

PROPOSED SINGLE FAMILY HOME RECONSTRUCTION
AT
- 40A HERSEY STREET -
IN
HINGHAM, MASSACHUSETTS



SCALE: 1"=500'

LAND SURVEYOR:
HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH, MA 02189

NO.	DRAWING TITLE
CS-1	COVER SHEET
--	EXISTING CONDITIONS PLAN (BY OTHERS)
C-1	DEMOLITION PLAN
C-2	SITE & LANDSCAPING PLAN
C-3	GRADING PLAN
C-4	UTILITY PLAN
C-5	EROSION CONTROL PLAN

 SITEC ENGINEERING & CONSTRUCTION, INC. 1460 Main Street, Suite A Troy, MI 48063-1000 Email: ESI@SITEC.COM http://www.sitec.com/		PROJECT: PROPOSED RESIDENTIAL RECONSTRUCTION 40A HERSEY STREET (ASSESSORS ID: 70-0-79-B) HINGHAM, MASSACHUSETTS 02043 CLIENT: MORGAN RESIDENTIAL LLC 1000 WASHINGTON STREET HINGHAM, MASSACHUSETTS 02043 DRAWING TITLE: COVER SHEET		AS SHOWN JUL 10, 2026 DATE: BY: CHECKED: CV APPROVED: JAC DRAWING NUMBER: CS-1		NO. DATE REVISION DESCRIPTION		DATE BY REVISION		APPROVED: DATE:	
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ZONING DISTRICT: RESIDENCE A

SEAM M. TRUST

STOCKADE FENCE

568.26, 38.7 W

61.66

12.4

58

60

N/F
WALTERS/
CUMMINGS

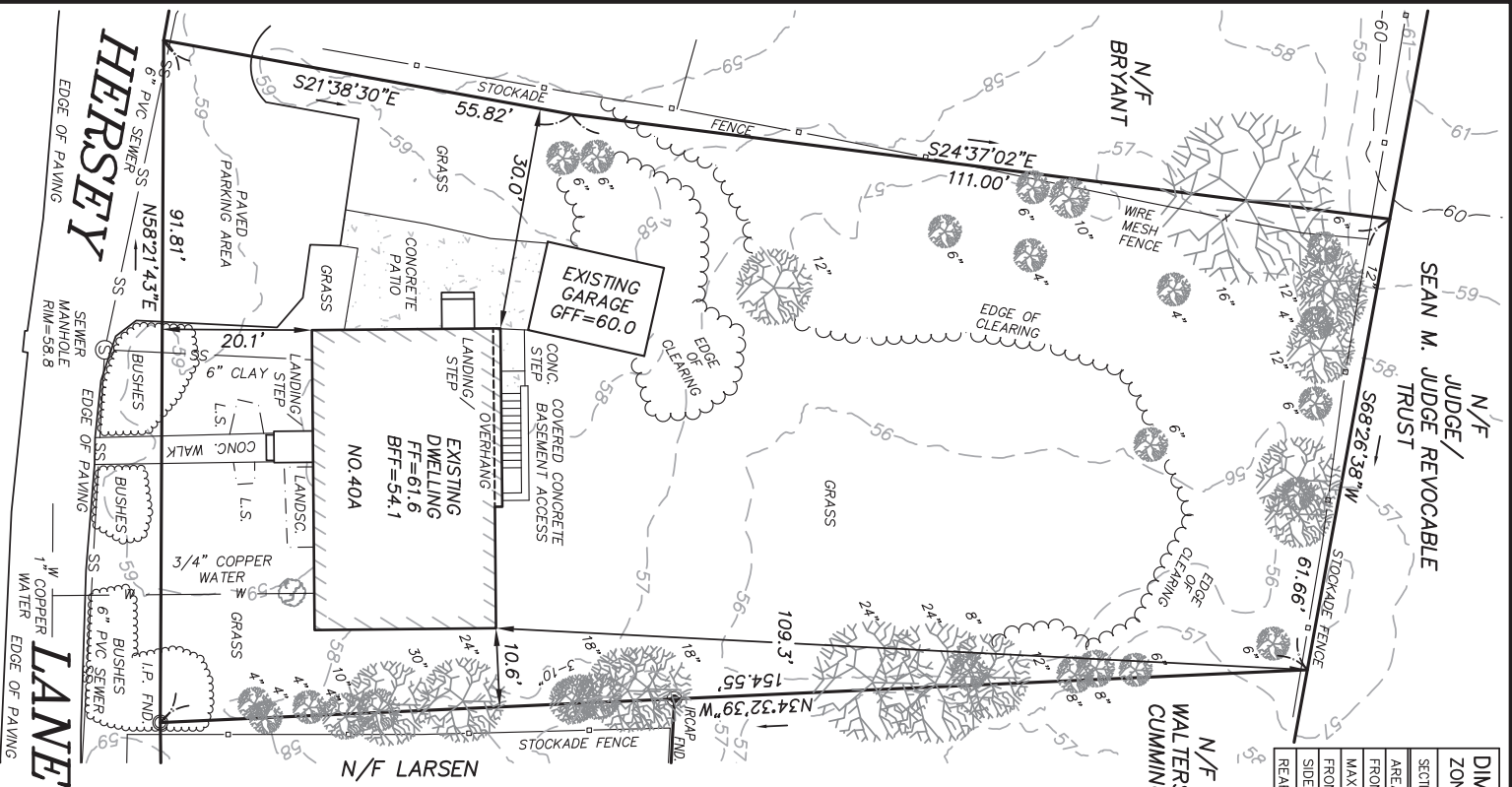
CURRENT OWNER:
JOSHUA AARONS

PLAN REFERENCE:
RECORD BOOK 3190 PAGE 14

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

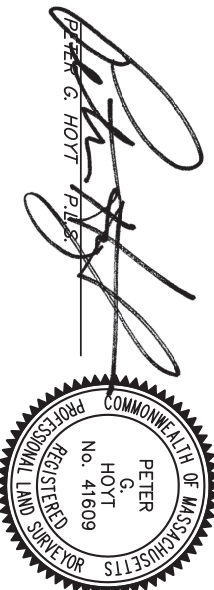
FEMA REFERENCE:
ZONE X
FIRM 25023C00821
DATED 7-03-24

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.



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

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



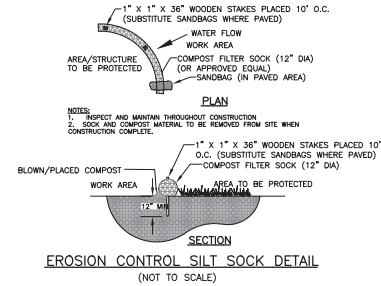
HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192



PROTECTED TREES INFORMATION

THERE ARE NO PROTECTED TREES ON THE PROPERTY. THE FOLLOWING LISTS TREES PROPOSED FOR REMOVAL IN THE TREE YARD, THE TREES TO BE REMOVED ARE ALL NORWAY MAPLE AND ARE CONSIDERED INVASIVE SPECIES.

- (3)-6" DIA. (DBH) NORWAY MAPLE
- (1)-4" DIA. (DBH) NORWAY MAPLE



DEMOLITION NOTES:

- NO DEMOLITION IS TO PROCEED UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS ARE OBTAINED BY THE CONTRACTOR.
- SUITABLE MEANS TO CONTROL DUST WILL BE PRACTICED BY THE CONTRACTOR DURING ALL DEMOLITION ACTIVITIES.
- ALL VOIDS BELOW GROUND RESULTING FROM DEMOLITION ACTIVITIES WILL BE FILLED BY THE CONTRACTOR WITH APPROVED SOIL MATERIALS CONSISTING OF CLEAN SANDS, STONES AND GRAVEL FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS ALL AREAS WILL BE FREE FROM ANY FROZEN MATERIALS, STANDING WATER, DEBRIS, TRASH OR OTHER DELETERIOUS SUBSTANCES. PLACE FILL MATERIALS IN HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- ALL DEMOLITION MATERIALS WITH THE EXCEPTION OF ANY SOIL, WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT THE EARLIEST POSSIBLE TIME AND DISPOSED OF ACCORDING TO ALL STATE, FEDERAL AND LOCAL REGULATIONS. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS WILL BE IN ACCORDANCE WITH THE PROCEDURES AUTHORIZED BY THE LOCAL FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCY OR DEPARTMENT.
- ALL UTILITIES TO EXISTING STRUCTURES MUST BE CLEARLY MARKED OUT FOR LOCATION PRIOR TO ANY DEMOLITION. THE CONTRACTOR WILL CONTACT THE APPROPRIATE UTILITY COMPANY AND FOLLOW THE REGULATORY PROCEDURE FOR CLOSURE. PRIOR NOTIFICATION MUST BE GIVEN TO ALL PARTIES AFFECTED AND TO THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY DEMOLITION ACTIVITY THAT MAY INTERFERE WITH ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES. SEE THE UTILITY PLAN FOR ADDITIONAL UTILITY REMOVAL AND RELOCATION.
- THE LOCATION OF ALL UTILITIES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIGSAFE" (1-888-344-7233) AND ANY NON-MEMBER UTILITY COMPANIES, INCLUDING THE BOSTON WATER AND SEWER COMMISSION, TO MARK OUT THEIR UTILITIES A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND THAT SHORING SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING PROVISIONS TO ENSURE STABILITY OF CONTIGUOUS STRUCTURES AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND REQUIREMENTS OF THOSE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL ACTIVE AND INACTIVE UTILITIES THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENGAGE A LICENSED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL SITE AND LAYOUT SURVEY WORK. THE CONTRACTOR SHALL INCLUDE IN HIS WORK ALL SURVEYING OF ANY TYPE OR NATURE REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED.
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROLS, AND STABILIZED CONSTRUCTION ENTRANCE/ANTI-TRACKING PADS PRIOR TO ANY DEMOLITION OR CONSTRUCTION AND TO MAINTAIN THESE EROSION CONTROLS DURING DEMOLITION AND CONSTRUCTION.



Project	Client	Revision	Description	Date	No.
PROPOSED RESIDENTIAL RECONSTRUCTION	40A HERSEY STREET (ASSESSORS ID: 70-0-79.8)				
	HINGHAM, MASSACHUSETTS 02043				
	MORGAN RESIDENTIAL LLC				
	15 MARKNOVA DRIVE				
	HINGHAM, MASSACHUSETTS 02043				

Scale	Notes	Drawn	Checked	Reviewed	Approved
1"=10'	JUL 10, 2026	JAC			

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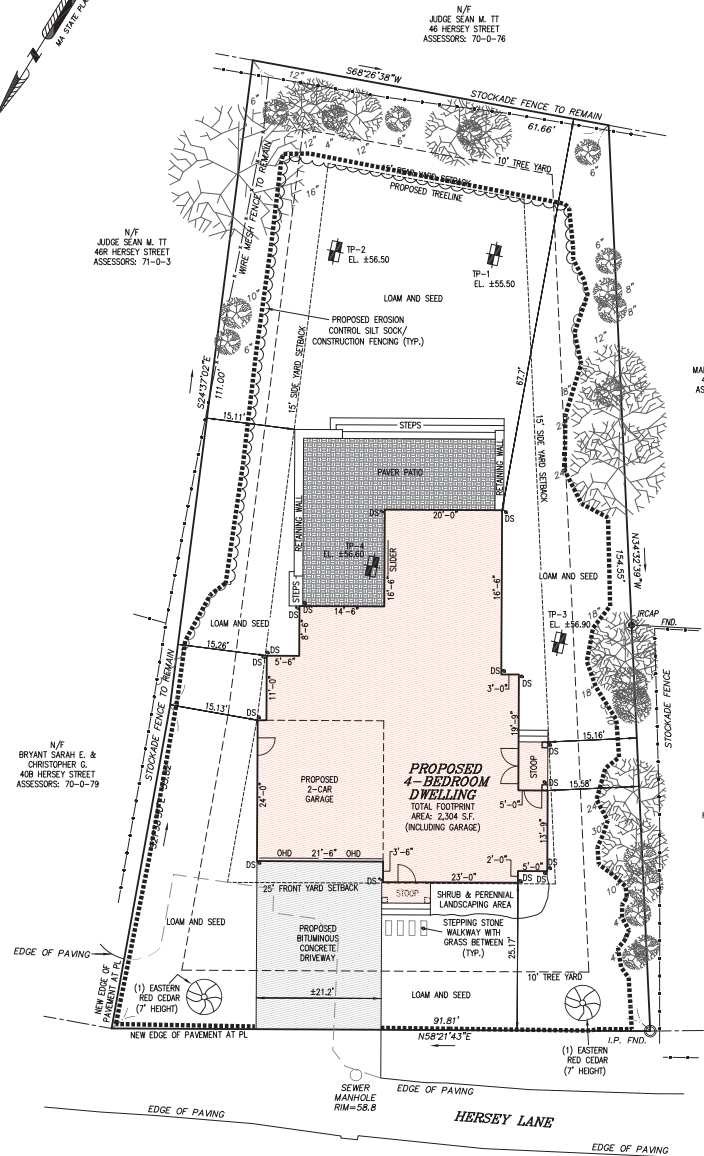
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FLOOR AREA INFORMATION:

GROSS FLOOR AREA:
BASEMENT: 1,797 S.F.
FIRST FLOOR: 1,797 S.F.
SECOND FLOOR: 2,077 S.F.
ATTIC: 650 S.F.
GARAGE: 516 S.F.
TOTAL: 6,837 S.F.

LAND AREA:

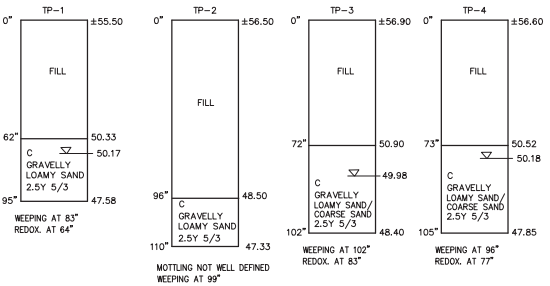
FIRST FLOOR: 1,797 S.F.
SECOND FLOOR: 2,077 S.F.
TOTAL: 3,874 S.F.

PLAN REFERENCE:

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

SOIL DATA

PERFORMED BY: JEFFREY A. COUTURE
DATE: JULY 10, 2026



LAND DISTURBANCE INFORMATION:

TOTAL PROPOSED LAND DISTURBANCE: ±9,640 S.F.
DISTURBANCE ON LAND WITH SLOPES <10%: ±9,640 S.F.
DISTURBANCE ON LAND WITH SLOPES >10%: 0 S.F.

IMPERVIOUS SURFACE ANALYSIS:

EXISTING CONDITIONS: 2,473 S.F.
(HOUSE, GARAGE, BIT. CONC. PAVEMENT, WALKS, PATIO, PORCHES)

PROPOSED CONDITIONS: 3,816 S.F.
(HOUSE, GARAGE, BIT. CONC. PAVEMENT, PATIO, RETAINING WALLS AND STUOPS)

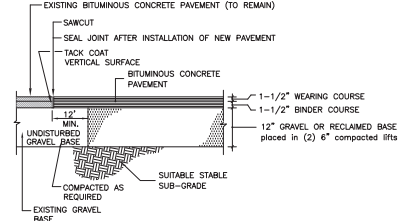
NET INCREASE IN IMPERVIOUS SURFACES: 1,343 S.F.

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(3)-6" DIA. (DBH) NORWAY MAPLE
(1)-4" DIA. (DBH) NORWAY MAPLE

- TREE PROTECTION NOTES:**
- TEMPORARY FENCING (4-FOOT HIGH) SHALL BE PLACED AT THE DIAPHRANE OF THE TREE(S) TO BE SAVED. TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
 - DEAD TREES, SCRUB OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO DISTURBANCE UNDER THE DIAPHRANE OF TREES TO BE PRESERVED.
 - PLACE 6-INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
 - NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. ANY WORK REQUIRED WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
 - NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.
 - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1-INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.



PAVING SECTION
NOT TO SCALE

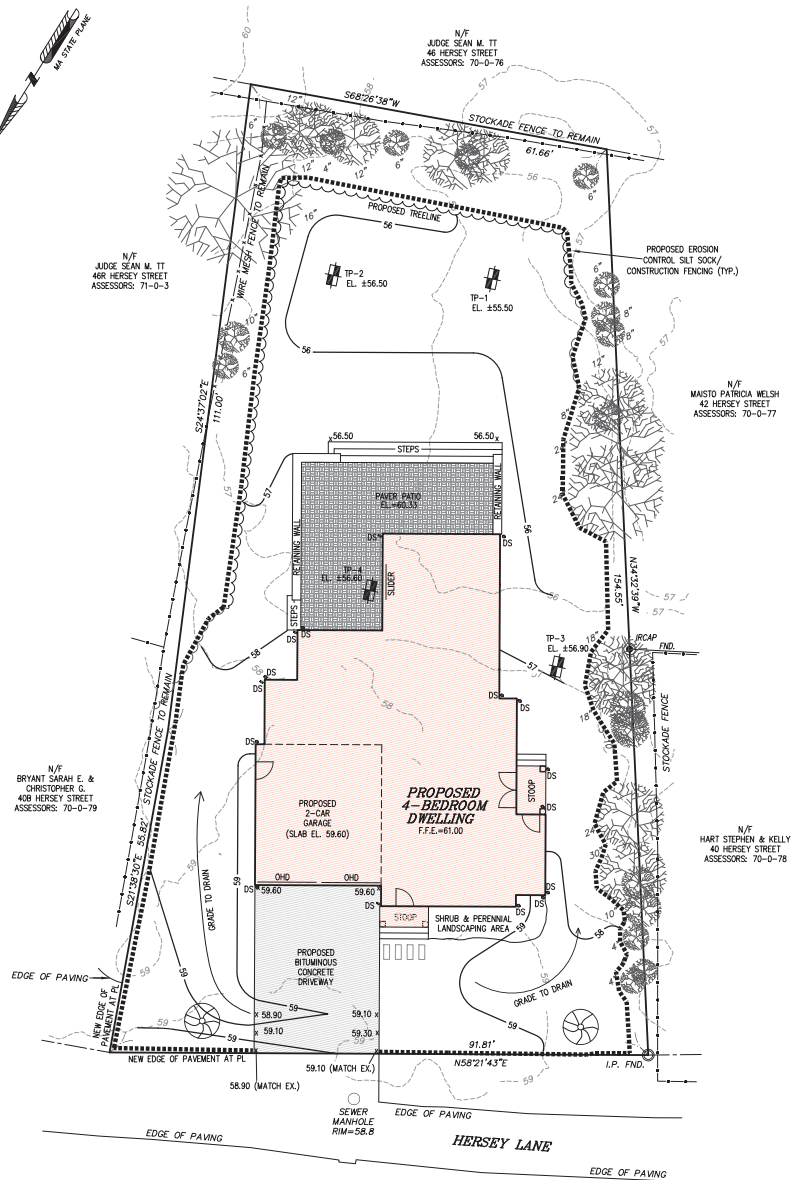
Project	Proposed Residential Reconstruction 40A HERSEY STREET (ASSESSORS ID: 70-0-79.8) HINGHAM, MASSACHUSETTS 02043
Client	MORGAN RESIDENTIAL LLC 15 MARYKNOLL DRIVE HINGHAM, MASSACHUSETTS 02043
Drawn By	JAC
Checked By	CV
Approved By	JAC
Drawing Number	C-2

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SITEC
ENGINEERING &
ENVIRONMENTAL
CONSULTANTS, INC.
1000 STATE STREET, SUITE 200
HINGHAM, MA 02043
TEL: 781.334.4783
WWW.SITEC-MA.COM

File No. SE26-2001



STORMWATER SUMMARY

STORM EVENT	EXISTING VS. PROPOSED PEAK FLOW RATES & VOLUMES (TO LOW AREA ON LOT)			
	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

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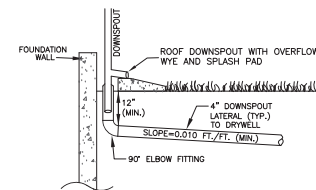
EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON THIS PLAN FROM "EXISTING CONDITIONS PLAN 40A HERSEY STREET, HINGHAM, MA", PREPARED BY HOYT LAND SURVEYING, DATED 04-30-26.

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



Project No. _____
Client _____

Revision Description _____
Date _____

No. _____
Scale _____

Drawn by _____
Checked by _____

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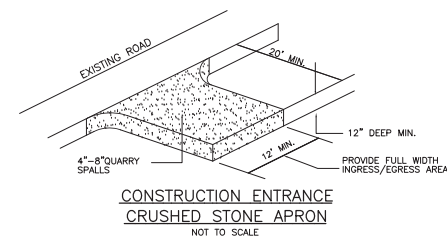
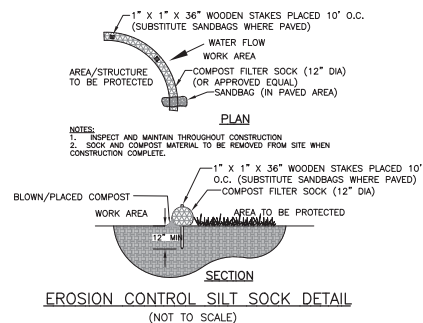
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EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON
THIS PLAN FROM "EXISTING CONDITIONS PLAN 40A HERSEY STREET,
HINGHAM, MA", PREPARED BY HOYT LAND SURVEYING, DATED
04-30-26.

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 SURFACE 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 |

[illegible]

code:	1"=10'
date:	JUL. 10, 2026
from:	JAC
checked:	CV
approved:	JAC
drawing number:	C-5

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MORGAN RESIDENTIAL LLC

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drawing title: EROSION CONTROL PLAN



File No. SE26-2001