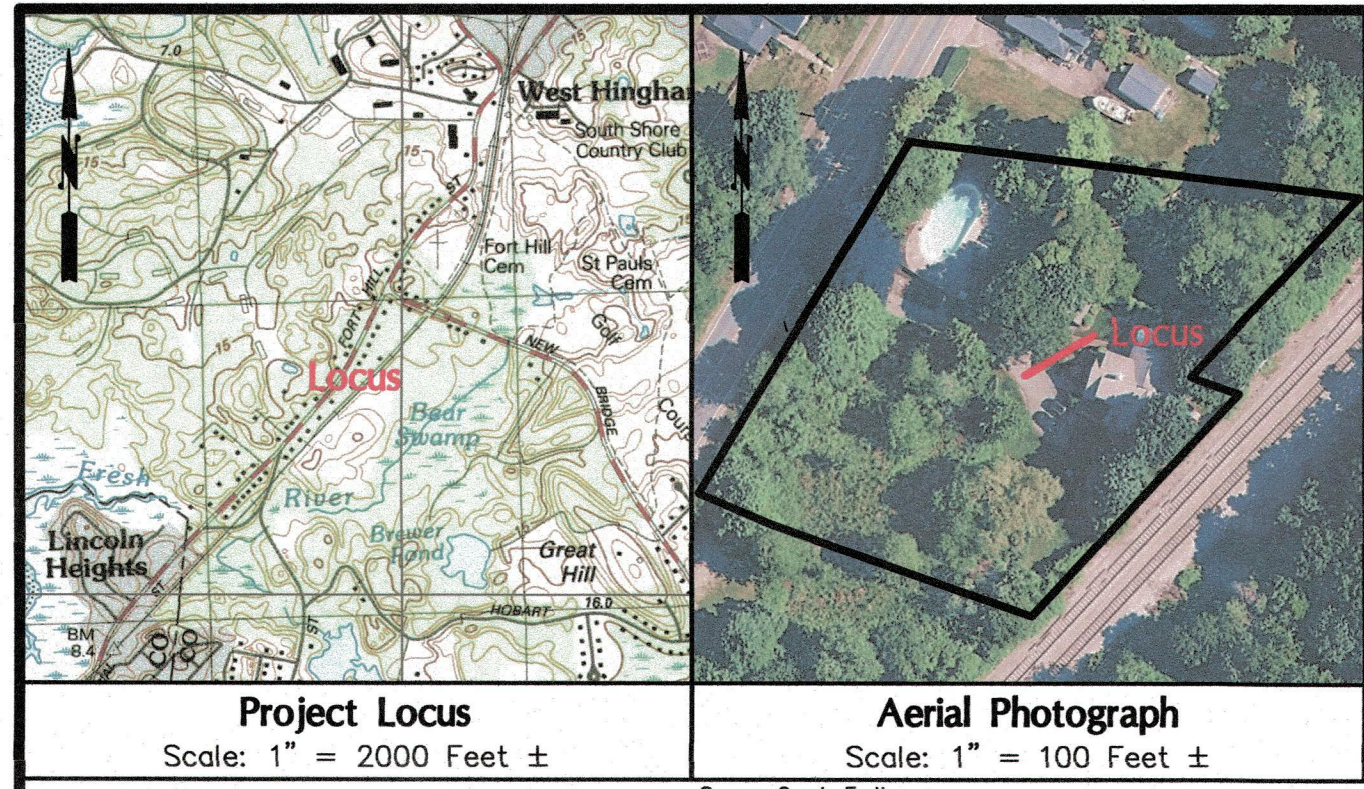




- LEGEND**
- STONE BOUND W/ DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - REBAR FOUND
 - NOW OR FORMERLY OVERHEAD WIRES
 - CONTOUR
 - SPOT GRADE
 - CATCH BASIN
 - UTILITY POLE
 - EDGE OF PAVEMENT
 - FIRST FLOOR ELEVATION
 - GARAGE FLOOR ELEVATION
 - DECK FLOOR ELEVATION
 - WETLAND FLAG
 - BANK FLAG (LIMIT OF INLAND BANK)
 - BORDERING VEGETATED WETLANDS
 - 50 FOOT BUFFER ZONE
 - 100 FOOT BUFFER ZONE
 - AREA OF CRITICAL ENVIRONMENTAL CONCERN
 - OUTSTANDING RESOURCE WATER
 - DECIDUOUS TREE
 - CONIFER TREE

GENERAL NOTES

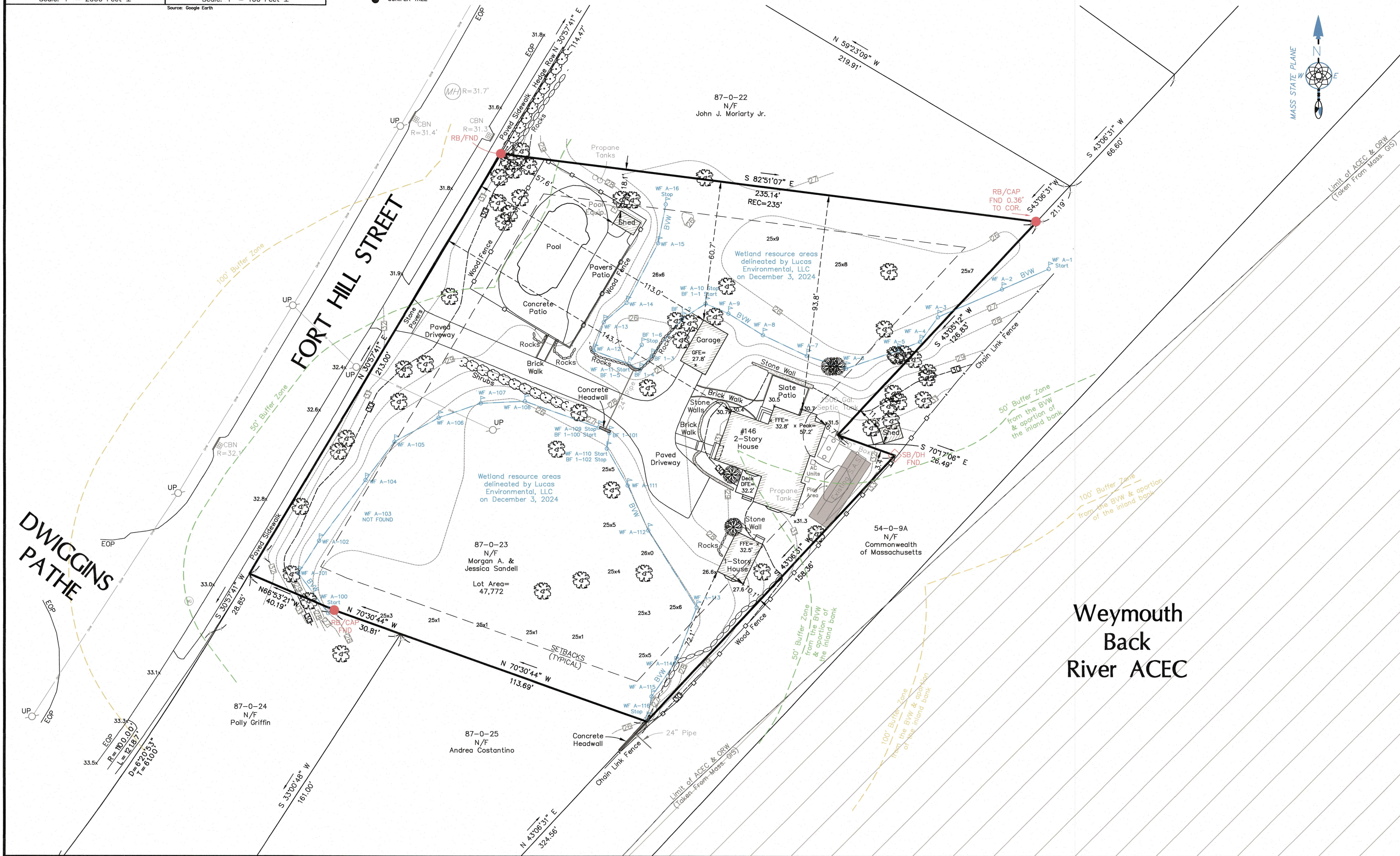
- Record Property Owner: Morgan A. & Jessica Sandell
- Property Location: 146 Fort Hill Street, Hingham MA
- Hingham Assessors Parcel ID 87-0-23, Zoned Residence A.
- Plymouth County Registry of Deeds: Book 48339, Page 5.
- Elevations are based upon NAVD 88.
- FEMA Flood Zone X Panel 81 of 650: 250268 0081 K July 3, 2024.
- Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
- Mean grade of the existing house is 30.4'.
- All buildings locations are to the outside edge of the exterior walls.
- Septic information taken from Plan Titled "As-Built Plan For Septic System" Dated May 22, 1999 on file at Hingham Board of Health.
- Weymouth Back River ACEC & Outstanding Resource Water (ORW) limits taken from Mass. GIS.

ZONING AND LOT STATISTICS

SITE IS ZONED RESIDENCE A		ZONING BYLAW	EXISTING
MIN LOT AREA:	20,000 SQ.FT.	47,772 SQ.FT.	213.00 FT.
MIN FRONTAGE:	125 FT.	113.0 FT.(GARAGE)	72.1 FT.
FRONT SETBACK:	25 FT.	60.7 FT.(GARAGE)	6.7 FT.
RIGHT SIDE SETBACK:	15 FT.	26.8 FT.	
LEFT SIDE SETBACK:	15 FT.		
REAR SETBACK:	35 FT.		
HEIGHT:			

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN FROM DECEMBER 9-12, 2024.



Project Address
146 Fort Hill Street
Hingham
Massachusetts

Drawing Title
EXISTING
CONDITIONS
PLAN

Prepared For
Jessica Sandell
146 Fort Hill Street
Hingham, MA 02043



Nantasket Survey Engineering, LLC
46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com

Scale: 1"=20'
0 10 20 40 50 FEET

Revisions	
Date	8-19-2026
Proj. Mgr.	DGR
Design	N/A
Check	DGR
Drawn	AMS/DGR
Job #	1-3073
1-3073 146 Fort Hill Street Hingham.DWG	

Drawing	1
of 1	