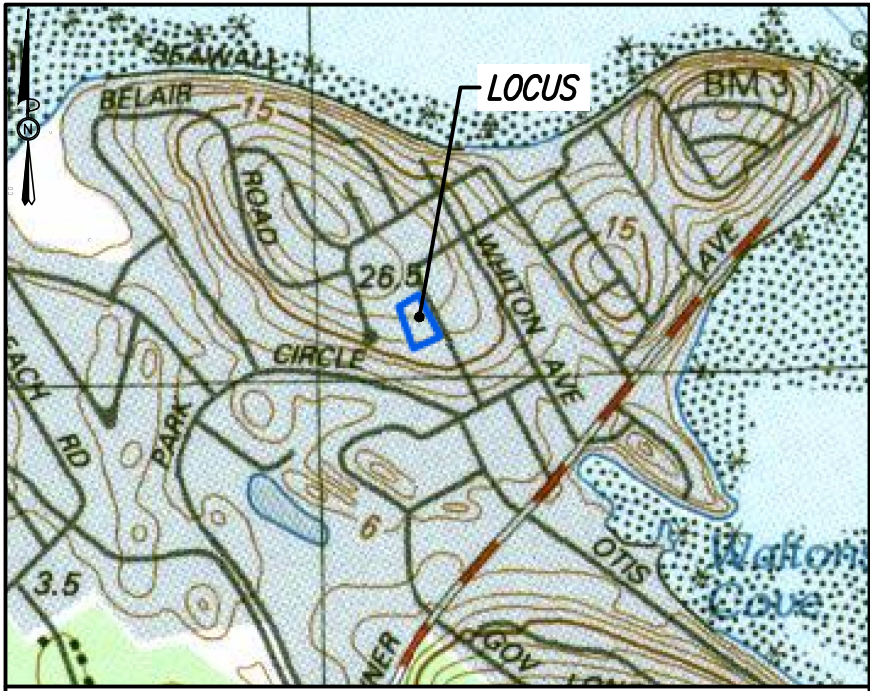




LOCATION MAP SCALE: 1" = 1000'±

RECORD OWNER:
ASSESSORS MAP 17 LOT 20
22 HOWE STREET
HINGHAM, MA 02043

SEAN & MAIREN MARSHALL
22 HOWE STREET
HINGHAM, MA 02043
DEED BOOK 61124, PAGE 208
PLAN BOOK 1, PAGE 256

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C00019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SITE PLAN REVIEW THRESHOLDS

1. TOTAL LAND DISTURBANCE/ALTERATION: 16,752± S.F.
2. LAND DISTURBANCE/ALTERATION OF SLOPES GREATER THAN 10%: 0± S.F.

CUT-FILL CALCULATION

1. CUT: 33 C.Y. FILL: 278 C.Y.

-CUT AND FILL CALCULATION WAS PERFORMED ON A SURFACE TO SURFACE BASIS (EXISTING AND PROPOSED)

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS FOR THE PROPERTY LOCATED AT #22 HOWE STREET, HINGHAM TO ACCOMPANY THE SITE PLAN REVIEW APPLICATION FOR REVIEW BY THE PLANNING BOARD. FOR ALL DETAILED PROPERTY LINE AND LOT AREA INFORMATION PLEASE REFER TO THE EXISTING CONDITIONS PLAN (SEE NOTE 2).
2. THIS SITE PLAN UTILIZES AN EXISTING CONDITIONS PLAN PREPARED BY C & G SURVEY COMPANY TITLED "EXISTING CONDITIONS PLAN FOR 22 HOWE STREET IN HINGHAM, MA" AND DATED JUNE 19, 2026. TOPOGRAPHIC AND DETAIL INFORMATION FOR EXISTING CONDITIONS IS BASED UPON THE AFOREMENTIONED PLAN.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. SUBJECT SITE IS WITHIN THE RESIDENCE A ZONING DISTRICT AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP.

ENVIRONMENTAL NOTES:

1. SITE IS NOT LOCATED WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

CONSTRUCTION PHASING:

BELOW IS A GENERAL CONSTRUCTION PHASING.

1. EXTENTS OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.
2. REVIEW OF EXISTING GRAVEL AREA TO ENSURE IT IS IN ADEQUATE CONDITION TO SERVE AS A CONSTRUCTION ENTRANCE.
3. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES, AT A MINIMUM, MONTHLY AND REMOVE BUILDUP AND REPAIR AS NEEDED.
4. DEMOLITION OF EXISTING SITE FEATURES AS NEEDED.
5. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LADEN RUNOFF.
6. CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.
7. GRADING OF SITE, AND DIGGING OF UTILITY TRENCHES TO DEFINED SUBGRADE AND INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED TO BE REUSED AS TOPSOIL ON THE PROJECT.
8. PLACING OF FILL OR SUITABLE MATERIAL ON ALL APPLICABLE AREAS.
9. LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACK-FILL, TAKING CARE TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.
10. FINE GRADING FOR THE PAVED AREAS AND DRAINAGE SYSTEMS TO BE COMPLETED.
11. INSTALL PAVEMENT BASE MATERIALS AND PAVE BINDER COURSE OF DRIVEWAY.
12. INSTALL TOP COURSE OF PAVING.

13. THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED OR SEEDED. IN THE EVENT THAT WEATHER CONDITIONS PREVENT FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TEMPERATURE AND WEATHER IS SUITABLE FOR GRASS GROWING. A FINAL INSPECTION WILL ENSURE THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. SILT FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE SITE HAS PASSED FINAL INSPECTION. VEGETATION IS TO BE OF A UNIFORM DENSITY OF AT LEAST 75% FOR ACCEPTANCE.

SITE GENERAL NOTES

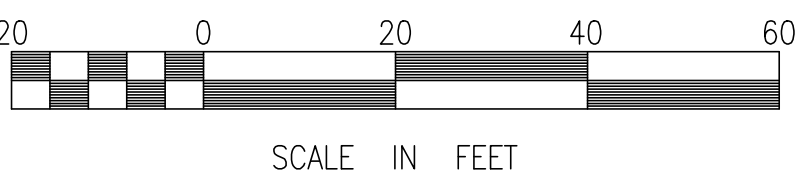
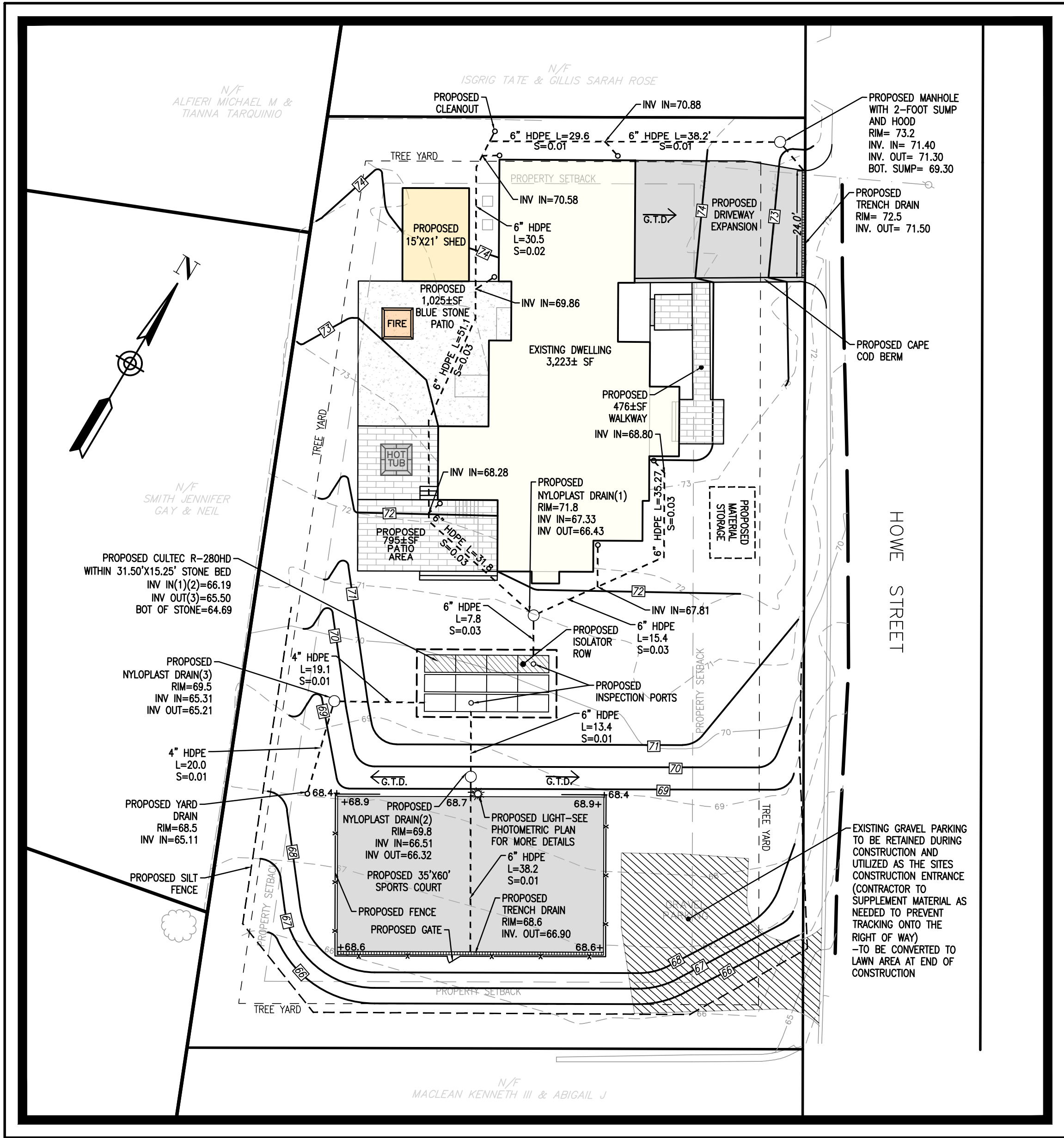
1. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY/ALL CONSTRUCTION RELATED PERMITS ASSOCIATED WITH THE WORK TO BE PERFORMED. THIS INCLUDES SUCH ITEMS AS TRENCH PERMITS; DRAIN LAYER PERMITS, NPDES NOTICE OF INTENT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY/ALL SUCH PERMITS REQUIRED TO PERFORM THEIR WORK. PERMIT APPLICATION FEES WILL BE PAID FOR BY THE OWNER. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO HOMESTEAD CONSULTING ENGINEERS AND C & G SURVEY COMPANY IMMEDIATELY.
4. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
5. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO HOMESTEAD CONSULTING ENGINEERS (HCE), LLC., BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY HCE, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION.
7. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GRADING AND DRAINAGE NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER, DRAINAGE AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.
3. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
4. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
5. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
6. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
7. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
8. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO SEDIMENTATION BAGS OR APPROVED EQUAL.
9. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED HDPE PIPE UNLESS OTHERWISE NOTED.
11. PROTECT PROPOSED INFILTRATION SYSTEMS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION SYSTEMS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL AND APPROVED FOR USE BY THE ENGINEER.

UTILITY NOTES

1. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
3. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
4. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
5. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED, WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
6. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
8. THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN PLANNING BOARD.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN DEPARTMENT OF PUBLIC WORKS REQUIREMENTS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.



Joshua L. Green
8-3-26

HOMESTEAD CONSULTING ENGINEERS
2 SHARP STREET, UNIT A, HINGHAM, MA 02043
HOMESTEADENG.COM

SITE PLAN
22 HOWE STREET
HINGHAM, MASSACHUSETTS 02043

APPLICANT SEAN MARSHALL
22 HOWE STREET
HINGHAM, MA 02043

PROJECT NO: 900-114
SCALE: 1" = 20'
DATE: 07-09-26
DRAWN BY: JRJ
DESIGNED BY:
CHECKED BY: JLG

SITE PLAN

