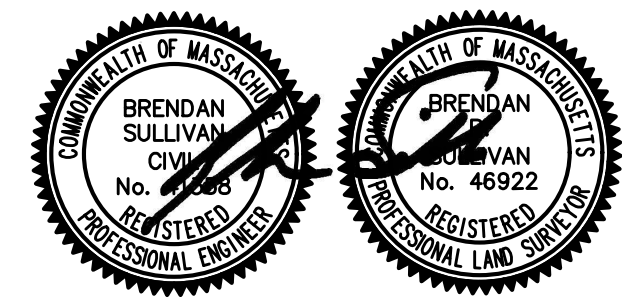
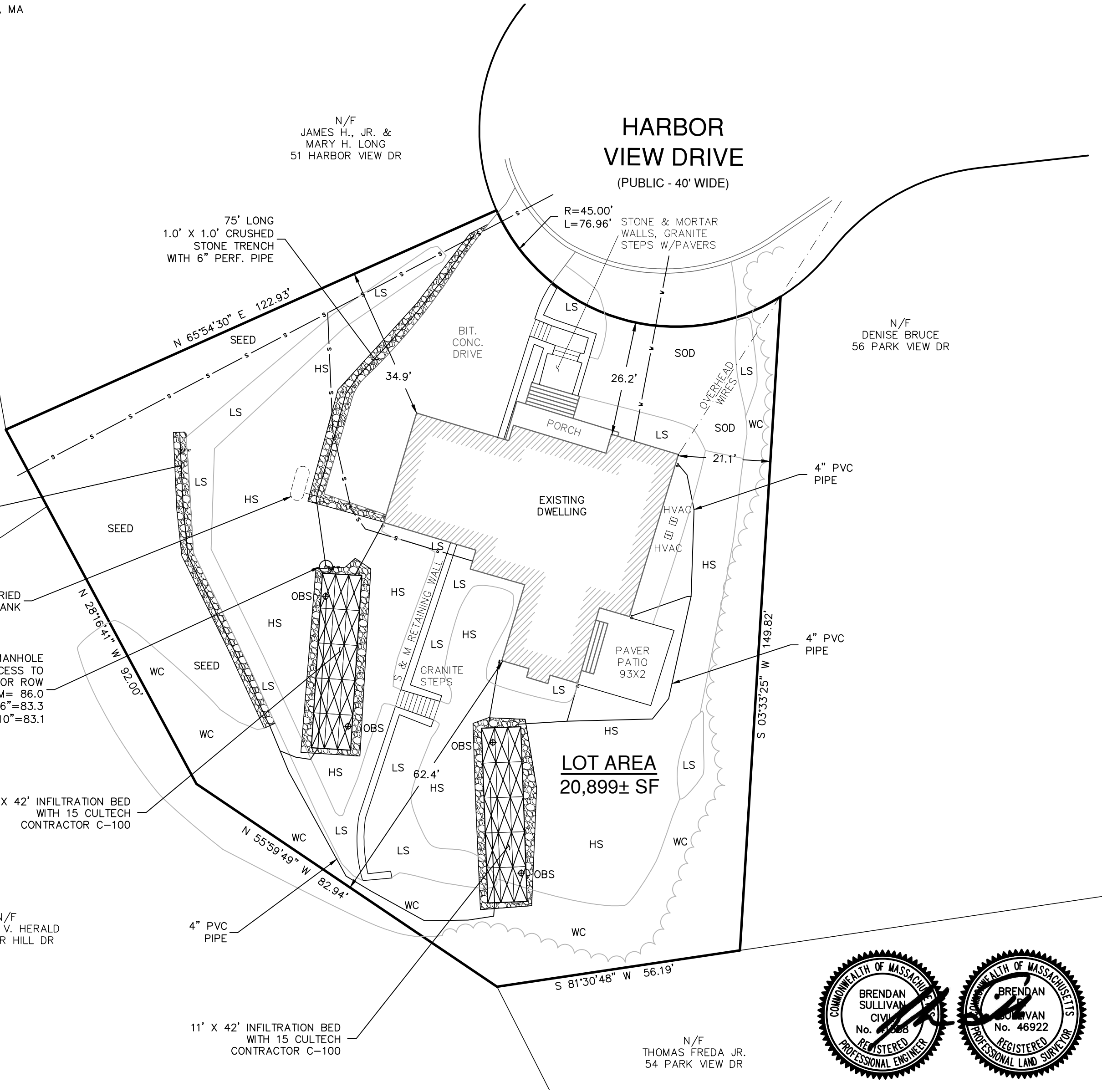


LOCUS: 40 HARBOR VIEW DRIVE - HINGHAM, MA



SCALE: 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. IN AUGUST, 2021.

**LEGEND**

LS	LANDSCAPE BED
HS	HYDROSEED
WC	WOOD CHIP BED
SOD	GRASS SOD
SEED	HAND SEED
OBS	OBSERVATION PORT
HVAC	AIR CONDITIONING CONDENSERS

**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
<b>MINIMUM YARDS:</b>	
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.

**AS-BUILT PLAN**  
**40 HARBOR VIEW DRIVE - HINGHAM**

PREPARED FOR:  
**APF DEVELOPMENT GROUP**  
206 WOMPATUCK ROAD  
HINGHAM, MA 02043

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

**AB**  
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 19122
DATE : 9/8/21	DRAWN BY : BPS	FILENAME: X:\PROJECTS\2019\19122\DWG\ECP
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1