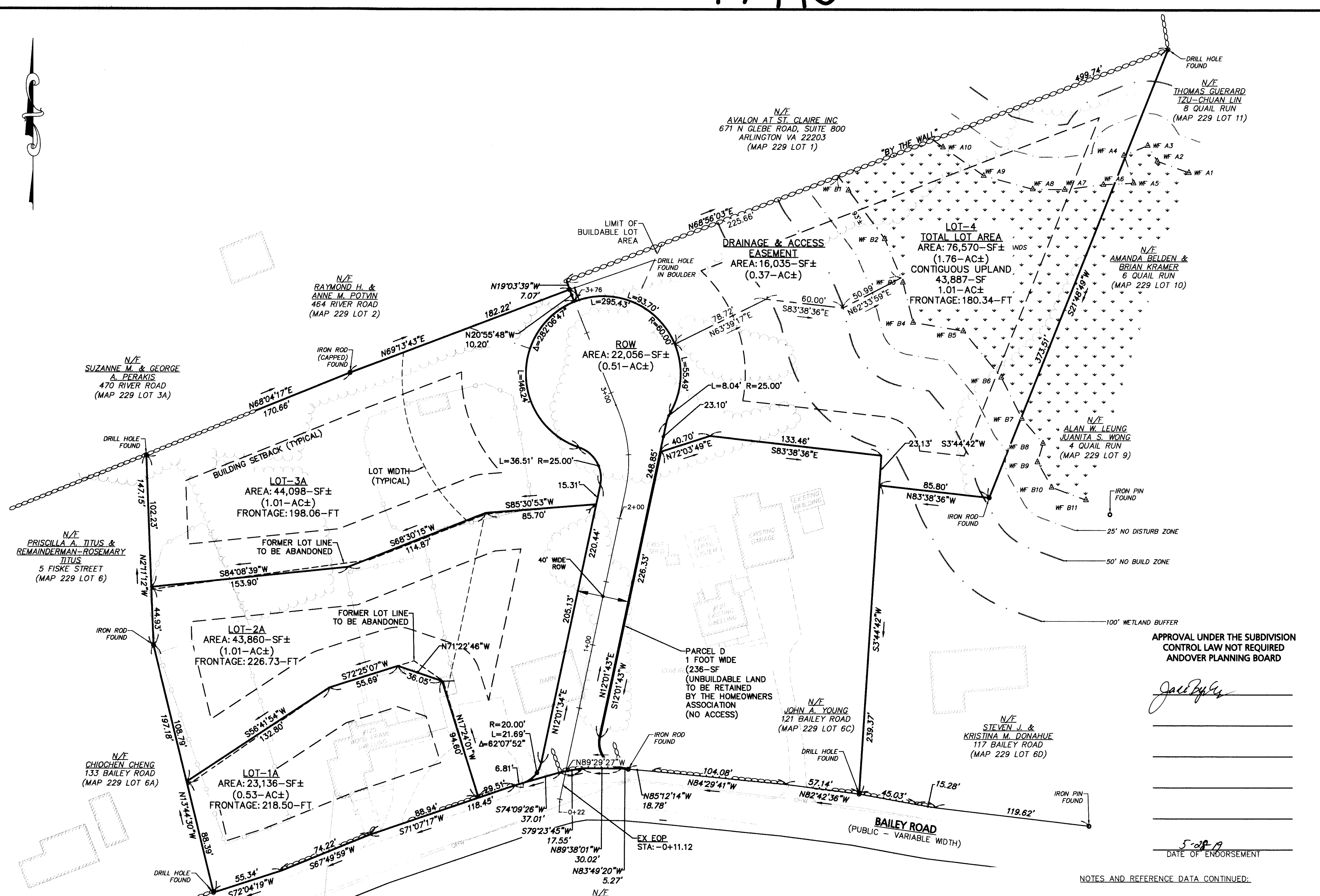


17943

17943



LAND USE TABLE	
LOCATION:	125 BAILEY ROAD (MAP 229 / LOT 6B)
ZONE A:	SRC - SINGLE RESIDENCE C
USE:	RESIDENTIAL
	APPENDIX A 7.9.1 - HISTORICAL STRUCTURES (TABLE 2)
MINIMUM LOT AREA	43,560-SF 1-ACRE 21,780-SF 0.5-ACRE
MINIMUM LOT FRONTAGE	180-FT 100-FT
MINIMUM FRONT SETBACK	50-FT 35-FT ⁽²⁾
MINIMUM SIDE SETBACK	30-FT 20-FT
MINIMUM REAR SETBACK	30-FT 30-FT
MINIMUM LOT WIDTH	80%-144-FT 80%-80-FT
MINIMUM BUILDING HEIGHT	35-FT 35-FT

LOTS 1A (HISTORICAL LOT), 2A, 3A, 4 & THE ROW	
PARENT PARCEL AREA	209,983-SF 4.82 ACRES
HISTORICAL LOT AREA	23,136-SF 0.53 ACRES
HISTORICAL LOT AREA (REMAINING LAND)	186,847-SF 4.29 ACRES
NON-CONTIGUOUS LAND (WETLAND AREA)	31,339-SF 0.72 ACRES
REMAINING DEVELOPABLE AREA (MINUS WETLANDS)	155,508-SF 3.57 ACRES

- TABLE NOTES:
1. THIS LAND USE TABLE REFLECTS THE LAND AREAS AFTER THE LAND SWAP WITH JOHN A. YOUNG AS SHOWN ON THE PRIOR RECORDED PLANS.
 2. FRONT OFFSET TO EXISTING DWELLING IS LESS THAN REQUIRED BY CURRENT ZONING AND IS TO REMAIN PRE EXISTING NON CONFORMING.
 3. LOT 1 AND THE EXISTING DWELLING, 125 BAILEY ROAD WAS ACCEPTED BY THE TOWN OF ANDOVER HISTORICAL COMMISSION AS A HISTORICAL RESIDENCE.

- NOTES AND REFERENCE DATA:
1. LOCATION: 125 BAILEY ROAD (MAP 229 LOT 6B)
 2. DEED: NORTHERN ESSEX REGISTRY OF DEEDS BK 15515 PG 871 (#125)
 3. ZONE: SINGLE RESIDENCE C
 4. USE: SINGLE FAMILY RESIDENTIAL
 5. OWNERS: AJM CONSTRUCTION, LLC (125 BAILEY ROAD) 100 FRASIER LANE TEWKSBURY, MA 01876
 6. LAND SURVEYOR: SEC & ASSOCIATES PLAISTOW, NH TEL: (603) 382-5065
 7. WETLANDS: NORSE ENVIRONMENTAL SERVICES, INC. 92 MIDDLESEX ROAD TYNGSBORO, MA 01879

- NOTES AND REFERENCE DATA CONTINUED:
8. THIS PLAN WAS PREPARED TO SHOW A LOT LINE ADJUSTMENT BETWEEN LOT 1 (HISTORICAL LOT) AND LOTS 2 AND 3 (OWNED BY AJM CONSTRUCTION, LLC.), NOW SHOWN AS LOTS 1A, 2A & 3A. LOT 4, PARCEL D AND THE RIGHT OF WAY. AREAS OF THE RIGHT OF WAY, HISTORICAL LOT AND LOT 4 REMAIN THE SAME. AREAS OF LOTS 2 & 3 CHANGE SLIGHTLY. FRONTAGES FOR ALL LOTS AND THE ROW ARE TO REMAIN THE SAME AS SHOWN ON THE ORIGINAL PLANS.
 9. LOT 1A AS SHOWN ON THIS PLAN WAS FORMERLY SHOWN AS LOT 1 ON AN APPROVAL NOT REQUIRED (ANR-1) PLAN AS RECORDED ON JANUARY 30, 2019 IN THE NORTH ESSEX REGISTRY OF DEEDS AS PLAN NUMBER 17894. LOTS 1A, 2A, 3A, PARCEL D & THE ROW AS SHOWN ON THIS PLAN WERE ALSO PREVIOUSLY SHOWN AS LOTS 1, 2, 3, 4, PARCEL D & THE ROW ON APPROVED SITE DEVELOPMENT PLANS, 121 & 125 BAILEY ROAD REVISED DATED NOVEMBER 2, 2018 AND MORE SPECIFICALLY SUBDIVISION PLAN - SHEET C-3, SHEET 1 OF 1 REVISED DATED SEPTEMBER 25, 2018 AND RECORDED ON JANUARY 30, 2019 IN THE NORTH ESSEX REGISTRY OF DEEDS AS PLAN NUMBER 17895. LOT 4 THE RIGHT OF WAY AND PARCEL D AS SHOWN IS TO REMAIN UNCHANGED AS SHOWN ON THE ORIGINAL ABOVE MENTIONED PLANS.
 10. THE HISTORICAL LOT - LOT 1 WAS BASED ON A PRIOR DECISION OF THE ZONING BOARD OF APPEALS, ANDOVER, MASSACHUSETTS. DECISION NUMBERS Z-18-105 & Z-18-131 APPLICATION FILED AUGUST 9, 2018 - DATE OF DECISION DECEMBER 7, 2018 AND RECORDED ON JANUARY 30, 2019 IN THE NORTH ESSEX REGISTRY OF DEEDS IN BOOK 15746 PAGE 179.
 11. THIS LAND WAS PREVIOUSLY APPROVED BY SPECIAL PERMIT, DECISION OF THE ANDOVER PLANNING BOARD, SPECIAL PERMIT GRANTING AUTHORITY AS RECORDED JANUARY 30, 2019 IN BOOK 15746 PAGE 200.
 12. THIS LAND IS SUBJECT TO AN ORDER OF CONDITIONS RECORDED JANUARY 30, 2019 IN BOOK 15746 PAGE 206.

REGISTRY OF DEEDS
Northern District of Essex 95
Received and Recorded
On May 29, 2019
At 10 o'clock 11 a.m.
PLAN NO. 17943
Attest:
M. R. Donnell
Register of Deeds

FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

DATE	DESCRIPTION
5-17-2019	APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED AND OVER PLANNING BOARD

APPLICANT:
AJM CONSTRUCTION
123 LANCASTER DRIVE
TEWKSBURY, MA 01876

OWNERS:
AJM CONSTRUCTION
123 LANCASTER DRIVE
TEWKSBURY, MA 01876

PROJECT:
125 BAILEY ROAD
MAP 229 LOT 6B
ANDOVER, MA 01810

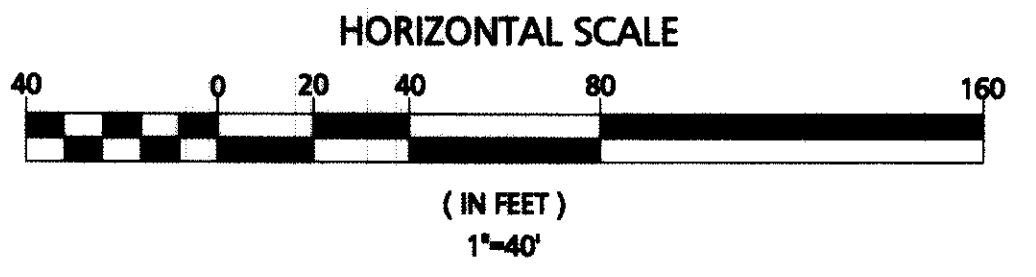
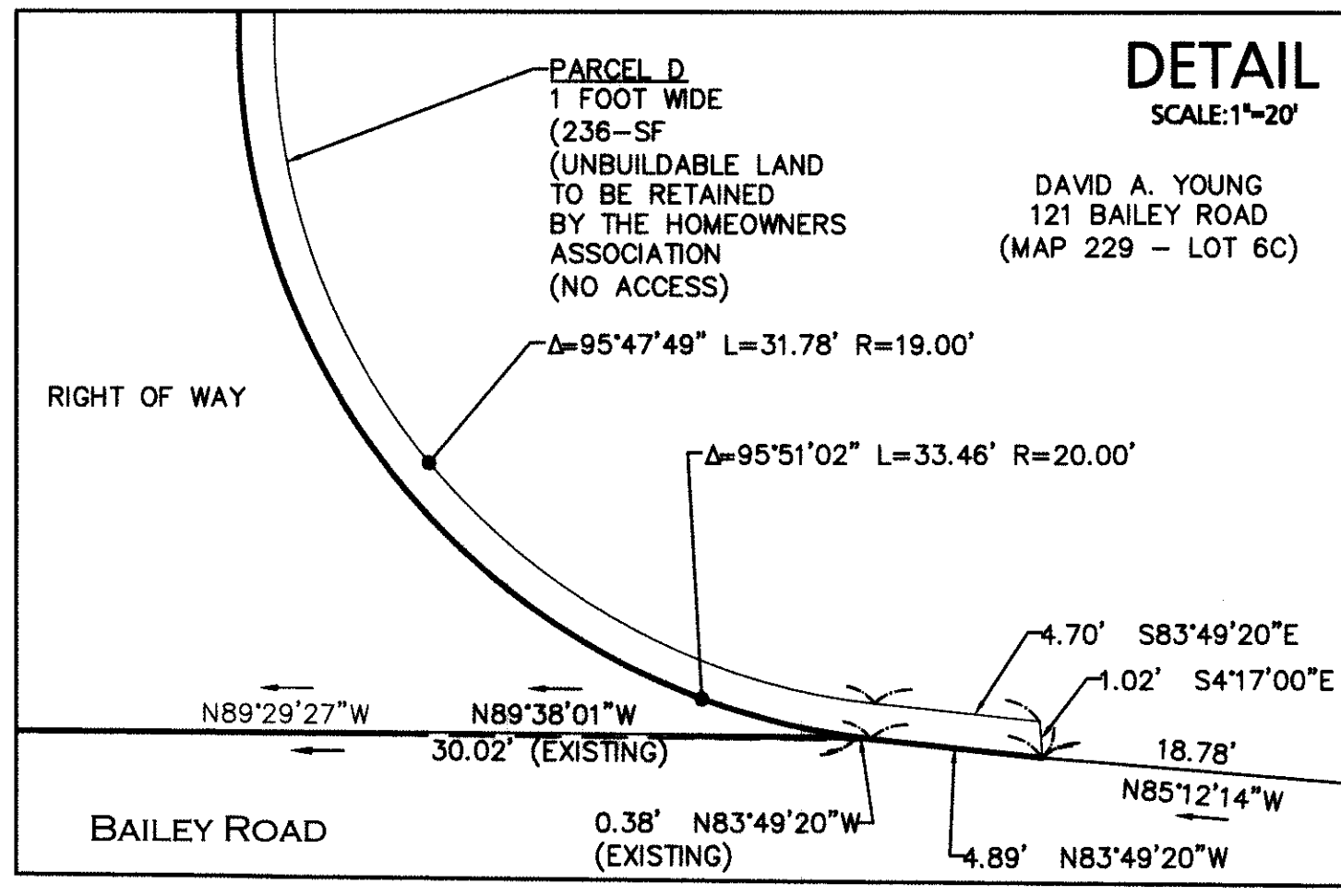
DATE ISSUED:	JANUARY 30, 2019
PROJECT #:	18-9206
PREPARED BY:	WARREN A. WAGNER

5-17-2019
Alm. C. Sun
PROFESSIONAL LAND SURVEYOR FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION
30 River Street Methuen, MA 01844 Tel: (978) 416-0920 Fax: (978) 416-7865

DRAWING TITLE:
SUBDIVISION PLAN

DRAWING #:
ANR-2



13. LOTS 1A, 2A AND 3A AND THIS PLAN WERE APPROVED BY A DECISION OF THE ZONING BOARD OF APPEALS, APPLICATION FILED FEBRUARY 4, 2019. DATE OF DECISION MAY 6, 2019. DECISION NUMBER Z-19-20. IT IS A MODIFICATION TO GRANTED DECISIONS Z-18-105 AND Z-18-131 (SEE NOTE 10 ABOVE)
14. THE PREPARATION OF THIS PLAN IS NOT AN ATTEMPT TO SHOW COMPLIANCE WITH THE TOWN OF ANDOVER ZONING BY-LAW.
15. ALL INFORMATION AS SHOWN WAS PRODUCED FROM TOWN OF ANDOVER ASSESSORS INFORMATION, THE NORTH ESSEX REGISTRY OF DEEDS AND AN ON GROUND SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN MAY OF 2018.
16. ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND BASED ON VISABLE EVIDENCE AND AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD BE VERIFIED BY THE TOWN OF ANDOVER AND BY CALLING DIG SAFE AT 811.
17. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0219F PANEL 219 OF 600 EFFECTIVE DATE JULY 3, 2012
18. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE PER GPS OBSERVATIONS.