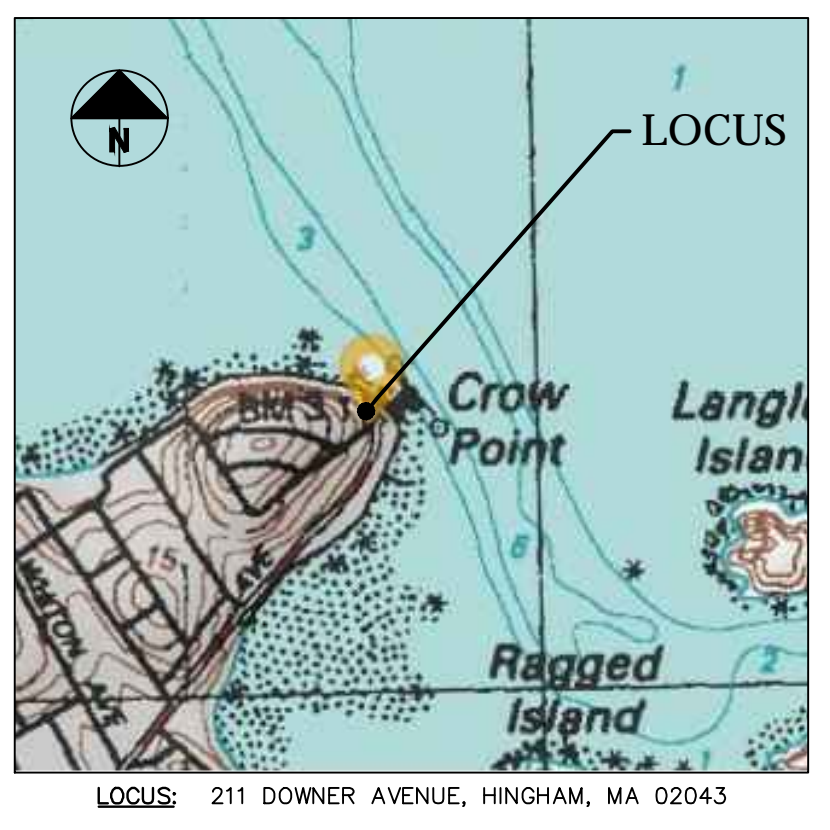


SITE PLAN NOTE:
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
 EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
 ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.



DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

DATUM:
 ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

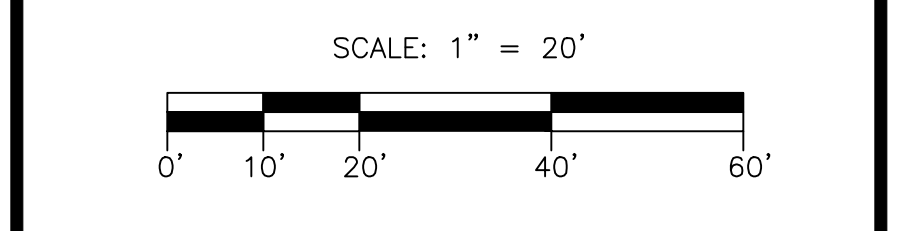
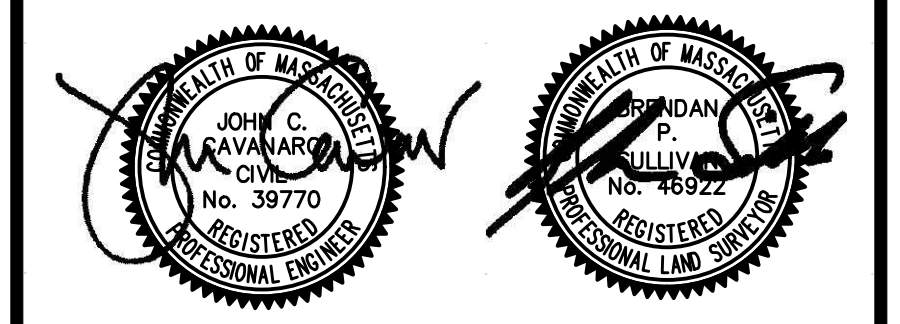
FEMA:
 LOCUS LIES IN F.I.R.M. ZONES VE (14 FEET), VE (13 FEET), AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C 0019J DATED JULY 17, 2012.

OWNER OF RECORD:
 HINGHAM YACHT CLUB
 PO BOX 165
 HINGHAM, MA 02043
 ASSESSOR'S PARCEL #11-13
 DEED BOOK: 2085, PAGE:144
 DEED BOOK: 5011, PAGE:481

PLAN REFERENCES:
 1. PLAN BOOK 1, PAGE 186
 2. PLAN BOOK 8, PAGE 207

UTILITIES:
 UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON MARCH 30, 2021.
 2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
 3. SEWER CONNECTION/SEPTIC SYSTEM COMPONENTS SHOWN HEREON IS/ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE TOWN OF HINGHAM.
 4. PROPERTY OWNERSHIP EXTENDS TO MEAN LOW WATER PER THE COLONIAL ORDINANCE OF 1641-1647. MEAN HIGH WATER IS DEPICTED FOR ZONING PURPOSES ONLY.
 5. MARION STREET TOWN ROAD MORATORIUM EXPIRES JANUARY OF 2022.



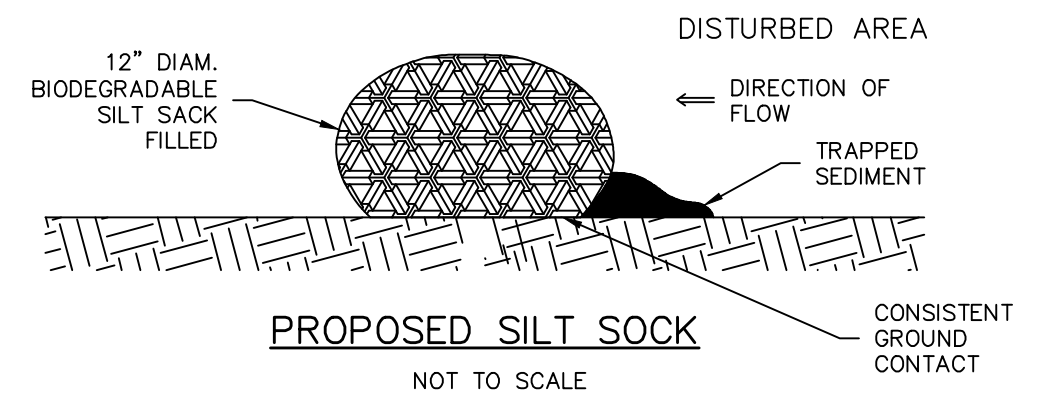
ZONING REQUIREMENTS
 RESIDENCE DISTRICT "A"

REQUIRED	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.

LEGEND
 NOT TO SCALE

⊠ EM	ELECTRIC METER	□ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊠ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
□ CBN	CATCH BASIN	---	EXIST. CONTOUR
⊕ HYD	HYDRANT	---	WETLAND BUFFER ZONE
⊗ WG	WATER GATE	---	FLOOD ZONE
⊗ WS	WATER SERVICE	---	OVERHEAD WIRES
⊕ UP	UTILITY POLE	---	STONE WALL
⊕ LP	LIGHT	---	EXISTING TREES AND SHRUBS
⊕ YD	YARD LIGHTING	---	TREELINE/LANDSCAPE
○ GV	GAS VALVE	---	WETLAND LINE
⊗ IRR	IRRIGATION VALVE		



Cavanaro Consulting
 687 MAIN STREET
 P.O. BOX 5175
 NORWELL, MASSACHUSETTS 02061
 Phone: 781.659.8187
 Fax: 781.659.8186

SITE PLAN
 208 DOWNER AVENUE
 HINGHAM, MA 02043

PREPARED FOR:
HINGHAM YACHT CLUB INC
 P.O. BOX 165
 HINGHAM, MA 02043

PROJECT NO. : 21.034	DRAWING NO.
SCALE : AS SHOWN	FC
DATE : 8/11/21	
DESIGNED BY : CCH	
DRAWN BY : MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2021\21034\DWG\SP