

# PRELIMINARY SUBDIVISION PLAN

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

RESERVED FOR REGISTRY

**OWNER/APPLICANT:**

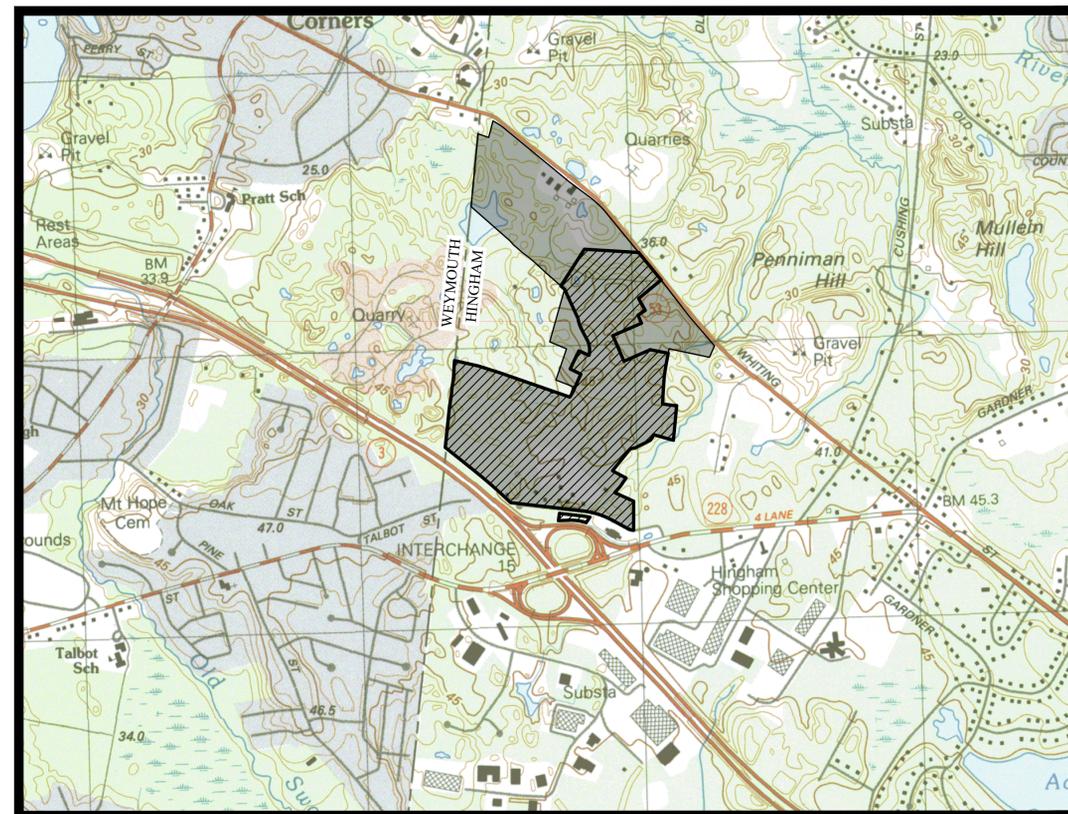
177 OLD DERBY STREET, LLC  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

**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)
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- C-2.7 LAYOUT PLAN (SHEET 7)
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- C-2.9 LAYOUT PLAN (SHEET 9)
- C-2.10 LAYOUT PLAN (SHEET 10)
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- SHEET 12 EXISTING CONDITIONS PLAN
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- 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.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

Professional Engineer Seal for Joshua L. Green, No. 58871, State of Massachusetts, dated 2-2-2026.

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  
**COVER SHEET**

Project No.	100-011	Drawing No.	<b>C-0</b>
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.

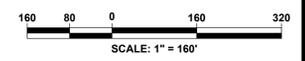
INTENSITY (SOUTH HINGHAM OVERLAY DISTRICT)

- \* 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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JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

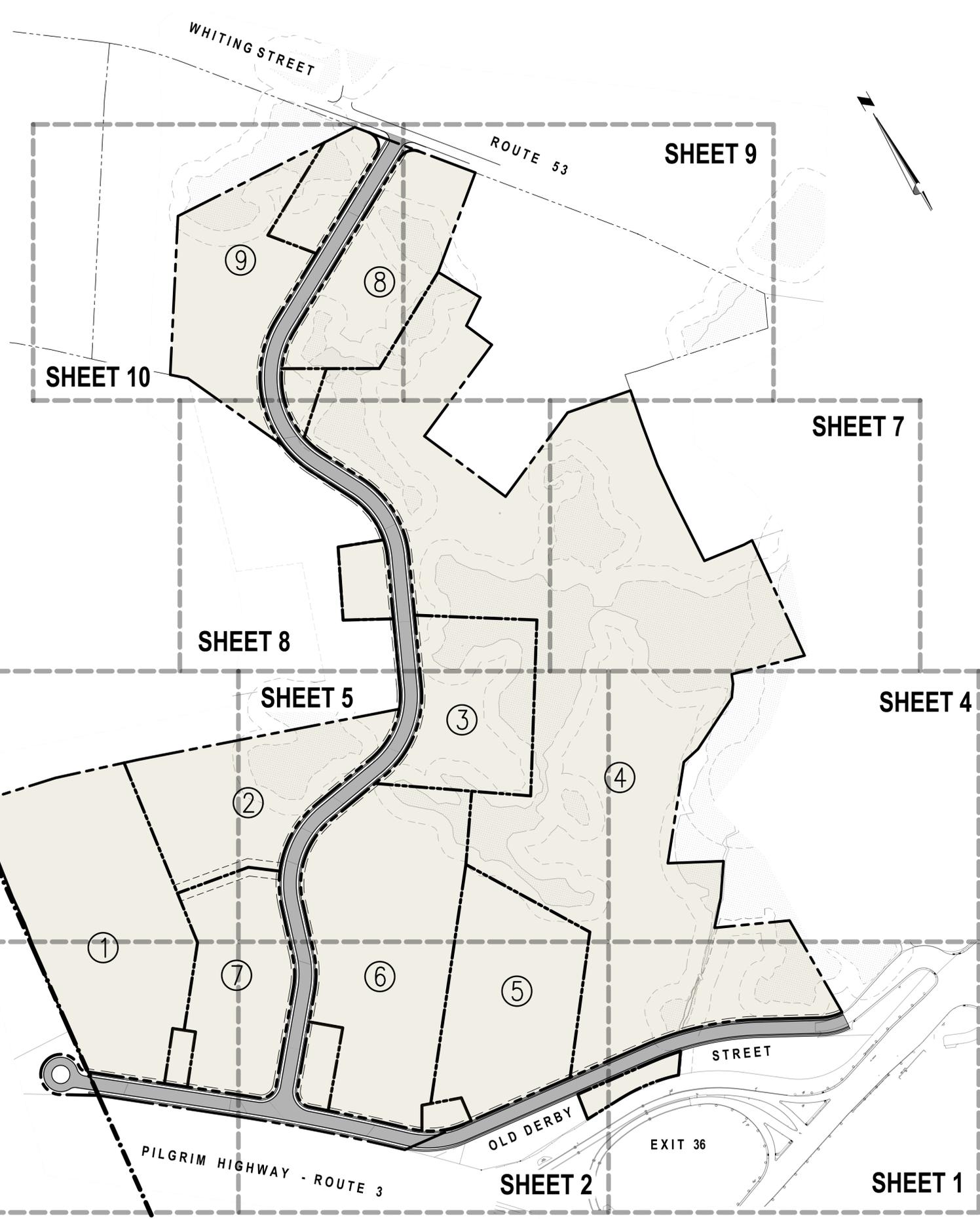
Project  
**PRELIMINARY SUBDIVISION**  
 OLD DERBY STREET EXTENSION,  
 OLD DERBY CONNECTOR  
 HINGHAM, MA 02043

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

Drawing Title  
**ZONING PLAN**

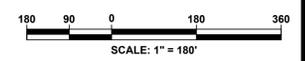
Project No.	100-011	Drawing No.	<b>C-1</b>
Date	12-02-2025		
Scale	1"=160'		
Drawn By	ASZ/JPM		
Approved By	TLC		

RESERVED FOR REGISTRY



HINGHAM - PLYMOUTH COUNTY  
 WEYMOUTH - NORFOLK COUNTY

RESERVED FOR REGISTRY



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2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
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*Joshua L. Green*  
 JOSHUA L. GREEN  
 CIVIL ENGINEER  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER  
 2-2-2026

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

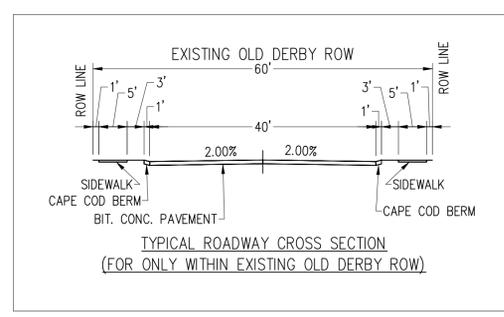
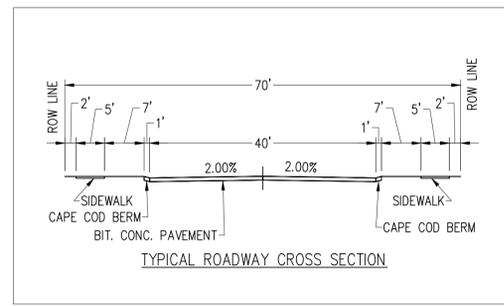
**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

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

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

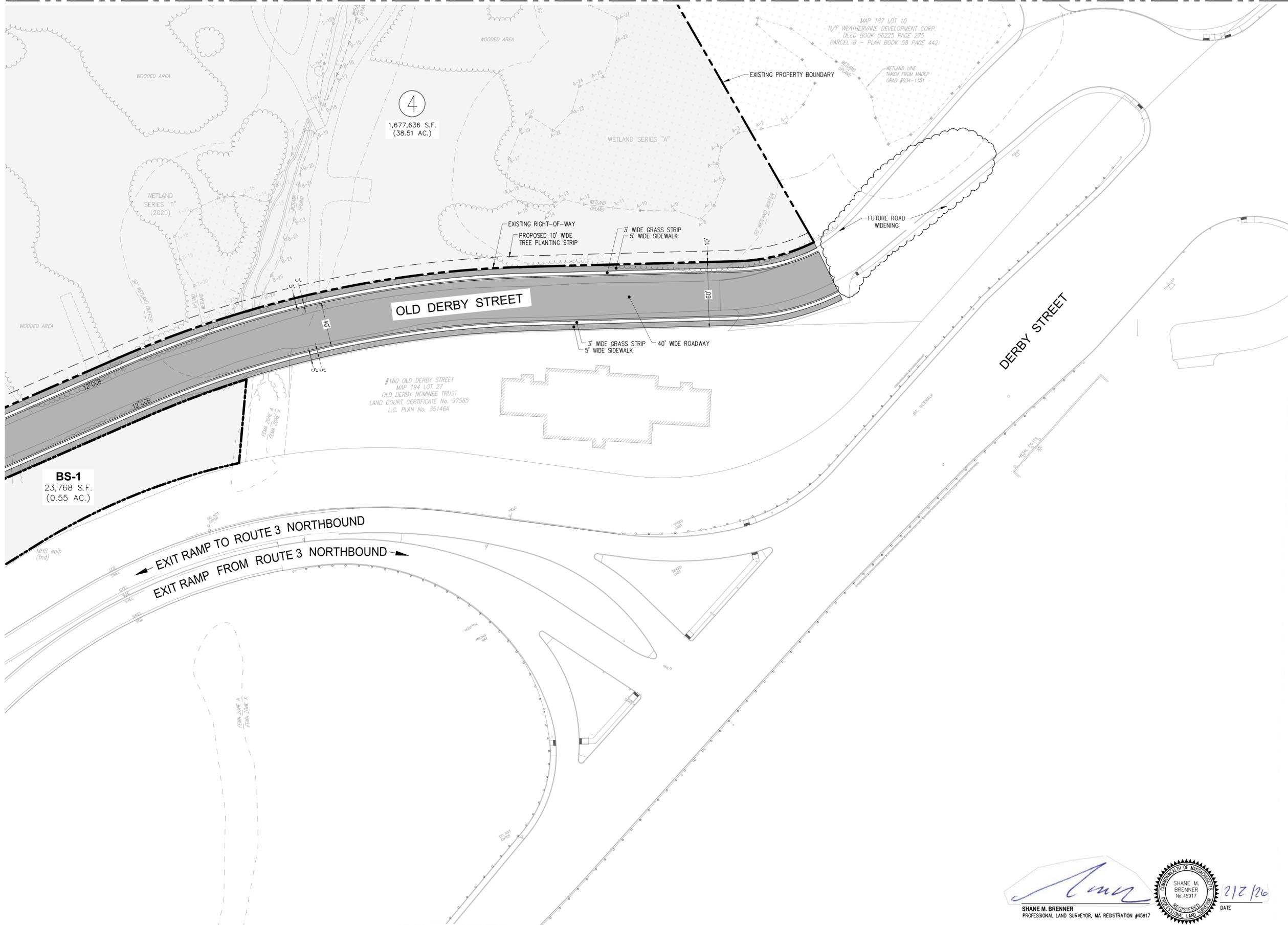
Drawing Title  
**LAYOUT OVERALL KEY PLAN**

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



*Shane M. Brenner*  
 SHANE M. BRENNER  
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917  
 DATE 2/2/26

SEE SHEET 4 FOR CONTINUATION



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

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

RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*John Green*  
 2-2-2026  
 JOSHUA L. GREEN  
 CIVIL ENGINEER  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
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 OLD DERBY CONNECTOR  
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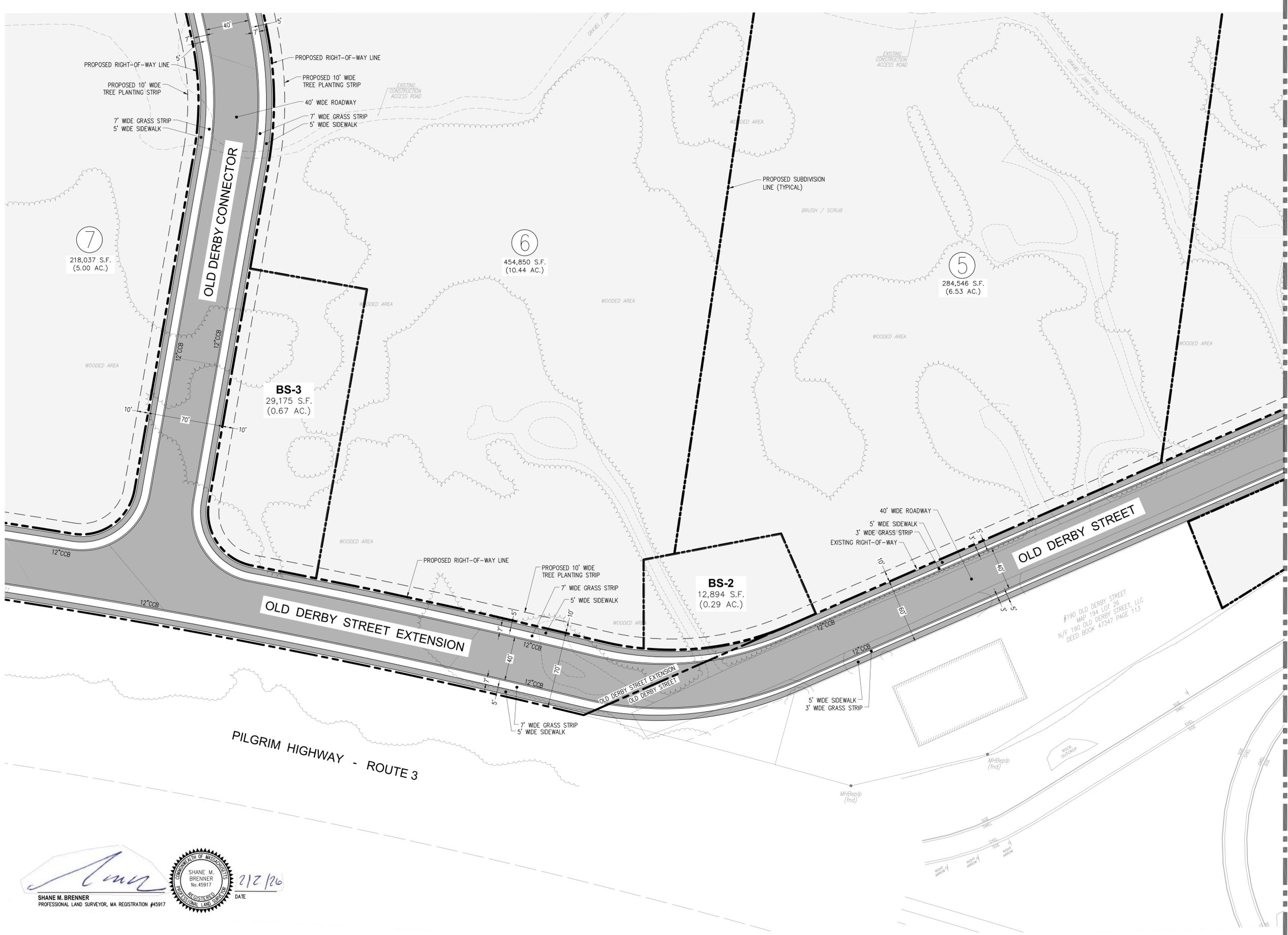
Prepared for  
**177 OLD DERBY STREET DEVELOPMENT, LLC**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

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

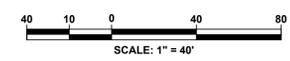
Project No.	100-011	Drawing No.	<b>C-2.1</b>
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		

*Shane M. Brenner*  
 SHANE M. BRENNER  
 No. 45917  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE 2/2/26

SEE SHEET 2 FOR CONTINUATION



RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

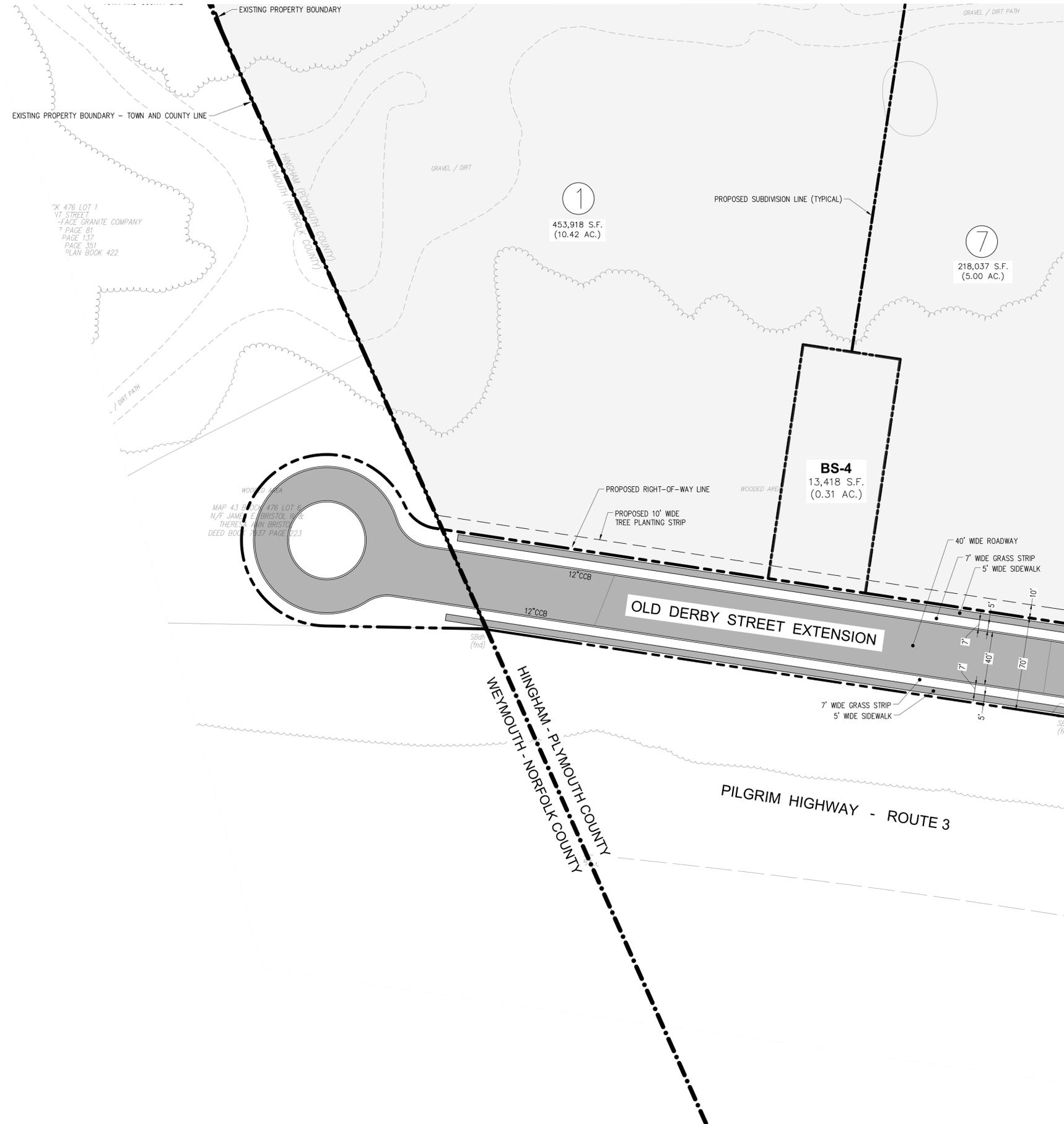
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Prepared for  
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 DEVELOPMENT, LLC**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

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

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

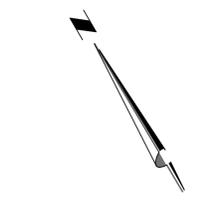
SHANE M. BRENNER  
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917  
 DATE 2/2/26



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

MAP 43 B. 476 LOT 6  
N/F JAMES E. BRISTOL, JR.  
THEREAS ANN BRISTOL  
DEED BOOK 7037 PAGE 223

RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*Joshua L. Green*  
 JOSHUA L. GREEN  
 CIVIL  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER  
 2-2-2026

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

**Crocker Design Group**  
 2 SHARP STREET,  
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 HINGHAM, MA 02043  
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Project  
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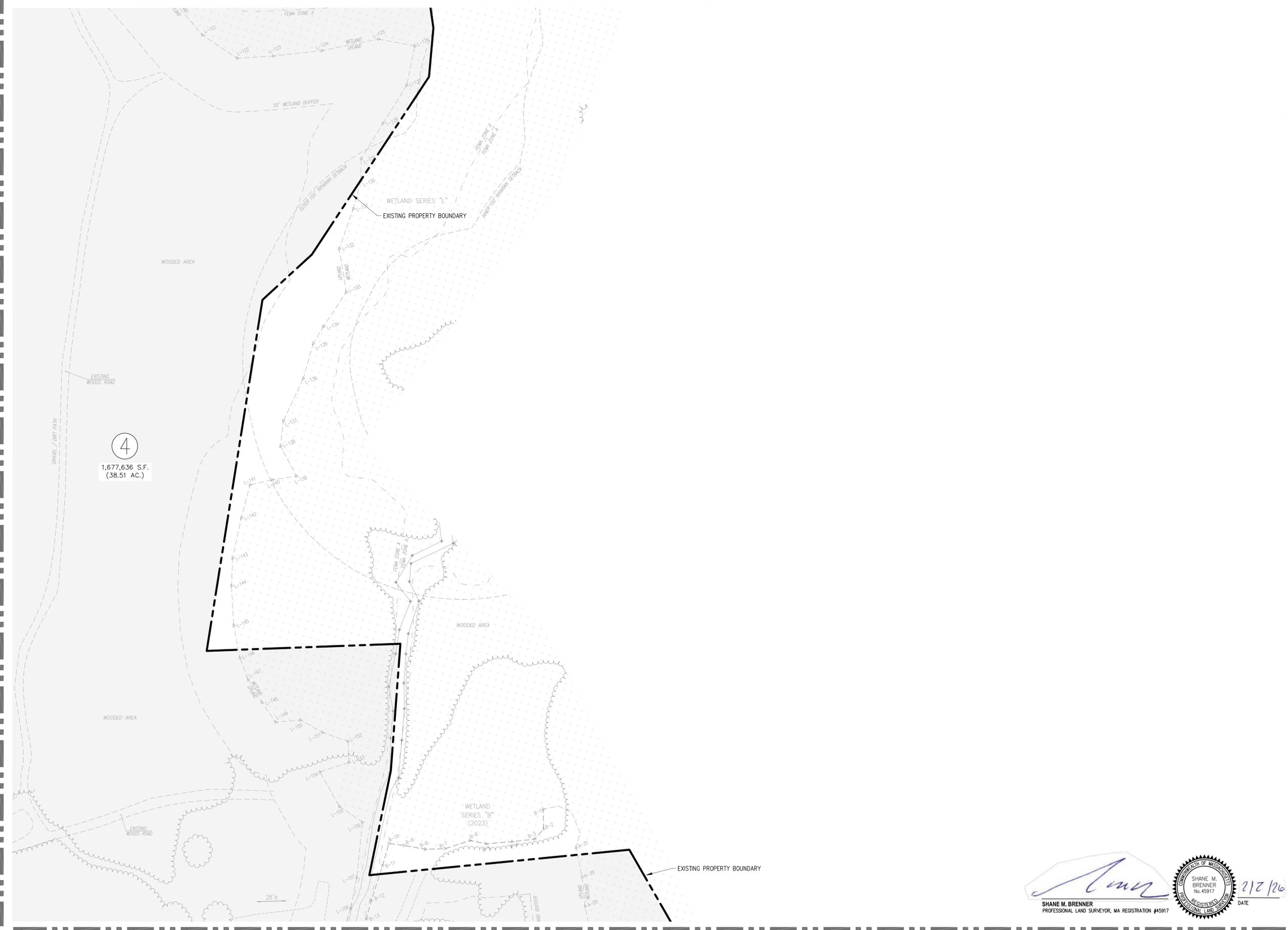
Prepared for  
**177 OLD DERBY STREET DEVELOPMENT, LLC**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

Drawing Title  
**LAYOUT PLAN (SHEET 3)**

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

**C-2.3**

*Shane M. Brenner*  
 SHANE M. BRENNER  
 No. 45917  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE 2/2/26



RESERVED FOR REGISTRY



40 10 0 40 80  
SCALE: 1" = 40'

Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
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*John Green*  
2-2-2026  
JOSHUA L. GREEN  
PROFESSIONAL ENGINEER, MA REGISTRATION #58871

**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
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Project  
**PRELIMINARY SUBDIVISION**  
OLD DERBY STREET EXTENSION,  
OLD DERBY CONNECTOR  
HINGHAM, MA 02043

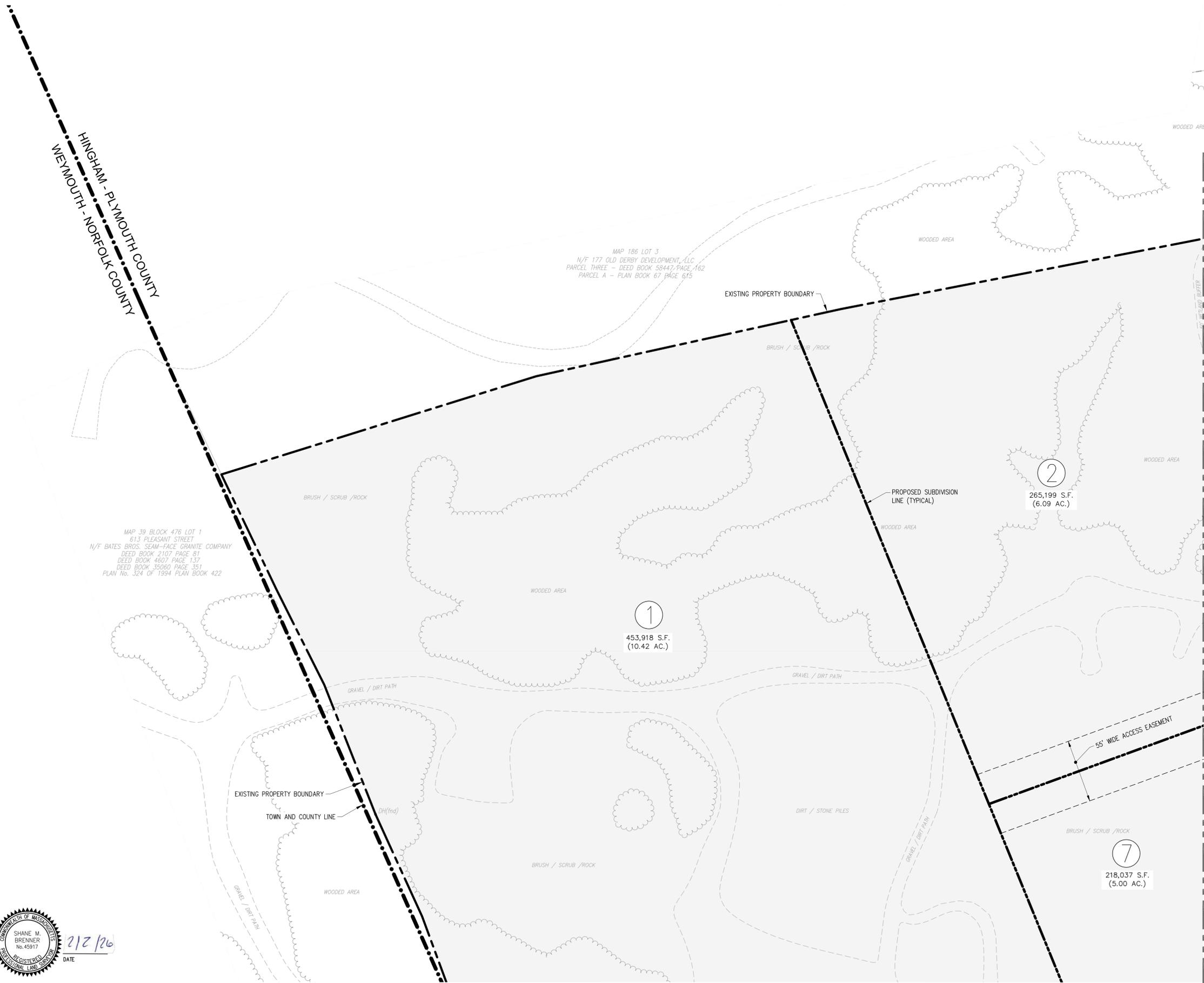
Prepared for  
**177 OLD DERBY STREET DEVELOPMENT, LLC**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**LAYOUT PLAN (SHEET 4)**

Project No. 100-011  
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 2/2/26





HINGHAM - PLYMOUTH COUNTY  
WEYMOUTH - NORFOLK COUNTY

MAP 186 LOT 3  
N/F 177 OLD DERBY DEVELOPMENT, LLC  
PARCEL THREE - DEED BOOK 58447 PAGE 162  
PARCEL A - PLAN BOOK 67 PAGE 615

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

①  
453,918 S.F.  
(10.42 AC.)

②  
265,199 S.F.  
(6.09 AC.)

⑦  
218,037 S.F.  
(5.00 AC.)

RESERVED FOR REGISTRY



40 10 0 40 80  
SCALE: 1" = 40'

Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
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*John L. Green*  
JOSHUA L. GREEN  
PROFESSIONAL ENGINEER, MA REGISTRATION #58871  
2-2-2026

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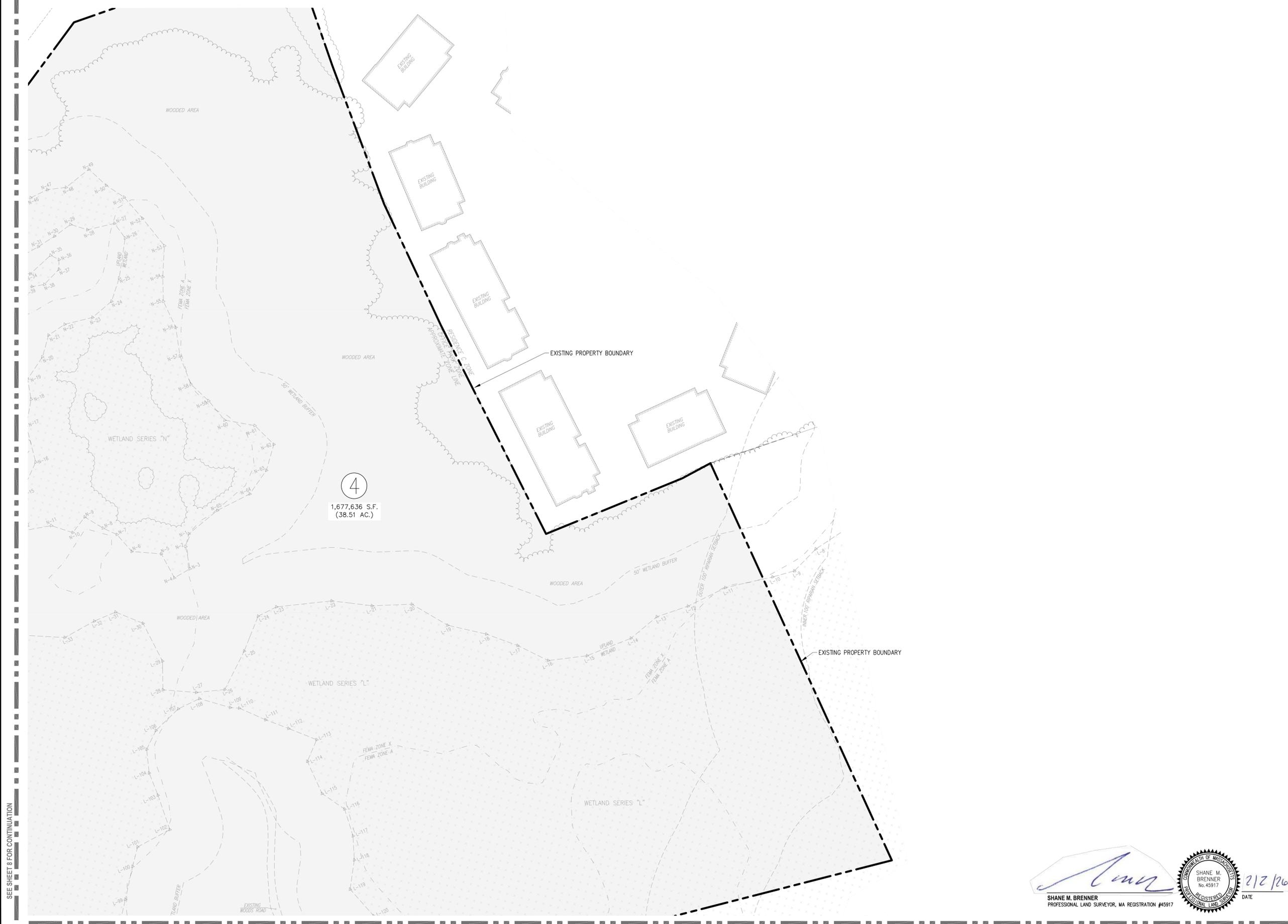
Drawing Title  
**LAYOUT PLAN (SHEET 6)**

Project No.	100-011	Drawing No.	<b>C-2.6</b>
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 2/2/26

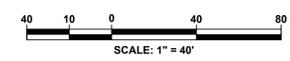
SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 8 FOR CONTINUATION

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Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
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*Joshua L. Green*  
 JOSHUA L. GREEN  
 CIVIL ENGINEER  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER  
 2-2-2026  
 JOSHUA L. GREEN  
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Drawing Title  
**LAYOUT PLAN (SHEET 7)**

Project No.	100-011	Drawing No.	<b>C-2.7</b>
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  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE 2/2/26

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*John Green*  
**JOSHUA L. GREEN**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871  
 2-2-2026

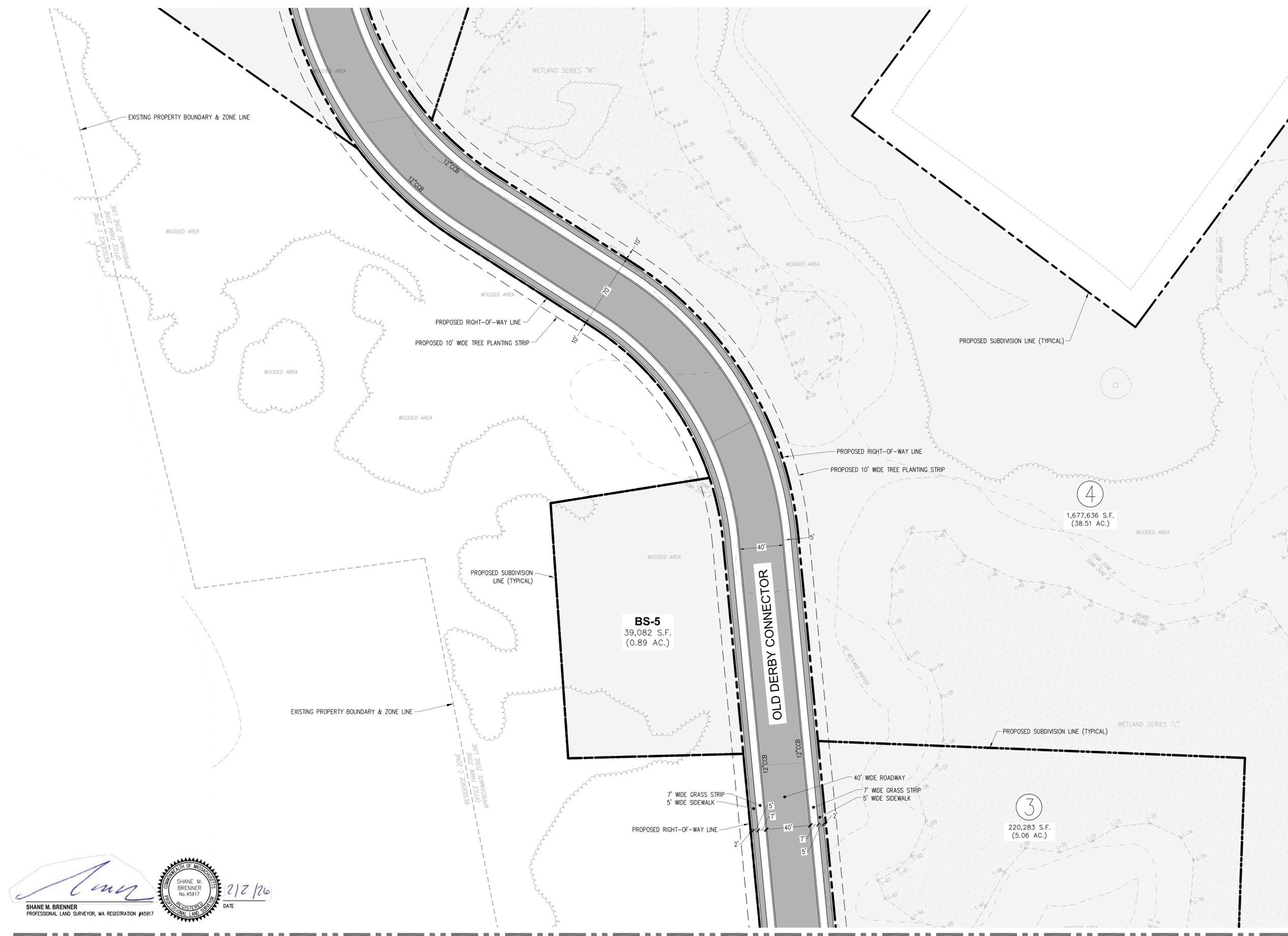
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Drawing Title  
**LAYOUT PLAN (SHEET 8)**

Project No.	100-011	Drawing No.	<b>C-2.8</b>
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: 2/2/26

WHITING STREET - ROUTE 53

RESERVED FOR REGISTRY



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 HINGHAM, MA 02043

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

8  
 218,324 S.F.  
 (5.01 AC.)

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

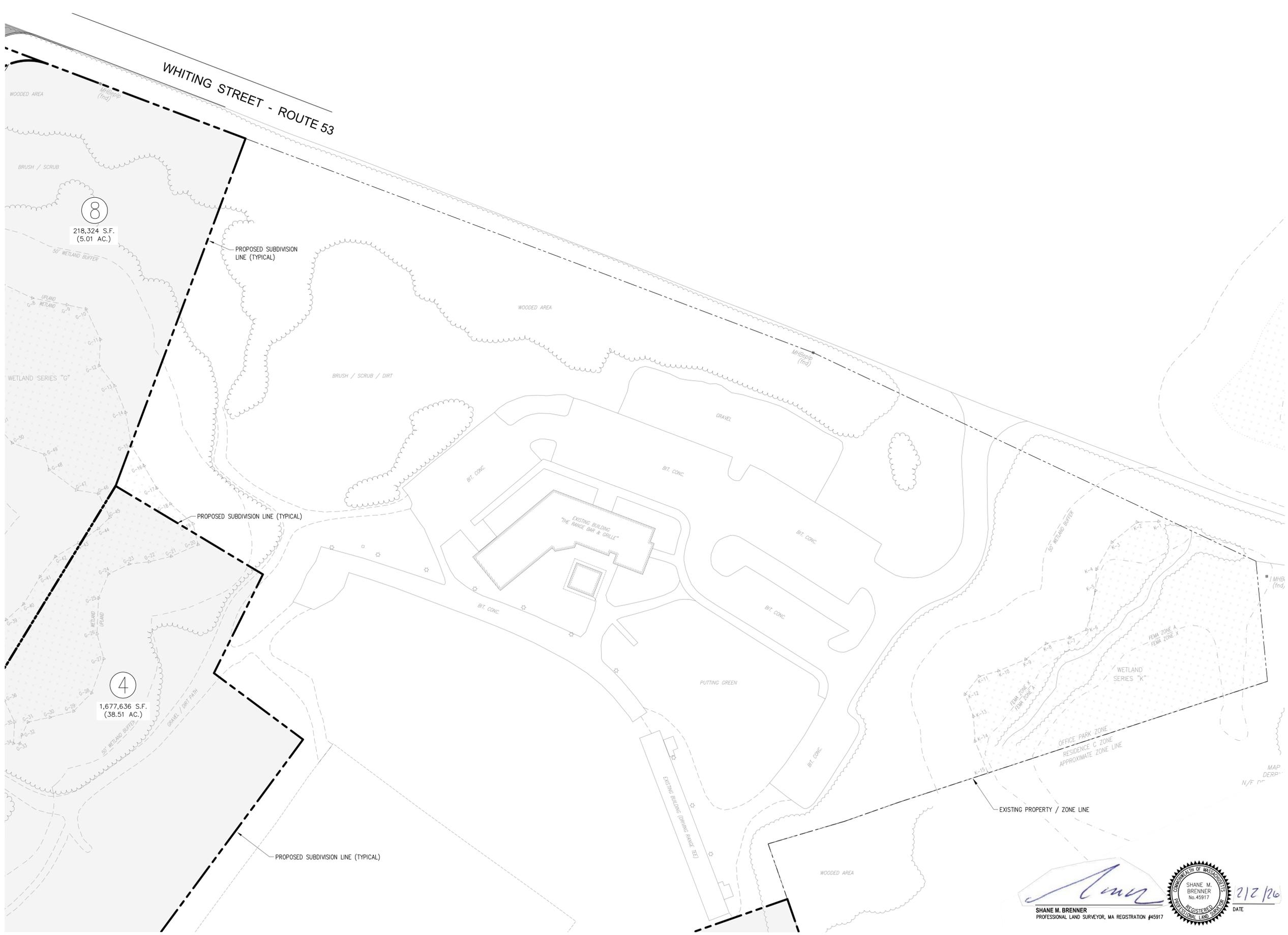
SEE SHEET 10 FOR CONTINUATION

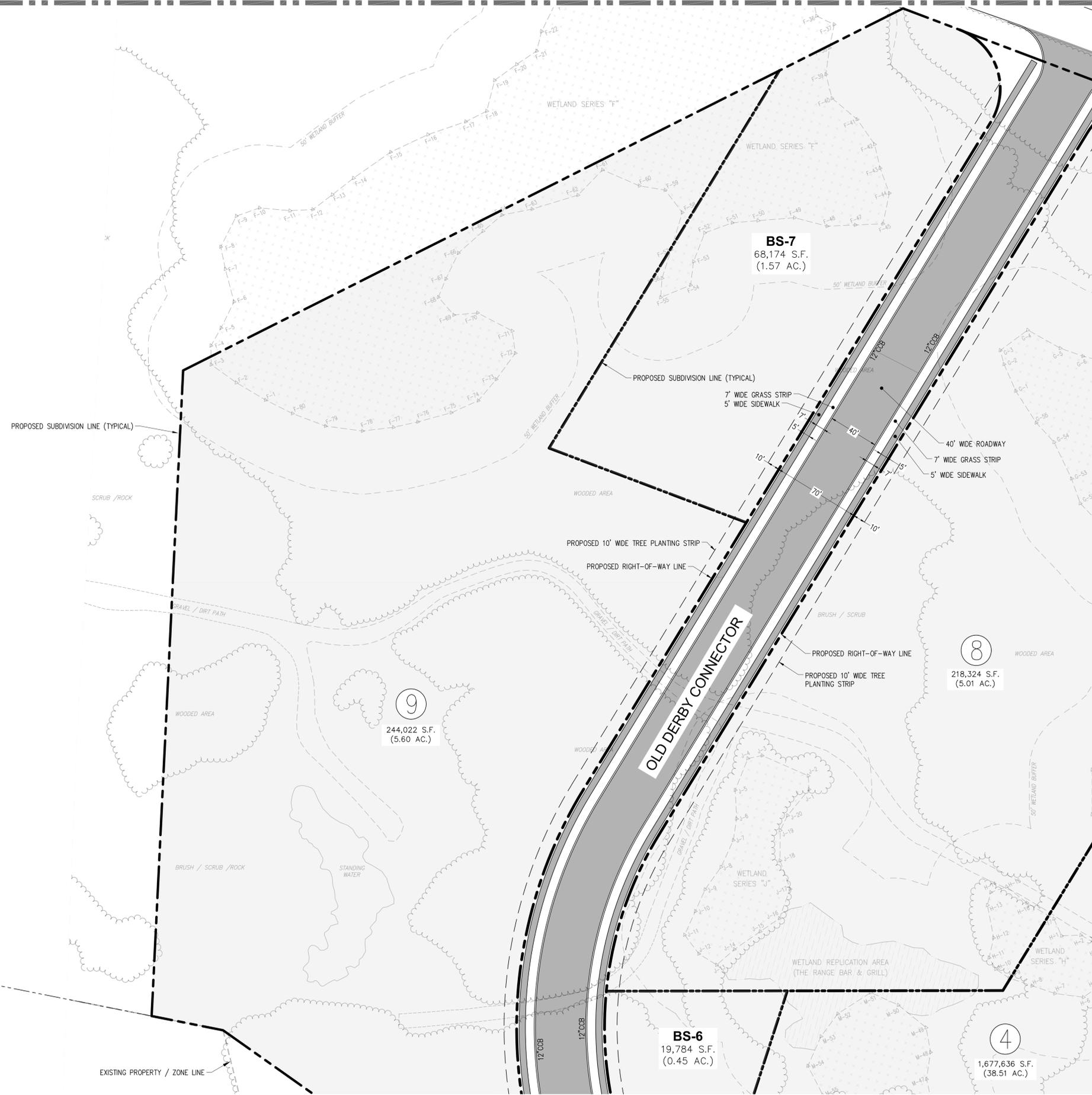
SEE SHEET 7 FOR CONTINUATION

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



2/2/26  
 DATE





RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*John Green*  
 JOSHUA L. GREEN  
 CIVIL  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER  
 2-2-2026  
 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

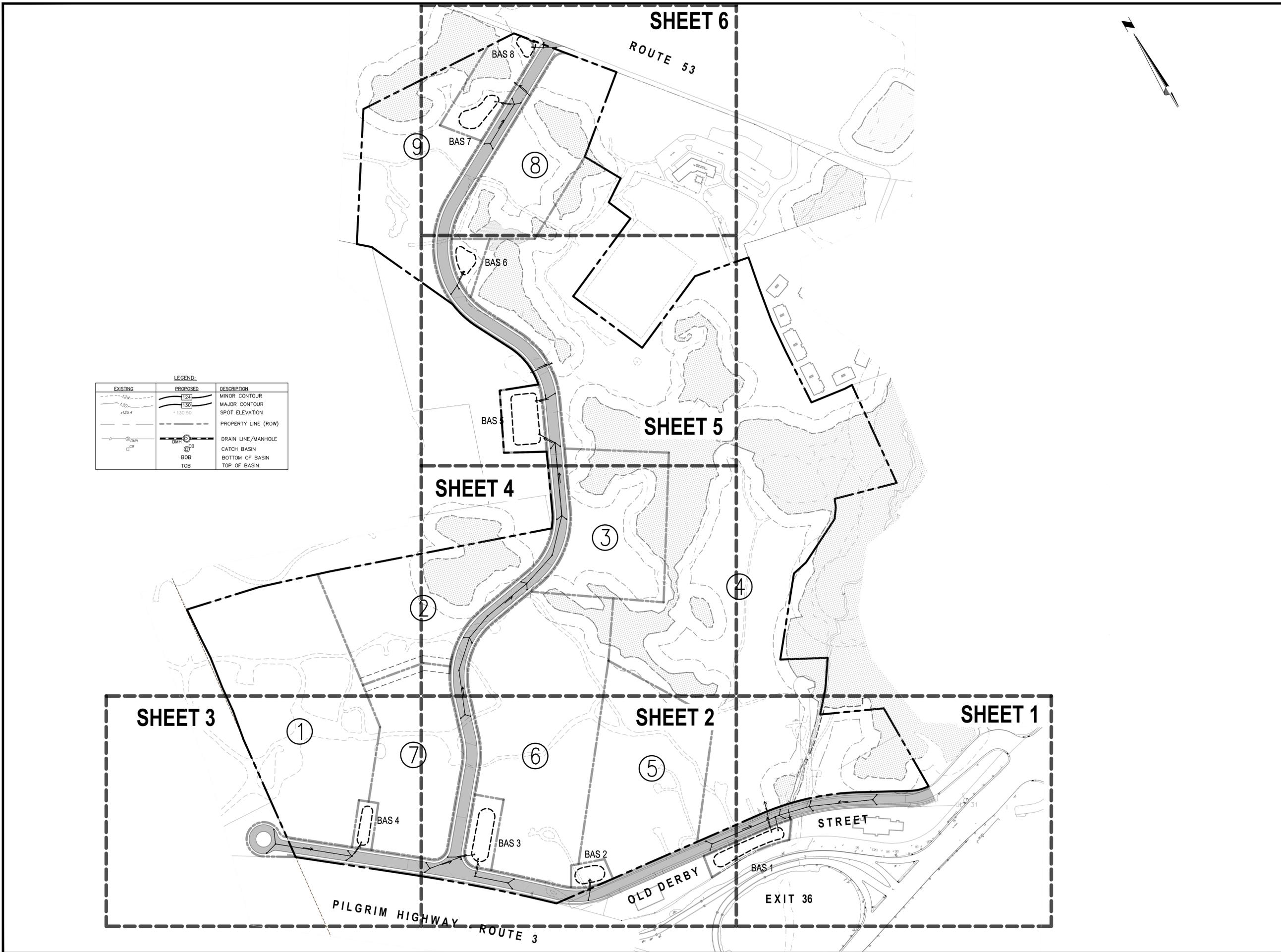
Drawing Title  
**LAYOUT PLAN (SHEET 10)**

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

**C-2.10**

*Shane M. Brenner*  
 SHANE M. BRENNER  
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917  
 2/2/26  
 DATE





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.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*Joshua L. Green*  
 JOSHUA L. GREEN  
 CIVIL  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER  
 2-2-2026

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

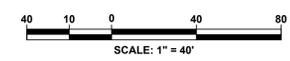
Prepared for  
**177 OLD DERBY STREET DEVELOPMENT, LLC**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

Drawing Title  
**DRAINAGE OVERALL KEY PLAN**

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

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RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

2-2-2026

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 1)**

Project No.	100-011	Drawing No.	<b>C-3.1</b>
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		



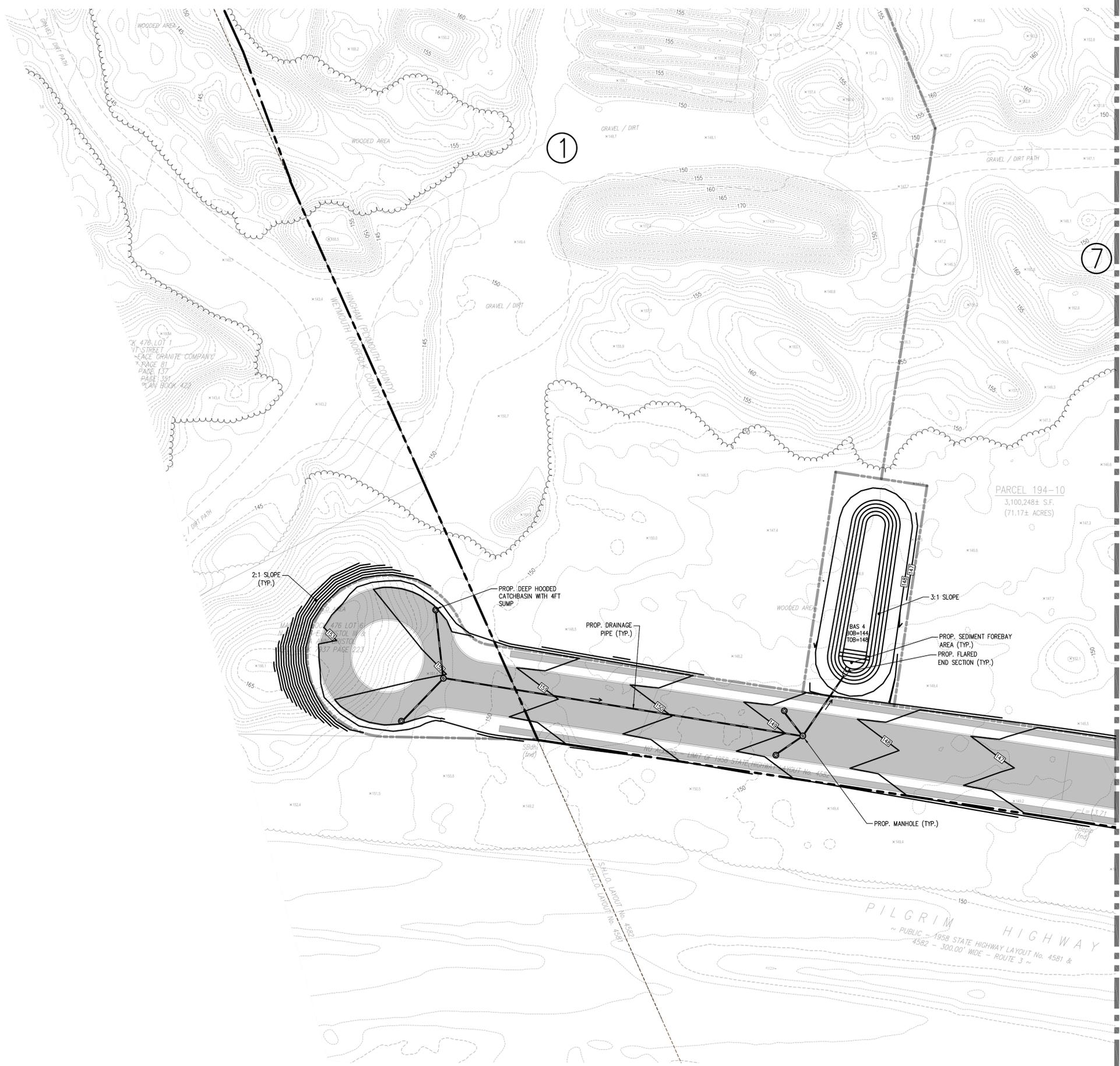
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
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		MAJOR CONTOUR
		SPOT ELEVATION
		PROPERTY LINE (ROW)
		DRAIN LINE/MANHOLE
		CATCH BASIN
		BOTTOM OF BASIN
		TOP OF BASIN

SEE SHEET 2 FOR CONTINUATION

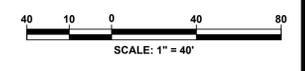
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RESERVED FOR REGISTRY

SEE SHEET 2 FOR CONTINUATION



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*John L. Green*  
**2-2-2026**  
 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.	<b>C-3.3</b>
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ / JPM		
Approved By	TLC		





CEL 186-05  
 56,888± S.F.  
 (1.29± ACRES)

RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*John L. Green*  
 2-2-2026  
 JOSHUA L. GREEN  
 CIVIL  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

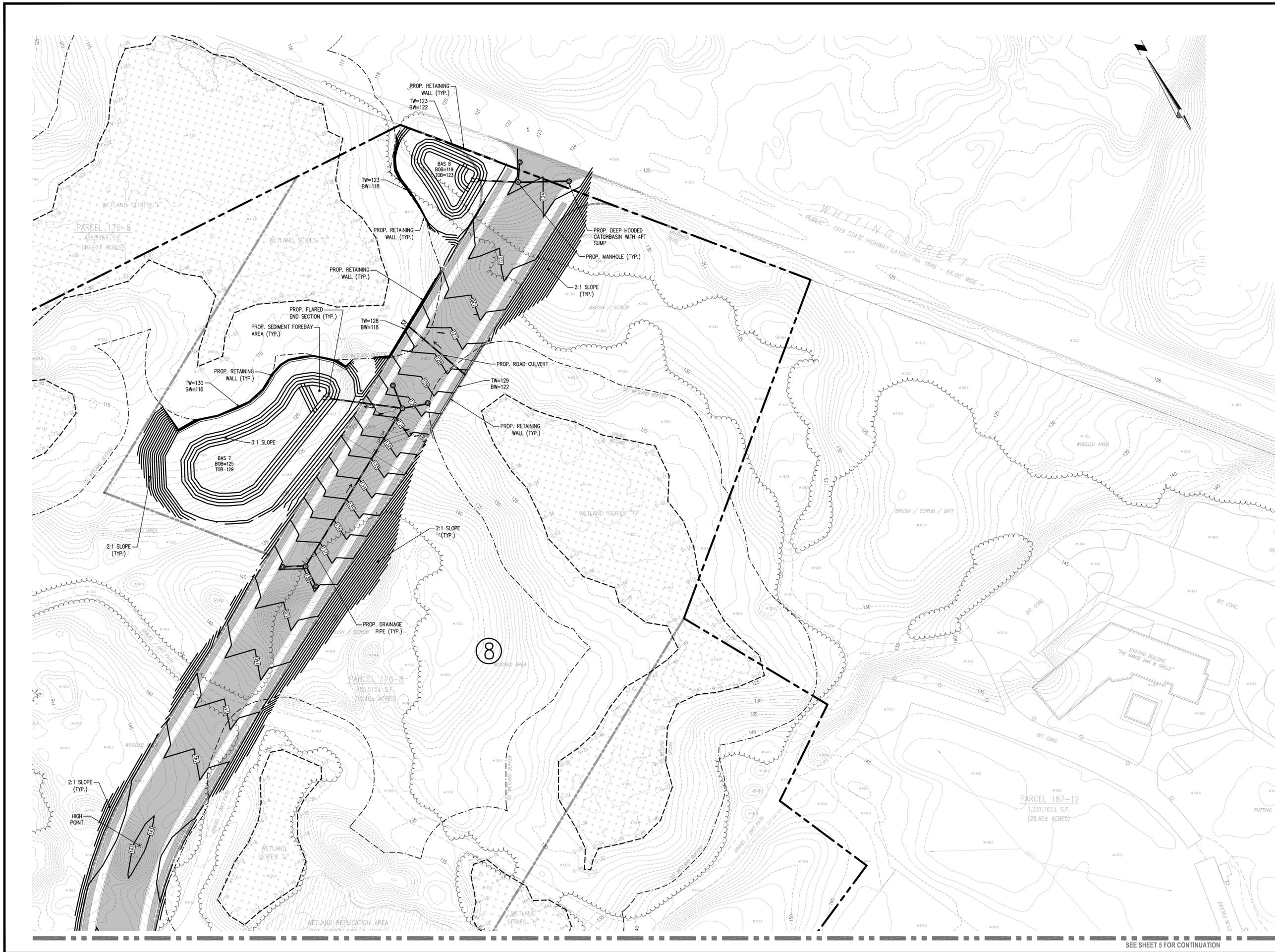
**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

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

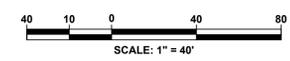
Prepared for  
**177 OLD DERBY STREET DEVELOPMENT, LLC**  
 190 OLD DERBY STREET, SUITE 311  
 HINGHAM, MA 02043

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

Project No.	100-011	Drawing No.	<b>C-3.5</b>
Date	12-02-2025		
Scale	1"=40'		
Drawn By	ASZ/JPM		
Approved By	TLC		



RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

1-2-2025

**Crocker Design Group**
  
 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

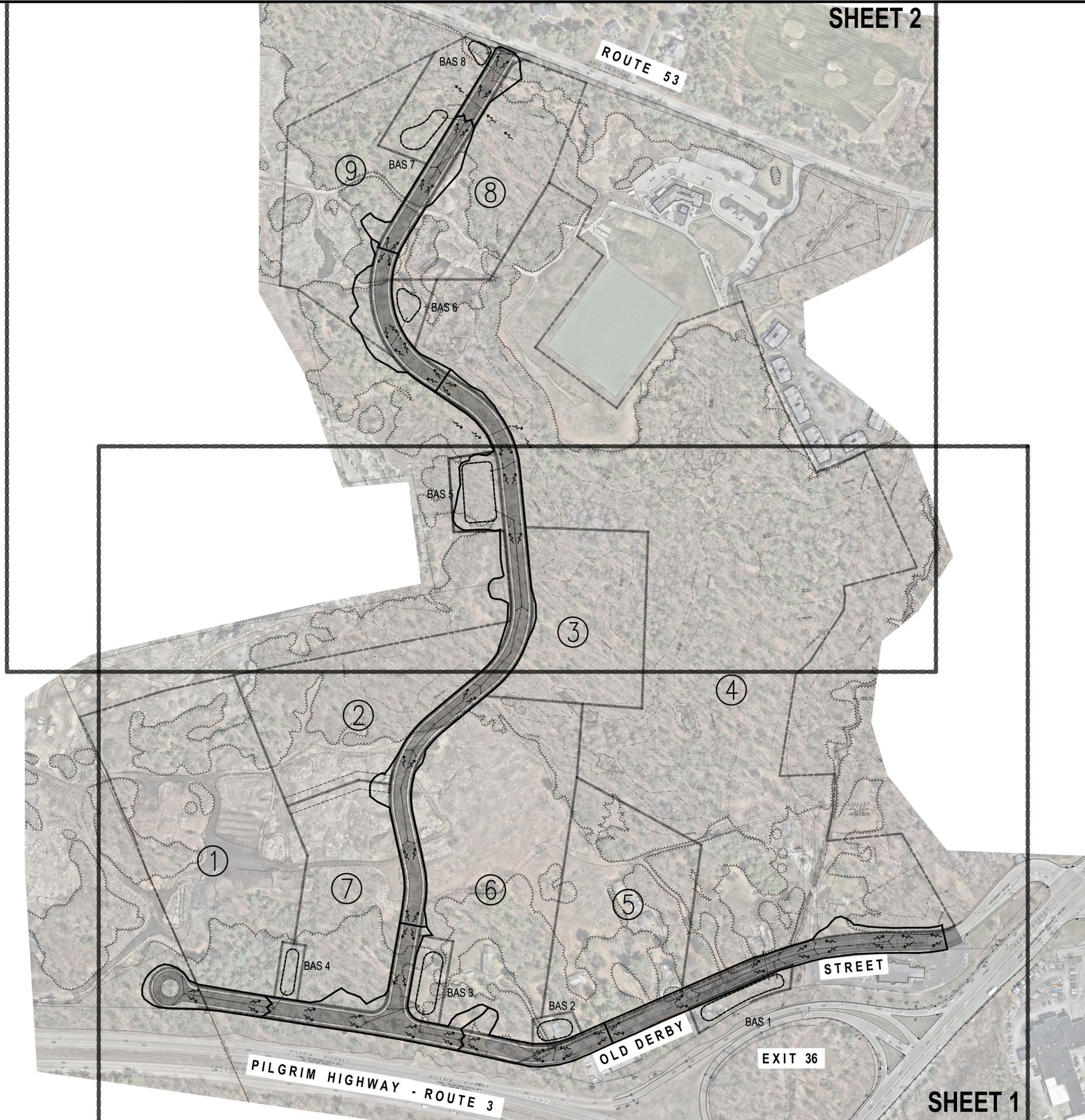
Drawing Title
   
**DRAINAGE PLAN (SHEET 6)**

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

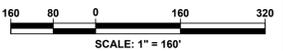
SEE SHEET 5 FOR CONTINUATION

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SHEET 2



RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

*Joshua L. Green*  
 2-2-2026  
 JOSHUA L. GREEN  
 CIVIL  
 No. 58871  
 REGISTERED PROFESSIONAL ENGINEER

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.	<b>C-4.0</b>
Date	12-02-2025		
Scale	1"=160'		
Drawn By	ASZ/JPM		
Approved By	TLC		

SHEET 1

C:\CDC\Crocker Design Group, LLC\Cabnet\Crocker - Projects\100-011 Hingham - Waymouth-master plan\DWG\Plot Sheets\Subdivision Application\ 04.DRGN PLAN.dwg, C-4.0, Feb. 02, 2026 10:28



RESERVED FOR REGISTRY

SEE SHEET 2 FOR CONTINUATION



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

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  
**WATERSHED PLAN  
 (SHEET 1)**

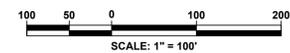
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Date	12-02-2025		
Scale	1"=100'		
Drawn By	ASZ/JPM		
Approved By	TLC		

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 1 FOR CONTINUATION

RESERVED FOR REGISTRY



Date	Description	No.
2.2.26	REV. PER PLANNING BOARD COMMENTS	2.
1.20.26	REV. PER PLANNING BOARD COMMENTS	1.

JOSHUA L. GREEN  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58871

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

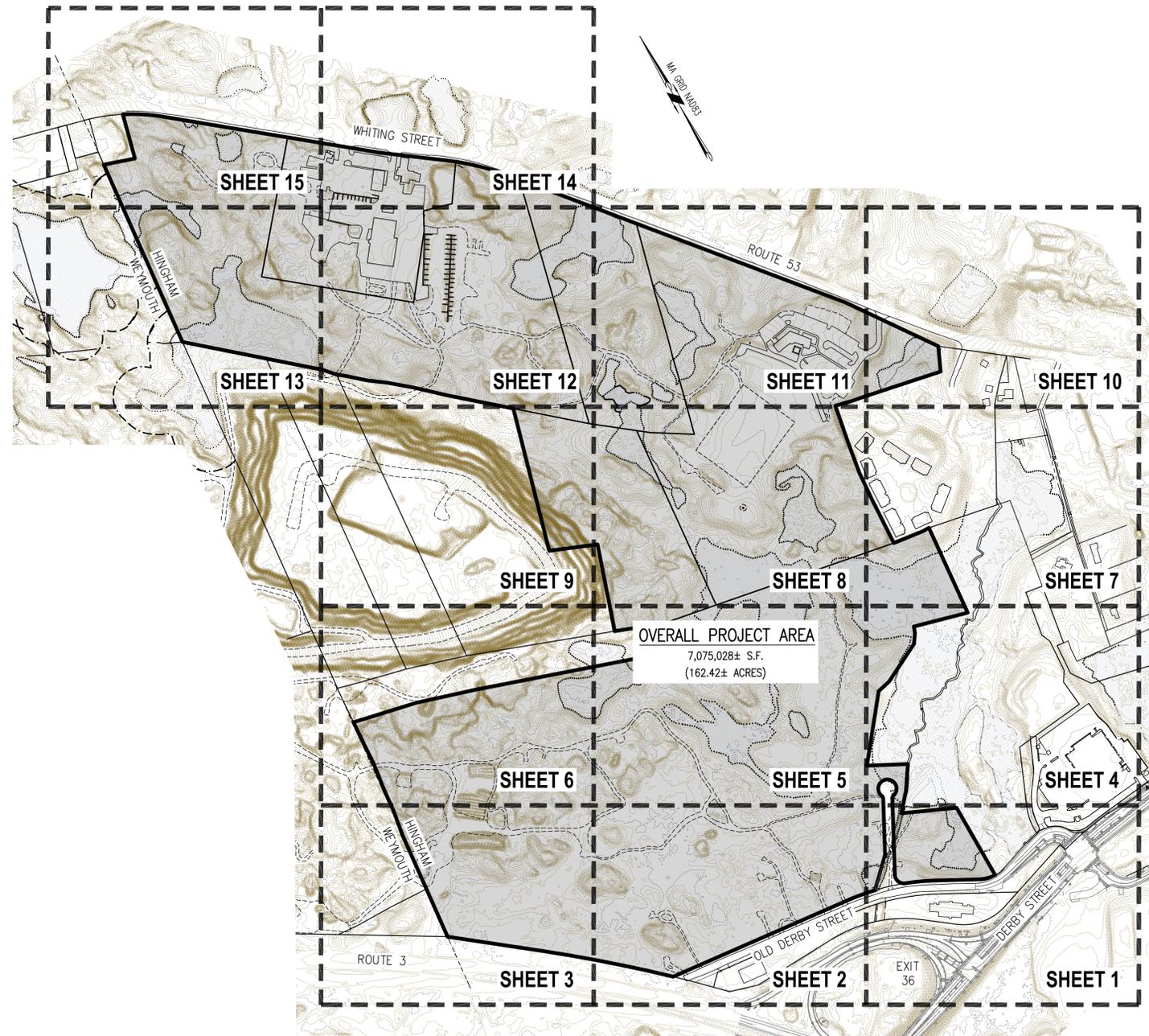
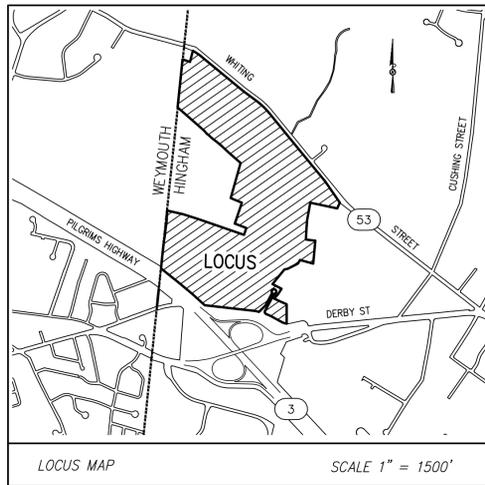
**PRELIMINARY SUBDIVISION**  
 OLD DERBY STREET EXTENSION,  
 OLD DERBY CONNECTOR  
 HINGHAM, MA 02043

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

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

Project No.	100-011	Drawing No.	<b>C-4.2</b>
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.



**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

**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		

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

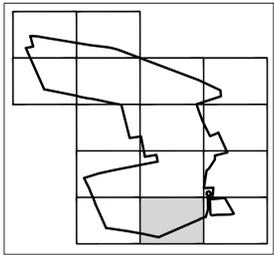
Project  
 ASSESSORS MAP 176 LOTS 3, 4 & 8  
 ASSESSORS MAP 186 LOT 5  
 ASSESSORS MAP 187 LOT 12  
 ASSESSORS MAP 194 LOT 10  
 OLD DERBY STREET, WHITING STREET  
 HINGHAM, MA 02043

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.	<b>COVER</b>
Date	11-XX-2025		
Scale	1" = 300'		
Drawn By	JPM/SMB		
Approved By	SMB		





KEY MAP



Date	Description	No.
Revisions		



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

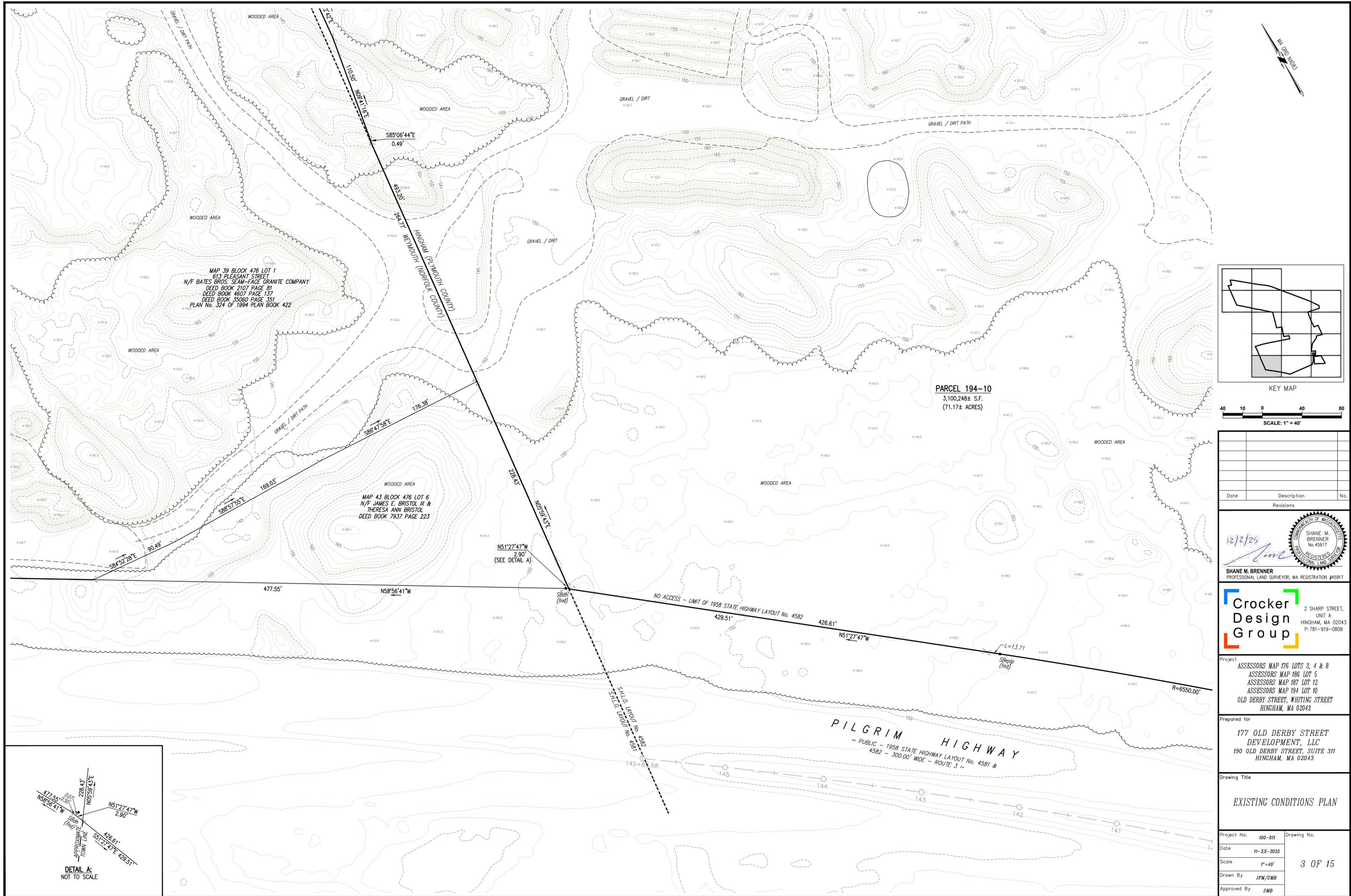


Project  
ASSESSORS MAP 176 LOTS 3, 4 & 8  
ASSESSORS MAP 186 LOT 5  
ASSESSORS MAP 187 LOT 12  
ASSESSORS MAP 194 LOT 10  
OLD DERBY STREET, WHITING STREET  
HINGHAM, MA 02043

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

Drawing Title  
**EXISTING CONDITIONS PLAN**

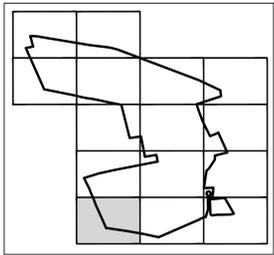
Project No.	100-011	Drawing No.	2 OF 15
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



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)



SCALE: 1" = 40'

Date	Description	No.
Revisions		

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

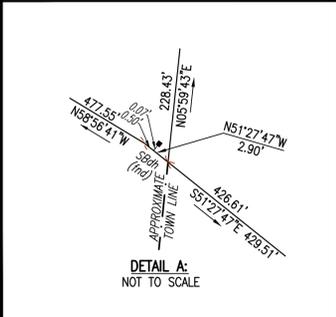
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

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

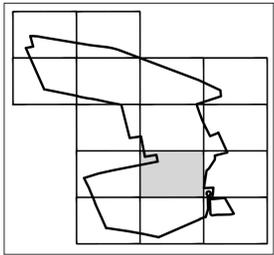
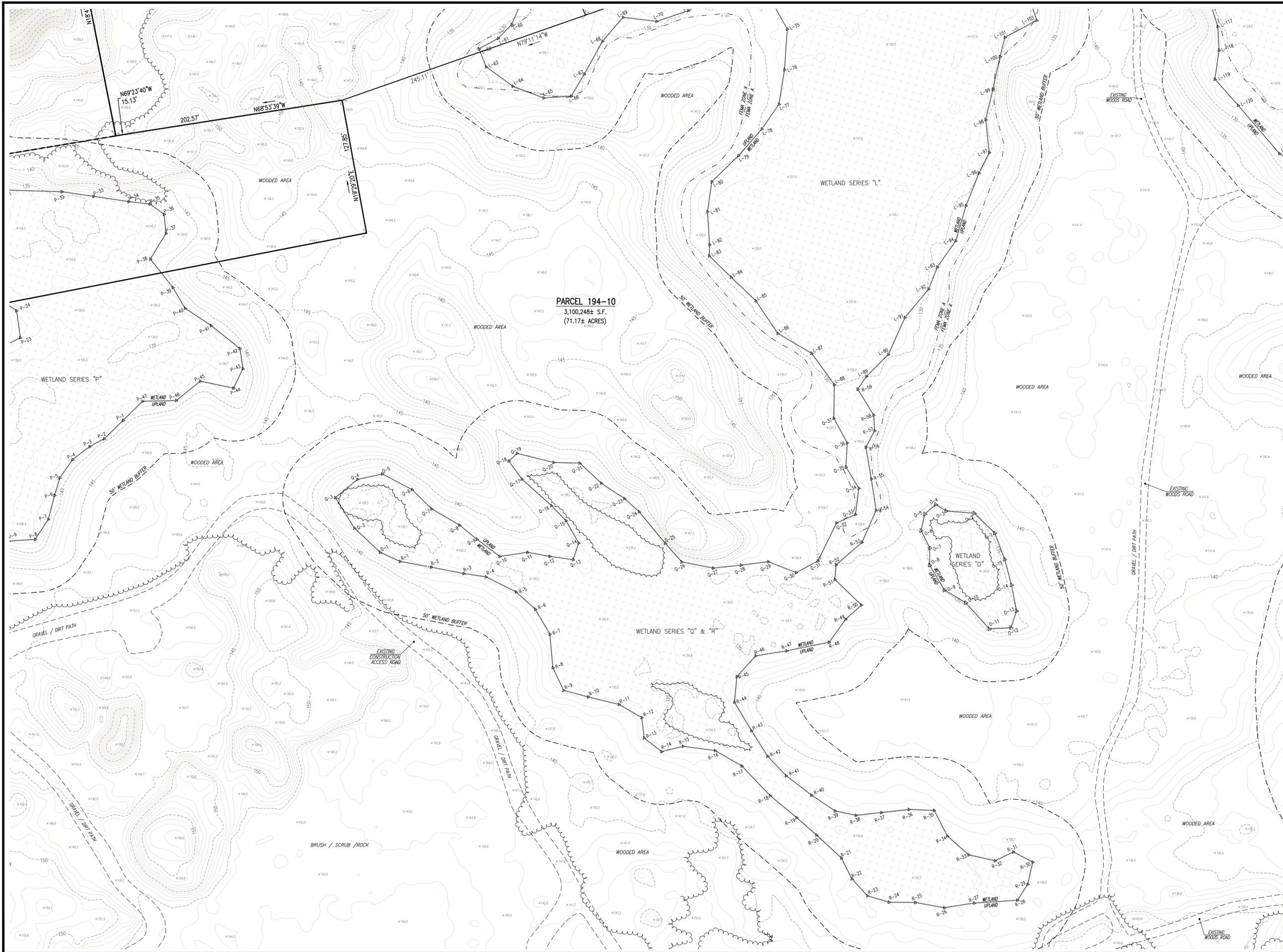
Prepared for  
177 OLD DERBY STREET  
DEVELOPMENT, LLC  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**EXISTING CONDITIONS PLAN**

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







KEY MAP



Date	Description	No.
Revisions		



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

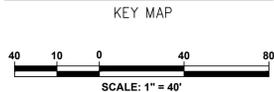
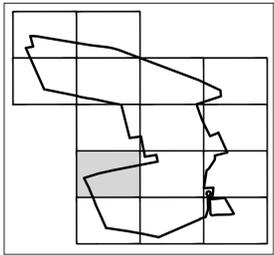
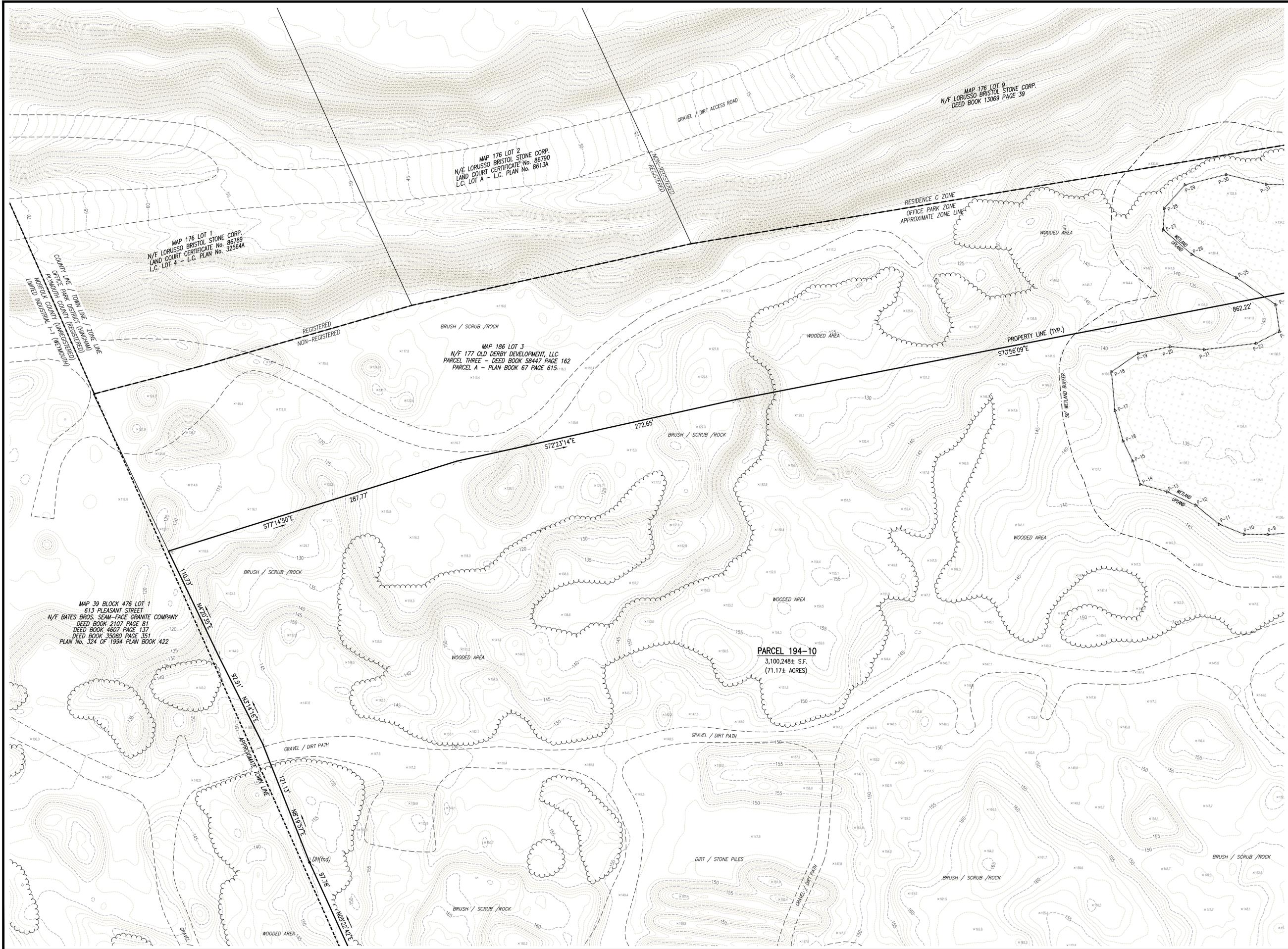


Project  
ASSESSORS MAP 176 LOTS 3, 4 & 8  
ASSESSORS MAP 186 LOT 5  
ASSESSORS MAP 187 LOT 12  
ASSESSORS MAP 194 LOT 10  
OLD DERBY STREET, WHITING STREET  
HINGHAM, MA 02043

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

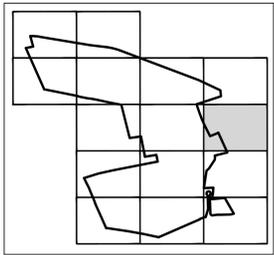


Project  
ASSESSORS MAP 176 LOTS 3, 4 & 8  
ASSESSORS MAP 186 LOT 5  
ASSESSORS MAP 187 LOT 12  
ASSESSORS MAP 194 LOT 10  
OLD DERBY STREET, WHITING STREET  
HINGHAM, MA 02043

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



SCALE: 1" = 40'

Date	Description	No.
Revisions		

12/2/25

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

**Crocker Design Group**

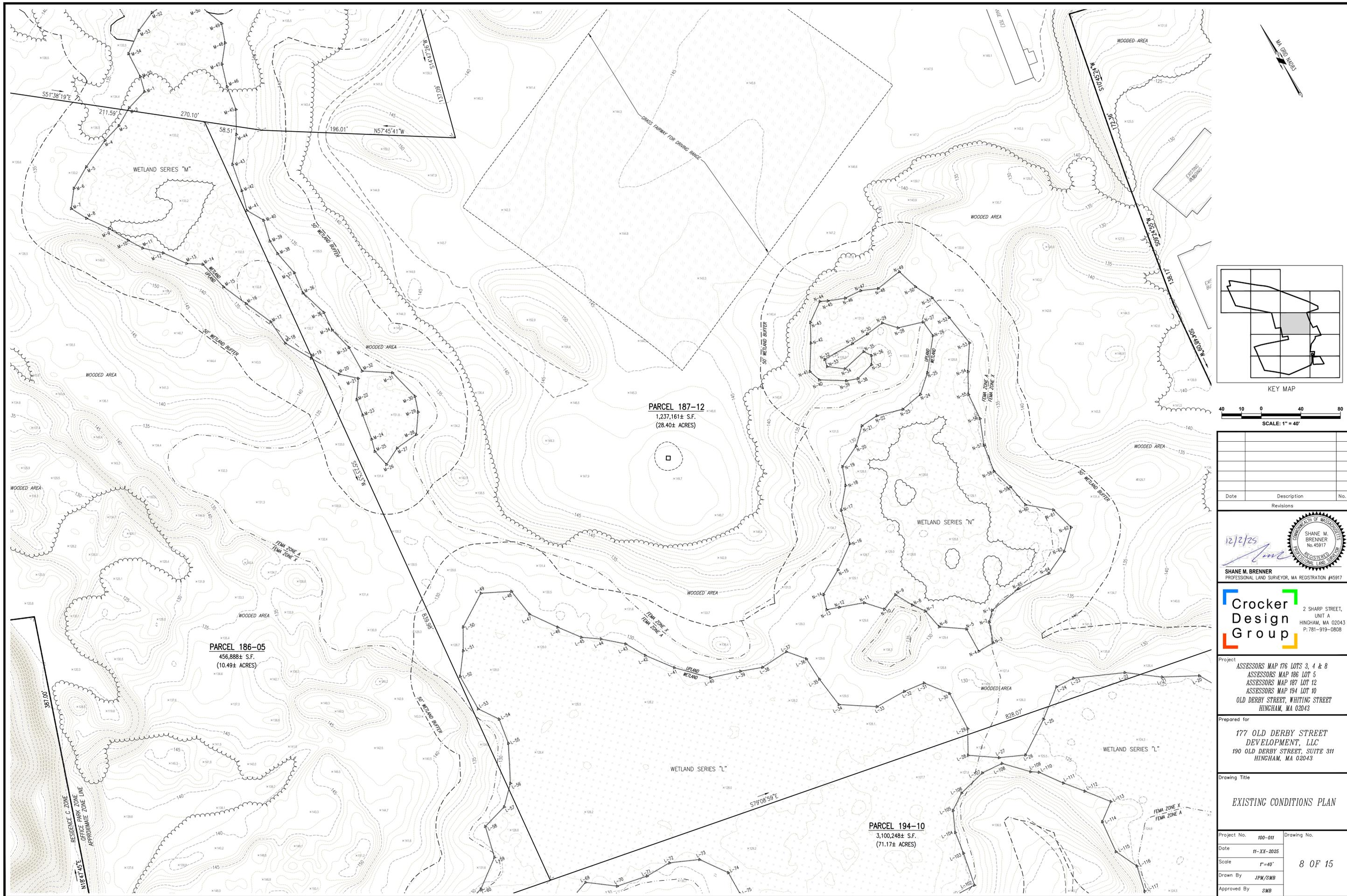
2 SHARP STREET,  
UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

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**

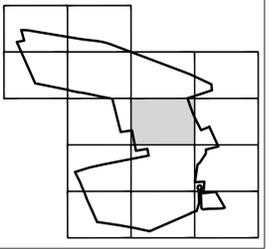
Project No.	100-011	Drawing No.	7 OF 15
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		



**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



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**

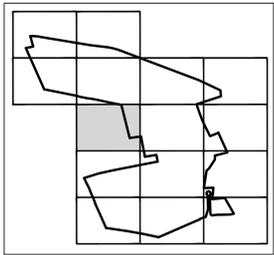
Project No. 100-011	Drawing No. 8 OF 15
Date 11-XX-2025	
Scale 1"=40'	
Drawn By JPM/SMB	
Approved By SMB	



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



KEY MAP



SCALE: 1" = 40'

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

QUARRY

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

Date	Description	No.
Revisions		

12/2/25

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

**Crocker Design Group**

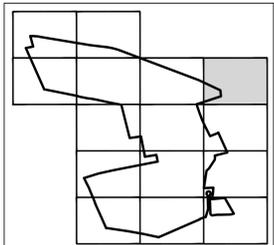
2 SHARP STREET,  
UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

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
- ASSESSORS MAP 186 LOT 5
- ASSESSORS MAP 187 LOT 12
- ASSESSORS MAP 194 LOT 10
- OLD DERBY STREET, WHITING STREET
- HINCHAM, MA 02043

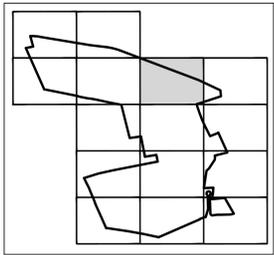
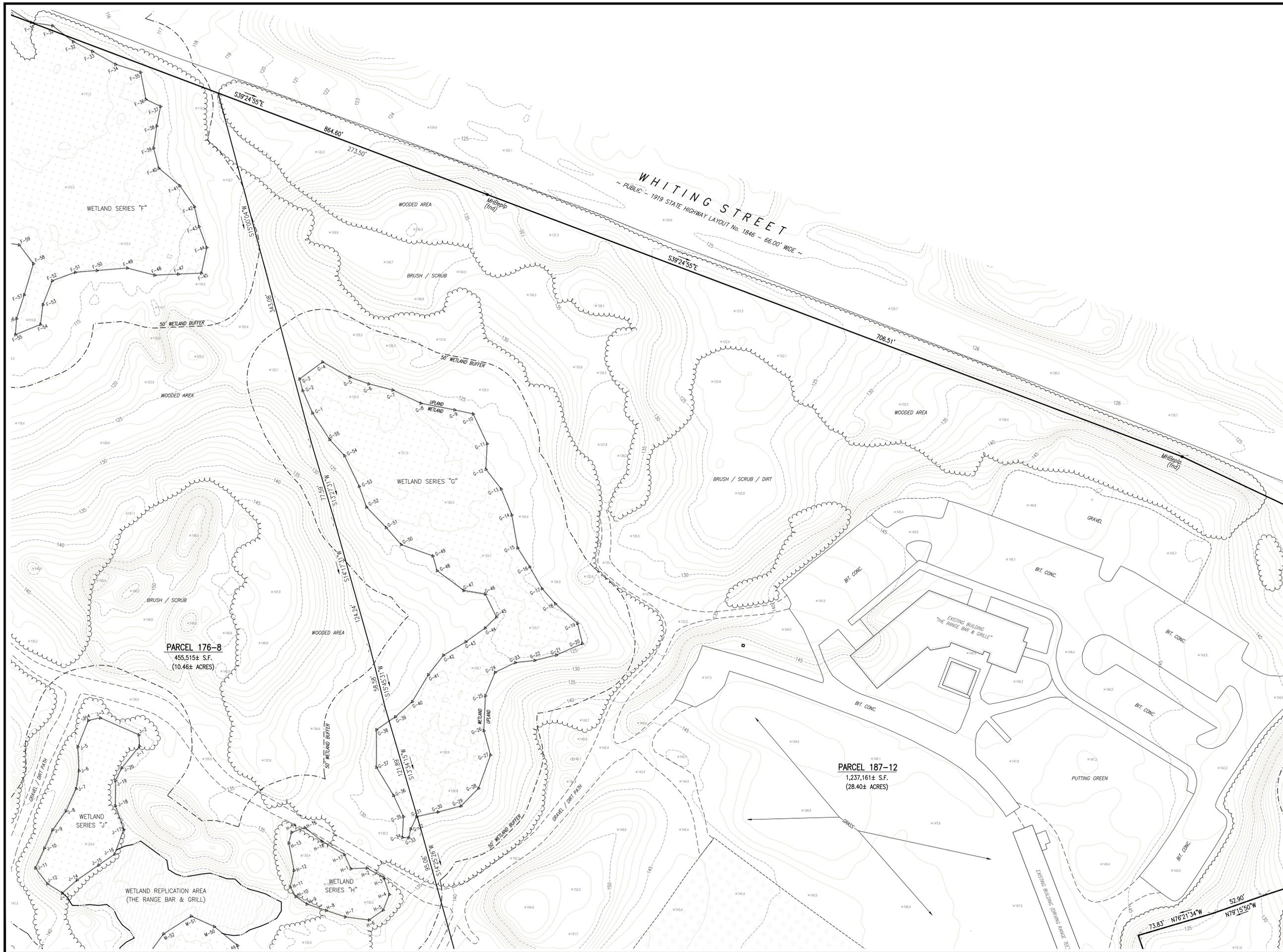
Prepared for

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**

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

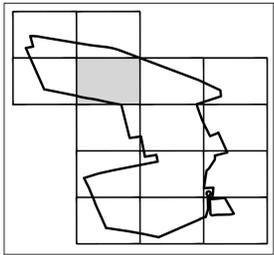
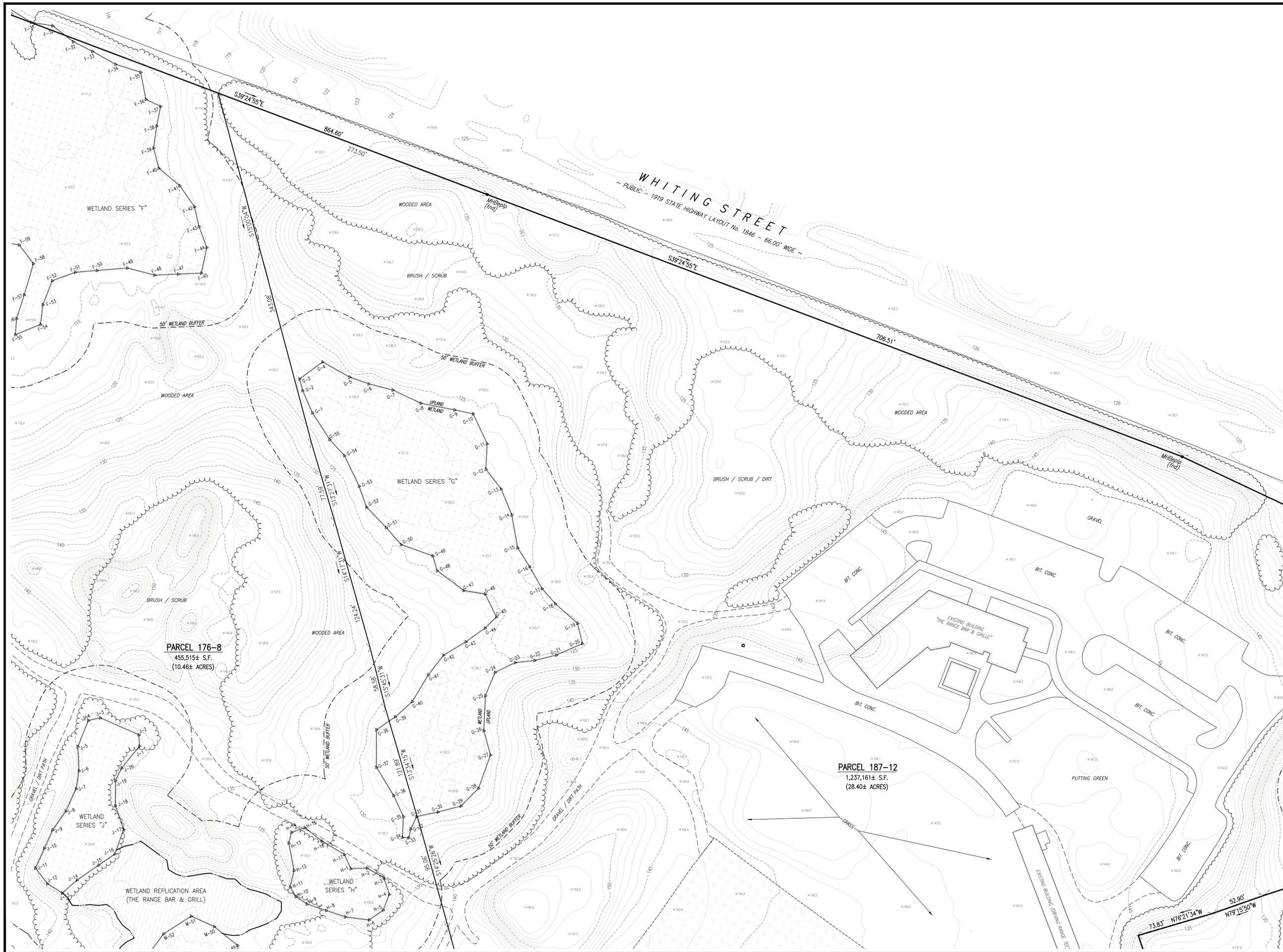
Prepared for  
**177 OLD DERBY STREET  
DEVELOPMENT, LLC**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**EXISTING CONDITIONS PLAN**

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

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

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



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

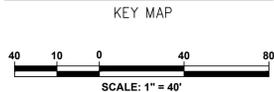
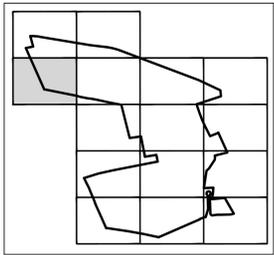
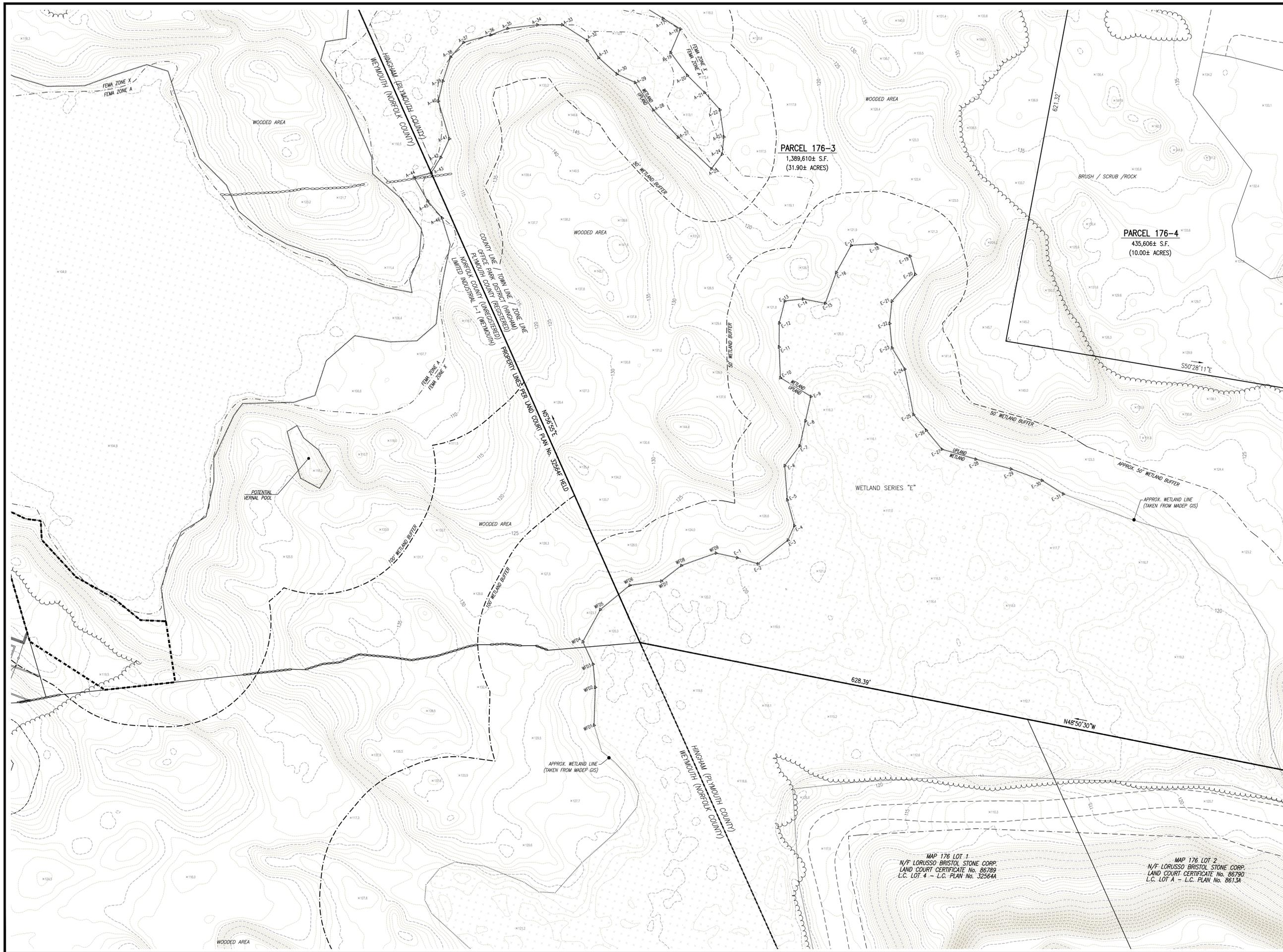
Prepared for  
**177 OLD DERBY STREET  
DEVELOPMENT, LLC**  
190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**EXISTING CONDITIONS PLAN**

Project No.	100-011	Drawing No.	12 OF 15
Date	11-XX-2025	Scale	1"=40'
Scale	1"=40'	Drawn By	JPM/SMB
Drawn By	JPM/SMB	Approved By	SMB

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

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



Date	Description	No.
Revisions		



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

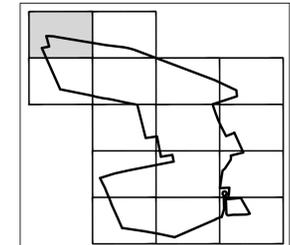
Drawing Title  
**EXISTING CONDITIONS PLAN**

Project No.	100-011	Drawing No.	<b>13 OF 15</b>
Date	11-XX-2025		
Scale	1"=40'		
Drawn By	JPM/SMB		
Approved By	SMB		

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

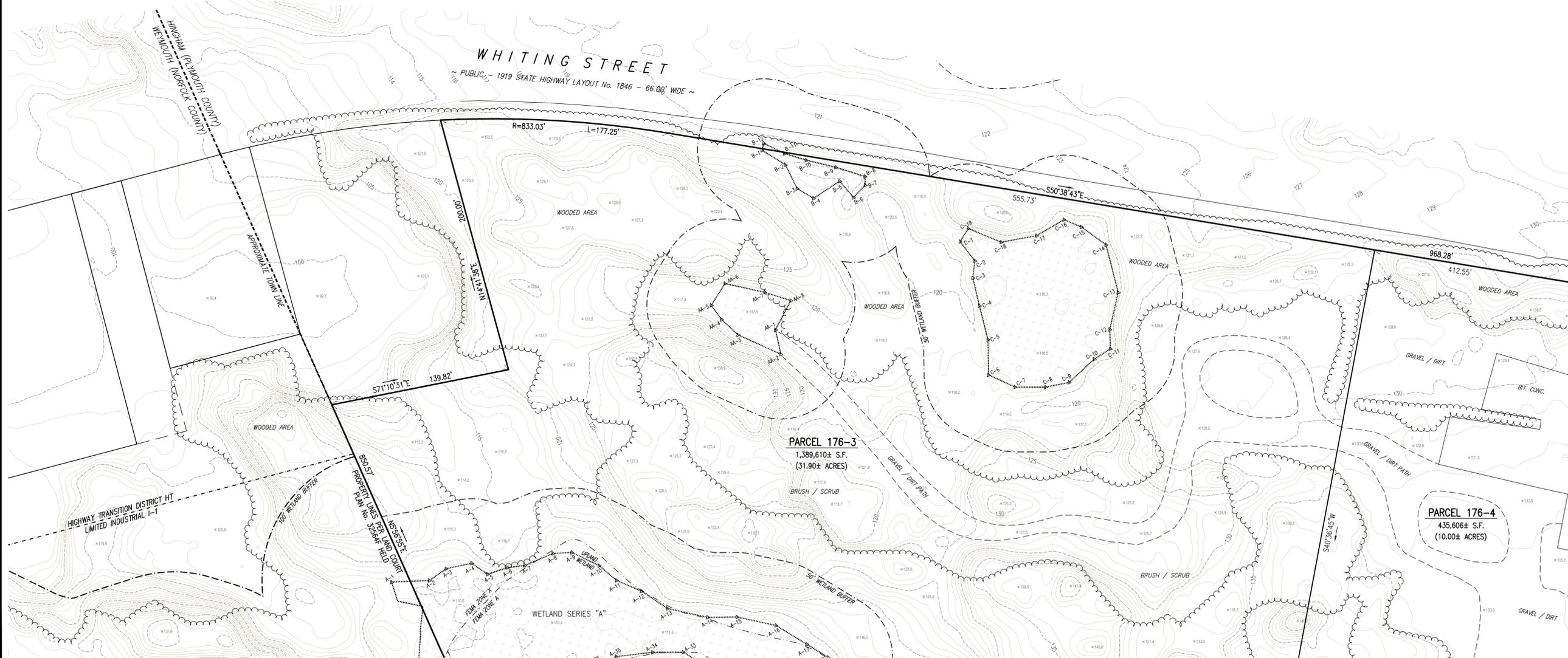




KEY MAP



SCALE: 1" = 40'



Date	Description	No.



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.	
Date	11-XX-2025		
Scale	1"=40'		15 OF 15
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)