Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±

Source: Google Earth

LEGEND

- PK FND — PK NAIL FOUND
- IP FND — IRON PIPE FOUND
- N/F — NOW OR FORMERLY
- S — SEWER LINE
- G — GAS LINE
- OHW — OVERHEAD WIRES
- 8 — CONTOUR
- BXS — SPOT GRADE
- WG — WATER GATE
- DM — DRAIN MANHOLE
- GG — GAS GATE
- UP — UTILITY POLE
- EOP — EDGE OF PAVEMENT
- FFE — FIRST FLOOR ELEVATION
- PFE — PORCH FLOOR ELEVATION
- GFE — GARAGE FLOOR ELEVATION
- SV — SMART VENT
- DT — DECIDUOUS TREE

GENERAL NOTES

1. Record Property Owner: Bruce Miller
2. Property Location: 9 Willow Street, Hull MA
3. Hull Assessors Parcel ID 03-030, Zoned Single Family B.
4. Plymouth County Registry of Deeds: Book 57580, Page 292.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone AE (Elev.=10') Panel 16 of 650: 250269 0016 J January 24, 2018.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade of the existing house is 7.9'.
9. All buildings locations are to the outside edge of the exterior walls.

ZONING AND LOT STATISTICS

SITE IS ZONED SINGLE FAMILY B

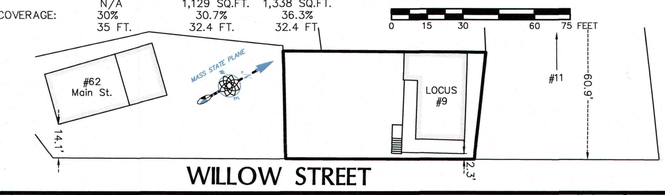
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	12,000 SQ.FT.	3,683 SQ.FT.	3,683 SQ.FT.
MIN FRONTAGE:	75 FT.	79.12 FT.	79.12 FT.
FRONT SETBACK:	25 FT.	2.3 FT.	2.3 FT.
RIGHT SIDE SETBACK:	10 FT.	4.5 FT.	3.7 FT.
LEFT SIDE SETBACK:	10 FT.	48.1 FT.	33.6 FT.
REAR SETBACK:	20 FT.	-0.2 FT.	-0.2 FT.
FOOTPRINT	N/A	1,129 SQ.FT.	1,338 SQ.FT.
MAX. % LOT COVERAGE:	30%	30.7%	36.3%
HEIGHT	35 FT.	32.4 FT.	32.4 FT.

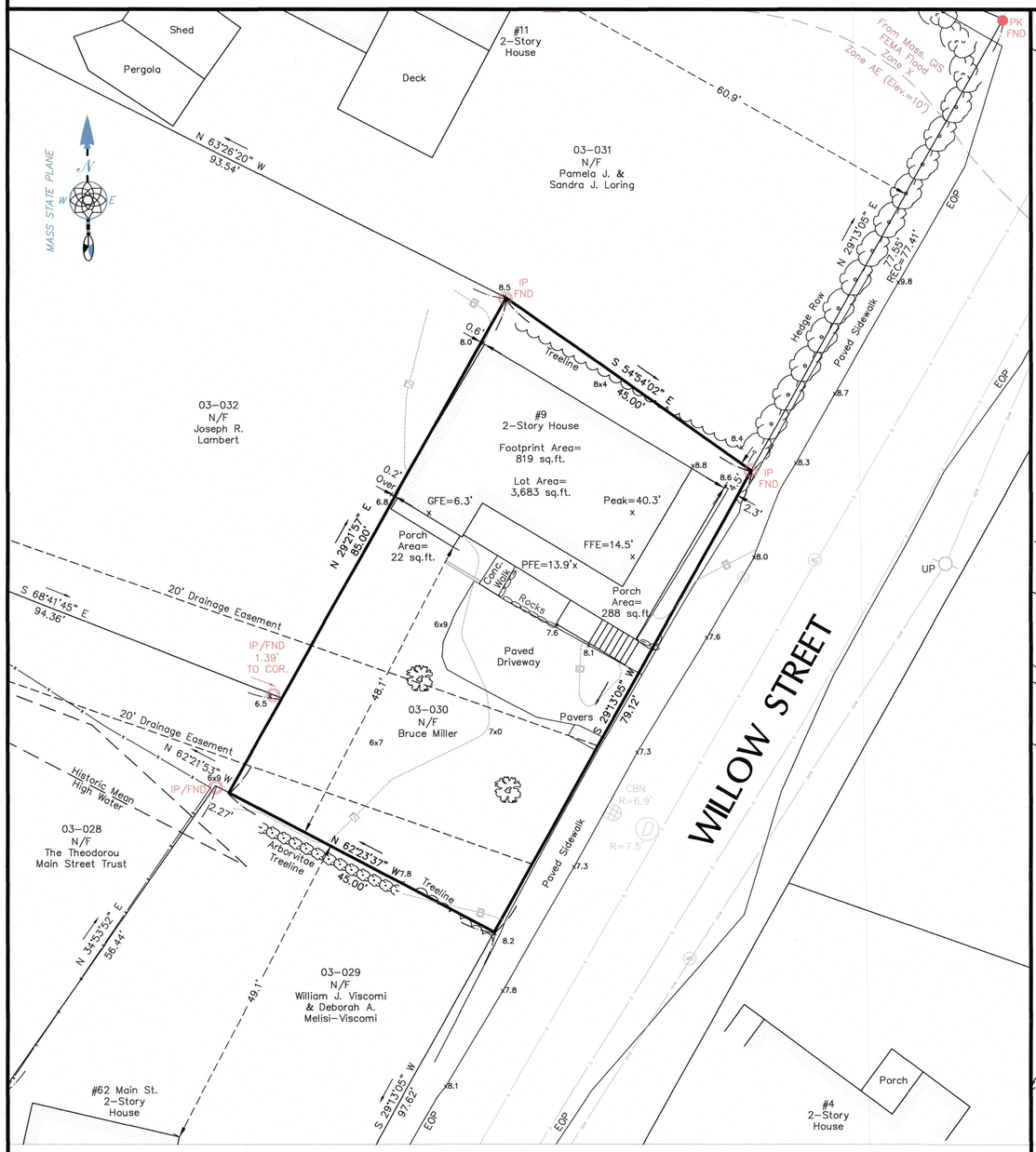
PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON MARCH 24, 2023 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY THE CLIENT.

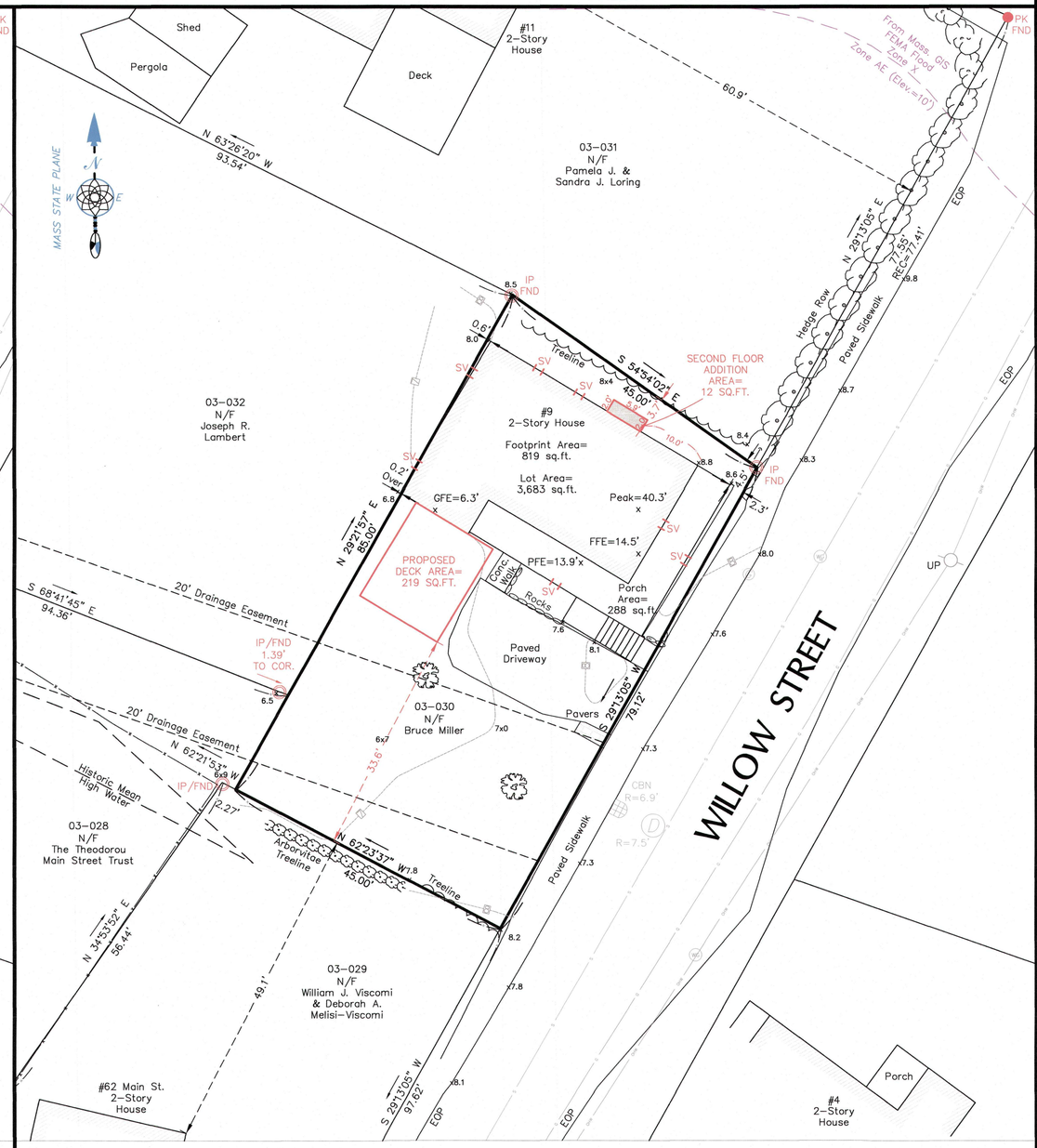
EXISTING OFFSETS

Scale: 1"=30'





EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

9 Willow Street

Hull Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Bruce Miller
25 John A.
Andrew Street
Boston, MA 02130

COMMONWEALTH OF MASSACHUSETTS
REGISTERED
DAVID
G.
RAY
No. 35412
PROFESSIONAL
LAND SURVEYOR

11-29-23

David G. Ray #35412

Nantasket Survey Engineering, LLC

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

Scale: 1"=10'

0 5 10 20 25 FEET

Revisions

Date	11-29-2023	Drawing	1
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2963	of 1	