

LEGEND:

- PARCEL BOUNDARY LINE
- ADJOINING PARCEL LINE
- STREET/HIGHWAY LINE
- STONE WALL
- EDGE OF WATER BODY

THE PURPOSE OF THIS PLAN IS:

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE COMMON BOUNDARY OF THE "SCHOOL" LOT AND "CONSERVATION" LOT AS SHOWN ON PLAN BOOK 14, PAGE 406, AND COMBINE AN AREA CONTAINING 298,265± SQUARE FEET OR 6.847± ACRES WITH THE "CONSERVATION" LOT. THE AREA TO BE COMBINED IS NOT TO SEPARATELY BE CONSIDERED A BUILDING LOT.

FILED WITH TOWN CLERK'S OFFICE

RECEIVED

DATE:

MAY 27 2025
Town Clerk
Hingham, MA

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF HINGHAM PLANNING BOARD

DATE: MAY 27, 2025

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING BYLAWS

GENERAL NOTES:

- THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN APRIL OF 2025.
- ALL DEED REFERENCES ARE TO PLYMOUTH COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
TOWN OF HINGHAM
DEED BOOK 3354 PAGE 260
MAP 124 LOT 32 & MAP 135 LOT 1
- NO WETLANDS WERE DELINEATED OR LOCATED AS PART OF THIS SURVEY.
- THE PROJECT AREA IS LOCATED IN ZONE "X", ZONE "X" (SHADED), ZONE "A", ZONE "AE", AND A REGULATORY FLOODWAY AS SHOWN ON FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, COMMUNITY PANEL NUMBER 25023C0084K, EFFECTIVE DATE JULY 03, 2024.
- THE LOCUS PARCEL IS LOCATED IN THE TOWN OF HINGHAM OFFICIAL AND OPEN SPACE DISTRICT AS DEFINED BY THE TOWN OF HINGHAM ZONING MAP. MINIMUM DIMENSIONAL REQUIREMENTS ARE:
LOT AREA:.....N/A
LOT FRONTAGE:.....20'
FRONT SETBACK:.....40'
SIDE SETBACK:.....40'
REAR SETBACK:.....40'
- PLAN REFERENCES:

PORTIONS OF THIS PLAN WERE COMPILED FROM PLAN ENTITLED: "PLAN OF LAND, HIGH AND WARD STREETS, HINGHAM, MASS.", DATED: DECEMBER 27, 1966, PREPARED BY: LEWIS W. PERKINS & SON, ENGRS, PLANNING BOARD APPROVAL DATE: DECEMBER 28, 1966, REGISTRY PLAN BOOK: 14, PAGE: 406 & 407.

PLAN BOOK: CC50, PAGE: 3672 & 3673
PLAN BOOK: 13, PAGE: 484
PLAN BOOK: 17, PAGE: 1106
PLAN BOOK: 19, PAGE: 386
PLAN BOOK: 20, PAGE: 218
PLAN BOOK: 23, PAGE: 202
PLAN BOOK: 45, PAGE: 901
PLAN BOOK: 68, PAGE: 410

CAMELOT DRIVE
(PUBLIC - 40' WIDE)

"SCHOOL" LOT
(COMPILED FROM RECORD)
MAP/LOT 124/32
BK/PG 3354/260

REMAINING LAND
AREA:
1,837,847± S.F. OR
42.191± AC.

AREA TO BE COMBINED WITH
"CONSERVATION" LOT
LAND AREA:
298,265± S.F. OR
6.847± AC.
AREA WITHIN FLOODPLAIN:
20,467± S.F. OR 0.469± AC.

"CONSERVATION" LOT
(COMPILED FROM RECORD)
MAP/LOT 135/1
BK/PG 3354/260
LAND AREA:
1,207,265± S.F. OR
27.715± AC.
AREA WITHIN FLOODPLAIN:
399,936± S.F. OR
9.181± AC.

"RECREATION & PLAYGROUND" LOT
(COMPILED FROM RECORD)
MAP/LOT 134/16
BK/PG 3354/260



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL SEAL THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVAL NOT
REQUIRED
PLAN OF LAND

200 HIGH STREET
HINGHAM, MA 02043

PREPARED FOR:
TOWN OF HINGHAM

210 CENTRAL STREET
HINGHAM, MA
02043

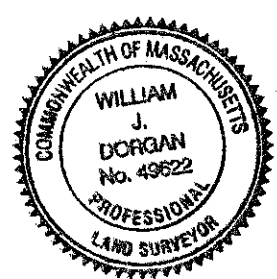
No.	Submittal / Revision	App'd.	By	Date
1	Issued for Review	WJD	CDE	04/15/2025
2	Planning Board Comments	WJD	CDE	05/06/2025
Designed By: _____ Drawn By: _____ Checked By: _____				
Issue Date: 04/15/2025 Project No: 100404 Scale: 1" = 100'				

Drawing No.:
SHEET 1 OF 1

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

WILLIAM J. DORGAN, JR.
JPE# 49622

DATE: 5/6/2025



WARD (1955 COUNTY LAYOUT - DECREE #1182)
(PUBLIC - 50' WIDE) STREET