

TABLE OF DIMENSIONAL REQUIREMENTS:

MIXED-USE VILLAGE OVERLAY DISTRICT (MUVOD)	REQUIRED	LOT 1	LOT 2
LOT REQUIREMENTS			
MIN. LOT AREA (ACRES)	2	6.0818	6.1958
MIN. LOT FRONTAGE (FEET)	200	397.56 (WESTFORD RD.) 599.13 (DUNSTABLE RD.) 260.1 (WESTFORD RD.) 21.9* (DUNSTABLE RD.)	300.00
MIN. FRONT YARD (FEET)	30	NA	NA
MIN. SIDE YARD (FEET)	20	NA	NA
MIN. REAR YARD (FEET)	30	NA	NA
MAX. BUILDING COVERAGE (%)	25	NA	NA

* EXISTING NON-COMFORMING DIMENSION

LEGEND

- STONE WALL
- LIMIT OF WETLAND RESOURCE AREAS
- SB
- DH
- I.ROD
- I.PIPE
- (FD)
- (H/L)
- (CTR)
- (C)
- (R)

RECORD OWNER:

FLINTS CORNER REALTY TRUST

ASSESSORS:

PARCEL 22-23
PARCEL 22-20-17
PARCEL 15-18
PARCEL 22-7

ZONING:

MIXED-USE VILLAGE OVERLAY DISTRICT (MUVOD)
WETLANDS DISTRICT (WT)
RESIDENTIAL 1 LOW DENSITY DISTRICT (R-1)
RESIDENTIAL 3 MULTI-FAMILY DISTRICT (R-3)
BUSINESS 3 GENERAL SHOPPING DISTRICT (B-3)

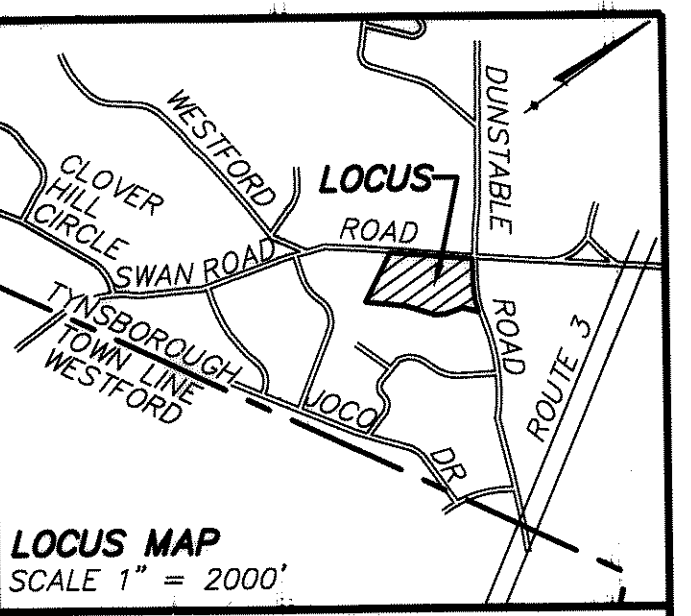
REFERENCES:

DEED BOOK 3114, PAGE 270
DEED BOOK 9701, PAGE 41
DEED BOOK 7618, PAGE 227
DEED BOOK 5608, PAGE 210
DEED BOOK 3151, PAGE 55 (EASEMENT)
DEED BOOK 8719, PAGE 75 (RELEASE)
DEED BOOK 3828, PAGE 327 (EASEMENT)
DEED BOOK 3857, PAGE 38 (EASEMENT)
DEED BOOK 9930, PAGE 12 (EASEMENT)
DEED BOOK 9932, PAGE 214 (EASEMENT)
DEED BOOK 18665, PAGE 126 (EASEMENT)
DEED BOOK 9701, PAGE 41 (RELEASE)

PLAN BOOK 80, PAGE 83
PLAN BOOK 83, PLAN 16
PLAN BOOK 110, PLAN 171
PLAN BOOK 112, PLAN 44
PLAN BOOK 114, PLAN 174
PLAN BOOK 120, PLAN 104
PLAN BOOK 145, PLAN 98
PLAN BOOK 157, PLAN 55
PLAN BOOK 157, PLAN 147
PLAN BOOK 166, PLAN 33
PLAN BOOK 188, PLAN 90
PLAN BOOK 191, PLAN 66
PLAN BOOK 197, PLAN 121
PLAN BOOK 198, PLAN 57
PLAN BOOK 198, PLAN 58
PLAN M219
PLAN M185

NOTES:

- SEE DEED BOOK 9701, PAGE 41 FOR THE RELEASE OF THE 40' RIGHT OF WAY EASEMENT THAT FORMERLY RAN ACROSS LOT 2.
- THE LIMIT OF WETLAND RESOURCE AREAS AS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY AN ON-THE-GROUND INSTRUMENT SURVEY IN JUNE OF 2017.
- THE SURVEYED PREMISES AS SHOWN HEREON ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C018E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 & 2, AS WELL AS A 10' WIDE DRAINAGE EASEMENT, A PARKING, ACCESS AND UTILITY EASEMENT, AND A COMMUNITY GARDEN ACCESS AND USE EASEMENT, ALL AS SHOWN HEREON.

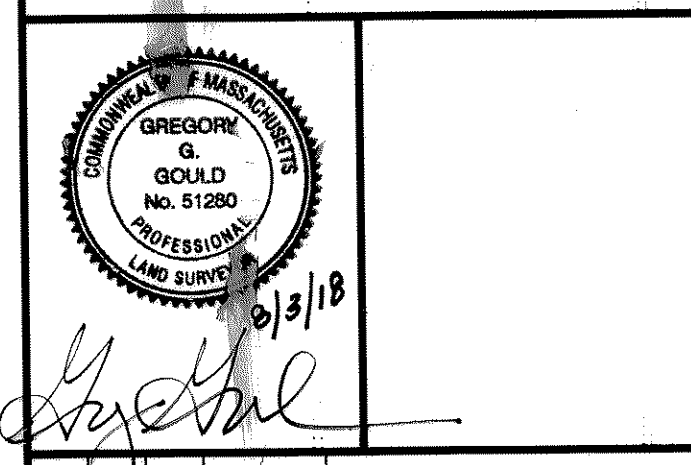


LOCUS MAP
SCALE 1" = 2000'

FLINT'S CORNER
150-160 Westford Road
Tyngsborough, Massachusetts

PREPARED FOR:
FLINT'S CORNER REALTY TRUST

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Environmental Consultants
34 Chelmsford Street - Chelmsford, MA 01824
Voice (978) 244-0110, Fax (978) 244-1133
www.hancockassociates.com

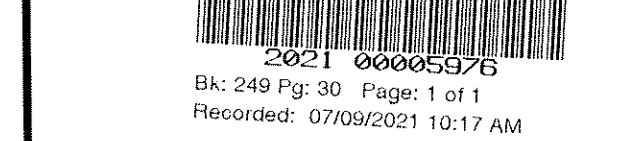
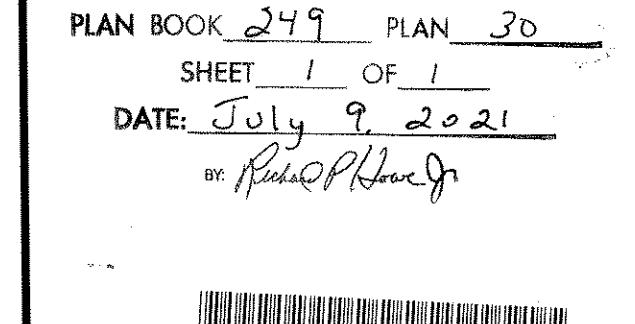
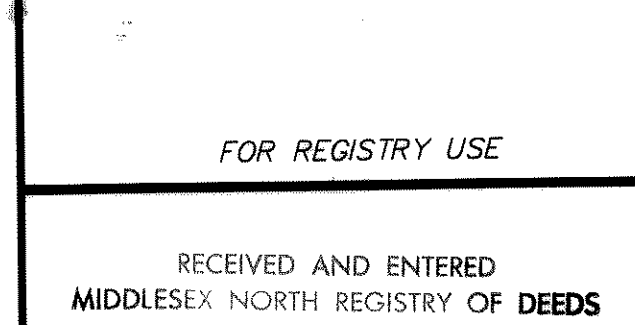
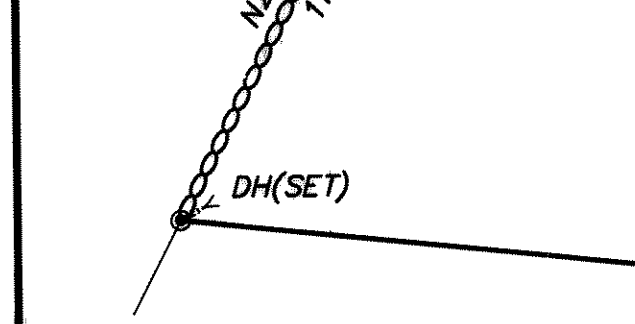
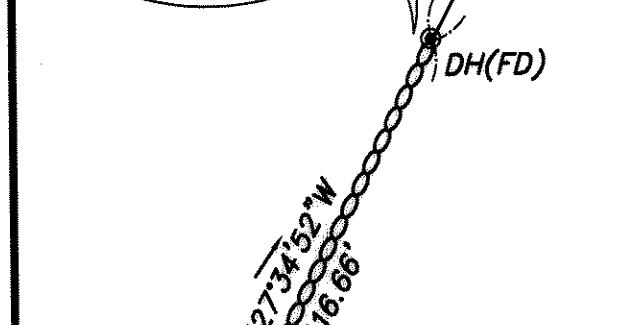
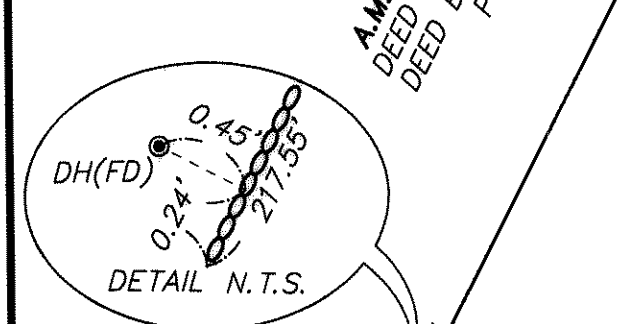
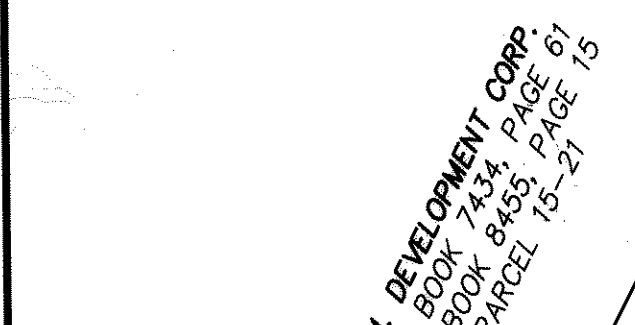
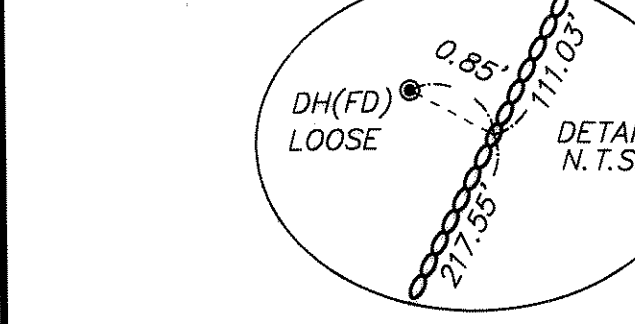
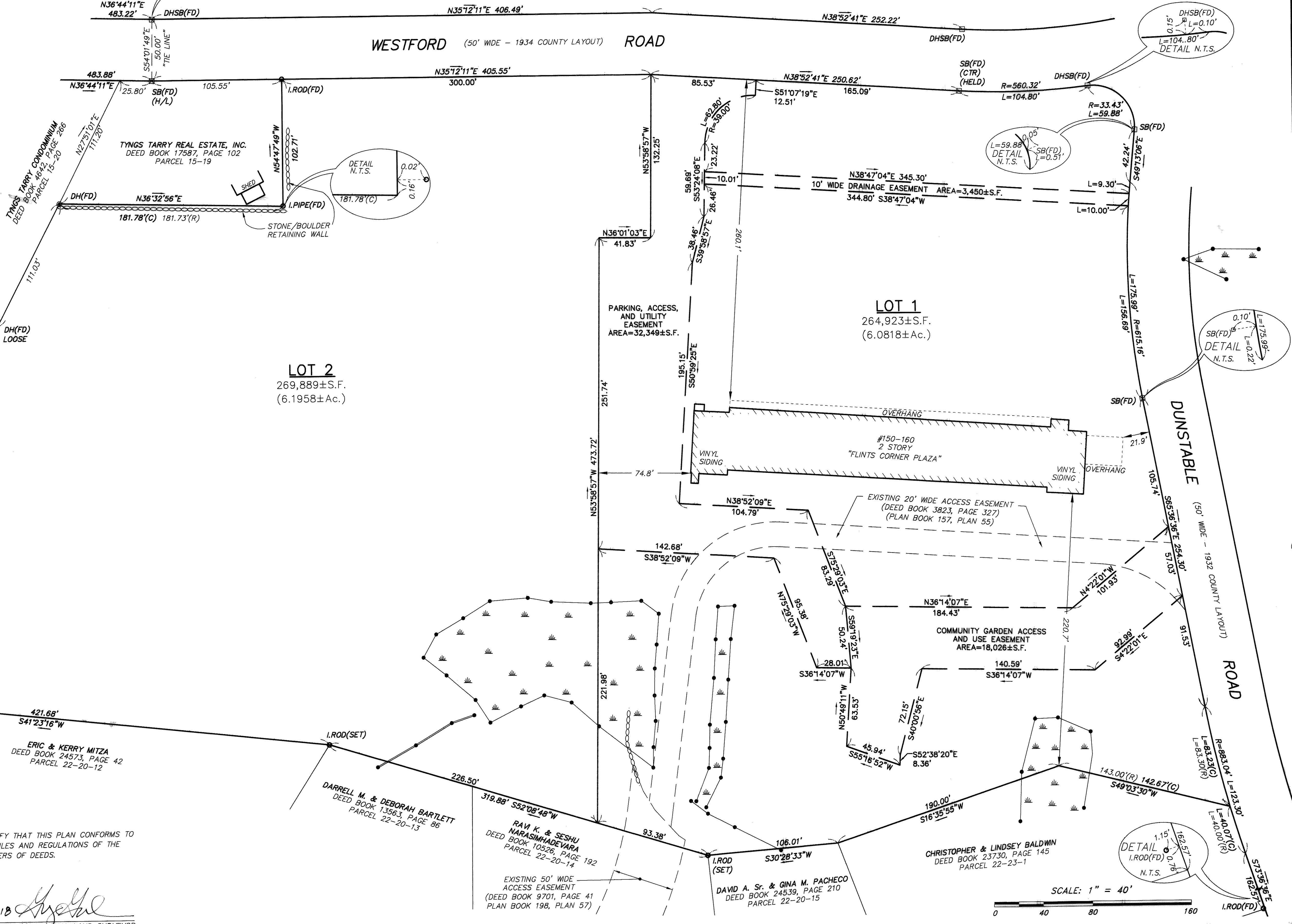


APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
TOWN OF TYNGSBOROUGH PLANNING BOARD

[Handwritten signatures and dates]

DATE: Aug. 16, 2018

NOTE: ENDORSEMENT OF THIS PLAN DOES NOT IMPLY IN ANYWAY WHATSOEVER THAT THE PLAN COMPLIES WITH OR CONFERS ANY RIGHTS UNDER THE ZONING BY-LAWS.



FOR REGISTRY USE
RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 249 PLAN 30
SHEET 1 OF 1
DATE: July 9, 2021
Recorded: 07/09/2021 10:17 AM

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

8/3/18 *[Signature]*
DATE PROFESSIONAL LAND SURVEYOR

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	GGG	GGG	8/3/18	TOWN COMMENTS: ZONING NOTE

DATE: 7/26/18
SCALE: 1" = 40'
DRAWN BY: DFF
CHECK BY: GGG

PLAN OF LAND IN TYNGSBOROUGH, MASSACHUSETTS

DWG: 11150A.dwg
LAYOUT: ANR
SHEET: 1 OF 1
PROJECT NO.: 11150