

Definitive Subdivision Plan Fleming Avenue Andover, Massachusetts

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

1). PLAN 4975

DEED REFERENCE:
BOOK 13994 PAGE 71

RECORD OWNER:
NEW BRICKSTONE OFFICE, LLC
150 EAST 58TH STREET, SUITE 2000
NEW YORK, NY 10155

APPLICANT:
NEW BRICKSTONE OFFICE, LLC
130 NEW BOSTON ROAD
WOBURN, MA 01801

ASSESSOR REFERENCE:
TOWN MAP NO. 35
TOWN LOT NO. 4A

DATE FILED: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

ANDOVER
PLANNING BOARD

NO NOTICE OF APPEAL WAS
RECEIVED DURING THE 20 DAYS
NEXT AFTER RECEIPT AND
RECORDING OF NOTICE FROM THE
PLANNING BOARD OF THE
APPROVAL OF THE PLAN

TOWN CLERK _____ DATE _____

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.

5	LOCATED VERNAL POOL; UPDATES TO BASIN B	MAY 11, 2017
4	RESPONSE TO PEER REVIEW AND DPW COMMENTS	MARCH 22, 2017
3	RESPONSE TO PEER REVIEW AND DPW COMMENTS	FEBRUARY 1, 2017
2	RESPONSE TO PEER REVIEW AND DPW COMMENTS	JANUARY 3, 2017
1	RESPONSE TO PLANNING & IDR COMMENTS	NOVEMBER 15, 2016

Revision No. **Revision Description** **Date**

COVER SHEET DEFINITIVE SUBDIVISION PLAN FLEMING AVENUE ANDOVER, MASS.

PREPARED FOR: NEW BRICKSTONE OFFICE, LLC
DATE: SEPTEMBER 26, 2016
SCALE: 1" = 40'



andover consultants inc.
1 East River Place
Methuen, Mass. 01844

0 40 80 120 160 Ft.
0 10 20 40 Meter



LOCUS MAP 1"=400'

DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE
1 of 8	COVER SHEET
*2 of 8	DEFINITIVE SUBDIVISION LOT LAYOUT
3 of 8	LAYOUT & MATERIALS PLAN
4 of 8	GRADING & EROSION CONTROL PLAN
5 of 8	UTILITY & PROFILE PLAN PLAN
6 of 8	STORMWATER PROFILE PLAN
7 of 8	ROAD & STORMWATER GRADING PLAN
8 of 8	SITE DETAIL
REFERENCE:	EXISTING CONDITIONS PLAN

*ONLY SHEET 2 OF 8 TO BE RECORDED AT ESSEX NORTHERN DISTRICT REGISTRY OF DEEDS

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.

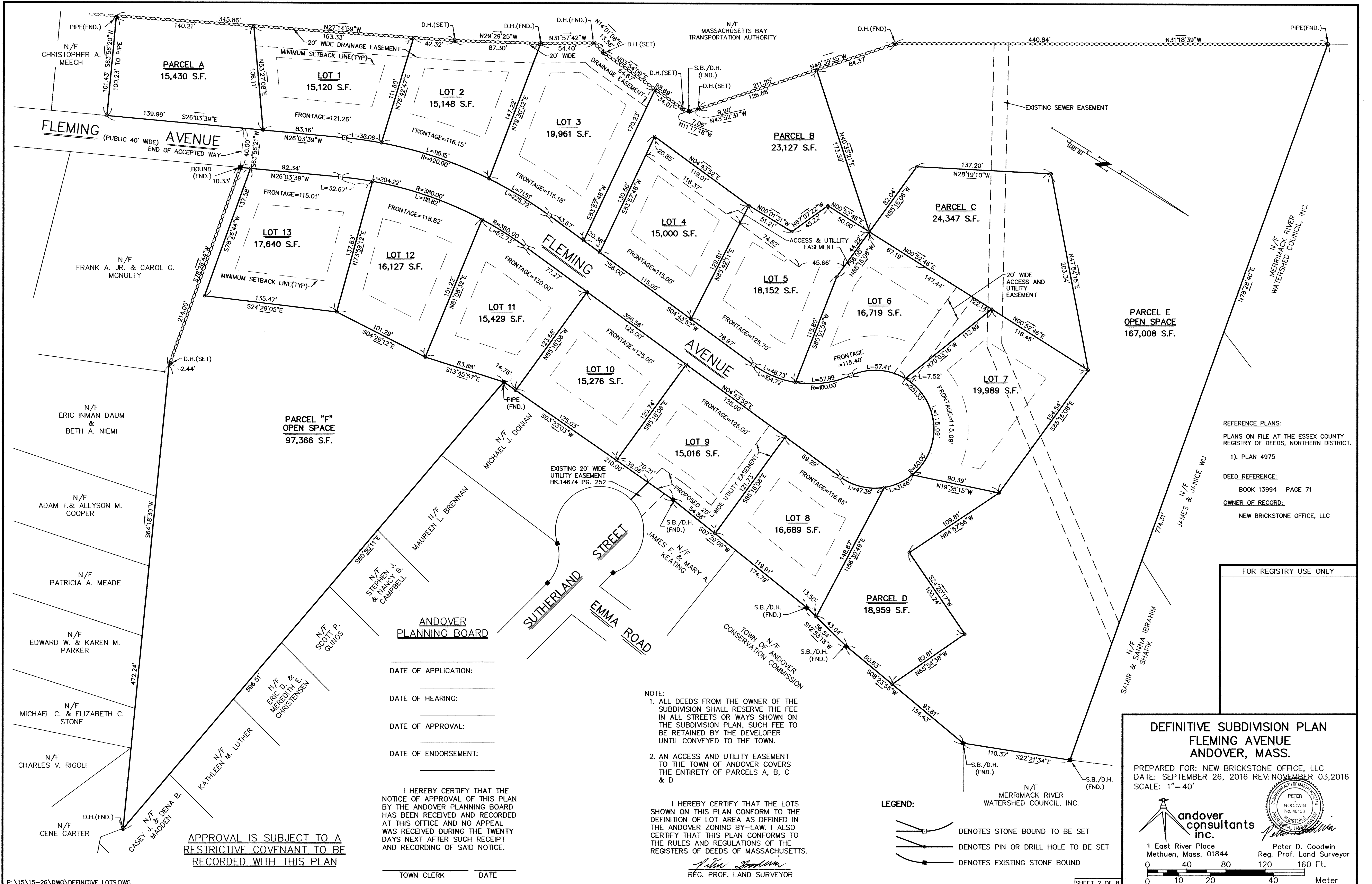
Dennis A. Grecci

AREA SUMMARY

TOTAL AREA	600,690 SF (13.790 ACRES)
AREA OF LOTS (13 BUILDABLE LOTS)	216,266 SF (4.965 ACRES)
AREA OF STORMWATER LOTS	81,863 SF (1.879 ACRES)
NUMBER BUILDABLE OF LOTS	13
AREA OF RIGHT OF WAY	39,186 SF (0.900 ACRES)
TOTAL AREA OF WETLANDS	66,671 SF (1.531 ACRES)
TOTAL AREA OF UPLANDS	534,019 SF (12.259 ACRES)
TOTAL AREA OF OPEN SPACE	264,374 SF (6.069 AC)
LENGTH OF PROPOSED ROW EXTENSION	±641 FEET

LOT SUMMARY

LOT NUMBER	TOTAL AREA	CBA	FRONTAGE
1	15,120 SF	15,120 SF	121 FT
2	15,148 SF	15,148 SF	116 FT
3	19,961 SF	19,961 SF	115 FT
4	15,000 SF	15,000 SF	115 FT
5	18,152 SF	15,008 SF	115 FT
6	16,719 SF	15,004 SF	146 FT
7	19,989 SF	18,239 SF	115 FT
8	16,689 SF	16,689 SF	117 FT
9	15,016 SF	15,016 SF	125 FT
10	15,276 SF	15,276 SF	125 FT
11	15,429 SF	15,429 SF	130 FT
12	16,127 SF	16,127 SF	139 FT
13	17,640 SF	16,593 SF	115 FT



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OWNER OF RECORD:
 NEW BRICKSTONE OFFICE, LLC

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.

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. AN ACCESS AND UTILITY EASEMENT
 TO THE TOWN OF ANDOVER COVERS
 THE ENTIRETY OF PARCELS A, B, C
 & D

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.

Peter D. Goodwin
 REG. PROF. LAND SURVEYOR

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

**DEFINITIVE SUBDIVISION PLAN
 FLEMING AVENUE
 ANDOVER, MASS.**

PREPARED FOR: NEW BRICKSTONE OFFICE, LLC
 DATE: SEPTEMBER 26, 2016 REV: NOVEMBER 03, 2016
 SCALE: 1" = 40'

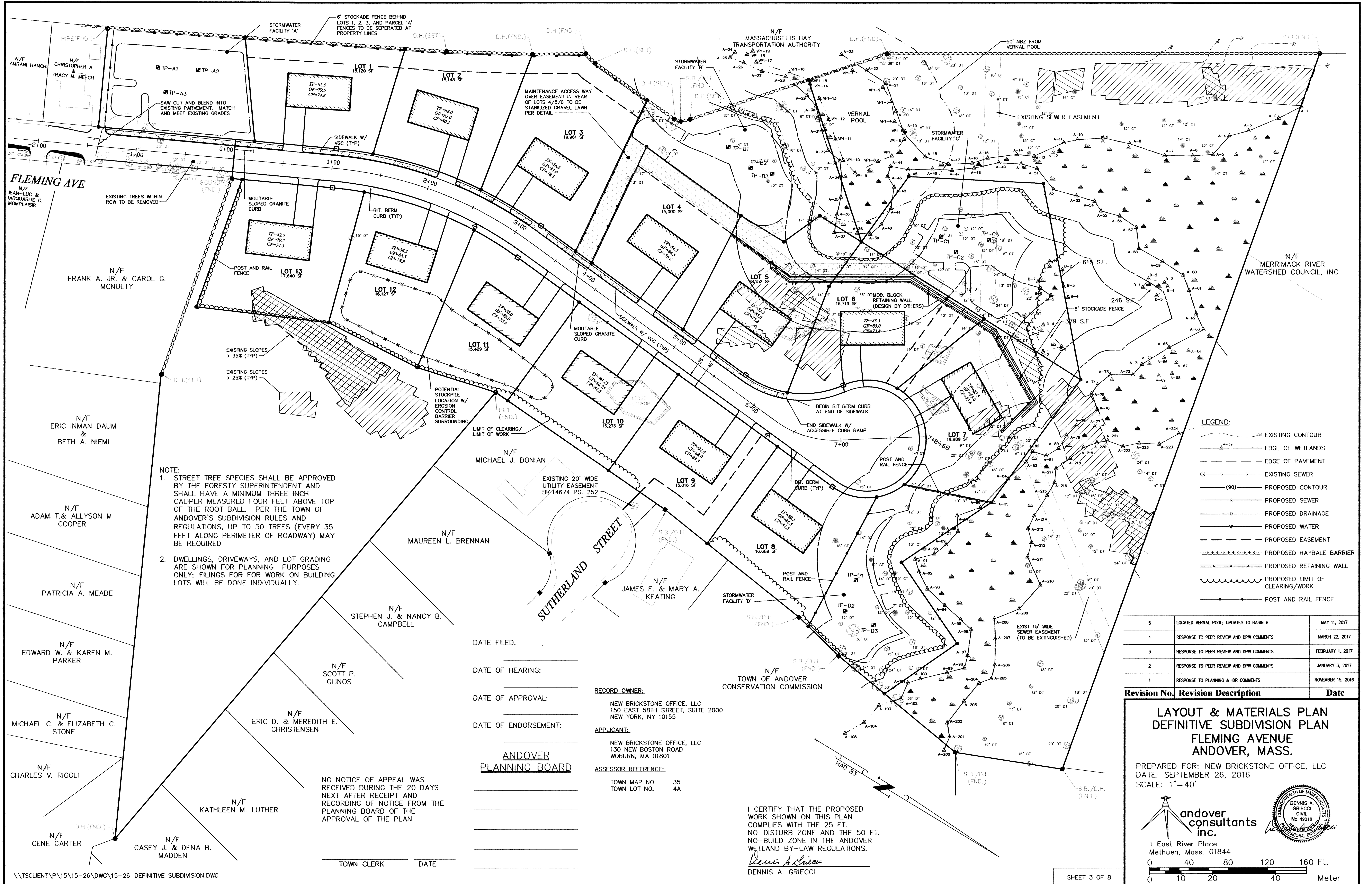
**andover
 consultants
 inc.**

1 East River Place
 Methuen, Mass. 01844

Peter D. Goodwin
 No. 48133
 REGISTERED
 PROFESSIONAL LAND SURVEYOR

Peter D. Goodwin
 Reg. Prof. Land Surveyor

0 40 80 120 160 Ft.
 0 10 20 40 Meter



NOTE:

- STREET TREE SPECIES SHALL BE APPROVED BY THE FORESTRY SUPERINTENDENT AND SHALL HAVE A MINIMUM THREE INCH CALIPER MEASURED FOUR FEET ABOVE TOP OF THE ROOT BALL. PER THE TOWN OF ANDOVER'S SUBDIVISION RULES AND REGULATIONS, UP TO 50 TREES (EVERY 35 FEET ALONG PERIMETER OF ROADWAY) MAY BE REQUIRED
- DWELLINGS, DRIVEWAYS, AND LOT GRADING ARE SHOWN FOR PLANNING PURPOSES ONLY; FILINGS FOR WORK ON BUILDING LOTS WILL BE DONE INDIVIDUALLY.

LEGEND:

- EXISTING CONTOUR
- - - - - EDGE OF WETLANDS
- - - - - EDGE OF PAVEMENT
- ⊙ - - - - - EXISTING SEWER
- (90) - - - - - PROPOSED CONTOUR
- PROPOSED SEWER
- PROPOSED DRAINAGE
- PROPOSED WATER
- - - - - PROPOSED EASEMENT
- ⊘⊘⊘⊘⊘⊘ PROPOSED HAYBALE BARRIER
- PROPOSED RETAINING WALL
- PROPOSED LIMIT OF CLEARING/WORK
- POST AND RAIL FENCE

Revision No.	Revision Description	Date
5	LOCATED VERNAL POOL; UPDATES TO BASIN B	MAY 11, 2017
4	RESPONSE TO PEER REVIEW AND DPW COMMENTS	MARCH 22, 2017
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**LAYOUT & MATERIALS PLAN
DEFINITIVE SUBDIVISION PLAN
FLEMING AVENUE
ANDOVER, MASS.**

PREPARED FOR: NEW BRICKSTONE OFFICE, LLC
DATE: SEPTEMBER 26, 2016
SCALE: 1" = 40'

andover
consultants
inc.

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**ANDOVER
PLANNING BOARD**

TOWN CLERK _____ DATE _____

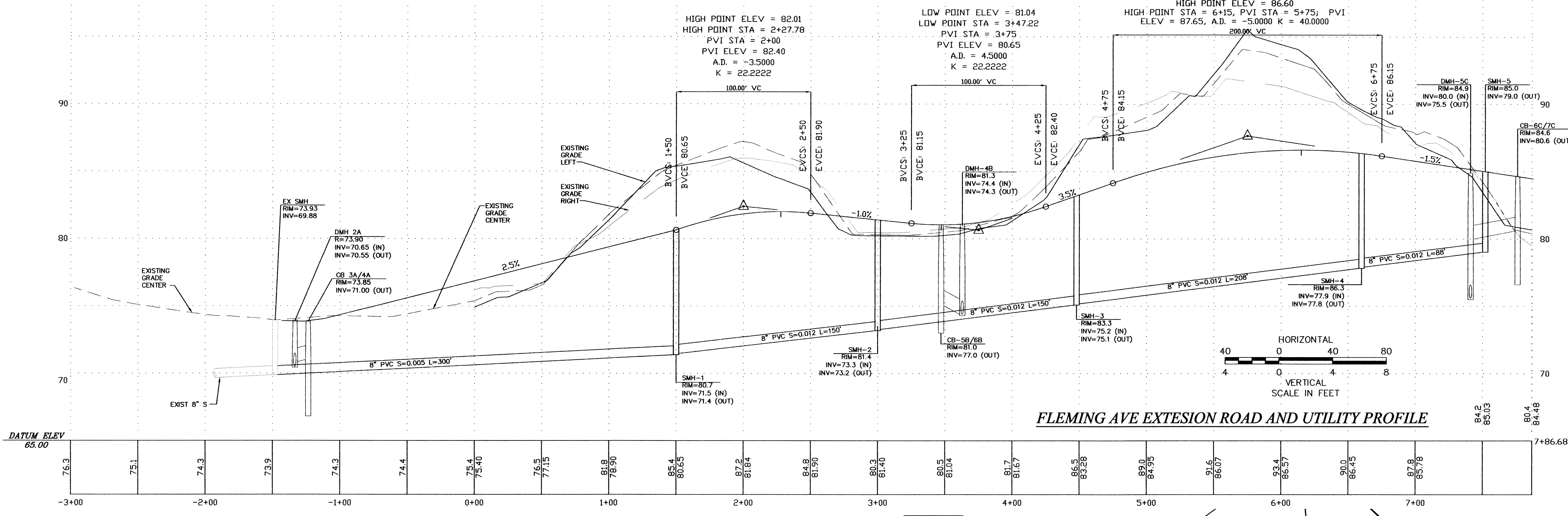
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TOWN MAP NO. 35
TOWN LOT NO. 4A

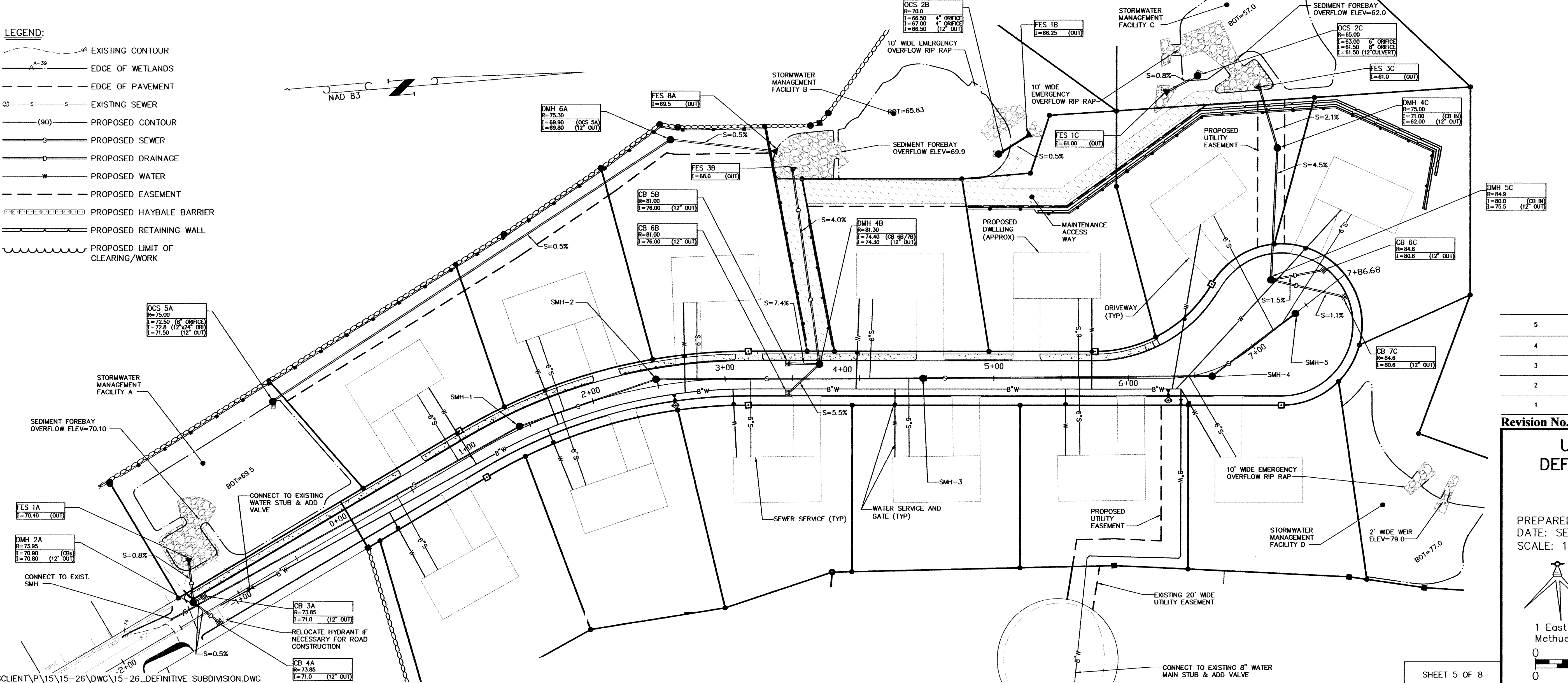
I CERTIFY THAT THE PROPOSED WORK SHOWN ON THIS PLAN COMPLIES WITH THE 25 FT. NO-DISTURB ZONE AND THE 50 FT. NO-BUILD ZONE IN THE ANDOVER WETLAND BY-LAW REGULATIONS.

Dennis A. Griecci
DENNIS A. GRIECCI



FLEMING AVE EXTENSION ROAD AND UTILITY PROFILE

- LEGEND:**
- - - - - EXISTING CONTOUR
 - - - - - EDGE OF WETLANDS
 - - - - - EDGE OF PAVEMENT
 - ⊙ - - - - EXISTING SEWER
 - ⊙ - - - - PROPOSED CONTOUR
 - ⊙ - - - - PROPOSED SEWER
 - ⊙ - - - - PROPOSED DRAINAGE
 - ⊙ - - - - PROPOSED WATER
 - - - - - PROPOSED EASEMENT
 - ⊘ - - - - PROPOSED HAYBALE BARRIER
 - ⊘ - - - - PROPOSED RETAINING WALL
 - ⊘ - - - - PROPOSED LIMIT OF CLEARING/WORK



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 DENNIS A. GRIECCHI

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UTILITY & PROFILE PLAN
DEFINITIVE SUBDIVISION PLAN
FLEMING AVENUE
ANDOVER, MASS.

PREPARED FOR: NEW BRICKSTONE OFFICE, LLC
 DATE: SEPTEMBER 26, 2016
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andover consultants inc.
 1 East River Place
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SHEET 5 OF 8

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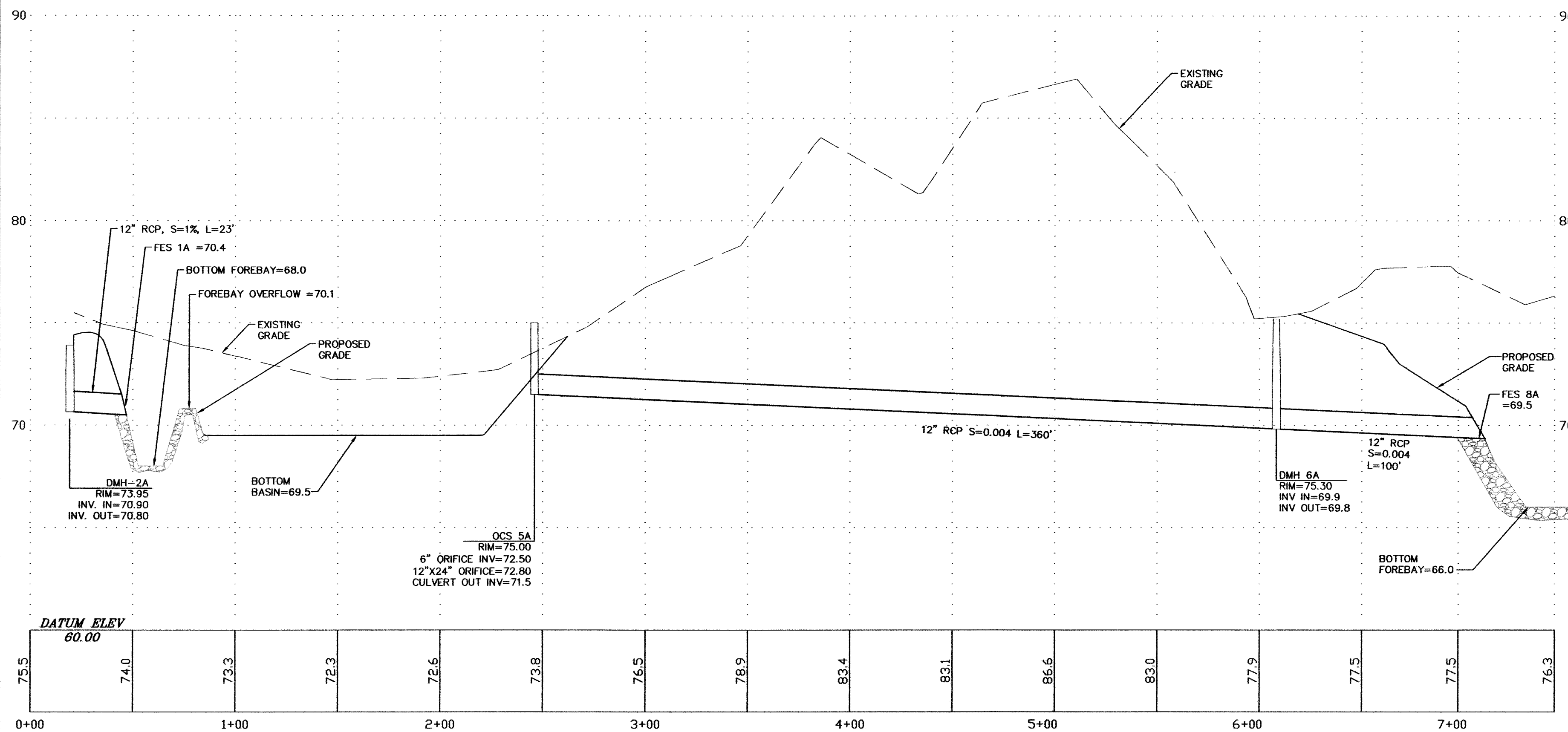
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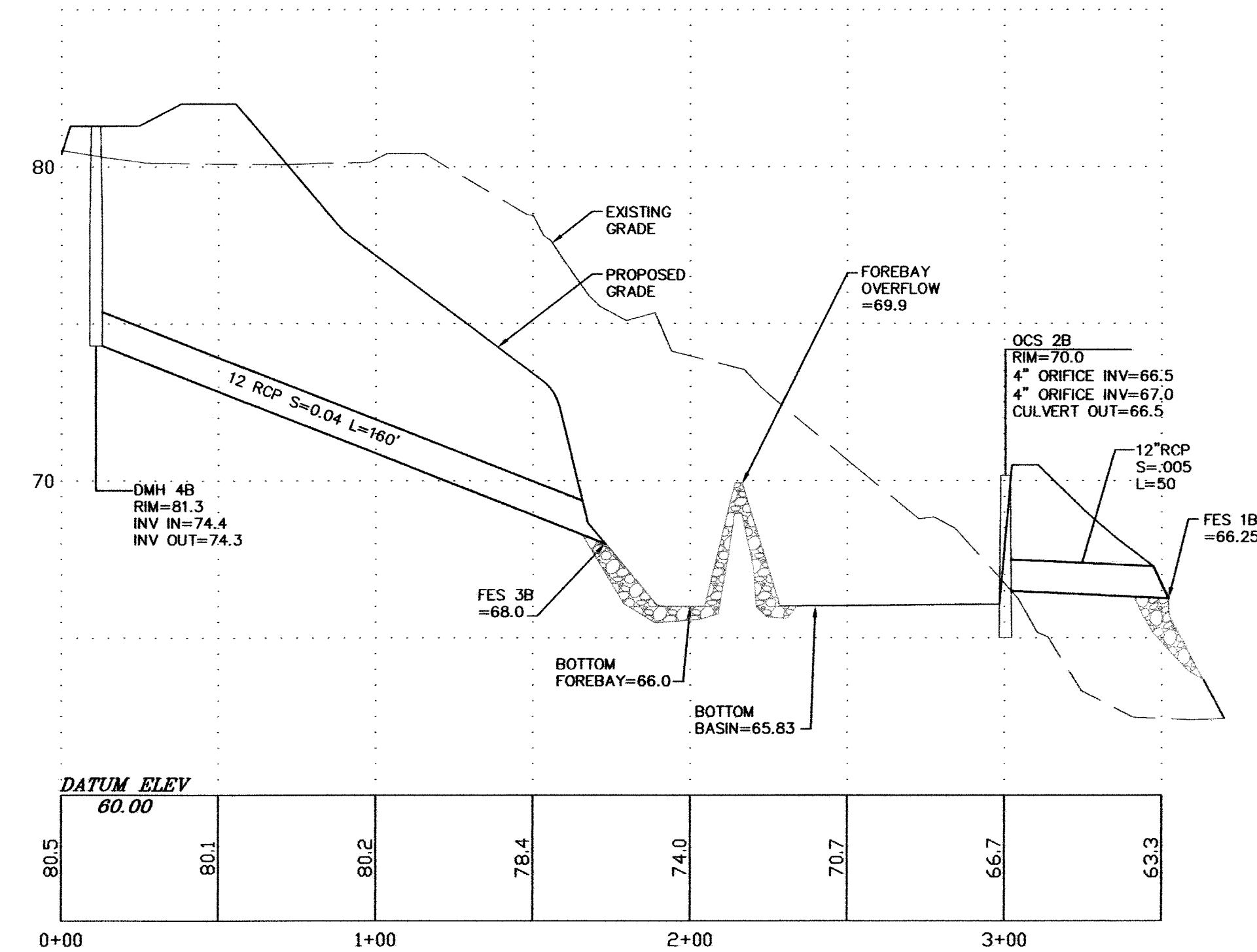
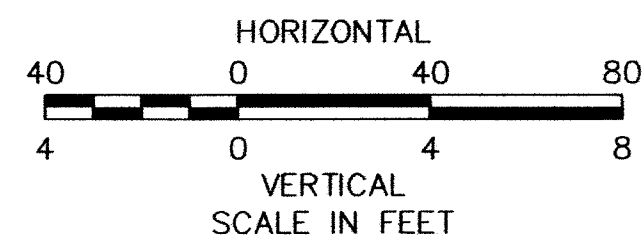
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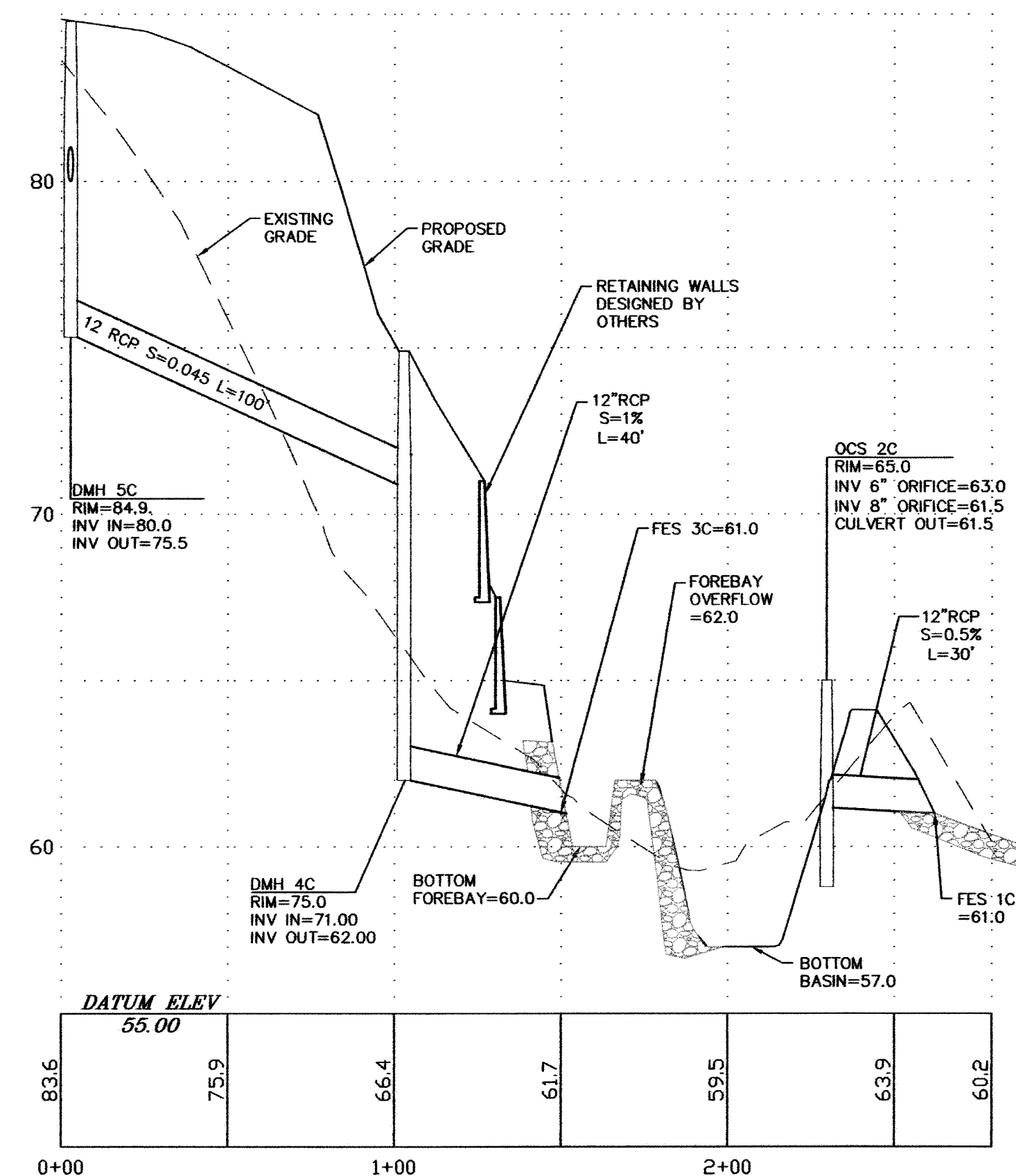
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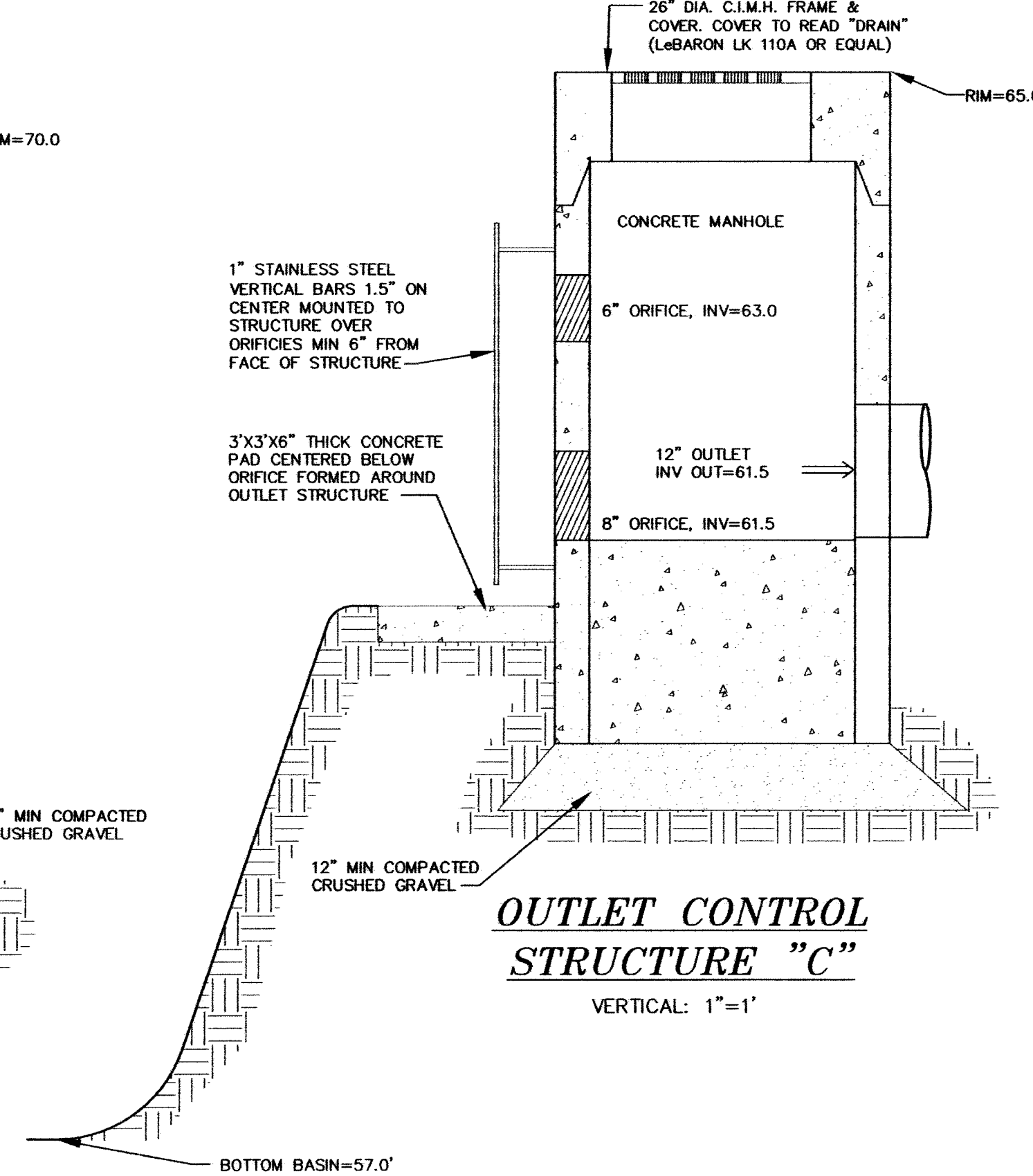
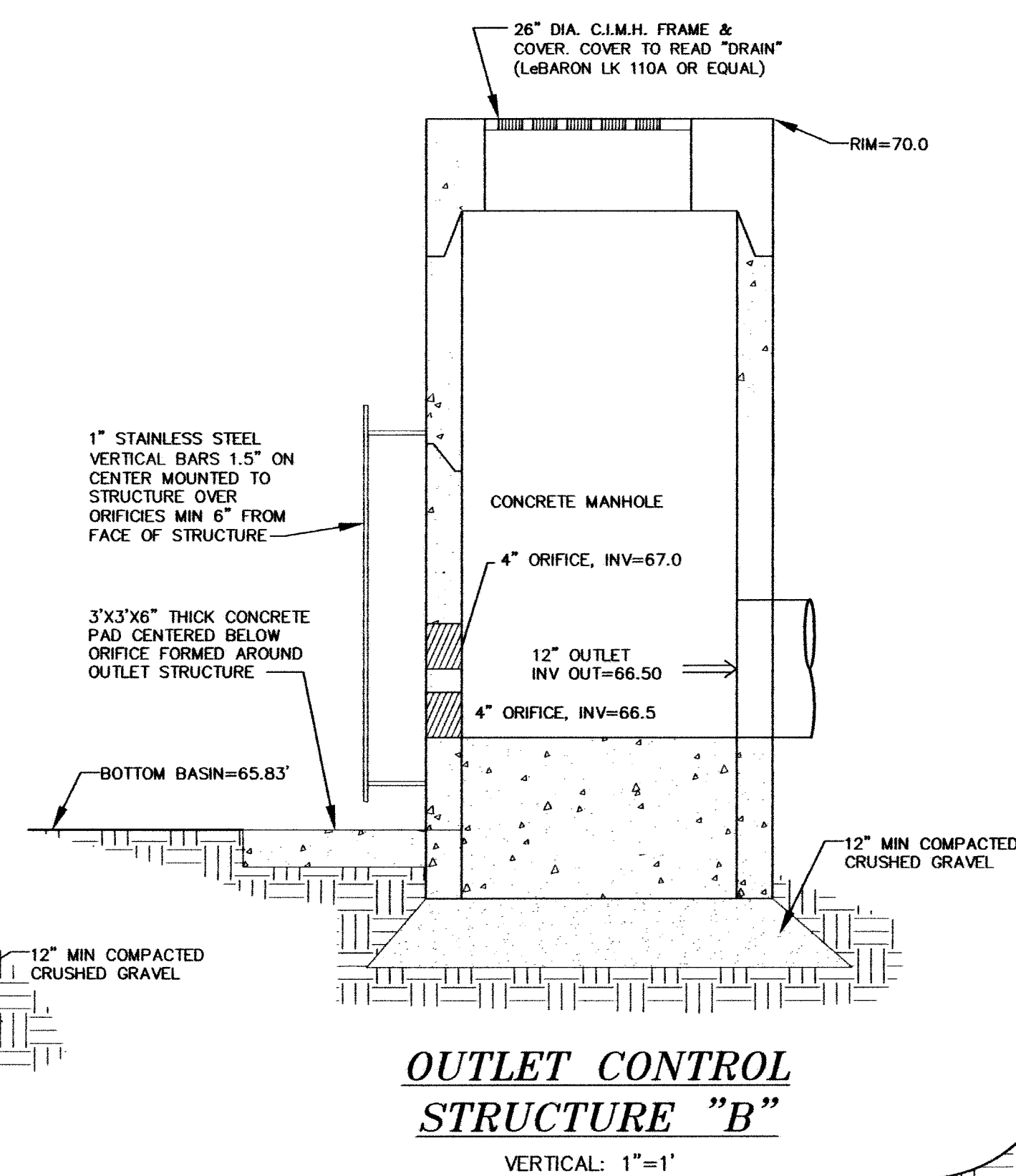
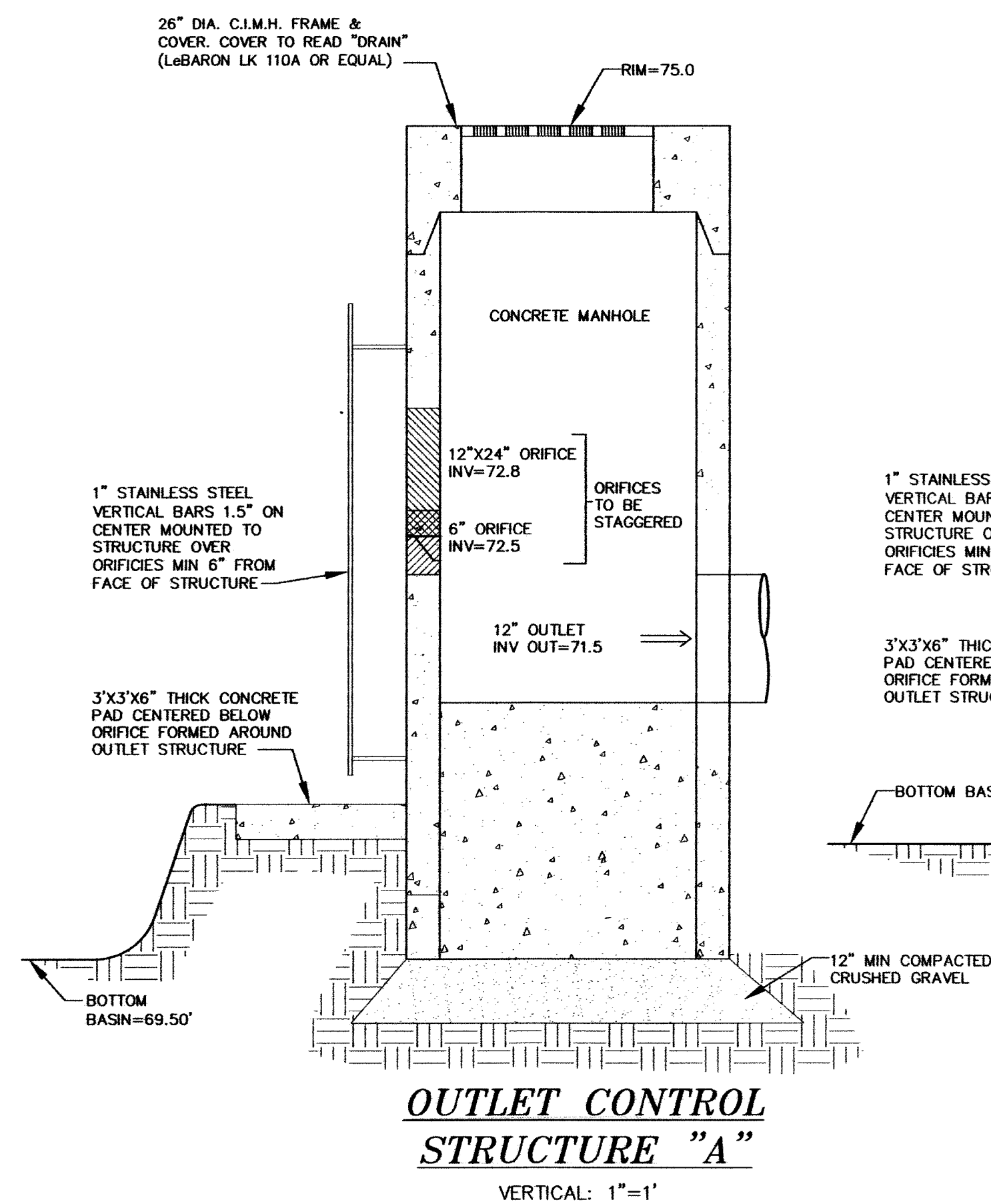
**BASIN A & CROSS COUNTRY
 OVERFLOW PROFILE**



BASIN B PROFILE



BASIN C PROFILE



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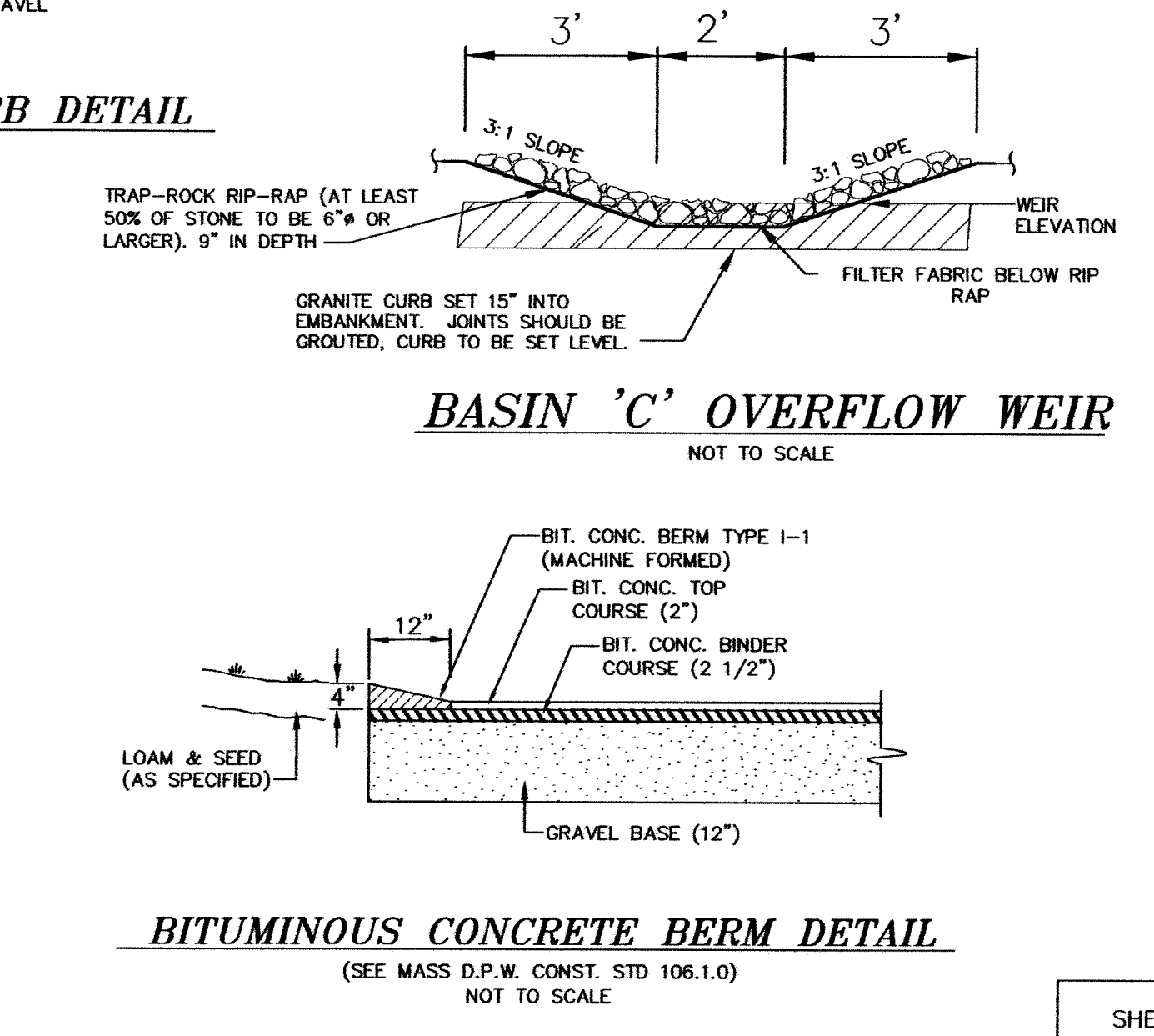
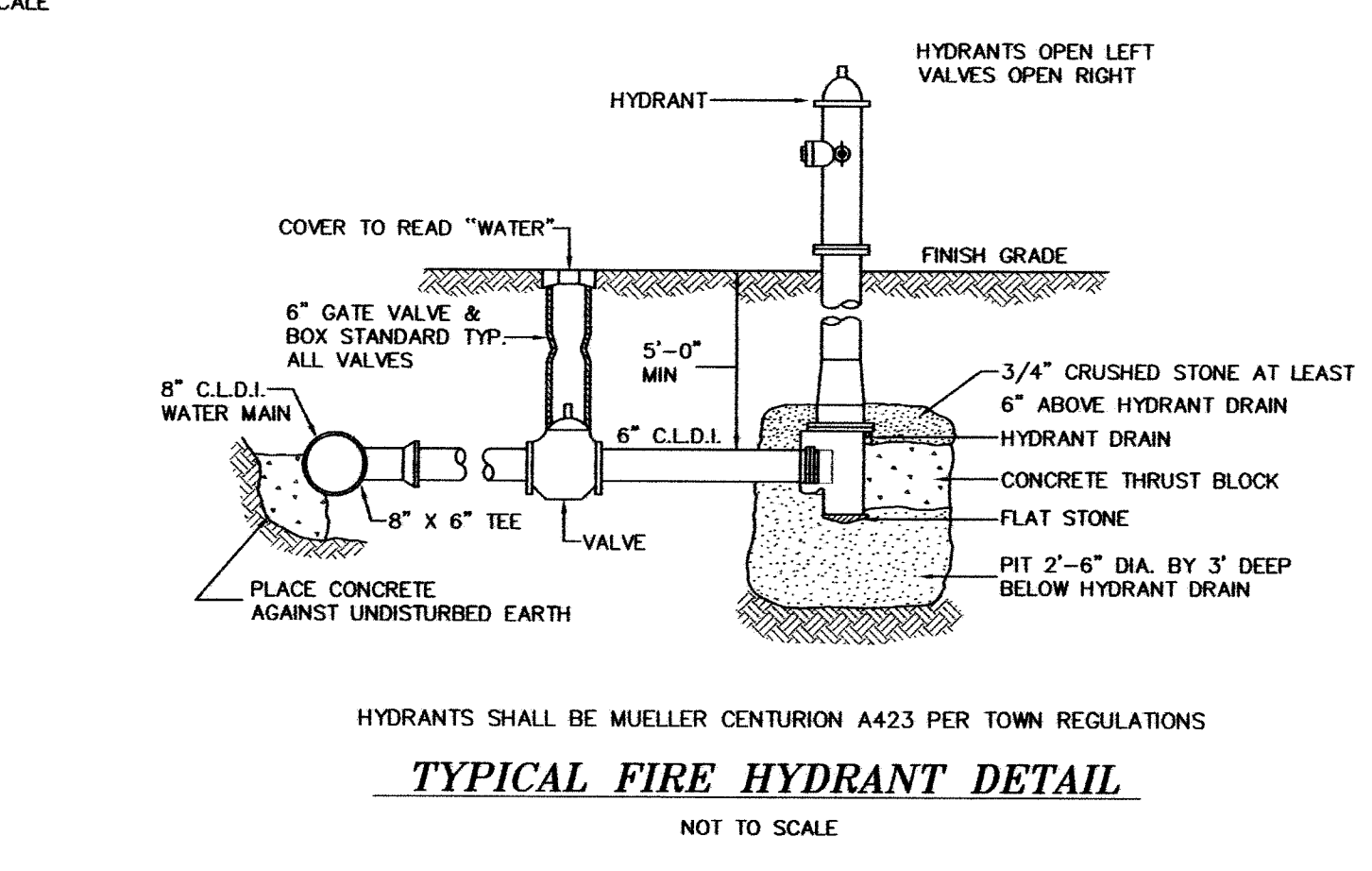
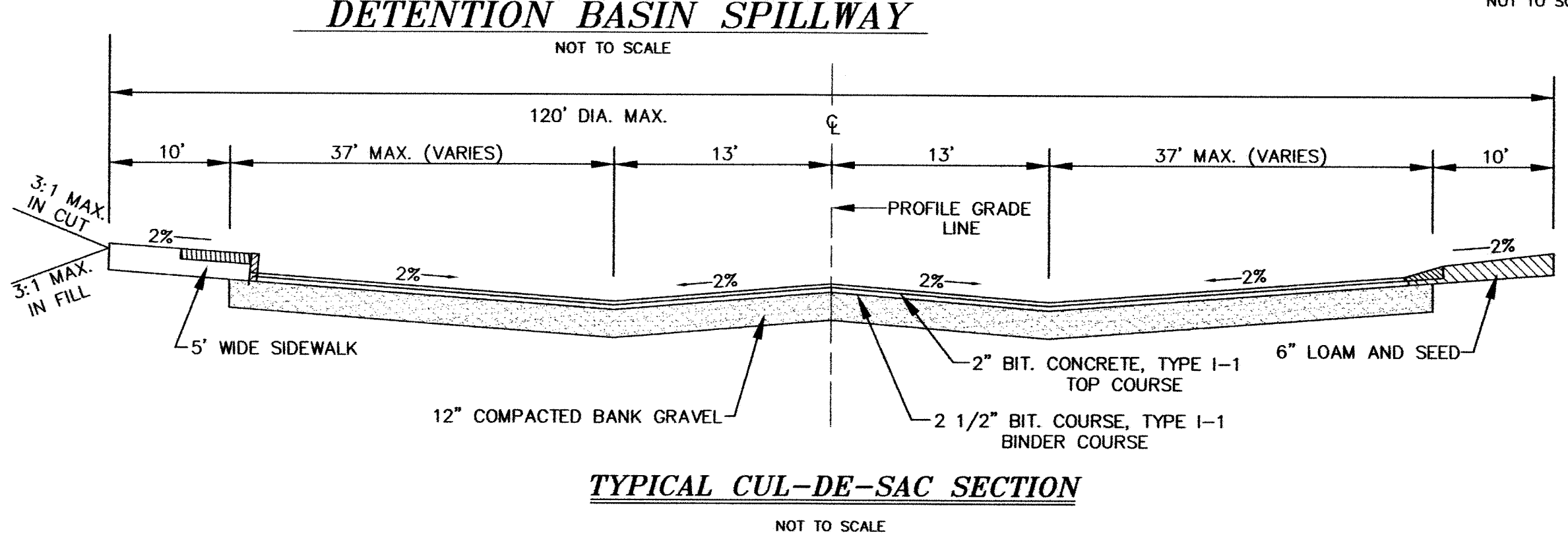
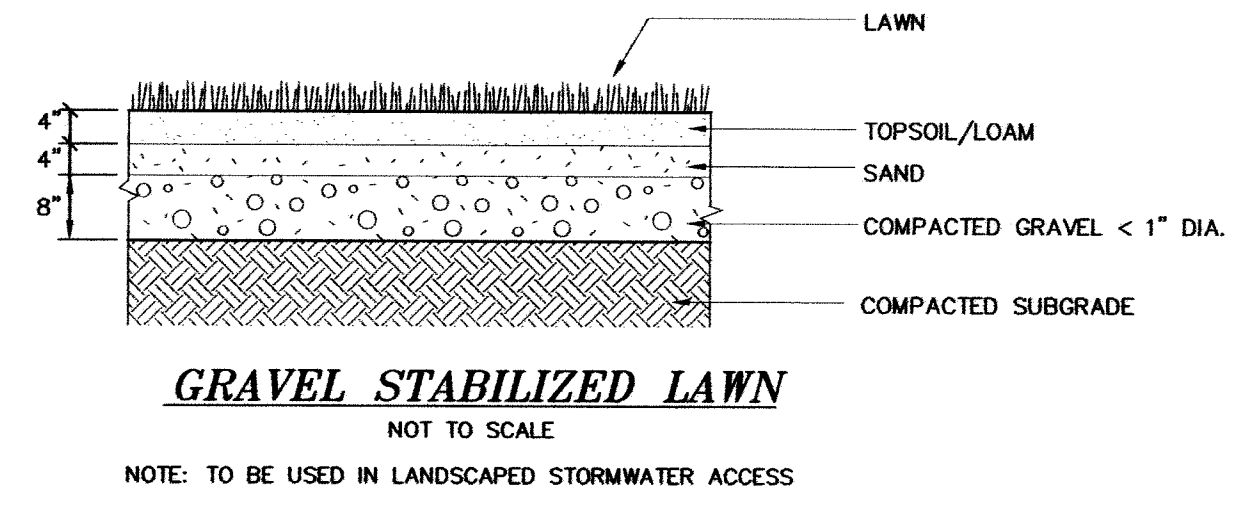
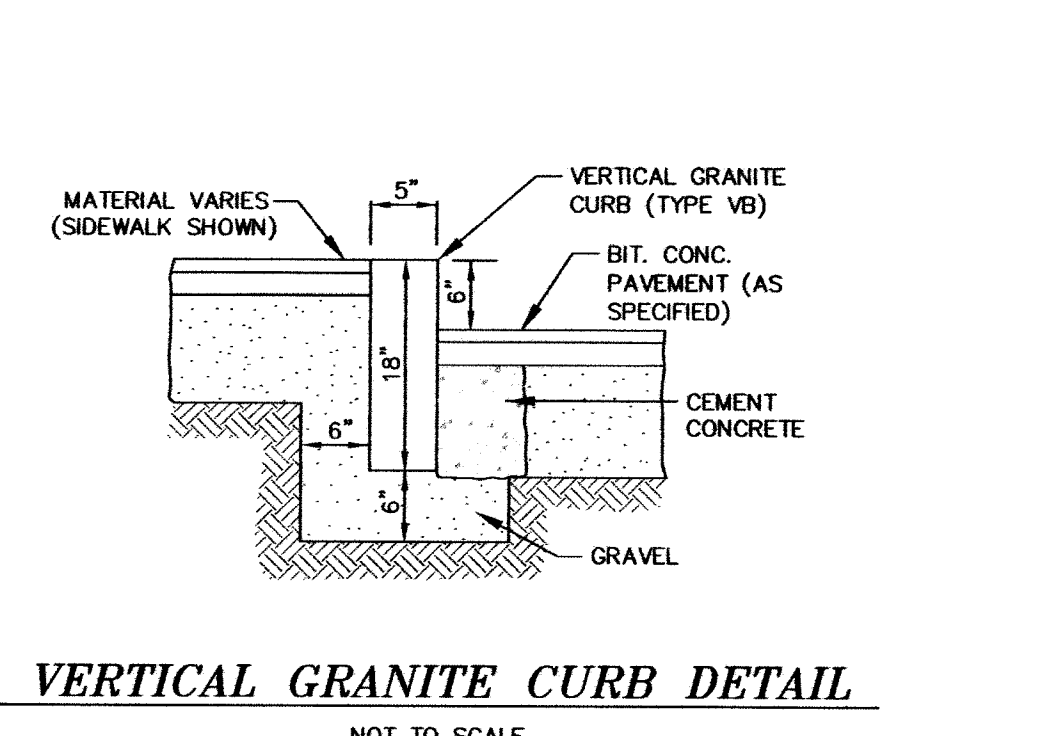
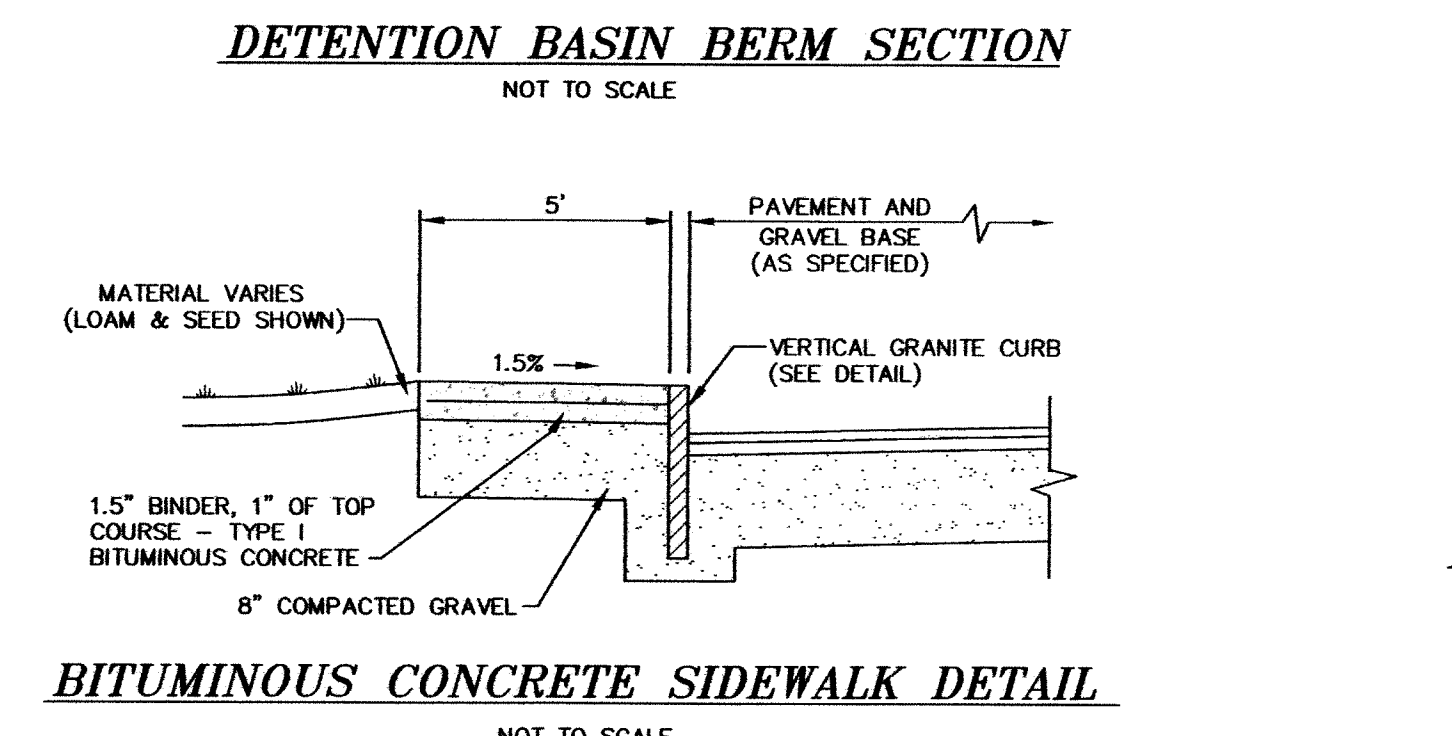
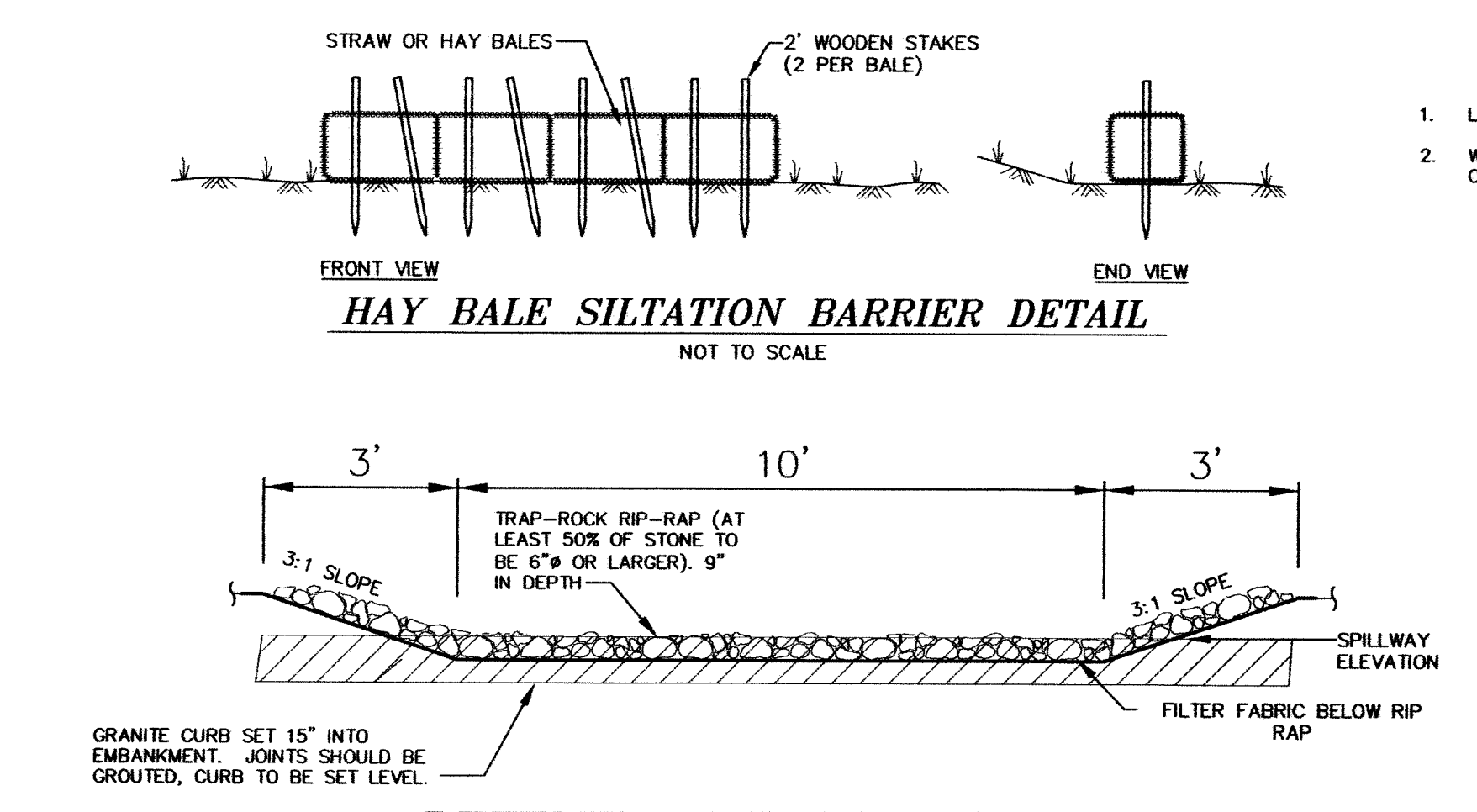
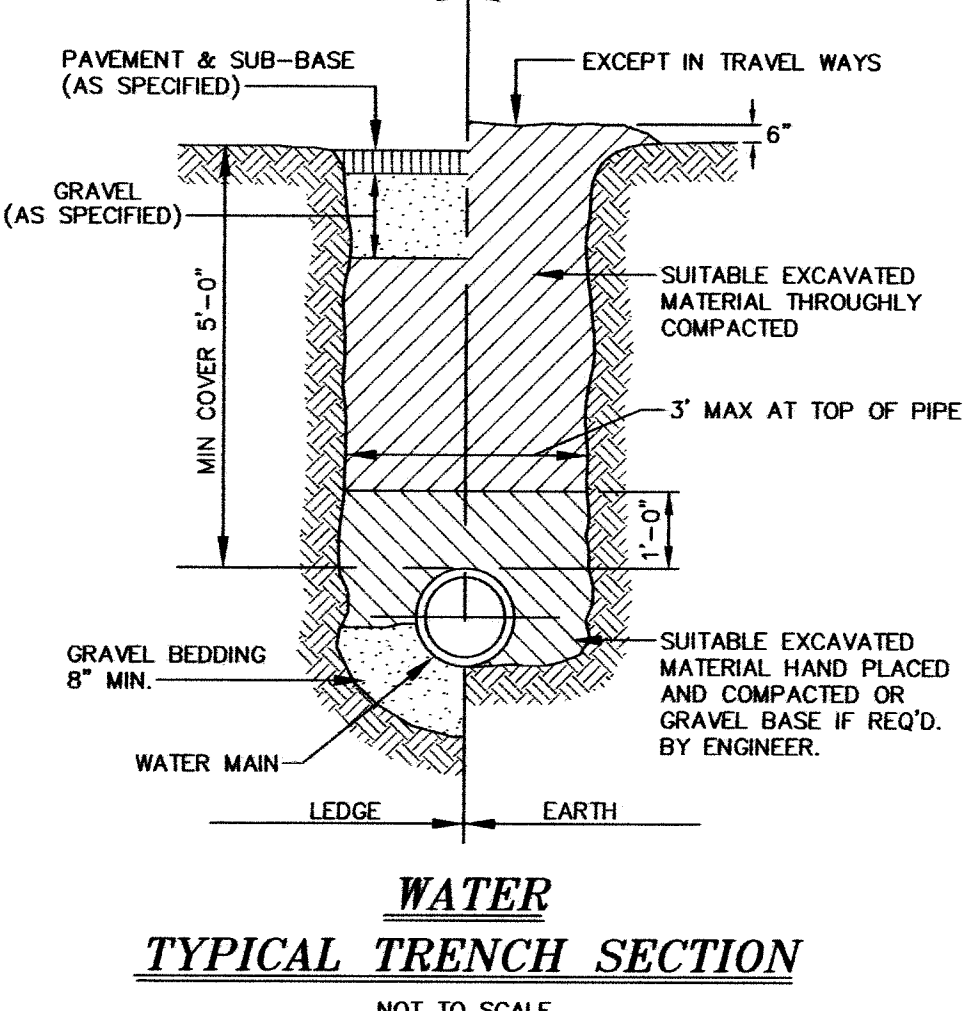
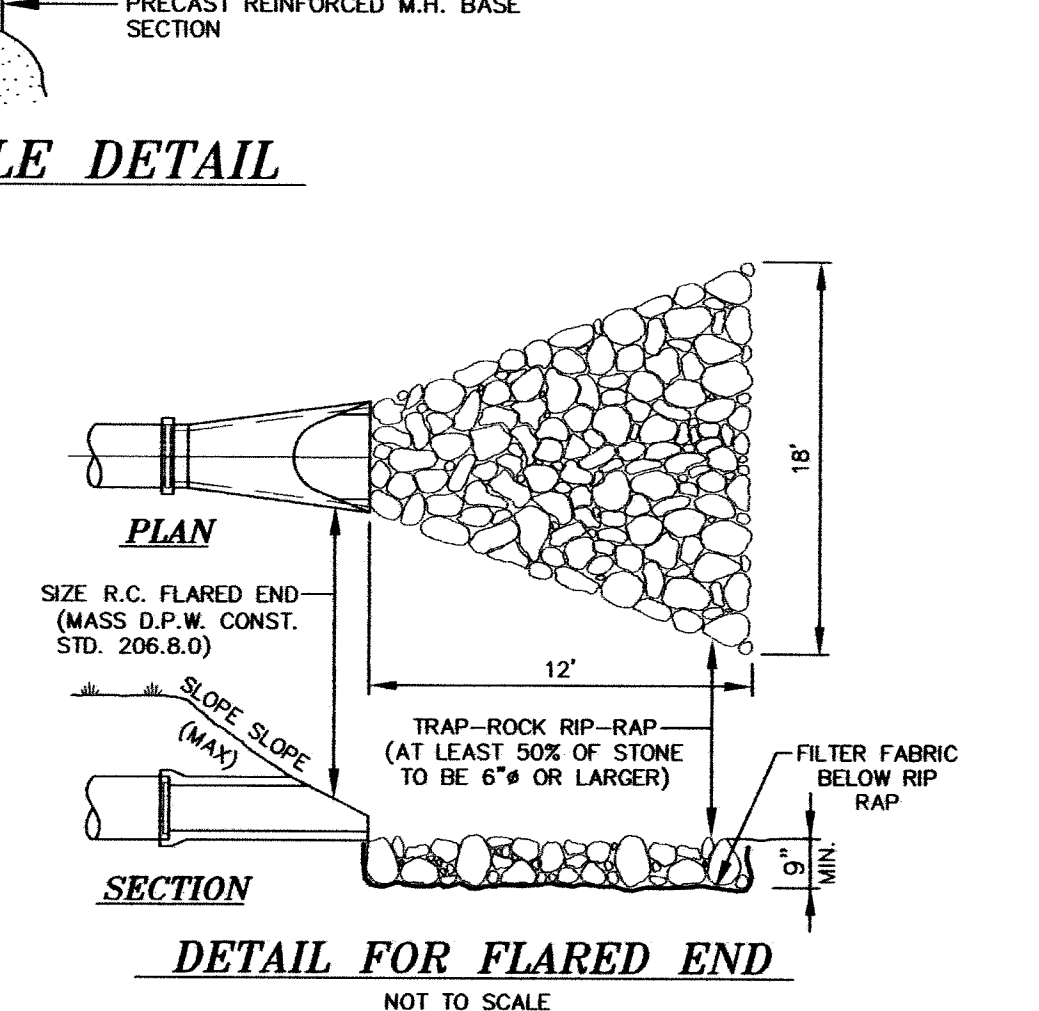
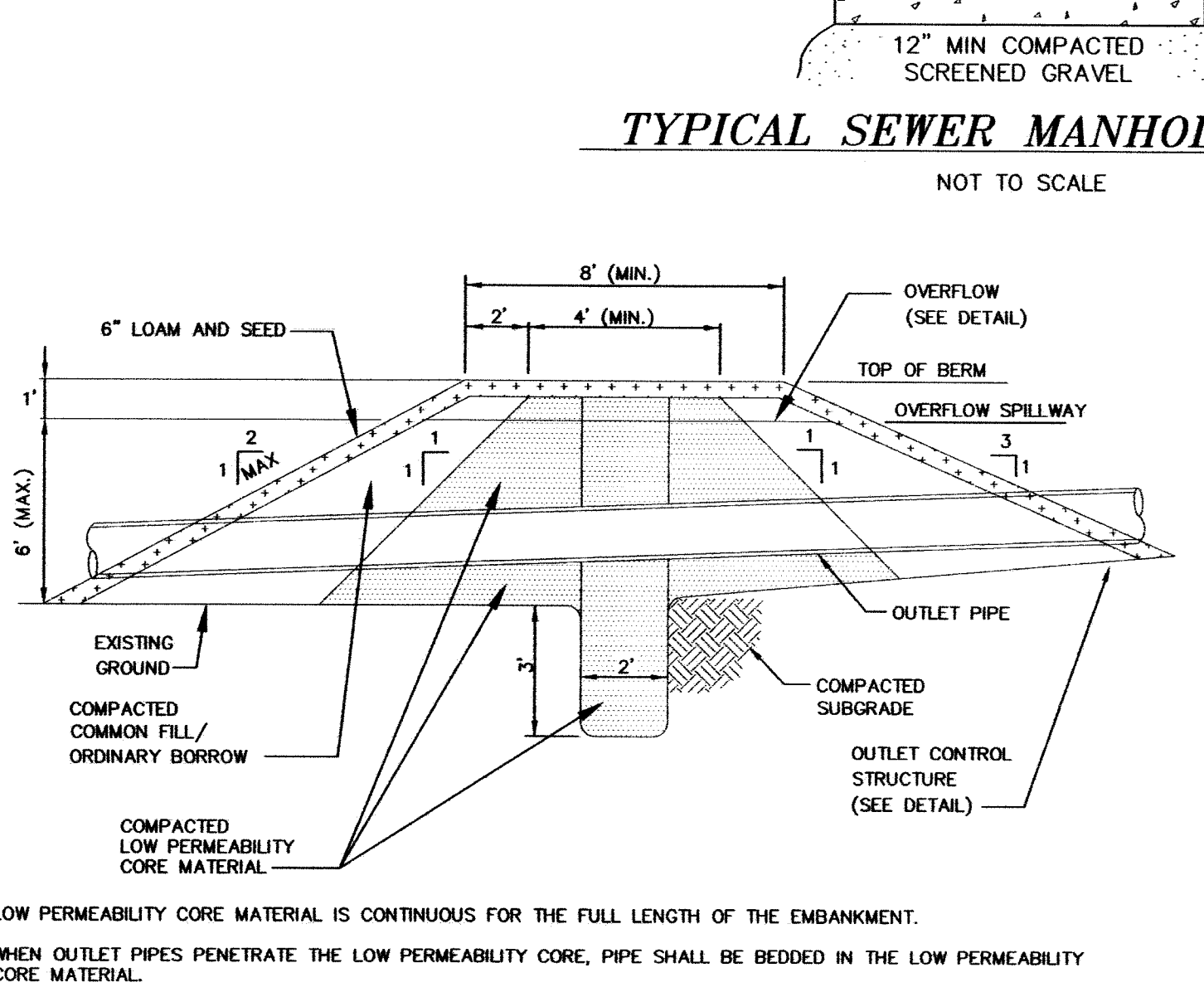
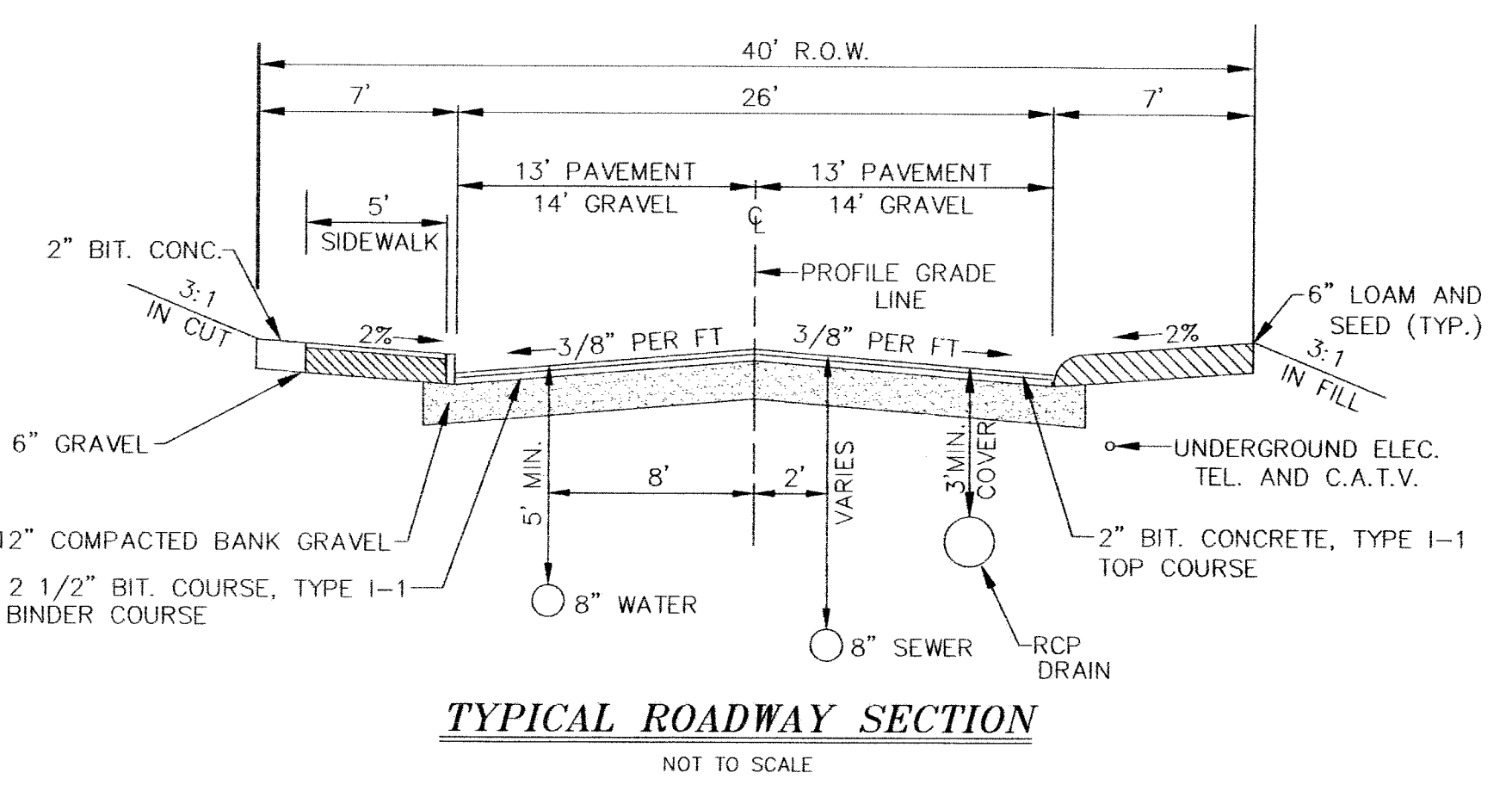
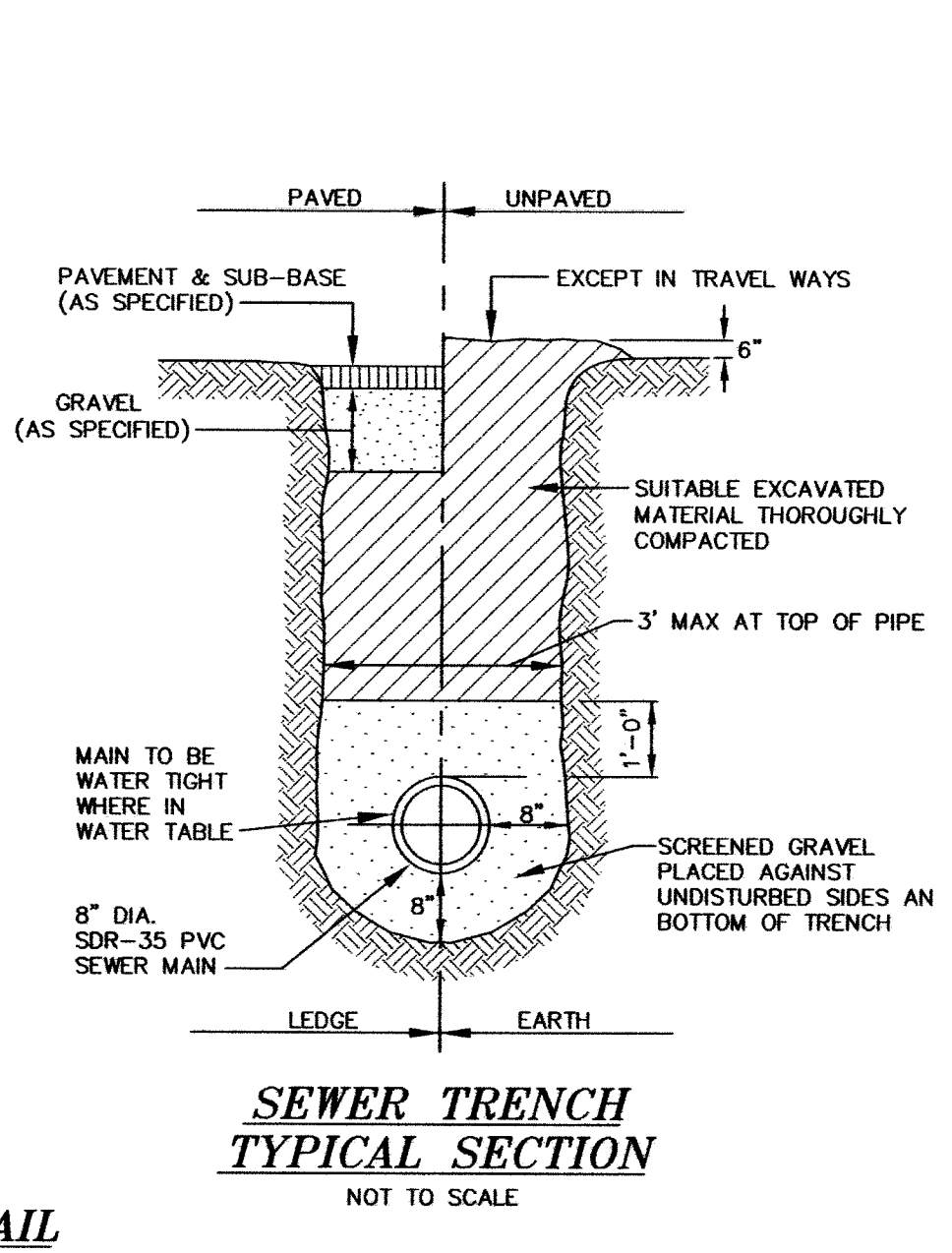
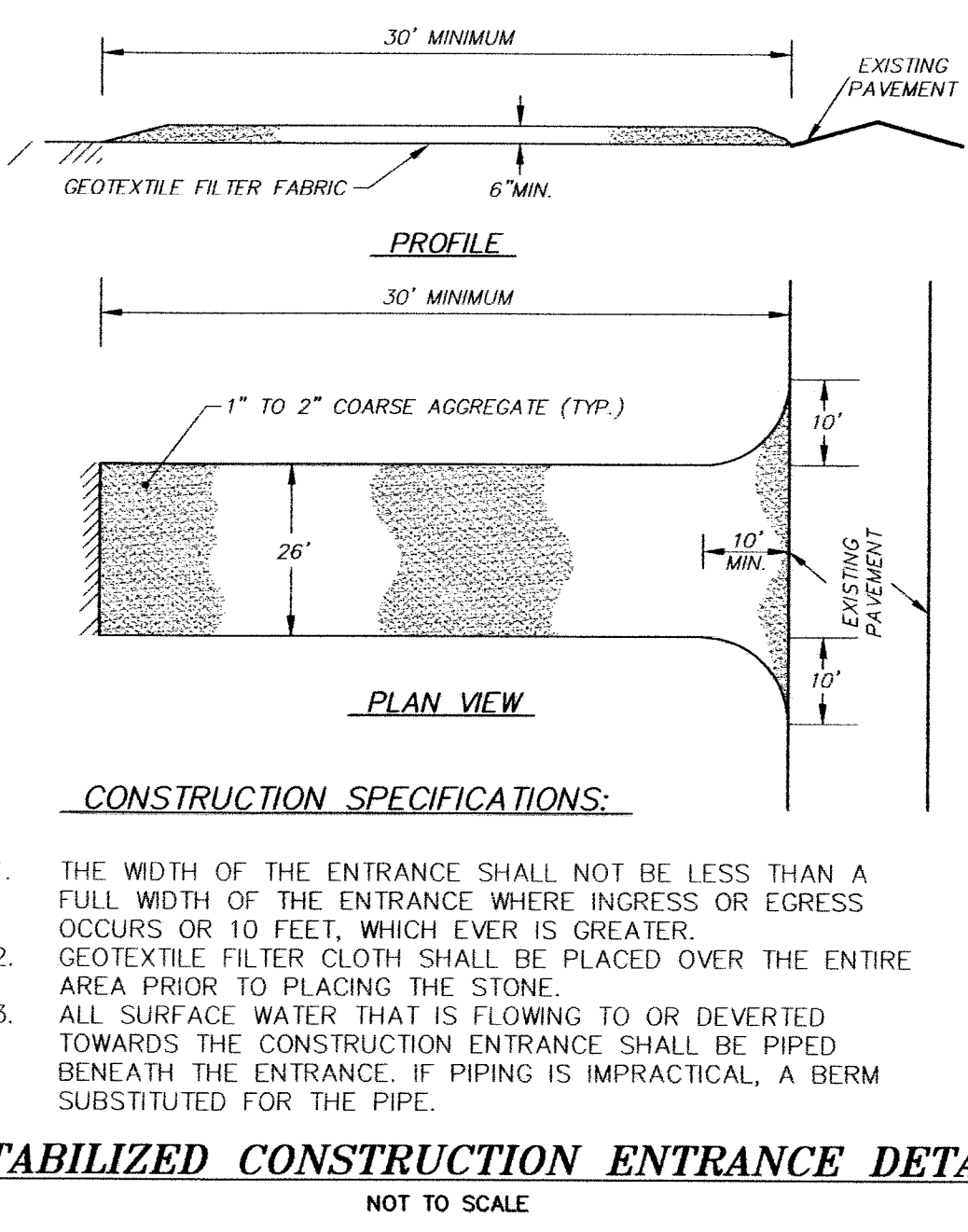
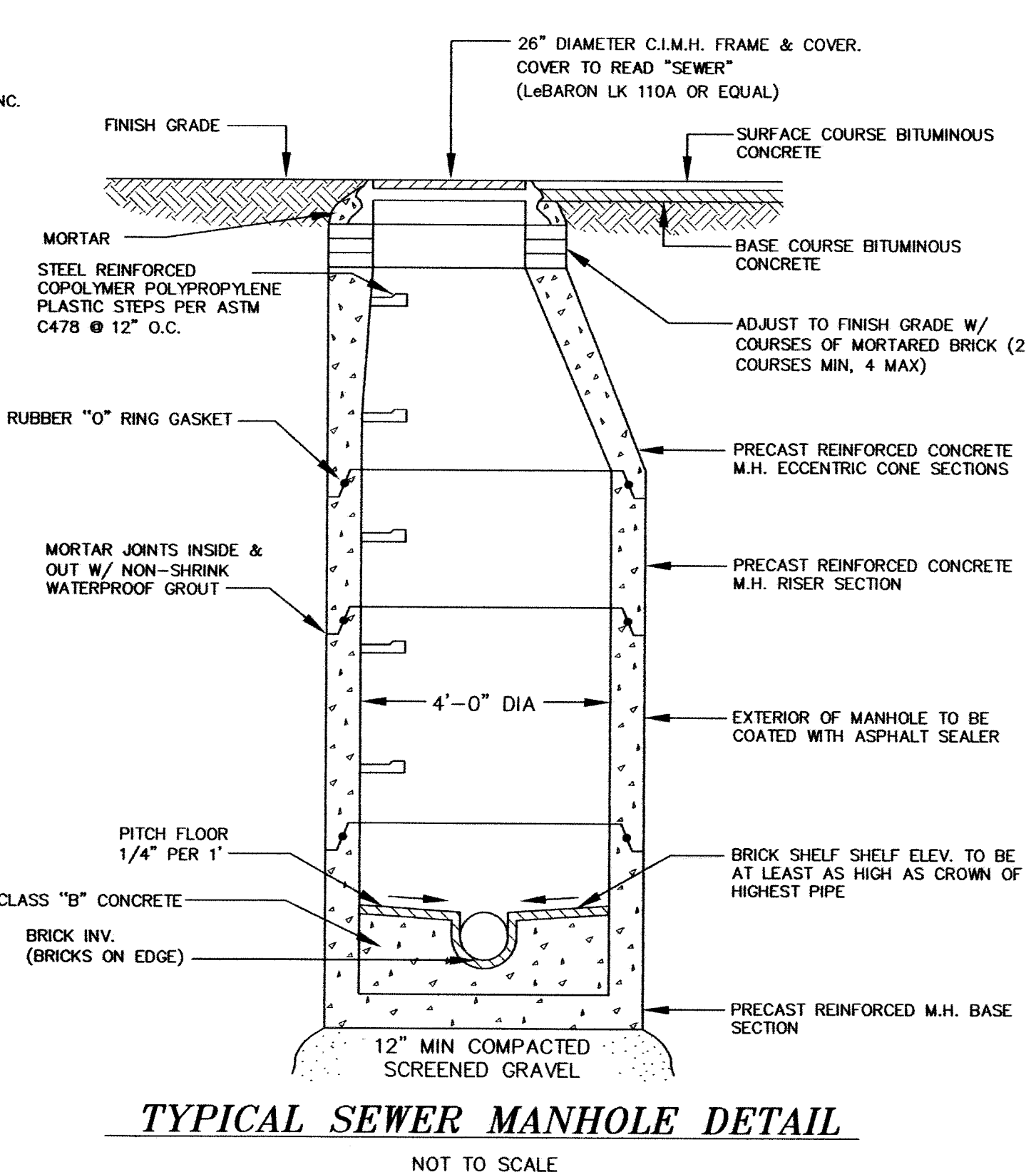
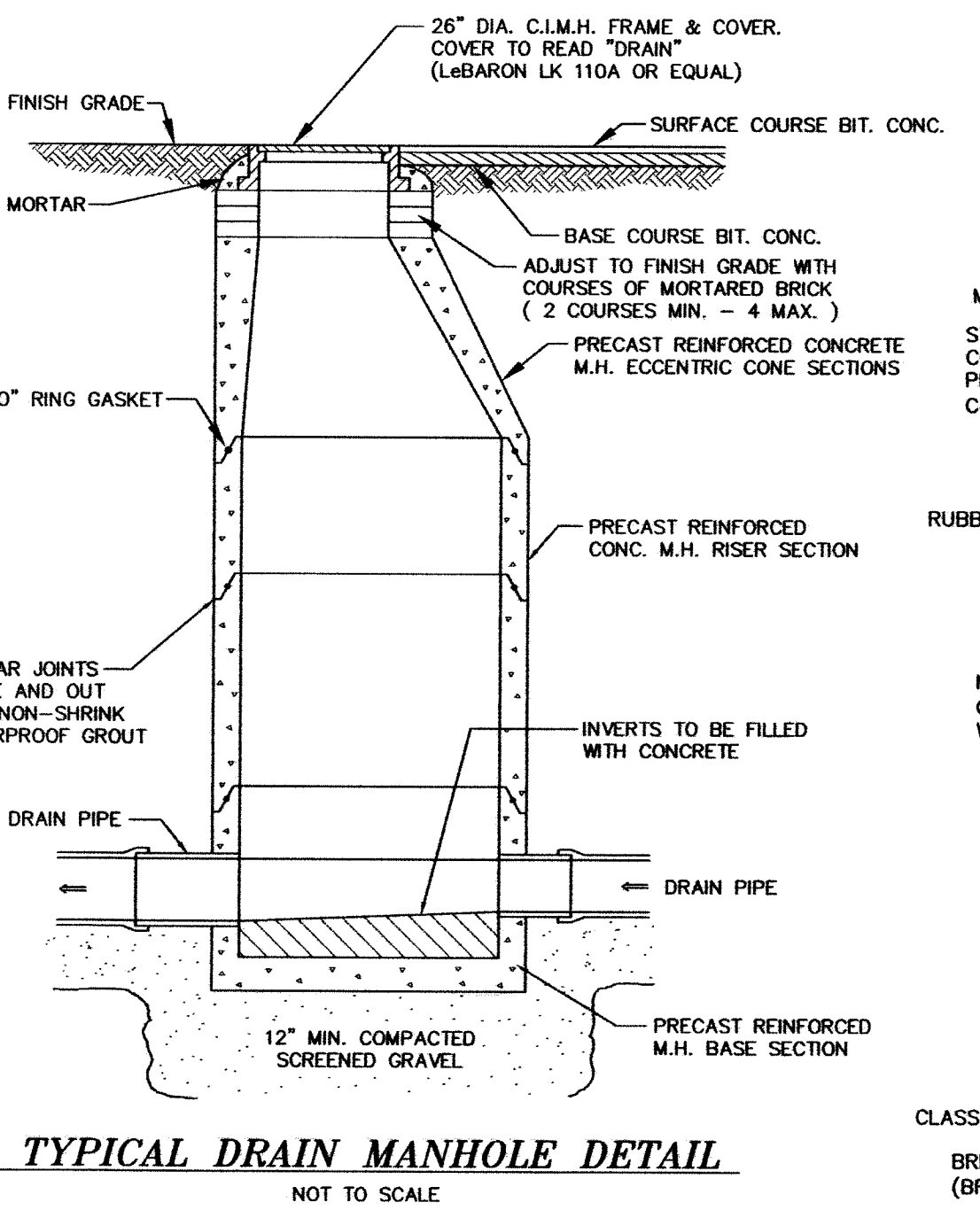
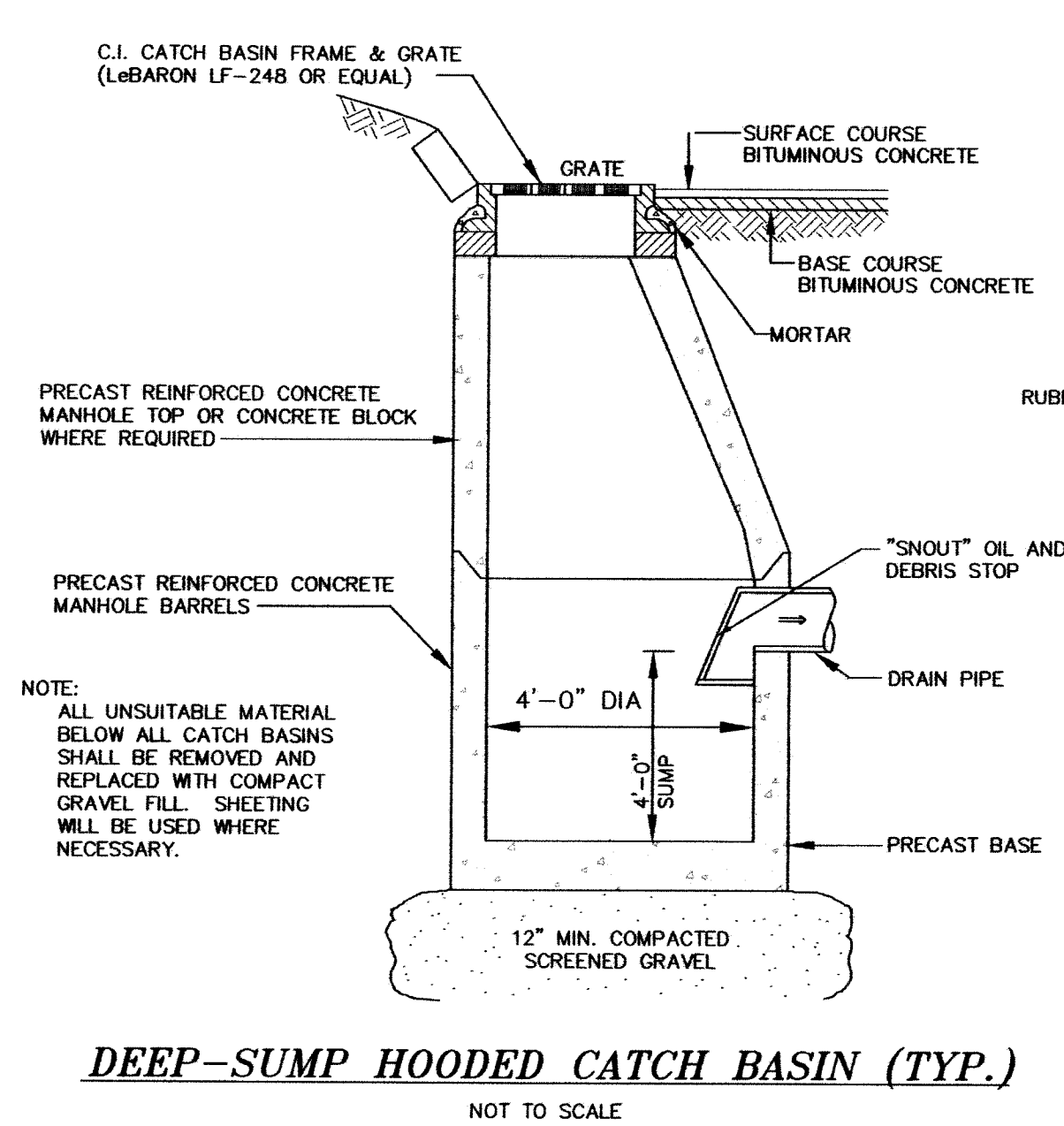
**STORMWATER PROFILE PLAN
 DEFINITIVE SUBDIVISION PLAN
 FLEMING AVENUE
 ANDOVER, MASS.**

PREPARED FOR: NEW BRICKSTONE OFFICE, LLC
 DATE: SEPTEMBER 26, 2016
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andover consultants inc.

1 East River Place
 Methuen, Mass. 01844

DENNIS A. GREGG
 CIVIL
 No. 49318



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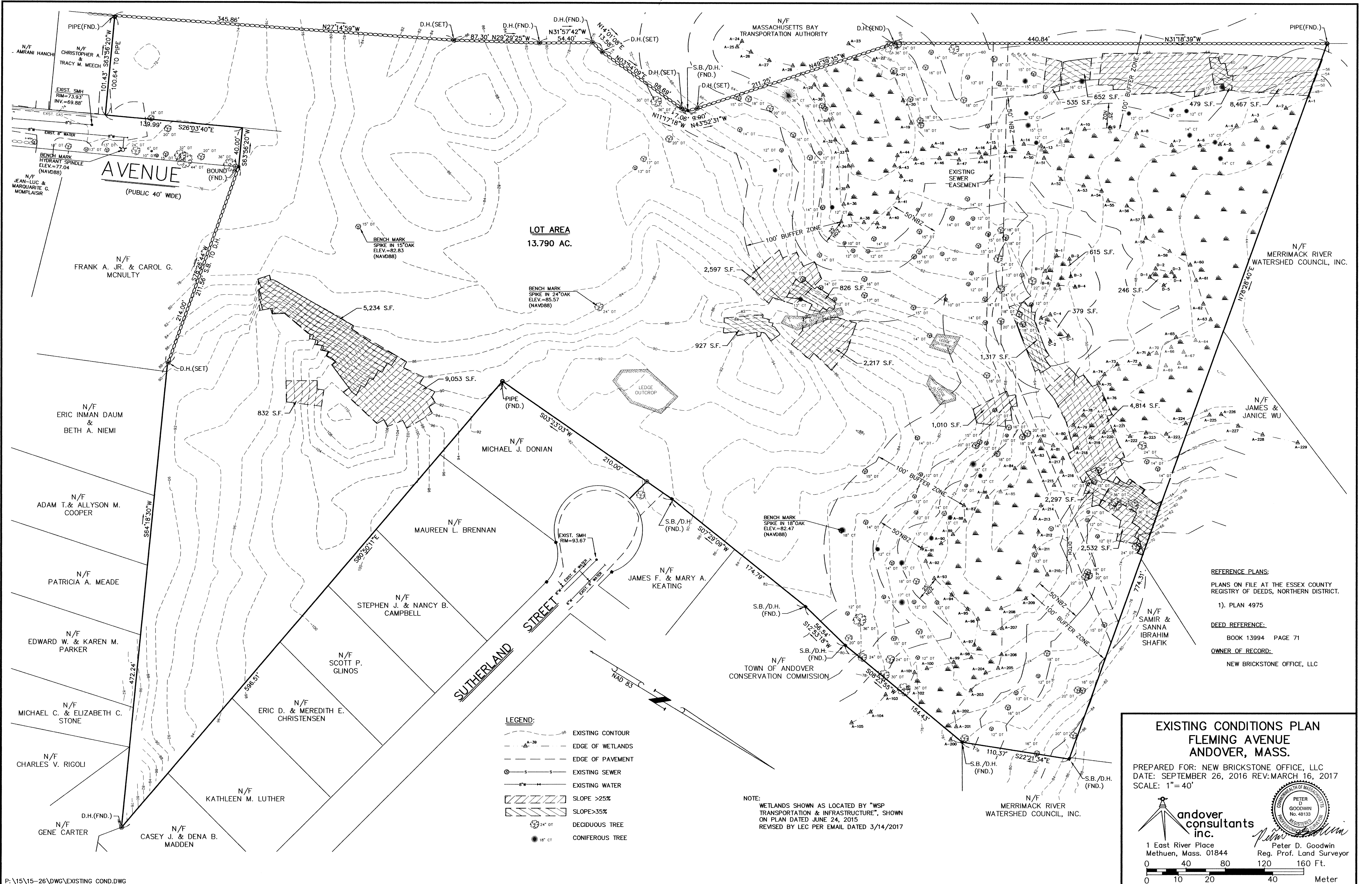
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0 40 80 120 160 Ft.
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SHEET 8 OF 8



LOT AREA
13.790 AC.

- LEGEND:**
- EXISTING CONTOUR
 - EDGE OF WETLANDS
 - EDGE OF PAVEMENT
 - EXISTING SEWER
 - EXISTING WATER
 - SLOPE >25%
 - SLOPE >35%
 - DECIDUOUS TREE
 - CONIFEROUS TREE

NOTE:
WETLANDS SHOWN AS LOCATED BY "WSP TRANSPORTATION & INFRASTRUCTURE", SHOWN ON PLAN DATED JUNE 24, 2015
REVISED BY LEC PER EMAIL DATED 3/14/2017

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

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