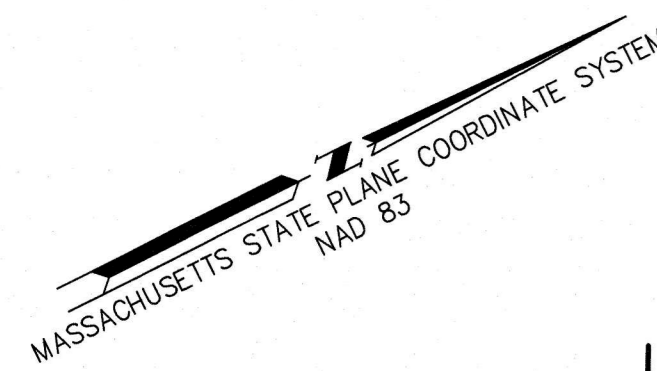


4/28/2019 11:45 AM



NOTE: COMCAST UTILITY RECORDS SHOW UNDERGROUND FACILITIES WITHIN DUDLEY STREET, PARTRIDGE PLACE, BLUE HILL AVENUE, AND LAGRANGE PLACE, BUT NOT EVEN AN APPROXIMATE LOCATION COULD BE PLOTTED

N/F ERNESTO LASSUS, ET AL. BOOK 20429 PAGE 278

N/F EDWARD GATHERS BOOK 23081 PAGE 275

BENCH MARK: NAIL SET IN PAVEMENT ELEVATION=58.05(BCB) SET ON 4-18-2019

LEGEND

- ⊕ CATCH BASIN
- ⊕ ELECTRIC MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ GAS SHUT-OFF
- ⊕ WATER SHUT-OFF
- ⊕ GAS GATE
- ⊕ WATER GATE
- ⊕ MISCELLANEOUS GATE VALVE
- ⊕ CLEANOUT
- ⊕ BOSTON WATER WORKS
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ HAND HOLE
- ⊕ SIGN POST
- ⊕ DECIDUOUS TREE WITH TRUNK DIAMETER
- ⊕ CONIFEROUS TREE WITH TRUNK DIAMETER

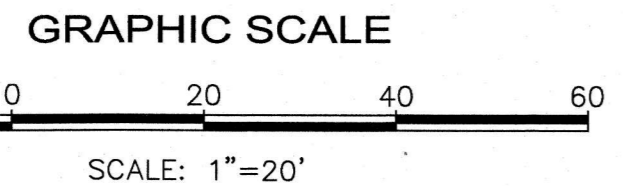
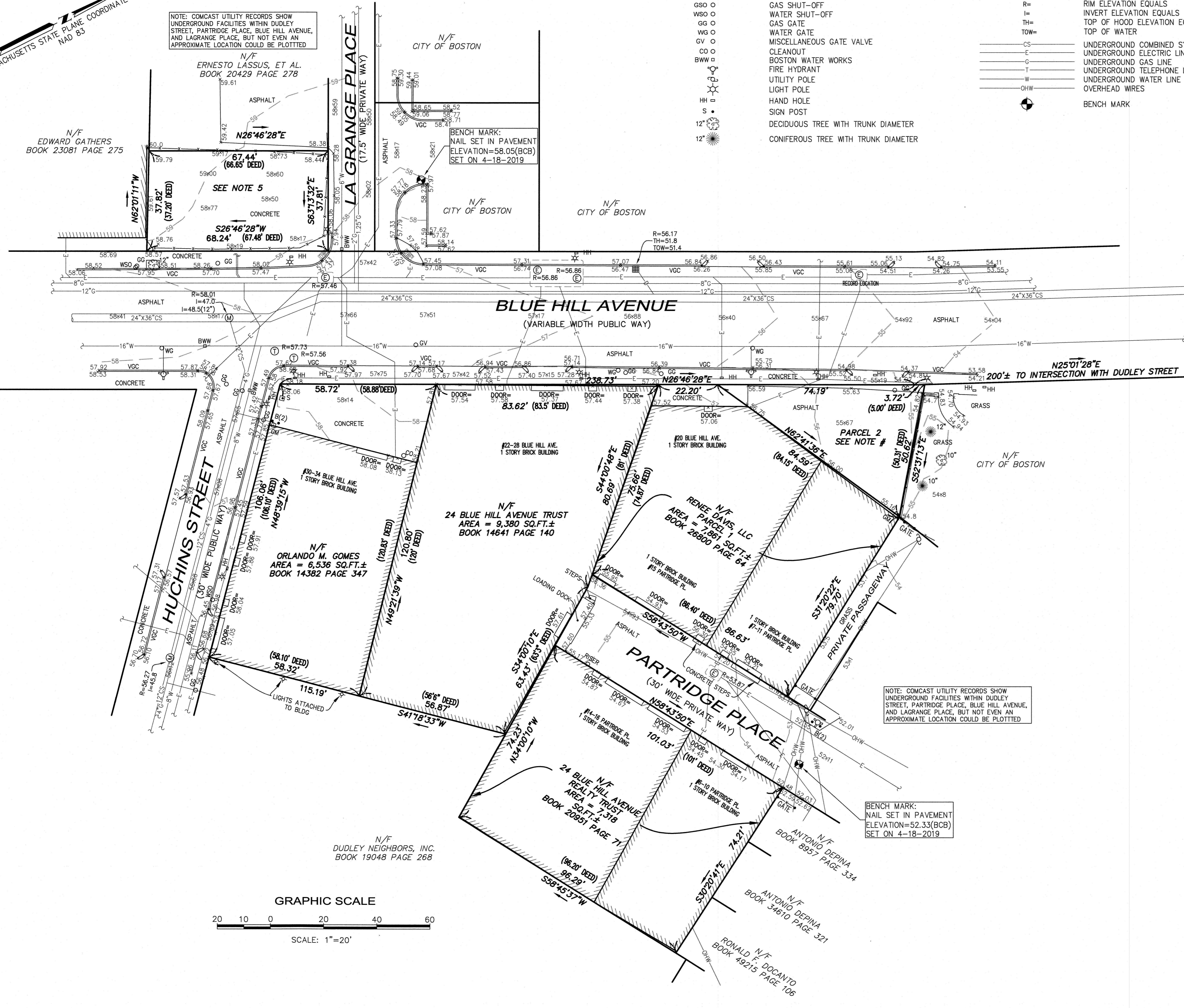
- 5643 SPOT ELEVATION
- VGC VERTICAL GRANITE CURB
- DWP DETECTABLE WARNING PANEL
- R= RIM ELEVATION EQUALS
- I= INVERT ELEVATION EQUALS
- TH= TOP OF HOOD ELEVATION EQUALS
- TOW= TOP OF WATER
- CS UNDERGROUND COMBINED SYSTEM LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- T UNDERGROUND TELEPHONE LINE
- W UNDERGROUND WATER LINE
- OHW OVERHEAD WIRES
- ⊕ BENCH MARK

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
8. AS OF THE DATE OF THIS PLAN RECORD INFORMATION HAS NOT BEEN RECEIVED BY NITSCH ENGINEERING FOR THE FOLLOWING UTILITIES: VERIZON (TELEPHONE), CITY OF BOSTON (FIRE ALARM & TRAFFIC LIGHTING), EVERSOURCE (COMMUNICATIONS), MCI-VERIZON (COMMUNICATIONS), CENTRYLINK (COMMUNICATIONS), PANAM (RAILROAD), CSX (RAILROAD), AND AMTRAK (RAILROAD).

NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO ISALIA PROPERTY GROUP FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH ISALIA PROPERTY GROUP FOR LAND SURVEYING SERVICES. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED APRIL 18-24, 2019.
3. HORIZONTAL BEARINGS REFER TO NORTH AMERICAN DATUM OF 1983 (NAD83) BASED ON GPS OBSERVATIONS
4. ELEVATION REFERS TO CITY OF BOSTON BASE (BCB) ESTABLISHED FROM GPS OBSERVATIONS.
5. THE OWNER OF LOT AT THE LOT ON THE NORTHWEST SIDE OF BLUE HILL AVENUE IS NOW OR FORMERLY ORLANDO GOMES PER THE DEED RECORDED IN BOOK 23702 PAGE 299. THE AREA OF THE LOT IS 2,565 SQUARE FEET OF LAND MORE OR LESS.
6. THE OWNER OF THE TRIANGULAR SHAPED LOT ON THE SOUTHEAST SIDE OF BLUE HILL AVENUE IS NOW OR FORMERLY RENEE DAVIS, LLC PER THE DEED RECORDED IN BOOK 26800 PAGE 64 (PARCEL 2). THE AREA OF THE LOT IS 1,933 SQUARE FEET OF LAND MORE OR LESS.
7. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.



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- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 13493
 FILE: 13493_TOPO1.dwg
 SCALE: 20'
 DATE: 4/28/2019
 PROJECT MANAGER: JCC
 FIELD BOOK: 741744
 DRAFTED BY: JCC
 CHECKED BY:

REV.	COMMENTS	DATE

EXISTING CONDITIONS SURVEY
 20-30 BLUE HILL AVENUE
 BOSTON (ROXBURY), SUFFOLK COUNTY

PREPARED FOR:
ISALIA PROPERTY GROUP
 305 DUDLEY STREET, BOSTON, MA 02119