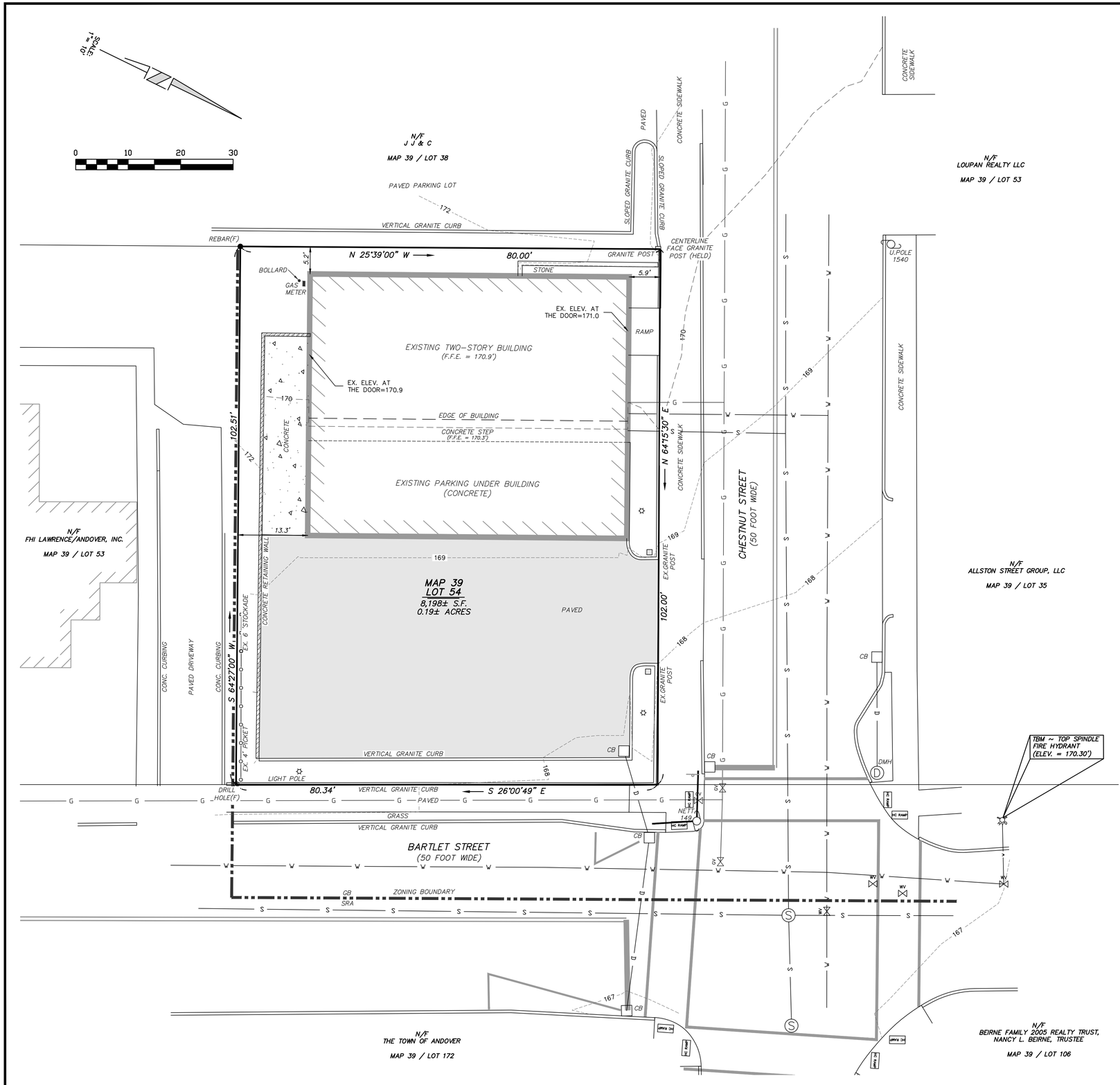

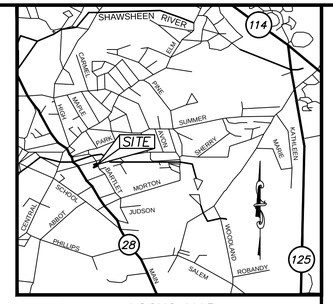

LOCUS MAP
NOT TO SCALE

GENERAL NOTES:

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2. THE PROPERTY IS ZONED: GB (GENERAL BUSINESS)
3. THE FRONT SETBACK SHALL BE THE AVERAGE FRONT SETBACK OF EXISTING BUILDINGS ON THE BLOCK.
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
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
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 Enterprise Drive, #7, Windham, NH
Mailing Address: 69 Granite Lane, Chester, NH 03036
Tel. (603) 505-5226 E-mail: Dan.Koravos@gmail.com

FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
P.O. Box 612, Sandown, NH 03873
Tel. (603) 898-8516 / Fax (603) 898-8497

Engineer:
COMMONWEALTH OF MASSACHUSETTS
DANIEL KORAVOS
CIVIL
No. 37752
REGISTERED PROFESSIONAL ENGINEER

Surveyor:
COMMONWEALTH OF MASSACHUSETTS
HUGO P. FINDEISEN II
No. 45098
PROFESSIONAL LAND SURVEYOR

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			
2	04/06/23	DK	ADJUST LANDSCAPING, PARKING
1	03/29/23	DK	ADD DUMPSTER, LANDSCAPING
			NOT RELEASED FOR CONSTRUCTION

ASSESSOR'S MAP & LOT
MAP 39 LOT 54

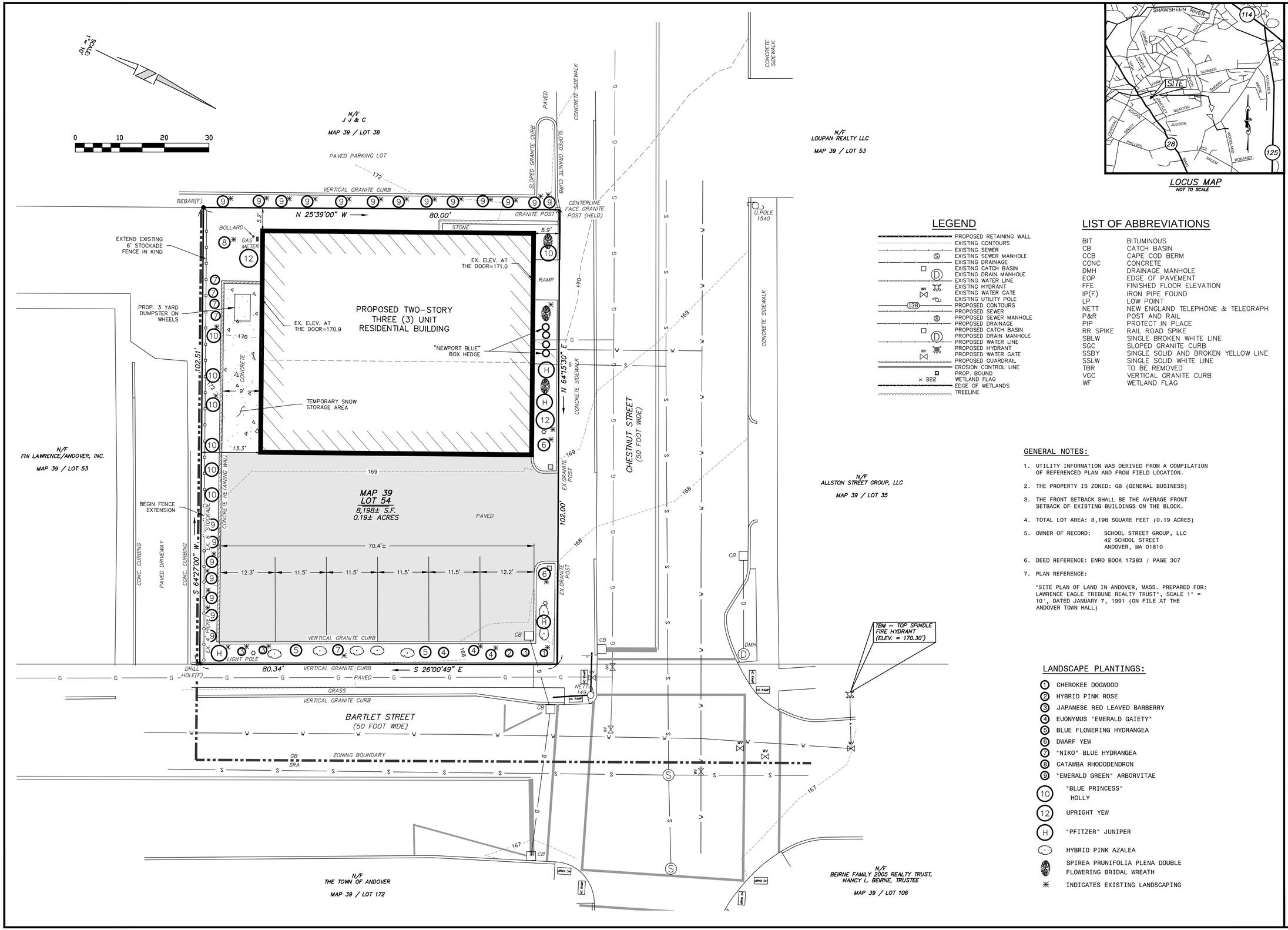
Project No.: 42302
Drawing Scale: 1"=10'
Plan Date: 02/11/2023
Revised Date: 04/06/23

Sheet Title:
EXISTING CONDITIONS PLAN

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

Drawing name: D:_dk data\ACad Support\Temp\AcPublish_25496\42302 ~ Site Plan Rev 2023-05-02.dwg

Plotted on May 02, 2023 – 3:55pm



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LANDSCAPE PLANTINGS:

1	CHEROKEE DOGWOOD
2	HYBRID PINK ROSE
3	JAPANESE RED LEAVED BARBERRY
4	EUONYMUS "EMERALD GAIETY"
5	BLUE FLOWERING HYDRANGEA
6	DWARF YEW
7	"NIKO" BLUE HYDRANGEA
8	CATAWBA RHODODENDRON
9	"EMERALD GREEN" ARBORVITAE
10	"BLUE PRINCESS" HOLLY
12	UPRIGHT YEW
H	"PFITZER" JUNIPER
	HYBRID PINK AZALEA
	SPIREA PRUNIFOLIA PLENA DOUBLE FLOWERING BRIDAL WREATH
✳	INDICATES EXISTING LANDSCAPING

#33 CHESTNUT STREET

Engineer / Surveyor:

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Mailing Address: 59 Granite Lane, Chester, NH 03036
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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

Drawing name: D:_dk data\ACad Support\Temp\AcPublish_25496\42302 ~ Site Plan Rev 2023-05-02.dwg

Plotted on May 02, 2023 - 3:55pm