

**HINGHAM PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: December 1, 2023

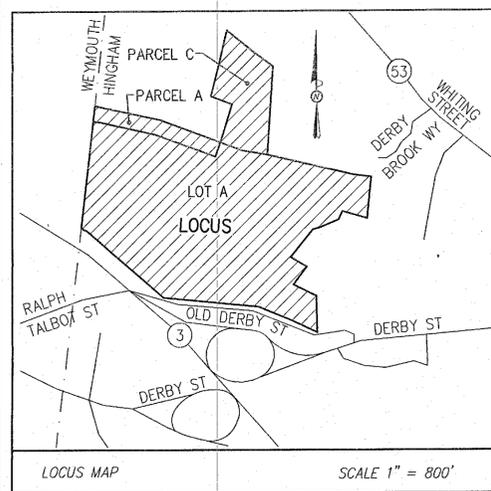
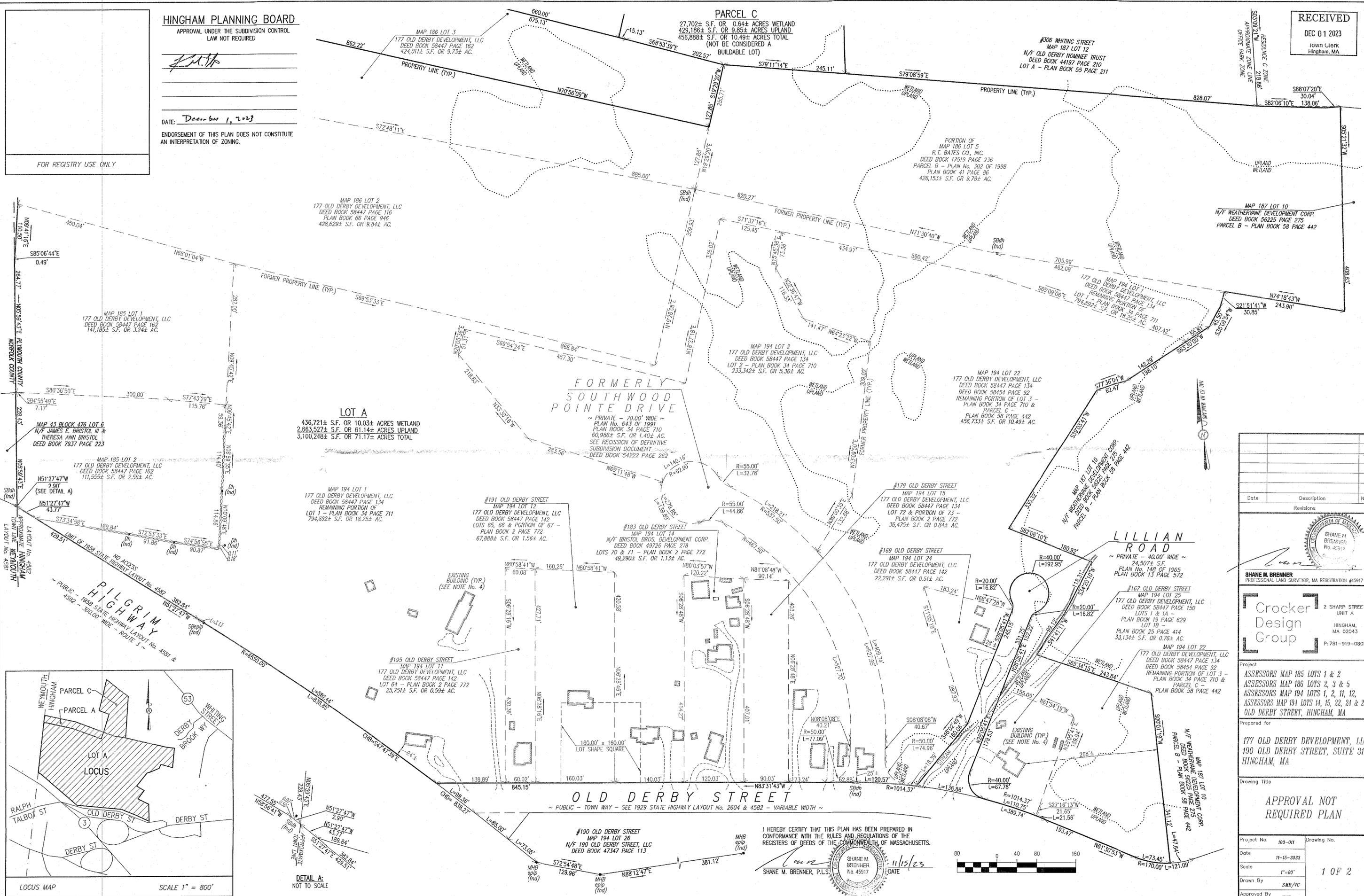
ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.

FOR REGISTRY USE ONLY

RECEIVED

DEC 01 2023

Town Clerk  
Hingham, MA



| Date | Description | No. |
|------|-------------|-----|
|      |             |     |
|      |             |     |
|      |             |     |



**SHANE M. BRENNER**  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

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

Project: ASSESSORS MAP 185 LOTS 1 & 2  
ASSESSORS MAP 186 LOTS 2, 3 & 5  
ASSESSORS MAP 194 LOTS 1, 2, 11, 12,  
ASSESSORS MAP 194 LOTS 14, 15, 22, 24 & 25  
OLD DERBY STREET, HINGHAM, MA

Prepared for:  
**177 OLD DERBY DEVELOPMENT, LLC**  
190 OLD DERBY STREET, SUITE 301  
HINGHAM, MA

Drawing Title:  
**APPROVAL NOT REQUIRED PLAN**

|             |            |             |          |
|-------------|------------|-------------|----------|
| Project No. | 100-011    | Drawing No. |          |
| Date        | 11-15-2023 | Scale       | 1" = 80' |
| Scale       | 1" = 80'   | Drawn By    | SMB/YC   |
| Drawn By    | SMB/YC     | Approved By | SMB      |

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



**ZONING DATA:**

| CRITERIA             | REQUIRED |
|----------------------|----------|
| MINIMUM LOT AREA     | 5 ACRES  |
| MINIMUM LOT FRONTAGE | 200 FT.  |
| MINIMUM FRONT YARD   | 100 FT.  |
| MINIMUM SIDE YARD    | 50 FT.   |
| MINIMUM REAR YARD    | 50 FT.   |
| MAXIMUM HEIGHT       | 35 FT.   |

PROPERTIES ZONED INDUSTRIAL PARK OR OFFICE PARK AND CONTAINED WITHIN THE SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT ARE SUBJECT TO THE INTENSITY REGULATIONS SET FORTH IN SECTION III-E, SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT.

**LEGEND:**

- CHB = CURVE CHORD BEARING
- CHD = CURVE CHORD DISTANCE
- TYP = TYPICAL
- SB/PLP = STONE BOUND W/ENGINEER PIN AND LEAD PLUG
- SB/DH = STONE BOUND W/DRILL HOLE

**RECORD OWNER:**

MAP 185 LOT 1  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 162

MAP 185 LOT 2  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 162

MAP 186 LOT 2  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 116

MAP 186 LOT 3  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 162

MAP 186 LOT 5  
NO ADDRESS ASSIGNED  
R T BATES COMPANY INC.  
DEED BOOK 17519 PAGE 236

MAP 194 LOT 1  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 134

MAP 194 LOT 2  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 134

MAP 194 LOT 11  
195 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 142

MAP 194 LOT 12  
191 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 142

MAP 194 LOT 14  
183 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 160

MAP 194 LOT 15  
179 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 134

MAP 194 LOT 22  
NO ADDRESS ASSIGNED  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 134

MAP 194 LOT 24  
169 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 142

MAP 194 LOT 25  
167 OLD DERBY STREET  
177 OLD DERBY DEVELOPMENT, LLC  
DEED BOOK 58447 PAGE 150

**NOTES:**

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH AND NORFOLK COUNTY REGISTRY OF DEEDS AND HINGHAM AND WETMOUTH TOWN HALLS.
- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP, LLC BETWEEN JULY OF 2020 AND JANUARY OF 2023.
- THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSORS MAP 185 LOTS 1 AND 2, ASSESSORS MAP 186 LOTS 2, 3 AND 5 AND ASSESSORS MAP 194 LOTS 1, 2, 11, 12, 14, 15, 22, 24 AND 25 AND FORMER SOUTHWOOD POINTE DRIVE ROADWAY AREA INTO PARCEL A, PARCEL B, PARCEL C AND LOT A. PARCEL B IS TO BE INCLUDED IN LOT A. PARCEL A AND PARCEL C ARE NOT TO BE CONSIDERED BUILDING LOTS.
- ALL EXISTING BUILDINGS ON LOT A ARE TO BE RAZED.
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25023C0091K, WITH AN EFFECTIVE DATE OF JULY 6, 2021, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
- SUBJECT PROPERTY FALLS WITHIN OFFICE PARK ZONING DISTRICT AND THE SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY JOHN ZIMMER, P.W.S. OF SOUTH RIVER ENVIRONMENTAL.
- EXISTING BUILDING ROOF LINE LOCATIONS SHOWN HEREON ARE COMPILED FOR AN AERIAL MAPPING SURVEY AND ARE THE NOT THE RESULTS OF AN ON THE GROUND.
- THE WETLANDS DELINEATION LINE AS DEFINED BY THE WETLANDS PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF HINGHAM CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE HINGHAM CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.

**PLAN REFERENCES:**

STATE HIGHWAY LAYOUT INFORMATION:  
1915 STATE HIGHWAY LAYOUT No. 1640  
1919 STATE HIGHWAY LAYOUT No. 1846  
1929 STATE HIGHWAY LAYOUT No. 2604  
1930 STATE HIGHWAY LAYOUT No. 2655  
1958 STATE HIGHWAY LAYOUT No. 4581  
1958 STATE HIGHWAY LAYOUT No. 4582  
2017 STATE HIGHWAY LAYOUT No. 8568

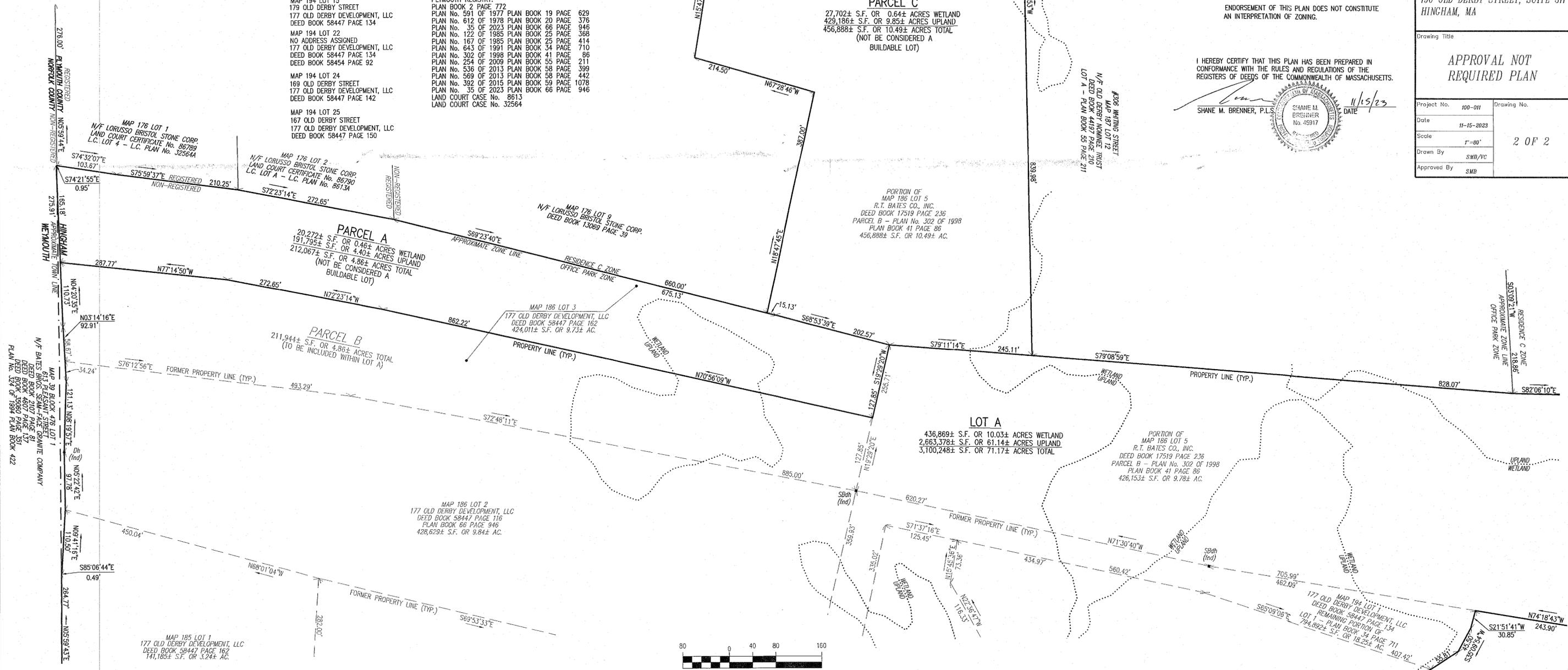
NORFOLK REGISTRY:  
PLAN No. 324 OF 1994 PLAN BOOK 422  
LAND COURT CASE No. 36434

PLYMOUTH REGISTRY:  
PLAN BOOK 2 PAGE 772  
PLAN No. 591 OF 1977 PLAN BOOK 19 PAGE 629  
PLAN No. 612 OF 1978 PLAN BOOK 20 PAGE 376  
PLAN No. 35 OF 2023 PLAN BOOK 66 PAGE 946

PLAN No. 122 OF 1985 PLAN BOOK 25 PAGE 368  
PLAN No. 167 OF 1985 PLAN BOOK 25 PAGE 414  
PLAN No. 643 OF 1991 PLAN BOOK 34 PAGE 710  
PLAN No. 302 OF 1998 PLAN BOOK 41 PAGE 86  
PLAN No. 254 OF 2009 PLAN BOOK 55 PAGE 211

PLAN No. 536 OF 2013 PLAN BOOK 58 PAGE 399  
PLAN No. 569 OF 2013 PLAN BOOK 58 PAGE 442  
PLAN No. 399 OF 2015 PLAN BOOK 59 PAGE 1078  
PLAN No. 35 OF 2023 PLAN BOOK 66 PAGE 946

LAND COURT CASE No. 8613  
LAND COURT CASE No. 32564



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SHANE M. BRENNER, P.L.S. DATE: 11/15/23

| Date      | Description | No. |
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| Revisions |             |     |

SHANE M. BRENNER  
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