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

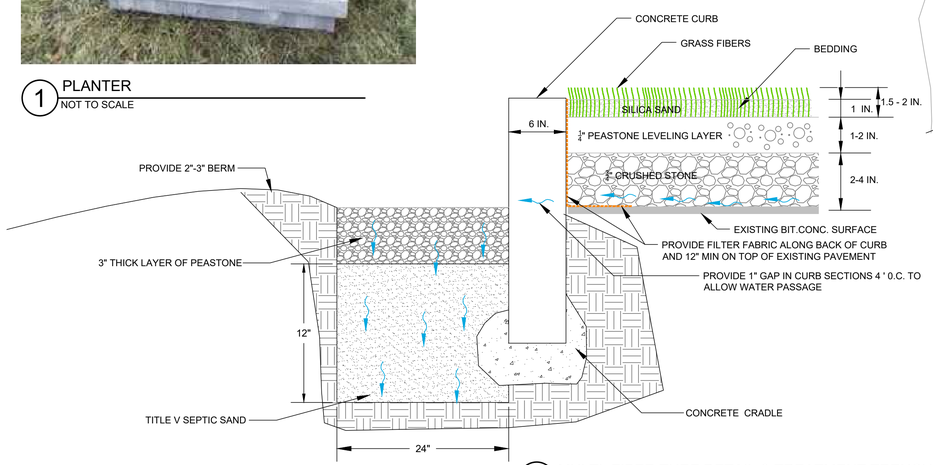
*REQUIRED ZONING PROVIDED ON TABLE IS FOR KENNEL/ANIMAL BOARDING; USE (424)

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

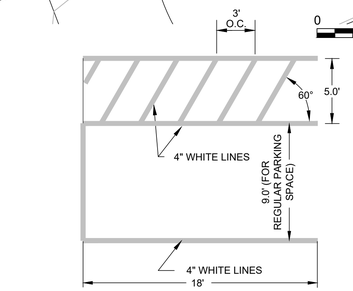
GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. REPLACE METAL OVERHEAD LOADING DOCK DOORS WITH ROLL UP PAINTED METAL AND GLASS DOORS. REMOVE TRUCK BUMPER PADS FROM EXTERIOR WALLS.

1 PLANTER
NOT TO SCALE

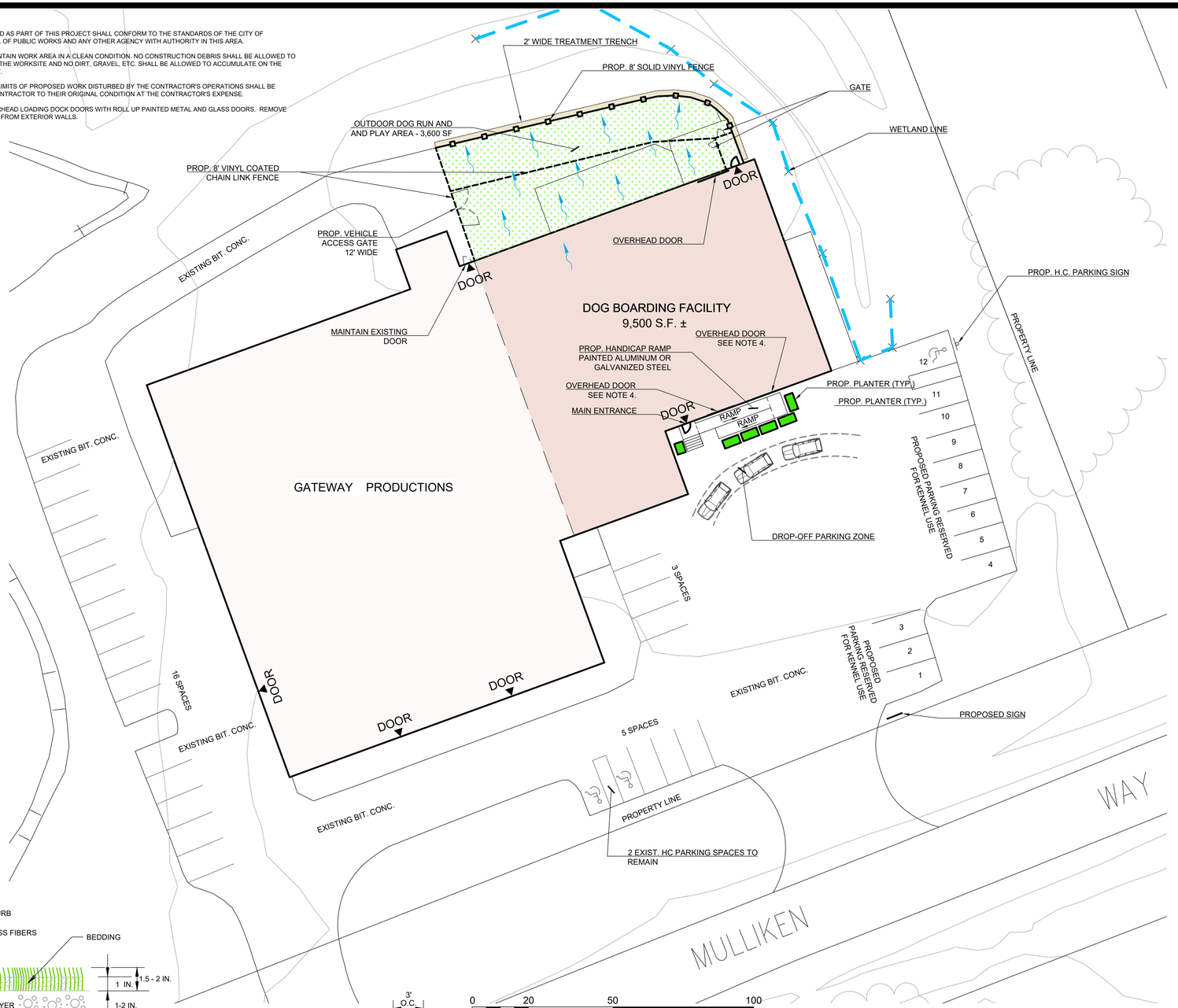


2 MULTI FIBER TURF DETAIL & TREATMENT TRENCH
NOT TO SCALE



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

3 HANDICAP STRIPING FOR CAR OR VAN
NOT TO SCALE



LEGEND

EXISTING:

CS	COMBINED SEWER & DRAIN		CATCH BASIN
S	SANITARY SEWER		DECIDUOUS TREE
D	DRAIN LINE		CONIFEROUS TREE
W	WATER LINE		PLANTER
OHW	ELECTRIC LINE		FIRE HYDRANT
G	GAS LINE	WG	WATER GATE
T	TELEPHONE LINE	GG	GAS GATE
ST	STEAM LINE		WASTE BASKET
S	SANITARY MANHOLE	PM	PARKING METER
D	DRAIN MANHOLE	MB	MAIL BOX
U	UNKNOWN MANHOLE	TS	TRAFFIC SIGNAL
E	ELECTRIC MANHOLE		UTILITY POLE
T	TELEPHONE MANHOLE	20.85	SPOT GRADE

PROPOSED:

WV W.G.	WATER GATE
G.G.	GAS GATE
	TEST PIT
T	STOCKADE
S	SEWER LINE
GAS	GAS LINE
DOM	DOMESTIC WATER LINE
FIRE	FIRE SUPRESSION 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
	INSPECTION PORT
	CLEAN OUT

NORTH

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

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

PROJECT TEAM

PROJECT NAME
10 MULLIKEN WAY
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
2.	CITY DEPT. REVIEW	12/17/19
1.	SPR PLAN UPDATE	12/4/19

STAMP:
COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 49634
REGISTERED PROFESSIONAL ENGINEER

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'