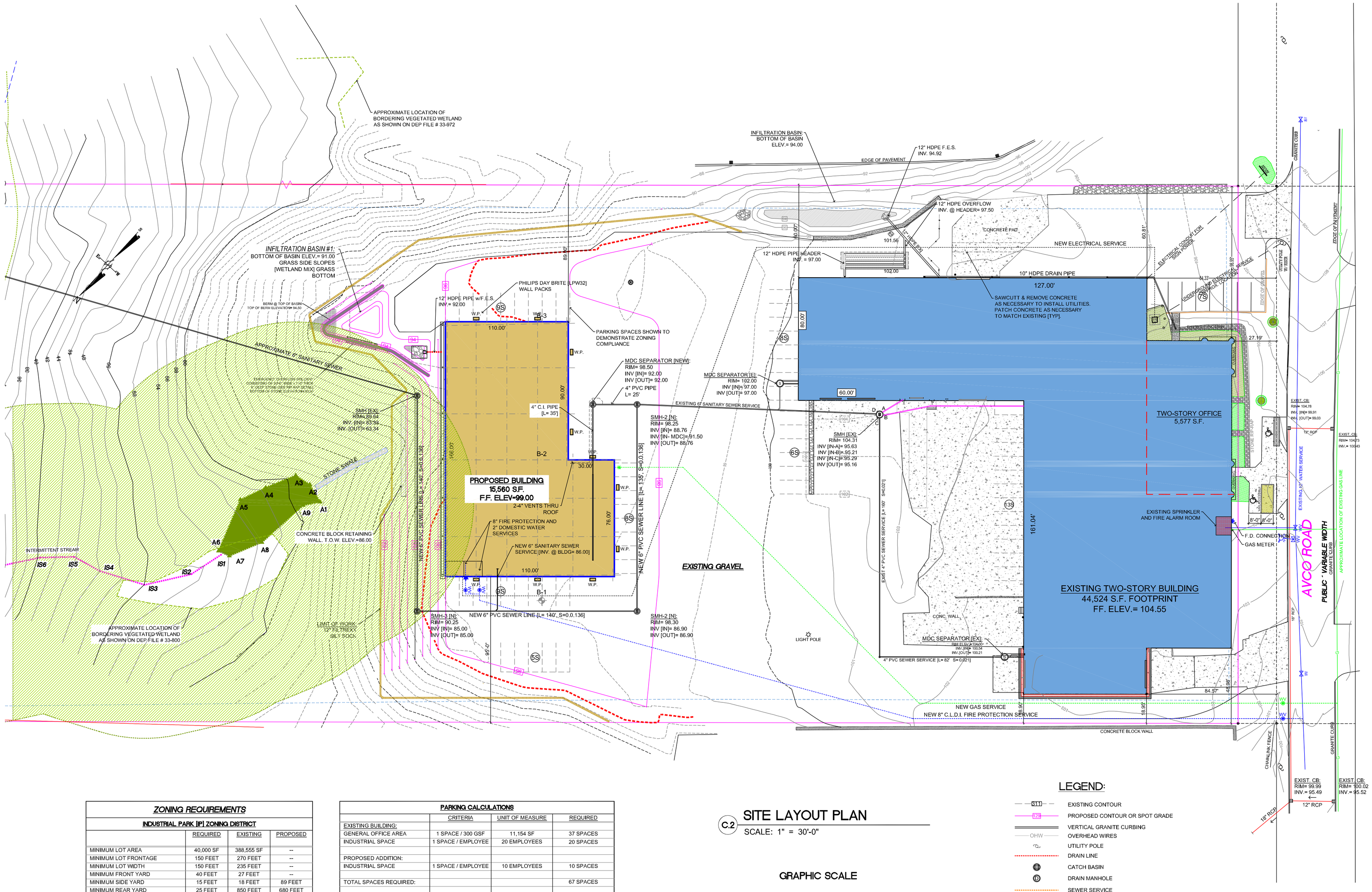

ZONING REQUIREMENTS

INDUSTRIAL PARK [IP] ZONING DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	388,555 SF	--
MINIMUM LOT FRONTAGE	150 FEET	270 FEET	--
MINIMUM LOT WIDTH	150 FEET	235 FEET	--
MINIMUM FRONT YARD	40 FEET	27 FEET	--
MINIMUM SIDE YARD	15 FEET	18 FEET	89 FEET
MINIMUM REAR YARD	25 FEET	850 FEET	680 FEET
BUILDING FOOTPRINT [S.F.]	--	44,524 SF	60,084 SF
MAXIMUM BUILDING COVERAGE	50 %	11.5 %	15.5 %
MAXIMUM FLOOR AREA RATIO	1.25	.115	.155
MAXIMUM BUILDING HEIGHT	40 FEET	25 FEET	30 FEET
MAXIMUM NUMBER OF STORIES	3 STORIES	2 STORIES	1 STORY

PARKING CALCULATIONS

	CRITERIA	UNIT OF MEASURE	REQUIRED
EXISTING BUILDING:			
GENERAL OFFICE AREA	1 SPACE / 300 GSF	11,154 SF	37 SPACES
INDUSTRIAL SPACE	1 SPACE / EMPLOYEE	20 EMPLOYEES	20 SPACES
PROPOSED ADDITION:			
INDUSTRIAL SPACE	1 SPACE / EMPLOYEE	10 EMPLOYEES	10 SPACES
TOTAL SPACES REQUIRED:			67 SPACES
TOTAL SPACES PROVIDED:			67 SPACES

PROPERTY USES:

THE EXISTING AND PROPOSED USES FOR THIS PROPERTY ARE GENERAL OFFICE AND CONSTRUCTION INDUSTRY SUPPLIER WHICH ARE APPROVED USES IN AN INDUSTRIAL PARK [IP] ZONING DISTRICT IN ACCORDANCE WITH THE USE REGULATIONS OF THE CITY OF HAVERHILL ZONING BYLAWS.

C.2 SITE LAYOUT PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR OR SPOT GRADE
- VERTICAL GRANITE CURBING
- OVERHEAD WIRES
- UTILITY POLE
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER SERVICE
- SEWER MANHOLE
- WATER SERVICE
- WATER GATE VALVE
- HYDRANT
- GAS SERVICE
- GAS GATE VALVE
- SILT FENCE AND HAY BALES
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SOIL BORING LOCATION

Eugene T. Sullivan, Inc.

Consulting Engineers
230 Lowell Street - Suite 2A
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Phone: 978.657.6469
Fax: 978.657.8563
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NO	DATE	REVISIONS
1	8/29/16	NOTICE OF INTENT FILING SET.

PREPARED FOR:

M.D.K. REALTY TRUST
111 AVCO ROAD
HAVERHILL, MA

PROJECT:

PROPOSED BUILDING
REBARS AND MESH
111 AVCO ROAD
HAVERHILL, MA

DRAWING:

SITE LAYOUT PLAN

SCALE: 1" = 30'-0"

DATE: JUNE 7, 2016

ACAD REF. 1421

PROJECT NUMBER

1421

DRAWING NUMBER

C.2