

**GENERAL NOTES**

- ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF NEWBURYPORT, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
- CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- REPLACE METAL OVERHEAD LOADING DOCK DOORS WITH ROLL UP PAINTED METAL AND GLASS DOORS. REMOVE TRUCK BUMPER PADS FROM EXTERIOR WALLS.

**ZONING**

GATEWAY PRODUCTIONS LLC  
INDUSTRIAL (I-1)

	REQUIRED	EXISTING (LIGHT MANUF. - 602)
MINIMUM LOT AREA	50,000 SQUARE FEET	201,247 SQUARE FEET
MINIMUM FRONTAGE	200 FEET	474 FEET
FRONT SETBACK	50 FEET	60'
SIDE SETBACK (R)	50 FEET	170'
SIDE SETBACK (L)	50 FEET	64'
REAR SETBACK	50 FEET	202'
MAXIMUM LOT COVERAGE (%)	40%	14%
MAXIMUM HEIGHT	40' FEET	22'
MINIMUM OPEN SPACE	NA	NA

\*REQUIRED ZONING PROVIDED ON TABLE IS FOR LIGHT MANUFACTURING; USE (602)

**PARKING REQUIREMENTS**

LIGHT MANUFACTURING (USE 416)  
0.75 SPACE PER EMPLOYEE MAX. SHIFT PLUS 1 PER COMPANY VEHICLE  
24 TOTAL PARKING SPACES PROVIDED.  
ALLOWS FOR 2 COMPANY VEHICLES AND 29 EMPLOYEES

**ZONING**

KENNEL & ANIMAL BOARDING (424)

	REQUIRED	EXISTING (KENNEL 424)
MINIMUM LOT AREA	20,000 SQUARE FEET	201,247 SQUARE FEET
MINIMUM FRONTAGE	90 FEET	474 FEET
FRONT SETBACK	20 FEET	60'
SIDE SETBACK (R)	20 FEET	170'
SIDE SETBACK (L)	20 FEET	64'
REAR SETBACK	20 FEET	202'
MAXIMUM LOT COVERAGE (%)	40%	14%
MAXIMUM HEIGHT	40' FEET	22'
MINIMUM OPEN SPACE	NA	NA

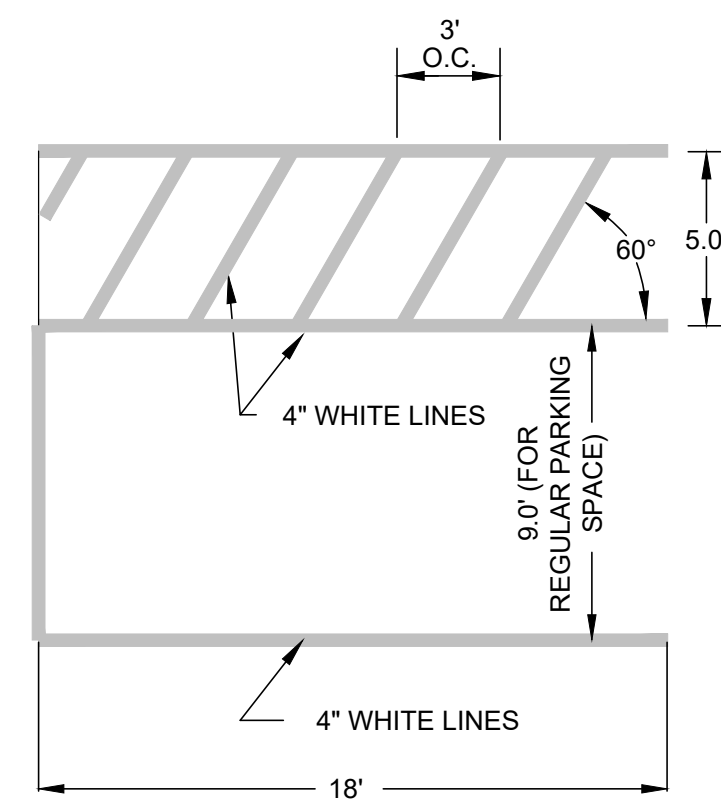
\*REQUIRED ZONING PROVIDED ON TABLE IS FOR KENNEL/ANIMAL BOARDING; USE (424)

**PARKING REQUIREMENTS**

KENNEL/ANIMAL BOARDING (USE 424)  
2 SPACE PER EMPLOYEE MAX. SHIFT PLUS 4 VISITOR SPACES  
12 TOTAL PARKING SPACES PROVIDED.  
ALLOWS FOR MAX SHIFT OF 4 EMPLOYEES

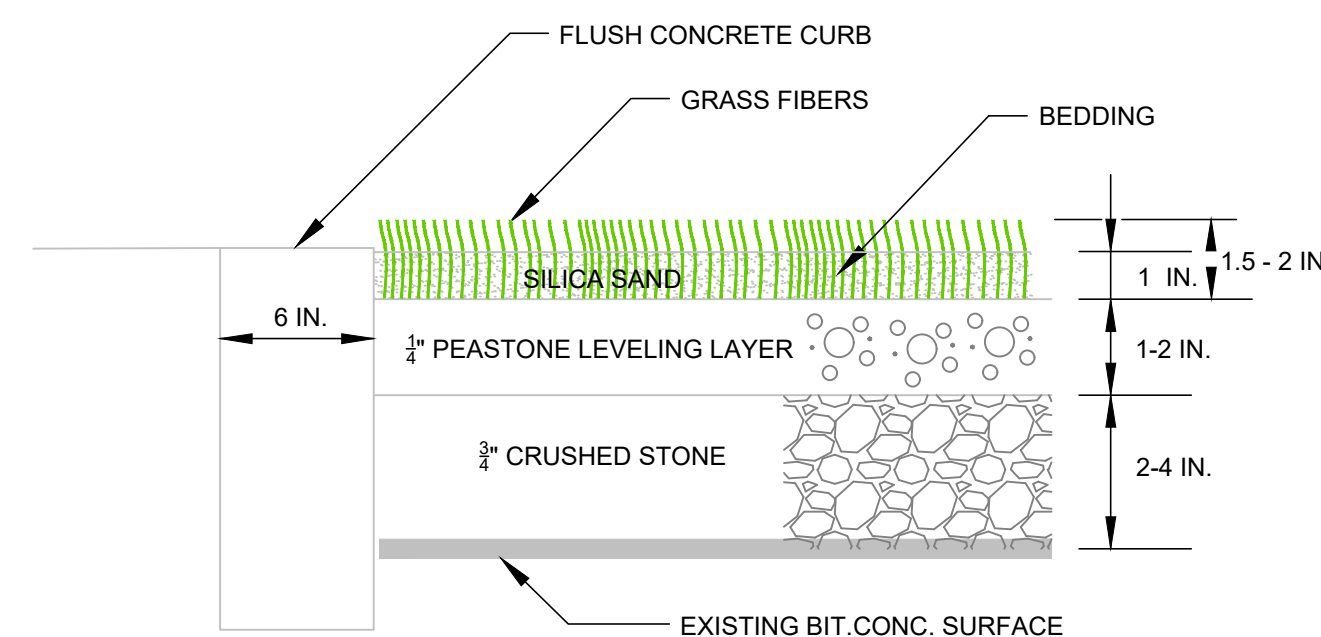


1 PLANTER  
NOT TO SCALE

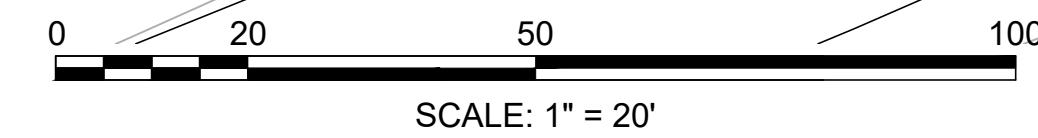
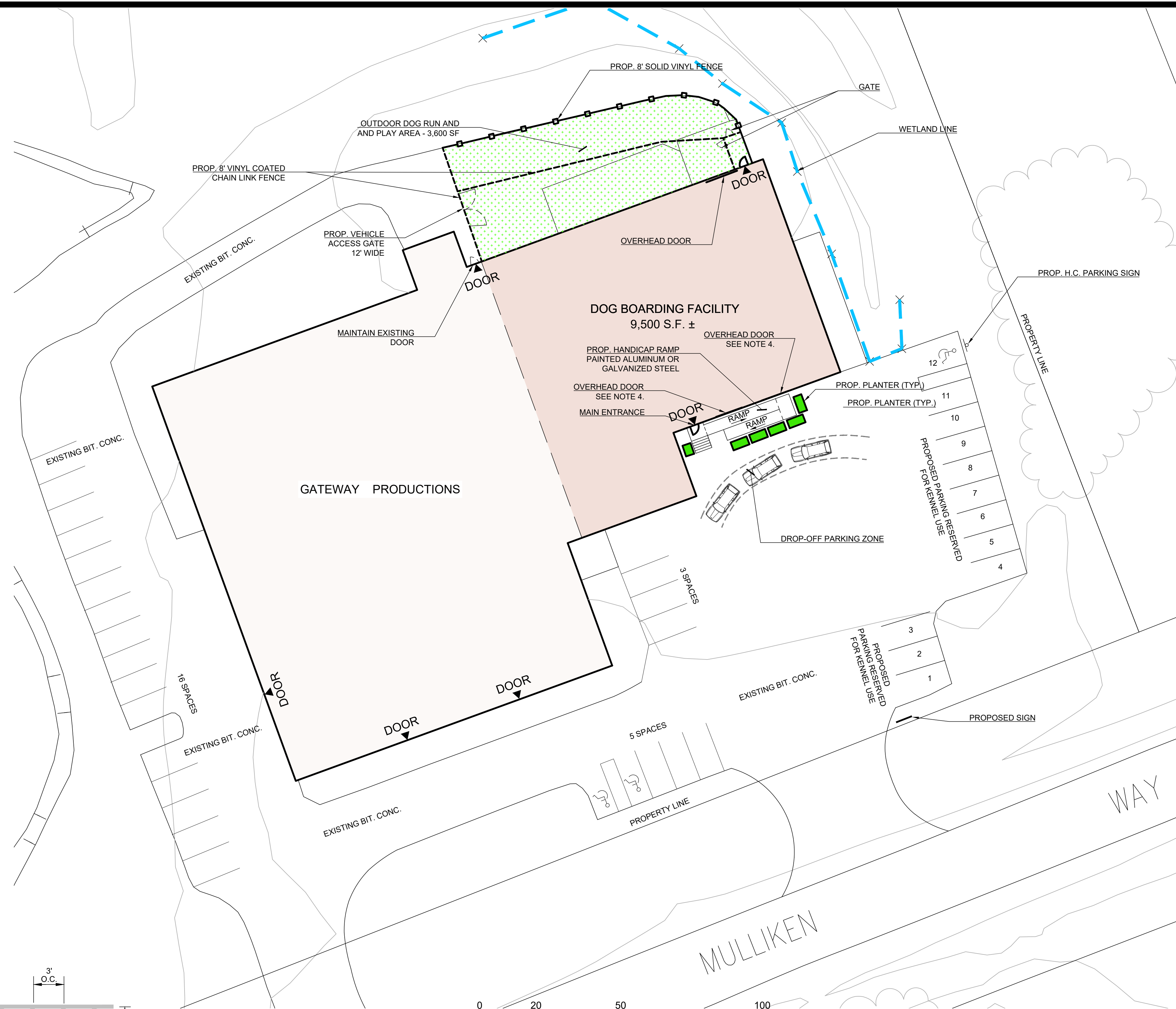


- NOTES:
- FIELD ENGINEER TO DETERMINE FINAL DIMENSIONS.
  - PAVEMENT MARKINGS SHALL BE WHITE REFLECTORIZED PAINT.

2 HANDICAP STRIPING FOR CAR OR VAN  
NOT TO SCALE



3 MULTI FIBER TURF DETAIL  
NOT TO SCALE



SCALE: 1" = 20'

**LEGEND**

**EXISTING:**

- CS COMBINED SEWER & DRAIN
- S SANITARY SEWER
- D DRAIN LINE
- W WATER LINE
- OHW ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- ST STEAM LINE
- SM SANITARY MANHOLE
- DM DRAIN MANHOLE
- UM UNKNOWN MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE

- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PLANTER
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- WASTE BASKET
- PARKING METER
- MAIL BOX
- TRAFFIC SIGNAL
- UTILITY POLE
- SPOT GRADE

**PROPOSED:**

- W.G. WATER GATE
- G.G. GAS GATE
- TP TEST PIT
- STOCKADE
- S SEWER LINE
- GAS GAS LINE
- DOM DOMESTIC WATER LINE
- FIRE FIRE SUPPRESSION LINE
- ETC ELECTRIC, TEL. & CABLE LINE
- D DRAIN LINE
- + 16.38 SPOT GRADE
- 32 CONTOUR
- TC.BC TOP OF CURB, BOTTOM OF CURB
- TW.BW TOP OF WALL, BOTTOM OF WALL
- INSP INSPECTION PORT
- CO CLEAN OUT



**DEVELOPER:**  
SCOTT DEVIVO  
61 TURKEY HILL ROAD  
NEWBURYPORT, MA.  
01950

PROJECT TEAM

**PROJECT NAME**  
10 MULLIKEN WAY  
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
1.	SPR PLAN UPDATE	12/4/19



STAMP:

**SITE PLAN**

SHEET NAME:

**C1.0**

SHT NO:

DR BY: GS

CHK BY: SS

PROJ NO: 2019-120

DATE: 11/05/2019

SCALE: 1"=20'