

SITE PLAN APPROVED BY THE CITY OF NEWBURYPORT PLANNING BOARD

DATE: _____

For Registry Use:

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

HAYES ENGINEERING, INC.

Prepared For:

Owner / Applicant

Prepared By:

Hayes Engineering, Inc.
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Warefield, MA 01890
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www.hayeseng.com

ZONING TABLE - #3 STANLEY TUCKER

ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)		
	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 = 0.75x29 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: 36 SPACES + 3 H.P. SPACES = 39 SPACES

Design By: PJO
Drawn By: REB
Checked By: PJO
Project File: NBT-0028
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	Turn around, parking reduction	6/12/2020
2	No Change this Sheet	5/12/20
1		

Scale: 1"=30'

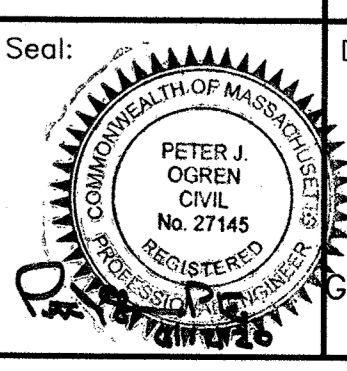
0' 15' 30' 60'

Date: February 18, 2020

Drawing Title:

**SITE PLAN
#3 STANLEY TUCKER DR.
NEWBURYPORT, MASS.**

- 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



Drawing No.:

C3

GRADING & DRAINAGE
SHEET 3 OF 4