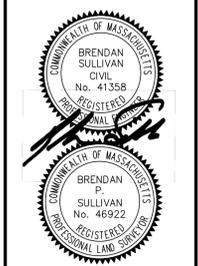


REVISIONS:

PLANNING BOARD COMMENTS	01
10/15/24	
ROA 10/17/24	02
REVISED FOOTPRINT 11-12-24	03
REVISED FOOTPRINT & LOCATION 12-23-24	04

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



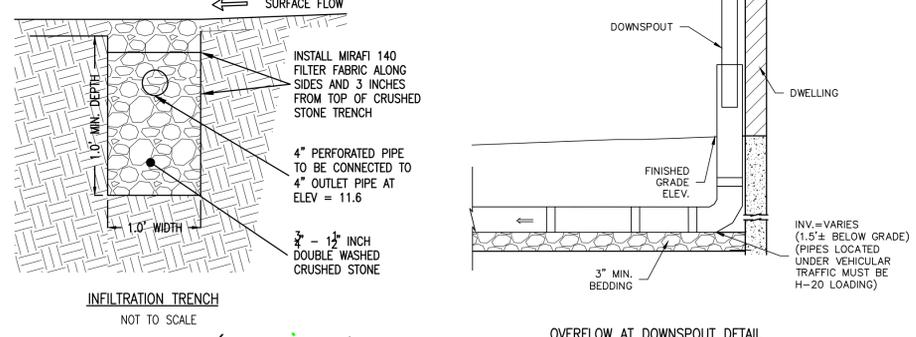
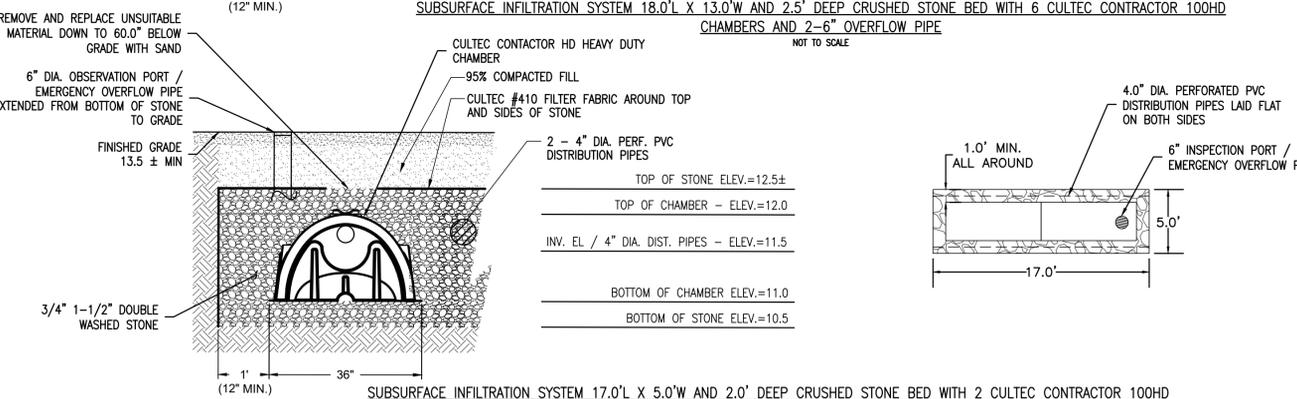
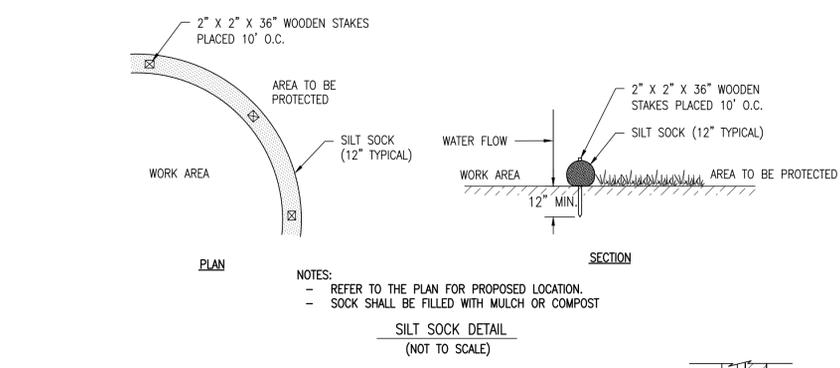
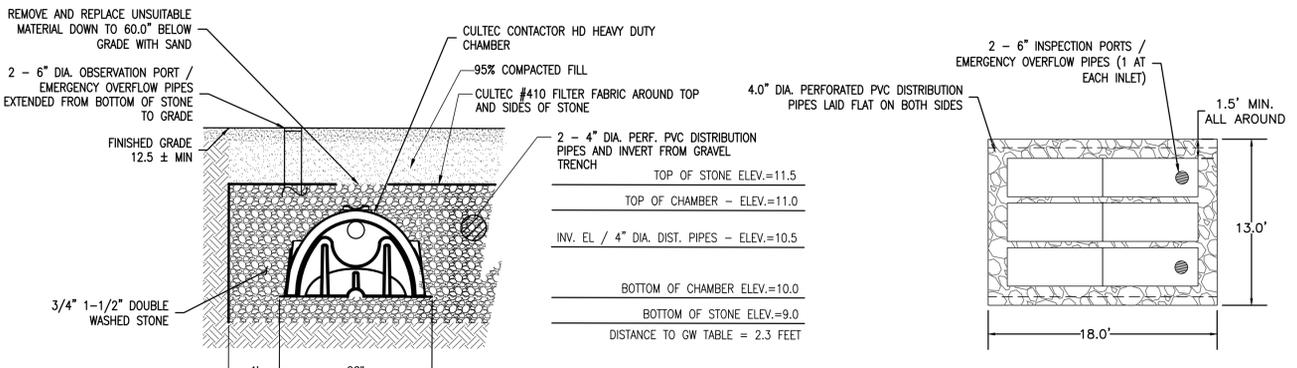
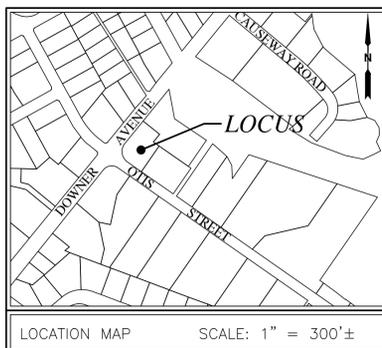
427 Columbia Road  
 Hanover, MA 02339  
 781-826-9200  
 40 Court Street, Ste 2A  
 Plymouth, MA 02360  
 508-746-6060  
 Marine Division:  
 26 Union Street  
 Plymouth, MA 02360  
 508-746-6060  
 448 N. Falmouth Hwy, Unit A  
 North Falmouth, MA 02556  
 508-563-2183

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  
 12-10-24.DWG  
 DATE:  
 SEPTEMBER 16, 2024

SITE PLAN REVIEW



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

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

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

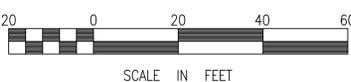
NOTES:  
 1. PLAN REFERENCES:  
 PLAN RECORDED IN PLAN BOOK 1, PAGE 182.  
 PLAN RECORDED IN PLAN BOOK 4, PAGE 86.  
 PLAN RECORDED IN PLAN BOOK 5, PAGE 418.  
 2. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2024.

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.

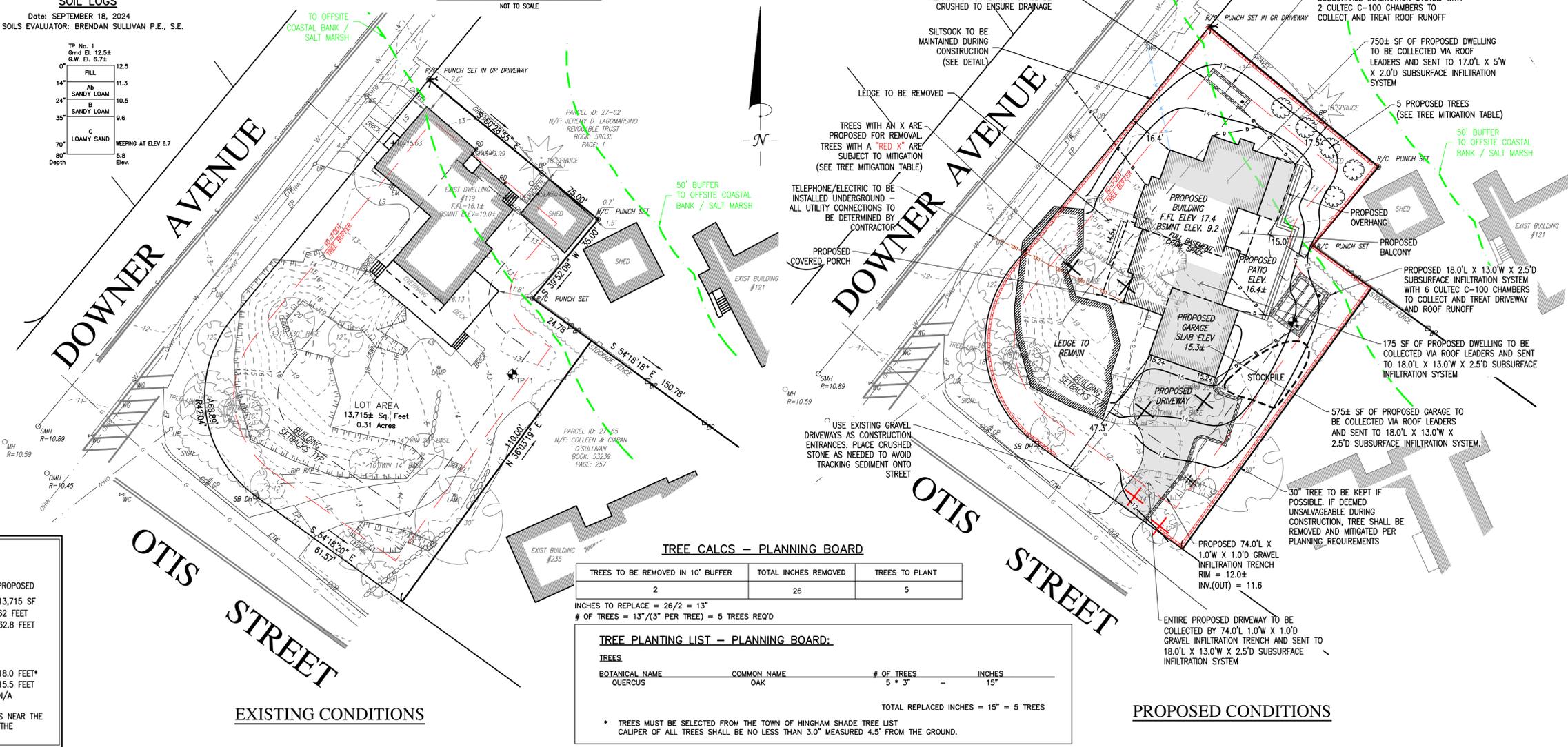
TOTAL DISTURBANCE AREA = 13,175 SF (ENTIRE LOT)  
 TOTAL DISTURBANCE OVER SLOPES >10% = 3,000 SF



ZONING REQUIREMENTS  
 RESIDENCE DISTRICT "A"

REQUIRED	EXISTING	PROPOSED
AREA	20,000 SF	13,715 SF
FRONTAGE	125 FEET	62 FEET
BUILDING HEIGHT	35 FEET	15±
MINIMUM YARDS:		
FRONT	25 FEET*	4.6 FEET*
SIDE	15 FEET	7.6 FEET
REAR	15 FEET	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.



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