

RECORD OWNER:
 ASSESSORS MAP 144 LOT 5 & 6
 199 & 201 WARD STREET
 MJE LLC.
 19 CLUBHOUSE DRIVE
 HINGHAM, MA 02043
 DEED BOOK 58937 PAGE 111

- NOTES:**
1. PLAN REFERENCES:
 1.1. PLAN ENTITLED "PLAN OF LAND WARD STREET" RECORDED IN DEED BOOK 3289, PAGE 82.
 1.2. PLAN RECORDED IN PLAN BOOK 45, PAGE 158.
 2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH OF 2023 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 5. SUBJECT SITE IS IN THE "RESIDENCE DISTRICT C" AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 6. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE PROPERTY UNDER THE SPECIAL PERMIT #3 FOR A DEFINITIVE PLAN REVIEW OF A FLEXIBLE RESIDENTIAL DEVELOPMENT GRANTED BY THE PLANNING BOARD AND RECORDED IN DEED BOOK 58937 PAGE 91
 7. THE WETLANDS DELINEATION LINE HAS BEEN APPROVED UNDER A NOTICE OF INTENT BY THE TOWN OF HINGHAM CONSERVATION COMMISSION MASS DEP NO. 034-1488, ISSUED 4/24/24, RECORDED IN PLYMOUTH REGISTRY OF DEEDS IN BOOK 58937 PAGE 66.

TOWN OF HINGHAM PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED.

DATE: Oct. 22nd, 2024

ENDORSEMENT OF THIS PLAN DOES NOT
 CONSTITUTE AN INTERPRETATION OF ZONING

FOR REGISTRY USE ONLY

merrillinc.com

REVISIONS:

DRAWN BY:

DESIGNED BY:

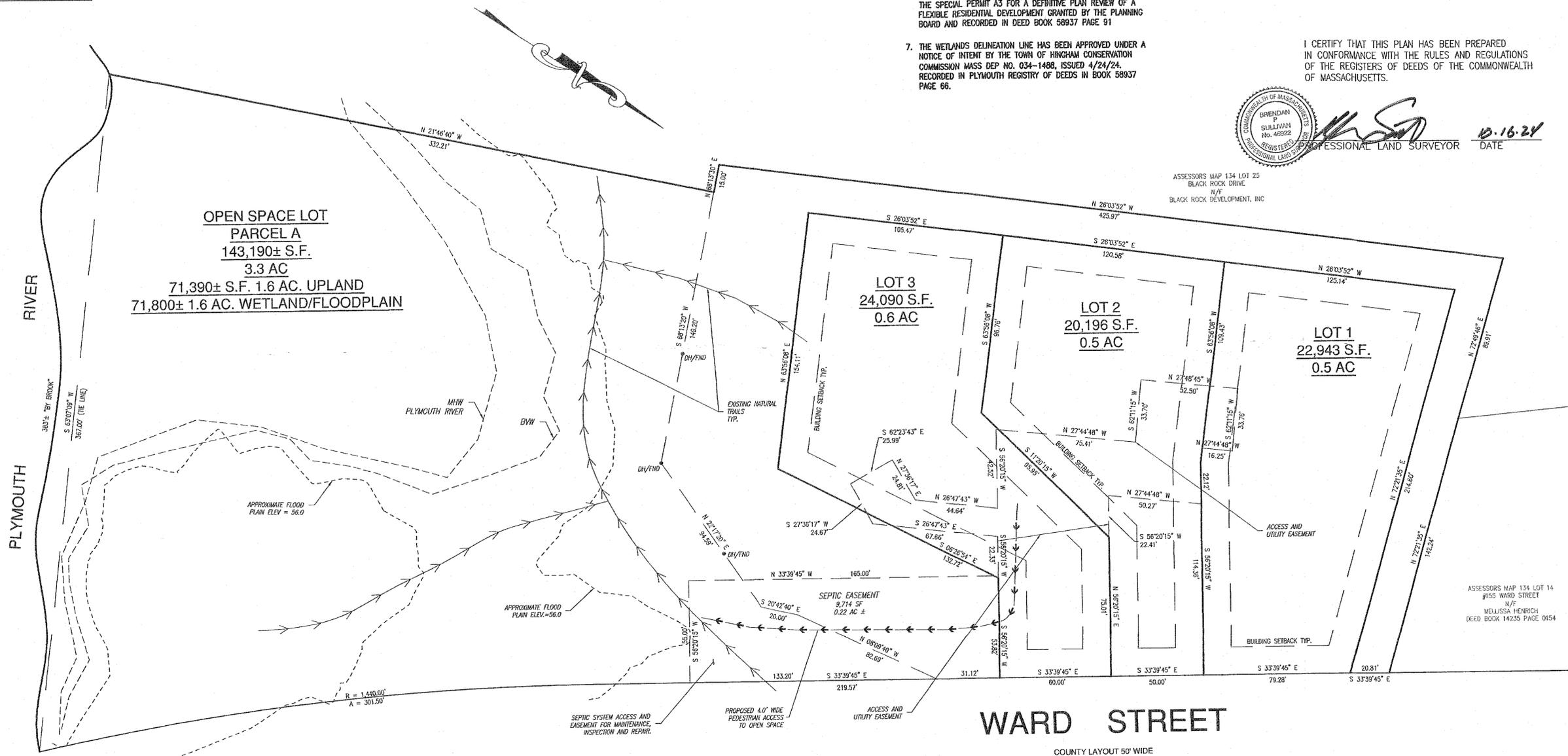
CHECKED BY:

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

BRENDAN J. SULLIVAN
 No. 46922
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 10-16-24

ASSESSORS MAP 134 LOT 25
 BLACK ROCK DRIVE
 N/F
 BLACK ROCK DEVELOPMENT, INC

BRENDAN J. SULLIVAN
 No. 46922
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 10-16-24

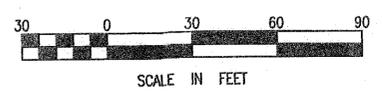


ASSESSORS MAP 145 LOT 51
 #225 WARD STREET
 N/F
 JOHN I. PRESTON & GAIL E. PRESTON
 DEED BOOK 47243 PAGE 0026

ASSESSORS MAP 134 LOT 14
 #155 WARD STREET
 N/F
 MELISSA HENRICH
 DEED BOOK 14235 PAGE 0154

WARD STREET
 COUNTY LAYOUT 50' WIDE

| ZONING REQUIREMENTS FLEXIBLE RESIDENTIAL DESIGN | | | | |
|--|---------|-----------|-----------|-----------|
| | | LOT 1 | LOT 2 | LOT 3 |
| AREA | N/A | 22,943 SF | 20,196 SF | 24,090 SF |
| FRONTAGE | 50 FEET | 79 FEET | 50 FEET | 60 FEET |
| BUILDING HEIGHT | 35 FEET | <35 FEET | <35 FEET | <35 FEET |
| MINIMUM YARDS: | | | | |
| FRONT | 15 FEET | | | |
| SIDE | 15 FEET | | | |
| REAR | 15 FEET | | | |



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RECEIVED
 OCT 22 2024
 HINGHAM, MA



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

PROJECT #
 22-623

PROJECT:
 PLAN OF LAND
 199 & 201
 WARD STREET
 HINGHAM, MASSACHUSETTS

APPLICANT/OWNER:
 JOHN McGOULDRICK
 BLACK ROCK DEVELOPMENT
 19 CLUBHOUSE DRIVE
 HINGHAM, MASSACHUSETTS 02043
 781-927-9906
 BLACKROCK99@AOL.COM

DRAWING TITLE:
 PLAN OF LAND

DATE:
 OCTOBER 16, 2024

SHEET 1 of 1
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