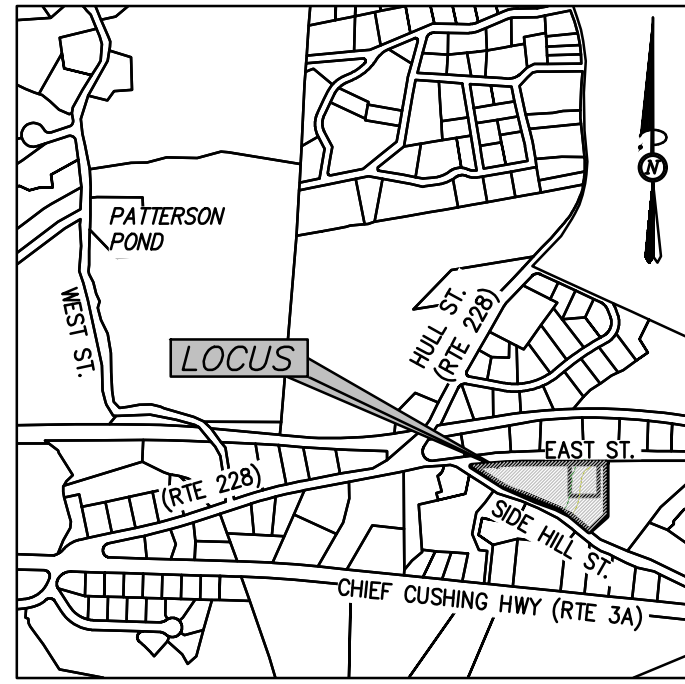




LOCUS MAP
Not to Scale



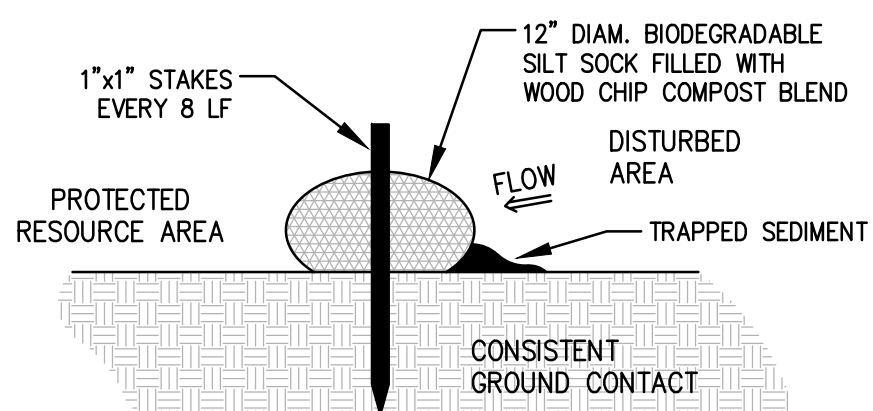
SOIL DATA (BY OTHERS)

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

WEAVING OBSERVED: NONE
STANDING OBSERVED: NONE
MOTTLED OBSERVED: NONE
REFUSAL @ 60"

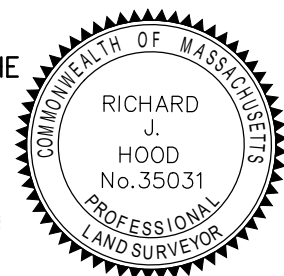
SILT SOCK EROSION CONTROL BARRIER



- 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.

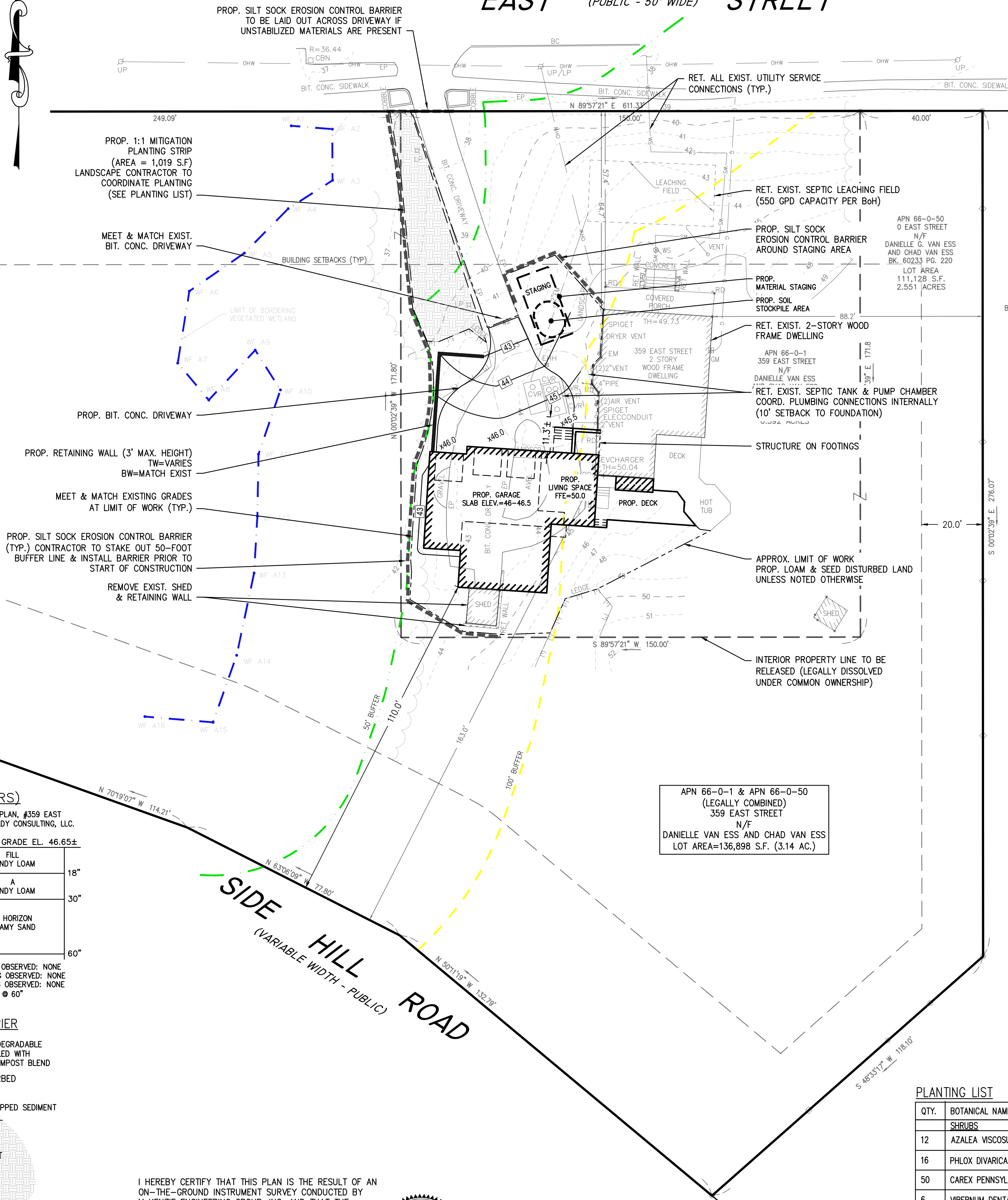
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. AND THAT THE PROPOSED INFORMATION SHOWN ON THIS PLAN MEETS THE REQUIREMENTS PER THE HINGHAM ZONING BYLAW.

RICHARD J. HOOD
RICHARD J. HOOD, PLS
DATE



SCALE: 1" = 20'
0 10 20 40 80

EAST (PUBLIC - 50' WIDE) STREET



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 & MITIGATION 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:**
A 1:1 MITIGATION PLANTING AREA IS PROPOSED ALONG THE RESOURCE AREA SIDE OF THE EXISTING DRIVEWAY. SEE PLANTING LIST FOR PROPOSED SPECIES. APPROX. 700 S.F. OF THE PROPOSED MITIGATION PLANTING AREA IS PROPOSED WITHIN THE 0-50-FOOT BUFFER ZONE ADJACENT TO THE EXISTING DRIVEWAY THAT IS CURRENTLY LAWN AREA.

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

- RIP RAP

- DECIDUOUS TREE

- CONIFEROUS TREE

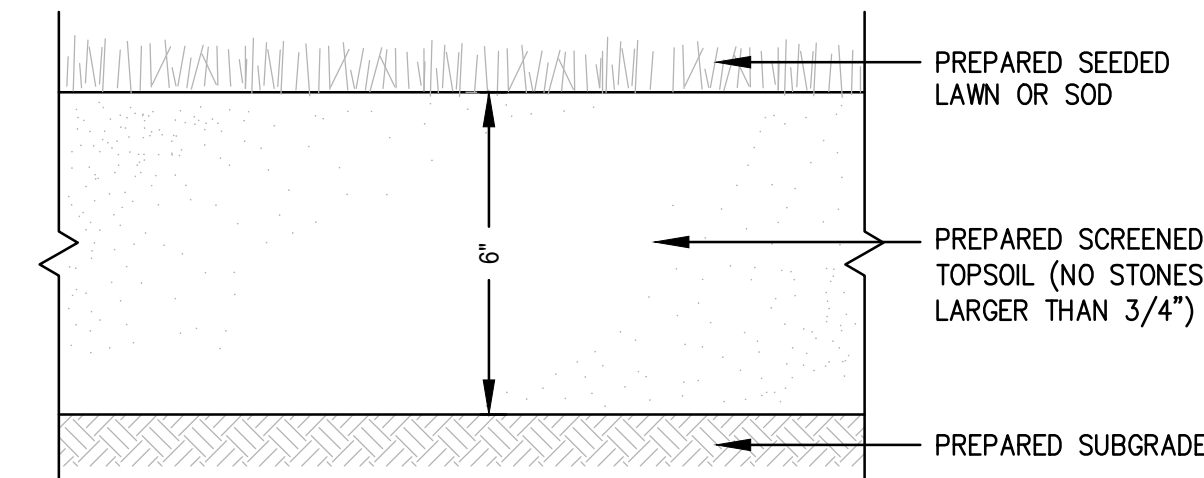
LINE DESIGNATORS

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

ABBREVIATIONS

- FTE FIRST FLOOR ELEVATION
- TH THRESHOLD ELEVATION
- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
- CCB CAPE COD BERM
- EP EDGE OF PAVEMENT
- BC BITUMINOUS CONCRETE CURB
- RET WALL RETAINING WALL
- CONC. CONCRETE

LOAM AND SEED DETAIL SCALE: N.T.S.

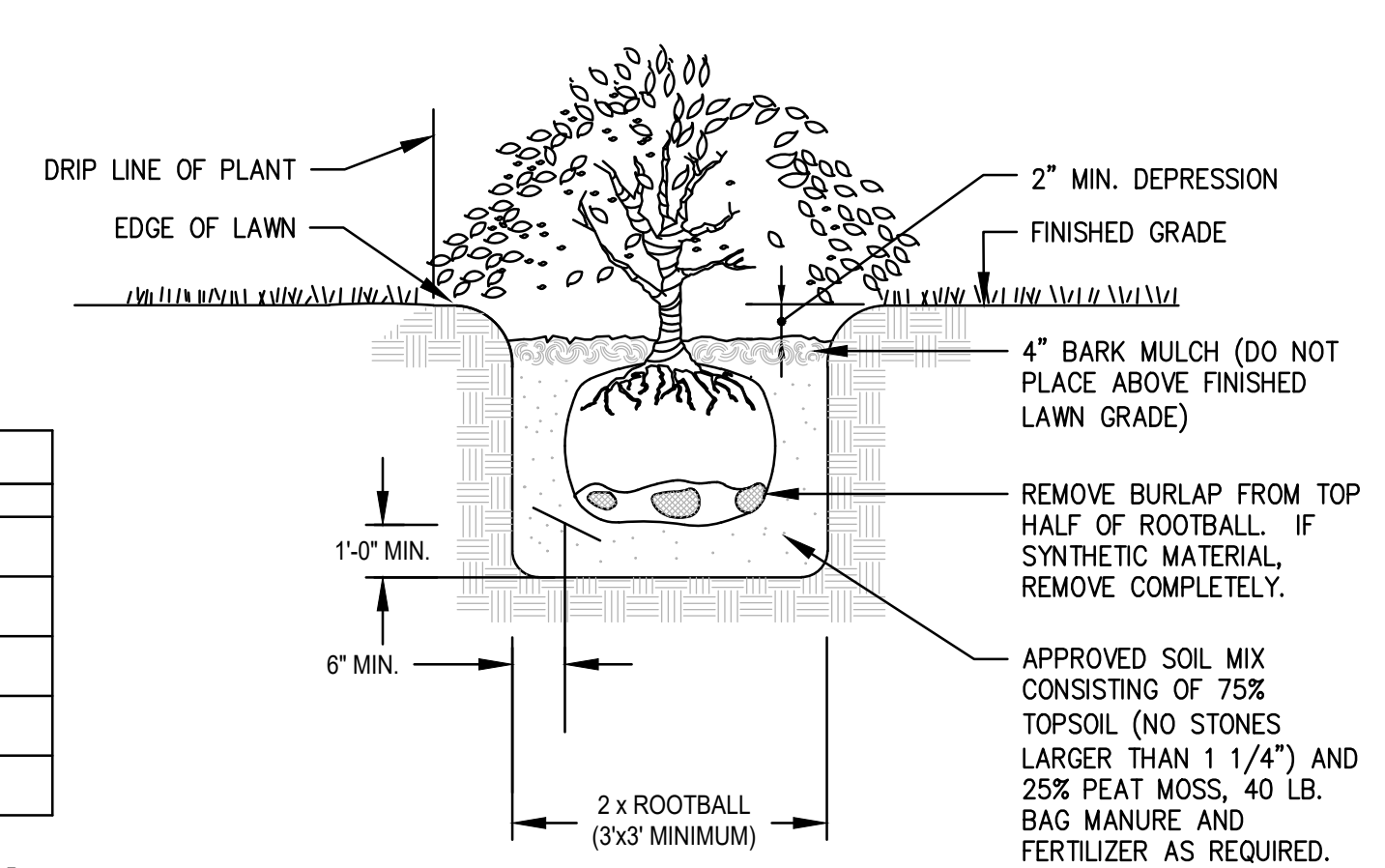


NOTES:

- TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
- TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4" INCH	100
No.4	85-100
No.40	60-85
No.100	38-60
No.200	28-40

TYPICAL SHRUB PLANTING DETAIL SCALE: N.T.S.



PLANTING LIST

QTY.	BOTANICAL NAME	COMMON NAME
	SHRUBS	
12	AZALEA VISCOSUM	SWAMP AZALEA
16	PHLOX DIVARICATA	WOODLAND PHLOX
50	CAREX PENNSYLVANIA	PENNSYLVANIA SEDGE
6	VIBERNUM DENTATUM	SOUTHERN ARROWWOOD
12	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH

PLANTING NOTE:
ALL PLANTING SHALL BE COORDINATED WITH THE LANDSCAPING CONTRACTOR. TREES MAY BE ADDED TO THE PLANTING BED BUT SHALL NOT REDUCE THE COUNT OF PROPOSED SHRUBS.

REV	DATE	DESCRIPTION	BY
1	7/31/2026	PER CONSERVATION COMM. REVIEW	AJC BCM

PREPARED BY:



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

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