

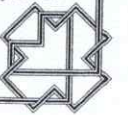
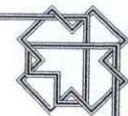
LEGEND

- EXISTING 1' CONTOUR 49
 - EXISTING 5' CONTOUR 50
 - EXISTING TREELINE
 - EXISTING BORDERING VEGETATED WETLANDS LINE (BVWL)
 - EXISTING UTILITY POLE
 - EXISTING FENCE LINE
 - CONCRETE BOUND
 - PROPOSED EROSION CONTROL LINE
- SCALE: 1"=20'

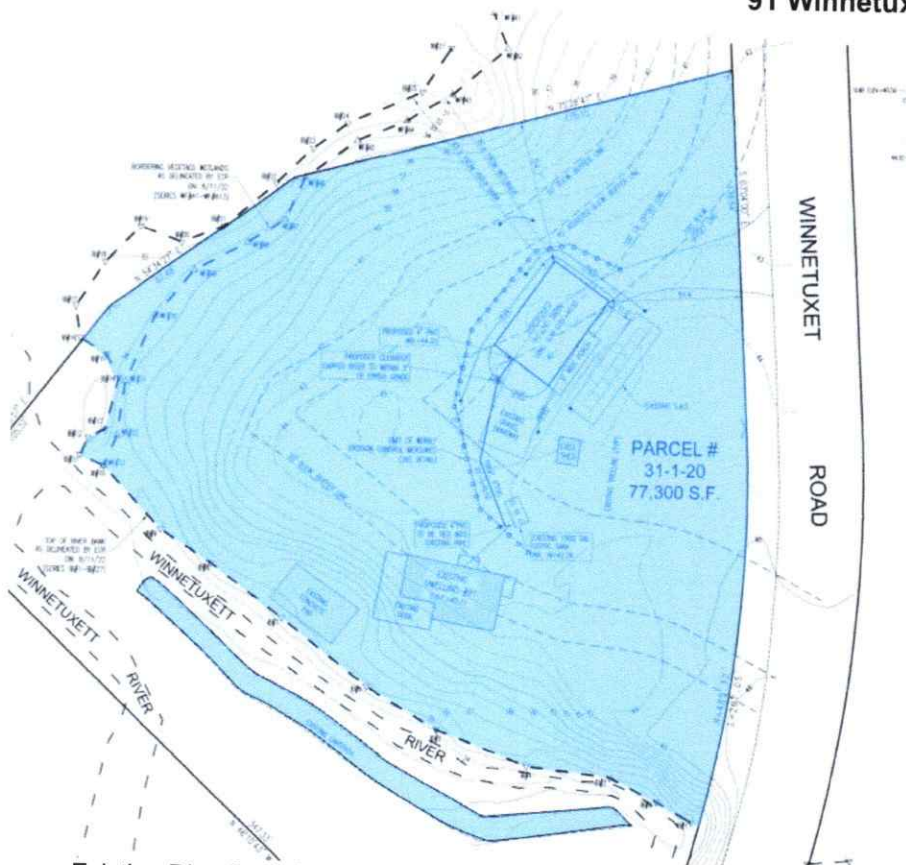
- NOTES:
- LOCUS IS SHOWN AS LOT 1-31 ON MAP 20 OF THE TOWN OF PLYMPTON ASSESSORS PLANS.
 - LOT SIZE: 3.42 S.F. (1.6 ACRES)
 - ZONING: RESIDENTIAL-AGRICULTURAL
 - LOCUS DOES NOT LIE IN A ZONE II WELL PROTECTION ZONE.
 - LOCUS DOES NOT LIE IN A FLOOD HAZARD ZONE AS DETERMINED BY THE FIRM MAP.

REGISTERED LAND SURVEYOR		DATE	SCALE: 1" = 20'
DATE	REVISIONS	DESCRIPTION	DATE: 1/25/24
			DRAWN BY: GTH
			JOB NO.: W-6750
			SHEET NO.: 1
			OF 1 SHEET

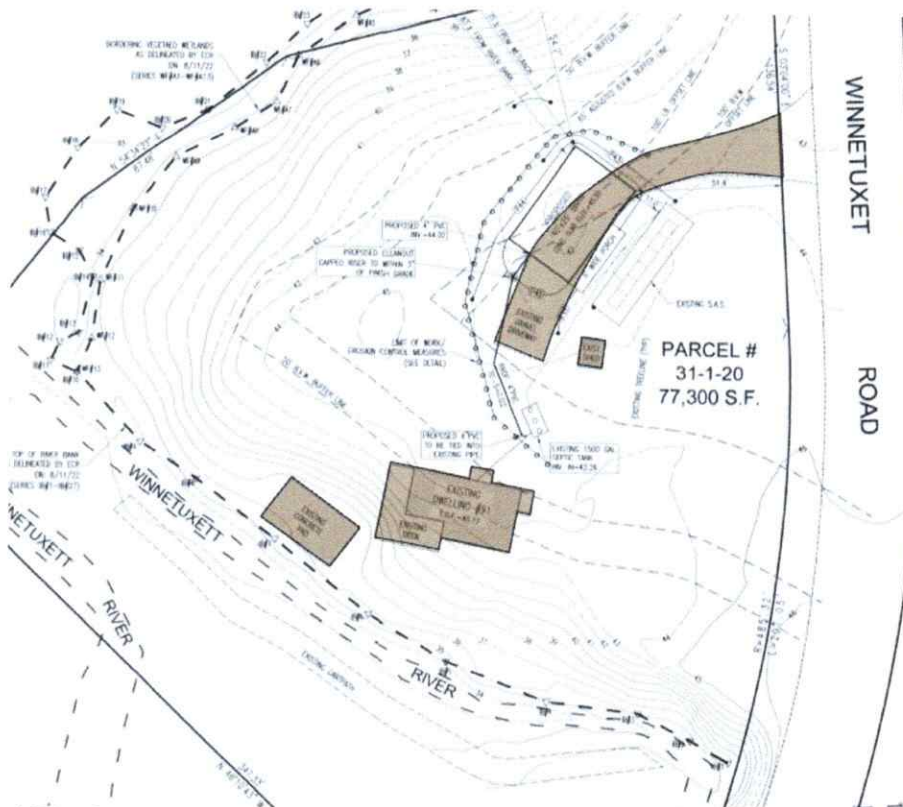
EXISTING CONDITIONS PLAN
AT
91 WINNETUXETT ROAD
IN
PLYMPTON, MASSACHUSETTS
PREPARED FOR
GARY ROSENBERG
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164



Riverfront Area Schematics
91 Winnetuxet Road, Plympton

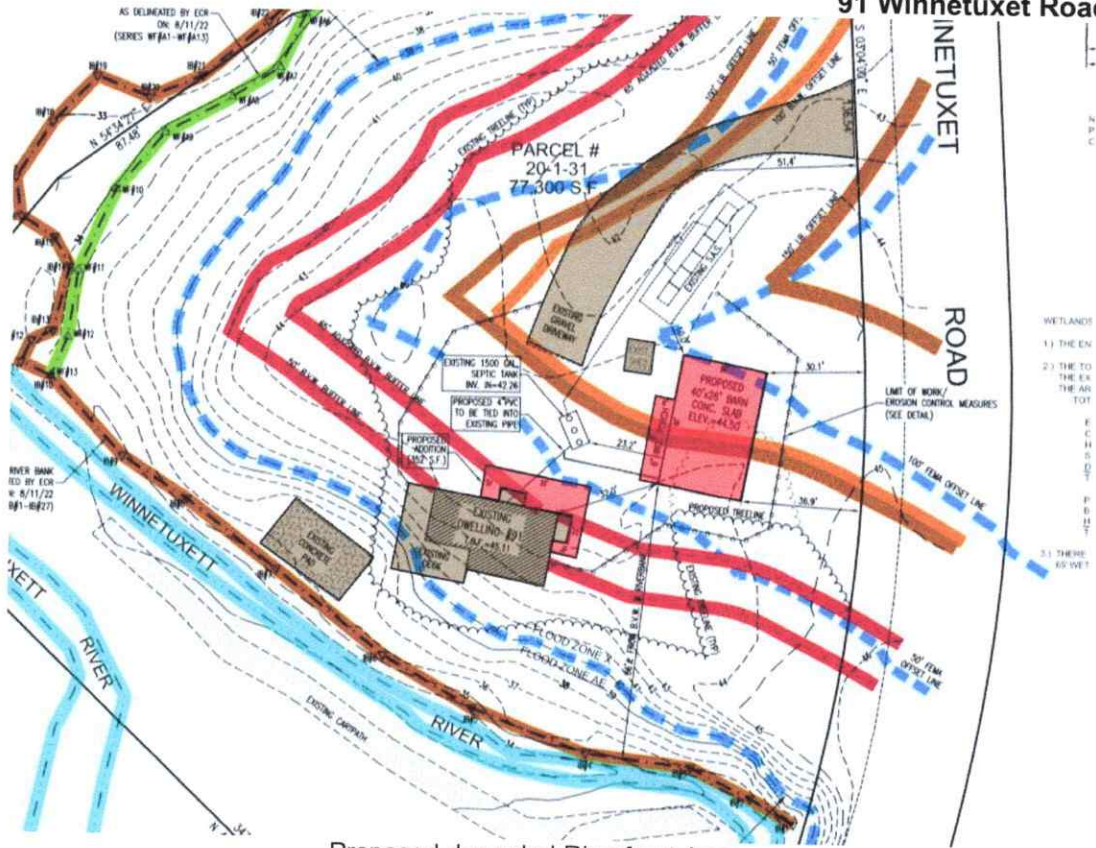


Existing Riverfront Area = approx. 51,930 sq. ft., blue shaded area.

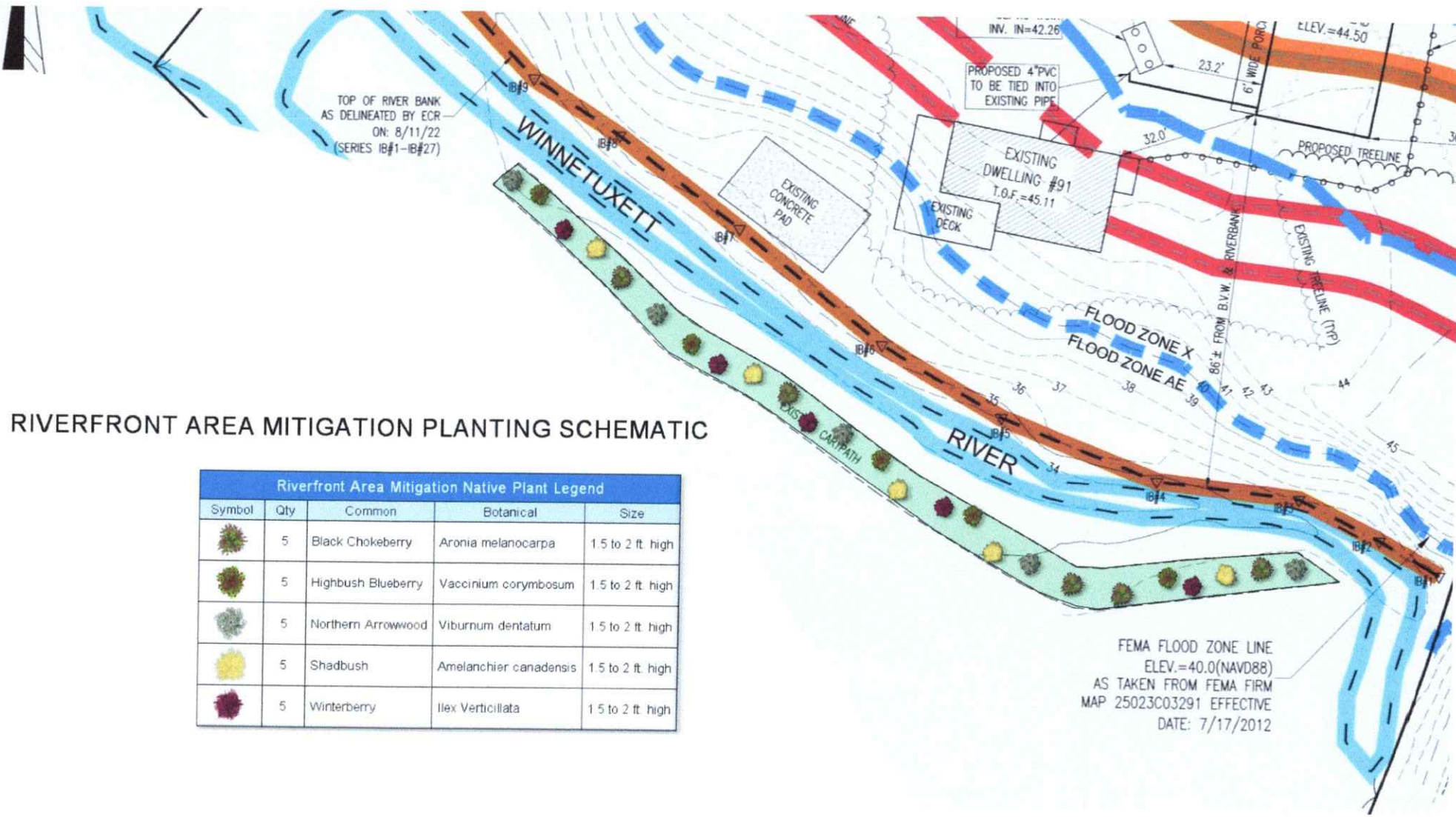


Existing Degraded Riverfront Area = 3,844 sq. ft., brown shaded area. Areas without topsoil including the house, driveway, shed, patio, etc.






**Riverfront Area Schematics
91 Winnetuxet Road, Plympton**

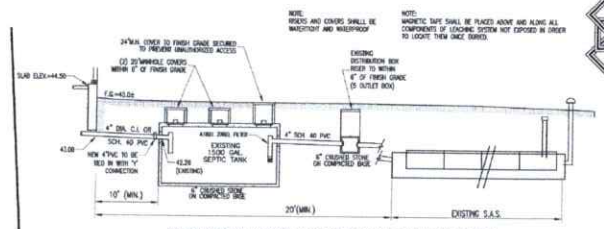
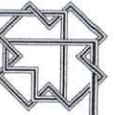
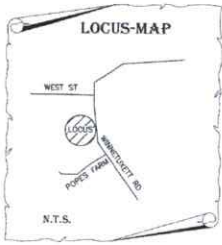


Proposed degraded Riverfront Area =
3,844 sq. ft., brown shaded area plus 1,548 square feet of new barn and addition footprint totals 5,392 square feet.



RIVERFRONT AREA MITIGATION PLANTING SCHEMATIC

Riverfront Area Mitigation Native Plant Legend				
Symbol	Qty	Common	Botanical	Size
	5	Black Chokeberry	<i>Aronia melanocarpa</i>	1.5 to 2 ft. high
	5	Highbush Blueberry	<i>Vaccinium corymbosum</i>	1.5 to 2 ft. high
	5	Northern Arrowwood	<i>Viburnum dentatum</i>	1.5 to 2 ft. high
	5	Shadbush	<i>Amelanchier canadensis</i>	1.5 to 2 ft. high
	5	Winterberry	<i>Ilex Verticillata</i>	1.5 to 2 ft. high



PROPOSED / EXISTING SECTION THRU SYSTEM
(NOT TO SCALE)

PROPOSED FLOW LINE GRADES	"AS-BUILT" GRADES
INV. AT BARN FOUNDATION	43.00
INV. INTO SEPTIC TANK	42.26 (EXISTING)
INV. OUT OF SEPTIC TANK	42.61 (EXISTING)
INV. INTO DISTRIBUTION BOX	41.26 (EXISTING)
INV. OUT OF DISTRIBUTION BOX	41.19 (EXISTING)
INV. INTO CHAMBER	41.64 (EXISTING)
BOTTOM OF CHAMBER BED	30.04 (EXISTING)
WATER TABLE	NOT LESS THAN 7.5

WETLANDS NOTES:

- 1.) THE ENTIRE LOT LIES WITHIN 200' OF A PERENNIAL STREAM
 - 2.) THE TOTAL RIVER FRONT AREA WITHIN LOT IS 51,930 S.F.
THE EXISTING DEGRADED AREAS ON SITE ARE 3,844 S.F. (7.4%)
THE AREA OF DISTURBANCE PROPOSED ON SITE IS 1,548 S.F. (3.0%)
TOTAL EXISTING & PROPOSED DEGRADED AREA IS 5,392 S.F. (10.38%)
- EXISTING DEGRADED AREAS:
CONCRETE PAD = 514 S.F.
HOUSE & DECK = 1,225 S.F.
SHED = 80 S.F.
COURTNEY = 2,025 S.F.
TOTAL AREA = 3,844 S.F.
- PROPOSED DEGRADED AREA:
BARN & PORCH = 1,196 S.F.
HOUSE ADDITION = 352 S.F.
TOTAL AREA = 1,548 S.F.
- 3.) THERE IS NO WORK OR DISTURBANCE PROPOSED WITHIN THE 85' WETLANDS BUFFER ZONE.

NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO THE NEW BARN BATHROOM INTO EXISTING SEPTIC SYSTEM.
- 2.) LOCUS IS SHOWN AS LOT 1-31 ON MAP 20 OF THE TOWN OF PLYMOUTH ASSESSORS PLANS.
- 3.) LOT SIZE: 3.42 AC (11.6 ACRES)
- 4.) ZONING: RESIDENTIAL-AGRICULTURAL
- 5.) LOCUS DOES NOT LIE IN A ZONE II WELL PROTECTION ZONE.
- 6.) A PORTION OF THE LOCUS DOES LIE IN A FLOOD HAZARD ZONE AS DETERMINED BY THE FEMA FIRM MAP 25023C03291 EFFECTIVE DATE: 7/17/2012.
- 7.) THERE ARE NO SIGNIFICANT GRADE CHANGES PROPOSED ON SITE.

RESOURCE BUFFER ZONES DISTURBANCE TABLE

BORDERING VEGETATED WETLANDS (B.V.W.)	PROPOSED WORK WITHIN THE 25-50' B.V.W. BUFFER ZONE	PROPOSED WORK WITHIN THE 50-80' B.V.W. BUFFER ZONE	PROPOSED WORK WITHIN THE 80-100' B.V.W. BUFFER ZONE	RIVER BANK (R.B.)	PROPOSED WORK WITHIN THE 0-100' R.B. BUFFER ZONE	PROPOSED WORK WITHIN THE 100-150' R.B. BUFFER ZONE	F.E.M.A. FLOOD ZONE (LEV. 30E)	PROPOSED WORK WITHIN THE 0-50' FLOOD BUFFER ZONE	PROPOSED WORK WITHIN THE 50-100' FLOOD BUFFER ZONE
BORDERING VEGETATED WETLANDS (B.V.W.)									
	=	0 S.F.							
		115 S.F.							
		730 S.F.							
					730 S.F.				
					703 S.F.				
								382 S.F.	
									1,162 S.F.

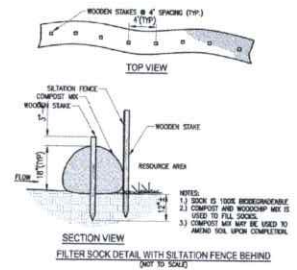
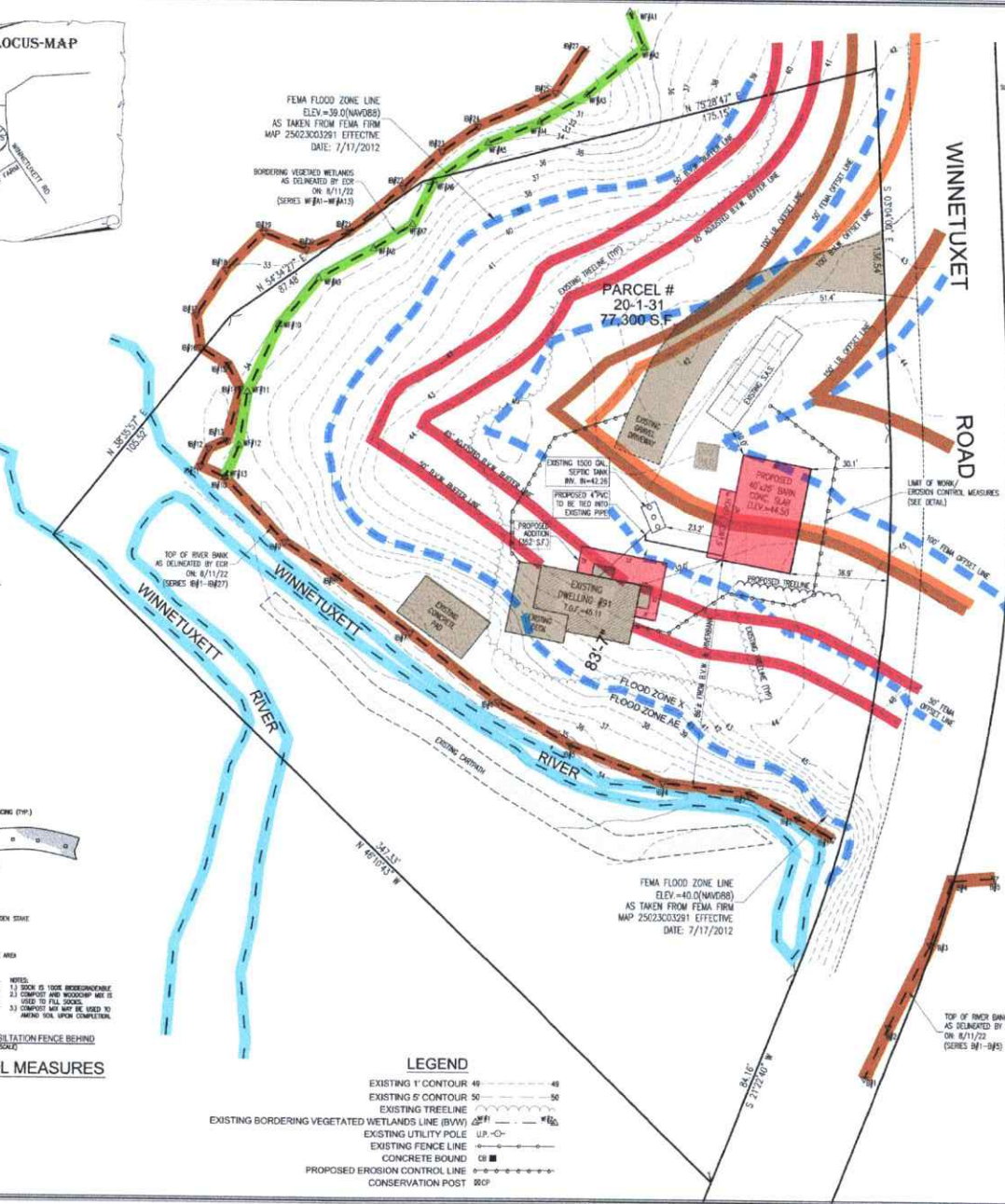
ISSUE	DATE	DESCRIPTION	DRAWN	DESIGN	CHECK	RESP. ENG.
#1	10/2/23	SANITARY SYSTEM TIE-IN	GM			
#2	11/22/23	REUSE BARN LOCATION AND DISTURBANCE NOTES	GM			
#3	3/8/24	REUSE BARN LOCATION, DISTURBANCE NOTES & ACCESS ADDITION	GM			

PROPOSED TIE-IN TO: SANITARY SYSTEM

TOWN: PLYMPTON, MASS. PARCEL NO.: 20-1-31
 LOCATION: 91 WINNETUXETT STREET
 PREPARED FOR: GARY ROSENBERG
 SCALE: 1" = 20' DATE: OCTOBER 2, 2023

WEBBY ENGINEERING ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 180 COUNTY ROAD - PLYMPTON, MA.
 (781) 585-1164

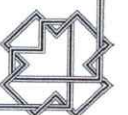
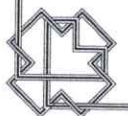
PROFESSIONAL LAND SURVEYOR PROFESSIONAL ENGINEER



EROSION CONTROL MEASURES

LEGEND

- EXISTING 1' CONTOUR 49
- EXISTING 5' CONTOUR 50
- EXISTING TREE LINE
- EXISTING BORDERING VEGETATED WETLANDS LINE (B.V.W.)
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- CONCRETE BOUND
- PROPOSED EROSION CONTROL LINE
- CONSERVATION POST





st Street

AE

Winnetuxet Road

91



PLYMPT

Winnetuxet River

AE

AE

AE

1

Winnetuxet Ro

82

41.94703, -70.8279



West Street

Winnepuxet Road

Winnepuxet River

MAHW27

A1

A13

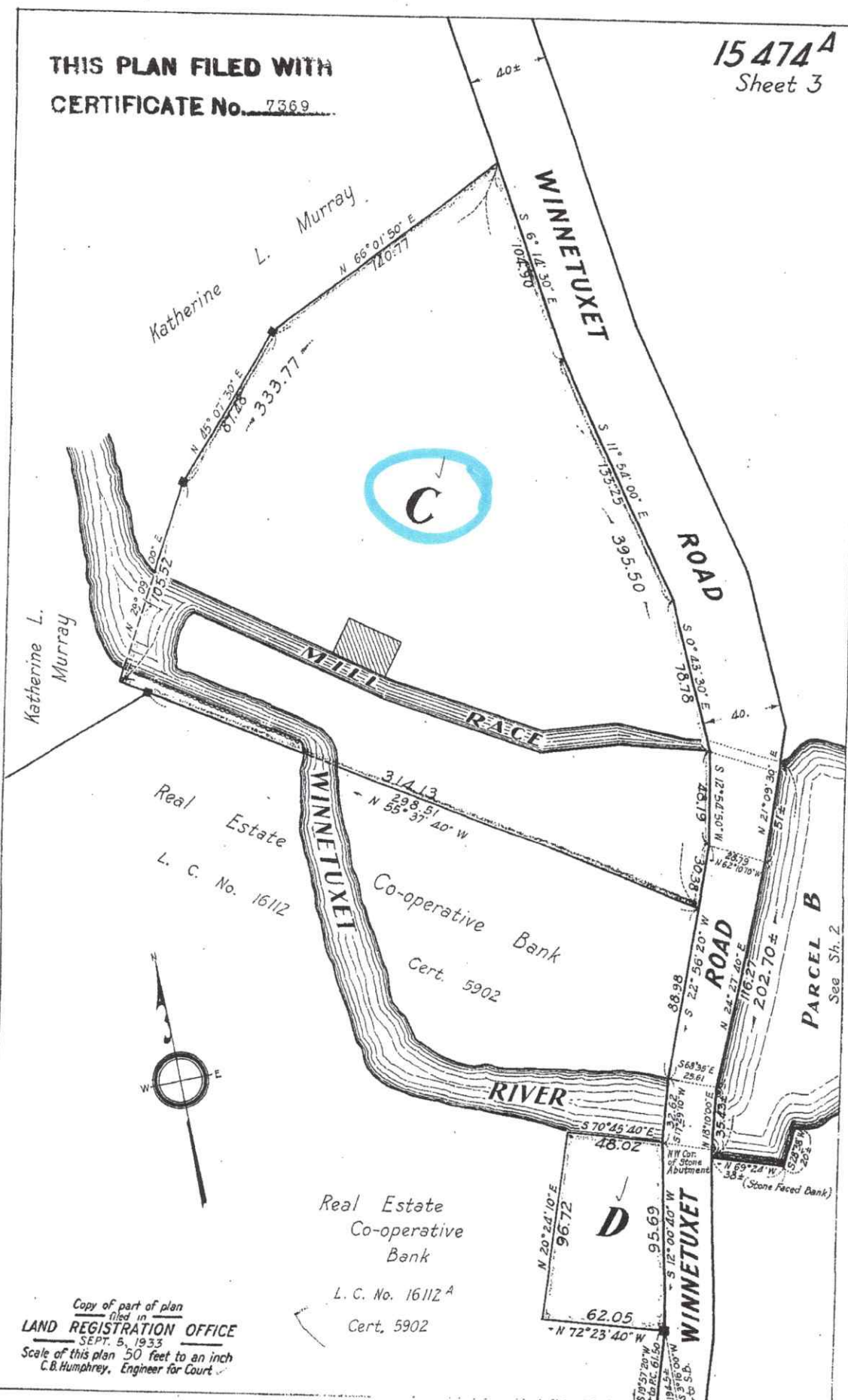
B5

B1

IB1

THIS PLAN FILED WITH
CERTIFICATE No. 7369

15474^A
Sheet 3



Real Estate
L. C. No. 16112

Co-operative Bank
Cert. 5902

Real Estate
Co-operative Bank
L. C. No. 16112^A
Cert. 5902

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
SEPT. 5, 1933
Scale of this plan 50 feet to an inch
C.B. Humphrey, Engineer for Court

PARCEL B
See Sh. 2

WINNETUXET