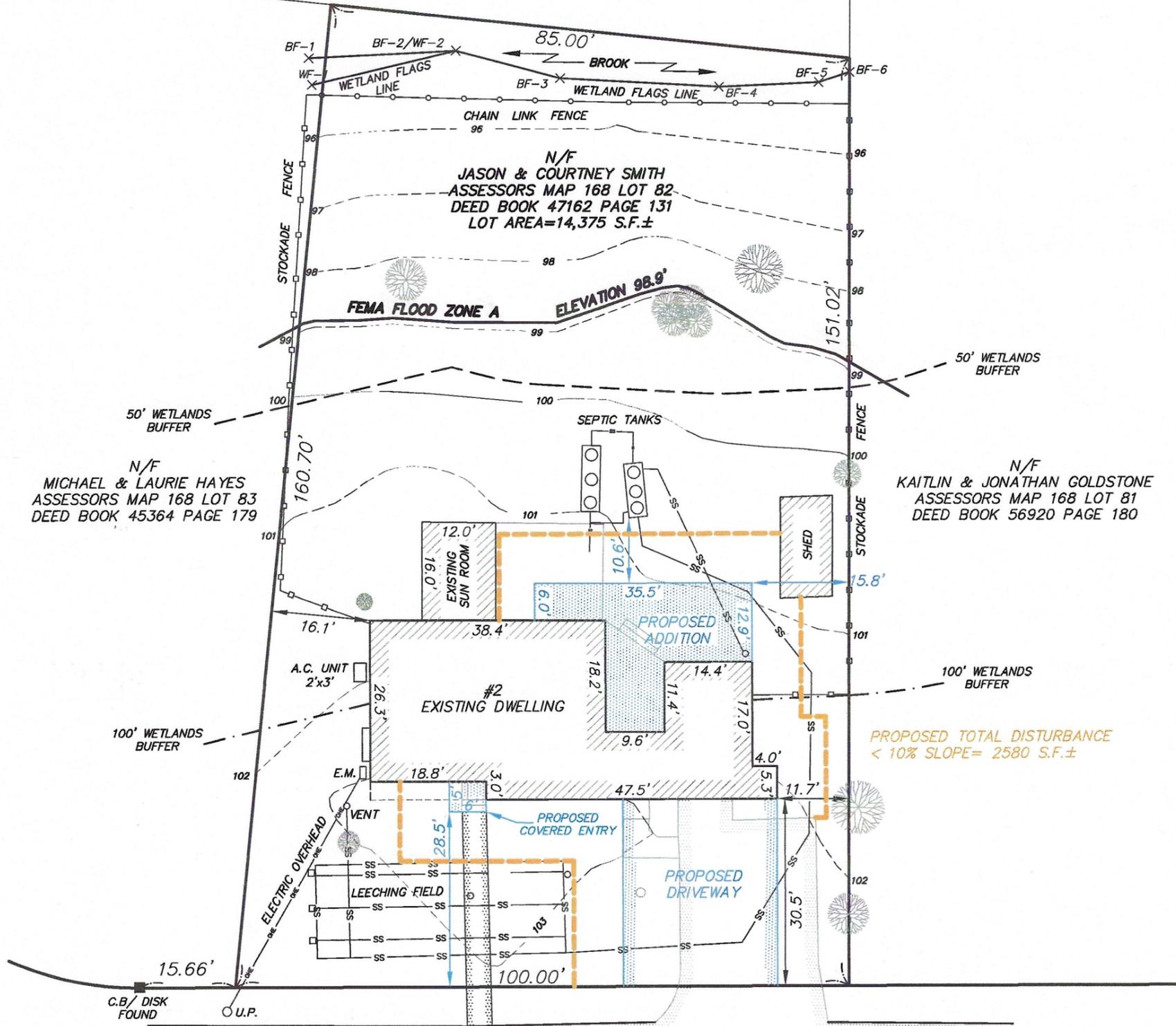


N/F
 GREGORY & JULIA O'LEARY
 ASSESSORS MAP 168 LOT 108
 DEED BOOK 55217 PAGE 290

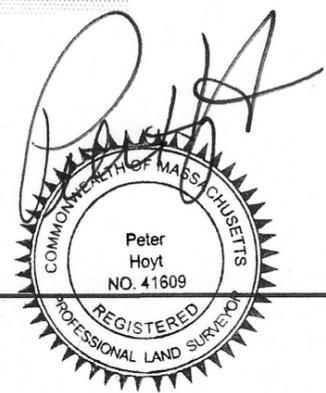
N/F
 JASON & COURTNEY SMITH
 ASSESSORS MAP 168 LOT 82
 DEED BOOK 47162 PAGE 131
 LOT AREA=14,375 S.F.±

N/F
 MICHAEL & LAURIE HAYES
 ASSESSORS MAP 168 LOT 83
 DEED BOOK 45364 PAGE 179

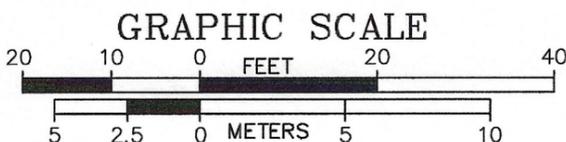
N/F
 KAITLIN & JONATHAN GOLDSTONE
 ASSESSORS MAP 168 LOT 81
 DEED BOOK 56920 PAGE 180



WINTHROP ROAD



- NOTES:**
- SEPTIC SYSTEM AS SHOWN PLOTTED FROM AS-BUILT ON RECORD WITH HINGHAM BOARD OF HEALTH.
 - WETLANDS DELINEATED BY KEN THOMSON, 04/2025.
 - EXISTING COINTOURS NAVD 1988 DATUM.
 - PROPERTY LIES IN ZONE A. FLOOD MAP REF. 25023C0084K 07/03/24



DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE B	
SECTION VII, TABLE II	REQUIRED
AREA	30,000 S.F.
FRONTAGE	150 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

Sheet Title PROPOSED ADDITION	Project Name 2 WINTHROP ROAD, HINGHAM, MA.	Prepared for JASON & COURTNEY SMITH
HOYT LAND SURVEYING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL:781-682-9192	Scale 1"=20'	Date 06/02/2025
	File No.	Fig. No. 1