

PETER G. HOYT PLS

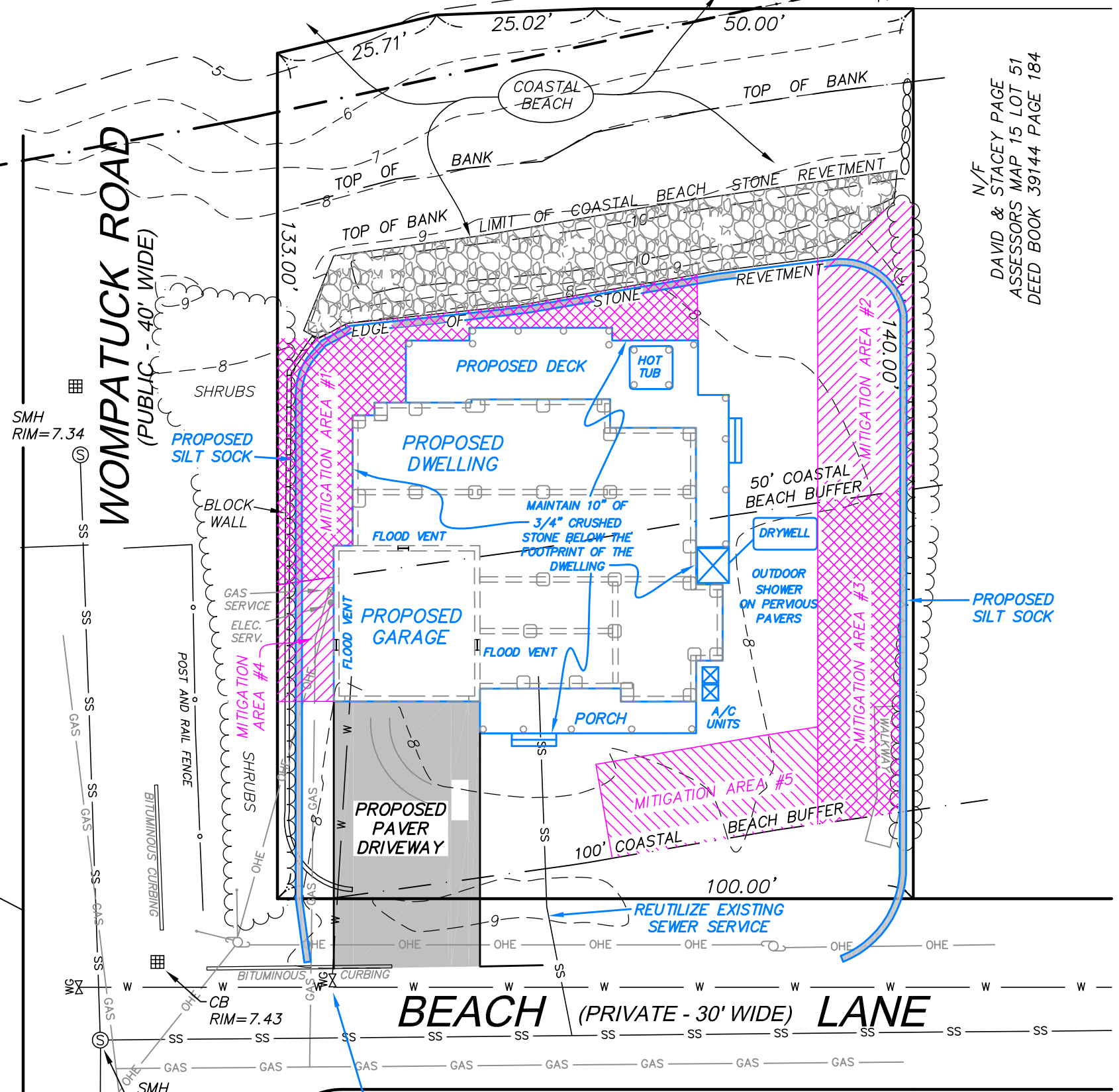
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE A	
SECTION VII, TABLE II	REQUIRED
AREA	20,000 S.F.
FRONTAGE	125 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET

**OWNER OF RECORD**  
 THEODORE & JACQUELINE SHARP  
 DEED BOOK 52014 PAGE 70  
 ASSESSORS MAP 15 LOT 50  
 LOT AREA=13,888 S.F.±

# HINGHAM BAY

FEMA VE ZONE (13)  
 FEMA AE ZONE (11)

N/F  
 DAVID & STACEY PAGE  
 ASSESSORS MAP 15 LOT 51  
 DEED BOOK 39144 PAGE 184



SMH RIM=7.34

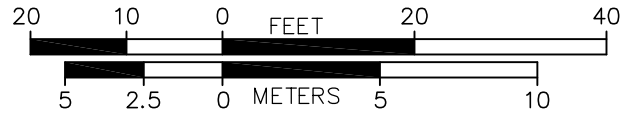
BLOCK WALL

PROPOSED GARAGE

PROPOSED PAVER DRIVEWAY

**BEACH (PRIVATE - 30' WIDE) LANE**

GRAPHIC SCALE



**PROPOSED IMPROVEMENTS AREAS**

- IMPERVIOUS AREA WITHIN 50' BUFFER = 2,011 S.F.±
  - DECK = 749 S.F.
  - STAIRS = 14 S.F.
  - HOUSE = 1,211 S.F.
  - BLOCK WALL = 27 S.F.
  - STEP = 10 S.F.
- IMPERVIOUS AREA BETWEEN 50'-100' BUFFER = 2,416 S.F.±
  - BLOCK WALL = 36 S.F.
  - DRIVEWAY = 674 S.F.
  - HOUSE = 1,359 S.F.
  - DECK = 23 S.F.
  - WALK 2 = 68 S.F.
  - STAIRS = 14 S.F.
  - PORCH = 215 S.F.
  - SHOWER = 27 S.F.

**PROPOSED MITIGATION AREAS**

- AREA #1 = 819 S.F.
- AREA #2 = 632 S.F. (15' WIDE)
- AREA #3 = 758 S.F. (15' WIDE)
- AREA #4 = 168 S.F.
- AREA #5 = 561 S.F. (15' WIDE)

**PROPOSED BUILDING HEIGHT**

- AVERAGE GRADE PLANE ELEVATION = 7.7 (CALC.)
- PROPOSED BUILDING RIDGE ELEV. = 41.7 (ARCH.)
- PROPOSED BUILDING HEIGHT = 34.0 (CALC.)
- PROP. BLDG. HEIGHT ABOVE LOWEST GRADE = 34.3 (CALC.)

Sheet Title	Project Name	Prepared for	
<b>PROPOSED SITE PLAN</b>	2 BEACH LANE HINGHAM, MASSACHUSETTS PLYMOUTH COUNTY	SHARP REAL ESTATE & DEVELOPMENT	
		Scale	Date
<b>PERKINS ENGINEERING, INC.</b> 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL:781-749-3600	1"=20'	APRIL 7, 2020	<b>2</b>
		File No.	