

# HOYT LAND SURVEYING

1287 WASHINGTON STREET  
WEYMOUTH MA.02189  
781-682-9192

PLAN OF LAND  
93 KIMBALL BEACH ROAD  
HINGHAM, MA

SCALE 1" = 10' DATE: 8-06-20

LOCUS INFORMATION  
CURRENT OWNER:  
93 KIMBALL BEACH LLC  
REV: 9-19-20  
REV: 9-20-20  
REV: 10-30-20

OWNERS REFERENCE:  
BOOK 53099 PAGE 338

ASSESSORS REFERENCE:  
MAP 15 LOT 89

LOT AREA:  
6,029 S.F. (CALC)

ZONE:  
RA

VERTICAL DATUM:  
NAVD 88

HORIZONTAL DATUM  
NAD 1983

FEMA NOTE:  
LOCUS PROPERTY LIES WITHIN A FEMA  
ZONE AE 11 AS SHOWN ON FIRM  
PANEL 25023C0018J DATED  
7-17-2012.

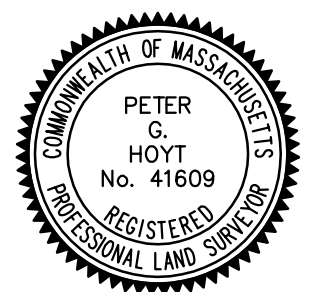
SEE LOMR CASE NO. 15-01-0904P  
DATED 8-14-15

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.

UTILITY CONSTRUCTION NOTE  
WATER, SEWER, ELECTRIC AND GAS  
UTILITY LOCATION AND INSTALLATION  
SHALL BE REVIEWED AND APPROVED  
BY THE INDIVIDUAL SERVICE PROVIDERS  
PRIOR TO COMMENCEMENT OF  
CONSTRUCTION ACTIVITIES.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN  
ACTUAL ON THE GROUND SURVEY.

*Peter G. Hoyt*  
PETER G. HOYT PLS



GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY,  
AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND  
UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF  
SURFACE OBSERVABLE FEATURES AND THE LIMITED RECORD  
INFORMATION AVAILABLE AS PROVIDED BY THE HINGHAM SEWER  
DEPARTMENT AND THE WEIR RIVER WATER SYSTEM. ADDITIONAL  
UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS.  
ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE,  
INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS  
TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY  
DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO  
ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND  
ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

## BUFFER AREA DISTURBANCE TABLE

EXISTING 0 TO 50      PROPOSED 0 TO 50

DECKS - 391 S.F.      DECKS - 400 S.F.

HOUSE - 1,158 S.F.      HOUSE - 1,261 S.F.

DRIVEWAY - 192 S.F.      DRIVEWAY - 390 S.F.

EXISTING 50 TO 100      PROPOSED 50 TO 100

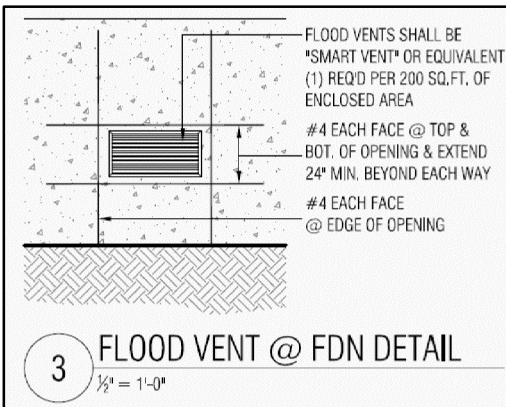
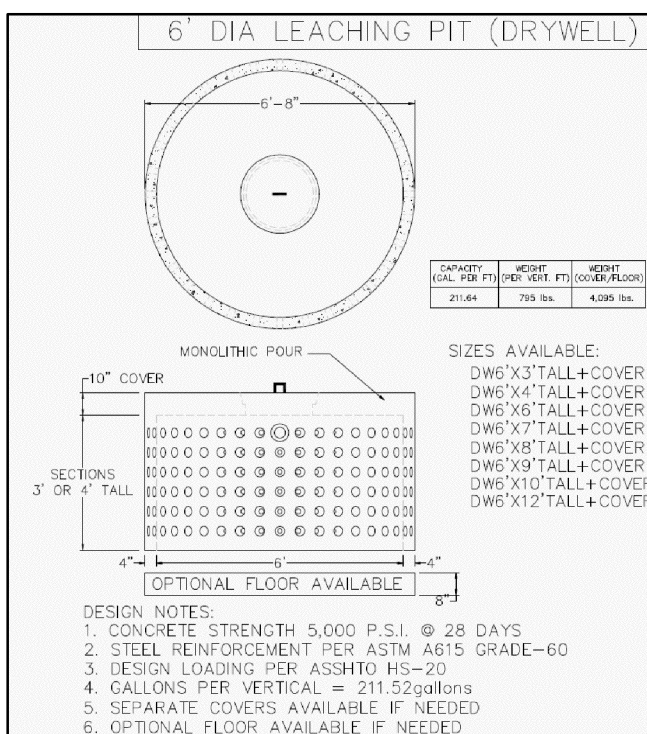
DECKS - 9 S.F.      DECKS - 54 S.F.

HOUSE - 65 S.F.      HOUSE - 24 S.F.

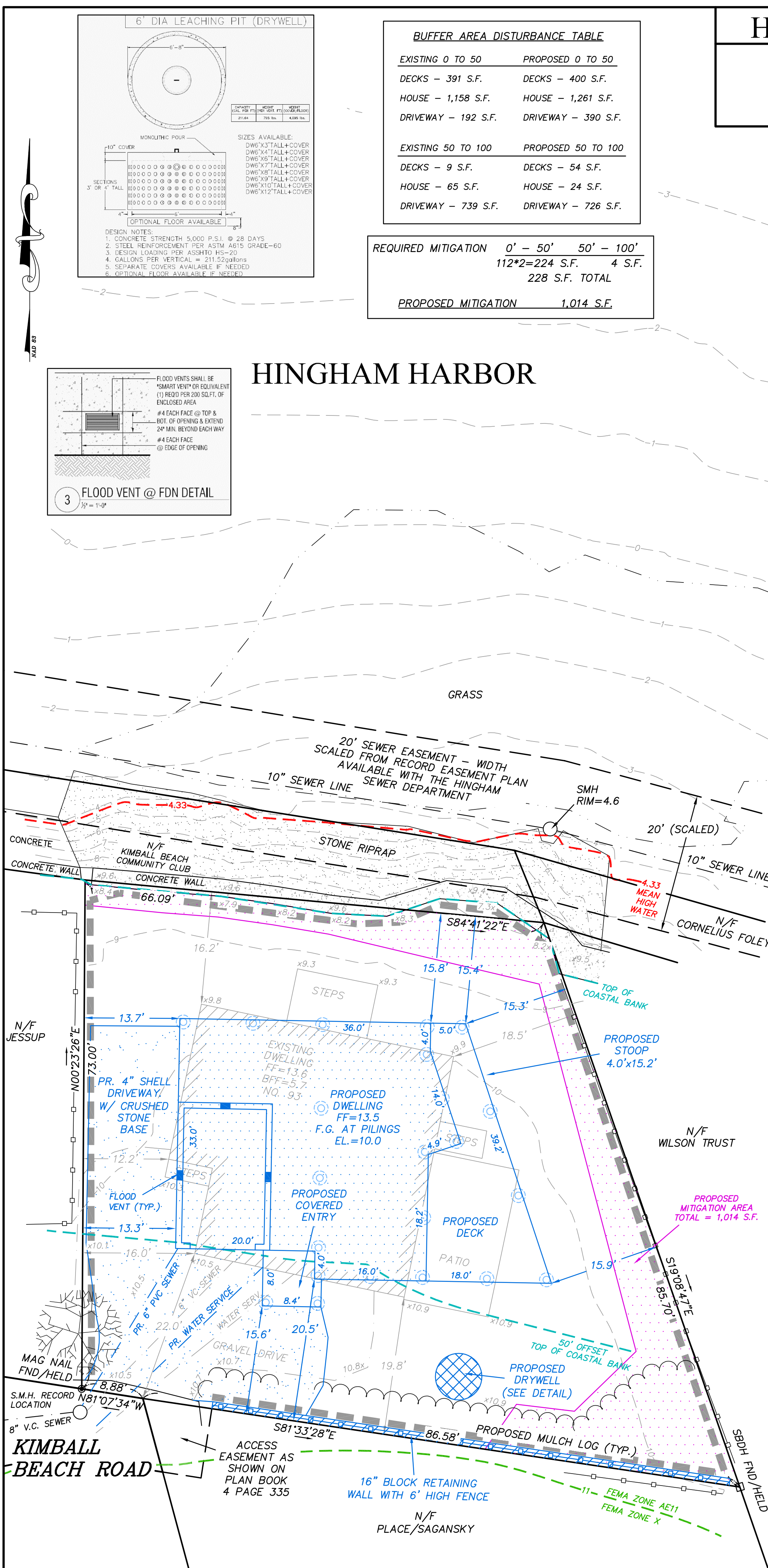
DRIVEWAY - 739 S.F.      DRIVEWAY - 726 S.F.

REQUIRED MITIGATION    0' - 50'    50' - 100'  
112\*2=224 S.F.      4 S.F.  
228 S.F. TOTAL

PROPOSED MITIGATION      1,014 S.F.



## HINGHAM HARBOR



KIMBALL BEACH ROAD

ACCESS EASEMENT AS SHOWN ON PLAN BOOK 4 PAGE 335

16" BLOCK RETAINING WALL WITH 6' HIGH FENCE  
N/F PLACE/SAGANSKY

50' OFFSET TOP OF COASTAL BANK  
PROPOSED DRYWELL (SEE DETAIL)

PROPOSED MITIGATION AREA TOTAL = 1,014 S.F.