

LOCATION MAP SCALE: 1"=2000'±



NOTES:

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING, L.L.C. ON JUNE 13, 2025.
- SUBJECT SITE IS IN THE RESIDENCE B 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.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE A AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

ALL PROPOSED WORK TO BE WITHIN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD.

CONSERVATION NOTE:

- BY HINGHAM CONSERVATION COMMISSION "BUFFER ZONE MITIGATION POLICY", A 1:1 MITIGATION AREA IS REQUIRED FOR THE PROPOSED IMPERVIOUS AREA WITHIN 100', BUT NOT WITHIN 50', TO A RESOURCE AREA.

PROPOSED INCREASE TO IMPERVIOUS AREA: 295 S.F.

PROPOSED MITIGATION AREA: 295 S.F.

HINGHAM ZONING BY-LAW:

I-1 SITE PLAN REVIEW SECTION 2(B)(1)
 AREA OF LAND DISTURBANCE = **4,413 SF** < 5,000 SF - MINOR SITE PLAN REVIEW NOT REQUIRED
 AREA OF LAND DISTURBANCE IN AREAS WITH SLOPES GREATER THAN 10% = 0 S.F.

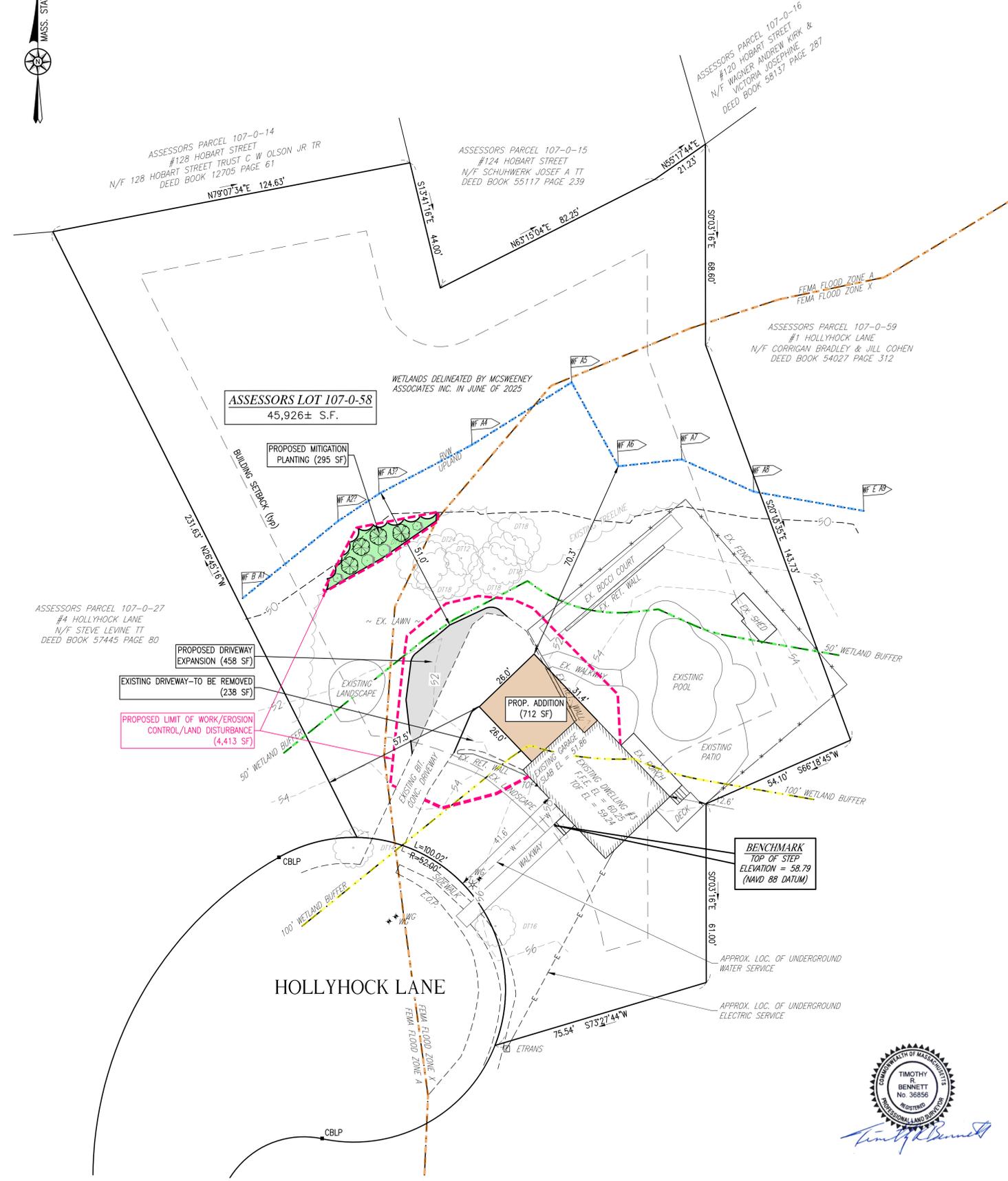
PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|------------------------|----------|--|-------|---------|
| DECIDUOUS TREES | | | | |
| ACE RUB | 2 | ACER RUBRUM | B & B | 4" CAL. |
| QUE RUB | 2 | QUERCUS RUBRA / RED OAK | B & B | 4" CAL. |
| SHRUBS | | | | |
| CLE ALN | 4 | CLETHRA ALNIFOLIA / SUMMERSWEET CLETHRA | | |
| ILE RED | 2 | *ILEX VERTICILLATA | | |
| GROUND COVERS | | | | |
| NE CON | 295 S.F. | N.E. CONSERVATION / WILDLIFE MIX / LOAM, FINE GRADE & SEED | | |

*ILEX VERTICILLATA SHALL INCLUDE ONE MALE FOR POLLINATION



Scale 1" = 20'



ZONING DATA

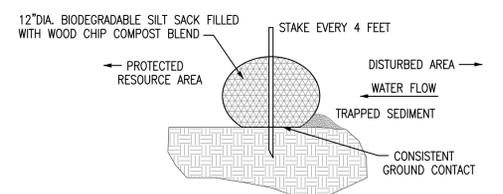
DISTRICT: RESIDENCE B DISTRICT

***MINIMUM REQUIREMENTS:**

| | |
|---------------------|------------------|
| LOT AREA | 30,000 S.F. |
| LOT FRONTAGE | 150 FT |
| FRONT YARD | 35 FT |
| SIDE YARD | 20 FT |
| REAR YARD | 20 FT |
| MAX BUILDING HEIGHT | 35FT/2.5 STORIES |

GROSS FLOOR AREA OF ADDITION

| | |
|-----------------------|------------------------------|
| GARAGE: | 712 SF (0 SF FINISHED SPACE) |
| FIRST FLOOR: | 712 SF |
| SECOND FLOOR: | 712 SF |
| TOTAL FINISHED SPACE: | 1,424 SF |



SILT SACK DETAIL
NOT TO SCALE

RECORD OWNER:

ASSESSORS LOT 107-0-58
 RICHARD & MARY PONTE
 3 HOLLYHOCK LANE
 HINGHAM, MA 02043
 DEED BOOK 15571 PAGE 65

PLOT PLAN FOR ADDITION
#3 HOLLYHOCK LANE
HINGHAM, MASSACHUSETTS

PREPARED FOR:
 RICHARD & MARY PONTE
 3 HOLLYHOCK LANE
 HINGHAM, MA 02043

JULY 9, 2025
 SCALE: 1"=20'
 JOB No. 25-233



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