

LEGEND

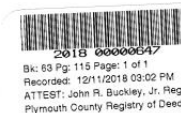
RR/SPK	RAILROAD SPIKE	W	WATER GATE
N/F	NOW OR FORMERLY	RET	RETAINING WALL
S	SEWER LINE	G	GAS GATE
OW	OVERHEAD WIRES	EOP	EDGE OF PAVEMENT
10	CONTOUR	FFE	FIRST FLOOR ELEVATION
100	SPOT GRADE	PFE	PORCH FLOOR ELEVATION
VCC	VERTICAL CONCRETE CURB	DFE	DECK FLOOR ELEVATION
-> UP	UTILITY POLE		

PURPOSE

THE PURPOSE OF THIS PLAN IS TO DIVIDE HULL ASSESSOR'S MAP LOT 34-007 INTO TWO PARCELS OF LAND. PARCEL 34-007 HAS TWO HABITABLE BUILDINGS ON THE LAND THAT PRE-DATE ZONING.

GENERAL NOTES

1. Record Property Owner: Joseph E. McLaughlin
2. Property Location: 23 Bay Street, Hull MA
3. Hull Assessors Parcel ID 34-007, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 47702, Page 142.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone AE (Elev.=10') Panel 38 of 650: 250269 0038 J July 17, 2012.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade calculated to be 9.5'.



Plymouth County Registry of Deeds
PLAN BOOK **63** PAGE **115**

PLYMOUTH CO. REG. OF DEEDS
DEC 11 2018
18-647
RECORDED

FOR REGISTRY USE ONLY

Project Address
23 and 23.5 Bay Street
Town
Massachusetts

Drawing Title
ANR PLAN

Prepared For
Joseph McLaughlin
P.O. Box 411
Cohasset, MA 02025



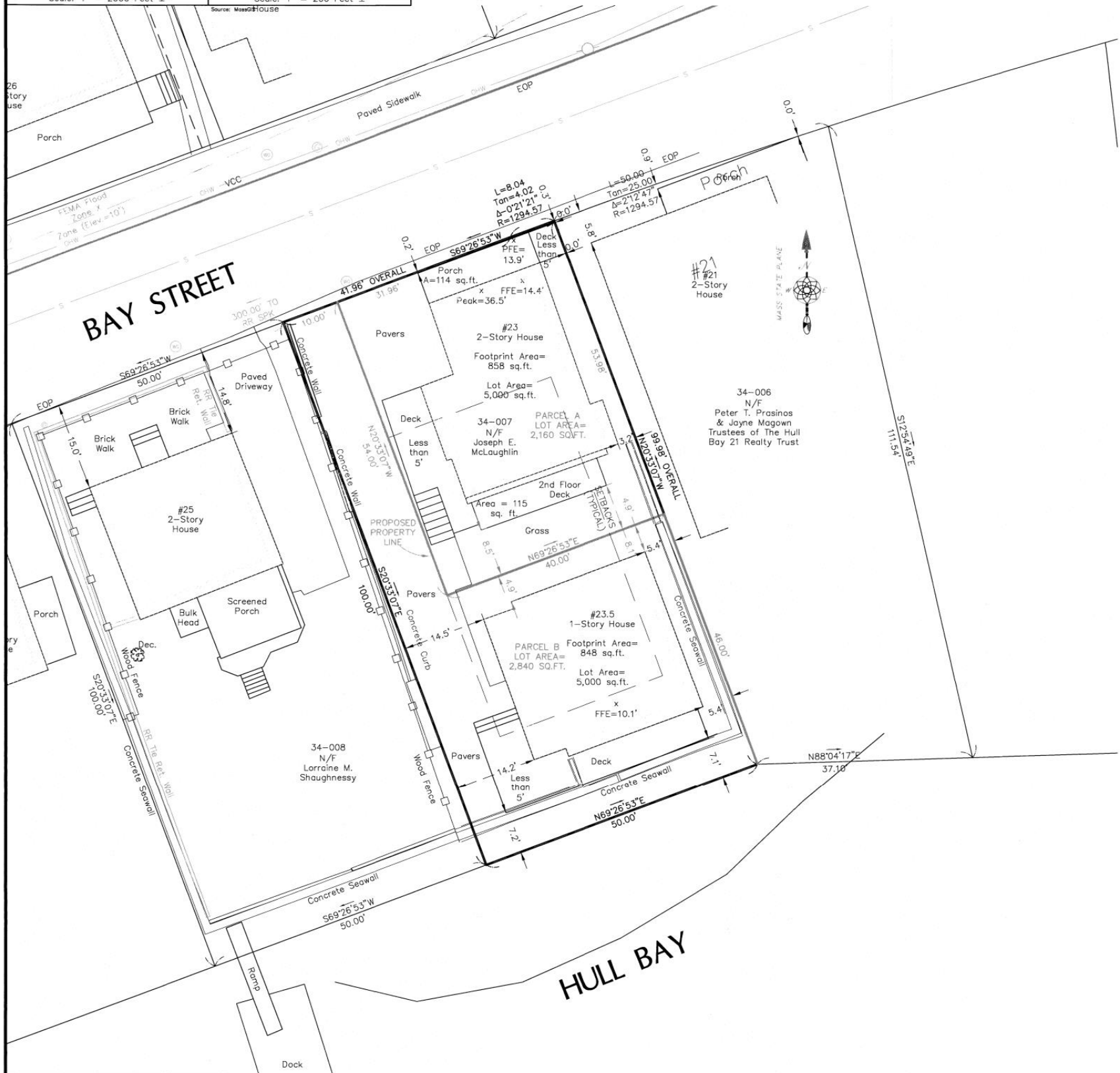
Nantasket Survey Engineering, LLC

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

Scale: 1"=10'
0 5 10 20 25 FEET

Revisions

Date	7-27-2018	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-1920	of 1	



LOT STATISTICS

34-007 LOT AREA = 5,000 SQ. FT.
EXISTING FOOTPRINT = 1,935 SQ. FT.
EXISTING LOT COVERAGE = 38.7%

PARCEL A LOT AREA = 2,160 SQ. FT.
PROPOSED FOOTPRINT = 1,087 SQ. FT.
PROPOSED LOT COVERAGE = 50.3%

PARCEL B LOT AREA = 2,840 SQ. FT.
PROPOSED FOOTPRINT = 848 SQ. FT.
PROPOSED LOT COVERAGE = 29.8%

ZONING

SITE IS ZONED SINGLE FAMILY A

	ZONING BYLAW	34-007	PARCEL A	PARCEL B
MIN LOT AREA:	6,500 SQ.FT.	EXISTING	PROPOSED	PROPOSED
MIN FRONTAGE:	60 FT.	5,000 SQ.FT.	2,160 SQ.FT.	2,840 SQ.FT.
FRONT SETBACK:	25 FT.	50.00 FT.	40.00 FT.	10.00 FT.
SIDE SETBACK:	10 FT.	0.2 FT.	0.2 FT.	4.9 FT.
REAR SETBACK:	20 FT.	7.2 FT.	8.1 FT.	7.2 FT.
MAX. % LOT COVERAGE:	30%	39.2%	50.3%	29.8%

REGISTRY CERTIFICATION

This plan conforms to the rules and regulations of the Registrars of Deeds.

Signed: *[Signature]*
Date: **7-27-18**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE: *[Signature]*
[Signature]
[Signature]

HULL PLANNING BOARD ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.

75' above

18-647