

**GENERAL NOTES:**

- 1) UTILITY INFORMATION WAS DERIVED FROM A COMPILATION OF REFERENCED PLAN AND FROM FIELD LOCATION.
  - 2) THE PROPERTY IS ZONED: GB (GENERAL BUSINESS)
  - 3) MINIMUM BUILDING SETBACKS: FRONT -- FEET  
SIDE -- FEET  
REAR -- FEET
  - 4) TOTAL LOT AREA: 8,198 SQUARE FEET (0.19 ACRES)
  - 5) OWNER OF RECORD: SCHOOL STREET GROUP, LLC  
42 SCHOOL STREET  
ANDOVER, MA 01810
  - 6) DEED REFERENCE: ENRD BOOK 17283 / PAGE 307
  - 7) PLAN REFERENCE:
- \*SITE PLAN OF LAND IN ANDOVER, MASS. PREPARED FOR: LAWRENCE EAGLE TRIBUNE REALTY TRUST\*, SCALE 1" = 10', DATED JANUARY 7, 1991 (ON FILE AT THE ANDOVER TOWN HALL)

**LEGEND**

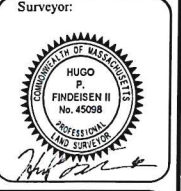
	PROPOSED RETAINING WALL
	EXISTING CONTOURS
	EXISTING SEWER
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING WATER GATE
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
	PROP. BOUND
	WETLAND FLAG
	EDGE OF WETLANDS
	TREELINE

**LIST OF ABBREVIATIONS**

BIT	BITUMINOUS
CB	CATCH BASIN
CCB	CAPE COD BERM
CONC	CONCRETE
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
IP(F)	IRON PIPE FOUND
LP	LOW POINT
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
P&R	POST AND RAIL
PIP	PROTECT IN PLACE
RR SPIKE	RAIL ROAD SPIKE
SBLW	SINGLE BROKEN WHITE LINE
SGC	SLOPED GRANITE CURB
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SSLW	SINGLE SOLID WHITE LINE
TBR	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
WF	WETLAND FLAG

**#33 CHESTNUT STREET**

Engineer / Surveyor:  
**DK Engineering LLC**  
 Office: 47 Balastrupe Drive, #7, Waltham, MA 02451  
 Mailing Address: 69 Granite Lane, Chester, NH 03036  
 Tel: (603) 600-0228 E-mail: Don.Korevost@dkeng.com  
**FINDEISEN SURVEY & DESIGN, LLC**  
 87 India Rock Road, Waltham, MA 02451  
 Tel: (603) 898-8818 / Fax: (603) 898-8497



Applicant:  
**SCHOOL STREET GROUP LLC**  
 42 School Street  
 Andover, MA 01810

Owner(s):  
**309 SUMMIT AVE REALTY LLC**  
 42 School Street  
 Andover, MA 01810

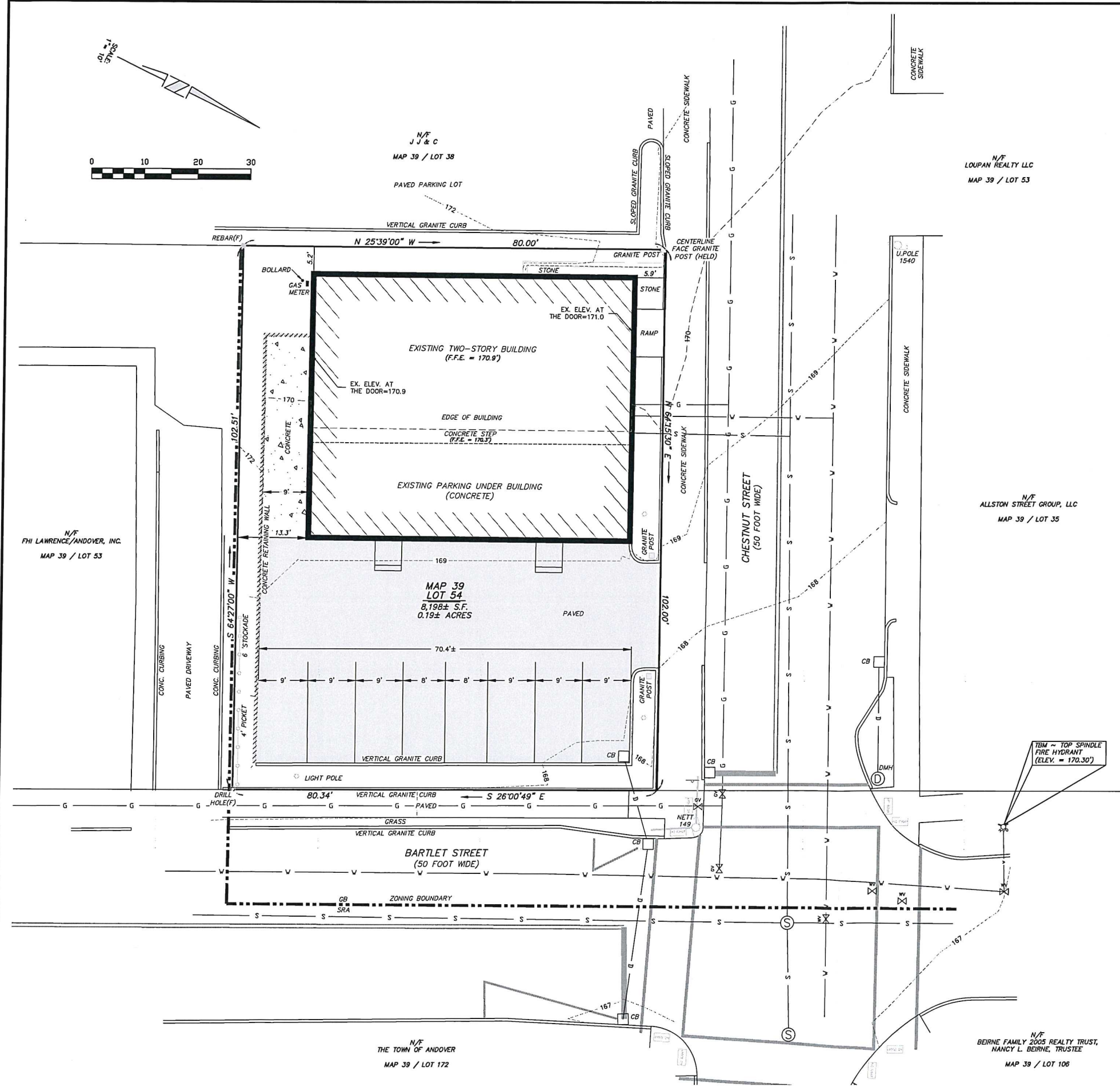
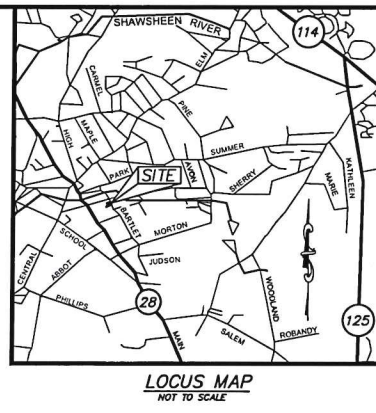
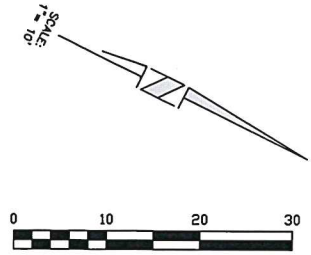
NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

ASSESSOR'S MAP & LOT  
**MAP 39 LOT 54**  
 Project No.: 4232 Drawing Scale: 1"=10'  
 Plan Date: 02/10/2023 Revised Date:

Sheet Title:  
**EXISTING CONDITIONS PLAN**

Sheet No.: **1**  
 Total No. of Sheets: **2**

NOT RELEASED FOR CONSTRUCTION



**GENERAL NOTES:**

- UTILITY INFORMATION WAS DERIVED FROM A COMPILATION OF REFERENCED PLAN AND FROM FIELD LOCATION.
- THE PROPERTY IS ZONED: GB (GENERAL BUSINESS)
- THE FRONT SETBACK SHALL BE THE AVERAGE FRONT SETBACK OF EXISTING BUILDINGS ON THE BLOCK.
- TOTAL LOT AREA: 8,198 SQUARE FEET (0.19 ACRES)
- OWNER OF RECORD: SCHOOL STREET GROUP, LLC  
42 SCHOOL STREET  
ANDOVER, MA 01810
- DEED REFERENCE: ENRD BOOK 17283 / PAGE 307
- PLAN REFERENCE:  
\*SITE PLAN OF LAND IN ANDOVER, MASS. PREPARED FOR: LAWRENCE EAGLE TRIBUNE REALTY TRUST\*, SCALE 1" = 10', DATED JANUARY 7, 1991 (ON FILE AT THE ANDOVER TOWN HALL)

**LEGEND**

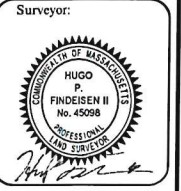
- PROPOSED RETAINING WALL
- - - EXISTING CONTOURS
- ⊙ EXISTING SEWER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING DRAINAGE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING DRAIN MANHOLE
- ⊙ EXISTING WATER LINE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING WATER GATE
- ⊙ EXISTING UTILITY POLE
- PROPOSED CONTOURS
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED WATER GATE
- PROPOSED GUARDRAIL
- EROSION CONTROL LINE
- ⊙ PROP. BOUND
- ⊙ WETLAND FLAG
- EDGE OF WETLANDS
- TREELINE

**LIST OF ABBREVIATIONS**

- |          |                                     |
|----------|-------------------------------------|
| BIT      | BITUMINOUS                          |
| CB       | CATCH BASIN                         |
| CCB      | CAPE COD BERM                       |
| CONC     | CONCRETE                            |
| DMH      | DRAINAGE MANHOLE                    |
| EOP      | EDGE OF PAVEMENT                    |
| FFE      | FINISHED FLOOR ELEVATION            |
| IP(F)    | IRON PIPE FOUND                     |
| LP       | LOW POINT                           |
| NETT     | NEW ENGLAND TELEPHONE & TELEGRAPH   |
| P&R      | POST AND RAIL                       |
| PIP      | PROTECT IN PLACE                    |
| RR SPIKE | RAIL ROAD SPIKE                     |
| SBW      | SINGLE BROKEN WHITE LINE            |
| SGC      | SLOPED GRANITE CURB                 |
| SSB      | SINGLE SOLID AND BROKEN YELLOW LINE |
| SSLW     | SINGLE SOLID WHITE LINE             |
| TBR      | TO BE REMOVED                       |
| VGC      | VERTICAL GRANITE CURB               |
| WF       | WETLAND FLAG                        |

**#33 CHESTNUT STREET**

Engineer / Surveyor:  
**DK Engineering LLC**  
 Office: 47 Enterprise Drive, #7, Windham, NH 03096  
 Mailing Address: 69 Granite Lane, Chester, NH 03036  
 Tel: (603) 868-6528 E-mail: Dan.Korewoj@gmail.com  
**FINDEISEN SURVEY & DESIGN, LLC**  
 87 Middle Road, Windham, New Hampshire  
 P.O. Box 612, Windham, NH 03096  
 Tel: (603) 869-8518 / Fax: (603) 869-8407



Applicant:  
**SCHOOL STREET GROUP LLC**  
 42 School Street  
 Andover, MA 01810

Owner(s):  
**309 SUMMIT AVE REALTY LLC**  
 42 School Street  
 Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

ASSESSOR'S MAP & LOT  
**MAP 39 LOT 54**  
 Project No.: 4232 Drawing Scale: 1"=10'  
 Plan Date: 02/10/2023 Revised Date:

Sheet Title:  
**SITE DEVELOPMENT PLAN**

Sheet No.: **2**  
 Total No. of Sheets: **2**

NOT RELEASED FOR CONSTRUCTION