



REFERENCE PLANS

1. SITE PLAN, HAVERHILL, MA. PROPERTY OF WBC EXTRUSION PRODUCTS INC. DATED MAY 27, 1994. WETLAND FLAGGING UPDATED APRIL 25, 1998. BY DONOHUE AND PARKHURST, INC.
 2. PLAN OF LAND, FONDI ROAD HAVERHILL, MA. PROPERTY OF WBC EXTRUSION PRODUCTS INC. AND HADLEY ENTERPRISES, LLC. DATED MARCH 09, 2006 BY DONOHUE AND PARKHURST, INC. PROJECT 196.
 3. DEFINITIVE SUBDIVISION PLAN OF LOTS, HAVERHILL, MASS PREPARED FOR WBC EXTRUSION PRODUCTS INC.. DATED MARCH 05, 1986. BY LINTHAL EISENBERG ANDERSON, INC.
 4. EASEMENT PLAN OF LAND LOCATED IN HAVERHILL, MA. PREPARED FOR HADLEY ENTERPRISES, LLC., HILLDALE INDUSTRIES PROPERTIES, LLC AND WBC INDUSTRIAL PARK OWNERS' ASSOC., INC. LAST REVISED 6-26-08 BY CHRISTIAN & SERGI.
- OLVER, MASSACHUSETTS G.I.S.

NOTES

1. CURRENT ZONING IS BUSINESS PARK (BP) ZONING DISTRICT. REQUIRED: MIN. LOT SIZE: 40,000 S.F.; MIN. LOT FRONTAGE: 150'; MIN. LOT DEPTH: 150'. MIN. BUILDING SETBACKS: FRONT 40', SIDE 15', REAR 25'. MAX. BUILDING HEIGHT: 50' (4 ST.); MAX. BUILDING COVERAGE: 50%; MAX. FLOOR AREA RATIO: 1.25; MIN. OPEN SPACE: 20%.
2. PARKING CALCULATIONS: REQUIRED: INDUSTRIAL: 1 SPACE PER EMPLOYEE (MIN. OF 1 SPACE/1,000 SF); OFFICE: 1 SPACE/300 SF.
3. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAVERHILL, MASSACHUSETTS, ESSEX COUNTY, COMMUNITY PANEL NUMBER 25009C0086F & 25009C0078F, EFFECTIVE DATE: JULY 03, 2012, INDICATES THAT THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA.
4. WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO MADEP WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT. ALL WETLANDS SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.
5. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
6. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
7. RETAINING WALLS SHOWN ON THE PLAN ARE FOR CONCEPTUAL PURPOSES. FINAL LOCATION, TYPE, LENGTH, AND HEIGHT WILL BE DETERMINED UPON FINAL GRADING PLANS.
8. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
9. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
10. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
11. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

February 08, 2016

CONCEPTUAL DRAWING
Not For Construction

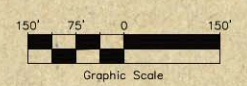
W.B.C. INDUSTRIAL PARK CONCEPTUAL MASTER PLAN
HILLDAVE AVE. & FONDI ROAD
HAVERHILL, MA
 OWNED BY
W.B.C. EXTRUSION PRODUCTS INC.
 PREPARED FOR
NORLUND ASSOCIATES
 SCALE: 1"=150' FEBRUARY 08, 2016

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

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	DR MSK FB NORLUND MST PLAN CK RAC GADFILE BUS. DEVEL.	CONCEPT A