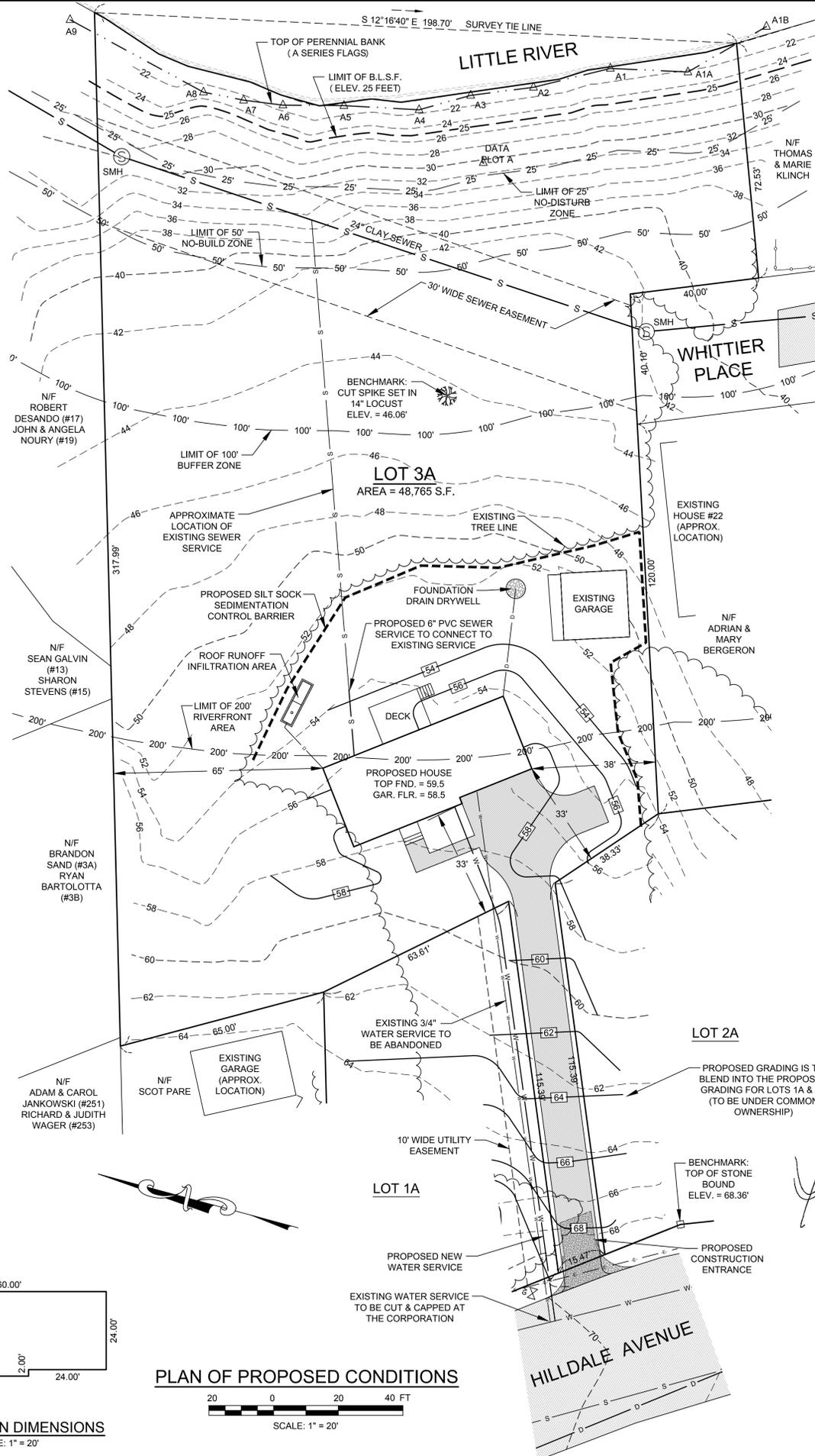
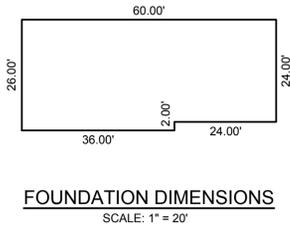
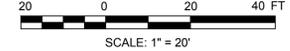
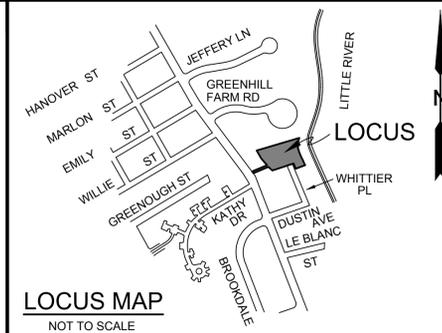


PLAN OF EXISTING CONDITIONS



PLAN OF PROPOSED CONDITIONS



ASSESSOR'S REFERENCE
MAP 524, BLOCK 329, LOT 3

ZONING DISTRICT RH
FOR SINGLE FAMILY DWELLINGS:
MINIMUM LOT AREA = 7,500 SQUARE FEET
MINIMUM LOT FRONTAGE = 75 FEET *
MINIMUM LOT DEPTH = 100 FEET
MINIMUM FRONT SETBACK = 20 FEET
MINIMUM SIDE SETBACK = 10 FEET
MINIMUM REAR SETBACK = 30 FEET

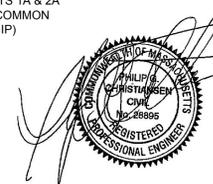
* VARIANCES WERE GRANTED BY THE HAVERHILL BOARD OF APPEALS ON DECEMBER 16, 2016 ALLOWING A REDUCED LOT FRONTAGE OF 15.47 FEET & A REDUCED LOT WIDTH OF 15.02 FEET.

GENERAL NOTES:

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE & ARE BASED ON A COMBINATION OF FIELD LOCATIONS & COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES & GOVERNMENT AGENCIES. IN ACCORDANCE WITH M.G.L. CHAPTER 82 SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES & GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK & CALL DIG-SAFE AT 1-888-DIG-SAFE.
2. DRIVEWAY RAMPS ARE TO BE BUILT UP TO PREVENT ROADWAY STORM WATER FROM ENTERING LOTS VIA THE DRIVEWAY.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP THE 100-YEAR BASE FLOOD ELEVATION FOR LITTLE RIVER IS ELEVATION 25 FEET ON THE SUBJECT LOT. NO WORK IS PROPOSED AT OR BELOW THIS ELEVATION.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE WATERSHED PROTECTION DISTRICT.
5. THE ELEVATIONS SHOWN ARE BASED ON NAVD 88.
6. PRIOR TO THE CONSTRUCTION OF THE NEW HOUSE THE EXISTING SEWER SERVICE IS TO BE INSPECTED TO VERIFY THAT IT IS IN ADEQUATE CONDITION FOR CONTINUED USE.

RIVERFRONT AREA NOTES:

1. THE TOTAL RIVERFRONT AREA ON THE SUBJECT LOT IS 36,630 S.F. THE EXISTING DEGRADED AREA (HOUSE, GARAGE, PAVEMENT, CONCRETE, WALLS, & PORCH) WITHIN THE RIVERFRONT AREA IS 1,422 S.F. THE AREA OF THE EXISTING MAINTAINED YARD WITHIN THE RIVERFRONT AREA IS 4,742 S.F. THE TOTAL "DISTURBED" RIVERFRONT AREA ON THE LOT IS 6,164 S.F.
2. THE PROPOSED LIMIT OF WORK WILL BE WITHIN THE EXISTING "DISTURBED" AREA ON THE LOT, SO THE PROPOSED PROJECT WILL NOT RESULT IN ANY ADDITIONAL RIVERFRONT AREA DISTURBANCE. A TOTAL OF 5,826 S.F. OF RIVERFRONT AREA DISTURBANCE IS PROPOSED FOR THE PROJECT.
3. THE REMOVAL OF THE EXISTING HOUSE & DRIVEWAY WILL RESULT IN A DECREASE OF 763 S.F. OF IMPERVIOUS AREA WITHIN THE RIVERFRONT AREA. THE PROPOSED DRIVEWAY WILL LOCATED OUTSIDE OF THE RIVERFRONT AREA. 523 S.F. OF THE PROPOSED HOUSE WILL BE WITHIN THE RIVERFRONT AREA, SO THERE WILL BE A NET DECREASE OF 240 S.F. OF IMPERVIOUS AREA WITHIN THE RIVERFRONT AREA.



SITE PLAN
FOR
LOT 3A HILLDALE AVENUE
IN
HAVERHILL, MASS.
PREPARED FOR:
BRADFORD UNLIMITED CORP.
P.O. BOX 5415, BRADFORD, MA 01835

DATE: JUNE 15, 2016

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