

PROPOSED BUILDING ADDITION

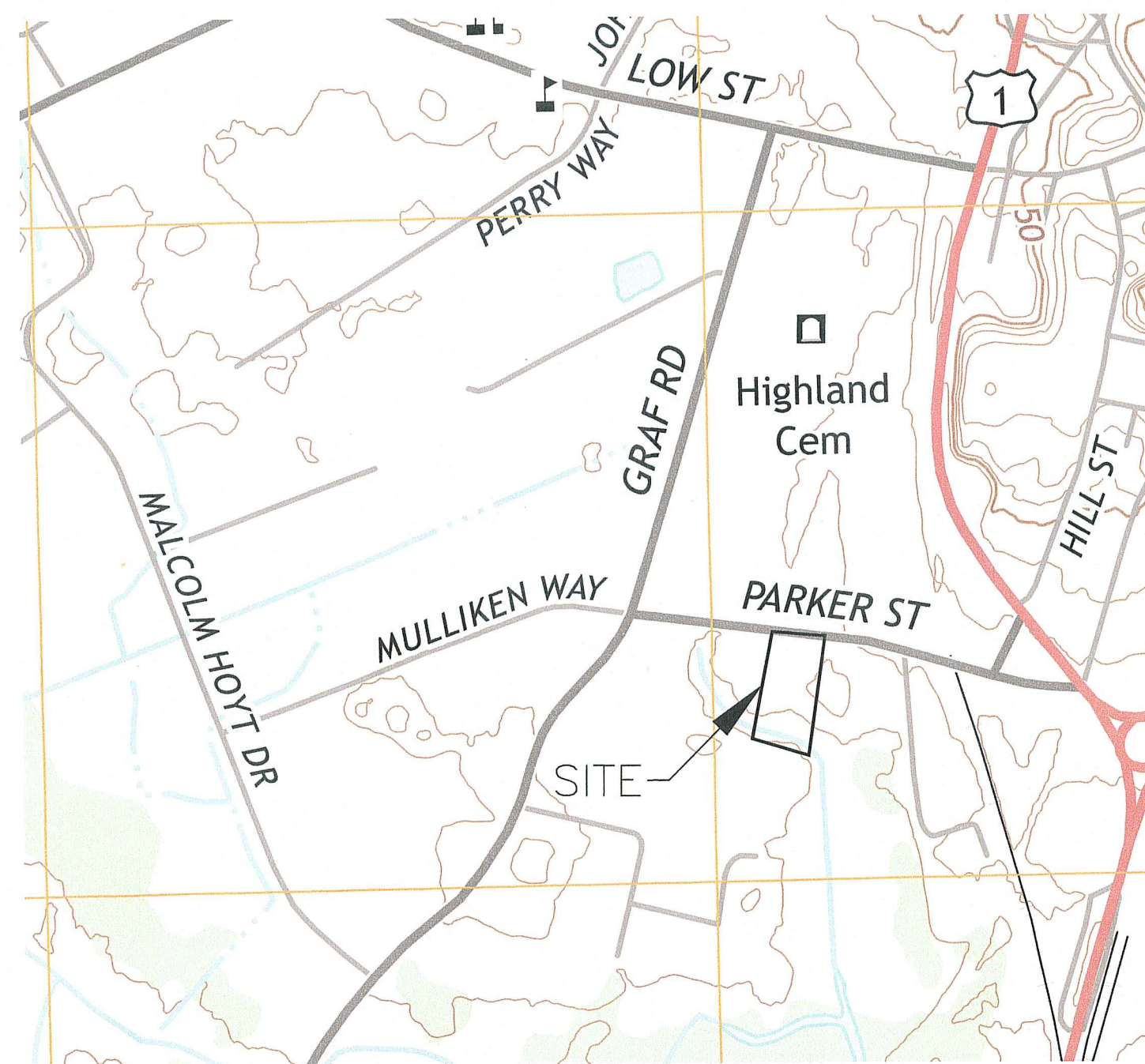
75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

ISSUED FOR SITE PLAN APPROVAL

MARCH 30, 2018

REVISED: JULY 9, 2018



LOCUS MAP

LIST OF DRAWINGS

- | | |
|-------|--|
| C-1 | CERTIFIED PLOT PLAN |
| C-2 | EXISTING CONDITIONS PLAN |
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| C-4 | SITE LAYOUT PLAN |
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| C-7 | DETAILS SHEET |
| C-8 | DETAILS SHEET |
| C-9 | EMERGENCY VEHICLE SWEEP PATH PLAN |
| L-1 | LANDSCAPE PLAN |
| A-101 | PROPOSED ELEVATIONS |
| A-102 | PROPOSED ELEVATIONS |

REV.	DESCRIPTION	DATE
0	ISSUED FOR SITE PLAN APPROVAL	3/30/18
1	REVISED PER CSI COMMENTS	5/22/18
2	REVISED PER CITY DPS COMMENTS	6/21/18
3	REVISED PER CITY DPS COMMENTS	7/9/18

PREPARED BY:

CORNERSTONE

9F PRESIDENTIAL WAY

WOBURN, MASSACHUSETTS 01801

CONTACT: RICHARD BARTHELMES, PE

CIVIL ENGINEER

(781) 937-3045

OWNER/APPLICANT:

PORT CITY REALTY LLC.

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

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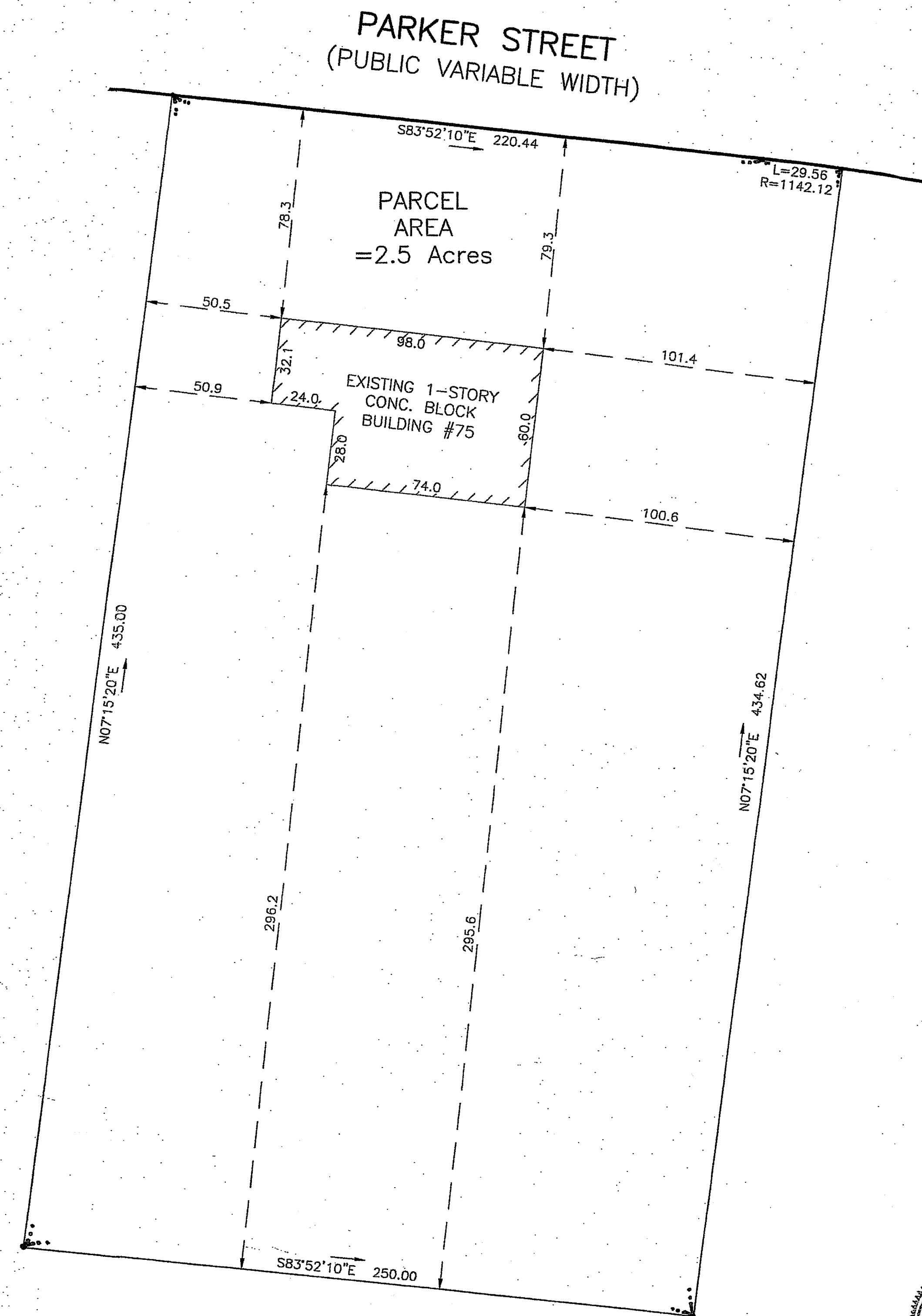
PLAN BOOK 150
PLAN 8

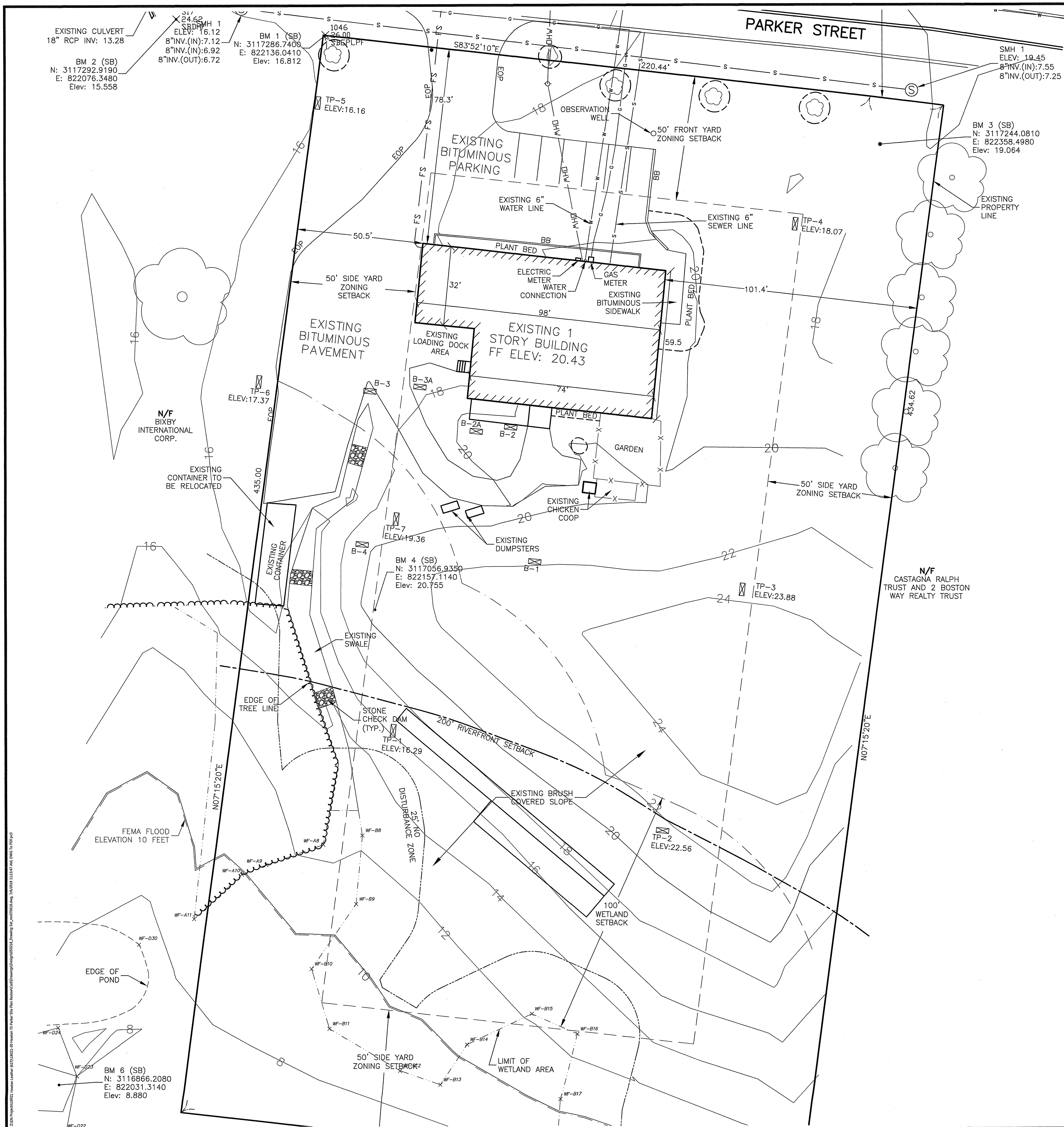
Plan References:

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

Deed Reference:

Book 33957 Page 375





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
- BB 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:

- 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.
- 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).
- 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.
- 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.
- WETLAND FLAG DELINEATION WAS PERFORMED BY RIMMER ENVIRONMENTAL ON NOVEMBER 9, 2016 AND APRIL 14TH, 2017.
- FLOOD ELEVATION FROM FLOOD RATE INSURANCE MAP 2500900117G. REVISED JULY 16, 2014.

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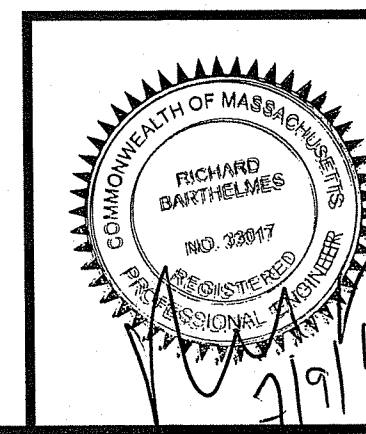
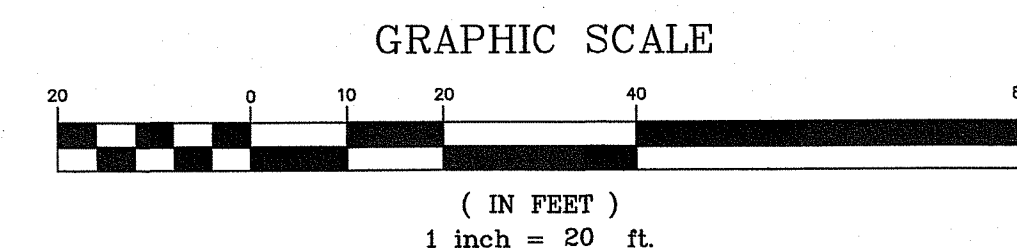
PROPOSED BUILDING ADDITION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
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75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

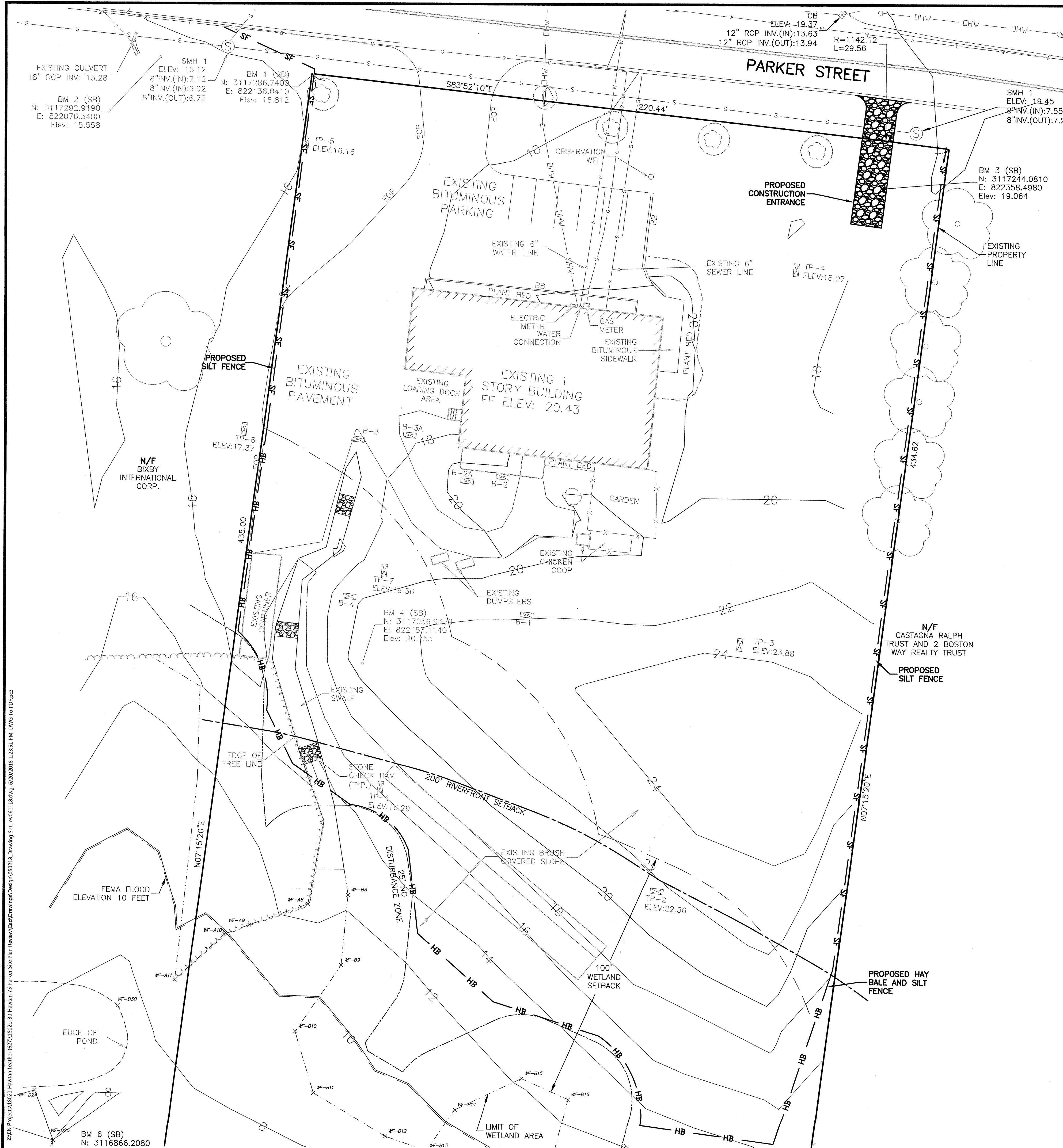
REVISIONS		BY	NC
DESCRIPTION	DATE	ISSUED FOR SITE PLAN APPROVAL	
No.	0	3/30/18	

EXISTING CONDITIONS
PLAN

NC	RB	DATE
CHECKED BY:	SCALE: 1"=20'	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:

- 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.
- BALED STRAW AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY.
- 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.
- 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.
- 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.
- 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.
- 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.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, OR LONGER THAN ONE MONTH AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION, SHALL BE TEMPORARY SEEDING AND MACHINE STRAW MULCHED AT A RATE OF 1.5 TONS/ACRE.
- 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.
- ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISH GRADED WITH NO FURTHER CONSTRUCTION TO TAKE PLACE SHALL BE SEEDED 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.
- AVOID USE OF UNDISTURBED AREAS WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL TRAVEL THE ROADBEDS OF EXISTING AND FUTURE ROADS.
- 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.
- ALL WORK TO COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN AND EPA CONSTRUCTION GENERAL PERMIT OBTAINED FOR THE SITE.
- 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.
- THE STORMWATER MANAGEMENT SYSTEM SHALL BE PLACED ONLINE ONLY AFTER SITE STABILIZATION HAS BEEN ACHIEVED.
- 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:

- 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.
- 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:

- 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.
- TEMPORARY EROSION CONTROL MEASURES CONSISTING OF SILT FENCE SHALL BE INSTALLED AROUND ALL MATERIAL STOCKPILES.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING THE ADJACENT ROADWAY AS NECESSARY TO REMOVE ANY SEDIMENT FROM CONSTRUCTION ACTIVITIES.

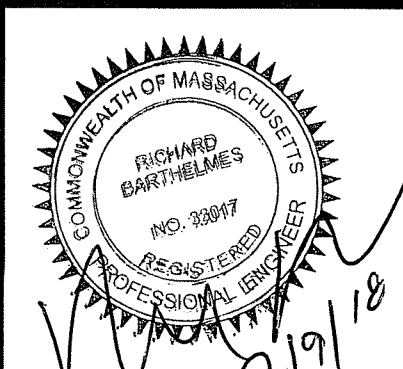
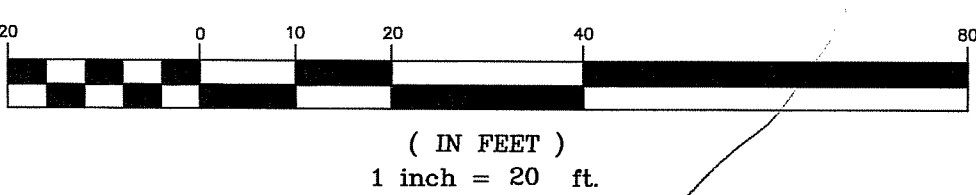
CONSTRUCTION SEQUENCE*:

- INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - REMOVE AND STOCKPILE LOAM.
 - INSTALL STORMWATER MANAGEMENT SYSTEM.
 - INSTALL UNDERGROUND UTILITIES.
 - INSTALL BUILDING FOUNDATION.
 - CONSTRUCT PROPOSED BUILDING.
 - INSTALL PROPOSED PLANTS, LOAM, SEED AND STABILIZE AREAS OUTSIDE LIMITS OF PAVED AREAS.
 - INSTALL BITUMINOUS CONCRETE PAVEMENT, AND OTHER SITE STRUCTURES.
 - PERFORM SITE CLEANUP.
 - 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.

NOTE:

PROJECT WILL REQUIRE A USEPA CONSTRUCTION GENERAL PERMIT.

GRAPHIC SCALE



CORNERSTONE
9F PRESIDENTIAL WAY
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75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
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75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS		DATE	BY
0	ISSUED FOR SITE PLAN APPROVAL	3/10/18	NC
1	REVISED PER CSI COMMENTS	5/22/18	NC

EROSION AND
SEDIMENTATION
CONTROL PLAN

NC	RB	1"=20'	3/30/18
SHEET No.		C-3	
PROJECT No.		18021-30	

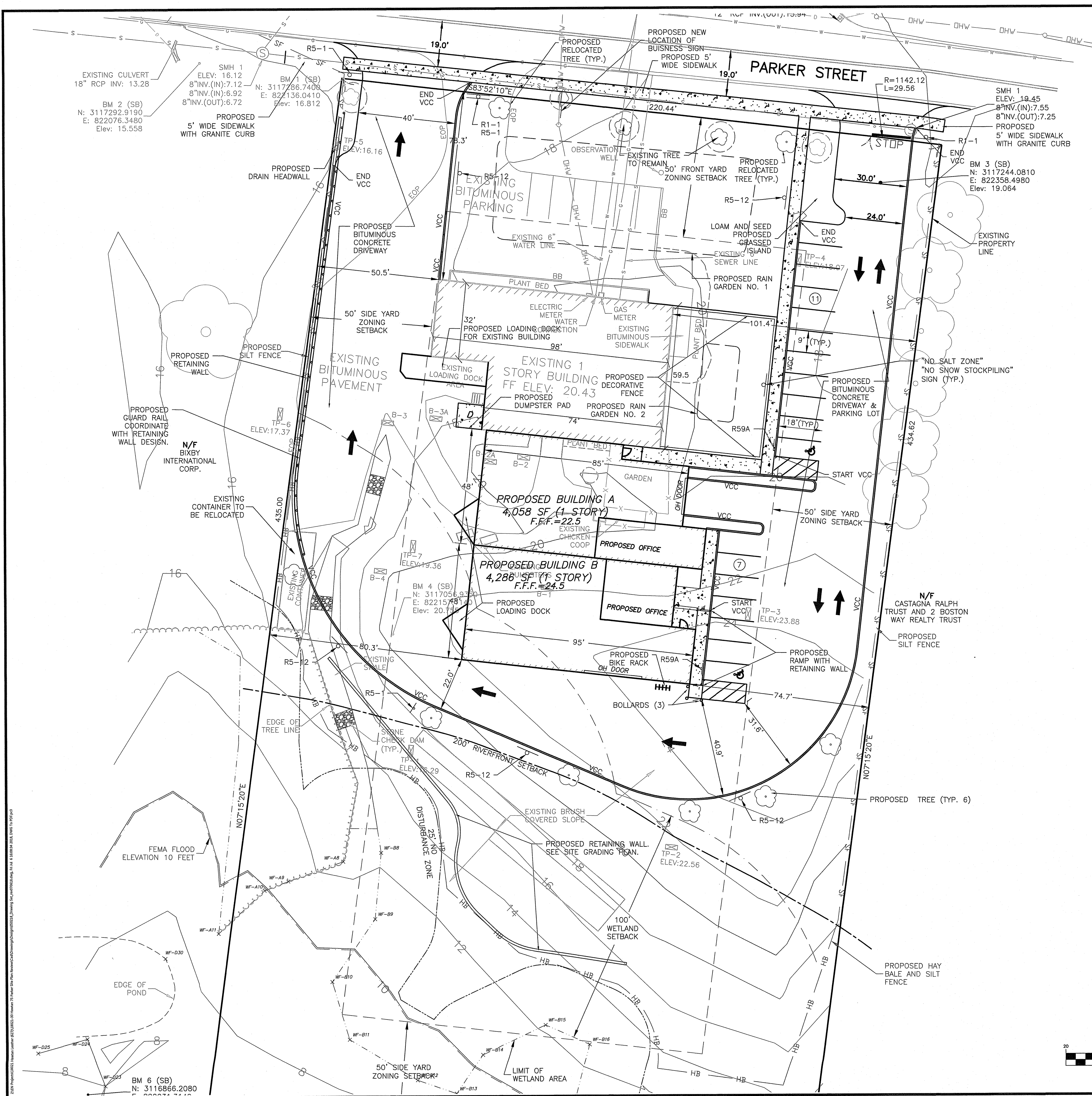
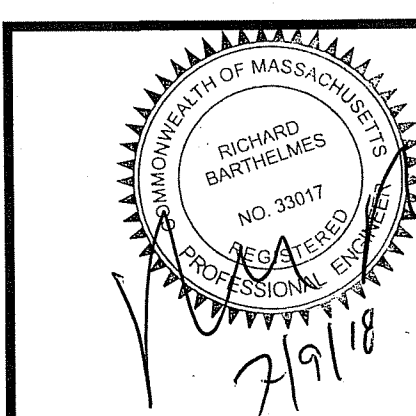
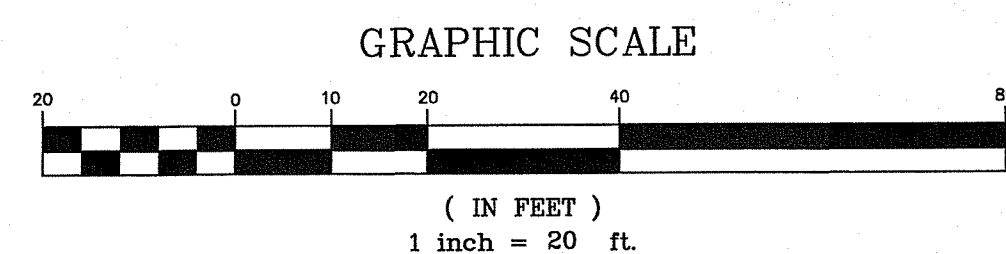


TABLE OF ZONING REQUIREMENTS			
ZONING: INDUSTRIAL 1B	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	50,000 SF	108,900 ± SF	108,900 ± SF
FRONT SETBACK	50'	83' ±	83' ±
SIDE SETBACK	50'	50.5'/101.4'	50.5'/74.7'
REAR SETBACK	50'	>50'	>50'
MAX BUILDING HEIGHT	40'	<40'	<40'
PERCENT LOT COVERAGE	40%	5.3%	12.6%
STREET FRONTAGE	200	220	220
FOOT PRINT OF STRUCTURES		5,175	8,344

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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NEWBURYPORT, MASSACHUSETTS

PREPARED FOR

PORT CITY REALTY LLC.

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS

REVISIONS

No.	DATE	DESCRIPTION	BY
0	3/30/18	ISSUED FOR SITE PLAN APPROVAL	NC
1	5/22/18	REVISED PER CSI COMMENTS	NC
2	7/9/18	REVISED PER CITY OF NEWBURYPORT COMMENTS	NC

SITE LAYOUT PLAN

NC

RB

1"=20'

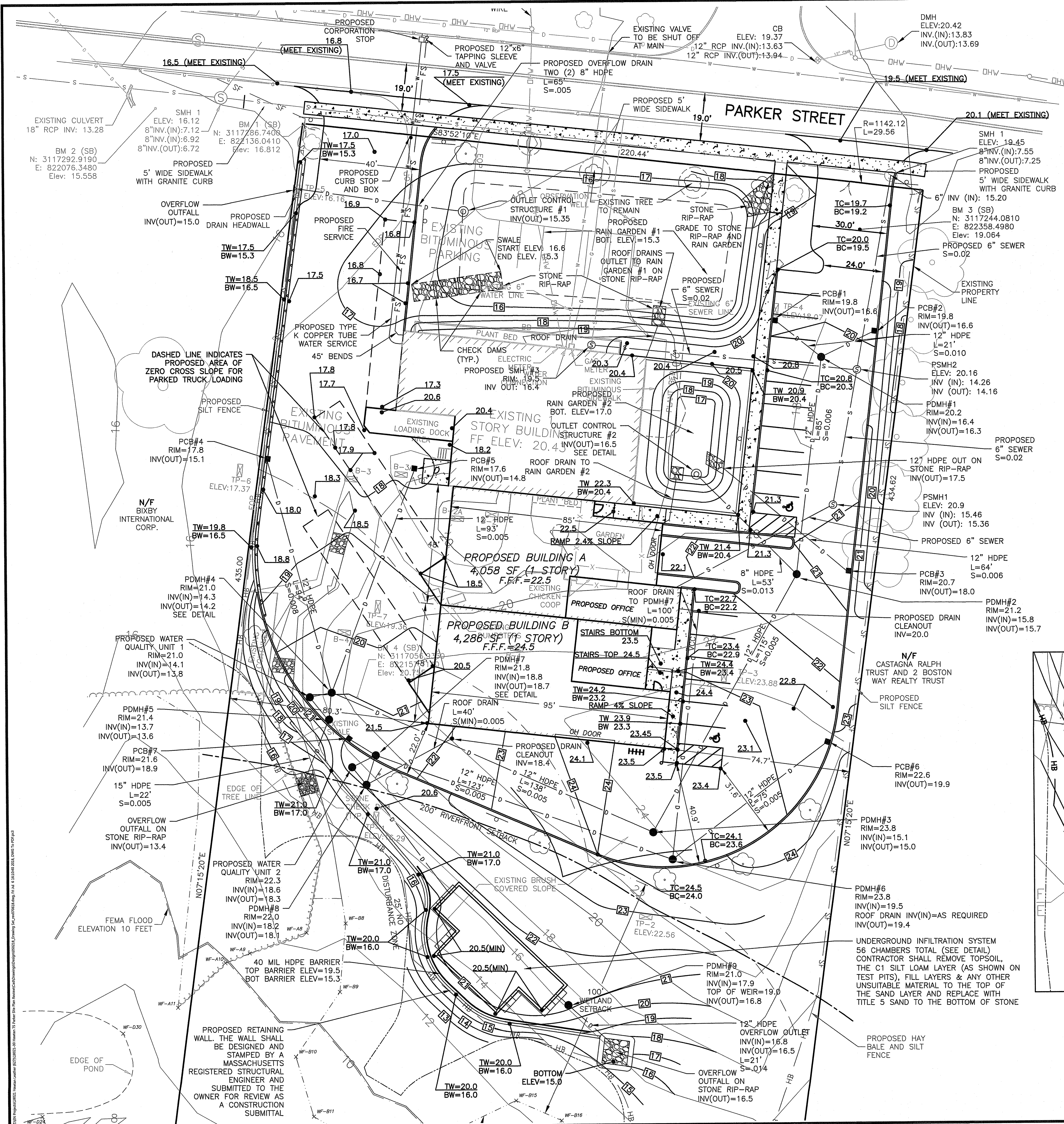
3/30/18

SHEET No.

C-4

PROJECT No.

18021-30

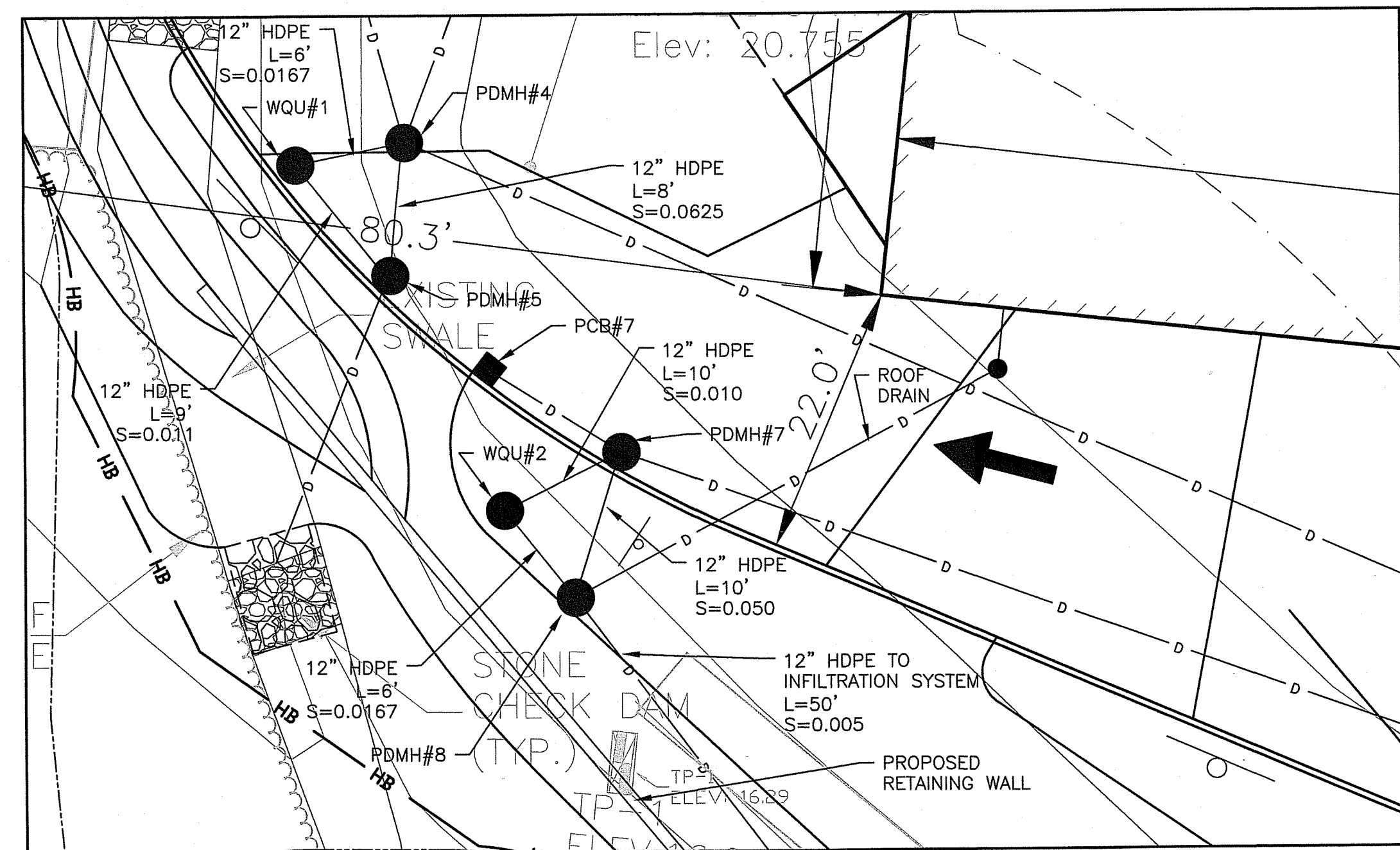


LEGEND:

- PROPOSED EDGE OF PAVEMENT
- PROPOSED BIORETENTION SWALE
- FEMA FLOOD ELEVATION LINE
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED BUILDING ADDITION
- PROPOSED SPOT GRADE
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION SERVICE

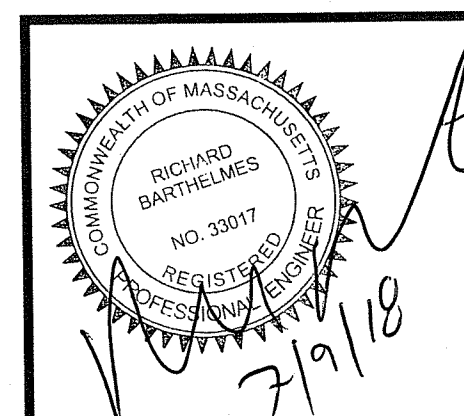
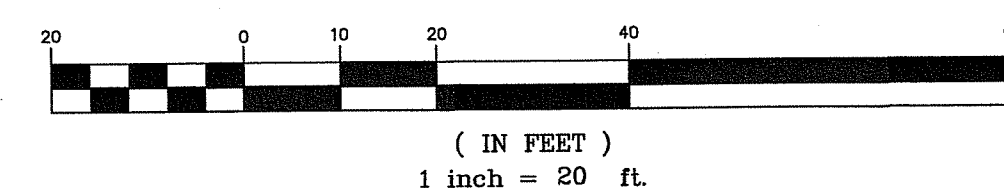
GRADING NOTES:

- GRADE THE PARKING LOT TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS TOWARDS PROPOSED DRAINAGE CATCH BASINS, GRASSED SWALE, AND RAIN GARDEN. THE PARKING LOT SHALL BE FREE FROM LOW SPOTS. AREAS TO PAY PARTICULAR ATTENTION TO ARE ADJACENT TO CURBED LANDSCAPED ISLANDS, LOADING DOCKS, HANDICAP RAMPS, AND SIDEWALKS.
- ALL HANDICAP ACCESSIBLE SPACES, LOADING AREAS, AND ROUTES SHALL BE GRADED AT A MAXIMUM OF 1.5% IN ANY DIRECTION.
- ADJUST ALL EXISTING CATCH BASINS, MANHOLE COVERS, HYDRANTS, AND VALVE BOXES TO REMAIN TO PROPOSED GRADE.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND IMMEDIATELY ADJACENT TO THE LIMIT OF WORK FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND LANDSCAPED AREAS HAVE BEEN STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AT ALL ENTRANCES TO THE SITE USED FOR CONSTRUCTION ACCESS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" OF LOAM AND SEED.
- CONTRACTOR TO COORDINATE INSTALLATION OF NEW FIRE PROTECTION LINE, WATER SERVICE LINE AND ABANDONMENT OF EXISTING WATER SERVICE WITH THE NEWBURYPORT DEPARTMENT OF PUBLIC SERVICES. WATER SERVICE CORPORATION AND WATER STOPS TO BE PER CITY OF NEWBURYPORT REQUIREMENTS. EXISTING WATER SERVICE VALVE TO BE CLOSED AT WATER MAIN AND SERVICE ABANDONED PER CITY OF NEWBURYPORT DPS REQUIREMENTS.
- WATER MAIN TO BE ZINC COATED DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT (POLYWRAP). ALL HARDWARE TO BE STAINLESS STEEL.
- WATER SERVICE FROM CURB STOP TO BE PEX PLASTIC WITH TRACER WIRE.



DETAIL VIEW
SCALE: 1" = 10'

GRAPHIC SCALE



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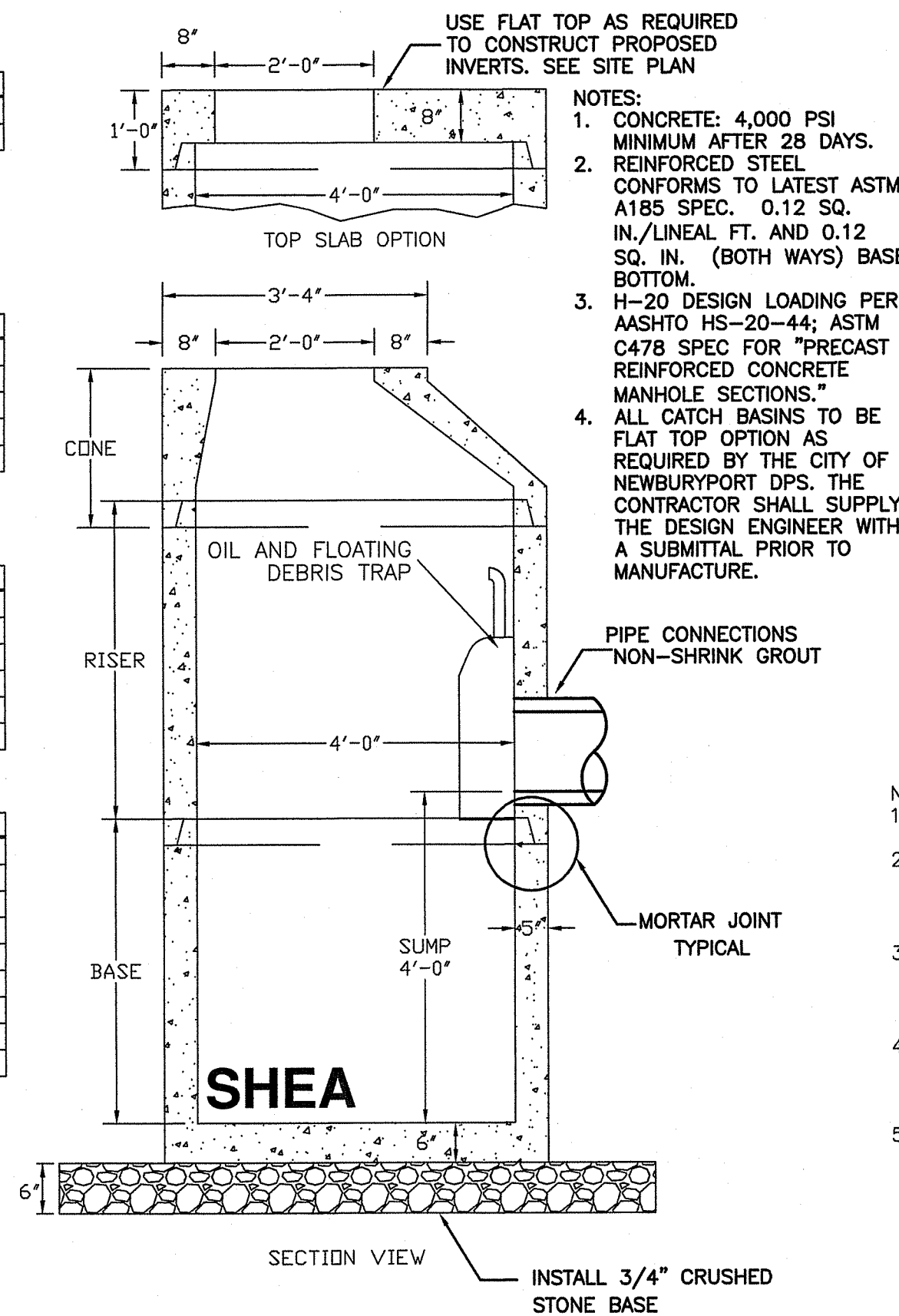
PROPOSED BUILDING ADDITION
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PREPARED FOR
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NEWBURYPORT, MASSACHUSETTS

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0	3/30/18	ISSUED FOR SITE PLAN APPROVAL	NC
1	5/22/18	REVISED PER CS COMMENTS	NC
2	6/11/18	REVISED WATER SERVICE AND CORRESPONDING NOTES	NC
3	7/9/18	REVISED PER CITY OF NEWBURYPORT COMMENTS	NC

SITE GRADING AND
UTILITY PLAN

NC	RB	1"=20'	3/30/18
SHEET No. C-5			
PROJECT No. 18021-30			

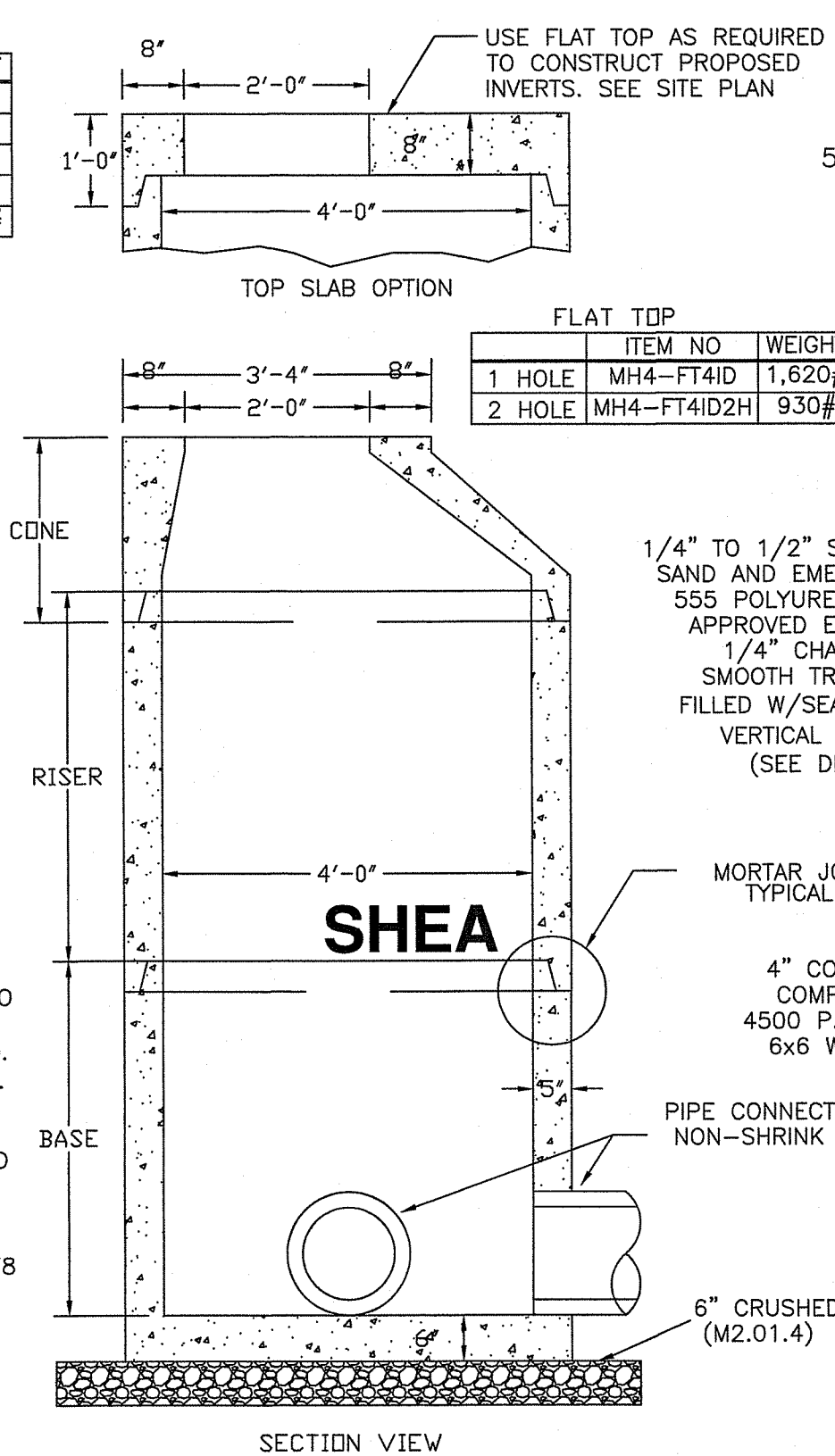
BASE SECTION		
HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#



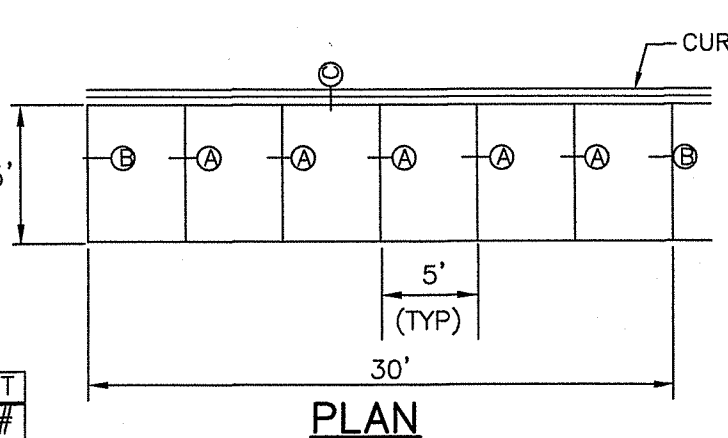
CATCH BASIN
N.T.S.

HEIGHT	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#

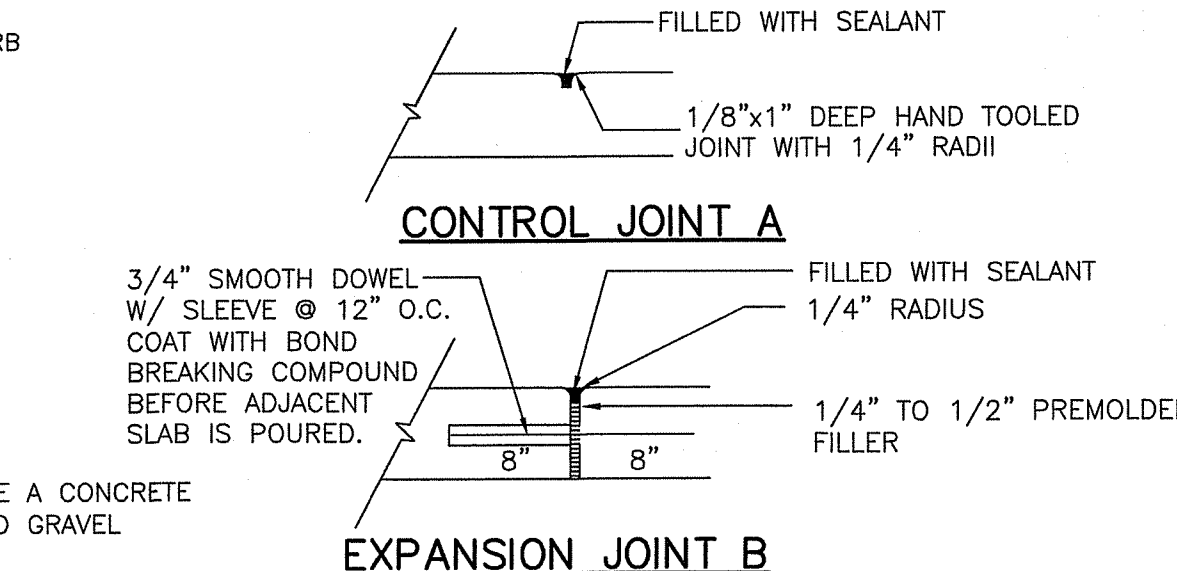
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4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#



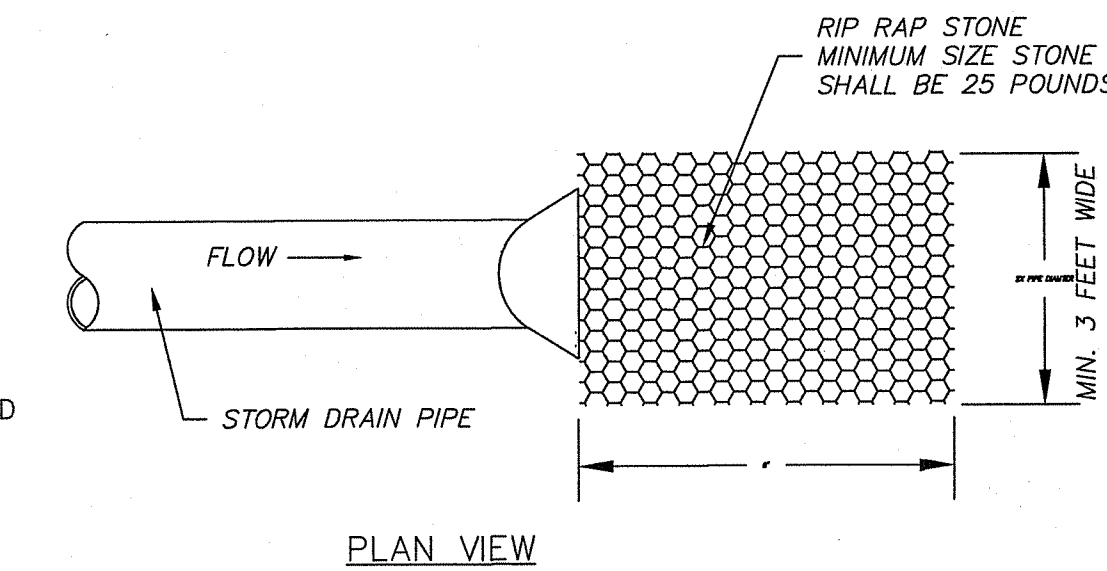
DRAIN MANHOLE DETAIL
48" DIA



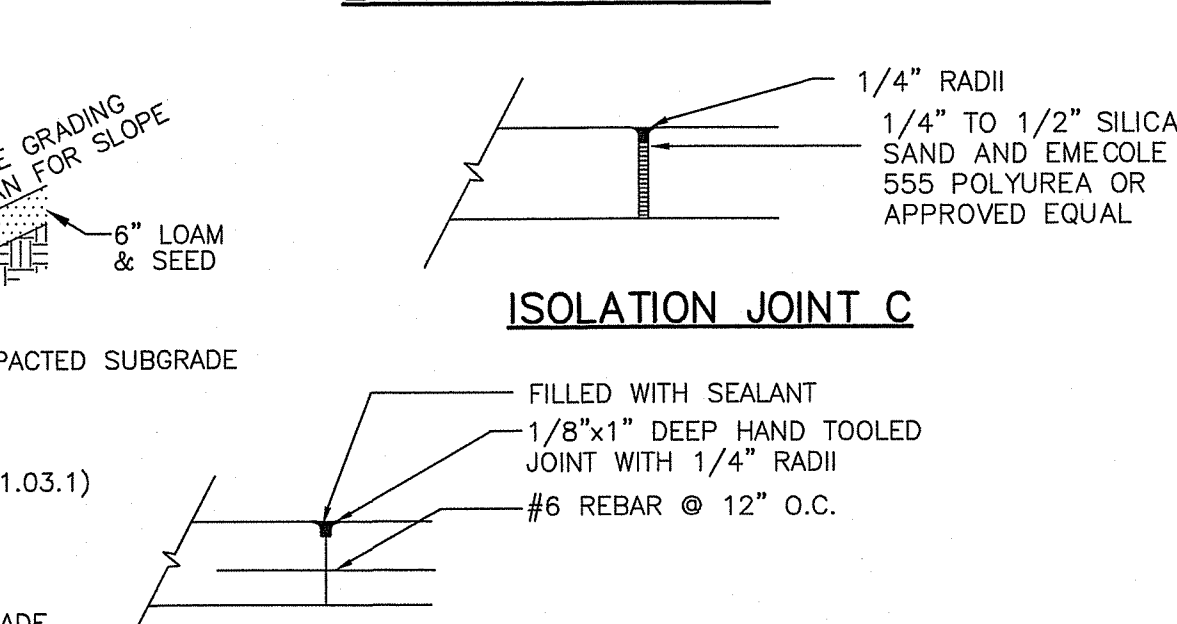
CONCRETE DRIVEWAY APRONS SHALL HAVE A CONCRETE THICKNESS OF 6" AND A 12" COMPACTED GRAVEL



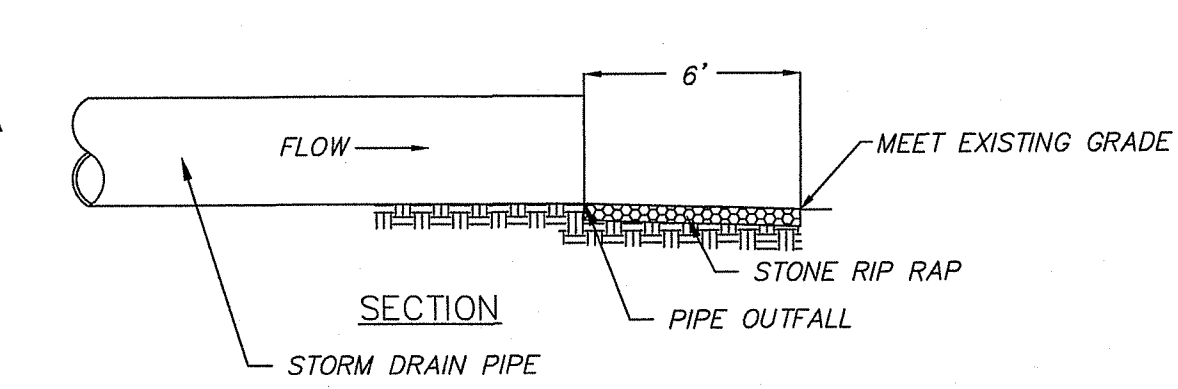
EXPANSION JOINT B



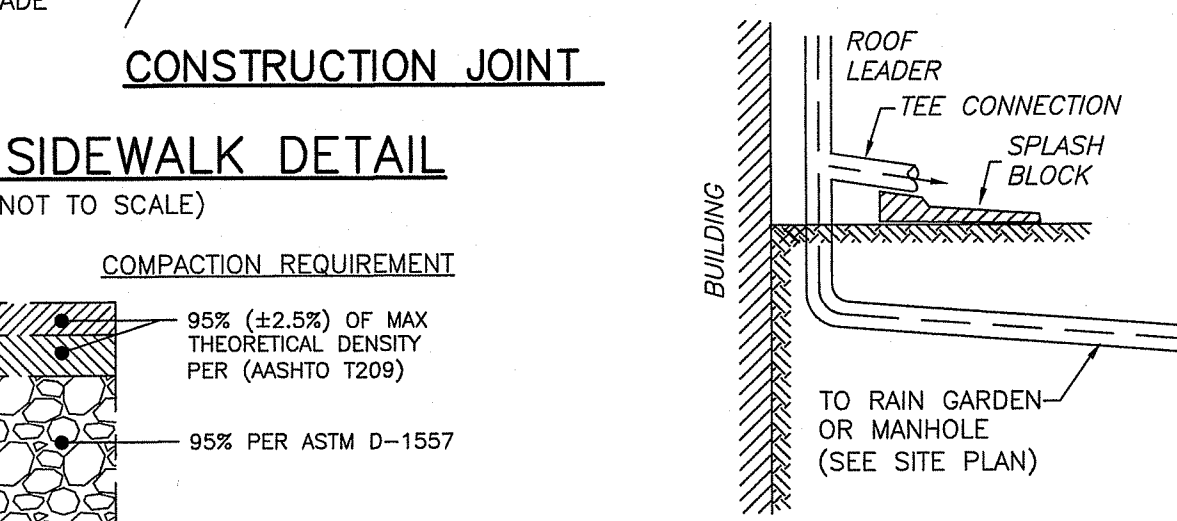
PLAN VIEW



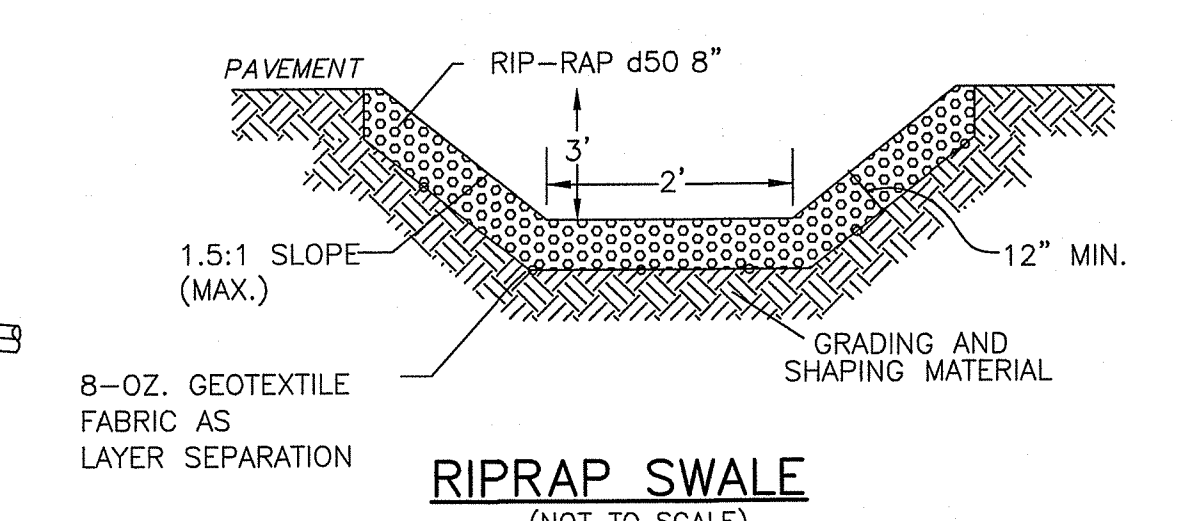
ISOLATION JOINT C



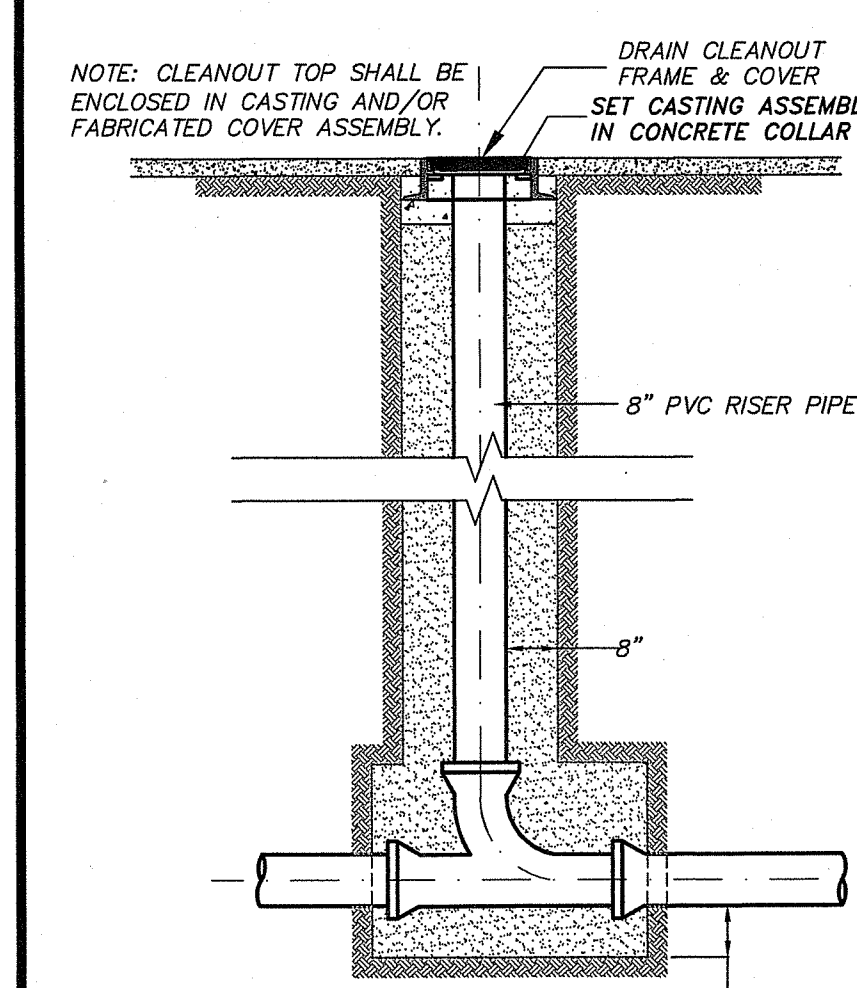
SECTION



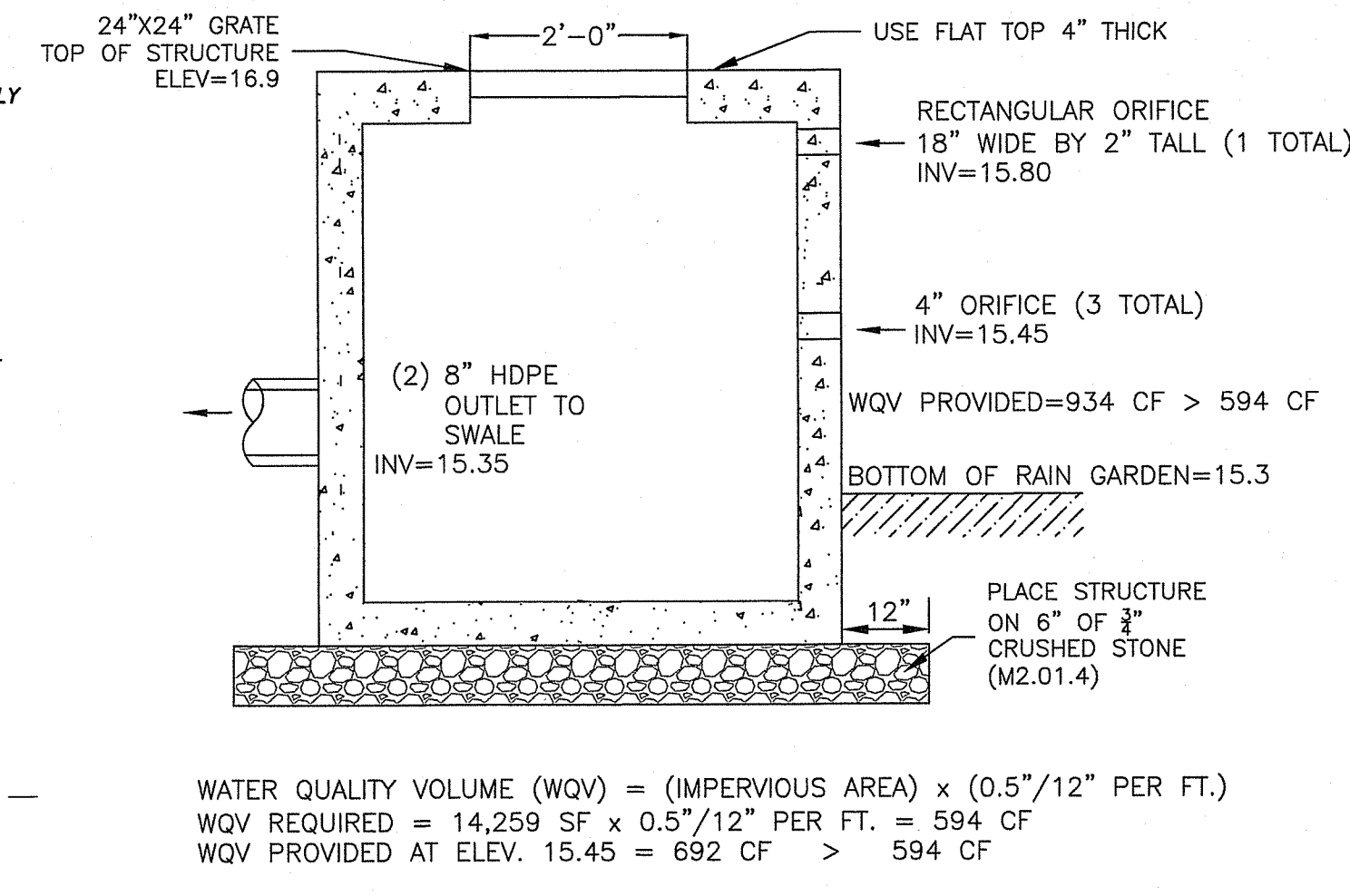
ROOF DOWNSPOUT
OVERFLOW
(NOT TO SCALE)



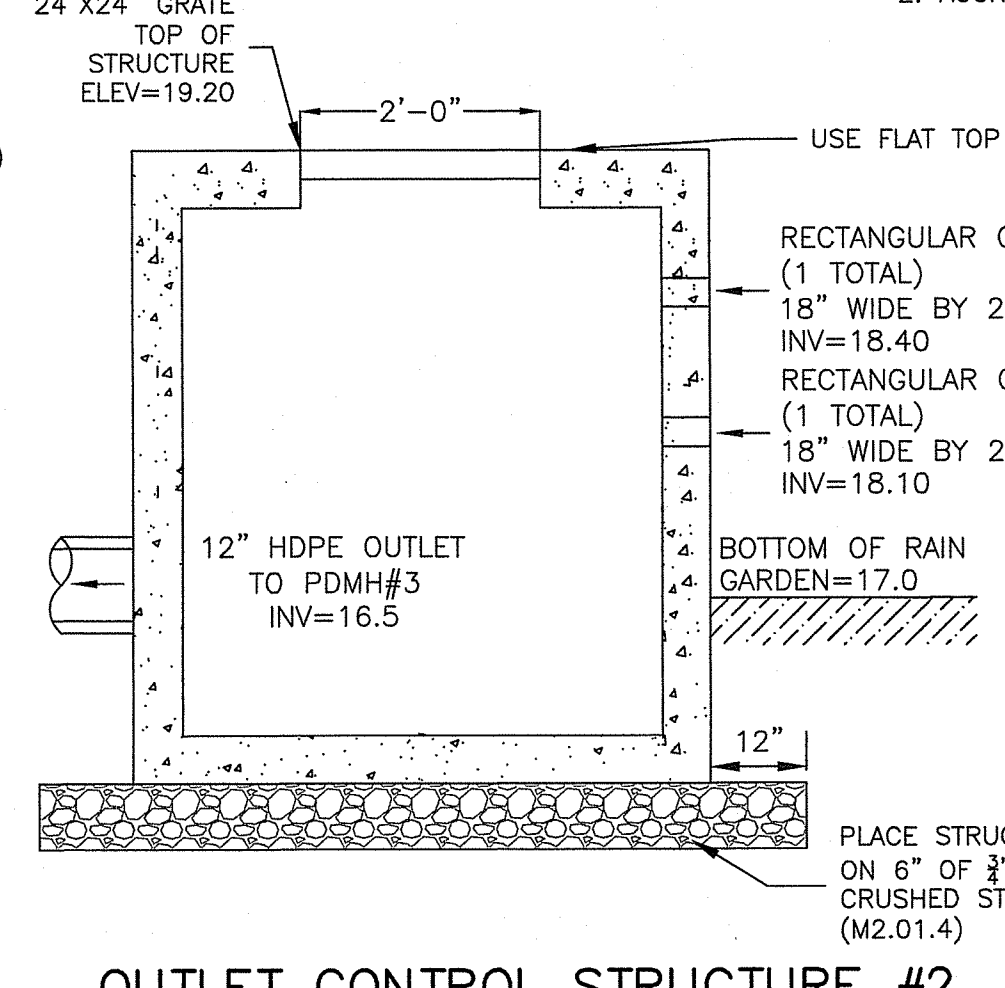
RIPRAP SWALE
(NOT TO SCALE)



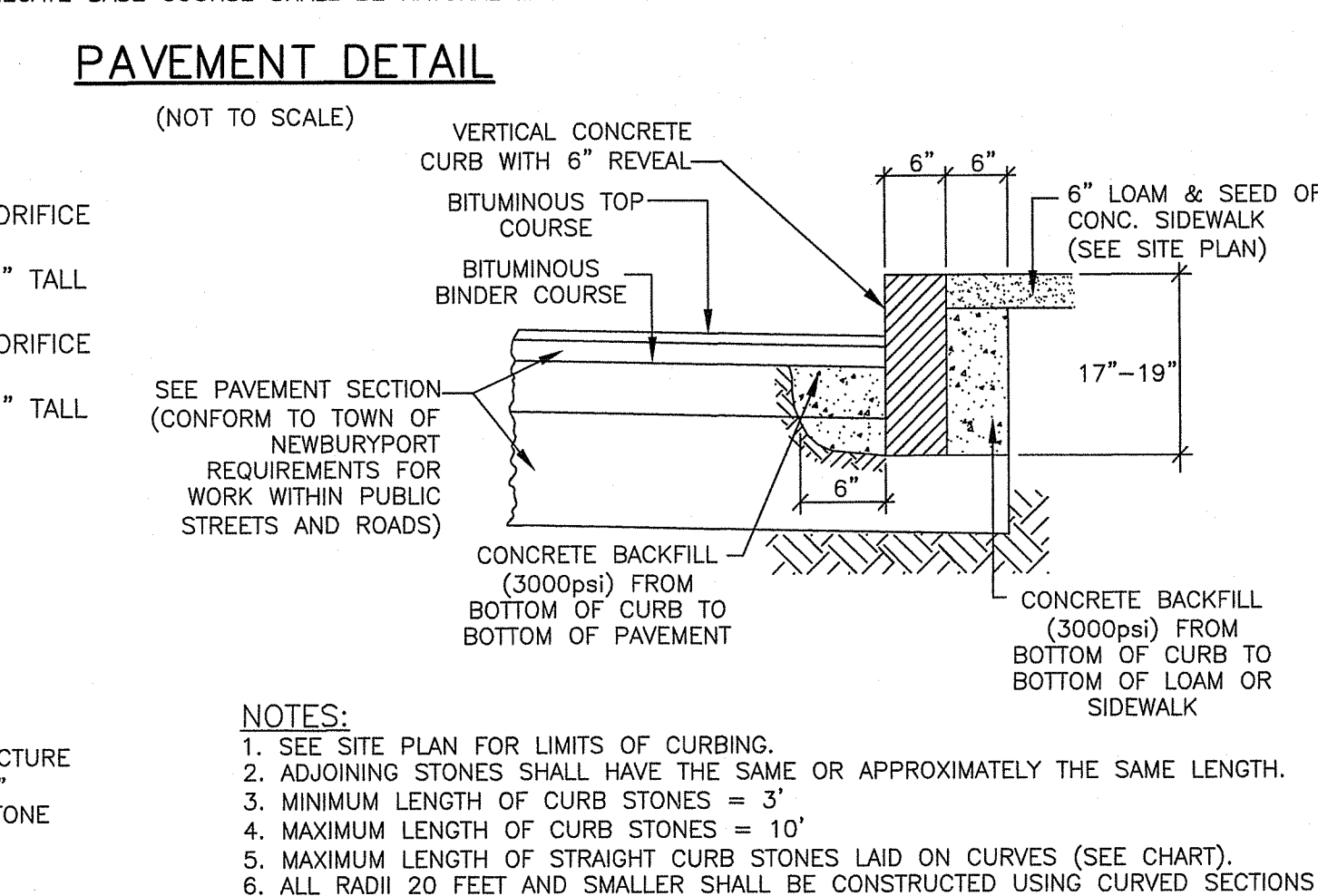
DRAIN CLEANOUT
NOT TO SCALE



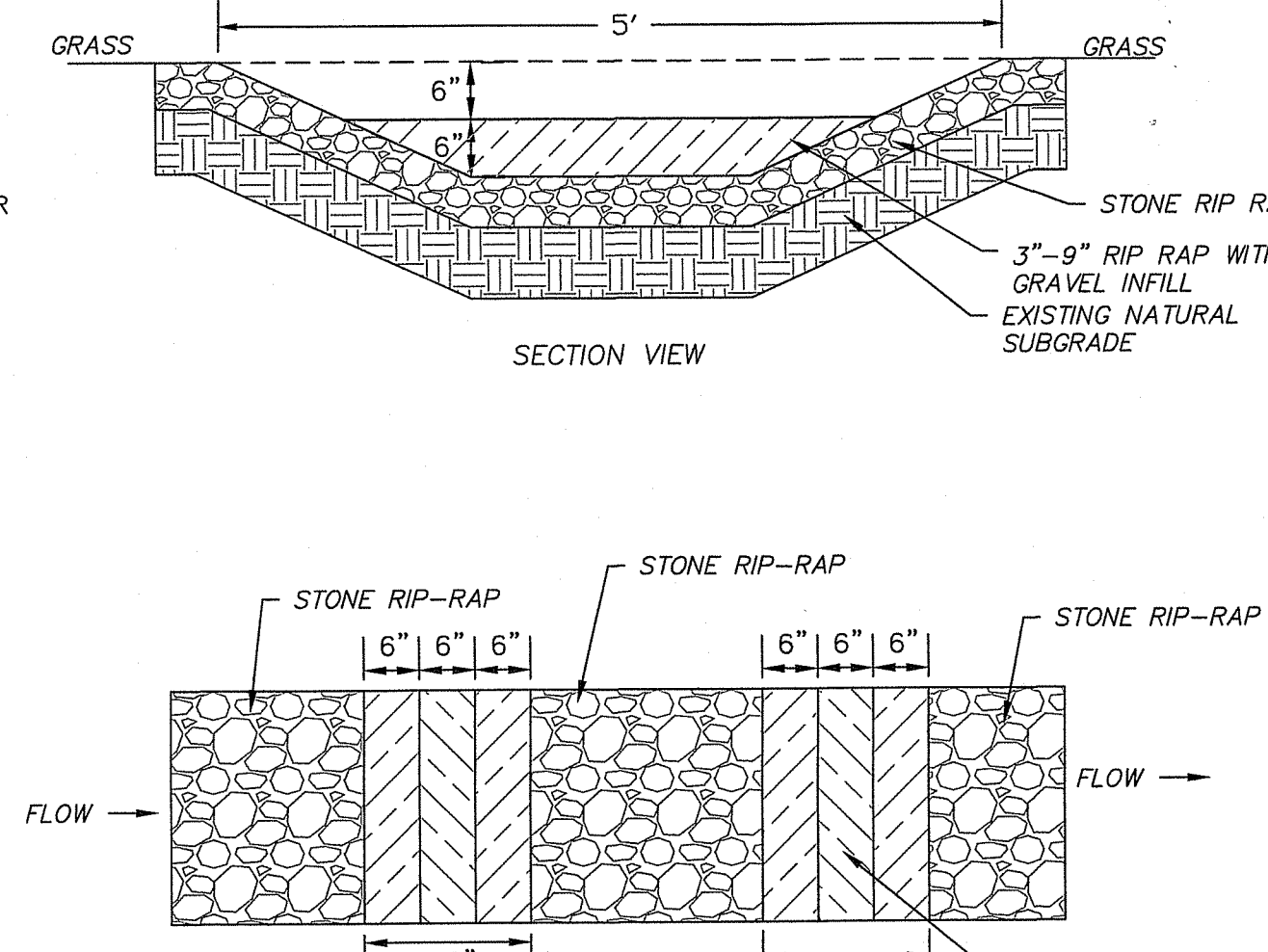
OUTLET CONTROL STRUCTURE #1
(RAIN GARDEN #1 STANDPIPE)
(NOT TO SCALE)



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



PAVEMENT DETAIL
(NOT TO SCALE)



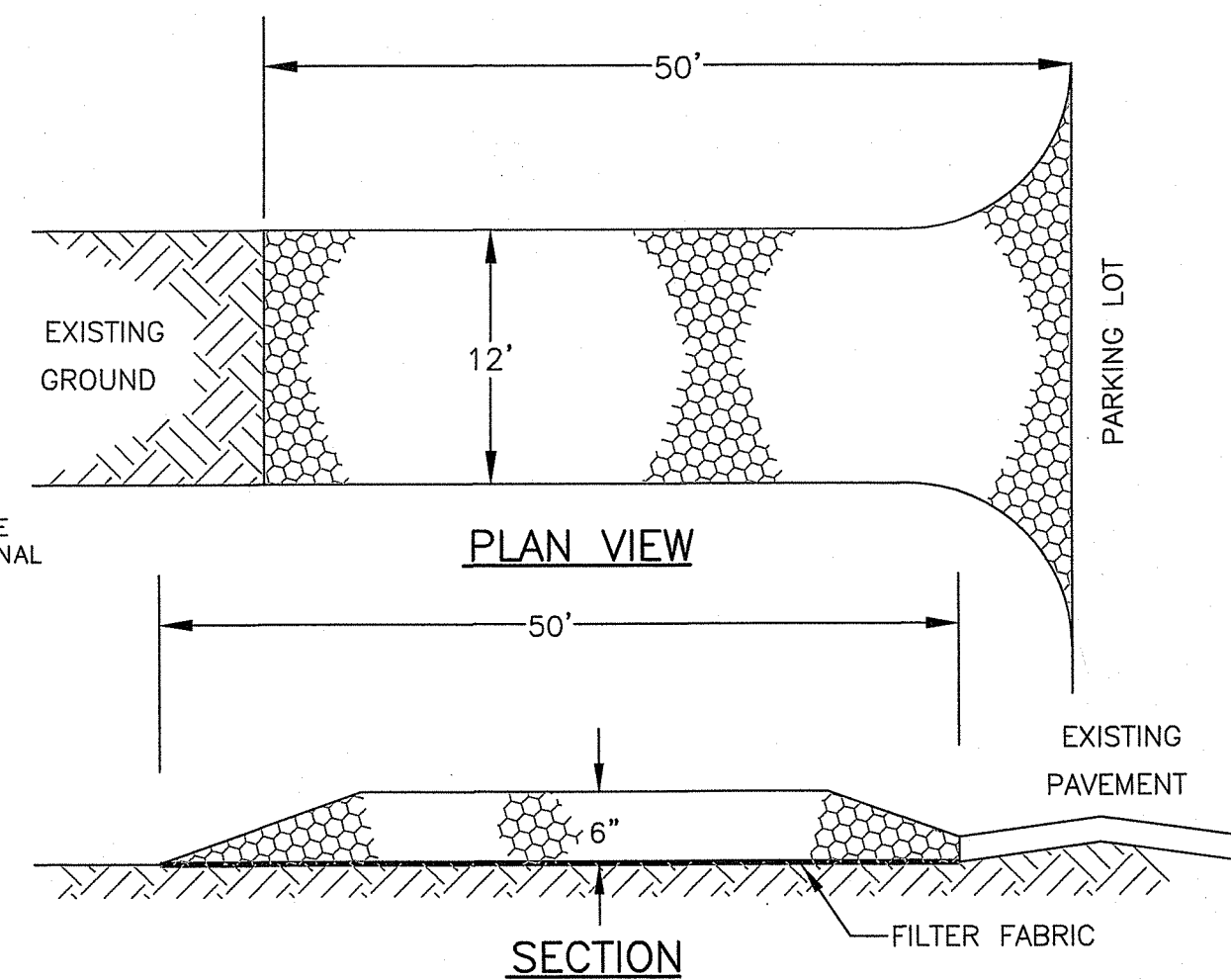
SWALE WITH CHECK DAMS DETAIL
(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS

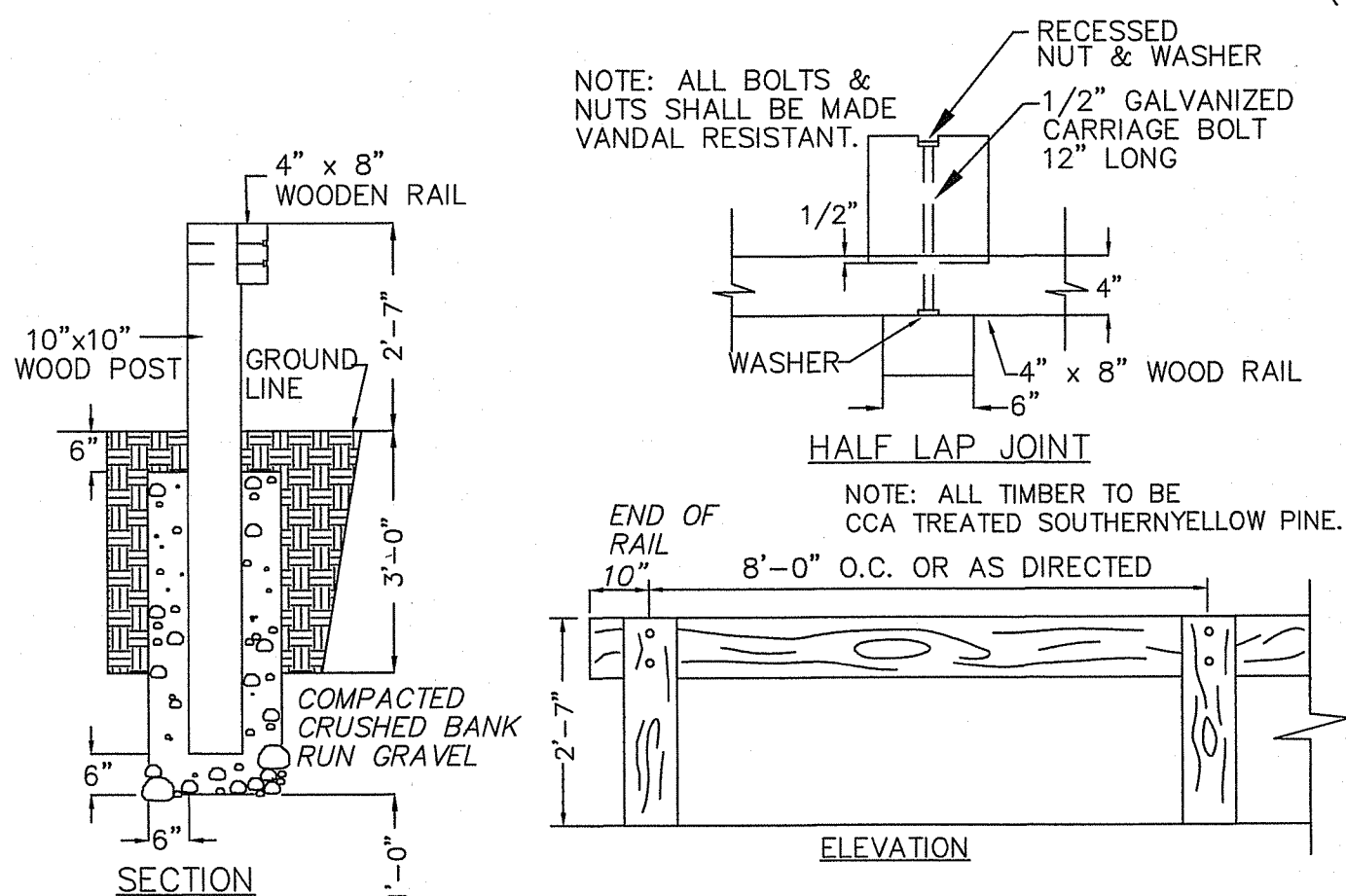
STONE SIZE - SEE GRADATION TABLE BELOW
LENGTH - 50 FOOT MINIMUM.
THICKNESS - SIX (6) INCHES (MINIMUM).
WIDTH - 12' MINIMUM
FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.
INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL ROCKS AND OTHER OBJECTIONAL MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

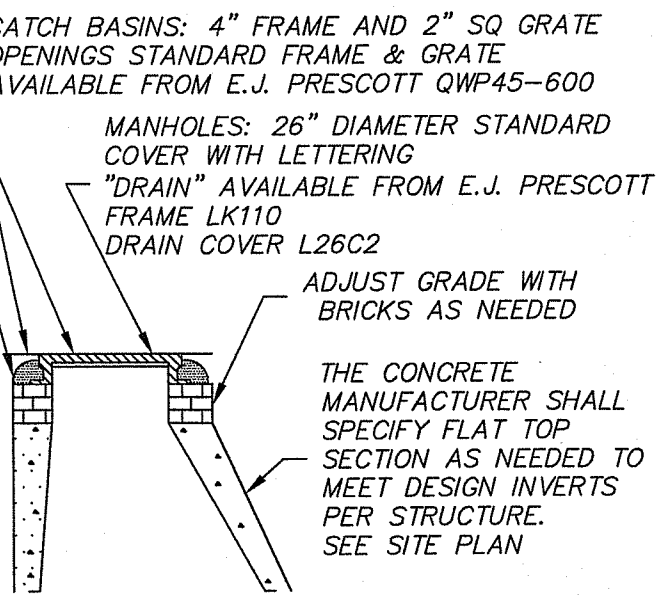
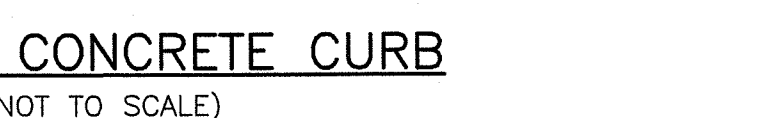
CRUSHED STONE GRADATION TABLE	
SIEVE SIZE	% PASSING BY SIZE
2 inches	75-100
1 1/2 inches	20-40
1 inch	0



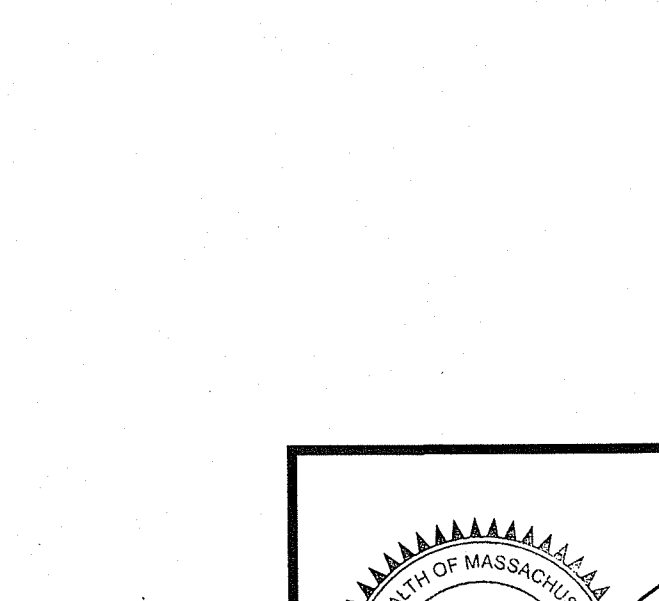
STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



WOOD GUARD RAIL
(NOT TO SCALE)



GRATE/COVER DETAIL
(NOT TO SCALE)



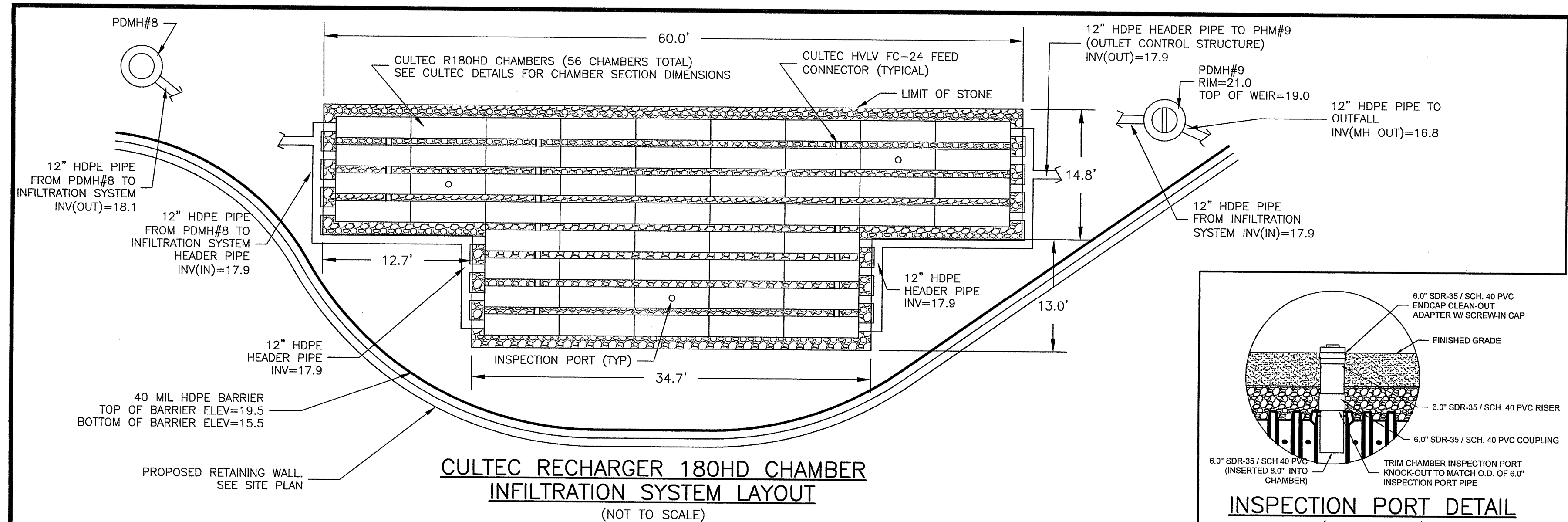
DETAILS SHEET

				REVISIONS	
	No.	DATE	DESCRIPTION	BY	
	0	3/30/18	ISSUED FOR SITE PLAN APPROVAL	NC	
	1	5/22/18	REVISED PER CSI COMMENTS	NC	
	2	6/21/18	REVISED PER CITY OF NEWBURYPORTR DPS COMMENTS	NC	
	3	7/9/18	REVISED PER CITY OF NEWBURYPORTR COMMENTS	NC	

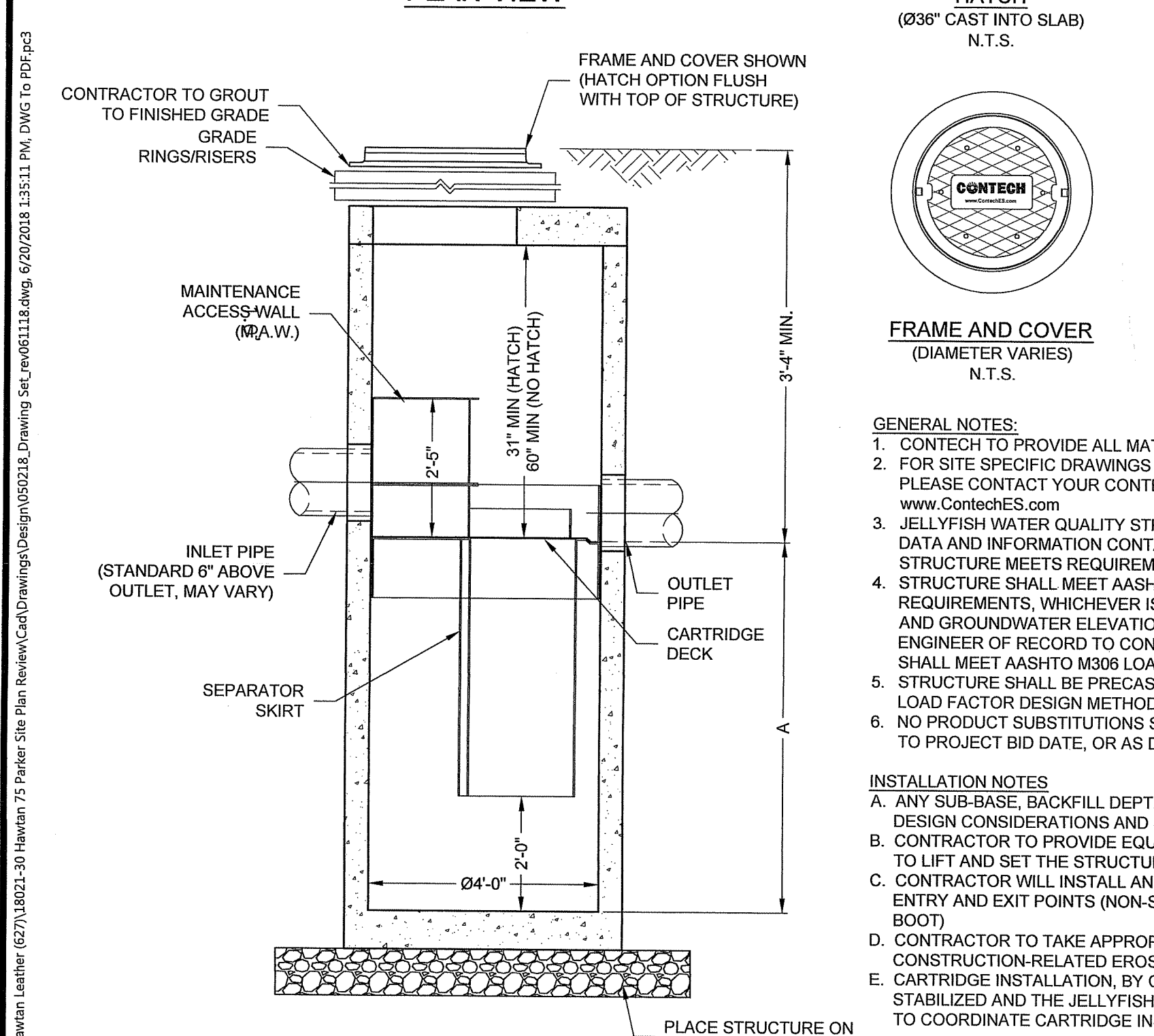
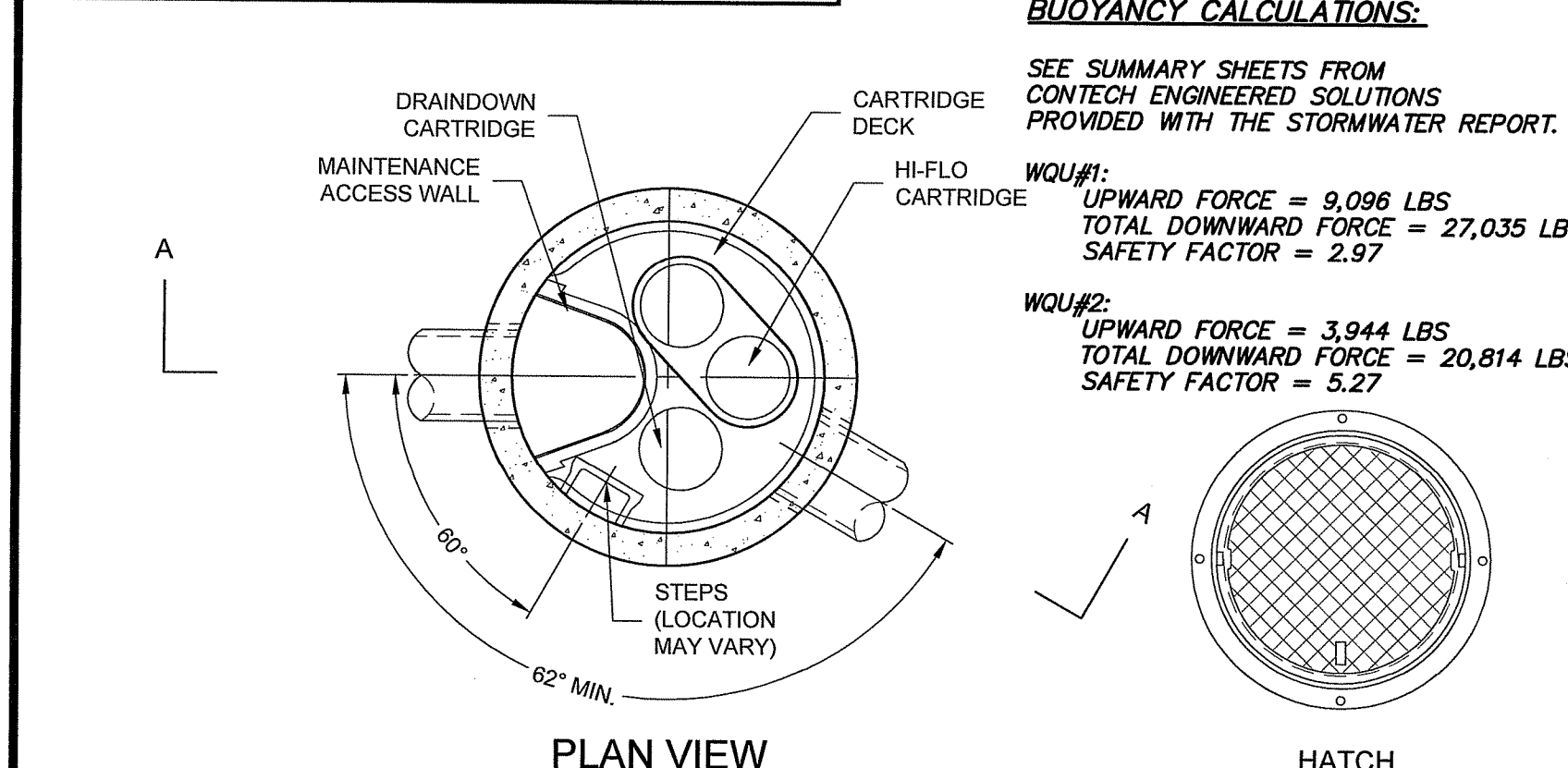
DRAWN BY:	NC
CHECKED BY:	RB
SCALE:	N/A
DATE:	3/30/18

C-6

PROJECT No. 18021-30

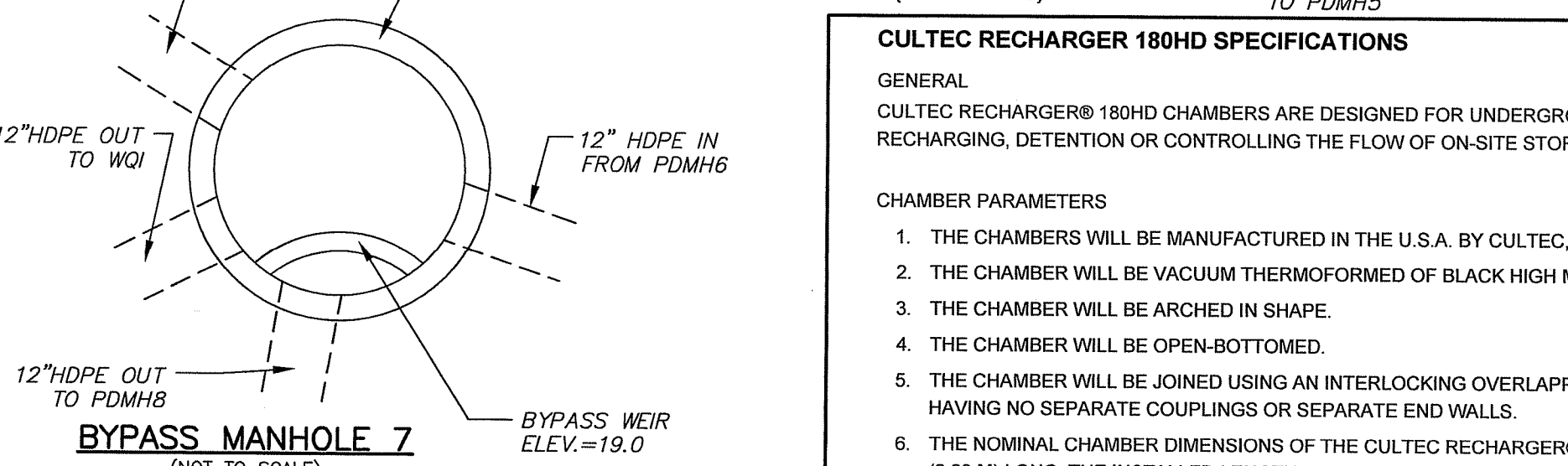
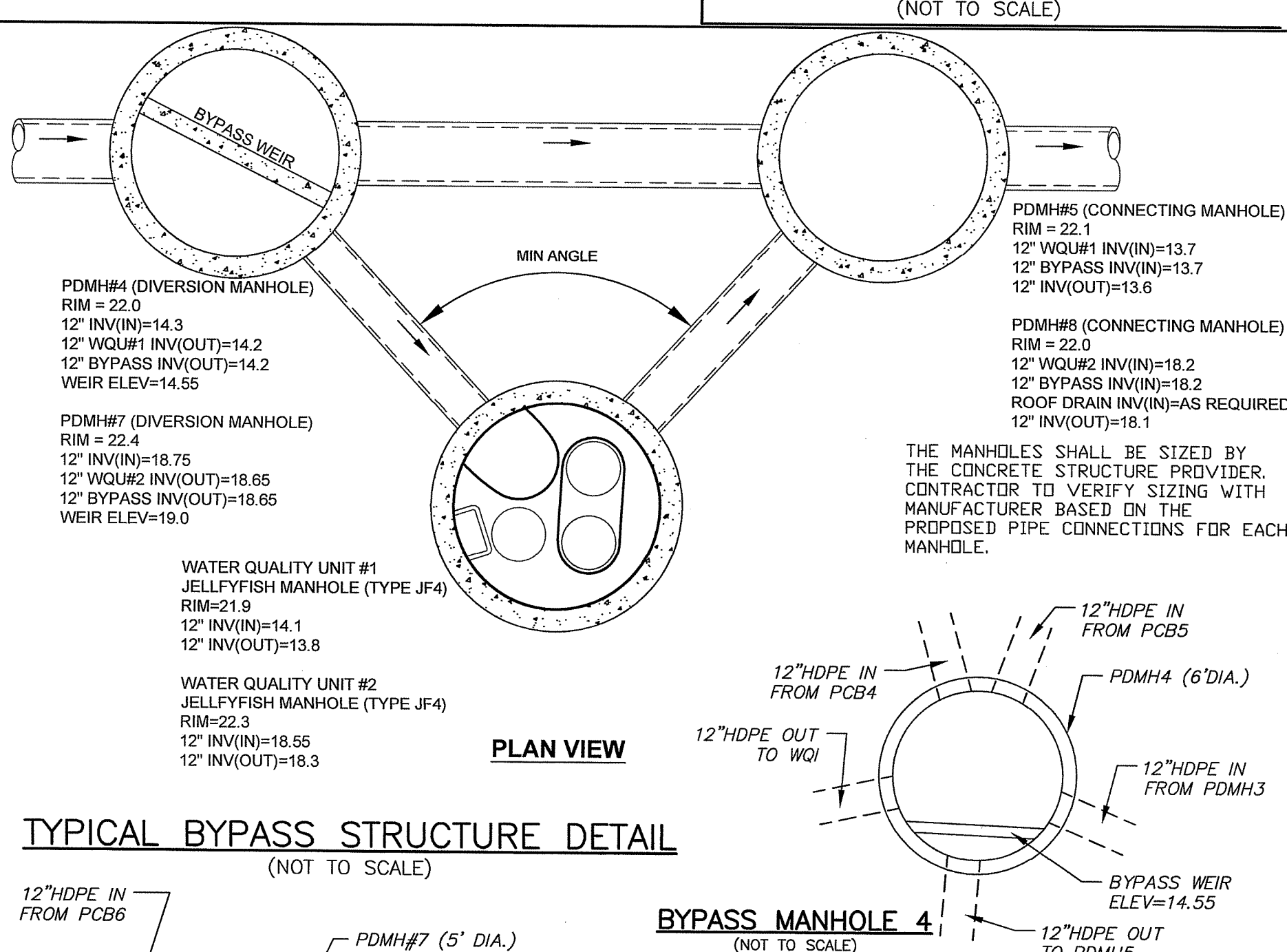


JELLYFISH DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 64" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.				
CARTRIDGE SELECTION				
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)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			



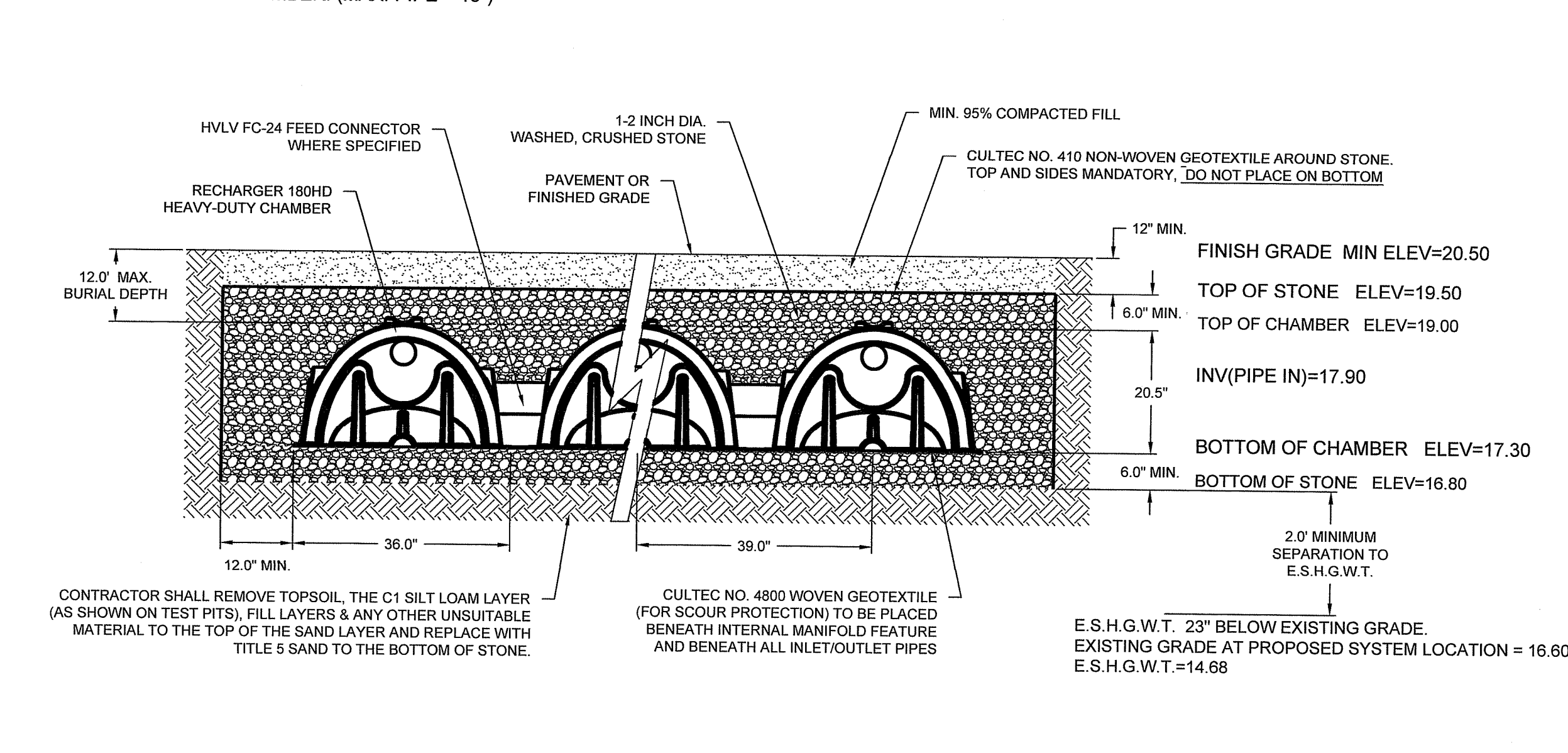
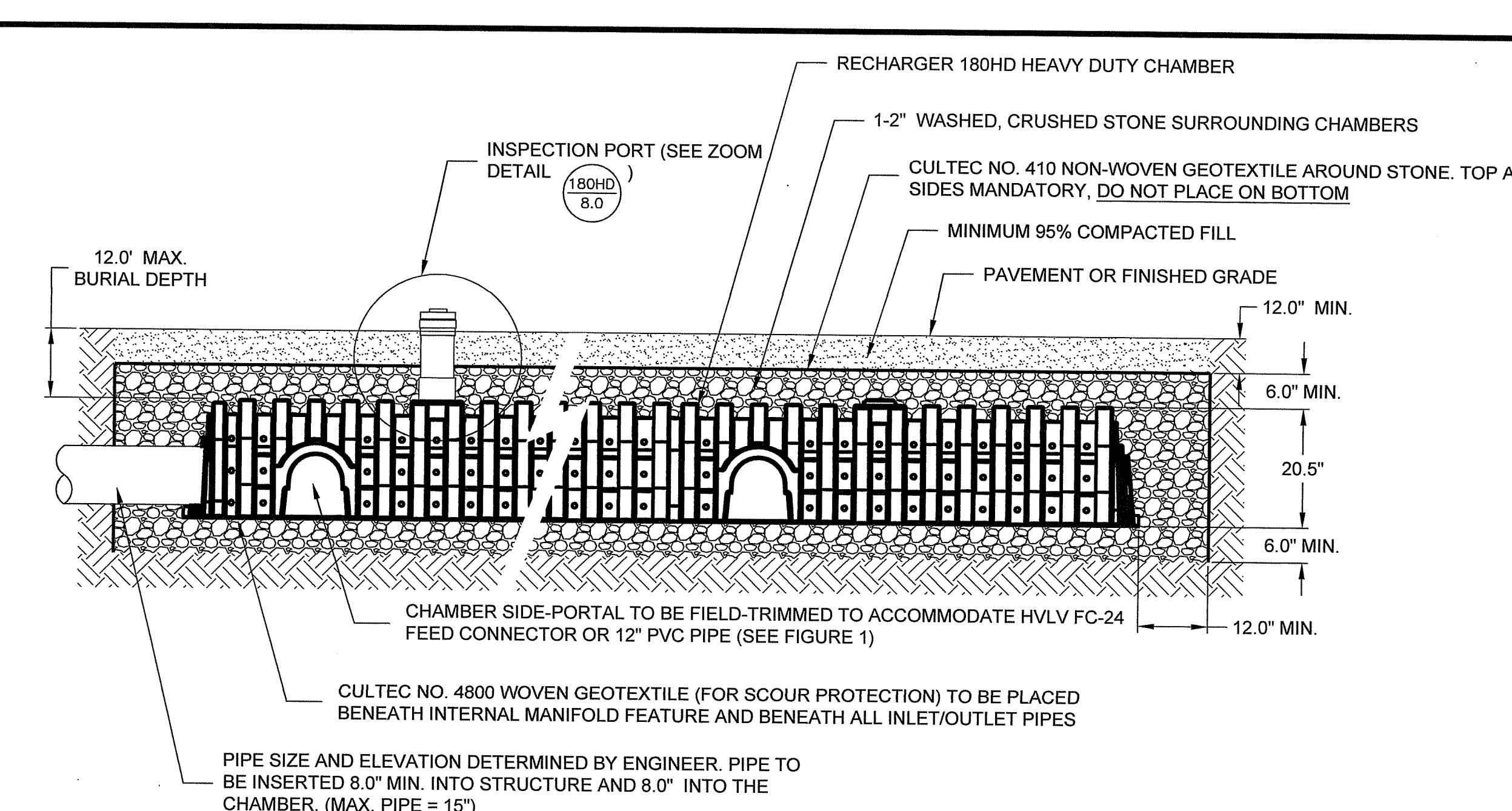
WATER QUALITY UNIT (WQU) DETAIL
CONTECH JELLYFISH JF4
(NOT TO SCALE)

2025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX



CULTEC RECHARGER 180HD SPECIFICATIONS
GENERAL
CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.
CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMM/HDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM).
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER WILL BE 3.445 FT³ / FT (0.32 M³ / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180HD STAND ALONE UNIT SHALL BE 25.25 FT³ (0.72 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180HD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT³ (0.62 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT³ (0.32 M³) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 M³ / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER WILL HAVE SIXTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180HD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
20. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
21. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
22. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
23. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12'0" (3.66 M).
24. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

2025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX



CULTEC NO. 66™ WOVEN GEOTEXTILE
GENERAL
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.
GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D3555 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.
CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS
GENERAL
CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS F RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.
CHAMBER PROPERTIES
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416).
2. CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE. THE HVLV FC-48 IS 54 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG
4. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.819 CF/FT.
5. THE CHAMBERS WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMM/HDPE) IN AN ISO-9001:2008 CERTIFIED FACILITY.
6. THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
7. ALL CHAMBERS WILL BE ARCHED IN SHAPE.
8. HEAVY DUTY UNITS ARE DESIGNATED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. /AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.

2025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

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	DESCRIPTION	BY
0	ISSUED FOR SITE PLAN APPROVAL	NC
1	REVISED PER CSI COMMENTS	NC

DETAILS

DATE: 3/30/18

SCALE: N/A

CHECKED BY: RB

DRAWN BY: NC

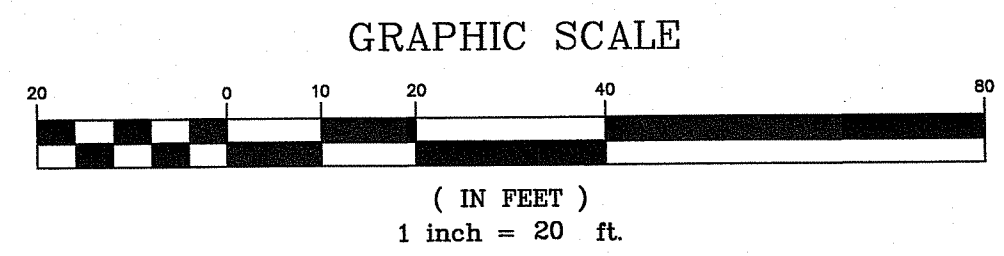
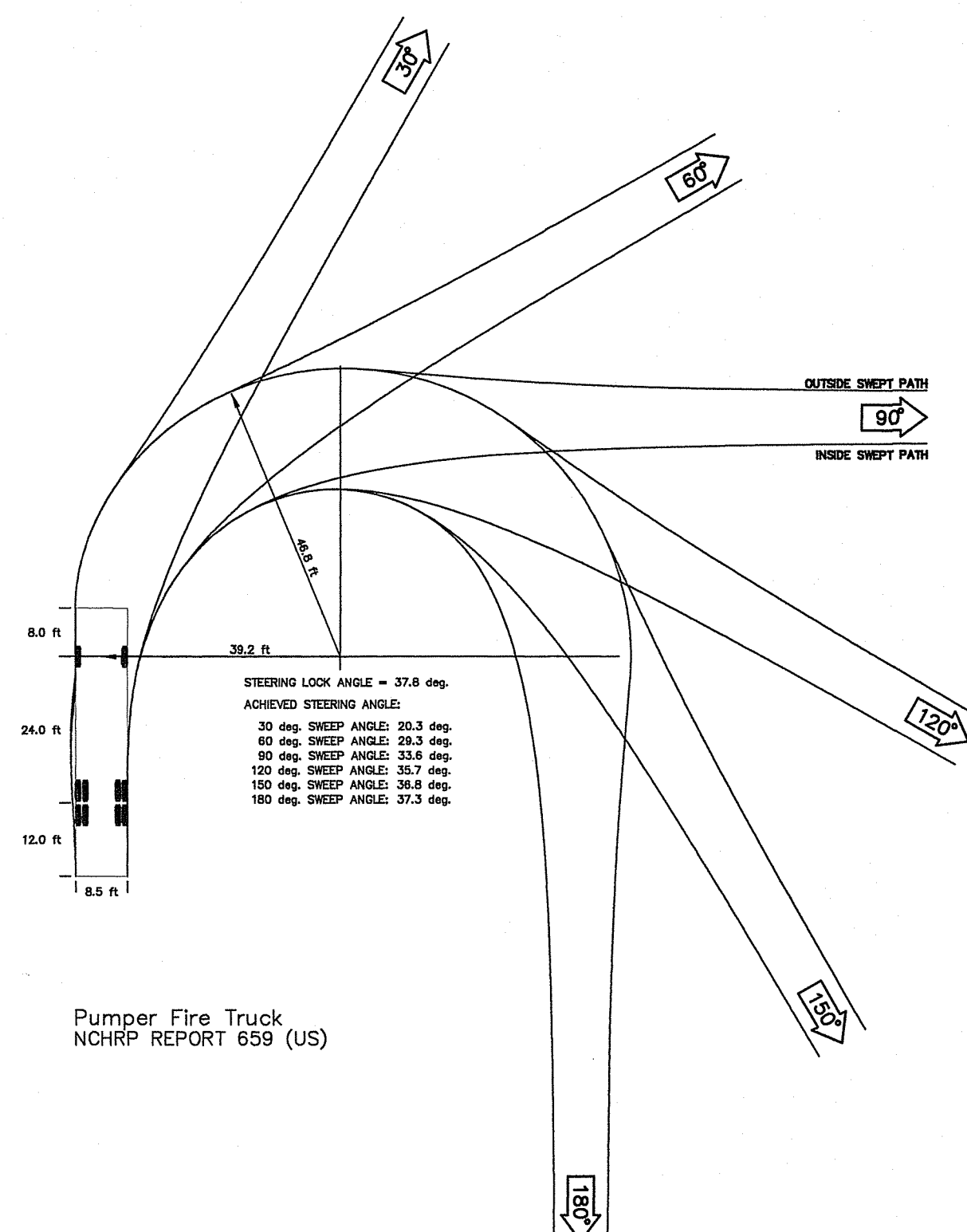
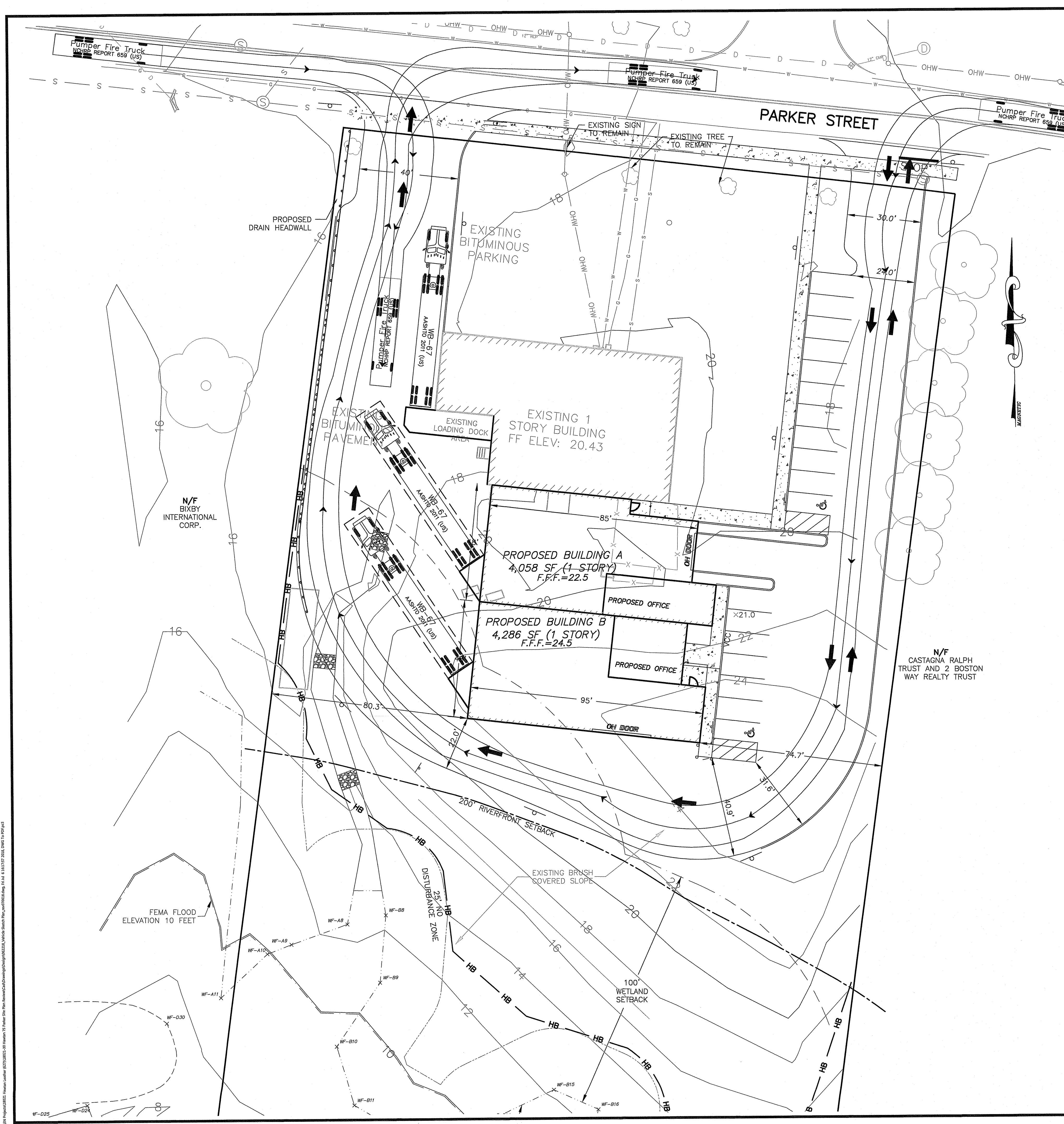
SHEET No.
C-7

PROJECT No. 18021-30

DRAWN BY:	NC
CHECKED BY:	RB
SCALE:	N/A
DATE:	3/30/18











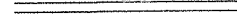




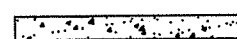

SHEET No. **C-8**

PROJECT No. 18021-30



(IN FEET)
inch = 20 ft.

LEGEND:


	100' WETLAND SETBACK
	200' RIVERFRONT SETBACK
	LIMIT OF WETLANDS
	EXISTING PLANTBED
	WETLAND FLAG LOCATION
	TREELINE/SHRUBLINE
	EXISTING TREE
	EXISTING CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING EDGE OF PAVEMENT
	EXISTING BITUMINOUS BERM
	TOWN ZONING SETBACK LIMIT
	25' NO DISTURBANCE AREA
	PROPOSED EDGE OF PAVEMENT
	FEMA FLOOD ELEVATION LINE
	PROPOSED 5' CONCRETE SIDEWALK
	PROPOSED BUILDING ADDITION

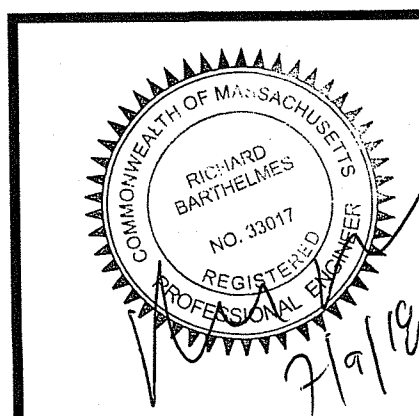
CORNERSTONE
9F PRESIDENTIAL WAY
BURN, MASSACHUSETTS 01801
(718) 937-3045

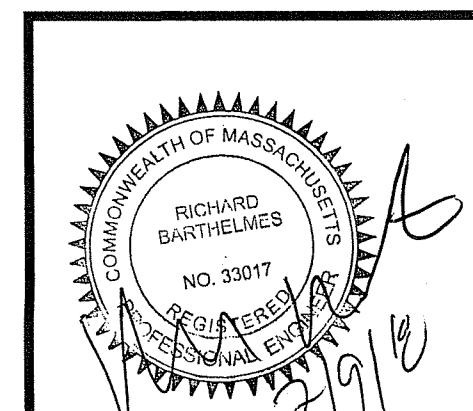
PROPOSED BUILDING EXPANSION
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS

REVISIONS			
No.	DATE	DESCRIPTION	BY
0	3/30/18	ISSUED FOR SITE PLAN APPROVAL	NC
1	5/22/18	REVISED PER CSI COMMENTS	NC
2	7/9/18	REVISED PER CITY OF NEWBURYPORT COMMENTS	NC

VEHICLE SWEEP
PATH PLAN 1

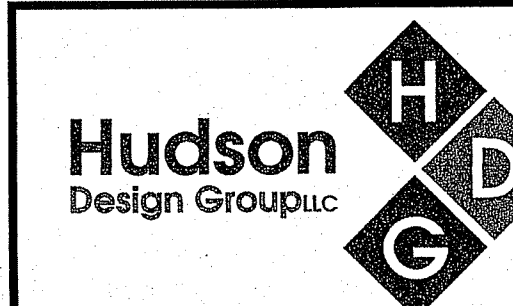
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SHEET No. C-9				
PROJECT No. 18021-30				



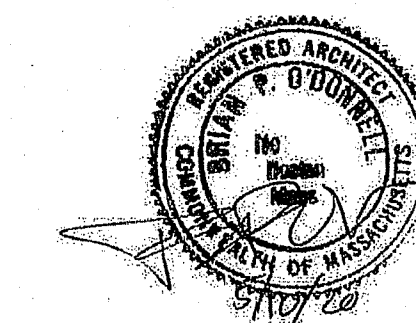


CORNERSTONE

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



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5584



REGISTERED ARCHITECT/ENGINEER

CHECKED BY:

APPROVED BY:

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/02/18	FOR REVIEW	RP
1	05/07/18	FOR REVIEW	RP

SITE NAME:

PORT CITY REALTY,
LLC.

SITE ADDRESS:

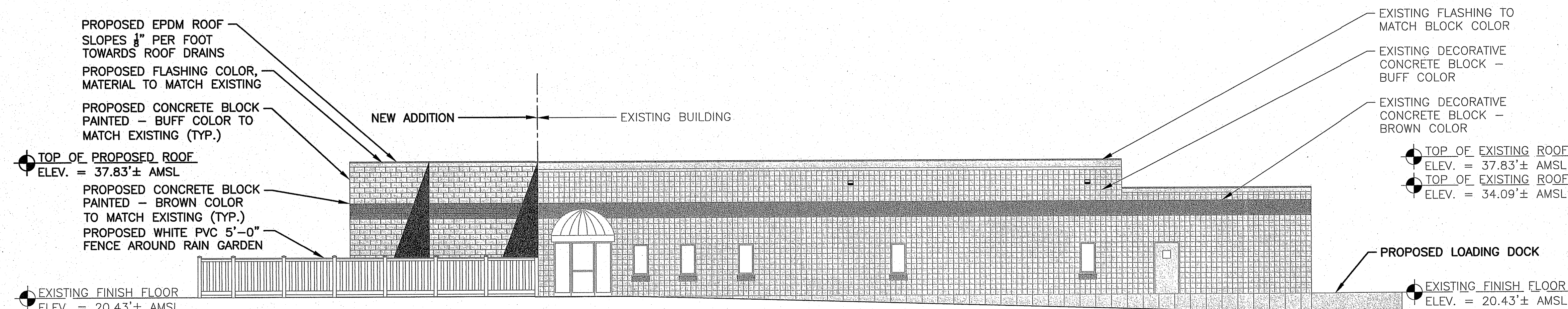
75 PARKER STREET
NEWBURYPORT, MA

SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NUMBER

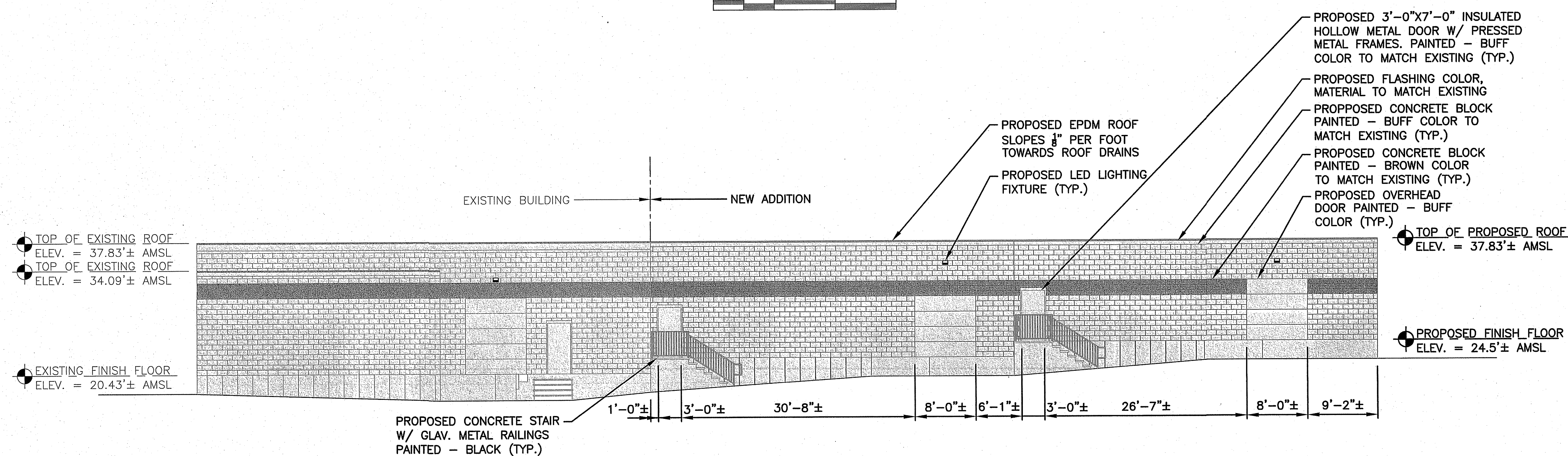
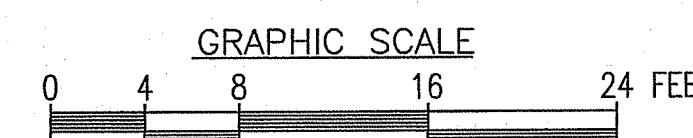
A-101



PROPOSED NORTH ELEVATION

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

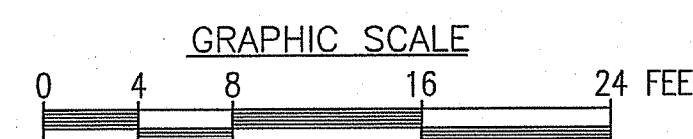
1
A-101



PROPOSED WEST ELEVATION

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

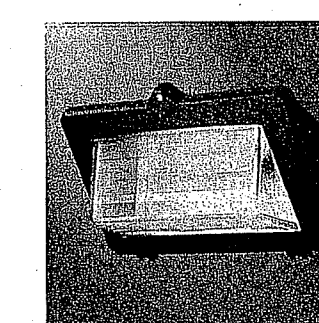
2
A-101



NOTES:

- EXISTING STRUCTURE IS EQUIPPED WITH SOLAR PANELS.
- MATERIALS AND METHODS OF CONSTRUCTION OF ADDITION EMPLOYED TO MEET STATE ENERGY CODE AND MAXIMIZE ENERGY AND WATER CONSERVATION.
- OWNER IS EVALUATING THE USE OF SOLAR PANELS.

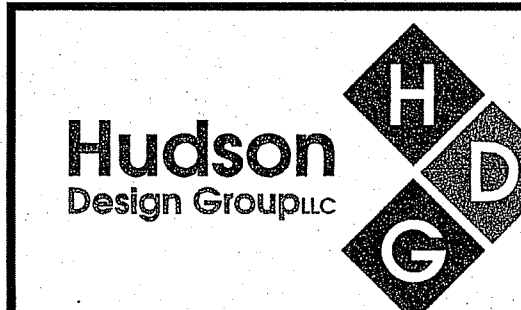
LIGHTING FIXTURE SCHEDULE



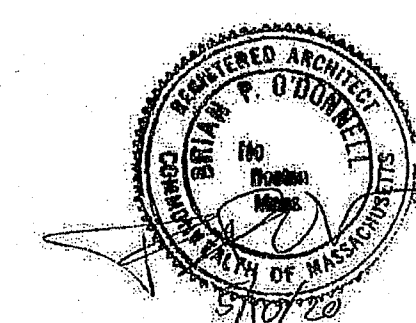
STREETWORKS WKP WAL-PAK GLASS
WKP4BLEDEDGL-7040 32W LED E
FULL CUT OFF DOOR BLACK
B1-U3-G2 4000K CRI73 40' C MAX.
AMBIENT TEMP.

CORNERSTONE

9F PRESIDENTIAL WAY
WOBBURN, MA 01801
(781) 937-3045



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



REGISTERED ARCHITECT/ENGINEER

CHECKED BY:

APPROVED BY:

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/02/18	FOR REVIEW	RP
1	05/07/18	FOR REVIEW	RP

SITE NAME:
PORT CITY REALTY, LLC.

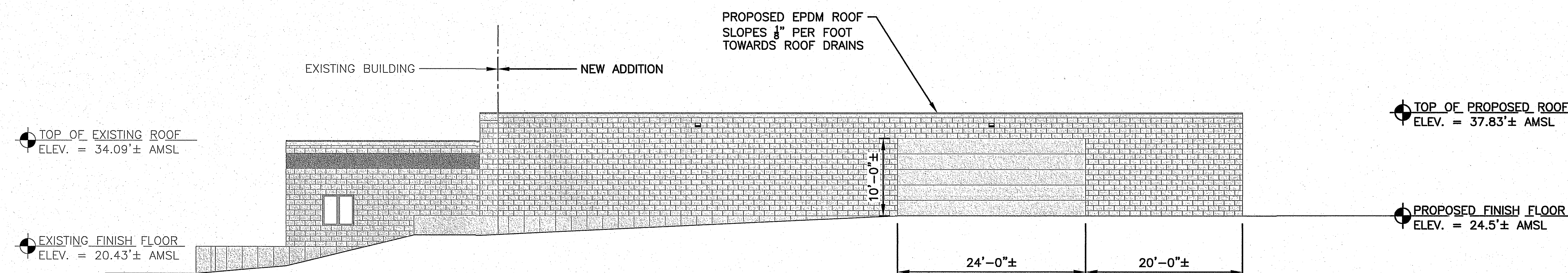
SITE ADDRESS:
75 PARKER STREET
NEWBURYPORT, MA

SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NUMBER

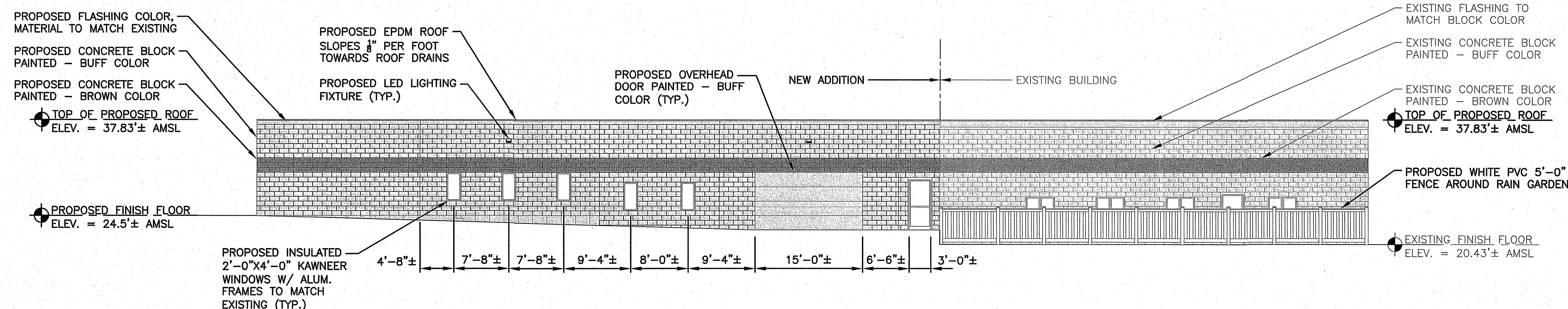
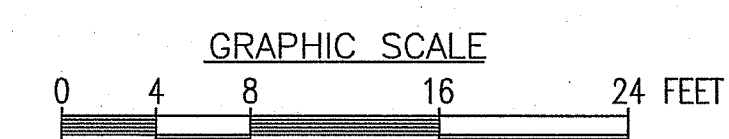
A-102



PROPOSED SOUTH ELEVATION 1

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

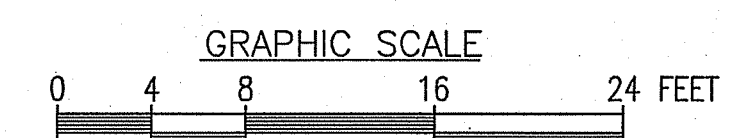
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PROPOSED EAST ELEVATION 2

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

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NOTES:

- EXISTING STRUCTURE IS EQUIPPED WITH SOLAR PANELS.
- MATERIALS AND METHODS OF CONSTRUCTION OF ADDITION EMPLOYED TO MEET STATE ENERGY CODE AND MAXIMIZE ENERGY AND WATER CONSERVATION.
- OWNER IS EVALUATING THE USE OF SOLAR PANELS.