

Dianne Boisvert

Subject: FW: [Ext]20 Henry Graf Jr. Road, Newburyport, MA - Plan Revisions 05.15.2020
Attachments: 20 Henry Graf Jr. - Revised Plans 05.15.2020.pdf

From: McKenzie, C. Bradley [<mailto:BMckenzie@mckeng.com>]
Sent: Monday, May 18, 2020 10:16 AM
To: Katelyn E. Sullivan; Andrew Port
Cc: Julia Godtfredsen; Erik Schoumaker; Roy Catignani; Pieter Van Slyck; David Vachon; thughes@hughesenvr.com
Subject: [Ext]20 Henry Graf Jr. Road, Newburyport, MA - Plan Revisions 05.15.2020

external e-mail use caution opening

Hi Katelyn/Andy,

Attached please find revised Sheets C-1, C-2 and C-3 dated May 15, 2020 in response to a May 8, 2020 letter from Jon-Eric White of the Town of Newburyport Department of Public Services and comments from Deputy Fire Chief Steve Bradbury.

The plan revisions are summarized below:

- The sidewalk on Henry Graf Jr. Road has been removed as requested;
- The grading at the entrance has been revised as requested to decrease the slope of the driveway. This grading on the north side of the proposed driveway entrance has also been revised with a slope of 3:1 and the existing 24" culvert extended by 10 feet as requested which results in the filling of approximately 150 square feet of the drainage ditch (flagged as BVW by Hughes Environmental);
- Guardrails have been added on both sides of the proposed entrance as requested;
- Handicap accessible ramps have been added along the sidewalk along the south face of the proposed building as requested;
- A fire hydrant was added on site that connects to the proposed 6" fire service as requested.

Please do not hesitate to contact me should you have any questions or require additional information.

Regards,

Bradley C. McKenzie, P.E.
President

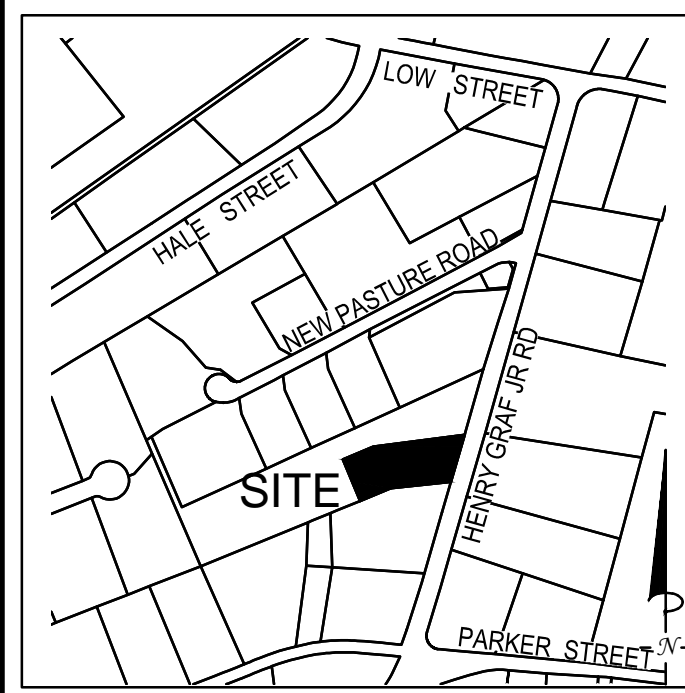


Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
C: 781.520.9713

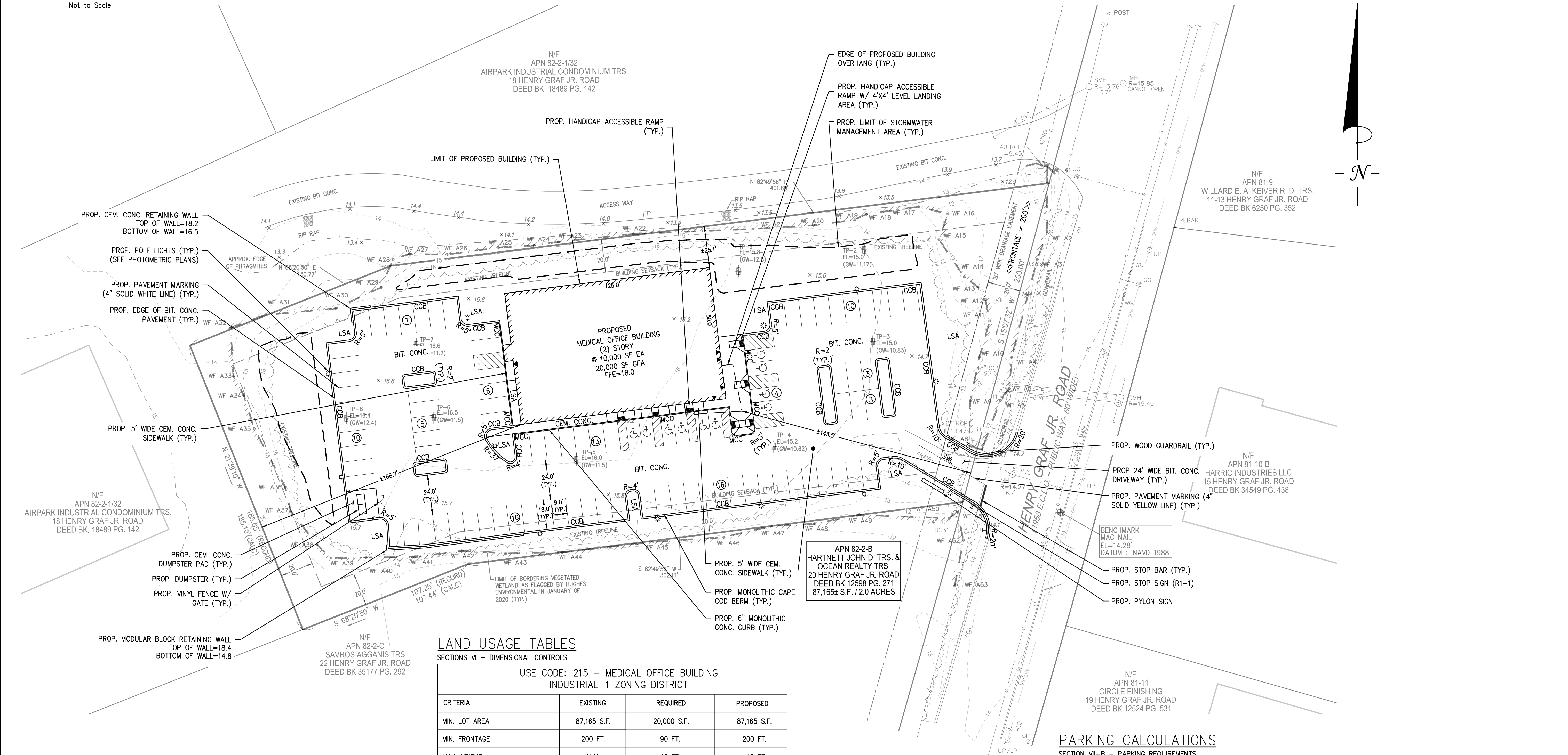


Please consider the environment before printing this email!

CONFIDENTIALITY NOTE: This message and the documents accompanying this transmission may contain information from McKenzie Engineering Group, Inc. which is confidential or privileged information. The information is intended to be for the use of the individual or entity named on this transmission. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this e-mail in error, please notify us by telephone immediately and kindly delete the messages and attachments.



LOCUS MAP
Not to Scale

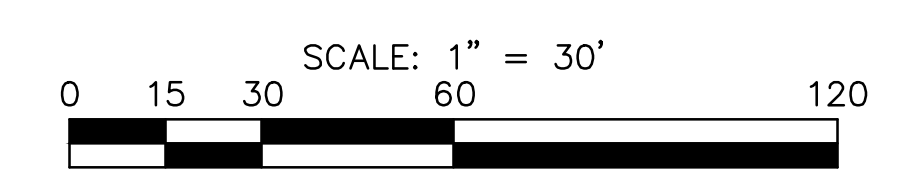


LAND USAGE TABLES
SECTIONS VI - DIMENSIONAL CONTROLS

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

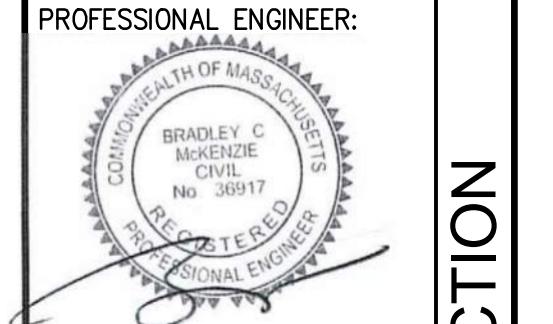
CRITERIA	REQUIRED (NEWBURYPORT ZONING ORDINANCE)	REQUIRED	PROPOSED
USE CODE 215: MEDICAL OFFICE BUILDING	1 SPACE/2 EMPLOYEES = 40 EMPLOYEES/2 EMPLOYEES PER SPACE = 20 SPACES 1 SPACE/300 SF GFA = 20,000 SF. GFA/300 SF GFA PER SPACE = 67 SPACES 20 + 67 = 87 SPACES	87 SPACES	93 SPACES

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**

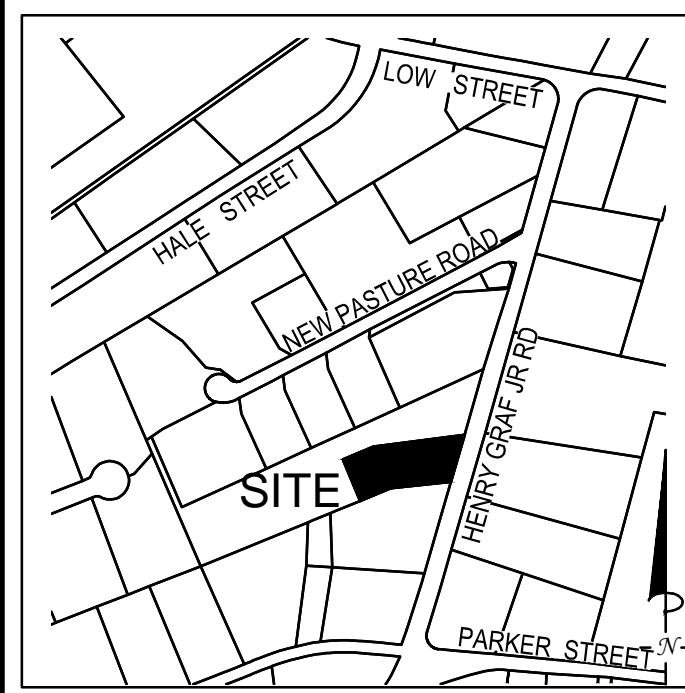


APPLICANT:
SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

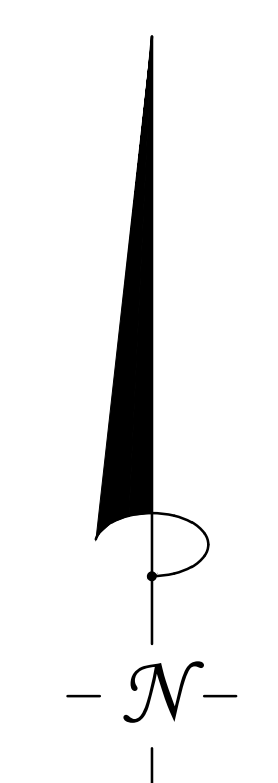
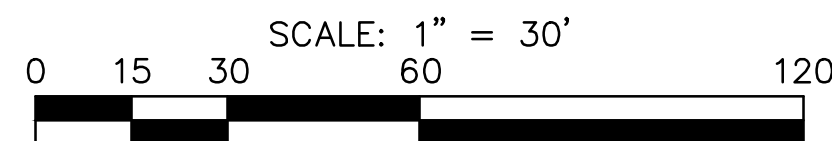
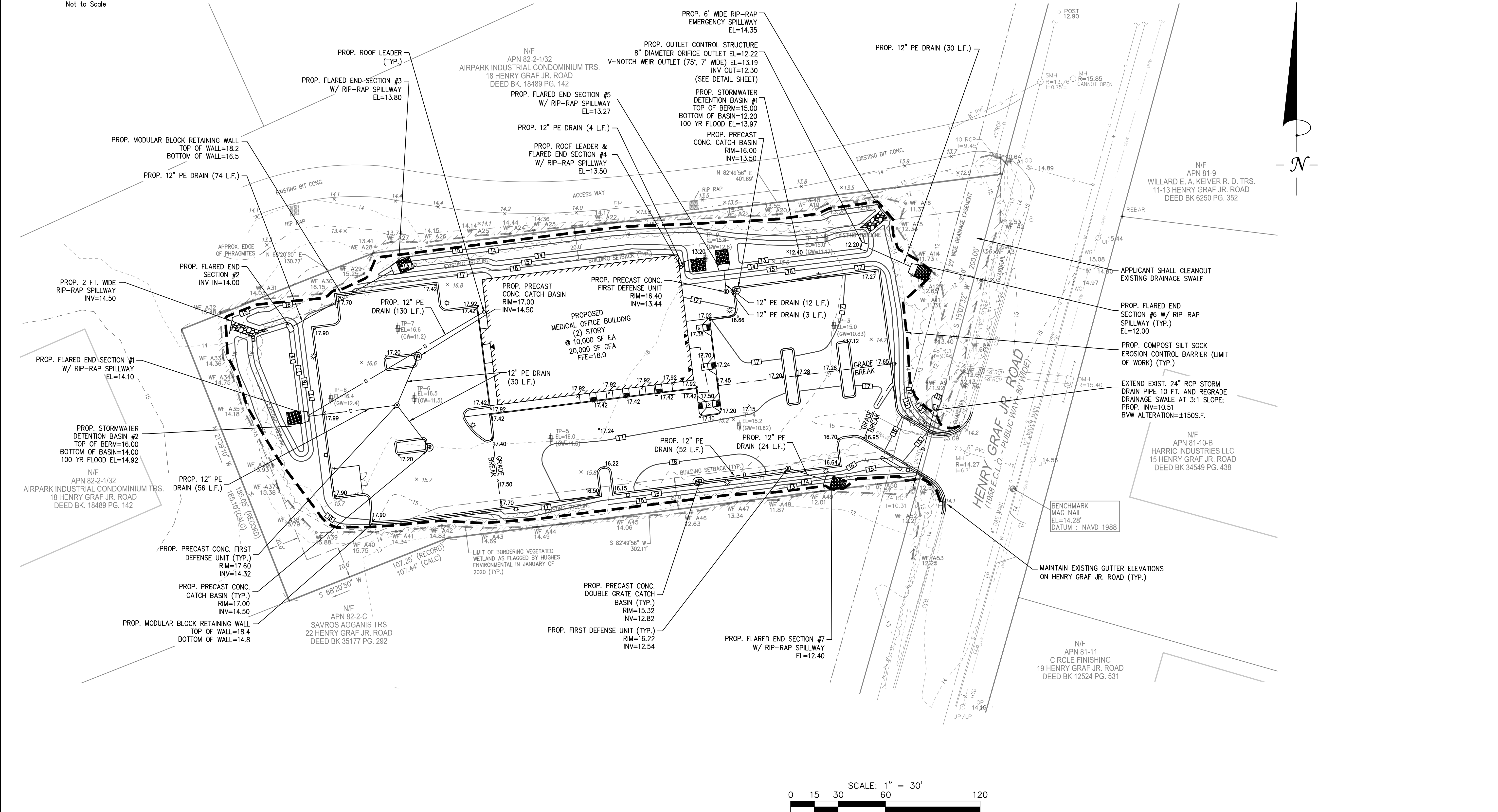
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 17, 2020
SCALE: 1" = 30'
PROJECT NO.: 219-180
DWG. TITLE:

**SITE LAYOUT
PLAN**

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



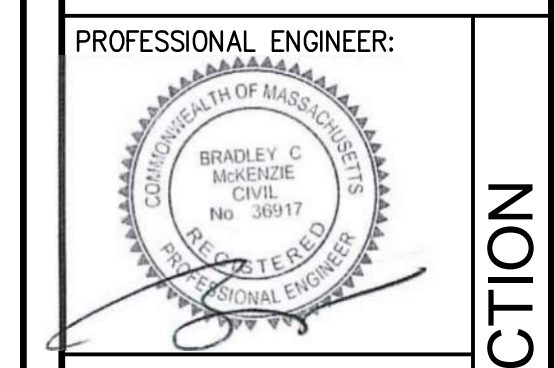
LOCUS MAP
Not to Scale



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**

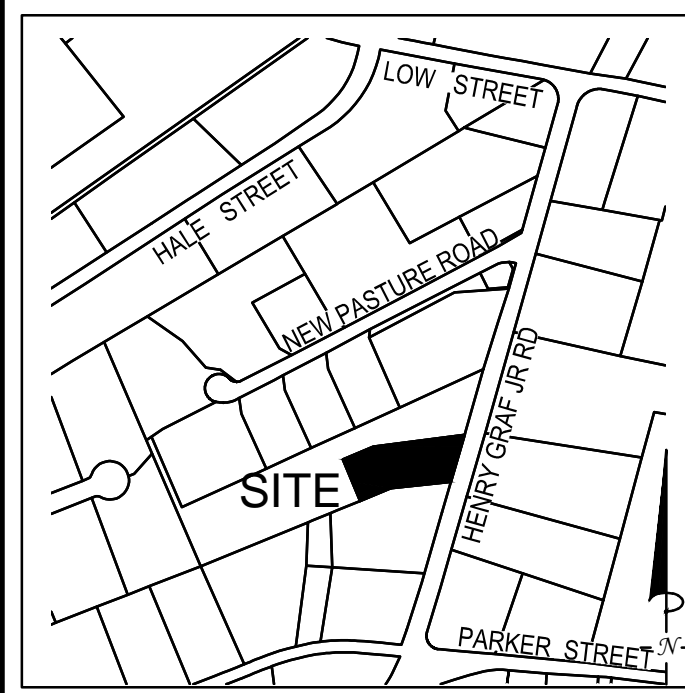


APPLICANT:
**SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562**

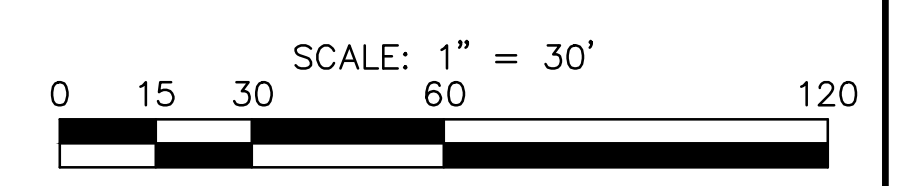
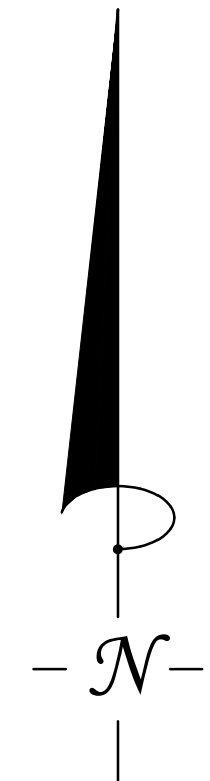
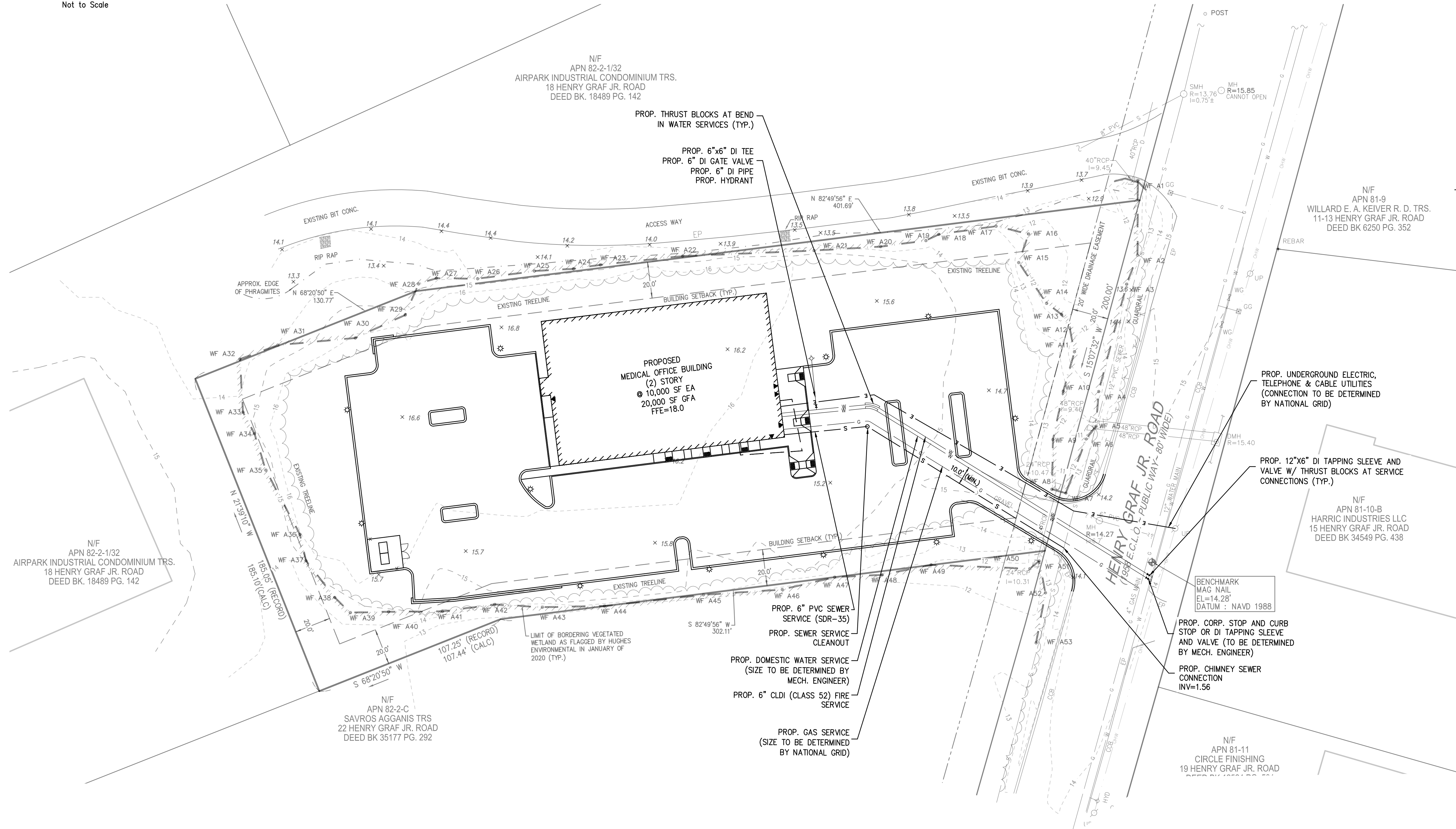
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 17, 2020
SCALE: 1" = 30'
PROJECT NO.: 219-180
DWG. TITLE:
**GRADING AND
DRAINAGE
PLAN**

DWG. NO.:
C-2

NOT FOR CONSTRUCTION



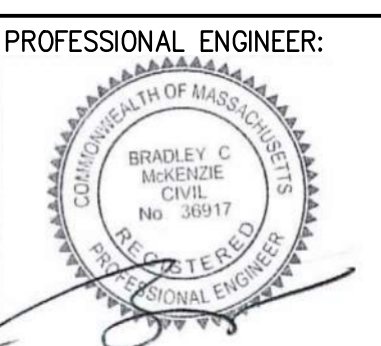
LOCUS MAP
Not to Scale



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
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