

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)

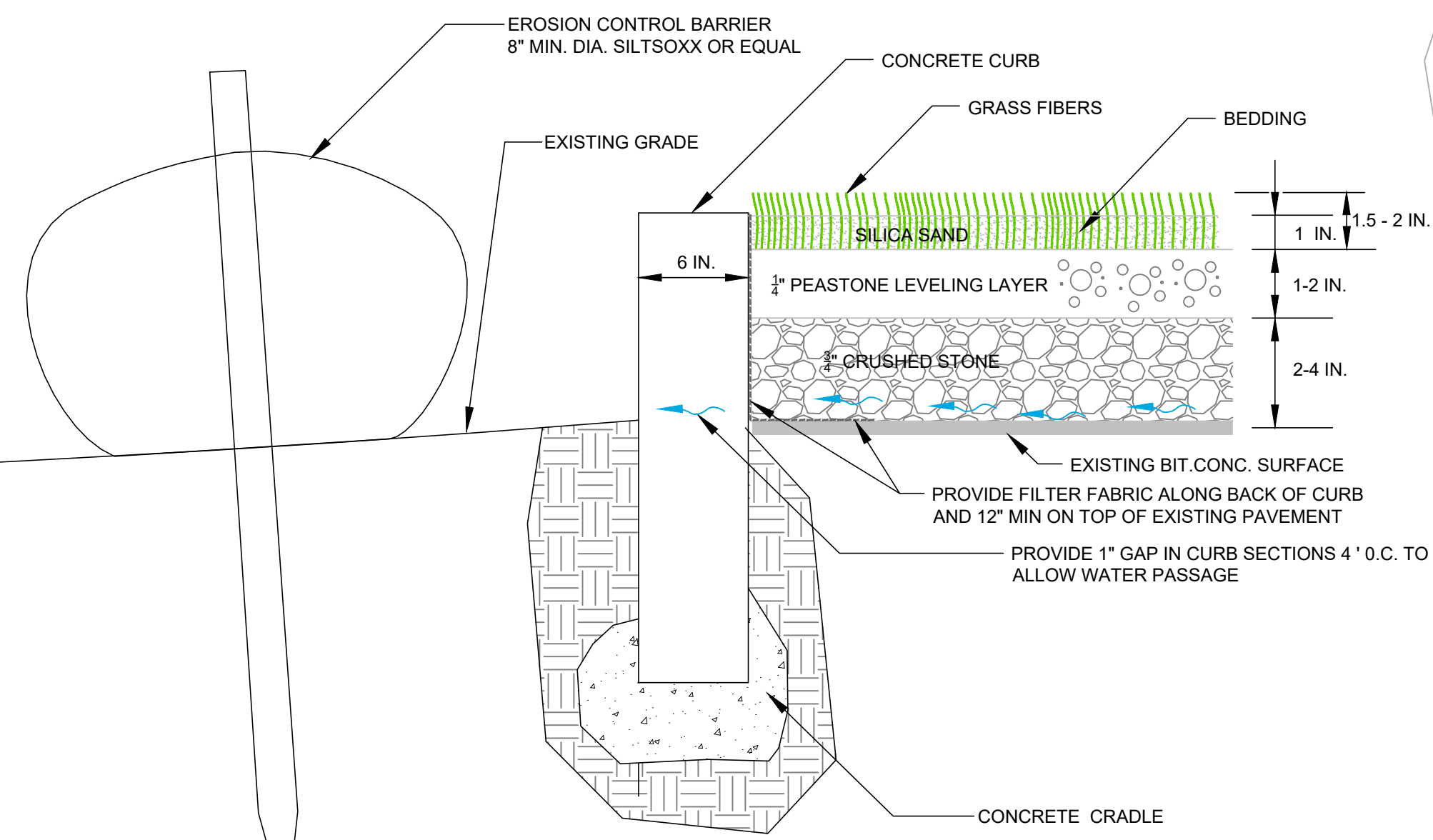
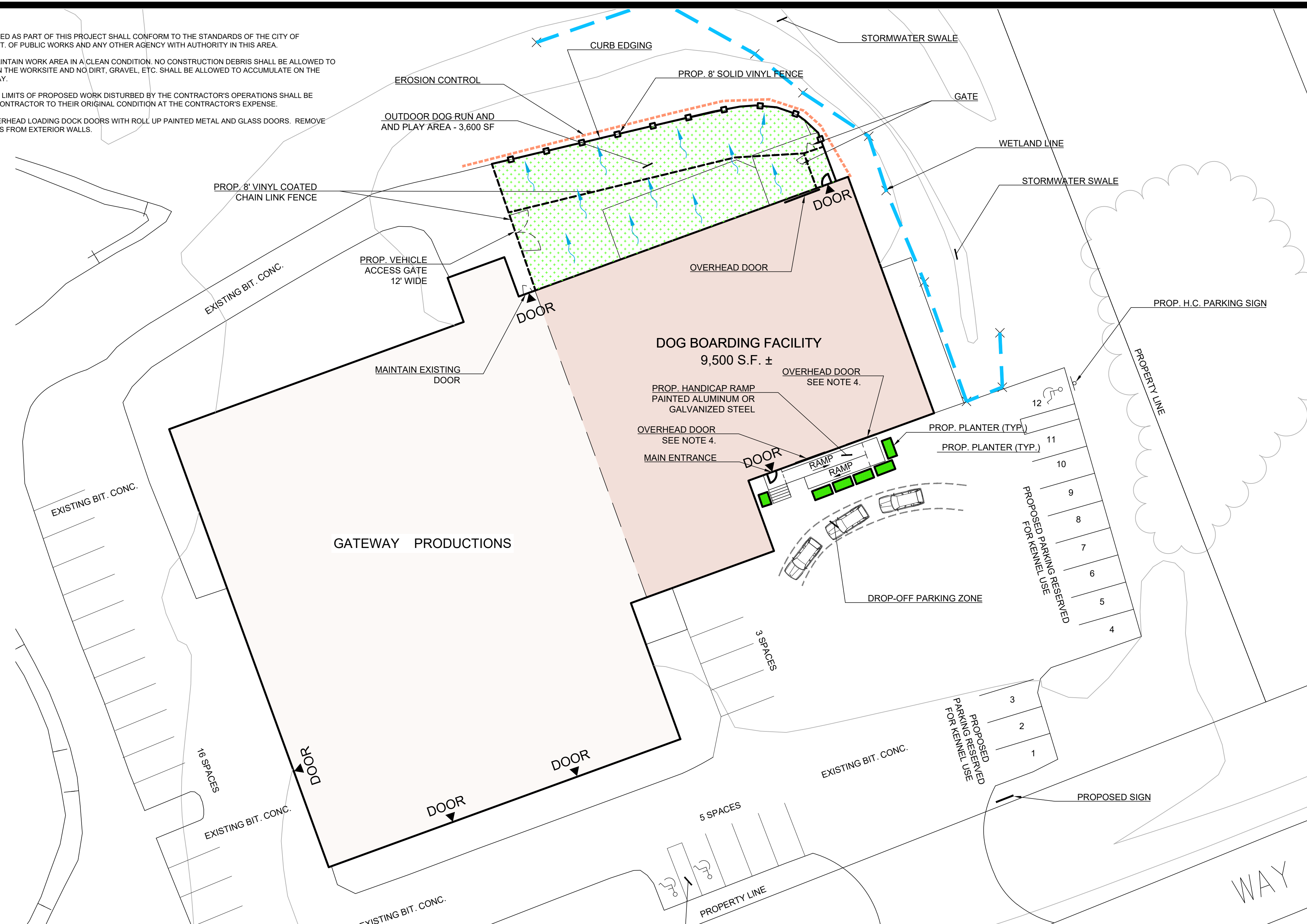
PARKING REQUIREMENTS
KENNEL/ANIMAL BOARDING (USE 424)
2 SPACE PER EMPLOYEE MAX. SHIFT PLUS 4 VISITOR SPACES
12 TOTAL PARKING SPACES PROVIDED.
ALLOWS FOR MAX SHIFT OF 4 EMPLOYEES



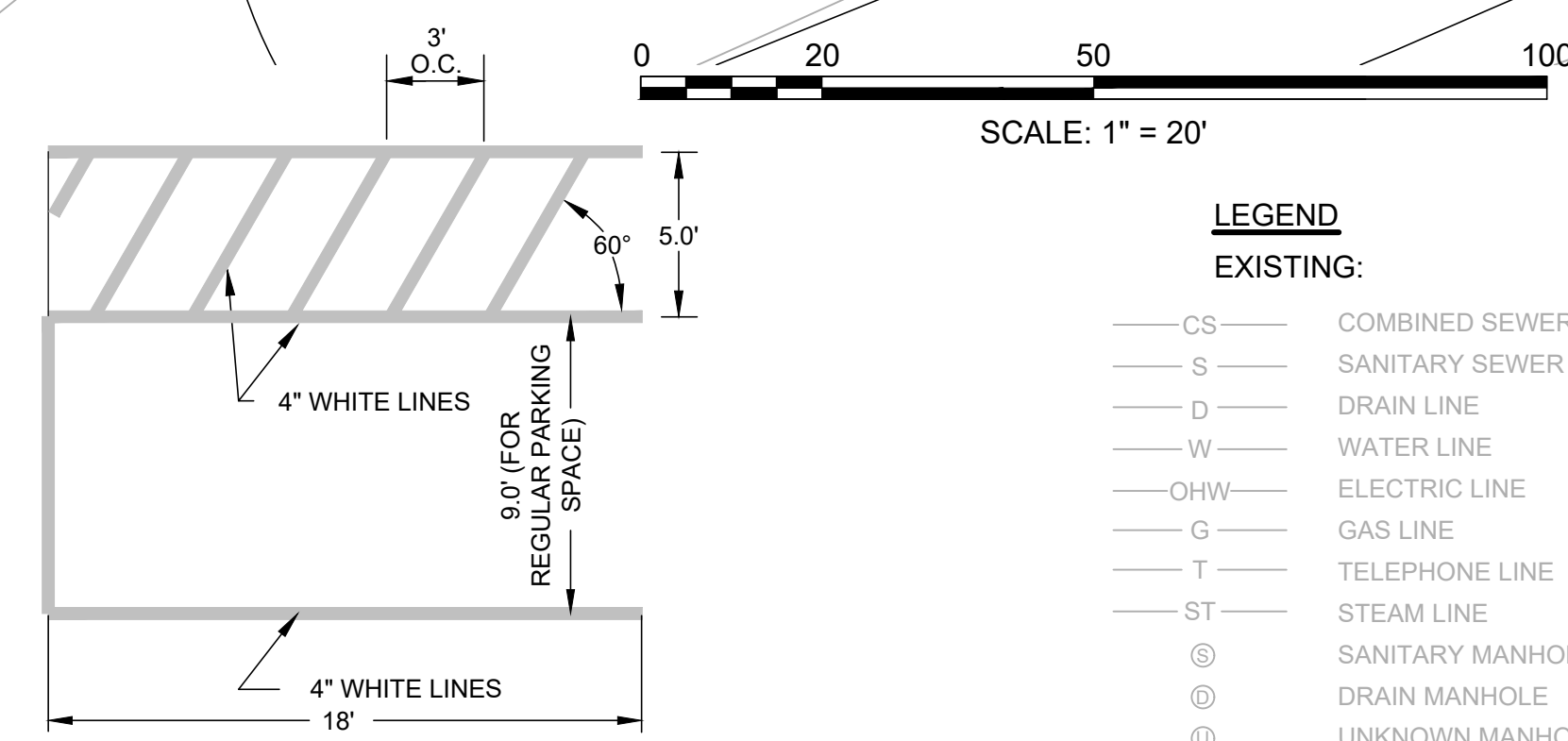
1 PLANTER
NOT TO SCALE

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.



2 MULTI FIBER TURF DETAIL
NOT TO SCALE



3 HANDICAP STRIPING FOR CAR OR VAN
NOT TO SCALE

LEGEND

EXISTING:	CS COMBINED SEWER & DRAIN	WATER GATE
S SANITARY SEWER	D DRAIN LINE	CONIFEROUS TREE
W WATER LINE	OHW ELECTRIC LINE	PLANTER
G GAS LINE	T TELEPHONE LINE	FIRE HYDRANT
ST STEAM LINE	SM SANITARY MANHOLE	WATER GATE
DM DRAIN MANHOLE	UM UNKNOWN MANHOLE	GAS GATE
EM ELECTRIC MANHOLE	TM TELEPHONE MANHOLE	WASTE BASKET
		PARKING METER
		MAIL BOX
		TRAFFIC SIGNAL
		UTILITY POLE
		SPOT GRADE

PROPOSED:

W.G. WATER GATE
G.G. GAS GATE
TEST PIT
STOCKADE
SEWER LINE
GAS LINE
DOMESTIC WATER LINE
FIRE SUPPRESSION LINE
ELECTRIC, TEL. & CABLE LINE
DRAIN LINE
SPOT GRADE
CONTOUR
TOP OF CURB, BOTTOM OF CURB
TOP OF WALL, BOTTOM OF WALL
INSPECTION PORT
CLEAN OUT

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

NORTH

DCI
Design Consultants Inc.
Dedicated - Quality - Newburyport
www.dci-ma.com

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

PROJECT TEAM

PROJECT NAME
10 MULLIKEN WAY
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
3.	REMOVE TRENCH	1/02/20
2.	CITY DEPT. REVIEW	12/17/19
1.	SPR PLAN UPDATE	12/4/19

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3.	REMOVE TRENCH	1/02/20
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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'