

PROJECT:

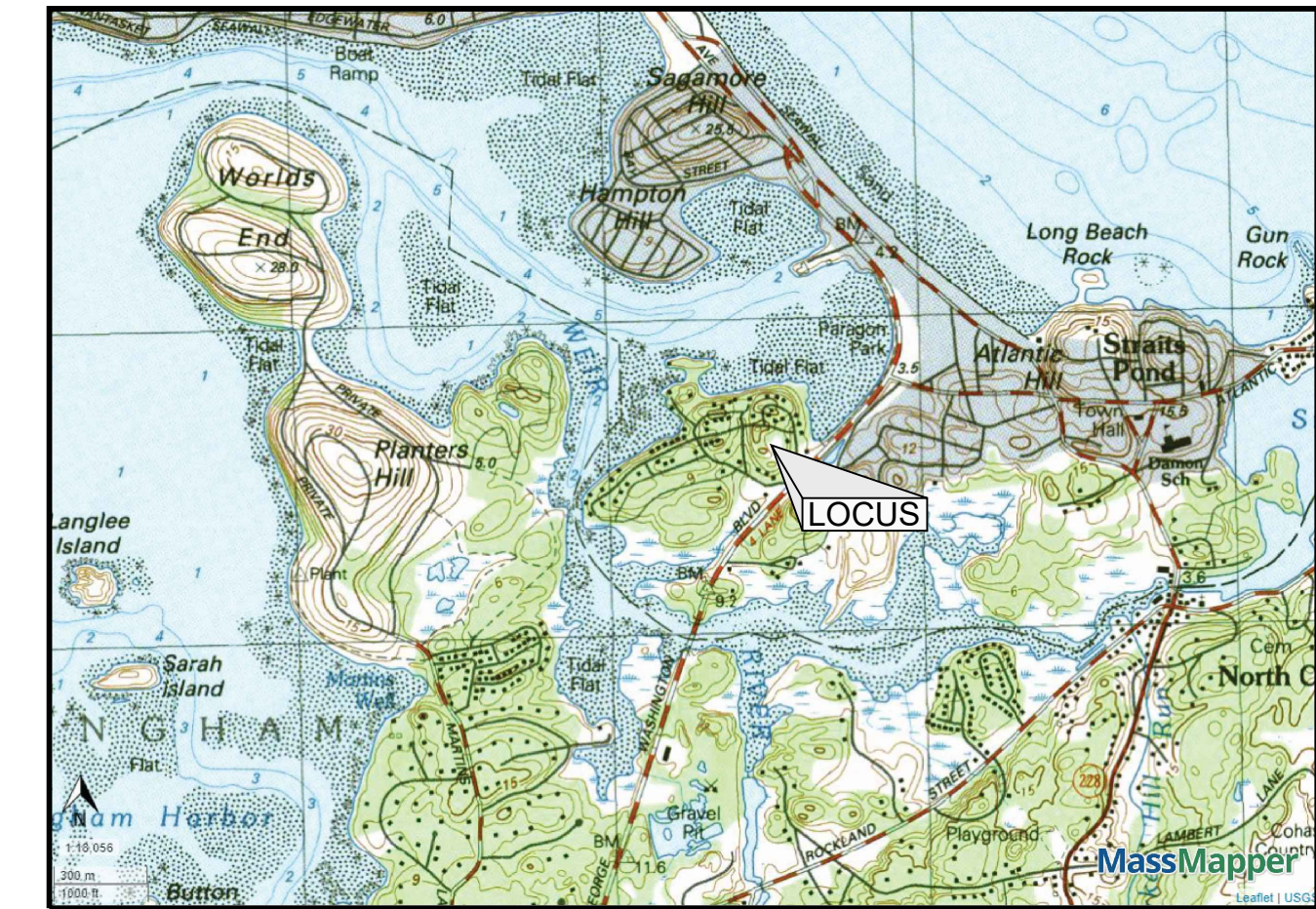
PROPOSED MULTI-FAMILY DEVELOPMENT
25 IPSWICH STREET
HULL, MA

APPLICANT:

ALAN MCKENZIE
7 R STREET
HULL, MA 02045

DRAWING LIST:

SHEET #	TITLE
	EXISTING CONDITIONS PLAN
C001	SITE CONTEXT PLAN
C101	LAYOUT AND MATERIALS PLAN
C102	SEWER AND WATER PLAN
C103	OFFSITE UTILITY CONNECTIONS PLAN
C104	GRADING AND TOPOGRAPHIC PLAN



LOCUS PLAN
SCALE: 1"=2,000'

APPLICANT :

ALAN MCKENZIE
7 R STREET
HULL, MA 02045

CIVIL ENGINEER

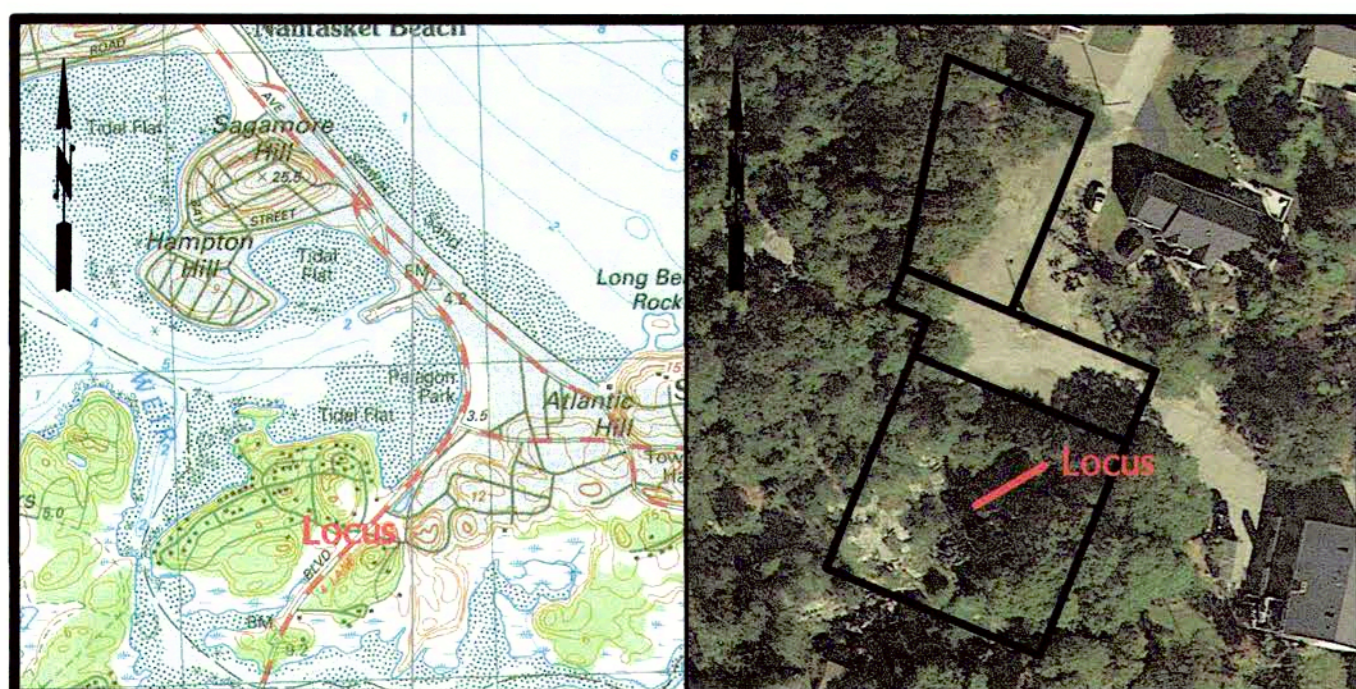
PVI SITE DESIGN, LLC
18 GLENDALE ROAD
NORWOOD, MA 02062

LAND SURVEYOR

NANTASKET SURVEY ENGINEERING, LLC
46 EDGEWATER ROAD
HULL, MA 02045

COMPREHENSIVE PERMIT REVIEW
JUNE 21, 2024
REVISED SEPTEMBER 26, 2024





LEGEND

- SB/DH STONE BOUND W/ DRILL HOLE
- CB/DH CONCRETE BOUND W/ DRILL HOLE
- RB/CAP REBAR W/ CAP
- SM SURVEY MARKER
- IP IRON PIPE
- DH DRILL HOLE
- N/F NOW OR FORMERLY
- S SEWER LINE
- OWH OVERHEAD WIRES
- CO CONTOUR
- SG SPOT GRADE
- CBN CATCH BASIN
- UP UTILITY POLE
- EOP EDGE OF PAVEMENT

GENERAL NOTES

1. Record Property Owner: Midas Investments, Inc.
2. Property Location: 25 Ipswich Street, Hull MA
3. Hull Assessors Parcel ID 45-271-A, Zoned Single Family C.
4. Plymouth County Registry of Deeds Land Court: Book 672, Page 10.
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. All buildings locations are to the outside edge of the exterior walls.

ZONING AND LOT STATISTICS

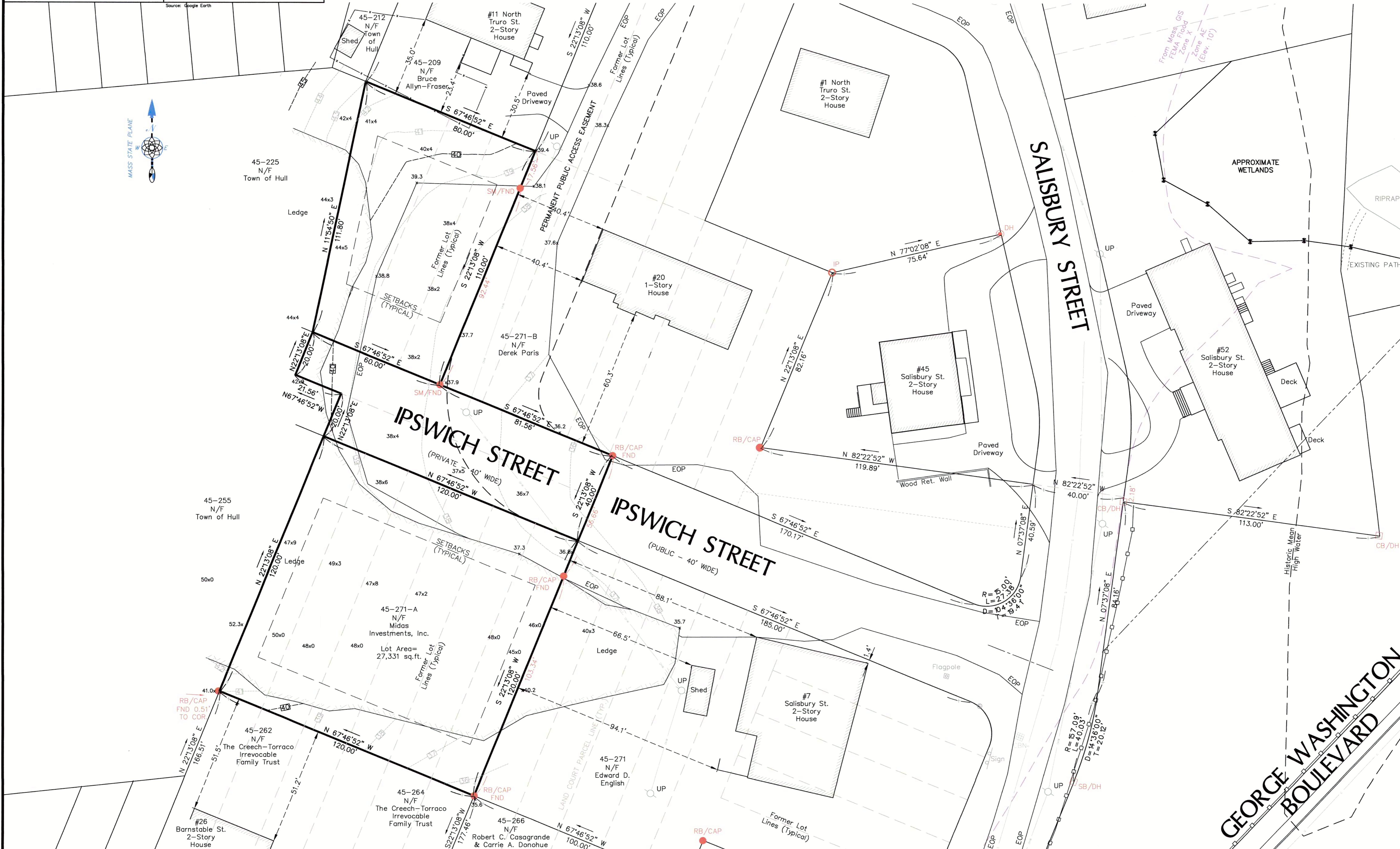
	ZONING BY/LAW	EXISTING
SITE IS ZONED SINGLE FAMILY C	20,000 SQ.FT.	27,331 SQ. FT.
MIN LOT AREA:	90 FT.	40.00 FT.
MIN FRONTAGE:	25 FT.	0.00 FT.
FRONT SETBACK:	10 FT.	0.00 FT.
RIGHT SIDE SETBACK:	10 FT.	0.00 FT.
LEFT SIDE SETBACK:	20 FT.	0.00 FT.
REAR SETBACK:	N/A	0.00 SQ.FT.
FOOTPRINT:	30%	0.0%
MAX. % LOT COVERAGE:	35 FT.	N/A
HEIGHT:		

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON AUGUST 10, 2022.

Project Locus
Scale: 1" = 2000 Feet ±

Aerial Photograph
Scale: 1" = 100 Feet ±



Project Address
25 Ipswich Street
Hull Massachusetts

Drawing Title
EXISTING CONDITIONS PLAN

Prepared For
Alan McKenzie
7 R Street
Hull, MA 02045

Professional Seal
DAVID G. ROY
REGISTERED LAND SURVEYOR
No. 35412
9-14-22
David G. Roy #35412

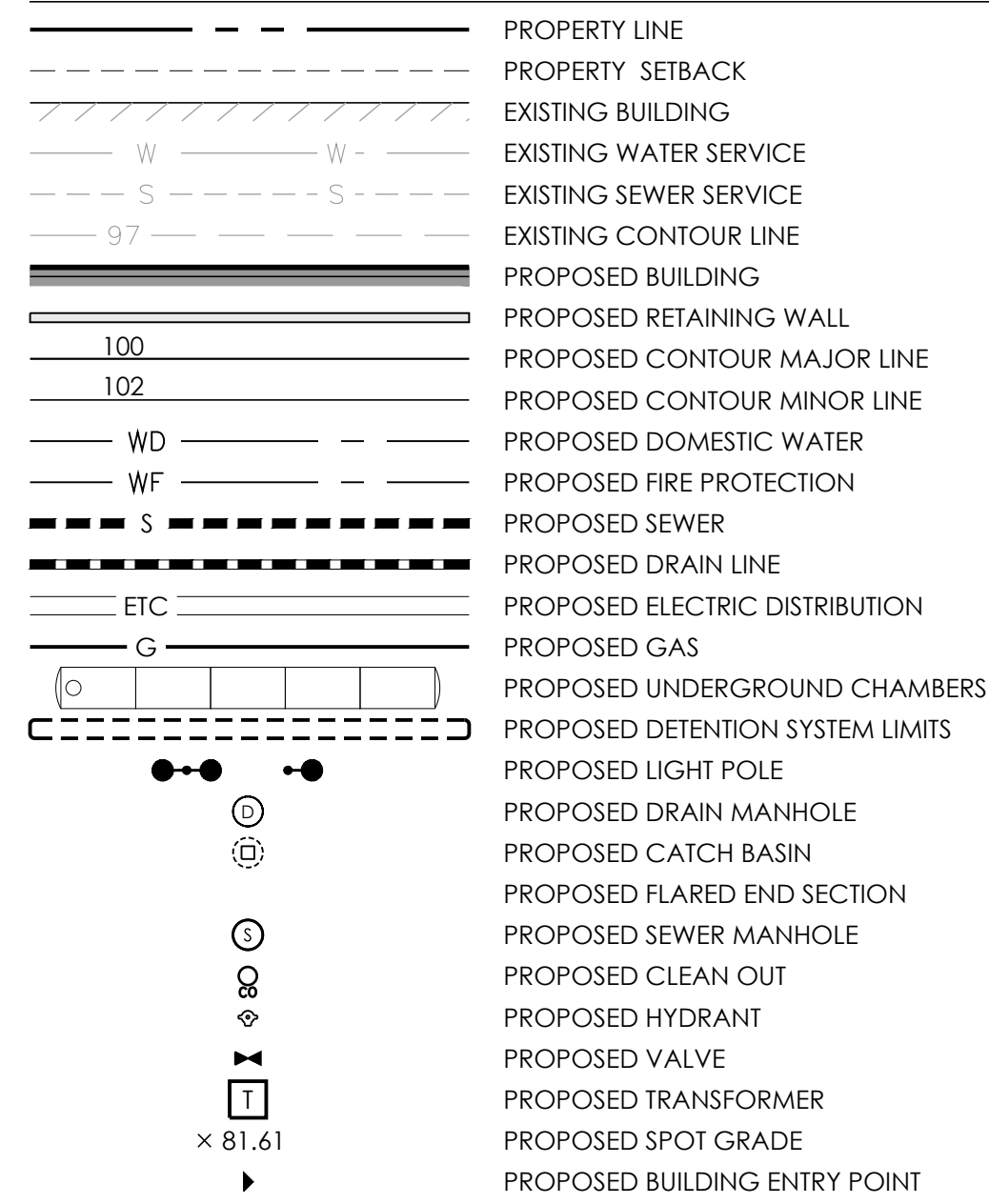
Nantasket Survey Engineering, LLC
46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com
Scale: 1"=20'
0 10 20 40 50 FEET

Revisions	
Date	9-14-2022
Proj. Mgr.	DGR
Design	N/A
Check	DGR
Drawn	AMS/DGR
Job #	1-2920

Date	By	Description
9-14-2022	DGR	Final

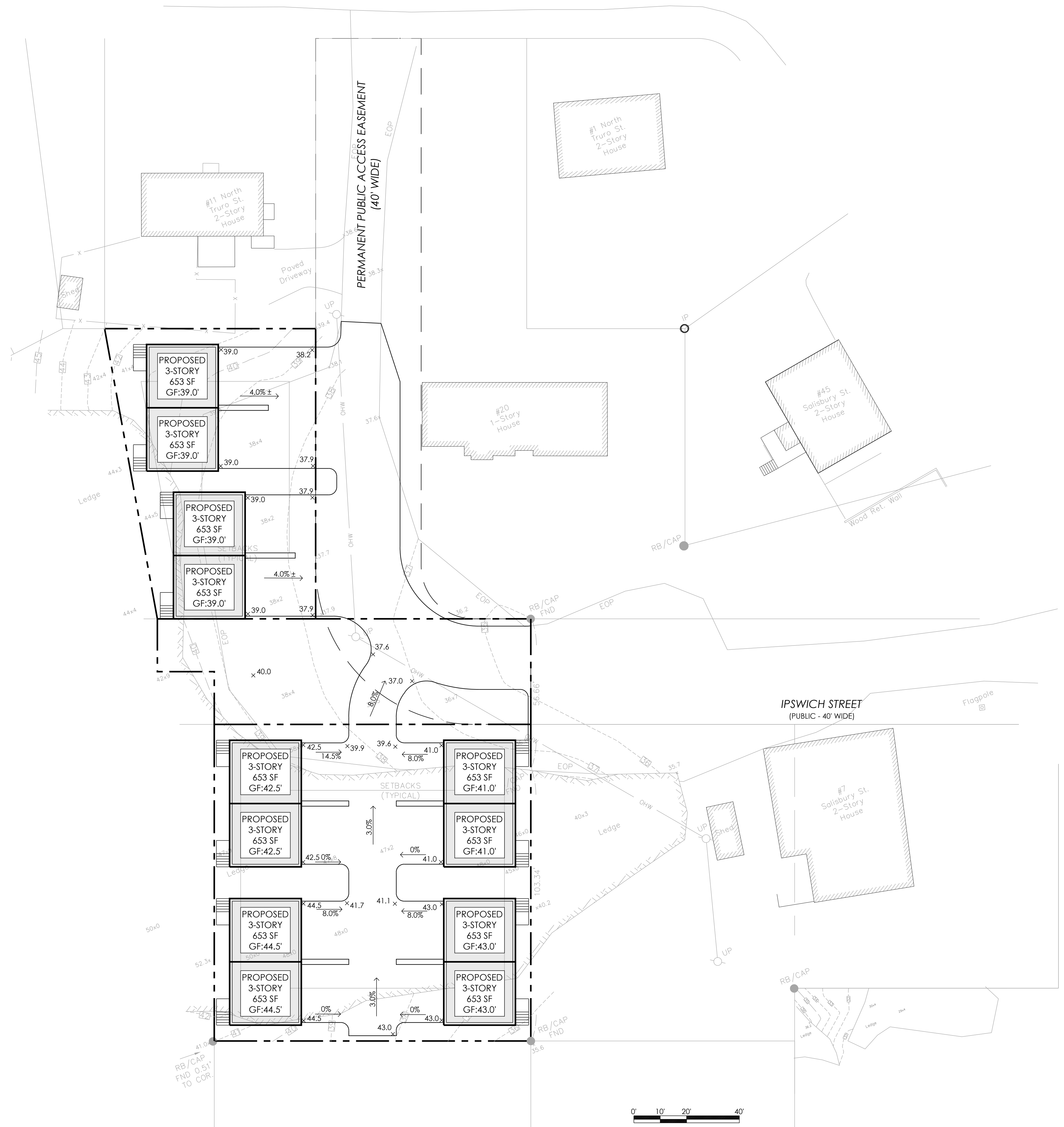
Drawing **1** of 1

GRADING AND UTILITY LEGEND



GRADING AND UTILITY NOTES:

- CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
- SITE LIGHTING IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
- REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL.) FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52.) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING.
- CONTRACTOR SHALL PROVIDE ALL FITTINGS, BENDS, RESTRAINTS, THRUST BLOCKS, AND OTHER APPURTENANCES NECESSARY FOR INSTALLATION OF WATER SERVICE WHETHER SPECIFICALLY NOTED OR NOT.
- PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR BASIN.



CONSULTANT:
PVI
SITE DESIGN
 PVI Site Design, LLC
 Civil Engineering - Land Enhancements
 Master Planning - Project Management
 339-206-1030

PROJECT:
PROPOSED MULTI-FAMILY
 25 IPSWICH STREET, HULL, MA 02045
 CLIENT / APPLICANT:
ALAN MCKENZIE
 7R STREET, HULL, MA 02045

REV.	DATE	TOWN COMMENTS

SCALE:

SCHEMATIC DESIGN
 JUNE 21, 2024
GRADING AND TOPOGRAPHIC PLAN
 NOT FOR CONSTRUCTION

SCALE:	1"=20'
JOB NO:	23-010
FILE:	23-010-GD.dwg
DRAWN:	RLB
CHECKED:	TJP
SHEET NO:	

C104