

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JOHN LANDY, SE#14888
DATE: 9/17/2025

TP-1	APPROX. GRADE EL. 58.1
EL. 54.9	FILL 38"
EL. 53.4	C HORIZON MED/COARSE SAND 2.5Y 5/4 56"

WEEPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
PERC. RATE: NONE
ESHOW: NONE

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: PAUL G. GUNN, SE#14392
DATE: 12/18/2025

TP-2	APPROX. GRADE EL. 56.0
EL. 54.7	FILL 16"
EL. 51.7	C HORIZON MED/COARSE SAND 2.5Y 5/4 52"

WEEPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
PERC. RATE: NONE
ESHOW: NONE



CONSTRUCTION SCHEDULE

1. INSTALL EROSION CONTROLS
2. DEMOLISH AND REMOVE EXISTING DECKS AND RETAINING WALLS
3. CUT AND REMOVE TREES INDICATED TO BE REMOVED
4. REMOVE STUMPS
5. ROUGH GRADING
6. INSTALL STORMWATER CONTROLS
7. CONSTRUCT POOL AND ADDITION FOUNDATIONS
8. CONNECT UTILITIES
9. CONSTRUCT ADDITIONS ON INSTALLED FOUNDATIONS
10. CONSTRUCT SWIMMING POOL
11. LANDSCAPING AND HARDSCAPING
12. FINAL GRADING, LOAM, AND SEED
13. FINAL PAVING
14. INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED.

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.

THE PROJECT PROPOSES TO REMOVE (2) TREES FROM THE TREE YARD, WHICH INCLUDE AN 8" CALIPER NON-NATIVE BLUE SPRUCE AND A 10" CALIPER ORNAMENTAL CHERRY. THE PROPOSED REPLACEMENT INCLUDES (17) NATIVE EVERGREEN TREES, 3" CALIPER EACH, FOR A TOTAL REPLACEMENT CALIPER TOTAL OF 51". SEE THE PROVIDED LANDSCAPE PLAN FOR TREE LOCATIONS, SPECIES, AND SIZES.

DISTURBANCES TO CRITICAL ROOT ZONES FOR TREES TO REMAIN DO NOT INCLUDE SIGNIFICANT FILL OR ROOT REMOVAL, AND THE DISTURBANCES PRIMARILY INCLUDE THE PLANTING OF NEW VEGETATION.

CONSERVATION MITIGATION REQUIREMENTS

DESCRIPTION	PERVIOUS ALTERATION	IMPERVIOUS ALTERATION
0-100' VP BUFFER	394 S.F.	1,095 S.F.
50-100' BVW BUFFER*	N/A	456 S.F.

(1,095 S.F.)(2:1) + (394 S.F.)(2:1) + (456 S.F.)(1:1) = 3,434 S.F. REQUIRED (4,225 S.F. PROVIDED)

*PORTION OF THE 50-100' BUFFER ZONE THAT LIES OUTSIDE OF THE 0-100' VERNAL POOL BUFFER.

LAND DISTURBANCE (SITE PLAN REVIEW)

DISTURBANCE TOTAL = 10,242± S.F.
DISTURBANCE >10% SLOPES = 1,700± S.F.

IMPERVIOUS TABLE

DESCRIPTION	EXISTING	PROPOSED
ROOF	1,411 S.F.	2,165 S.F.
PAVEMENT	2,194 S.F.	1,900 S.F.
HARDSCAPING	387 S.F.	376 S.F.
SWIMMING POOL	0 S.F.	770 S.F.
TOTAL	3,992 S.F.	5,211 S.F.

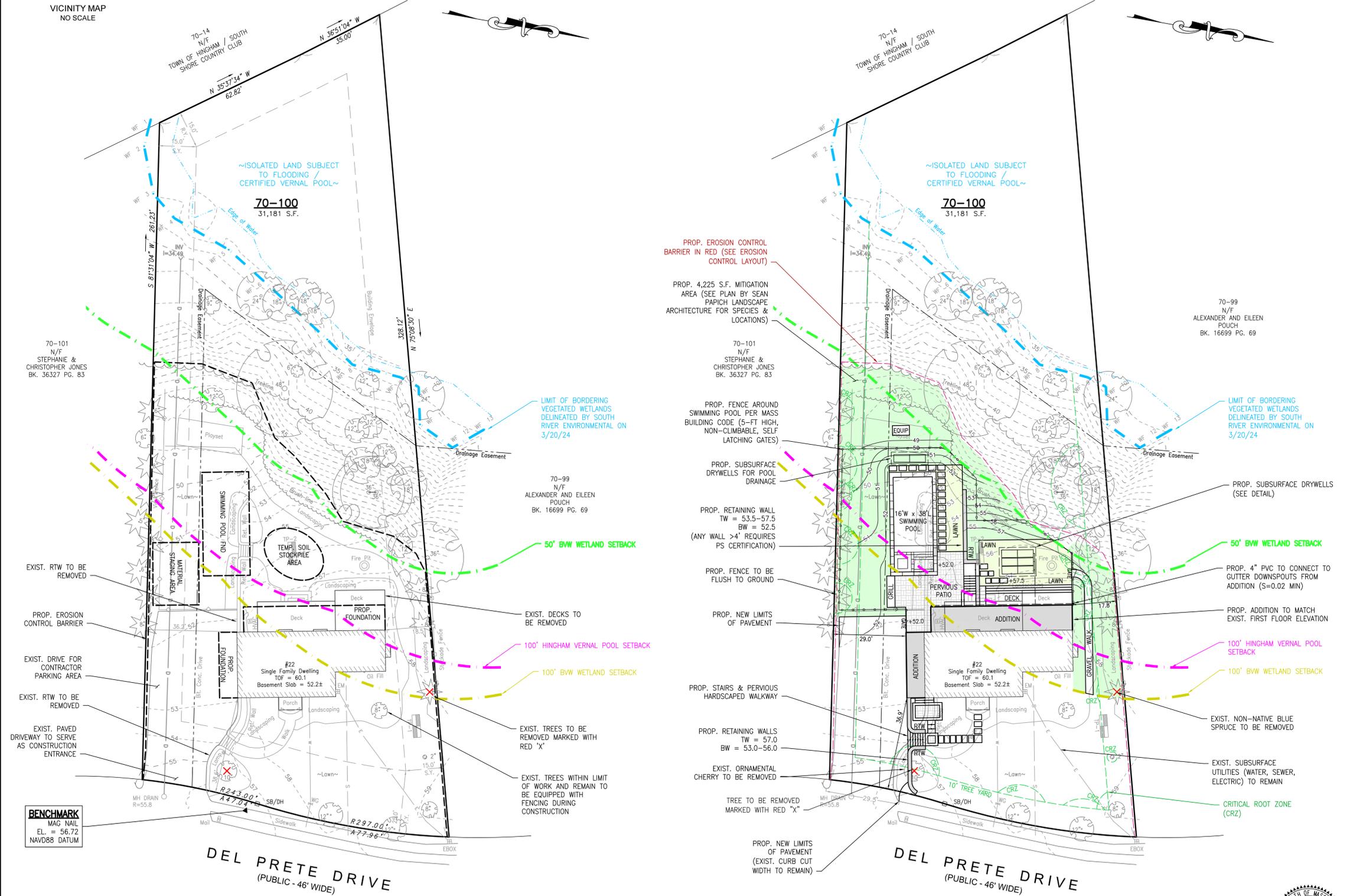
(30.6% INCREASE)

ZONING TABLE

TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,181 S.F.	NO CHANGE
LOT WIDTH	100'	120.1'	NO CHANGE
FRONTAGE	125'	125.50'	NO CHANGE
FRONT SETBACK	25'	38.6'	36.9'
SIDE SETBACK	15'	36.2' (L)	29.0' (L)
REAR SETBACK	15'	18.5' (R)	17.8' (R)
		204.9'	195.4'

GENERAL NOTES:

1. DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 47431, PAGE 300
2. PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 25, PAGE 46
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF HINGHAM GROUNDWATER PROTECTION OVERLAY DISTRICT.
5. THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 3/21/2024.
6. ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' ARE SHOWN.
7. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0082J DATED 7/17/2012.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
9. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP ZONE A SURFACE WATER SUPPLY AREA.
10. 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.
11. ELEVATIONS SHOWN REFERENCE THE NAVD88 DATUM.



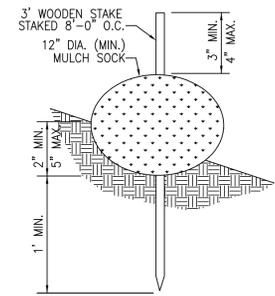
EXISTING CONDITIONS & EROSION CONTROL PLAN



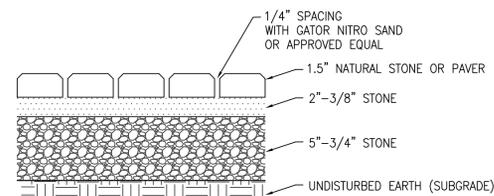
PROPOSED CONDITIONS PLAN



	PREPARED BY:	
	PROJECT:	
DESIGN:	PGG	
CHECK:	GJM	
JOB NO:	24-141	
DATE:	11/13/2025	
REV:	11/24/2025	
	12/29/2025	
SHEET:		1

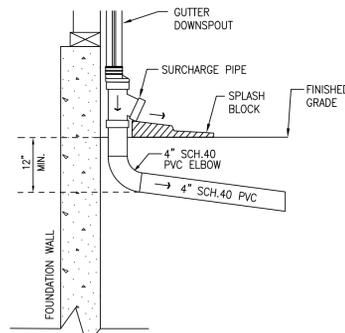


STAKED MULCH SOCK DETAIL
NOT TO SCALE

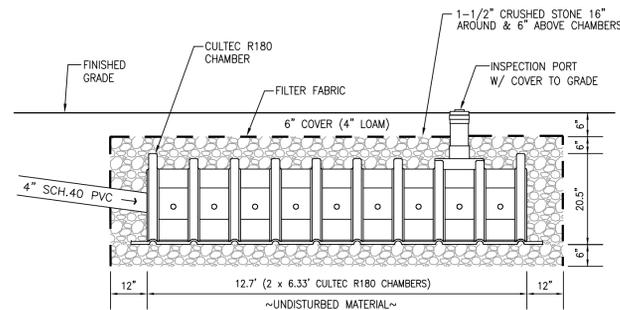
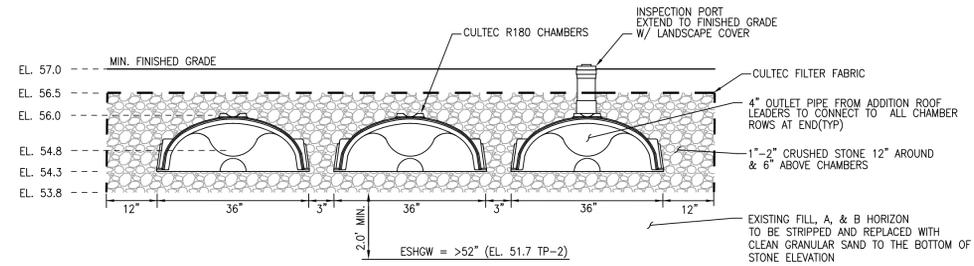


NOTE: PERVIOUS PATIO SHALL BE INSPECTED BY PROFESSIONAL ENGINEER POST-CONSTRUCTION TO VERIFY PERMEABILITY. ENGINEER SHALL PROVIDE AS-BUILT CERTIFICATION.

PERVIOUS PAVER PATIO DETAIL
NOT TO SCALE

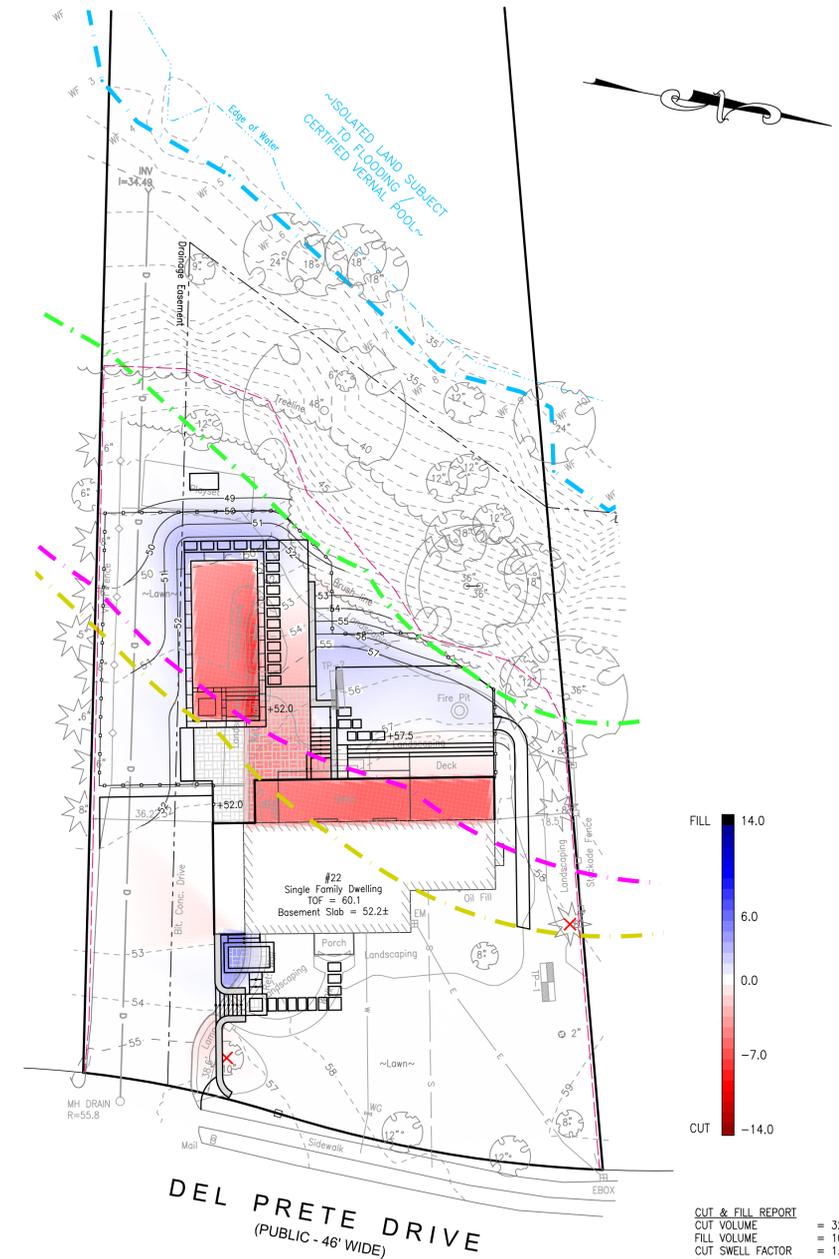


ROOF DOWNSPOUT DETAIL
NOT TO SCALE

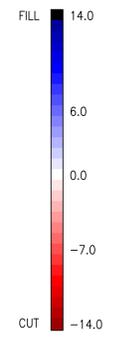
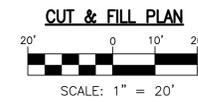


- NOTES**
1. ALL ADDITION ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS AND OVERFLOW RELIEF TO SURFACE.
 2. NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE ROOF DRYWELL AREA.
 3. ALL ROOF LEADERS IN THE REAR OF THE PROPOSED DWELLING SHALL BE DIRECTED TO THE SUBSURFACE ROOF DRYWELL SYSTEM.
 4. THE SUBSURFACE DRYWELL SYSTEM SHALL BE LOCATED A MINIMUM OF 10' FROM THE FOUNDATION AND 10' FROM THE PROPERTY LINES.
 5. BACKFILL CHAMBERS WITH WASHED CRUSHED STONE FOR 12" AROUND AND 6" ABOVE.
 6. CRUSHED STONE SHALL BE WRAPPED IN CULTREC GEOTEXTILE FABRIC NO.410.

SUBSURFACE ROOF RECHARGE SYSTEM DETAIL
NOT TO SCALE



DEL PRETE DRIVE
(PUBLIC - 46' WIDE)



CUT & FILL REPORT

CUT VOLUME	= 324 C.Y.
FILL VOLUME	= 103 C.Y.
CUT SWELL FACTOR	= 1.0
FILL SHRINK FACTOR	= 1.2
MAX CUT DEPTH	= 9.5-FT
MAX FILL DEPTH	= 5.0-FT



 MORSE ENGINEERING CO., INC. 10 NEW DRIFTWAY SUITE 303 SCITUADE, MA 02066 T: 781-545-0893	PREPARED BY:	JENNIFER MCGUIRE 22 DEL PRETE DR HINGHAM, MA 02043
	PROJECT:	22 DEL PRETE DRIVE (ASSESSOR'S PARCEL: 70-100) HINGHAM, MASSACHUSETTS
PREPARED FOR:	JENNIFER MCGUIRE 22 DEL PRETE DR HINGHAM, MA 02043	DESIGN: PGG CHECK: GJM JOB NO: 24-141
PLAN TITLE:	PROPOSED SITE PLAN	DATE: 11/13/2025 REV: 11/24/2025 12/29/2025 SHEET: 2