

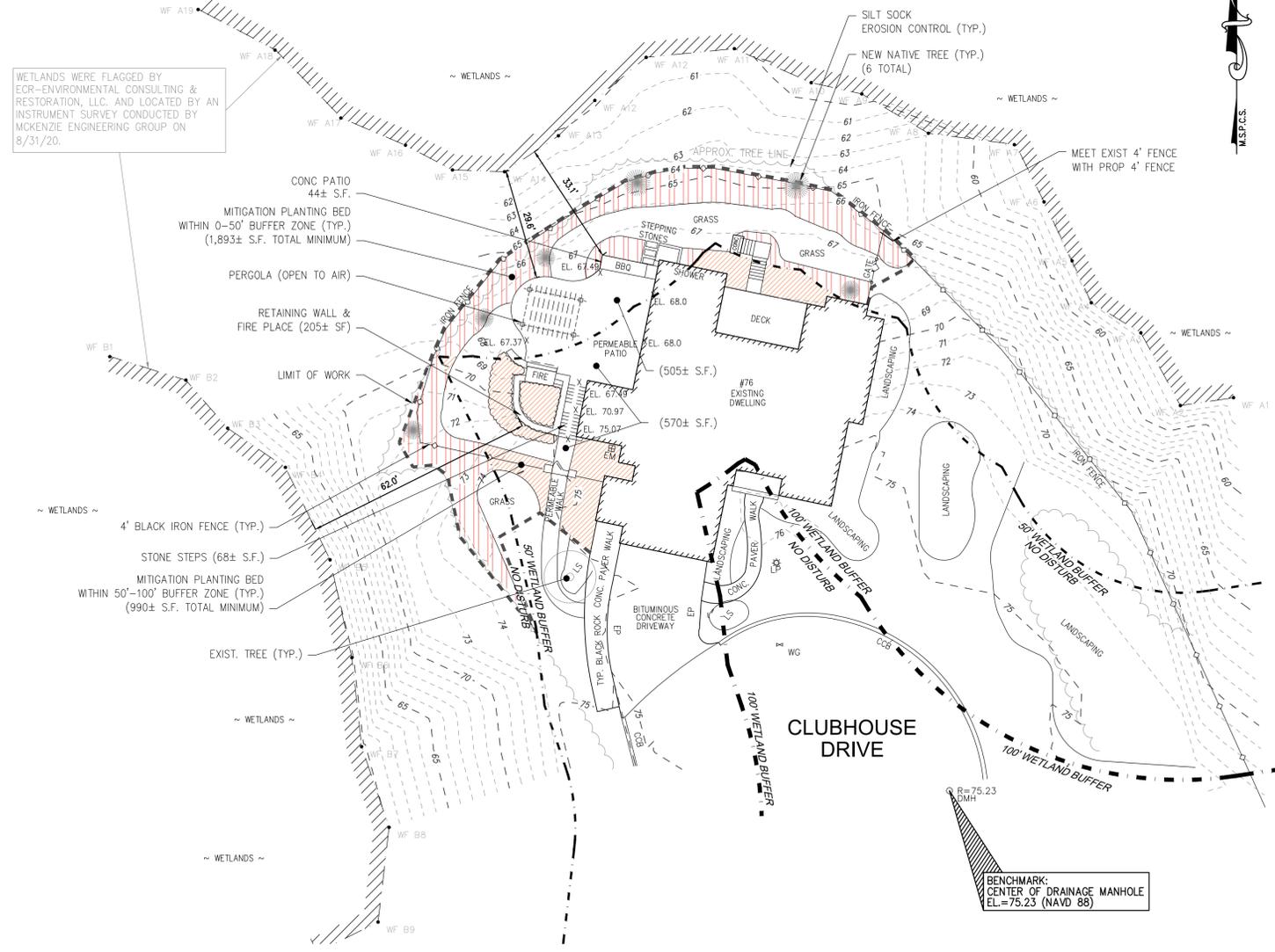
LOCUS MAP SCALE: 1" = 1,000'

**SITE NOTES**

- LOCUS IS SHOWN AS PARCEL NUMBER 134-276-25 ON THE TOWN OF HINGHAM ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 43585, PAGE 244.
- EXISTING CONDITIONS INFORMATION, INCLUDING PERIMETER AND TOPOGRAPHIC INFORMATION WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY MCKENZIE ENGINEERING GROUP, INC. IN AUGUST OF 2020 & AS-BUILT INFORMATION IN DECEMBER 2025.
- ELEVATIONS SHOWN HEREON REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BORDERING VEGETATED WETLANDS WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, INC. ON AUGUST 26, 2020. THE WETLAND FLAGS WERE FIELD LOCATED BY MCKENZIE ENGINEERING GROUP, INC.
- LOCUS DOES NOT LIE WITHIN A FEMA FLOOD ZONE. LOCUS LIES WITHIN ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0083J DATED JULY 17, 2012.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II WELLHEAD PROTECTION AREA OR THE ACCORD POND WATERSHED AND TOWN OF HINGHAM AQUIFER PROTECTION DISTRICT.
- LOCUS LIES WITHIN THE TOWN OF HINGHAM RESIDENCE C ZONING DISTRICT.
- UTILITY INFORMATION FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS. THE LAND SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

**CERTIFICATION OF COMPLIANCE NOTES:**

- MITIGATION PLANTING BEDS WERE INSTALLED IN SEPTEMBER & OCTOBER OF 2021 AND ARE FULLY ESTABLISHED.
- THE LIMIT OF WORK NOTED ON THIS PLAN WAS ESTABLISHED PRIOR TO THIS PROJECT AND NO CLEARING WAS DONE AS PART OF THIS PROJECT.
- REQUIRED MITIGATION PLANTING BED AREA WITHIN THE 0-50' WETLAND BUFFER ZONE PER ORDER OF CONDITIONS: 1,830 Sq. Ft.  
AS-BUILT AREA: 1,893± Sq. Ft.
- REQUIRED MITIGATION PLANTING BED AREA WITHIN THE 50'-100' WETLAND BUFFER ZONE PER ORDER OF CONDITIONS: 960 Sq. Ft.  
AS-BUILT AREA: 999± Sq. Ft.



**ABBREVIATIONS**

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

**LEGEND**

**SURVEY SYMBOLS**

- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

**UTILITY SYMBOLS**

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT TRANSFORMER
- WATER GATE
- EXH. EXHAUST VENT
- AV. AIR VENT
- DS. DRAINAGE SUMP
- EMH. ELECTRIC MANHOLE
- SMH. SEWER MANHOLE
- DMH. DRAIN MANHOLE
- TMH. TELEPHONE MANHOLE
- CSN. DRAINAGE CATCH BASIN
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

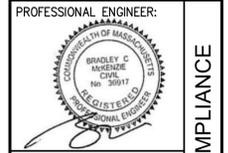
**LINE DESIGNATORS**

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

BY	APP	DESCRIPTION	DATE	REV



**EXISTING CONDITIONS PLAN**  
**#76 CLUBHOUSE DRIVE**  
 (ASSESSOR'S PARCEL ID 134-276-25)  
 HINGHAM, MASSACHUSETTS



OWNERS/APPLICANT:  
**PATRICK D. HAROLD**  
 76 CLUBHOUSE DRIVE  
 HINGHAM, MASSACHUSETTS

**CERTIFICATE OF COMPLIANCE**

DRAWN BY:	AJC
DESIGNED BY:	-
CHECKED BY:	RTLS
APPROVED BY:	BCM
DATE:	DECEMBER 1, 2025
SCALE:	1" = 20'
PROJECT NO.:	220-157
DWG. TITLE:	PLAN TO ACCOMPANY CoC APPLCIATION
DWG. NO.:	C-1



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