

ASSESSORS PARCEL 32-0-79
#10 RINGBOLT ROAD
N/F RING BOLT FARM ASSOCIATES
DEED BOOK 8425 PAGE 153

SALT
MARSH
WETLANDS DELINEATED
BY SOUTH RIVER
ENVIRONMENTAL
10/02/2020

SANITARY SEWAGE
EASEMENT

20' WIDE
EASEMENT

FEMA FLOOD ZONE AE (EL.=10')

EXISTING DIRT PATH

APPROX GAS LINE METER

EXIST. LAWN

PROPOSED CONSTRUCTION ACCESS

100' BUFFER ZONE

EXISTING DWELLING #19

TOF EL.=26.33

APPROX UNDERGROUND ELECTRIC

EXISTING DRIVEWAY

APPROX WATERLINE

20' WIDE EASEMENT

135.64' N011.06°E

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

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135.00'

135.00'

135.00'

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135.00'

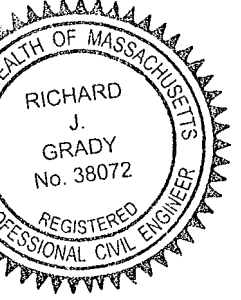
135.00'

ASSESSORS LOT 32/0/74
29,739± S.F.

ASSESSORS PARCEL 32-0-75
#20 RINGBOLT ROAD
N/F THE LOT 15 TRUST
DEED BOOK 414 PAGE 54

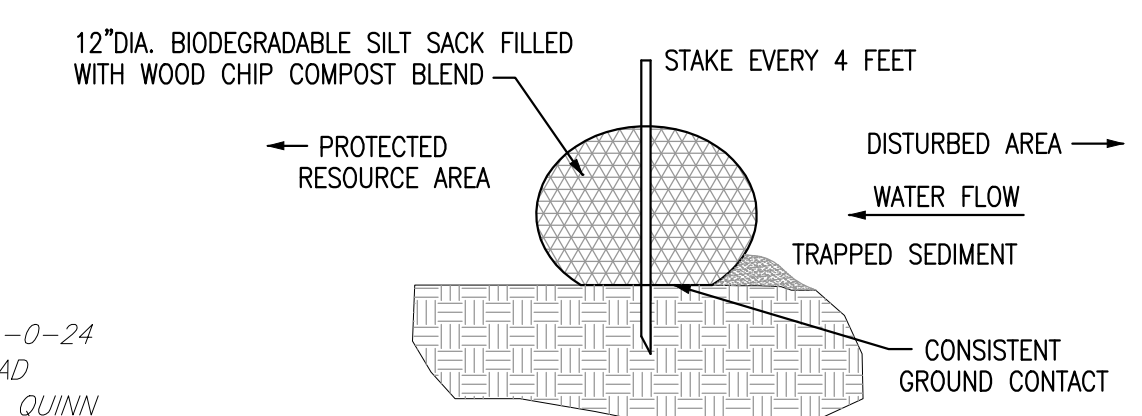
RINGBOLT
ROAD

ASSESSORS PARCEL 31-0-24
#17 RINGBOLT ROAD
N/F DANIEL & VICTORIA QUINN
DEED BOOK 49633 PAGE 105



BENCHMARK
CORNER OF CONCRETE
ELEVATION = 22.85
(NAVD88 DATUM)

CONSTRUCTION ENTRANCE
(NOT TO SCALE)



SILT SACK DETAIL
NOT TO SCALE

NOTES:

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON DECEMBER 18, 2019.
- SUBJECT SITE IS PARTIALLY LOCATE IN FEMA FLOOD ZONE AE (EL. 10').
- SUBJECT SITE IS IN THE RESIDENCE C ZONING 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. WATER, GAS, AND SEWER LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL NOTIFY DISSAFE PRIOR TO CONSTRUCTION.
- WETLANDS DELINEATED BY SOUTH RIVER ENVIRONMENTAL OCTOBER 2, 2020.
- PROPOSED POOL SHALL UTILIZE A CARTRIDGE FILTER. NO BACKWASH SHALL BE ALLOWED WITHIN 100 FEET OF THE WETLAND RESOURCE AREA. DISCHARGE MAY BE DIRECTED TO CRUSHED STONE AREA UNDER DECK WITH THE USE OF A CHARCOAL FILTER.

COVERAGES

IMPERVIOUS COVERAGE

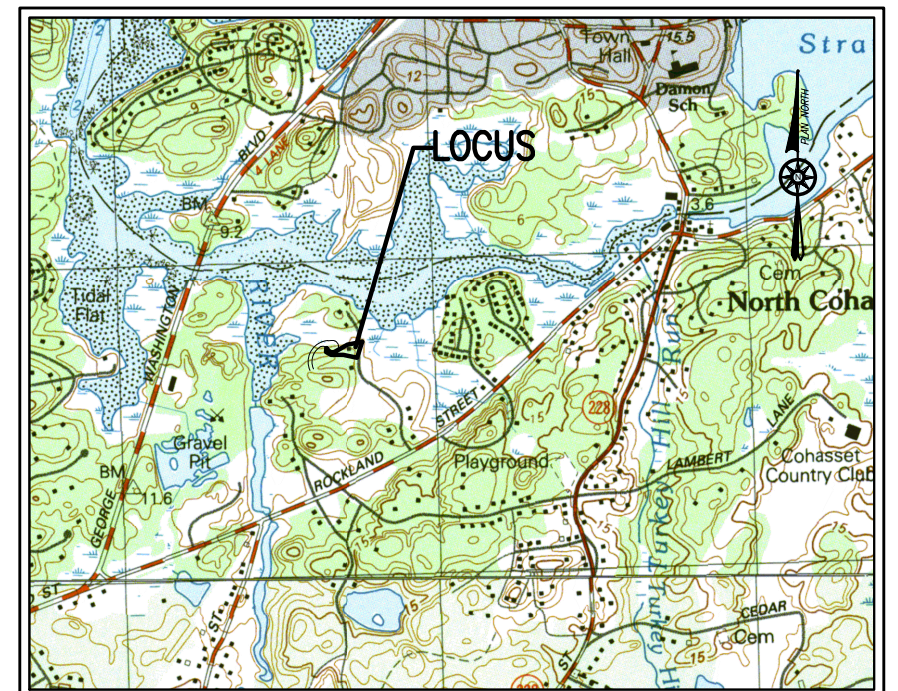
	EXISTING	PROPOSED	CHANGE
WITHIN 100' BUFFER	3,634 S.F.	3,897 S.F.	+263 S.F.
BUILDING	1,512 S.F.	1,512 S.F.	0 S.F.
BRICK/PAVERS	482 S.F.	579 S.F.	+97 S.F.
DRIVEWAY	1,640 S.F.	1,640 S.F.	0 S.F.
RETAINING WALL	0 S.F.	75 S.F.	+75 S.F.
SPA	0 S.F.	91 S.F.	+91 S.F.
WITHIN 50' BUFFER	1,047 S.F.	1,047 S.F.	0 S.F.
DRIVEWAY	1,047 S.F.	1,047 S.F.	0 S.F.
BRICK/PAVERS	0 S.F.	0 S.F.	0 S.F.

ZONING DATA

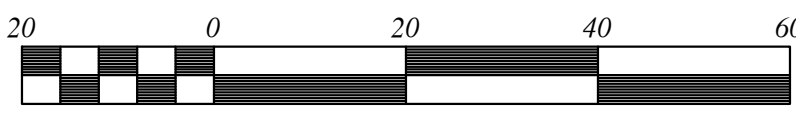
DISTRICT: RESIDENCE C DISTRICT

MINIMUM REQUIREMENTS:

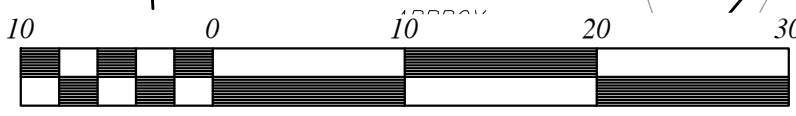
LOT AREA	40,000 S.F.
LOT FRONTAGE	150 FT
FRONT YARD	50 FT
SIDE YARD	20 FT
REAR YARD	20 FT
MAX BUILDING HEIGHT	35 FT 2.5 STORIES



LOCATION MAP SCALE: 1"=1000'±



Scale 1" = 20'



Scale 1" = 10'

REVISIONS	
3/19/21	CONSERVATION COMMENTS
4/7/21	COMMENTS FROM 3/22 HEARING

RECORD OWNER:

ASSESSOR LOT 32-0-74

LARA & MASON BUTLER
19 RINGBOLT ROAD
HINGHAM, MA 02043

DEED BOOK 51635 PAGE 86

PLAN REFERENCES:

- PLAN BOOK 25 PAGE 166

PLOT PLAN
ASSESSORS MAP 32 LOT 74
#19 RINGBOLT ROAD
HINGHAM, MASSACHUSETTS

PREPARED FOR:
MASON BUTLER
19 RINGBOLT ROAD
HINGHAM, MA 02043

FEBRUARY 19, 2021
SCALE: AS SHOWN
JOB No. 20-364

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