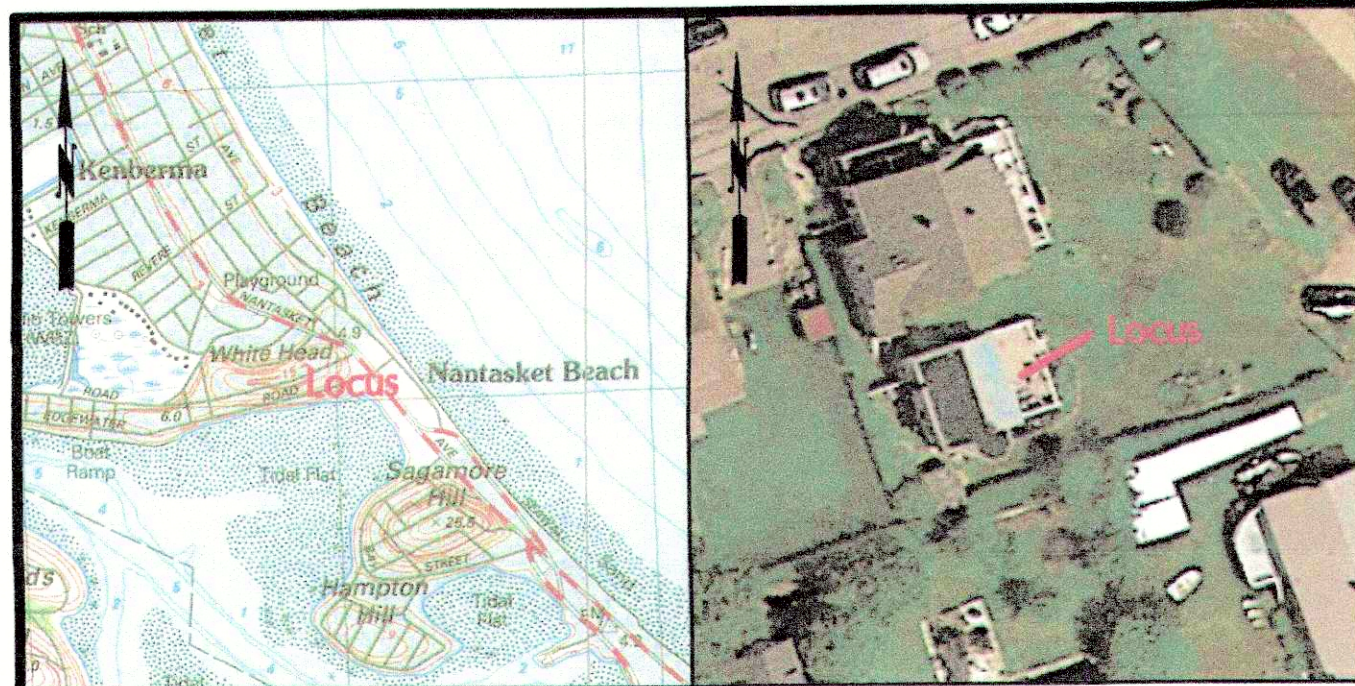




LEGEND

- SB/DH STONE BOUND W/ DRILL HOLE
- CB/ROD CONCRETE BOUND W/ ROD
- N/F NOW OR FORMERLY
- S SEWER LINE
- G GAS LINE
- OWH OVERHEAD WIRES
- 20' CONTOUR
- 2005 SPOT GRADE
- CBN CATCH BASIN
- VGC VERTICAL GRANITE CURB
- UP UTILITY POLE
- GUY GUY POLE
- WATER GATE
- RETAINING WALL
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- GAS GATE
- SIGN
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- DPE DECK FLOOR ELEVATION

Scale: 1" = 2000 Feet ±

Scale: 1" = 100 Feet ±

GENERAL NOTES

- Record Property Owner: Kathleen H. Roche
- Property Location: 7A Whitehead Avenue, Hull MA
- Hull Assessors Parcel ID 27-135, Zoned Single Family B.
- Plymouth County Registry of Deeds: Book 5419, Page 377.
- Elevations are based upon NAVD 88.
- FEMA Flood Zone X 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.
- Mean grade of the site is 21.9'.
- All buildings locations are to the outside edge of the exterior walls.

LOT STATISTICS

LOT AREA = 5,062 SQ. FT.
EXISTING FOOTPRINT = 567 SQ. FT.
EXISTING LOT COVERAGE = 11.2%
PROPOSED FOOTPRINT = 881 SQ. FT.
PROPOSED LOT COVERAGE = 17.4%

ZONING

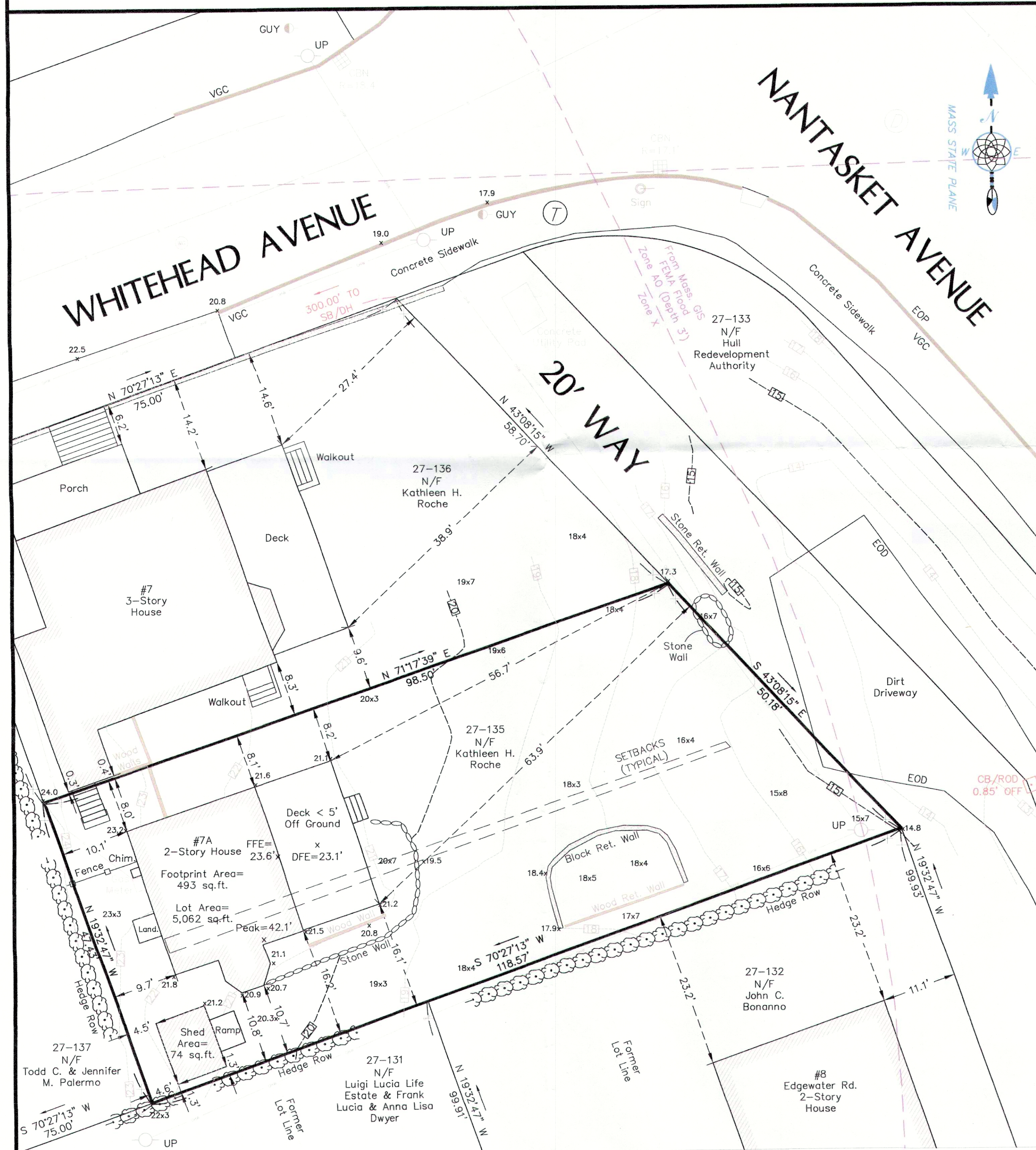
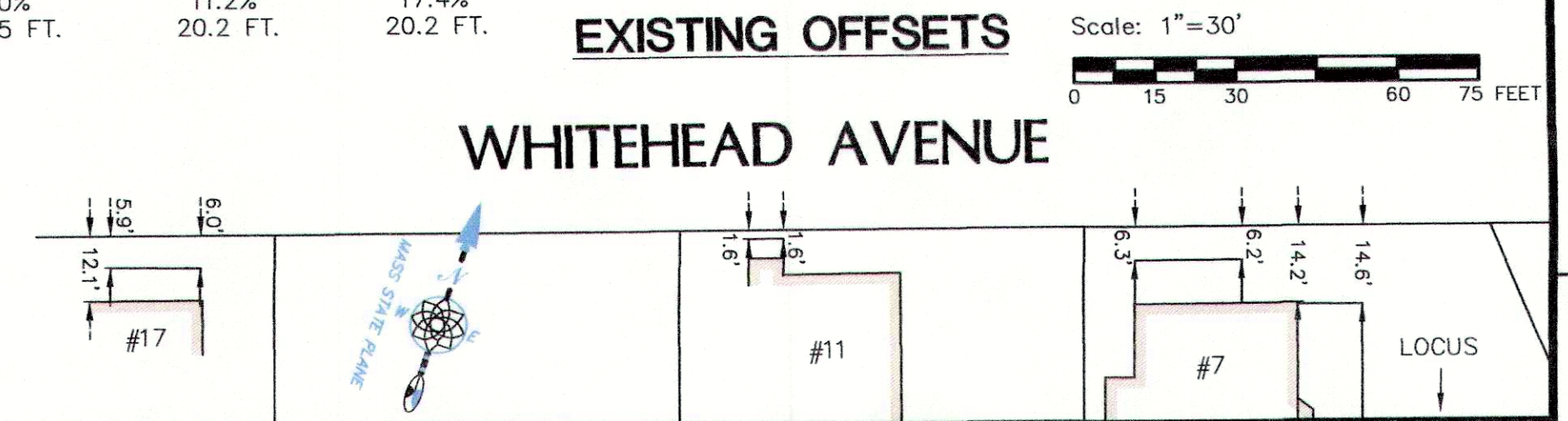
SITE IS ZONED SINGLE FAMILY B

	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	12,000 SQ.FT.	5,062 SQ.FT.	5,062 SQ.FT.
MIN FRONTAGE:	75 FT.	98.50 FT.	98.50 FT.
FRONT SETBACK:	25 FT.	8.0 FT.	8.0 FT.
SIDE SETBACK:	10 FT.	9.7 FT.	9.6 FT.
REAR SETBACK:	20 FT.	10.7 FT.	12.1 FT.
MAX. % LOT COVERAGE:	30%	11.2%	17.4%
MAX. HEIGHT:	35 FT.	20.2 FT.	20.2 FT.

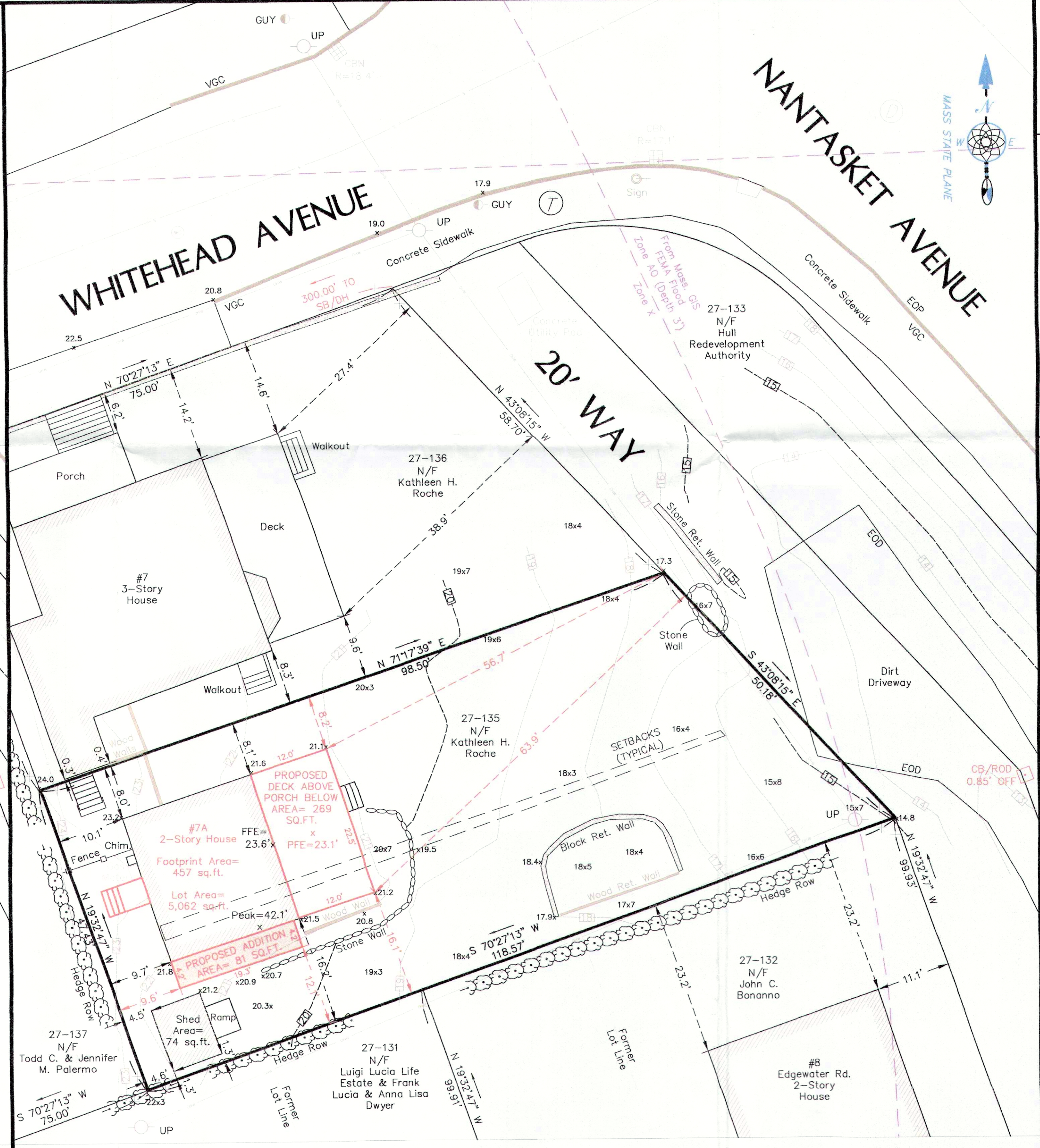
PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON JANUARY 29, 2020 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY STEVEN J. MEYERS, AIA.

EXISTING OFFSETS



EXISTING CONDITIONS



PROPOSED CONDITIONS

Project Address

7A Whitehead Avenue

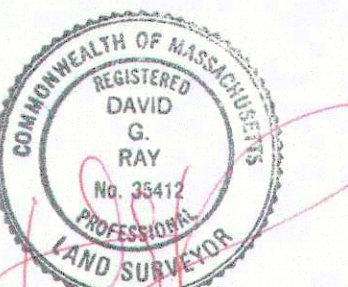
Hull Massachusetts

Drawing Title

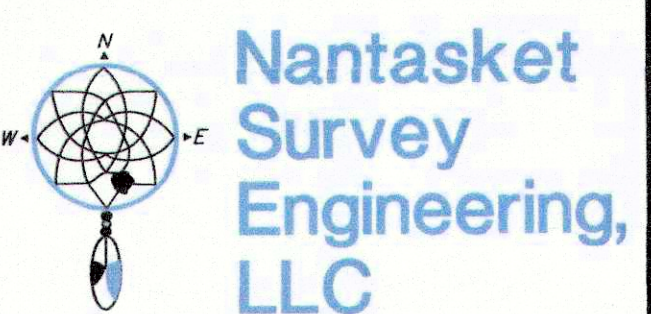
EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Steven J. Meyers AIA
studio-meyers
73 South Street
Hingham, MA 02043



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

Date	5-12-2020	Drawing	1
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2532		
	1-2532 7A Whitehead Avenue, Hull.DWG		