

Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph (2013)
Scale: 1" = 200 Feet ±

- LEGEND**
- ▣ MHB/BACK CENTER
 - REBAR W/CAP
 - NOW OR FORMERLY
 - SEWER LINE
 - OVERHEAD WIRES
 - CONTOUR
 - 10x5 SPOT GRADE
 - ▣ CATCH BASIN
 - VCC VERTICAL CONCRETE CURB
 - UTILITY POLE
 - WATER GATE
 - SEWER MANHOLE
 - GAS GATE
 - EOP EDGE OF PAVEMENT
 - FFE FIRST FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION

- GENERAL NOTES**
- Record Property Owner: 7 Bay Corp.
 - Property Location: 7 Bay Street, Hull MA
 - Hull Assessors Parcel ID 34-002, Zoned: Commercial Rec. C.
 - Plymouth County Registry of Deeds: Book 35319, Page 163.
 - Elevations are based upon NGVD 29.
 - FEMA Flood Zone AE (Elev.=10') Panel 38 of 650: 250269 0038 J July 17, 2012.
 - Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.

PURPOSE
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON OCTOBER 31, 2014.

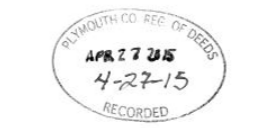
LOT STATISTICS
LOT AREA = 42,195 SQ. FT. +/-
EXISTING FOOTPRINT = 8,820 SQ. FT.
EXISTING LOT COVERAGE = 20.9%

ZONING
SITE IS ZONED COMMERCIAL REC. C

MIN LOT AREA:	ZONING BYLAW	EXISTING
MIN FRONTAGE:	10,000 SQ.FT.	42,195 SQ.FT.
FRONT SETBACK:	100 FT.	159.54 FT.
SIDE SETBACK:	25 FT.	24.9 FT.
REAR SETBACK:	19 FT.	19.1 FT.
MAX. % LOT COVERAGE:	29 FT.	N/A
	30%	20.9%

REGISTRY CERTIFICATION
This plan conforms to the rules and regulations of the Registrars of Deeds.
Signed: [Signature]
Date: 4-23-15

SURVEYOR'S CERTIFICATE
I hereby certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.
Signed: [Signature]
Date: 4-23-15



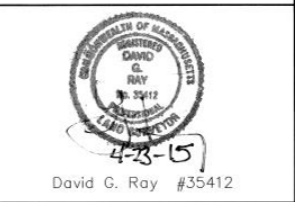
15-140

FOR REGISTRY USE ONLY

Project Address
7 Bay Street
Hull Massachusetts

Drawing Title
SITE AS-BUILT PLAN OF THE ESTUARY CONDOMINIUM

Prepared For
Steve Buckley
Pentagon Construction Co.
51 Manomet Avenue
Hull, MA 02045



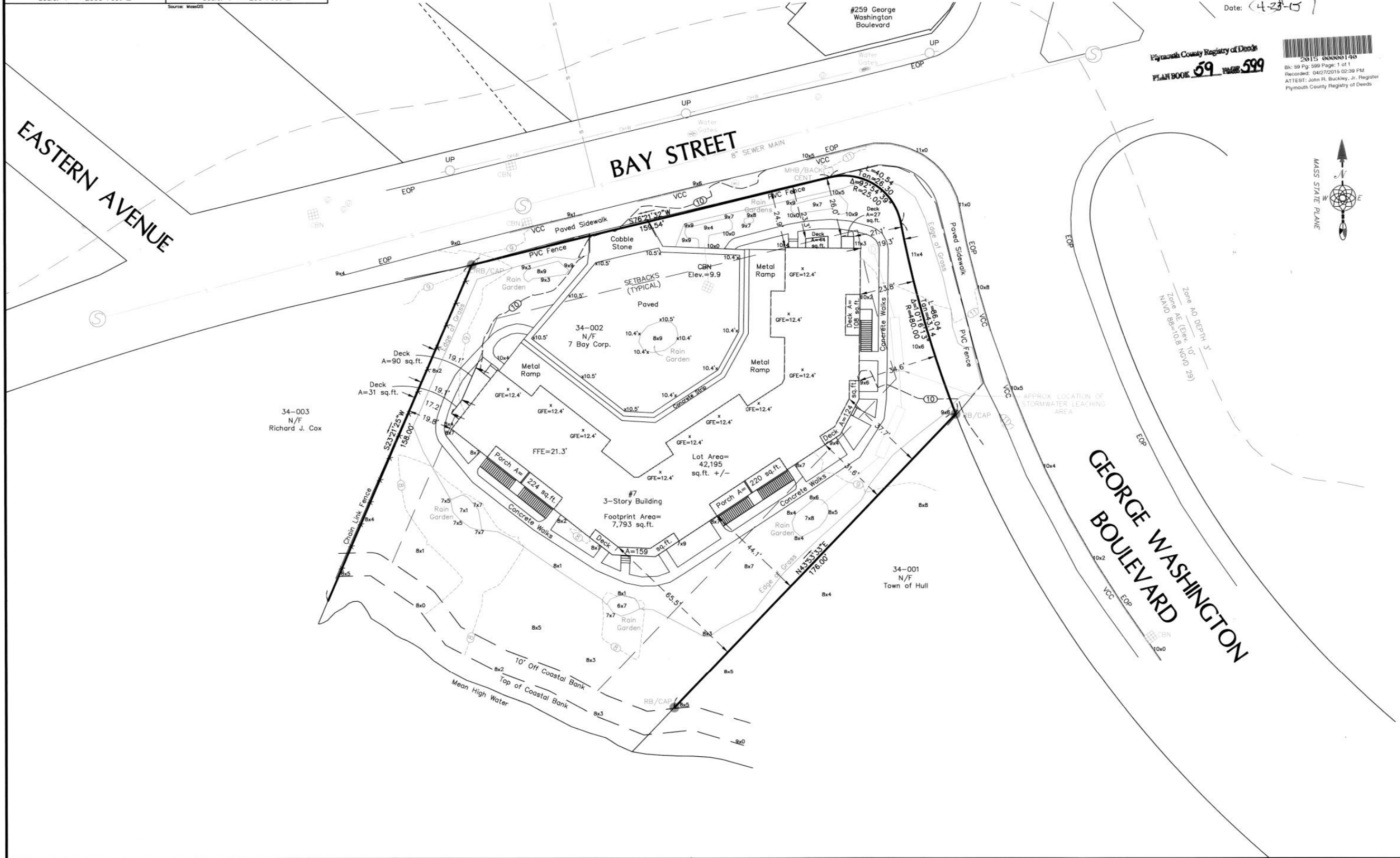
Nantasket Survey Engineering, LLC

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

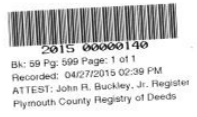


Revisions
12-17-2014 CREATE RECORDABLE PLAN
4-23-2015 REGISTRY EDITS

Date	11-7-2014	Drawing	1
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-0858	of 1	



Plymouth County Registry of Deeds
PLAN BOOK 59 PAGE 599



mDeed # 25576

OK 75-

15-140