

PURPOSE OF THIS PLAN:
 THE PURPOSE OF THIS PLAN IS TO DEPICT THE AS-BUILT CONDITIONS OF THE SITE IN RELATION TO THE APPROVED ORDER OF CONDITIONS AND ASSOCIATED PLAN



RECORD OWNER:
 MAP 17 LOT 146
 160 DOWNER AVENUE

KIMBERLY S. MCDOWELL
 60 LINCOLN STREET
 HINGHAM, MA 02043
 DEED BOOK 58636 PAGE 69
 LOTS 20B AND 21 -
 PLAN BOOK 2693 PAGE 480

- NOTES:**
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
 2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY HOMESTEAD CONSULTING ENGINEERS DURING MAY 2025.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. SUBJECT SITE IS IN "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. HOMESTEAD CONSULTING ENGINEERS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL NOTES:

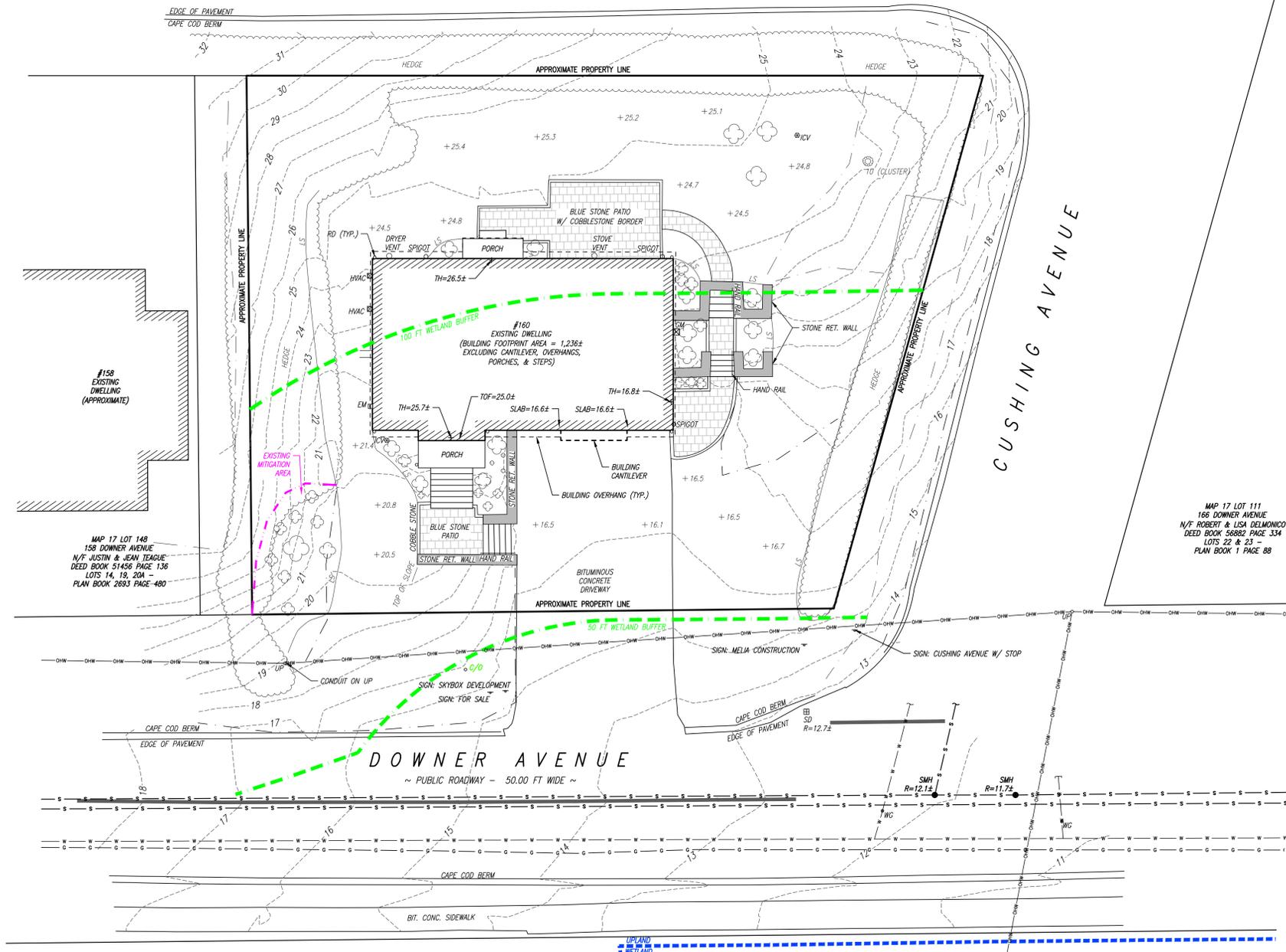
1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
6. LIMIT OF WETLAND RESOURCE AREA SHOWN ON THIS PLAN IS DEFINED BY THE LIMIT OF CONCRETE RETAINING WALL OPPOSITE DOWNER AVENUE FROM SUBJECT PROPERTY. WALL WAS FIELD LOCATED BY CROCKER DESIGN GROUP ON FEBRUARY 8, 2024.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING DATA	
RESIDENCE DISTRICT "A"	
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.



DESCRIPTION	ABBREVIATION	SYMBOL/LINETYPE
AIR CONDITIONER	HVAC	⊠
ELECTRICAL CONDUIT	ECON	—
ELECTRIC METER	EM	⊠
GAS METER	GM	⊠
IRRIGATION CONTROL VALVE	ICV	⊠
MANHOLE	MH	⊠
ROOF DRAIN	RD	⊠
SEWER CLEANOUT	C/O	⊠
SEWER MANHOLE	SMH	⊠
SHRUB		⊠
SIGN		⊠
SPIGOT		⊠
SPOT GRADE		127.3+
STORM DRAIN	SD	⊠
THRESHOLD ELEVATION	TH	⊠
TREE - DECIDUOUS		⊠
VENT (DRYER)		⊠
VENT (STOVE)		⊠
WATER SERVICE	WG	⊠
BOTTOM OF SLOPE		⊠
BUILDING CANTILEVER		⊠
BUILDING OVERHANG		⊠
CAPE COD BERM		⊠
CONTOUR (1-FOOT)		⊠
EDGE OF PAVEMENT		⊠
GAS LINE		⊠
HAND RAIL		⊠
LANDSCAPE LINE	LS	⊠
MITIGATION AREA		⊠
OVERHEAD WIRE		⊠
PROPERTY LINE (APPROXIMATE)		⊠
SEWER LINE		⊠
TOP OF SLOPE		⊠
HEDGE LINE		⊠
WATER LINE		⊠
WETLAND LINE		⊠
50-FOOT WETLAND BUFFER		⊠
100-FOOT WETLAND BUFFER		⊠
RETAINING WALL		⊠
BLUE STONE HATCH		⊠

DATE	REVISIONS

COMMUNALTH OF MASSACHUSETTS
 JOSHUA L. GREEN
 CIVIL
 No. 58871
 REGISTERED PROFESSIONAL ENGINEER

Jul Green

HOMESTEAD CONSULTING ENGINEERS
 2 SHARP STREET, UNIT A HINGHAM, MA 02043
 HOMESTEADENG.COM

SITE AS-BUILT PLAN
 160 DOWNER AVENUE
 HINGHAM, MASSACHUSETTS 02043

APPLICANT 160 DOWNER AVENUE REALTY TRUST
 160 DOWNER AVENUE
 HINGHAM, MA 02043

PROJECT NO: 900-005
 SCALE: 1" = 10'
 DATE: 06-05-25

DRAWN BY: JDC
 DESIGNED BY: XXX
 CHECKED BY: JLG