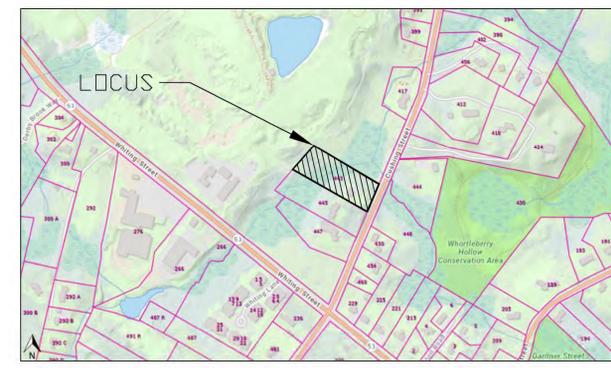


DIMENSIONAL REQUIREMENTS			
ZONING ITEM	RES C	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	75,951 SF	75,951 SF
MIN. LOT FRONTAGE	150 FT	165.62 FT	165.62 FT
MIN. YARD - FRONT	50 FT	108.4 FT	88.6 FT
MIN. YARD - SIDE	20 FT	28.4 FT	28.4 FT
MIN. YARD - REAR	20 FT	311 FT	311 FT
MAX. BUILDING HEIGHT	35 FT/2.5 ST		

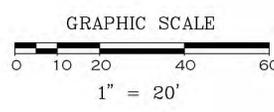
LOCUS INFORMATION
 CURRENT OWNER:
 ROMIG KENNETH P & KERRY L
 OWNERS REFERENCE:
 BOOK 40172 PAGE 187
 ASSESSORS REFERENCE:
 MAP 187 LOT 21
 LOT AREA:
 75,951.060 S.F.
 ZONE:
 RES C
 FEMA REFERENCE:
 ZONE X
 FIRM 25023C0092L
 DATE 7-3-2024



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

DRAINAGE AREAS

EXISTING	PROPOSED
HOUSE	1,169 SF
SHED	66 SF
DECK	413 SF
DRIVEWAY	2,279 SF
BLOCK WALL	110 SF
PATIO	640 SF
BRIDGE	51 SF
PORCH/WALKWAY	323 SF
GRAVEL WALKWAY	483 SF
GREEN SPACE	70,417 SF
EXISTING IMPERVIOUS AREA = 5,534 SF	
PROPOSED	
ADDITION	781 SF
HOUSE	1,117 SF
DECK	413 SF
DRIVEWAY	2,103 SF
BLOCK WALL	86 SF
PATIO	640 SF
PORCH/WALKWAY	134 SF
GRAVEL WALKWAY	483 SF
RETAINING WALL	57 SF
GREEN SPACE	70,127 SF
PROPOSED IMPERVIOUS AREA = 5,814 SF	
NET CHANGE IN IMPERVIOUS AREA = +280 SF	



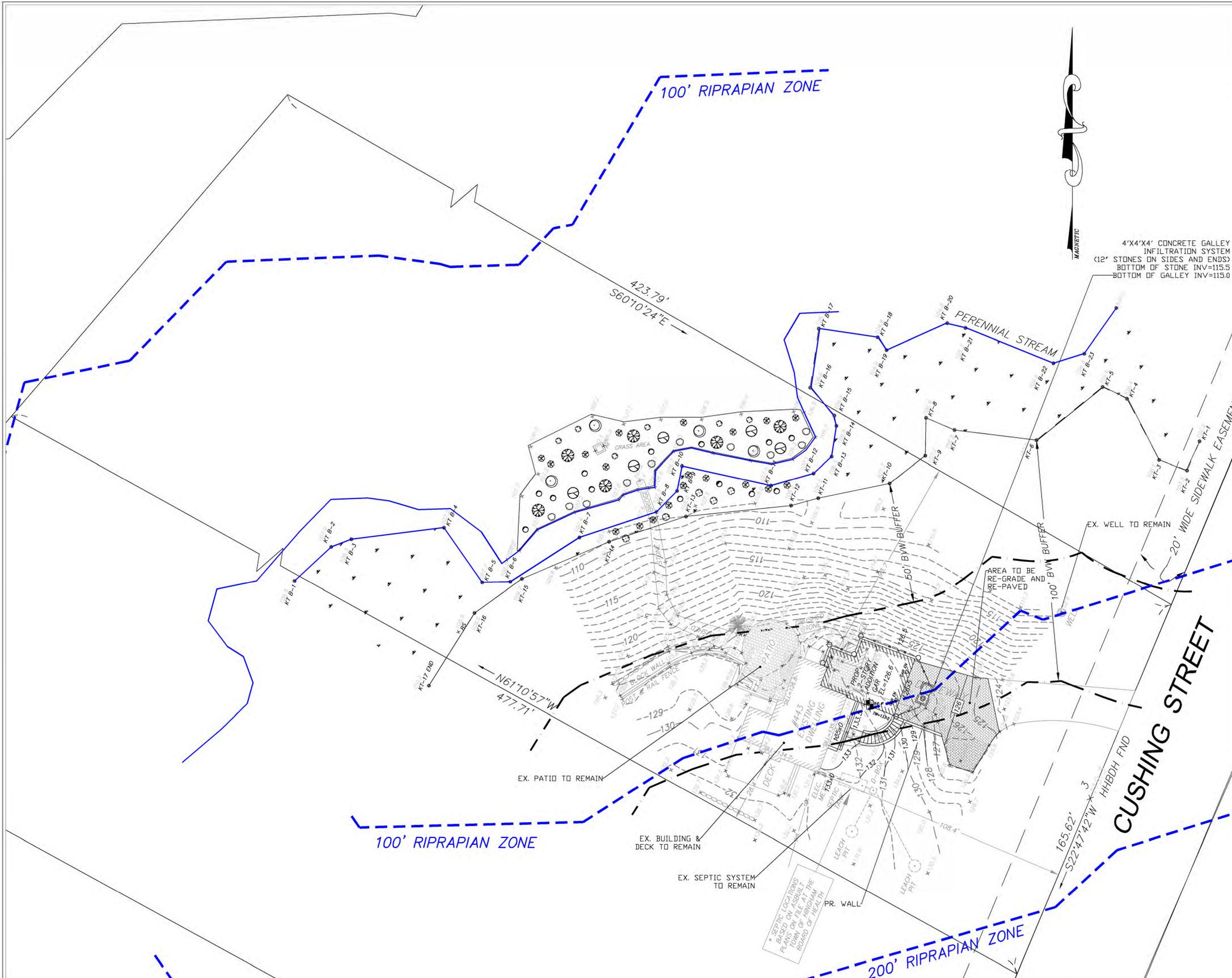
DATUM:
 ALL ELEVATIONS ARE ON NAVD 88 DATUM.
 SURVEY:
 BASE PLAN IS BASED ON A FIELD SURVEY BY
 HOYT LAND SURVEYING, INC. ON
 APRIL 4 2025.
 GENERAL NOTES
 1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE PRIOR
 TO EXCAVATION.



REVISIONS:		
NO.:	COMMENTS:	DATE:
1.	CON COM COMMENTS	12-1-2025

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

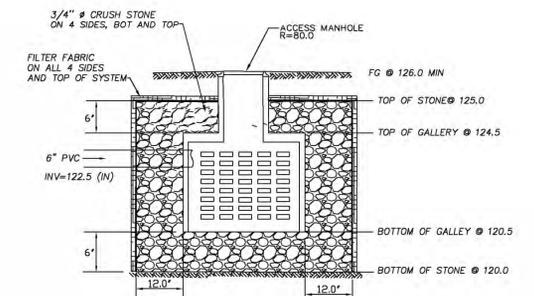
HARDY + MAN DESIGN GROUP, PC
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
 1285 WASHINGTON STREET
 WEYMOUTH, MA
 (781) 335-1464
 PREPARED FOR:
 NOI
 SHEET
 C-1



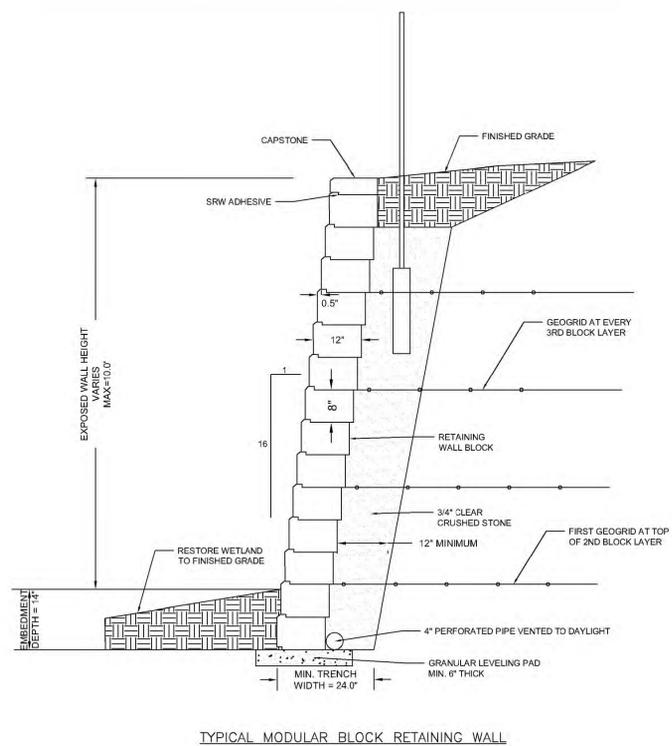
TEST PIT #1 EL=99.8

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

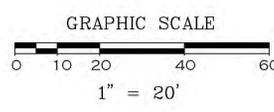
NO MOTTLE
NO WEEPING
WITNESSED BY CHI Y MAN



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



TYPICAL MODULAR BLOCK RETAINING WALL



REVISIONS:		
NO.:	COMMENTS:	DATE:
1.	CON COM COMMENTS	12-1-2025

NOI GRADING & UTILITIES
443 CUSHING STREET
HINGHAM, MASSACHUSETTS

DRAWN BY: DTM DATE: 9-18-2025
DESIGNED BY: CYM
CHECKED BY: CYM

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

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

PREPARED FOR:
NOI

SHEET
C-2

