



LEGEND

EXISTING	
	PROPERTY LINE
	CONTOUR
	EDGE OF PAVEMENT
	FENCE
	FENCE
	WATER LINE
	ELECTRIC LINE
	ELECTRIC LINE
	GAS LINE
	SEWER LINE
	DRAIN LINE
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	MHW
	MLW
	FEMA FLOOD ZONE
	COASTAL BANK

NOTES:

- COASTAL WETLAND RESOURCE AREAS WERE OBSERVED AND IDENTIFIED BY LUCAS ENVIRONMENTAL, LLC DECEMBER 3, 2024.
- LAND CONTAINING SHELLFISH MAY BE PRESENT IN COASTAL BEACH AND LAND UNDER THE OCEAN.
- LIMITS OF SALT MARSH WERE OBSERVED AND APPROXIMATED USING AERIAL PHOTOGRAPHY DATED AUGUST 23, 2024. THIS RESOURCE AREA WAS NOT DELINEATED AT THE TIME OF OBSERVATION AS NO WORK IS PROPOSED IN THIS AREA.
- THE ENTIRE PARCEL IS WITH THE 100 FT BUFFER ZONE OF THE COASTAL BEACH.
- THE SITE IS NOT LOCATED IN THE ACCORD POND WATERSHED.
- THE SITE IS NOT LOCATED IN THE HINGHAM AQUIFER PROTECTION DISTRICT.

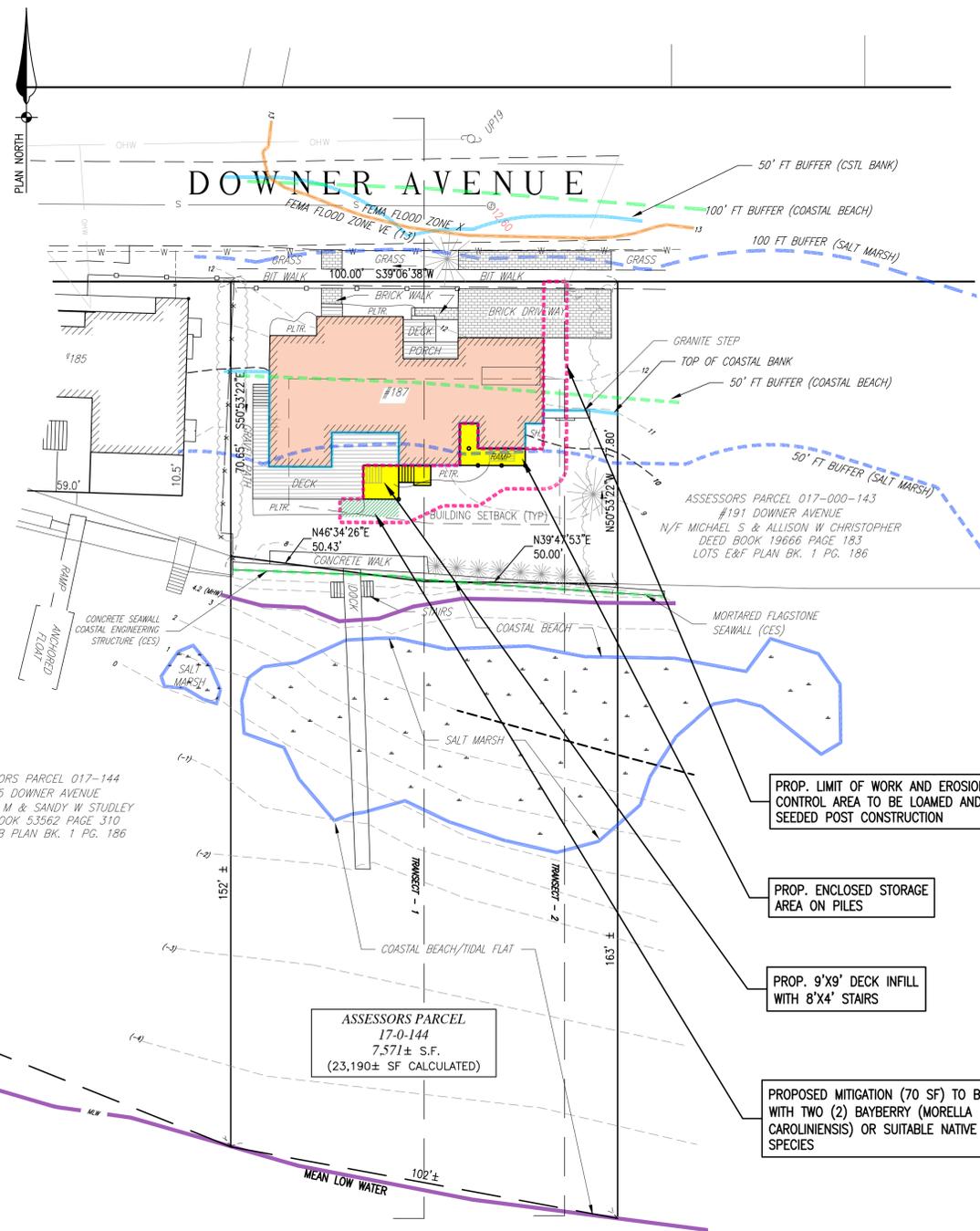
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE VE 13 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

THE SITE LOCUS IS ALMOST ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF)



Scale 1" = 20'



PROP. LIMIT OF WORK AND EROSION CONTROL AREA TO BE LOAMED AND SEEDDED POST CONSTRUCTION

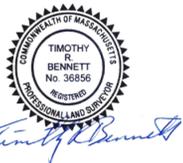
PROP. ENCLOSED STORAGE AREA ON PILES

PROP. 9'X9' DECK INFILL WITH 8'X4' STAIRS

PROPOSED MITIGATION (70 SF) TO BE PLANTED WITH TWO (2) BAYBERRY (MORELLA CAROLINIENSIS) OR SUITABLE NATIVE SHRUB SPECIES

ASSESSORS PARCEL 17-0-144
7,571± S.F.
(23,190± SF CALCULATED)

ASSESSORS PARCEL 017-144
#185 DOWNER AVENUE
N/F FRED M. & SANDY W. STUDLEY
DEED BOOK 53562 PAGE 310
LOTS A&B PLAN BK. 1 PG. 186



PLAN REFERENCES

- PLAN BOOK 1 PAGE 186
- PLAN BOOK 6 PAGE 53
- PLAN BOOK 8 PAGE 207
- PLAN BOOK 8 PAGE 399
- PLAN BOOK 9 PAGE 75
- PLAN BOOK 40 PAGE 722
- PLAN BOOK 52 PAGE 642
- PLAN BOOK 54 PAGE 517
- PLAN IN BOOK 2693 PAGE 480
- PLAN IN BOOK 3143 PAGE 321
- PLAN IN BOOK 3449 PAGE X512

RECORD OWNER:

ASSESSORS PARCEL 17/0/144
BARBARA K. CARON REVOCABLE TRUST
187 DOWNER AVENUE
HINGHAM, MA 02043
DEED BOOK 59001 PAGE 63
LOTS C & D PLAN BOOK 1 PAGE 186

ZONING DATA

DISTRICT: RA - RESIDENCE A

MINIMUM REQUIREMENTS:

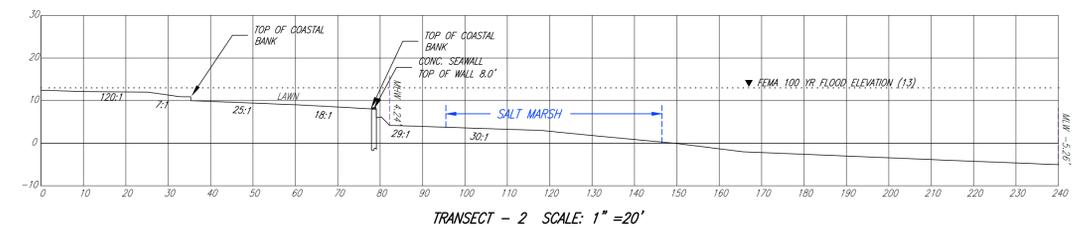
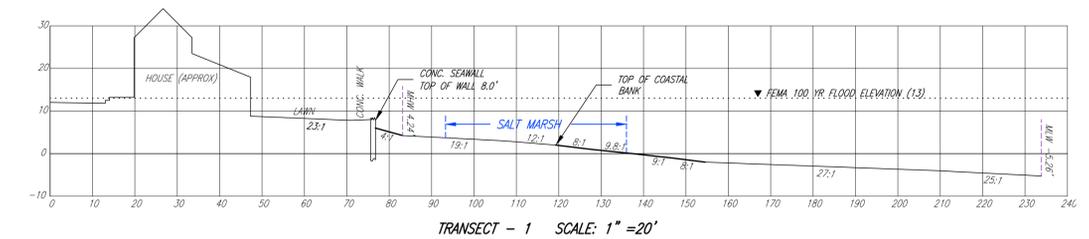
LOT AREA	20,000 S.F.
LOT FRONTAGE	125 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	15 FT
MAX BUILDING COVERAGE (NO REQUIREMENT)	
MAX BUILDING HEIGHT	35 FT
	2-1/2 STORIES

9. IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACK LINE SHALL BE THE MINIMUM FRONT SETBACK REQUIRED IN THE DISTRICT.

16. IN NO EVENT SHALL THE HEIGHT OF ANY RESIDENTIAL BUILDING BE HIGHER THAN THIRTY-FIVE (35) FEET MEASURED FROM GRADE PLANE, AND IN NO EVENT SHALL THE HIGHEST ROOF SURFACE, PEAK OR PARAPET BE MORE THAN FORTY (40) FEET ABOVE FINISHED GRADE WHERE IT INTERSECTS THE PERIMETER WALL AT ANY POINT. SEE ALSO THE BUILDING HEIGHT DIAGRAM IN ANNEX A.

PROJECTIONS

NOTHING HEREIN SHALL PREVENT THE PROJECTION OF STEPS, GUTTERS, BAY WINDOWS, TERRACES, OUTSIDE CHIMNEYS, STOOPS, PIAZZAS OR PORCHES NOT EXCEEDING THIRTY (30) SQUARE FEET IN AREA, EAVES, CORNICES, WINDOW SILLS OR BELT COURSES OF THE MAIN STRUCTURE OR ACCESSORY BUILDINGS INTO ANY FRONT, SIDE OR REAR YARD SPACES; PROVIDED, HOWEVER, THAT ANY DEVICE THAT SUPPLIES USABLE FLOOR AREA TO A STRUCTURE SHALL NOT CONSTITUTE A PROJECTION FOR THE PURPOSE OF THIS BY-LAW.



SITE PLAN

ASSESSORS MAP 17 LOT 144
187 DOWNER AVENUE
HINGHAM, MASSACHUSETTS

PREPARED FOR:
BRADFORD CARON
179 OTIS STREET
HINGHAM, MA 02043

JANUARY 23, 2025
SCALE: 1"=20'
JOB No. 24-366

