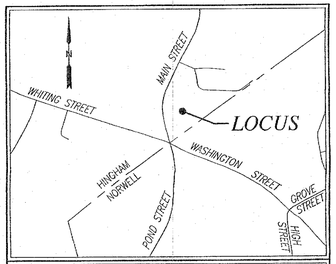


LOCATION MAP SCALE: 1" = 1000'

FOR REGISTRY USE ONLY

RECORD OWNER:

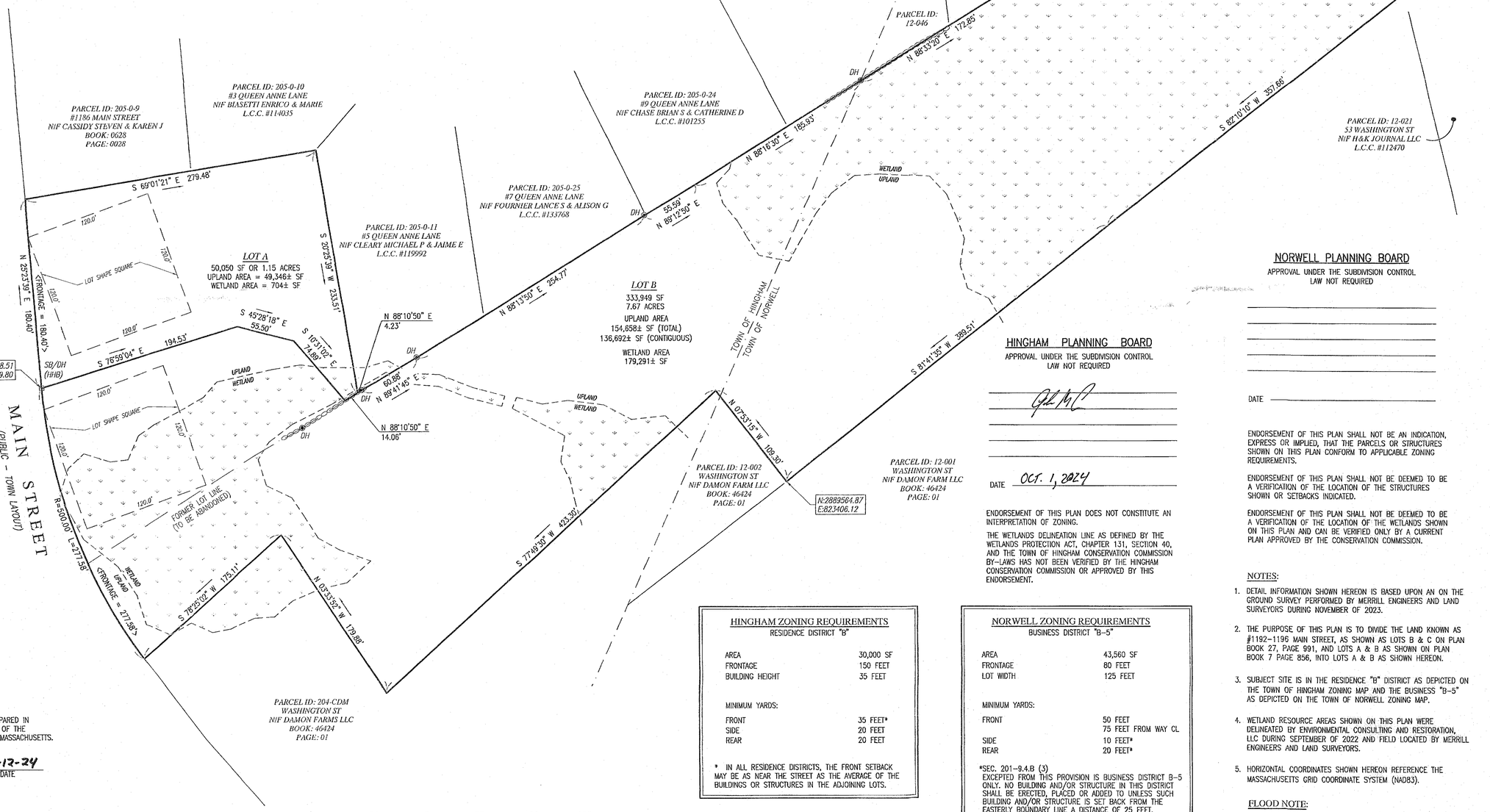
PARCEL ID: 204-0-22
#1192 MAIN STREET, HINGHAM

PARCEL ID: 204-0-68
#1196 MAIN STREET, HINGHAM

PARCEL ID: 12-7
WASHINGTON STREET, NORWELL

1192-1194-1196 MAIN STREET REALTY TRUST
703 HANOVER STREET
HANOVER, MA 02339
617-909-1225
MITHERIAULTMD@GMAIL.COM

DEED BOOK 57208 PAGE 156
LOTS B&C: PLAN BOOK 27 PAGE 991
LOTS A&B: PLAN BOOK 7 PAGE 856



RECEIVED
OCT 01 2024
Town Clerk
Hingham, MA

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.

BRADLEY K. LEMONT, P.L.S. — DATE 9-12-24

HINGHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE OCT. 1, 2024

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

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.

NORWELL PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE

ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESS OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS.

ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO BE A VERIFICATION OF THE LOCATION OF THE STRUCTURES SHOWN OR SETBACKS INDICATED.

ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO BE A VERIFICATION OF THE LOCATION OF THE WETLANDS SHOWN ON THIS PLAN AND CAN BE VERIFIED ONLY BY A CURRENT PLAN APPROVED BY THE CONSERVATION COMMISSION.

HINGHAM ZONING REQUIREMENTS
RESIDENCE DISTRICT "B"

AREA	30,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	35 FEET*
SIDE	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.

NORWELL ZONING REQUIREMENTS
BUSINESS DISTRICT "B-5"

AREA	43,560 SF
FRONTAGE	80 FEET
LOT WIDTH	125 FEET
MINIMUM YARDS:	
FRONT	50 FEET 75 FEET FROM WAY CL
SIDE	10 FEET*
REAR	20 FEET*

*SEC. 201-9.4.B (3)
EXCEPTED FROM THIS PROVISION IS BUSINESS DISTRICT B-5 ONLY. NO BUILDING AND/OR STRUCTURE IN THIS DISTRICT SHALL BE ERECTED, PLACED OR ADDED TO UNLESS SUCH BUILDING AND/OR STRUCTURE IS SET BACK FROM THE EASTERLY BOUNDARY LINE A DISTANCE OF 25 FEET.

NOTES:

1. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING NOVEMBER OF 2023.
2. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE LAND KNOWN AS #1192-1196 MAIN STREET, AS SHOWN AS LOTS B & C ON PLAN BOOK 27, PAGE 991, AND LOTS A & B AS SHOWN ON PLAN BOOK 7 PAGE 856, INTO LOTS A & B AS SHOWN HEREON.
3. SUBJECT SITE IS IN THE RESIDENCE "B" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP AND THE BUSINESS "B-5" AS DEPICTED ON THE TOWN OF NORWELL ZONING MAP.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING SEPTEMBER OF 2022 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. HORIZONTAL COORDINATES SHOWN HEREON REFERENCE THE MASSACHUSETTS GRID COORDINATE SYSTEM (NAD83).

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0092L, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

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merrillinc.com

REVISIONS:

DRAWN BY: DB

DESIGNED BY:

CHECKED BY: REG/BKL

SCALE: 1" = 50'

STAMP: COMMONWEALTH OF MASSACHUSETTS BRADLEY K. LEMONT No. 56605 REGISTERED PROFESSIONAL LAND SURVEYOR 9-12-24

Merrill
Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781-826-9200
326 Court Street
Plymouth, MA 02360
508-746-6060
Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060
448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #: 22-746

PROJECT: PLAN OF LAND
1192-1196 MAIN STREET
HINGHAM, MASSACHUSETTS
WASHINGTON STREET
NORWELL, MASSACHUSETTS

PREPARED FOR:
MICHAEL THERIAULT
703 HANOVER STREET
HANOVER, MA 02339

DRAWING PATH: H:\22-746\SURVEY\DWG\22-746 ANR.DWG

DATE: SEPTEMBER 12, 2024

APPROVAL NOT REQUIRED PLAN

SHEET 1 of 1

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