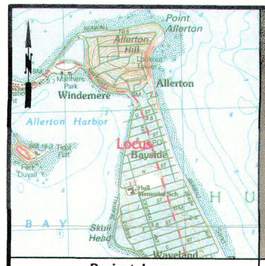


Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 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
- 10 — CONTOUR
- 10X5 — SPOT GRADE
- VCC — VERTICAL CONCRETE CURB
- UP — UTILITY POLE
- WG — WATER GATE
- DM — DRAIN MANHOLE
- SM — SEWER MANHOLE
- HYDRANT
- GG — GAS GATE
- SIGN
- EOP — EDGE OF PAVEMENT
- FFE — FIRST FLOOR ELEVATION
- BFE — BASEMENT FLOOR ELEVATION
- PFE — PORCH FLOOR ELEVATION
- DFE — DECK FLOOR ELEVATION

GENERAL NOTES

1. Record Property Owner: Peter Jerome
2. Property Location: 154 Cadish Avenue, Hull MA
3. Hull Assessors Parcel ID 13-080, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 40956, Page 161.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone AE (Elev.=10') Panel 17 of 650: 250269 0017 J January 24, 2018.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. The mean grade of the front house is calculated to be 8.9'. The mean grade of the rear cottage is calculated to be 7.7.'

LOT STATISTICS

LOT AREA = 4,472 SQ. FT.
EXISTING FOOTPRINT = 1,626 SQ. FT.
EXISTING LOT COVERAGE = 36.4%
PROPOSED FOOTPRINT = 1,693 SQ. FT.
PROPOSED LOT COVERAGE = 37.9%

ZONING

SITE IS ZONED SINGLE FAMILY A

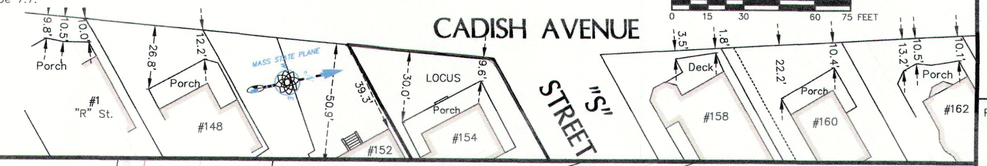
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	4,472 SQ.FT.	4,472 SQ.FT.
MIN FRONTAGE:	60 FT.	61.21 FT.	61.21 FT.
FRONT SETBACK:	25 FT.	9.6 FT.	9.6 FT.
SIDE SETBACK:	10 FT.	2.9 FT.	2.6 FT.
REAR SETBACK:	20 FT.	6.0 FT.	7.2 FT.
MAX. % LOT COVERAGE:	30%	36.4%	37.9%
MAX. HEIGHT:	35 FT.	27.9 FT.	31.4 FT.

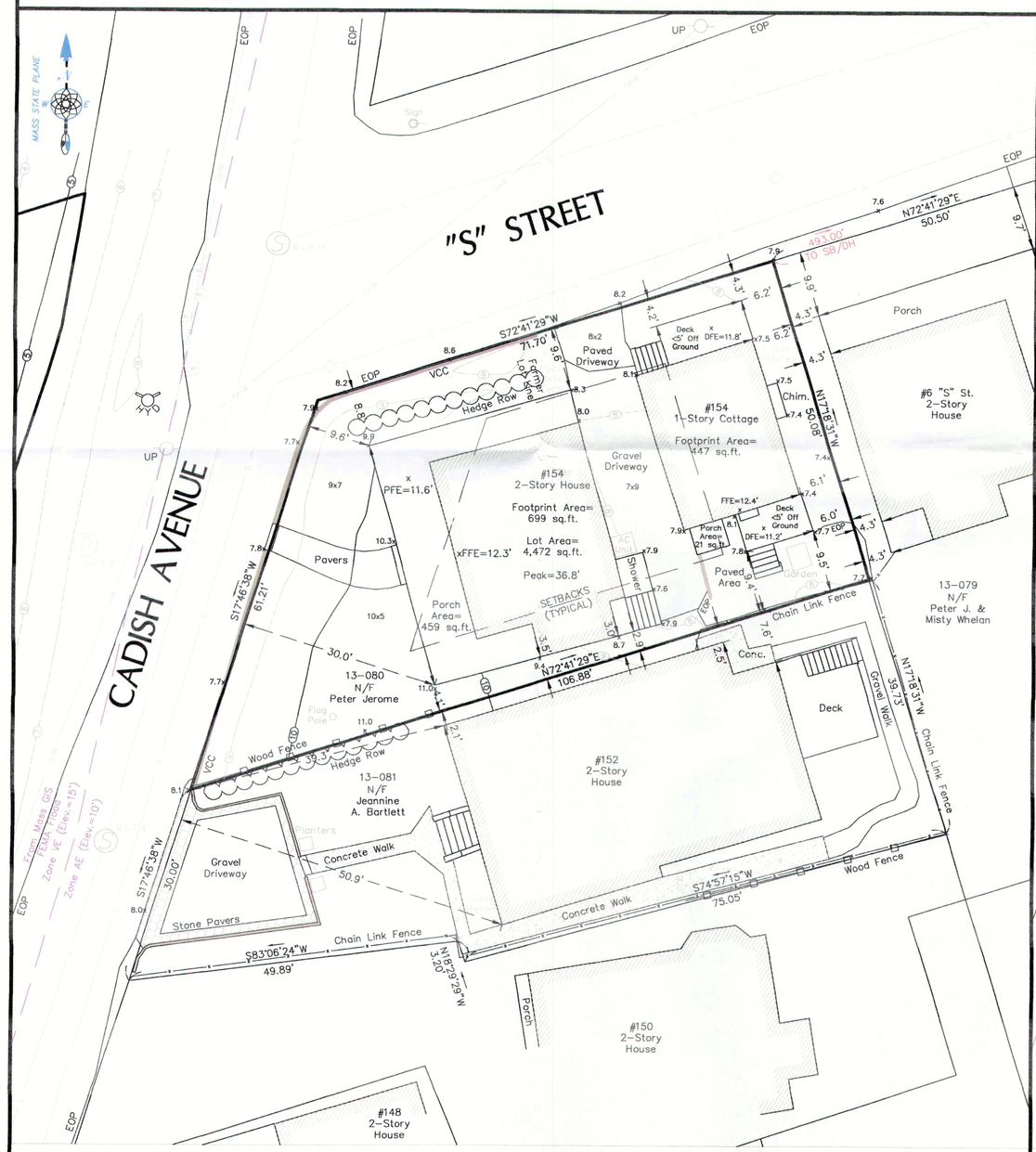
PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON OCTOBER 1, 2019 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY MARK ARMSTRONG, ARCHITECT.

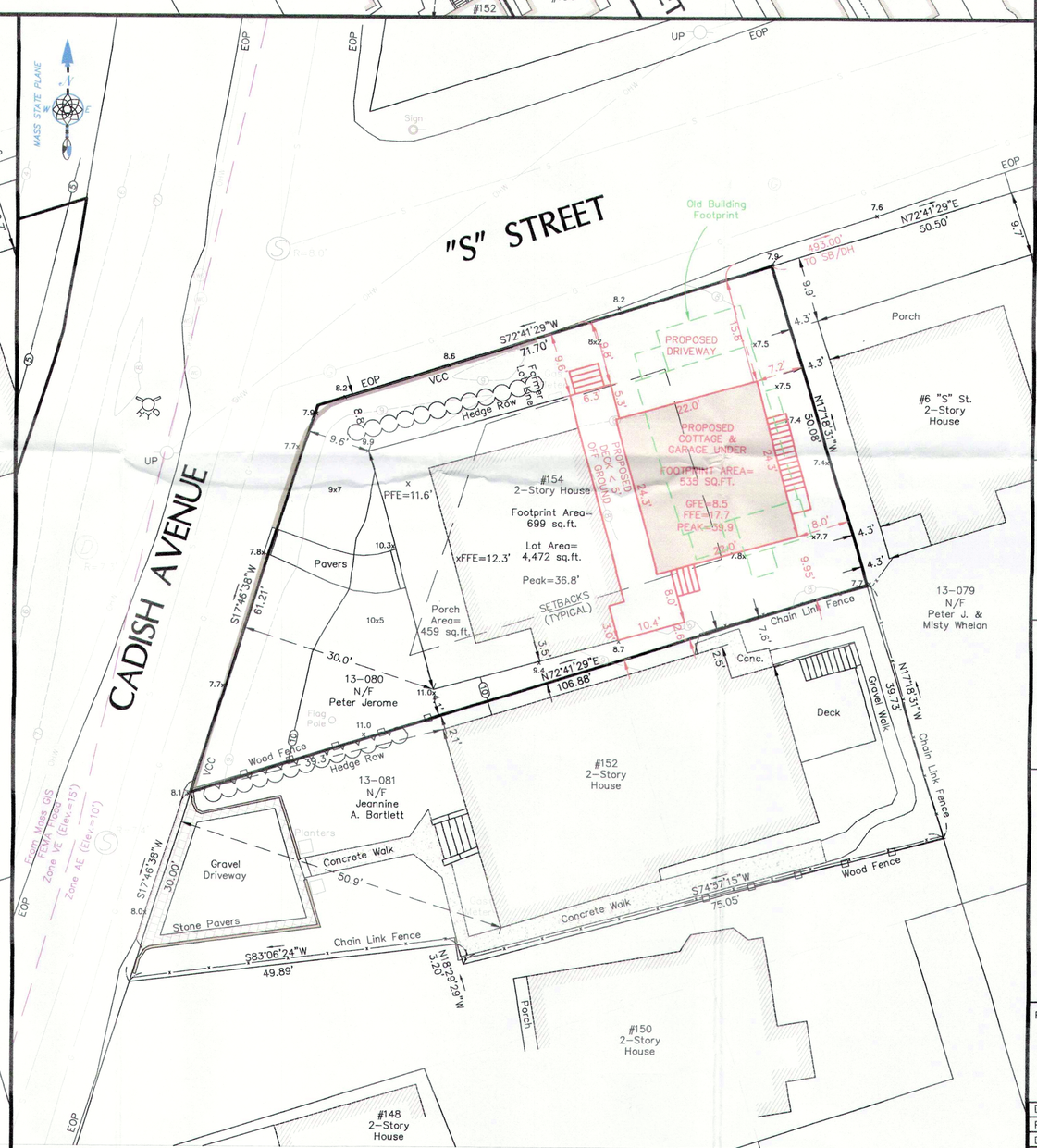
EXISTING OFFSETS

Scale: 1"=30'





EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

154 Cadish Avenue

Hull Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Peter Jerome
1519 E. Emerson Avenue
Salt Lake City, UT 84105

COMMONWEALTH OF MASSACHUSETTS
REGISTERED
DAVID G. RAY
No. 35412
PROFESSIONAL LAND SURVEYOR
2-18-2020

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	2-18-2020	Drawing
Proj. Mgr.	DGR	1
Design	N/A	
Check	DGR	
Drawn	AMS/DGR	
Job #	1-2453	of 1

1-2450 118 Cadish Avenue, Hull.DWG