



RECEIVED
TOWN CLERK
HAMILTON, MA

2025 SEP 21 AM 10:08

DEFINITIVE SUBDIVISION PLAN

for
10 MEYER LANE
HAMILTON, MA
SEPTEMBER 2026

Revisions		
No.	Date	Description

TOWN OF HAMILTON
PLANNING BOARD

DATE:

APPLICANT:

NORTH SHORE PROPERTY GROUP, LLC
49 TREMONT STREET
PEABODY, MA 01960

ENGINEER:

GRIFFIN ENGINEERING GROUP, LLC
495 CABOT STREET
BEVERLY, MA 01915
978-927-5111



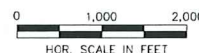
SURVEYOR:

LEBLANC SURVEY ASSOCIATES
161 HOLTEN STREET
DANVERS, MA 01923



LOCUS MAP

SCALE: 1"=1,000'



LIST OF DRAWINGS

- C-1 EXISTING CONDITIONS
- C-2 PLAN OF LAND
- C-3 DEMOLITION & EROSION CONTROL PLAN
- C-4 SITE LAYOUT
- C-5 GRADING & DRAINAGE PLAN
- C-6 UTILITY PLAN
- C-7 PROFILE & SECTIONS
- C-8 DETAILS I
- C-9 DETAILS II

THE UNNAMED WAY IS TO REMAIN A PRIVATE WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR ALL PRIVATE WAY MAINTENANCE AND SNOW REMOVAL COSTS. IF THE STREET IS EVER PUT UP FOR ACCEPTANCE BY THE TOWN THE LOT OWNERS SHALL BE RESPONSIBLE FOR ALL COSTS OF STREET IMPROVEMENTS TO MEET TOWN STANDARDS.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE

THIS APPROVAL IS SUBJECT TO THE CONDITIONS OF THE TOWN OF HAMILTON PLANNING BOARD CERTIFICATE OF VOTE EXECUTED ON _____, 2026 WHICH IS TO BE RECORDED HERewith.

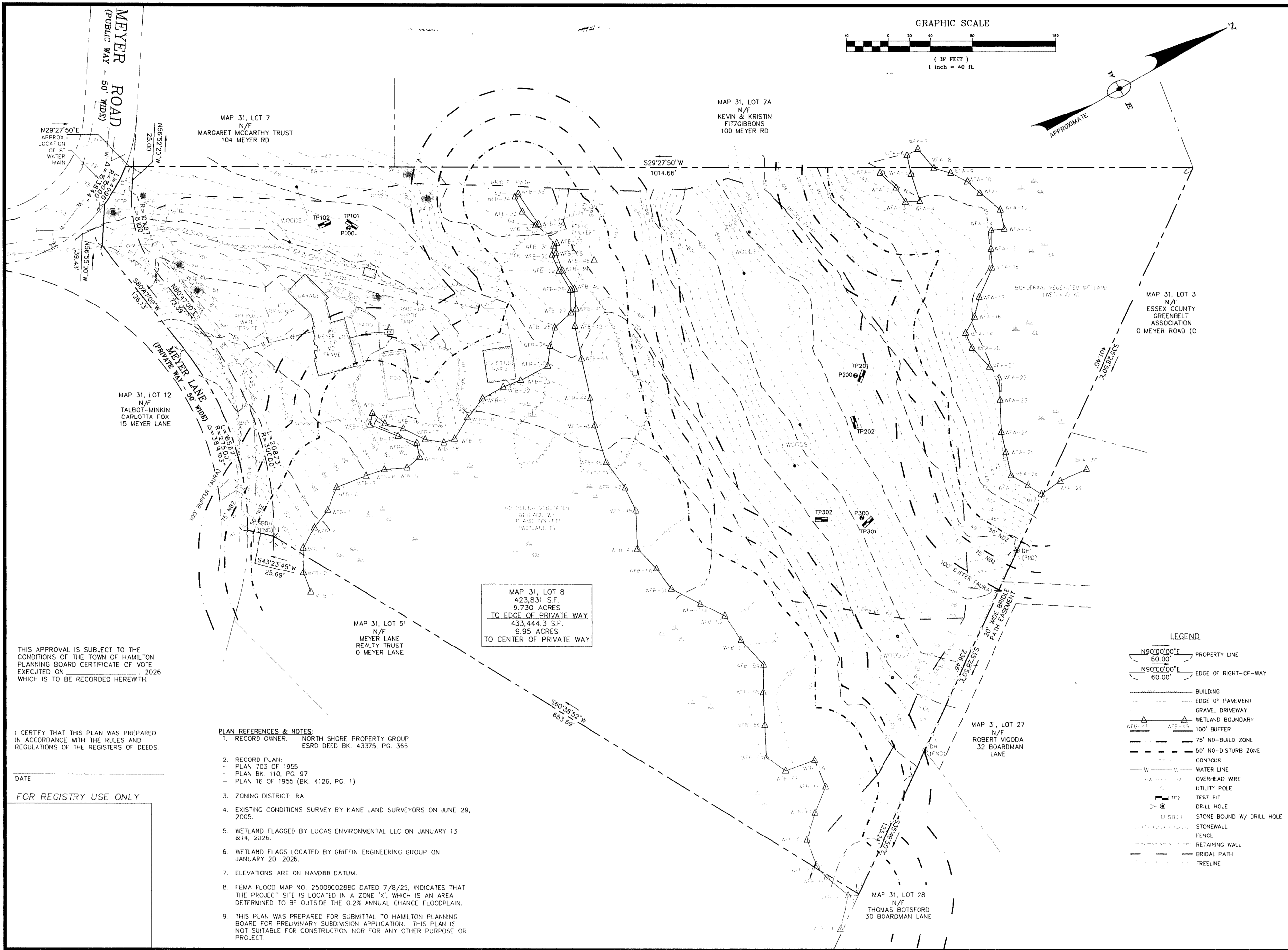
FOR REGISTRY USE ONLY

I, _____, CLERK OF THE TOWN OF HAMILTON, MA, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HAMILTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SUCH NOTICE.

HAMILTON CITY CLERK

DATE

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



THIS APPROVAL IS SUBJECT TO THE CONDITIONS OF THE TOWN OF HAMILTON PLANNING BOARD CERTIFICATE OF VOTE EXECUTED ON 10/26/2026 WHICH IS TO BE RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____
FOR REGISTRY USE ONLY

- PLAN REFERENCES & NOTES:**
- RECORD OWNER: NORTH SHORE PROPERTY GROUP
ESRD DEED BK. 43375, PG. 365
 - RECORD PLAN:
- PLAN 703 OF 1955
- PLAN BK. 110, PG. 97
- PLAN 16 OF 1955 (BK. 4126, PG. 1)
 - ZONING DISTRICT: RA
 - EXISTING CONDITIONS SURVEY BY KANE LAND SURVEYORS ON JUNE 29, 2005.
 - WETLAND FLAGGED BY LUCAS ENVIRONMENTAL LLC ON JANUARY 13 & 14, 2026.
 - WETLAND FLAGS LOCATED BY GRIFFIN ENGINEERING GROUP ON JANUARY 20, 2026.
 - ELEVATIONS ARE ON NAVD83 DATUM.
 - FEMA FLOOD MAP NO. 25009C0268G DATED 7/8/25, INDICATES THAT THE PROJECT SITE IS LOCATED IN A ZONE 'X', WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAN WAS PREPARED FOR SUBMITTAL TO HAMILTON PLANNING BOARD FOR PRELIMINARY SUBDIVISION APPLICATION. THIS PLAN IS NOT SUITABLE FOR CONSTRUCTION NOR FOR ANY OTHER PURPOSE OR PROJECT.

- LEGEND**
- PROPERTY LINE
 - EDGE OF RIGHT-OF-WAY
 - BUILDING
 - EDGE OF PAVEMENT
 - GRAVEL DRIVEWAY
 - WETLAND BOUNDARY
 - 100' BUFFER
 - 75' NO-BUILD ZONE
 - 50' NO-DISTURB ZONE
 - CONTOUR
 - WATER LINE
 - OVERHEAD WIRE
 - UTILITY POLE
 - TEST PIT
 - DRILL HOLE
 - STONE BOUND W/ DRILL HOLE
 - STONEWALL
 - FENCE
 - RETAINING WALL
 - BRIDAL PATH
 - TREELINE

TOWN OF HAMILTON
PLANNING BOARD

DATE: _____

No. Date Description
Revisions



Griffin Engineering Group, LLC

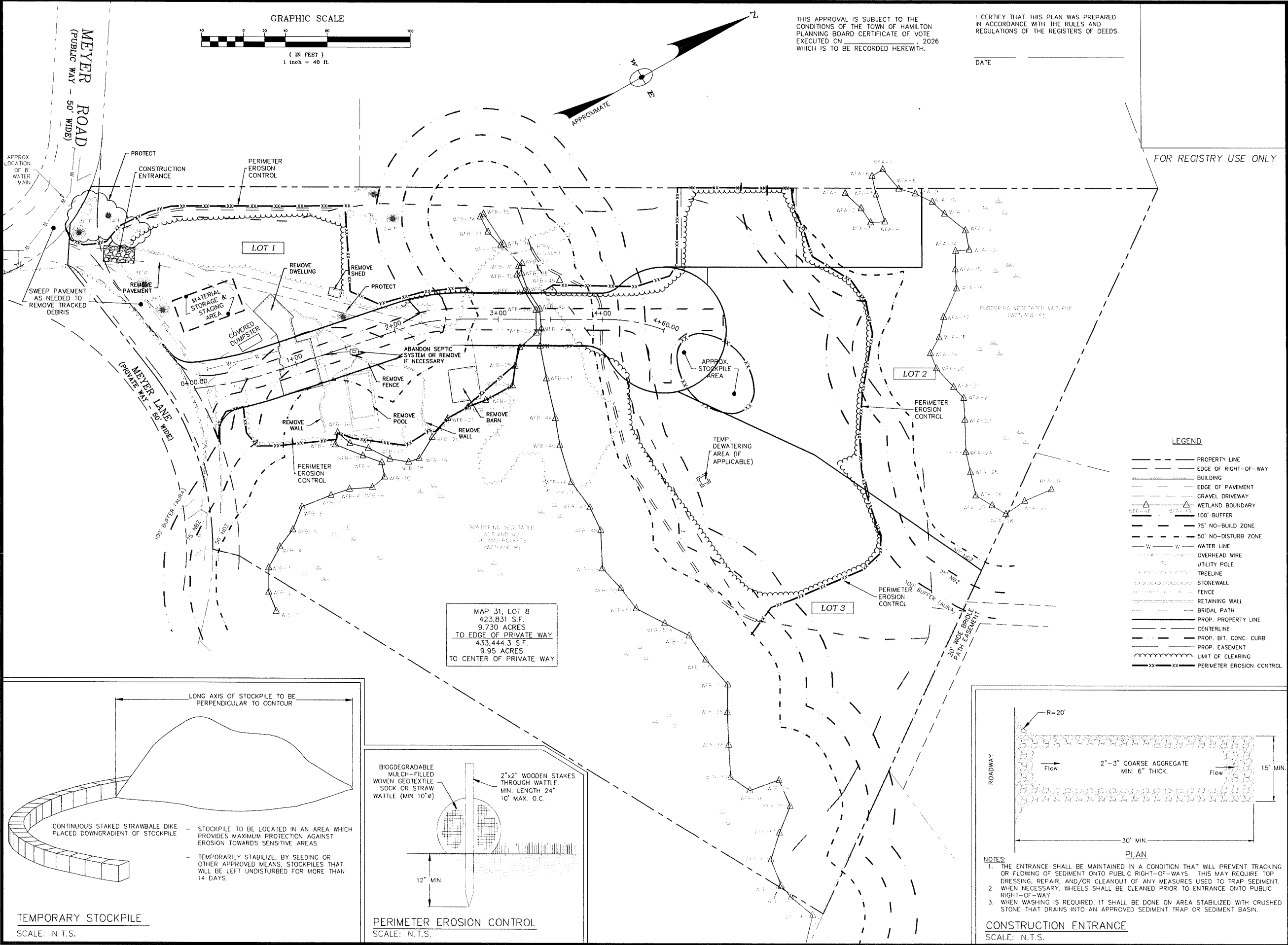
495 Cabot Street, 2nd Floor
Beverly, MA 01915
Tel: 978-927-5111
Fax: 978-927-5103

NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

DEFINITIVE SUBDIVISION
EXISTING
CONDITIONS

Scale: 1"=40'
Job No: _____
Date: 9.21.26

C-1



TOWN OF HAMILTON
PLANNING BOARD

DATE:

No. Date Description

Revisions



Griffin
Engineering
Group, LLC

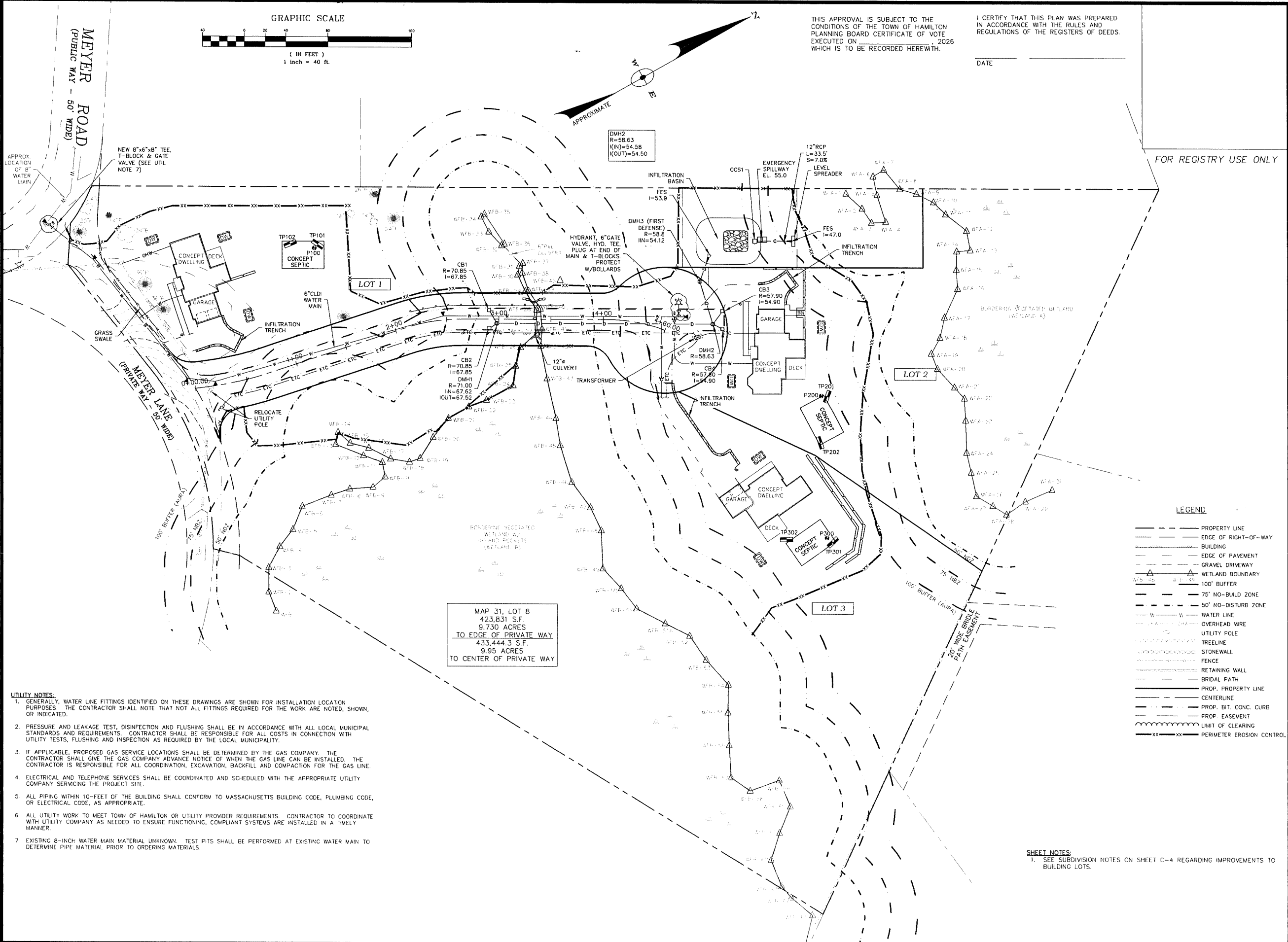
495 Cabot Street, 2nd Floor
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NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

DEFINITIVE SUBDIVISION
DEMOLITION &
EROSION CONTROL
PLAN

Scale: 1"=40'
Job No:
Date: 9.21.26

C-3



THIS APPROVAL IS SUBJECT TO THE
CONDITIONS OF THE TOWN OF HAMILTON
PLANNING BOARD CERTIFICATE OF VOTE
EXECUTED ON 12/20/2026
WHICH IS TO BE RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____

TOWN OF HAMILTON
PLANNING BOARD

DATE:

No. Date Description
Revisions



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NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

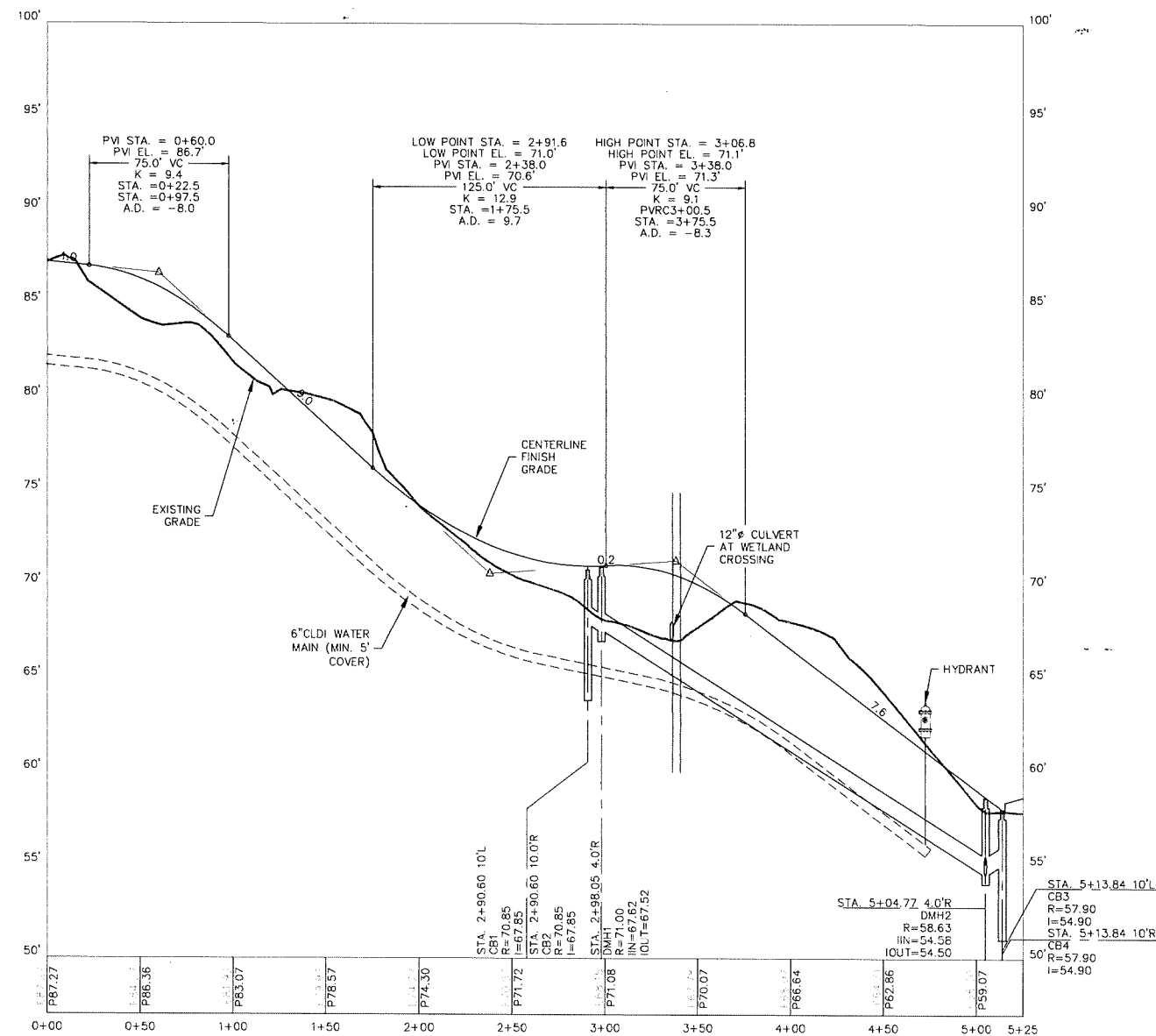
DEFINITIVE SUBDIVISION
UTILITY PLAN

Scale: 1"=40'
Job No:
Date: 9.21.26

C-6

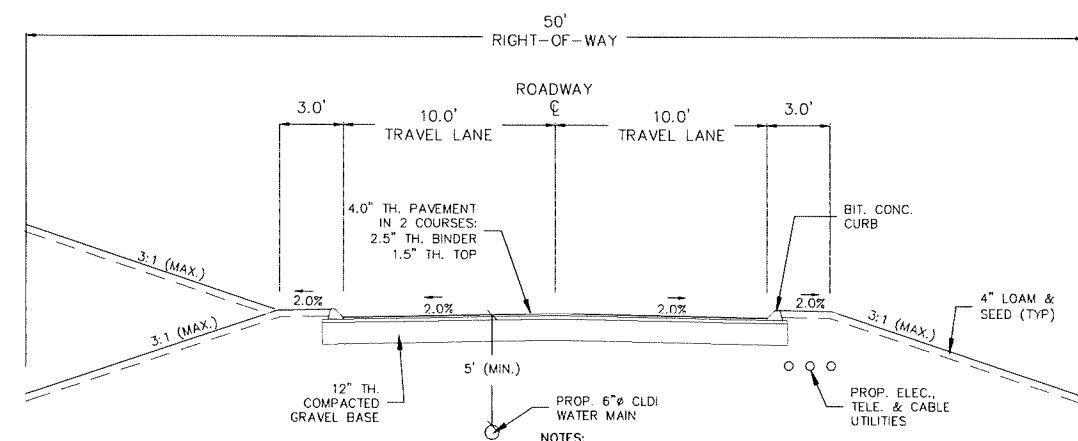
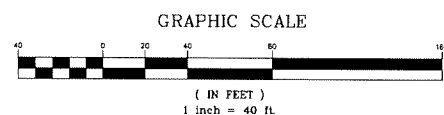
- UTILITY NOTES:**
1. GENERALLY, WATER LINE FITTINGS IDENTIFIED ON THESE DRAWINGS ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS REQUIRED FOR THE WORK ARE NOTED, SHOWN, OR INDICATED.
 2. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
 3. IF APPLICABLE, PROPOSED GAS SERVICE LOCATIONS SHALL BE DETERMINED BY THE GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION, BACKFILL AND COMPACTION FOR THE GAS LINE.
 4. ELECTRICAL AND TELEPHONE SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
 5. ALL PIPING WITHIN 10- FEET OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS BUILDING CODE, PLUMBING CODE, OR ELECTRICAL CODE, AS APPROPRIATE.
 6. ALL UTILITY WORK TO MEET TOWN OF HAMILTON OR UTILITY PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AS NEEDED TO ENSURE FUNCTIONING, COMPLIANT SYSTEMS ARE INSTALLED IN A TIMELY MANNER.
 7. EXISTING 8-INCH WATER MAIN MATERIAL UNKNOWN. TEST PITS SHALL BE PERFORMED AT EXISTING WATER MAIN TO DETERMINE PIPE MATERIAL PRIOR TO ORDERING MATERIALS.

SHEET NOTES:
1. SEE SUBDIVISION NOTES ON SHEET C-4 REGARDING IMPROVEMENTS TO BUILDING LOTS.



PUBLIC WAY CENTERLINE PROFILE

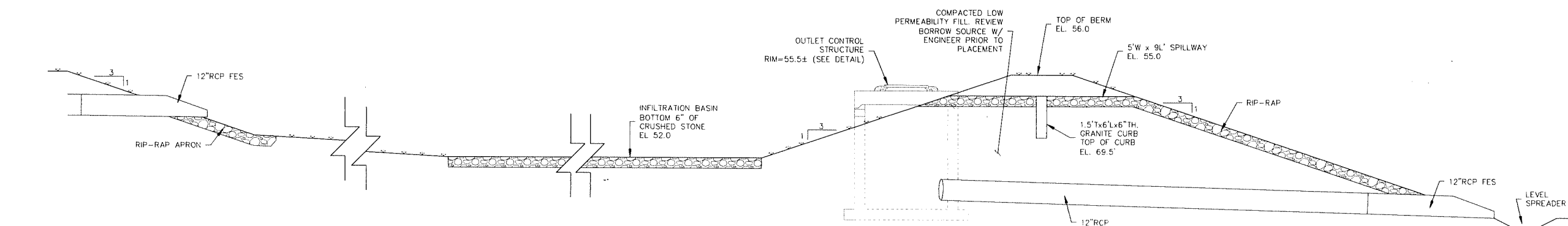
Scale: Horizontal - 1"=40'
Vertical - 1"=4'



ROADWAY SECTION (TYP)

SCALE: 1"=4'

- NOTES:
1. REMOVE ALL LOAM, ROOTS, SUBSOIL AND DELETERIOUS MATERIALS.
 2. 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.
LOAM = M 1.05.0
SEED = M 6.03.0 SLOPE MIX
MULCH = M 6.04.0 ANY TYPE
 3. COMPACT ALL LAYERS, AND SUBGRADE, TO 95% MOD. PROCTOR.
 4. MATERIAL REFERENCES ARE TO 1995 EDITION OF MASS. HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - SEE FULL DEPTH PAVEMENT DETAIL ON SHEET C-8.
 5. ALL UTILITIES TO MEET PROVIDER REQUIREMENTS.



INFILTRATION BASIN SECTION

SCALE: N.T.S.

FOR REGISTRY USE ONLY

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PLANNING BOARD CERTIFICATE OF VOTE
EXECUTED ON 9/21/26
WHICH IS TO BE RECORDED HERewith.

TOWN OF HAMILTON
PLANNING BOARD

DATE:

No. Date Description

Revisions



Griffin
Engineering
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NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

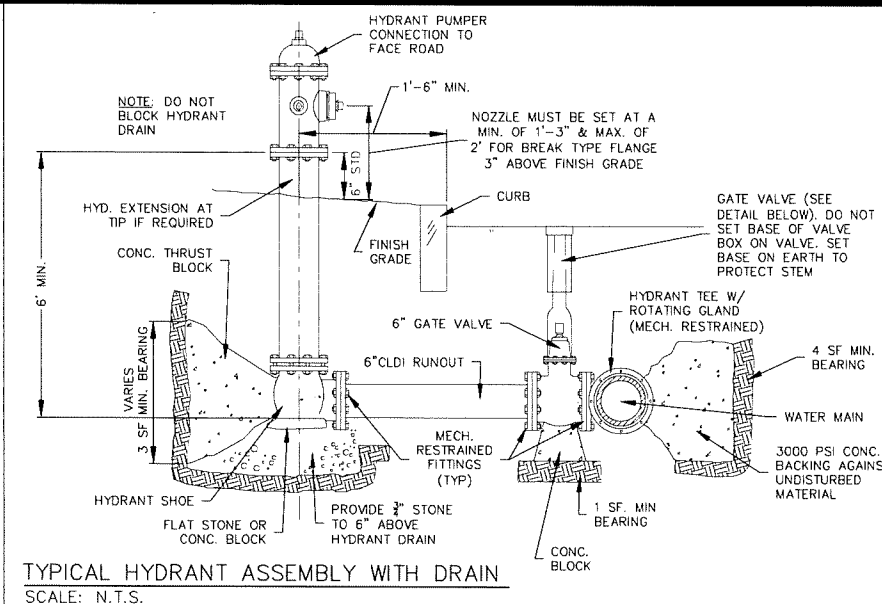
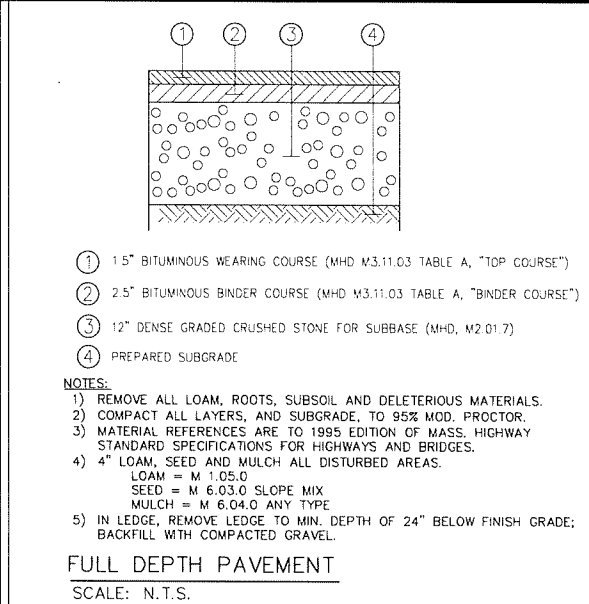
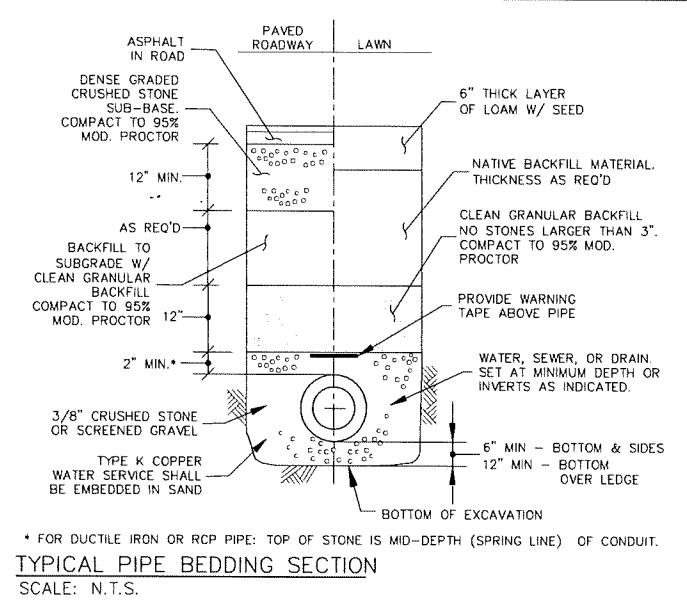
DEFINITIVE SUBDIVISION
PROFILE &
SECTIONS

Scale: As-shown

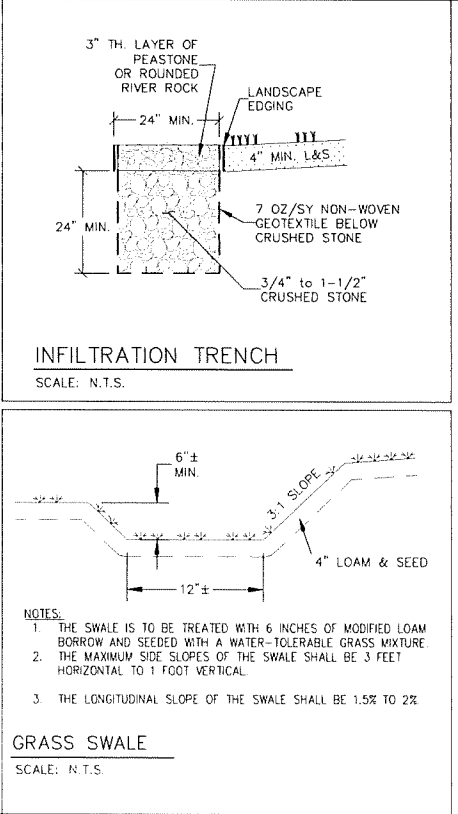
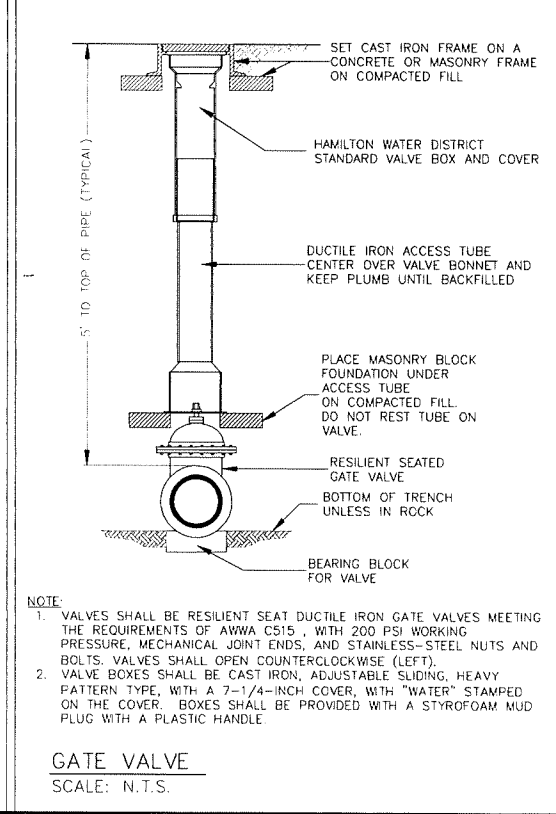
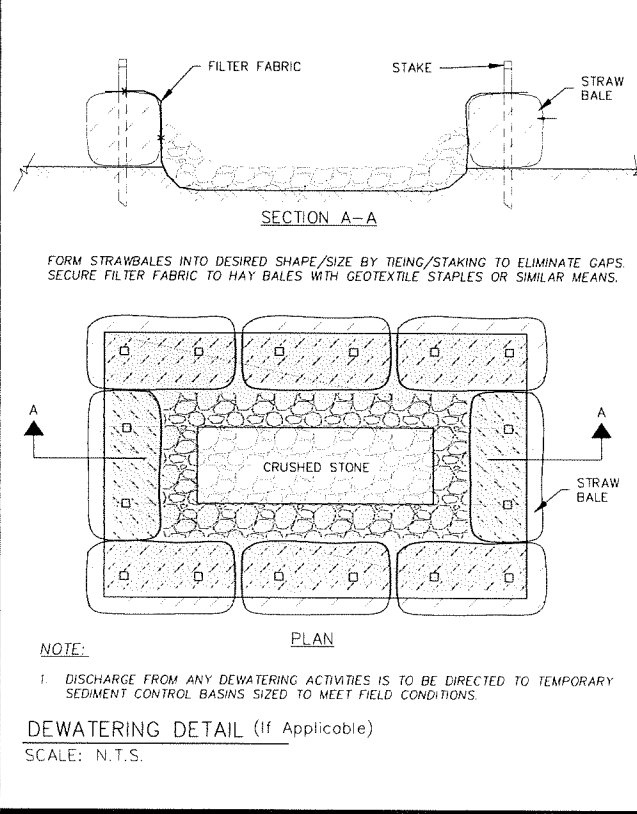
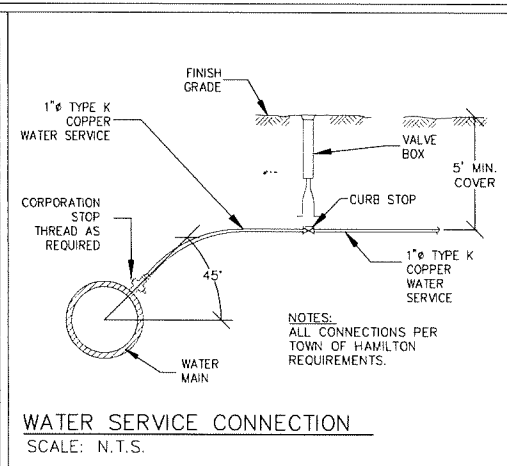
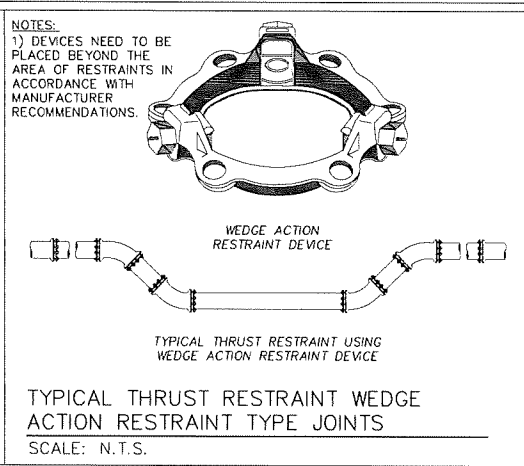
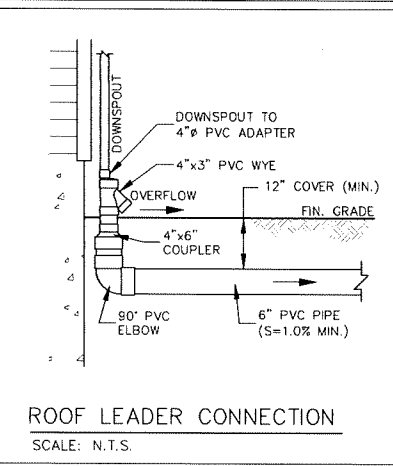
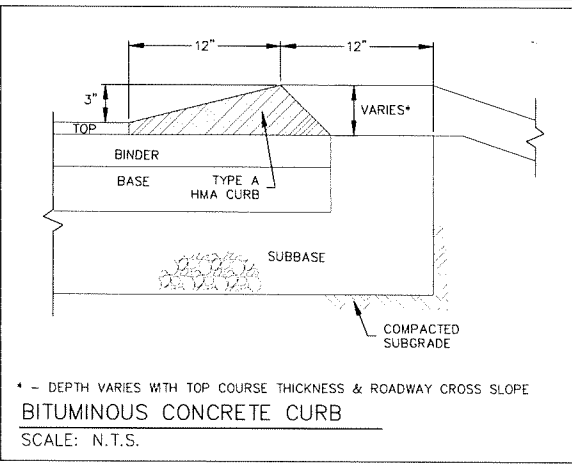
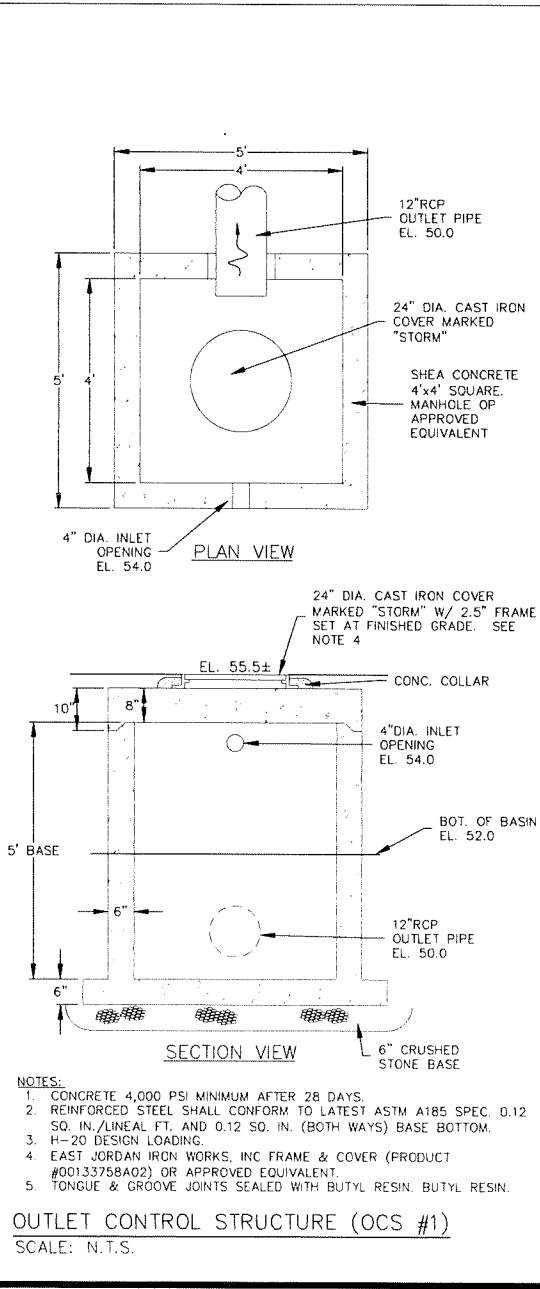
Job No:

Date: 9.21.26

C-7



- NOTE:
1. HYDRANT MATERIALS & INSTALLATION SHALL MEET OR EXCEED THE TOWN OF HAMILTON WATER DEPARTMENT AND/OR FIRE DEPT. SPECIFICATIONS.
2. ALL PIPE AND FITTINGS SHALL BE MECHANICALLY RESTRAINED.
3. HYDRANTS SHALL CONFORM TO AWWA C502, WITH A 5.25-INCH MAIN VALVE AND 6-INCH INLET, AND BE WATEROUS PACER ONLY, ALPHA STYLE.
4. HYDRANTS SHALL HAVE A 4.5-INCH PUMPER AND TWO 2.5-INCH HOSE CONNECTIONS, WITH NST THREADS.
5. HYDRANTS SHALL OPEN COUNTERCLOCKWISE (LEFT).
6. A FLAT STONE OR CONCRETE BLOCK SHALL BE INSTALLED UNDER THE HYDRANT.
7. THE BREAK-AWAY FLANGE SHALL BE APPROXIMATELY 4-INCHES ABOVE FINISHED GRADE.
8. IN ADDITION TO MECHANICAL RESTRAINT, A CONCRETE THRUST BLOCK SHALL BE INSTALLED BEHIND THE HYDRANT AGAINST UNDISTURBED EARTH.
9. A MINIMUM OF 2 CUBIC YARDS OF CRUSHED STONE SHALL BE INSTALLED TO AT LEAST 6-INCHES ABOVE THE DRAIN HOLES.
10. HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH TOWN STANDARDS AND SHALL BE PROVIDED WITH A FIBERGLASS SNOW FLAG WITH SPRING.



I, _____, CLERK OF THE TOWN OF HAMILTON, MA, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HAMILTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SUCH NOTICE.

HAMILTON CITY CLERK _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____

FOR REGISTRY USE ONLY

TOWN OF HAMILTON
PLANNING BOARD

DATE: _____

No.	Date	Description
Revisions		

9.21.24

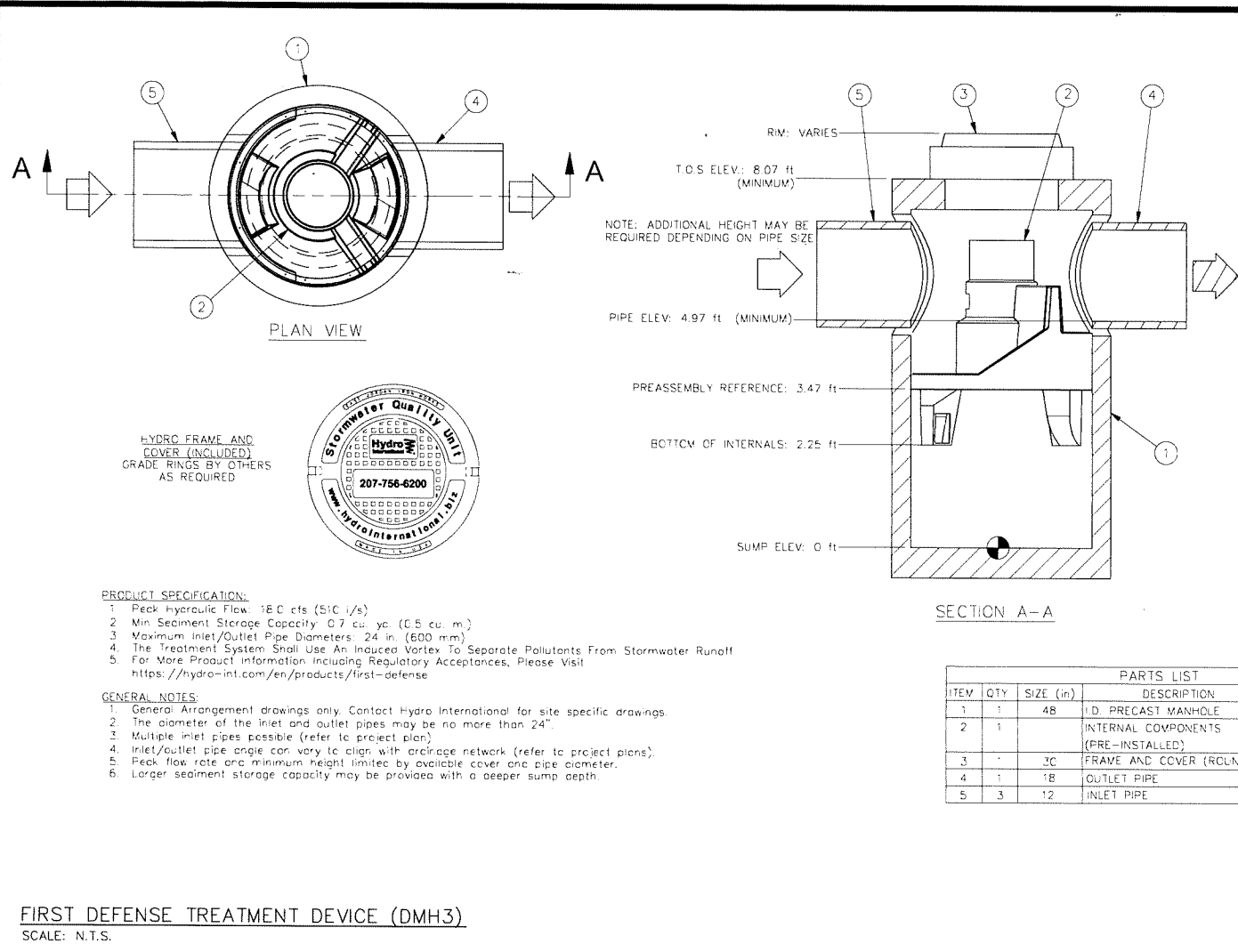
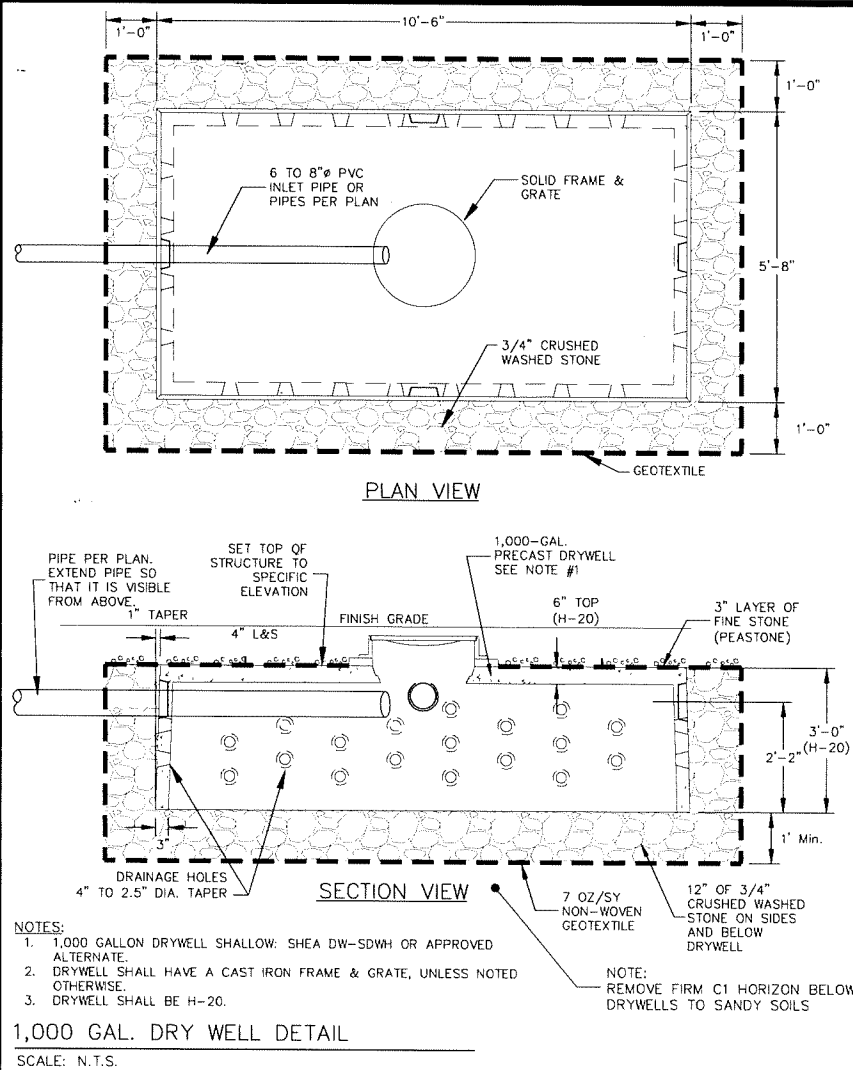
Griffin Engineering Group, LLC

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NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

DEFINITIVE SUBDIVISION
DETAIL 1
ROAD SECTION

Scale: As-shown
Job No: C-8
Date: 9.21.24



1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE, INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

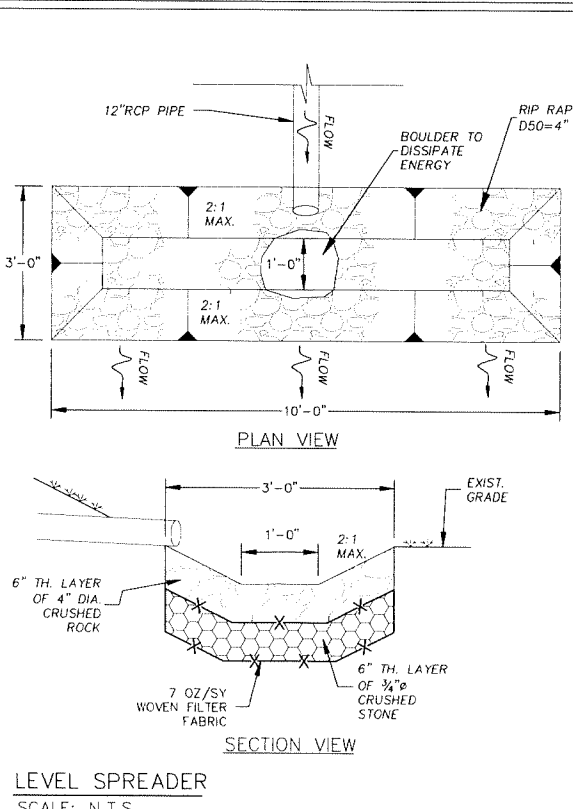
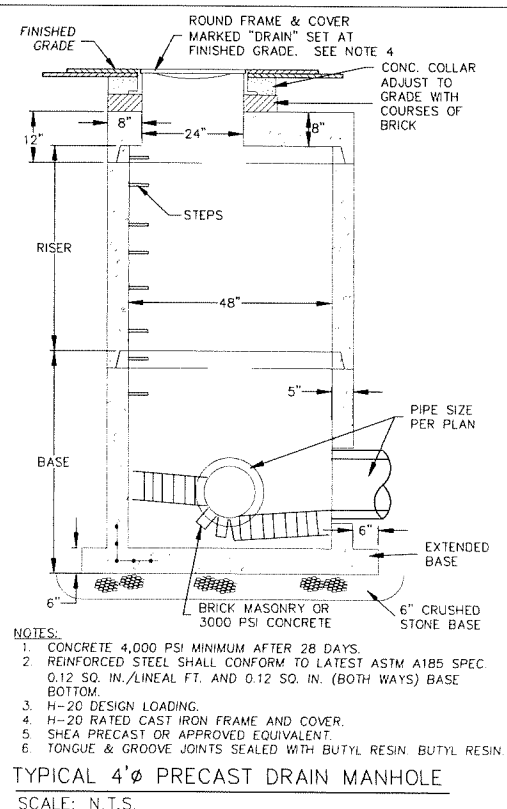
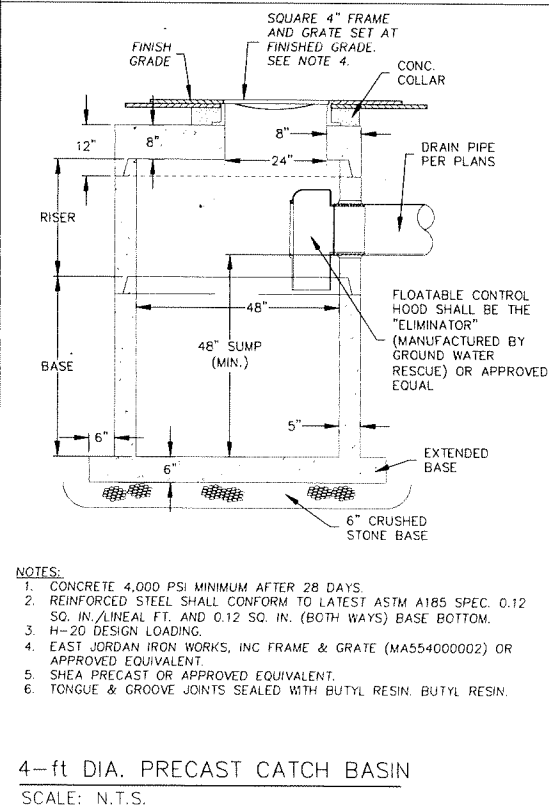
IF IN DOUBT ASK

DATE: 11/2/2021 SCALE: 1:30
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY:
Title: 4-ft DIAMETER FIRST DEFENSE

GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: MATERIAL: STOCK NUMBER: DRAWING NO: FD GA-4
SHEET SIZE: B SHEET 1 OF 1 Rev: -



I, _____, CLERK OF THE TOWN OF HAMILTON, MA, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HAMILTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SUCH NOTICE.

HAMILTON CITY CLERK DATE

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NORTH SHORE PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

DEFINITIVE SUBDIVISION DETAIL II

Scale: As-shown
Job No: C-9
Date: 9.21.26