

VICINITY MAP
NOT TO SCALE



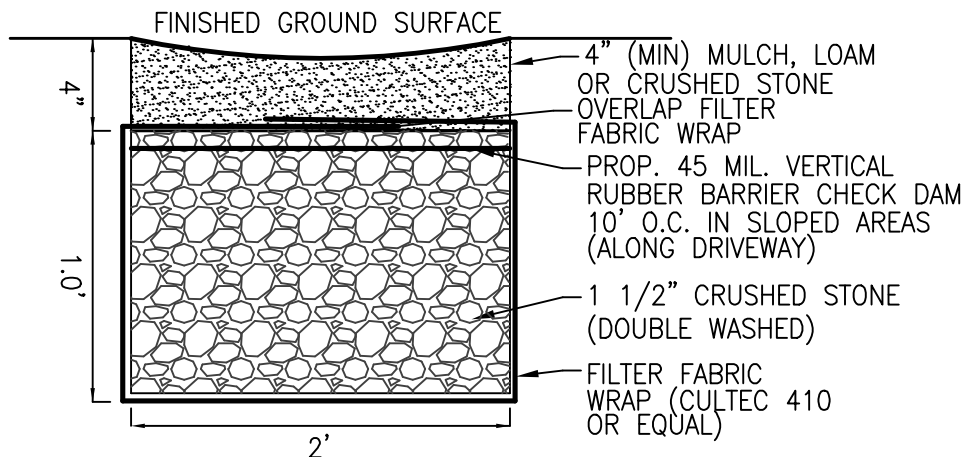
SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, S.E.#2906
DATE: NOVEMBER 3, 2023

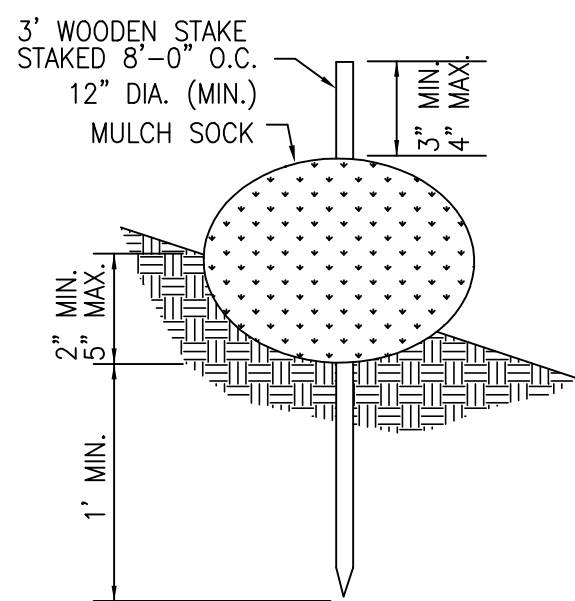
TP-1	APPROX. GRADE EL. 88.0	TP-2	APPROX. GRADE EL. 88.0
EL. 87.0	A HORIZON SANDY LOAM 10YR 3/3	EL. 86.0	FILL/DISTURBED 24"
EL. 86.0	B HORIZON SANDY LOAM 10YR 5/8	EL. 85.5	A HORIZON SANDY LOAM 10YR 3/3 30"
EL. 82.0	C HORIZON SANDY LOAM 2.5Y 5/2	EL. 85.0	B HORIZON SANDY LOAM 10YR 5/8 36"
		EL. 81.7	C HORIZON SANDY LOAM 2.5Y 5/2 76"

WEeping OBSERVED: NONE
MOTTling OBSERVED: 40" (EL. 84.7)
ESHGW: 40" (EL. 84.7)

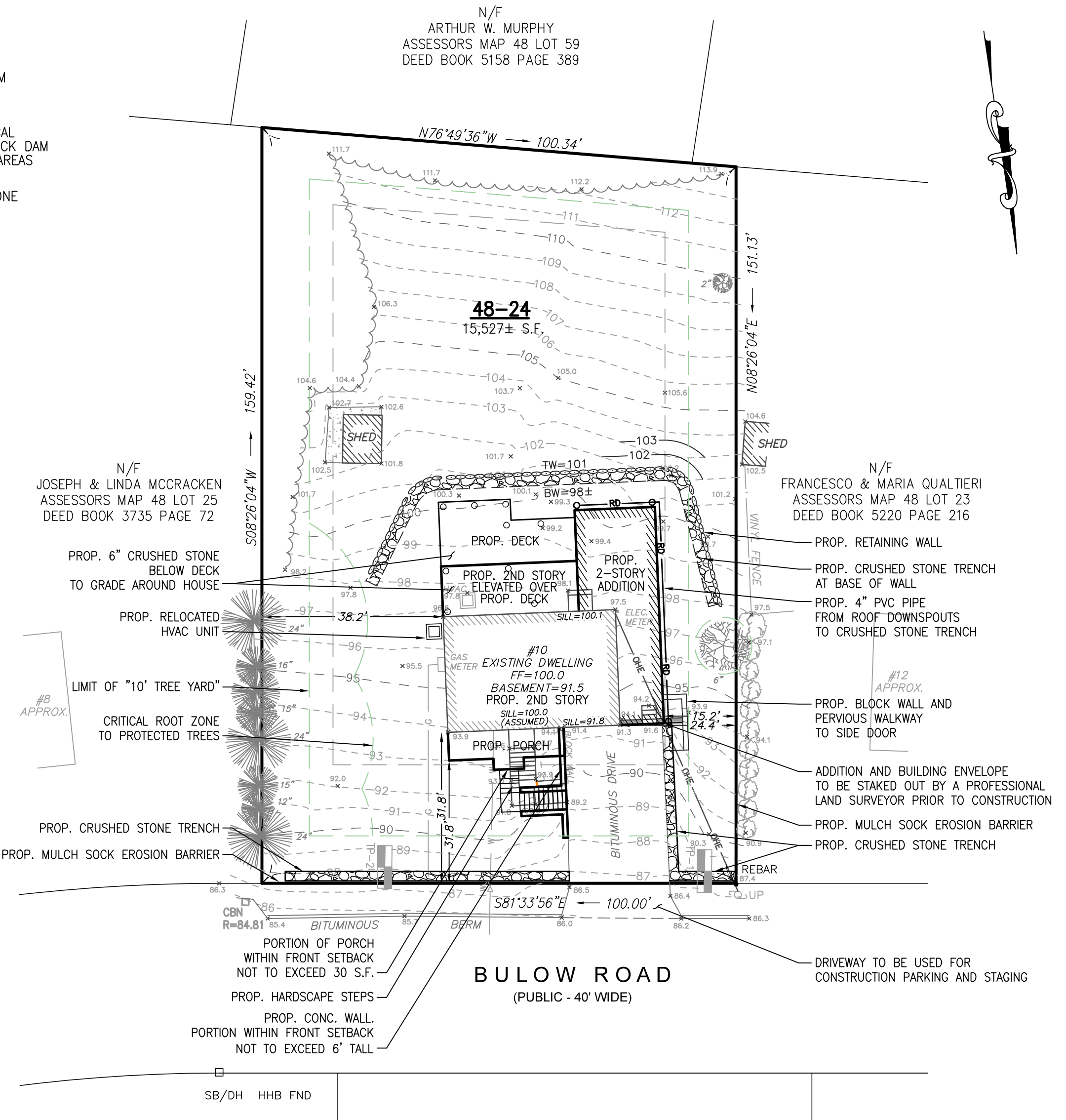
WEeping OBSERVED: NONE
MOTTling OBSERVED: 40" (EL. 84.7)
ESHGW: 40" (EL. 84.7)



CRUSHED STONE TRENCH DETAIL
NOT TO SCALE



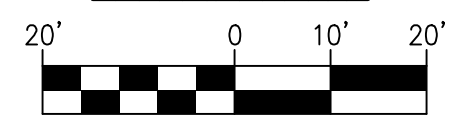
MULCH SOCK EROSION BARRIER DETAIL
NOT TO SCALE



DISTURBANCE

TOTAL = 4,600 S.F.
>10% = 4,600 S.F.

GRAPHIC SCALE



SCALE: 1" = 20'

ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
RESIDENCE A ZONE			
MIN. LOT AREA	20,000 S.F.	15,527 S.F.	NO CHANGE
FRONTAGE	125'	100.00'	NO CHANGE
FRONT YARD SETBACK	25'	31.8'	25.9'
SIDE YARD SETBACK (LEFT)	15'	38.2'	NO CHANGE
SIDE YARD SETBACK (RIGHT)	15'	15.3'	15.2'
REAR YARD SETBACK	15'	95.2'	73.8'

GENERAL NOTES:

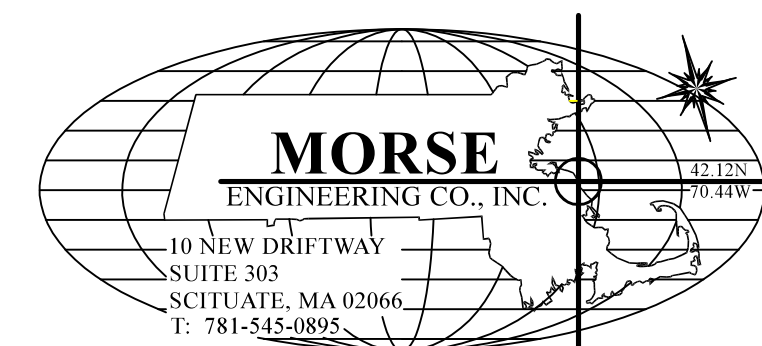
- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 56970, PAGE 191
- OWNER OF RECORD: FRANCESCO & MARIA QUALTIERI
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF HINGHAM ACCORD POND WATERSHED AND AQUIFER PROTECTION DISTRICT.
- PROPERTY LINES ARE THE RESULT OF A FIELD SURVEY PERFORMED BY MORSE ENGINEERING IN OCTOBER 2023. EXISTING CONDITIONS ARE COMPILED FROM PLAN BY HOYT LAND SURVEYING, INC DATED AUGUST 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 0081J DATED 7/17/2012.
- 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 EXISTANCE OR NON EXISTANCE OF ANY OTHER SUCH UTILITIES.
- THE PROPOSED FOUNDATION SHALL BE WATERPROOFED.



Jason Scott



Jeffrey M. Hassett



PROJECT: 10 BULOW ROAD (ASSESSOR'S MAP 48 LOT 24) HINGHAM, MASSACHUSETTS		DESIGN: CKB
PREPARED FOR: SALVATORE & ROSE GRACEFFA		CHECK: JS
PLAN TITLE: LOCATION PLAN		JOB NO: 23-293
		DATE: 11/20/2023
		REV: -
		SHEET: 1