



Eugene T. Sullivan, Inc.
 Consulting Engineers
 271 Lowell Street, Suite 21A
 Waverhill, MA 01981
 Phone: 978.657.6469
 Fax: 978.657.8863
 Email: ETSPE@aol.com

NO DATE HEREONS
 1 | 8/29/16 NOTICE OF INTENT
 PLANS 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

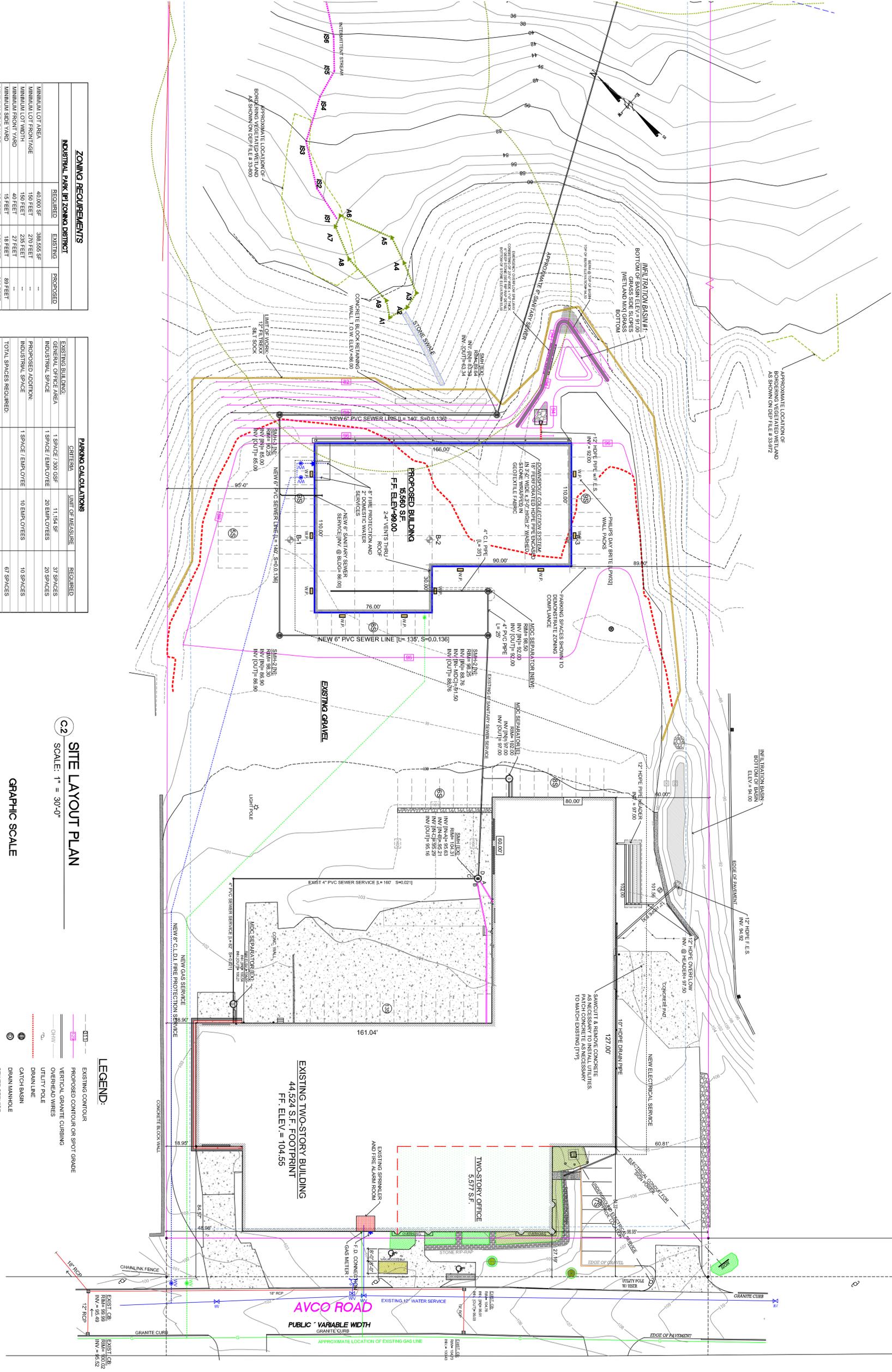
SCALE: 1" = 30'-0"

DATE: JUNE 7, 2016

ACAD REF: 1421

PROJECT NUMBER: 1421

DRAWING NUMBER: 1421
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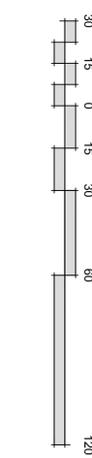


ZONING REQUIREMENTS

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	60,004 SF
BUILDING FOOTPRINT (S.F.)	-	44,524 SF	15,524 SF
BUILDING COVERAGE	50%	11.5%	15.5%
MAXIMUM BUILDING HEIGHT	40 FEET	115'	185'
MAXIMUM BUILDING VOLUME	33 TONNES	231 TONNES	131 TONNES

PARKING CALCULATIONS

EXISTING BUILDING GENERAL OFFICE AREA	CATEGORY	UNIT OF MEASURE	REQUIRED SPACES
INDUSTRIAL SPACE	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



SITE LAYOUT PLAN
 SCALE: 1" = 30'-0"

LEGEND:

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

THE EXISTING AND PROPOSED USES FOR THIS PROPERTY ARE AS SHOWN ON THESE PLANS. THESE PLANS HAVE BEEN PREPARED AND APPROVED BY THE CITY OF HAVERHILL IN ACCORDANCE WITH THE USE REGULATIONS OF THE CITY OF HAVERHILL ZONING BYLAWS.

