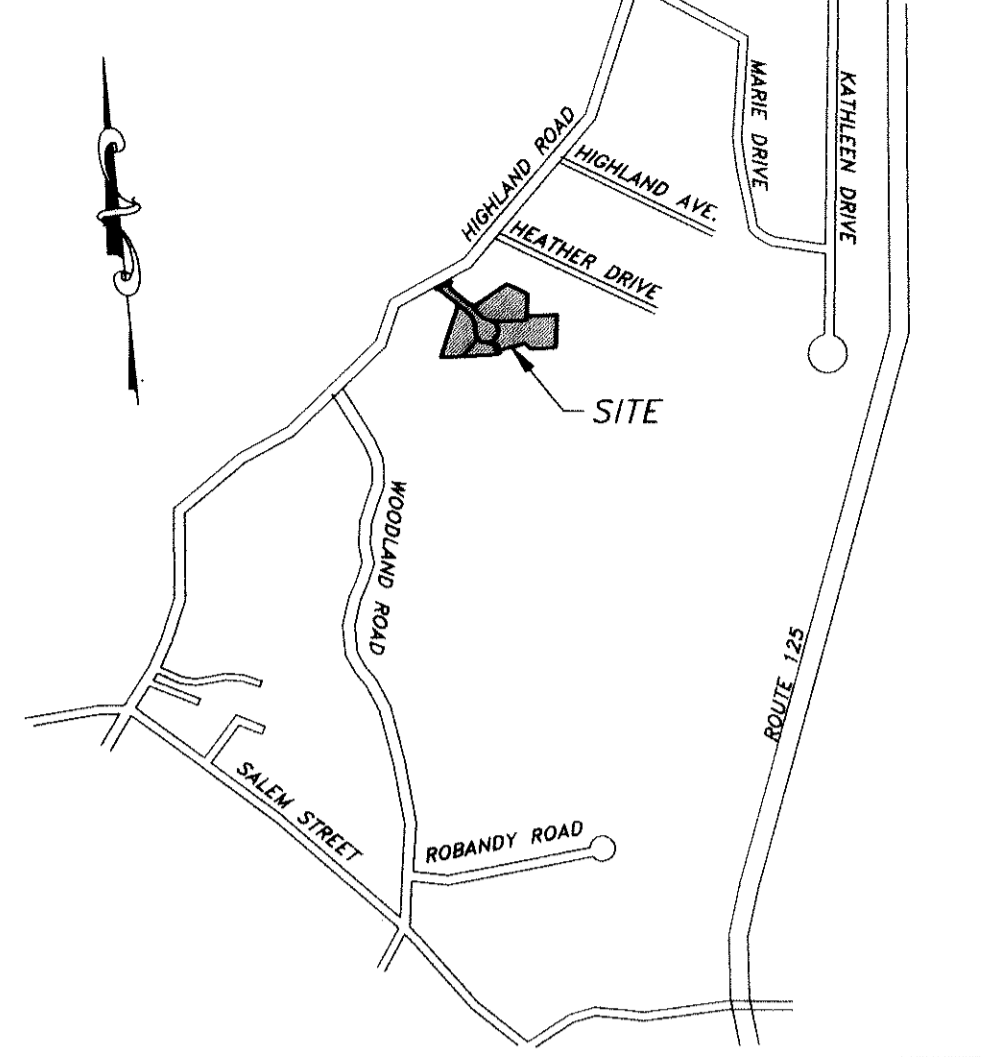


LOCUS MAP

SCALE: 1" = 1000'



BENCHMARK

MONEL RIVET IN GRANITE BASE OF RIGHT PILLAR OF THE HOMES LIBRARY AT PHILLIPS ACADEMY, 42 FEET NORTHWEST OF RIGHT FRONT CORNER OF LIBRARY. ELEVATION = 278.033 FEET, NGVD 1929.

REFERENCE DEEDS

- 1. N.E.R.D. BOOK 365, PAGE 48
2. N.E.R.D. BOOK 7562, PAGE 257
3. N.E.R.D. BOOK 7562, PAGE 268

REFERENCE PLANS

- 1. N.E.R.D. PLAN NO. 257
2. N.E.R.D. PLAN NO. 14459
3. N.E.R.D. PLAN NO. 15034

NOTES:

- 1. ALL DEEDS FROM THE OWNER OF THE SUBDIVISION SHALL RESERVE THE FEE IN THE STREET SHOWN ON THIS SUBDIVISION PLAN, SUCH FEE TO BE RETAINED BY THE DEVELOPER UNTIL CONVEYED TO THE TOWN.
2. PARCEL A IS TO BE AN UNBUILDABLE PARCEL CONTAINING THE STORMWATER DETENTION AREA FOR THE SUBDIVISION. THIS PARCEL IS TO BE CONVEYED TO AN ASSOCIATION OF THE OWNERS OF THE THREE LOTS IN THE SUBDIVISION PLUS EXISTING LOT 24-1A, WHICH WILL HAVE A DRIVEWAY THAT ACCESSES THE SUBDIVISION ROAD. THE TOWN OF ANDOVER SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION AREA.
3. PARCEL B IS TO BE AN UNBUILDABLE PARCEL THAT WILL REMAIN IN COMMON OWNERSHIP WITH THE ADJACENT 10.53 ACRE PARCEL OWNED BY THE SELLERS FARM REALTY TRUST (LOT 5B ON N.E.R.D. PLAN NO. 15034).

FOR REGISTRY USE ONLY

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

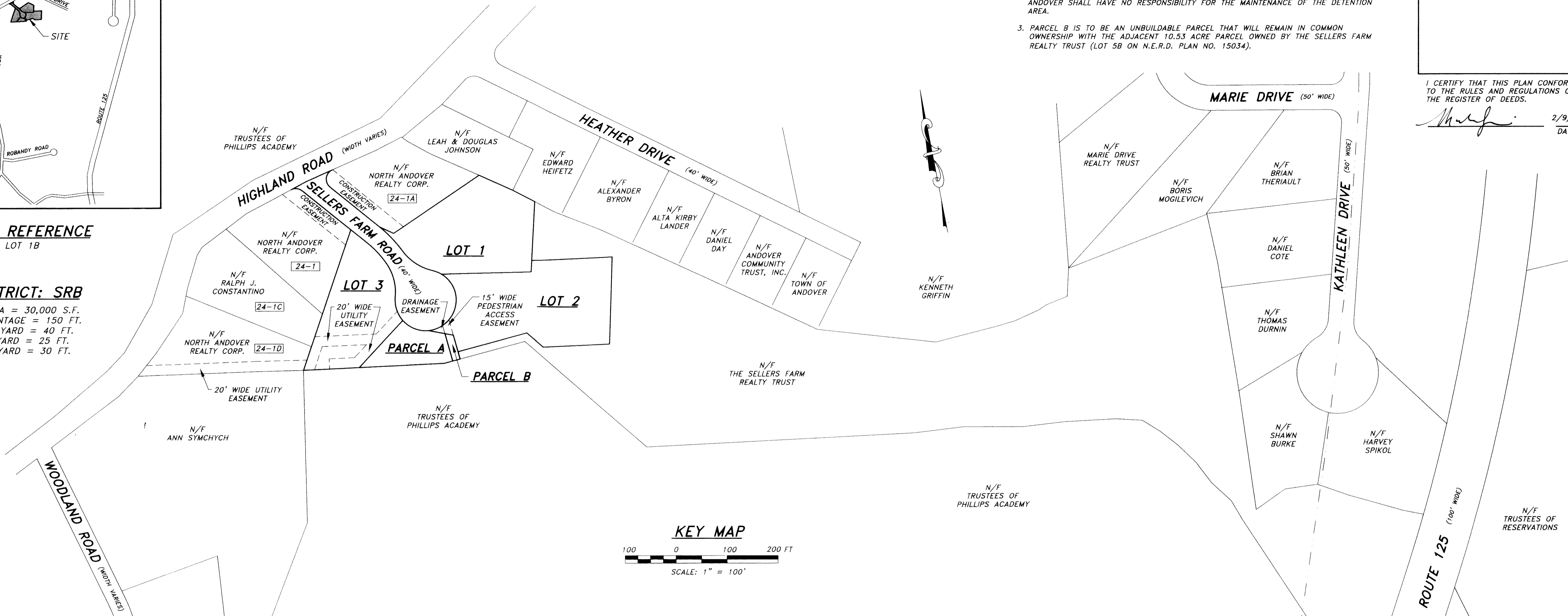
Signature and date 2/9/09

ASSESSORS REFERENCE

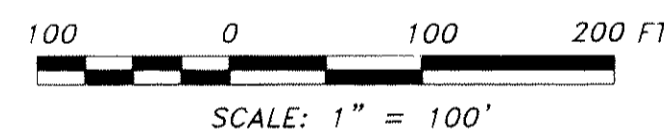
MAP 24, LOT 1B

ZONING DISTRICT: SRB

MINIMUM LOT AREA = 30,000 S.F.
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM FRONT YARD = 40 FT.
MINIMUM SIDE YARD = 25 FT.
MINIMUM REAR YARD = 30 FT.



KEY MAP



LEGEND

- STONE BOUND TO BE SET
IRON ROD TO BE SET AT PROPERTY CORNER
N/F NOW OR FORMERLY OF
N.E.R.D. NORTH ESSEX REGISTRY OF DEEDS
BOUNDARY LINE
RIGHT OF WAY LINE
ABUTTER'S LOT LINE
FENCE
STONE WALL
DRILL HOLE IN STONE WALL
ASSESSORS REFERENCE
UTILITY POLE
DRAIN MAN HOLE
CATCH BASIN
SEWER MAN HOLE
FIRE HYDRANT
WATER SHUT OFF
GAS VALVE/GAS SHUTOFF
WATER VALVE
PROPOSED STREET TREE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
EDGE OF PAVEMENT
EXISTING ELEVATION CONTOUR
PROPOSED ELEVATION CONTOUR
EDGE OF WETLAND AND WETLAND FLAG
EXISTING TREELINE

INDEX

- SHEET 1 OF 6 COVER SHEET
SHEET 2 OF 6 LOTTING PLAN
SHEET 3 OF 6 SITE GRADING PLAN
SHEET 4 OF 6 PLAN & PROFILE ~ SELLERS FARM ROAD
SHEET 5 OF 6 EROSION & SEDIMENTATION CONTROL PLAN
SHEET 6 OF 6 CONSTRUCTION DETAILS

SUMMARY

THE TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED = 150,934 S.F.
THE TOTAL NUMBER OF BUILDING LOTS = 3
THE TOTAL AREA OF THE BUILDING LOTS = 117,175 S.F.
THE TOTAL NUMBER OF UNBUILDABLE PARCELS = 2
THE TOTAL AREA OF THE UNBUILDABLE PARCELS = 10,660 S.F.
THE TOTAL AREA OF THE PROPOSED STREET = 23,100 S.F.
THE PROPOSED STREET NAME IS SELLERS FARM ROAD
THE TOTAL AREA OF WETLANDS = 15,672 S.F.
THE TOTAL AREA OF UPLANDS = 135,262 S.F.

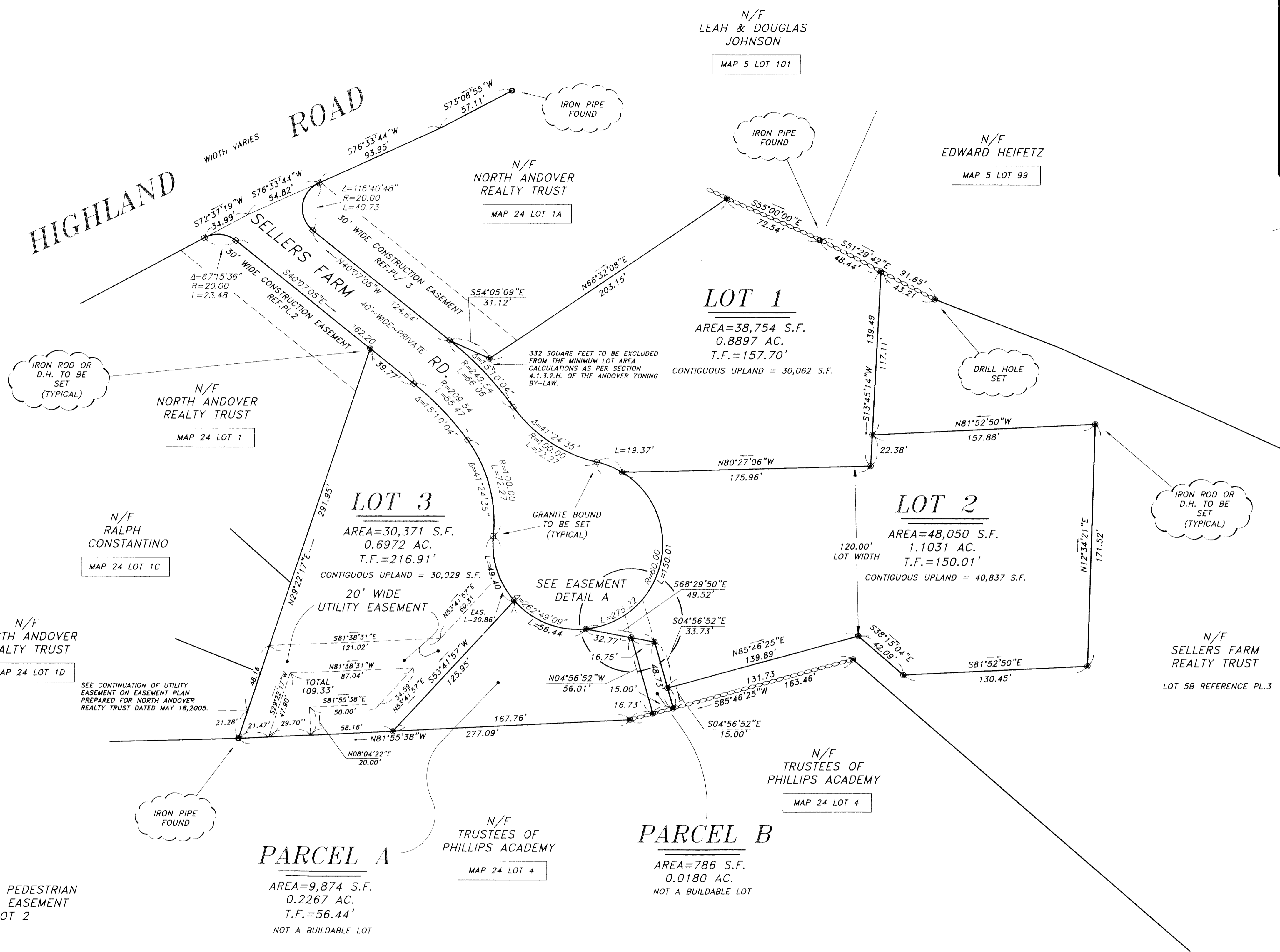
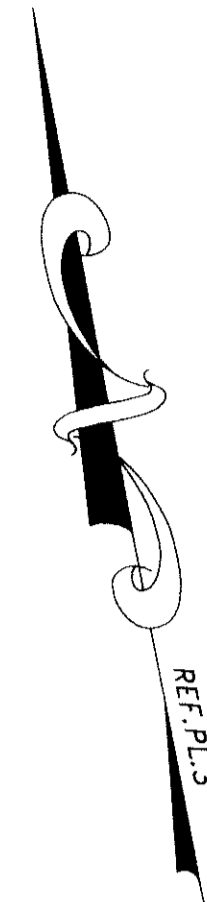
WAIVER: M.G.L. CH. 41 SEC 81R

1) SECTION VI.D.2. OF THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF ANDOVER REQUIRES THE CONSTRUCTION OF A SIDEWALK ON AT LEAST ONE SIDE OF A PROPOSED STREET. NO SIDEWALKS ARE PROPOSED.

I HEREBY CERTIFY THAT THE PREPARATION AND DESIGN OF THIS PLAN AND ALL WORK SHOWN ON THE PLAN ARE IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE SUBDIVISION COMPLIES WITH ALL OF THE RULES AND REGULATIONS OF THE ANOVER PLANNING BOARD, EXCEPT AS NOTED.

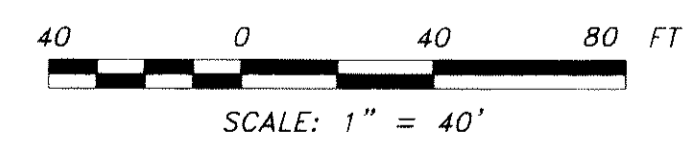
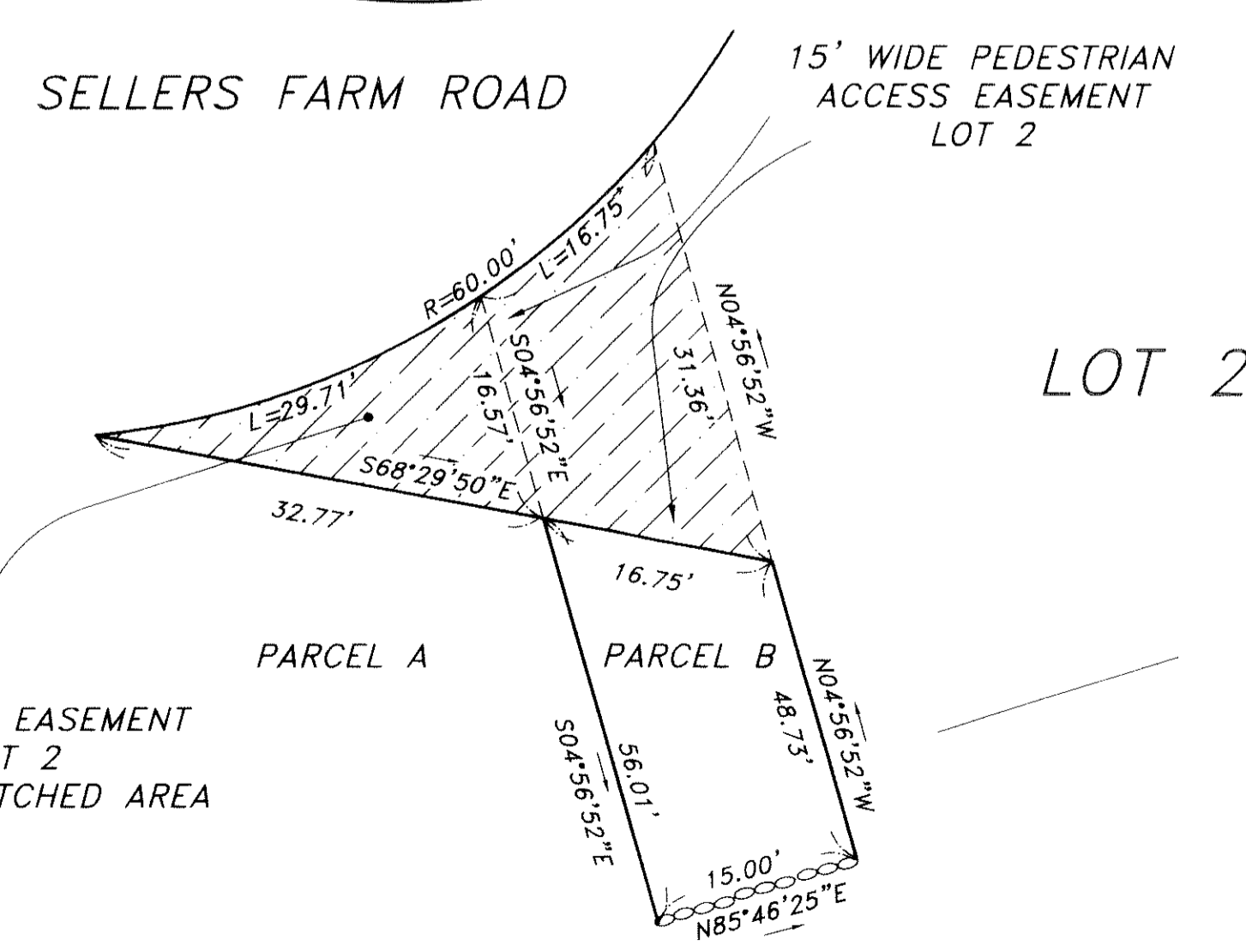
Signature and name of Philip G. Christiansen, P.E.

DEFINITIVE SUBDIVISION PLAN FOR "SELLERS FARM ESTATES" IN ANDOVER, MASSACHUSETTS. COVER SHEET. RECORD OWNER: THE SELLERS FARM REALTY TRUST. APPLICANT: NORTH ANDOVER REALTY CORP. CHRISTIANSEN & SERGI PROFESSIONAL ENGINEERS LAND SURVEYORS. DATE: MARCH 4, 2005. REVISIONS: 5/18/05. SHEET 1 OF 6. DWG. NO. 02.034022.



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. *Michael J. Sergi* 2/9/09 DATE

EASEMENT DETAIL A NTS



ON OCTOBER 11, 2005, THIS PLAN WAS APPROVED. THE APPROVAL WAS APPEALED TO THE SUPERIOR COURT (C.A. NO. ES-CV-2005-01900). THE APPEAL WAS DISPOSED OF BY STIPULATION OF DISMISSAL WITH PREJUDICE FILED IN THE SUPERIOR COURT ON 10/16/07. THE APPROVAL OF THE BOARD HAS BECOME FINAL. *Kathleen F. Nolan* TOWN CLERK 2/13/09

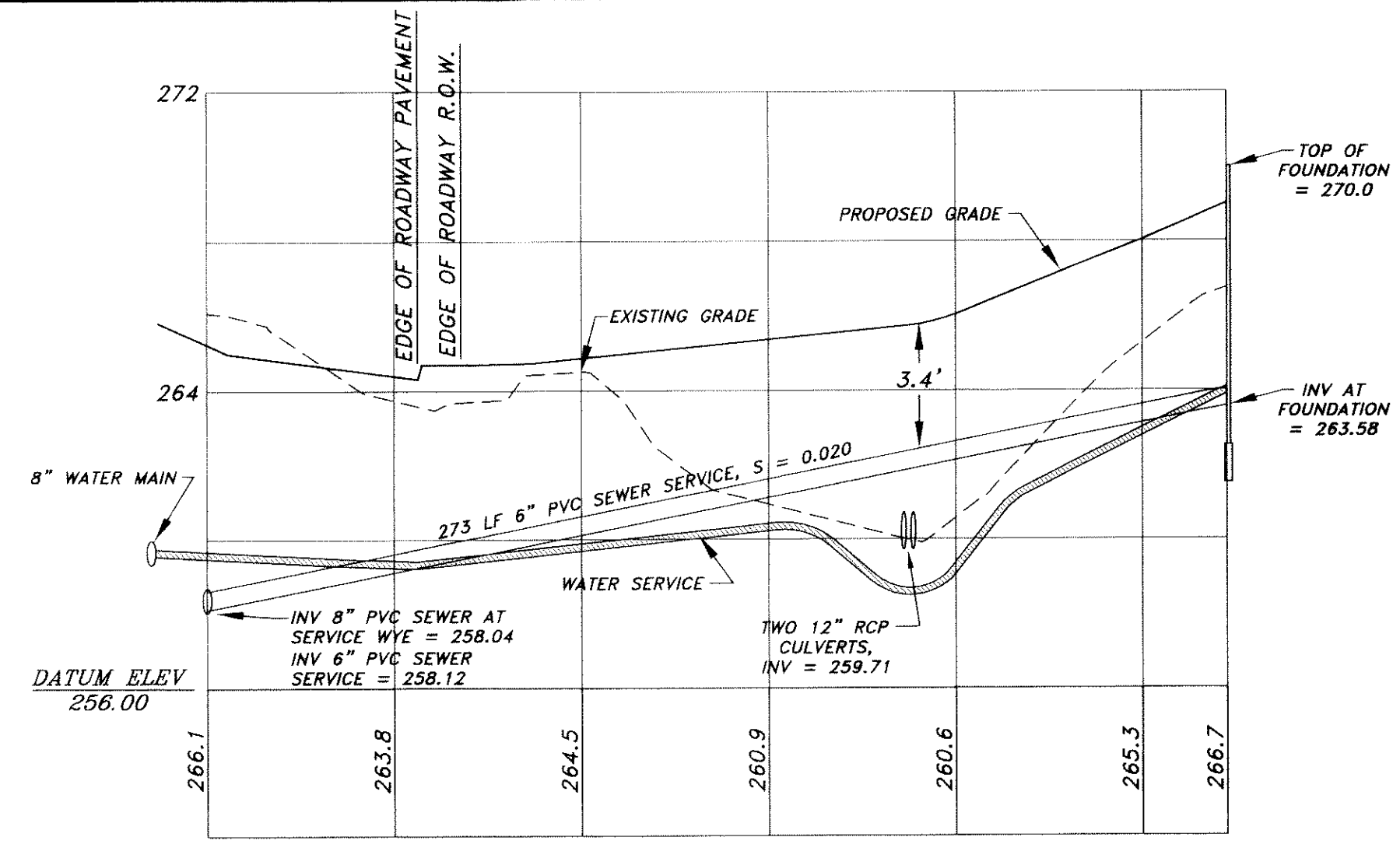
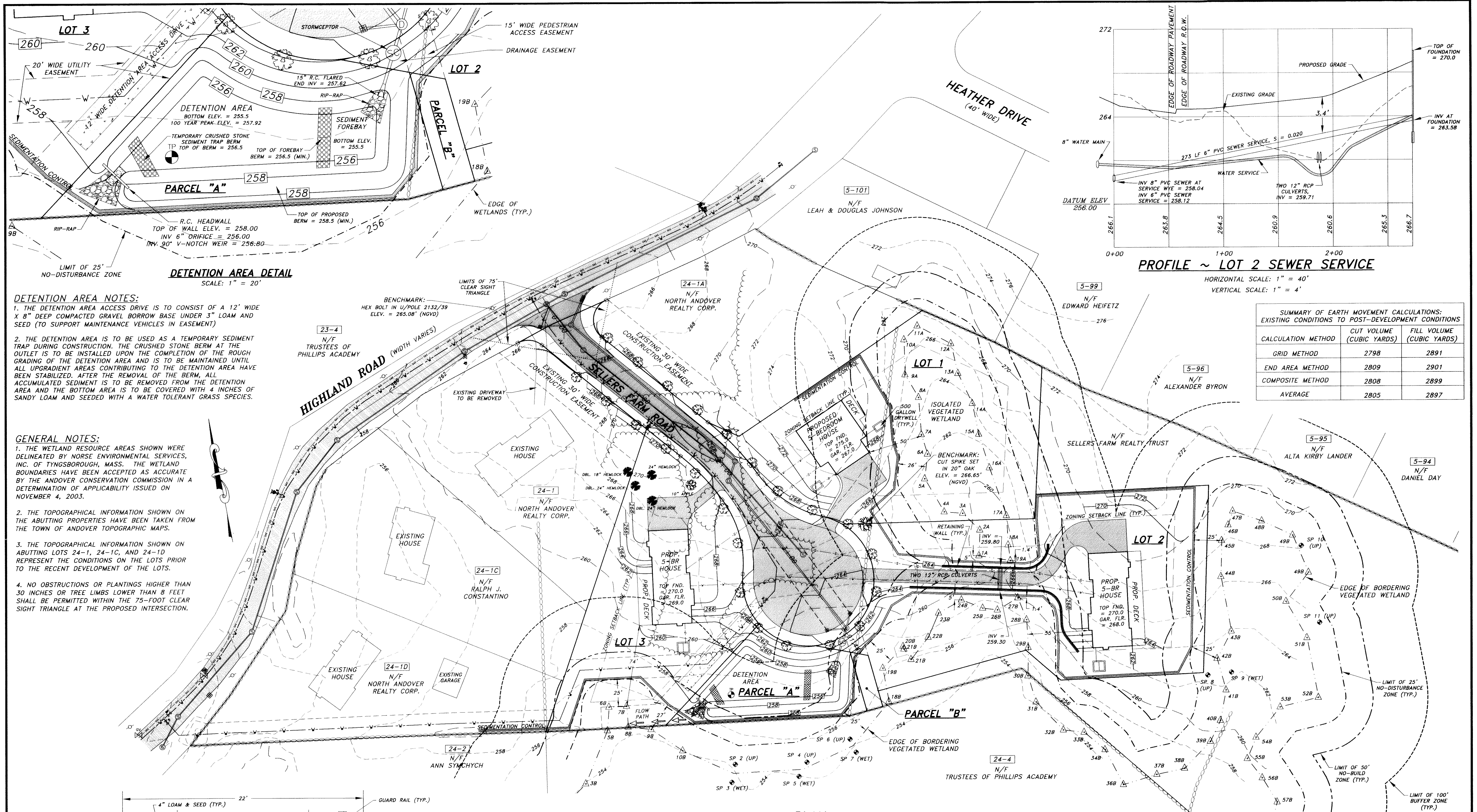
4/7/05 DATE FILED
5/10/05 DATE OF HEARING
10/11/05 DATE APPROVED

ANDOVER PLANNING BOARD
Reaffirmed their vote on 2/10/09
Paul W. [Signature]

PROFESSIONAL LAND SURVEYOR
Michael J. Sergi
MICHAEL J. SERGI, PLS

DEFINITIVE SUBDIVISION PLAN FOR "SELLERS FARM ESTATES" IN ANDOVER, MASSACHUSETTS
RECORD OWNER: THE SELLERS FARM REALTY TRUST
C/O JAMES SELLERS, 40 YORK STREET, ANDOVER, MA 01810
APPLICANT: NORTH ANDOVER REALTY CORP.
459 EAST BROADWAY, HAVERHILL, MA 01830
CHRISTIANSEN & SERGI PROFESSIONAL ENGINEERS LAND SURVEYORS
160 SUMMER ST. HAVERHILL, MA 01830 TEL: 978-373-0310
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LOTING PLAN
DATE: MARCH 4, 2005
REVISIONS: MAY 18, 2005
SHEET 2
DWG. NO. 02.034021



PROFILE ~ LOT 2 SEWER SERVICE
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

SUMMARY OF EARTH MOVEMENT CALCULATIONS:
 EXISTING CONDITIONS TO POST-DEVELOPMENT CONDITIONS

CALCULATION METHOD	CUT VOLUME (CUBIC YARDS)	FILL VOLUME (CUBIC YARDS)
GRID METHOD	2798	2891
END AREA METHOD	2809	2901
COMPOSITE METHOD	2808	2899
AVERAGE	2805	2897

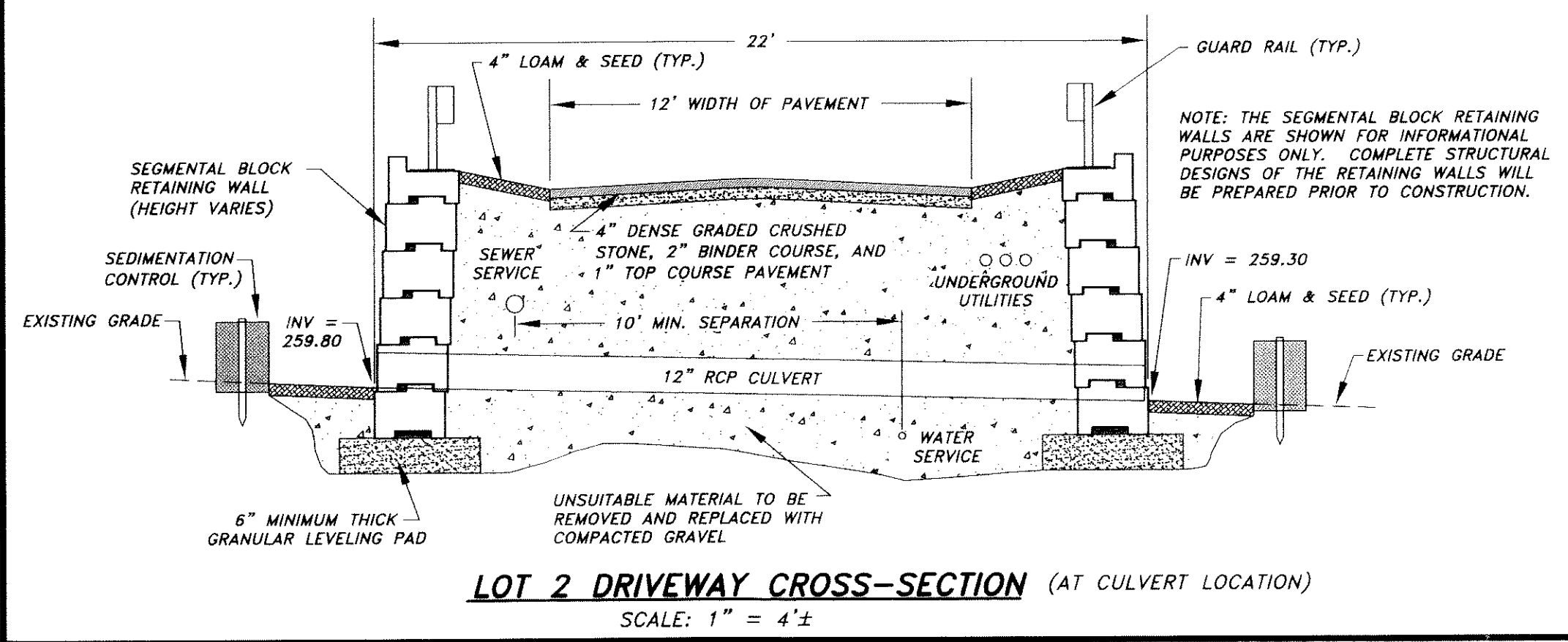
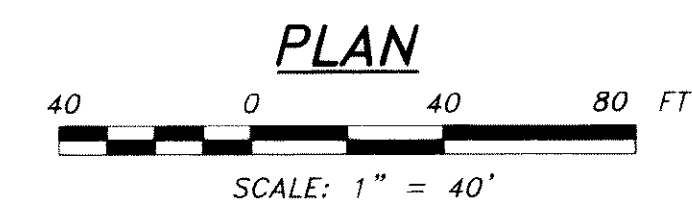
DETENTION AREA NOTES:

1. THE DETENTION AREA ACCESS DRIVE IS TO CONSIST OF A 12' WIDE X 8" DEEP COMPACTED GRAVEL BORROW BASE UNDER 3" LOAM AND SEED (TO SUPPORT MAINTENANCE VEHICLES IN EASEMENT)
2. THE DETENTION AREA IS TO BE USED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CRUSHED STONE BERM AT THE OUTLET IS TO BE INSTALLED UPON THE COMPLETION OF THE ROUGH GRADING OF THE DETENTION AREA AND IS TO BE MAINTAINED UNTIL ALL UPGRADIENT AREAS CONTRIBUTING TO THE DETENTION AREA HAVE BEEN STABILIZED. AFTER THE REMOVAL OF THE BERM, ALL ACCUMULATED SEDIMENT IS TO BE REMOVED FROM THE DETENTION AREA AND THE BOTTOM AREA IS TO BE COVERED WITH 4 INCHES OF SANDY LOAM AND SEEDED WITH A WATER TOLERANT GRASS SPECIES.

GENERAL NOTES:

1. THE WETLAND RESOURCE AREAS SHOWN WERE DELINEATED BY NORSE ENVIRONMENTAL SERVICES, INC. OF TYNGSBOROUGH, MASS. THE WETLAND BOUNDARIES HAVE BEEN ACCEPTED AS ACCURATE BY THE ANDOVER CONSERVATION COMMISSION IN A DETERMINATION OF APPLICABILITY ISSUED ON NOVEMBER 4, 2003.
2. THE TOPOGRAPHICAL INFORMATION SHOWN ON THE ADJUTING PROPERTIES HAVE BEEN TAKEN FROM THE TOWN OF ANDOVER TOPOGRAPHIC MAPS.
3. THE TOPOGRAPHICAL INFORMATION SHOWN ON ADJUTING LOTS 24-1, 24-1C, AND 24-1D REPRESENT THE CONDITIONS ON THE LOTS PRIOR TO THE RECENT DEVELOPMENT OF THE LOTS.
4. NO OBSTRUCTIONS OR PLANTINGS HIGHER THAN 30 INCHES OR TREE LIMBS LOWER THAN 8 FEET SHALL BE PERMITTED WITHIN THE 75-FOOT CLEAR SIGHT TRIANGLE AT THE PROPOSED INTERSECTION.

DETENTION AREA DETAIL
 SCALE: 1" = 20'



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Kathleen F. McKone
 TOWN CLERK 2/13/09

4/7/05
 DATE FILED

5/10/05
 DATE OF HEARING

10/11/05
 DATE APPROVED

ANDOVER
 PLANNING BOARD

Paul M. [Signature]

PROFESSIONAL ENGINEER

PHILIP G. CHRISTIANSEN, P.E.

DEFINITIVE SUBDIVISION PLAN
 FOR
"SELLERS FARM ESTATES"
 IN
 ANDOVER, MASSACHUSETTS

RECORD OWNER: **THE SELLERS FARM REALTY TRUST**
 C/O JAMES SELLERS, 40 YORK STREET, ANDOVER, MA 01810

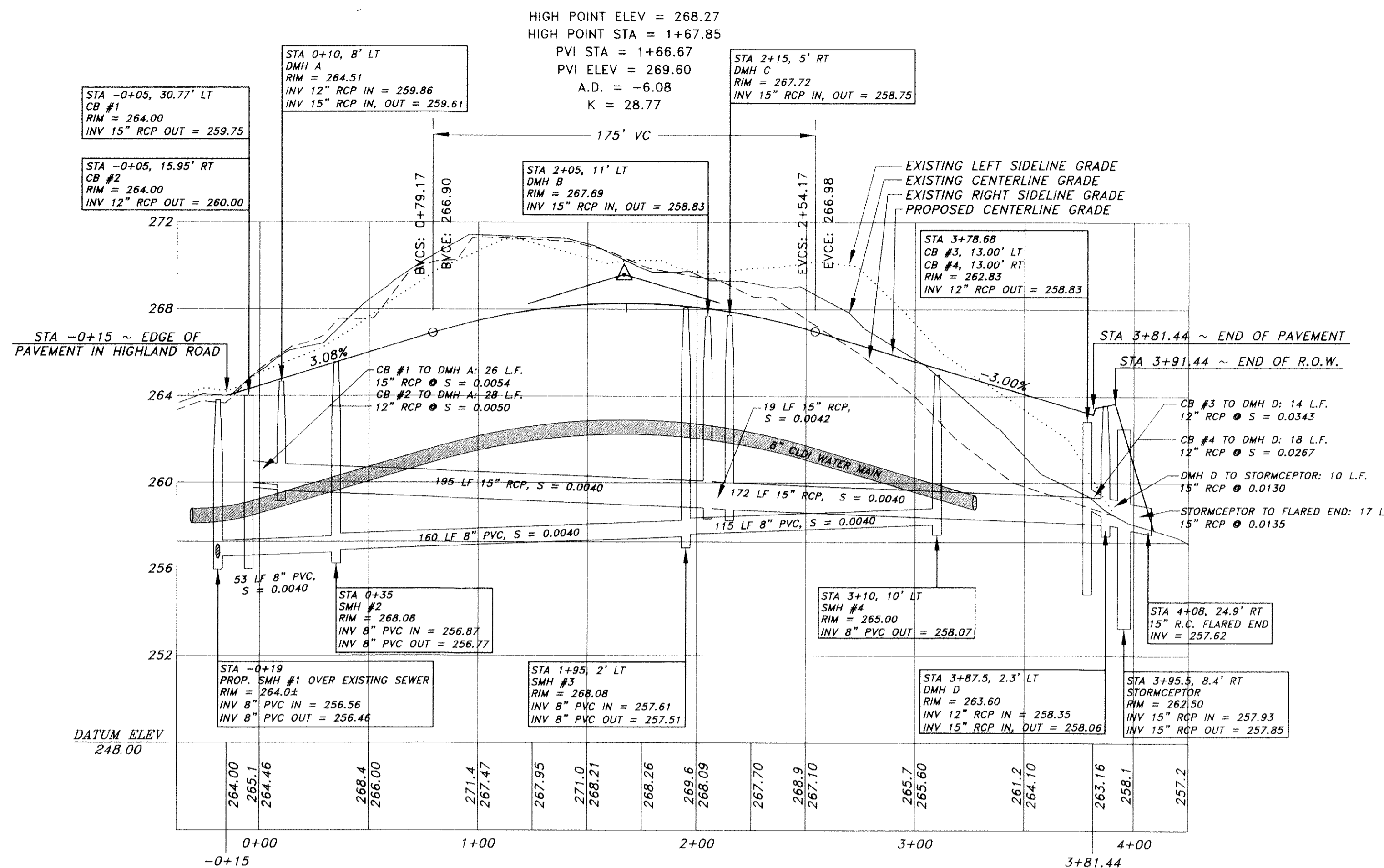
APPLICANT: **NORTH ANDOVER REALTY CORP.**
 459 EAST BROADWAY, HAVERHILL, MA 01830

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 LAND SURVEYORS
 160 SUMMER ST. HAVERHILL, MA 01830 TEL. 978-373-0310
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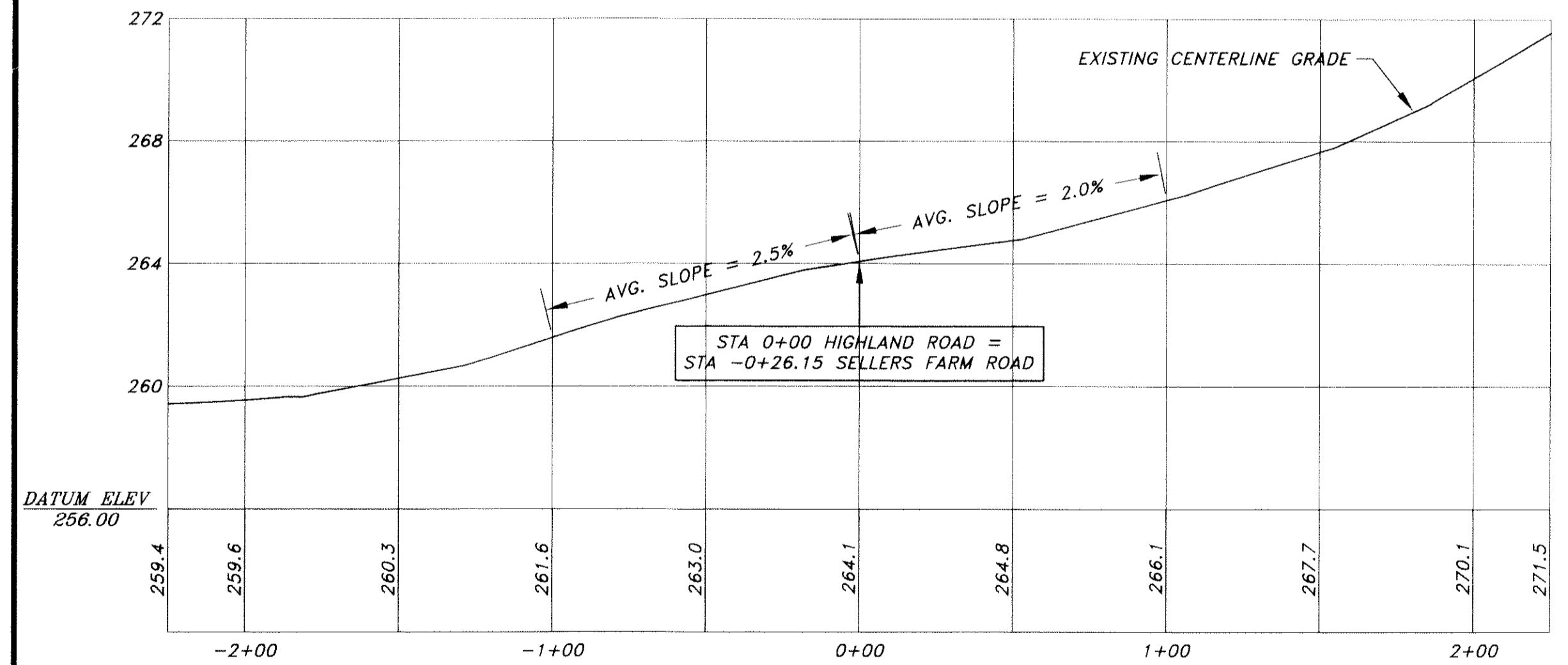
SITE GRADING PLAN

DATE: MARCH 4, 2005
 REVISIONS: 5/18/05

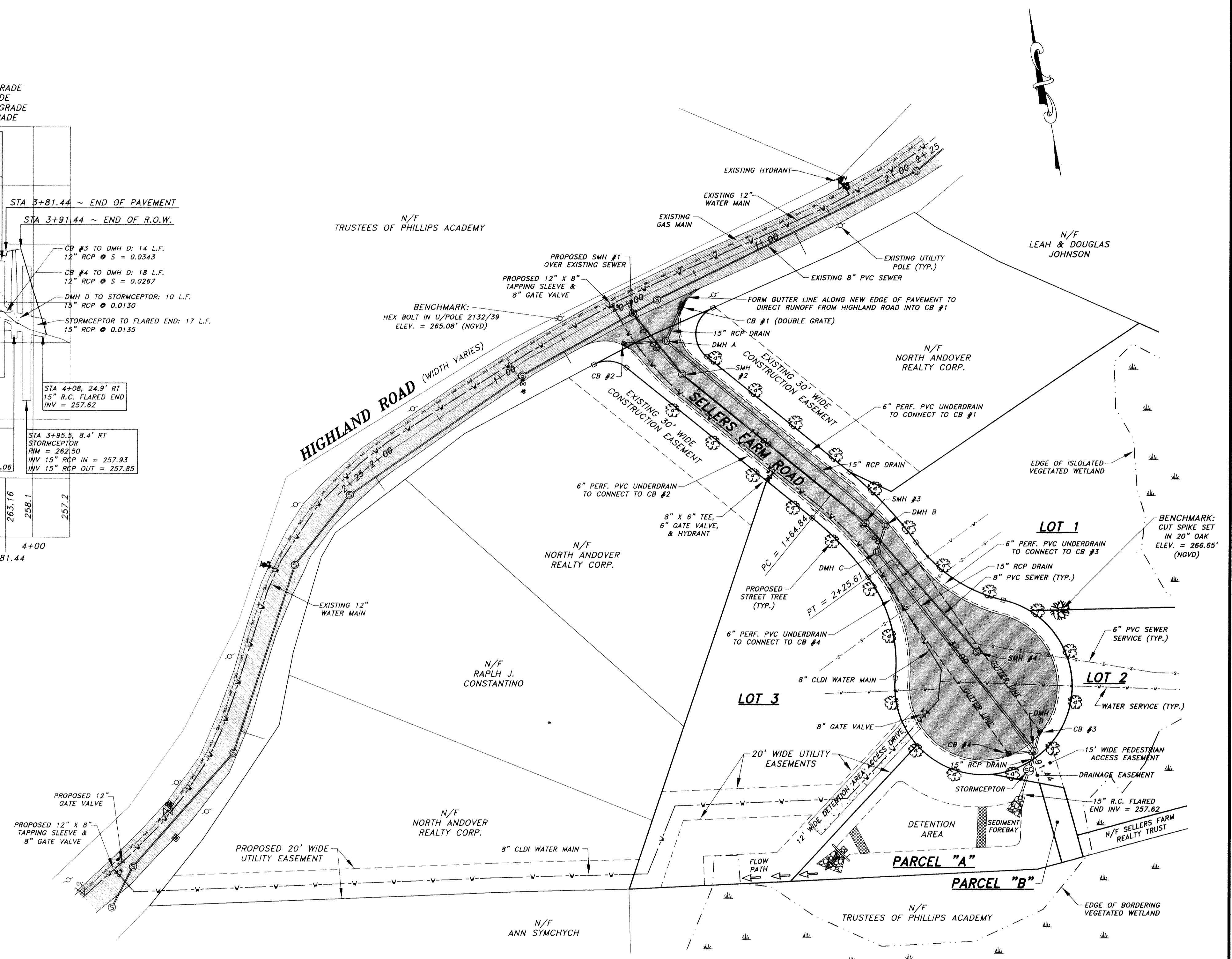
SHEET 3 OF 6
 DWG. NO. 02.034021



PROFILE ~ SELLERS FARM ROAD
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'



PROFILE ~ HIGHLAND ROAD
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'



PLAN
 SCALE: 1" = 40'

- NOTES:**
1. THE STATIONS SPECIFIED FOR MANHOLES REFERENCE THE CENTERS OF THE STRUCTURES. THE STATIONS SPECIFIED FOR THE CATCH BASINS REFERENCE THE CENTERS OF THE GRATES AT 1.00 FT. OFF THE EDGE OF PAVEMENT.
 2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH M.G.L. CHAPTER 82 SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-DIG-SAFE. TEST PITS ARE TO BE PERFORMED IN HIGHLAND ROAD TO DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES. NO UTILITY INSTALLATION WORK SHALL BEGIN UNTIL IT IS VERIFIED THAT THERE ARE NO CONFLICTS WITH EXISTING UTILITIES.
 3. ALL DRAINAGE PIPES ARE TO BE 12" CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 4. ALL GRAVITY SEWER PIPE SHALL BE SDR 35 (MINIMUM) PVC PIPE.
 5. ALL TRENCH BACKFILLING, PATCHING, AND RE-PAVING IN HIGHLAND ROAD SHALL BE PERFORMED TO ANDOVER DPW STANDARDS.
 6. STREET TREES OF SPECIES TO BE APPROVED BY THE FORESTRY SUPERINTENDENT SHALL HAVE A MINIMUM 3-INCH CALIPER MEASURED 4 FEET ABOVE THE ROOT BALL. THE INDICATED LOCATIONS OF THE STREET TREES ARE APPROXIMATE. THE FINAL LOCATIONS OF THE TREES SHALL BE DETERMINED BY THE FORESTRY SUPERINTENDENT.
 7. CATCH BASIN #1 IS TO HAVE A DOUBLE GRATE.

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Kathleen
 TOWN CLERK 2/13/09

4/7/05
 DATE FILED

5/10/05
 DATE OF HEARING

10/11/05
 DATE APPROVED

ANDOVER
 PLANNING BOARD

Paul

PROFESSIONAL
 ENGINEER

PHILIP G. CHRISTIANSEN
 CIVIL
 No. 288997
 12/13/1995

PHILIP G. CHRISTIANSEN, P.E.

DEFINITIVE SUBDIVISION PLAN
 FOR
"SELLERS FARM ESTATES"
 IN
 ANDOVER, MASSACHUSETTS

RECORD OWNER: THE SELLERS FARM REALTY TRUST
 C/O JAMES SELLERS, 40 YORK STREET, ANDOVER, MA 01810

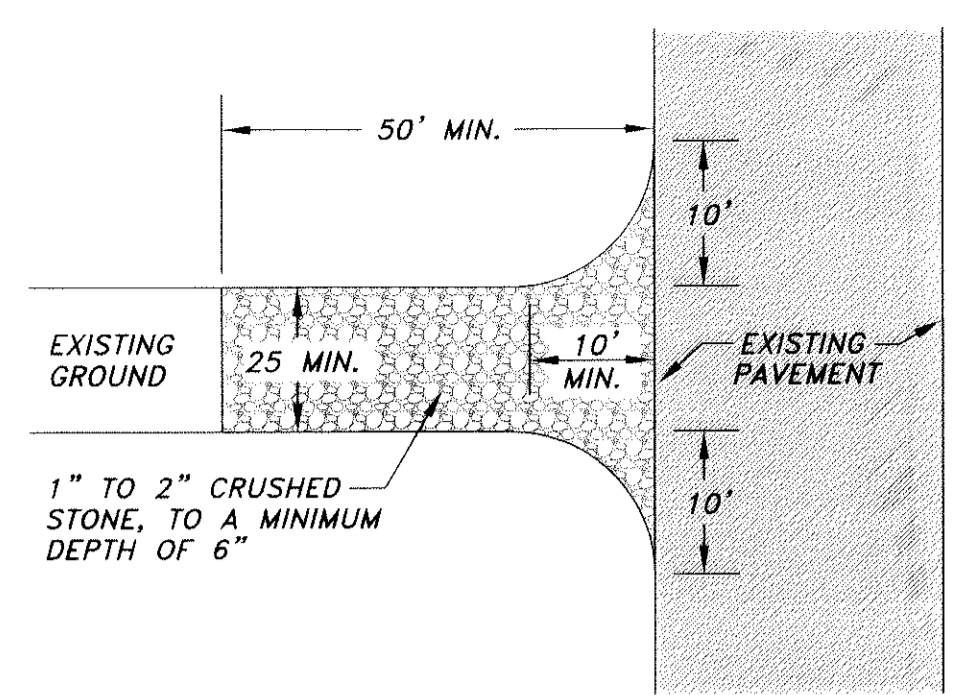
APPLICANT:
 NORTH ANDOVER REALTY CORP.
 459 EAST BROADWAY, HAVERHILL, MA 01830

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 LAND SURVEYORS
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**PLAN &
 PROFILE ~
 SELLERS
 FARM ROAD**

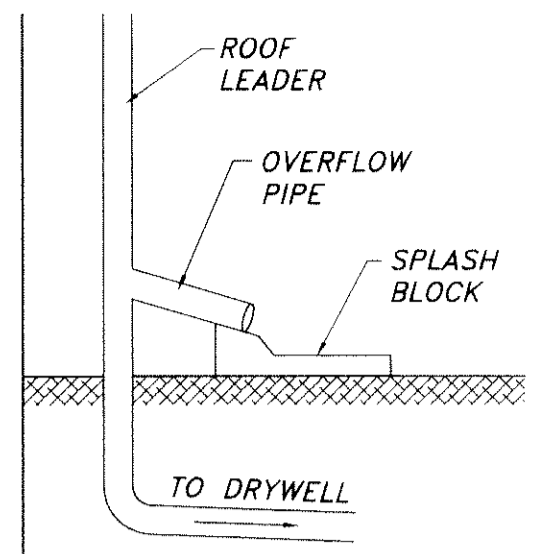
DATE: MARCH 4, 2005
 REVISIONS: 5/18/05

SHEET 4 OF 6
 DWG. NO. 02.034021



CRUSHED STONE CONSTRUCTION ENTRANCE
NOT TO SCALE

THE CRUSHED STONE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE ADJACENT ROADWAY.

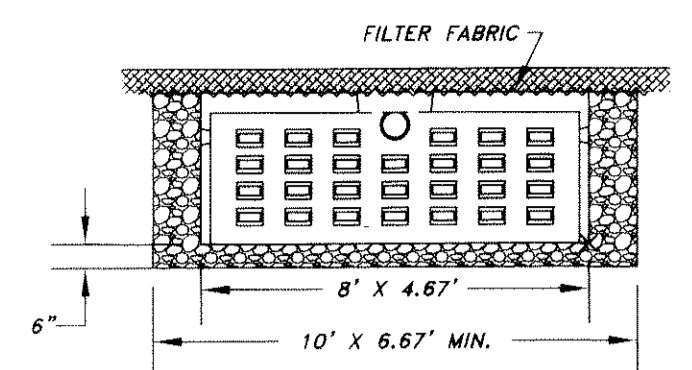
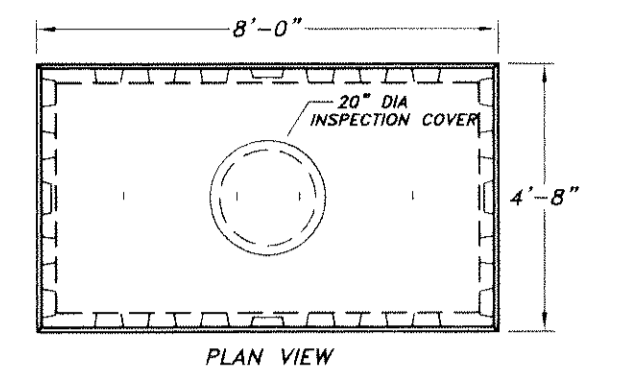


DOWNSPOUT DETAIL
NOT TO SCALE

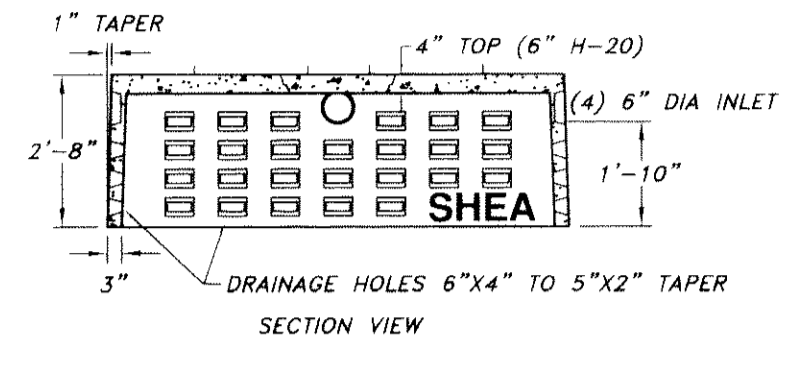
GUTTERS AND DOWNSPOUTS WILL BE INSTALLED TO COLLECT ALL ROOF RUNOFF AND DIRECT IT INTO THE TWO 500 GALLON DRYWELLS ON EACH LOT.

500 GALLON DRYWELL FOR ROOF RUNOFF
NOT TO SCALE

SHEA CONCRETE PRODUCTS 500 GALLON SHALLOW DRYWELL

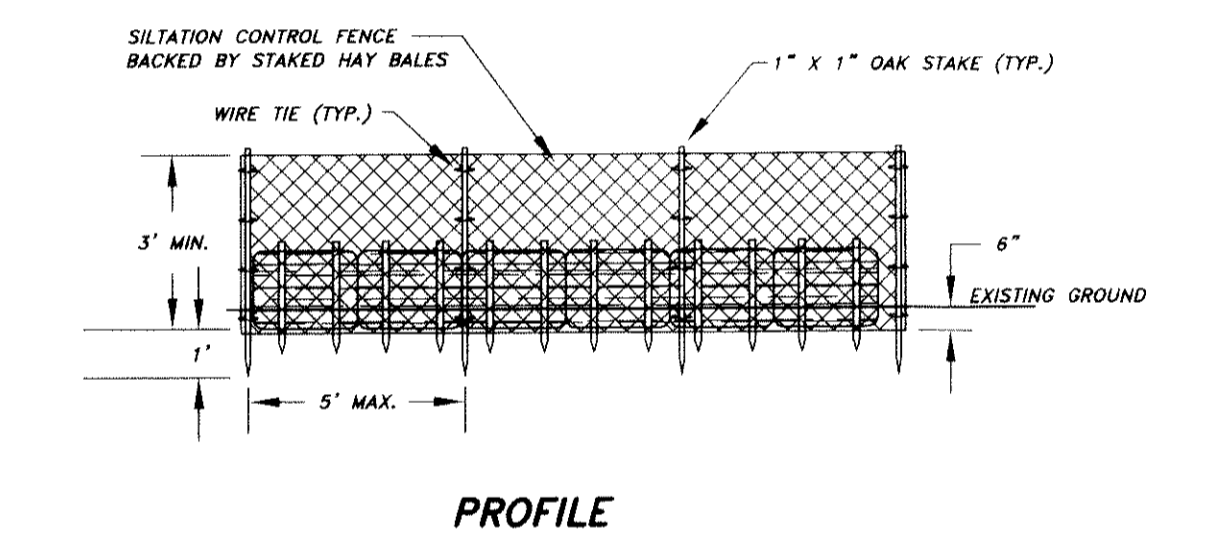
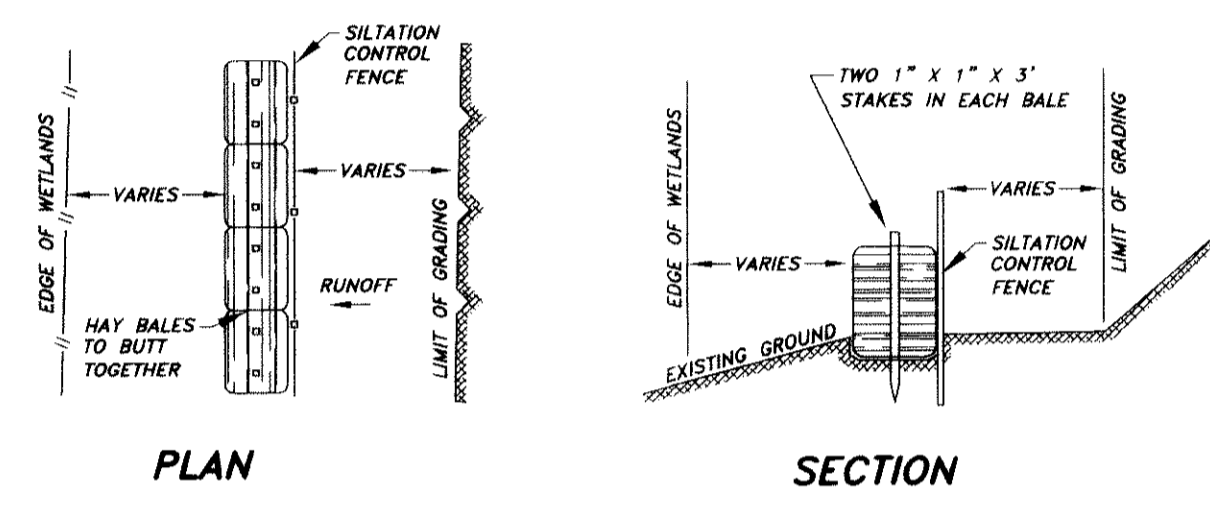
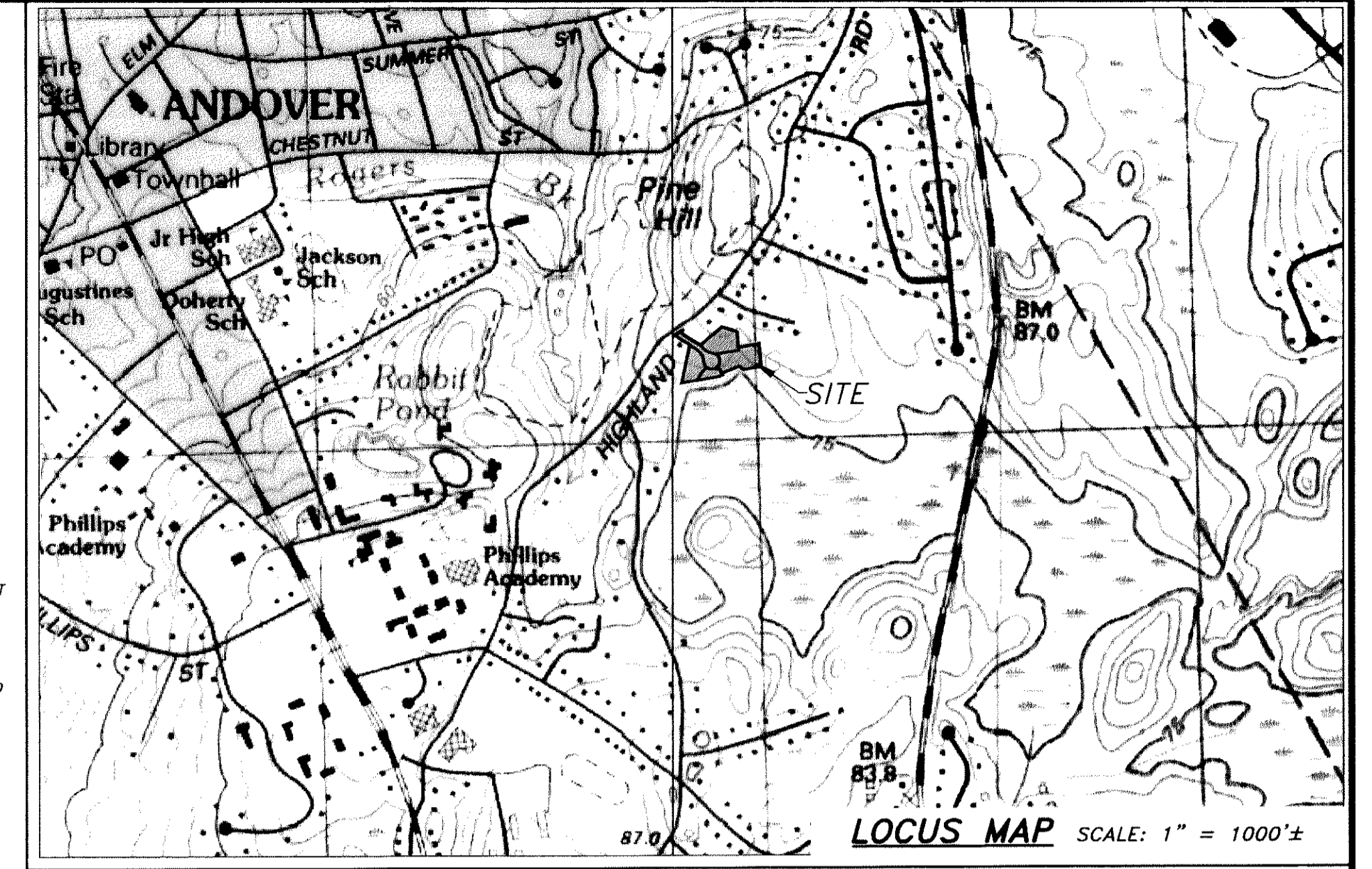


SECTION VIEW

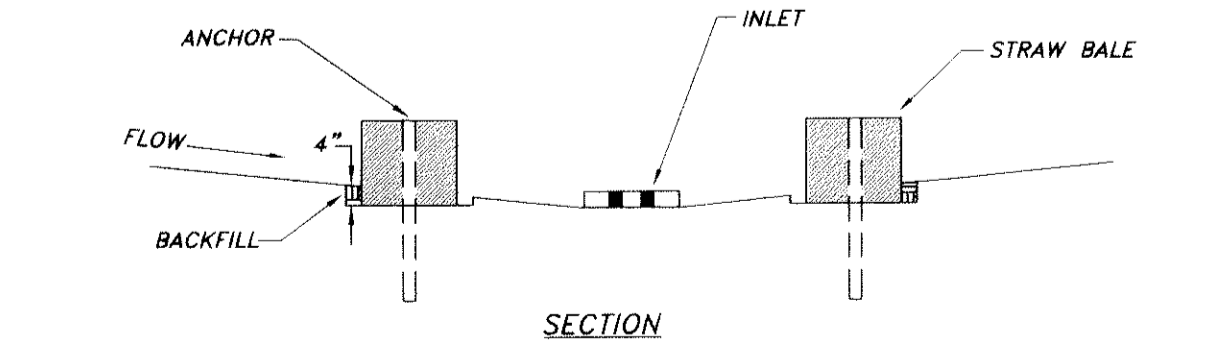
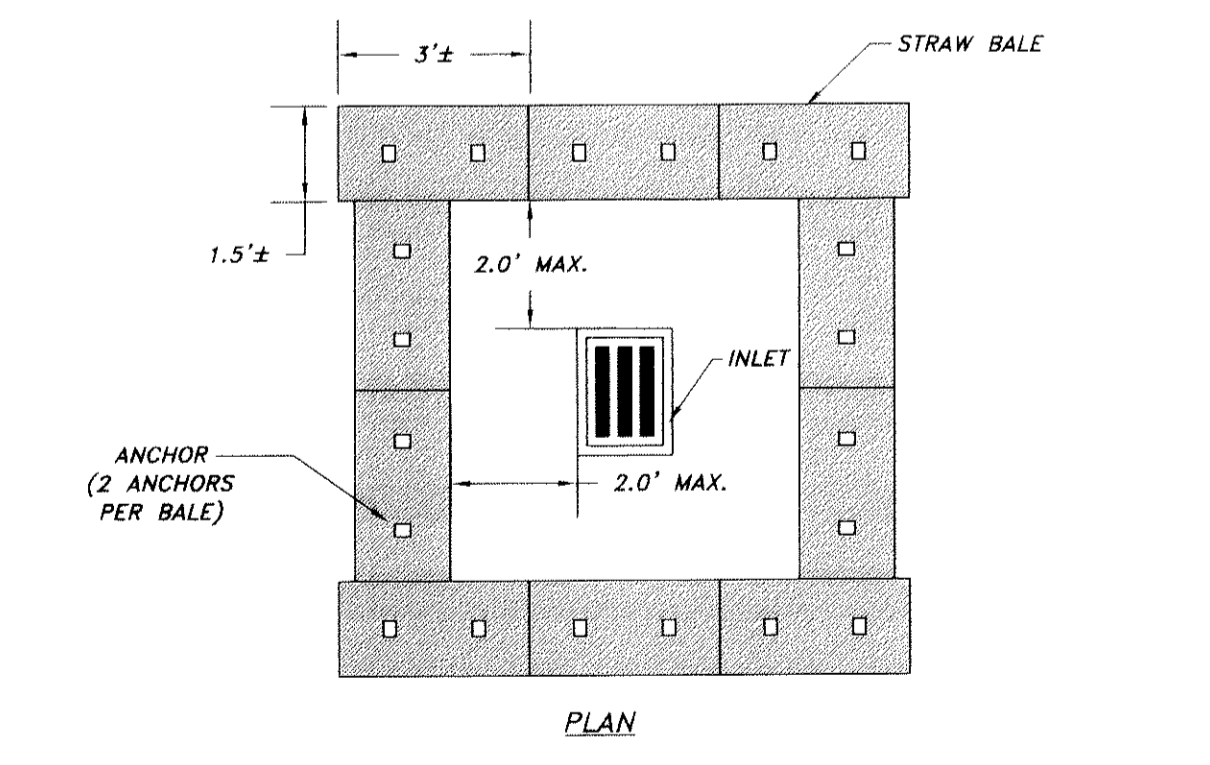


SECTION VIEW

- NOTES:**
- ALL WALLS ARE 3" THICK AND HAVE DRAIN HOLES THAT TAPER 4" TO 2-1/2".
 - REINFORCED WITH 6" X 6" X NO. 10 WIRE THROUGHOUT AND NO. 4 RE-BAR @ 6" ON CENTER IN TOP.
 - DRYWELLS ARE TO BE RATED FOR H-20 LOADING IF INSTALLED IN AREAS SUBJECT TO VEHICLE LOADING.
 - THE ROOF RUNOFF FROM ALL OF THE HOUSES ON THE PROPOSED LOTS SHALL BE DIRECTED TO DRYWELLS. TWO DRYWELLS SHALL BE PROVIDED ON EACH LOT.

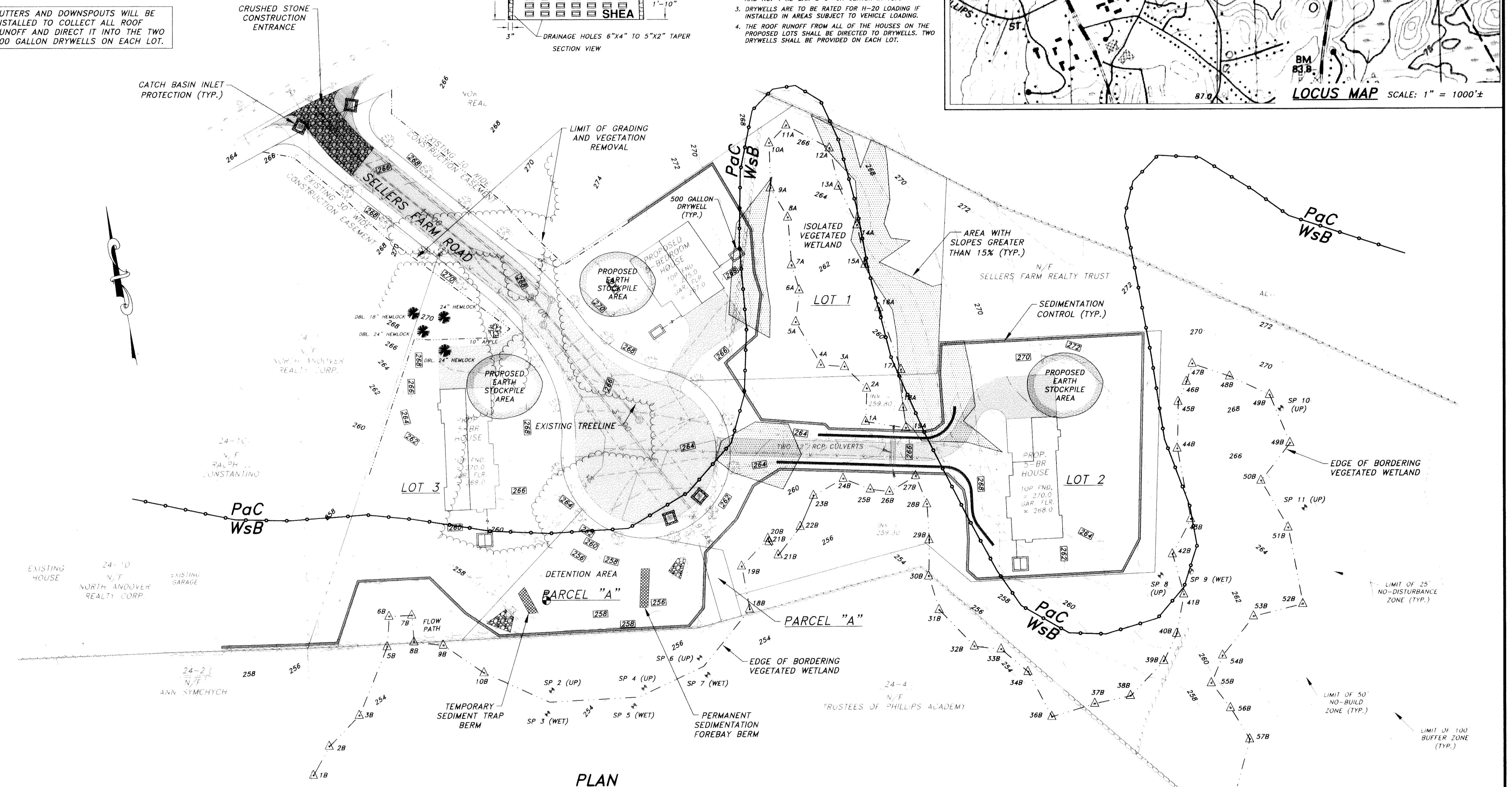


SEDIMENTATION CONTROL DETAIL
NOT TO SCALE



CATCH BASIN INLET PROTECTION
NOT TO SCALE

- NOTES:**
- IMMEDIATELY AFTER THE INSTALLATION OF ANY CATCH BASIN OR STORM DRAIN, STAKED STRAW BALES SHALL BE SET AROUND THE INLET TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM PRIOR TO PAVING.
 - THE IMMEDIATE LAND AREA AROUND THE INLET SHOULD BE RELATIVELY FLAT (LESS THAN 1% SLOPE) AND BE LOCATED SUCH THAT THE ACCUMULATED SEDIMENT CAN BE EASILY REMOVED.
 - THE INSIDE EDGE OF THE BALES SHALL BE A MAXIMUM OF 2 FEET FROM THE EDGE OF THE INLET.
 - ANCHORS SHALL BE REBAR, STEEL PICKETS, OR 1" X 1" STAKES, AND SHALL BE LONG ENOUGH TO EXTEND AT LEAST 1.5 TO 2.0 FEET INTO THE GROUND WHEN THE TOP IS FLUSH WITH THE BALE.



PLAN
SCALE: 1" = 40'

SOIL ERODIBILITY NOTES:
ACCORDING TO THE GUIDELINES FOR SOIL AND WATER CONSERVATION BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, THE ERODIBILITY CLASSES OF THE ON-SITE SOILS ARE AS FOLLOWS:

SOIL UNIT	SOIL SERIES	SOIL HORIZON	ERODIBILITY CLASS
PaC	PAXTON	B	HIGH
		C	LOW
Wsb	WOODBIDGE	B	HIGH
		C	LOW

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Karl F. M...
TOWN CLERK 2/13/09

4/7/05
DATE FILED

5/10/05
DATE OF HEARING

10/11/05
DATE APPROVED

ANDOVER
PLANNING BOARD

[Signature]

PROFESSIONAL
ENGINEER

[Seal]
PHILIP G. CHRISTIANSEN, P.E.

DEFINITIVE SUBDIVISION PLAN
FOR
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RECORD OWNER: **THE SELLERS FARM REALTY TRUST**
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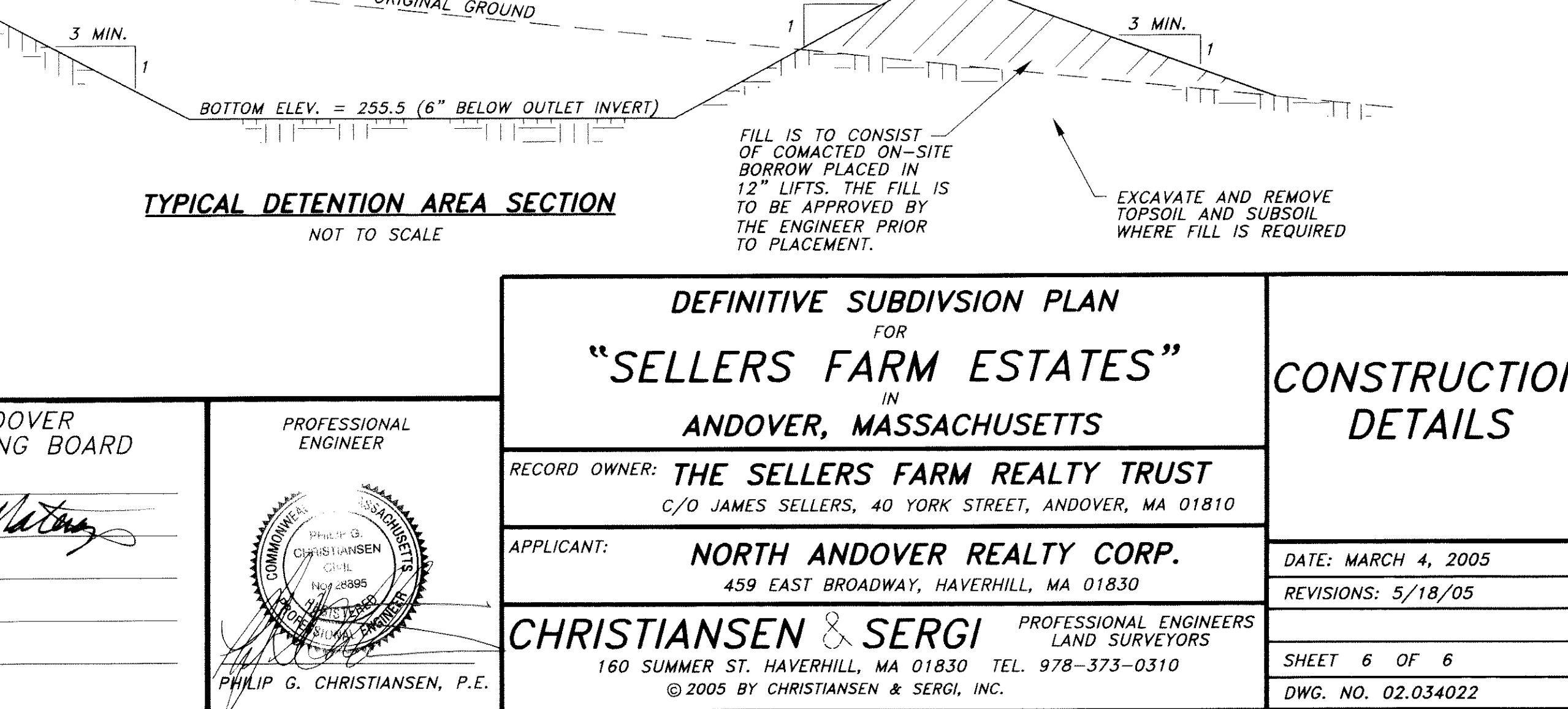
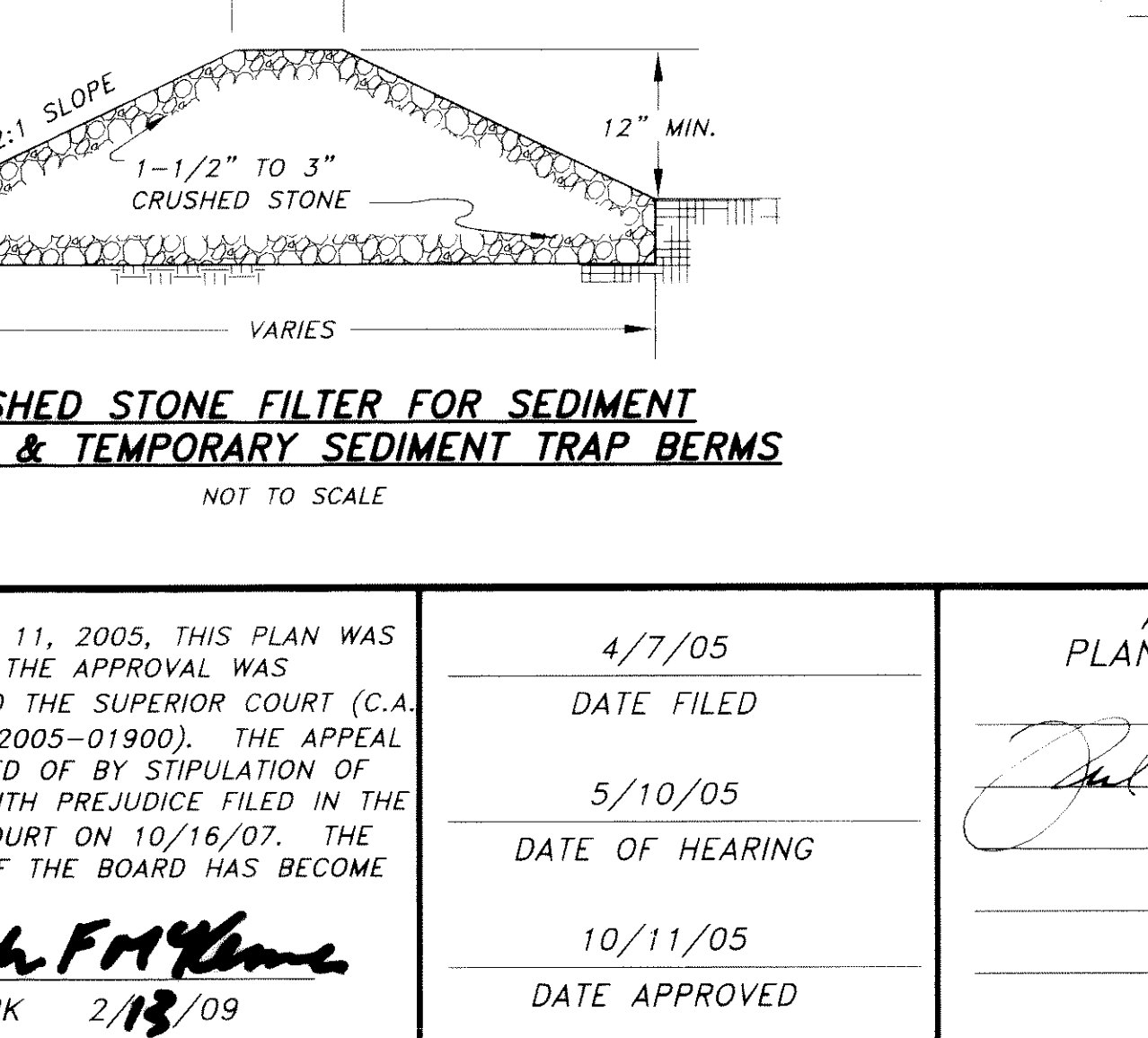
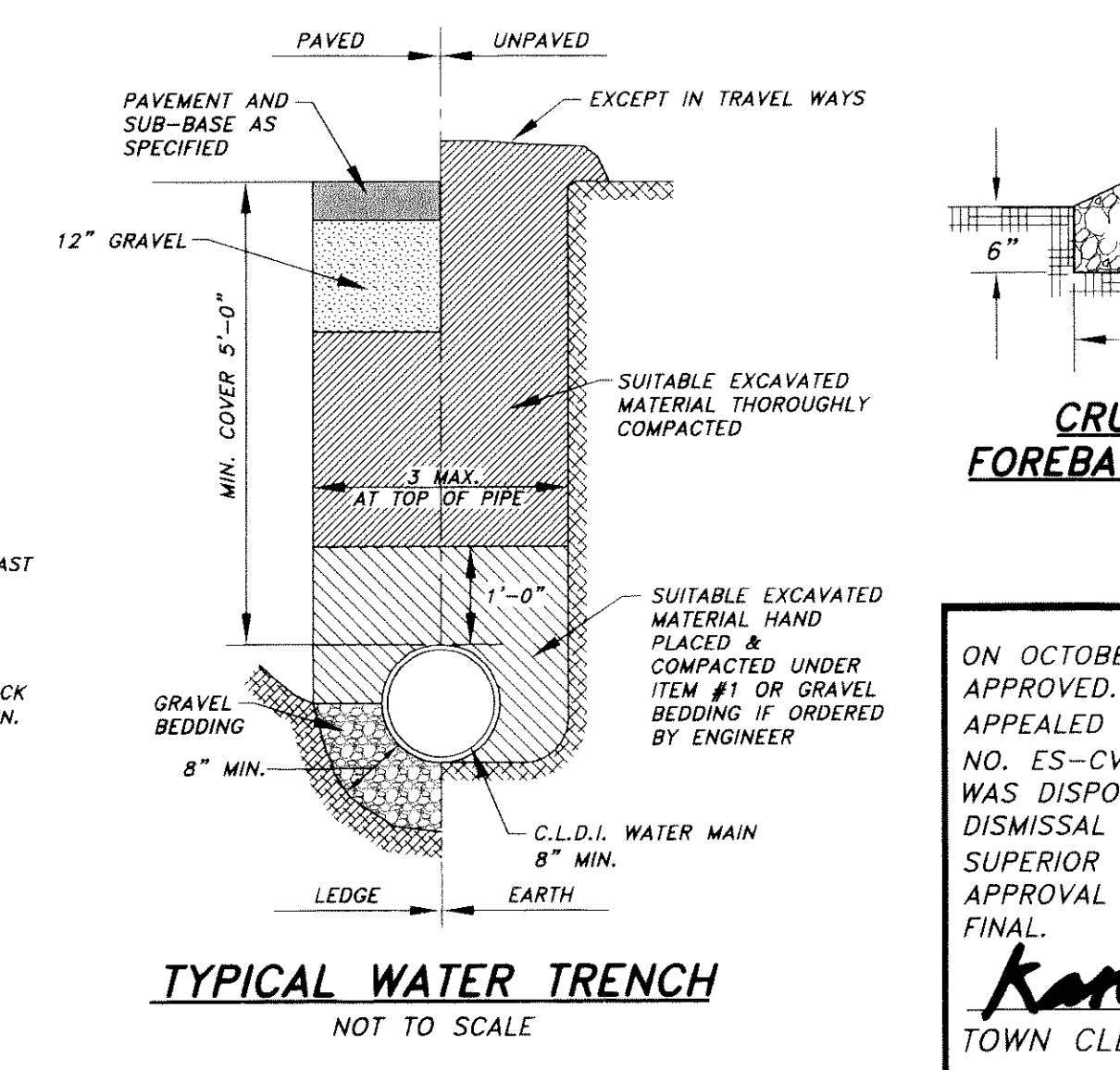
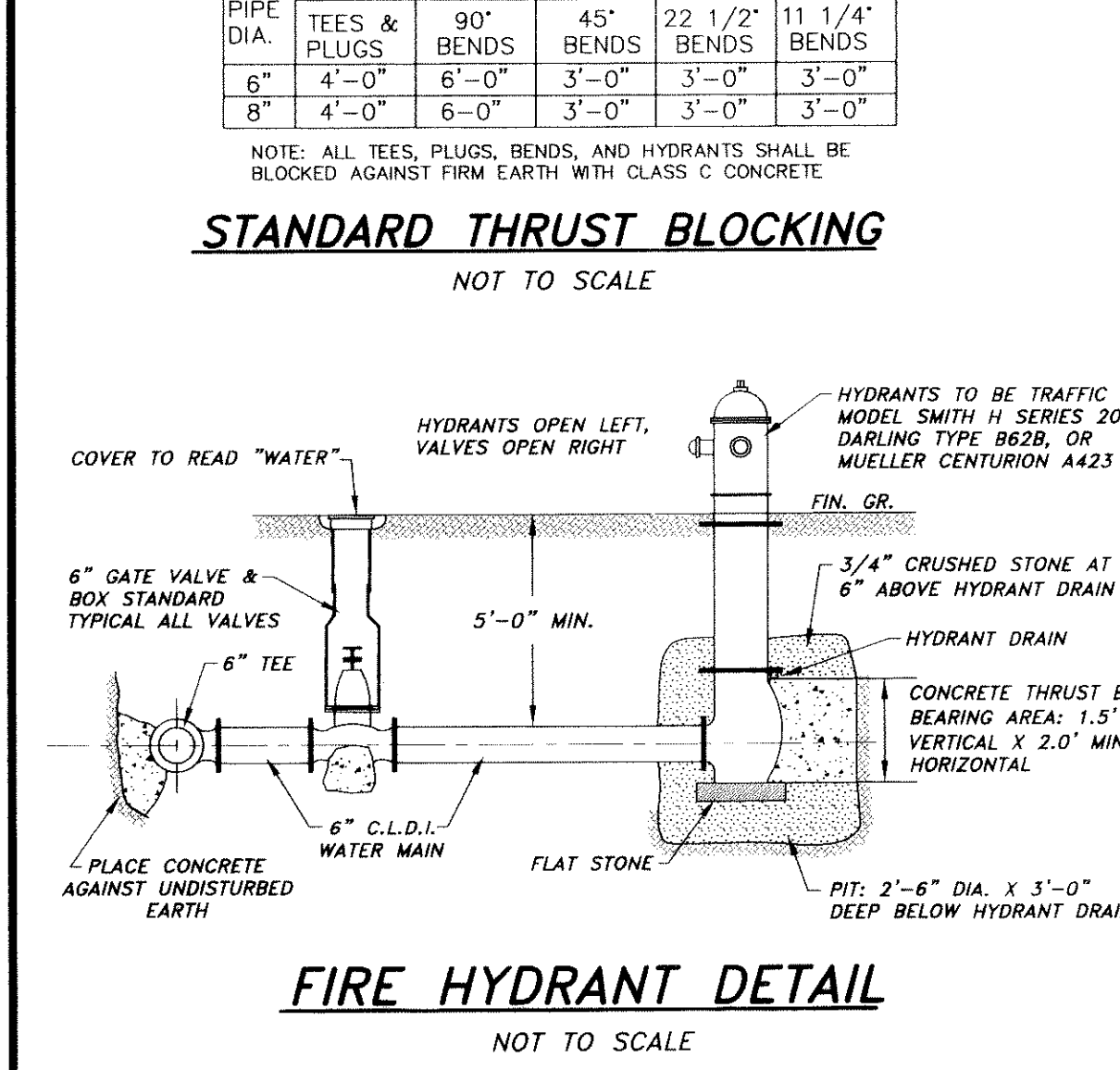
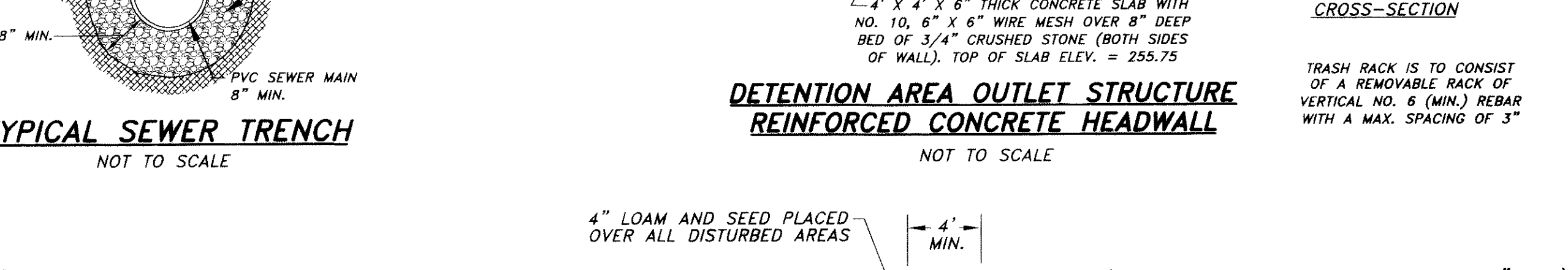
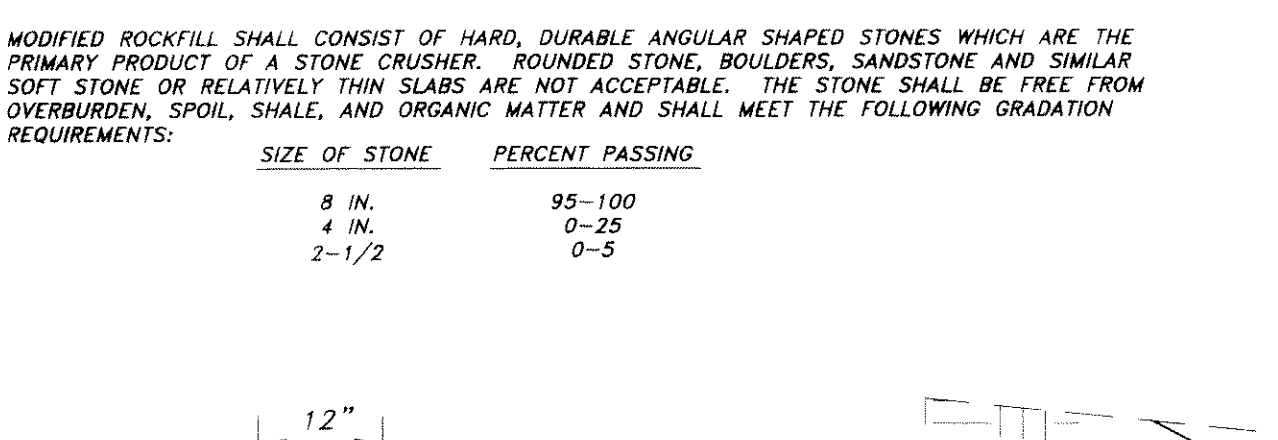
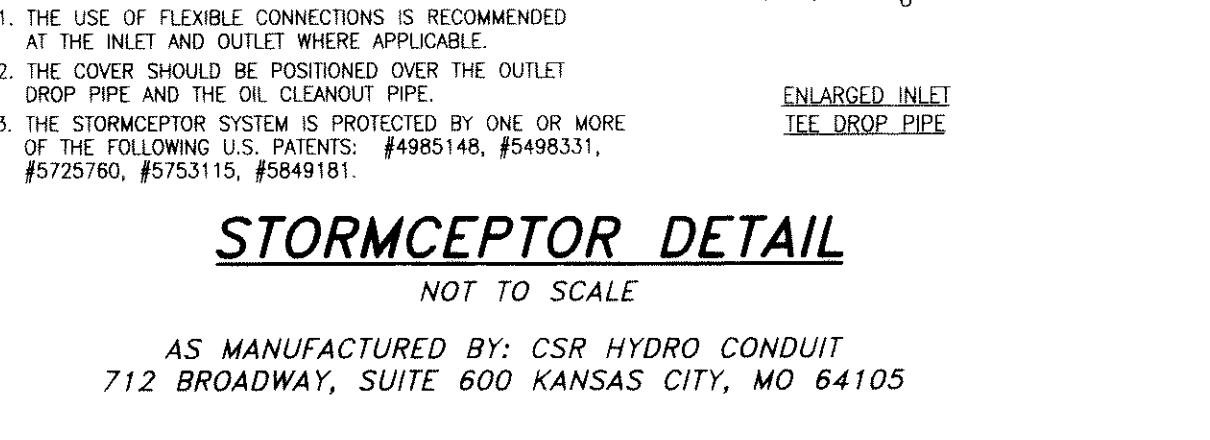
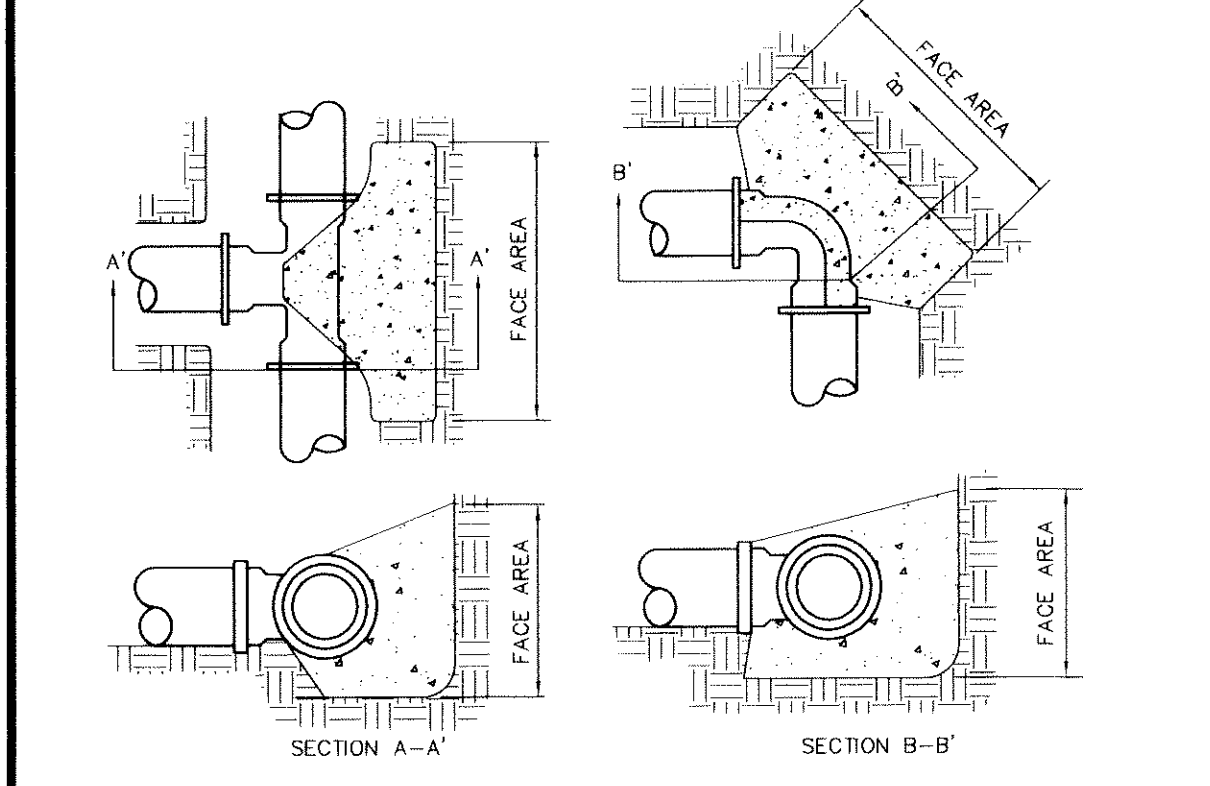
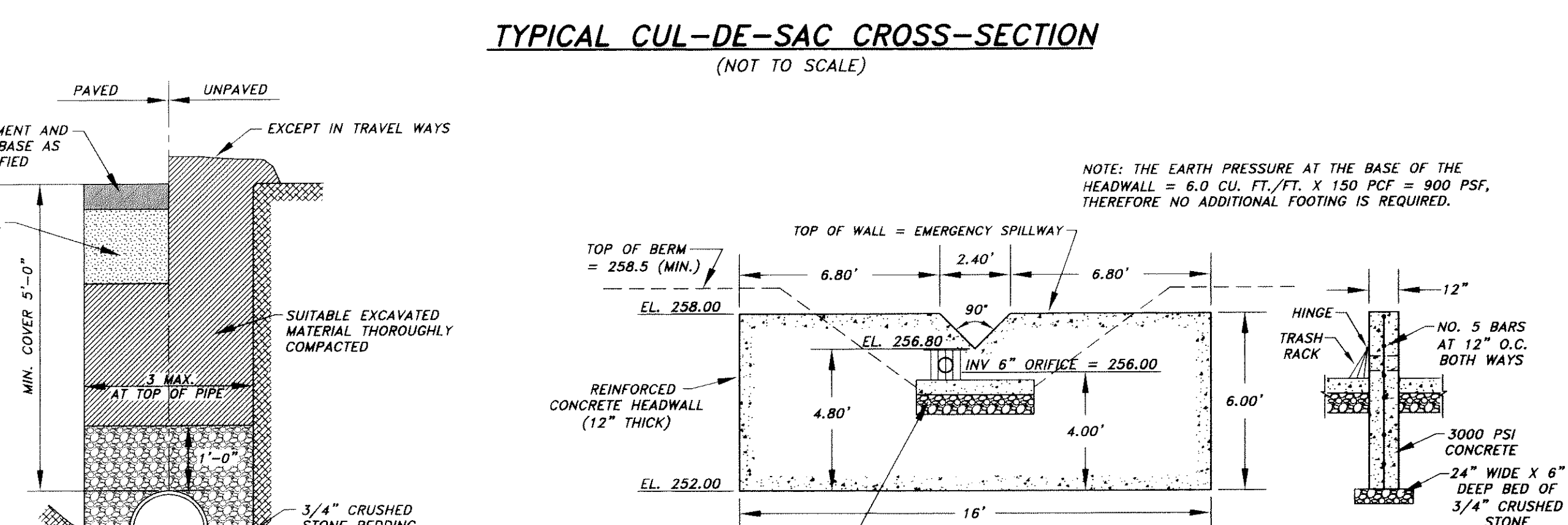
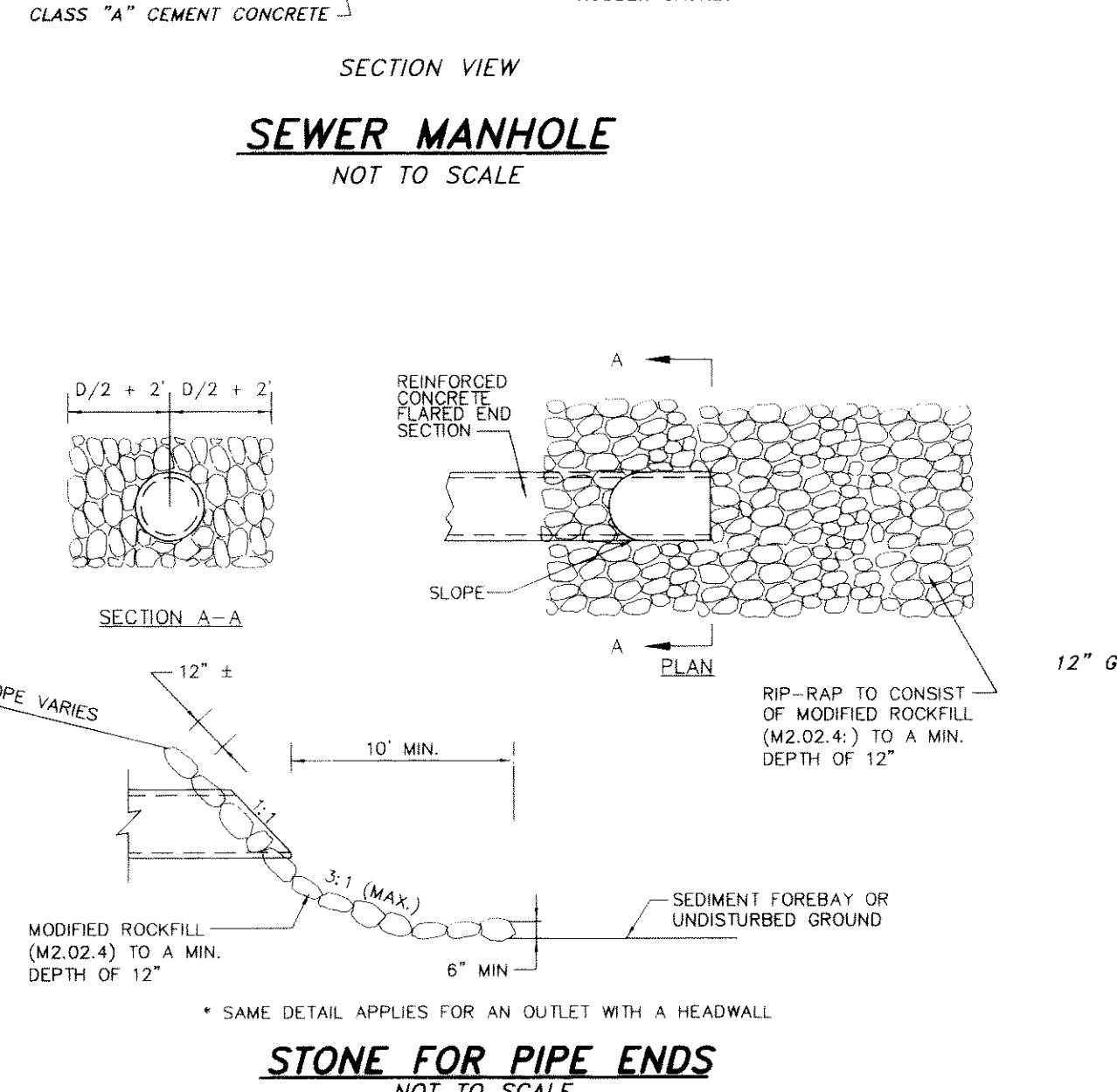
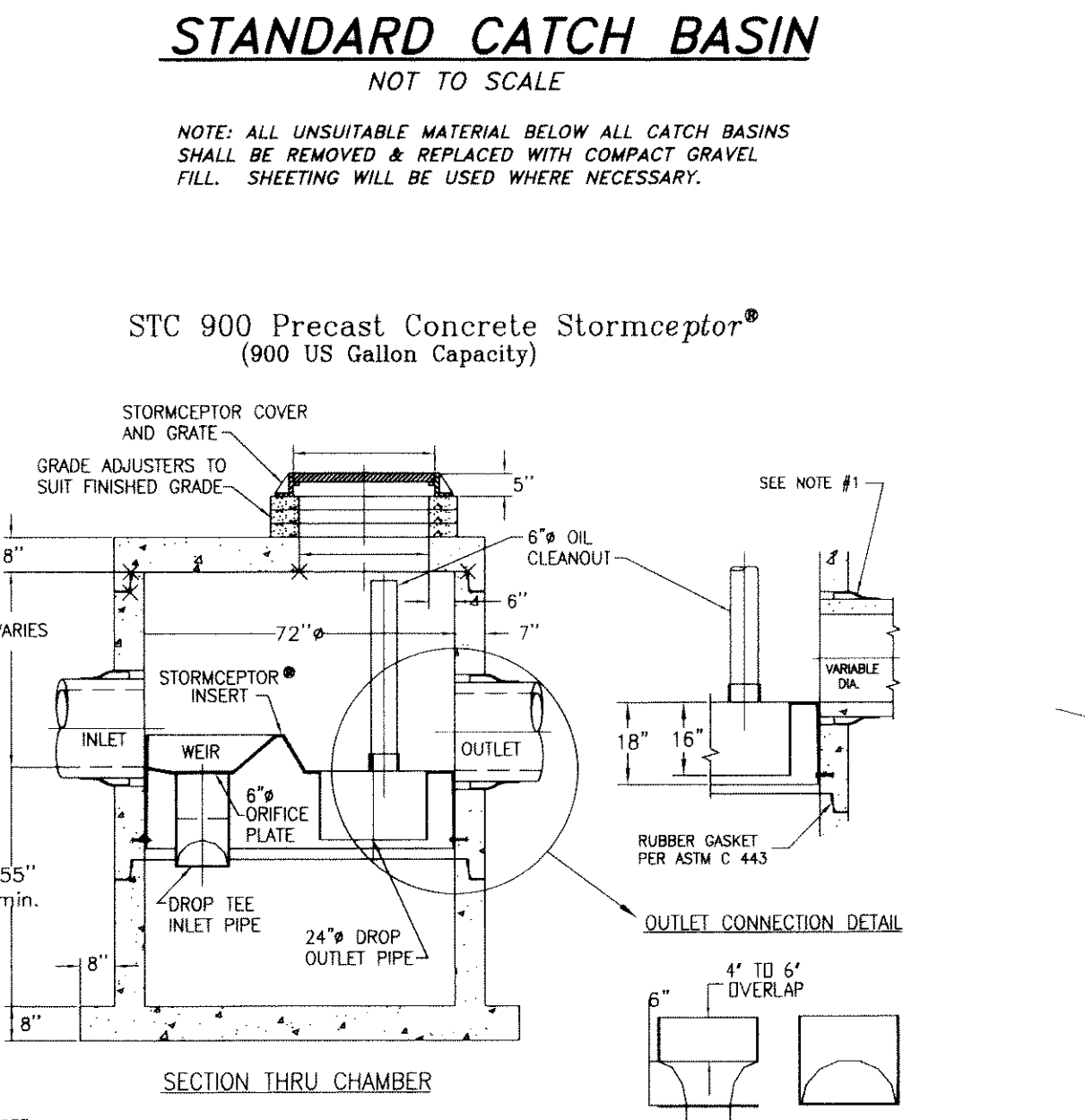
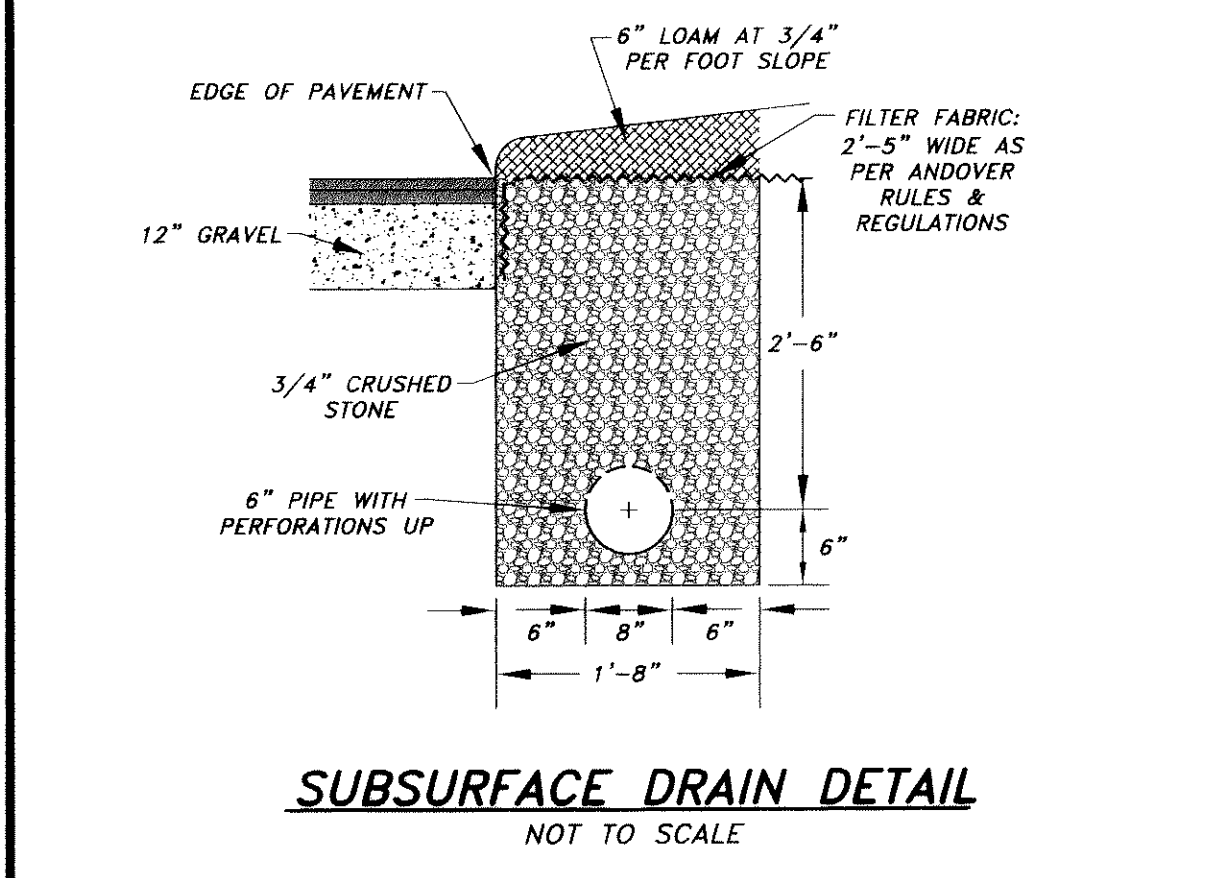
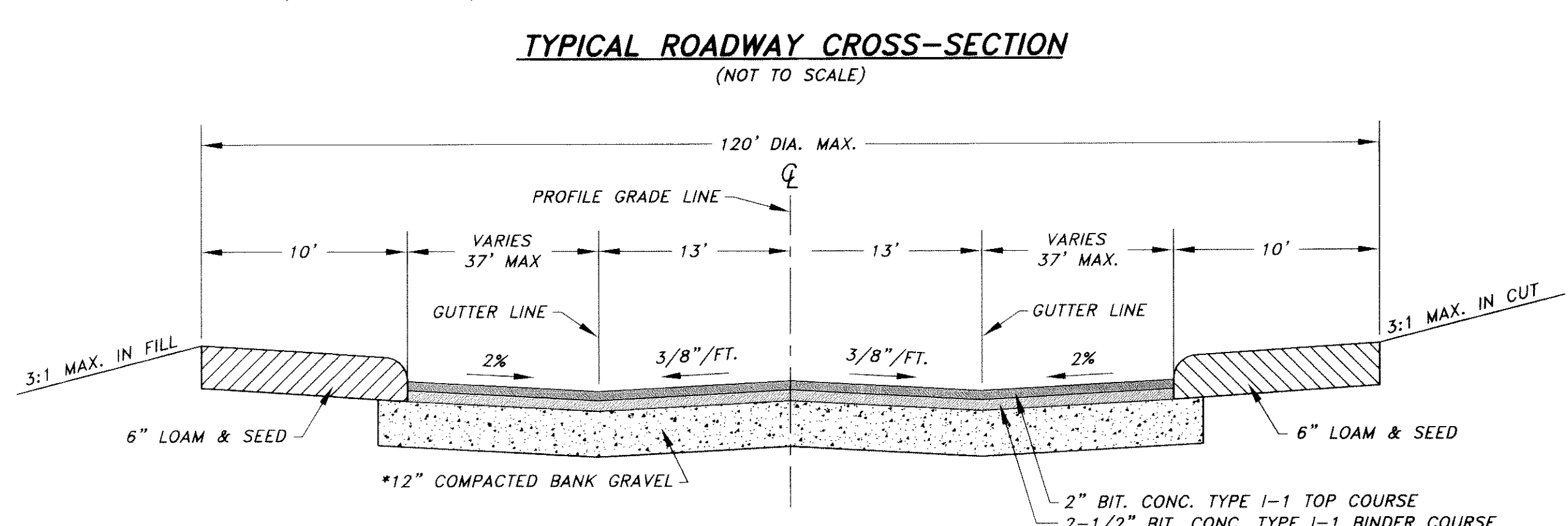
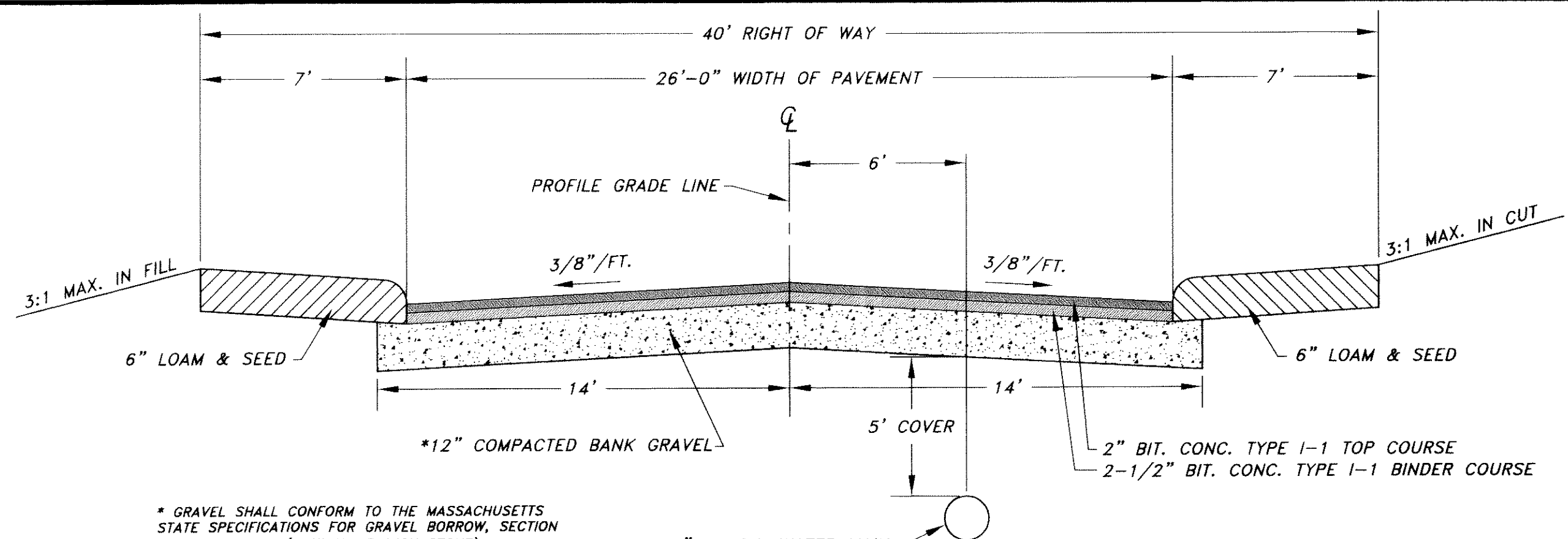
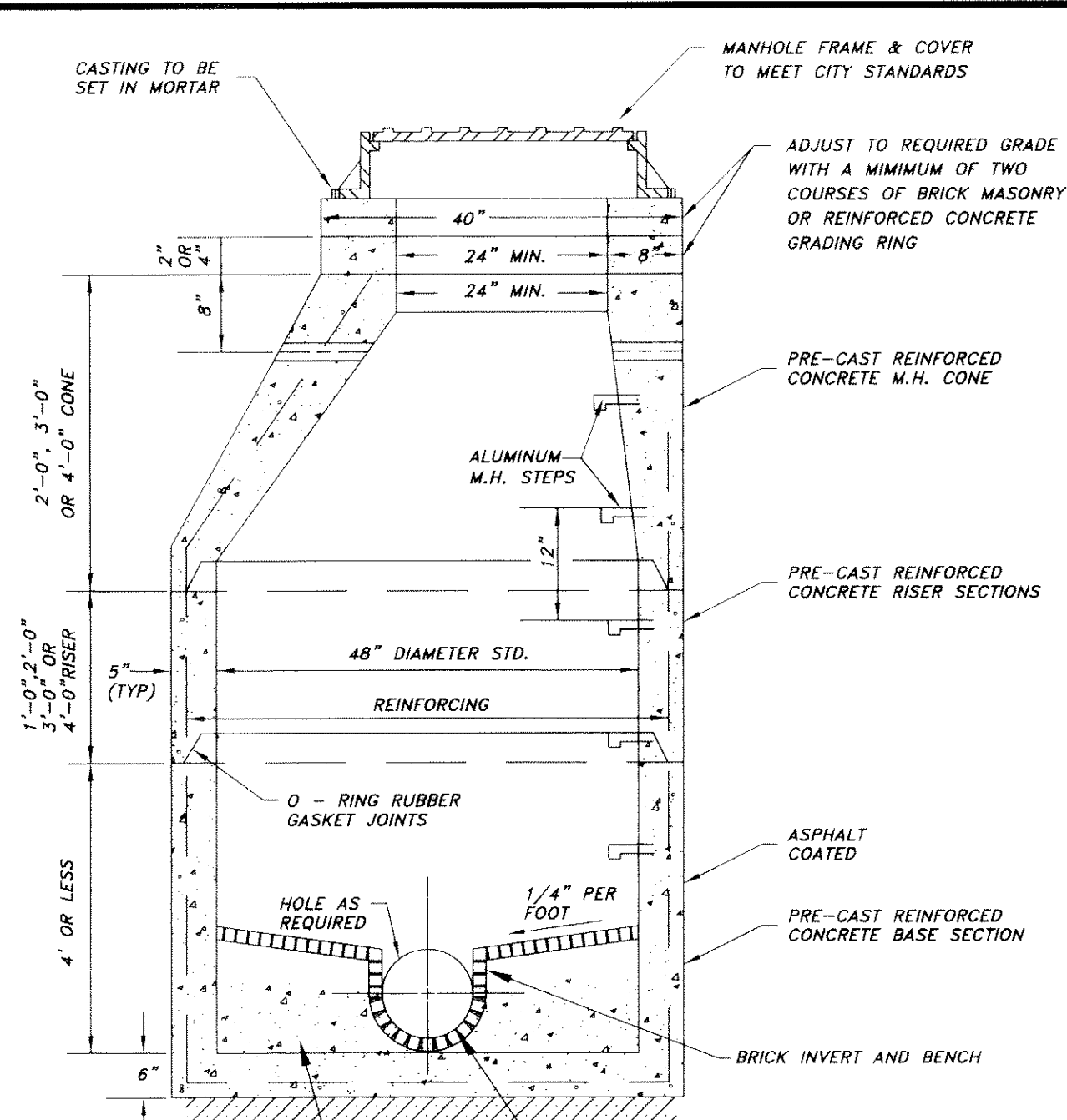
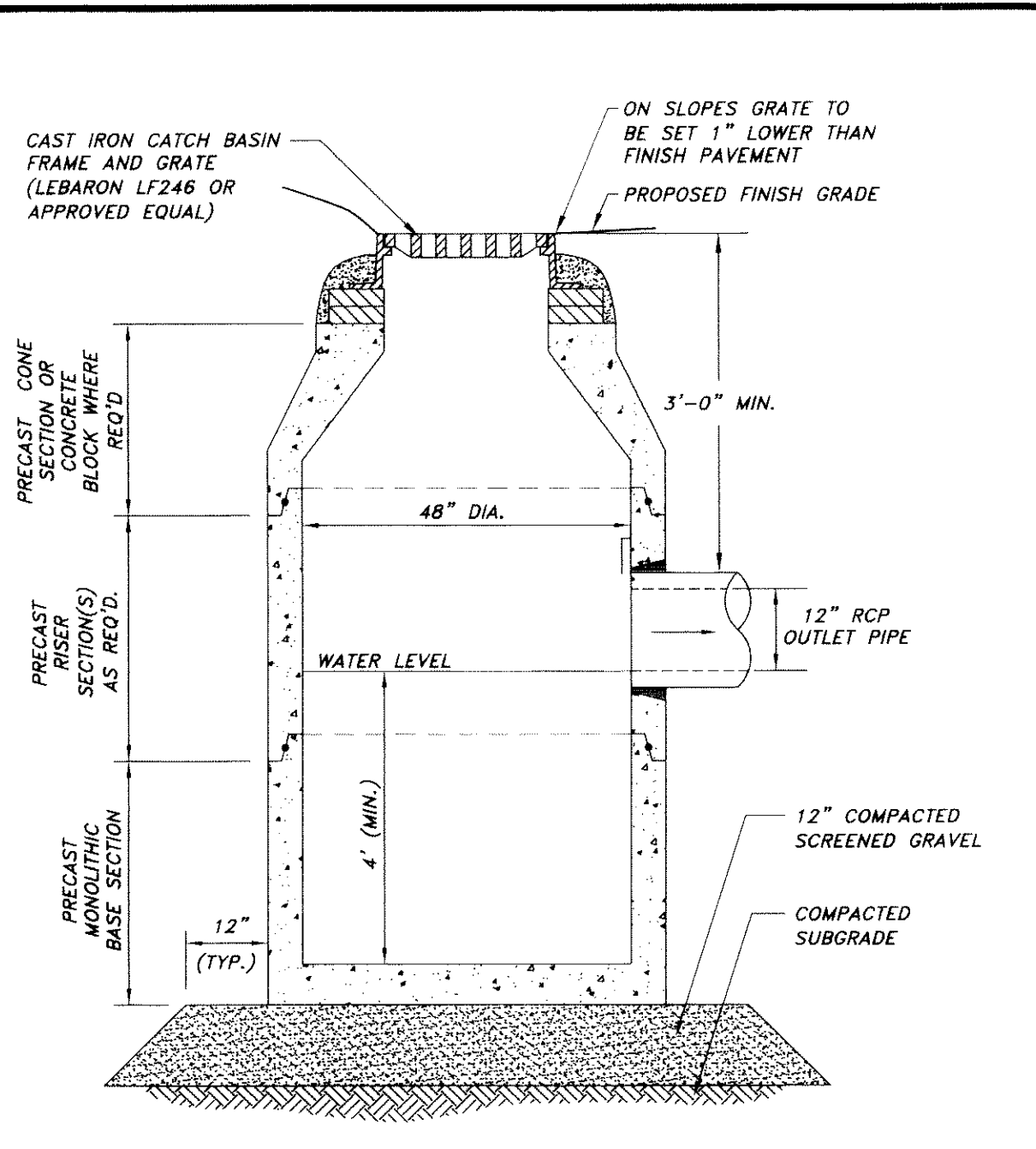
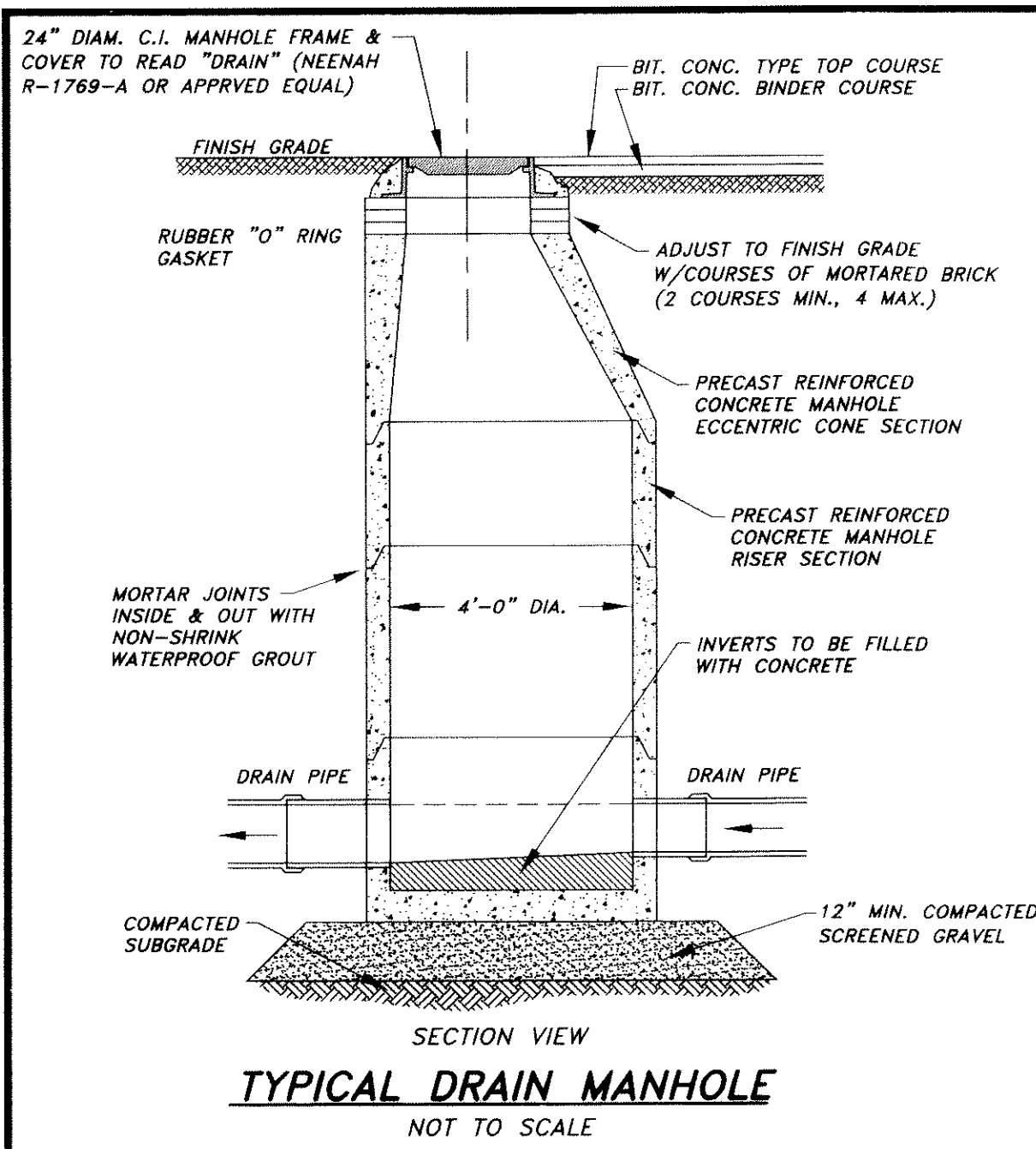
APPLICANT: **NORTH ANDOVER REALTY CORP.**
459 EAST BROADWAY, HAVERHILL, MA 01830

CHRISTIANSEN & SERGI PROFESSIONAL ENGINEERS
LAND SURVEYORS
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EROSION & SEDIMENTATION CONTROL PLAN

DATE: MARCH 4, 2005
REVISIONS: 5/18/05

SHEET 5 OF 6
DWG. NO. 02.034022



PIPE DIA.	MIN. FACE AREA OF BLOCK IN SQ. FT.
6"	4'-0"
8"	4'-0"

SIZE OF STONE	PERCENT PASSING
8 IN.	95-100
4 IN.	0-25
2-1/2	0-5

ON OCTOBER 11, 2005, THIS PLAN WAS APPROVED. THE APPROVAL WAS APPEALED TO THE SUPERIOR COURT (C.A. NO. ES-CV-2005-01900). THE APPEAL WAS DISMISSED WITH PREJUDICE FILED IN THE SUPERIOR COURT ON 10/16/07. THE APPROVAL OF THE BOARD HAS BECOME FINAL.

Kath F. Malone
TOWN CLERK 2/13/09

4/7/05
DATE FILED

5/10/05
DATE OF HEARING

10/11/05
DATE APPROVED

ANDOVER PLANNING BOARD

Phil Watson

PROFESSIONAL ENGINEER

Philip G. Christiansen, P.E.

DEFINITIVE SUBDIVISION PLAN
FOR
"SELLERS FARM ESTATES"
IN
ANDOVER, MASSACHUSETTS

RECORD OWNER: **THE SELLERS FARM REALTY TRUST**
C/O JAMES SELLERS, 40 YORK STREET, ANDOVER, MA 01810

APPLICANT: **NORTH ANDOVER REALTY CORP.**
459 EAST BROADWAY, HAVERHILL, MA 01830

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160 SUMMER ST. HAVERHILL, MA 01830 TEL. 978-373-0310
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CONSTRUCTION DETAILS

DATE: MARCH 4, 2005
REVISIONS: 5/18/05
SHEET 6 OF 6
DWG. NO. 02.034022