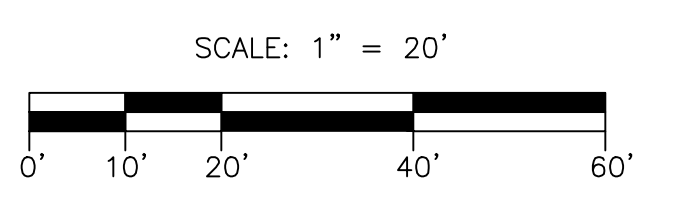


LOCUS: 211 DOWNER AVENUE, HINGHAM, MA 02043

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.



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

EXISTING CONDITIONS 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	86
DATE : 10/4/21	
DESIGNED BY : -	SHEET NO. 1 OF 1
DRAWN BY : MM	FILENAME:
CHECKED BY : BPS	X:\PROJECTS\2021\21034\DWG\SP\EC

HADLOCK PARCEL PARKING COUNT:
TOTAL EXISTING GRAVEL PARKING SPACES= 32

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.

LEGEND
NOT TO SCALE

⊞ EM	ELECTRIC METER	□ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊞ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
□ CBN	CATCH BASIN	--- 55 ---	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	---	

