

DEFINITIVE SUBDIVISION PLAN

FOR

1410 & 1422 WASHINGTON STREET HANOVER, MA

JUNE, 6 2022

SHEET INDEX						
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS		
1	COVER SHEET					
2	EXISTING CONDITIONS PLAN					
3	LOTING PLAN					
4	SIDEWALK PLAN					

"I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF HANOVER."

DAVID N. KELLY, P.E.

"I, TOWN CLERK OF THE TOWN OF HANOVER, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HANOVER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

"APPROVED IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED"

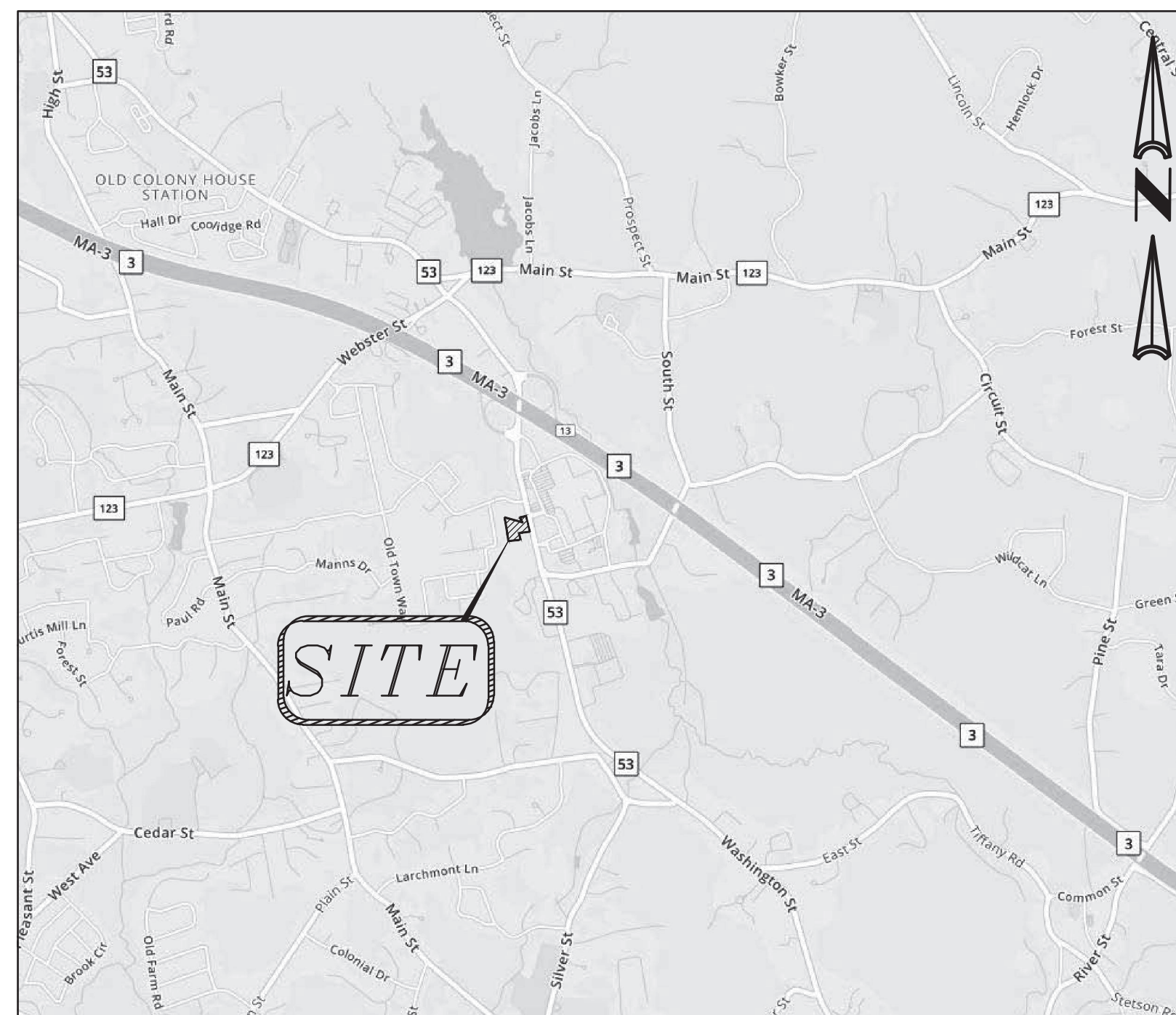
APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COVENANT GIVEN IN ACCORDANCE WITH SECTION 81-U, CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

APPROVED DATE

ENDORSED DATE

DIRECTOR OF PUBLIC WORKS

TOWN ENGINEER



LOCATION MAP

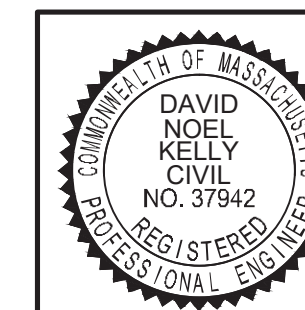
OWNER/APPLICANT:

CENTERCORP NEW HANOVER LLC
600 LORING AVENUE
SALEM, MA 01970

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, Inc., ou, email=dkelly@kellyengineeringgroup.com, c=US
Date: 2022.06.20 15:19:39 -0400



SCALE	JOB #
NA	F:\P\2022-008
DATE	DRAWN BY
06/06/22	C.L.
SHEET	CHKD BY
1 OF 4	BL
FILE #	APPD BY
TS00	DNK

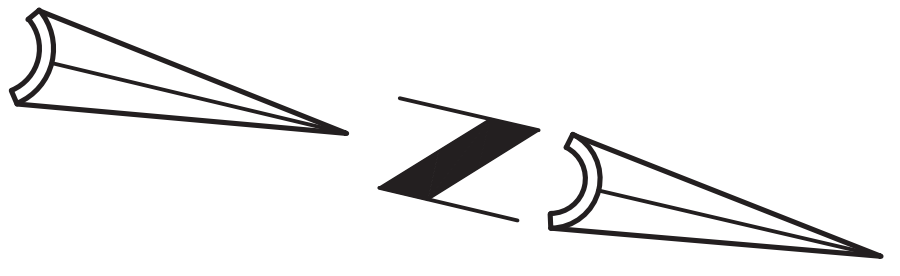
CENTERCORP NEW HANOVER LLC
1410 & 1422 WASHINGTON ST.



KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO.

1



"I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF HANOVER."

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DIRECTOR OF PUBLIC WORKS
TOWN ENGINEER

DATE TOWN CLERK

LEGEND

	CATCH BASIN		WOOD FENCE
	DRAIN MANHOLE		UTILITY POLE
	DRAIN LINE		ELECTRIC TRANSFORMER
	SANITARY SEWER		OVERHEAD ELECTRIC
	SEWER MANHOLE		UNDERGROUND TELEPHONE
	WATER VALVE		LANDSCAPED
	WATER LINE		VERTICAL CONCRETE CURB
	HYDRANT		VERTICAL GRANITE CURB
	GAS LINE		BITUMINOUS CONC. CURB
	GAS VALVE		LIGHT POLE
	GAS METER		SPOT GRADE
	MONITORING WELL		MAJOR CONTOUR
	CHAINLINK FENCE		MINOR CONTOUR
	MANHOLE		RECORD LOCATION
	TREE LINE		

PLAN REFERENCES:

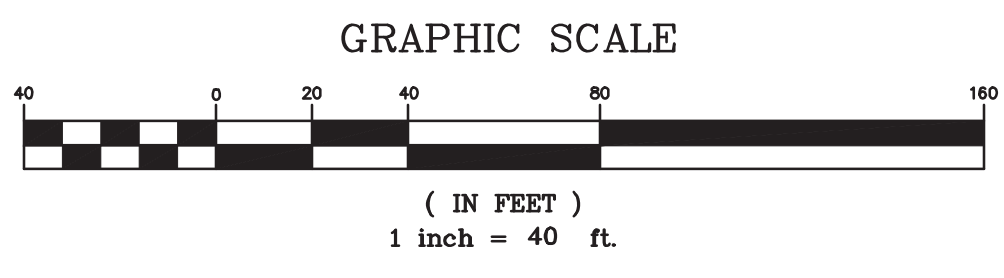
- 1.) Plan Book: 19 Page: 82
- 2.) Plan in Deed Book: 3867 Page: 249
- 3.) L.C. Plan 27228A
- 4.) L.C. Plan 27228B
- 5.) L.C. Plan 27228C
- 6.) Plan Book: 40 Page: 909
- 7.) Plan Book: 10 Page: 999

NOTES:

- 1.) Underground utilities shown are based on record information combined with located surface features. This information is to be considered approximate and Kelly Engineering Group, Inc. does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
- 2.) The site detail and surface improvements depicted hereon were obtained by a field survey of the property updated in June of 2018 by Kelly Engineering Group, Inc.

CURRENT OWNER:

Centercorp New Hanover LLC
Deed Bk: 49844 Pg: 170
Assessor's Map 17 Lot's 155 & 2



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SCALE 1"= 40'				
DATE 06/06/22	REV	DATE	REVISION	BY
SHEET 2 of 4				
FILE # SUB: XREF-EX00				
JOB # F:\P\2012-008				
DRAWN BY JPM				
CHKD BY SMH				
APPD BY SMH				
CENTERCORP NEW HANOVER LLC 1410 & 1422 WASHINGTON ST HANOVER, MASSACHUSETTS EXISTING CONDITIONS PLAN				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				

Steven Horsfall
2022.06.20
15:49:41
-0400'

SHEET NO.
2

"I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF HANOVER."

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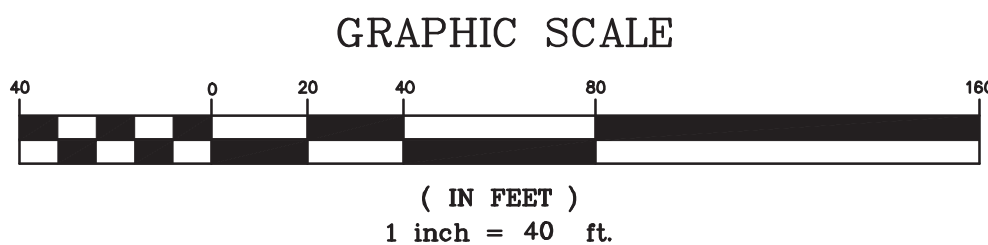
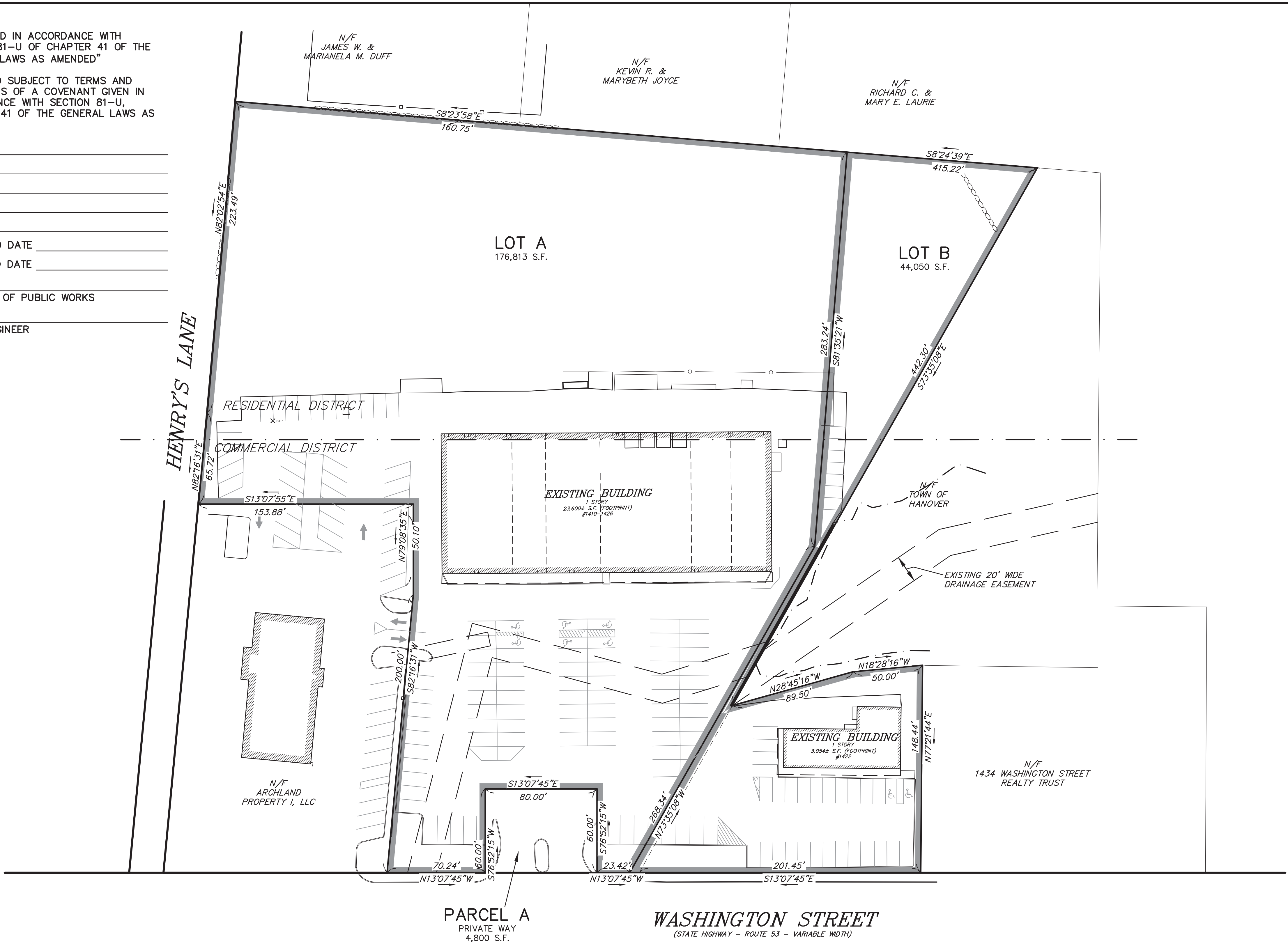
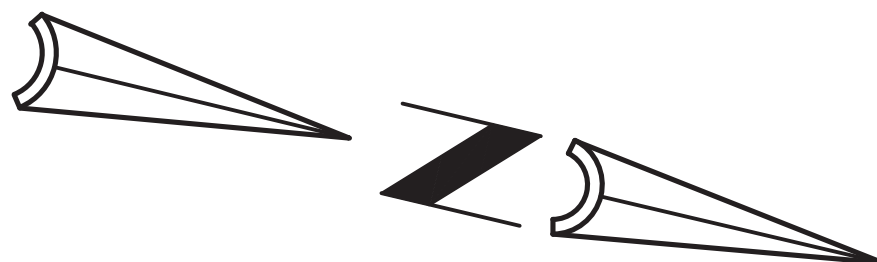
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TOWN ENGINEER



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CHKD BY BGL				
APPD BY DNK				
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KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				

COMMONWEALTH OF MASSACHUSETTS
STEVEN M. HORSFALL
No. 41608
PROFESSIONAL
LAND SURVEYOR

Steven
Horsfall
2022.06.20
15:50:15
-04'00'

SHEET NO.
3

"APPROVED IN ACCORDANCE WITH
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ENDORSED DATE _____

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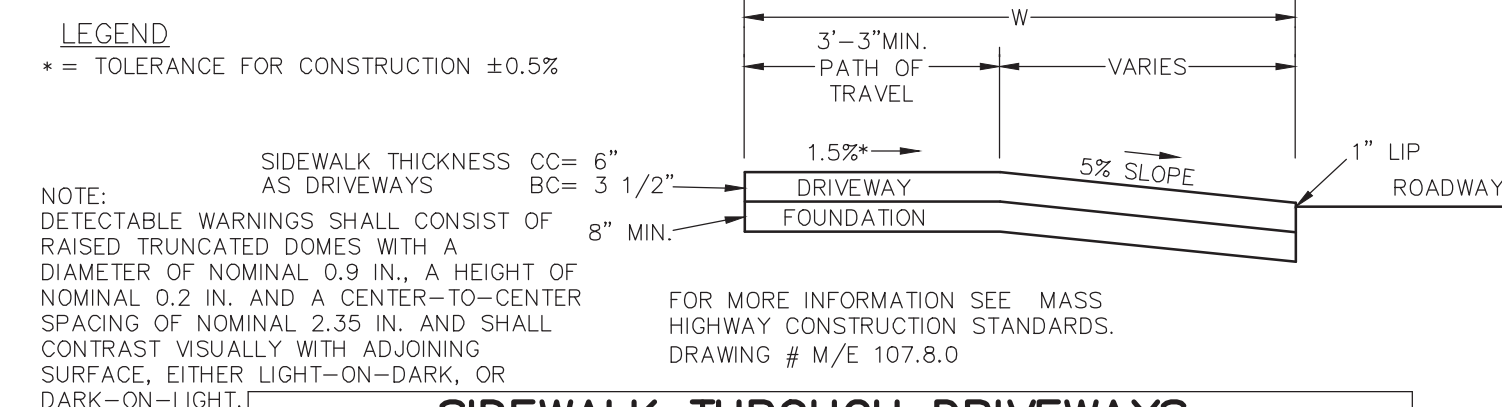
TOWN ENGINEER

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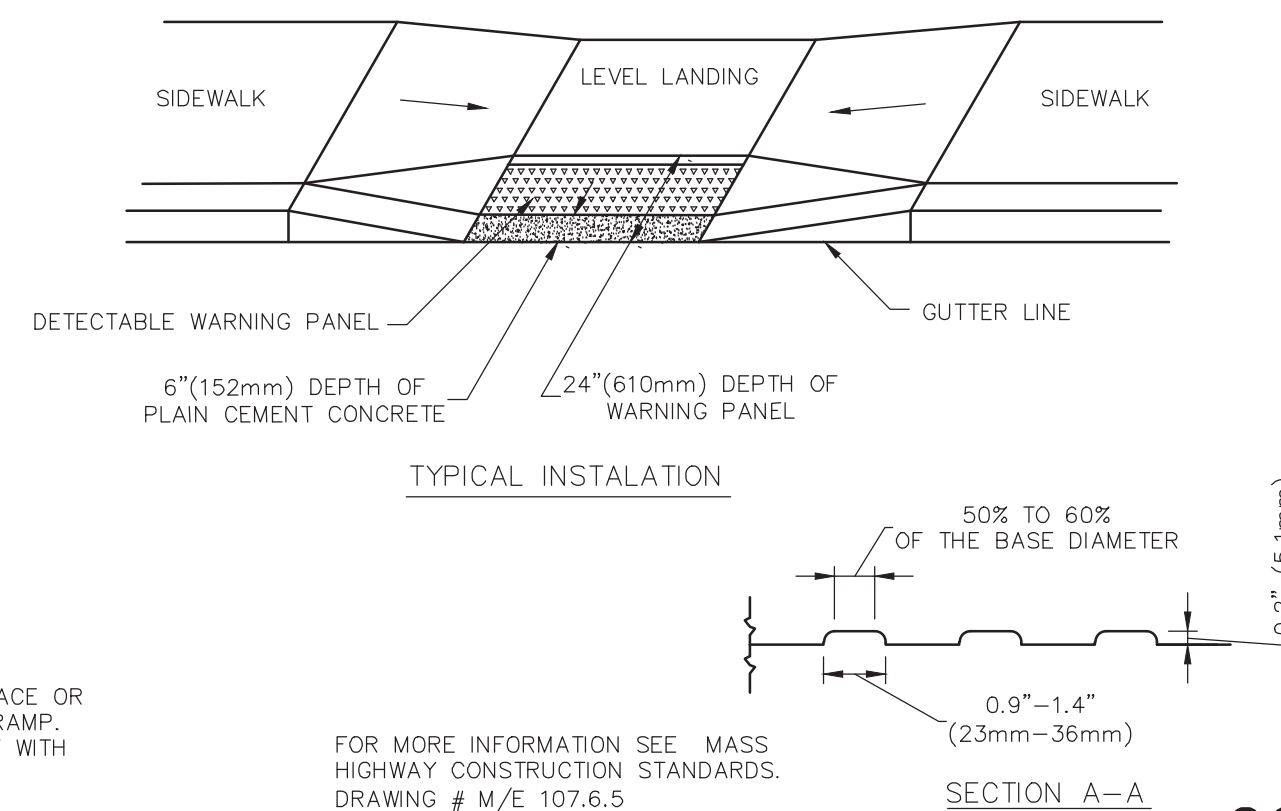
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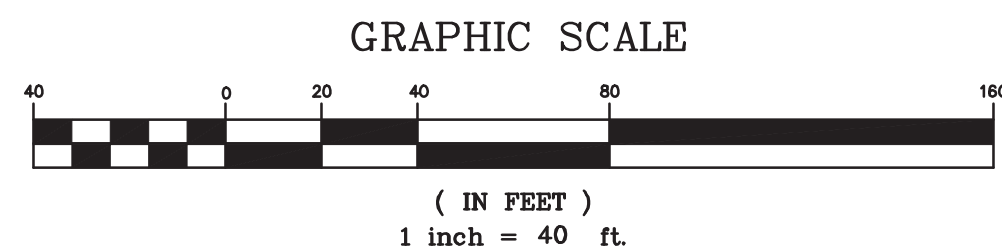
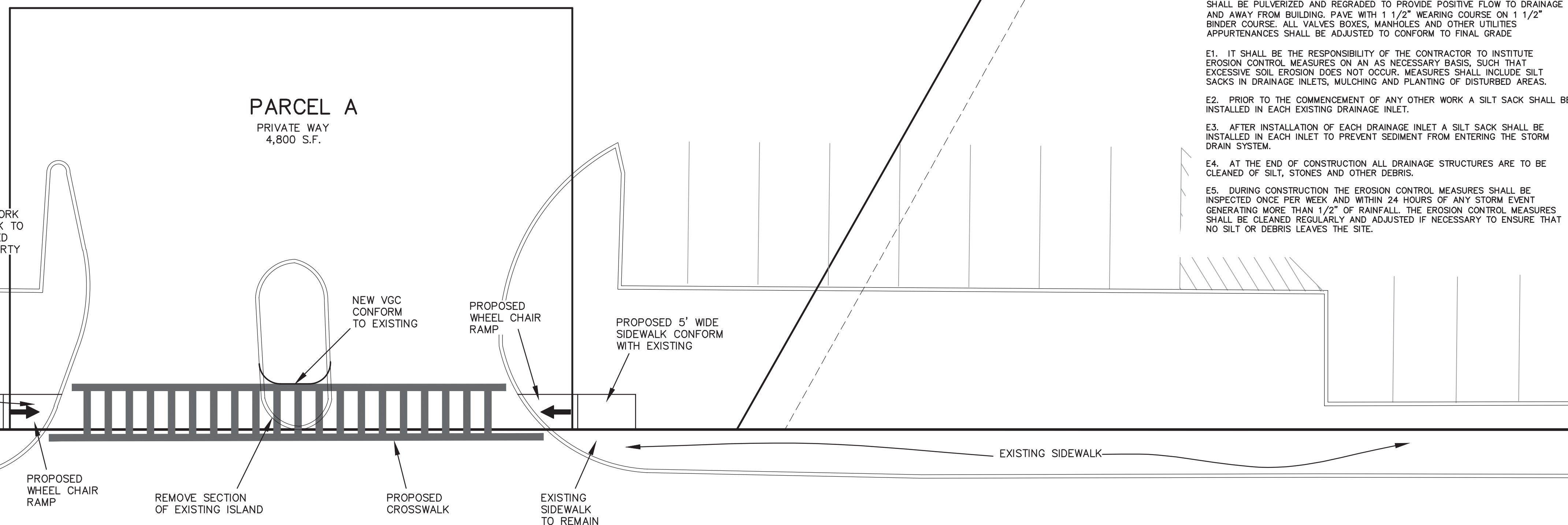
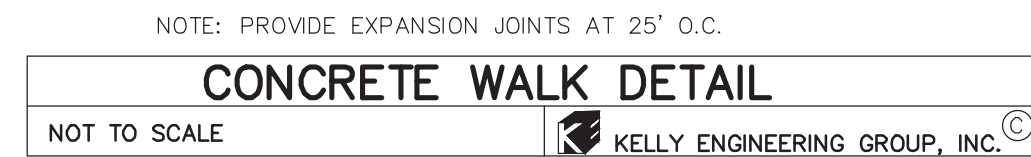
TOWN ENGINEER



NOTE: PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT



- A1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE PLANS OR INSPECTIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- A2. THE CONTRACTOR SHALL NOTIFY THE TOWN OF HANOVER DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- A3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- A4. ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE TOWN OF HANOVER.
- C1. WALKS SHALL BE 4" THICK AND SHALL BE CONSTRUCTED ON 6" OF CORNER BANK GRAVEL. CONCRETE FOR WALKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI. WALKS SHALL BE REINFORCED WITH WMM # 6 W1.4/W1.4 CONFORMING TO ASTM A184.
- C2. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.0.31, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER. SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACE SHALL BE WET DURING ROLL TO GIVE THE MATERIAL ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL. PULVERIZED MATERIAL MAY BE USED AS BASE MATERIAL PROVIDING IT MEETS THIS SPECIFICATIONS. AREAS TO BE REPAVED SHALL BE REPAVED IMMEDIATELY TO PROVIDE POSITIVE FLOW TO DRAINAGE AND AWAY FROM BUILDING. PAVE WITH 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE. ALL VALVES BOXES, MANHOLES AND OTHER UTILITIES APPURTENANCES SHALL BE ADJUSTED TO CONFORM TO FINAL GRADE.
- E1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EROSION, GULLING, EROSION, OR OTHER DAMAGE TO THE EROSION CONTROL SILT SACKS IN DRAINAGE INLETS, MULCHING AND PLANTING OF DISTURBED AREAS.
- E2. PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- E3. AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- E4. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- E5. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAVED OR ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.



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COMMONWEALTH OF MASSACHUSETTS
DAVID NOEL KELLY
CIVIL
NO. 37942
REGISTERED
PROFESSIONAL ENGINEER

Digitally signed by
Noel Kelly P.E.
DN: cn=David Noel
P.E., o=Kelly Engi-
neering Group, Inc.,
email=cityofkelly@k-
engineeringgroup.com,
date=2022.06.20 11:
04:00

SHEET NO. 4