

DATE _____

PLBK. 641 – PL.NO. 19 – 2015

N

PRELIMINARY SUBDIVISION PLAN

"HAVEN MEADOWS"

A 8-LOT RESIDENTIAL SUBDIVISION

DOVER, MASSACHUSETTS

DATE: FEBRUARY 7, 2019

OWNER / APPLICANT

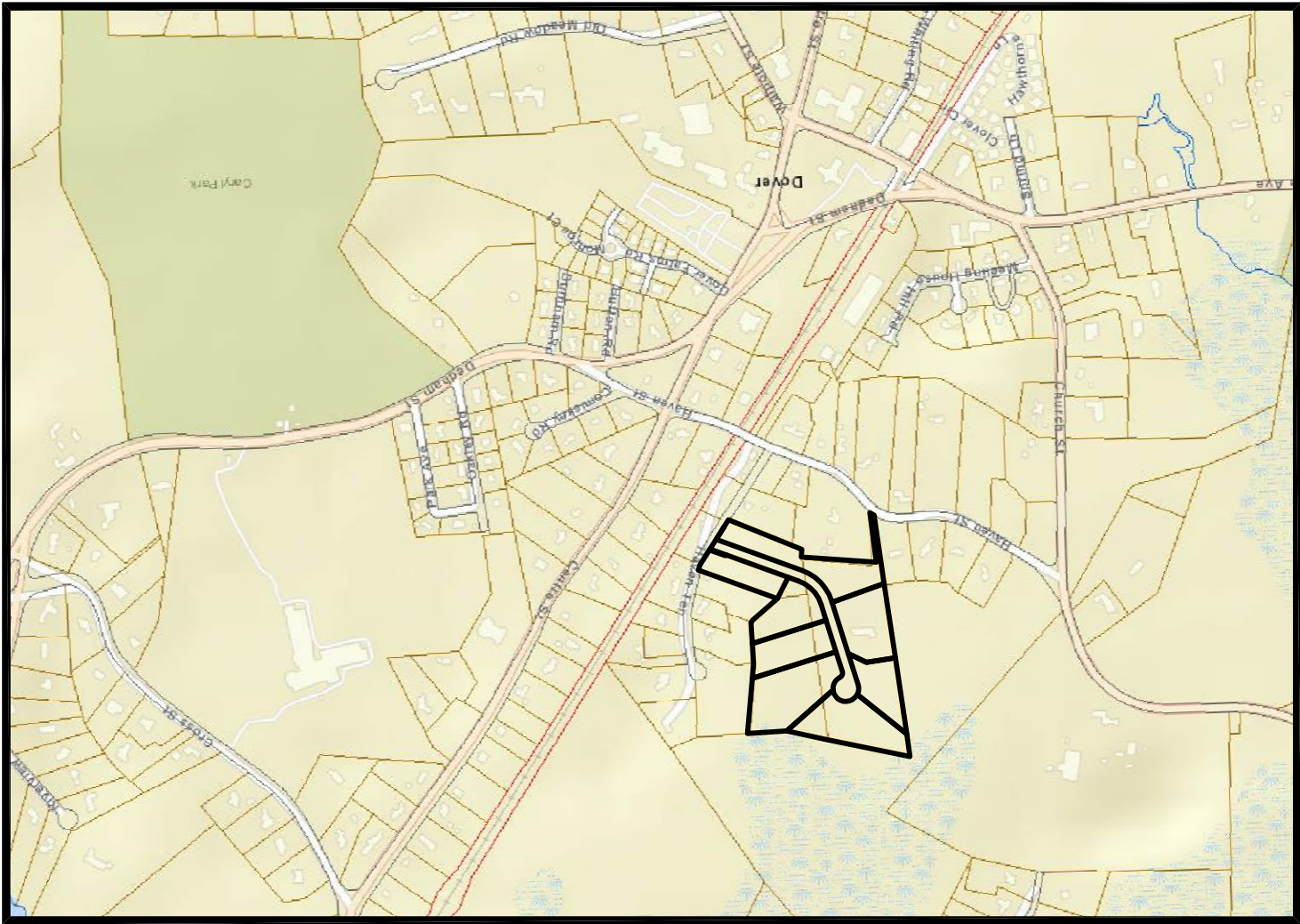
HAVEN MEADOWS LLC
25 HAVEN STREET
DOVER, MA 02030
TEL. 617-893-3900

ATTORNEY

LAWRENCE S. DICARA, P.C
10 POST OFFICE SQUARE, SUITE 970N
BOSTON, MA 02109
TEL. 617-348-4555

CIVIL / SURVEY

CHENEY ENGINEERING CO., INC.
53 MELLEN STREET
NEEDHAM, MA 02494
TEL. 781-444-2188



LOCUS PLAN

SCALE: 1"=800'

ASSESSORS REFERENCE:
MAP 5, PARCEL 176
MAP 6, PARCELS 3, 3A & 3B.

PROPERTY OWNERS:
CORRIGAN, KARINA & PATRICK
HAVEN TERRACE LLC
BENSON, RACHEL C. & GERARD F.

PLAN REFERENCES (ANDERDOLK COUNTY REGISTRY OF DEEDS):

PLBK. 646 – PL.NO. 5 OF 2015
PLBK. 641 – PL.NO. 19 OF 2015
PLBK. 638 – PL.NO. 3 OF 2015
PLBK. 634 – PL.NO. 50 OF 2014
PLBK. 632 – PL.NO. 34 OF 2014
PLBK. 492 – PL.NO. 9 OF 2002
PLBK. 471 – PL.NO. 851 OF 1999
PLBK. 214 – PL.NO. 332 OF 1963
PLBK. 176 – PL.NO. 421 OF 1953

BK. 3975 – PG. 242
BK. 3974 – PG. 550
BK. 3250 – PG. 242
BK. 1889 – PG. 249
BK. 1323 – PG. 612

ZONING DISTRICT: R & R-1

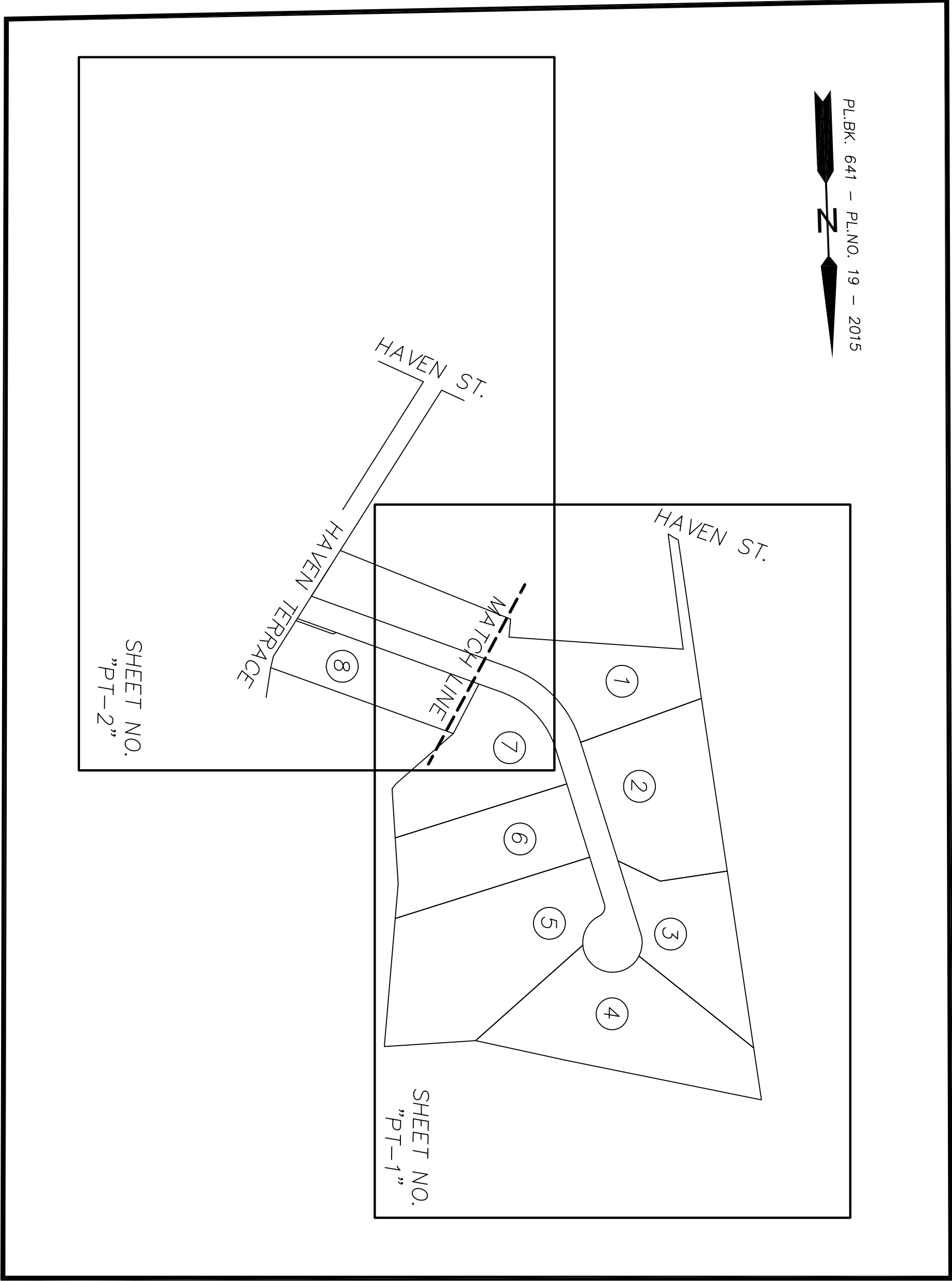
GROUNDWATER PROTECTION DISTRICT: GW-1

ZONING REQUIREMENTS: R
AREA:..... 1/2 ACRE
FRONTAGE:..... 100 FT.
PERFECT SQUARE: 100'x100'
FRONT SETBACK:.. 20 FT.
SIDE SETBACK:..... 15 FT.
REAR SETBACK:.... 30 FT.

ZONING REQUIREMENTS: R-1
AREA:..... 1 ACRE
FRONTAGE:..... 150 FT.
PERFECT SQUARE: 150'x150'
FRONT SETBACK:.. 40 FT.
SIDE SETBACK:..... 30 FT.
REAR SETBACK:.... 30 FT.

KEY MAP

SCALE: 1"=200'



NOTES:

1. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY CHENEY ENGINEERING AND COMPILING RECORDS INFORMATION FROM THE TOWN OF DOVER
2. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO -DATE ABSTRACT OF TITLE WOULD DISCLOSE.
3. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
4. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND RECORDS. THE EXISTENCE OF ANY UTILITIES, STRUCTURES OR FACILITIES NOT SHOWN ON THIS RECORD IS NOT GUARANTEED. THE LOCATION OF ANY UTILITIES, STRUCTURES OR FACILITIES NOT SHOWN ON THIS RECORD IS NOT GUARANTEED. THE LOCATION OF ANY UTILITIES, STRUCTURES OR FACILITIES NOT SHOWN ON THIS RECORD IS NOT GUARANTEED.

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN "PT-1"
- 3 EXISTING CONDITIONS PLAN "PT-2"
- 4 ALTERNATIVE LAYOUT PLAN "PT-1"
- 5 ALTERNATIVE LAYOUT PLAN "PT-2"
- 6 LAYOUT PLAN "PT-1"
- 7 LAYOUT PLAN "PT-2"
- 8 GRADING & DRAINAGE PLAN "PT-1"
- 9 GRADING & DRAINAGE PLAN "PT-2"
- 10 STREET LAYOUT UTILITY & PROFILE PLAN
- 11 DETAIL SHEET

 **CHENEY**
ENGINEERING CO., INC.

DATE: 2/7/2019		PROJECT # 1963
REV		
9/18/2017, RECORDED IN BOOK 35860, PAGE 460		SHEET NO 1 OF 11