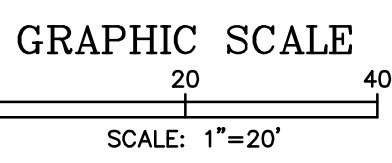


**WETLAND NOTE:**  
 WETLAND LINE AS SHOWN WAS FLAGGED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 5-20-20.

**SEPTIC NOTE:**  
 LOCATION OF SEPTIC COMPONENTS AS SHOWN WAS TAKEN FROM RECORDS AVAILABLE WITH THE HINGHAM BOARD OF HEALTH AND NOT SURVEYED BY THIS OFFICE.

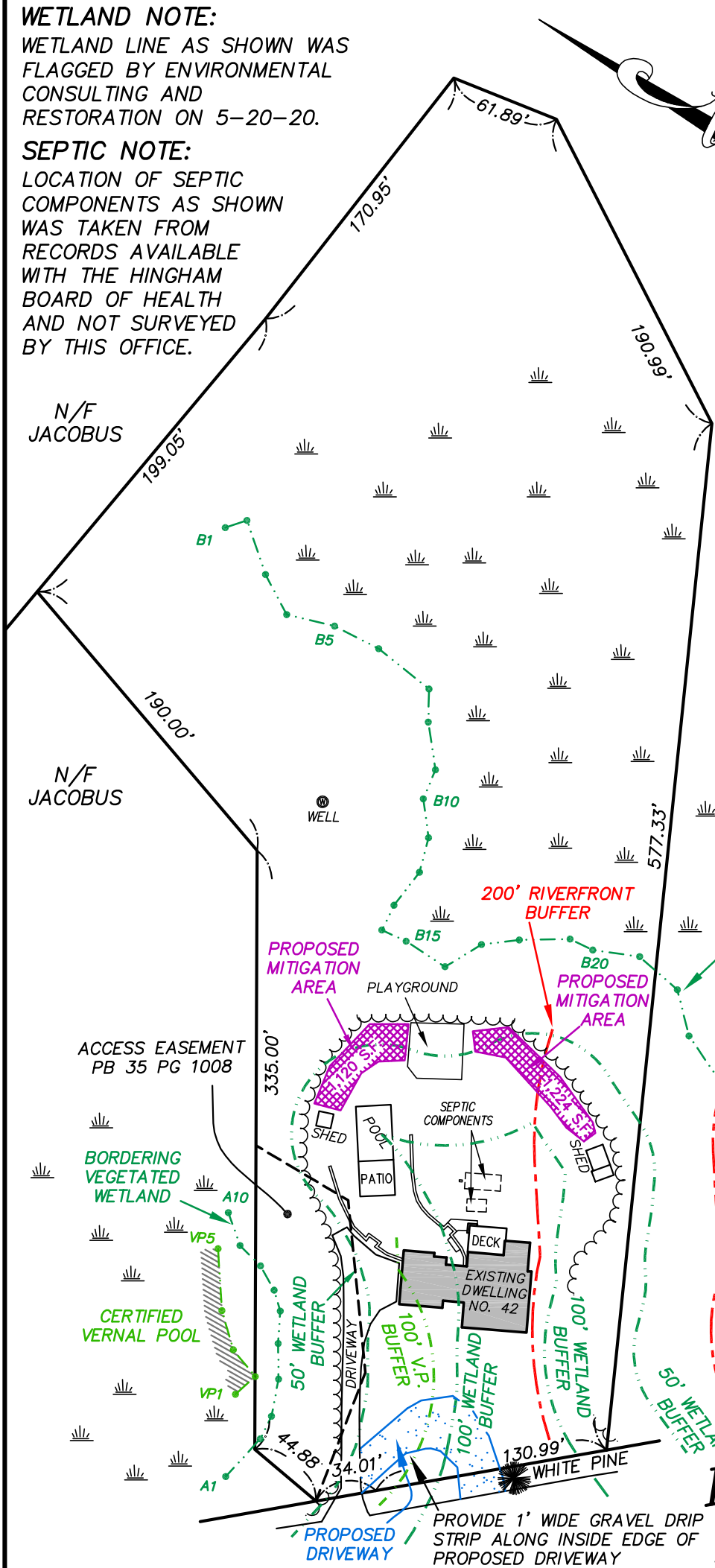
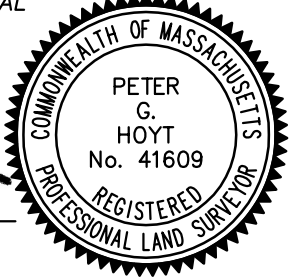


**PLAN OF LAND**  
**42 POPES LANE**  
**HINGHAM, MA**

SCALE: AS NOTED  
 DATE: 6-03-20  
 REV: 7-20-20  
 REV: 9-01-20  
 REV: 9-12-20  
 REV: 9-15-20  
 REV: 9-16-20  
 REV: 9-17-20

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

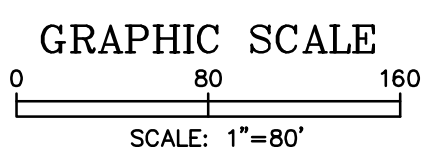
*Peter G. Hoyt*  
 PETER G. HOYT P.L.S.



100' VERNAL POOL BUFFER DISTURBANCE AREA TABLE
PROPOSED FRONT ADDITION = 92 SQ. FT. (159 SQ. FT. MINUS EXISTING WALKWAY OF 67 SQ. FT.)
PROPOSED FRONT WALKWAY = 135 SQ. FT.
PROPOSED DRIVEWAY = 944 SQUARE FEET
TOTAL = 1171 SQ. FT.
PROPOSED MITIGATION 1171 SQ. FT. X 2 = 2342 SQ. FT.

**LOCUS INFORMATION**  
 CURRENT OWNER: MICHAEL AND JESSIE SARTOR  
 OWNERS REFERENCE: BOOK 45856 PAGE 62  
 ASSESSORS REFERENCE: MAP 92 LOT 4  
 LOT AREA: 4.17 AC.  
 ZONE: RES C  
 FEMA REFERENCE: ZONE X FIRM 25023C0101J DATED 7-17-12

**ZONING TABLE:**  
 FRONT SETBACK - 50'  
 SIDE SETBACK - 20'  
 REAR SETBACK - 20'  
 MIN. AREA - 40,000 S.F.  
 MIN. FRONTAGE - 150'  
 MAX. HEIGHT - 35' OR 2.5 STYS.



**HOYT LAND SURVEYING**  
 1287 WASHINGTON STREET  
 WEYMOUTH MA. 02189  
 781-682-9192

**POPES LANE**