

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

QUINCY PLANNING BOARD DATE

Planning Board Endorsement does not reflect compliance with applicable zoning requirements. No determination of wetlands has been made or intended by Planning Board endorsement.

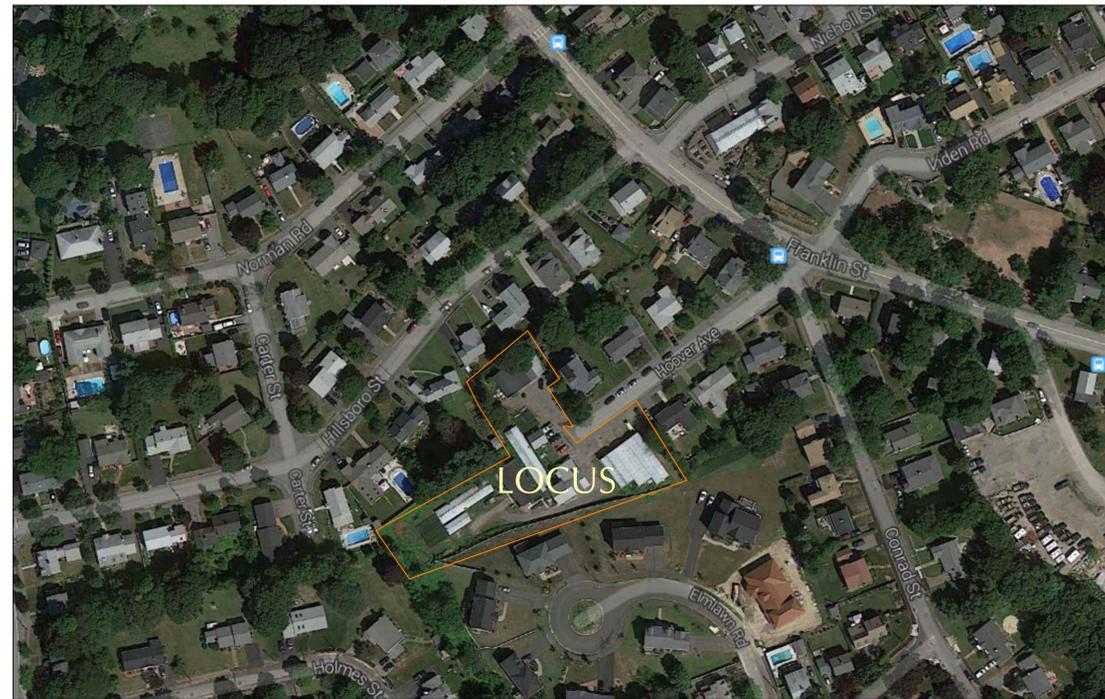
DEFINITIVE SUBDIVISION PLAN

PROPOSED 4 LOT SUBDIVISION

HOOVER AVENUE EXTENSION

QUINCY, MASSACHUSETTS

SEPTEMBER 19, 2016



LOCUS AERIAL
NTS

IMAGE FROM 2014 GOOGLE MAPS

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION AND EROSION CONTROL
- 4 PROPOSED LOT LAYOUT
- 5 GRADING
- 6 UTILITIES
- 7 PROFILE
- 8 DETAILS
- 9 DETAILS

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CITY CLERK'S SIGNATURE DATE

REVISIONS:	
No.	DATE

APPLICANT

MAIN STREET BUILDING & DESIGN
1354 HANCOCK STREET #203
QUINCY, MA 02169

ATTORNEY

CHRIS HARRINGTON
1495 HANCOCK STREET
SUITE 205
QUINCY, MA 02169

CIVIL/SURVEY

DECALLE-BURKE & ASSOCIATES, INC.
1266 FURNACE BROOK PARKWAY
SUITE 401
QUINCY, MA 02169





GENERAL NOTES:

- LOCUS ASSESSORS: MAP 3030 PLOT 44 LOT E1
MAP 3030 PLOT 52 LOT 1
- RECORD OWNER: ALMQUIST FLOWERLAND, INC.
326 FRANKLIN STREET
QUINCY, MA 02169
- DEED REFERENCE: BOOK 482 PAGE 697
BOOK 25065 PAGE 259
- PLAN REFERENCE: L.C. PLAN 37982B
BOOK 375 No. 1353
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PROJECT TITLE & LOCATION:

DEFINITIVE SUBDIVISION
HOOVER AVENUE EXTENSION
QUINCY, MA 02169

PLAN TITLE:

EXISTING CONDITIONS

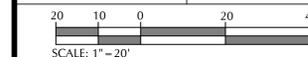
PREPARED FOR:

MAIN STREET BUILDING & DESIGN
1354 HANCOCK STREET #203
QUINCY, MA 02169

DATE: SEPTEMBER 19, 2016

REVISED:

JOB NUMBER: 14.046 SHEET 2 OF 9



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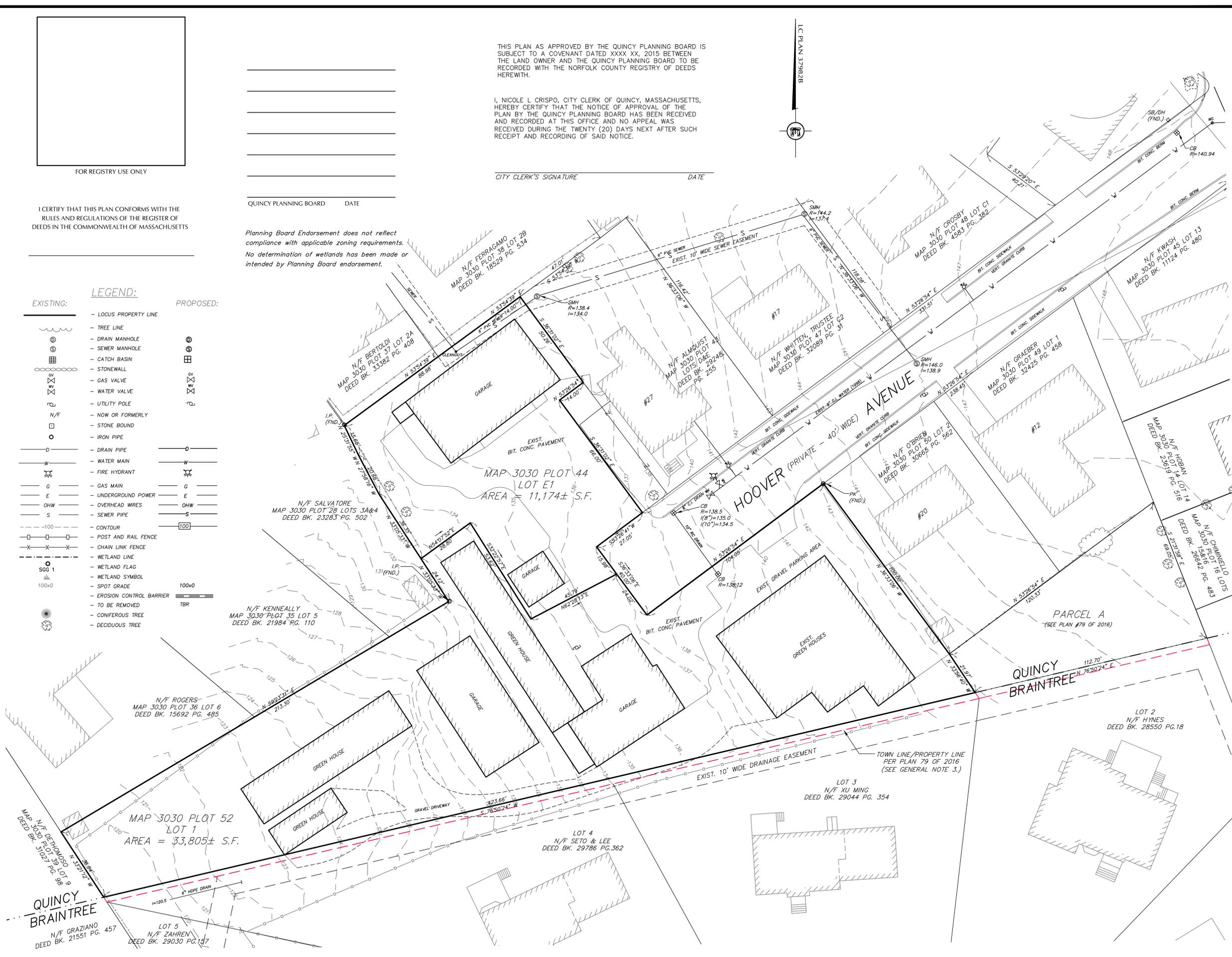
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EXISTING:	PROPOSED:



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1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

CLAUDIO SALA, PLS DATE

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PROJECT TITLE & LOCATION:

DEFINITIVE SUBDIVISION
HOOVER AVENUE EXTENSION
QUINCY, MA 02169

PLAN TITLE:

DEMOLITION & EROSION CONTROL PLAN

PREPARED FOR:

MAIN STREET BUILDING & DESIGN
1354 HANCOCK STREET #203
QUINCY, MA 02169

DATE: SEPTEMBER 19, 2016

JOB NUMBER: 14.046 SHEET 3 OF 9



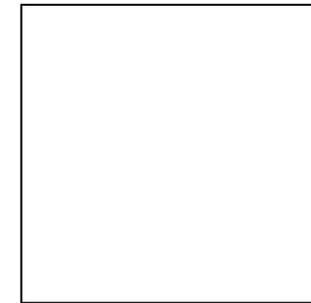
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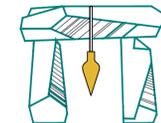
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LEGEND:

- | | | |
|------------------|---------------------------|------------------|
| EXISTING: | - LOCUS PROPERTY LINE | PROPOSED: |
| | - TREE LINE | |
| | - DRAIN MANHOLE | |
| | - SEWER MANHOLE | |
| | - CATCH BASIN | |
| | - STONEWALL | |
| | - GAS VALVE | |
| | - WATER VALVE | |
| | - UTILITY POLE | |
| | - NOW OR FORMERLY | |
| | - STONE BOUND | |
| | - IRON PIPE | |
| | - DRAIN PIPE | |
| | - WATER MAIN | |
| | - FIRE HYDRANT | |
| | - GAS MAIN | |
| | - UNDERGROUND POWER | |
| | - OVERHEAD WIRES | |
| | - SEWER PIPE | |
| | - CONTOUR 100 | |
| | - POST AND RAIL FENCE | |
| | - CHAIN LINK FENCE | |
| | - WETLAND LINE | |
| | - WETLAND FLAG | |
| | - WETLAND SYMBOL | |
| | - SPOT GRADE | |
| | - EROSION CONTROL BARRIER | |
| | - TO BE REMOVED | |
| | - CONIFEROUS TREE | |
| | - DECIDUOUS TREE | |



QUINCY BRAINTREE



CLAUDIO SALA PLS DATE

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QUINCY, MA 02169

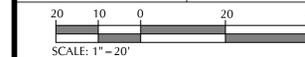
PLAN TITLE:
PROPOSED LOT LAYOUT

PREPARED FOR:
MAIN STREET BUILDING & DESIGN
1354 HANCOCK STREET #203
QUINCY, MA 02169

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REVISED:

JOB NUMBER: 14.046 SHEET 4 OF 9



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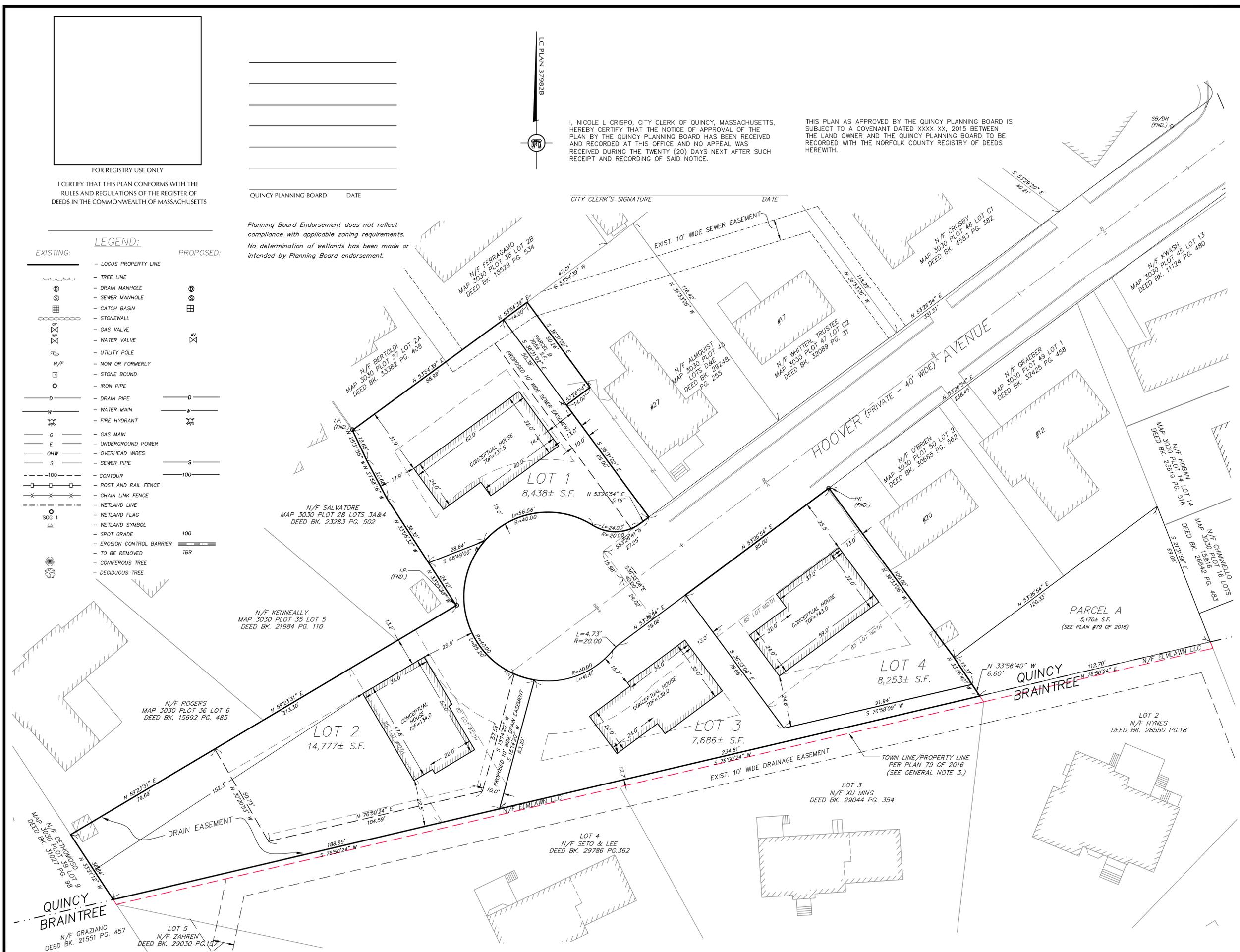
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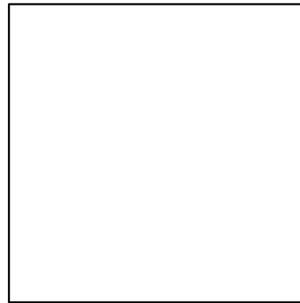
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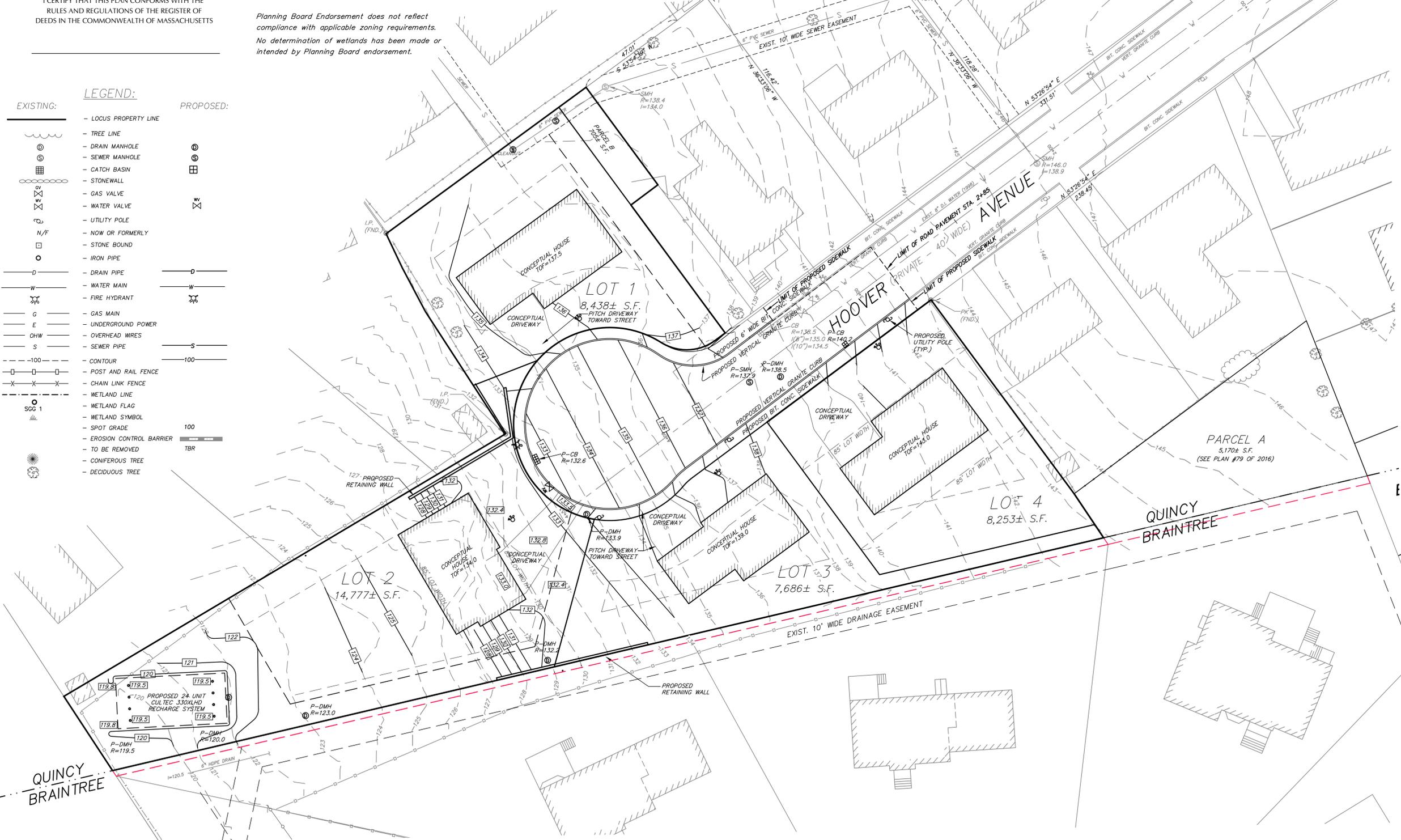
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EXISTING:	PROPOSED:



1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE DATE

- GENERAL NOTES:**
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HOOVER AVENUE EXTENSION
QUINCY, MA 02169**

PLAN TITLE:
GRADING PLAN

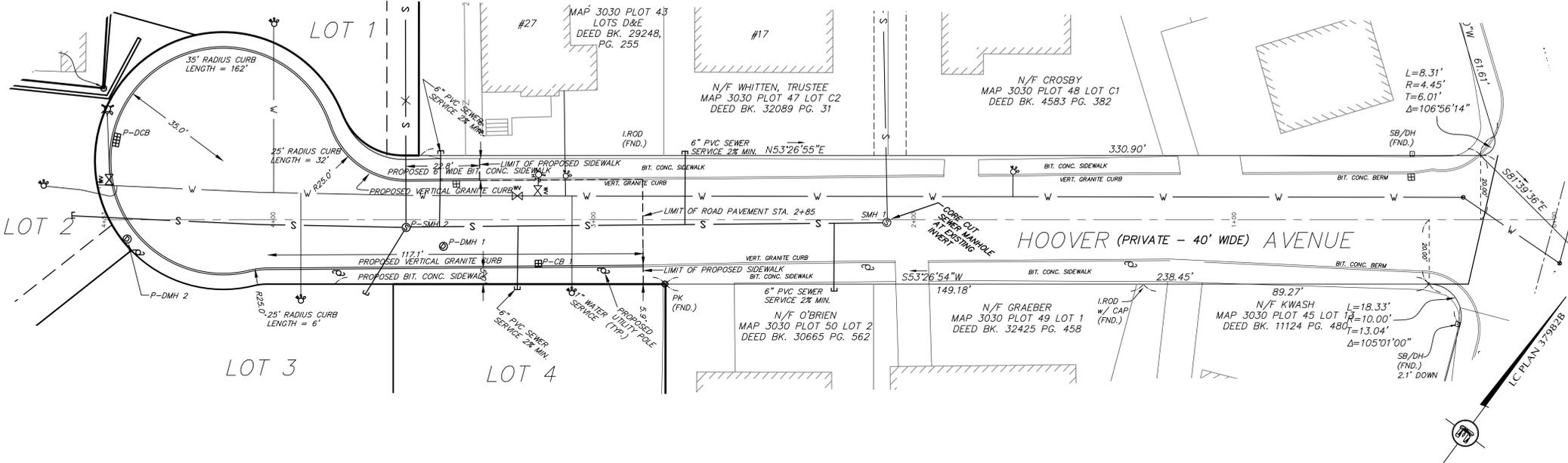
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SCALE: 1" = 20'

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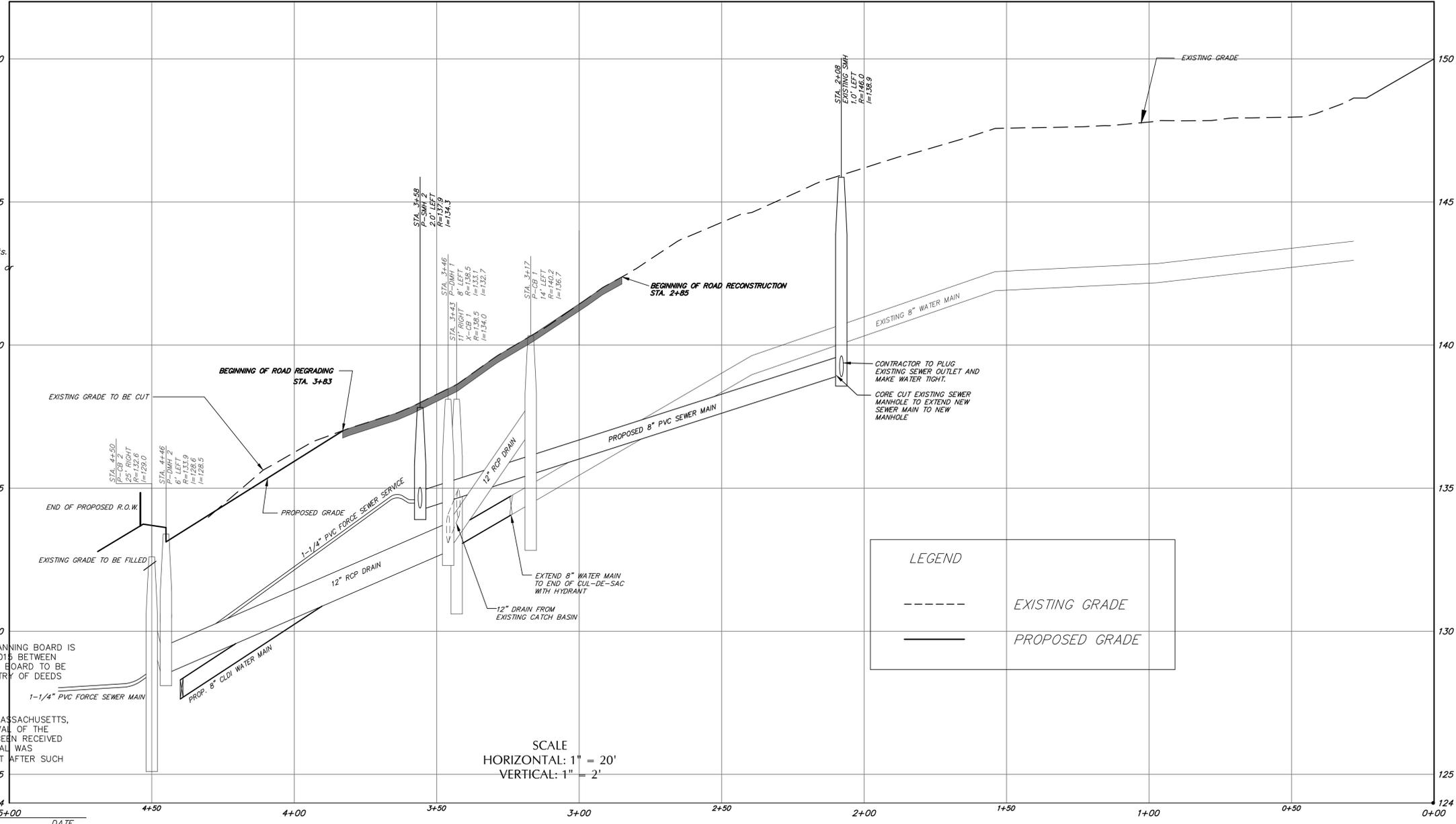


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SCALE
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VERTICAL: 1" = 2'

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QUINCY, MA 02169

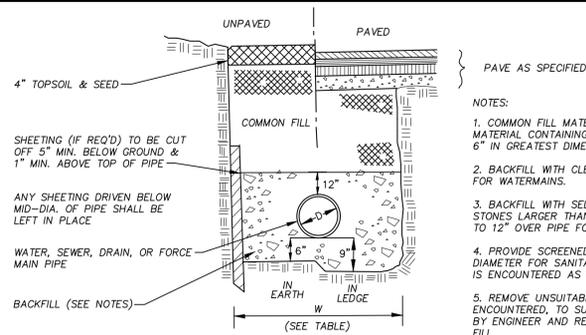
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PLAN & PROFILE

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DATE: SEPTEMBER 19, 2016
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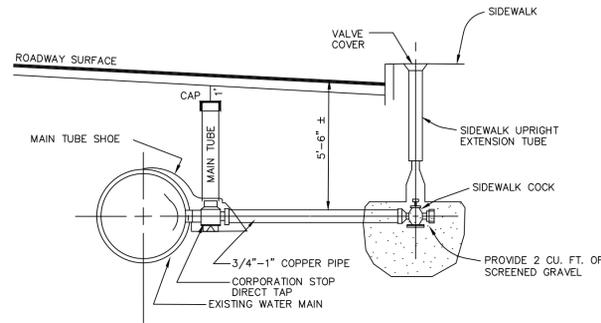


- PAVE AS SPECIFIED
- NOTES:
- COMMON FILL MATERIAL TO CONSIST OF GRANULAR MATERIAL CONTAINING NO STONES LARGER THAN 6" IN GREATEST DIMENSION.
 - BACKFILL WITH CLEAN SAND TO 12" OVER PIPE FOR WATERMAINS.
 - BACKFILL WITH SELECT MATERIAL CONTAINING NO STONES LARGER THAN 3" IN GREATEST DIMENSION TO 12" OVER PIPE FOR SEWER AND DRAIN PIPES.
 - PROVIDE SCREENED GRAVEL BEDDING TO MID PIPE DIAMETER FOR SANITARY SEWERS AND WHERE GROUNDWATER IS ENCOUNTERED AS DIRECTED BY THE ENGINEER.
 - REMOVE UNSUITABLE MATERIAL BELOW GRADE IF ENCOUNTERED, TO SUITABLE DEPTHS AS DIRECTED BY ENGINEER AND REPLACE WITH CLEAN GRANULAR FILL.

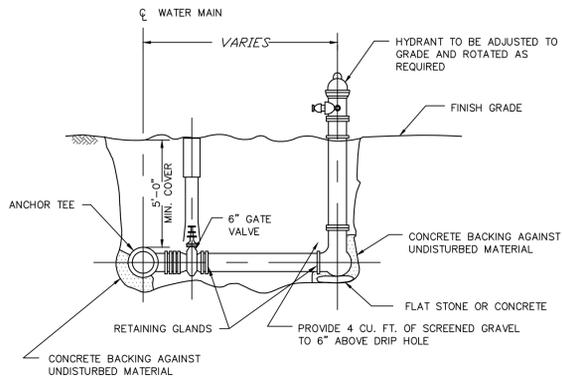
TRENCH WIDTH		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

- NOTES:
- ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

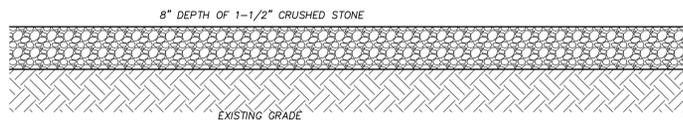
TYPICAL TRENCH SECTIONS
NOT TO SCALE



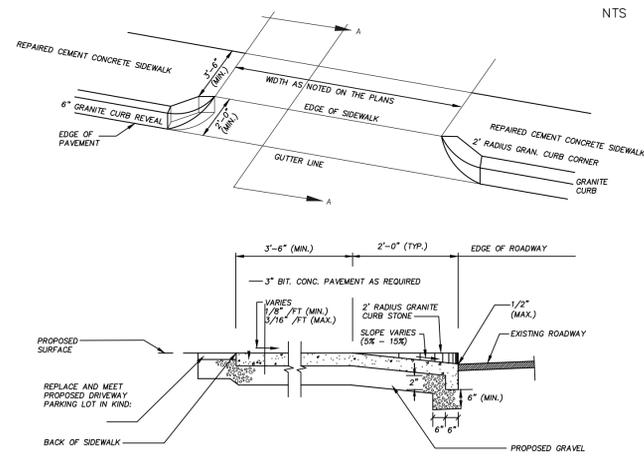
3/4"-1" WATER SERVICE
N.T.S.



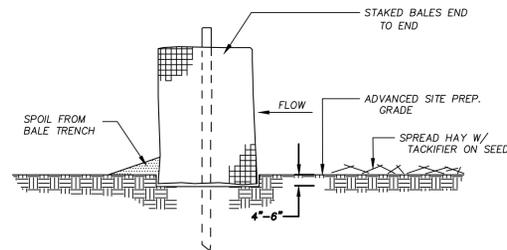
TYPICAL HYDRANT AND VALVE DETAIL



CRUSHED STONE APRON
N.T.S.

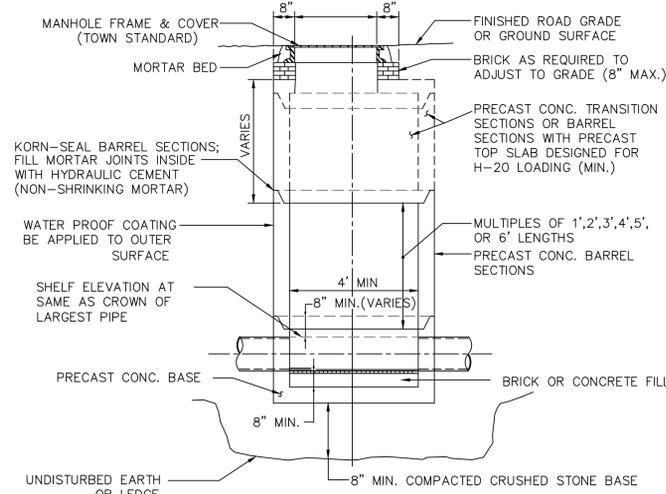
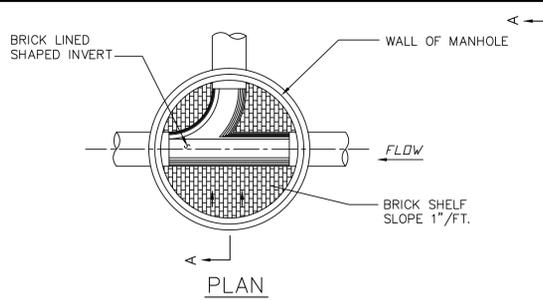


CURB CUT W/ CURB CORNER DETAIL
N.T.S.

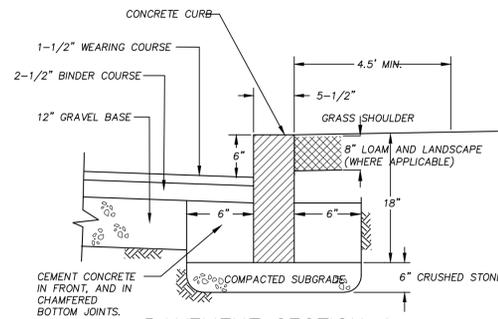


- NOTES:
- BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY. NO PLASTIC OR WIRE.
 - HAY BALES TO BE SECURED W/ MIN. TWO (2) 2"x2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.
 - SPREAD HAY TO BE APPLIED BY MECHANICAL SPREADER AT RATE OF 1-1/2 TONS/ACRE W/ SUITABLE ASPHALTIC TACKIFIER (RATE AND TYPE TO BE APPROVED BY ENGINEER IN ADVANCE OF APPLICATION).

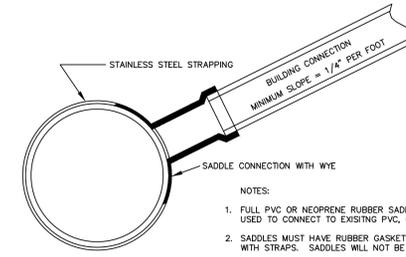
HAYBALE DETAIL
NOT TO SCALE



TYPICAL PRECAST SEWER MANHOLE
N.T.S.

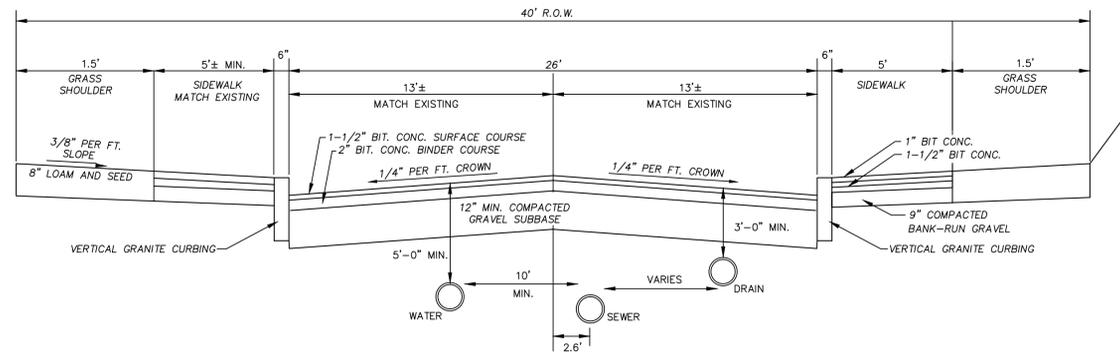


PAVEMENT SECTION &
CONCRETE CURB DETAIL
N.T.S.



DRAIN AND SEWER SADDLE CONNECTION
N.T.S.

- NOTES:
- FULL PVC OR NEOPRENE RUBBER SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY OR IRON PIPE.
 - SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 - FULL WYE CONNECTION FITTINGS MAY BE USED.
 - PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 - CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.



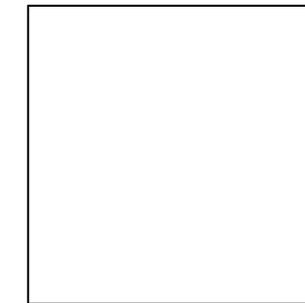
40' ROADWAY CROSS SECTION
NOT TO SCALE

THIS PLAN AS APPROVED BY THE QUINCY PLANNING BOARD IS SUBJECT TO A COVENANT DATED XXXX XX, 2015 BETWEEN THE LAND OWNER AND THE QUINCY PLANNING BOARD TO BE RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS HEREWITH.

I, NICOLE L. CRISPO, CITY CLERK OF QUINCY, MASSACHUSETTS, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE QUINCY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK'S SIGNATURE

DATE



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

QUINCY PLANNING BOARD DATE

Planning Board Endorsement does not reflect compliance with applicable zoning requirements. No determination of wetlands has been made or intended by Planning Board endorsement.

DeCELLE



BURKE & Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE

DATE

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 3030 PLOT 44 LOT E1 MAP 3030 PLOT 52 LOT 1
RECORD OWNER: ALMQUIST FLOWERLAND, INC. 326 FRANKLIN STREET QUINCY, MA 02169
DEED REFERENCE: BOOK 4882 PAGE 697 BOOK 25065 PAGE 259
PLAN REFERENCE: L.C. PLAN 37982B BOOK 375 No. 1353
- THIS PLAN IS COMPILED FROM A PLAN TITLED EXISTING CONDITIONS AND DEMOLITION PLAN PROVIDED BY SITE DESIGN PROFESSIONALS, LLC AND DATED APRIL 10, 2014. ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- ACTUAL TOWN LINE LOCATION SHOWN IS ESTABLISHED BY ACTUAL FIELD LOCATION OF TOWN POINTS B-Q1 AND B-Q2 BY TOPCON GPS UNIT ON MASSCORS RTK NETWORK.
- 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.
- PARCEL IS RESIDENCE A (RESA).
MIN. LOT AREA = 7,650 S.F.
MIN. FRONTAGE = 85 FT.
MIN. LOT WIDTH = 85 FT.
MIN. FRONT YARD = 25 FT.
MIN. SIDE YARD = 13 FT.
MIN. REAR YARD = 20 FT.

PROJECT TITLE & LOCATION:

DEFINITIVE SUBDIVISION
HOOVER AVENUE EXTENSION
QUINCY, MA 02169

PLAN TITLE: DETAILS

PREPARED FOR:
MAIN STREET BUILDING & DESIGN
1354 HANCOCK STREET #203
QUINCY, MA 02169

DATE: SEPTEMBER 19, 2016

REVISED:

JOB NUMBER: 14.046 SHEET 9 OF 9

