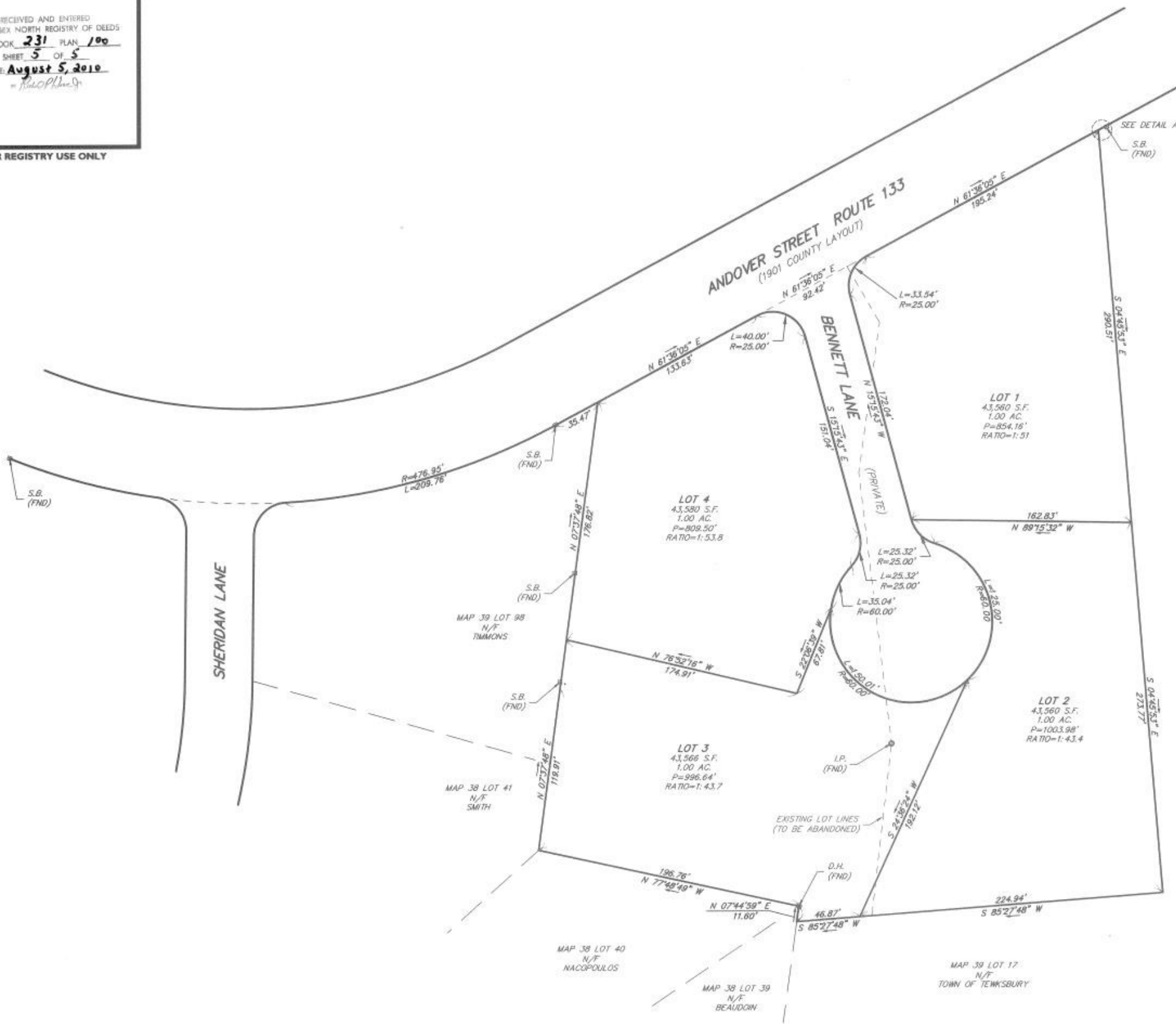
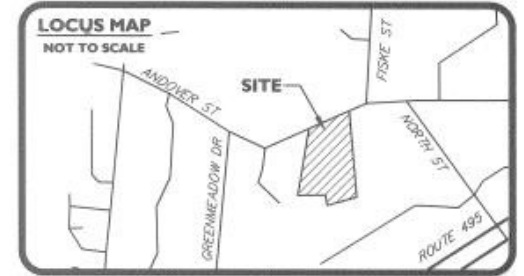


RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 231 PLAN 100
SHEET 5 OF 5
DATE: August 5, 2010

FOR REGISTRY USE ONLY



REFERENCE PLANS:

- "REVISED PROPERTY PLAN" PREPARED BY GCG ASSOCIATES, INC.; DATED DECEMBER 7, 1999. RECORDED IN M.N.D.R.D. PLAN BOOK 202 PLAN 119.
- "DEFINITIVE PLAN SHERIDAN LANE TEWKSBURY MASS." PREPARED BY HAYES ENGINEERING, INC.; DATED FEBRUARY 10, 1998. RECORDED IN M.N.D.R.D. PLAN BOOK 198 PLAN 128.
- "PLAN OF LAND IN TEWKSBURY MASS." PREPARED BY BROOKS, JORDAN & GRAVES, DATED AUGUST 2, 1966. RECORDED IN M.N.D.R.D. PLAN BOOK 104 PLAN 75.
- 1910 COUNTY LAYOUT OF ANDOVER STREET NORTH TEWKSBURY MASS. DATED AUGUST 5, 1910 RECORDED IN M.N.D.R.D. AS PLAN M-48.
- 1901 COUNTY LAYOUT OF ANDOVER STREET TEWKSBURY MASS. RECORDED IN M.N.D.R.D. AS PLAN L-11.

NOTES:

- TOTAL SITE AREA: MAP 39, PARCELS 12 & 14 193,971 S.F. (4.43± ACRES)
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOTS 12 AND 14 INTO FOUR LOTS.
- EXISTING DWELLINGS WILL REMAIN ON LOTS 1 AND 4. NEW DWELLINGS WILL BE CONSTRUCTED ON THE PROPOSED NEW LOTS.
- ALL LOTS CONFORM TO AREA, FRONTAGE AND PERIMETER REQUIREMENTS AS SET FORTH IN THE TEWKSBURY ZONING BY-LAW.
- ALL LOTS TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY BASED ON SURFACE OBSERVATIONS AND RECORD INFORMATION.
- CURRENT OWNERS OF RECORD:
 - MAP 39, PARCEL 14 JEFFERSON, WENDY & JAMES 1445 ANDOVER STREET TEWKSBURY, MA 01876 MNDRO BOOK 17997 PAGE 246 101,040 S.F.
 - MAP 39, PARCEL 12 FRANKLEY, JANET 1423 ANDOVER STREET TEWKSBURY, MA 01876 MNDRO BOOK 18124 PAGE 68 92,931 S.F.
- PRESENT ZONING: RESIDENTIAL R-40
- DIMENSIONAL REQUIREMENTS:
 - MIN. LOT: 1 ACRE (43,560 S.F.)
 - MIN. FRONTAGE: 150 FT.
 - MIN. FRONT YARD: 25 FT.
 - MIN. SIDE YARD: 15 FT.
 - MIN. REAR YARD: 15 FT.
 - MAX. BUILDING HT.: 2.5 STORIES/35 FT.
 - MAX. BUILDING COVERAGE: 15% OF LOT
- THE PROPERTY DEED SHALL BE SUBMITTED TO THE PLANNING BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT STATING THAT THE APPROVED PRIVATE WAY DESIGNATED AS BENNETT LANE, SHALL REMAIN CLASSIFIED AS A PRIVATE WAY IN PERPETUITY AND THE TOWN OF TEWKSBURY SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR PLOWING OF THIS PRIVATE WAY. FURTHERMORE, ALL SOLID WASTE SHALL BE COLLECTED FROM THE CURB AT THE INTERSECTION OF ANDOVER STREET.
- RESPONSIBILITY OF MAINTENANCE OF ROADWAY AND UTILITIES IS AS SET FORTH IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

APPROVED WAIVERS

- WAIVERS APPROVED FROM SUBDIVISION RULES AND REGULATIONS FOR THE PURPOSE OF ELIMINATING THE DESIGN AND CONSTRUCTION OF A CUL-DE-SAC AND ALLOW THE EXISTING DRIVEWAY TO BE USED AS SHARED ACCESS:
- WAIVE SECTION 8, SUB-SECTION 8.1 STREETS.
 - WAIVE SECTION 8, SUB-SECTION 8.2 DRAINAGE.
 - WAIVE STRICT COMPLIANCE FROM REMAINING SUBDIVISION RULES AND REGULATIONS.

| REVISION | DATE | DESCRIPTION | BY |
|----------|----------|-------------------------------------|-----|
| 4 | 11/14/09 | REVISE SHEET 4 AND NOTES | ESS |
| 3 | 1-29-09 | HOOPY LOT 3 & 4 | REC |
| 2 | 04/1/06 | ADD NOTE RE. HOMEOWNERS ASSOCIATION | SCH |
| 1 | 02/1/06 | NO CHANGES | SCH |

| ENGINEER | DRAFTER | CHECKED | MAP CHECK | RECORDED |
|----------|---------|---------|-----------|----------|
| | BPC/MR | CDR | REC | |

APPROVED TEWKSBURY PLANNING BOARD

James Reed
Mark W. Spack

6-18-10
DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

5/3/2010
DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. CUOCO
No. 23671

Richard E. Cuoco

PREPARED FOR:
DAVID F. FRAWLEY
1423 ANDOVER STREET
TEWKSBURY, MA 01876

SCALE: 1" = 40'

JANUARY 3, 2008

SCALE IN FEET

PREPARED BY:
CUOCO CORMIER
ENGINEERING ASSOCIATES, INC.

170 MAIN STREET - UNIT 112
TEWKSBURY, MA 01876 (978) 851-9807
WWW.CUOCO-CORMIER.COM

LAND PLANNING SERVICES CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL SERVICES

MAP 39 LOTS 12 & 14
DEFINITIVE SUBDIVISION PLAN
BENNETT LANE
1423 & 1445 ANDOVER STREET
TEWKSBURY, MASSACHUSETTS

SHEET NO. **V-1**

FILE 8262