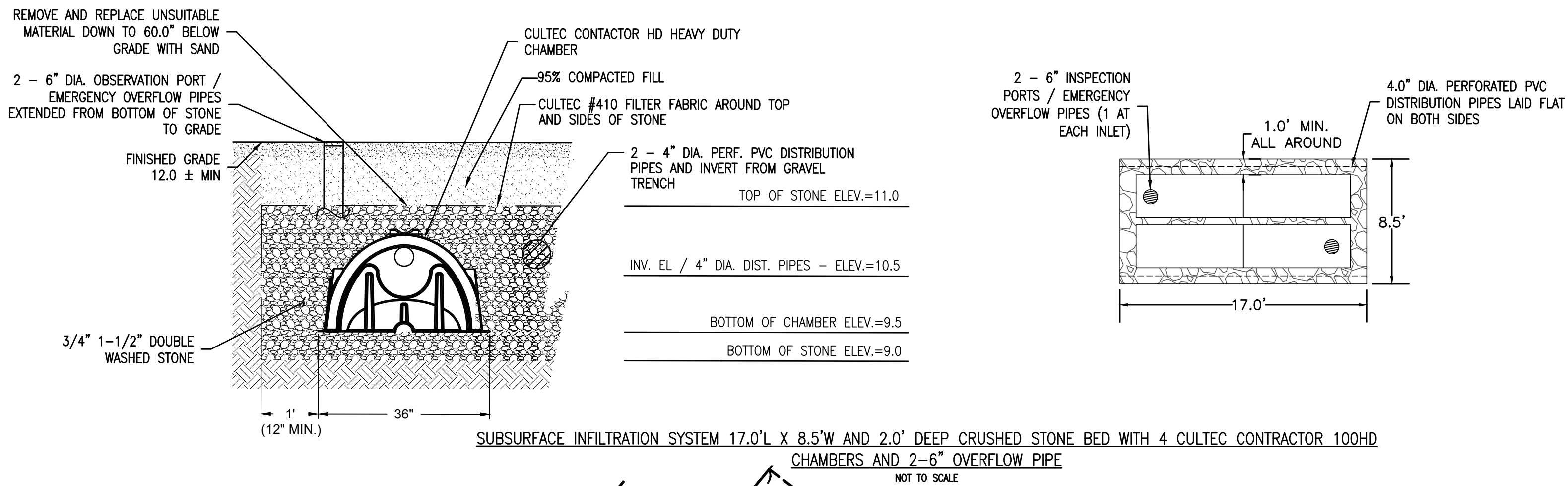
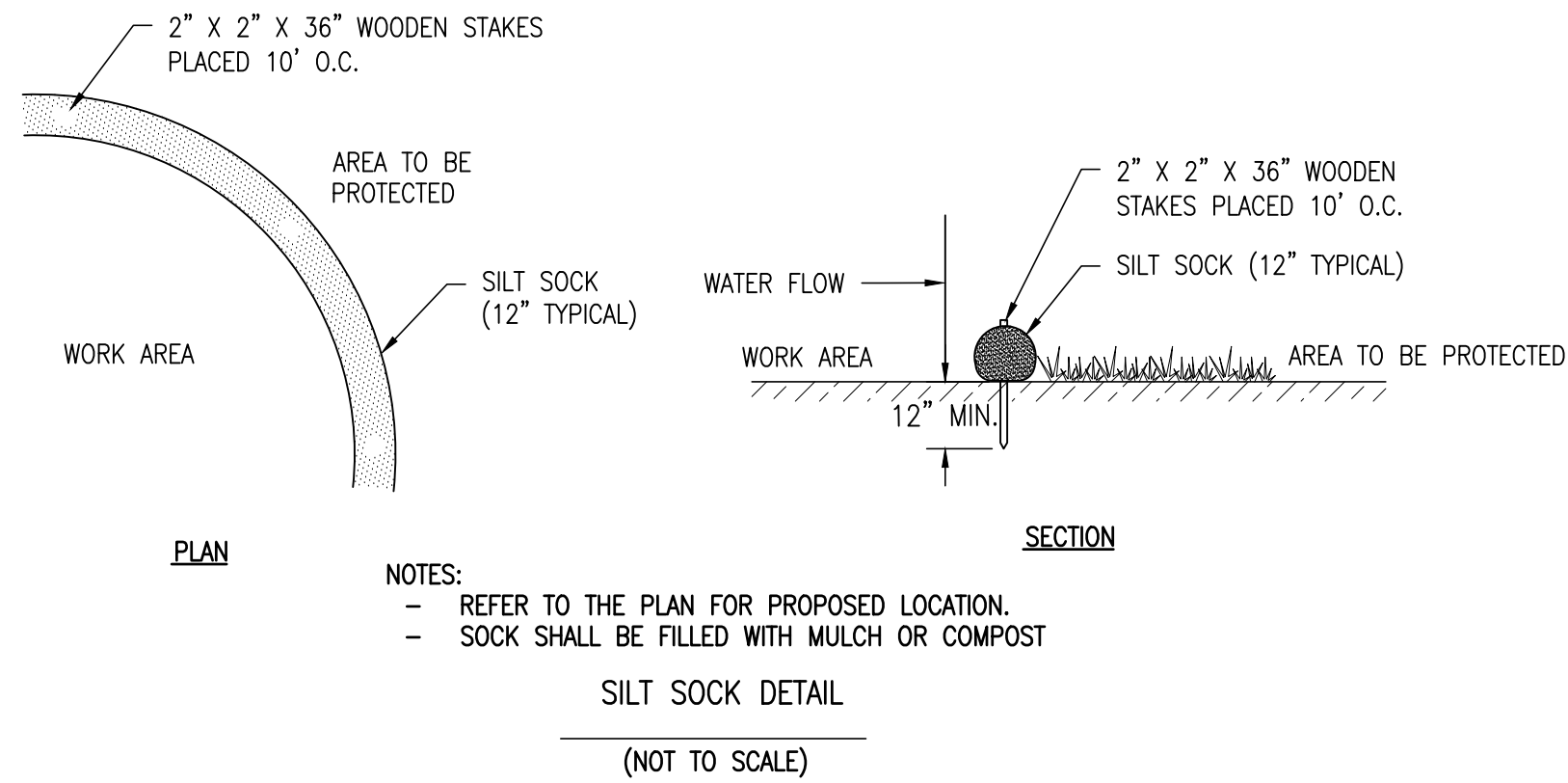
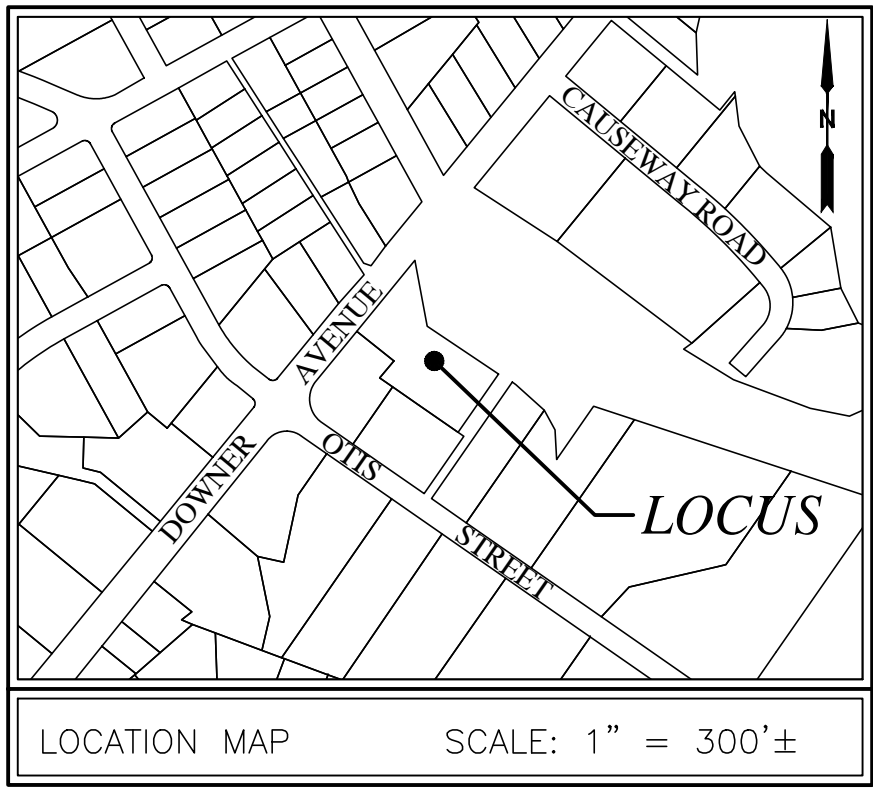




RECORD OWNER:

ASSESSORS MAP 27 LOT 62
121 DOWNER AVENUE
JEREMY D. LAGOMARSINO REVOCABLE TRUST
121 DOWNER AVENUE
HINGHAM, MA 02043
DEED BOOK 59034 PAGE 230
LOT 26 - PLAN BOOK 4 PAGE 86

NOTES:

- PLAN REFERENCES:
 - PLAN ENTITLED "PLAN OF LOTS IN HINGHAM, MASS" RECORDED IN PLAN BOOK 4, PAGE 86.
 - PLAN DATED MAY, 1934 RECORDED IN PLAN BOOK 5, PAGE 86
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING SEPTEMBER OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- 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 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.
- EXISTING SEWER COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM SEWER DEPARTMENT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

IMPERVIOUS COVERAGE SUMMARY COASTAL BANK / SALT MARSH			
	EXISTING	PROPOSED	CHANGE
0-50' BUFFER			
BUILDING AREA (ON FOUNDATION):	1,587 SF	1,477 SF	-110 SF
COVERED PORCHES/DECKS	0	232 SF	+232 SF
PAVED DRIVEWAY	888	0	-888 SF
EXPOSED LEDGE	1,396	1,365	-31 SF
IMPERVIOUS STEPS/WALKS:	376	0	-376 SF
GRANITE/BLUESTONE	0	280	+280 SF
RETAINING WALL:	71	71	0 SF
SONOTUBES:	5	45	+40 SF
TOTAL:	4,318 SF	3,420 SF	-898 SF
50-100' BUFFER			
BUILDING AREA (ON FOUNDATION):	437 SF	1,261 SF	+824 SF
COVERED PORCHES/DECKS	0	0 SF	0 SF
PAVED DRIVEWAY:	1,488 SF	150 SF	-1,338 SF
EXPOSED LEDGE:	150 SF	0 SF	-150 SF
IMPERVIOUS STEPS/WALKS:	7 SF	0 SF	-7 SF
CONC. UTILITY AREA:	0 SF	118 SF	+118 SF
GRANITE/BLUESTONE:	0 SF	38 SF	+38 SF
TOTAL:	2,082 SF	1,567 SF	-515 SF
0-100' BUFFER (BW)			
TOTAL:	6,400 SF	4,987 SF	-1,413 SF (DECREASE)

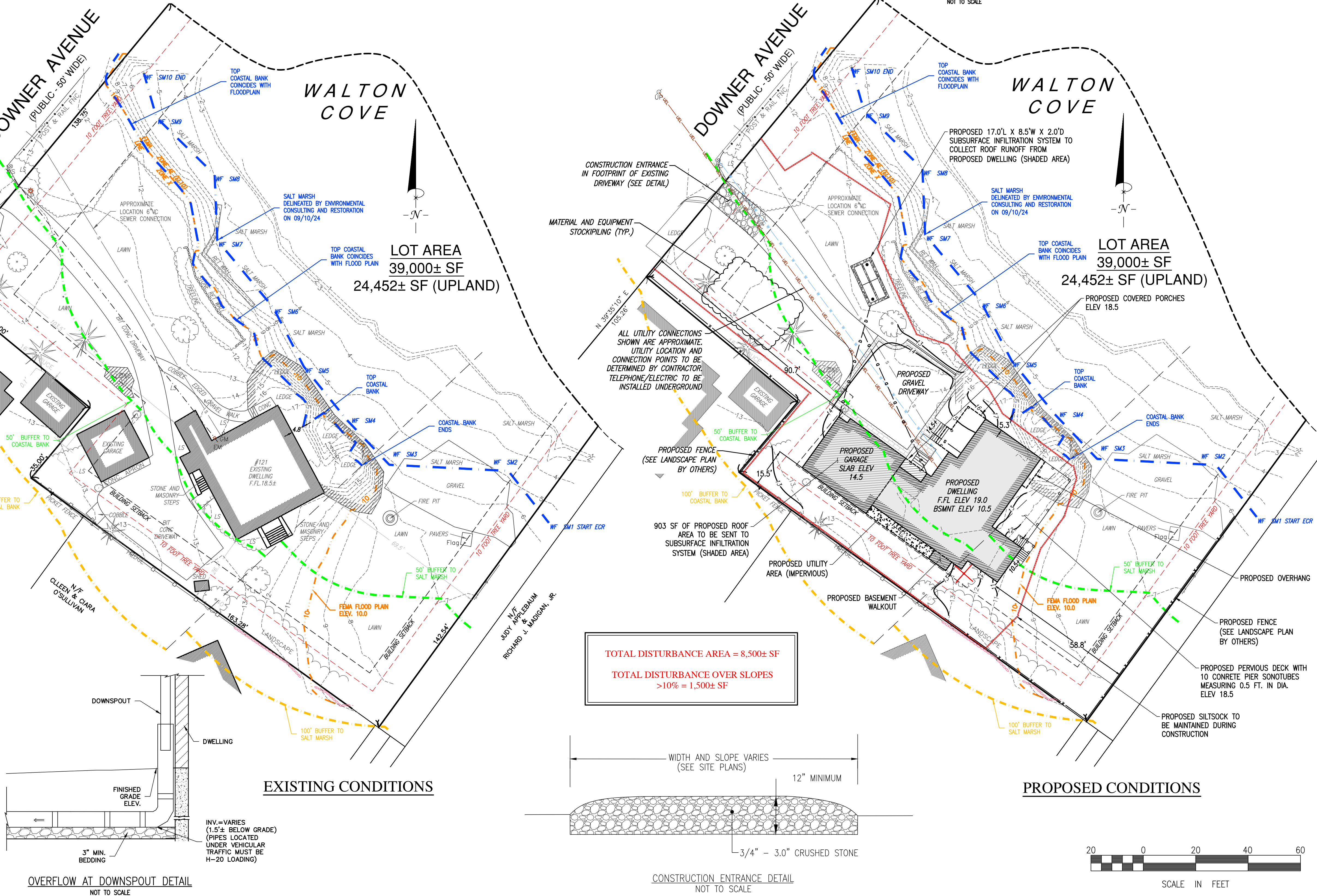
1,710 SF OF GRAVEL DRIVE IS PROPOSED WITHIN THE 50 FOOT BUFFER
171 SF OF GRAVEL DRIVE IS PROPOSED WITHIN THE 100 FOOT BUFFER
TOTAL GRAVEL DRIVEWAY AREA = 1,881 SF

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

	REQUIRED	EXISTING	PROPOSED
AREA	20,000 SF	24,452 SF	24,452 SF
FRONTAGE	125 FEET	139 FEET	139 FEET
BUILDING HEIGHT	35 FEET	XX FEET	34.3 FEET
MINIMUM YARDS:			
FRONT	25 FEET*	103.5 FEET*	90.7 FEET*
SIDE	15 FEET	26.7 FEET	15.5 FEET
REAR	15 FEET	69.5 FEET	58.8 FEET

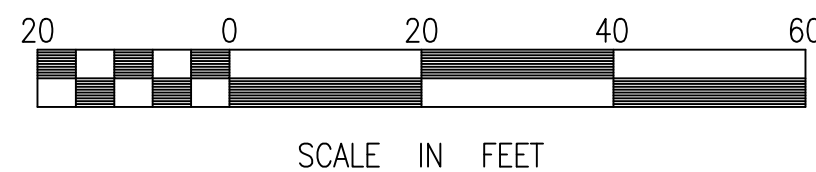
* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.



OVERFLOW AT DOWNSPOUT DETAIL
NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

PROPOSED CONDITIONS



merrillinc.com

REVISIONS:
CONSERVATION COMMENTS
1-9-25 01

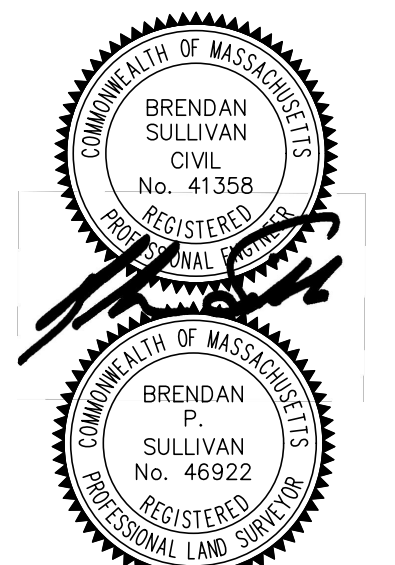
DRAWN BY:
MCM

DESIGNED BY:
XO

CHECKED BY:
BPS

SCALE:
20 SCALE

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-22-678.1

PROJECT:

SITE PLAN

121 DOWNER AVENUE
HINGHAM, MASSACHUSETTS
MAP 27 LOT 62

CLIENT:
JEREMY D. LAGOMARSINO
121 DOWNER AVENUE
HINGHAM, MA 02043

DRAWING PATH:
H:\22-678.1\DESIGN\22678.1_SP_REV
1-2-25.DWG

DATE:
DECEMBER 23, 2024

SITE PLAN REVIEW
NOTICE OF INTENT

SHEET 1 of 1
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