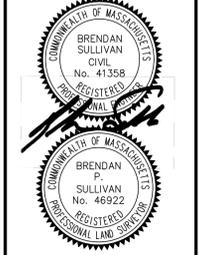


DATE	DESCRIPTION	BY
10/15/24	PLANNING BOARD COMMENTS	01
10/17/24	ROA	02

DRAWN BY: MCM
DESIGNED BY: XO
CHECKED BY: BPS
SCALE: 1" = 20'
STAMP:



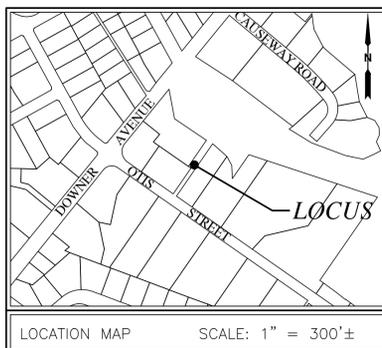
427 Columbia Road
Hanover, MA 02339
781-826-9200
40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060
Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060
448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
JN-24-284

PROJECT:
SITE PLAN
119 DOWNER AVENUE
HINGHAM, MASSACHUSETTS
MAP 27 LOT 63

CLIENT:
DOUG KEACH
ALR HOMES
47 G STREET
BOSTON, MA 02127
DRAWING PATH:
H:\24-284\DESIGN\24-284 SP REV
10-16-24.DWG
DATE:
SEPTEMBER 16, 2024

SITE PLAN REVIEW

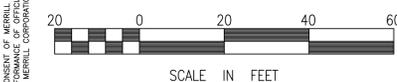


RECORD OWNER:
ASSESSORS MAP 27 LOT 63
119 DOWNER AVENUE
ALR HOMES LLC
47 G STREET
BOSTON, MA 02127
DEED BOOK 59169 PAGE 290
LOT 21 - PLAN BOOK 4, PAGE 86

- NOTES:
1. PLAN REFERENCES:
PLAN RECORDED IN PLAN BOOK 1, PAGE 182.
PLAN RECORDED IN PLAN BOOK 4, PAGE 86.
PLAN RECORDED IN PLAN BOOK 5, PAGE 418.
 2. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2024.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. WETLAND BUFFER ZONES SHOWN ARE OFFSET FROM AN OFFSITE SALT MARSH DELINEATED BY ECR ON SEPTEMBER 10, 2024
 5. SUBJECT SITE IS IN THE "RESIDENCE A" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN
 7. EXISTING SEWER COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE HINGHAM SEWER DEPARTMENT.

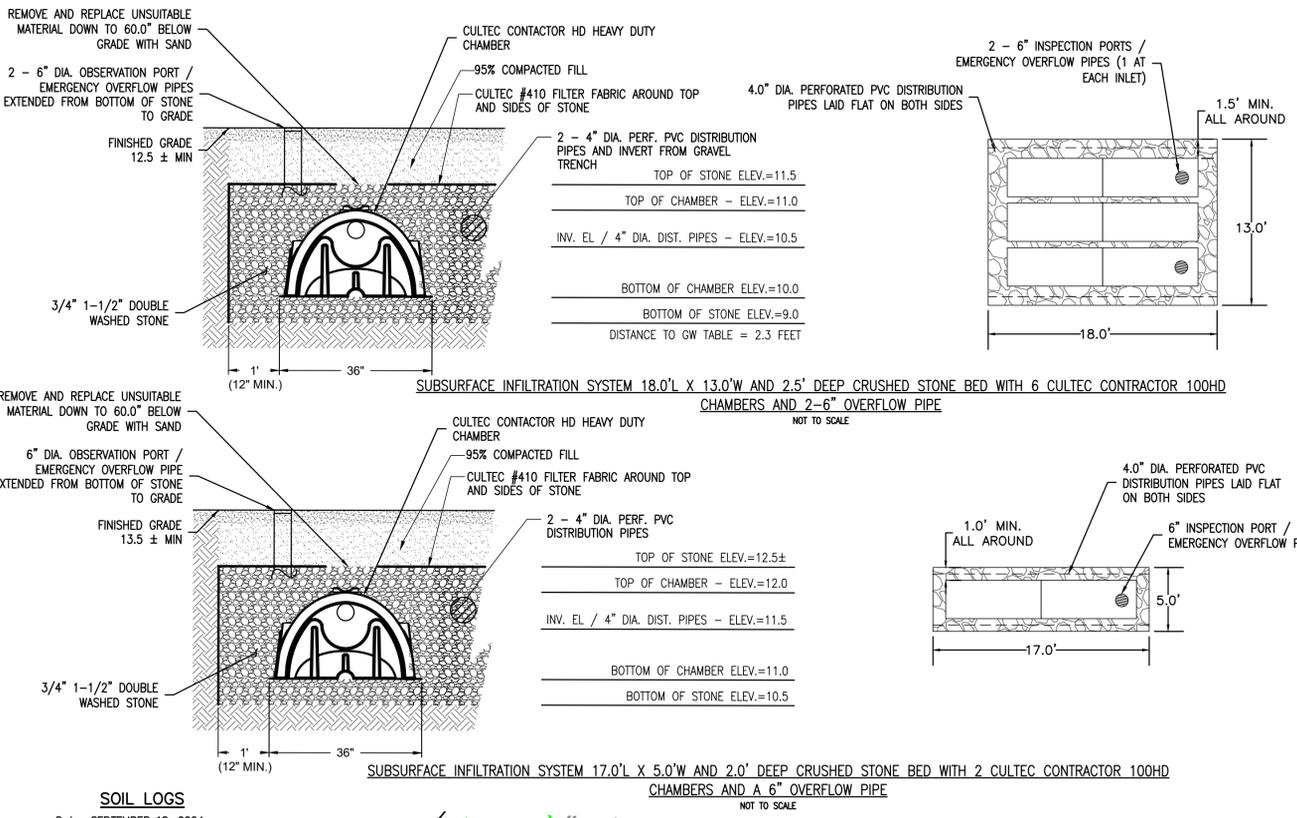
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON LOMR CASE NUMBER 15-01-0904P, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 14, 2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TOTAL DISTURBANCE AREA = 13,175 SF (ENTIRE LOT)
TOTAL DISTURBANCE OVER SLOPES >10% = 3,000 SF



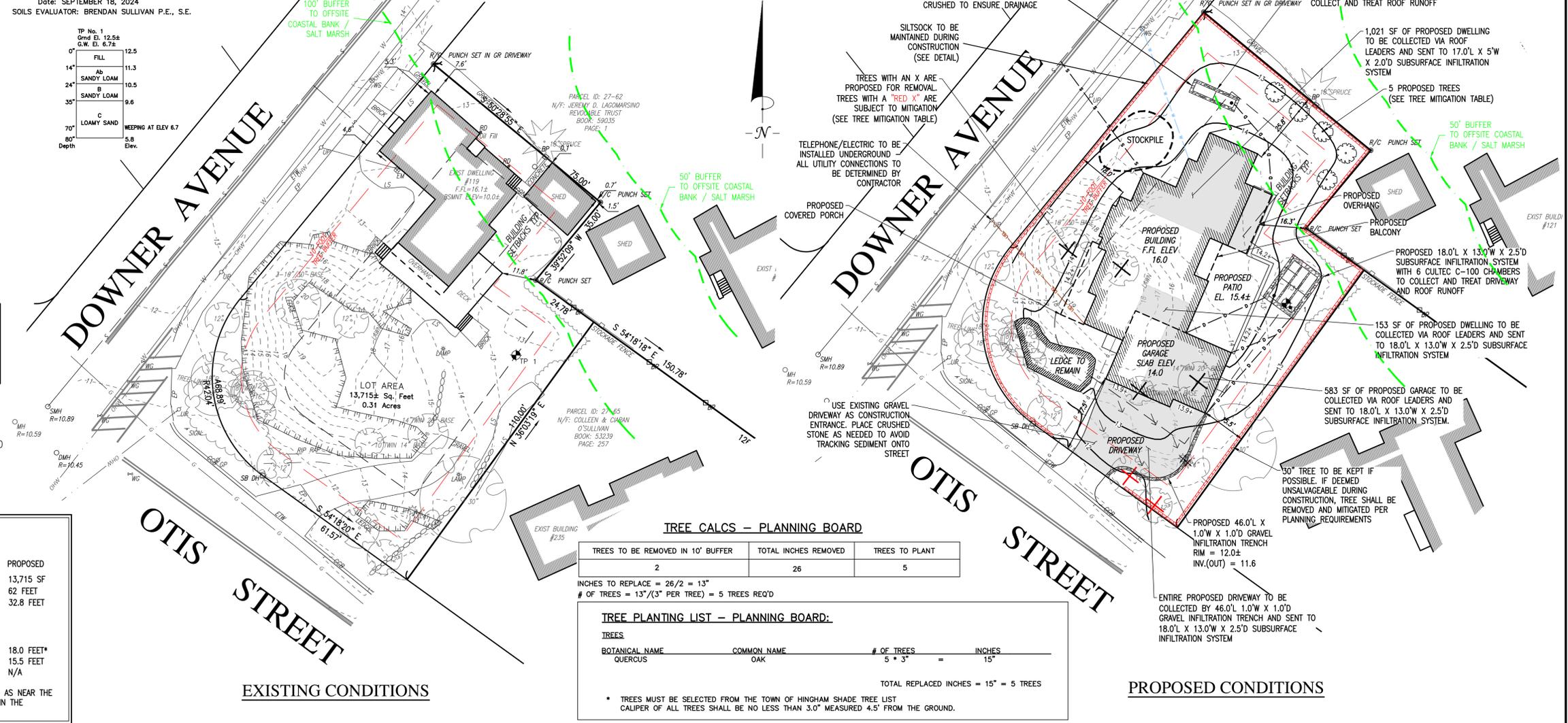
ZONING REQUIREMENTS			
RESIDENCE DISTRICT "A"			
	REQUIRED	EXISTING	PROPOSED
AREA	20,000 SF	13,715 SF	13,715 SF
FRONTAGE	125 FEET	62 FEET	62 FEET
BUILDING HEIGHT	35 FEET	15±	32.8 FEET
MINIMUM YARDS:			
FRONT	25 FEET*	4.6 FEET*	18.0 FEET*
SIDE	15 FEET	7.6 FEET	15.5 FEET
REAR	15 FEET	N/A	N/A

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.



SOIL LOGS
Date: SEPTEMBER 18, 2024
SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.

TP No. 1	Grnd El. 12.2±	C.W. El. 8.7±
0'	FILL	12.5
14'	SANDY LOAM	11.3
24'	B SANDY LOAM	10.5
35'	L LOAMY SAND	9.6
70'	CLAY SAND	WEeping AT ELEV 6.7
80'		5.8 Elev.



TREE CALCS - PLANNING BOARD

TREES TO BE REMOVED IN 10' BUFFER	TOTAL INCHES REMOVED	TREES TO PLANT
2	26	5

INCHES TO REPLACE = 26/2 = 13"
OF TREES = 13"/(3" PER TREE) = 5 TREES REQ'D

TREE PLANTING LIST - PLANNING BOARD:

TREES	BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
	QUERCUS	OAK	5 * 3"	= 15"

TOTAL REPLACED INCHES = 15" = 5 TREES

* TREES MUST BE SELECTED FROM THE TOWN OF HINGHAM SHADE TREE LIST
CALIPER OF ALL TREES SHALL BE NO LESS THAN 3.0" MEASURED 4.5' FROM THE GROUND.

**ALL TREES WITHIN 10-FOOT TREE BUFFER SHALL BE PROTECTED AS REQUIRED BY ZBL 1-1.5.H.
CRITICAL ROOT ZONES OF PROTECTED TREES TO BE SURROUNDED BY A TEMPORARY PROTECTION FENCE