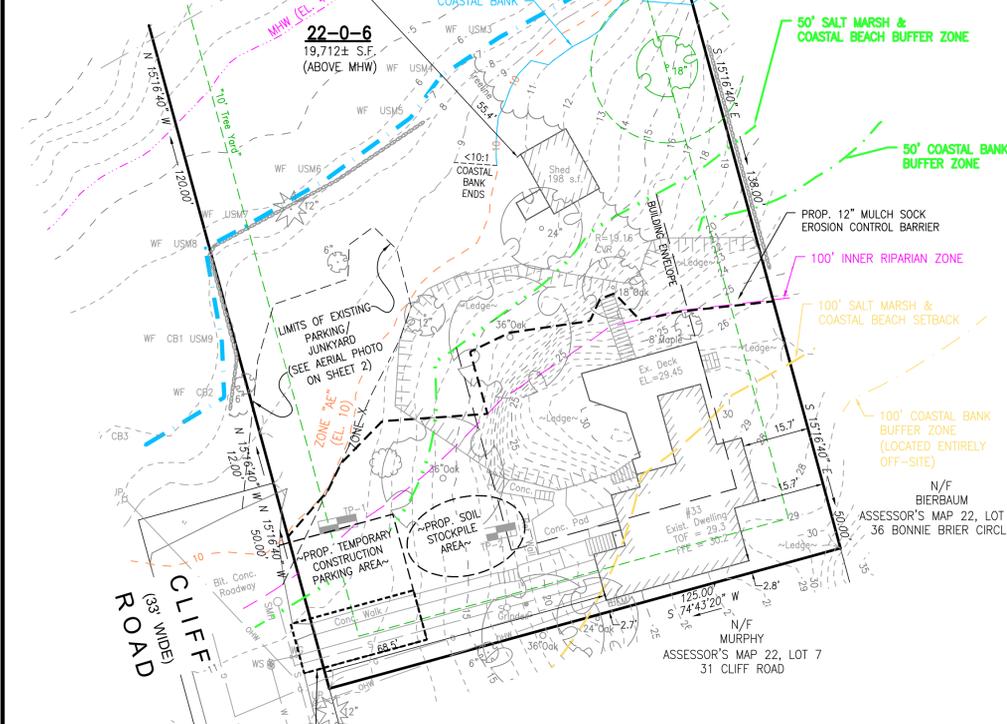


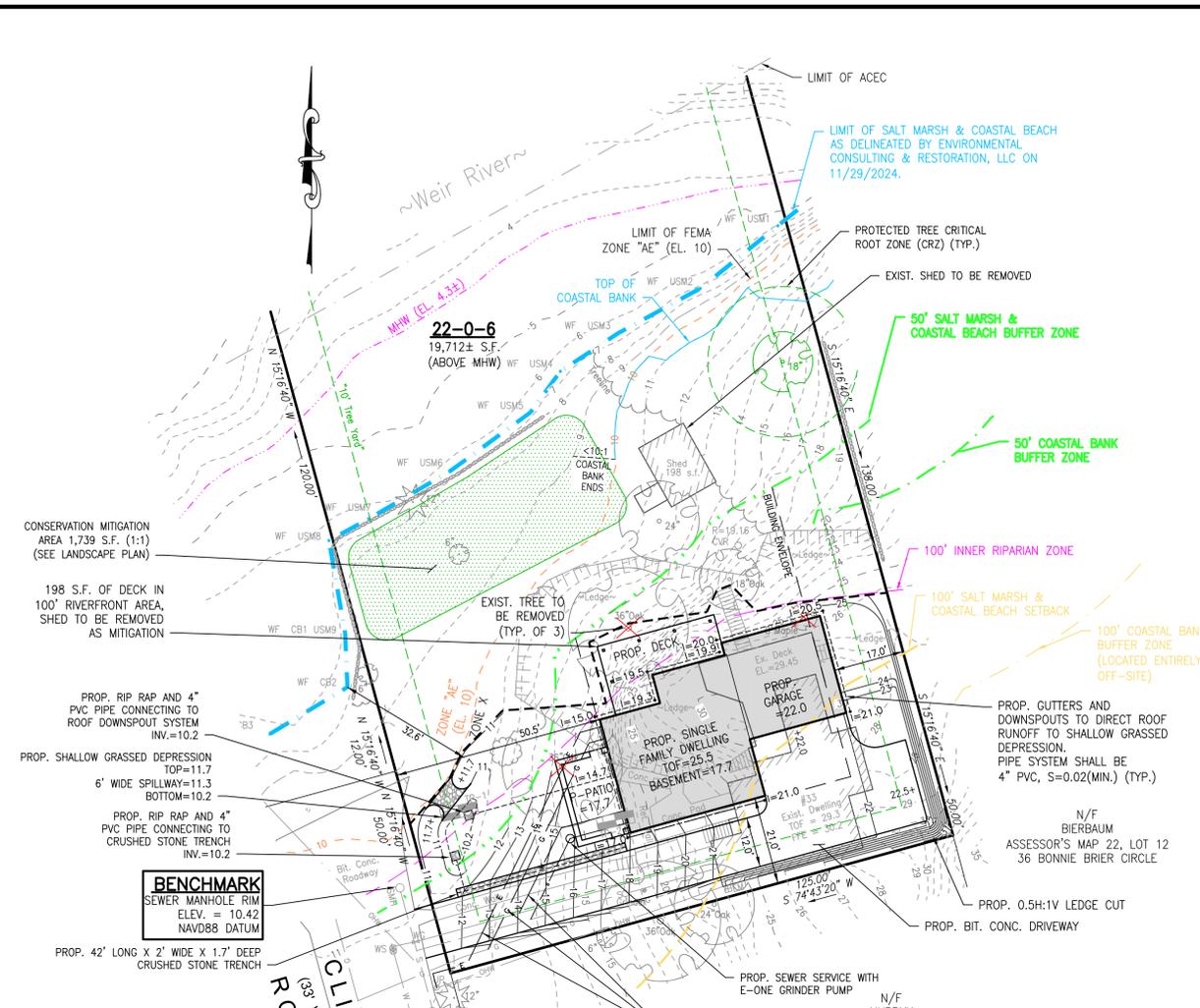
VICINITY MAP
NOT TO SCALE



EXISTING CONDITIONS & EROSION CONTROL PLAN



SCALE: 1" = 20'



PROPOSED CONDITIONS PLAN



SCALE: 1" = 20'

REDEVELOPMENT RIVERFRONT CALCULATIONS

DESCRIPTION	TOTAL
TOTAL RFA ON-SITE	19,712 S.F.
EXISTING DEGRADED ¹ AREA ON-SITE	7,889 S.F.
PROPOSED DEGRADED ² AREA ON-SITE	5,910 S.F.

- RFA NOTES:
¹ EXISTING DEGRADED AREA CONSISTS OF ROOF (1,250 S.F.), LEDGE (4,757 S.F.), CONCRETE STAIRS/WALKWAYS (407 S.F.) AND THE PARKING/JUNKYARD AREA (1,475 S.F.).
² PROPOSED DEGRADED AREA CONSISTS OF ROOF (1,645 S.F.), DRIVEWAY (1,978 S.F.), LEDGE (2,237 S.F.) AND RETAINING WALLS (50 S.F.).
³ THE PROJECT RESULTS IN A NET DECREASE OF DEGRADED AREAS.
⁴ ALTHOUGH IT IS NOT REQUIRED UNDER THE RFA PERFORMANCE STANDARDS (PROJECT IS NOT INCREASING DEGRADED AREAS), A MITIGATION AREA OF 1,739 S.F. IS PROVIDED.

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 (1,081 S.F.), DRIVEWAY (608 S.F.) AND RETAINING WALL AREAS (50 S.F.).
 **THE ALTERATION AREA LISTED ABOVE IS NOT REFERENCING AN INCREASE IN IMPERVIOUS AREA AS THE PROJECT RESULTS IN A NET DECREASE OF 504 S.F. OF IMPERVIOUS 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 DRIPLINE. 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

- 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 & LEDGE REMOVAL
- CONSTRUCT BUILDING FOUNDATION
- CONNECT UTILITIES
- CONSTRUCT BUILDING ON INSTALLED FOUNDATION
- PAVE BINDER COURSE
- INSTALL STORMWATER CONTROLS
- FINAL GRADING
- LANDSCAPING AND HARDSCAPING
- FINAL PAVING
- INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED

LAND DISTURBANCE

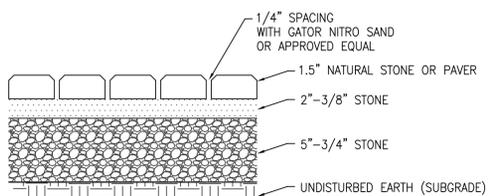
DISTURBANCE TOTAL = 9,309± S.F. (INCLUDES 1,739 S.F. MITIGATION AREA)
 DISTURBANCE >10% SLOPES = 4,497± S.F.

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:

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 59249, PAGE 82
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 4 PAGE 99 PLAN BOOK 7 PAGE 158
- 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 1/6/2025.
- ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT ARE SHOWN.
- 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.
- THE SUBJECT PROPERTY IS NOT LOCATED 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 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.
- ALL UTILITIES SHALL BE INSTALLED PER UTILITY PURVEYOR SPECIFICATIONS.
- ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD88.

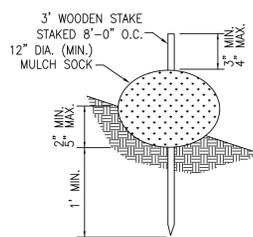


PERVIOUS PAVER PATIO DETAIL
NOT TO SCALE

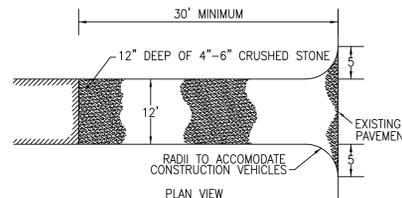
SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JAMES D. GARFIELD P.E., SE#14162
 DATE: JUNE 27, 2025

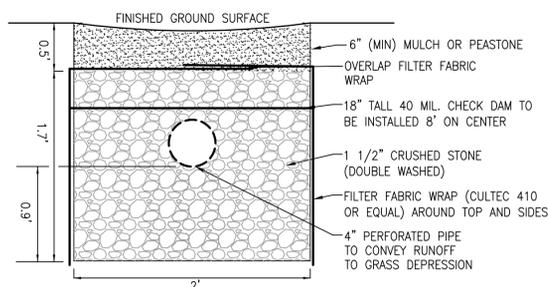
TP-1	APPROX. GRADE EL. 10.5	TP-2	APPROX. GRADE EL. 17.0
EL. 9.2	FILL 16"	EL. 16.2	A HORIZON LOAMY SAND 10YR 5/2 10"
EL. 8.2	C HORIZON LOAMY SAND 2.5Y 5/4 28"	EL. 15.3	B HORIZON LOAMY SAND 10YR 5/6 21"
	REFUSAL	EL. 13.7	C HORIZON LOAMY SAND 2.5Y 5/4 40"
	WEEPING OBSERVED: NONE		REFUSAL
	MOTTILING OBSERVED: NONE		WEEPING OBSERVED: NONE
	ESHW: REFUSAL @ 28" (EL. 8.2)		MOTTILING OBSERVED: NONE
			ESHW: REFUSAL @ 40" (EL. 13.7)



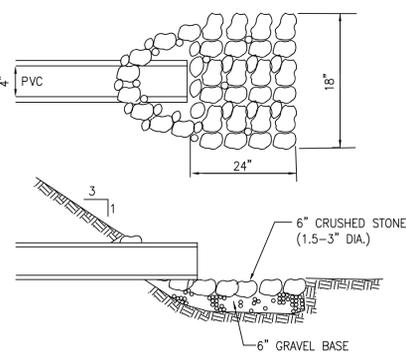
STAKED MULCH SOCK DETAIL
NOT TO SCALE



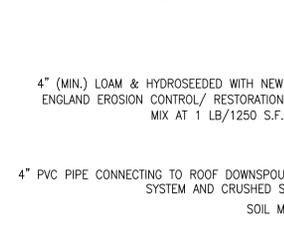
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



CRUSHED STONE TRENCH DRAIN
NOT TO SCALE



RIP RAP DETAIL
NOT TO SCALE



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



		PREPARED BY:
PROJECT: 33 CLIFF ROAD (ASSESSOR'S PARCEL: 22-0-6) HINGHAM, MASSACHUSETTS		DESIGN: JDG CHECK: JMH JOB NO: 24-314
APPLICANTS: BOW STREET, LLC 9 ROCKY LANE COHASSET, MA 02025		DATE: 6/10/2025 REV: 8/19/2025 SHEET: 1 of 2
PLAN TITLE: SITE PLAN		

