

WETLAND NOTE
 **WETLAND LINES THAT HAVE NO FLAG NUMBERS ARE TAKEN FROM A SURVEY BY PORT ENGINEERING ASSOCIATES, INC. DATED JULY 19, 2006 AND PREPARED FOR B & B REALTY TRUST AND BRADFORD & BIGELOW REALTY TRUST.
 WETLANDS WITH FLAG NUMBERS WERE DELINEATED BY HUGHES ENVIRONMENTAL AND FIELD LOCATED BY WINTER GEC, LLC JANUARY 3, 2018.
 WETLANDS AS INDICATE HEREON HAVE BEEN APPROXIMATED BY GRAPHICAL COMPILATION AS DIRECTED FROM AERIAL IMAGES PROVIDED BY THE CLIENT'S ENVIRONMENTAL CONSULTANT.

LOCUS TITLE INFORMATION
3 PERKINS WAY
 OWNER: BRADFORD & BIGELOW REALTY LLC
 DEED REFERENCE: BOOK 25976 PAGE 336
 ASSESSORS: MAP 78 PARCEL 6
 PLAN REFERENCE: PLAN BOOK 302 PLAN 4

NOTES
 THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JANUARY 3, 2018 AND SUPPLEMENTED WITH INFORMATION FROM A SURVEY PERFORMED IN 2006 BY PORT ENGINEERING ASSOCIATES, INC.
 DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT'S ARCHITECT.
 OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
 ELEVATION DATUM IS NAVD 88
 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. EVERETT J. CHANDLER, P.L.S., MASS. REGISTRATION NO. 41783

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

SCALE:
 HORIZ: 1" = 40'
 VERT: N.A.

NO.	DATE	BY	REVISIONS

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

EXISTING CONDITIONS PLAN
 3 PERKINS WAY

PLAN OF LAND IN
 NEWBURYPORT, MASSACHUSETTS
 SURVEYED FOR
 BRADFORD & BIGELOW REALTY LLC

PROJECT NO.
 2018-3 PERKINS
 DATE: JAN 8, 2018
 SHEET NO.
 1 OF 1

PARKING SUMMARY

PRINTING/PUBLISHING 605 - 1 PER 2 EMPLOYEES PLUS 5.5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

REQUIRED: 80 EMPLOYEES = 40 SPACES PLUS 139,462 SF/1000 X 5.5=767 SPACES / TOTAL =807 SPACES

LIGHT MANUFACTURING 602 - 0.75 X EMPLOYEE MAX. SHIFT PLUS ONE PER COMPANY VEHICLE.

REQUIRED 80 MAXIMUM SHIFT EMPLOYEES = 60 SPACES

PARKING PROVIDED = 100 SPACES

LEGEND

EXISTING:

- CS — COMBINED SEWER & DRAIN
- S — SANITARY SEWER
- D — DRAIN LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- ST — STEAM LINE
- ⊙ — SANITARY MANHOLE
- ⊕ — DRAIN MANHOLE
- ⊖ — UNKNOWN MANHOLE
- ⊗ — ELECTRIC MANHOLE
- ⊘ — TELEPHONE MANHOLE

- ⊙ — CATCH BASIN
- ⊙ — DECIDUOUS TREE
- ⊙ — CONIFEROUS TREE
- ⊙ — PLANTER
- ⊙ — FIRE HYDRANT
- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — WASTE BASKET
- ⊙ — PARKING METER
- ⊙ — MAIL BOX
- ⊙ — TRAFFIC SIGNAL
- ⊙ — UTILITY POLE
- ⊙ — SPOT GRADE

PROPOSED:

- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — TEST PIT
- ⊙ — STOCKADE
- ⊙ — SEWER LINE
- ⊙ — GAS LINE
- ⊙ — DOMESTIC WATER LINE
- ⊙ — FIRE SUPPRESSION LINE
- ⊙ — ELECTRIC, TEL. & CABLE LINE
- ⊙ — DRAIN LINE
- ⊙ — SPOT GRADE
- ⊙ — CONTOUR
- TC.BC — TOP OF CURB, BOTTOM OF CURB
- TW.BW — TOP OF WALL, BOTTOM OF WALL
- INSP — INSPECTION PORT
- CO — CLEAN OUT

NORTH



DEVELOPER:
BRADFORD & BIGELOW
3 PERKINS WAY
NEWBURYPORT, MA 01950
PHONE

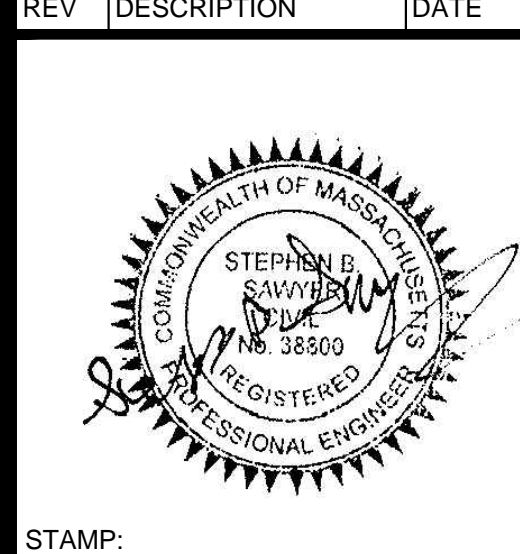
ARCHITECT:
ANDREW SIDFORD ARCHITECTS
44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-462-1657

PROJECT TEAM



PROJECT NAME
BUILDING ADDITION
3 PERKINS WAY
NEWBURYPORT, MA
PROJECT INFO

REV	DESCRIPTION	DATE

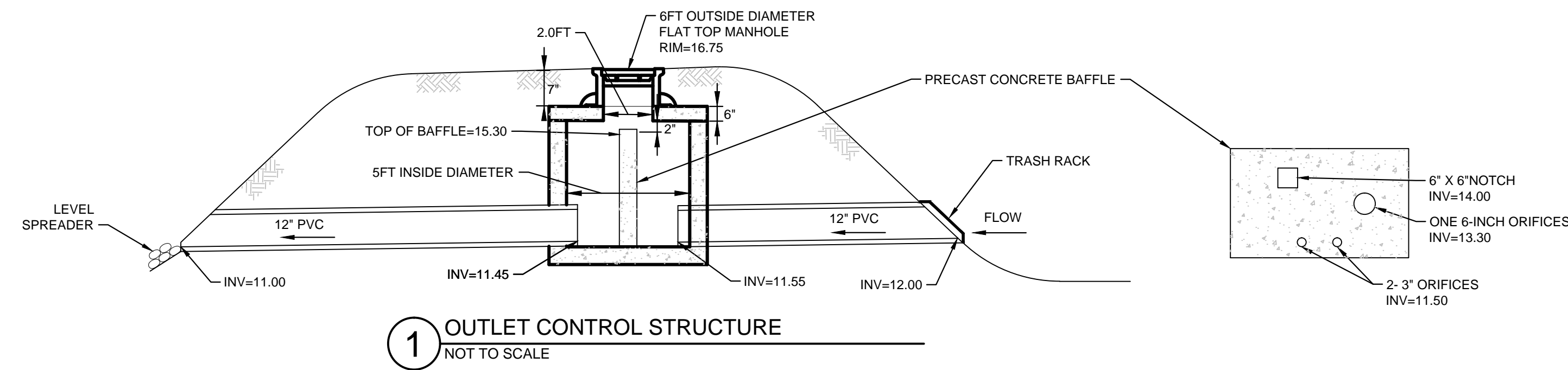


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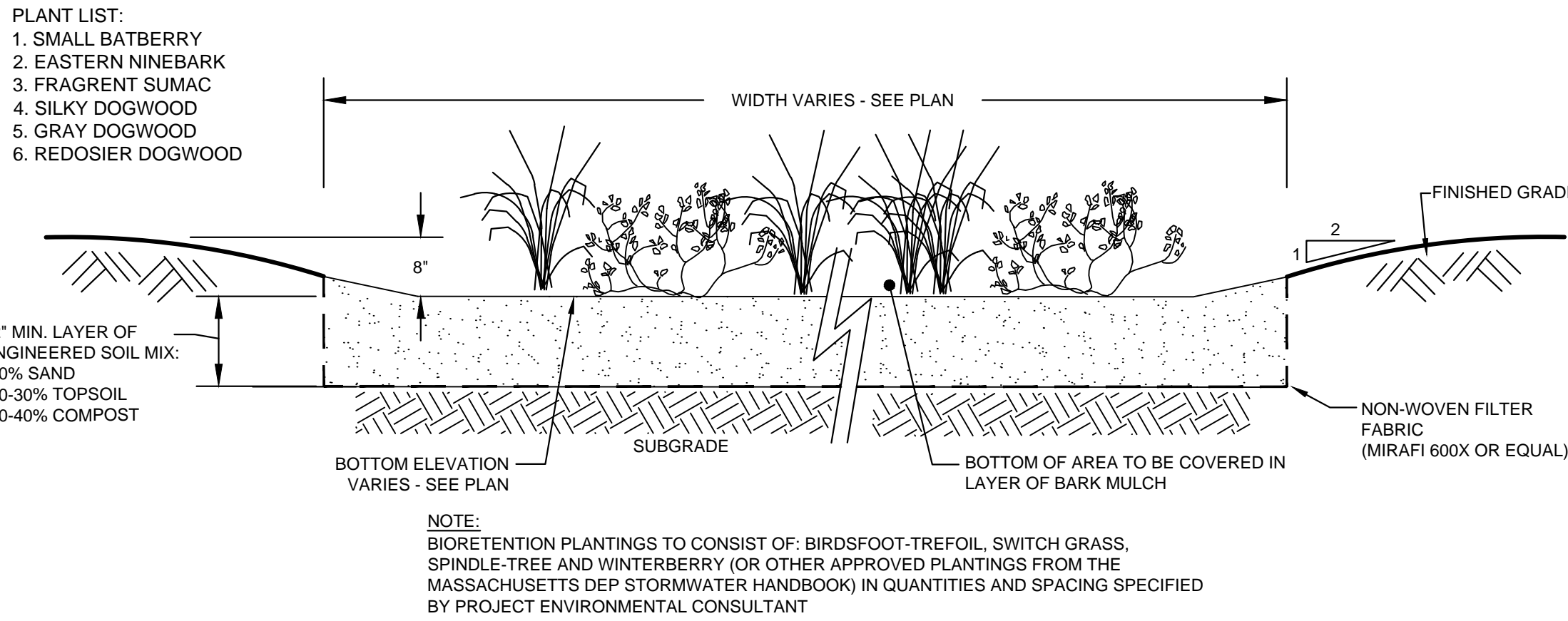
PROPOSED SITE PLAN

SHEET NAME:
C1.0

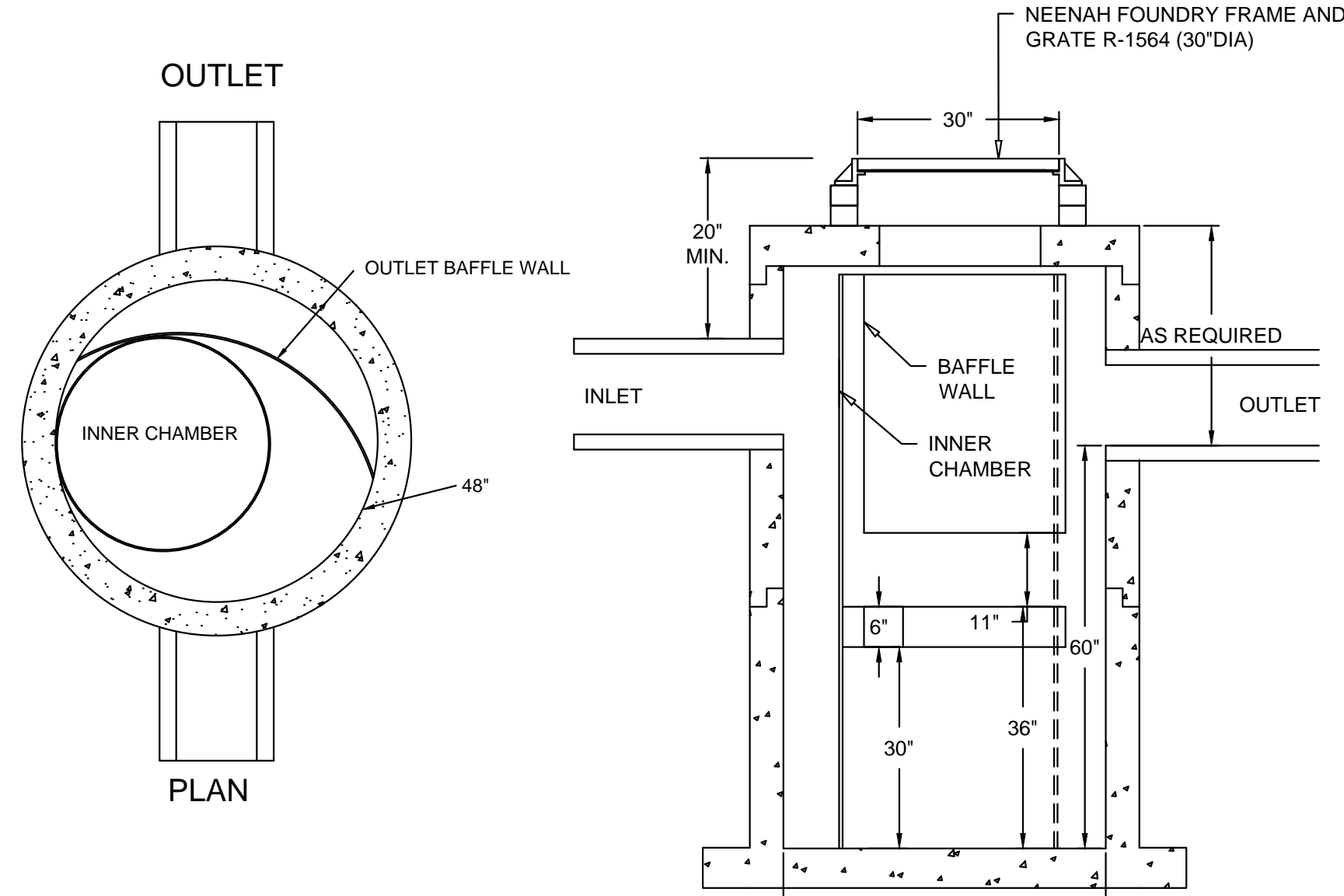
SHT NO:
DR BY: RLB
CHK BY: SBS
PROJ NO: 2017-137
DATE: MARCH 15, 2018
SCALE: 1" = 40'



1 OUTLET CONTROL STRUCTURE
NOT TO SCALE



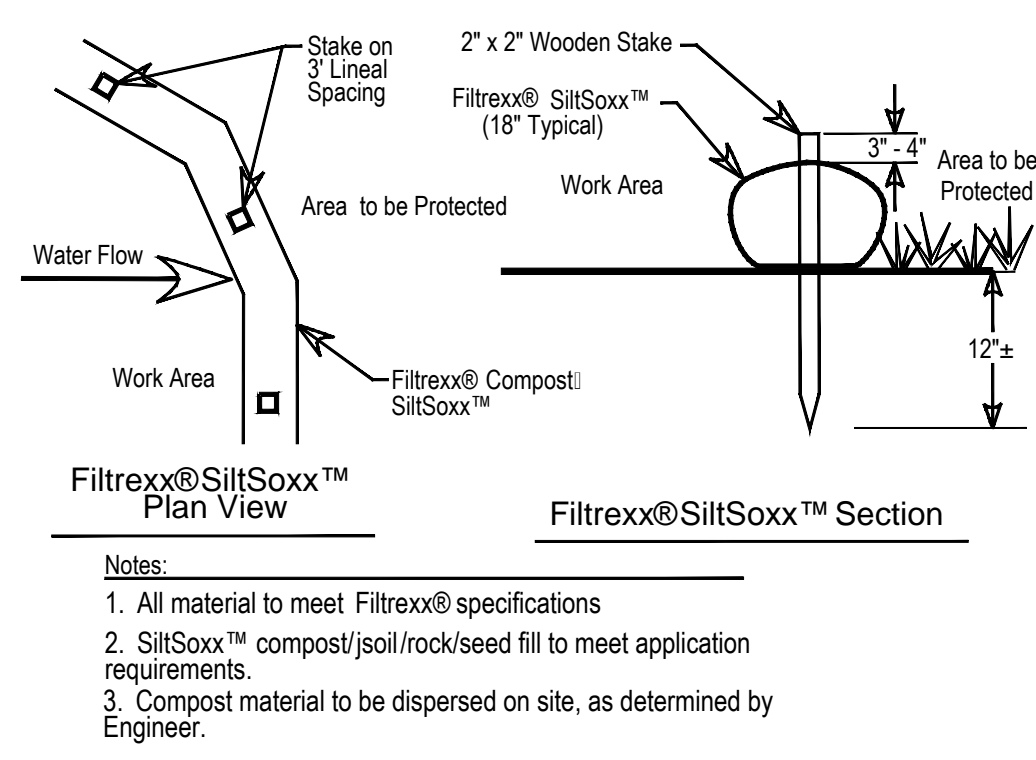
3 RAIN GARDEN ISLAND
NOT TO SCALE



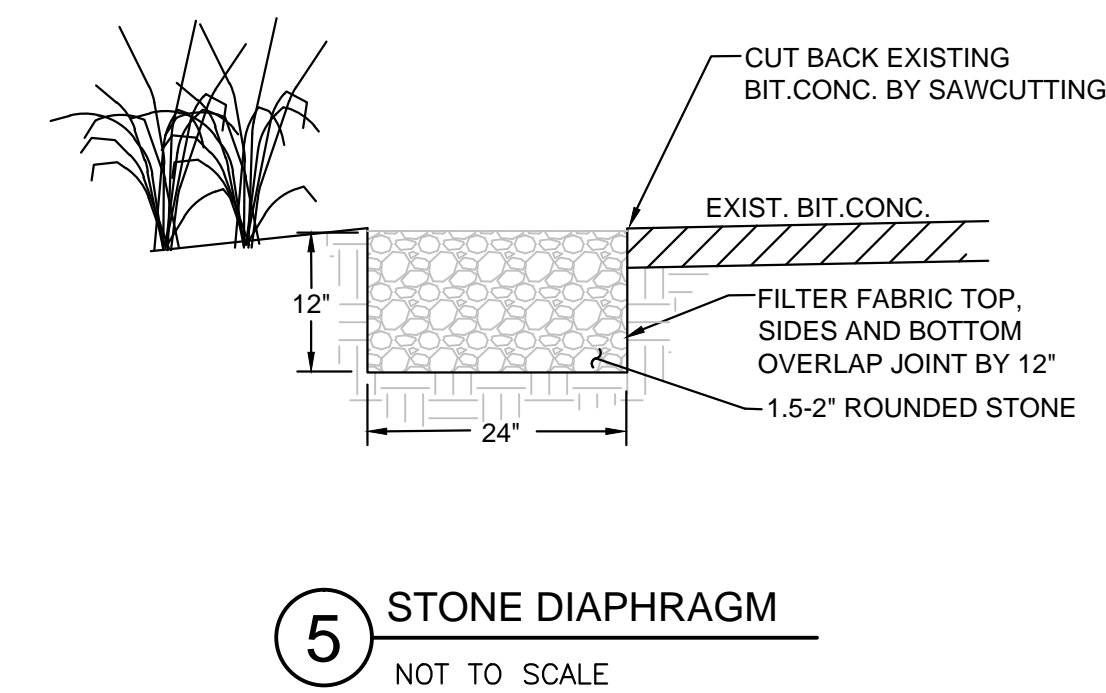
4 HYDROGUARD WATER QUALITY UNIT (HG-4)
NOT TO SCALE

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

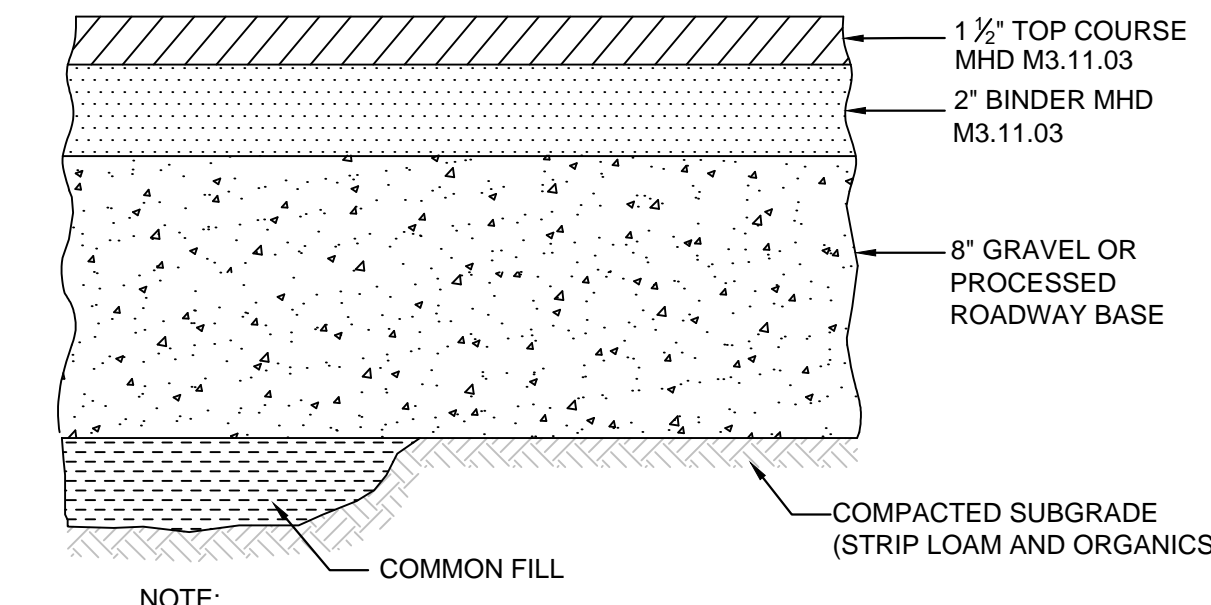
Hydroworks, LLC
50 S. 21st St., Kenilworth, NJ 07033
Phone: 888-290-7900 Fax: 888-783-7271
Web: www.hydroworks.com



7 SILT SOCK
NOT TO SCALE

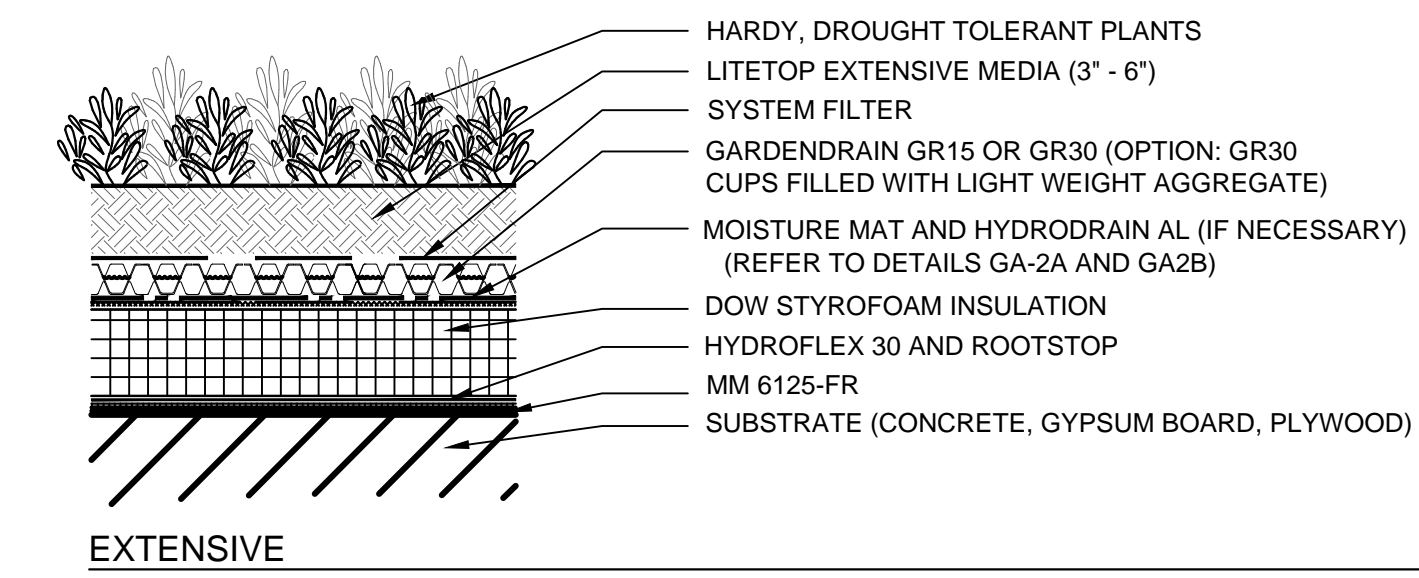


5 STONE DIAPHRAGM
NOT TO SCALE



2 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

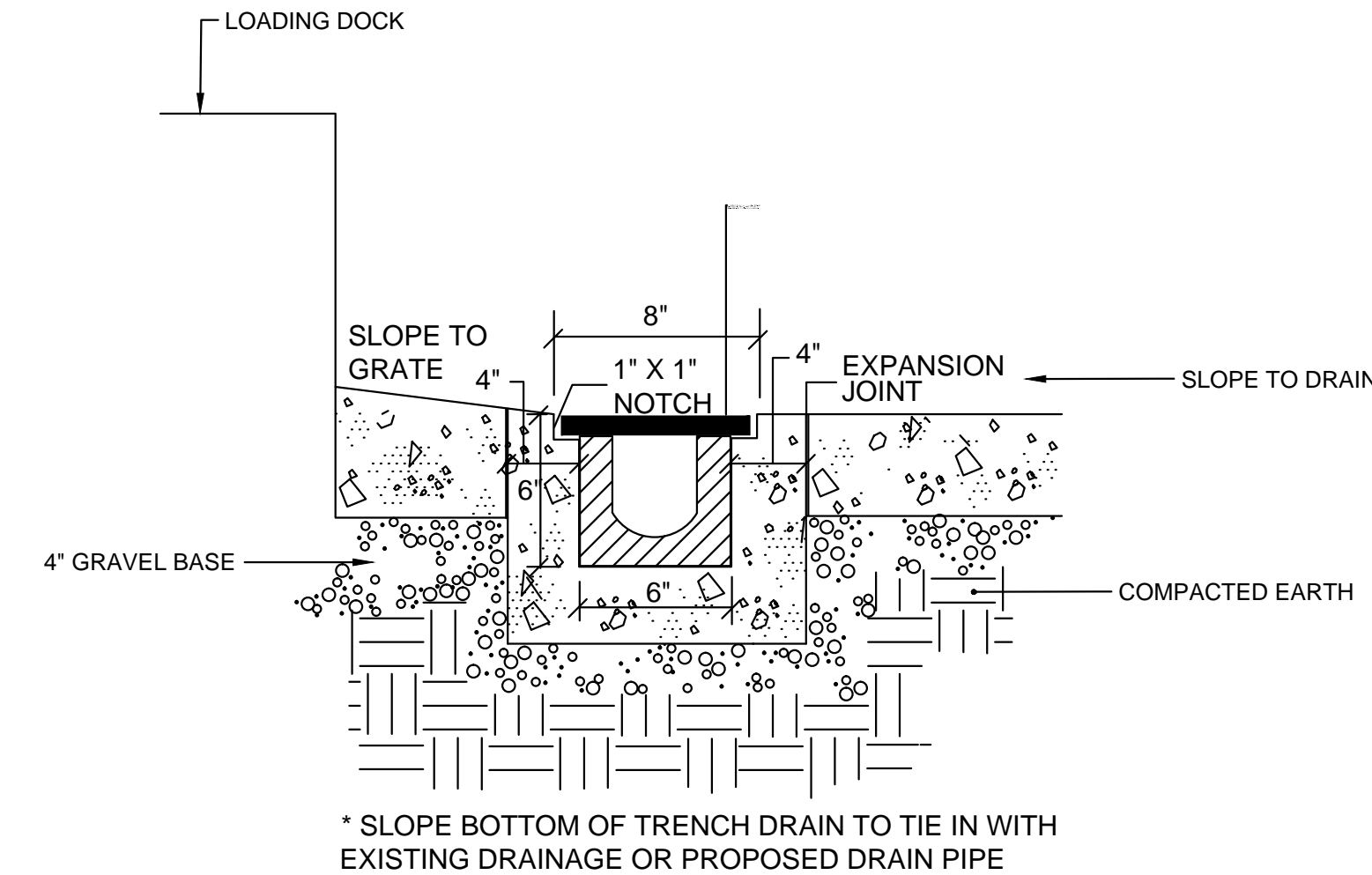
NOTE:
1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.



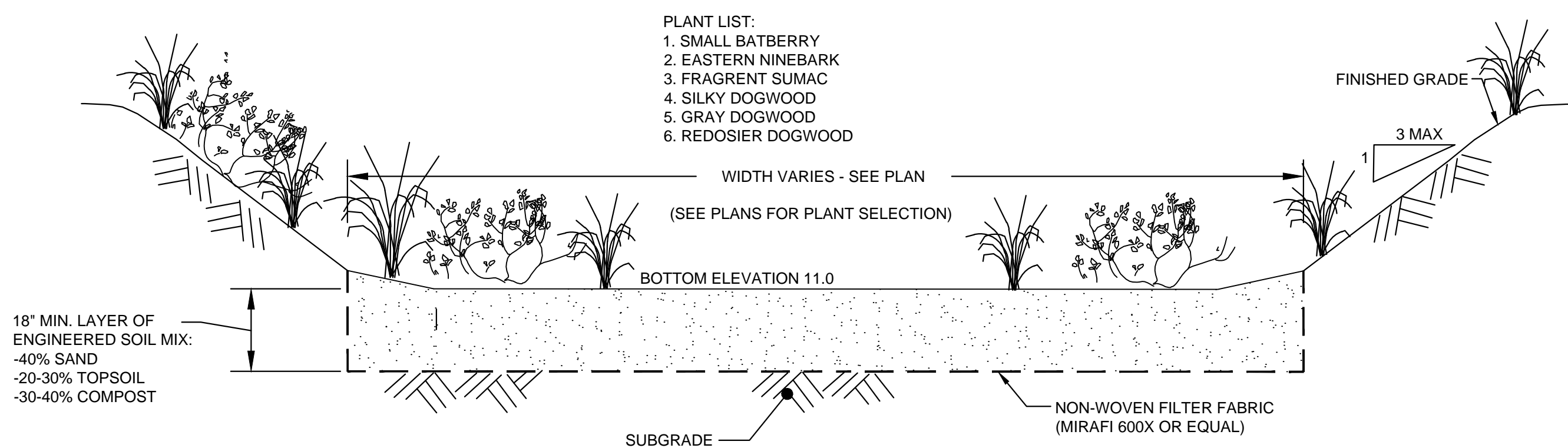
8 GREEN ROOF
NOT TO SCALE

EXTENSIVE

NOTE:
1. ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS.
2. CONSULT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLIES.



6 TRENCH DRAIN
NOT TO SCALE



8 BIO RETENTION BASIN
NOT TO SCALE



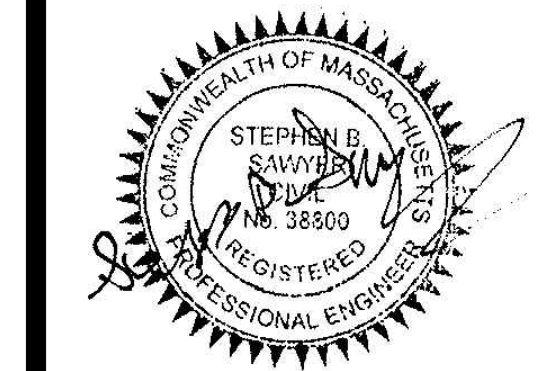
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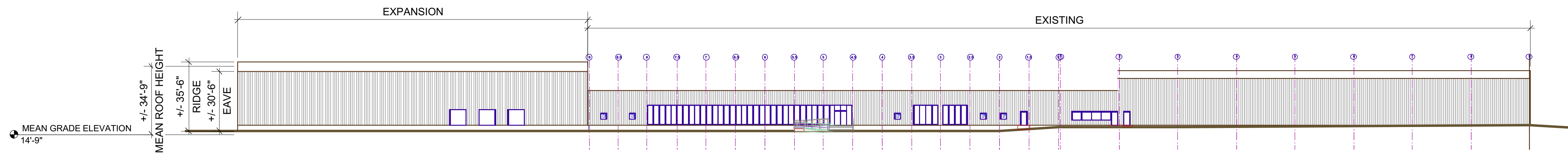
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DETAILS

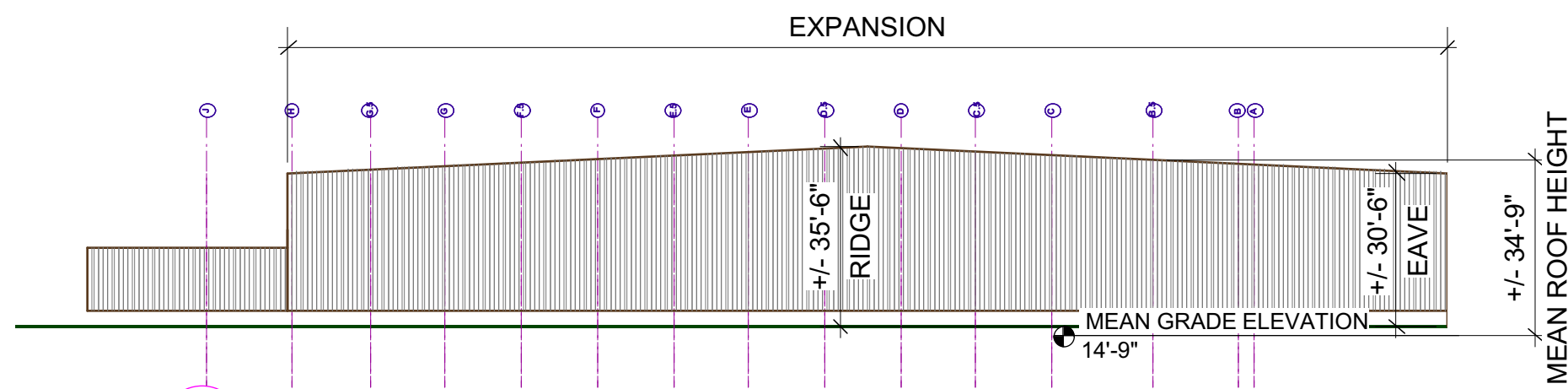
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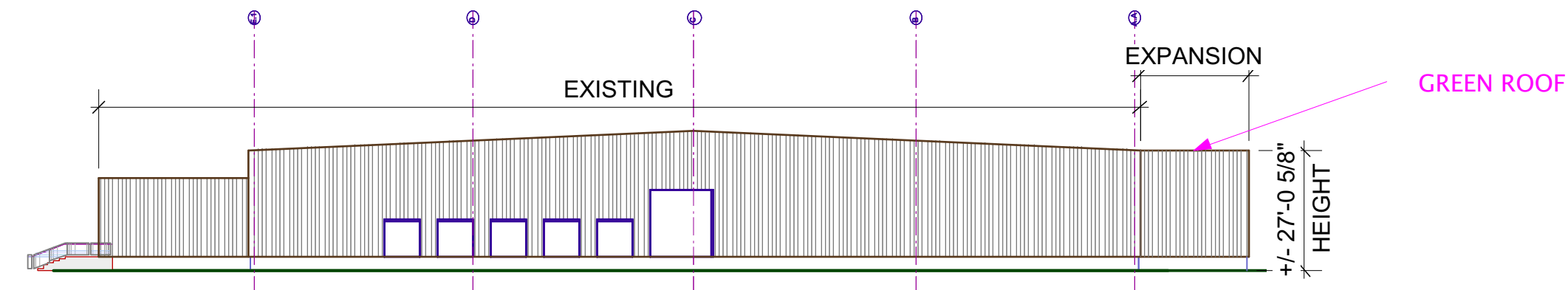
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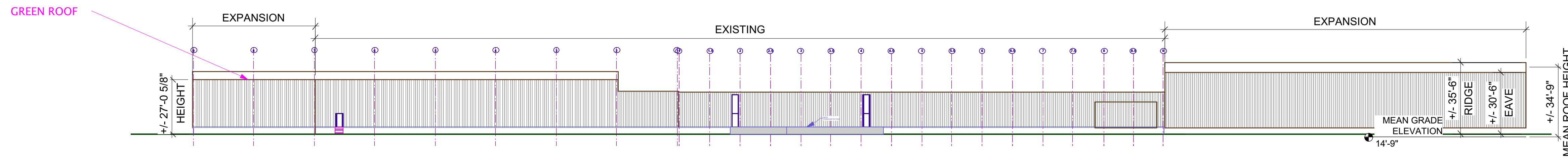
1 WEST ELEVATION
Scale: 1/32" = 1'-0"



2 NORTH ELEVATION
Scale: 1/32" = 1'-0"



3 NORTH ELEVATION
Scale: 1/32" = 1'-0"



4 EAST ELEVATION
Scale: 1/32" = 1'-0"

DATE	REVISION
11.09.17	EXPANSION OPTIONS
11.15.17	DD
02.27.18	ELEVATIONS

BRADFORD & BIGELOW
3 PERKINS WAY
NEWBURYPORT, MA 01950

ELEVATIONS

SCALE: 1/32" = 1'-0"