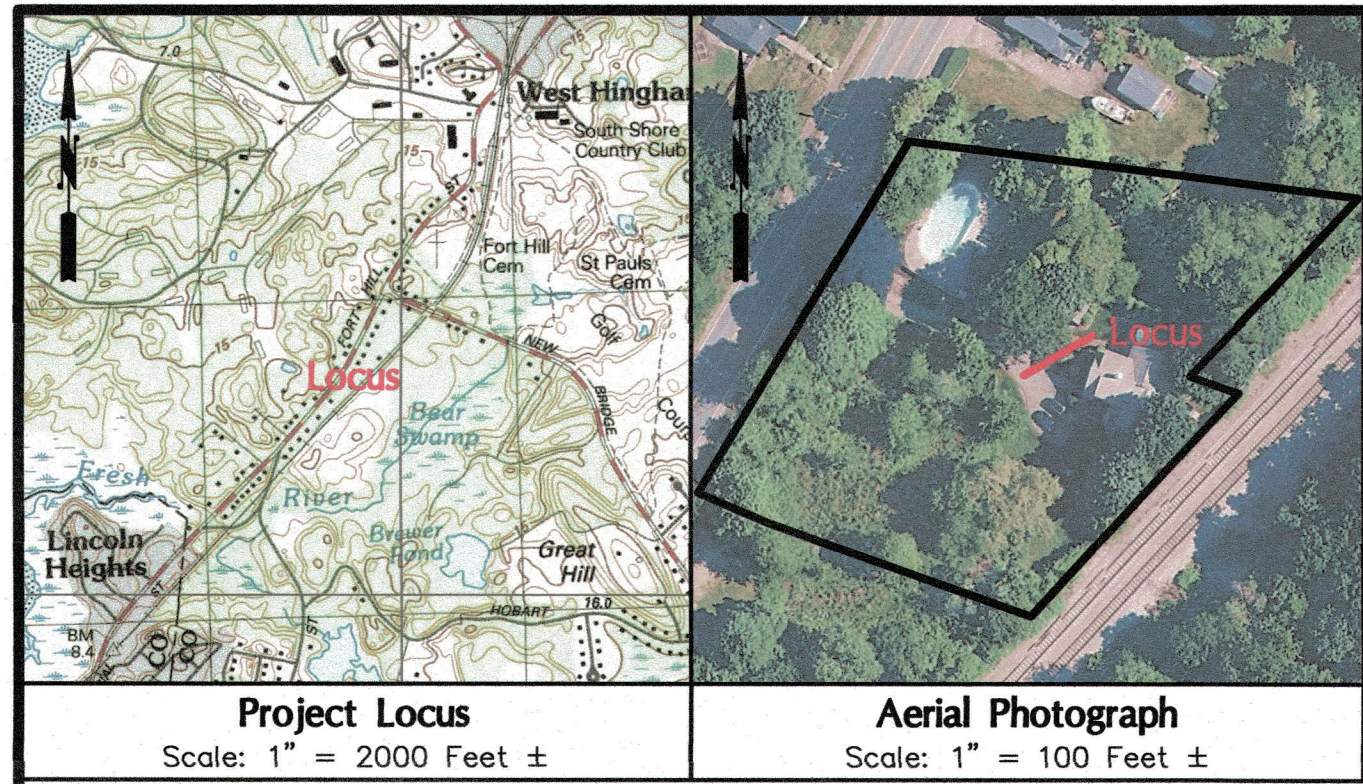




LEGEND

- 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	PROPOSED
MIN LOT AREA:	20,000 SQ.FT.	47,772 SQ.FT.	47,772 SQ.FT.
MIN FRONTAGE:	125 FT.	213.00 FT.	213.00 FT.
FRONT SETBACK:	25 FT.	113.0 FT.(GAR.)	113.0 FT.(GAR.)
RIGHT SIDE SETBACK:	15 FT.	72.1 FT.	89.4 FT.
LEFT SIDE SETBACK:	15 FT.	60.7 FT.(GAR.)	60.7 FT.(GAR.)
REAR SETBACK:	15 FT.	6.7 FT.	6.7 FT.
HEIGHT	35 FT.	26.8 FT.	26.8 FT.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY EMBR ARCHITECTS, LLC.

LOT AREA = 47,772 SQ.FT.

EXISTING IMPERVIOUS AREA

Existing 2-Story House Area = 1,320 sq.ft.
Existing 1-Story House Area = 242 sq.ft.
Existing Garage Area = 250 sq.ft.
Existing Pool/Shed Area = 63 sq.ft.
Total Pool/Walks/Patios = 2,912 sq.ft.
Total Deck/Stairs Area = 187 sq.ft.
Total Driveways = 2,356 sq.ft.
Total Solid Stone/Concrete Walls = 112 sq.ft.
Total AC Units/Propane Tanks/Pool Equipment = 26 sq.ft.

Total Existing Impervious = 7,468 sq.ft. (15.6%)

REMOVED IMPERVIOUS AREA

Existing 1-Story House Area = 242 sq.ft.
Deck/Stairs = 95 sq.ft.
Solid Stone Wall = 5 sq.ft.

Total Removed Impervious = 342 sq.ft.

REMAINING IMPERVIOUS AREA

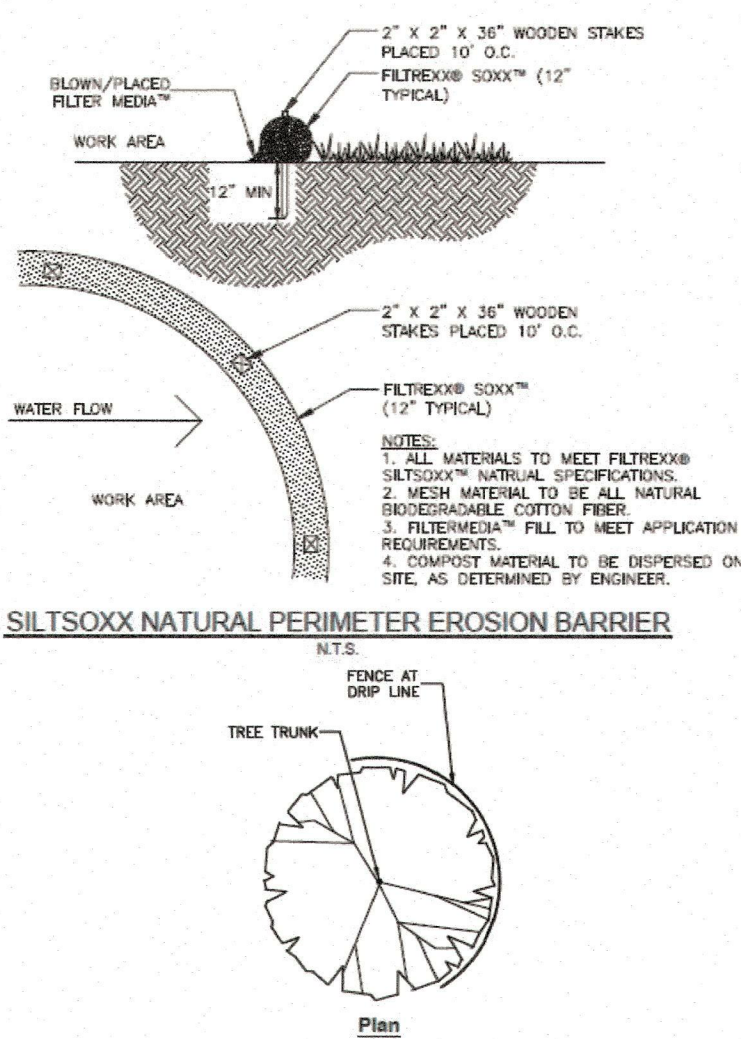
Total Remaining Impervious = 7,126 sq.ft.

PROPOSED IMPERVIOUS AREA

Proposed 2-Story Addition Area = 503 sq.ft.
Proposed Driveway Addition = 84 sq.ft.

Total Proposed Impervious = 587 sq.ft.

Total Remaining + Proposed Impervious area = 7,713 sq.ft. (16.1%)



CONSTRUCTION NOTES

1. METAL TREE PROTECTION FENCE AT THE DROP LINE OF EXISTING TREES TO REMAIN
2. F. DROP LINES OVERLAP. INSTALL CONTINUOUS PROTECTION FENCE FOR MULTIPLE EXISTING TREES TO REMAIN.

Project Address

146 Fort Hill Street

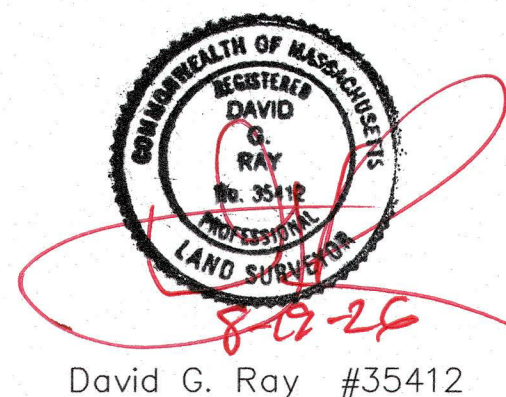
Hingham
Massachusetts

Drawing Title

PROPOSED
CONDITIONS
PLAN

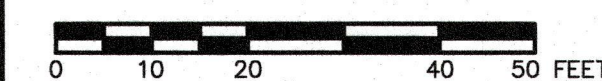
Prepared For

Jessica Sandell
146 Fort Hill Street
Hingham, MA 02043



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

Scale: 1"=20'



Revisions

Date	8-19-2026
Proj. Mgr.	DGR
Design	N/A
Check	DGR
Drawn	AMS/DGR
Job #	1-3073

Drawing

1

of 1

1-3073 146 Fort Hill Street, Hingham.DWG