

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

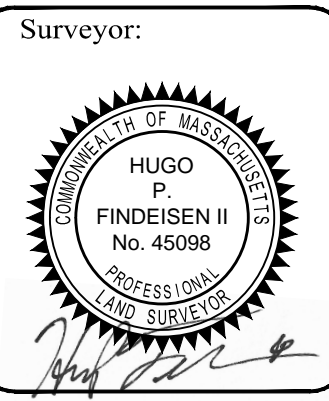
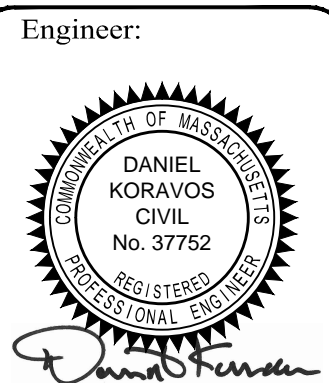
- PROPOSED RETAINING WALL
- EXISTING CONTOURS
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING DRAINAGE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING HYDRANT
- EXISTING WATER GATE
- EXISTING UTILITY POLE
- PROPOSED CONTOURS
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- 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 POST AND RAIL
- P&R PROTECT IN PLACE
- PIP RAIL ROAD SPIKE
- RR 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: 17 Enterprise Drive, #7, Windham, NH 03098
 Main Office: 42 School Street, Andover, MA 01810
 Tel: (603) 505-6828 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
 87 Indian Rock Rd., Westborough, New Hampshire 01581
 P.O. Box #12, Sandown, NH 03873
 Tel: (603) 898-8616 / Fax: (603) 898-8497



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

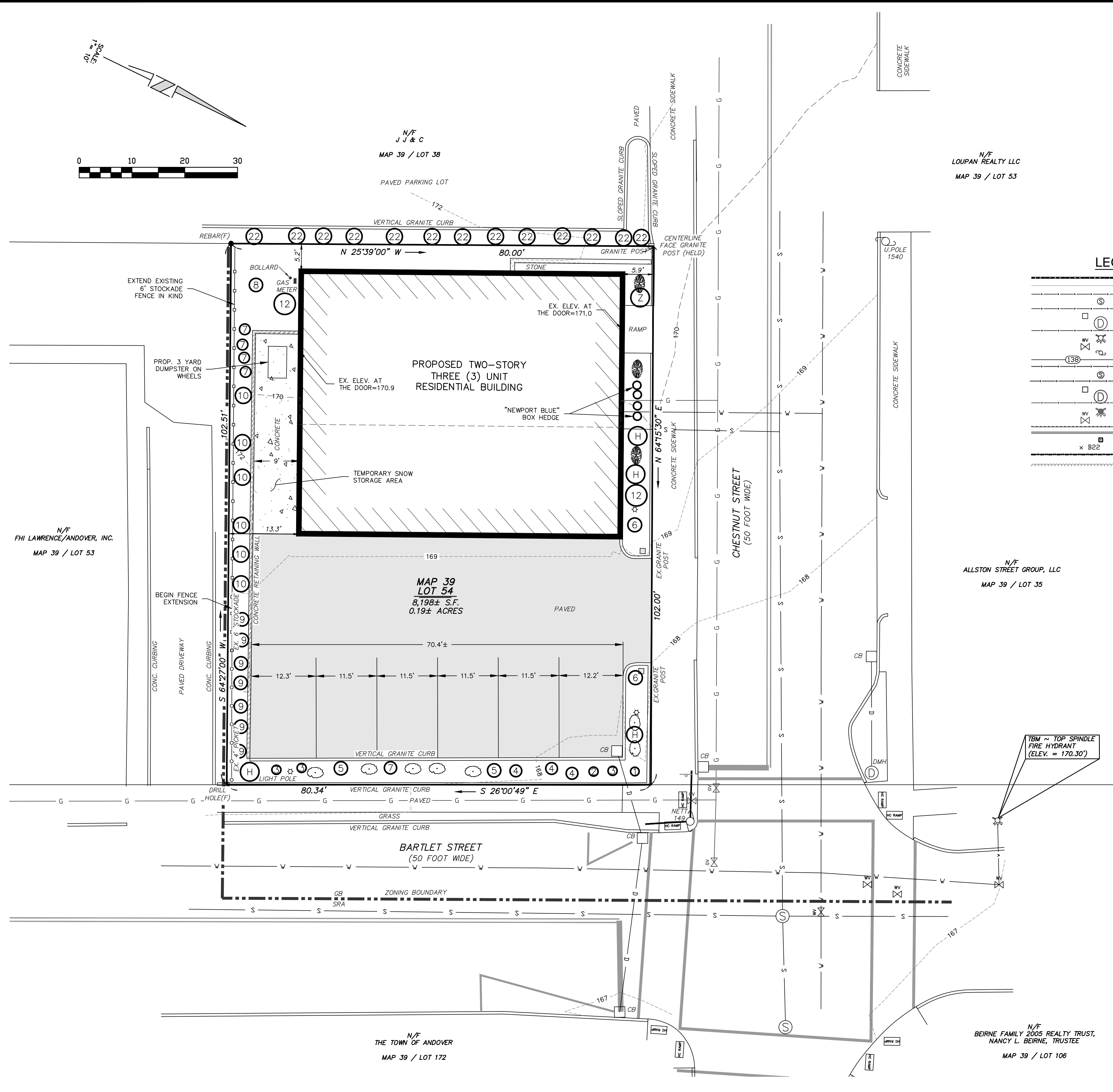
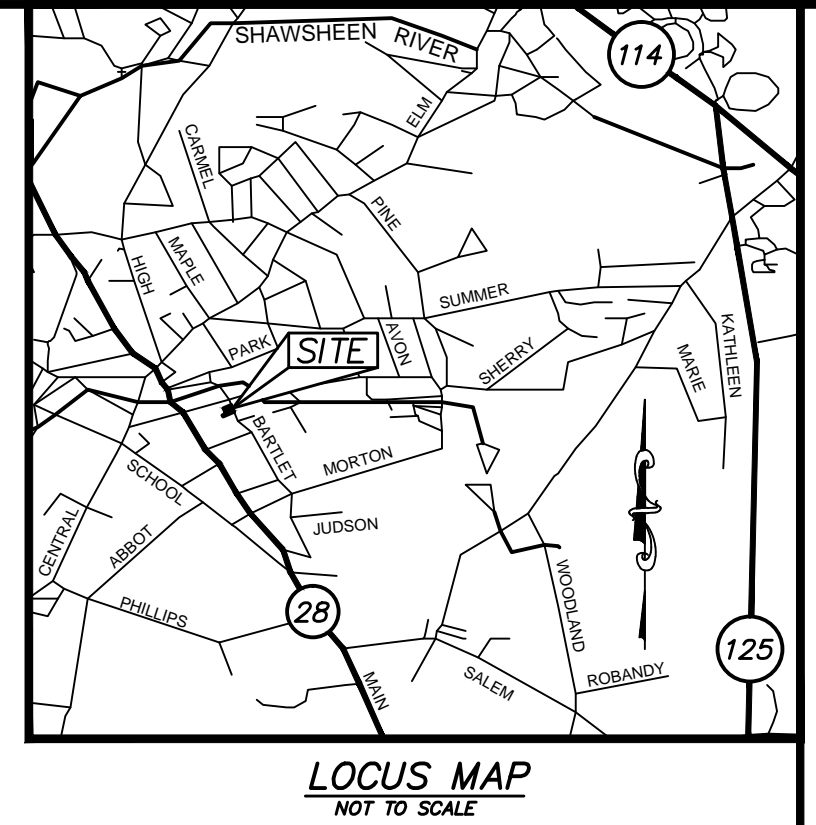
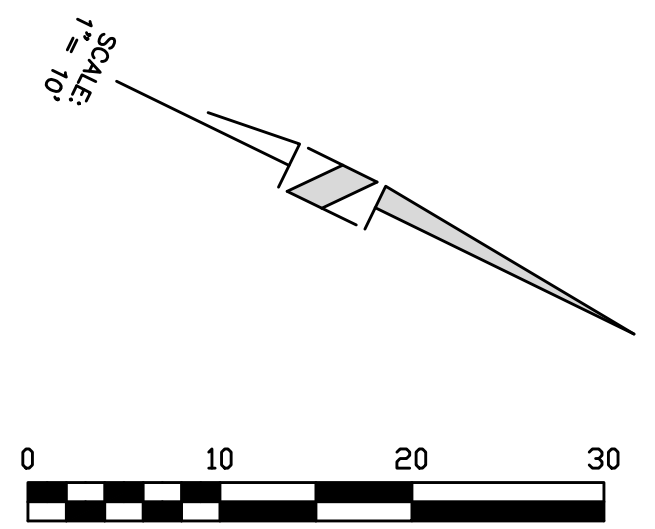
Owner(s):
SCHOOL STREET GROUP LLC
 42 School Street
 Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3	04/06/23	DK	ADJUST LANDSCAPING, PARKING
2	03/29/23	DK	ADD DUMPSTER, LANDSCAPING
1			NOT RELEASED FOR CONSTRUCTION

ASSESSOR'S MAP & LOT:
MAP 39 LOT 54
 Project No.: 42302 Drawing Scale: 1"=10'
 Plan Date: 02/11/2023 Revised Date: 04/06/23

Sheet Title:
EXISTING CONDITIONS PLAN

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



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 POST AND RAIL PROTECT IN PLACE
PIP	RAIL ROAD SPIKE
RR SPIKE	SINGLE BROKEN WHITE LINE
SBLLW	SLOPED GRANITE CURB
SSB	SINGLE SOLID AND BROKEN YELLOW LINE
SSBLW	SINGLE SOLID WHITE LINE
TBR	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
WF	WETLAND FLAG

GENERAL NOTES:

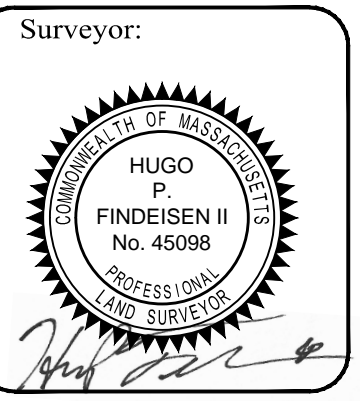
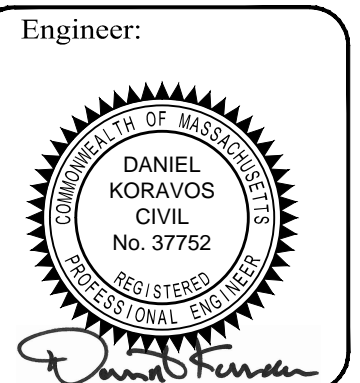
- UTILITY INFORMATION WAS DERIVED FROM A COMPILATION OF REFERENCED PLAN AND FROM FIELD LOCATION.
- THE PROPERTY IS ZONED: GB (GENERAL BUSINESS)
- THE FRONT SETBACK SHALL BE THE AVERAGE FRONT SETBACK OF EXISTING BUILDINGS ON THE BLOCK.
- TOTAL LOT AREA: 8,198 SQUARE FEET (0.19 ACRES)
- OWNER OF RECORD: 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)

LANDSCAPE PLANTINGS:

- ① CHEROKEE DOGWOOD
- ② HYBRID PINK ROSE
- ③ JAPANESE RED LEAVED BARBERRY
- ④ EUONYMUS "EMERALD GAITY"
- ⑤ BLUE FLOWERING HYDRANGEA
- ⑥ DWARF YEW
- ⑦ "NIKO" BLUE HYDRANGEA
- ⑧ CATAWBA RHODODENDRON
- ⑨ "EMERALD GREEN" ARBORVITAE
- HYBRID PINK AZALEA
- SPIREA PRUNIFOLIA PLENA DOUBLE
- FLOWERING BRIDAL WREATH
- "PFITZER" JUNIPER
- "BLUE PRINCESS" HOLLY

Engineer / Surveyor:
DK Engineering LLC
 Office: 17 Enterprise Drive, #7 Windham, NH 03098
 Main: (603) 898-6228 Fax: (603) 898-6228 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
 87 Indian Rock Rd. Westborough, MA 01581
 P.O. Box #12 Sandown, NH 03073
 Tel: (603) 898-6616 / Fax: (603) 898-6487



#33 CHESTNUT STREET

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

Owner(s):
SCHOOL STREET GROUP LLC
 42 School Street
 Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3	04/06/23	DK	ADJUST LANDSCAPING, PARKING
2	03/29/23	DK	ADD DUMPSTER, LANDSCAPING
1			NOT RELEASED FOR CONSTRUCTION

ASSESSOR'S MAP & LOT	
MAP 39 LOT 54	
Project No.: 42302	Drawing Scale: 1"=10'
Plan Date: 02/11/2023	Revised Date: 04/06/23

Sheet Title:
SITE DEVELOPMENT PLAN

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