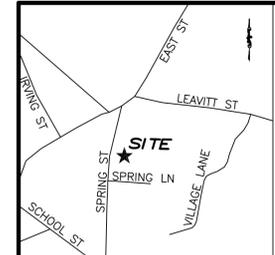


SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: COLIN MCSWEENEY, S.E.#14241
DATE: JANUARY 7, 2025

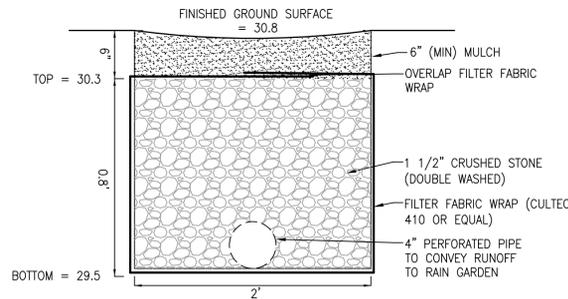
TP-1	APPROX. GRADE EL. 29.3	TP-2	APPROX. GRADE EL. 29.6
EL. 27.3	FILL 0 HORIZON PEAT	EL. 26.3	FILL 0 HORIZON PEAT
EL. 21.3	WEEPING OBSERVED: 30" MOTTLING OBSERVED: 24" ESHGW: 24" (EL. 27.3)	EL. 21.6	WEEPING OBSERVED: 30" MOTTLING OBSERVED: 28" ESHGW: 28" (EL. 27.3)



VICINITY MAP
NO SCALE

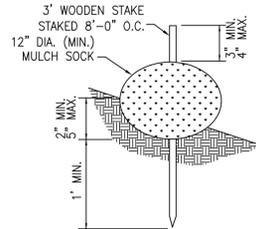
CRUSHED STONE TRENCH DRAIN

NOT TO SCALE



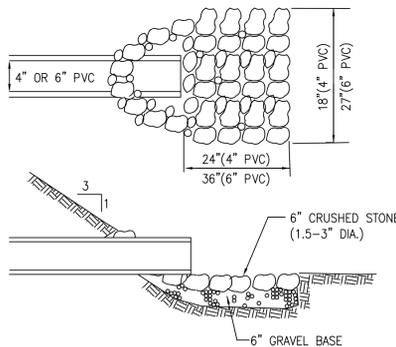
STAKED MULCH SOCK DETAIL

NOT TO SCALE



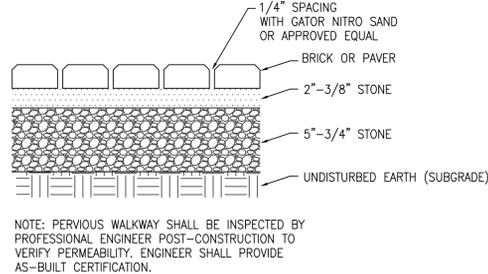
RIP RAP DETAIL

NOT TO SCALE



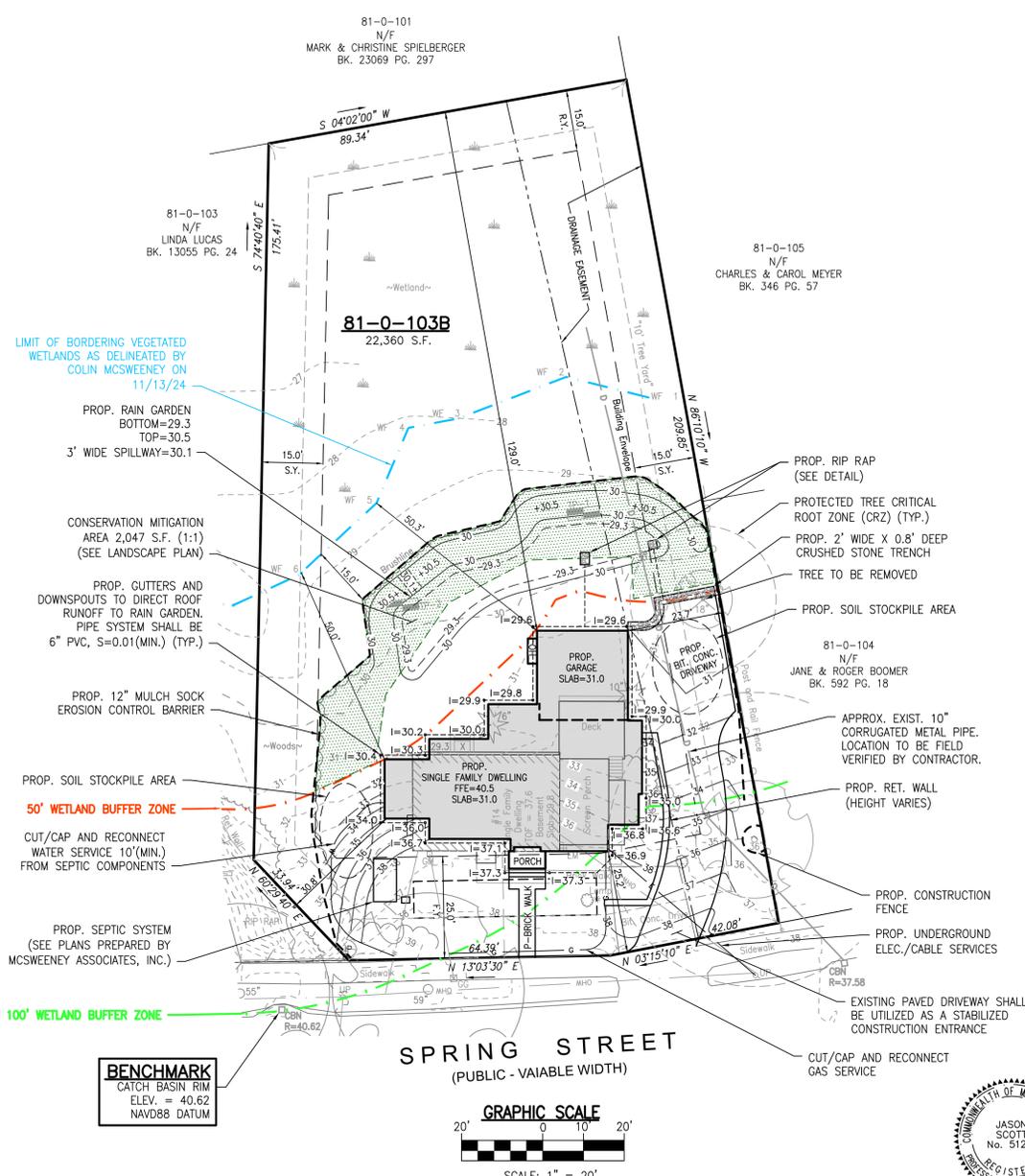
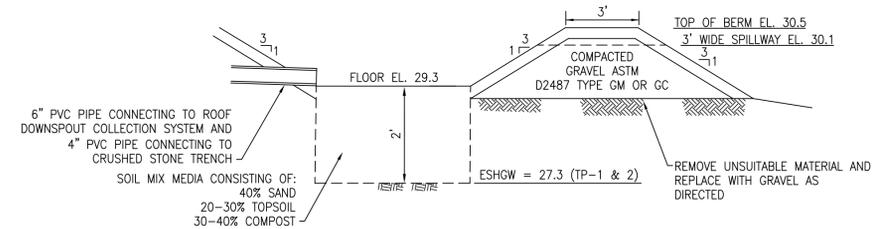
PERVIOUS WALKWAY DETAIL

NOT TO SCALE



RAIN GARDEN DETAIL

SCALE: N.T.S.



CONSERVATION MITIGATION TABLE:

	SIZE	MITIGATION
INCREASE OF IMPERVIOUS AREAS IN 100' BUFFER	2,047 S.F.	2,047 S.F.

LAND DISTURBANCE:

DISTURBANCE TOTAL = 10,405 S.F.
DISTURBANCE >10% SLOPES = 2,551 S.F.

IMPERVIOUS AREA

DESCRIPTION	EXISTING	PROPOSED
ROOF	1,107 S.F.	2,241 S.F.
CONC. BULKHEAD	30 S.F.	0 S.F.
RETAINING WALL	0 S.F.	83 S.F.
BIT. CONC. DRIVE	361 S.F.	1,453 S.F.
TOTAL	1,498 S.F.	3,777 S.F.

ZONING TABLE

MIN. LOT AREA	TOWN OF HINGHAM "RESIDENCE" A ZONING DISTRICT		
	REQUIRED	EXISTING	PROPOSED
20,000 S.F.	22,360 S.F.	NO CHANGE	
125'	106.5'	NO CHANGE	
25'	25.7'	NO CHANGE	
15'	29.9'	23.7'	
15'	153.5'	129.0'	
HEIGHT	35'(2.5 STORIES)	1.75 STORIES	<35' (SEE ARCHITECTURAL PLANS)

SITE NOTES:

- DEED REFERENCES: PLYMOUTH CO. REGISTRY OF DEEDS BOOK: 59402, PAGE: 301
- PLAN REFERENCES: SPRING STREET TOWN LAYOUT ON FILE AT HINGHAM PLANNING DEPT. PLAN BOOK: 2908, PAGE 172
- 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 FLOOD PLAN & WATERSHED PROTECTION DISTRICT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ACCORD POND WATERSHED & HINGHAM AQUIFER PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 11/25/2024.
- THERE ARE KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN FEMA ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL 25023C 0082K DATED 7/13/2024. ZONE X IS NOT A FLOOD HAZARD AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY DOES NOT LIE 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.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "HINGHAM CENTER LOCAL HISTORIC DISTRICT - PHASE II", AS SHOWN ON A PLAN BY "PERKINS ENGINEERING, INC. DATED FEBRUARY 11, 2003. PLAN BK: 60, PG: 1169.

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 ONE TREE WITHIN THE "10' TREE YARD", WITH "18" OF TREE CALIPER. THIS TREE WILL BE REPLACED WITH FIVE NEW TREES, TOTALING 20" OF TREE CALIPER (SEE LANDSCAPE PLAN). THERE IS NO PROPOSED WORK WITHIN THE CRITICAL ROOT ZONE OF A 36" CALIPER TREE. BUT CONSTRUCTION FENCING IS PROPOSED AROUND THE TREE TRUNK FOR ITS PROTECTION. THE MAJORITY OF THE WORK WITHIN THE CRITICAL ROOT ZONE IS FILLING ASSOCIATED WITH THE PROPOSED DRIVEWAY, WHICH WILL NOT AFFECT THE ROOT SYSTEM. THE CLOSEST CUT TO THE TREE IS 28.7' AWAY AND IS ASSOCIATED WITH THE PROPOSED BUILDING FOUNDATION.

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROLS.
- INSTALL CONSTRUCTION FENCE AROUND TREES TO BE SAVED WITHIN THE LIMIT OF WORK.
- CUT AND CAP UTILITY SERVICES.
- DEMOLISH AND REMOVE EXISTING HOME.
- CUT AND REMOVE TREES INDICATED TO BE REMOVED.
- REMOVE STUMPS.
- CONSTRUCT FOUNDATION.
- CONSTRUCT RETAINING WALLS AND ROUGH GRADING.
- INSTALL STORMWATER CONTROLS.
- INSTALL SEPTIC SYSTEM.
- CONNECT UTILITIES.
- BINDER COURSE PAVING.
- FINAL GRADING AND LOAMING.
- LANDSCAPING INCLUDING WALKWAYS, PATIOS, TREES, SHRUBS, AND SEEDING.
- FINAL PAVING.
- INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN PROPERTY IS FULLY STABILIZED.

REV. 3/11/25: REVISED PERVIOUS WALKWAY DETAIL
REV. 2/28/25: REVISED MITIGATION AREA SHAPE AND ADDED EXIST. DRAINAGE PIPE

	PREPARED BY:			
	PROJECT:		14 SPRING STREET (ASSESSOR'S PARCEL 81-0-103B) HINGHAM, MASSACHUSETTS	
DESIGN:	JDG	CHECK:	JMH	
JOB NO:	24-292	DATE:	2/25/2025	
PREPARED FOR:	BREAKWATER DEVELOPMENT LLC 213 WAMPATUCK ROAD HINGHAM, MA 02043	REV:	2/28/2025 3/11/2025	
PLAN TITLE:	SITE PLAN		SHEET:	1