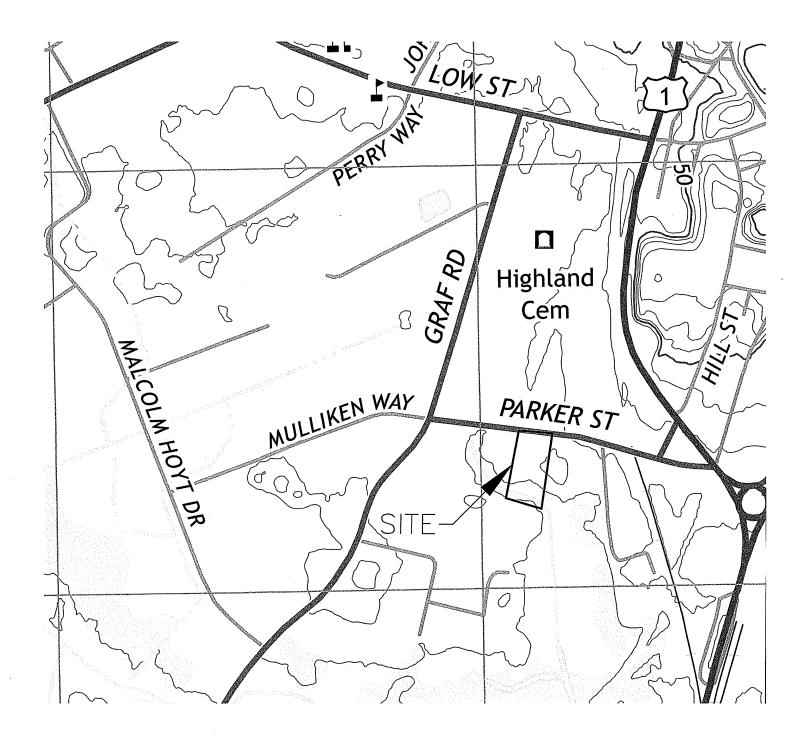
PROPOSED BUILDING ADDITION

75 PARKER STREET
NEWBURYPORT, MASSACHUSETTS 01905
ISSUED FOR SITE PLAN APPROVAL
MARCH 30, 2018
REVISED: MAY 22, 2018



LOCUS MAP

LIST OF DRAWINGS

-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

-6 DETAILS SHEET

C-7 DETAILS SHEET

6-8 DETAILS SHEET

_-1 LANDSCAPE PLAN

A-101 PROPOSED ELEVATIONS

A-102 PROPOSED ELEVATION

REV.	DESCRIPTION	DATE
0	ISSUED FOR SITE PLAN APPROVAL	3/30/18
1	REVISED PER CSI COMMENTS	5/22/18

OWNER/APPLICANT:

PORT CITY REALTY LLC.
75 PARKER STREET

NEWBURYPORT, MASSACHUSETTS 01905

PREPARED BY:

CORNERSTONE

9F PRESIDENTIAL WAY

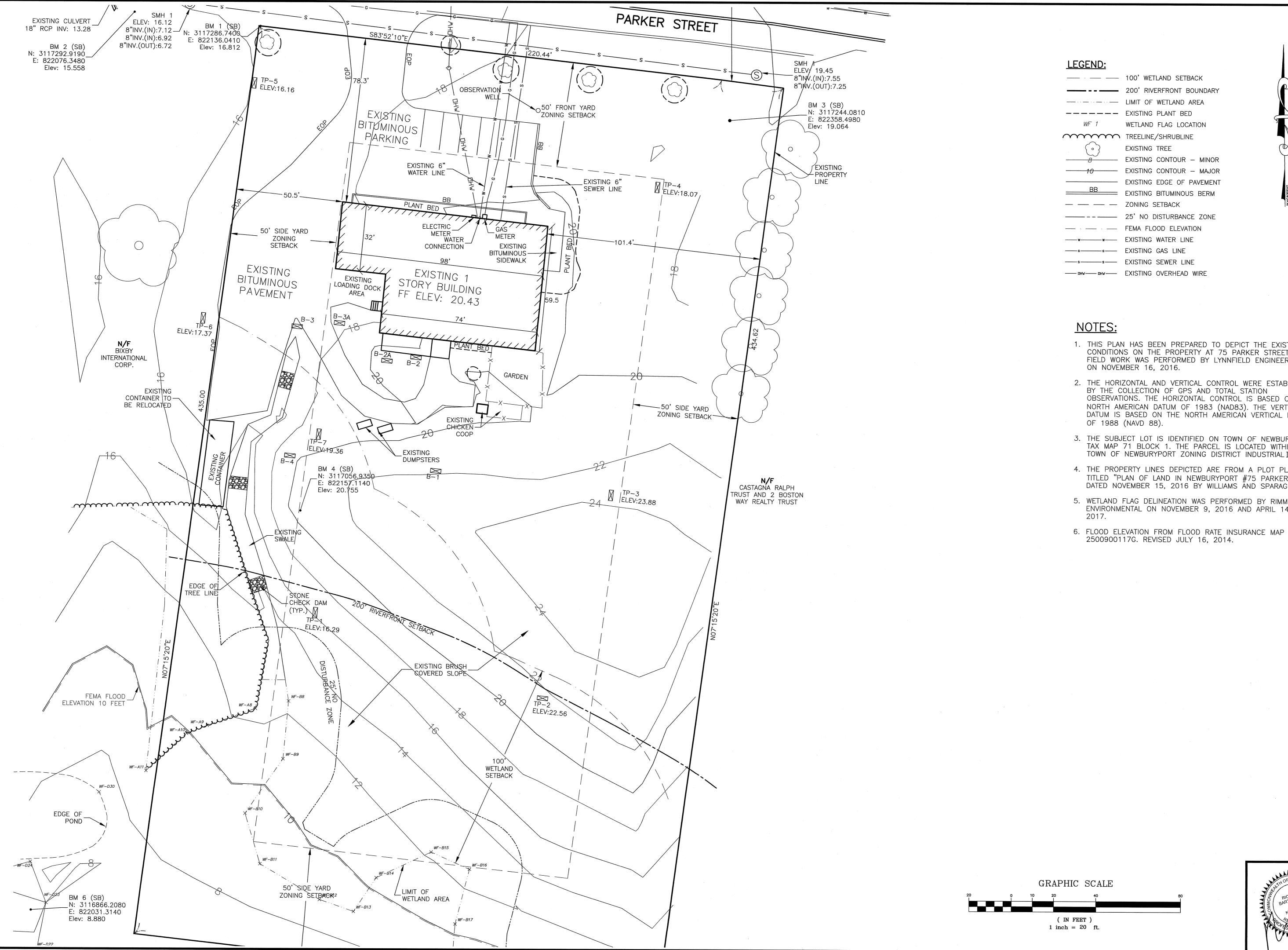
WOBURN, MASSACHUSETTS 01801

CONTACT: RICHARD BARTHELMES, PE

CIVIL ENGINEER

(781) 937-3045

<u>Plan References:</u> 1) Plan Book 150, Plan 8 2) Plan Book 415, Plan 49 <u>Deed Reference:</u> Book 33957 Page 375 PARKER STREET (PUBLIC VARIABLE WIDTH) PARCEL AREA =2.5 Acres EXISTING 1-STORY
CONC. BLOCK
BUILDING #75 PLAN OF LAND NEWBURYPORT, MA **#75 PARKER STREET** S83'52'10"E 250.00 ENGINEERS | PLANNERS | SURVEYORS 189 NORTH MAIN STREET SUITE 101 MIDDLETON, MA 01949 PHONE: (978) 539-8088 FAX: (978) 539-8200 WSENGINEERS.COM



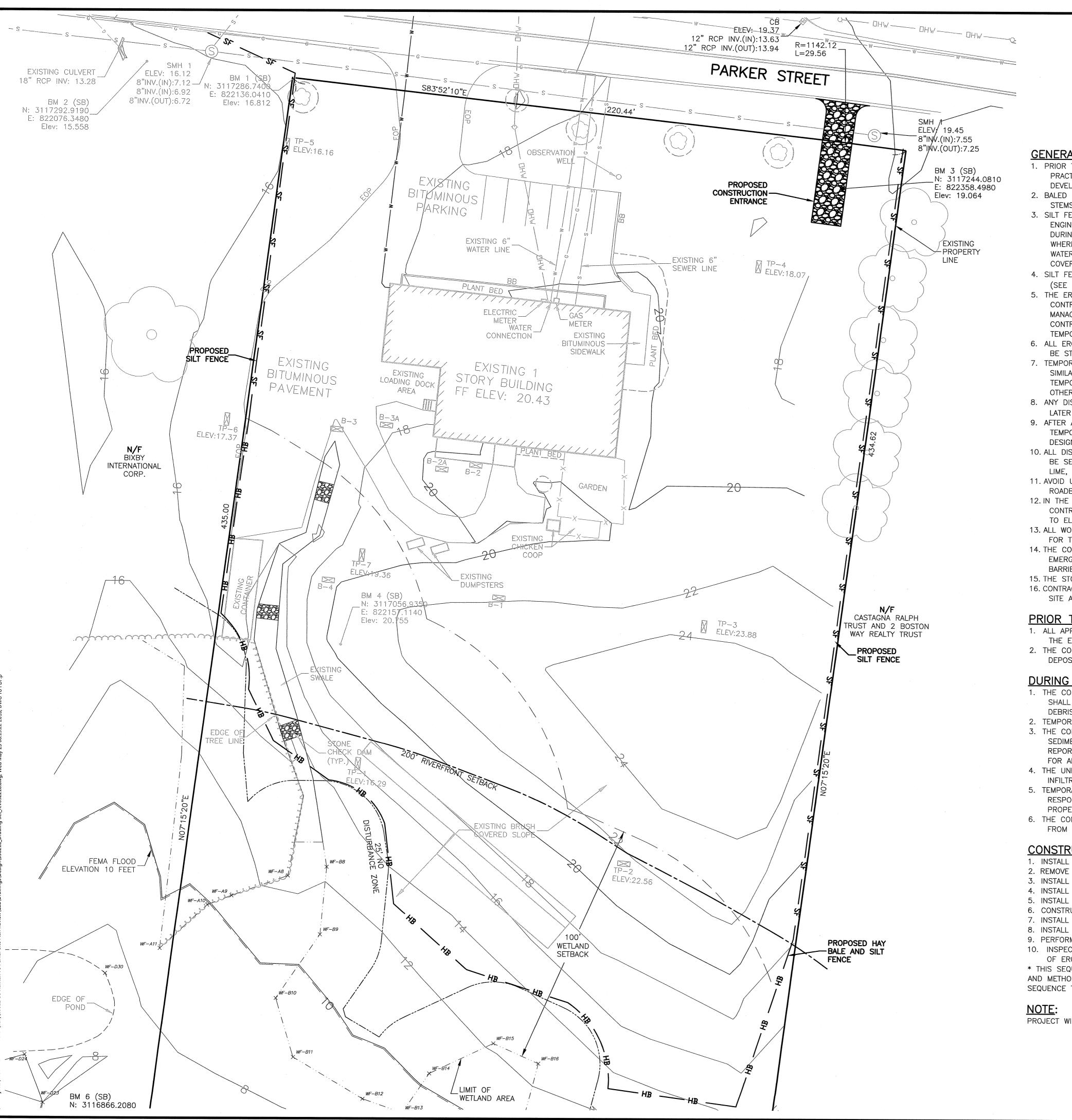
- 1. THIS PLAN HAS BEEN PREPARED TO DEPICT THE EXISTING SITE CONDITIONS ON THE PROPERTY AT 75 PARKER STREET. THE FIELD WORK WAS PERFORMED BY LYNNFIELD ENGINEERING, INC.
- 2. THE HORIZONTAL AND VERTICAL CONTROL WERE ESTABLISHED BY THE COLLECTION OF GPS AND TOTAL STATION OBSERVATIONS. THE HORIZONTAL CONTROL IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM
- 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 SPARAGES LLC.
- 5. WETLAND FLAG DELINEATION WAS PERFORMED BY RIMMER ENVIRONMENTAL ON NOVEMBER 9, 2016 AND APRIL 14TH,

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

BUILDING ADDITION PARKER STREET ORT, MASSACHUSETTS

PROPOSED
75
NEWBURYP

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 VEGATATIVE 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.

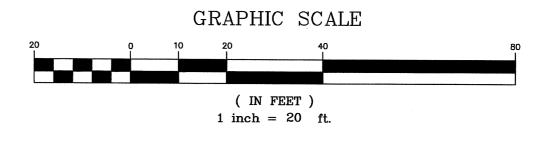
 3. THE CONTRACTOR SHALL EMPLOY A QUALIFIED PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND

 SEDIMENT CONTROL TO REPEORM INSPECTIONS AS REQUIRED BY THE STORMWATER POLICIES.
- 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.

PROJECT WILL REQUIRE A USEPA CONSTRUCTION GENERAL PERMIT.





CORNERSTONE

9F PRESIDENTIAL WAY

WOBURN, MASSACHUSETTS 018

(781) 937-3045

OSED BUILDING ADDITIC
75 PARKER STREET
WBURYPORT, MASSACHUSETTS
PREPARED FOR
PORT CITY REALTY LLC.
75 PARKER STREET

No. DATE DESCRIPTION BY
O 3/10/18 ISSUED FOR SITE PLAN APPROVAL NC
1 5/22/18 REVISED PER CSI COMMENTS NC

EROSION AND SEDIMENTATION CONTROL PLAN

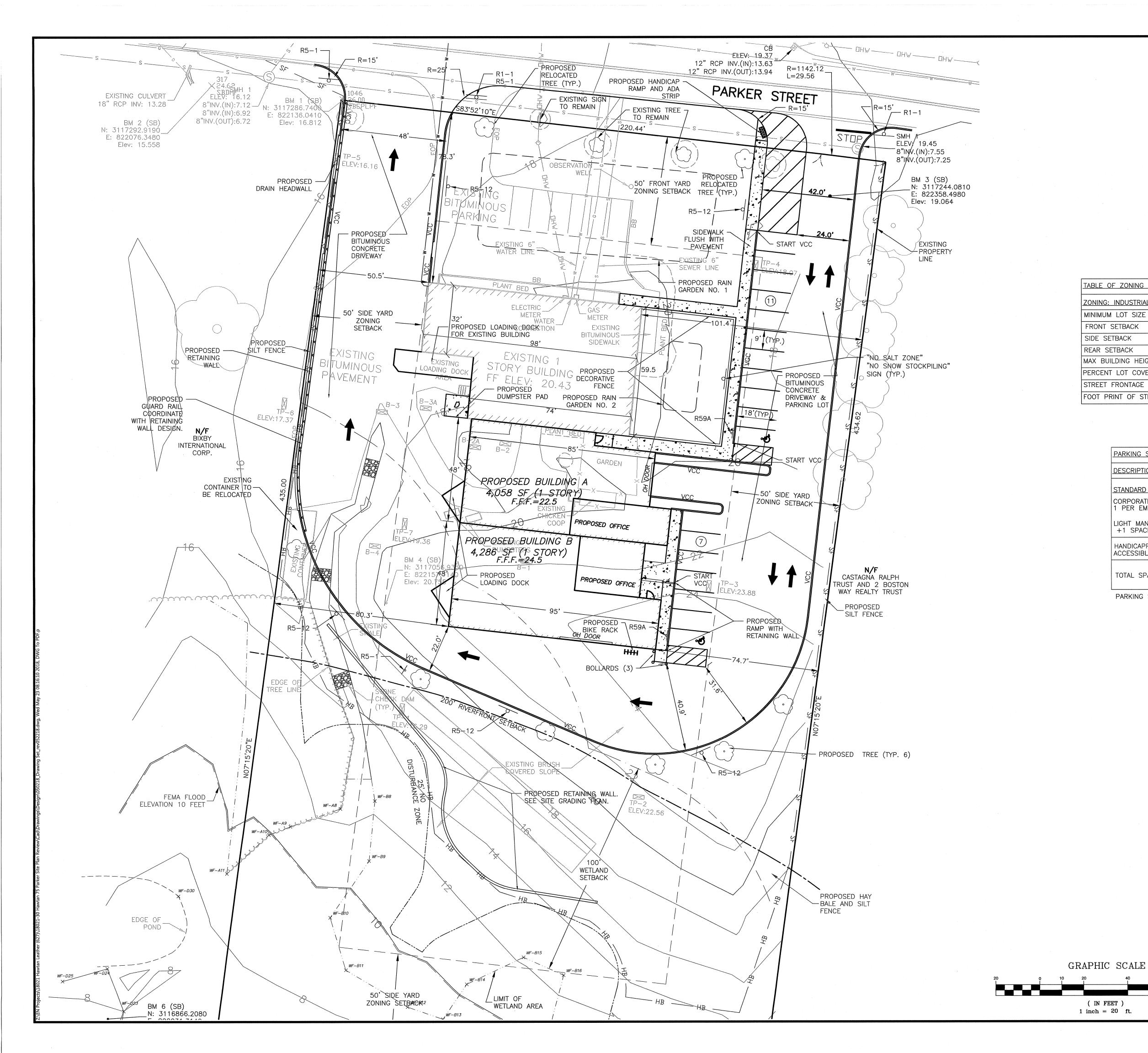
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SCALE: 1"=20'

DATE: 3/30/18

C-3

PROJECT No. 18021-30





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BUILDING ADDITION PARKER STREET PORT, MASSACHUSETTS PREPARED FOR

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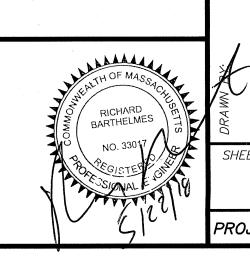
PORT CITY REALTY LLC. 75 PARKER STREET NEWBURYPORT, MASSACHUSE

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 LEATHE 1 PER EMPLOYEE + 1 SPACE	IR)		
(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'

(IN FEET)



BARTHELMES NO. 33017 SCALE: 1"=20" 1"=20" 1"=20" 1"=20" 1"=20" 1"=20" 1"=20" 1"=20"				S	
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