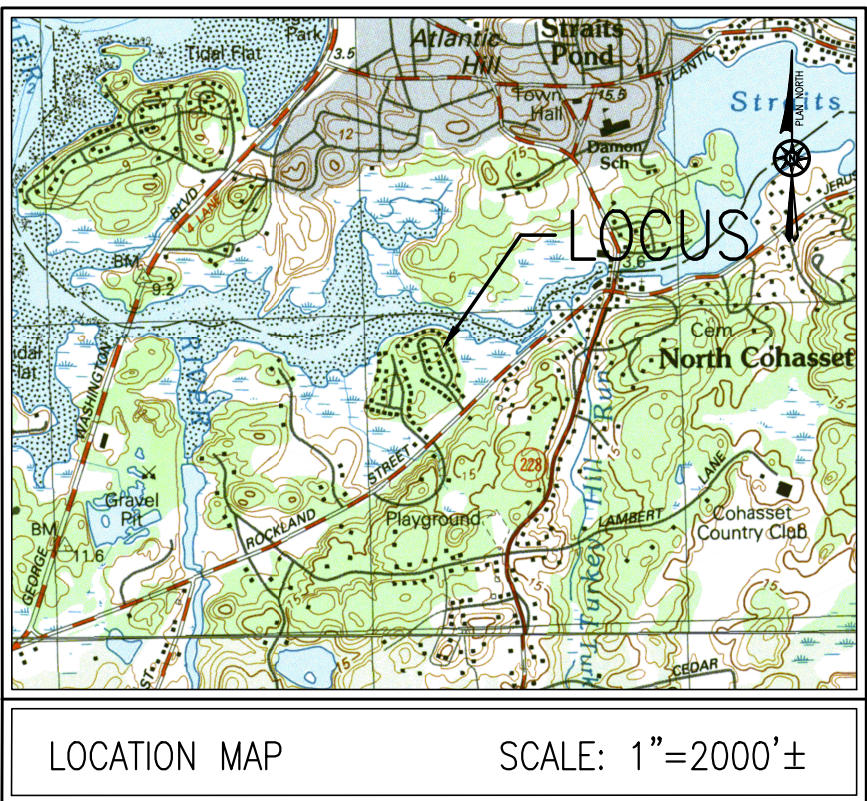


FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AND AE (EL.10) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0038J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

NOTES:

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON OCTOBER 13, 2022.
- SUBJECT SITE IS IN THE RESIDENCE C DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.



ZONING DATA

DISTRICT: RESIDENCE C DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	6,643 S.F.	6,643 S.F.
LOT FRONTAGE	150 FT	50 FT	50 FT
FRONT YARD	50 FT/**22 FT	29.4 FT	25.5 FT
SIDE YARD RIGHT	20 FT	9.6 FT	9.8 FT
SIDE YARD LEFT	20 FT	7.8 FT	8.0 FT
REAR YARD	20 FT	54 FT	61.5 FT
MAX BUILDING HEIGHT	35 FT 2.5 STORIES	N/A	27 FT

AREA OF LAND DISTURBANCE
TOTAL LAND DISTURBANCE = 3,962± SF < 5,000 SF SITE PLAN REVIEW NOT REQUIRED
LAND DISTURBANCE IN AREAS WITH SLOPES GREATER THAN 10% = 1,287± SF < 2,500 SF

HINGHAM ZONING BYLAW

*III-1 NONCONFORMING CONDITIONS

2. FOR THE PURPOSES OF THIS SECTION III-1, THE ALTERATION OF, ADDITION TO, RECONSTRUCTION OF, EXTENSION OF, OR STRUCTURAL CHANGE IN AN EXISTING NONCONFORMING SINGLE OR TWO-FAMILY DWELLING SHALL NOT BE CONSIDERED THE EXTENSION OF A NONCONFORMING USE OR STRUCTURE PROVIDED THAT:

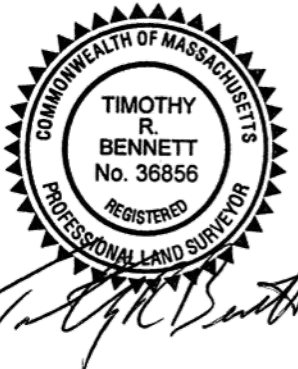
B. *THE ALTERATION OF, ADDITION TO, RECONSTRUCTION OF, EXTENSION OF, OR STRUCTURAL CHANGE IN THE NONCONFORMING SINGLE OR TWO-FAMILY DWELLING DOES NOT FURTHER REDUCE THE MINIMUM LINEAR MEASUREMENT OF THE EXISTING NONCONFORMING DIMENSIONS.

IV-C GENERAL INTENSITY PROVISIONS

8. PROJECTIONS NOTHING HEREIN SHALL PREVENT THE PROJECTION OF STEPS, GUTTERS, BAY WINDOWS, TERRACES, OUTSIDE CHIMNEYS, STOOPS, PIAZZAS OR PORCHES NOT EXCEEDING THIRTY (30) SQUARE FEET IN AREA, EAVES, CORNICES, WINDOW SILLS OR BELT COURSES OF THE MAIN STRUCTURE OR ACCESSORY BUILDINGS INTO ANY FRONT, SIDE OR REAR YARD SPACES; PROVIDED, HOWEVER, THAT ANY DEVICE THAT SUPPLIES USABLE FLOOR AREA TO A STRUCTURE SHALL NOT CONSTITUTE A PROJECTION FOR THE PURPOSE OF THIS BY-LAW.

**IN ALL RESIDENCE DISTRICTS AND BUSINESS DISTRICT A, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS. FOR A VACANT LOT, THE FRONT SETBACK LINE SHALL BE THE MINIMUM FRONT SETBACK REQUIRED IN THE DISTRICT.

BONNIE BRIER CIRCLE	#60	#56	AVERAGE
FRONT SETBACK	22.7'	21.3'	22.0'



SITE PLAN

#58 BONNIE BRIER CIRCLE
HINGHAM, MASSACHUSETTS

PREPARED FOR:
RICHARD AND MARY D'AMBROSIA
58 BONNIE BRIER CIRCLE
HINGHAM, MA 02043

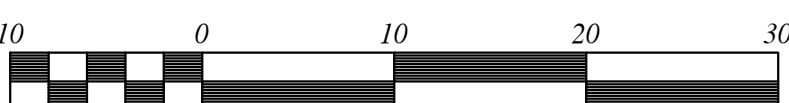
FEBRUARY 24, 2026
SCALE: 1"=10'
JOB No. 22-490

REVISED:
MARCH 11, 2026
CONSERVATION COMMENTS
APRIL 2, 2026
CONSERVATION COMMENTS

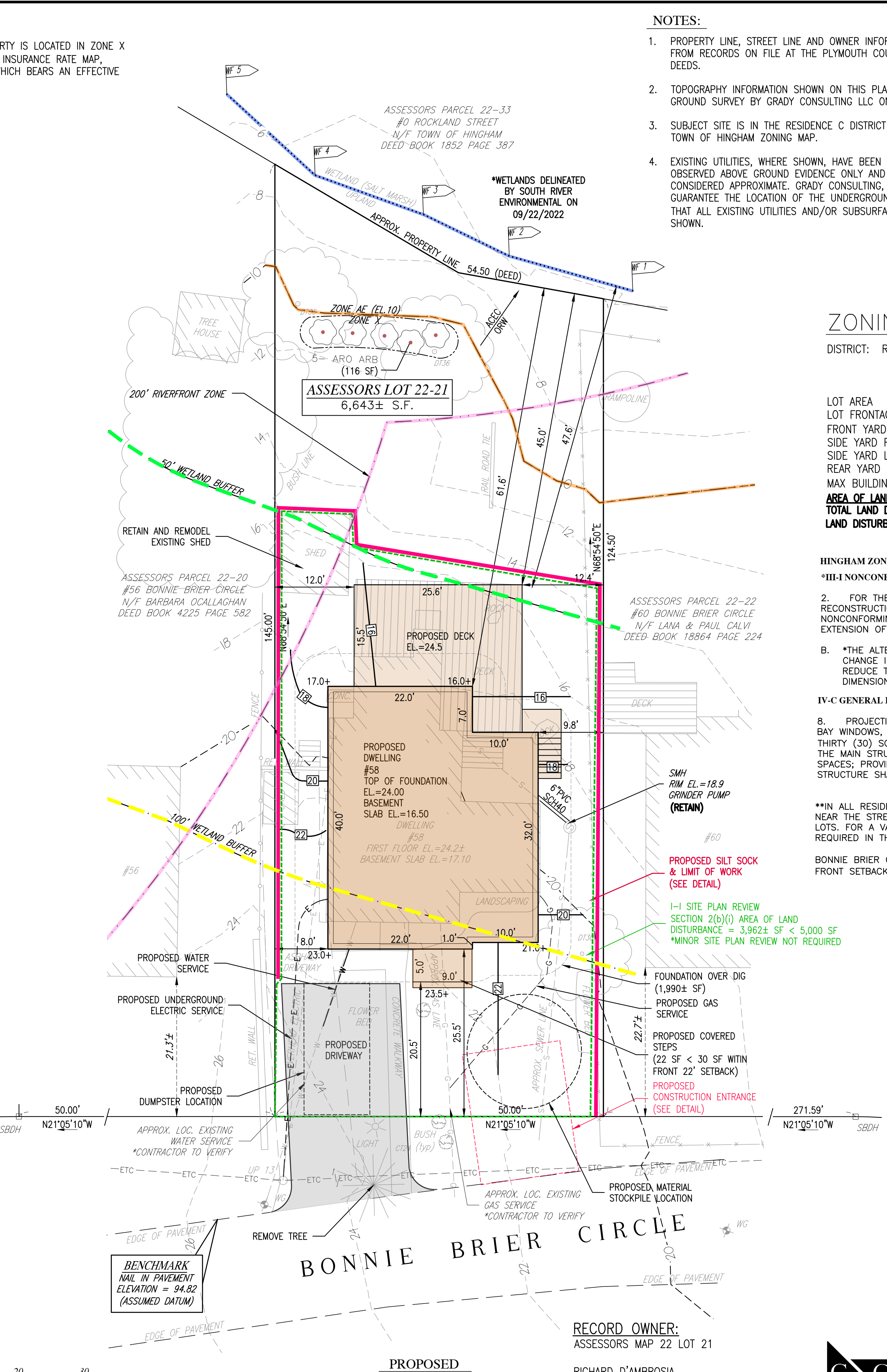
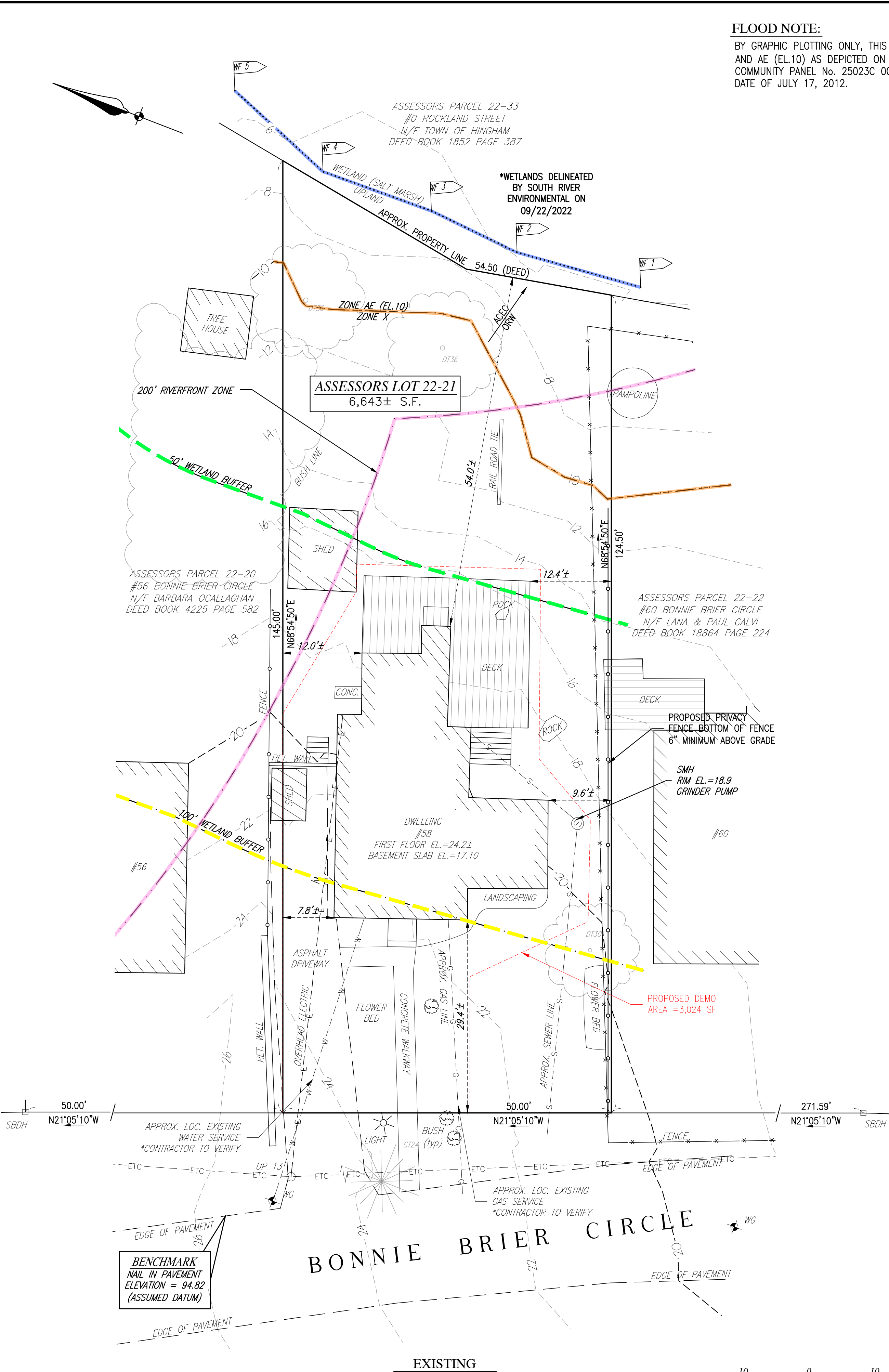
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingstons, MA 02364
Phone (781) 585-2300

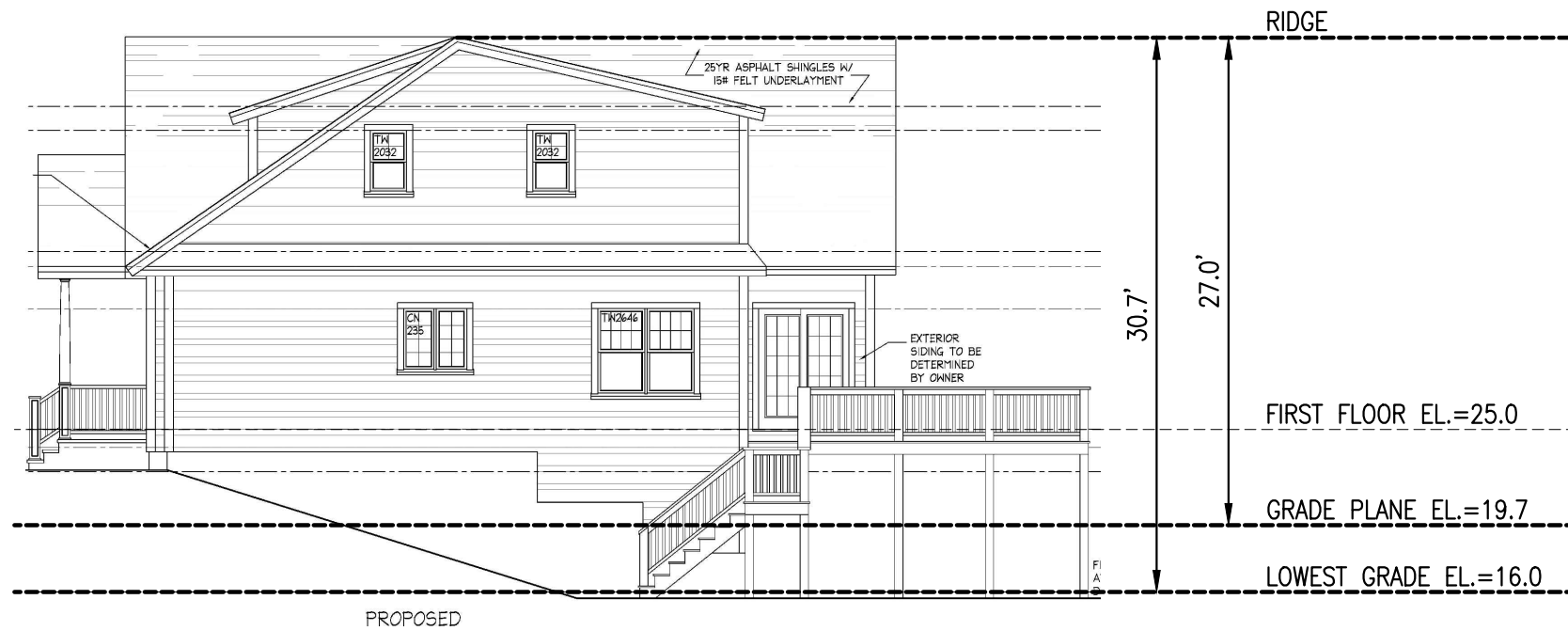
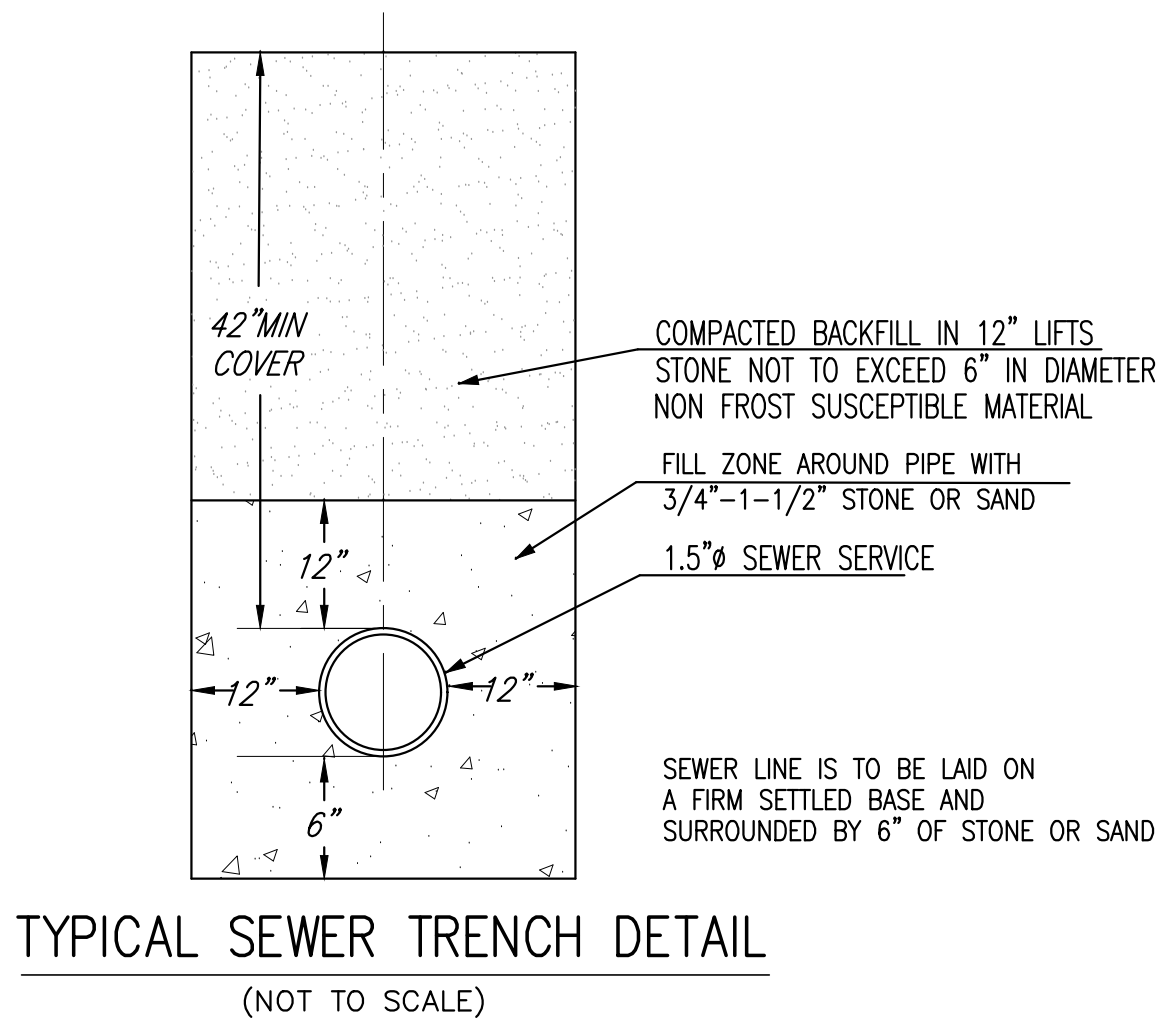
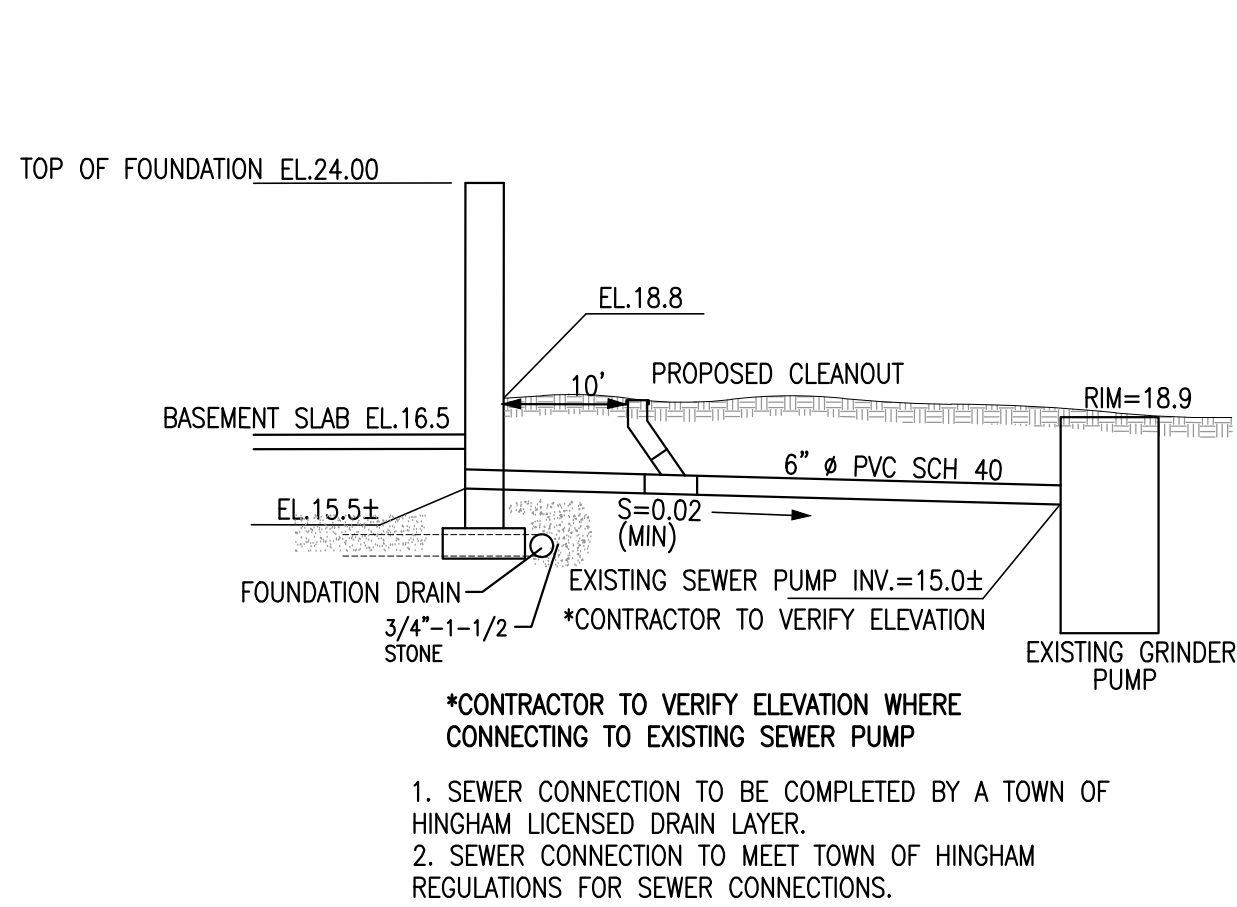
RECORD OWNER:
ASSESSORS MAP 22 LOT 21

RICHARD D'AMBROSIA
58 BONNIE BRIER CIRCLE
HINGHAM, MA 02043
DEED BOOK 34476 PAGE 159
LOT 32 - PLAN BOOK 3 PAGE 767



Scale 1" = 10'





HINGHAM ZONING BYLAW
HEIGHT: BUILDING
THE VERTICAL DISTANCE FROM GRADE PLANE TO THE HEIGHT OF THE HIGHEST ROOF SURFACE, PEAK OR PARAPET.

GRADE PLANE
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GRADE INTERSECTING THE BUILDING AT ALL EXTERIOR WALLS. WHERE THE FINISHED GRADE SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE FOR SUCH SIDE OF THE BUILDING SHALL BE ESTABLISHED BY USING, INSTEAD OF THE MEASUREMENT AT THE BUILDING, THE AVERAGE OF THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 10 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 10 FEET FROM THE BUILDING.

GRADE PLAN = (17.0 + 16.0 + 17.5 + 23.0 + 23.5 + 21.0)/6 = 19.7

*****SECTION IV--C(9) HEIGHT EXCEPTIONS**

CHIMNEY, VENTILATORS, ELEVATORS, MECHANIZED OR MOTORIZED EQUIPMENT WHICH IS USED TO VENTILATE, HEAT OR COOL A BUILDING OR STRUCTURE, POLES, SPIRES, TANKS, TOWERS AND SKYLIGHTS AND OTHER PROJECTIONS NOT USED FOR HUMAN OCCUPANCY MAY EXTEND A REASONABLE HEIGHT ABOVE THE HEIGHT LIMITS HEREIN FIXED, PROVIDED, HOWEVER, THAT (A) NO WIRELESS COMMUNICATIONS TOWER OR ANTENNA SHALL BE ERECTED EXCEPT IN COMPLIANCE WITH SECTION V-E OF THIS BY-LAW, AND (B) WITH RESPECT TO DWELLINGS IN RESIDENTIAL DISTRICTS, (I) THE AREA OF SUCH PROJECTIONS WHERE THEY INTERSECT THE HEIGHT LIMIT SHALL NOT EXCEED FIVE PERCENT OF THE HORIZONTAL PLANE OF THE ROOF AREA IN THE AGGREGATE, MEASURED AT THE UPPERMOST FULL FLOOR OF THE DWELLING, AND (II) THIS PROVISION SHALL NOT BE CONSTRUED TO EXEMPT A PARAPET, WALL OR RAILING FROM THE HEIGHT REQUIREMENTS SET FORTH IN SECTION IV-B, 16.

BUILDING HEIGHT

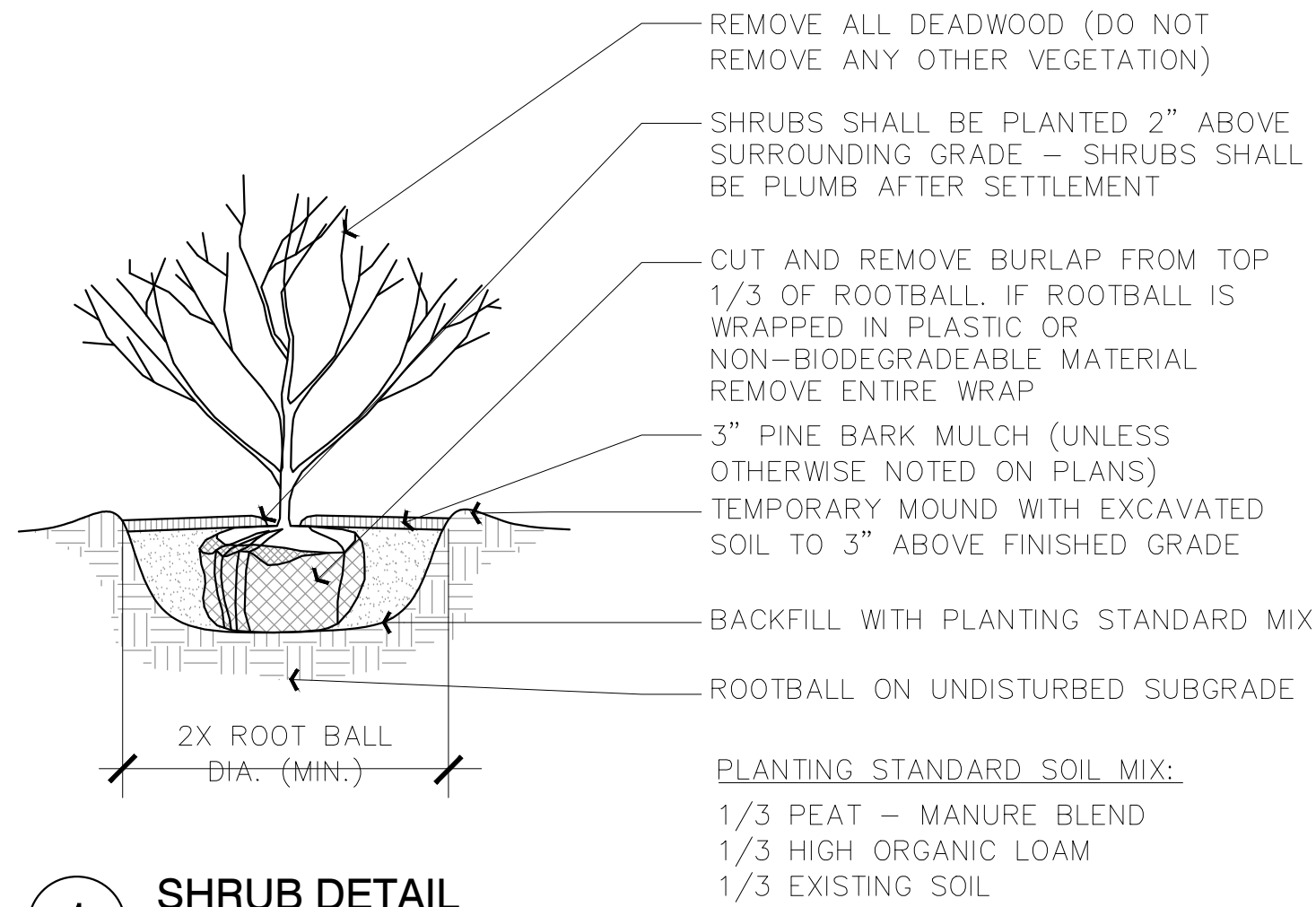
SCALE 1" = 10'

CONSERVATION NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE DEP ORDER OF CONDITIONS IN ADDITION TO ALL LOCAL ORDINANCES.
- NO HERBICIDES OR PESTICIDES SHALL BE USED ON SUBJECT PROPERTY.

PLANT_SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE
ARO ARB	5	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	5 GAL	18-24" HGT.



IMPERVIOUS COVERAGE

0-50 FOOT BUFFER ZONE			
COVERAGE	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	NET DIFFERENCE
DRIVEWAY/PAVEMENT	0 SF	0 SF	0 SF
DECK/STEPS	13 SF	11 SF	-2 SF
BUILDINGS/SHED	23 SF	23 SF	0 SF
TOTAL	36 SF	34 SF	-2 SF

50-100 FOOT BUFFER ZONE			
COVERAGE	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	NET DIFFERENCE
DRIVEWAY/PAVEMENT	83 SF	0 SF	-83 SF
DECK/STEPS	446 SF	473 SF	27 SF
BUILDINGS/SHED	1,014 SF	1,186 SF	172 SF
TOTAL	1,543 SF	1,659 SF	116 SF

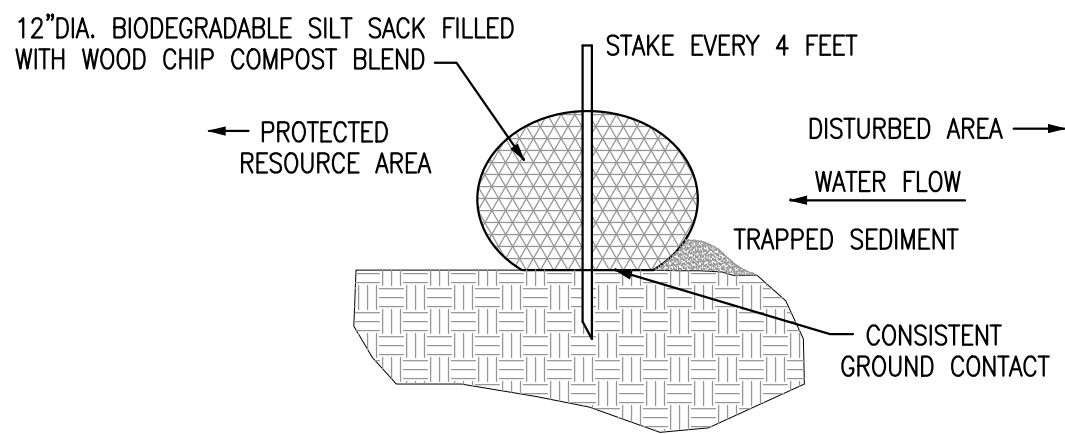
BUFFER ZONE MITIGATION POLICY

Work Location	Proposed Conditions**	Mitigation Required
Within 100 foot Buffer Zone (50-100 feet from Resource Area, not a Vernal Pool)	Impervious surfaces/structures	One to one (1:1) mitigation area to altered area
	Pervious surfaces/structures	No mitigation required
Within 100 foot Buffer Zone (0-100 feet from Vernal Pool*)	Impervious surfaces/structures and pervious surfaces/ structures (all alterations)	Two to one (2:1) mitigation area to altered area
Within 50 foot Buffer Zone (0-50 feet from Resource Area, not a Vernal Pool)	Impervious surfaces/structures	Two to one (2:1) mitigation area to altered area
	Pervious surfaces/structures	One to one (1:1) mitigation area to altered area

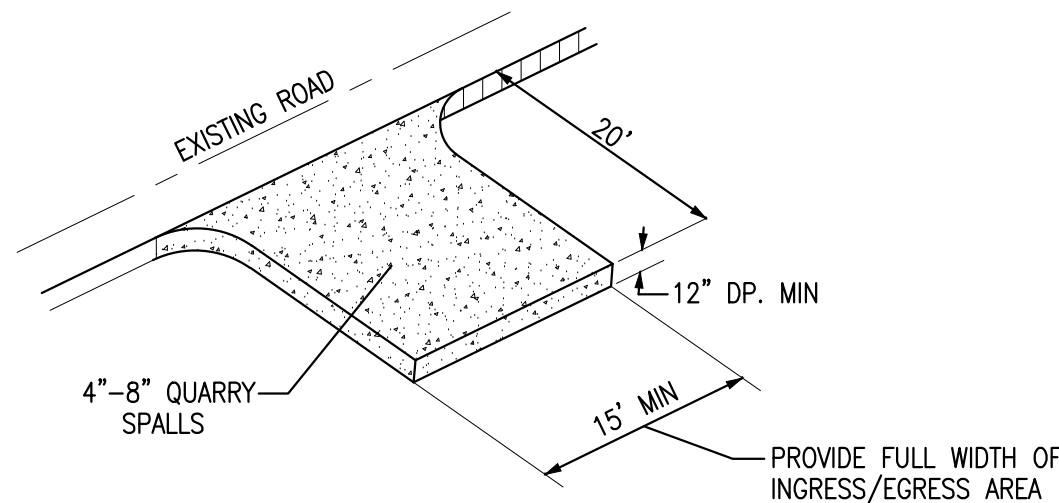
TWO TO ONE MITIGATION REQUIRED FOR IMPERVIOUS SURFACES WITHIN THE 0-50 FOOT BUFFER ZONE - **PROJECT PROPOSES A 2 SF DECREASE IN IMPERVIOUS AREA**

ONE TO ONE MITIGATION REQUIRED FOR IMPERVIOUS SURFACES WITHIN THE 50-100 FOOT BUFFER ZONE - **PROJECT PROPOSES A 116 SF INCREASE**

PROPOSED MITIGATION PLANTINGS - 116 SF (SEE SITE PLAN)



SILT SACK DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE
(NOT TO SCALE)

SITE PLAN

#58 BONNIE BRIER CIRCLE
HINGHAM, MASSACHUSETTS

PREPARED FOR:
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