

**LEGEND**

- HHB/DH HULL HIGHWAY STONE BOUND
- FND NOW OR FORMERLY
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- OWH OVERHEAD WRES
- CONTOUR
- SPOT GRADE
- CATCH BASIN
- UTILITY POLE
- UP WATER GATE
- SEWER MANHOLE
- SIGN
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- DPE DECK FLOOR ELEVATION
- DECIDUOUS TREE

- GENERAL NOTES**
- Record Property Owner: Mary K. Briggs
  - Property Location: 29 N Street, Hull MA
  - Hull Assessors Parcel ID 15-145, Zoned Single Family A.
  - Plymouth County Registry of Deeds: Book 48534, Page 302.
  - Elevations are based upon NAVD 88.
  - FEMA Flood Zone AE (Elev.=10') Panel 17 of 650: 250269 0017 J January 24, 2018.
  - Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
  - Mean grade of the site is 7.7'.
  - All buildings locations are to the outside edge of the exterior walls.

**ZONING AND LOT STATISTICS**

SITE IS ZONED SINGLE FAMILY B

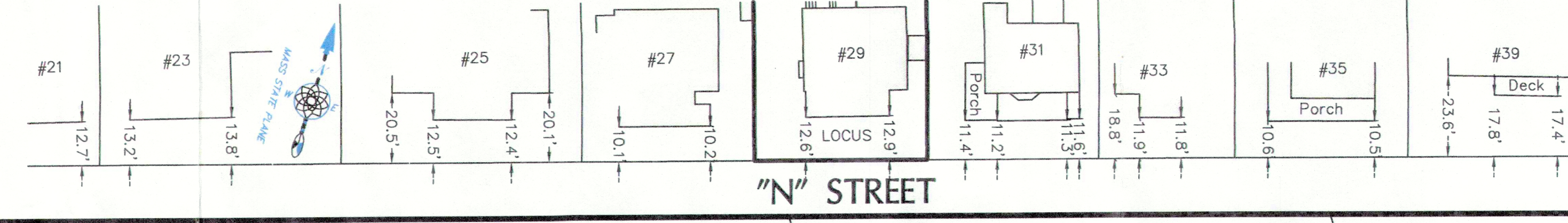
ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA: 6,500 SQ.FT.	4,096 SQ.FT.	4,096 SQ.FT.
MIN FRONTAGE: 60 FT.	50.50 FT.	50.50 FT.
FRONT SETBACK: 25 FT.	12.6 FT.	11.8 FT.
RIGHT SIDE SETBACK: 10 FT.	5.7 FT.	5.7 FT.
LEFT SIDE SETBACK: 10 FT.	14.3 FT.	14.3 FT.
REAR SETBACK: 20 FT.	24.3 FT.	24.3 FT.
FOOTPRINT: N/A	1,121 SQ.FT.	1,184 SQ.FT.
MAX. % LOT COVERAGE: 30%	27.4%	28.9%
HEIGHT: 35 FT.	22.3 FT.	22.3 FT.

**PURPOSE**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JANUARY 26, 2021 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY AP DESIGN BUILD.

**EXISTING OFFSETS**

Scale: 1"=30'



Project Address

**29 "N" Street**

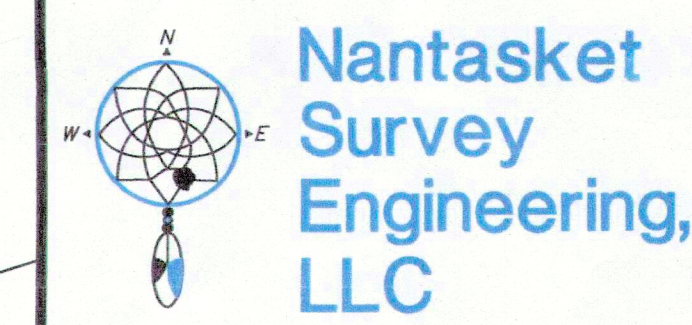
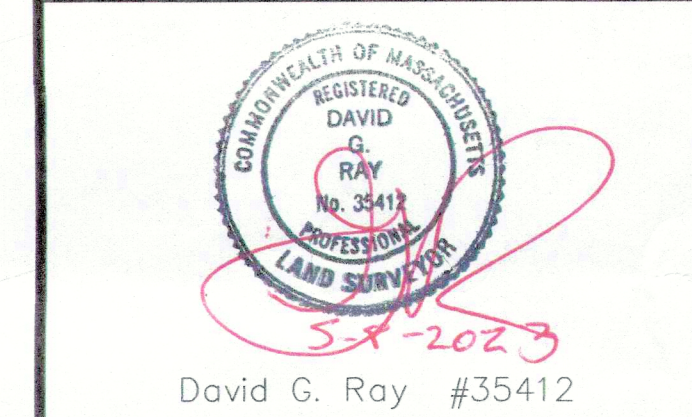
**Hull Massachusetts**

Drawing Title

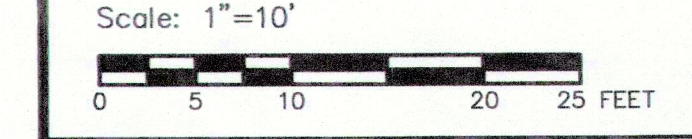
**EXISTING AND PROPOSED CONDITIONS PLAN**

Prepared For

Janet Kearney  
29 N Street  
Hull, MA 02045  
Jdevine1313@gmail.com



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

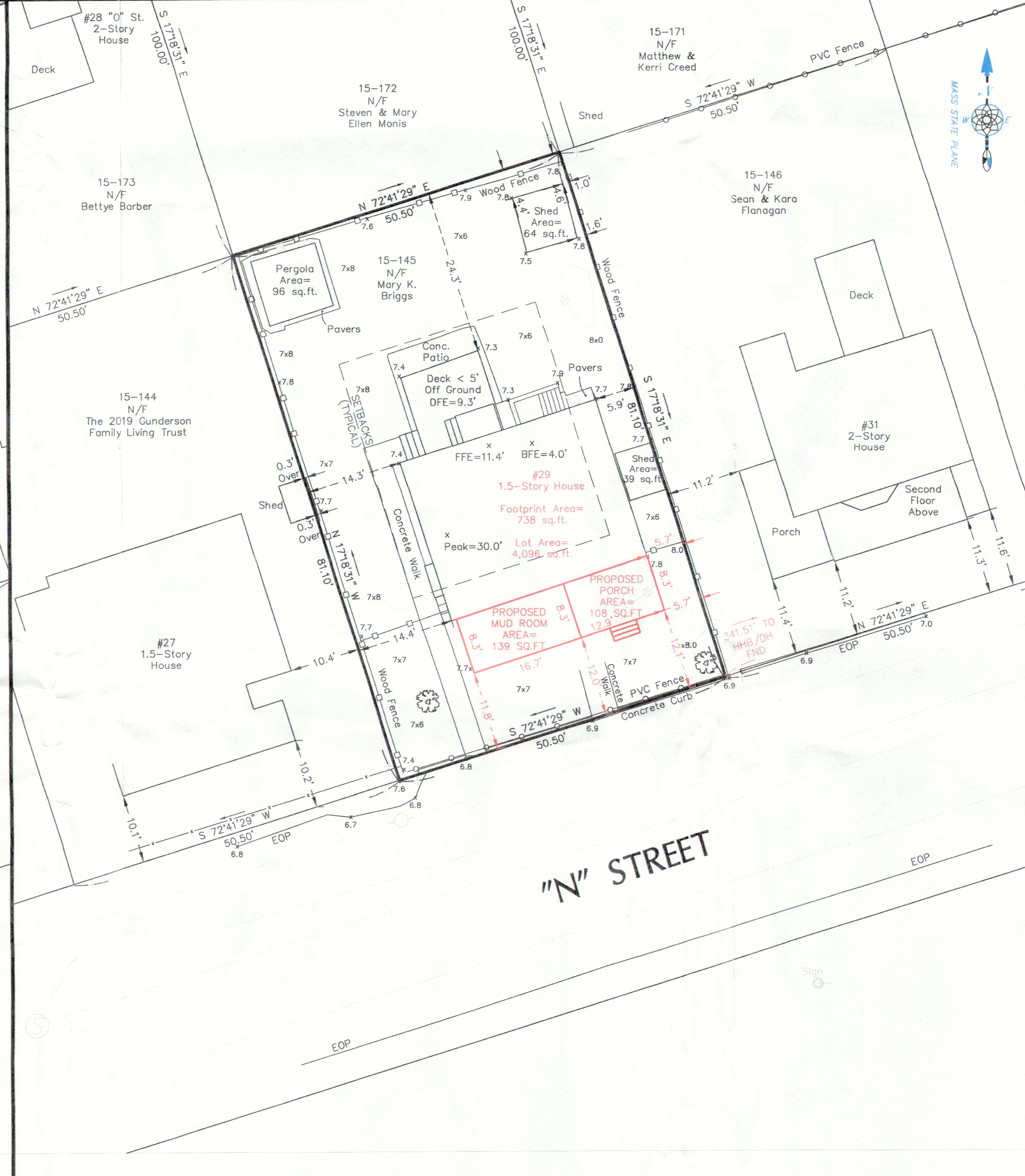


Revisions

Date	5-8-2023	Drawing	<b>1</b>
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2686		of 1



**EXISTING CONDITIONS**



**PROPOSED CONDITIONS**