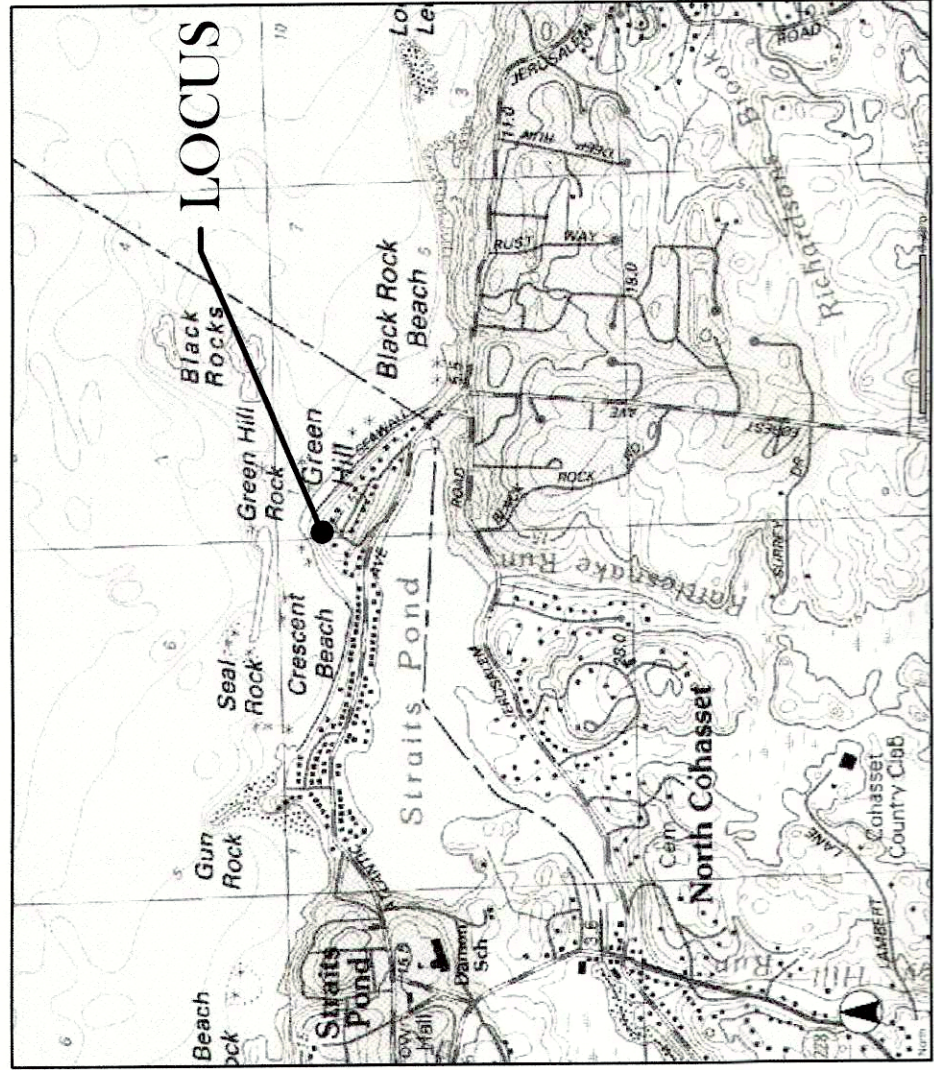




LOCUS: 46 SUMMIT AVENUE - HULL, MA

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 250230039J DATED JULY 17, 2012.

OWNER OF RECORD:

WILLIAM F. DEVIN, JR. AND RENATE S. DEVIN
140 LAMBERTS LANE
COHASSET, MA 02025
ASSESSOR'S PARCEL #54-24
DEED BOOK: 52131, PAGE: 200

PLAN REFERENCES:

1. LAND COURT PLAN #14436B
2. LAND COURT PLAN #5560B

UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

1. ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988 DATUM.
2. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON AUGUST 7, 2019.
3. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.
4. LOCATION OF SEWER CONNECTION IS NOT KNOWN AT THIS TIME.
5. 100-FOOT BUFFER ZONE TO OFF-SITE COASTAL BANK IS APPROXIMATE ONLY.

ZONING REQUIREMENTS
"SINGLE-FAMILY-B" DISTRICT

REQUIRED	EXISTING	PROPOSED
AREA	12,000 SF	10,230± SF
FRONTAGE	75 FEET	143± FEET
LOT WIDTH	75 FEET	T.B.D.
LOT COVERAGE	30%	24.5±%
MINIMUM YARDS:		
FRONT	25'	0.9'± (DRIFTWAY) 22.9'± (SUMMIT AV.)
SIDE	10'	45.8'±
REAR	20'	2.8'±

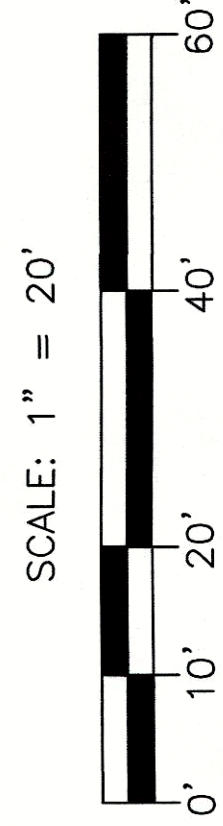
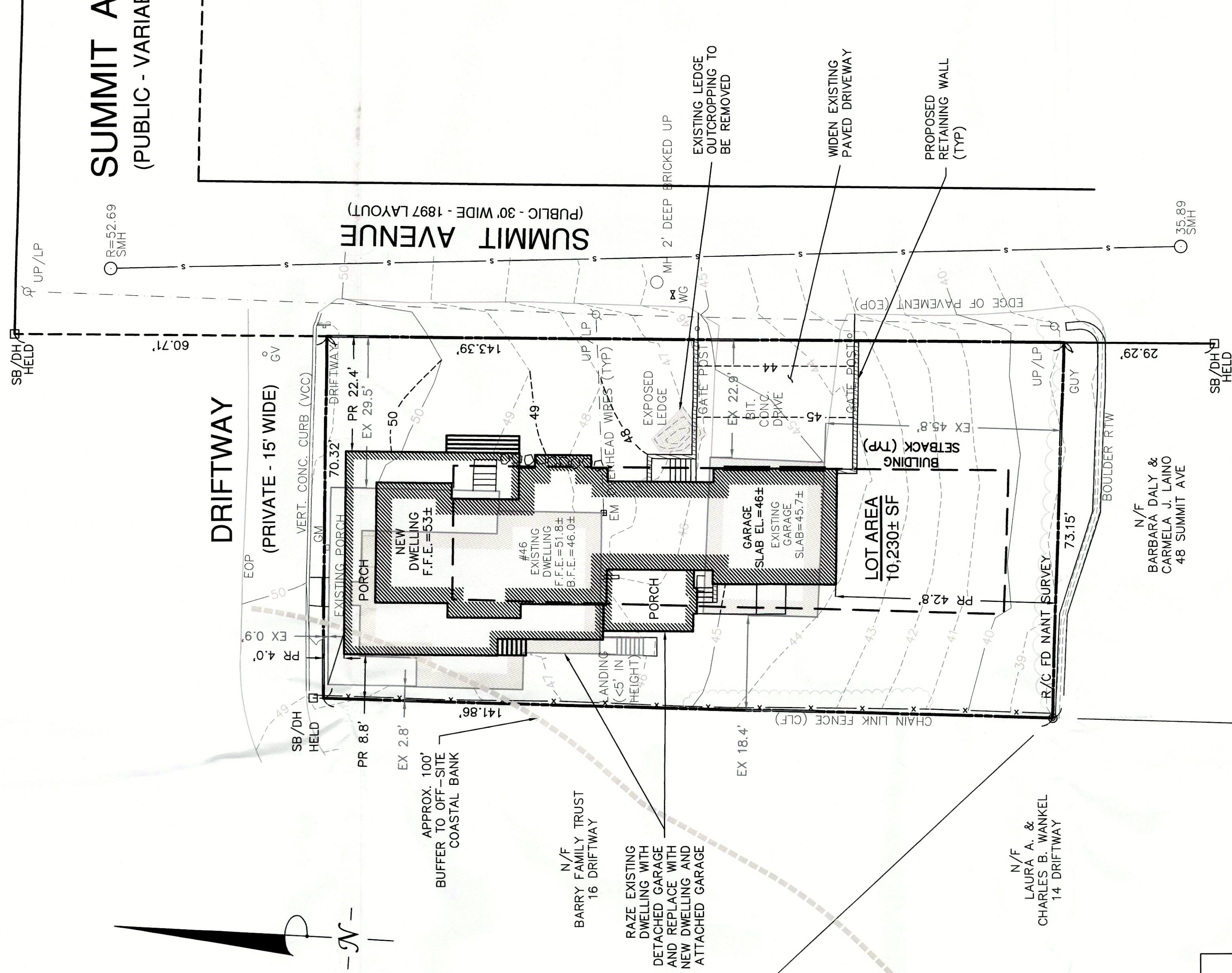
*AVERAGE SETBACK CALCULATION MAY APPLY.

- DIMENSIONS SHOWN REFER TO PRIMARY STRUCTURE.
- BUILDING INSPECTOR TO CONFIRM ALL YARD LOCATIONS.
- LOT COVERAGE INCLUDES ALL ROOFED STRUCTURES AND UNROOFED DECKS/LANDINGS EXCEEDING 5 FEET IN HEIGHT.
- BUILDING INSPECTOR TO CONFIRM ALL ZONING REQUIREMENTS.
- YARD DIMENSIONS SHOWN REFER TO BUILDINGS ONLY, IN ACCORDANCE WITH THE HULL ZONING BYLAW DEFINITION.

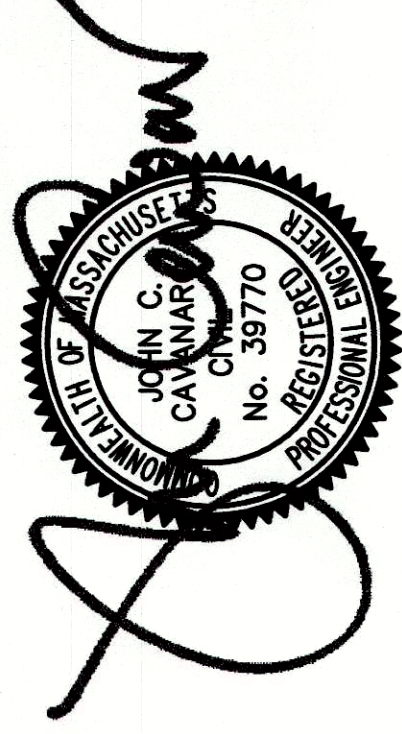
LEGEND

NOT TO SCALE

⊞ EM	ELECTRIC METER	⊞ TRANS	TRANSFORMER
○ DMH	DRAIN MANHOLE	⊞ HH	HAND HOLE
○ SMH	SEWER MANHOLE	● RD	ROOF DRAIN
□ CBN	CATCH BASIN	----- 55	EXIST. CONTOUR
⊘ HYD	HYDRANT	----- 55	PROP. CONTOUR
⊞ WG	WATER GATE	-----	WETLAND BUFFER ZONE
⊞ WS	WATER SERVICE	-----	FLOOD ZONE
⊘ UP	UTILITY POLE	-----	OVERHEAD WIRES
⊞ LP	LIGHT	⊞	STONE WALL
⊞ YD	YARD LIGHTING	⊞	EXISTING TREES AND SHRUBS
○ GV	GAS VALVE	⊞	TREELINE/LANDSCAPE
⊞ IRR	IRRIGATION VALVE	⊞	WETLAND LINE



SCALE: 1" = 20'

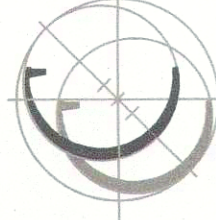


SITE PLAN
46 SUMMIT AVENUE - HULL

PREPARED FOR:
WILLIAM F. & RENATE S. DEVIN
140 LAMBERTS LANE
COHASSET, MA 02025

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



SP

DRAWING NO.

SCALE : AS SHOWN

DESIGNED BY : COH

PROJECT NO. : 19.121

DATE : 4/30/20

DRAWN BY : DB

FILENAME:

X:\PROJ\2019\19121\DWG\SITE PLAN

SURVEY : JLR

CHECKED BY : BPS

SHEET NO. 1 OF 1