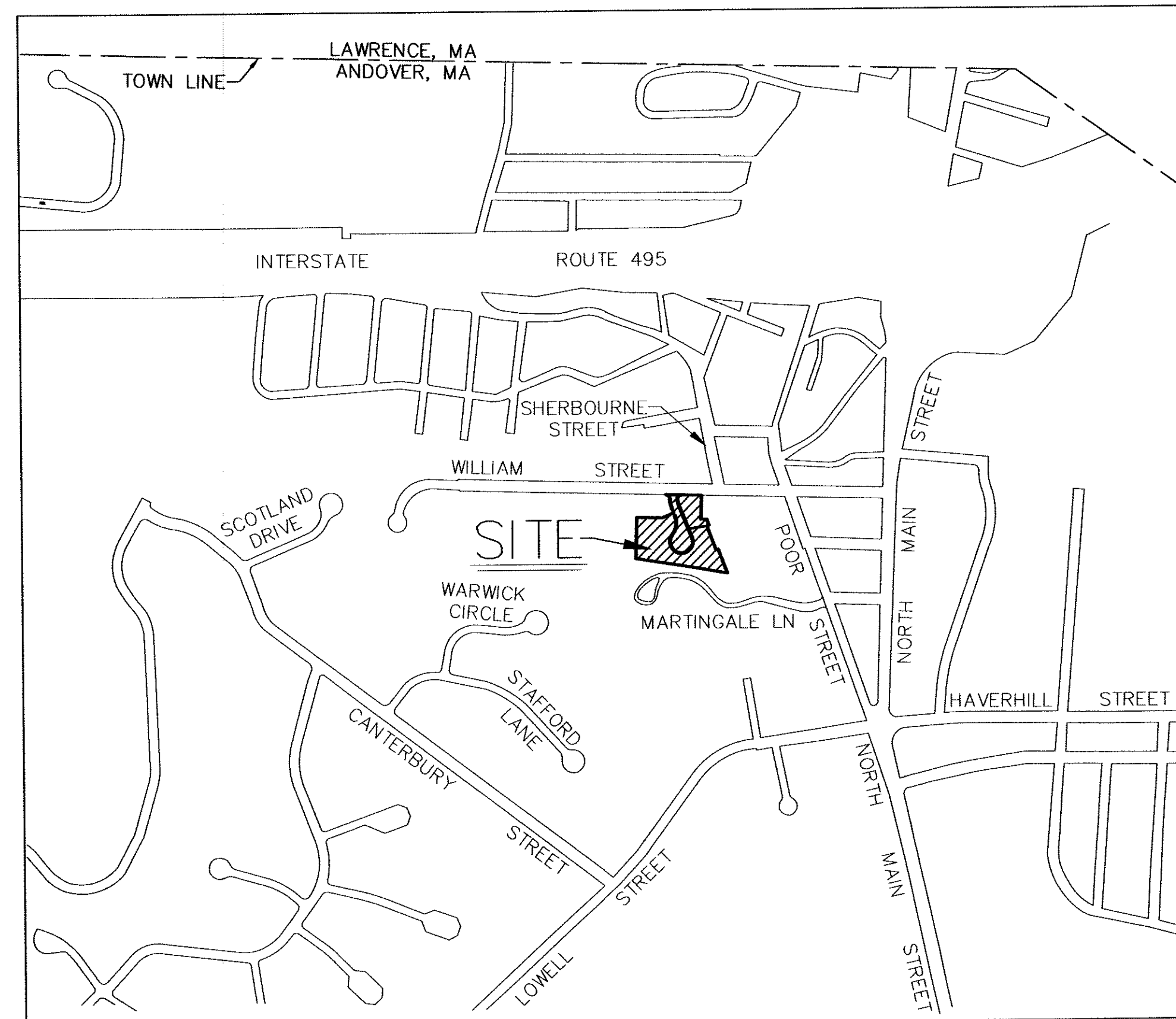


# Definitive Subdivision Plan HIDDEN PINES LANE Andover, Massachusetts

**LEGEND:**

	EXISTING CONTOUR
	EDGE OF WETLANDS
	EXISTING EDGE OF WOODS
	EXISTING WATER
	EXISTING GAS
	EXISTING DRAIN
	EXISTING SEWER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONTOUR
	PROPOSED SEWER
	PROPOSED DRAINAGE
	PROPOSED WATER
	PROPOSED HAY BALES
	PROPOSED EDGE OF WOODS
	SLOPED GRANITE EDGING
	POST AND RAIL FENCE
	PROPOSED WOOD GUARDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED LAMP POST



LOCUS MAP 1"=600'

**NOTE:**  
 1. ALL DEEDS FROM THE OWNER OF THE SUBDIVISION SHALL RESERVE THE FEE IN ALL STREETS OR WAYS SHOWN ON THE SUBDIVISION PLAN, SUCH FEE TO BE RETAINED BY THE DEVELOPER UNTIL CONVEYED TO THE TOWN.  
 2. A DRAINAGE AND UTILITY EASEMENT TO THE TOWN OF ANDOVER COVERS THE ENTIRETY OF PARCEL A.

**REFERENCE PLANS:**

PLANS ON FILE AT THE ESSEX COUNTY REGISTRY OF DEEDS, NORTHERN DISTRICT.

- 1.) PLAN 18223
- 2.) PLAN 12135
- 3.) PLAN 15713
- 4.) PLAN 15767
- 5.) PLAN 10454
- 6.) PLAN 879

**DEED REFERENCE:**

BOOK 16195 PAGE 272  
 BOOK 3586 PAGE 172  
 BOOK 3276 PAGE 183

**ASSESSORS REFERENCE:**

LOT 52 LOT 106

**OWNER OF RECORD:**

STEVEN B. & ELIZABETH LEED  
 22 WILLIAM STREET  
 ANDOVER, MA 01810

ANDOVER  
PLANNING BOARD

DATE OF APPLICATION: \_\_\_\_\_  
 DATE OF HEARING: \_\_\_\_\_  
 DATE OF APPROVAL: \_\_\_\_\_  
 DATE OF ENDORSEMENT: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ANDOVER 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.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**Drawing Sheet Index**

Number	Drawing Title	Drawing Date
1 of 7	Cover Sheet	2/1/2022
2 of 7	Definitive Subdivision Plan	2/1/2022
3 of 7	Existing Conditions & Demo Plan	2/1/2022
4 of 7	Layout & Grading Plan	2/1/2022
5 of 7	Utility Plan	2/1/2022
6 of 7	Plan & Profile	2/1/2022
7 of 7	Site Details	2/1/2022

I CERTIFY THAT THE PREPARATION AND DESIGN OF THESE PLANS AND ALL WORK SHOWN ON THESE PLANS IS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND, TO MY KNOWLEDGE, COMPLIES WITH THE RULES AND REGULATIONS OF THE ANDOVER PLANNING BOARD.

PROFESSIONAL ENGINEER DATE 2.7.22

**DEFINITIVE SUBDIVISION  
COVER  
HIDDEN PINES LANE  
ANDOVER, MASS.**

PREPARED FOR: STEVEN LEED  
 DATE: FEBRUARY 1, 2022  
 SCALE: 1"=30'

**andover consultants inc.**  
 1 East River Place  
 Methuen, Mass. 01844  
 Telephone: 978-687-3828

Reg. Professional Engineer  
 2-7-22

WILLIAM STREET (PUBLIC - 60' WIDE)

FOR REGISTRY USE ONLY

ANDOVER PLANNING BOARD

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ANDOVER 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.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAN CONFORM TO THE DEFINITION OF LOT AREA AS DEFINED IN THE ANDOVER ZONING BY-LAW. I ALSO CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF MASSACHUSETTS.

REG. PROF. LAND SURVEYOR

NOTE:

1. ALL DEEDS FROM THE OWNER OF THE SUBDIVISION SHALL RESERVE THE FEE IN ALL STREETS OR WAYS SHOWN ON THE SUBDIVISION PLAN, SUCH FEE TO BE RETAINED BY THE DEVELOPER UNTIL CONVEYED TO THE TOWN.
2. A DRAINAGE AND UTILITY EASEMENT TO THE TOWN OF ANDOVER COVERS THE ENTIRETY OF PARCEL A.

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DEED REFERENCE:

BOOK 16195 PAGE 272  
BOOK 3585 PAGE 172  
BOOK 3276 PAGE 183

ASSESSORS REFERENCE:

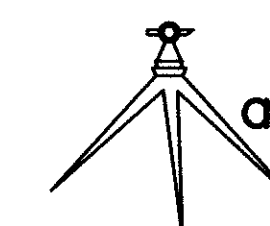
LOT 52 LOT 106

OWNER OF RECORD:

STEVEN B. & ELIZABETH LEED  
22 WILLIAM STREET  
ANDOVER, MA 01810

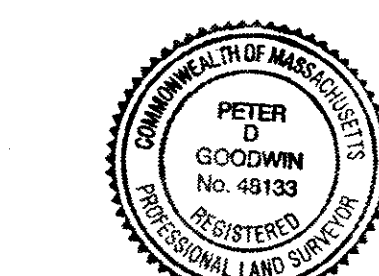
DEFINITIVE SUBDIVISION PLAN  
HIDDEN PINES LANE  
ANDOVER, MASS.

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=20'



andover consultants inc.

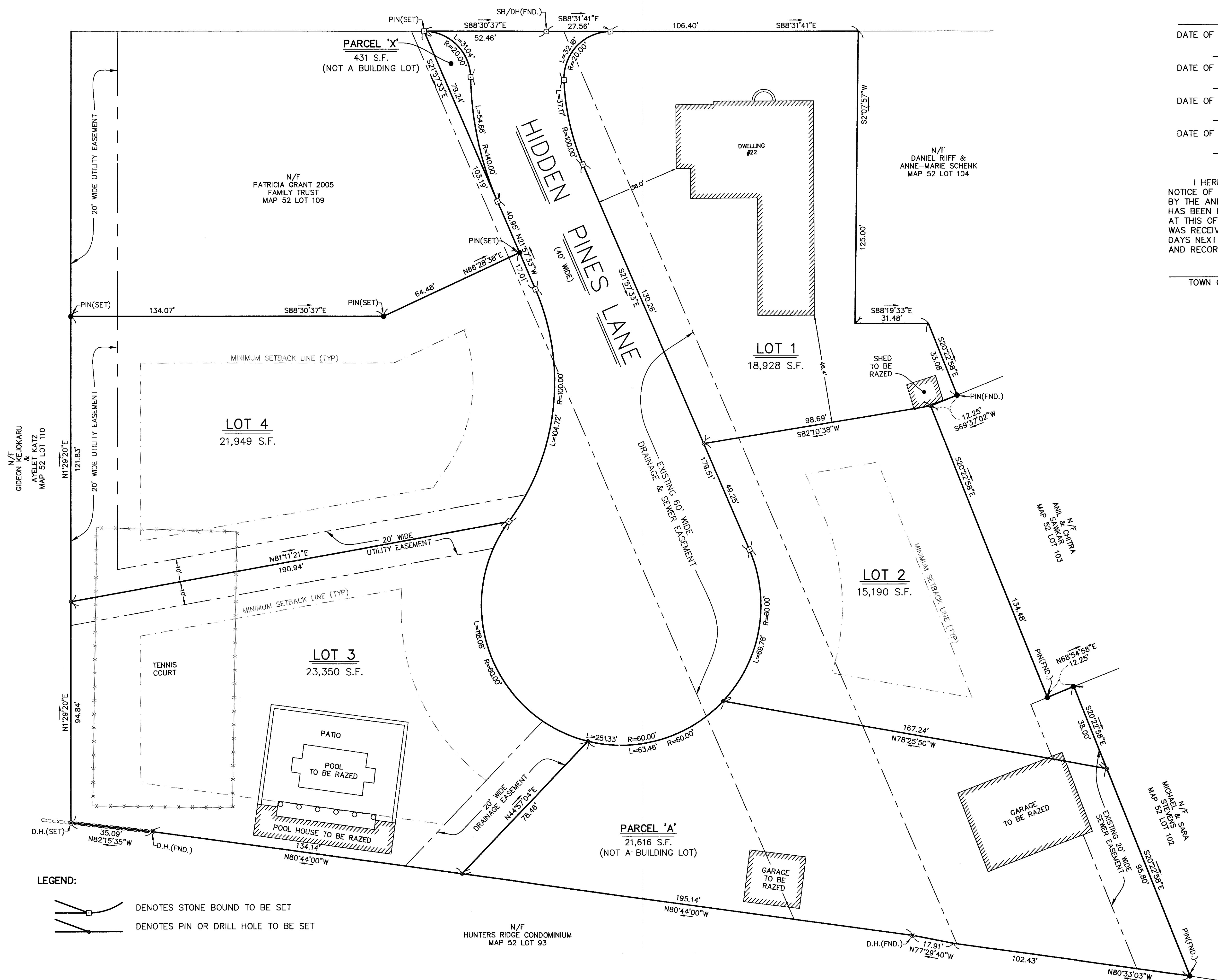
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828



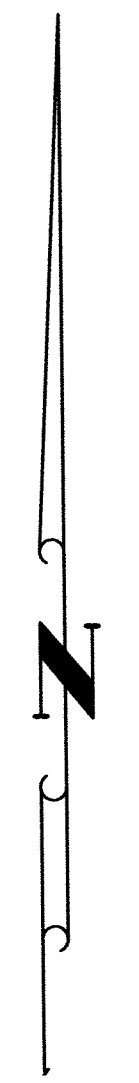
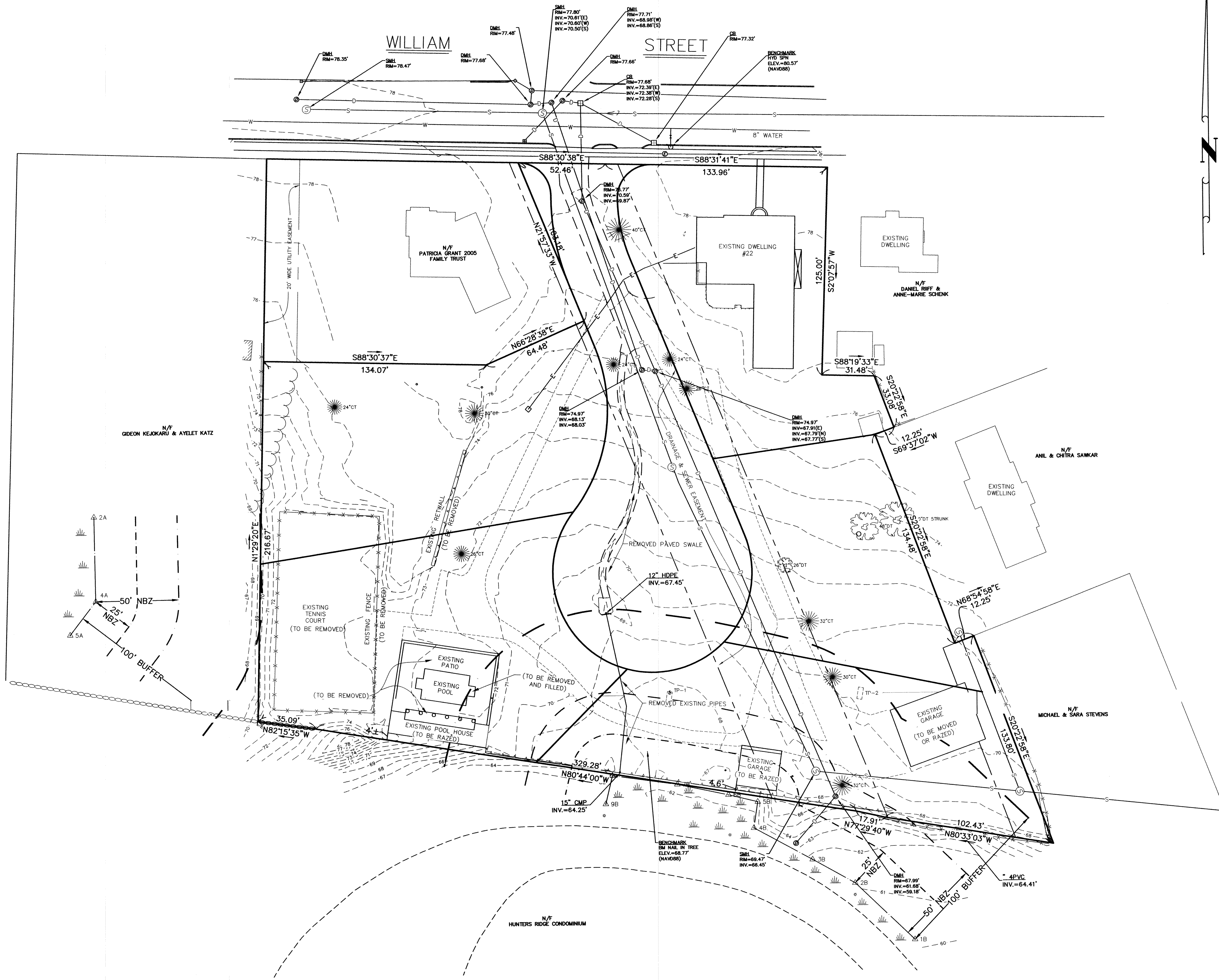
Peter D. Goodwin  
Reg. Prof. Land Surveyor



SHEET 2 OF 7



- LEGEND:
- DENOTES STONE BOUND TO BE SET
  - DENOTES PIN OR DRILL HOLE TO BE SET

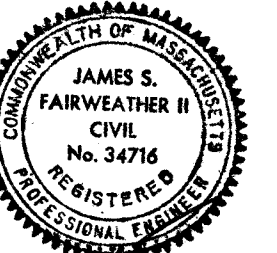


**DEFINITIVE SUBDIVISION  
EXISTING CONDITIONS & DEMO PLAN  
HIDDEN PINES LANE  
ANDOVER, MASS**

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1" = 30'

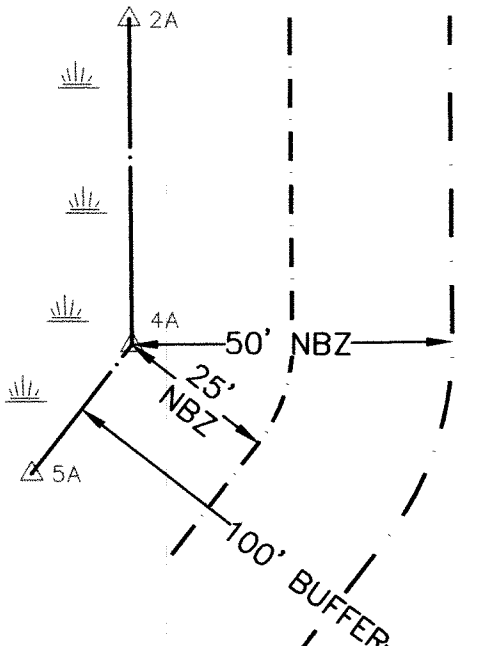
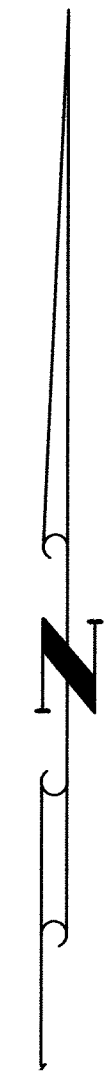
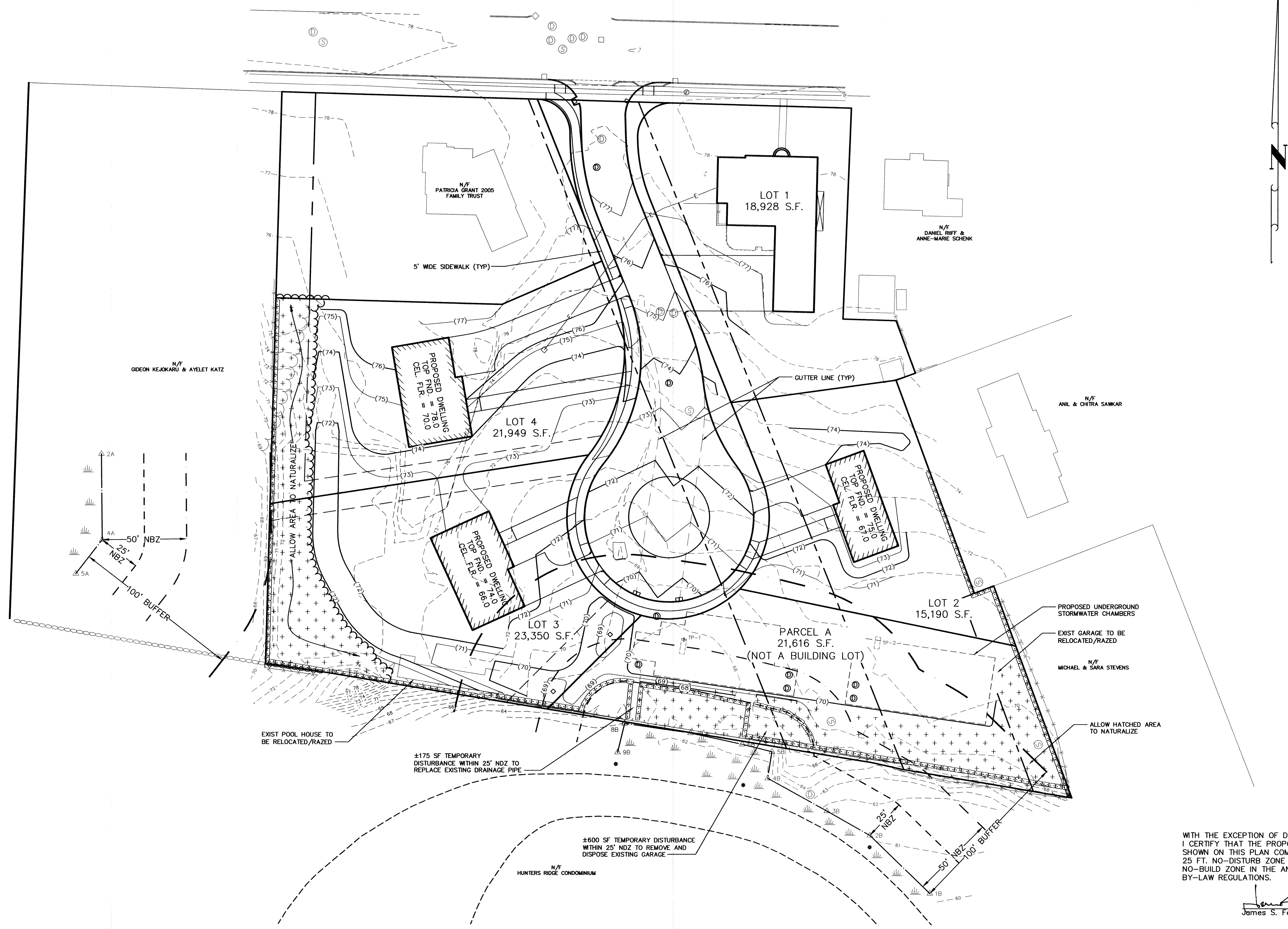


1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828 Reg. Professional Engineer



*James S. Fairweather*  
2.7.22

WILLIAM STREET



WITH THE EXCEPTION OF DEMOLITION WORK, I CERTIFY THAT THE PROPOSED WORK SHOWN ON THIS PLAN COMPLIES WITH THE 25 FT. NO-DISTURB ZONE AND THE 50 FT. NO-BUILD ZONE IN THE ANDOVER WETLAND BY-LAW REGULATIONS.

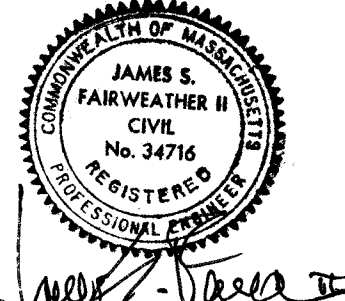
James S. Fairweather, P.E.

**DEFINITIVE SUBDIVISION LAYOUT & GRADING PLAN**  
**HIDDEN PINES LANE**  
**ANDOVER, MASS**

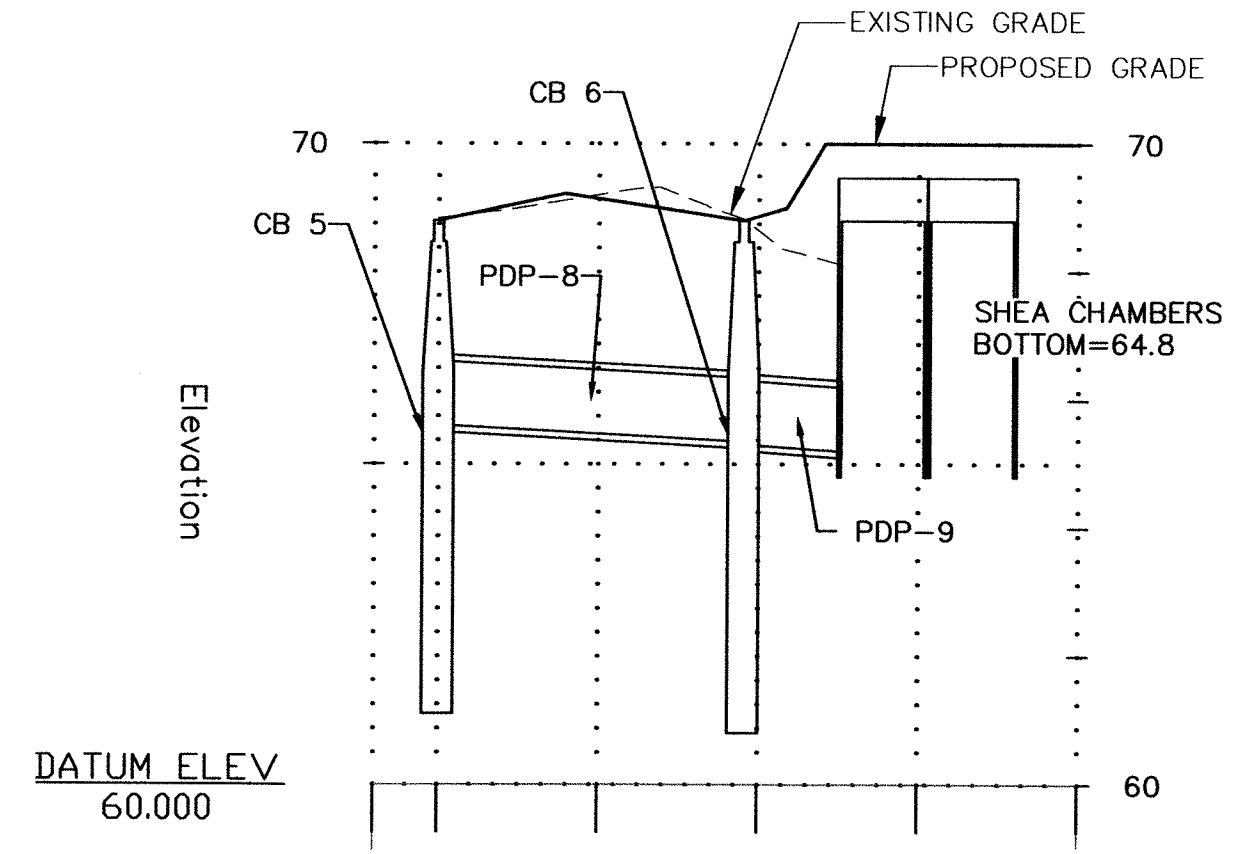
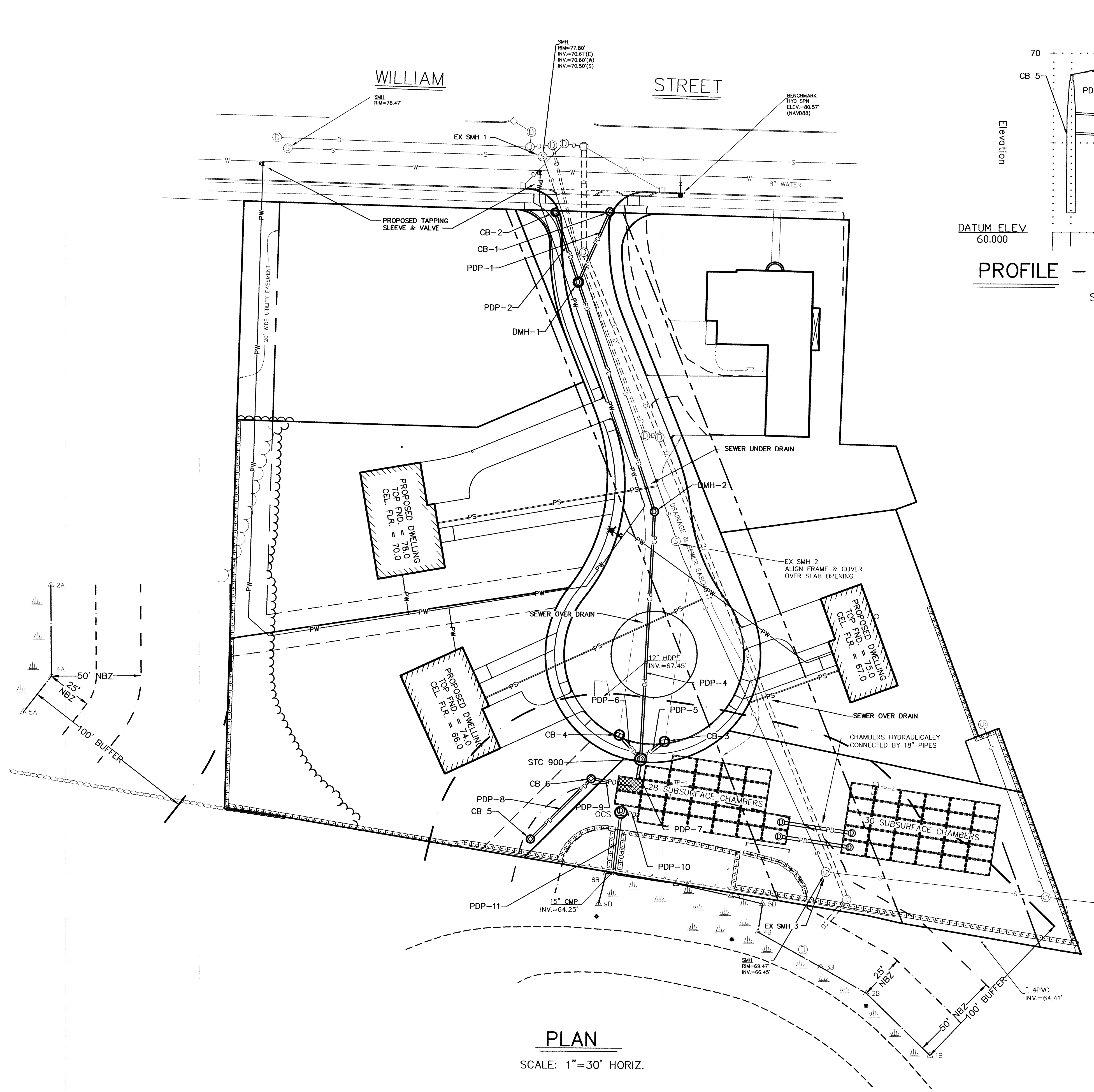
PREPARED FOR: STEVEN LEED  
 DATE: FEBRUARY 1, 2022  
 SCALE: 1" = 30'

**andover consultants inc.**

1 East River Place  
 Methuen, Mass. 01844  
 Telephone: 978-687-3828 Reg. Professional Engineer



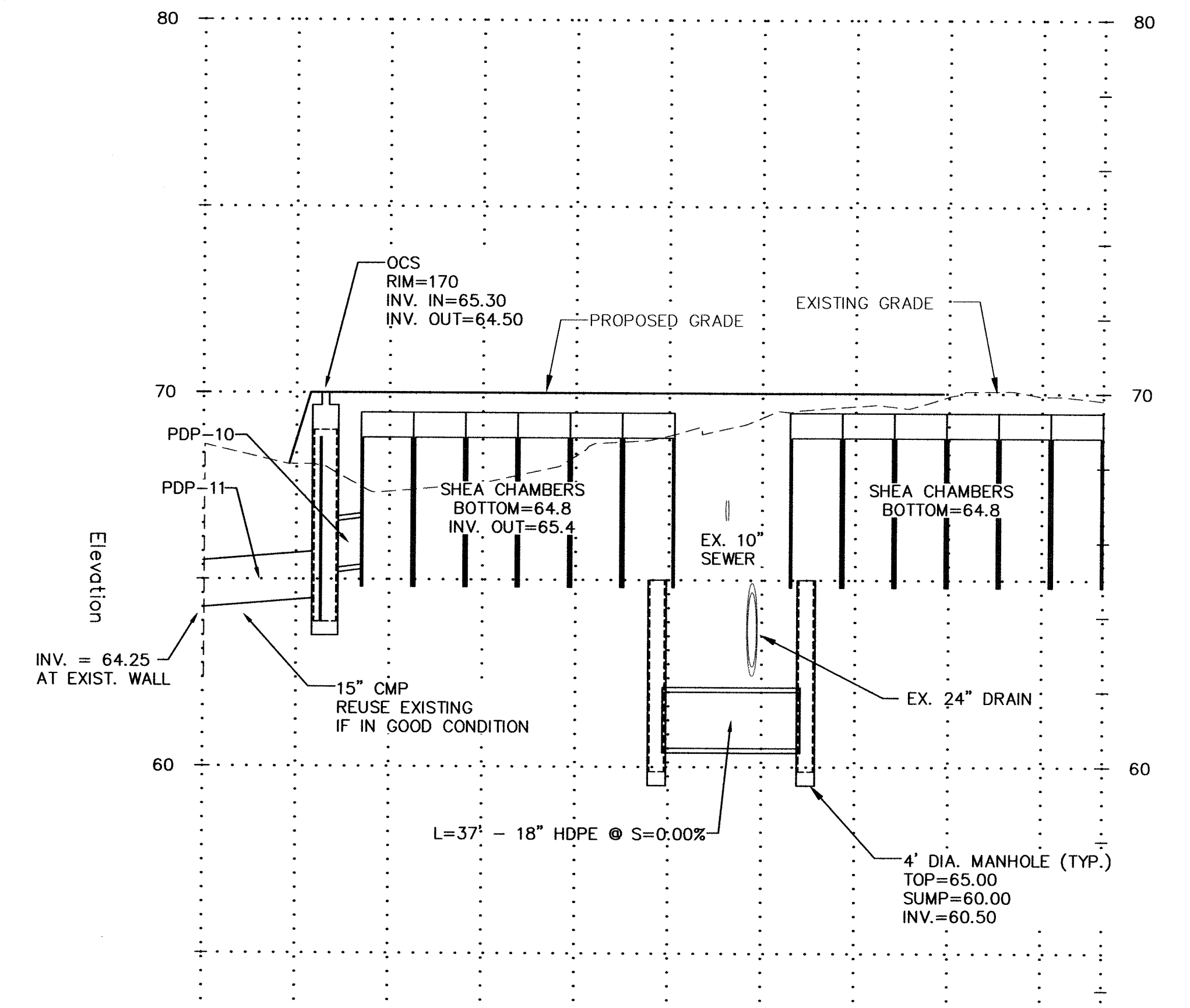
2-7-22



**PROFILE - SWALE END DRAINAGE SYSTEM**  
SCALE: 1"=30' HORIZ., 1"=3' VERT.

Structure Table	
Structure Name	Structure Details
CB 5	RIM = 68.80 SUMP = 61.60 PDP-8 INV OUT = 65.60
CB 6	RIM = 68.80 SUMP = 61.30 PDP-8 INV IN = 65.36 PDP-9 INV OUT = 65.30
INLET 2	RIM = 69.47 SUMP = 64.80 PDP-9 INV IN = 65.20

Pipe Table			
Pipe Name	Size	Length	Slope
PDP-8	12	45	0.54%
PDP-9	12	14	0.72%



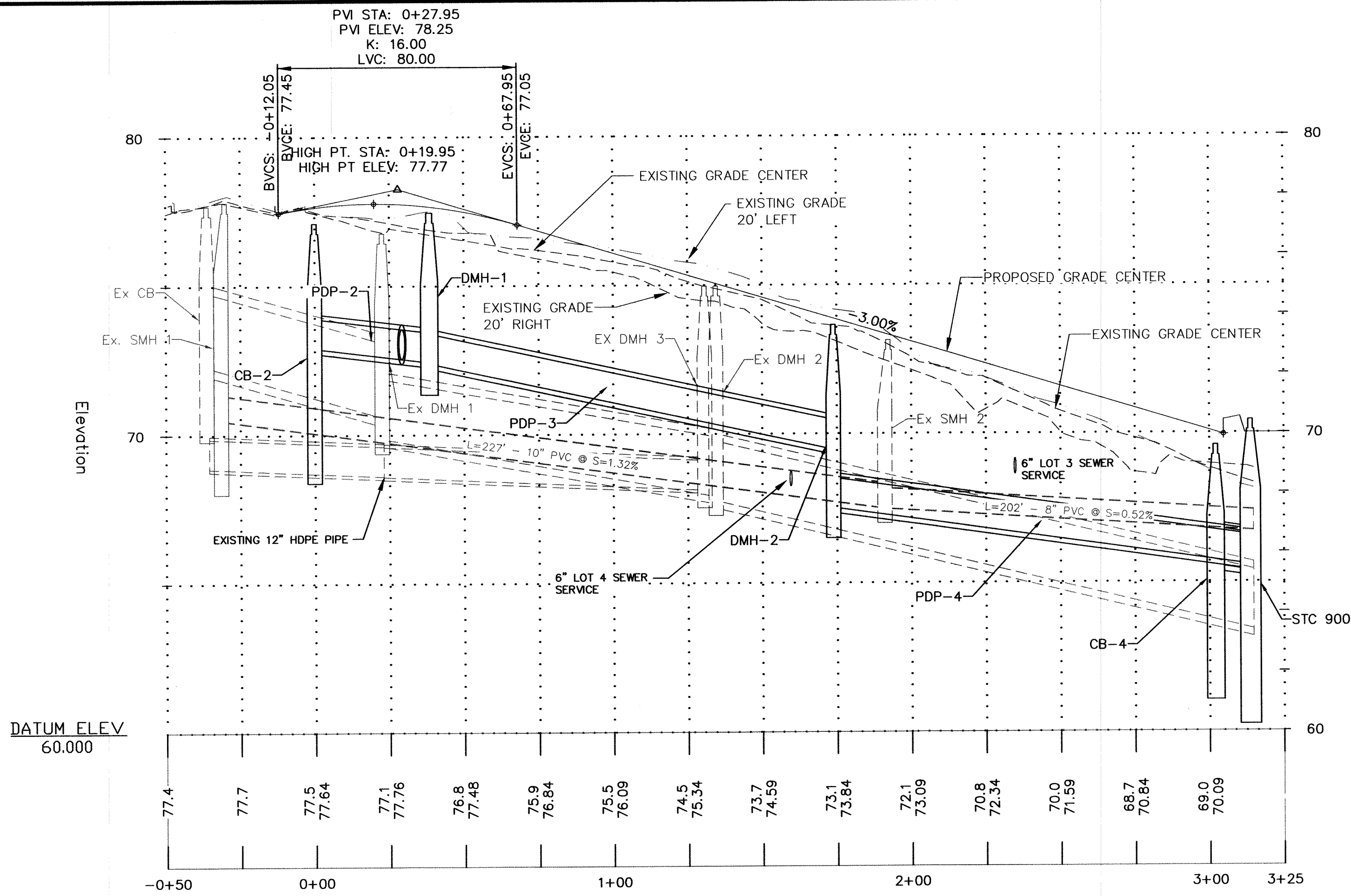
**PROFILE - SUBSURFACE SYSTEM**  
SCALE: 1"=30' HORIZ., 1"=3' VERT.

Pipe Table			
Pipe Name	Size	Length	Slope
PDP-10	15	8	1.31%
PDP-11	15	30	0.83%

**DEFINITIVE SUBDIVISION  
UTILITY PLAN  
HIDDEN PINES LANE  
ANDOVER, MASS**

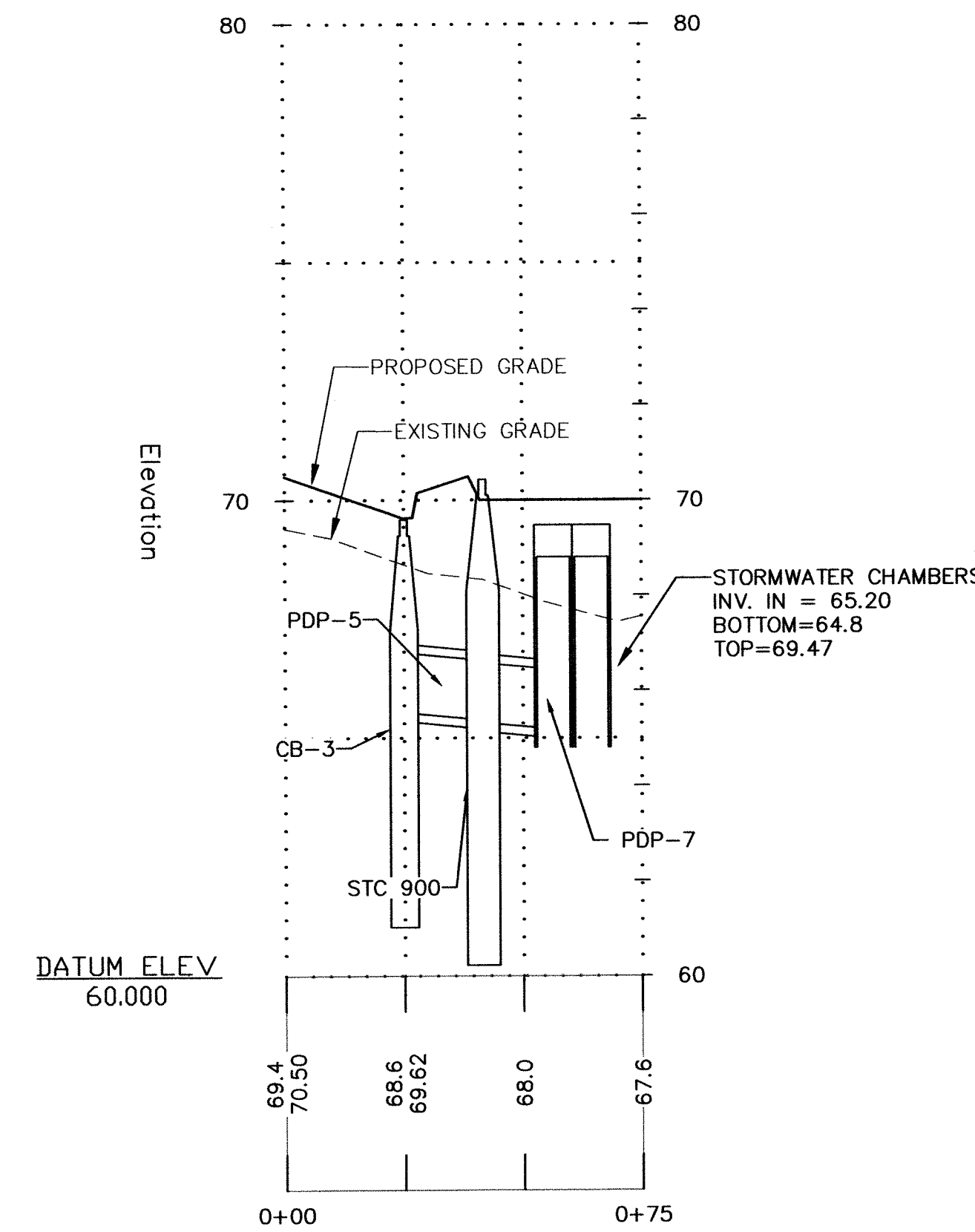
PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

**andover consultants inc.**  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828 Reg. Professional Engineer



**PROFILE - WILLIAM COURT**

SCALE: 1"=30' HORIZ., 1"=3' VERT.

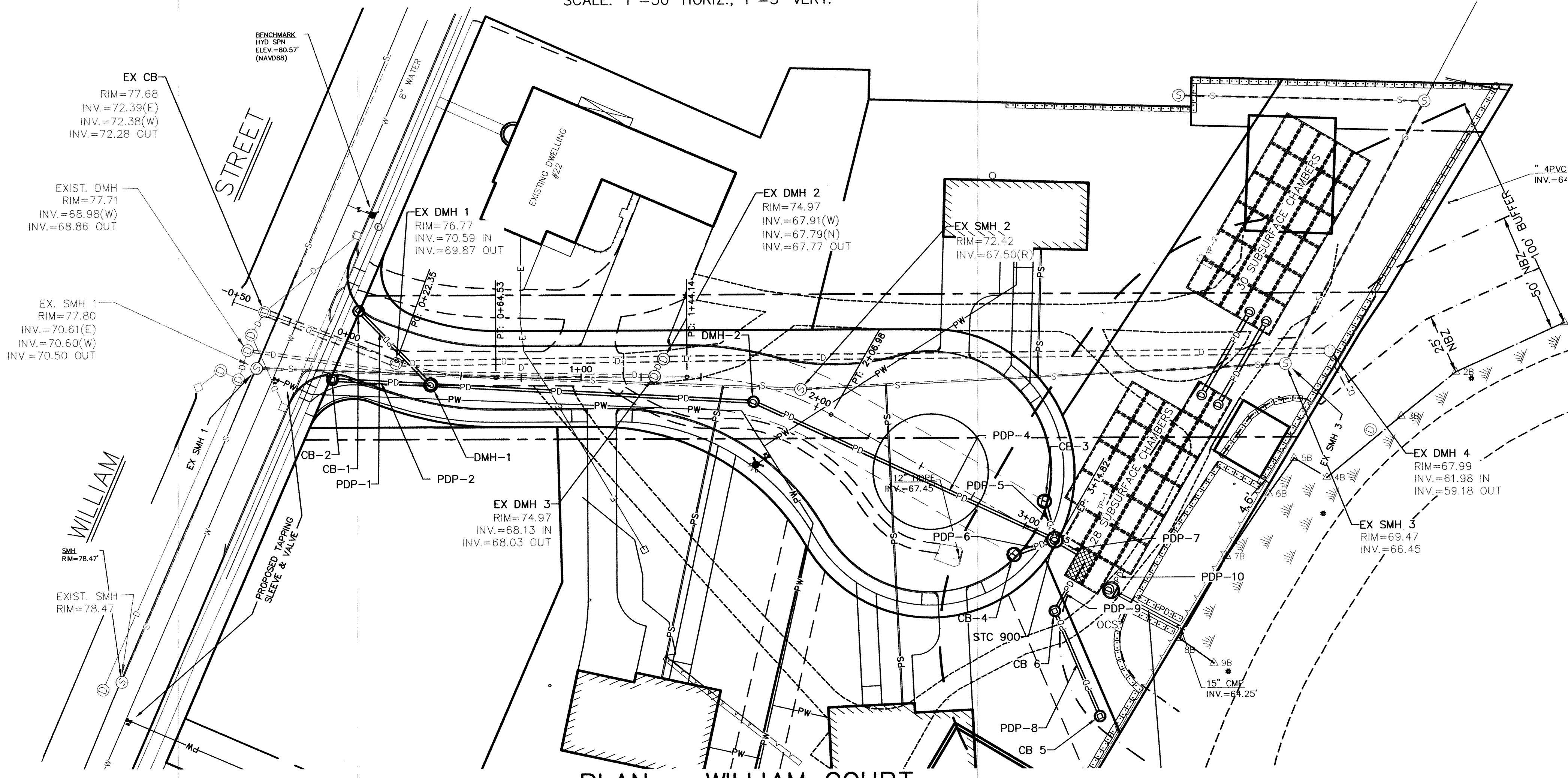


**PROFILE - CB 3 to SUBSURFACE**

SCALE: 1"=30' HORIZ., 1"=3' VERT.

Structure Table	
Structure Name	Structure Details
CB-1	RIM = 77.10 SUMP = 68.88 PDP-1 INV IN = 72.88
CB-2	RIM = 77.10 SUMP = 68.88 PDP-2 INV IN = 72.88
CB-3	RIM = 69.58 SUMP = 61.52 PDP-5 INV IN = 65.52
CB-4	RIM = 69.58 SUMP = 61.54 PDP-6 INV IN = 65.54
DMH-1	RIM = 77.45 SUMP = 71.85 PDP-2 INV IN = 72.45 PDP-3 INV IN = 72.45 PDP-3 INV OUT = 72.35
DMH-2	RIM = 73.65 SUMP = 67.00 PDP-3 INV IN = 69.50 PDP-4 INV IN = 67.50
INLET 1	RIM = 69.47 SUMP = 64.80 PDP-7 INV IN = 65.20
STC 900	RIM = 70.43 SUMP = 60.72 PDP-5 INV IN = 65.40 PDP-6 INV IN = 65.40 PDP-4 INV IN = 65.60 PDP-7 INV OUT = 65.30

Pipe Table			
Pipe Name	Size	Length	Slope
PDP-1	12	39	1.09%
PDP-2	12	38	1.15%
PDP-3	12	131	2.17%
PDP-4	12	135	1.41%
PDP-5	15	12	1.00%
PDP-6	15	14	1.00%
PDP-7	15	11	0.91%



**PLAN - WILLIAM COURT**

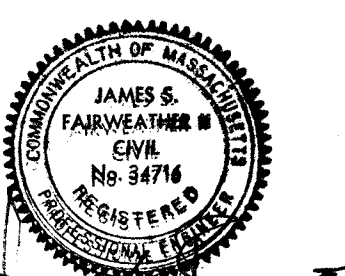
SCALE: 1"=30' HORIZ.

**DEFINITIVE SUBDIVISION  
PLAN & PROFILE  
HIDDEN PINES LANE  
ANDOVER, MASS**

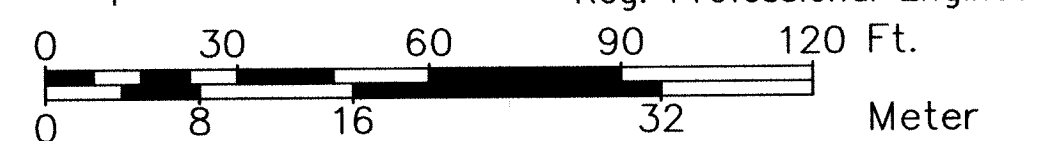
PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

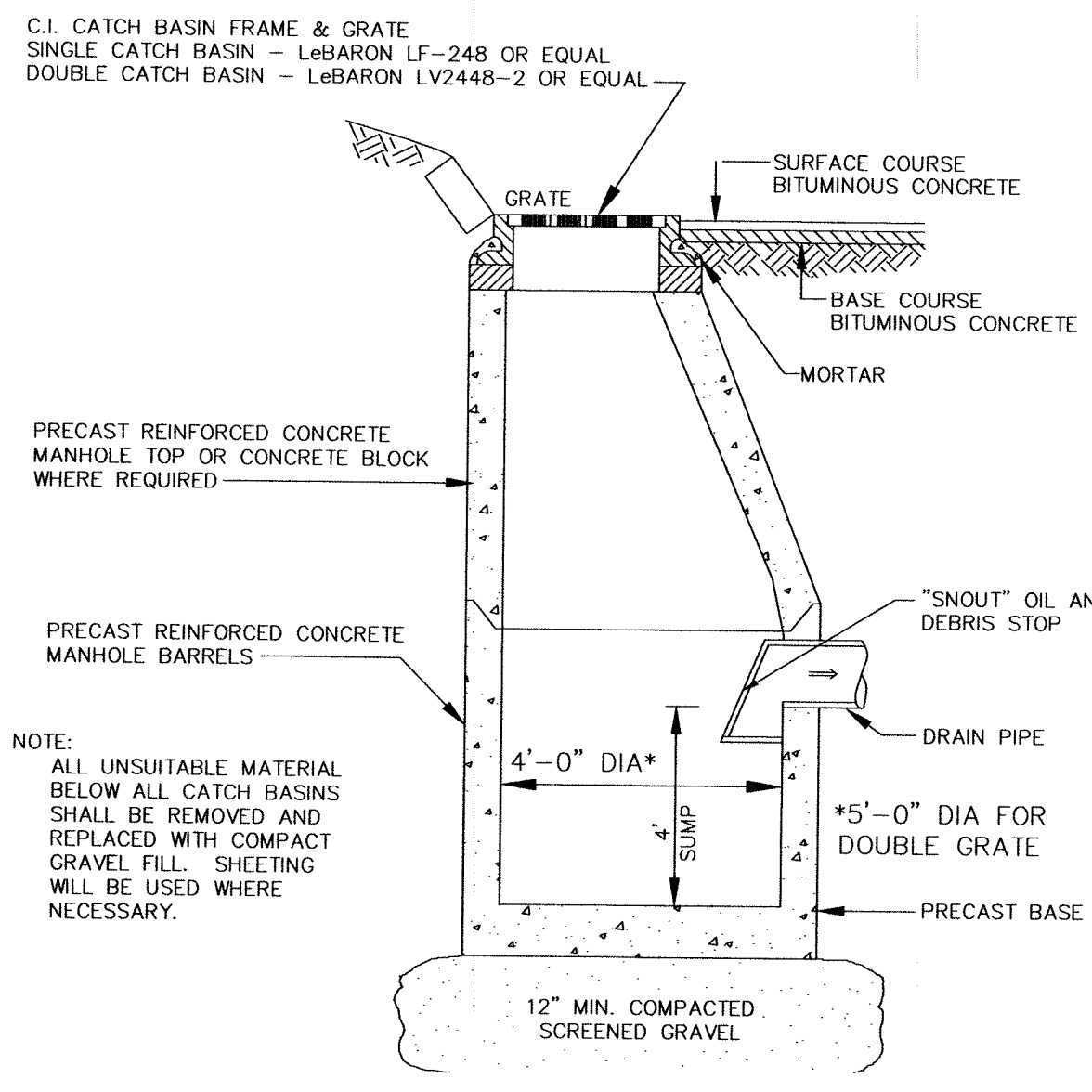


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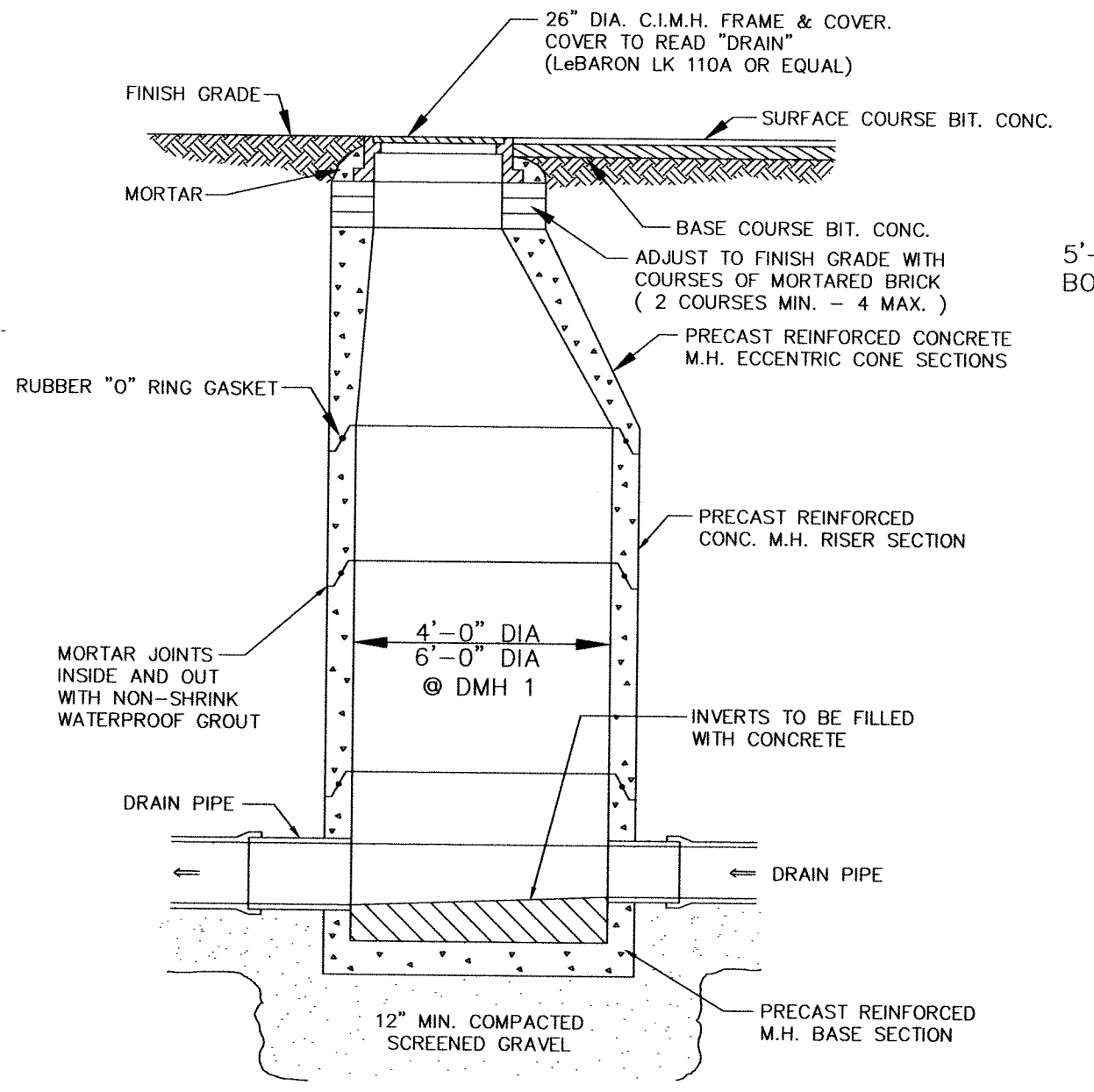


*James S. Fairweather*  
2.7.22

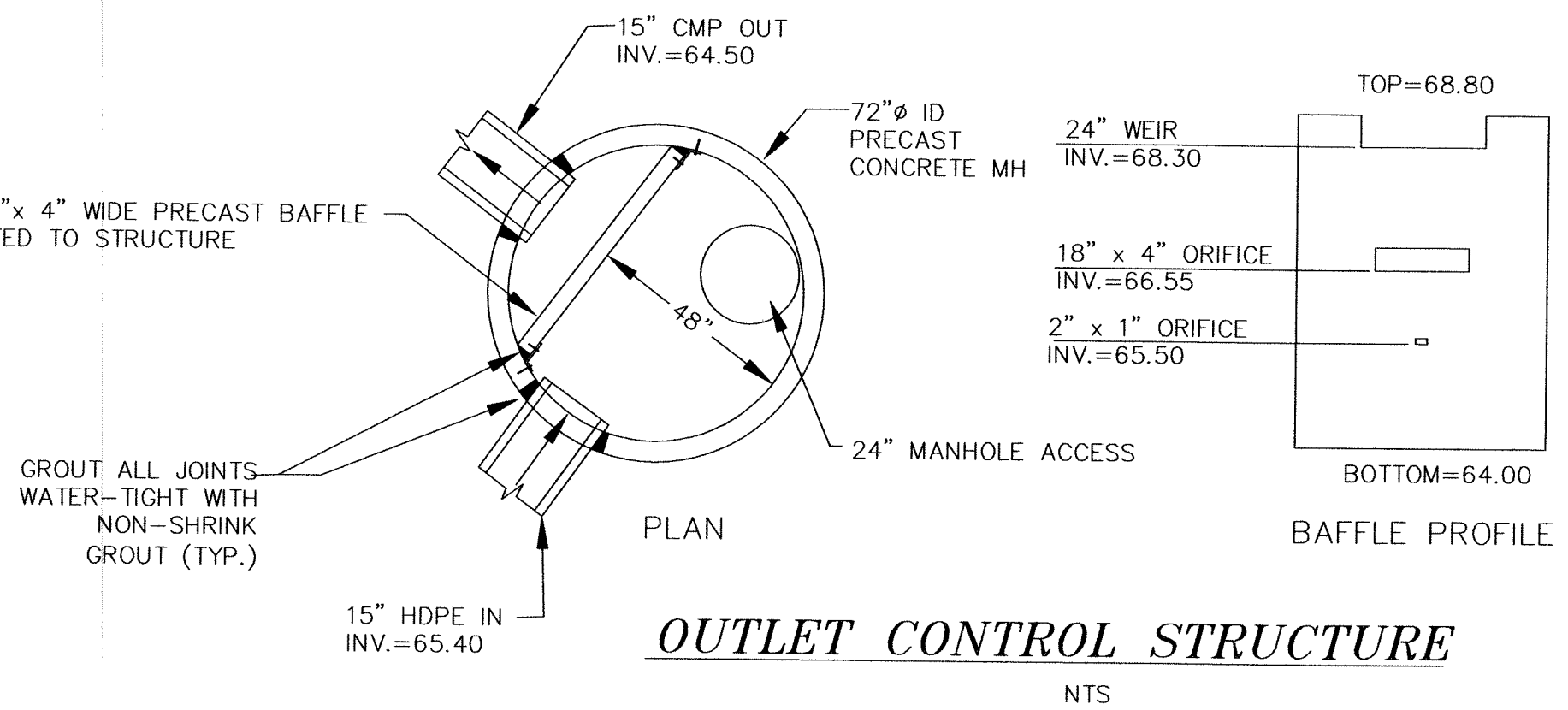




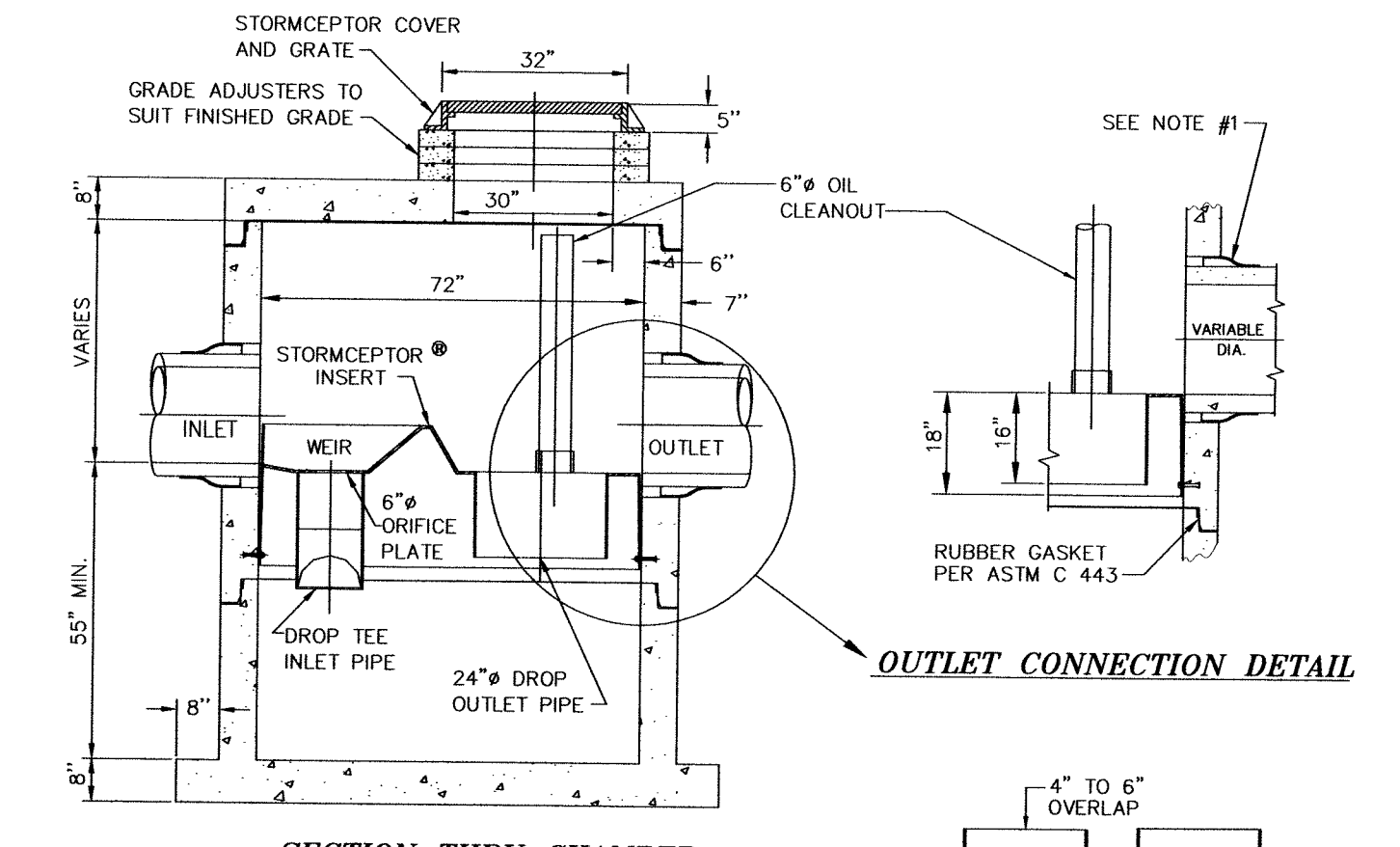
**DEEP-SUMP HOODED CATCH BASIN (TYP.)**  
NOT TO SCALE



**TYPICAL DRAIN MANHOLE DETAIL**  
NOT TO SCALE



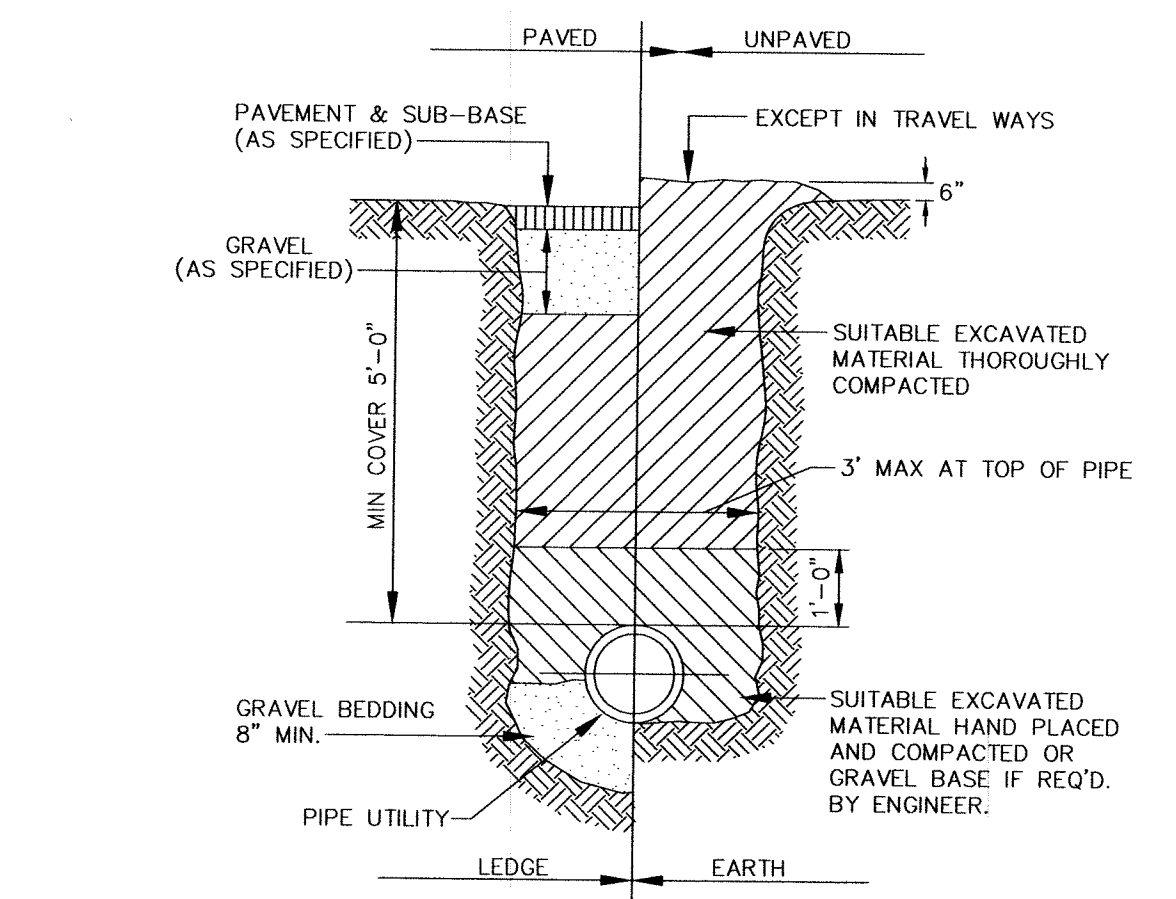
**OUTLET CONTROL STRUCTURE**  
NTS



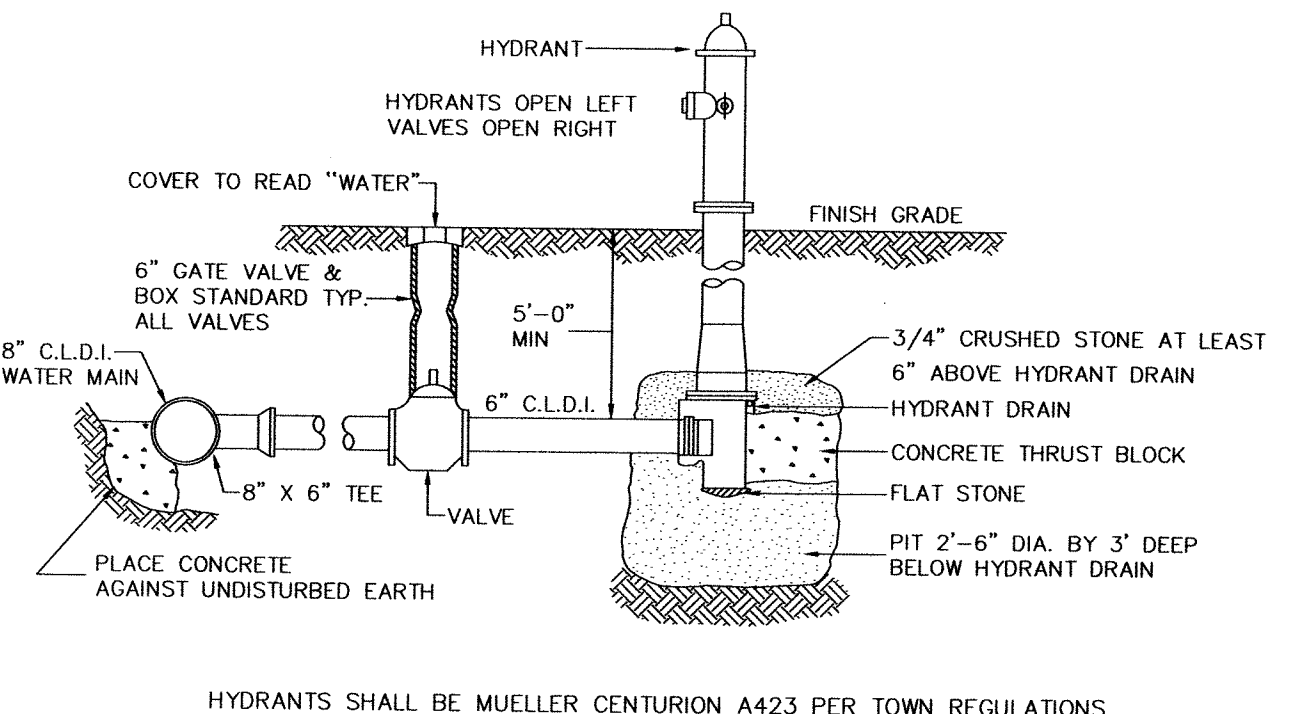
**SECTION THRU CHAMBER**  
NOTE:  
1) THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.  
2) THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.  
3) THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

**ENLARGED INLET TEE DROP PIPE**

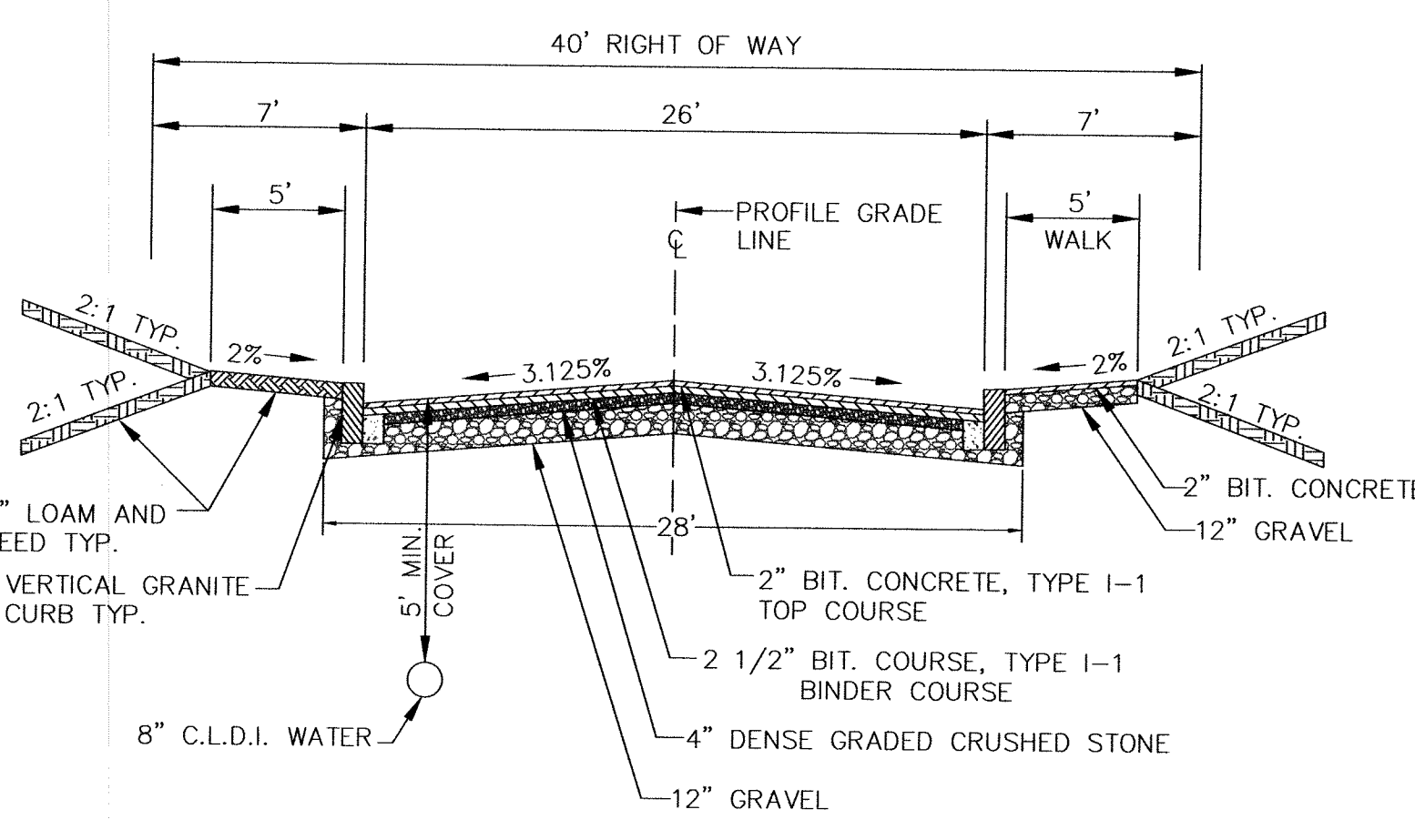
**PRECAST CONCRETE STORMCEPTOR-STC 900**  
NOT TO SCALE



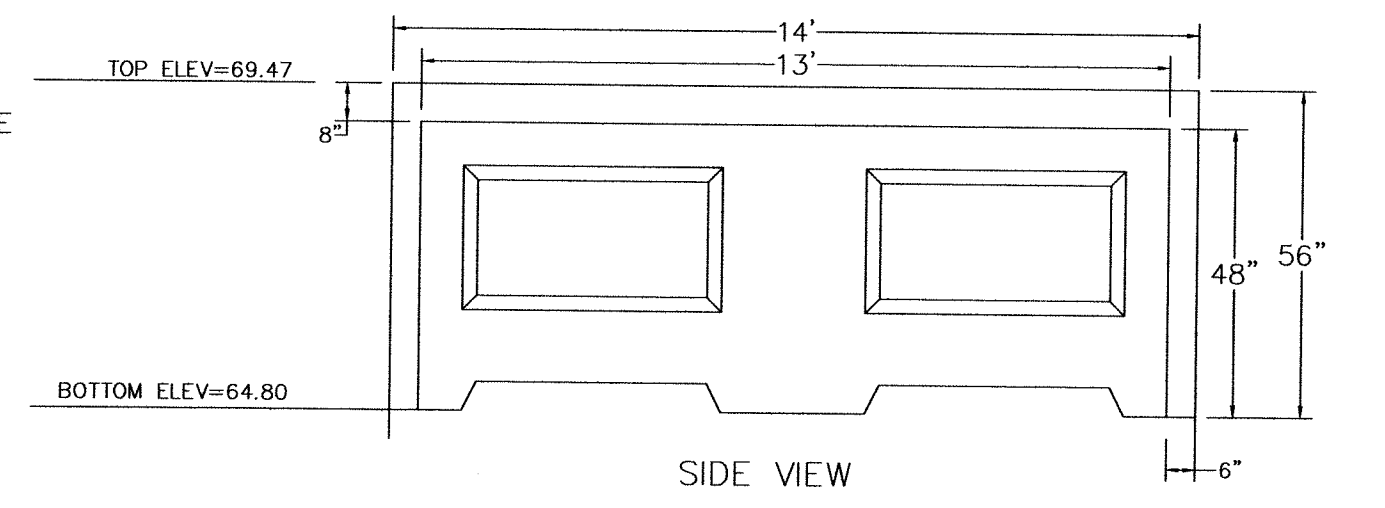
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



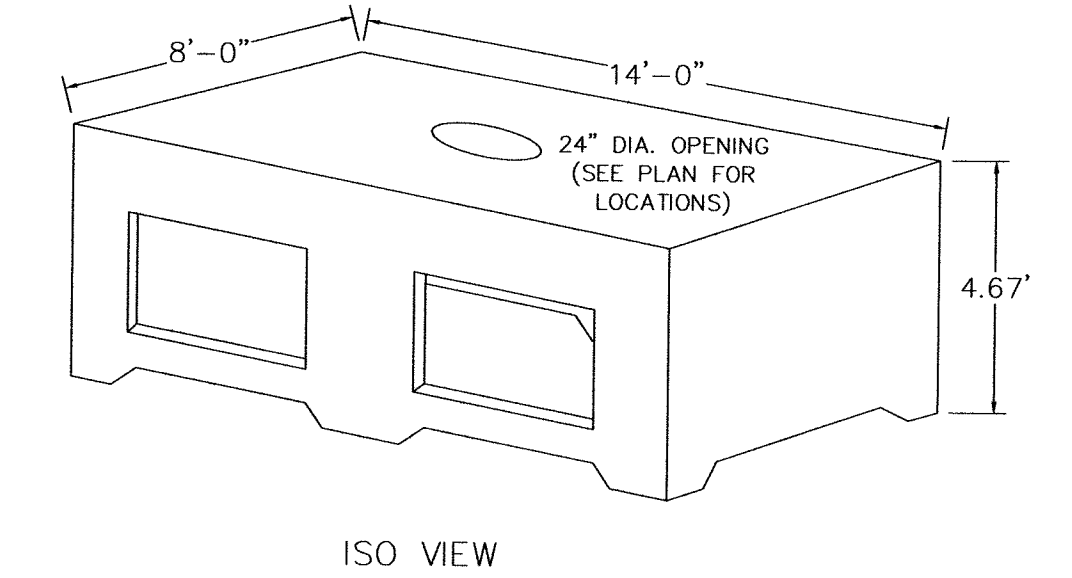
**TYPICAL FIRE HYDRANT DETAIL**  
NOT TO SCALE



**TYPICAL ROADWAY SECTION**  
**40 FOOT RIGHT OF WAY**  
NOT TO SCALE



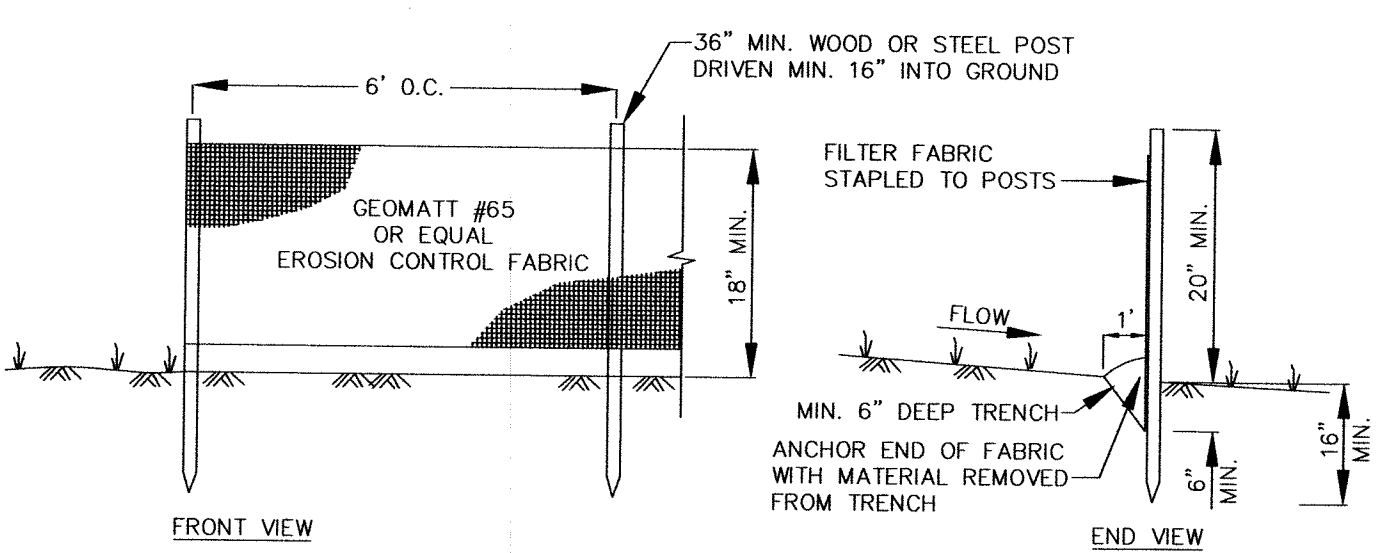
**SIDE VIEW**



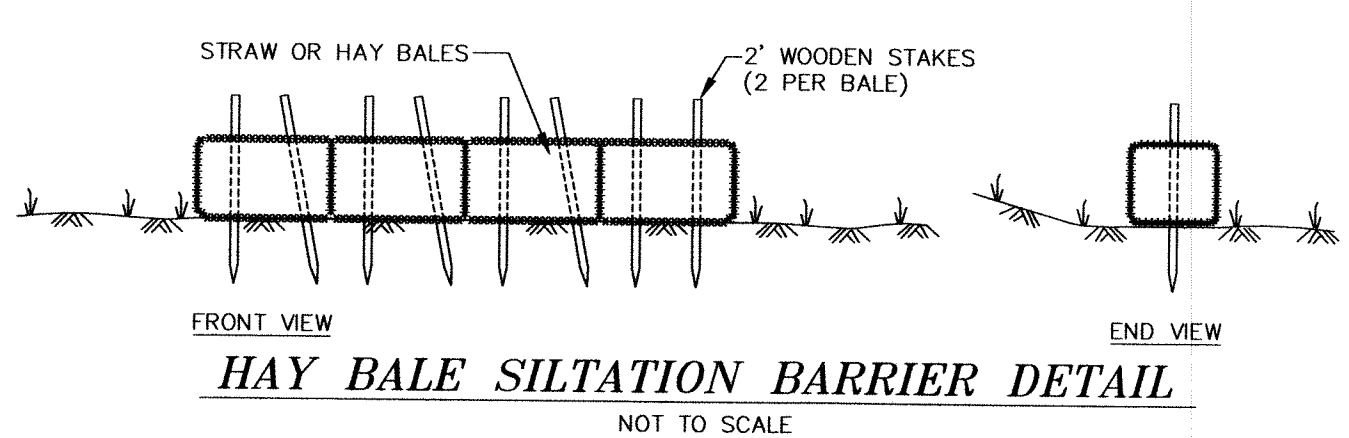
**ISO VIEW**

- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS, BY SHEA CONCRETE, OR EQUAL.
  2. DESIGNED FOR H-20 LOADING, MIN 12" COVER.
  3. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.
  4. PROVIDE OPENING FOR 15" RCP AT INLET END, INV=43.80.
  5. PROVIDE OPENING FOR 15" RCP AT OUTLET END, INV=43.75.
  6. SEAL JOINT AROUND INLET & OUTLET PIPE WATER-TIGHT WITH NON-SHRINK GROUT.
  7. PROVIDE A RISER WITH DRAIN MANHOLE FRAME AND COVER TO GRADE FOR SYSTEM INSPECTION IN LOCATIONS AS SHOWN ON PLANS.

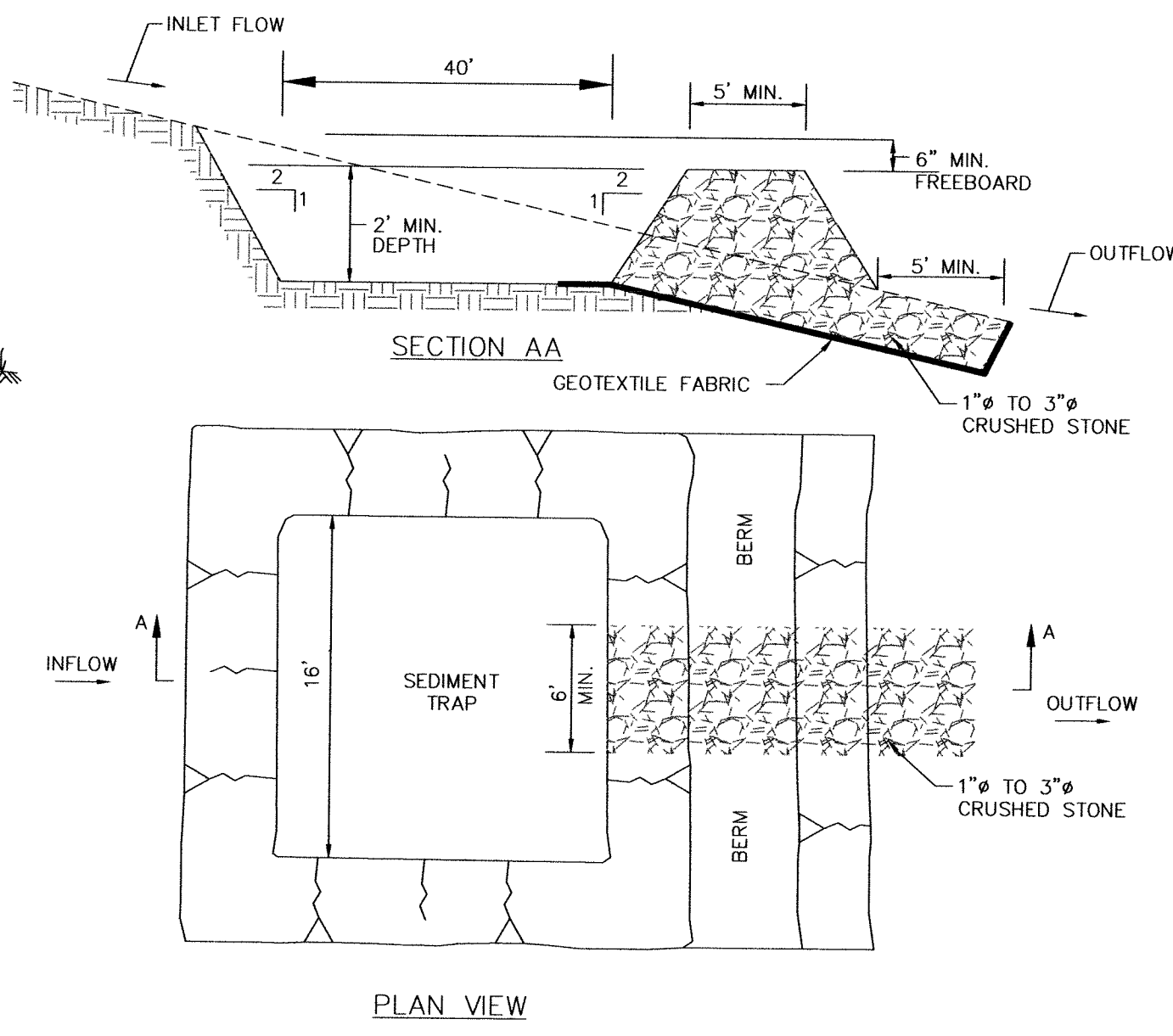
**STORMWATER CHAMBER DETAIL**  
NOT TO SCALE



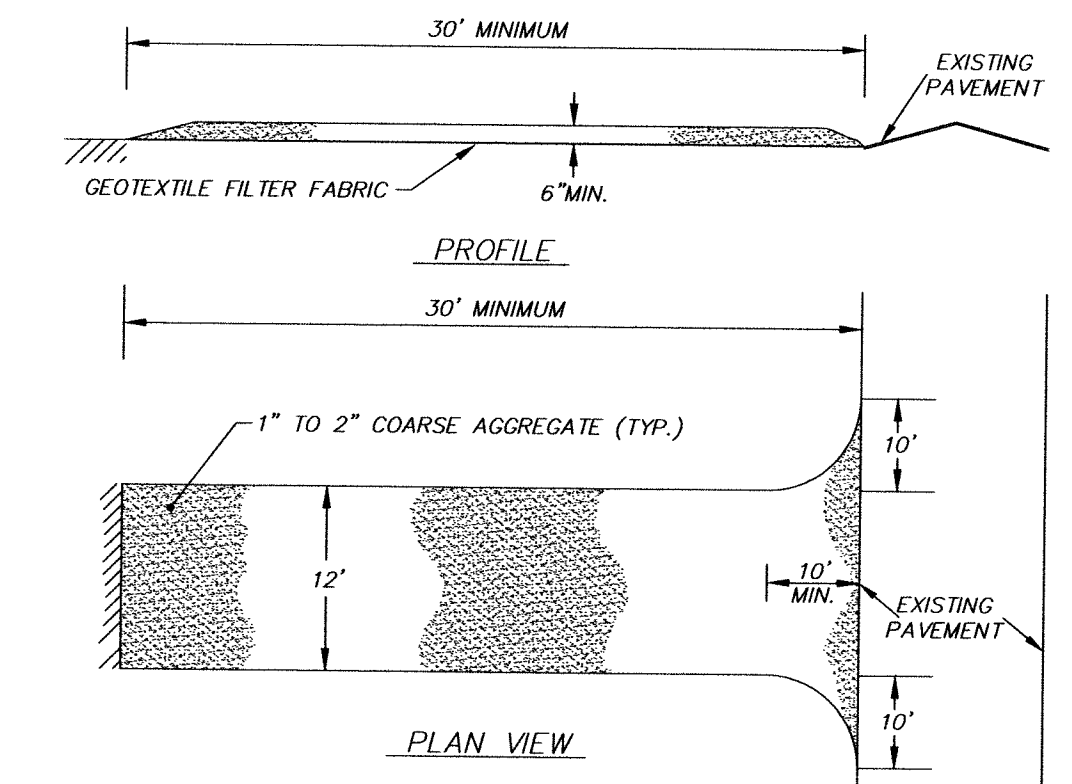
**FABRIC SILTATION FENCE DETAIL**  
NOT TO SCALE



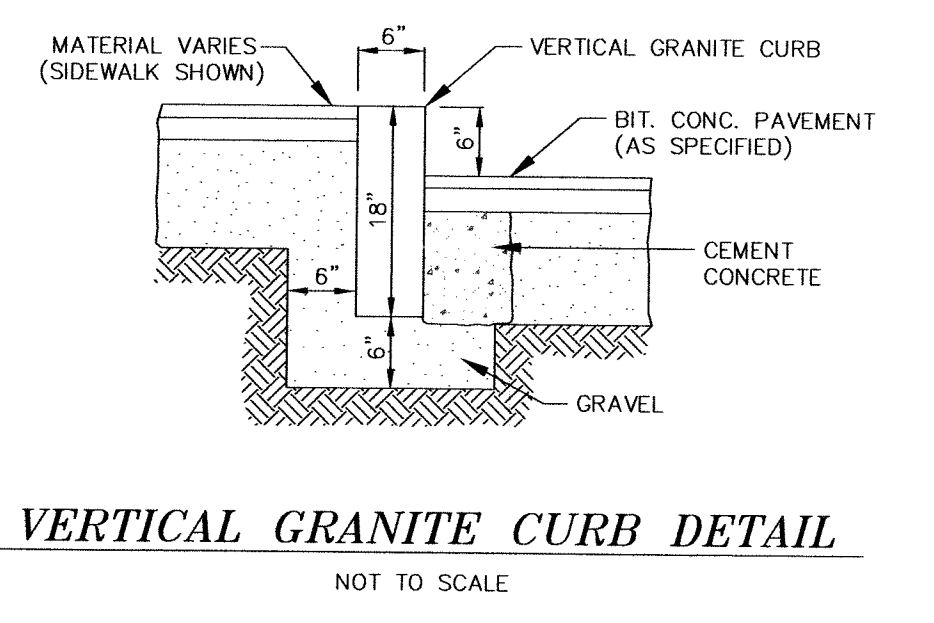
**HAY BALE SILTATION BARRIER DETAIL**  
NOT TO SCALE



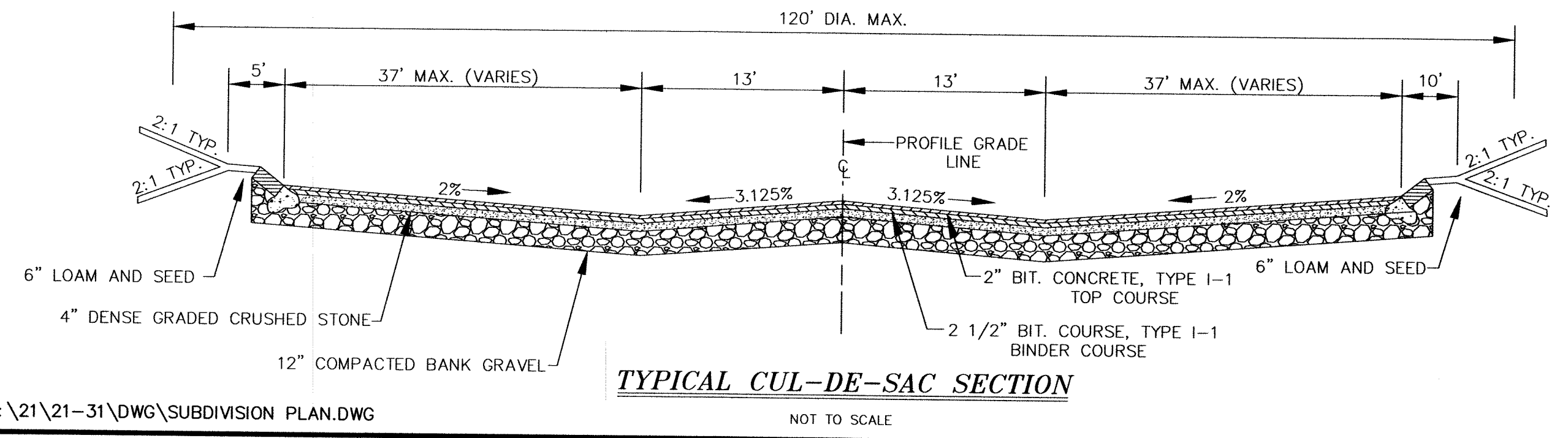
**TEMPORARY SEDIMENT TRAP**  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**VERTICAL GRANITE CURB DETAIL**  
NOT TO SCALE



**TYPICAL CUL-DE-SAC SECTION**  
NOT TO SCALE

**DEFINITIVE SUBDIVISION SITE DETAILS**  
**HIDDEN PINES LANE ANDOVER, MASS**  
PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

**andover consultants inc.**  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828  
Reg. Professional Engineer

0 30 60 90 120 Ft.  
0 8 16 32 Meter

**CONSTRUCTION SPECIFICATIONS:**

1. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
2. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
3. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM SUBSTITUTED FOR THE PIPE.