

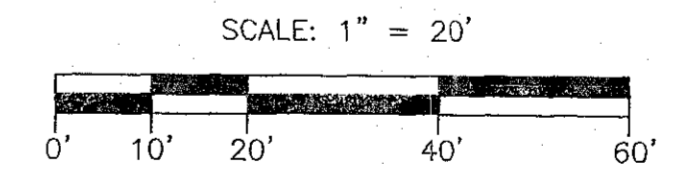
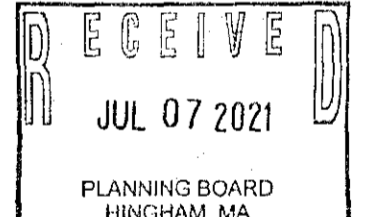
HARBOR VIEW DRIVE
(PUBLIC - 40' WIDE)

HARBOR VIEW DRIVE
(PUBLIC - 40' WIDE)

LOT AREA
20,899 ± SF

ORIGINAL CONDITIONS - 2019
1" = 20'

EXISTING CONDITIONS - 2021
1" = 20'



DATUM:
ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0081J DATED JULY 17, 2012.

OWNER OF RECORD:
APF DEVELOPMENT GROUP LLC
213 WOMPATUCK
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #47-64
DEED BOOK: 51577, PAGE: 165
PLAN BOOK: 7, PAGE: 502

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 IMPROVEMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON JANUARY 7, 2021

ZONING REQUIREMENTS	
RESIDENCE DISTRICT "A"	
AREA	REQUIRED
FRONTAGE	20,000 SF
BUILDING HEIGHT	125 FEET
	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.	

DRAWING REVISIONS		
3	7/6/21	ADDED SEWER CONNECTION
2	6/22/21	CONSULTANT/BOARD COMMENTS
1	5/18/21	CONSULTANT COMMENTS
ACTION	DATE	DESCRIPTION

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

SITE PLAN TO ACCOMPANY
SITE PLAN REVIEW
40 HARBOR VIEW DRIVE
PREPARED FOR:
APF DEVELOPMENT GROUP LLC
213 WOMPATUCK ROAD
HINGHAM, MA 02043

PROJECT NO. : 19122	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 4/6/21	
DESIGNED BY : BPS	SHEET NO. 1 OF 2
DRAWN BY : MM/BPS	
CHECKED BY : CCH	FILENAME: X:\PROJECTS