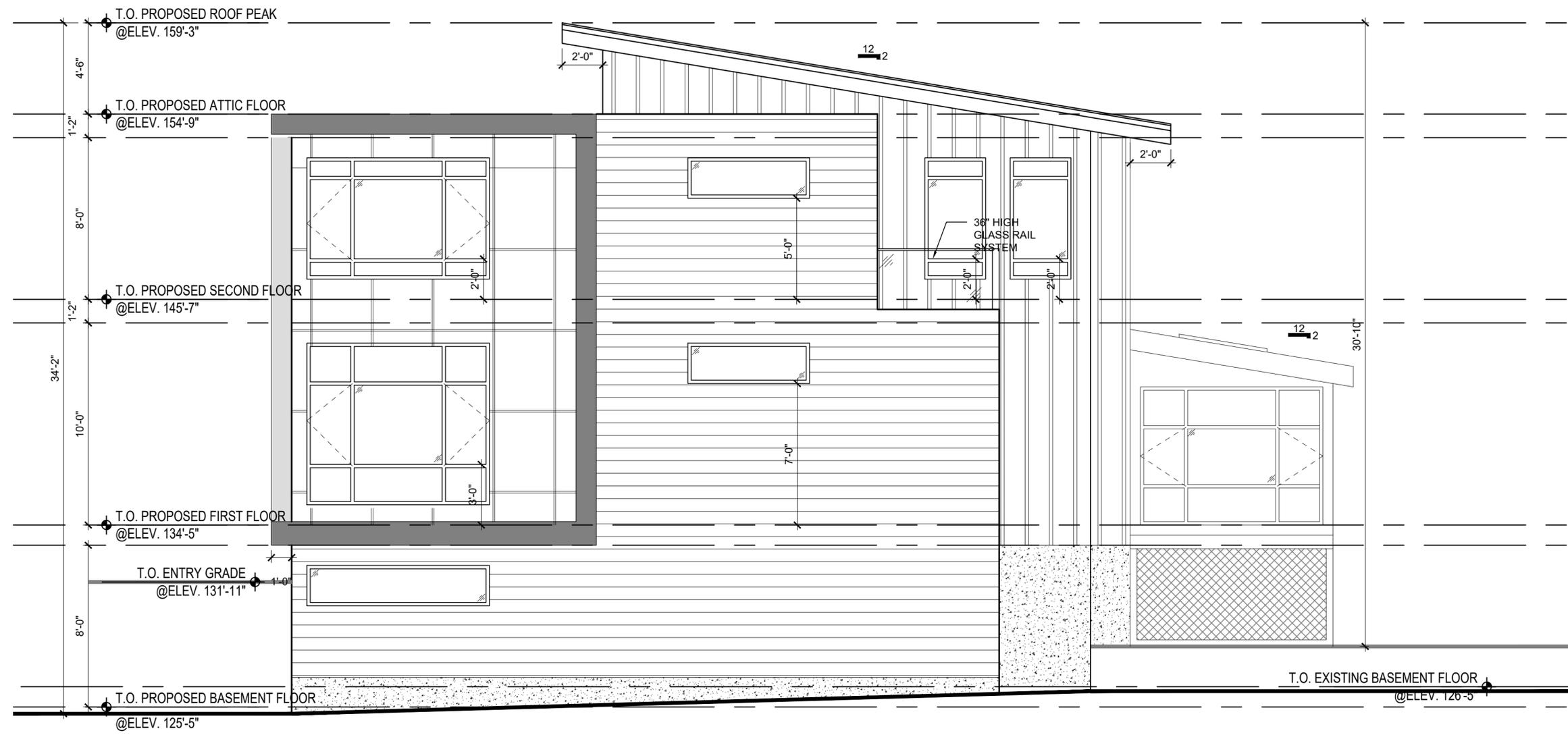
443 CUSHING ST.
 HINGHAM, MA

PROJECT NO. 25066

SHEET TITLE

EXISTING
 ELEVATION

DRAWN: D.W.	DRAWING NO:
SCALE: NOTED	A2.6
DATE: 7/15/2025	
CHECKED:	
SHEET 1 OF	



PROPOSED RIGHT SIDE (NORTH) ELEVATION 1
 SCALE: 1/4" = 1'-0" A2.6

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

EXISTING SINGLE FAMILY
ALTERATION AND ADDITION

443 CUSHING ST.
HINGHAM, MA

PROJECT NO. 25066

SHEET TITLE

EXISTING
ELEVATION

DRAWN: D.W.

DRAWING NO:

SCALE: NOTED

DATE: 7/15/2025

CHECKED:

SHEET 1 OF

A2.7



PROPOSED REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

1
A2.7

