

**City of Newburyport Planning Board
Application for SITE PLAN REVIEW**

Applicant: 3 Stanley Tucker Drive, LLC

Address: 3 Stanley Tucker Drive
Newburyport, MA 01950

Phone: 978-499-5137

Email: james.zampell@zampell.com

Applicant's Counsel: Jeffrey L. Roelofs Law Offices of Jeffrey L. Roelofs, P.C. 44 Merrimac Street Newburyport, MA 01950 Tel: 978-462-7600 jlr@roelofslaw.com
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Property Address: 3 Stanley Tucker Drive

Assessor's Map and Lot(s): 82A - 5 Zoning District: Industrial 1 (II)

Book and Page(s) or Cert.#: Book 14351, Page 221 (recorded 1997)

Type of Project: Major Minor

Project Description: 9,688 square-foot building expansion to be used as warehouse. No new parking spaces or access drives are required or proposed. Three building-mounted lights are proposed for the expansion, with no other changes to existing site lighting.

Engineer: Peter J. Ogren, P.E., Hayes Engineering, Inc.

Address: 603 Salem Street
Wakefield, MA 01880

Phone: 781-246-2800

Email: pogren@hayeseng.com

Owner: [Same as Applicant - above]

Address: _____

Phone: _____

Owner's Signature: _____


James C. Zampell (authorized to execute documents for the Applicant LLC)

April 16, 2020

Newburyport Planning Board
City Hall
60 Pleasant Street
Newburyport, MA 01950

**RE: Application for Major Site Plan Review
3 Stanley Tucker Drive, Newburyport, MA
Assessor's Map 82A, Lot 4**

Dear Planning Board Members:

This letter and enclosed materials support the application of 3 Stanley Tucker Drive, LLC (an affiliate of Zampell and referred to in this application as "Zampell") for Major Site Plan Review for its proposed building expansion at 3 Stanley Tucker Drive. This application is submitted pursuant to the City's Zoning Ordinance, Section XV - Site Plan Review.

APPLICATION MATERIALS

Enclosed with this letter are the following:

- 2 checks: \$500 check for the application fee and a \$350 check for the publication/abutters fee.
- One full sized copy of the site plans and landscape plan (see below).
- 2 collated copies of the application package, including the following:
 1. Completed and Signed Application for Site Plan Review,
 2. This letter, describing the project and its compliance with applicable Site Plan Review requirements,
 3. Assessor card
 4. MIMAP and other images of the subject property,
 5. Zoning determinations dated 6/18/2019, (1) identifying the need for Major Site Plan Review for the building expansion on 3 Stanley Tucker Drive and (2) confirming that no review or approvals are needed for the associated work that extends onto 5 Stanley Tucker Drive (another Zampell property).

6. Site plans prepared by Hayes Engineering, Inc., dated 2/18/2020 (4 sheets: C1 – C4, 11” x 17”),
7. Architectural plans prepared by John Sava Architects, LLC, dated 2/15/2020 (5 sheets: EX-1.0, A-1.1, A-2.1, A.2.2 and A-5.0, 11” x 17”),
8. Landscape Plan by James K. Emmanuel, Landscape Architects, rev. June 18, 2019 (one sheet, 11” x 17”),
9. “Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities,” with Narrative, by Hayes Engineering (rev. 2/10/2020), and
10. Wall pack light spec sheet.

A PDF version of this application package is being submitted separately by email to the Planning Department. A Project Review Fee and CAD plans will also be provided separately in coordination with the Planning Department.

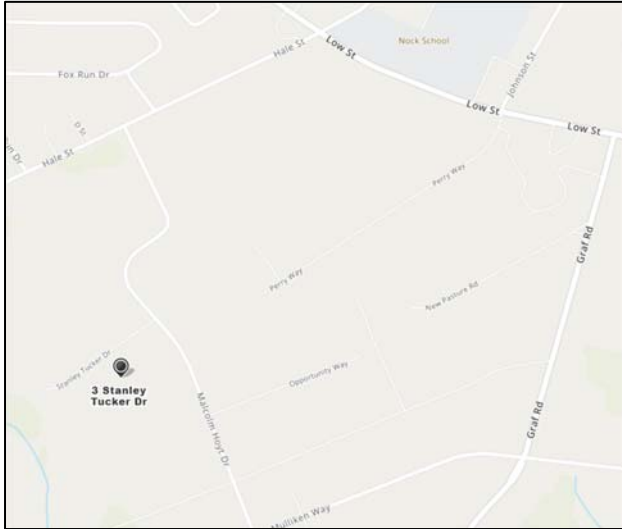
OVERVIEW OF ZAMPELL OPERATIONS

Zampell and affiliates operate the facilities at 17 Malcolm Hoyt Drive, 3 Stanley Tucker Drive and 5 Stanley Tucker Drive. Zampell is an organization established in 1966 that is chiefly involved with the engineering and construction of refractories, insulation, and scaffolding within the industrial sector and facilities maintenance and management within the commercial sector. It is a family-owned business that moved all of its operations to Newburyport during the 1990s. Zampell continues to grow due to its core values of safety, dedication to its employees and customers, and its quality craftsmanship. Zampell now has offices in Massachusetts (headquarters), Maine, Connecticut, Pennsylvania, Florida, Texas, Kentucky, California & Oregon. Zampell also has a subsidiary, Zampell A/S with locations in Jutland and Sjælland in Denmark.

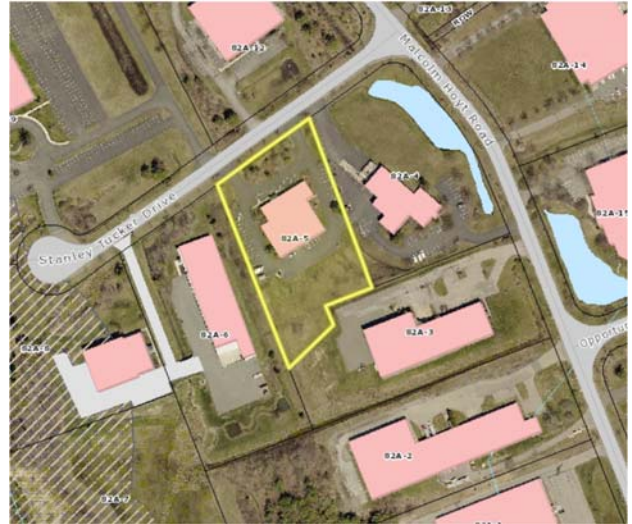
OVERVIEW OF PROPERTY AND PROPOSED BUILDING EXPANSION, BRIDGE AND RELATED DRIVE AND PARKING AREAS

Zampell is proposing to expand its buildings at 17 Malcolm Hoyt Drive and 3 Stanley Tucker Drive. The 17 Malcolm Hoyt Drive building expansion is the subject of a separate Site Plan Review application. The objective of both proposed building additions is to provide expanded warehouse space so that Zampell can avoid having to store scaffolding and other materials/equipment in outdoor areas at its properties as it has been compelled to do recently.

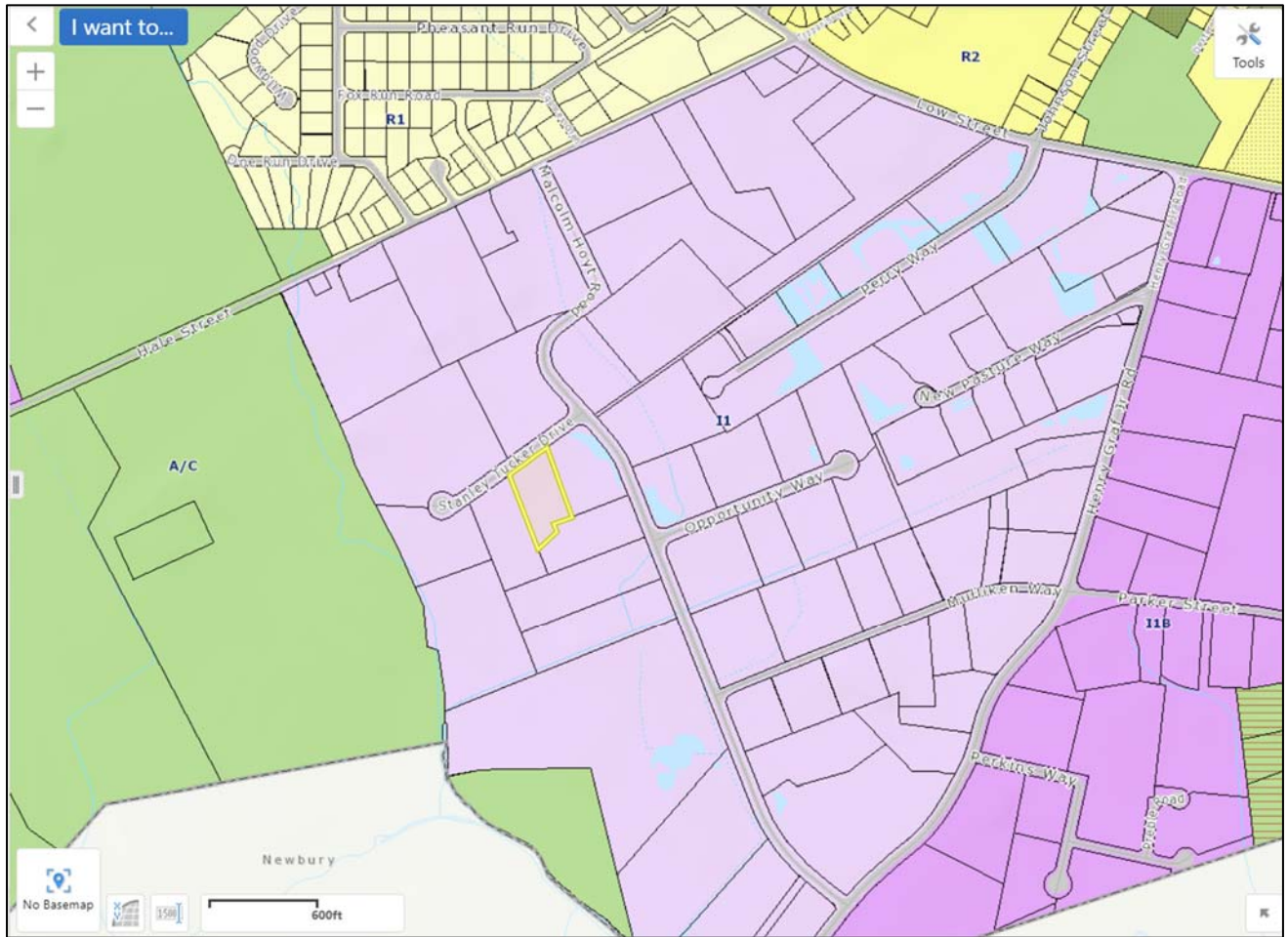
The approximately 2.6-acre property at 3 Stanley Tucker Drive abuts Zampell’s property at 17 Malcolm Hoyt Drive, situated at the corner of Malcolm Hoyt Drive and Stanley Tucker Drive, and 5 Stanley Tucker Drive – all properties located within the Industrial 1 zoning district. The location, buildings, zoning boundaries and properties are depicted in the following images:



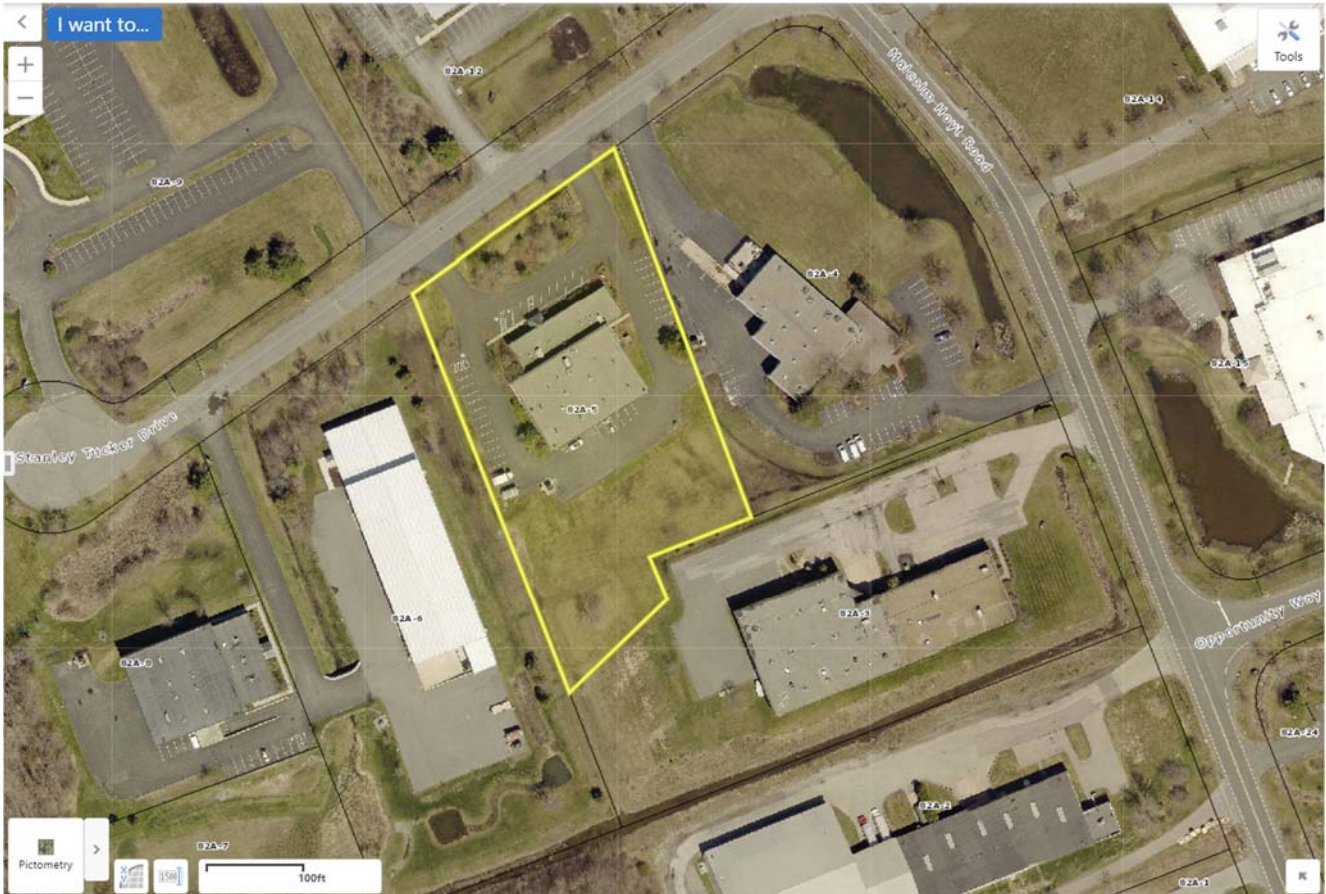
Roadmap (Mapquest)



Subject Site and Nearby Properties (from MIMAP)



Zoning Boundaries (from MIMAP)



3 Stanley Tucker Drive highlighted, with 5 Stanley Tucker Drive on left and 17 Malcolm Hoyt Drive on right (from MIMAP)

The proposed 9,688 square-foot building expansion at 3 Stanley Tucker Drive is within the footprint of a “Future Building Expansion” identified on the site plan that was previously approved in 1998 for the existing building constructed in 1998. In addition to the building expansion, Zampell is also proposing to construct a small, pre-cast bridge from its 3 Stanley Tucker Drive facility to its building at 5 Stanley Tucker Drive to provide a materials-handling link that will allow forklift trucks and small vehicles to cross the wetland between the two facilities without having to traverse the public way. Zampell has proposed mitigation for the minor wetland impacts – recently approved by the Conservation Commission.

The work will involve removal of approximately 5,780 square feet of pavement and replacement with approximately 4,180 square feet of pavement, forming new parking spaces behind the building. The only increase in imperviousness is the roof of the proposed expansion itself.

The following sketch plan depicts the existing and proposed buildings and associated drives and parking areas:

Key attributes of the project are as follows:

- **Traffic:** The proposed 9,688 square foot building expansion will be used for warehouse, with no resulting increase in the number of employees or visitors. As such, the project will not generate any new vehicular traffic.
- **Access and Parking:** Zampell is proposing to extend the existing drive around the back of the expanded building and to provide 5 new parking spaces behind the building. Existing access locations on Stanley Tucker Drive will be utilized. Existing and proposed conditions contain 44 parking spaces, significantly more than the 21 spaces required by the zoning ordinance for Zampell's 25 employees and 2 company vehicles. See the "Parking Calculations" table included on the enclosed site plans (Sheet C1). The proposed configuration will also include two handicap spaces.
- **Drainage:** Stormwater flow mitigation for the additional impervious areas associate with the building expansion include roof-top storage, with emergency scuppers located next to the internal drains at the perimeter of the building. Proposed drainage infrastructure was peer reviewed during the Conservation Commission's review process. As discussed in the enclosed stormwater narrative, minor adjustments have been made to the system since the Commission's approval.
- **Lighting:** New lighting will be limited to 5 building mounted lights, dark sky compliant, installed by the proposed entry and overhead doors. No new site lighting is proposed.
- **Utilities:** The proposed addition will be serviced by the sewer, gas and electric utilities already serving the existing building.
- **Water:** The only water demand for the existing building and proposed addition are for employee bathrooms. No processed water is or will be used.
- **Sprinkler System:** The sprinkler system for the expanded building will be connected internally to the existing system.

COMPLIANCE WITH SUBMISSION REQUIREMENTS **SECTION XV-E**

The enclosed plans and materials include the details required by Section XV-E(a) of the Zoning Ordinance, as summarized in the Board's "Site Plan Review Submission Review Check List":

Plans and Associated Details

1. **Location and boundaries.** The enclosed plans identify the location and boundaries of the property, easements, the zoning district, adjacent streets and ways,

applicable information from Section VI, Dimensional Controls, and the location and owners of adjacent properties.

2. Structures. The enclosed plans depict the existing structures and proposed structures, including dimensions, footprint, and total gross floor area, number stories, floor elevations and building height.
3. Signage. No new signage is proposed.
4. Landscaping. A Landscape Plan prepared by a landscape architect is included in the plan set.
5. Traffic. The enclosed plans show demonstrate that appropriate access to the building addition will be provided via the existing drives and that areas beyond the paved surfaces will also provide additional access for fire apparatus. The project will not increase the number of employees at the property or otherwise generate new traffic or parking demands.
6. Parking. The enclosed plans show the location of parking and loading areas, driveways, access and egress points, and a proposed new bicycle rack.
7. Public access. There are no public access locations on the property.
8. Lighting. The enclosed plans and associated materials provide the details of the 5 wall pack, dark sky compliant lights proposed to be installed on the building addition. No new site lighting is proposed.
9. Topography. The enclosed plans show the existing and proposed topography of the site, wetlands and other site features, including proposed landscaping and stormwater management features.
10. Water and waste disposal, drainage and other utilities. The enclosed plans show the locations of sewer and water systems, storm drainage systems and other utilities and connections.

Narrative Submittals

Also enclosed with this Site Plan Review package are narrative submittals that include the additional details and information required by Section XV-E(b) of the Zoning Ordinance, as summarized in the Board's "Site Plan Review Submission Review Check List," as follows:

1. Surface and groundwater pollution.
 - ✓ The enclosed Stormwater Calculations pertain to the impact of stormwater runoff on adjacent and downstream water bodies, subsurface ground water, and water tables – demonstrating compliance with the applicable standards aimed at protecting these resources.

2. Soils.
 - ✓ The enclosed Stormwater Calculations reflect existing soil conditions and demonstrate that the proposed project has been designed to avoid and mitigate potential erosion and sedimentation associated with the operation and maintenance of the proposed facility.
3. Environmental and community impact analysis:
 - ✓ This letter and enclosed materials collectively provide the components of the required environmental and community impact analysis to the extent relevant to this project.
4. Traffic impacts.
 - ✓ Because the proposed expansion will have no impact on traffic, no Traffic Impact Assessment is warranted.
5. Architectural Style.
 - ✓ Architectural details are provided on the enclosed architectural plans.
6. Other permits required.
 - ✓ Other permits required for this project are as follows to the:
 - Conservation Commission
 - Order of Conditions, state and local (issued in Sept. 2019)
 - Department of Public Services
 - Stormwater Management Permit
 - Utility connection approvals

COMPLIANCE WITH SITE PLAN REVIEW CRITERIA
SECTIONS XV-B AND XV-G

The proposed development complies with the substantive site plan review criteria and objectives set forth in Section XV-B of the Zoning Ordinance, as summarized in the Board's "Site Plan Review Submission Review Check List," as follows:

- A. Community Character: The proposed development has been situated and designed in a manner that is compatible with the nearby uses in this Industrial 1 zoning district. The proposed building addition will allow Zampell to store scaffolding and other equipment indoors – rather than outdoors – improving aesthetics to the benefit of the surrounding area. The design, style and scale of the proposed addition is appropriate in relation to the existing building and subject site and also in relation to nearby buildings and structures. The project does not involve any new access drives or expand parking areas the site. The proposed stormwater management system will effectively manage stormwater associated with the project.

- B. Traffic, parking and public access: The project will not generate any new traffic and only requires minor adjustments to the access drives and parking areas. In summary, with reference to the Site Plan Review criteria, the development:
1. Minimizes vehicular traffic and safety impacts of the proposed development on adjacent highways or roads.
 2. Maximizes the convenience and safety of vehicular, bicycle, and pedestrian movement with the neighborhood and site.
 3. Minimizes adverse impacts on neighborhood on/off street and includes incentives for the use of alternatives to single-occupant vehicles.
- C. Health: This development will not involve any substantial noise, vibration, smoke, gas, fumes, odor, dust or other features that would cause any objectionable off-site impacts. Lighting has been appropriately designed to facilitate the safe use of the property, but to protect abutting properties. With reference to the Site Plan Review criteria, the development:
1. Minimizes adverse air-quality impacts, noise, glare, and odors.
 2. Provides for appropriate handling and disposal of hazardous materials and transmissions.
- D. Public services and utilities: The proposed addition will be serviced by the water, sewer, gas and electric utilities serving the existing building. The only water demand for the existing building and proposed addition are for employee bathrooms. No processed water is or will be used. With respect to stormwater, as discussed in the enclosed stormwater narrative and calculations, rooftop stormwater storage is proposed to mitigate flow from the proposed addition to the existing stormwater management features.

In summary, with reference to the Site Plan Review criteria, the development:

1. Is served with adequate water supply, wastewater systems, and solid waste disposal systems.
2. Is within the capacity of the city's infrastructure as defined by the water and DPW departments.
3. Includes measures to prevent pollution of surface or groundwater, minimizing erosion and sedimentation, as well as measures to prevent changes in groundwater levels, increased run-off, and potential for flooding.
4. Demonstrates an effort to conserve energy and water.

- E. Land use planning: The proposed development is consistent with the City's 2017 Master Plan. For example, by expanding the building at this property while also appropriately protecting the nearby wetlands, enhancing the plantings at the site, and properly managing stormwater, the project is aligned with land use planning goal LU-6, as follows:

Goal LU-6: Enable new and expanded commercial and industrial use at the Business and Industrial Park to generate at least 15% of the city's property tax revenues.

The City's Business and Industrial Park is Newburyport's principal area for industrial and office development. Today, several factors are thought to hinder development in the Park, including: insufficient local supply of skilled labor; obsolete building stock; inadequate infrastructure; and lack of promotion. Objectives and actions serving this Goal are meant to remove or surmount these constraints. They focus on adjusting the dimensional and parking regulations to allow greater height and flexibility for buildings to expand their operations. ... By modifying the dimensional regulations and amending the list of allowable uses, the City will be able to expand the area's tax revenue generation potential while ensuring that the Park's wetlands and environmentally-sensitive areas are protected and preserved.

- F. Open space and environmental protection: The project:
1. Minimizes adverse environmental impacts to such features as wetlands, floodplains, and aquifer recharge areas and minimizes tree, vegetation, and soil removal, and grade changes.
 2. Proposes plantings throughout the property that favor native and drought-tolerant species and avoids invasive plants.

COMPLIANCE WITH DEVELOPMENT AND PERFORMANCE STANDARDS - SECTION XV-H

The proposed development complies with the development and performance standards set forth in Section XV-H, as summarized in the Board's "Site Plan Review Submission Review Check List," as follows:

1. Pedestrian and vehicular access and traffic impacts. Because the proposed building expansion will be used for warehouse, with no resulting increase in the number of employees or visitors, the project will not generate any new vehicular traffic. Only minor adjustment to the access drives and parking areas are proposed. The expanded building will be accessed from the existing access drives off of Stanley Tucker Drive. The proposed use of the extended driveway and the proposed parking and site circulation layout maximize the convenience and safety

of vehicular, bicycle, and pedestrian movement within the site and interconnecting with the adjoining roadways.

2. Site plan and architectural design. The project has been developed to comply with and promote the requirements and objectives of the Newburyport Zoning Ordinance. The proposed development has been designed in a manner that is compatible with adjoining land uses by minimizing adverse environmental impacts, utilizing appropriate stormwater management techniques, providing for safe and efficient vehicular, bicycle, and pedestrian access and circulation, preserving important areas of existing vegetation and including landscaping enhancements. The proposed architectural design is compatible with the character and scale of buildings in the surrounding areas and compatible with the neighboring uses.
3. Lighting. New lighting will be limited to 5 building mounted lights, dark sky compliant, installed by the proposed entry and overhead doors. The proposed lighting will protect adjoining properties from detrimental off-site glare or spillover light, while also serving safety and aesthetic objectives on the property. No new site lighting is proposed.
4. Landscaping. Additional plantings, as detailed on the enclosed Landscape Plan, are proposed and have been approved by the Conservation Commission as enhancements to the existing conditions.
5. Stormwater Runoff. Stormwater will be appropriately managed to prevent adverse impacts to neighboring properties and existing stormwater features at and near the site. The proposed stormwater management system has been designed to comply with the Massachusetts Stormwater Management Standards. Stormwater management details are identified in the enclosed plans and are discussed in the enclosed stormwater narrative and calculations.
6. Water Quality. The development has been designed to avoid any negative impact to groundwater quality.
7. Wetlands. The development has been carefully designed to prevent any adverse impacts to wetland resource areas, as the Conservation Commission confirmed through its issuance of an approval Order of Conditions for the project.
8. Erosion Control. Best management practices will be utilized during construction to control erosion and dust to protect wetlands and adjoining properties.
9. Environmental performance standards. The development complies with the performance standards set forth in Section XI of the Zoning Ordinance governing fire and explosive hazards, radioactivity, smoke, air pollution, wastes, vibration, noise, odors and glare.

10. Utilities. Sewer service and water supply utilities will connect to the municipal systems. There are no capacity issues for either service.

CONCLUSION

For the foregoing reasons, Zampell respectfully requests that the Board grant its request for Major Site Plan Approval.

Please call or email me if you have any questions or need any additional information.

Thank you.

Sincerely,



Jeffrey L. Roelofs

Enclosures

3 STANLEY TUCKER DR

Location 3 STANLEY TUCKER DR

MBLU 82/A 5/ / /

Owner 3 STANLEY TUCKER DRIVE LLC

Assessment \$1,228,600

PID 5813

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,005,800	\$222,800	\$1,228,600

Owner of Record

Owner 3 STANLEY TUCKER DRIVE LLC
Co-Owner C/O ZAMPELL REFRACTORIES INC
Address 3 STANLEY TUCKER DR
NEWBURYPORT, MA 01950

Sale Price \$153,400
Certificate
Book & Page 14351/0221
Sale Date 10/01/1997
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
3 STANLEY TUCKER DRIVE LLC	\$153,400		14351/0221	1P	10/01/1997
N A I D	\$0		07108/0137		05/12/1983

Building Information

Building 1 : Section 1

Year Built: 1998
Living Area: 14,696

Building Attributes	
Field	Description
STYLE	Light Indust
MODEL	Industrial
Stories:	1

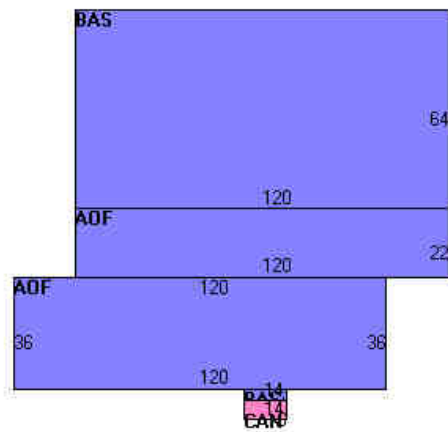
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	IND BLDG
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4020
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	22
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/0100\28\98.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/5813_59)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	7,736	7,736	
AOF	Office	6,960	6,960	
CAN	Canopy	84	0	
		14,780	14,696	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ3	W/PARTITIONS	2640 S.F.	\$91,500	1
SPR1	SPRINKLERS-WET	21168 S.F.	\$44,000	1
MEZ1	MEZZANINE-UNF	1200 S.F.	\$17,600	1
A/C	AIR CONDITION	9600 S.F.	\$11,100	1

Land

Land Use

Use Code 4022
Description IND BLDG

Land Line Valuation

Size (Acres) 2.36
Depth 0
Assessed Value \$222,800

Outbuildings

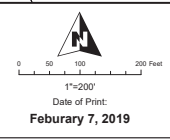
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			28000 S.F.	\$32,200	1
LT5	MERC VAP/FLU			3 UNITS	\$2,600	1

Valuation History

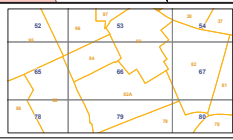
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$965,900	\$222,800	\$1,188,700



WARNING: Data and information is provided by the GIS system, with the understanding that it is not guaranteed to be correct or complete. All data is subject to change and periodic updates. The City of Newburyport makes no claims, representations or warranties, express or implied, concerning the validity, reliability or the accuracy of the GIS data and GIS data products furnished by the City specifically including the implied or expressed validity of any uses of such data.



- Legend**
- Parcels
 - Easements
 - Combined Lots
 - Tax Map
 - Map Tile
 - Municipal Boundary
 - Conservation Restriction



City of Newburyport, MA
 Assessor's Map Tile No. 66

City of Newburyport

6/11/2019



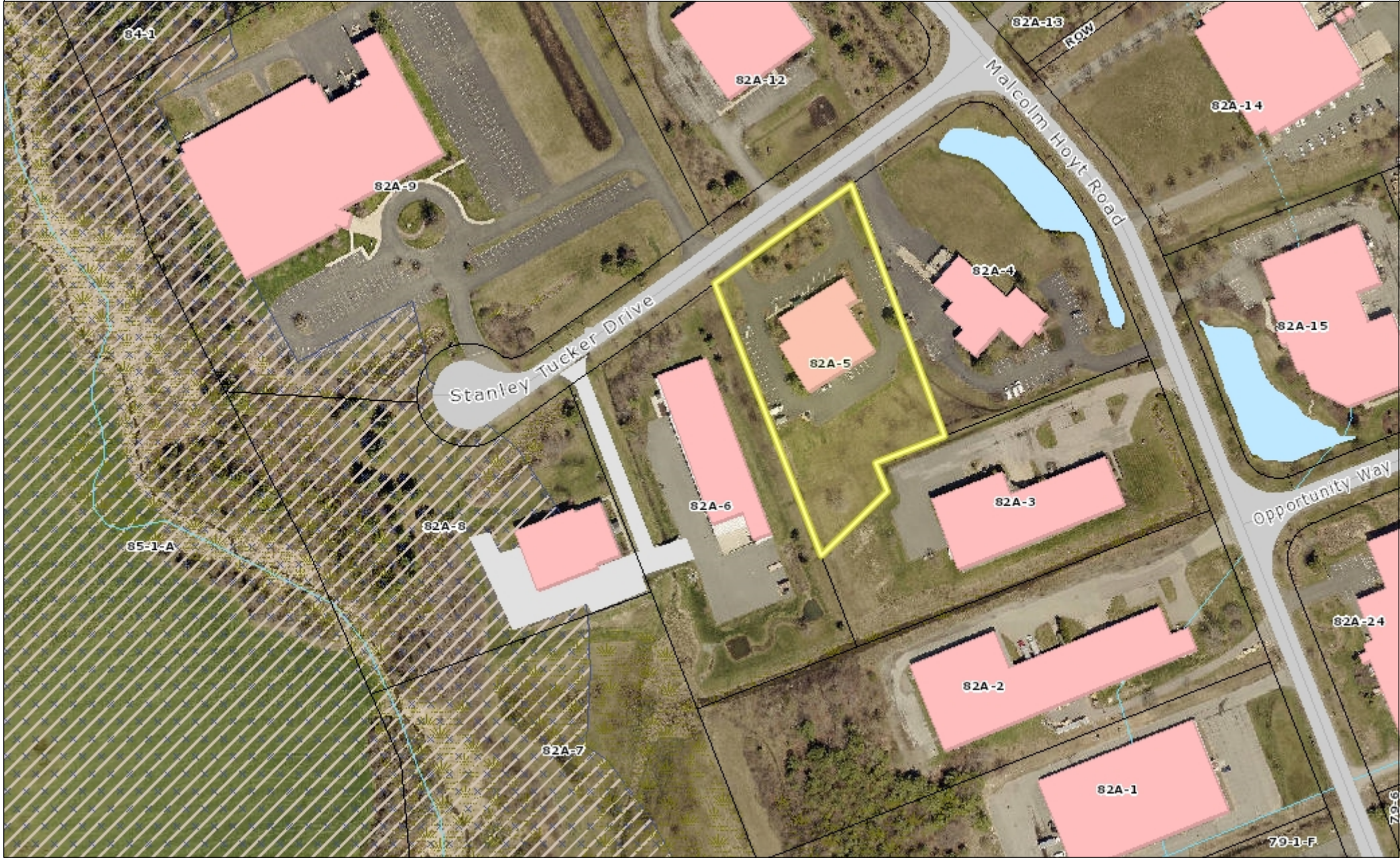
Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Legend	
	Municipal Boundary
	Parcels
	Stream
	Intermittent Str
	NHESP Certified Vt
	NHESP Potential Vt
	Estimated Wetlands
	NHESP Estimated I
	Driveways
	Road Right of Way
	Paved
	Interstate



City of Newburyport

6/11/2019



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

- Legend**
- Municipal Boundary
 - Parcels
 - Driveways
 - Road Right of Way
 - Paved
 - Interstate
 - Stream
 - Intermittent Str
 - Estimated Wetlands
 - NHESP Estimated I



ZONING DETERMINATION

Name: K&BZampell Realty, INC

Address: 3 Stanley Tucker Drive Zoning District(s): I1

Request: Building expansion >1000sf and >25% of existing gross floor area. Storage only-no additional parking need, but existing spaces displaced by expansion and bridge connection.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Newburyport Zoning Administrator signature and date 6/18/2019

ZONING DETERMINATION

Name: K&BZampell Realty, INC

Address: 5 Stanley Tucker Drive Zoning District(s): 11

Request: Bridge and associated paving over low lying area

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

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Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

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Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

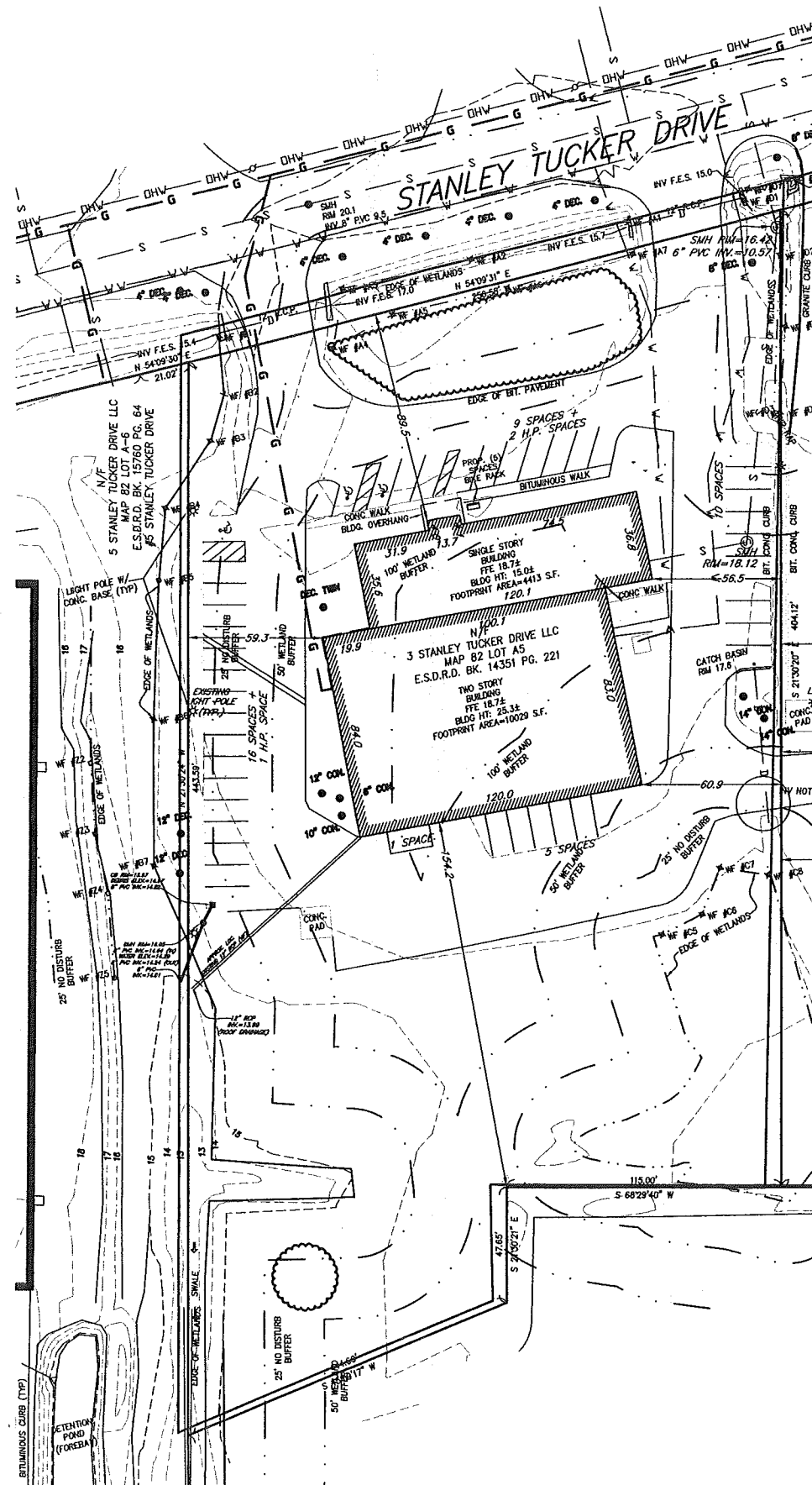
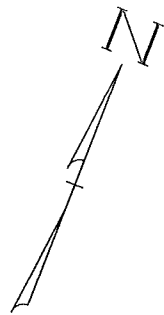
- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Newburyport Zoning Administrator Date 6/18/2019



SITE PLAN APPROVED BY
THE CITY OF NEWBURYPORT
PLANNING BOARD

DATE: -----

For Registry Use:

Prepared For:

Owner / Applicant

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Prepared By:

Hayes
Hayes Engineering, Inc.
623 South Street
Wareham, MA 01980
Ph: 781.246.2800
Fax: 781.246.7586
www.hayeseng.com

Design By: xxx
Drawn By: xxx
Checked By: xxx
Project File: xxx
Comp. No: NBT12

Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=30'
0' 15' 30' 60'

Date: February 18, 2020

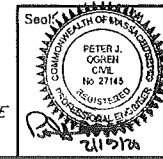
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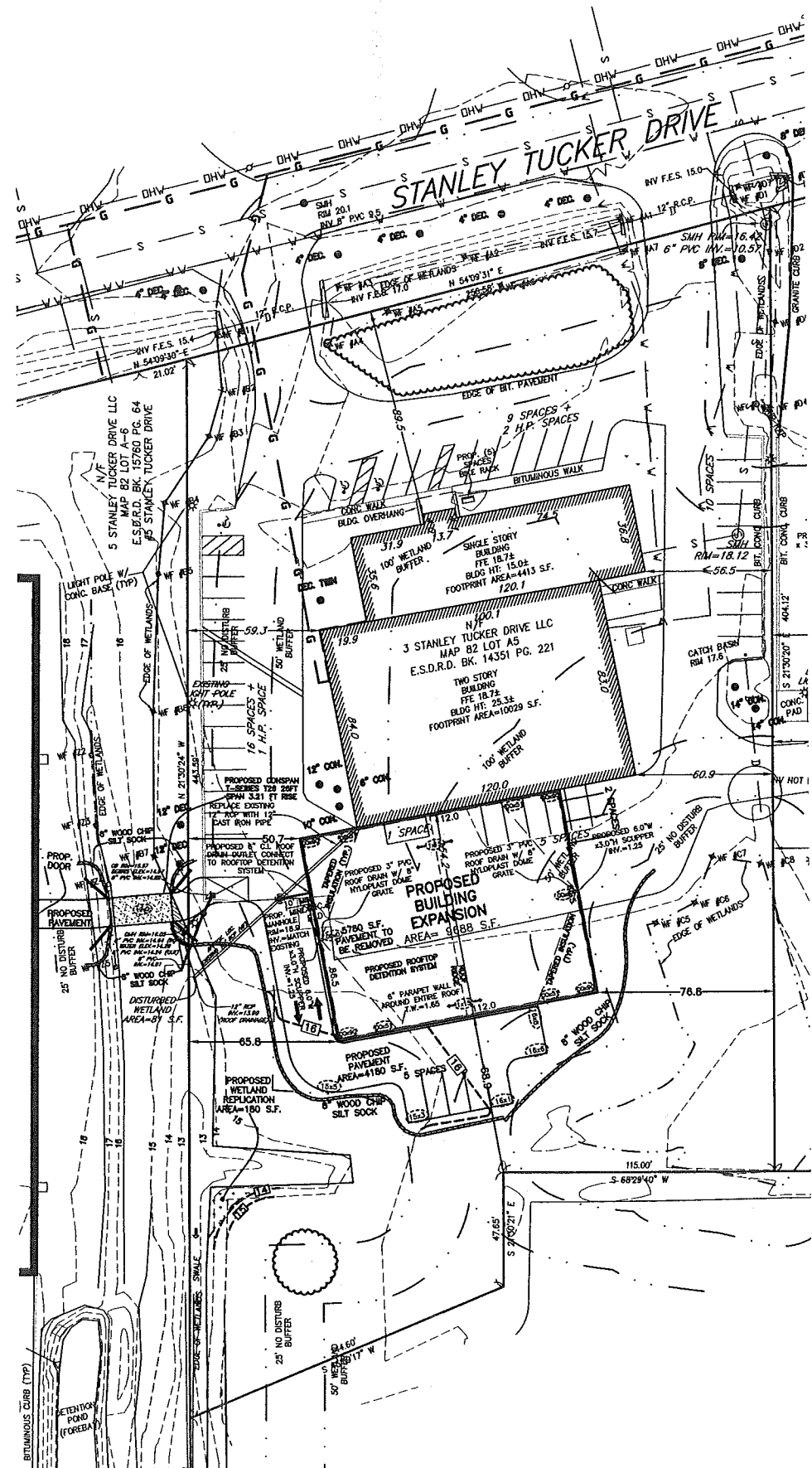
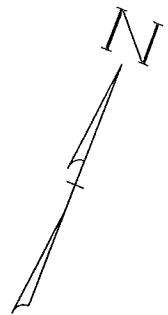
SITE PLAN
NEWBURYPORT, MASS.

Drawing No.:

C2
EXISTING
SHEET 2 OF 4

- NOTES:
1. BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY EVERETT J. CHANDLER, P.L.S.
 2. PROPOSED SITE ADDITIONS BY HAYES ENGINEERING, INC.
 3. ALL NO-BUILD ZONE DISTURBANCE IS TO BE RE-VEGETATED
 4. NO NEW SIGNS ARE TO BE PLACED ON BUILDINGS
 5. SPOT GRADES ON ROOF ARE ON AN ASSUMED VERTICAL DATUM RELATIVE TO THE PROPOSED ROOF DRAINS AT ELEV.=0.00





SITE PLAN APPROVED BY
THE CITY OF NEWBURYPORT
PLANNING BOARD

DATE: _____

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PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Prepared For:

Owner / Applicant

Prepared By:

Hayes
Hayes Engineering, Inc.
603 Salem Street
Wareholic, MA 01880
Ph: 781.240.2800
Fax: 781.240.1595
www.hayeseng.com

Design By: xxx
Drawn By: xxx
Checked By: xxx
Project File: xxx
Comp. No: NBT12
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 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

ZONING TABLE - #3 STANLEY TUCKER			
ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD SETBACK	50 ft.	89.5 ft.	89.5 ft.
SIDE YARD SETBACK	50 ft.	56.5 ft.	50.7 ft.
REAR YARD SETBACK	50 ft.	154.2 ft.	68.9 ft.
MIN. FRONTAGE	200 ft.	256.58 ft.	256.58 ft.
MIN. LOT AREA	50,000 s.f.	102,625 s.f.	102,625 s.f.
MAX. BUILDING HEIGHT	40 ft.	25.3± ft.	
MAX. LOT COVERAGE	40%	14.1%	23.5%

PARKING CALCULATIONS - #3 STANLEY TUCKER	
PARKING REQUIRED: 0.75 PER EMPLOYEE IN MAXIMUM SHIFT PLUS 1 PER COMPANY VEHICLE = 0.75x25 EMPLOYEES + 2 COMPANY VEHICLES = 21 SPACES REQUIRED	
EXISTING PARKING: 44 SPACES	
REQUIRED H.P. SPACES: for 26-50 Total Spaces = 2 H.P. SPACES	
PROVIDED H.P. SPACES: 3 SPACES	
TOTAL PARKING PROVIDED: 41 SPACES + 3 H.P. SPACES = 44 SPACES	

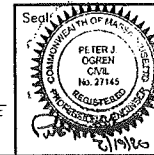
No.	Revision	Date
10		
9		
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7		
6		
5		
4		
3		
2		
1		

Scale: 1"=30'
0' 15' 30' 60'

Date: February 18, 2020

Drawing Title:
**#3 STANLEY TUCKER DR.
NEWBURYPORT, MASS.**

Drawing No.:
C3
GRADING & DRAINAGE
SHEET 3 OF 4



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 johnsavaarchitect.com
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 John S. Sava, Principal
 AIA, NCARB

3 Stanley Tucker Drive
 NEWBURYPORT, MA

General Notes:
 GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL, AND PLUMBING CODES.

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DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

The Development at:
PROPOZED ZAMPELL BUILDINGS ADDITION AND RENOVATIONS

REVISIONS:

- Date: 02/13/2020
- Date:
- Date:
- Date:

ISSUE DATES:

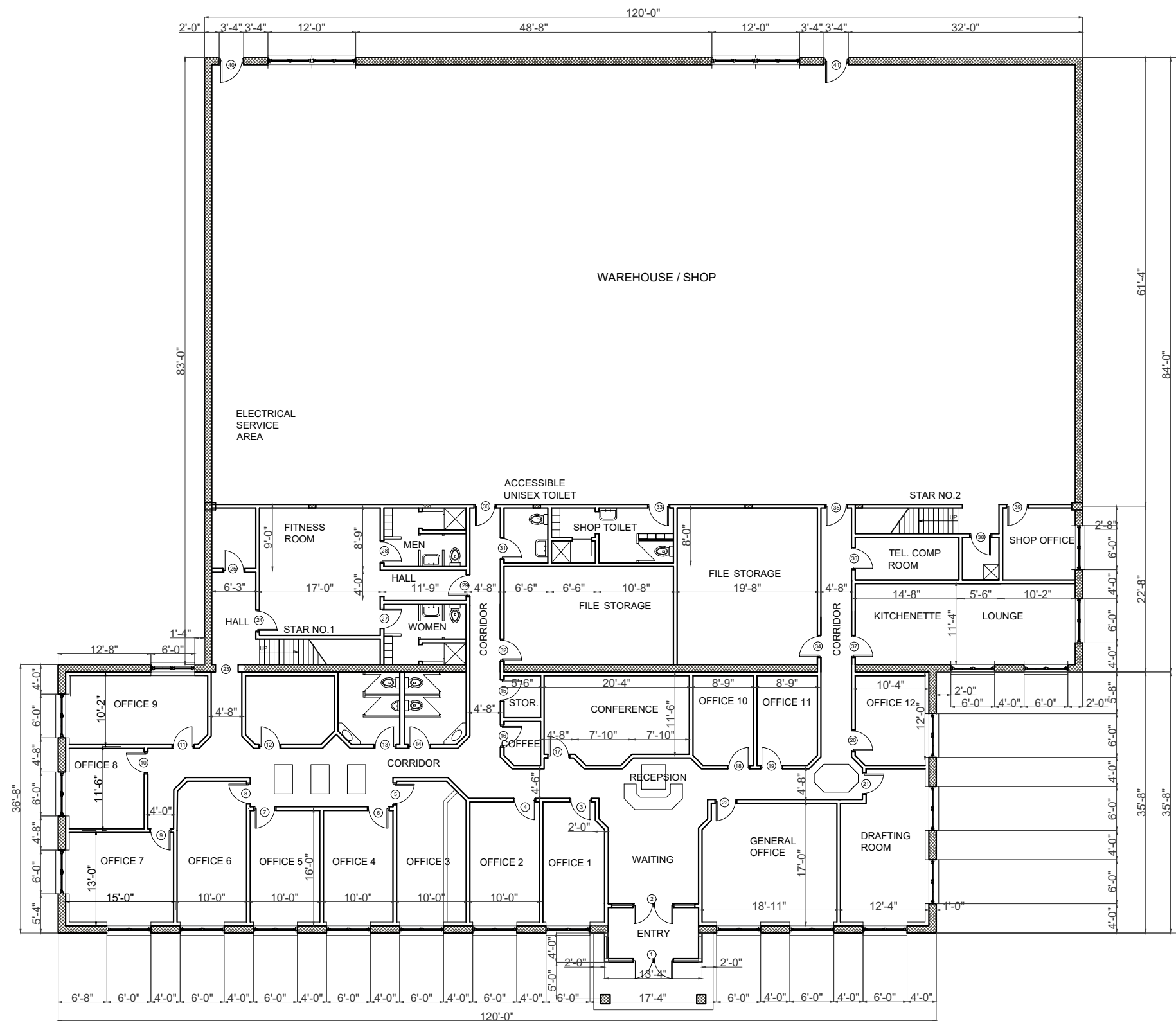
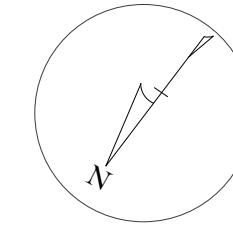
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- Date:
- Date:
- Date:

Drawing Title:

EXISTING FLOOR PLAN

Drawing Sheet Number:

EX-1.0

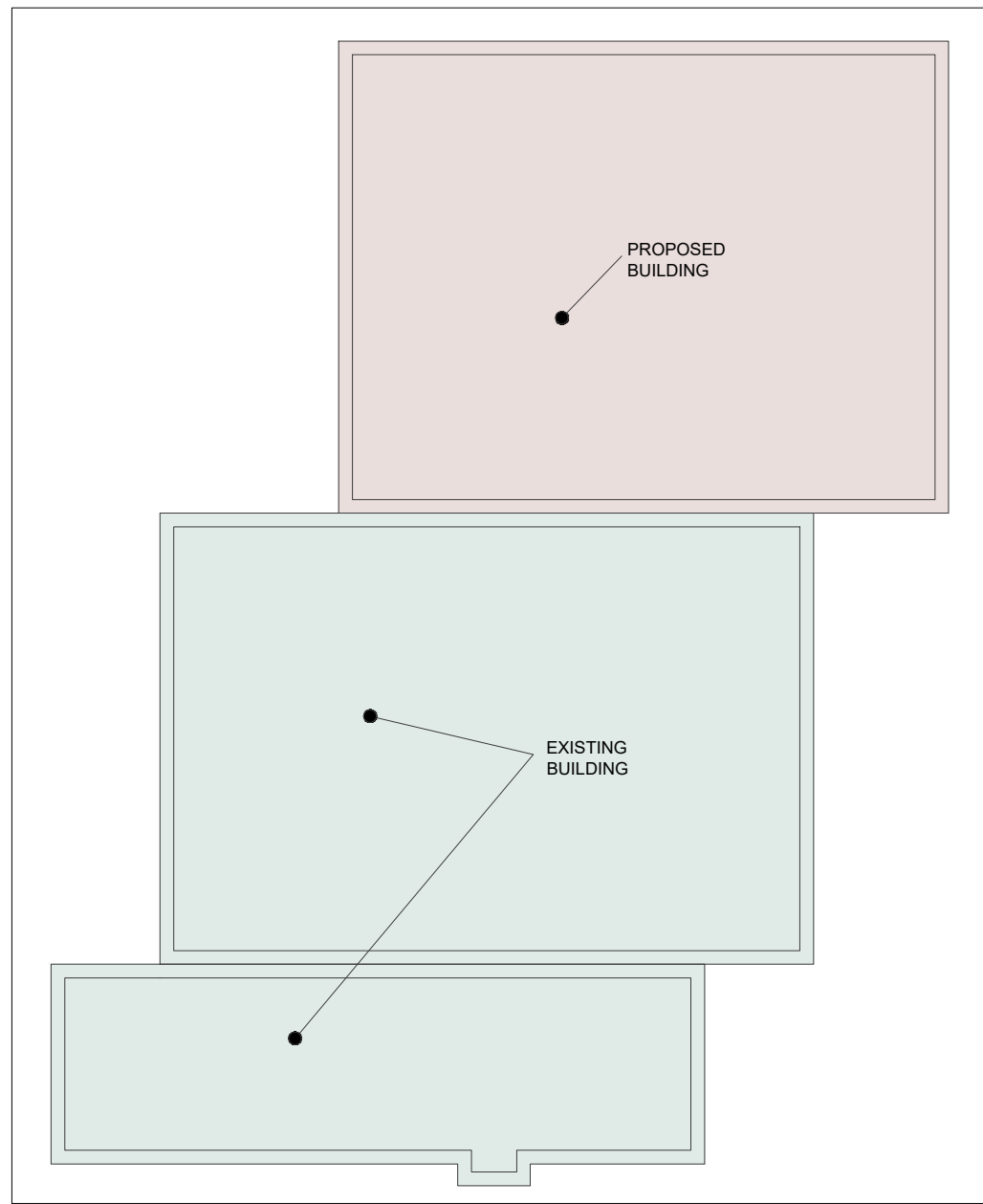


LEGEND:

- 3 1/2" METAL STUDS W/ 1/2" GYP. BD. BACK-SIDE
- CONCRETE BLOCK

FLOOR PLAN

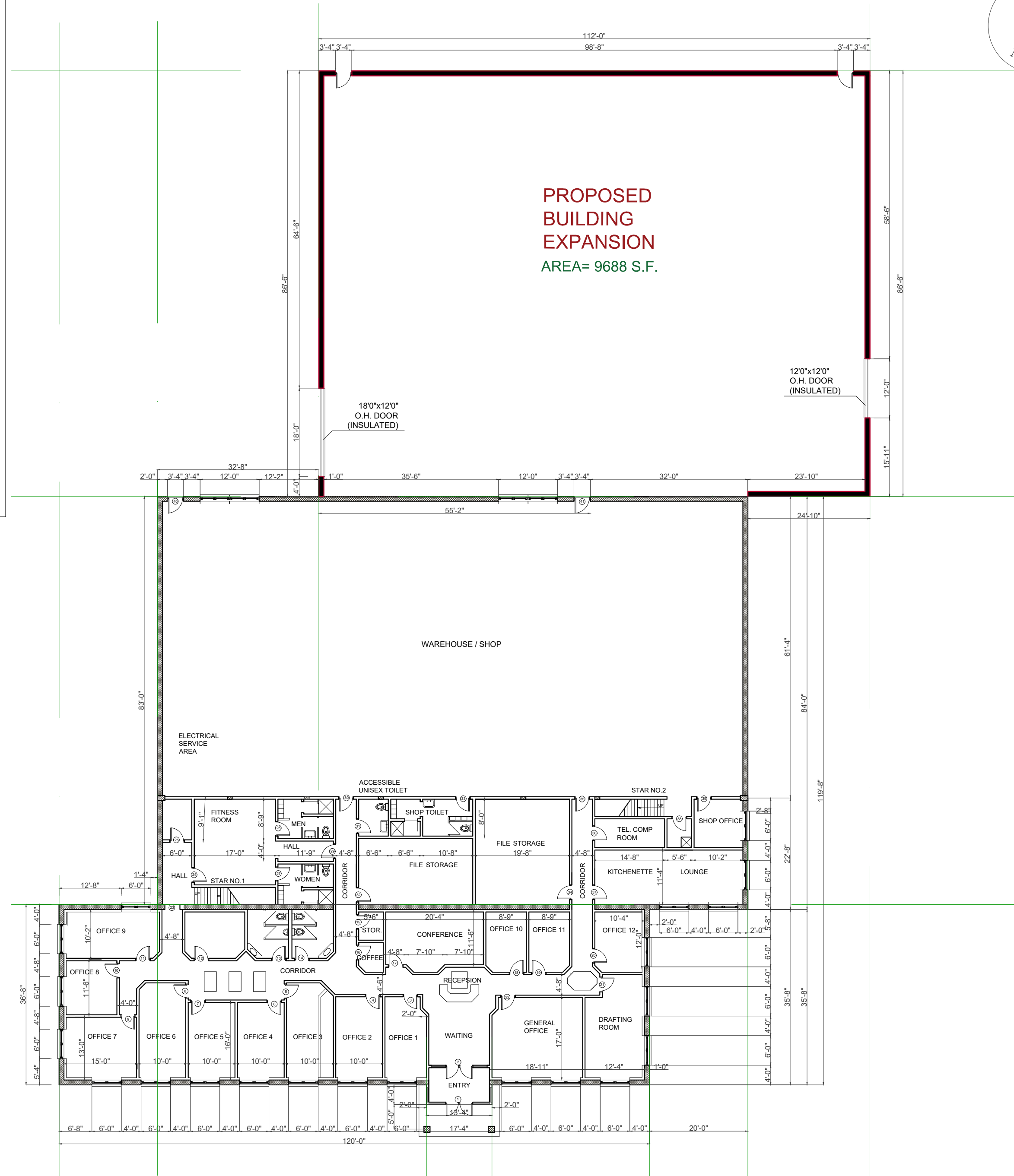
SCALE 1/16"=1'0"



FLOOR PLAN
SCALE 1/32"=1'0"

LEGEND:

- 3 1/2" METAL STUDS W/ 1/2" GYP. BD. BACK-SIDE
- CONCRETE BLOCK
- PROPOSED BUILDING



FLOOR PLAN
SCALE 1/16"=1'0"

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PROPOZED ZAMPELL BUILDINGS ADDITION AND RENOVATIONS

REVISIONS:

- Date: 02/13/2020
- Date:
- Date:
- Date:

ISSUE DATES:

- Date:
- Date:
- Date:
- Date:

Drawing Title:
PROPOSED FLOOR PLAN

Drawing Sheet Number:

A-1.1

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 johnsavaarchitect.com

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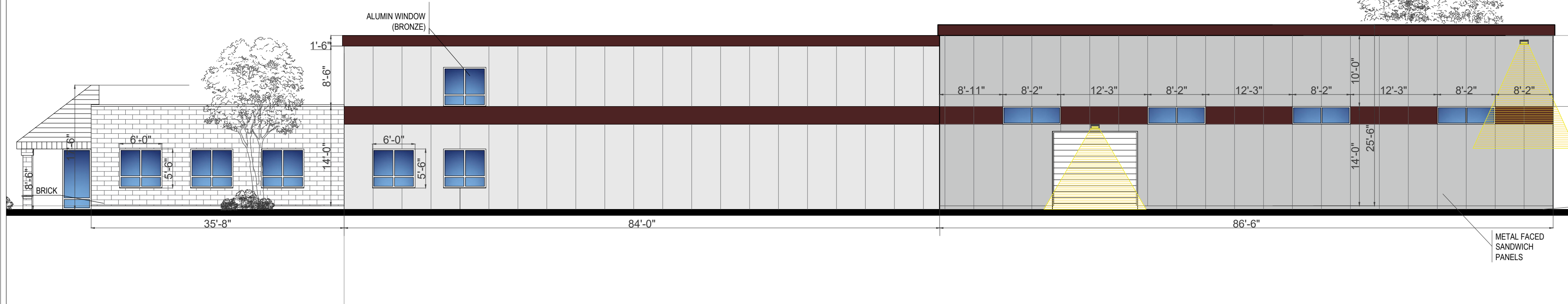
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- Date:

Drawing Title:

PROPOSED ELEVATIONS

Drawing Sheet Number:

A-2.1



SOUTHEAST ELEVATION

SCALE $\frac{3}{32}''=1'0''$



NORTHEAST ELEVATION

SCALE $\frac{3}{32}''=1'0''$

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PROPOSED ZAMPELL BUILDINGS ADDITION AND RENOVATIONS

REVISIONS:

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ISSUE DATES:

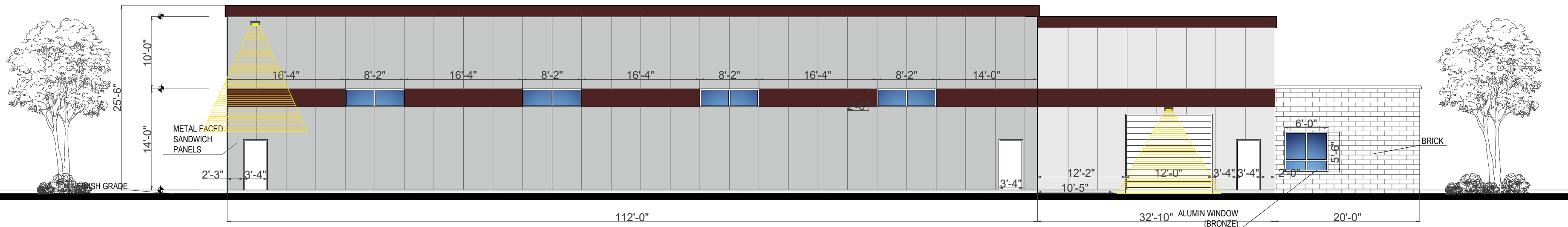
- Date:
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- Date:

Drawing Title:

PROPOSED ELEVATIONS

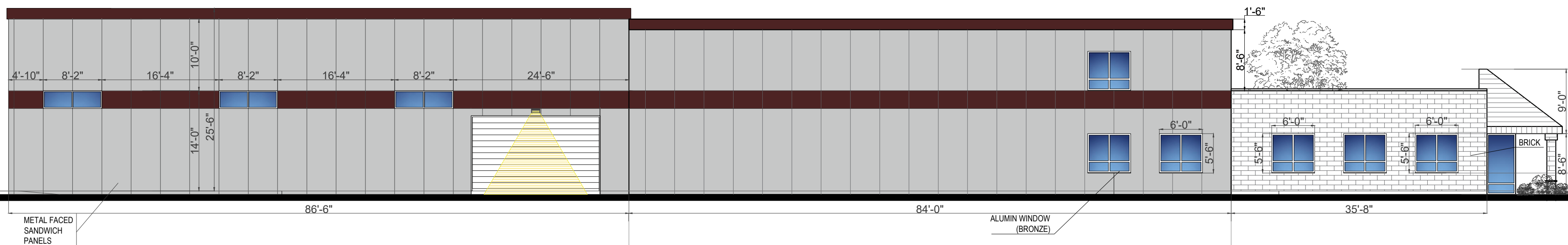
Drawing Sheet Number:

A-2.2



NORTHWEST ELEVATION

SCALE $\frac{3}{32}''=1'0''$



SOUTHWEST ELEVATION

SCALE $\frac{3}{32}''=1'0''$



JOHN SAVA
-ARCHITECT-
-LLC



JOHN SAVA
-ARCHITECT-
-LLC



JOHN SAVA
-ARCHITECT-
-LLC



JOHN SAVA
-ARCHITECT-
-LLC



JOHN SAVA
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PROPOSED ZAMPELL BUILDINGS ADDITION AND RENOVATIONS

REVISIONS:

- Date: 02/13/2020
- Date:
- Date:
- Date:

ISSUE DATES:

- Date:
- Date:
- Date:
- Date:

Drawing Title:
RENDERINGS

Drawing Sheet Number:

A-5.0

Plan to Accompany Notice of Intent in NEWBURYPORT, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

Scale: 1" = 20'



May 16, 2019
Rev. June 18, 2019

Showing Proposed Building Expansion #3 Stanley Tucker Drive

NOTES: BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY EVERETT J. CHANDLER, P.L.S.

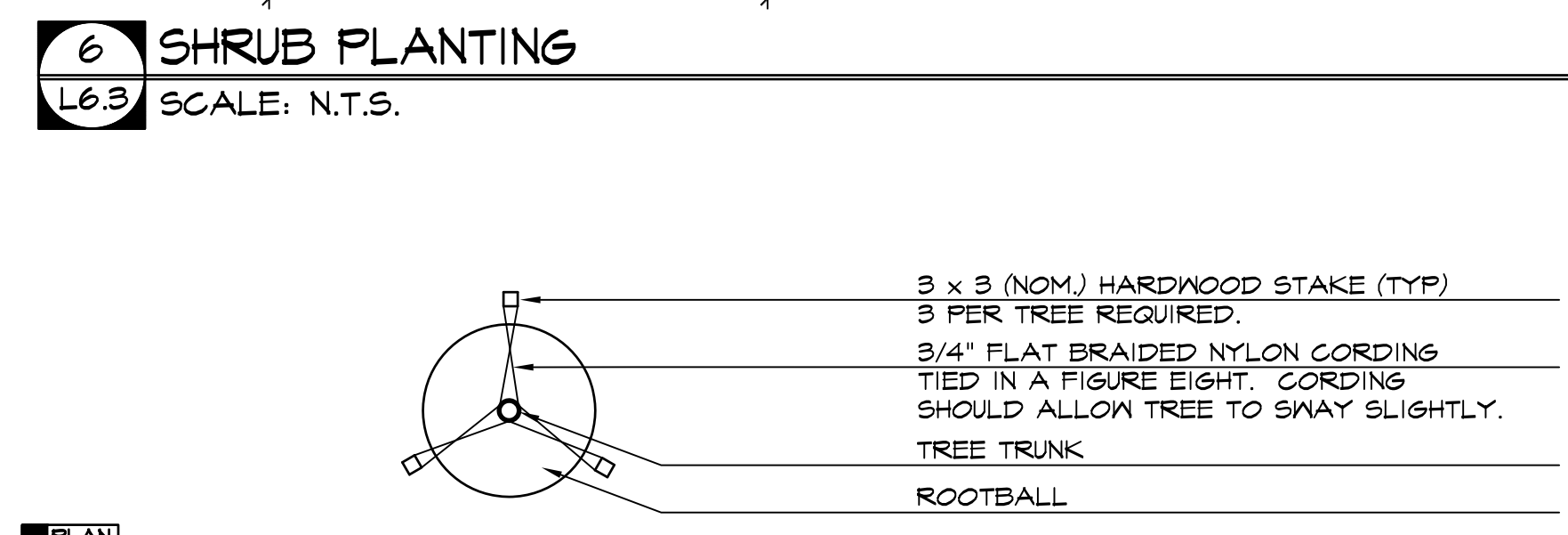
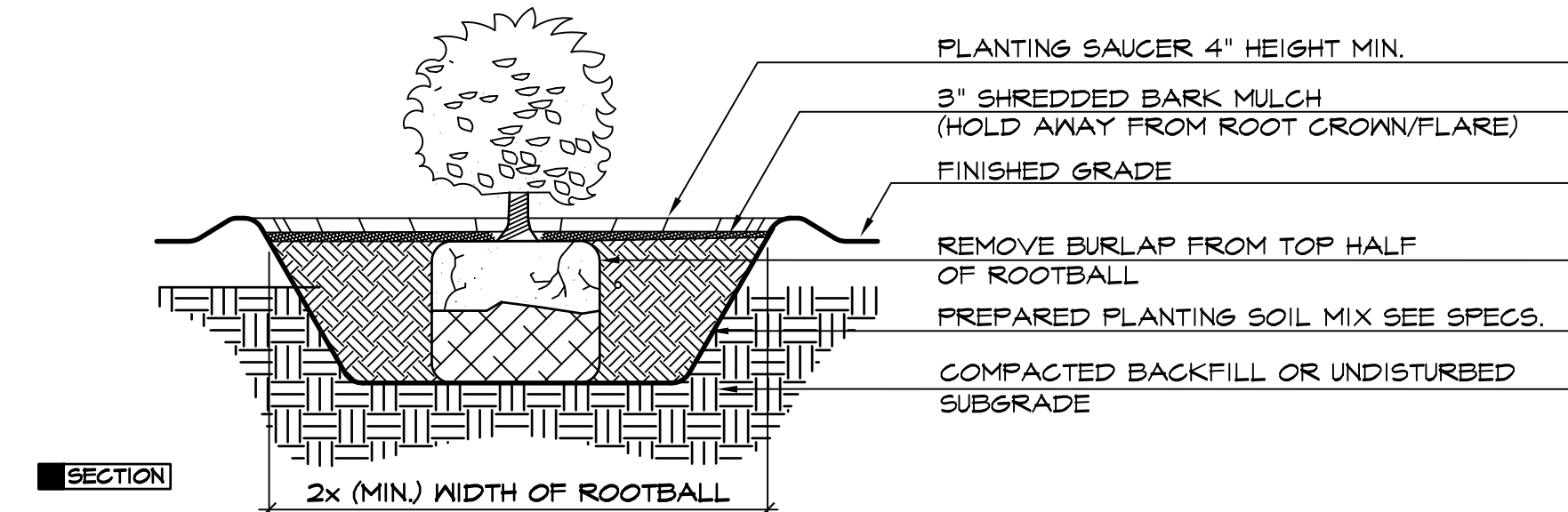
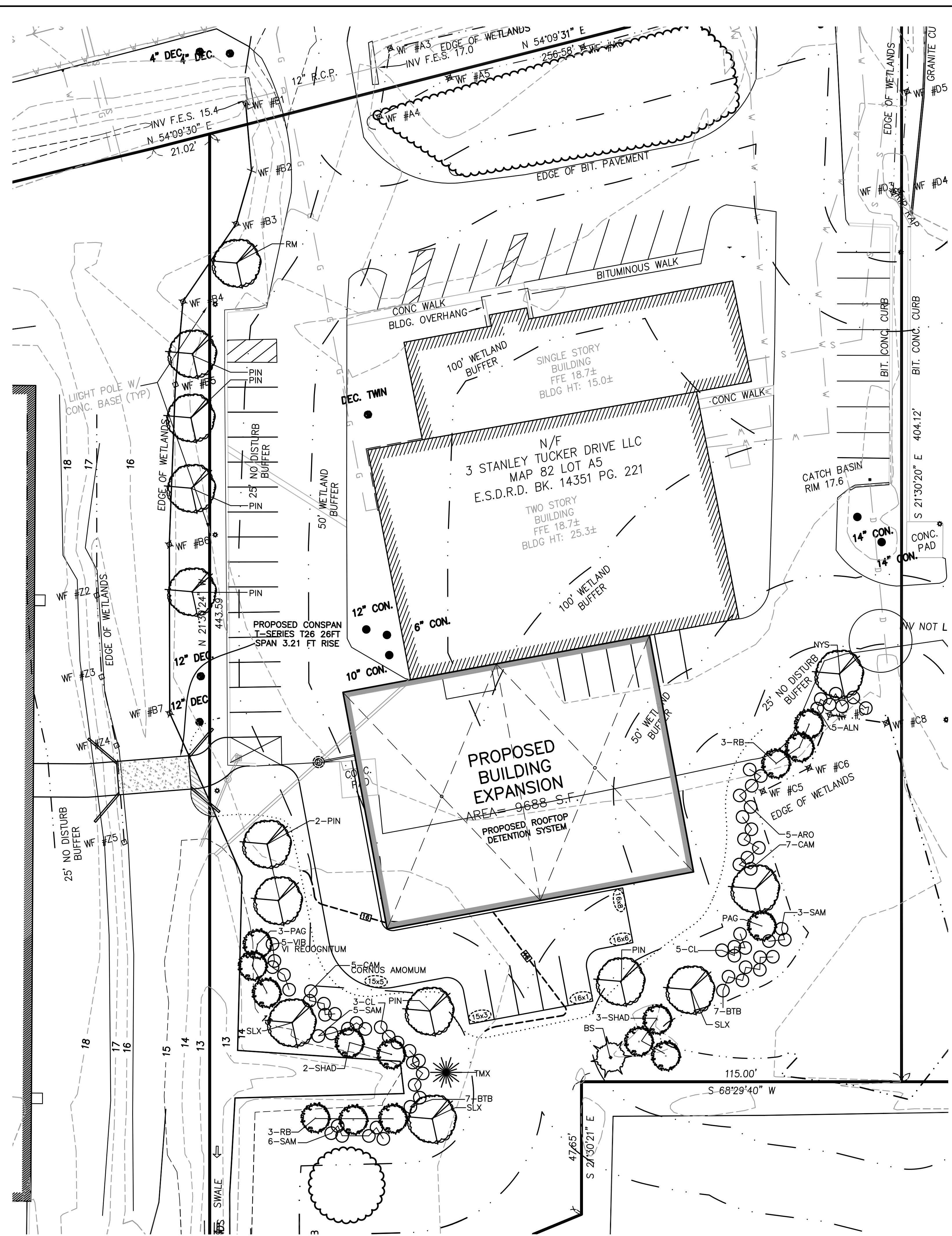
PROPOSED SITE ADDITIONS BY HAYES ENGINEERING, INC.

LANDSCAPE PLAN



james k. emmanuel | associates
LANDSCAPE ARCHITECTS

22 Carlton Rd.
Marblehead, MA 01945
tel: (781) 622-7487
fax: (781) 623-4293
james@jamesemmanuel.com
www.jamesemmanuel.com



Plant Schedule - 3 Stanley Tucker Dr.

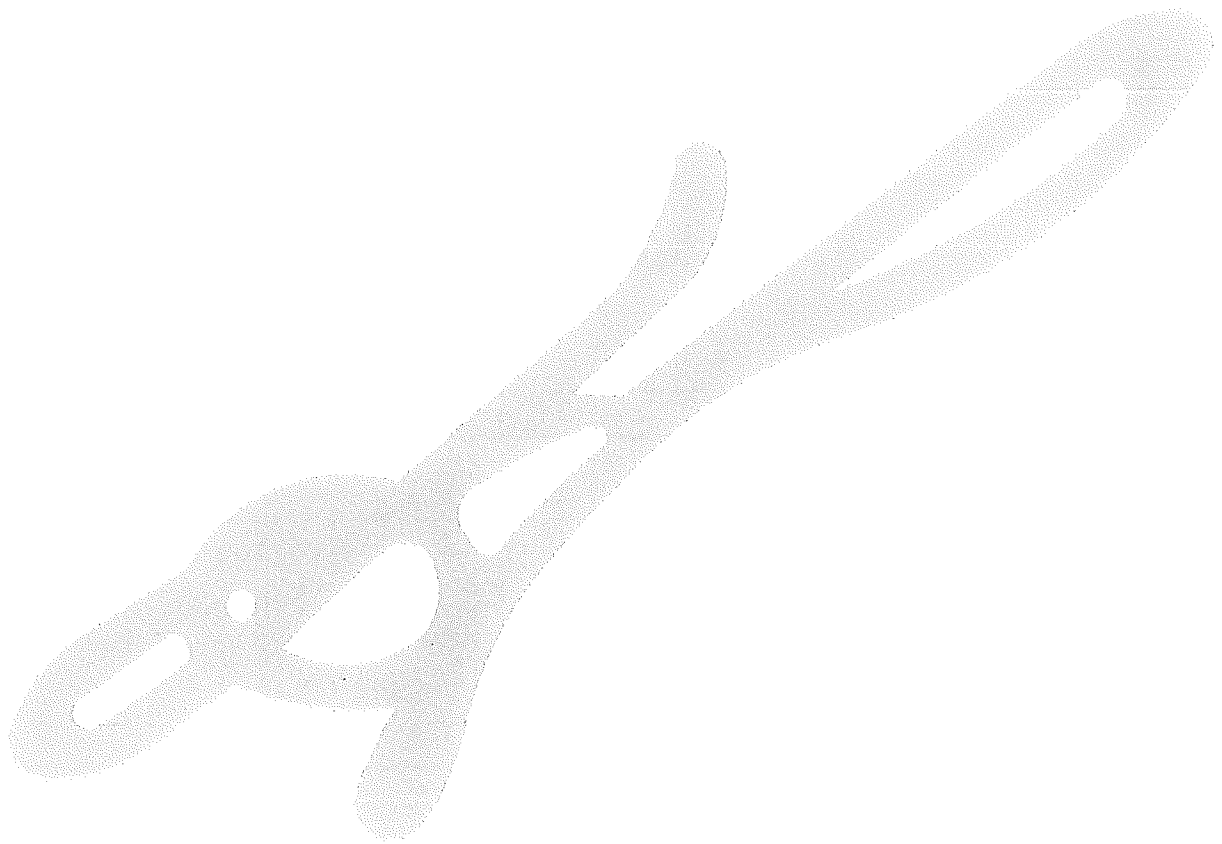
Qty	Key	Botanical Name	Common Name	Size
TREES:				
1	BS	Picea mariana	Black Spruce	6-7'
1	NYS	Nyssa sylvatica	Tupelo	1.5-2' cal
4	PAG	Cornus alternifolia	Pagoda Dogwood	8-10'
8	PIN	Quercus palustris	Pin Oak	3-3.5' cal
6	RB	Betula nigra	River Birch	10-12'
1	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	3-3.5' cal
5	SHAD	Amelanchier canadensis	Downy Shadblow	8-10'
3	SLX	Salix nigra	Black Willow	#15 pot
1	TMX	Larix laricina	Tamarack	6-7'
SHRUBS:				
5	ALN	Alnus incana	Speckled Alder	18-24"
5	ARO	Pyrus arbutifolia	Red Chokeberry	18-24"
14	BTB	Cephalanthus occidentalis	Common Buttonbush	2-3'
12	CAM	Cornus amomum	Silky Dogwood	2-3'
8	CL	Clethra alnifolia	Sweet Pepper	2-3'
14	SAM	Sambucus canadensis	Elderberry	18-24"
5	VIB	Viburnum recognitum	Northern Arrowwood	2-3'

PLANTING NOTES

- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTING.

NOTE:
1. See Civil Drawings for location and type of erosion control.

Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities



#3 Stanley Tucker Drive
Newburyport, Massachusetts

June 18, 2019
July 10, 2019
February 10, 2020

Narrative for
Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities
#3 Stanley Tucker Drive
Newburyport, Massachusetts

February 18, 2020

Zampell Refractories is proposing an approximately 9,688 square-foot building expansion to its existing facility at 3 Stanley Tucker Drive. Very minimal changes are expected as far as the site is concerned, although approximately 5,780 square feet of pavement will be removed and replaced by approximately 4,180 square feet of pavement, forming new parking spaces behind the building. Consequently, the only increase in imperviousness is the roof of the proposed building expansion itself.

Due to the complexity of the existing drainage system within the industrial park, and the fact that the only increase in imperviousness is in the form of proposed building expansion, the decision was made that roof-top storage would be logical for flow mitigation. Note that under stormwater management, infiltration in the poorly-drained soils of the park is not required.

The applicant filed the proposed building expansion with the Newburyport Conservation Commission and has received an Order of Conditions in DEP File No. 051-1014 dated September 5, 2019.

Subsequent to the issuance of that Order of Conditions, the project architect working with the manufacturer of the panel building determined that a different configuration of roof drain would be desirable. Specifically, the building manufacturer favored a design which put the emergency scuppers next to the internal drains at the perimeter of the building. As a consequence, the roof storage geometry changed to the configuration contained as required by the Stormwater Management Policy. The required calculations accompany this narrative.

Existing vs. Proposed Peak Flow Rates (Over Proposed Roof Footprint)

Storm	Existing Q (C.F.S.)	Proposed Q (C.F.S.)	Change Q (C.F.S.)
2 Year (3.22")	0.32	0.30	-0.02
10 Year (4.95")	0.68	0.35	-0.33
25 Year (6.32")	0.98	0.37	-0.61
50 Year (7.62")	1.28	0.39	-0.89
100 Year (9.18")	1.63	0.42	-1.21

**Existing Conditions #3
Stanley Tucker**



Existing (Proposed Roof Footprint)

**Proposed Condition #3
Stanley Tucker**



Proposed Roof



Rooftop Mitigation



Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
8,090	74	>75% Grass cover, Good, HSG C (E1)
1,598	98	Paved parking, HSG C (E1)
9,688	98	Roofs, HSG C (P1)
19,376	88	TOTAL AREA

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
19,376	HSG C	E1, P1
0	HSG D	
0	Other	
19,376		TOTAL AREA

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	8,090	0	0	8,090	>75% Grass cover, Good
0	0	1,598	0	0	1,598	Paved parking
0	0	9,688	0	0	9,688	Roofs
0	0	19,376	0	0	19,376	TOTAL AREA

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1: Existing (Proposed Roof Runoff Area=9,688 sf 16.49% Impervious Runoff Depth=1.29"
Tc=6.0 min CN=78 Runoff=0.32 cfs 1,040 cf

Subcatchment P1: Proposed Roof Runoff Area=9,688 sf 100.00% Impervious Runoff Depth=2.99"
Tc=6.0 min CN=98 Runoff=0.68 cfs 2,412 cf

Pond 4P: Rooftop Mitigation Peak Elev=0.41' Storage=286 cf Inflow=0.68 cfs 2,412 cf
Primary=0.30 cfs 2,412 cf Secondary=0.00 cfs 0 cf Outflow=0.30 cfs 2,412 cf

Total Runoff Area = 19,376 sf Runoff Volume = 3,452 cf Average Runoff Depth = 2.14"
41.75% Pervious = 8,090 sf 58.25% Impervious = 11,286 sf

Summary for Subcatchment E1: Existing (Proposed Roof Footprint)

Runoff = 0.32 cfs @ 12.10 hrs, Volume= 1,040 cf, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.22"

Area (sf)	CN	Description
8,090	74	>75% Grass cover, Good, HSG C
1,598	98	Paved parking, HSG C
9,688	78	Weighted Average
8,090		83.51% Pervious Area
1,598		16.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min. Tc = 0.1 hours

Summary for Subcatchment P1: Proposed Roof

Runoff = 0.68 cfs @ 12.09 hrs, Volume= 2,412 cf, Depth= 2.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.22"

Area (sf)	CN	Description
9,688	98	Roofs, HSG C
9,688		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min. Tc = 0.1 hours

Summary for Pond 4P: Rooftop Mitigation

Inflow Area = 9,688 sf, 100.00% Impervious, Inflow Depth = 2.99" for 2 Year event
 Inflow = 0.68 cfs @ 12.09 hrs, Volume= 2,412 cf
 Outflow = 0.30 cfs @ 12.27 hrs, Volume= 2,412 cf, Atten= 55%, Lag= 11.0 min
 Primary = 0.30 cfs @ 12.27 hrs, Volume= 2,412 cf
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.41' @ 12.27 hrs Surf.Area= 2,084 sf Storage= 286 cf
 Flood Elev= 1.25' Surf.Area= 18,495 sf Storage= 5,611 cf

Plug-Flow detention time= 4.3 min calculated for 2,409 cf (100% of inflow)
 Center-of-Mass det. time= 4.3 min (760.6 - 756.3)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	4,682 cf	Custom Stage Data (Irregular) Listed below (Recalc) x 2
#2	1.15'	4,648 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		9,329 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
0.00	5	10.0	0	0	5
0.10	60	35.0	3	3	95
0.20	245	75.0	14	17	445
0.30	550	110.0	39	56	960
0.40	990	150.0	76	132	1,788
0.50	1,500	185.0	124	255	2,721
0.60	2,150	200.0	182	437	3,181
0.70	2,700	220.0	242	679	3,850
0.80	3,200	240.0	295	973	4,582
0.90	3,600	250.0	340	1,313	4,973
1.00	4,000	260.0	380	1,693	5,380
1.10	4,440	270.0	422	2,115	5,802
1.15	4,600	275.0	226	2,341	6,019

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1.15	9,295	0	0
1.65	9,295	4,648	4,648

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	3.0" Horiz. Orifice/Grate X 2.00 C= 0.600 Limited to weir flow at low heads
#2	Secondary	1.25'	6.0" W x 3.0" H Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.30 cfs @ 12.27 hrs HW=0.41' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 0.30 cfs @ 3.09 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

NBT-0028-R2

Type III 24-hr 10 Year Rainfall=4.95"

Prepared by Microsoft

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Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1: Existing (Proposed Roof Runoff Area=9,688 sf 16.49% Impervious Runoff Depth=2.67"
Tc=6.0 min CN=78 Runoff=0.68 cfs 2,155 cf

Subcatchment P1: Proposed Roof Runoff Area=9,688 sf 100.00% Impervious Runoff Depth=4.71"
Tc=6.0 min CN=98 Runoff=1.05 cfs 3,805 cf

Pond 4P: Rooftop Mitigation Peak Elev=0.54' Storage=651 cf Inflow=1.05 cfs 3,805 cf
Primary=0.35 cfs 3,805 cf Secondary=0.00 cfs 0 cf Outflow=0.35 cfs 3,805 cf

Total Runoff Area = 19,376 sf Runoff Volume = 5,960 cf Average Runoff Depth = 3.69"
41.75% Pervious = 8,090 sf 58.25% Impervious = 11,286 sf

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1: Existing (Proposed Roof Runoff Area=9,688 sf 16.49% Impervious Runoff Depth=3.86"
Tc=6.0 min CN=78 Runoff=0.98 cfs 3,119 cf

Subcatchment P1: Proposed Roof Runoff Area=9,688 sf 100.00% Impervious Runoff Depth=6.08"
Tc=6.0 min CN=98 Runoff=1.35 cfs 4,910 cf

Pond 4P: Rooftop Mitigation Peak Elev=0.63' Storage=991 cf Inflow=1.35 cfs 4,910 cf
Primary=0.37 cfs 4,910 cf Secondary=0.00 cfs 0 cf Outflow=0.37 cfs 4,910 cf

Total Runoff Area = 19,376 sf Runoff Volume = 8,029 cf Average Runoff Depth = 4.97"
41.75% Pervious = 8,090 sf 58.25% Impervious = 11,286 sf

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1: Existing (Proposed Roof Runoff Area=9,688 sf 16.49% Impervious Runoff Depth=5.04"
Tc=6.0 min CN=78 Runoff=1.28 cfs 4,070 cf

Subcatchment P1: Proposed Roof Runoff Area=9,688 sf 100.00% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=98 Runoff=1.62 cfs 5,958 cf

Pond 4P: Rooftop Mitigation Peak Elev=0.70' Storage=1,340 cf Inflow=1.62 cfs 5,958 cf
Primary=0.39 cfs 5,958 cf Secondary=0.00 cfs 0 cf Outflow=0.39 cfs 5,958 cf

Total Runoff Area = 19,376 sf Runoff Volume = 10,028 cf Average Runoff Depth = 6.21"
41.75% Pervious = 8,090 sf 58.25% Impervious = 11,286 sf

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1: Existing (Proposed Roof Runoff Area=9,688 sf 16.49% Impervious Runoff Depth=6.49"
Tc=6.0 min CN=78 Runoff=1.63 cfs 5,240 cf

Subcatchment P1: Proposed Roof Runoff Area=9,688 sf 100.00% Impervious Runoff Depth=8.94"
Tc=6.0 min CN=98 Runoff=1.96 cfs 7,217 cf

Pond 4P: Rooftop Mitigation Peak Elev=0.77' Storage=1,782 cf Inflow=1.96 cfs 7,217 cf
Primary=0.42 cfs 7,217 cf Secondary=0.00 cfs 0 cf Outflow=0.42 cfs 7,217 cf

Total Runoff Area = 19,376 sf Runoff Volume = 12,458 cf Average Runoff Depth = 7.72"
41.75% Pervious = 8,090 sf 58.25% Impervious = 11,286 sf

Features & Specifications



INTENDED USE – The PLT LED wall pack combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing 400W Metal Halide fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building’s wall packs at a time while also eliminating unwanted markings from the removal of older fixtures. These fixtures are designed for outdoor applications such as pedestrian lighting, security lighting, and parking areas.

CONSTRUCTION – Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Tempered glass lens protects the LEDs and provides even light distribution. Housing is sealed against moisture and environmental contaminants (IP65 rated). Designed to protect each fixture from vandalism and bad weather.

OPTICS – High-performance LEDs maintain a 12,800 Lumen output at 5000K for 54,000 hours of use. ≥80 CRI

Standard HID wall packs are reflector based luminaires. This type of fixture loses about 30% of the lamp’s Lumens within the reflector and lamp through "Lumen bounce," meaning 30% of the light never escapes the fixture. These types of lamps also lose Lumens quickly over time through a high Lumen depreciation rate. Comparatively, LED wall packs are designed to have a more directional beam angle than metal halide and high pressure sodium wall pack fixtures so no light is lost within the fixture. These fixtures also do not lose Lumens in the same way, meaning the brightness stays consistent longer, needs to be replaced far less frequently, and can replace a MH fixture that on paper has a much higher Lumen rating.

ELECTRICAL – Integral Sosen driver, Input voltage of 100-277 VAC, 50/60Hz.

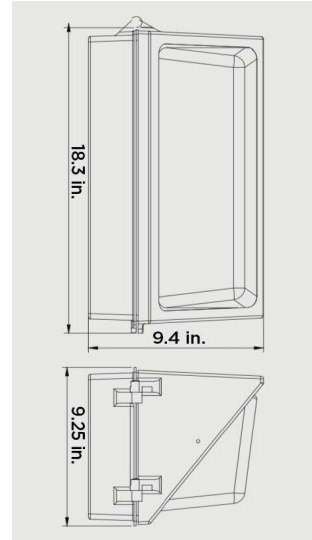
INSTALLATION – Designed for wall mounting. Housing is configured for mounting directly over a standard junction box. See Installation Instruction PDF for more information.

LISTINGS – ETL Certified to safety standards for wet location. Rated for 40°C to 45°C ambient temperature. DesignLights Consortium® (DLC) qualified product. IP-65 Rated. DLC® Part Number: PLTB64211

WARRANTY – 5-year warranty. PLT products that are damaged or defective will be repaired or replaced at PLT’s choosing for a period of 5 years. Contact 1-800-624-4488 for more information.

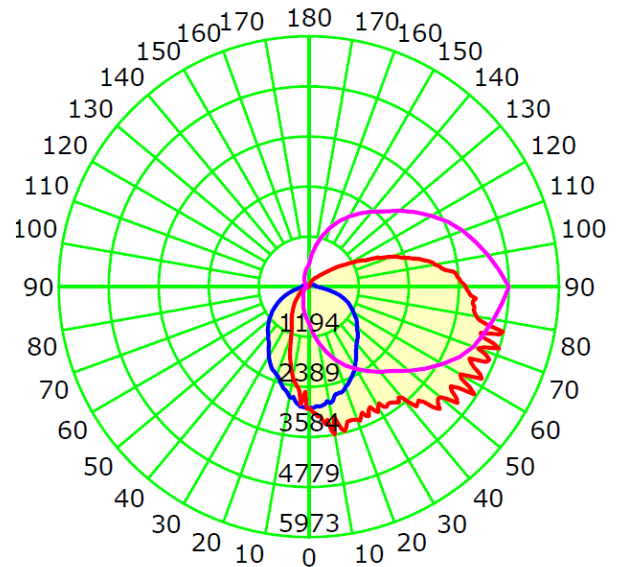
ADD-ONS – Pair with timers, photocells, and motion sensors for hassle free bright night time lighting and energy savings during the day without needing to worry about manually turning the fixture on and off. If pairing with a photocell, it must be LED compatible in order to operate properly. If using a conventional photocell, be sure to replace it with one rated for use with LEDs. While conventional light sensors will still work with LED fixtures at first, they will burn out prematurely. The same is true for motion sensors.

If you live in the northern hemisphere, your photocells should face north whenever possible. North-facing light sensors allow for the most balanced on/off schedule based on the arc of the sun. If pointed west, it will turn on and off late and vice versa for east-facing light sensors. Photocells facing the south will be exposed to the most direct sunlight which can burn out the components and cause premature failure. If you want your lights to come on early or late, we recommend pointing the light sensor northeast or northwest, respectfully. The opposite is true south of the equator.



Dimensions
 Height: 9.4 in.
 Width: 18.3 in.
 Depth: 9.25 in.
 Weight: 14.44 lbs

PHOTOMETRICS



SKU #	Kelvin	Lumens	CRI	Wattage	Voltage	DLC?	Mounting	Life Hours	Warranty
PLT-11194	5000	12,800	80	100	100-277	Yes	Wall	54,000	5 Years