

# DEFINITIVE FRD PLAN

FOR  
213 & 215 CUSHING STREET  
FOR  
WV CUSHING LLC  
HINGHAM, MA 02043  
MAP 156, LOTS 9B & 8

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD

DATE: 3/26/25

*[Signature]*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.

FOR REGISTRY USE ONLY

RECEIVED  
MAR 26 2025  
Town Clerk  
Hingham, MA

**APPLICANT/OWNER:**

WV CUSHING, LLC  
190 OLD DERBY ST, SUITE 311  
HINGHAM, MA 02043

**ENGINEER/SURVEYOR:**

CROCKER DESIGN GROUP, LLC  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
781-919-0808

**LANDSCAPE ARCHITECT**

HAWK DESIGN, INC.  
P.O. BOX 1309  
SANDWICH, MA 02563  
508-833-8800

**PERMITTING COUNSEL**

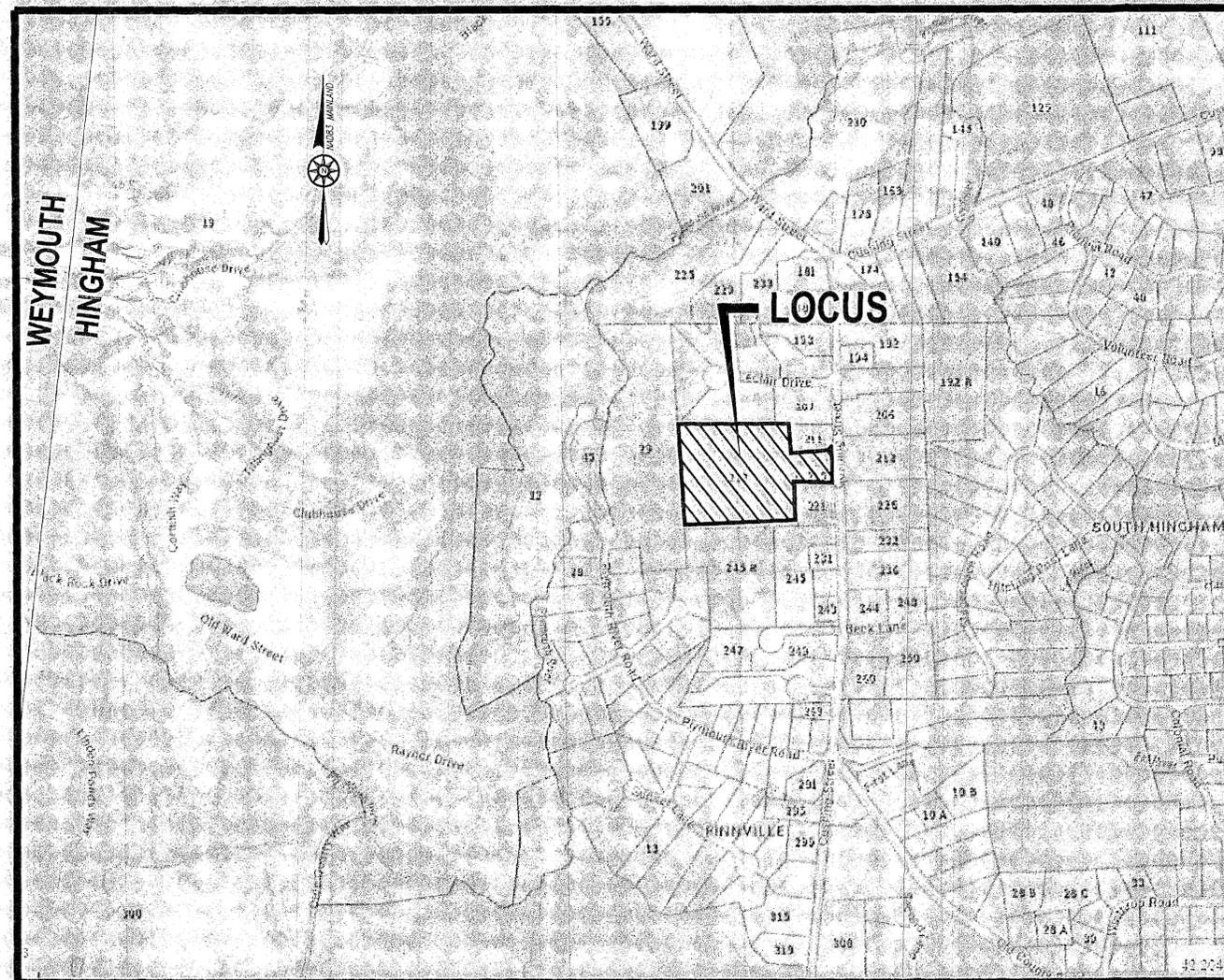
DROHAN TOCCHIO & MORGAN PC  
175 DERBY STREET, SUITE 30  
HINGHAM, MA 02043  
781-749-7200

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L-2	LANDSCAPE SUBMISSION PLAN



**WAIVERS FROM TOWN OF HINGHAM PLANNING BOARD RULES & REGULATIONS ADOPTED UNDER THE SUBDIVISION CONTROL LAW**

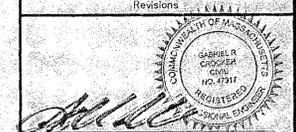
- §4.B(3) - TABLE 1: TO ALLOW THE ROADWAY TO BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED RESIDENTIAL STREET RATHER THAN A MINOR STREET; REDUCE WIDTH FROM 46' (REQ'D) TO 40' (PROP.), REDUCE CENTERLINE RADII FROM 200' (REQ'D) TO 150' (PROP.).
- §4.B.(4)(b): TO ALLOW A REDUCTION FROM THE DIMENSIONAL REQUIREMENTS OF A DEAD-END STREET FOR R.O.W. TURNAROUND AND THE ROADWAY TURNAROUND FROM 65' RADIUS (R.O.W.) AND 55' RADIUS (ROADWAY) TO 47.5' (R.O.W.) AND 46.5' (ROADWAY).
- §4.C(1): TO ALLOW RETENTION AND SUBSURFACE DISCHARGE OF STORMWATER.
- §4.E: TO ALLOW (i) STORMWATER MANAGEMENT STRUCTURES TO BE LOCATED ON THE SAME LOT AS THE DEVELOPMENT; (ii) SUBSURFACE SYSTEM IN PLACE OF AN OPEN BASIN; AND (iii) INCREASE IN THE SIDE SLOPE OF OPEN BASIN FROM 25% (REQ'D) TO 33% (PROP.).
- §5.B4(1): TO ALLOW GREATER THAN 50' SPACING BETWEEN STREET TREES AROUND THE CUL-DE-SAC.
- §5.R1(6): TO ALLOW (i) REDUCTION FROM 5' (REQ'D) TO 4' (PROP.) FOR CATCH BASIN DIAMETER, AND (ii) VARYING DEPTHS WITH 4' SUMPS IN PLACE OF A TOTAL DEPTH OF 8'-6".
- §5.X3: TO ALLOW A REDUCTION IN MOUNTING HEIGHT OF STREET LIGHTS FROM 25' (REQ'D) TO 9' (PROP.).
- § FIGURE 1: -TO ALLOW A STREET CROWN TO PITCH TO ONE SIDE (PROP.) INSTEAD OF BOTH SIDES (REQ'D) FROM STA 0+00 TO 2+50
- § FIGURE 2: -TO ALLOW A REDUCTION IN CUL-DE-SAC LANDSCAPE ISLAND RADIUS FROM 30' (REQ'D) TO 21' (PROP.).

**NOTES:**

- SEE CERTIFICATE OF ACTION FOR THE DEFINITIVE SUBDIVISION MODIFICATION DECISION DATED JULY 31, 2023 FOR CONDITIONS UNDER SECTIONS 2-4 OF THE DECISION.
- ALL STORMWATER MANAGEMENT BASINS SHALL BE CONSTRUCTED AND STABILIZED TO CONTAIN THE RUNOFF FROM A 2-YEAR STORM EVENT THROUGH AND INCLUDING A 100-YEAR STORM EVENT PRIOR TO PAVING AND CONNECTION OF THE STORMWATER DRAINAGE SYSTEM.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1



GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

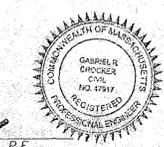
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**COVER SHEET**

Project No.	100-137	Drawing No.	<b>C-0</b>
Date	11/21/2022		
Scale	SEE PLAN		
Drawn By	CRW/RML		
Approved By	GRC		



*[Signature]*  
GABRIEL R. CROCKER, P.E.

DEMOLITION GENERAL NOTES:

- 1. PROTECTIONS
A) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
B) PROVIDE IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNERS' PROPERTY. NO WORK PROPOSED OUTSIDE OF PROJECT AND PROPERTY LIMITS.
C) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
D) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES UNLESS OTHERWISE SPECIFIED HEREIN.
3. ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOADED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION INTO WETLAND, RESOURCE AREAS, ADJUTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL SLOPES. SLOPES MAY NOT EXCEED 2H:1V. CONTRACTOR SHALL FOLLOW SWPPP REQUIREMENTS. SWPPP TO BE PREPARED IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION BY ENGINEER.
4. ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE." IF THE ENGINEER DETERMINES IT TO BE NECESSARY TO THE PERMITS AND APPROVALS ISSUED FOR THE PROJECT.
5. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
6. \*\*\* DIG SAFE NOTE \*\*\*
IN ACCORDANCE WITH MGL CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
7. LOCATION OF UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND RECORD PLAN COMPILATIONS. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS SHALL BE PERFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.
8. USE OF EXPLOSIVES
A) COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURERS WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER SUBSURFACE STRUCTURES. DO NOT CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
B) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE LOCAL FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND OTHER PERTINENT AGENCIES, PRIOR TO COMMENCEMENT OF WORK. ALL BLASTED ROCK OR OTHER EXCESS MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR.
9. CONSTRUCTION CONTROL TO BE ESTABLISHED BY CONTRACTOR AND CHECKED BY ENGINEER/SURVEYOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.
10. THE REMOVAL AND DISPOSAL OF ANY EXISTING WATER LINES OR SERVICES WITHIN THE PROPERTY TO BE COORDINATED WITH WEIR RIVER WATER SYSTEM AND CHECKED BY ENGINEER/SURVEYOR.
11. THE REMOVAL AND DISPOSAL OF ANY GAS LINES WITHIN THE PROPERTY TO BE COORDINATED WITH THE GAS COMPANY.
12. THE REMOVAL AND DISPOSAL OF ANY SEPTIC SYSTEMS WITHIN THE PROPERTY TO BE COORDINATED WITH THE TOWN OF HINGHAM BOARD OF HEALTH.
13. THE REMOVAL AND DISPOSAL OF ANY DRAIN LINES WITHIN THE PROPERTY TO BE COORDINATED WITH THE TOWN OF HINGHAM DPW.
14. THE REMOVAL AND DISPOSAL OF ALL UNDERGROUND ELECTRIC SERVICES AND OVERHEAD WIRES WITHIN THE PROPERTY TO BE COORDINATED WITH HINGHAM MUNICIPAL LIGHTING PLANT.
15. ALL UNKNOWN UNDERGROUND SERVICES TO BE DETERMINED BEFORE REMOVAL AND DISPOSAL, SO THE APPROPRIATE PARTY CAN BE COORDINATED WITH.
16. THE CUTTING AND CAPPING OF ALL MAINS WITHIN THE PROPERTY LINE TO BE PHASED TO MINIMIZE SERVICE INTERRUPTION AND SHALL FURNISH & INSTALL TEMPORARY DIVERSIONS WHEN SERVICE IS INTERRUPTED IF REQUIRED BY THE WEIR RIVER WATER SYSTEM.

CONSTRUCTION PHASING:

- 1. BELOW IS PRESENTED A GENERAL CONSTRUCTION PHASING. A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. CENTERLINE OF ROAD AND EXTENTS OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.
3. EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING 12" SILT SOCK AND SILT FENCE WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES MONTHLY AND AFTER RAIN EVENTS OF 0.5" OR GREATER AS REQUIRED BY THE SWPPP.
4. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LAZEN RUNOFF.
5. CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.
6. GRADING OF SITE INCLUDING BUILDING PADS, PARKING AREAS, AND DETENTION BASINS AND DIGGING OF UTILITY TRENCHES TO DEFINED INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED IN AN UPLAND AREA WITHIN PERMITTED LIMIT OF WORK.
7. PLACING OF FILL OR SUITABLE MATERIAL ON ALL ACCESS ROADS FOR EASY ACCESS. SETTING OUT OF FOUNDATIONS AND SURROUNDING ROADS.
8. LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACK-FILL TAKING CARE TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.
9. FINE GRADING FOR THE ROADWAYS AND DRAINAGE BASINS TO BE COMPLETED.
10. DRAINAGE BASIN VEGETATION TO BE ESTABLISHED PRIOR TO DISCHARGE FROM CONSTRUCTED DRAINAGE STRUCTURES.
11. ONCE THE DRAINAGE STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
12. INSTALL BINDER COURSE AND SPREAD TOPSOIL AS NEEDED.
13. LIGHT POLES, SIGNAGE, ETC. WILL BE INSTALLED.
14. CONSTRUCT INDIVIDUAL HOUSES INCLUDING HOUSE, DRIVEWAY, YARD, LANDSCAPING ETC.
15. INSTALL TOP COURSE OF PAVING AND SIDEWALK ONCE HOUSES ARE CONSTRUCTED AS TO AVOID POTENTIAL FOR REPEATED DAMAGE DURING HOUSE CONSTRUCTION ACTIVITIES.
16. THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED OR SEEDED (SEE ADDITIONAL DISCUSSION IN SWPPP). IN THE EVENT THAT WEATHER CONDITIONS PREVENT FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TEMPERATURE AND WEATHER IS SUITABLE FOR GRASS GROWING. A FINAL INSPECTION WILL ENSURE THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. HAYBALES AND SILT FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE SITE HAS PASSED FINAL INSPECTION. VEGETATION IS TO BE OF A UNIFORM DENSITY OF AT LEAST 75% FOR ACCEPTANCE.
17. THE CONTRACTOR TO MAINTAIN A WATER SERVICE ON SITE FOR DUST CONTROL AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.

SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES:

- 1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NOI NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY CROCKER DESIGN GROUP, LLC.
2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROL (12" SILT SOCK AND SILT FENCE) AROUND THE PERIMETER.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
8. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS, BUT ARE NOT LIMITED TO, EXCESS CONCRETE, DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL, AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.
10. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.
11. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH. DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVENT IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.
12. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
13. PROVIDE TEMPORARY SEDIMENTATION BASINS, HAY BALES, ETC. AS NECESSARY.
14. STOCKPILES ARE TO BE WITHIN THE PERMITTED LIMIT OF WORK. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.
15. CONTRACTOR TO MAINTAIN WITHIN LIMITS OUTSIDE EASEMENTS.
16. POTENTIAL STOCKPILE AREA TO BE PROTECTED WITH EROSION CONTROL MEASURES.
17. THE CONTRACTOR TO MAINTAIN A WATER SERVICE ON SITE FOR DUST CONTROL AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.

LAYOUT NOTES:

- 1. THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CROCKER DESIGN GROUP LLC (SHEET C-2).
2. ACCESSIBLE CURB RAMP SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
3. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN. DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
5. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
6. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
7. ALL CONCRETE WORK SHALL COMPLY WITH AC301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
8. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
9. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
10. CONSTRUCTED HOUSE FOOTPRINTS WILL VARY DEPENDING ON FLOOR PLAN AND EXTERIOR ENCLOSED/OPEN PATIOS CHOSEN BY BUYER. DEVELOPER TO TRACK TOTAL PROJECT IMPERVIOUS AREA TO CONFIRM TOTAL NOT EXCEEDED ON PROJECT-WIDE BASIS AND SHALL EMPLOY USE OF PERVIOUS MATERIALS (DRIVEWAYS, PAVEMENT PATIOS) WHICH NECESSARY STAY WITHIN APPROVED IMPERVIOUS LIMIT.
11. HOUSE DIMENSIONS ARE SHOWN AS TYPICAL FOOTPRINTS BASED ON WEATHERWANE'S EXISTING HOUSE TYPES. FINAL CONFIGURATION AND SIZES MAY VARY.
DRAINAGE NOTES:
1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
2. THE CONTRACTOR SHALL FILL ALL PRE-CAST TANKS WITH WATER FOR LEAKAGE OBSERVATIONS BY THE ENGINEER OVER A PERIOD OF 24-HOURS. ANY LEAKS SHALL BE REPAIRED BY THE CONTRACTOR.
3. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
4. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO TOP, ADJUST FOR GRADE WITH BRICK MASONRY.
6. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED OPE PIPE UNLESS OTHERWISE NOTED.
7. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
8. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
9. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.

UTILITY NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
3. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
6. THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS. FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN PLANNING BOARD.
7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR THE PROPOSED FINISH GRADE. ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
8. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
9. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND TESTING ASSOCIATED WITH SUCH.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING WITHIN THE CUSHING STREET RIGHT-OF-WAY.
11. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.
12. SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY OWNER'S PLUMBER FOR INDIVIDUAL HOUSE.
13. REFER TO PROPOSED SUBSURFACE DISPOSAL PLAN FOR SEPTIC SYSTEM DETAILS.
14. CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME. HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.
15. LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE. REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.

GRADING NOTES:

- 1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES OCCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AD IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRIBBED, WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REPAIR ADEQUATE AND SATISFACTORY DETERAERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY" FOR ANY AREAS OF DEEP EXCAVATION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DETERAERING.
11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND BLEEFIT FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD
DATE: 3/26/25
[Signature]

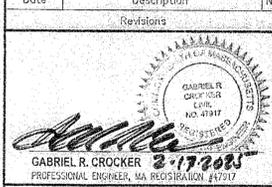
PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.

FOR REGISTRY USE ONLY



[Signature]

Table with 3 columns: Date, Description, No.
2-19-25 FOR ENDORSEMENT 7
10-26-23 BOARD OF HEALTH PEER REVIEW 6
5-23-23 PLANNING BOARD COMMENTS 5
4-24-23 PEER REVIEW & PLANNING COMMENTS 4
3-27-23 PEER REVIEW COMMENTS 3
2-9-23 BOARD OF HEALTH & CONSERVATION COMMENTS 2
12-21-22 BOARD OF HEALTH & CONSERVATION SUBMITTALS 1



GABRIEL R. CROCKER 2-17-2005
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

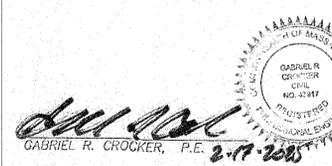
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project: 213 & 215 CUSHING STREET, HINGHAM, MA 02043
Prepared for: WV CUSHING, LLC
190 OLD DERBY STREET SUITE 311, HINGHAM, MA 02043

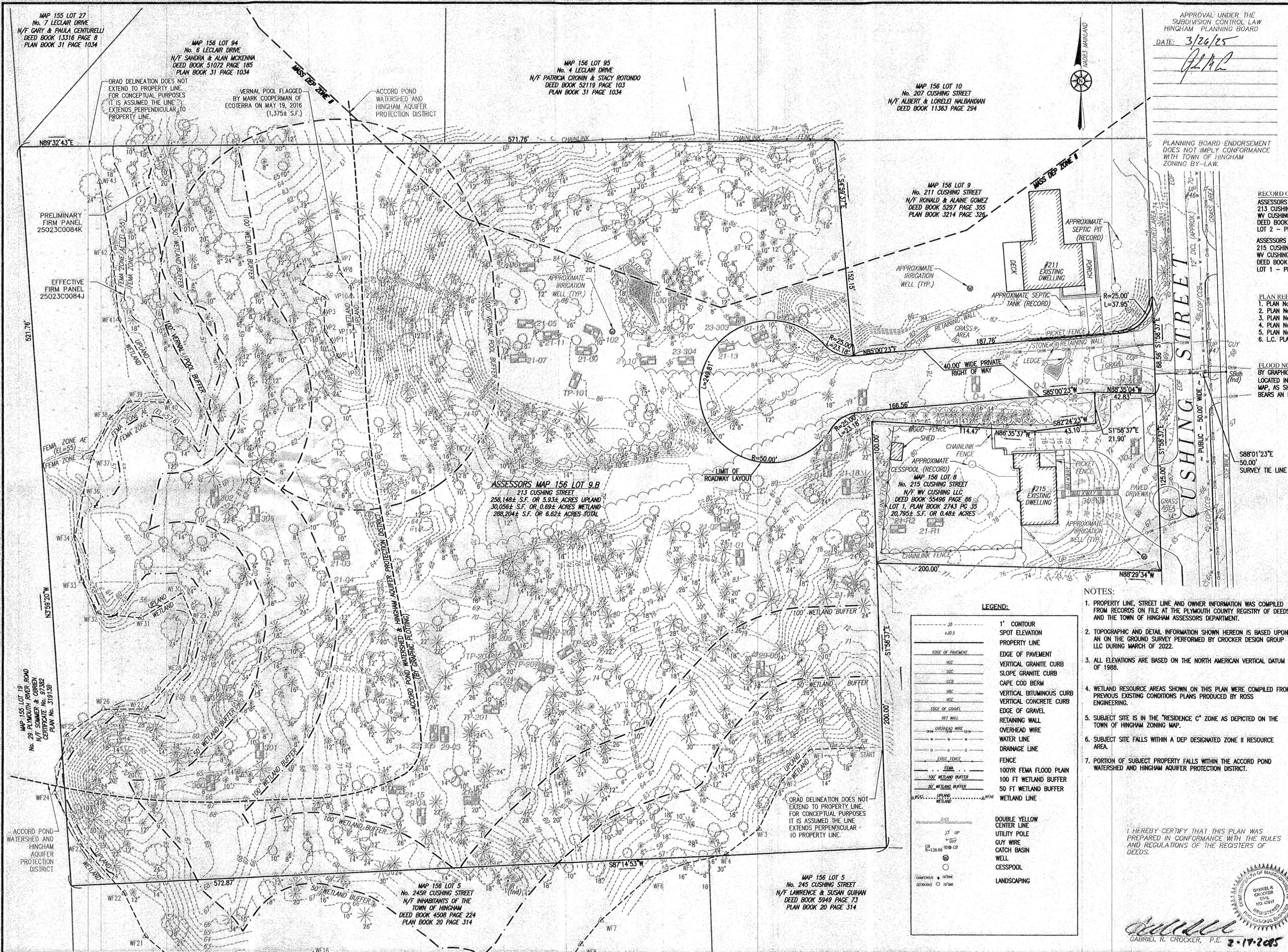
Drawing Title: NOTES SHEET

Table with 2 columns: Project No., Drawing No.
Project No. 100-137, Drawing No. C-1
Date 11/21/2022, Scale SEE PLAN, Drawn By CRWRML, Approved By GRC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



GABRIEL R. CROCKER, P.E. 2-17-2005



APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25  
*[Signature]*

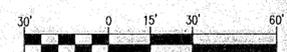
PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.  
FOR REGISTRY USE ONLY

RECORD OWNER:  
ASSESSORS MAP 156 LOT 9.B  
213 CUSHING STREET  
WV CUSHING, LLC  
DEED BOOK 56455 PAGE 73  
LOT 2 - PLAN BOOK 3214 PAGE 326

ASSESSORS MAP 156 LOT 8  
215 CUSHING STREET  
WV CUSHING, LLC  
DEED BOOK 55496 PAGE 86  
LOT 1 - PLAN BOOK 2743 PG 35

PLAN REFERENCES:  
1. PLAN No. 39 of 1989, PLAN BOOK 31 PAGE 1034  
2. PLAN No. 473 of 1985, PLAN BOOK 3214 PAGE 326  
3. PLAN No. 516 of 1998, PLAN BOOK 41 PAGE 452  
4. PLAN No. 532 of 1978, PLAN BOOK 20 PAGE 314  
5. PLAN No. 628 of 1959, PLAN BOOK 2743 PAGE 35  
6. L.C. PLAN No. 31913 of 2009, CERT. 36814

FLOOD NOTE:  
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS  
LOCATED IN ZONE "AE" (ELEV. 55) OF THE FLOOD INSURANCE RATE  
MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0084J, WHICH  
BEARS AN EFFECTIVE DATE OF JULY 17, 2012.



Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

2/17/25  
*[Signature]*  
SHANE M. BRENNER  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #5917

Crocker Design Group  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 11  
HINGHAM, MA 02043

Drawing Title  
**EXISTING CONDITIONS PLAN**

Project No. 100-137  
Date 11/21/2022  
Scale  
Drawn By SVP  
Approved By SMS

- 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.
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC DURING MARCH OF 2022.
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE COMPILED FROM PREVIOUS EXISTING CONDITIONS PLANS PRODUCED BY ROSS ENGINEERING.
  - SUBJECT SITE IS IN THE "RESIDENCE C" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
  - SUBJECT SITE FALLS WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
  - PORTION OF SUBJECT PROPERTY FALLS WITHIN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.

LEGEND:

30	1' CONTOUR
±30.5	SPOT ELEVATION
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	SLOPE GRANITE CURB
---	CAPE COD BERM
---	VERTICAL BITUMINOUS CURB
---	VERTICAL CONCRETE CURB
---	EDGE OF GRAVEL
---	RETAINING WALL
---	OVERHEAD WIRE
---	WATER LINE
---	DRAINAGE LINE
---	FENCE
---	100YR FEMA FLOOD PLAIN
---	100' WETLAND BUFFER
---	50' WETLAND BUFFER
---	WETLAND LINE
---	DOUBLE YELLOW CENTER LINE
---	UTILITY POLE
---	GUY WIRE
---	CATCH BASIN
---	WELL
---	CESSPOOL
---	LANDSCAPING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

*[Signature]*  
GABRIEL R. CROCKER, P.E. 2-17-2025

C-2

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD

DATE: 3/26/25  
*GRC*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.

FOR REGISTRY USE ONLY



ORAD DELINEATION DOES NOT  
EXTEND TO PROPERTY LINE. FOR  
CONCEPTUAL PURPOSES IT IS  
ASSUMED THE LINE EXTENDS  
PERPENDICULAR TO PROPERTY LINE.

VERNAL POOL FLAGGED  
BY MARK COOPERMAN  
OF ECOTERRA  
ON MAY 19, 2016  
(1,375± S.F.)

EXISTING TREE YARD TO  
REMAIN, EXCEPT FOR TWO (2)  
PINE TREES ON THE SOUTH  
SIDE OF THE SITE

EXISTING TREE YARD TO  
REMAIN, EXCEPT FOR TWO (2)  
PINE TREES ON THE SOUTH  
SIDE OF THE SITE

PORTION OF SLOPE TO BE REGRADED  
TO ACCOMMODATE EXTENSION OF LANDSCAPE  
STONE WALL

EXISTING TREE STUMPS OF TREES  
REMOVED BY DPW RANGING FROM  
14"-24" INCHES IN DIAMETER TO BE  
GROUND DOWN TO AT OR BELOW  
PROPOSED FINISHED GRADE

SILT FENCE AND SILT SOCK LOCATION  
ALONG CUSHING STREET TO BE  
COORDINATED WITH HINGHAM DPW.  
SHIFT TO EDGE OF ROADWAY AS  
NECESSARY

GRAVEL AND PAVED DRIVEWAYS TBR&D  
END SILT FENCE AND 12" SILT SOCK  
STABILIZED CONSTRUCTION ENTRANCE

30" PINE TREE REMOVED BY DPW  
BEGIN SILT FENCE AND 12" SILT SOCK  
30" PINE TREE REMOVED BY DPW

NOTE: TREES REMOVED IN R.O.W. FOR SIGHT  
DISTANCE HAVE BEEN APPROVED BY THE  
HINGHAM TREE WARDEN.

SILT FENCE AND SILT SOCK LOCATION  
ALONG CUSHING STREET TO BE  
COORDINATED WITH HINGHAM DPW.  
SHIFT TO EDGE OF ROADWAY AS  
NECESSARY

Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
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2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

588'01"23"E  
50.00'  
SURVEY TIE LI

**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0308

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

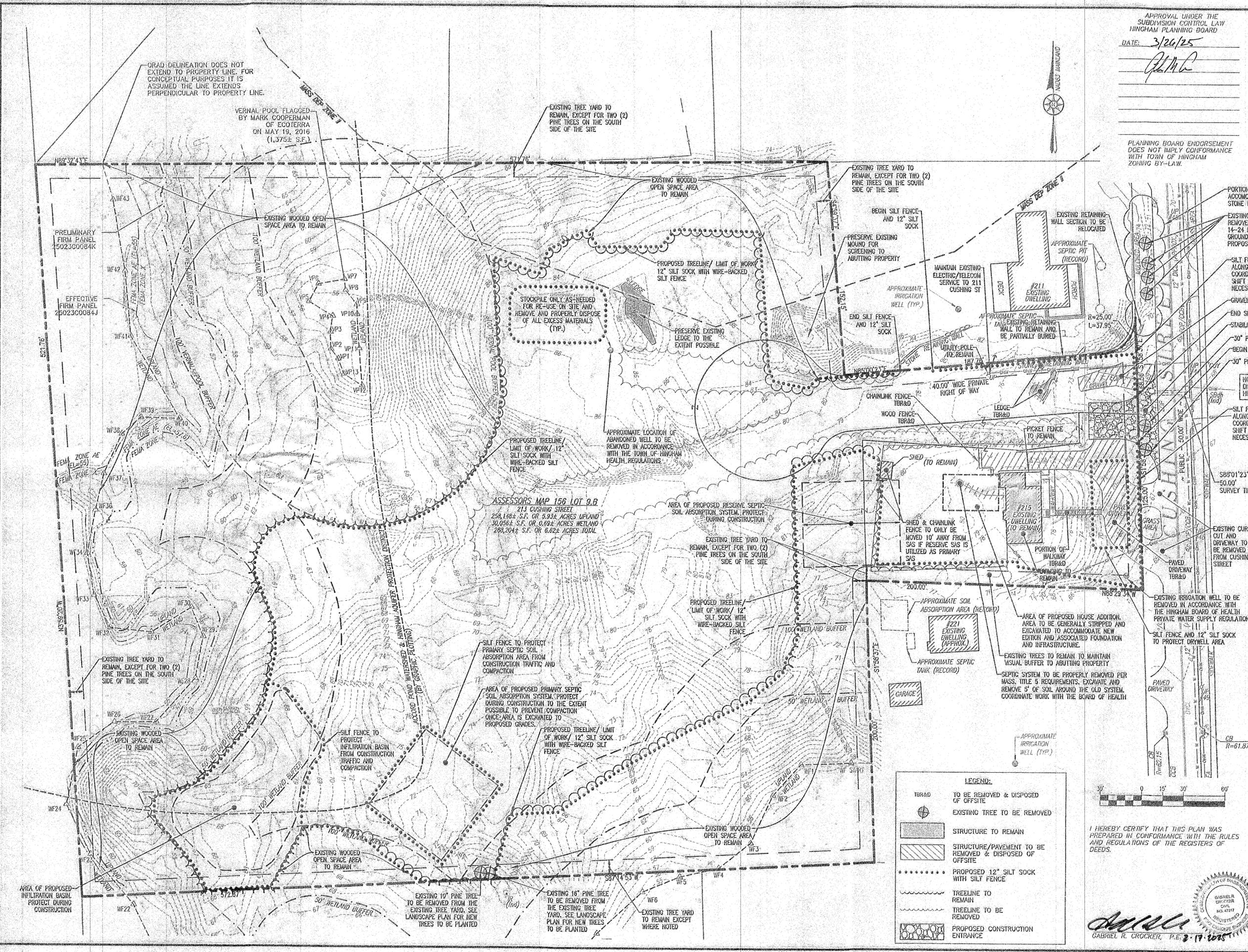
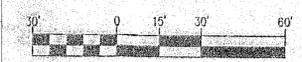
Drawing Title  
**DEMOLITION AND SOIL  
EROSION AND SEDIMENT  
CONTROL PLAN**

Project No. 106-117 Drawing No.  
Date 11/21/2022  
Scale 1"=50'  
Drawn By CRM/RML  
Approved By GRG

I HEREBY CERTIFY THAT THIS PLAN WAS  
PREPARED IN CONFORMANCE WITH THE RULES  
AND REGULATIONS OF THE REGISTERS OF  
DEEDS.

**GABRIEL R. CROCKER, P.E. 3-19-2025**

- LEGEND:**
- TBR&D TO BE REMOVED & DISPOSED OF OFFSITE
  - EXISTING TREE TO BE REMOVED
  - STRUCTURE TO REMAIN
  - STRUCTURE/PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE
  - PROPOSED 12" SILT SOCK WITH SILT FENCE
  - TREELINE TO REMAIN
  - TREELINE TO BE REMOVED
  - PROPOSED CONSTRUCTION ENTRANCE



**ASSESSORS MAP 156 LOT 9.B**  
213 CUSHING STREET  
258,148± S.F. OR 5.924 ACRES UPLAND  
30,096± S.F. OR 0.692 ACRES WETLAND  
288,244± S.F. OR 6.624 ACRES TOTAL

AREA OF PROPOSED RESERVE SEPTIC  
SOIL ABSORPTION SYSTEM, PROTECT  
DURING CONSTRUCTION

EXISTING TREE YARD TO  
REMAIN, EXCEPT FOR TWO (2)  
PINE TREES ON THE SOUTH  
SIDE OF THE SITE

PROPOSED TREELINE/  
LIMIT OF WORK/ 12"  
SILT SOCK WITH  
WIRE-BACKED SILT  
FENCE

SILT FENCE TO PROTECT  
PRIMARY SEPTIC SOIL  
ABSORPTION AREA FROM  
CONSTRUCTION TRAFFIC AND  
COMPACTION

AREA OF PROPOSED PRIMARY SEPTIC  
SOIL ABSORPTION SYSTEM, PROTECT  
DURING CONSTRUCTION TO THE EXTENT  
POSSIBLE TO PREVENT COMPACTION  
ONCE AREA IS EXCAVATED TO  
PROPOSED GRADES.

PROPOSED TREELINE/  
LIMIT OF WORK/ 12"  
SILT SOCK WITH  
WIRE-BACKED SILT  
FENCE

SILT FENCE TO  
PROTECT  
INFILTRATION BASIN  
FROM CONSTRUCTION  
TRAFFIC AND  
COMPACTION

EXISTING WOODED  
OPEN SPACE AREA  
TO REMAIN

EXISTING 10" PINE TREE  
TO BE REMOVED FROM THE  
EXISTING TREE YARD. SEE  
LANDSCAPE PLAN FOR NEW  
TREES TO BE PLANTED

EXISTING 18" PINE TREE  
TO BE REMOVED FROM  
THE EXISTING TREE  
YARD. SEE LANDSCAPE  
PLAN FOR NEW TREES  
TO BE PLANTED

EXISTING TREE YARD  
TO REMAIN EXCEPT  
WHERE NOTED

PRELIMINARY  
FIRM PANEL  
502300084K

EFFECTIVE  
FIRM PANEL  
2502300084J

ZONE AE  
EL=59

WF32

WF25

WF24

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WF41A

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WF14

MAP 155 LOT 27  
No. 7 LECLAIR DRIVE  
N/F GARY & PAULA CENTURELLI  
DEED BOOK 13316 PAGE 8  
PLAN BOOK 31 PAGE 1034

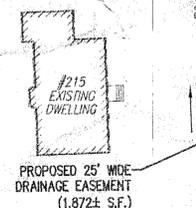
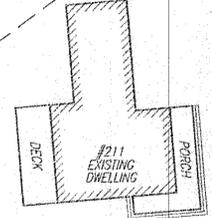
ORAD DELINEATION DOES NOT  
EXTEND TO PROPERTY LINE. FOR  
CONCEPTUAL PURPOSES IT IS  
ASSUMED IT EXTENDS  
PERPENDICULAR TO PROPERTY LINE.

MAP 156 LOT 94  
No. 6 LECLAIR DRIVE  
N/F SANDRA & ALAN MCKENNA  
DEED BOOK 51072 PAGE 185  
PLAN BOOK 31 PAGE 1034

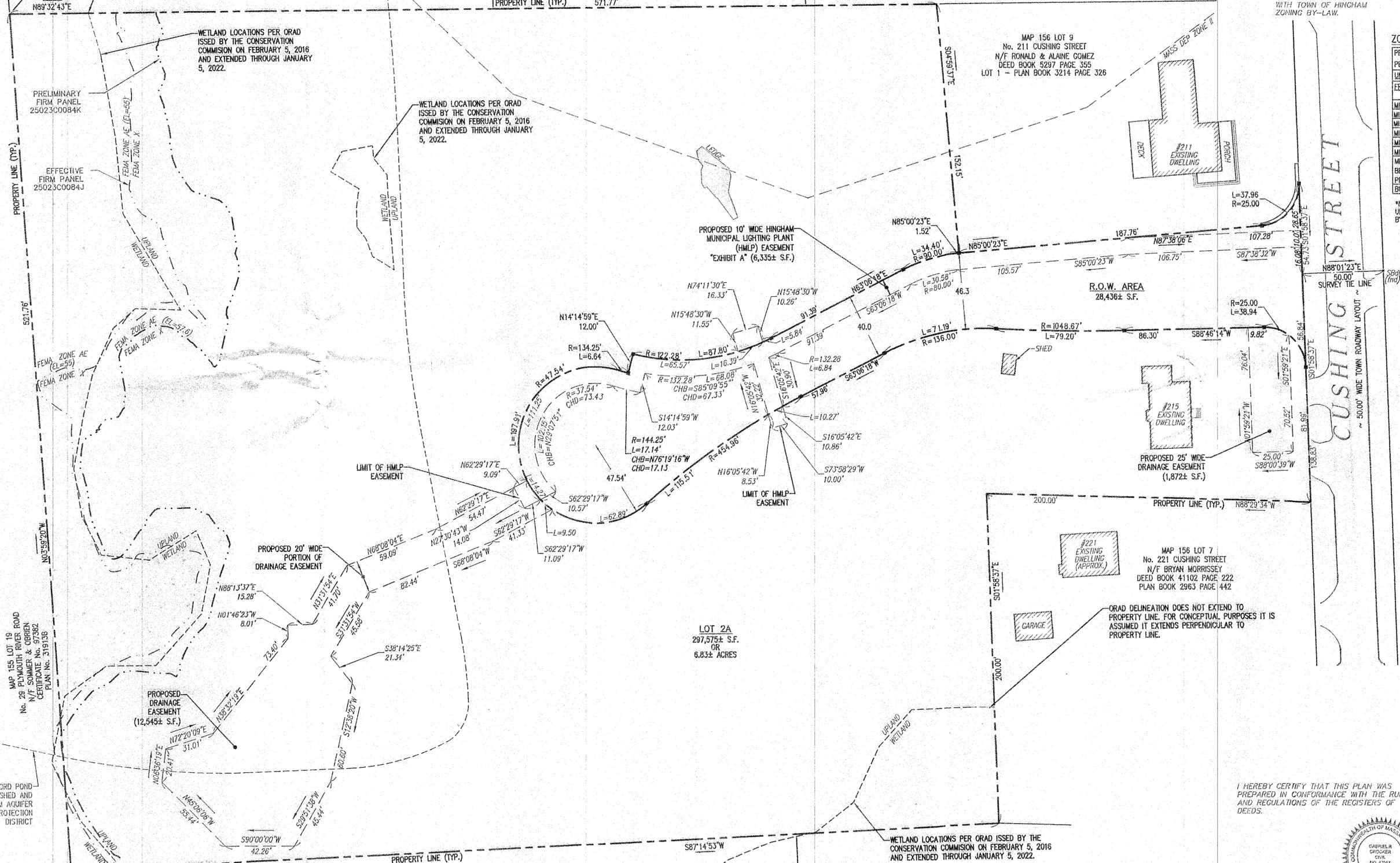
MAP 156 LOT 95  
No. 4 LECLAIR DRIVE  
N/F PATRICIA CROMIN & STACY ROTONDO  
DEED BOOK 52119 PAGE 103  
PLAN BOOK 31 PAGE 1034

MAP 156 LOT 10  
No. 207 CUSHING STREET  
N/F ALBERT & LORELEI HALBANDIAN  
DEED BOOK 11363 PAGE 294

MAP 156 LOT 9  
No. 211 CUSHING STREET  
N/F RONALD & ALAINE GOMEZ  
DEED BOOK 5297 PAGE 355  
LOT 1 - PLAN BOOK 3214 PAGE 326



MAP 156 LOT 7  
No. 221 CUSHING STREET  
N/F BRYAN MORRISSEY  
DEED BOOK 41102 PAGE 222  
PLAN BOOK 2963 PAGE 442



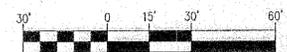
APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25  
*[Signature]*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.

ZONING DATA:

PROPOSED USE:	FLEXIBLE RESIDENTIAL DEVELOPMENT (FRD)
PER SECTION N-D	
UNDERLYING ZONING DISTRICT:	RESIDENCE-C
FRD CRITERIA	REQUIRED
MINIMUM LOT AREA	3.0 ACRES
MINIMUM LOT FRONTAGE	50 FT.
MINIMUM FRONT YARD	15 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	15 FT.
MINIMUM STREET WIDTH	23 FT.
MINIMUM DISTANCE BETWEEN DETACHED PRINCIPAL STRUCTURES	30 FT.
BUILDING HEIGHT/STORIES	35 FT./2.5

\*NO LOT SHOWN FOR WHICH A SPECIAL PERMIT IS GRANTED UNDER SECTION N-D OF THE TOWN OF HINGHAM ZONING BYLAW SHALL BE FURTHER SUBDIVIDED.



Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

2/19/25  
*[Signature]*  
SHANE M. BRENNER  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #19917

Crocker Design Group  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 11  
HINGHAM, MA 02043

Drawing Title  
**LOTING PLAN**

Project No.	100-137	Drawing No.	C-4
Date	11/21/2022		
Scale	1"=30'		
Drawn By	SWP		
Approved By	SMB		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
*[Signature]* 2/17/2025  
GABRIEL R. CROCKER, P.E.



MAP 156 LOT 5  
No. 245 CUSHING STREET  
N/F LAWRENCE & SUSAN GUIHAN  
DEED BOOK 5949 PAGE 73  
PLAN BOOK 20 PAGE 314

LOT 2A  
297,575± S.F.  
OR  
6.83± ACRES

MAP 156 LOT 5  
No. 245R CUSHING STREET  
N/F INHABITANTS OF THE TOWN OF HINGHAM  
DEED BOOK 4508 PAGE 224  
PLAN BOOK 20 PAGE 314

MAP 155 LOT 19  
No. 29 PLYMOUTH RIVER ROAD  
N/F SOMMER & OREN  
CERTIFICATE No. 571862  
PLAN No. 515136

ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT

ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT PER HINGHAM GIS MAPPING





APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD

DATE: 3/26/25

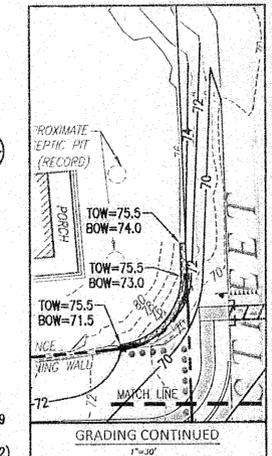
*[Signature]*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.

REFERENCE NOTES

1. DRAINAGE STRUCTURE AND PIPE INFORMATION CAN BE FOUND IN THE ROADWAY AND DRAINAGE PROFILE (SHEET C-7) UNLESS OTHERWISE SPECIFIED IN THIS SHEET (SHEET C-6).
2. MUNICIPAL EASEMENT INFORMATION CAN BE FOUND IN THE LOTTING PLAN (SHEET C-4).

FOR REGISTRY USE ONLY



Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-28-23	BOARD OF HEALTH PEER REVIEW	6
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3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

*[Signature]*  
GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION 117917

**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

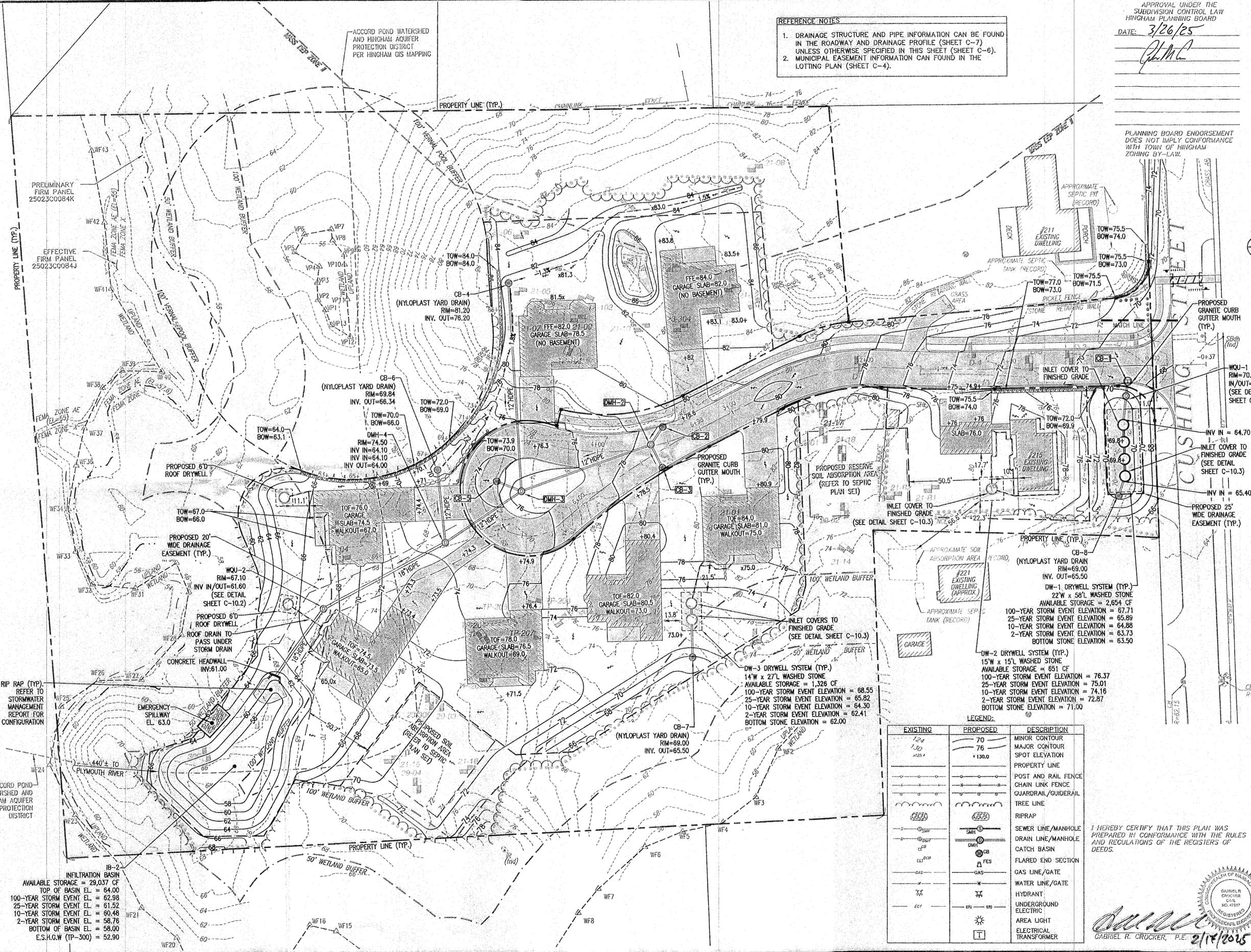
Drawing Title  
**GRADING AND DRAINAGE PLAN**

Project No. 100-137 Drawing No. **C-6**  
Date 11/21/2022  
Scale 1"=30'  
Drawn By CRW/MML  
Approved By GRC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

*[Signature]*  
GABRIEL R. CROCKER, P.E. 2/17/2025

EXISTING	PROPOSED	DESCRIPTION
70	70	MINOR CONTOUR
75.0	76	MAJOR CONTOUR
78.4	+130.0	SPOT ELEVATION
---	---	PROPERTY LINE
---	---	POST AND RAIL FENCE
---	---	CHAIN LINK FENCE
---	---	GUARDRAIL/GUIDE RAIL
---	---	TREE LINE
---	---	RIPRAP
---	---	SEWER LINE/MANHOLE
---	---	DRAIN LINE/MANHOLE
---	---	CATCH BASIN
---	---	FLARED END SECTION
---	---	GAS LINE/GATE
---	---	WATER LINE/GATE
---	---	HYDRANT
---	---	UNDERGROUND ELECTRIC
---	---	AREA LIGHT
---	---	ELECTRICAL TRANSFORMER



IB-2 INFILTRATION BASIN  
AVAILABLE STORAGE = 29,037 CF  
TOP OF BASIN EL. = 64.00  
100-YEAR STORM EVENT EL. = 62.98  
25-YEAR STORM EVENT EL. = 61.52  
10-YEAR STORM EVENT EL. = 60.48  
2-YEAR STORM EVENT EL. = 58.76  
BOTTOM OF BASIN EL. = 58.00  
E.S.H.G.W (TP-300) = 52.90

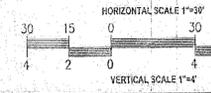
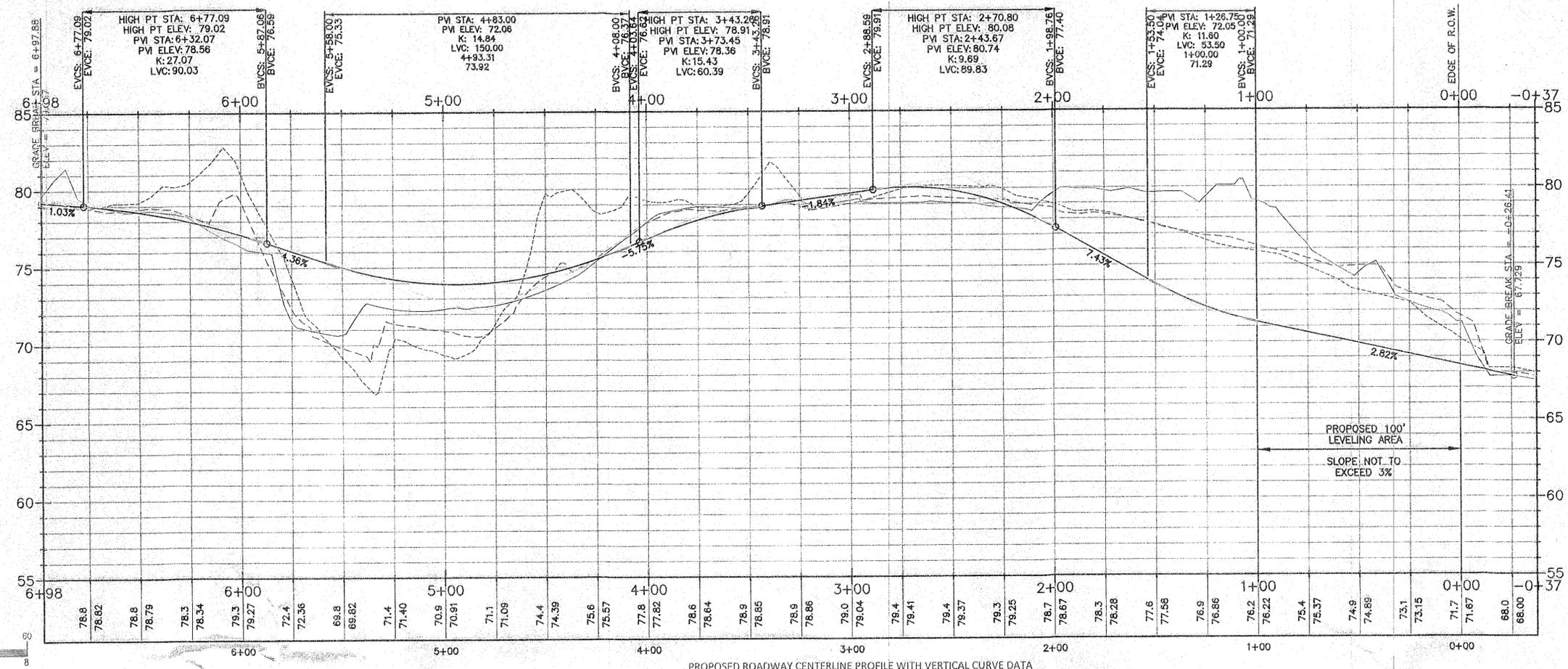
RIP RAP (TYP.)  
REFER TO STORMWATER MANAGEMENT REPORT FOR CONFIGURATION

ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT

ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT PER HINGHAM GIS MAPPING

PRELIMINARY FIRM PANEL 25023C0084K

EFFECTIVE FIRM PANEL 25023C0084J



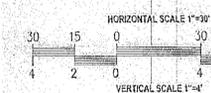
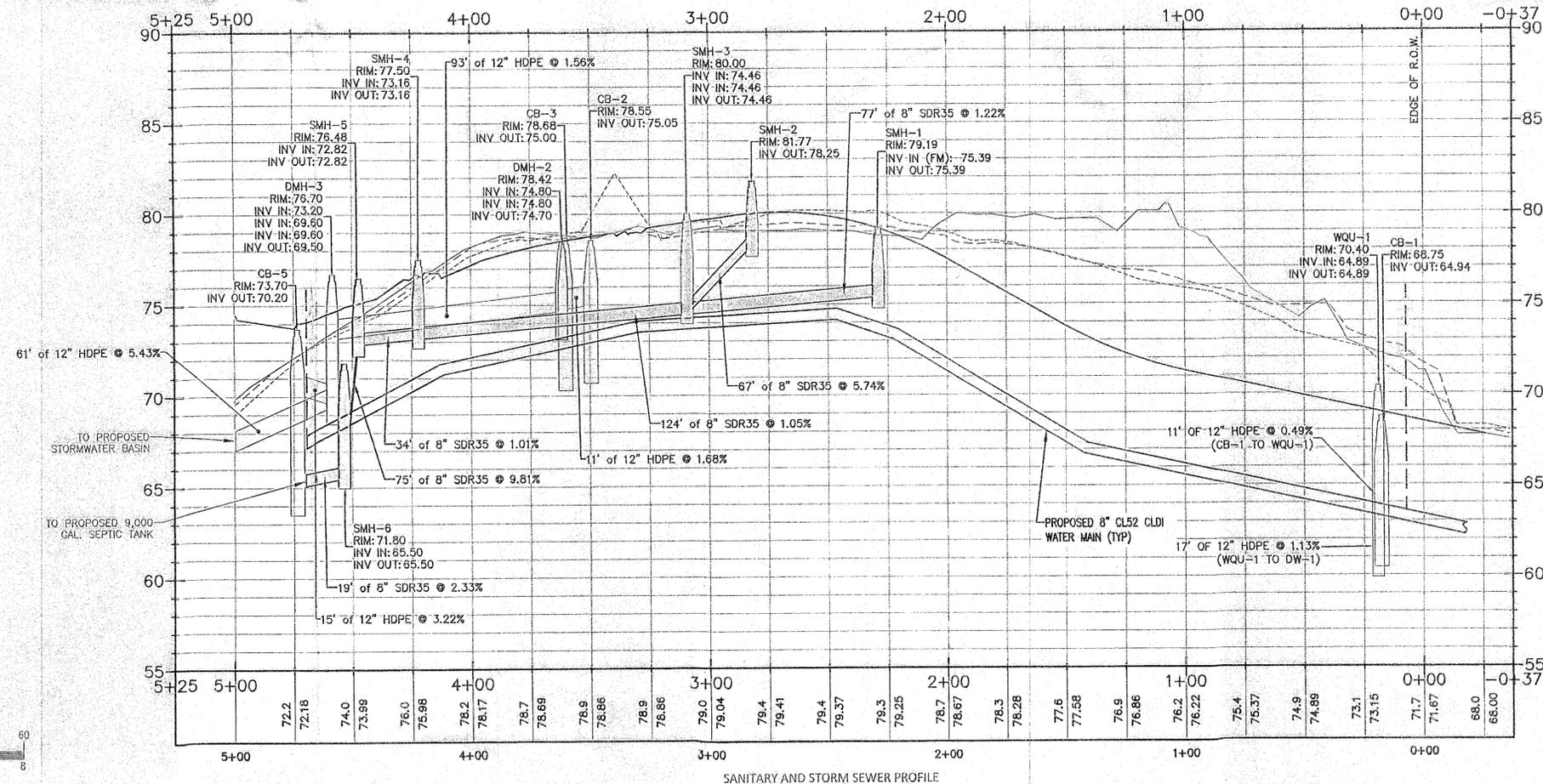
FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD

DATE: 3/26/25

*[Signature]*

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.



REFERENCE NOTES

1. DRAINAGE STRUCTURE AND PIPE INFORMATION CAN BE FOUND IN THE GRADING AND DRAINAGE PLAN (SHEET C-6) UNLESS OTHERWISE SPECIFIED IN THIS SHEET (SHEET C-7).

Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
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3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

GABRIEL R. CROCKER  
 PROFESSIONAL ENGINEER, MA REG. NO. 85791Z

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
 HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
 190 OLD DERBY STREET SUITE 311  
 HINGHAM, MA 02043

Drawing title  
**ROADWAY AND DRAINAGE PROFILES**

Project No.	100-137	Drawing No.	<b>C-7</b>
Date	11/21/2022		
Scale	SEE PLAN		
Drawn By	CR/MRL		
Approved By	GRC		

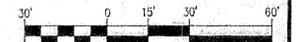
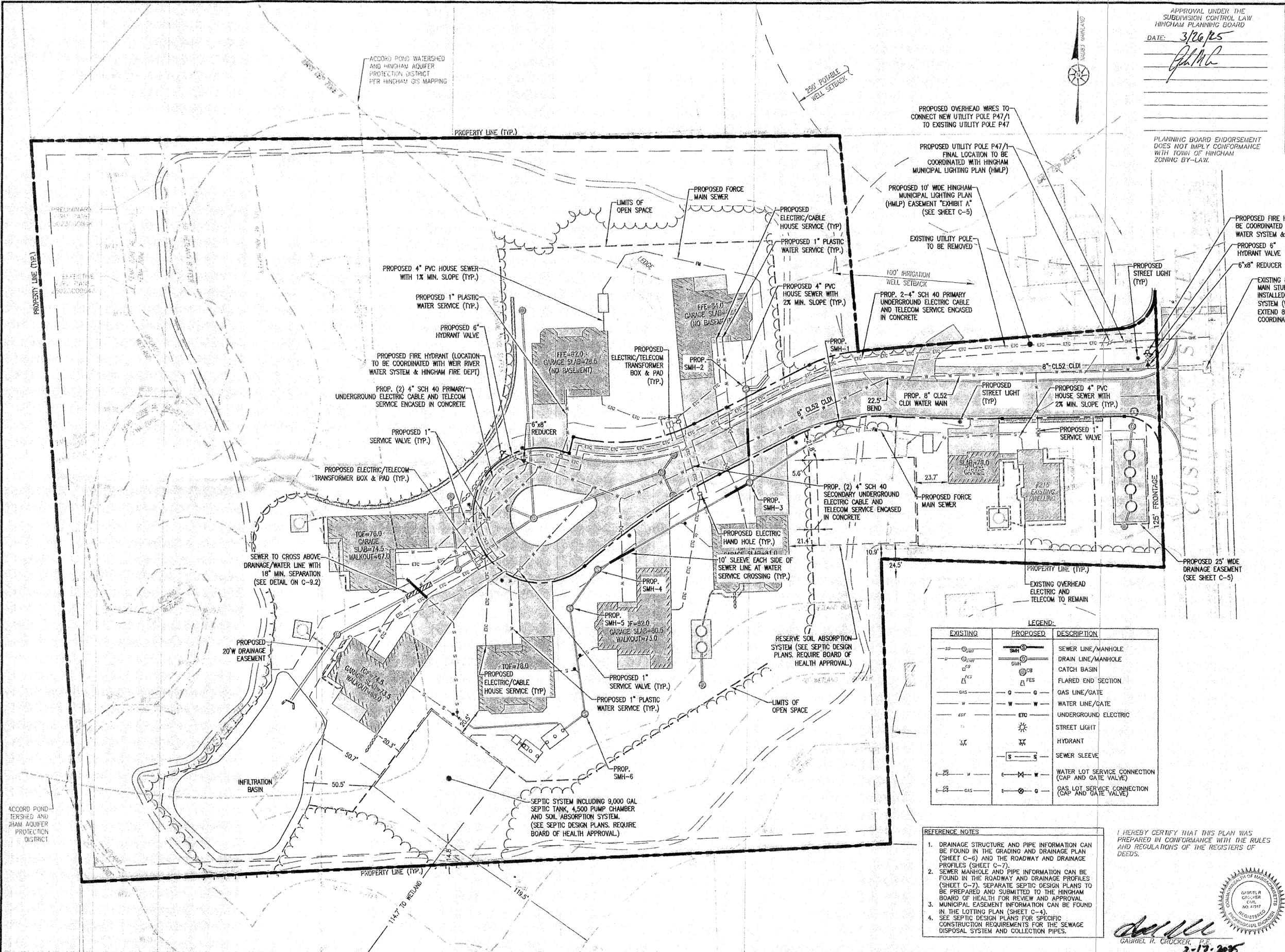
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF MASSACHUSETTS.

*[Signature]*  
 GABRIEL R. CROCKER, P.E. 2/17/2025

APPROVAL UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD  
 DATE: 3/26/25  
 [Signature]

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.

FOR REGISTRY USE ONLY



Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-28-23	BOARD OF HEALTH PEER REVIEW	6
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2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

GABRIEL R. CROCKER  
 PROFESSIONAL ENGINEER, MA REGISTRATION #17717  
 2/17/2025

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
 HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
 190 OLD DERBY STREET SUITE 311  
 HINGHAM, MA 02043

Drawing Title  
**UTILITIES PLAN**

Project No. 100-127  
 Date 11/27/2022  
 Scale 1"=30'  
 Drawn By CRMRM  
 Approved By GRC

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
SS	SMH	SEWER LINE/MANHOLE
W	DWH	DRAIN LINE/MANHOLE
CB	CB	CATCH BASIN
FE	FE	FLARED END SECTION
G	G	GAS LINE/GATE
W	W	WATER LINE/GATE
ETC	ETC	UNDERGROUND ELECTRIC
SL	SL	STREET LIGHT
HY	HY	HYDRANT
S	S	SEWER SLEEVE
W-C	W-C	WATER LOT SERVICE CONNECTION (CAP AND GATE VALVE)
G-C	G-C	GAS LOT SERVICE CONNECTION (CAP AND GATE VALVE)

- REFERENCE NOTES
- DRAINAGE STRUCTURE AND PIPE INFORMATION CAN BE FOUND IN THE GRADING AND DRAINAGE PLAN (SHEET C-6) AND THE ROADWAY AND DRAINAGE PROFILES (SHEET C-7).
  - SEWER MANHOLE AND PIPE INFORMATION CAN BE FOUND IN THE ROADWAY AND DRAINAGE PROFILES (SHEET C-7). SEPARATE SEPTIC DESIGN PLANS TO BE PREPARED AND SUBMITTED TO THE HINGHAM BOARD OF HEALTH FOR REVIEW AND APPROVAL.
  - MUNICIPAL EASEMENT INFORMATION CAN BE FOUND IN THE LOTTING PLAN (SHEET C-4).
  - SEE SEPTIC DESIGN PLANS FOR SPECIFIC CONSTRUCTION REQUIREMENTS FOR THE SEWAGE DISPOSAL SYSTEM AND COLLECTION PIPES.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]  
 GABRIEL R. CROCKER, P.E.  
 2-17-2025



C-8

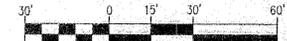
APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25  
*G.R. Crocker*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.

FOR REGISTRY USE ONLY

LEGEND:

EXISTING	DESCRIPTION
X-1	TEST PIT LOCATION



Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

Revisions

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #49917

**Crocker Design Group** & SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

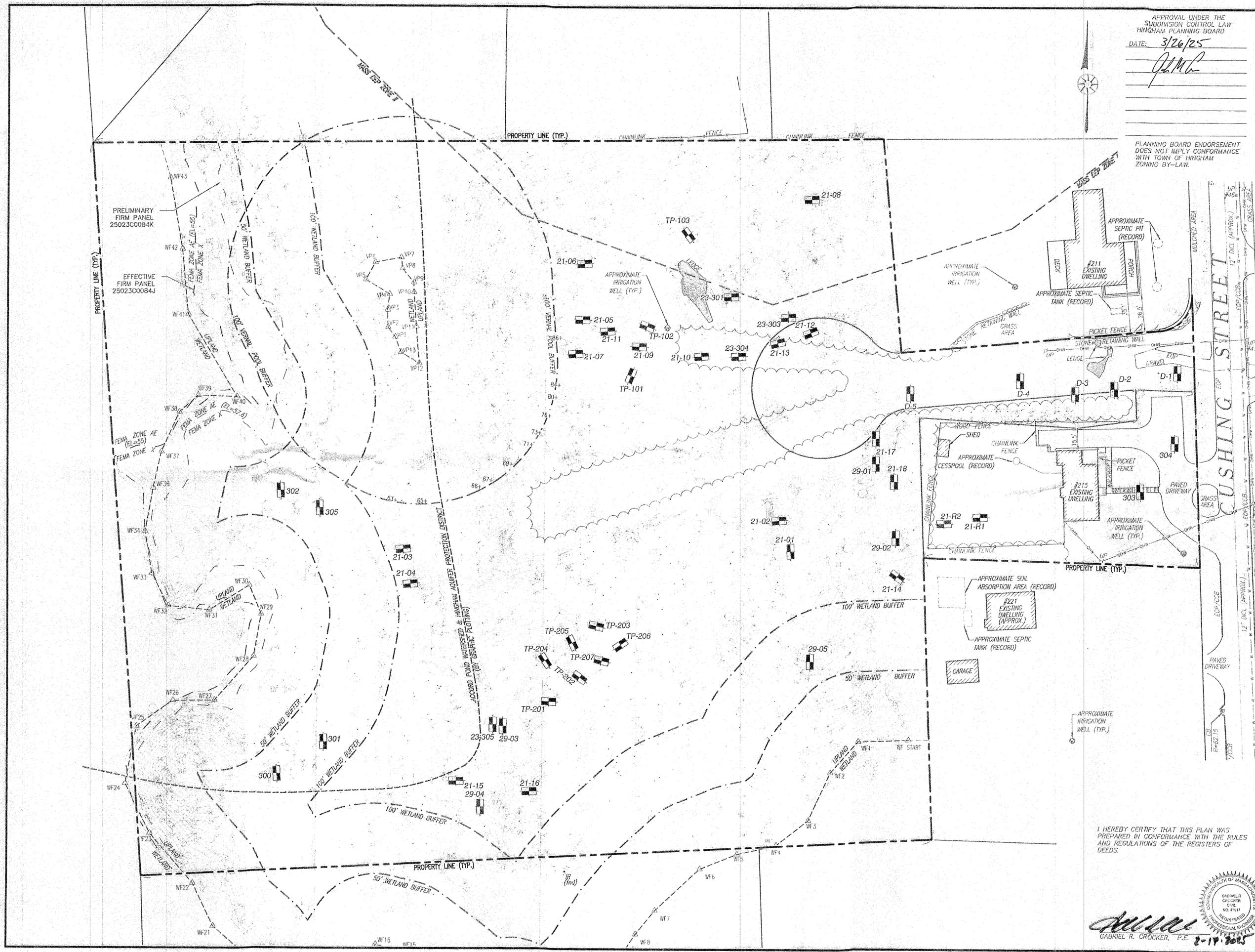
Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**TEST PIT PLAN**

Project No.	100-137	Drawing No.	<b>C-9.1</b>
Date	11/21/2022		
Scale	1"=30'		
Drawn By	CRM/RML		
Approved By	CRG		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, P.E. 2-17-2025



APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25  
*J.M.C.*

PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE  
WITH TOWN OF HINGHAM  
ZONING BY-LAW.  
FOR REGISTRY USE ONLY

FOR REGISTRY USE ONLY

**SOIL TEST DATA**

SOIL TESTING AND EVALUATION BY: GREGORY J. TANSEY S.E. #2399  
SOIL TESTING WITNESSED BY: JOHN CHESNA  
DATE: AUGUST 16, 2019

<b>TP-101</b> EL. 85.9 0" TO 6" A HORIZON SANDY LOAM 10 YR 3/3 85.4 8" TO 22" B HORIZON SANDY LOAM 10 YR 5/6 84.1 22" TO 70" C1 LAYER MC-SAND & GRAVEL 10 YR 4/6 80.1 70" TO 122" C2 LAYER F-LOAMY SAND 10 YR 5/2 75.7 D=10.2' REDOX ENCOUNTERED NONE	<b>TP-102</b> EL. 86.5 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 86.2 4" TO 22" B HORIZON SANDY LOAM 10 YR 5/6 84.7 22" TO 70" C1 LAYER MC-SAND & GRAVEL 10 YR 4/6 80.0 D=6.0' REDOX ENCOUNTERED NONE	<b>TP-103</b> EL. 85.3 0" TO 5" A HORIZON SANDY LOAM 10 YR 3/3 85.3 5" TO 22" B HORIZON SANDY LOAM 10 YR 5/6 83.9 22" TO 98" C1 LAYER MC-SAND & GRAVEL 10 YR 4/6 80.0 LEDGE ENCOUNTERED NONE	<b>TP-201</b> EL. 74.0 0" TO 12" B HORIZON SANDY LOAM 10 YR 5/2 73.0 12" TO 92" C1 LAYER MC-SAND & GRAVEL 10 YR 4/6 66.3 92" TO 108" C2 LAYER LOAMY SAND 10 YR 5/2 65.0 D=3.0' REDOX ENCOUNTERED NONE	<b>TH-202</b> EL. 73.5 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 73.2 4" TO 21" B HORIZON MC-SAND & GRAVEL 10 YR 5/6 71.8 21" TO 65" C1 LAYER MC-SAND & GRAVEL 10 YR 4/6 68.1 65" TO 120" C2 LAYER F-LOAMY SAND 10 YR 5/2 63.5 D=10' REDOX ENCOUNTERED NONE
--	--	--	--	---

**SOIL TEST DATA**  
SOIL TESTING AND EVALUATION BY: DAVID NEWMALL S.E. #14226  
SOIL TESTING WITNESSED BY: JOHN CHESNA  
DATE: SEPTEMBER 30, 2021 & OCTOBER 1, 2021

<b>21-01</b> EL. 82.9 0" TO 12" A HORIZON LOAMY SAND 10 YR 4/4 81.9 12" TO 31" B HORIZON LOAMY SAND 10 YR 4/6 80.3 31" TO 68" C1 LAYER SAND 10 YR 5/4 77.2 68" TO 150" C2 LAYER SAND 2.5 Y 6/2 70.4 D=12.5' REDOX ENCOUNTERED NONE	<b>21-02</b> EL. 82.0 0" TO 5" A HORIZON LOAMY SAND 10 YR 4/4 81.6 5" TO 36" B HORIZON LOAMY SAND 10 YR 4/6 79.0 36" TO 96" C1 LAYER SAND 10 YR 5/4 74.0 96" TO 114" C2 LAYER SAND 2.5 Y 6/2 72.5 D=9.5' REDOX ENCOUNTERED NONE	<b>21-03</b> EL. 83.5 0" TO 4" A HORIZON LOAMY SAND 10 YR 4/4 83.2 4" TO 16" B HORIZON LOAMY SAND 10 YR 4/6 82.2 16" TO 132" C LAYER SAND 10 YR 5/4 71.0 D=11' REDOX ENCOUNTERED NONE
---	--	---

**SOIL TEST DATA**  
SOIL TESTING AND EVALUATION BY: DAVID NEWMALL S.E. #14226  
SOIL TESTING WITNESSED BY: JOHN CHESNA  
DATE: NOVEMBER 23, 2021

<b>21-14</b> EL. 74.0 0" TO 12" A HORIZON LOAMY SAND 10 YR 4/4 73.0 12" TO 36" B HORIZON LOAMY SAND 10 YR 4/6 71.0 36" TO 124" C LAYER SAND 10 YR 5/4 63.7 D=10.3' REDOX ENCOUNTERED NONE	<b>21-15</b> EL. 72.3 0" TO 8" A HORIZON LOAMY SAND 10 YR 4/4 71.6 8" TO 30" B HORIZON LOAMY SAND 10 YR 4/6 69.8 30" TO 120" C LAYER SAND 10 YR 5/4 62.3 D=10' REDOX ENCOUNTERED NONE	<b>21-16</b> EL. 73.1 0" TO 23" A HORIZON LOAMY SAND 10 YR 4/4 72.4 23" TO 132" C LAYER SAND 10 YR 5/4 71.2 D=11' REDOX ENCOUNTERED NONE	<b>21-17</b> EL. 78.3 0" TO 12" A HORIZON LOAMY SAND 10 YR 4/4 77.3 12" TO 72" B HORIZON LOAMY SAND 10 YR 4/6 72.3 D=6' REDOX ENCOUNTERED NONE	<b>21-18</b> EL. 81.0 0" TO 8" A HORIZON LOAMY SAND 10 YR 4/4 80.3 8" TO 16" B HORIZON LOAMY SAND 10 YR 4/6 79.7 16" TO 72" C1 LAYER SAND 10 YR 5/4 75.0 72" TO 108" C2 LAYER SAND 2.5 Y 6/3 72.0 D=9' REDOX ENCOUNTERED NONE
---	---	---	---	--

**SOIL TEST DATA**  
SOIL TESTING AND EVALUATION BY: TAYLOR AVTARBLE S.E. #14263  
SOIL TESTING WITNESSED BY: JOHN CHESNA  
DATE: MARCH 1, 2024

<b>23-301</b> EL. 86.0 0" TO 14" FILL 84.8 14" TO 30" B LAYER LOAMY SAND 83.0 36" TO 102" C2 LAYER SAND 77.5 D=8.5' REDOX ENCOUNTERED NONE	<b>23-303</b> EL. 85.1 0" TO 18" B LAYER LOAMY SAND 83.6 18" TO 48" C1 LAYER COARSE SAND 81.1 48" TO 108" C2 LAYER SAND 76.1 D=9.0' REDOX ENCOUNTERED NONE	<b>23-304</b> EL. 85.4 0" TO 9" A LAYER SAND 84.6 9" TO 36" B LAYER LOAMY SAND 10% COBBLE 82.3 36" TO 84" C2 LAYER SAND 78.3 D=7.0' REDOX ENCOUNTERED NONE REFUSAL @ 84"	<b>23-305</b> EL. 73.0 0" TO 15" C1 LAYER SAND 10 YR 5/3 60.0 D=13.0' REDOX ENCOUNTERED NONE REFUSAL @ 15"
--	---	---	---

**SOIL TEST DATA**  
SOIL TESTING AND EVALUATION BY: TAYLOR AVTARBLE S.E. #14263  
SOIL TESTING WITNESSED BY: PAT BRENNAN  
DATE: DECEMBER 15, 2021

<b>300</b> EL. 64.9 0" TO 3" A HORIZON LOAM 10 YR 2/2 64.7 3" TO 27" B HORIZON LOAMY SAND 10 YR 4/4 62.7 27" TO 60" C1 LAYER SAND 10 YR 5/3 59.9 60" TO 144" C2 LAYER COARSE SAND 10 YR 5/2 52.9 D=12' REDOX ENCOUNTERED NONE	<b>301</b> EL. 85.2 0" TO 3" A HORIZON LOAM 10 YR 2/2 65.0 3" TO 10" B HORIZON LOAMY SAND 10 YR 4/4 64.4 10" TO 140" C1 LAYER COARSE SAND 10 YR 5/3 53.5 D=11.7' REDOX ENCOUNTERED NONE	<b>302</b> EL. 59.7 0" TO 3" A HORIZON LOAM 10 YR 2/2 59.5 3" TO 14" B HORIZON LOAMY SAND 10 YR 4/4 58.5 14" TO 96" C1 LAYER COARSE SAND 10 YR 5/3 51.7 D=8' REDOX ENCOUNTERED NONE
--	---	---

**SOIL TEST DATA**

SOIL TESTING AND EVALUATION BY: GREGORY J. TANSEY S.E. #2399  
SOIL TESTING WITNESSED BY: N/A  
DATE: JANUARY 8, 2020

<b>D-1</b> EL. 70.6 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 70.3 4" TO 18" B HORIZON LOAMY SAND 10 YR 5/6 69.1 18" TO 55" C1 LAYER MC-SAND 5 YR 4/6 66.0 55" TO 92" C2 LAYER F-LOAMY SAND 10 YR 5/4 62.9 92" TO 128" C3 LAYER FINE SAND 10 YR 5/3 59.9 LEDGE ENCOUNTERED NONE	<b>D-2</b> EL. 74.3 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 74.0 4" TO 11" B HORIZON LOAMY SAND 10 YR 5/6 73.4 11" TO 57" C1 LAYER MC-SAND 5 YR 4/6 70.9 57" TO 72" C2 LAYER FINE SAND 10 YR 5/3 68.3 LEDGE ENCOUNTERED NONE	<b>D-3</b> EL. 75.7 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 75.4 4" TO 12" B HORIZON LOAMY SAND 10 YR 5/6 74.7 12" TO 41" C1 LAYER MC-SAND 5 YR 4/6 71.0 41" TO 101" C2 LAYER FINE SAND 10 YR 5/3 67.3 LEDGE ENCOUNTERED NONE
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<b>21-04</b> EL. 65.0 0" TO 7" A HORIZON LOAMY SAND 10 YR 4/4 64.4 7" TO 24" B HORIZON LOAMY SAND 10 YR 4/6 63.0 24" TO 80" C1 LAYER SAND 10 YR 5/4 58.3 80" TO 132" C2 LAYER SAND 2.5 Y 6/2 54.0 D=11' REDOX ENCOUNTERED NONE	<b>21-05</b> EL. 86.3 0" TO 8" A HORIZON LOAMY SAND 10 YR 4/4 85.8 8" TO 24" B HORIZON LOAMY SAND 10 YR 4/6 84.3 24" TO 71" C1 LAYER SAND 10 YR 5/4 80.4 71" TO 130" C2 LAYER SAND 2.5 Y 6/2 75.5 D=10.8' REDOX ENCOUNTERED NONE	<b>21-06</b> EL. 85.0 0" TO 3" A HORIZON LOAMY SAND 10 YR 4/4 84.3 3" TO 28" B HORIZON LOAMY SAND 10 YR 4/6 82.7 28" TO 93" C2 LAYER SAND 2.5 Y 6/2 77.3 D=7.8' LEDGE ENCOUNTERED NONE
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<b>303</b> EL. 73.8 0" TO 6" A HORIZON LOAM 10 YR 2/2 73.3 6" TO 48" B HORIZON LOAMY SAND 10 YR 4/4 69.8 48" TO 50" POCKET OF FILL 69.6 50" TO 72" B HORIZON LOAMY SAND 10 YR 4/4 67.8 72" TO 132" C LAYER LOAMY SAND 10 YR 5/3 62.8 D=11' REDOX ENCOUNTERED NONE	<b>304</b> EL. 70.8 0" TO 2" A HORIZON LOAM 10 YR 2/2 70.6 2" TO 14" A HORIZON LOAM 10 YR 2/2 69.6 14" TO 38" C1 LAYER SAND 10 YR 5/3 67.6 38" TO 114" C2 LAYER COARSE SAND 10 YR 5/2 61.3 D=5.5' REDOX ENCOUNTERED NONE	<b>305</b> EL. 62.2 0" TO 2" A HORIZON LOAM 10 YR 2/2 62.0 2" TO 10" B HORIZON LOAMY SAND 10 YR 4/4 61.4 10" TO 120" C1 LAYER COARSE SAND 10 YR 5/3 52.2 D=8' REDOX ENCOUNTERED NONE
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**SOIL TEST DATA**

SOIL TESTING AND EVALUATION BY: GREGORY J. TANSEY S.E. #2399  
SOIL TESTING WITNESSED BY: N/A  
DATE: JANUARY 8, 2020

<b>D-4</b> EL. 76.7 0" TO 3" A HORIZON SANDY LOAM 10 YR 3/3 76.5 3" TO 18" B HORIZON LOAMY SAND 10 YR 5/6 75.4 18" TO 49" C1 LAYER MC-SAND 5 YR 4/6 72.6 49" TO 110" C2 LAYER FINE SAND 10 YR 5/3 67.5 LEDGE ENCOUNTERED NONE	<b>D-5</b> EL. 78.9 0" TO 4" A HORIZON SANDY LOAM 10 YR 3/3 78.6 4" TO 9" B HORIZON LOAMY SAND 10 YR 5/6 78.2 9" TO 39" C1 LAYER MC-SAND 5 YR 4/6 75.7 39" TO 115" C2 LAYER FINE SAND 10 YR 5/3 69.3 LEDGE ENCOUNTERED NONE
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<b>21-07</b> EL. 85.8 0" TO 48" FILL 81.8 48" TO 78" C LAYER SAND 7.5 Y 6/2 79.3 D=6.5' LEDGE ENCOUNTERED NONE	<b>21-08</b> EL. 84.4 0" TO 12" FILL 83.4 D=11' LEDGE ENCOUNTERED NONE	<b>21-09</b> EL. 86.2 0" TO 8" FILL 85.5 8" TO 48" C1 LAYER SAND 10 YR 5/4 82.4 48" TO 140" C2 LAYER SAND 2.5 Y 6/2 74.5 D=11.7' REDOX ENCOUNTERED NONE
---	--	---

**SOIL TEST DATA**  
SOIL TESTING AND EVALUATION BY: TAYLOR AVTARBLE S.E. #14263  
SOIL TESTING WITNESSED BY: JOHN CHESNA  
DATE: JUNE 29, 2022

<b>29-01</b> EL. 82.4 0" TO 12" A HORIZON LOAMY SAND 10 YR 2/2 81.4 12" TO 19" B HORIZON LOAMY SAND 10 YR 4/4 80.8 19" TO 64" C1 LAYER COARSE SAND 10 YR 5/3 77.1 D=12' REDOX ENCOUNTERED NONE	<b>29-02</b> EL. 78.1 0" TO 12" A HORIZON LOAMY SAND 10 YR 2/2 77.1 12" TO 20" B HORIZON LOAMY SAND 10 YR 4/4 76.4 20" TO 64" C1 LAYER COARSE SAND 10 YR 5/3 72.8 64" TO 144" C2 LAYER FINE SAND 10 YR 5/2 65.7 D=12.4' REDOX ENCOUNTERED NONE	<b>29-03</b> EL. 72.5 0" TO 9" A HORIZON LOAMY SAND 10 YR 2/2 71.8 9" TO 21" B HORIZON LOAMY SAND 10 YR 4/4 70.8 21" TO 72" C1 LAYER SAND 10 YR 5/3 66.5 D=12' REDOX ENCOUNTERED NONE	<b>29-04</b> EL. 70.9 0" TO 10" A HORIZON LOAMY SAND 10 YR 2/2 70.1 10" TO 24" B HORIZON LOAMY SAND 10 YR 4/4 68.9 24" TO 182" C1 LAYER SAND 10 YR 5/3 57.4 D=13.5' REDOX ENCOUNTERED NONE	<b>29-05</b> EL. 76.9 0" TO 4" A HORIZON LOAM 10 YR 2/2 76.6 4" TO 21" B HORIZON LOAM 10 YR 4/4 75.2 21" TO 126" C1 LAYER SAND 10 YR 5/3 66.4 D=10.9' REDOX ENCOUNTERED NONE
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2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1
Date	Description	No.

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #17817

**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
PH: 781-919-0808

Project: 213 & 215 CUSHING STREET  
HINGHAM, MA 02043

Prepared for: **WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

Drawing Title: **TEST PIT LOGS**

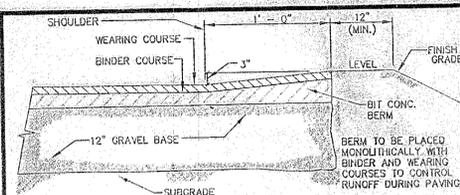
Project No.: 169-137  
Date: 11/21/2022  
Scale: SEE PLAN  
Drawn By: CRM/RML  
Approved By: ORC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

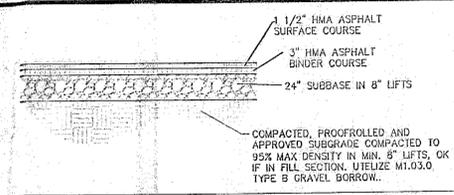
*Gabriel R. Crocker*  
GABRIEL R. CROCKER, P.E.  
2-17-2025



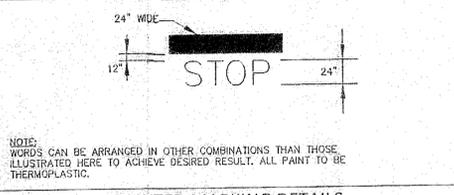
**C-9.2**



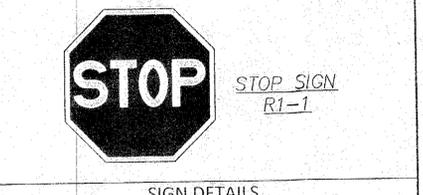
CAPE COD BERM DETAIL



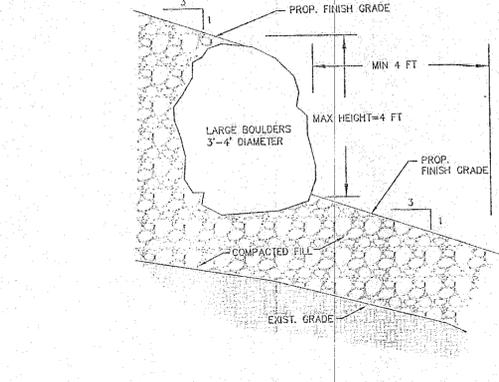
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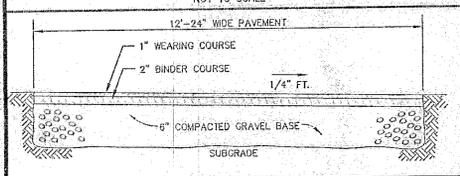
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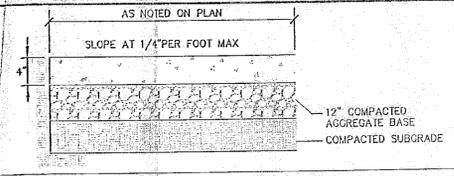
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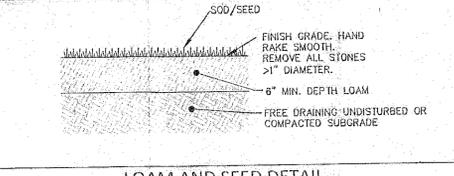
LANDSCAPE/STONE RETAINING WALL DETAIL



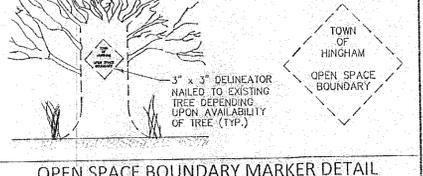
DRIVEWAY SECTION



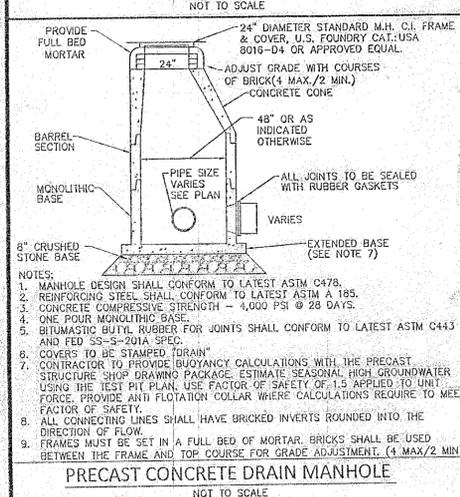
BITUMINOUS CONCRETE SIDEWALK



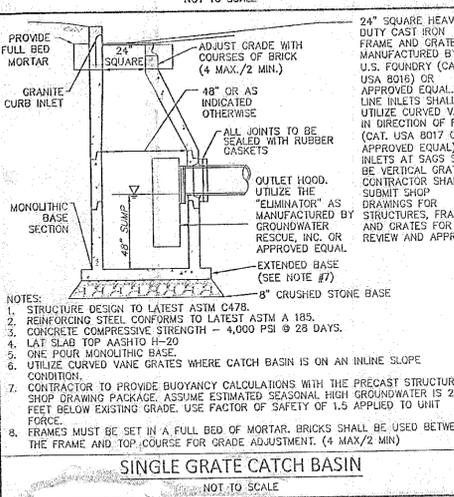
LOAM AND SEED DETAIL



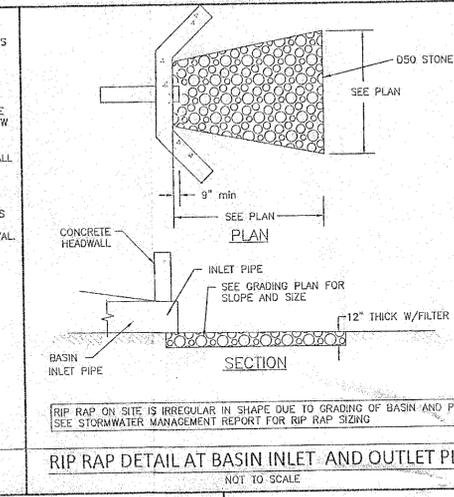
OPEN SPACE BOUNDARY MARKER DETAIL



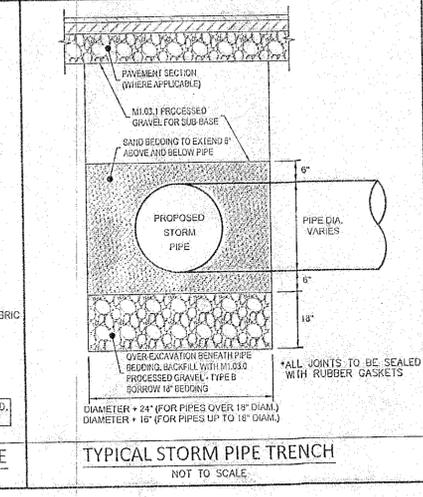
PRECAST CONCRETE DRAIN MANHOLE



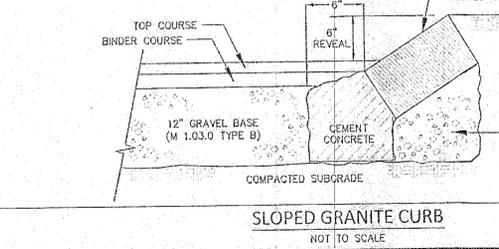
SINGLE GRATE CATCH BASIN



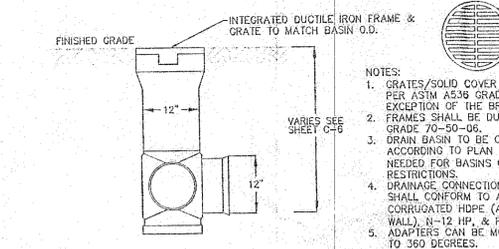
RIP RAP DETAIL AT BASIN INLET AND OUTLET PIPE



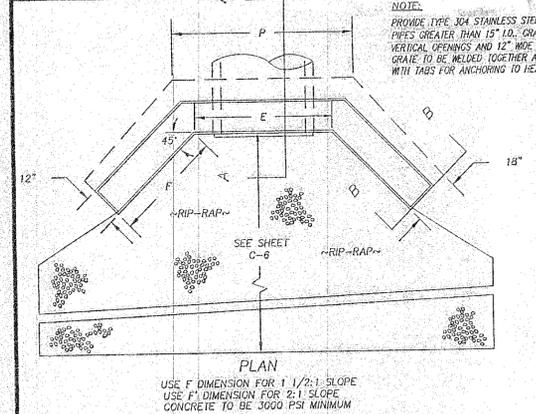
TYPICAL STORM PIPE TRENCH



SLOPED GRANITE CURB

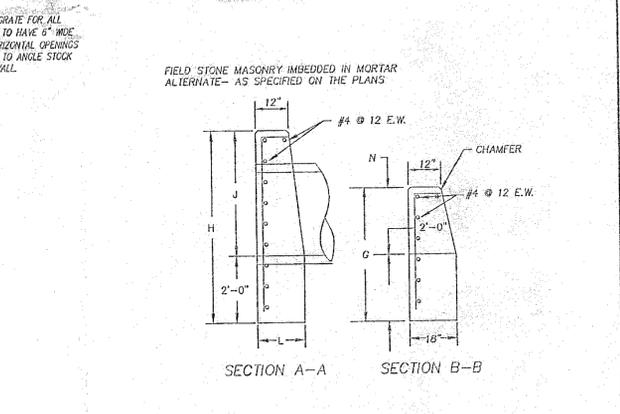


NYLOPLAST DRAIN BASIN

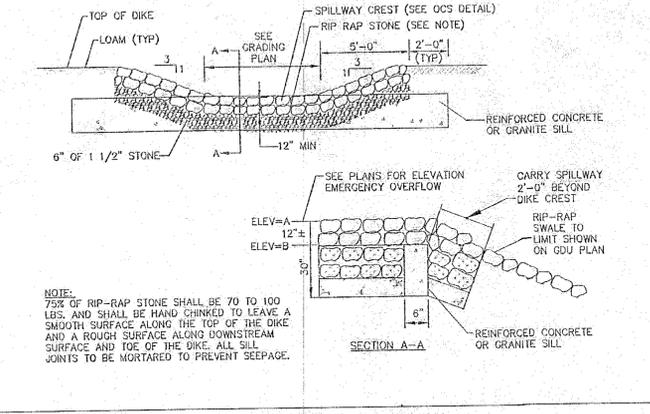


CONCRETE HEADWALL WITH RIPRAP SLOPE PROTECTION

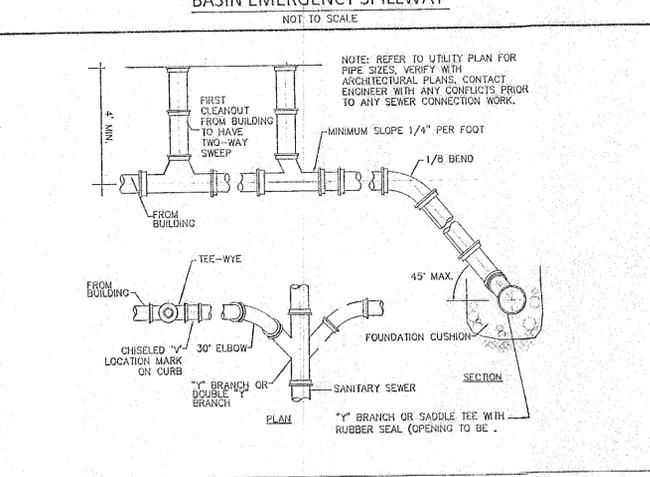
D	E	G	H	J	K	N	P	F	F'
12"	3'-6"	3'-9"	4'-6"	2'-6"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
15"	3'-6"	3'-9"	4'-9"	2'-9"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
18"	3'-6"	3'-9"	5'-0"	3'-0"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
24"	3'-6"	3'-9"	5'-0"	3'-0"	1'-4"	1'-9"	4'-8"	2'-6"	3'-6"
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	5'-0"
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	5'-9"



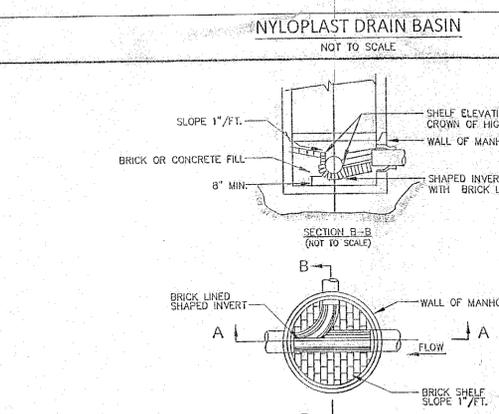
5' DIAMETER DOUBLE GRATE CATCH BASIN



BASIN EMERGENCY SPILLWAY



STANDARD SEWER CONNECTION DETAIL



PRECAST SEWER MANHOLE

FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917  
2-17-2025

APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.

Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	8
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917  
2-17-2025

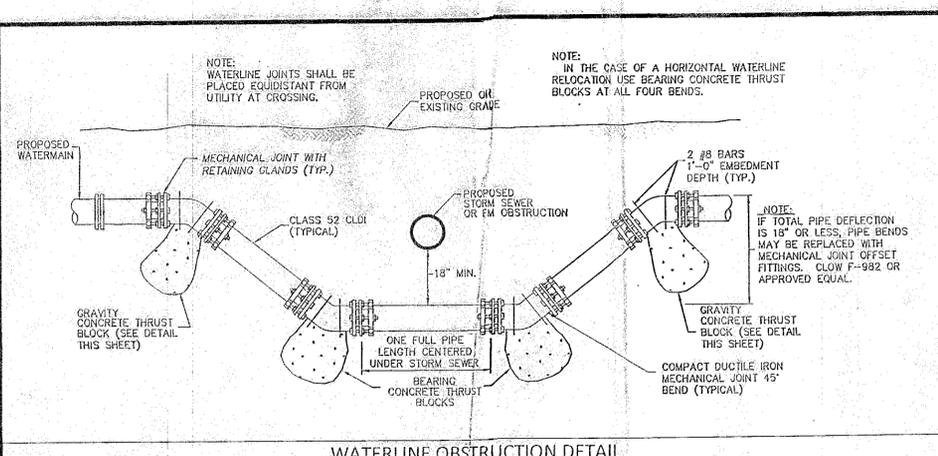
Crocker Design Group  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project: 213 & 215 CUSHING STREET  
HINGHAM, MA 02043

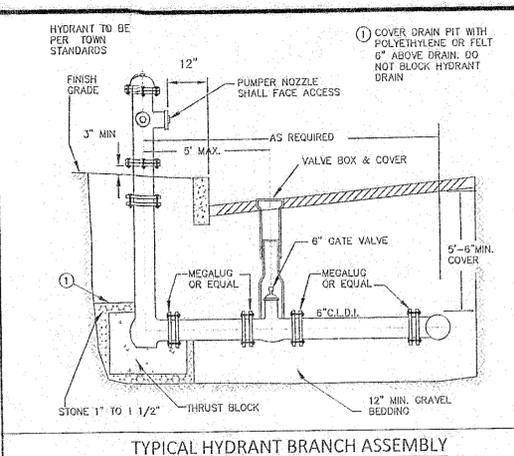
Prepared for: WV CUSHING, LLC  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

Drawing Title: CONSTRUCTION DETAILS

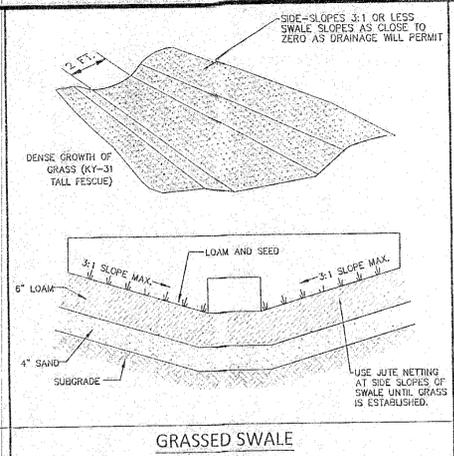
Project No.	100-137	Drawing No.
Date	11/21/2022	C-10.1
Scale	SEE PLAN	
Drawn By	CMRML	
Approved By	GRC	



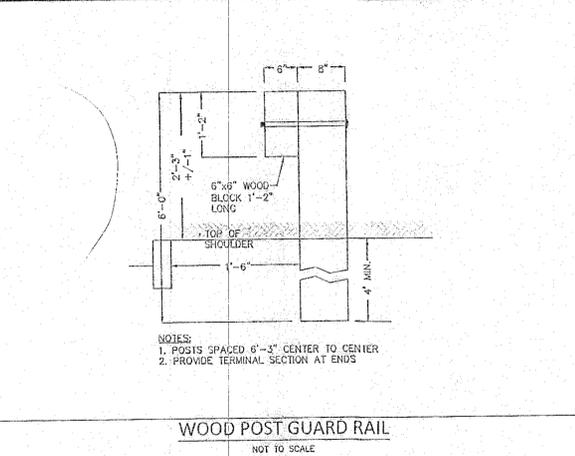
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NOT TO SCALE



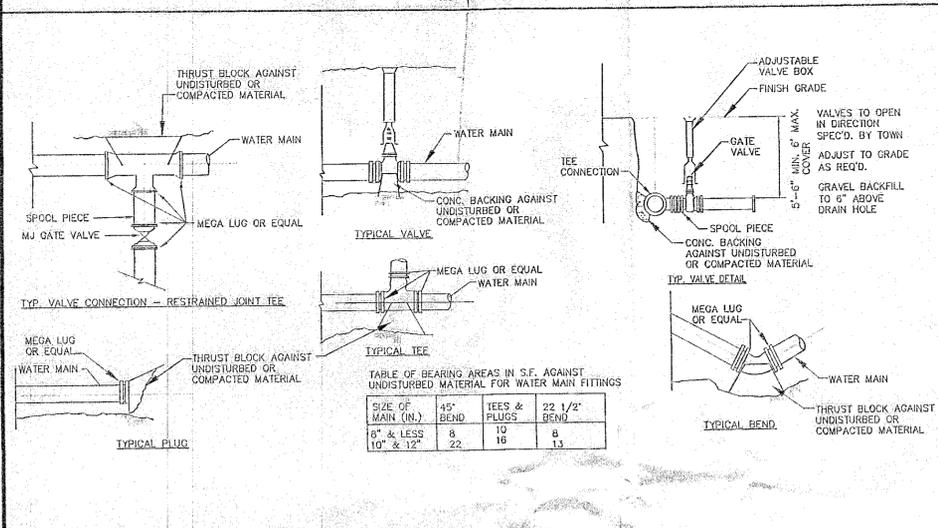
**TYPICAL HYDRANT BRANCH ASSEMBLY**  
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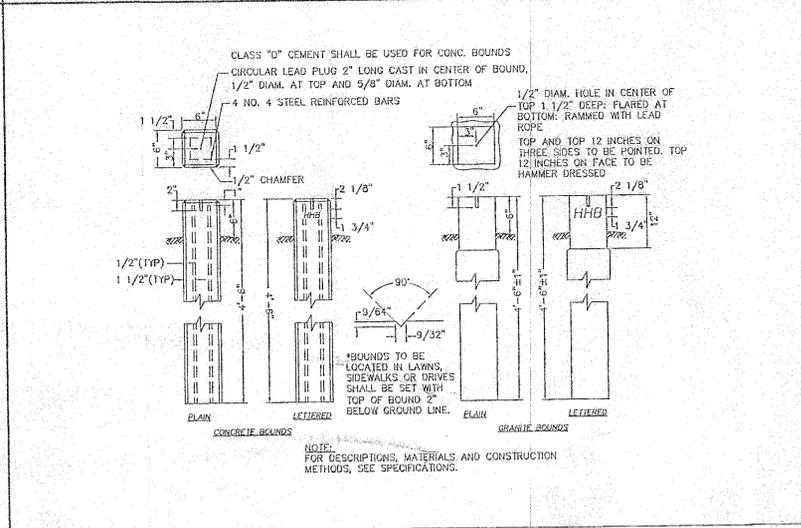
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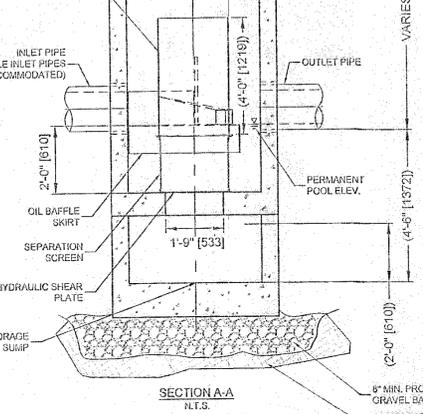
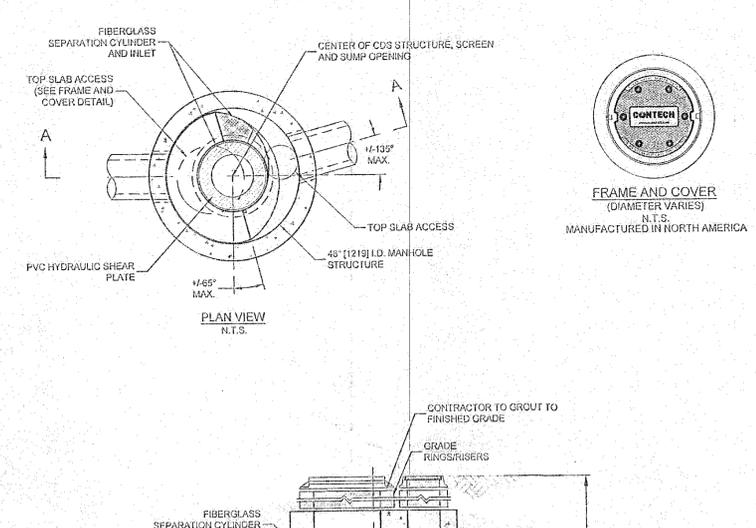
**WOOD POST GUARD RAIL**  
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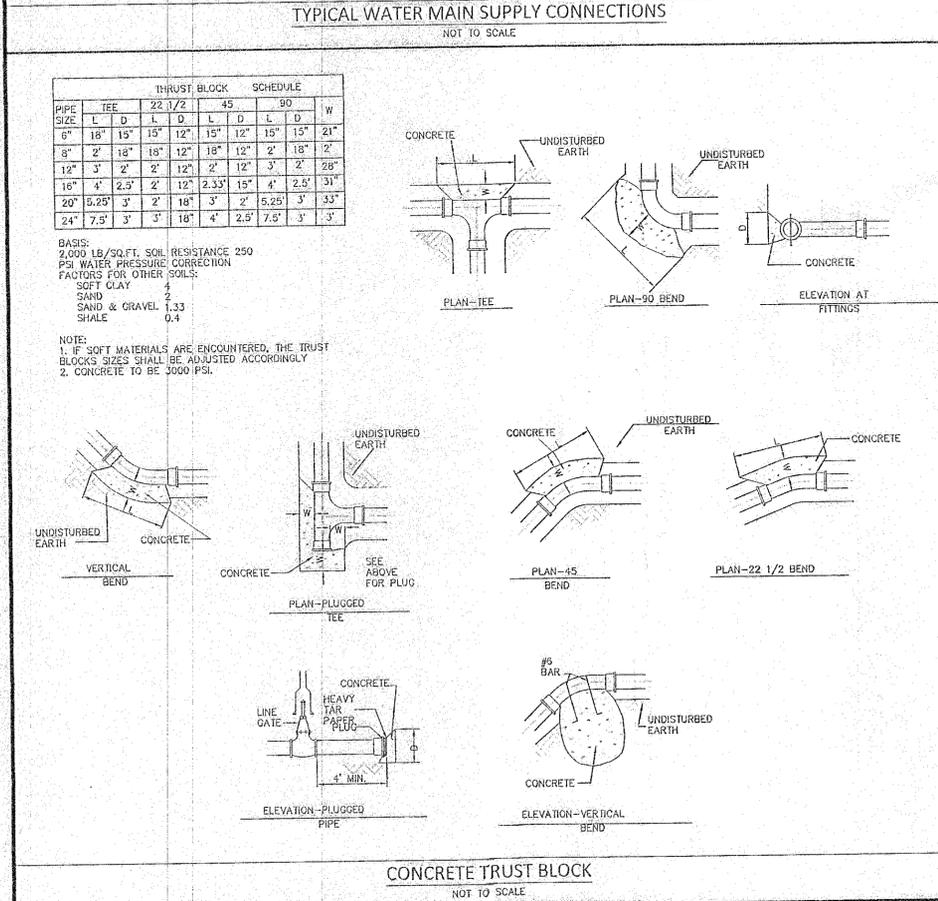
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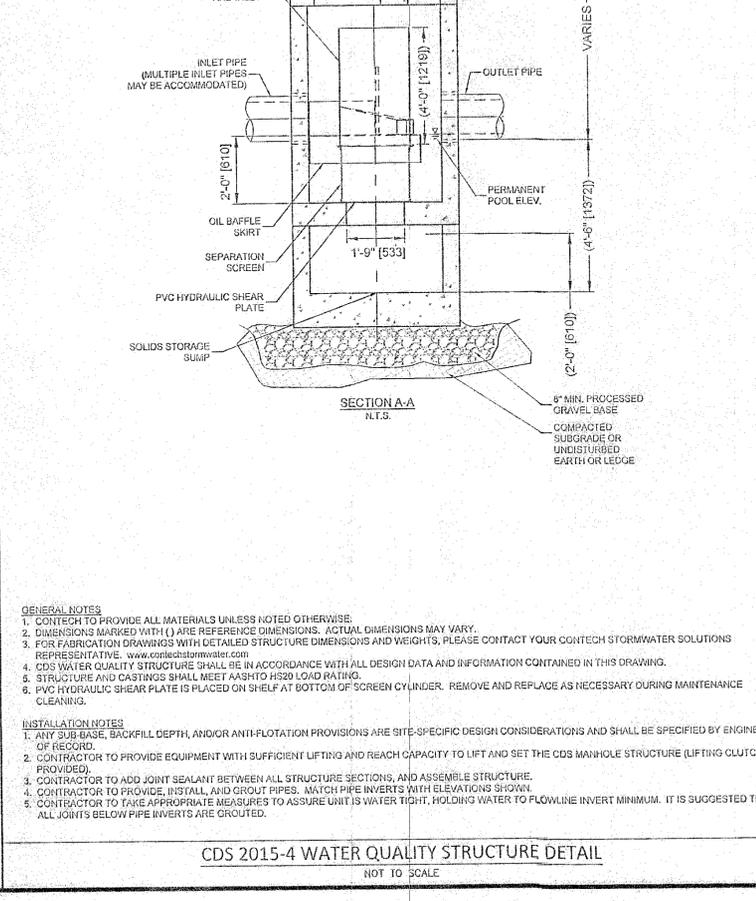
**HINGHAM HIGHWAY BOUND DETAIL**  
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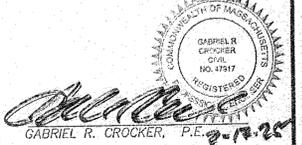
**CDS 2015-4 WATER QUALITY STRUCTURE DETAIL**  
NOT TO SCALE



**CONCRETE TRUST BLOCK**  
NOT TO SCALE



FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
HINGHAM PLANNING BOARD  
DATE: 3/26/25  
PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.

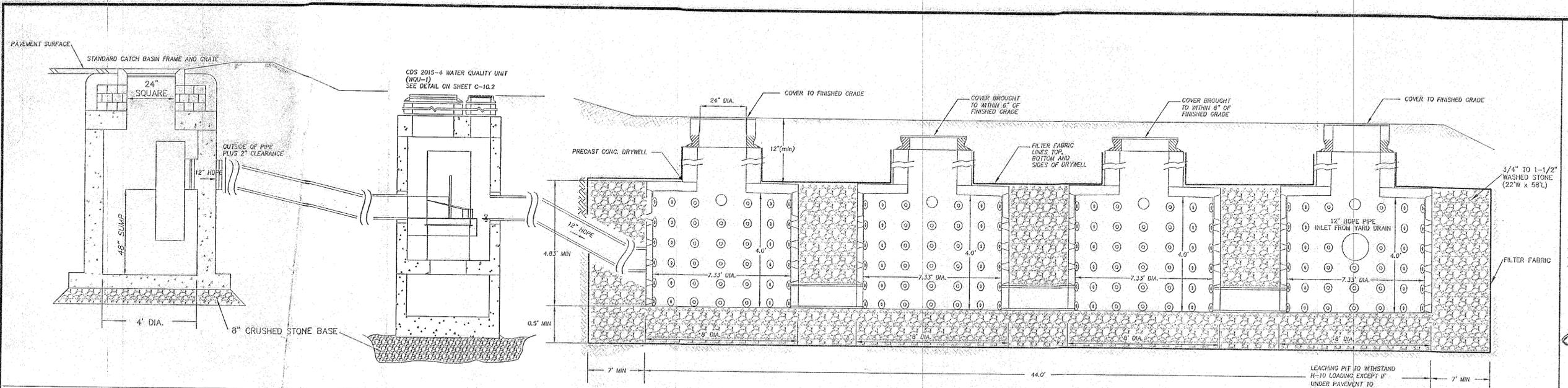
Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	Δ
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS & BOARD OF HEALTH & CONSERVATION COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	BOARD OF HEALTH & CONSERVATION SUBMITTALS	1



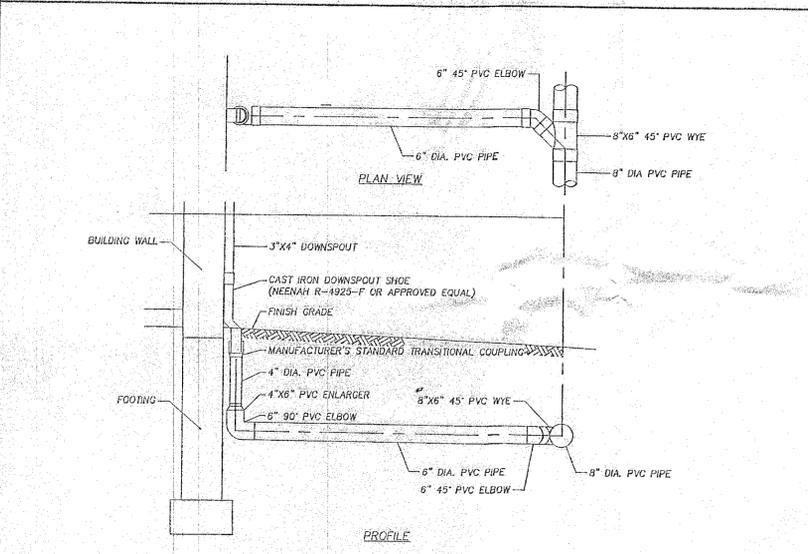
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043  
Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

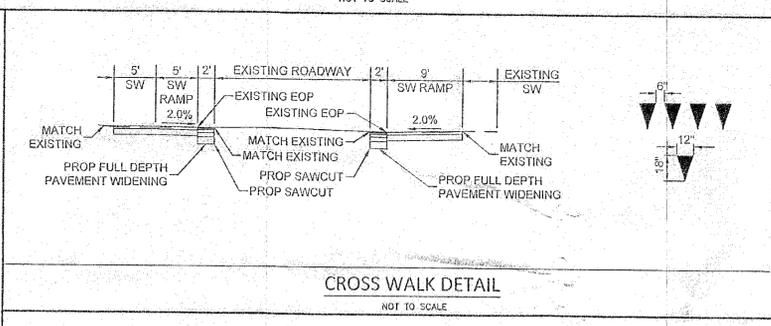
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**CONSTRUCTION DETAILS**  
Project No. 106-137  
Drawing No. **C-10.2**  
Date 11/21/2022  
Scale SEE PLAN  
Drawn By GRM/RML  
Approved By GRC



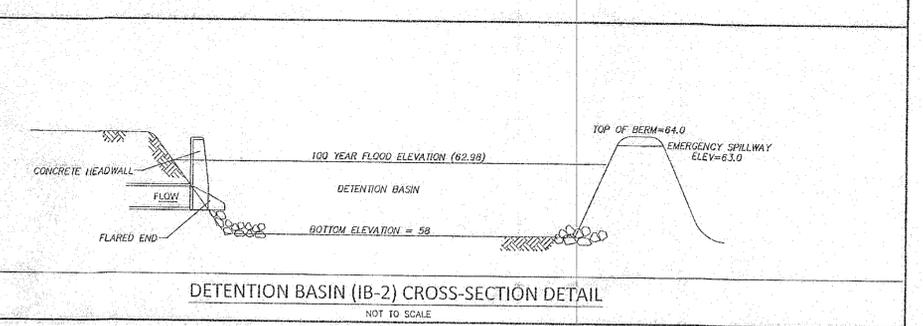
CATCH BASIN LEACHING PIT (DW-1) DETAIL  
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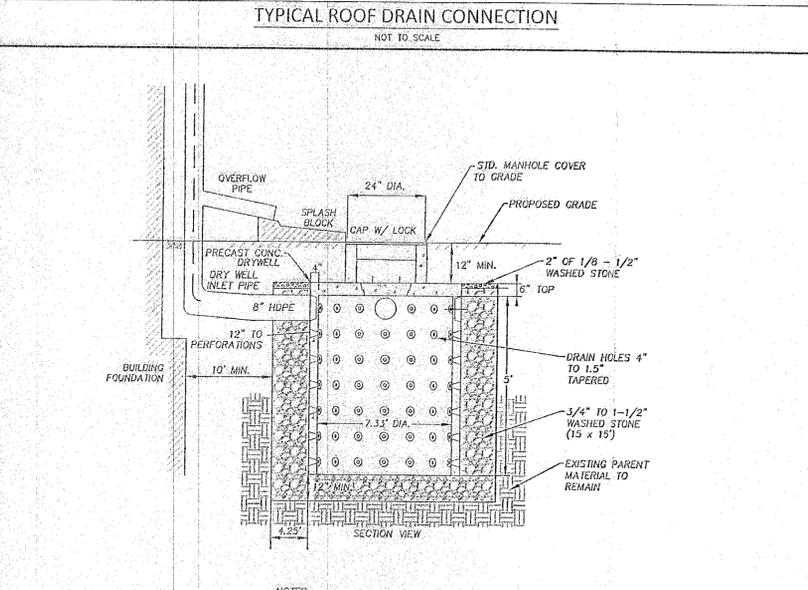
TYPICAL ROOF DRAIN CONNECTION  
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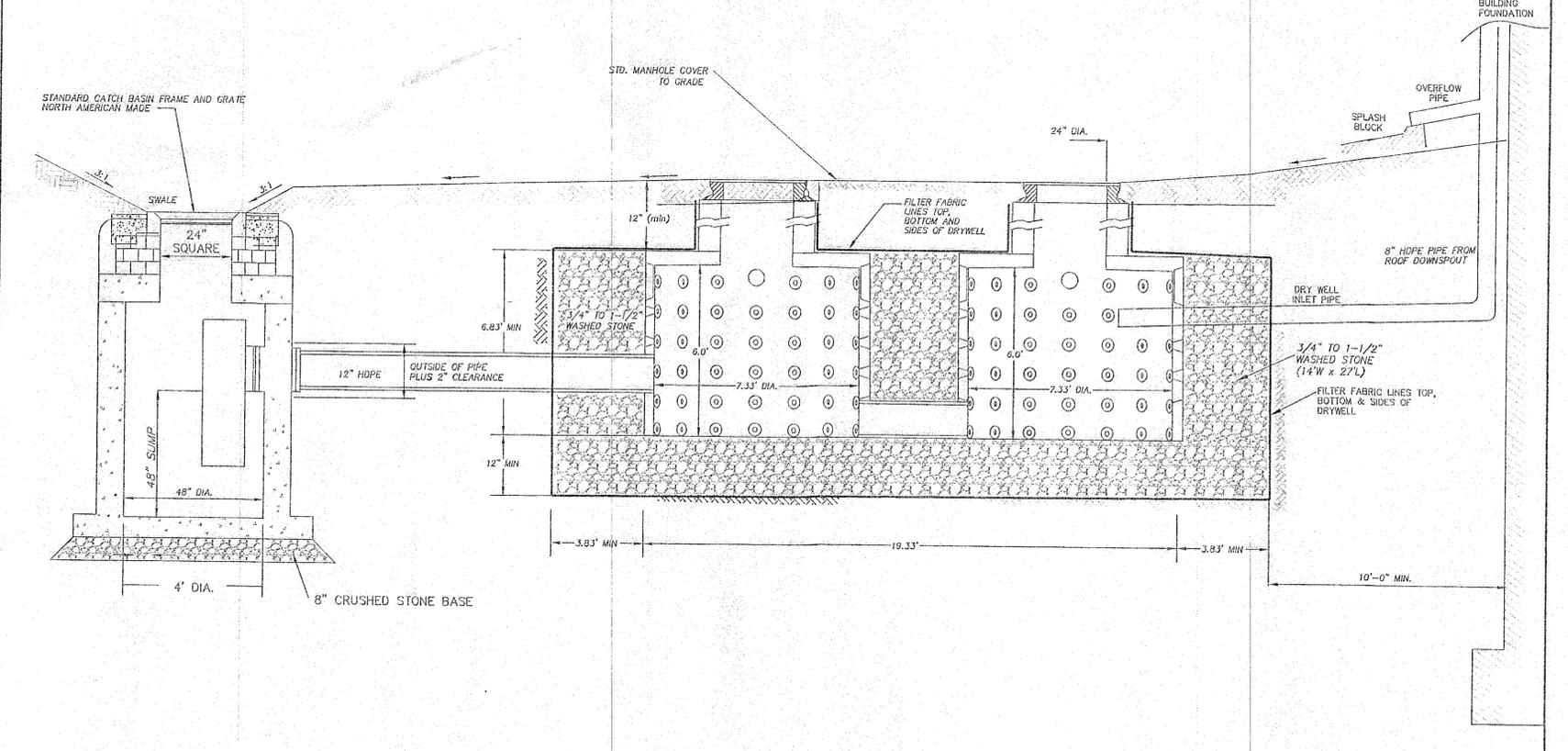
CROSS WALK DETAIL  
NOT TO SCALE



DETENTION BASIN (IB-2) CROSS-SECTION DETAIL  
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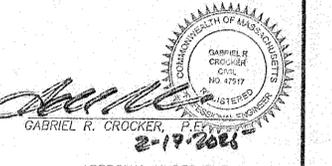


ROOF DRY WELL (DW-2) DETAIL  
NOT TO SCALE



CATCH BASIN LEACHING PIT (DW-3) DETAIL  
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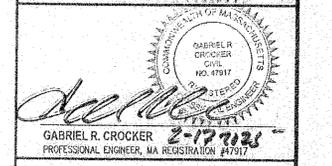
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW HINGHAM PLANNING BOARD  
DATE: 3/26/25  
*G.R. Crocker*

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF HINGHAM ZONING BY-LAW.

Date	Description	No.
2-19-25	FOR ENDORSEMENT	7
10-26-23	BOARD OF HEALTH PEER REVIEW	6
5-23-23	PLANNING BOARD COMMENTS	5
4-24-23	PEER REVIEW & PLANNING COMMENTS	4
3-27-23	PEER REVIEW COMMENTS	3
2-9-23	BOARD OF HEALTH & CONSERVATION COMMENTS	2
12-21-22	& CONSERVATION SUBMITTALS	1



**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**213 & 215 CUSHING STREET**  
HINGHAM, MA 02043

Prepared for  
**WV CUSHING, LLC**  
190 OLD DERBY STREET SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**CONSTRUCTION DETAILS**

Project No. 100-137 Drawing No.  
Date 11/21/2022  
Scale SEE PLAN  
Drawn By CRM/RML  
Approved By GRC  
**C-10.3**