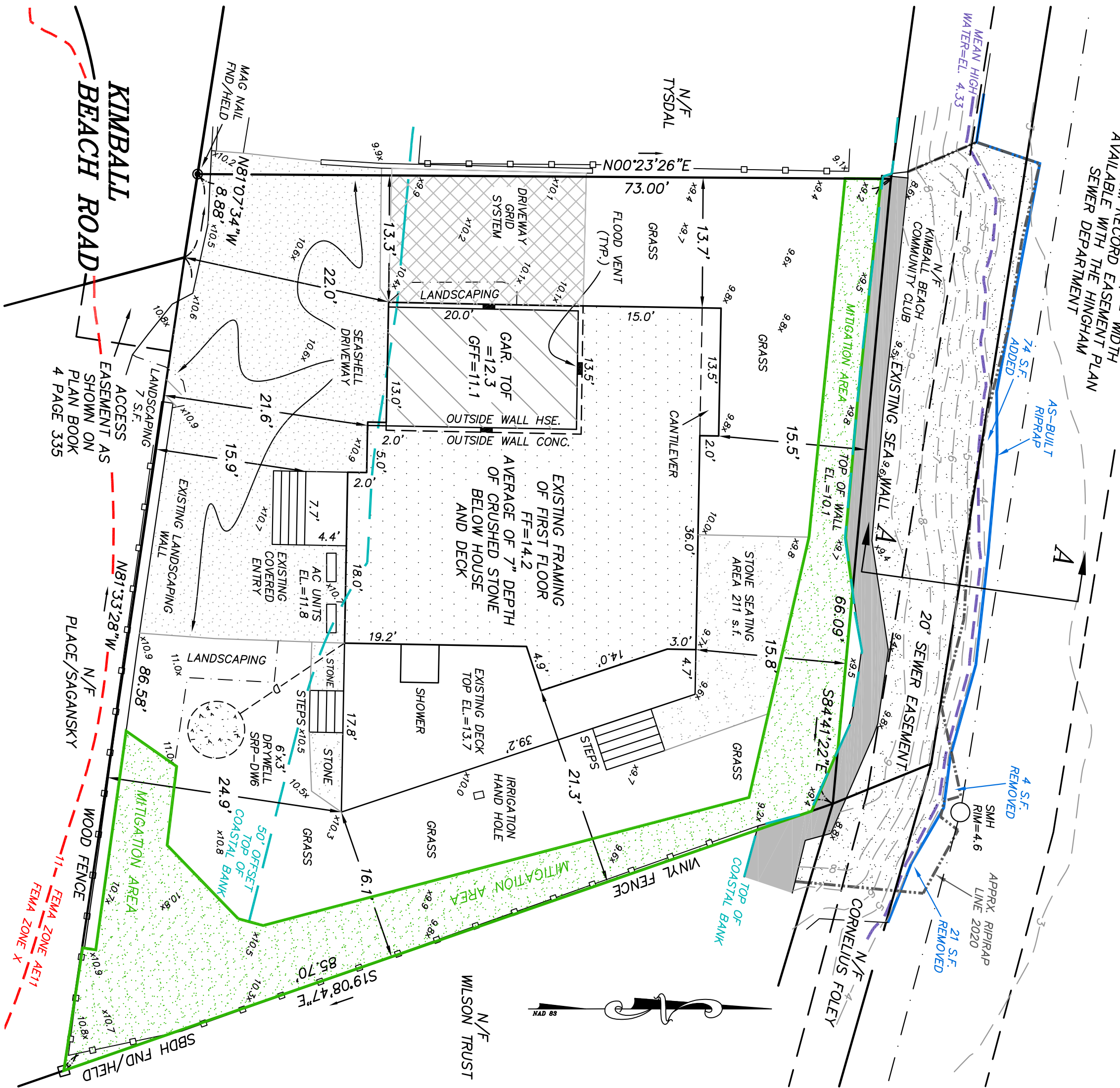


HINGHAM HARBOR

20' SEWER EASEMENT - WIDTH
SCALED FROM RECORD EASEMENT PLAN
AVAILABLE WITH THE HINGHAM
SEWER DEPARTMENT



LOCUS INFORMATION
CURRENT OWNER:
DAVID J. AND
HEIDI CASTELLANI
OWNERS REFERENCE:
BOOK 56526 PAGE 253
ASSESSORS REFERENCE:
MAP 15 LOT 89
LOT AREA:
6,029 S.F. (CALC)
ZONE:
RA
VERTICAL DATUM:
NAVD 88
HORIZONTAL DATUM
NAD 1983

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.

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

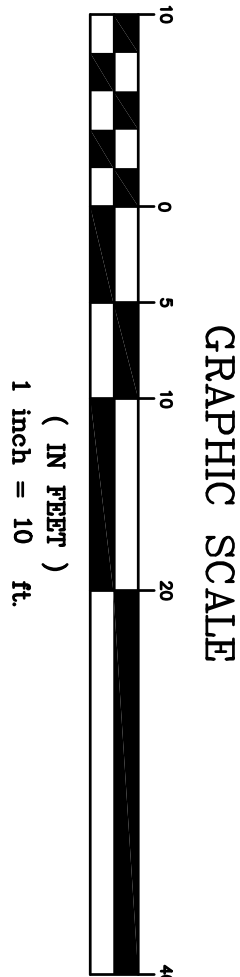
PROPOSED MITIGATION PER ORDER OF
CONDITIONS 1,014 S.F.
EXISTING MITIGATION PER THIS PLAN
1,017 S.F.

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

PETER G. HOYT
REGISTERED LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
No. 41609

SITE AS-BUILT PLAN
93 KIMBALL BEACH ROAD
HINGHAM, MA

SCALE 1" = 10' DATE: 7-01-26
REV: 7-13-26
REV: 7-20-26



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