

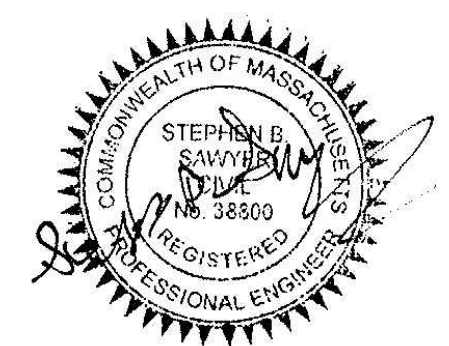
- TEST PIT LOGS**
- TEST PIT 17-1  
C LAYER - 23"-43" LOAMY SAND  
ESHGW-42"
  - TEST PIT 17-2  
C LAYER - 16"-46" LOAMY SAND  
ESHGW - 40"
  - TEST PIT 17-3  
C LAYER - 17"-42" LAOMY SAND  
ESHGW-39"
  - TEST PIT 17-4  
C LAYER 20"-40" SANDY LOAM  
ESHGW-27"

**PARKING SUMMARY**  
 BUILDING AREA (GSF) = 13,650 SF  
 416 - PROFESSIONAL/SOCIAL SERVICE/OFFICE 1 SPACE/300SF = 45.5 REQUIRED  
 46 EXISTING PARKING SPACES PROVIDED  
 215 - MEDICAL OFFICE BUILDING 1 SPACE/300SF PLUS 1 SPACE/2 EMPLOYEES  
 (46 EXISTING SPACES EXITING + 36 = 82 SPACES)  
 +36 PROPOSED SPACES = 82 SPACES (1 SPACE / 166 SF OR 6 SPACES/1000)

**NOTES**  
 THE EXSITING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED JULY 19, 2017 THROUGH AUGUST 21, 2017. OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.  
 ELEVATION DATUM IS NAVD 88.  
 WETLAND DELINEATION DONE BY SEAKAMP ENVIRONMENTAL.

**255R LOW STREET**  
 BUFFER AREA: 51,780 SF  
 DISTURBED AREA: 10,350 SF -(20%)

**255 LOW STREET**  
 BUFFER AREA: 14,198 SF  
 PROP. DISTURBED AREA: 2,088 SF -(15%)



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Winter GEC, LLC  
 34 WINTER STREET  
 NEWBURYPORT, MA 01950  
 978-270-8626

SCALE:			
HORIZ: 1"= 20'			
VERT: 1"=4'			
NO.	DATE	BY	REVISIONS
2.	2-25-18	SBS	PEER REVIEW COMMENTS
1.	1-10-18	SBS	20% BUFFER DISTURB DESIGN

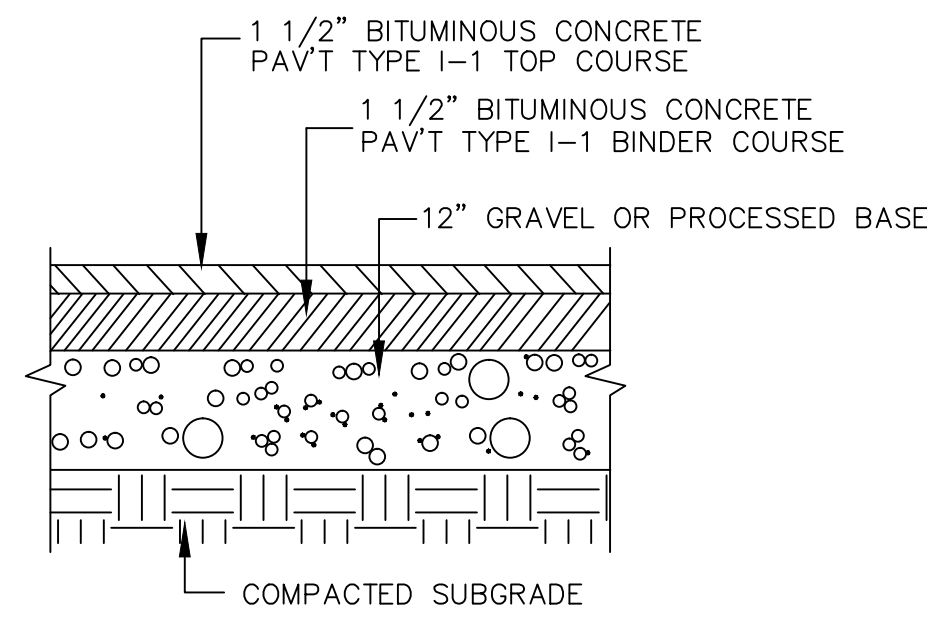
FIELD: T.P.T.  
 CALCS: T.P.T.  
 CHECKED: SBS  
 APPROVED: SBS

PROPOSED SITE PLAN  
 255 LOW STREET (REAR)

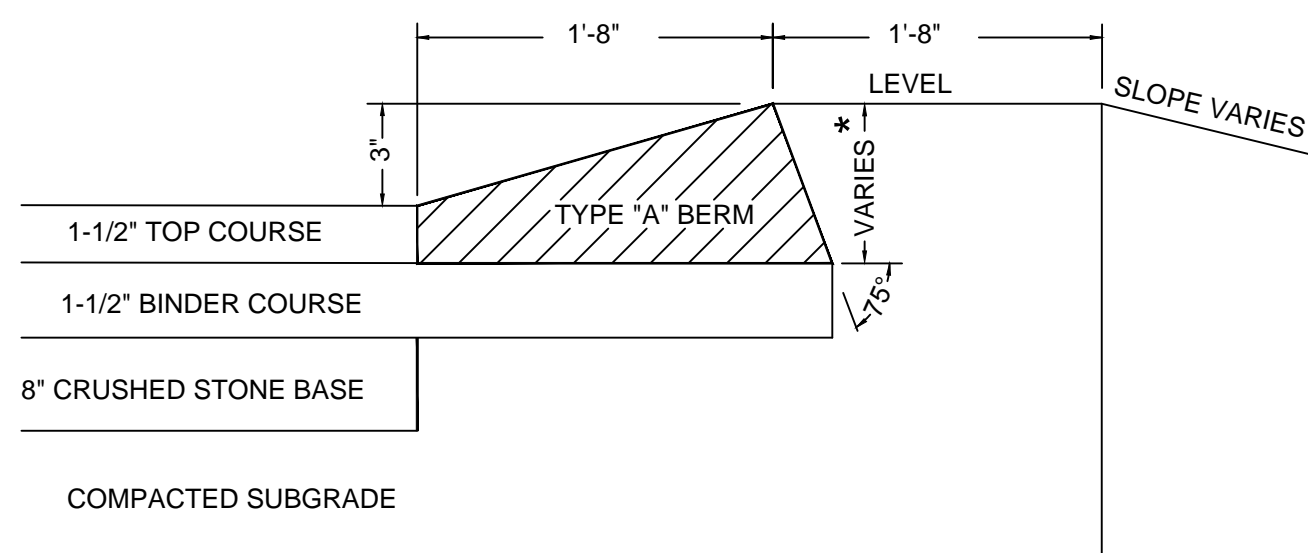
PLAN OF LAND IN  
 NEWBURYPORT, MASSACHUSETTS  
 PREPARED FOR  
 LOW STREET REDEVELOPMENT LLC

PROJECT NO.  
 2017-MEDICAL  
 DATE: DEC. 1, 2017  
 SHEET NO.  
 1 OF 2

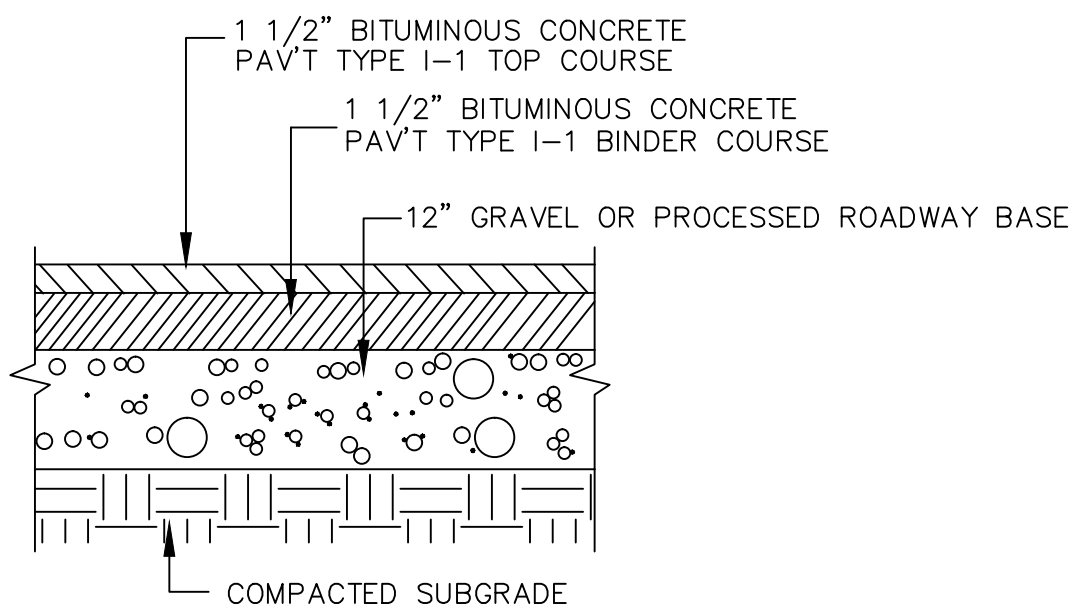




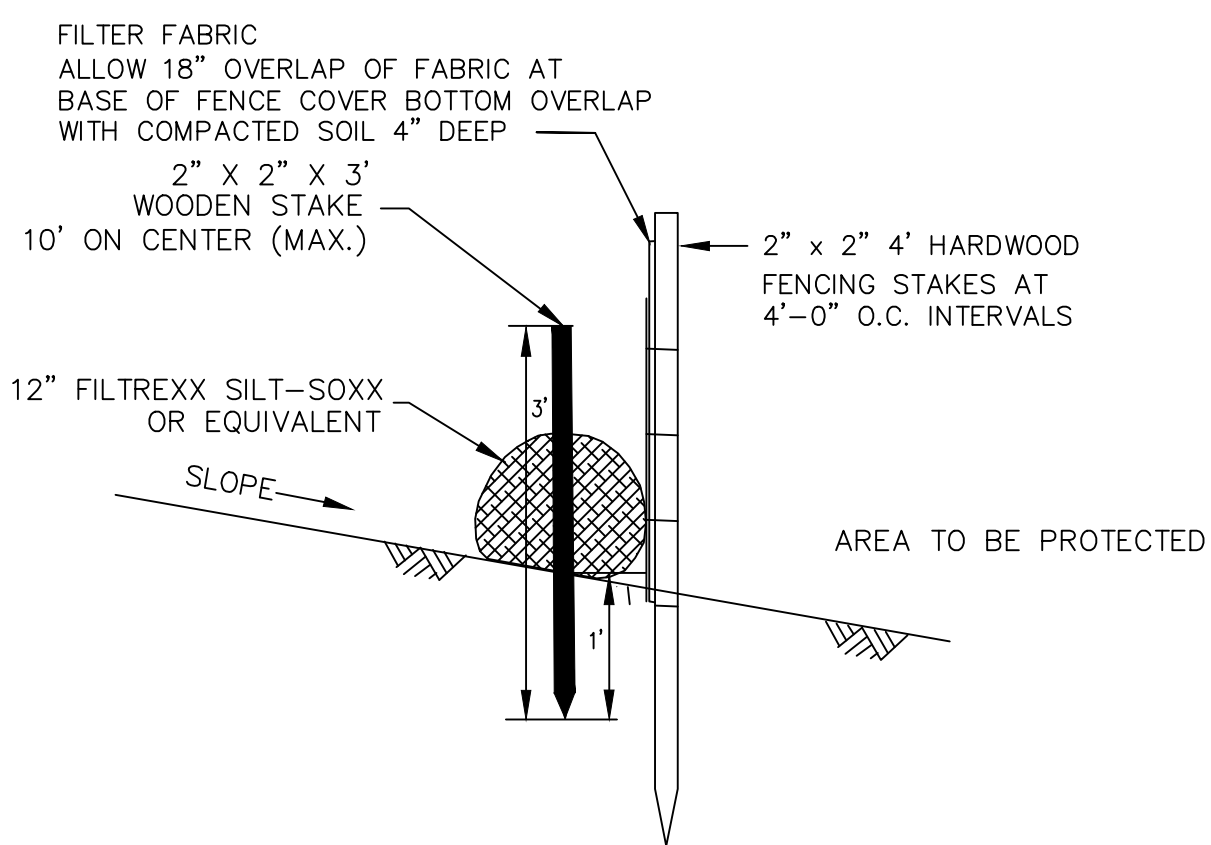
**BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



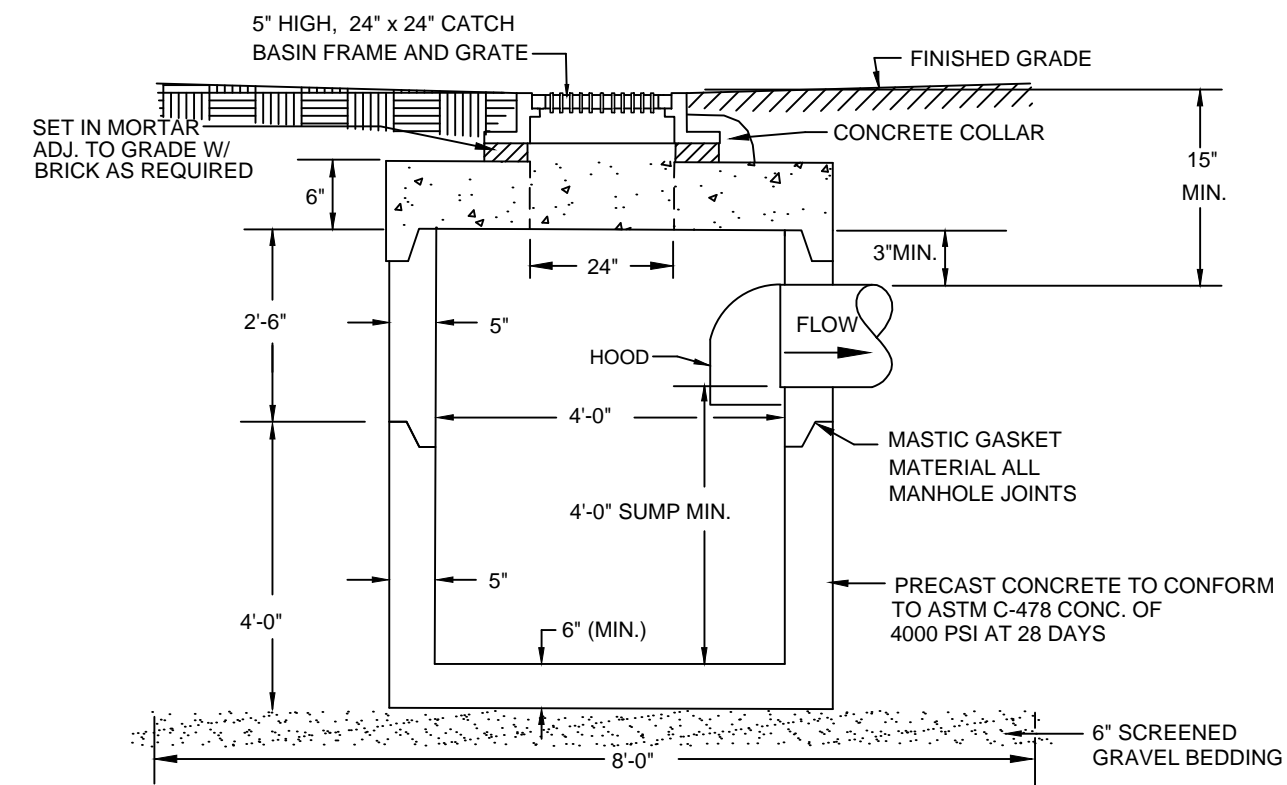
**HOT MIX ASPHALT BERM, TYPE "A"**  
NOT TO SCALE



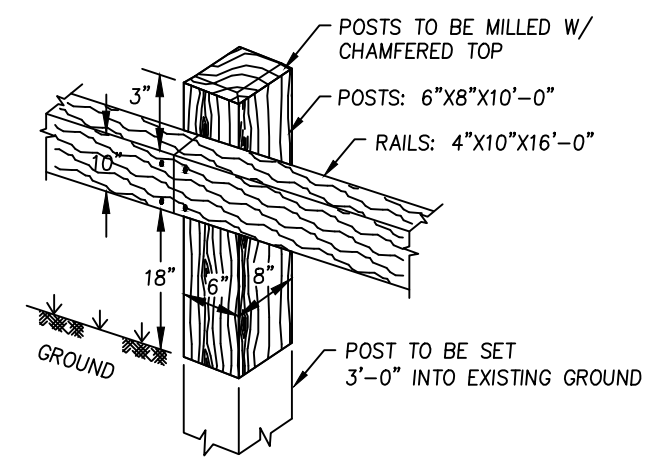
**BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



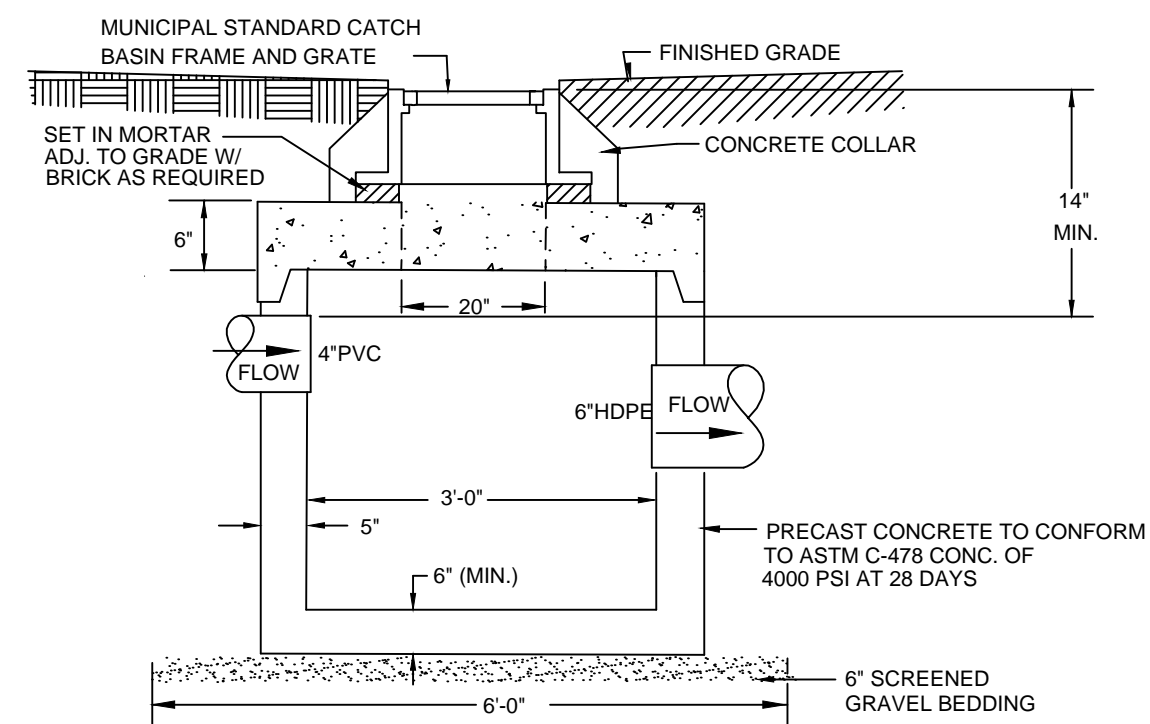
**DBL. EROSION CONTROL BARRIER**  
NOT TO SCALE



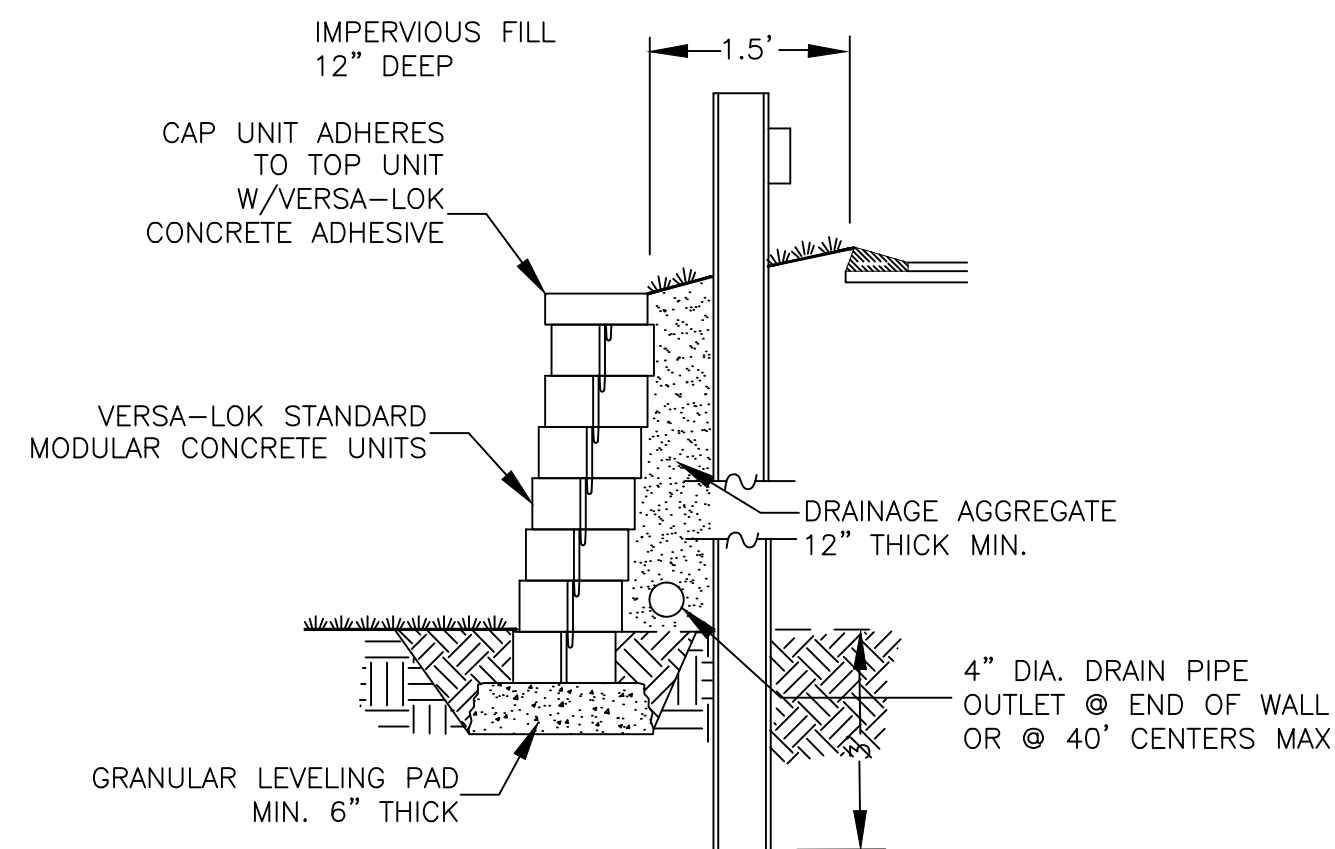
**PRECAST CONCRETE CATCH BASIN**  
NOT TO SCALE



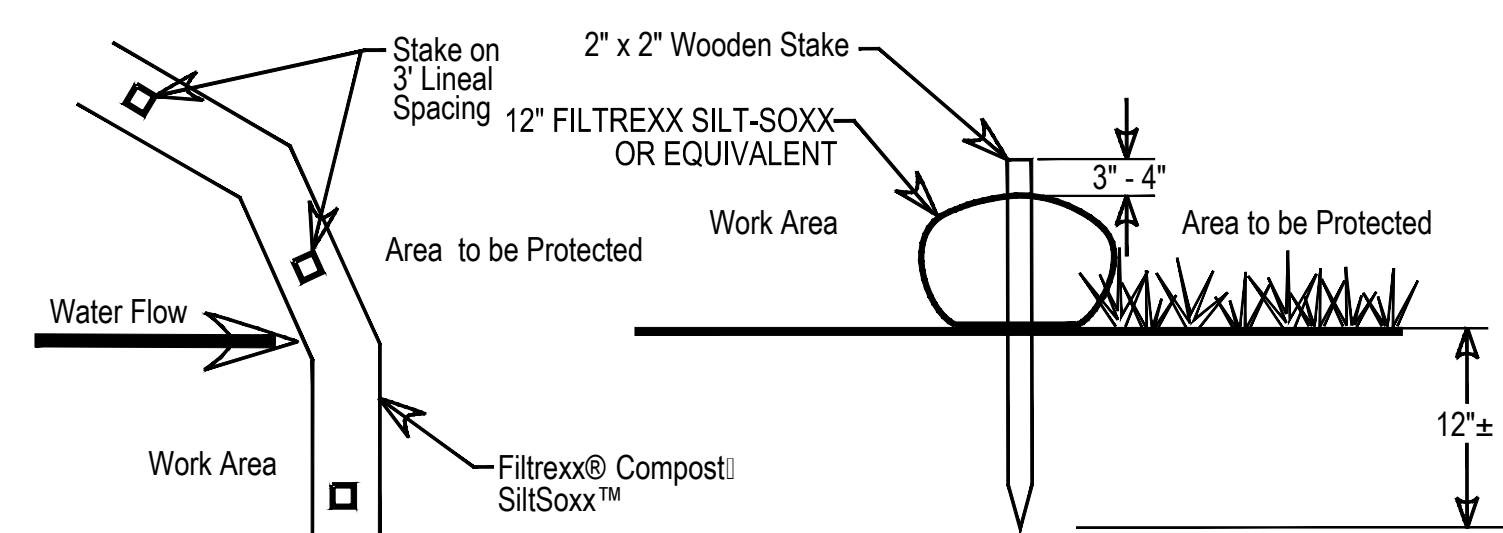
- WOOD GUARD RAIL - TYPE 1**  
SCALE: NOT TO SCALE
- NOTES:  
1. GALVANIZED BOLTS & NUTS 5/8"  
2. POSTS C<sub>2</sub> SPACING TO BE 8'-0"  
3. RAIL TO BE FLUSH MOUNTED.



**3" DIA. PRECAST CONCRETE MANHOLE**  
NOT TO SCALE

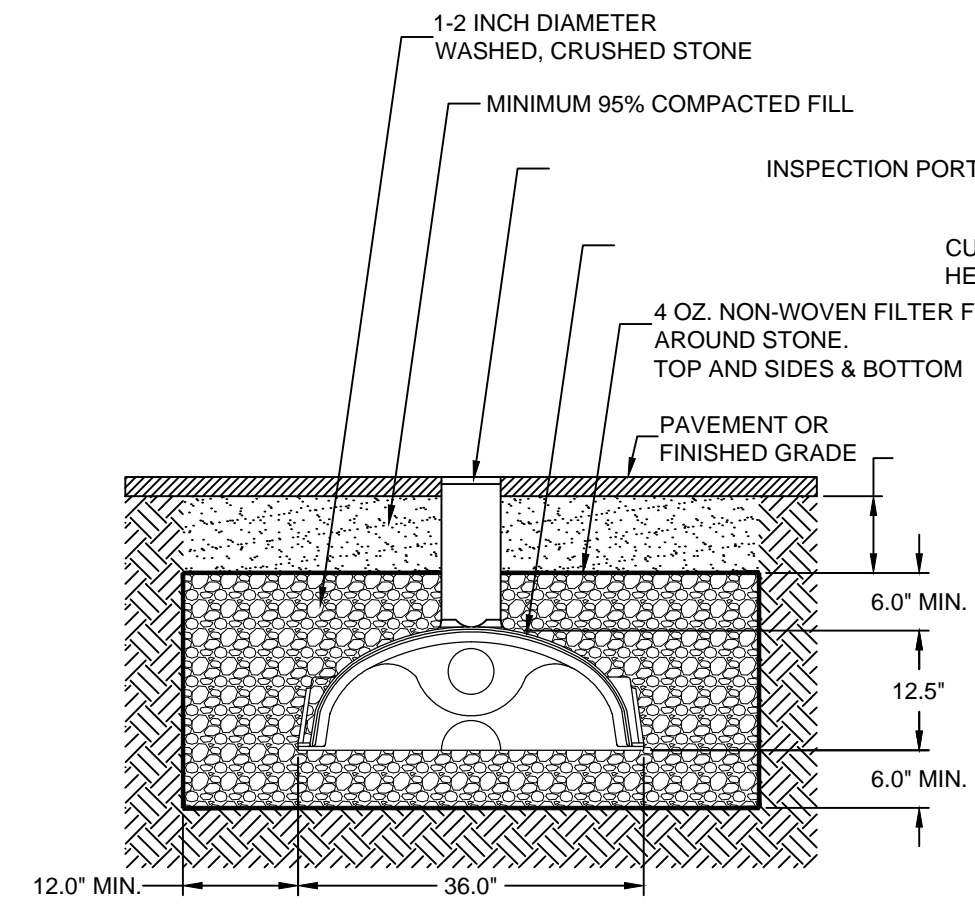


**TYPICAL SECTION-UNREINFORCED RETAINING WALL**  
SCALE: NONE

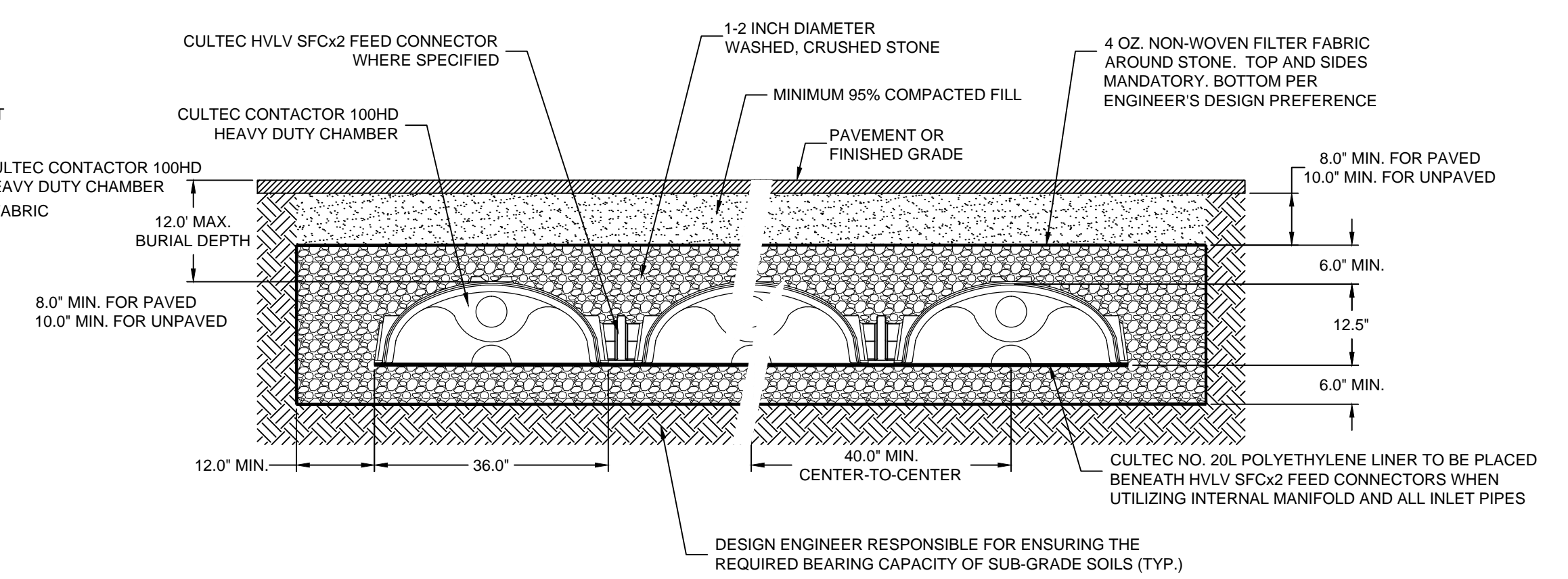


- Filtrexx@SiltSoxx™**  
Plan View
- Filtrexx@SiltSoxx™**  
Section
- Notes:  
1. All material to meet Filtrexx@ specifications or equivalent  
2. SiltSoxx™ compost/soil/rock/seed fill to meet application requirements.  
3. Compost material to be dispersed on site, as determined by Engineer.

**EROSION CONTROL BARRIER**  
NOT TO SCALE

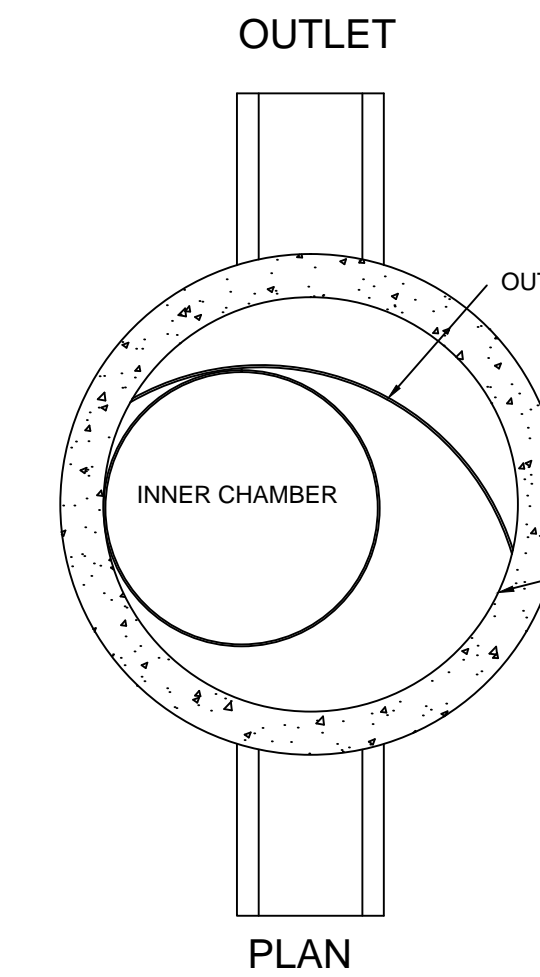


**CULTEC HD100 INFILTRAION BASIN**  
NOT TO SCALE

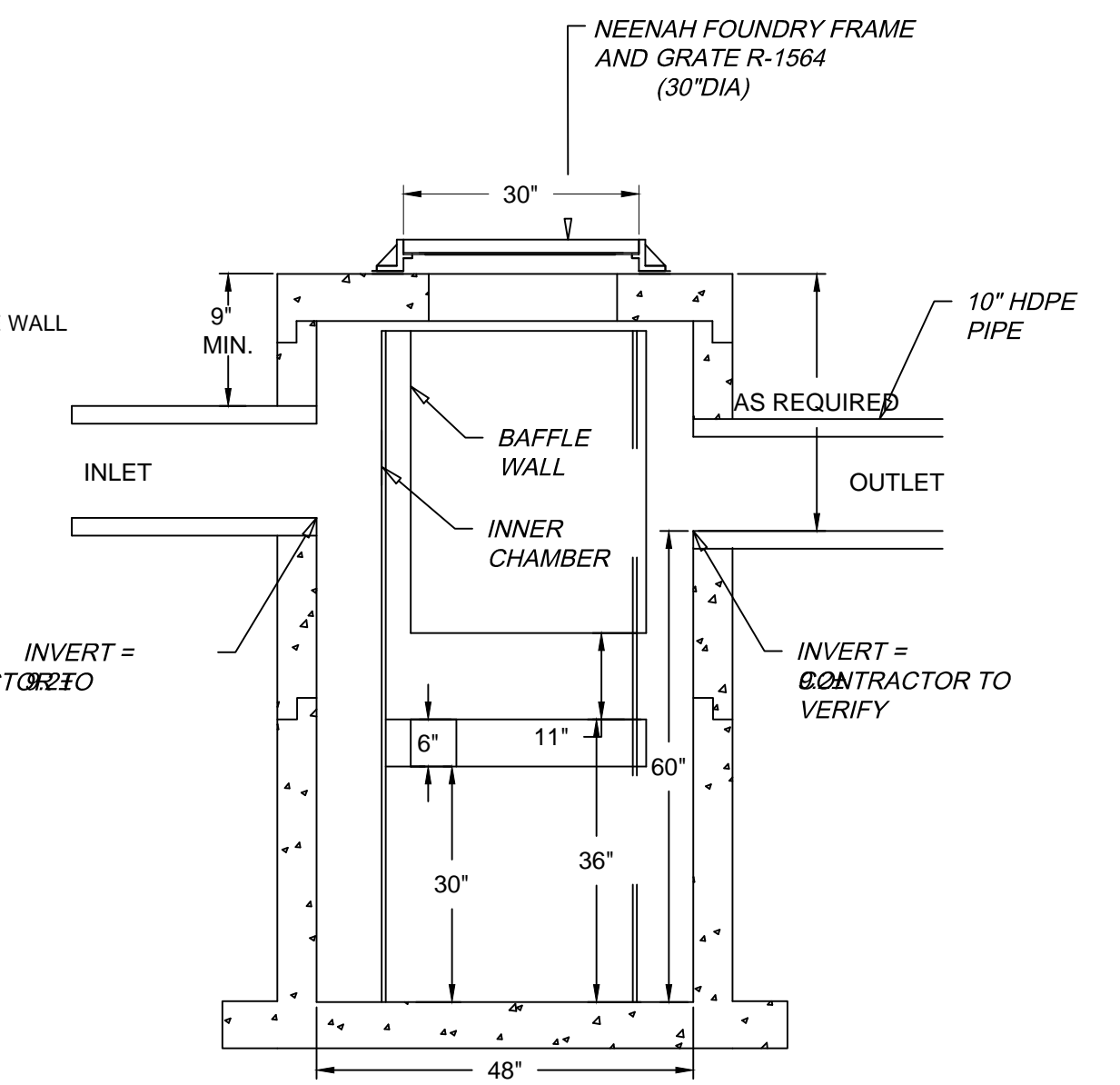


- GENERAL NOTES**  
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 3.84 CF/FT PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWABLE COVER ON TOP OF UNIT SHALL BE 12.0' (3.66 m) THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



**PLAN**



**PROFILE**

**HYDROGUARD WATER QUALITY UNIT (HG-4)**  
NOT TO SCALE

DIMENSIONS IN INCHES  
PERMANENT POOL VOLUME = 450 US GALLONS  
THE HYDROGUARD MUST BE CLEANED AFTER THE CONSTRUCTION PERIOD IF IT IS USED AS A SEDIMENT AND EROSION CONTROL MEASURE  
THE HYDROGUARD SHOULD BE INSPECTED ONCE PER YEAR FOR STABILIZED SITES  
INSPECTION WILL DETERMINE THE MAINTENANCE FREQUENCY (ANNUAL MAINTENANCE OR ONCE EVERY TWO YEARS TYPICAL FOR STABILIZED SITES)  
SITES WITH UNSTABLE CONDITIONS (EXPOSED SOIL OR MATERIALS STORAGE) WILL REQUIRE MORE FREQUENT INSPECTION AND MAINTENANCE  
Hydroworks, LLC  
50 S. 21st St., Kenilworth, NJ 07033  
Phone: 888-290-7900 Fax: 888-783-7271  
Web: www.hydroworks.com

SCALE:  
HORIZ: 1" = 20'  
VERT: N.A.

NO.	DATE	BY	REVISIONS
3.	3-4-18	SBS	CATCH BASIN DETAIL
2.	2-25-18	SBS	PEER REVIEW COMMENTS
1.	1-10-18	SBS	20% BUFFER DISTURB DESIGN

FIELD: T.P.I.  
CALCS: T.P.I.  
CHECKED: E.J.C.  
APPROVED: SBS

CONSTRUCTION DETAILS  
255 LOW STREET (REAR)

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
PREPARED FOR  
LOW STREET REDEVELOPMENT LLC

PROJECT NO. 2017-MEDICAL  
DATE: OCT. 19, 2017  
SHEET NO. 2 OF 2

