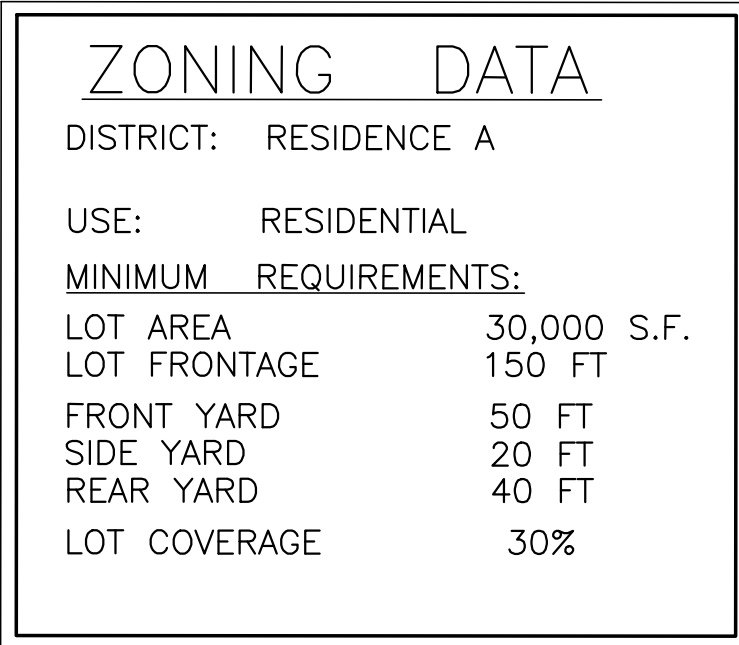




<u>ROADWAY DATA</u>	
"MINOR STREET"	
RIGHT OF WAY	50'
PAVEMENT WIDTH	26'
VERTICAL GRANITE CURB	5"
SIDEWALK WIDTH	4'
MIN. SIGHT DISTANCE	200'
MAX. GRADE	8%
MIN. GRADE	0.5%
MIN. CENTERLINE RADIUS	150'
MAX. STREET LENGTH	1000'
TURNAROUND DIAMETER	130'

TOTAL LENGTH OF ROADWAY = 264.64'
(MEASURED FROM PROPERTYLINE AT RIGHT OF WAY TO CENTER
OF RIGHT OF WAY RADIUS ALONG CENTERLINE)

1. SECTION I.V.A.2.E. ALIGNMENT- SPECIFICALLY TO REDUCE THE INTERSECTION CURB RADIUS FROM 40 FT TO 25 FT AT THE ENTRANCE AND 20 FT AT THE HAMMER-HEAD.
2. SECTION I.V.A.3.A. WIDTH - MINIMUM RIGHT OF WAY FOR MINOR STREETS FROM 50 FEET TO 40 FEET.
3. SECTION I.V.A.5.B. DEAD-END STREETS- SPECIFICALLY TO REDUCE OUTSIDE ROADWAY DIAMETER FROM 106 FT TO A HAMMERHEAD AND REDUCE THE WAY LINE DIAMETER FROM 130 FT TO 110 FT.
4. SECTION I.V.A.5.C&D DEAD-END STREETS- SPECIFICALLY LOCATE TO ELIMINATE THE CENTRAL CIRCULAR ISLAND
5. SECTION I.V.A.5.D. DEAD-END STREETS- SPECIFICALLY LOCATE THE CENTER OF TURN-AROUND OFF OF THE EXTENDED CENTERLINE.
6. SECTION V.A.1. ROADWAYS- SPECIFICALLY TO REDUCE THE MINIMUM WIDTH OF ROADWAY PAVEMENT FOR A MINOR STREET FROM 26 FT TO 24 FT.
7. SECTION V.B.1&2. CURBS - SPECIFICALLY TO ELIMINATE GRANITE CURB TO MATCH EXISTING ROADWAY.
8. SECTION V.C.1-5 SIDEWALKS- SPECIFICALLY TO ELIMINATE SIDEWALKS AS REQUIRED.

FOR REGISTRY USE ONLY

ASSESSOR PARCEL 67-11
THE HANOVER HOUSE HOTEL
NOMINEE TRUST
OF MASSACHUSETTS
1337 MASS AVE, SUITE 111
ARLINGTON, MA 02476
DEED BOOK 21772 PAGE 43

1. PLAN BOOK 7 PAGE 506
2. PLAN #83 OF 1959
3. PLAN #111 OF 1964

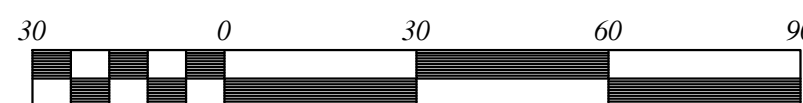
1. DEED BOOK 2038 PAGE 149

ASSESSOR PARCEL 68-10
THOMAS J DOHERTY
1337 MASS AVE, SUITE 111
ARLINGTON, MA 02476
DEED BOOK 17607 PAGE 118

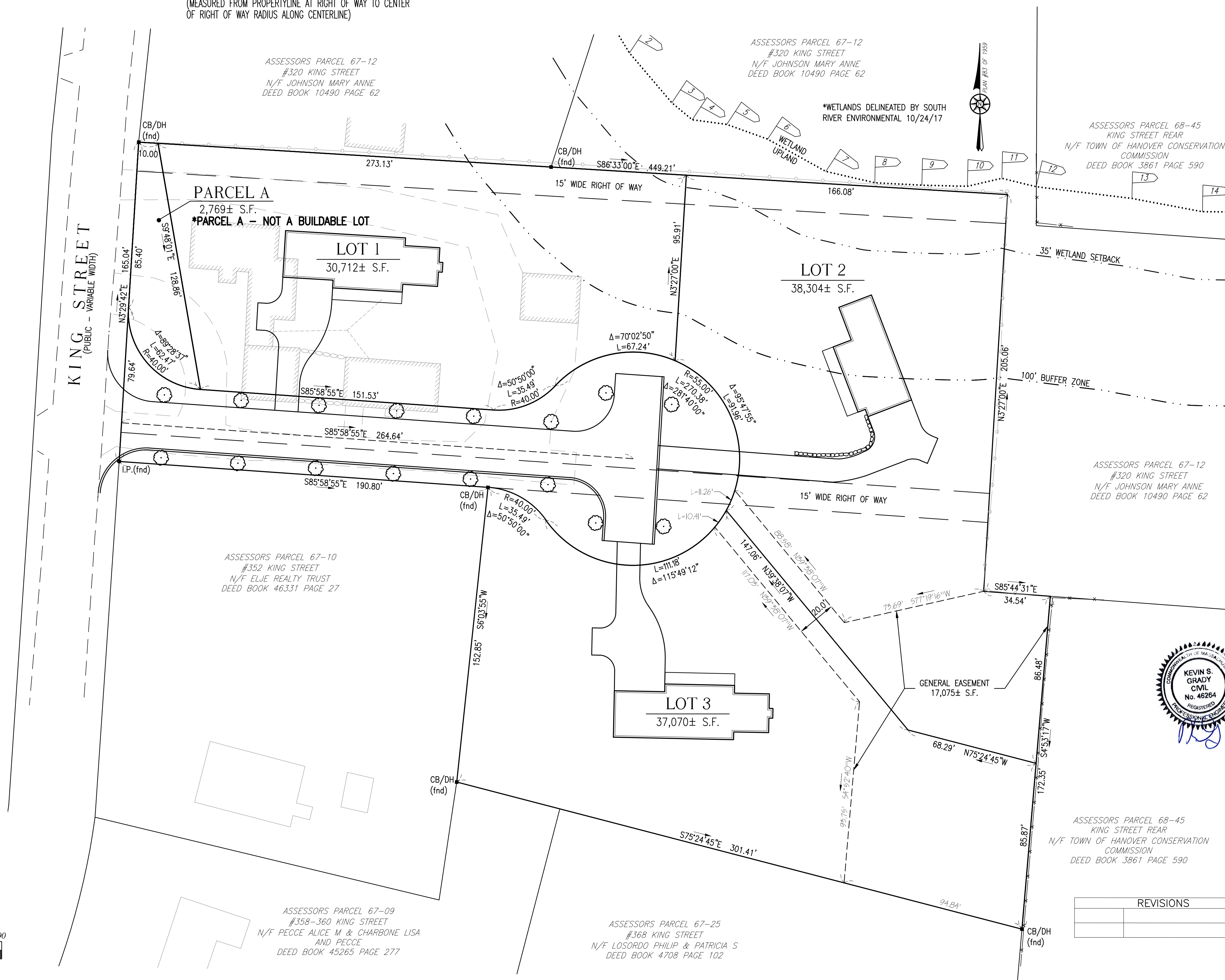
NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS, THE TOWN OF HANOVER ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. IN NOVEMBER 2017.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL OCTOBER 24, 2017 AND LOCATED BY GRADY CONSULTING.
5. SUBJECT SITE IS LOCATED IN THE RESIDENCE A ZONING DISTRICT.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN A ZONE X OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 250266 0182J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. IS NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

SHEET INDEX	
SHEET 1	TITLE & INDEX SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	LOTTING
SHEET 4	PLAN & PROFILE
SHEET 5	GRADING, EROSION CONTROL & UTILITY PLAN
SHEET 6	DRAINAGE & SEPTIC PLAN
SHEET 7	DRAINAGE PRE-DEVELOPMENT
SHEET 8	DRAINAGE POST-DEVELOPMENT
SHEET 9	DETAILS DRAINAGE
SHEET 10	DETAILS



Scale 1" = 30'



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FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

THIS APPROVAL IS SUBJECT TO A COVENANT
DULY EXECUTED DATED THE ____ DAY OF
_____, 2022, RUNNING WITH THE LAND
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THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE
HANOVER PLANNING BOARD CERTIFICATE OF
ACTION DATED _____ FILED WITH THE
HANOVER TOWN CLERK ON _____
AND HEREWITHE RECORDED AS PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF HANOVER

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TIMOTHY BENNETT P.L.S. #36856 DATE 6/2/2011

DEFINITIVE SUBDIVISION PLAN
"HANOVER HOUSE WAY"
(#334 KING STREET)
 ASSESSORS LOTS 67-11 & 68-10
HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
1122 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

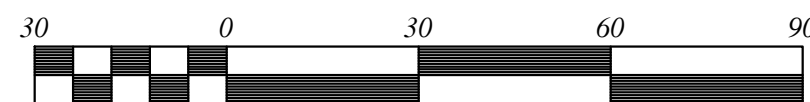
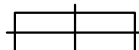
JUNE 2, 2022
SCALE: AS SHOWN
JOB No. 21-407



GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	CONTOUR
	EDGE OF PAVEMENT
	FENCE
	FENCE
	FENCE
	WATER LINE
	ELECTRIC LINE
	ELECTRIC LINE
	GAS LINE
	SEWER LINE
	DRAIN LINE
	WETLAND LINE
	TEST HOLE



Scale 1" = 30'

FOR REGISTRY USE ONLY

HANOVER PLANNING BOARD

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HANOVER TOWN CLERK

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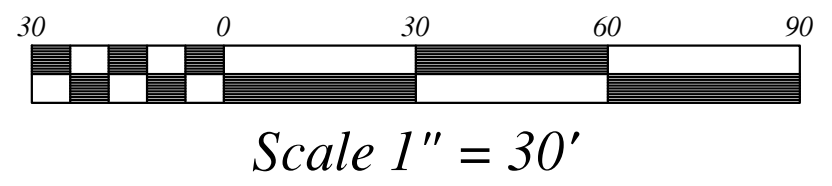
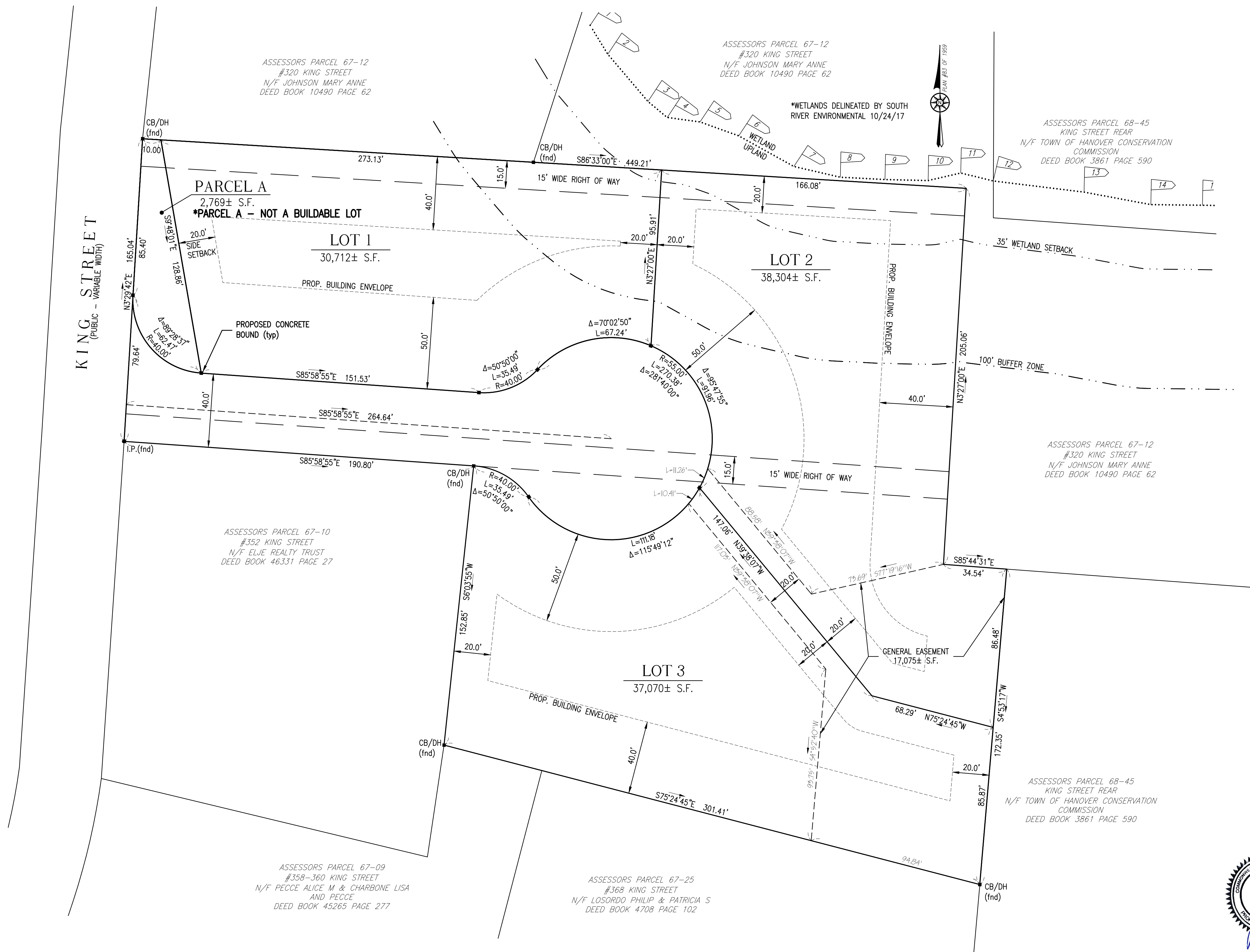
TIMOTHY BENNETT P.L.S. #36856
6/2/22
DATE

DEFINITIVE SUBDIVISION PLAN
"HANOVER HOUSE WAY"
(#334 KING STREET)
ASSESSORS LOTS 67-11 & 68-10
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PREPARED FOR:
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1122 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

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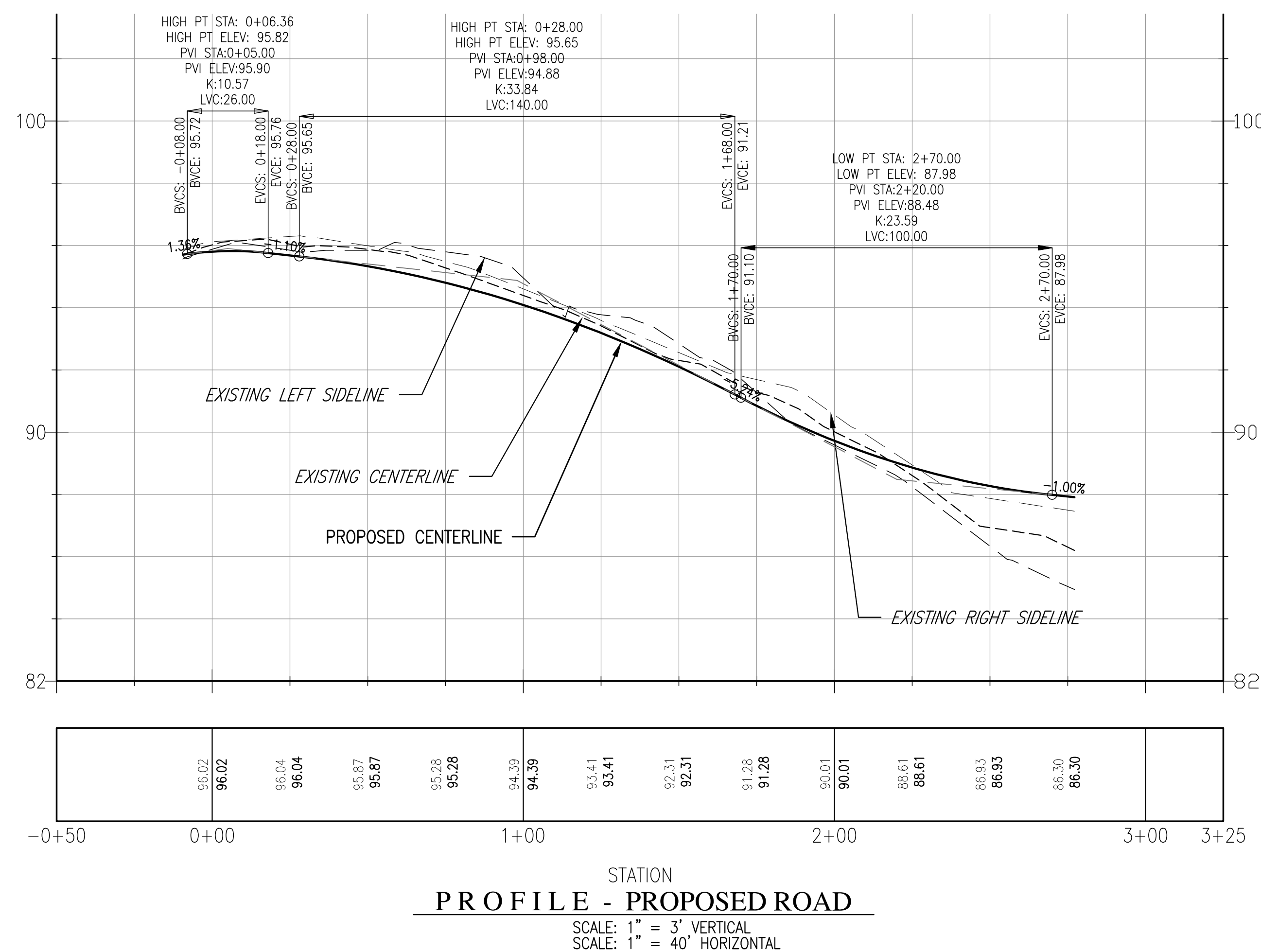
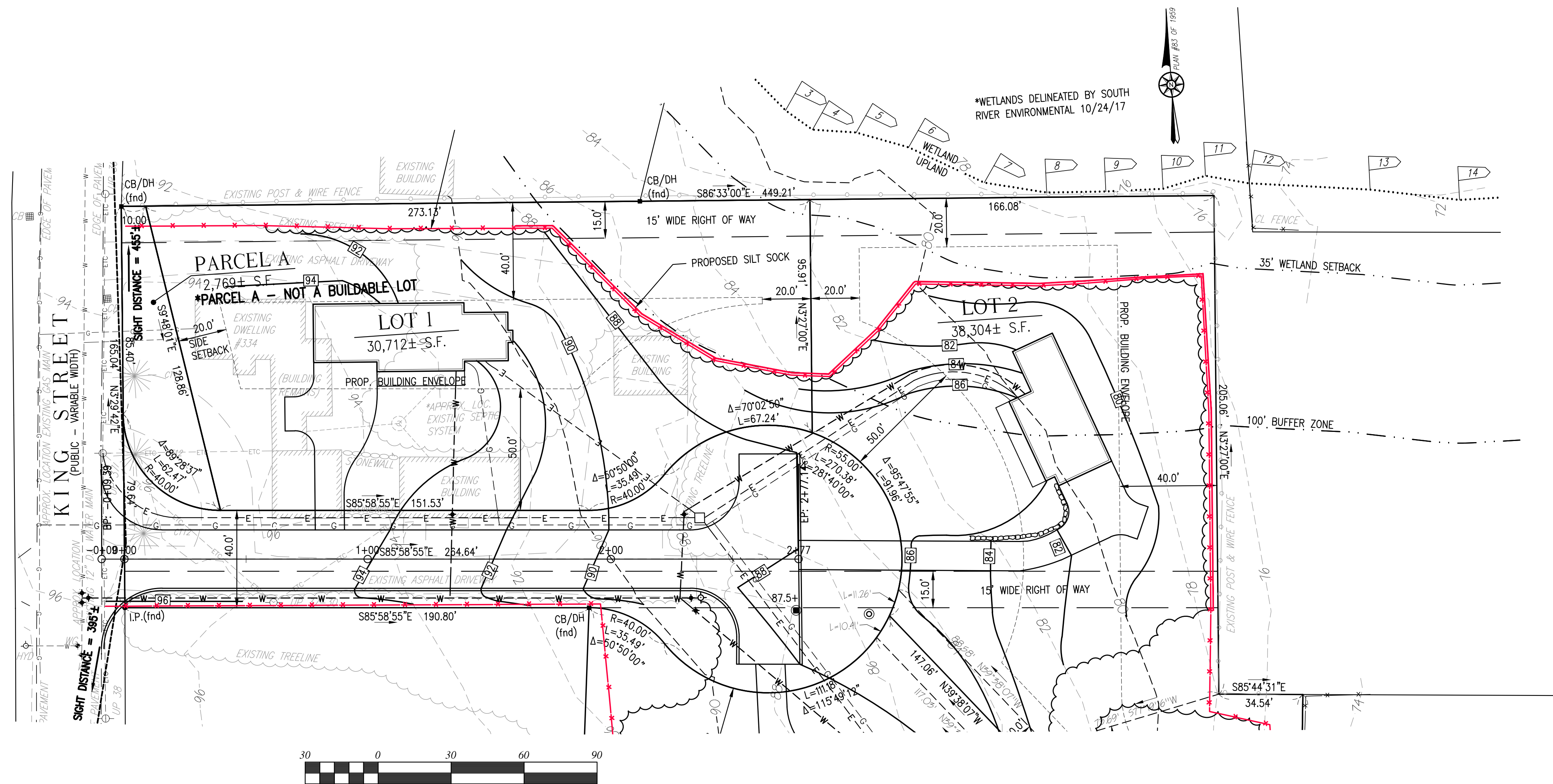

TIMOTHY R. BENNETT
No. 36856
REGISTERED PROFESSIONAL LAND SURVEYOR
6/2/22
DATE


KEVIN S. GRADY
CIVIL
No. 45264
REGISTERED PROFESSIONAL LAND SURVEYOR

DEFINITIVE SUBDIVISION PLAN
"HANOVER HOUSE WAY"
(#334 KING STREET)
ASSESSORS LOTS 67-11 & 68-10
HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
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TIMOTHY R. BENNETT P.L.S. #36856
DATE: 6/2/22

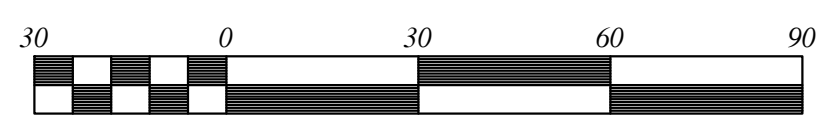


DEFINITIVE SUBDIVISION PLAN "HANOVER HOUSE WAY" (#334 KING STREET) ASSESSORS LOTS 67-11 & 68-10 HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
1122 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

JUNE 2, 2022
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TIMOTHY BENNETT P.L.S. #36856 DATE 6/2/20

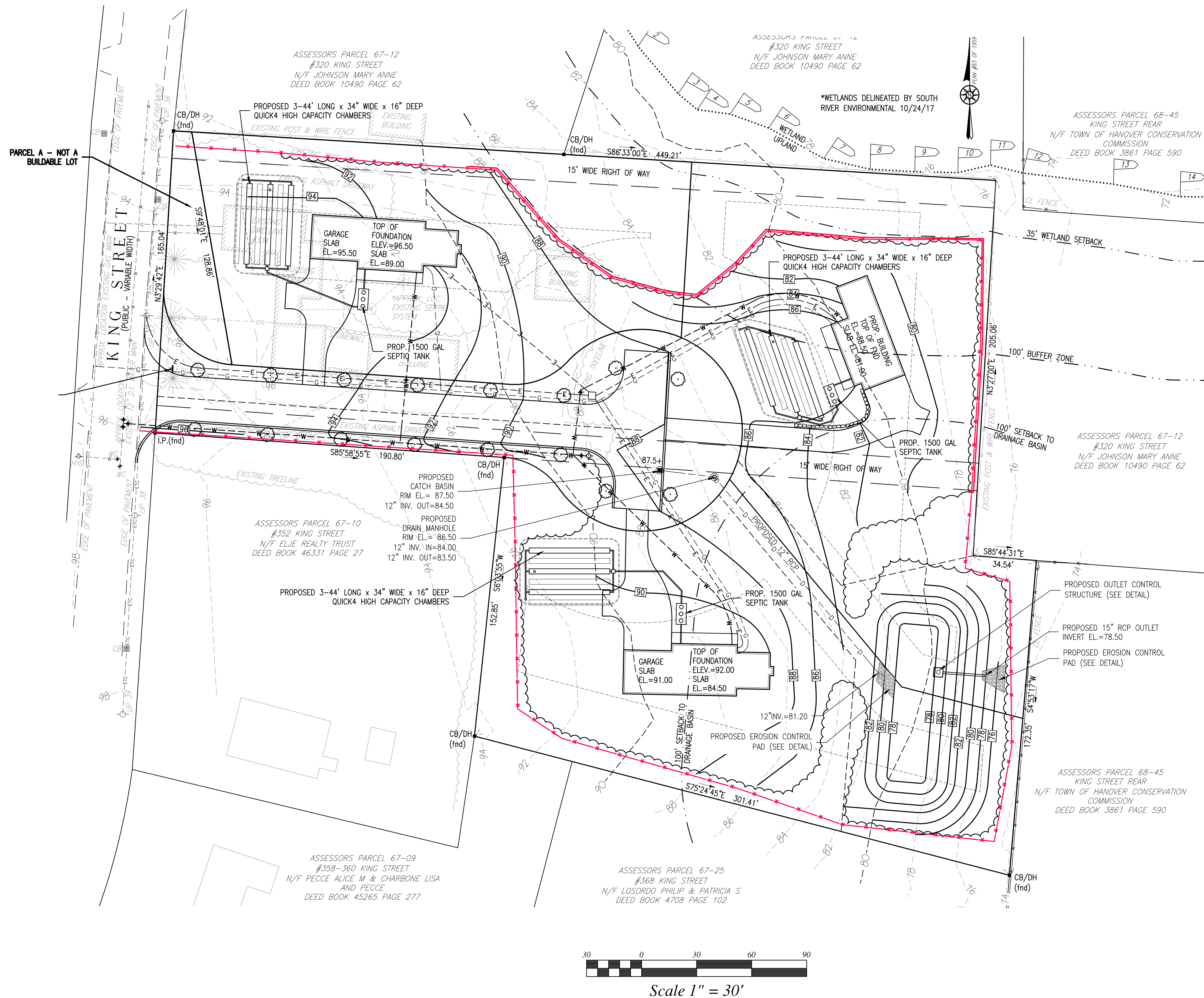
DEFINITIVE SUBDIVISION PLAN
"HANOVER HOUSE WAY"
(#334 KING STREET)
 ASSESSORS LOTS 67-11 & 68-10
HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
1122 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

JUNE 2, 2022
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 **GRADY CONSULTING, L.L.C.**
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
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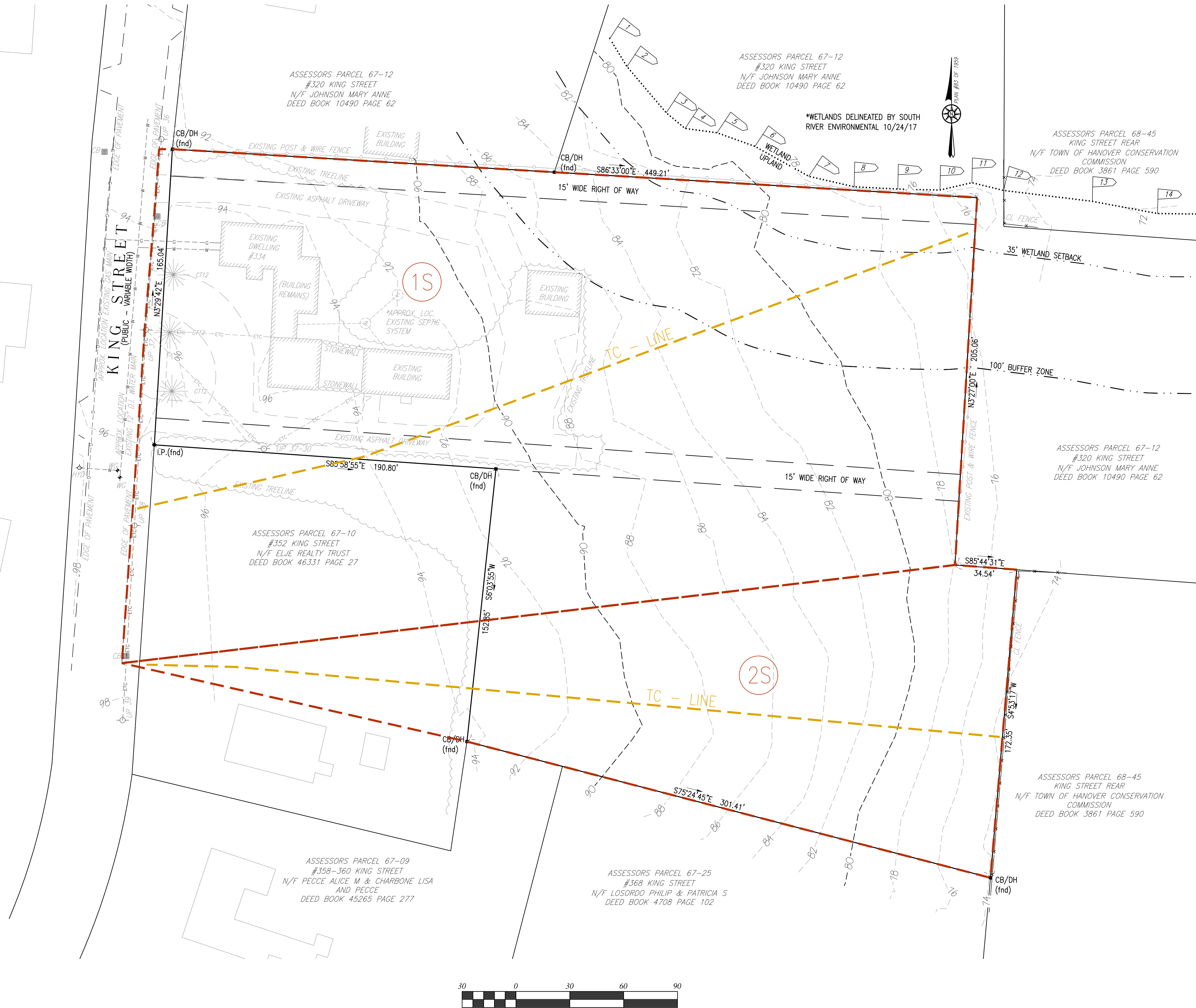
DEFINITIVE SUBDIVISION PLAN "HANOVER HOUSE WAY" (#334 KING STREET) ASSESSORS LOTS 67-11 & 68-10 HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
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ARLINGTON MA 02476

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DRAINAGE & SEPTIC



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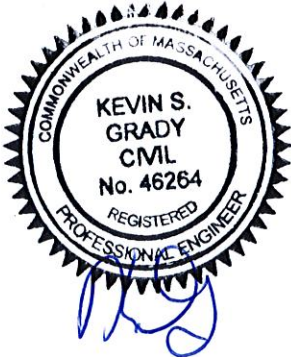

TIMOTHY BENNETT P.L.S. #36856 DATE 6/2/22

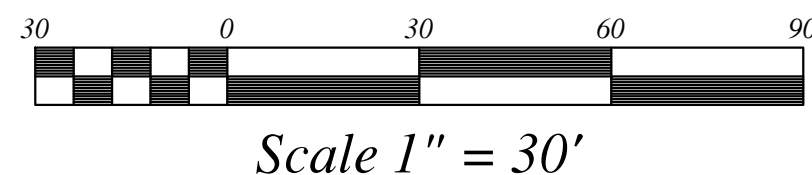
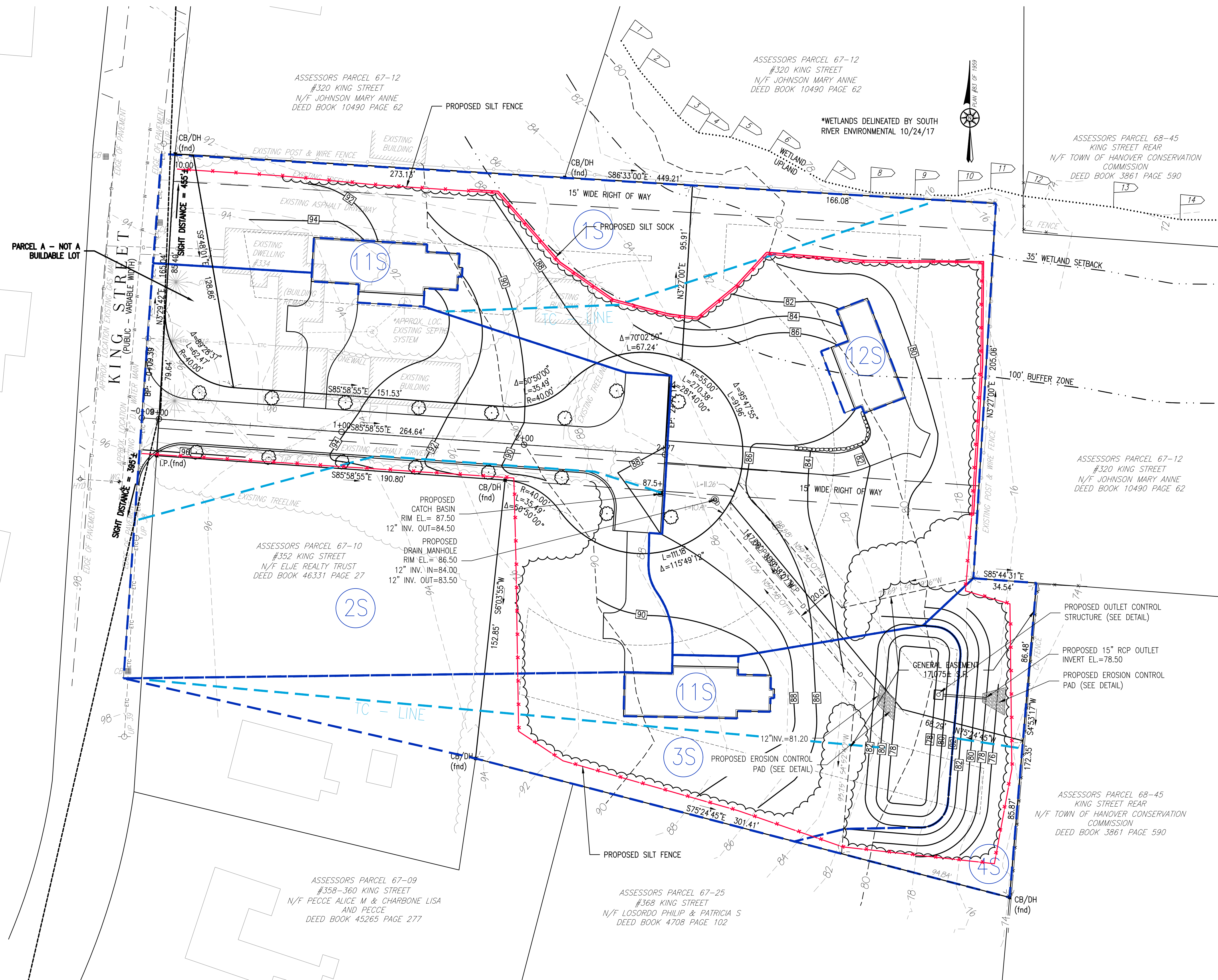
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ASSESSORS LOTS 67-11 & 68-10
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TIMOTHY R. BENNETT P.L.S. #36856
DATE 6/2/22

DEFINITIVE SUBDIVISION PLAN "HANOVER HOUSE WAY" (#334 KING STREET) ASSESSORS LOTS 67-11 & 68-10 HANOVER, MASSACHUSETTS

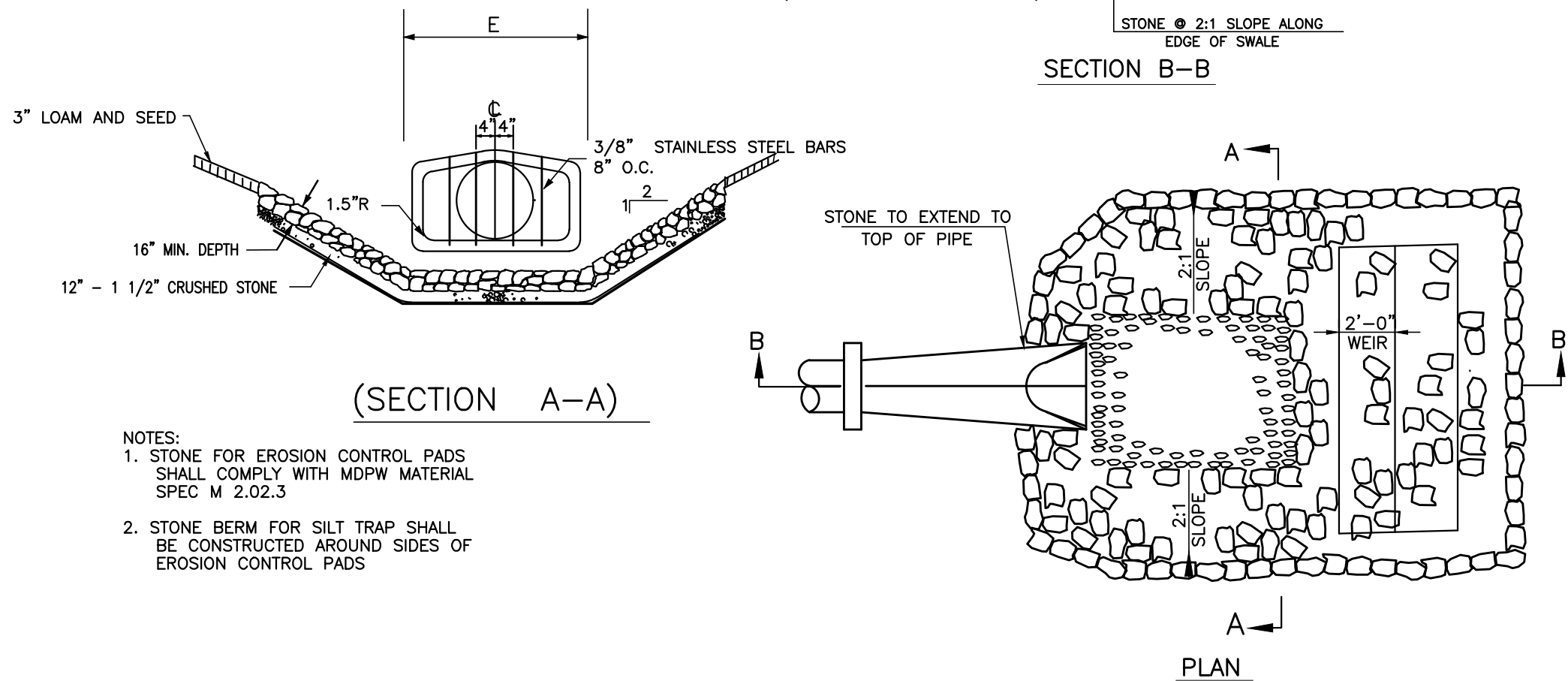
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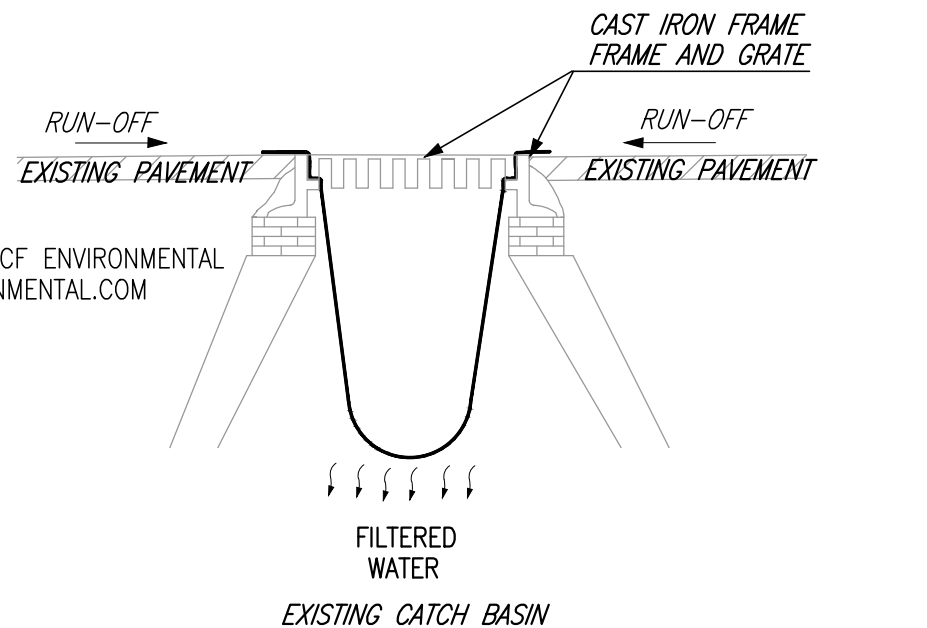


PIPE DIA.	12"	15"	18"	24"
A	10'-0"	12'-6"	15'-0"	20'-0"
B	7'-6"	9'-6"	11'-3"	15'-0"
C	2'-6"	3'-0"	3'-9"	5'-0"
D	3'-0"	4'-0"	4'-6"	6'-0"
E	4'-0"	5'-0"	6'-0"	8'-0"



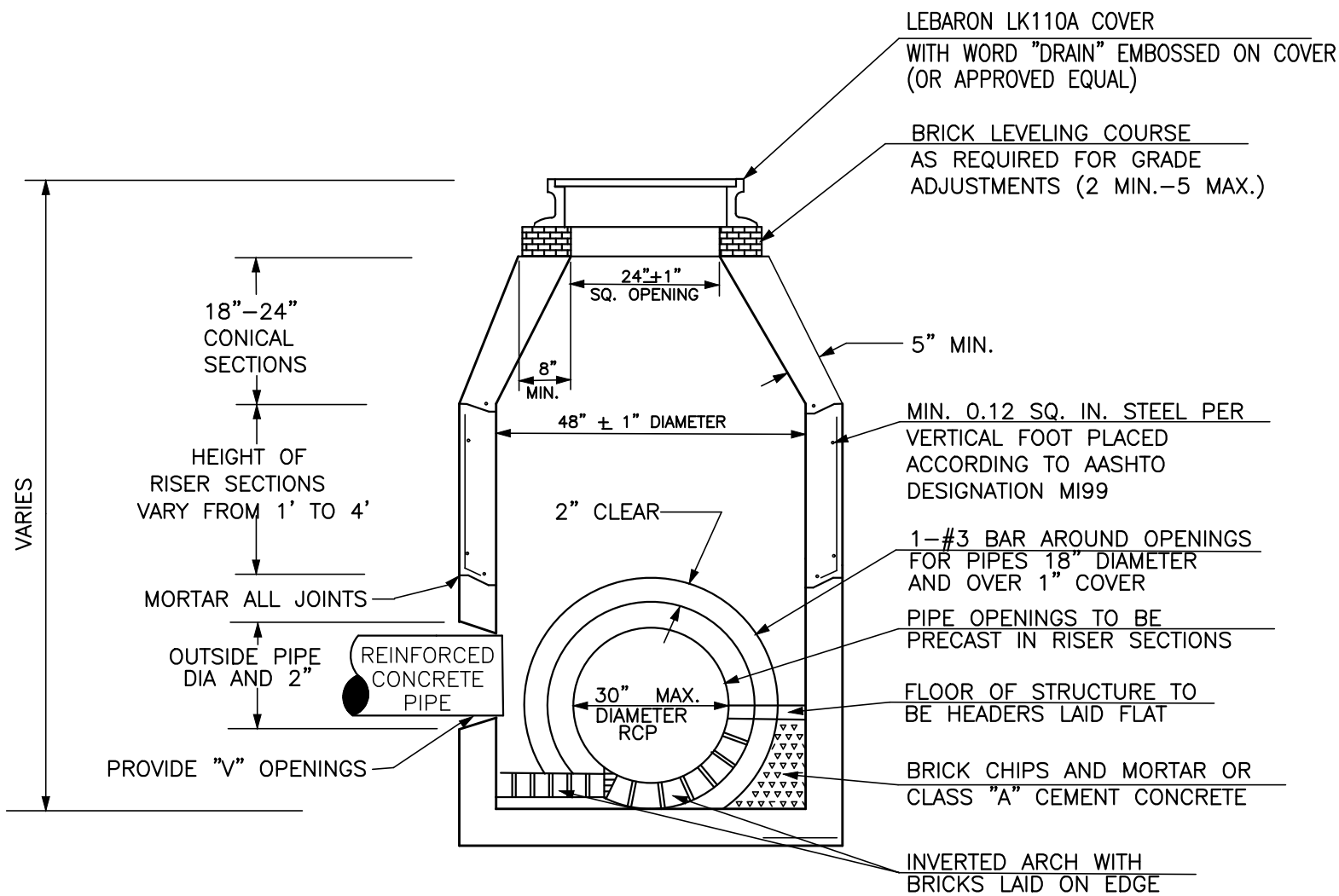
DETAIL - SILT TRAP EROSION CONTROL PAD
(NOT TO SCALE)

SILTSACKS AS MANUFACTURED BY ACF ENVIRONMENTAL
(800-448-3636) WWW.ACFENVIRONMENTAL.COM
CATALOG NUMBER SILT02X02

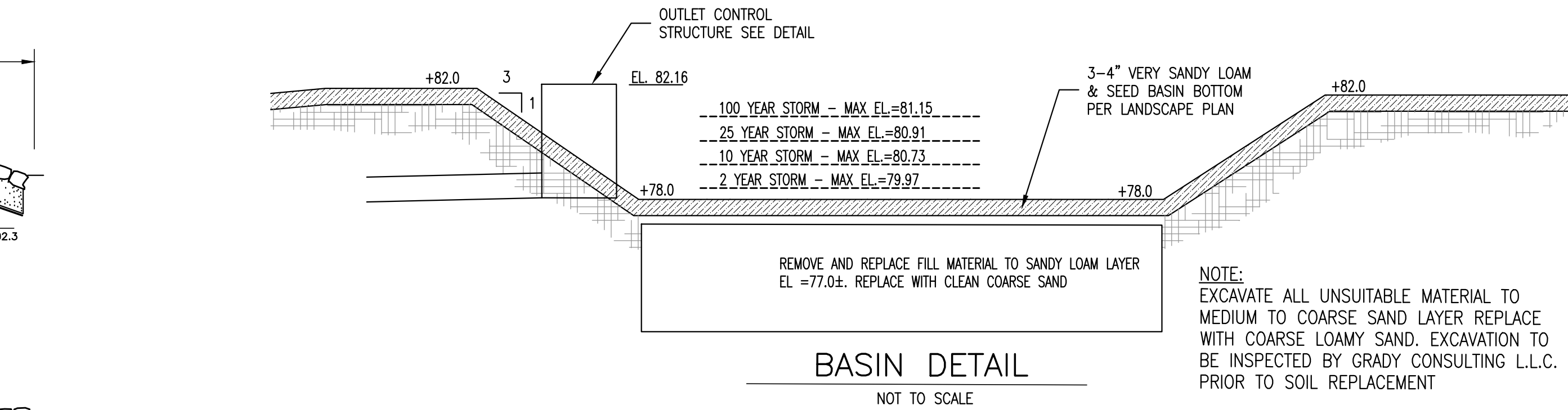


NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED
WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY.

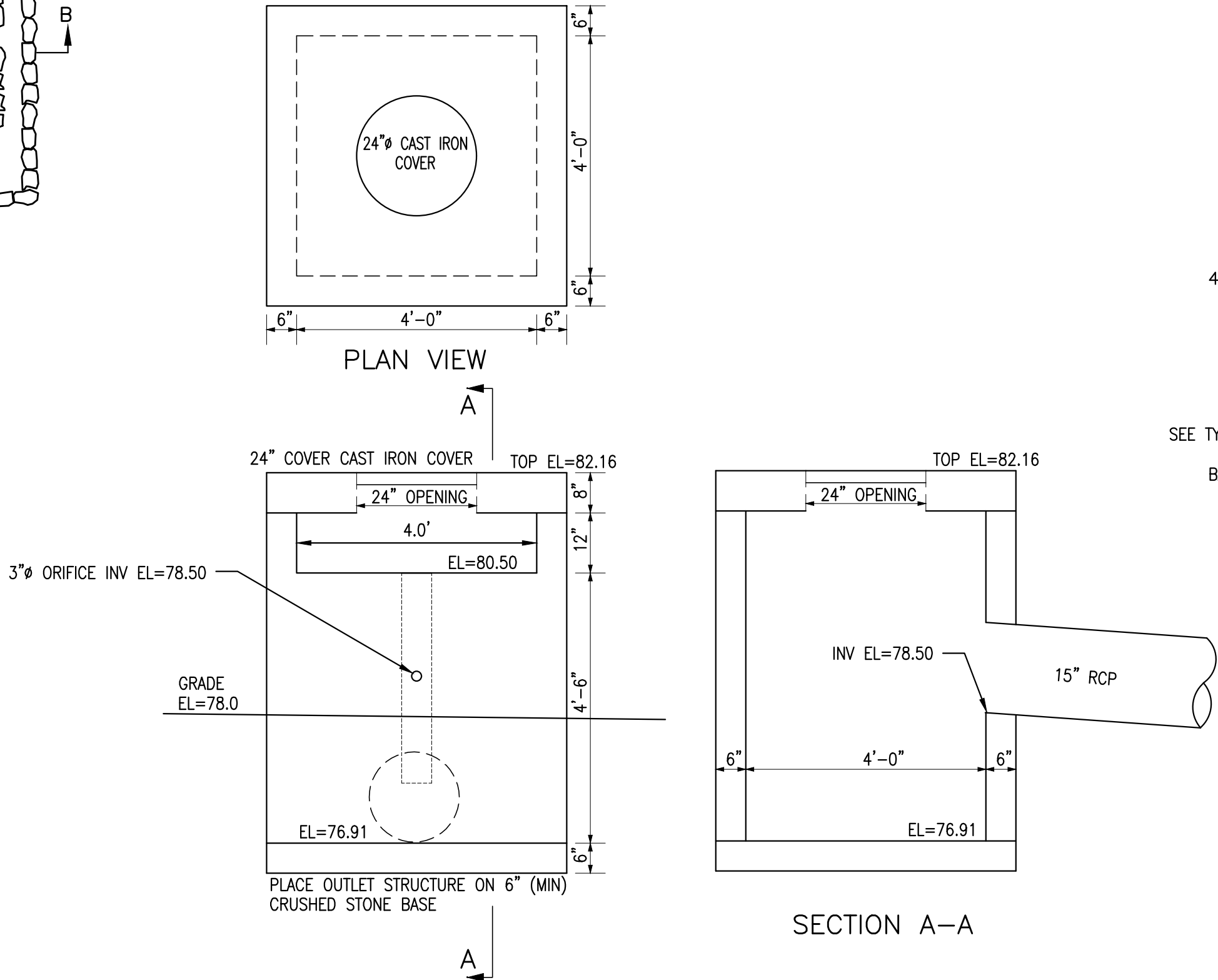
SILT SACK
(NOT TO SCALE)



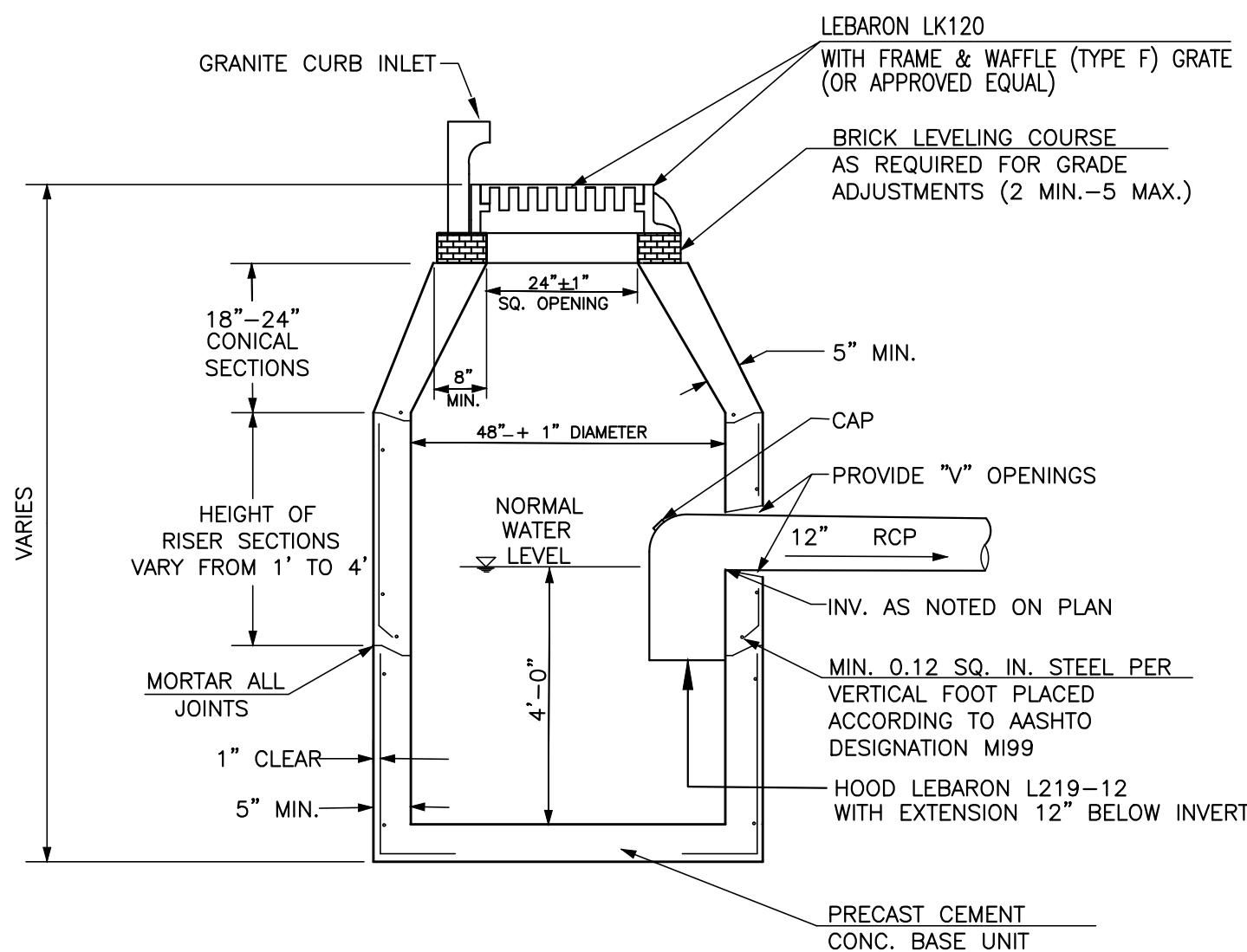
PRECAST CONCRETE MANHOLE
(NOT TO SCALE)



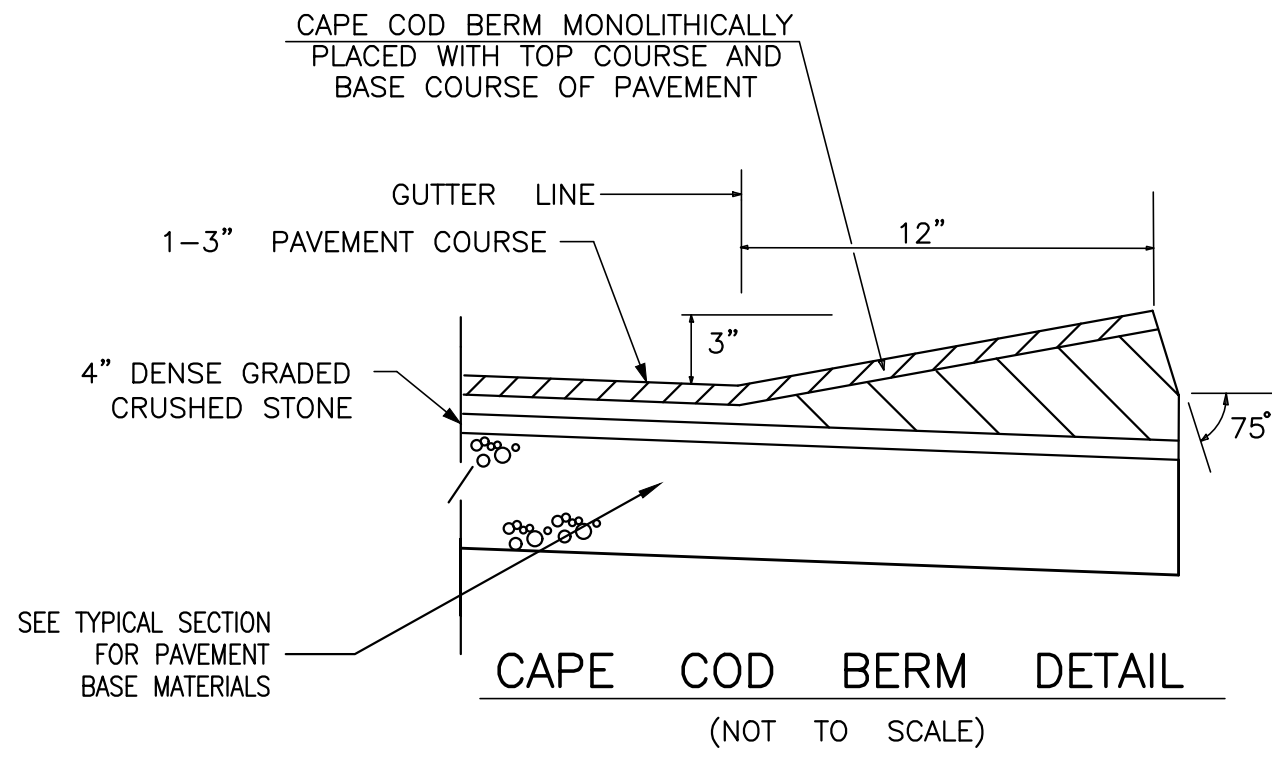
BASIN DETAIL
(NOT TO SCALE)



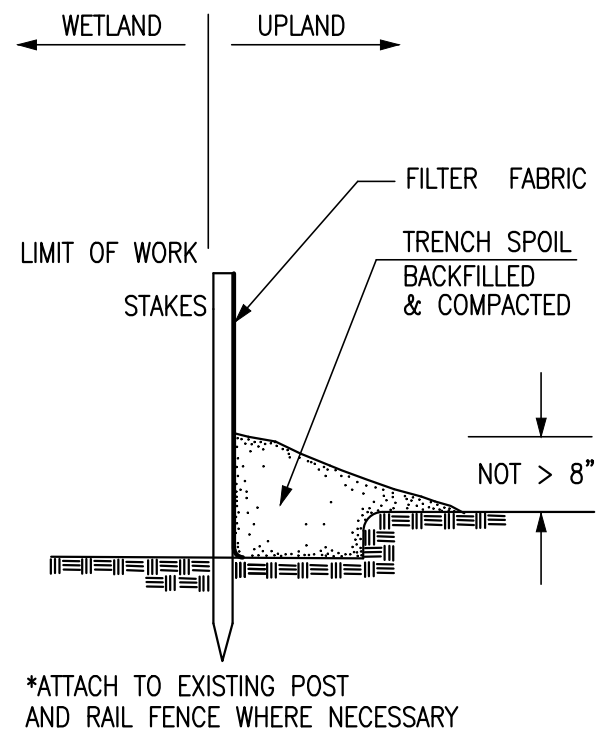
OUTLET CONTROL STRUCTURE BASIN
(NOT TO SCALE)



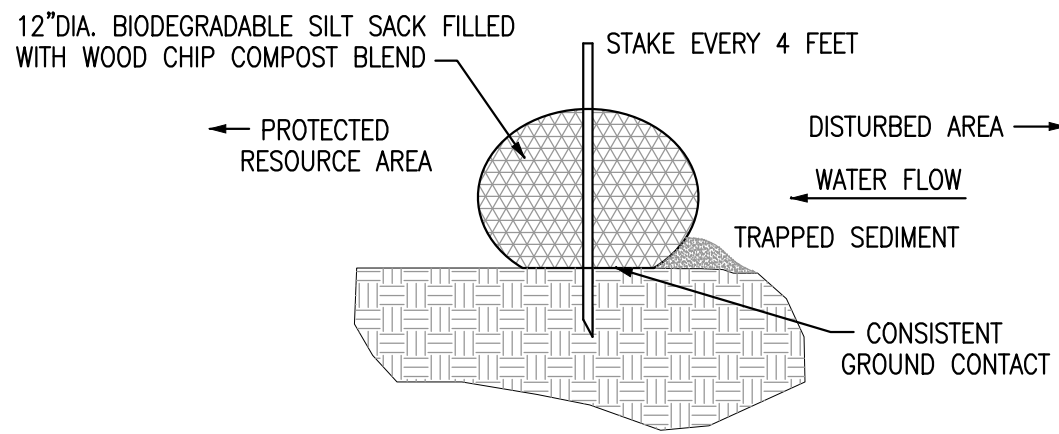
PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)



SILT FENCE
(NOT TO SCALE)



SILT SACK DETAIL
(NOT TO SCALE)

FOR REGISTRY USE ONLY

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DULY EXECUTED DATED THE ____ DAY OF
_____, 2022, RUNNING WITH THE LAND
TO BE DULY RECORDED BY OR FOR THE
OWNER OF THE RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE
HANOVER PLANNING BOARD CERTIFICATE OF
ACTION DATED _____ FILED WITH THE
HANOVER TOWN CLERK ON _____
AND HEREWITH RECORDED AS PART OF THIS PLAN.

HANOVER TOWN CLERK

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN
TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY
STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF HANOVER

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASS.


TIMOTHY BENNETT P.L.S. #36856 DATE 6/2/22

DEFINITIVE SUBDIVISION PLAN "HANOVER HOUSE WAY" (#334 KING STREET) ASSESSORS LOTS 67-11 & 68-10 HANOVER, MASSACHUSETTS

PREPARED FOR:
JAMES F. DOHERTY
1122 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

JUNE 2, 2022
SCALE: AS SHOWN
JOB No. 21-407

 **GRADY CONSULTING, L.L.C.**
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