

# SITE DEVELOPMENT PLAN

## CLUBVIEW ESTATES ANDOVER, MASSACHUSETTS

PREPARED FOR

CA INVESTMENT TRUST

PREPARED BY

Land Engineering & Environmental Services, Inc

### LEGEND

| EXIST. | PROP. |                                     |
|--------|-------|-------------------------------------|
| ○      | ○     | CATCH BASIN                         |
| ○      | ○     | DRAIN MANHOLE                       |
| ○      | ○     | SEWER MANHOLE                       |
| ○      | ○     | HYDRANT                             |
| ○      | ○     | WATER GATE                          |
| ○      | ○     | UTILITY POLE                        |
| ---    | ---   | PROPERTY LINE                       |
| ---    | ---   | EXISTING EASEMENT                   |
| ---    | ---   | EXISTING EDGE OF PAVEMENT           |
| ---    | ---   | EXISTING DRAIN PIPE                 |
| ---    | ---   | EXISTING GAS LINE                   |
| ---    | ---   | EXISTING SEWER PIPE                 |
| ---    | ---   | EXISTING WATER LINE                 |
| ---    | ---   | EXISTING RETAINING WALL             |
| ---    | ---   | PROPOSED DRAIN PIPE                 |
| ---    | ---   | PROPOSED ROOF DRAIN                 |
| ---    | ---   | PROPOSED GAS LINE                   |
| ---    | ---   | PROPOSED SEWER PIPE                 |
| ---    | ---   | PROPOSED WATER LINE                 |
| ---    | ---   | PROPOSED RETAINING WALL             |
| ---    | ---   | PROPOSED TREE LINE                  |
| ---    | ---   | COMMON AREA                         |
| ---    | ---   | CENTER LINE OF ROADWAY              |
| ---    | ---   | EXISTING CURB                       |
| ---    | ---   | PROPOSED CURB                       |
| ---    | ---   | EXISTING SLOPES<br>GREATER THAN 35% |

### SHEET INDEX

|                                 |             |
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| COVER SHEET                     | 1 OF 10     |
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### GRAPHIC SCALE



I CERTIFY THAT THE PREPARATION AND DESIGN OF THE PLAN AND ALL WORK SHOWN ON THE PLAN IS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND COMPLIES WITH ALL LOCAL REGULATIONS EXCEPT AS NOTED HEREIN.

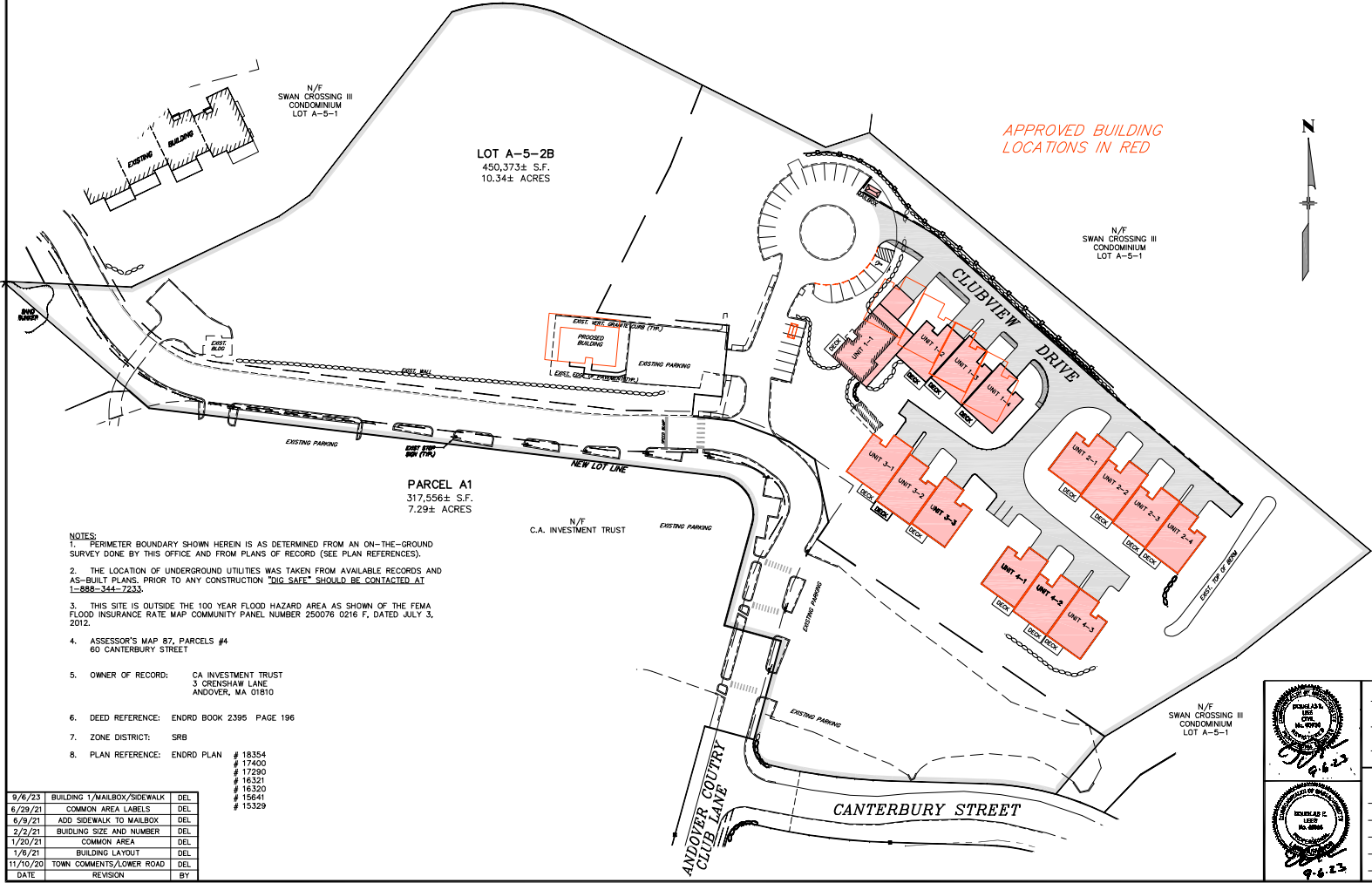
PROFESSIONAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



| SITE DEVELOPMENT PLAN<br>IN<br>ANDOVER, MASSACHUSETTS<br>COVER SHEET   |                            |               |        |
|--|----------------------------|---------------|--------|
| DATE FILED   | DATE: SEPTEMBER 3, 2020    | SHEET 1 OF 10 | REV. 0 |
| DATE OF HEARING  | REVISED: SEPTEMBER 6, 2023 |               |        |
| DATE APPROVED  |                            |               |        |
| ANDOVER PLANNING BOARD   |                            |               |        |
| PREPARED FOR/OWNER<br>CA INVESTMENT TRUST<br>3 CRENSHAW LANE - ANDOVER, MASSACHUSETTS<br>PREPARED BY<br>Land Engineering & Environmental Services, Inc.<br>130 Middlesex Road, Tyngsboro, Massachusetts 01879<br>Telephone: (978) 648-4642 |                            |               |        |

- NOTES:**
- PERIMETER BOUNDARY SHOWN HEREIN IS AS DETERMINED FROM AN ON-THE-GROUND SURVEY DONE BY THIS OFFICE AND FROM PLANS OF RECORD (SEE PLAN REFERENCES).
  - THE LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM AVAILABLE RECORDS AND AS-BUILT PLANS. PRIOR TO ANY CONSTRUCTION "DIG-SAFE" SHOULD BE CONTACTED AT 1-888-344-7233.
  - THIS SITE IS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA AS SHOWN OF THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250076 0216 F, DATED JULY 3, 2012.
  - ASSESSOR'S MAP 87, PARCELS #4  
60 CANTERBURY STREET
  - OWNER OF RECORD: CA INVESTMENT TRUST  
3 CRENSHAW LANE  
ANDOVER, MA 01810
  - DEED REFERENCE: ENRD BOOK 2395 PAGE 196
  - ZONE DISTRICT: SRB
  - PLAN REFERENCE: ENRD PLAN # 18354  
# 17400  
# 17290  
# 16321  
# 16320  
# 15641  
# 15329

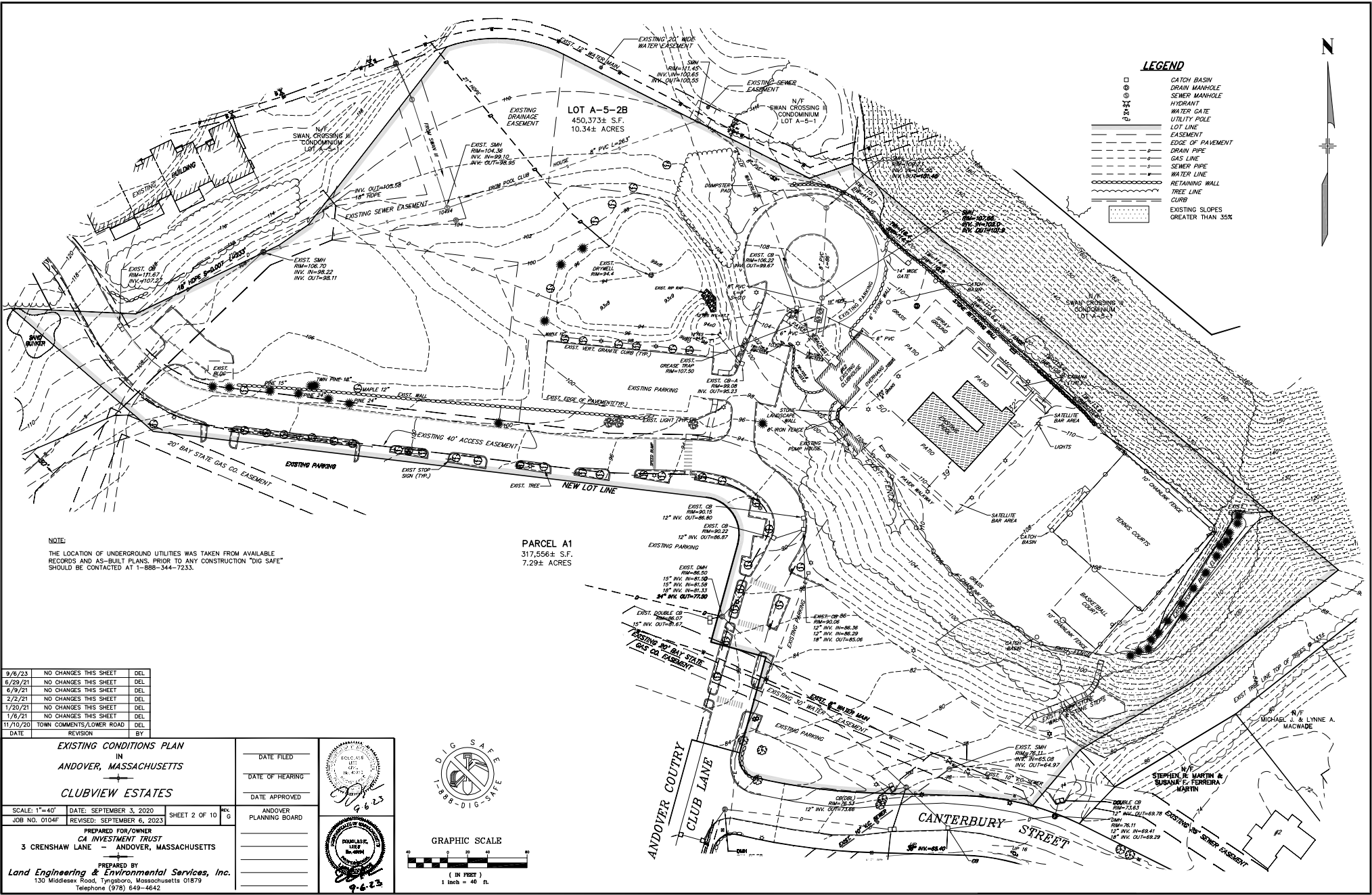
| DATE     | REVISION                    | BY  |
|----------|-----------------------------|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK | DEL |
| 8/29/21  | COMMON AREA LABELS          | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX     | DEL |
| 2/2/21   | BUILDING SIZE AND NUMBER    | DEL |
| 1/20/21  | COMMON AREA                 | DEL |
| 1/8/21   | BUILDING LAYOUT             | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD    | DEL |
|          | REVISION                    | BY  |





**LEGEND**

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER GATE
- UTILITY POLE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- DRAIN PIPE
- GAS LINE
- SEWER PIPE
- WATER LINE
- RETAINING WALL
- TREE LINE
- CLUMP
- EXISTING SLOPES GREATER THAN 35%



**NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM AVAILABLE RECORDS AND AS-BUILT PLANS. PRIOR TO ANY CONSTRUCTION "DIG SAFE" SHOULD BE CONTACTED AT 1-888-344-7233.

**PARCEL A1**  
317,556± S.F.  
7.29± ACRES

|          |                          |     |
|----------|--------------------------|-----|
| 9/6/23   | NO CHANGES THIS SHEET    | DEL |
| 6/29/21  | NO CHANGES THIS SHEET    | DEL |
| 6/9/21   | NO CHANGES THIS SHEET    | DEL |
| 2/2/21   | NO CHANGES THIS SHEET    | DEL |
| 1/20/21  | NO CHANGES THIS SHEET    | DEL |
| 1/6/21   | NO CHANGES THIS SHEET    | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD | DEL |
| DATE     | REVISION                 | BY  |

**EXISTING CONDITIONS PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**

**CLUBVIEW ESTATES**

|               |                            |               |        |
|---------------|----------------------------|---------------|--------|
| SCALE: 1"=40' | DATE: SEPTEMBER 3, 2020    | SHEET 2 OF 10 | INCHES |
| JOB NO. 0104F | REVISED: SEPTEMBER 6, 2023 |               |        |

PREPARED FOR/OWNER  
**CA INVESTMENT TRUST**  
3 CRENSHAW LANE - ANDOVER, MASSACHUSETTS

PREPARED BY  
**Land Engineering & Environmental Services, Inc.**  
130 Middlesex Road, Tyngsboro, Massachusetts 01879  
Telephone (978) 649-4642

|                        |  |
|------------------------|--|
| DATE FILED             |  |
| DATE OF HEARING        |  |
| DATE APPROVED          |  |
| ANDOVER PLANNING BOARD |  |

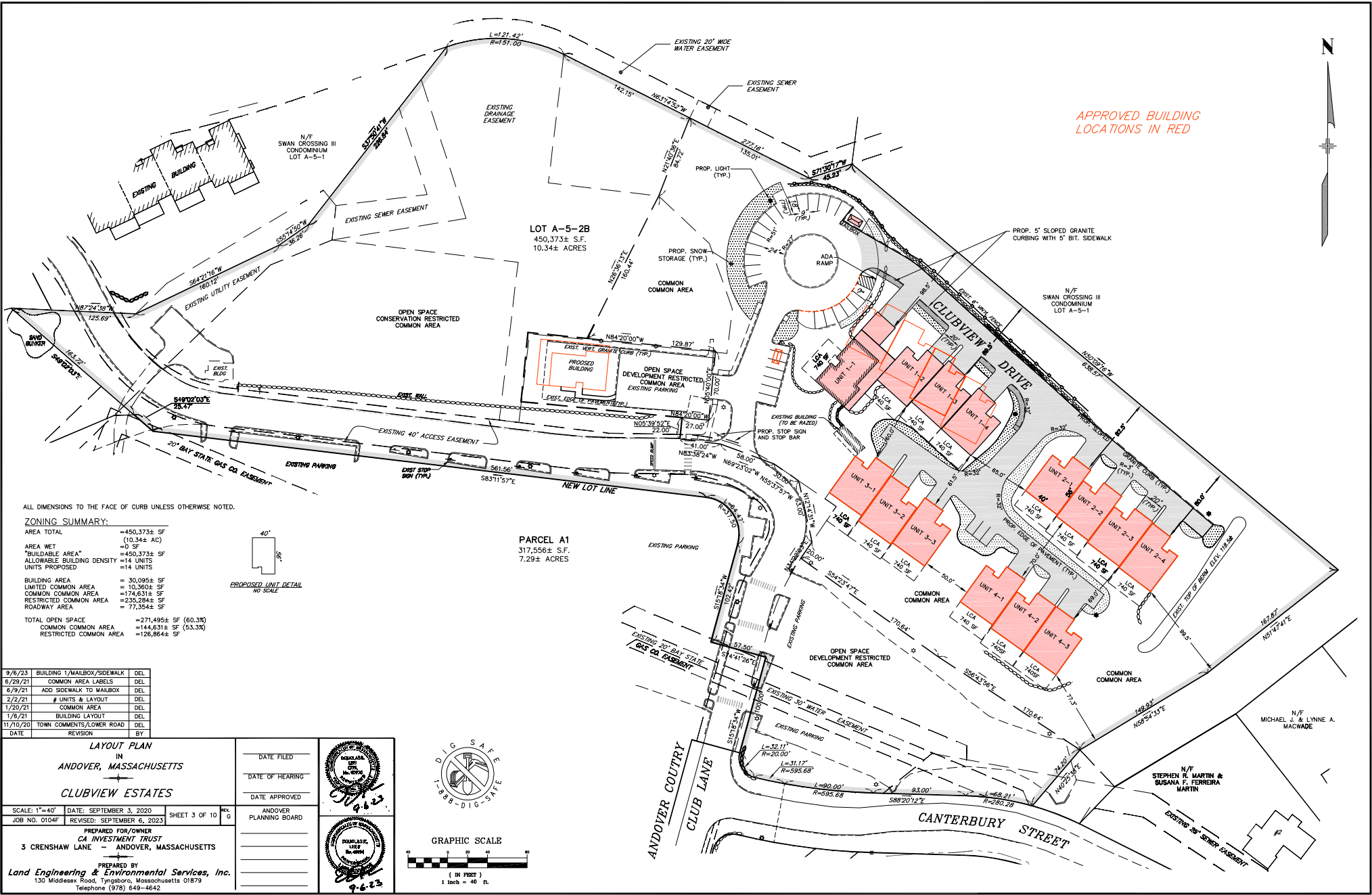
**DIG SAFE**

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 40 ft.



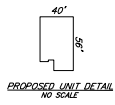
APPROVED BUILDING LOCATIONS IN RED



ALL DIMENSIONS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

**ZONING SUMMARY:**

|                            |                      |
|----------------------------|----------------------|
| AREA TOTAL                 | =450,373± SF         |
| (10.34± AC)                |                      |
| AREA WET                   | =0 SF                |
| "BUILDABLE AREA"           | =450,373± SF         |
| ALLOWABLE BUILDING DENSITY | =14 UNITS            |
| UNITS PROPOSED             | =14 UNITS            |
| BUILDING AREA              | = 30,095± SF         |
| LIMITED COMMON AREA        | = 10,360± SF         |
| COMMON COMMON AREA         | =174,631± SF         |
| RESTRICTED COMMON AREA     | =235,284± SF         |
| ROADWAY AREA               | = 77,354± SF         |
| TOTAL OPEN SPACE           | =271,495± SF (60.3%) |
| COMMON COMMON AREA         | =144,631± SF (53.3%) |
| RESTRICTED COMMON AREA     | =126,864± SF         |



PARCEL A1  
317,556± S.F.  
7.29± ACRES

|          |                             |     |
|----------|-----------------------------|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK | DEL |
| 6/29/21  | COMMON AREA LABELS          | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX     | DEL |
| 2/2/21   | # UNITS & LAYOUT            | DEL |
| 1/20/21  | COMMON AREA                 | DEL |
| 1/6/21   | BUILDING LAYOUT             | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD    | DEL |
| DATE     | REVISION                    | BY  |

**LAYOUT PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**

**CLUBVIEW ESTATES**

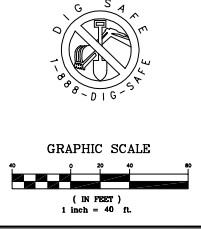
SCALE: 1"=40'    DATE: SEPTEMBER 3, 2020    SHEET 3 OF 10  
JOB NO. 0104F    REVISED: SEPTEMBER 6, 2023

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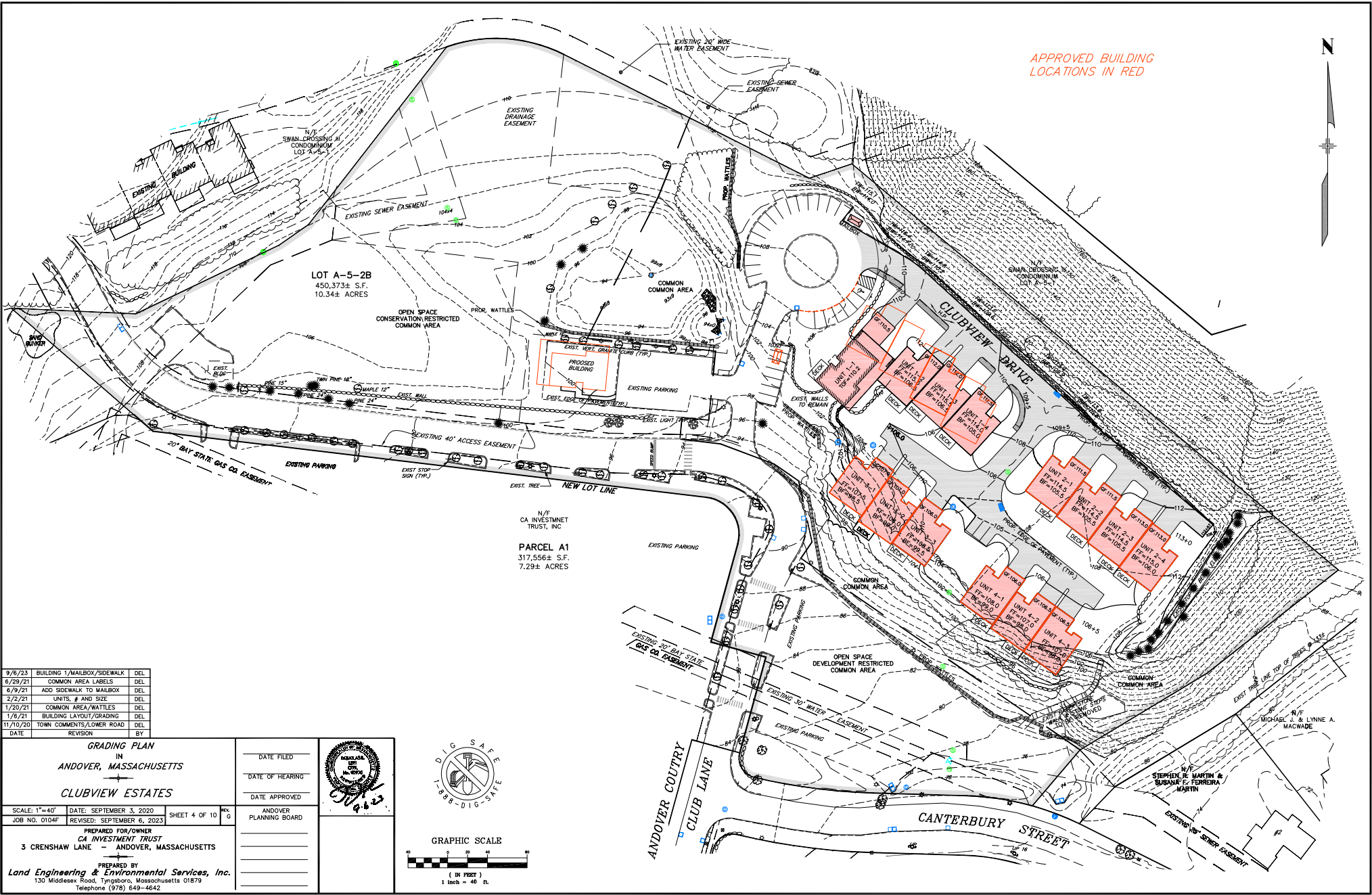
ANDOVER PLANNING BOARD



N/F  
STEPHEN R. MARTIN &  
SUSANA F. FERREIRA  
MARTIN

N/F  
MICHAEL J. & LYNNE A.  
MAGWADE

APPROVED BUILDING  
LOCATIONS IN RED



LOT A-5-2B  
450,373± S.F.  
10.34± ACRES

N/E  
CA INVESTMENT  
TRUST, INC  
PARCEL A1  
317,556± S.F.  
7.29± ACRES

|          |                             |     |
|----------|-----------------------------|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK | DEL |
| 6/29/21  | COMMON AREA LABELS          | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX     | DEL |
| 2/2/21   | UNITS, # AND SIZE           | DEL |
| 1/20/21  | COMMON AREA/WATILES         | DEL |
| 1/6/21   | BUILDING LAYOUT/GRADING     | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD    | DEL |
| DATE     | REVISION                    | BY  |

**GRADING PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**

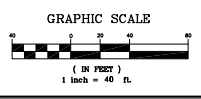
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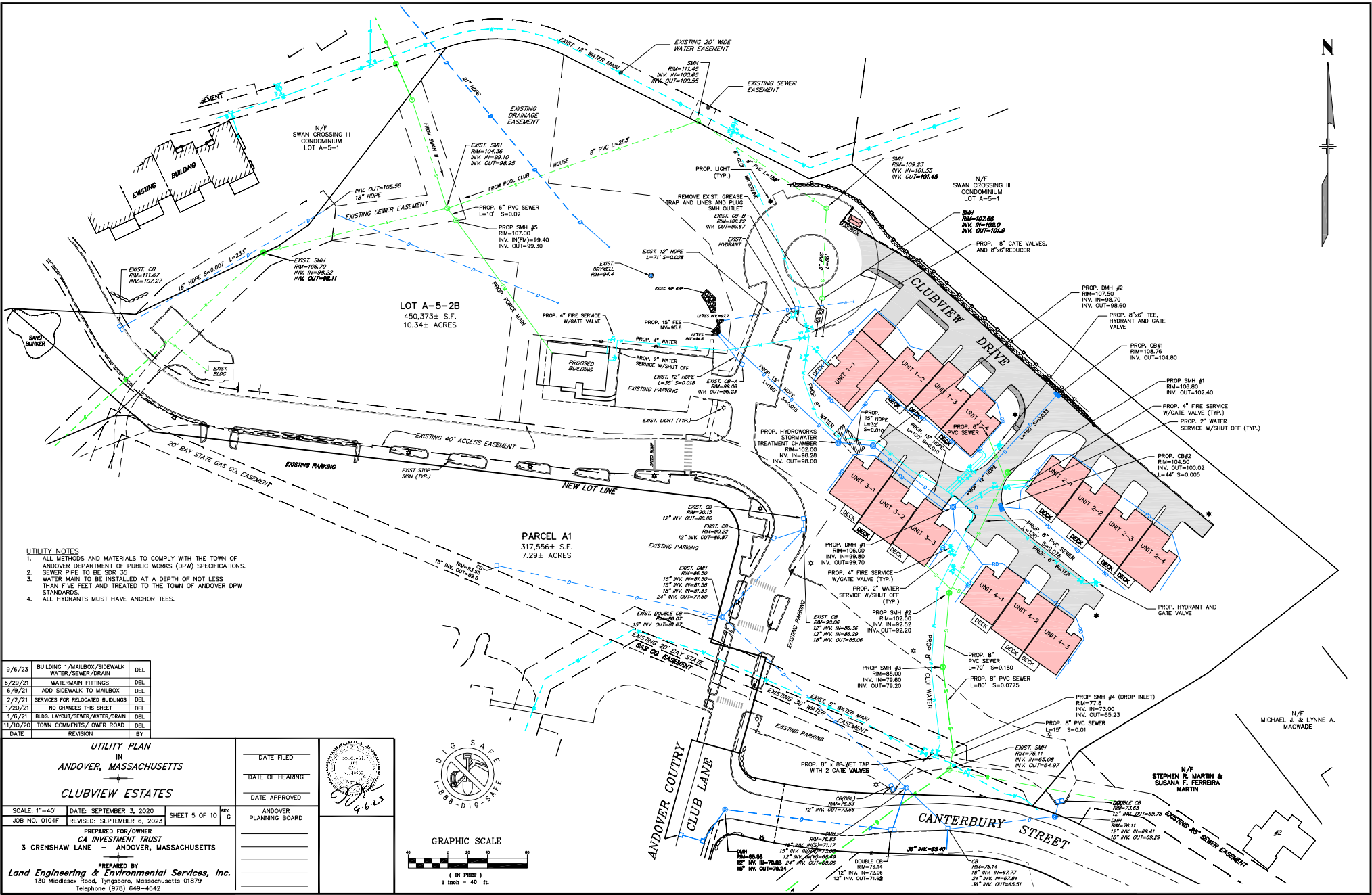
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| JOB NO. 0104F | REVISED: SEPTEMBER 6, 2023 |               |

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|                        |  |
|------------------------|--|
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| DATE OF HEARING        |  |
| DATE APPROVED          |  |
| ANDOVER PLANNING BOARD |  |





- UTILITY NOTES**
1. ALL METHODS AND MATERIALS TO COMPLY WITH THE TOWN OF ANDOVER DEPARTMENT OF PUBLIC WORKS (DPW) SPECIFICATIONS.
  2. SEWER PIPE TO BE SDR 35
  3. WATER MAIN TO BE INSTALLED AT A DEPTH OF NOT LESS THAN FIVE FEET AND TREATED TO THE TOWN OF ANDOVER DPW STANDARDS.
  4. ALL HYDRANTS MUST HAVE ANCHOR TEES.

|          |                                  |     |
|----------|----------------------------------|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK      | DEL |
|          | WATER/SEWER/DRAIN                | DEL |
| 6/29/21  | WATERMAIN FITTINGS               | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX          | DEL |
| 2/2/21   | SERVICES FOR RELOCATED BUILDINGS | DEL |
| 1/20/21  | NO CHANGES THIS SHEET            | DEL |
| 1/6/21   | BLDG. LAYOUT/SEWER/WATER/DRAIN   | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD         | DEL |
| DATE     | REVISION                         | BY  |

**UTILITY PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**

**CLUBVIEW ESTATES**

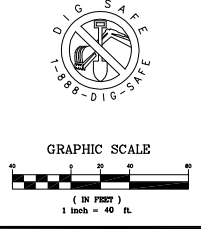
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ANDOVER PLANNING BOARD

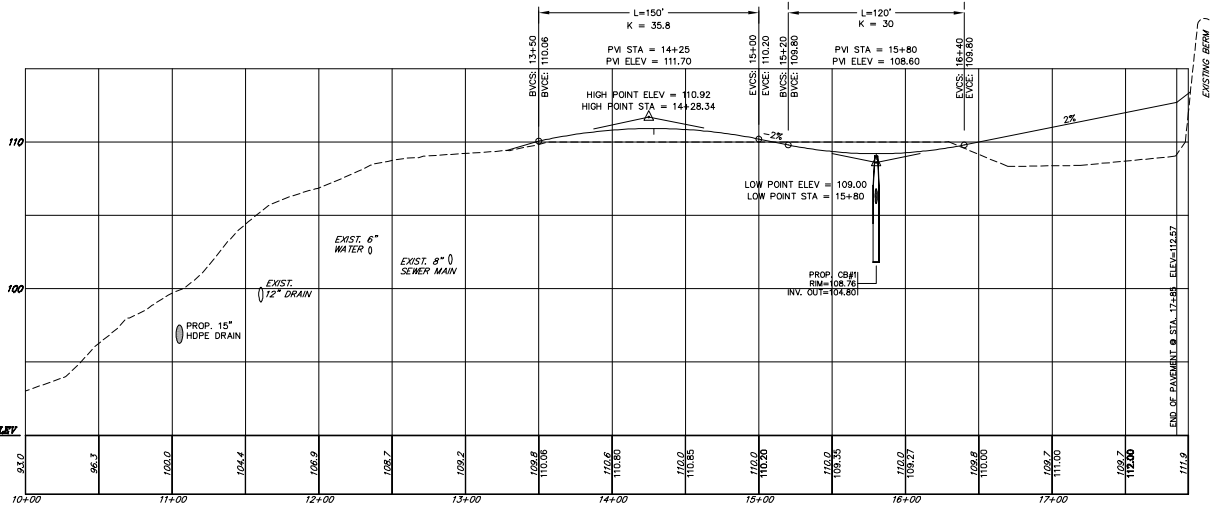
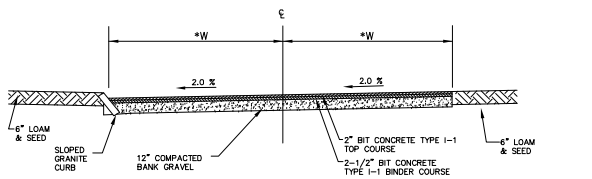
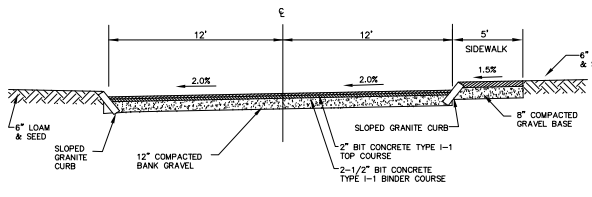
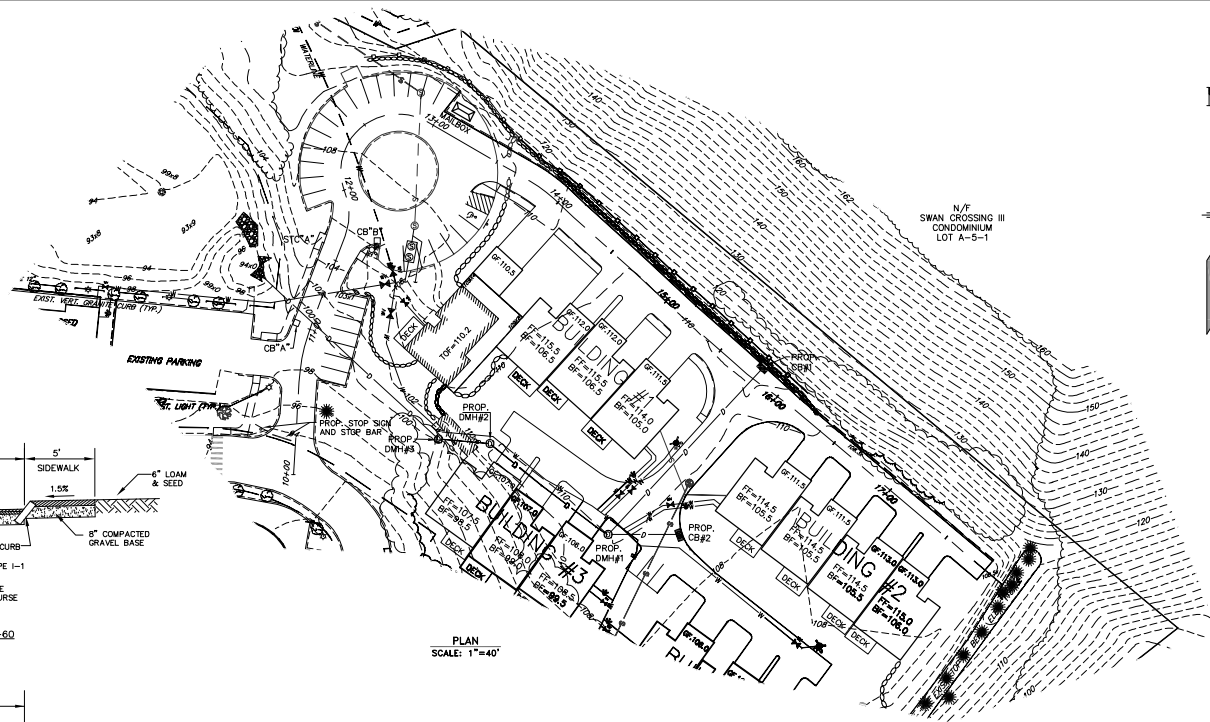
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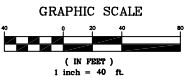


N/E  
MICHAEL A. & LYNNE A. WAGWADE

N/E  
STEPHEN R. MARTIN &  
SUSANA F. FERREIRA  
MARTIN



|          |   |     |
|----------|---|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK WATER/SEWER/DRAIN | DEL |
| 6/29/21  | WATERMAIN FITTINGS                            | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX                       | DEL |
| 2/2/21   | # UNITS AND LAYOUT                            | DEL |
| 1/20/21  | NO CHANGES THIS SHEET                         | DEL |
| 1/6/21   | BLDG. & UTILITY LAYOUT                        | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD                      | DEL |
| DATE     | REVISION                                      | BY  |



**PLAN AND PROFILE IN ANDOVER, MASSACHUSETTS**

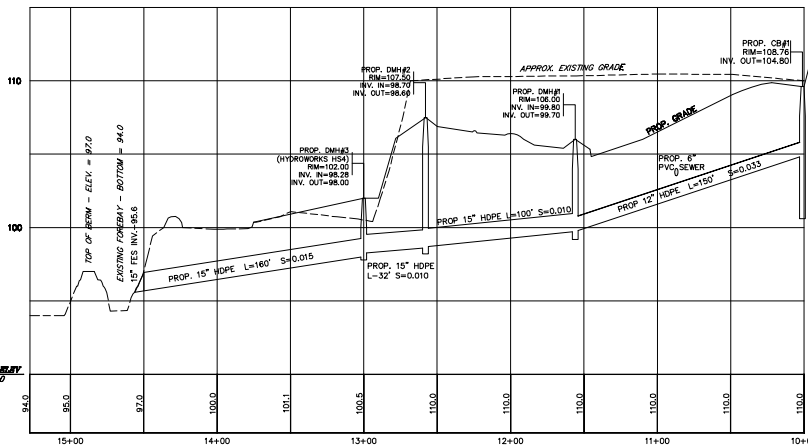
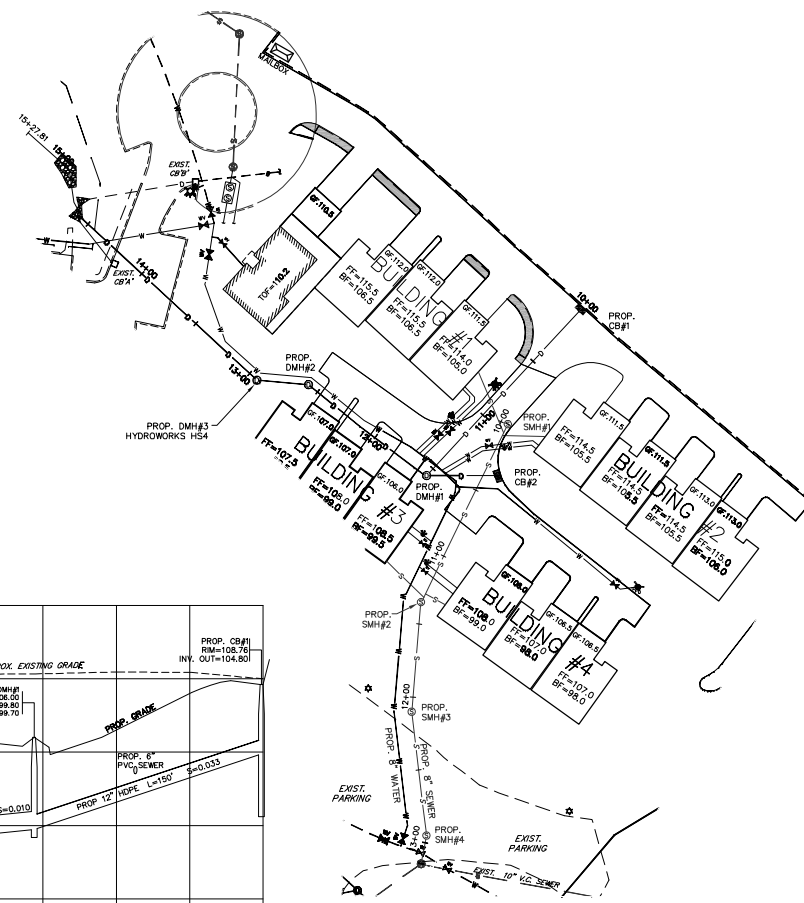
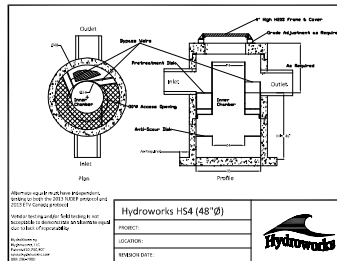
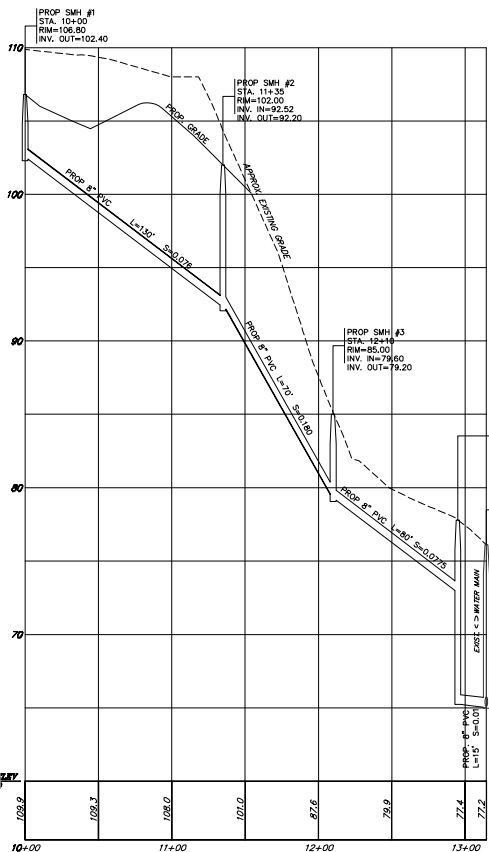
**CLUBVIEW ESTATES**

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SCALE: 1"=40' DATE: SEPTEMBER 3, 2020 SHEET 6 OF 10  
 JOB NO. 0104F REVISED: SEPTEMBER 6, 2023

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|          |                             |     |
|----------|-----------------------------|-----|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK | DEL |
| 6/29/21  | WATER/SEWER/DRINK           | DEL |
| 6/9/21   | WATERMAIN FITTINGS          | DEL |
| 6/9/21   | ADD SIDEWALK TO MAILBOX     | DEL |
| 2/2/21   | BLDGS & DRAINAGE LAYOUT     | DEL |
| 1/20/21  | NO CHANGES THIS SHEET       | DEL |
| 1/6/21   | SEWER & WATER LAYOUT        | DEL |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD    | DEL |
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**DETAIL PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**  
CLUBVIEW ESTATES

SCALE: AS NOTED DATE: SEPTEMBER 3, 2020 SHEET 7 OF 10  
 JOB NO. 0104F REVISED: SEPTEMBER 6, 2023

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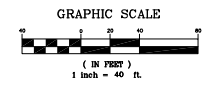
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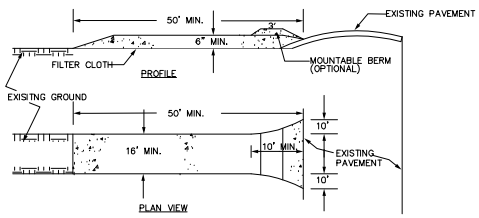
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ANDOVER PLANNING BOARD

MASSACHUSETTS  
SEAL OF THE ANDOVER PLANNING BOARD  
2023

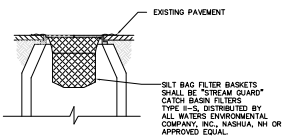
DIG SAFE  
1988-DIG-SAFE





**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS:**
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
  2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
  4. THE WIDTH OF THE ENTRANCE SHALL NOT BE PLACED LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
  5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
  6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPE THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
  7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
  8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE AND PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



**INLET PROTECTION**  
NOT TO SCALE

\*- EXISTING CATCH BASINS TO BE PROTECTED WITH SILT BAGS AND SILT BAGS TO BE INSTALLED INTO THE NEW CATCH BASINS ONCE THEY ARE CONSTRUCTED

|          |                         |     |
|----------|-------------------------|-----|
| 9/6/23   | STOCKPILE LOCATION      | DEL |
| 6/29/21  | NO CHANGES THIS SHEET   | DEL |
| 6/9/21   | ADD SIDEWALK TO MALIBOX | DEL |
| 2/2/21   | DEWATERING DETAIL       | DEL |
| 1/20/21  | WATLES BY POND          | DEL |
| 1/6/21   | NO CHANGES THIS PLAN    | DEL |
| 11/10/20 | ADD THIS PLAN           | DEL |
| DATE     | REVISION                | BY  |

**EROSION CONTROL & SEDIMENT PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**  
CLUBVIEW ESTATES

SCALE: 1"=40'  
DATE: SEPTEMBER 3, 2020  
JOB NO. 0104F  
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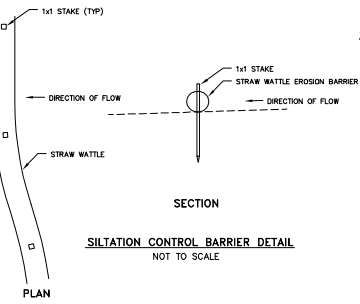
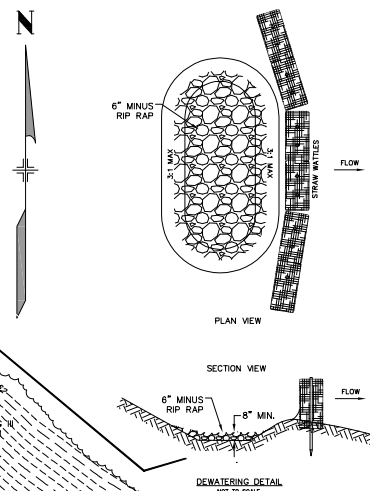
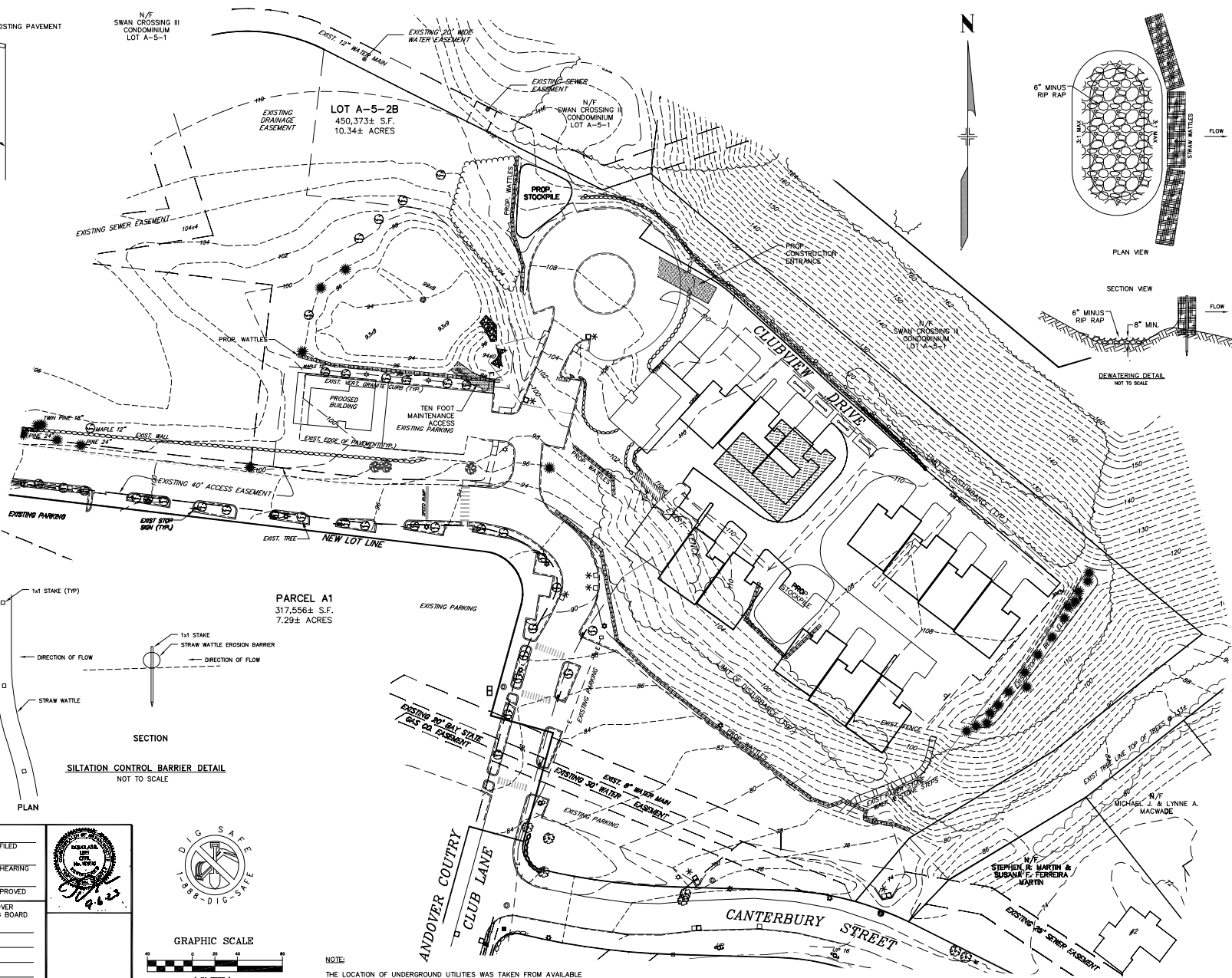
PREPARED FOR/OWNER  
**CA INVESTMENT TRUST**  
3 CRENSHAW LANE ANDOVER, MASSACHUSETTS

PREPARED BY  
**Land Engineering & Environmental Services, Inc.**  
130 Middlesex Road, Tyngsboro, Massachusetts 01879  
Telephone (978) 649-4642

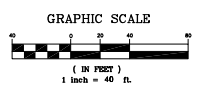
DATE FILED \_\_\_\_\_  
DATE OF HEARING \_\_\_\_\_  
DATE APPROVED \_\_\_\_\_  
ANDOVER PLANNING BOARD \_\_\_\_\_

REGULATORY SEAL  
SEP 13 2023

GRAPHIC SCALE  
1 inch = 40 ft



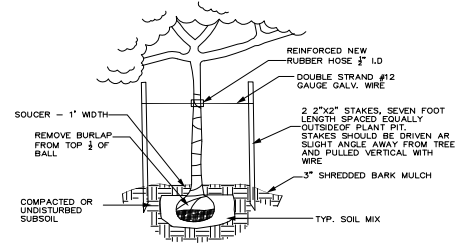
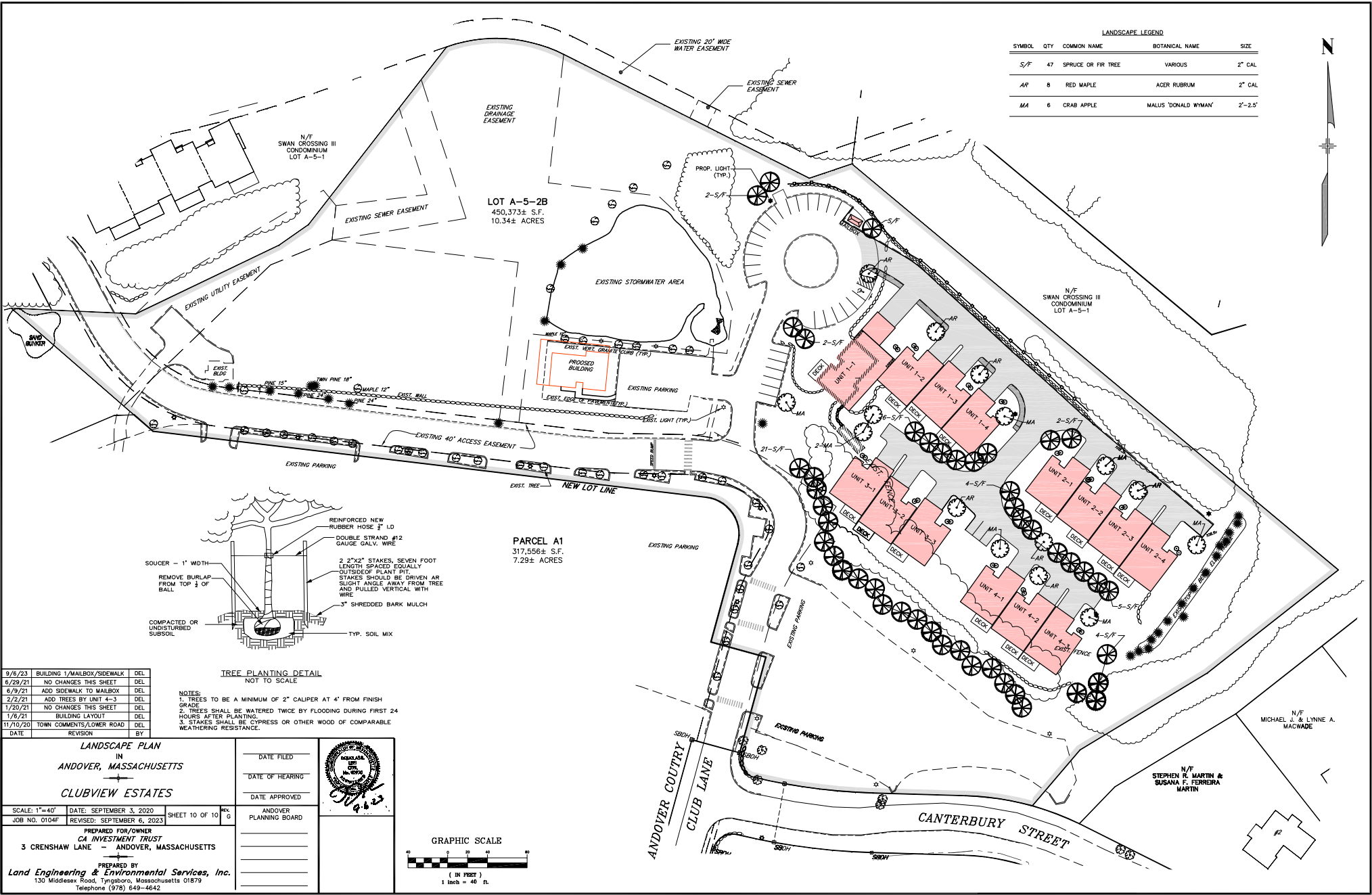
**SILTATION CONTROL BARRIER DETAIL**  
NOT TO SCALE



**NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM AVAILABLE RECORDS AND AS-BUILT PLANS. PRIOR TO ANY CONSTRUCTION "DIG SAFE" SHOULD BE CONTACTED AT 1-888-344-7233.



| LANDSCAPE LEGEND |     |                    |                      |         |
|------------------|-----|--------------------|----------------------|---------|
| SYMBOL           | QTY | COMMON NAME        | BOTANICAL NAME       | SIZE    |
| S/F              | 47  | SPRUCE OR FIR TREE | VARIOUS              | 2" CAL. |
| AR               | 8   | RED MAPLE          | ACER RUBRUM          | 2" CAL. |
| MA               | 6   | CRAB APPLE         | MALUS 'DONALD WYMAN' | 2'-2.5' |



TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- TREES TO BE A MINIMUM OF 2" CALIPER AT 4" FROM FINISH GRADE.
  - TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
  - STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.

|          |                             |      |
|----------|-----------------------------|------|
| 9/6/23   | BUILDING 1/MAILBOX/SIDEWALK | DEL. |
| 6/29/21  | NO CHANGES THIS SHEET       | DEL. |
| 6/9/21   | ADD SIDEWALK TO MAILBOX     | DEL. |
| 2/2/21   | ADD TREES BY UNIT 4-3       | DEL. |
| 1/20/21  | NO CHANGES THIS SHEET       | DEL. |
| 1/6/21   | BUILDING LAYOUT             | DEL. |
| 11/10/20 | TOWN COMMENTS/LOWER ROAD    | DEL. |
| DATE     | REVISION                    | BY   |

**LANDSCAPE PLAN**  
IN  
**ANDOVER, MASSACHUSETTS**

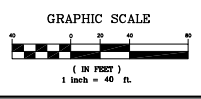
**CLUBVIEW ESTATES**

|               |                            |                |        |
|---------------|----------------------------|----------------|--------|
| SCALE: 1"=40' | DATE: SEPTEMBER 3, 2020    | SHEET 10 OF 10 | INCHES |
| JOB NO. 0104F | REVISED: SEPTEMBER 6, 2023 |                | GAUGE  |

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|                        |  |
|------------------------|--|
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| DATE APPROVED          |  |
| ANDOVER PLANNING BOARD |  |



N/F  
**STEPHEN R. MARTIN & SUSANA F. FERREIRA MARTIN**

