

**SEPTIC NOTE:**  
 THE LOCATIONS OF SEPTIC COMPONENTS AS SHOWN WERE TAKEN FROM RECORDS AVAILABLE WITH THE HINGHAM HEALTH DEPARTMENT AND NOT SURVEYED BY THIS OFFICE. THE LOCATIONS ARE NOT WARRANTED TO BE CORRECT.

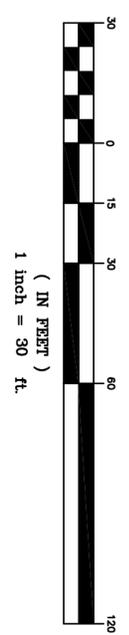
**WETLAND NOTE:**  
 THE LOCATION OF BORDERING VEGETATED WETLANDS AS SHOWN WAS DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 3-06-24.

**IMPERVIOUS SURFACE AND DISTURBED GROUND AREA TABLE**  
 WITHIN 50' - 100' OF BW

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT:	RESIDENCE C
SECTION VII, TABLE II	REQUIRED
AREA	40,000 S.F.
FRONTAGE	150'
MAX. HEIGHT	2.5 STYS./35'
FRONT SETBACK	50'
SIDE SETBACK	20'
REAR SETBACK	20'

EXISTING		PROPOSED	
50' TO 100' BUFFER	1,274 S.F.	50' TO 100' BUFFER	1,766 S.F.
HOUSE, WALLS, WALK, LANDSCAPING, PATIO	1,183 S.F.	HOUSE (+492 S.F.) STEPS, WALLS, WALK, LANDSCAPING, PATIO	NO INCREASE

GRAPHIC SCALE



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

*Peter G. Hoyt*  
 PETER G. HOYT  
 REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE 1" = 30'      MARCH 14, 2024

**PLAN OF LAND**

65 LAZELL STREET  
 HINGHAM, MA

**HOYT LAND SURVEYING**

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

**LAZELL STREET**

MA STATE PLANE



**LOCUS NOTES:**  
 CURRENT OWNER  
 PETER B. BICKFORD

**OWNER'S REFERENCE:**  
 LCC 136064

**PLAN REFERENCE:**  
 LCP 9643B

**ASSESSORS REFERENCE:**  
 MAP 119 LOT 18

**LOT AREA:**  
 136,584 S.F. (3.14 AC.)

**ZONE:**  
 RES C

**FEMA REFERENCE:**  
 ZONE X  
 FIRM 2502360103K  
 DATED 7-06-21

**DATUM REFERENCE:**  
 HORIZONTAL - NAD 83 MASS MAIN 2001  
 VERTICAL - NAVD 88