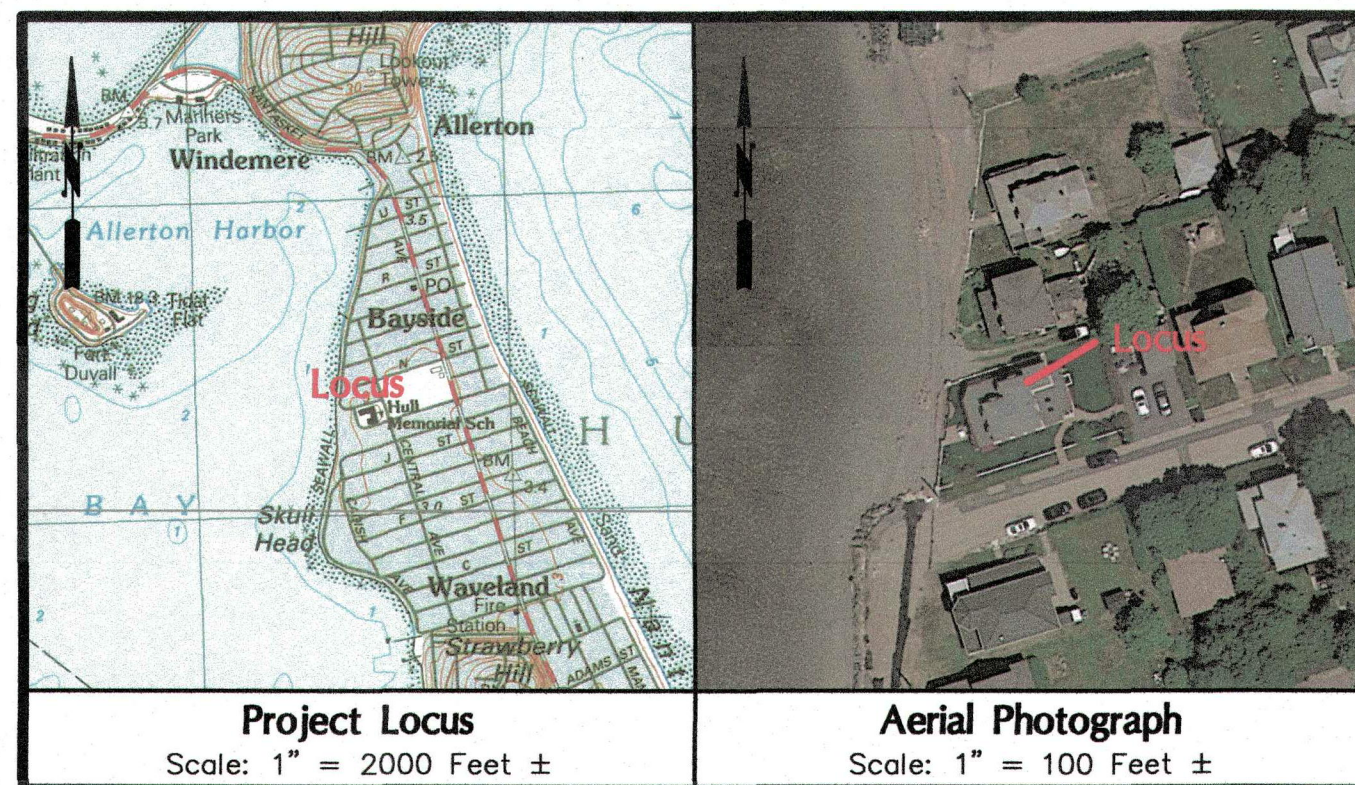
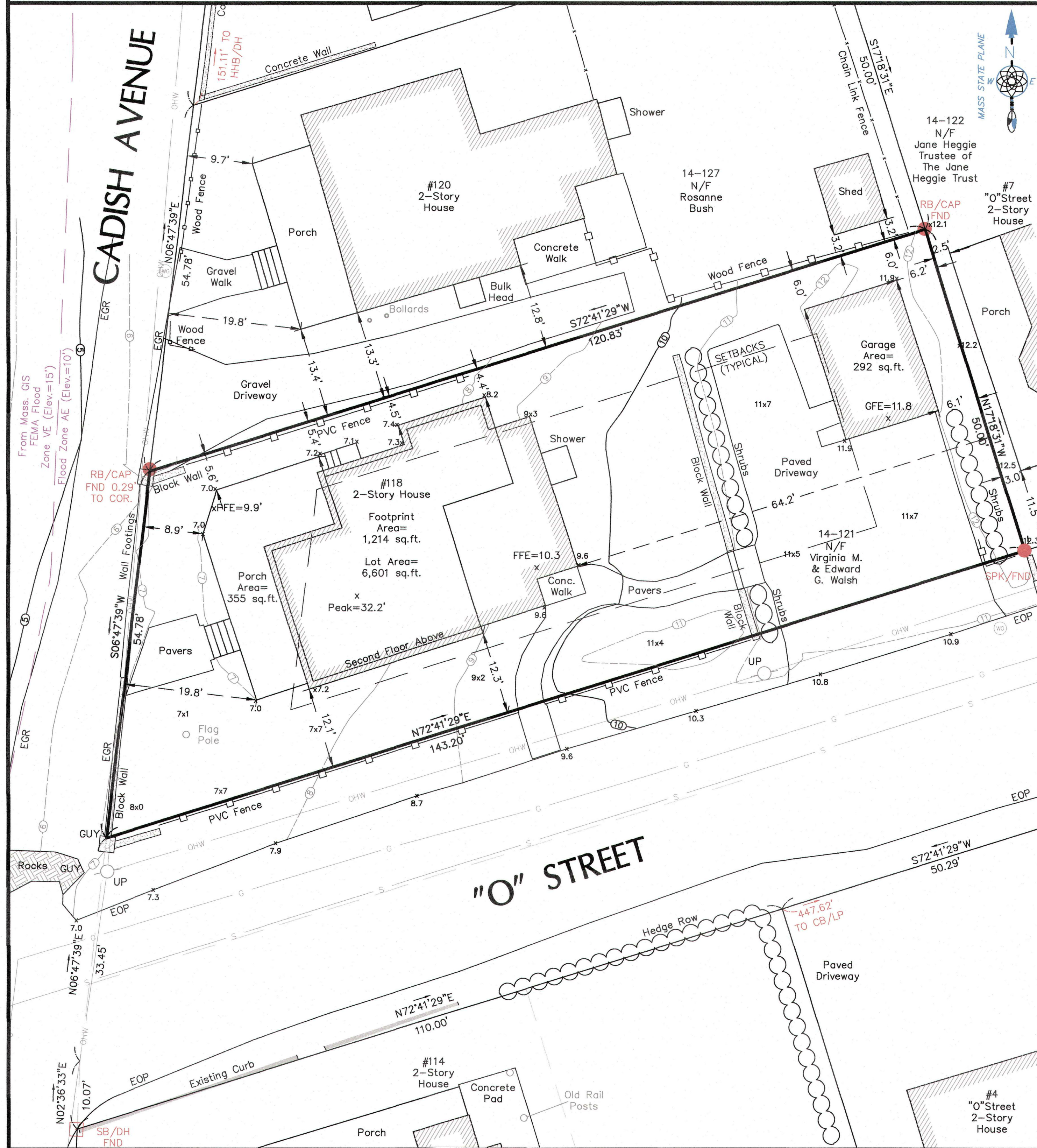


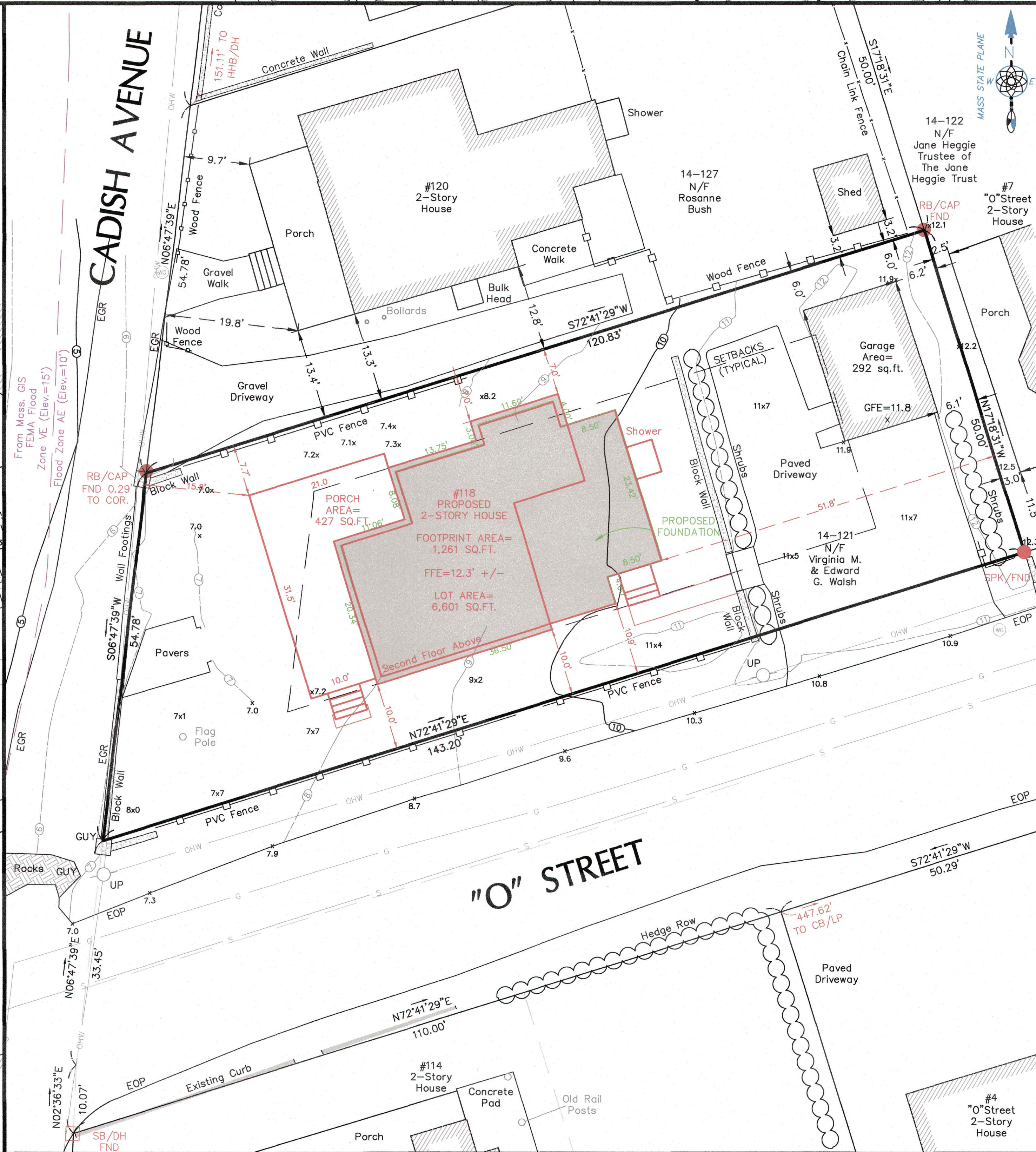


Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±
Source: Google Earth



EXISTING CONDITIONS



PROPOSED CONDITIONS

LEGEND

- HHB/DH HULL HIGHWAY STONE BOUND W/ DRILL HOLE
- SB/DH STONE BOUND W/ DRILL HOLE
- CB/LP CONCRETE BOUND W/ LEAD PLUG
- RB/CAP FND REBAR W/ CAP FOUND SPIKE FOUND
- SPK/FND NOW OR FORMERLY
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- CONTOUR
- 100'S SPOT GRADE
- UP UTILITY POLE
- GUY WIRE
- WATER GATE
- EOP EDGE OF PAVEMENT
- EGR EDGE OF GRAVEL ROAD
- FFE FIRST FLOOR ELEVATION
- PFE PORCH FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION

GENERAL NOTES

- Record Property Owner: Virginia M. & Edward G. Walsh
- Property Location: 118 Cadish Avenue, Hull MA
- Hull Assessors Parcel ID 14-121, Zoned Single Family A.
- Plymouth County Registry of Deeds: Book 31498, Page 61.
- 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.
- The mean grade is calculated to be 8.4'.

LOT STATISTICS

LOT AREA = 6,601 SQ. FT.
EXISTING FOOTPRINT = 1,864 SQ. FT.
EXISTING LOT COVERAGE = 28.2%
PROPOSED FOOTPRINT = 1,980 SQ. FT.
PROPOSED LOT COVERAGE = 30.0%

ZONING

SITE IS ZONED SINGLE FAMILY A

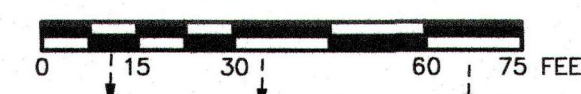
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	6,601 SQ.FT.	6,601 SQ.FT.
MIN FRONTAGE:	60 FT.	54.78 FT.	54.78 FT.
FRONT SETBACK:	25 FT.	8.9 FT.	15.8 FT.
SIDE SETBACK:	10 FT.	4.4 FT.	7.0 FT.
REAR SETBACK:	20 FT.	6.1 FT.	6.1 FT.
MAX. % LOT COVERAGE:	30%	28.2%	30.0%
MAX. HEIGHT:	35 FT.	23.8 FT.	25.8 FT. +/-

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JULY 29, 2019 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY PAUL BONARRIGO, P.E.

EXISTING OFFSETS

Scale: 1"=30'



Project Address

118 Cadish Avenue

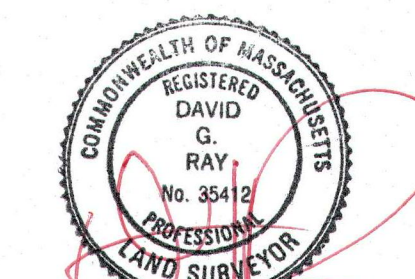
Hull
Massachusetts

Drawing Title

EXISTING AND
PROPOSED
CONDITIONS
PLAN

Prepared For

Virginia Walsh
118 Cadish Avenue
Hull, MA 02045

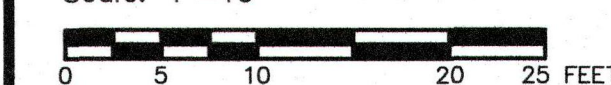


David G. Ray #35412



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

Scale: 1"=10'



Revisions

Date	12-9-2019
Proj. Mgr.	DGR
Design	N/A
Check	DGR
Drawn	AMS/DGR
Job #	1-2450

Drawing

1

of 1

1-2450 118 Cadish Avenue, Hull.DWG