

CITY OF NEWBURYPORT



IN CITY COUNCIL

ORDERED:

December 12, 2022

An Order to Allow a Waiver for Asphalt Sidewalks on Lt. Leary Drive and Storey Avenue as part of the West End Fire Station project

Be it ordained by the City Council of the City of Newburyport as follows:

Chapter 12	Streets, Sidewalks and Other Public Places
Article III	Sidewalks
Section 54	Street, way or grounds specification
Subsection (b)	Sidewalk material

Pursuant to Section 12-54(b) which states as follows:

Exception: Asphalt may be used as an alternative material anywhere in the City upon obtaining a waiver granted by City Council Order.

The City Council of the City of Newburyport hereby grants a waiver to use asphalt as an alternative material for the sidewalk located on Lt. Leary Drive, Storeybrooke Road and Storey Avenue as part of the West End Fire Station project.

Councilor James McCauley



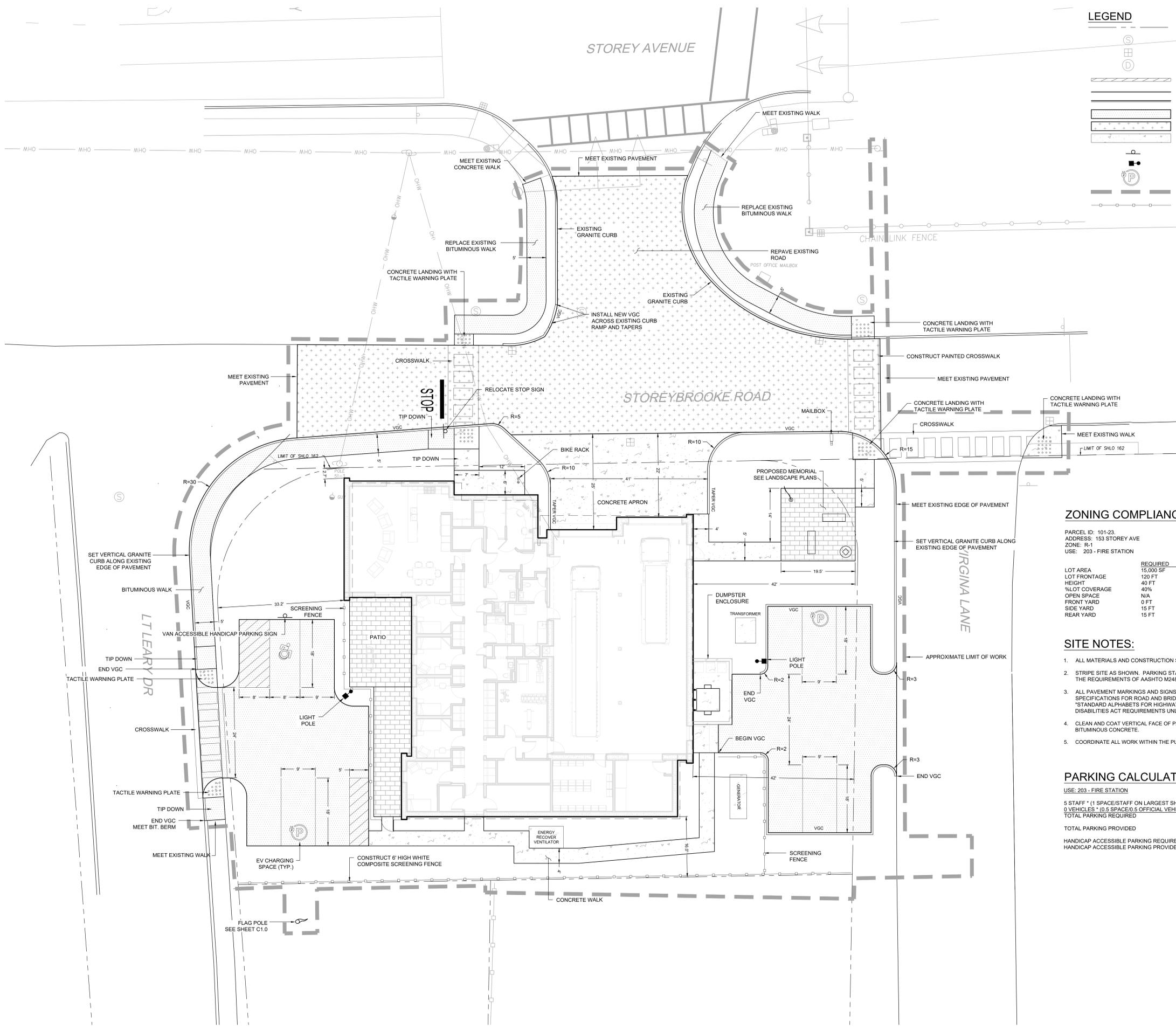
CITY OF NEWBURYPORT
OFFICE OF PLANNING AND DEVELOPMENT
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400

SEAN REARDON
MAYOR

MEMORANDUM

TO: **CITY COUNCIL**
FROM: **GEORDIE VINING, SENIOR PROJECT MANAGER**
CC: **CHIEF STEVE BRADBURY**
SUBJECT: **WAIVER REQUEST FOR ASPHALT SIDEWALKS – WEST END FIRE STATION PROJECT**
DATE: 11/28/22

As part of the West End Fire Station Project, the City of Newburyport anticipates rebuilding a portion of the sidewalk along Lt. Leary Drive and Storeybrooke Road/Storey Road in the vicinity of the fire station. The City's Department of Public Services and Ward Councilor James McCauley have indicated that the preferred material for the sidewalks in this neighborhood continues to be asphalt. Therefore, we are requesting a waiver from the sidewalk ordinance in order to install these asphalt sidewalks. Please see the attached Site Plan and City Council Order form. Thank you for your consideration.



LEGEND

	PROPERTY LINE
	SEWER MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
	STRIPING
	EOP
	CURB
	STANDARD DUTY PAVEMENT/ BITUMINOUS WALK
	HEAVY DUTY PAVEMENT
	CONCRETE WALK
	SIGN
	SITE LIGHT
	EV CHARGING
	APPROXIMATE LIMIT OF WORK
	FENCE



ZONING COMPLIANCE CHECKLIST:

PARCEL ID: 101-23
 ADDRESS: 153 STOREY AVE
 ZONE: R-1
 USE: 203 - FIRE STATION

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	±17,839 SF	NO CHANGE
LOT FRONTAGE	120 FT	±363 FT	NO CHANGE
HEIGHT	40 FT	±21 FT	21' - 2"
%LOT COVERAGE	40%	13%	35.8%
OPEN SPACE	N/A	--	--
FRONT YARD	0 FT	20.2 FT	2.7 FT
SIDE YARD	15 FT	24.4 FT	33.2 FT
REAR YARD	15 FT	39.2 FT	18.0 FT

SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
- STRIPED SITE AS SHOWN. PARKING STALLS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "N".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF NEWBURYPORT

PARKING CALCULATION:

USE: 203 - FIRE STATION

5 STAFF * (1 SPACE/STAFF ON LARGEST SHIFT) = 5 SPACES
 0 VEHICLES * (0.5 SPACE/0.5 OFFICIAL VEHICLES) = 0 SPACES
 TOTAL PARKING REQUIRED = 5 SPACES

TOTAL PARKING PROVIDED = 11 SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED = 1 (REQUIRED FOR 1 TO 25 SPACES)
 HANDICAP ACCESSIBLE PARKING PROVIDED = 1



JOHN F. CUTTER JR.
 FIRE STATION
 NEWBURYPORT, MA

Project Number: 4139.0000

PERMIT SET

Date Issued:
 28 September 2022

NO.	DESCRIPTION	DATE

SITE LAYOUT PLAN

C2.0

