Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±

Source: Google Earth

LEGEND

- HULL HIGHWAY STONE BOUND
- REBAR W/ CAP FOUND
- N/F NOW OR FORMERLY
- SEWER LINE
- GAS LINE
- OVERHEAD WIRES
- CONTOUR
- SPOT GRADE
- CATCH BASIN
- UTILITY POLE
- WATER GATE
- RETAINING WALL
- DRAIN MANHOLE
- SEWER MANHOLE
- GAS GATE
- EDGE OF PAVEMENT
- FIRST FLOOR ELEVATION

GENERAL NOTES

1. Record Property Owner: Christian R. & Anne M. Butterworth
2. Property Location: 111 Bay Street, Hull MA
3. Hull Assessors Parcel ID 35-033, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 53003, Page 290.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone X Panel 38 of 650. 250269 0038 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 site is 18.7'.
9. All buildings locations are to the outside edge of the exterior walls.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JULY 26, 2021 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY CAPITAL CONSTRUCTION CONSULTING, INC.

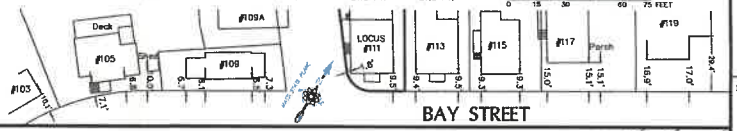
ZONING AND LOT STATISTICS

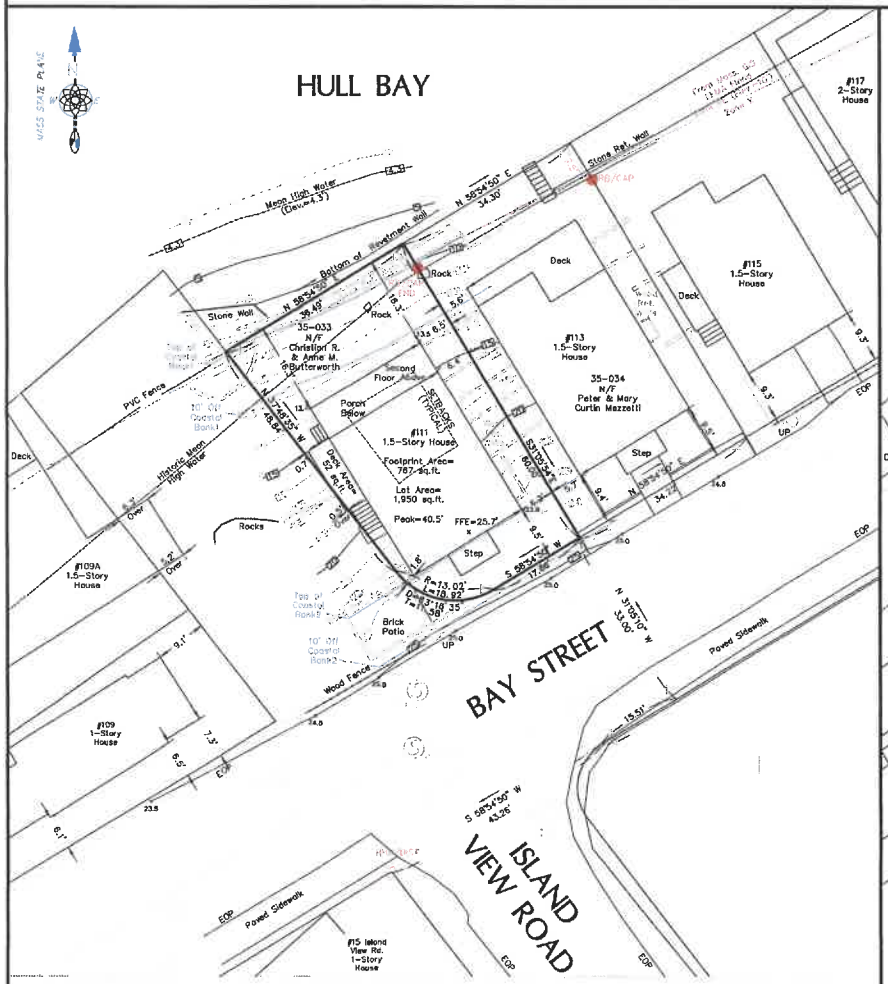
SITE IS ZONED SINGLE FAMILY A

	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	1,950 SQ.FT.	1,950 SQ.FT.
MIN FRONTAGE:	60 FT.	36.78 FT.	36.78 FT.
FRONT SETBACK:	25 FT.	1.8 FT.	1.8 FT.
RIGHT SIDE SETBACK:	10 FT.	6.2 FT.	6.2 FT.
LEFT SIDE SETBACK:	10 FT.	-0.5 FT.	-0.5 FT.
REAR SETBACK:	20 FT.	16.3 FT.	11.3 FT.
FOOTPRINT	N/A	819 SQ.FT.	869 SQ.FT.
MAX. % LOT COVERAGE:	30%	42.0%	44.6%
HEIGHT	35 FT.	21.8 FT.	21.8 FT.

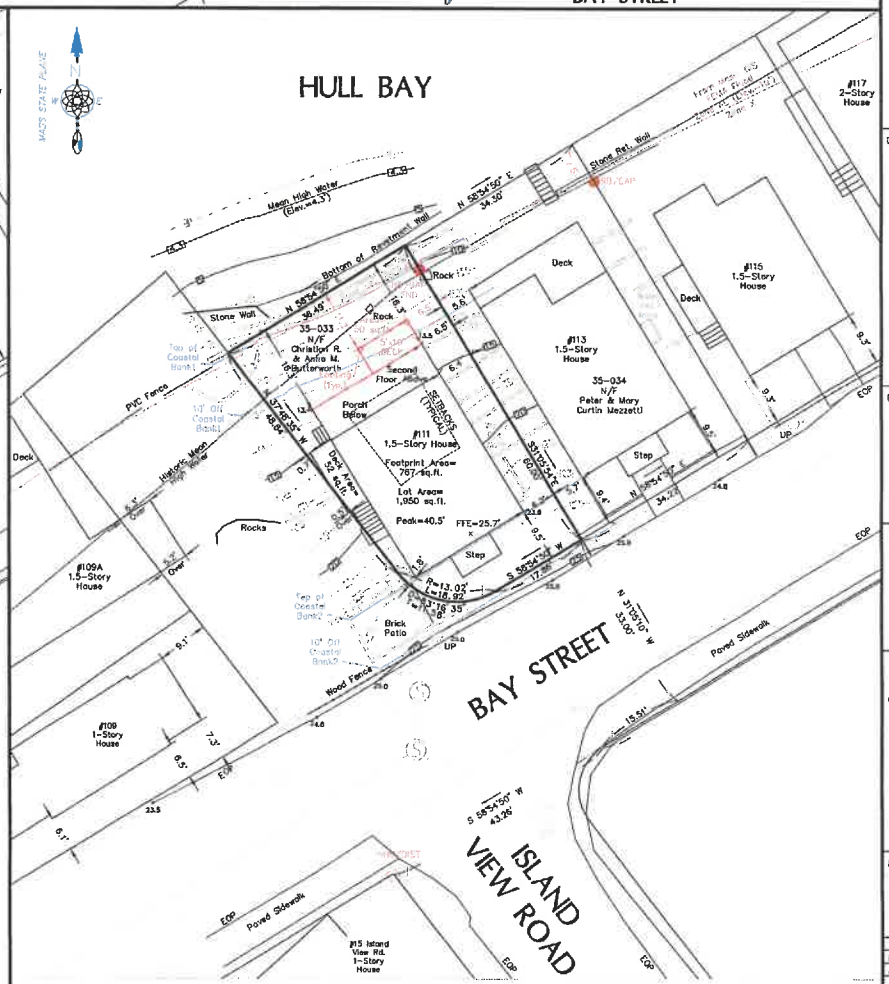
EXISTING OFFSETS

Scale: 1"=30'





EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

111 Bay Street Hull Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Chris Butterworth
111 Bay Street
Hull, MA 02045

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

8-11-23

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	8-9-2023	Drawing
Proj. Mgr.	DGR	1
Design	N/A	
Check	DGR	
Drawn	AMS/DGR	
Job #	1-2775	of 1

1-2780 SE Boswell Avenue, HULDVG