

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.

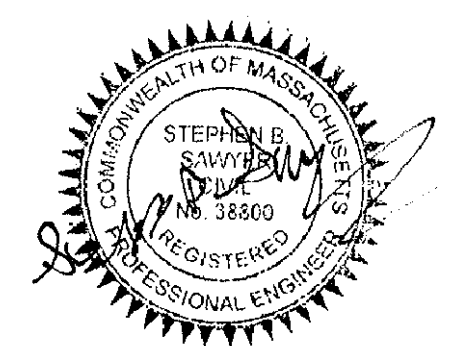
WETLAND DELINEATION DONE BY SEAKAMP ENVIRONMENTAL.

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

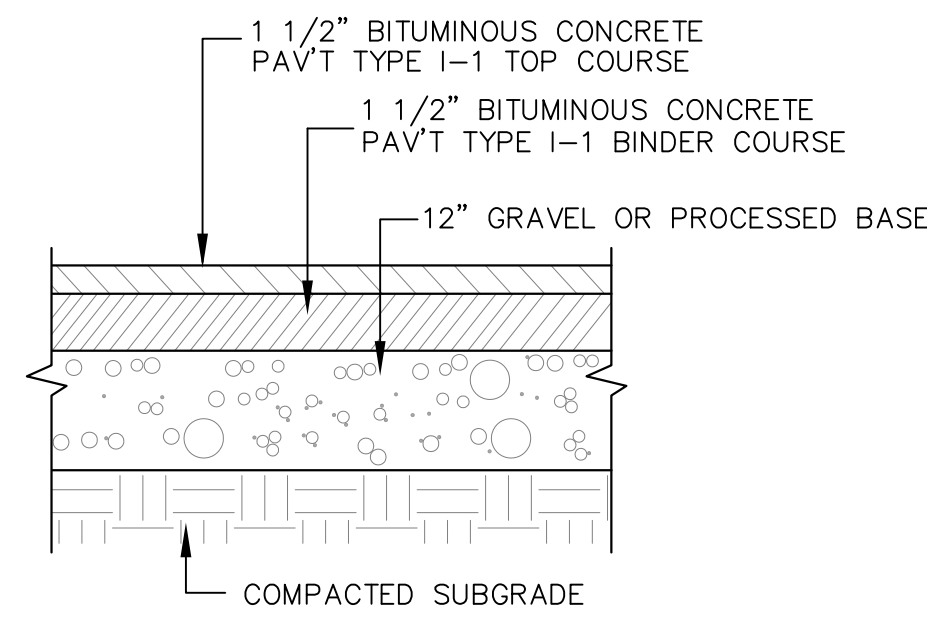
SCALE:			
HORIZ:	1" = 20'		
VERT:	1" = 4'		
NO.	DATE	BY	REVISIONS
1.	1-10-18	SBS	20% BUFFER DISTURB DESIGN

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

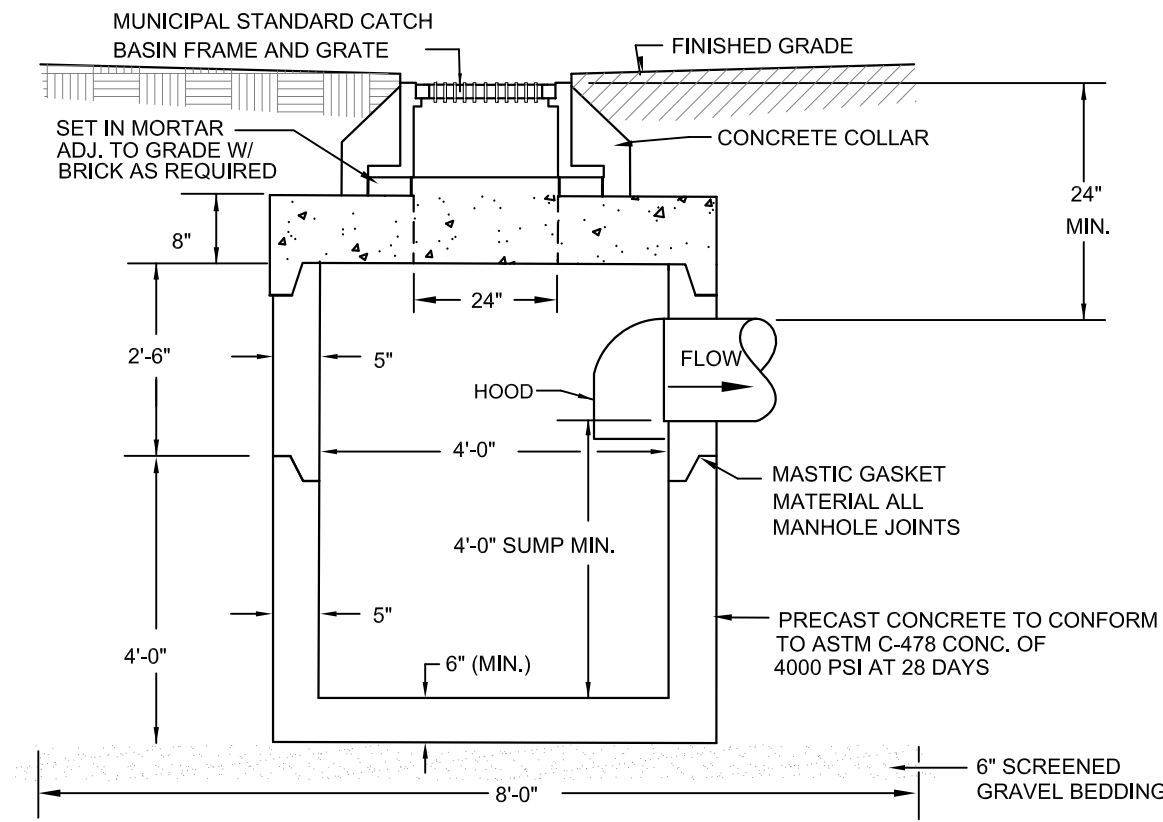
PROPOSED SITE PLAN
 255 LOW STREET (REAR)

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

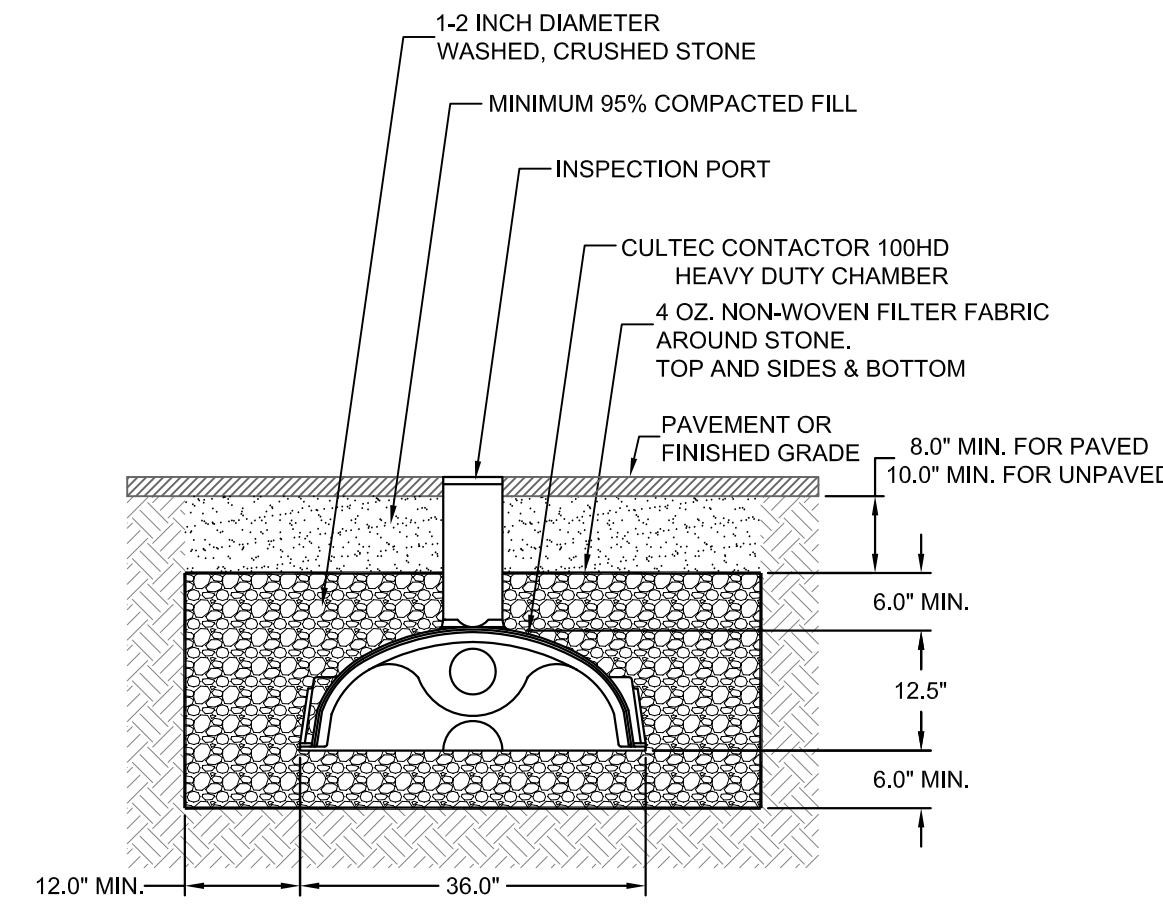
PROJECT NO.	2017-MEDICAL
DATE:	DEC. 1, 2017
SHEET NO.	1 OF 2



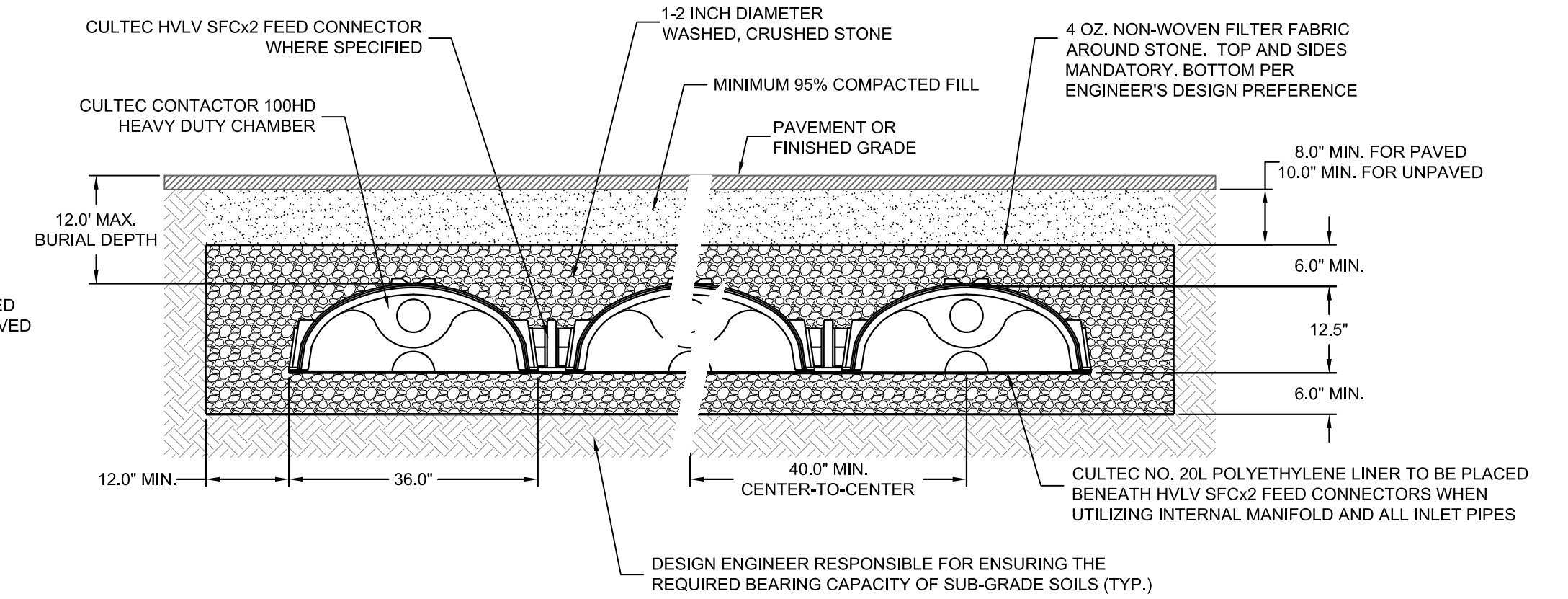
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

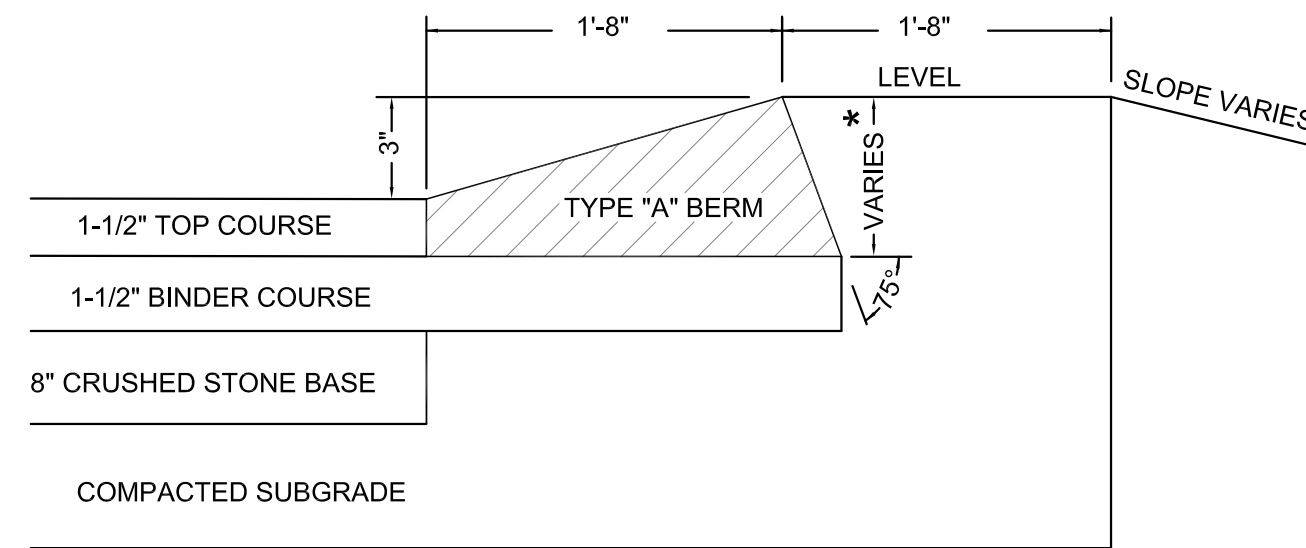


CULTEC HD100 INFILTRATION BASIN
NOT TO SCALE

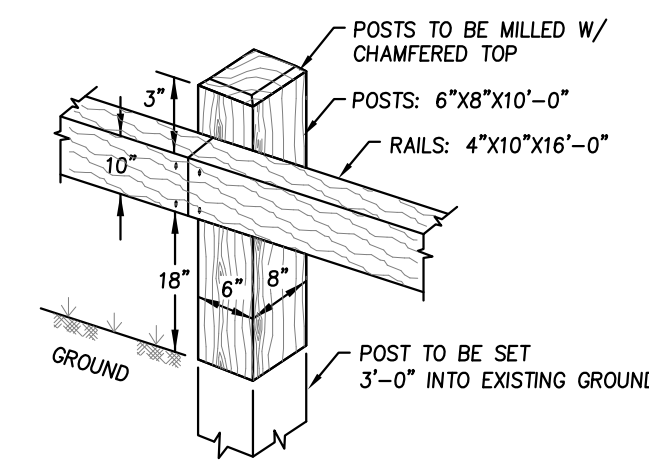


GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 3.84 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWABLE COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m] THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

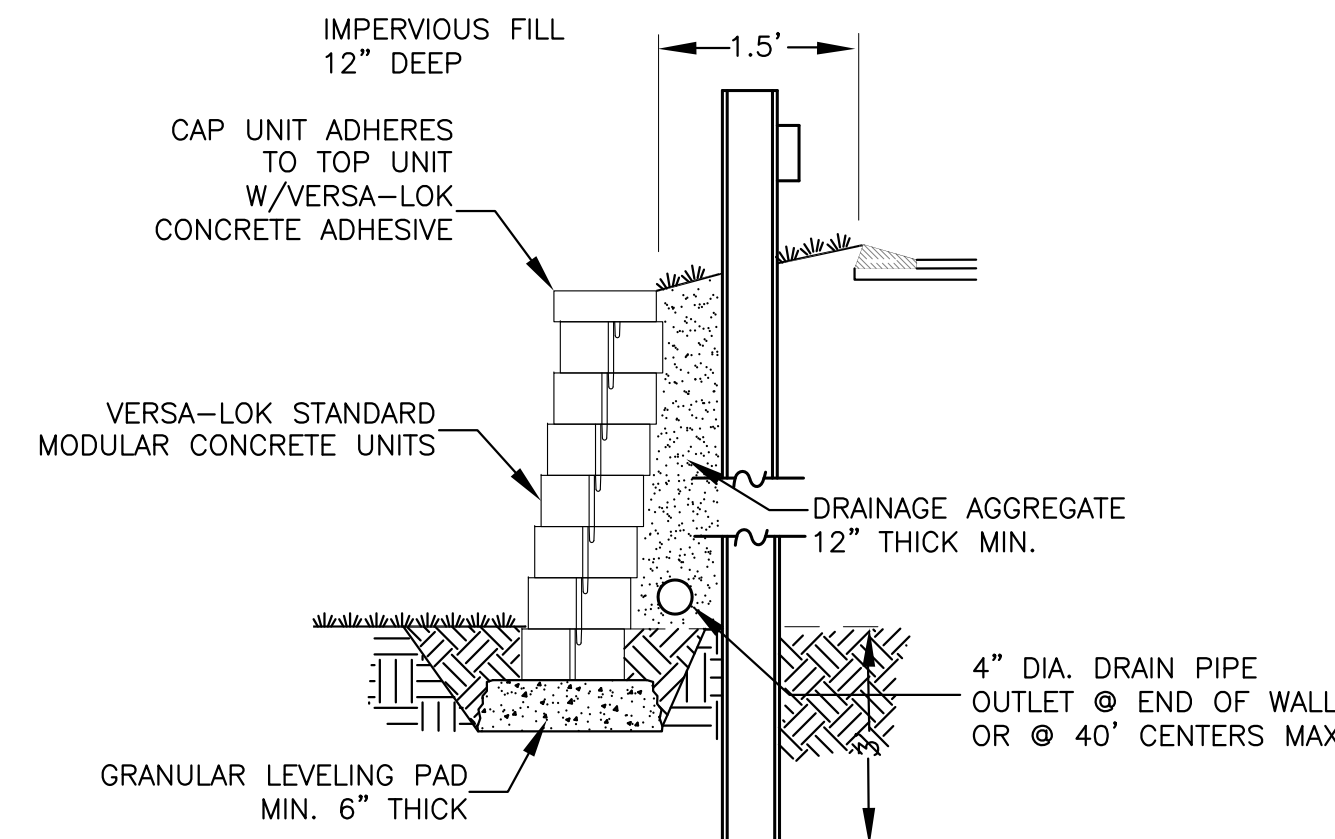
WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS, ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL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



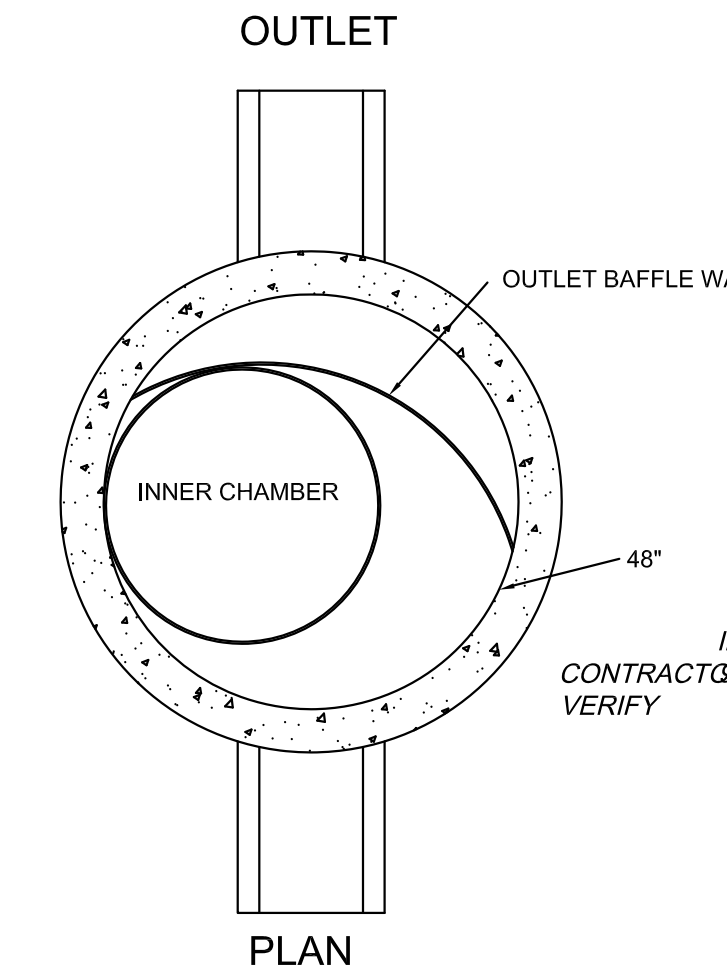
HOT MIX ASPHALT BERM, TYPE "A"
NOT TO SCALE



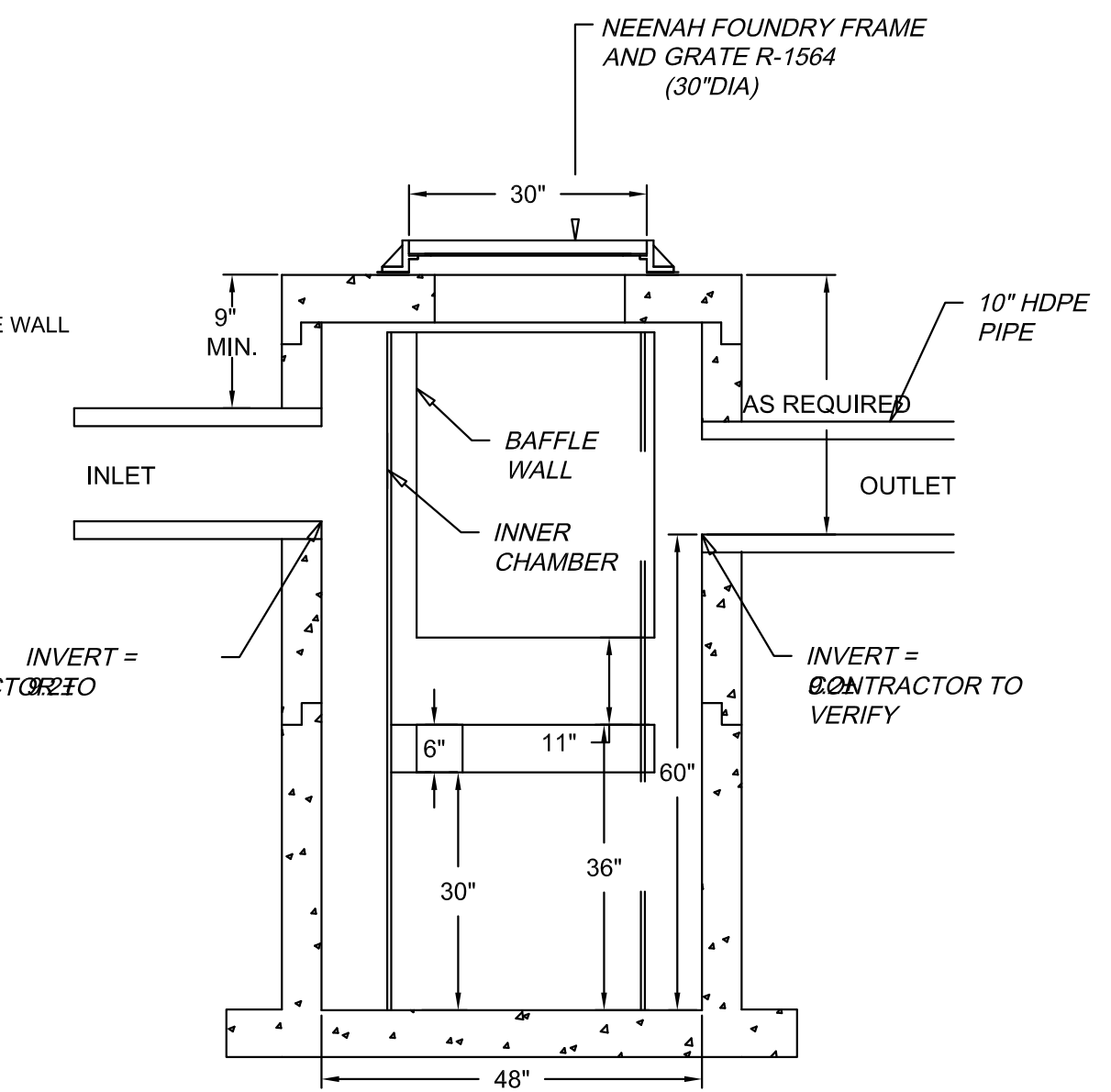
WOOD GUARD RAIL - TYPE 1
SCALE: NOT TO SCALE



TYPICAL SECTION-UNREINFORCED RETAINING WALL
SCALE: NONE



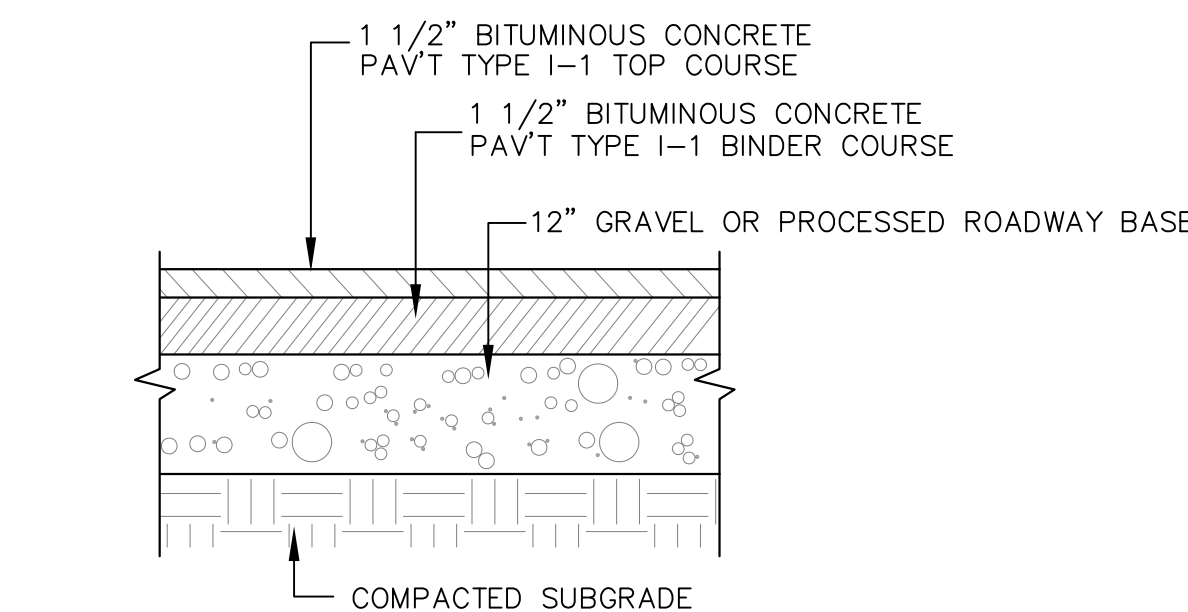
PLAN



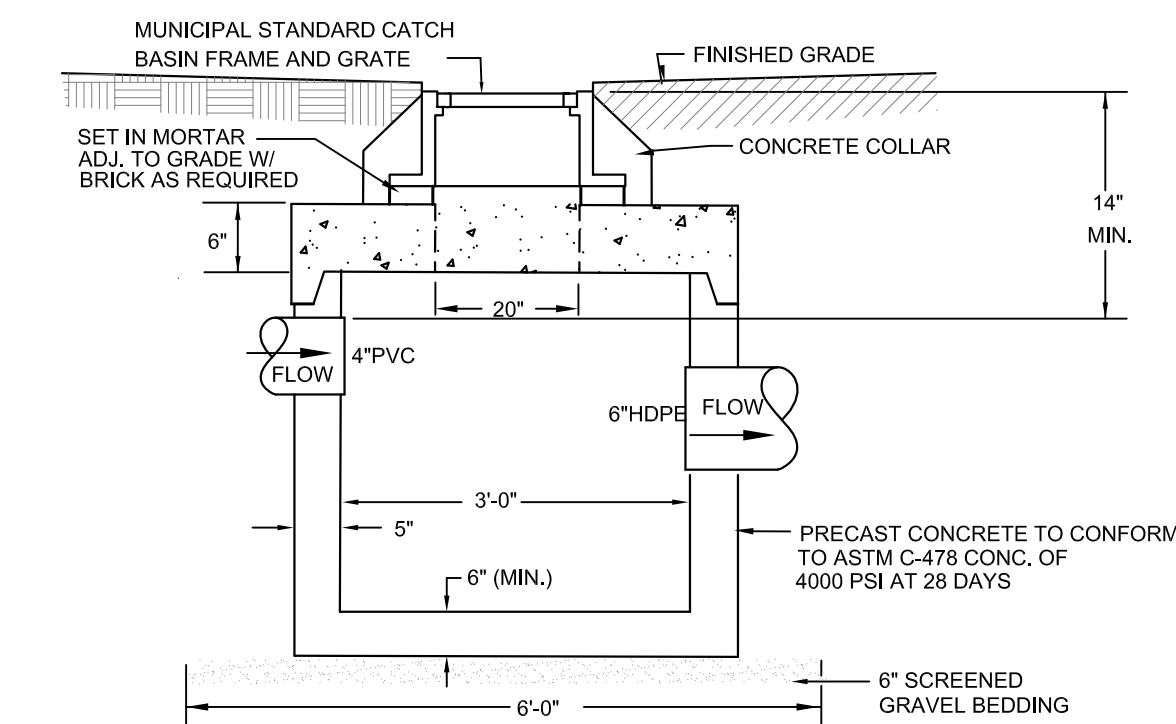
PROFILE

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

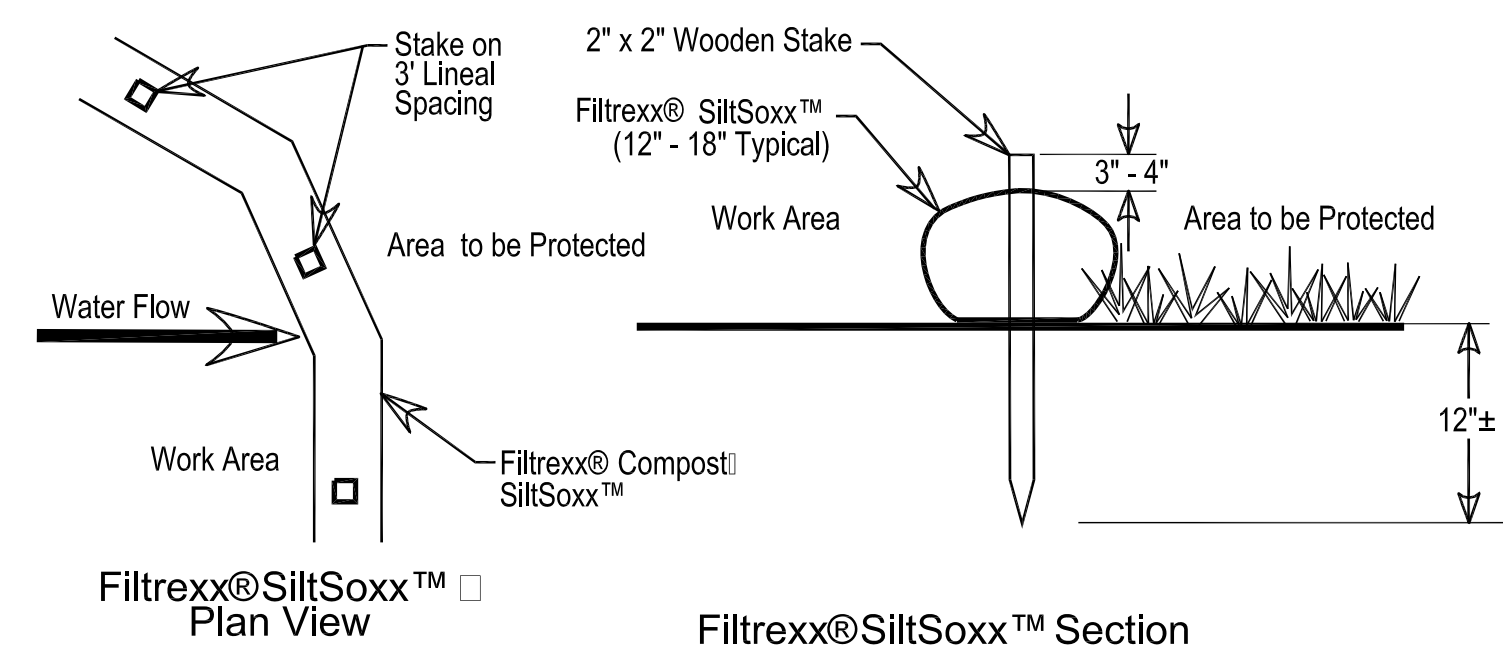
HYDROGUARD WATER QUALITY UNIT (HG-4)
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



3' DIA. PRECAST CONCRETE MANHOLE
NOT TO SCALE



Filtrexx® SiltSoxx™ Plan View
Filtrexx® SiltSoxx™ Section
Filtrexx® SiltSoxx™

EROSION CONTROL BARRIER
NOT TO SCALE



SCALE:				
HORIZ:	1" = 20'			
VERT:	N.A.			
NO.	1.	1-10-18	SBS	20% BUFFER DISTURB DESIGN
		DATE	BY	REVISIONS

FIELD:	T.P.T.
CALCS:	T.P.T.
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