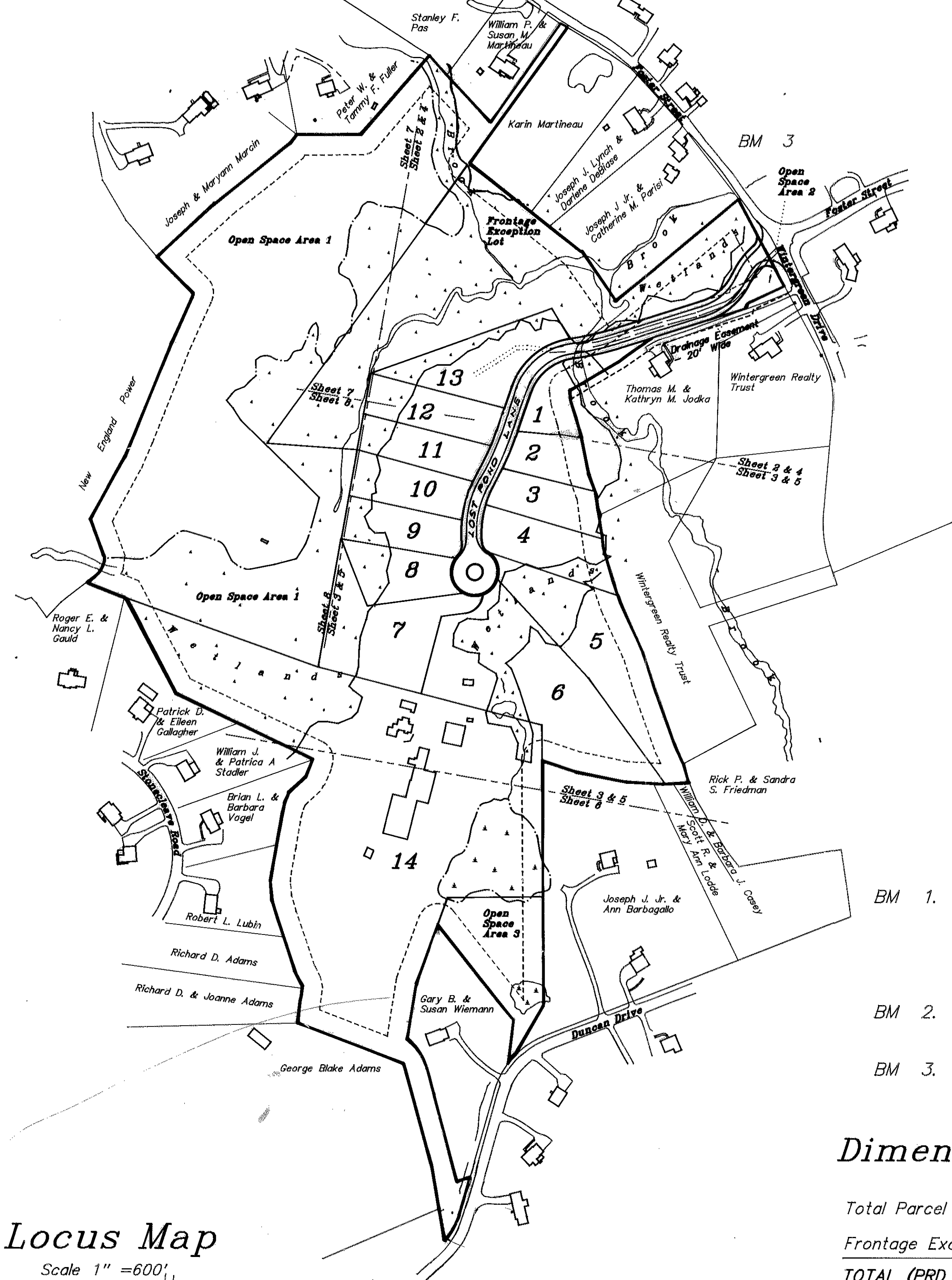


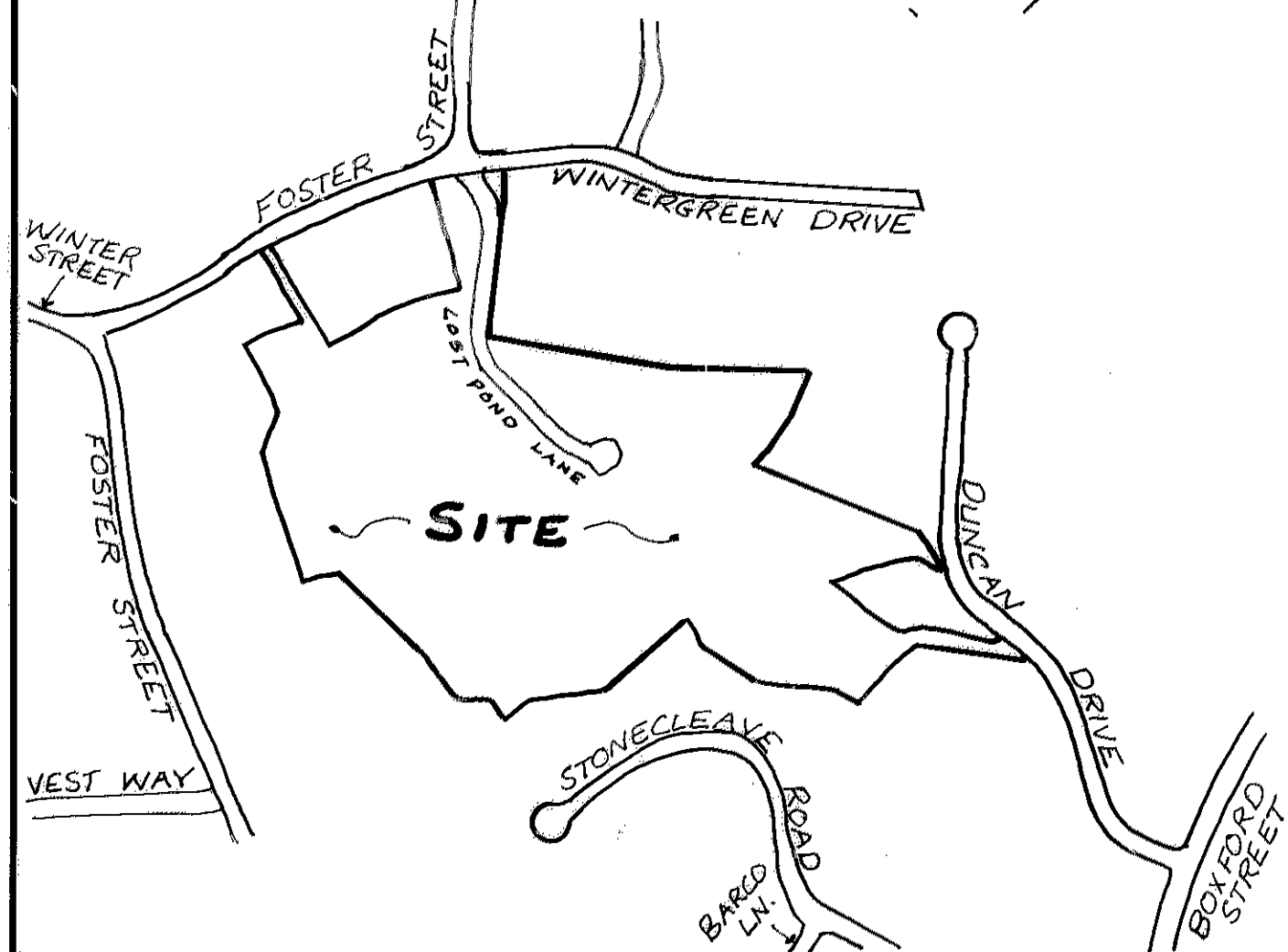
# Key Map

Scale 1" = 200'



# Locus Map

Scale 1" = 600'



**Zoning District**  
R-1 Residence 1 District  
(Planned Residential Development)  
Requirements For PRD  
Minimum Lot Size = 21,780 S.F.  
Minimum Frontage = 100'  
Minimum Setbacks(Front,Side,Rear) = 20'  
0.01' Setback Allowed, Provided That  
Abutting Lot Has Required 20'

## Benchmark

- BM 1. A Rivet In Ledge Outcropping, 31' South Of  
The Centerline Intersection Of Lawrence Road  
And Brookview Road - 90.6' Southwest Of Pole  
No. 1320, 23' North Of An Oak Tree (At Corner  
Of Stone Wall) Elev. = 123.027' (U.S.G.S. Datum)
- BM 2. Headbolt Of Hydrant At The End Of Wintergreen  
Drive Elev. = 121.08' (U.S.G.S. Datum)
- BM 3. Nail In Utility Pole No. 47 On Foster Street  
1' Up Elev. = 125.25' (U.S.G.S. Datum)

## Dimensional And Density Computations

Total Parcel	2,224,282 S.F.	51.06 Acres
Frontage Exception Lot	262,032 S.F.	6.01 Acres
<b>TOTAL (PRD Subdivision)</b>	<b>1,962,250 S.F.</b>	<b>45.04 Acres</b>
Total Open Space Required	(1,962,250)(35%) = 686,787 S.F.	15.77 Acres
Total Open Space Provided		
Open Space Area 1	673,990 S.F.	15.47 Acres
Open Space Area 2	6,432 S.F.	0.15 Acres
Open Space Area 3	60,264 S.F.	1.38 Acres
	<b>740,686 S.F.</b>	<b>17.00 Acres</b>
Total Upland For Open Space Required	(686,787)(75%) = 515,090 S.F.	11.82 Acres
Total Upland For Open Space Provided		
Open Space Area 1	456,383 S.F.	10.48 Acres
Open Space Area 2	6,319 S.F.	0.15 Acres
Open Space Area 3	53,968 S.F.	1.24 Acres
	<b>526,670 S.F.</b>	<b>11.86 Acres</b>

## Table Of Drawings

- 1 Title Sheet  
2-3 Survey-Lotting Plan  
4-5 Topo - Utilities Plan  
6-8 Survey-Lotting & Topography  
9 Profiles - Drainage Plan  
10 Construction Details  
11-12 Conditional Approval

## Legend

25' No Cut Zone	
50' No Construction Zone	
Bordering vegetative wetlands with flag numbers	
Catch basins with drainage lines	
Continuous row of staked hay bales backed with filter fabric	
Drainage Piping To Headwall	
Drainage section (reach no.)	
Existing grades	
Existing stone walls	
Finished grades	
Hydrant & Valve	
Observation pit with number	
Percolation test with number	
Wetland buffer zone (100')	

TOWN OF NORTH ANDOVER  
OFFICE OF THE TOWN CLERK

This is to certify that on \_\_\_\_\_ I  
received from the North Andover Planning  
Board a certification of the approval  
of this plan, and that during the  
Twenty (20) days next following I have  
received no notice of any appeal from  
the decision.

Town Of North Andover Town Clerk

Date: \_\_\_\_\_



I certify that this plan was prepared  
in conformance with the rules and  
regulations of the register of deeds.

Warren D. Wagner Jr. 9/23/94 Thomas E. Neve  
Draftsman Date P.L.S. & R.P.E.

Plan # 12610  
Registry of Deeds  
North District Easy Copy  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
attest:  
Register of Deeds

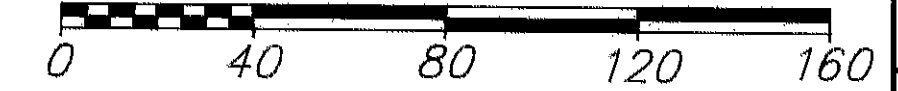
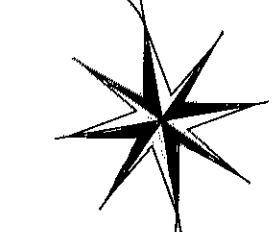
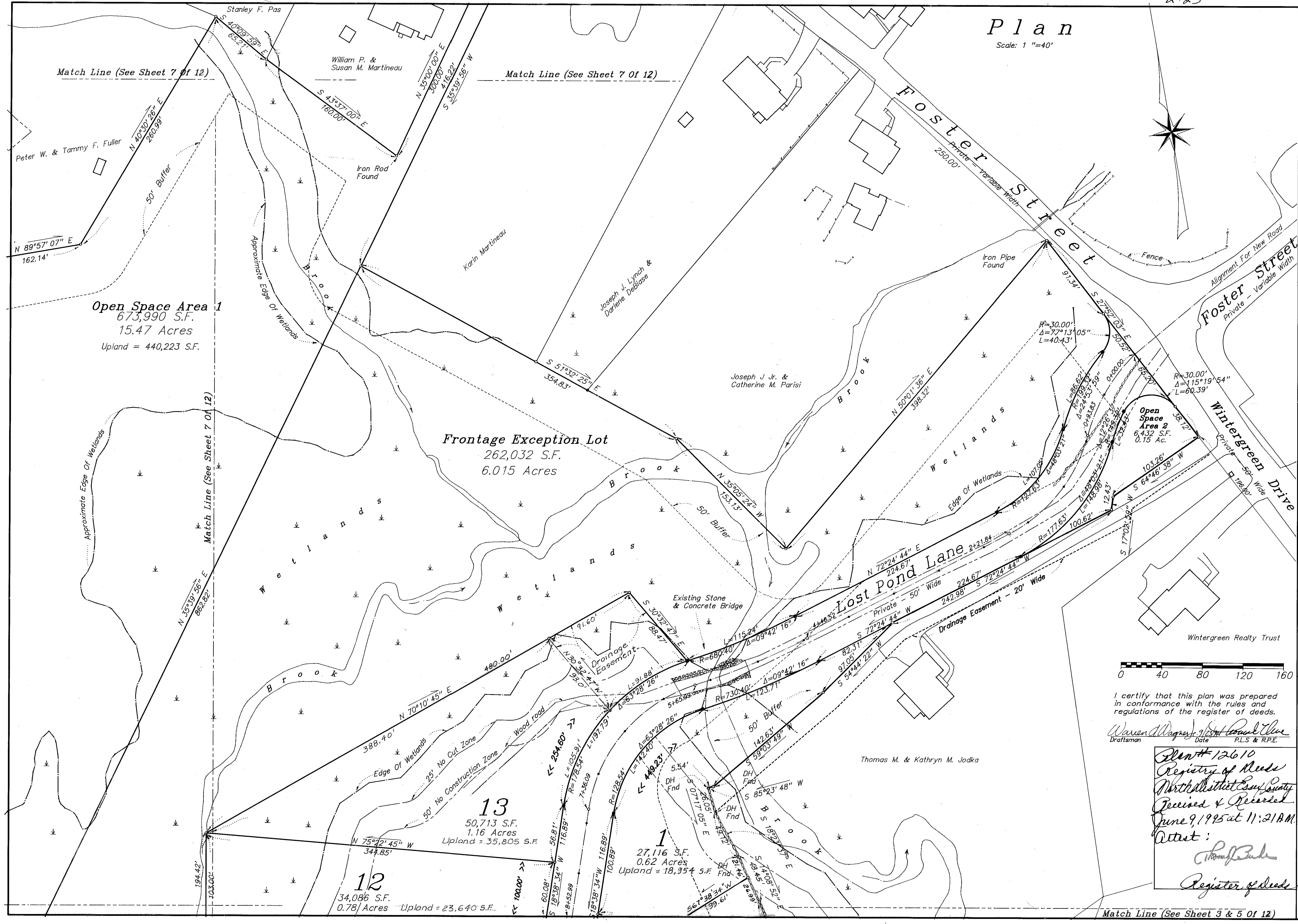
Subdivision Name / Owner		Permit Process		R e v i s i o n s		Registration		Design Engineer / Surveyor	
Planned Residential Development "Lost Pond"		Description Submission		Date 9/23/94	No. 1	Description per-Plan Review		Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 447 Old Boston Road - U.S. Route 1 Topsfield, Massachusetts 01983 508-887-8566	
Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845		Public Hearing			2	per Conc. of Approval & Special Permit		Title Sheet	
		Case Hearing							
		Decision Filed							
		Plan No.						Job no. 1276	
		Date: 5/16/95						Sheet 1 of 12	

2.25

12610

# Plan

Scale: 1"=40'



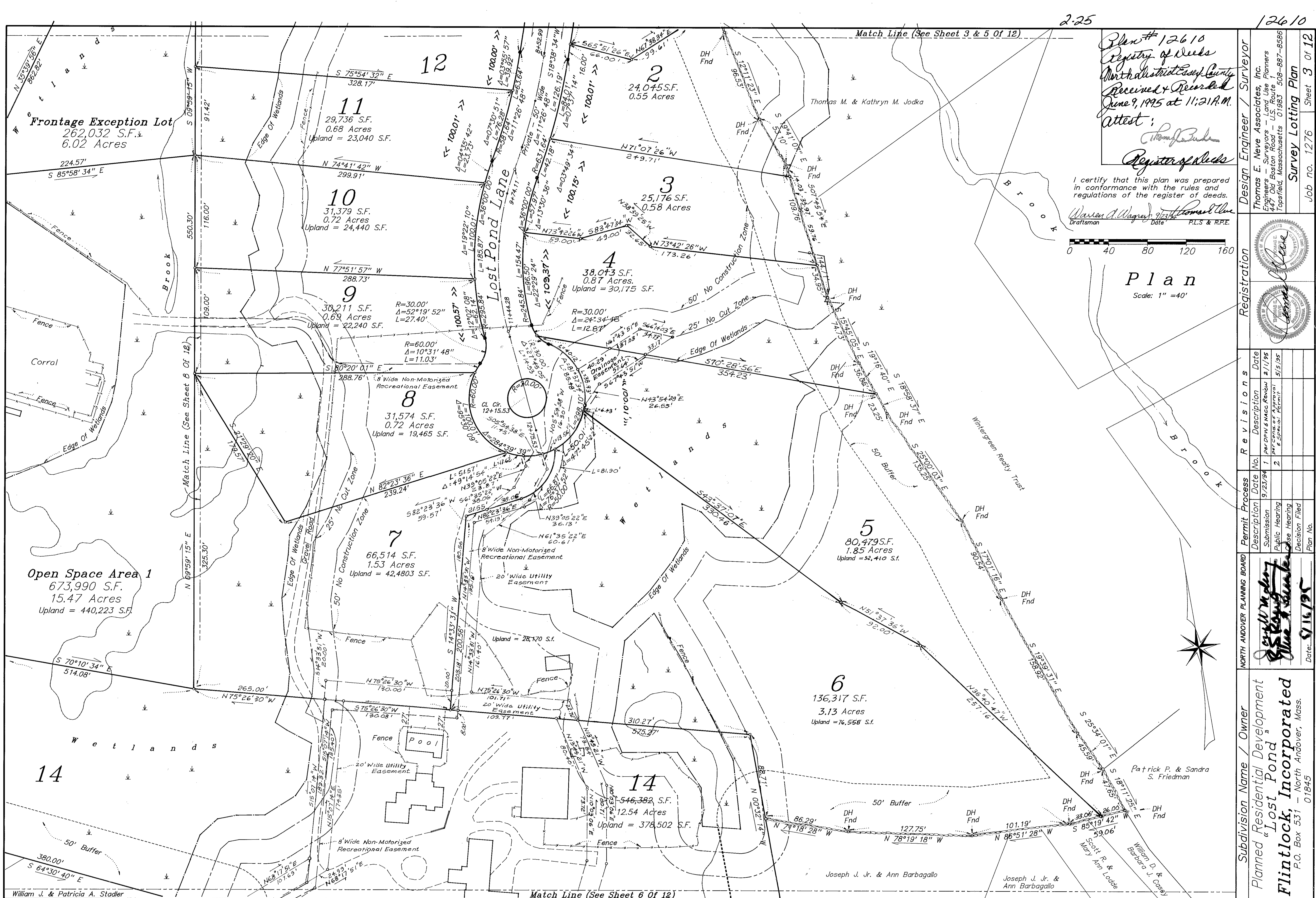
I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

Warren D. Wagner, Draftsman  
Date: 9/1/95  
P.L.S. & R.P.E.

Plan # 12610  
Registry of Deeds  
North Andover County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest:  
[Signature]  
Register of Deeds

Subdivision Name / Owner		Permit Process		Revisions		Registration		Design Engineer / Surveyor	
Planned Residential Development "Lost Pond"		Description		Date		Date		Thomas E. Neve Associates, Inc.	
Flintlock, Incorporated		Submission		9/23/94		2/1/95		Engineers - Surveyors - Land Use Planners	
P.O. Box 531 - North Andover, Mass. 01845		Public Hearing						447 Old Boston Road - U.S. Route 1	
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		Plan No.						Survey Lotting Plan	
								Job no. 1276	
								Sheet 2 of 12	


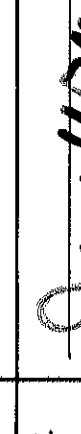




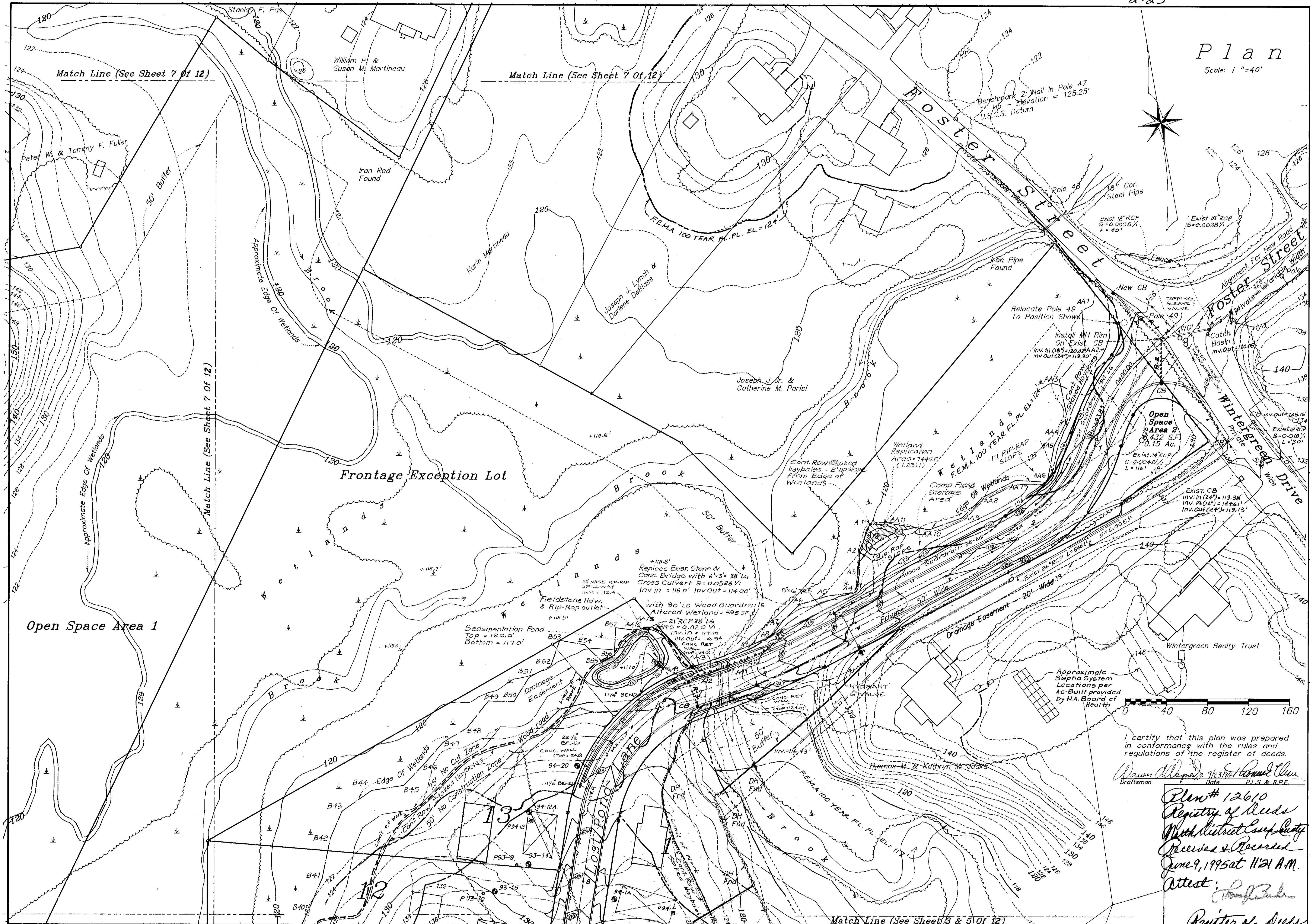
Plan # 12610  
Registry of Deeds  
North District Essex County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest:  
Register of Deeds

I certify that this plan was prepared  
in conformance with the rules and  
regulations of the register of deeds.  
Warren J. Wagner, 9/23/95  
Draftsman Date P.L.S. & R.P.E.

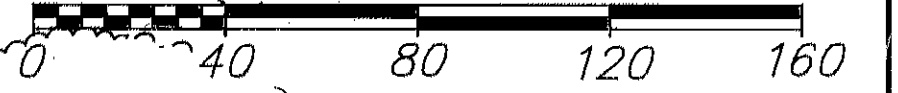
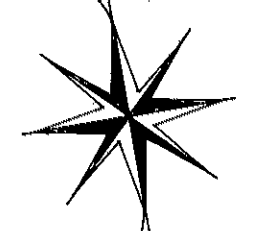
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Subdivision Name / Owner		NORTH ANDOVER PLANNING BOARD		Permit Process		R e v i s i o n s		Registration		Design Engineer / Surveyor					
Planned "Lost Pond"				Description		Date		Date		Thomas E. Neve Associates, Inc.					
Flintlock, Incorporated P.O. Box 531 - North Andover, Mass.				Submission		9/23/94		1		per DOW & MACC Review		2/11/95			
				Public Hearing				2		per DOW & MACC Approval & Special Permit		5/5/95			
				Decision Filed											
				Plan No.											
		Date: 5/16/95										Job no. 1276		Sheet 3 of 12	





Plan  
Scale: 1" = 40'



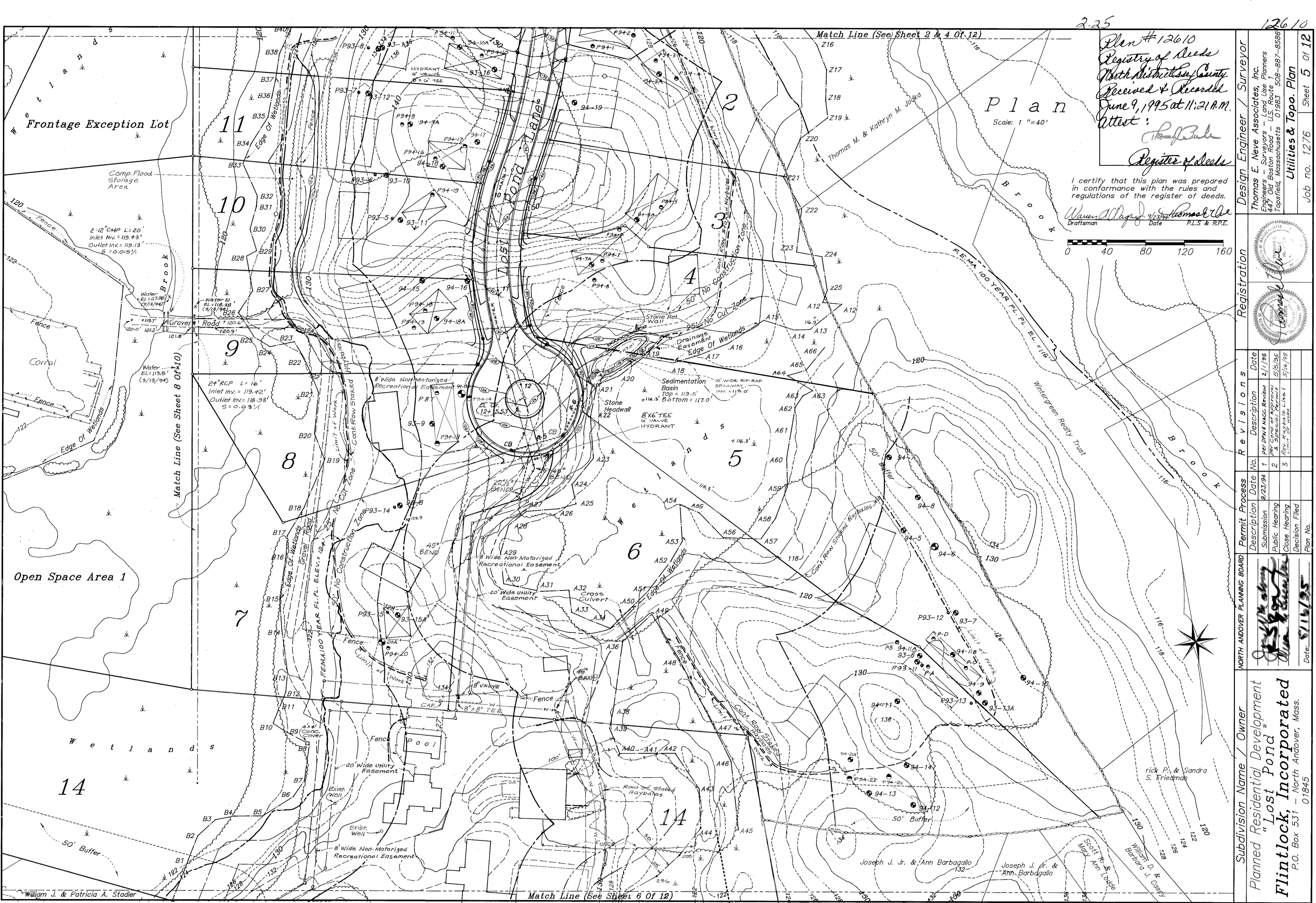
I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

Draftsman: [Signature] Date: 9/23/94 E.L.S. & R.E.E.

Plan # 12610  
Registry of Deeds  
North District Land Registry  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: [Signature]  
Register of Deeds

Subdivision Name / Owner		Permit Process		Revisions		Registration		Design Engineer / Surveyor	
Planned Residential Development		Description		Date No.		Date		Thomas E. Neve Associates, Inc.	
Planned Residential Development		Submission		9/23/94		2/1/95		Engineers - Surveyors - Land Use Planners	
Planned Residential Development		Public Hearing		10/10/94		5/15/95		447 Old Boston Road - U.S. Route 1	
Planned Residential Development		Decision Filed		5/16/95		5/16/95		Topfield, Massachusetts 01983 508-887-8586	
Planned Residential Development		Plan No.		5/16/95		Utilities & Topo. Plan		Job no. 1276	
Planned Residential Development		Sheet 4 of 12		12610		12610		2.25	





2.25

Plan # 12610  
Registry of Deeds  
North District, County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: *Thomas E. Neve*  
Register of Deeds

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

*Waverly D. Dwyer* 9/23/94  
Draftsman Date PLS & RPE.

Scale: 1" = 40'

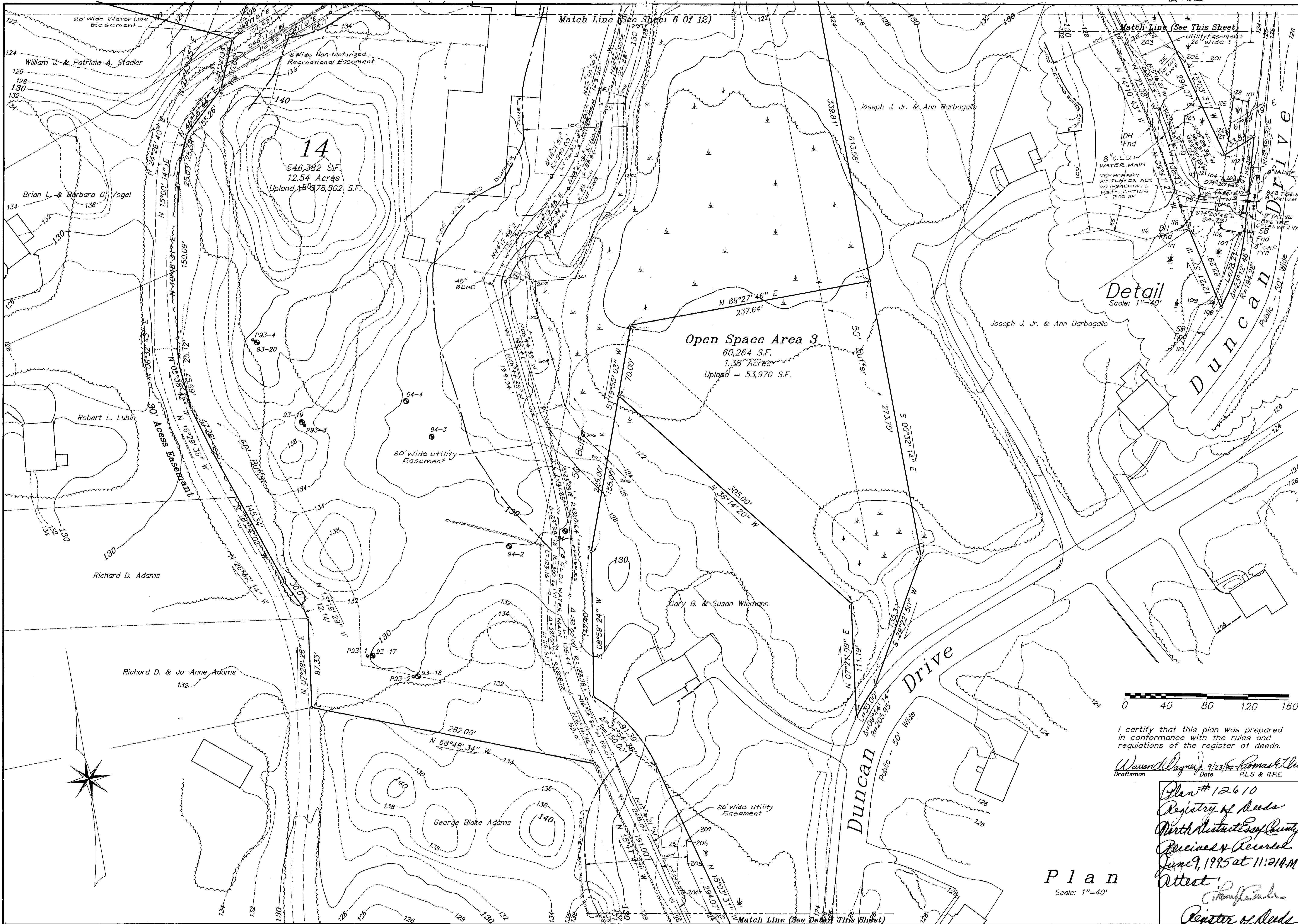
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Match Line (See Sheet 2 & 4 Of 12)

Match Line (See Sheet 6 Of 12)

Subdivision Name / Owner Planned Residential Development "Lost Pond" Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845	Permit Process Description Submission Public Hearing Close Hearing Decision Filed Plan No.	Revisions No. 1 2 3 Description per PPA & MDC Review per City Engineer's Review & Special Permit (Rev. Payable Line 1) LIMIT OF WORK	Date 9/23/94 5/15/95 5/14/95	Registration <i>Waverly D. Dwyer</i> Registration	Design Engineer / Surveyor Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 447 Old Boston Road - U.S. Route 1 Topsfield, Massachusetts 01983 508-887-8586	Job no. 1276 Sheet 5 of 12





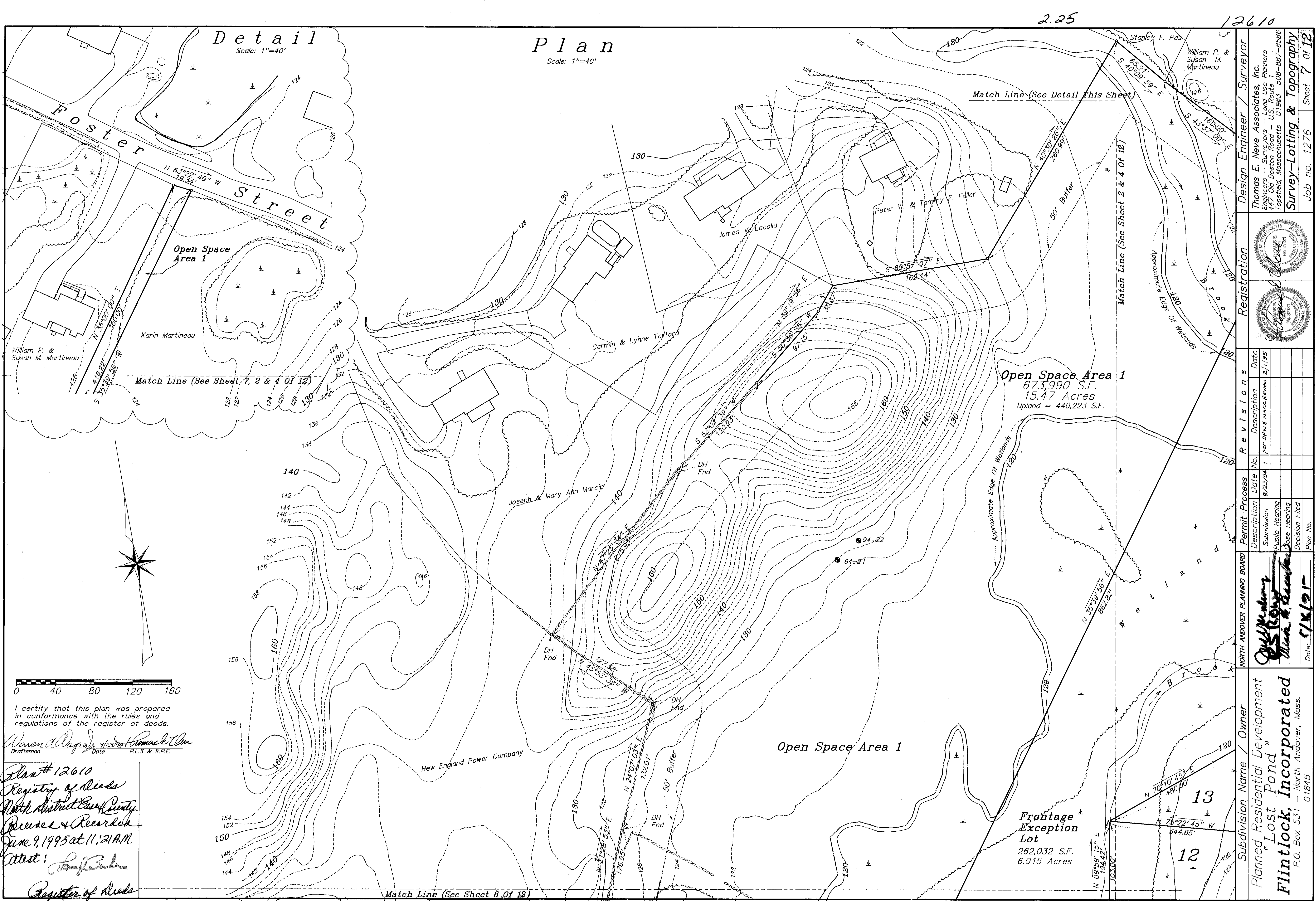
Plan  
Scale: 1"=40'

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.  
Waverly D. Agnew, 9/23/94, Thomas H. Blue  
Draftsman Date P.L.S. & R.P.E.

Plan # 12610  
Registry of Deeds  
North District Superior County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest:  
Register of Deeds

Subdivision Name / Owner		Permit Process		Revisions		Registration		Design Engineer / Surveyor	
Planned Residential Development "Lost Pond" Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845	North Andover Planning Board	Description	Date	No.	Description	Date	Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 447 Old Boston Road - U.S. Route 1 Topsfield, Massachusetts 01983 508-887-8586	Survey Lotting & Topography Plan	Job no. 1276 Sheet 6 of 12
		Submission	9/23/94	1	per DNR's NACC Review	2/1/95			
		Public Hearing		2	Per General Approval & Special Permit	5/15/95			
		Close Hearing							
		Decision Filed							





Detail  
Scale: 1"=40'

Plan  
Scale: 1"=40'

2.25

12610

0 40 80 120 160

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

Harold A. Caputo 9/23/94  
Draftsman Date P.L.S. & R.P.E.

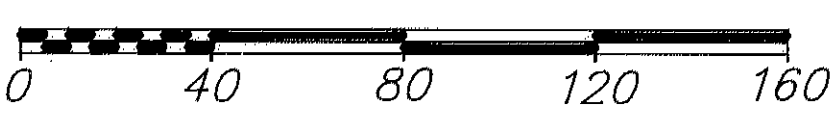
Plan # 12610  
Registry of Deeds  
North District Essex County  
Records & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: [Signature]  
Register of Deeds

Subdivision Name / Owner		Permit Process		Registrations		Design Engineer / Surveyor	
Planned Residential Development "Lost Pond"		Description		Description		Thomas E. Neve Associates, Inc.	
Flintlock, Incorporated		Submission		Date		Engineers' Surveyors - Land Use Planners	
P.O. Box 531 - North Andover, Mass.		Public Hearing		9/23/94		244 Old Boston Road - US Route 1	
		Decision Filed		1		Topfield, Massachusetts 01963	
		Plan No.				Survey-Lotting & Topography	
						Job no. 1276	
						Sheet 7 of 12	

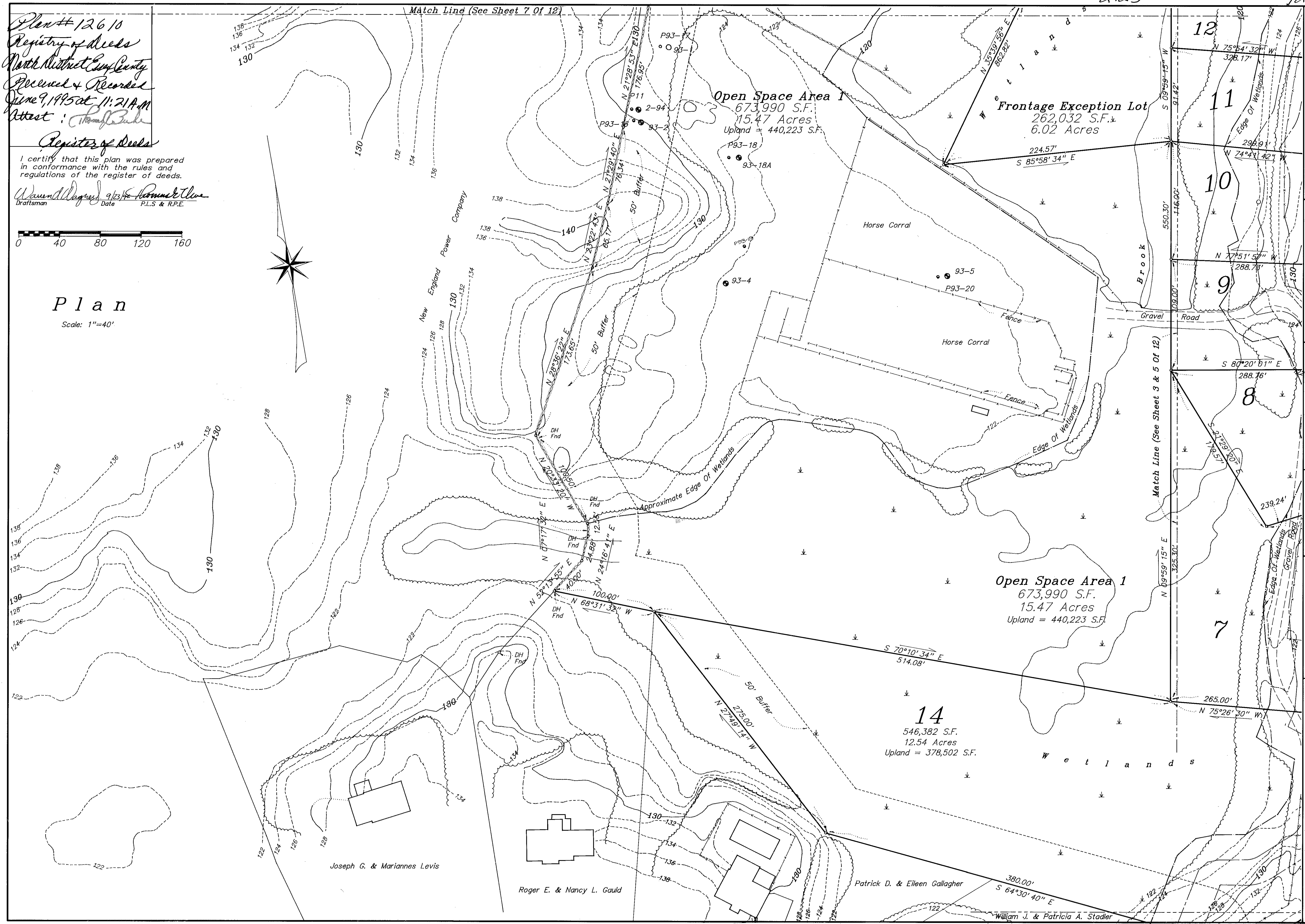


Plan # 12610  
Registry of deeds  
North District Essex County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: *Thomas E. Neve*

*Register of Deeds*  
I certify that this plan was prepared  
in conformance with the rules and  
regulations of the register of deeds.  
*Waverly Laguerre* 9/23/94 *Thomas E. Neve*  
Draftsman Date P.L.S. & R.P.E.

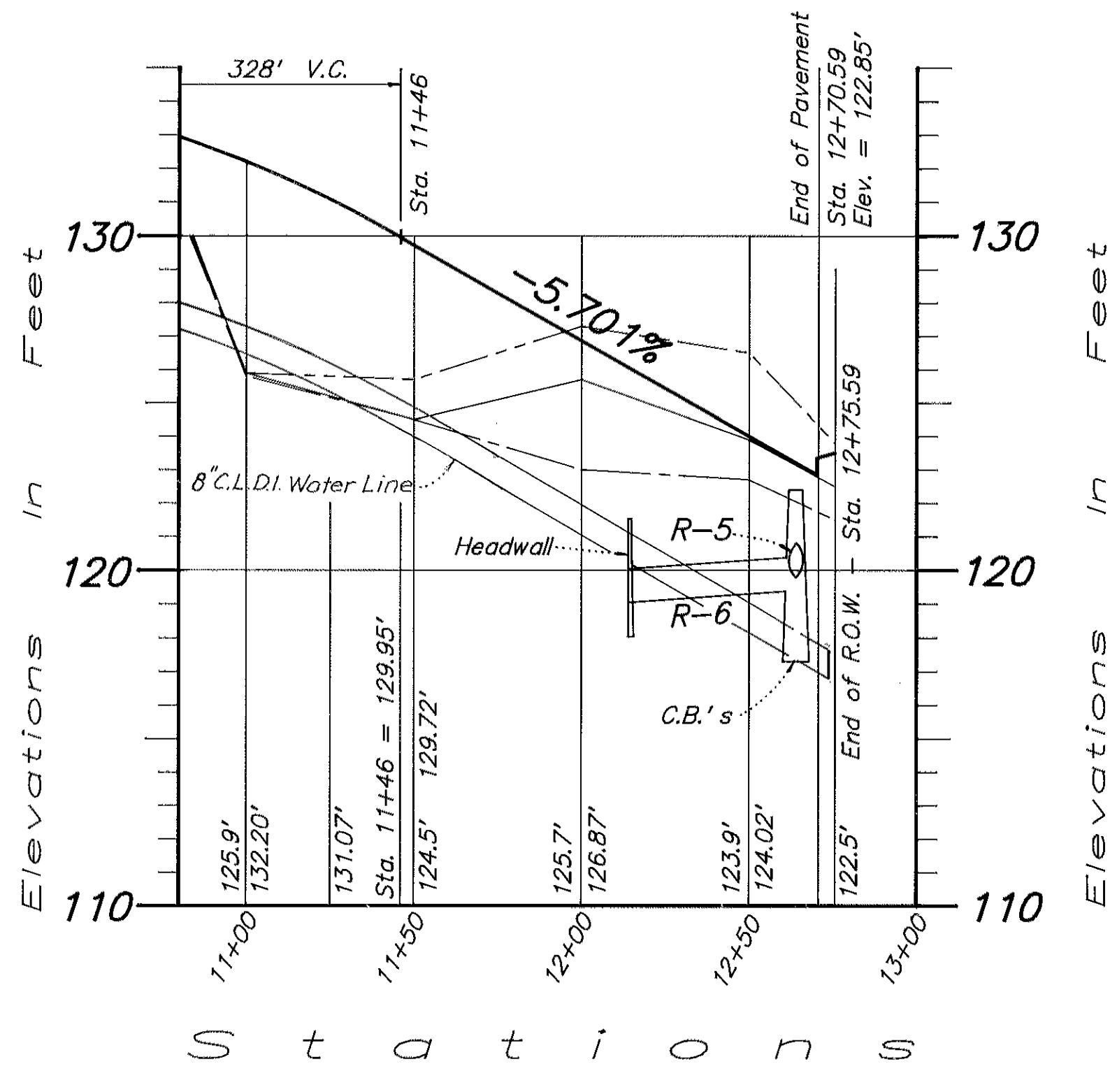
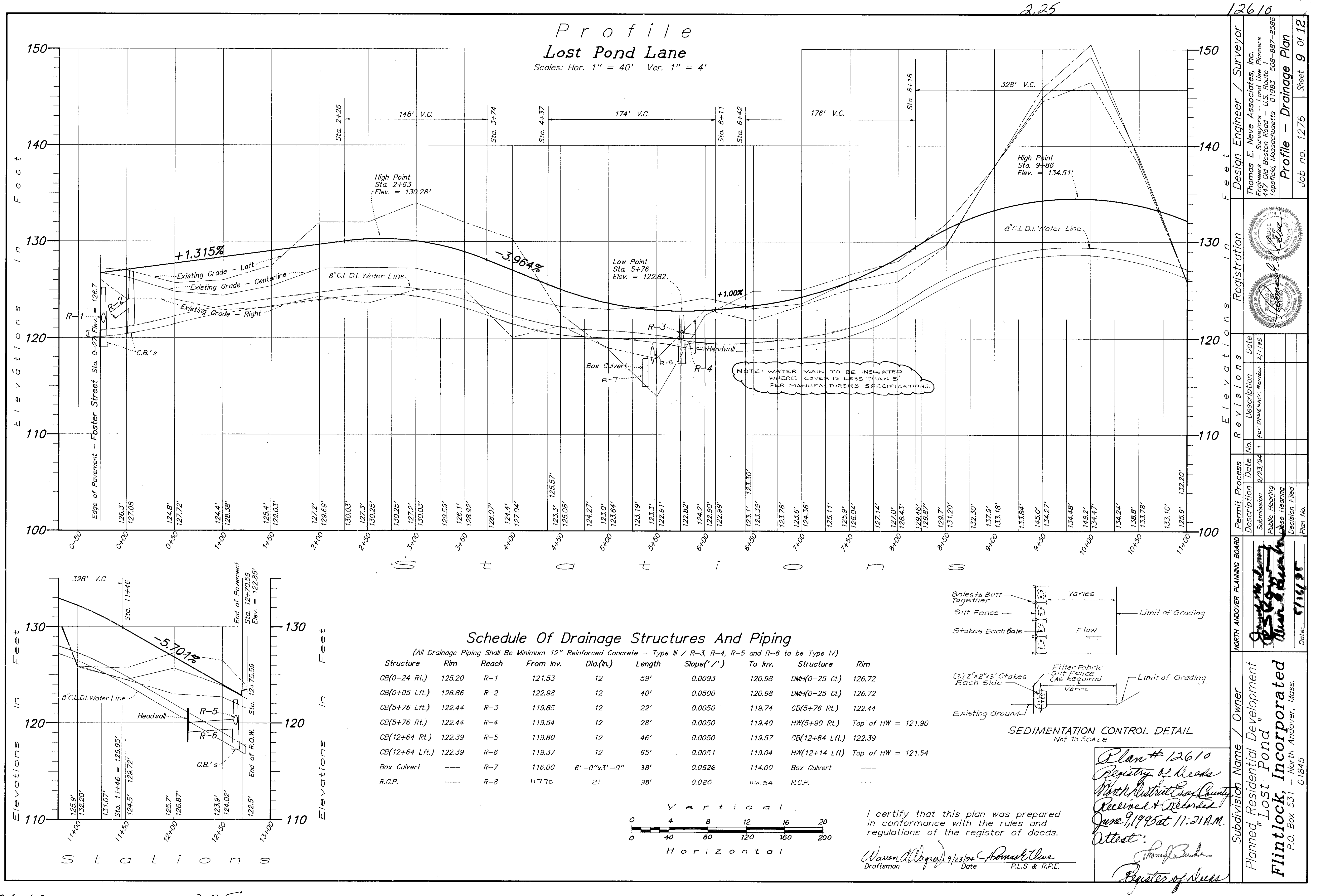


Plan  
Scale: 1"=40'



Subdivision Name / Owner		Permit Process		Revisions		Registration		Design Engineer / Surveyor	
Planned Residential Development "Lost Pond"		Submission		Description		Date		Thomas E. Neve Associates, Inc.	
Flintlock, Incorporated		Public Hearing		Date		2/1/95		Engineers - Surveyors - Land Use Planners	
P.O. Box 531 - North Andover, Mass.		Decision Filed		Date		2/1/95		447 Old Boston Road - U.S. Route 1	
01845		Plan No.		Date		2/1/95		Topsfield, Massachusetts 01963	
514195		Date		2/1/95		508-887-8586		Survey-Lotting & Topography	
12610		Job no.		1276		Sheet 8 of 12			

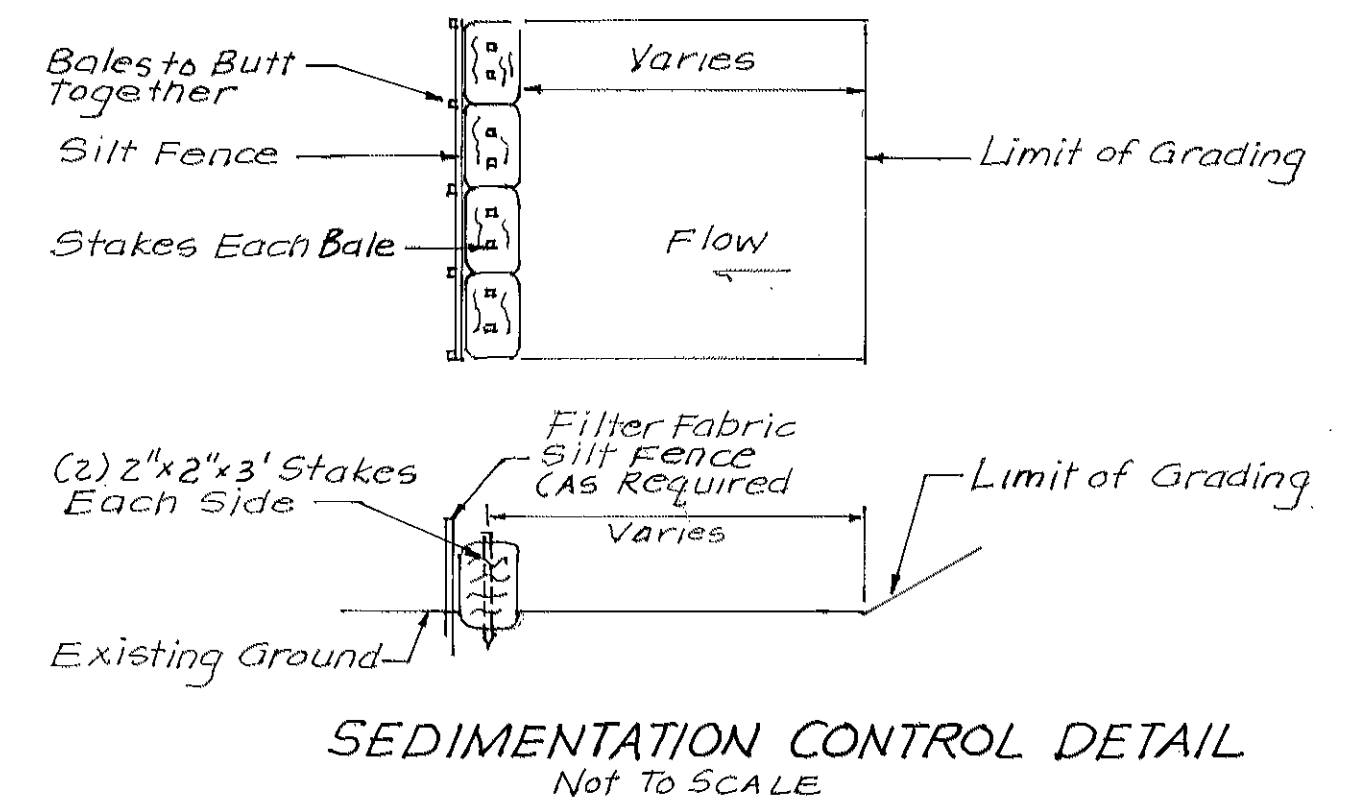
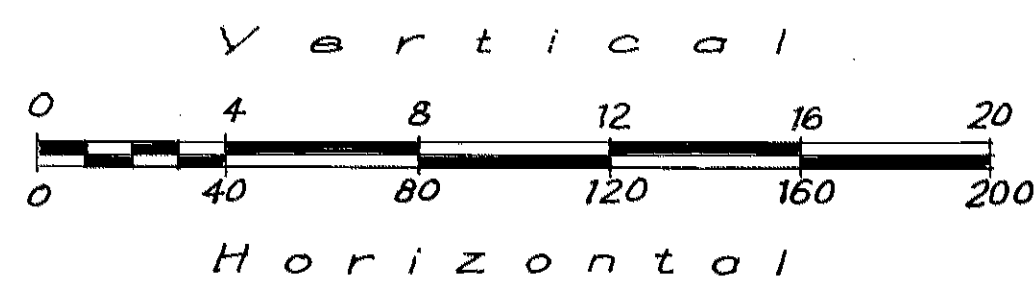




Schedule Of Drainage Structures And Piping

(All Drainage Piping Shall Be Minimum 12" Reinforced Concrete - Type III / R-3, R-4, R-5 and R-6 to be Type IV)

Structure	Rim	Reach	From Inv.	Dia.(In.)	Length	Slope(' / ')	To Inv.	Structure	Rim
CB(0-24 Rt.)	125.20	R-1	121.53	12	59'	0.0093	120.98	DMH(0-25 Cl.)	126.72
CB(0+05 Lft.)	126.86	R-2	122.98	12	40'	0.0500	120.98	DMH(0-25 Cl.)	126.72
CB(5+76 Lft.)	122.44	R-3	119.85	12	22'	0.0050	119.74	CB(5+76 Rt.)	122.44
CB(5+76 Rt.)	122.44	R-4	119.54	12	28'	0.0050	119.40	HW(5+90 Rt.)	Top of HW = 121.90
CB(12+64 Rt.)	122.39	R-5	119.80	12	46'	0.0050	119.57	CB(12+64 Lft.)	122.39
CB(12+64 Lft.)	122.39	R-6	119.37	12	65'	0.0051	119.04	HW(12+14 Lft)	Top of HW = 121.54
Box Culvert	---	R-7	116.00	6'-0"x3'-0"	38'	0.0526	114.00	Box Culvert	---
R.C.P.	---	R-8	117.70	21	38'	0.020	114.94	R.C.P.	---



I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

Warren D. Dwyer, 9/23/94, Draftsman  
Thomas E. Neve, P.L.S. & R.P.E.

Plan # 12610  
Register of Deeds  
North District, Suffolk County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: [Signature]  
Register of Deeds

Design Engineer / Surveyor  
Thomas E. Neve Associates, Inc.  
Engineers - Surveyors - Land Use Planners  
447 Old Boston Road - U.S. Route 1  
Fosfield, Massachusetts 01903 508-887-8586

Registration  
[Seal]

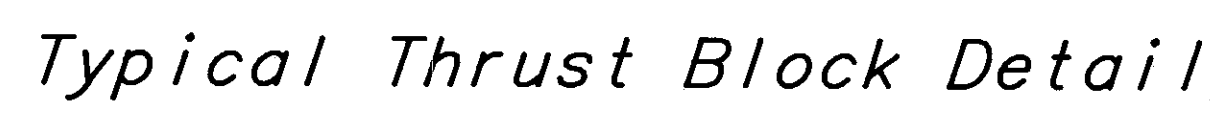
Revisions  
Date  
Description  
No.  
1  
2/1/95  
per DPMAC REVIEW

Permit Process  
Description  
Submission  
Date  
9/23/94  
Public Hearing  
Decision Filed  
Plan No.


Subdivision Name / Owner  
Planned Residential Development  
"Lost Pond"  
Flintlock, Incorporated  
P.O. Box 531 - North Andover, Mass.  
01845

Profile - Drainage Plan  
Job no. 1276  
Sheet 9 of 12





Plan # 12610  
Registry of Needs  
North District Essex County  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest:  
*Thomas Burke*  
Register of Needs

Subdivision Name / Owner	NORTH ANDOVER PLANNING BOARD	Permit Process	R e v i s i o n s			Registration	Design Engineer / Surveyor
		Description	Date	No.	Description	Date	
Planned Residential Development "Lost Pond"		Submission	9/23/94	1	per DWM & MACC Review	11/95	Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 100 Old Boston Road Topsfield, Massachusetts 01963 508-887-8586
Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845		Public Hearing					
		Hearing					
		Decision Filed					Construction Details
	Date: 5/16/95	Plan No.					Job no. 1276 Sheet 10 of 12



Lost Pond Definitive Subdivision Conditional Approval

The Planning Board herein approves the Definitive Subdivision known as Lost Pond, for 14 lots and 13 new homes requested by Flintlock, Inc., PO Box 531, North Andover, MA 01845 on October 20, 1994. The area affected contains approximately 51 acres located off of Foster Street in a Residential - 1 (R-1) Zone. The Planning Board makes the following findings as required by the Rules and Regulations Governing the Subdivision of Land:

- The Definitive Plan, dated 9/23/94 and revised 2/1/95, includes all of the information indicated in Section 3 of the Rules and Regulations concerning the procedure for the submission of plans.
- The Definitive Plan adheres to all design standards as indicated in Section 7 of the Rules and Regulations.
- The Definitive Plan is in conformance with the purpose and intent of the Subdivision Control Law.
- The Definitive Plan complies with all of the review comments submitted by various town departments in order to comply with state law, town bylaws and insure the public health, safety and welfare of the town.

Finally, the Planning Board finds that the Definitive Subdivision complies with Town Bylaw requirements so long as the following conditions are complied with:

- Prior to endorsement of the plans by the Planning Board the applicant shall adhere to the following:
  - A no-cut line that follows the grading line behind each lot must be placed on the plans.
  - The headwalls at the brook crossing must be designed and stamped by a structural engineer.
  - Minimum 20 foot wide utility easements should be provided for the cross-country water main installation. A utility easement should also be provided across Lot 7 or 14 to the location where an existing access easement intersects with the rear property line of Stonecreek Estates. The easement is for potential future water main interconnection to Stonecreek Road.
  - The plans must be revised in accordance with the comments from the Division of Public Works noted in Condition 7.
  - The applicant must meet with the Town Planner in order to ensure that the plans conform with the Board's decision.
  - A detailed construction schedule must be submitted as part of the plans.
  - A covenant (FORM I) securing all lots within the subdivision for the construction of ways and municipal services must be submitted to the Planning Board. Said lots may be released from the covenant upon posting of security as requested in Condition 3(g).
  - Executed right of way dedication easements for the proposed roadway shall be provided to the Planning Office at the applicant's expense.
  - The applicant must submit to the Town Planner a FORM M for all utilities and easements placed on the subdivision. The Board will sign the document and it must be recorded at the Essex North Registry of Deeds.
  - All drainage, water and sewage facility designs shall be approved by the North Andover Division of Public Works. Provisions for water intrusion mitigation shall be included in the design and shown on the construction schedule required in Condition 1(f).
  - All application fees must be paid in full and verified by the Town Planner.
  - A detailed street tree planting list shall be prepared listing specific material to be used. This list shall indicate quantity and size of all proposed material.
  - A full set of final plans, reflecting the changes outlined above, must be submitted to the Town Planner for review and subsequently endorsed by the Planning Board, within ninety (90) days of filing the decision with the Town Clerk.
  - The Special Permit and Subdivision Decision for this project must appear on the mylars.

All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land.

Endorsement of the plans is proof of satisfaction of the above condition.

2. Prior to the start of construction:

- The record plans must be endorsed by the Planning Board and recorded by the applicant at the Essex North Registry of Deeds.
- All erosion control must be in place and reviewed by the Town Planner.

3. Prior to any lots being released from the statutory covenants:

- A complete set of signed plans, a copy of the Planning Board decision, and a copy of the Conservation Commission Order of Conditions must be on file at the Division of Public Works prior to issuance of permits for connections to utilities. The subdivision construction and installation shall, in all respects, conform to the rules and regulations and specifications of the Division of Public Works.
- All site erosion control measures required to protect off site properties from the effects of work on the lot proposed to be released must be in place. The Town Planning Staff shall determine whether the applicant has satisfied the requirements of this provision prior to each lot release and shall report to the Planning Board prior to a vote to release said lot.
- The applicant must submit a lot release FORM J to the Planning Board for signature.
- A Performance Security (Roadway Bond) in an amount to be determined by the Planning Board, upon the recommendation of the Department of Public Works, shall be posted to ensure completion of the work in accordance with the Plans approved as part of this conditional approval. Items covered by the Bond may include, but shall not be limited to:
  - asbuilt drawings
  - sewers and utilities
  - roadway construction and maintenance
  - lot and site erosion control
  - site screening and street trees
  - drainage facilities
  - site restoration
  - final site cleanup
- All proper documents and easements required through Condition 1 shall be in place.
- Three (3) complete copies of plans and two (2) copies of all documents containing registry of deeds stamps must be submitted to the Town Planner as proof of filing.

4. Prior to filing FORM U verification for an individual lot, the following information is required by the Planning Department:

- The applicant must submit to the Town Planner proof that the FORM M referred to in Condition 1(f) above, was filed with the Registry of Deeds office.
  - A plot plan for the lot in question must be submitted, which includes all of the following:
    - location of the structure,
    - location of the driveways,
    - location of the septic systems if applicable,
    - location of all water and sewer lines,
    - location of wetlands and any site improvements required under a NACC order of condition,
    - any grading called for on the lot,
    - all required zoning setbacks,
    - location of any drainage, utility and other easements.
  - All appropriate erosion control measures for the lot shall be in place. Find determination of appropriate measures shall be made by the Planning Board or staff.
  - All catch basins shall be protected and maintained with haybales to prevent siltation into the drain lines during construction.
  - The lot in question shall be staked in the field. The location of any major departures from the plan must be shown. The Town Planner shall verify this information.
  - Lot numbers, visible from the roadways must be posted on all lots.
5. Prior to a Certificate of Occupancy being requested for an individual lot, the following shall be required:
- A stop sign must be placed at the entrance of the roadway out to Foster Street.
  - The roadway must be constructed to at least binder coat of pavement to properly access the lot in question. Prior to construction of the binder coat, the applicant shall ensure that all required inspection and testing of water, sewer, and drainage facilities has been completed. The applicant must submit to the Town Planner an interim asbuilt, certified by a professional engineer, verifying that all utilities have been installed in accordance with the plans and profile sheet.
  - All necessary permits and approvals for the lot in question shall be obtained from the North Andover Board of Health and Conservation Commission.
  - Permanent house numbers must be posted on dwellings and be visible from the road.
  - All slopes on the lot in question shall be stabilized, as solely determined by the Planning Department, in regards to erosion, water runoff, and safety.
  - The lot must be raked, loamed and seeded, sodded, or mulched if the weather does not permit seeding or sodding.
  - There shall be no driveways placed where stone bound monuments and/or catch basins are to be set. It shall be the developer's responsibility to assure the proper placement of the driveways regardless of whether individual lots are sold. The Planning Board requires any driveway to be moved at the owners expense if such driveway is at a catch basin or stone bound position.
  - The Planning Board reserves the right to review the site after construction is complete and require additional site screening as it deems necessary and reasonable.

6. Prior to the final release of security retained for the site by the Town, the following shall be completed by the applicant:

- The Planning Board will, by a majority, vote to release any security retained.
- The Open Space Parcel must be transferred to the Town through the Conservation Commission.
- A perpetual agricultural preservation restriction of the type described in M.G.L. Chapter 184, Section 31 running to or enforceable by the Town shall be recorded for Lot 14.
- A donation equal to the fair market value of a sidewalk constructed along one side of the roadway shall be given to the Town of North Andover's Sidewalk Fund.
- An asbuilt plan and profile of the site shall be submitted for review and approval.
- The applicant shall petition Town Meeting for public acceptance of the street. Prior to submitting a warrant for such petition the applicant shall review the subdivision and all remaining work with the Town Planner and Department of Public Works. The Planning Board shall hold a portion of the subdivision bond for continued maintenance and operations until such time as Town Meeting has accepted (or rejected in favor of private ownership) the roadways. It shall be the developer's responsibility to insure that all proper easements have been recorded at the Registry of Deeds.
- The Town Planner shall ensure that all Planning, Conservation Commission, Board of Health and Division of Public Works requirements are satisfied and that construction was in strict compliance with all approved plans and conditions.
- Two to two and one half inch caliper (2-2.5") street trees are to be placed every fifty (50') feet along both sides of all new roadways as determined necessary by the Division of Public Works and the Planning Department.

7. The following requirements of the Division of Public Works must be adhered to:

- The proposed water main across Lot 6 should be installed along the sideline and rear property line of the Lot rather than diagonally across the south west corner.
- An in-line gate valve should be installed on the proposed water main on the Duncan Drive side of the water service taps to Lots 5 and 6.
- Sloped granite curbing should be installed from Station 11+0 to and around the proposed cul-de-sac.
- The installation of a retaining wall up to Elevation 124 at the brook crossing which is proposed on revised plans is an acceptable solution to detaining the FEMA 100 year flood, and eliminating the post development increases in the rate of runoff above Elevation 122.5 which exist in the 2/1/95 design. The drainage calculations should be revised to reflect the changes resulting from the raised headwall.
- Permits for utility and roadway extensions will not be granted until a set of approved plans, and copies of the decisions of both the Planning Board and Conservation Commission are on file at the Division of Public Works.

- The sewer extension for the subdivision will be subject to the policies of the Division of Public Works regarding the mitigation of groundwater infiltration into the existing sewers.
- The Town Planner will review any signs utilized for this project. The applicant must obtain a sign permit as required by Section 6 of the Bylaw. The Planning Board shall approve any entrance structures. Any lighting used for the entrance signs must be removed prior to acceptance of the subdivision by the Town.
- The applicant shall adhere to the following requirements of the Fire Department:
  - Open burning is allowed by permit only after consultation with the Fire Department.
  - Underground fuel storage will be allowed in conformance with the Town Bylaws and State Statute and only with the review and approval of the Fire Department and Conservation Commission.
- There shall be no burying or dumping of construction material on site.
- The location of any stump dumps on site must be pre-approved by the Planning Board.
- The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation.
- Gas, Telephone, Cable and Electric utilities shall be installed as specified by the respective utility companies.
- Any action by a Town Board, Commission or Department which requires changes in the roadway alignment, placement of any easements or utilities, drainage facilities, grading or no cut lines, may be subject to modification by the Planning Board.
- The following waivers have been granted by the Planning Board:

- Section 7(A)(4)(a) Dead end streets: The length of a dead end street should not be longer than 800 feet in an R-1 District. The proposed roadway is 1,275.53 feet in length. This waiver is granted because a through street is not feasible due to the presence of wetlands on site and the desire of the Planning Board to protect the existing horse farm.
- Section 7(C)(1) Shoulders: 8 foot shoulders are required however from Station 1+25 to 5+76 the shoulder width is waived to 5 feet. This waiver is granted due to the presence of wetlands at the entrance to the site. The waiver will pull the area of work away from the wetland resource area.
- Section 7(C)(4) Side Slopes: A minimum of 2:1 side slopes are required however from Station 1+50 to 3+75 the side slopes will be 1:1. This waiver is granted due to the presence of wetlands on the site at the entrance. The waiver will pull the area of work away from the wetland resource area.
- Section 7(D) Sidewalks: This waiver is granted because this street will never become a through street and Foster street, the adjacent street, does not and is not likely to have sidewalks. In lieu of constructing the sidewalks, a donation equal to the fair market value of a sidewalk constructed along one side of the roadway shall be given to the Town of North Andover's Sidewalk Fund.

These waivers have been granted in an effort to minimize the amount of cutting and filling required on site thereby decreasing the amount of erosion and siltation on site.

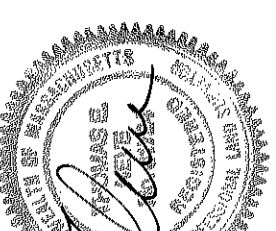
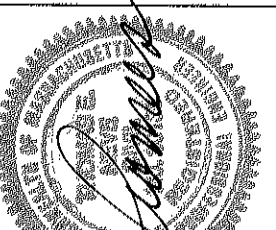

17. This Definitive Subdivision approval is based upon a Special Permit granted in accordance with Section 4.125, 10.3 and 10.31 of the North Andover Zoning Bylaw. The Special Permit and Definitive Subdivision approvals are both based upon the following information:

- Plan titled: Planned Residential Development  
Prepared for: Flintlock, Incorporated  
PO Box 531  
North Andover, MA 01845  
Scale: 1" = 40'  
Date: 9/23/94; rev. 2/1/95  
Prepared by: Thomas E. Neve Associates, Inc.  
447 Old Boston Road  
US Route 1  
Topsfield, MA 01983
- Hydraulic Analysis of Hidden Pond  
(A Planned Residential Development)  
September 1994  
Flintlock, Inc.  
PO Box 531  
North Andover, MA 01845
- Engineering review comments by Coler and Colantonio Inc., dated 1/12/95, 1/31/95 and 2/14/95.

cc: Conservation Administrator  
Director of Public Works  
Health Administrator  
Building Inspector  
Police Chief  
Fire Chief  
Assessor  
Applicant  
Engineer  
File

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.  
*Walter D. Lagarde*  
Draftsman Date P.L.S. & R.P.E.

Plan # 12610  
Registry of Deeds  
North District  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest:  
*Thomas E. Neve*  
Register of Deeds

Design Engineer / Surveyor Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 447 Old Boston Road - U.S. Route 1 Topsfield, Massachusetts 01983 508-887-8586	Registration  	Revisions Date Description No.	Permit Process Date Description Submission Public Hearing Decision Filed Plan No.	NORTH ANDOVER PLANNING BOARD  Date: 6/9/95	Subdivision Name / Owner Planned Residential Development "Lost Pond" Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845
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Lost Pond  
Special Permit - Planned Residential Development  
Conditional Approval

The Planning Board herein approves the Special Permit for a Planned Residential Development, known as Lost Pond, for 14 lots and 13 new homes requested by Flintlock, Inc., PO Box 531, North Andover, MA, 01845 on October 20, 1994. The site is located off of Foster Street in a Residential -1 (R-1) Zone.

- A. The specific site is an appropriate location for a Planned Residential Development as there is a horse farm located on the site. The Planned Residential Development allows for the development of the site while preserving the majority of the land for open space and the farm.
- B. The use as developed will not adversely affect the neighborhood as this site is located in a Residential-1 Zone.
- C. There will be no nuisance or serious hazard to vehicles or pedestrians.
- D. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

The Planning Board also makes findings under Section 8.5 of the Zoning Bylaw that this Planned Residential Development is in harmony with the general purpose and intent of the Bylaw and that the PRD contains residential development and open space in a variety to be sufficiently advantageous to the Town and promotes the public health, safety, and welfare of the citizens of the Town of North Andover. In particular, the Planning Board finds that this project will:

- A. Promote the more efficient use of land in harmony with its natural features by preserving additional open space, reducing the amount of clearing and excavation normally associated with the construction of residential dwellings on a site such as this and preserving the existing horse farm;
- B. Encourage the preservation of open space. The applicant has provided approximately 17 acres of the property as Open Space;
- C. Permit greater flexibility and more attractive and efficient design of residential development;
- D. Meet the Town's housing needs by promoting a diversity of housing types.

The Planning Board also finds that a base density of 14 house lots is appropriate for the Planned Residential Development. This number of lots has been determined from a Preliminary Conventional Subdivision Plan provided to the Planning Board which satisfies the Town's requirements for submission of such a plan. This Preliminary Plan is described as follows:

Plan Titled: Foster Street Land  
A Preliminary R-1 Subdivision  
in North Andover, MA  
Applicant: Flintlock, Inc.  
PO Box 531  
North Andover, MA  
Prepared by: Thomas E. Neve Associates, Inc.  
447 Old Boston Road  
US Route 1 Topsfield, MA 01983  
Scale: 1" = 40'

Finally, the Planning Board finds that the Planned Residential Development complies with the Town Bylaw requirement so long as the applicant complies with the following conditions:

1. The developer shall designate an independent Environmental Monitor who shall be chosen in consultation with the Planning and Community Development Staff. The Environmental Monitor must be available upon four (4) hours notice to inspect the site with the Planning Board designated official. The Environmental Monitor shall make weekly inspections of the project, meet monthly with the Town Planner and file monthly written reports to the Board, detailing areas of non-compliance and with the plans and conditions of approval.
2. It shall be the responsibility of the developer to assure that no erosion on the site shall occur which will cause deposition of soil or sediment upon adjacent properties or public ways, except as normally ancillary to off-site sewer and other off-site construction. Off-site erosion will be a basis for the Planning Board making a finding that the project is not in compliance with the plan.
3. Prior to endorsement of the plans by the Planning Board and recording with the Registry of Deeds the applicant shall adhere to the following:
- a. The applicant shall post (per agreement with the North Andover Planning Board) a Site Opening Bond in the amount of five thousand (\$5,000) dollars to be held by the Town of North Andover. The Guarantee shall be in the form of a check made payable to the Town of North Andover escrow account. This amount shall cover any contingencies that might affect the public welfare such as site-opening, clearing, erosion control and performance of any other condition contained herein, prior to the posting of the Performance Security as described in Condition 3(d) of the Definitive Subdivision Conditional Approval. This Performance Guarantee may, at the discretion of the Planning Board, be rolled over to cover other bonding considerations, be released in full, or partially retained in accordance with the recommendation of the Planning Staff and as directed by the vote of the North Andover Planning Board.
- b. The applicant shall post an erosion control bond in the amount of thirteen thousand (\$13,000) dollars in the form of a check made out to the Town of North Andover to be placed in an interest bearing escrow account. This amount will be held by the Town of North Andover for the duration of the project, until the street has been accepted by the Town. The applicant may post eight thousand (\$8,000) dollars prior to the endorsement with the understanding that at the time of the posting of the roadway bond the five thousand (\$5,000) dollars Site Opening Bond will be rolled over into the erosion control fund.

- c. Executed but unrecorded documents conveying the designated open space parcel to the Town through the Conservation Commission must be submitted to the Planning Department. The conveyance of the property will occur when the Town accepts the roadway as stated in Condition 6(b) of the Definitive Subdivision Approval.
- d. An executed but unrecorded perpetual agricultural preservation restriction on Lot 14, of the type described in M.G.L. Chapter 184, Section 31 running to or enforceable by the Town. The conveyance of the easement will occur when the Town accepts the roadway as stated in Condition 6(c) of the Definitive Subdivision Approval.
- e. Deeds conveying individual lots must contain a restriction reflecting the 50 foot no-cut requirement shown on the PRD plans. A sample deed must be reviewed by the Planning Staff prior to endorsement of the plans.

4. Prior to Construction:

- a. Yellow "Hazard" tape must be placed along the no-cut line as shown on the approved plans and must be confirmed by the Tree Warden and/or Town Planner. The Town Planner must be contacted prior to any cutting on site to review the marked tree line.
- b. All erosion control as shown on the plan must be in place and reviewed by the Planning Department.

5. Prior to releasing individual lots from the statutory covenants, the conditions outlined in the Lost Pond Definitive Subdivision Conditional Approval must be followed.

6. The applicant must comply with the Phased Development Bylaw, Section 4(2) of the Town of North Andover Zoning Bylaw.

7. Prior to FORM U verification for an individual lot, the conditions outlined in the Lost Pond Definitive Subdivision Conditional Approval must be followed.

- a. The Planning Board approves the sample house designs as presented. The homes are to fit the shape and topography of each lot and to fit into the colonial, farmhouse theme. The house design for each lot must be reviewed by the Town Planner.

8. Prior to Planning Board verification of the Certificate of Occupancy, the conditions outlined in the Lost Pond Definitive Subdivision Conditional Approval must be followed, and:

- a. Prior to issuance of a Certificate of Occupancy for Lots 7, 8, 9 and 14 pedestrian access easements must be provided to allow the public the access the Open Space.

9. Prior to the final release of security, the conditions outlined in the Lost Pond Definitive Subdivision Conditional Approval must be followed.

10. The applicant shall adhere to the following requirements of the Fire Department:

- a. All structures shall contain residential fire sprinkler systems the design of which will be approved by the Fire Department.
- b. Smoke alarms must be installed.

11. The applicant will provide the plans and documents required to obtain pedestrian easements from New England Power to allow access over the existing trails on their property. Where the existing trail is disturbed, the applicant must create a new trail of sufficient width to match the existing trail. Pedestrian access easements must be provided between Lots 8 and 9 and between Lots 7 and 14.

12. Tree cutting shall be kept to a minimum throughout the project to minimize erosion and preserve the natural features of the site. If any tree cutting occurs outside of the no-cut line as shown on the plan, a reforestation plan must be submitted as outlined in Section 5.8(6) of the Zoning Bylaw.

13. The following work in the fifty foot (50') buffer zone is approved by the Planning Board:

- a. Minimal disturbance will be allowed in order to construct the home on Lot 1.

14. This special permit approval shall be deemed to have lapsed on April 10, 1997 (two years from the date permit granted) unless substantial construction of roadway and utilities has commenced.

15. The provisions of this Special Permit shall apply to and be binding upon the applicant, its employees, contractors and subcontractors and all successors in interest or control.

16. This Special Permit approval is based upon the approval of a Definitive Subdivision Plan. The Special Permit and Definitive Subdivision approvals are both based upon the following information:

- a. Plan titled: Planned Residential Development  
Prepared for: Flintlock, Incorporated  
PO Box 531  
North Andover, MA 01845  
Scale: 1" = 40'  
Date: 9/23/94  
Prepared by: Thomas E. Neve Associates, Inc.  
447 Old Boston Road  
US Route 1  
Topsfield, MA 01983

- b. Hydraulic Analysis of Hidden Pond  
(A Planned Residential Development)  
September 1994  
Flintlock Inc.  
PO Box 531  
North Andover, MA 01845

cc: Conservation Administrator  
Director of Public Works  
Health Administrator  
Building Inspector  
Police Chief  
Fire Chief  
Assessor  
Applicant  
Engineer  
File

Design Engineer / Surveyor	Thomas E. Neve Associates, Inc. Engineers - Surveyors - Land Use Planners 447 Old Boston Road - U.S. Route 1 Topsfield, Massachusetts 01983 508-887-8886	Registration			Conditional Approval		Sheet 12 of 12
Subdivision Name / Owner		Planned Residential Development		"Lost Pond"		Flintlock, Incorporated P.O. Box 531 - North Andover, Mass. 01845	
NORTH ANDOVER PLANNING BOARD		Permit Process		Revisions		Registrations	
Description		Date		No.		Date	
Submission		9/23/94					
Public Hearing							
Decision Filed							
Plan No.							
Date: 9/14/95							

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

David Day, Jr. SPS  
Draftsman

Thomas E. Neve  
Date P.L.S. & R.P.E.

Plan # 12610  
Registry of Deeds  
North Andover, Mass.  
Received & Recorded  
June 9, 1995 at 11:21 A.M.  
Attest: [Signature]  
Register of Deeds