

LOCUS MAP SCALE: 1" = 2000'

LEGEND

- 172 EXISTING CONTOUR
- 172 PROPOSED CONTOUR
- D.H. DRILL HOLE
- EXISTING STONE WALL
- EDGE OF WOODS
- EDGE OF WETLANDS
- △ B 67 WETLANDS FLAG
- 190x6 EXISTING SPOT ELEVATION
- EXISTING DWELLING
- PROPOSED DWELLING
- W --- PROPOSED WATER MAIN
- S --- PROPOSED SEWER
- D --- PROPOSED DRAIN
- G --- PROPOSED GAS MAIN
- T --- PROPOSED TELEPHONE SERVICE
- E --- PROPOSED ELECTRIC SERVICE
- INV. INVERT
- C.B. □ CATCH BASIN
- D.M.H. ○ DRAIN MANHOLE
- S.M.H. ○ SEWER MANHOLE
- HYD. ○ HYDRANT
- PROP. PROPOSED
- W.G. WATERGATE
- F.E.S. FLARED END SECTION
- CEM. CEMENT
- BIT. BITUMINOUS
- CONC. CONCRETE
- FND. FOUND
- S.B. STONE BOUND
- C.F. CELLAR FLOOR
- FG. FINISH GRADE
- TF TOP OF FOUNDATION

MODIFICATION TO THE
DEFINITIVE AND SPECIAL PERMIT PLAN

WOODCHUCK GROVE

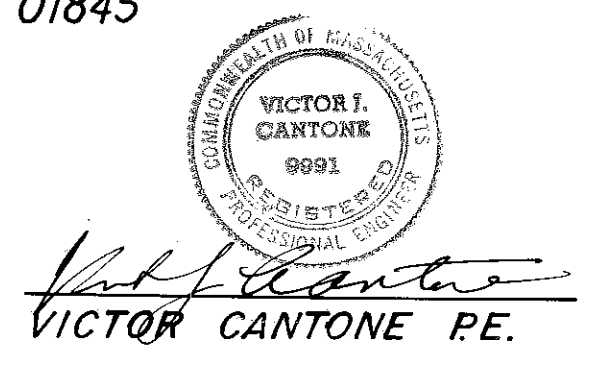
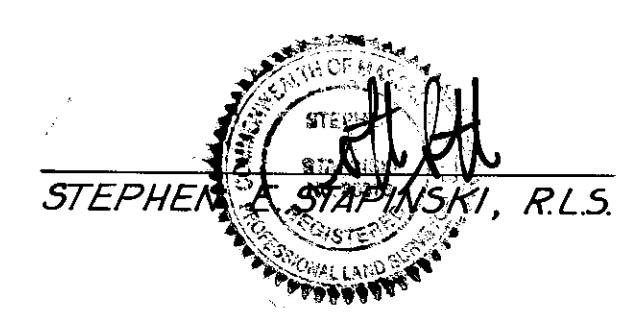
SINGLE FAMILY
PLANNED RESIDENTIAL DEVELOPMENT

IN

NORTH ANDOVER, MASS.

OWNED AND DEVELOPED BY

SUMMER STREET REALTY TRUST
733 TURNPIKE STREET - SUITE 209
NORTH ANDOVER, MASS. 01845



NOTES:

- 1) PROPERTY LINES AND TOPOGRAPHY FROM PLANS BY DESIGN ENGINEERING, INC. SEE REGISTRY OF DEEDS (NO. DISTRICT) PLAN # 11824 FOR SITE. DATUM BASE U.S.G.S. M.S.L.; WETLANDS SHOWN FROM A FIELD DELINEATION BY WETLANDS PRESERVATION INC., GEORGETOWN, MASS., MARCH 1994.
- 2) DIMENSIONAL AND DEVELOPMENT DATA:
 TOTAL NUMBER OF UNITS: 17 SINGLE FAMILY
 TOTAL NUMBER OF LOTS: 17 CONVENTIONAL & CLUSTER
 TOTAL SITE AREA: 956,511 S.F. = 22.16508 AC.
 AREA OF OPEN SPACE: 419,144 S.F. = 9.6222 AC.
 AREA OF LOTS: 479,138 S.F. = 10.9995 AC.
 AREA OF ROADWAY: 58,229 S.F. = 1.3367 AC.
 % OPEN SPACE REQUIRED: 35% = 334,779 S.F.
 OPEN SPACE PROVIDED: 43.8% = 419,144 S.F.
- 3) ALL PERIMETER MONUMENTS ARE FOUND AS OF MARCH, 1994
- 4) SEE TOWN OF NORTH ANDOVER ASSESSORS MAPS # 106A & 106C LOT # 65 AND DEED BK. 4024 PG. 239 & 241 E.N.D.R.D. FOR SITE.
- 5) ZONING DISTRICT R 2

INDEX

SHEET 1	COVER SHEET
SHEET 2, 3	PROPERTY LINE PLAN
SHEET 4, 5	TOPOGRAPHIC & GRADING PLAN
SHEET 6	PLAN & PROFILE
SHEET 7	CONSTRUCTION DETAILS
SHEET 8	NOTES

FOR REGISTRY USE ONLY

Plan # 12579
Registry of Deeds
North District Essex County
Received & Recorded
April 19, 1995 at 10:31 A.M.
Street: *Sumner St*
Register of Deeds
12579

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."
STEPHEN E. STAPINSKI, R.L.S.

APPROVED BY THE TOWN OF NORTH ANDOVER PLANNING BOARD
DATE: 2/21/95
FILED
HEARING

MODIFICATION TO THE
DEFINITIVE AND SPECIAL PERMIT PLAN
WOODCHUCK GROVE
IN

NORTH ANDOVER, MASS.
DRAWN FOR
SUMMER STREET REALTY TRUST
733 TURNPIKE STREET, NORTH ANDOVER, MASS.

SCALE: NOTED
JULY 1, 1994
REV. 1-26-95
MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810

2.25

12579

APPROVED BY THE TOWN OF
NORTH ANDOVER PLANNING BOARD

John Kelly
DATE 2/21/95

John Kelly
FILED

HEARING

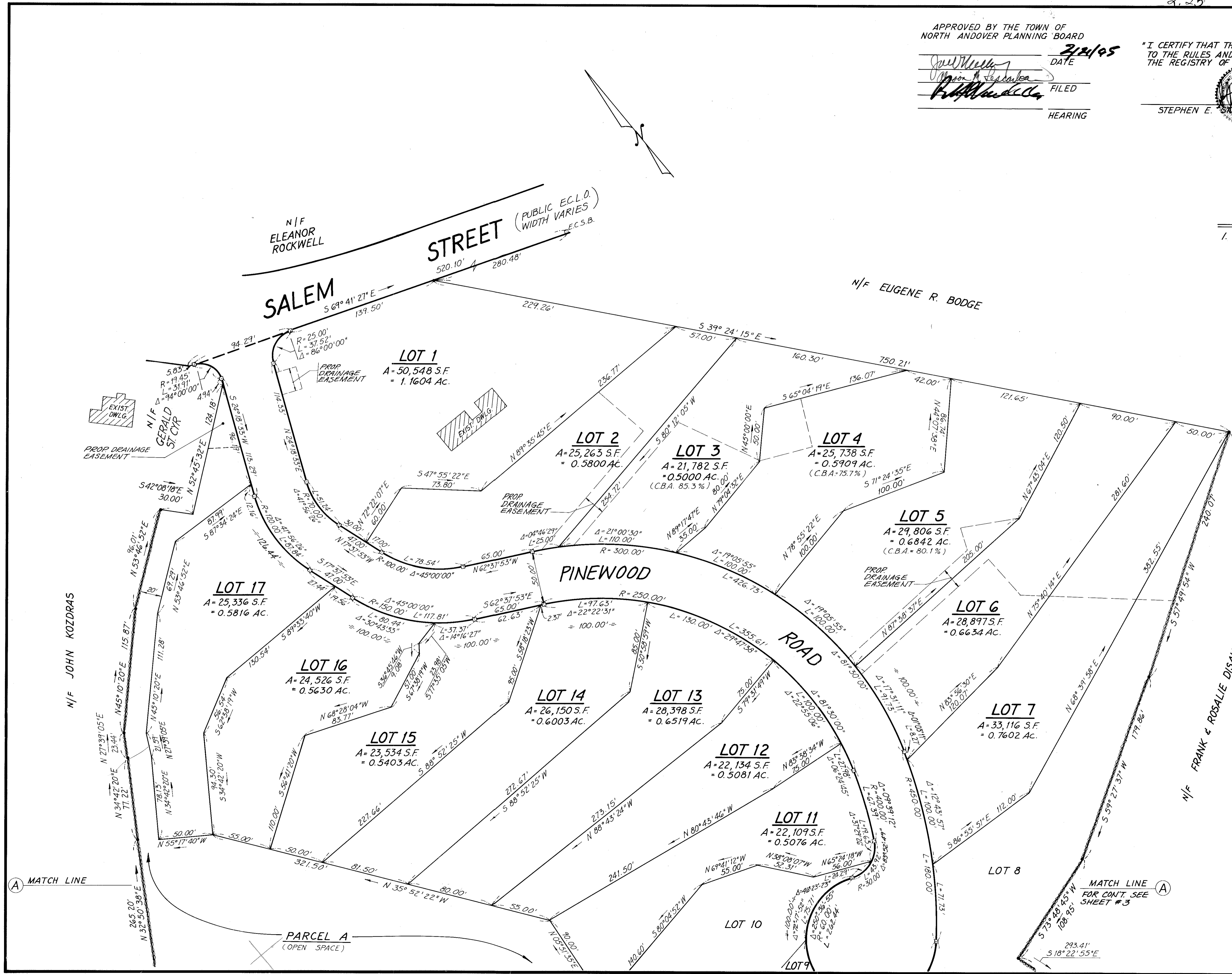
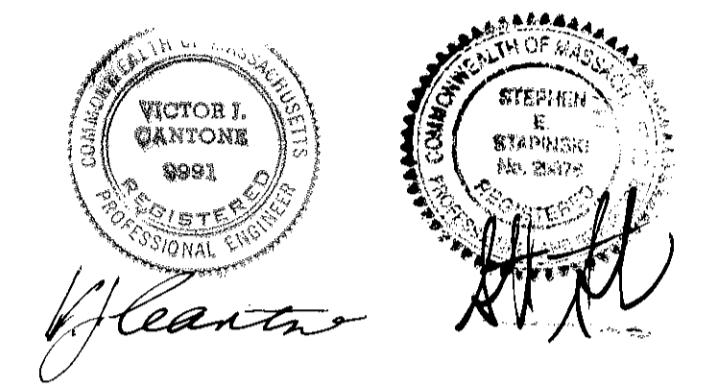
"I CERTIFY THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS OF
THE REGISTRY OF DEEDS"

Stephen E. Stupinski
STEPHEN E. STUPINSKI, R.L.S.

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April 19, 1995 at 10:31 A.M.
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Thomas B. Burt
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NOTES:

1. CONTIGUOUS BUILDABLE AREA (CBA) = 100% UNLESS OTHERWISE NOTED.



MODIFICATION TO THE
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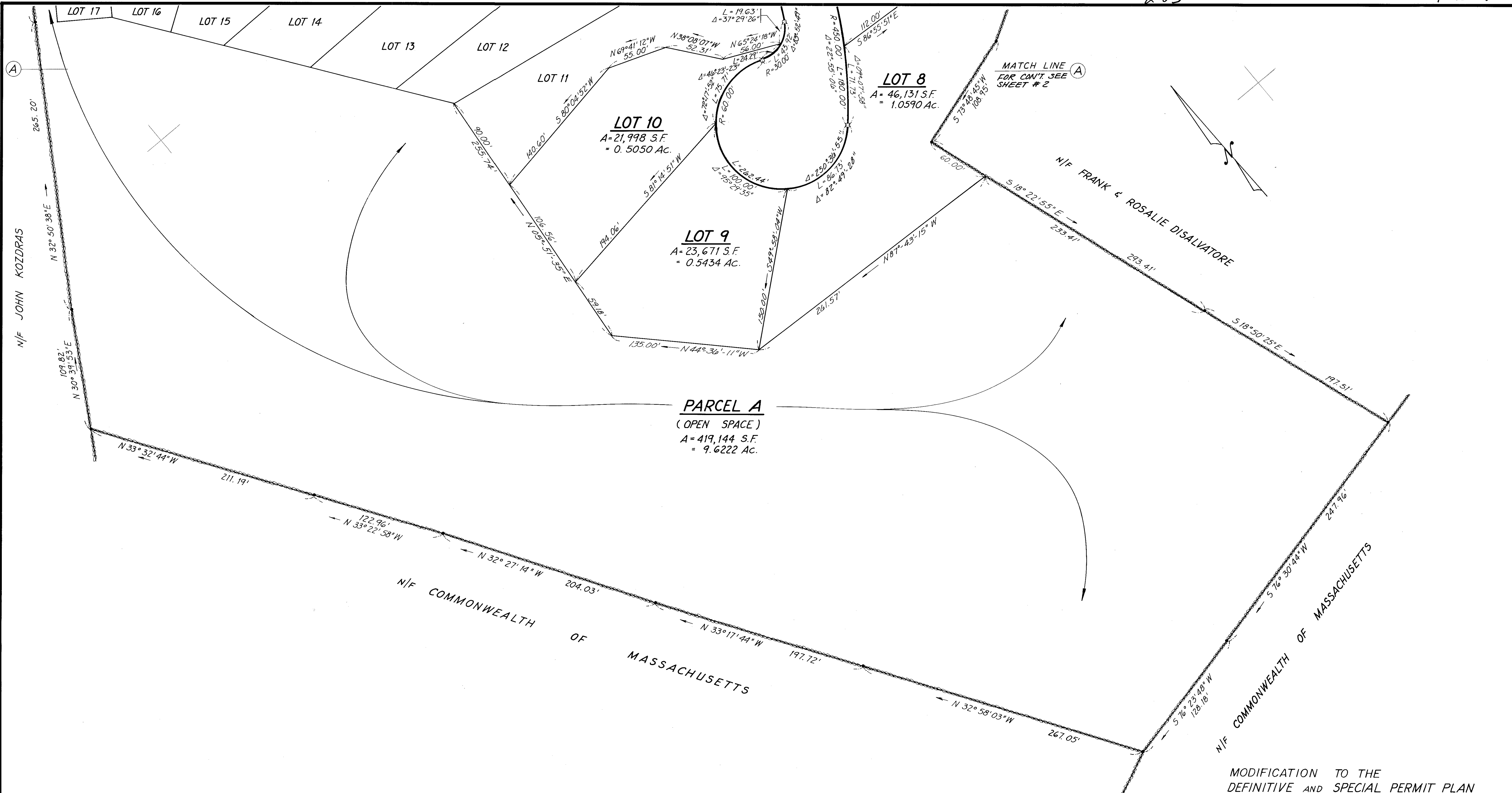
SCALE: 1" = 40'

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810

REV. 2-7-95
JULY 1, 1994

12579

2.25



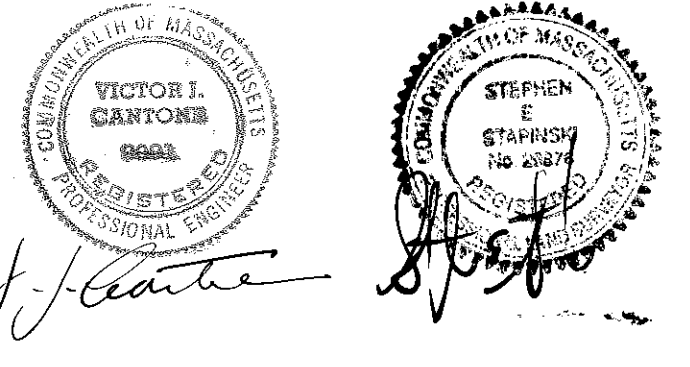
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"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS"

[Signature]
 STEPHEN E. STAPINSKI, R.L.S.

APPROVED BY THE TOWN OF NORTH ANDOVER PLANNING BOARD
[Signature] DATE 2/21/95
[Signature] FIELD
 HEARING



MODIFICATION TO THE DEFINITIVE AND SPECIAL PERMIT PLAN
WOODCHUCK GROVE

IN NORTH ANDOVER, MASS.
 DRAWN FOR
SUMMER STREET REALTY TRUST
 733 TURNPIKE STREET, NORTH ANDOVER, MASS.

SCALE: 1" = 40' REV. JAN. 26, 1995
 JULY 1, 1994

MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810

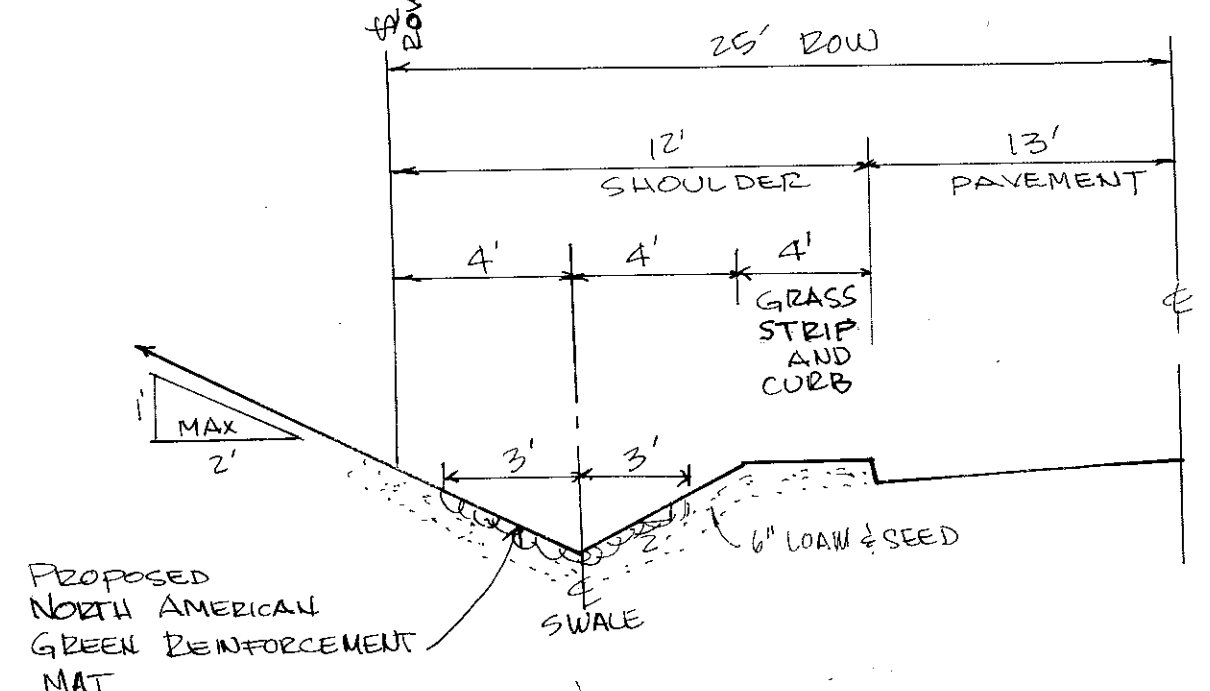
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James M. Buckley DATE **2/24/95**
Thomas J. Ferris FILED
Ed. J. Mulla HEARING

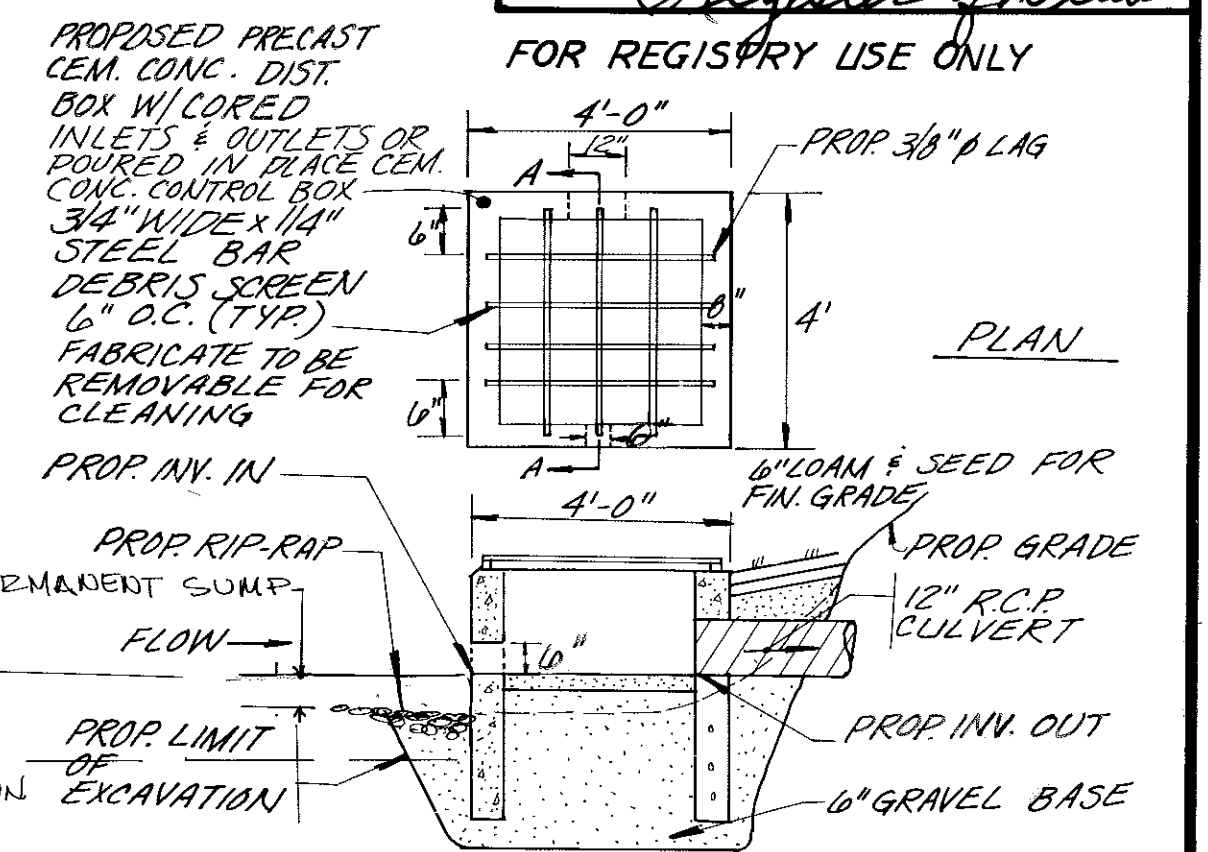
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STEPHEN E. STAPINSKI, R.L.S.

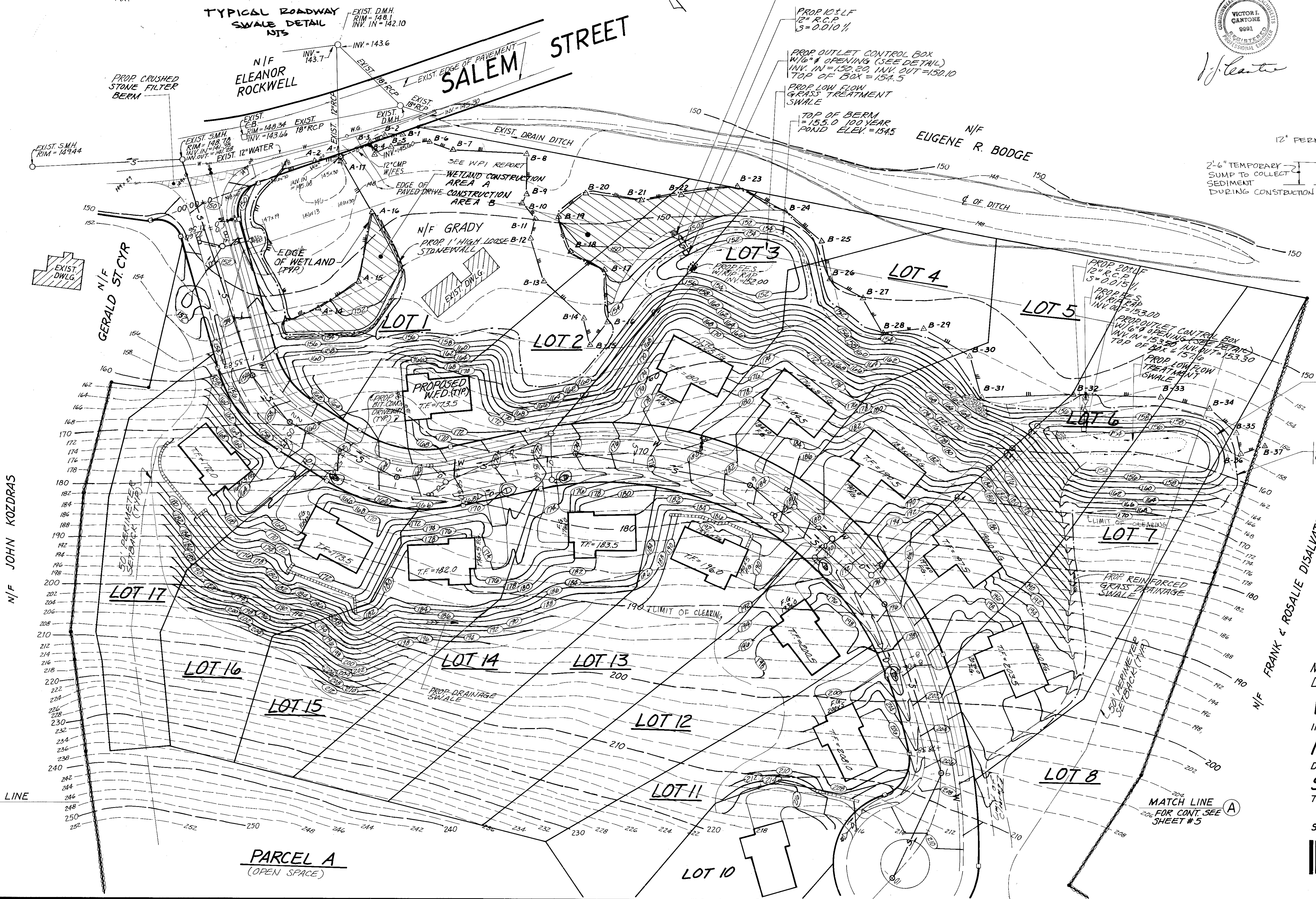
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Attest: *Thomas B. B...*
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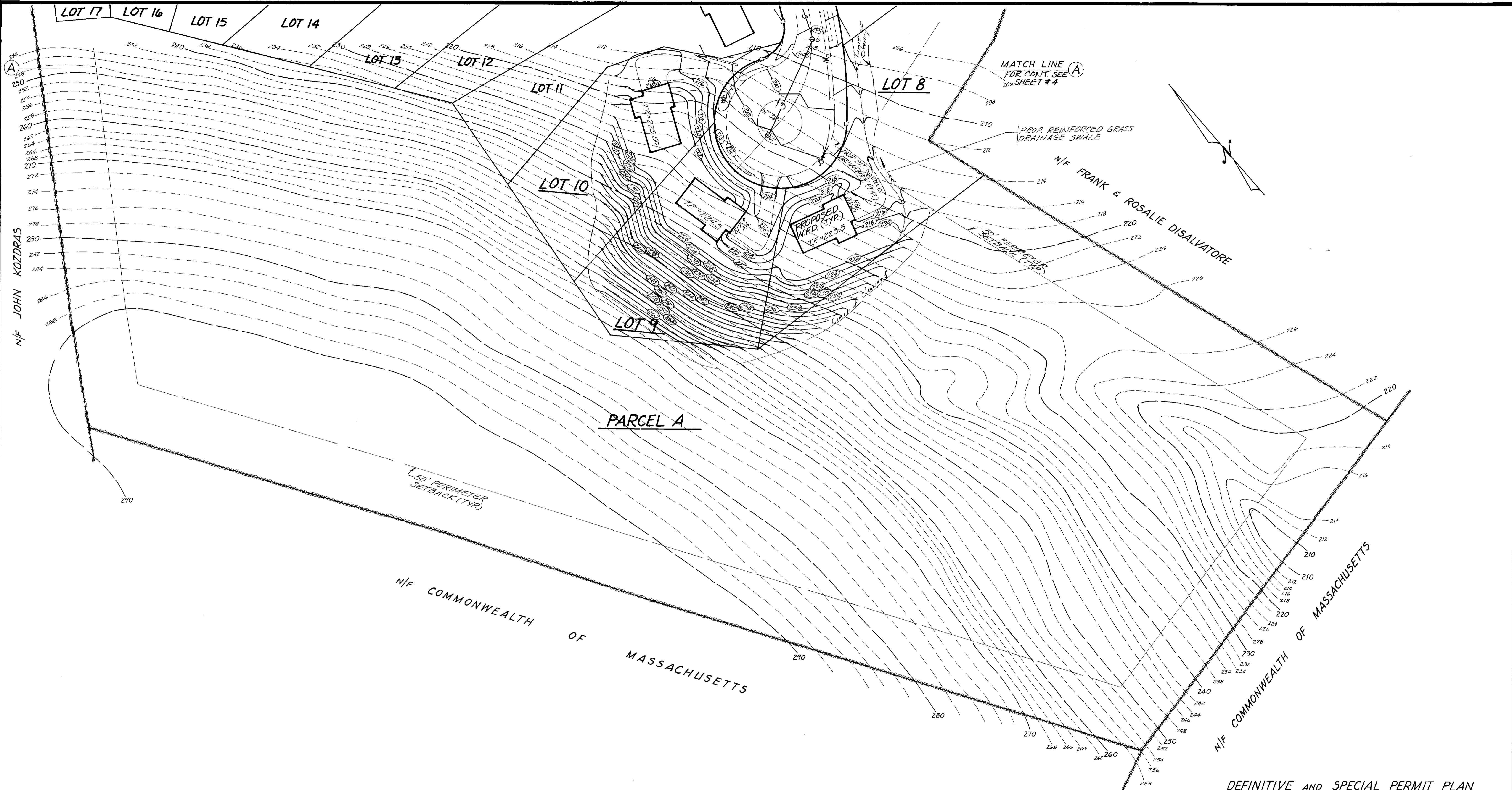
TYPICAL ROADWAY SWALE DETAIL N.T.S.



DETAIL OF DETENTION POND OUTLET CONTROL STRUCTURE N.T.S.
NOTE: A TEMPORARY SUMP OF 2'-6" SHALL BE PROVIDED DURING CONSTRUCTION WITHIN PROPOSED DETENTION PANDS A AND B TO COLLECT SEDIMENT DURING CONSTRUCTION.



MODIFICATION TO THE DEFINITIVE AND SPECIAL PERMIT PLAN
WOODCHUCK GROVE
IN
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DRAWN FOR
SUMMER STREET REALTY TRUST
733 TURNPIKE STREET, NORTH ANDOVER, MASS.
SCALE: 1" = 40'
MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810



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 STEPHEN E. STARBUCK, R.L.S.

APPROVED BY THE TOWN OF NORTH ANDOVER PLANNING BOARD
 DATE: 4/14/95
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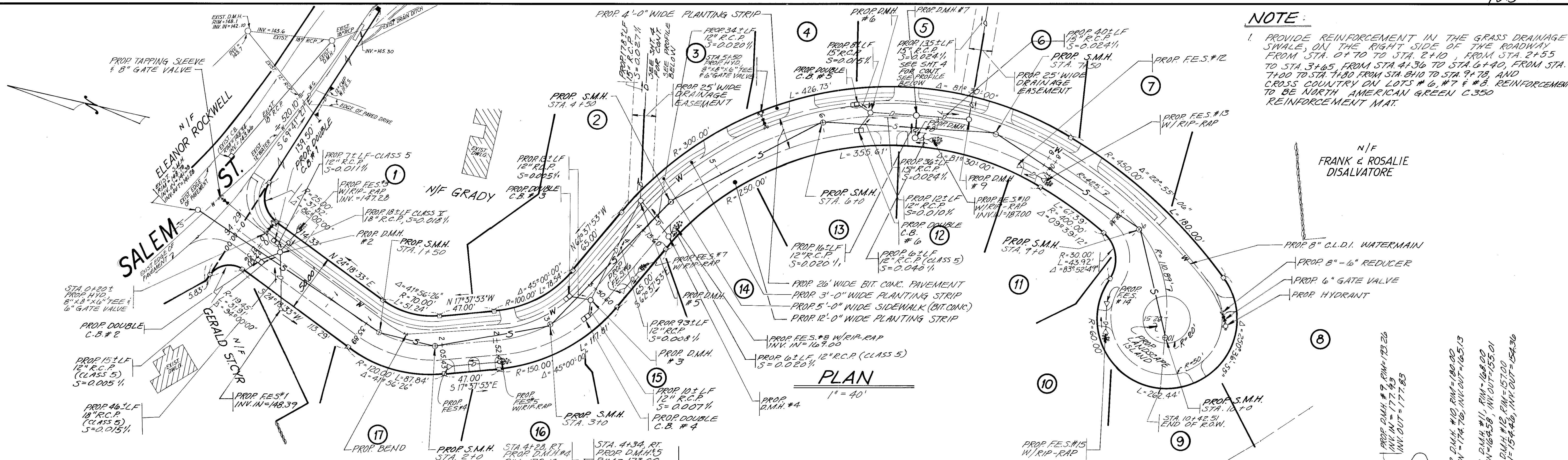
DEFINITIVE AND SPECIAL PERMIT PLAN
WOODCHUCK GROVE
 IN
 NORTH ANDOVER, MASS.
 DRAWN FOR
SUMMER STREET REALTY TRUST
 733 TURNPIKE STREET, NORTH ANDOVER, MASS.

SCALE: 1" = 40' JULY 1, 1994
 REV. JAN. 26, 1995

MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810

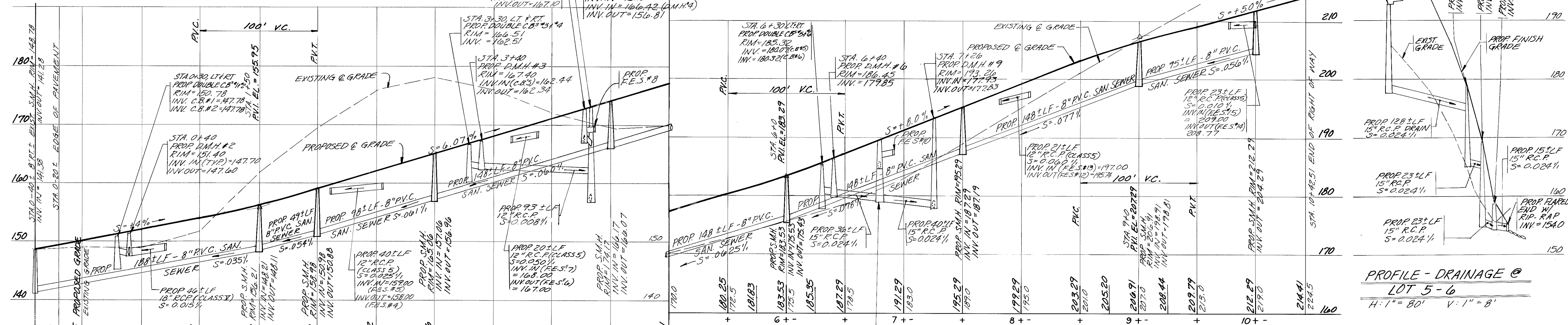
NOTE:

1. PROVIDE REINFORCEMENT IN THE GRASS DRAINAGE SWALE, ON THE RIGHT SIDE OF THE ROADWAY FROM STA. 0+70 TO STA. 2+10, FROM STA. 2+55 TO STA. 3+65, FROM STA. 4+36 TO STA. 6+40, FROM STA. 7+00 TO STA. 7+80, FROM STA. 8+10 TO STA. 9+78, AND CROSS COUNTRY ON LOTS # 6, # 7 & # 8. REINFORCEMENT TO BE NORTH AMERICAN GREEN C.350 REINFORCEMENT MAT.



PLAN

1" = 40'

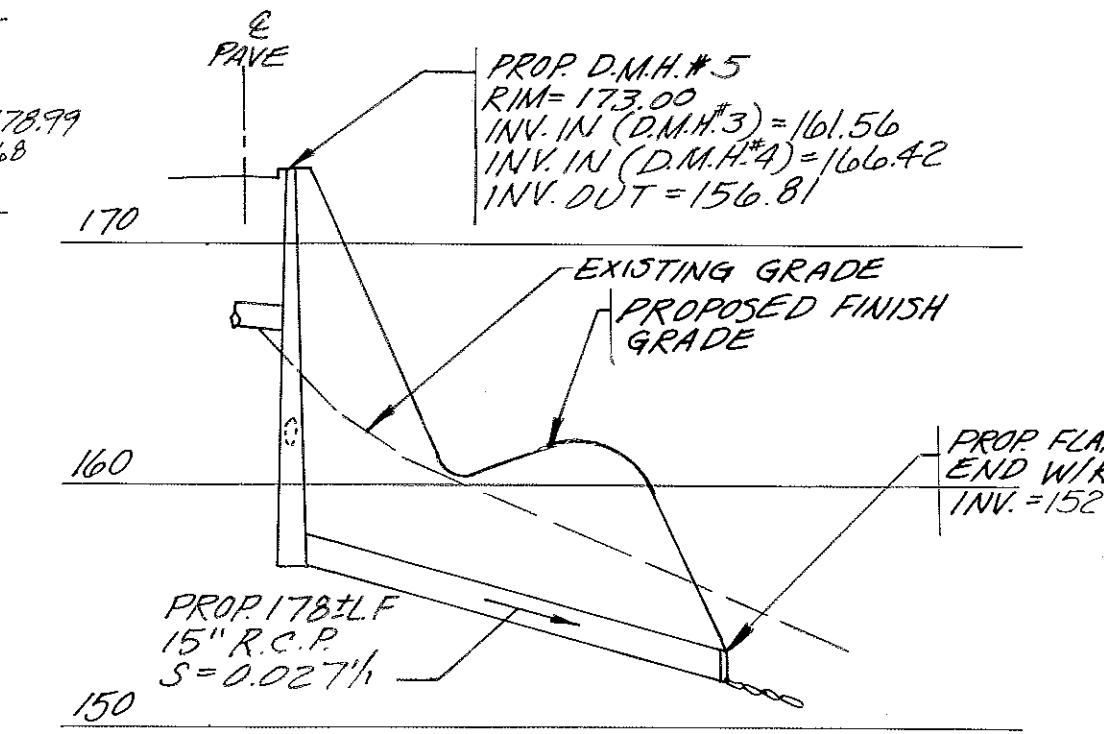


PROFILE

H: 1" = 40' V: 1" = 8'

PROFILE - DRAINAGE @ LOT 5-6

H: 1" = 80' V: 1" = 8'



PROFILE - DRAINAGE @ LOT 2-3

H: 1" = 80' V: 1" = 8'

MODIFICATION TO THE DEFINITIVE AND SPECIAL PERMIT PLAN WOODCHUCK GROVE IN NORTH ANDOVER, MASS.

DRAWN FOR SUMMER STREET REALTY TRUST 733 TURNPIKE STREET, NORTH ANDOVER, MASS.

SCALE: NOTED JULY 1, 1994 REV. 2-7-95

MERRIMACK ENGINEERING SERVICES 66 PARK STREET ANDOVER, MASSACHUSETTS 01810

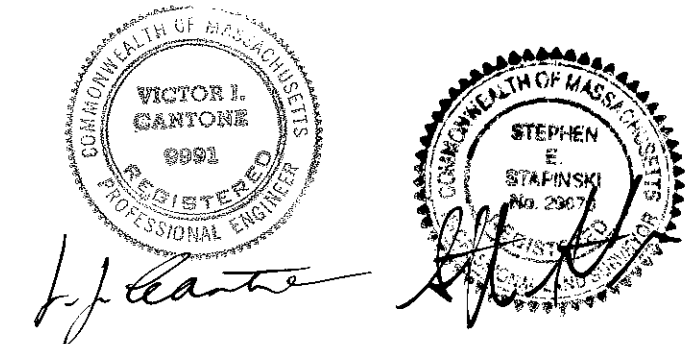
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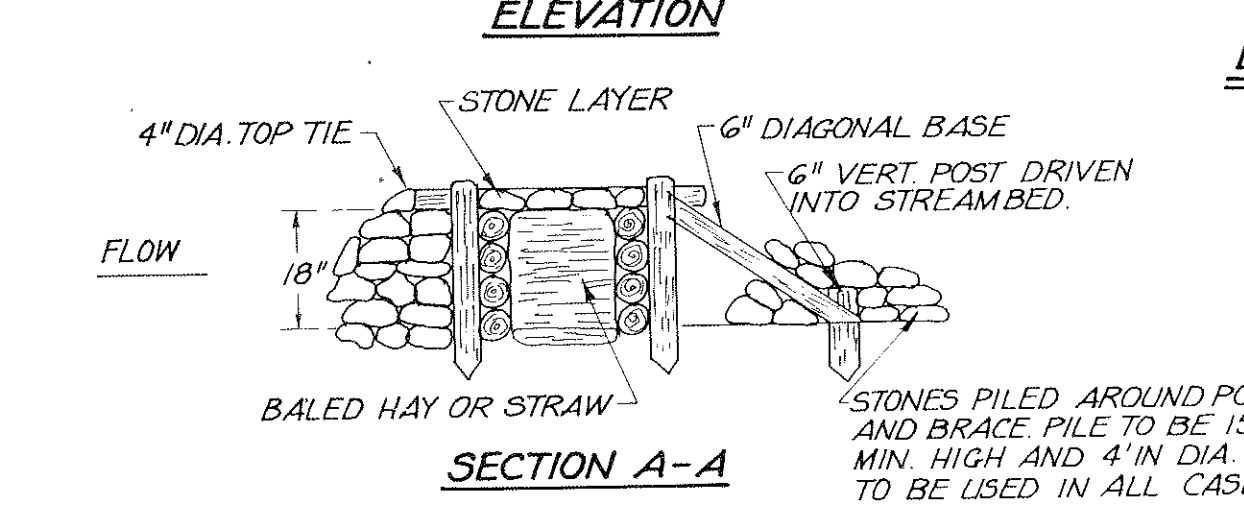
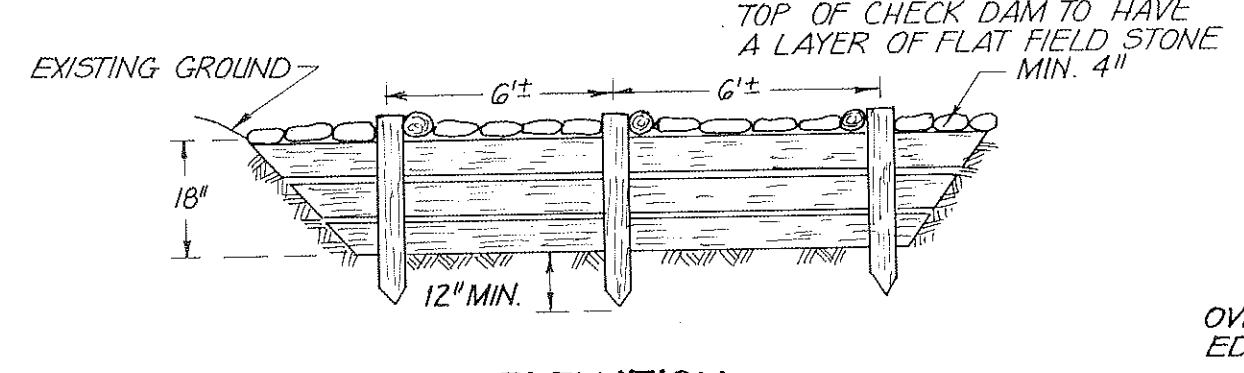
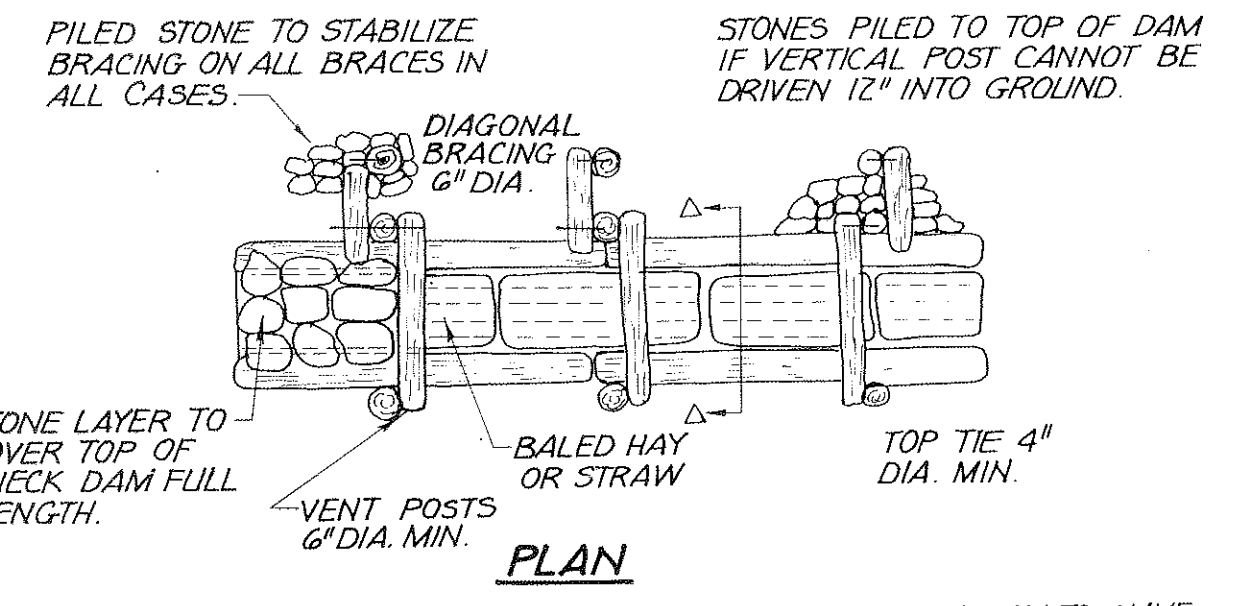
Plan # 12579 Registry of Deeds North District Essex County Received & Recorded April 19, 1995 at 10:31 A.M. Attest: Register of Deeds

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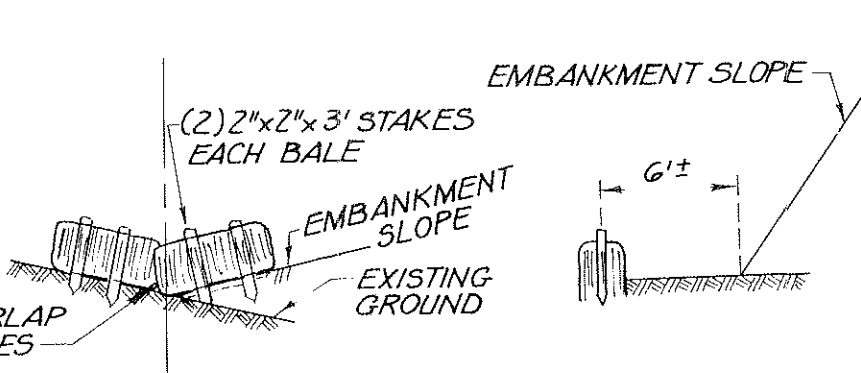
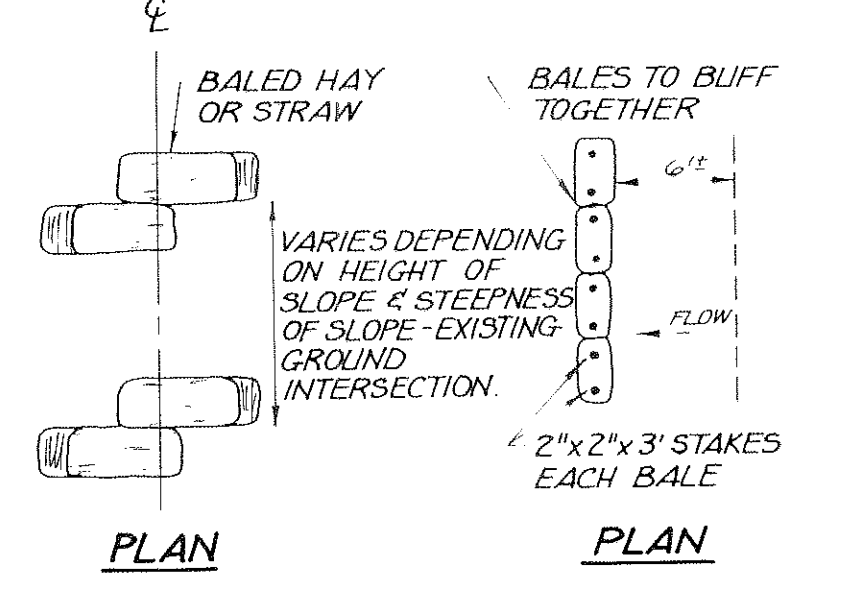
STEPHEN E. ... R.L.S.

APPROVED BY THE TOWN OF NORTH ANDOVER PLANNING BOARD DATE 7/21/95 FILED HEARING

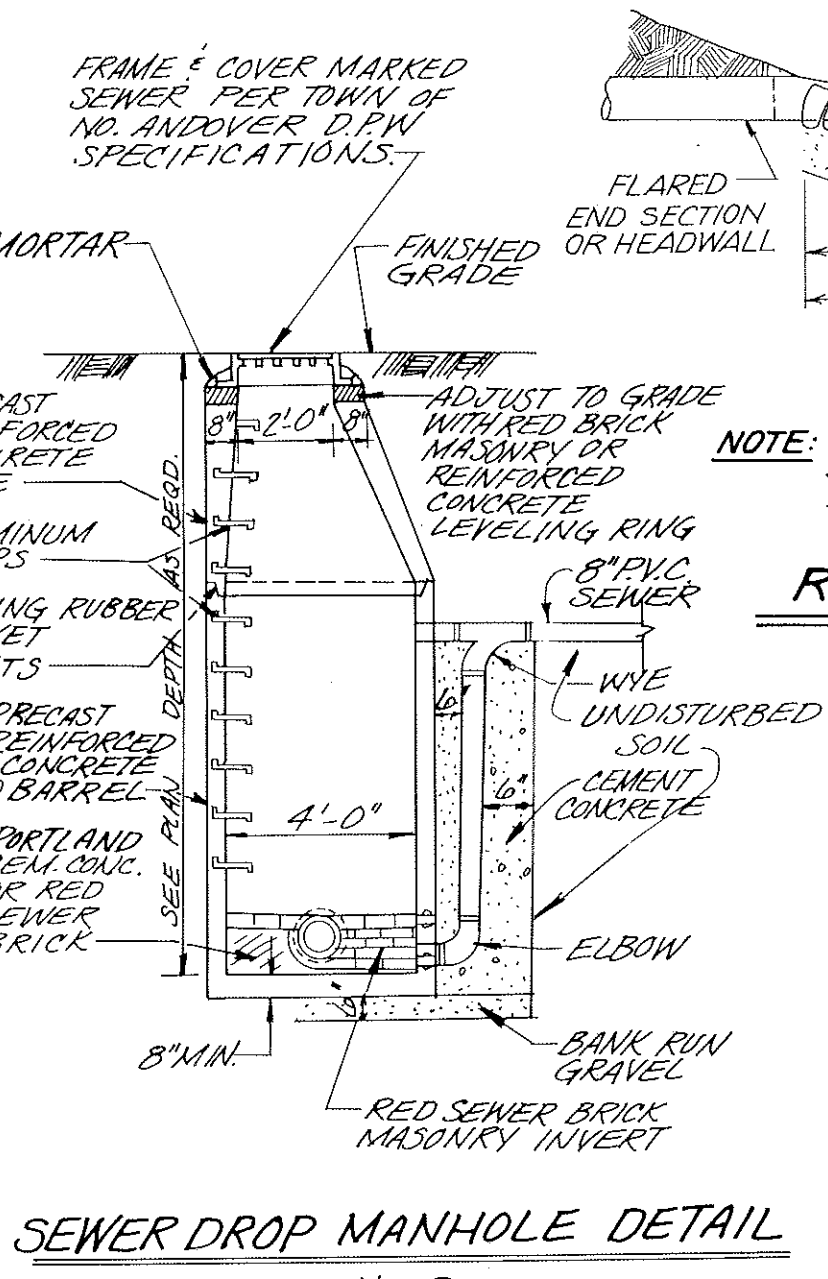
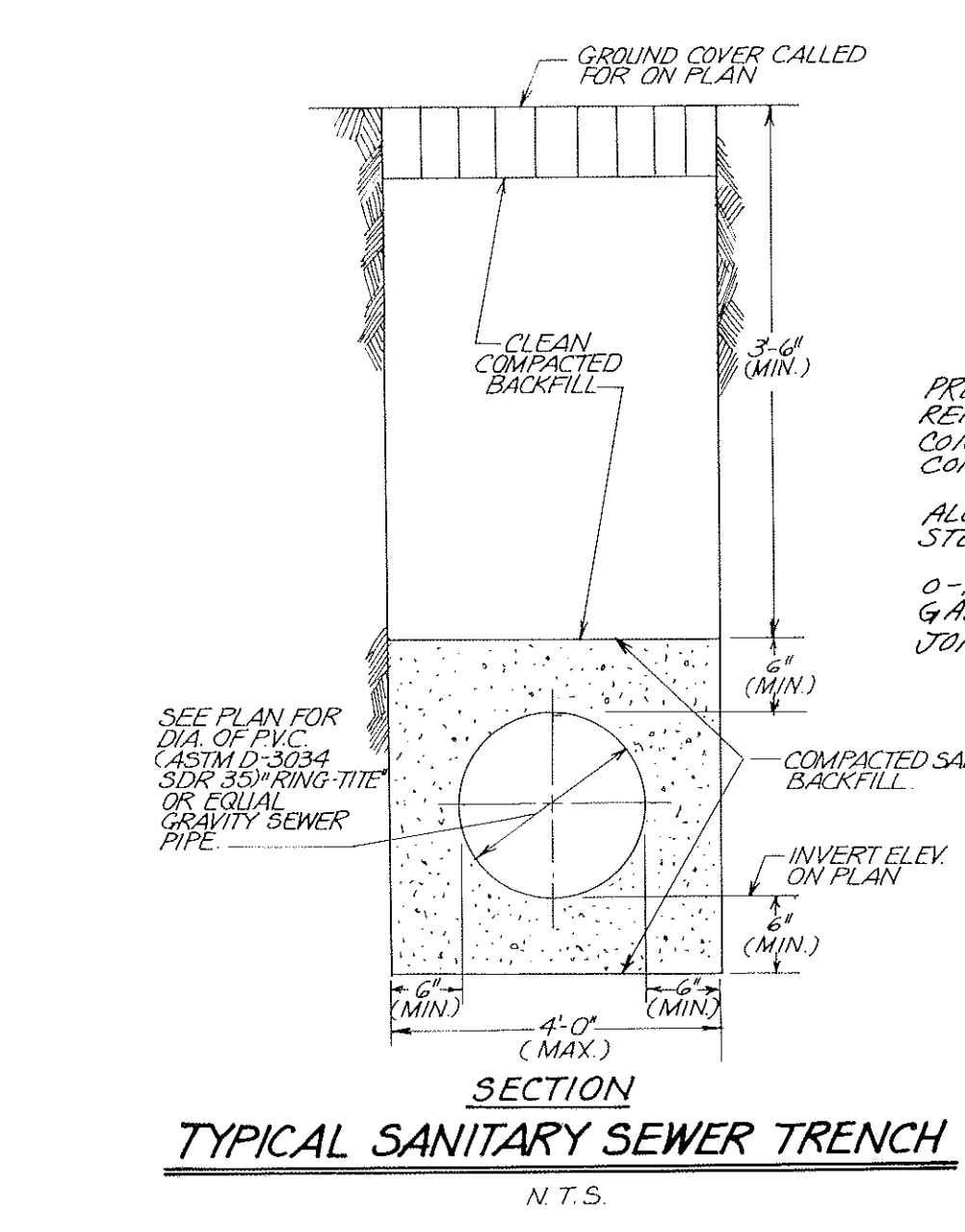
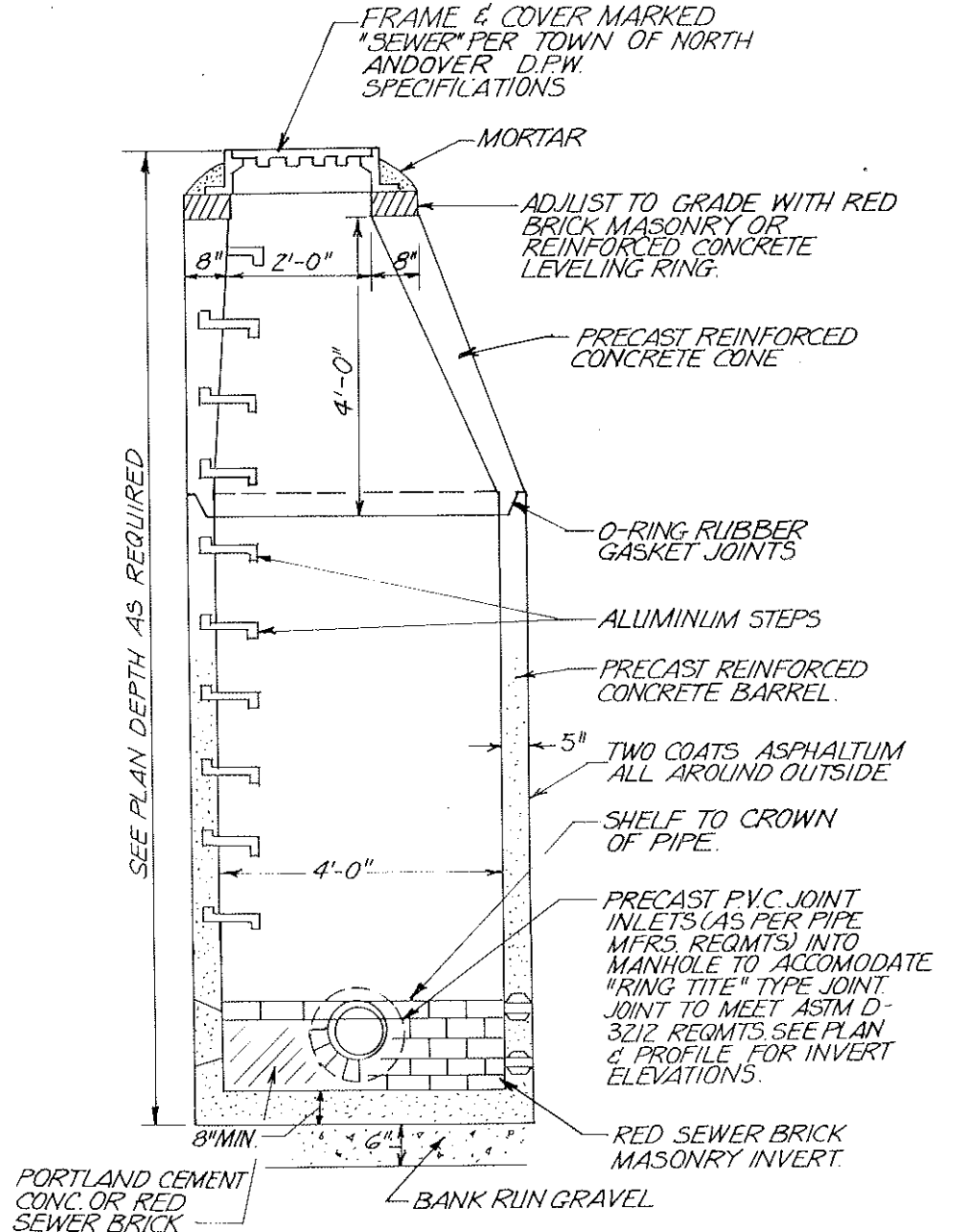
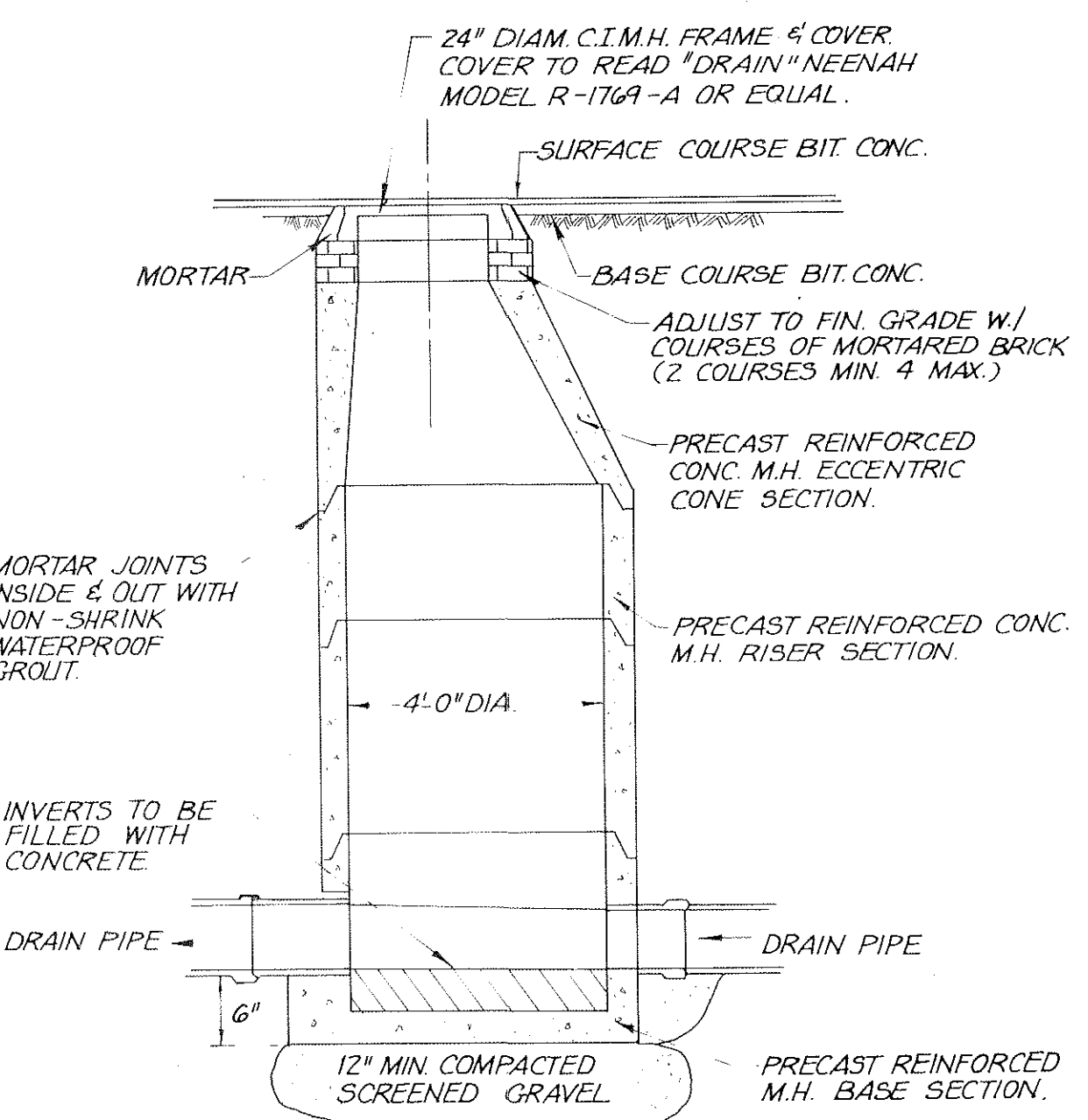
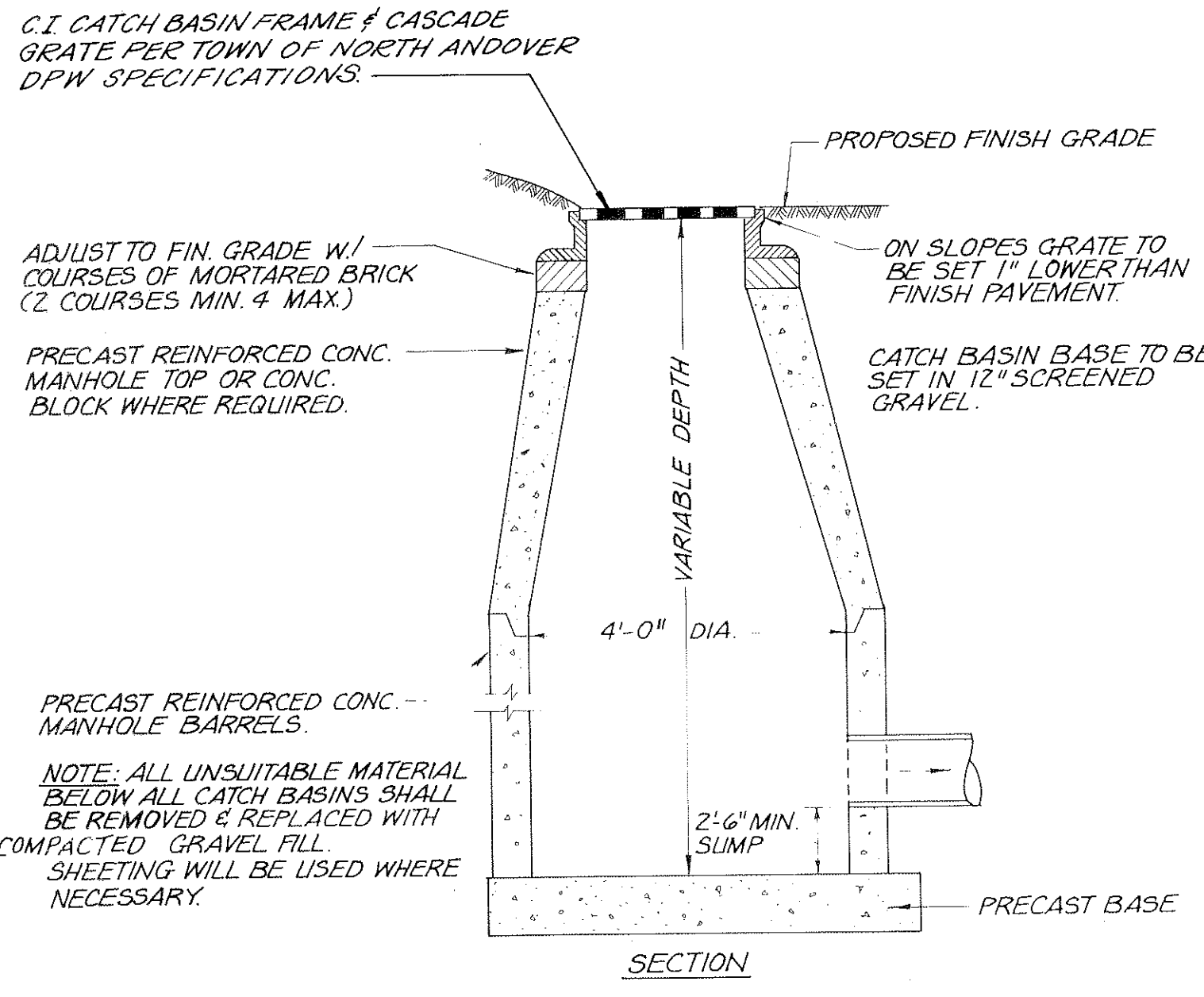
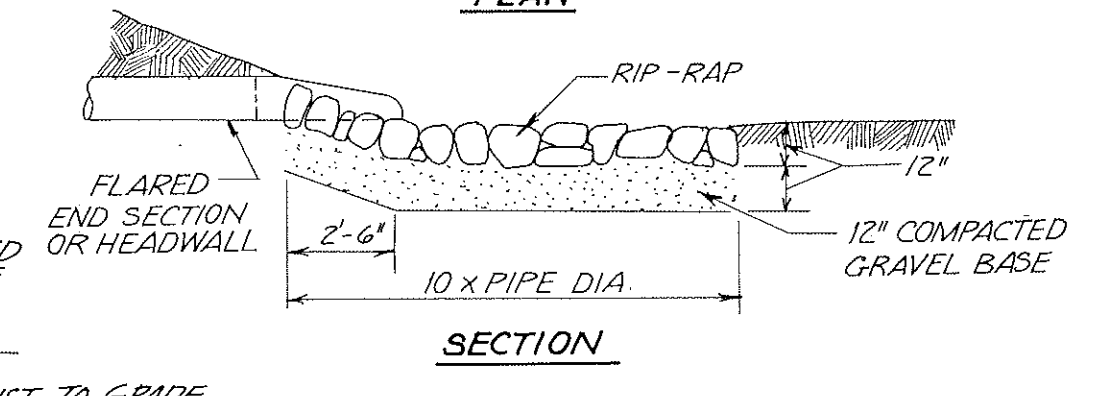
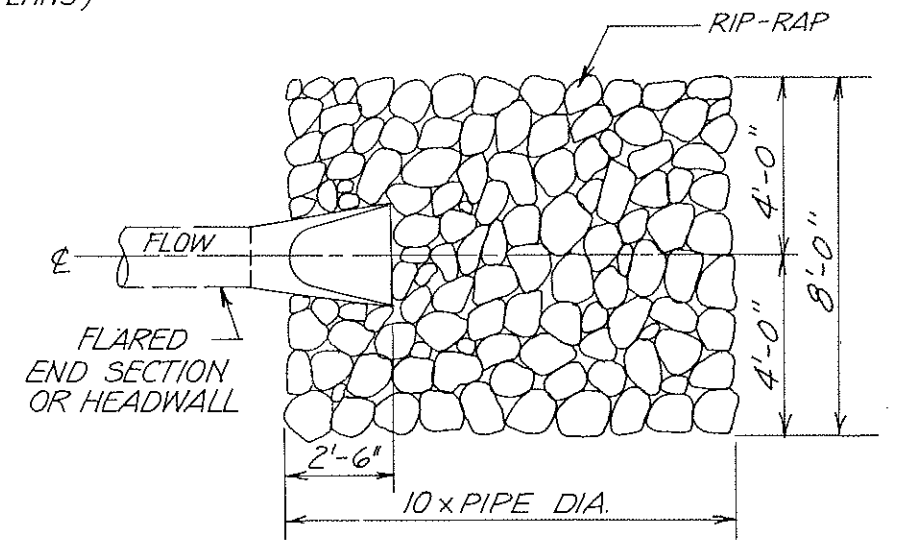
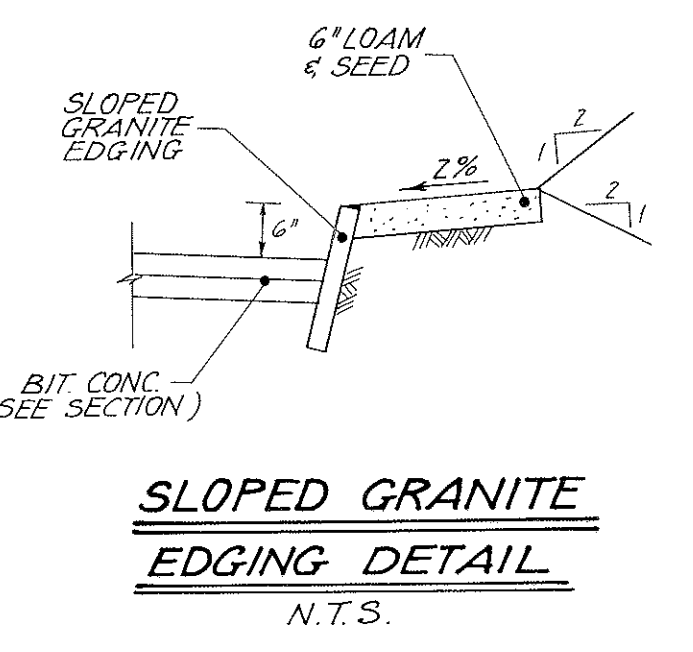
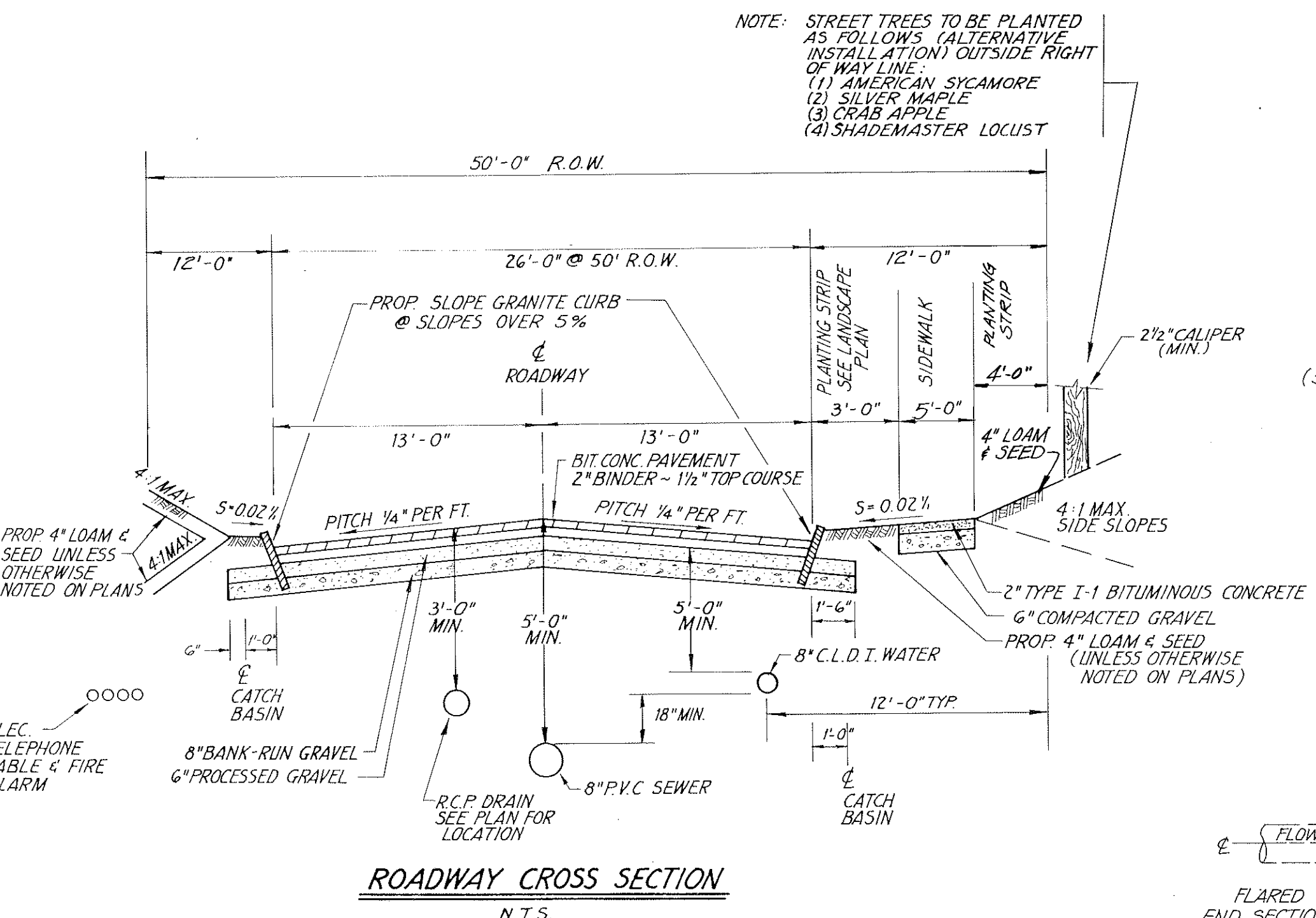
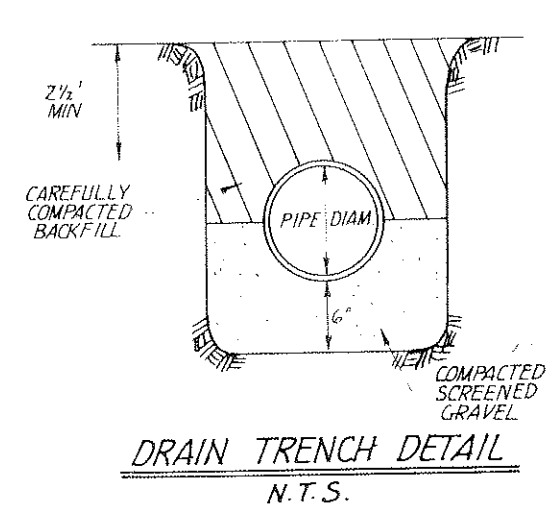
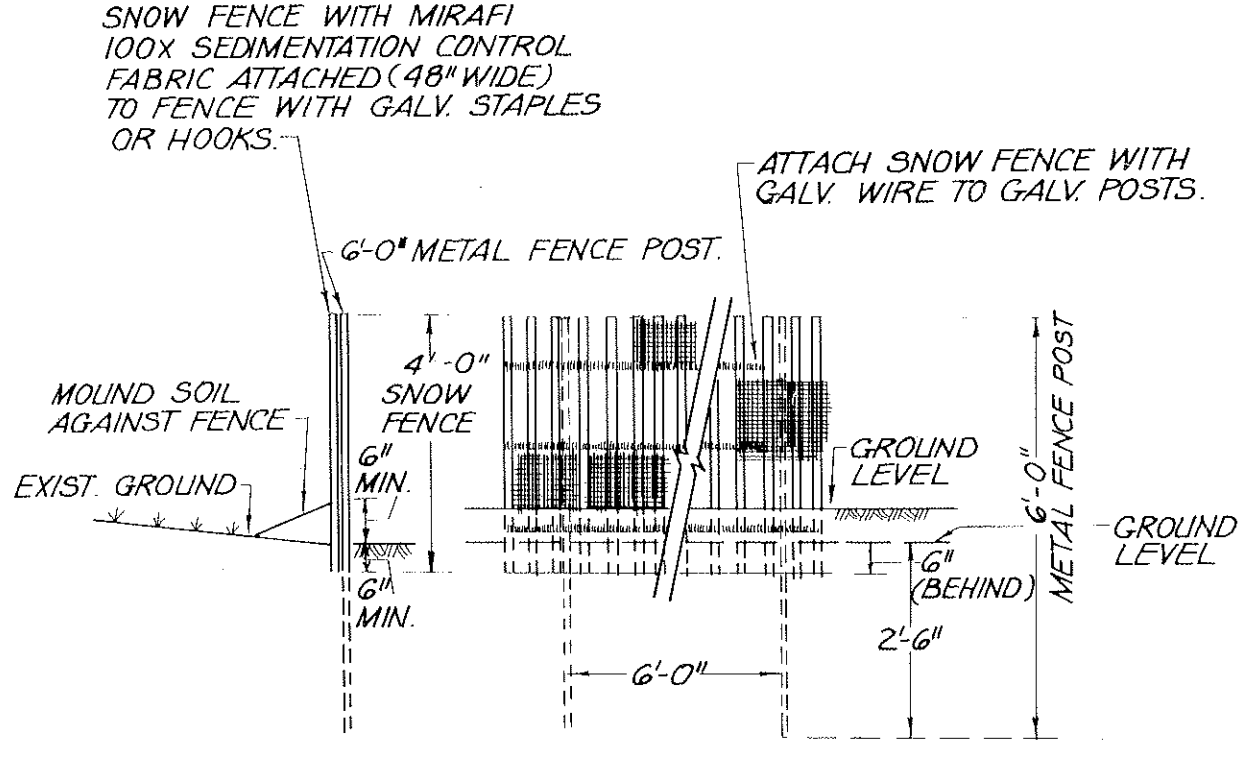




LOG & HAY & EROSION CHECK DAM
N. T. S.



BALED HAY OR STRAW EROSION CHECKS
N. T. S.



APPROVED BY THE TOWN OF NORTH ANDOVER PLANNING BOARD

Michael J. ... DATE: 2/21/95

... FILED

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Plan # 12579

Registry of Deeds

North Andover, Mass.

Received & Recorded

April 19, 1995 at 10:31 A.M.

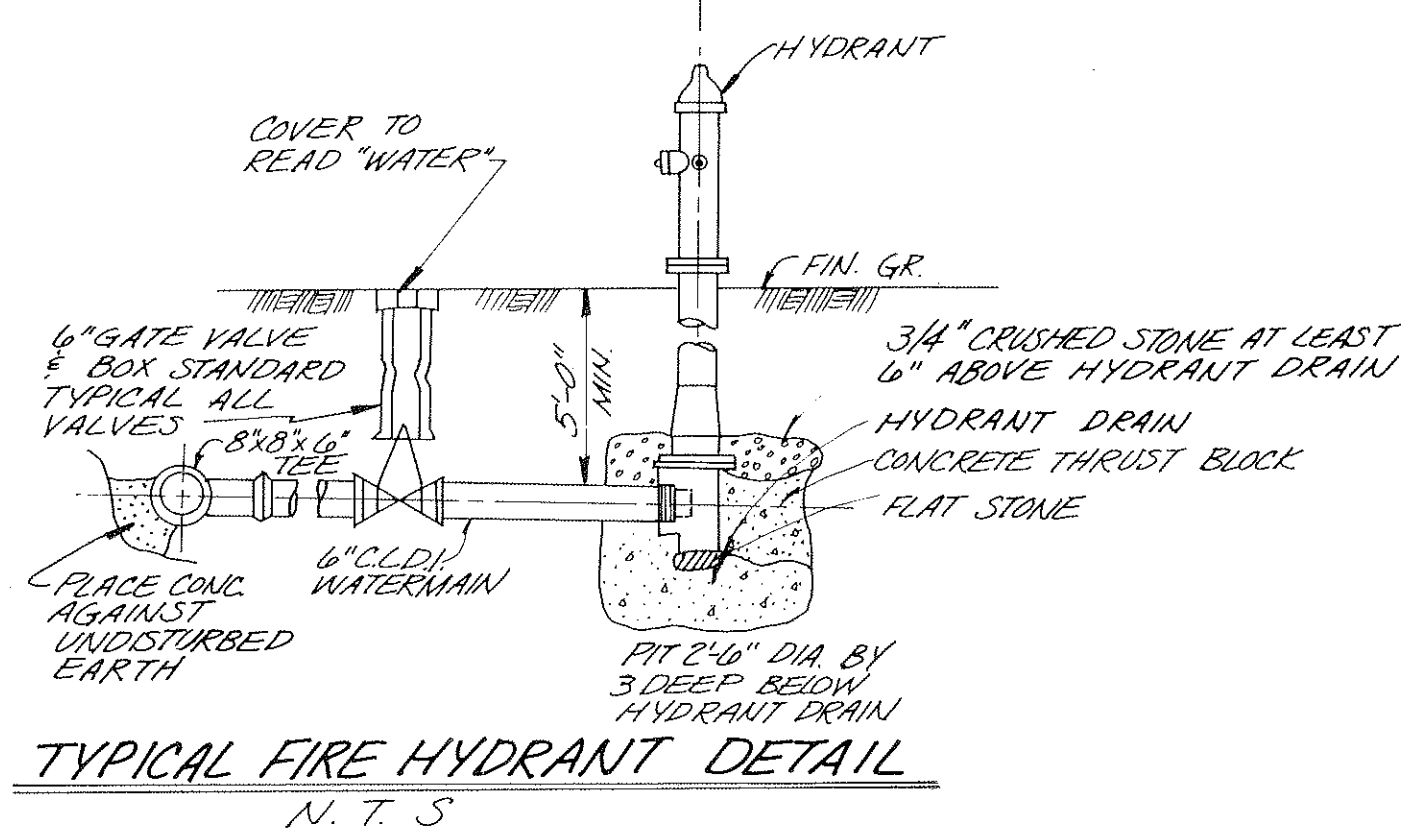
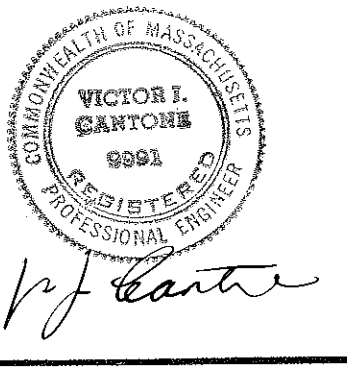
Attest:

...

Register of Deeds

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."

STEPHEN E. STAMPSON, C.R.L.S.



HYDRANTS SHALL BE TRAFFIC MODEL SMITH 14 SERIES 205, DARLING 8 1/2 B OR WUELLER CENTURIAN 1423 OR AS OTHERWISE REQ'D BY THE TOWN.

MODIFICATION TO THE DEFINITIVE AND SPECIAL PERMIT PLAN

WOODCHUCK GROVE

IN

NORTH ANDOVER, MASS.

OWNED & DEVELOPED BY

SUMMER STREET REALTY TRUST

733 TURNPIKE STREET-SUITE 209, NORTH ANDOVER, MASS. 01845

NOT TO SCALE

JULY 1, 1994

REV. 2-7-95

MERRIMACK ENGINEERING SERVICES

66 PARK STREET

ANDOVER, MASSACHUSETTS 01810

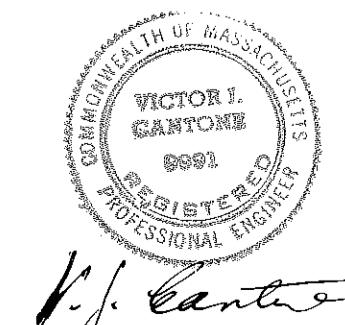
Pinewood (Formerly Woodchuck Grove) Definitive Subdivision Conditional Approval
The Planning Board herein modifies the Definitive Subdivision Approval granted to Walter and Isabelle Grady, Eugene P. Willis, Trustees, Wilmac Realty Trust on July 31, 1989...

Pinewood (Formerly Woodchuck Grove) Special Permit - Planned Residential Development Conditional Approval
The Planning Board herein modifies the Special Permit granted to Walter and Isabelle Grady, Eugene P. Willis, Trustees, Wilmac Realty Trust on July 31, 1989 for a Planned Residential Development (PRD), known as Pinewood (formerly Woodchuck Grove)...

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DATE: 2/21/95
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MODIFICATION TO THE DEFINITIVE AND SPECIAL PERMIT PLAN WOODCHUCK GROVE IN NORTH ANDOVER, MASS.
DRAWN FOR SUMMER STREET REALTY TRUST
733 TURNPIKE STREET, NORTH ANDOVER, MASS.
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MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
SHEET 8 OF 8