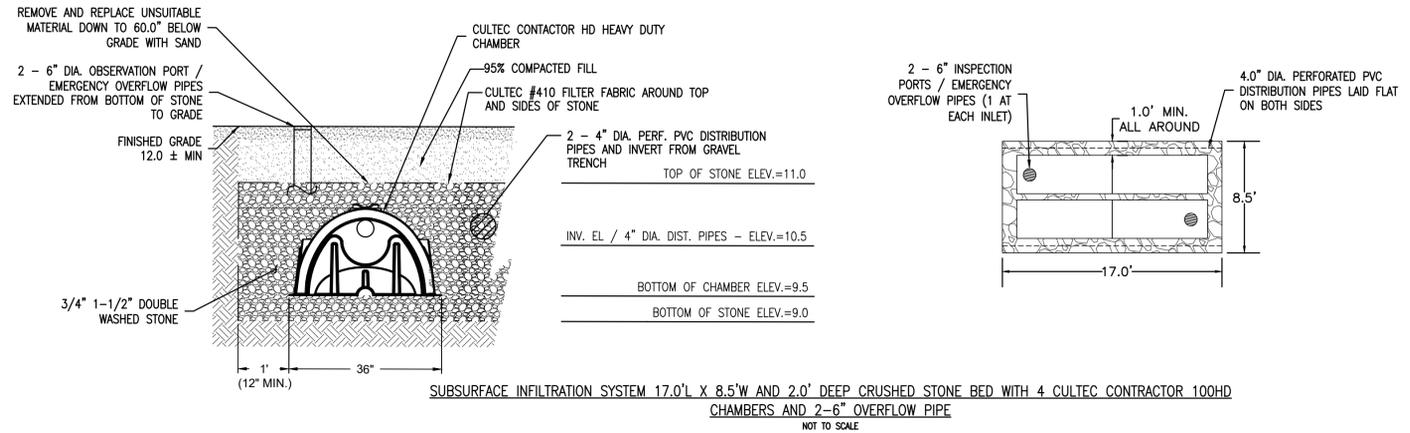


NOTES:
 - REFER TO THE PLAN FOR PROPOSED LOCATION.
 - SOCK SHALL BE FILLED WITH MULCH OR COMPOST

SILT SOCK DETAIL
(NOT TO SCALE)



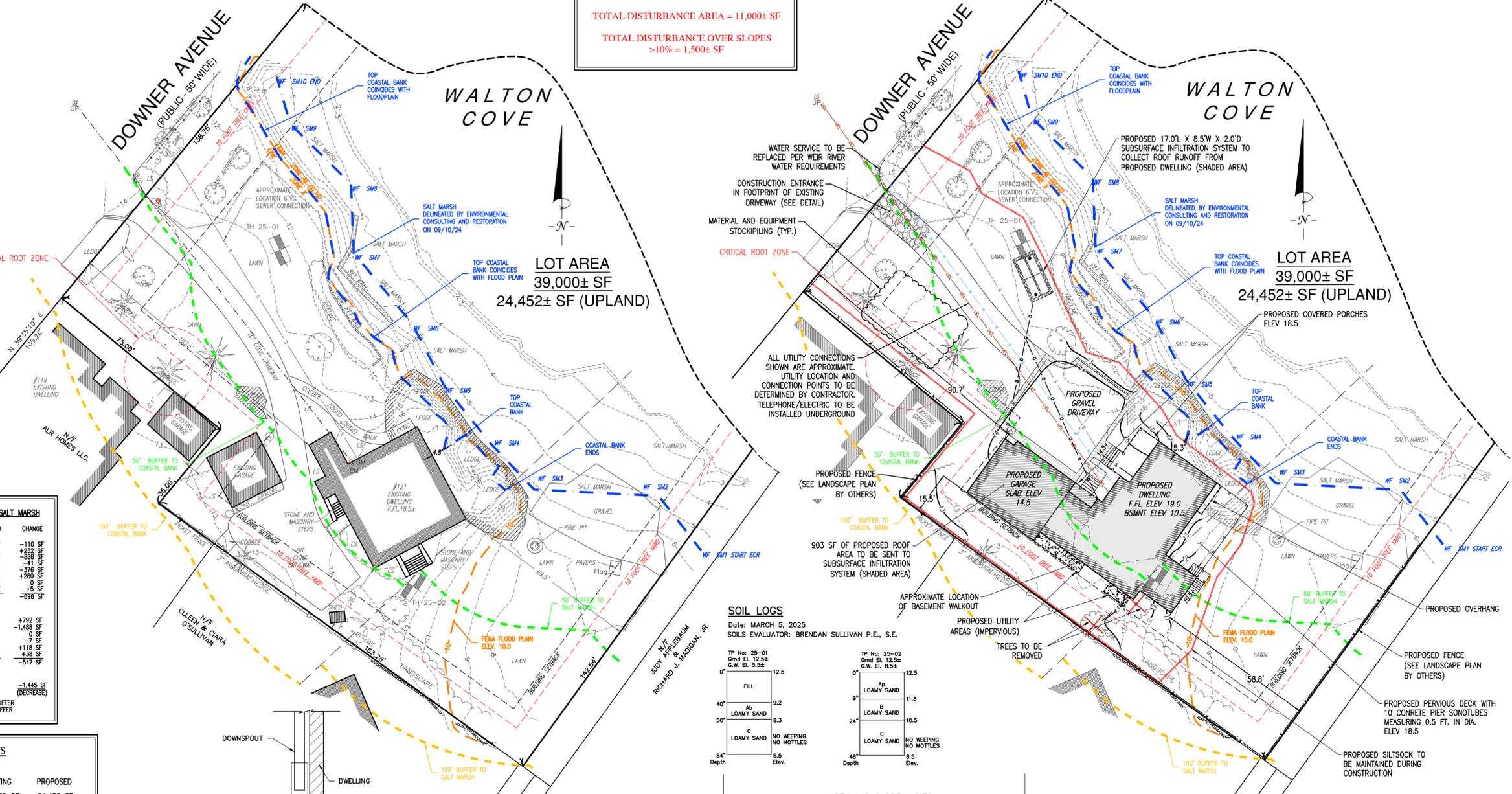
SUBSURFACE INFILTRATION SYSTEM 17.0'L X 8.5'W AND 2.0' DEEP CRUSHED STONE BED WITH 4 CULTEC CONTRACTOR 100HD CHAMBERS AND 2-6" OVERFLOW PIPE
(NOT TO SCALE)

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 1925 IN PLAN BOOK 4, PAGE 86.
 - PLAN DATED MAY, 1934 RECORDED IN PLAN BOOK 5, PAGE 418
 - 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.

TOTAL DISTURBANCE AREA = 11,000± SF
 TOTAL DISTURBANCE OVER SLOPES >10% = 1,500± SF



IMPERVIOUS COVERAGE SUMMARY COASTAL BANK / SALT MARSH

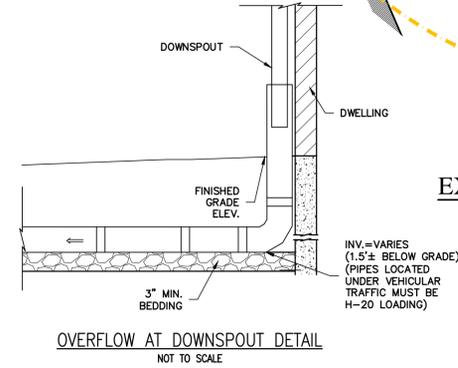
	EXISTING	PROPOSED	CHANGE
0-50' BUFFER			
BUILDING AREA (ON FOUNDATION):	1,587 SF	1,477 SF	-110 SF
COVERED PORCHES/DECKS:	0	232	+232 SF
PAVED DRIVEWAY:	898	0	-898
EXPOSED LEDGE:	1,396	1,365	-41
IMPERVIOUS STEPS/WALKS:	376	0	-376
GRANITE/BLUESTONE:	0	280	+280
RETAINING WALL:	71	71	0
CONTOURS:	0	5	+5
TOTAL:	4,318 SF	3,420 SF	-898 SF
50-100' BUFFER			
BUILDING AREA (ON FOUNDATION):	437 SF	1,229 SF	+792 SF
PAVED DRIVEWAY:	1,488 SF	0 SF	-1,488 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	1,535 SF	-547 SF
0-100' BUFFER (BW)			
TOTAL:	6,400 SF	4,955 SF	-1,445 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

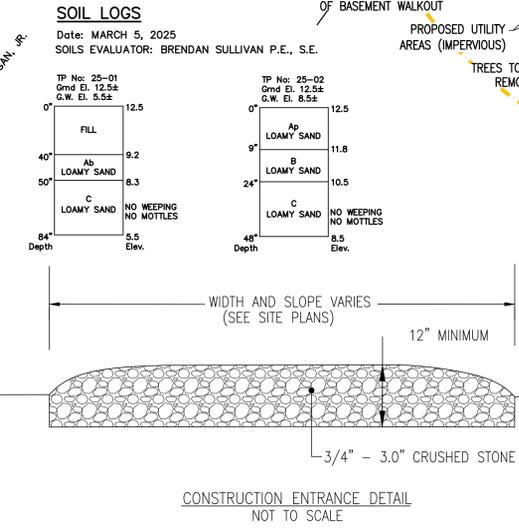
ZONING REQUIREMENTS RESIDENCE DISTRICT "A"

	REQUIRED	EXISTING	PROPOSED
AREA	20,000 SF	24,452 SF	24,452 SF
FRONTAGE	125 FEET	139 FEET	139 FEET
BUILDING HEIGHT	35 FEET	34.1 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.



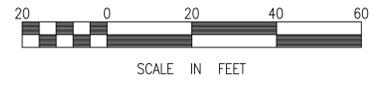
OVERFLOW AT DOWNSPOUT DETAIL
(NOT TO SCALE)



CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

SOIL LOGS
 Date: MARCH 5, 2025
 SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.

TP No.	Grnd. El.	G.W. El.	Soil Description	Notes
25-01	12.5'	5.5'	FILL	
25-02	12.5'	8.5'	A ₀ LOAMY SAND	
	9'	11.8'	B LOAMY SAND	
	24'	10.5'	C LOAMY SAND	NO WEEPING NO MOTTLES
84'	5.5'	5.5'	NO WEEPING NO MOTTLES	



merrillinc.com

REVISIONS:	CONSERVATION COMMENTS	DATE
1-9-25	SITE PLAN REVIEW	01
2-6-25		02
3-3-25	PLANNING COMMENTS	03
3-5-25	TEST PIT DATA	04
3-17-25	PLANNING BOARD COMMENTS	05

DRAWN BY: MCM
DESIGNED BY: XO
CHECKED BY: BPS
SCALE: 20 SCALE
STAMP:

Merrill
 Engineers and Land Surveyors

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 3-17-25.DWG
DATE: DECEMBER 23, 2024