

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

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

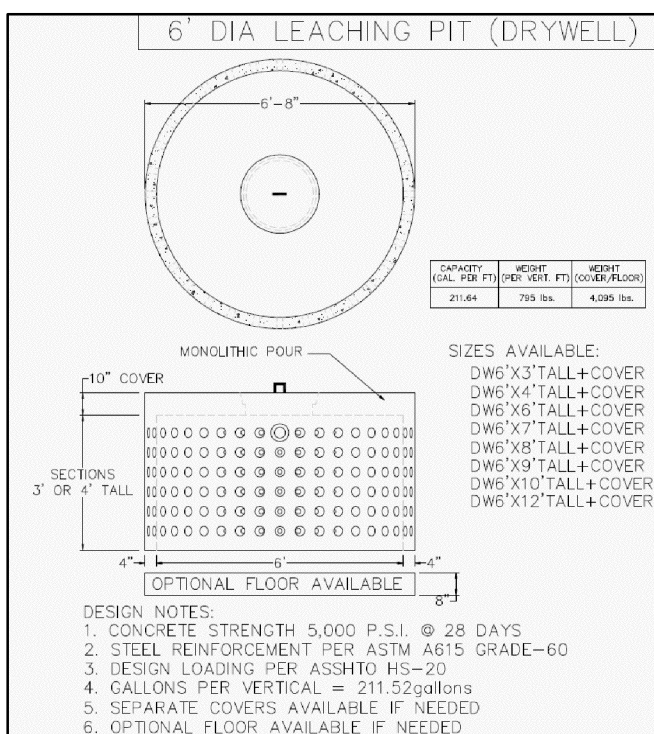


(IN FEET)
1 inch = 10 ft.



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.

	0' - 50'	50' TO 100'
EX. DWELLING*	1,552 sq.ft.	75 sq.ft.
PROP. DWELLING*	1,982 sq.ft.	229 sq.ft.
PROP. INCREASE	430 sq.ft.	154 sq.ft.
* AREA CALCULATION INCLUDES ALL STAIRS, PATIOS AND LANDINGS		
PROPOSED MITIGATION	0' - 50'	50' - 100'
	430*2=860 S.F.	154 S.F.
	1,014 S.F. TOTAL	



HINGHAM HARBOR

