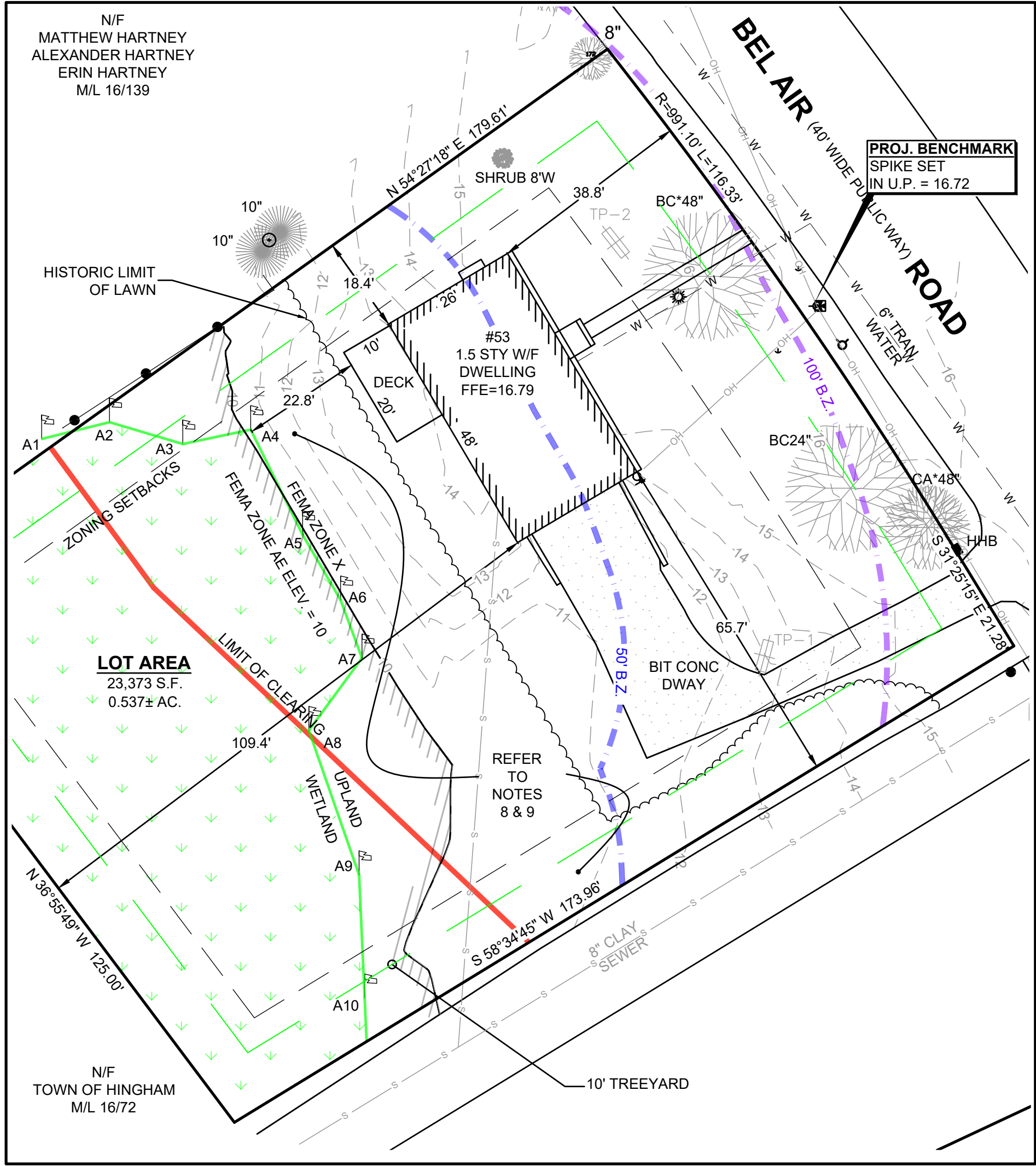
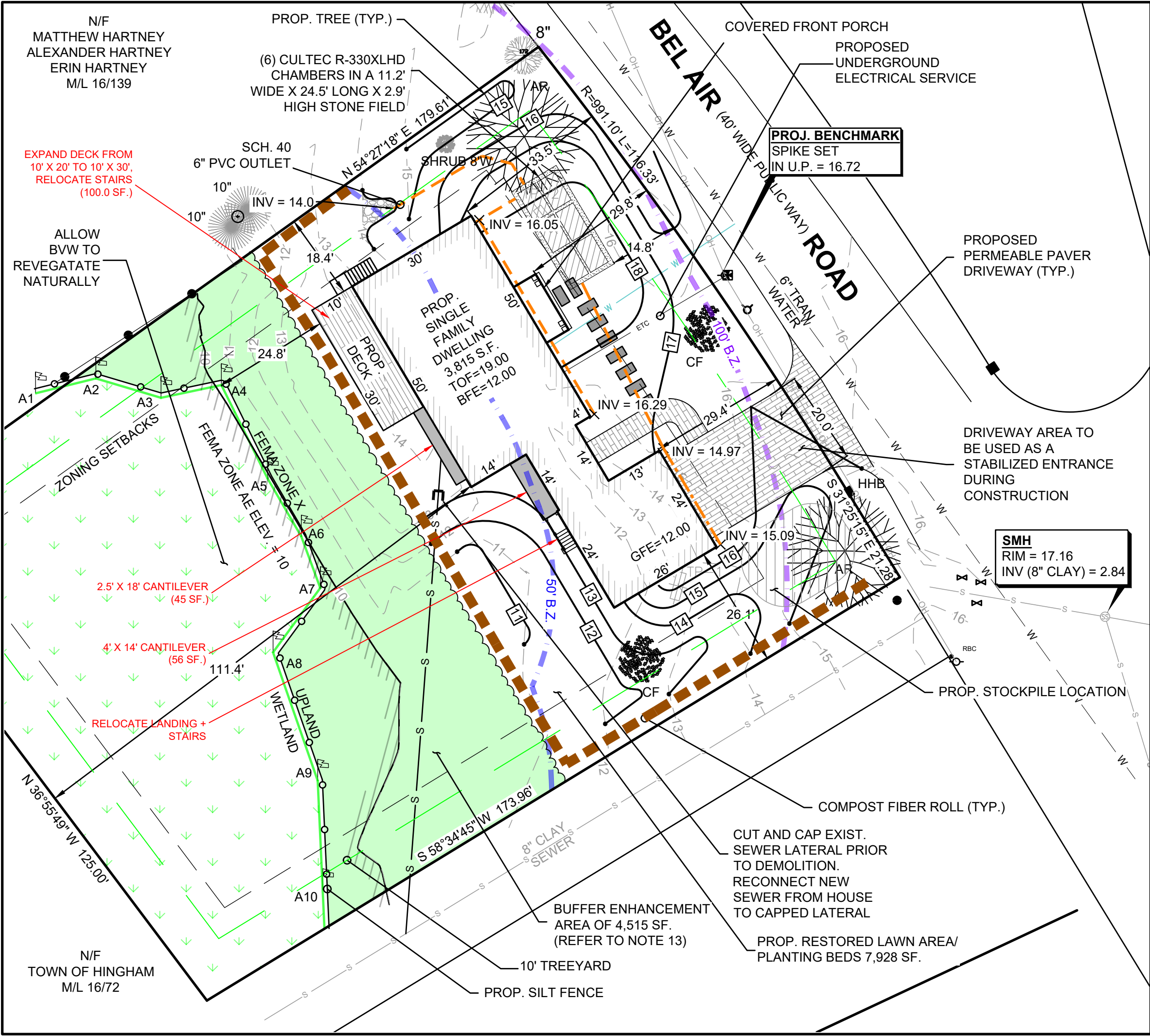




EXISTING PLAN



PROPOSED PLAN



ABBREVIATIONS

S.H.G.E.	-	SEASONAL HIGH GROUNDWATER ELEVATION
T.O.F.	-	TOP OF FOUNDATION
B.F.E.	-	BASEMENT FLOOR ELEV.
S.A.S.	-	SOIL ABSORPTION SYSTEM
T.O.W.	-	TOP OF WALL
B.O.W.	-	BOTTOM OF WALL
V.C.	-	VITRIFIED CLAY
C.I.	-	CAST IRON
U.P.	-	UTILITY POLE
DWAY	-	DRIVEWAY

LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS		
DRAIN MANHOLE		
FIRE HYDRANT		
POWER POLE		
OVERHEAD ELECTRICAL		
LIGHT POLE		
INTERMEDIATE CONTOUR		
INDEX CONTOUR		
SEWER MANHOLE		
CHECK VALVE		
GRAVITY SEWER LINE		
SEWER FORCE-MAIN LINE		
WATER GATE		
WATER LINE		
GAS LINE		
U.G. ELEC., TEL., CABLE		
TEST PIT		

0-50' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	1,049	760	-289
ROOF (SF)	774	695 + 65	-14
DRIVEWAY (SF)	264	0	-264
HARDSCAPE (SF)	11	0	-11
TOTAL POROUS (SF)	1,774	2,063	+289
DECKS/STAIRS (SF)	200	264 + 100	+164
GRASS/PLANT BEDS (SF)	1,574	1,864 - 165	+125
TOTAL DEVELOPED (SF)	2,823	2,823	0

50-100' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	1,619	1,855	+236
ROOF (SF)	548	1,647 + 36	+1,135
DRIVEWAY (SF)	919	0	-919
HARDSCAPE (SF)	152	172	+20
TOTAL POROUS (SF)	5,520	5,284	-236
DECKS/STAIRS (SF)	0	0	0
GRASS/PLANT BEDS (SF)	5,520	4,930 - 36	-554
POROUS DRIVEWAY (SF)	0	390	+390
TOTAL DEVELOPED (SF)	7,139	7,139	0

0-100' BUFFER COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	2,668	2,615	-53
ROOF (SF)	1,322	2,342 + 101	+1,121
DRIVEWAY (SF)	1,183	0	-1,183
HARDSCAPE (SF)	163	172	+9
POROUS DEVELOPED (SF)	7,294	7,347	+53
DECKS/STAIRS (SF)	200	264 + 100	+164
GRASS/PLANT BEDS (SF)	7,094	6,593	-501
POROUS DRIVEWAY (SF)	0	390	+390
TOTAL DEVELOPED (SF)	9,962	9,962	0

TOTAL SITE COVERAGE SUMMARY TABLE

	EXISTING	PROPOSED	CHANGE
TOTAL IMPERVIOUS	2,828	2,615	-213
ROOF (SF)	1,322	2,342 + 101	+1,121
DRIVEWAY (SF)	1,343	0	-1,343
HARDSCAPE (SF)	163	172	+9
TOTAL POROUS (SF)	8,095	8,308	+213
DECKS/STAIRS (SF)	200	264 + 100	+164
GRASS/PLANT BEDS (SF)	7,895	7,347	-548
POROUS DRIVEWAY (SF)	0	390	+390
TOTAL DEVELOPED (SF)	10,923	10,923	0

NOTES:

- 1 - PROP DECK CONSIDERED PERVIOUS
- 2 - PERMEABLE PAVER DRIVEWAY CONSIDERED PERVIOUS

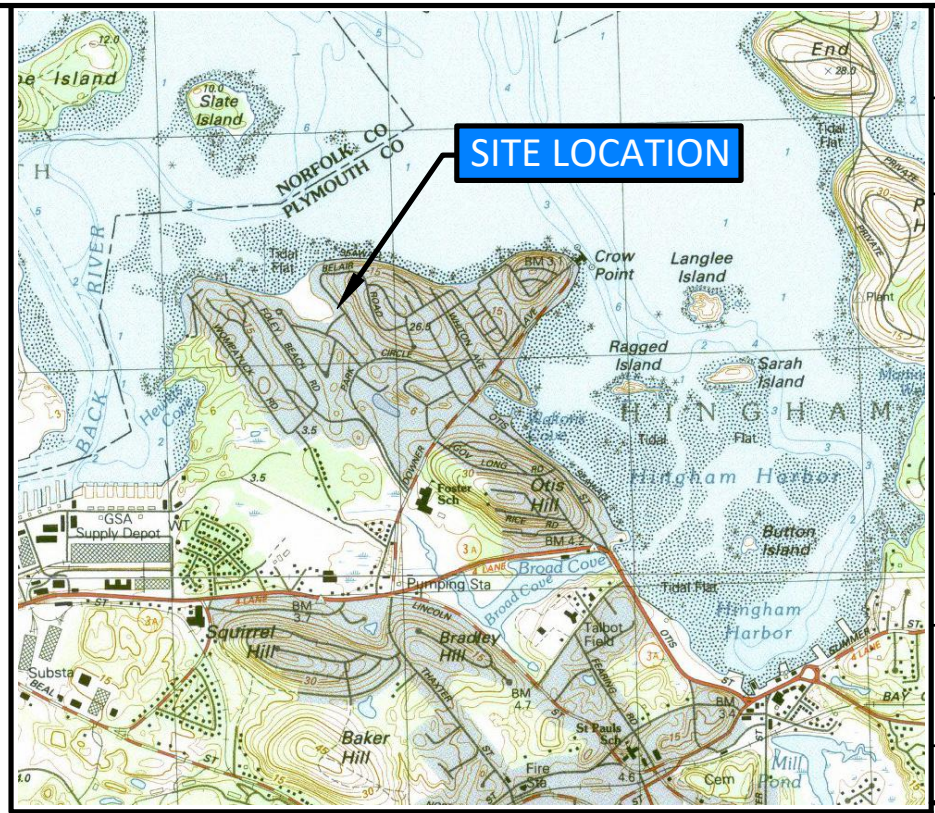
EXISTING TREE KEY

	INDICATES TYPE AND DBH OF TREE
CA - COMMON APPLE	
BC - BLACK CHERRY	
* - MULTI-STEM	

ALL OF THE TREES PROPOSED FOR REMOVAL WITHIN THE TREE YARD AND 100' BUFFER ZONE ARE EITHER DEAD OR IN VERY POOR CONDITION. IN ACCORDANCE WITH THE TOWN OF HINGHAM TREE PROTECTION AND PRESERVATION BY-LAW, THOSE TREES ARE NOT PROTECTED TREES AND WILL BE REMOVED. REFER TO THE TREE AND SHRUB CARE PLAN PREPARED BY BARTLETT TREE EXPRESS FROM ARBORIST.

PLANT KEY

SYMBOL	ID	BOTANICAL NAME	COMMON NAME	SIZE	AMOUNT
	AR	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	3" CAL.	2
	CF	CORNUS FLORIDA	EASTERN DOGWOOD	3" CAL.	2



SITE LOCATION

NOT TO SCALE

NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS DETERMINED BY INSTRUMENT SURVEY CONDUCTED BY RIVER HAWK LAND SURVEY, LLC.
2. THE PROPERTY IS REFERENCED BY THE TOWN OF HINGHAM ASSESSORS AS PARCEL: MAP 16, LOT 137.
3. THE TITLE REFERENCE TO THE SUBJECT PROPERTY IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN: BOOK 4511, PAGE 129.
4. THE SUBJECT PROPERTY IS LOCATED IN A ZONE RA, "RESIDENCE A" DISTRICT.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF (PLYMOUTH COUNTY), MASSACHUSETTS, MAP NUMBER 25023C0019J DATED JULY 17, 2012.
6. THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2021.
7. THE BORDERING VEGETATED WETLANDS (FLAGS A1 THROUGH A16) WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION (ECR) IN FEBRUARY 2025.
8. THE BORDERING VEGETATED WETLAND IS DOMINATED WITH COMMON REED (PHRAGMITES AUSTRALIS), WHICH IS A NON-NATIVE INVASIVE PLANT. A PORTION OF THE COMMON REED WAS PRUNED BY THE PREVIOUS OWNER.
9. THE BUFFER ZONE IS OVERGROWN WITH INVASIVE SPECIES (JAPANESE KNOTWEED - REYNOUTRIA JAPONICA). VEGETATION IN BUFFER ZONE WAS PRUNED TO GROUND BY PREVIOUS OWNER OF THE PROPERTY.
10. VERTICAL DATUM IS NAVD88.
11. THE LOCATIONS OF SUBSURFACE UTILITIES INCLUDING WATER, SEWER AND GAS ARE BASED ON FIELD LOCATIONS OF SURFICIAL FEATURES AND DIGSAFE MARKINGS, AND MUST BE FIELD VERIFIED.
12. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY SUBSURFACE STRUCTURE NOT VISIBLE AND EVIDENCED FROM THE GROUND SURFACE.
13. REFER TO RESTORATION PLAN PREPARED BY ENVIRONMENTAL CONSULTING & RESTORATION, DATED MAY 23, 2025.
14. ALL ROOF DRAIN COLLECTOR PIPES SHALL BE 4" DIA. SCHEDULE 40 PVC WITH THE EXCEPTION OF THE PIPE INFRONT OF GARAGE WHICH SHALL BE 4" DIA. DUCTILE IRON.

CUT & FILL ANALYSIS SUMMARY

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

SOIL DATA:

DATE: 03/18/2025
PERFORMED BY: ROBERT S. REGO, SE

SOIL HORIZ.	TP-1 DEPTH (INCHES)	ELEV. (FEET)	SOIL HORIZ.	TP-2 DEPTH (INCHES)	ELEV. (FEET)
Ap	SANDY LOAM 10YR 3/5	13.0	Ap	SANDY LOAM 10YR 3/5	15.7
Bw	SANDY LOAM 10YR 5/8	12.0	Bw	SANDY LOAM 10YR 5/8	14.7
C	SANDY LOAM 2.5Y 5/4	10.5	C	SANDY LOAM 2.5Y 5/4	13.2
		9.2			11.9

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

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

NOTE:
THE A LAYER & B LAYER IS TO BE REMOVED BELOW THE INFILTRATION AREA. UNSUITABLE SOIL TO BE REMOVED TO A DISTANCE OF 1' BEYOND THE LIMITS OF THE INFILTRATION AREA.

OFF-STREET PARKING REQUIREMENTS:

ITEM:	REQ'D PER UNIT	NO. UNITS	MIN. REQ'D
DWELLING UNIT	2	1	2

TOTAL PARKING SPACES REQUIRED: 2
TOTAL PARKING SPACES PROVIDED: 2 (+2 IN GARAGE)

OWNER/APPLICANT

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

06/01/2026

RiverHawk ENVIRONMENTAL

CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
511 WEST GROVE STREET, SUITE 301, MIDDLEBOROUGH, MA 01756-4639
www.riverhawkllc.com

53 BEL AIR ROAD
HINGHAM, MA

SITE PLAN

DATE: MAR. 31, 2025

PROJECT NO. 00337-07-01

SCALE: AS SHOWN

DRAWN BY: AWL

DESIGNED BY: RSR

CHECKED BY: RSR

APPROVED BY: RSR

REV

DATE

DESCRIPTION

BY

APP.

9	06/01/2026	PROP. CHANGES	RSR		
8	03/26/2026	FIXED TOP OF FOUNDATION ELEV.	RSR		
7	01/15/2026	REV. COVERAGE TABLE	RSR		
6	01/08/2026	MODIFIED STRUCTURE	RSR		
5	07/15/2025	PCB COMMENTS	AWL		
4	06/02/2025	CON. COM. COMMENTS	RSR		
3	05/30/2025	PLANNING BOARD COMMENTS	RSR		
2	05/27/2025	CON. COM. COMMENTS	RSR		
1	04/29/2025	CON. COM. COMMENTS	AWL		

SP1.1