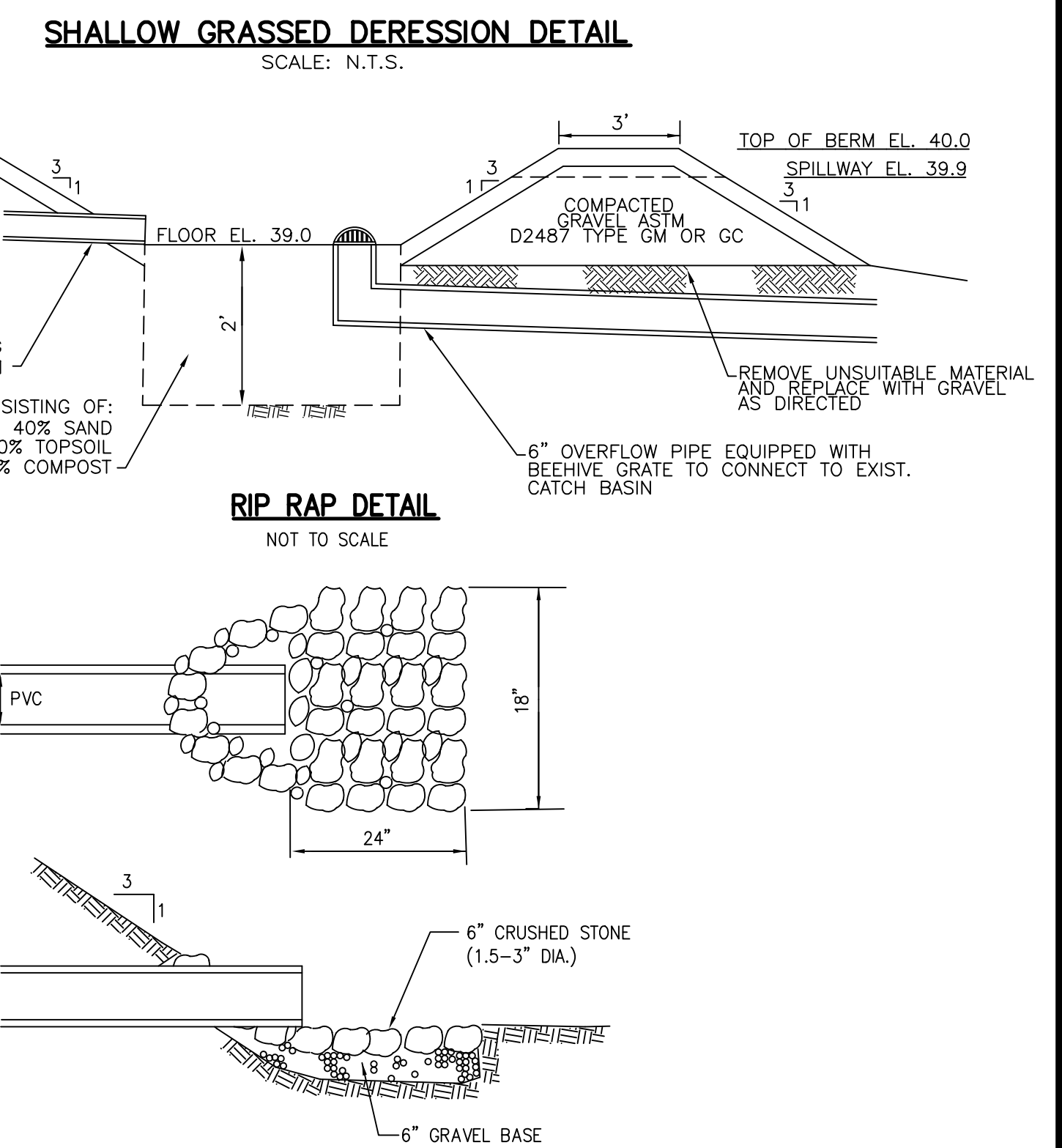
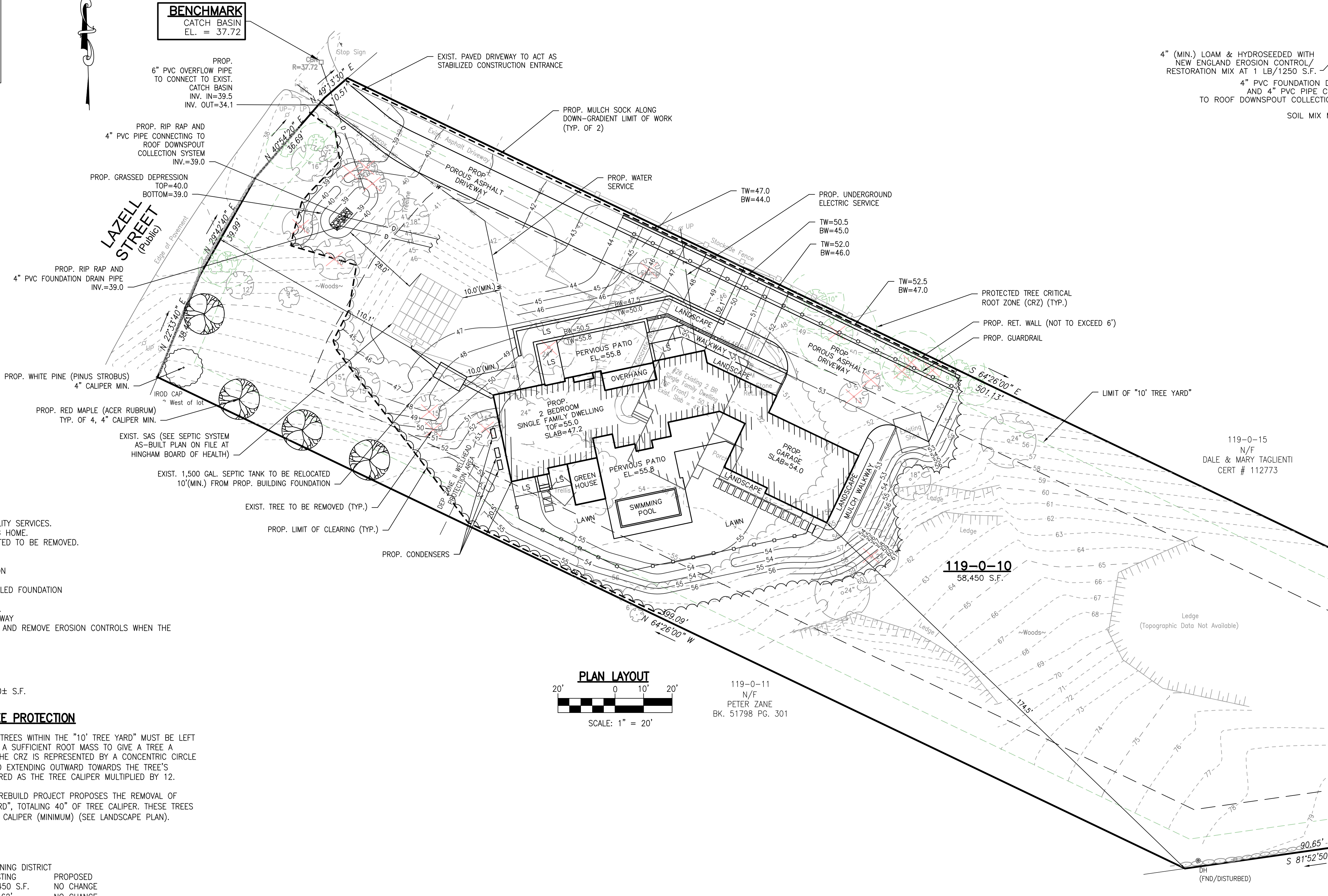


VICINITY MAP
NOT TO SCALE



CONSTRUCTION SCHEDULE

1. INSTALL EROSION CONTROLS.
2. TEMPORARILY CUT AND CAP UTILITY SERVICES.
3. DEMOLISH AND REMOVE EXISTING HOME.
4. CUT AND REMOVE TREES INDICATED TO BE REMOVED.
5. REMOVE STUMPS.
6. ROUGH GRADING.
7. CONSTRUCT BUILDING FOUNDATION
8. CONNECT UTILITIES.
9. CONSTRUCT BUILDING ON INSTALLED FOUNDATION
10. FINAL GRADING AND LOAMING.
11. LANDSCAPING AND HARDSCAPING.
12. INSTALL POROUS ASPHALT DRIVEWAY
13. INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED.

LAND DISTURBANCE

DISTURBANCE TOTAL = 21,500± S.F.
DISTURBANCE >10% SLOPES = 10,890± S.F.

CRITICAL ROOT ZONE & TREE PROTECTION

THE "CRITICAL ROOT ZONE" (CRZ) OF TREES WITHIN THE "10' TREE YARD" MUST BE LEFT UNDISTURBED IN ORDER TO PRESERVE A SUFFICIENT ROOT MASS TO GIVE A TREE A REASONABLE CHANCE OF SURVIVAL. THE CRZ IS REPRESENTED BY A CONCENTRIC CIRCLE CENTERING ON THE TREE'S TRUNK AND EXTENDING OUTWARD TOWARDS THE TREE'S DRIPLINE. THE CRZ CIRCLE IS MEASURED AS THE TREE CALIPER MULTIPLIED BY 12.

THIS SINGLE FAMILY HOME RAZE AND REBUILD PROJECT PROPOSES THE REMOVAL OF FOUR TREES WITHIN THE "10 TREE YARD", TOTALING 40" OF TREE CALIPER. THESE TREES WILL BE REPLACED WITH 20" OF TREE CALIPER (MINIMUM) (SEE LANDSCAPE PLAN).

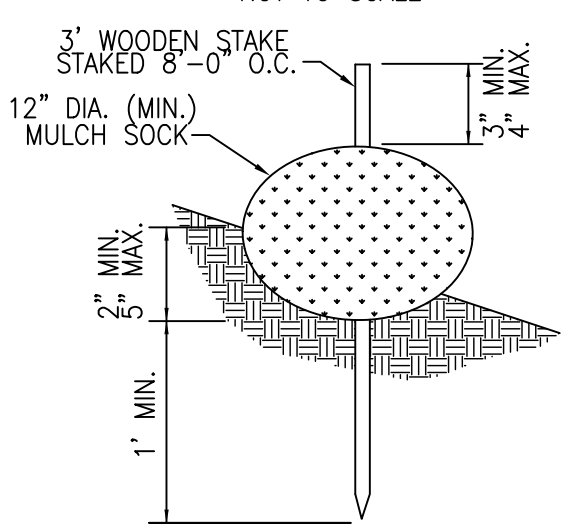
ZONING TABLE

CRITERIA	REQUIRED	EXISTING	PROPOSED
TOWN OF HINGHAM "RESIDENCE C" ZONING DISTRICT			
LOT AREA	40,000 S.F.	58,450 S.F.	NO CHANGE
FRONTAGE	150'	125.62'	NO CHANGE
FRONT YARD	50'	144.2'	110.1'
SIDE YARD	20'	28.4'	20.5'
REAR YARD	20'	219.9'	174.5'
HEIGHT	35'	<35'	SEE ARCHITECTURAL PLANS

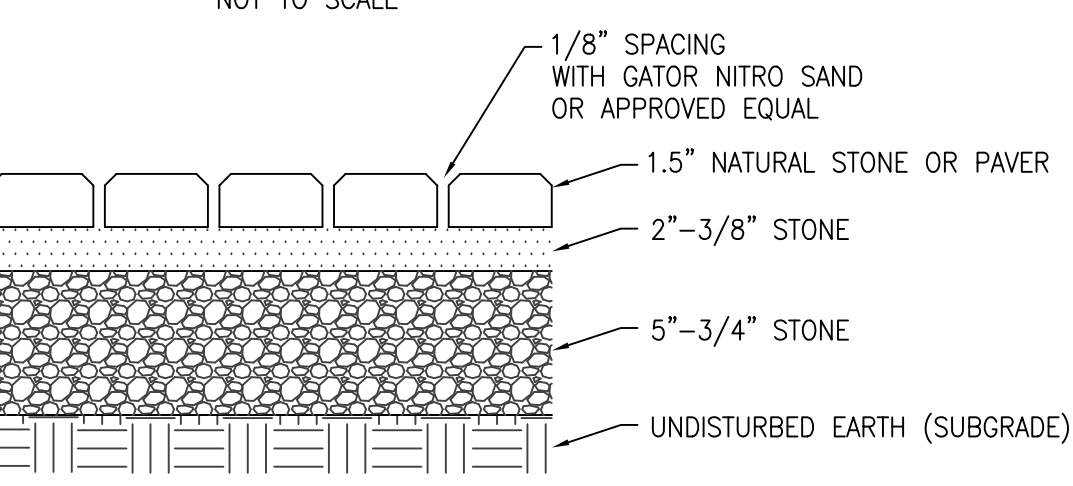
GENERAL NOTES:

1. DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS LAND COURT CERTIFICATE #135356
2. PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS LAND COURT PLAN #6742C
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE C" ZONING DISTRICT
4. THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 5/30/2023.
5. THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
6. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0103K DATED 7/6/2021.
7. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
8. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
9. UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.

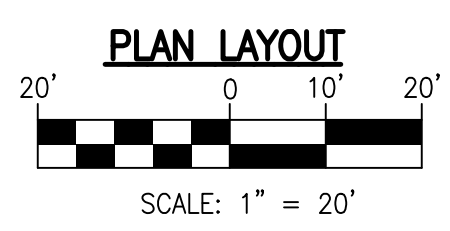
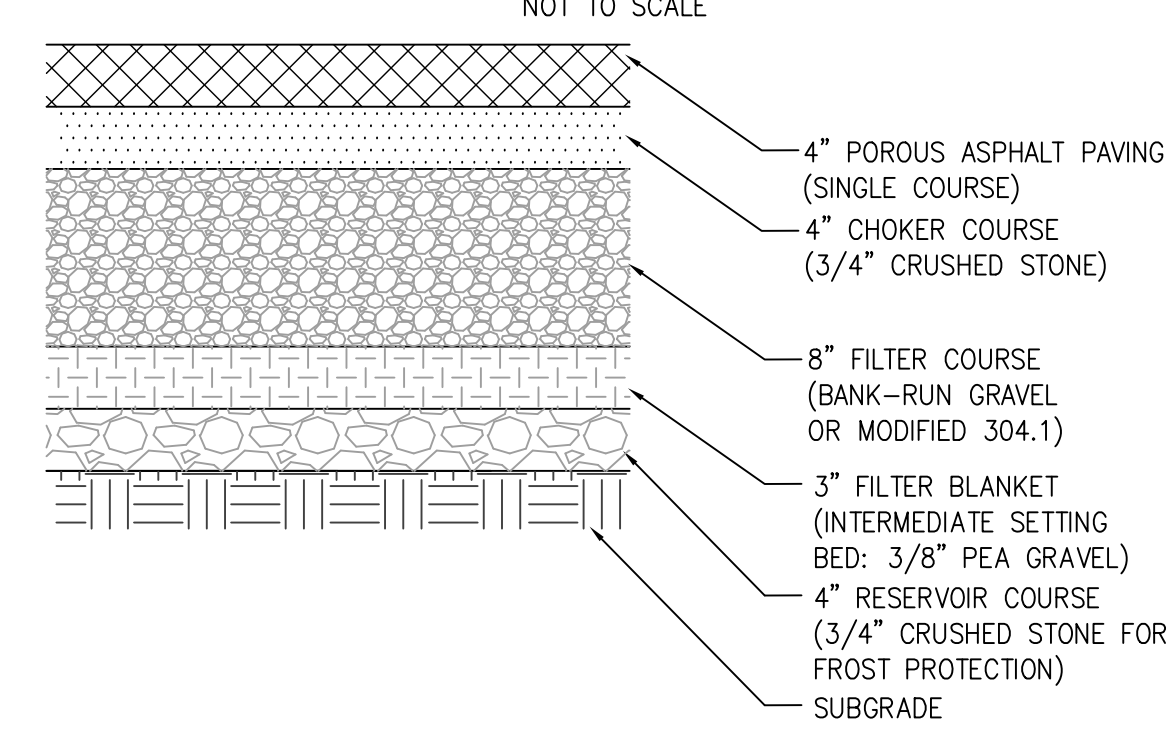
STAKED MULCH SOCK DETAIL
NOT TO SCALE



PERVIOUS PAVER PATIO DETAIL
NOT TO SCALE



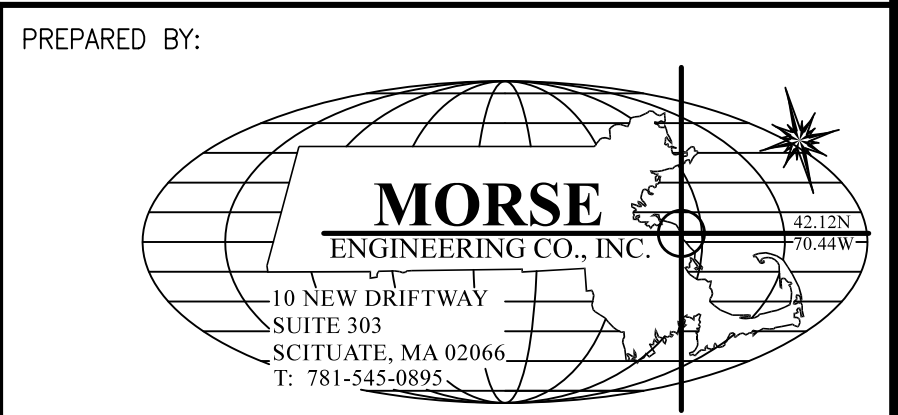
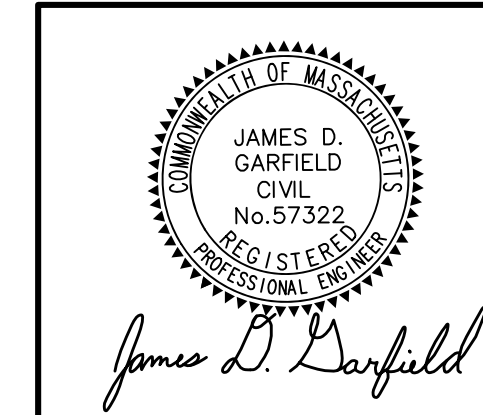
POROUS ASPHALT DETAIL
NOT TO SCALE



119-0-11
N/F
PETER ZANE
BK. 51798 PG. 301

119-0-12
N/F
PETER ZANE
BK. 51798 PG. 301

160-0-2
N/F
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
BK. 3227 PG. 11



PROJECT:	26 LAZELL STREET (ASSESSOR'S PARCEL: 119-0-10) HINGHAM, MASSACHUSETTS	DESIGN:	JDG
OWNER:	JULIA & ALEJANDRO RODRIGUEZ 15 GERBER CIRCLE NEEDHAM, MA 02494	CHECK:	JMH
PLAN TITLE:	SITE PLAN	JOB NO:	23-181
		DATE:	10/4/23
		REV:	
		SHEET:	1