NOTES:

1. SITE TO BE GRADED FOR FRD LAYOUT PRIOR TO THE CONSTRUCTION OF SINGLE FAMILY HOUSES. PROPOSED GRADING SHOWN HEREON HAS BEEN ESTABLISHED AS PRECONSTRUCTION GRADE.
2. GRADE PLANE CALCULATION SHOWN HEREON ARE COMPUTED IN ACCORDANCE WITH ZONING BY-LAW SECTION IV-B.16 AND "ANNEX A - BUILDING HEIGHT DIAGRAM". MINOR UPDATES ARE ANTICIPATED TO OCCUR GIVEN THE CUSTOM CONSTRUCTION NATURE OF THE HOUSES. CONTRACTOR SHALL PROVIDED AN UPDATED GRADE PLANE ANALYSIS WITH EACH UNIT AS PART OF THE BUILDING PERMIT APPLICATION PACKAGE ACCORDINGLY.

NAD83 MAINLAND

ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT PER HINGHAM GIS MAPPING

MASS DEP ZONE II

PROPERTY LINE (TYP.)

CHAINLINK FENCE

PRELIMINARY FIRM PANEL 25023C0084K

EFFECTIVE FIRM PANEL 25023C0084J

FEMA ZONE AE (EL=55)

FEMA ZONE X

FEMA ZONE AE (EL=57.6)

50' WETLAND BUFFER

100' WETLAND BUFFER

UPLAND

WETLAND

100' VERNAL POOL BUFFER

PROPOSED TUFF-N-DRI FOUNDATION SYSTEM (SEE DETAIL SHEET C-10.2 FOR MORE DETAIL)

APPROXIMATE IRRIGATION WELL (TYP.)

FFE = 84.0
GARAGE SLAB = 82.0
GRADE PLANE = 83.1
RIDGE = 108.0
HEIGHT = 24.9'± (35'MAX)

FFE = 80.0
GARAGE SLAB=78.0
GRADE PLANE = 79.9
RIDGE = 108
HEIGHT = 28.1'± (35'MAX)

FFE = 76.0
GARAGE SLAB= 74.5
GRADE PLANE = 70.0
RIDGE = 100
HEIGHT = 30.0'± (35'MAX)

FFE = 74.5
GARAGE SLAB = 73.5
GRADE PLANE = 69.5
RIDGE = 85.0
WALKOUT
HEIGHT = 30.0'± (35'MAX)

FFE = 78.0
GARAGE SLAB = 76.5
GRADE PLANE = 72.3
RIDGE = 106
HEIGHT = 33.7'± (35'MAX)

FFE = 82.0
GARAGE SLAB = 80.5
GRADE PLANE = 76.2
RIDGE = 106
HEIGHT = 29.8'± (35'MAX)

FFE = 84.0
GARAGE SLAB = 81.0
GRADE PLANE = 78.1
RIDGE = 112
HEIGHT = 34.0'± (35'MAX)

GRADE PLANE MEASUREMENT OFFSET LINE (TYP.)

AZALEA WAY (498.6') (PRIVATE)

APPROXIMATE SEPTIC PIT (RECORD)

#211 EXISTING DWELLING

DECK

PORCH

APPROXIMATE SEPTIC TANK (RECORD)

STONE RETAINING WALL

GRASS AREA

PICKET FENCE

SLAB=76.0
GARAGE

#215 EXISTING DWELLING

125' FRONTAGE

SIDEWALK

GRASS AREA

UP #45

UP #46

UP #47

GUY

SBdh (ind)

EXISTING HOUSE TO REMAIN AND INCORPORATE GARAGE ADDITION

APPROXIMATE SOIL ABSORPTION AREA (RECORD)

#221 EXISTING DWELLING (APPROX.)

APPROXIMATE SEPTIC TANK (RECORD)

GARAGE

APPROXIMATE IRRIGATION WELL (TYP.)

WF START

IR (fnd)

30' 0 15' 30' 60'

No.	Description	Date
	Revisions	

Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

213 & 215 CUSHING STREET
HINGHAM, MA 02043

Prepared for

WV CUSHING LLC
190 OLD DERBY STREET SUITE 11
HINGHAM, MA 02043

Drawing Title

GRADE PLANE EXHIBIT

Project No.	100-137
Date	4/24/2023
Scale	1"=30'
Drawn By	CRM
Approved By	GRC

Drawing No.

GP-1