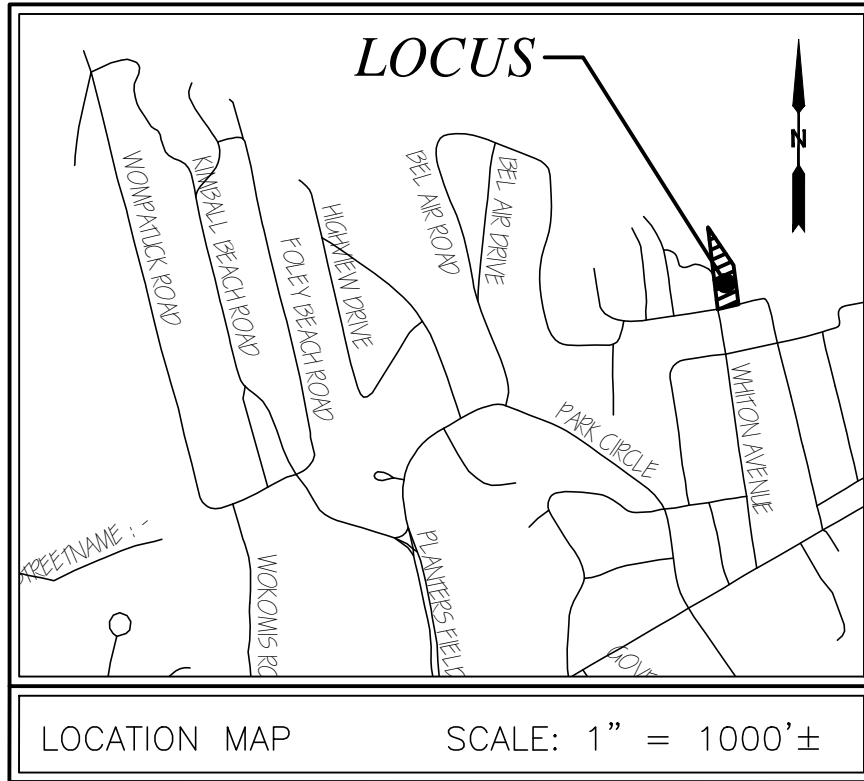




RECORD OWNER:

ASSESSORS MAP 17 LOT 6A
55 WHITON AVENUE

55 WHITON AVENUE LLC
55 WHITON AVENUE
HINGHAM, MA 02043
DEED BOOK 60144 PAGE 37

NOTES:

- PLAN REFERENCES:
 - PLAN RECORDED IN PLAN BOOK 1, PAGE 86.
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING OCTOBER OF 2019.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SUBJECT SITE IS IN THE "RESIDENCE DISTRICT A" DISTRICT 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/SEPTIC SYSTEM 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 VE(EL-16) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502300018J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015, AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 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.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

IMPERVIOUS COVERAGE SUMMARY (COASTAL BANK)

	EXISTING	PROPOSED	CHANGE
0-50' BUFFER			
BUILDING AREA:	1,683 SF	1,674 SF	-9 SF
PAVED DRIVEWAY:	437 SF	16 SF	-421 SF
WALKWAYS:	60 SF	480 SF	+420 SF
PATIO:	0 SF	0 SF	0 SF
RETAINING WALL:	0 SF	0 SF	0 SF
TOTAL:	2,180 SF	2,170 SF	-10 SF
50-100' BUFFER			
BUILDING AREA:	1,270 SF	1,882 SF	+612 SF
PAVED DRIVEWAY:	0 SF	1,351 SF	+1,351 SF
WALKWAYS:	236 SF	298 SF	+62 SF
PATIO:	0 SF	0 SF	0 SF
RETAINING WALLS:	0 SF	206 SF	+206 SF
TOTAL:	1,506 SF	3,737 SF	+2,231 SF
0-100' BUFFER			
TOTAL:	3,686 SF	5,907 SF	+2,221 SF

IMPERVIOUS COVERAGE SUMMARY (SALT MARSH)

	EXISTING	PROPOSED	CHANGE
0-50' BUFFER			
BUILDING AREA:	1 SF	0 SF	-1 SF
PAVED DRIVEWAY:	0 SF	0 SF	0 SF
WALKWAYS:	0 SF	0 SF	0 SF
PATIO:	0 SF	0 SF	0 SF
RETAINING WALL:	0 SF	0 SF	0 SF
TOTAL:	1 SF	0 SF	-1 SF
50-100' BUFFER			
BUILDING AREA:	2,410 SF	2,338 SF	-72 SF
PAVED DRIVEWAY:	413 SF	0 SF	-413 SF
WALKWAYS:	60 SF	0 SF	-60 SF
PATIO:	0 SF	480 SF	+480 SF
RETAINING WALLS:	0 SF	0 SF	0 SF
TOTAL:	2,883 SF	2,818 SF	-65 SF
0-100' BUFFER			
TOTAL:	2,884 SF	2,818 SF	-66 SF

TREE MITIGATION CALCS - CONSERVATION COMMISSION

BUFFER ZONES	# OF TREES PROPOSED FOR REMOVAL	MITIGATION REQUIRED	MITIGATION PROPOSED
50'	2	4 TREES	10 TREES & SEVERAL SHRUBS*
100'	6	6 TREES	3 TREES & SEVERAL SHRUBS*

*PROPOSED MITIGATION TREES AND SPECIES ARE SHOWN ON LANDSCAPE PLAN BY PATRICIA VAN BUSKIRK, LANDSCAPE ARCHITECTURE

BUFFER ZONE MITIGATION - CONSERVATION COMMISSION

BUFFER ZONES	NET IMPERVIOUS	MITIGATION REQUIRED	MITIGATION PROPOSED
50'	-10 SF	0 SF	2,235± SF MITIGATION IN 50 FOOT BUFFER (1:1±) & 3,230± SF MITIGATION ON COASTAL BANK (5,465± TOTAL)*
100'	2,231 SF	2,231 SF	

*PROPOSED MITIGATION WILL INVOLVE REMOVAL OF INVASIVE SPECIES AND ESTABLISHMENT OF NATIVE SPECIES WITHIN THE COASTAL BANK AND ITS BUFFER ZONES. SEE VEGETATION MANAGEMENT PLAN BY ECR FOR MORE DETAILS. APPROXIMATELY 765 SF OF THIS MITIGATION WILL BE OVER EXISTING LAWN AREA IN ORDER TO ACHIEVE 1:1 MITIGATION FOR NEW IMPERVIOUS IN THE 100 FOOT BUFFER ZONE.

WHITON AVENUE

PAIGE STREET

(PUBLIC - 40' WIDE)

EXISTING CONDITIONS

HINGHAM BAY

HINGHAM BAY

PAIGE STREET

(PUBLIC - 40' WIDE)

PROPOSED CONDITIONS

merrillinc.com

REVISIONS:

CONSERVATION
COMMENTS 9/8/26 01

DRAWN BY:
DB

DESIGNED BY:
XO

CHECKED BY:
BPS

SCALE:
1" = 20'

STAMP:



Merrill
Engineers and Land Surveyors

427 Columbia Road
Haverhill, MA 02339
781-626-9200

362 Court Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

PROJECT #:

JN:25-117.1

REF:19.164

PROJECT:

**SITE
PLAN**

55 WHITON AVENUE
ASSESSOR'S MAP 17 LOT 6A
HINGHAM, MASSACHUSETTS

CLIENT:
CHRIS MCDOWELL
SKY BOX DEVELOPMENT
60 LINCOLN STREET
HINGHAM, MA 02043

DRAWING PATH:

H:\25-117.1\DESIGN\25117_SP

(HOUSE) 9-4-26.DWG

DATE:

AUGUST 13, 2026

SHEET 1 of 2

© Merrill Corporation

REVISIONS:

CONSERVATION
COMMENTS 9/8/26 01

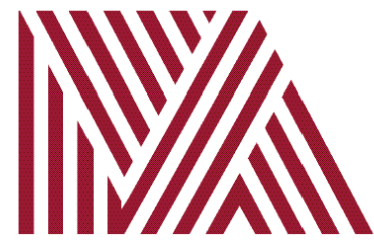
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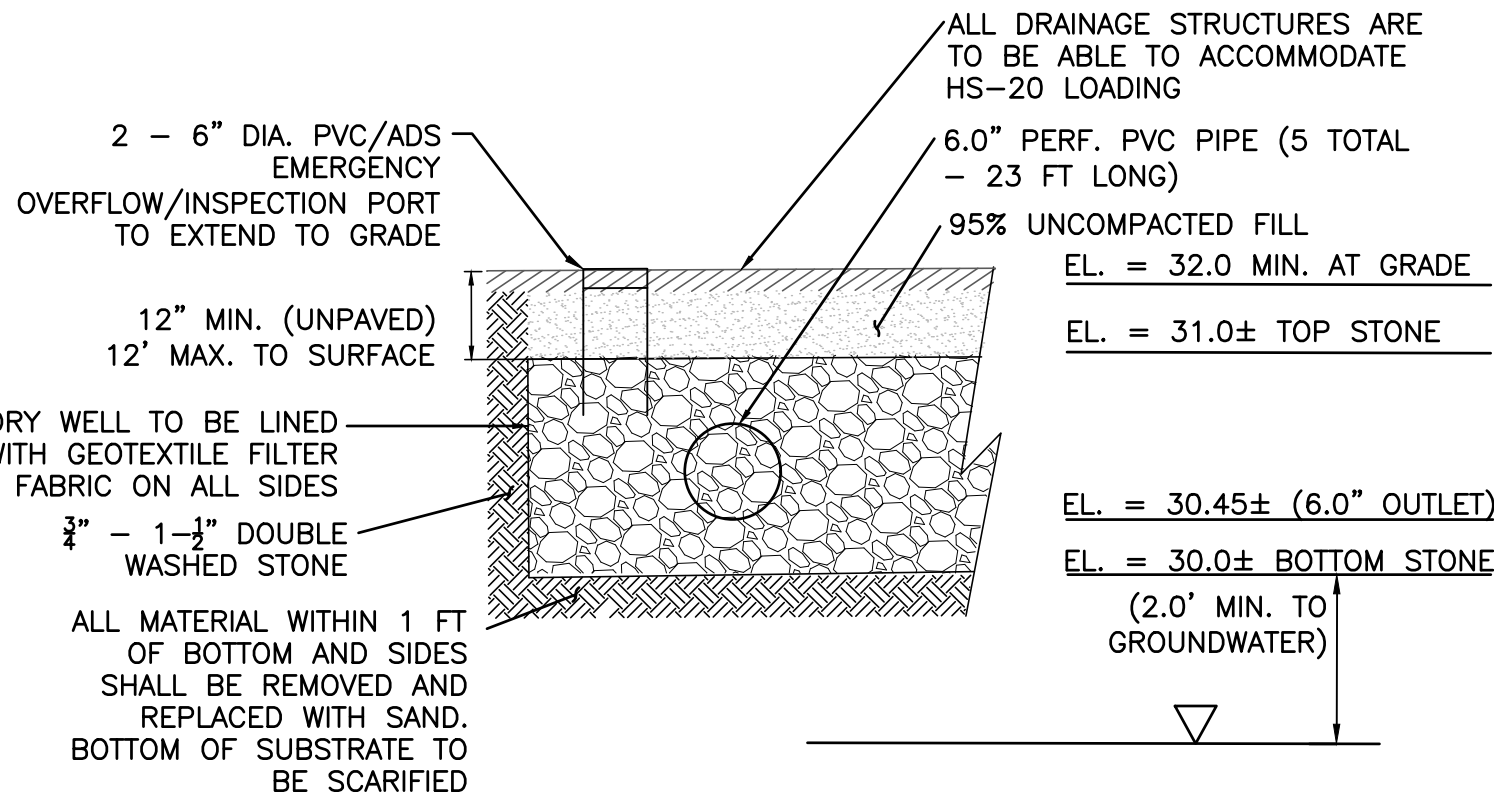
SITE PLAN

55 WHITON AVENUE
ASSESSOR'S MAP 17 LOT 6A
HINGHAM, MASSACHUSETTS

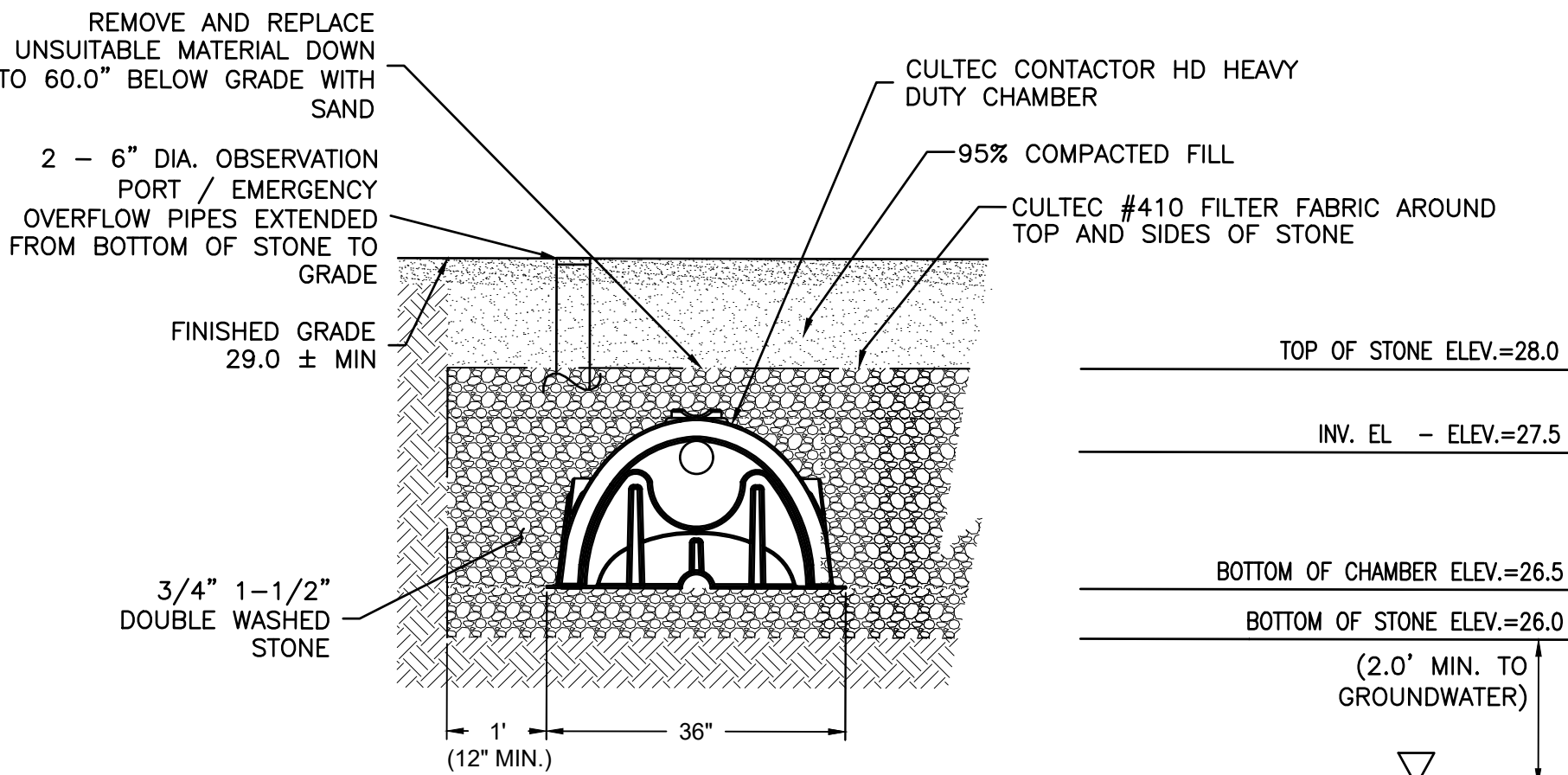
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DRAWING PATH:
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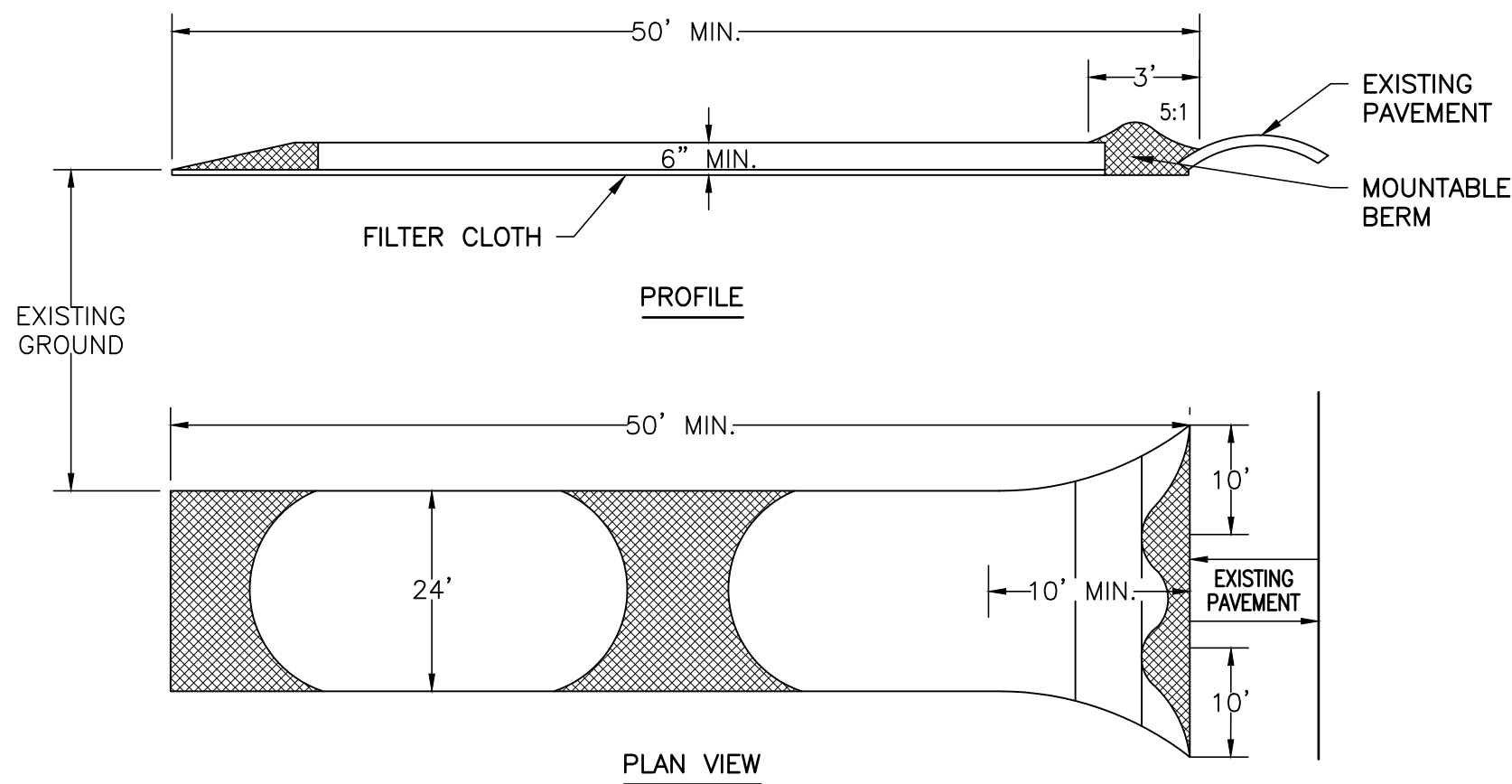
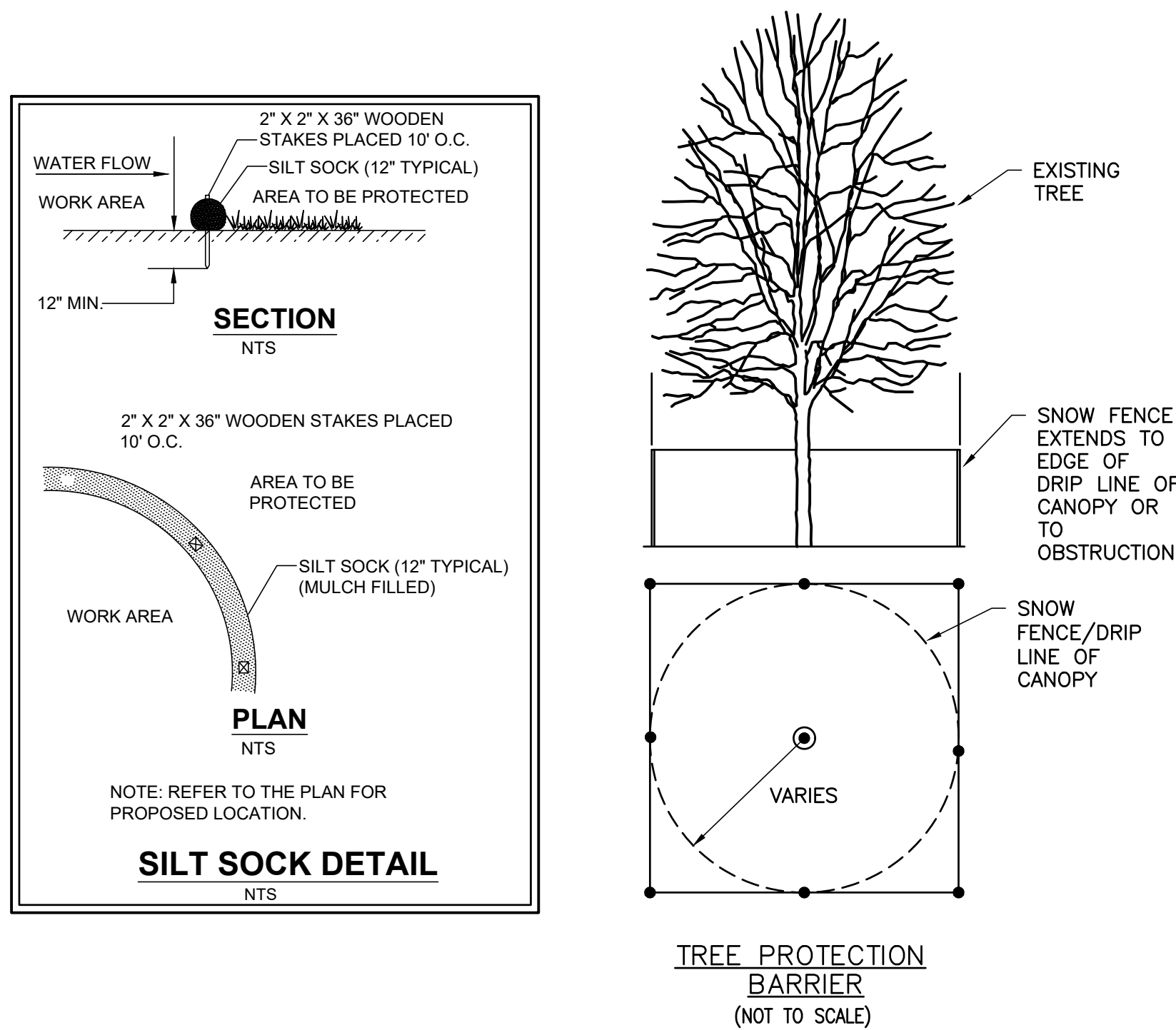
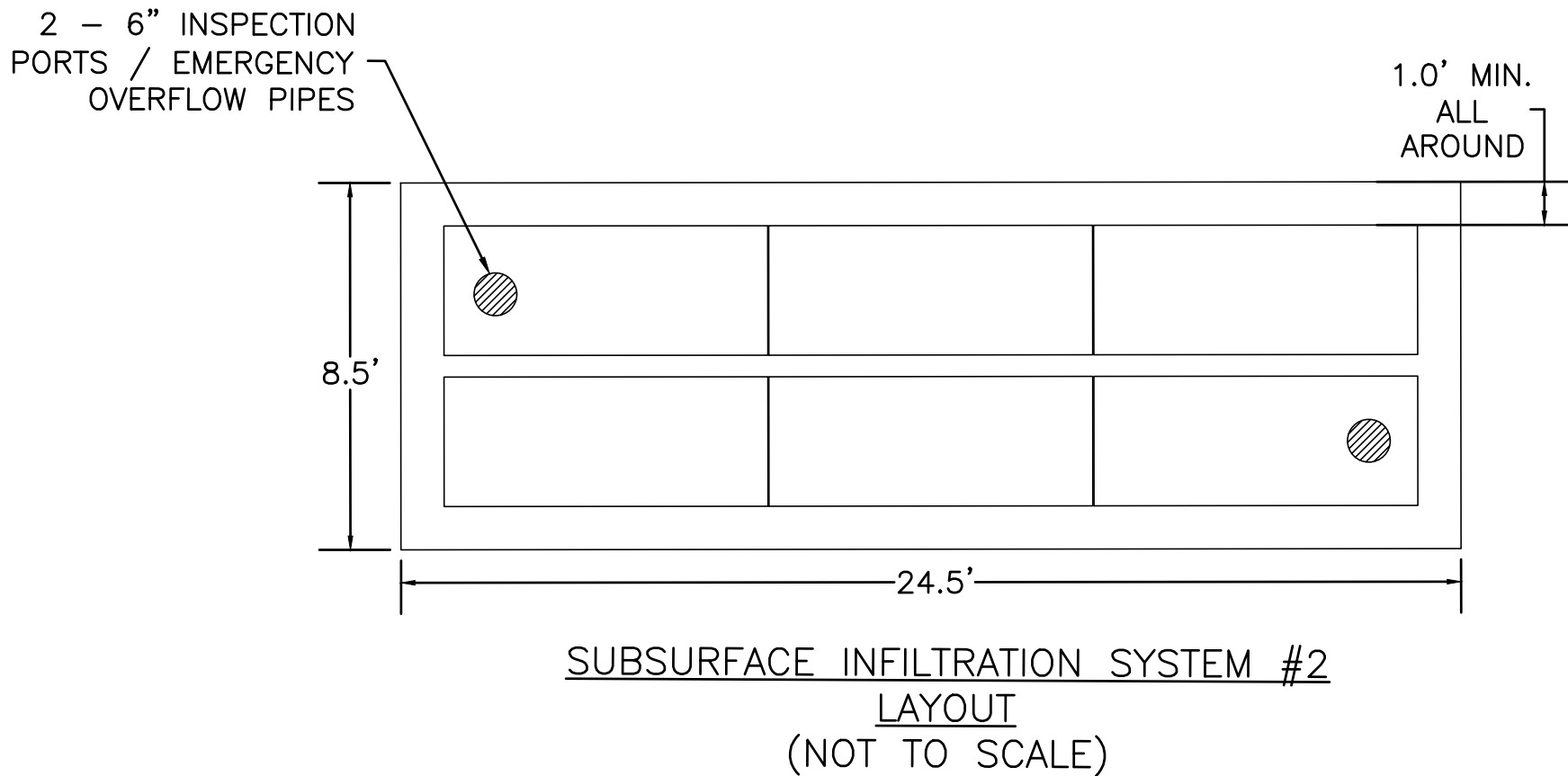
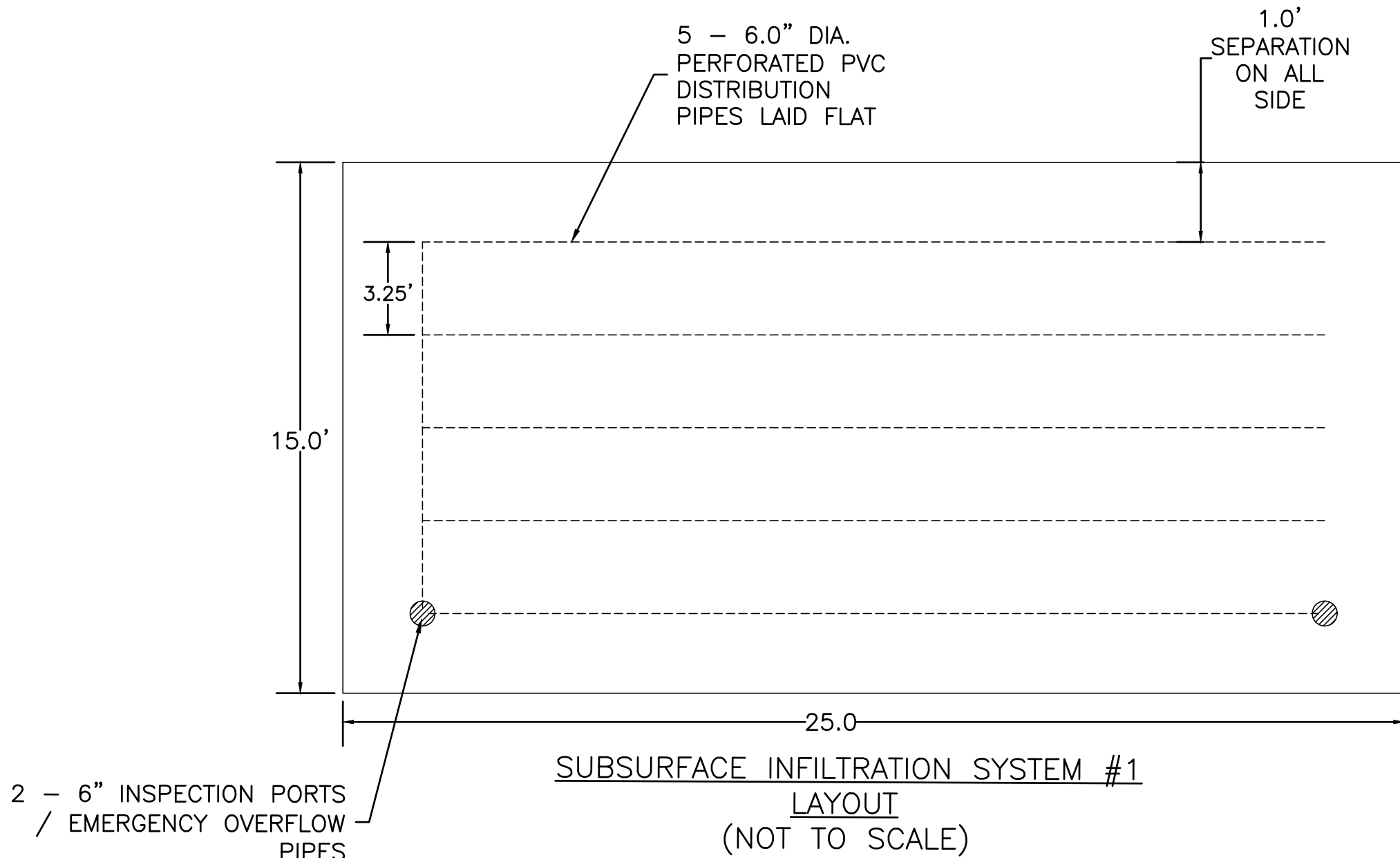
DATE:
AUGUST 13, 2026



SUBSURFACE INFILTRATION SYSTEM #1
25.0'L X 15.0'W X 1.0'D INFILTRATION FIELD WITH 6.0" PERF. PVC PIPES, 1 - 6.0" OUTLET PIPE, AND 2 - 6.0" INSPECTION PORTS / EMERGENCY OVERFLOW



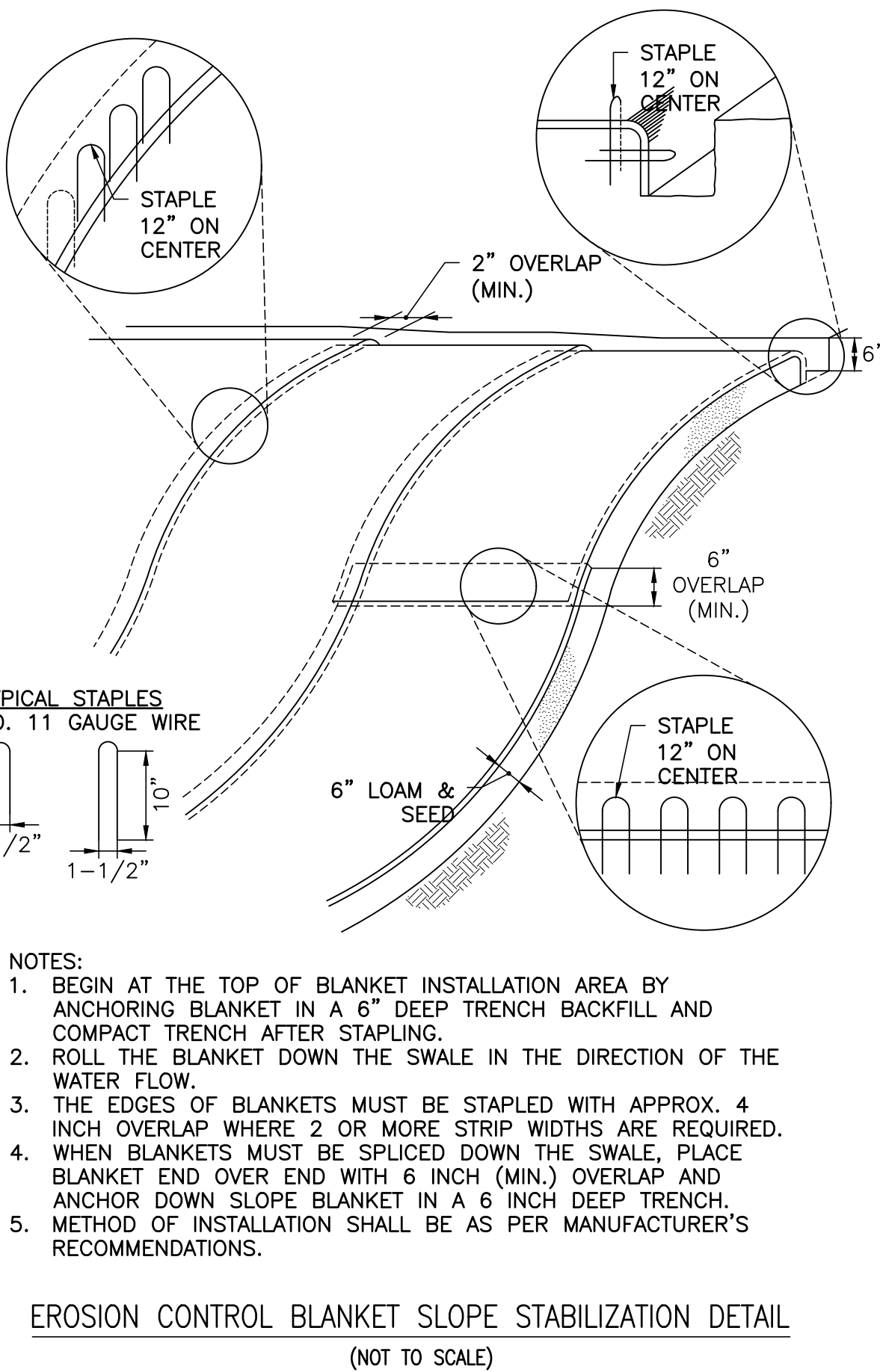
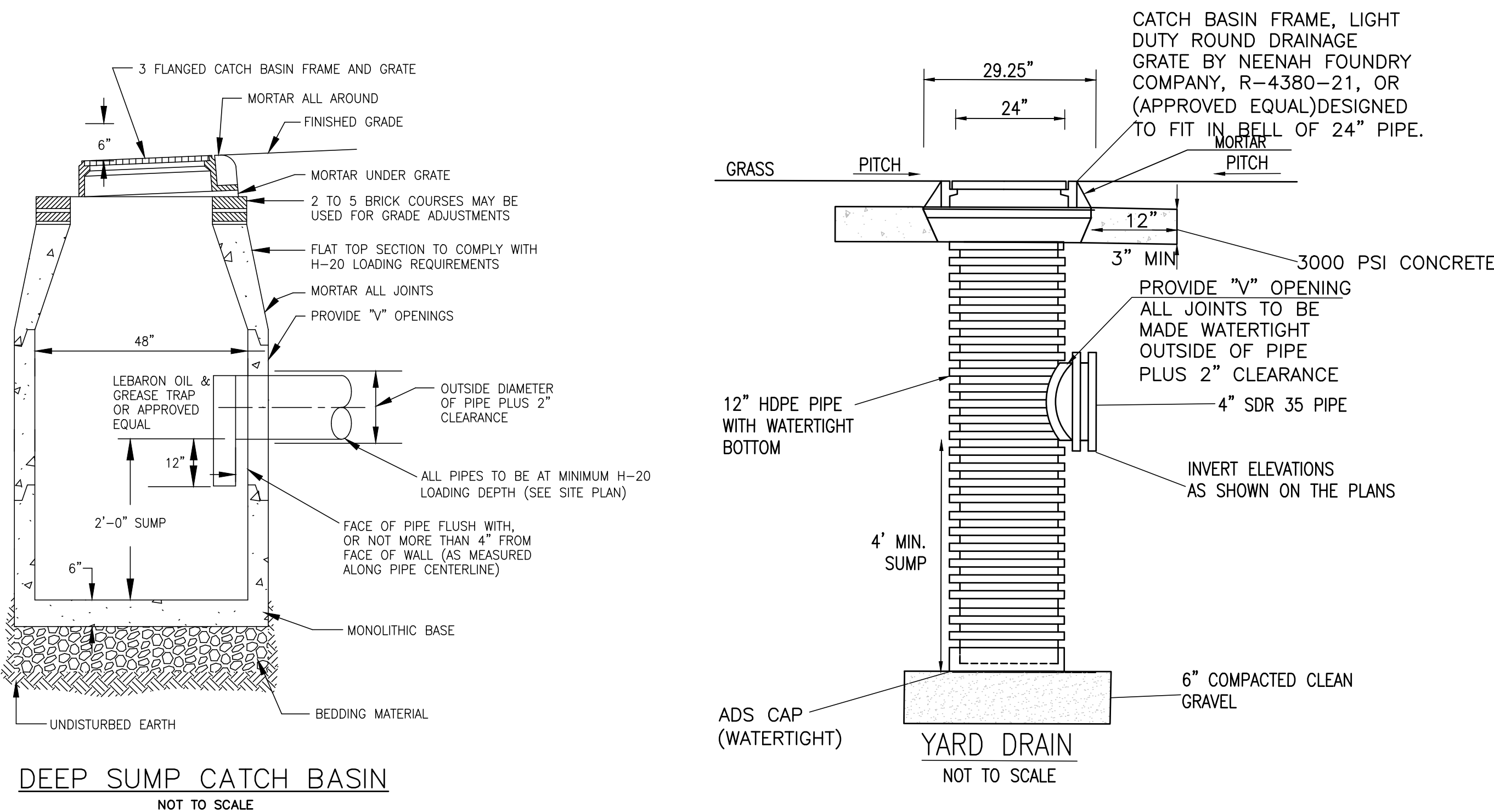
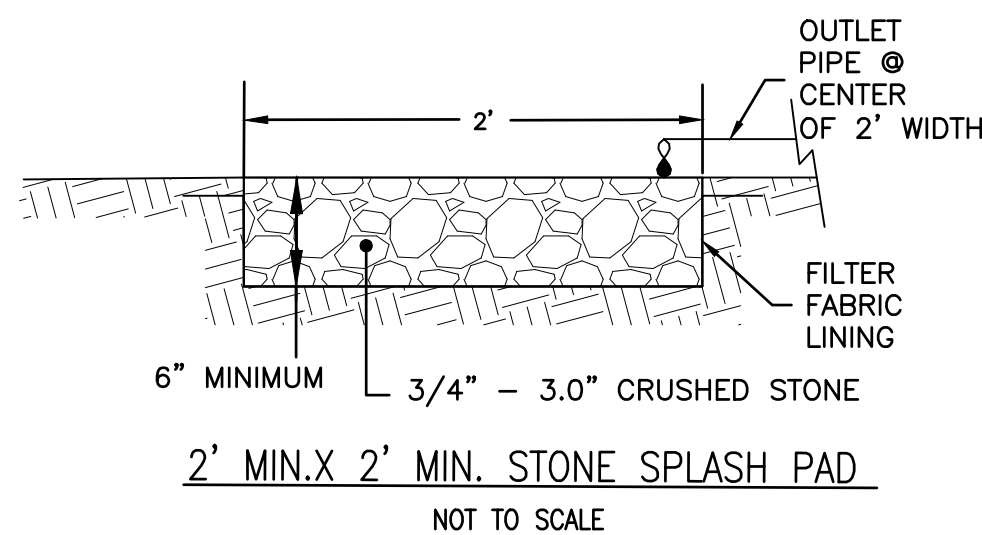
SUBSURFACE INFILTRATION SYSTEM #2
24.5'L X 8.5'W AND 2.0' DEEP CRUSHED STONE BED WITH 6 CULTEC CONTRACTOR 100HD CHAMBERS AND 2-6" OVERFLOW PIPE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FT.(EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



EROSION CONTROL BLANKET SLOPE STABILIZATION DETAIL
(NOT TO SCALE)