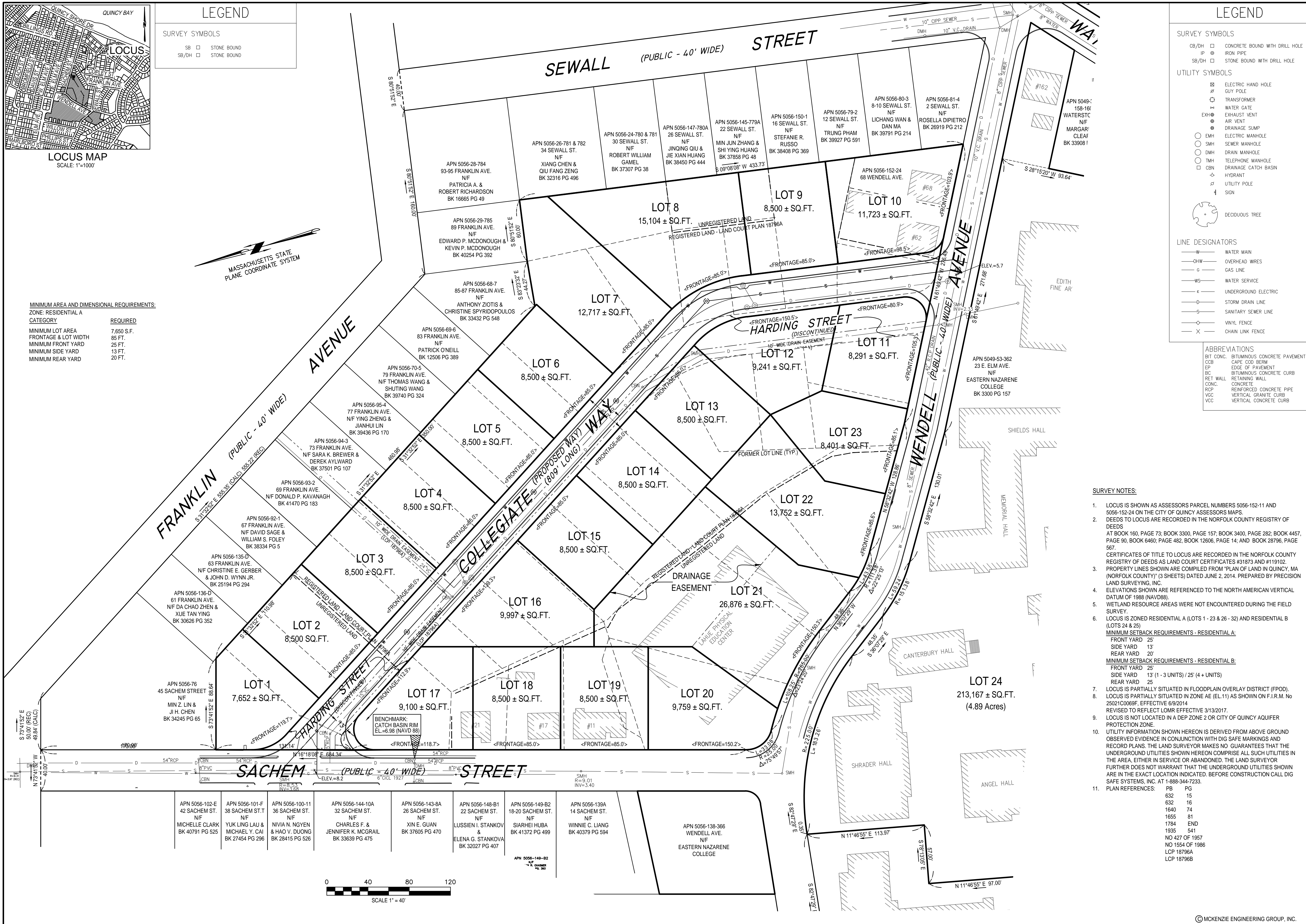


LEGEND	
SURVEY SYMBOLS	
SB □	STONE BOUND
SB/DH □	STONE BOUND WITH DRILL HOLE



MINIMUM AREA AND DIMENSIONAL REQUIREMENTS:	
ZONE: RESIDENTIAL A CATEGORY	REQUIRED
MINIMUM LOT AREA	7,650 S.F.
FRONTAGE & LOT WIDTH	85 FT.
MINIMUM FRONT YARD	25 FT.
MINIMUM SIDE YARD	13 FT.
MINIMUM REAR YARD	20 FT.



LEGEND	
SURVEY SYMBOLS	
CB/DH □	CONCRETE BOUND WITH DRILL HOLE
IP ⊙	IRON PIPE
SB/DH □	STONE BOUND WITH DRILL HOLE

UTILITY SYMBOLS	
⊠	ELECTRIC HAND HOLE
⊡	GUY POLE
⊞	TRANSFORMER
⊞	WATER GATE
⊞	EXHAUST VENT
⊞	AIR VENT
⊞	DRAINAGE SUMP
⊞	ELECTRIC MANHOLE
⊞	SEWER MANHOLE
⊞	DRAIN MANHOLE
⊞	TELEPHONE MANHOLE
⊞	DRAINAGE CATCH BASIN
⊞	HYDRANT
⊞	UTILITY POLE
⊞	SIGN

LINE DESIGNATORS	
—	WATER MAIN
—	OVERHEAD WIRES
—	GAS LINE
—	WATER SERVICE
—	UNDERGROUND ELECTRIC
—	STORM DRAIN LINE
—	SANITARY SEWER LINE
—	VINYL FENCE
—	CHAIN LINK FENCE

ABBREVIATIONS	
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB

SURVEY NOTES:

- LOCUS IS SHOWN AS ASSESSORS PARCEL NUMBERS 5056-152-11 AND 5056-152-24 ON THE CITY OF QUINCY ASSESSORS MAPS.
- DEEDS TO LOCUS ARE RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 160, PAGE 73; BOOK 3300, PAGE 157; BOOK 3400, PAGE 282; BOOK 4457, PAGE 90; BOOK 6460; PAGE 482; BOOK 12606; PAGE 14; AND BOOK 28796, PAGE 567.
- CERTIFICATES OF TITLE TO LOCUS ARE RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS LAND COURT CERTIFICATES #31873 AND #119102.
- PROPERTY LINES SHOWN ARE COMPILED FROM "PLAN OF LAND IN QUINCY, MA (NORFOLK COUNTY)" (3 SHEETS) DATED JUNE 2, 2014, PREPARED BY PRECISION LAND SURVEYING, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- LOCUS IS ZONED RESIDENTIAL A (LOTS 1 - 23 & 26 - 32) AND RESIDENTIAL B (LOTS 24 & 25).
- MINIMUM SETBACK REQUIREMENTS - RESIDENTIAL A:
FRONT YARD 25'
SIDE YARD 13'
REAR YARD 20'
- MINIMUM SETBACK REQUIREMENTS - RESIDENTIAL B:
FRONT YARD 25'
SIDE YARD 13' (1 - 3 UNITS) / 25' (4 + UNITS)
REAR YARD 25'
- LOCUS IS PARTIALLY SITUATED IN FLOODPLAIN OVERLAY DISTRICT (FPD). LOCUS IS PARTIALLY SITUATED IN ZONE AE (EL-11) AS SHOWN ON F.I.R.M. NO. 25021C0069F, EFFECTIVE 6/9/2014.
- REVISED TO REFLECT LOMR EFFECTIVE 3/13/2017.
- LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR CITY OF QUINCY AQUIFER PROTECTION ZONE.
- UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES:
PG 632 15
PG 632 16
1640 74
1655 81
1784 END
1935 541
NO 427 OF 1957
NO 1554 OF 1986
LCP 18796A
LCP 18796B

BY	APP	DESCRIPTION	DATE	REV



**PRELIMINARY SUBDIVISION PLAN
EASTERN NAZARENE ESTATES**
(ASSESSOR'S PARCEL NOS. 5056-152-11, 5056-152-24, 5056-138-366, 5072H-35-790 & 5049-53-362)

EASTERN NAZARENE COLLEGE
SACHEM ST., WENDELL AVE. & WATERSTON ST.
QUINCY, MASSACHUSETTS



OWNERS/APPLICANT:
EASTERN NAZARENE COLLEGE
23 EAST ELM AVENUE
QUINCY, MASSACHUSETTS

DRAWN BY:	AWL
DESIGNED BY:	-
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	OCTOBER 31, 2024
SCALE:	1"=40'
PROJECT NO.:	223-234
DWG. TITLE:	PRELIMINARY PLAN
DWG. NO.:	C-1

LEGEND

SURVEY SYMBOLS

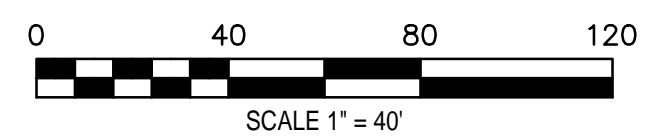
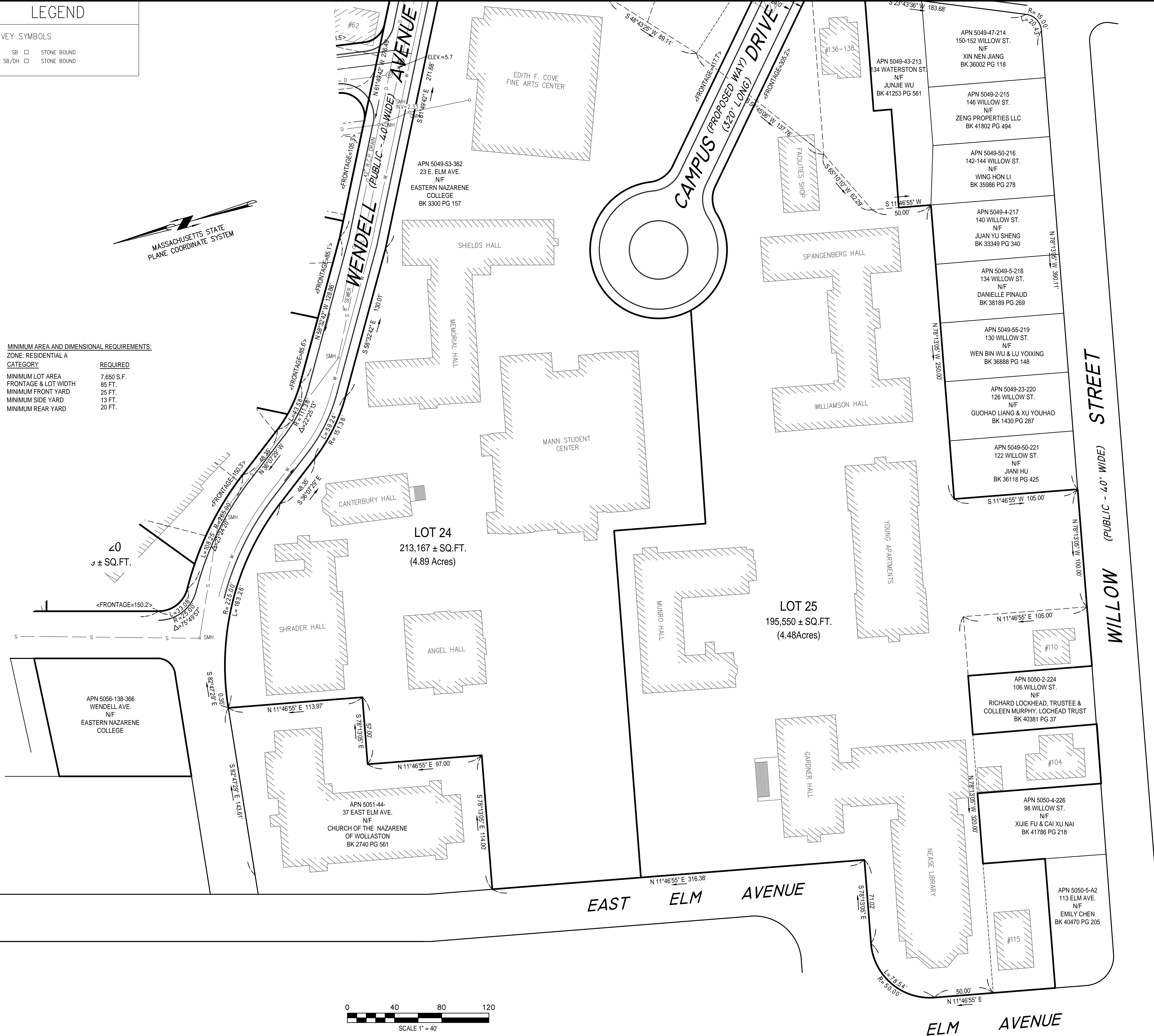
- SB □ STONE BOUND
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MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM

MINIMUM AREA AND DIMENSIONAL REQUIREMENTS:

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MINIMUM FRONT YARD	25 FT.
MINIMUM SIDE YARD	13 FT.
MINIMUM REAR YARD	20 FT.

20
± SQ.FT.



REV	DATE	DESCRIPTION	BY	APP

MG
MCKENZIE
ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

**PRELIMINARY SUBDIVISION PLAN
EASTERN NAZARENE ESTATES**
(ASSESSOR'S PARCEL NOS. 5056-152-24, 5056-138-366, 5072H-35-790 & 5049-53-362)
EASTERN NAZARENE COLLEGE
SACHEM ST., WENDELL AVE. & WATERSTON ST.
QUINCY, MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR:
RICHARD LOCKHEAD
No. 35031
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS/APPLICANT:
EASTERN NAZARENE COLLEGE
23 EAST ELM AVENUE
QUINCY, MASSACHUSETTS

DRAWN BY: AWL
DESIGNED BY: -
CHECKED BY: BCM
APPROVED BY: BCM
DATE: OCTOBER 31, 2024
SCALE: 1"=40'
PROJECT NO.: 223-234

**PRELIMINARY
PLAN**

DWG. NO.: **C-2**

LEGEND

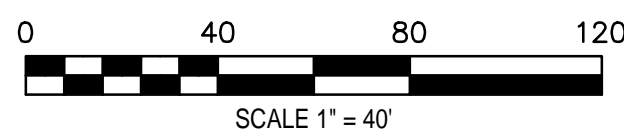
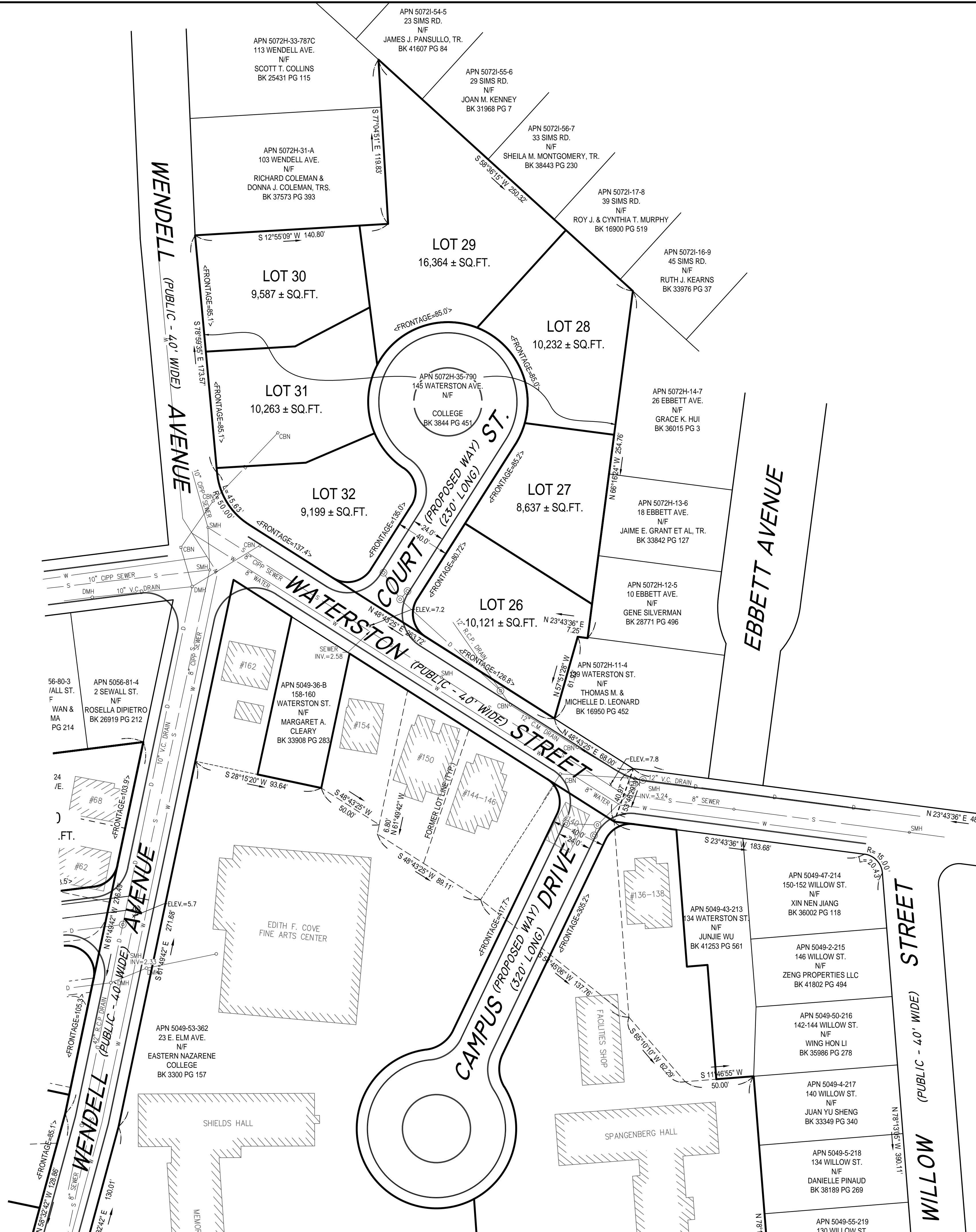
SURVEY SYMBOLS

- SB □ STONE BOUND
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MINIMUM AREA AND DIMENSIONAL REQUIREMENTS:

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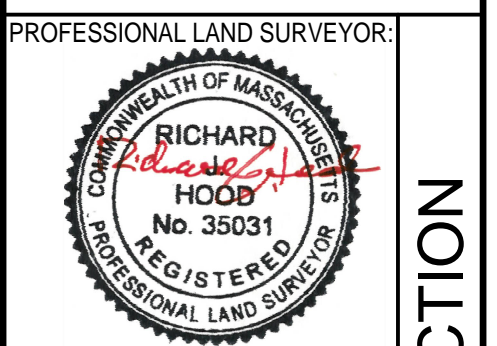


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PRELIMINARY SUBDIVISION PLAN
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OWNERS/APPLICANT:
 EASTERN NAZARENE COLLEGE
 23 EAST ELM AVENUE
 QUINCY, MASSACHUSETTS

DRAWN BY:	AWL
DESIGNED BY:	-
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	OCTOBER 31, 2024
SCALE:	1"=40'
PROJECT NO.:	223-234
DWG. TITLE:	PRELIMINARY PLAN
DWG. NO.:	C-3