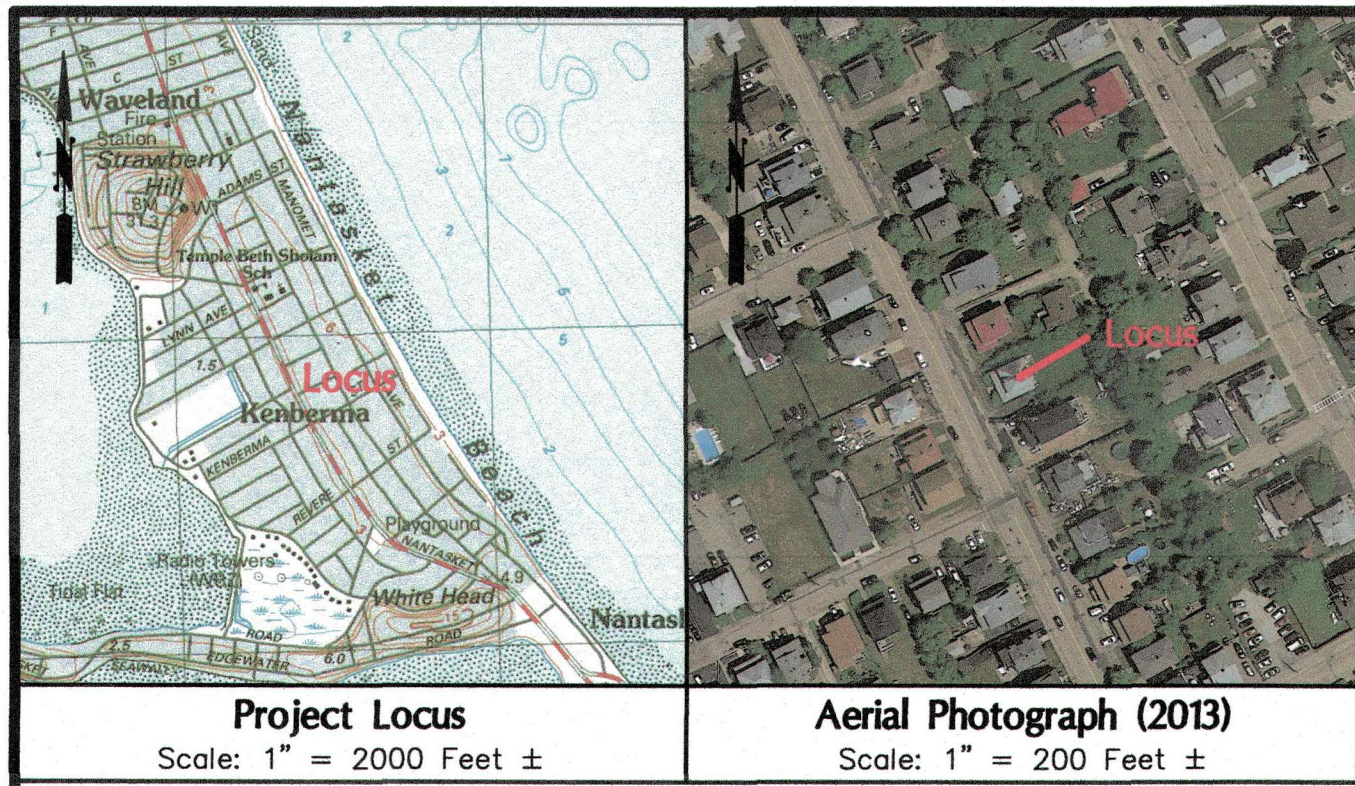




LEGEND

- RB/FND REBAR FOUND
- N/F NOW OR FORMERLY
- (REC) FROM RECORD PLANS
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- OHW OVERHEAD WIRES
- C CONTOUR
- SPT SPOT GRADE
- UP UTILITY POLE
- W GATE WATER GATE
- S SIGN
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION
- PFE PORCH FLOOR ELEVATION
- DFE DECK FLOOR ELEVATION

GENERAL NOTES

- Record Property Owner: Joshua D. Werner & Andrea W. Insoff Co-Trustees of The One Hundred Twelve Samoset Avenue Realty Trust
- Property Location: 112 Samoset Avenue, Hull, MA
- Hull Assessors Parcel ID 23-105, Zoned Single Family A.
- Plymouth County Registry of Deeds: Book 19108, Page 282.
- Elevations are based upon NAVD 88.
- FEMA Flood Zone AE (Elev.=10') Panel 36 of 650: 250269 0036 J January 24, 2018.
- Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
- The mean grade is calculated to be 7.8'.

ZONING

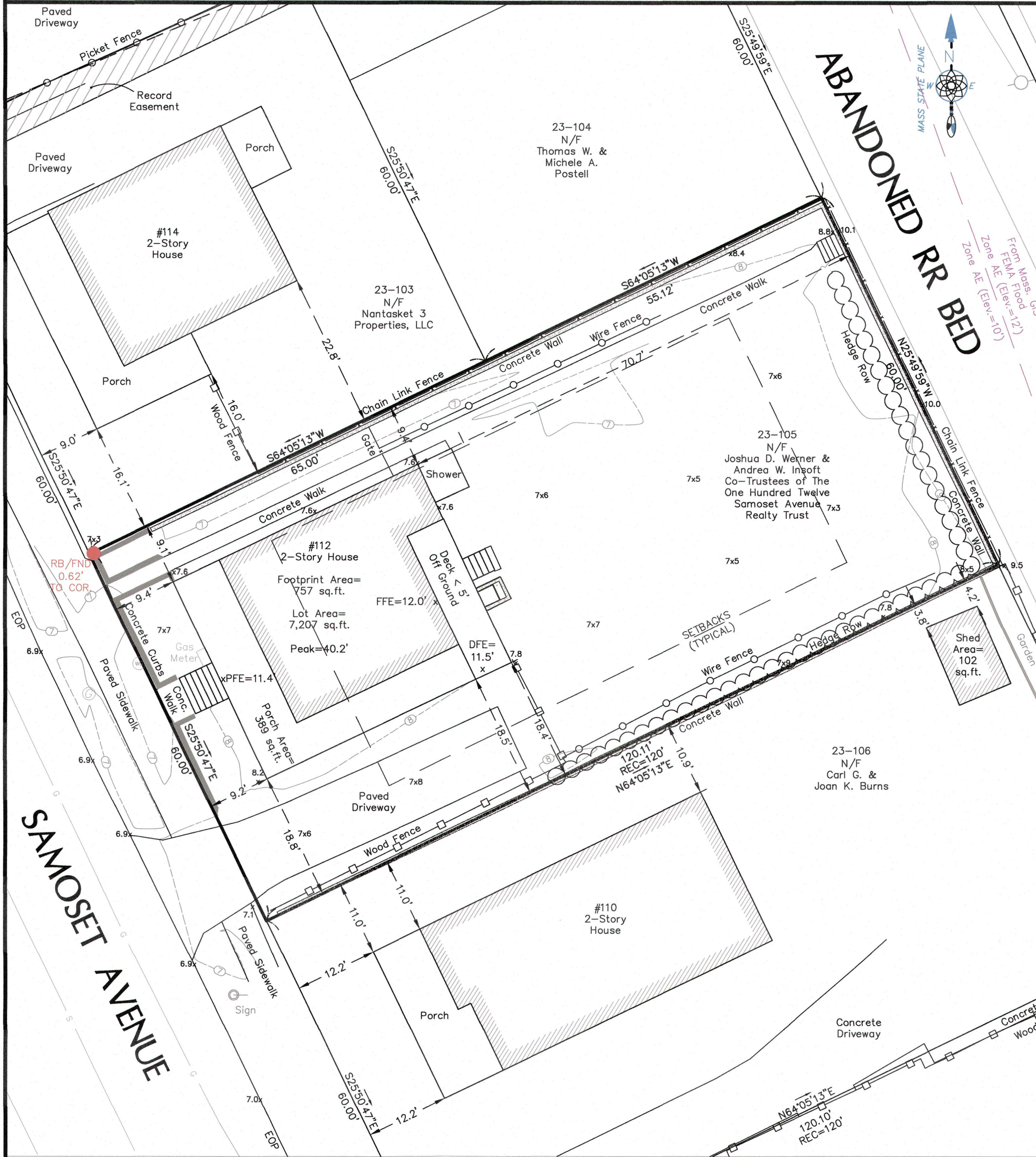
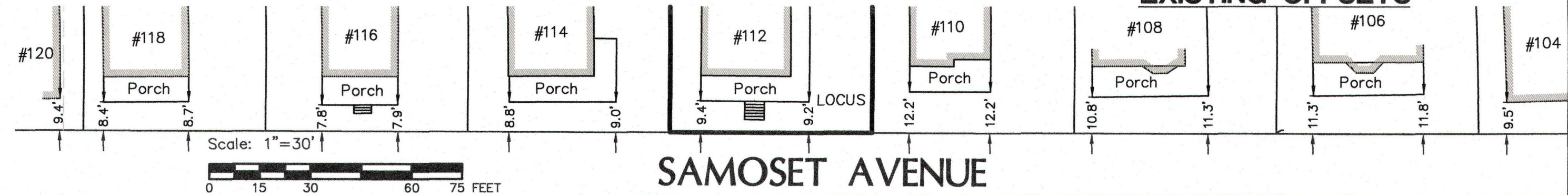
SITE IS ZONED SINGLE FAMILY A

	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	7,207 SQ.FT.	7,207 SQ.FT.
MIN FRONTAGE:	60 FT.	60.00 FT.	60.00 FT.
FRONT SETBACK:	25 FT.	9.2 FT.	9.2 FT.
SIDE SETBACK:	10 FT.	9.1 FT.	9.1 FT.
REAR SETBACK:	20 FT.	70.7 FT.	48.7 FT.
EXISTING FOOTPRINT	N/A	1,146 SQ.FT.	1,539 SQ.FT.
MAX. % LOT COVERAGE:	30%	15.9%	21.4%
MAX. HEIGHT:	35 FT.	32.4 FT.	32.4 FT.

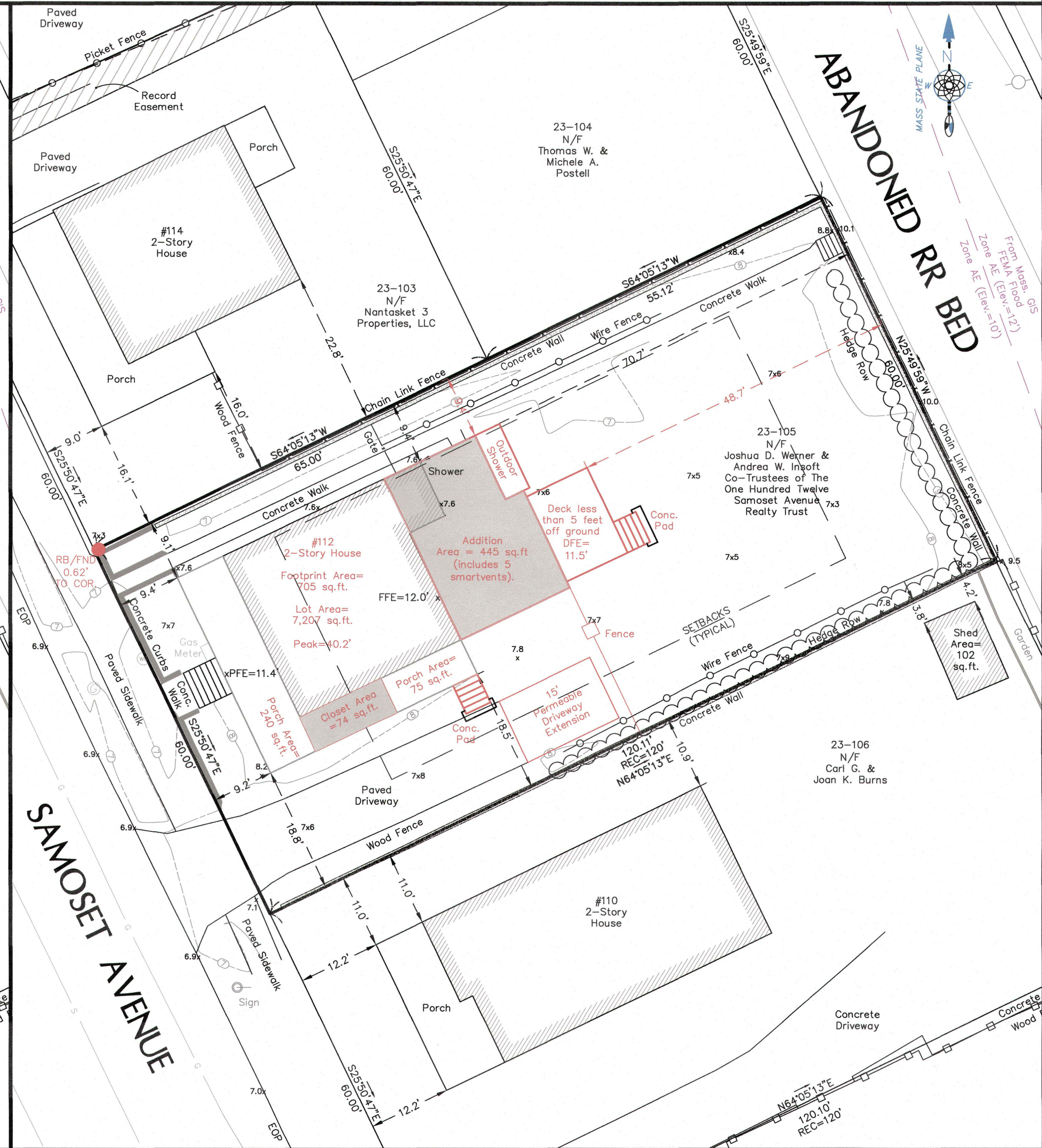
PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON MAY 8, 2019 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY CK ARCHITECTURE.

EXISTING OFFSETS



EXISTING CONDITIONS



PROPOSED CONDITIONS

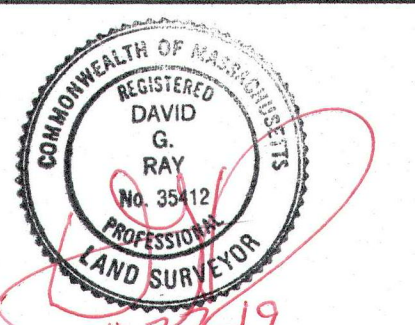
112 Samoset Avenue
Hull
Massachusetts

Drawing Title

EXISTING AND
PROPOSED
CONDITIONS
PLAN

Prepared For

Josh Werner
112 Samoset Avenue
Hull, MA 02045



David G. Ray #35412

**Nantasket
Survey
Engineering,
LLC**

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(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com

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

Revisions

Date	11-27-2019	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2403	of 1	

1-2403 112 Samoset Avenue, Hull, DWG