



DRAWING REVISIONS		
2	10/8/21	REVIEW ENGINEER COMMENTS
1	10/4/21	RELOCATED BARN
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
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
<b>MINIMUM YARDS:</b>	
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.

**SCALE: 1" = 20'**

**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	<b>FC</b>
DATE : 8/11/21	
DESIGNED BY : CCH	SHEET NO. 1 OF 1
DRAWN BY : MM	
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2021\21034\DWG\SP