

PETER G. HOYT PLS

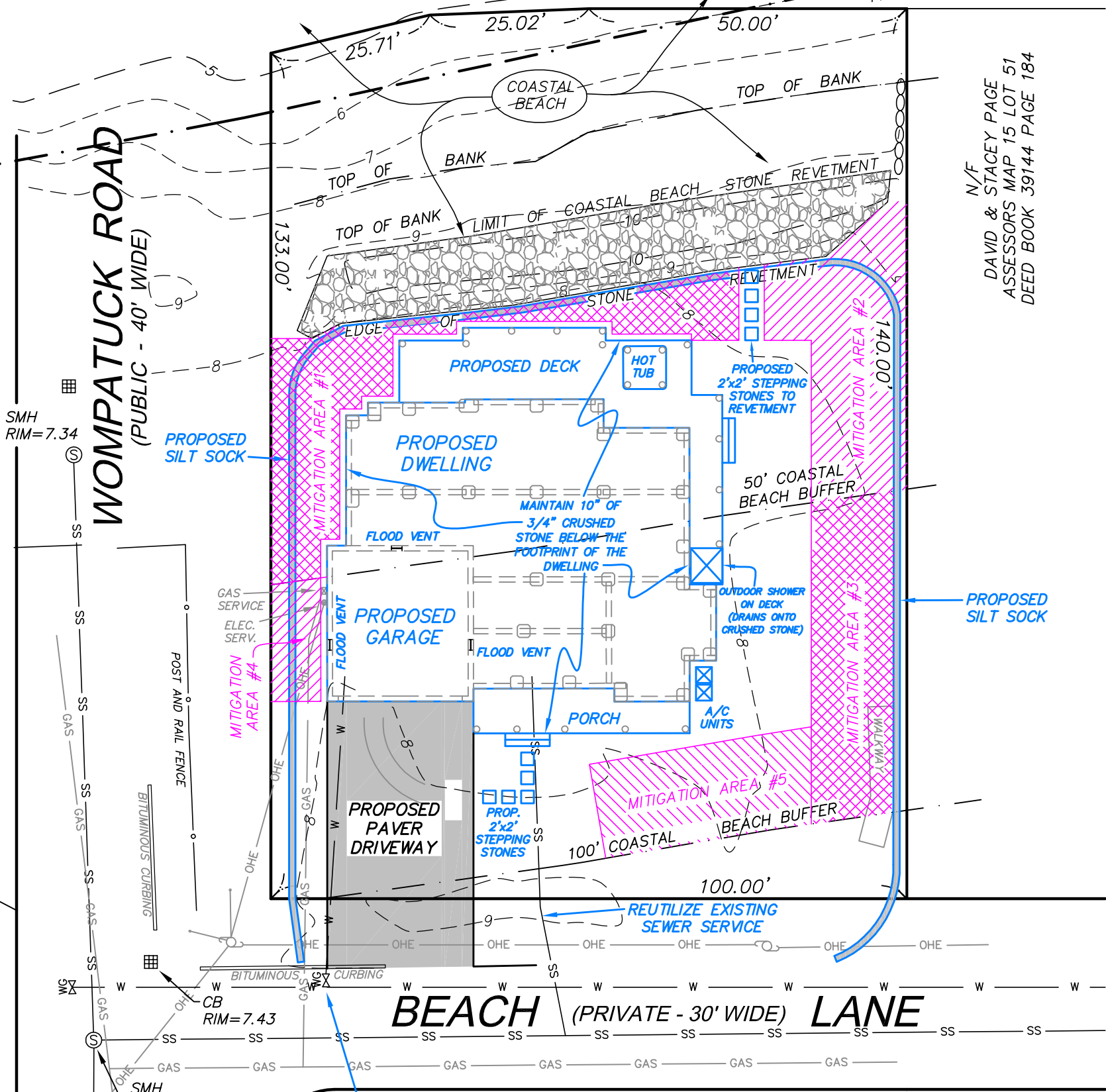
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE A	
SECTION VII, TABLE II	REQUIRED
AREA	20,000 S.F.
FRONTAGE	125 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET

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

HINGHAM BAY

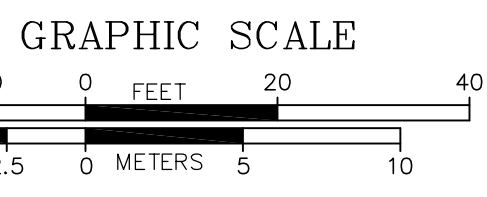
FEMA VE ZONE (13)
 FEMA AE ZONE (11)

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



WOMPATUCK ROAD
 (PUBLIC - 40' WIDE)

BEACH LANE
 (PRIVATE - 30' WIDE)



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 = 801 S.F.
- AREA #2 = 724 S.F. (15' WIDE)
- AREA #3 = 758 S.F. (15' WIDE)
- AREA #4 = 148 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
PROPOSED SITE PLAN	2 BEACH LANE HINGHAM, MASSACHUSETTS PLYMOUTH COUNTY	SHARP REAL ESTATE & DEVELOPMENT
	Scale	Date
PERKINS ENGINEERING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL:781-749-3600	1"=20'	APRIL 28, 2020
	File No.	Fig. No.
		2