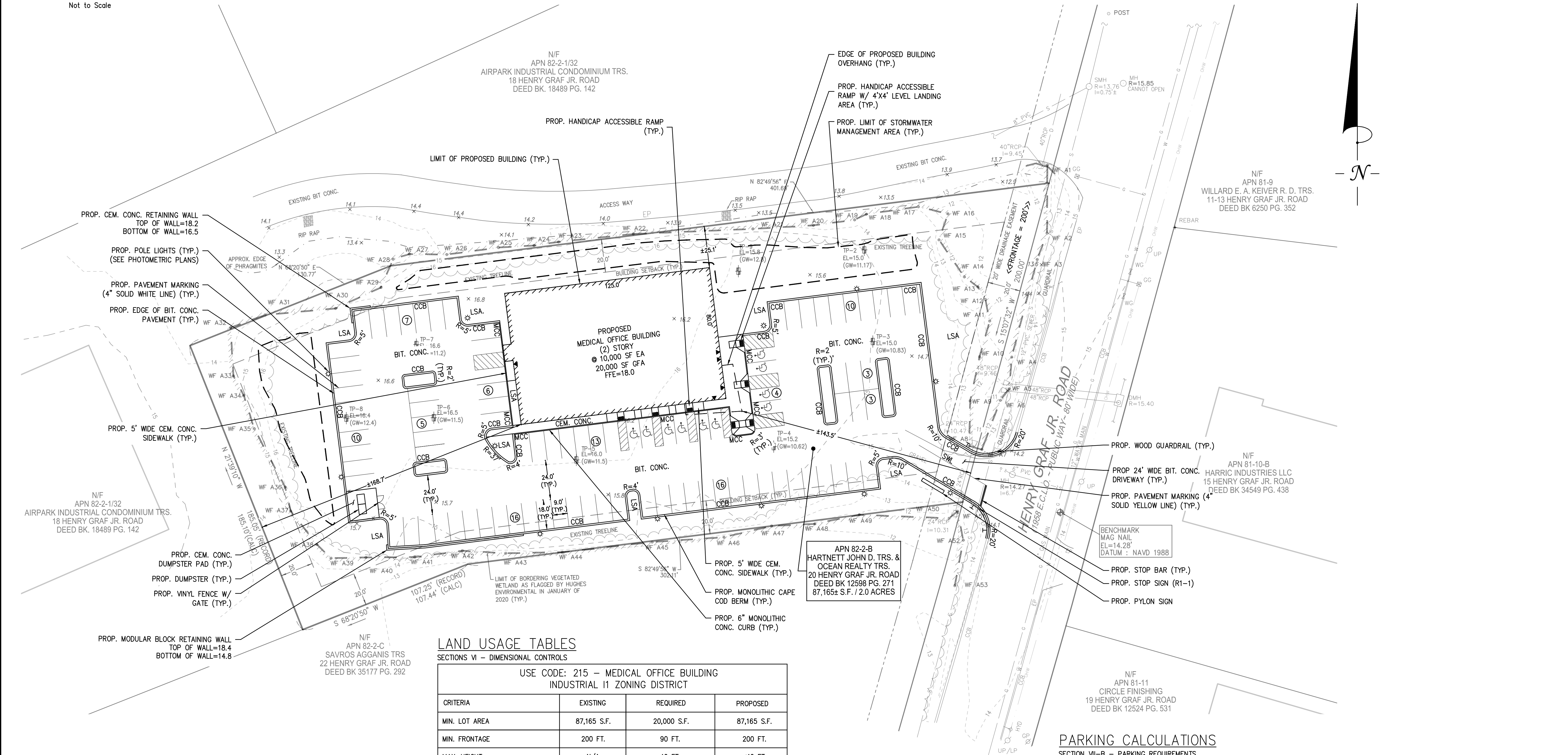


LOCUS MAP  
Not to Scale

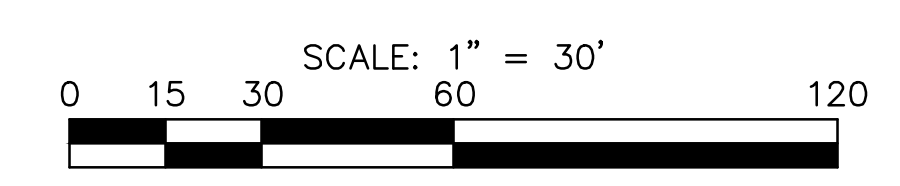


**LAND USAGE TABLES**  
SECTIONS VI - DIMENSIONAL CONTROLS

USE CODE: 215 - MEDICAL OFFICE BUILDING  
INDUSTRIAL I1 ZONING DISTRICT

CRITERIA	EXISTING	REQUIRED	PROPOSED
MIN. LOT AREA	87,165 S.F.	20,000 S.F.	87,165 S.F.
MIN. FRONTAGE	200 FT.	90 FT.	200 FT.
MAX. HEIGHT	N/A	40 FT.	<40 FT.
MAX. % LOT COVERAGE	N/A	50%	12.0%
OPEN SPACE	N/A	N/A	N/A
MIN. FRONT YARD	N/A	20 FT.	±143.5 FT.
MIN. SIDE YARD	N/A	20 FT.	±25.1 FT.
MIN. REAR YARD	N/A	20 FT.	±168.7 FT.

**NOTES:**  
 1. SECTION XV-Hd.1. - A LANDSCAPED BUFFER STRIP AT LEAST 20' IN WIDTH SHALL BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD.  
 2. SECTION XV-Hd.4. - AT LEAST 5% OF THE INTERIOR OF THE PARKING AREA SHALL BE MAINTAINED WITH LANDSCAPING, INCLUDING TREES, IN LANDSCAPE ISLANDS OR PLOTS OF AT LEAST NINE FEET IN WIDTH WITH NO MORE THAN 20 PARKING SPACES BETWEEN EACH ISLAND OR PLOT. (6.3% PROVIDED BY THIS SUBMISSION)



**PARKING CALCULATIONS**  
SECTION VII-B - PARKING REQUIREMENTS

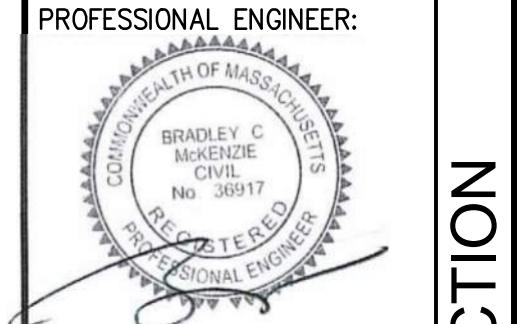
CRITERIA	REQUIRED (NEWBURYPORT ZONING ORDINANCE)	REQUIRED	PROPOSED
USE CODE 215: MEDICAL OFFICE BUILDING	1 SPACE/2 EMPLOYEES = 40 EMPLOYEES/2 EMPLOYEES PER SPACE = 20 SPACES	87 SPACES	93 SPACES
	1 SPACE/300 SF GFA = 20,000 SF. GFA/300 SF GFA PER SPACE = 67 SPACES		
	20 + 67 = 87 SPACES		

**PARKING NOTES:**  
 1. SPECIALIZED MEDICAL FACILITIES: OUTPATIENT UNITS AND FACILITIES: 10% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED TO SERVE EACH SUCH OUTPATIENT UNIT OR FACILITY SHALL BE ACCESSIBLE (521 CMR: ARCHITECTURAL ACCESS BOARD).  
 2. 93 TOTAL SPACES INCLUDES 10 AAB ACCESSIBLE 9' X 18' WITH 4 - 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 10 (10% OF 93 TOTAL SPACES)

REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS REVIEW	ESS	BCM



**SITE DEVELOPMENT PLANS  
PROPOSED MEDICAL BUILDING  
20 HENRY GRAF JR. ROAD  
NEWBURYPORT, MASSACHUSETTS**



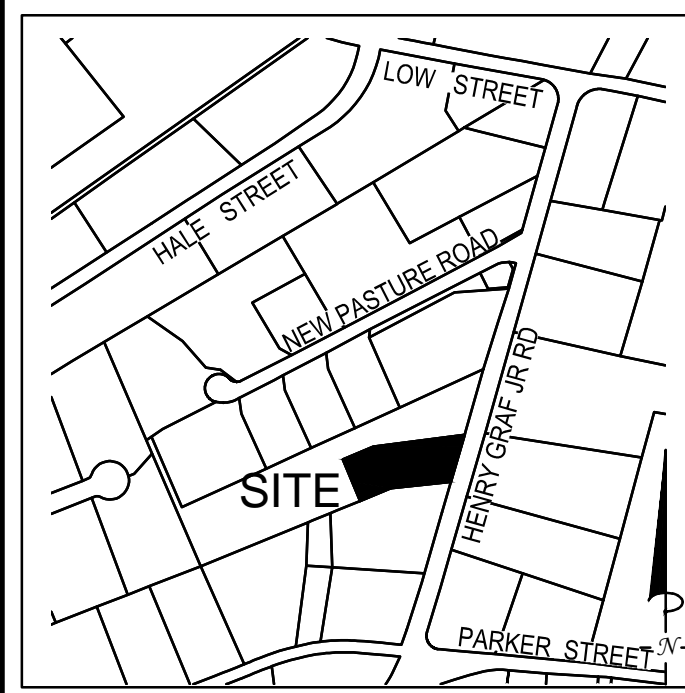
APPLICANT:  
SPORTS MEDICINE NORTH  
ORTHOPEDIC SURGERY, INC.  
C/O CONSERV GROUP, INC.  
110 STATE ROAD  
SAGAMORE BEACH, MASSACHUSETTS 02562

DESIGNED BY: ESS  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: MARCH 17, 2020  
SCALE: 1" = 30'  
PROJECT NO.: 219-180  
DWG. TITLE:

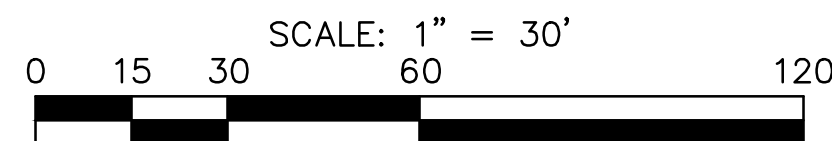
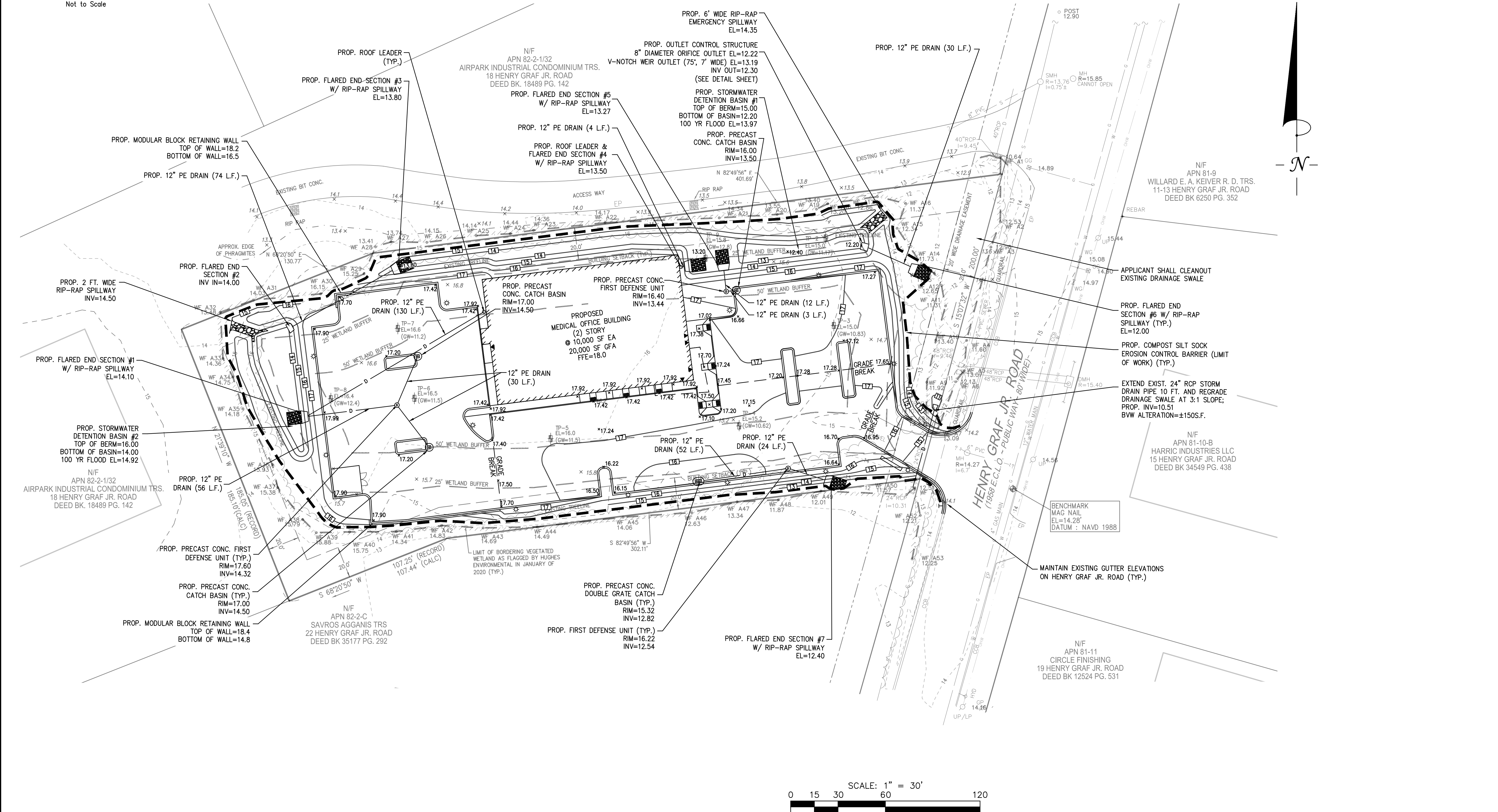
**SITE LAYOUT  
PLAN**

DWG. NO.: **C-1**

NOT FOR CONSTRUCTION



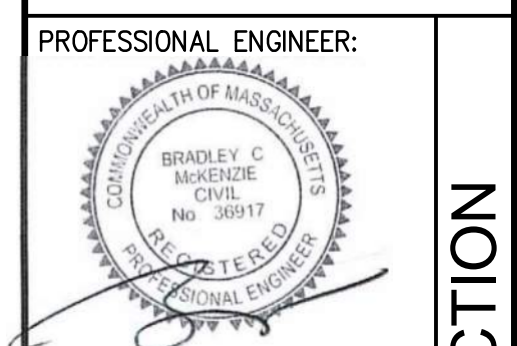
LOCUS MAP  
Not to Scale



REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS COMMENTS	ESS	BCM



**SITE DEVELOPMENT PLANS  
PROPOSED MEDICAL BUILDING  
20 HENRY GRAF JR. ROAD  
NEWBURYPORT, MASSACHUSETTS**



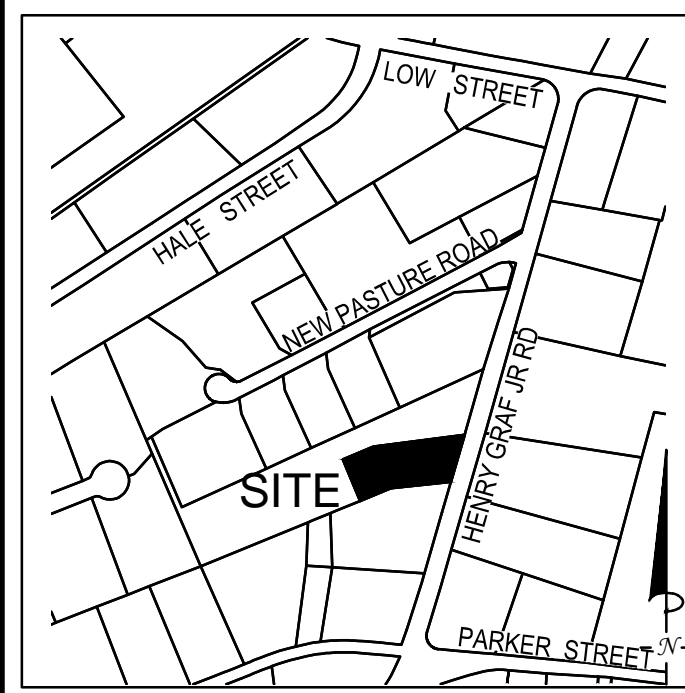
APPLICANT:  
**SPORTS MEDICINE NORTH  
ORTHOPEDIC SURGERY, INC.  
C/O CONSERV GROUP, INC.  
110 STATE ROAD  
SAGAMORE BEACH, MASSACHUSETTS 02562**

DESIGNED BY: ESS  
CHECKED BY: BCM  
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DATE: MARCH 17, 2020  
SCALE: 1" = 30'  
PROJECT NO.: 219-180

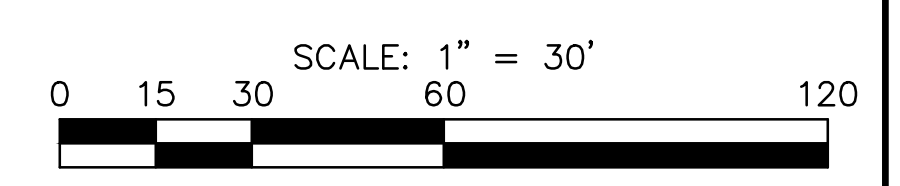
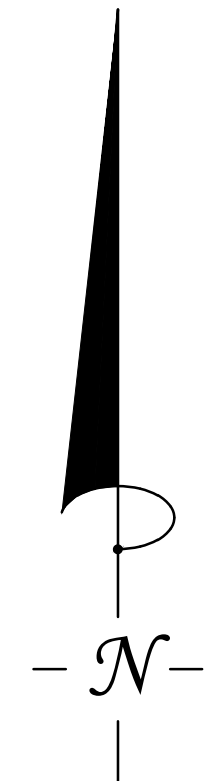
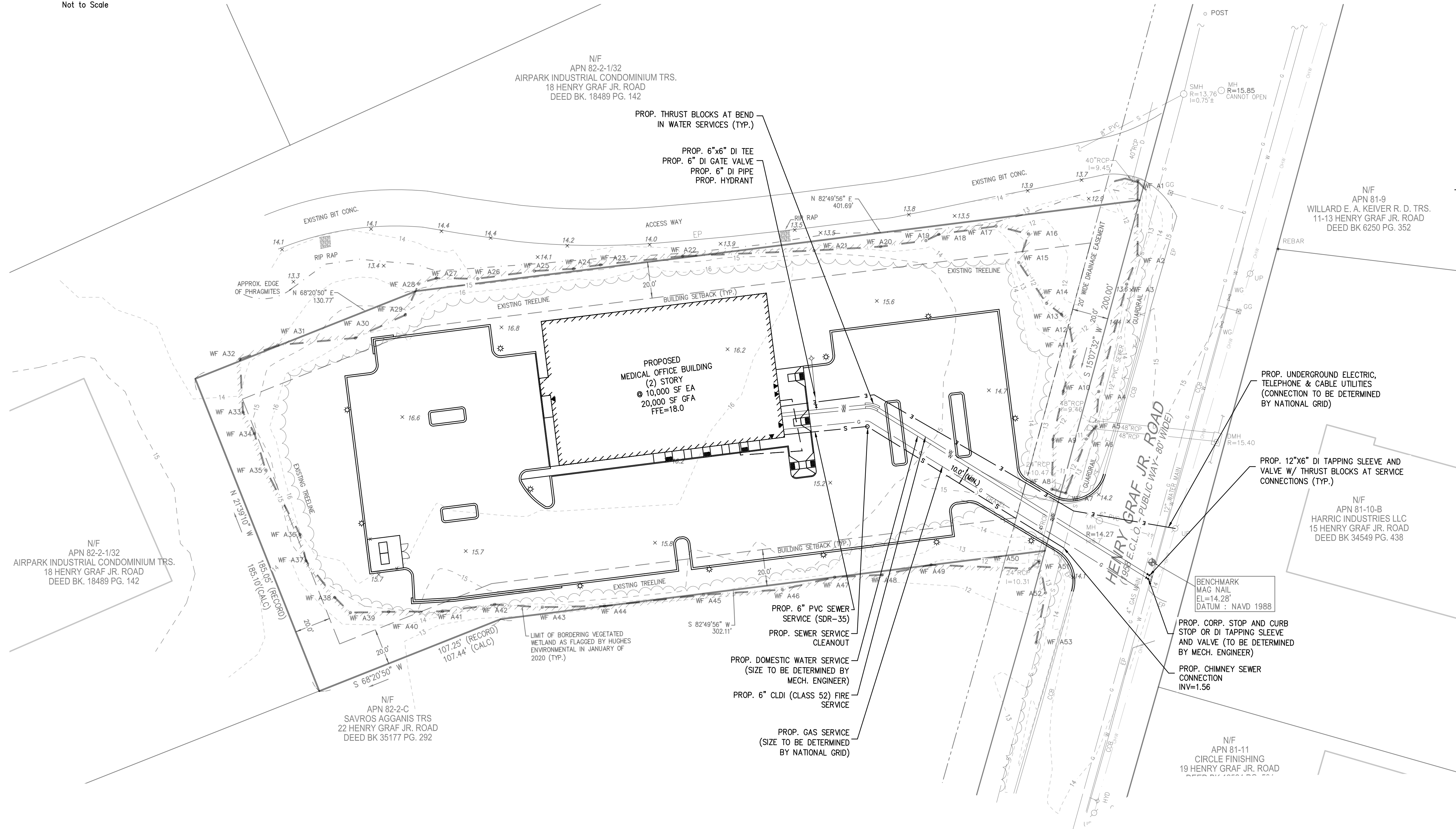
DWG. TITLE:  
**GRADING AND  
DRAINAGE  
PLAN**

DWG. NO.:  
**C-2**

NOT FOR CONSTRUCTION



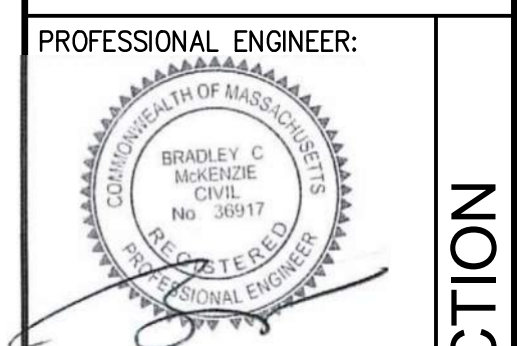
LOCUS MAP  
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REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS COMMENTS	ESS	BCM



**SITE DEVELOPMENT PLANS  
PROPOSED MEDICAL BUILDING  
20 HENRY GRAF JR. ROAD  
NEWBURYPORT, MASSACHUSETTS**



APPLICANT:  
**SPORTS MEDICINE NORTH  
ORTHOPEDIC SURGERY, INC.  
C/O CONSERV GROUP, INC.  
110 STATE ROAD  
SAGAMORE BEACH, MASSACHUSETTS 02562**

DESIGNED BY: ESS  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: MARCH 17, 2020  
SCALE: 1" = 30'  
PROJECT NO.: 219-180  
DWG. TITLE:

**UTILITY PLAN**

DWG. NO.:  
**C-3**

NOT FOR CONSTRUCTION