

SHEET INDEX

SHEET NO.	DESCRIPTION
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S-1	EXISTING CONDITIONS PLAN OF LAND (20 SCALE)
S-2	EXISTING CONDITIONS PLAN OF LAND (50 SCALE)
C101	EROSION CONTROL PLAN
C102	CIVIL SITE & LANDSCAPE PLAN
C501	CIVIL DETAILS
C502	CIVIL DETAILS

INDUSTRIAL/ OFFICE BUILDING

21 HALE STREET
(21 MALCOLM HOYT DRIVE)
 IN
NEWBURYPORT, MASSACHUSETTS
 PREPARED FOR
CHART HOUSE DEVELOPMENT, LLC
234 MIDDLE STREET
WEST NEWBURY, MASSACHUSETTS

DRAINAGE NOTE:
 THE WORK PROPOSED WITH THIS PROJECT AT 21 HALE STREET HAS NO IMPACT TO THE FUNCTION OF THE DRAINAGE SYSTEM LOCATED AT 23 HALE STREET. ADDITIONALLY STORMWATER RUNOFF FROM 23 HALE STREET DOES NOT IMPACT THE CONDITIONS AND DRAINAGE FLOW ON THIS PROJECT WITH A FINAL PROJECT ADDRESS OF 23 HALE STREET. THE RECEIVING AREA FOR RUNOFF IS THE LOW WETLAND AREA DOWN GRADIENT OF BOTH PARCELS. THE STORMWATER SYSTEMS FOR BOTH LOTS OPERATE INDEPENDENTLY AND ARE FULLY LOCATED WITHIN EACH PROPERTY.



OWNER
 CHART HOUSE DEVELOPMENT, LLC
 234 MIDDLE ST
 WEST NEWBURY, MA 01985

ZONING

INDUSTRIAL (I-1)

	REQUIRED*	PROPOSED** (INDUST. SERVICES-607)
MINIMUM LOT AREA	50,000 SQUARE FEET	54,520 SQUARE FEET
MINIMUM FRONTAGE	200 FEET	200 FEET
FRONT SETBACK	60 FEET	20.4 FEET
SIDE SETBACK (R)	50 FEET	61.5 FEET
SIDE SETBACK (L)	50 FEET	69.0 FEET
REAR SETBACK	60 FEET	212.2 FEET
MAXIMUM LOT COVERAGE (%)	30%	5.3%
MAXIMUM HEIGHT	35 FEET	25 FEET
MINIMUM OPEN SPACE	N/A	N/A
PARKING SPACE	15*	15 PLUS 2 HC SPACES

* 0.75 x 5 EMPLOYEES/UNIT x 3 UNITS + 1 COMPANY VEHICLE/UNIT = 15 SPACES REQUIRED

** REMAINING LAND FROM 21 MALCOLM HOYT DRIVE DRIVE APPROVAL NOT REQUIRED SUBDIVISION OF LAND

ON-LINE ZONING ORDINANCES
 CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
 PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

LOCUS TITLE INFORMATION

21 MALCOLM HOYT DRIVE

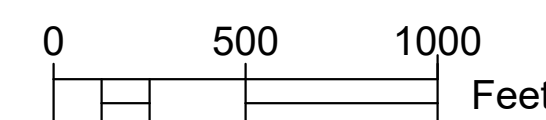
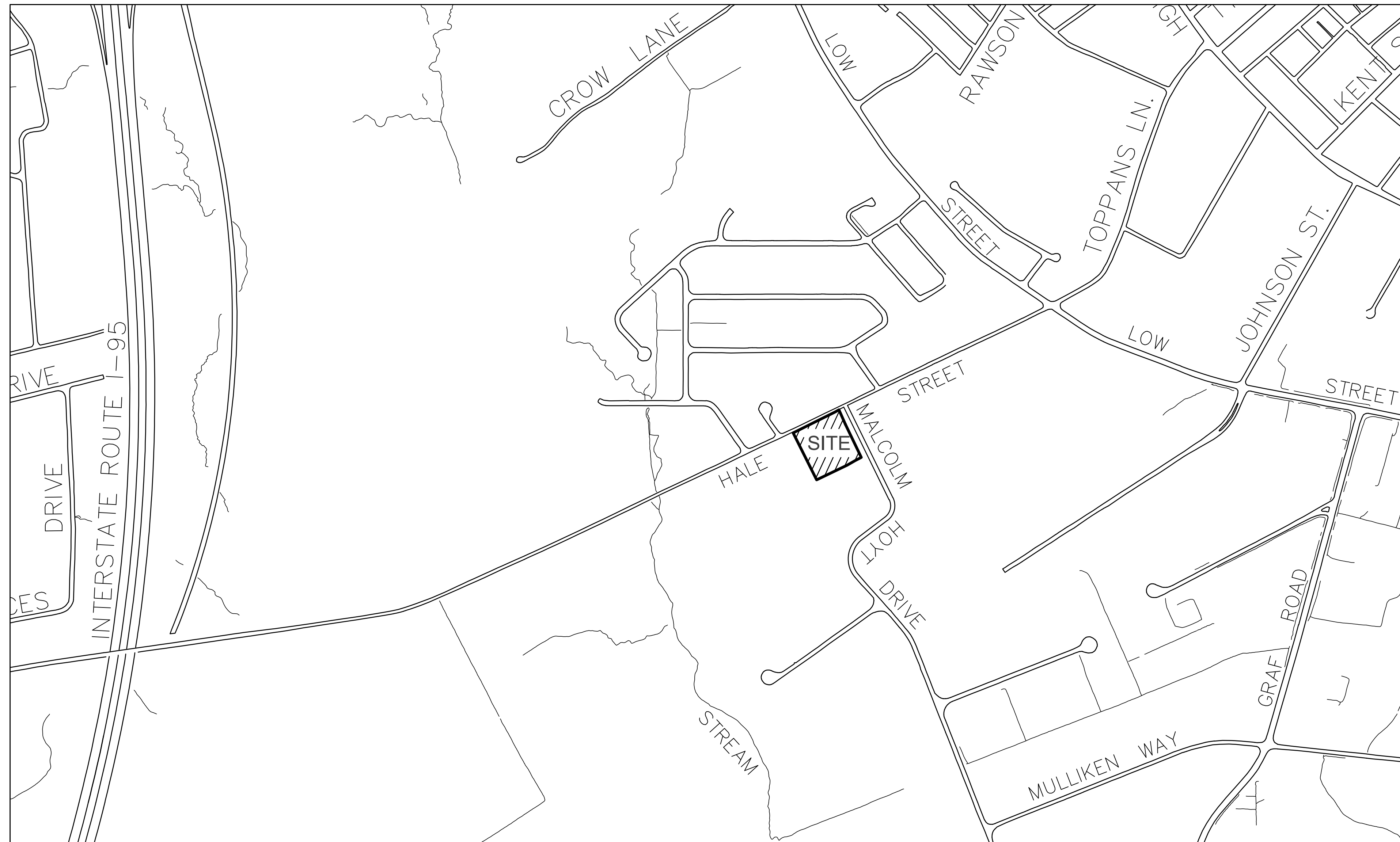
OWNER: CRAIG PESSINA TRS / PATRICK REDDY TRS

DEED REFERENCE: BOOK 34937 PAGE 0566

ASSESSORS: MAP 84 PARCEL 1E

"PLANNING BOARD APPROVAL UNDER
 SECTION XV SITE PLAN REVIEW"
 CITY OF NEWBURYPORT PLANNING BOARD

 DATE



PROJECT TEAM

21 HALE STEET
 (21 MALCOLM HOYT
 DRIVE)
 2-STORY BUILDING
 & PARKING
 NEWBURYPORT, MA
 PROJECT INFO

REV	DESCRIPTION	DATE
2.	TECH. REVIEW	2/14/23
1.	SPR SUBMISSION	1/31/23



STAMP:

TITLE SHEET

SHEET NAME:

T-1

SHT NO:

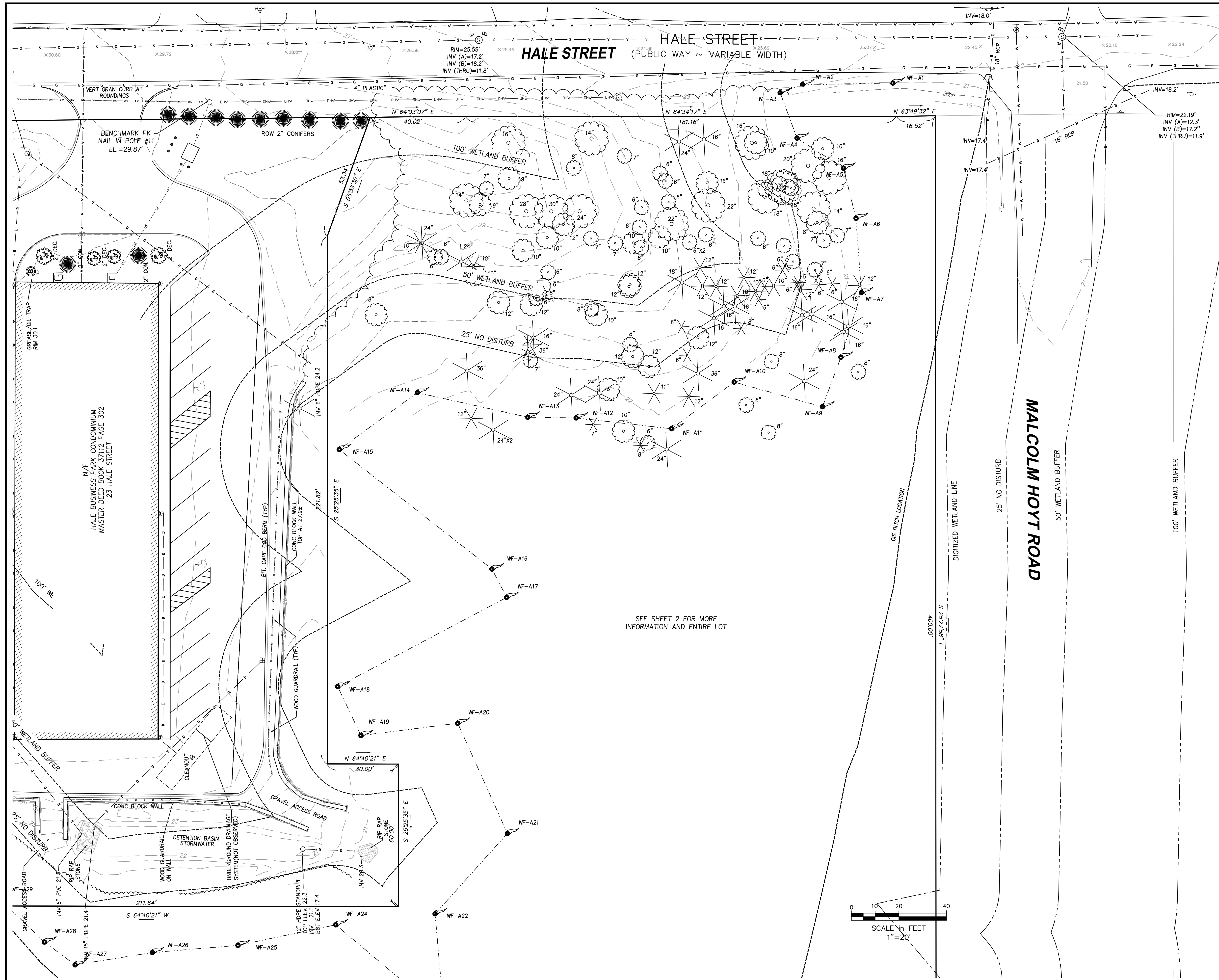
DR BY: GS

CHK BY: SS

PROJ NO: 40874

DATE: 07/28/2022

SCALE: AS NOTED

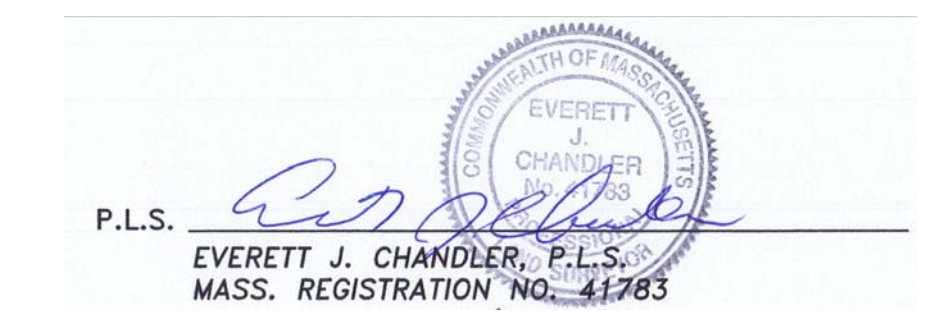


NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE LOCUS PROPERTY NORTHWEST OF THE WETLAND BOUNDARY INCLUDING THE ROADWAY DETAIL AND UTILITY LOCATIONS FOR DESIGN PURPOSES. INFORMATION SHOWN BEYOND THE PROPERTY LINE TO THE WEST AND BEYOND THE A SERIES WETLAND FLAGS IS TAKEN FROM CITY NEWBURYPORT GIS. UTILITIES ARE DEPICTED BASED ON DIGSAFE MARKINGS LOCATED NOVEMBER 16, 2015. TREES ON LOT AND MORE SPECIFIC SPOT GRADES ARE AS OBTAINED IN 2022 BY THIS FIRM.

WETLANDS HAVE BEEN DELINEATED BY HUGHES ENVIRONMENTAL AND WERE LOCATED ON MAY 12 AND 13, 2015. WETLANDS DIGITIZED AS NOTED FROM "PLAN OF EXISTING CONDITIONS IN NEWBURYPORT, MASSACHUSETTS" AS PREPARED FOR TWENTY-THREE HALE STREET NOMINEE TRUST BY PEMBROKE LAND SURVEY COMPANY DATED NOVEMBER 16, 2001.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AS ESTABLISHED BY RTK GPS.



LOCUS TITLE INFORMATION

23 HALE STREET 23 HALE STREET REAR
 OWNER: HALE BUSINESS PARK REALTY TRUST
 DEED REFERENCE: BOOK 34937 PAGE 566
 ASSESSORS: MAP 84 PARCEL 1D & 1E
PORTION OF 25 HALE STREET
 OWNER: HALE BUSINESS PARK REALTY TRUST
 DEED REFERENCE: BOOK 34937 PAGE 571
 ASSESSORS: MAP 84 PARCEL 1B

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Winter GEC, LLC
 44 MERRIMAC STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE:
 HORIZ: 1" = 20'
 VERT: _____

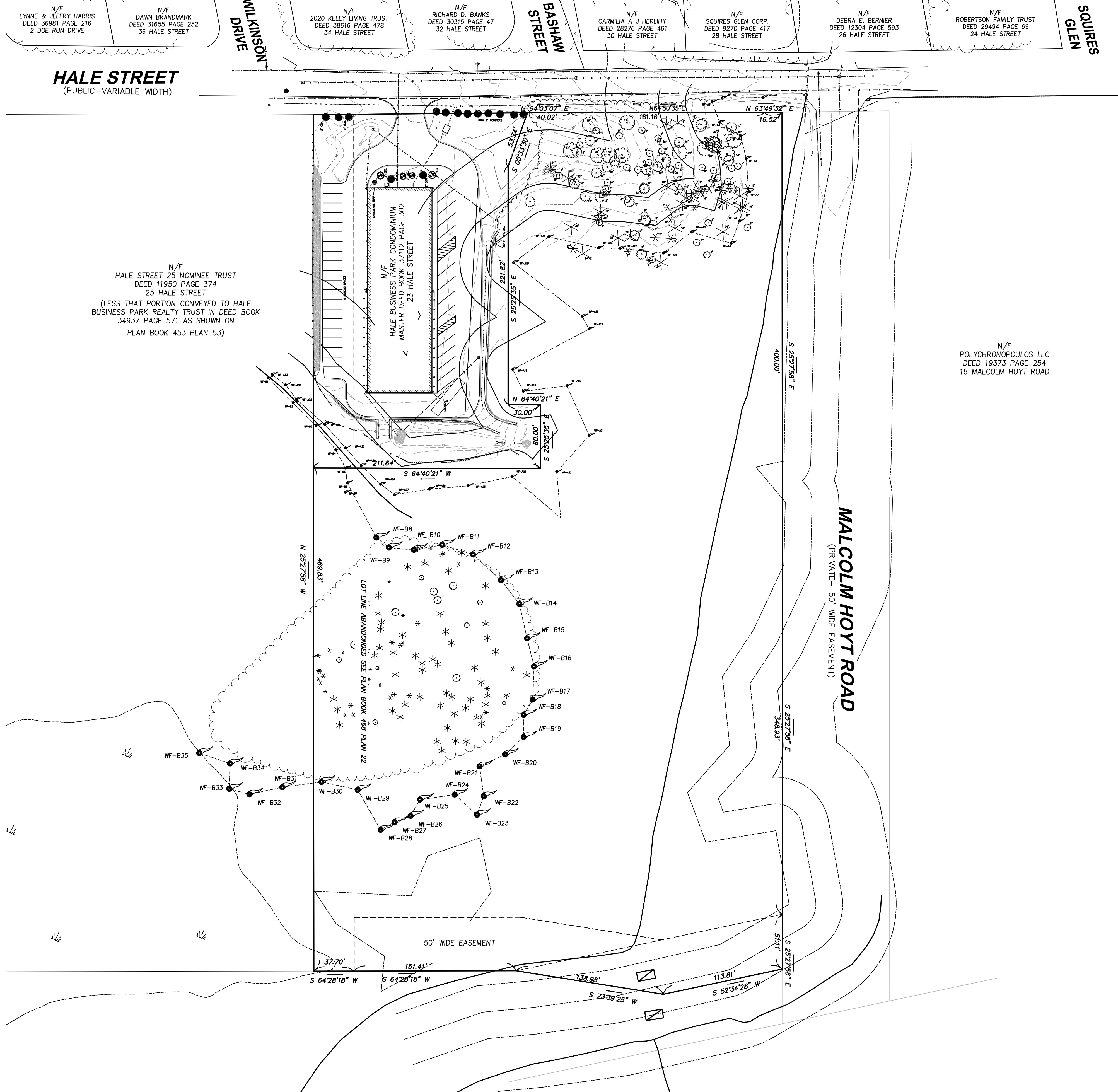
NO.	DATE	BY	REVISIONS

FIELD: EC/SS/CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

EXISTING CONDITIONS
 PLAN OF LAND
 21 MALCOLM HOYT ROAD

PLAN OF LAND IN
 NEWBURYPORT, MA
 SURVEYED FOR
 HALE BUSINESS PARK REALTY TRUST

PROJECT NO.
 21MALCOLMHOYT
 DATE: MAY 31, 2022
 S-1



N/F
LYNNE & JEFFRY HARRIS
DEED 36881 PAGE 216
2 DOE RUN DRIVE

N/F
DAWN BRANDMARK
DEED 31655 PAGE 252
36 HALE STREET

WILKINSON
DRIVE

N/F
2020 KELLY LIVING TRUST
DEED 38616 PAGE 478
34 HALE STREET

N/F
RICHARD D. BANKS
DEED 30315 PAGE 47
32 HALE STREET

BASHAW
STREET

N/F
CARMILIA A J HERLIHY
DEED 28276 PAGE 461
30 HALE STREET

N/F
SQUIRES GLEN CORP.
DEED 9270 PAGE 417
28 HALE STREET

N/F
DEBRA E. BERNIER
DEED 12304 PAGE 593
28 HALE STREET

N/F
ROBERTSON FAMILY TRUST
DEED 29494 PAGE 69
24 HALE STREET

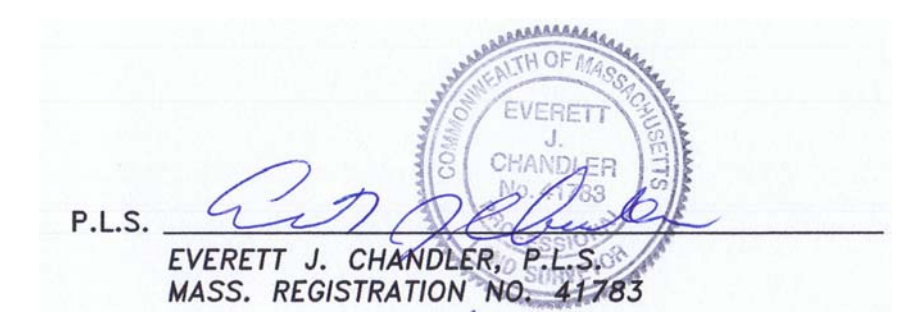
SQUIRES
GLEN

N/F
HALE STREET 25 NOMINEE TRUST
DEED 11950 PAGE 374
25 HALE STREET
(LESS THAT PORTION CONVEYED TO HALE
BUSINESS PARK REALTY TRUST IN DEED BOOK
34937 PAGE 571 AS SHOWN ON
PLAN BOOK 453 PLAN 53)

N/F
HALE BUSINESS PARK CONDOMINIUM
MASTER DEED BOOK 34937 PAGE 571
25 HALE STREET

N/F
POLYCHRONOPOULOS LLC
DEED 19373 PAGE 254
18 MALCOLM HOYT ROAD

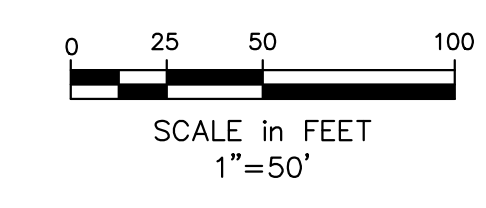
NOTES
SHEET 2 OF 2 IS FOR GENERAL DRAINAGE REFERENCE ONLY.
INFORMATION NOT SHOWN ON SHEET 1 OF 2 HAS BEEN TAKEN FROM
THE CITY OF NEWBURYPORT GIS OR AS NOTED ON SHEET 1.
SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES.



LOCUS TITLE INFORMATION

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EXISTING CONDITIONS
PLAN OF LAND
21 MALCOLM HOYT ROAD

PLAN OF LAND IN
NEWBURYPORT, MA
SURVEYED FOR
HALE BUSINESS PARK REALTY TRUST

PROJECT NO.
21MALCOLMHOYT
DATE: MAY 31, 2022
S-2

EROSION CONTROL NOTES

THE PROJECT CONSISTS OF DEVELOPING A NEW 2,880 S.F., TWO-STORY INDUSTRIAL/OFFICE BUILDING FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AND INSPECTIONS DURING THE CONSTRUCTION PERIOD.
 THE EXISTING SITE IS PRESENTLY UNDEVELOPED. THE UNDERLYING SOILS CONSIST OF SANDY LOAM, SILT LOAM, SILTY CLAY & BEDROCK.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 18,000 S.F.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS, CLEAR AND GRUB SITE.
2. STRIP AND STOCKPILE TOPSOILS, LEDGE REMOVAL.
3. CONSTRUCT BUILDING AND UTILITIES.
4. CONSTRUCT PAVEMENT DRAINAGE SYSTEMS AND FINAL STABILIZATION OF SITE.
5. CONSTRUCT LANDSCAPING.
6. REMOVE EROSION CONTROLS.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED ONCE ONE OF THE FOLLOWING HAS OCCURRED:
 A. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED
 B. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED
 C. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14th) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSES TO THE SITE AND MAINTAINED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE EROSION CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION

A. GENERAL- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING INSPECTIONS

ALL CONTROL MEASURES WILL BE INSPECTED DAILY.
 A MAINTENANCE INSPECTION REPORT WILL BE MADE WEEKLY.
 THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILING OUT THE INSPECTION AND MAINTENANCE REPORT.

STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING
 ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
 ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
 TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND

DISTURBED CONTRIBUTING AREA SHOULD NOT EXCEED 0.25 ACRES PER 100 LINEAR FEET OF FILTER BARRIER.

A. SHEET FLOW APPLICATIONS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR (4) INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO FOUR (4) INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. IDEALLY, BALES SHOULD BE PLACED TEN (10) FEET AWAY FROM THE TOE OF SLOPE.
4. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
5. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW/HAY TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES.

3. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

4. MAINTENANCE

- A. STRAW/HAY BALE BARRIER AND SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
- B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
- D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDING.

C. MULCHING

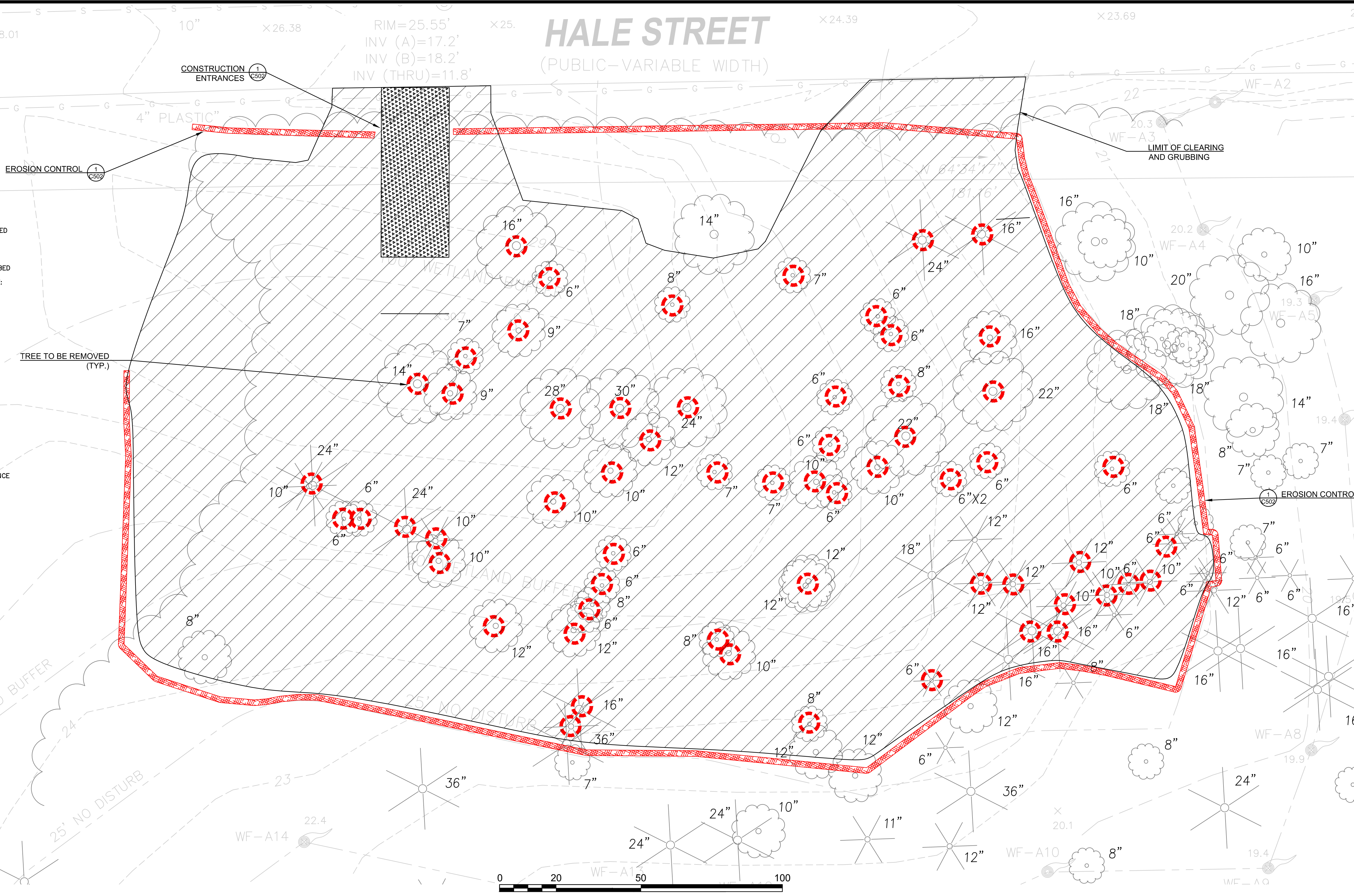
1. TIMING
 IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.
 A. APPLY MULCH PRIOR TO ANY STORM EVENT.
 THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
 B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.
 THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.



WASTE DISPOSAL

- A. WASTE MATERIALS
 ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- B. HAZARDOUS WASTE
 ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- C. SANITARY WASTE
 ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

DUST CONTROL

A. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

ADDITIONAL NOTES FOR DRAINAGE INFILTRATION SYSTEMS

THE CONTRACTOR SHALL INSURE NO SEDIMENT ENTERS THE DRAINAGE BASINS DURING CONSTRUCTION. ADDITIONALLY NO SEDIMENT SHALL BE ALLOWED INTO THE DRAINAGE SYSTEM UPON COMPLETION OF THE SYSTEM. ALL SILTATION BARRIERS SHALL BE INSPECTED DAILY AND CLEANED AND MAINTAINED. SILTSACKS SHALL BE REPLACED BI-WEEKLY OR AFTER ANY STORM EVENT IN EXCESS OF 0.5 INCHES. WATER QUALITY UNITS SHALL BE INSPECTED DAILY AND UNITS SHALL BE CLEANED IF ANY EVIDENCE OF SEDIMENT.

ADDITIONAL NOTES FOR WINTER CONSTRUCTION

- A. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.
- B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH TONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- C. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVE L OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

NORTH

G&M2
ASSOCIATES

10 Cabot Rd. Suite 101B - Medford, MA 02155
 617-776-3350
 www.gm2inc.com

OWNER
 CHART HOUSE
 DEVELOPMENT, LLC
 234 MIDDLE ST
 WEST NEWBURY, MA 01985

PROJECT TEAM

**21 HALE STEET
 (21 MALCOLM HOYT
 DRIVE)
 2-STORY BUILDING
 & PARKING
 NEWBURYPORT, MA**

PROJECT INFO

REV	DESCRIPTION	DATE
2.	TECH. REVIEW	2/14/23
1.	SPR SUBMISSION	1/31/23



STAMP:

EROSION CONTROL PLAN

SHEET NAME:

C101

SHT NO:
 DR BY: GS
 CHK BY: SS
 PROJ NO: 40874
 DATE: 07/28/22
 SCALE: 1"=10'

"PLANNING BOARD APPROVAL UNDER SECTION XV SITE PLAN REVIEW"
 CITY OF NEWBURYPORT PLANNING BOARD

DATE

GENERAL NOTES:

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO 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 WORK SITE 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 THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

A TYPICAL 6" CURB REVEAL SHALL BE MAINTAINED WHERE POSSIBLE. THE CONTRACTOR SHALL IDENTIFY AREAS WHICH CANNOT MAINTAIN 6" OF REVEAL. THE CONTRACTOR WILL REVIEW THESE AREAS WITH THE ENGINEER PRIOR TO PLACEMENT OF CURB.

A 1.5% CROSS SLOPE SHALL BE MAINTAINED ON ALL PROPOSED SIDEWALKS.

PIPE MATERIALS:

DOMESTIC WATER SERVICE: 2 INCH COPPER TUBING TYPE K
 FIRE SERVICE: 4" DI CL PIPE. (POLYWRAP ALL DUCTILE IRON PIPE)
 ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER
 SEWER: 6 INCH PVC SERVICE (MINIMUM SLOPE= 0.020)
 ASTM D3034-SDR 35
 STORM DRAIN: 12 INCH HDPE
 MINIMUM SLOPE= 0.020
 ROOF DRAIN: 6 INCH PVC ASTM D3034-SDR 35-18.0'
 MINIMUM SLOPE= 0.010

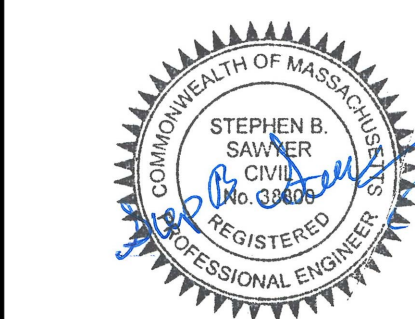
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 WEST NEWBURYPORT, MA 01985

PROJECT TEAM

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 2-STORY BUILDING & PARKING
 NEWBURYPORT, MA
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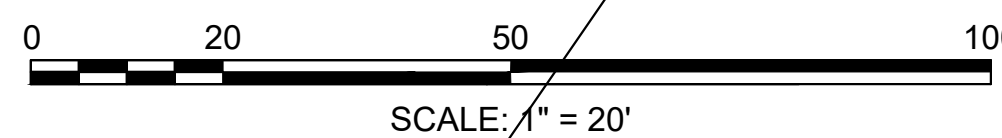
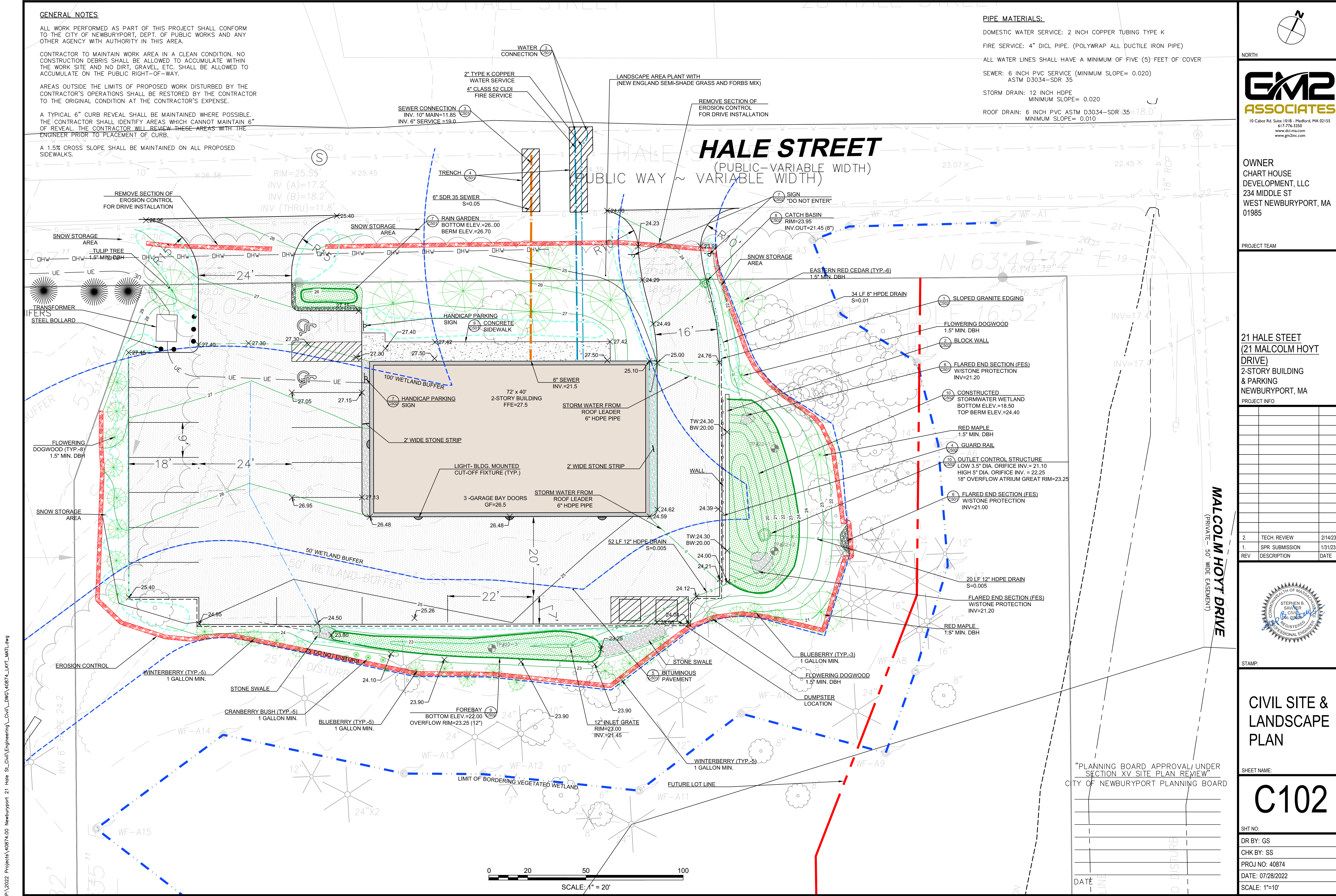
STAMP:

CIVIL SITE & LANDSCAPE PLAN

SHEET NAME:

C102

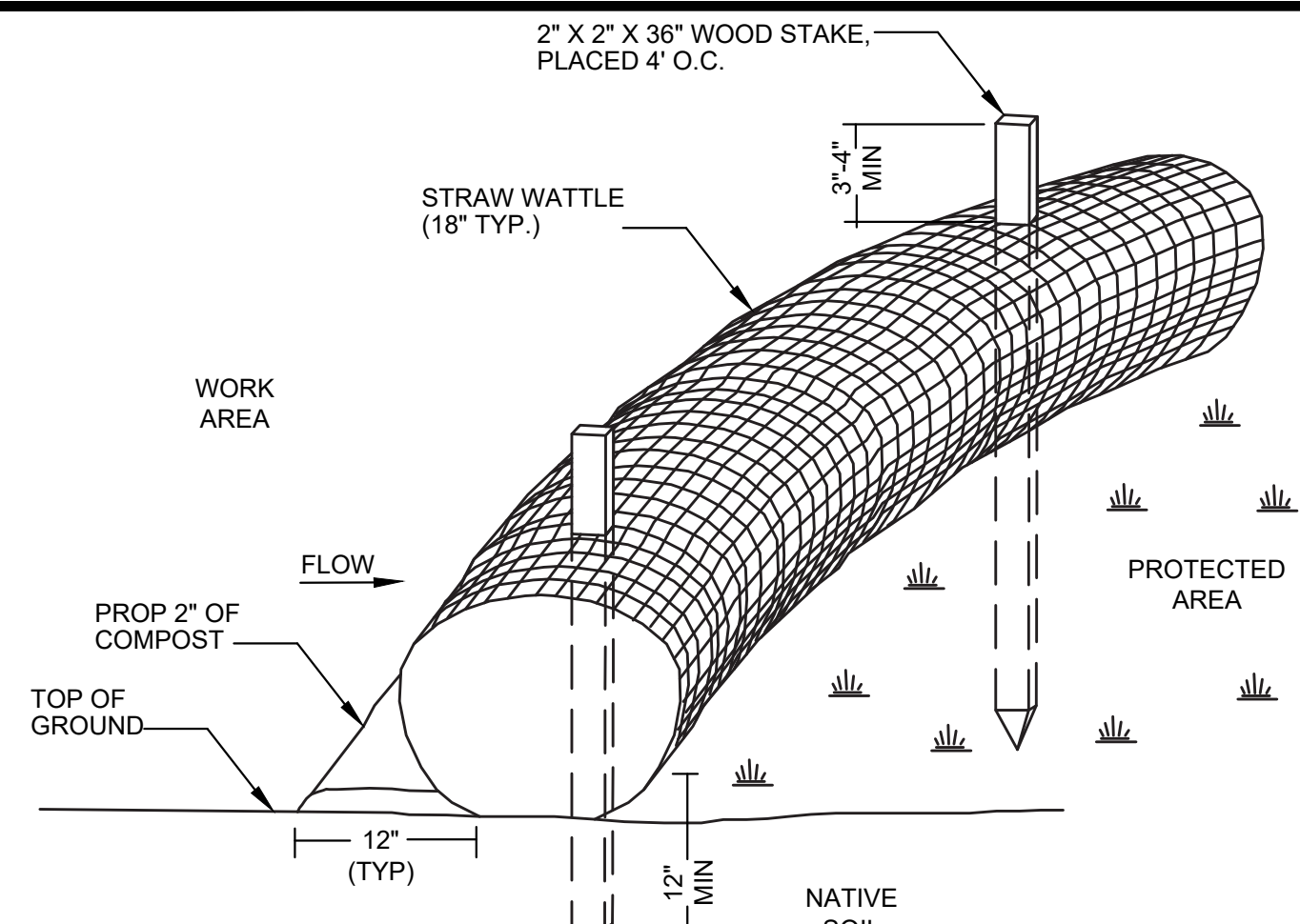
SHT NO:
 DR BY: GS
 CHK BY: SS
 PROJ NO: 40874
 DATE: 07/28/2022
 SCALE: 1"=10'



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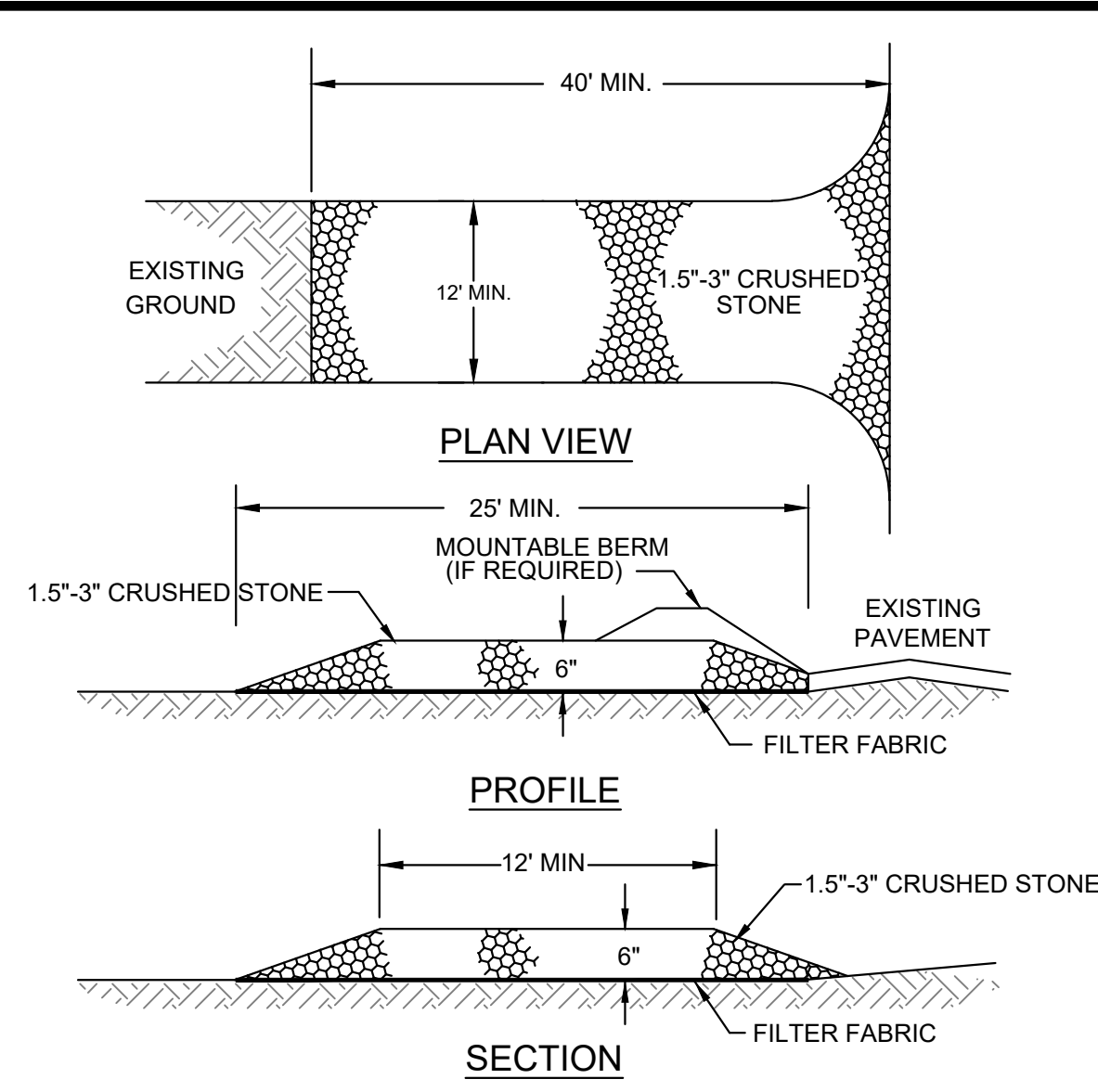
"PLANNING BOARD APPROVAL UNDER SECTION XV SITE PLAN REVIEW"
 CITY OF NEWBURYPORT PLANNING BOARD

MALCOLM HOYT DRIVE
 (PRIVATE - 50' WIDE EASEMENT)

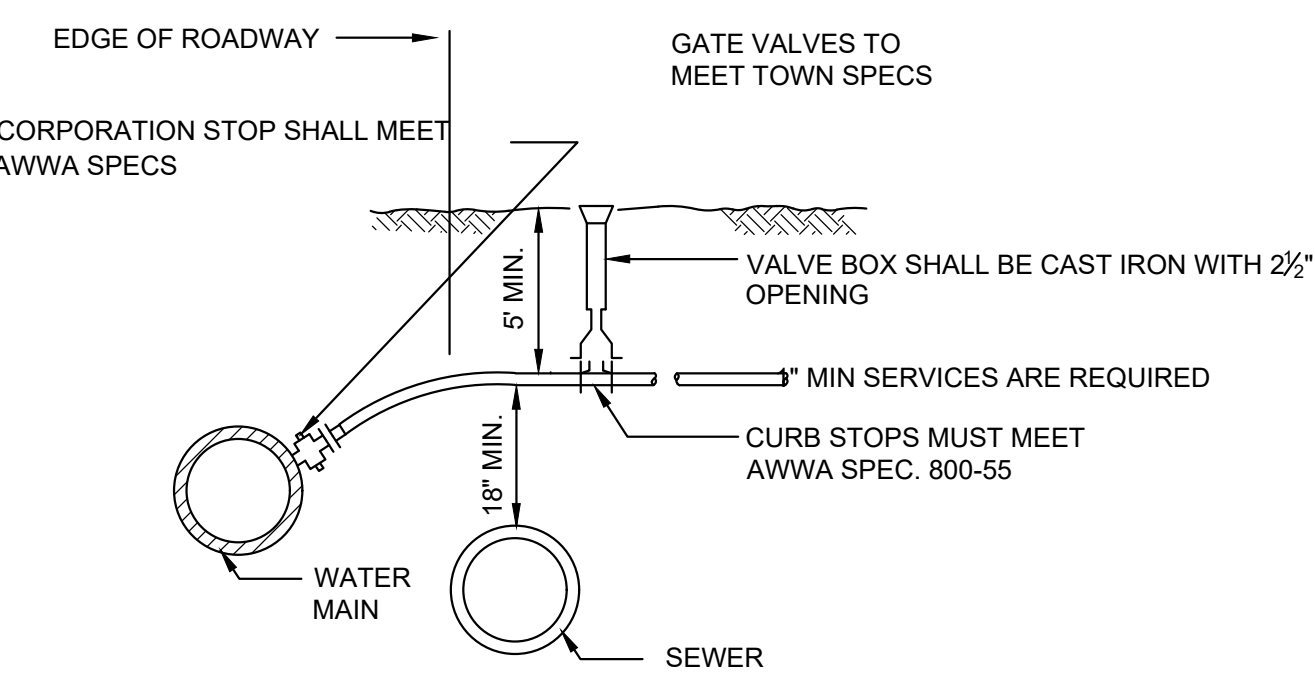


- NOTE:**
1. FILTER TUBE SHALL BE FILLED WITH STRAW AND PLACED AS ILLUSTRATED ON THE PROJECT PLANS.
 2. STRAW WATTLES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIRED AS NEEDED.
 3. AT COMPLETION OF PROJECT, TUBES SHALL BE CUT OPEN AND STRAW SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 4. THE EMPTY FILTER TUBE FABRIC SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
 5. FOR SLOPES 3:1 OR STEEPER, ADD SILTATION FENCE TO STRAW WATTLE.

1 STRAW WATTLE
NOT TO SCALE

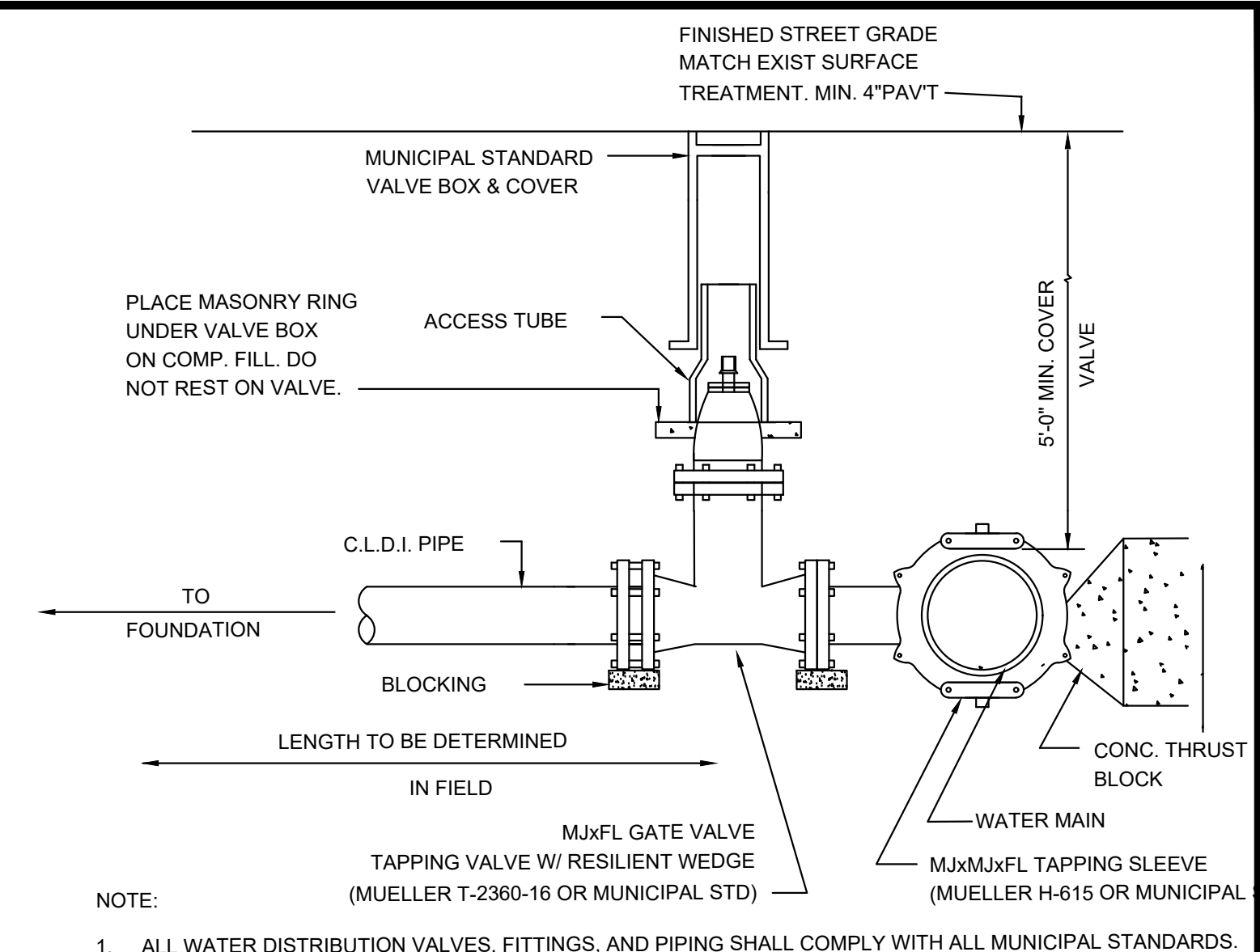


2 CONSTRUCTION ENTRANCE
NOT TO SCALE



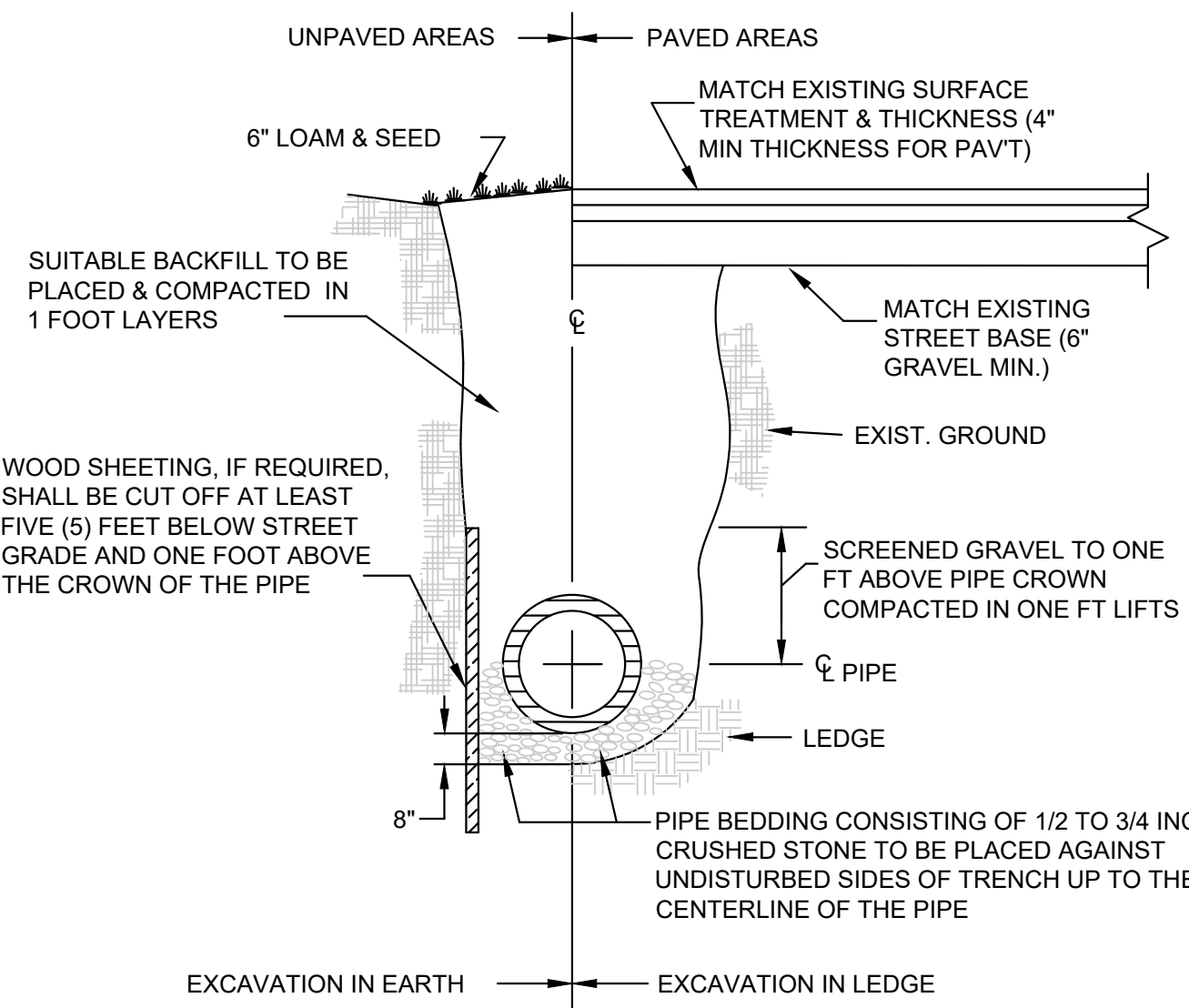
- NOTES:**
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWV-799 TYPE K.
 2. 1/2\"/>

3 WATER SERVICE
NOT TO SCALE

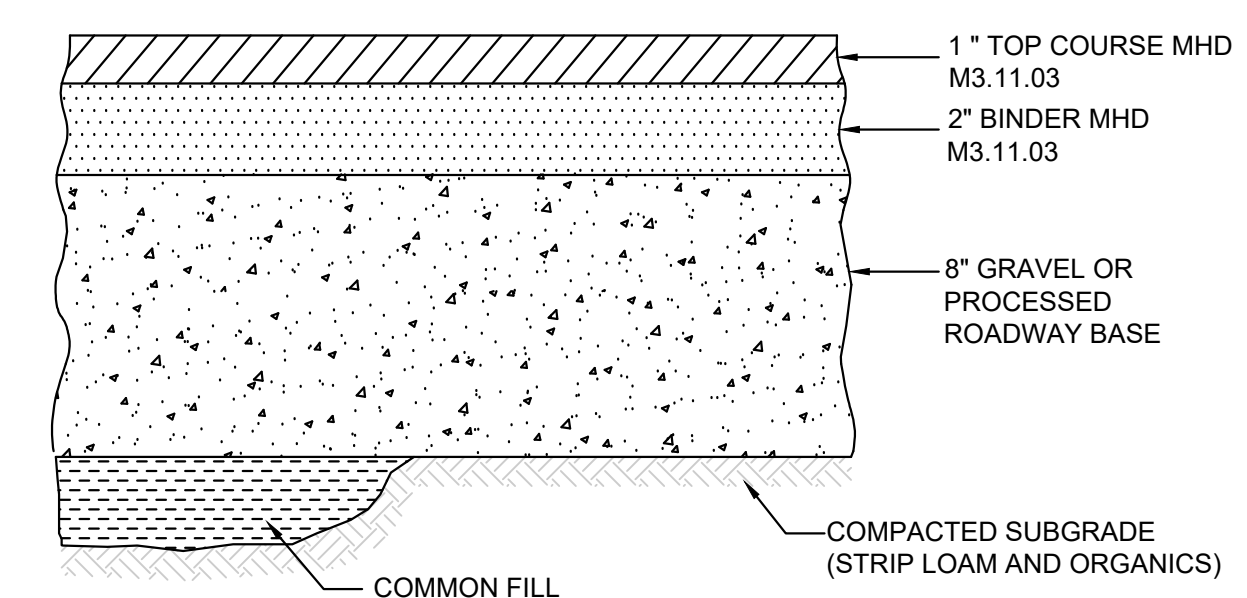


- NOTE:**
1. ALL WATER DISTRIBUTION VALVES, FITTINGS, AND PIPING SHALL COMPLY WITH ALL MUNICIPAL STANDARDS.
 2. DETAIL UTILIZED FOR 4, 6, OR 8 INCH SERVICE PIPE.

4\"/>

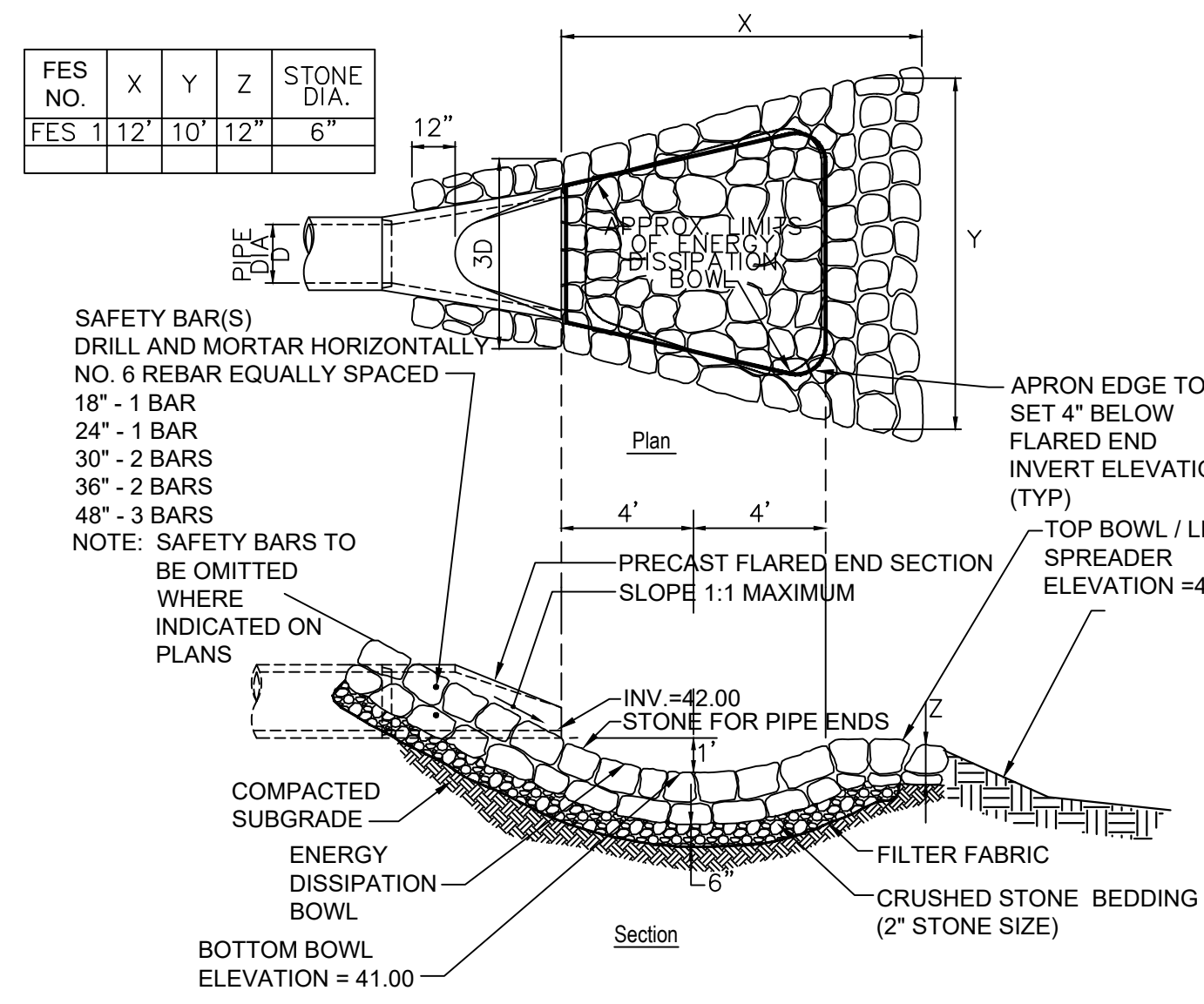


4 UTILITY TRENCH
NOT TO SCALE

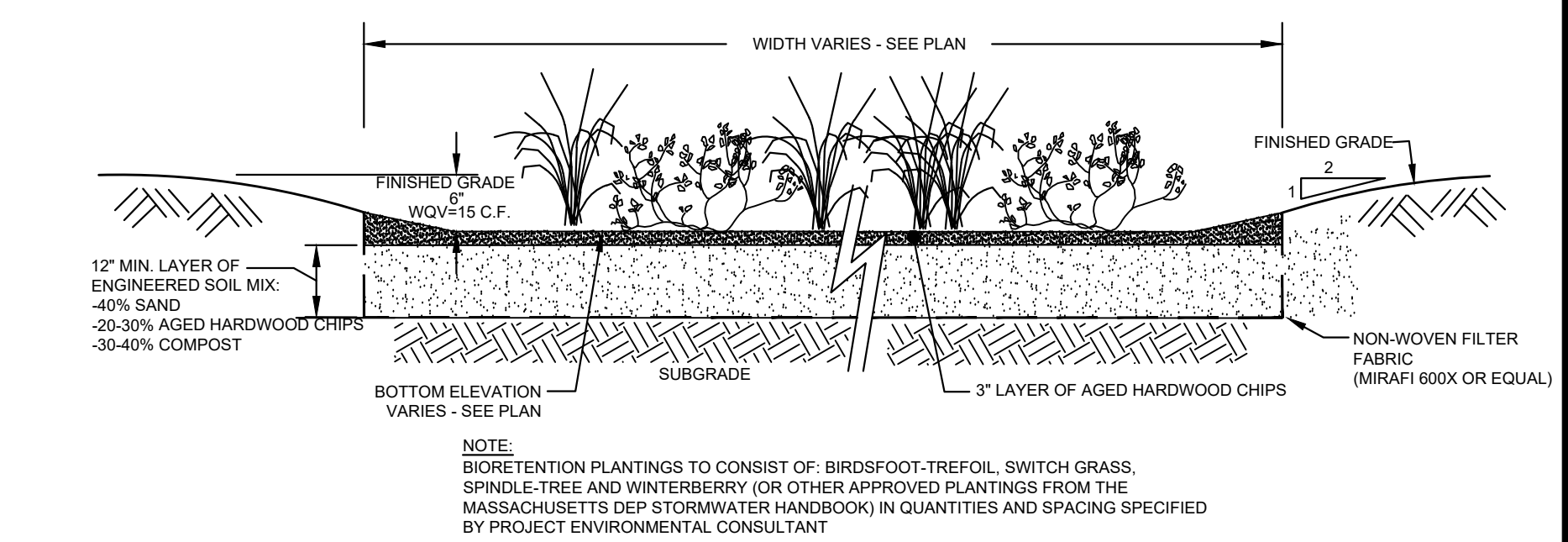


- NOTE:**
1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

5 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

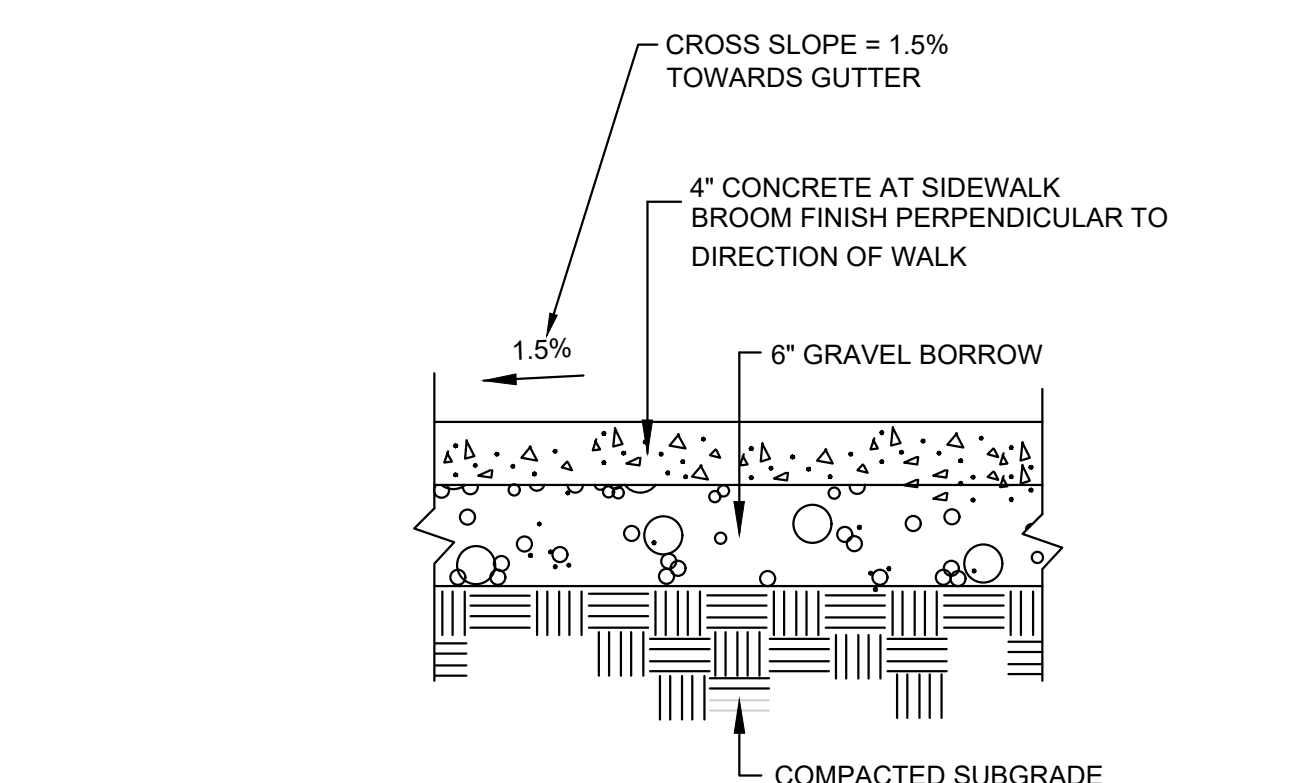


6 FLARED END SECTION (FES)
NOT TO SCALE



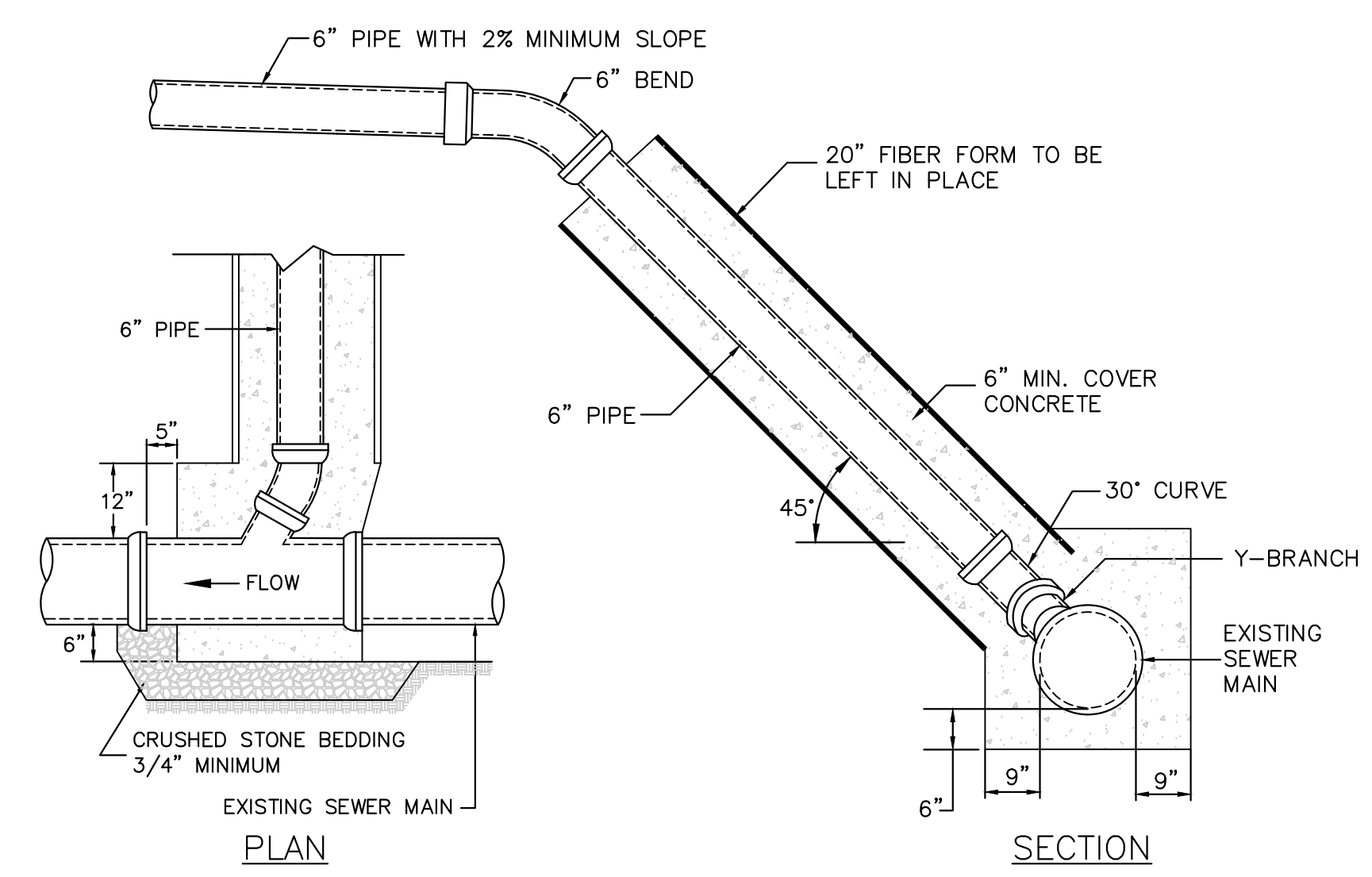
- NOTE:**
- BIORETENTION PLANTINGS TO CONSIST OF: BIRDSFOOT-TREFOIL, SWITCH GRASS, SPINDLE-TREE AND WINTERBERRY (OR OTHER APPROVED PLANTINGS FROM THE MASSACHUSETTS DEP STORMWATER HANDBOOK) IN QUANTITIES AND SPACING SPECIFIED BY PROJECT ENVIRONMENTAL CONSULTANT

7 RAIN GARDEN
NOT TO SCALE

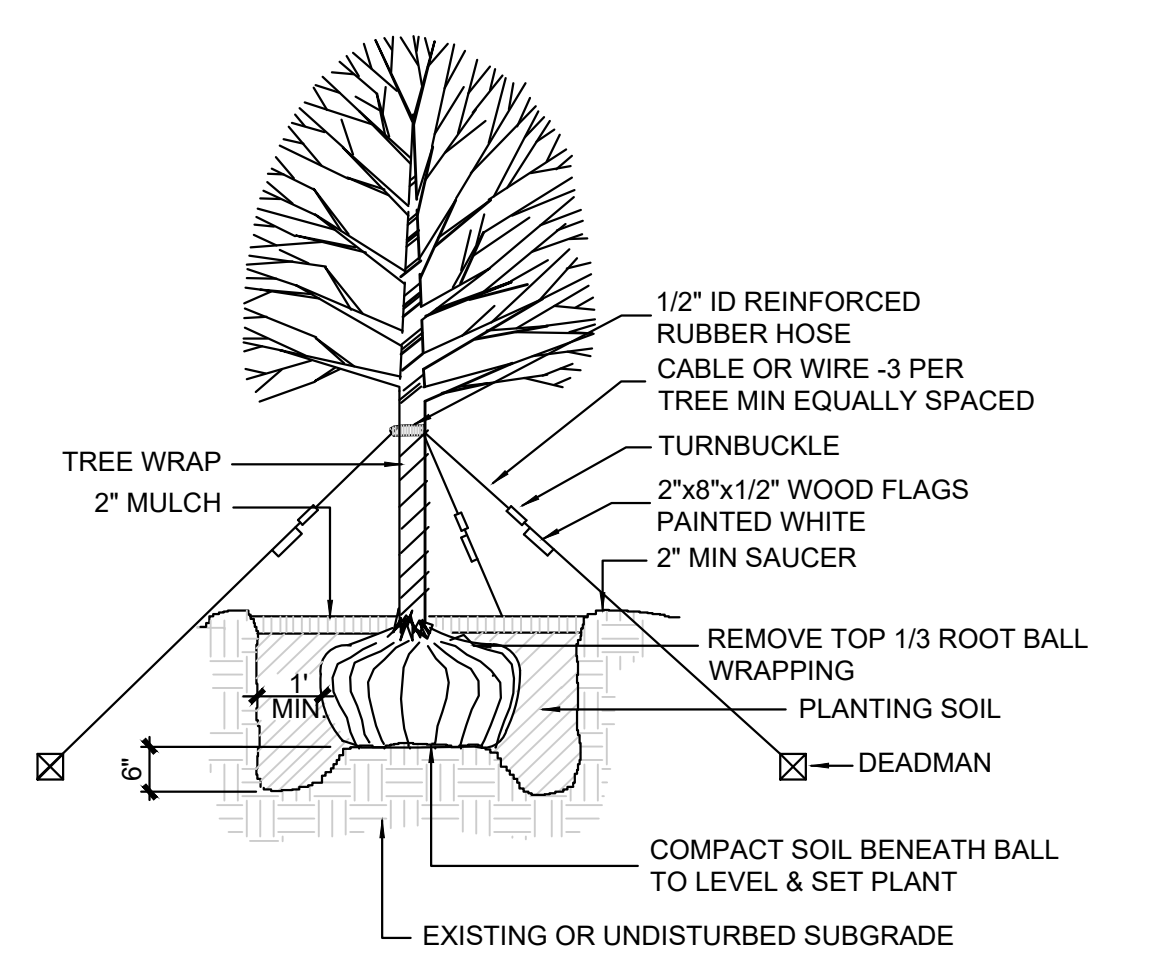


- NOTES:**
1. PROVIDE 1/2\"/>

8 CONCRETE WALKWAY
NOT TO SCALE



9 SEWER CONNECTION
NOT TO SCALE



10 TREE PLANTING
NOT TO SCALE

"PLANNING BOARD APPROVAL UNDER SECTION XV SITE PLAN REVIEW"
CITY OF NEWBURYPORT PLANNING BOARD

DATE



OWNER
CHART HOUSE DEVELOPMENT, LLC
234 MIDDLE ST
WEST NEWBURYPORT, MA 01985

PROJECT TEAM

21 HALE STEET
(21 MALCOLM HOYT DRIVE)
2-STORY BUILDING & PARKING
NEWBURYPORT, MA

REV	DESCRIPTION	DATE
2.	TECH. REVIEW	2/14/23
1.	SPR SUBMISSION	1/31/23



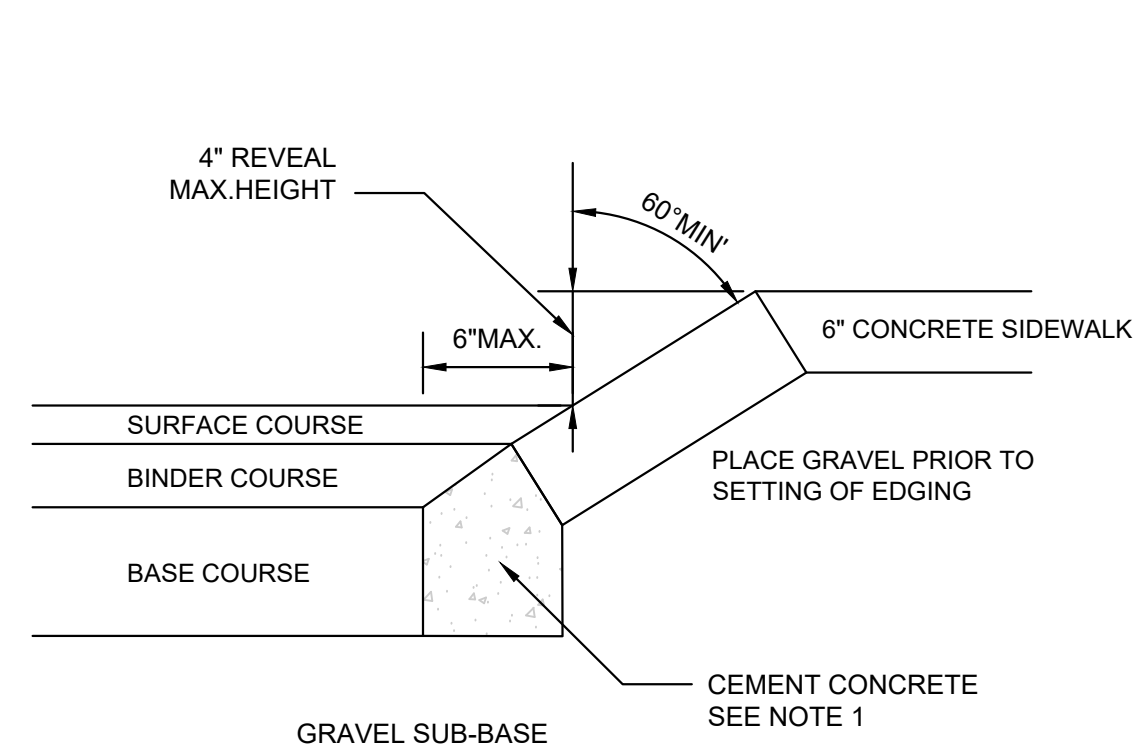
STAMP:

CIVIL DETAILS

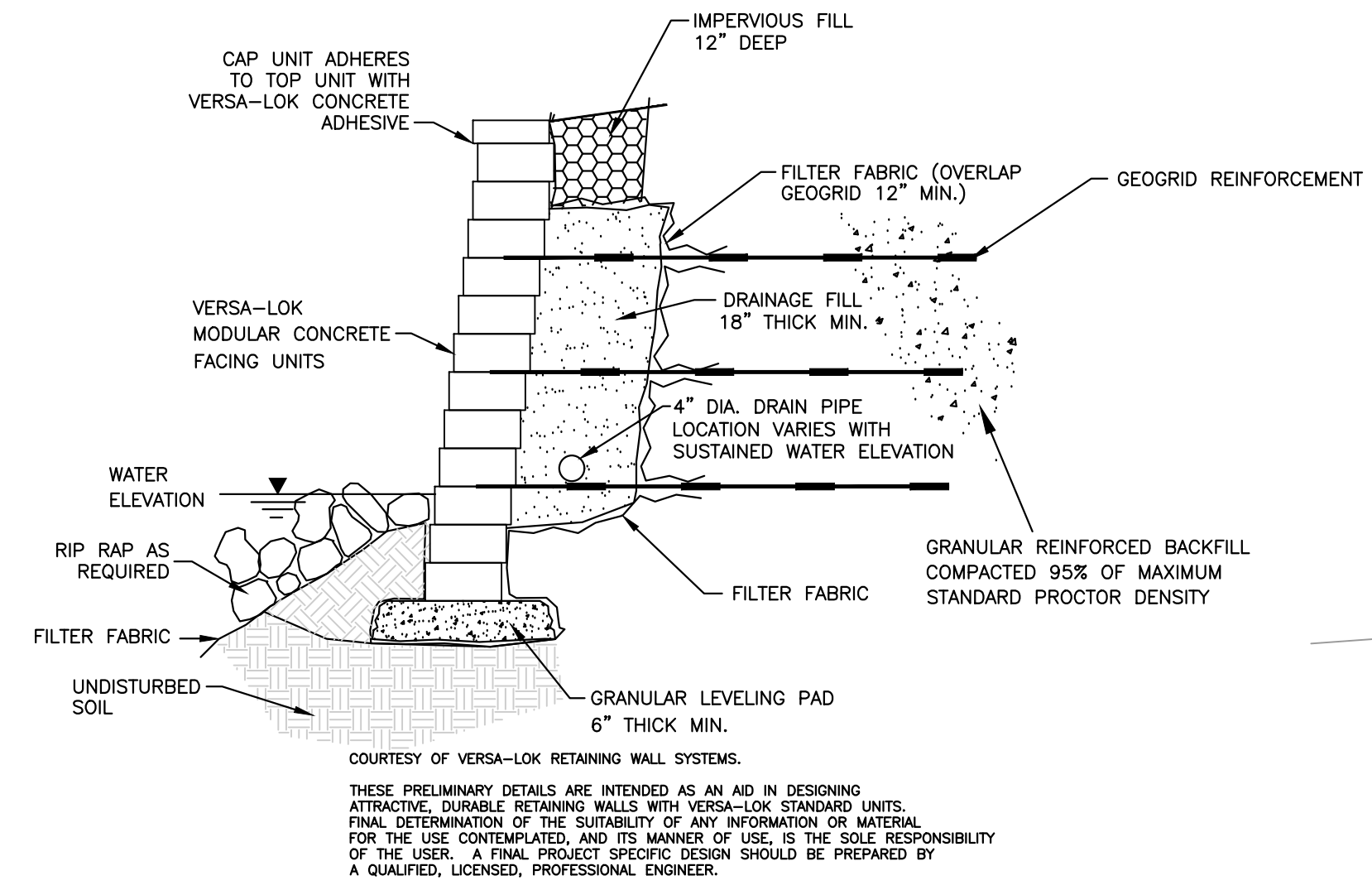
SHEET NAME:
C501

SHT NO:
DR BY: GS
CHK BY: SS
PROJ NO: 40874
DATE: 07/28/22
SCALE: NOT TO SCALE

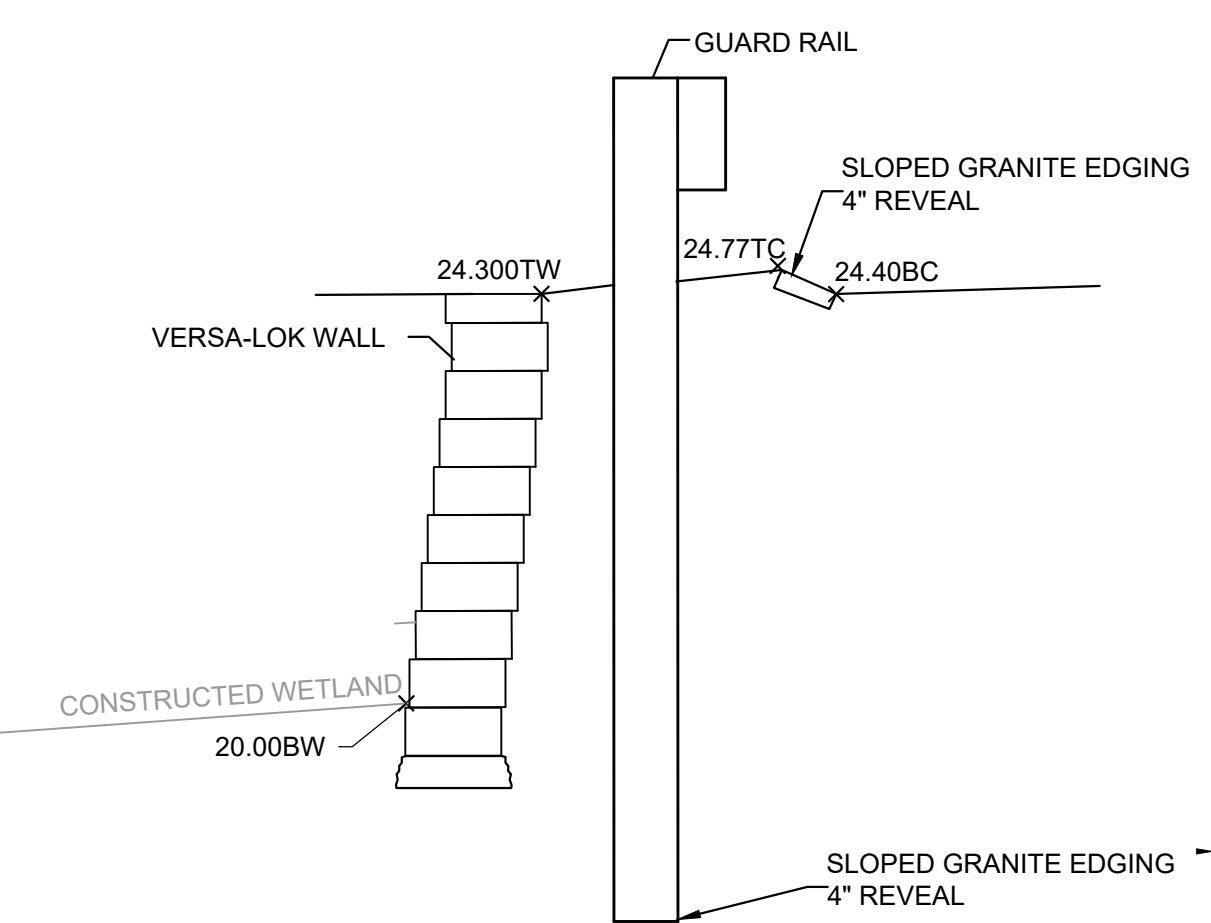
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1 SLOPED GRANITE CURB
NOT TO SCALE

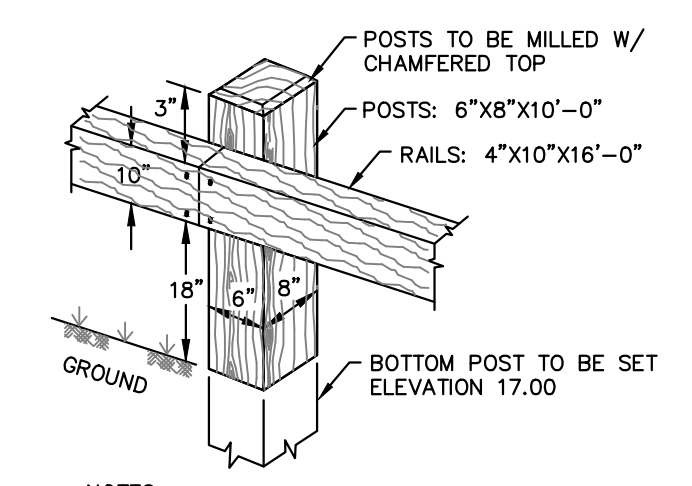


2 WALL DETAIL
NOT TO SCALE



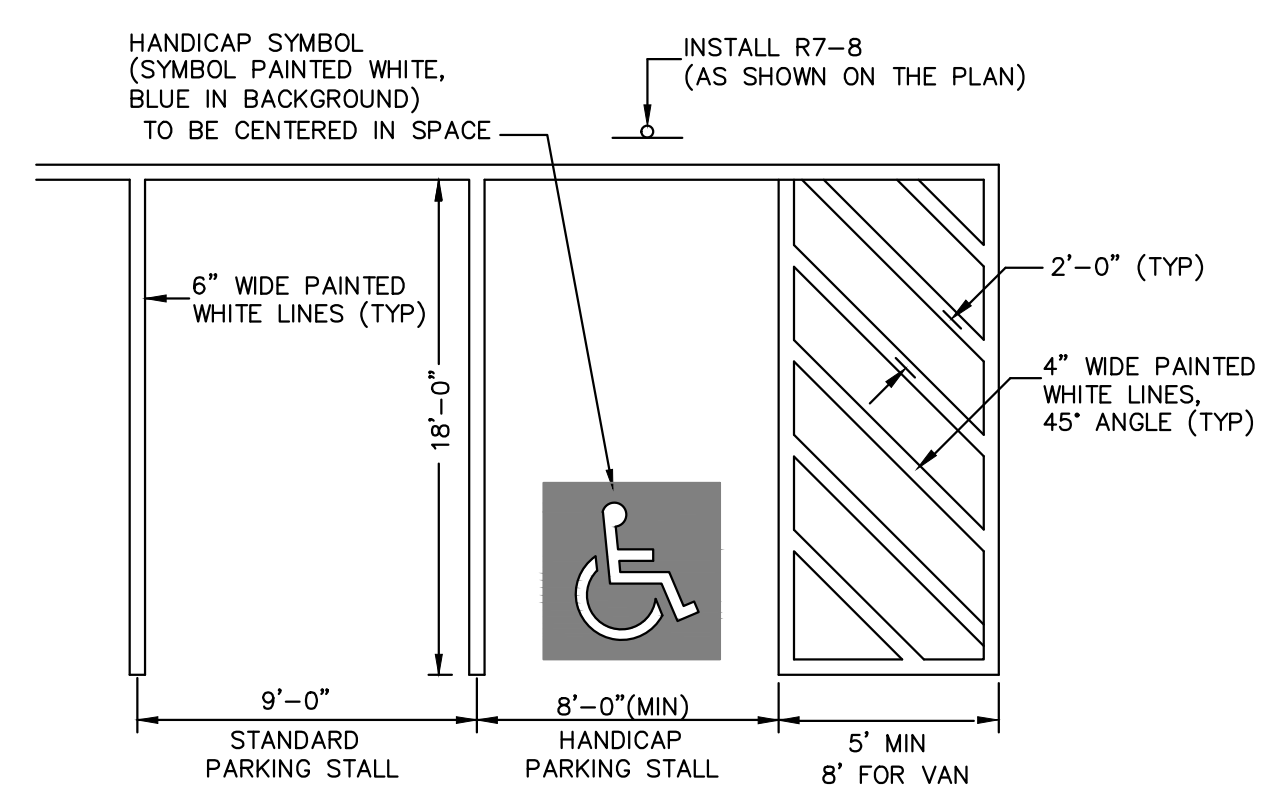
SECTION A-A
SCALE: HOR: 1"=2'
VERT: 1"=2'

3 WALL SECTION
NOT TO SCALE



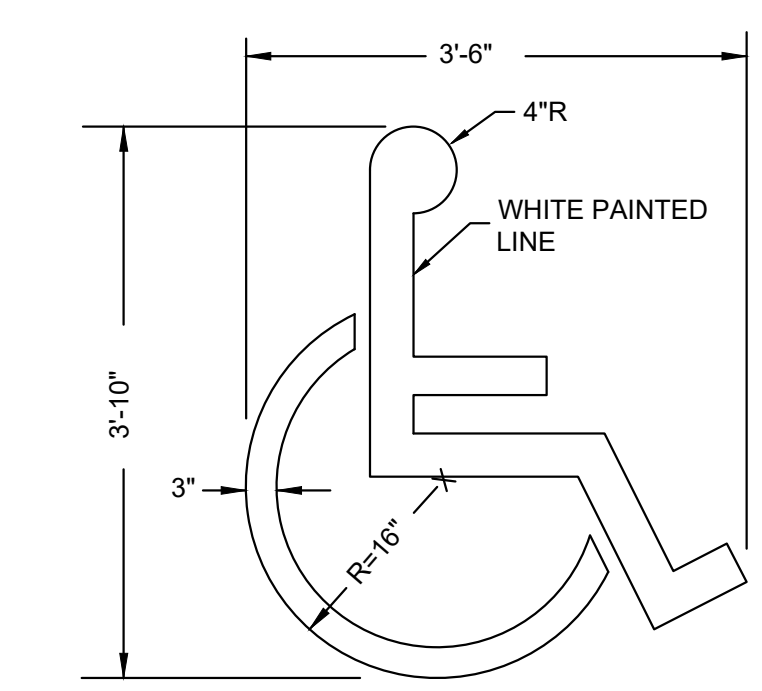
- NOTES**
- GALVANIZED BOLTS & NUTS 5/8 INCH.
 - POSTS C SPACING TO BE 8'-0".
 - RAIL TO BE FLUSH MOUNTED.

4 WOOD GUARD RAIL - TYPE 1
NOT TO SCALE

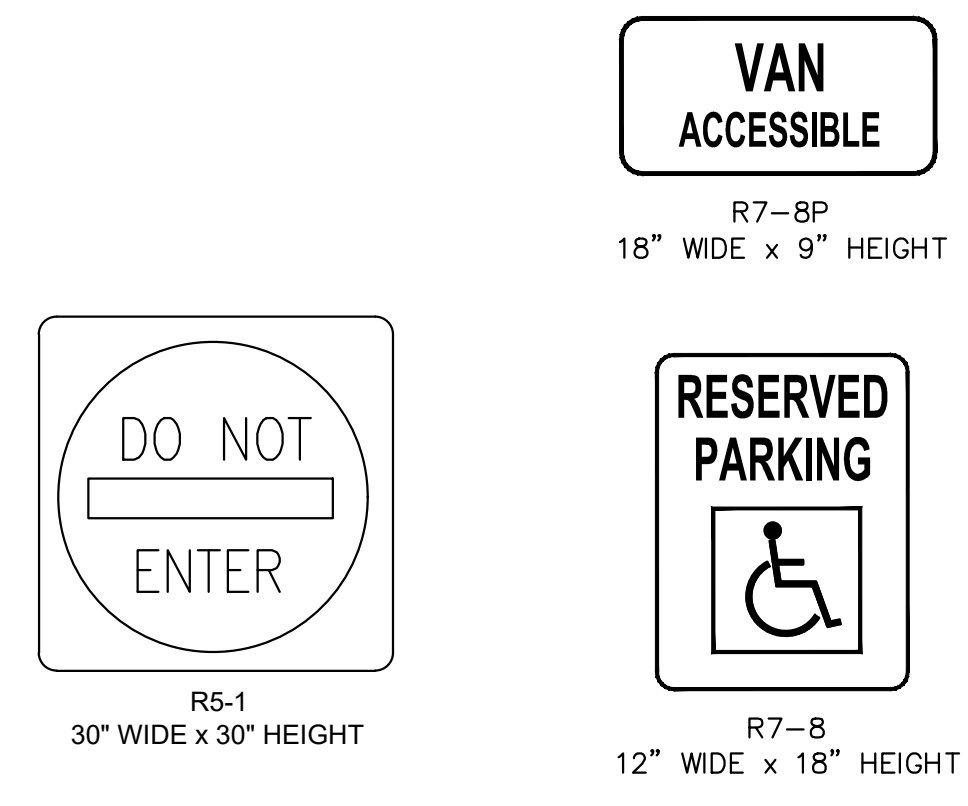


- NOTE:**
- ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEET THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

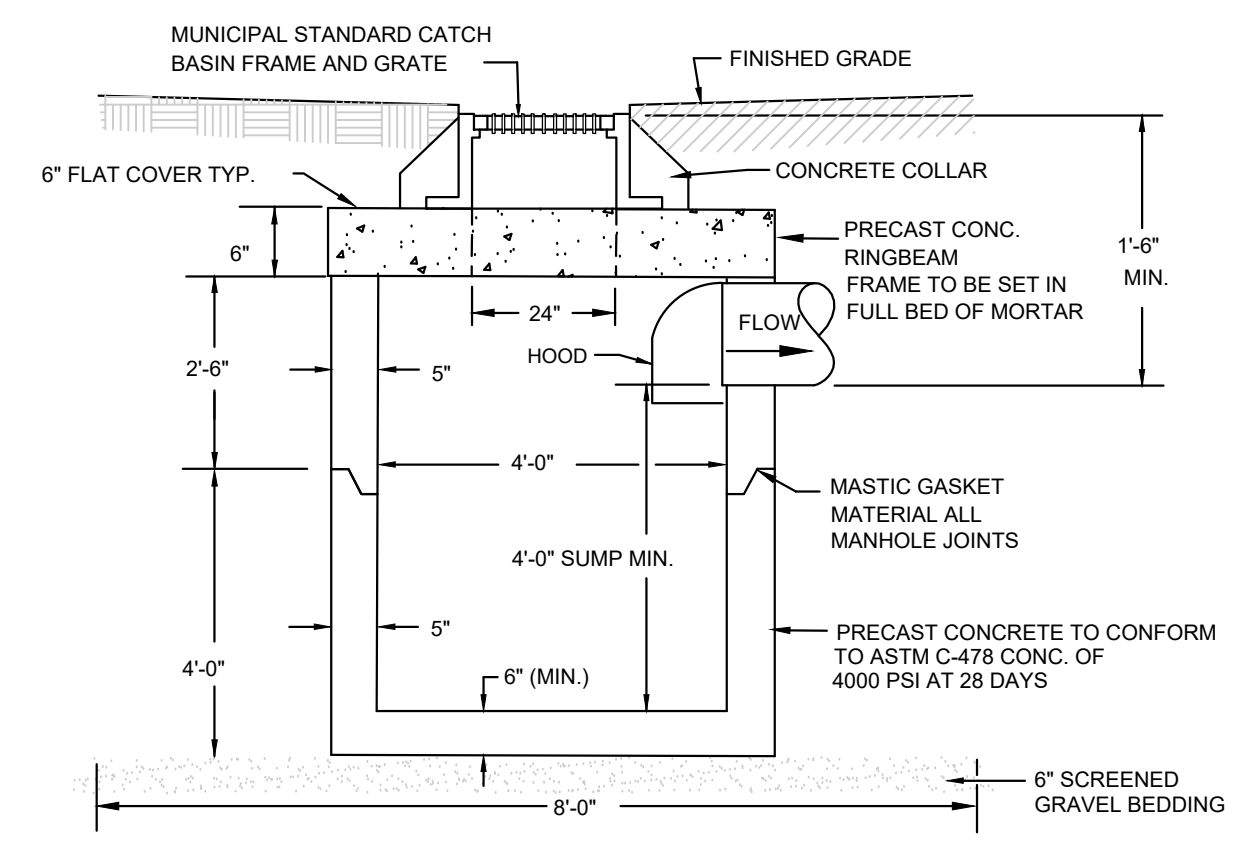
5 PARKING STALL STRIPING
NOT TO SCALE



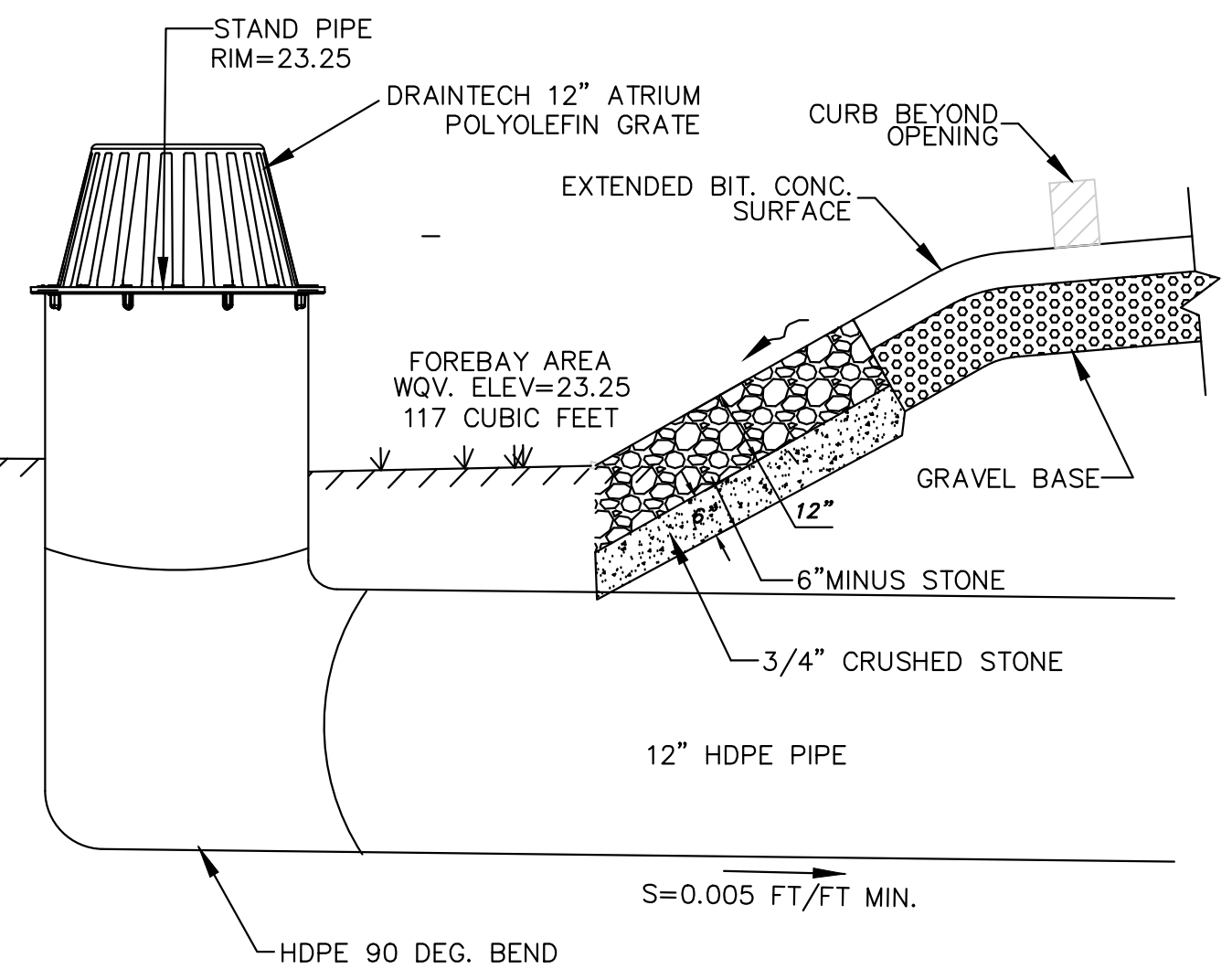
6 PAINTED HANDICAP SYMBOL
NOT TO SCALE



7 SIGNS
NOT TO SCALE



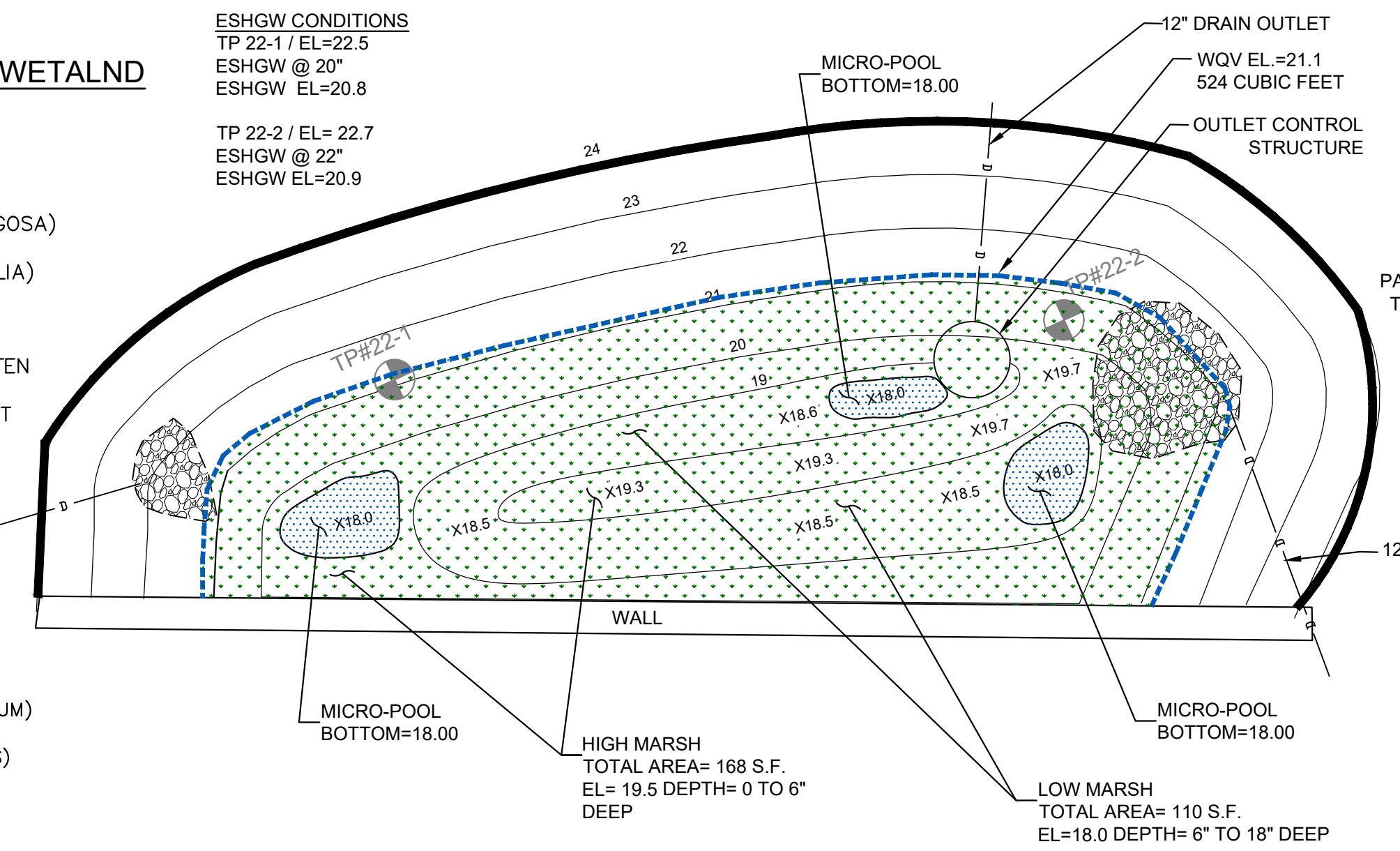
8 FLAT TOP CATCH BASIN FOR H-20 LOADING WITH HOODED OUTLET
NOT TO SCALE



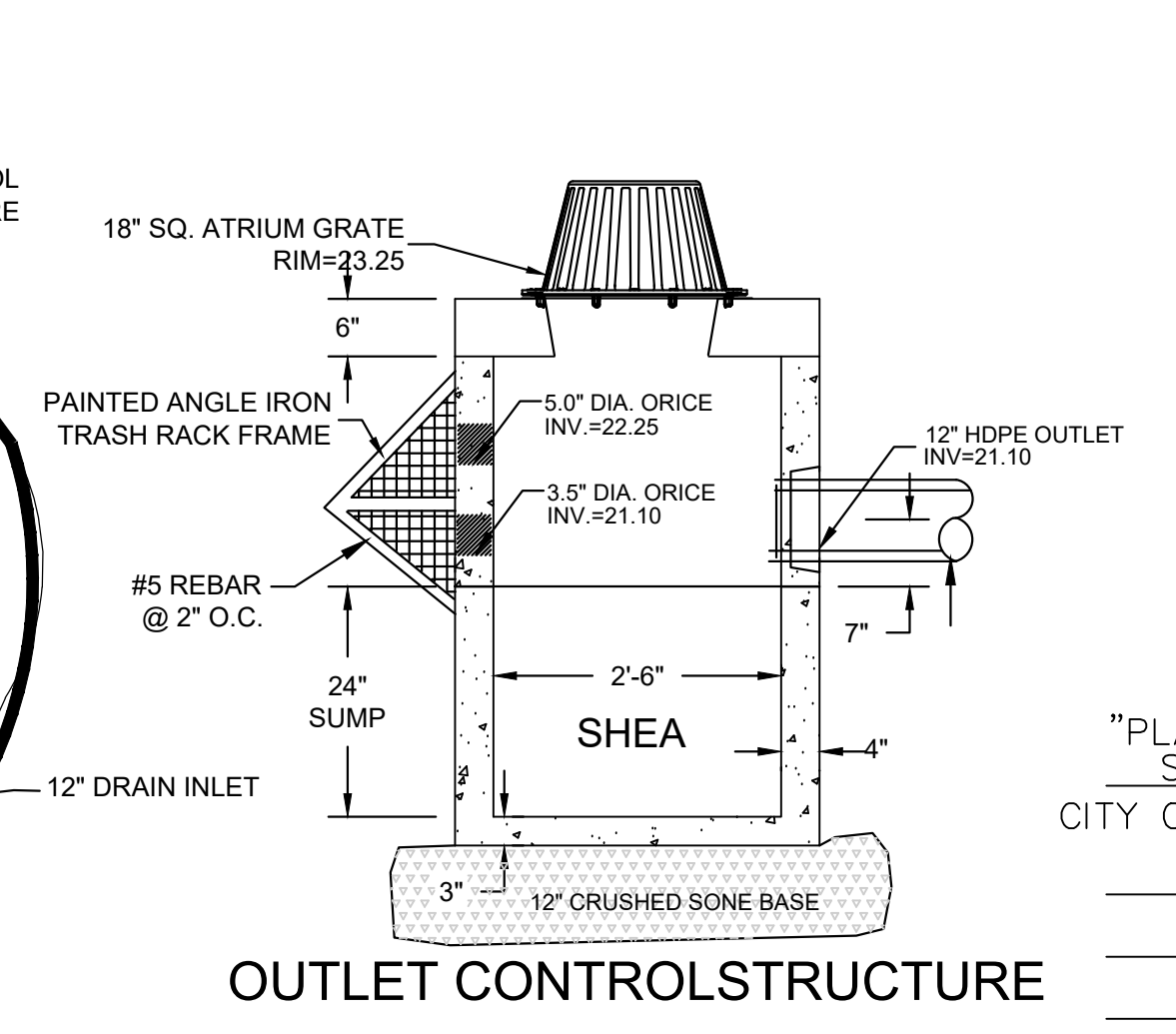
9 FOREBAY AND INLET/OUTLET DETAIL;
NOT TO SCALE

PLANTING LIST FOR CONSTRUCTED POCKET WETLAND

- ESHGW CONDITIONS**
TP 22-1 / EL=22.5
ESHGW @ 20"
ESHGW EL=20.8
TP 22-2 / EL= 22.7
ESHGW @ 22"
ESHGW EL=20.9
- LOW MARSH PLANTINGS:**
BUTTONBUSH (CEPHALANTHUS OCCIDENTALIS) SIX TO EIGHT FOOT CENTERS
ALDER (ALNUS SERRULATA OR REGOSA) TEN FOOT CENTERS
DUCK POTATO (SAGITTARIA LATIFOLIA) ONE FOOT CENTERS
- HIGH MARSH PLANTINGS:**
PUSSY WILLOW (SALIX DISCOLOR) TEN FOOT CENTERS
BLACK WILLOW (SALIX NIGRA) EIGHT FOOT CENTERS
- SEED MIX:**
TUSSOCK SEDGE (CAREX STRICTA)
FOX SEDGE (CAREX VULPINOIDEA)
LURID SEDGE (CAREX LURIDA)
SOFT RUSH (JUNCUS EFFUSUS)
FRINGED SEDGE (CAREX CRINITA)
SWEETFLAG (ACORUS AMERICANUS)
JOE PYE WEED (EUPATORIUM MACULATUM)
BONESET (EUPATORIUM PERFOLIATUM)
GREEN BULRUSH (SCIRPUS ATROVIRENS)
WOOLGRASS (SCIRPUS CYPERINUS)
BLUE VERVAIN (VERBENA HASTATE)



10 CONSTRUCTED POCKET WETLAND
NOT TO SCALE



OUTLET CONTROLSTRUCTURE

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SHEET NO: _____

SHT NO: _____

DR BY: GS

CHK BY: SS

PROJ NO: 40874

DATE: 07/28/22

SCALE: NOT TO SCALE

NORTH



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C502

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CHK BY: SS

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SCALE: NOT TO SCALE