

LOCUS: 5 WOODBINE LANE, HINGHAM, MA 02043

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

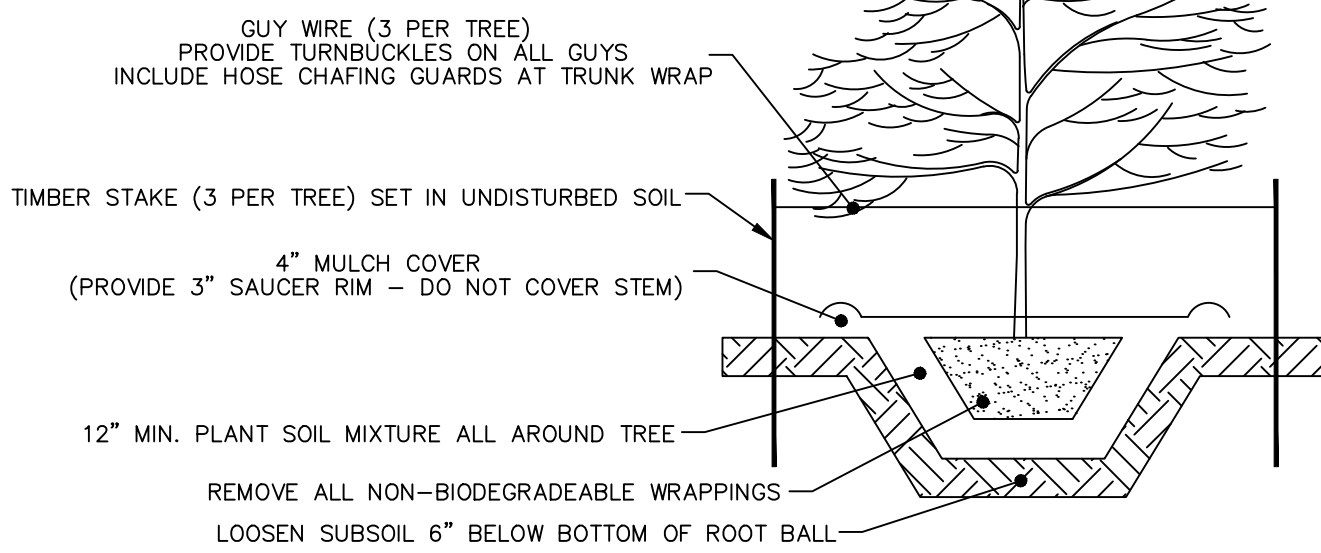
FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C 0101K DATED JULY 6, 2021.

OWNER OF RECORD:
HARBORVIEW DEVELOPMENT LLC
18 SHIPYARD DRIVE
SUITE 2A, #23
HINGHAM, MA 02043
ASSESSOR'S PARCEL: #82-113
DEED BOOK: 56793, PAGE: 330

PLAN REFERENCES:
1. PLAN 575 OF 1956
2. PLAN 577 OF 1956
3. LAND COURT PLAN 16149B

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON JUNE 22, 2022.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEPTIC SYSTEM COMPONENTS ARE NOT SHOWN HEREON.



TREE PLANTING DETAIL
NOT TO SCALE

TREE CALCS

TREES TO BE REMOVED IN 10' BUFFER	TOTAL INCHES REMOVED	TREES TO PLANT
1	12	2

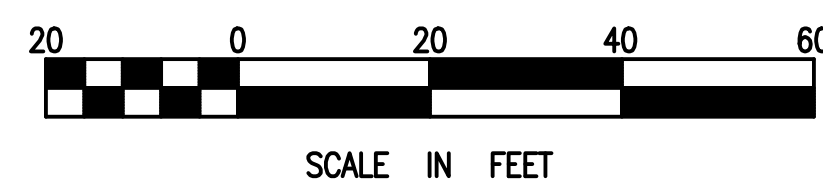
INCHES TO REPLACE = 12/2 = 6"
OF TREES = 6"/(3" PER TREE) = 2 TREES

TREE PLANTING LIST:

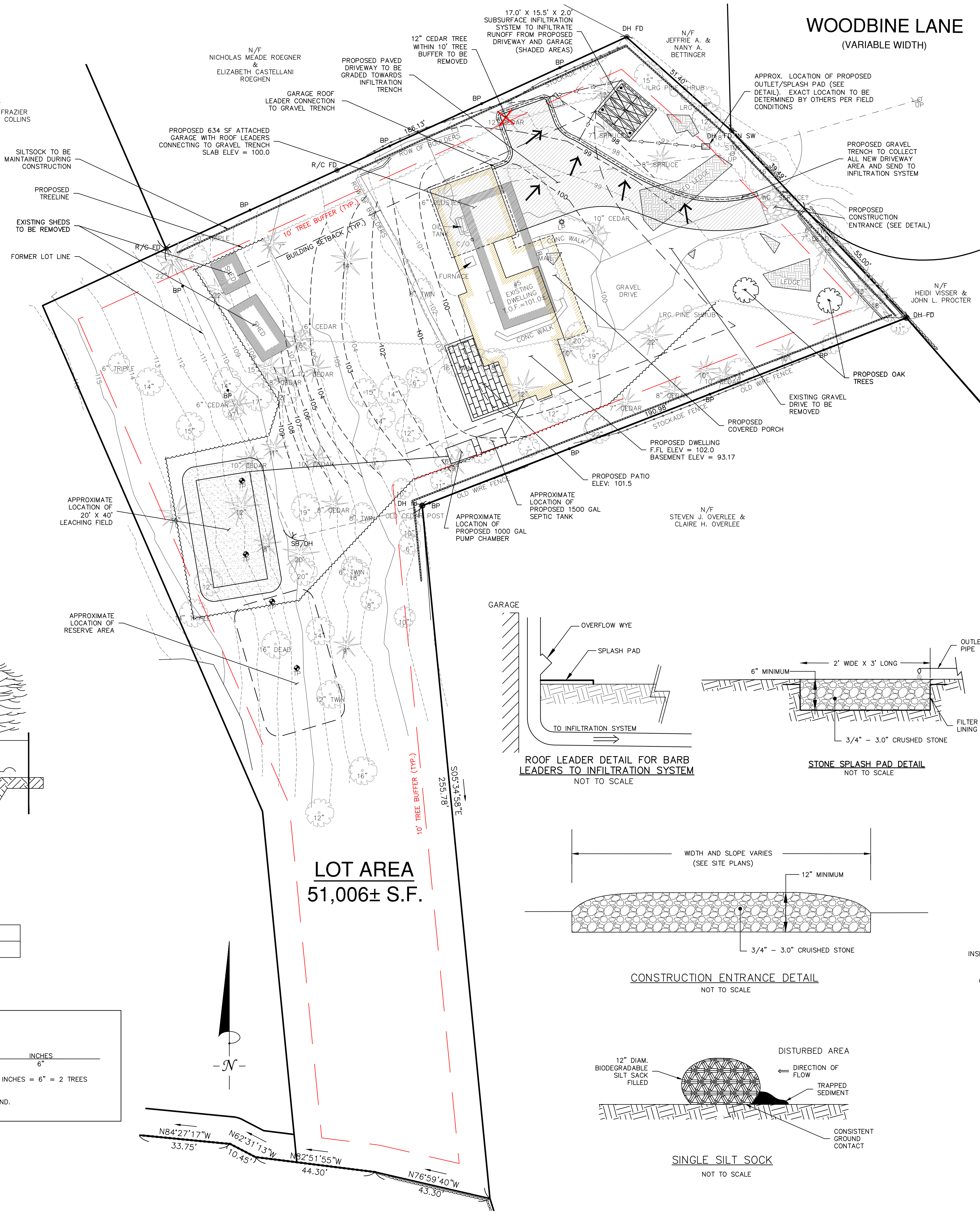
TREES	BOTANICAL NAME	COMMON NAME	# OF TREES	INCHES
	QUERCUS	OAK	2 * 3"	6"

TOTAL REPLACED INCHES = 6" = 2 TREES

* TREES MUST BE SELECTED FROM THE TOWN OF HINGHAM SHADE TREE LIST
CALIPER OF ALL TREES SHALL BE NO LESS THAN 3.0" MEASURED 4.5" FROM THE GROUND.



SCALE IN FEET



LOT AREA
51,006± S.F.

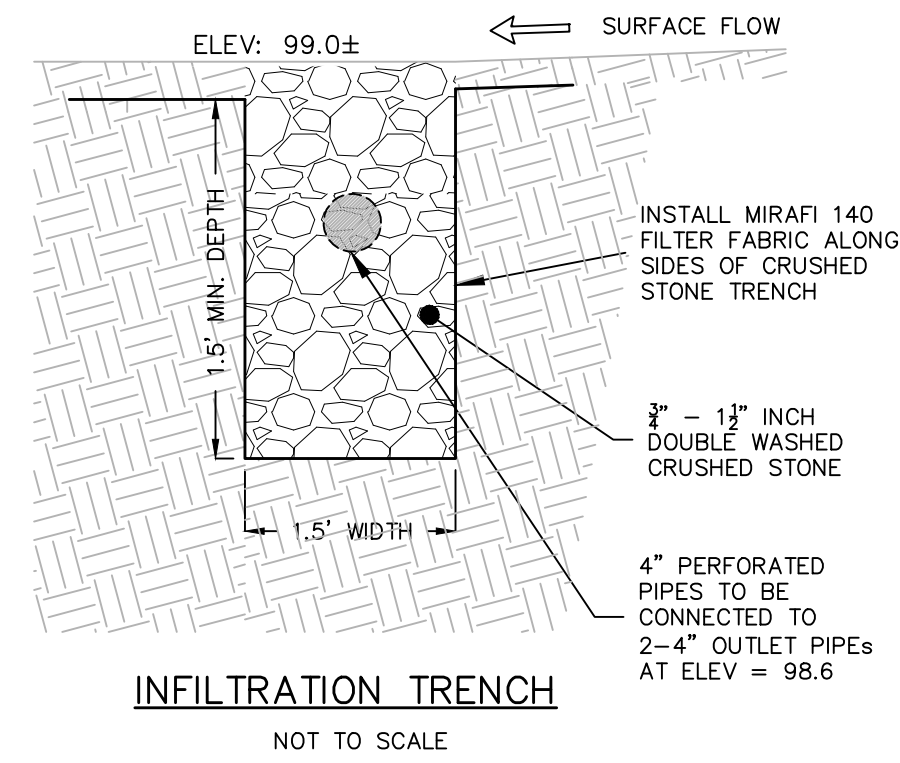
WOODBINE LANE
(VARIABLE WIDTH)

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

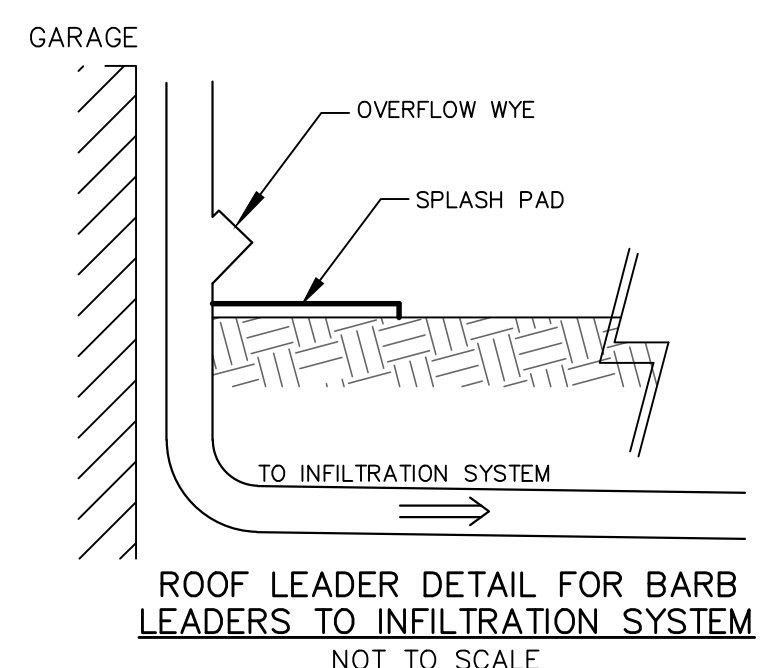
	REQUIRED
AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT SIDE	50 FEET*
REAR	20 FEET
REAR	20 FEET

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.
BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

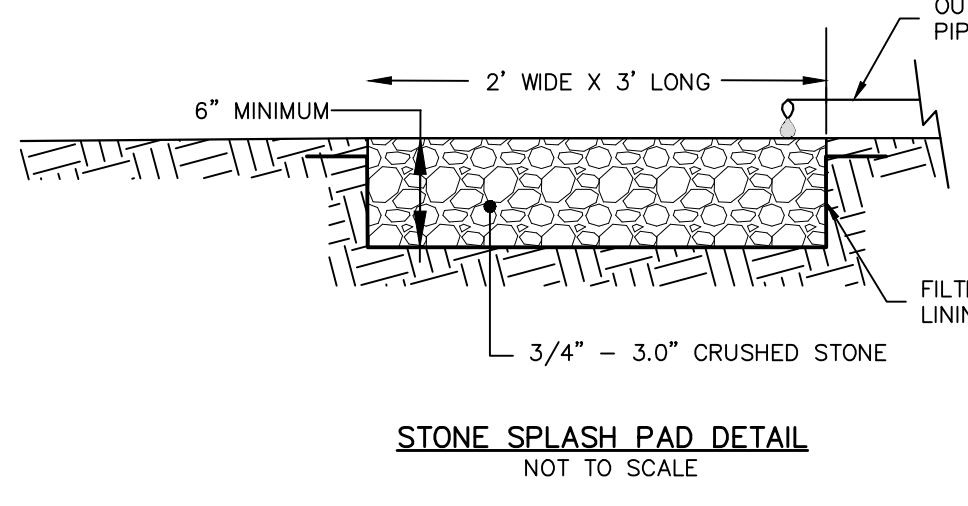
SITE PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING (A DIVISION OF MERRILL INC.), PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS, AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.



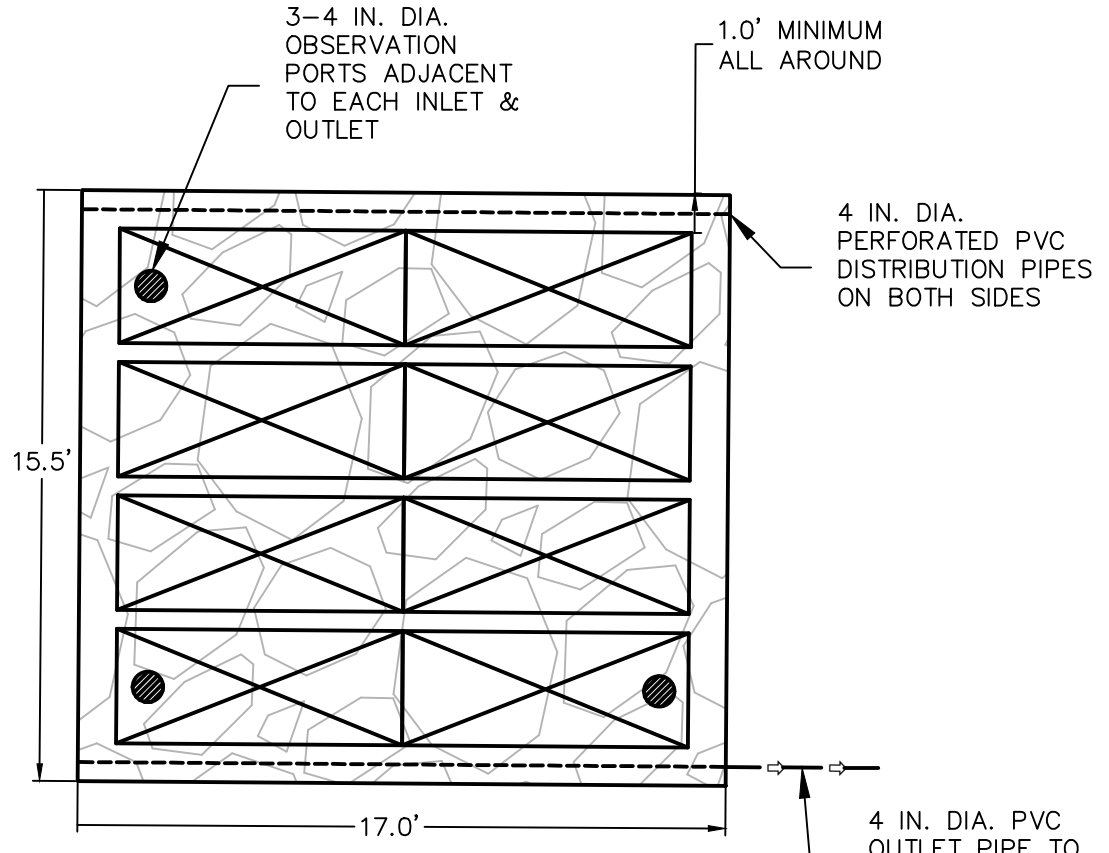
INFILTRATION TRENCH
NOT TO SCALE



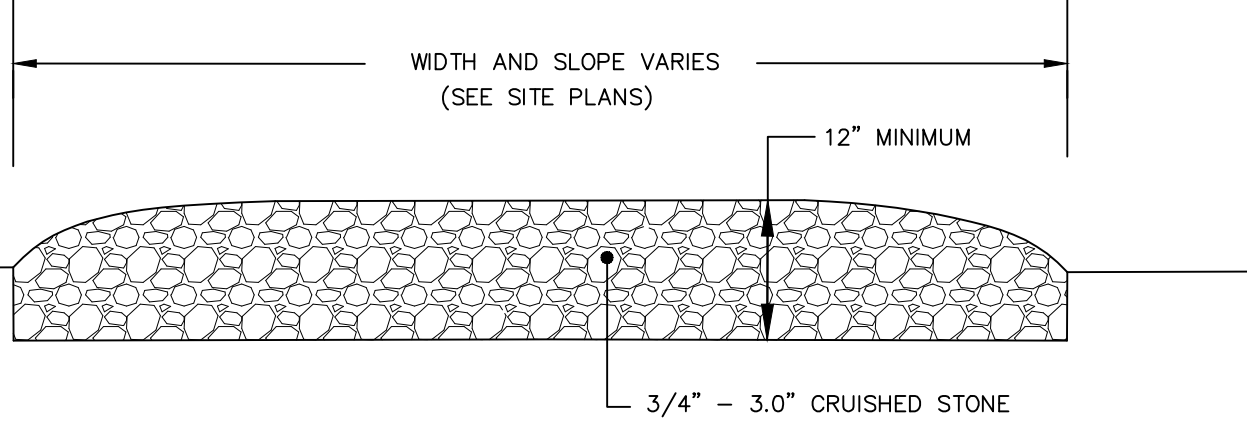
ROOF LEADER DETAIL FOR BARB LEADERS TO INFILTRATION SYSTEM
NOT TO SCALE



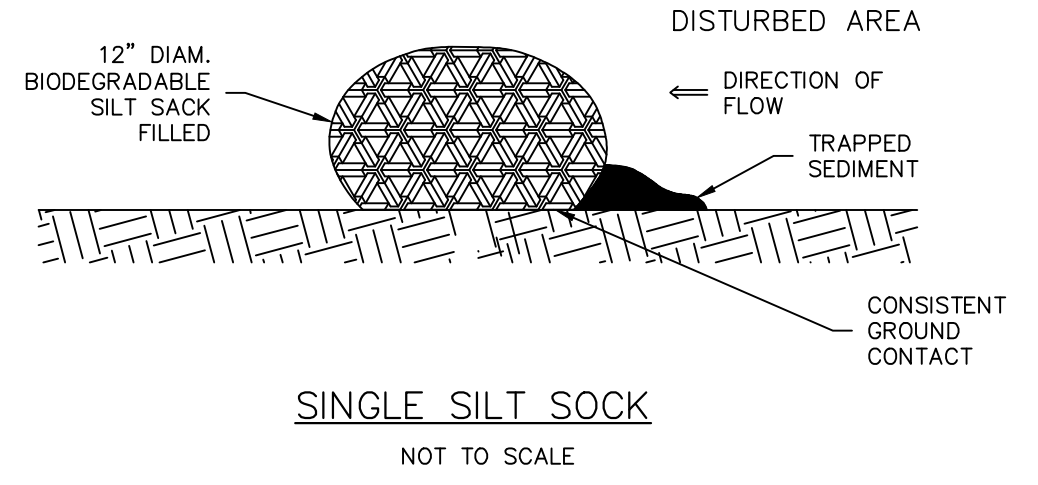
STONE SPLASH PAD DETAIL
NOT TO SCALE



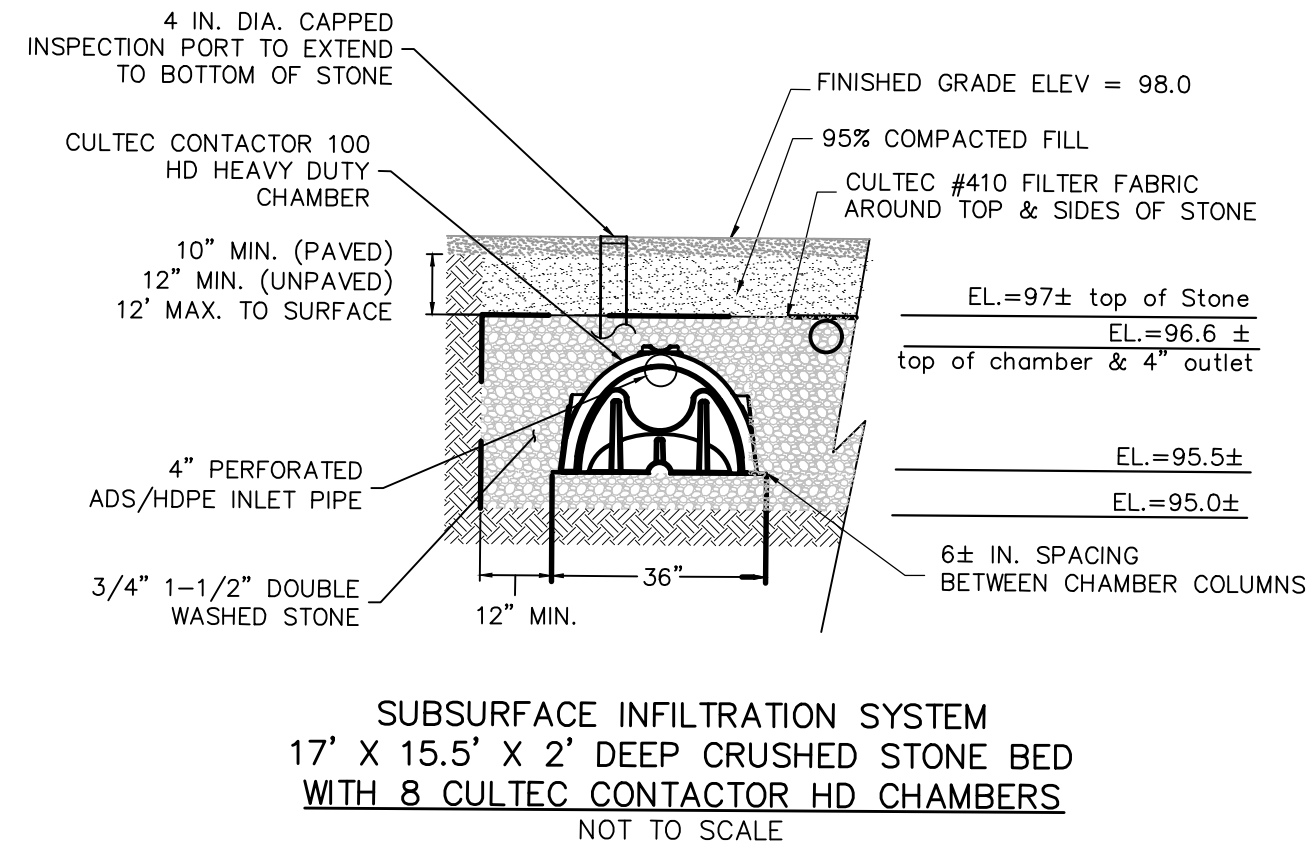
SUBSURFACE INFILTRATION SYSTEM
17' X 15.5' X 2' DEEP CRUSHED STONE BED WITH 8 CULTEC CONTACTOR HD CHAMBERS
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



SINGLE SILT SOCK
NOT TO SCALE



SUBSURFACE INFILTRATION SYSTEM
17' X 15.5' X 2' DEEP CRUSHED STONE BED WITH 8 CULTEC CONTACTOR HD CHAMBERS
NOT TO SCALE

REVISIONS:

DRAWN BY: MCM

DESIGNED BY: XO

CHECKED BY: BPS



427 Columbia Road
Haverhill, MA 02339
781-826-9200
40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060
Metro Division:
26 Union Street
Plymouth, MA 02360
508-746-6060
448 N. Falmouth Highway Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #: 22431

PROJECT:
SITE PLAN
5 WOODBINE LANE
HINGHAM, MA
02043

CLIENT:
HARBORVIEW DEVELOPMENT
18 SHIPYARD DRIVE
SUITE 2A, #23
HINGHAM, MA 02043

DRAWING TITLE:
22431_SP

DATE:
APRIL 13, 2023