

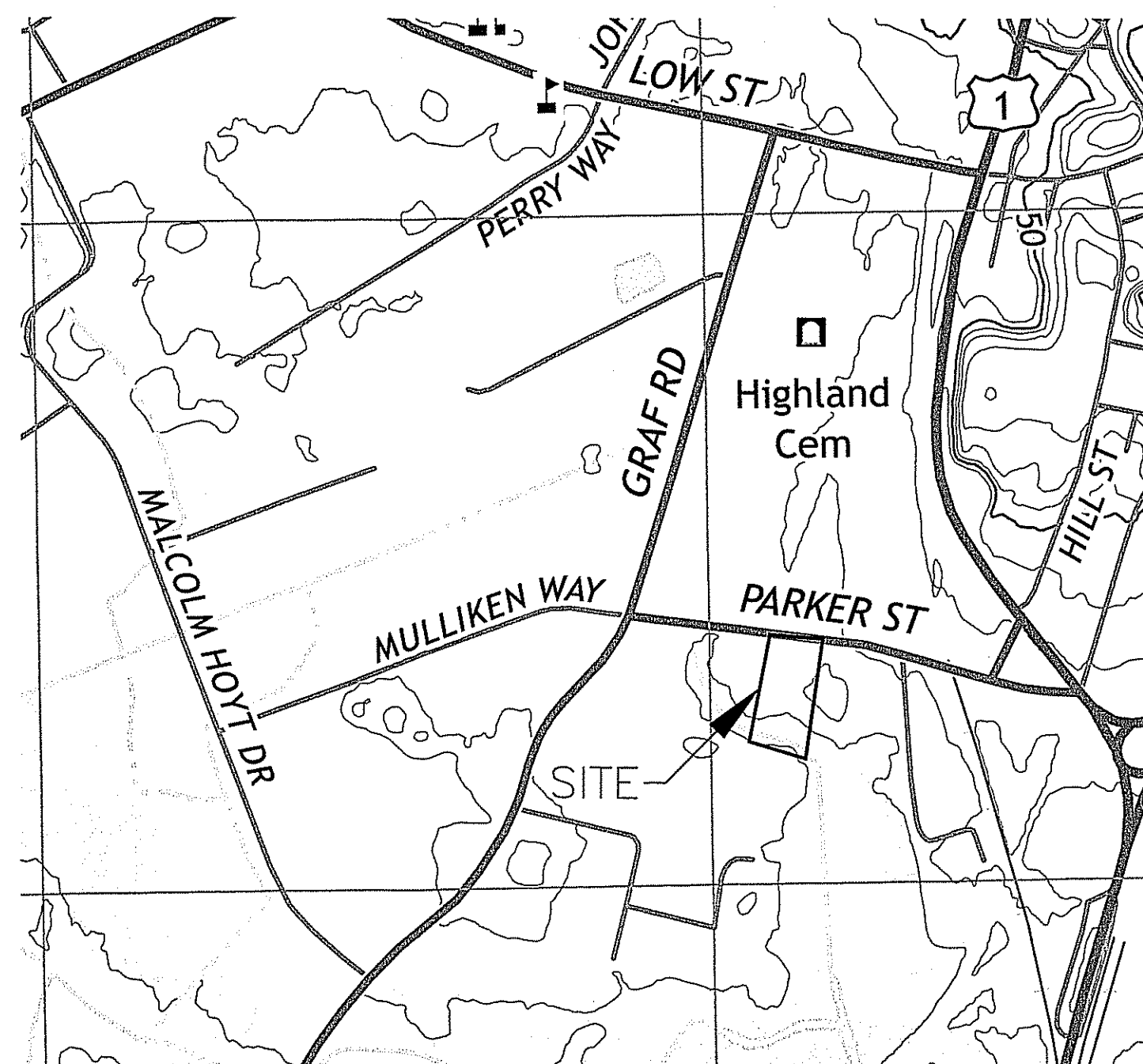
PROPOSED BUILDING ADDITION

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

ISSUED FOR SITE PLAN APPROVAL

MARCH 30, 2018



LOCUS MAP

LIST OF DRAWINGS

- C-1 CERTIFIED PLOT PLAN
- C-2 EXISTING CONDITIONS PLAN
- C-3 EROSION AND SEDIMENTATION CONTROL PLAN
- C-4 SITE LAYOUT PLAN
- C-5 UTILITY AND GRADING PLAN
- C-5A STORMWATER MANAGEMENT SYSTEM
- C-6 DETAILS SHEET
- C-7 DETAILS SHEET
- C-8 DETAILS SHEET
- L-1 LANDSCAPE PLAN
- A-101 PROPOSED ELEVATIONS
- A-102 PROPOSED ELEVATIONS

REV.	DESCRIPTION	DATE
0	ISSUED FOR SITE PLAN APPROVAL	3/30/18

OWNER/APPLICANT:

PORT CITY REALTY LLC.

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

PREPARED BY:

CORNERSTONE

9F PRESIDENTIAL WAY

WOBURN, MASSACHUSETTS 01801

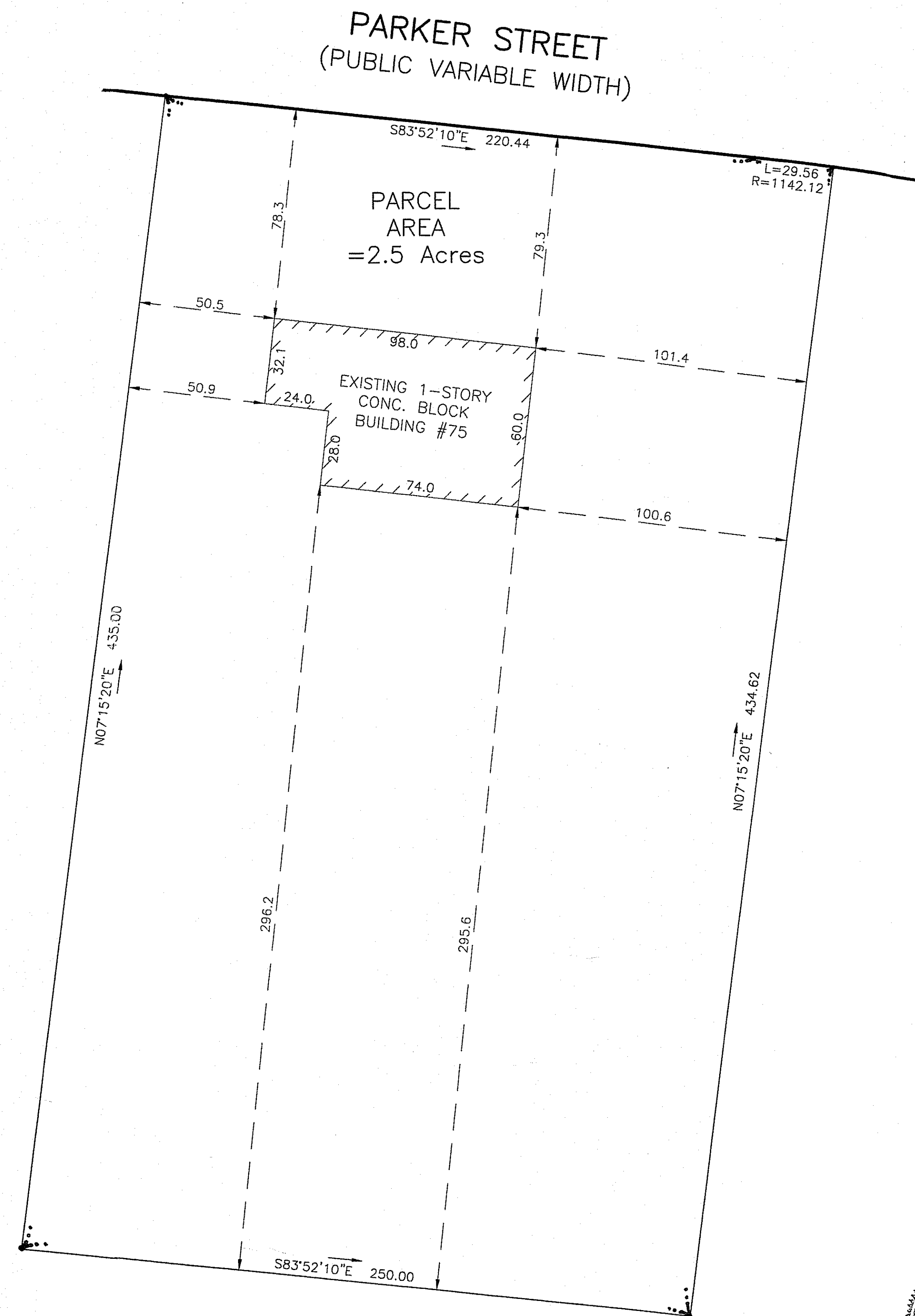
CONTACT: RICHARD BARTHELMES, PE

CIVIL ENGINEER

(781) 937-3045

N

PLAN BOOK 150
PLAN 8



Plan References:

- 1) Plan Book 150, Plan 8
- 2) Plan Book 415, Plan 49

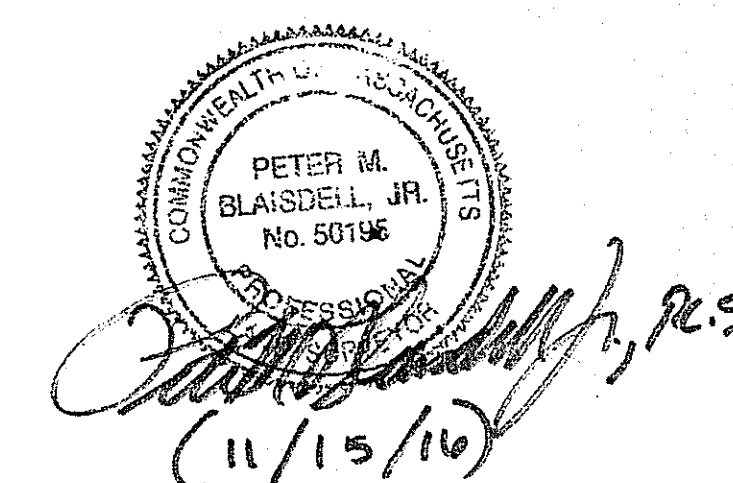
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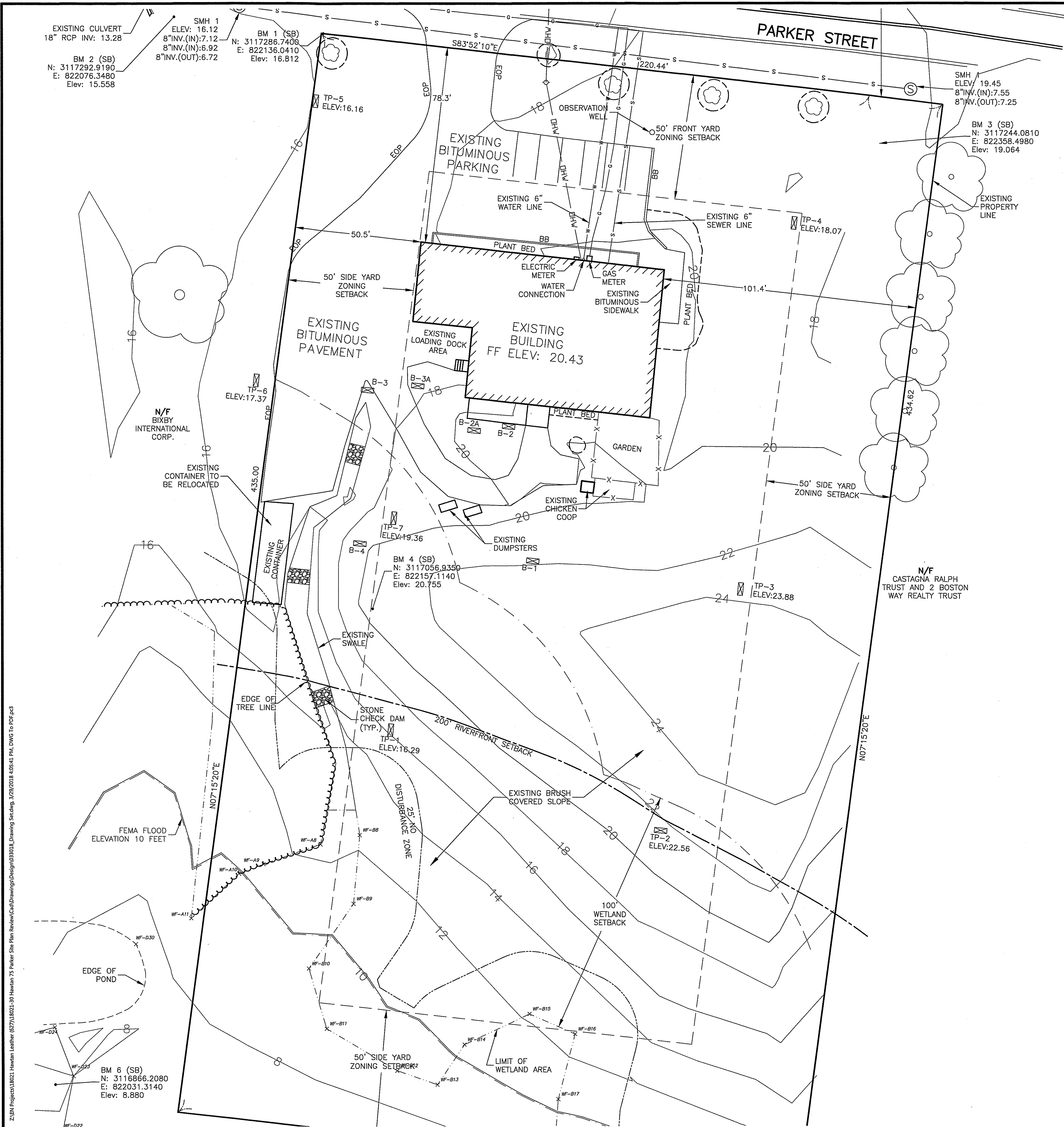
Book 33957 Page 375

PLAN OF LAND
IN
NEWBURYPORT, MA

SCALE: 1"=40' 0' 20' 40' 80' NOVEMBER 15, 2016

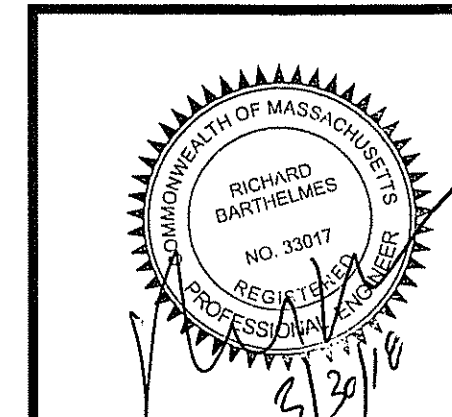
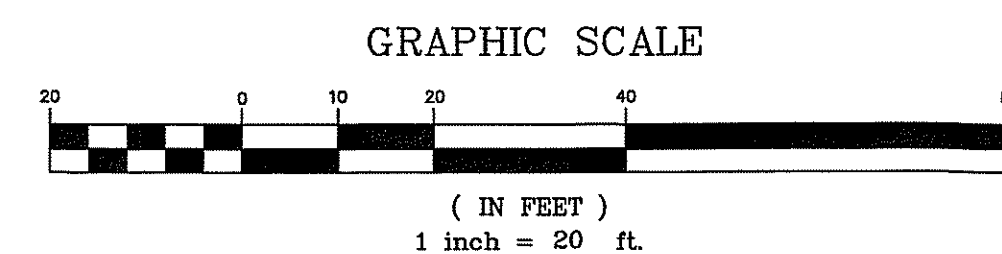
#75 PARKER STREET





- LEGEND:**
- 100' WETLAND SETBACK
 - 200' RIVERFRONT BOUNDARY
 - LIMIT OF WETLAND AREA
 - EXISTING PLANT BED
 - WF 1 WETLAND FLAG LOCATION
 - TREELINE/SHRUBLINE
 - EXISTING TREE
 - EXISTING CONTOUR - MINOR
 - EXISTING CONTOUR - MAJOR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING BITUMINOUS BERM
 - ZONING SETBACK
 - 25' NO DISTURBANCE ZONE
 - FEMA FLOOD ELEVATION
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EXISTING OVERHEAD WIRE

- NOTES:**
1. THIS PLAN HAS BEEN PREPARED TO DEPICT THE EXISTING SITE CONDITIONS ON THE PROPERTY AT 75 PARKER STREET. THE FIELD WORK WAS PERFORMED BY LYNNFIELD ENGINEERING, INC ON NOVEMBER 16, 2016.
 2. THE HORIZONTAL AND VERTICAL CONTROL WERE ESTABLISHED BY THE COLLECTION OF GPS AND TOTAL STATION OBSERVATIONS. THE HORIZONTAL CONTROL IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 3. THE SUBJECT LOT IS IDENTIFIED ON TOWN OF NEWBURYPORT TAX MAP 71 BLOCK 1. THE PARCEL IS LOCATED WITHIN THE TOWN OF NEWBURYPORT ZONING DISTRICT INDUSTRIAL IIB.
 4. THE PROPERTY LINES DEPICTED ARE FROM A PLOT PLAN TITLED "PLAN OF LAND IN NEWBURYPORT #75 PARKER STREET" DATED NOVEMBER 15, 2016 BY WILLIAMS AND SPARGES LLC.
 5. WETLAND FLAG DELINEATION WAS PERFORMED BY RIMMER ENVIRONMENTAL ON NOVEMBER 9, 2016 AND APRIL 14TH, 2017.
 6. FLOOD ELEVATION FROM FLOOD RATE INSURANCE MAP 2500900117G. REVISED JULY 16, 2014.



CORNERSTONE

9F PRESIDENTIAL WAY

WOBURN, MASSACHUSETTS 01801

(781) 937-3045

PROPOSED BUILDING ADDITION

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS

PREPARED FOR

PORT CITY REALTY LLC.

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS

REVISIONS		DATE	BY
No.	DESCRIPTION		
0	ISSUED FOR SITE PLAN APPROVAL	3/30/18	NC

EXISTING CONDITIONS PLAN

NC

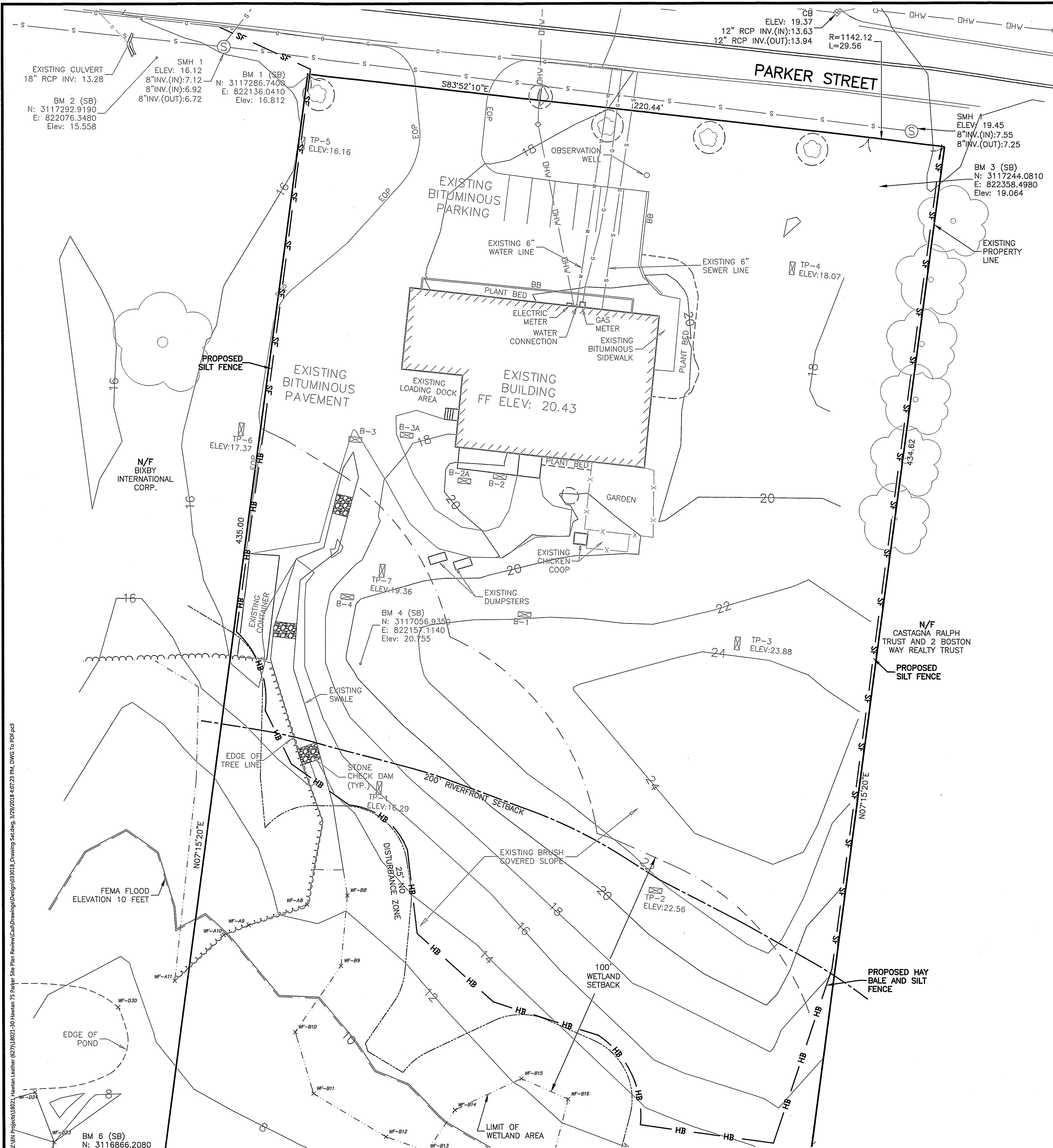
RB

SCALE: 1"=20'

DATE: 3/30/18

SHEET No. **C-2**

PROJECT No. 18021-30



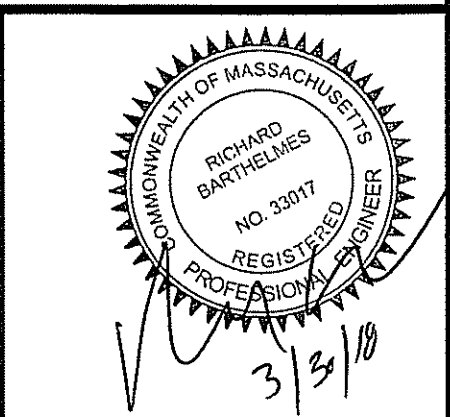
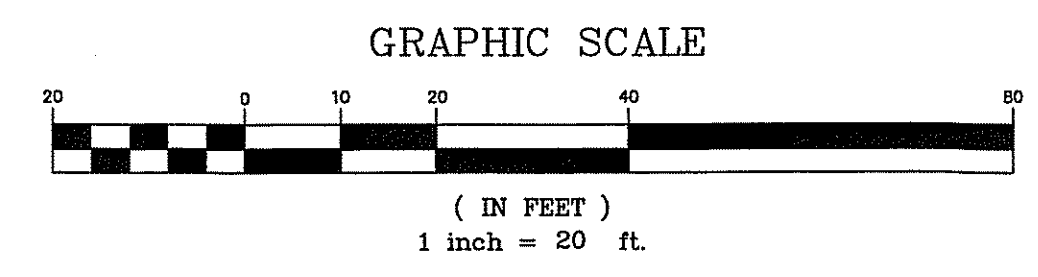
LEGEND:
- - - PROPOSED SILT FENCE
- - - PROPOSED HAY BALE AND SILT FENCE

- GENERAL EROSION & SEDIMENTATION CONTROL NOTES:**
1. PRIOR TO CONSTRUCTION AND THEREAFTER EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
 2. BALED STRAW AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY.
 3. SILT FENCE SHALL BE INSTALLED AND MAINTAINED WHERE SHOWN AND ADDITIONAL SILT FENCE ADDED AS REQUIRED BY THE ENGINEER PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. IT SHOULD BE MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE CLEAN EXCESS SURFACE WATER. THE SILT FENCE IS TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE ESTABLISHED A PERMANENT VEGETATIVE COVER.
 4. SILT FENCES SHALL BE MINIMUM OF 16" HIGH WITH THE BOTTOM OF THE CLOTH KEYED INTO THE GROUND AN ADDITIONAL 8" (SEE DETAIL). POSTS SHALL BE 36" WOOD OR STEEL DRIVEN 16" MINIMUM INTO THE GROUND.
 5. THE EROSION CONTROL DEVICES SHOWN ON THE DRAWINGS REPRESENT THE MINIMUM REQUIRED FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION TO MANAGE ONSITE RUNOFF DURING CONSTRUCTION AND PREVENT TRANSPORT OF SEDIMENT OFF SITE. ADDITIONAL EROSION CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, STONE CHECK DAMS, TEMPORARY SEDIMENT BASINS, TEMPORARY SWALES, AND TEMPORARY SEEDING.
 6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, DITCHES, SWALES, AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THESE DEVICES.
 7. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT DRAWINGS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE PERIODICALLY INSPECTED, CLEANED AND MAINTAINED, AND OTHERWISE KEPT IN AN EFFECTIVE OPERATIONS MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
 8. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, OR LONGER THAN ONE MONTH AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION, SHALL BE TEMPORARILY SEED AND MULCH STRAW MULCHED AT A RATE OF 1.5 TONS/ACRE.
 9. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED AND FOLLOWING INSPECTION AND APPROVAL BY THE ENGINEER, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND ACCUMULATED SEDIMENT DISPOSED OF IN A LOCATION DESIGNATED BY THE OWNER.
 10. ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISH GRADED WITH NO FURTHER CONSTRUCTION TO TAKE PLACE SHALL BE SEED AND MULCHED. ALL DISTURBED AREAS OUTSIDE LIMITS OF WORK SHALL BE STABILIZED WITH LOAM. ALL SEED, LIME, AND FERTILIZER PROGRAMS SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE SPECIFICATIONS.
 11. AVOID USE OF UNDISTURBED AREAS WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL TRAVEL THE ROADBEDS OF EXISTING AND FUTURE ROADS.
 12. IN THE EVENT THAT DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
 13. ALL WORK TO COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN AND EPA CONSTRUCTION GENERAL PERMIT OBTAINED FOR THE SITE.
 14. THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPLACE OR REPAIR THE LIMIT OF WORK BARRIER, EROSION CONTROL BLANKETS, OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
 15. THE STORMWATER MANAGEMENT SYSTEM SHALL BE PLACED ONLINE ONLY AFTER SITE STABILIZATION HAS BEEN ACHIEVED.
 16. CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH THE ORDER OF CONDITIONS FROM THE CITY OF NEWBURYPORT AND SITE APPROVAL PLAN.

- PRIOR TO THE START OF CONSTRUCTION:**
1. ALL APPLICABLE EROSION CONTROL MEASURES AS SHOWN ON THE PLAN MUST BE IN PLACE AND REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF WORK.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT NO EROSION ON THE SITE SHALL OCCUR WHICH WILL CAUSE DEPOSITION OF SOIL OR SEDIMENT UPON ADJACENT PROPERTIES OR PUBLIC WAYS.

- DURING CONSTRUCTION:**
1. THE CONTRACTOR TO BE RESPONSIBLE FOR DUST CONTROL THROUGHOUT THE DURATION OF THE PROJECT. DUST CONTROL SHALL BE ACHIEVED BY THE USE OF WATER AS NECESSARY AND ROADWAY MAINTAINED FREE AND CLEAR OF DUST AND DEBRIS THROUGHOUT CONSTRUCTION.
 2. TEMPORARY EROSION CONTROL MEASURES CONSISTING OF SILT FENCE SHALL BE INSTALLED AROUND ALL MATERIAL STOCKPILES.
 3. THE CONTRACTOR SHALL EMPLOY A QUALIFIED PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PERFORM INSPECTIONS AS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN. A WRITTEN REPORT SHALL BE PREPARED INDICATING ANY DEFICIENCIES IN EROSION CONTROL MEASURES OBSERVED AND REQUIREMENTS FOR ADDITIONAL EROSION CONTROLS TO BE INSTALLED IF NECESSARY.
 4. THE UNDERGROUND STORMWATER INFILTRATION SYSTEM SHALL NOT BE USED TO MANAGE RUNOFF DURING CONSTRUCTION. THE INFILTRATION SYSTEM SHALL ONLY PLACED ONLINE AFTER THE SITE HAS BEEN STABILIZED.
 5. TEMPORARY SEDIMENT TRAPS AND DIVERSION SWALES MAY BE NECESSARY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE SWALES AND SEDIMENT TRAPS TO ENSURE SEDIMENT DOES NOT DISCHARGE ONTO ADJACENT PROPERTIES OR ROADWAYS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING THE ADJACENT ROADWAY AS NECESSARY TO REMOVE ANY SEDIMENT FROM CONSTRUCTION ACTIVITIES.

- CONSTRUCTION SEQUENCE*:**
1. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES.
 2. REMOVE AND STOCKPILE LOAM.
 3. INSTALL STORMWATER MANAGEMENT SYSTEM.
 4. INSTALL UNDERGROUND UTILITIES.
 5. INSTALL BUILDING FOUNDATION.
 6. CONSTRUCT PROPOSED BUILDING.
 7. INSTALL PROPOSED PLANTS, LOAM, SEED AND STABILIZE AREAS OUTSIDE LIMITS OF PAVED AREAS.
 8. INSTALL BITUMINOUS CONCRETE PAVEMENT, AND OTHER SITE STRUCTURES.
 9. PERFORM SITE CLEANUP.
 10. INSPECT SITE TO ASSURE SITE STABILIZATION PRIOR PLACING THE STORMWATER MANAGEMENT SYSTEM ONLINE AND REMOVAL OF EROSION AND SEDIMENTATION CONTROLS.
- * THIS SEQUENCE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ADHERING TO ALL OSHA AND CITY OF NEWBURYPORT REQUIREMENTS AND MAY MODIFY THIS SEQUENCE TO CONFORM TO THESE REQUIREMENTS AS NECESSARY.



CORNERSTONE
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PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS		DATE	BY
NC	DESCRIPTION	3/10/18	NC
	ISSUED FOR SITE PLAN APPROVAL		

EROSION AND SEDIMENTATION CONTROL PLAN

DATE: 3/30/18

SCALE: 1"=20'

CHECKED BY: RB

DATE: 3/30/18

PROJECT No. 18021-30

C-3

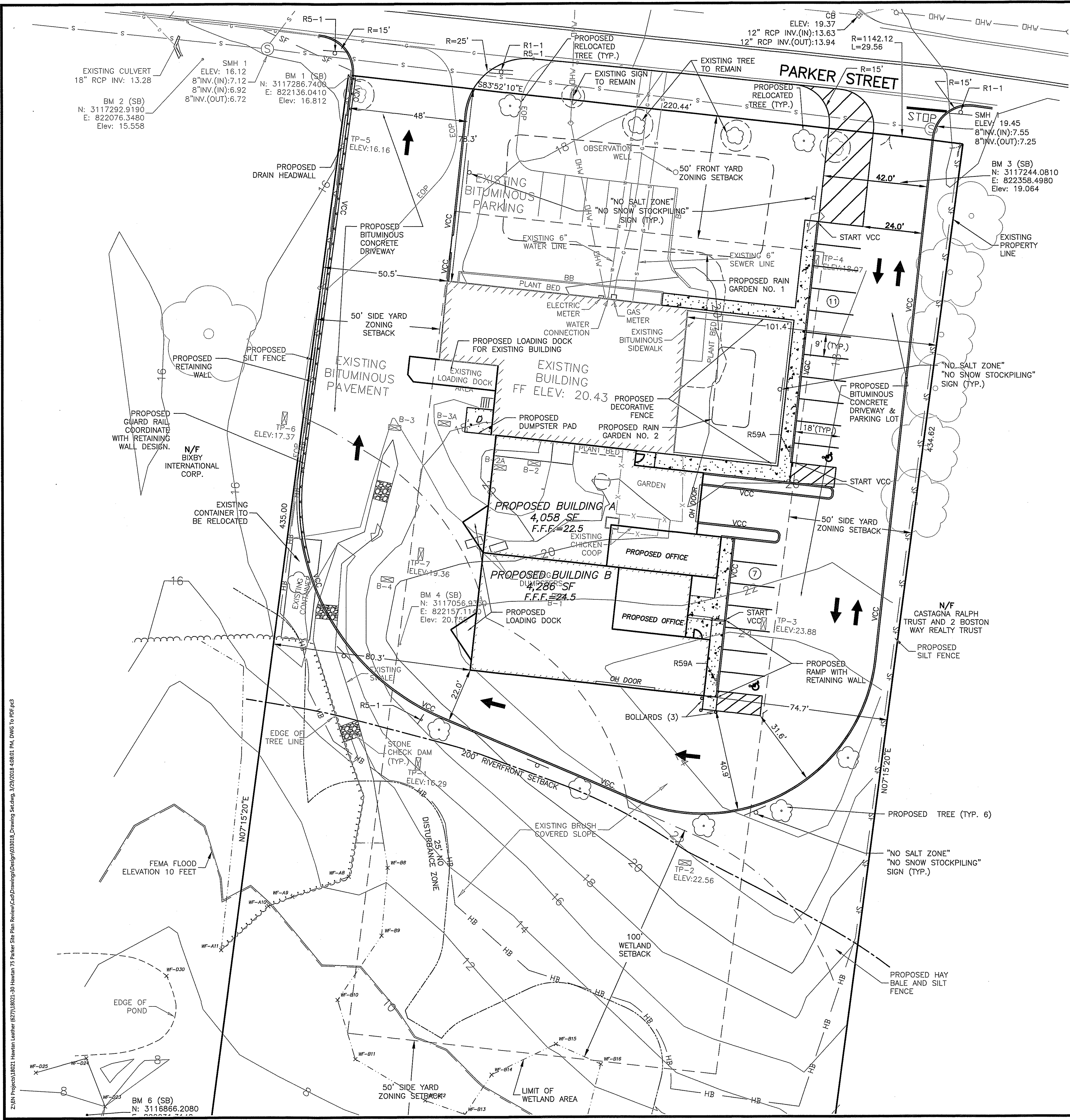
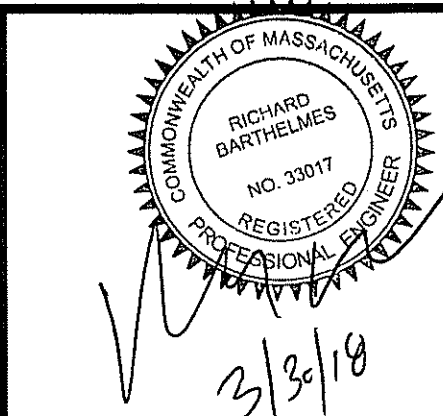
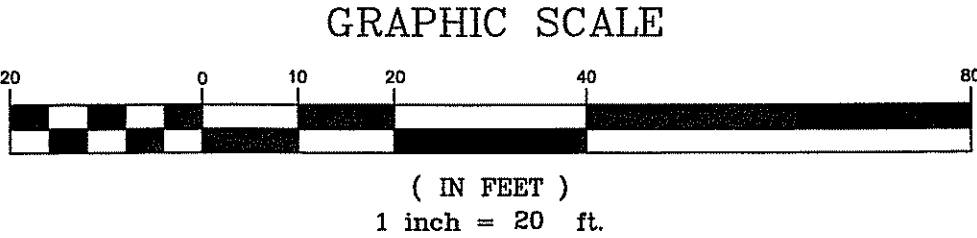


TABLE OF ZONING REQUIREMENTS			
ZONING: INDUSTRIAL 1B	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	50,000 SF	108,900 ± SF	108,900 ± SF
FRONT SETBACK	50'	83' ±	83' ±
SIDE SETBACK	50'	50.5'/101.4'	50.5'/74.7'
REAR SETBACK	50'	>50'	>50'
MAX BUILDING HEIGHT	40'	<40'	<40'
PERCENT LOT COVERAGE	40%	5.3%	12.6%
STREET FRONTAGE	200	220	220

PARKING SUMMARY CHART			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
STANDARD SPACES			
CORPORATE HEADQUARTER (HAWTAN LEATHER) 1 PER EMPLOYEE + 1 SPACE (3+1)	4	6	6
LIGHT MANUFACTURING - 0.75/EMPLOYEE +1 SPACE 2x[(4x0.75)+1]	8	0	10
HANDICAPP ACCESSIBLE SPACES	2	0	2
TOTAL SPACES	14	6	18

PARKING SPACE DIMENSIONS: 9'x18'



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PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS	BY	DATE	DESCRIPTION
0	NC	3/30/18	ISSUED FOR SITE PLAN APPROVAL

SITE LAYOUT PLAN

PROJECT No. 18021-30

DATE: 3/30/18

SCALE: 1"=20'

CHECKED BY: RB

DESIGNED BY: NC

SHEET No. C-4

FLAT TOP	ITEM NO	WEIGHT
1 HOLE	MH4-FT4ID	1,620#
2 HOLE	MH4-FT4ID2H	930#

ECCENTRIC CONE	ITEM NO	WEIGHT
1'-6"	MH4-18C4ID	1,335#
2'-0"	MH4-24C4ID	1,783#
2'-6"	MH4-30C4ID	2,231
3'-0"	MH4-36C4ID	2,677
4'-0"	MH4-48C4ID	3,425#

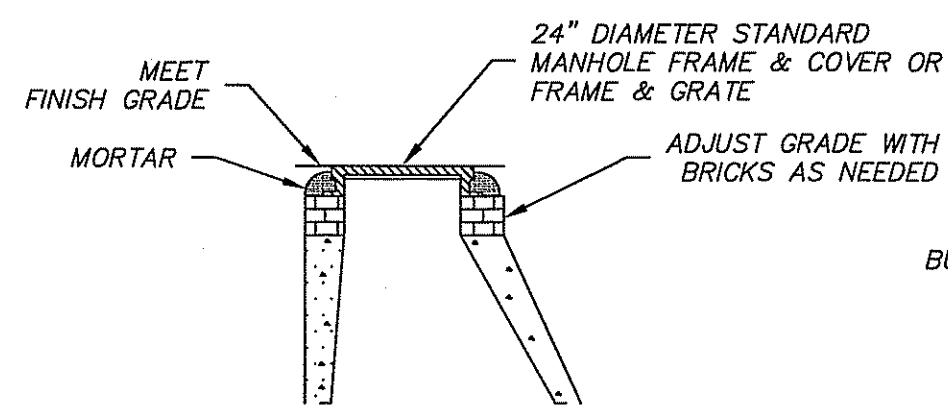
RISER SECTION	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

BASE SECTION	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#

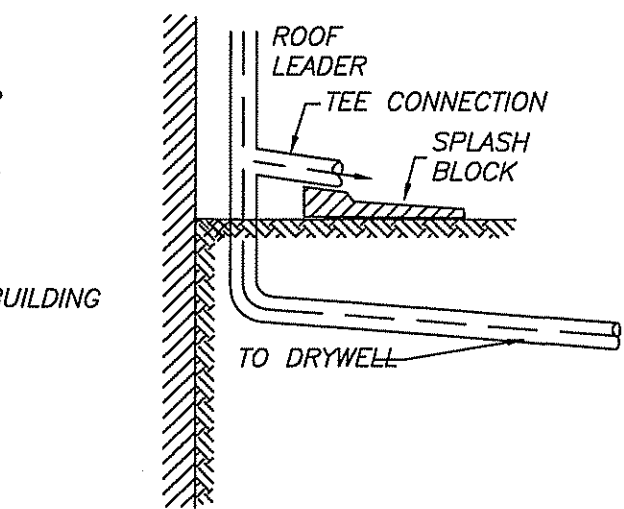
NOTES:

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
- H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

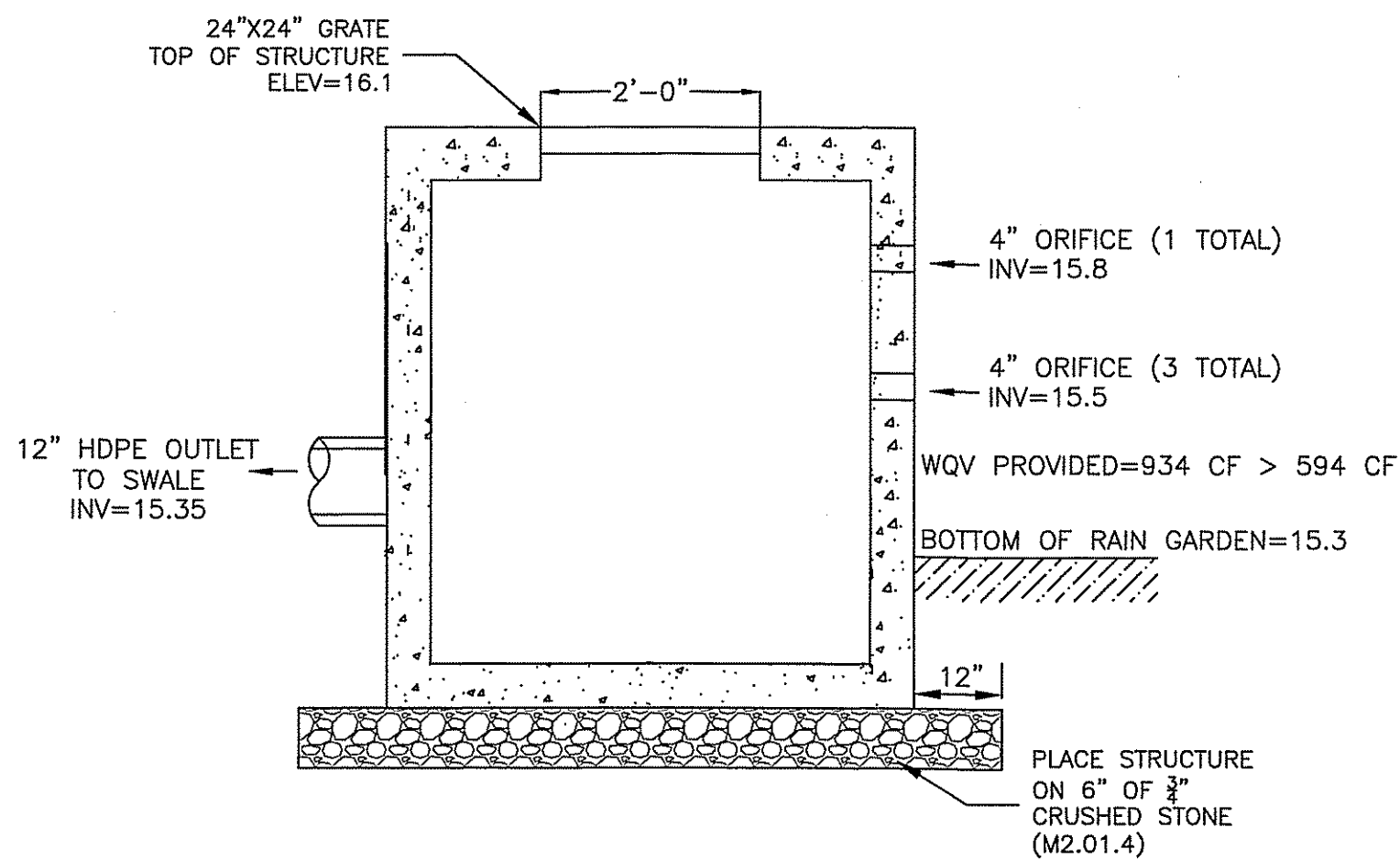
CATCH BASIN N.T.S.



GRATE/COVER DETAIL (NOT TO SCALE)



ROOF DOWNSPOUT OVERFLOW (NOT TO SCALE)



WATER QUALITY VOLUME (WQV) = (IMPERVIOUS AREA) x (0.5"/12" PER FT.)
WQV REQUIRED = 14,259 SF x 0.5"/12" PER FT. = 594 CF
WQV PROVIDED AT ELEV. 15.5 = 934 CF > 594 CF

OUTLET CONTROL STRUCTURE #1 (RAIN GARDEN #1 STANDPIPE) (NOT TO SCALE)

FLAT TOP	ITEM NO	WEIGHT
1 HOLE	MH4-FT4ID	1,620#
2 HOLE	MH4-FT4ID2H	930#

ECCENTRIC CONE	ITEM NO	WEIGHT
1'-6"	MH4-18C4ID	1,335#
2'-0"	MH4-24C4ID	1,783#
2'-6"	MH4-30C4ID	2,231
3'-0"	MH4-36C4ID	2,677
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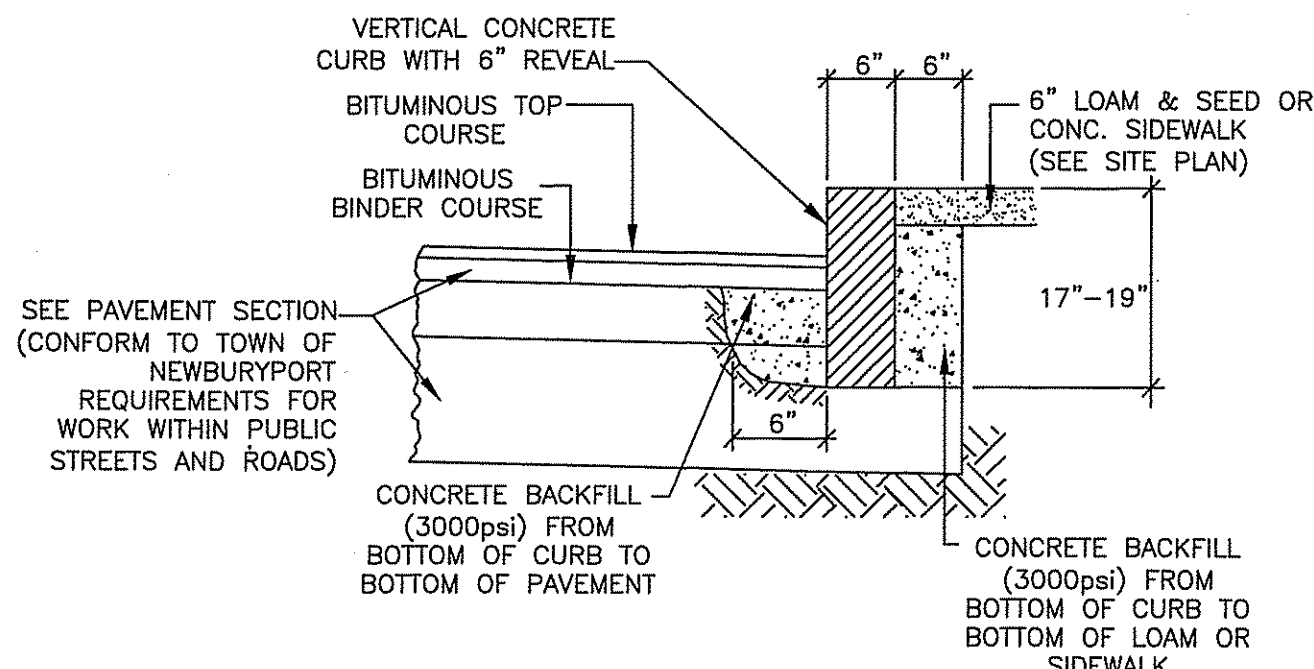
RISER SECTION	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

BASE SECTION	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#

NOTES:

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
- H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
- STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

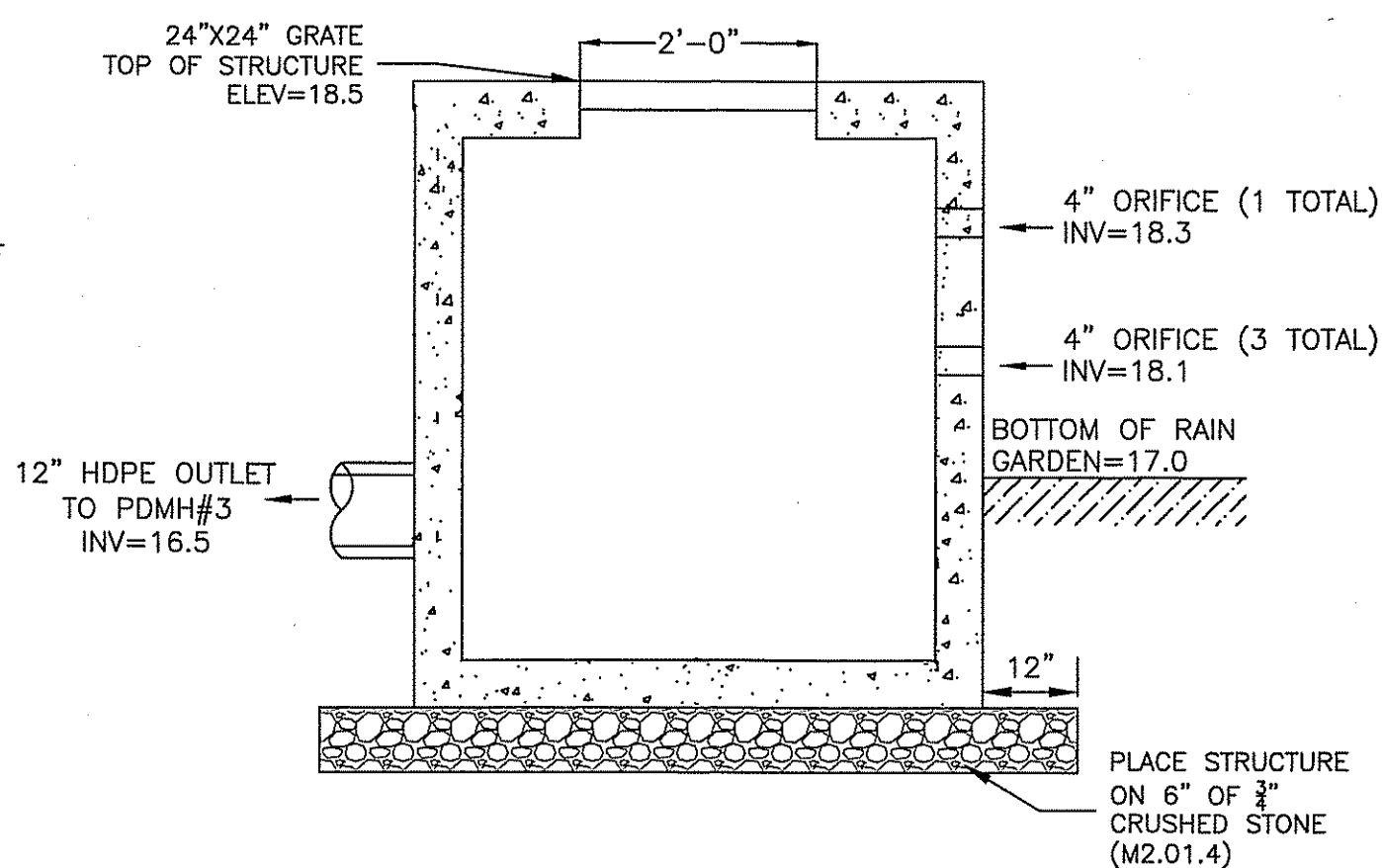
DRAIN MANHOLE DETAIL 48" DIA



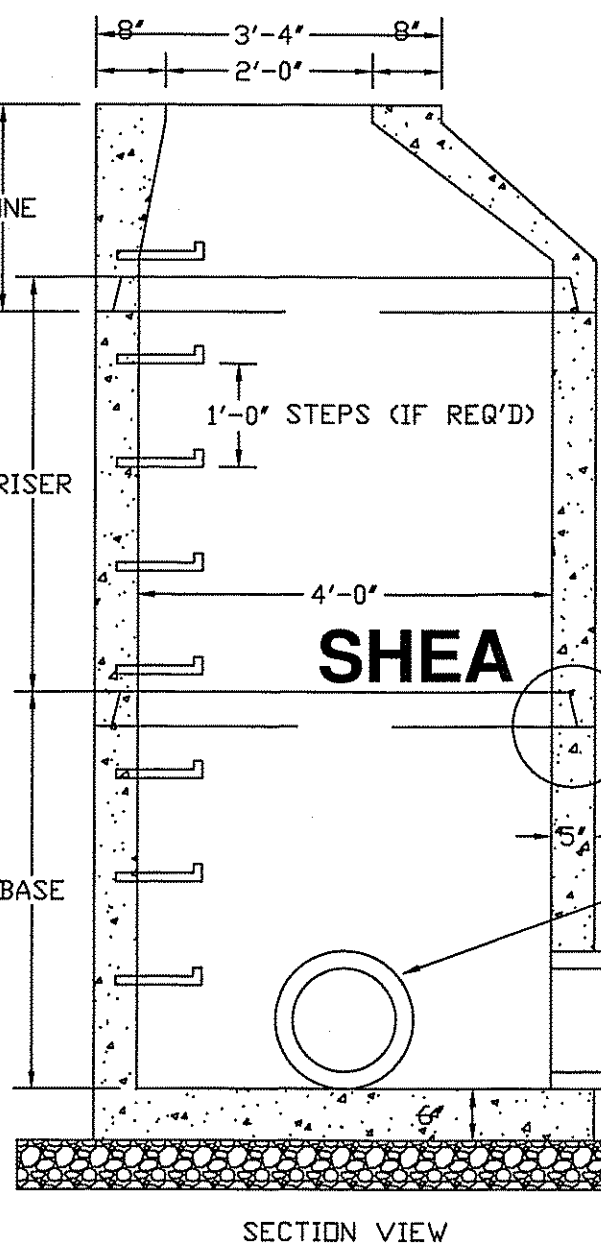
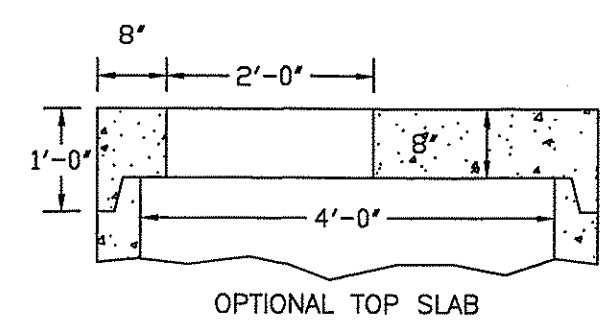
NOTES:

- SEE SITE PLAN FOR LIMITS OF CURBING.
- ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
- MINIMUM LENGTH OF CURB STONES = 3'
- MAXIMUM LENGTH OF CURB STONES = 10'
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE CHART).
- ALL RADI 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS
- JOINTS BETWEEN STONES SHALL BE MORTARED.

VERTICAL CONCRETE CURB (NOT TO SCALE)



OUTLET CONTROL STRUCTURE #2 (RAIN GARDEN #2 STANDPIPE) (NOT TO SCALE)



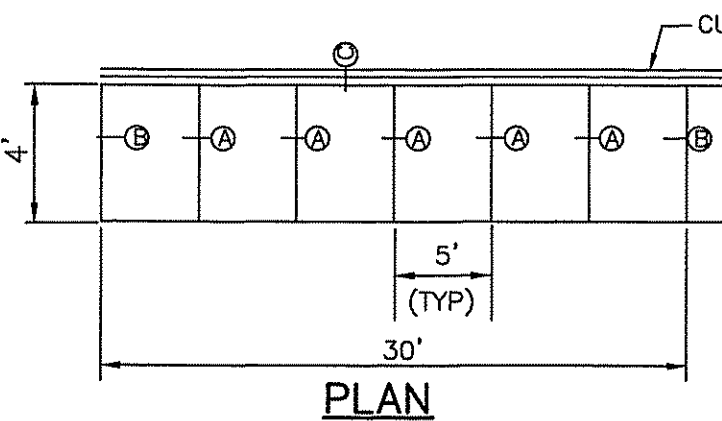
SECTION VIEW

1/4" TO 1/2" SILICA SAND AND EMECOLE 555 POLYUREA OR APPROVED EQUAL
1/4" CHAMFER SMOOTH TROWEL FILLED W/SEALANT VERTICAL CURB (SEE DETAIL)

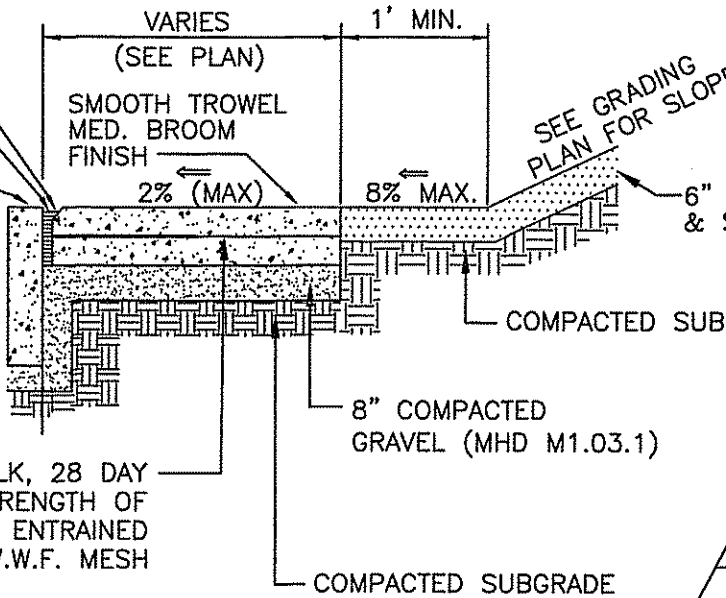
4" CONCRETE WALK, 28 DAY COMPRESSIVE STRENGTH OF 4500 P.S.I. 7% AIR ENTRAINED 6x6 W2.9xW2.9 W.W.F. MESH

6" CRUSHED STONE (M2.01.4)

SECTION

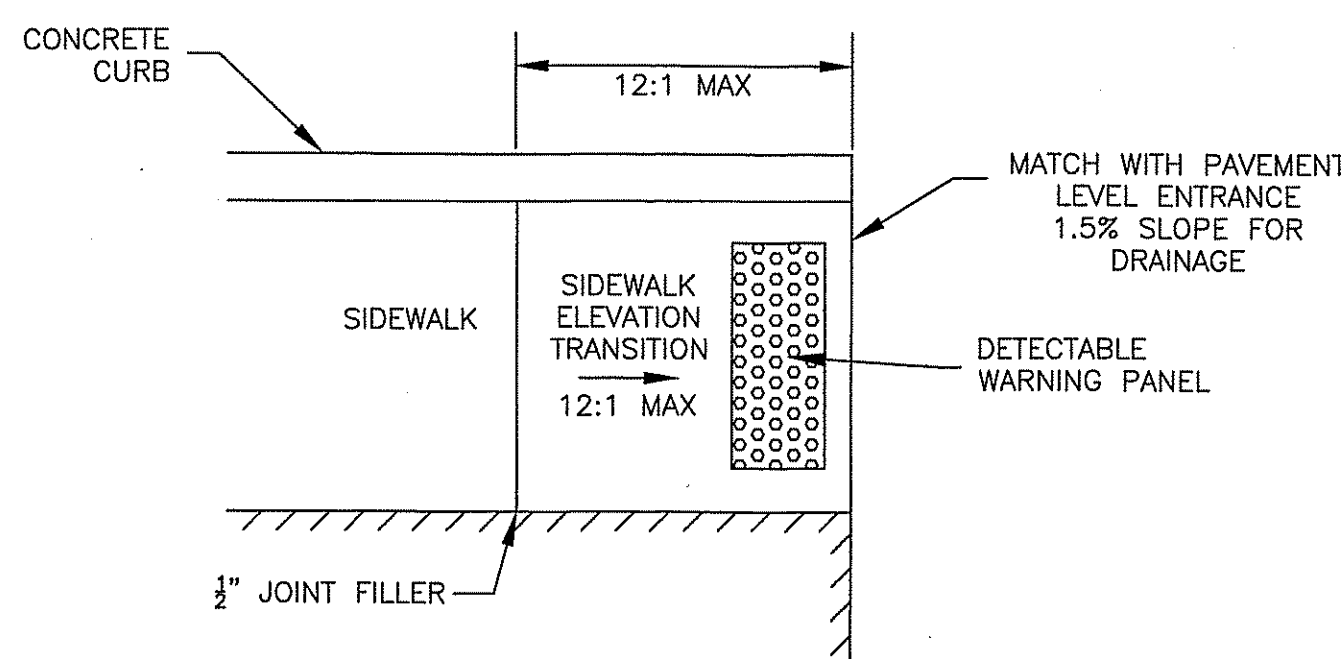


NOTE: CONCRETE DRIVEWAY APRONS SHALL HAVE A CONCRETE THICKNESS OF 6" AND A 12" COMPACTED GRAVEL BASE.



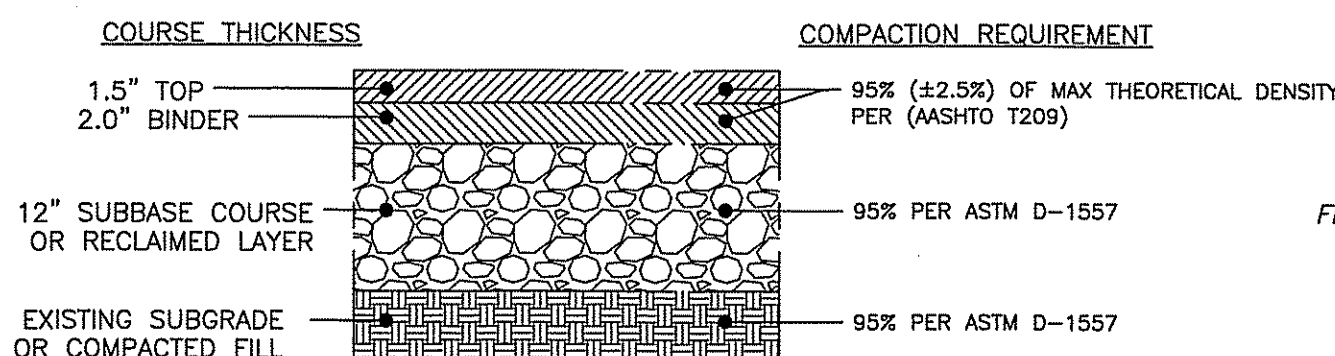
SECTION

CONCRETE SIDEWALK DETAIL (NOT TO SCALE)



NOTE: ALL BOLTS & NUTS SHALL BE MADE VANDAL RESISTANT.

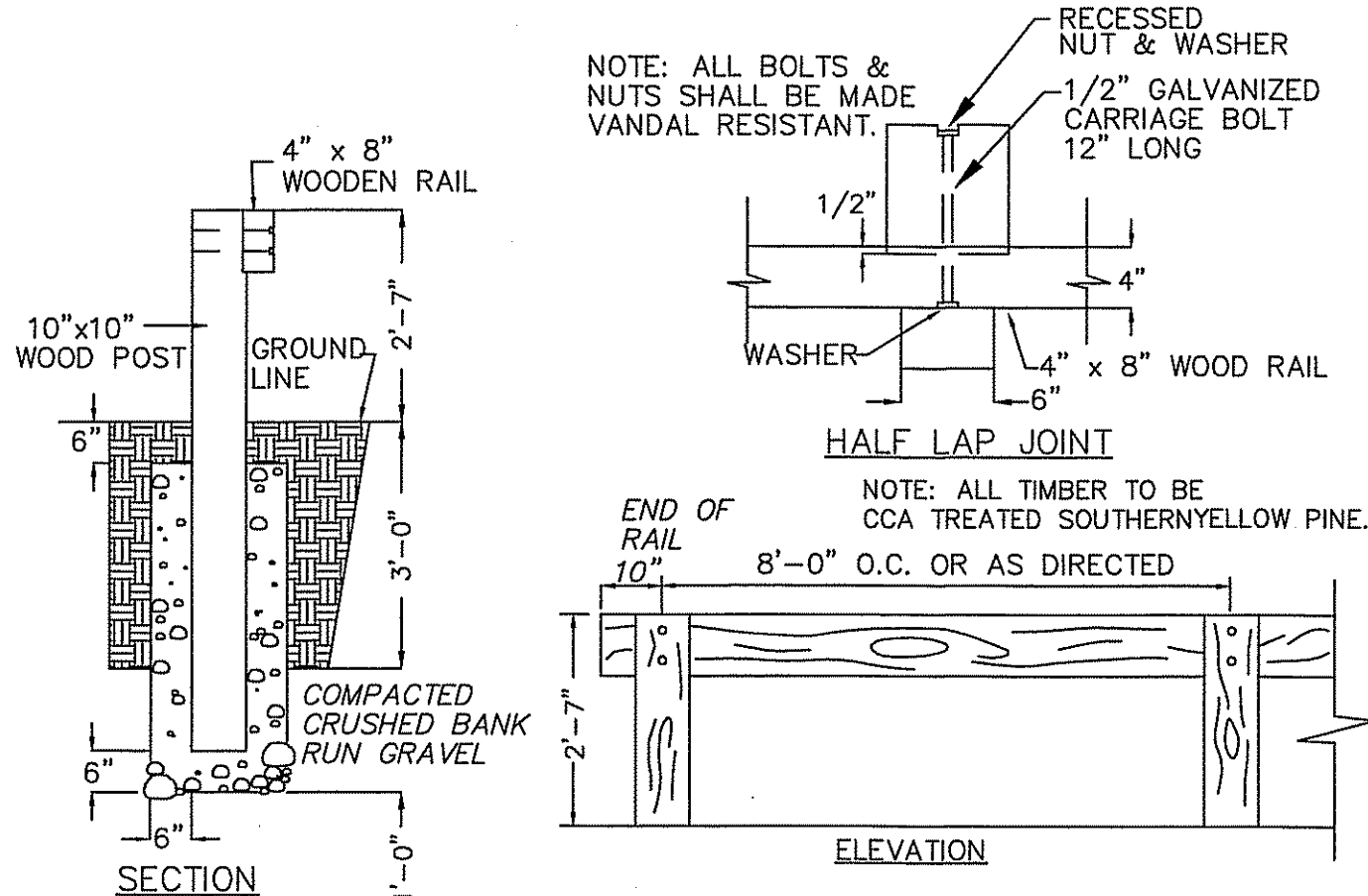
CONCRETE SIDEWALK HANDICAP ACCESSIBLE RAMP DETAIL (NOT TO SCALE)



NOTES:

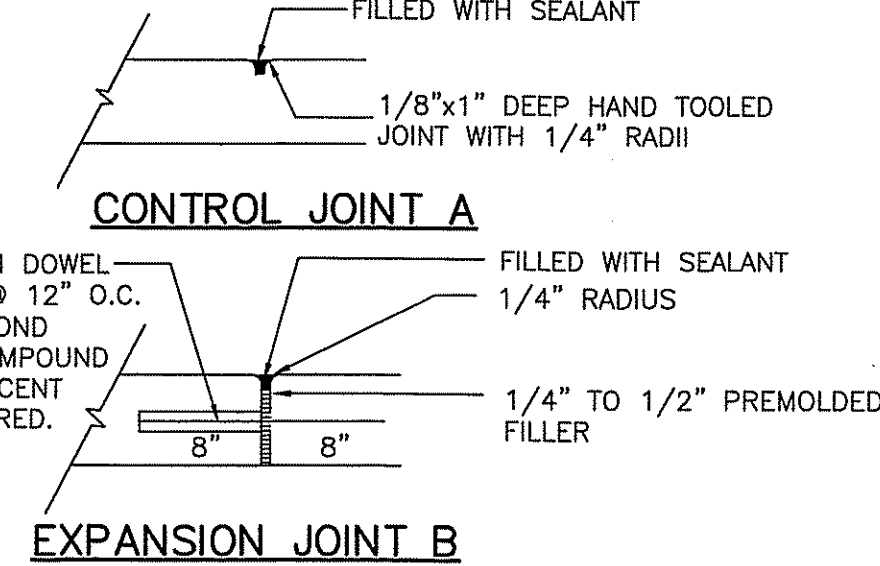
- ALL BITUMINOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE MASSDOT 1998 STANDARD SPECIFICATION AND THE 2010 SUPPLEMENTAL SPECIFICATIONS.
- AGGREGATE BASE COURSE SHALL BE NATURAL MATERIALS.

PAVEMENT DETAIL (NOT TO SCALE)

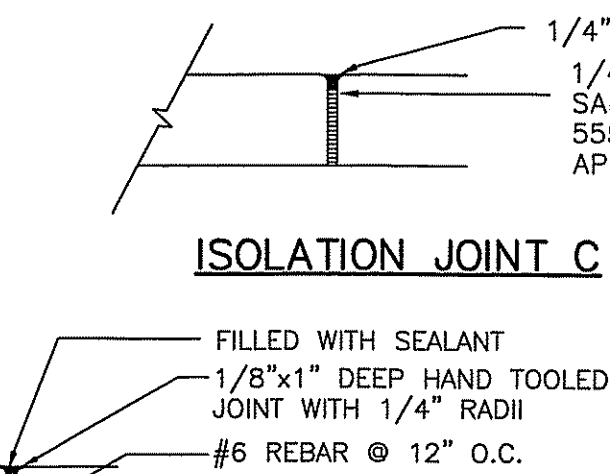


WOOD GUARD RAIL (NOT TO SCALE)

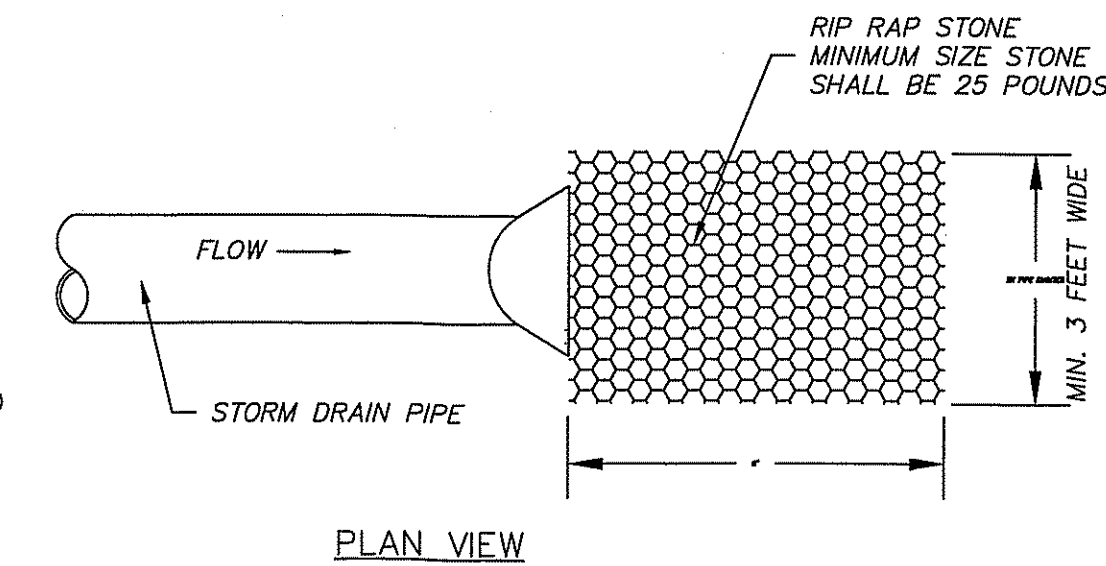
COORDINATE THE GUARD RAIL WITH THE DESIGN AND INSTALLATION OF THE RETAINING WALL



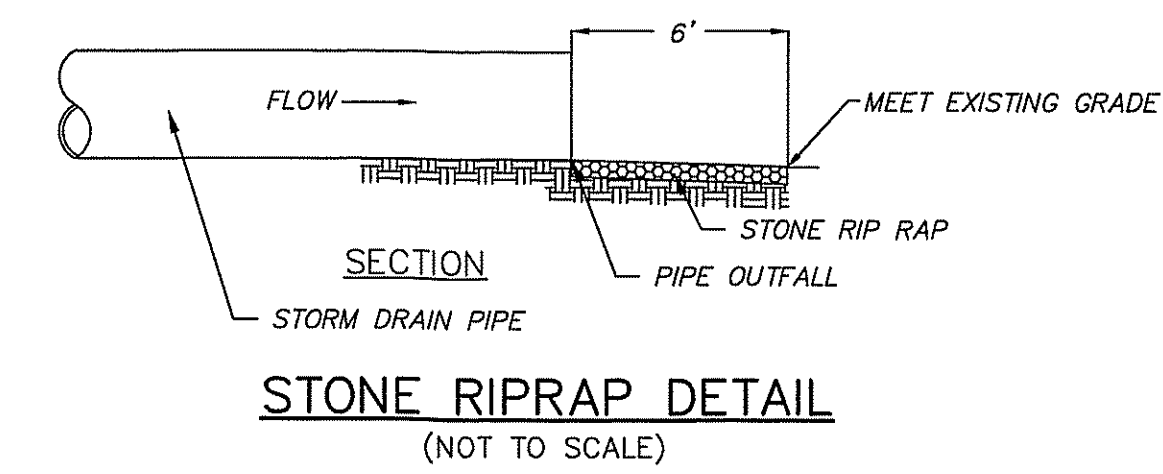
EXPANSION JOINT B



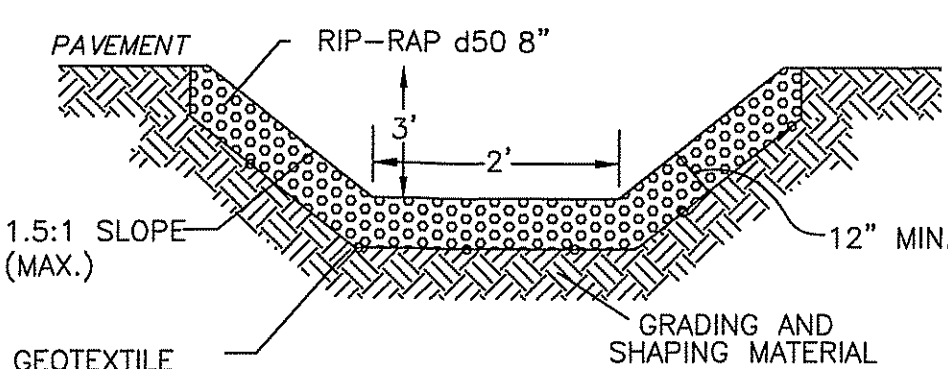
CONSTRUCTION JOINT



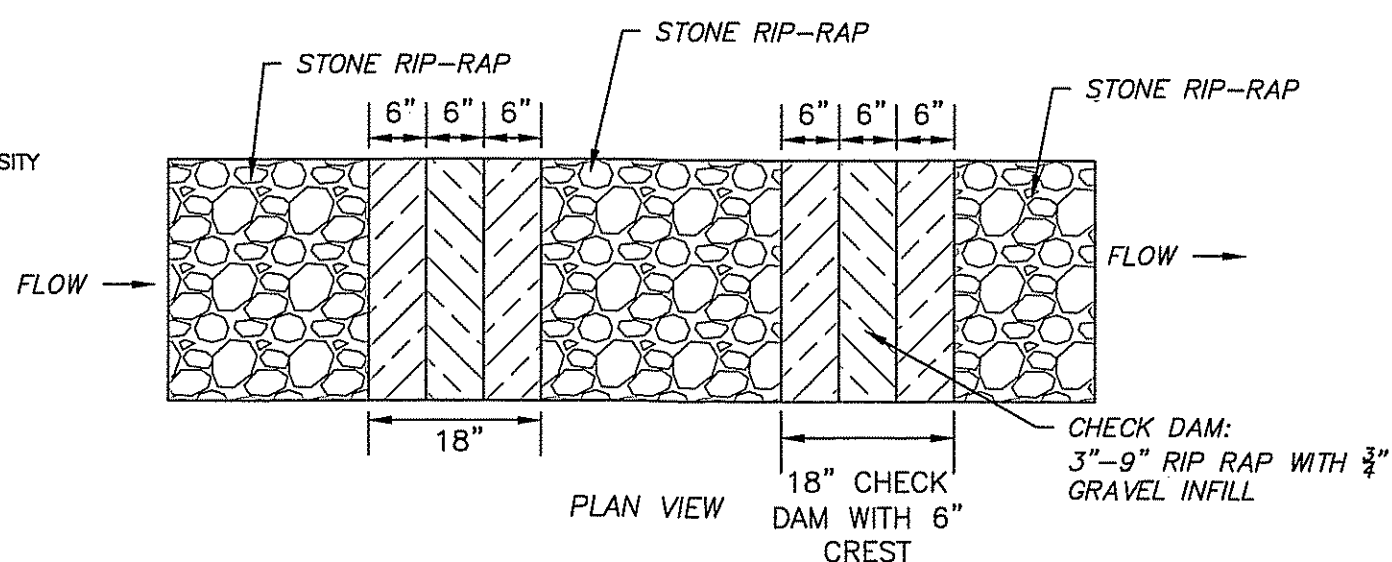
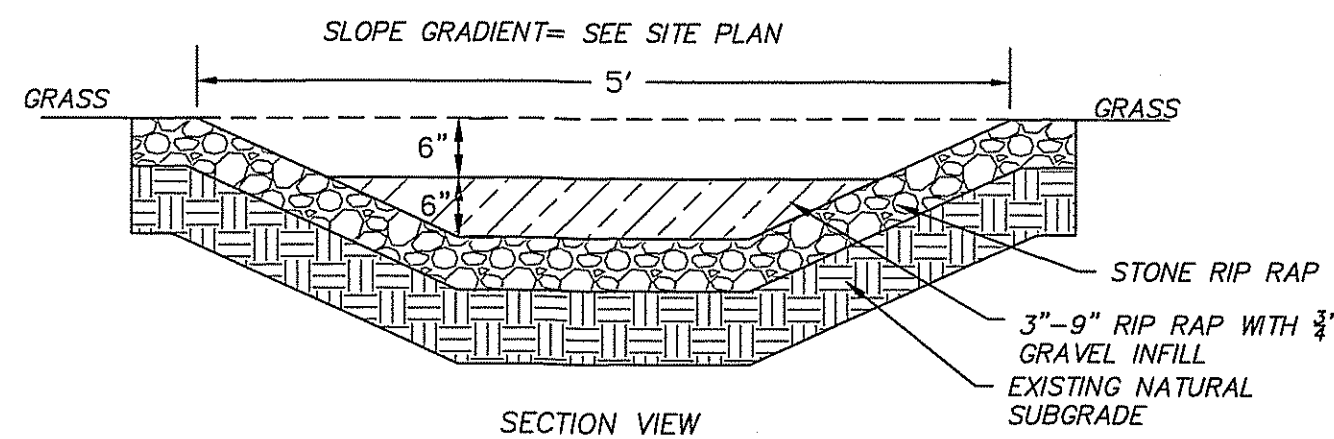
PLAN VIEW



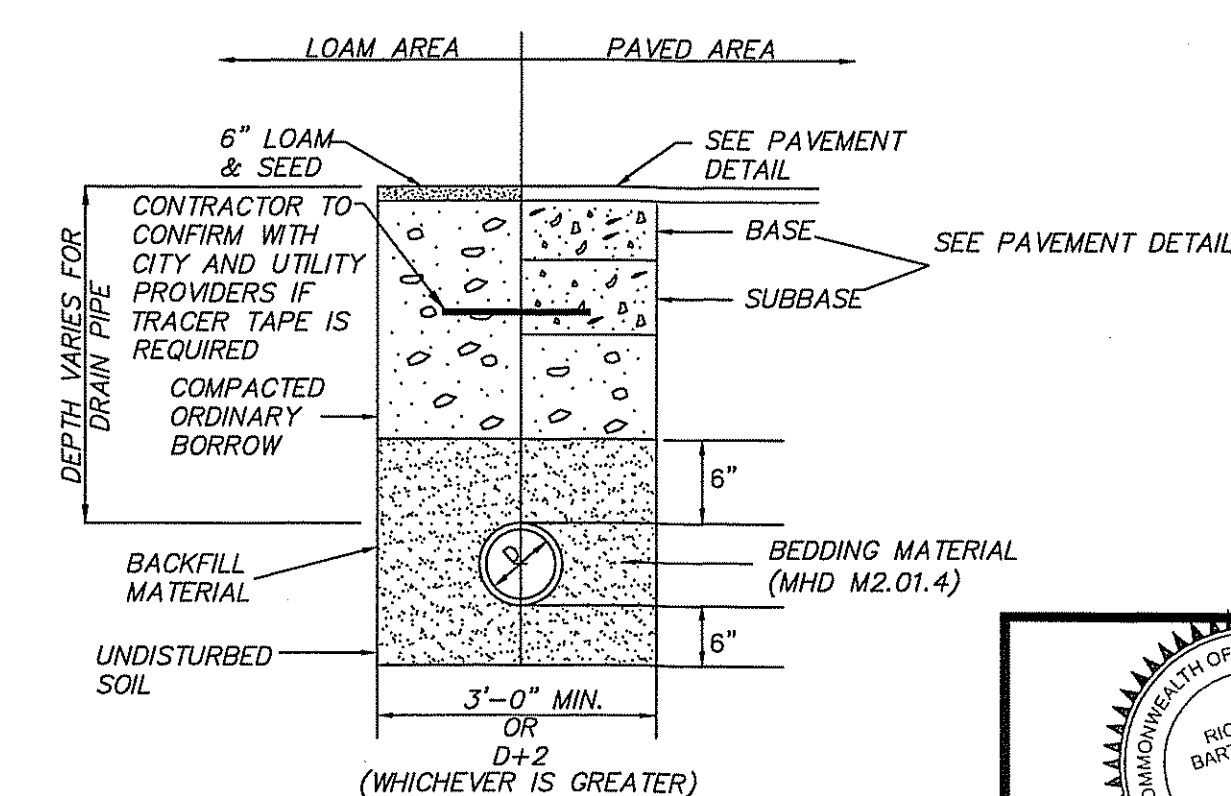
STONE RIPRAP DETAIL (NOT TO SCALE)



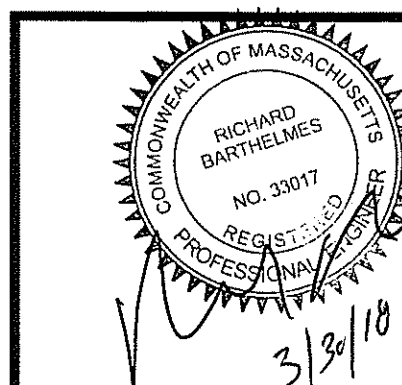
RIPRAP SWALE (NOT TO SCALE)



SWALE WITH CHECK DAMS DETAIL (NOT TO SCALE)



DRAINAGE TRENCH (NOT TO SCALE)



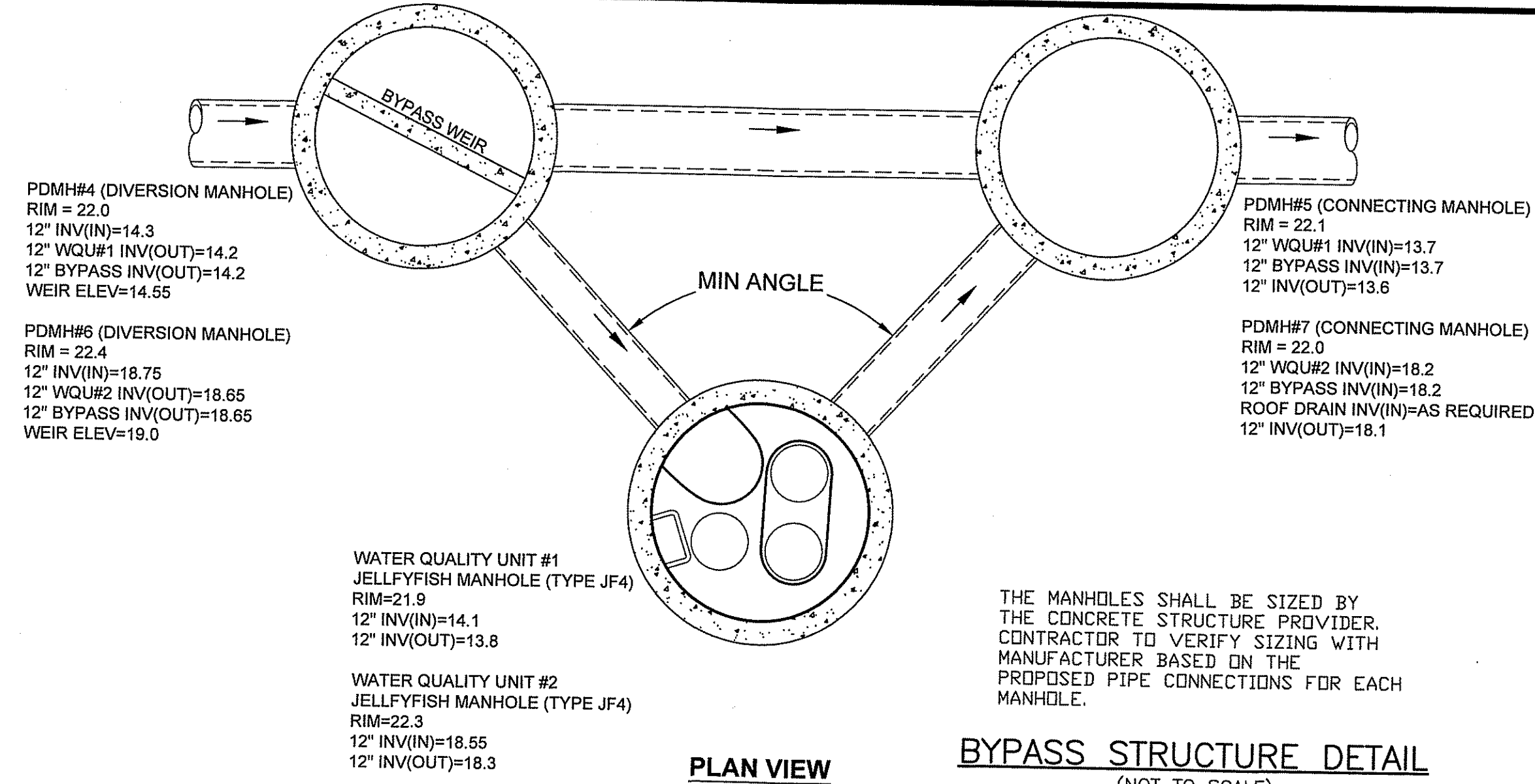
CORNERSTONE
9F PRESIDENTIAL WAY
WOBURN, MASSACHUSETTS 01801
(781) 937-3045

PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS	BY	DATE	DESCRIPTION
1	NC	3/30/18	ISSUED FOR SITE PLAN APPROVAL
2	NC	0	

DETAILS SHEET

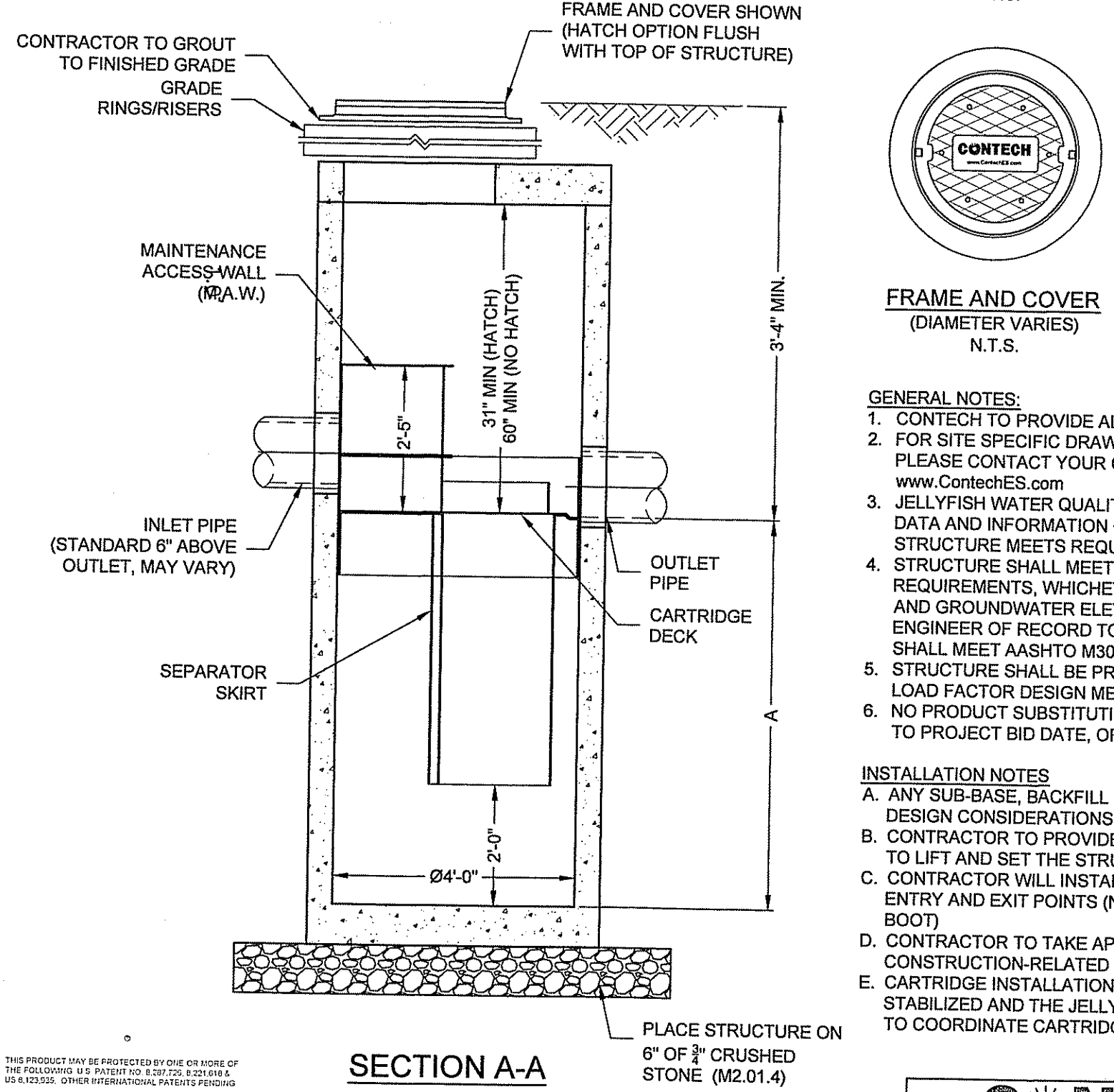
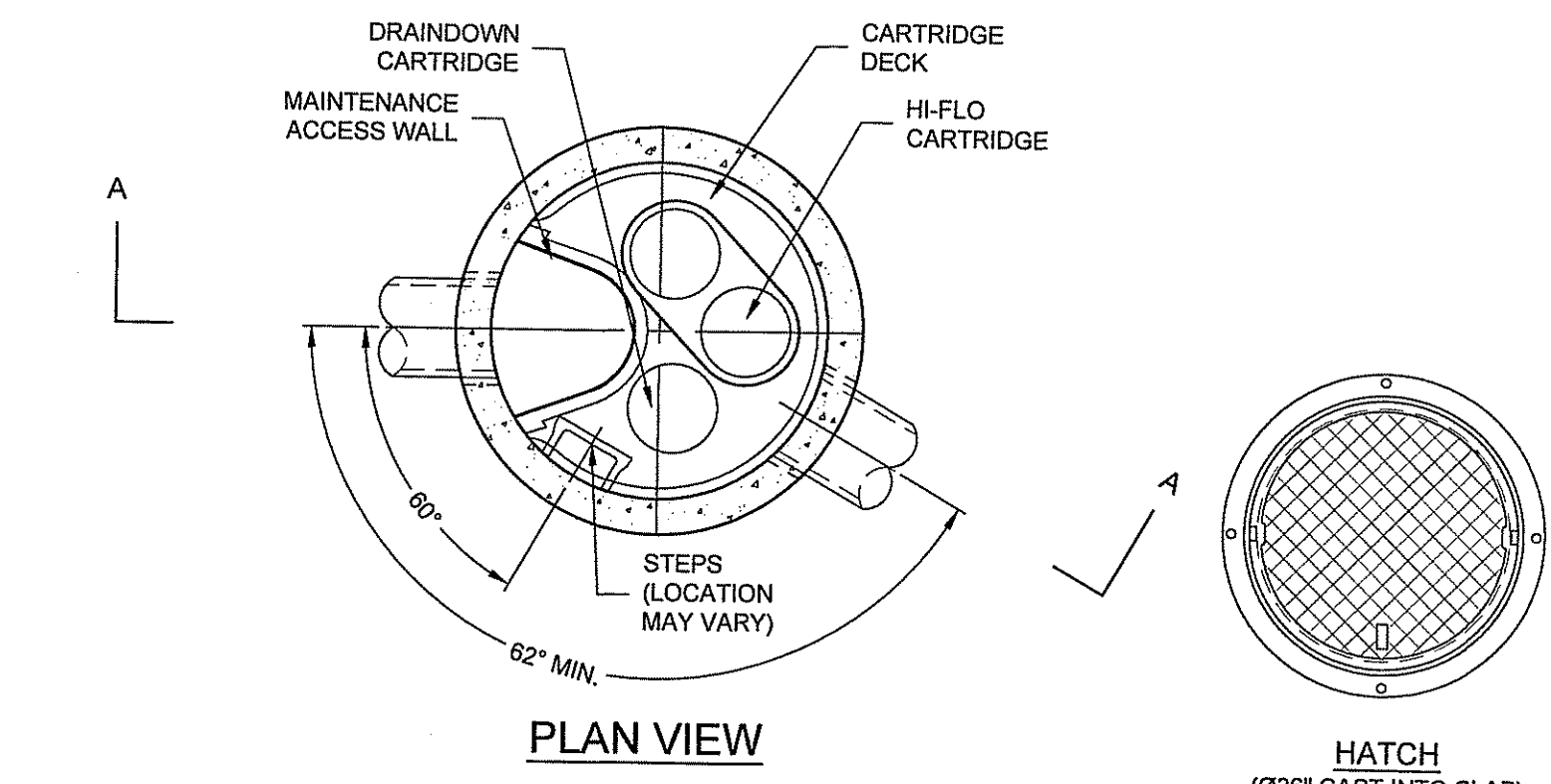
NC	RB	N/A	3/30/18
CHECKED BY:	CHECKED BY:	SCALE:	DATE:
SHEET No.	C-6		
PROJECT No.	18021-30		



JELLYFISH DESIGN NOTES

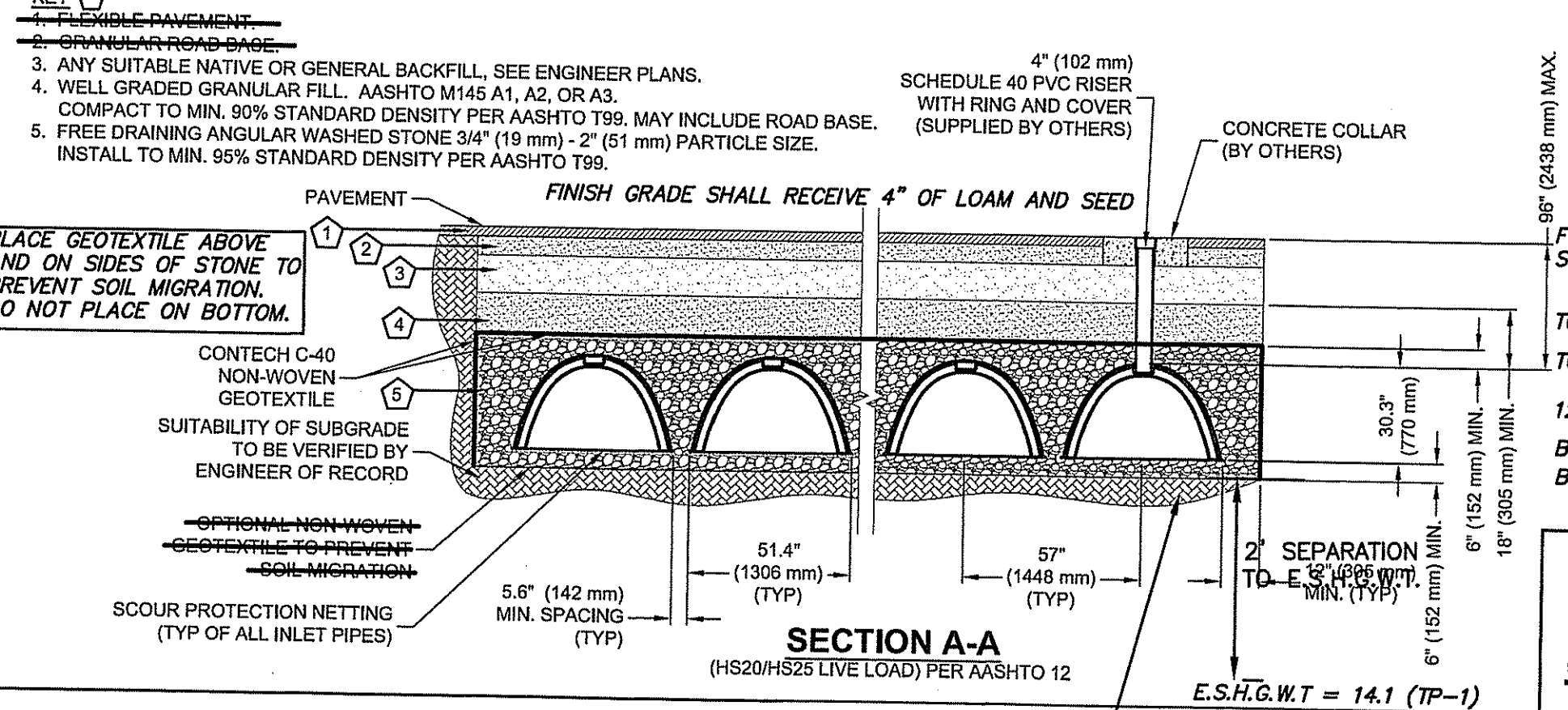
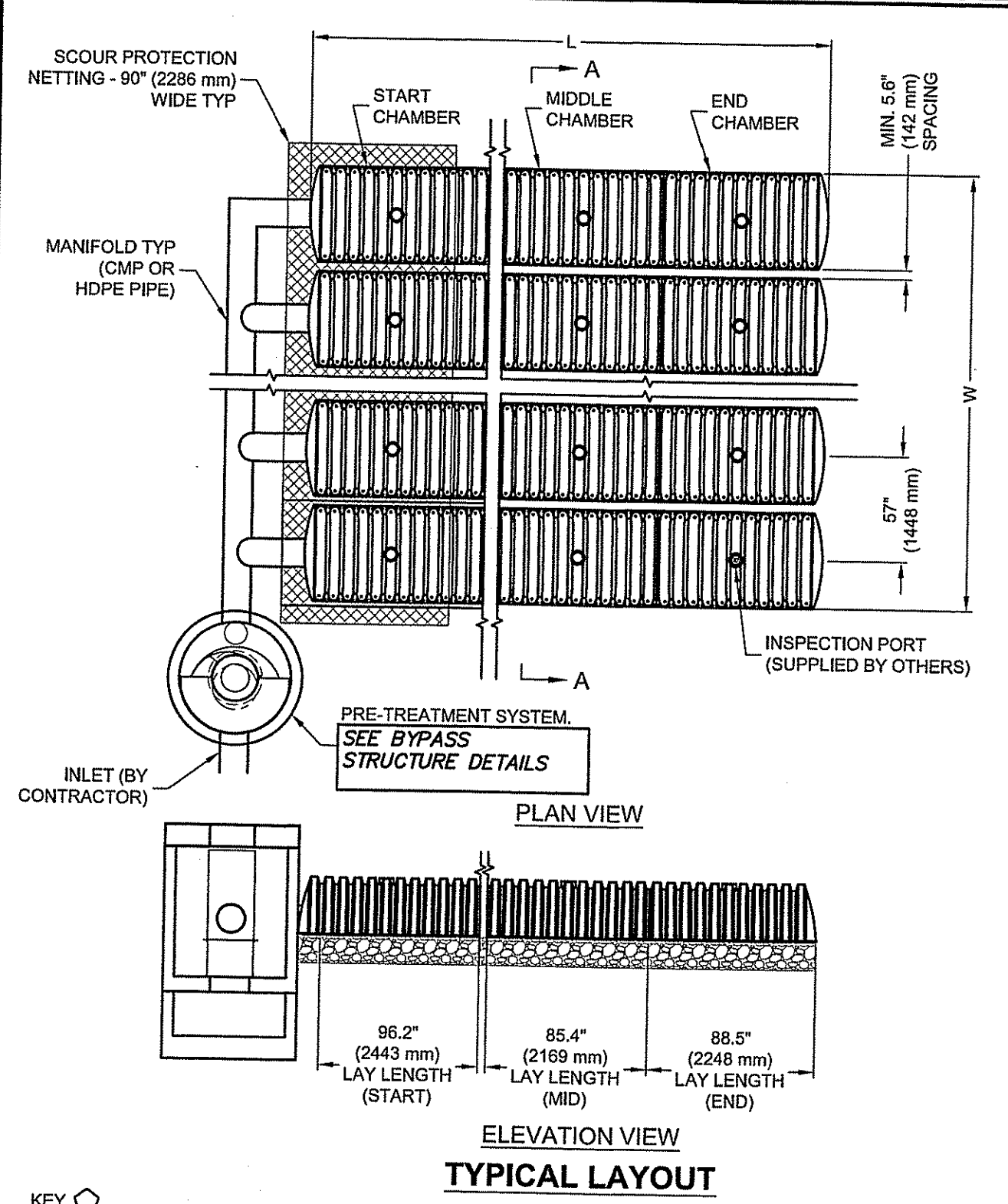
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 048" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			



WATER QUALITY UNIT (WQU) DETAIL CONTECH JELLYFISH JF4 (NOT TO SCALE)

BYPASS STRUCTURE DETAIL (NOT TO SCALE)



CHAMBERMAXX DESIGN DETAILS

FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN (mm)	30.3 (770)	30.3 (770)	30.3 (770)
OVERALL CHAMBER WIDTH - IN (mm)	51.4 (1306)	51.4 (1306)	51.4 (1306)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)
INSTALLED LAY LENGTHS - IN (mm)	98.2 (2443)	85.4 (2169)	88.5 (2248)
CHAMBER STORAGE VOLUME - CF (m³)	50.2 (1.421)	47.2 (1.336)	46.2 (1.307)
CHAMBER STORAGE PER LINEAR FOOT - CF/LF (m³/m)	6.3 (0.582)	6.6 (0.618)	6.3 (0.582)
*INSTALLED CHAMBER VOLUME - CF (m³)	78.1 (2.211)	75.1 (2.127)	74.1 (2.098)
*INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF (m³/m)	9.7 (0.905)	10.6 (0.981)	10.0 (0.934)
CHAMBER WEIGHT - LB (kg)	83 (37.65)	73 (33.11)	76 (34.47)

6" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5.6" (142 mm) CHAMBER SPACING AND 40% POROSITY

*** SITE SPECIFIC DATA REQUIREMENTS**

FOR DETAILED DESIGN ASSISTANCE REFERENCE CHAMBERMAXX DYODS (DESIGN YOUR OWN DETENTION SYSTEM) SOFTWARE AND CHAMBERMAXX STAGE STORAGE CALCULATOR @ WWW.CONTECHSTORMWATER.COM

REQUIREMENT	UNIT
TOTAL REQUIRED STORAGE VOLUME (CF OR m³)	
DEPTH TO INVERT BELOW ASPHALT (FT OR m)	
LIMITING WIDTH (FT OR m)	
LIMITING LENGTH (FT OR m)	
POROUS STONE ABOVE CHAMBER (IN OR mm)	
POROUS STONE BELOW CHAMBER (IN OR mm)	
STONE POROSITY (0 TO 40%)	
MANIFOLD SYSTEM DIAMETER (IN OR mm)	

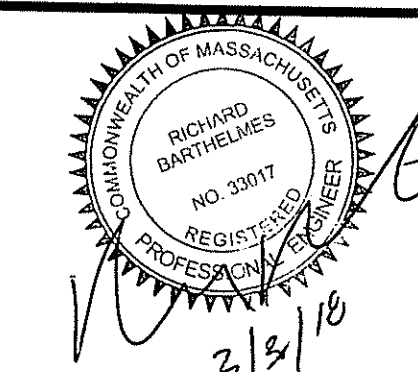
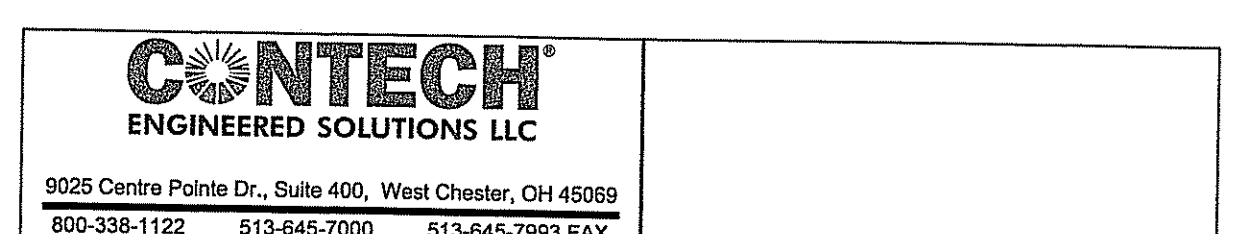
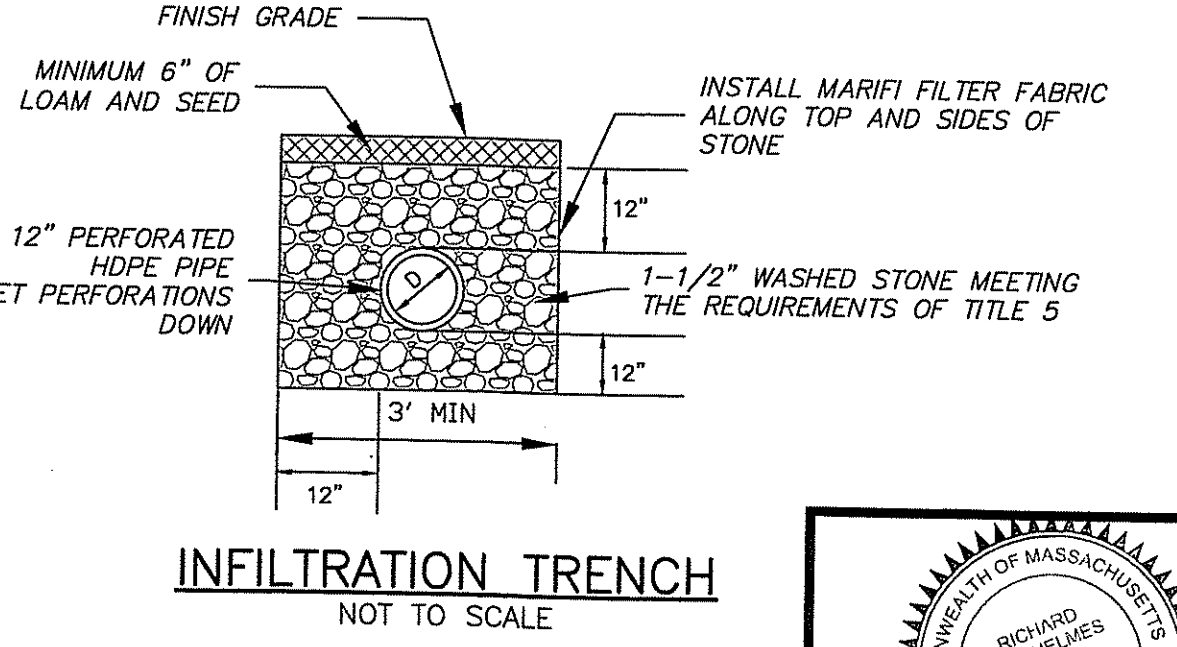
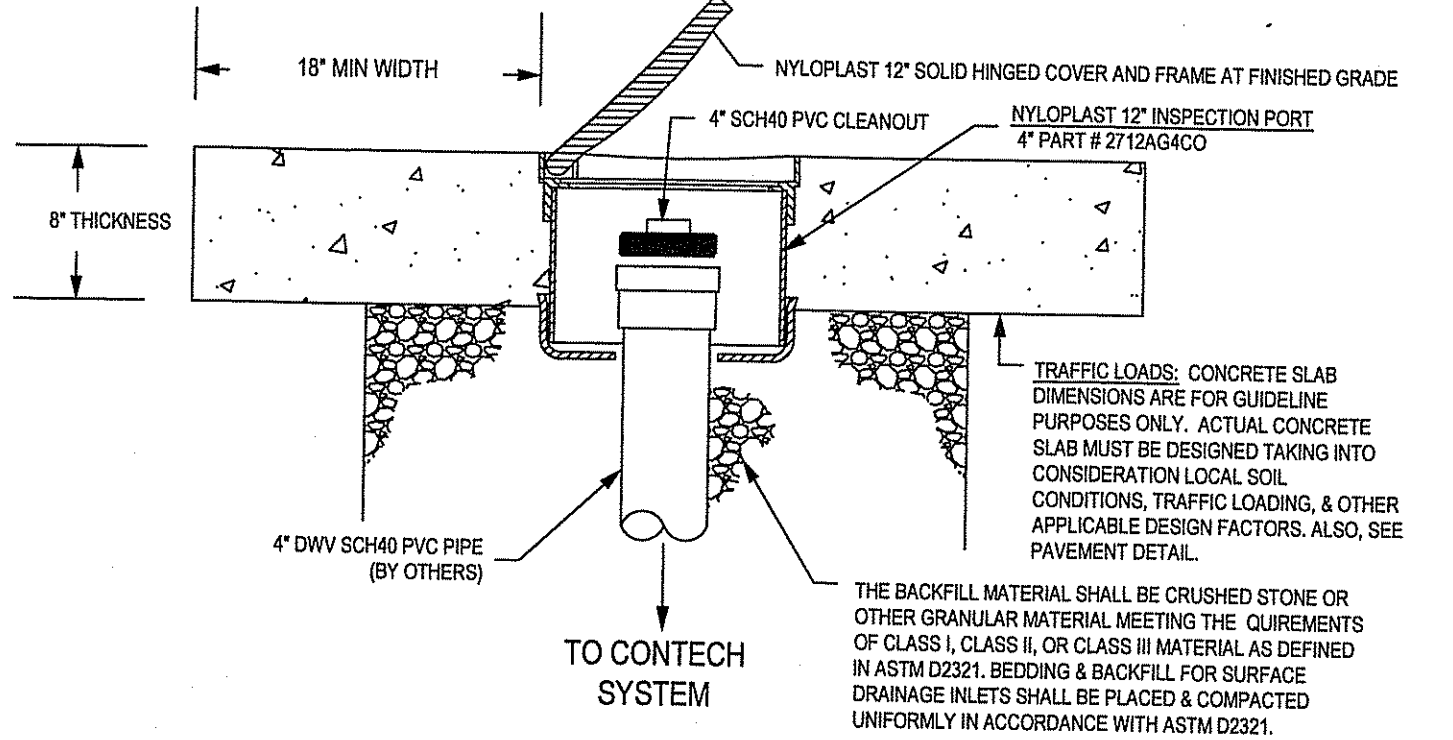
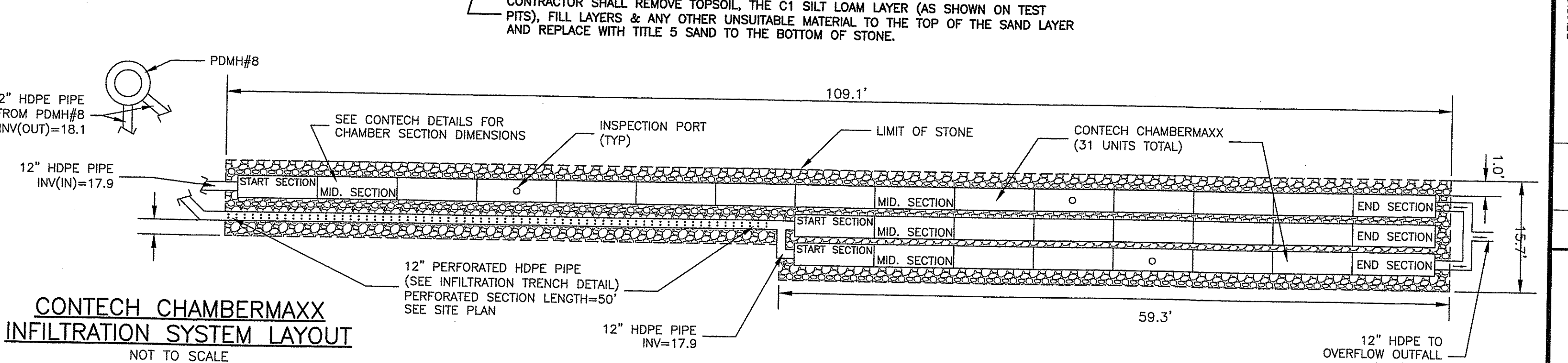
* PER ENGINEER OF RECORD

- GENERAL NOTES**
- ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
 - PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
 - CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
 - CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
 - ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
 - MINIMUM COVER IS 18-INCHES (457 mm) AND MAXIMUM COVER IS 96-INCHES (2438 mm) TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES (2438 mm) CONTACT YOUR LOCAL REPRESENTATIVE.
 - ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
 - FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
 - CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS, LLC.

- INSTALLATION NOTES**
- CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
 - PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
 - THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" (305 mm) BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
 - COVER ANY OPEN VOID SPACES GREATER THAN 92" (19 mm) ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
 - STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
 - REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TYPICAL CONSTRUCTION LOADING GUIDELINES.
 - IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
 - GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.



CHAMBERMAXX STORMWATER RETENTION STANDARD DETAIL PRE-TREATMENT STRUCTURE OPTION



REVISIONS

No.	DATE	DESCRIPTION	BY	NC
0	3/30/16	ISSUED FOR SITE PLAN APPROVAL		

DETAILS

DATE	SCALE	CHECKED BY	DATE
3/30/16	N/A	RB	3/30/16

PROJECT No. 18021-30

PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

CORNERSTONE
9F PRESIDENTIAL WAY
WOBURN, MASSACHUSETTS 01801
(781) 937-3045

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BORING B-1

Technical Drilling Services, Inc.
P.O. Box 102 Peter Drive, Sterling, MA 01564

TEL (978) 422-0005 FAX (978) 422-0006

DRILLER	CLIENT	INSPECTOR	START DATE	END DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
75 Parker Street	Horizon Leathers	75 Parker Street	7/16/16	7/16/16	B-1	14'	2'
FINISH DATE	FINISH TIME	WELL TYPE	WELL DEPTH	HOLE TYPE			
7/16/16	10:00 AM	No well	No well	4" ID HSA			
Sample Hammer	140 lb	Drop 25"	Drop 25"	Drop 25"			

Sample Number	Depth of Sample	Casing Blows	Depth in Feet	Notes	Recovery	SOIL DESCRIPTION
S-1	0'-2"	0	0	3-3-3-4	18"	Very loose, very fine sand, trace organic silt
S-2	2'-2"	0	2	8-7-3-4	20"	
S-3	2'-7"	0	7	3-3-3-3	20"	Very loose to med. dense, very fine sand and trace organic silt
S-4	7'-9"	0	9	5-3-4-3	20"	
S-5	10'-12"	0	12	2-4-11-12-12	20"	
End of B-1 drilled at 14'						
No well installed						
Water at 2' upon completion						

PENETRATION RESISTANCE	PROPORTIONS USED	REMARKS
140 L.B. W. Balling 30" on 2" O.D. Sampler	Test: 0% to 10%	The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
Colter's Consistency (lb/inch)	Unit: 10% to 20%	
very loose 0-4	Soft	
loose 4-9	Medium stiff	
medium dense 9-19	Stiff	
very dense 19-29	Very stiff	
29-39	Hard	



BORING B-3

Technical Drilling Services, Inc.
P.O. Box 102 Peter Drive, Sterling, MA 01564

TEL (978) 422-0005 FAX (978) 422-0006

DRILLER	CLIENT	INSPECTOR	START DATE	END DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
75 Parker Street	Horizon Leathers	75 Parker Street	7/16/16	7/16/16	B-3	4'	2'
FINISH DATE	FINISH TIME	WELL TYPE	WELL DEPTH	HOLE TYPE			
7/16/16	10:00 AM	No well	No well	4" ID HSA			
Sample Hammer	140 lb	Drop 25"	Drop 25"	Drop 25"			

Sample Number	Depth of Sample	Casing Blows	Depth in Feet	Notes	Recovery	SOIL DESCRIPTION
S-1	0'-2"	0	0	6-4-4-6	14"	Very loose, very fine sand and silt, trace gravel
S-2	2'-4"	0	4	3-2-3-3	6"	
End of B-3 drilled at 4'						
No well installed						
Water at 2' upon completion						

PENETRATION RESISTANCE	PROPORTIONS USED	REMARKS
140 L.B. W. Balling 30" on 2" O.D. Sampler	Test: 0% to 10%	The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
Colter's Consistency (lb/inch)	Unit: 10% to 20%	
very loose 0-4	Soft	
loose 4-9	Medium stiff	
medium dense 9-19	Stiff	
very dense 19-29	Very stiff	
29-39	Hard	



BORING B-2

Technical Drilling Services, Inc.
P.O. Box 102 Peter Drive, Sterling, MA 01564

TEL (978) 422-0005 FAX (978) 422-0006

DRILLER	CLIENT	INSPECTOR	START DATE	END DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
75 Parker Street	Horizon Leathers	75 Parker Street	7/16/16	7/16/16	B-2	3'	2'
FINISH DATE	FINISH TIME	WELL TYPE	WELL DEPTH	HOLE TYPE			
7/16/16	10:00 AM	No well	No well	4" ID HSA			
Sample Hammer	140 lb	Drop 25"	Drop 25"	Drop 25"			

Sample Number	Depth of Sample	Casing Blows	Depth in Feet	Notes	Recovery	SOIL DESCRIPTION
S-1	0'-2"	0	0	4-3-3-3	18"	Medium, loose, very fine sand and silt
S-2	2'-3"	0	3	8-35-120-120	12"	
End of B-2 drilled at 3'						
No well installed						

PENETRATION RESISTANCE	PROPORTIONS USED	REMARKS
140 L.B. W. Balling 30" on 2" O.D. Sampler	Test: 0% to 10%	The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
Colter's Consistency (lb/inch)	Unit: 10% to 20%	
very loose 0-4	Soft	
loose 4-9	Medium stiff	
medium dense 9-19	Stiff	
very dense 19-29	Very stiff	
29-39	Hard	



BORING B-4

Technical Drilling Services, Inc.
P.O. Box 102 Peter Drive, Sterling, MA 01564

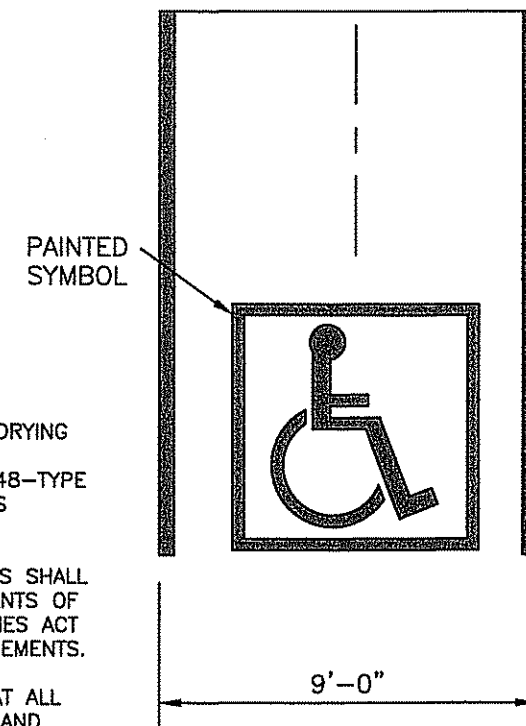
TEL (978) 422-0005 FAX (978) 422-0006

DRILLER	CLIENT	INSPECTOR	START DATE	END DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
75 Parker Street	Horizon Leathers	75 Parker Street	7/16/16	7/16/16	B-4	7'	2'
FINISH DATE	FINISH TIME	WELL TYPE	WELL DEPTH	HOLE TYPE			
7/16/16	10:00 AM	No well	No well	4" ID HSA			
Sample Hammer	140 lb	Drop 25"	Drop 25"	Drop 25"			

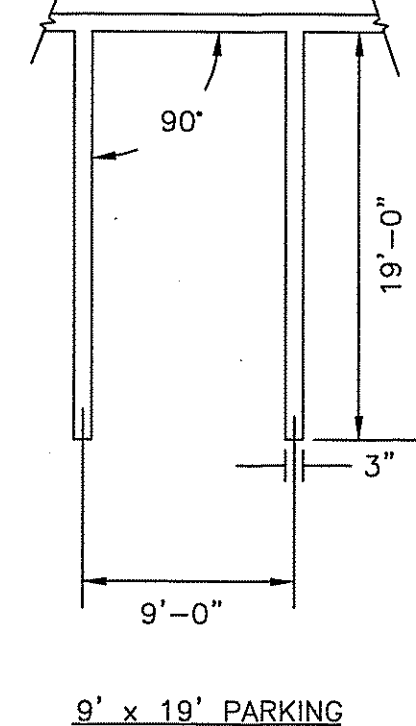
Sample Number	Depth of Sample	Casing Blows	Depth in Feet	Notes	Recovery	SOIL DESCRIPTION
S-1	0'-2"	0	0	3-4-5-4	20"	Very loose, very fine sand and silt
S-2	2'-4"	0	4	8-5-5-5	20"	
S-3	2'-9"	0	9	2-3-120-120	14"	
End of B-4 drilled at 7'						
No well installed						
Water at 2' upon completion						

PENETRATION RESISTANCE	PROPORTIONS USED	REMARKS
140 L.B. W. Balling 30" on 2" O.D. Sampler	Test: 0% to 10%	The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
Colter's Consistency (lb/inch)	Unit: 10% to 20%	
very loose 0-4	Soft	
loose 4-9	Medium stiff	
medium dense 9-19	Stiff	
very dense 19-29	Very stiff	
29-39	Hard	

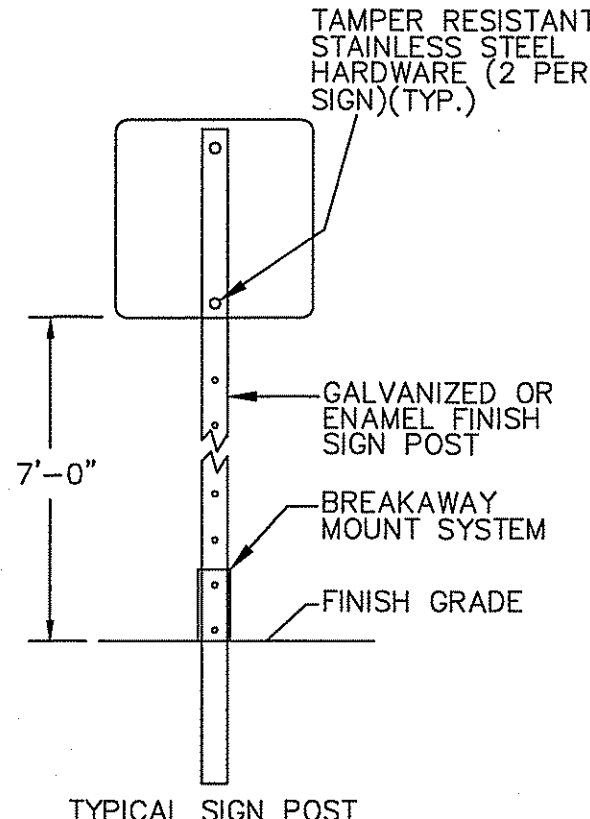
MAX CROSS
SLOPE 1:50



TYPICAL ACCESSIBLE
HANDICAP PARKING STALL
(NOT TO SCALE)



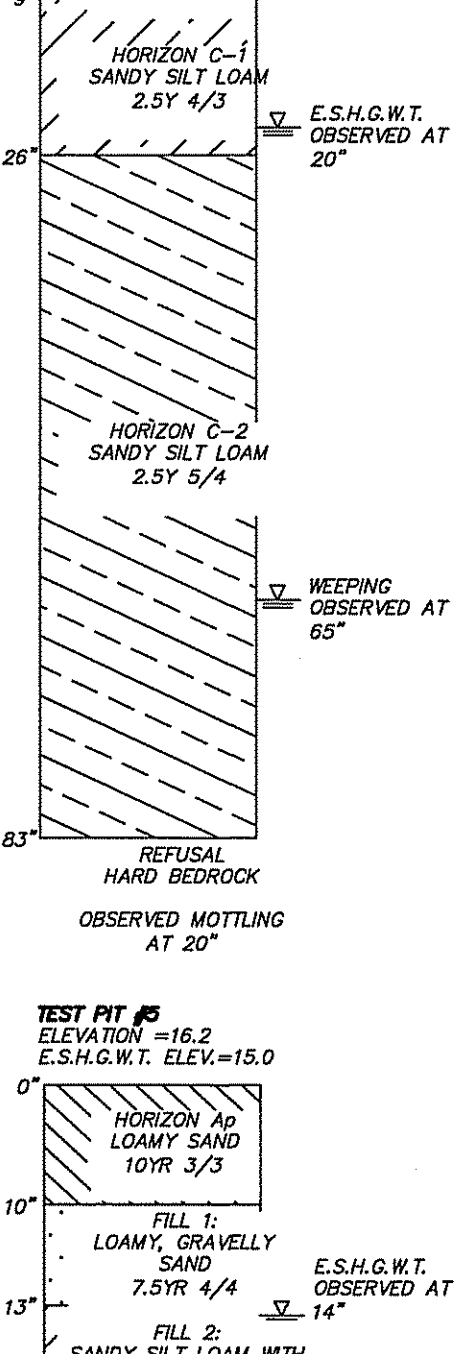
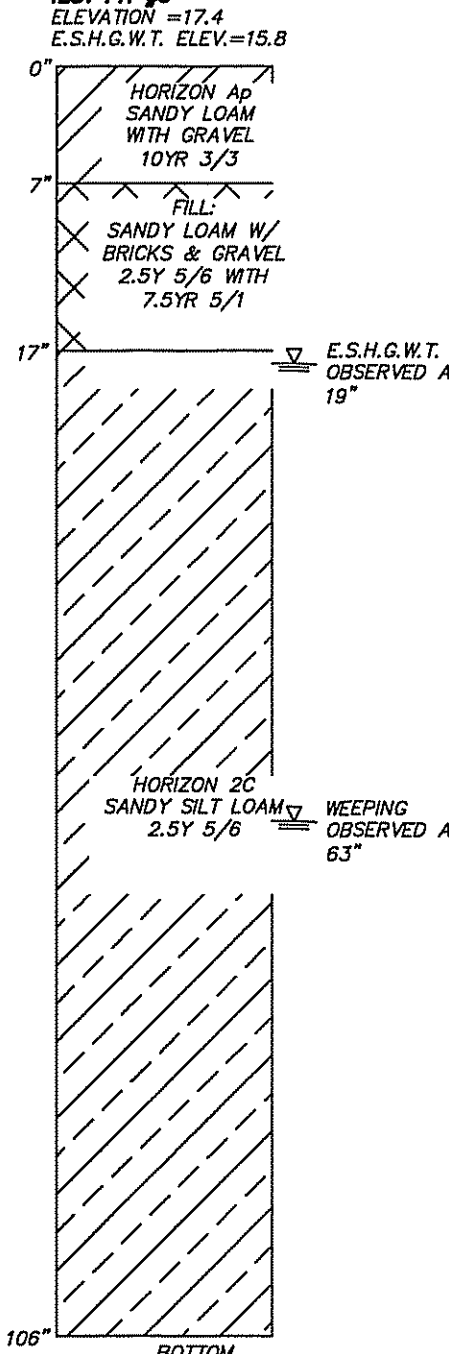
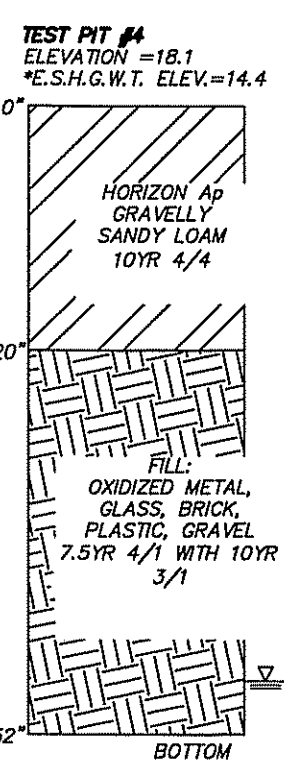
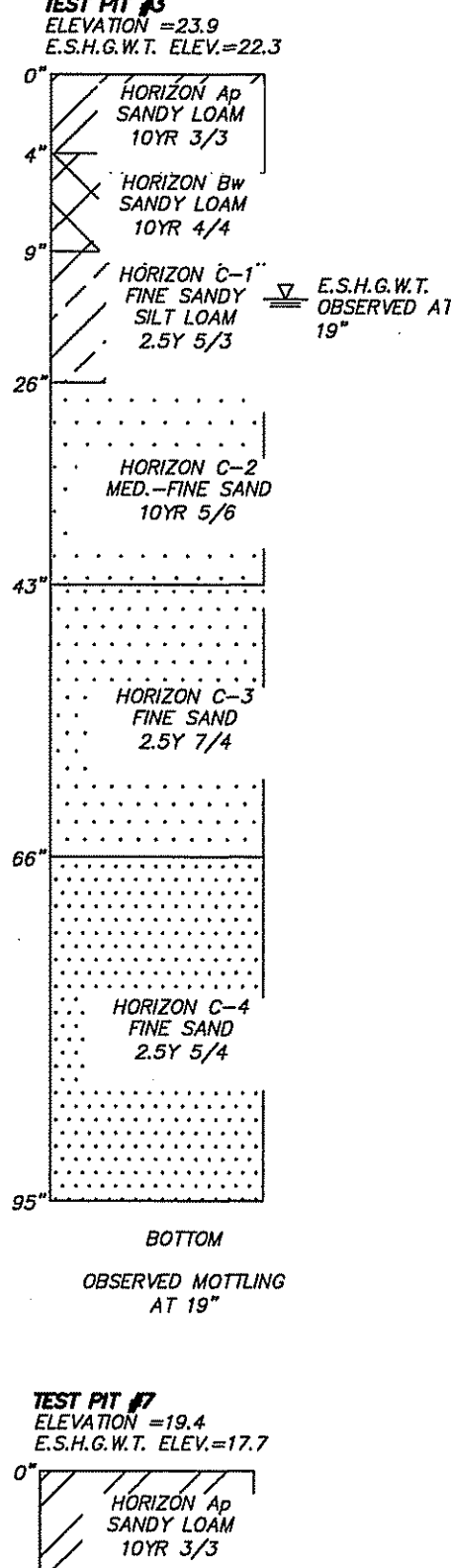
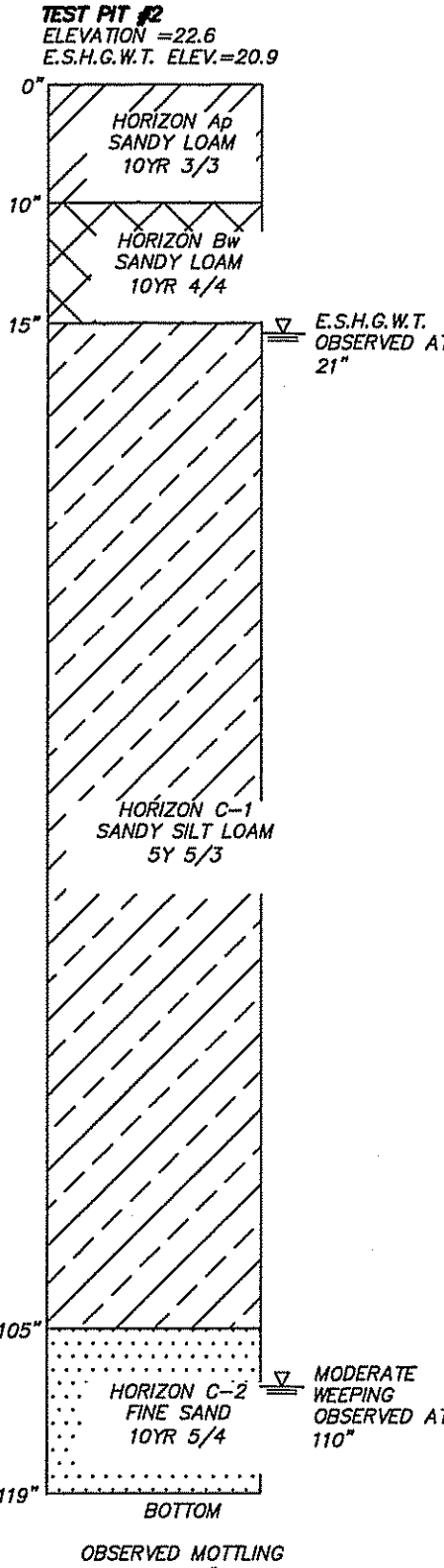
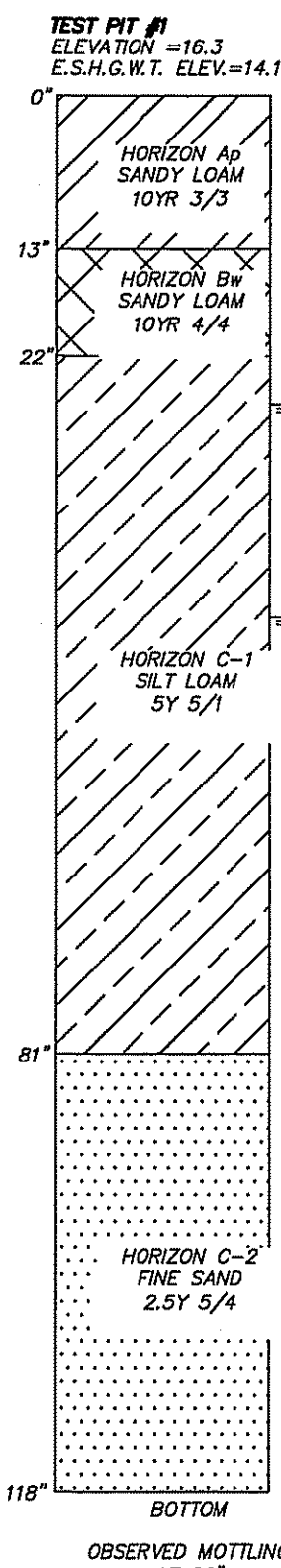
STALL MARKING
DETAIL
(NOT TO SCALE)



TYPICAL SIGN DETAILS
(NOT TO SCALE)

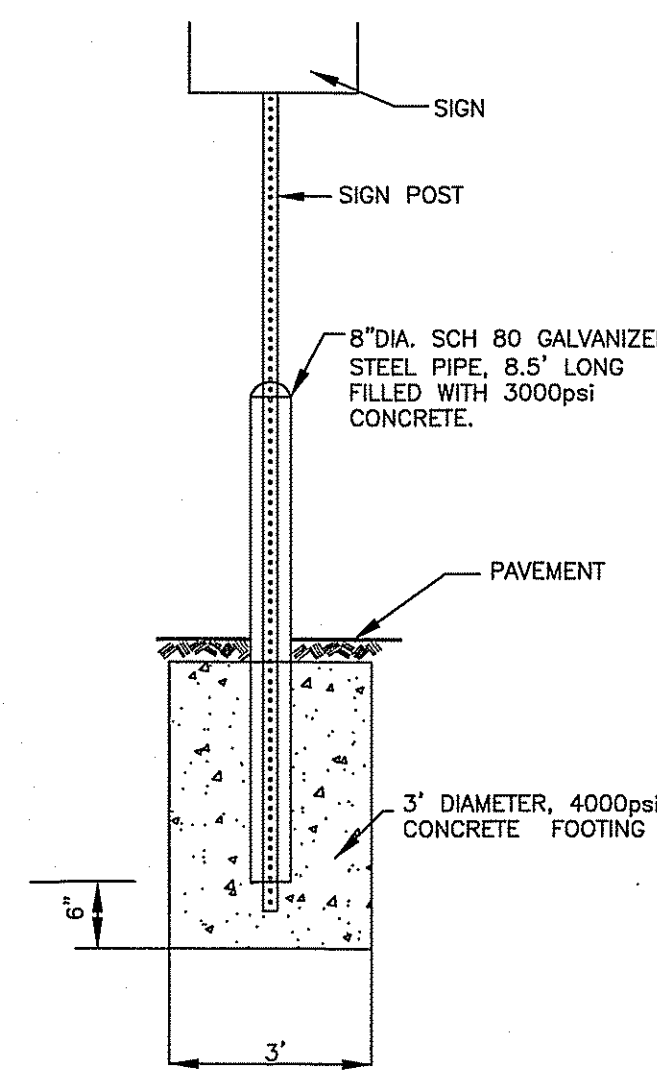
SIGN	MOUNTING HEIGHT	DESCRIPTION	REFLECTORIZED
NO SALT NO SNOW STOCKPILE	7'-0"	BLACK ON WHITE	YES
STOP	7'-0"	WHITE ON RED	YES
DO NOT ENTER	7'-0"	WHITE ON RED ON WHITE	YES
PARKING ONLY	7'-0"	WHITE ON BLUE	NO

SIGN TABLE
(NOT TO SCALE)

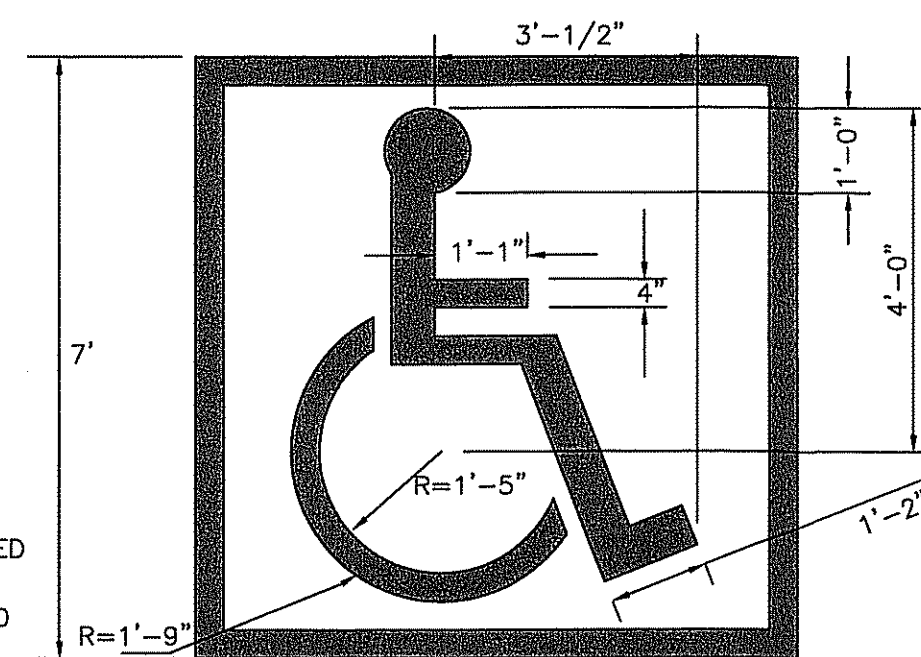


TEST PIT NOTES:

- THE SOIL TEST PITS WERE PERFORMED BY EAGLEBROOK ENGINEERING & SURVEY, LLC ON JULY 7, 2017.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY GPS SURVEYING.

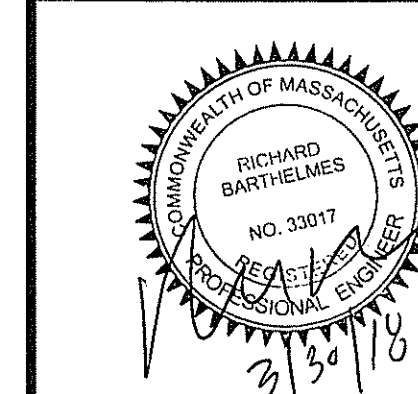


SIGN BOLLARD DETAIL
(NOT TO SCALE)



ACCESSIBLE PARKING STALL
PAVEMENT MARKINGS
(NOT TO SCALE)

SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT



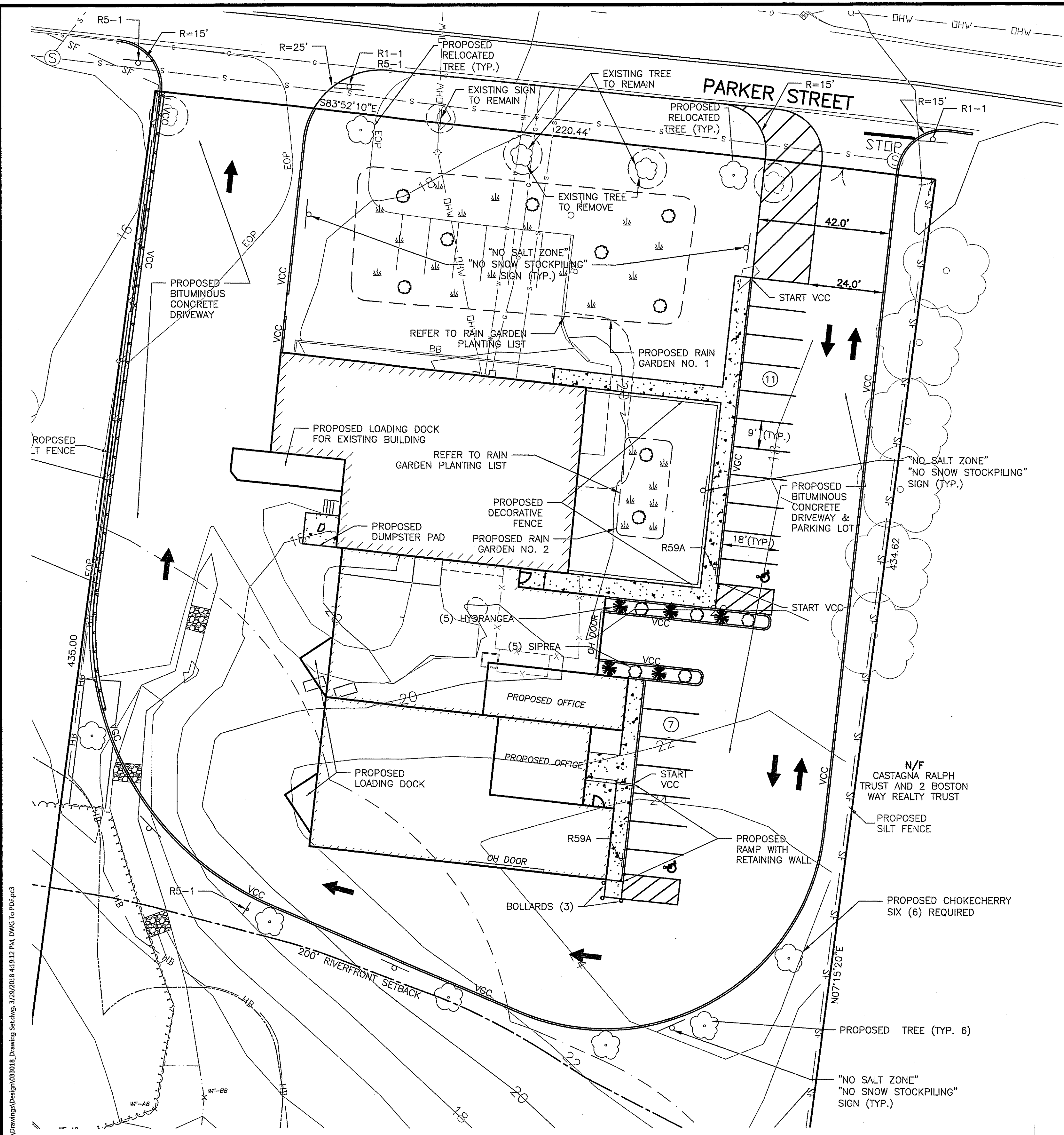
CORNERSTONE
9F PRESIDENTIAL WAY
WOBURN, MASSACHUSETTS 01801
(781) 937-3045

PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

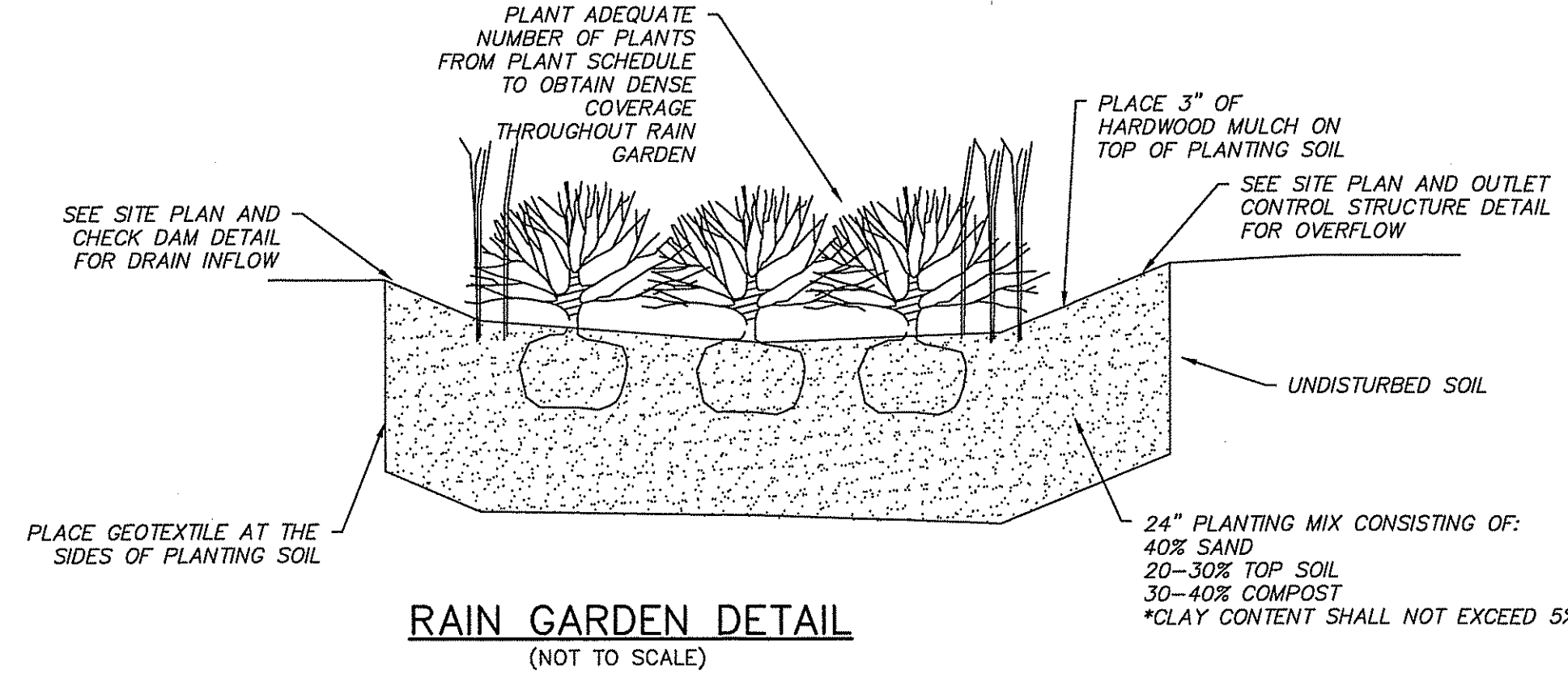
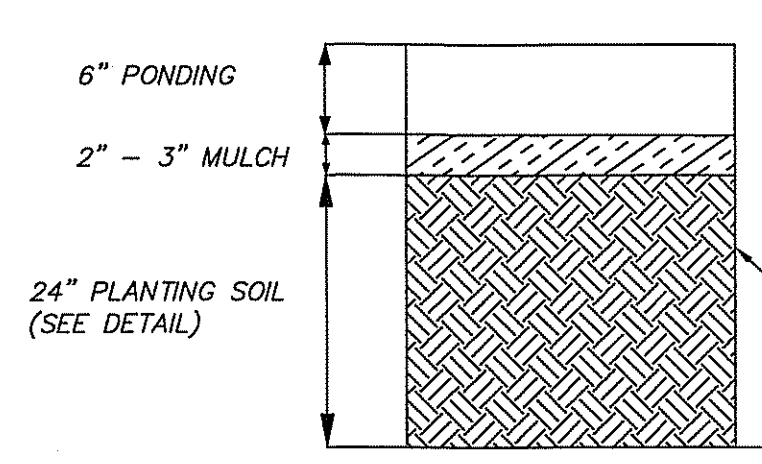
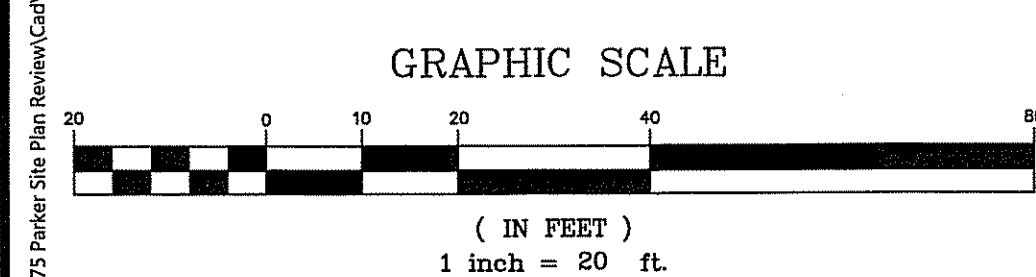
REVISIONS	BY	DATE	DESCRIPTION
1	NC	3/30/18	ISSUED FOR SITE PLAN APPROVAL

DETAILS

NC	RB	N/A	3/30/18
CHECKED BY:	SCALE:	DATE:	
SHEET No.	C-8	PROJECT No.	18021-30



Z:\2018 Projects\18021 Hardhat\18021-30 Hardhat\75 Parker Site Plan Review\Drawings\Design\18021-30 Hardhat\75 Parker Site Plan Review.dwg, 3/29/2018 4:33:12 PM, DWG to PDF.pc3

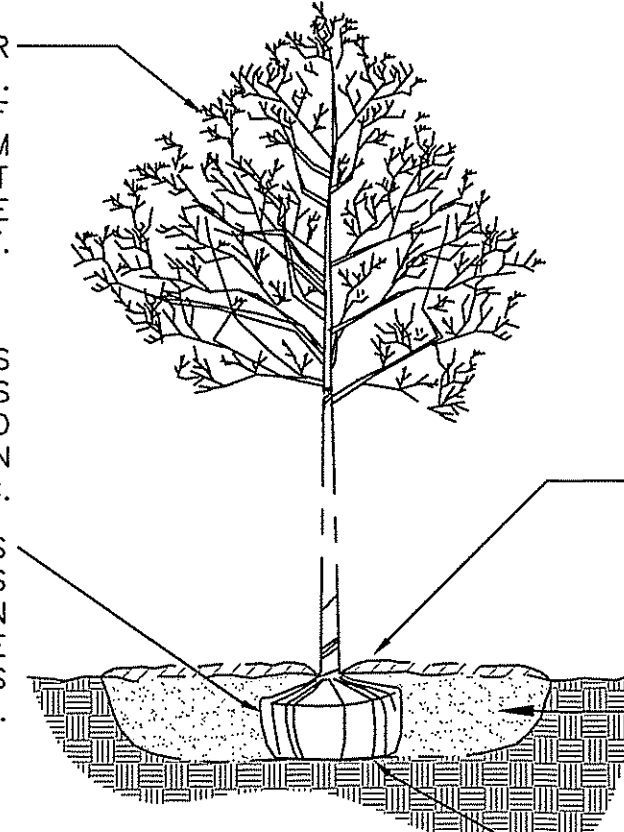


LEGEND:
PROPOSED SHRUB

PRUNE ONLY INJURED OR BROKEN BRANCHES. RETAIN NATURAL FORM OF TREE. DO NOT TRIM LEADER. WHEN ADJACENT TO A SIDEWALK PRUNE BRANCHES TO SIX FEET.

ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

CUT AND REMOVE AS MUCH BURLAP AS POSSIBLE, IF NON BIODEGRADABLE REMOVE ENTIRELY. WIRE BASKETS TO BE REMOVED ENTIRELY.



2\"/>

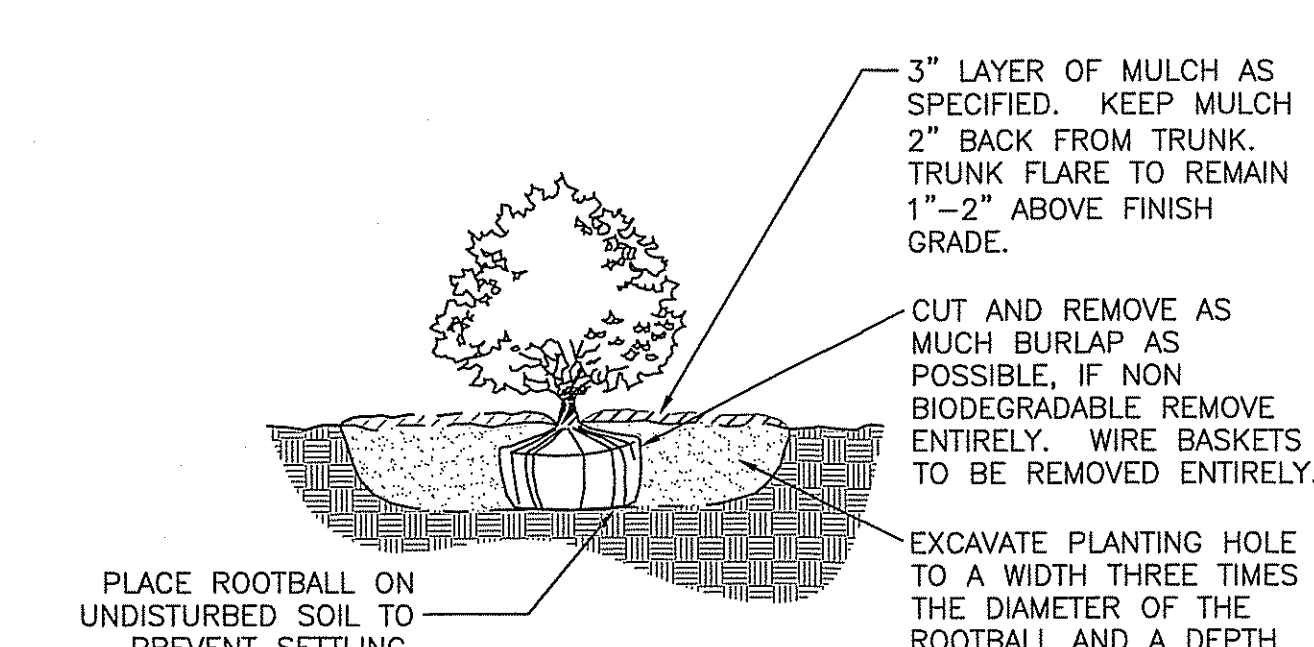
EXCAVATE PLANTING HOLE TO A WIDTH THREE TIMES THE DIAMETER OF THE ROOTBALL AND A DEPTH EQUAL TO THE HEIGHT.

PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLING.

- NOTES:
- BACKFILL PLANTING HOLE WITH PLANTING MIX AS SPECIFIED.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

TREE PLANTING (NOT TO SCALE)

TREE/SHRUB PLANTING LIST:								
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE				
6	PRV	PRUNUS VIRGINIANA	CHOKECHERRY	2.5'-3'				
5	HY	HYDRANGEA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	3'				
5	LPS	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2.5'-3'				



3\"/>

CUT AND REMOVE AS MUCH BURLAP AS POSSIBLE, IF NON BIODEGRADABLE REMOVE ENTIRELY. WIRE BASKETS TO BE REMOVED ENTIRELY.

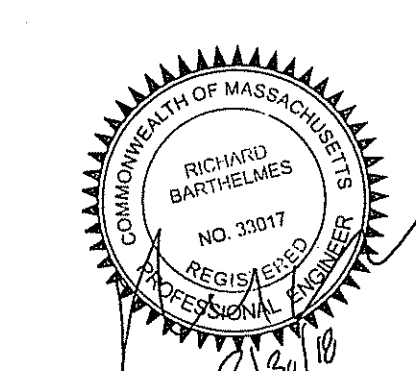
EXCAVATE PLANTING HOLE TO A WIDTH THREE TIMES THE DIAMETER OF THE ROOTBALL AND A DEPTH EQUAL TO THE HEIGHT.

- NOTES:
- BACKFILL PLANTING HOLE WITH PLANTING MIX AS SPECIFIED.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING (NOT TO SCALE)

RAIN GARDEN PLANTING LIST:				
SHRUBS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
CLE	CLETHRA ALNIFOLIA "HUMMINGBIRD"	HUMMINGBIRD COMPACT SUMMERSWEET	5 GAL.	
BAY	MORELLA PENNSYLVANICA "MIRBEL"	BAYBERRY	5 GAL.	
SPB	CLETHRA ALNIFOLIA L.	SWEET PEPPERBUSH	5 GAL.	
PERENNIALS AND GROUNDCOVERS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
AST	ASTER NOVAE-ANGLIAE "PURPLE DOME"	PURPLE NEW ENGLAND ASTER	1 GAL.	
DAY	HEMEROCALLIS "BIG TIME HAPPY"	BIG TIME HAPPY DAYLILLY	1 GAL.	
BT	LOTUS CORNICULATUS	BIRDSFOOT TREFOIL	1 GAL.	
MON	MONARDA "JACOB CLINE"	RED BEE BALM	1 GAL.	
CAR	CAREX "ICE DANCE"	ICE DANCE SEDGE	1 GAL.	
RUD	RUDBECKIA FULGIDA "GOLDSTURM"	BLACK-EYED SUSAN	1 GAL.	

*NOTE: PLANT QUANTITIES TO BE DETERMINED IN THE FIELD



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WOBURN, MASSACHUSETTS 01801
(781) 937-3045

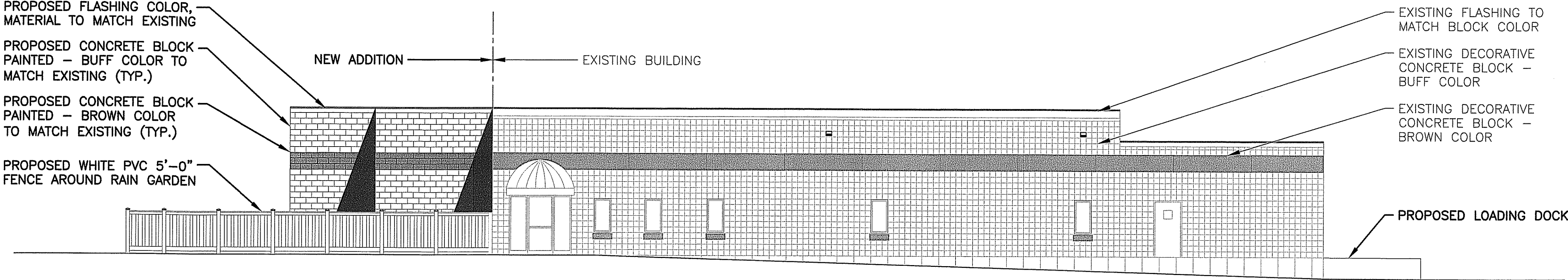
PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS	DESCRIPTION	BY	DATE	ISSUED FOR SITE PLAN APPROVAL	NC
No.	0		3/30/18		

LANDSCAPE PLAN

NC RB 1"=20' 3/30/18

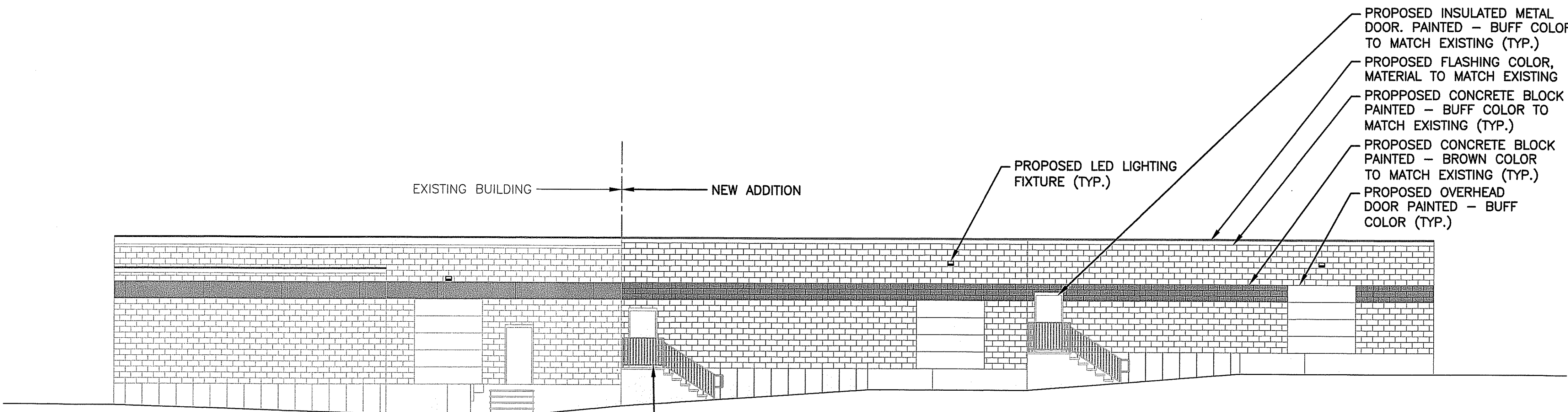
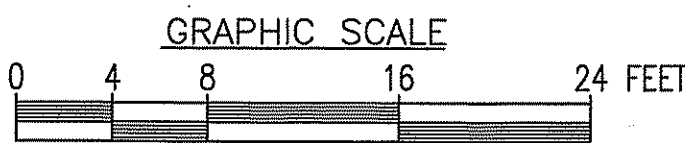
DRAWN BY: SHEET No. L-1 PROJECT No. 18021-30



PROPOSED NORTH ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

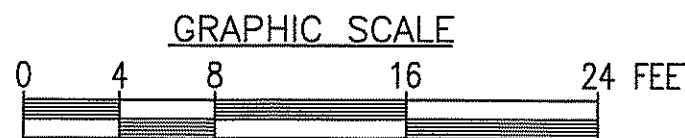
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A-101



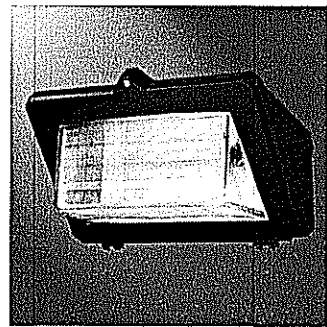
PROPOSED WEST ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

2
A-101



LIGHTING FIXTURE SCHEDULE



STREETWORKS WKP WAL-PAK GLASS
WKP4BLEDEDGL-7040 32W LED E
FULL CUT OFF DOOR BLACK
B1-U3-G2 4000K CRI73 40° C MAX.
AMBIENT TEMP.

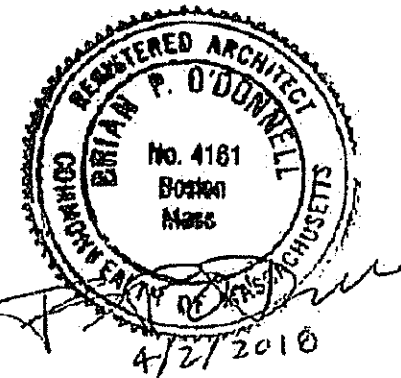
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WOBURN, MA 01801
(781) 937-3045

Hudson
Design Group LLC

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586



REGISTERED ARCHITECT/ENGINEER

CHECKED BY:

APPROVED BY:

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/02/18	FOR REVIEW	RP

SITE NAME:
PORT CITY REALTY,
LLC.

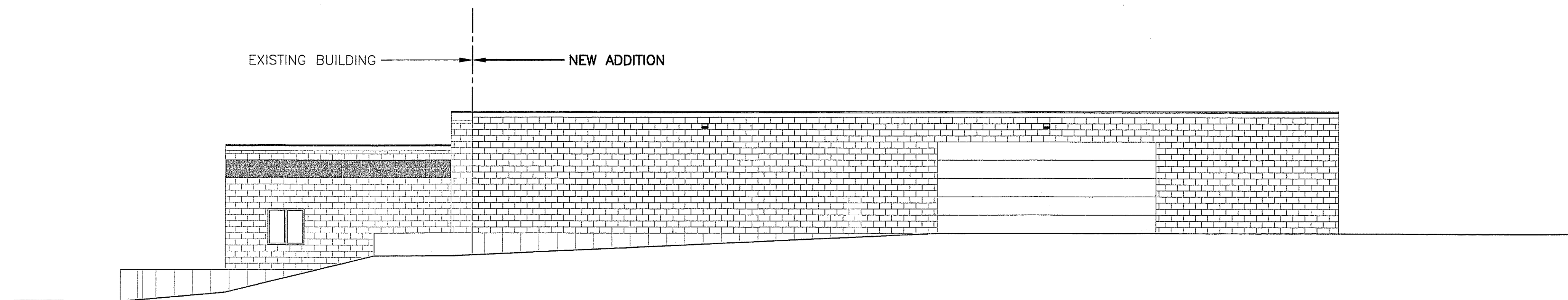
SITE ADDRESS:
75 PARKER STREET
NEWBURYPORT, MA

SHEET TITLE

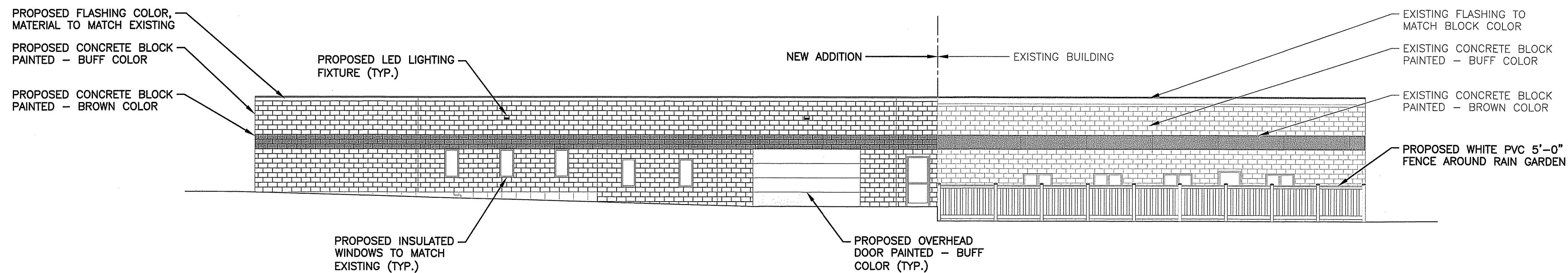
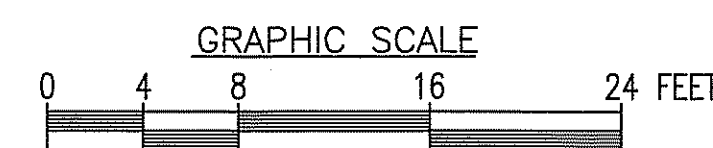
PROPOSED
ELEVATIONS

SHEET NUMBER

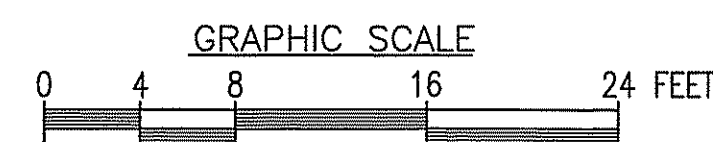
A-101



PROPOSED SOUTH ELEVATION 1
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0" A-102



PROPOSED EAST ELEVATION 2
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0" A-102



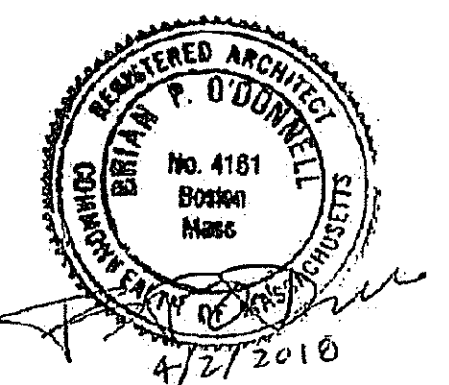
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REGISTERED ARCHITECT/ENGINEER

CHECKED BY:

APPROVED BY:

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/02/18	FOR REVIEW	RP

SITE NAME:
PORT CITY REALTY,
LLC.

SITE ADDRESS:
75 PARKER STREET
NEWBURYPORT, MA

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET NUMBER

A-102