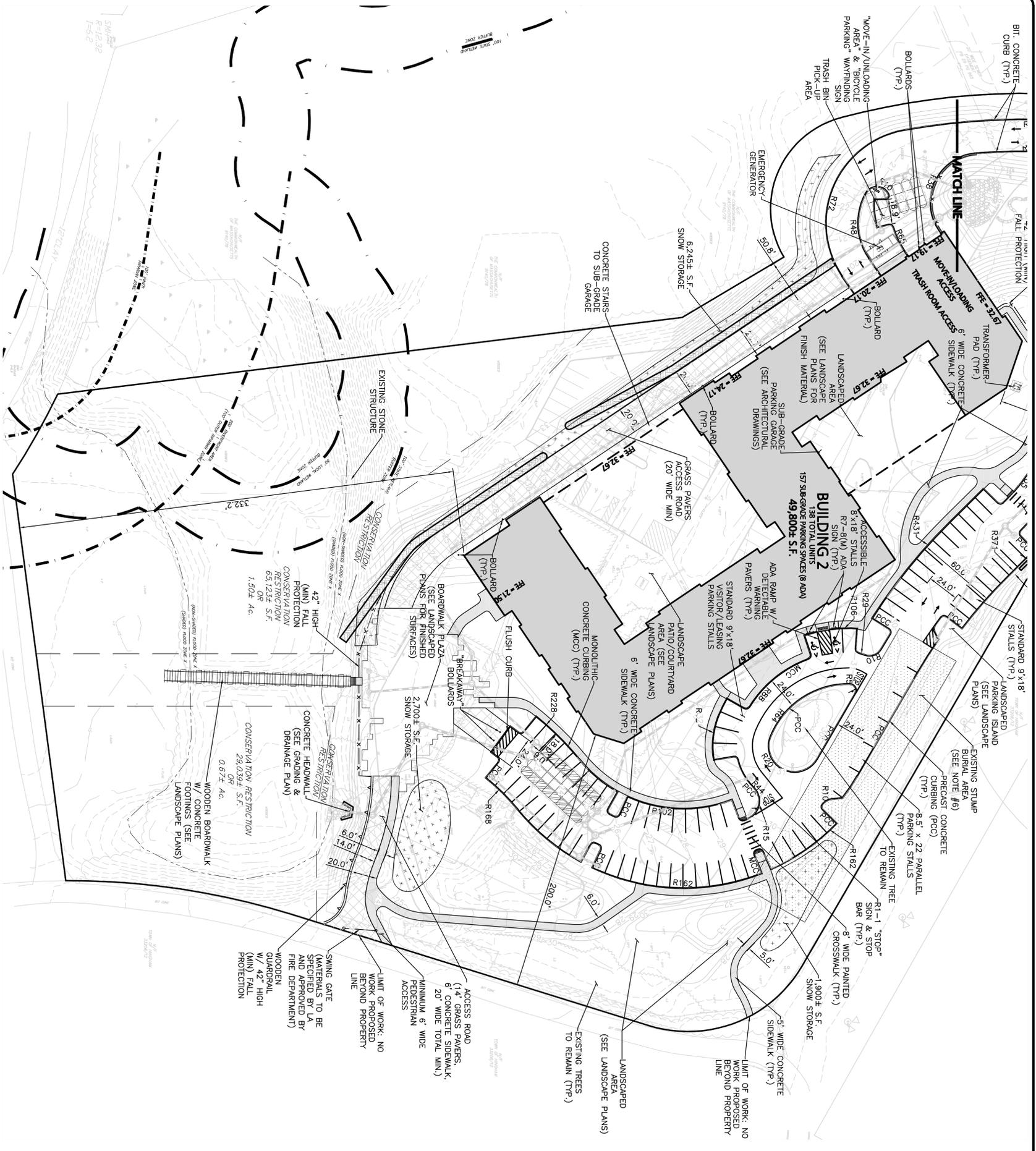


LEGEND:	
PROP. PROPERTY LINE	---
SIGN	+
BOLLARD	○
BUILDING	▭
BUILDING ARCHITECTURE	▭
BUILDING INTERIOR WALLS	▭
CURB	▭
RETAINING WALL	▭
PARKING STRIPING	▭
ROADWAY STRIPING	▭
TRAFFIC ARROWS	→
HEAVY DUTY CONCRETE	▭
SIDEWALK	▭
FIRE ACCESS (GRASS PAVERS)	▭
ADA ACCESSIBLE RAMP	▭
ADA DET. WARNING SURFACE	▭
TRANSFORMER	▭
PARKING COUNIT	▭
SNOW STORAGE	▭
WOOD GUARDRAIL	▭
FENCE (TYPE TBD)	▭



- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
  3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF HINGHAM TO OBTAIN RECORD DRAWINGS AND UTILITIES INFORMATION PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
  4. DIGSAFE: 1-800-344-7233 HINGHAM DEPT. OF PUBLIC WORKS: 1-781-741-1430
  5. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
  6. ALL CURBING RADI SHALL BE 3' UNLESS OTHERWISE NOTED.
  7. THE CONTRACTOR SHALL REVIEW THE RECORD PLAN ENTITLED "BUILDING DEMOLITION AND DEBRIS DISPOSAL AREA PLAN" OF 1988 AND VERIFY, IN THE FIELD, THE ELEVATION AND LOCATION OF THE DEBRIS AND STUMP BURIAL AREA. SPECIAL PRECAUTIONS SHALL BE TAKEN TO ENSURE THIS AREA IS NOT DISTURBED DURING CONSTRUCTION.
  8. TOWN OF HINGHAM SPORTS FIELD INFORMATION IS BASED ON RECORD PLANS.
  9. ALL SIGNS AND PAVEMENT MARKINGS WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



**DIG SAFE**

BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

TOWN OF HINGHAM LIST OF LAWYERS:  
SECTION III-A-1.4 - SCHEDULE OF USES  
WAVES OF THE PROHIBITION OF APARTMENT HOUSES  
AND ALL PROVISIONS IN SECTION IV-E, MULTI-UNIT  
DOWNSIDE, SHALL BE APPLICABLE TO THIS PROJECT.  
SECTION IV-A-4 - SCHEDULE OF DIMENSIONAL REQUIREMENTS  
WAVES TO ALLOW FOR A MAXIMUM BUILDING HEIGHT  
OF 35 FEET FOR A MAXIMUM FLOOR AREA  
RATIO OF 0.15 (0.60).  
WAVES TO ALLOW FOR A MINIMUM FRONT YARD  
SETBACK OF 10 FEET.  
SECTION IV-B-3 - SCHEDULE OF DIMENSIONAL REQUIREMENTS  
WAVES TO ALLOW FOR A MINIMUM OF 20 FEET OF GREEN  
SPACE PER UNIT.  
SECTION IV-C-5 - GENERAL INTENSITY PROVISIONS  
WAVES TO ALLOW MORE THAN ONE DWELLING UNIT  
PER ANY DISTRICT ZONING REQUIREMENTS  
SECTION IV-D-1 - SCHEDULE OF DIMENSIONAL REQUIREMENTS  
WAVES TO ALLOW FOR A MINIMUM OF 2.0 PARKING STALLS  
PER UNIT (1.55 STALLS/UNIT).  
SECTION IV-D-2 - SCHEDULE OF DIMENSIONAL REQUIREMENTS  
WAVES TO ALLOW FOR A MINIMUM OF 18' LONG PARKING STALL WITH NO  
OVERLAP IN GARAGE.  
ARTICLE III-A-2 - ALLOWING SOIL, LOAM, SAND, OR GRAVEL  
LOCATION OUTSIDE OF THE TOWN.

**DRAFT**  
**ISSUED FOR REVIEW**  
MARCH 9, 2017

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
4	02/14/2017	ISSUED FOR 2BA RESUBMITTAL
3	01/04/2017	ISSUED FOR 2BA RESUBMITTAL
2	11/22/2016	ISSUED FOR 2BA RESUBMITTAL
1	10/29/2016	ISSUED FOR 2BA RESUBMITTAL

APPLICANT OWNER:  
BROADSTONE BARE COVE ALLIANCE, LLC C/O  
ALLIANCE RESIDENTIAL COMPANY  
184 HIGH STREET, SUITE 401  
BOSTON, MA 02110

PROJECT:  
BROADSTONE BARE COVE  
230 BEAL STREET  
HINGHAM, MA

PROJECT NO.	2118402	DATE:	08-12-2016
SCALE:	1" = 40'	DWG NAME:	C2118402
DESIGNED BY:	SIL	CHECKED BY:	CMQ
THROWAWAY:			



**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • landscape architecture  
environmental consulting • interior architecture  
w w w . a l l e n a n d m a j o r . c o m  
100 COMMERCIAL WAY  
FOURTH FLOOR  
WOBURN, MA 01890  
TEL: (781) 935-6889  
FAX: (781) 935-2896

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DRAWING TITLE:	DRAFT CR COORDINATION	SHEET NO.:	CR-1
PROJECT:	BROADSTONE BARE COVE		
DATE:	08-12-2016		