

**SOIL LOG FROM 25 BAKER HILL DRIVE:**  
 PERFORMED BY: THOMAS A. POZERSKI, PE  
 MACHINE OPERATOR: MCDUGALL BROS.  
 DATE: 10/27/16  
 TH 16-1

0" TO 12" A HORIZON	LOAMY SAND	10 YR 5/2
12" TO 24" B HORIZON	LOAMY SAND	10 YR 5/6
24" TO 120" C LAYER	SANDY LOAM	10 YR 6/4

D=10.0"  
 REDUX ENCOUNTERED 42"

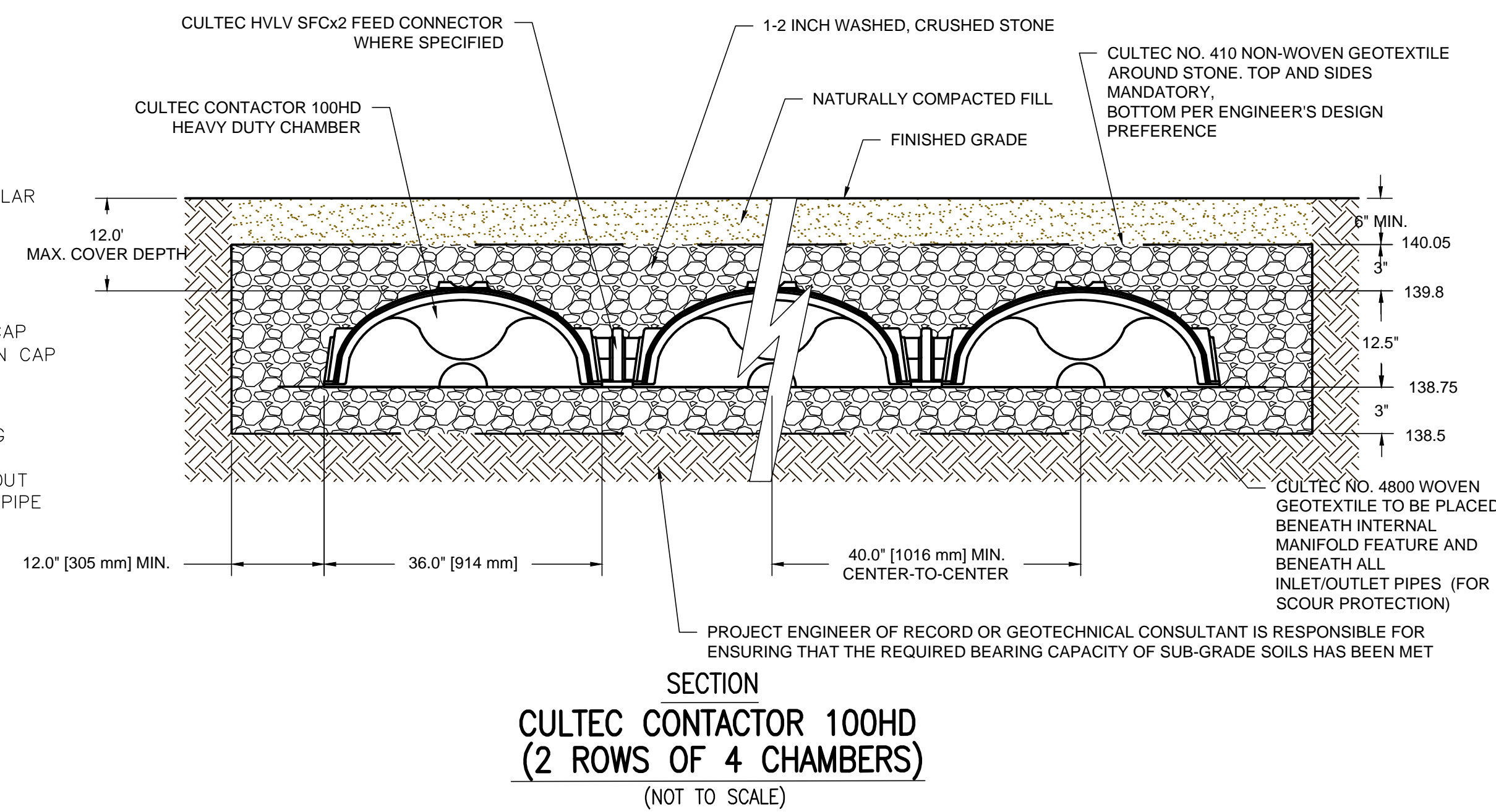
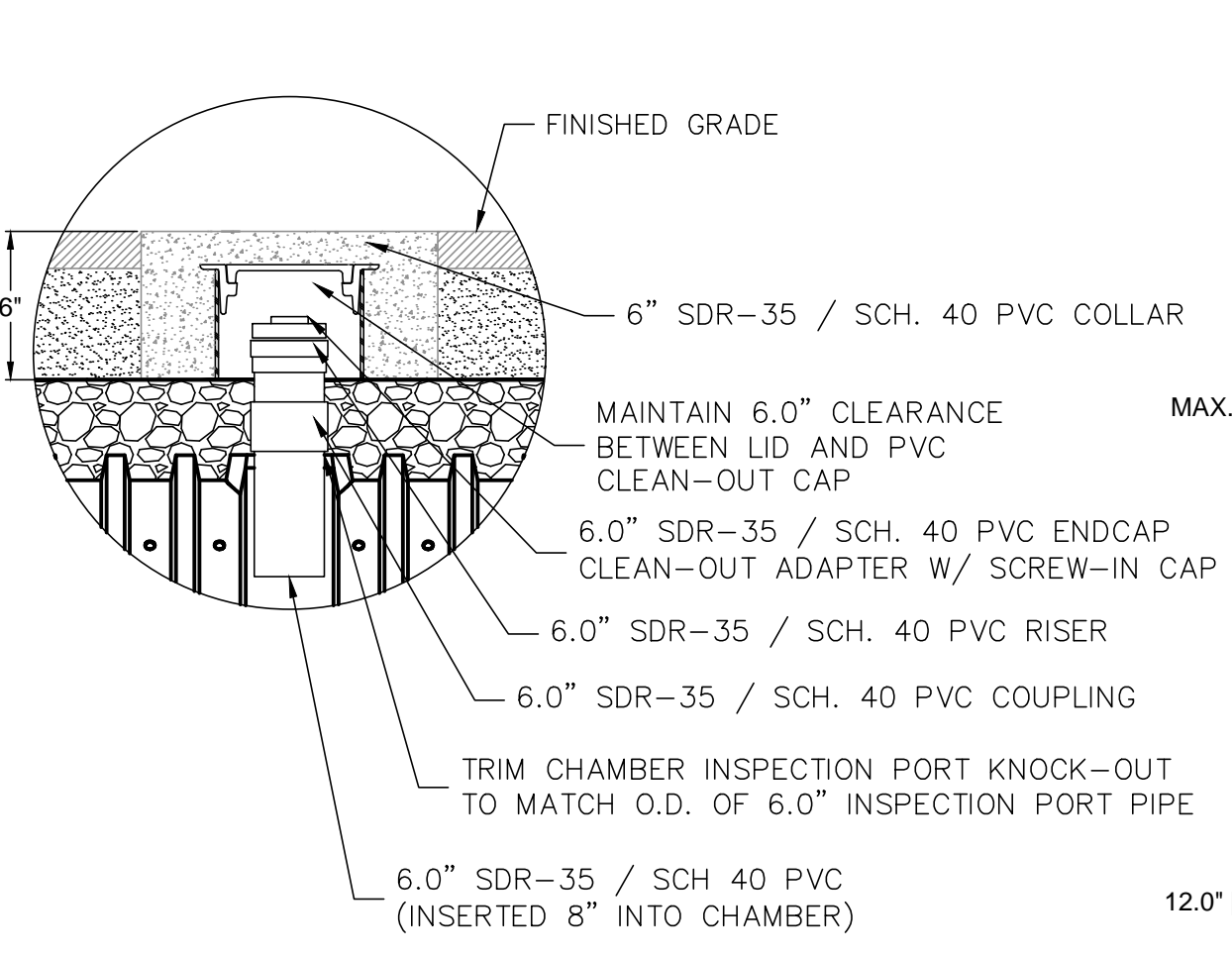
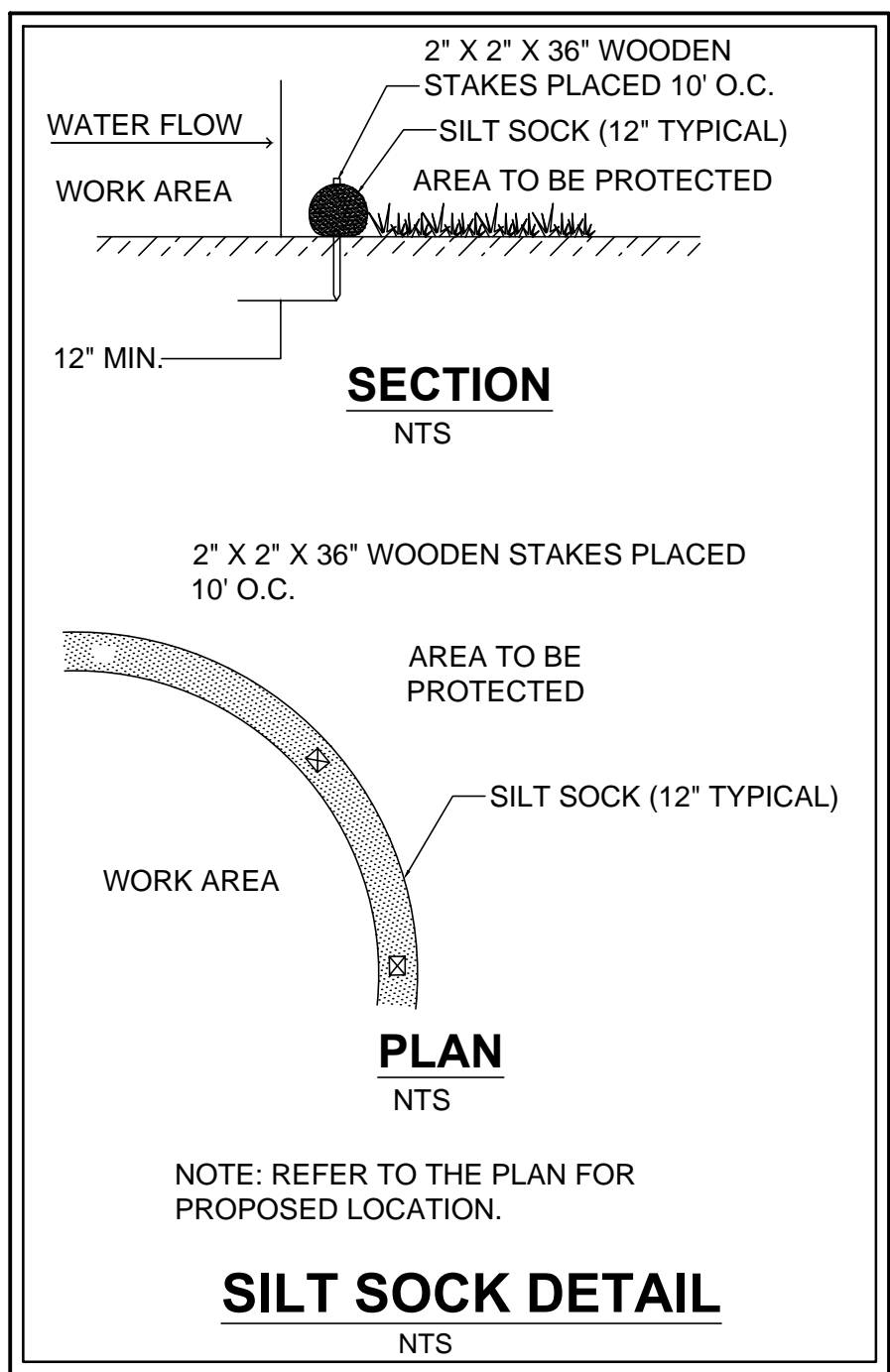
**ZONING TABLE:**  
 ZONE: RESIDENTIAL A  
 OVERLAYS: NONE  
 WETLAND RESOURCE AREAS: NONE

DESCRIPTION	REQUIRED
LOT SIZE	20,000 S.F.
FRONTAGE	125'
FRONT SETBACK	25'
SIDE SETBACK	15'
REAR SETBACK	15'
ZONING CIRCLE	100'
SHAPE FACTOR	≤22

**RECORD OWNER:**  
 ASSESSORS MAP 59 LOT 69  
 #23 BAKER HILL DRIVE

JUDD A. AND JULIE A. HOFFMAN  
 23 BAKER HILL DRIVE  
 HINGHAM, MA 02043  
 DEED BOOK 40927 PAGE 4

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0081J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**EXISTING CONDITIONS NOTES:**

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
- TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS ON AUGUST 16, 2019.
- BENCHMARK INFORMATION WAS TAKEN FROM PLAN ENTITLED "UTILITY AS-BUILT PROGRESS WORKSHEET, CHRISTINA ESTATES AT BAKER HILL, HINGHAM, MA" PREPARED BY COLER AND COLANTONIO, DATED AUGUST, 2011. ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- SUBJECT SITE IS IN THE "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. ADDITIONAL FIELD INVESTIGATION FOR WATER AND SEWER SERVICES MAY BE REQUIRED - CONTRACTOR TO VERIFY.
- WATER MAIN, WATER SERVICE AND SEWER SERVICE LOCATIONS SHOWN HEREON WERE COMPILED FROM AS-BUILT INFORMATION PROVIDED BY THE TOWN OF HINGHAM ENGINEERING DEPARTMENT.

**EROSION CONTROL NOTES AND SEQUENCING**

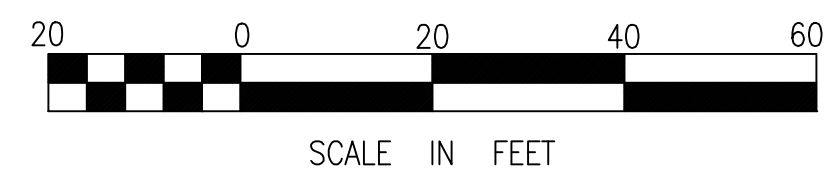
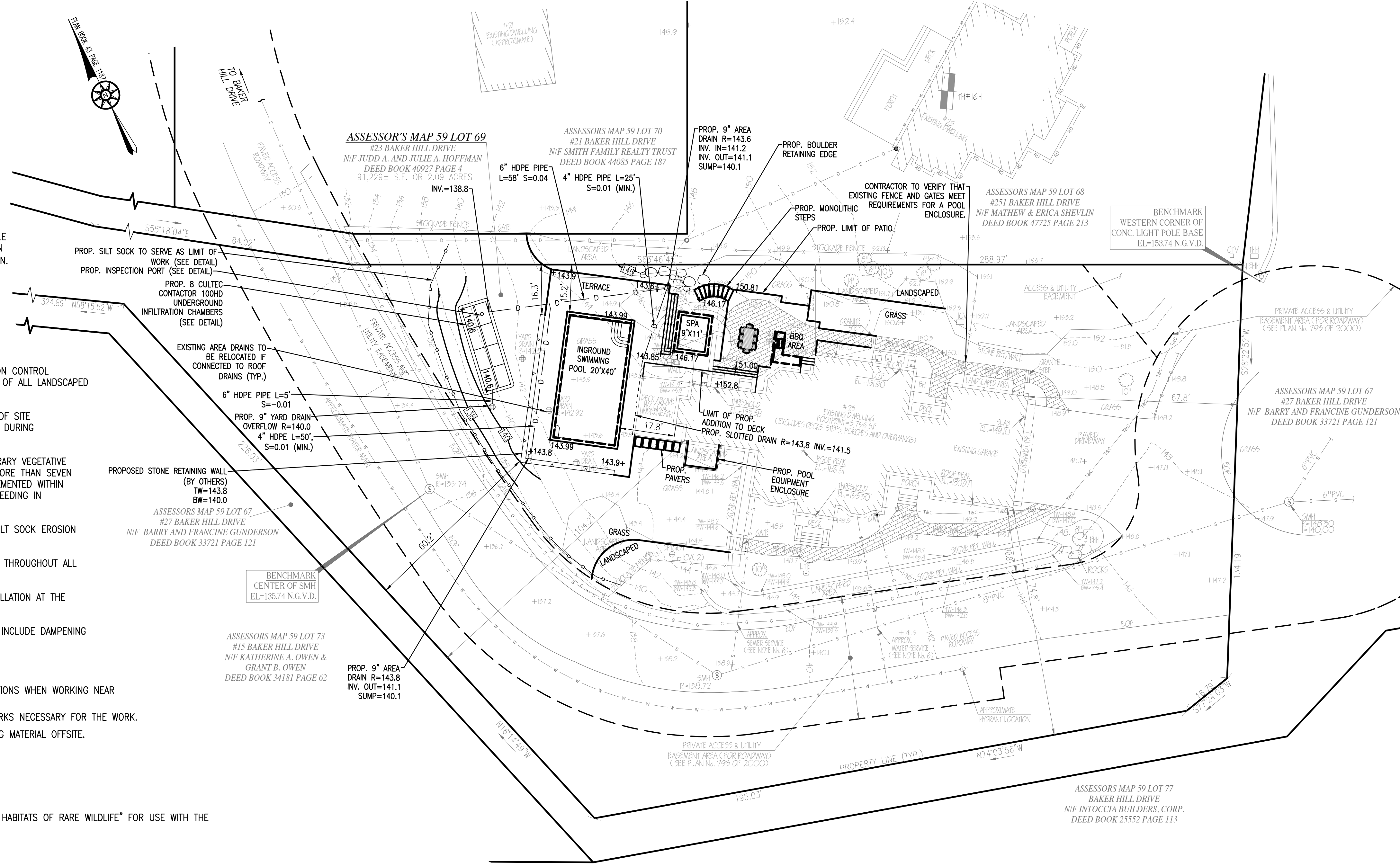
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS.
- SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES PRIOR TO EXCAVATION. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
- ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS THAT REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES.
- EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE LINE OF SILT SOCK EROSION CONTROL.
- ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE AFTER EACH RAINFALL EVENT.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL SILT SOCK AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN TO MITIGATE ANY EMERGENCY CONDITION.
- THE CONTRACTOR SHALL TAKE APPROPRIATE METHODS TO CONTROL DUST DURING EXCAVATION. THESE METHODS SHALL INCLUDE DAMPENING WORK AREAS WITH A FINE SPRAY AND MINIMIZING DUST FROM VEHICLE AND EQUIPMENT TRAFFIC.

**GENERAL NOTES**

- THERE IS NO RECORD OF THE ROOF DRAINS AND IRRIGATION SYSTEM, CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN WORKING NEAR UNDERGROUND ROOF DRAINS AND IRRIGATION SYSTEM, AND RELOCATE SYSTEMS AS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- THE MATERIAL EXCAVATED FROM THE POOL AREA SHALL BE USED TO FILL UNDER THE TERRACE TO MINIMIZE BRINGING MATERIAL OFFSITE.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.
- ALL LANDSCAPE LIGHTING WILL BE LOW VOLTAGE AND WILL BE DARK SKY COMPLIANT.

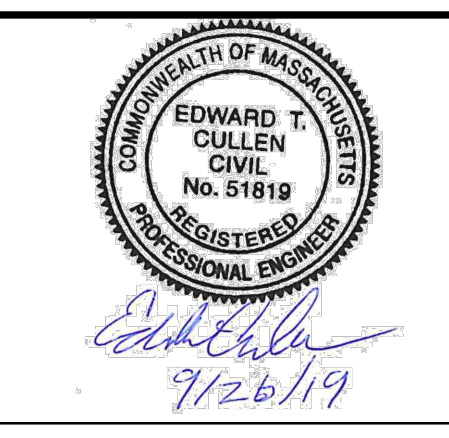
**ENVIRONMENTAL INFORMATION:**

- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- THE SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.



**REVISIONS**

NO.	DATE	DESCRIPTION



DRAWN BY: BL

DESIGNED BY: ETC

CHECKED BY: DK

**Merrill**  
 Engineers and Land Surveyors  
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
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**SITE PLAN**  
 23 BAKER HILL DRIVE  
 HINGHAM, MASSACHUSETTS  
 APPLICANT: JUDD AND JULIE HOFFMAN  
 23 BAKER HILL DRIVE  
 HINGHAM, MA 02045

DATE: 9/26/19

SCALE: 1"=20'

JOB NO. 19-216

SITE PLAN

SHEET 1 OF 1

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