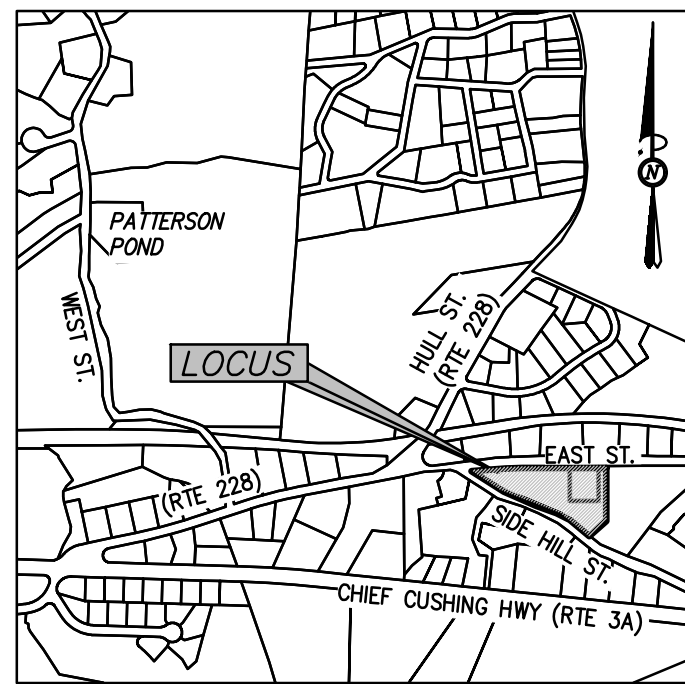




LOCUS MAP
Not to Scale

SITE DISTURBANCE TABLE

COMPONENT	AREA OF DISTURBANCE
PROPOSED ADDITION (HOUSE & DECK)	2,600 S.F.
SITE WORK & GRADING	2,070 S.F.
STAGING & STOCKPILE	250 S.F.
TOTAL SITE DISTURBANCE	4,920 S.F.

NOTES:

PER SECTION I-1.2.b. OF THE HINGHAM ZONING BYLAW PROJECTS WITH TOTAL SITE DISTURBANCE UNDER 5,000 S.F. OR TOTAL SITE DISTURBANCE UNDER 2,500 S.F. WITH 10% SLOPES OF GREATER ARE EXEMPT FROM SITE PLAN REVIEW.

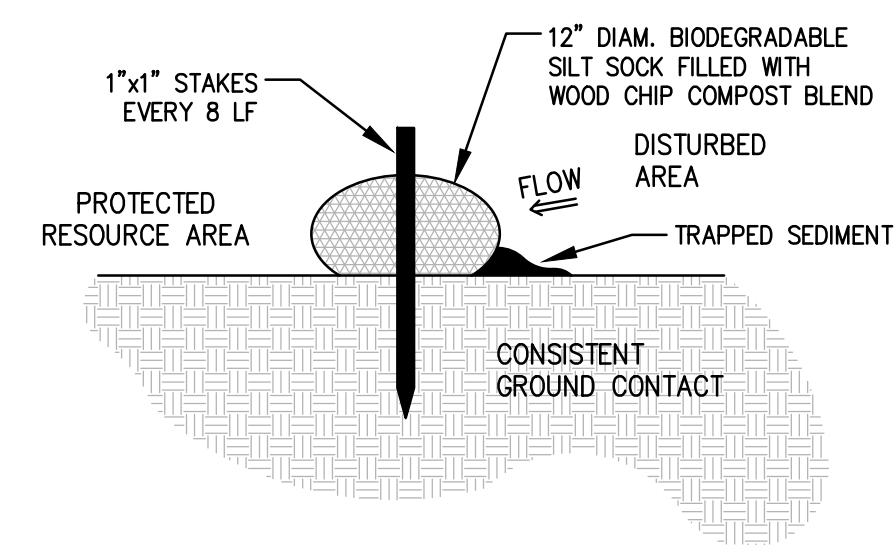
PROJECT DOES NOT EXCEED EXCEED SITE DISTURBANCE THRESHOLD AND DOES NOT REQUIRE SITE PLAN REVIEW

SOIL DATA (BY OTHERS)

SOIL DATA OBTAINED FROM A PLAN ENTITLED "SEPTIC REPAIR PLAN, #359 EAST STREET, HINGHAM" DATED MARCH 23, 2006 PREPARED BY GRADY CONSULTING, LLC.

T.H.#1	GRADE EL. 45.85±	T.H.#2	GRADE EL. 46.65±
EL. 44.85	FILL SANDY LOAM	EL. 45.15	FILL SANDY LOAM
EL. 43.85	A SANDY LOAM	EL. 44.15	A SANDY LOAM
EL. 40.85	B HORIZON LOAMY SAND PERC=4 M.P.I.	EL. 41.65	B HORIZON LOAMY SAND
WEeping OBSERVED: NONE		WEeping OBSERVED: NONE	
STANDING OBSERVED: NONE		STANDING OBSERVED: NONE	
MOTTling OBSERVED: NONE		MOTTling OBSERVED: NONE	
REFUSAL @ 60"		REFUSAL @ 60"	

SILT SOCK EROSION CONTROL BARRIER

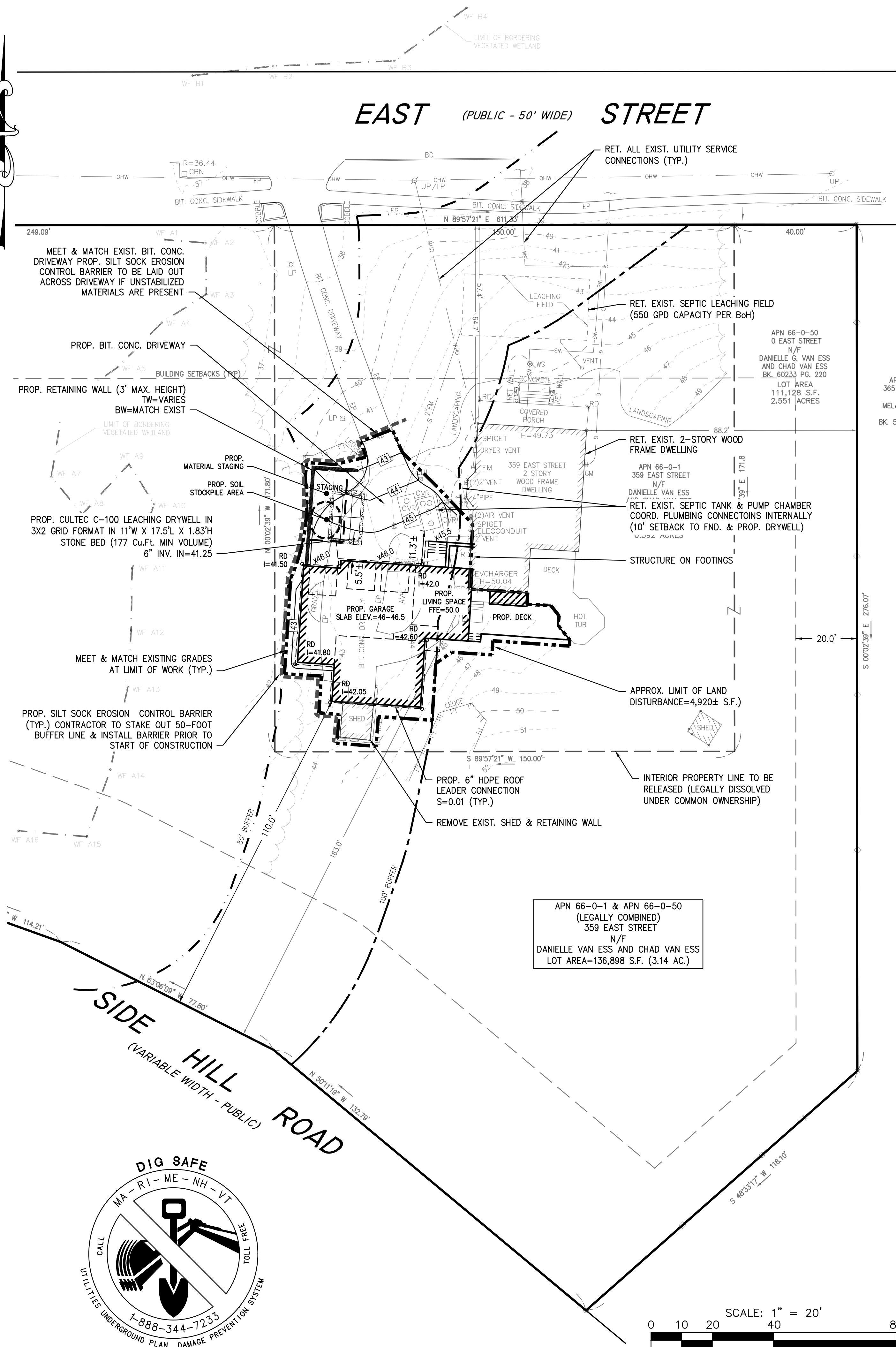


CONSTRUCTION NOTES:

- SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
- SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
- INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
- SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. AND THAT THE PROPOSED INFORMATION SHOWN ON THIS PLAN MEETS THE REQUIREMENTS PER THE HINGHAM ZONING BYLAW.

Richard J. Wood, PLS
DATE 09 JUN 26



ZONING TABLE

REQUIREMENTS PER INTENSITY REGULATIONS TABLE WITH SECTION IV TABLE IV-A OF THE HINGHAM ZONING BY-LAW.

LOCUS IS LOCATED WITHIN THE RESIDENCE C (RC) ZONING DISTRICT.

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT. ^a	136,898 SQ. FT. ^b	NO CHANGE
LOT FRONTAGE	150 FT.	611.33 FT.	NO CHANGE
YARD DIMENSIONS			
FRONT YARD	50 FT.	64.7 FT.	NO CHANGE
SIDE YARD	20 FT.	88.2 FT.	NO CHANGE
REAR YARD	20 FT.	163.0 FT.	110.0 FT.
MAXIMUM HEIGHT	35 FT.	<35 FT.	<35 FT.
MAXIMUM STORIES	2.5	2.5	2.5

- ^a. NO PORTION OF THE MINIMUM LOT AREA MAY BE MET BY LAND THAT IS WETLANDS.
^b. BASED ON WETLAND FLAGGING THE HOUSE SITS ON APPROXIMATELY 73,636 S.F. OF CONTIGUOUS UPLAND WHICH EXCEEDS MINIMUM REQUIREMENTS.

BUFFER ZONE COVERAGE & MITIGATON TABLE

IN ACCORDANCE WITH HINGHAM WETLAND REGULATION BUFFER ZONE MITIGATION POLICY

EXISTING IMPERVIOUS COVER	PROPOSED IMPERVIOUS COVER
BETWEEN 0-50 FT. BUFFER ZONE	BETWEEN 0-50 FT. BUFFER ZONE
476 S.F. (DRIVEWAY)	476 S.F. (NO CHANGE)
BETWEEN 50-100 FT. BUFFER ZONE	BETWEEN 50-100 FT. BUFFER ZONE
EXISTING HOUSE/ROOF & SHED 150 S.F.	TOTAL HOUSE/ROOF 2,100 S.F.
EXISTING DRIVEWAY, WALKWAY & WALLS 2,491 S.F.	TOTAL DRIVEWAY, WALKWAY & WALLS 1,560 S.F.
TOTAL COVER = 2,641 S.F.	TOTAL COVER = 3,660 S.F. (1,019 S.F. INCREASE)
[*] PER HINGHAM BUFFER ZONE MITIGATION POLICY AN INCREASE OF 1,019 S.F. OF IMPERVIOUS AREA WITHIN THE 50-100 FOOT BUFFER ZONE REQUIRES MITIGATION AT A 1:1 RATIO	

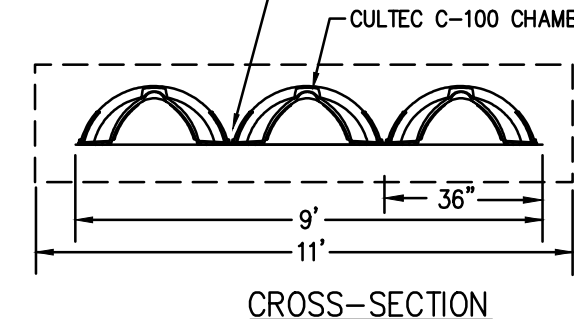
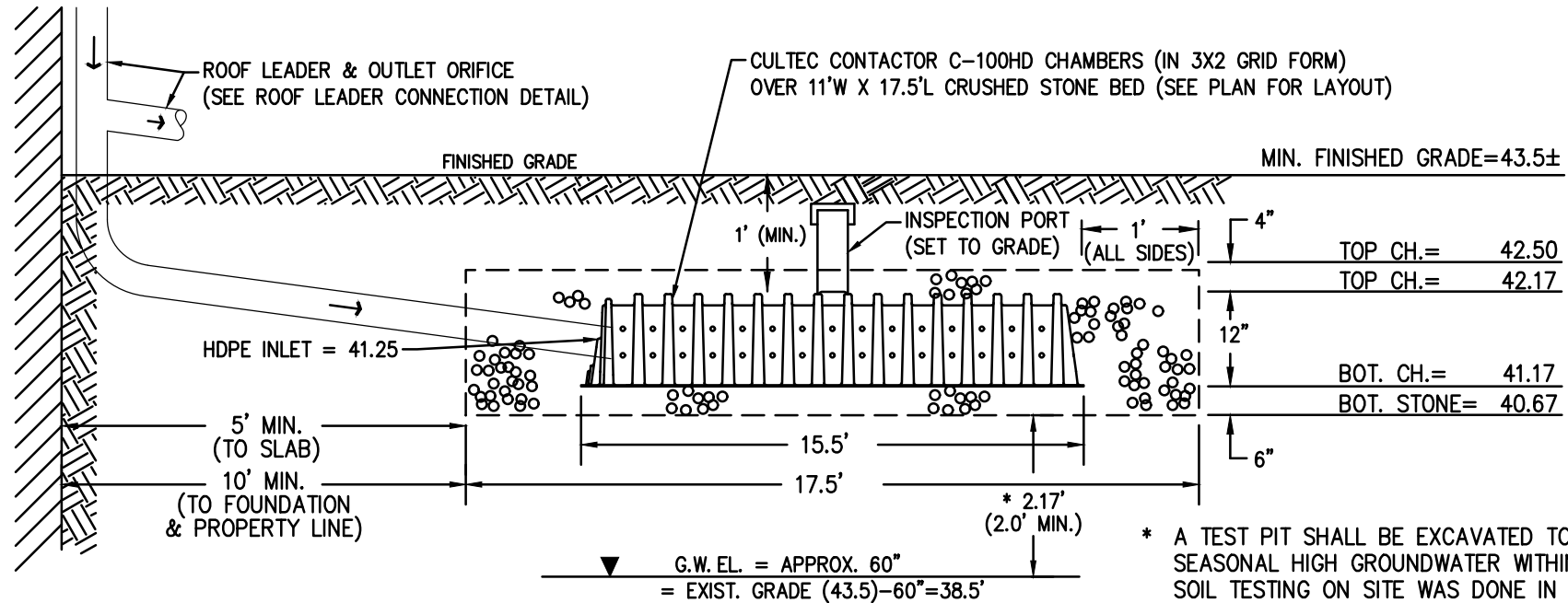
MITIGATION NOTE:

IN PLACE OF 1:1 MITIGATION PLANTING AREA THE PROJECT PROPOSES TO PROVIDE 1" WATER QUALITY VOLUME FOR ALL NEW ROOF AREA (2,100 S.F.). TO REDUCE THE NEED FOR ANY LAND CLEARING THE APPLICANT PROPOSES TO REDUCE STORMWATER RUNOFF FROM THE SITE THROUGH A STORMWATER MANAGEMENT SYSTEM AND CONSTRUCTION PHASE EROSION CONTROL MEASURES TO SATISFY THE REQUIREMENT TO PROTECT RESOURCE AREAS.

ROOF RUNOFF NOTE:

ROOF RUNOFF WILL BE CAPTURED VIA ROOF DRAIN GUTTER SYSTEMS AND OUTLET TO A PROPOSED DRYWELL SYSTEM PROPOSED UNDERNEATH THE DRIVEWAY. SEE DETAIL BELOW.

CULTEC 'CONTACTOR-C100HD' SUBSURFACE LEACHING DRYWELL

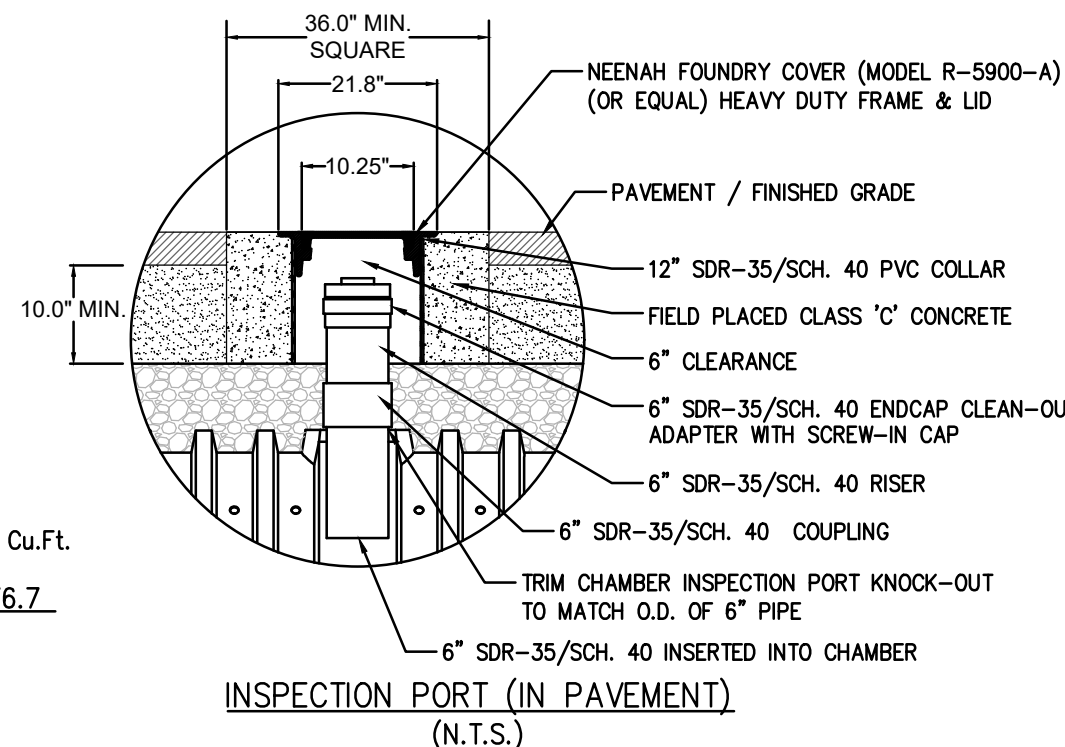


INFILTRATION SYSTEM VOLUME CALCULATION
STORMWATER VOLUME

REQUIRED
PROVIDE 1" OF WATER QUALITY VOLUME
FOR ALL PROPOSED ROOF AREA (2,120 S.F.)
VOLUME REQUIRED = (2,120 S.F.) X 1"/12"/FT = 176.7 Cu.Ft.

PROVIDED
DRYWELL: CULTEC 'CONTACTOR-C100HD' LEACHING DRYWELL
DRYWELL: (3) C100HD CULTEC CHAMBERS IN GRID (3 ROWS OF 2)

CHAMBER STORAGE:
6 CHAMBERS WITH 0.5' ROW ADJUSTMENT = 86.6 C.F.
STONE STORAGE:
11.0'W X 17.5'L X 1.83'H FIELD - (CHAMBER VOL.) X 40% VOID = 106.11 Cu.Ft.
TOTAL STORAGE PER DRYWELL = 86.6 + 106.11 = 192.7 Cu.Ft. > 176.7



LEGEND

SURVEY SYMBOLS

- IRON PIN
- DRILL HOLE
- CONCRETE BOUND WITH DRILL HOLE
- CONCRETE BOUND WITH LEAD PLUG

UTILITY SYMBOLS

- WATER GATE
- DRAINAGE CATCH BASIN
- HYDRANT
- UTILITY POLE

ABBREVIATIONS

- RIP RAP
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN & SERVICE
- OVERHEAD WIRES
- GAS LINE & SERVICE
- UNDERGROUND ELECTRIC
- STOCKADE FENCE

BY	APP	DESCRIPTION	DATE	REV

PREPARED BY:

MCKENZIE
ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

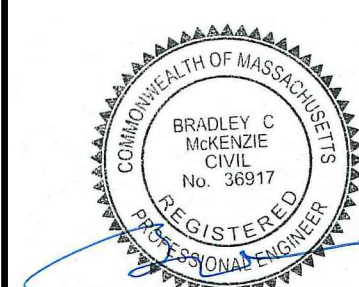
PROPOSED SITE PLAN

(ASSESSOR PARCEL 66-0-1 & 66-0-50)

359 EAST STREET

HINGHAM, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNER:
DANIELLE & CHAD VAN ESS
359 EAST STREET
HINGHAM, MA 02043

PERMITTING SET

DRAWN BY: AJC
DESIGNED BY: AJC
CHECKED BY: RTLS
APPROVED BY: RJH
DATE: JUNE 9, 2026
SCALE: 1"=20'
PROJECT NO.: 225-184
DWG. TITLE:

SITE PLAN

DWG. NO.:

C-1