

# PROPOSED BUILDING ADDITION

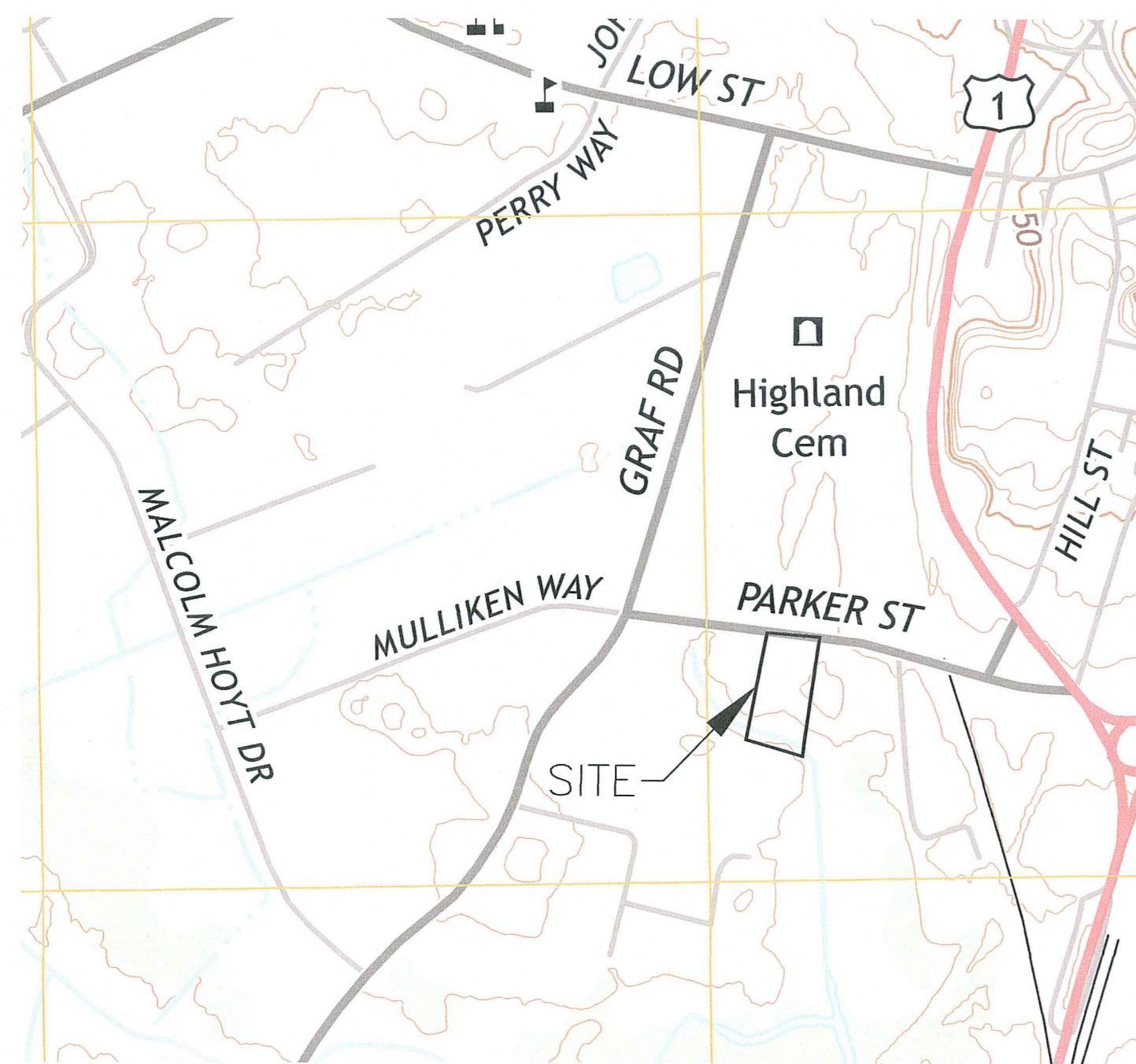
75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

ISSUED FOR SITE PLAN APPROVAL

MARCH 30, 2018

REVISED: JULY 23, 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
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- 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
4	EDITED ENTRANCE/EXIT & SIDEWALK	7/23/18

OWNER/APPLICANT:

PORT CITY REALTY LLC.

75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

PREPARED BY:

**CORNERSTONE**

9F PRESIDENTIAL WAY

WOBURN, MASSACHUSETTS 01801

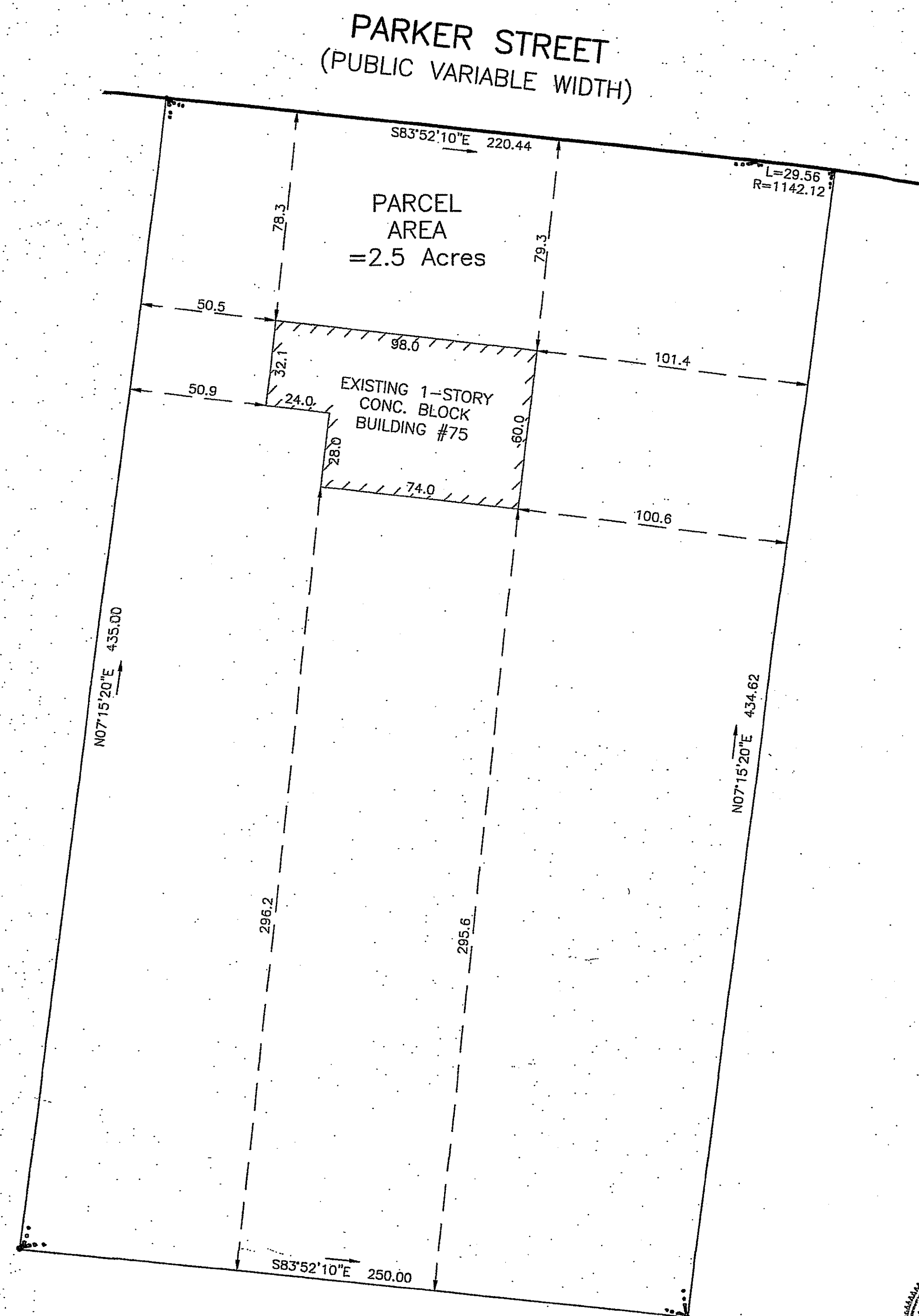
CONTACT: RICHARD BARTHELMES, PE

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

Deed Reference:

Book 33957 Page 375

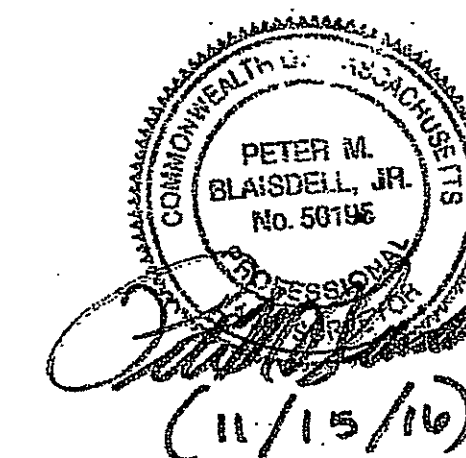
PLAN OF LAND  
IN  
NEWBURYPORT, MA

SCALE: 1"=40'

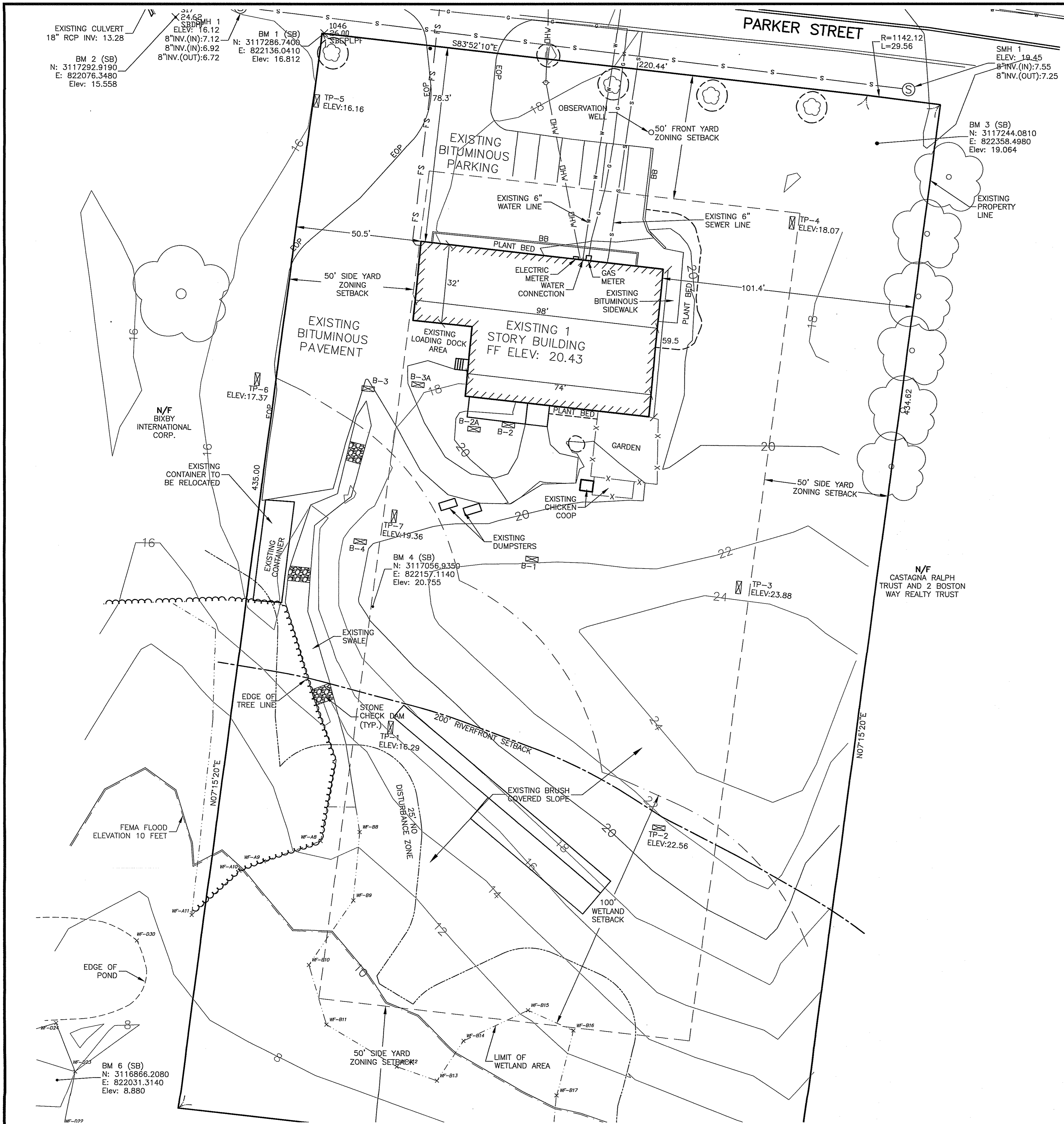
0' 20' 40' 80'

NOVEMBER 15, 2016

#75 PARKER STREET



**WILLIAMS  
&  
SPARAGES**  
ENGINEERS | PLANNERS | SURVEYORS  
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WSENGINEERS.COM



- LEGEND:**
- 100' WETLAND SETBACK
  - 200' RIVERFRONT BOUNDARY
  - LIMIT OF WETLAND AREA
  - EXISTING PLANT BED
  - 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:**
- 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.

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

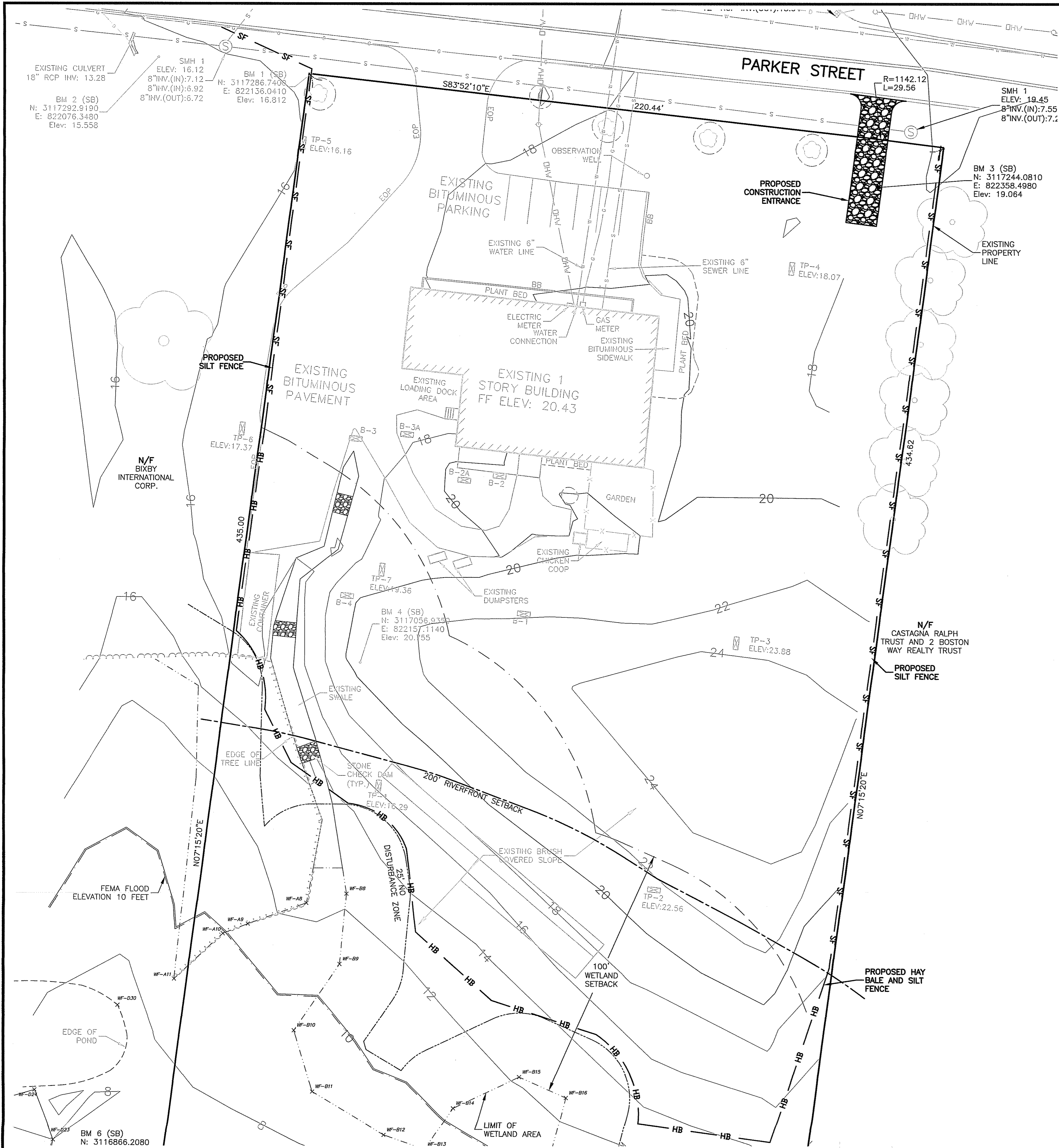
NEWBURYPORT, MASSACHUSETTS

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

EXISTING CONDITIONS

PLAN

NC	RB	1"=20'	3/30/18
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
SHEET No.		C-2	
PROJECT No.		18021-30	



**LEGEND:**  
— — — PROPOSED SILT FENCE  
— — — PROPOSED HAY BALE AND SILT FENCE

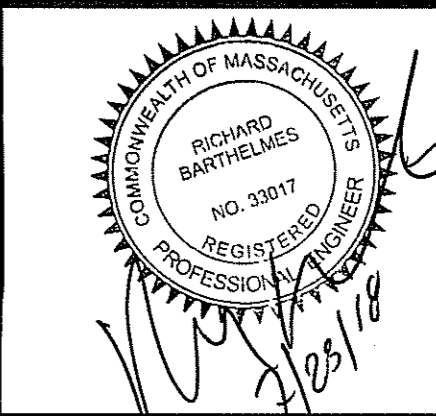
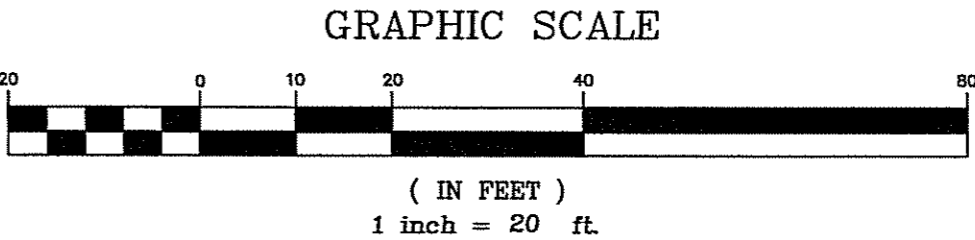
- GENERAL EROSION & SEDIMENTATION CONTROL NOTES:**
1. PRIOR TO CONSTRUCTION AND THEREAFTER EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE 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 TEMPORARY SEEDED AND MACHINE 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 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.
  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 BE 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.

**NOTE:**  
PROJECT WILL REQUIRE A USEPA CONSTRUCTION GENERAL PERMIT.



**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	NC
DESCRIPTION	ISSUED FOR SITE PLAN APPROVAL	
DATE	3/10/18	
No.	0	

**EROSION AND SEDIMENTATION CONTROL PLAN**

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

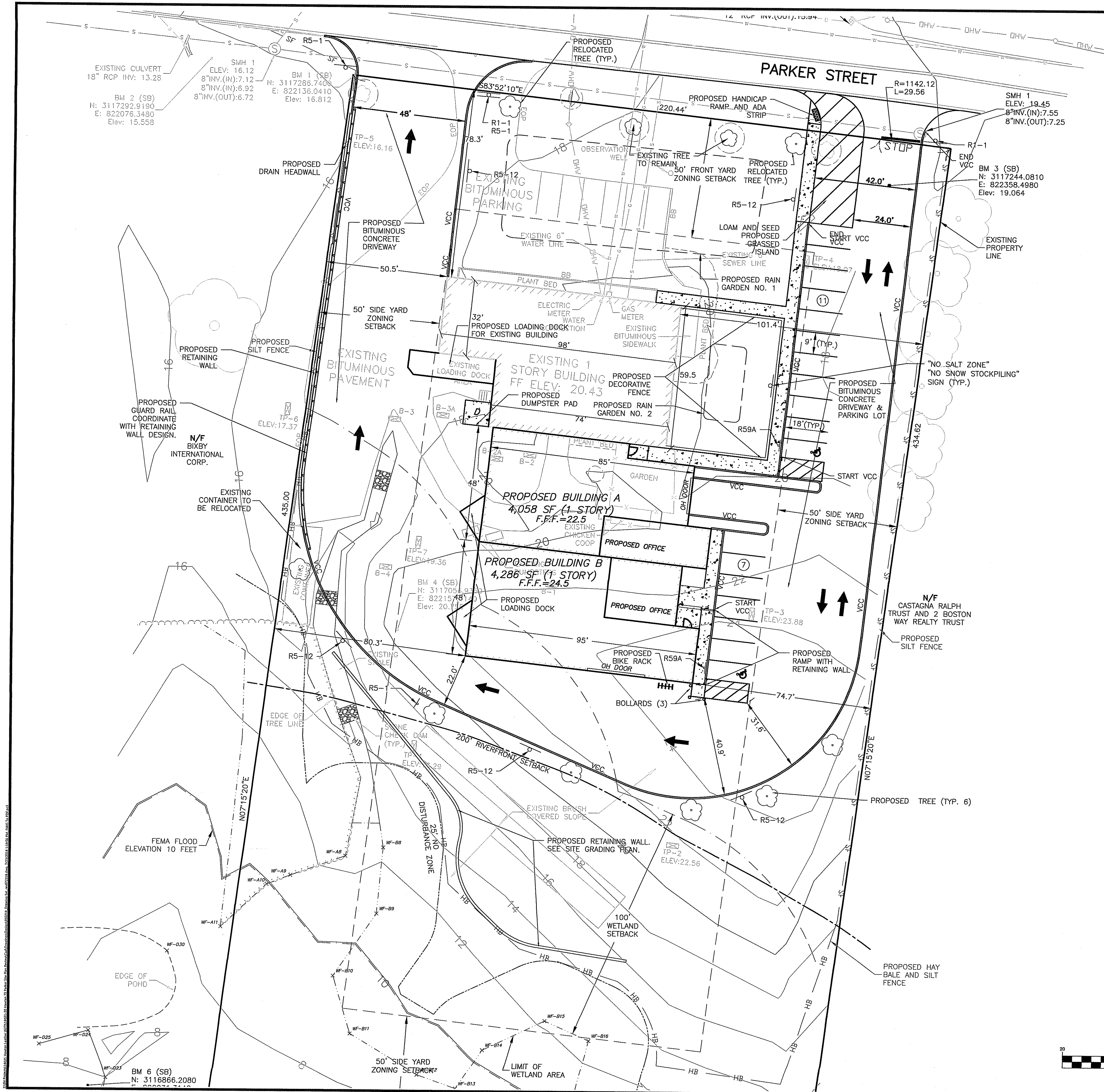


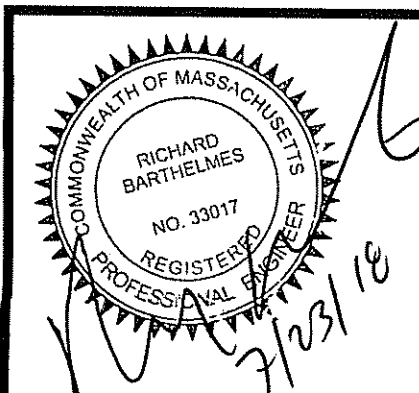
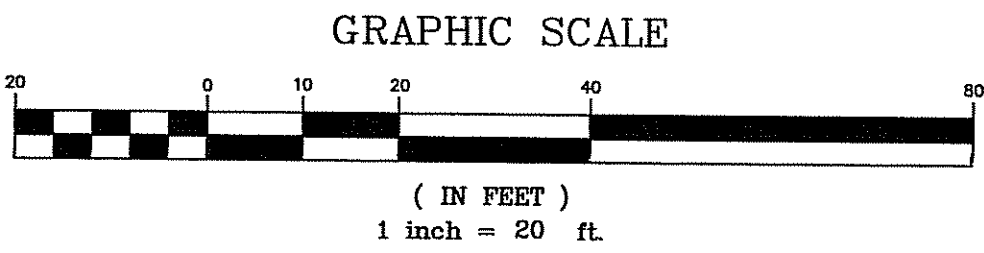
TABLE OF ZONING REQUIREMENTS

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
<b>STANDARD SPACES</b>			
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
<b>TOTAL SPACES</b>	<b>14</b>	<b>6</b>	<b>18</b>

PARKING SPACE DIMENSIONS: 9'x18'



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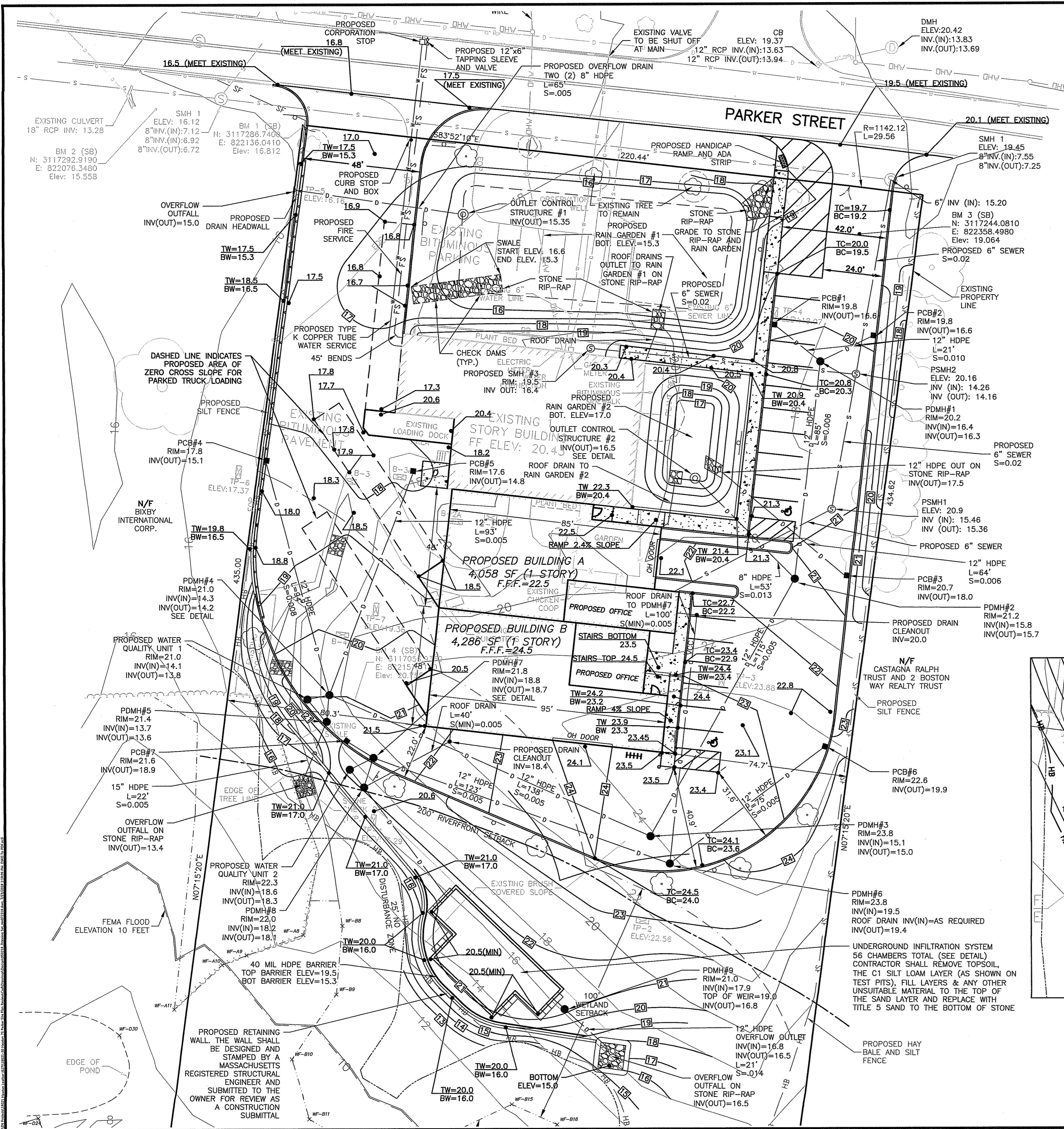
REVISIONS	BY	DATE	DESCRIPTION
0	NC	3/30/18	ISSUED FOR SITE PLAN APPROVAL
1	NC	5/22/18	REVISED PER CSI COMMENTS
2	NC	7/9/18	REVISED PER CITY OF NEWBURYPORT COMMENTS
3	NC	7/23/18	REMOVED SIDEWALK AND REVISED ENTRANCE EXIST. WIDTHS

SITE LAYOUT PLAN

DRAWN BY:	NC
CHECKED BY:	RB
SCALE:	1"=20'
DATE:	3/30/18

SHEET No. **C-4**

PROJECT No. 18021-30

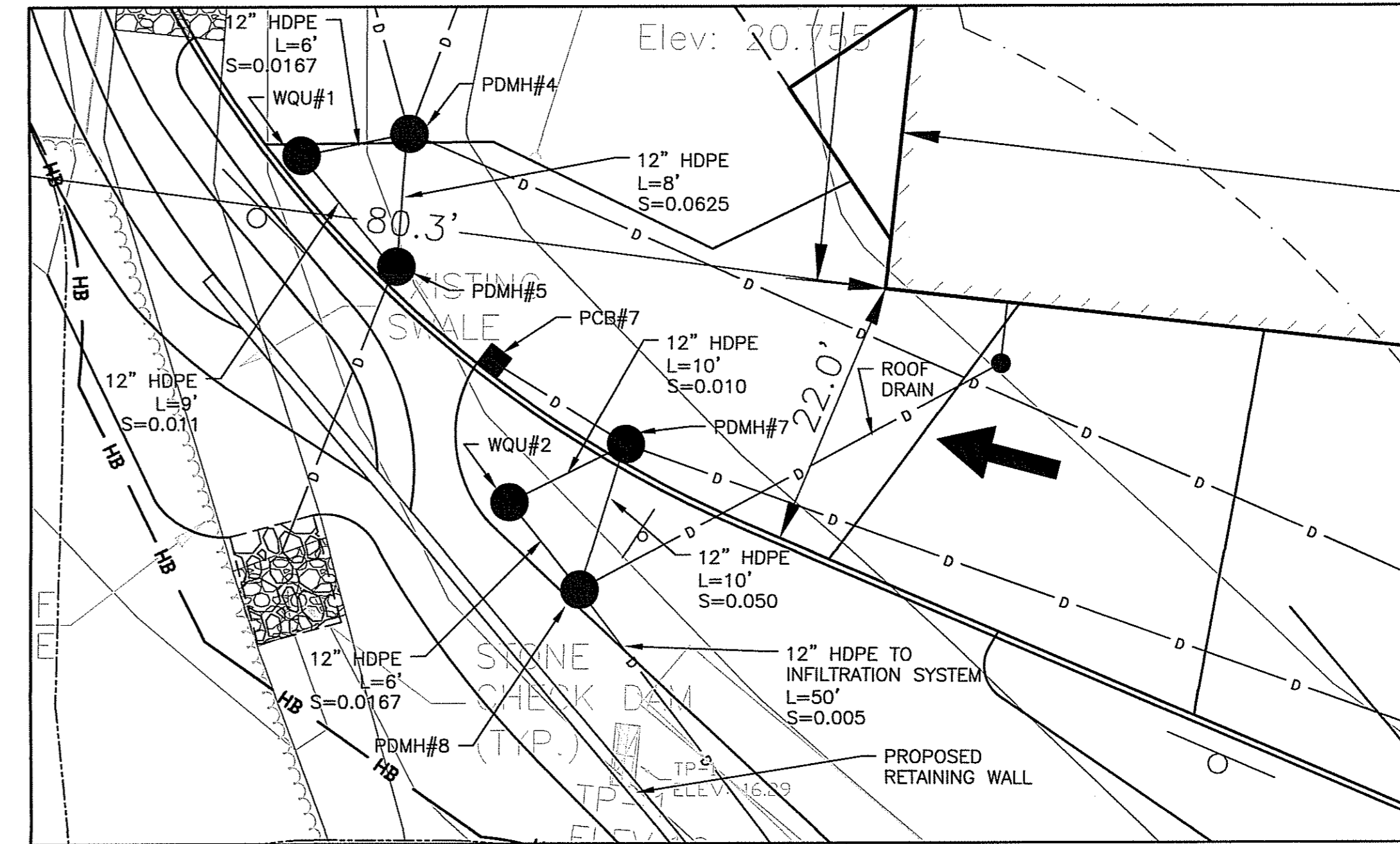


LEGEND:

- 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

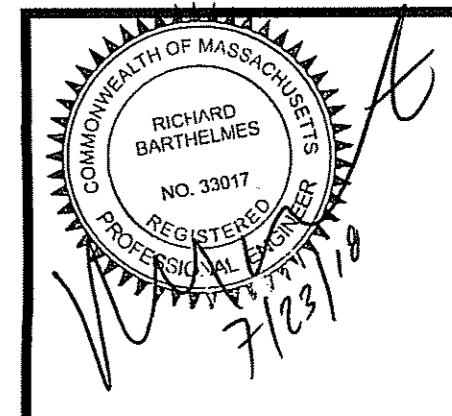
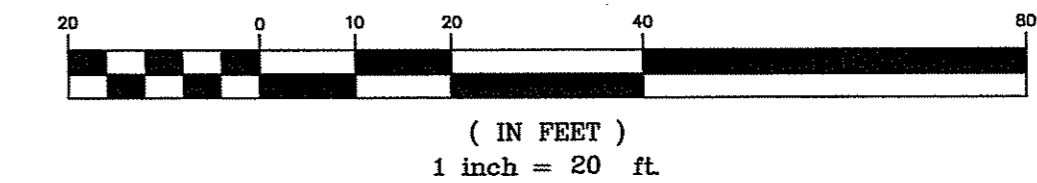
GRADING NOTES:

- 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 ENCASMENT (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



REVISIONS		BY	DATE	DESCRIPTION
0	3/30/18	NC	ISSUED FOR SITE PLAN APPROVAL	NC
1	5/22/18	NC	REVISED PER CSI COMMENTS	NC
2	6/11/18	NC	REVISED WATER SERVICE AND CORRESPONDING NOTES	NC
3	7/23/18	NC	REVISED SIDEWALK AND REVISED ENTRANCE EXISTING	NC

SITE GRADING AND  
UTILITY PLAN

DRAWN BY:	NC	CHECKED BY:	RB	SCALE:	1"=20'	DATE:	3/30/18
SHEET No. C-5							
PROJECT No. 18021-30							

CORNERSTONE  
9F PRESIDENTIAL WAY  
WOBURN, MASSACHUSETTS 01801  
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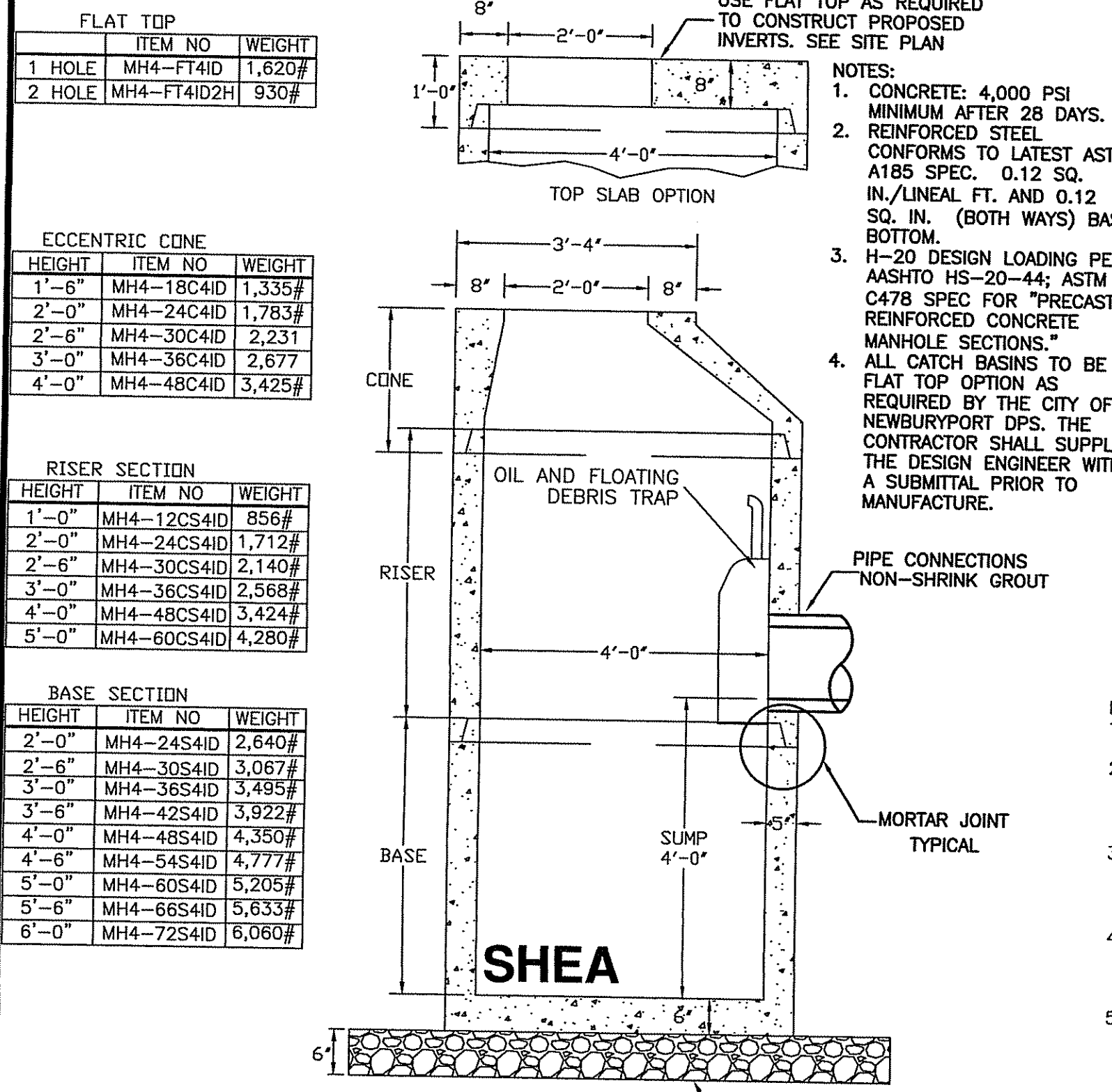
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PREPARED FOR  
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FLAT TOP	ITEM NO	WEIGHT
1 HOLE	MH4-FT4ID	1,620#
2 HOLE	MH4-FT4ID2H	930#

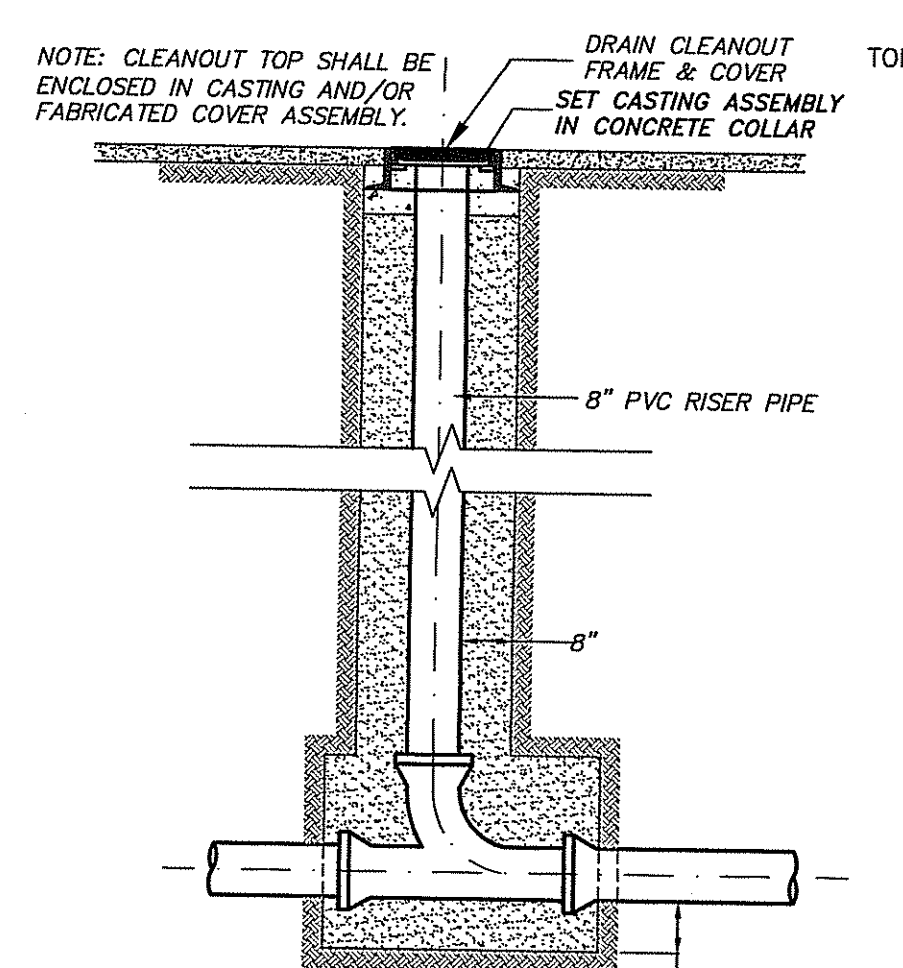
ECCENTRIC CONE	ITEM NO	WEIGHT
1'-6"	MH4-18C4ID	1,335#
2'-0"	MH4-24C4ID	1,783#
2'-6"	MH4-30C4ID	2,231#
3'-0"	MH4-36C4ID	2,677#
4'-0"	MH4-48C4ID	3,425#

RISER SECTION		
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#

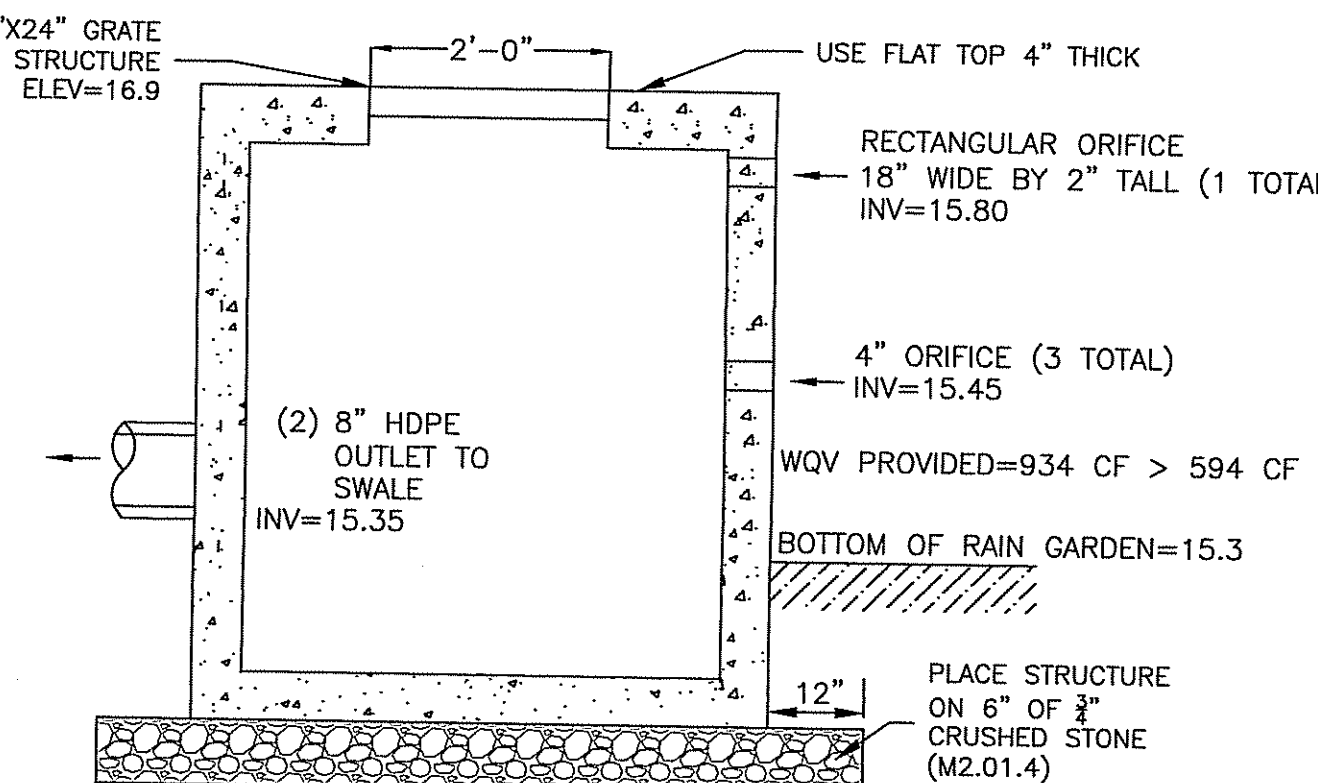
BASE SECTION		
HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#



**CATCH BASIN**  
N.T.S.

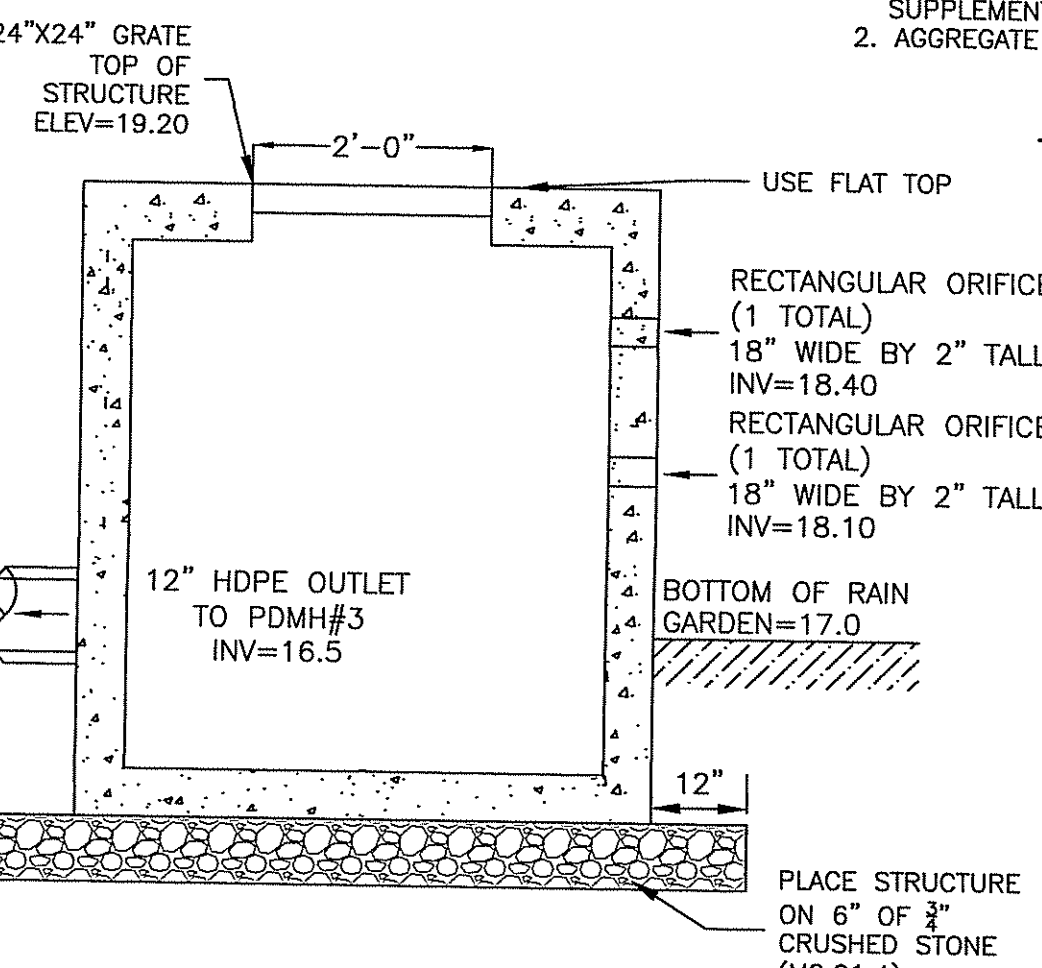


**DRAIN CLEANOUT**  
NOT TO SCALE



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. 15.45 = 692 CF > 594 CF

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



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

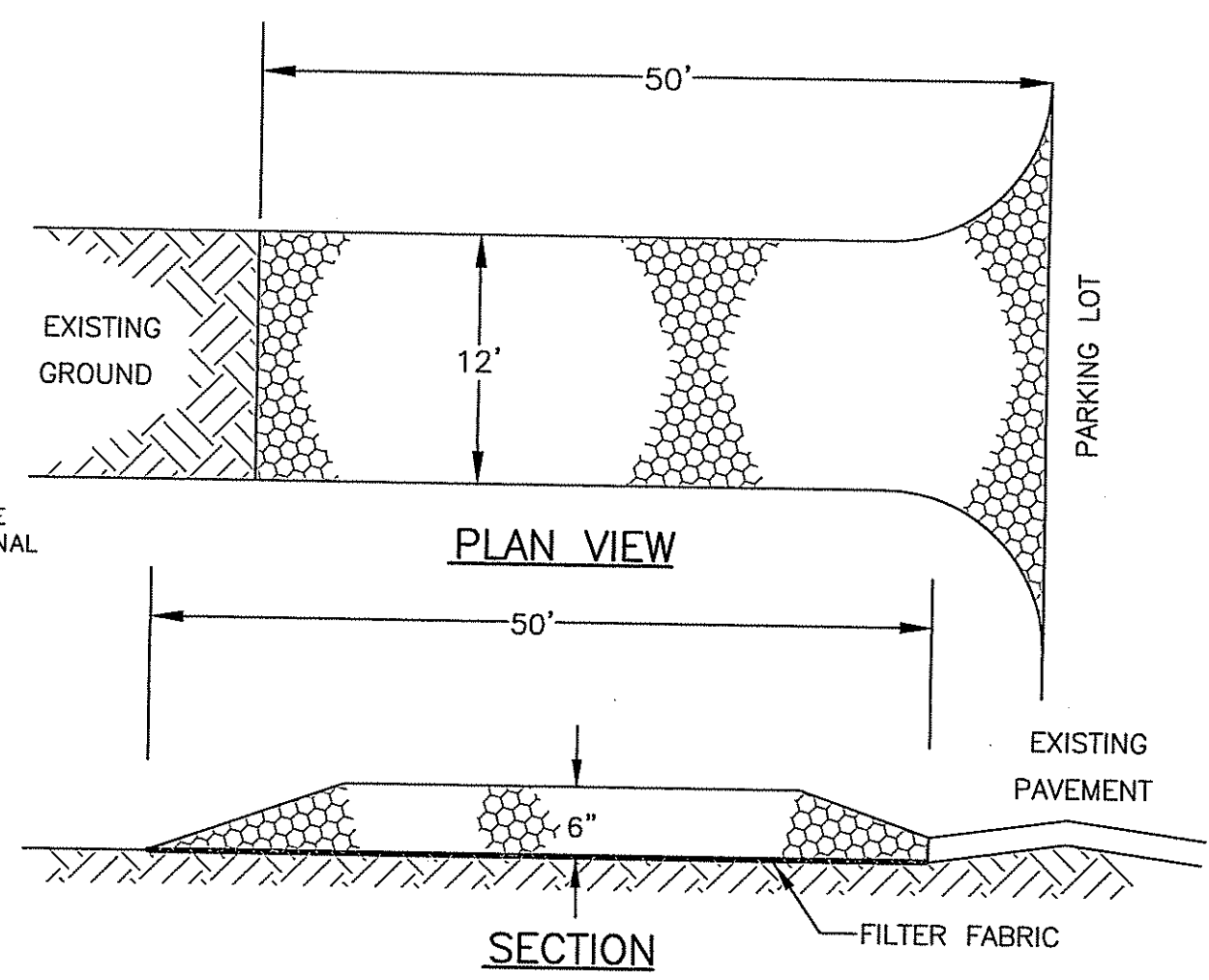
**CONSTRUCTION SPECIFICATIONS**

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.

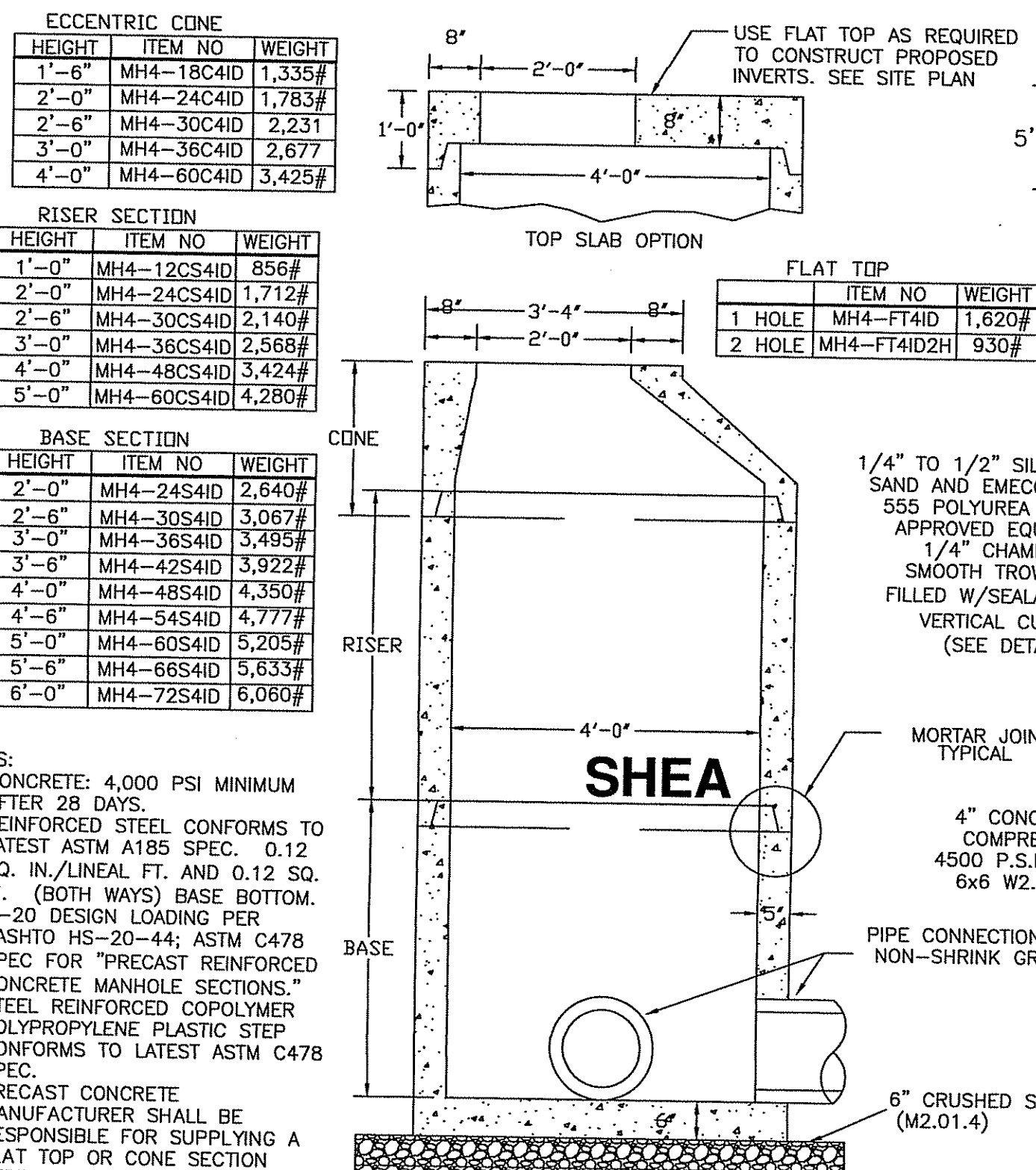
INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

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 SIGHTED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

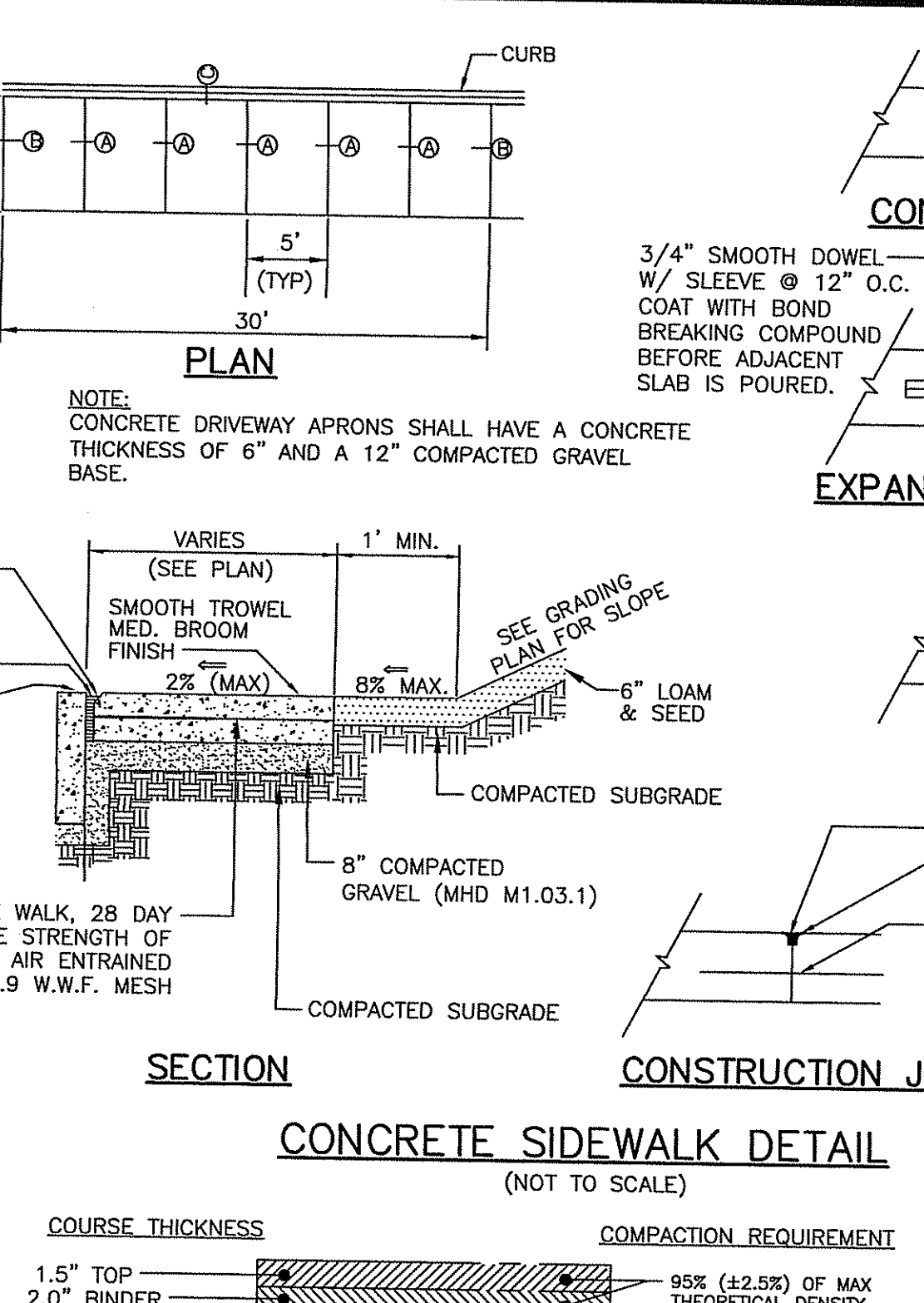
CRUSHED STONE GRADATION TABLE		
SIEVE SIZE	BY SIZE	% PASSING
2 inches	75-100	
1 1/2 inches	20-40	
1 inch	0	



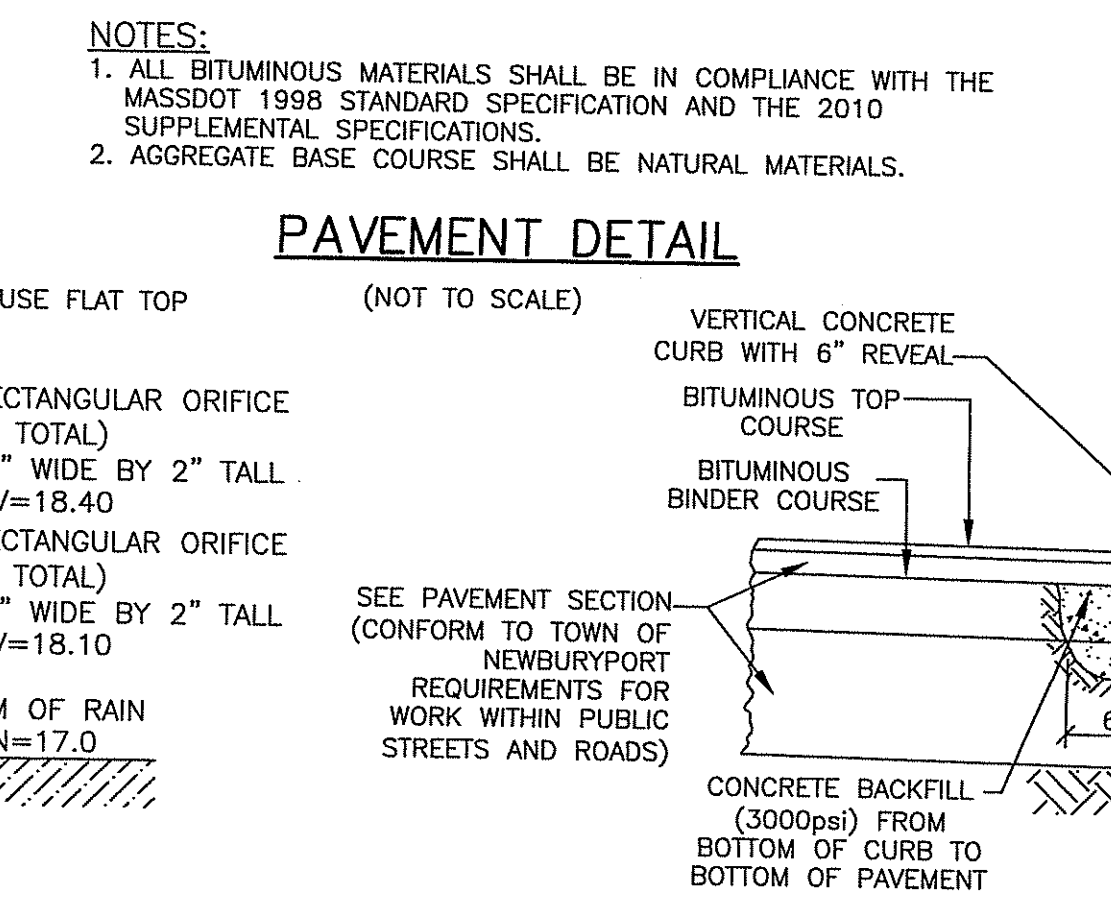
**STABILIZED CONSTRUCTION ENTRANCE**  
(NOT TO SCALE)



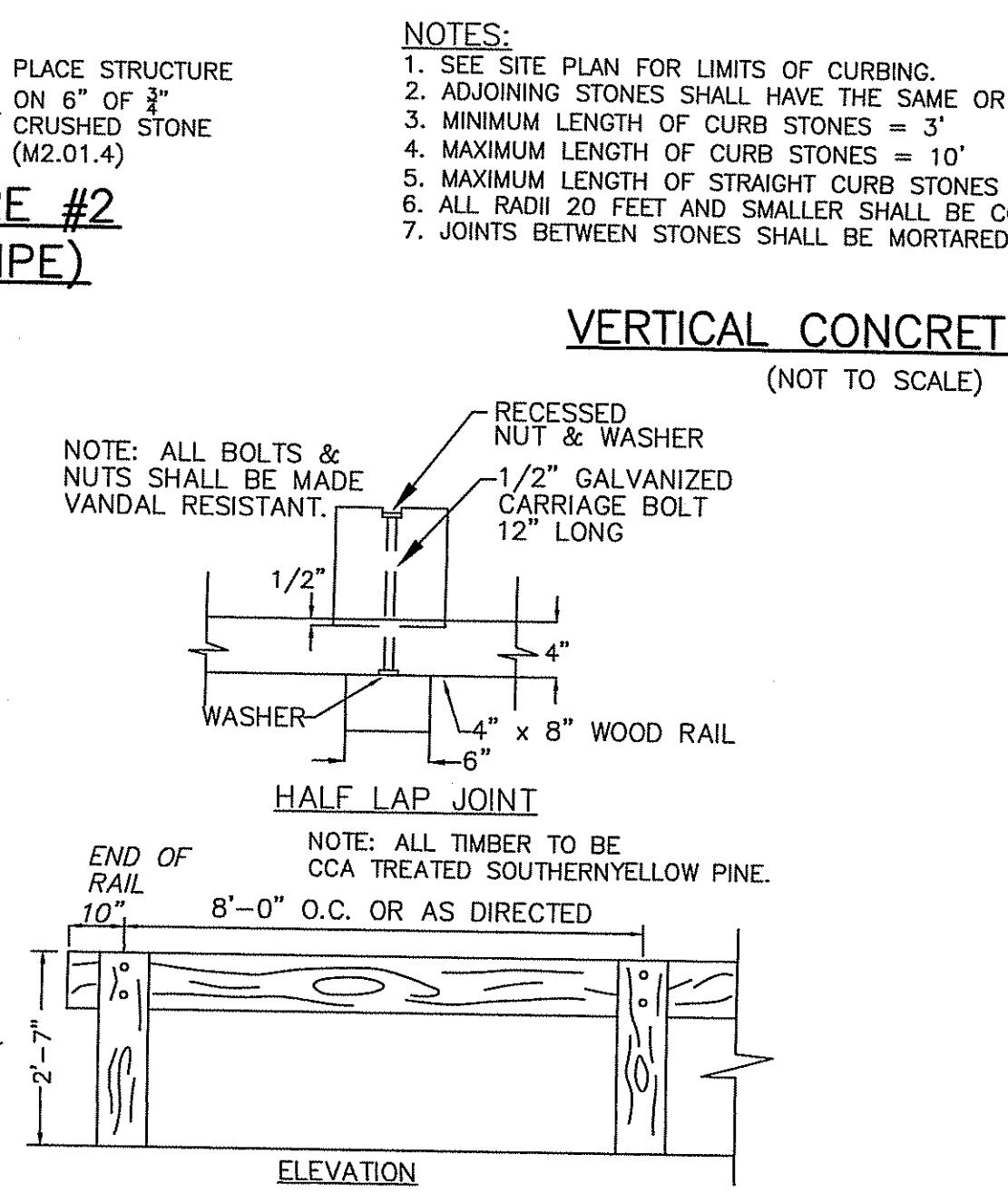
**DRAIN MANHOLE DETAIL**  
48" DIA



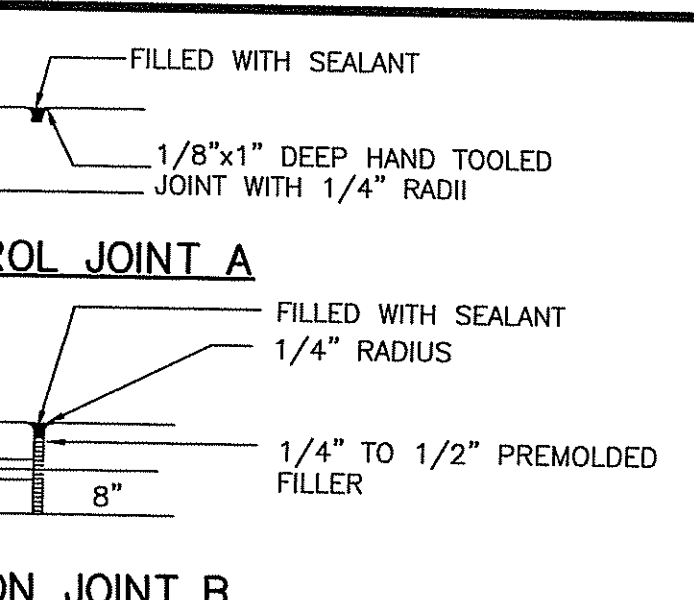
**CONCRETE SIDEWALK DETAIL**  
(NOT TO SCALE)



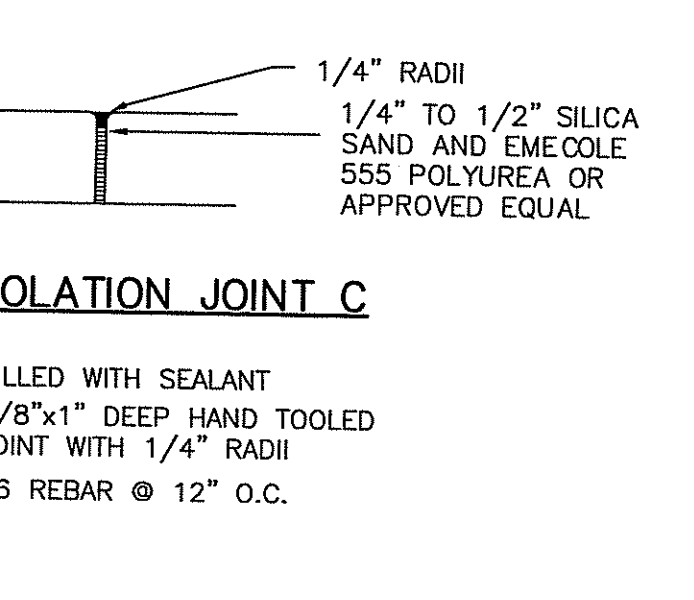
**PAVEMENT DETAIL**  
(NOT TO SCALE)



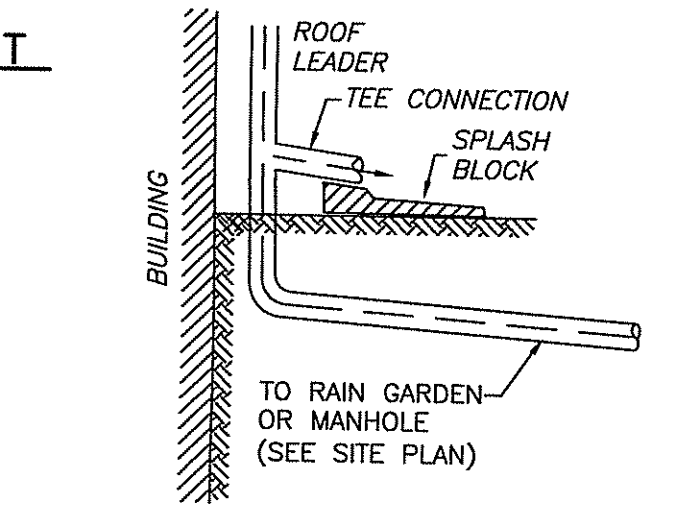
**WOOD GUARD RAIL**  
(NOT TO SCALE)



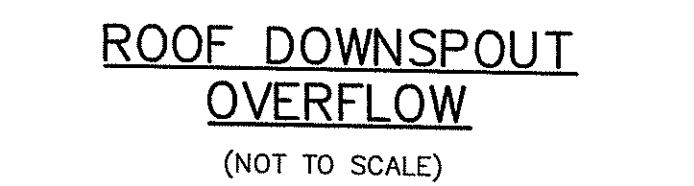
**CONTROL JOINT A**



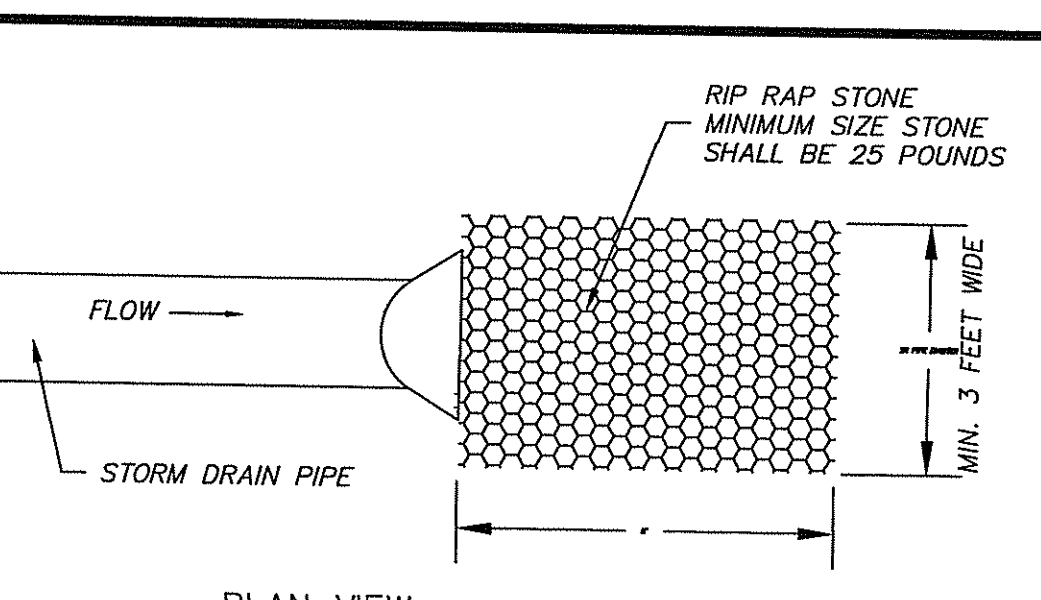
**EXPANSION JOINT B**



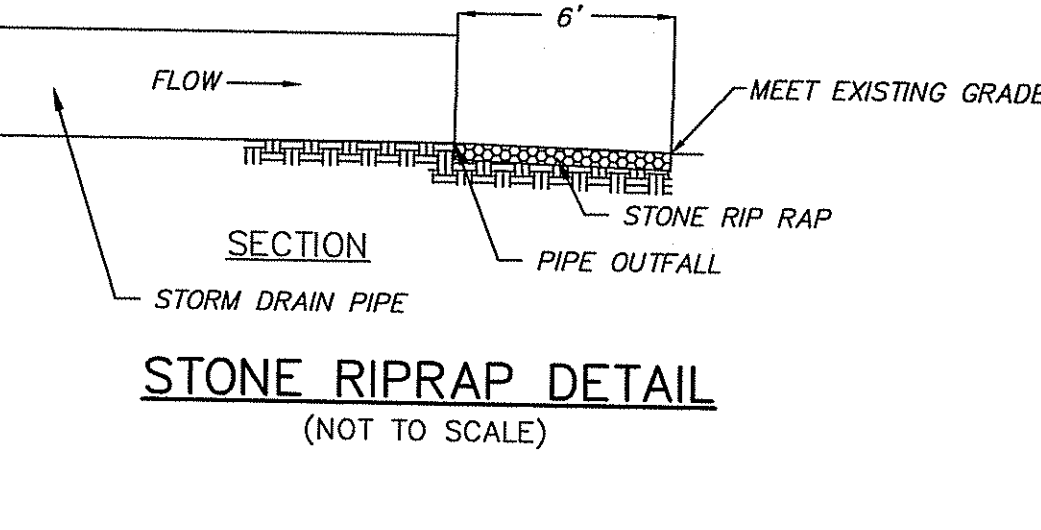
**ISOLATION JOINT C**



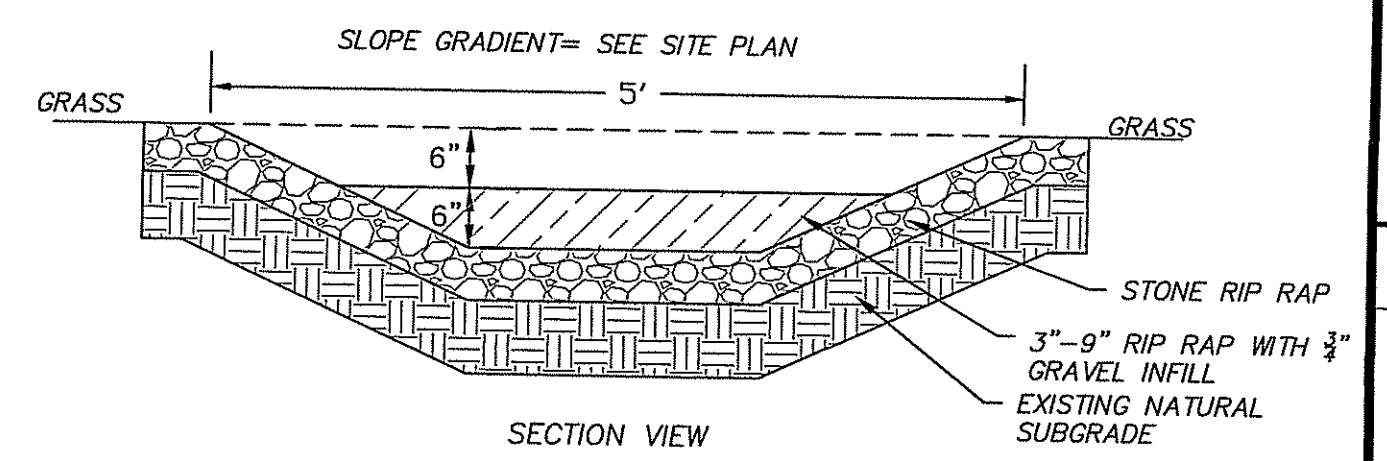
**ROOF DOWNSPOUT OVERFLOW**  
(NOT TO SCALE)



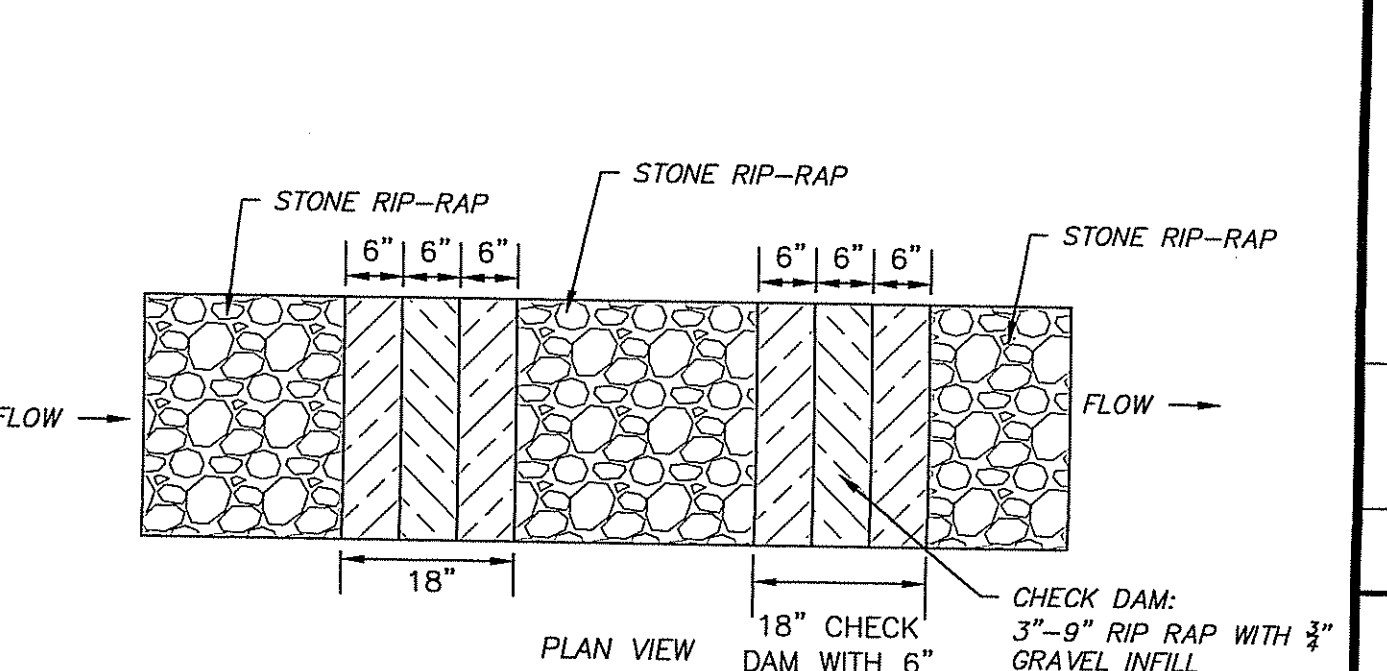
**STONE RIPRAP DETAIL**  
(NOT TO SCALE)



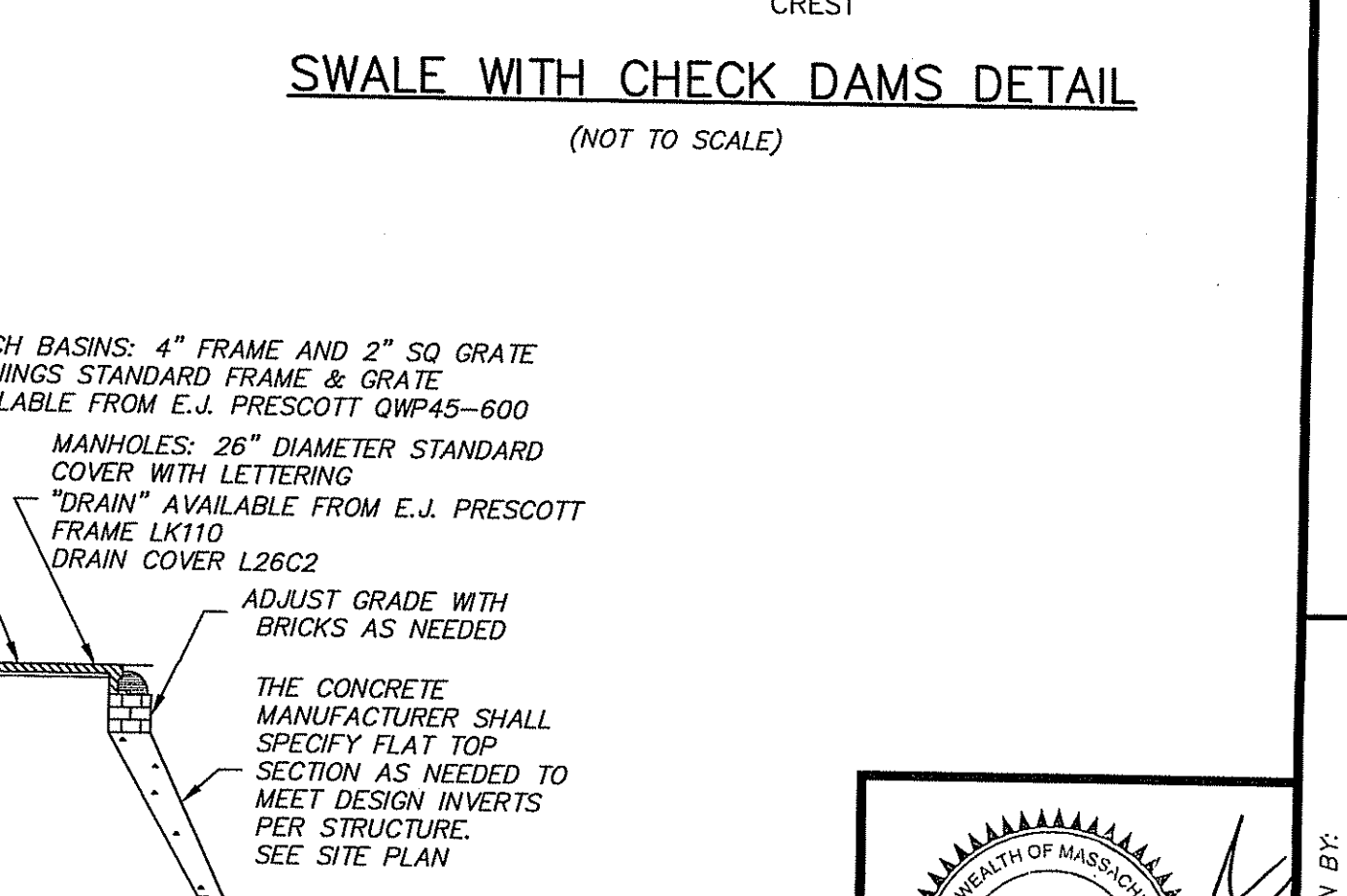
**RIPRAP SWALE**  
(NOT TO SCALE)



**SWALE WITH CHECK DAMS DETAIL**  
(NOT TO SCALE)



**VERTICAL CONCRETE CURB**  
(NOT TO SCALE)



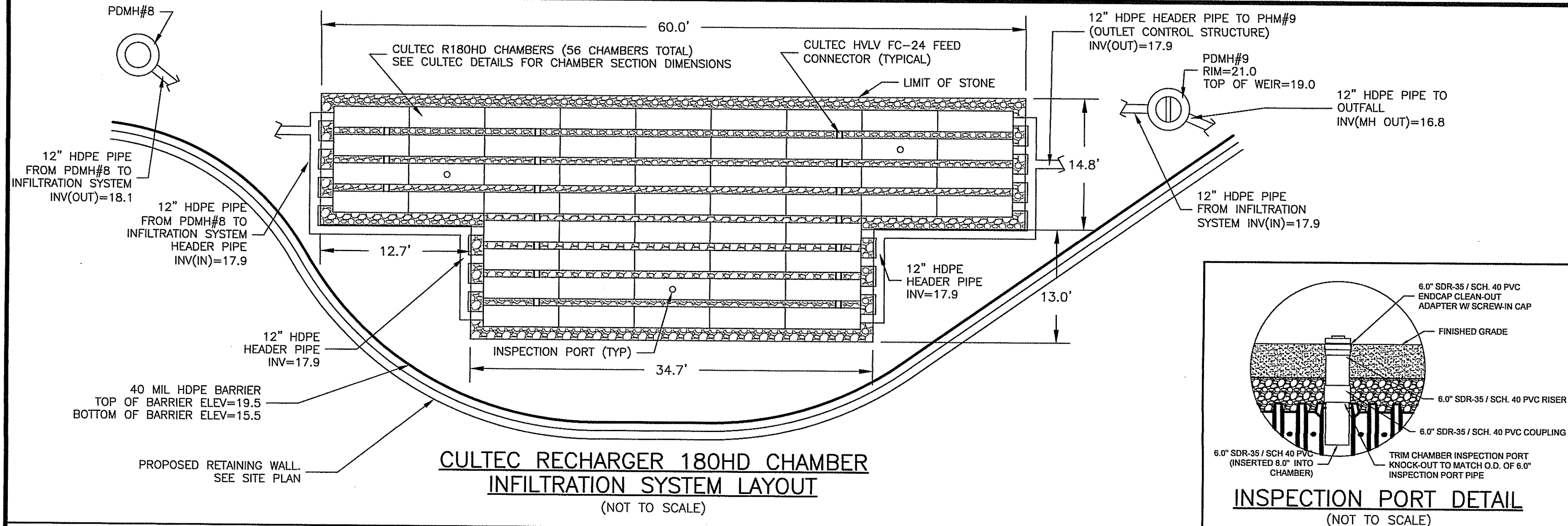
**GRATE/COVER DETAIL**  
(NOT TO SCALE)

**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	NC	NC	NC	NC
DESCRIPTION					
0	3/30/18	ISSUED FOR SITE PLAN APPROVAL			
1	5/22/18	REVISED PER CITY COMMENTS			
2	6/21/18	REVISED PER CITY COMMENTS			
3	7/9/18	REVISED PER CITY COMMENTS			

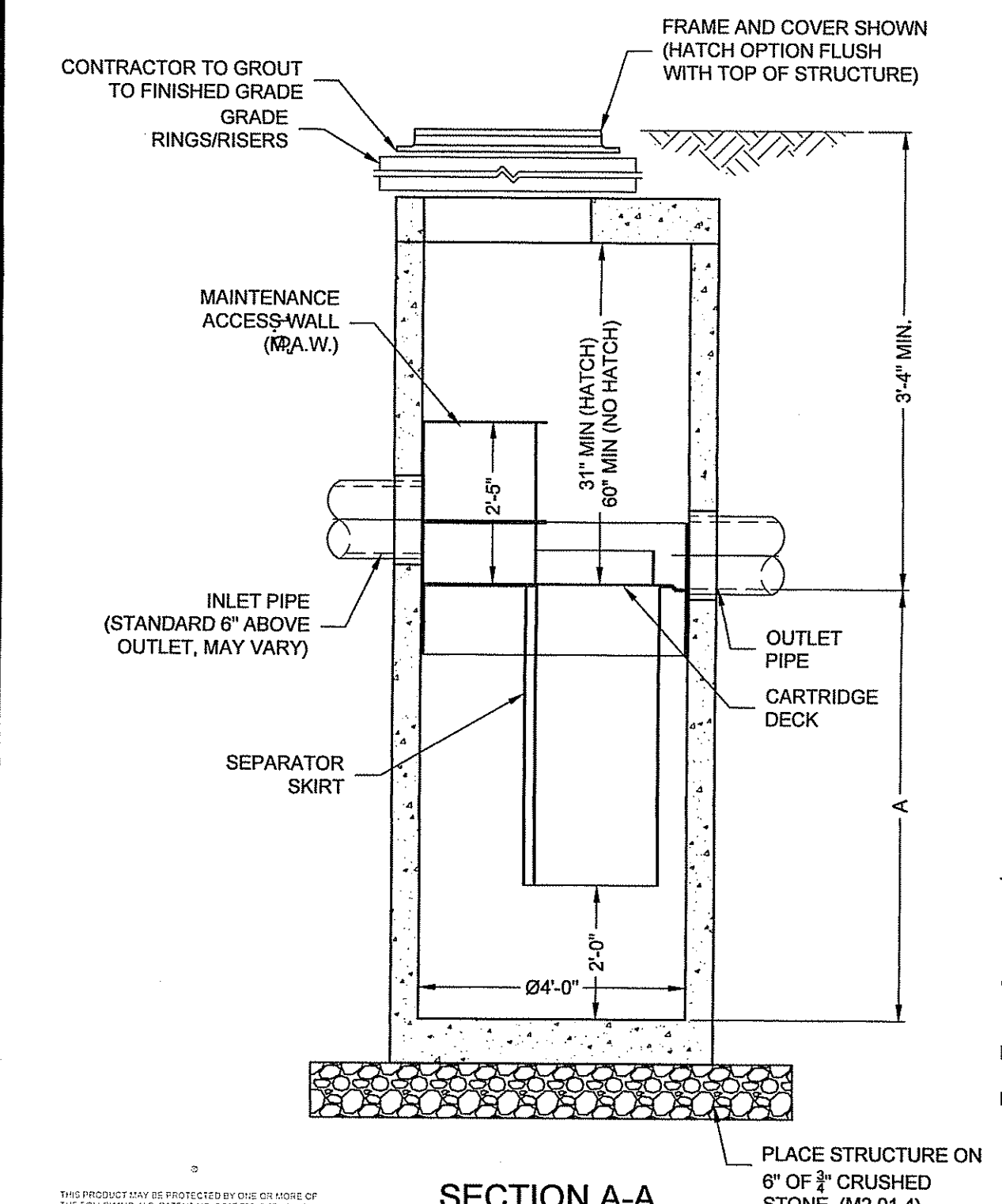
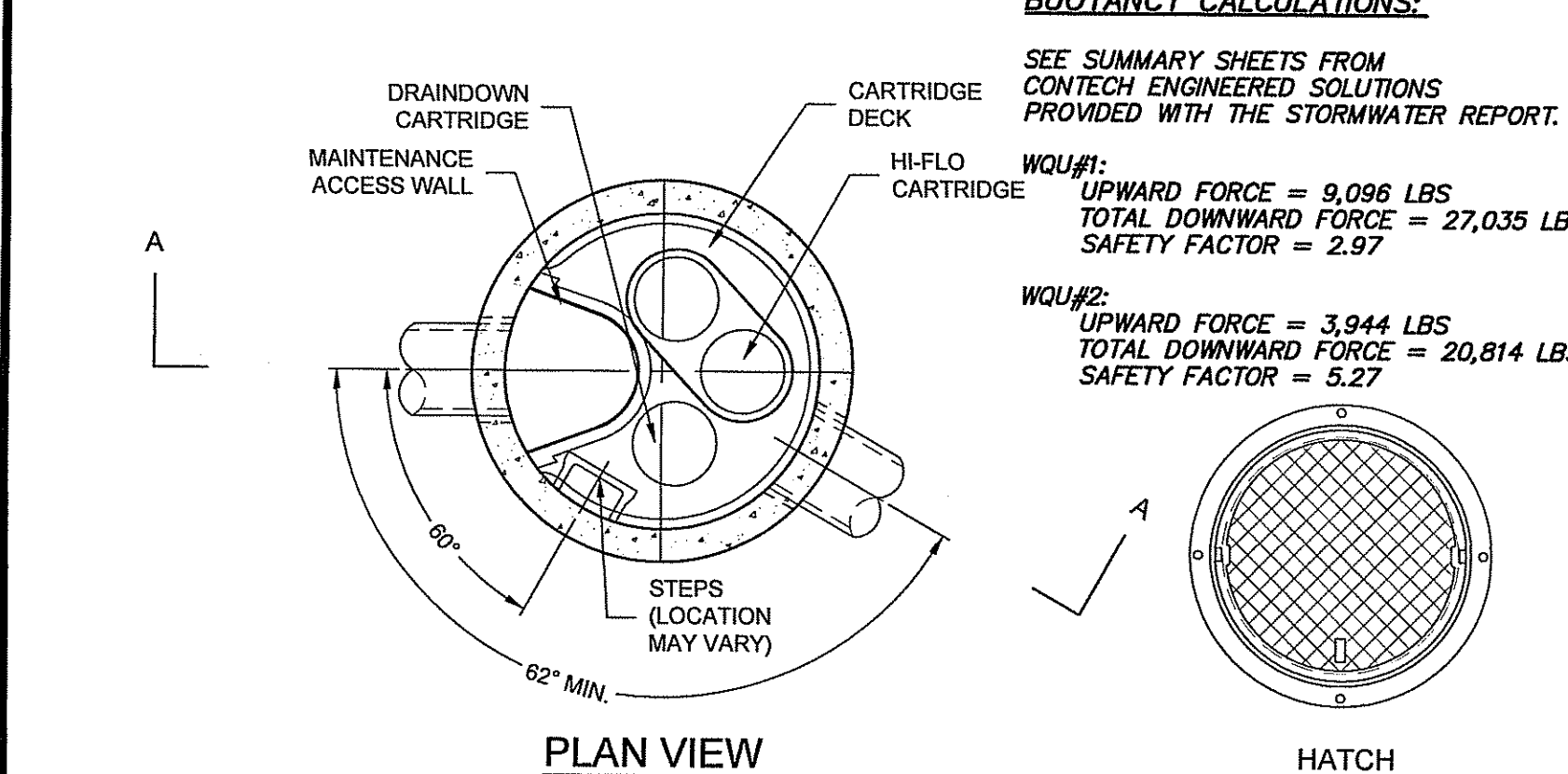
DETAILS SHEET			
INC	RB	N/A	3/30/18
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
SHEET No. <b>C-6</b>			
PROJECT No. 18021-30			



**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.

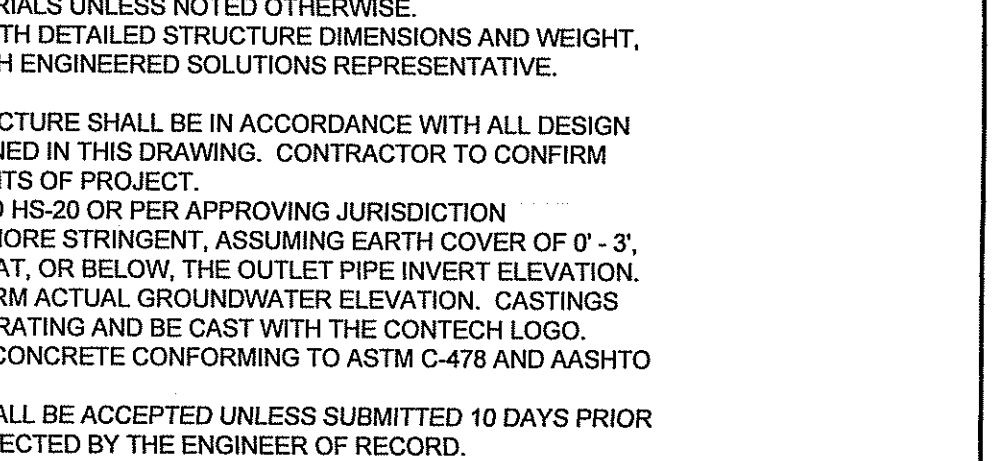
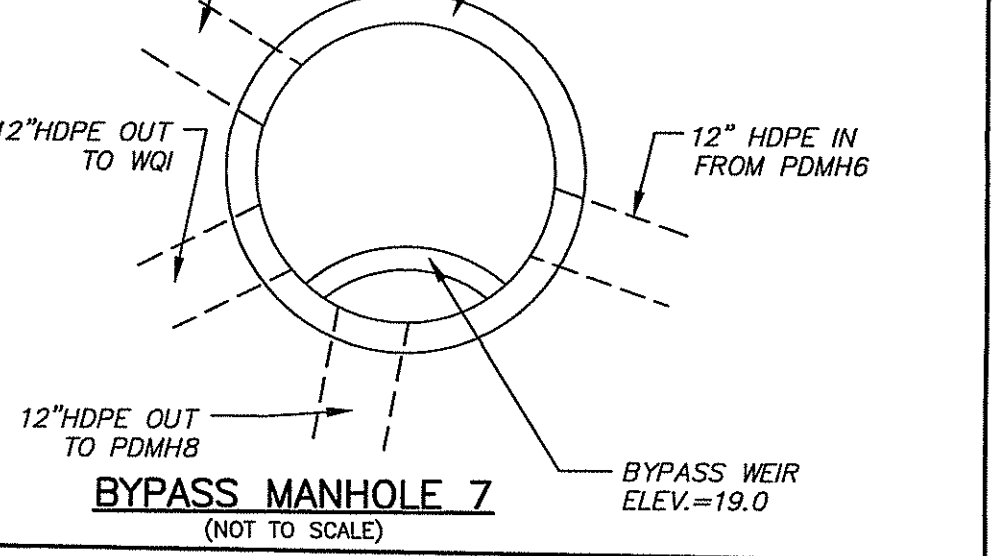
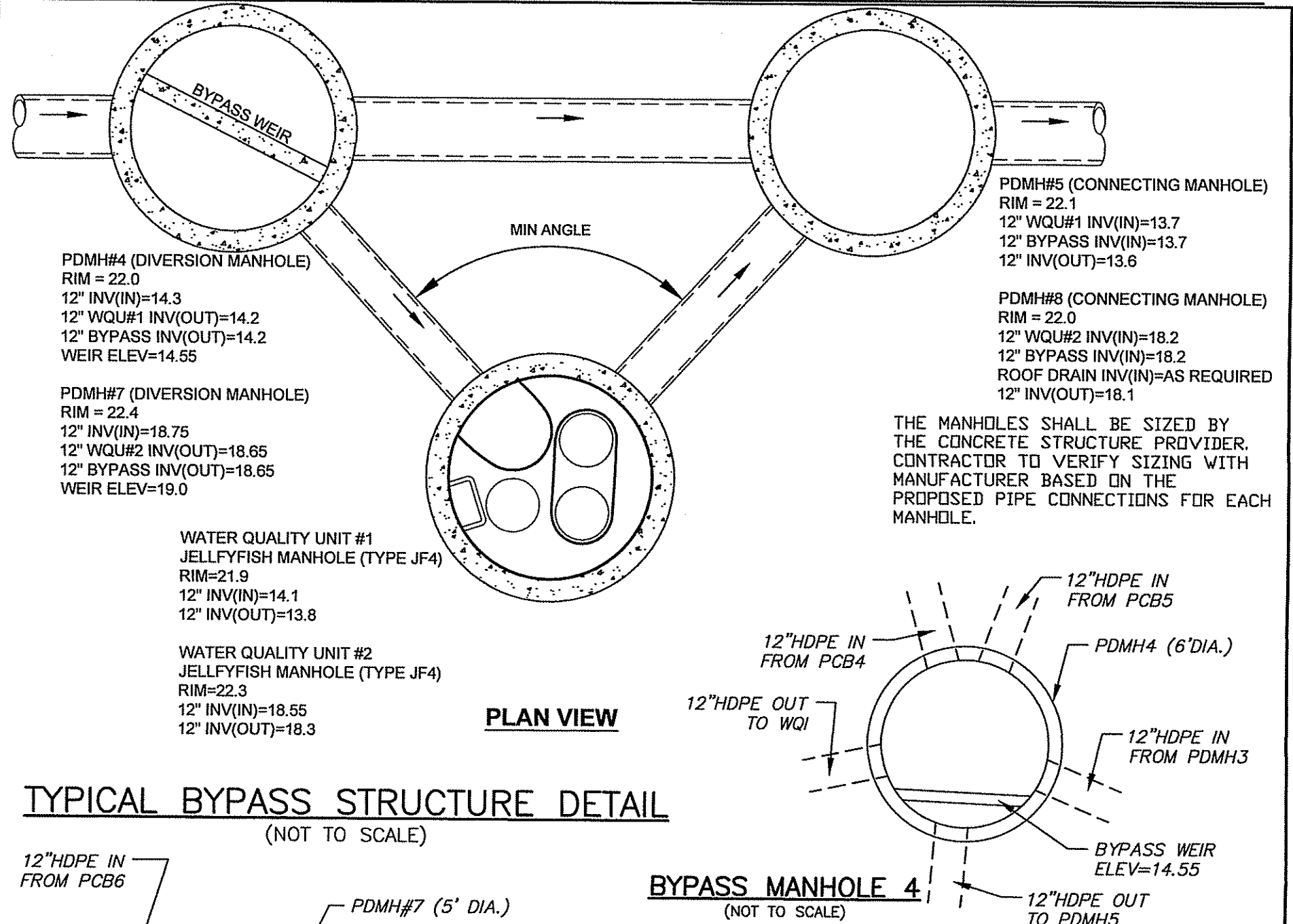
CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE DEPTH	6'-5"	5'-3"	4'-2"	3'-2"
OUTLET INVERT TO STRUCTURE INVERT (A)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	2/1			
MAX. CARTS HIGH-FLO / DRAINDOWN				



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

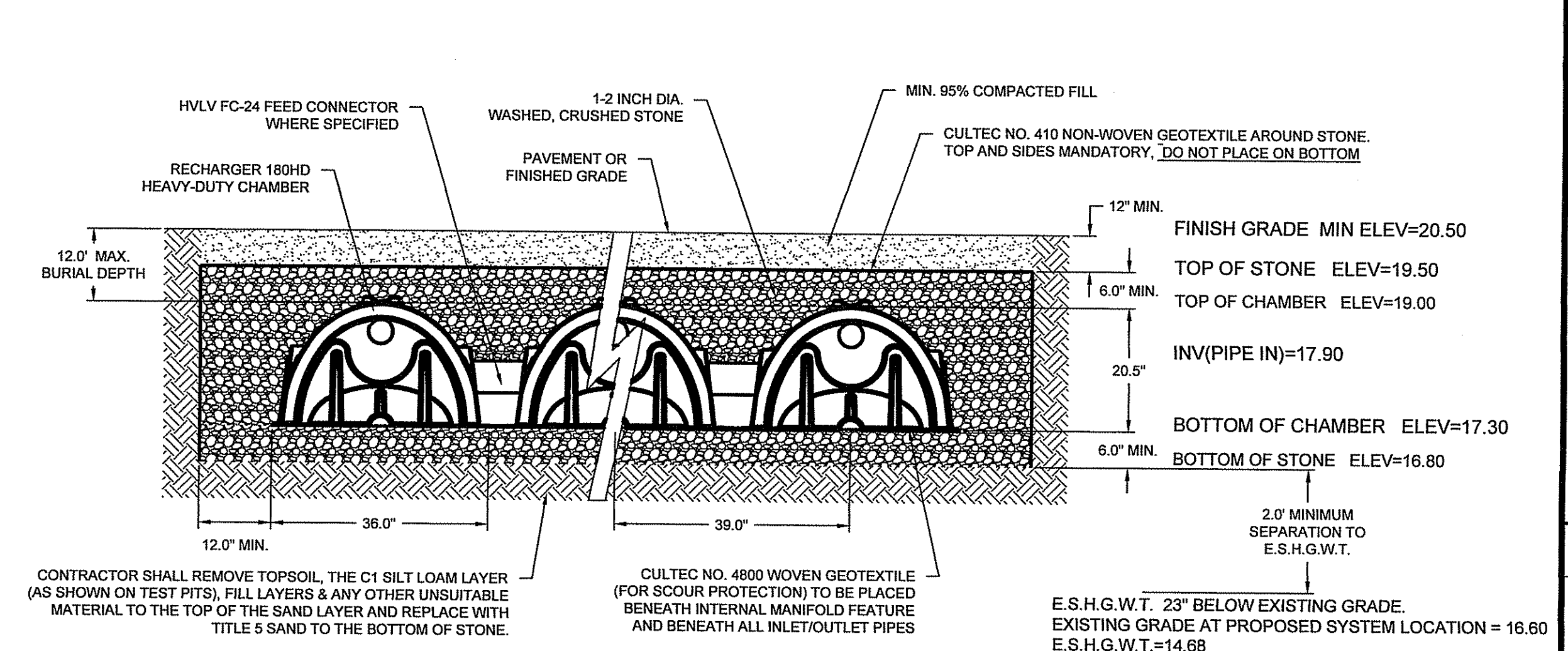
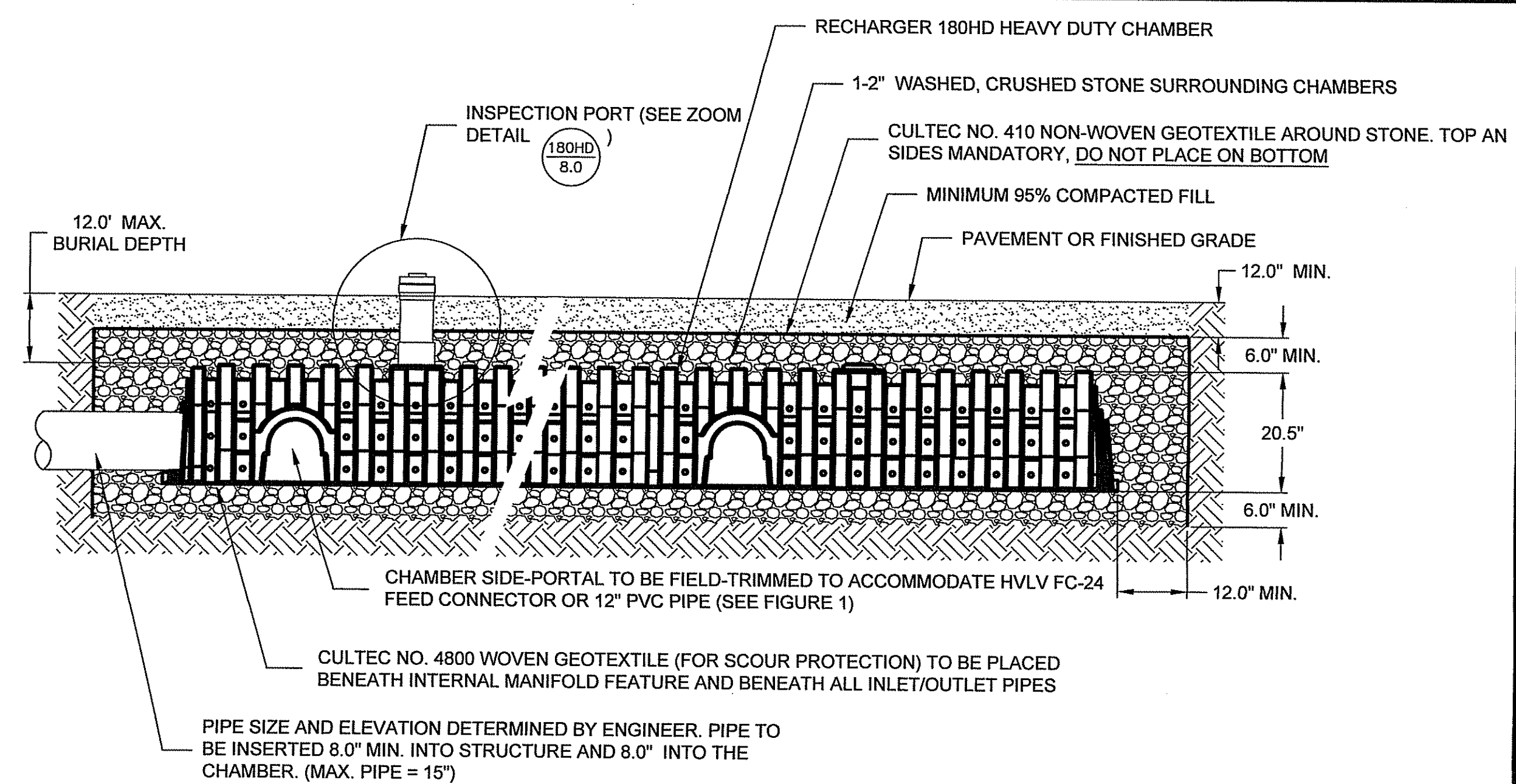
**CONTECH**  
ENGINEERED SOLUTIONS LLC

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
800-338-1122 513-645-7000 513-645-7993 FAX



- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE.
  - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
  - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
  - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
  - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

- 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**
- THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMDHPE).
  - THE CHAMBER WILL BE ARCHED IN SHAPE.
  - THE CHAMBER WILL BE OPEN-BOTTOMED.
  - 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.
  - 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).
  - MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM).
  - 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).
  - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (408 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
  - 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.
  - THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 M³ / M) - WITHOUT STONE.
  - 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.
  - THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
  - 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.
  - 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.
  - 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.
  - 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.
  - CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STRIPS BETWEEN THE RIBS.
  - HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
  - 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.
  - THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
  - THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
  - MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12'0" (3.66 M).
  - THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.



- 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**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3785 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
  - 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 PARAMETERS**
- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
  - CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
  - 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.
  - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.819 CF/FT.
  - THE CHAMBERS WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMDHPE) IN AN ISO-9001:2008 CERTIFIED FACILITY.
  - 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.
  - ALL CHAMBERS WILL BE ARCHED IN SHAPE.
  - 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.
  - HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.

**CORNERSTONE**  
9F PRESIDENTIAL WAY  
WOBBURN, 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	NC	NC
0	ISSUED FOR SITE PLAN APPROVAL		3/30/18		
1	REVISED PER CS COMMENTS		5/22/18		

**DETAILS**

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

**SHEET No.** C-7

**PROJECT No.** 18021-30

[illegible]



**Tandem Industries, Inc.**  
P.O. Box 102 Peter Drive, Sterling, MA 01564

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

BUILDER		INSPECTOR			
SUB-LOCATION	CUSTOMER	START DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
Location Number	Home Number	1978	B-2	2'	1'
7' Water Level	15' Water Level	JOBBY DATE	WELL TYPE	WELL DEPTH	DIG DEPTH
Wellspring Mark	Wellspring Mark	1978	200'	200'	1'-105'
Spring Number	140	Drp 20'	200' Bore	Drp 24'	

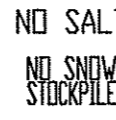



  

Sample	Depth of Coring Bore	Depth to Feet		Recovery in minutes	SOIL DESCRIPTION
		From	To		
S-1	5'-3"		2'-5 1/2"	15"	Ming. Tan. very fine sand and silt
S-2	10'-0"		2'-5 1/2" - 15'	15"	
End of D-20 (Station 2) - No core recovered					

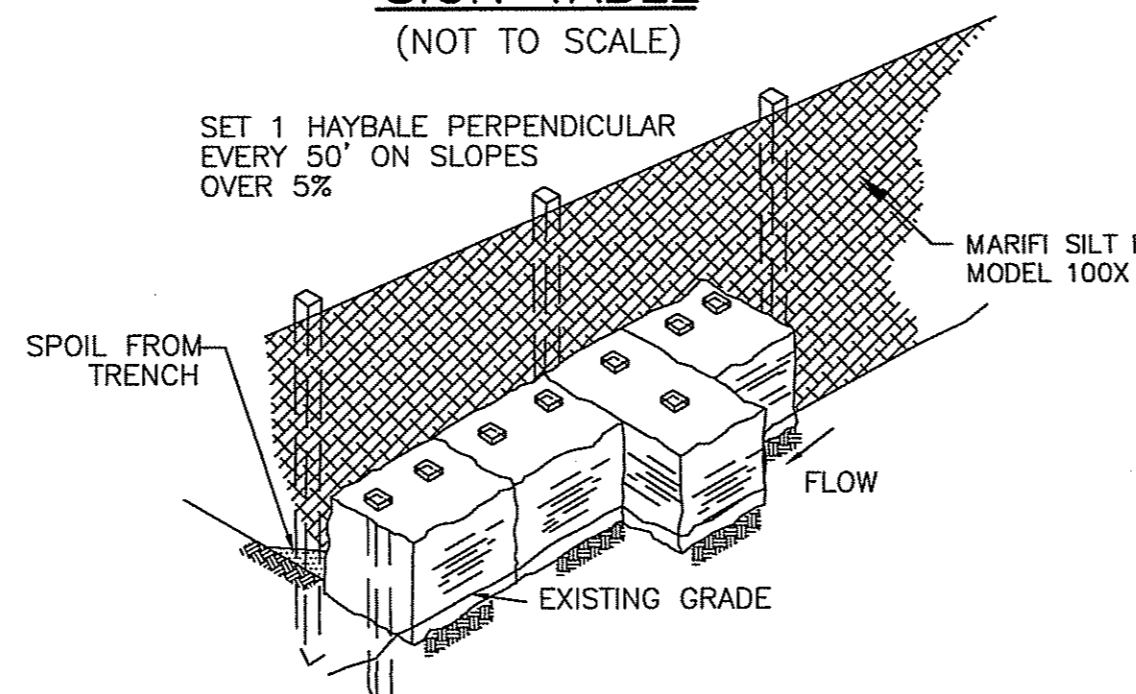
  

FUNDATION RESISTANCE		PROBABLE STRESS		REMARKS	
Test No.	104-107	Test	10-100		The test results show apparent to approximate bearing stresses and the reaction may be predicted.
Test No.	104-107	Test	10-100		
Test No.	104-107	Test	10-100		* Water level readings have been made in the drill holes and under conditions prior to the boring tests. Fluctuations in the level of the ground-water may occur and these fluctuations may present a bias in test measurements were made.
Test No.	104-107	Test	10-100		

[illegible][illegible]

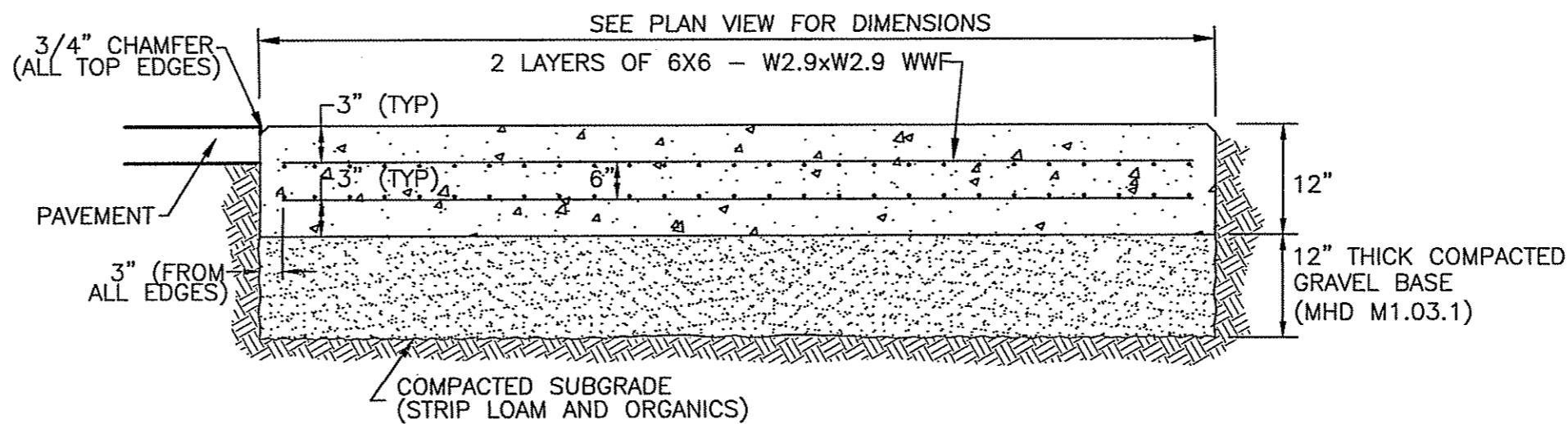
SIGN	MOUNTING HEIGHT	DESCRIPTION	REFLECTORIZED
 <p>R5-12 30x30 750x750</p>	7'-0"	BLACK ON WHITE	YES
 <p>R1-1 30x30 750x750 TYPE G</p>	7'-0"	WHITE ON RED	YES
 <p>R5-1 30x30 750x750 TYPE G</p>	7'-0"	WHITE ON RED ON WHITE	YES
 <p>R-59A 12x18 300x450</p>	7'-0"	WHITE ON BLUE	NO

SIGN TABLE  
(NOT TO SCALE)



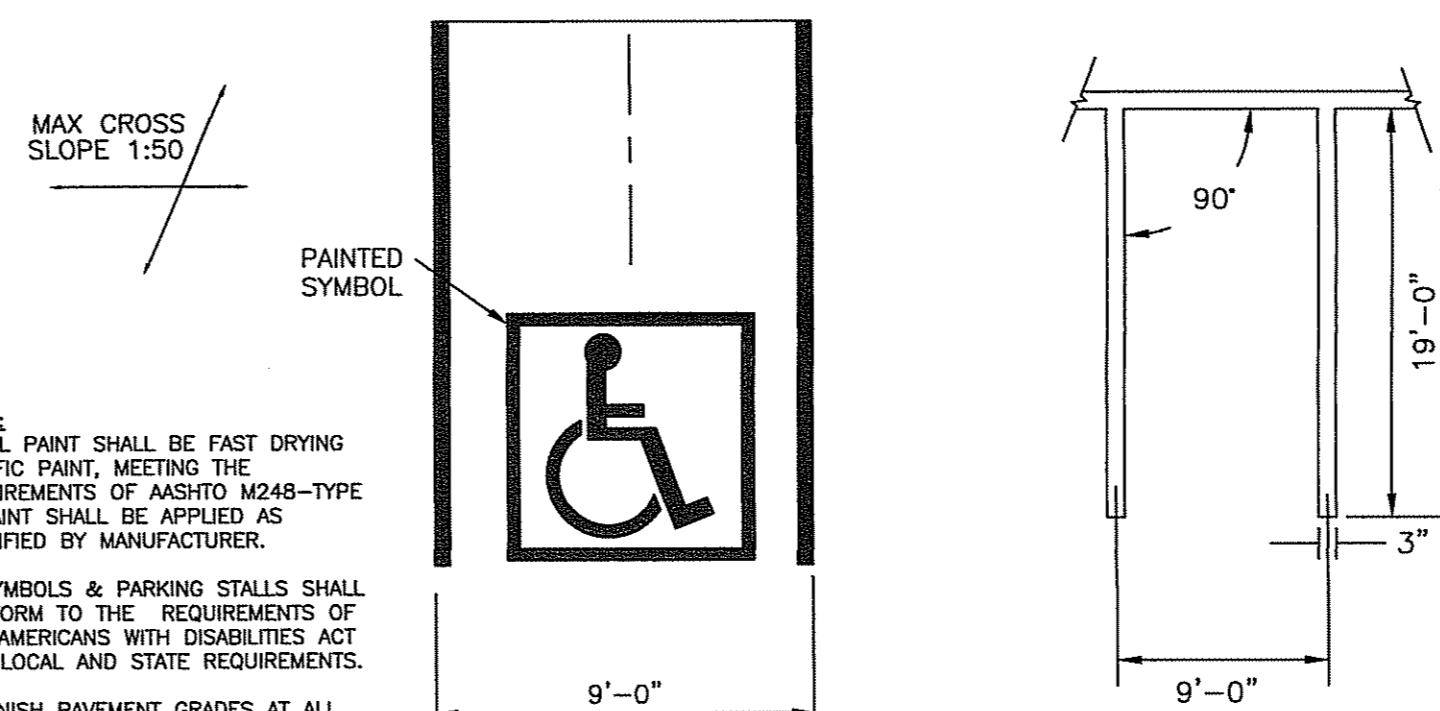
- NOTES:
1. HAYBALES TO BE TIED WITH ORGANIC FIBER TWINE.
  2. HAYBALES TO BE SECURED WITH A MINIMUM OF TWO (2) 1" x 1" WOODEN GRADE STAKES, PER HAYBALE, 18 INCHES INTO THE GROUND.
  3. SILT FENCE TO BE SECURED WITH 1"x 1" WOODEN GRADE STAKES 12 INCHES INTO THE GROUND.

HAY BALE & SILT  
FENCE DETAIL  
(NOT TO SCALE)



- NOTES:
1. CONCRETE TO BE 4000 PSI, 7% ENTRAINED
  2. STANDARD BROOM FINISH.

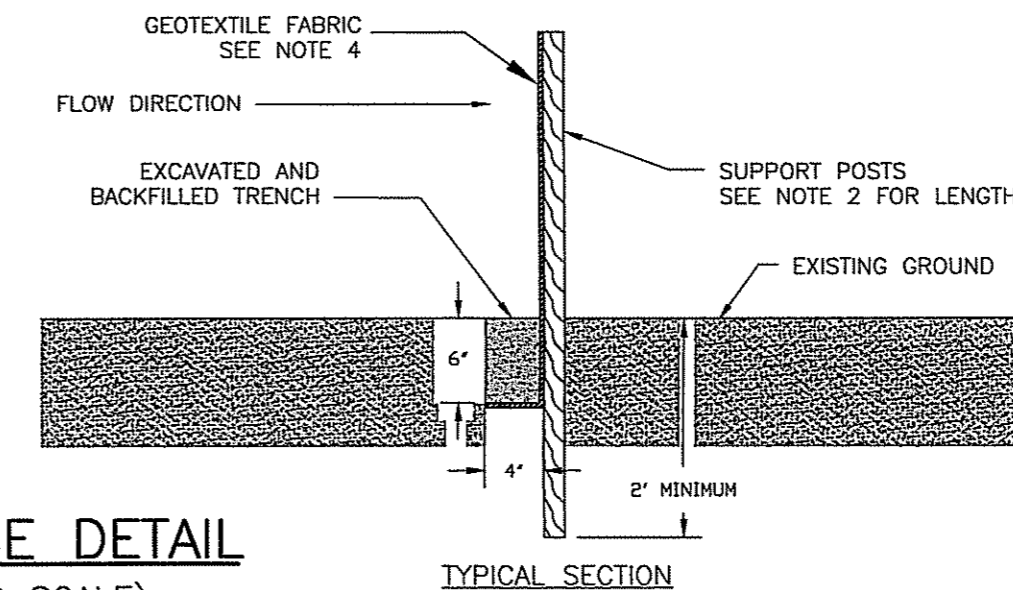
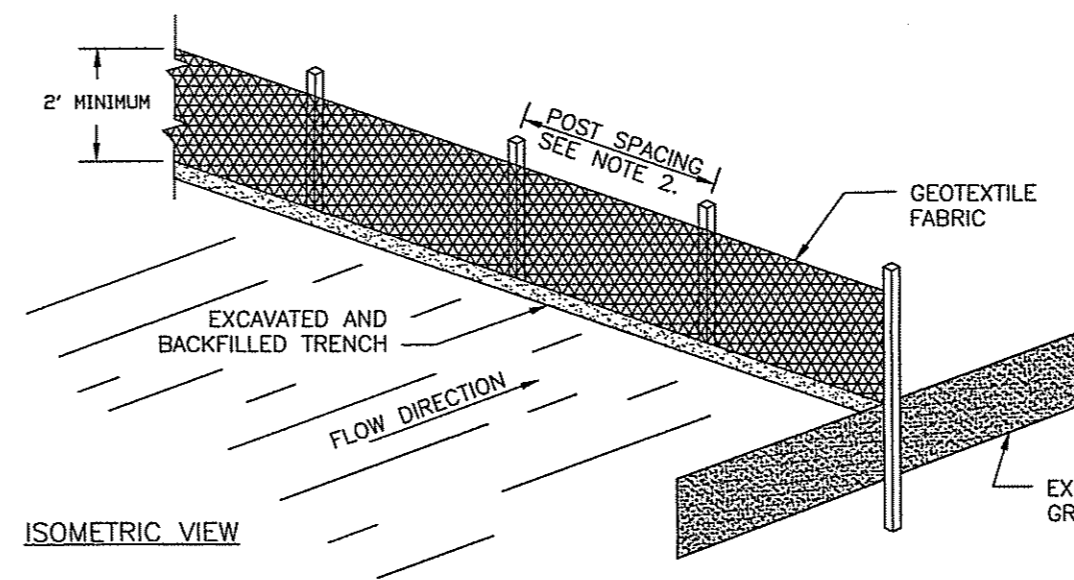
DUMPSTER PAD DETAIL  
(NOT TO SCALE)



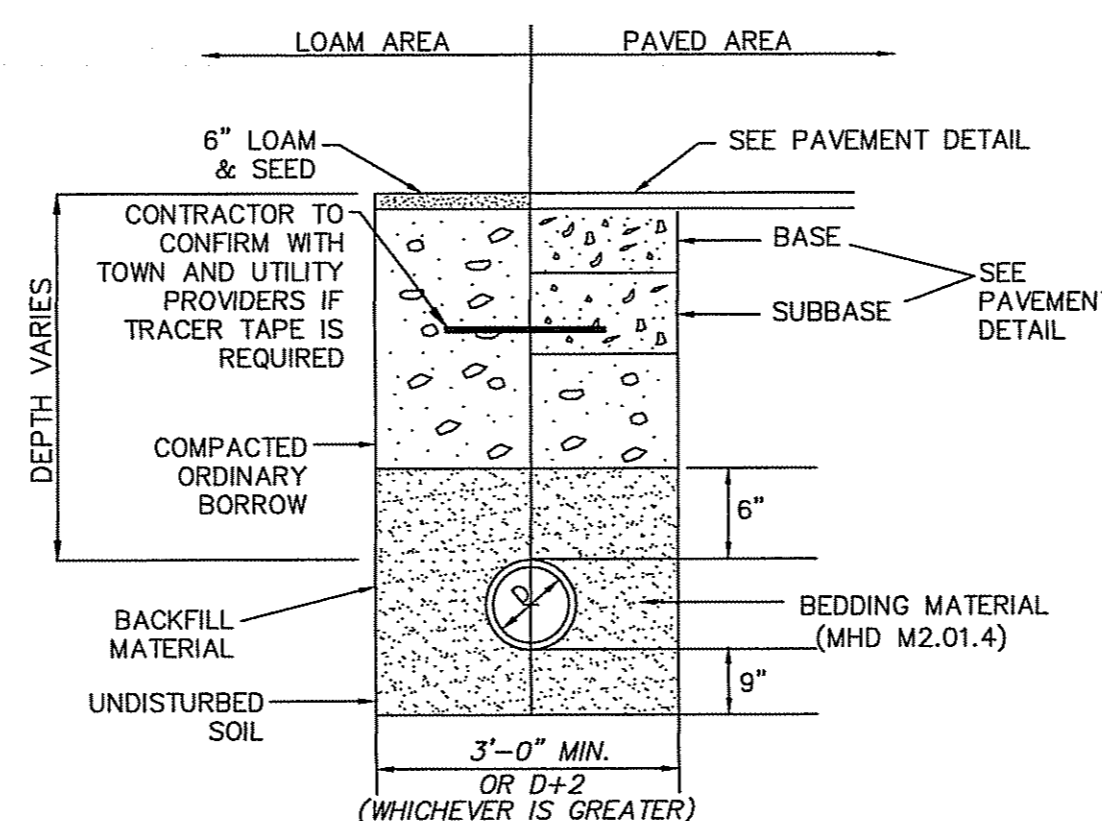
- NOTE:**
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
  2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
  3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

TYPICAL ACCESSIBLE  
HANDICAP PARKING STALL  
(NOT TO SCALE)

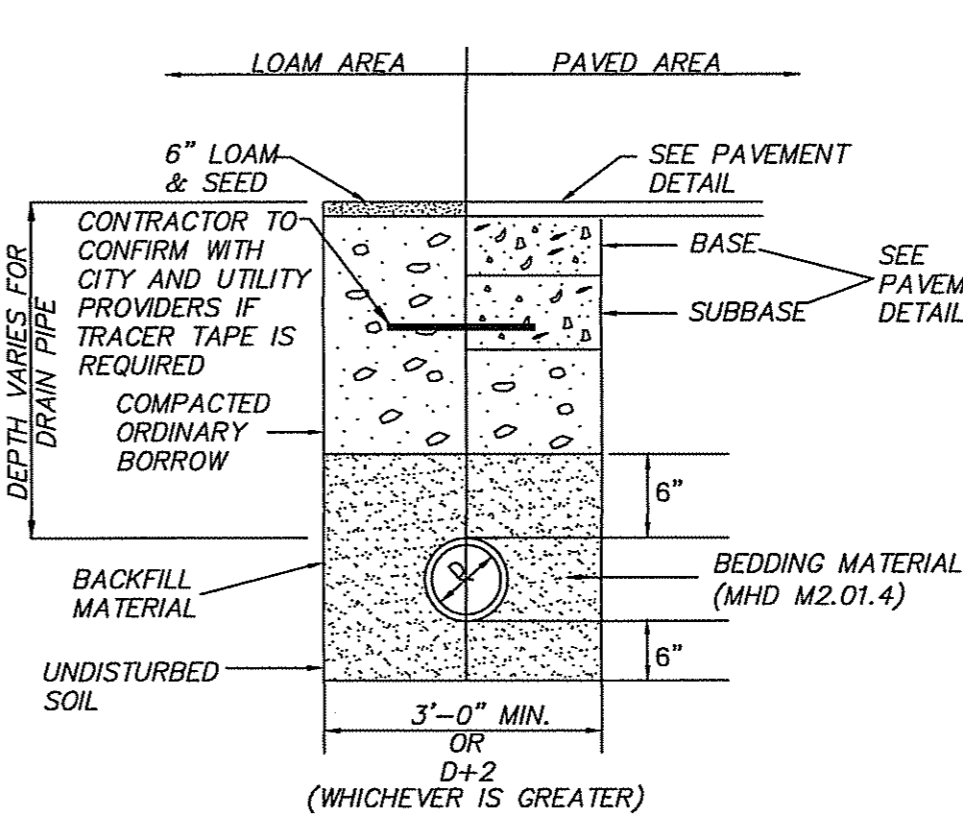
STALL MARKING  
DETAIL  
(NOT TO SCALE)



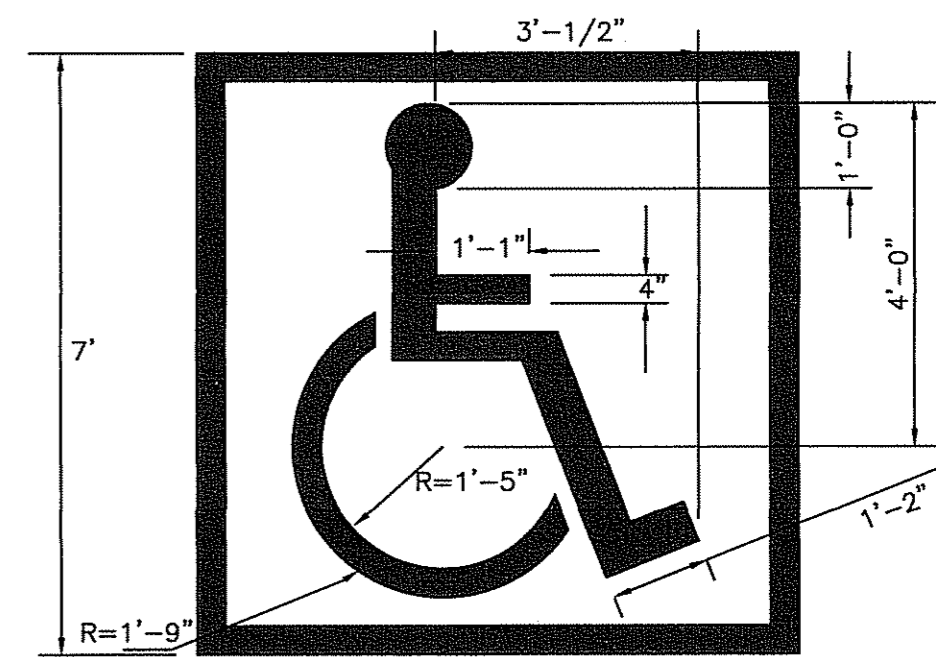
SILT FENCE DETAIL  
(NOT TO SCALE)



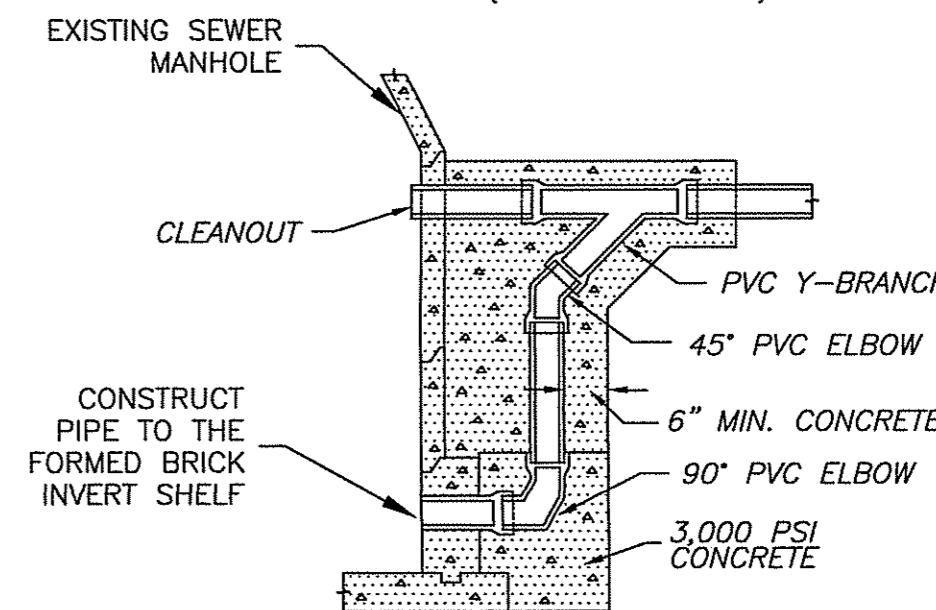
SEWER TRENCH DETAIL  
(NOT TO SCALE)



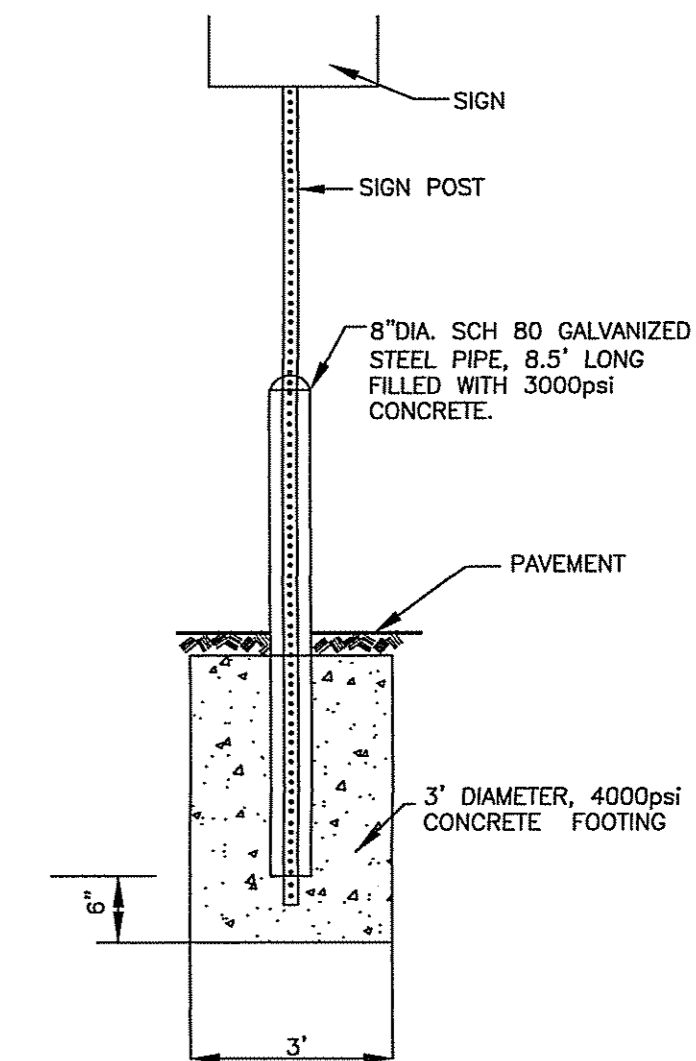
DRAINAGE TRENCH  
(NOT TO SCALE)



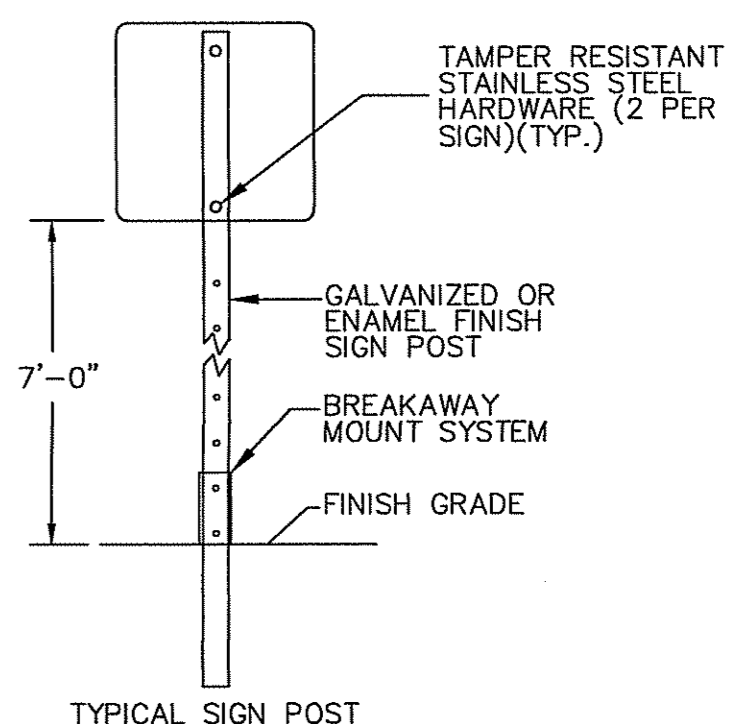
ACCESSIBLE PARKING STALL  
PAVEMENT MARKINGS  
(NOT TO SCALE)



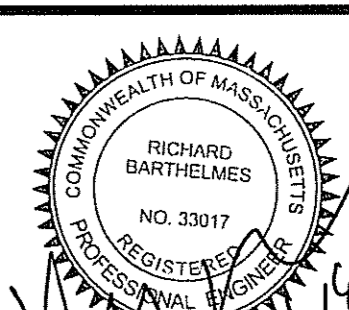
DROP CONNECTION DETAIL  
(NOT TO SCALE)



SIGN BOLLARD DETAIL  
(NOT TO SCALE)



TYPICAL SIGN DETAILS  
(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

REVIEWS		BY
DATE	DESCRIPTION	
3/30/18	ISSUED FOR SITE PLAN APPROVAL	NC
5/22/18	REVISED PER CSI COMMENTS	NC
6/7/18	REVISED DROP CONNECTION DETAIL	NC
7/9/18	REVISED DROP CONNECTION DETAIL	NC

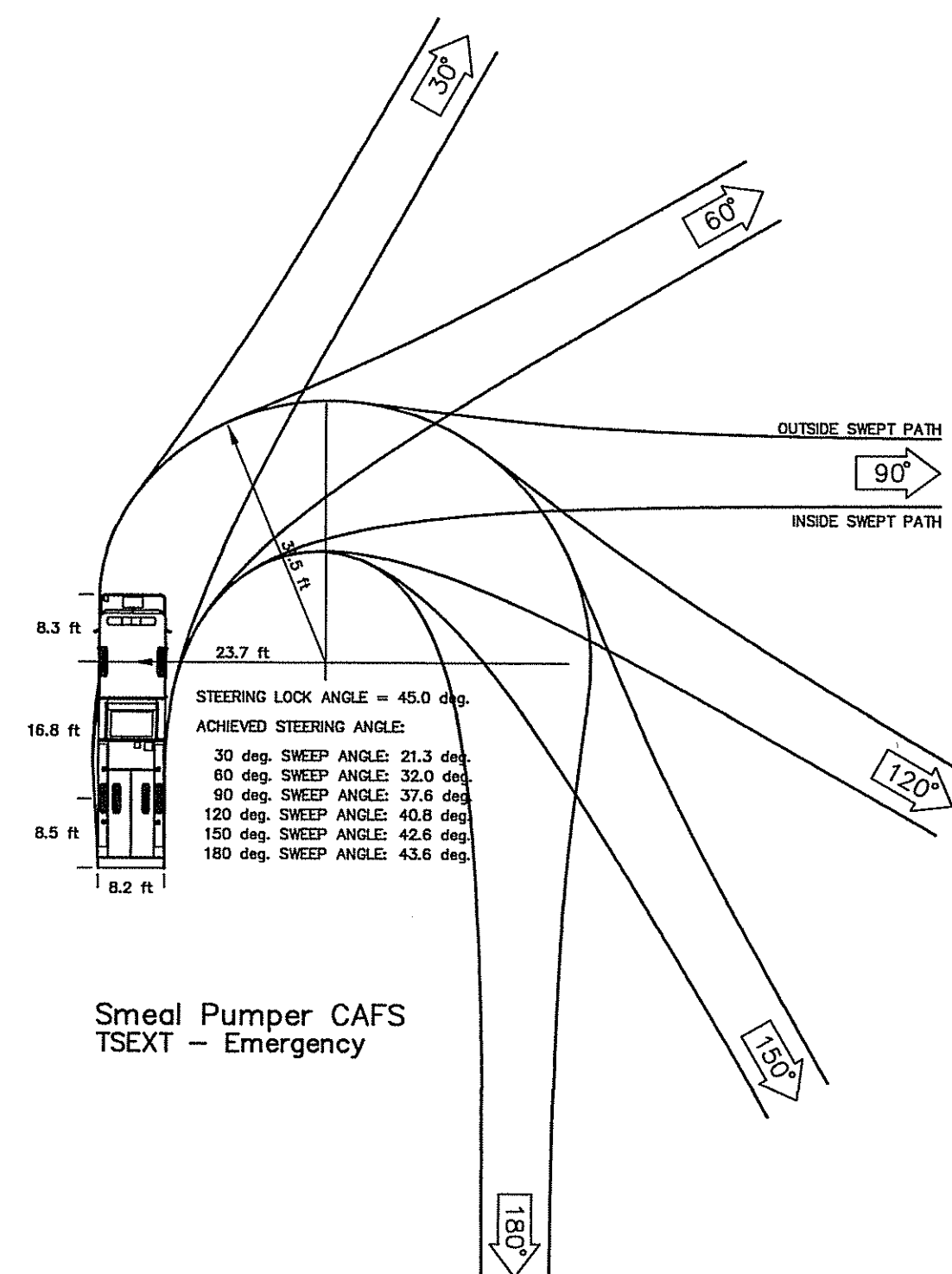
## DETAILS

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

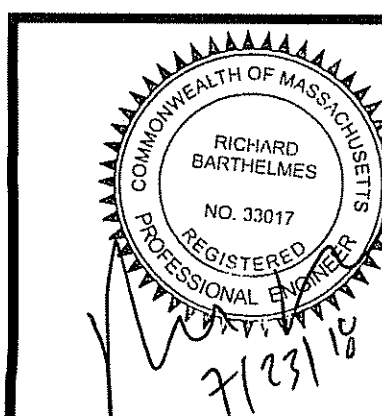
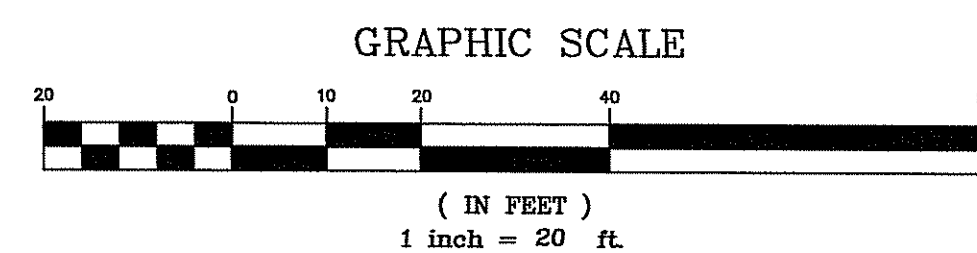
C-8

PROJECT No. 18021-30

	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



1. SUBJECT LOT IS IDENTIFIED ON TOWN OF NEWBURYPORT TAX MAP 78 BLOCK 1 LOT A.
2. PARCEL LOCATED WITHIN THE TOWN OF NEWBURYPORT ZONING DISTRICT INDUSTRIAL 1B.
3. FEMA FLOOD ELEVATION WAS TAKEN FROM FIRM FLOOD INSURANCE MAP 25009C0117G, REVISED JULY 16, 2014.
4. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE RETAINING WALL DESIGNED BY A MA PROFESSIONAL ENGINEER TO THE OWNER FOR APPROVAL.



**CORNERSTONE**  
9F PRESIDENTIAL WAY  
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(718) 937-3045

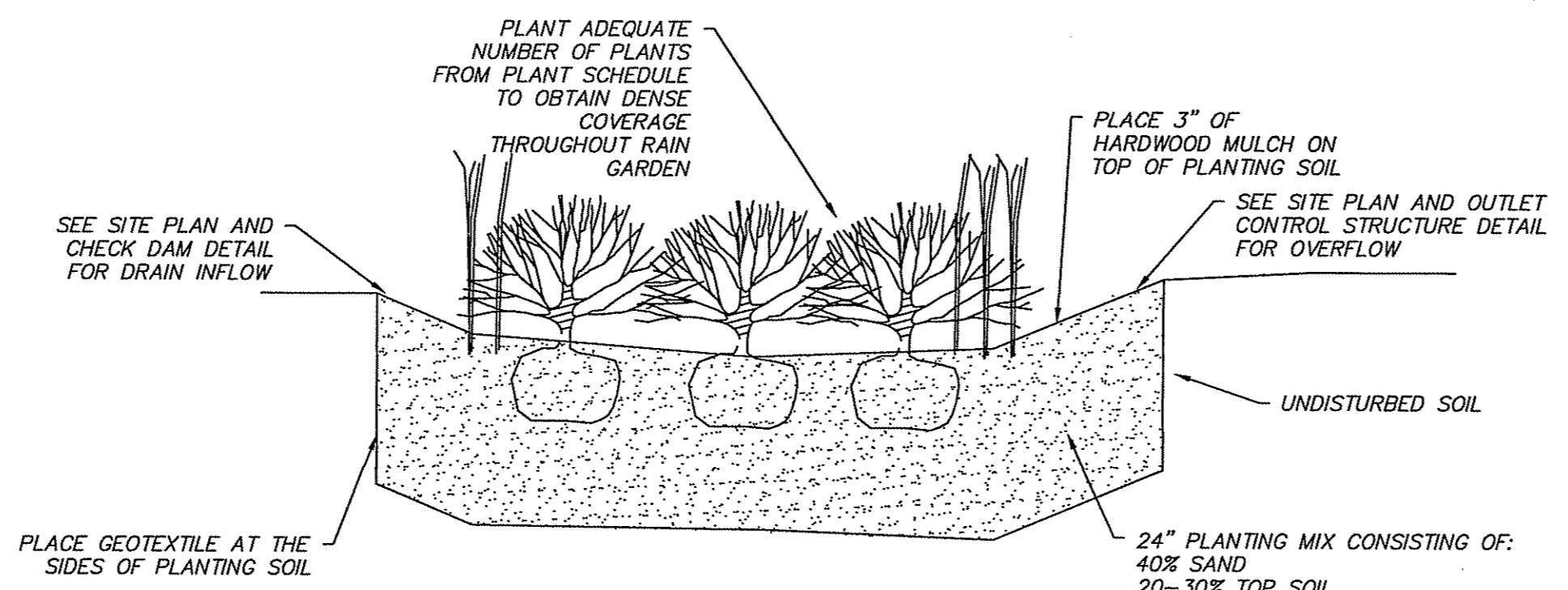
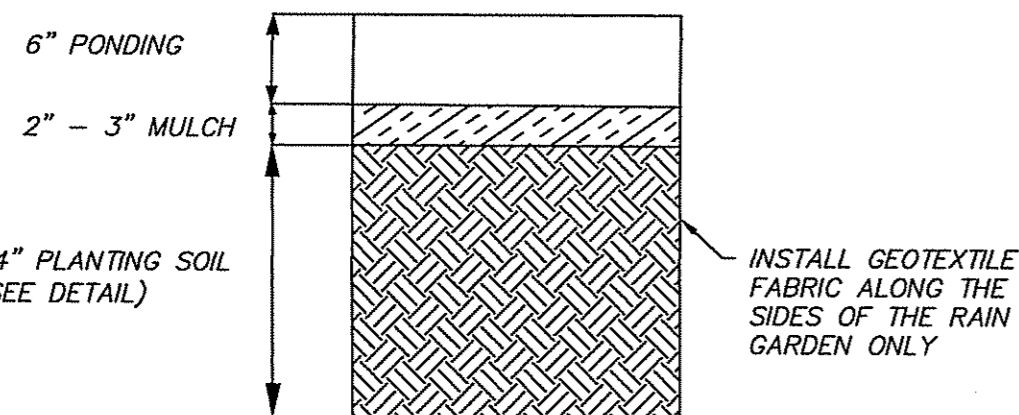
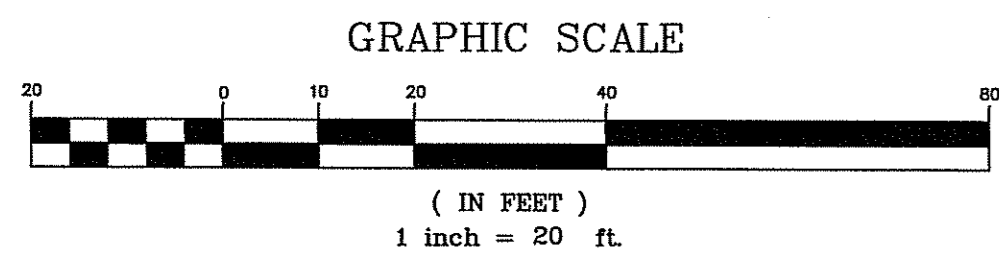
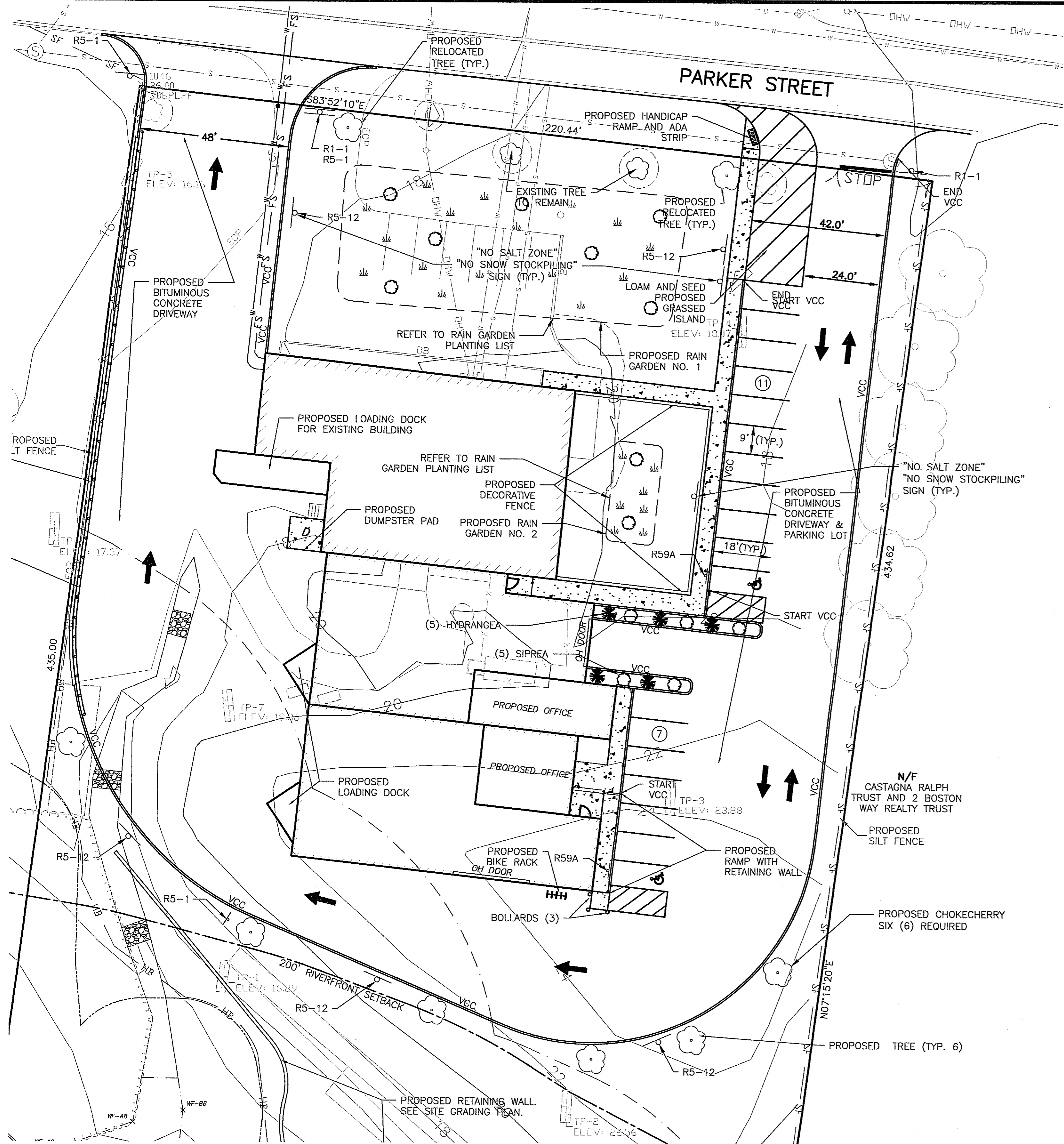
**PROPOSED BUILDING EXPANSION**  
75 PARKER STREET  
NEWBURYPORT, MASSACHUSETTS  
PREPARED FOR  
PORT CITY REALTY LLC.  
75 PARKER STREET  
NEWBURYPORT, MASSACHUSETTS

REVIEWS		BY
No.	DATE	DESCRIPTION
0	3/30/18	ISSUED FOR SITE PLAN APPROVAL
1	5/22/18	REVISED PER CSI COMMENTS
2	7/23/18	REMOVED SIDEWALK AND REVISED ENTRANCE EXIT WIDTHS

VEHICLE SWEEP  
PATH PLAN 1

DRAWN BY:	BSM
CHECKED BY:	KCK
SCALE:	1"=20'
DATE:	3/30/18

PROJECT No. 18021-30



RAIN GARDEN DETAIL  
(NOT TO SCALE)

LEGEND:



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.

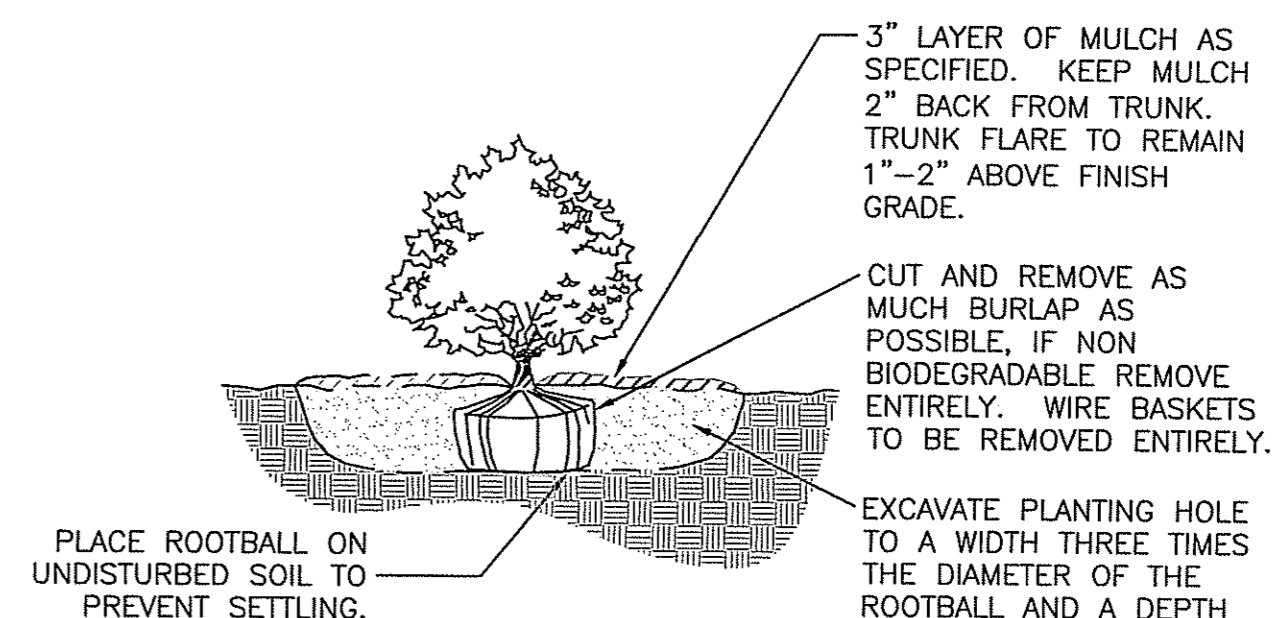
CUT AND REMOVE AS MUCH BURLAP AS POSSIBLE, IF NON BIODEGRADABLE REMOVE ENTIRELY. WIRE BASKETS TO BE REMOVED ENTIRELY.

NOTES:

1. BACKFILL PLANTING HOLE WITH PLANTING MIX AS SPECIFIED.
2. BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
3. 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	PRVI	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'



NOTES:

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

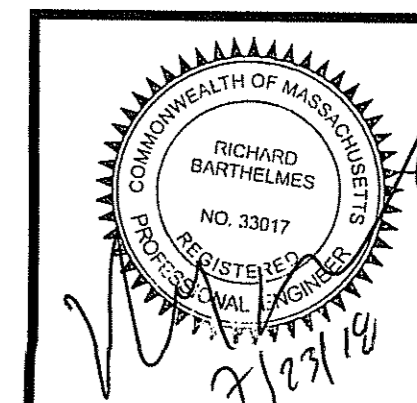
SHRUB PLANTING  
(NOT TO SCALE)

RAIN GARDEN PLANTING LIST:

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
CLE	CLETHRA ALNIFOLIA "HUMMINGBIRD"	HUMMINGBIRD COMPACT SUMMERSWEET	5 GAL.
BAY	MORELLA PENSYLVANICA "MIRBEL"	BAYBERRY	5 GAL.
SPB	CLETHRA ALNIFOLIA L.	SWEET PEPPERBUSH	5 GAL.

PERENNIALS AND GROUNDCOVERS	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 DAYLILY	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



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	DESCRIPTION
BY	NC	3/30/18	ISSUED FOR SITE PLAN APPROVAL
NC	NC	5/22/18	REVISED PER CSI COMMENTS
NC	NC	7/6/18	REVISED PER CITY OF NEWBURYPORT COMMENTS
NC	NC	7/23/18	REVISED SIDEWALK AND REVISIONS ENTRANCE EXT. DETAILS

LANDSCAPE PLAN

NC	RB	1"=20'	3/30/18
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
SHEET No. L-1			
PROJECT No. 18021-30			

# CORNERSTONE

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

**Hudson**  
Design Group LLC

1400 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:

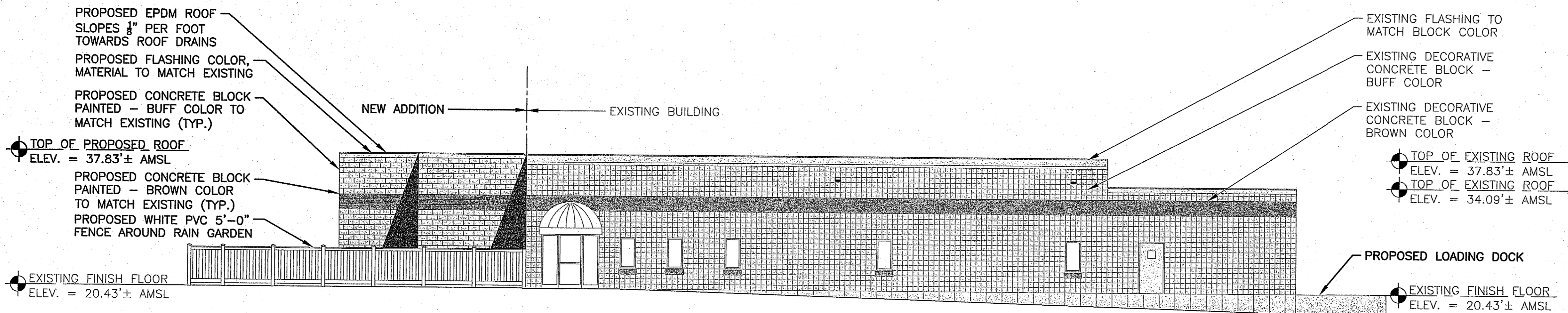
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	04/02/18	FOR REVIEW	RP
1	05/07/18	FOR REVIEW	RP

SITE NAME:  
PORT CITY REALTY, LLC.

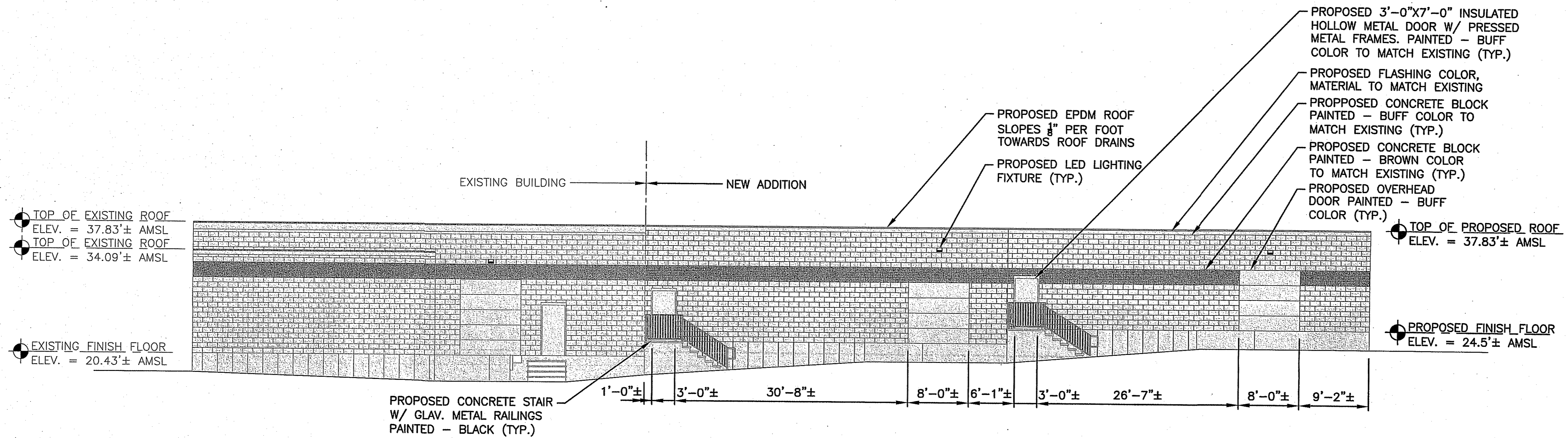
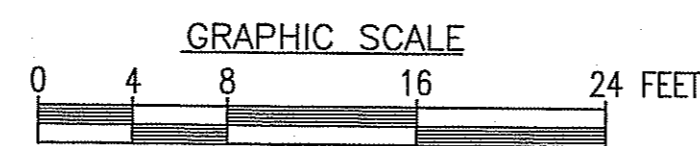
SITE ADDRESS:  
75 PARKER STREET  
NEWBURYPORT, MA

SHEET TITLE  
PROPOSED ELEVATIONS

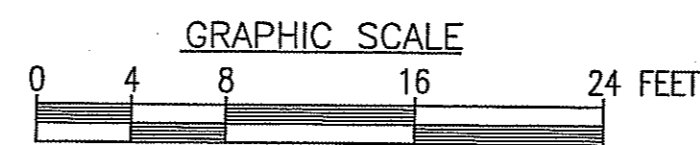
SHEET NUMBER  
A-101



**PROPOSED NORTH ELEVATION** 1  
22x34 SCALE: 1/8"=1'-0"  
11x17 SCALE: 1/16"=1'-0"  
A-101

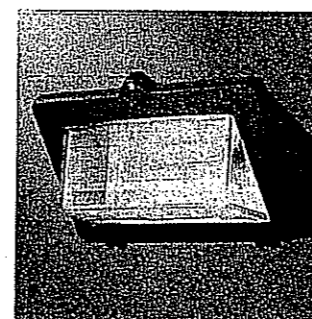


**PROPOSED WEST ELEVATION** 2  
22x34 SCALE: 1/8"=1'-0"  
11x17 SCALE: 1/16"=1'-0"  
A-101



## 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

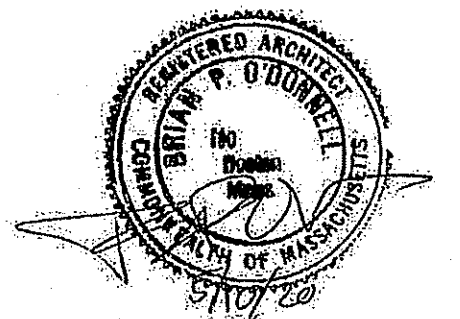
STREETWORKS WKP WAL-PAK GLASS  
WKP4BLEDEDGL-7040 32W LED E  
FULL CUT OFF DOOR BLACK  
B1-U3-G2 4000K CRI73 40° C MAX.  
AMBIENT TEMP.

# CORNERSTONE

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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
1	05/07/18	FOR REVIEW	RP

SITE NAME:  
PORT CITY REALTY, LLC.

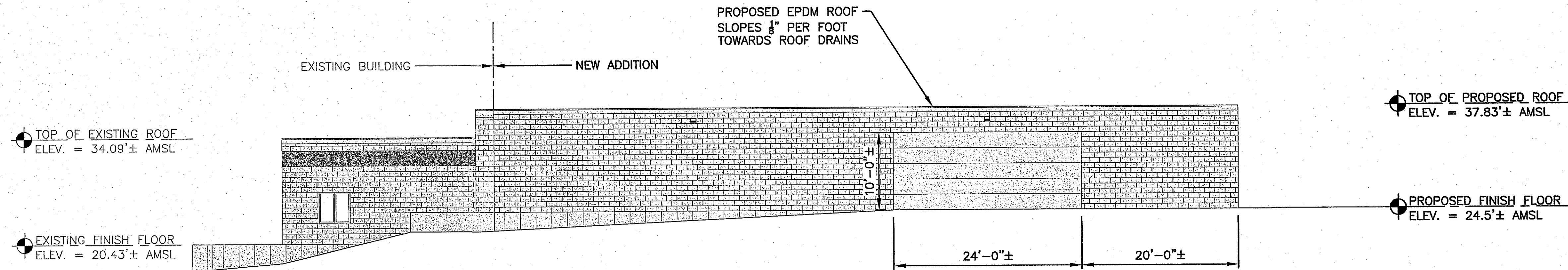
SITE ADDRESS:  
75 PARKER STREET  
NEWBURYPORT, MA

SHEET TITLE

PROPOSED  
ELEVATIONS

SHEET NUMBER

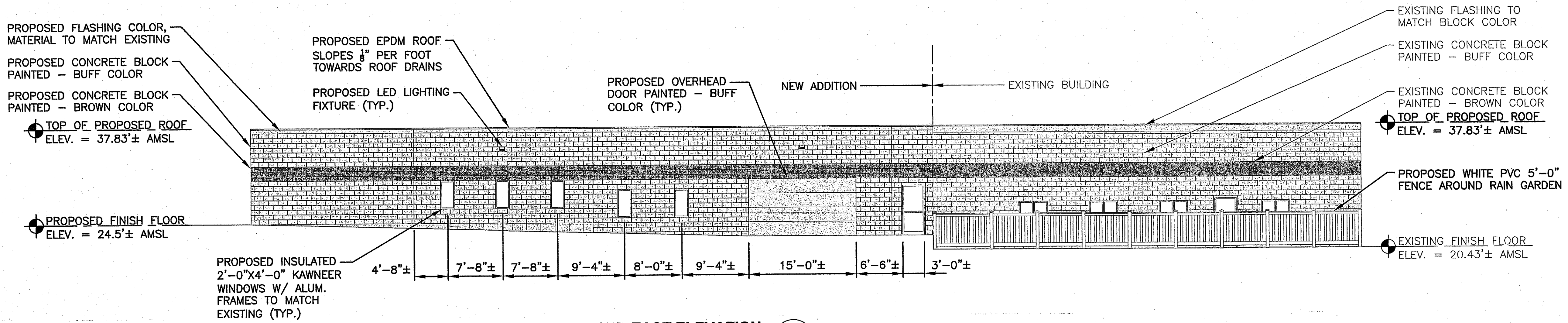
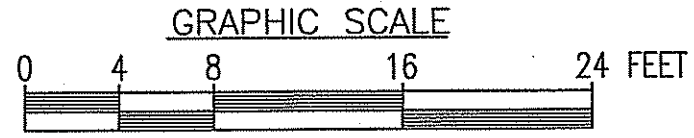
A-102



## PROPOSED SOUTH ELEVATION 1

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

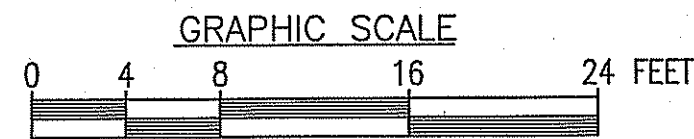
A-102



## PROPOSED EAST ELEVATION 2

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

A-102



### 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.