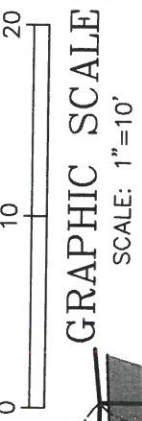


WEYMOUTH BACK RIVER

25.08' 25.00' 7.9x



CONCRETE BLOCK WALL  
BLOCK WALL  
TOP OF COASTAL BANK

25.08' 24.3' 28.0' 8.7x

DECK ABOVE  
PAVERS BELOW

N/F STOPT  
x8.3 100' ±

50' BUFFER TO COASTAL BANK

#23  
EXISTING  
DWELLING  
FF=18.55

N/F  
SANTANA

4.3'

DECK

PAVER DRIVEWAY

L=5.28'  
R=429.68'

100' BUFFER TO COASTAL BANK  
100' RIVERFRONT AREA

BEACH ROAD

SITE AS-BUILT  
23 BEACH ROAD

HINGHAM, MA

I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.

*Peter G. Hoyt*  
PETER G. HOYT  
P.E., S.  
No. 41609



SCALE 1" = 10' DATE: 1-31-2020

HOYT LAND SURVEYING  
1287 WASHINGTON STREET  
WEYMOUTH, MA 02189  
TEL.: 781-682-9192

ZONING TABLE:  
FRONT SETBACK - 25'  
SIDE SETBACK - 15'  
REAR SETBACK - 15'  
MIN. AREA - 20,000 S.F.  
MIN. FRONTAGE - 125'  
MAX. HEIGHT - 35' OR  
2.5 STYS.

HOUSE CORNER  
LOCATION NOTE:  
STRUCTURAL FRAMING/  
JOISTS WERE INACCESSIBLE  
AT TIME OF AS-BUILT  
SURVEY. DIMENSIONS FROM  
EXISTING DWELLING TO  
PROPERTY LINE WERE  
TAKEN FROM EXTERIOR  
SHEATHING/CORNER BOARD  
LOCATIONS.

LOCUS INFORMATION  
CURRENT OWNER:  
JOHN & GRACE KENNEDY  
OWNERS REFERENCE:  
BOOK 47528 PAGE 342  
ASSESSORS REFERENCE:  
MAP 15 LOT 7

LOT AREA:  
5,075 S.F.±

ZONE:  
RA

FEMA REFERENCE  
FEMA FLOOD ZONE AE11  
SEE FEMA LOMR DATED  
8-14-15  
CASE NUMBER  
15-01-0904P

VERTICAL DATUM:  
NAVD