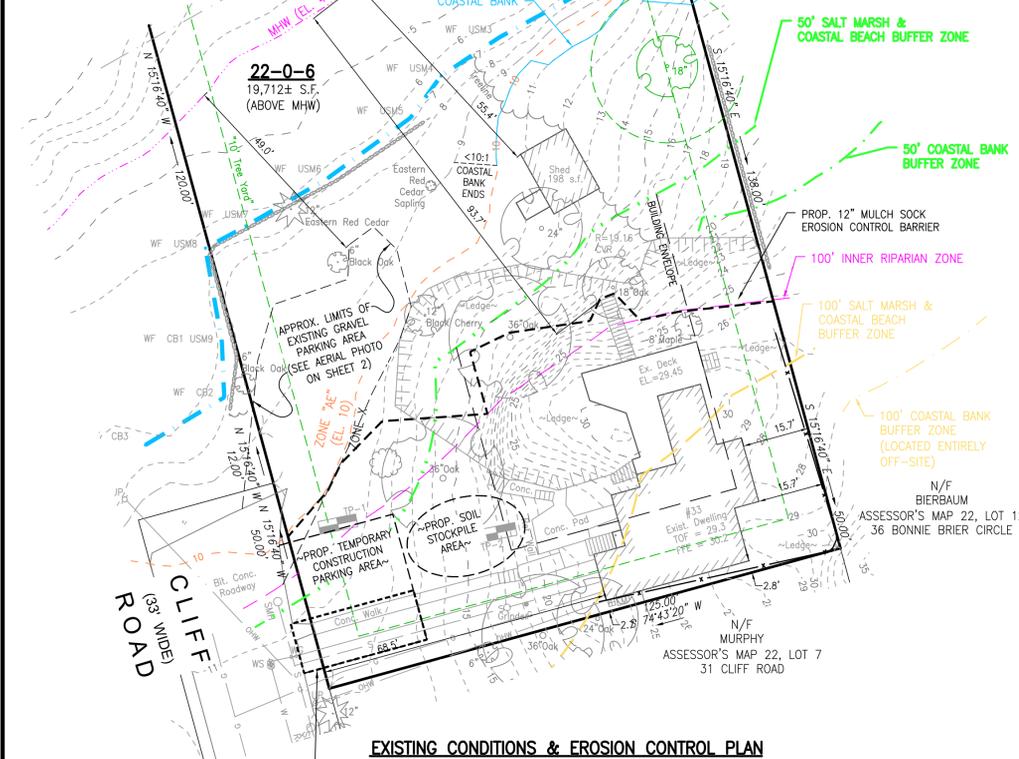


VICINITY MAP  
NOT TO SCALE



EXISTING CONDITIONS & EROSION CONTROL PLAN



SCALE: 1" = 20'

EXISTING TREES AND NATIVE SHRUBS WITHIN PROPOSED MITIGATION AREA ARE TO REMAIN (SEE SPECIES CATALOG MEMO PREPARED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC)

CONSERVATION MITIGATION AREA = 2,507 S.F. TOTAL (1,739 S.F. FOR BUFFER ZONE MITIGATION AND 768 S.F. OF RIVERFRONT AREA MITIGATION WITHIN EXISTING DEGRADED GRAVEL AREA (SEE LANDSCAPE PLAN))

198 S.F. OF DECK IN 100' RIVERFRONT AREA, SHED TO BE REMOVED AS MITIGATION

PROP. RIP RAP AND 4" PVC PIPE CONNECTING TO ROOF DOWNSPOUT SYSTEM INV.=10.2

PROP. SHALLOW GRASSED DEPRESSION TOP=11.7 6' WIDE SPILLWAY=11.3 BOTTOM=10.2

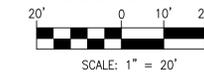
PROP. RIP RAP AND 4" PVC PIPE CONNECTING TO CRUSHED STONE TRENCH INV.=10.2

BENCHMARK  
SEWER MANHOLE RIM  
ELEV. = 10.42  
NAVD88 DATUM

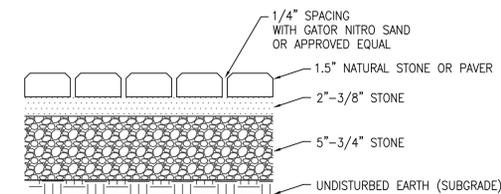
PROP. 42" LONG X 2' WIDE X 1.7' DEEP CRUSHED STONE TRENCH

CLIFF ROAD (38' WIDE)

PROPOSED CONDITIONS PLAN



SCALE: 1" = 20'



PERVIOUS PAVER PATIO DETAIL  
NOT TO SCALE

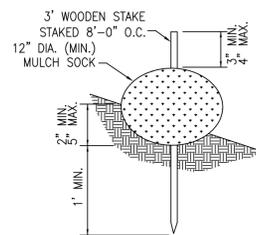
SOIL TEST DATA

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

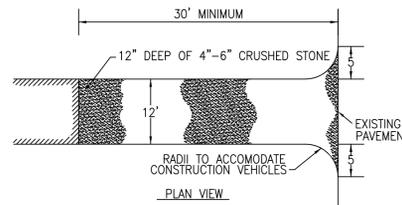
TP-1	APPROX. GRADE EL. 10.5	TP-2	APPROX. GRADE EL. 17.0
EL. 9.2	FILL 16"	EL. 16.2	A HORIZON LOAMY SAND 10YR 5/2 10"
EL. 8.2	C HORIZON LOAMY SAND 2.5Y 5/4 28"	EL. 15.3	B HORIZON LOAMY SAND 10YR 5/6 21"
	REFUSAL	EL. 13.7	C HORIZON LOAMY SAND 2.5Y 5/4 40"
	REFUSAL		REFUSAL

WEeping OBSERVED: NONE  
MOTTling OBSERVED: NONE  
ESHGW: REFUSAL @ 28" (EL. 8.2)

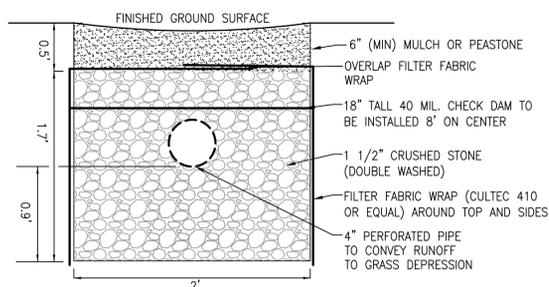
WEeping OBSERVED: NONE  
MOTTling OBSERVED: NONE  
ESHGW: REFUSAL @ 40" (EL. 13.7)



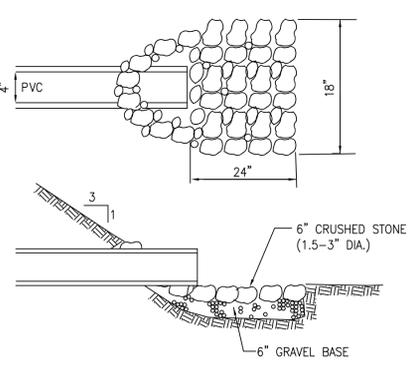
STAKED MULCH SOCK DETAIL  
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



CRUSHED STONE TRENCH DRAIN  
NOT TO SCALE

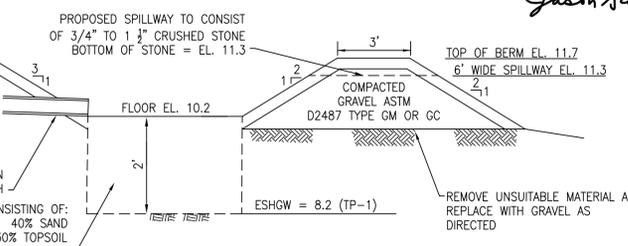


RIP RAP DETAIL  
NOT TO SCALE

4" (MIN.) LOAM & HYDROSEEDING WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX AT 1 LB/1250 S.F.

4" PVC PIPE CONNECTING TO ROOF DOWNSPOUT COLLECTION SYSTEM AND CRUSHED STONE TRENCH

SOIL MIX MEDIA CONSISTING OF:  
40% SAND  
20-30% TOPSOIL  
30-40% COMPOST



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

RIVERFRONT CALCULATIONS

DESCRIPTION	TOTAL
TOTAL RFA ON-SITE	19,712 S.F.
EXISTING DEGRADED <sup>1</sup> AREA ON-SITE	3,132 S.F.
PROPOSED DEGRADED <sup>2</sup> AREA ON-SITE	3,900 S.F.
RIVERFRONT MITIGATION <sup>3,4</sup> AREA ON-SITE	768 S.F.

RFA NOTES:

- EXISTING DEGRADED AREA CONSISTS OF ROOF (1,250 S.F.), CONCRETE STAIRS/WALKWAYS (407 S.F.) AND THE GRAVEL PARKING AREA (1,475 S.F.).
- PROPOSED DEGRADED AREA CONSISTS OF ROOF (1,645 S.F.), DRIVEWAY (1,978 S.F.), PERVIOUS PATIO (227 S.F.), AND RETAINING WALLS (50 S.F.).
- THE PROJECT RESULTS IN A NET INCREASE OF 768 S.F. OF DEGRADED AREAS.
- 768 S.F. OF MITIGATION IS PROVIDED WITHIN AN EXISTING DEGRADED AREA (THE GRAVEL PARKING AREA).

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 = 4,491± 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)

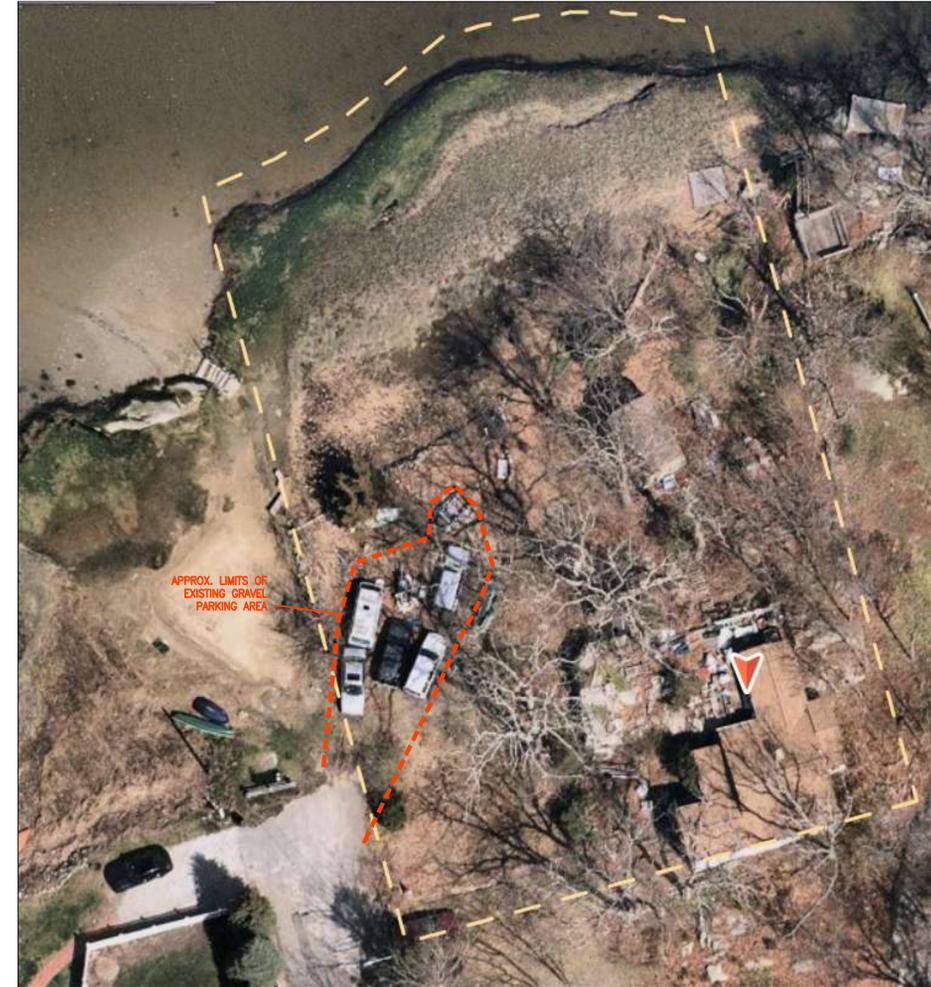
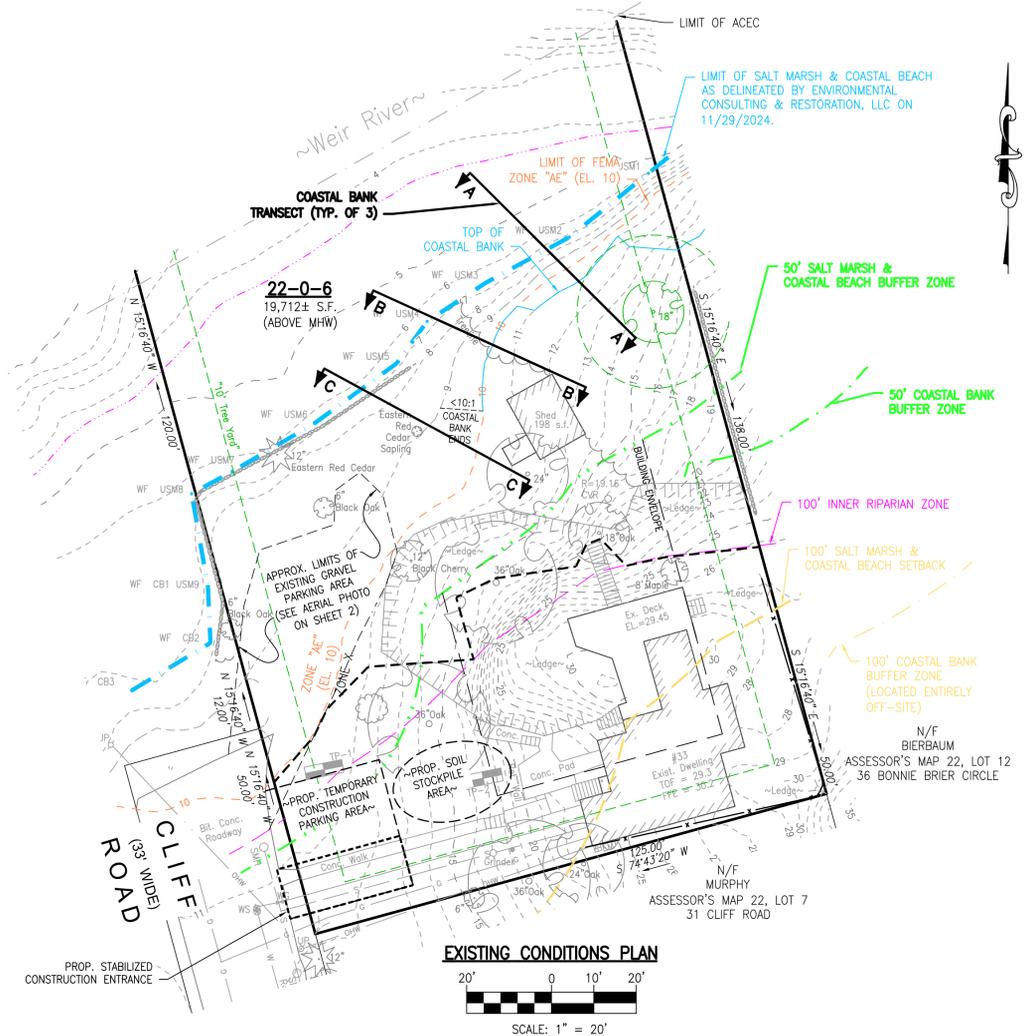
SITE NOTES:

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 59249, PAGE 82
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 4 PAGE 199 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.

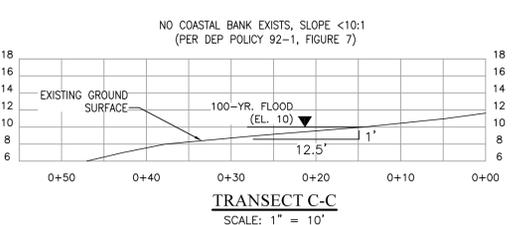
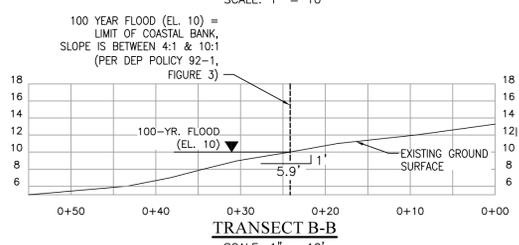
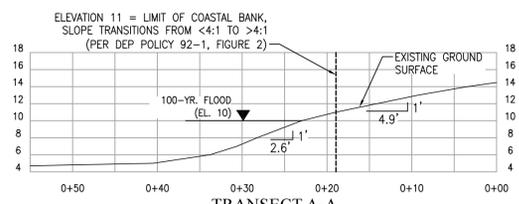


James D. Garfield

		PREPARED BY: 
PROJECT: <b>33 CLIFF ROAD</b> (ASSESSOR'S PARCEL: 22-0-6) <b>HINGHAM, MASSACHUSETTS</b>		DESIGN: JDG CHECK: JMH JOB NO: 24-314
APPLICANTS: <b>BOW STREET, LLC</b> <b>9 ROCKY LANE</b> <b>COHASSET, MA 02025</b>		DATE: 6/10/2025 REV: 8/19/2025 9/16/2025 9/18/2025
PLAN TITLE: <b>SITE PLAN</b>		SHEET: <b>1 of 2</b>

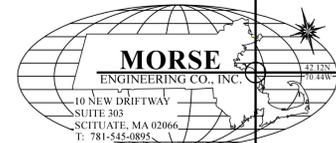


AERIAL PHOTOGRAPH OF SITE



JASON SCOTT  
No. 51276  
REGISTERED PROFESSIONAL LAND SURVEYOR  
James Scott

JAMES D. GARFIELD  
CIVIL  
No. 57322  
REGISTERED PROFESSIONAL ENGINEER  
James D. Garfield



PROJECT:	33 CLIFF ROAD (ASSESSOR'S PARCEL: 22-0-6) HINGHAM, MASSACHUSETTS	DESIGN: JDG
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		DATE: 6/10/2025
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		9/18/2025
		SHEET: 2 of 2