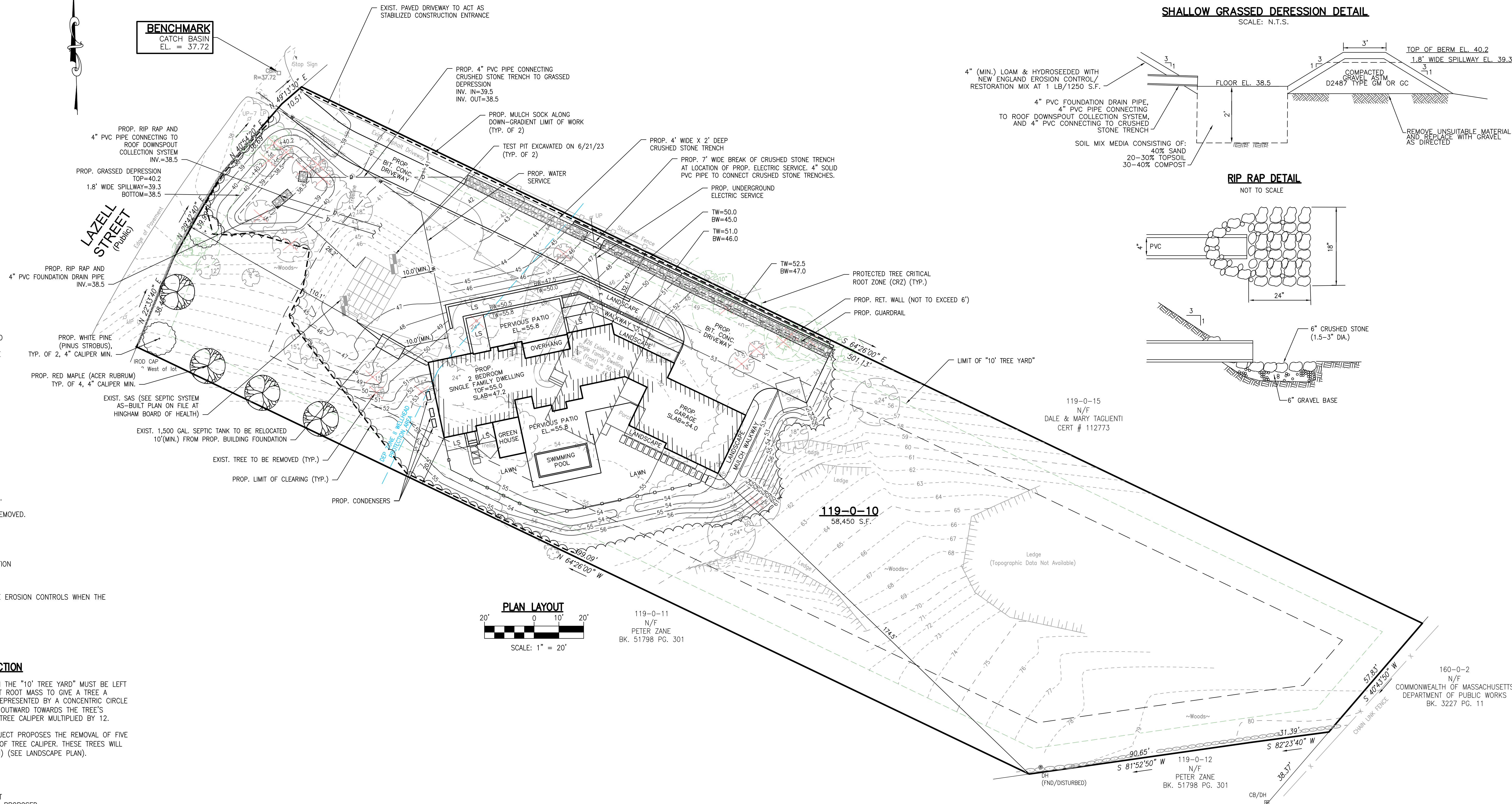


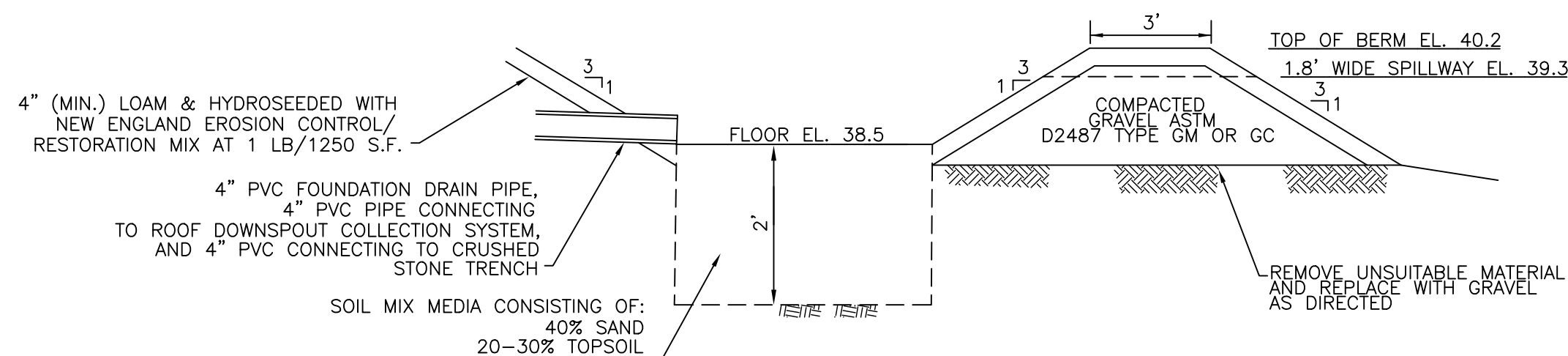
VICINITY MAP
NOT TO SCALE



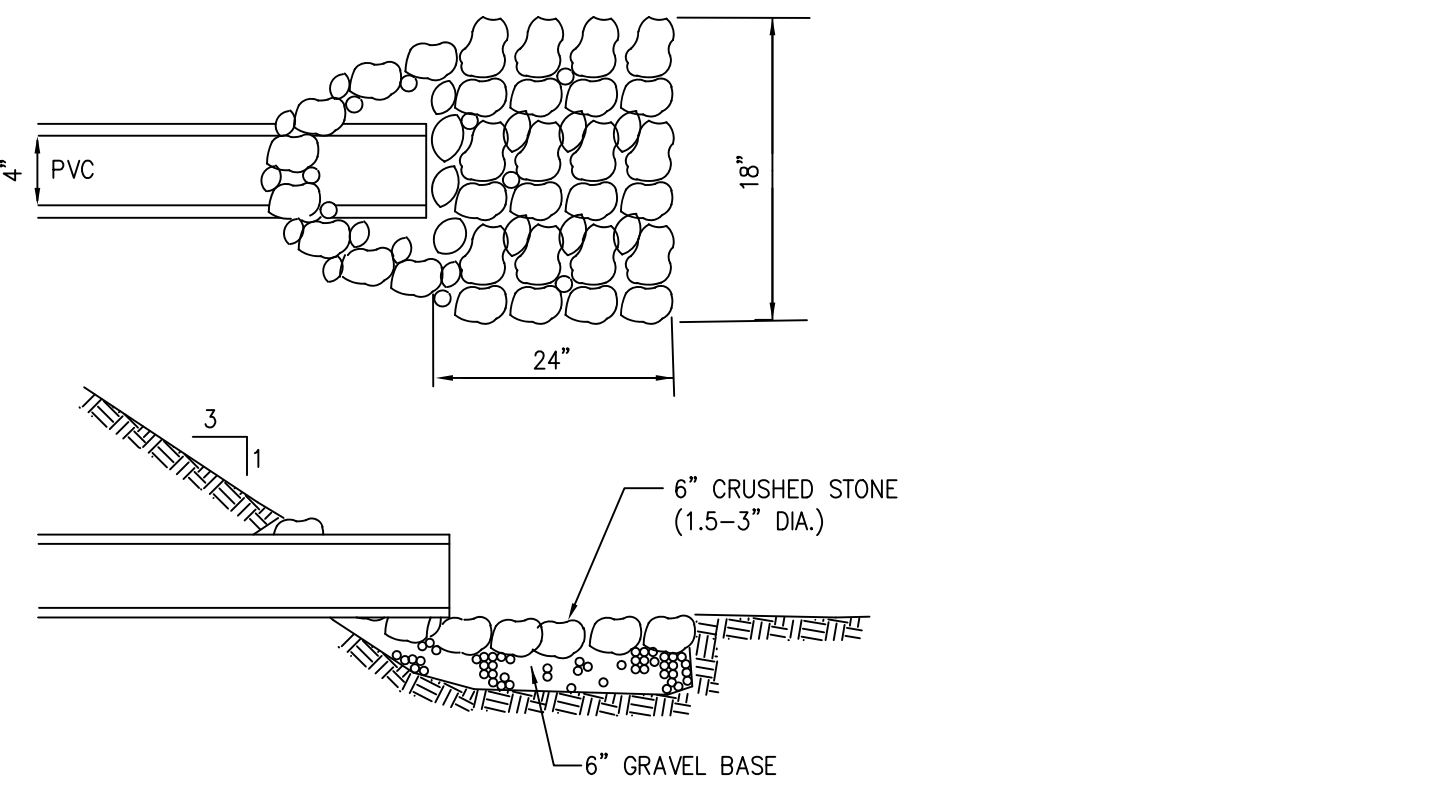
BENCHMARK
CATCH BASIN
EL. = 37.72



SHALLOW GRASSED DERESSION DETAIL
SCALE: N.T.S.



RIP RAP DETAIL
NOT TO SCALE



WATER SERVICE NOTES

- WEIR RIVER WATER SYSTEM SHALL BE CONTACTED TO SHUT OFF WATER SUPPLY AND REMOVE METER PRIOR TO DEMOLITION.
- APPROVED CONTRACTOR TO EXCAVATE AT THE CURBSTOP AND CUT & CAP EXISTING WATER SERVICE.
- EXISTING 3/4" WATER SERVICE TO BE REPLACED WITH 1" WATER SERVICE.
- LOCATION OF WATER SERVICE MUST BE VERIFIED AND APPROVED BY WEIR RIVER WATER SYSTEM.
- CONTRACTOR SHALL COORDINATE WITH WEIR RIVER WATER SYSTEM TO DETERMINE IF A NEW METER PIT WILL BE REQUIRED.
- NEW WATER SERVICE MUST BE INSTALLED AT LEAST 10' FROM ALL SEPTIC COMPONENTS.

CONSTRUCTION SCHEDULE

- INSTALL EROSION CONTROLS.
- TEMPORARILY CUT AND CAP UTILITY SERVICES.
- DEMOLISH AND REMOVE EXISTING HOME.
- CUT AND REMOVE TREES INDICATED TO BE REMOVED.
- REMOVE STUMPS.
- ROUGH GRADING.
- INSTALL STORMWATER CONTROLS
- CONSTRUCT BUILDING FOUNDATION
- CONNECT UTILITIES.
- CONSTRUCT BUILDING ON INSTALLED FOUNDATION
- FINAL GRADING AND LOAMING.
- LANDSCAPING AND HARDSCAPING.
- FINAL PAVING.
- INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED.

LAND DISTURBANCE

DISTURBANCE TOTAL = 22,000± 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 FIVE TREES WITHIN THE "10 TREE YARD", TOTALING 47" OF TREE CALIPER. THESE TREES WILL BE REPLACED WITH 24" OF TREE CALIPER (MINIMUM) (SEE LANDSCAPE PLAN).

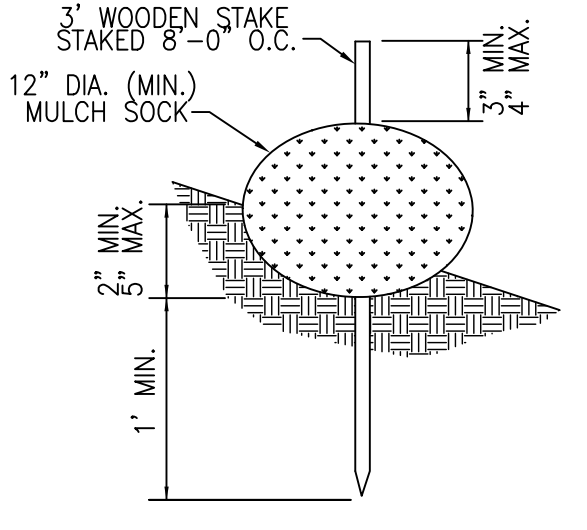
ZONING TABLE

CRITERIA	REQUIRED	EXISTING	PROPOSED
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

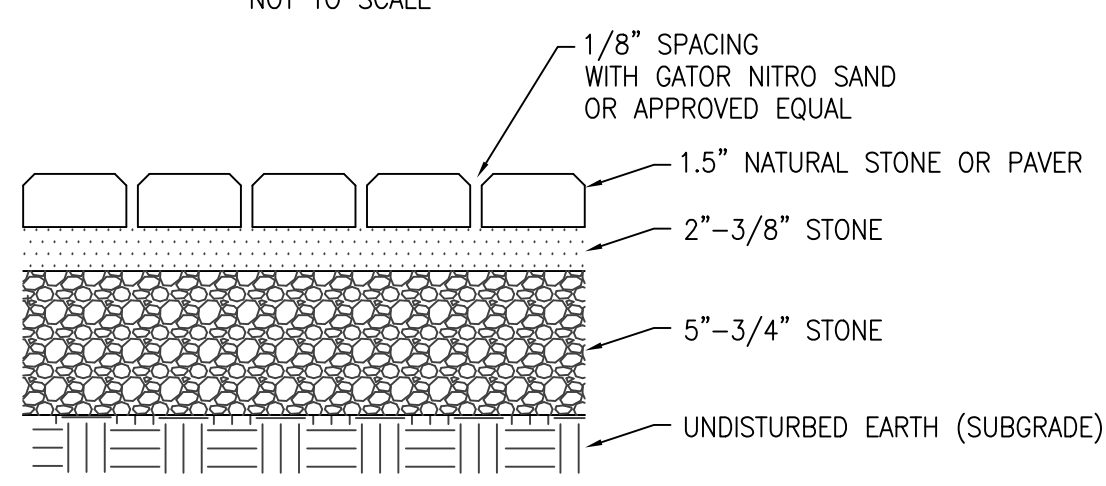
GENERAL NOTES:

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS LAND COURT CERTIFICATE #135356
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS LAND COURT PLAN #6742C
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE C" ZONING DISTRICT
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 5/30/2023.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0103K DATED 7/6/2021.
- THE SUBJECT PROPERTY LIES PARTIALLY WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVATION 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.

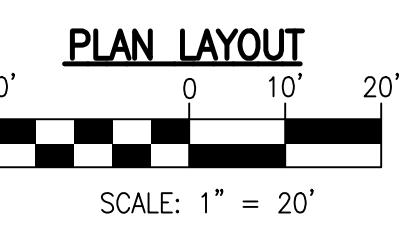
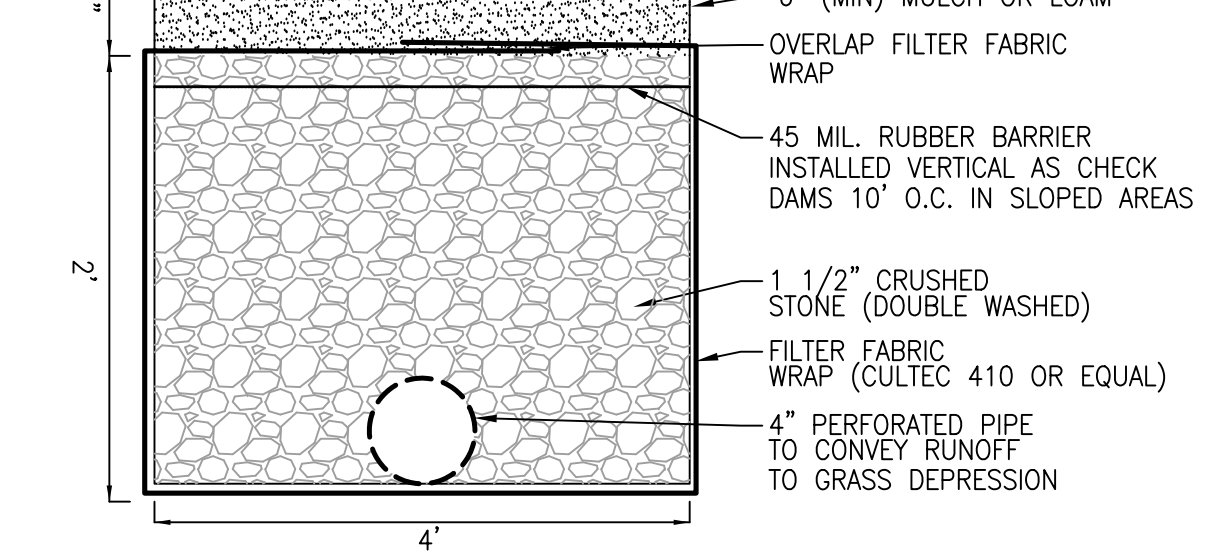
STAKED MULCH SOCK DETAIL
NOT TO SCALE



PERVIOUS PAVER PATIO DETAIL
NOT TO SCALE



CRUSHED STONE TRENCH DRAIN
NOT TO SCALE



PLAN LAYOUT
SCALE: 1" = 20'

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

REV. 11/7/2023: PER PEER REVIEW AND SENIOR PLANNER COMMENTS
REV. 11/9/2023: PER REVIEW ENGINEER COMMENTS

	PREPARED BY:	
	PROJECT:	
OWNER:	JULIA & ALEJANDRO RODRIGUEZ 30 PATRIOT PARKWAY, UNIT 112 SOUTH WEYMOUTH, MA 02190	DESIGN: JDG CHECK: JMH JOB NO: 23-181
PLAN TITLE:	SITE PLAN	DATE: 10/4/23 REV: 11/7/23 11/9/23 SHEET: 1