

LEGEND

- HULL HIGHWAY STONE BOUND
- W/ DRILL HOLE FOUND
- REBAR
- NOW OR FORMERLY
- SEWER LINE
- GAS LINE
- WATER LINE
- OVERHEAD WIRES
- CONTOUR
- SPOT GRADE
- UTILITY POLE
- WATER GATE
- WATER METER
- GAS GATE
- SIGN
- EDGE OF PAVEMENT
- FIRST FLOOR ELEVATION
- PORCH FLOOR ELEVATION
- DECK FLOOR ELEVATION
- DECIDUOUS TREE

GENERAL NOTES

1. Record Property Owner: The Sunshine Realty & Investment Trust
2. Property Location: 19 Sagamore Terrace, Hull MA
3. Hull Assessors Parcel ID 33-113, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 55446, Page 292.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zone X Panel 38 of 650: 250269 0038 J January 24, 2018.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade of the existing house is 32.6'.
9. All buildings locations are to the outside edge of the exterior walls.

ZONING AND LOT STATISTICS

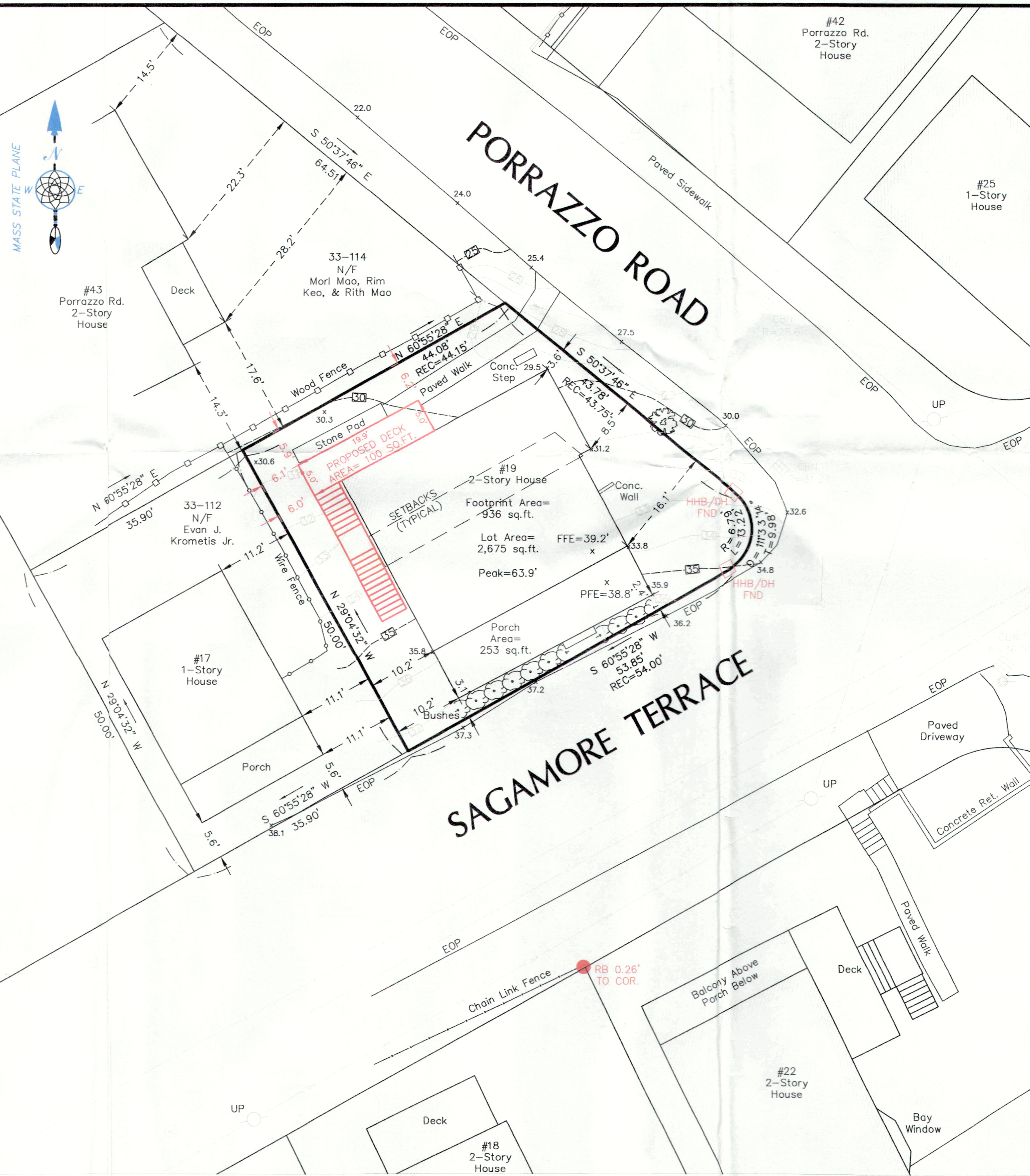
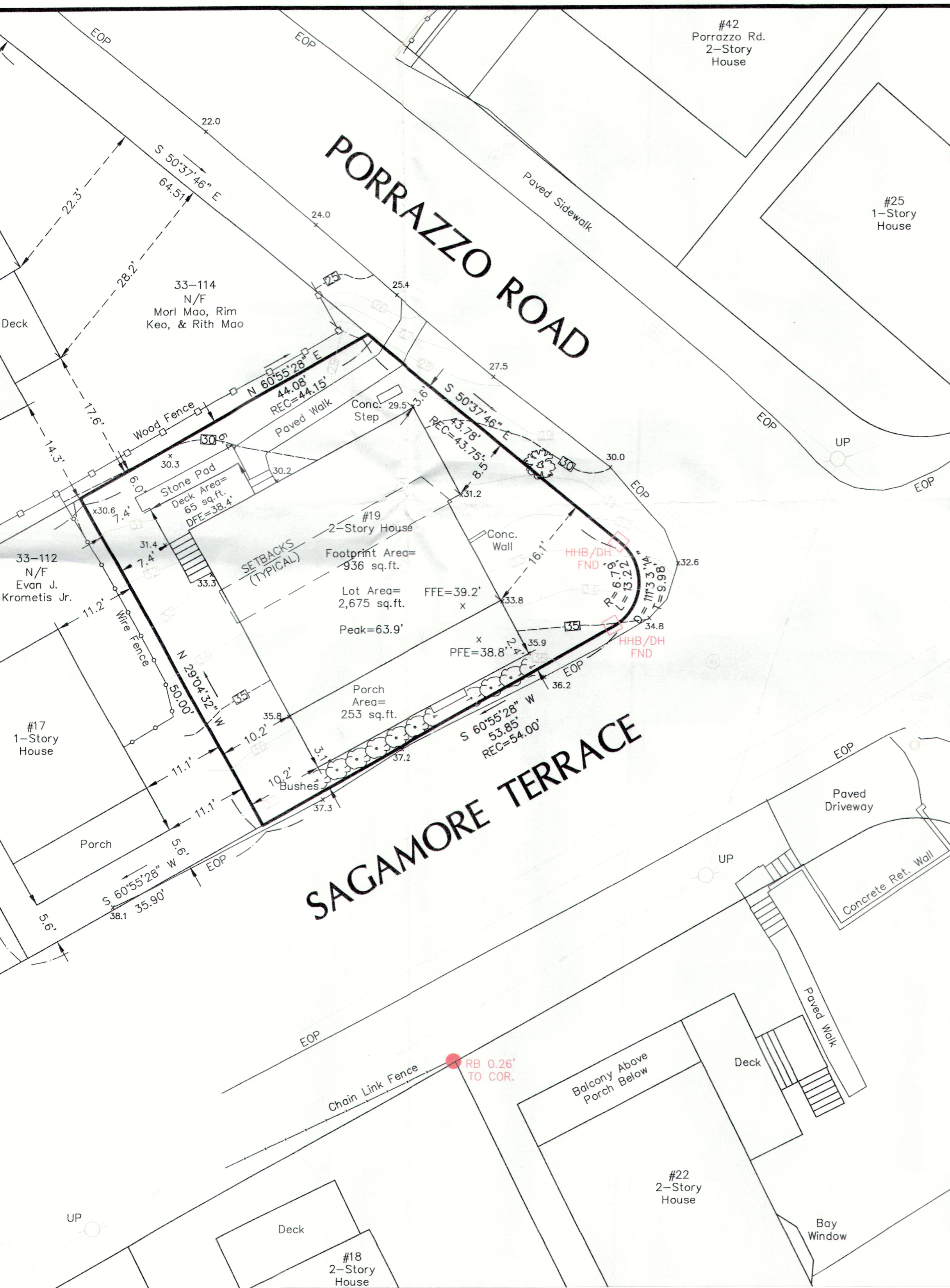
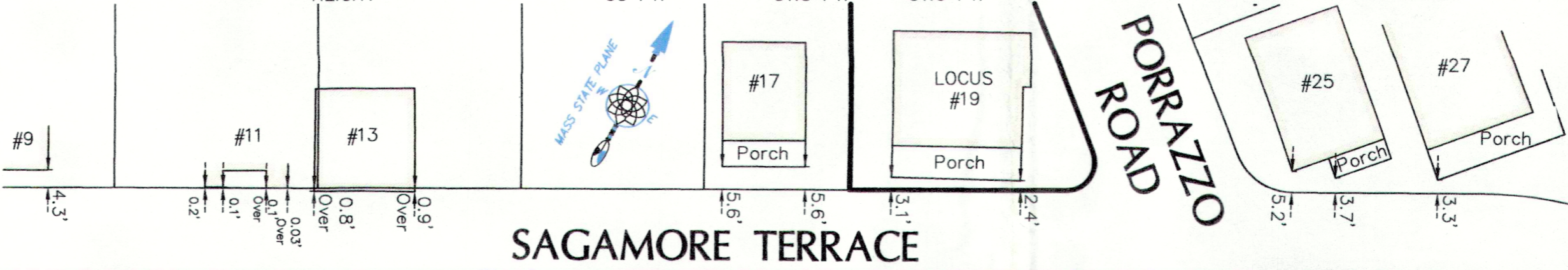
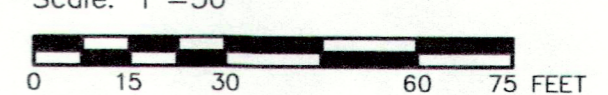
SITE IS ZONED SINGLE FAMILY A

ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	2,675 SQ.FT.	2,675 SQ.FT.
MIN FRONTAGE:	75 FT.	53.85 FT.
FRONT SETBACK:	25 FT.	2.4 FT.
RIGHT SIDE SETBACK:	10 FT.	3.6 FT.
LEFT SIDE SETBACK:	10 FT.	7.4 FT.
REAR SETBACK:	20 FT.	6.0 FT.
FOOTPRINT	N/A	1,254 SQ.FT.
MAX. % LOT COVERAGE:	30%	46.9%
HEIGHT	35 FT.	31.3 FT.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON APRIL 28, 2023 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY ZELEK DESIGN.

EXISTING OFFSETS



Project Address

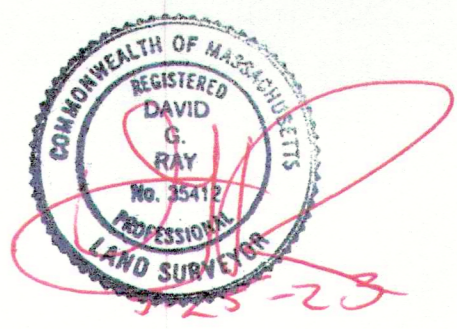
19 Sagamore Terrace
Hull
Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

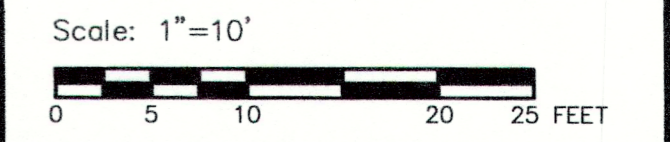
Rafal Zelek
Zelek Design, LLC
34 Farragut Road
Swampscott, MA 01907



David G. Ray #35412



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



Revisions

Date	5-25-2023	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2980		

EXISTING CONDITIONS

PROPOSED CONDITIONS