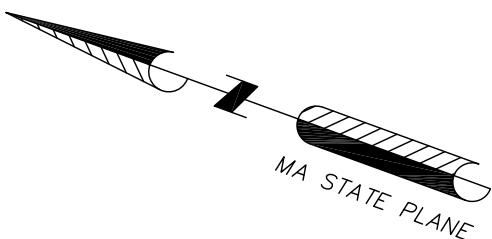


WETLAND NOTE:
RESOURCE AREAS AS SHOWN WERE
DELINEATED BY IVAS ENVIRONMENTAL.
FLAGS FOR IEA SERIES HUNG
3-26-20, IEM SERIES HUNG 5-13-20.

TOTAL BUFFER ZONE
MITIGATION AREA = 1,921 S.F.



N/F
MURRY

BUFFER ZONE
MITIGATION
AREA 818 S.F.

WETLAND LINE

50' WETLAND BUFFER

50' VERNAL POOL
BUFFER

DRAINAGE NOTE:
DRAINAGE AREAS AS
SHOWN ARE IN THE
DESIGN LOCATION AND
WERE NOT SURVEYED
BY THIS FIRM. THE
LOCATION IS NOT
WARRANTED.

100' WETLAND BUFFER

100' VERNAL POOL BUFFER

N/F
GRABOWSKI

SEPTIC NOTE:
THE LOCATION OF THE SEPTIC
SYSTEM AS SHOWN WAS DETERMINED
BY RECORDS AVAILABLE WITH THE
HINGHAM HEALTH DEPARTMENT AND
VISIBLE SURFACE EVIDENCE.

BUFFER ZONE
MITIGATION
AREA 319 S.F.

N/F
MITCHELL

N20°23'55"W
132.72'
H.H.B./FND.

N20°23'55"W

N20°20'35"W

S20°20'35"E
95.00'

C.B.D.H. FND.

CAPE COD BERM
EDGE OF PAVMENT

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.



I CERTIFY:

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

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

LOCUS INFORMATION
CURRENT OWNER:
CARL DEI AGNOLI AND
ASHLEY WOOD

OWNERS REFERENCE:
BOOK 50685 PAGE 265

ASSESSORS REFERENCE:
MAP 89 LOT 18

LOT AREA:
21,775 S.F.

ZONE:
RA

FEMA REFERENCE:
ZONE X
FIRM 25023C0082K
DATED 7-03-24

DATUM:
HORIZONTAL - NAD 1983
MASS MAIN 2001
VERTICAL - NAVD 1988

SMITH ROAD

**SITE AS-BUILT
PLAN
47 SMITH ROAD
HINGHAM, MA**

SCALE 1" = 20' DATE: 11-18-25
REV: 3-30-26

20 10 0 20 40

GRAPHIC SCALE

SCALE: 1"=20'

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