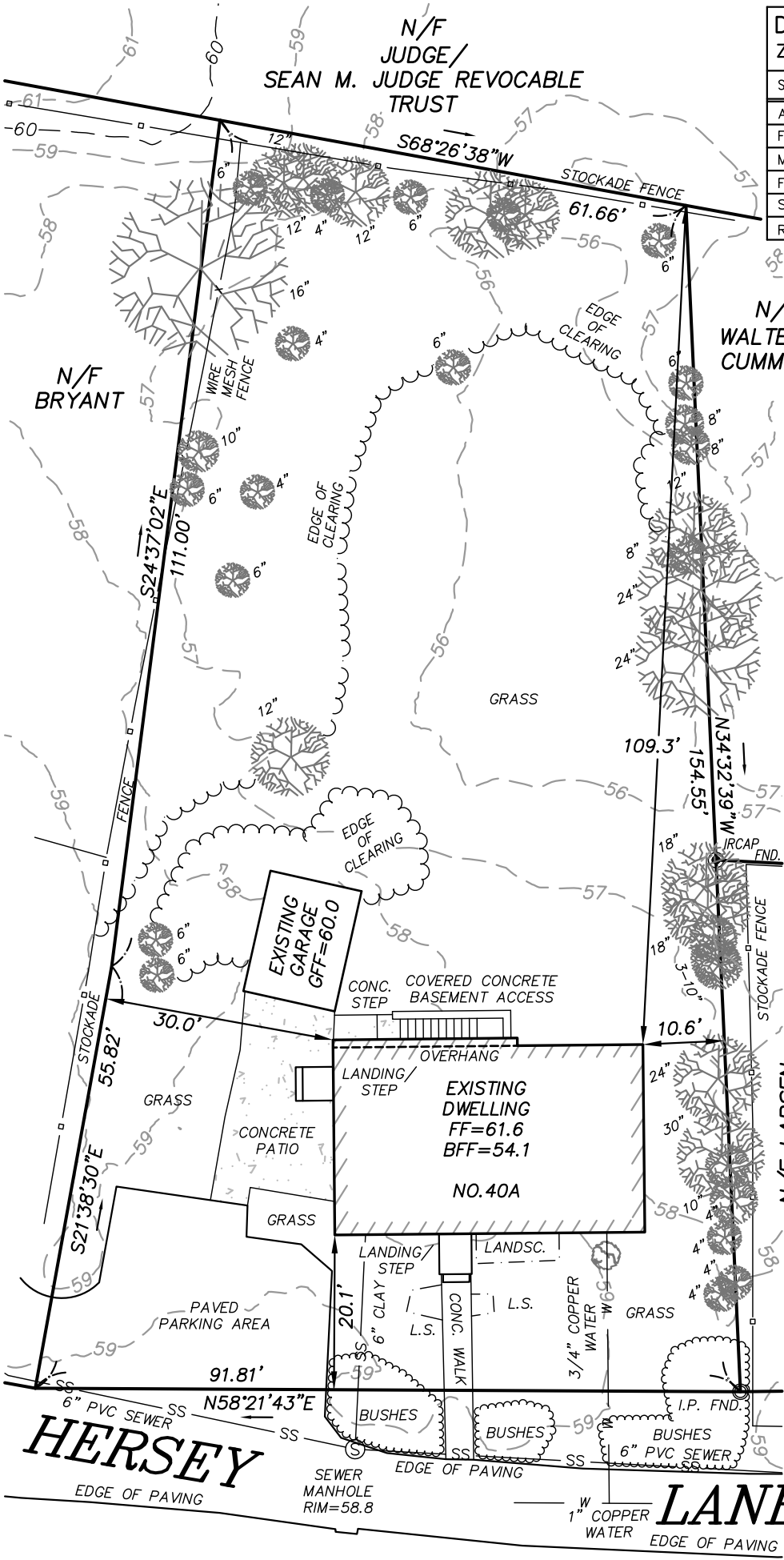
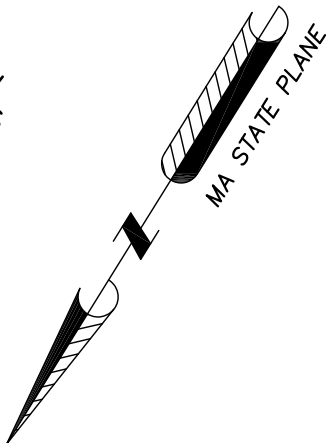




DIMENSIONAL REQUIREMENTS
ZONING DISTRICT: RESIDENCE A

SECTION IV, TABLE IV-A	REQUIRED
AREA	20,000 S.F.
FRONTAGE	125 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET



LOCUS INFORMATION

CURRENT OWNER:
JOSHUA AARONS

OWNERS REFERENCE:
BOOK 26188 PAGE 280

PLAN REFERENCE:
RECORD BOOK 3190 PAGE 14

ASSESSORS REFERENCE:
MAP 70 LOT 79.B

LOT AREA:
12,063 S.F. (CALC)

ZONE:
RESIDENCE A

FEMA REFERENCE:
ZONE X
FIRM 25023C0082K
DATED 7-03-24

DATUM REFERENCE:
HORIZONTAL - NAD 1983
MASS MAIN 2001
VERTICAL - NAVD 1988

SEWER EASEMENT:
LOCUS PROPERTY IS SUBJECT
TO A SEWER EASEMENT
FOUND IN BOOK 3190 PAGE
14 FOR MAINTENANCE OF THE
SEWER LINE TO 40A HERSEY
STREET.

I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.

[Signature]
PETER G. HOYT P.L.S.



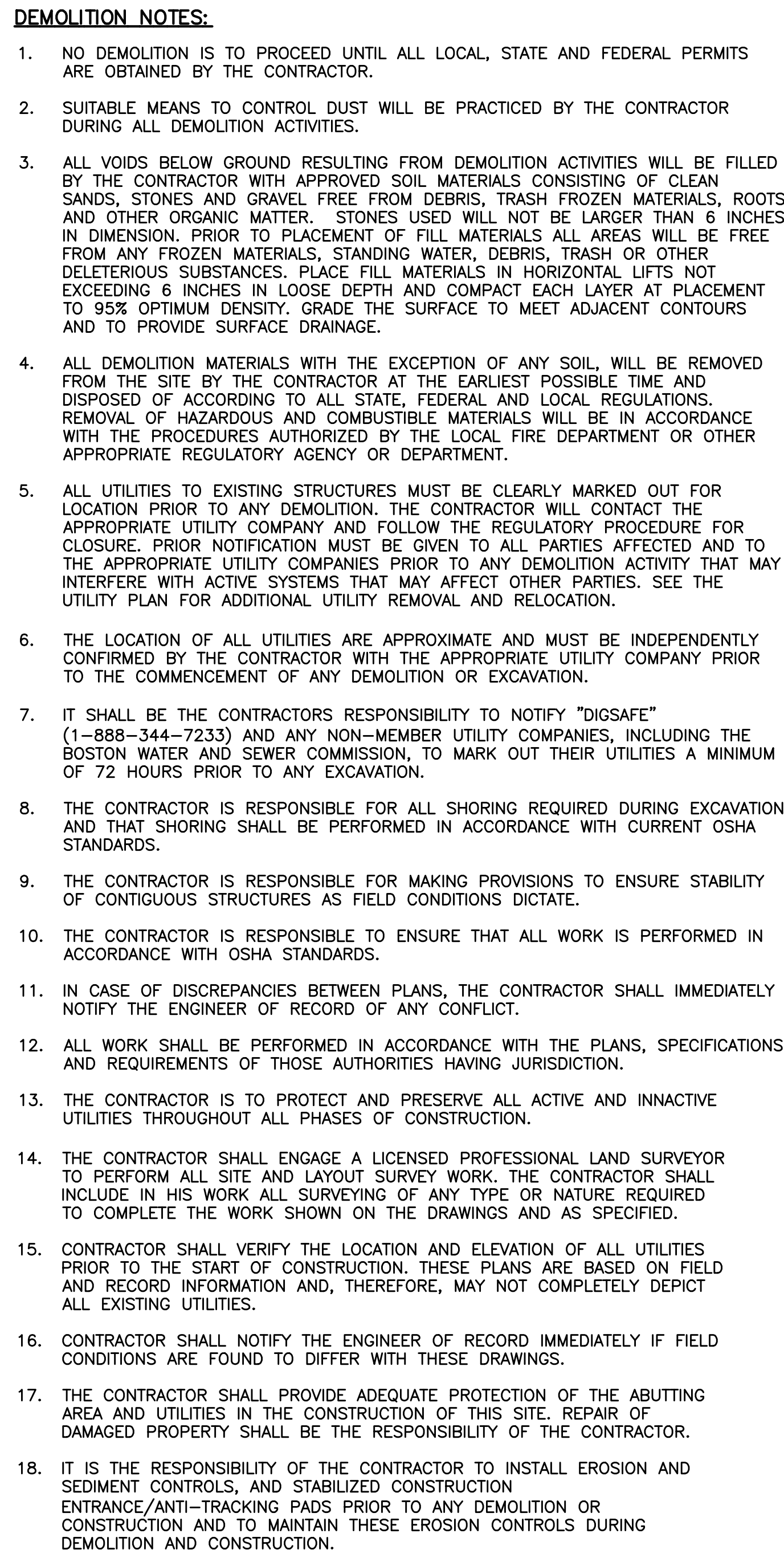
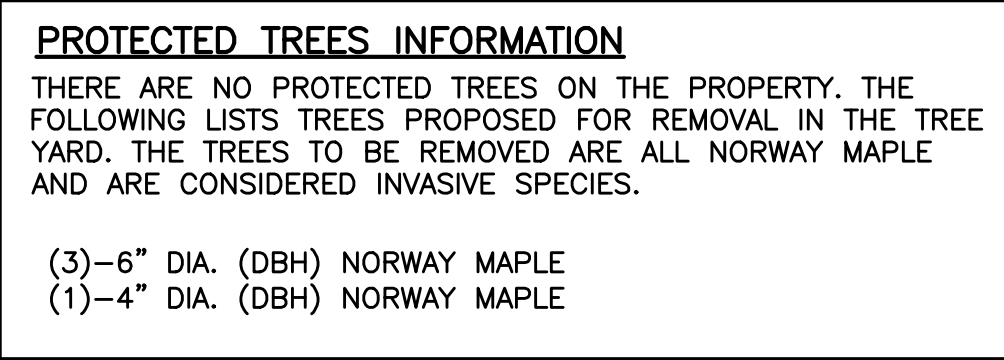
EXISTING CONDITIONS PLAN
40A HERSEY STREET
HINGHAM, MA

SCALE 1" = 20' DATE: 4-30-26



GRAPHIC SCALE SCALE: 1"=20'

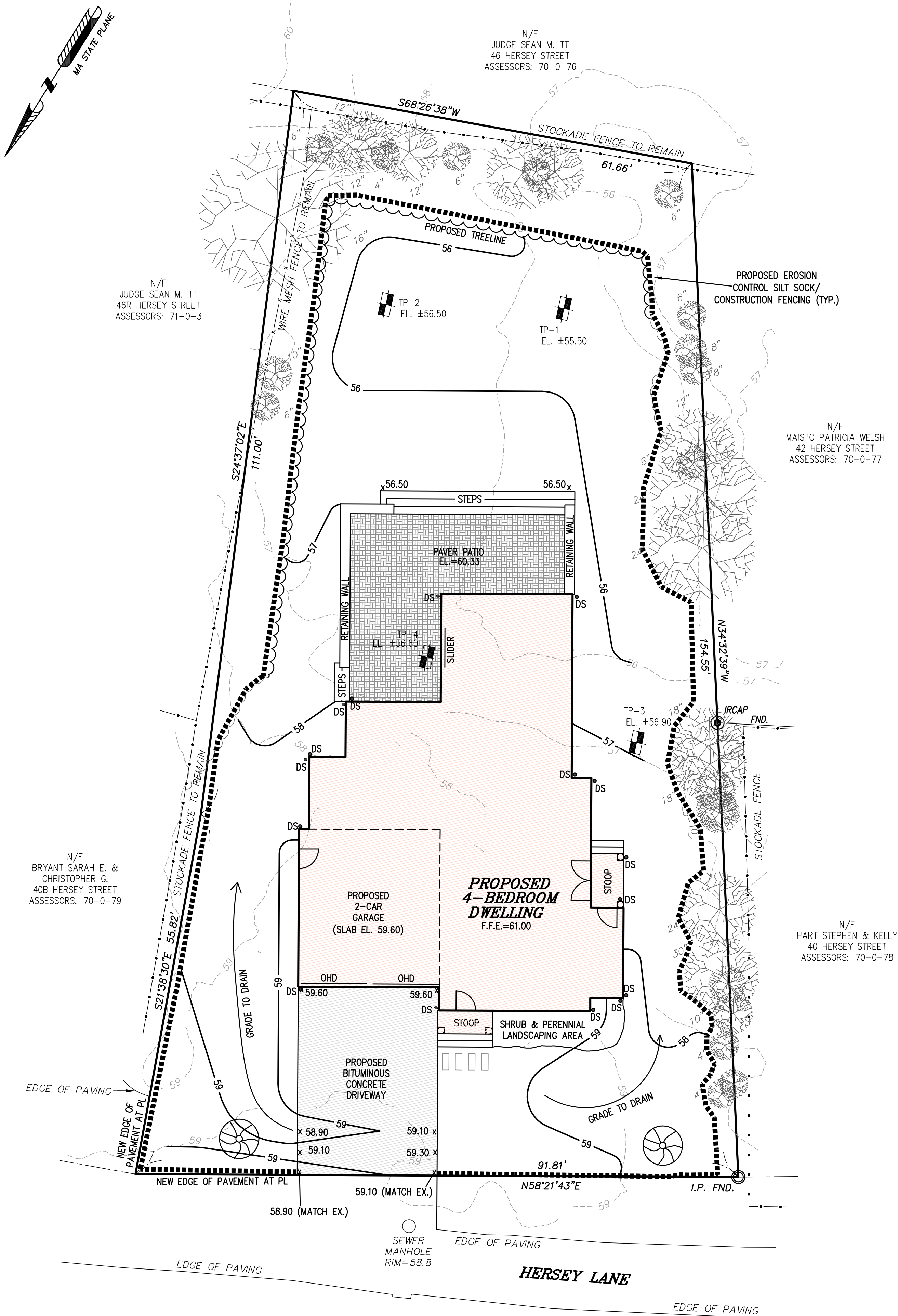
HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192



 SITEC ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC. 769 Plain Street, Suite A Marshfield, MA 02050 Tel: (781) 332-0100 FAX: (781) 334-4733 http://sitecenv.com/	project: PROPOSED RESIDENTIAL RECONSTRUCTION 40A HERSEY STREET (ASSESSORS ID: 70-0-79 B) HINGHAM, MASSACHUSETTS 02043		scale: 1" = 10'		No. Date Revision Description	Chkd. by Appvd. by
	client: MORGAN RESIDENTIAL LLC 15 MARYKNOLL DRIVE HINGHAM, MASSACHUSETTS 02043		date: JUL. 10, 2026 dwnn: JAC checkst: CV approved: JAC			
drawing title: DEMOLITION PLAN		drawing number: C-1				



N/F
HART STEPHEN & KELLY
40 HERSEY STREET
ASSESSORS: 70-0-78



STORMWATER SUMMARY				
EXISTING VS. PROPOSED PEAK FLOW RATES & VOLUMES (TO LOW AREA ON LOT)				
STORM EVENT	PEAK FLOW RATES (CFS)		VOLUMES (CF)	
	EXISTING	PROPOSED	EXISTING	PROPOSED
2-YR (3.4")	0.28	0.25	871	828
10-YR (5.2")	0.69	0.61	2,047	1,960
25-YR (6.4")	0.99	0.88	2,919	2,788
100-YR (8.1")	1.45	1.29	4,269	4,051

PLAN REFERENCE:
EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON THIS PLAN FROM "EXISTING CONDITIONS PLAN 40A HERSEY STREET, HINGHAM, MA", PREPARED BY HOYT LAND SURVEYING, DATED 04-30-26.

BUILDING HEIGHT INFORMATION:
GRADE PLAN ELEVATION (AVG. FINISHED GRADE): 58.69
PROPOSED FINISHED FIRST FLOOR LIVING ROOM ELEVATION: 61.00

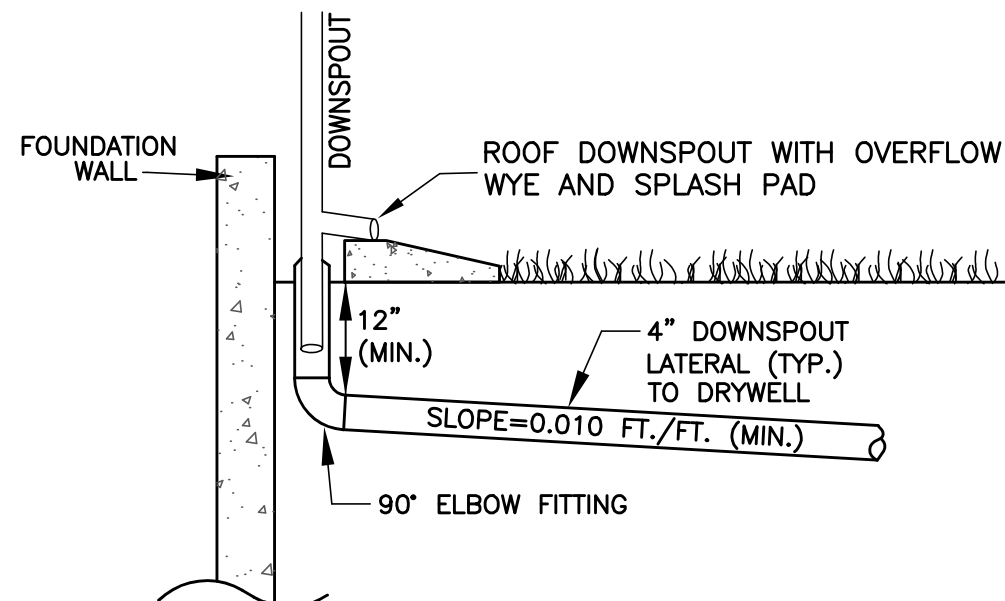
PROPOSED FINISHED FLOOR GARAGE ELEVATION: 59.60
PROPOSED FINISHED FLOOR BASEMENT ELEVATION: 64.20
LOWEST ADJACENT FINISHED GRADE: 56.50

BUILDING HEIGHT FROM FINISHED FLOOR GARAGE ELEVATION TO RIDGE: 29.63'
(REFER TO ARCHITECTURAL DRAWINGS)
PROPOSED RIDGE ELEVATION: 89.23
BUILDING HEIGHT FROM GRADE PLAN: 30.54' (<35' MAX.)
MAX. BUILDING HEIGHT: 32.73' (<40' MAX.)

CUT / FILL ANALYSIS:

TOTAL FILL: ±44 CUBIC YARDS
TOTAL CUT: ±37 CUBIC YARDS

NET FILL: ±7 CUBIC YARDS

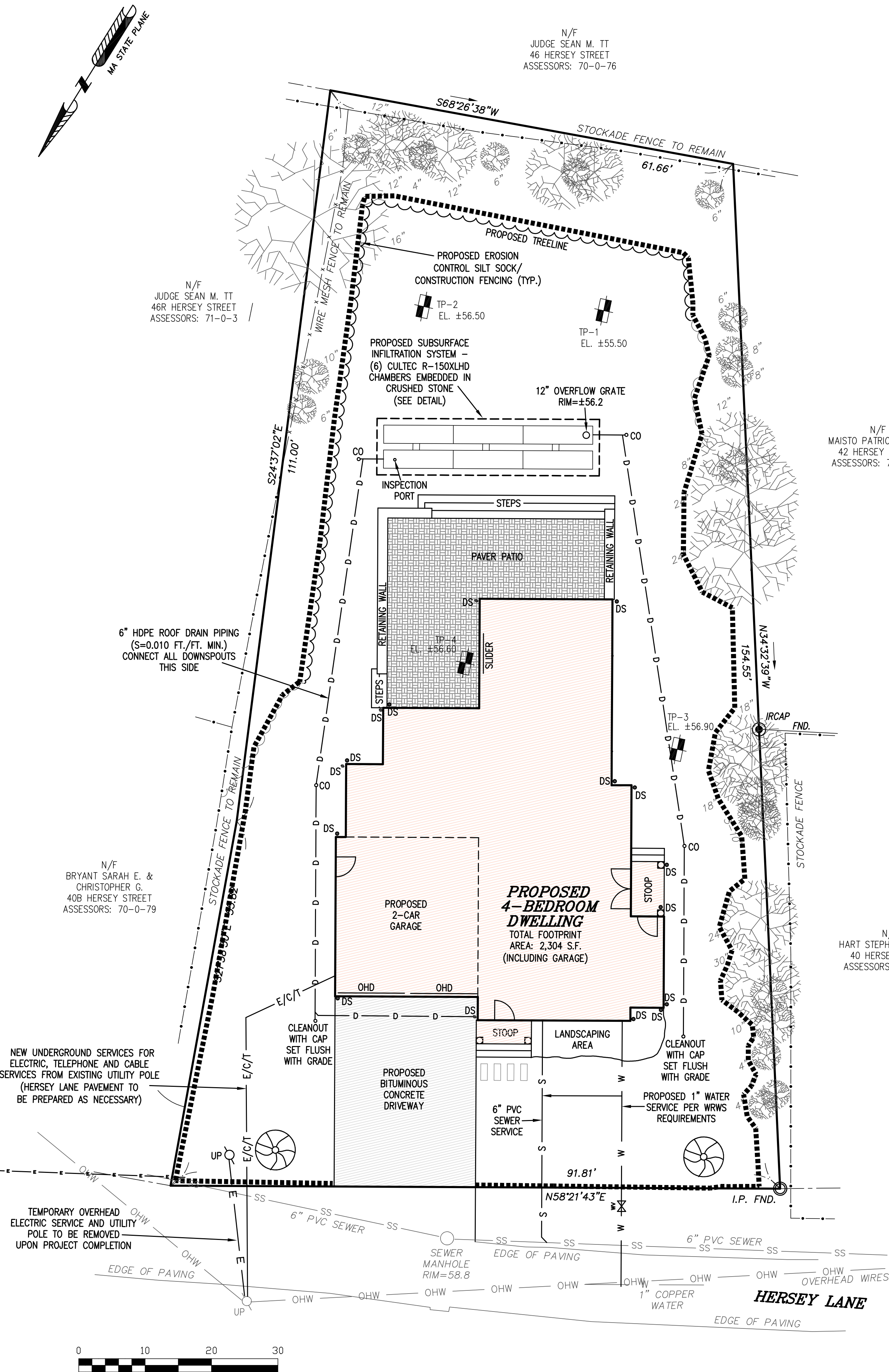


**DOWNSPOUT DETAIL
(TO INFILTRATION SYSTEM)**
NOT TO SCALE



App'd. by	Chkd. by	Revision	Description	Date	No.	Scale	1"=10'	Date	Project	Client	Drawing Title
									PROPOSED RESIDENTIAL RECONSTRUCTION 40A HERSEY STREET (ASSESSORS ID: 70-0-79-B)	MORGAN RESIDENTIAL LLC 15 MARTINOLLE DRIVE HINGHAM, MASSACHUSETTS 02043	GRADING PLAN



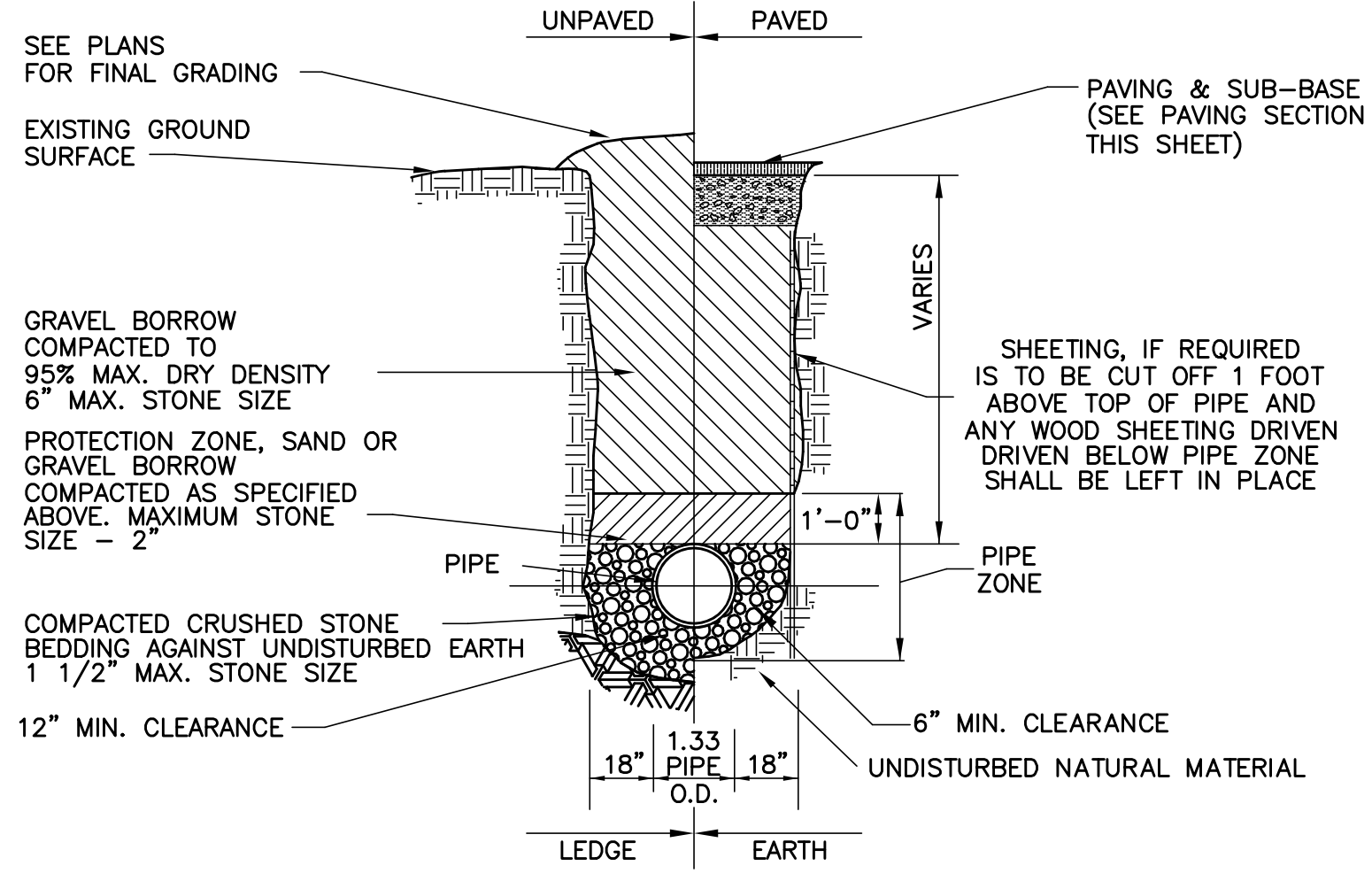


PLAN REFERENCE:

EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON THIS PLAN FROM "EXISTING CONDITIONS PLAN 40A HERSEY STREET, HINGHAM, MA", PREPARED BY HOYT LAND SURVEYING, DATED 04-30-26.

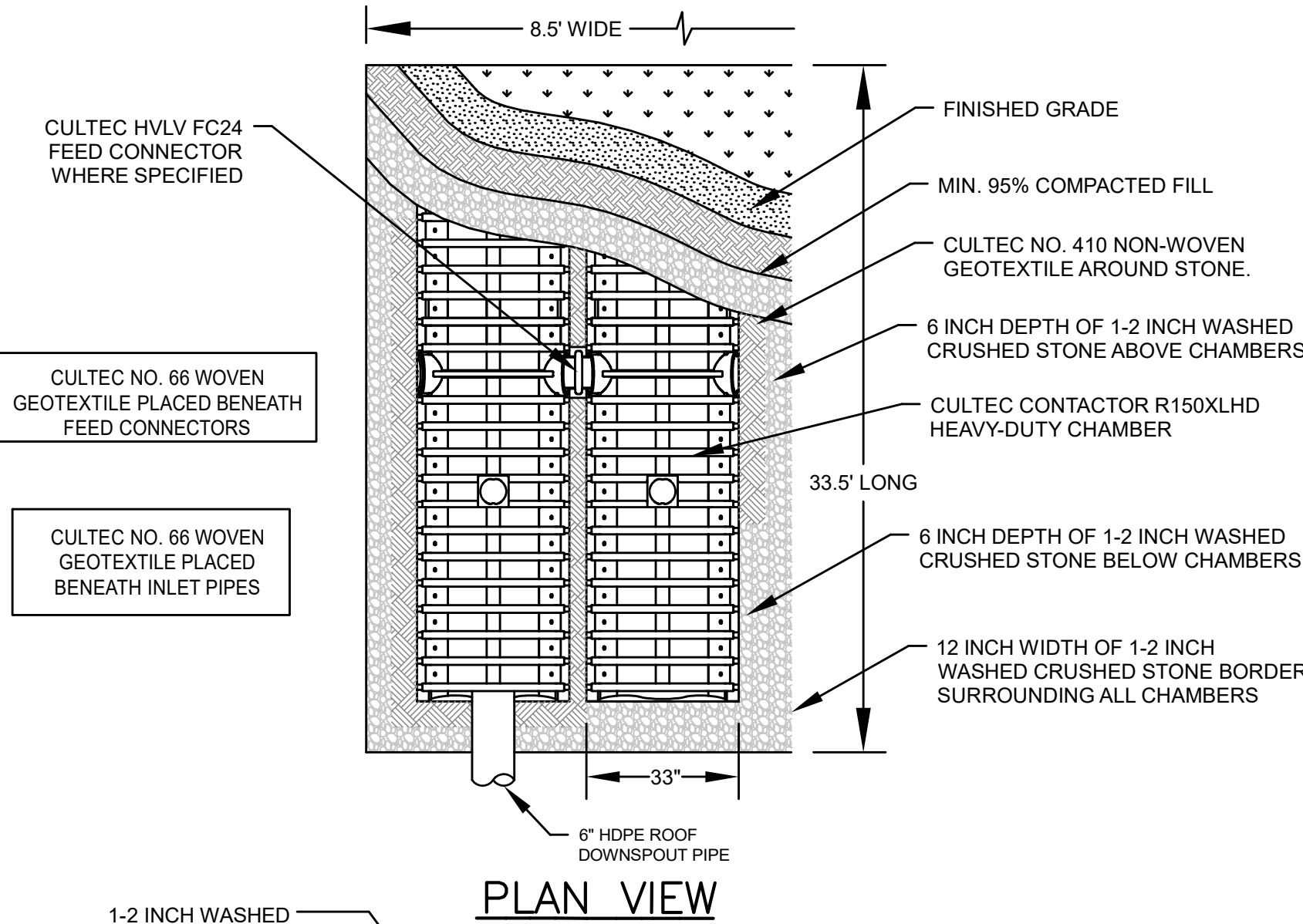
UTILITY NOTES:

- 1. REFERENCE OTHER CIVIL SHEETS FOR ADDITIONAL NOTES.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITIES AND INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- 3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, THE TOWN OF HINGHAM DPW AND THE STANDARDS OF THE GOVERNING AUTHORITIES AND THOSE UTILITIES HAVING JURISDICTION.
- 5. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT IMMEDIATELY IN WRITING.
- 6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THE PROJECT SITE.

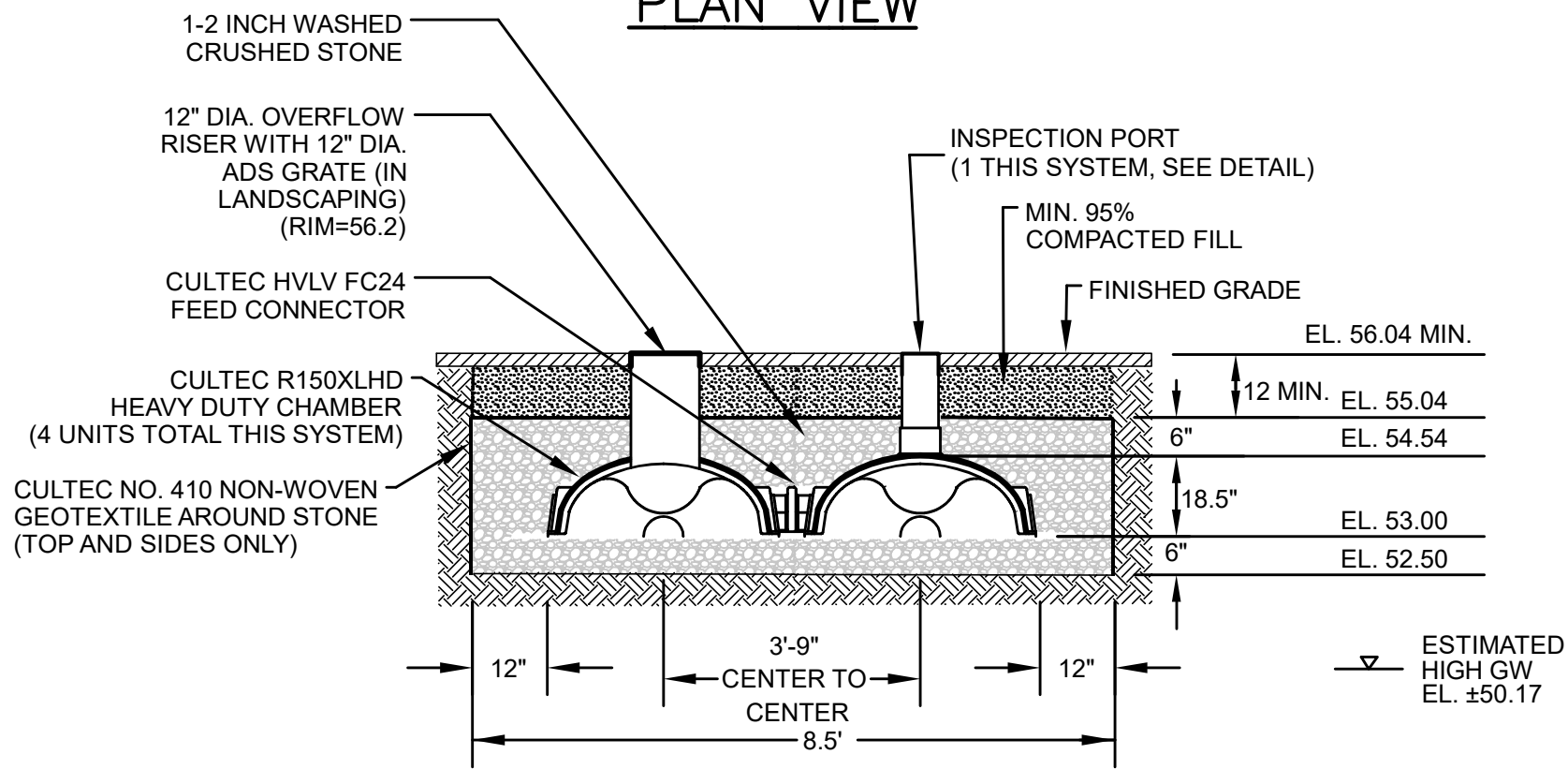


TYPICAL UTILITY TRENCH DETAIL (NOT TO SCALE)

**MINIMUM PIPE COVER
WATER LINES: 5'
SEWER LINES: 3'



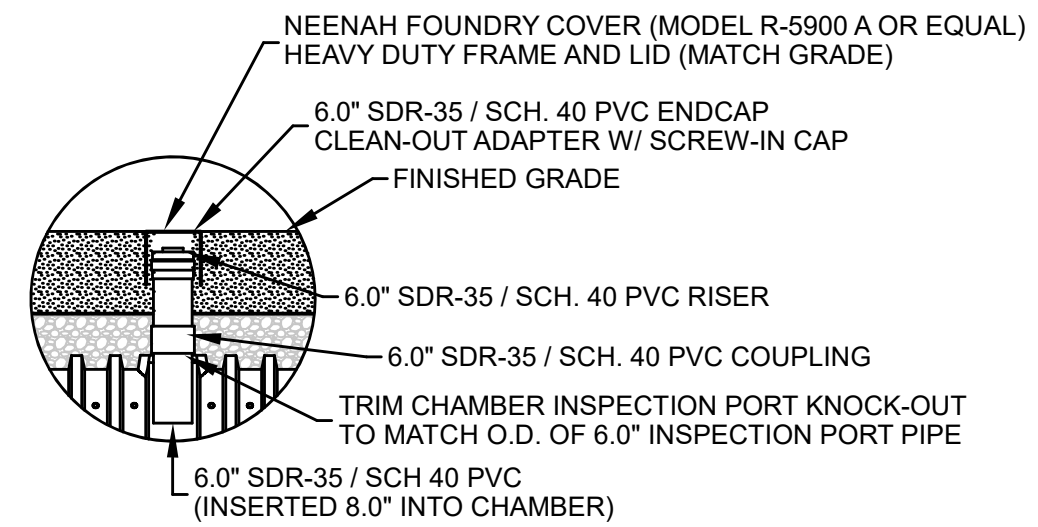
PLAN VIEW



SECTION VIEW

SUBSURFACE INFILTRATION SYSTEM (TYPICAL DETAILS)

REFER TO UTILITY PLAN FOR ACTUAL CHAMBER LAYOUT
NOT TO SCALE



TYPICAL INSPECTION PORT DETAIL NOT TO SCALE

NOTE:
DURING INSTALLATION, AREA TO BE EXCAVATED TO ELEVATION ±48.5 OR TO TOP OF LOAMY SAND (C LAYER) AND BE REPLACED WITH SAND OR LOAMY SAND UP TO ELEVATION 52.50.



App'd. by	
Chkd. by	
Revision Description	
Date	
No.	
1"=10'	
JUL. 10, 2026	
JAC	
CV	
JAC	
C-4	

PROPOSED RESIDENTIAL RECONSTRUCTION
40A HERSEY STREET (ASSESSORS ID: 70-0-79-B)
HINGHAM, MASSACHUSETTS 02043

MORGAN RESIDENTIAL LLC
15 MARTINOLLE DRIVE
HINGHAM, MASSACHUSETTS 02043

UTILITY PLAN



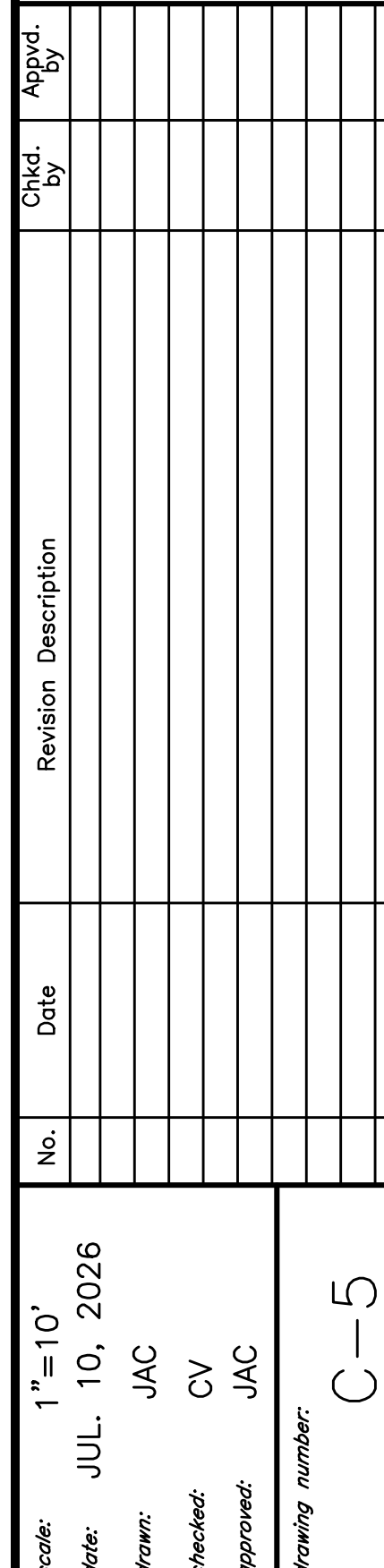
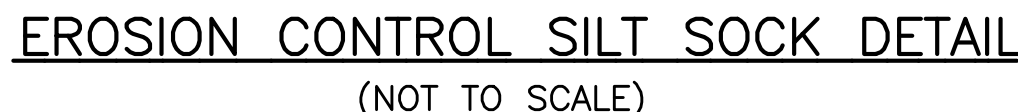
769 Plain Street, Suite A
Hingham, MA 02043
Tel: 781/315-0100 Fax: 781/315-4783
https://sitecnv.com/



EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON
THIS PLAN FROM "EXISTING CONDITIONS PLAN 40A HERSEY STREET,
HINGHAM, MA", PREPARED BY HOYT LAND SURVEYING, DATED
04-30-26.

ESTIMATED FOR INFORMATION PURPOSES ONLY

- | | | |
|-----|--|--------------|
| 1. | ISSUANCE OF BUILDING PERMIT | 0 DAYS |
| 2. | PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH ALL TOWN DEPARTMENT REPRESENTATIVES. | 0-10 DAYS |
| 3. | INSTALL EROSION CONTROL BARRIERS, INLET PROTECTION AND CONSTRUCTION ENTRANCES IN ACCORDANCE WITH THIS PLAN. | 0-10 DAYS |
| 4. | SITE MOBILIZATION. | 0-10 DAYS |
| 5. | DEMOLISH EXISTING HOUSE, GARAGE, DRIVEWAY AND WALKS. REMOVE TREES. | 10-20 DAYS |
| 6. | EXCAVATION FOR FOUNDATION / FOOTING INSTALLATION. | 10-20 DAYS |
| 7. | FOOTING INSTALLATION. | 20-30 DAYS |
| 8. | FORM AND POUR FOUNDATION WALLS. | 20-30 DAYS |
| 9. | BACKFILL FOUNDATION WALLS. | 20-30 DAYS |
| 10. | COMPLETE SUBSURFACE UTILITY CONNECTION INFRASTRUCTURE. | 20-30 DAYS |
| 11. | INSTALL STORMWATER INFILTRATION SYSTEM. | 30-40 DAYS |
| 12. | ERECT HOUSE FRAME. | 40-70 DAYS |
| 13. | BUILDING EXTERIOR AND INTERIOR FINISHING. | 70-100 DAYS |
| 14. | COMPLETE FINAL CONSTRUCTION INCLUDING DRIVEWAY, WALKS AND LANDSCAPING. | 100-130 DAYS |
| 15. | LOAM AND SEED ALL REMAINING DISTURBED AREAS. | 100-130 DAYS |
| 16. | COMPLETE POST-CONSTRUCTION SWEEPING IN DRIVEWAY AND STREET. | 130-140 DAYS |
| 17. | REMOVE EROSION CONTROL DEVICES ONCE ALL SURFACES ARE STABILIZED WITH ADEQUATE VEGETATION (75% OR MORE SURFACE COVERAGE). | 130-140 DAYS |
| 18. | FINAL INSPECTIONS AND OCCUPANCY. | 140-160 DAYS |



project: **PROPOSED RESIDENTIAL RECONSTRUCTION
40A HERSEY STREET (ASSESSORS ID: 70-0-79.B)**

client: MORGAN RESIDENTIAL LLC
15 MARYKNOLL DRIVE

drawing title:

EROSION CONTROL PLAN

EROSION CONTROL PLAN



769 Plain Street, Suite A
Marshfield, MA 02050
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