



Civil • Survey • Structural • Environmental • Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

September 9, 2025

Revision 1

To:

Hingham Conservation Commission
210 Central Street
Hingham, MA, 02043

Clients contact Information:

Sagamore
President: Joe Harold
(617) 365-1600
Cc: Jason Earls, Connor Johnson

RE: Derby Academy, 56 Burditt Ave, Hingham MA, 02043 Notice of Intent Application
Revision 1 9-8-25 Cover Letter and Summary Narrative for Conservation Commission
RTU + Associated Retaining Wall

Checks Previously Submitted:

- Check # 111532 \$387.50 Hingham Wetlands Protection Bylaw fee payable to Town of Hingham
- Check # 111533 \$362.50 State Wetlands protection Act local Filing fee payable to the Commonwealth of Massachusetts
- Check # 111534 \$525 Hingham By-Law fee

Contents:

- WPA Form 3 – Wetland Notice of Intent (1 original form signed by property owner, plus 1 Copy)
- WPA Appendix B- *NOI Wetland Fee Transmittal Form* R1 9-8-25
- Copy of Certified Abutters List, Certification Sheet+ *GIS Map*
- Notification to Abutters Form R1 9-8-25
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347
- Affidavit of Service Form R1 9-8-25
- Appendix C Policy on Receipt of Information R1 9-8-25
- Project Narrative R1 9-8-25
- Site Photos
- Wetland Delineation Report (Biologist AES)
- Fillable Permission for Site Access
- Site Plans (Existing Conditions, Demo, Retaining Wall) by Narragansett Engineering Inc. Dated 4/24/25 Revision 2 9/3/25 - 2 Copies (24" X 36") & 1 Copy (11"X17") Derby Academy, 56 Burditt Ave
- Proof of mailing the complete NOI to the MA Department of Environmental Protection (DEP), Southeast Regional Office at 20 Riverside Drive, Lakeville MA, 02347 (certified mail receipt from the post office) or proof of electronic filing (*pending Muni filing*)

Delivery method / by whom:

AS to submit digital copy to conservation@hingham-ma.gov on 9/9/25

PM / Signoff: _____

A handwritten signature in blue ink, appearing to be 'J. Harold', is written over a horizontal line.

Summary Narrative Revision 1 09/09/25

Derby Academy, a pre-K to 8 school, situated on Burditt Avenue in Hingham, required an air handler for air conditioning. The gym had been usable during summer months due to unsuitable temperatures. A 70 Ton AC system was installed, labeled as "RTU" (roof top unit), as shown on the attached plans titled "Derby Academy, 56 Burditt Ave Existing Conditions & Demo Plan" Dated 5-8-25, Revision 2 dated 9-3-25, by Narragansett Engineering Inc.

The executed location for the rooftop unit (RTU) was the only feasible site found that allowed for the proper routing and installation of ductwork. Alternative locations were evaluated but found to be unsuitable due to mechanical engineering constraints and the limitations of ductwork length and layout. The work also included the construction of a ~7'-5" retaining wall (Modular Block Units) to allow the RTU to be set on a level stable pad as the previous grade was unsuitable. Details of the design are included in the attached plans.

The completed work was located entirely within maintained lawn or managed areas and is within the one-hundred-foot Buffer Zone regulated under both the Massachusetts Wetlands Protection Act (310 CMR 10.00) and the Hingham Wetlands Protection Bylaw and Regulations. The installation required the removal of 3 trees within the buffer zone; later replaced by 4 trees of the same species outside the limit of disturbance in accordance with the Hingham Buffer Zone Mitigation Policy & Tree removal & replacement policy. Undisturbed buffer areas generally require compensatory mitigation; however, this area has been maintained as lawns or managed areas that do not constitute unmaintained naturalized buffer. For this reason, we do not believe that this element is applicable, though as noted above trees have been replaced in kind to regulatory standards.

The installation of the RTU has not generated untreated stormwater discharges to nearby wetlands or surface water. During construction, erosion and sediment controls were set in place to preserve adjacent resource areas.

Please see the wetlands report by Avizinis Environmental Services (AES) for a detailed review of the biological conditions and review of municipal bylaws.

If you have any questions or concerns regarding this application, please do not hesitate to contact my office.

Sincerely,

/s _____

Neal Hingorany MS, PLS (RI). Principal

Joseph Malo, PE, Sr. Engineering Manager.

Site Photos



Figure 1: Brush overstory outside of construction area at 56 Burditt Avenue, Derby Academy, taken on 4-23-25.



Figure 2: Location of RTU at 56 Burditt Avenue, Derby Academy, taken on 4-23-25, prior to construction.



Figure 3: Location of constructed RTU set on retaining wall, at 56 Burditt Avenue, Derby Academy.

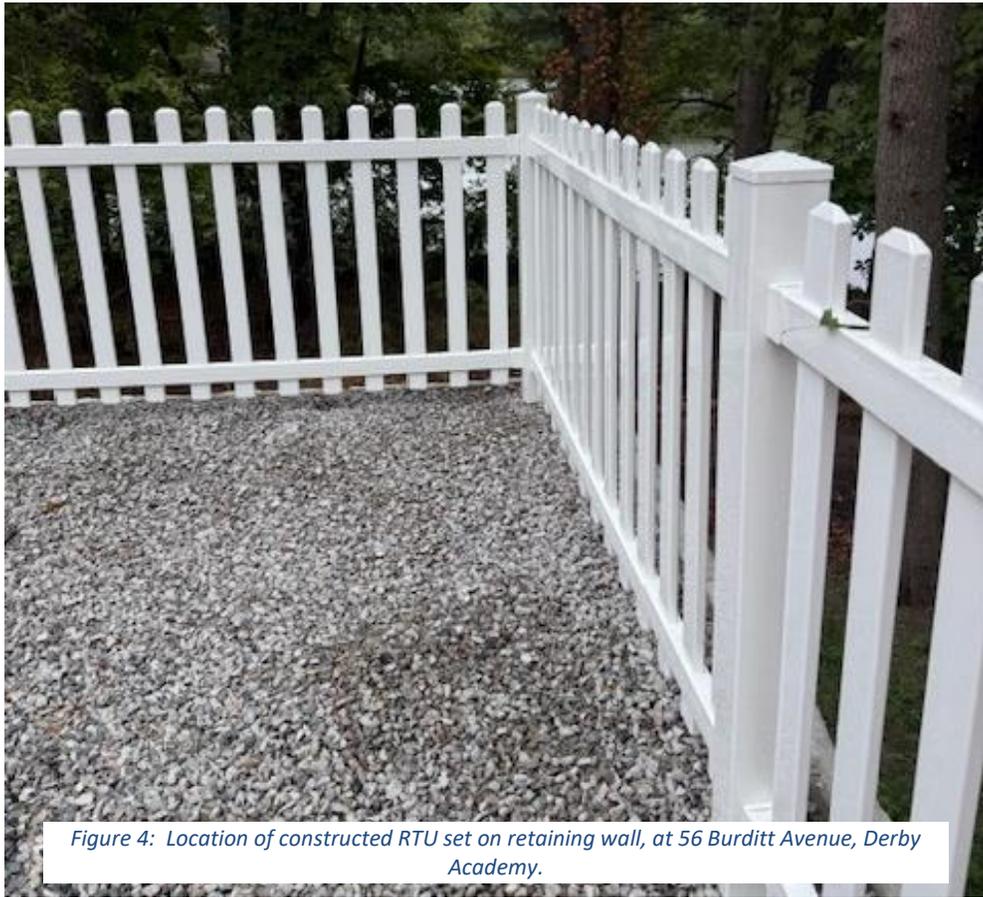


Figure 4: Location of constructed RTU set on retaining wall, at 56 Burditt Avenue, Derby Academy.



Figure 5: RTU unit set on top of retaining wall, at 56 Burditt Avenue, Derby Academy.



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **NEI-CDS**

Transaction ID: **1932147**

Document: **WPA Form 3 - NOI**

Size of File: **273.72K**

Status of Transaction: **In Process**

Date and Time Created: **9/8/2025:2:35:35 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1932147
City/Town:HINGHAM

A.General Information

1. Project Location:

a. Street Address	56 BURDITT AVENUE		
b. City/Town	HINGHAM	c. Zip Code	02043
d. Latitude	42.24897N	e. Longitude	70.89481W
f. Map/Plat #	49	g.Parcel/Lot #	57

2. Applicant:

Individual Organization

a. First Name	JOE	b.Last Name	HAROLD
c. Organization	SAGAMORE		
d. Mailing Address	75 RESEARCH ROAD		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h. Phone Number	617-365-1600	i. Fax	
		j. Email	JHarold@sagamore.com

3.Property Owner:

more than one owner

a. First Name	TRUSTEES OF DERBY ACADEMY	b. Last Name	C/O JEFFREY CAMUSO
c. Organization	TRUSTEES OF DERBY ACADEMY		
d. Mailing Address	56 BURDITT AVENUE		
e. City/Town	HINGHAM	f.State	MA
g. Zip Code	02043		
h. Phone Number	781-749-0746	i. Fax	
		j.Email	

4.Representative:

a. First Name	JOE	b. Last Name	HAROLD
c. Organization	SAGAMORE		
d. Mailing Address	75 RESEARCH ROAD		
e. City/Town	HINGHAM	f. State	MA
g. Zip Code	02043		
h.Phone Number	617-365-1600	i.Fax	
		j.Email	JHarold@sagamore.com

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	b.State Fee Paid	c.City/Town Fee Paid
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6.General Project Description:

DERBY ACADEMY REQUIRES AN AIR HANDLER FOR AIR CONDITIONING. THE GYM IS NOT CURRENTLY USABLE IN THE SUMMER MONTHS DUE TO THE TEMPERATURE. THEY REQUIRE AN AC SYSTEM TO BE INSTALLED (70 TON), LABELED ON THE ATTACHED PLANS AS ?RTU? (ROOF TOP UNIT). THE UNIT IS REQUIRED TO BE IN THE LOCATION SHOWN BECAUSE IT IS THE ONLY POSSIBLE LOCATION TO INSTALL DUCTWORK IN THE GYM. OTHER AREAS WERE INVESTIGATED, E.G., THOSE FURTHER FROM THE RESOURCE AREA, BUT DUE TO MECHANICAL ENGINEERING CONSTRAINTS WITH RESPECT TO THE LENGTH OF DUCTWORK, THEY WERE NOT SUITABLE. THE PROPOSAL ALSO INCLUDES A ~7'-5" RETAINING WALL (MODULAR BLOCK UNITS) TO ALLOW THE RTU TO BE SET ON A LEVEL, STABLE PAD. DETAILS OF THE DESIGN ARE INCLUDED ON THE ATTACHED PLANS.

7a.Project Type:



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- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
PLYMOUTH		3085	86

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. Riverfront Area

1. Name of Waterway (if any)
2. Width of Riverfront Area (check one)
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects
3. Total area of Riverfront Area on the site of the proposed project



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square feet

4. Proposed Alteration of the Riverfront Area:

- a. total square feet
- b. square feet within 100 ft.
- c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input checked="" type="checkbox"/> Coastal Banks	0	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <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	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been



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entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Projects Involves Stream Crossings

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. Project description (including description of impacts outside of wetland resource area & buffer zone)

b. Photographs representative of the site

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>.)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered->



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[species-act.html#10.14](#); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

- a. NHESP Tracking Number
- b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

- 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
- 2. A portion of the site constitutes redevelopment
- 3. Proprietary BMPs are included in the Stormwater Management System



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b. No, Explain why the project is exempt:

- 1. Single Family Home
- 2. Emergency Road Repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

DERBY ACADEMY, 56
BURDITT AVE
EXISTING
CONDITIONS &
DEMO PLAN BY
NARRAGANSETT
ENGINEERING INC.

CB

JOE MALO

Revison 2 9/3/25

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.



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Provided by MassDEP:
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E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

11532	9/4/25
2. Municipal Check Number	3. Check date
111533	9/4/25
4. State Check Number	5. Check date
Joe	Harold (Sagamore)
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<i>Joseph R. Harold</i>	9/8/25
1. Signature of Applicant	2. Date
<i>Allen Ramsd</i>	9/8/25
3. Signature of Property Owner(if different)	4. Date
<i>Joseph R. Harold</i>	9/8/25
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

56 Burditt Avenue	Hingham, MA, 02043
a. Street Address	b. City/Town
111533	\$362.50
c. Check number	d. Fee amount

2. Applicant Mailing Address: 75 Research Road, Hingham, MA, 02043

Joe	Harold	
a. First Name	b. Last Name	
Sagamore		
c. Organization		
75 Research Road		
d. Mailing Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
6173651600	JHarold@sagamore.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

TRUSTEES OF DERBY ACADEMY	C/O JEFFREY CAMUSO	
a. First Name	b. Last Name	
TRUSTEES OF DERBY ACADEMY		
c. Organization		
56 BURDITT AVENUE		
d. Mailing Address		
Hingham	MA	02043
e. City/Town	f. State	g. Zip Code
7817490746		
h. Phone Number	i. Fax Number	j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

TOWN OF HINGHAM
BOARD OF ASSESSORS



CERTIFICATION SHEET

Property Address: 56 BURDITT AVENUE

Parcel ID: 49-0-57

Pursuant to the provisions of Chapter 131 Section 40 of the MA General Laws and Article 22 of the Town of Hingham General Bylaws (Wetlands Protection By-law), we hereby certify that the list attached hereto is a true list of names and addresses of abutters concerning a matter to be heard by the Hingham Conservation Commission involving the above-referenced property.

As used herein the term "abutter" means:

Owners of adjoining land within 100 feet of the property line where the activity proposed;

Owners of adjoining land within 300 feet of the property line where the activity proposed for coastal projects; or

Owners of land directly opposite on any public or private street or way; or across a body of water.

All as they appear on the most recent applicable tax list.

BOARD OF ASSESSORS

Kevin W. Went

John M. R.

Sam Abbott

CERTIFICATION DATE 9/8/2025

Parcel ID: 49-0-57
TRUSTEES OF DERBY ACADEMY
56 BURDITT AVE
HINGHAM, MA 02043

Parcel ID: 38-0-100.E
TOWN OF HINGHAM
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 38-0-102
TOWN OF HINGHAM REC
210 CENTRAL STREET
HINGHAM, MA 02043

Parcel ID: 38-0-89
20 BROAD COVE LLC
247 RIVER STREET
N WEYMOUTH, MA 02191

Parcel ID: 39-0-4
JOHNSON DARIA M & JESSE
DARIA M JOHNSON
66 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 39-0-4
JOHNSON JESSE C & DARIA
JESSE C JOHNSON
66 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 39-0-5
HURSTAK KEVIN & EMILY
HURSTAK E E M TT BROAD
62 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 39-0-6
DAVENPORT JOHN L & SARAH
63 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 39-0-7
DREW JOHN E & KATHLEEN M
73 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 49-0-43
DURKIN JAMES T TT
JAMES T DURKIN FAMILY
114 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-44
BLIDNER ARON & LEVINE
108 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-45
CRISCITIELLO MODESTINO
& CRISCITIELLO JANE CASEY
10 BREMER CIRCLE ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-46
MULLEN DIANE CLARE TT
DIANE CLARE MULLEN
14 BREMER CIRCLE ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-47
CARROLL CHRISTOPHER &
18 BREMER CIRCLE ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-48
FREDERICKSON FAMILY
& PATRICIA C
22 BREMER CIRCLE ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-49
FREDERICKSON FAMILY
& PATRICIA C
22 BREMER CIRCLE ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-54
GREENLEE LOGAN FENNER
66 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-55
CARR ALAN G & JANE C
72 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-56
SLODDEN CAITLIN
76 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-58
Trustees of the Derby
56 BURDITT AVENUE
Hingham, MA 02043

Parcel ID: 49-0-59
HELLER JOHN H & LAURA A
88 FEARING ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-60
WHITCHER JONATHAN & BONNY
80 FEARING ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-60
WHITCHER JONATHAN & BONNY
80 FEARING ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-61
MIDDLETON THOMAS M &
STEPHANIE E MIDDLETON
25 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 49-0-62
MCCLASKEY WILLIAM C &
19 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 49-0-63
DRISCOLL PATRICK T &
15 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 49-0-64
MCLUCAS TIMOTHY S &
11 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 49-0-65
ARGIRO MICHAEL JR &
72 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-66
HAYCOCK ANDREW J &
71 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-67
COUNSELMAN WILLIAM L JR
63 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 49-0-68
PITCHER SHIRLEY H &
SHIRLEY H PITCHER
10 MILES ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-69
SIEGAL BENJAMIN F &
16 MILES ROAD
HINGHAM, MA 02043

Parcel ID: 49-0-75
MCDOWELL JOHN B &
60 LINCOLN STREET
HINGHAM, MA 02043

Parcel ID: 50-0-1
LINCOLN THOMAS J & SUSAN
59 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 50-0-10
MCNAMARA WALTER & AMBER N
43 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 50-0-12
DOYLE GEORGE B & DOYLE
12 COLE ROAD
HINGHAM, MA 02043

Parcel ID: 50-0-13
JOHNSON H L JEFFREY &
JOHNSON FAMILY TRUST
10 COLE ROAD
HINGHAM, MA 02043

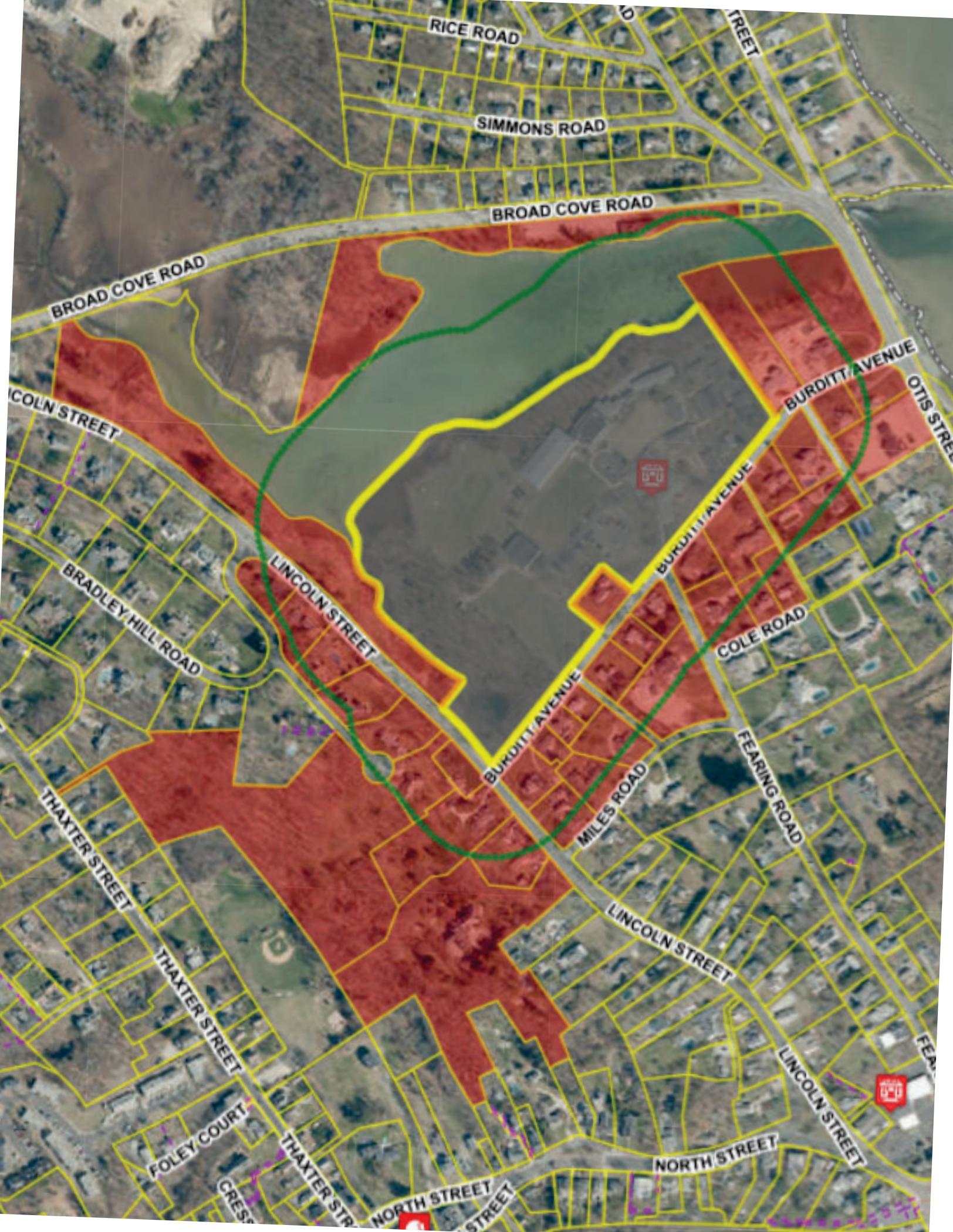
Parcel ID: 50-0-15
DANIEL P. CLARK
KATHERINE M. CLARK
81 FEARING ROAD
HINGHAM, MA 02043

Parcel ID: 50-0-16
PRATT STEPHEN DALLAS &
PRATT LIVING TRUST THE
89 FEARING ROAD
HINGHAM, MA 02043

Parcel ID: 50-0-2
PALERMO JOHN & KARA
104 OTIS STREET
HINGHAM, MA 02043

Parcel ID: 50-0-6
MIDDLETON JOAN P TT
JOAN P MIDDLETON TRUST
61 BURDITT AVENUE
HINGHAM, MA 02043

Parcel ID: 50-0-7
CLOUGH DAVID T &
51 BURDITT AVENUE
HINGHAM, MA 02043



RICE ROAD

SIMMONS ROAD

BROAD COVE ROAD

BROAD COVE ROAD

BURDITT AVENUE

LINCOLN STREET

BRADLEY HILL ROAD

LINCOLN STREET

BURDITT AVENUE

COLE ROAD

THAXTER STREET

FOLEY COURT

THAXTER STREET

NORTH STREET

MILES ROAD

FEARING ROAD

LINCOLN STREET

NORTH STREET

LINCOLN STREET

OTIS STREET

FEARING ROAD

NOTIFICATION TO ABUTTERS

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131 §40, and Section 7.5 of the Hingham Wetland Regulations, you are hereby notified of the following:

_____ has filed a _____
Applicant Name *Application Type*

with the Town of Hingham Conservation Commission seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act, M.G.L. Ch.131 §40, and/or the Town of Hingham Wetlands Protection Bylaw [Article 22].

The address of the property where work is proposed: _____

The proposed work includes: _____

Copies of the application may be examined at the Conservation Office located at Hingham Town Hall, 210 Central Street, Hingham, MA during the following business hours:

Monday, Wednesday, Thursday: 7:30AM- 4:30PM

Tuesday: 7:30AM - 7:00PM

Fridays: closed

For more information, to request copies of the application, or obtain information about the public hearing please contact the Conservation Office at (781)741-1445 or by emailing Conservation@hingham-ma.gov

You may also request copies of the application from the applicant or applicant's representative by contacting _____ at (_____) _____ between the hours of _____ and _____ on the following days: _____.

An Administrative fee may be applied for providing copies of the application or plans.

Notice of the public hearing, including the date, time, and place will be published at least five (5) business days in advance of the hearing in the Patriot Ledger. Notice will also be posted on the town website at least forty-eight (48) hours in advance of the public hearing. To view the agenda, go to [Agenda Center • Hingham, MA • CivicEngage \(hingham-ma.gov\)](#)

The Department of Environmental Protection (DEP) Southeast Regional Office can also provide information about this application or the MA Wetlands Protection Act. DEP is located at 20 Riverside Drive, Lakeville, MA 02347 and can be reached by telephone at (508) 946-2700.

AFFIDAVIT OF SERVICE

Under the MA Wetlands Protection Act and
Hingham Wetlands Protection Bylaw

(To be submitted to the Hingham Conservation Commission and the MA Department of
Environmental Protection when filing an application requiring abutter notification)

I, Joe Harold, hereby certify under the pains and penalties
Name of person making Affidavit

of perjury that on 9/8/25 I gave notification to abutters in compliance with the
Date

second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Hingham

Wetlands Protection Bylaw and Wetland Regulations, by Certified Mail – Return Receipt Requested in
Type of Service

connection with the following matter:

A Notice of Intent or Abbreviated Notice of Resource Area Delineation was filed under the
MA Wetlands Protection Act and/or Hingham Wetlands Protection Bylaw with the Hingham
Conservation Commission on:

9/8/25 for property located at 56 Burditt Avenue, Hingham, 02043
Date *Property Address*

The form of the notification and a list of abutters to whom notice was given and their addresses are
attached to this Affidavit of Service.

* Joseph R. Harold JJA
Signature

9/8/25
Date

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) two weeks prior to the meeting date, on Monday by noon, to facilitate the placement of the legal ad and to allow timely review by the Conservation Officer (if the office is closed on Monday due to a holiday, then the information is due on the preceding Friday by noon). 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 a minimum of 7 days prior to the meeting date, on Monday by noon. If the office is closed on Monday due to a holiday, the information is due on the preceding Friday by noon. *Revisions submitted after the established deadline may not receive a 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

9/8/25

Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

PERMISSION FOR SITE ACCESS

Project location: 56 Burditt Ave Hingham MA

I hereby grant permission to the individual members of the Hingham Conservation Commission and its staff to enter upon the property at reasonable times for the purpose of gathering information, measurements, photographs, observations, and other information necessary to evaluate the application and compliance with any subsequently issued Determination of Applicability or Order of Conditions.

Jason Earls

Digitally signed by Jason Earls
DN: C=US, E=jearls@sagamore.com,
O=Sagamore Plumbing & Heating LLC,
OU=Operations, CN=Jason Earls
Reason: I am the author of this document
Date: 2025.09.04 12:20:03-04'00'

*

Joseph R. Harold A.A.A.

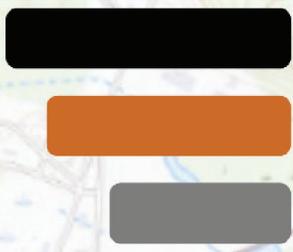
Owner Signature

Jason Earls

Print

9/4/25

Date



AVIZINIS
ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:
A.P. 49, Lot 57
56 Burditt Avenue
Hingham, Massachusetts

PREPARED FOR:
Neal Hingorany, PLS
Narragansett Engineering Inc.
nhingorany@nei-cds.com

PREPARED (August 29, 2025) BY:

Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the wetland resource area delineation, as requested, within the above referenced 56 Burditt Avenue address in the Town of Hingham, Massachusetts. AES staff visited the site on August 22, 2025 to assess the presence and location of any wetland resources. These resource areas incur jurisdictional setbacks into the project area which will have regulatory implications.

Wetland resource areas in Massachusetts include bordering vegetated wetlands (BVW) and perennial rivers among other features as defined in 310 Code of Massachusetts Regulations, Section 10.00, The Wetlands Protection Act (August 27, 2017) (WPA). The WPA allows for more stringent wetland regulation at the town/city level via the promulgation of a local wetland by-law. The Town of Hingham has such a by-law and regulates additional features. AES has delineated and GPS located the coastal feature within the project area. This fieldwork was conducted to meet the standards outlined in the WPA, Hingham by-law, and supporting documentation.

EXISTING CONDITIONS

The project area lies along the coast of Broad Cove within a property that extends west from Burditt Avenue in Hingham, Massachusetts. The lot contains a school campus along with its associated access roads, parking areas, outbuildings, and other associated features. The project area itself is comprised largely of a forested region along the shores of Broad Cove. The closest extent of a coastal feature within the project area has been delineated by AES.

A historic aerial review of the property shows that as of the earliest available aerial photography in 1938, this lot was cleared and developed but housed fewer buildings than can be seen today. Over the intervening years more buildings were constructed until the current extent was reached as first seen on the imagery from 2001.

REGULATED RESOURCE AREAS

AES has established one wetland flags series within the project area. This has been summarized on the table below. The TCBa-series (Top of Coastal Bank) flagging represents limits of the landward most coastal feature comprised of the coastal headland rising from Broad Cove to the northwest. This feature requires the application of a 100-foot buffer zone per the WPA.

Delineation Flagging	Classification	Regulatory Setback
TCBa-1 – TCBa11	Coastal Bank (10.30) The seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.	100-foot Buffer Zone

AES has established flagging generally consistent with figures 2 and 6 of the Wetlands Program Policy 92-1: Coastal Banks consistent with Town of Hingham Regulations. **If it is determined by survey that the 100-year floodplain is landward of our flagging at any point, that limit shall constitute the top of coastal bank.**

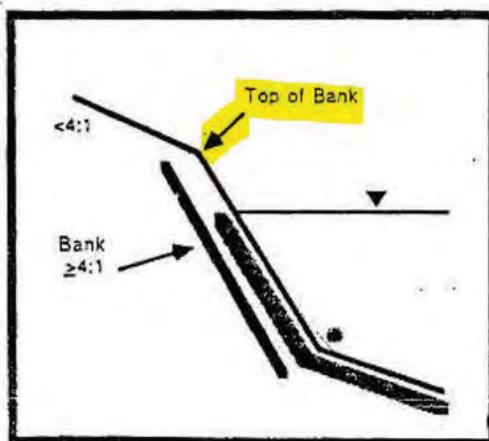


Figure 2

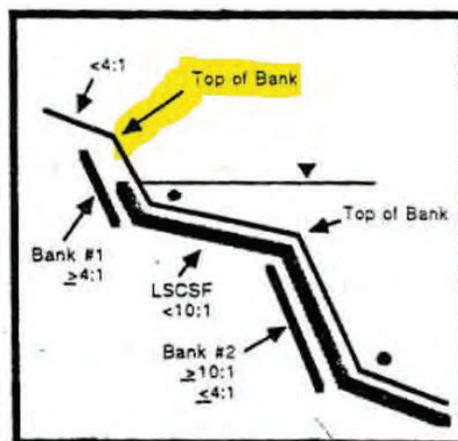


Figure 6

There is a river present to the southwest of the site that serves as the southeastern border of the property within which the project area lies. An analysis of the relevant Massachusetts Mouth of Coastal Rivers Map Hingham MOR-1 (attached) shows that the river mouth lies to the southeast where it runs into Broad Cove, hence the designation of the feature within the project area as a coastal bank rather than a riverbank.

CLOSING

Thank you for allowing AES to provide this service. Please see the attached map for reference with this report. Flagging and pertinent site features have been located with a Juniper Geode submetric GPS/GNSS unit and applied to a 2021 aerial photograph. This data is not survey quality but is useful in preliminary planning.

Consistent with the Resource Area Delineation Policy of the Town of Hingham, the plan will need to be revised and show the following highlighted information.

4. Coastal Banks shall be delineated in accordance in the [Wetlands Program Policy 92-1: Coastal Banks | Mass.gov](#). The following information should be submitted with the application: the coastal bank should be delineated and mapped on a plan(s) to a scale of not greater than 1 inch = 50 feet, including a plan view and a cross section(s) of the area being delineated showing the slope profile, the linear distance used to calculate the slope profile, and the location of this linear distance. Also, the delineation description must indicate which of the five diagrams included in the program policy [Coastal Bank Figures 1-7](#) is (are) representative of the site.

The coastal bank appears to be less than 100-ft from the proposed work and will therefore require a notice of intent (NOI) filed jointly with the Town of Hingham and Mass DEP. It is important to note that Section 7.4 of the Hingham Wetland Regulations states the following (see below excerpt). AES recommends that any proposed work be held to no closer than 50-ft from the landward most coastal feature.

The following MINIMUM setbacks shall apply between the activity or structure listed and any resource area subject to protection under the Bylaw:

1. Structures to be used for living quarters including breezeways, porches and decks.....50'
2. Structures not to be used for living quarters including commercial and industrial buildings, garages, etc.....50'
3. Swimming pools (both below and above ground).....50'
4. Driveways, roadways, parking areas, any other paved area and any area paved or gravel to be used for the storage, transport or repair of motorized vehicles.....50'
5. Clear cutting or grading and/or filling.....50'
6. No new construction for the storage of gasoline, oil or other fuels or hazardous materials shall be permitted in, or within 100' of any resource area as described in Sections 17.1-3, 18.1-5, 19.2-3, 21.1-2. In addition, no new construction of such storage tanks shall be permitted within flood

A notice of intent requires a public hearing in front of the conservation commission and any member of the public that wishes to attend and have input. Notification in the local newspaper and via certified mailings to abutters is also required. Certified mailings usual are required to be sent to abutters within 100-ft of the property line; however, Section 7.6 of the Hingham Regulations requires notification to abutters within 300-ft of the property line for coastal applications.

Any applicant filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation, for work within jurisdiction of the Bylaw, must notify abutters within 100 feet, except when the project is a coastal application and then they must notify abutters within 300 feet of the property line of the lot, or lots upon which work is proposed, including any in another municipality or across a body of water, by certified mailing or hand delivery on the form and according to instructions provided by the Town of Hingham Conservation Commission. Mailing at least seven days prior to the public hearing shall constitute timely notice. Notification shall be at the applicant's expense. Proof of abutter notification (e.g., certified mail receipts, certificate of mailing, or hand delivery with written acknowledgement) must be provided to the Commission either prior to or at the public hearing.

If the proposed work cannot avoid alteration of the buffer, mitigation buffer is typically required by the Town of Hingham via their buffer mitigation policy, as excerpted below:

Policy. The Commission will not allow the loss of trees six inches (6") or greater in diameter at breast height (DBH) within their jurisdiction. At its discretion, the Commission may grant a waiver to this policy, however the following replacements shall be required.

Tree Removed	Replacement Required*
Within 100 foot buffer zone	One to one tree or one to multi-shrub replacement
Within 50 foot buffer zone	Two to one tree replacement
Within a Resource Area	Three to one tree replacement

*Replacement trees shall be: 1) the same species as what is removed, unless it is non-native to Massachusetts, 2) 1½-2 inches minimum caliper, and 3) suitable for the site.

The Town of Hingham also has a tree removal policy as follows that will likely be pertinent to this project:

Policy. The Commission will not allow the loss of trees six inches (6") or greater in diameter at breast height (DBH) within their jurisdiction. At its discretion, the Commission may grant a waiver to this policy, however the following replacements shall be required.

Tree Removed	Replacement Required*
Within 100 foot buffer zone	One to one tree or one to multi-shrub replacement
Within 50 foot buffer zone	Two to one tree replacement
Within a Resource Area	Three to one tree replacement

*Replacement trees shall be: 1) the same species as what is removed, unless it is non-native to Massachusetts, 2) 1½-2 inches minimum caliper, and 3) suitable for the site.

Lastly, the project will also require permitting/review with the **Massachusetts Office of Coastal Zone Management** as it is mapped within the CZM boundary map tool via MassMapper.

AES shall begin working toward preparing application material to submit an NOI. Do not hesitate to contact me with any questions.

SITE MAPS

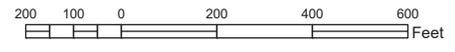
1. 2021 Aerial Map
2. NHESP Habitat Map
3. USDA – NRCS Soil Survey Map
4. USGS Topographic Map
5. Wetland Resource Map
6. Massachusetts Mouth of Coastal Rivers Map Hingham MOR-1



2021 AERIAL MAP
 A.P. 49, Lot 57 | 56 Burditt Avenue
 Hingham, Massachusetts

LEGEND

-  PROPERTY LINE
-  PROJECT AREA



- General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. 2021 Aerial photograph base map acquired from the Massachusetts OLIVER database.

Sources: Esri, TomTom, Garmin, Bing, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community. No warranties apply to these data. However, users should be aware that aerial photographs may have inaccuracies that do not necessarily reflect the current status of these data and may not be representative of actual conditions. Users should not use these data for critical applications without a full awareness of their limitations. Acknowledgment of MapGIS would be appreciated for products derived from these data.

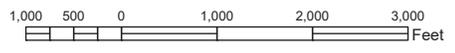
Map created by:  Patrick J. Livelyland, GIS Specialist 08/20/2025



NHESP PRIORITY HABITATS OF RARE SPECIES AND VERNAL POOL MAP
 A.P. 49, Lot 57 | 56 Burditt Avenue
 Hingham, Massachusetts

LEGEND

	PRIORITY HABITAT OF RARE SPECIES
	CERTIFIED VERNAL POOL
	POTENTIAL VERNAL POOL
	PROPERTY LINE

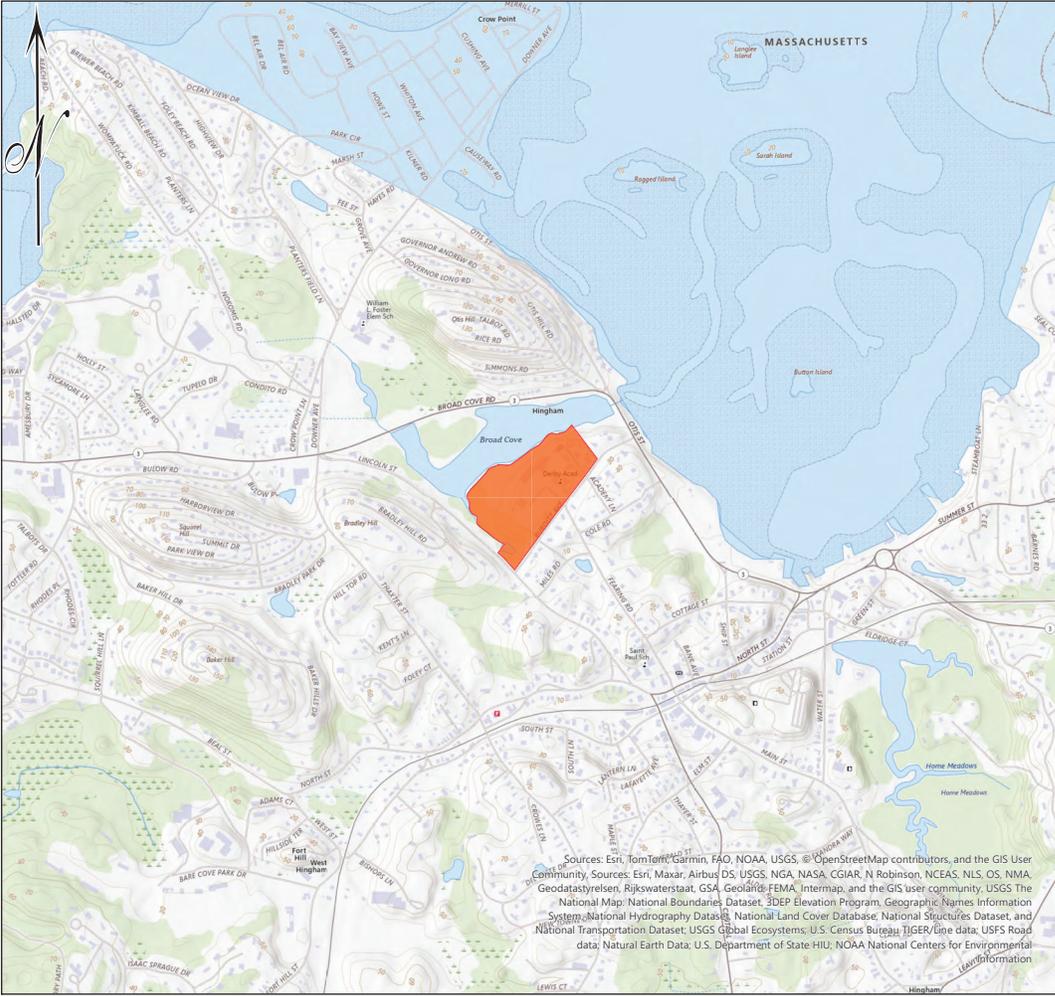


- General Notes:**
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. 2021 Aerial photograph base map acquired from the Massachusetts OLIVER database.

ESRI, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. No restrictions apply to these data. However, users should be aware that temporal changes may have occurred since this dataset was collected and that some parts of these data may no longer represent actual surface conditions. Users should not use these data for critical applications without a full awareness of their limitations. Acknowledgments of MapGIS would be appreciated for resources derived from this data.

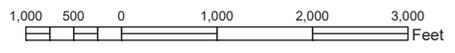
Patrick J. Loveland

Map created by: Patrick J. Loveland, GIS Specialist 08/20/2025



USGS TOPOGRAPHIC MAP
 A.P. 49, Lot 57 | 56 Burditt Avenue
 Hingham, Massachusetts

LEGEND
 PROPERTY LINE



- General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. 2021 Aerial photograph base map acquired from the Massachusetts OLIVER database.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, @OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information

Map created by: 
 Patrick J. Loveland, GIS Specialist

08/20/2025



2025 WETLAND DELINEATION MAP
 A.P. 49, Lot 57 | 56 Burditt Avenue
 Hingham, Massachusetts

LEGEND

- PROPERTY LINE
- PROJECT AREA
- GPS BENCHMARK
- AES COASTAL FEATURE FLAG
- BUFFER ZONE
- BROAD COVE

50 25 0 50 100 Feet

- General Notes:**
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for an accurate site plan.
 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. 2021 Aerial photograph base map acquired from the Massachusetts OLIVER database.
 4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only.

Delineation Flagging	Classification	Regulatory Setback
TCBa-1 – TCBa11	Coastal Feature (coastal bank)	100-foot Buffer Zone

Delineation performed by: Edward J. Avizinis, CPSS, PWS 08/22/2025

Map created by: Patrick J. Loveland, GIS Specialist 08/25/2025

Massachusetts Mouth of Coastal River Maps

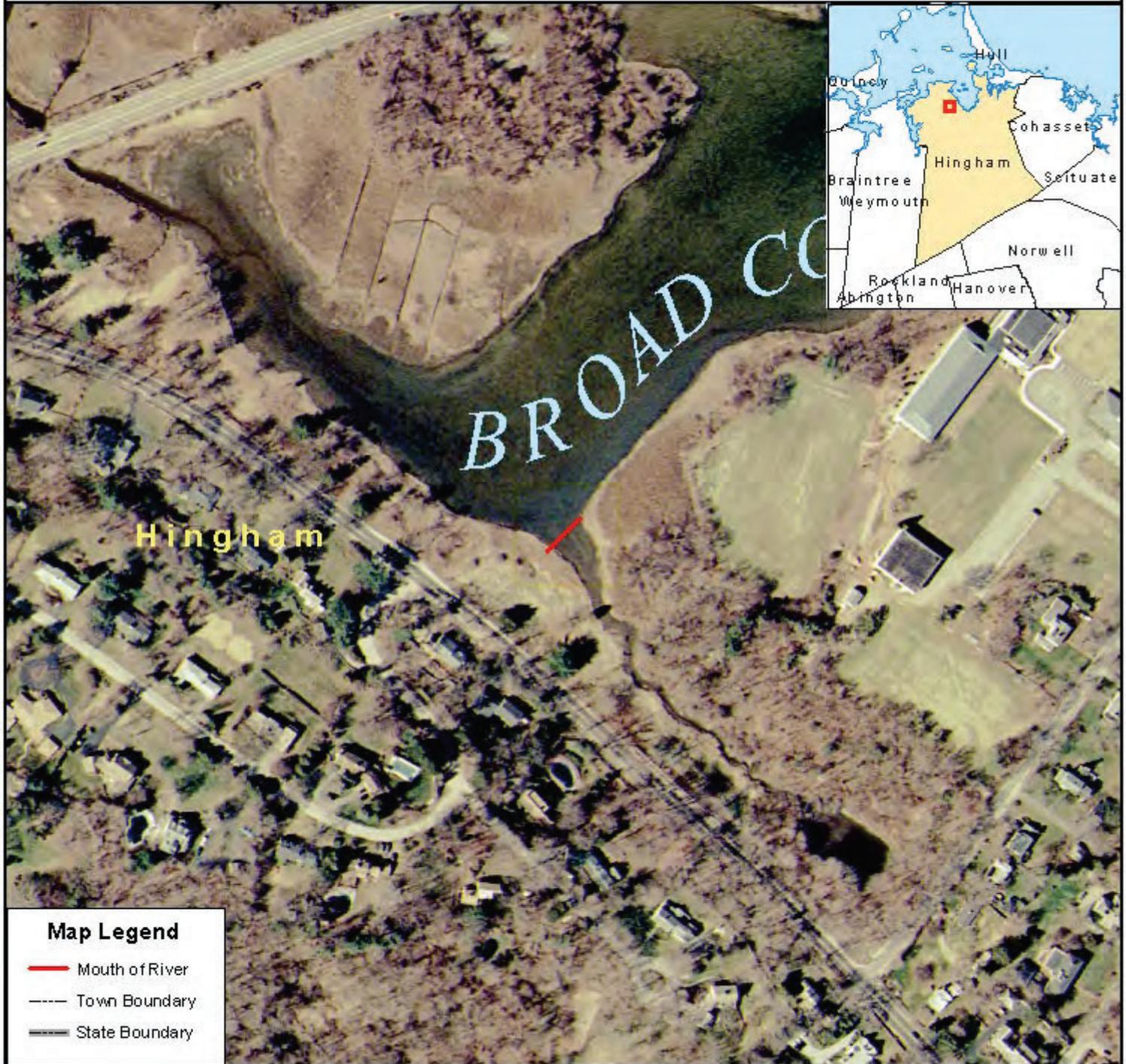
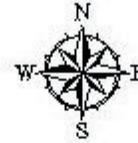
M.G.L. c.131, s.40
310 CMR 10.58

Town: HINGHAM

River: STREAM TO BROAD COVE

ID: HINGHAM MOR-1

March 1, 2005

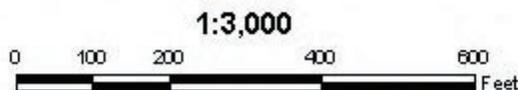


Map Legend

- Mouth of River
- Town Boundary
- State Boundary



Mitt Romney, Governor
Ellen Roy Herzfelder, Secretary
Office of Field Operations

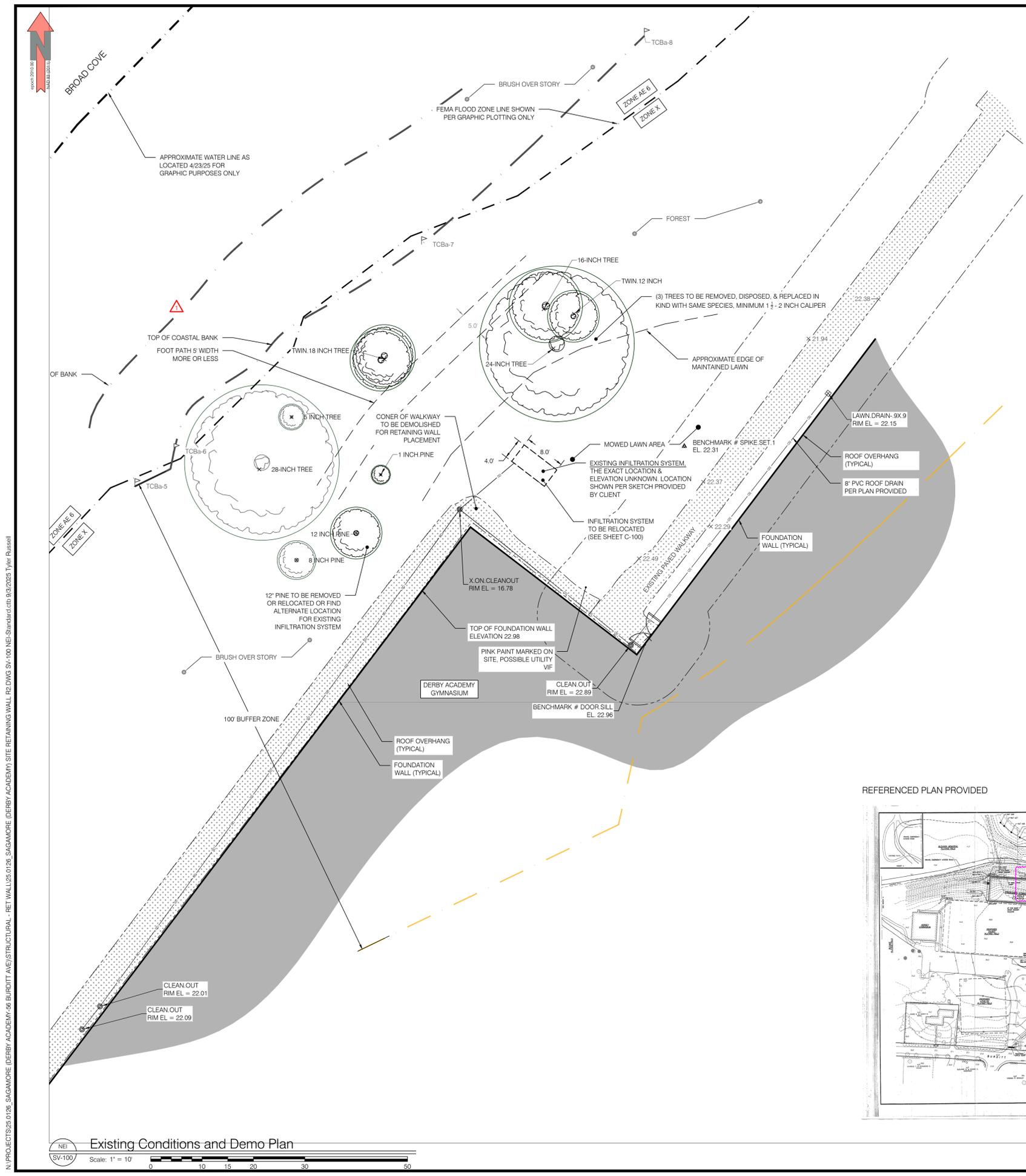


1 inch equals 250 feet

Mouth of River lines delineated
by DEP Wetlands Program.

Color OrthoP photo base map from
MassGIS, 2001-2003.

Mass DEP GIS Program

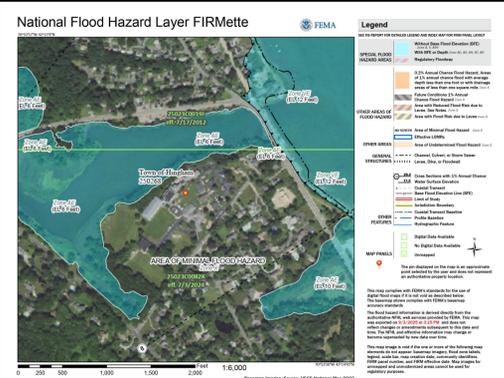


SURVEY NOTES:

1. ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
3. COORDINATE SYSTEM IS NAD83 MASSACHUSETTS STATE PLANE (MASSFP).
4. PLAN ELEMENTS ARE IN U.S SURVEY FEET.
5. TOPOGRAPHY IS A TIN SURFACE CREATED BY GROUND SHOTS SURVEYED ON 4-23-25 BY NEI.
6. ELEVATIONS & LOCATION SHOWN WITH * PER GIS OR UAV DATA.
7. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
8. PLAN IS NOT AS-BUILT UTILITY PLAN.
9. ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
10. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
12. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL # 1-800-344-7233 (1-800-DIG-SAFE).

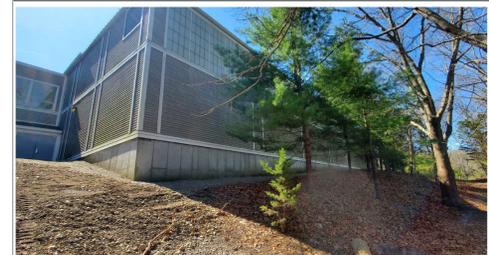
A. WATER - OMITTED FROM PLAN
 B. SEPTIC - OMITTED FROM PLAN
 C. GAS - OMITTED FROM PLAN
 D. ELECTRIC - OMITTED FROM PLAN
 E. STORM DRAIN - PER FIELD DATA AND REFERENCE PLAN
 ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.

ALL POST-CONSTRUCTION CORRECTIVE WORK, WARRANTY, REPAIRS, OR MAINTENANCE PROVISIONS SHALL BE NOTED IN CONTRACT DOCUMENTS BETWEEN CLIENT AND CONTRACTOR(S). NO PROVISION ARE MADE IN THE PLANS UNLESS NOTED.

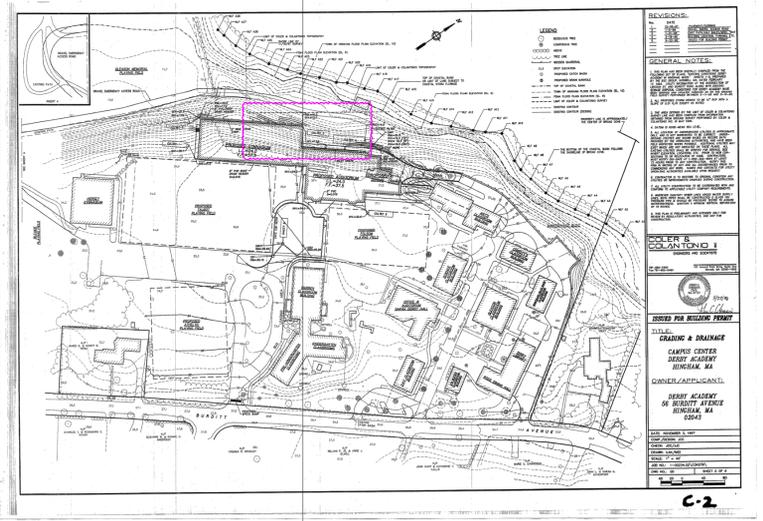


BENCHMARK NOTE:
 NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.05' IT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.05' INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

Delineation Flagging	Classification	Regulatory Setback
TCBa-1 - TCBa11	Coastal Bank (10,30) The seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.	100-foot Buffer Zone



REFERENCED PLAN PROVIDED



LEGEND

100.00'	DIMENSION - EXISTING
100.00'	DIMENSION - PROPOSED
100.00' (D)	PLAN / DEED DIMENSION
100.00' (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
---	GRADE CONTOUR - EXISTING
---	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - TELEPHONE - CABLE (ETC)
---	ELECTRIC - UNDERGROUND (UGE)
---	GAS (G)
---	SANITARY SEWER (S)
---	STORM DRAIN (SD)
---	WATER
---	LIMIT OF DISTURBANCE (LOD)
---	SEDIMENT CONTROL (SED)
---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
---	STRUCTURE, EXISTING
---	STRUCTURE, PROPOSED
---	SPOT GRADE - EXISTING
---	SPOT GRADE - PROPOSED
---	GROUND CONTROL POINT
---	DRILL HOLE
---	GRANITE BOUND
---	REBAR / STEEL PIPE FOUND
---	SPIKE
---	WETLAND FLAG
---	COASTAL FEATURE FLAG
---	COASTAL BUFFER POST
---	FLOW ARROW
---	SOIL EVALUATION

NEI
Narragansett Engineering Inc.
 Civil - Survey Structural Environmental Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
 Existing Conditions Plan & Demo plan

Derby Academy: 56 Burditt Ave, Hingham, MA 02043
 Property Record: 56 Burditt Avenue
 Hingham, MA 02043 [Plat: 49 Lot: 57, Zone: RA, Area: 21.6 Acres]
 N/F: Trustees of Derby Academy

C/D
 Jason Earls
 Sagamore
 75 Research Rd
 Hingham, MA 02043
 T: (781) 531-9466
 E: jearls@sagamore.com

PROJECT NO.	DATE	BY
25.0126	4/24/2025	CB

DRAWING ISSUE:

CONCEPT / DISCUSSION
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CIVIL PE STAMP FOR SITE ELEMENTS ONLY (DOES NOT INCLUDE STRUCTURAL COMPONENTS)



FOR CIVIL ELEMENTS ONLY 9-4-25

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	09/02/25	TOP OF COASTAL BANK ADJUSTED AS TO PWS WETLAND DATA RECEIVED 8/30/25	AS
2	09/03/25	ADD PROPOSED PLANTINGS, DIMENSIONS FROM LOD, CROSS SECTION FOR BANK PROFILE	TR

INTERNAL REVISIONS

5-2-25 - ROTATE RTU AND CONCRETE PAD 90 DEGREES TO LOWER HEIGHT OF WALL, FILTER FABRIC ADDED NEAR FOUNDATION AND WALL CONNECTION

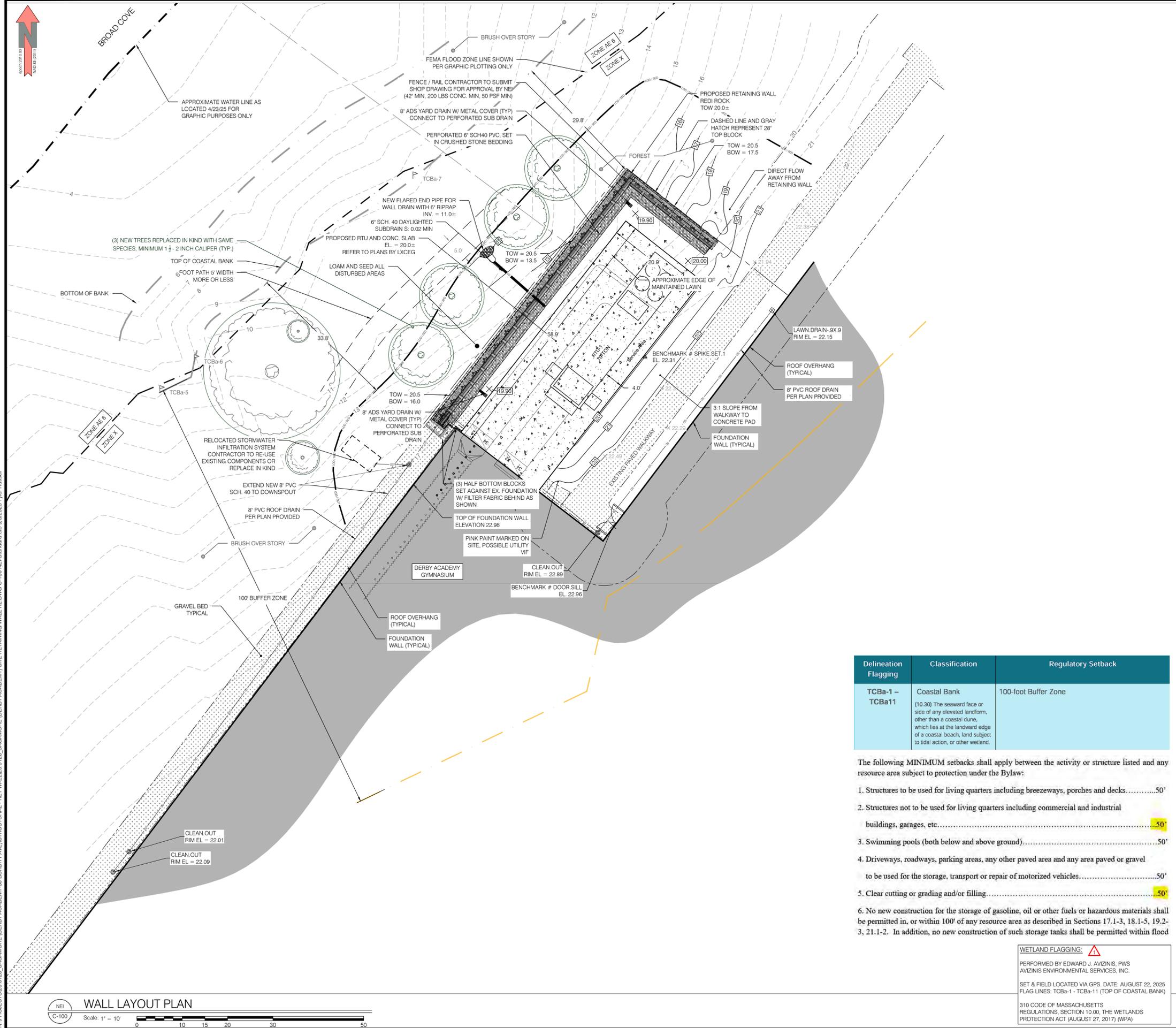
Scale: 1" = 10'

SV-100

SCALE

TH No. 48' SHOTW 80' LEDGE

N:\PROJECTS\25.0126_SAGAMORE (DERBY ACADEMY)\STRUCTURAL - RET WALL\25.0126_SAGAMORE (DERBY ACADEMY) SITE RETAINING WALL R2.DWG SV-100 NEI-Standard.ctb 9/3/2025 Tyler Russell



N:\PROJECTS\25.0126_SAGAMORE (DERBY ACADEMY)\STRUCTURAL - RET WALL\25.0126_SAGAMORE (DERBY ACADEMY) SITE RETAINING WALL R2 DWG C-100 NEI-Standard.dwg 9/3/2025 Tyler Russell

SHEET TITLE
WALL LAYOUT PLAN

Derby Academy, 56 Burditt Ave, Hingham, MA 02043
Property Record
56 Burditt Avenue
Hingham, MA 02043 [Plat: 49 Lot: 57, Zone: RA, Area: 21.6 Acres]
N/F: Trustees of Derby Academy

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T: (781) 531-9466
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INTERNAL REVISIONS

5-2-25 - ROTATE RTU AND CONCRETE PAD 90 DEGREES TO LOWER HEIGHT OF WALL. FILTER FABRIC ADDED NEAR FOUNDATION AND WALL CONNECTION



Drawings must be printed in color to be valid. This note should be blue. If this note is not blue, please reprint in color or contact NEI.

Delineation Flagging	Classification	Regulatory Setback
TCBa-1 - TCBa11	Coastal Bank <small>(10.30) The seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.</small>	100-foot Buffer Zone

The following MINIMUM setbacks shall apply between the activity or structure listed and any resource area subject to protection under the Bylaw:

- Structures to be used for living quarters including breezeways, porches and decks.....50'
- Structures not to be used for living quarters including commercial and industrial buildings, garages, etc.....50'
- Swimming pools (both below and above ground).....50'
- Driveways, roadways, parking areas, any other paved area and any area paved or gravel to be used for the storage, transport or repair of motorized vehicles.....50'
- Clear cutting or grading and/or filling.....50'
- No new construction for the storage of gasoline, oil or other fuels or hazardous materials shall be permitted in, or within 100' of any resource area as described in Sections 17.1-3, 18.1-5, 19.2-3, 21.1-2. In addition, no new construction of such storage tanks shall be permitted within flood

WETLAND FLAGGING: **WETLAND FLAGGING**

PERFORMED BY EDWARD J. AVIZINIS, PWS
AVIZINIS ENVIRONMENTAL SERVICES, INC.

SET & FIELD LOCATED VIA GPS. DATE: AUGUST 22, 2025
FLAG LINES: TCBa-1 - TCBa-11 (TOP OF COASTAL BANK)

310 CODE OF MASSACHUSETTS
REGULATIONS, SECTION 10.00, THE WETLANDS
PROTECTION ACT (AUGUST 27, 2017) (WPA)

LEGEND

---	100.00'	DIMENSION - EXISTING
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---	100.00' (S)	SURVEY DIMENSION
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---		SANITARY SEWER (S)
---		STORM DRAIN (SD)
---		WATER
---		LIMIT OF DISTURBANCE (LOD)
---		SEDIMENT CONTROL (SED)
---		LOD / SED
---		EDGE OF PAVEMENT - EXISTING
---		FENCE - METAL
---		FENCE - WOOD
---		STONE WALL
---		BRUSH LINE (APPROXIMATE)
---		WETLAND LIMIT
		CATCH BASIN
		DRAINAGE MANHOLE
		SANITARY MANHOLE
		ELECTRICAL MANHOLE
		TELEPHONE MANHOLE
		WELL
		GATE VALVE
		WATER SHUT OFF
		FIRE HYDRANT
		ELECTRIC BOX (ETC)
		UTILITY POLE
		DOWNSPOUT
		BENCHMARK
		DETAIL REFERENCE
		STRUCTURE, EXISTING
		STRUCTURE, PROPOSED
	4.24	SPOT GRADE - EXISTING
	4.24	SPOT GRADE - PROPOSED
		GROUND CONTROL POINT
		DRILL HOLE
		GRANITE BOUND
		REBAR / STEEL PIPE FOUND
		SPIKE
		WETLAND FLAG
		COASTAL FEATURE FLAG
		COASTAL BUFFER POST
		FLOW ARROW
		SOIL EVALUATION

SHEET TITLE
CROSS SECTION AND CIVIL NOTES

Derby Academy, 56 Burditt Ave, Hingham, MA 02043
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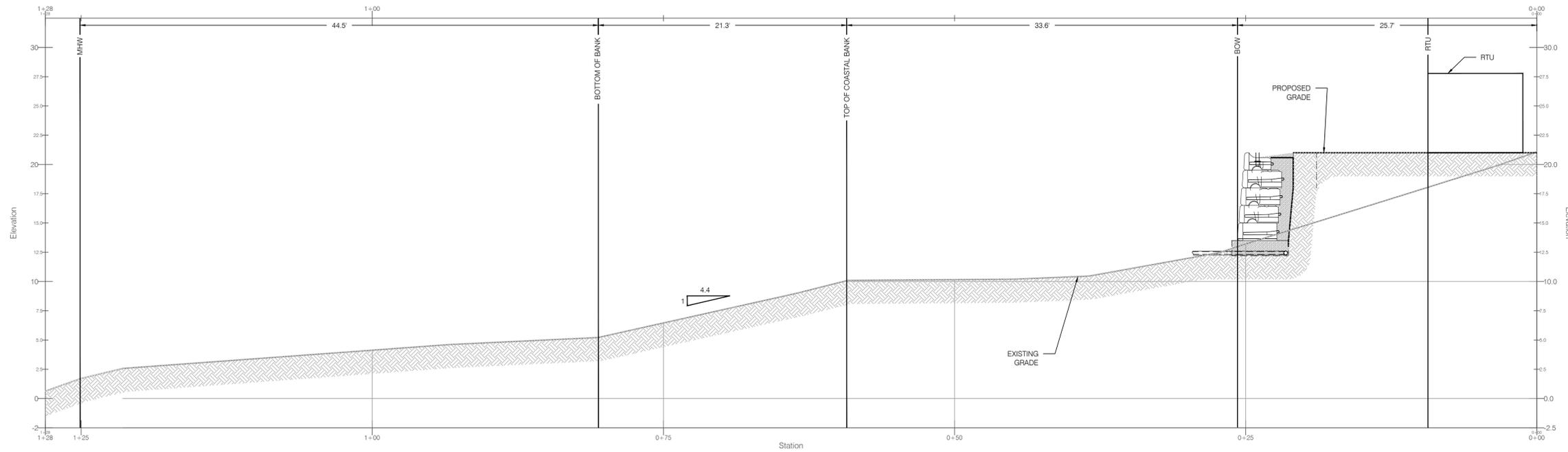
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CIVIL PE STAMP FOR SITE ELEMENTS ONLY (DOES NOT INCLUDE STRUCTURAL COMPONENTS)



FOR CIVIL ELEMENTS ONLY 94-25

ELEVATION VIEW



NOTE:
 SECTION PREPARED FOR USE IN A CONSERVATION COMMISSION APPLICATION ONLY. REFER TO C-200 FOR STRUCTURAL CROSS SECTIONS

RETAINING WALL NOTES:

- STRIP ALL VEGETATION, ORGANIC SOILS AND UNSUITABLE FILL SOILS FROM THE WALL AND GRID ALIGNMENT AREA.
- BENCH CUT ALL EXCAVATED SLOPES.
- DO NOT OVER EXCAVATE UNLESS DIRECTED TO DO SO BY THE OWNERS SITE REPRESENTATIVE IN ORDER TO REMOVE UNSUITABLE SOIL. IF OVER EXCAVATING IN ORDER TO IMPROVE BEARING CAPACITY, THE EXCAVATION SHALL EXTEND AT 1H:1V (FROM THE WALL BASE UNIT) IN FRONT OF THE WALL FACE AND AT LEAST AS FAR BEHIND THE WALL AS THE LONGEST GEOGRID LENGTH.
- THE OWNERS SITE REPRESENTATIVE SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
- LEVELING PAD SHALL CONSIST OF 3/4" CRUSHED STONE OR COMPACTED GRAVEL, MINIMUM 6" DEPTH. A THIN PAD (MAX. 3" THICK) OF MAX. 2000 psf UNREINFORCED CONCRETE MAY BE SUBSTITUTED. IN EITHER CASE THE SUBGRADE MUST BE COMPACTED PRIOR TO PLACING THE CONCRETE.
- EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE AS INDICATED ON THE WALL FACE DRAWING(S).
- FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS, ESPECIALLY WITH REGARDS TO LEVELING OF BLOCKS AND BASE.
- DRAINAGE FILL MIN. 12" THICK SHALL BE INSTALLED BEHIND THE WALL. THIS MATERIAL SHALL BE CLEAN 3/4" CRUSHED STONE.
- WHERE PERFORATED HOLE DRAINS ARE USED, PROVIDE OUTLETS AT THE ENDS OF THE WALL AND AT 40' INTERVALS, OR TIE TO A CLOSED DRAINAGE SYSTEM. (ALTERNATE OUTLET METHODS MAY BE APPROVED BY THE DESIGN ENGINEER.)
- BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AS THE WALL IS INSTALLED.
- COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNERS SITE REPRESENTATIVE.
- COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (92% MODIFIED, ASTM D-1557) OF THE FILL MATERIAL.
- GEOGRID CUT LENGTHS AS SHOWN ON THE WALL FACE DRAWING(S) ARE MEASURED FROM THE FRONT FACE OF THE WALL.
- ROLL GEOGRID OUT FROM THE WALL FACE AND PULL GEOGRID TIGHT PRIOR TO BACKFILLING.
- THE PREFERRED LOCATION FOR GUARDRAIL/FENCE INSTALLATION IS BEYOND THE LENGTH OF THE GEOGRID. WHERE THIS CANNOT BE ACCOMPLISHED, THE FOLLOWING ALTERNATIVES ARE AVAILABLE FOR POST INSTALLATION:
 - ALTERNATIVE # 1: FOR FENCE POSTS LOCATED LESS THAN 3 FEET FROM THE REAR OF THE WALL BLOCK USE THE "SLEEVE-IT" FENCE POST INSTALLATION SYSTEM (CONTACT AT 1-800-883-3042). THIS PROCEDURE INVOLVES THE USE OF THE "SLEEVE-IT" POST RISER AND SUPPORT STRUTS AND IS INSTALLED WHEN THE WALL IS APPROX. 24" BELOW ITS FINISHED GRADE.
 - ALTERNATIVE # 2:
 - FOR GUARDRAILS/FENCES INSTALLED WHERE GEOGRID IS LESS THAN 19' FROM THE SURFACE, THE SOIL ABOVE THE GEOGRID IS TO BE EXCAVATED AND THE GEOGRID HAND-CUT. THE HOLE CUT IN THE GRID IS TO BE JUST LARGE ENOUGH FOR THE POST INSTALLATION. IF THE POST EXTENDS THROUGH FURTHER GRID LAYERS, IT MAY BE DRIVEN THROUGH ADDITIONAL LAYERS. PROVIDED THE DRIVEN END IS TAPERED IN SOME FORM TO PROVIDE A POINT. SQUARE-EDGE POSTS SHALL NOT BE DRIVEN THROUGH GEOGRID LAYERS. DRIVING WOOD POSTS IN CLOSE PROXIMITY TO THE REAR OF THE WALL MAY PUSH THE WALL FACE OUTWARD DUE TO DISPLACED SOIL.
 - FOR GUARDRAILS/FENCES INSTALLED WHERE GEOGRID IS MORE THAN 19' FROM THE SURFACE, THE POST MAY BE DRIVEN THROUGH THE GRID LAYER(S). PROVIDED THE DRIVEN END IS TAPERED IN SOME FORM TO PROVIDE A POINT. SQUARE-EDGE POSTS SHALL NOT BE DRIVEN THROUGH GEOGRID LAYERS. DRIVING WOOD POSTS IN CLOSE PROXIMITY TO THE REAR OF THE WALL MAY PUSH THE WALL FACE OUTWARD DUE TO DISPLACED SOIL. ACCEPTABLE. PROVIDED GEOGRID LAYERS WITHIN 19' OF THE SURFACE ARE HAND-CUT PRIOR TO AUGERING THE HOLE. IF THE POSTS ARE TO BE SLEEVED AND SET IN CONCRETE, ALL GRID LAYERS MUST BE HAND CUT, WITH THE CUT HOLES JUST LARGE ENOUGH TO PROVIDE ROOM FOR THE SLEEVE. USE OF A HAND-OPERATED POST-HOLE SHOVEL TO CUT THROUGH GEOGRID IS ACCEPTABLE FOR GRID LAYERS DEEPER THAN 15' FROM THE SURFACE. THE PREFERRED MINIMUM DISTANCE FROM THE BACK OF THE WALL TO A GUARDRAIL POST IS 2 FEET. UTILIZING A 6-FOOT POST DEPTH. IF THE GUARDRAIL MUST BE CLOSER THAN 2 FEET FROM THE BACK OF THE WALL, SIGNIFICANTLY DEEPER POST DEPTHS AND/OR ALTERNATIVE METHODS OF INSTALLATION MAY BE REQUIRED. EVALUATION OF THE STRUCTURAL CAPABILITIES OF ANY GUARDRAIL OR FENCE SYSTEM INSTALLED AT THIS SITE WAS NOT PART OF THIS DESIGN.
- PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL AND AWAY FROM THE WALL DURING CONSTRUCTION. DO NOT CONSTRUCT SWALE BEHIND WALLS AS PART OF FINISHED CONSTRUCTION. GRADE TO ALLOW WATER TO FLOW OVER WALL FACE (OR TO A POINT MORE THAN 10 FEET BEYOND THE LONGEST GEOGRID LENGTH).
- TURF, OR SOME ACCEPTABLE FORM OF SOIL EROSION PROTECTION, SHOULD BE ESTABLISHED AT THE TOP OF THE WALL AS SOON AS POSSIBLE AFTER THE WALL HAS BEEN COMPLETED.
- FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD BY THE OWNERS SITE REPRESENTATIVE.
- RECOMMENDED COMPACTION EQUIPMENT WITHIN 15 FEET OF THE BACK OF THE WALL IS AS FOLLOWS:
 - 0 - 4 FEET HAND TAMP OR VIBRATORY PLATE COMPACTOR
 - 4 - 15 FEET NOTHING LARGER THAN TWO-DRUM, WALK-BEHIND VIBRATORY ROLLER (LARGER ROLLERS CAN BE USED STATICALLY, PROVIDED LIFT SIZE DOES NOT COMPROMISE ACHIEVEMENT OF NECESSARY COMPACTION RATES).
- WHERE CATCH BASINS ARE PLACED IN CLOSE PROXIMITY TO THE WALL, THE CONTRACTOR SHOULD CONSIDER THE USE OF ECCENTRIC CONES IN ORDER TO MINIMIZE THE POSSIBLE IMPACT OF THE STRUCTURE ON THE WALL AND THE GEOGRID LAYERS.
- ANY PLANTINGS SET BEHIND THE WALLS SHALL BE PLACED WITHOUT CUTTING OF THE GEOGRID REINFORCEMENT LAYERS. THIS CAN BE ACCOMPLISHED BY SETTING PLANTINGS ABOVE THE GEOGRID LAYERS OR BEYOND THE LIMITS OF THE GEOGRID LAYERS.
- WHERE ANGLES IN THE RETAINING WALL ARE SHOWN, THE CONTRACTOR MAY CHOOSE TO CONSTRUCT THE WALL USING A CURVED FACE (AS DETAILED ON SHEET 1) AS OPPOSED TO THE SHARP ANGLE DEPICTED IN THE PLAN VIEW DRAWING. CURVES IN SEGMENTAL RETAINING WALLS REQUIRE LESS CUTTING OF BLOCK DURING CONSTRUCTION. USE OF CURVES IN PLACE OF SHARP ANGLES MUST BE APPROVED BY THE OWNERS SITE REPRESENTATIVE.
- FOR PIPES WHICH OUTLET THROUGH THE WALL, THE SPACE NEEDED TO SQUARE-OFF THE PIPE TO THE WALL MAY BE FILLED WITH NON-SHRINK MORTAR, BLOCKS CUT TO SIZE OR OTHER APPROVED SEALANT METHOD TO PREVENT MIGRATION OF FINES THROUGH GAPS AROUND THE PIPE. A GRANITE OR CONCRETE LINTEL IS AN APPROVED METHOD OF SPANNING THE PIPE FOR SUPPORT OF THE WALL ABOVE.
- ANY UTILITY LINE HAVING A DIAMETER GREATER THAN 4" AND PASSING UNDER A RETAINING WALL MUST HAVE A MINIMUM CLEARANCE OF 24" BETWEEN THE WALL BASE COURSE AND THE CROWN OF THE UTILITY LINE. WHERE THIS MINIMUM CLEARANCE CANNOT BE ACHIEVED, A GRANITE OR CONCRETE HEADER SHALL BE INSTALLED OVER THE PIPE. THIS HEADER SHALL EXTEND AT LEAST 24" BEYOND BOTH SIDES OF THE PIPE, RUNNING ALONG THE WALL BASE. THE HEADER SHALL BE AT LEAST 12" DEEP (TO MATCH THE WALL DEPTH) AND BE CENTERED BENEATH THE WALL BASE. THE HEADER SHALL BE AT LEAST 6" IN HEIGHT.
- THE LOCATIONS, SIZES AND HEADWALL CONFIGURATIONS OF ANY PIPE/CULVERT SHOWN ON THESE DRAWINGS WERE TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE CONTRACTOR SHALL REFER TO DRAWINGS PREPARED BY THE SITE DESIGN ENGINEER FOR SPECIFIC SIZE, LOCATION AND CONFIGURATION INFORMATION OF ALL SITE UTILITIES.
- THESE WALLS HAVE BEEN DESIGNED WITH CONSIDERATION OF SEISMIC LOADINGS.
- WALL MUST BE INSTALLED BY QUALIFIED CONTRACTOR WITH EXPERIENCE IN AT LEAST 5 PROJECTS USING REDI ROCK WALLS OF SIMILAR HEIGHT AND SCALE
- WALLS SHALL CONFORM ALL MANUFACTURER REQUIREMENTS AN INSTALLATION PROCEDURES

MADOT AGGREGATE NOTES:

GRAVEL BORROW. GRAVEL BORROW SHALL CONSIST OF BANK RUN SAND AND GRAVEL OR PLANT PROCESSED, CRUSHED OR UNCRUSHED GRAVEL WITH FINE AGGREGATE ADDED AS FILLER. ALTERNATIVELY, GRAVEL BORROW MAY CONSIST OF SELECTED MATERIALS WHICH HAVE BEEN RECLAIMED FROM WITHIN PROJECT LIMITS, ARE PROPORTIONED AND PROCESSED TO PRODUCE GRANULAR MATERIAL, FOR REUSE AS GRAVEL BORROW WITHIN THE SOURCE PROJECT LIMITS. GRAVEL BORROW, WHETHER CONSISTING OF BANK RUN OR PLANT PROCESSED SAND AND GRAVEL, OR RECLAIMED AND PROCESSED GRANULAR MATERIAL, SHALL CONSIST OF SOUND, DURABLE PARTICLES FREE FROM LOAM, CLAY, ORGANIC SOIL, VEGETATIVE MATTER, SOFT AND ELONGATE PARTICLES. GRAVEL BORROW SHALL CONFORM TO ALL APPLICABLE SPECIFICATION REQUIREMENTS PRIOR TO ITS FINAL PLACEMENT ON THE PROJECT. THE PRACTICE OF CULLING DELETERIOUS OR OUT OF SPECIFICATION MATERIAL AFTER PLACEMENT AND/OR GRADING IN-PLACE WILL NOT BE ALLOWED.

BANK RUN OR PLANT-PROCESSED SAND AND GRAVEL. BANK RUN OR PLANT-PROCESSED SAND AND GRAVEL PROPOSED FOR GRAVEL BORROW SHALL BE WELL-GRADED AND MEET THE GRADATION REQUIREMENTS SPECIFIED IN MADOT M1 03.30. IN ADDITION, THE MAXIMUM PARTICLE SIZE SHALL NOT EXCEED 9 INCHES OR THREE-FOURTHS OF THE LOOSE LIFT THICKNESS, WHICHEVER IS SMALLER.

STORMWATER NOTE:
 SITE MAY BE SUBJECT TO CONSERVATION COMMISSION PERMITTING REQUIREMENTS. PERMITTING IF REQUIRED SHALL BE DONE BY CLIENT.

ALL POST-CONSTRUCTION CORRECTIVE WORK, WARRANTY, REPAIRS, OR MAINTENANCE PROVISIONS SHALL BE NOTED IN CONTRACT DOCUMENTS BETWEEN CLIENT AND CONTRACTOR(S). NO PROVISION ARE MADE IN THE PLANS UNLESS NOTED.

NO STORMWATER DESIGN HAS BEEN PERFORMED FOR THIS EFFORT

FORMAL PLAN REVISIONS

NO	DATE	STAGE/DESCRIPTION	BY
1	09/02/25	TOP OF COASTAL BANK ADJUSTED AS TO PWS WETLAND DATA RECEIVED 8/30/25	AS
2	09/03/25	ADD PROPOSED PLANTINGS, DIMENSIONS FROM LOD, CROSS SECTION FOR BANK PROFILE	TR

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5-2-25 - ROTATE RTU AND CONCRETE PAD 90 DEGREES TO LOWER HEIGHT OF WALL, FILTER FABRIC ADDED NEAR FOUNDATION AND WALL CONNECTION

nei-cds.com

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



SCALE AS INDICATED

C-101

N:\PROJECTS\25.0126_SAGAMORE\DERBY ACADEMY\56 BURDITT AVE\STRUCTURAL - RET WALL\25.0126_SAGAMORE (DERBY ACADEMY) SITE RETAINING WALL R2 DWG C-101 NEI-Standard.cdw 9/3/2025 Tyler Russell

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N/F: Trustees of Derby Academy

C/O
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T: (781) 531-9466
E: jearls@sagamore.com

PROJECT NO.	DATE	BY
25.0126	4/24/2025	CB

DRAWING ISSUE:

<input type="checkbox"/>	CONCEPT / DISCUSSION
<input type="checkbox"/>	PERMITTING
<input checked="" type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT
<input type="checkbox"/>	OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	09/02/25	TOP OF COASTAL BANK ADJUSTED AS TO PWS WETLAND DATA RECEIVED 8/30/25. 100' BUFFER ZONE ADDED	

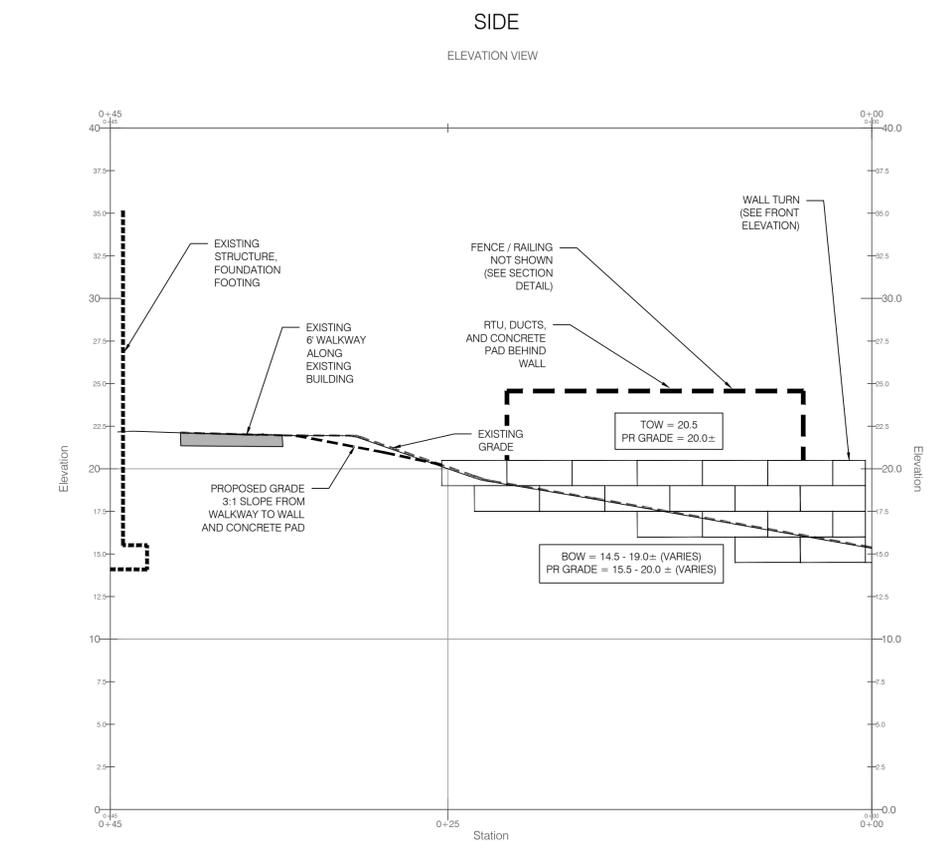
INTERNAL REVISIONS

5-2-25 - ROTATE RTU AND CONCRETE PAD 90 DEGREES TO LOWER HEIGHT OF WALL. FILTER FABRIC ADDED NEAR FOUNDATION AND WALL CONNECTION

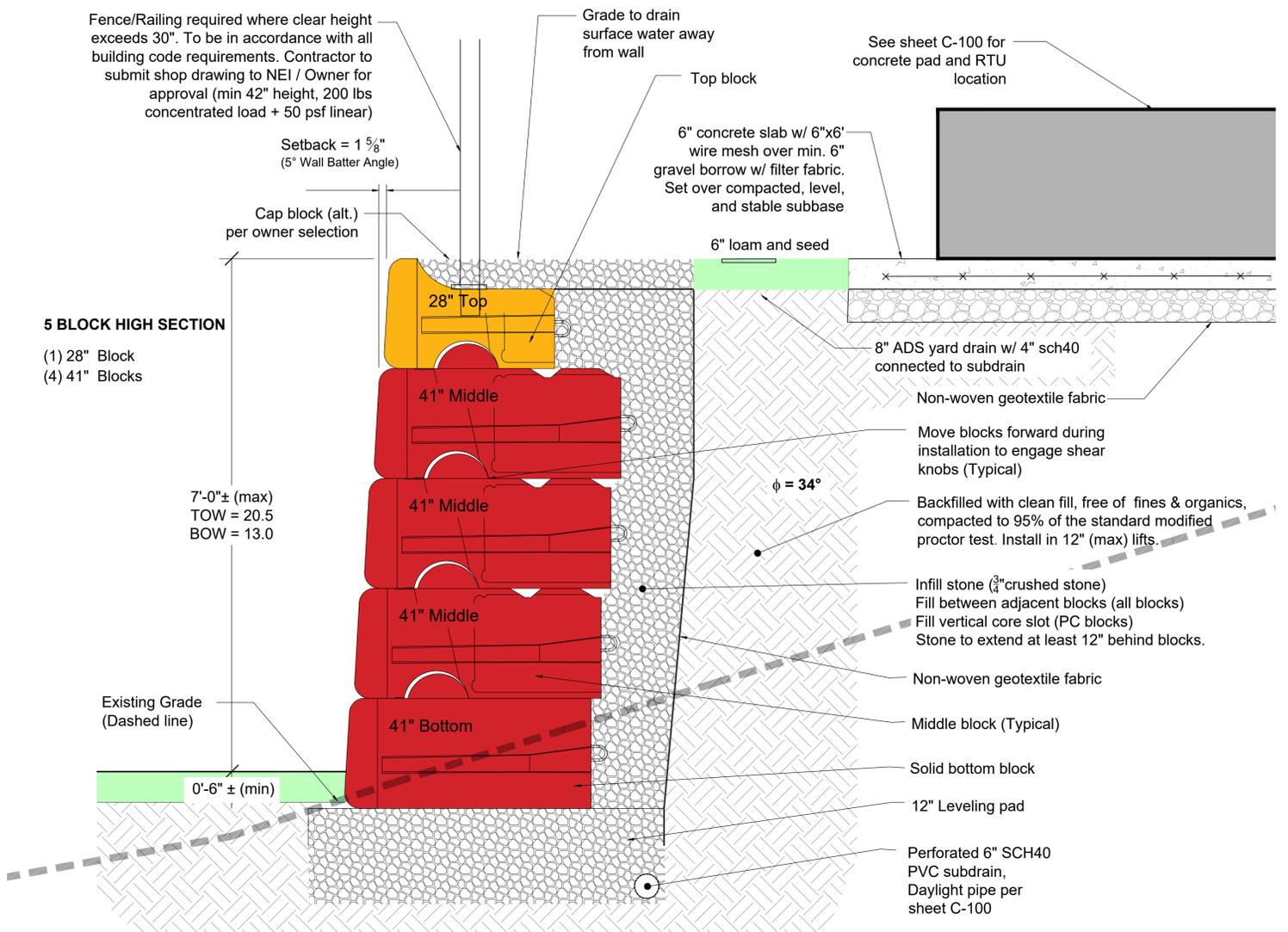
Drawings must be printed in color or to be valid. This note should be blue. If this note is not blue, please reprint in color or contact NEI.



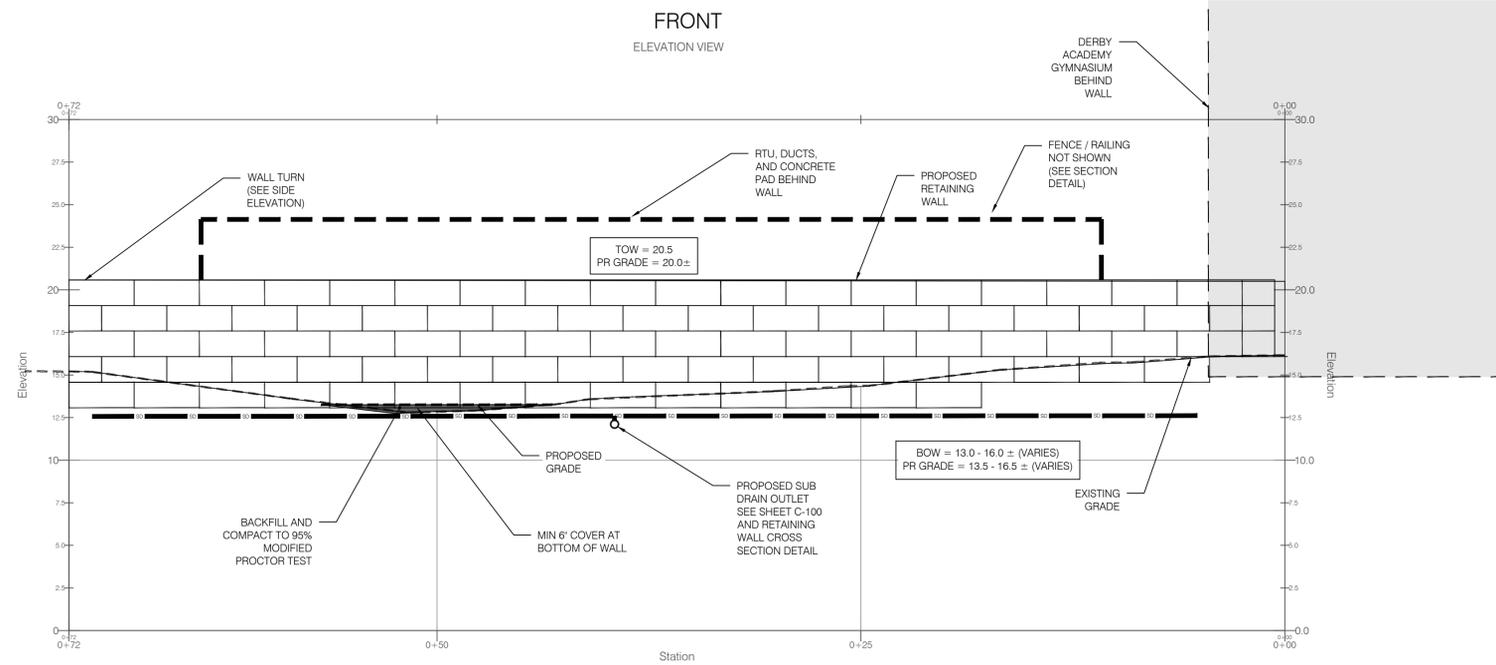
SCALE N/A **C-200**



RETAINING WALL SIDE ELEVATION
Scale: 1" = 5'



RETAINING WALL SECTION
Scale: 1" = 1'



RETAINING WALL FRONT ELEVATION
Scale: 1" = 5'

N:\PROJECTS\25.0126_SAGAMORE (DERBY ACADEMY)\STRUCTURAL - RET WALL\25.0126_SAGAMORE (DERBY ACADEMY) SITE RETAINING WALL RI DWG C-200 NEI-Standard.dwg 9/2/2025 Ashley Stiebkins

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ONCE WEEKLY OR AFTER EVERY RAINFALL EVENT GREATER THAN 0.25 INCHES.
- SEDIMENT BUILD UP GREATER THAN ONE-HALF THE BARRIER HEIGHT SHALL BE REMOVED AND DISPOSED OF PROPERLY AS REQUIRED. ANY SEDIMENT BUILD UP OUTSIDE OF THE SEDIMENT BARRIER SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN A RESERVE OF EROSION CONTROL MATERIALS FOR EMERGENCY USE AND ROUTINE MAINTENANCE.
- THE CONTROLS SHOWN ON THESE PLANS ARE INTENDED AS MINIMUM MEASURES. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMPLEMENTED BY THE CONTRACTOR IF WARRANTED OR REQUESTED BY THE OWNER, OWNER REPRESENTATIVE, ENGINEER, OR ANY APPLICABLE REGULATING AGENCY.
- PRIOR TO THE START OF ANY LAND CLEARING / GRUBING OR OTHER CONSTRUCTION ACTIVITY THE PERIMETER CONTROLS SHALL BE PLACED, PROPERLY CONSTRUCTED AND CLEARLY VISIBLE. THESE CONTROLS SHALL REPRESENT THE LIMITS OF WORK AND WORKERS SHALL BE NOTIFIED THAT NO CONSTRUCTION ACTIVITY IS ALLOWED BEYOND THESE CONTROLS.
- IF OR AS POSSIBLE CONSTRUCTION SHALL BE PHASED TO LIMIT TO THE MAXIMUM EXTENT PRACTICABLE THE AMOUNT OF EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
- THE CONTRACTOR SHALL SCHEDULE WORK IN A WAY TO ALLOW POSITIVE DRAINAGE OF SUBGRADE THROUGHOUT CONSTRUCTION.
- CONSTRUCTION ENTRANCES PER RIDOT STANDARD DETAIL 9.9.0 SHALL BE EMPLOYED AT ALL POINTS OF INGRESS AND EGRESS FROM THE SITE.
- TEMPORARY DIVERSIONS, SEDIMENT BASINS, AND TEMPORARY SWALES MAY BE USED AND SHALL BE SIZED ACCORDING TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- CATCH BASINS AND STORM DRAINS SHALL BE PROTECTED PER RIDOT STANDARD DETAIL 9.8.0 IN GRASSED AREAS OR SEDIMENT BAGS IN PAVED AREAS.
- TEMPORARY SEDIMENT STOCK PILES SHALL BE KEPT MOIST AND COVERED AT ALL TIMES. CALCIUM CHLORIDE SHALL ONLY BE USED IF AN APPROVAL FROM THE TOWN/CITY OR OTHER APPLICABLE AGENCY HAS BEEN GRANTED.
- DEWATERING FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREAS AND DISCHARGED INTO A DEWATERING BASIN PER RIDOT STANDARD 9.7.0, HAYBALE CORRALS, OR SEDIMENTATION BAGS. THE CONTRACTOR SHALL ENSURE THAT NO CONTAMINATE IS PRESENT IN ANY WATERS PRIOR TO DISCHARGE FROM SITE AND IS RESPONSIBLE FOR ALL ENGINEERING, EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR THE SITE WATER REMOVAL DURING CONSTRUCTION.
- CONSTRUCTION WASTE MATERIALS SHALL BE KEPT ON-SITE AND DISPOSED OF IN AN APPROVED AND APPROPRIATE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES.
- RRIPAP SHALL BE USED WHERE NECESSARY TO CONTROL EXIT VELOCITIES.
- NON MOBILE (I.E. TRACKED MACHINERY) SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE DEFINED BY SEDIMENT BARRIER.
- NEWLY VEGETATED AREAS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE ESTABLISHMENT OF APPROPRIATE VEGETATION.
- THE CONTRACTOR SHALL NOT REMOVE ANY EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE SITE HAS OCCURRED.
- ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO THE FINAL SITE ACCEPTANCE.
- TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISH GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS A TEMPORARY ASSIST UNLESS THE ACTIVITY IS TO RESUME WITHIN 21 DAYS. THE RECOMMENDED TEMPORARY SEATING DATES ARE MARCH 15 TO NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER THIS TEMPORARY VEGETATIVE COVER SHALL CONSIST OF 60% OF ANNUAL OR PERENNIAL RYEGRASS AND 40% OF MULLET OR SUDAN GRASS OR 100% OF WINTER RYE. ANNUAL OR PERENNIAL RYEGRASS SHALL BE PLANTED AT THE RATE OF 1.5 POUNDS PER 1000 FT². WINTER RYE SHALL BE PLANTED AT A RATE OF 2.5 POUNDS PER 1000 FT², AND MILLET OR SUDAN GRASS SHALL BE PLANTED AT A RATE OF 1 POUND PER 1000 FT².

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF RHODE ISLAND SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7 1/2 POUNDS PER 1000 FT² OF 10 - 10-10 OR EQUIVALENT. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE AS FOLLOWS: (1) 3 TONS PER ACRE OR 135 POUNDS FOR 1000 FT² FOR CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL; (2) 2 TONS PER ACRE OR 90 POUNDS FOR 1000 FT² FOR SANDY LOAM, LOAM, SILTY LOAM, AND (3) 1 TON PER ACRE OR 45 POUNDS PER 1000 FT² FOR CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL. 3 TONS PER ACRE OR 135 POUNDS PER 1000 FT² FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE OR 90 POUNDS PER 1000 FT² LET ME SAND OR SAND.

75% OF RED FESCUE	APPLICATION RATE: 1.75 LBS/ 1,000 SF
15% OF KENTUCKY BLUEGRASS	APPLICATION RATE: 0.35 LBS/ 1,000 SF
5% COLONIAL BENTGRASS	APPLICATION RATE: 0.11 LBS/ 1,000 SF
5% OF PERENNIAL RYEGRASS	APPLICATION RATE: 0.11 LBS/ 1,000 SF

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF RHODE ISLAND SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1000 FT² OF 10-20 DASH 20 OR EQUIVALENT. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE AS FOLLOWS: 4 TONS PER ACRE OR 180 POUNDS PER 1000 FT² FOR CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL; 3 TONS PER ACRE OR 135 POUNDS PER 1000 FT² FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE OR 90 POUNDS PER 1000 FT² LET ME SAND OR SAND.

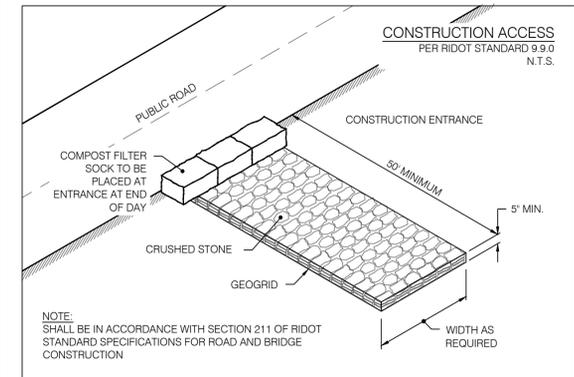
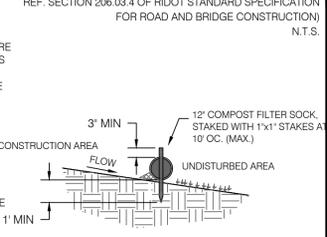
NOTE:
THE USE OF HAY IS NOT ALLOWED. ALL REFERENCES TO HAY, SHALL BE TAKEN TO MEAN STRAW.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF STRUCTURES, PAVEMENT, CONCRETE MATERIALS AND UTILITIES WITH THE PROPOSED SITE, UTILITY, LANDSCAPING, AND ARCHITECTURAL DRAWINGS.
- ALL NOTED UTILITIES TO BE REMOVED AND DISPOSED OF, RELOCATED OR CAPPED REPRESENT ALL KNOWN SITE CONDITIONS TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE ALL UNFORESEEN CONDITIONS WITH THE PROJECT ENGINEER, ARCHITECT, OWNER REPRESENTATIVE AND/OR AFFECTED UTILITIES COMPANY.
- THERE SHALL BE NO INTERRUPTION OF UTILITY SERVICE DURING THE CONSTRUCTION PROCESS WITHOUT THE WRITTEN PERMISSION OF THE OWNER OR OWNERS REPRESENTATIVE.
- WATER, SEWER, DRAINAGE AND OTHER SITE UTILITIES SERVICING THE EXISTING FACILITIES ARE TO REMAIN ACTIVE UNTIL PROPOSED IMPROVEMENTS ARE CONSTRUCTED AND ONLINE. WHEN CONNECTION TO ACTIVE OR RELOCATED UTILITIES, SHUTDOWNS SHALL BE MINIMIZED AND COMPLETED OFF HOURS AND COORDINATED WITH THE OWNER OR OWNER REPRESENTATIVE.

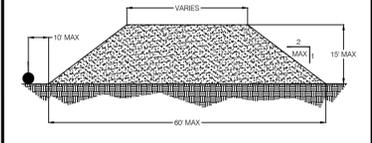
COMPOST FILTER SOCK DETAIL
REF. SECTION 206.03.4 OF RIDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION; N.T.S.

- INSTALLATION. COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AT THE LOCATIONS, AND IN ACCORDANCE WITH THE DETAILS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING STIPULATIONS ALSO APPLY:
- COMPOST FILTER SOCKS MAY BE EITHER FABRICATED ON SITE OR DELIVERED TO THE SITE.
- COMPOST MEDIA SHALL CONFORM TO WASHO MIP-06 AND RIDOT SECTION 206.
- TRENCHING IS NOT REQUIRED. COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND, WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS TO ANCHOR THEM TO THE GROUND. TO ENSURE OPTIMUM PERFORMANCE, HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNEVEN SURFACES SHALL BE GRADED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE.
- FILTER SOCKS SHALL BE PLACED IN A CONTINUOUS LINE. WHERE ENDS INTERSECT THEY SHALL BE SLEAVED TO CREATE AN INTERLOCK WITH A TWO (2) FOOT OVERLAP. AFTER ONE SECTION IS FILLED AND THE ENDS TIED OFF, THE NEXT SECTION SHALL BE PULLED OVER THE TIED OFF END OF THE PREVIOUS SECTION, TO CREATE A 2 FOOT OVERLAP. THE OVERLAP SHALL BE STAKED. THE INTERSECTING OVERLAPS SHALL BE CONSTRUCTED TO ENSURE THAT STORMWATER DOES NOT BREAK THROUGH AT THESE INTERSECTION POINTS.
- REMOVAL. THIS WORK, IF REQUIRED, SHALL INCLUDE THE REMOVAL OF THE COMPOST FILTER SOCK AND STAKES. UNLESS BIODEGRADABLE, THE MESH FILTER SOCK MATERIAL SHALL BE CUT OPEN AND THE MESH REMOVED. IN GENERAL, THE COMPOST FILTER MATERIAL MAY BE LEFT IN PLACE, HOWEVER THE MATERIAL WILL BE RAKED OUT LEVELED TO SURROUNDING GRADES, THEN SEEDED. PRIOR TO SUCH REMOVAL, HOWEVER, ALL SILT, MUD AND DEBRIS ENTRAPPED OUTSIDE OF THE COMPOST FILTER SOCK SHALL BE REMOVED AND THE AREA CLEANED UP IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 212 OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



TEMPORARY SEDIMENT STOCKPILE
N.T.S.

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL PREPARE PLAN INDICATING LOCATIONS OF SEDIMENT STOCKPILES FOR APPROVAL BY THE ENGINEER OR APPROPRIATE REGULATORY AUTHORITY.
- STOCKPILES SHALL NOT EXCEED GIVEN DIMENSIONS WITH OUT APPROVAL BY ENGINEER OR APPROPRIATE REGULATORY AUTHORITY.
- STOCKPILED MATERIAL NOT TO BE USED WITHIN 14 CALENDAR DAYS SHALL BE PLANTED WITH TEMPORARY SEED MAX RIDOT STD N.18.10.8 SEED MAX.



GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 2004 EDITION OR LATEST REVISION. THE 2004 EDITION OF THE STANDARD SPECIFICATION MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY AND ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH ARCHITECT OR ENGINEER AS NECESSARY.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ANY EXPOSED EXCAVATED AREAS IN ACCORDANCE WITH OSHA STANDARDS.
- IN THE CASE THAT ANY DEVIATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVIATION.
- ALL WORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMIT OF DISTURBANCE DISPLAYED ON THESE PLANS OR PROPERTY LINE IF LIMIT OF DISTURBANCE IS UNCLEAR. ANY AREA DISTURBED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER OR ENGINEER, AND PERFORMED TO THE ENGINEERS SATISFACTION.
- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATION SHOWN ON THESE PLANS AND/OR ACCOMPANYING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED CONDITIONS EXIST. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED.
- EXCAVATED ROCK SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. SUITABLE ROCK MAY BE UTILIZED IN FILL AREAS WITH WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVES.
- DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS UNCOVERED DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES THAT SERVICE THE SITE AND NEIGHBORING AREAS. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PAY ALL COSTS ASSOCIATED WITH REPAIR OF UTILITIES AS DIRECTED BY THE ENGINEER, UTILITY OWNER, OR GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
- NO EXCAVATION SHALL PROCEED UNTIL UTILITY COMPANIES ARE NOTIFIED IN ADVANCE.
- ALL TREE PROTECTION BY OTHERS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIXTURES.

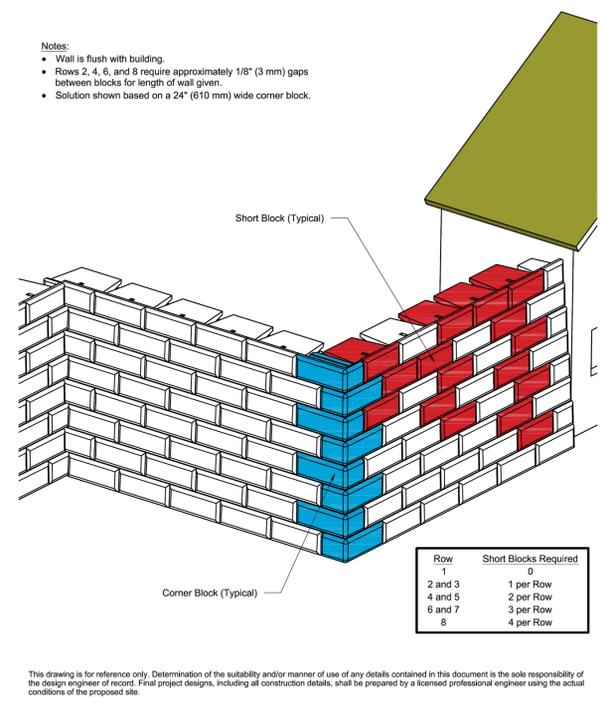
GRADING AND UTILITIES NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED WORK SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY EXISTING CONDITIONS OR OTHER PROPOSED WORK. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEERS APPROVAL.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH WORK, THE LOCATION, ELEVATION, SIZE AND MATERIAL SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR IMMEDIATELY AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOT CONTINUE WORK ON AFFECTED UTILITIES UNTIL THE CONFLICT IS RESOLVED.
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINE AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABOUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- ALL UTILITY COVERS, GRATES, AND THE LIKE SHALL BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH. RIM ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANY, AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADING. ANY DAMAGE RESULTING TO THESE FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- ALL WATER WORKS SHALL HAVE 5 FEET OF COVER.
- GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY.
- DURING CONSTRUCTION CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETINGS AS REQUIRED AT NOT ADDITIONAL COST TO THE OWNER.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINE OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE OWNER.
- PITCH EVENLY BETWEEN ALL SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY ROCKS, DEBRIS, ORGANICS, OR THE LIKE UNCOVERED IN THE COURSE OF WORK.

LOAM AND SEED:

- GENERAL:**
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED PER "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED.
 - FOR NON-NATIVE PLANTING SEEDING DATES ARE APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 30. DATE MAY BE EXTENDED 15 DAYS IN NEWPORT COUNTY FOR NATIVE PLANTING SEEDING DATES ARE BETWEEN AUGUST AND SEPTEMBER.
- SEED BED PREPARATION:**
- LOOSEN SOIL TO A DEPTH OF FIVE INCHES BY RAKING, DISCHING, DRAGGING OR TRAVERSING WITH TRACKED MACHINERY, OVER COMPACTION SHALL BE AVOIDED CLEAT MARKS SHALL BE PERPENDICULAR TO ANTICIPATED DIRECTION OF SURFACE WATER FLOW.
 - APPLY TOPSOIL IF NECESSARY.
 - APPLY SLOW RELEASE FERTILIZER NOT TO EXCEED 1500 LBS PER ACRE OR 36 LBS PER 1,000 SF USING THE FOLLOWING PERCENTAGES BY WEIGHT:
 - 10% AVAILABLE NITROGEN (N)
 - 20% AVAILABLE PHOSPHORIC ACID (P)
 - 20% AVAILABLE POTASSIUM (K)
 - REMOVE FROM SURFACE ALL STONES LARGER THAN 2" IN DIAMETER, ALL DEBRIS, TREE ROOTS OR OTHER UNSUITABLE MATERIAL.
 - INSPECT AREA TO BE SEEDED IMMEDIATELY PRIOR TO SEEDING FOR ANY COMPACTED AREAS, IF COMPACTED AREAS EXIST SCARIFY PRIOR TO COMMENCING SEEDING.
- SEEDING:**
- APPLY SELECTED SEED AT RATES PROVIDED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
 - NORMAL SEEDING DEPTH IS .25 TO .5 INCH. HYDROSEEDINGS MAY BE LEFT ON THE SOIL SURFACE.
 - WHERE FEASIBLE, EXCEPT WHERE EITHER CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, FIRM THE SEEDBED FOLLOWING SEEDING OPERATION WITH ROLLER, OR LIGHT DRAG.
 - SEEDING RATES SHALL BE INCREASED BY 10% WHEN USING HYDROSEEDING.
 - USE OF STRAW MULCH HELD WITH ADHESIVE MATERIALS OR 500 LBS PER ACRE OF WOOD FIBER MULCH IS RECOMMENDED FOR PROTECTION FROM SOIL EROSION.
 - IF SEEDING CAN NOT BE COMPLETED WITHIN SEEDING DATES USE MULCHING TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- RECOMMENDED SEEDING:**
SEED MIXTURE NO. 1
- KENTUCKY BLUE GRASS 22.5 LBS/AC 0.5 LBS/1000 SF
 - CREeping RED FESCUE 105 LBS/AC 2.5 LBS/1000 SF
 - PERENNIAL RYEGRASS 22.5 LBS/AC 0.5 LBS/1000 SF
- NOTES:** WHERE CONFUSION OR UNCERTAINTY EXISTS IN LOAMING AND SEEDING CONSULT THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED, ENGINEER, LANDSCAPE ARCHITECT

90° Battered Corner - Flush End

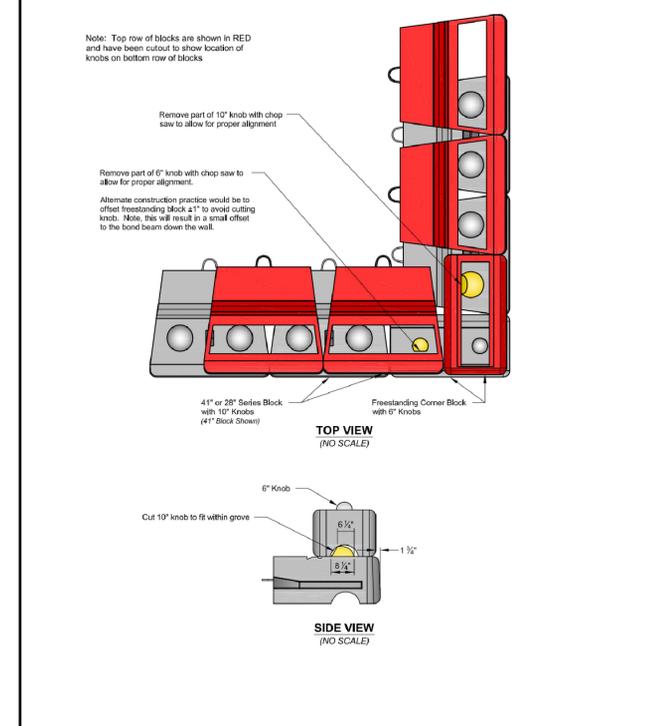


DRAWN BY: JRJ
APPROVED BY: JRJ
DATE: 06-22-2015
SHEET: 1 of 1

TITLE: 90° Battered Corner - Flush End
FILE: 10 90deg Battered Corner - Flush End 062215.dwg



90° OUTSIDE CORNER DETAIL (41" AND 28" SERIES)



DRAWN BY: JRJ
APPROVED BY: JRJ
DATE: 06-22-2015
SHEET: 1 of 1

TITLE: 90° Outside Corner Detail Trimmed Knob Option
FILE: 2 90deg Outside Corner Detail - Trimmed Knob 062215.dwg



SHEET TITLE

Derby Academy, 56 Burditt Ave, Hingham, MA 02043
Prospect Road
56 Burditt Avenue
Hingham, MA 02043 [Plot: 49 Lot: 57, Zone: RA, Area: 21.6 Acres]
N/F: Trustees of Derby Academy

C/O
Jason Earls
Sagamore
75 Research Rd
Hingham, MA 02043
T: (781) 531-9466
E: jearls@sagamore.com

PROJECT NO.	DATE	BY
25.0126	4/24/2025	CB

DRAWING ISSUE:

CONCEPT / DISCUSSION
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

PROJECT NO.	DATE	BY
25.0126	4/24/2025	CB

DRAWING ISSUE:

CONCEPT / DISCUSSION
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

RECOMMENDED SEEDING:
SEED MIXTURE NO. 1

- KENTUCKY BLUE GRASS 22.5 LBS/AC 0.5 LBS/1000 SF
- CREeping RED FESCUE 105 LBS/AC 2.5 LBS/1000 SF
- PERENNIAL RYEGRASS 22.5 LBS/AC 0.5 LBS/1000 SF

NOTES: WHERE CONFUSION OR UNCERTAINTY EXISTS IN LOAMING AND SEEDING CONSULT THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED, ENGINEER, LANDSCAPE ARCHITECT

MICHAEL E. MARTEL
NO. 9307
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
09/02/25

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	09/02/25	TOP OF COASTAL BANK ADJUSTED AS TO PWS WETLAND DATA RECEIVED 8/30/25. 100' BUFFER ZONE ADDED	AS

INTERNAL REVISIONS

5-2-25: ROTATE RTU AND CONCRETE PAD 90 DEGREES TO LOWER HEIGHT OF WALL. FILTER FABRIC ADDED NEAR FOUNDATION AND WALL CONNECTION

neil-cds.com

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



SCALE: N/A

C-201

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