

PRELIMINARY SUBDIVISION PLAN

FOR
 OLD DERBY STREET EXTENSION AND OLD DERBY CONNECTOR
 HINGHAM, MA 02043

RESERVED FOR REGISTRY

OWNER/APPLICANT:

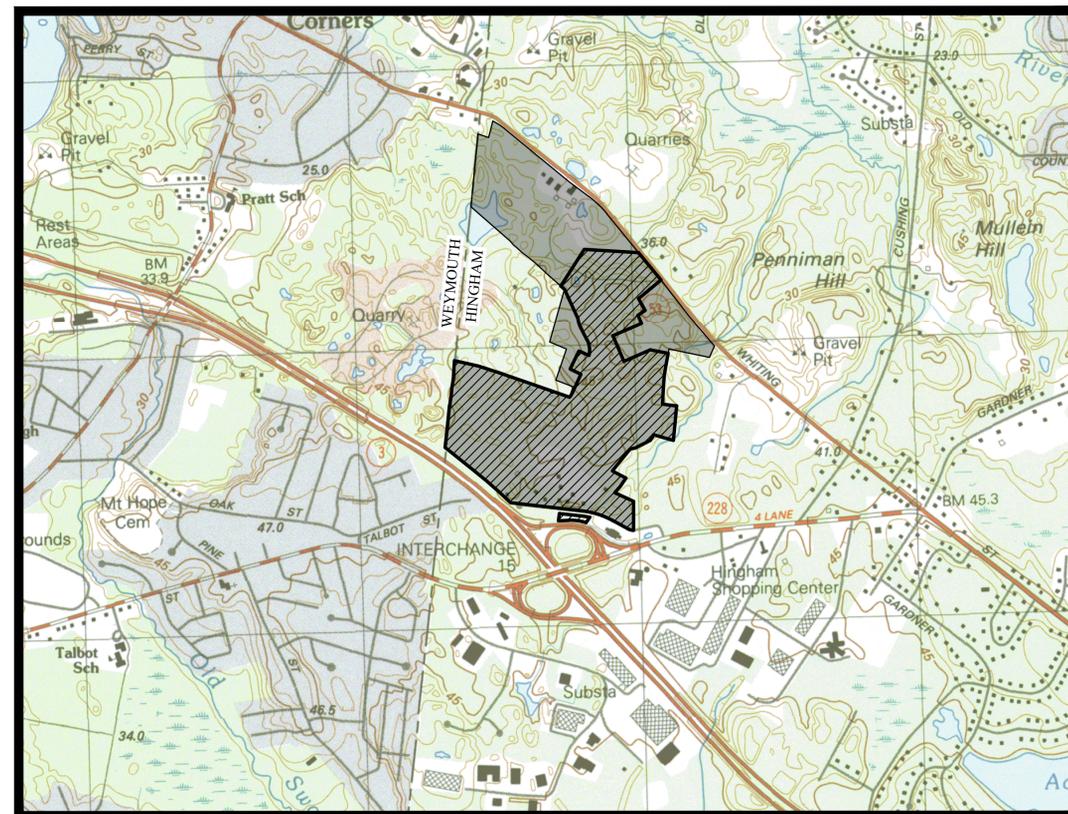
177 OLD DERBY STREET, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

ENGINEER/SURVEYOR

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

PERMITTING COUNSEL

DTM LAW
 175 DERBY STREET, SUITE 30
 HINGHAM, MA 02043
 781-749-7200



NORTH



LOCUS MAP

SCALE: 1" = 2000'



SCALE: 1" = 2000'

DRAWING INDEX:

- C-0 COVER SHEET
- C-1 ZONING PLAN
- C-2.0 LAYOUT OVERALL KEY PLAN
- C-2.1 LAYOUT PLAN (SHEET 1)
- C-2.2 LAYOUT PLAN (SHEET 2)
- C-2.3 LAYOUT PLAN (SHEET 3)
- C-2.4 LAYOUT PLAN (SHEET 4)
- C-2.5 LAYOUT PLAN (SHEET 5)
- C-2.6 LAYOUT PLAN (SHEET 6)
- C-2.7 LAYOUT PLAN (SHEET 7)
- C-2.8 LAYOUT PLAN (SHEET 8)
- C-2.9 LAYOUT PLAN (SHEET 9)
- C-2.10 LAYOUT PLAN (SHEET 10)
- C-3.0 DRAINAGE OVERALL KEY PLAN
- C-3.1 DRAINAGE PLAN (SHEET 1)
- C-3.2 DRAINAGE PLAN (SHEET 2)
- C-3.3 DRAINAGE PLAN (SHEET 3)
- C-3.4 DRAINAGE PLAN (SHEET 4)
- C-3.5 DRAINAGE PLAN (SHEET 5)
- C-3.6 DRAINAGE PLAN (SHEET 6)
- C-4.0 WATERSHED OVERALL KEY PLAN
- C-4.1 WATERSHED PLAN (SHEET 1)
- C-4.2 WATERSHED PLAN (SHEET 2)

- COVER SHEET 1 EXISTING CONDITIONS PLAN
- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 EXISTING CONDITIONS PLAN
- SHEET 4 EXISTING CONDITIONS PLAN
- SHEET 5 EXISTING CONDITIONS PLAN
- SHEET 6 EXISTING CONDITIONS PLAN
- SHEET 7 EXISTING CONDITIONS PLAN
- SHEET 8 EXISTING CONDITIONS PLAN
- SHEET 9 EXISTING CONDITIONS PLAN
- SHEET 10 EXISTING CONDITIONS PLAN
- SHEET 11 EXISTING CONDITIONS PLAN
- SHEET 12 EXISTING CONDITIONS PLAN
- SHEET 13 EXISTING CONDITIONS PLAN
- SHEET 14 EXISTING CONDITIONS PLAN
- SHEET 15 EXISTING CONDITIONS PLAN

NOTE:
 THE PURPOSE OF THIS PLAN SET IS TO PRESENT THE PRELIMINARY SUBDIVISION IN CONFORMANCE WITH THE APPLICABLE STANDARDS AND MAY NOT CONFORM IN ITS ENTIRETY WITH THE TOWN OF HINGHAM SUBDIVISION REGULATIONS AND / OR ZONING BY-LAW.

Date	Description	No.
Revisions		



JOSHUA L. GREEN
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871



Project
PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
COVER SHEET

Project No.	100-011	Drawing No.	C-0
Date	12-02-2025		
Scale	AS NOTED		
Drawn By	ASZ / JPM		
Approved By	TLC		

HINGHAM ZONING TABLE:

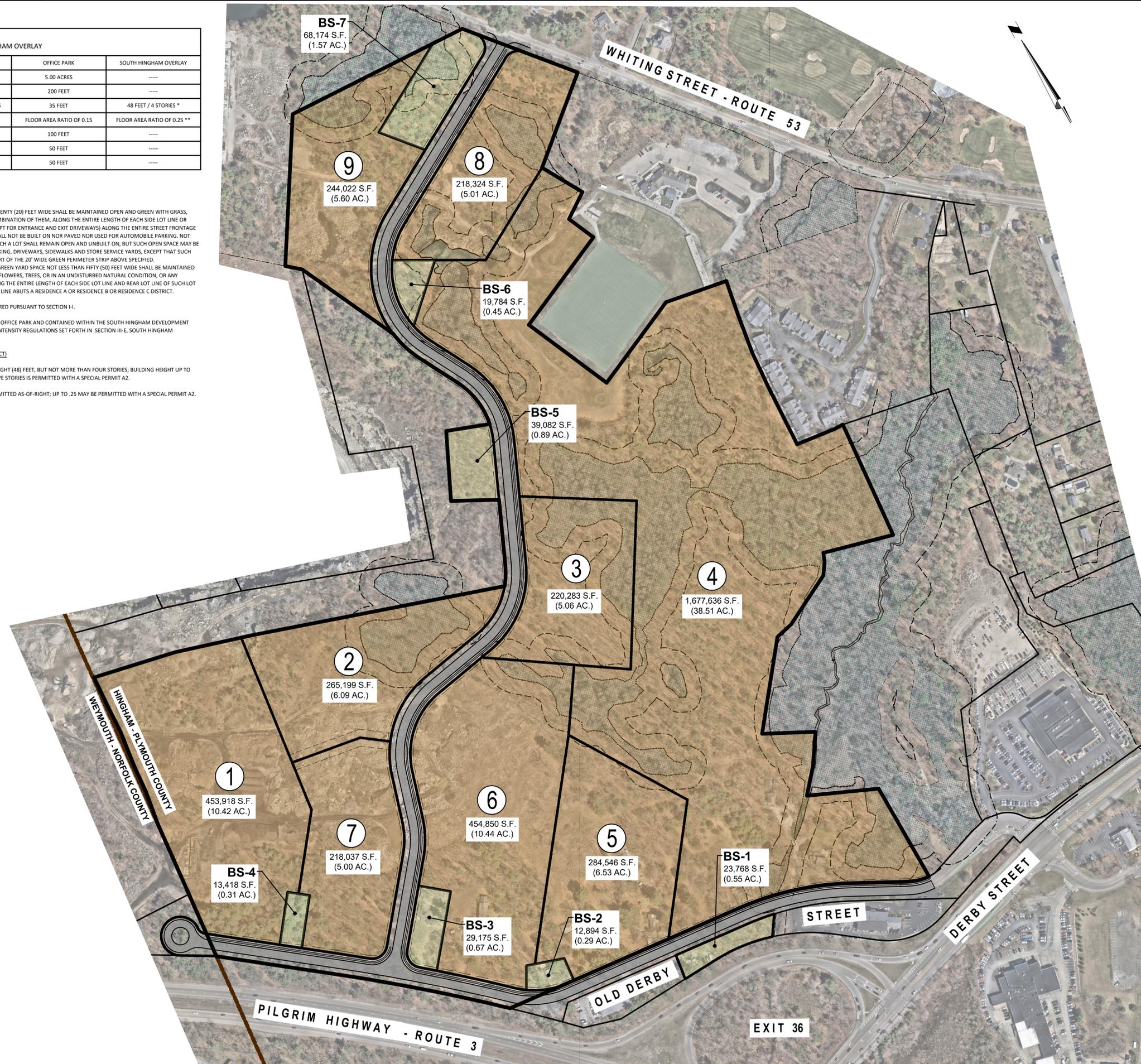
ZONING DISTRICT: OFFICE PARK OVERLAY DISTRICT: SOUTH HINGHAM OVERLAY		
LOCAL REGULATION	OFFICE PARK	SOUTH HINGHAM OVERLAY
MINIMUM LOT AREA	5.00 ACRES	-----
MINIMUM LOT FRONTAGE	200 FEET	-----
MAXIMUM BUILDING HEIGHT / STORIES	35 FEET	48 FEET / 4 STORIES *
MAXIMUM LOT COVERAGE (F.A.R.)	FLOOR AREA RATIO OF 0.15	FLOOR AREA RATIO OF 0.25 **
MINIMUM FRONT YARD	100 FEET	-----
MINIMUM SIDE YARD	50 FEET	-----
MINIMUM REAR YARD	50 FEET	-----

SPECIAL REQUIREMENTS (OFFICE PARK)

- A GREEN YARD SPACE NOT LESS THAN TWENTY (20) FEET WIDE SHALL BE MAINTAINED OPEN AND GREEN WITH GRASS, BUSHES, FLOWERS OR TREES OR ANY COMBINATION OF THEM, ALONG THE ENTIRE LENGTH OF EACH SIDE LOT LINE OR REAR LOT LINE OF SUCH A LOT AND (EXCEPT FOR ENTRANCE AND EXIT DRIVEWAYS) ALONG THE ENTIRE STREET FRONTAGE OF SUCH LOT, AND SUCH YARD SPACE SHALL NOT BE BUILT ON NOR PAVED NOR USED FOR AUTOMOBILE PARKING. NOT LESS THAN 80% OF THE LAND AREA OF SUCH A LOT SHALL REMAIN OPEN AND UNBUILT ON, BUT SUCH OPEN SPACE MAY BE USED FOR AUTOMOBILE OFF-STREET PARKING, DRIVEWAYS, SIDEWALKS AND STORE SERVICE YARDS, EXCEPT THAT SUCH USE SHALL NOT BE PERMITTED IN ANY PART OF THE 20' WIDE GREEN PERIMETER STRIP ABOVE SPECIFIED. NOTWITHSTANDING THE FOREGOING, A GREEN YARD SPACE NOT LESS THAN FIFTY (50) FEET WIDE SHALL BE MAINTAINED OPEN AND GREEN WITH GRASS, BUSHES, FLOWERS, TREES, OR IN AN UNDISTURBED NATURAL CONDITION, OR ANY COMBINATION OF THE FOREGOING, ALONG THE ENTIRE LENGTH OF EACH SIDE LOT LINE AND REAR LOT LINE OF SUCH LOT WHERE SUCH SIDE LOT LINE OR REAR LOT LINE ABUTS A RESIDENCE A OR RESIDENCE B OR RESIDENCE C DISTRICT.
- SITE PLAN REVIEW TO THE EXTENT REQUIRED PURSUANT TO SECTION I-I.
- 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.

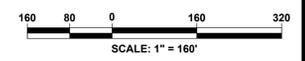
INTENSITY (SOUTH HINGHAM OVERLAY DISTRICT)

- * BUILDING HEIGHT IS LIMITED TO FORTY-EIGHT (48) FEET, BUT NOT MORE THAN FOUR STORIES; BUILDING HEIGHT UP TO SIXTY (60) FEET, BUT NOT MORE THAN FIVE STORIES IS PERMITTED WITH A SPECIAL PERMIT A2.
- ** A FLOOR AREA RATIO (FAR) OF .15 IS PERMITTED AS-OF-RIGHT; UP TO .25 MAY BE PERMITTED WITH A SPECIAL PERMIT A2.



LEGEND

- ① PROPOSED BUILDABLE LOT
- BS-1 PROPOSED BASIN LOT



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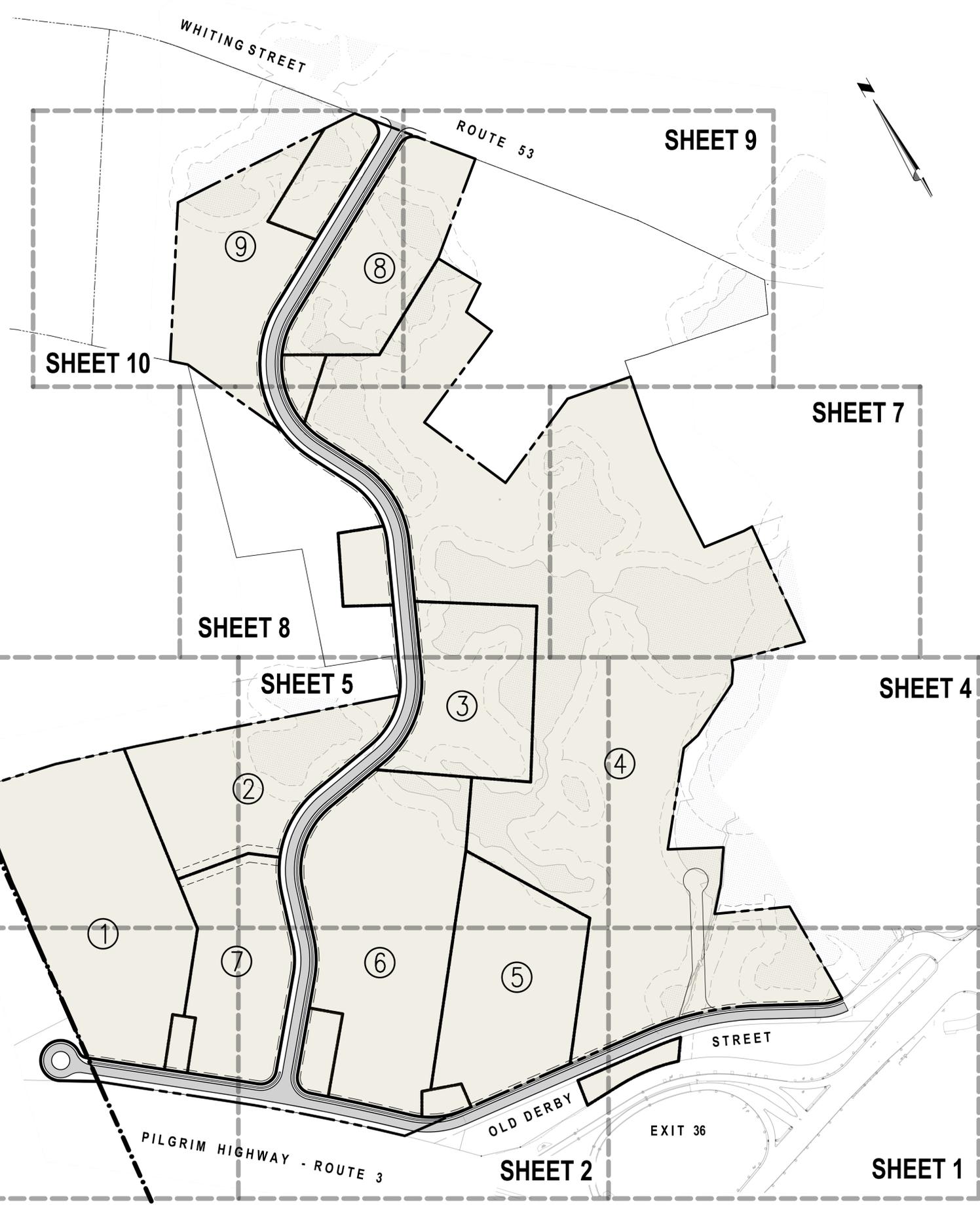
2 SHARP STREET,
 UNIT A
 HINGHAM, MA 02043
 P: 781-919-0808

Project
PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

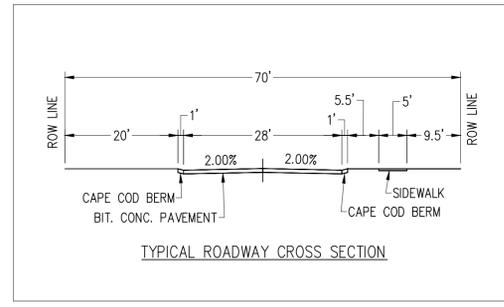
Prepared for
**177 OLD DERBY STREET
 DEVELOPMENT, LLC**
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
ZONING PLAN

Project No.	100-011	Drawing No.	C-1
Date	12-02-2025		
Scale	1"=160'		
Drawn By	ASZ/JPM		
Approved By	TLC		

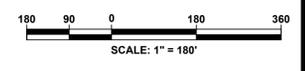


HINGHAM - PLYMOUTH COUNTY
 WEYMOUTH - NORFOLK COUNTY



SHANE M. BRENNER
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917
 12/2/25
 DATE

RESERVED FOR REGISTRY



Date	Description	No.
Revisions		

Joshua L. Green
 12-2-2025
 JOSHUA L. GREEN
 CIVIL
 No. 58871
 REGISTERED PROFESSIONAL ENGINEER

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

Project
PRELIMINARY SUBDIVISION
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 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
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 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
LAYOUT OVERALL KEY PLAN

Project No.	100-011	Drawing No.	C-2.0
Date	12-02-2025		
Scale	1"=180'		
Drawn By	ASZ/JPM		
Approved By	TLC		

4

1,677,636 S.F.
(38.51 AC.)

BS-1
23,768 S.F.
(0.55 AC.)

EXIT RAMP TO ROUTE 3 NORTHBOUND
EXIT RAMP FROM ROUTE 3 NORTHBOUND

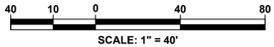
#160 OLD DERBY STREET
MAP 194 LOT 27
OLD DERBY NOMINEE TRUST
LAND COURT CERTIFICATE No. 97565
L.C. PLAN No. 35146A

MAP 187 LOT 10
N/F WEATHERVANE DEVELOPMENT CORP.
DEED BOOK 56223 PAGE 275
PARCEL B - PLAN BOOK 58 PAGE 442

OLD DERBY STREET

DERBY STREET

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12-2-2025

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PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

Project
PRELIMINARY SUBDIVISION
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OLD DERBY CONNECTOR
HINGHAM, MA 02043

Prepared for
**177 OLD DERBY STREET
DEVELOPMENT, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**LAYOUT PLAN
(SHEET 1)**

Project No.	100-011	Drawing No.	C-2.1
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

Shane M. Brenner
SHANE M. BRENNER
No. 45917
12/2/25
DATE

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

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 CIVIL
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Crocker Design Group
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Drawing Title
LAYOUT PLAN (SHEET 2)

Project No.	100-011	Drawing No.	C-2.2
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ / JPM		
Approved By	TLC		

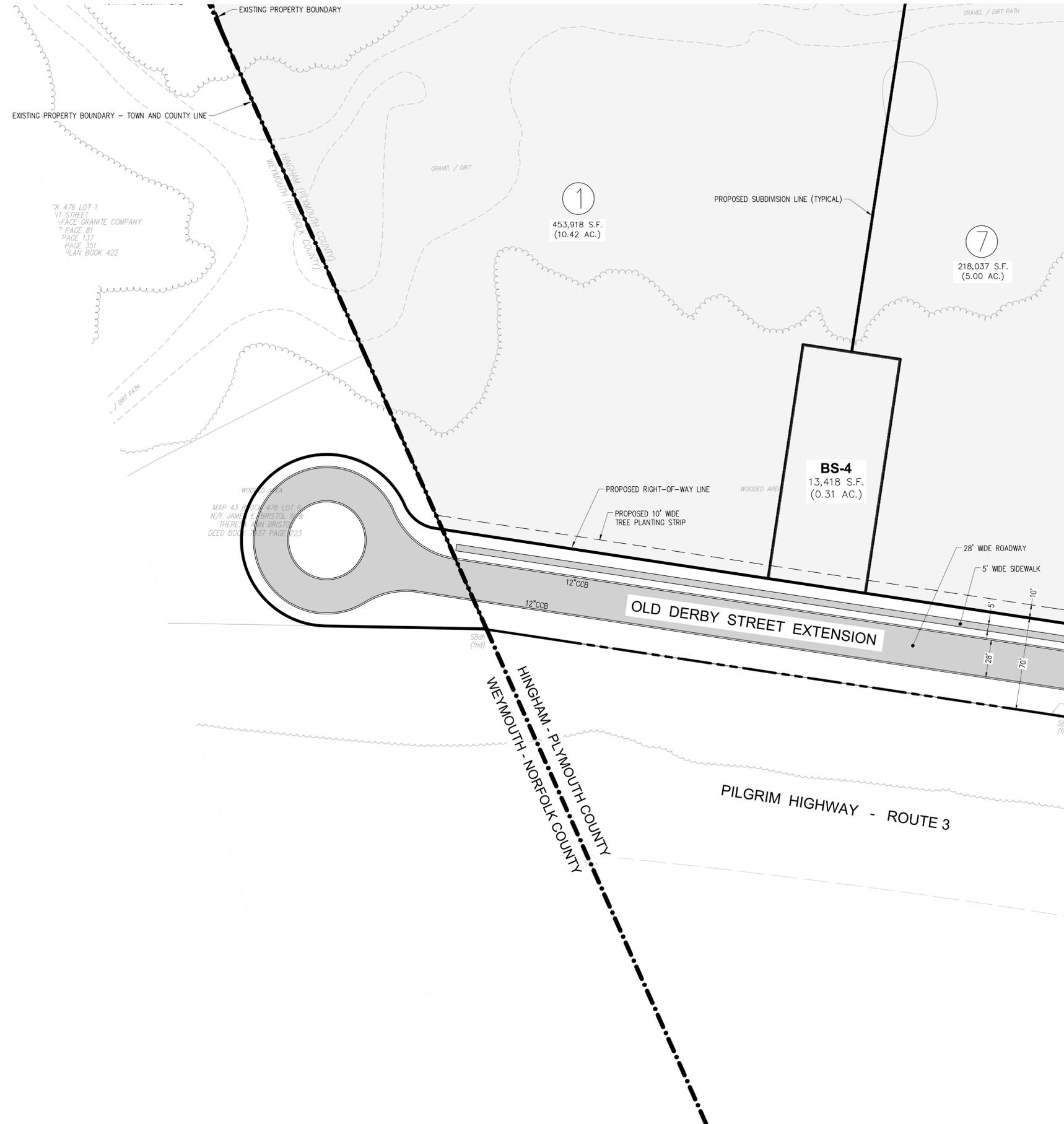


SEE SHEET 3 FOR CONTINUATION

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



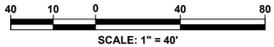
DATE 12/2/25



AK 476 LOT 1
VI STREET
FACE GRANITE COMPANY
PAGE 81
PAGE 137
PAGE 351
PLAIN BOOK 422

MAP 43 B. 476 LOT 1
N/F JAMES E. BRISTOL, JR.
THERESA ANN BRISTOL
DEED BOOK 7037 PAGE 223

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12-2-2025
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OLD DERBY CONNECTOR
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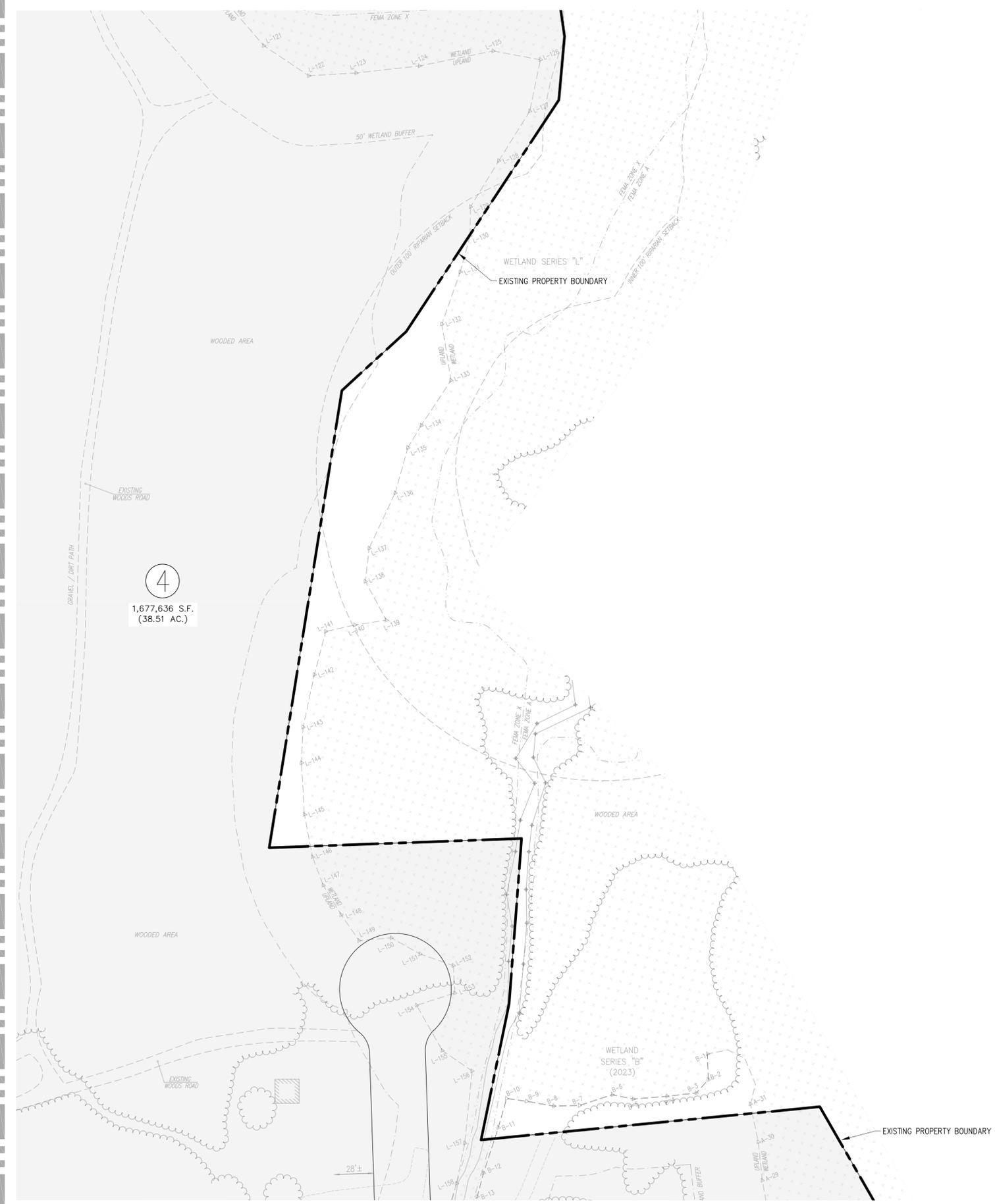
Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN (SHEET 3)

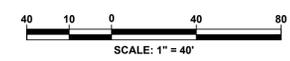
Project No.	100-011	Drawing No.	C-2.3	
Date	12-02-2025	Scale		1"=40'
Scale	1"=40'	Drawn By		ASZ / JPM
Drawn By	ASZ / JPM	Approved By		TLC

Shane M. Brenner
SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917
DATE 12/2/25





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Joshua L. Green
12-2-2025
 JOSHUA L. GREEN
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

Project
PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN (SHEET 4)

Project No.	100-011	Drawing No.	C-2.4
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

Shane M. Brenner
SHANE M. BRENNER
 No. 45917
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 12/2/25

SEE SHEET 8 FOR CONTINUATION

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



DATE 12/2/25

EXISTING PROPERTY BOUNDARY

PROPOSED RIGHT-OF-WAY LINE

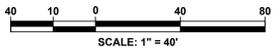
EXISTING PROPERTY BOUNDARY

3
220,283 S.F.
(5.06 AC.)

2
265,199 S.F.
(6.09 AC.)

OLD DERBY CONNECTOR

PROPOSED SUBDIVISION LINE (TYPICAL)



Date	Description	No.
Revisions		

JOSHUA L. GREEN
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

2 SHARP STREET,
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 P: 781-919-0808

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 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

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 DEVELOPMENT, LLC**
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
**LAYOUT PLAN
 (SHEET 5)**

Project No.	100-011	Drawing No.	C-2.5
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

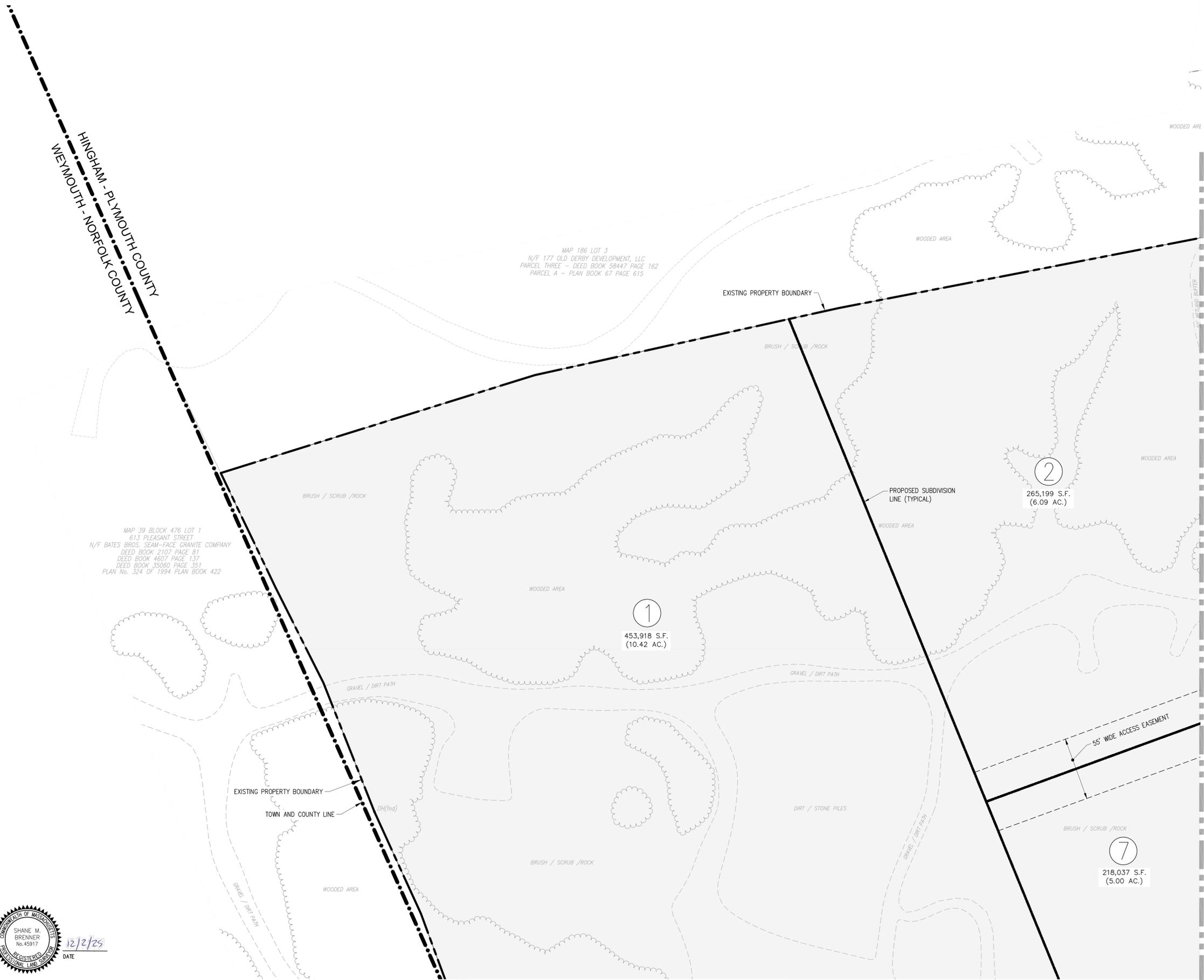
SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



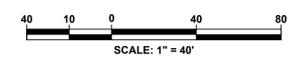
RESERVED FOR REGISTRY

SEE SHEET 2 FOR CONTINUATION



HINGHAM - PLYMOUTH COUNTY
WEYMOUTH - NORFOLK COUNTY

RESERVED FOR REGISTRY



Date	Description	No.
Revisions		

John Green
12-2-2025

JOSHUA L. GREEN
PROFESSIONAL ENGINEER, MA REGISTRATION #58871

Crocker Design Group

2 SHARP STREET,
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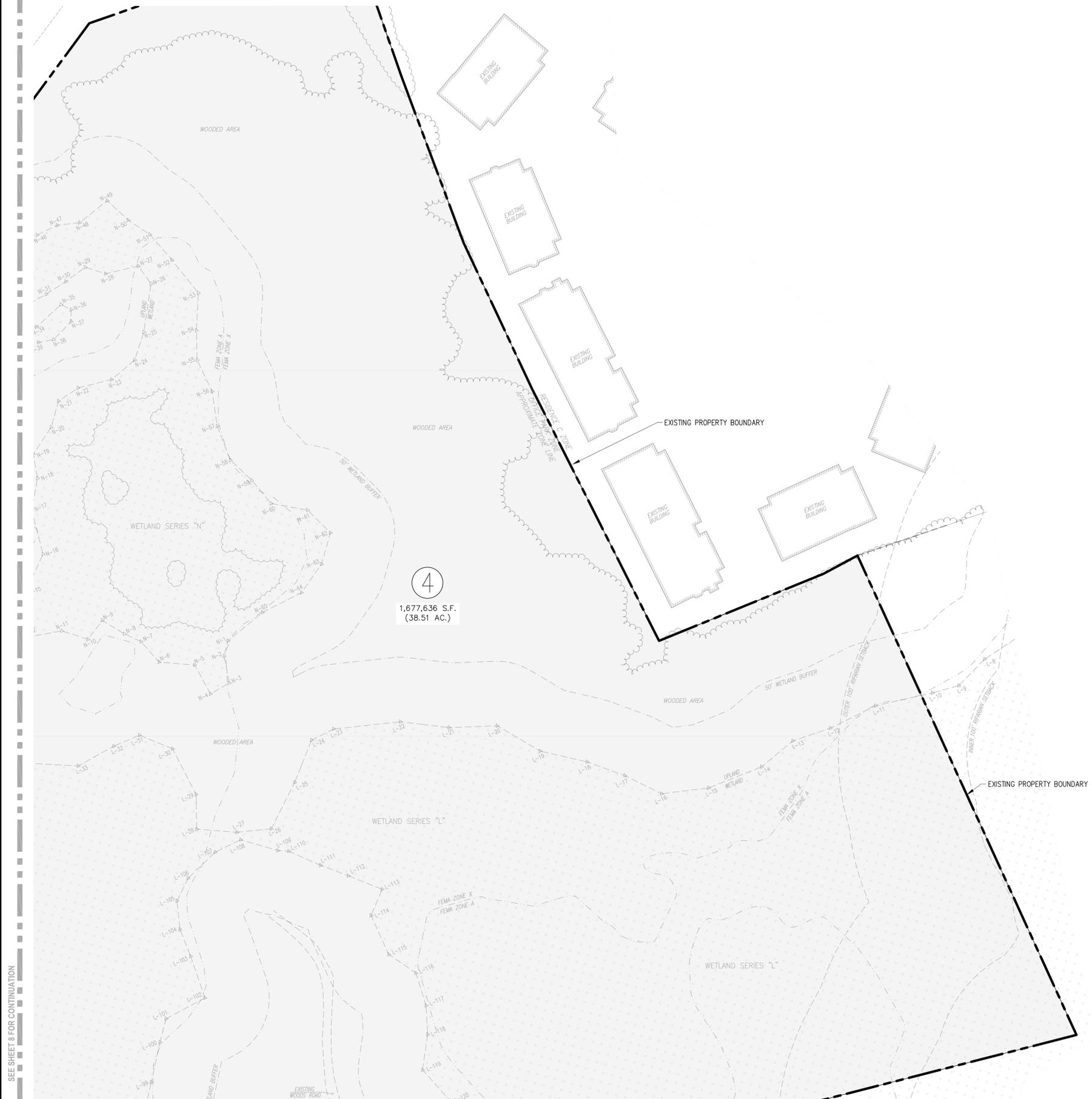
Drawing Title
LAYOUT PLAN (SHEET 6)

Project No.	100-011	Drawing No.	C-2.6
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

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

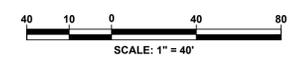
DATE 12/2/25

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 8 FOR CONTINUATION

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Joshua L. Green
12-2-2025

JOSHUA L. GREEN
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HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN (SHEET 7)

Project No.	100-011	Drawing No.	C-2.7
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

Shane M. Brenner

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 HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN (SHEET 8)

Project No.	100-011	Drawing No.	C-2.8
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		



EXISTING PROPERTY BOUNDARY & ZONE LINE

RESIDENCE C ZONE
OFFICE PARK ZONE
APPROXIMATE ZONE LINE

WOODED AREA

WOODED AREA

PROPOSED RIGHT-OF-WAY LINE
PROPOSED 10' WIDE TREE PLANTING STRIP

WOODED AREA

WOODED AREA

PROPOSED SUBDIVISION LINE (TYPICAL)

BS-5
39,082 S.F.
(0.89 AC.)

EXISTING PROPERTY BOUNDARY & ZONE LINE

RESIDENCE C ZONE
OFFICE PARK ZONE
APPROXIMATE ZONE LINE

PROPOSED RIGHT-OF-WAY LINE

OLD DERBY CONNECTOR

PROPOSED RIGHT-OF-WAY LINE
PROPOSED 10' WIDE TREE PLANTING STRIP

PROPOSED SUBDIVISION LINE (TYPICAL)

4
1,677,636 S.F.
(38.51 AC.)

PROPOSED SUBDIVISION LINE (TYPICAL)

3
220,283 S.F.
(5.06 AC.)

28' WIDE ROADWAY
5' WIDE SIDEWALK

WETLAND SERIES "L"

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

12/2/25
 DATE

WHITING STREET - ROUTE 53

RESERVED FOR REGISTRY



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Joshua L. Green
12-2-2025
 JOSHUA L. GREEN
 CIVIL ENGINEER
 No. 58871
 REGISTERED PROFESSIONAL ENGINEER

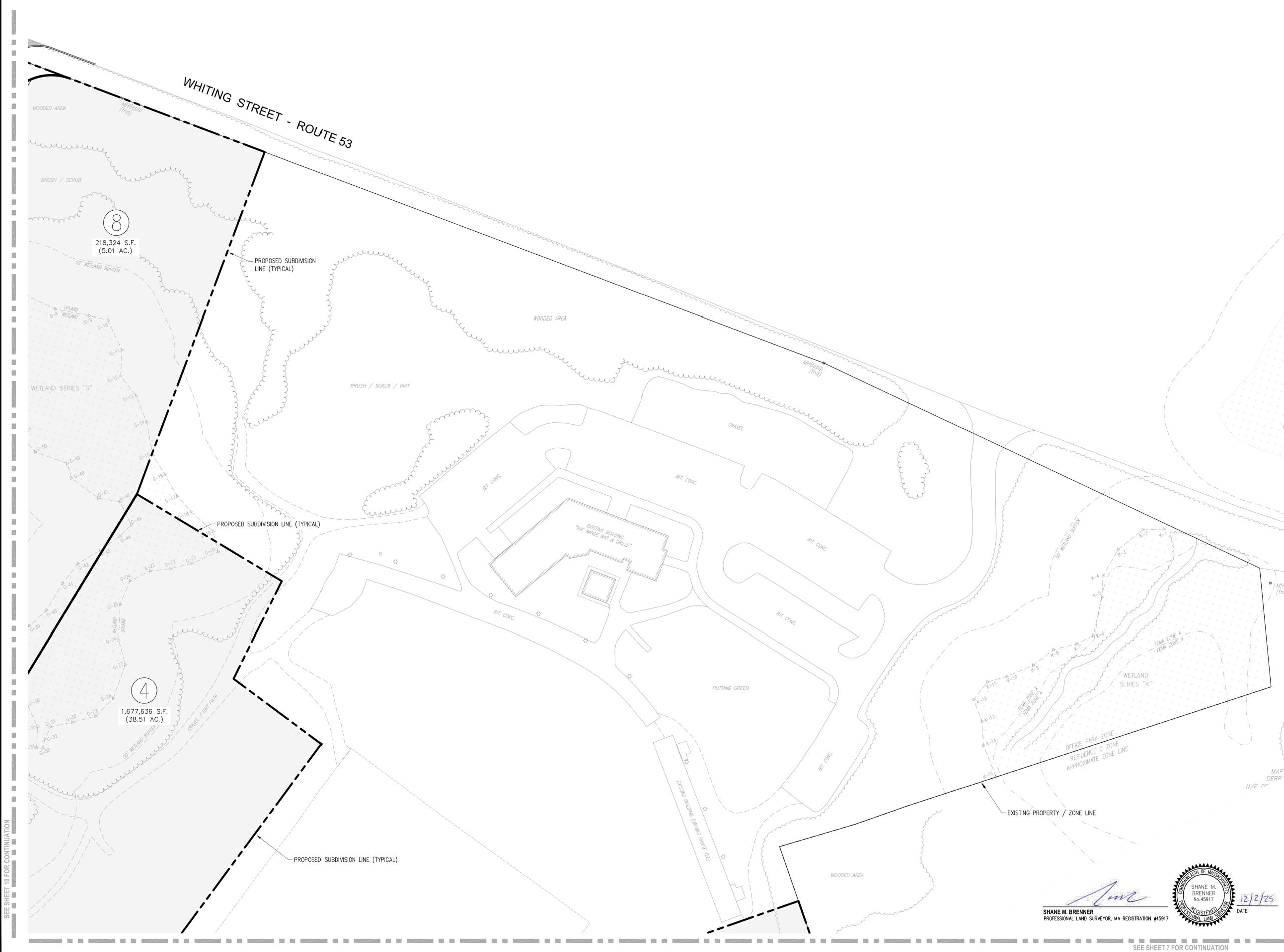
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 190 OLD DERBY STREET, SUITE 311
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Drawing Title
LAYOUT PLAN (SHEET 9)

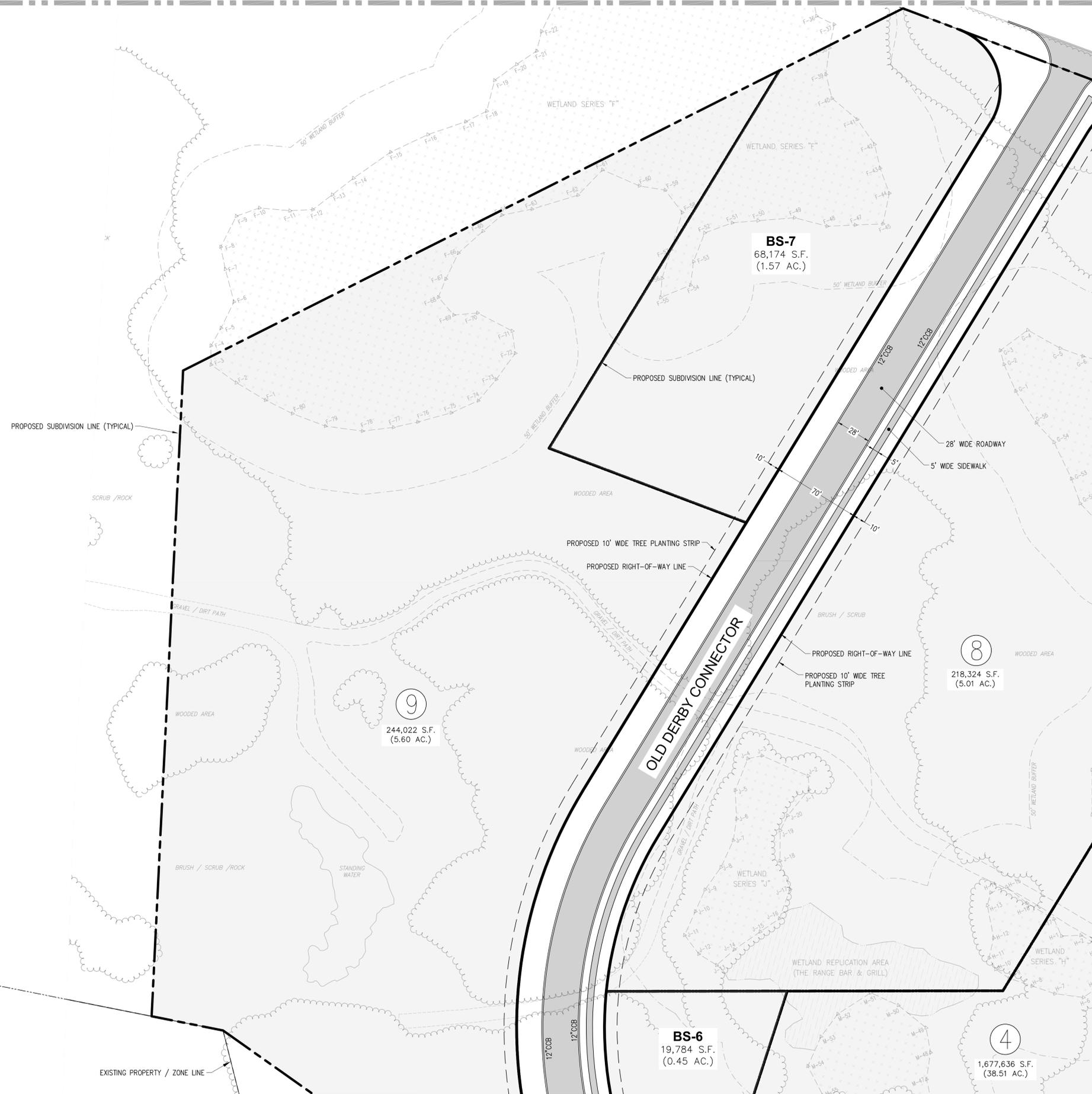
Project No.	100-011	Drawing No.	C-2.9
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		



SEE SHEET 10 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

Shane M. Brenner
SHANE M. BRENNER
 No. 45917
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 12/2/25



RESERVED FOR REGISTRY

SEE SHEET 9 FOR CONTINUATION



Date	Description	No.
Revisions		

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JOSHUA L. GREEN
 CIVIL
 No. 58871
 REGISTERED PROFESSIONAL ENGINEER
 12-2-2025

JOSHUA L. GREEN
PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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Project
PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN (SHEET 10)

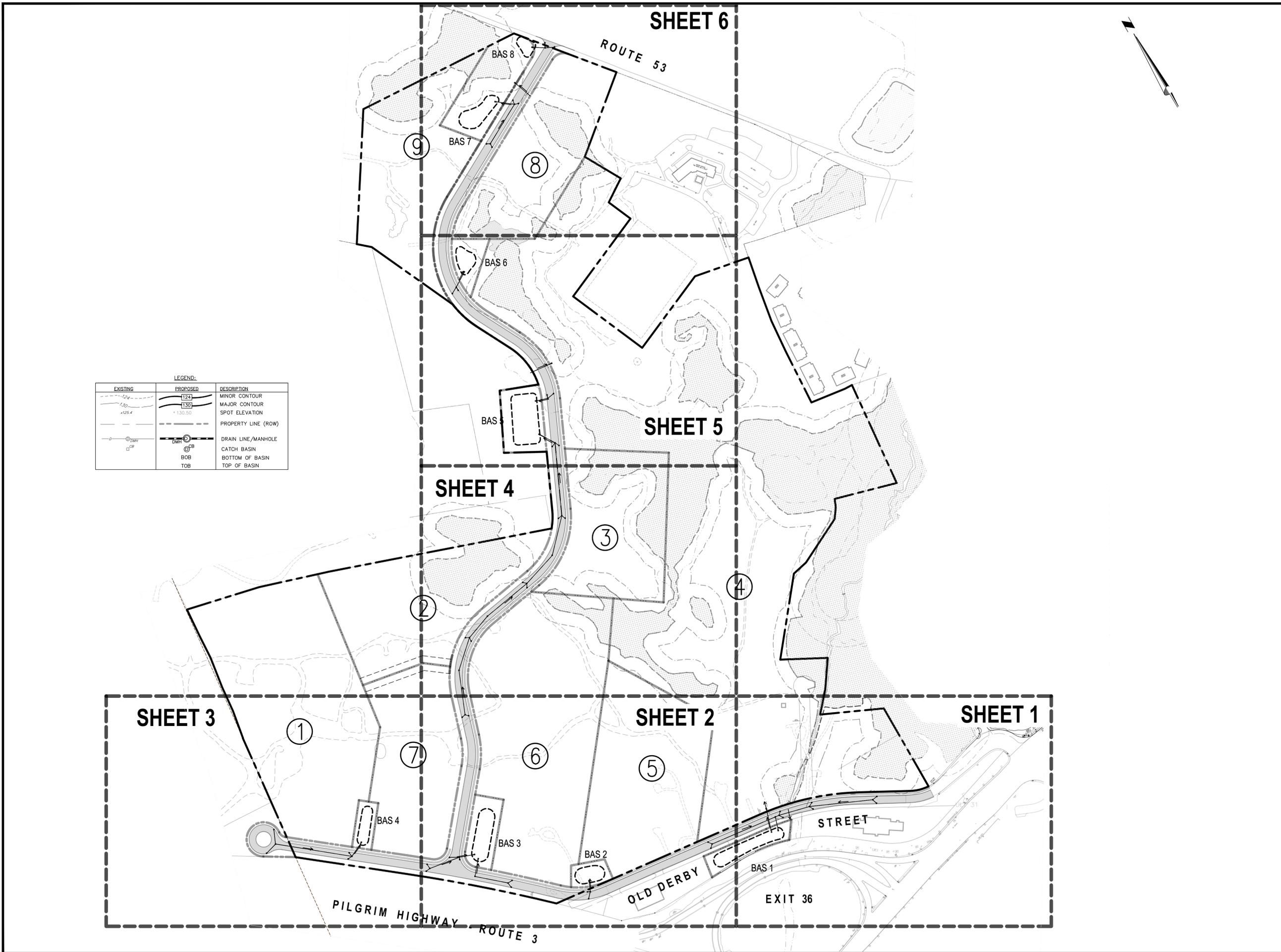
Project No.	100-011	Drawing No.	C-2.10
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

Shane M. Brenner
SHANE M. BRENNER
 No. 45917
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 12/2/25

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

EXISTING PROPERTY / ZONE LINE

SEE SHEET 8 FOR CONTINUATION



RESERVED FOR REGISTRY

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		PROPERTY LINE (ROW)
		DRAIN LINE/MANHOLE
		CATCH BASIN
		BOB
		TOB



Date	Description	No.
Revisions		

Joshua L. Green
 12-2-2025
 JOSHUA L. GREEN
 CIVIL
 No. 58871
 REGISTERED PROFESSIONAL ENGINEER

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

Project
PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
DRAINAGE OVERALL KEY PLAN

Project No.	100-011	Drawing No.	C-3.0
Date	12-02-2025		
Scale	1"=160'		
Drawn By	ASZ/JPM		
Approved By	TLC		

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SEE SHEET 4 FOR CONTINUATION

SEE SHEET 1 FOR CONTINUATION



RESERVED FOR REGISTRY



Date	Description	No.
Revisions		



JOSHUA L. GREEN
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871



PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

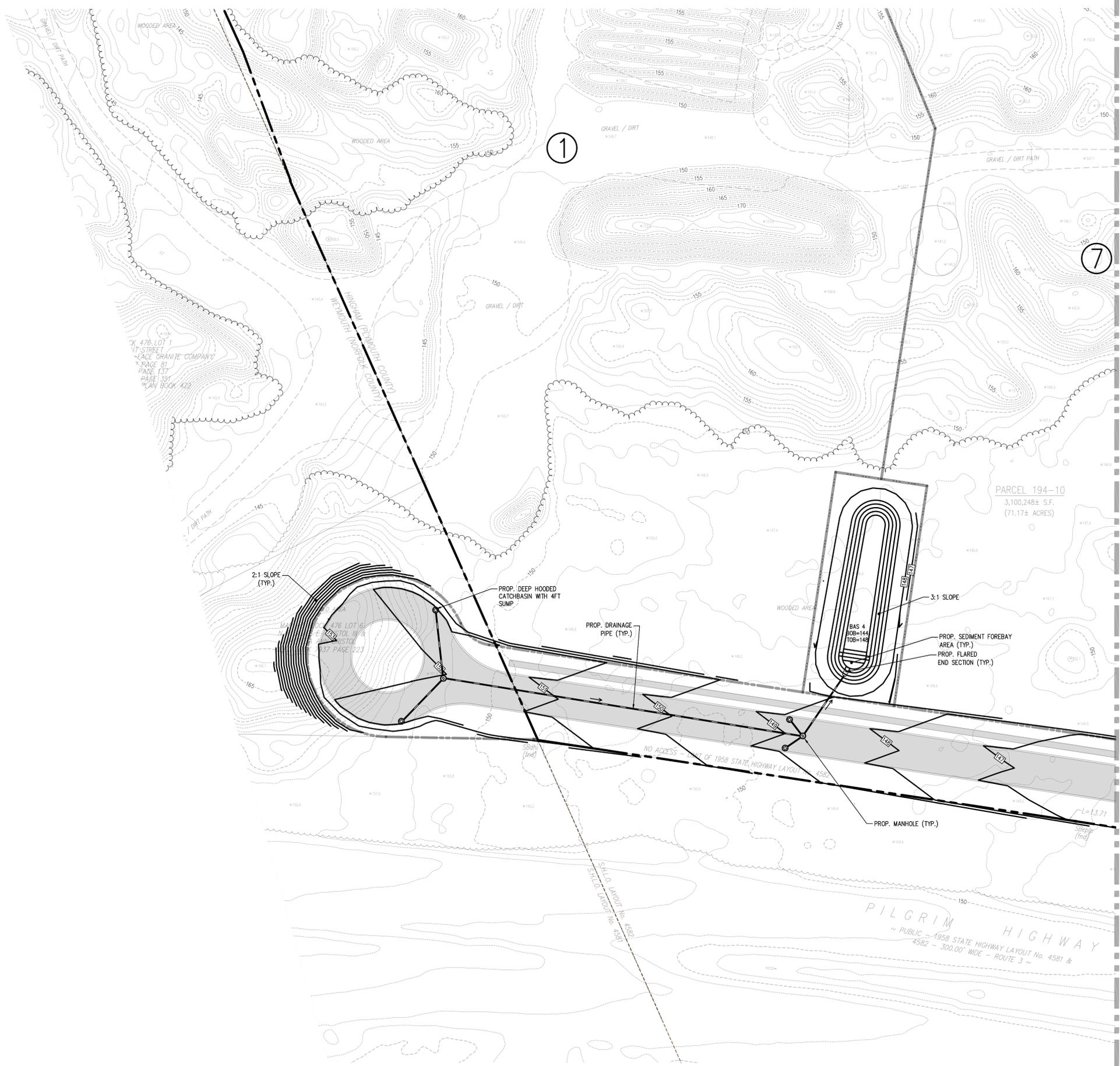
Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
DRAINAGE PLAN (SHEET 2)

Project No.	100-011	Drawing No.	C-3.2
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

SEE SHEET 3 FOR CONTINUATION

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RESERVED FOR REGISTRY

SEE SHEET 2 FOR CONTINUATION



Date	Description	No.
Revisions		

John Green
12-2-2025

JOSHUA L. GREEN
PROFESSIONAL ENGINEER, MA REGISTRATION #58871

Crocker Design Group

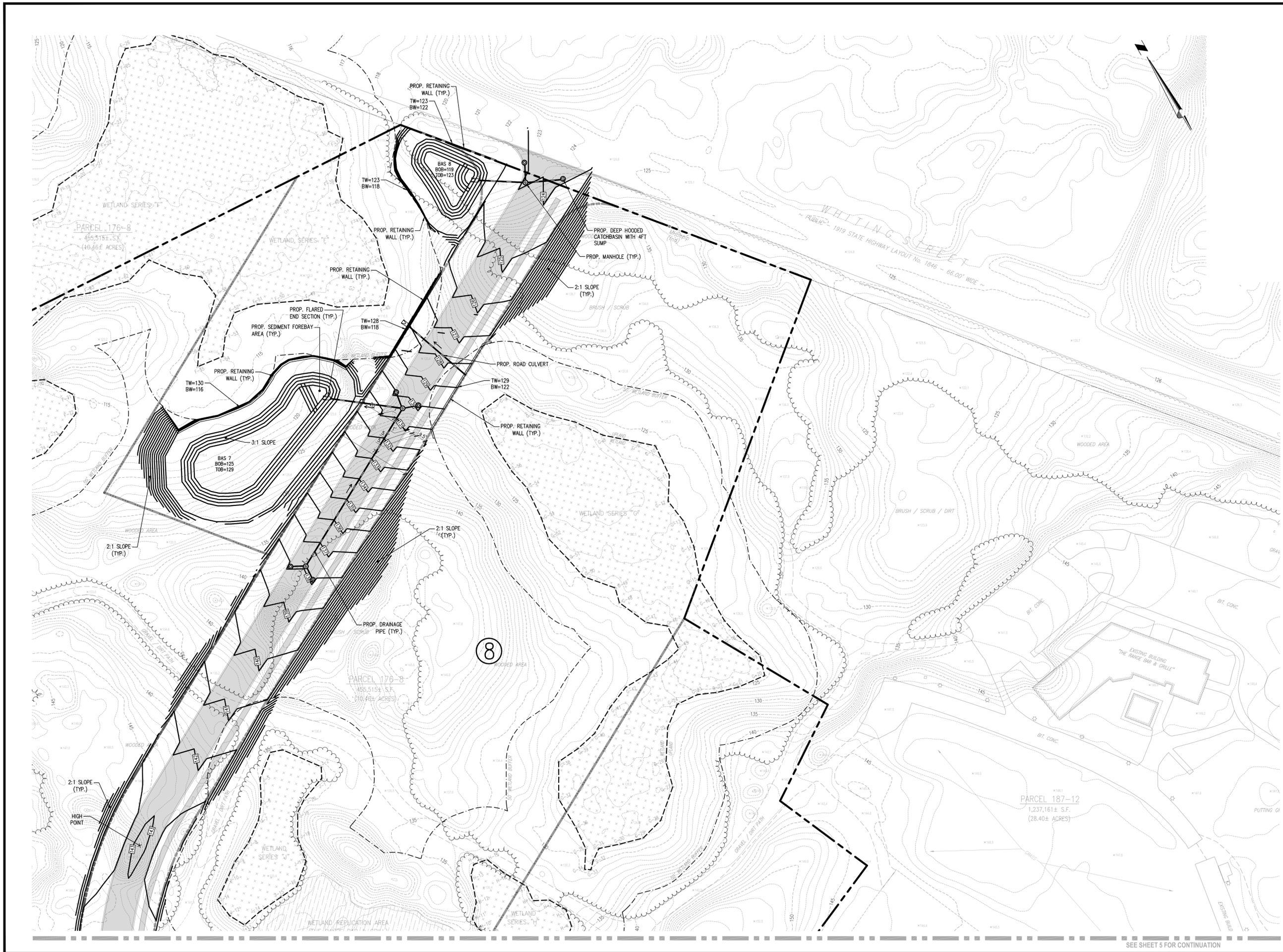
2 SHARP STREET,
UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
PRELIMINARY SUBDIVISION
OLD DERBY STREET EXTENSION,
OLD DERBY CONNECTOR
HINGHAM, MA 02043

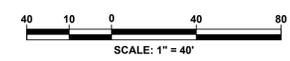
Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
DRAINAGE PLAN (SHEET 3)

Project No.	100-011	Drawing No.	C-3.3
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		



RESERVED FOR REGISTRY



Date	Description	No.
Revisions		

JOSHUA L. GREEN
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

2 SHARP STREET,
 UNIT A
 HINGHAM, MA 02043
 P. 781-919-0808

PRELIMINARY SUBDIVISION
 OLD DERBY STREET EXTENSION,
 OLD DERBY CONNECTOR
 HINGHAM, MA 02043

Prepared for
**177 OLD DERBY STREET
 DEVELOPMENT, LLC**
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
**DRAINAGE PLAN
 (SHEET 6)**

Project No.	100-011	Drawing No.	C-3.6	
Date	12-02-2025	Scale		1"=40'
Scale	1"=40'	Drawn By		ASZ/JPM
Drawn By	ASZ/JPM	Approved By		TLC

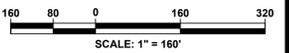
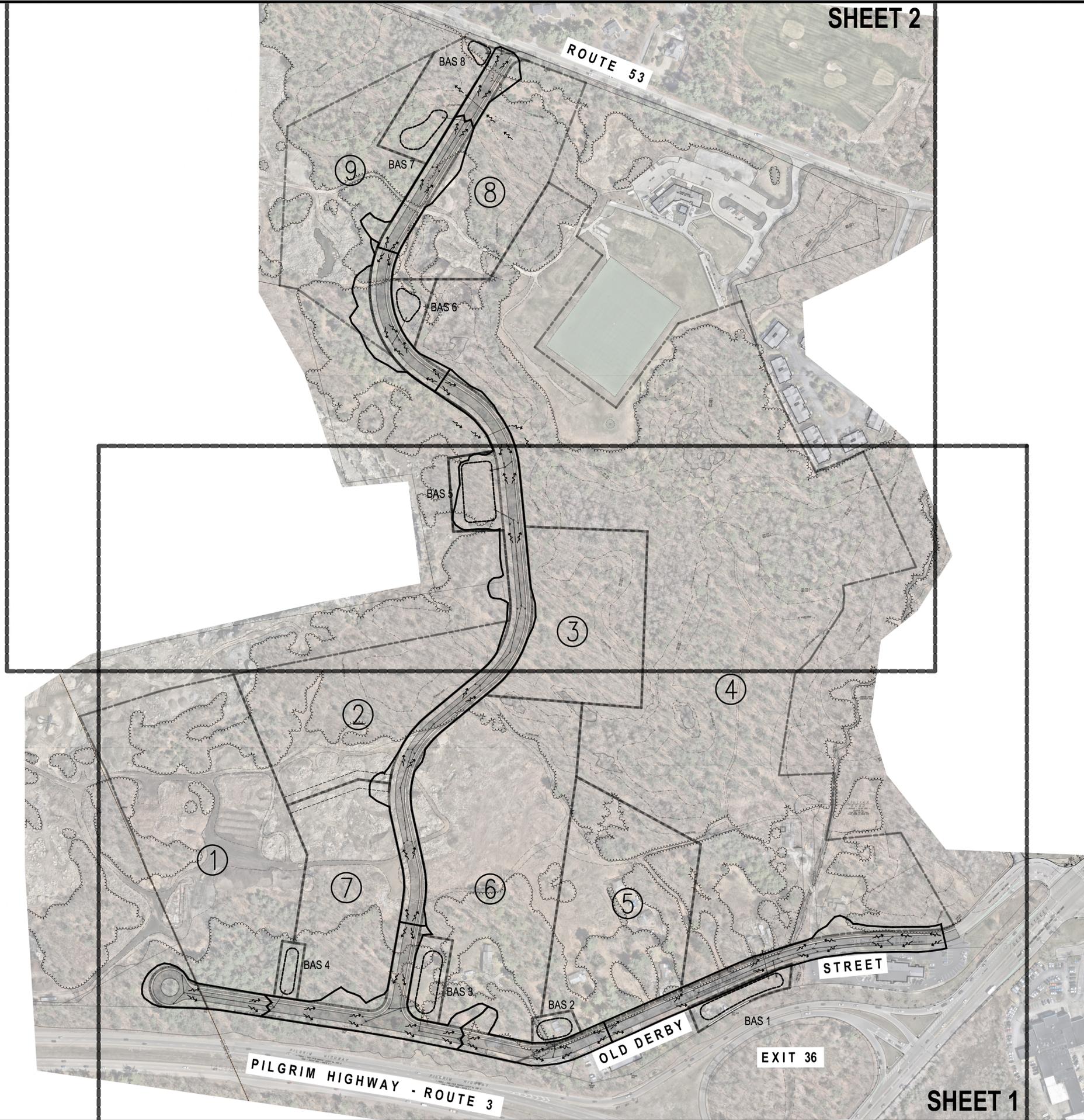
SEE SHEET 5 FOR CONTINUATION

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SHEET 2



RESERVED FOR REGISTRY



Date	Description	No.
Revisions		

Joshua L. Green
12-2-2025

JOSHUA L. GREEN
PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

Project
PRELIMINARY SUBDIVISION
OLD DERBY STREET EXTENSION,
OLD DERBY CONNECTOR
HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
WATERSHED OVERALL KEY PLAN

Project No.	100-011	Drawing No.	C-4.0
Date	12-02-2025		
Scale	1"=160'		
Drawn By	ASZ/JPM		
Approved By	TLC		

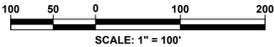
SHEET 1

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SEE SHEET 1 FOR CONTINUATION

RESERVED FOR REGISTRY



Date	Description	No.
Revisions		



JOSHUA L. GREEN
PROFESSIONAL ENGINEER, MA REGISTRATION #58871



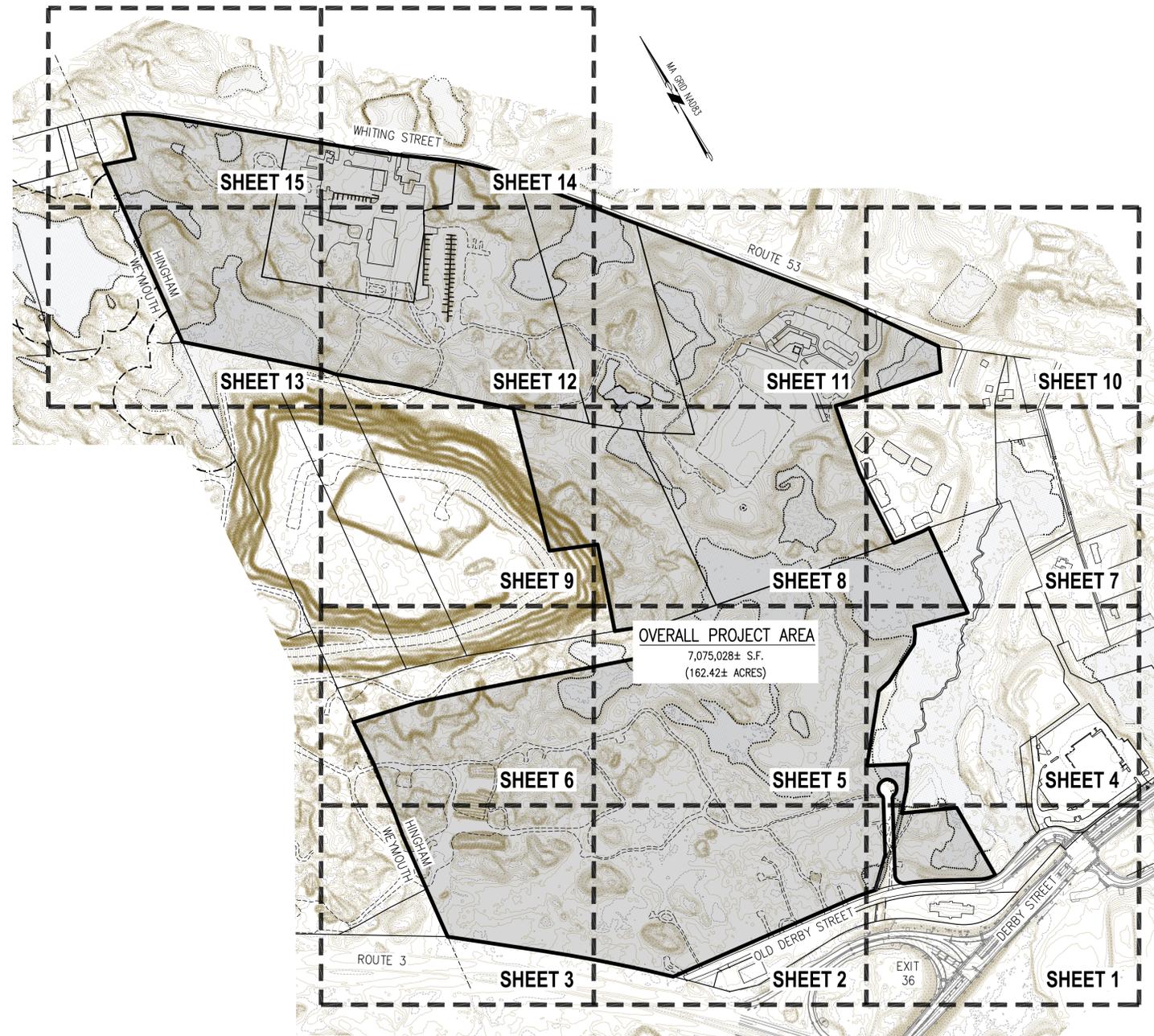
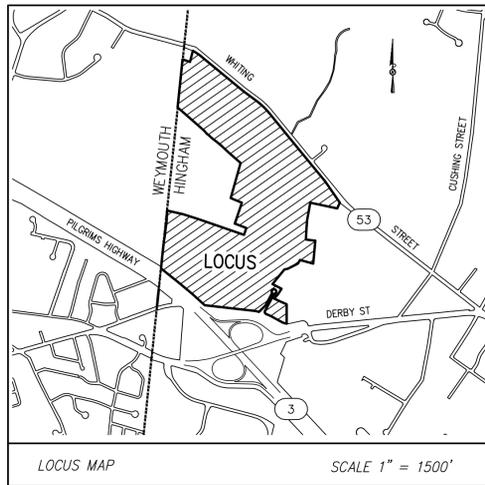
PRELIMINARY SUBDIVISION
OLD DERBY STREET EXTENSION,
OLD DERBY CONNECTOR
HINGHAM, MA 02043

Prepared for
**177 OLD DERBY STREET
DEVELOPMENT, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**WATERSHED PLAN
(SHEET 2)**

Project No.	100-011	Drawing No.	C-4.2
Date	12-02-2025		
Scale	1"=100'		
Drawn By	ASZ/JPM		
Approved By	TLC		

PRELIMINARY SUBDIVISION PLAN OLD DERBY STREET, WHITING STREET HINGHAM, MASSACHUSETTS



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 777
 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. 392 OF 2015 PLAN BOOK 59 PAGE 1078
 PLAN No. 35 OF 2023 PLAN BOOK 66 PAGE 946
 PLAN No. 461 OF 2023 PLAN BOOK 67 PAGE 615
 LAND COURT CASE No. 8613
 LAND COURT CASE No. 32564

NOTES:

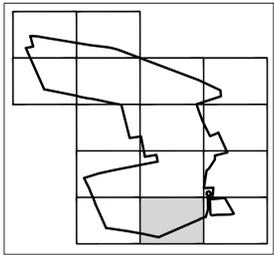
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH AND NORFOLK COUNTY REGISTRY OF DEEDS AND HINGHAM AND WEYMOUTH TOWN HALLS.
2. PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP, LLC BETWEEN JULY OF 2020 AND JANUARY OF 2023.
3. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25023C0083K, AND MAP No. 25023C0091L, WITH AN EFFECTIVE DATE OF JULY 3, 2024, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
4. SUBJECT PROPERTY FALLS WITHIN OFFICE PARK ZONING DISTRICT AND THE SOUTH HINGHAM DEVELOPMENT OVERLAY DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
5. 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.
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM USGS 2021 LIDAR FOR CENTRAL EASTERN MASSACHUSETTS. HORIZONTAL ACCURACY = 0.361 FEET (11 CM) AND VERTICAL ACCURACY = 0.121 FEET (3.7 CM)
7. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY JOHN ZIMMER, P.W.S. OF SOUTH RIVER ENVIRONMENTAL.

RECORD OWNERS:

- MAP 176 LOT 3
 #0 WHITING STREET
 BRISTOL BROS DEVELOPMENT CORP
 LAND COURT CERTIFICATE No. 123952
 LOT 13 - LAND COURT PLAN No. 32564G
- MAP 176 LOT 4
 #410 WHITING STREET
 POI LLC
 LAND COURT CERTIFICATE No. 129676
 LOT 12 - LAND COURT PLAN No. 32564F AND
 LAND COURT PLAN NO. 32564G
- MAP 176 LOT 8
 #392 WHITING STREET
 OLD DERBY NOMINEE TRUST
 LAND COURT CERTIFICATE No. 120254
 LOT 3 - LAND COURT PLAN No. 32564A
- MAP 186 LOT 5
 #306 WHITING STREET
 R.T. BATES CO, INC
 DEED BOOK 17519 PAGE 236
 PARCEL C - 67 PAGE 615
- MAP 187 LOT 12
 #306 WHITING STREET
 OLD DERBY NOMINEE TRUST
 DEED BOOK 44197 PAGE 210
 LOT A - PLAN BOOK 55 PAGE 211
- MAP 194 LOT 10
 #177 OLD DERBY STREET
 177 OLD DERBY DEVELOPMENT, LLC
 DEED BOOK 58447 PAGE 116
 DEED BOOK 58447 PAGE 134
 DEED BOOK 58447 PAGE 142
 DEED BOOK 58447 PAGE 150
 DEED BOOK 58447 PAGE 160
 DEED BOOK 58447 PAGE 162
 DEED BOOK 58454 PAGE 92
 DEED BOOK 58500 PAGE 279
 DEED BOOK 58543 PAGE 139

Date	Description	No.
Revisions		
<p style="text-align: center;">SHANE M. BRENNER PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917</p>		
<p style="text-align: right;">2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808</p>		
<p>Project</p> <p style="text-align: center;">ASSESSORS MAP 176 LOTS 3, 4 & 8 ASSESSORS MAP 186 LOT 5 ASSESSORS MAP 187 LOT 12 ASSESSORS MAP 194 LOT 10 OLD DERBY STREET, WHITING STREET HINGHAM, MA 02043</p>		
<p>Prepared for</p> <p style="text-align: center;">177 OLD DERBY STREET DEVELOPMENT, LLC 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA 02043</p>		
<p>Drawing Title</p> <p style="text-align: center;">EXISTING CONDITIONS PLAN</p>		
Project No.	100-011	Drawing No.
Date	11-XX-2025	COVER
Scale	1" = 300'	
Drawn By	JPM/SMB	
Approved By	SMB	

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



KEY MAP



Date	Description	No.
Revisions		



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

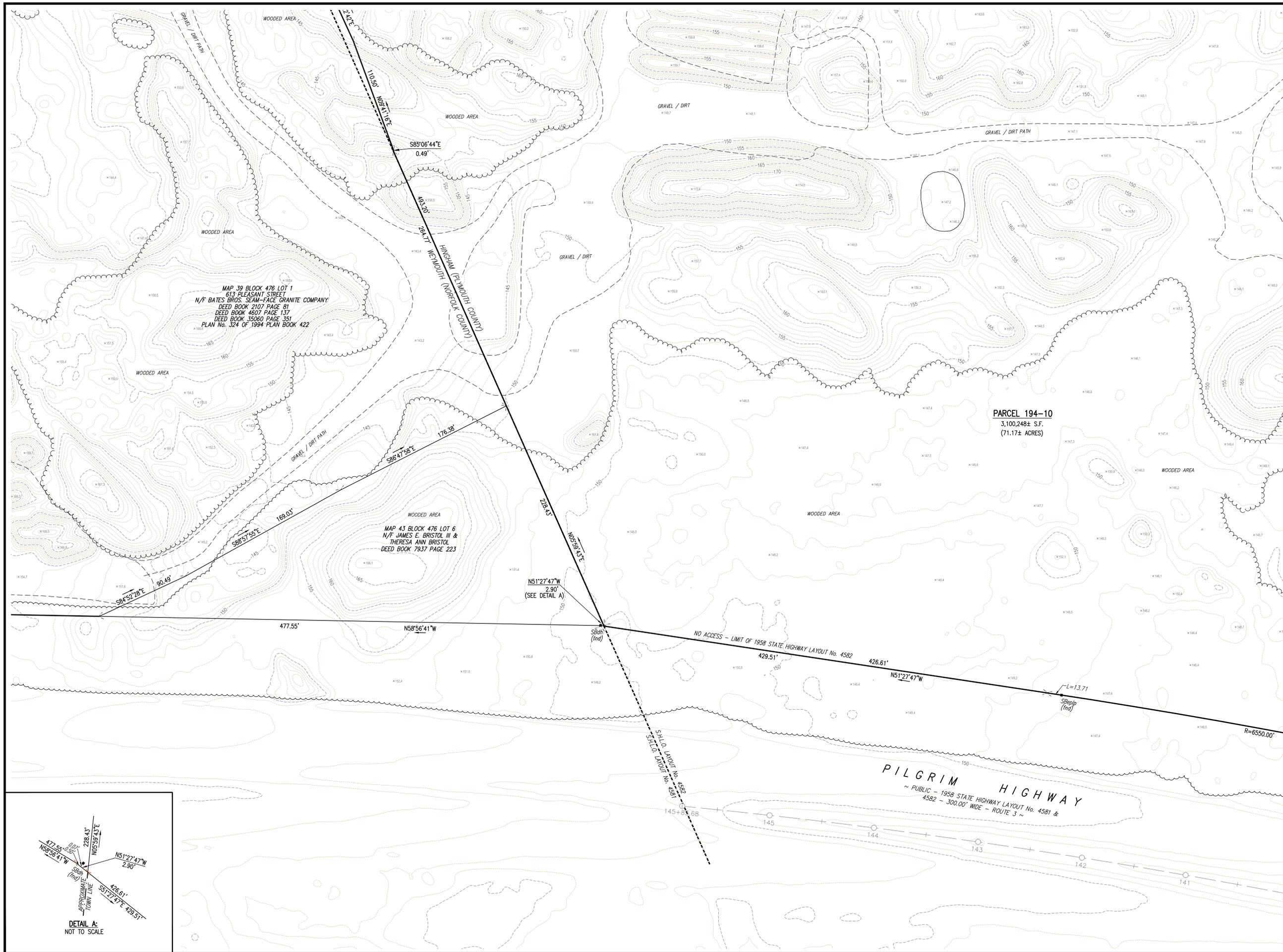


Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
ASSESSORS MAP 186 LOT 5
ASSESSORS MAP 187 LOT 12
ASSESSORS MAP 194 LOT 10
OLD DERBY STREET, WHITING STREET
HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

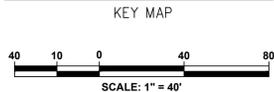
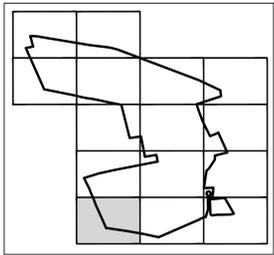
Project No.	100-011	Drawing No.	2 OF 15
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



MAP 39 BLOCK 476 LOT 1
613 PLEASANT STREET
N/F BATES BROS. SEAM-FACE GRANITE COMPANY
DEED BOOK 2107 PAGE 81
DEED BOOK 4607 PAGE 137
DEED BOOK 35080 PAGE 351
PLAN No. 324 OF 1994 PLAN BOOK 422

MAP 43 BLOCK 476 LOT 6
N/F JAMES E. BRISTOL III &
THERESA ANN BRISTOL
DEED BOOK 7937 PAGE 223

PARCEL 194-10
3,100,248± S.F.
(71.17± ACRES)



Date	Description	No.
Revisions		

12/2/25

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

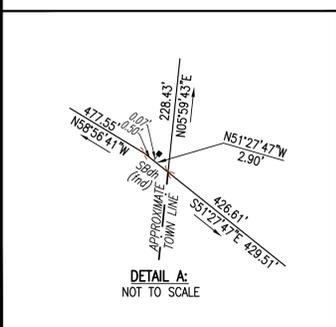
2 SHARP STREET,
UNIT A
HINGHAM, MA 02043
P: 781-919-0808

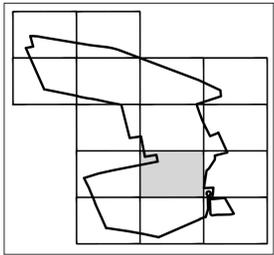
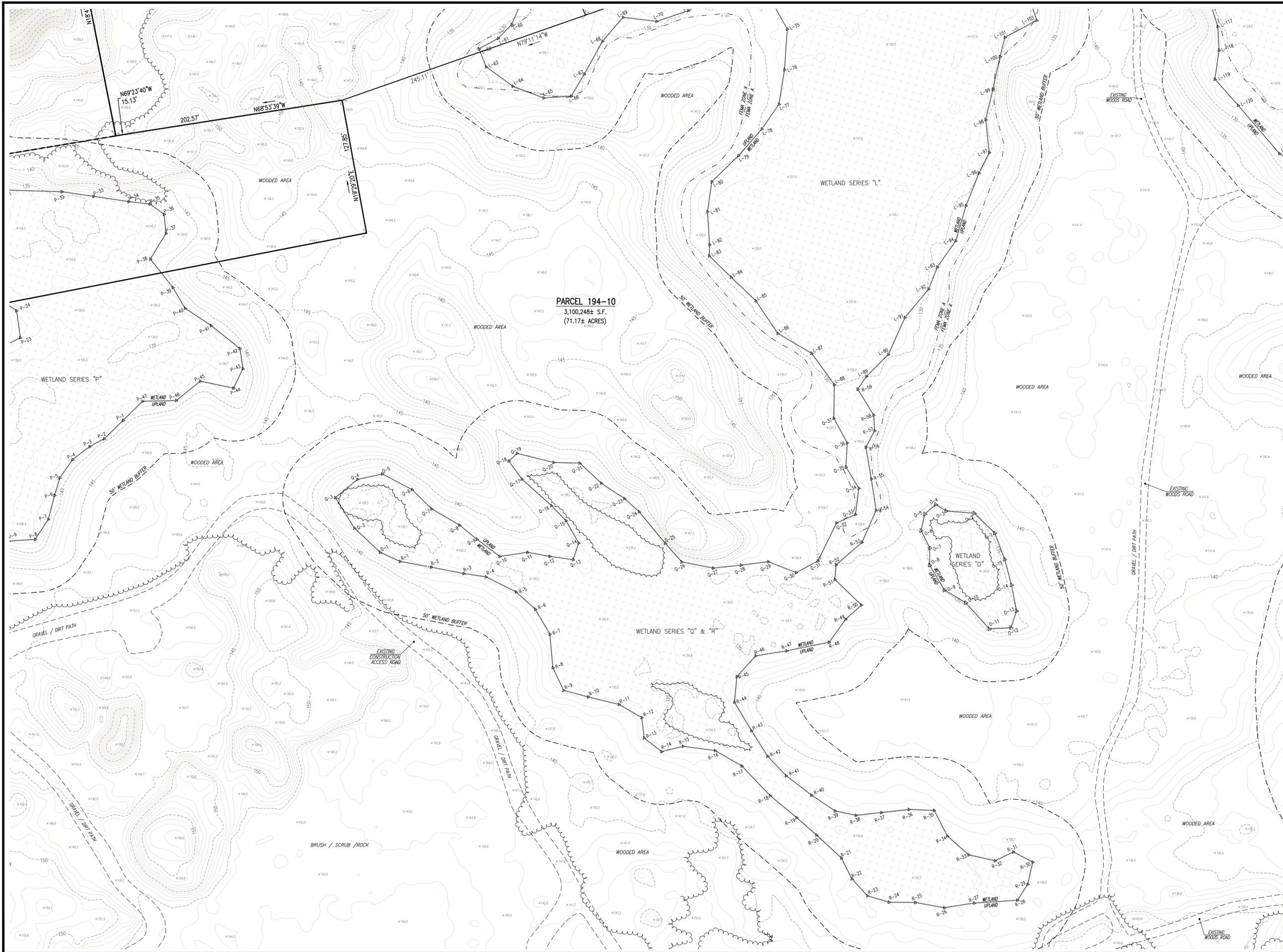
Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
ASSESSORS MAP 186 LOT 5
ASSESSORS MAP 187 LOT 12
ASSESSORS MAP 194 LOT 10
OLD DERBY STREET, WHITING STREET
HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET
DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No. 100-011	Drawing No. 3 OF 15
Date 11-XX-2025	
Scale 1"=40'	
Drawn By JPM/SMB	
Approved By SMB	





KEY MAP



Date	Description	No.
Revisions		



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

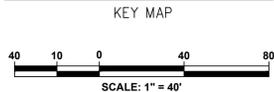
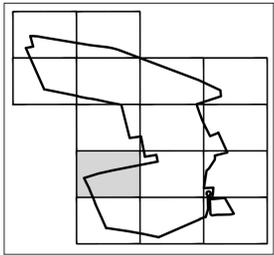
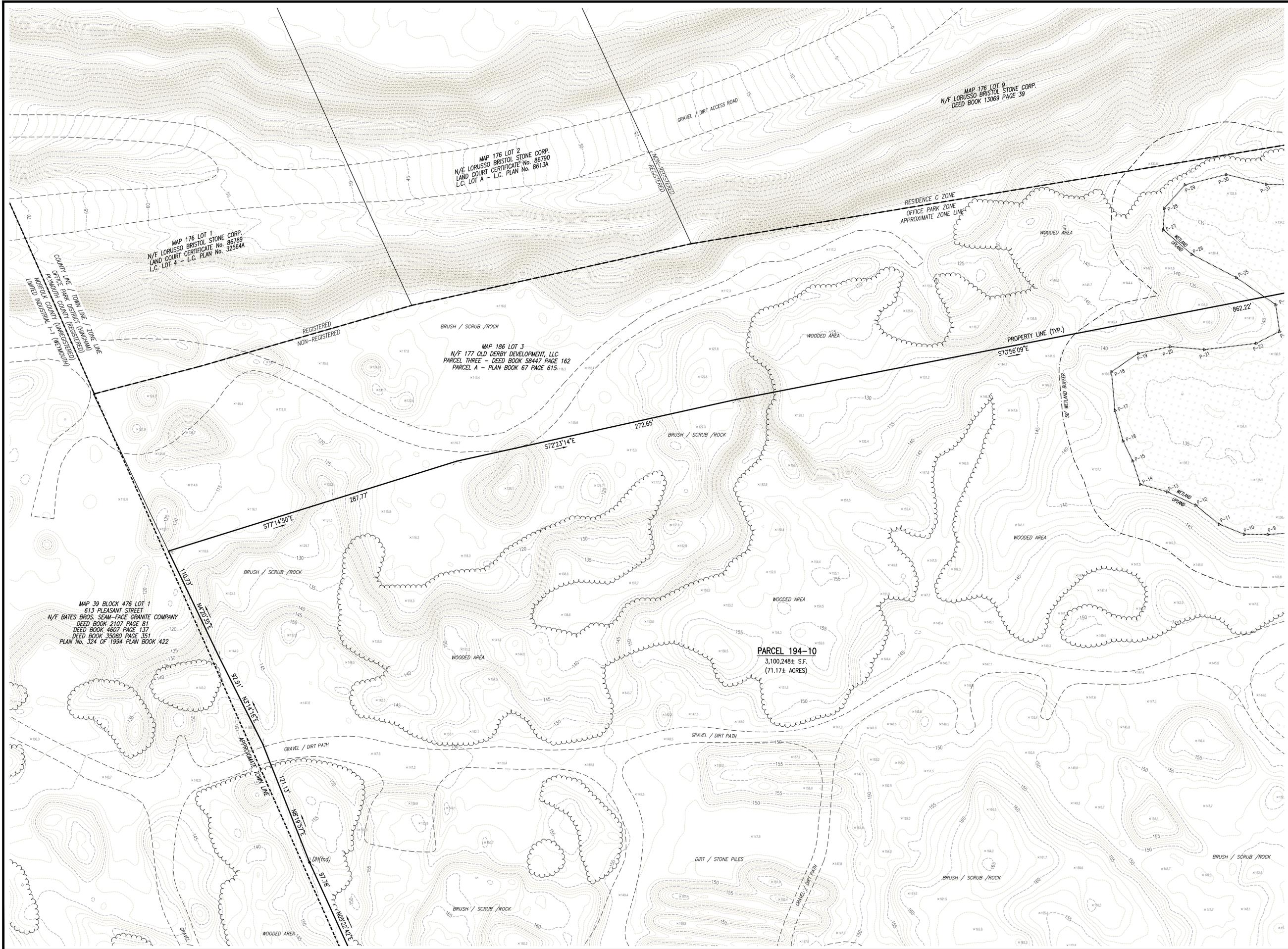


Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
ASSESSORS MAP 186 LOT 5
ASSESSORS MAP 187 LOT 12
ASSESSORS MAP 194 LOT 10
OLD DERBY STREET, WHITING STREET
HINGHAM, MA 02043

Prepared for
**177 OLD DERBY STREET
DEVELOPMENT, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-011	Drawing No.	5 OF 15
Date	11-XX-2025	Scale	1"=40'
Scale	1"=40'	Drawn By	JPM/SMB
Drawn By	JPM/SMB	Approved By	SMB



Date	Description	No.
Revisions		



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

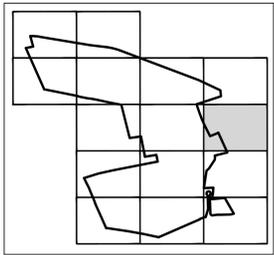


Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
ASSESSORS MAP 186 LOT 5
ASSESSORS MAP 187 LOT 12
ASSESSORS MAP 194 LOT 10
OLD DERBY STREET, WHITING STREET
HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET
DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-011	Drawing No.	6 OF 15
Date	11-KK-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



KEY MAP



Date	Description	No.
Revisions		

12/2/25

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

Crocker Design Group

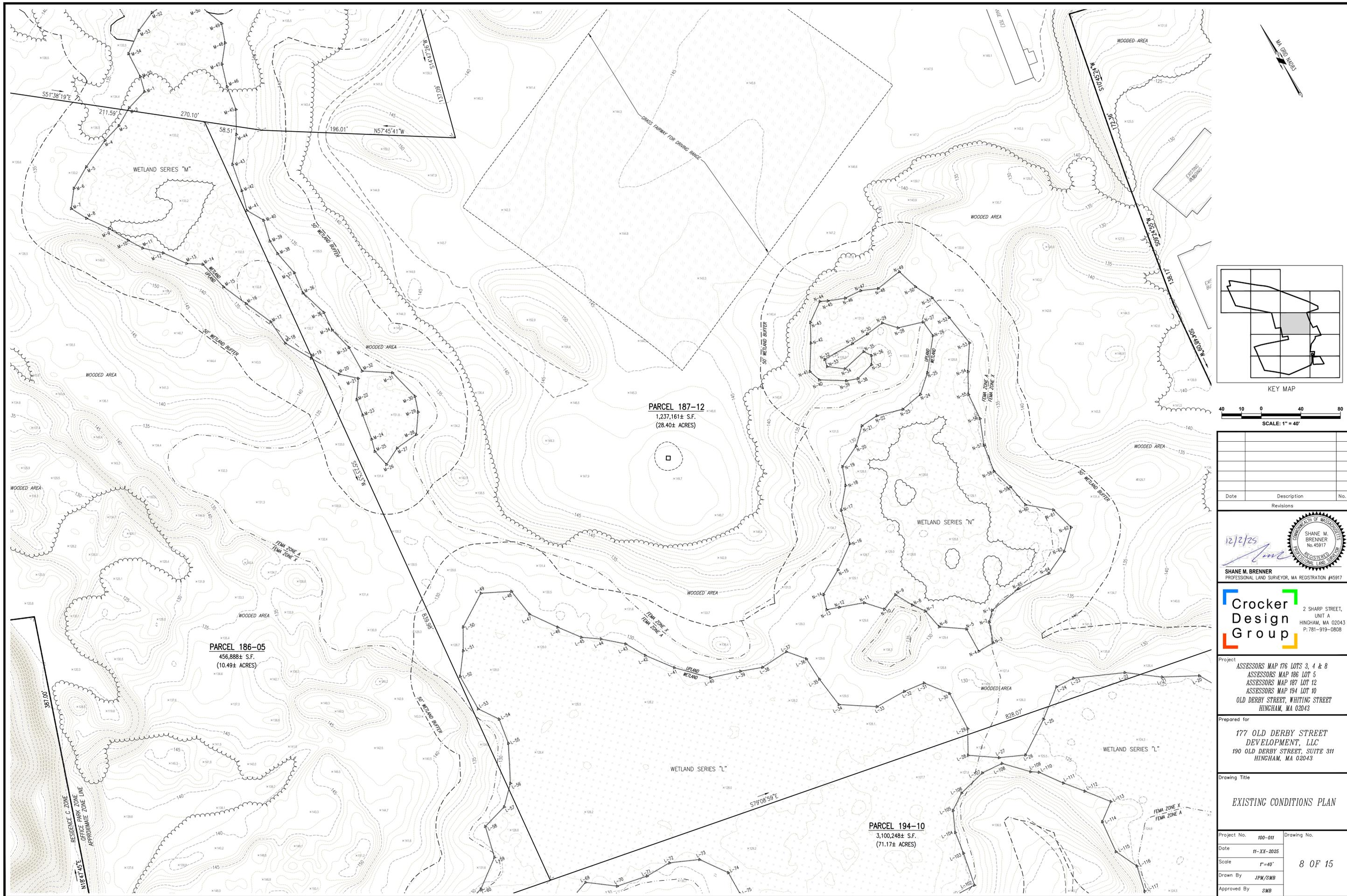
2 SHARP STREET,
UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
 ASSESSORS MAP 176 LOTS 3, 4 & 8
 ASSESSORS MAP 186 LOT 5
 ASSESSORS MAP 187 LOT 12
 ASSESSORS MAP 194 LOT 10
 OLD DERBY STREET, WHITING STREET
 HINGHAM, MA 02043

Prepared for
**177 OLD DERBY STREET
 DEVELOPMENT, LLC**
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

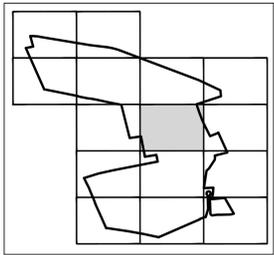
Project No.	100-011	Drawing No.	7 OF 15
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



PARCEL 187-12
 1,237,161± S.F.
 (28.40± ACRES)

PARCEL 186-05
 456,888± S.F.
 (10.49± ACRES)

PARCEL 194-10
 3,100,248± S.F.
 (71.17± ACRES)



KEY MAP

SCALE: 1" = 40'

Date	Description	No.
Revisions		



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



Project
 ASSESSORS MAP 176 LOTS 3, 4 & 8
 ASSESSORS MAP 186 LOT 5
 ASSESSORS MAP 187 LOT 12
 ASSESSORS MAP 194 LOT 10
 OLD DERBY STREET, WHITING STREET
 HINGHAM, MA 02043

Prepared for
 177 OLD DERBY STREET
 DEVELOPMENT, LLC
 190 OLD DERBY STREET, SUITE 311
 HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No. 100-011	Drawing No. 8 OF 15
Date 11-XX-2025	
Scale 1"=40'	
Drawn By JPM/SMB	
Approved By SMB	



REGISTERED PROPERTY LINE FROM L.C. PLAN No. 32564C HELD NON-REGISTERED

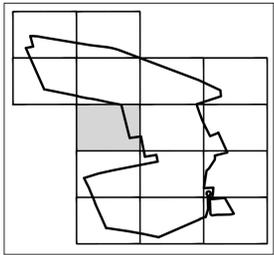
PARCEL 186-05
456,888± S.F.
(10.49± ACRES)

RESIDENCE C ZONE
OFFICE PARK ZONE
APPROXIMATE ZONE LINE

MAP 176 LOT 2
N/F LORUSSO BRISTOL STONE CORP.
LAND COURT CERTIFICATE No. 86780
L.C. LOT A - L.C. PLAN No. 8613A

MAP 176 LOT 3
N/F LORUSSO BRISTOL STONE CORP.
DEED BOOK 13069 PAGE 39

MAP 176 LOT 1
N/F LORUSSO BRISTOL STONE CORP.
LAND COURT CERTIFICATE No. 86789
L.C. LOT 4 - L.C. PLAN No. 32564A



KEY MAP



SCALE: 1" = 40'

Date	Description	No.
Revisions		

12/2/25

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

Crocker Design Group

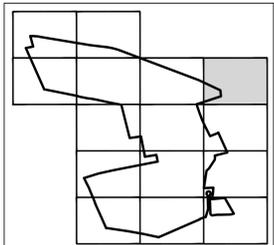
2 SHARP STREET,
UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
ASSESSORS MAP 186 LOT 5
ASSESSORS MAP 187 LOT 12
ASSESSORS MAP 194 LOT 10
OLD DERBY STREET, WHITING STREET
HINGHAM, MA 02043

Prepared for
177 OLD DERBY STREET DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No. 100-011	Drawing No. 9 OF 15
Date 11-XX-2025	
Scale 1"=40'	
Drawn By JPM/SMB	
Approved By SMB	



KEY MAP



Date	Description	No.
Revisions		



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

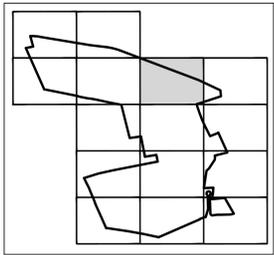
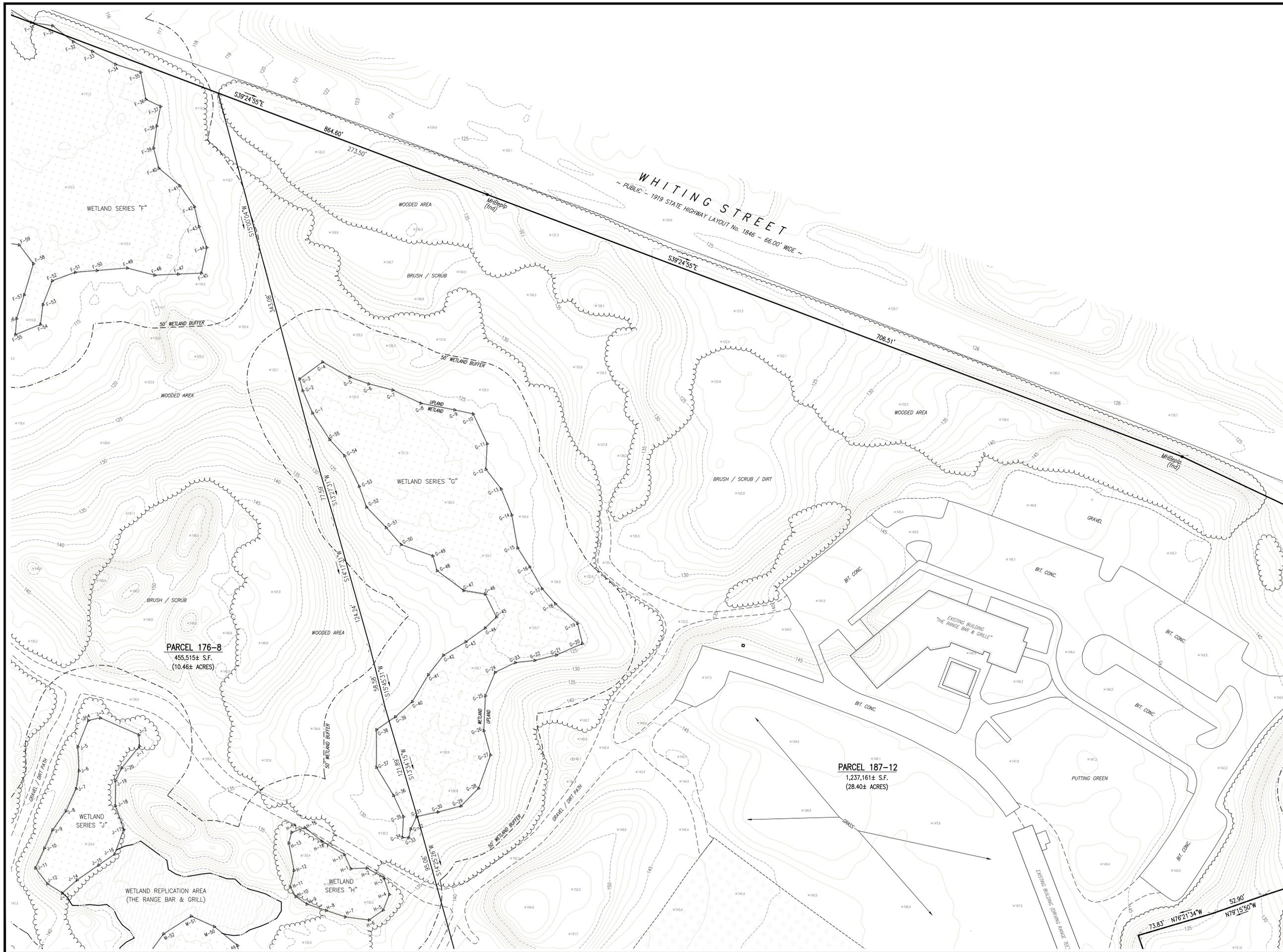


Project
ASSESSORS MAP 176 LOTS 3, 4 & 8
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ASSESSORS MAP 194 LOT 10
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HINCHAM, MA 02043

Prepared for
177 OLD DERBY STREET
DEVELOPMENT, LLC
190 OLD DERBY STREET, SUITE 311
HINCHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-011	Drawing No.	10 OF 15
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



KEY MAP



Date	Description	No.
Revisions		

12/2/25

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

Crocker Design Group

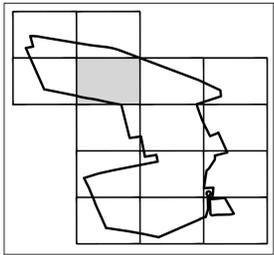
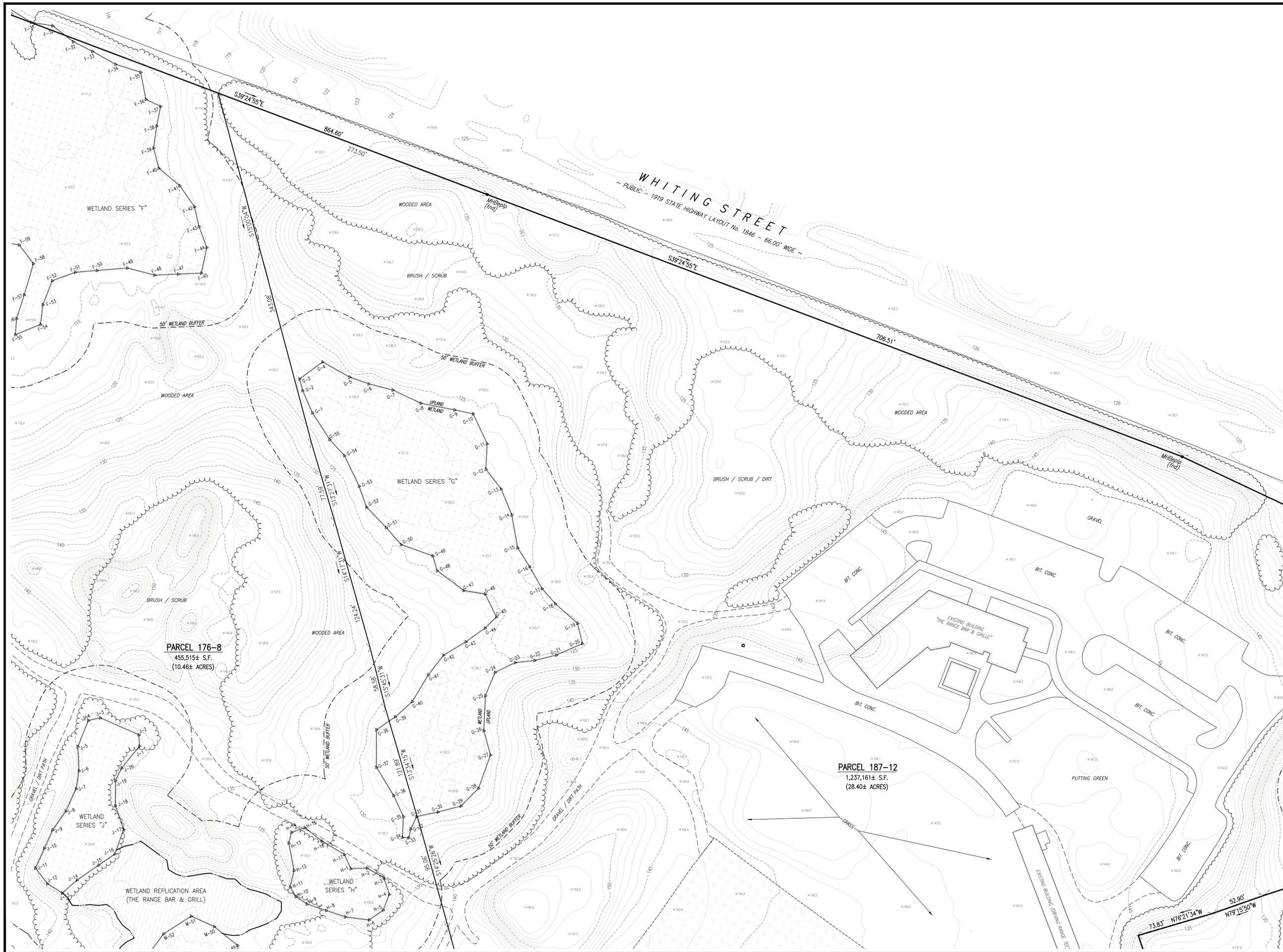
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KEY MAP



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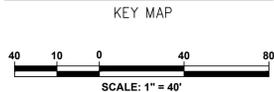
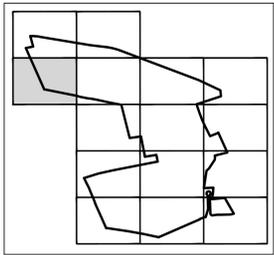
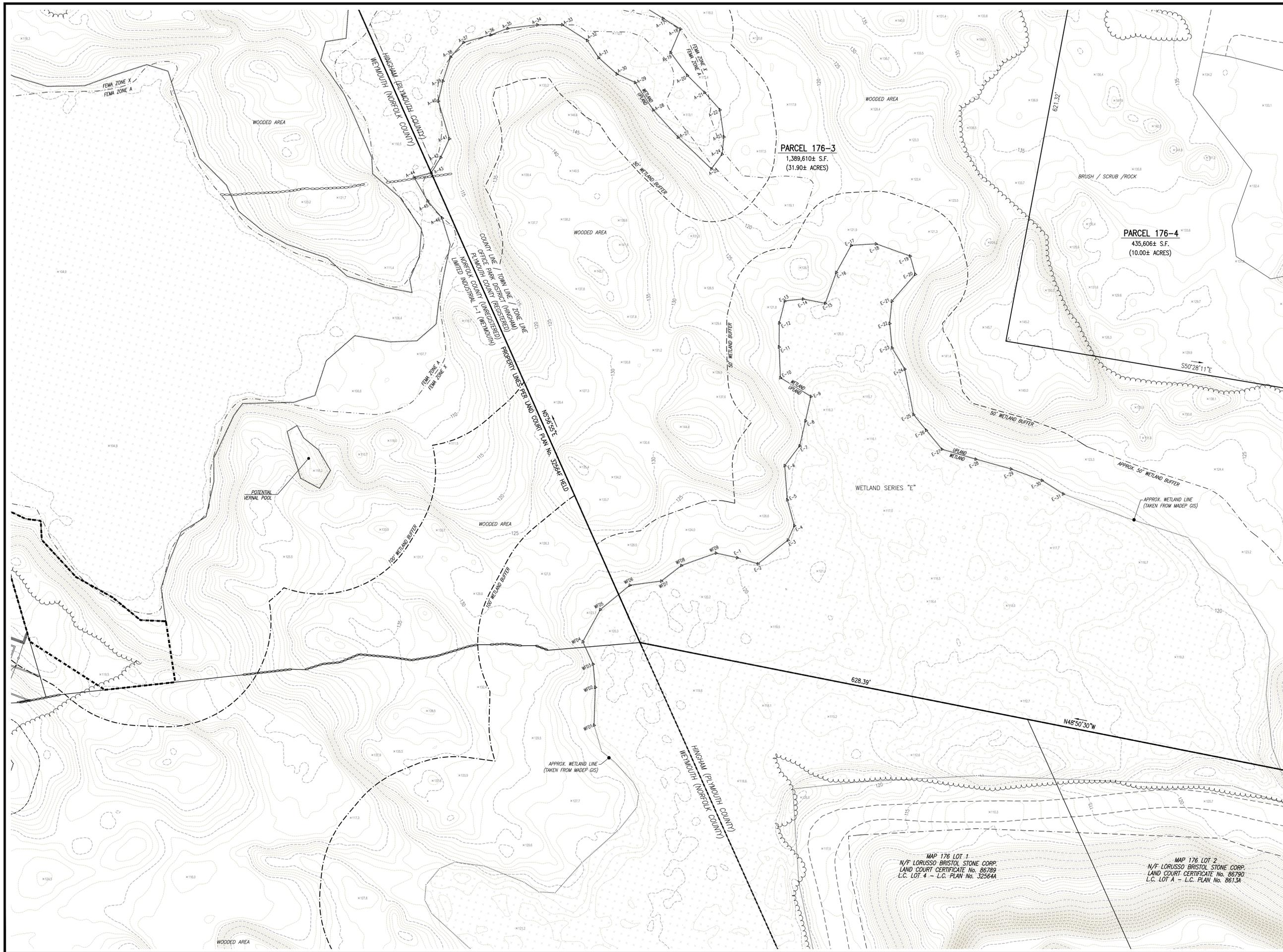
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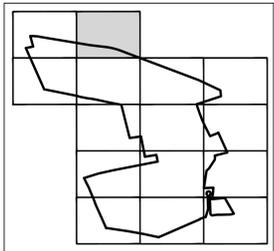
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Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		

PARCEL 176-3
1,389,610± S.F.
(31.90± ACRES)

PARCEL 176-4
435,606± S.F.
(10.00± ACRES)

MAP 176 LOT 1
N/F LORUSSO BRISTOL STONE CORP.
LAND COURT CERTIFICATE No. 86789
L.C. LOT 4 - L.C. PLAN No. 32564A

MAP 176 LOT 2
N/F LORUSSO BRISTOL STONE CORP.
LAND COURT CERTIFICATE No. 86790
L.C. LOT A - L.C. PLAN No. 8613A



KEY MAP



SCALE: 1" = 40'

Date	Description	No.

Revisions



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

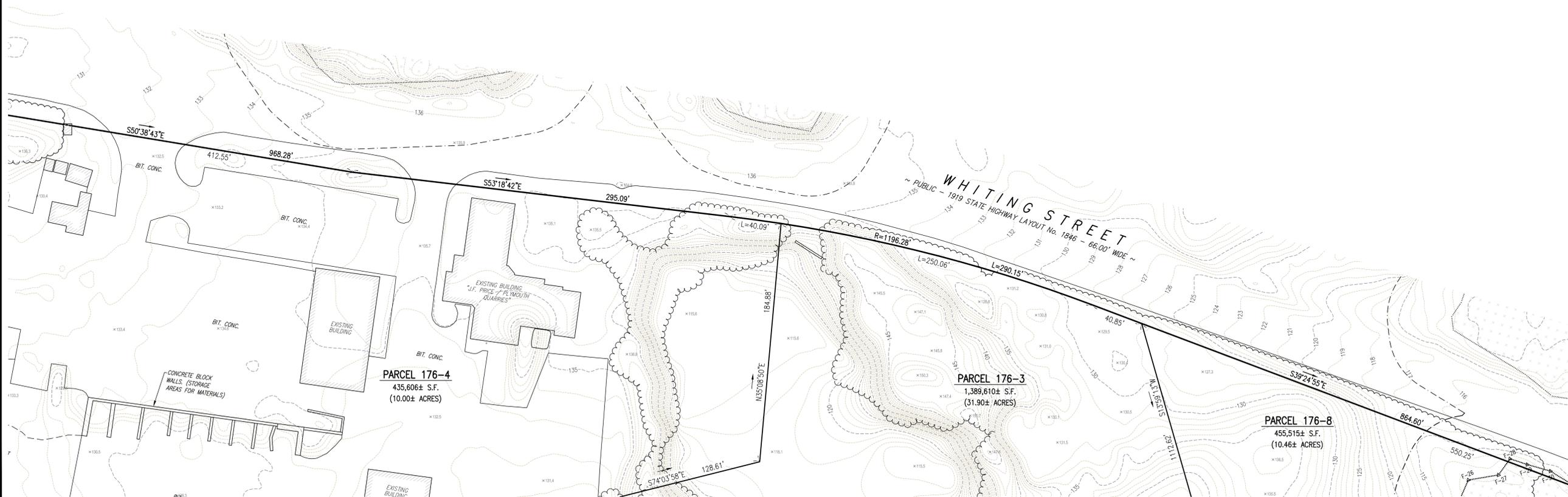


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Project No.	100-011	Drawing No.	14 OF 15
Date	11-XX-2025	Scale	1"=40'
Drawn By	JPM/SMB	Approved By	SMB



PARCEL 176-4
435,606± S.F.
(10.00± ACRES)

PARCEL 176-3
1,389,610± S.F.
(31.90± ACRES)

PARCEL 176-8
455,515± S.F.
(10.46± ACRES)

WHITING STREET
~ PUBLIC - 1919 STATE HIGHWAY LAYOUT No. 1846 - 66.00' WIDE ~

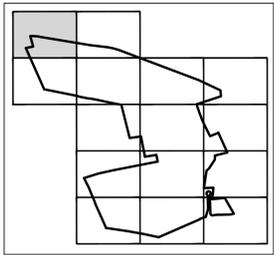
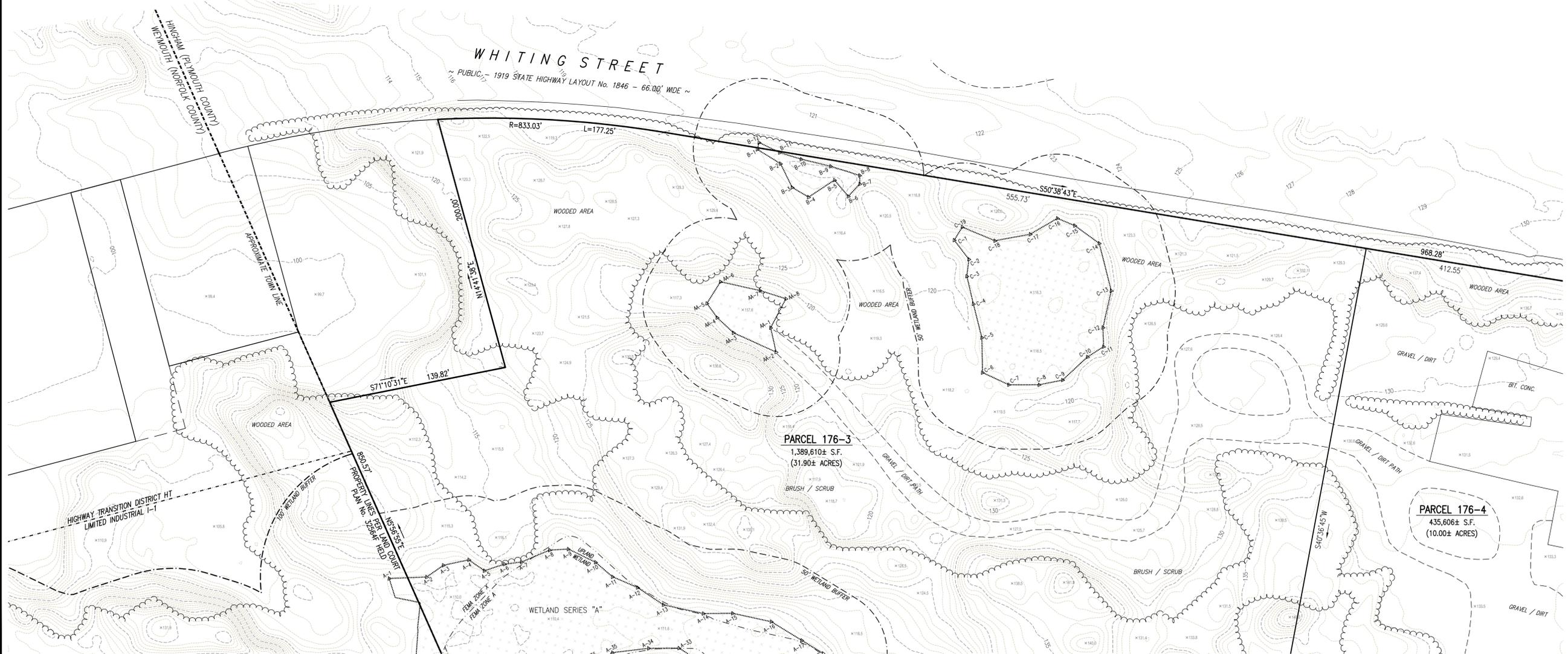
CONCRETE BLOCK WALLS (STORAGE AREAS FOR MATERIALS)

EXISTING BUILDING
"J.F. PRICE / PLYMOUTH QUARRIES"

EXISTING BUILDING

EXISTING BUILDING

BIT. CONC.



KEY MAP



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Revisions		



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PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917



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