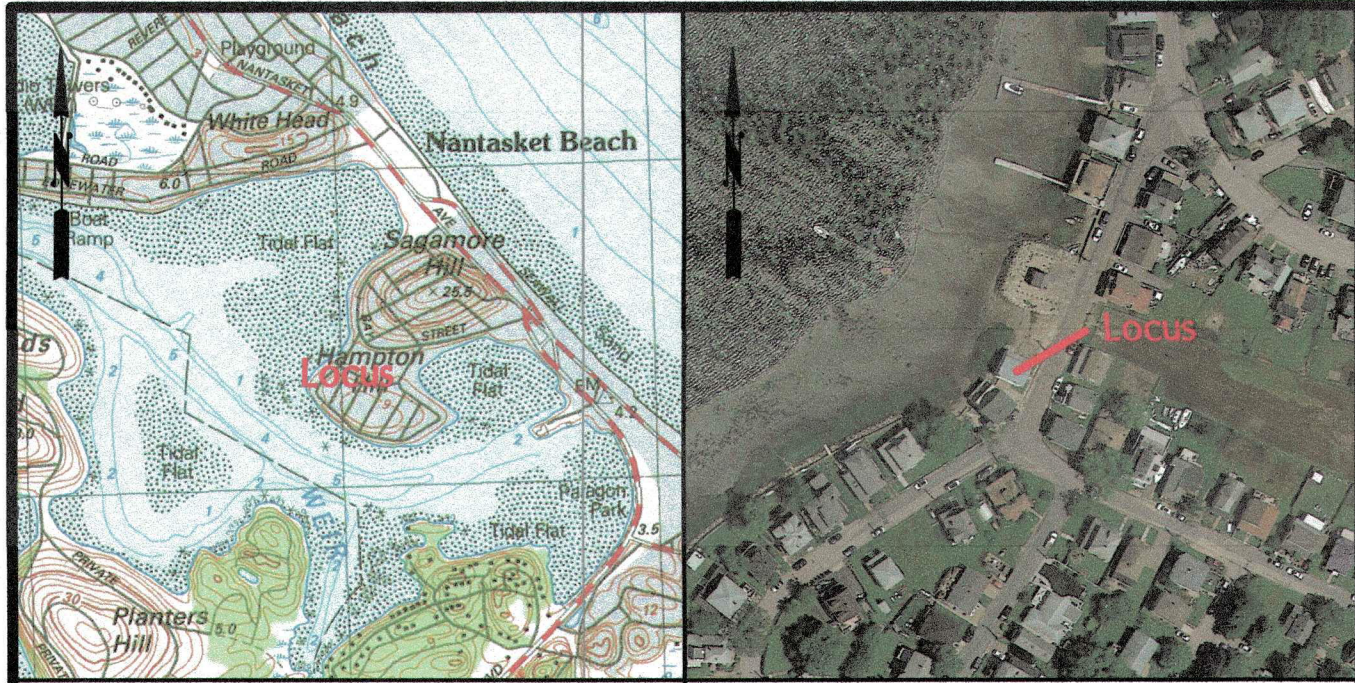




Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 200 Feet ±

Source: GOOGLE EARTH

LEGEND

- SB/DH STONE BOUND W/ DRILL HOLE
- N/F NOW OR FORMERLY
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- CONTOUR
- SPOT GRADE
- UP UTILITY POLE
- WATER GATE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- PFE PORCH FLOOR ELEVATION

GENERAL NOTES

- Record Property Owner: Daniel N. Dolan & Patricia K. Boyle Trustees of The Dolan Family Irrevocable Real Estate Trust
- Property Location: 15 Marginal Road, Hull MA
- Hull Assessors Parcel ID: 35-013, Zoned Single Family A.
- Plymouth County Registry of Deeds: Book 36161, Page 183.
- Elevations are based upon NAVD 88.
- FEMA Flood Zone AE (Elev.=10') Panel 38 of 650: 250269 0038 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 5.5'.

LOT STATISTICS

LOT AREA = 4,501 SQ. FT.
EXISTING FOOTPRINT = 826 SQ. FT.
EXISTING LOT COVERAGE = 18.4%
PROPOSED FOOTPRINT = 995 SQ. FT.
PROPOSED LOT COVERAGE = 22.1%

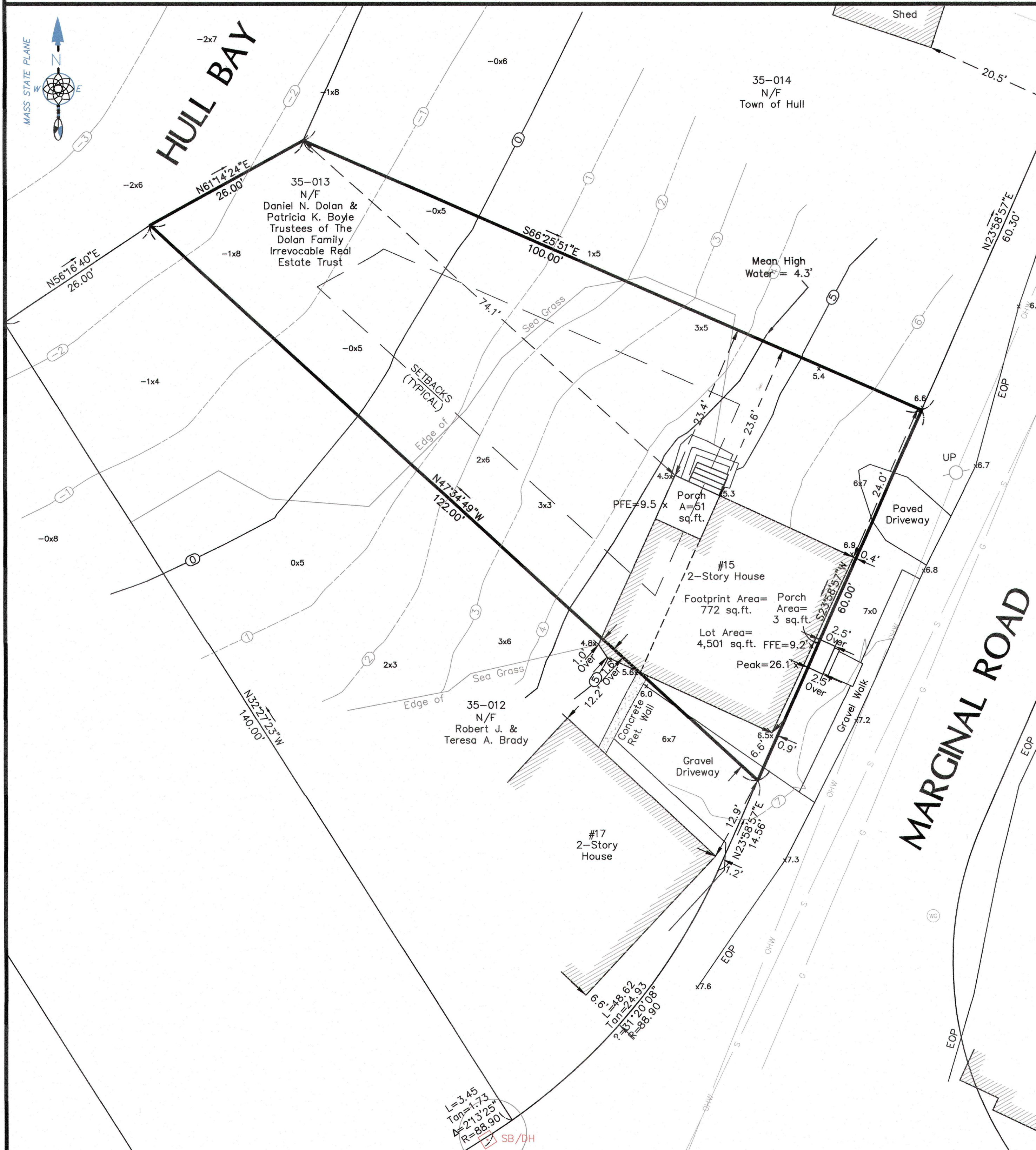
ZONING

SITE IS ZONED SINGLE FAMILY A

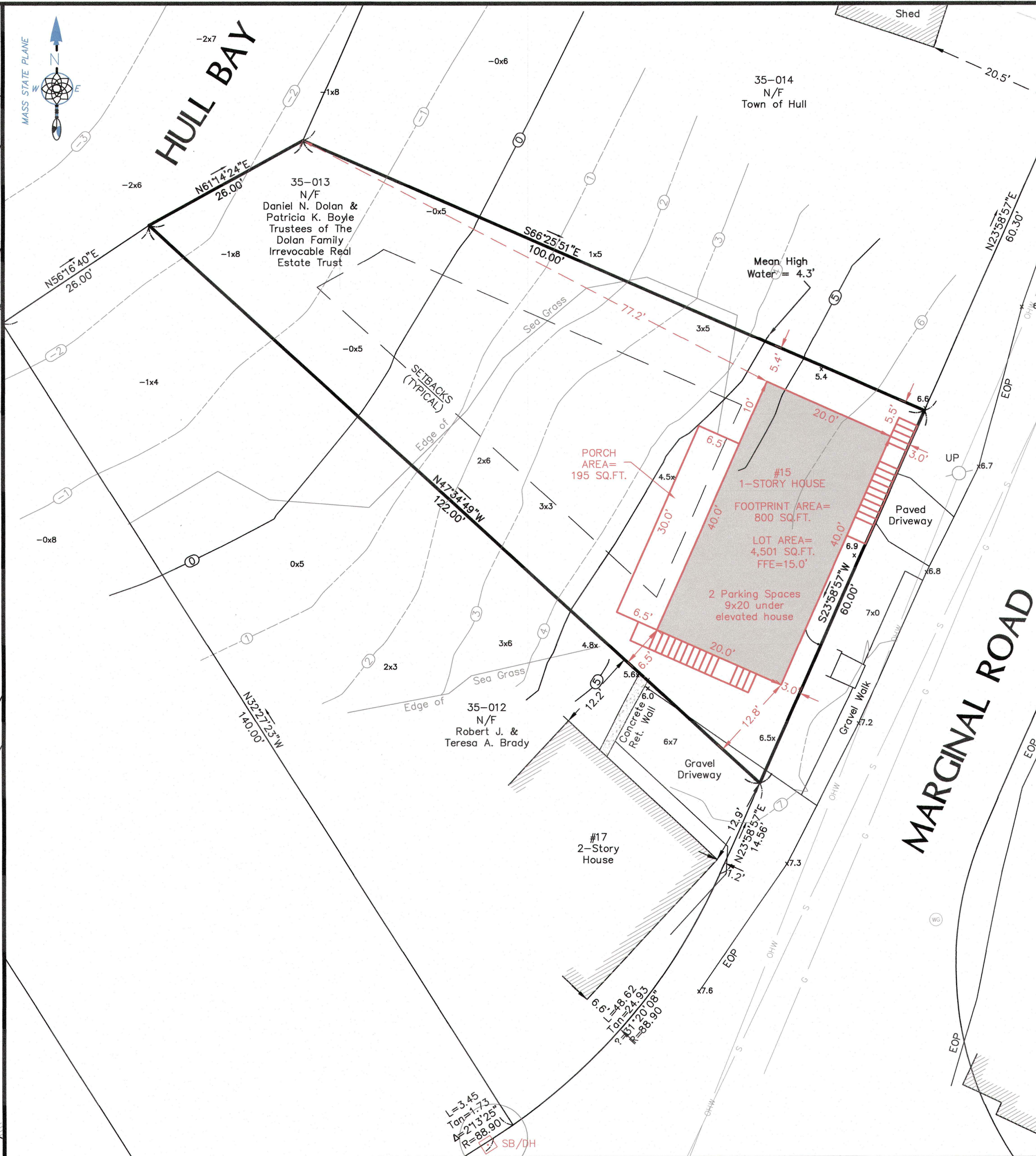
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	4,501 SQ.FT.	4,501 SQ.FT.
MIN FRONTAGE:	60 FT.	60.00 FT.	60.00 FT.
FRONT SETBACK:	25 FT.	-2.5 FT.	3.0 FT.
SIDE SETBACK:	10 FT.	-1.6 FT.	5.4 FT.
REAR SETBACK:	20 FT.	74.1 FT.	77.2 FT.
MAX. % LOT COVERAGE:	30%	18.4%	22.1%
MAX. HEIGHT:	35 FT.	20.6 FT.	SEE ARCH.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON FEBRUARY 14, 2018 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY WESTCHESTER MODULAR HOMES, INC.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

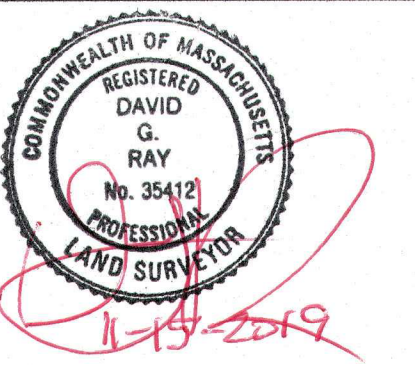
15 Marginal Road
Hull
Massachusetts

Drawing Title

EXISTING AND
PROPOSED
CONDITIONS
PLAN

Prepared For

Vincent Dolan
15 Marginal Road
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'
0 5 10 20 25 FEET

Revisions
11-15-2019 Revise deck to porch

Date	8-26-2019	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2166	of 1	

1

1-2165 9 Monomet Avenue, Hull, MA