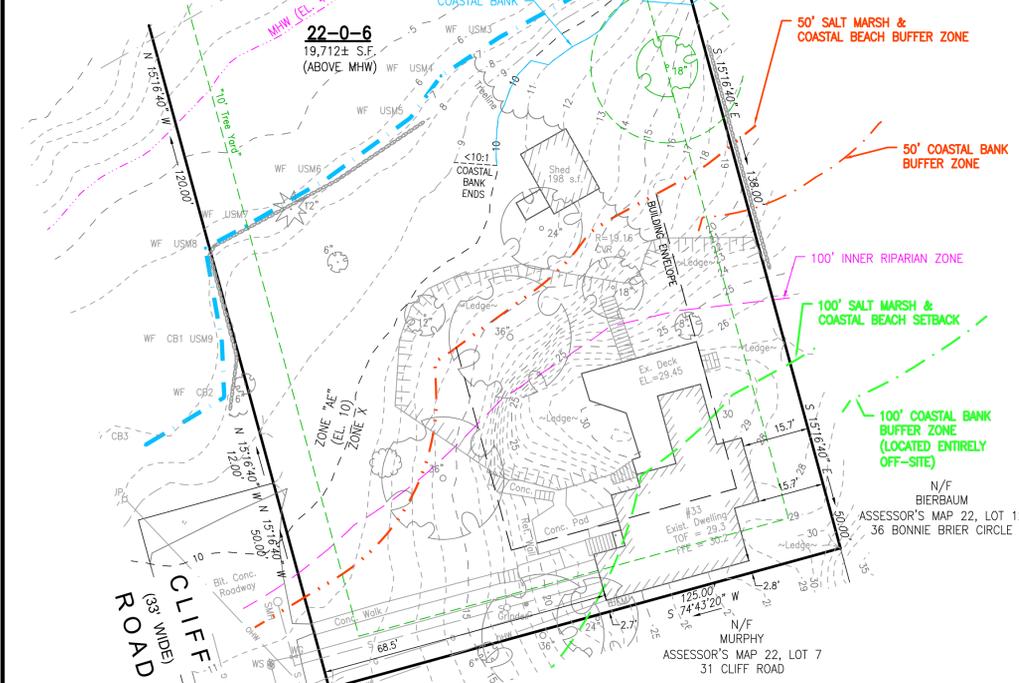
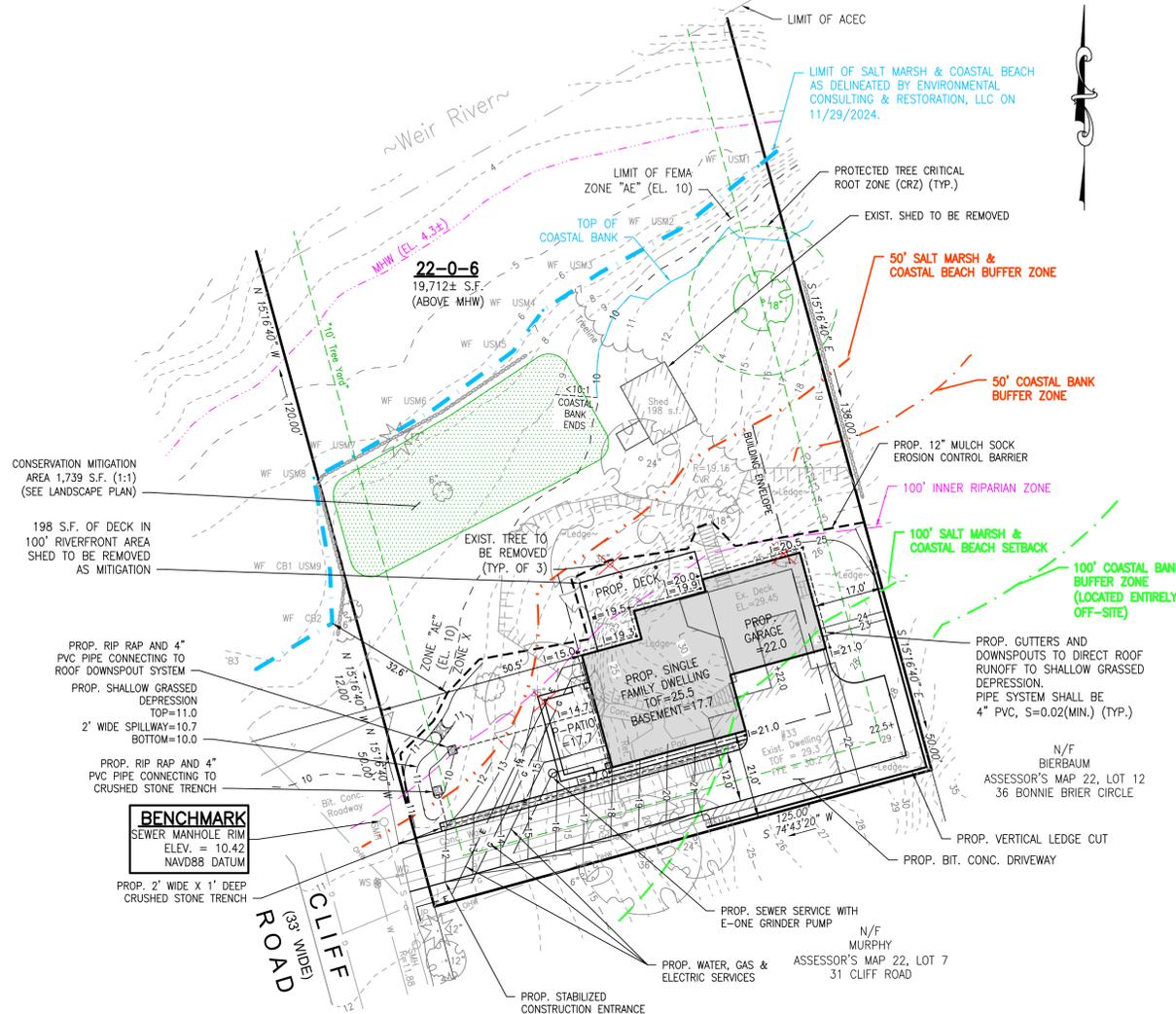


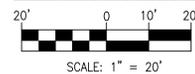
VICINITY MAP  
NOT TO SCALE



EXISTING CONDITIONS



PROPOSED CONDITIONS



**CONSERVATION MITIGATION TABLE:**

BUFFER ZONE	ALTERATION AREA	MITIGATION PROVIDED
0-50'	0 S.F.	0 S.F.
50-100'	1,739 S.F.*	1,739 S.F. (1:1 RATIO)

\*ALTERATION AREA CONSISTS OF INCREASED ROOF, DRIVEWAY AND RETAINING WALL AREAS.

**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 DRIFLINE. THE CRZ CIRCLE IS MEASURED AS THE TREE CALIPER MULTIPLIED BY 12.

THIS SINGLE FAMILY HOME RAZE AND REBUILD PROJECT DOES NOT PROPOSE THE REMOVAL OF ANY TREES WITHIN THE "10' TREE YARD" AND DOES NOT PROPOSE ANY WORK WITHIN THE CRITICAL ROOT ZONE OF PROTECTED ON-SITE TREES. (SEE LANDSCAPE PLAN PREPARED BY OTHERS)

**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 & LEDGE REMOVAL
7. CONSTRUCT BUILDING FOUNDATION
8. CONNECT UTILITIES
9. CONSTRUCT BUILDING ON INSTALLED FOUNDATION
10. PAVE BINDER COURSE
11. INSTALL STORMWATER CONTROLS
12. FINAL GRADING
13. LANDSCAPING AND HARDSCAPING
14. FINAL PAVING
15. INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED

**LAND DISTURBANCE**

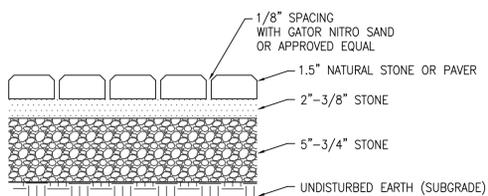
DISTURBANCE TOTAL = 9,309± S.F. (INCLUDES 1,739 S.F. MITIGATION AREA)  
DISTURBANCE >10% SLOPES = 4,497± S.F.

**ZONING TABLE**

RESIDENCE C ZONE	REQ'D	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	19,712 S.F.	NO CHANGE
FRONTAGE (FT.)	150'	50'	NO CHANGE
FRONT YARD SETBACK (FT.)	50'	68.5'	50.5'
SIDE YARD SETBACK (FT.)	20'	2.7'	21.0'
REAR YARD SETBACK (FT.)	20'	15.7'	17.0'
HEIGHT (FT.)	35'	<35'	<35'(SEE ARCHITECTURAL PLANS)

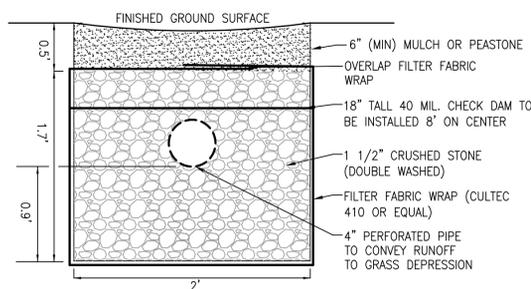
**SITE NOTES:**

1. DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 59249, PAGE 82
2. PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 4 PAGE 199 PLAN BOOK 7 PAGE 158
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 1/6/2025.
5. ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT ARE SHOWN.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND PARTIALLY IN ZONE "AE" (EL. 10) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0038K DATED 7/3/2024.
7. THE SUBJECT PROPERTY IS NOT LOCATED 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.
10. ALL UTILITIES SHALL BE INSTALLED PER UTILITY PURVEYOR SPECIFICATIONS.
11. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD88.

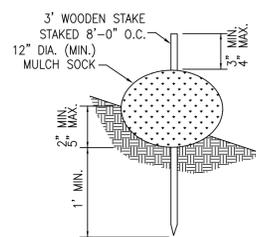


NOTE: PERVIOUS PATIO SHALL BE INSPECTED BY PROFESSIONAL ENGINEER POST-CONSTRUCTION TO VERIFY PERMEABILITY. ENGINEER SHALL PROVIDE AS-BUILT CERTIFICATION.

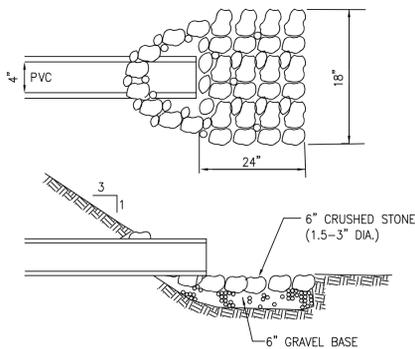
PERVIOUS PAVER PATIO DETAIL  
NOT TO SCALE



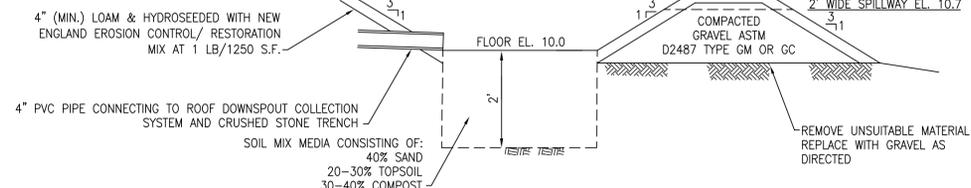
CRUSHED STONE TRENCH DRAIN  
NOT TO SCALE



STAKED MULCH SOCK DETAIL  
NOT TO SCALE



RIP RAP DETAIL  
NOT TO SCALE



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



PREPARED BY:		
PROJECT:	33 CLIFF ROAD (ASSESSOR'S PARCEL: 22-0-6) HINGHAM, MASSACHUSETTS	DESIGN: JDG
APPLICANTS:	BOW STREET, LLC 9 ROCKY LANE COHASSET, MA 02025	CHECK: JMH
PLAN TITLE:	SITE PLAN	JOB NO: 24-314
		DATE: 6/10/2025
		REV: --
		SHEET: 1