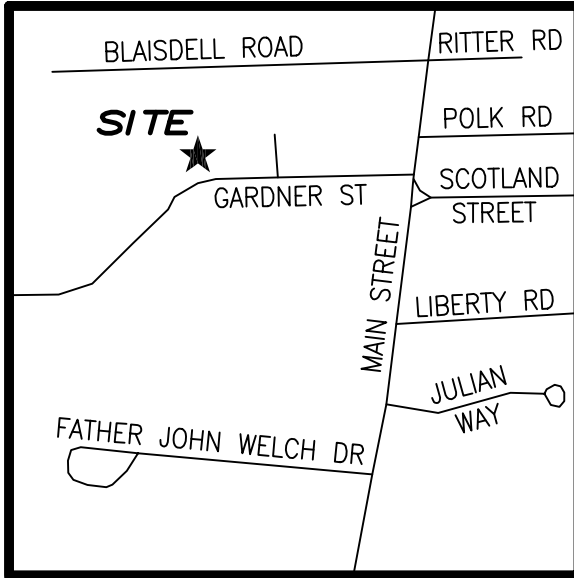
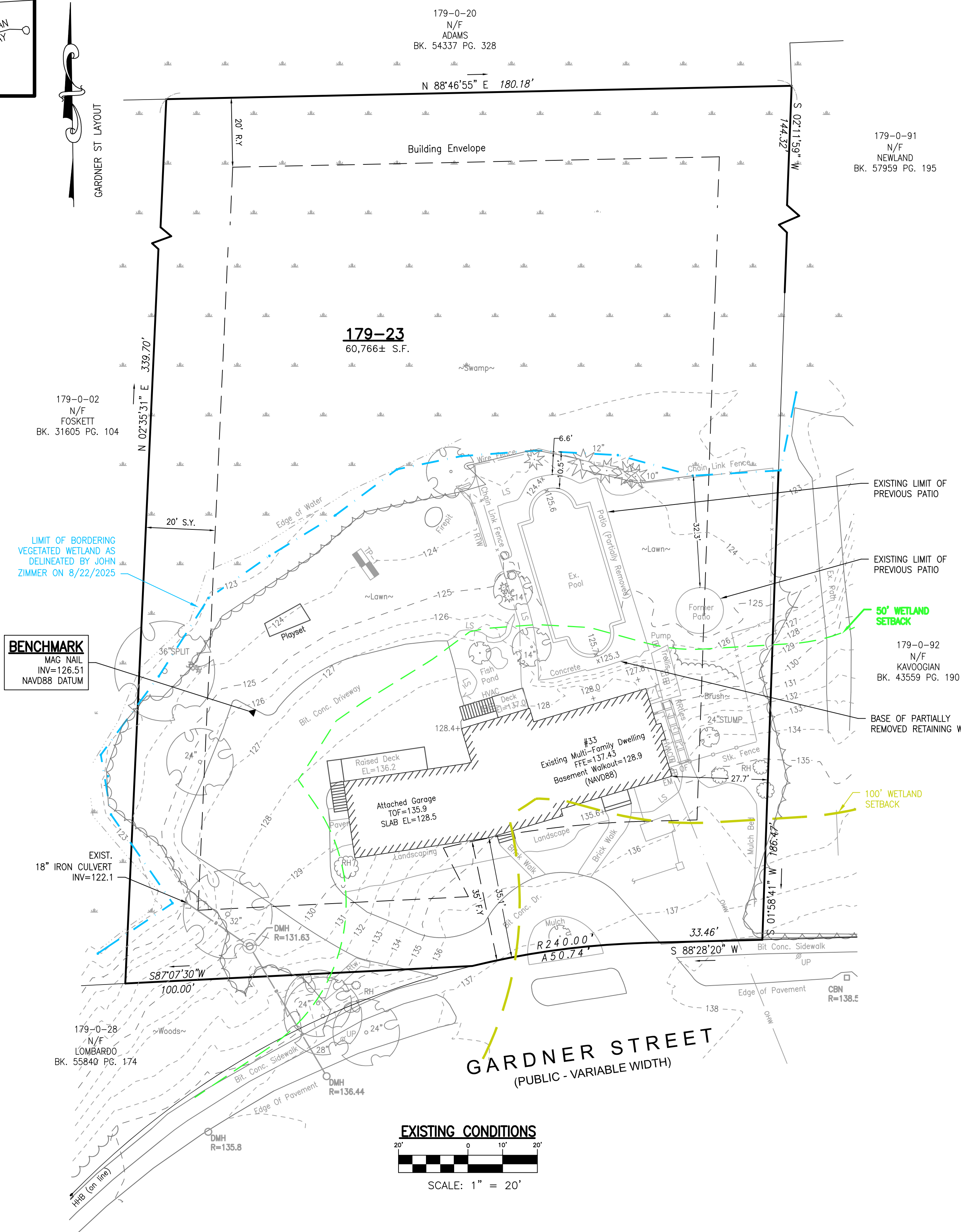




VICINITY MAP
NO SCALE



GENERAL NOTES:

1. RECORD OWNER(S): JOSEPH & KIMBERLY DONLAN
2. DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 57260, PAGE 76
3. PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 376
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE B" ZONING DISTRICT.
5. THE SUBJECT PROPERTY DOES NOT LIE IN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.
6. THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 8/11/2025.
7. ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY ARE SHOWN.
8. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0084J DATED 7/17/2012.
9. THE SUBJECT PROPERTY DOES LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA, BUT DOES NOT LIE IN A ZONE I.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
11. 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.

IMPERVIOUS TABLE

DESCRIPTION	EXISTING	PROPOSED
BUILDING	2,421 S.F.	2,421 S.F.
PAVEMENT	4,704 S.F.	4,704 S.F.
HARDSCAPING	1,004 S.F.	526 S.F.
SWIMMING POOL	938 S.F.	938 S.F.
KOI POND	24 S.F.	0 S.F.
TOTAL	9,091 S.F.	8,589 S.F.

ZONING TABLE

RESIDENCE B ZONE (MULTIFAMILY PURPOSE)

CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 S.F.	60,766 S.F.	NO CHANGE
FRONTAGE (FT.)	150'	84.2'	NO CHANGE
FRONT YARD SETBACK (FT.)	35'	35.1'	NO CHANGE
SIDE YARD SETBACK (FT.)	20'	27.7'	NO CHANGE
REAR YARD SETBACK (FT.)	20'	262.2'	NO CHANGE

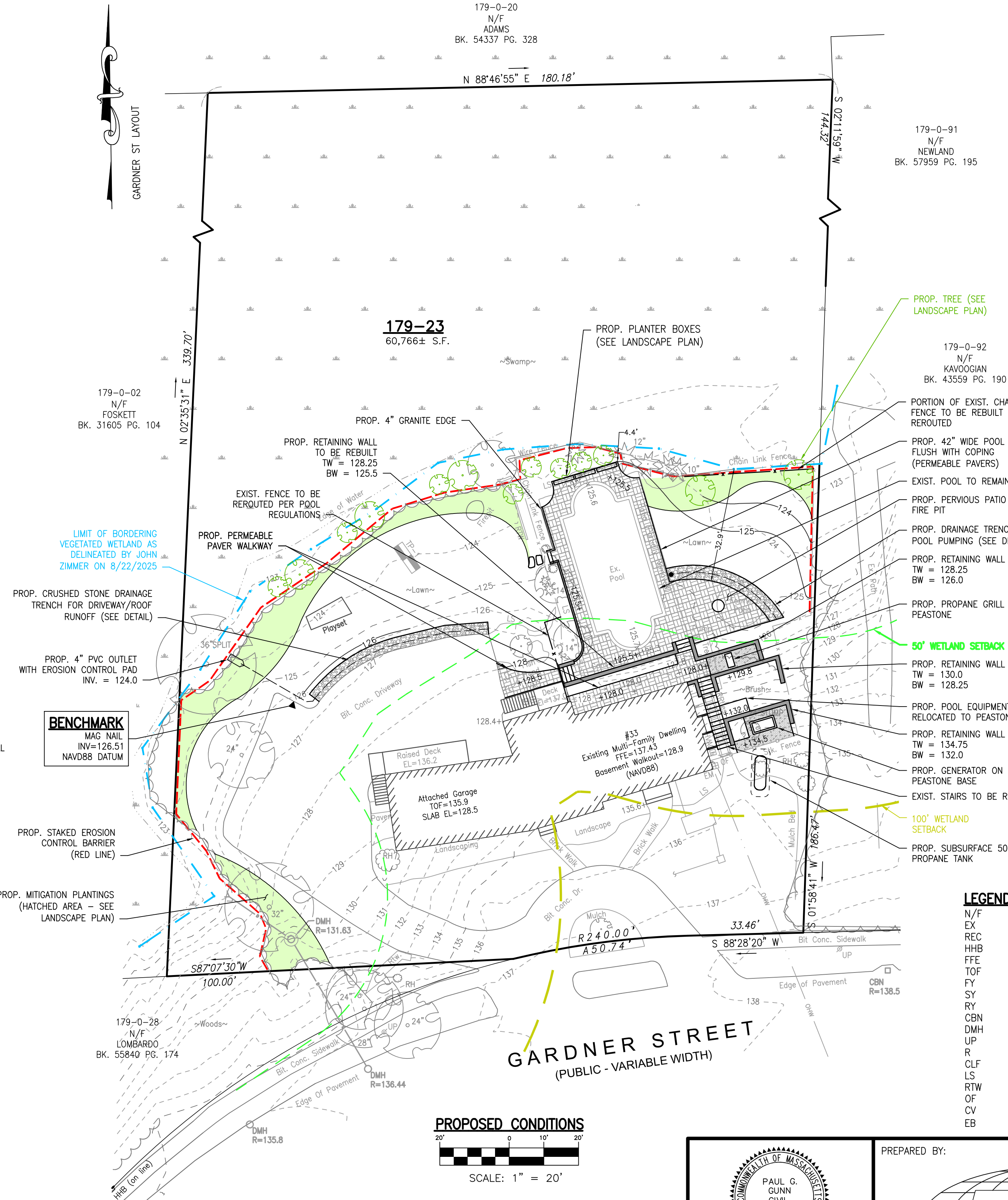
CONSERVATION MITIGATION REQUIREMENTS

DESCRIPTION	PREVIOUS ALTERATION	IMPERVIOUS ALTERATION
0-50' BUFFER	986 S.F. (1:1)	34 S.F. (2:1)
50-100' BW BUFFER	N/A	312 S.F. (1:1)

(34 S.F.)(2:1) + (986 S.F.)(1:1) + (304 S.F.)(1:1) = 1,366 S.F. REQUIRED (1,577 S.F. PROVIDED)

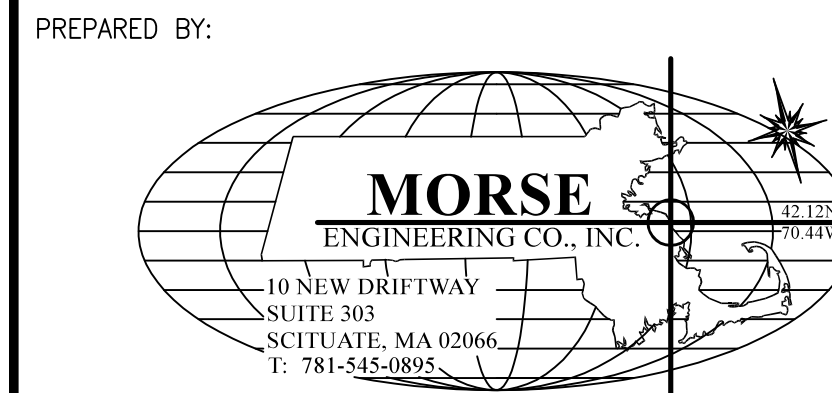
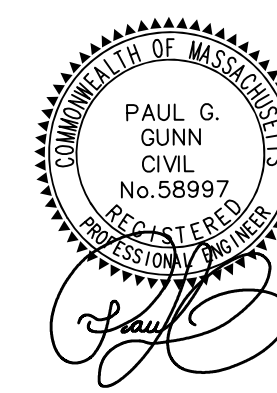
LAND DISTURBANCE (SITE PLAN REVIEW)

DISTURBANCE TOTAL = 7,750± S.F.
DISTURBANCE >10% SLOPES = 850± S.F.



LEGEND

N/F	NOW OR FORMERLY
EX	EXISTING
REC	RECORD DEED
HHB	HINGHAM HIGHWAY BOUND
FFE	FIRST FLOOR ELEVATION
TOF	TOP OF FOUNDATION ELEVATION
FY	FRONT YARD
SY	SIDE YARD
RY	REAR YARD
CBN	CATCH BASIN
DMH	DRAIN MANHOLE COVER
UP	UTILITY POLE
R	RIM ELEVATION
CLF	CHAIN LINK FENCE
LS	LANDSCAPING
RTW	RETAINING WALL
OF	OIL FILL
CV	IRRIGATION CONTROL VALVE
EB	ELECTRIC BOX/PANEL



PROJECT:	33 GARDNER STREET (ASSESSOR'S PARCEL: 179-23) HINGHAM, MASSACHUSETTS	DESIGN:	PGG
PREPARED FOR:	KIMBERLY DONLAN HOLMES 33 GARDNER ST HINGHAM, MA 02066	CHECK:	JDG
PLAN TITLE:	SITE PLAN	JOB NO:	25-113
		DATE:	7/13/2026
		REV:	
		SHEET:	1 of 2

CONSTRUCTION SCHEDULE

1. INSTALL EROSION CONTROLS.
2. FINISH DEMOLITION OF EXISTING POOL PATIO AND RETAINING WALLS.
3. REMOVE EXISTING STAIRS, KOI POND, POOL EQUIPMENT, OR OTHER HARDSCAPING THAT IS BE REPLACED.
4. PERFORM ROUGH SITE GRADING.
5. INSTALL SUBSURFACE COMPONENTS OF NEW POOL EQUIPMENT.
6. BEGIN CONSTRUCTION OF POOL PATIO AND ASSOCIATED RETAINING WALLS.
7. INSTALL DRAINAGE TRENCHES.
8. FINISH HARDSCAPING CONSTRUCTION.
9. INSTALL LANDSCAPING BEDS AND MITIGATION PLANTINGS.
10. FINALIZE GRADING AND INSTALL LOAM & SEED.
11. INSPECT DOWN GRADIENT AREAS AND REMOVE EROSION CONTROLS WHEN THE PROPERTY IS FULLY STABILIZED.

CRITICAL ROOT ZONE & TREE PROTECTION

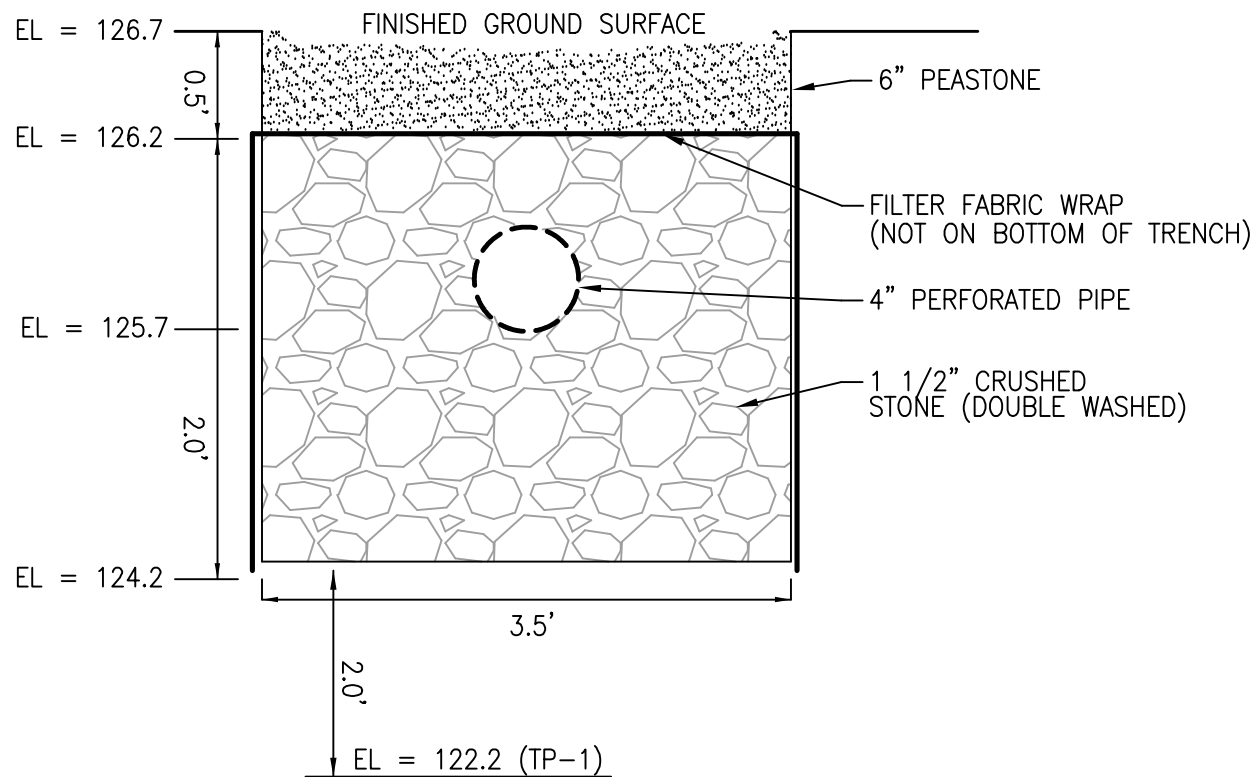
THE "CRITICAL ROOT ZONE" (CRZ) OF TREES WITHIN THE "10' TREE YARD" MUST BE LEFT UNDISTURBED IN ORDER TO PRESERVE A SUFFICIENT ROOT MASS TO GIVE A TREE A REASONABLE CHANCE OF SURVIVAL. THE CRZ IS REPRESENTED BY A CONCENTRIC CIRCLE CENTERING ON THE TREE'S TRUNK AND EXTENDING OUTWARD TOWARDS THE TREE'S DRIPLINE. THE CRZ CIRCLE IS MEASURED AS THE TREE CALIPER MULTIPLIED BY 12.

THE PROJECT PROPOSES TO REMOVE (0) TREES FROM THE TREE YARD. THE PROPOSED REPLACEMENT INCLUDES (1) SWAMP WHITE OAK, 3" IN CALIPER. ADDITIONAL TREES ARE PROPOSED IN THE MITIGATION AREA, BUT OUTSIDE OF THE PROTECTED TREE YARD. SEE THE PROVIDED LANDSCAPE PLAN FOR TREE LOCATIONS, SPECIES, AND SIZES.

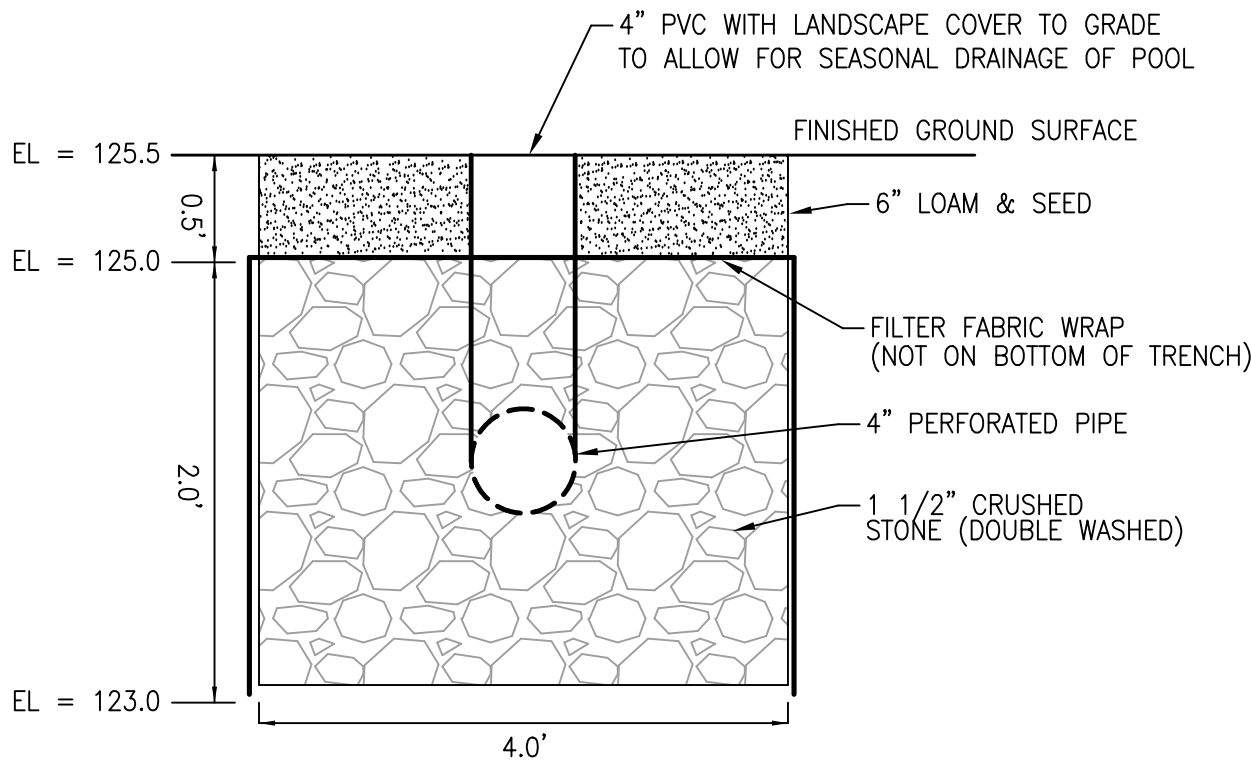
DISTURBANCES TO CRITICAL ROOT ZONES FOR TREES TO REMAIN DO NOT INCLUDE SIGNIFICANT FILL OR ROOT REMOVAL, AND THE DISTURBANCES PRIMARILY INCLUDE THE PLANTING OF NEW VEGETATION.

SOIL TEST DATA		
SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, SE#2906 DATE: JUNE 12, 2026		
TP-1	APPROX. GRADE EL. 124.0	
EL. 123.0	A HORIZON SANDY LOAM 10YR 3/2	12"
EL. 122.0	B HORIZON LOAMY SAND 10YR 5/6	24"
EL. 119.0	C HORIZON LOAMY SAND 2.5Y 5/4	60"

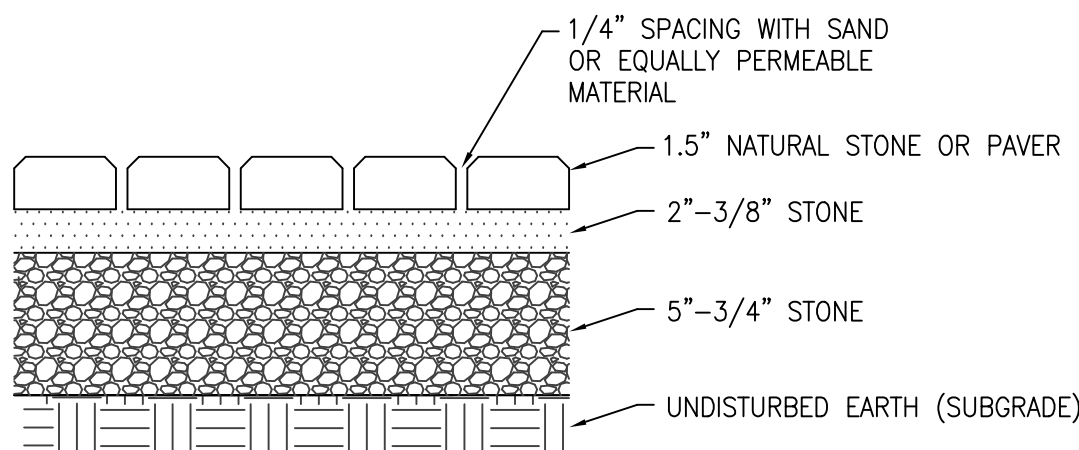
STANDING OBSERVED: 36"
MOTTLING OBSERVED: 22"
PERC. RATE: NONE
ESHW: 22" (EL. 122.2)



CRUSHED STONE TRENCH (DRIVEWAY)
NOT TO SCALE

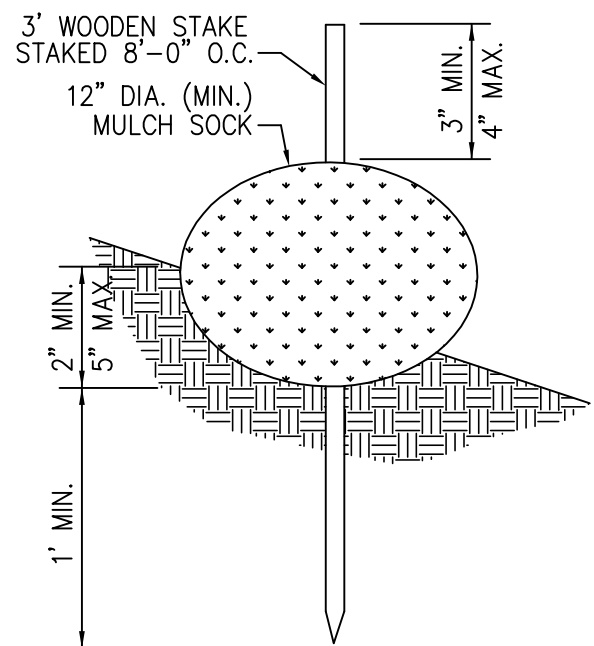


CRUSHED STONE TRENCH (SEASONAL POOL DRAINAGE)
NOT TO SCALE

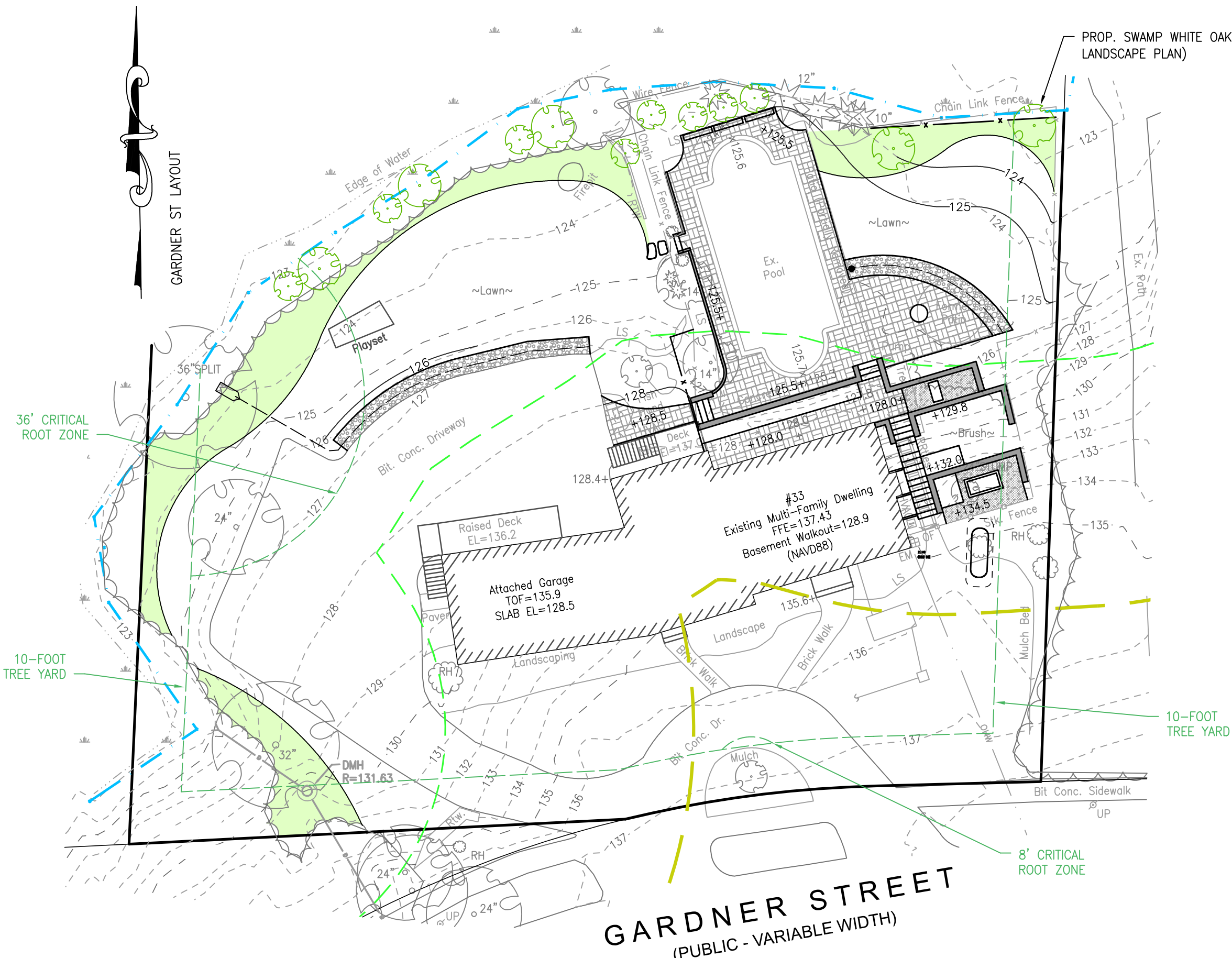


NOTE: PERVIOUS PATIO SHALL BE INSPECTED BY PROFESSIONAL ENGINEER POST-CONSTRUCTION TO VERIFY PERMEABILITY. ENGINEER SHALL PROVIDE AS-BUILT CERTIFICATION.

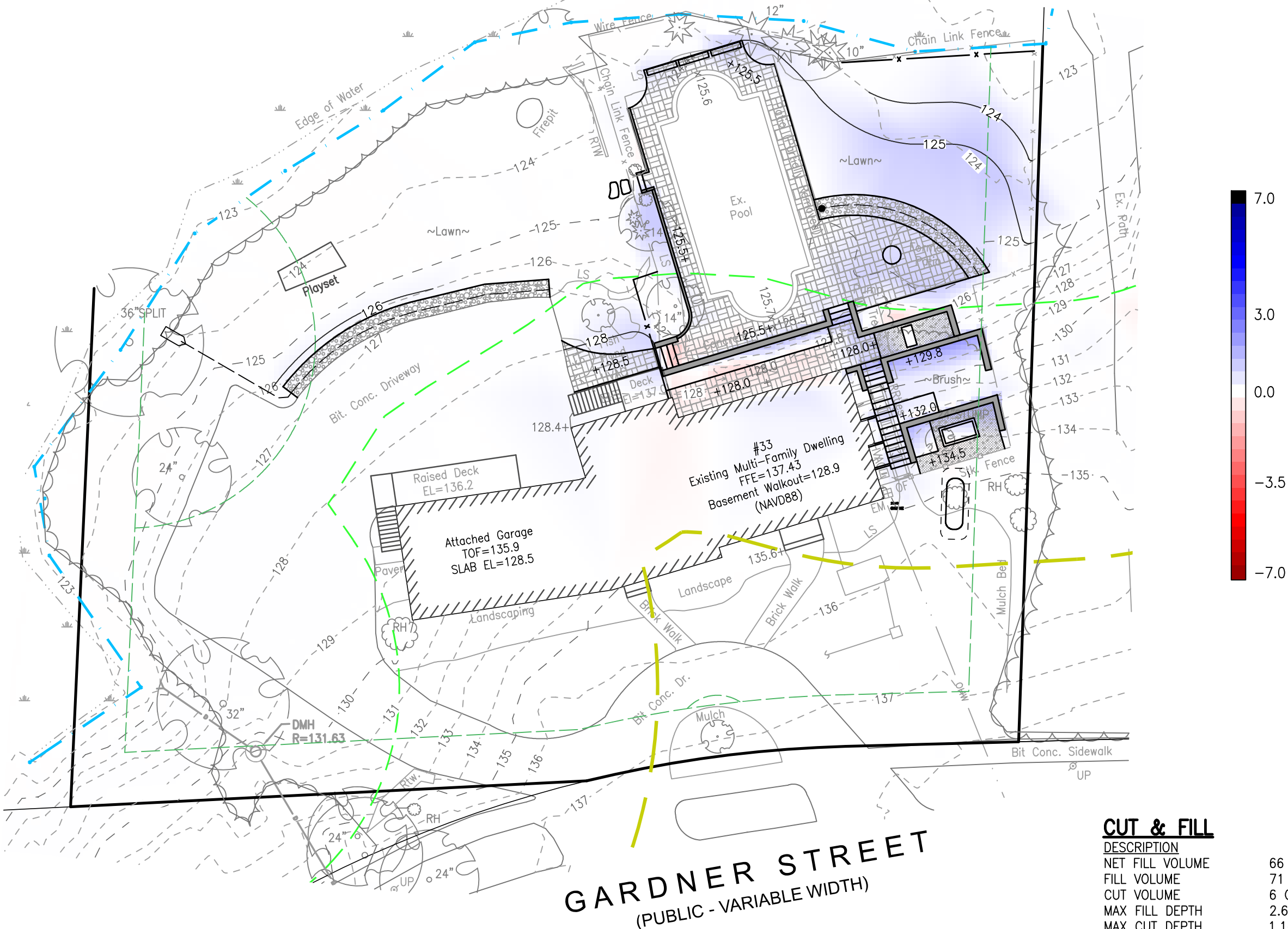
PERVIOUS PAVER PATIO DETAIL
NOT TO SCALE



STAKED MULCH SOCK DETAIL
NOT TO SCALE



TREE YARD FIGURE
SCALE: 1" = 20'



CUT & FILL FIGURE
SCALE: 1" = 20'

	PREPARED BY:		
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