

NOTES:

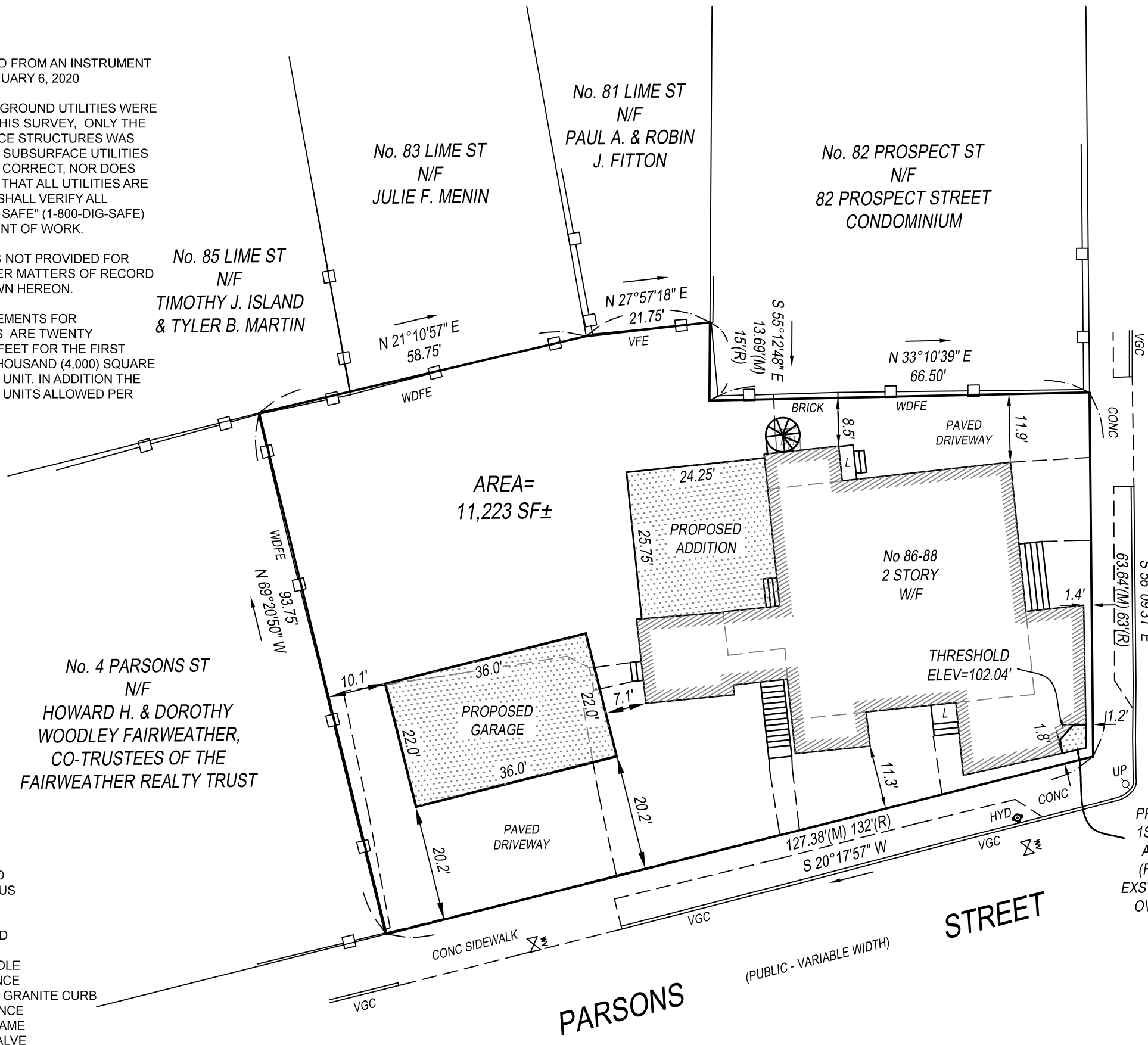
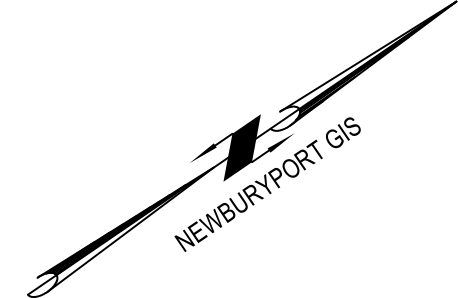
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON JANUARY 6, 2020
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, ONLY THE LOCATION OF VISIBLE SURFACE STRUCTURES WAS LOCATED. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) (a) THE LOT AREA REQUIREMENTS FOR MULTIFAMILY DEVELOPMENTS ARE TWENTY THOUSAND (20,000) SQUARE FEET FOR THE FIRST FOUR (4) UNITS AND FOUR THOUSAND (4,000) SQUARE FEET FOR EACH ADDITIONAL UNIT. IN ADDITION THE TOTAL MAXIMUM NUMBER OF UNITS ALLOWED PER STRUCTURE IS SIX (6)

RECORD OWNERS:
 GARY M KARELIS, TRUSTEE OF THE
 GMK REALTY TRUST
 11 SPRING STREET
 NEWBURYPORT, MA 01950

ZONING:
 R2 (MULTIFAMILY)
 DCOD
 (EXISTING)

REFERENCES:
 DEED BOOK 9985 PAGE 161

LOT AREA:	11,223SF
FRONTAGE:	191.02'
FRONT OFFSET:	1.2'
SIDE OFFSET:	53.6'
REAR OFFSET:	8.5'
LOT COVERAGE:	23.4%
OPEN SPACE:	56.7%
(PROPOSED)	
LOT AREA:	11,223SF
FRONTAGE:	191.02'
FRONT OFFSET:	1.2'
SIDE OFFSET:	10.1'
REAR OFFSET:	8.5'
LOT COVERAGE:	36.3%
OPEN SPACE:	48.9%
(REQUIRED)	
LOT AREA:	20,000(a) SF
FRONTAGE:	120'
FRONT OFFSET:	20'
SIDE OFFSET:	10'
REAR OFFSET:	20'
LOT COVERAGE:	40%
OPEN SPACE:	40%



No. 4 PARSONS ST
 N/F
 HOWARD H. & DOROTHY
 WOODLEY FAIRWEATHER,
 CO-TRUSTEES OF THE
 FAIRWEATHER REALTY TRUST

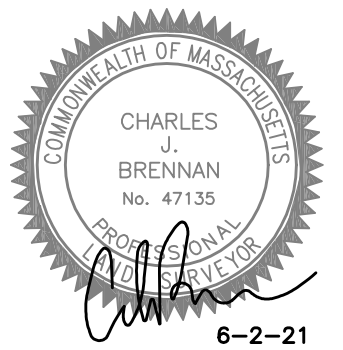
No. 83 LIME ST
 N/F
 JULIE F. MENIN

No. 81 LIME ST
 N/F
 PAUL A. & ROBIN
 J. FITTON

No. 82 PROSPECT ST
 N/F
 82 PROSPECT STREET
 CONDOMINIUM

PROSPECT STREET
 (PUBLIC - VARIABLE WIDTH)

PARSONS STREET
 (PUBLIC - VARIABLE WIDTH)



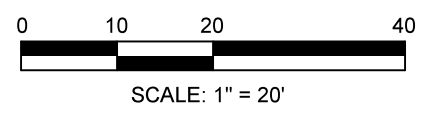
PROPOSED PLOT PLAN
 IN
NEWBURYPORT, MA

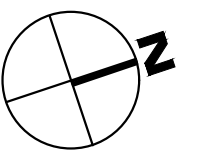
AT 86-88 PROSPECT STREET
 PREPARED FOR
THE JOPPA GROUP, LLC
 BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950
 TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
 APRIL 16, 2021 21-0102
 REV: EDIT ZONING TABLE TO MULTIFAMILY BY: CJB DATE: 5-21-21

LEGEND:

- | | |
|------|-----------------------|
| BH | BULKHEAD |
| BIT | BITUMINOUS |
| HYD | HYDRANT |
| L | LANDING |
| (M) | MEASURED |
| (R) | RECORD |
| UP | UTILITY POLE |
| VFE | VINYL FENCE |
| VGC | VERTICAL GRANITE CURB |
| WDFE | WOOD FENCE |
| W/F | WOOD FRAME |
| WV | WATER VALVE |





OWNER:
KARELIS GARY TRUST &
GMK REALTY TRUST
PO BOX 3092
LA JOLLA, CA 92037

PROJECT TEAM

86-88 PROSPECT ST
5-UNIT 2-STORY
RESIDENTIAL ADDITION
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE



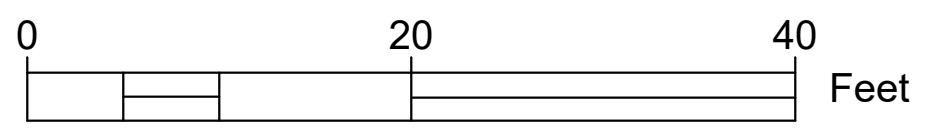
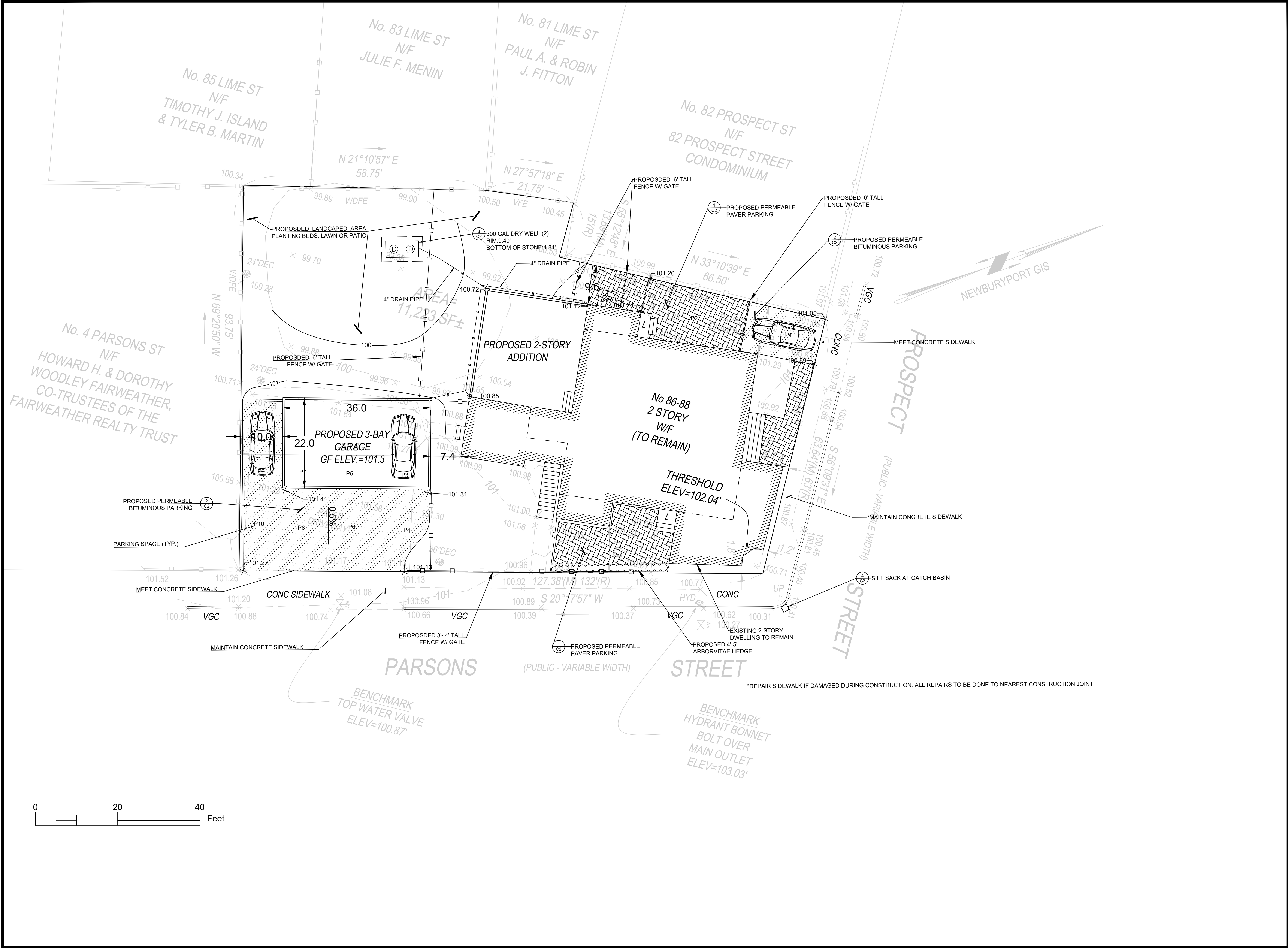
STAMP:

CIVIL SITE PLAN

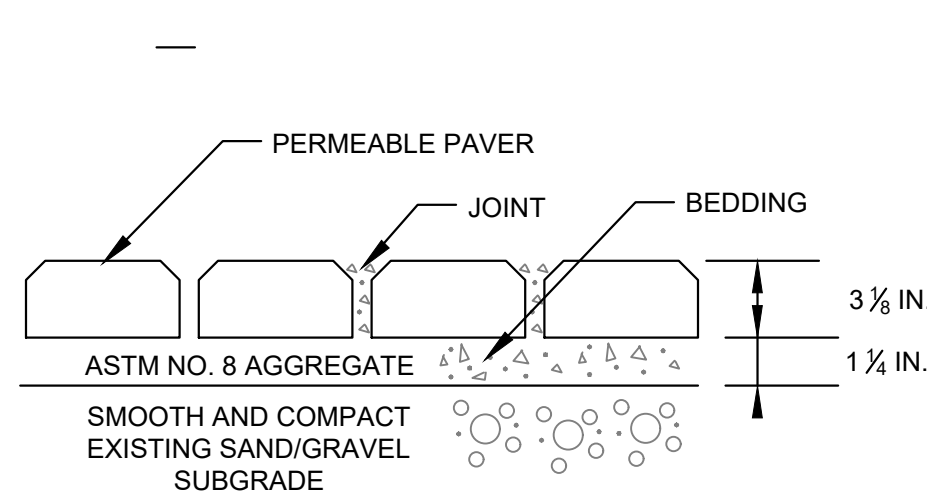
SHEET NAME:

C1

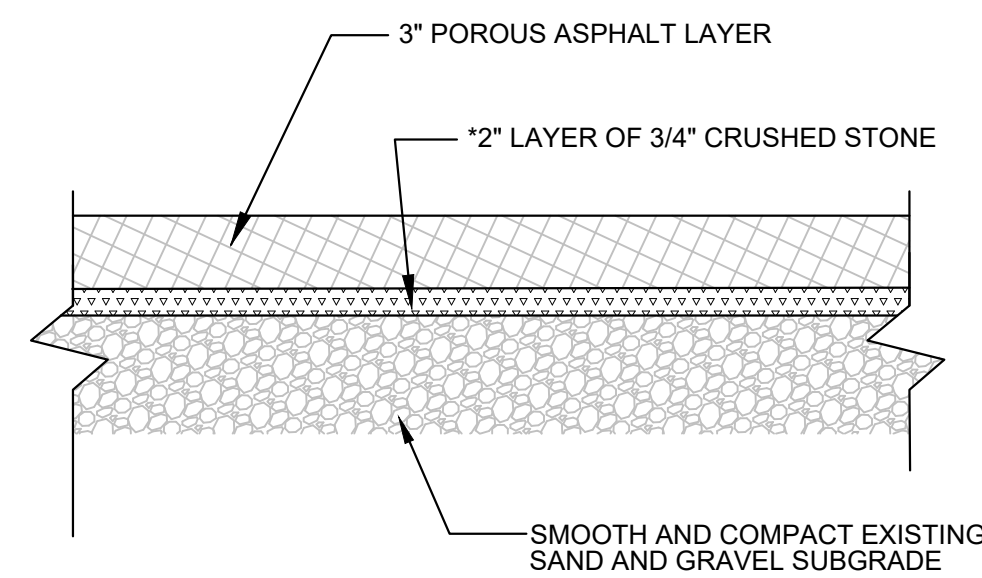
SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 21-035
DATE: 6-9-21
SCALE: 1"=10'



P:\2021 Projects\2021-035 86-88 Prospect St Newburyport\DWG\ENGINEERING\21-035_LAY1_MAT.dwg

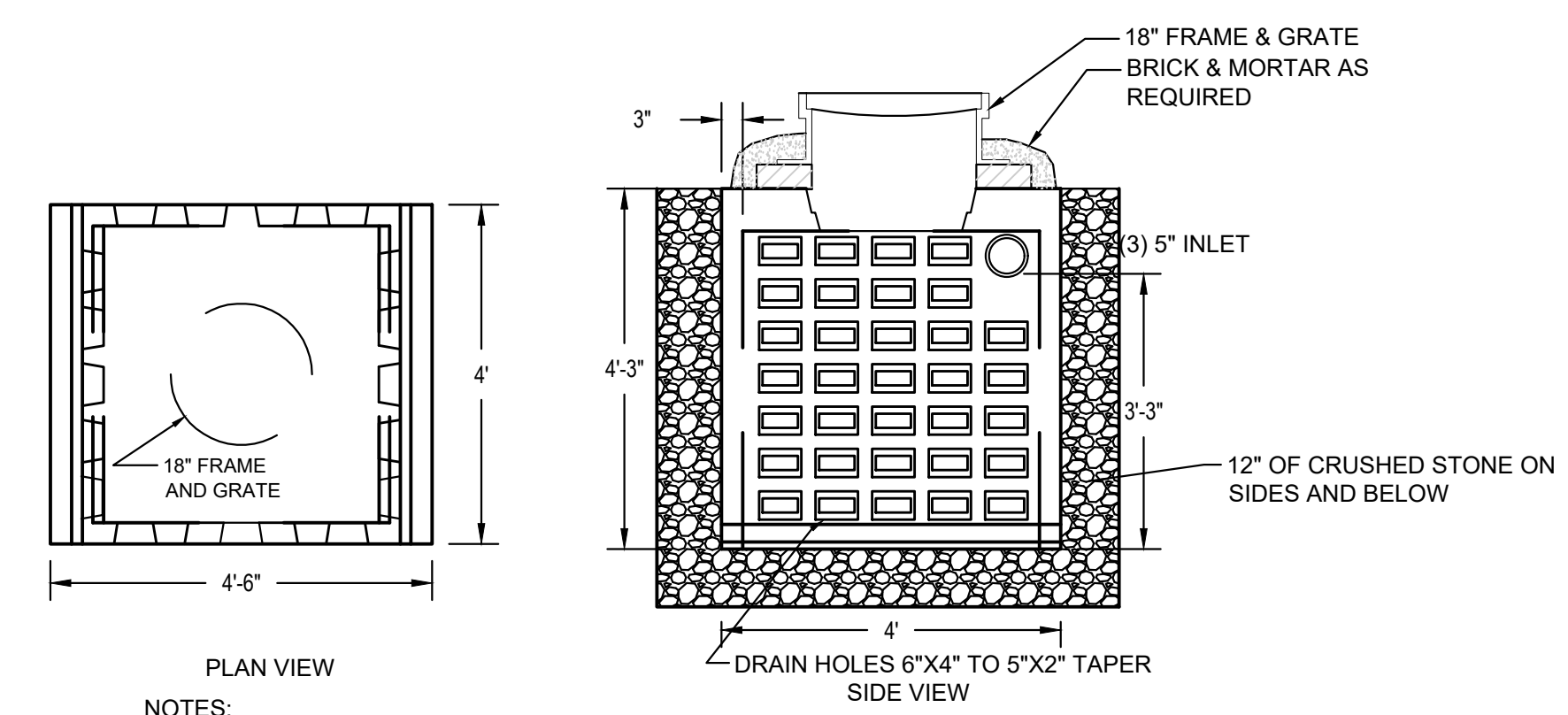


1 PERMEABLE PAVERS
NOT TO SCALE



NOTES:
1. * IF DETERMINED BY ENGINEER PAVMENT MAY BE SET ON CLEAN SAND/GRAVEL SUBGRADE
2. SEE OPERATION AND MAINTENANCE PLAN FOR MAINTENANCE REQUIREMENTS OF POROUS PAVEMENT AREAS.

2 PERMEABLE BITUMINOUS PAVEMENT
NOT TO SCALE

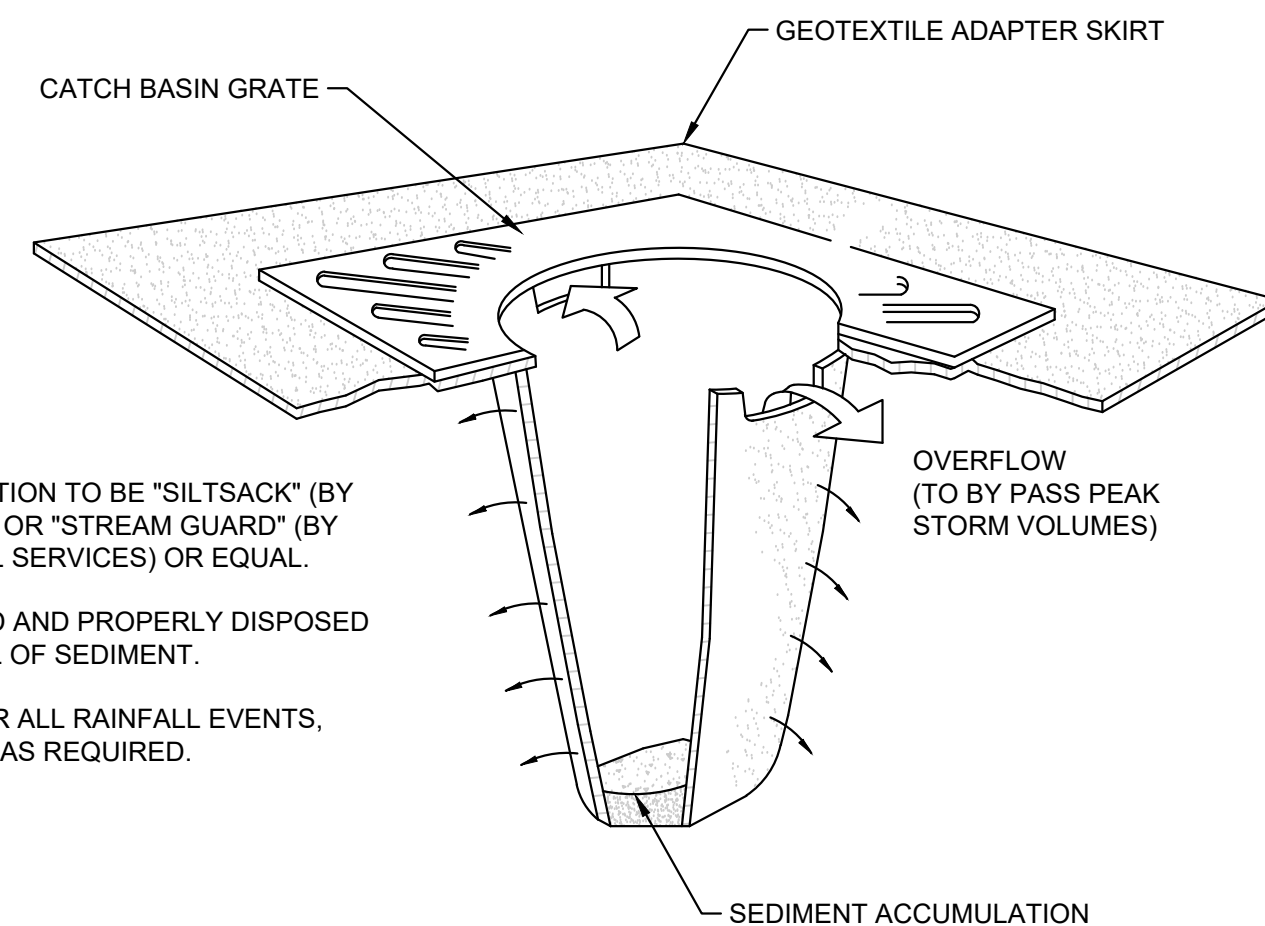


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING. 1 TO 3 FT COVER.

3 300 GALLON DRY WELL (2)
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE TOWN OF NEWBURYPORT, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
2. CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL INSTALL SILT SACKS IN ALL CATCH BASINS DOWNGRADE OF SITE PRIOR TO COMMENCEMENT OF WORK
5. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
6. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
7. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
8. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
9. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
10. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
11. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
12. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN 1/4 TO 1/2 THE HEIGHT.
13. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
14. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
15. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
16. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
17. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
18. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDROSEEDING OR JUTE MATTING.
19. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
20. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
21. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
23. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
24. DUST SHALL BE CONTROLLED AT THE SITE.
25. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
26. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.



NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
2. INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

4 SILT SACK AT CATCH BASIN
NOT TO SCALE



OWNER:
KARELIS GARY TRUST & GMK REALTY TRUST
PO BOX 3092
LA JOLLA, CA 92037

PROJECT TEAM

86-88 PROSPECT ST
5-UNIT 2-STORY
RESIDENTIAL ADDITION
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE



STAMP:

CIVIL
DETAILS

SHEET NAME:

C2

SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 21-035
DATE: 6-9-21
SCALE: NOT TO SCALE

RENOVATIONS/ALTERATIONS
TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

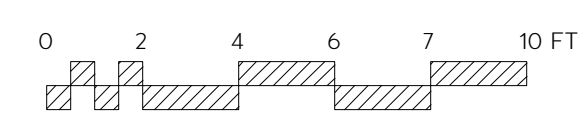
No.	Date	Notes

Project # 2021-03	Project Manager M.L.	Date 6/9/21
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Scale: AS NOTED

ELEVATIONS

A2.1



RENOVATIONS/ALTERATIONS
 TO:
 86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



1 REAR ELEVATION
 Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
 Scale: 1/4" = 1'-0"

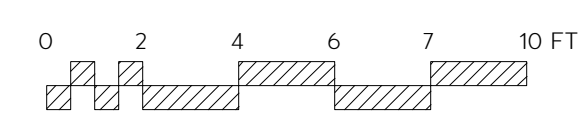
REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2021-03	Project Manager M.L.	Date 6/9/21
Scale: AS NOTED		

ELEVATIONS

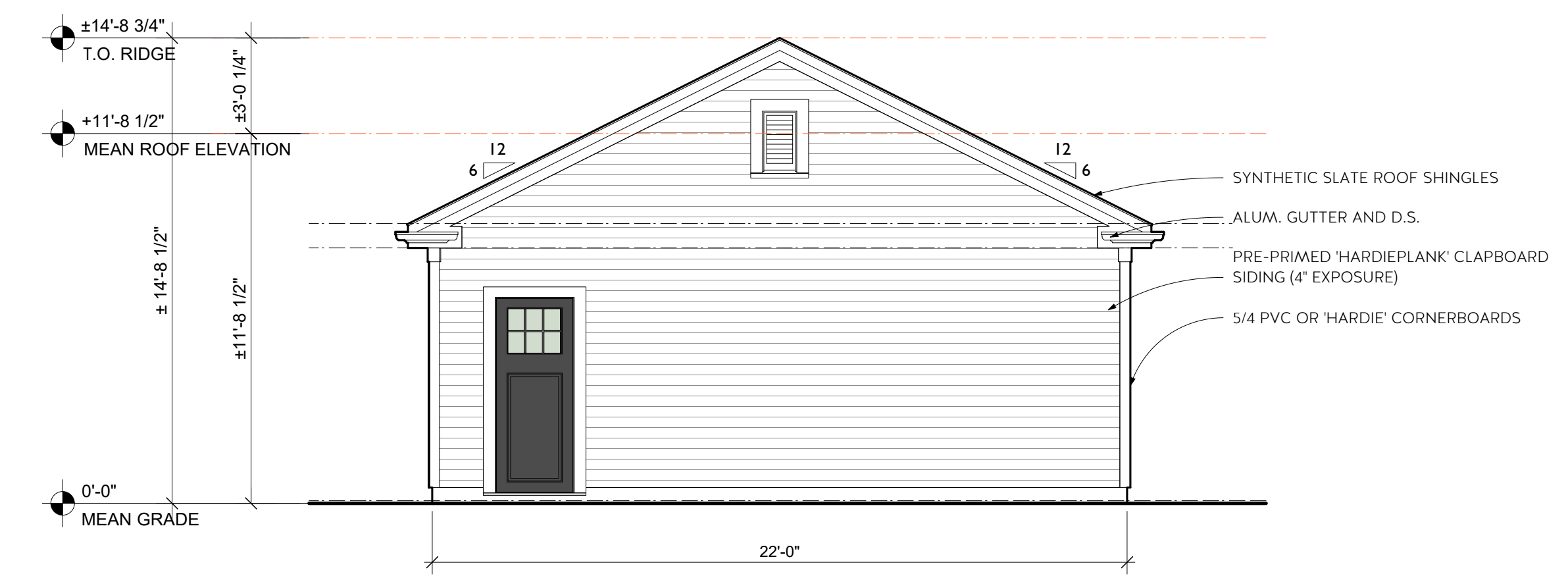
A2.2



RENOVATIONS/ALTERATIONS
TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



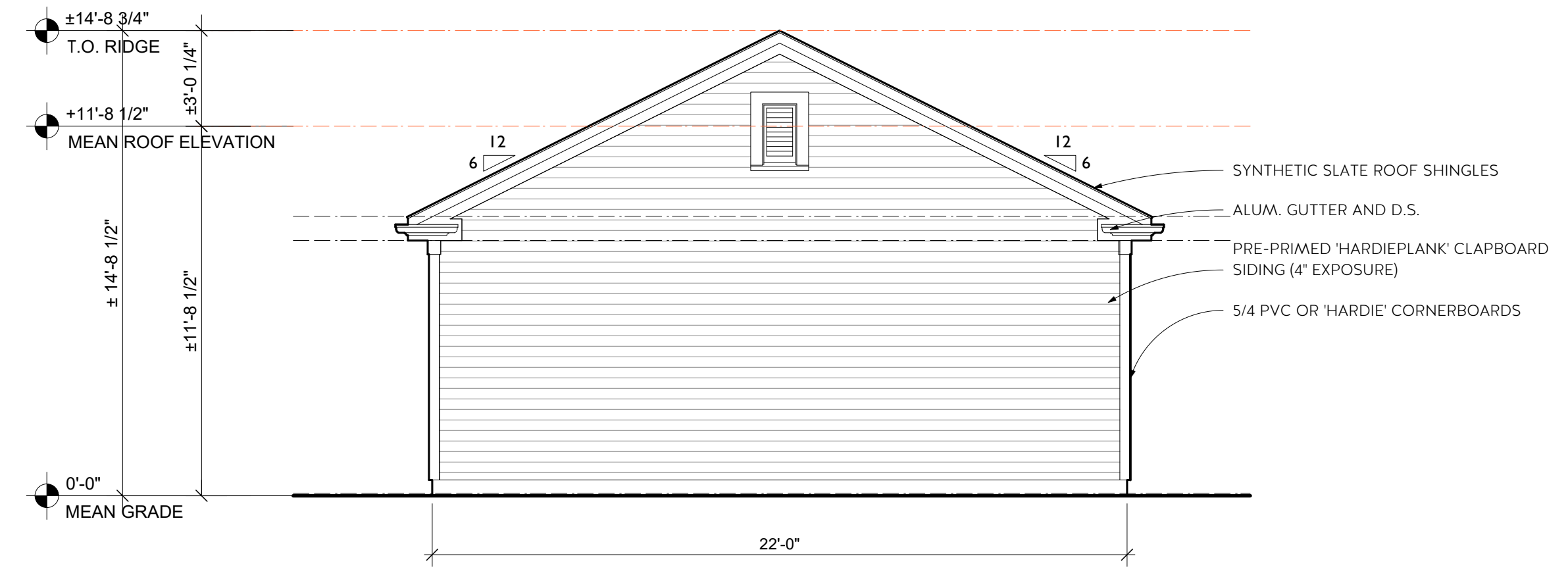
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

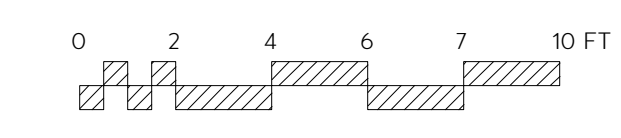
REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2021-03	Project Manager M.L.	Date 6/9/21
Scale: AS NOTED		

GARAGE ELEVATIONS

A2.3



RENOVATIONS/ALTERATIONS
 TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



1 EXISTING FRONT ELEVATION
 Scale: 1/4" = 1'-0"



2 EXISTING LEFT ELEVATION
 Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

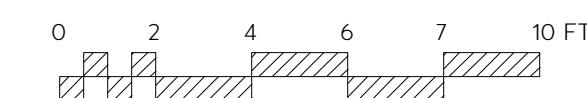
No.	Date	Notes
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Project # 2021-03	Project Manager M.L.	Date 6/9/21
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Scale: AS NOTED

**EXISTING
 ELEVATIONS**

EC4



RENOVATIONS/ALTERATIONS

TO:

86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



1 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"

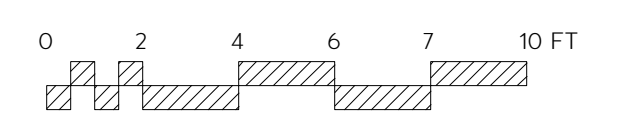
REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2021-03	Project Manager M.L.	Date 6/9/21
Scale: AS NOTED		

EXISTING ELEVATIONS

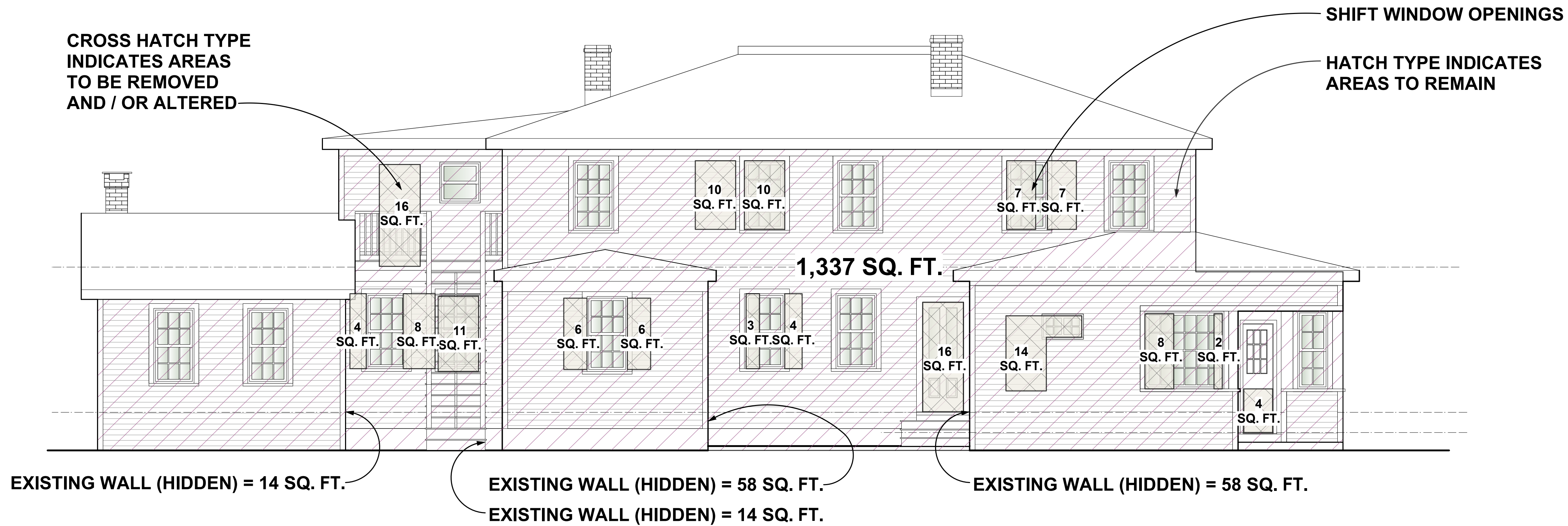
EC5



RENOVATIONS/ALTERATIONS
TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950



1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING LEFT ELEVATION
Scale: 1/4" = 1'-0"

WALLS TO BE REMOVED
FRONT: 32
LEFT: 136
REAR: 490
RIGHT: 442
= 1,100 SQ. FT.

WALLS TO REMAIN
FRONT: 906
LEFT: 1,201
REAR: 444
RIGHT: 754
= 3,305 SQ. FT.

TOTAL WALL AREA

$1,100 + 3,305 = 4,405 \text{ SQ. FT.}$

% OF WALL TO BE REMOVED

$1,100 / 4,405 \text{ SQ. FT.} = 24.97\%$

REVISION & REISSUE NOTES

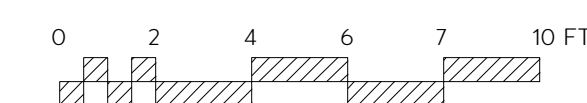
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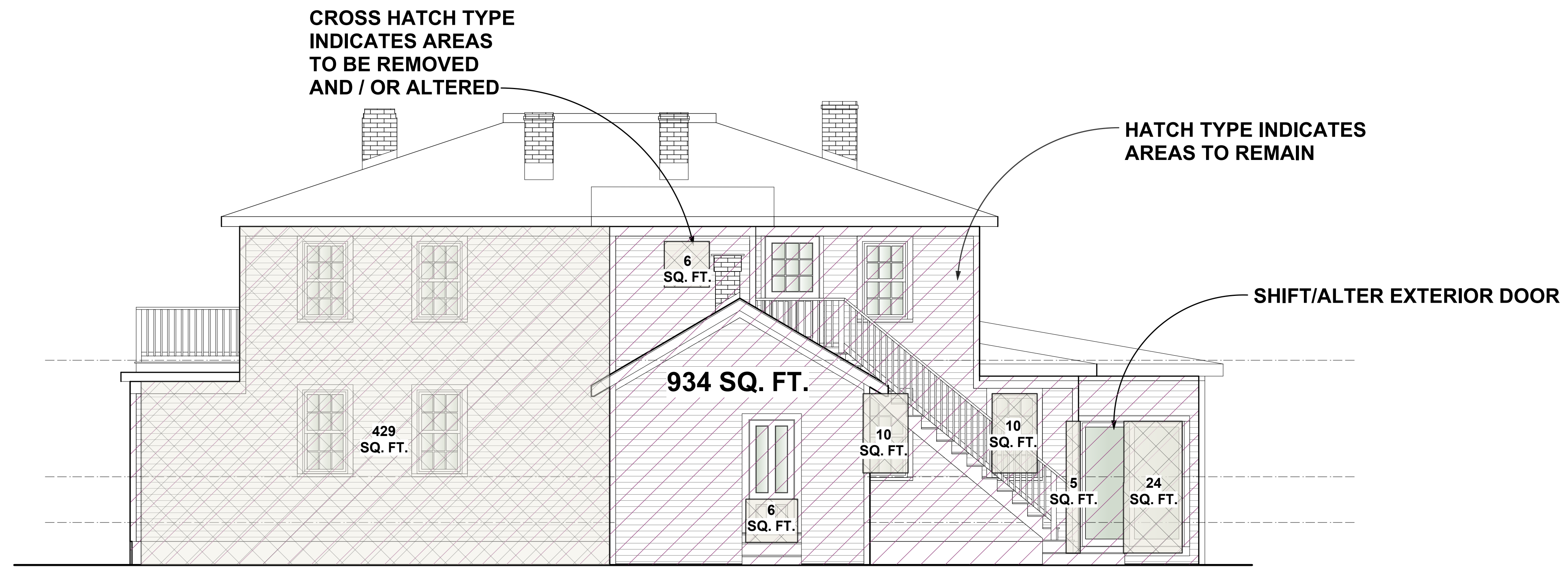
Project #	Project Manager	Date
2021-03	M.L.	6/9/21

Scale: AS NOTED

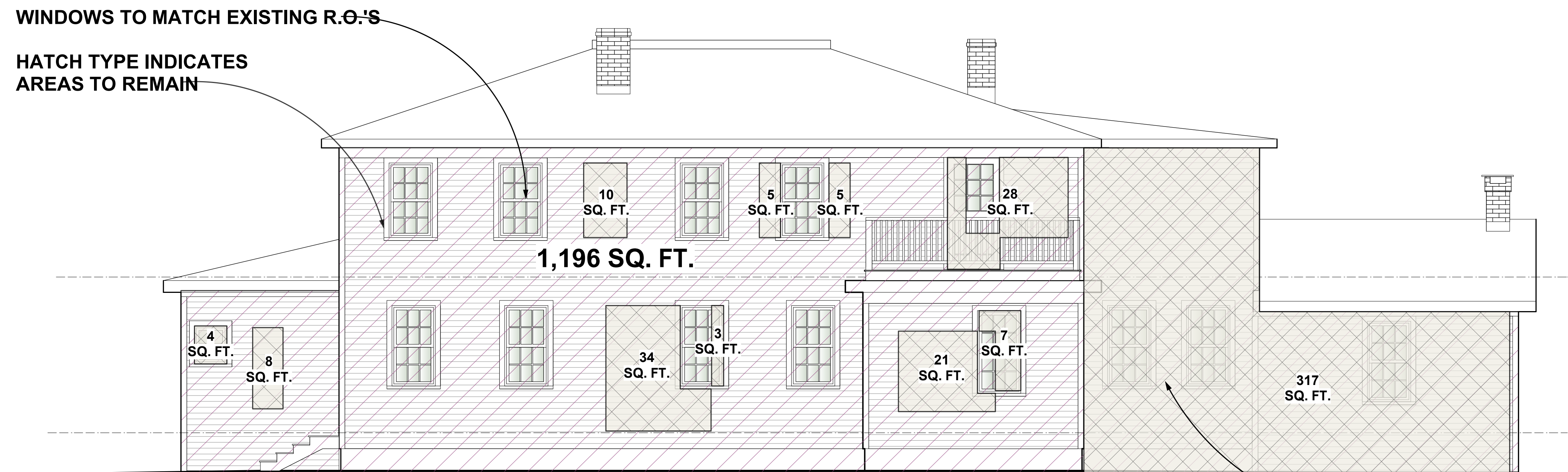
DCOD CALCS

EC6





1 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"

▣ WALLS TO BE REMOVED
 FRONT: 32
 LEFT: 136
 REAR: 490
 RIGHT: 442
 = 1,100 SQ. FT.

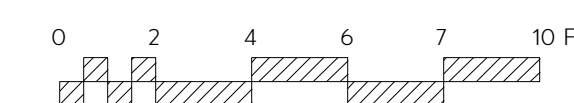
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 FRONT: 906
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CAD File Name
86-88Prospect_SD_6-2_vvx

RENOVATIONS/ALTERATIONS
 TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950

REVISION & REISSUE NOTES		
No.	Date	Notes
Project #	Project Manager	Date
2021-03	M.L.	6/9/21
Scale: AS NOTED		