



- LEGEND**
- Proposed Building Footprint
  - Proposed Driveway
  - Proposed Deck
  - Proposed Porch
  - Proposed Second Floor Above
  - Proposed Third Floor Above
  - Proposed Fourth Floor Above
  - Proposed Fifth Floor Above
  - Proposed Sixth Floor Above
  - Proposed Seventh Floor Above
  - Proposed Eighth Floor Above
  - Proposed Ninth Floor Above
  - Proposed Tenth Floor Above
  - Proposed Eleventh Floor Above
  - Proposed Twelfth Floor Above
  - Proposed Thirteenth Floor Above
  - Proposed Fourteenth Floor Above
  - Proposed Fifteenth Floor Above
  - Proposed Sixteenth Floor Above
  - Proposed Seventeenth Floor Above
  - Proposed Eighteenth Floor Above
  - Proposed Nineteenth Floor Above
  - Proposed Twentieth Floor Above
  - Proposed Twenty-First Floor Above
  - Proposed Twenty-Second Floor Above
  - Proposed Twenty-Third Floor Above
  - Proposed Twenty-Fourth Floor Above
  - Proposed Twenty-Fifth Floor Above
  - Proposed Twenty-Sixth Floor Above
  - Proposed Twenty-Seventh Floor Above
  - Proposed Twenty-Eighth Floor Above
  - Proposed Twenty-Ninth Floor Above
  - Proposed Thirtieth Floor Above
  - Proposed Thirty-First Floor Above
  - Proposed Thirty-Second Floor Above
  - Proposed Thirty-Third Floor Above
  - Proposed Thirty-Fourth Floor Above
  - Proposed Thirty-Fifth Floor Above
  - Proposed Thirty-Sixth Floor Above
  - Proposed Thirty-Seventh Floor Above
  - Proposed Thirty-Eighth Floor Above
  - Proposed Thirty-Ninth Floor Above
  - Proposed Fortieth Floor Above
  - Proposed Forty-First Floor Above
  - Proposed Forty-Second Floor Above
  - Proposed Forty-Third Floor Above
  - Proposed Forty-Fourth Floor Above
  - Proposed Forty-Fifth Floor Above
  - Proposed Forty-Sixth Floor Above
  - Proposed Forty-Seventh Floor Above
  - Proposed Forty-Eighth Floor Above
  - Proposed Forty-Ninth Floor Above
  - Proposed Fiftieth Floor Above
  - Proposed Fifty-First Floor Above
  - Proposed Fifty-Second Floor Above
  - Proposed Fifty-Third Floor Above
  - Proposed Fifty-Fourth Floor Above
  - Proposed Fifty-Fifth Floor Above
  - Proposed Fifty-Sixth Floor Above
  - Proposed Fifty-Seventh Floor Above
  - Proposed Fifty-Eighth Floor Above
  - Proposed Fifty-Ninth Floor Above
  - Proposed Sixtieth Floor Above
  - Proposed Sixty-First Floor Above
  - Proposed Sixty-Second Floor Above
  - Proposed Sixty-Third Floor Above
  - Proposed Sixty-Fourth Floor Above
  - Proposed Sixty-Fifth Floor Above
  - Proposed Sixty-Sixth Floor Above
  - Proposed Sixty-Seventh Floor Above
  - Proposed Sixty-Eighth Floor Above
  - Proposed Sixty-Ninth Floor Above
  - Proposed Seventieth Floor Above
  - Proposed Seventy-First Floor Above
  - Proposed Seventy-Second Floor Above
  - Proposed Seventy-Third Floor Above
  - Proposed Seventy-Fourth Floor Above
  - Proposed Seventy-Fifth Floor Above
  - Proposed Seventy-Sixth Floor Above
  - Proposed Seventy-Seventh Floor Above
  - Proposed Seventy-Eighth Floor Above
  - Proposed Seventy-Ninth Floor Above
  - Proposed Eightieth Floor Above
  - Proposed Eighty-First Floor Above
  - Proposed Eighty-Second Floor Above
  - Proposed Eighty-Third Floor Above
  - Proposed Eighty-Fourth Floor Above
  - Proposed Eighty-Fifth Floor Above
  - Proposed Eighty-Sixth Floor Above
  - Proposed Eighty-Seventh Floor Above
  - Proposed Eighty-Eighth Floor Above
  - Proposed Eighty-Ninth Floor Above
  - Proposed Ninetieth Floor Above
  - Proposed Ninety-First Floor Above
  - Proposed Ninety-Second Floor Above
  - Proposed Ninety-Third Floor Above
  - Proposed Ninety-Fourth Floor Above
  - Proposed Ninety-Fifth Floor Above
  - Proposed Ninety-Sixth Floor Above
  - Proposed Ninety-Seventh Floor Above
  - Proposed Ninety-Eighth Floor Above
  - Proposed Ninety-Ninth Floor Above
  - Proposed One Hundred Floor Above

- GENERAL NOTES**
1. All buildings located on the site are to be demolished.
  2. Property Location: 23 Lewis Street, Hull, MA.
  3. Hull Planning Board ID: 19-019 Zoned Single Family A.
  4. Elevation are based upon NAVD 88.
  5. All elevations are in feet.
  6. Site Plan is based upon 1/4" = 10' scale.
  7. Location of all utilities is approximate. Call 1-800-487-6161 before commencing any work.
  8. All buildings located on the site are to be demolished.
  9. All buildings located on the site are to be demolished.

**ZONING AND LOT STATISTICS**

SITE IS ZONED SINGLE FAMILY A.

MIN. LOT AREA:	4,300 SQ. FT.	PROPOSED:	4,300 SQ. FT.
MIN. LOT WIDTH:	25 FT.	PROPOSED:	25 FT.
MIN. FRONT SETBACK:	10 FT.	PROPOSED:	10 FT.
MIN. SIDE SETBACK:	5 FT.	PROPOSED:	5 FT.
MIN. REAR SETBACK:	10 FT.	PROPOSED:	10 FT.
MIN. MAX. LOT COVERAGE:	30%	PROPOSED:	30%
MIN. MAX. HEIGHT:	35 FT.	PROPOSED:	35 FT.

**PURPOSE**

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING FOOTPRINT AND DRIVEWAY TO BE CONSTRUCTED ON THE SITE. THE PLAN IS BASED UPON THE 1/4" = 10' SCALE. THE PLAN IS BASED UPON THE 1/4" = 10' SCALE. THE PLAN IS BASED UPON THE 1/4" = 10' SCALE.



Project Address: 23 Lewis Street, Hull, Massachusetts

Drawing Title: EXISTING AND PROPOSED CONDITIONS PLAN

Prepare for: Steven Wolberg, 435 Dedham Street, Unit E, Newton, MA 02459

David C. Rao, #25412

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Scale: 1" = 10'

Revisions:

Date:	7-13-2023	Drawing:	1
Scale:	1" = 10'	Drawn:	AME/TJR
Checked:	DCR	Job #:	1-297
Design:	MA		