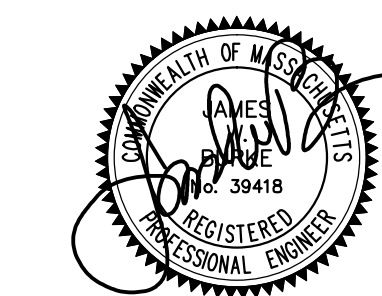


1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100(O) 617-405-5101(F)  
www.decelle-burke-sala.com



JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

- LOCUS: 221 HULL STREET (LOT 3) & 6 GRACE DRIVE (LOT 2)
- ASSESSORS ID: A2-02-083 (LOT 3) & A2-02-082 (LOT 2)  
RECORD OWNER: KHANH MENDELOWITZ  
DEED REFERENCE: BOOK 40077 PAGE 590 (LOT 3)  
BOOK 40077 PAGE 429 (LOT 2)  
PLAN REFERENCE: BOOK 655 PAGE 93
- THE EXISTING CONDITIONS PLAN IS COMPILED FROM A PLAN BY CHENEY ENGINEERING CO., INC., DATED 12/16/2020. ELEVATIONS SHOWN ARE COMPILED FROM THE AFOREMENTIONED PLAN, AND REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN LIES WITHIN FLOOD HAZARD ZONE X AS DELINEATED ON FIRM 25021CD113E, DATED 07/17/2012. (NOT A SPECIAL FLOOD HAZARD ZONE)
- PARCEL IS ZONED RESIDENCE A DISTRICT.  
MIN. LOT AREA = 18,000 S.F.  
MIN. FRONTAGE = 50 FT.  
MIN. FRONT YARD = 20 FT.  
MIN. SIDE YARD = 15 FT.  
MIN. REAR YARD = 15 FT.  
MAX. BLDG. HEIGHT = 35 FT.
- RIVERFRONT AREAS  
LOT 2 - 14,395 S.F.  
LOT 3 - 3,888 S.F.  
TOTAL - 18,283 S.F.

PROJECT TITLE & LOCATION:

PROPOSED SINGLE-FAMILY BUILDING  
221 HULL STREET  
COHASSET, MASS.

PLAN TITLE:

EXISTING WATERSHED

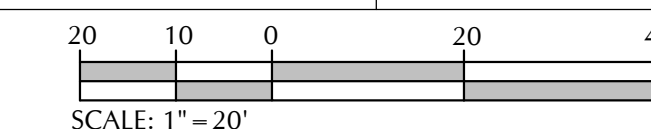
PREPARED FOR:

KHANH MENDELOWITZ  
21931 BURBANK BLVD. #22  
WOODLAND HILLS, CA 91367

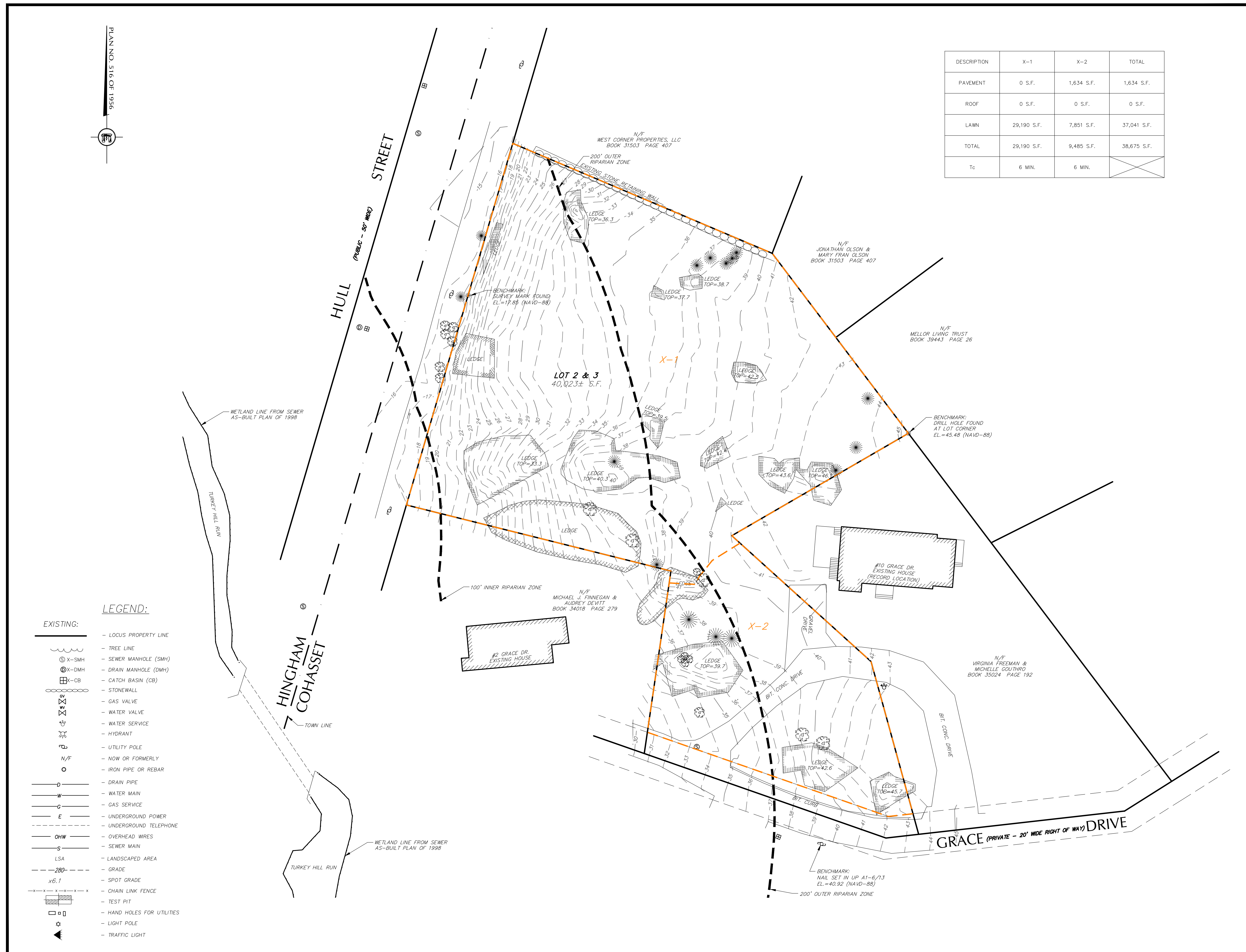
DATE: MARCH 21, 2022

REVISED:

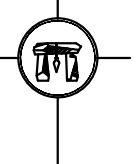
JOB NUMBER: 2021.070 SHEET 1 OF 2



DESCRIPTION	X-1	X-2	TOTAL
PAVEMENT	0 S.F.	1,634 S.F.	1,634 S.F.
ROOF	0 S.F.	0 S.F.	0 S.F.
LAWN	29,190 S.F.	7,851 S.F.	37,041 S.F.
TOTAL	29,190 S.F.	9,485 S.F.	38,675 S.F.
Tc	6 MIN.	6 MIN.	



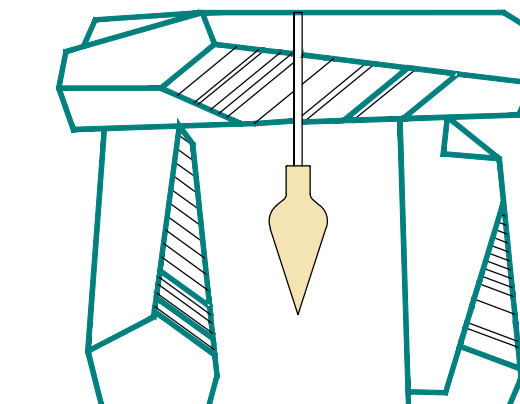
PLAN NO. 516 OF 1956



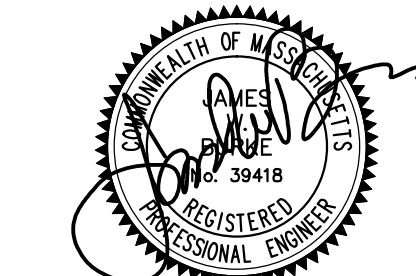
LEGEND:

- EXISTING:
- LOCUS PROPERTY LINE
  - TREE LINE
  - ⊙ X-SMH - SEWER MANHOLE (SMH)
  - ⊙ X-DMH - DRAIN MANHOLE (DMH)
  - ⊙ X-CB - CATCH BASIN (CB)
  - STONEWALL
  - GAS VALVE
  - WATER VALVE
  - WATER SERVICE
  - HYDRANT
  - UTILITY POLE
  - N/F - NOW OR FORMERLY
  - - IRON PIPE OR REBAR
  - D - DRAIN PIPE
  - W - WATER MAIN
  - G - GAS SERVICE
  - E - UNDERGROUND POWER
  - - - - UNDERGROUND TELEPHONE
  - OHW - OVERHEAD WIRES
  - S - SEWER MAIN
  - LSA - LANDSCAPED AREA
  - 280- - GRADE
  - x6.1 - SPOT GRADE
  - - - - CHAIN LINK FENCE
  - - - - TEST PIT
  - □ - HAND HOLES FOR UTILITIES
  - ★ - LIGHT POLE
  - ▲ - TRAFFIC LIGHT





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JAMES W. BURKE, P.E. DATE

- GENERAL NOTES:**
- LOCUS: 221 HULL STREET (LOT 3) & 6 GRACE DRIVE (LOT 2)
  - ASSESSORS ID: A2-02-083 (LOT 3) & A2-02-082 (LOT 2)  
RECORD OWNER: KHANH MENDELOWITZ  
DEED REFERENCE: BOOK 40077 PAGE 590 (LOT 3)  
BOOK 40077 PAGE 429 (LOT 2)  
PLAN REFERENCE: BOOK 655 PAGE 93
  - THE EXISTING CONDITIONS PLAN IS COMPILED FROM A PLAN BY CHENEY ENGINEERING CO., INC., DATED 12/16/2020. ELEVATIONS SHOWN ARE COMPILED FROM THE AFOREMENTIONED PLAN, AND REFER TO NAVD-98.
  - EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
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LOT 2 - 14,395 S.F.  
LOT 3 - 3,888 S.F.  
TOTAL - 18,283 S.F.

PROJECT TITLE & LOCATION:

PROPOSED SINGLE-FAMILY BUILDING  
221 HULL STREET  
COHASSET, MASS.

PLAN TITLE:

PROPOSED WATERSHED

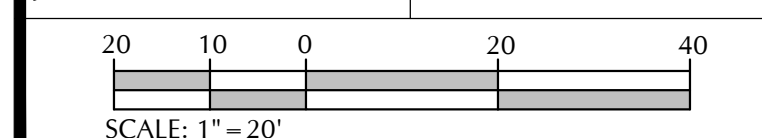
PREPARED FOR:

KHANH MENDELOWITZ  
21931 BURBANK BLVD. #22  
WOODLAND HILLS, CA 91367

DATE: MARCH 21, 2022

REVISED: APRIL 8, 2022

JOB NUMBER: 2021.070 SHEET 2 OF 2



DESCRIPTION	P-1	P-2	P-3	P-4	TOTAL
PAVEMENT	474 S.F.	2,186 S.F.	0 S.F.	1,445 S.F.	4,105 S.F.
ROOF	0 S.F.	0 S.F.	3,425 S.F.	0 S.F.	3,425 S.F.
LAWN	20,892 S.F.	6,700 S.F.	0 S.F.	3,553 S.F.	31,145 S.F.
TOTAL	21,366 S.F.	8,886 S.F.	3,425 S.F.	4,998 S.F.	38,675 S.F.
Tc	6 MIN.	6 MIN.	6 MIN.	6 MIN.	

PLAN NO. 516 OF 1956

- LEGEND:**
- EXISTING:**
- LOCUS PROPERTY LINE
  - TREE LINE
  - SEWER MANHOLE (SMH)
  - DRAIN MANHOLE (DMH)
  - CATCH BASIN (CB)
  - STONEWALL
  - GAS VALVE
  - WATER VALVE
  - WATER SHUTOFF
  - HYDRANT
  - UTILITY POLE
  - N/F - NOW OR FORMERLY
  - DRAIN PIPE
  - WATER PIPE
  - GAS PIPE
  - UGE - UNDERGROUND ELECTRIC
  - OHW - OVERHEAD WIRES
  - S - SEWER PIPE
  - LSA - LANDSCAPED AREA
  - 25 - GRADE
  - x25.7 - SPOT GRADE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - HAND HOLES FOR UTILITIES
  - LIGHT POLE
  - CCB - CAPE COD BERM
  - VGC - VERTICAL GRANITE CURB
  - SGC - SLOPED GRANITE CURB
  - FF - FIRST FLOOR
  - BF - BASEMENT FLOOR
  - TOF - TOP OF FOUNDATION
  - GF - GARAGE FLOOR
  - EROSION CONTROL
- PROPOSED:**
- LOCUS PROPERTY LINE
  - TREE LINE
  - SEWER MANHOLE (SMH)
  - DRAIN MANHOLE (DMH)
  - CATCH BASIN (CB)
  - STONEWALL
  - GAS VALVE
  - WATER VALVE
  - WATER SHUTOFF
  - HYDRANT
  - UTILITY POLE
  - N/F - NOW OR FORMERLY
  - DRAIN PIPE
  - WATER PIPE
  - GAS PIPE
  - UGE - UNDERGROUND ELECTRIC
  - OHW - OVERHEAD WIRES
  - S - SEWER PIPE
  - LSA - LANDSCAPED AREA
  - 25 - GRADE
  - x25.7 - SPOT GRADE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - HAND HOLES FOR UTILITIES
  - LIGHT POLE
  - CCB - CAPE COD BERM
  - VGC - VERTICAL GRANITE CURB
  - SGC - SLOPED GRANITE CURB
  - FF - FIRST FLOOR
  - BF - BASEMENT FLOOR
  - TOF - TOP OF FOUNDATION
  - GF - GARAGE FLOOR
  - EROSION CONTROL

