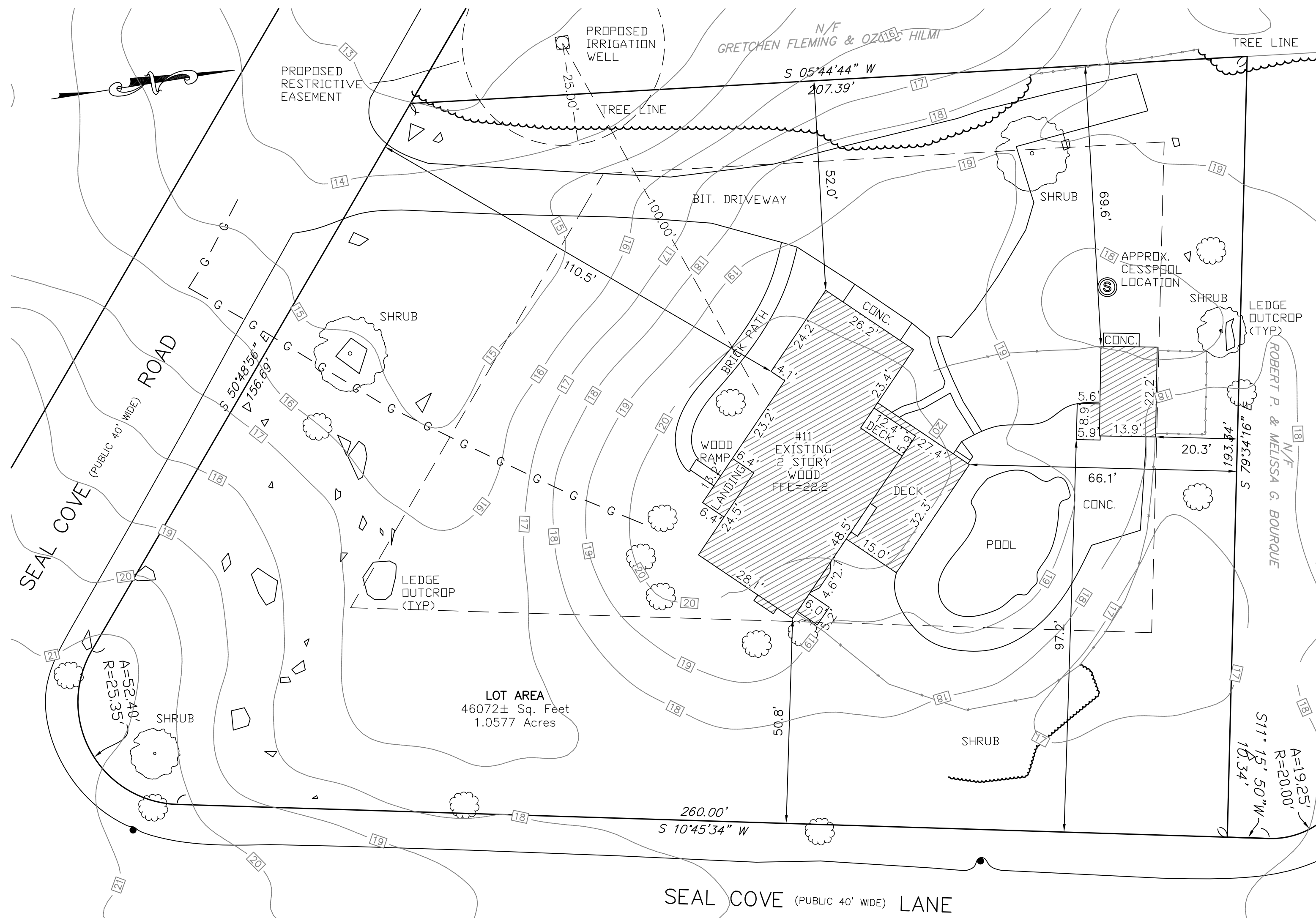
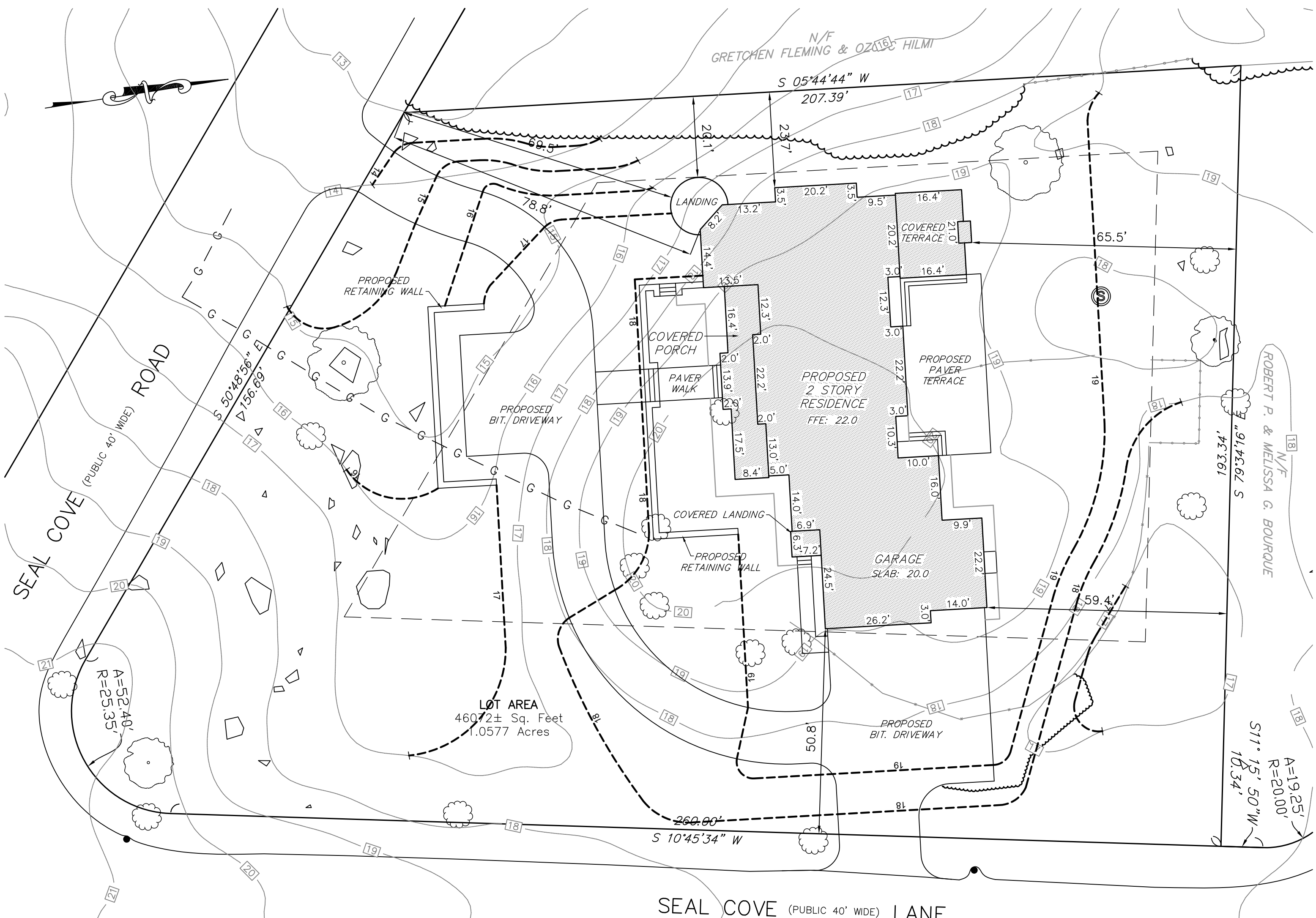




EXISTING

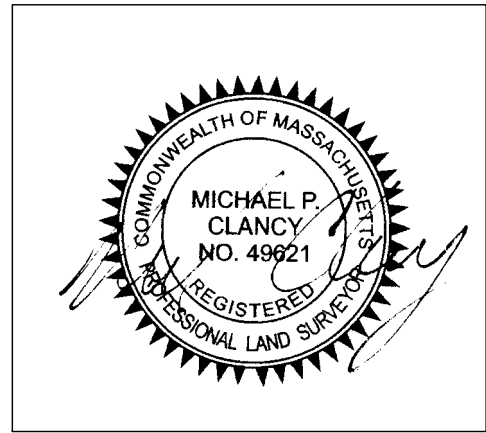


PROPOSED

- NOTES:
1. ZONING CLASSIFICATION – RC
 2. LOCUS DEED:
PLYMOUTH REGISTRY OF DEEDS BOOK 61228 PAGE 76
 3. PLAN REFERENCES:
PLYMOUTH REGISTRY OF DEEDS PLAN BOOK 6 PAGE 986
 4. LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY
PANEL 2502680038K, DATED JULY 3, 2024

ZONING DISTRICT
RC

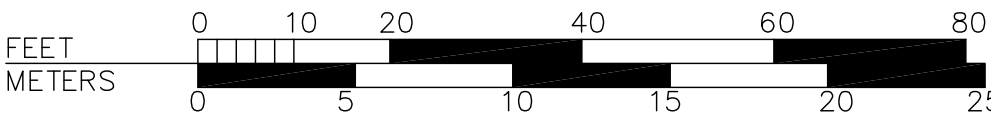
REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	40,000	46,072±	46,072±
MINIMUM LOT FRONTAGE	FT.	150.0	156.69	156.69
SEAL COVE LN FRONT SETBACK	FT.	50.0	50.8	50.8
SEAL COVE RD FRONT SETBACK	FT.	50.0	110.5	69.5
SIDE SETBACK	FT.	20.0	52.0	20.1
REAR SETBACK	FT.	20.0	66.1	59.4
BUILDING HEIGHT	FT.	35.0	24.8	34.9

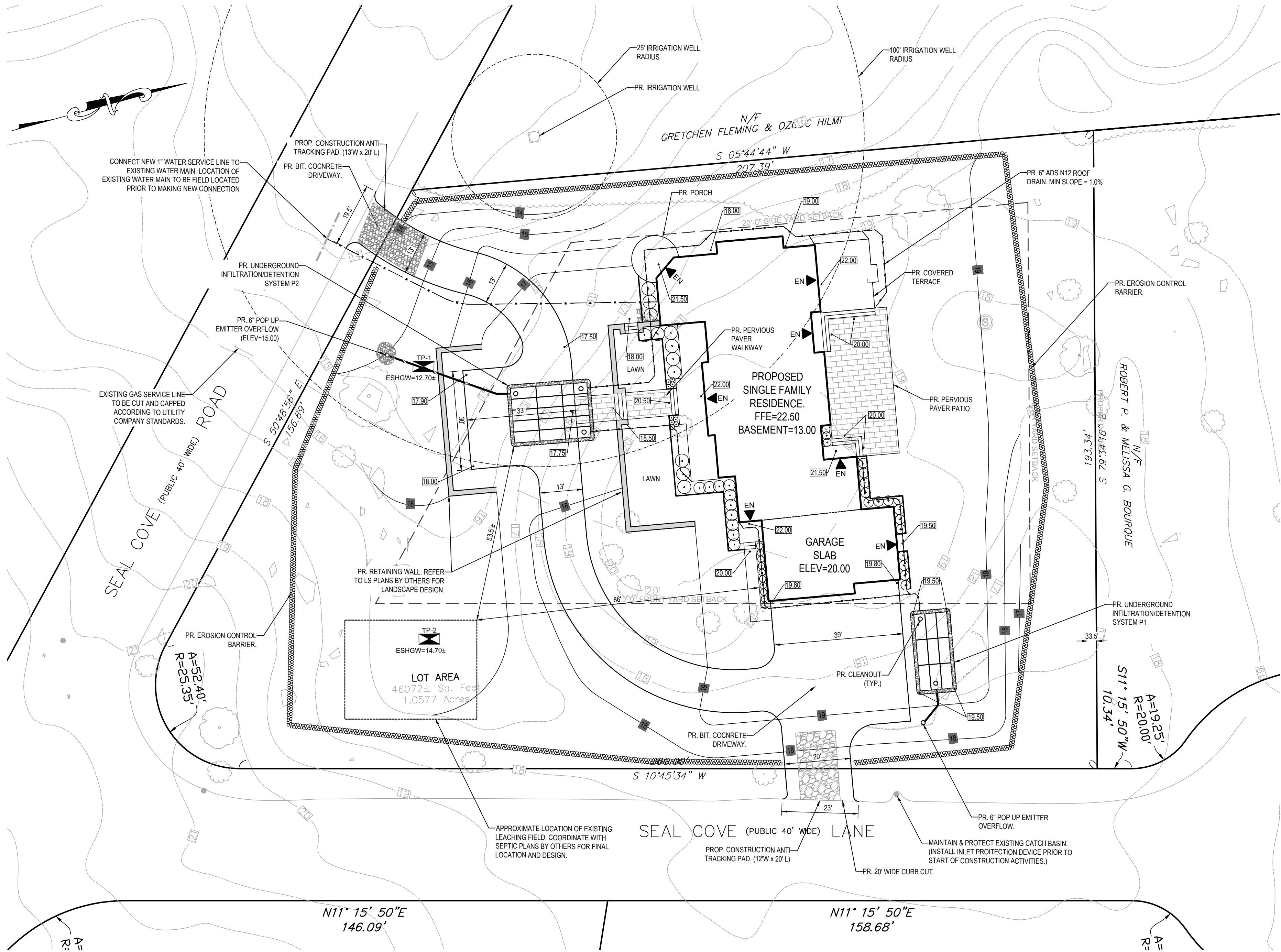


PLOT PLAN
FOR
11 SEAL COVE ROAD
IN
HINGHAM, MA.
SCALE: 1"=20' JUNE 6, 2026

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

PROPOSED ADDED: AUGUST 7, 2026





- PLAN NOTES**
- PROPOSED GRADING, DRAINAGE & UTILITY PLAN SHALL BE UTILIZED FOR THE GRADING, DRAINAGE AND UTILITY CONSTRUCTION. REFER TO SITE PLAN AND ARCHITECTURAL PLANS FOR BUILDING DESIGN AND LAYOUT.
 - CONTRACTOR SHALL COORDINATE WITH THE TOWN OF HINGHAM DPW AND ENGINEERING DEPARTMENT PRIOR TO THAT START OF CONSTRUCTION ACTIVITIES.
 - ALL PROPOSED UTILITIES SHALL COMPLY WITH THE TOWN OF HINGHAM STANDARDS.
 - CONTRACTOR SHALL COORDINATE WITH TOWN OF HINGHAM PRIOR TO MAKING ANY CONNECTIONS WITHIN THE RIGHT OF WAY.
 - COORDINATE WITH LOCAL GAS AND ELECTRIC COMPANY FOR FINAL GAS AND ELECTRIC LOCATIONS.
 - ALL PROPOSED DRAIN PIPE SHALL BE ADS N12 PVC UNLESS OTHERWISE NOTED
 - ALL DOWNSPOUTS SHALL HAVE LEAF FILTER SCREEN WITH IN-LINE CLEANOUT & OVERFLOW AT EACH DOWNSPOUT LOCATION
 - ANY TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL SHALL BE EXCAVATED AND REMOVED FROM BELOW THE FOOTPRINT OF THE PROPOSED UNDERGROUND INFILTRATION SYSTEM UNTIL PARENT MATERIAL IS OBSERVED. BACKFILL AS REQUIRED WITH CLEAN GRANULAR SAND FREE FROM ORGANIC MATERIALS AND SILTS.
 - AT THE END OF CONSTRUCTION ACTIVITIES ALL DRAINAGE STRUCTURES SHALL BE CLEANED.
 - NO MODIFICATIONS TO THE APPROVED SITE PLANS SHALL BE MADE WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER. A REVISED SITE PLAN OR SKO WILL BE ISSUED BY THE DESIGN ENGINEER OF RECORD PRIOR TO ANY CHANGES BEING IMPLEMENTED.
 - COORDINATE WITH LOCAL ELECTRIC COMPANY REGARDING NEW ELECTRIC CONNECTION FOR PROPOSED HOUSE
 - REFER TO SEPTIC DESIGN PLAN BY OTHERS FOR FINAL SEPTIC DESIGN.
 - REFER TO LANDSCAPE PLANS BY OTHERS FOR LANDSCAPE AND PLANTING PLANS.

PLAN CALCULATIONS	
IMPERVIOUS CALCULATION:	
- EXISTING IMPERVIOUS:	
- ROOF =	3,191 SF
- DRIVEWAY =	3,985 SF
- HARDSCAPE =	2,781 SF
- TOTAL =	9,957 SF
- PROPOSED IMPERVIOUS:	
- ROOF =	4,917 SF
- DRIVEWAY =	5,208 SF
- HARDSCAPE =	1,301 SF
- TOTAL =	11,426 SF
IMPERVIOUS INCREASE = 1,469 SF	
*987 SF OF IMPERVIOUS CONSISTS OF PERVIOUS PAVERS	
AREA OF LAND DISTURBANCE: 32,000± SF	

DRAINAGE SCHEDULE	
UNDERGROUND INFILTRATION/DETENTION SYSTEM P1 12 (4 X 3 LAYOUT) CULTEC 100 HD CHAMBERS	UNDERGROUND INFILTRATION/DETENTION SYSTEM P1 15 (5 X 3 LAYOUT) CULTEC 100 HD CHAMBERS
BOTTOM OF STONE: 16.70	BOTTOM OF STONE: 14.70
BOTTOM OF CHAMBER: 17.20	BOTTOM OF CHAMBER: 15.20
TOP OF CHAMBER: 18.20	TOP OF CHAMBER: 16.20
TOP OF STONE: 18.50	TOP OF STONE: 16.70
INV(IN:6"): 17.20	INV(IN:6"): 15.70

PGB Engineering, LLC
49 Tupelo Road
Marshfield, MA 02050

FORM 11 - SOIL EVALUATOR FORM

Location Address or Lot Number: 11 Seal Cove Road

On-Site Review

Deep Hole Number TP-1 Date: 7/13/2026 Time: 8:35 Weather Sunny 75F
Location (Identify on site plan) Front yard Slope (%) 3-4 Surface Stones Ledge
Land Use Front yard
Vegetation Oaks, maples
Landform
Position on landscape (sketch on the back)
Distances from:
Open Water Body >100 feet Drainage way n/a feet
Possible Wet Area >100 feet Property Line 25 feet
Drinking Water Well >150 feet Other

DEEP OBSERVATION HOLE LOG*					
Depth from Surface (feet)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Moisture	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 12"	A	Loamy sand	10YR 3/2		Friable, dry
12" - 22"	B	Loamy sand	10YR 4/6	22"	Friable, dry
22" - 62"	C1	Sandy loam	2.5Y 6/3	7.5YR 5/8	Silty sand, moist, refusal at bottom Sample taken for sieve analysis

* MINIMUM OF 3 HOLES REQUIRED AT EVERY PROPOSED DISPOSAL AREA

Parent Material (geologic) coarse-loamy lodgment till Depth to Bedrock: 62"

Depth to Groundwater: Standing Water in the Hole: n/a Weeping from Pit Face: n/a

Estimated Seasonal High Ground Water: 22"

Percolation Test Date: Time:

Observation Hole # Time @ 9"

Depth of Perc Time @ 6"

Start Presoak Time (9" @ 1")

End Presoak Rate (min/in)

Performed By: Terry McSweeney, McSweeney Associates

Witnessed By: Patrick G. Brennan, P.E.

PGB Engineering, LLC
49 Tupelo Road
Marshfield, MA 02050

FORM 11 - SOIL EVALUATOR FORM

Location Address or Lot Number: 11 Seal Cove Road

On-Site Review

Deep Hole Number TP-2 Date: 7/13/2026 Time: 9:00 Weather Sunny 75F
Location (Identify on site plan) Front yard Slope (%) 3-4 Surface Stones Ledge
Land Use Front yard
Vegetation Oaks, maples
Landform
Position on landscape (sketch on the back)
Distances from:
Open Water Body >100 feet Drainage way n/a feet
Possible Wet Area >100 feet Property Line 30 feet
Drinking Water Well >150 feet Other

DEEP OBSERVATION HOLE LOG*					
Depth from Surface (feet)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Moisture	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 12"	A	Loamy sand	10YR 3/2		Friable, dry
12" - 22"	B	Loamy sand	10YR 4/6	22"	Friable, dry
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* MINIMUM OF 3 HOLES REQUIRED AT EVERY PROPOSED DISPOSAL AREA

Parent Material (geologic) coarse-loamy lodgment till Depth to Bedrock: 62"

Depth to Groundwater: Standing Water in the Hole: n/a Weeping from Pit Face: n/a

Estimated Seasonal High Ground Water: 22"

Percolation Test Date: Time:

Observation Hole # Time @ 9"

Depth of Perc Time @ 6"

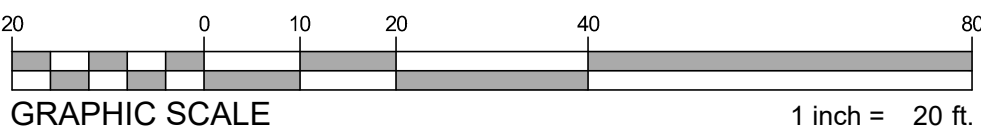
Start Presoak Time (9" @ 1")

End Presoak Rate (min/in)

Performed By: Terry McSweeney, McSweeney Associates

Witnessed By: Patrick G. Brennan, P.E.

*RECORD TEST PIT DATA



77 N Water Street
New Bedford, MA 02740
Tel: (508)-730-9515

BRIAN ROBERTS
6 HOWE STREET
HINGHAM, MA 02043

Owner/Applicant

Consultant:

FOR PERMIT

Issue Type

11 SEAL COVE ROAD
HINGHAM MA
(PARCEL ID: 41/0/8)

9.8.26	Per Peer Review Comments	AK	2
9.7.26	Per Peer Review Comments	AK	1
Date	Description	By	REV

PROPOSED
SINGLE FAMILY
RESIDENCE AT 11 SEAL
COVE RD

GRADING,
DRAINAGE & UTILITY
PLAN

Drawing Title

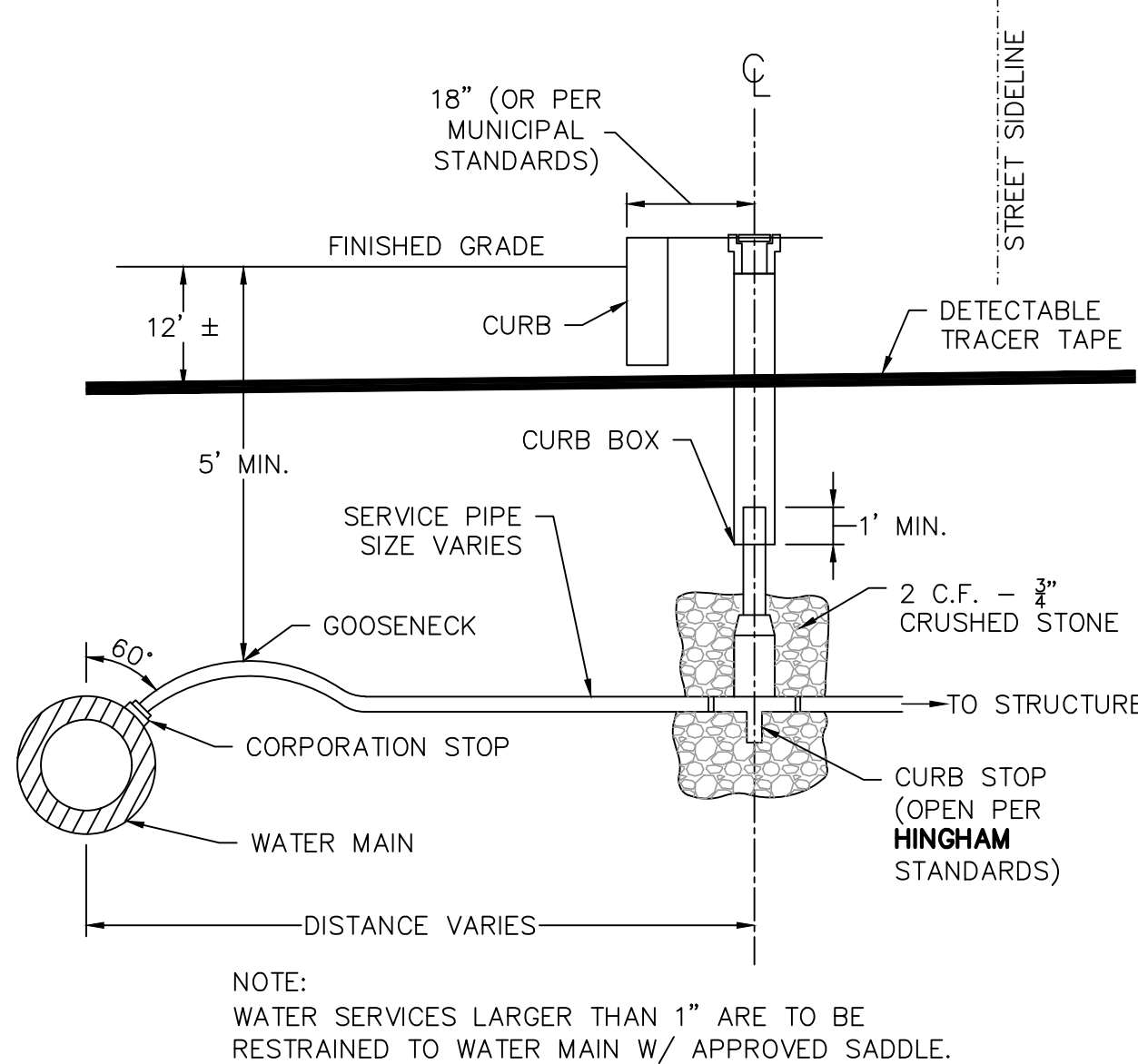
Project No. 26046	Checked AK	Date 08.12.2026
Designed BB	Approved AK	Scale AS SHOWN

Drawing No.

C-1

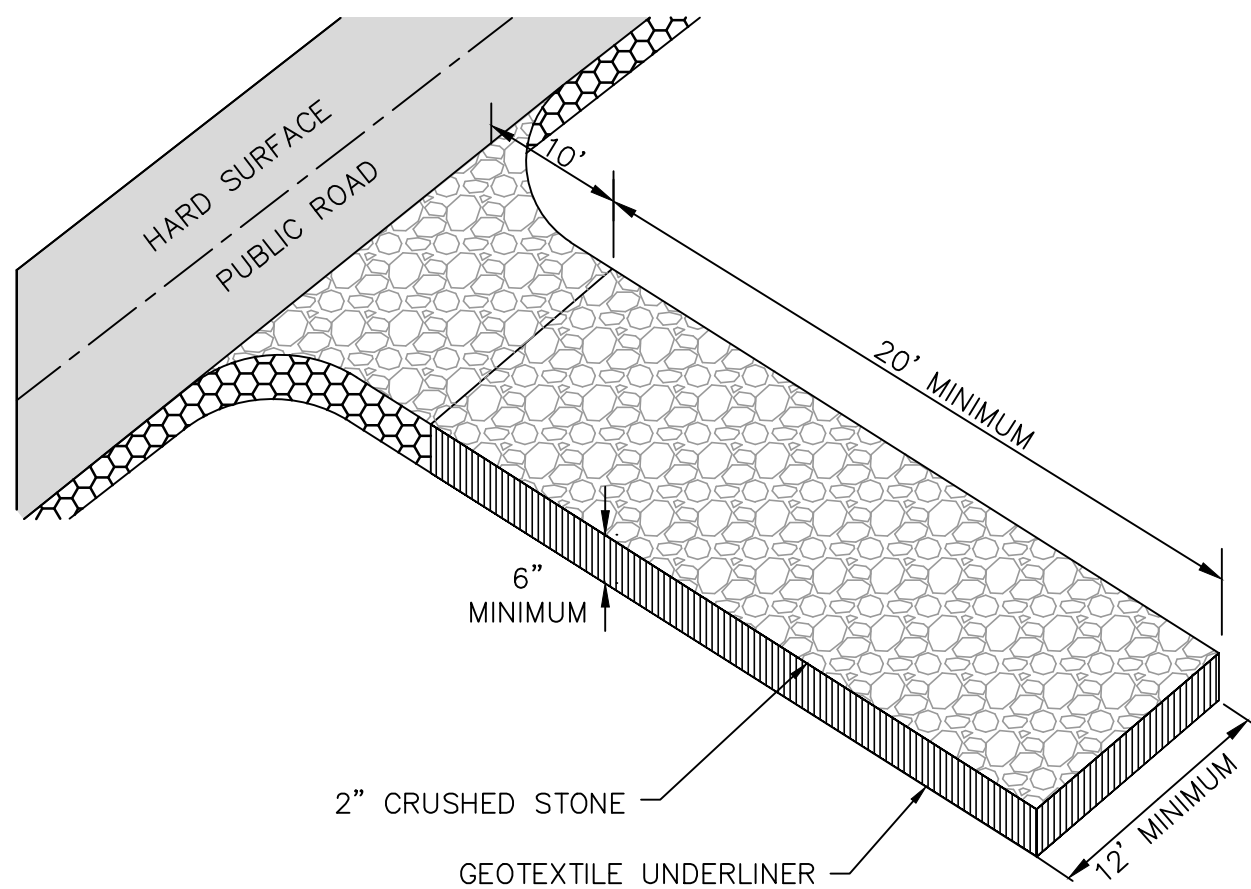


Seal

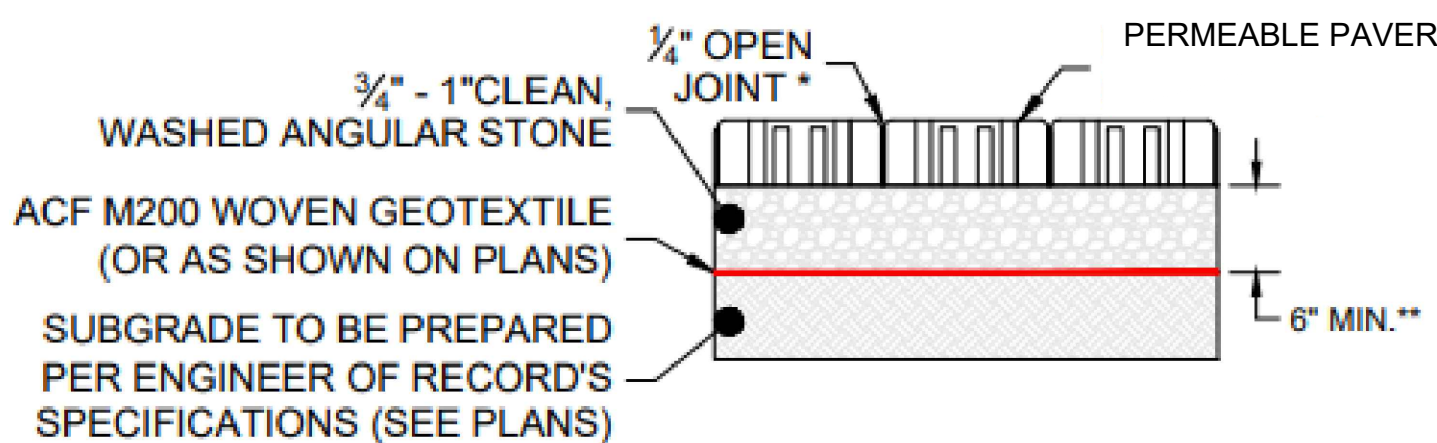


WATER SERVICE CONNECTION
NOT TO SCALE

- NOTES
1. MAINTAIN ANTI-TRACKING PAVEMENT IN GOOD CONDITION THROUGH OUT CONSTRUCTION PERIOD.
 2. ROADWAY SHALL BE SWEEPED DAILY TO REMOVE ANY MATERIAL THAT MAY BE TRACKED ONTO THE PAVEMENT.

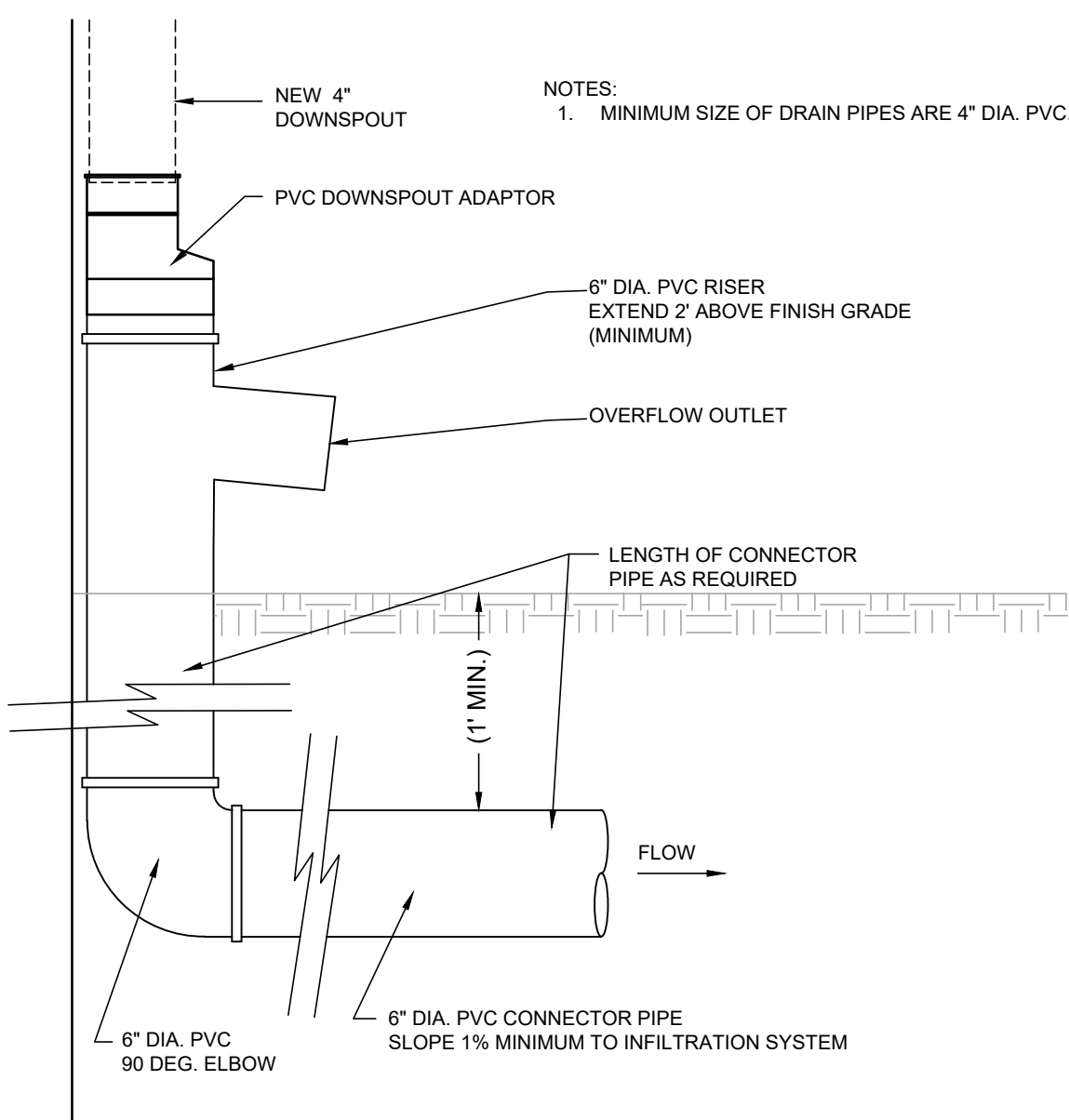


CONSTRUCTION ANTI TRACKING PAD
NOT TO SCALE

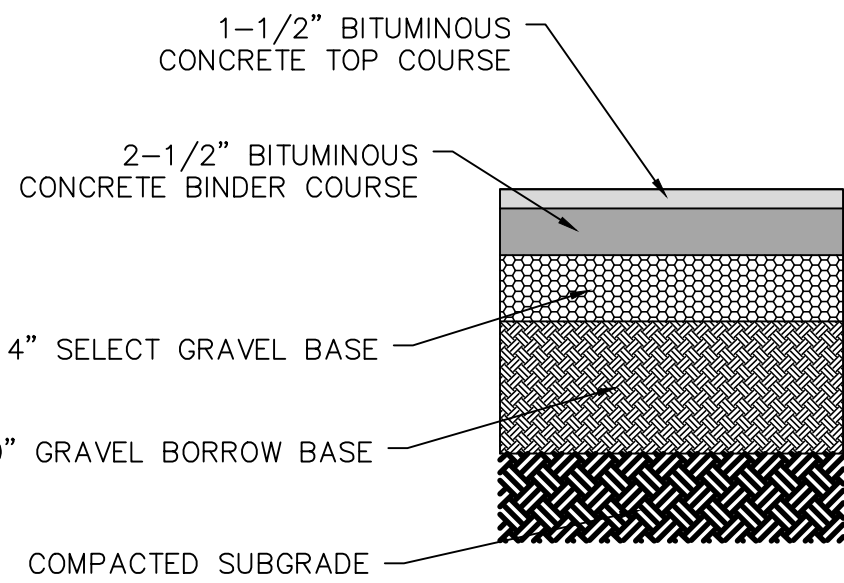


SECTION A-A

PERVIOUS PAVER DETAIL
NOT TO SCALE

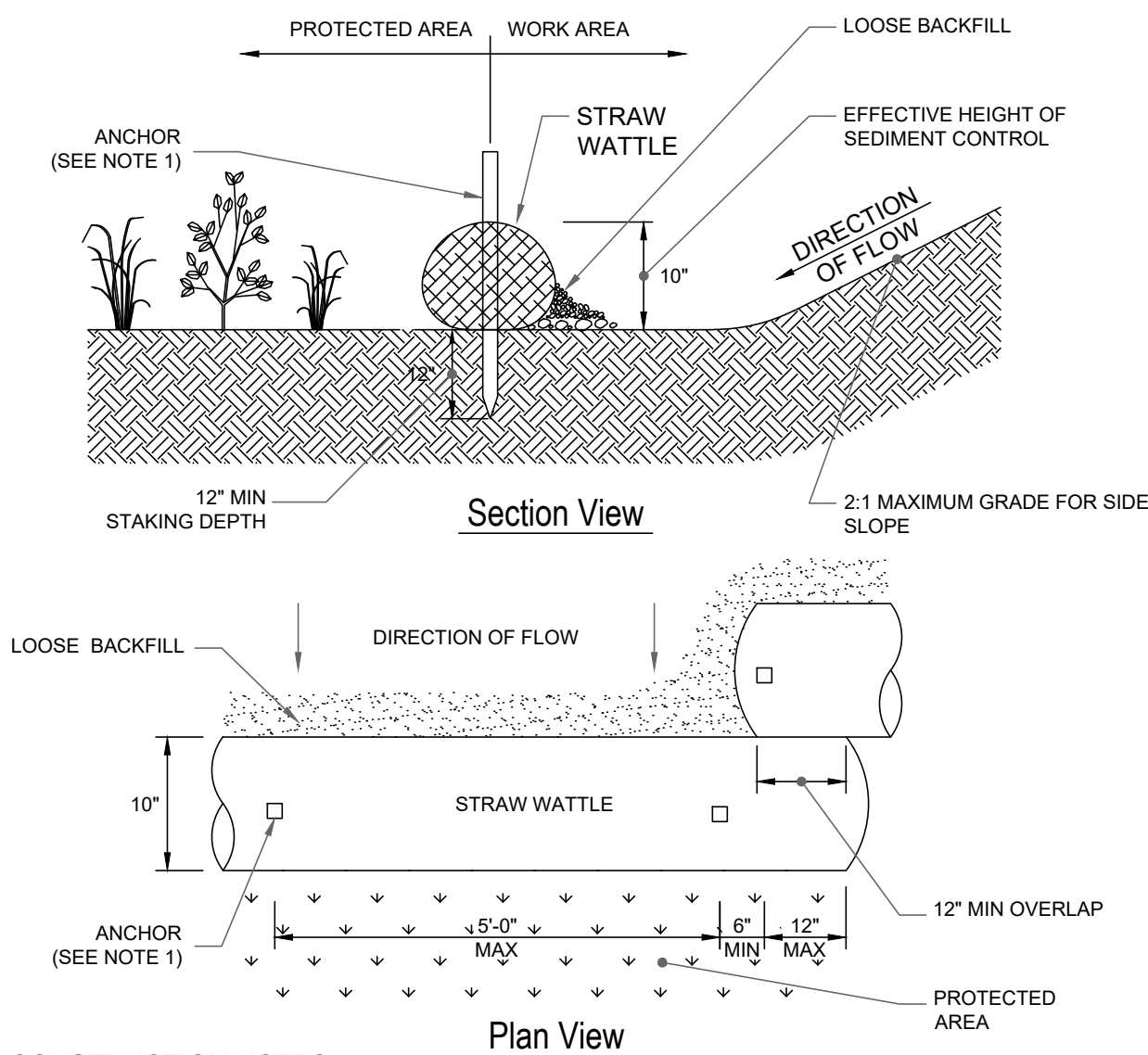


DOWNSPOUT WITH OVERFLOW
NOT TO SCALE



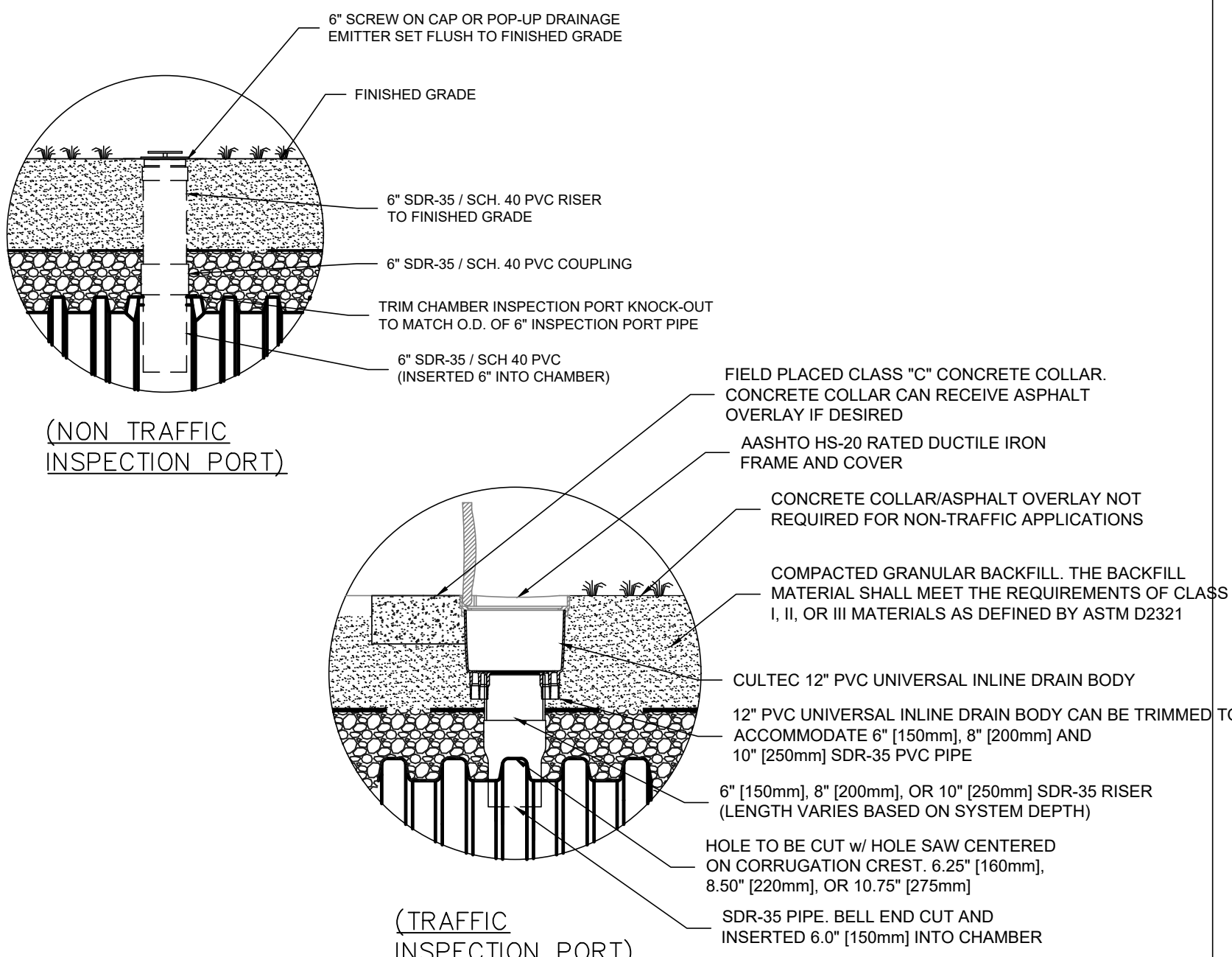
NOTE:
BASE AND SUBBASE MATERIAL TO CONFORM
TO MASSHIGHWAY STATE STANDARD
SPECIFICATIONS SECTIONS M.3.11.03

PAVEMENT REPAIR SECTION
NOT TO SCALE

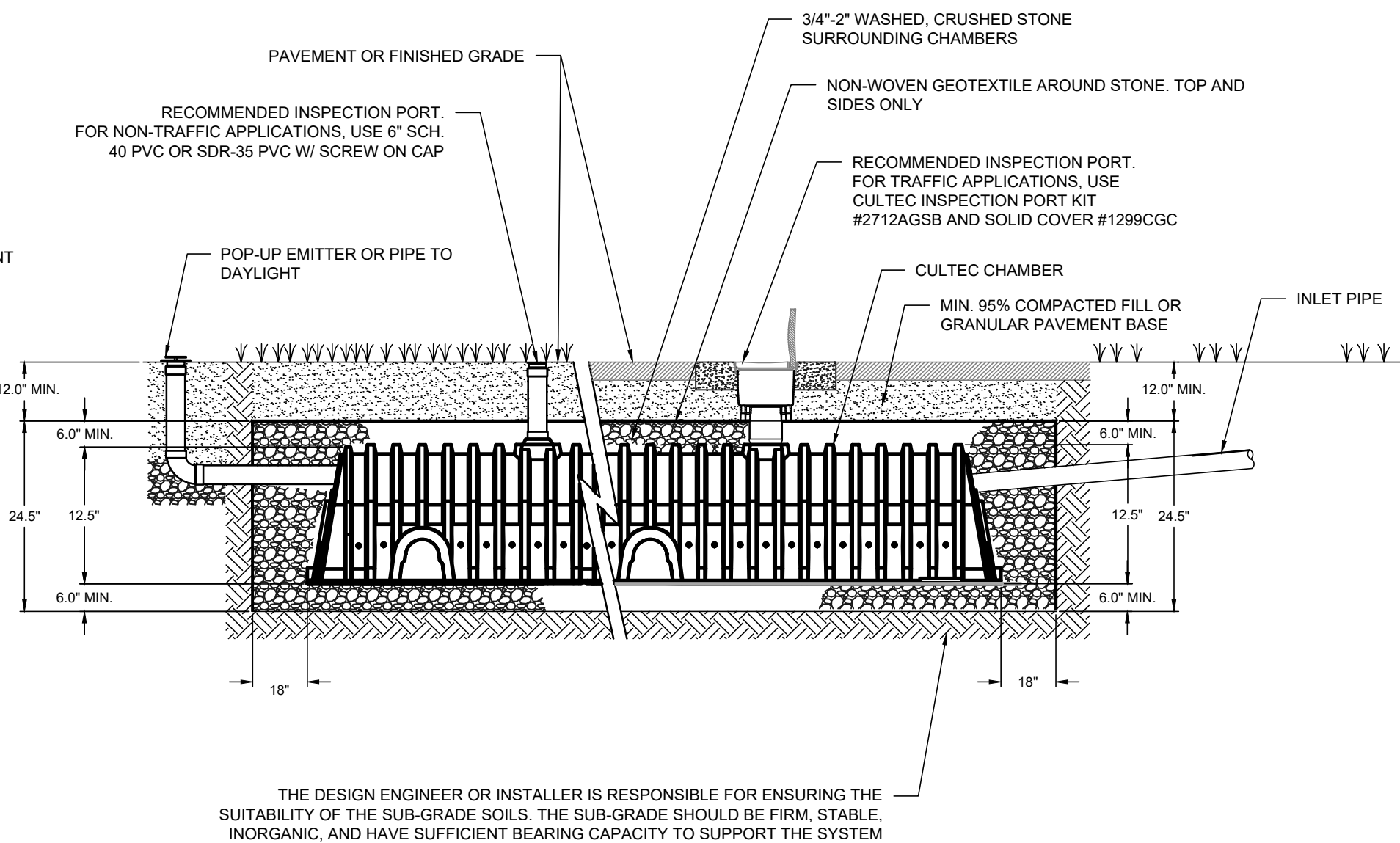
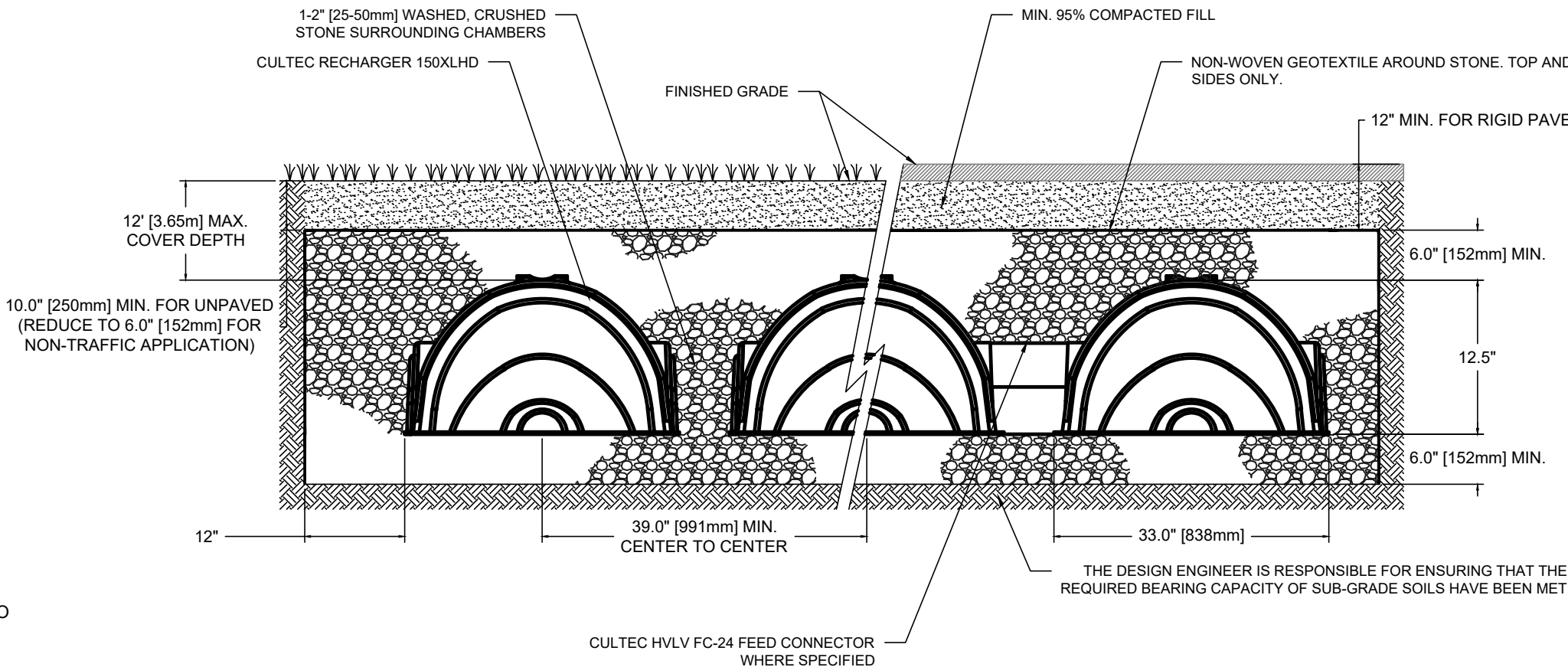


- CONSTRUCTION NOTES
1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
 2. EROSION CONTROL SHALL BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED.
 3. STRAW WATTLE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS OR PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
 4. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BARRIER
NOT TO SCALE



INSPECTION PORTS
NOT TO SCALE



*FOR NON-TRAFFIC APPLICATIONS, THE DEPTH OF COVER ABOVE THE EMBEDMENT STONE LAYER MAY BE REDUCED TO 6.0"
**CULTEC RECOMMENDS THE USE OF THE STORMFILTER T-80 UPSTREAM OF ALL SYSTEM INLETS. THE STORMFILTER T-80 MUST BE LOCATED IN A NON-TRAFFIC AREA

CULTEC RECHARGER 100 HD
NOT TO SCALE



77 N Water Street
New Bedford, MA 02740
Tel: (508)-730-9515

BRIAN ROBERTS
6 HOWE STREET
HINGHAM, MA 02043

Owner/Applicant

Consultant:

FOR PERMIT

Issue Type

11 SEAL COVE ROAD
HINGHAM MA
(PARCEL ID: 41/0/8)

9.8.26	Per Peer Review Comments	AK	2
9.7.26	Per Peer Review Comments	AK	1
Date	Description	By	REV

PROPOSED
SINGLE FAMILY
RESIDENCE AT 11 SEAL
COVE RD

DETAILS

Drawing Title

Project No. 26046	Checked AK	Date 08.12.2026
Designed BB	Approved AK	Scale AS SHOWN
Drawing No.		

C-2

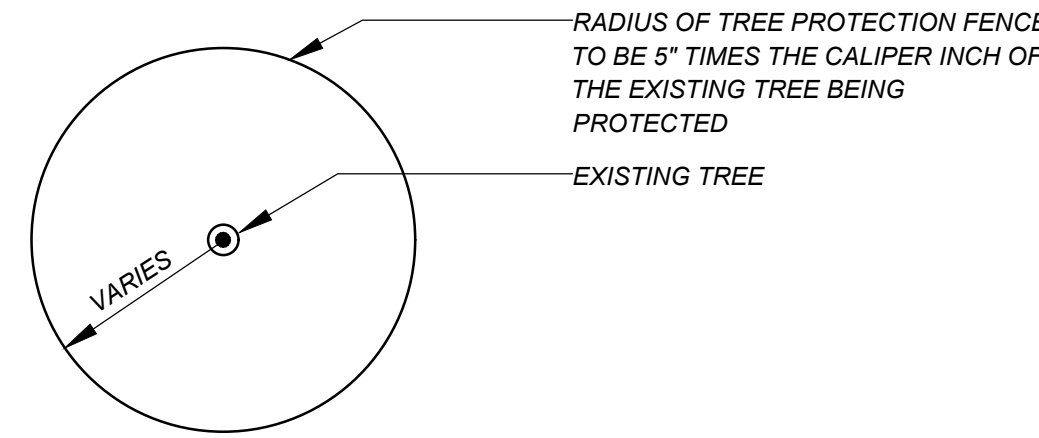
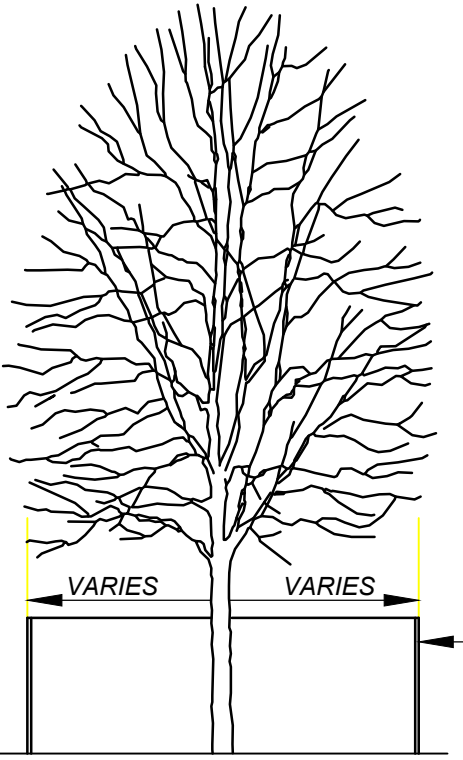
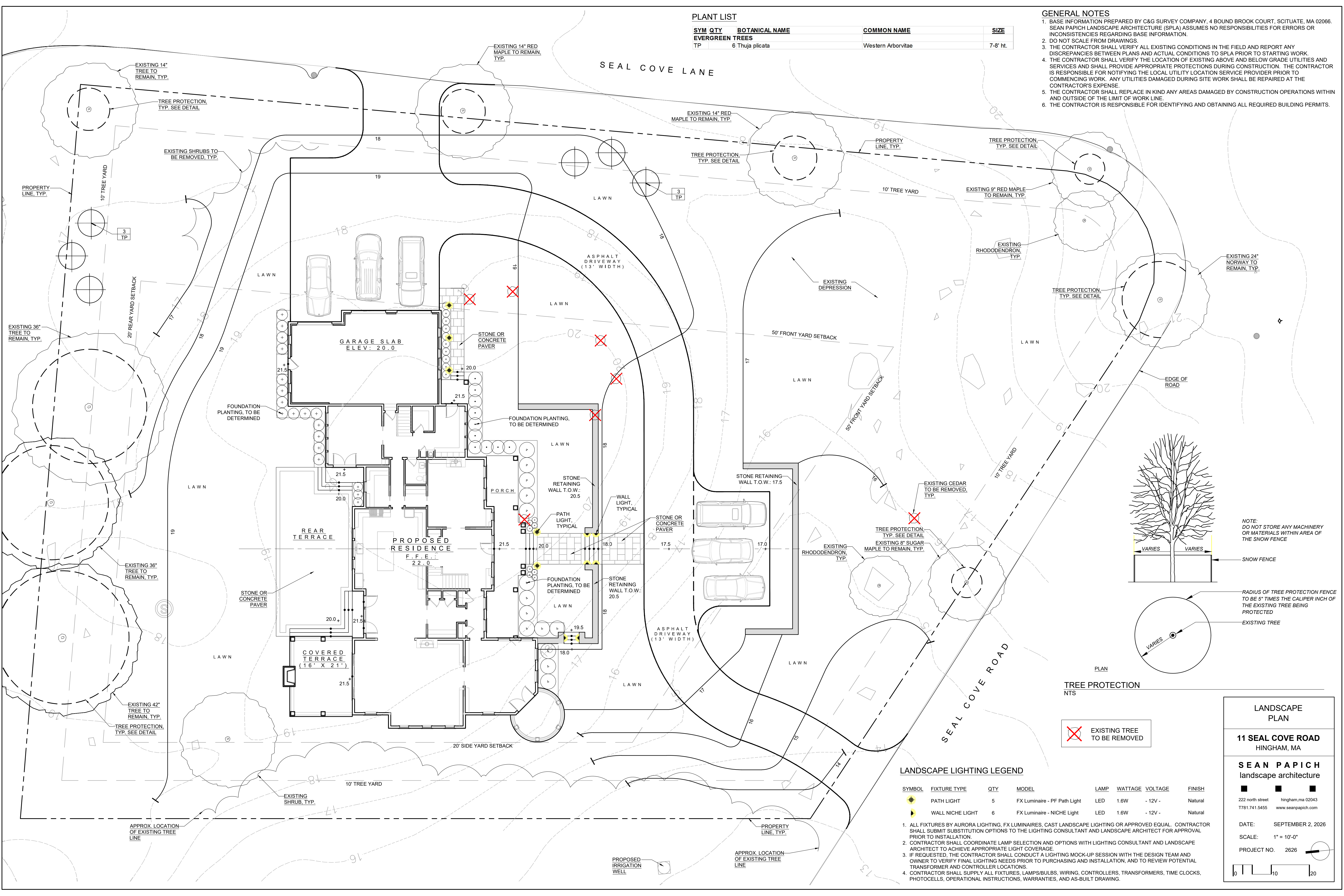


PLANT LIST

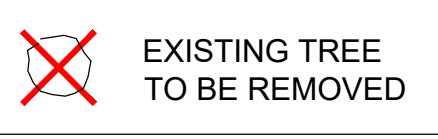
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
TP	6	Thuja plicata	Western Arborvitae	7-8' ht.

GENERAL NOTES

1. BASE INFORMATION PREPARED BY C&G SURVEY COMPANY, 4 BOUND BROOK COURT, SCITUATE, MA 02066. SEAN PAPICH LANDSCAPE ARCHITECTURE (SPLA) ASSUMES NO RESPONSIBILITIES FOR ERRORS OR INCONSISTENCIES REGARDING BASE INFORMATION.
2. DO NOT SCALE FROM DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO SPLA PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL REPLACE IN KIND ANY AREAS DAMAGED BY CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
6. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL REQUIRED BUILDING PERMITS.



TREE PROTECTION NTS



LANDSCAPE LIGHTING LEGEND

SYMBOL	FIXTURE TYPE	QTY	MODEL	LAMP	WATTAGE	VOLTAGE	FINISH
	PATH LIGHT	5	FX Luminaire - PF Path Light	LED	1.6W	- 12V -	Natural
	WALL NICHE LIGHT	6	FX Luminaire - NICHE Light	LED	1.6W	- 12V -	Natural

1. ALL FIXTURES BY AURORA LIGHTING, FX LUMINAIRES, CAST LANDSCAPE LIGHTING OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SUBSTITUTION OPTIONS TO THE LIGHTING CONSULTANT AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL COORDINATE LAMP SELECTION AND OPTIONS WITH LIGHTING CONSULTANT AND LANDSCAPE ARCHITECT TO ACHIEVE APPROPRIATE LIGHT COVERAGE.
3. IF REQUESTED, THE CONTRACTOR SHALL CONDUCT A LIGHTING MOCK-UP SESSION WITH THE DESIGN TEAM AND OWNER TO VERIFY FINAL LIGHTING NEEDS PRIOR TO PURCHASING AND INSTALLATION, AND TO REVIEW POTENTIAL TRANSFORMER AND CONTROLLER LOCATIONS.
4. CONTRACTOR SHALL SUPPLY ALL FIXTURES, LAMPS/BULBS, WIRING, CONTROLLERS, TRANSFORMERS, TIME CLOCKS, PHOTOCELLS, OPERATIONAL INSTRUCTIONS, WARRANTIES, AND AS-BUILT DRAWING.

LANDSCAPE PLAN

11 SEAL COVE ROAD
HINGHAM, MA

SEAN PAPICH
landscape architecture

222 north street
T781.741.5455

hingham,ma 02043
www.seanpapich.com

DATE: SEPTEMBER 2, 2026

SCALE: 1" = 10'-0"

PROJECT NO. 2626

Consultants

Drawn By:
JCA

Checked By:
JCA

Date:
7/17/26

Revision	Date	By
1	8/10/26	JCA
2	9/2/26	JCA

Project:

NEW SINGLE FAMILY
PRIVATE RESIDENCE
FOR:
ROBERTS DESIGN
CONSTRUCTION, INC. AT:

11 SEAL COVE ROAD
HINGHAM, MA

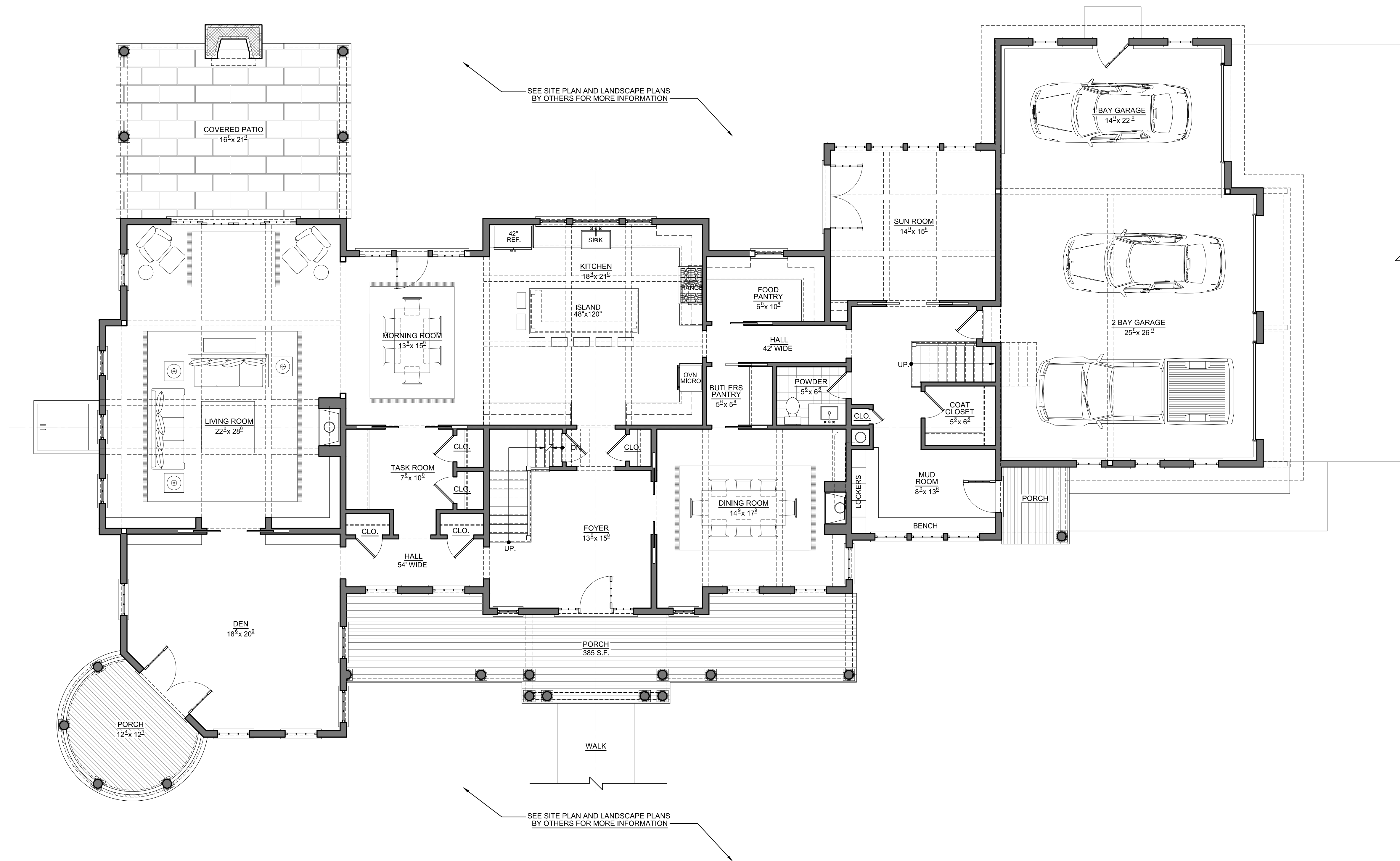
Drawing Title:
FIRST FLOOR PLAN

Scale:
As Noted

Drawing
Number:

A-1

Set:
DESIGN DEVELOPMENT



1 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED BUILDING SUB-AREAS (SQ FT)		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	3,194 S.F.	3,194 S.F.
SECOND FLOOR	3,406 S.F.	3,406 S.F.
BASEMENT	2,963 S.F.	0 S.F.
GARAGE	944 S.F.	0 S.F.
COVERED PATIO	371 S.F.	0 S.F.
FRONT PORCHS	561 S.F.	0 S.F.
SUBTOTAL	11,439 S.F.	6,500 S.F.
TOTAL BUILDING FOOTPRINT (INCLUDING COVERED PORCHES & COVERED PATIOS)	5,072 S.F.	



Drawn By:
CA

Checked By: CA

ate:
17/26

Revision	Date	By
1	8/10/26	JCA

Project:
NEW SINGLE FAMILY
PRIVATE RESIDENCE
FOR:
ROBERTS DESIGN
CONSTRUCTION, INC. AT:

SEAL COVE ROAD
INGHAM, MA

Drawing Title:

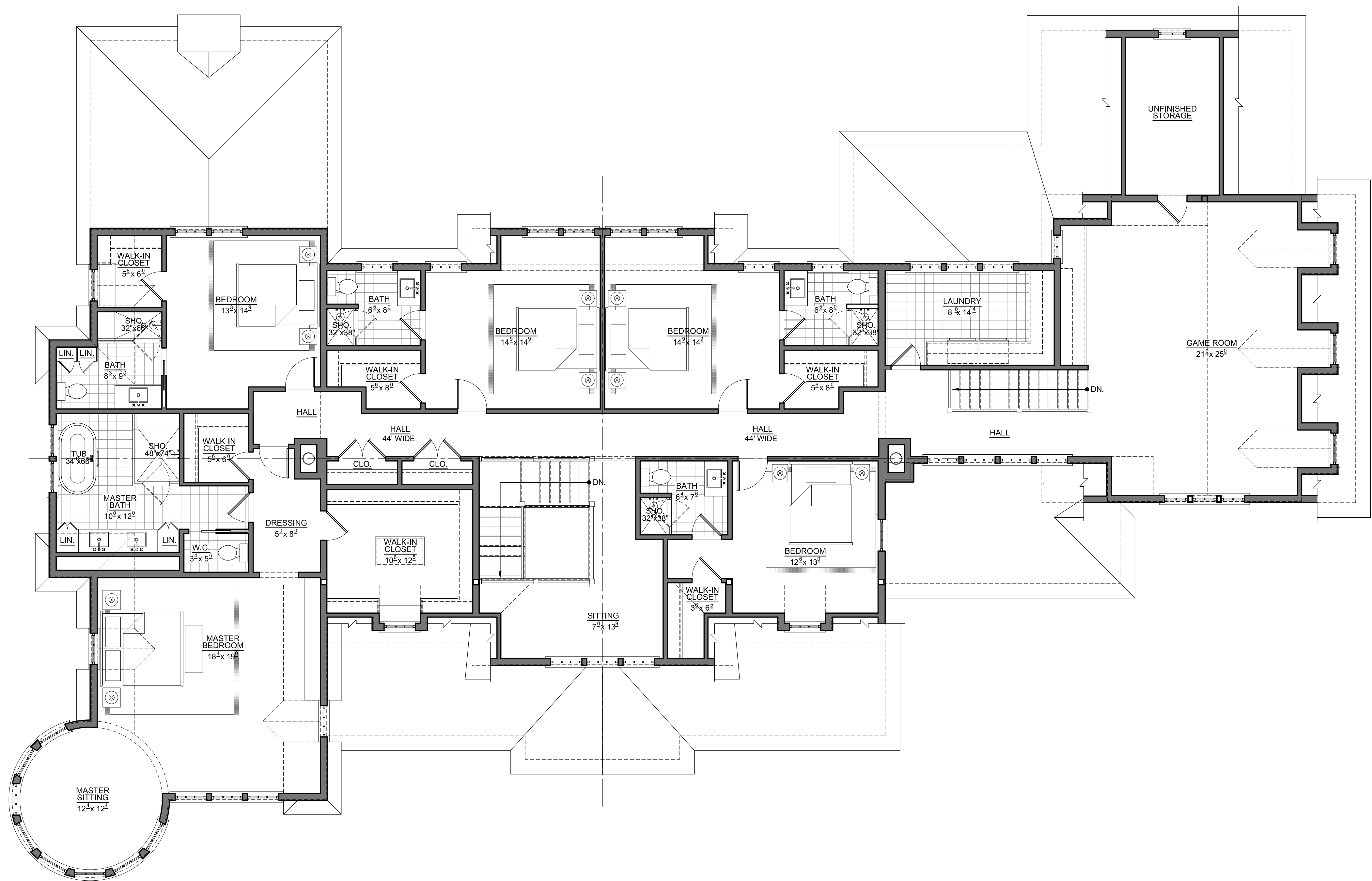
SECOND FLOOR PLAN

scale:
s Noted

Drawing
number:

A-2

DESIGN DEVELOPMENT



1 - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

Consultants

Drawn By:
JCA

Checked By:
JCA

Date:
7/17/26

Revision	Date	By
1	8/10/26	JCA

Project:

NEW SINGLE FAMILY
PRIVATE RESIDENCE
FOR:
ROBERTS DESIGN
CONSTRUCTION, INC. AT:

11 SEAL COVE ROAD
HINGHAM, MA

Drawing Title:
EXTERIOR ELEVATIONS

Scale:
As Noted

Drawing
Number:

A-3

Set:
DESIGN DEVELOPMENT



1 - SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 - EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 - NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 - WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"