

BUILDING ROOF OVERHANG EXTENDS INTO 25 FT REAR YARD SETBACK

BUILDING ROOF OVERHANG EXTENDS INTO 25 FT SIDE SETBACK

127.2 SF

69.5 SF

MAP 43, LOT 8C
N/F LANDS OF
PORT PLAZA
REALTY TRUST
BK. 7258, PG. 588
LEASED BY
MCDONALD'S CORP
BK. 27180, PG. 296

THANK YOU

23.1'

25' SIDE YARD SETBACK

25' REAR YARD SETBACK

25' FRONT YARD SETBACK

LEASE LINE

25' SIDE YARD SETBACK

LEASE LINE

MAP 43, LOT 8
N/F LANDS OF
RICHARD E. KAPLAN &
DAVID E. KAPLAN
TRUSTEES OF THE PORT PLAZA
REALTY TRUST
BK. 7258, PG. 588

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: M162005
DRAWN BY: WJLRM
CHECKED BY: SM/MMW
DATE: 09/28/2021
ZONING: NEWBURYPORT - EXHIBIT - 09-23-2021

SITE DEVELOPMENT PLANS
FOR

MCDONALD'S
PROPOSED DEVELOPMENT
37 STOREY AVENUE,
NEWBURYPORT, MA
ESSEX COUNTY

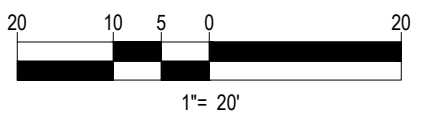
BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

M.M. WIXTED
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41702

SHEET TITLE:
EXISTING CONDITIONS

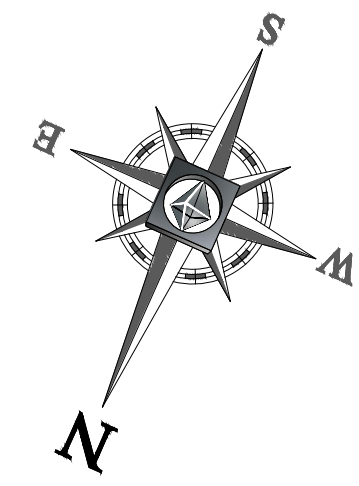
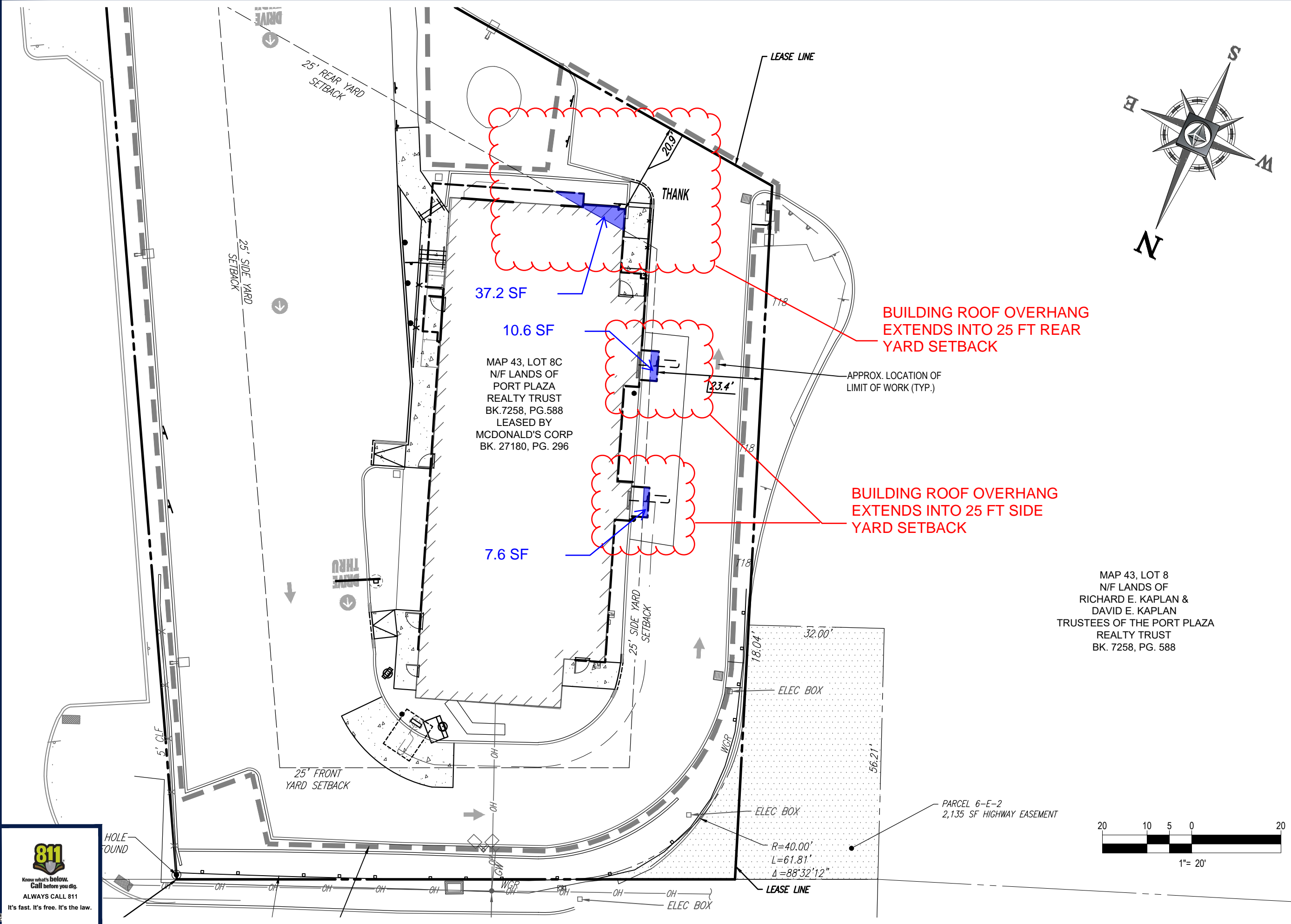
SHEET NUMBER:
1 OF 2

ORG. DATE - 09/28/2021



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REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: M182005
 DRAWN BY: WLRM
 CHECKED BY: SM/MW
 DATE: 09/28/2021
 TABBED: NEWBURYPORT - EXHIBIT - 09-23-2021

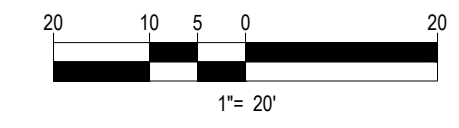
PROJECT:
SITE DEVELOPMENT PLANS
 FOR
McDONALD'S
 PROPOSED DEVELOPMENT
 37 STOREY AVENUE,
 NEWBURYPORT, MA
 ESSEX COUNTY

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
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M.M. WIXTED
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41700

SHEET TITLE:
PROPOSED CONDITIONS
 SHEET NUMBER:
2 OF 2
 ORG. DATE - 09/28/2021

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P:\18181\DRAWINGS\PLAN SETS\REVISED\0308 - NEWBURYPORT - EXHIBIT - 09-23-2021 - LAYOUT: 11X17 EXHIBIT SITE



Front Elevation



Rear Elevation

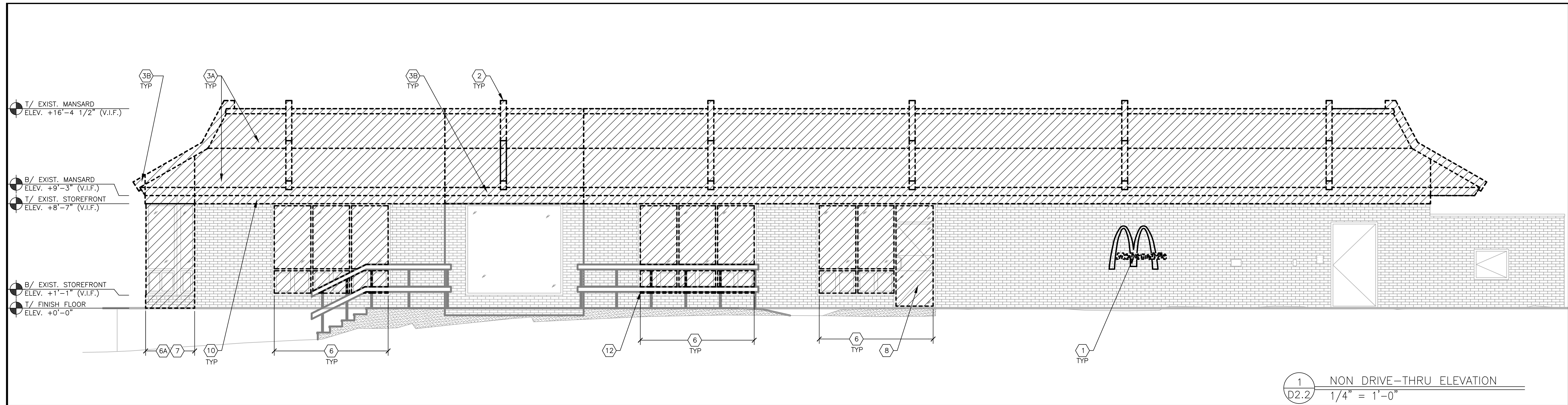


Non-Drive-Thru Side Elevation

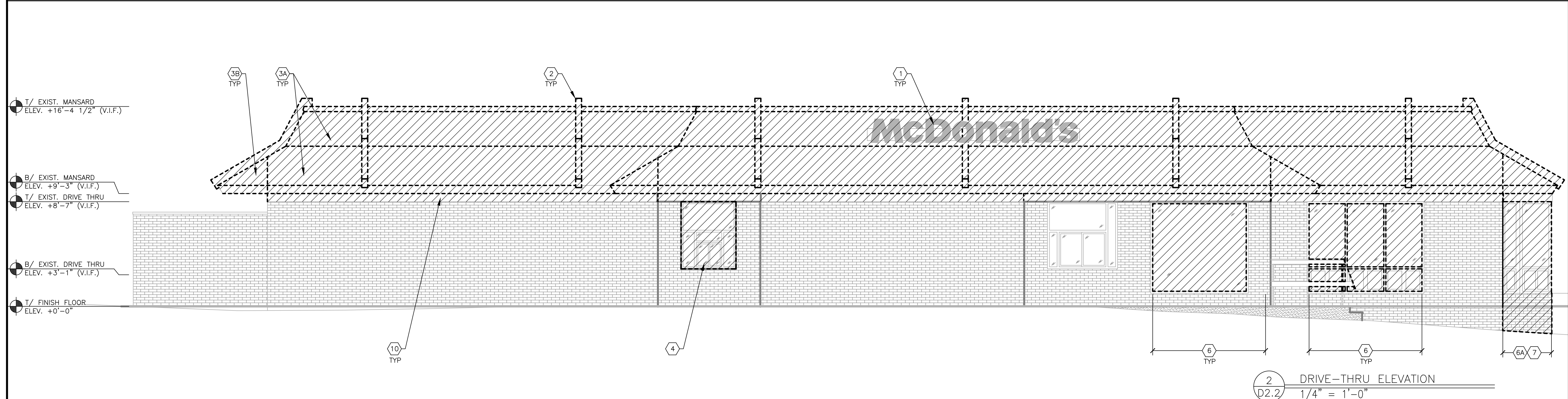
Materials Legend	
	E.I.F.S. (Main Building) "Chelsea Gray" by Benjamin Moore
	E.I.F.S. (Brand Wall Accent) "Iron Mountain" by Benjamin Moore
	Brick Existing brick
	Aluminum Canopy (Prefinished Metal) White
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Aluminum Trellis (Prefinished)
	Metal (Coping)



Drive-Thru Side Elevation



1 NON DRIVE-THRU ELEVATION
 D2.2 1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
 D2.2 1/4" = 1'-0"

DEMOLITION KEYNOTES (NOT ALL KEY NOTES MAY BE USED)

- | | |
|--|--|
| 1 REMOVE EXISTING SIGNAGE AND ALL ASSOCIATED HARDWARE; PATCH/REPAIR EXTERIOR WALL IN KIND. | 7 REMOVE EXISTING WALL CONSTRUCTION DOWN TO 8" BELOW SLAB OR GRADE AS APPLICABLE. |
| 2 REMOVE EXISTING MANSARD LIGHT BEAMS | 8 REMOVE EXISTING DOOR AND ANY ASSOCIATED HARDWARE. EXISTING STOREFRONT FRAMING TO REMAIN |
| 3A REMOVE EXISTING ROOFING AT LOWER AND UPPER PORTION OF DOUBLE MANSARD ROOF | 9 NOT USED |
| 3B REMOVE PORTION OF EXISTING MANSARD PROJECTION. ALIGN REMOVAL WITH EXISTING WALL BELOW | 10 REMOVE EXISTING FRIEZE BOARDS BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND |
| 4 REMOVE EXISTING DRIVE THRU WINDOW | 11 NOT USED |
| 5 REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOW, WALLS AND DOORS | 12 EXISTING GUARDRAIL TO REMAIN |
| 6 REMOVE EXISTING GLAZING, MUNTINS (WHERE APPLICABLE) AND/OR PANEL; EXISTING STOREFRONT FRAMING TO REMAIN. | |
| 6A REMOVE EXISTING GLAZING PANEL AND STOREFRONT FRAMING | |

LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXTENT OF EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN

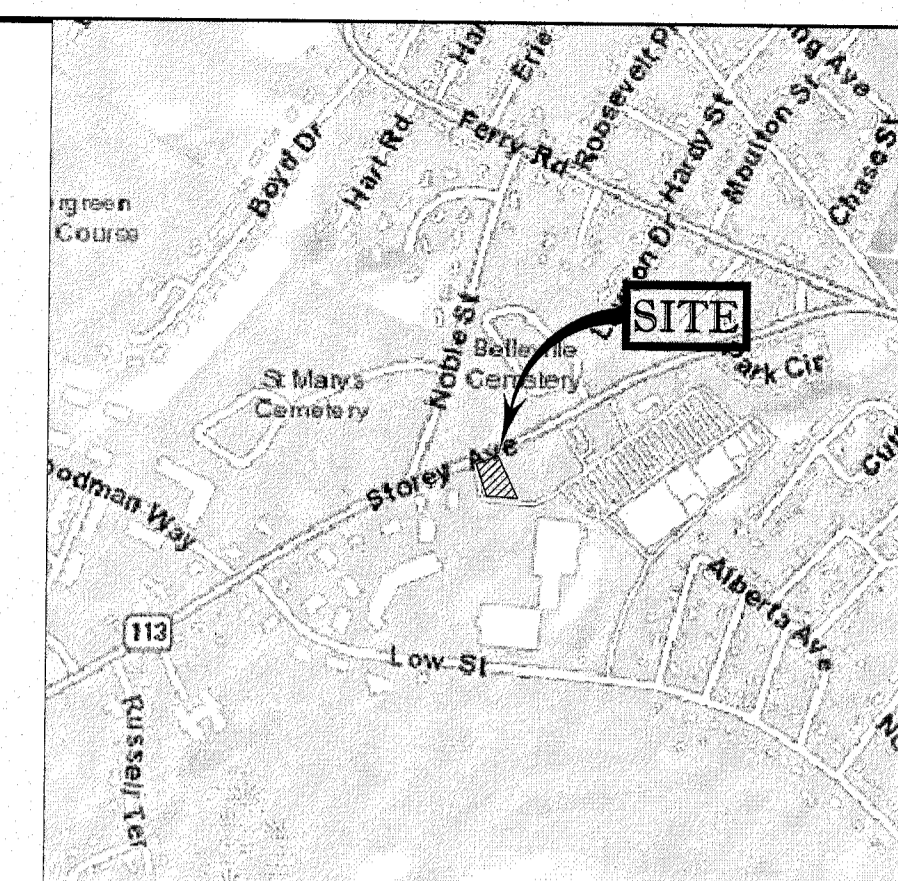
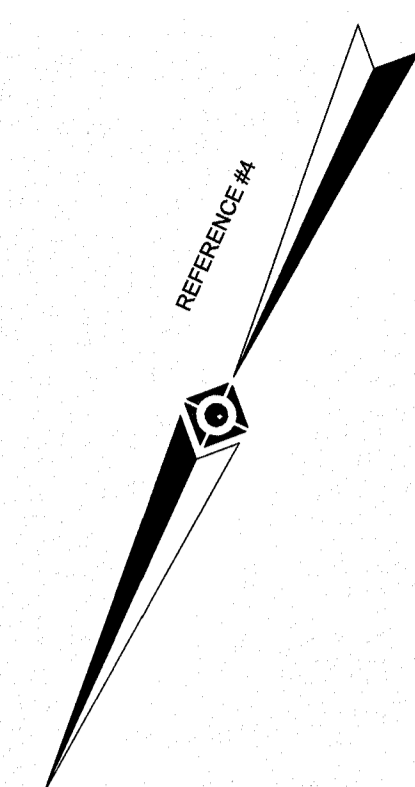
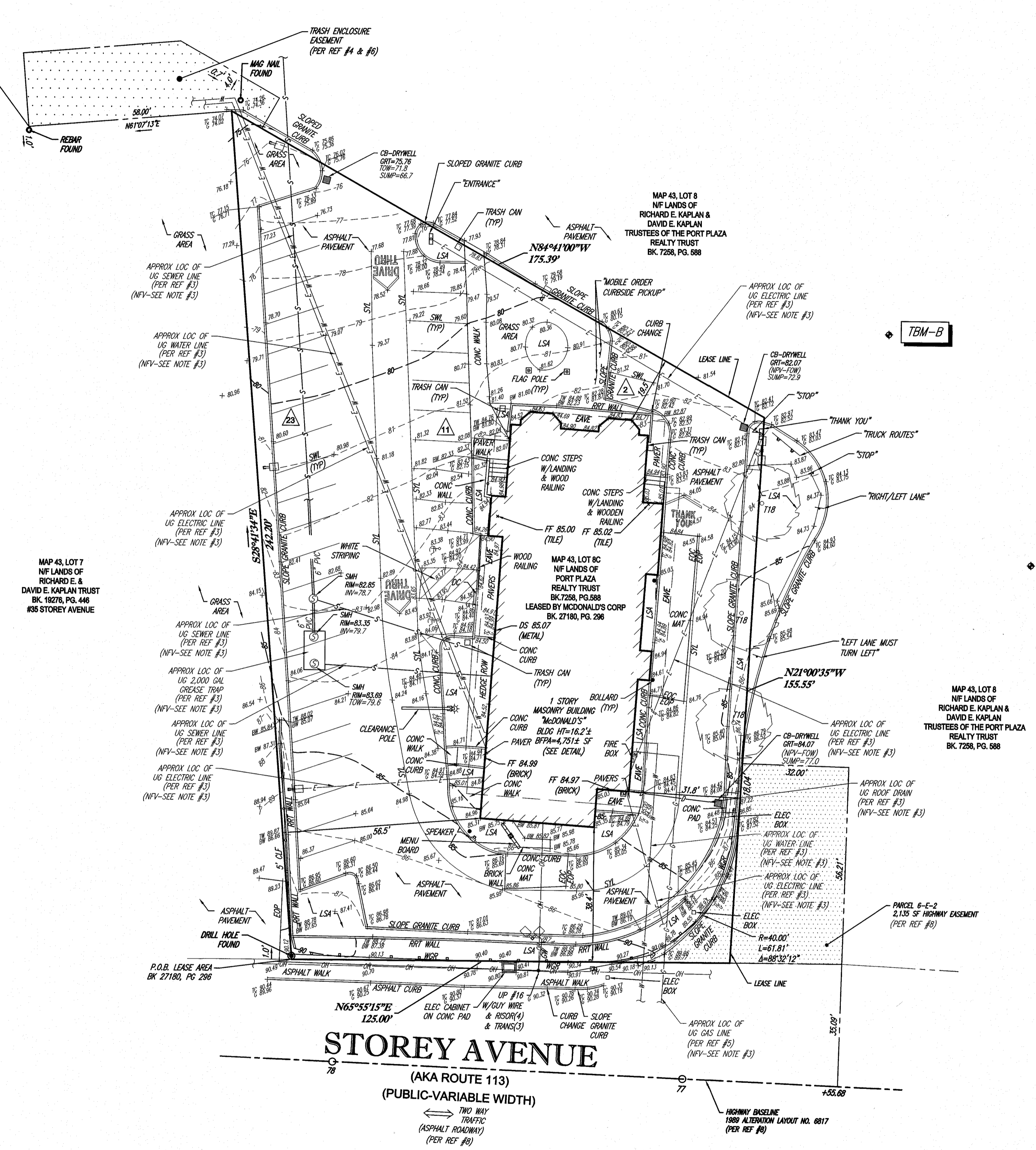
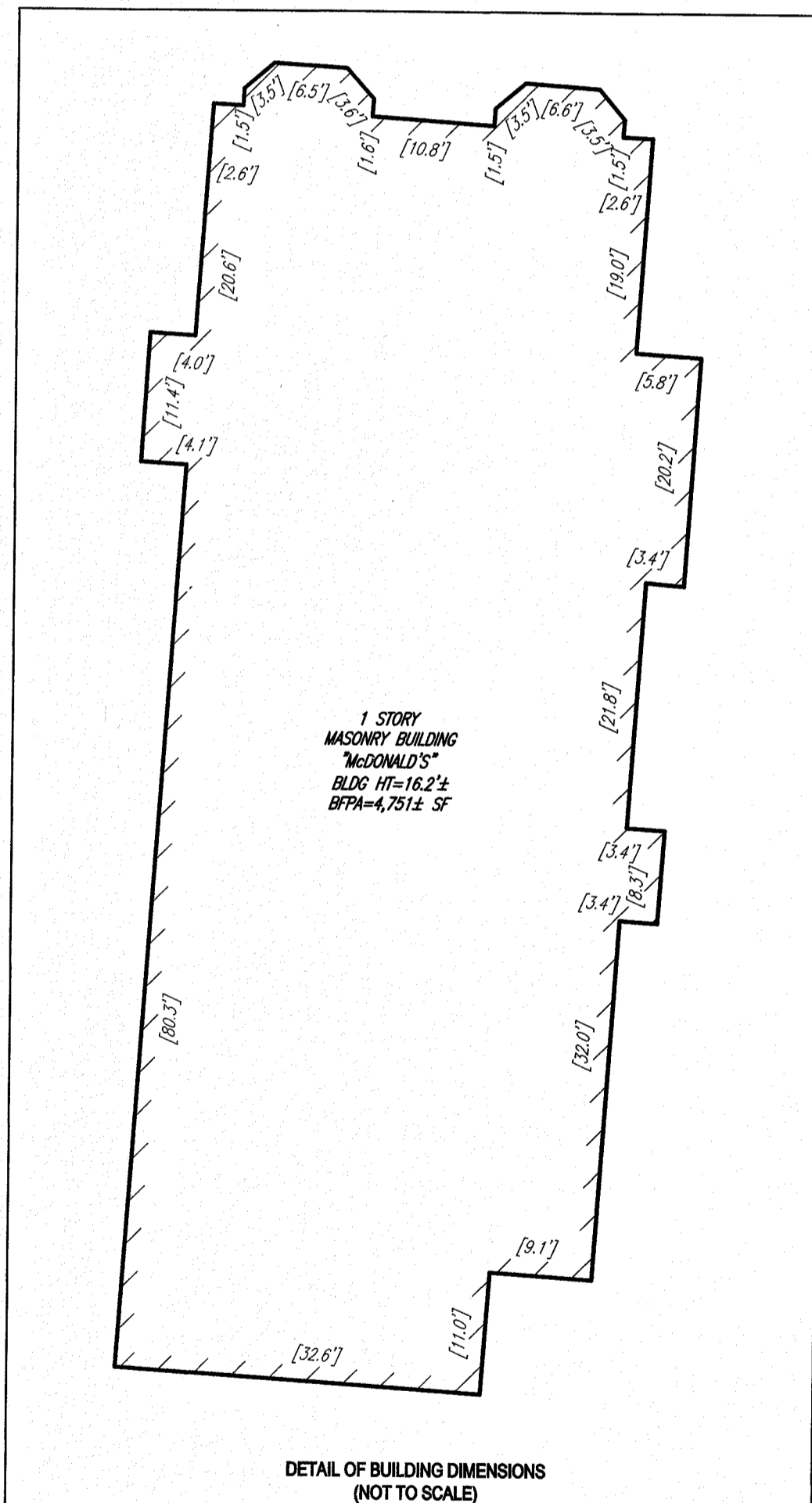
PREPARED BY:	T. BALEONTIN
STD ISSUE DATE:	AUGUST 2018
REVIEWED BY:	J.VRCHOVA
DATE ISSUED:	4/27/18
C.S.G. PROJECT #:	MCD.23568
PREPARED FOR:	McDonald's USA, LLC
TITLE:	MRP PROGRAM LOW VOLUME
DESCRIPTION:	EXISTING WOOD WALL CONSTRUCTION WITH BRICK VENER; EXISTING STEEL ROOF TRUSSES; STUCCO ARCADES - FRONT ENTRY
SHEET NO.:	D2.2
DEMO. ELEVATIONS	

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 215 MASSACHUSETTS AVE. SUITE 300
 WILMINGTON, PA 19380
 215.669.2125
 CoreStates.com

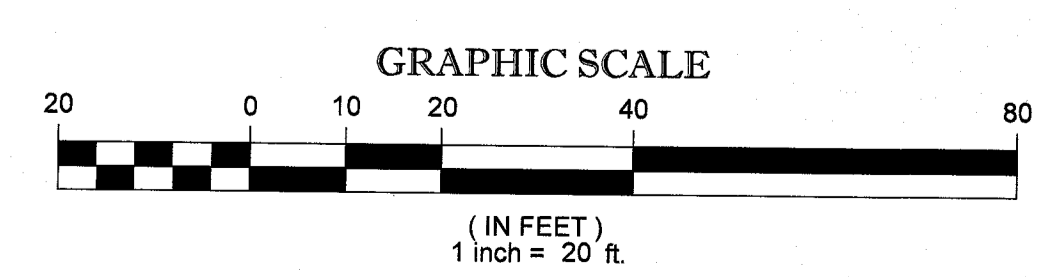
REV	DATE	DESCRIPTION
1		

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X G 122.85 EXISTING GUTTER ELEVATION
 - X W 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 122.55 EXISTING BOTTOM OF WALL ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - X DS 123.45 EXISTING DOOR SILL ELEVATION
 - GM GAS METER
 - EM ELECTRIC METER
 - OH OVERHEAD WIRES
 - D APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - S OBSERVED LOC. UNDERGROUND DRAIN LINE
 - S APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - S OBSERVED LOC. UNDERGROUND SEWER LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - C APPROX. LOC. UNDERGROUND GAS LINE
 - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - △ PARKING SPACE COUNT
 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - UP ↑ UTILITY POLE
 - GW GUY WIRE
 - TRAFFIC SIGNAL
 - AREA LIGHT
 - SIGN
 - BOLLARD
 - METAL GUIDE RAIL
 - PAINTED ARROWS
 - CLF CHAIN LINK FENCE
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - RRW RAILROAD TIE WALL
 - (TYP) TYPICAL
 - SMH SANITARY/SEWER MANHOLE
 - CB CATCH BASIN OR INLET
 - SW TREE & TRUNK SIZE
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFP BUILDING FOOTPRINT AREA
 - NPV NO PIPES VISIBLE
 - PVC POLYVINYL CHLORIDE PIPE
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - [32.6'] BUILDING DIMENSION
 - WGR WOODEN GUIDE RAIL



- NOTES:**
- PROPERTY KNOWN AS LOT 8C AS SHOWN ON THE CITY OF NEWBURYPORT, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, ASSESSOR'S MAP NO. 43.
 - AREA = 27,315 SQUARE FEET OR 0.627 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: METAL BASE OF LIGHT POLE IN LOT 8, MAP 43. ELEVATION = 88.52
TBM-B: MAG NAIL SET IN ASPHALT PARKING LOT IN LOT 8, MAP 43. ELEVATION = 82.95
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF NEWBURYPORT, ESSEX COUNTY, MAP #43.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 109 OF 500," MAP NUMBER 25090C0109F, EFFECTIVE DATE: JULY 3, 2012.
 - MAP ENTITLED "SITE CONSTRUCTION PLAN 'AS-BUILT', MCDONALD'S RESTAURANT, STOREY AVENUE (ROUTE 113) NEWBURYPORT, MASSACHUSETTS," PREPARED BY NORTH SHORE SURVEY CORPORATION, DATED OCTOBER 28, 1986. LAST REVISED MARCH 13, 1987. SHEET SP-2.
 - MAP ENTITLED "TOPOGRAPHIC PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS PREPARED FOR MCDONALD'S CORPORATION," PREPARED BY NORTH SHORE SURVEY CORPORATION, DATED OCTOBER 28, 1986. LAST REVISED MARCH 13, 1987.
 - UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
 - MAP ENTITLED "PORT PLAZA SHOPPING CENTER, RICHARD KAPLAN ET AL., PLAN OF LAND IN NEWBURYPORT, MASS. PREPARED FOR MCDONALD'S CORPORATION," PREPARED BY NORTH SHORE SURVEY CORPORATION, DATED SEPTEMBER 18, 1987.
 - MAP ENTITLED "PLAN OF LAND IN NEWBURYPORT, PREPARED FOR MCDONALD'S CORPORATION," PREPARED BY ROBERT B. BOWMAN, DATED OCTOBER 28, 1986.
 - MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE CITY OF NEWBURYPORT ESSEX COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS" DATED DECEMBER 6, 1989, LAYOUT NO. 6817.

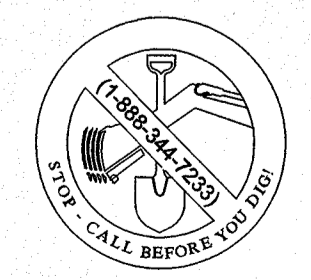


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UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20174603949

UTILITY COMPANY	PHONE NUMBER
NATIONAL GRID GAS-ESSEX	800-233-5323
NATIONAL GRID ELECTRIC-MASS ELEC	800-322-3223
NEWBURYPORT WATER WORKS	978-485-4464
VERIZON	800-322-2284
COMCAST	800-534-5489
ON TARGET LOCATING	508-428-1022



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49214



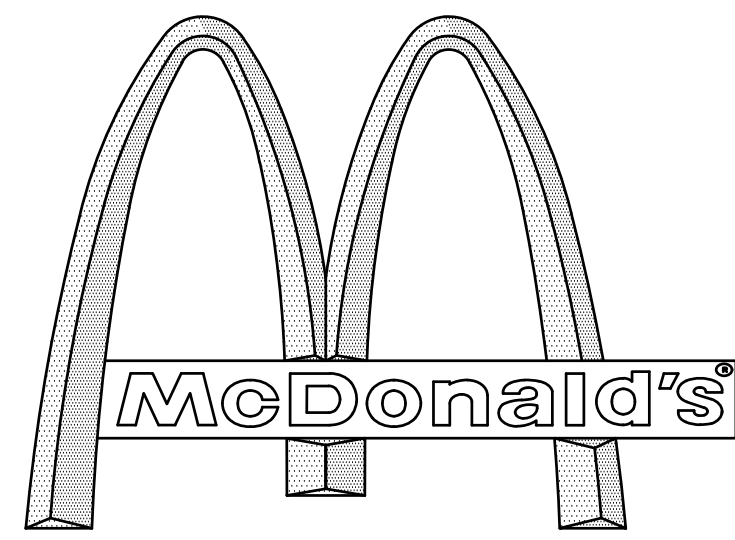
BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD DATE	11-20-17
FIELD BOOK NO.	17-13 MA
FIELD BOOK PG.	97
FIELD DREW	S.B.H.
DRAWN	R.J.K.
REVIEWED	R.D.N.
APPROVED	G.L.H.
DATE	12-5-17
SCALE	1"=20'
FILE NO.	03-170384
DWG. NO.	1 OF 1

McDonald's USA, LLC
37 STOREY AVENUE
MAP 43, LOT 8C
CITY OF NEWBURYPORT
ESSEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX
WARREN, NJ 908680999

SITE DEVELOPMENT PLANS

FOR:
EXISTING

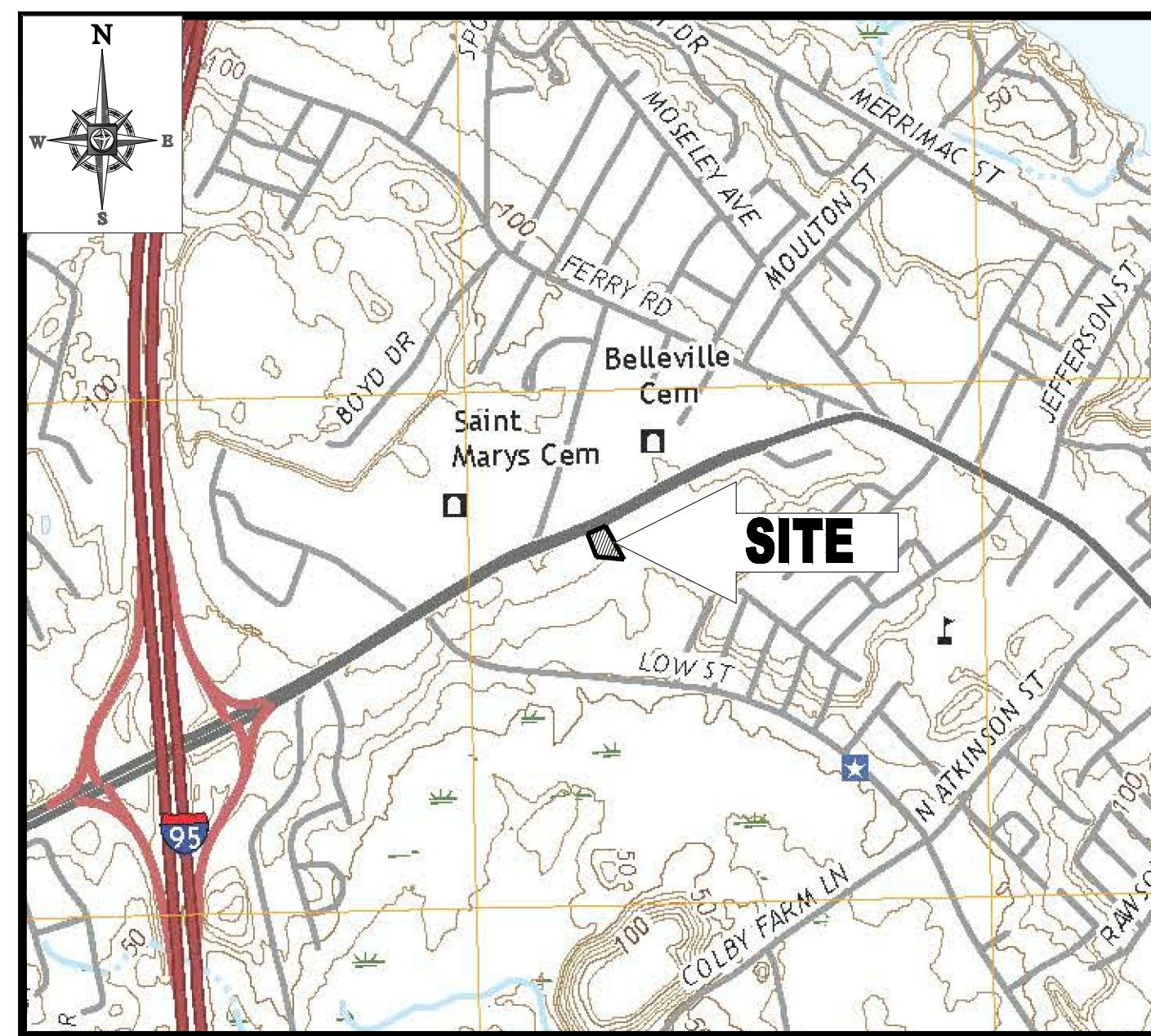


WITH DRIVE-THRU

LOCATION OF SITE:

37 STOREY AVENUE,
CITY OF NEWBURYPORT
ESSEX COUNTY, MASSACHUSETTS

MAP 43, LOT 8C



LOCATION MAP

SCALE: 1"=1000'
PLAN REFERENCE: USGS NEWBURYPORT WEST QUADRANGLE



AREA PLAN

SCALE: 1"=50'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 8
GENERAL NOTES SHEET	C-2 OF 8
DEMOLITION, SOIL EROSION & SEDIMENT CONTROL PLAN	C-3 OF 8
SITE PLAN	C-4 OF 8
GRADING & DRAINAGE PLAN	C-5 OF 8
DETAIL SHEET	C-6 OF 8
DETAIL SHEET	C-7 OF 8
DETAIL SHEET	C-8 OF 8
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 OF 1
BUILDING ELEVATIONS (BY OTHERS)	1 OF 2
BUILDING ELEVATIONS (BY OTHERS)	2 OF 2

SHEET INDEX

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE BASED UPON NAVD 88 PER SURVEY NOTE #7.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

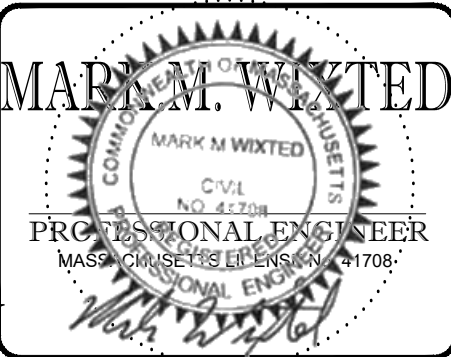
PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:
-1.5" M.04.02- CLASS 2 TOP COURSE
-1.5" M.04.02- CLASS 1 BASE COURSE
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:
-6.0" 4500 PSI AIR-ENTRAINED CONCRETE
-8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEO-TECHNICAL REPORT RECOMMENDATIONS. MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.



PARKING INFORMATION

TOTAL SPACES	EXISTING SPACES	PROPOSED SPACES	SIZE
34	28	4	9.0' x 18.0' @ 90°
		2	PROPOSED ACCESSIBLE SPACES 8.0' x 18.0' @ 75°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	6"	PVC	ON-SITE
WATER	TBD	TBD	ON-SITE / STOREY AVENUE
STORM SEWER	TBD	TBD	ON-SITE
ELECTRIC	TBD	UG/OH	ON-SITE / STOREY AVENUE
GAS	TBD	TBD	ON-SITE / STOREY AVENUE

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
322 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
JOB #: C170384
DATE: DECEMBER 5, 2017

TYPICAL LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	SETBACK	---
---	EASEMENT	---
---	CURB	---
⊙	STORM MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
⊙	CATCH BASIN	⊙
△ w/5'	WETLAND FLAG	△ w/5'
---	WETLAND LINE	---
x 54.83	SPOT ELEVATION	100.00
x 70.54.58	TOP & BOTTOM OF CURB	TC=100.00
0 53.78		BC=99.50
---	CONTOUR	---
→	FLOW ARROW	→
→	PAINTED ARROW	→
OH	OVERHEAD WIRE	OH
G	GAS LINE	G
T	TELEPHONE LINE	T
E	ELECTRIC LINE	E
W	WATER LINE	W
S	SEWER LINE	S

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

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Phone: (508) 480-9900
www.BohlerEngineering.com

PERMIT PLAN
STREET ADDRESS: 37 STOREY AVENUE
CITY: NEWBURYPORT STATE: MASSACHUSETTS
COUNTY: ESSEX

COMPLIANCE CHECK DATE
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

PROJECT No.: M182005
CAD I.D. #: M182005_ss0.dwg

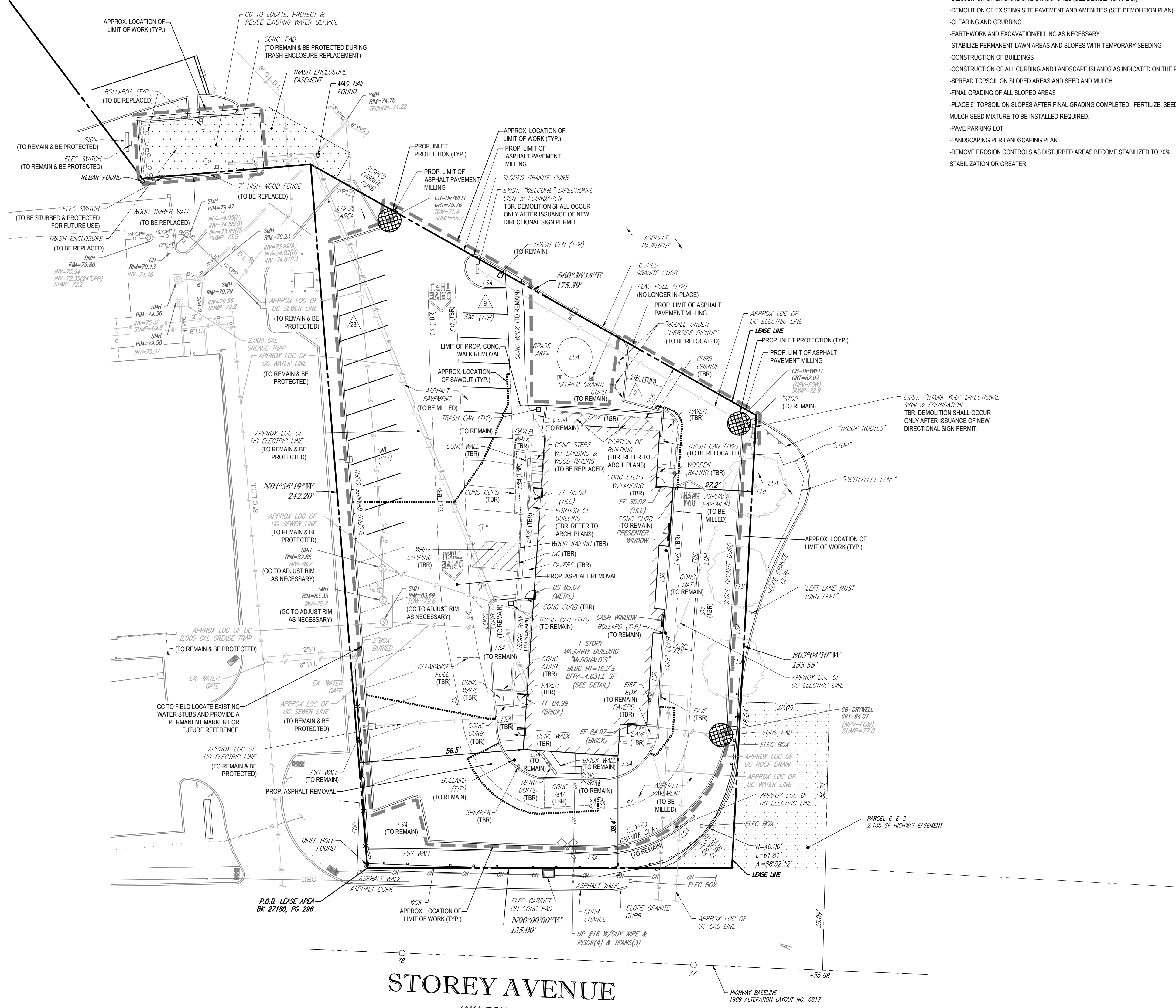
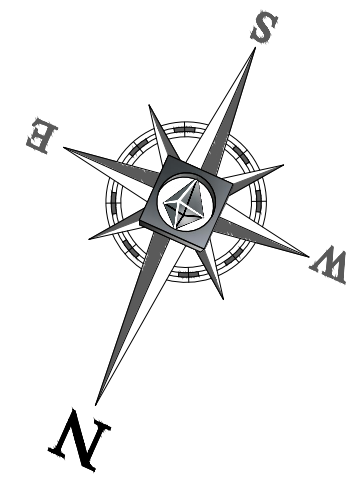
SITE I.D.: 20-0305
PLAN DESCRIPTION: COVER SHEET

STATUS: DRAWN BY: 03/05/20 DJF
PLAN CHECKED: 07/14/21 WL
AS-BUILT
SHEET NO. C-1 OF 8

McDonald's
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STOREY AVENUE
(AKA ROUTE 113)
(PUBLIC-VARIABLE WIDTH)
TWO WAY TRAFFIC (ASPHALT ROADWAYS)

CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF INLET PROTECTION (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE #2 TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED PER PLAN.
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #6.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 1,000 SF EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 50 FEET OF THE WETLAND OR THE BOUNDARY OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR straw AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

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GC TO FIELD LOCATE EXISTING WATER STUBS AND PROVIDE A PERMANENT MARKER FOR FUTURE REFERENCE.

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL, SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

REFER TO THIS SHEET & GENERAL NOTES SHEET FOR DEMOLITION, SOIL EROSION & SEDIMENT CONTROL NOTES

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PERMIT PLAN

STREET ADDRESS
37 STOREY AVENUE

CITY: **NEWBURYPORT** STATE: **MASSACHUSETTS**

COUNTY: **ESSEX**

SITE I.D.: **20-0305**

PLAN DESCRIPTION
DEMOLITION, SOIL EROSION & SEDIMENT CONTROL PLAN

COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.: M182005

CAD I.D. #: M182005_ss0.dwg

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED:	07/14/21	WL
AS-BUILT		

SHEET NO. **C-3** OF 8

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
2	07/14/21	PER ADJACENT RETAIL FEATURES
3	08/24/21	PER LANDLORD COMMENTS

DATE: 07/14/21

BY: DJF

APPROVED: MCDONALD'S AGENT

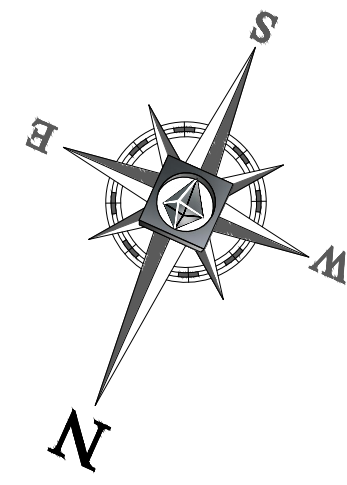
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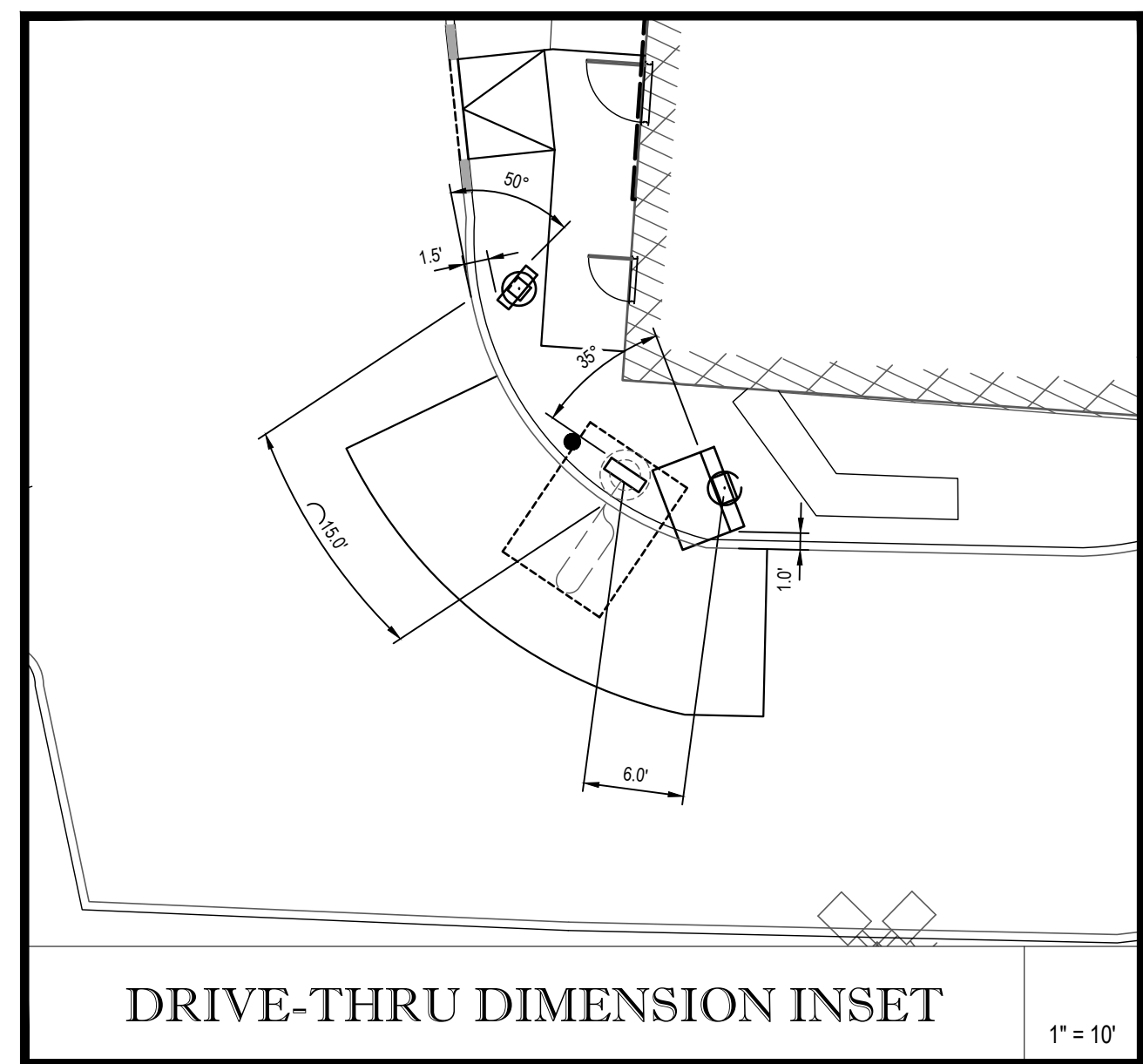
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PLAN APPROVALS	DATE	SIGNATURE
APPROVED MCDONALD'S AGENT		



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUBS					
HMB	3	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HORTENSIA HYDRANGEA	15-18"	CONTAINER
RK	20	ROSA 'RADRAZZ' KNOCK OUT	KNOCK OUT ROSE	24-30"	CONTAINER
SBG	5	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIRAEA	15-18"	CONTAINER
SUBTOTAL:	28				
EVERGREEN SHRUBS					
IGS	3	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	24-30"	B+B
SUBTOTAL:	3				
GROUND COVERS					
JHBH	6	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	6				
PERENNIALS					
LM	37	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
SUBTOTAL:	37				



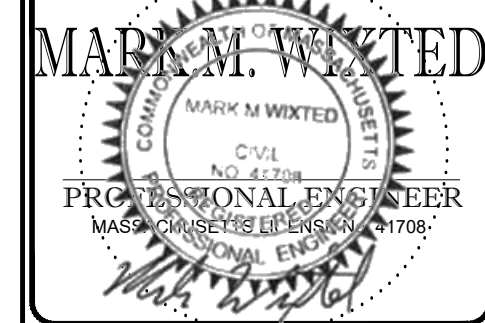
LAND USE / ZONING INFORMATION & NOTES

- APPLICANT / OWNER:
McDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090
- PARCEL:
MAP 43, LOT 8C
37 STOREY AVENUE
CITY OF NEWBURYPORT
ESSEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS DISTRICT (B-1) - FAST FOOD, CARRY OUT (PERMITTED BY RIGHT)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	27,314 SF *	NO CHANGE
MIN. STREET FRONTAGE	120 FT.	125 FT. *	NO CHANGE
MAXIMUM LOT COVERAGE	30%	17.4% *	17.1% *
MIN. FRONT SETBACK	25 FT.	38.4 FT. *	NO CHANGE
MIN. SIDE SETBACK	25 FT.	27.2 FT. *	NO CHANGE
MIN. REAR SETBACK	25 FT.	19.5 FT. (E) *	20.9 FT. (E) *
MAX. BUILDING HEIGHT	30 FT.	1 STORY (< 30 FT.)	1 STORY (< 30 FT.)
PARKING SPACES	26	34	NO CHANGE
PARKING CRITERIA (9x18)	- FAST FOOD/CARRY OUT: 5.5 SPACES PER 1000 SF GROSS FLOOR AREA OR 1 PER 4 SEATS, WHICHEVER IS GREATER. (4631 SF / 1000 SF) 5.5 SPACES = 26 SPACES		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8'x18' W/ 8' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES- 1/6 SPACES		

(E)- EXISTING NON-CONFORMANCE
* - PER LEASE LINE/AREA

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
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SIGN SUMMARY TABLE			
TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	MAX HEIGHT = 20 FT.	ONE (1) FREESTANDING SIGN (TO REMAIN)	ONE (1) FREESTANDING SIGN (EXISTING)
BUILDING SIGNAGE			
FRONT WALL SIGN		ONE (1) "McDONALD'S" SIGN (TO BE REMOVED)	ONE (1) "M" LOGO SIGN @ 14 SF
NON DRIVE THRU WALL SIGN	MAX SIGN AREA = 5% OF BUILDING FACE AREA TO WHICH SIGN IS ATTACHED. ONE (1) SIGN PERMITTED ON EACH SIDE OF STRUCTURE FACING UPON A PUBLIC WAY.	ONE (1) "M" LOGO (TO BE REMOVED)	NONE
DRIVE THRU WALL SIGN		ONE (1) "McDONALD'S" SIGN & ONE (1) "M" LOGO (TO BE REMOVED)	ONE (1) "M" LOGO SIGN @ 14 SF
REAR WALL SIGN		ONE (1) "McDONALD'S" SIGN (TO BE REMOVED)	ONE (1) "M" LOGO SIGN @ 14 SF
TOTAL BUILDING SIGNAGE		THREE (3) "McDONALD'S" SIGNS & TWO (2) "M" LOGOS (TO BE REMOVED)	THREE (3) SIGNS @ 42 SF

NOTE: ALL SIGNS AREAS ARE "BOXED" FOR CALCULATIONS

PAVEMENT STRIPING LEGEND

- 6"SYSL = 6" SINGLE YELLOW SOLID LINE
- 8"SYSL = 8" SINGLE YELLOW SOLID LINE
- 4"SYSL = 4" SINGLE WHITE SOLID LINE

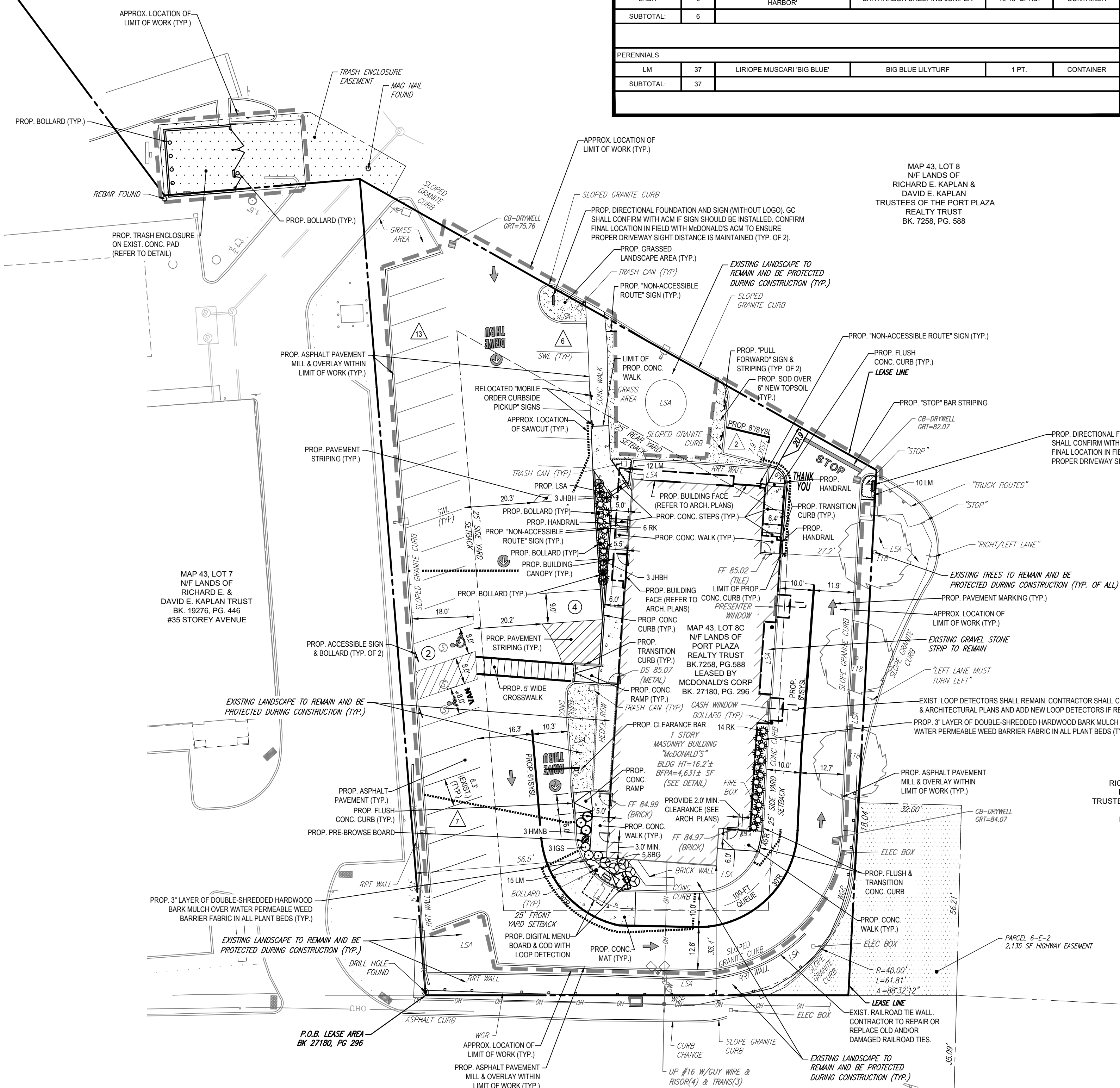
REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DOOR PULL NOTE: NEW SIDEWALK CONSTRUCTION SHALL BE ADA COMPLIANT WITH EDGE OF NEW SIDEWALK AND ANY OBSTRUCTION, INCLUDING RAILINGS, BEING INSTALLED A MINIMUM OF 24" FROM THE DOOR LATCH.

GC TO PROVIDE AS-BUILT SURVEY UPON SITE COMPLETION FOR REVIEW AND ACCEPTANCE BY LESSEE AND LANDLORD. AS-BUILT SHALL INCLUDE, BUT IS NOT LIMITED TO, ALL CONSTRUCTED SITE FEATURES, SUBSURFACE UTILITIES AND FEATURES, AND TOPOGRAPHY ASSOCIATED WITH ALL ACCESSIBLE ROUTES.

GC TO PLACE ISA ENTRANCE AND DIRECTIONAL DECALS AT ALL EXTERIOR LOBBY DOORS AND TO PROVIDE "NOT WHEELCHAIR ACCESSIBLE" SIGNS AT EXIT DOORS LEADING TO STAIRS.



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PERMIT PLAN	
STREET ADDRESS 37 STOREY AVENUE	
CITY NEWBURYPORT	STATE MASSACHUSETTS
COUNTY ESSEX	
SITE I.D. 20-0305	PLAN DESCRIPTION SITE PLAN

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED:	07/14/21	WL
AS-BUILT		
SHEET NO.	C-4	
	OF 8	

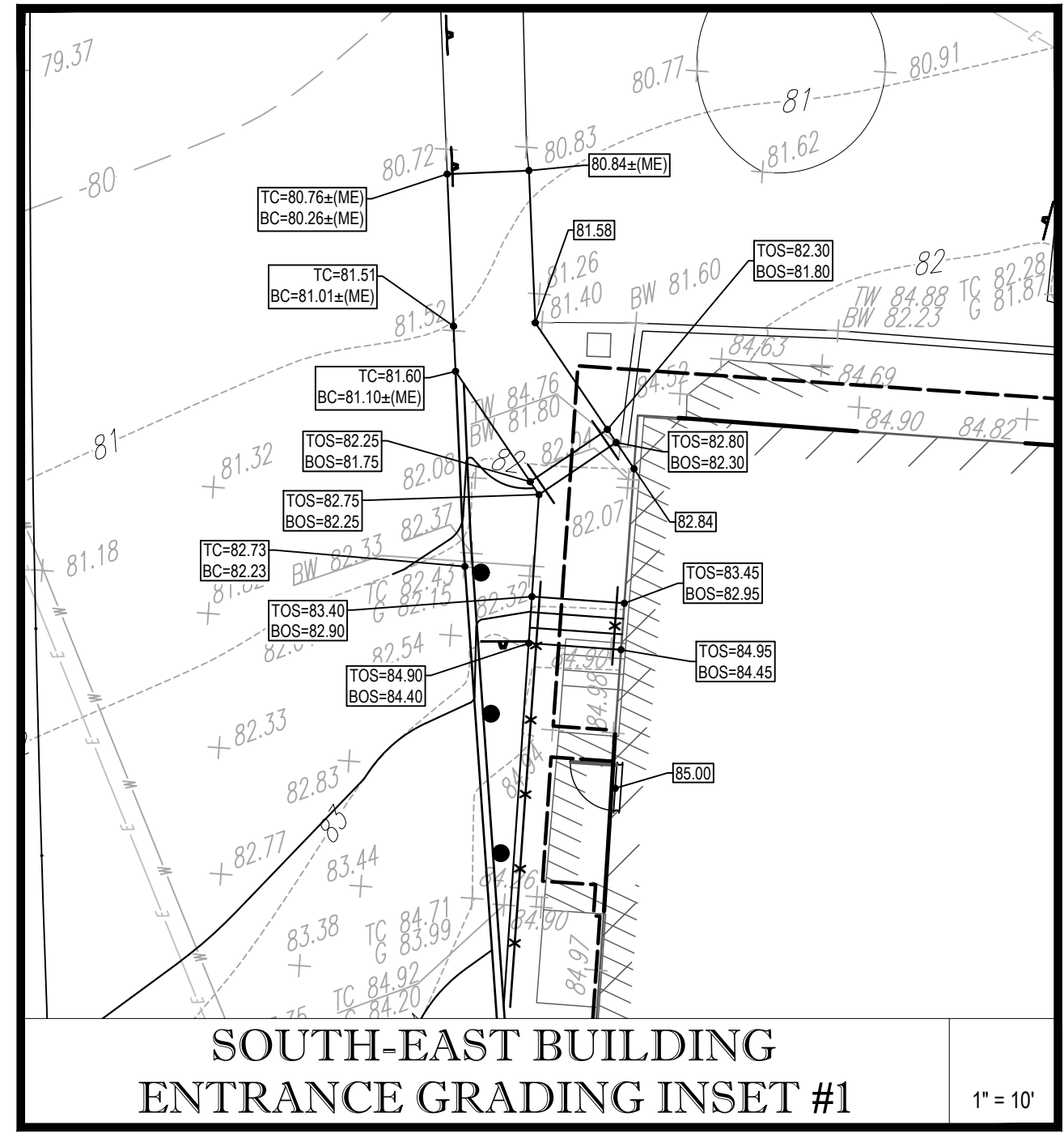
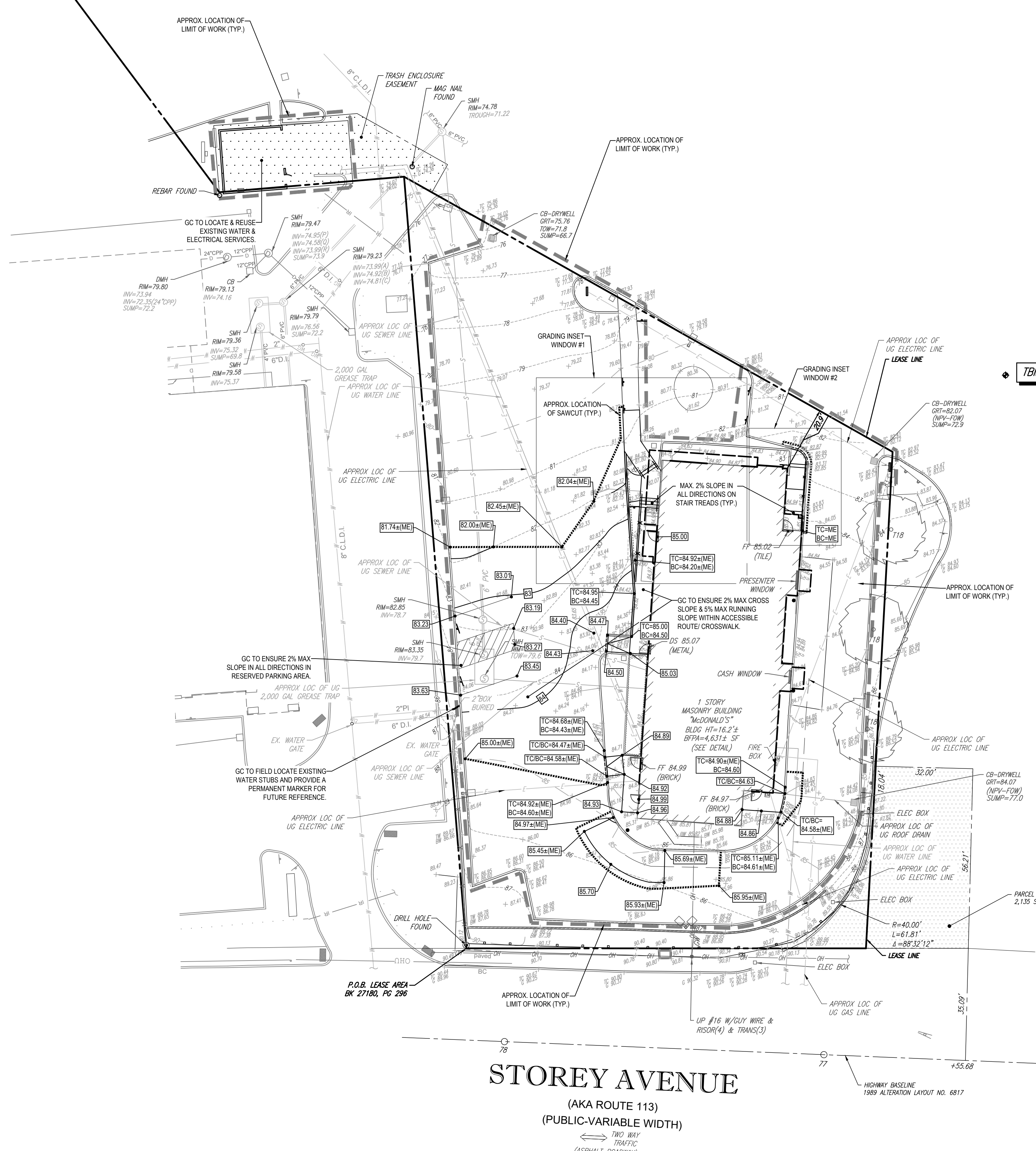
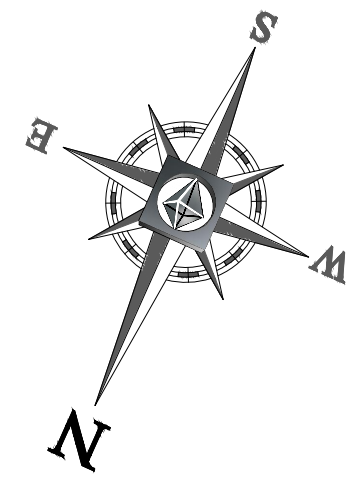


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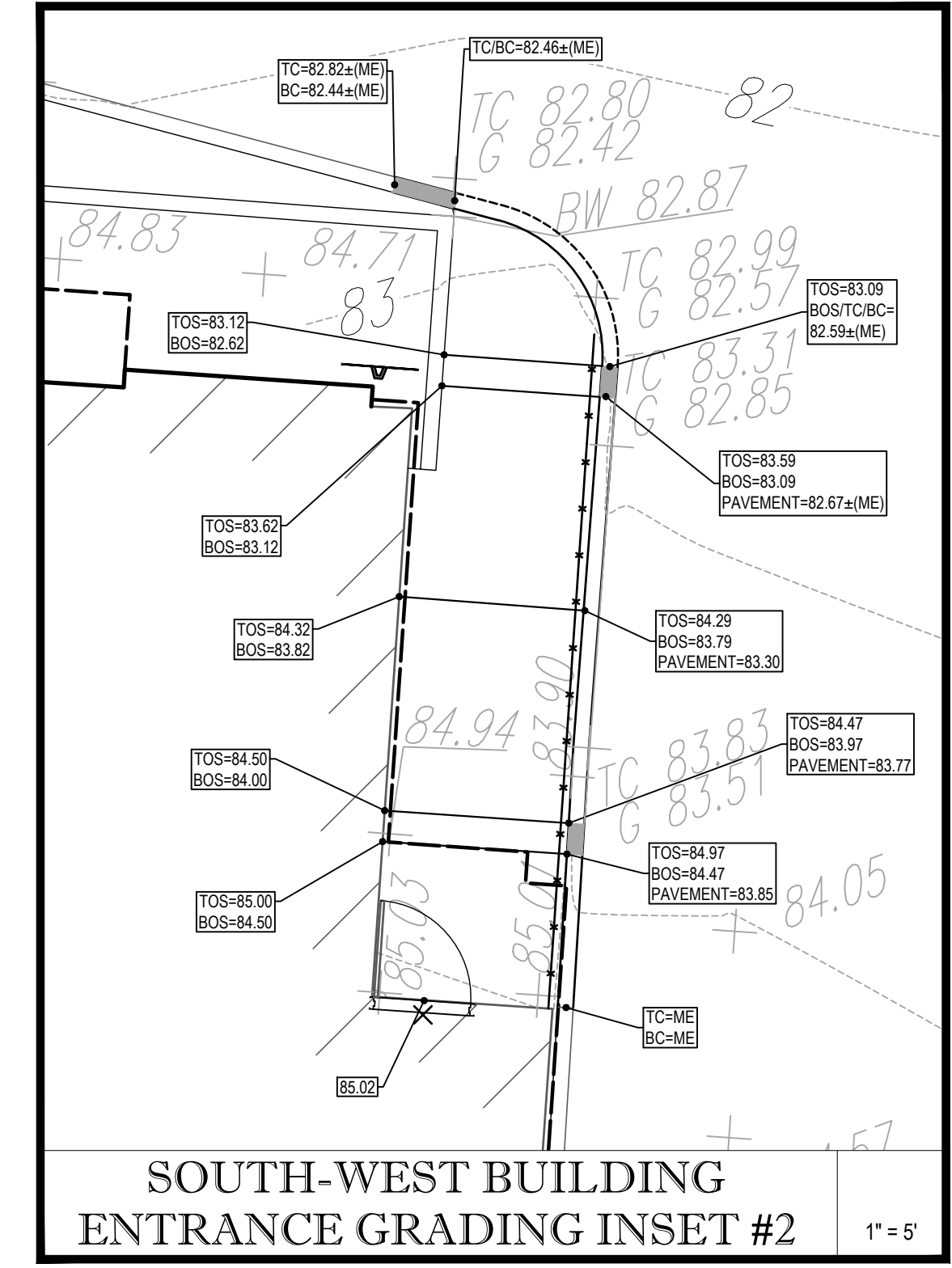
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**SOUTH-EAST BUILDING
ENTRANCE GRADING INSET #1**
1" = 10'



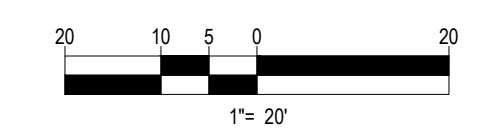
**SOUTH-WEST BUILDING
ENTRANCE GRADING INSET #2**
1" = 5'

GC TO PROVIDE AS-BUILT SURVEY UPON SITE COMPLETION FOR REVIEW AND ACCEPTANCE BY LESSEE AND LANDLORD. AS-BUILT SHALL INCLUDE, BUT IS NOT LIMITED TO, ALL CONSTRUCTED SITE FEATURES, SUBSURFACE UTILITIES AND FEATURES, AND TOPOGRAPHY ASSOCIATED WITH ALL ACCESSIBLE ROUTES.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

GC TO FIELD LOCATE EXISTING WATER STUBS AND PROVIDE A PERMANENT MARKER FOR FUTURE REFERENCE.



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PLAN APPROVALS	SIGNATURE	DATE
APPROVED MCDONALD'S AGENT		

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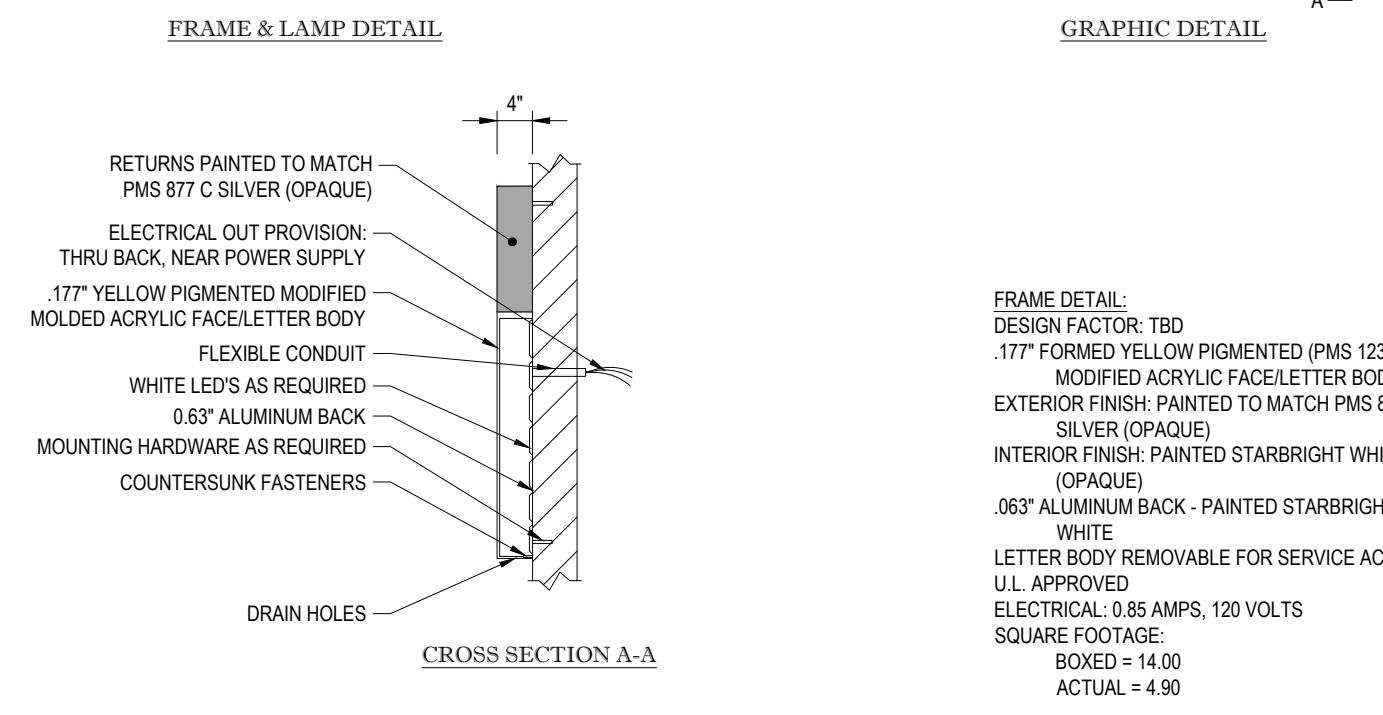
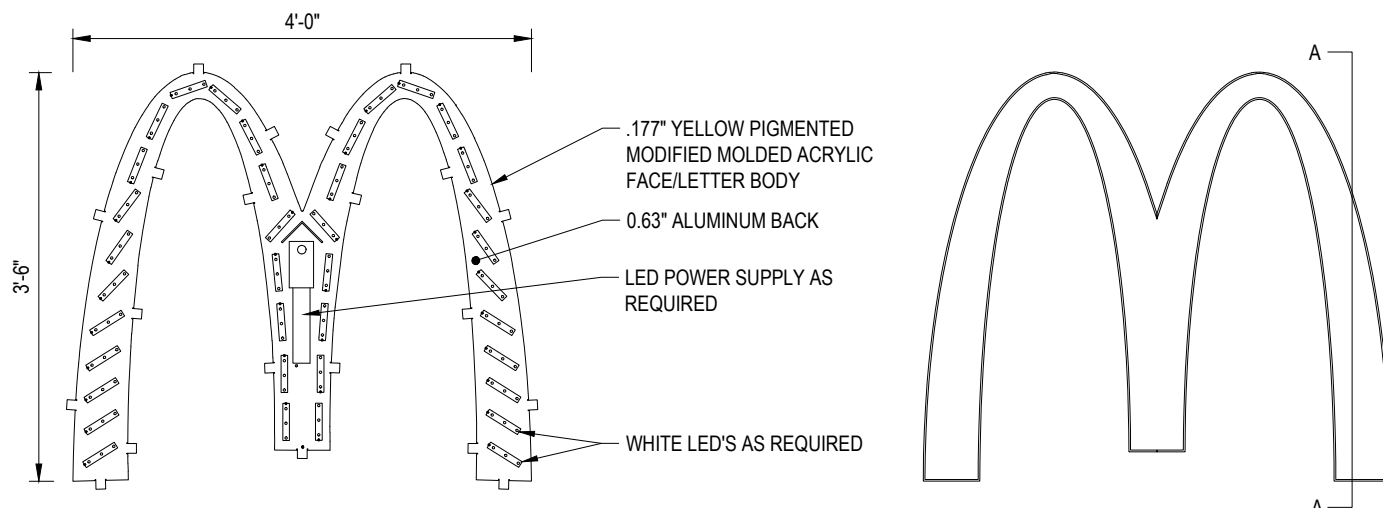
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PERMIT PLAN	
STREET ADDRESS 37 STOREY AVENUE	
CITY NEWBURYPORT	STATE MASSACHUSETTS
COUNTY ESSEX	
SITE I.D. 20-0305	PLAN DESCRIPTION GRADING & DRAINAGE PLAN

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED:	07/14/21	WL
AS-BUILT		
SHEET NO.	C-5 OF 8	

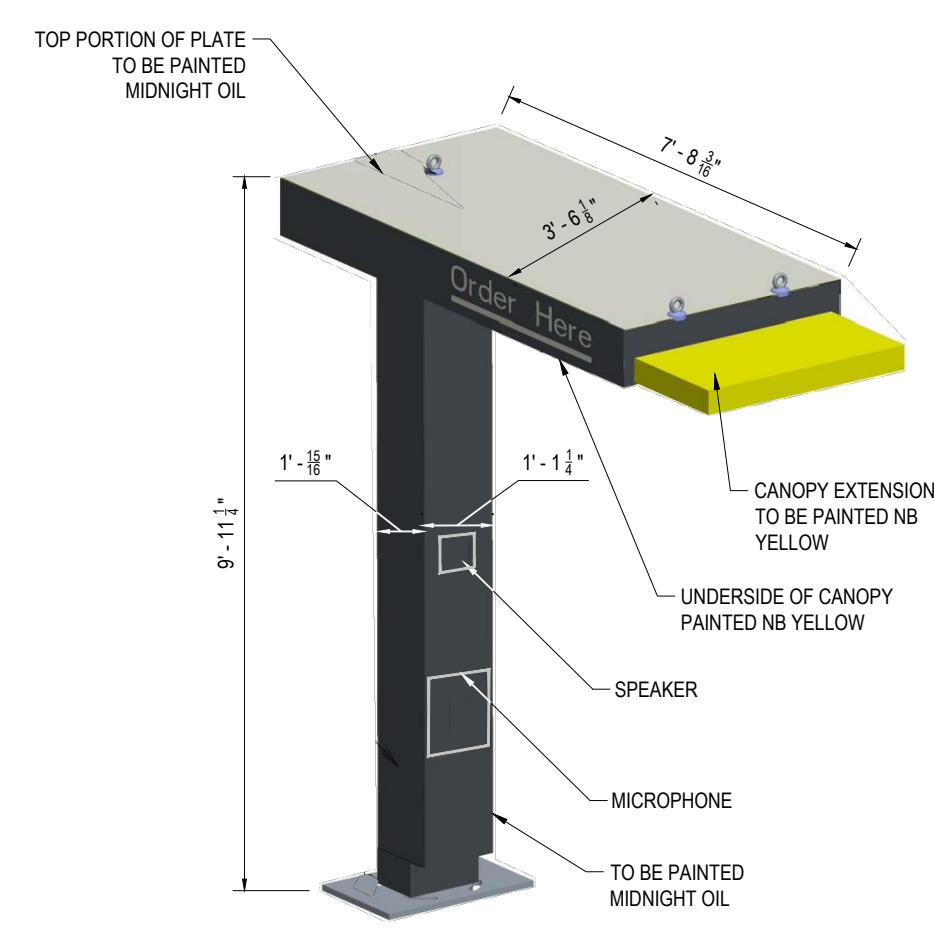
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MCD WALL ARCH DETAIL

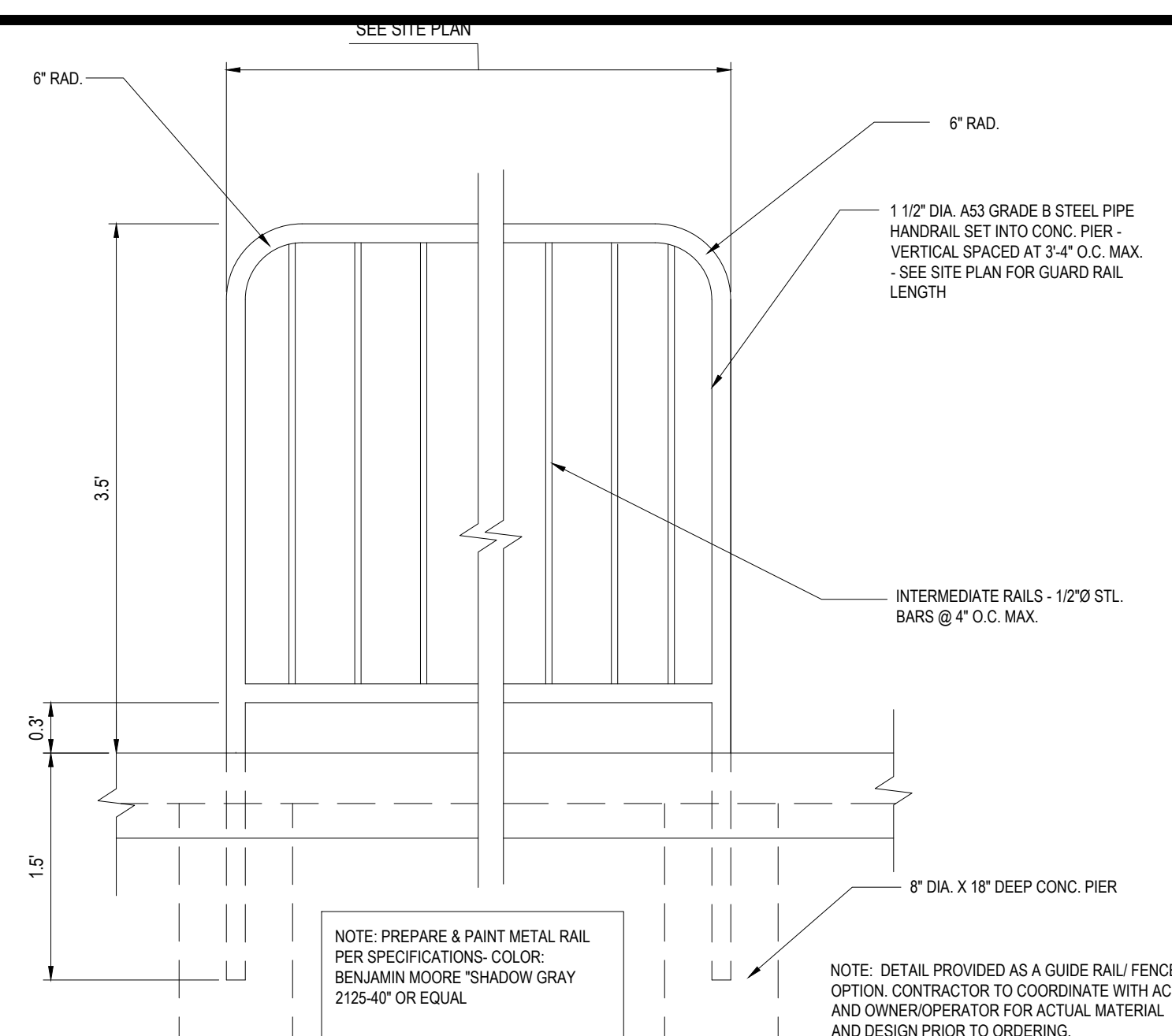
N.T.S.



(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

CUSTOMER ORDER SPEAKER/CANOPY DETAIL

N.T.S.

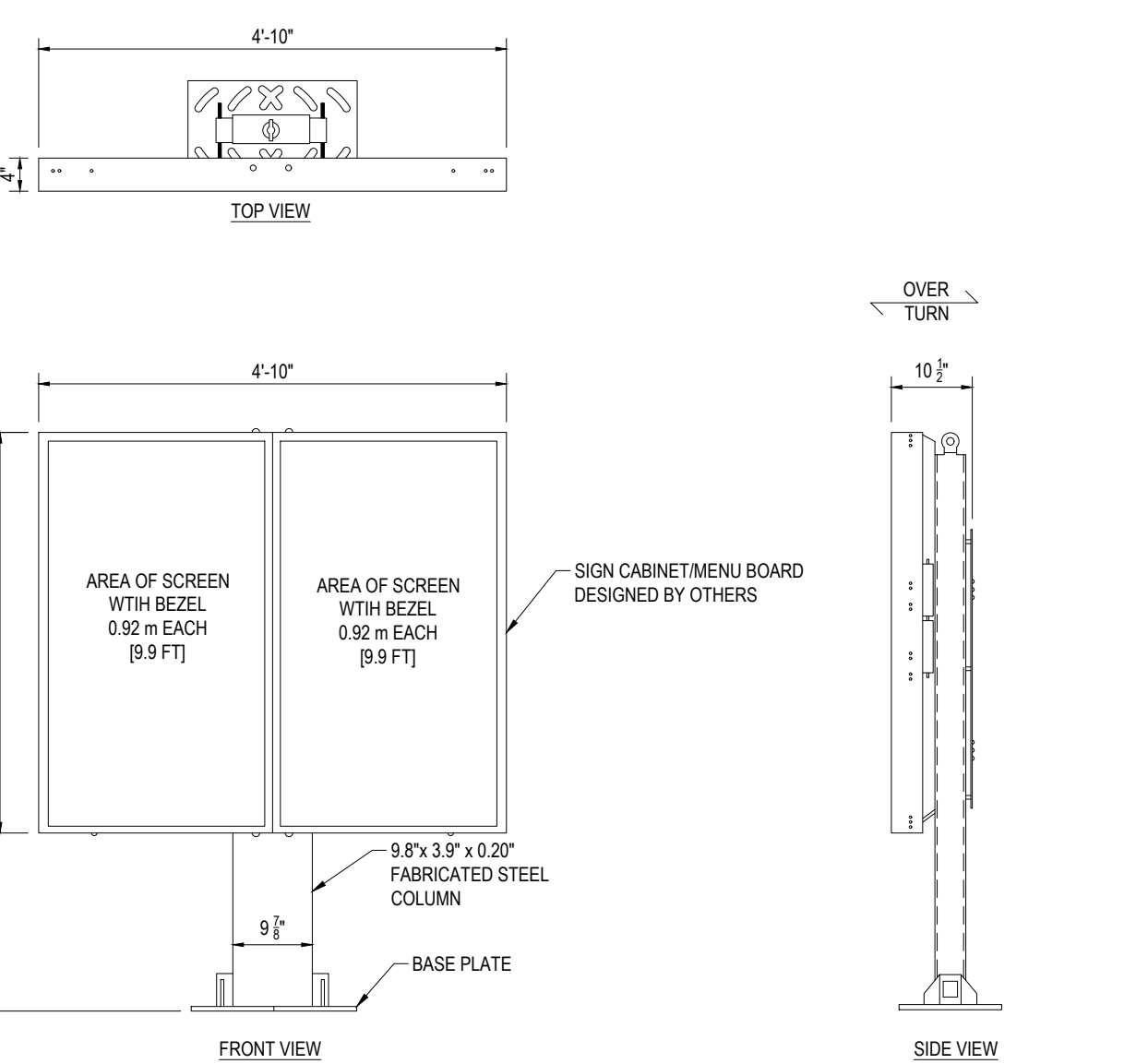
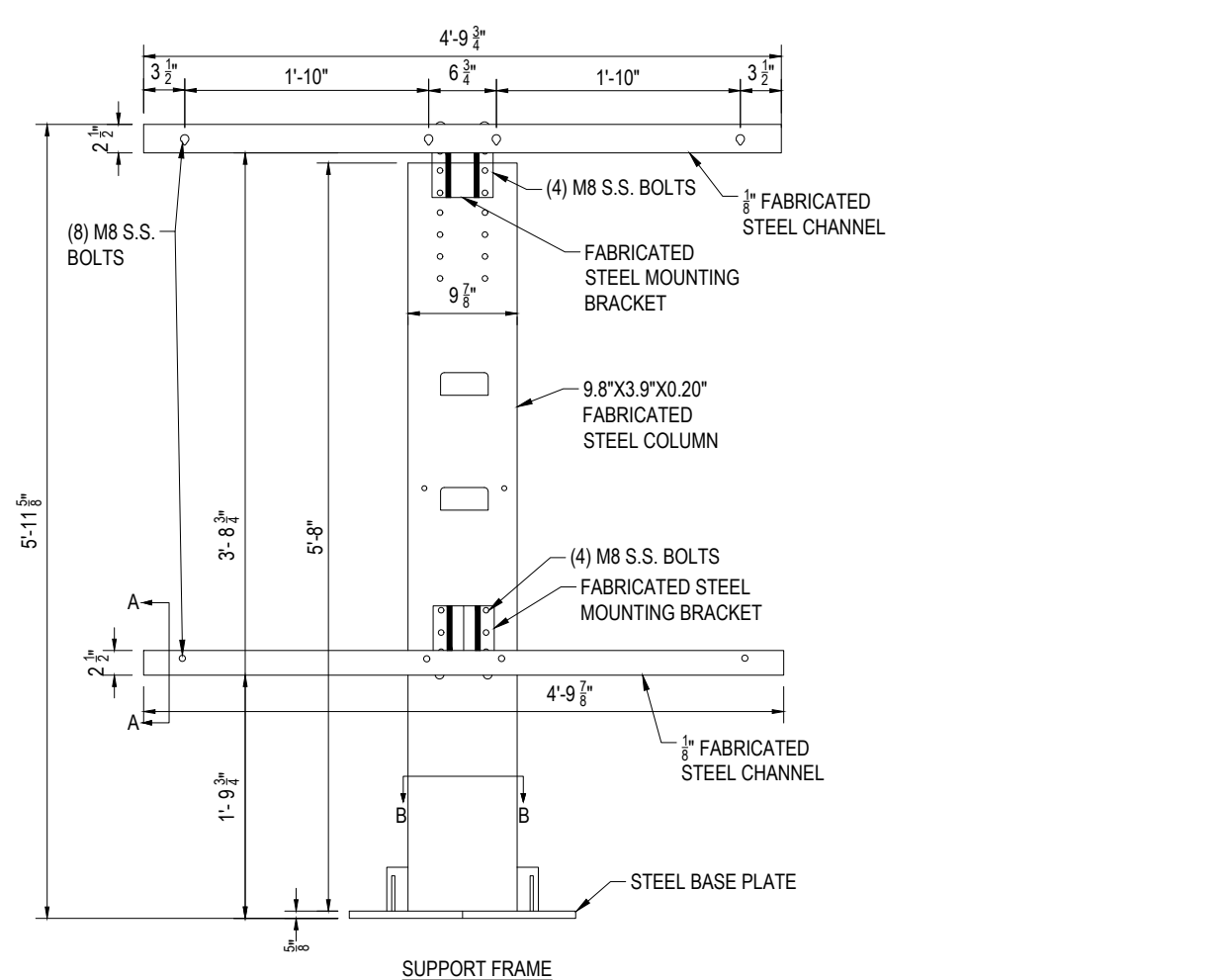


(NOTE: PREPARE & PAINT METAL RAIL PER SPECIFICATIONS. COLOR: BENJAMIN MOORE 'SHADOW GRAY' 2125-40' OR EQUAL)

(NOTE: DETAIL PROVIDED AS A GUIDE RAIL/FENCE OPTION. CONTRACTOR TO COORDINATE WITH ACM AND OWNER/OPERATOR FOR ACTUAL MATERIAL AND DESIGN PRIOR TO ORDERING.)

HANDRAIL DETAIL

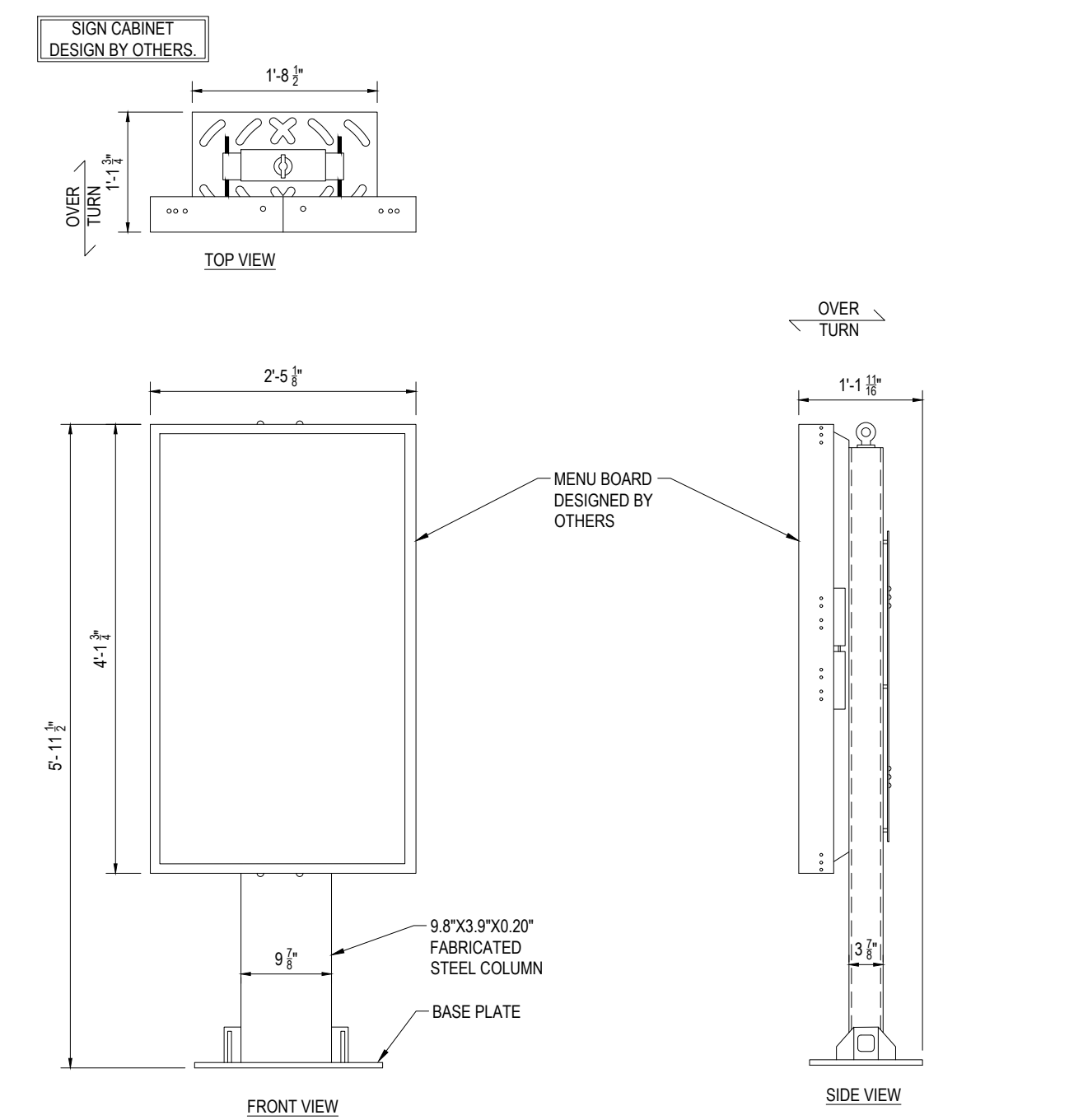
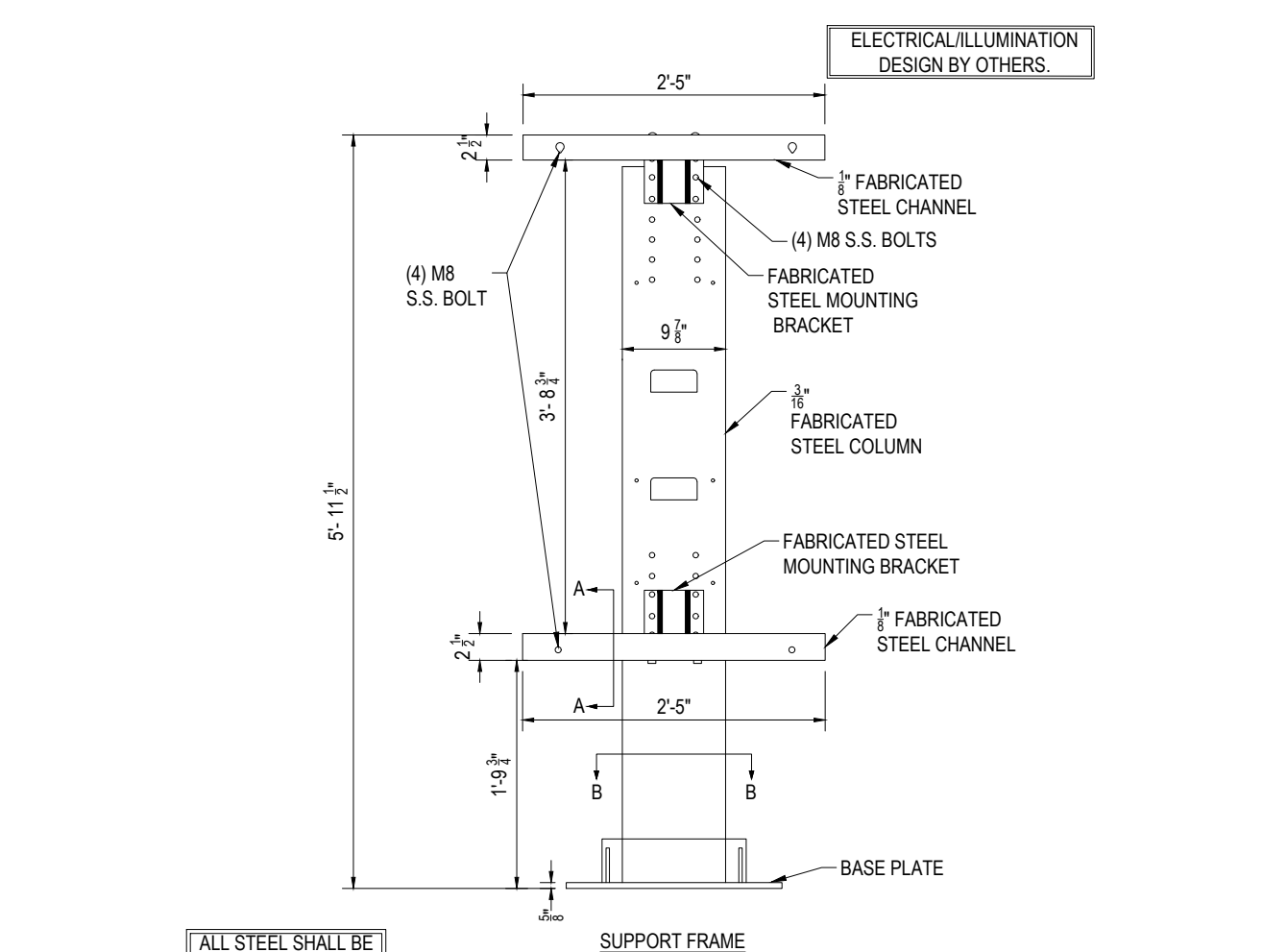
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(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

DIGITAL MENU BOARD DETAIL

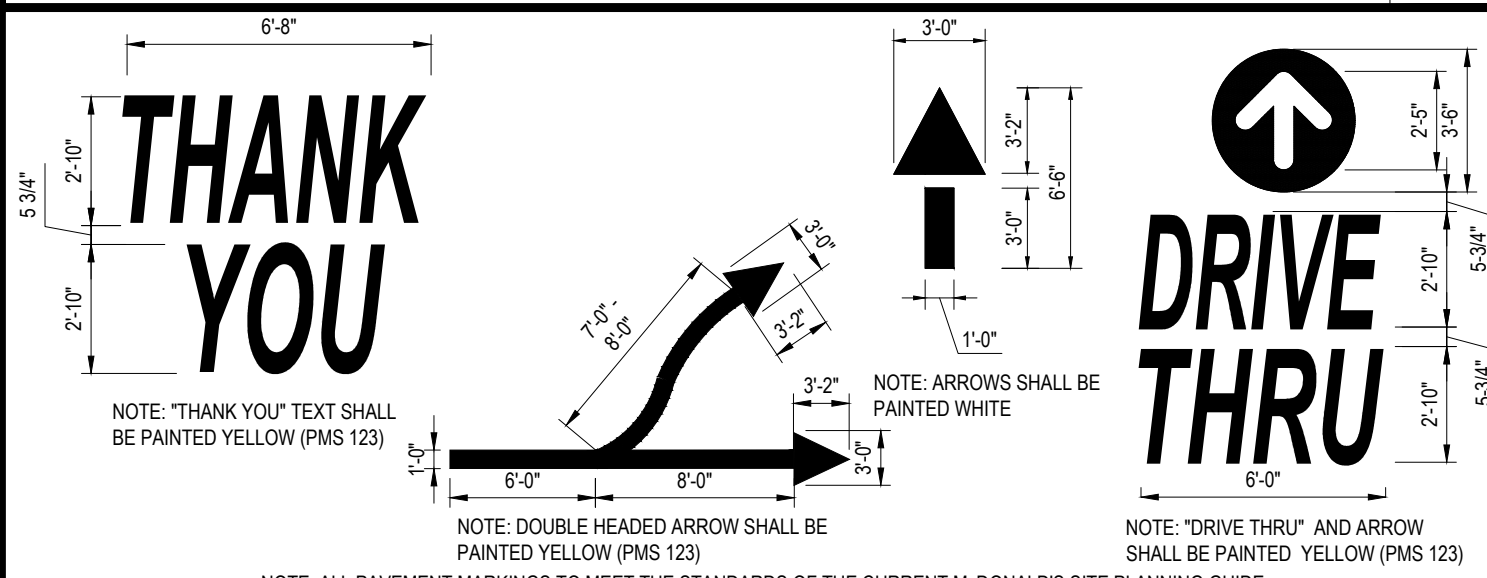
N.T.S.



(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

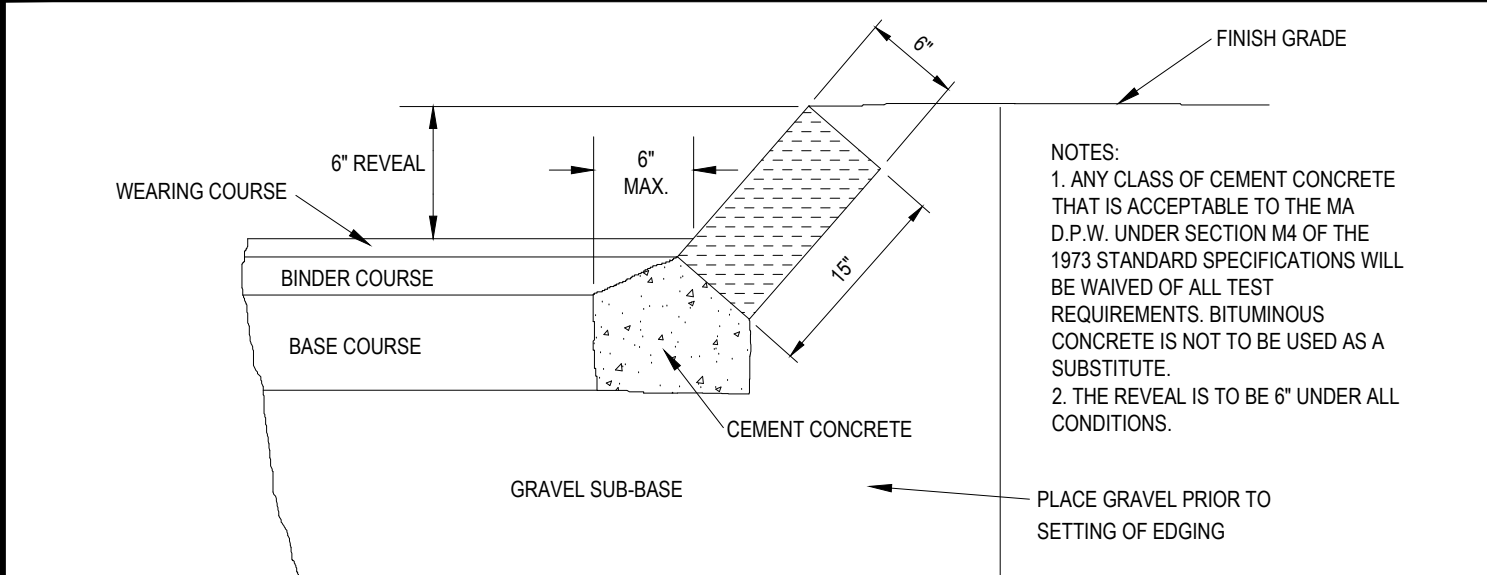
DIGITAL PRE-BROWSE BOARD DETAIL

N.T.S.



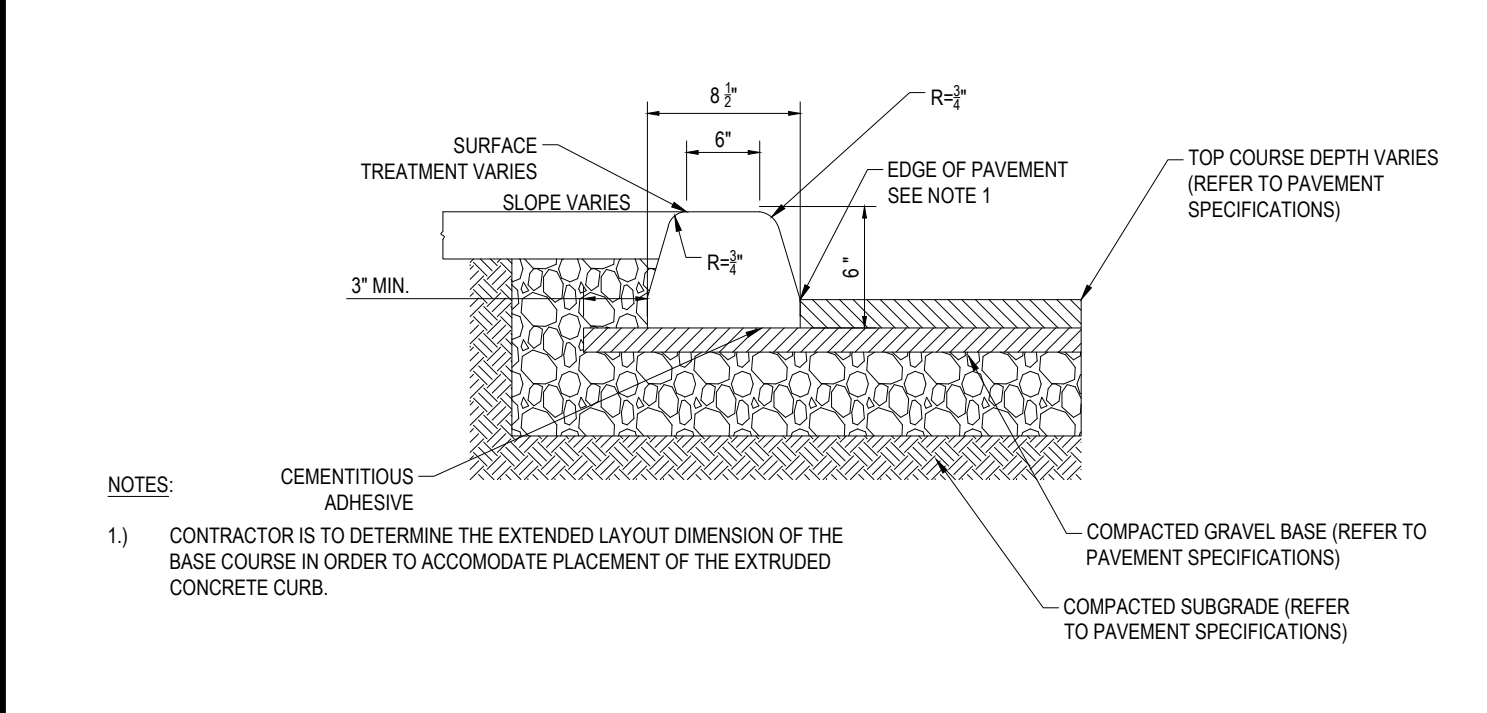
TYPICAL PAVEMENT MARKINGS

N.T.S.



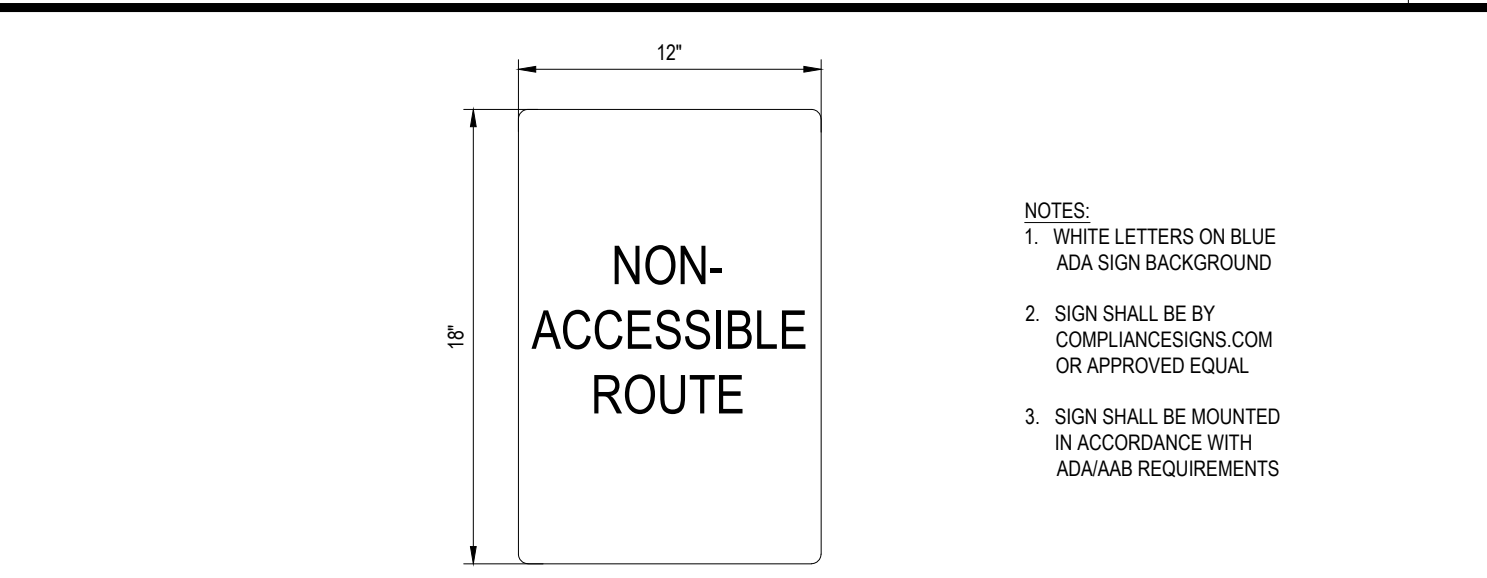
SLOPED GRANITE EDGING

N.T.S.



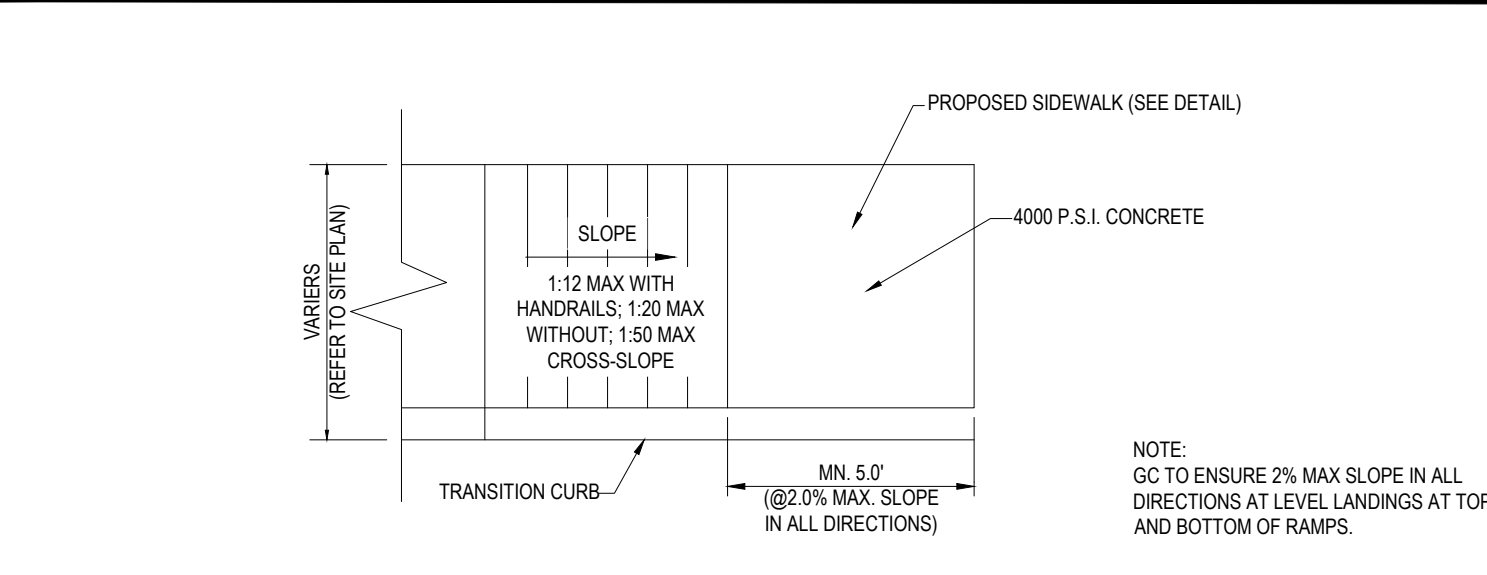
EXTRUDED CONCRETE CURB

N.T.S.



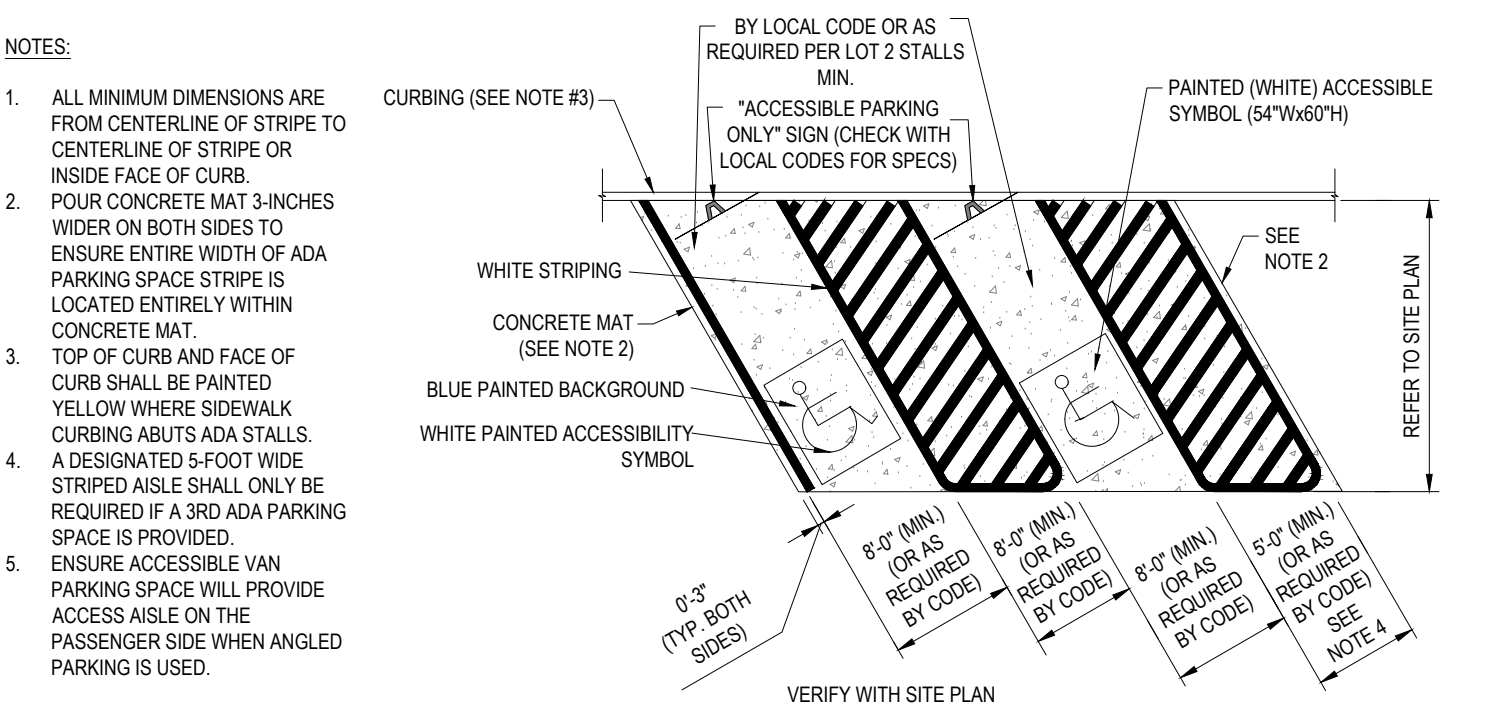
"NON-ACCESSIBLE ROUTE" SIGN DETAIL

N.T.S.



ADA COMPLIANT SLOPED SIDEWALK

N.T.S.



ACCESSIBLE STALL MARKING

N.T.S.

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
2	07/14/21	PER ADJACENT RETAIL FEATURES
3	08/24/21	PER LANDLORD COMMENTS



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PLAN APPROVALS	DATE	SIGNATURE
APPROVED: MCDONALD'S AGENT		

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED:	07/14/21	DWL
AS-BUILT		
SHEET NO.	C-6	
	OF 8	

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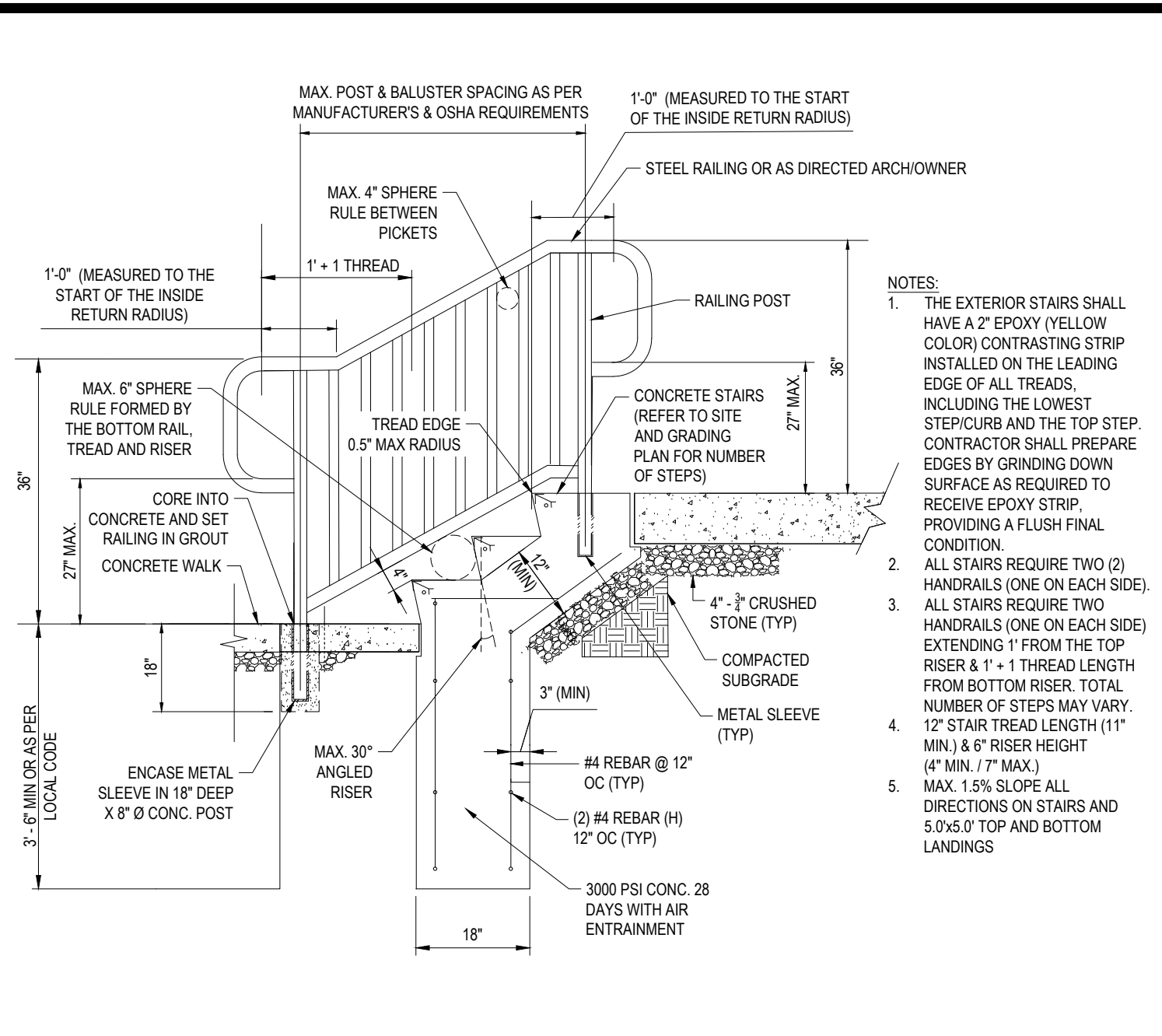
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN
PROGRAM MANAGEMENT PERMITTING SERVICES
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

◆ UPRSTATE NEW YORK
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M182005
CAD I.D. #:	M182005_s0.dwg

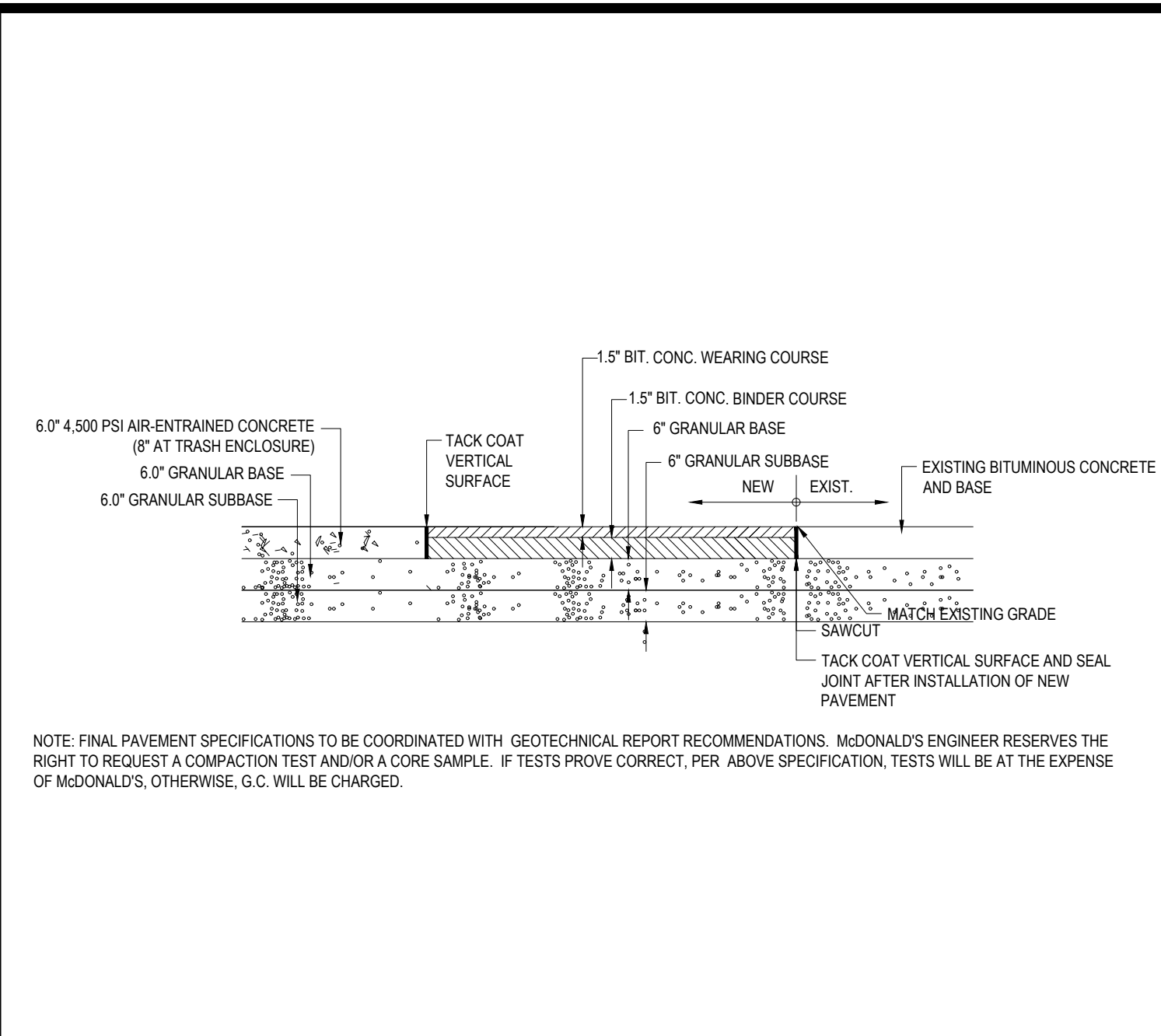
PERMIT PLAN	
STREET ADDRESS 37 STOREY AVENUE	
CITY NEWBURYPORT	STATE MASSACHUSETTS
COUNTY ESSEX	
SITE I.D.	20-0305
PLAN DESCRIPTION DETAIL SHEET	

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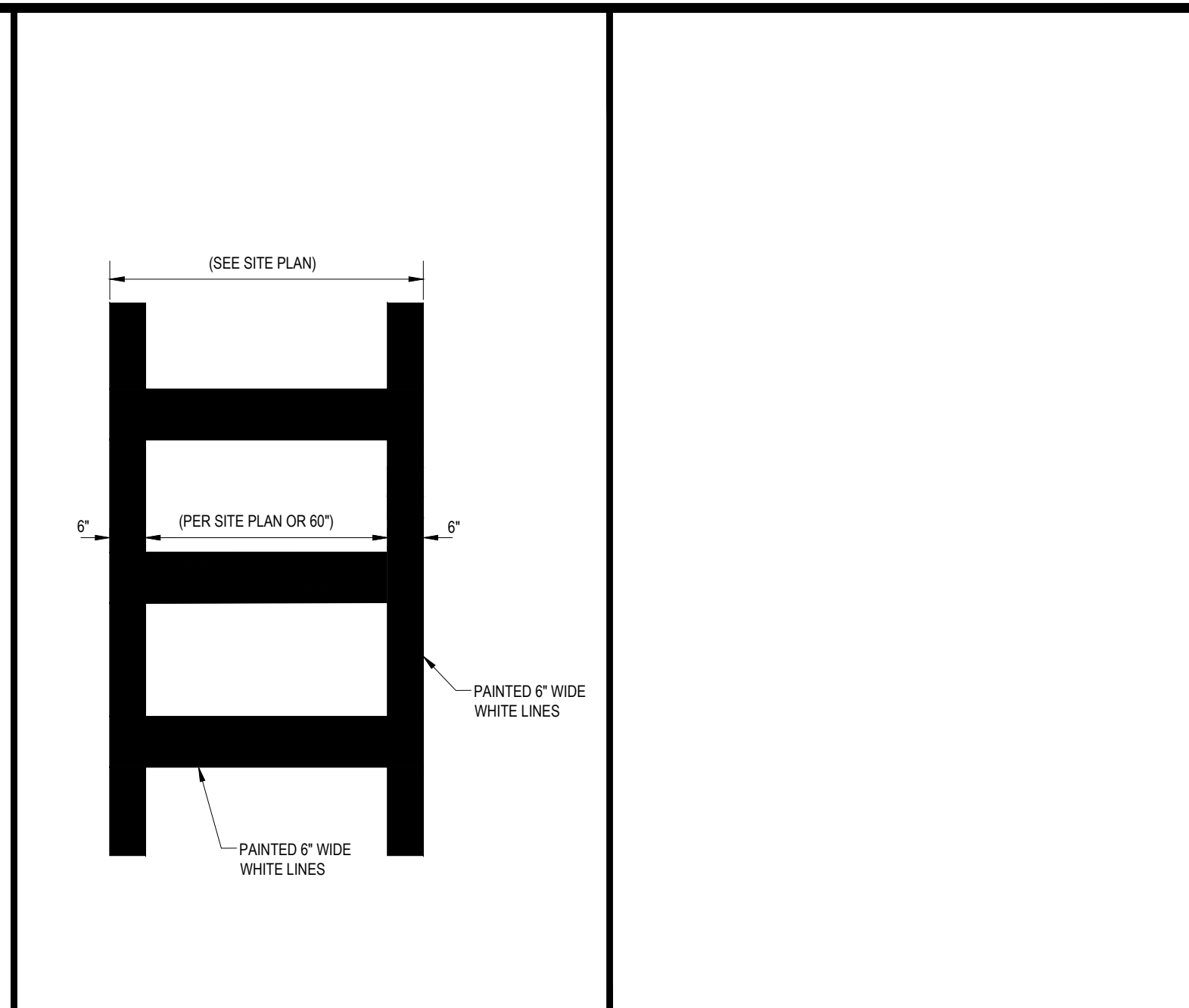
CONCRETE STAIRS DETAIL

N.T.S.



CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL

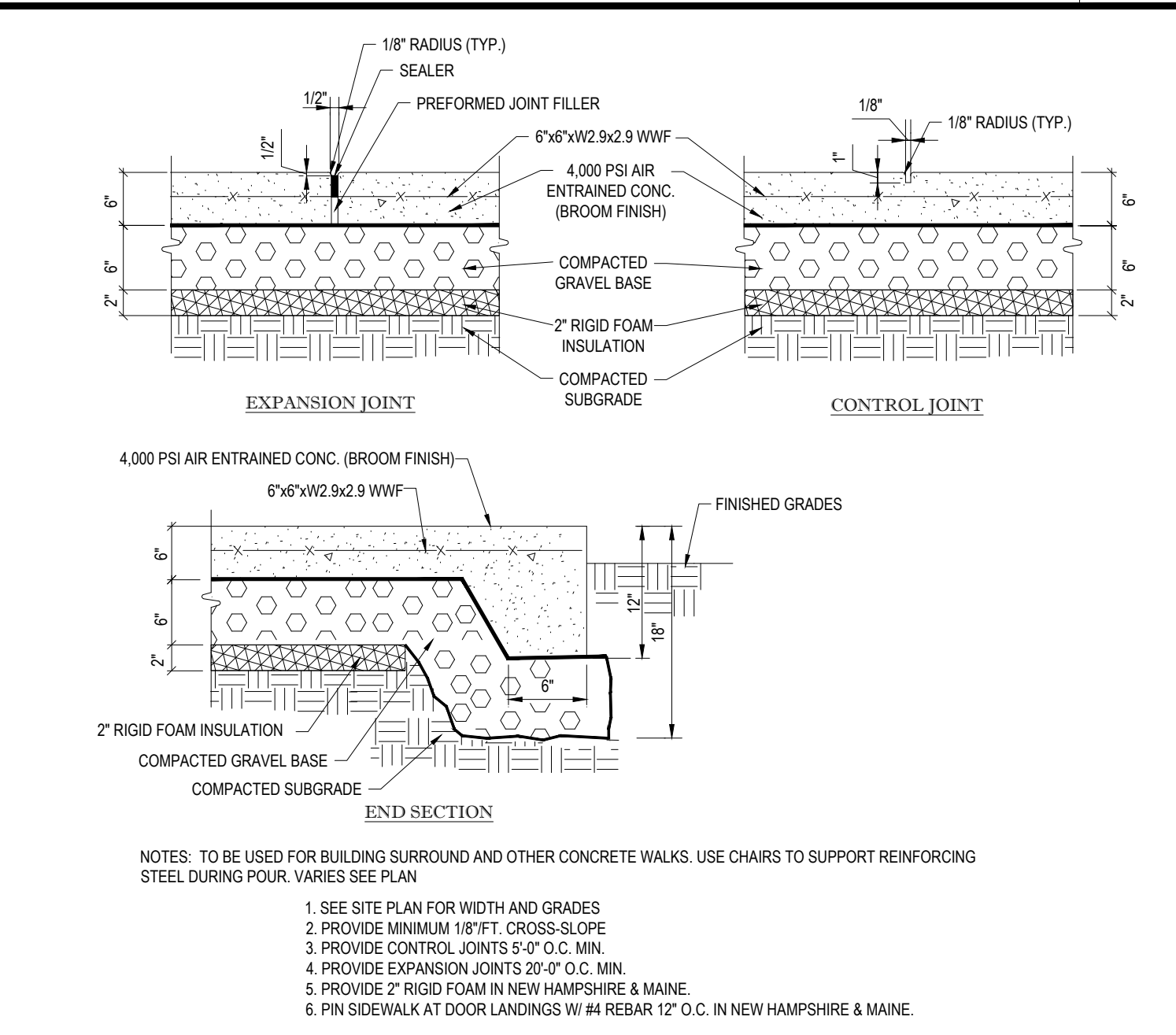
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CROSSWALK DETAIL

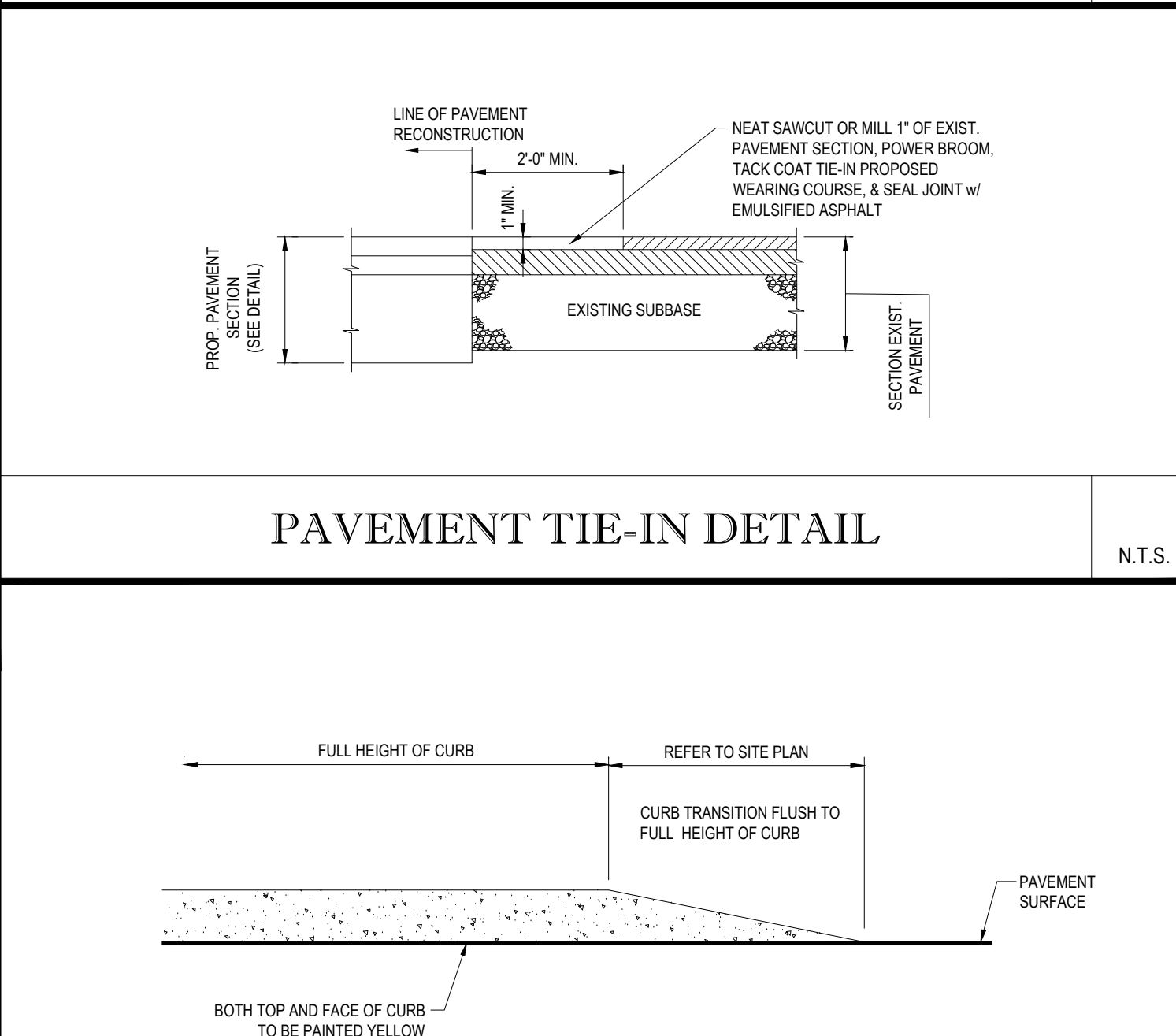
N.T.S.

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
2	07/14/21	PER ADJACENT RETAIL FEATURES
3	08/24/21	PER LANDLORD COMMENTS



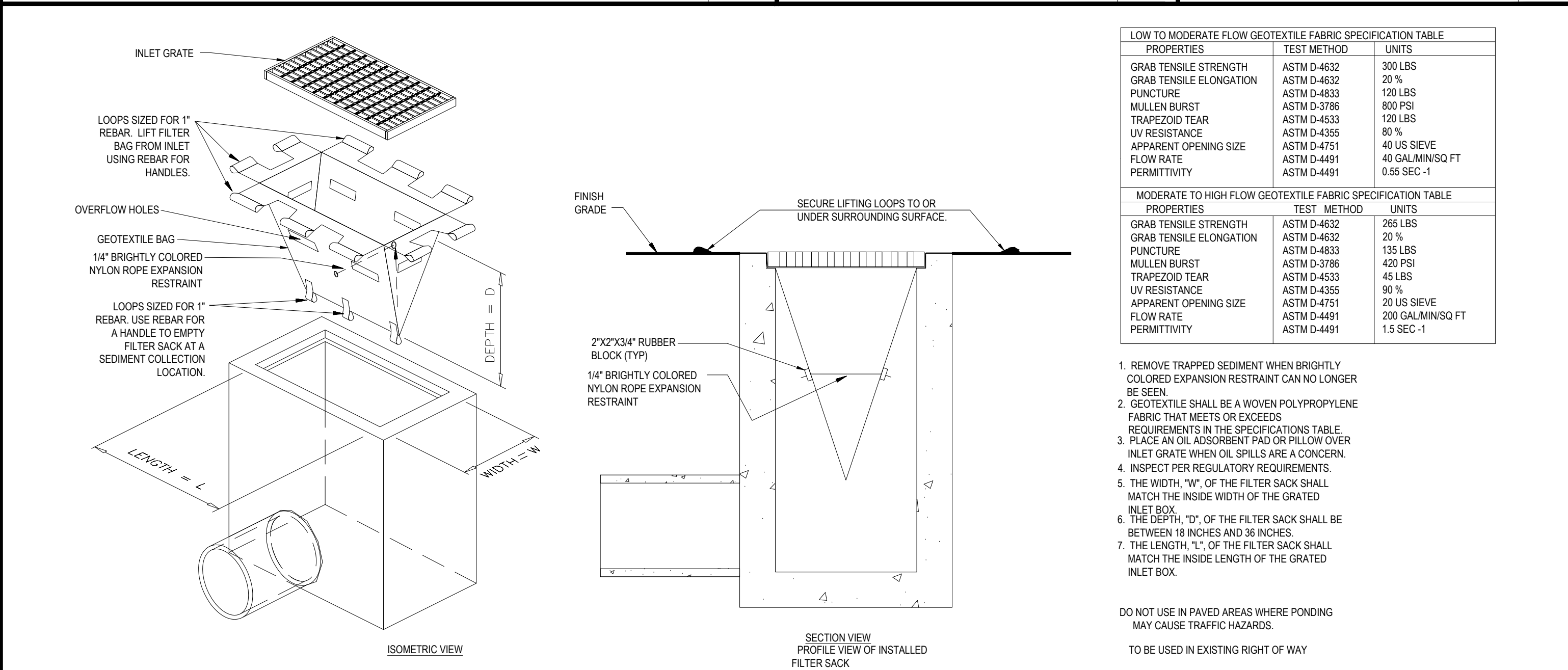
MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



PAVEMENT TIE-IN DETAIL

N.T.S.



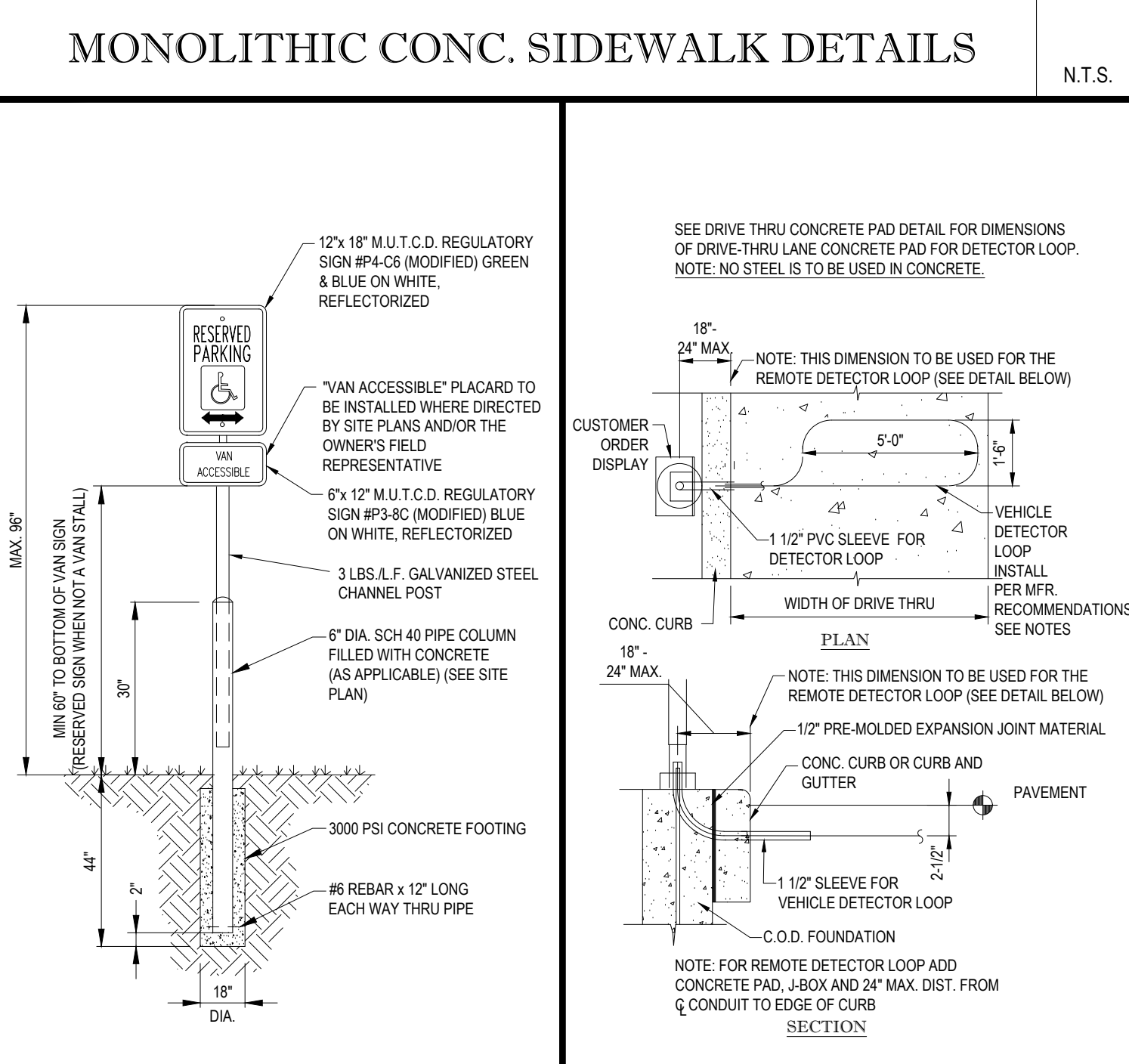
FILTER SACKS (GRADED INLETS)

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MILLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4481	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4481	0.55 SEC-1

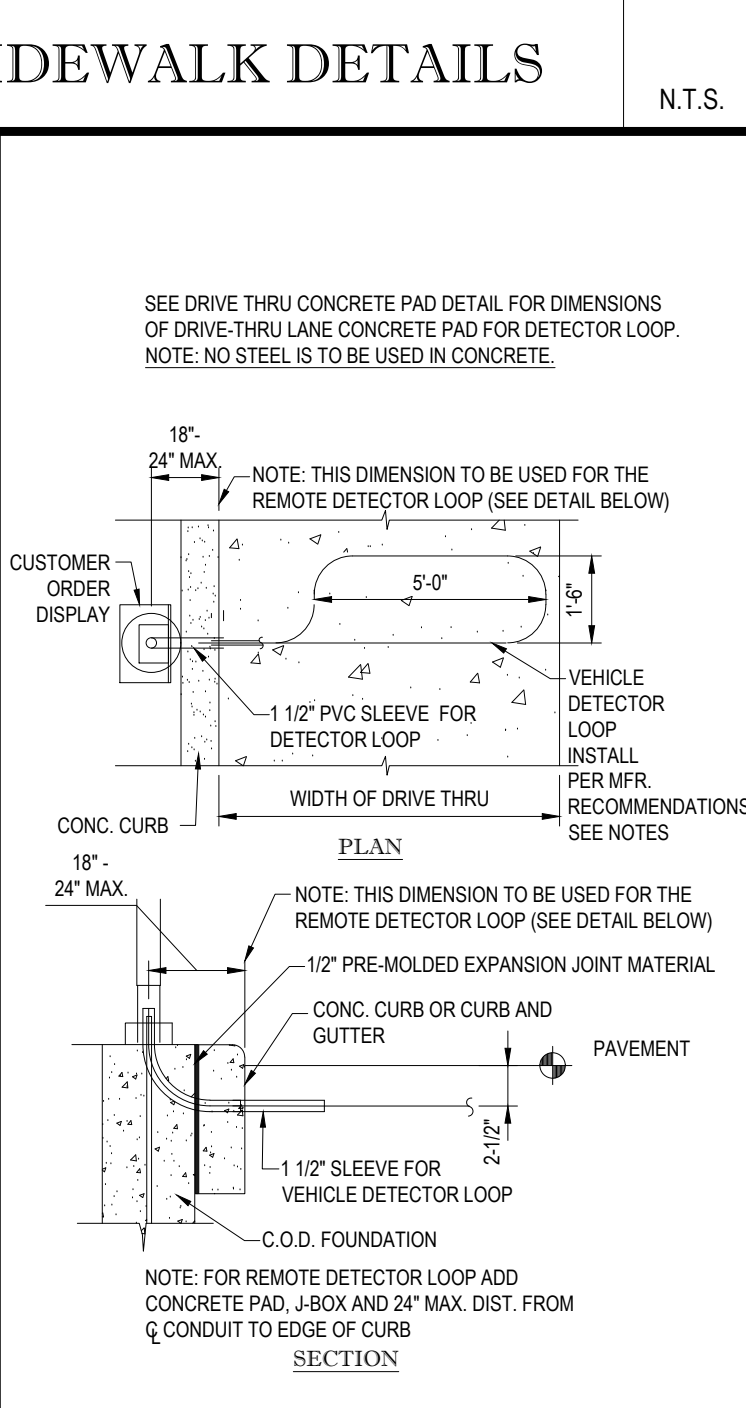
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	155 LBS
MILLEN BURST	ASTM D-3786	400 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4481	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4481	1.5 SEC-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN
 - GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE
 - PLACE AN OIL ADSORBENT PAD OR POLLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN
 - INSPECT PER REGULATORY REQUIREMENTS
 - THE WIDTH "W" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX
 - THE DEPTH "D" OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES
 - THE LENGTH "L" OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX
- DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY



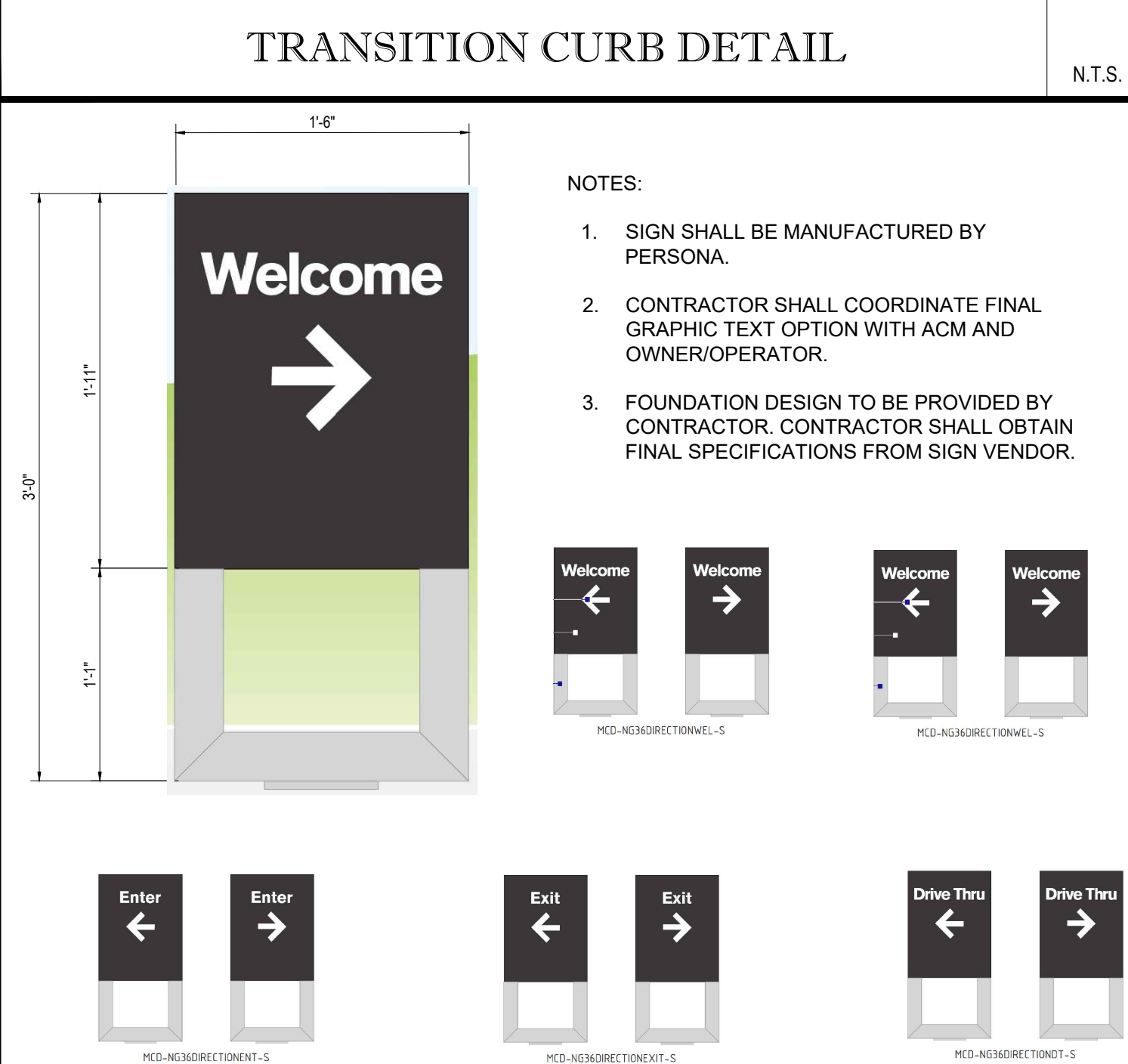
ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD

N.T.S.



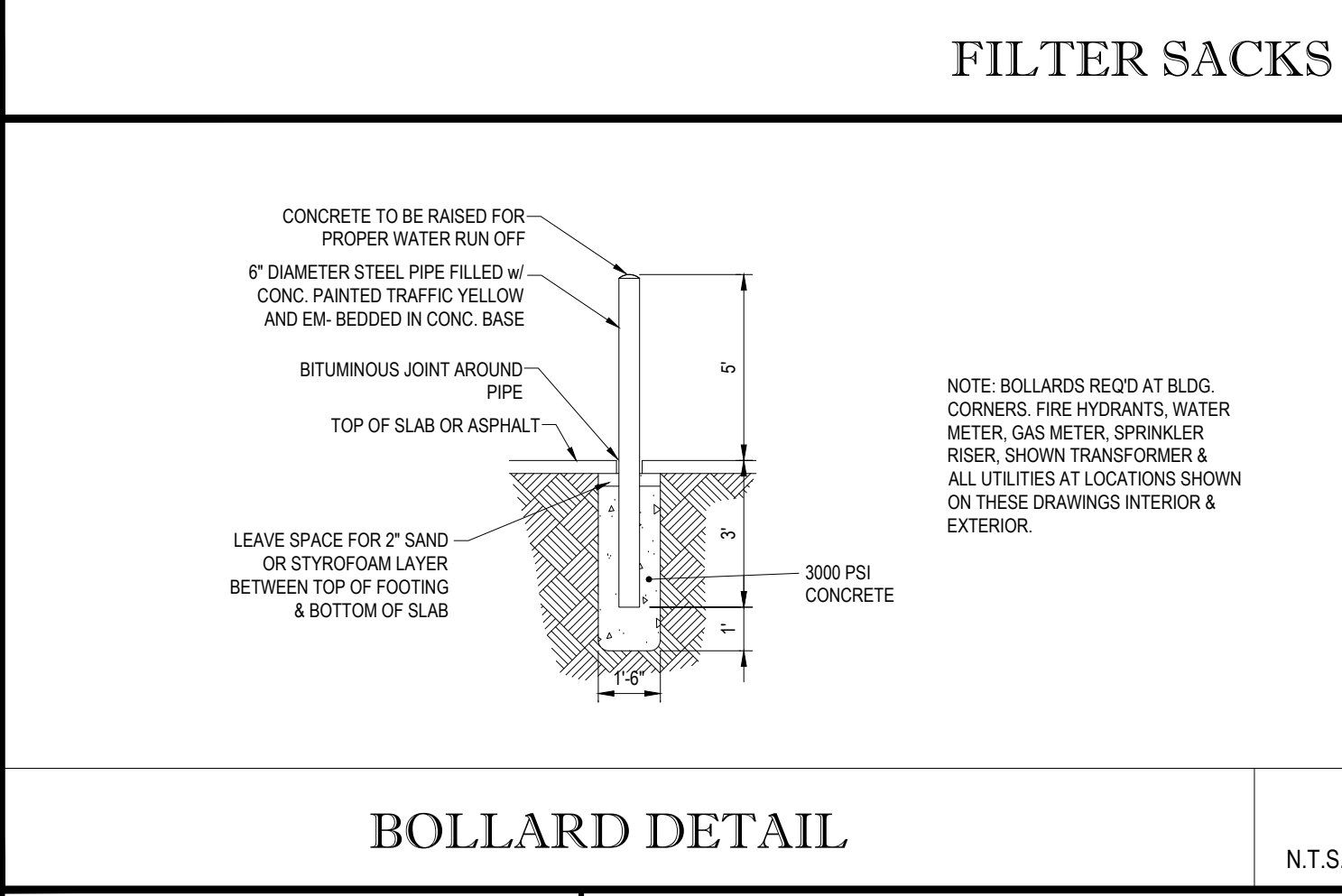
AUTO DETECTOR LOOP DETAIL

N.T.S.



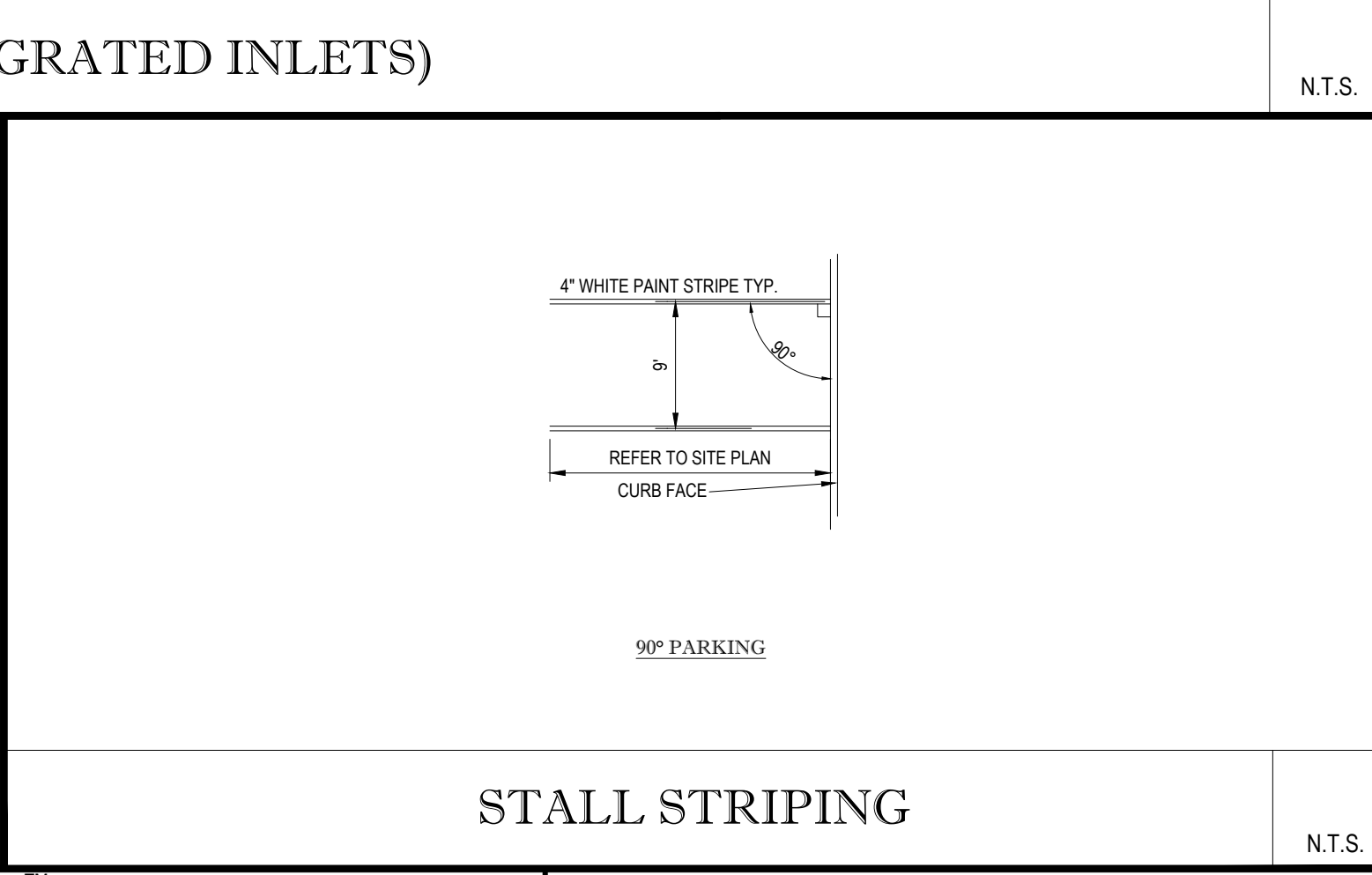
MCD 36\"/>

N.T.S.



BOLLARD DETAIL

N.T.S.



STALL STRIPING

N.T.S.

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SOUTHBOROUGH, MA 01772
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M182005
CAD I.D. #:	M182005_ss0.dwg

PERMIT PLAN	
STREET ADDRESS 37 STOREY AVENUE	
CITY NEWBURYPORT	STATE MASSACHUSETTS
COUNTY ESSEX	
SITE I.D. 20-0305	PLAN DESCRIPTION DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED	07/14/21	DWL
AS-BUILT		
SHEET NO.	C-7	
	OF 8	



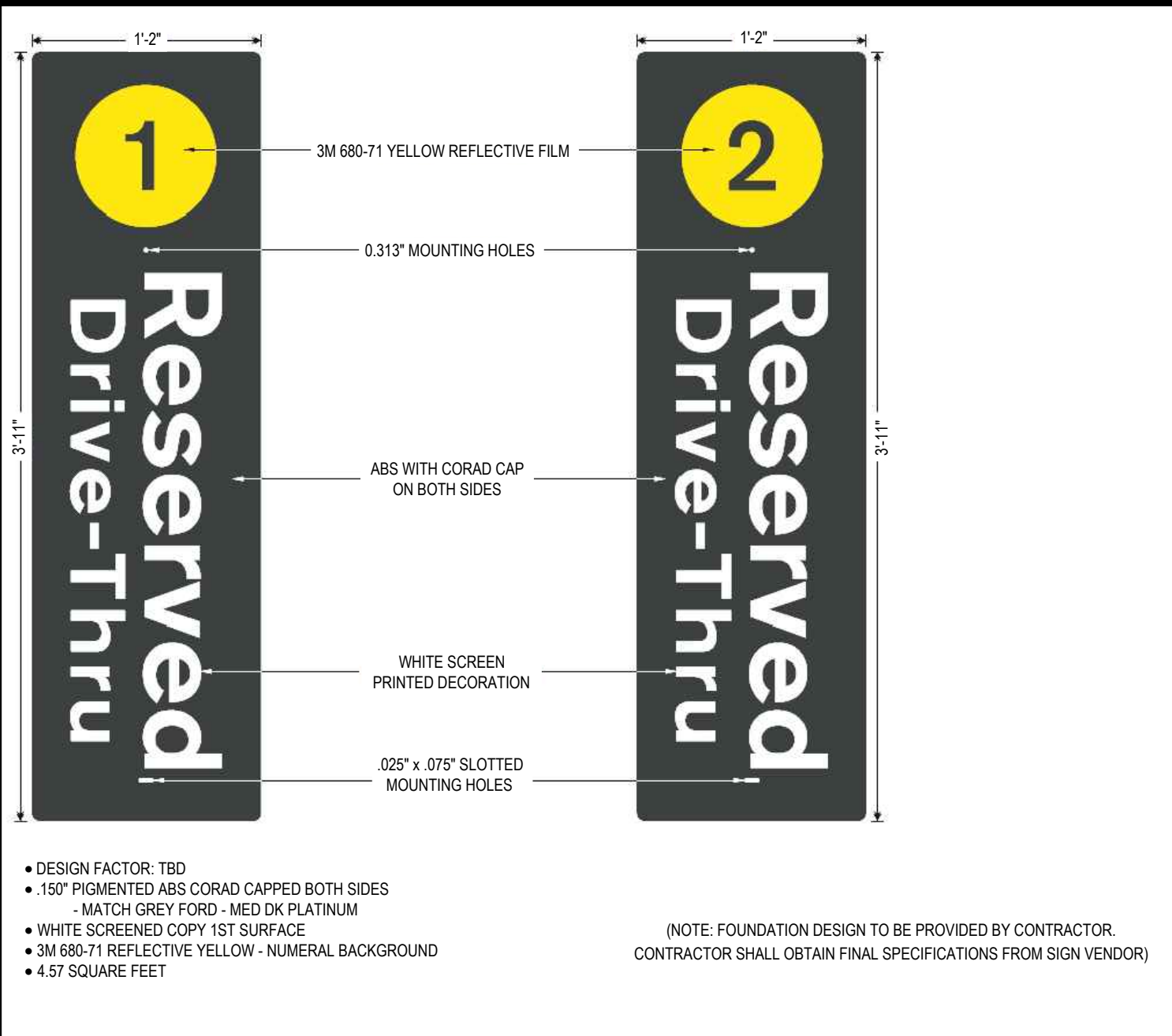
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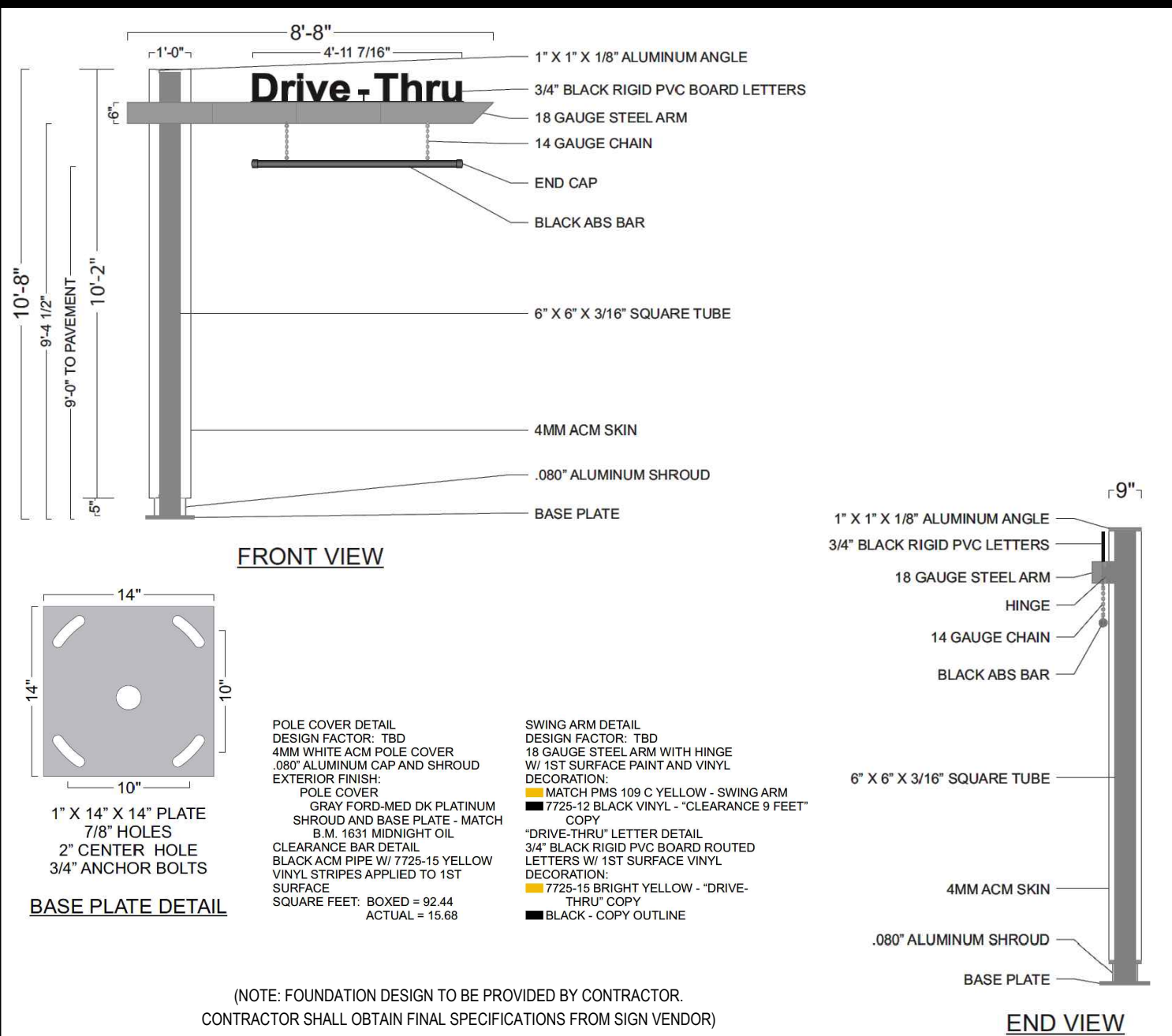
OFFICE ADDRESS	DATE
SIGNATURE	DATE
APPROVED MCDONALD'S AGENT	

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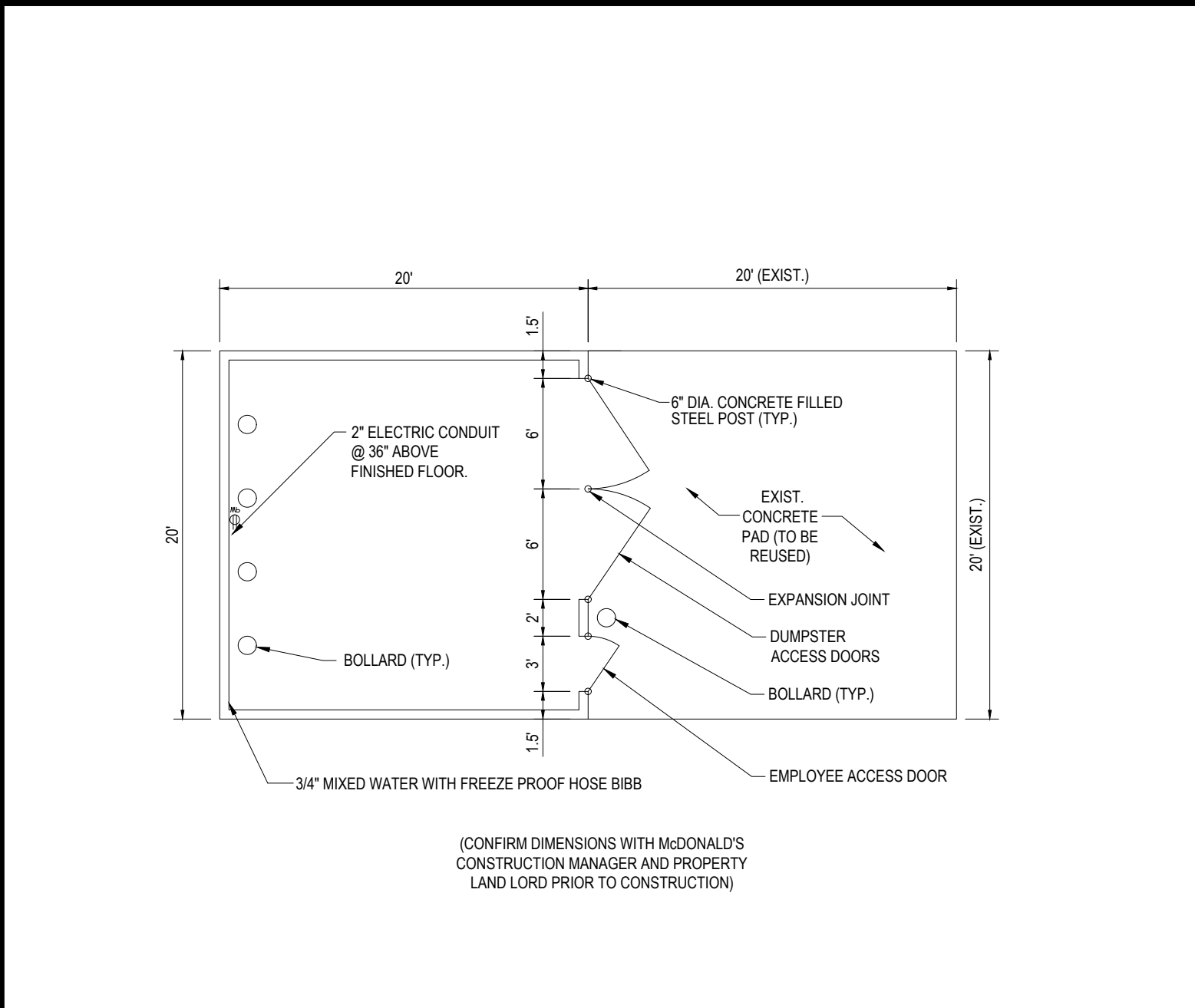
PULL FORWARD SIGN

N.T.S.



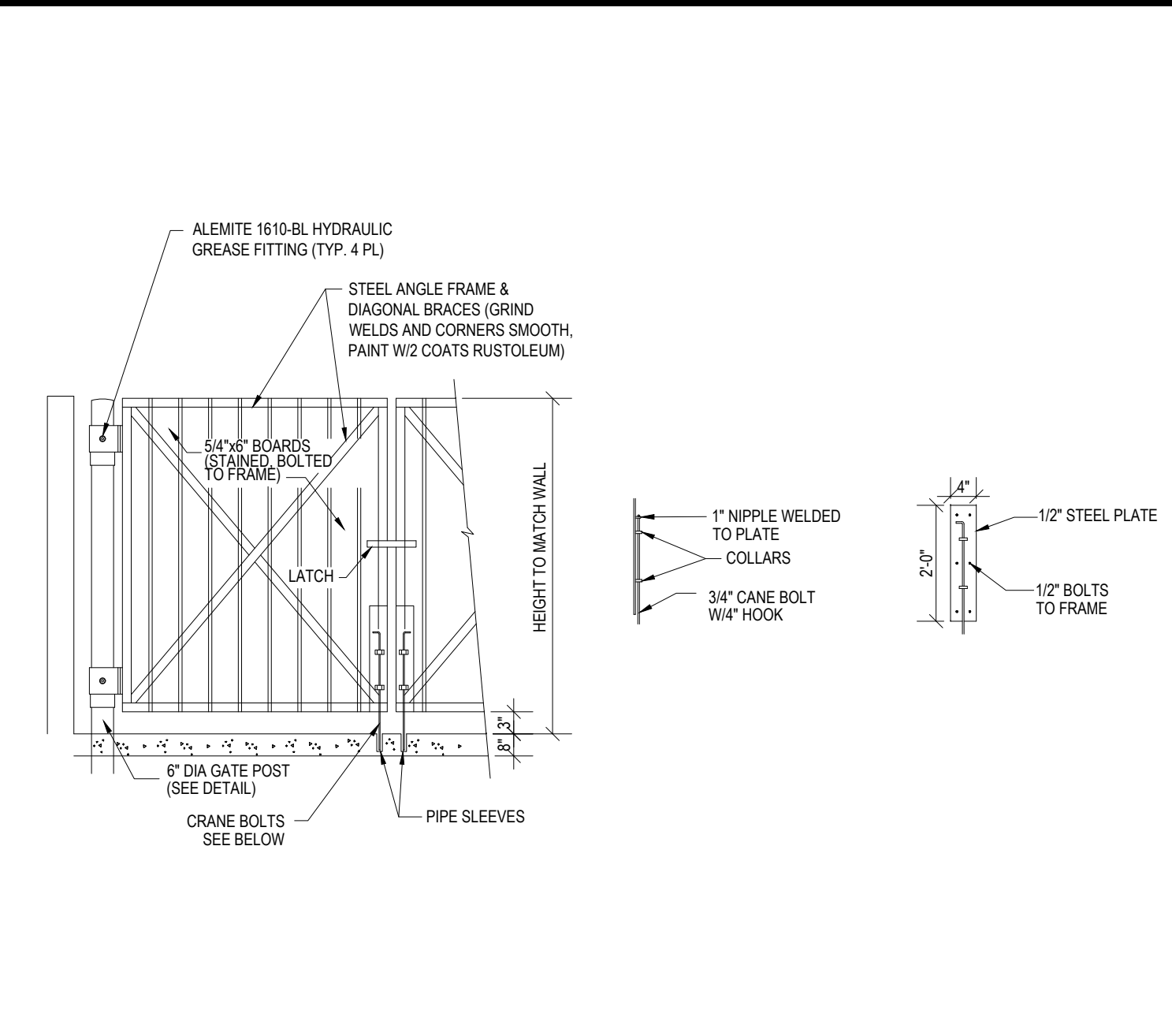
GATEWAY CLEARANCE BAR

N.T.S.



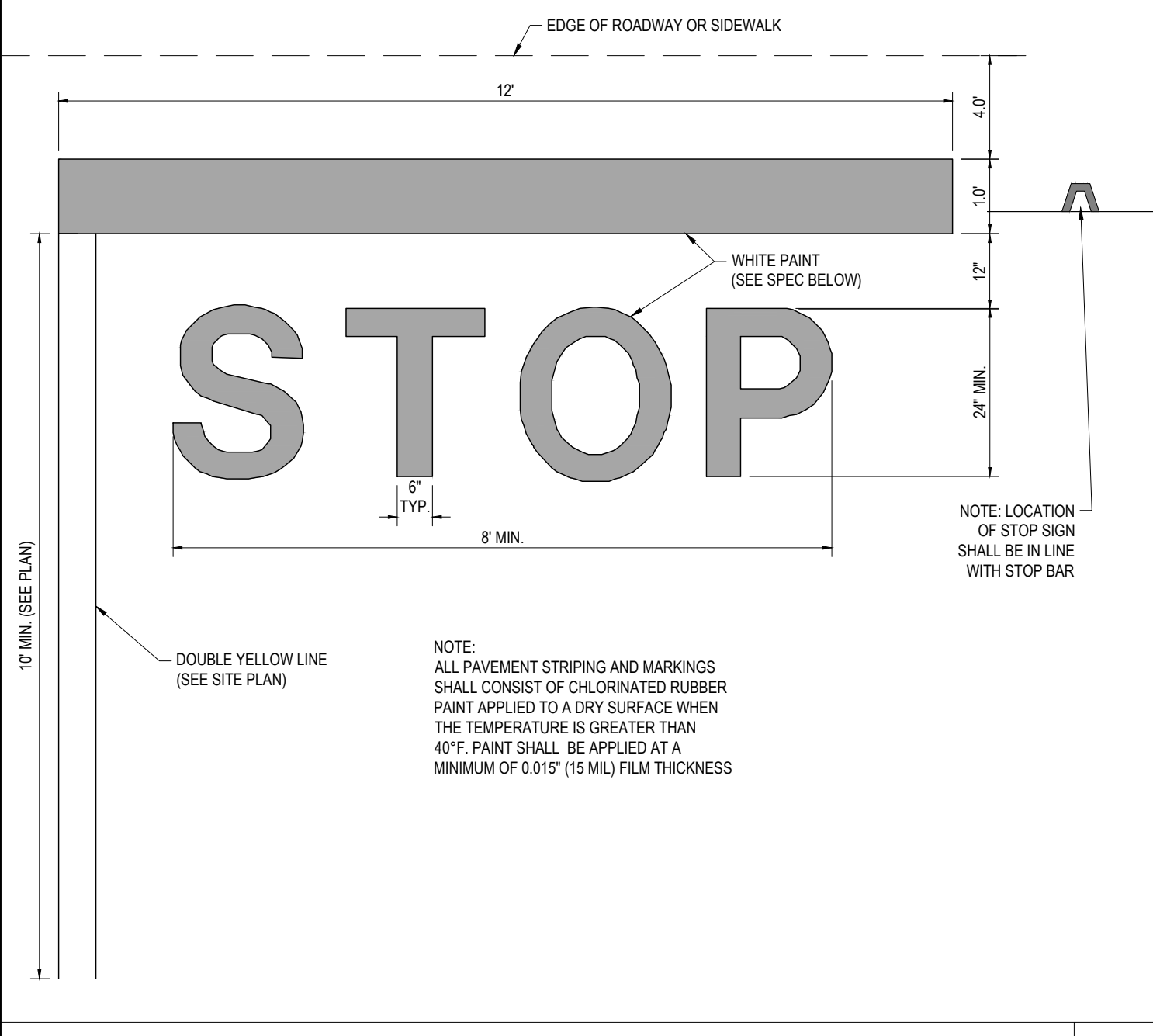
TRASH ENCLOSURE CORRAL LAYOUT

N.T.S.



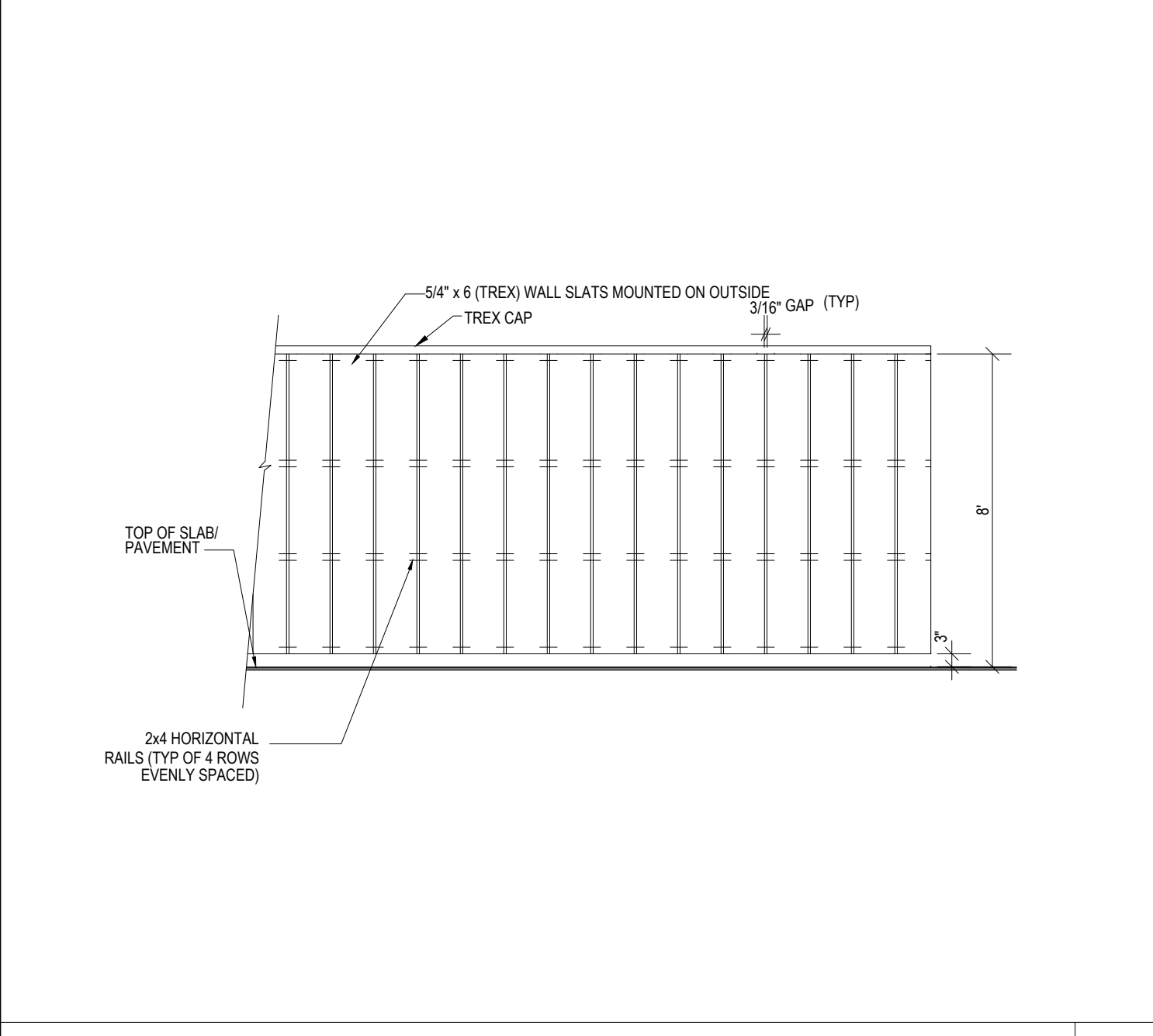
TRASH ENCLOSURE GATE & MOUNTING

N.T.S.



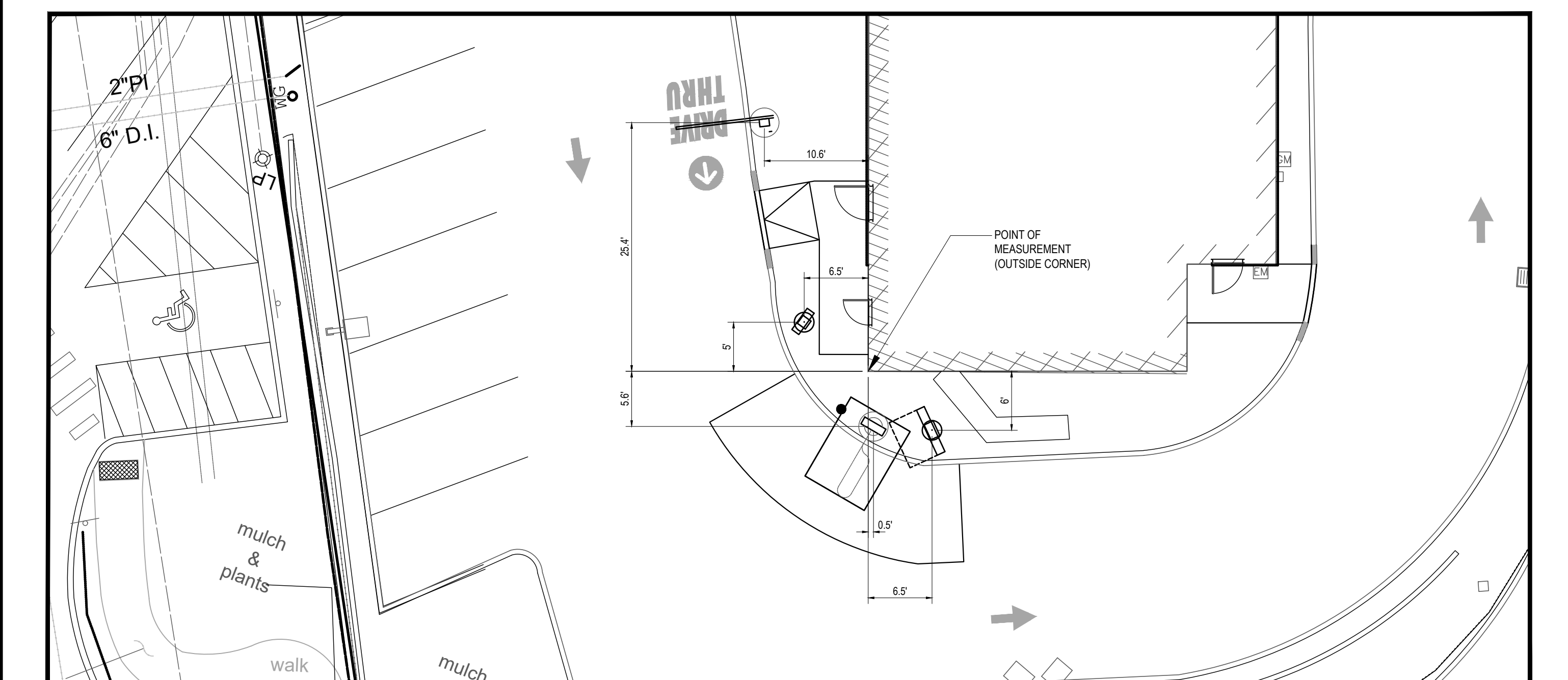
'STOP' BAR DETAIL

N.T.S.



TRASH CORRAL TYPICAL ELEVATION

N.T.S.



STANDARDS & DESIGN TOLERANCES:

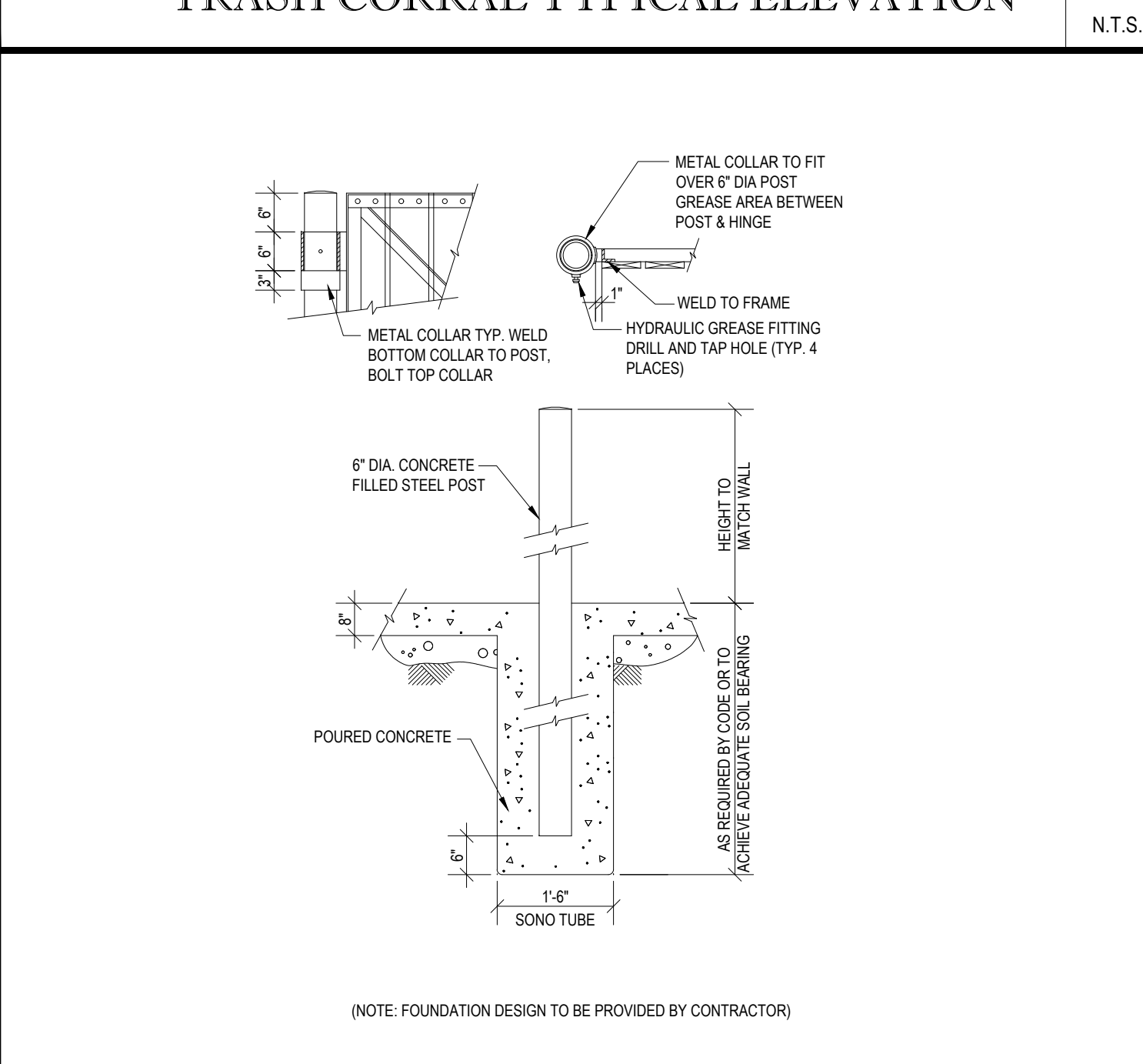
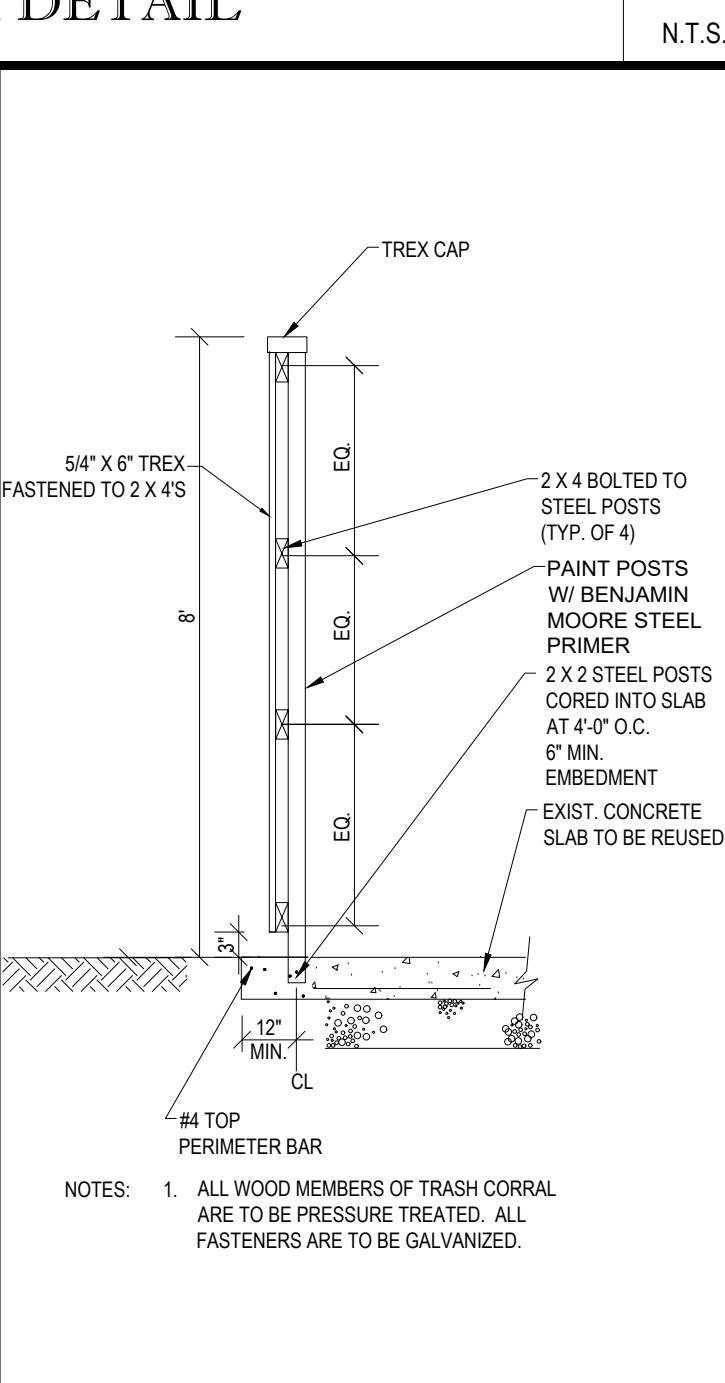
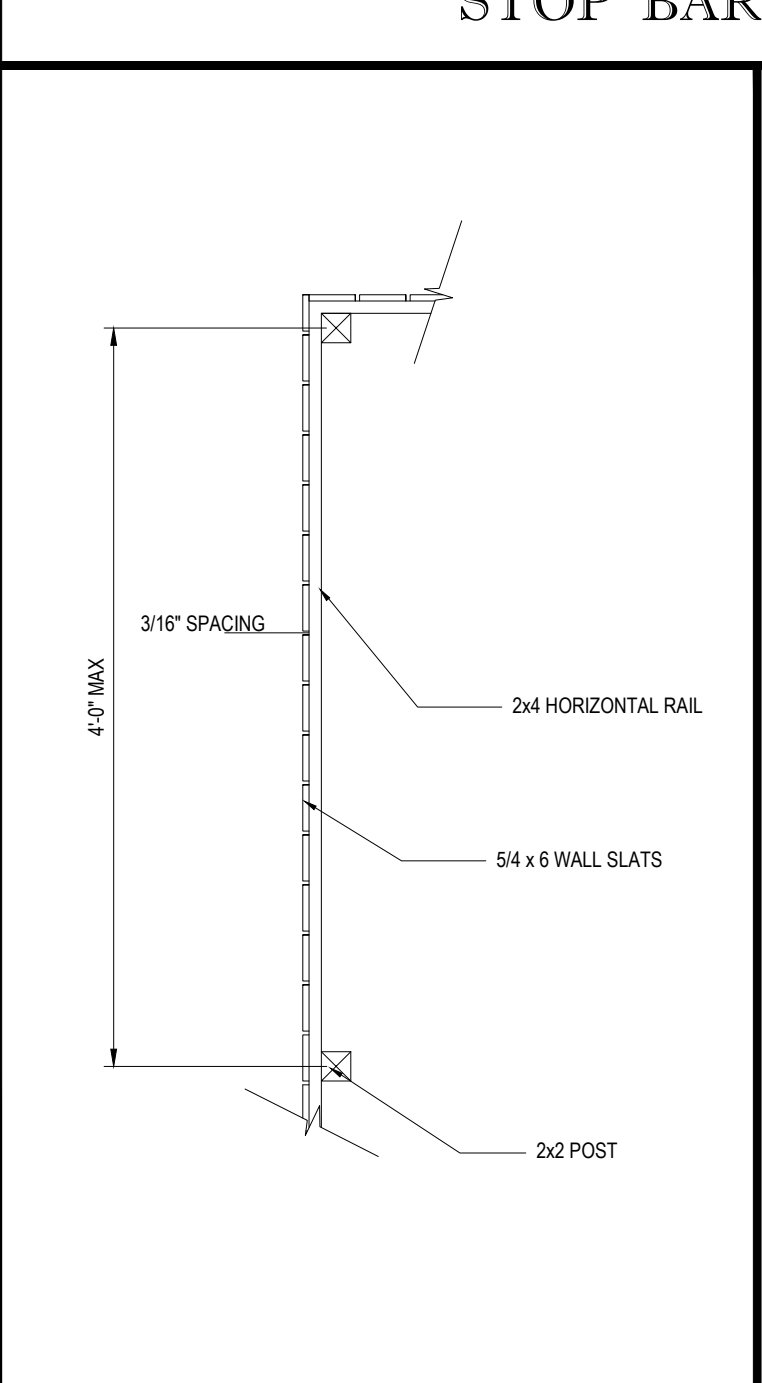
- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42-45' AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40' MIN ON REMODELS ONLY.
- DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD IS 100' OPTIMUM, 80' OR 80' MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 5' FOR 100' OR 80' QUEUES.
- THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 5'-8" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE COD FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.
- DIGITAL PRE-BROWSE BOARD MUST BE 18"-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LING OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 90°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO COD.
- A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.

THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.

NOTE: THE PLACEMENT OF THE CODs SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.

NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB, THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.



DRIVE-THRU

SCALE: 1"=10'

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PERMIT PLAN
STREET ADDRESS
37 STOREY AVENUE

CITY: NEWBURYPORT STATE: MASSACHUSETTS
COUNTY: ESSEX

SITE I.D.: 20-0305 PLAN DESCRIPTION: DETAIL SHEET

COMPLIANCE CHECK DATE
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

PROJECT No.: M182005
CAD I.D. #: M182005_s0.dwg

STATUS: DRAWN BY: 03/05/20 DJF
PLAN CHECKED: 07/14/21 WL
AS-BUILT
SHEET NO. C-8 OF 8

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
2	07/14/21	PER ADJACENT RETAIL FEATURES
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CHICAGO, IL 60607

PLAN APPROVALS	SIGNATURE	DATE
APPROVED MCDONALD'S AGENT		

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