

GENERAL NOTES

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF NEWBURYPORT, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

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.

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.

ZONING

GATEWAY PRODUCTIONS LLC
INDUSTRIAL (I-1)

	REQUIRED	EXISTING (LIGHT MANUF. - 602)
MINIMUM LOT AREA	50,000 SQUARE FEET	201,247 SQUARE FEET
MINIMUM FRONTAGE	200 FEET	474 FEET
FRONT SETBACK	50 FEET	60'
SIDE SETBACK (R)	50 FEET	170'
SIDE SETBACK (L)	50 FEET	64'
REAR SETBACK	50 FEET	202'
MAXIMUM LOT COVERAGE (%)	40%	14%
MAXIMUM HEIGHT	40' FEET	22'
MINIMUM OPEN SPACE	NA	NA

*REQUIRED ZONING PROVIDED ON TABLE IS FOR LIGHT MANUFACTURING; USE (602)

PARKING REQUIREMENTS

LIGHT MANUFACTURING (USE 416)
0.75 SPACE PER EMPLOYEE MAX. SHIFT PLUS 1 PER COMPANY VEHICLE
24 TOTAL PARKING SPACES PROVIDED
ALLOWS FOR 2 COMPANY VEHICLES AND 29 EMPLOYEES

ZONING

KENNEL & ANIMAL BOARDING (424)

	REQUIRED	EXISTING (KENNEL 424)
MINIMUM LOT AREA	20,000 SQUARE FEET	201,247 SQUARE FEET
MINIMUM FRONTAGE	90 FEET	474 FEET
FRONT SETBACK	20 FEET	60'
SIDE SETBACK (R)	20 FEET	170'
SIDE SETBACK (L)	20 FEET	64'
REAR SETBACK	20 FEET	202'
MAXIMUM LOT COVERAGE (%)	40%	14%
MAXIMUM HEIGHT	40' FEET	22'
MINIMUM OPEN SPACE	NA	NA

*REQUIRED ZONING PROVIDED ON TABLE IS FOR KENNEL/ANIMAL BOARDING; USE (424)

PARKING REQUIREMENTS

KENNEL/ANIMAL BOARDING (USE 424)
2 SPACE PER EMPLOYEE MAX. SHIFT PLUS 4 VISITOR SPACES
12 TOTAL PARKING SPACES PROVIDED
ALLOWS FOR MAX SHIFT OF 4 EMPLOYEES

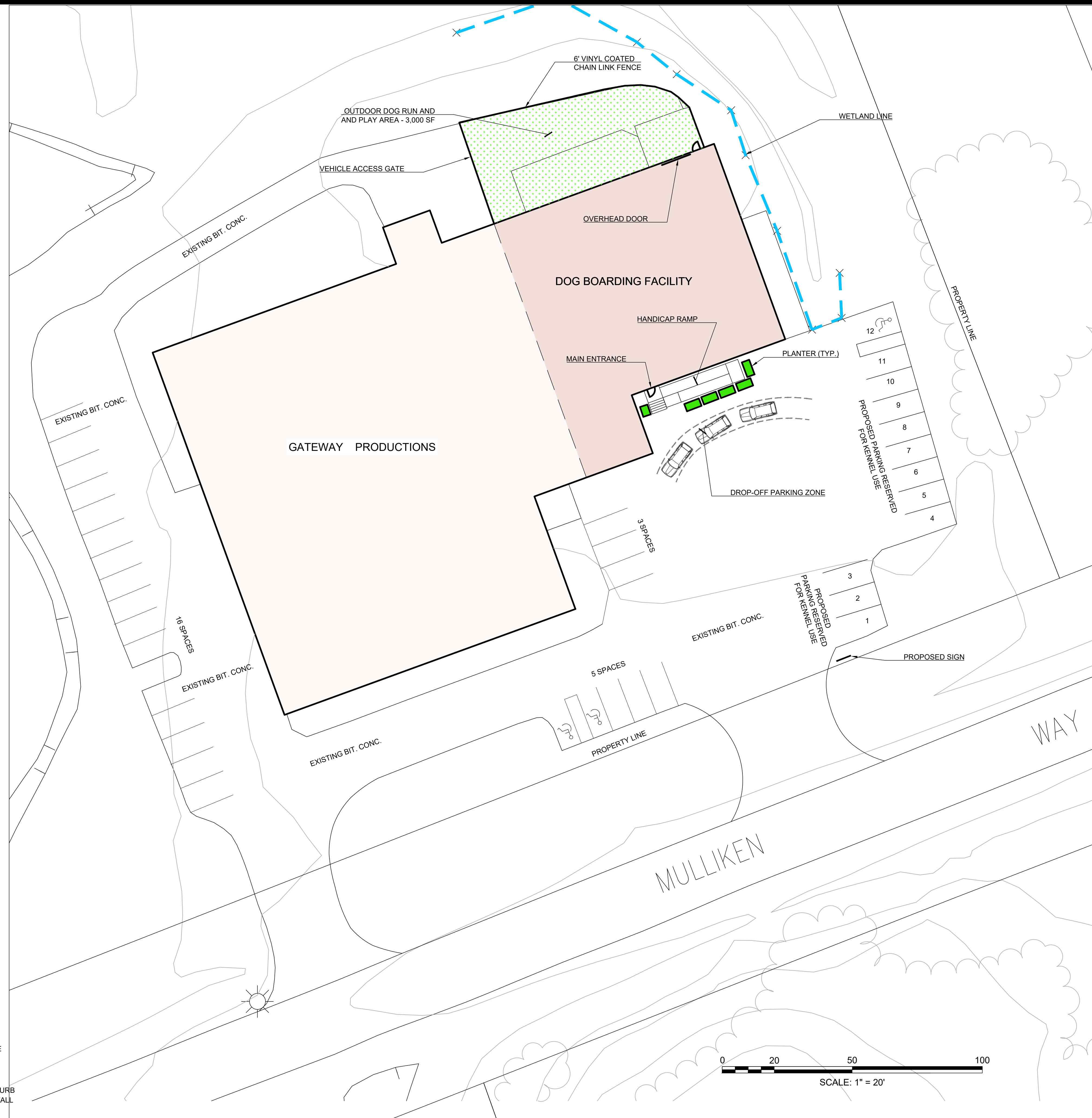
LEGEND

EXISTING:

CS	COMBINED SEWER & DRAIN	☉	CATCH BASIN
S	SANITARY SEWER	⊙	DECIDUOUS TREE
D	DRAIN LINE	⊙	CONIFEROUS TREE
W	WATER LINE	☐	PLANTER
OHW	ELECTRIC LINE	⚡	FIRE HYDRANT
G	GAS LINE	⊙ WG	WATER GATE
T	TELEPHONE LINE	⊙ GG	GAS GATE
ST	STEAM LINE	⊙ PM	WASTE BASKET
⊙	SANITARY MANHOLE	⊙ MB	PARKING METER
⊙	DRAIN MANHOLE	⊙ TS	MAIL BOX
⊙	UNKNOWN MANHOLE	⊙	TRAFFIC SIGNAL
⊙	ELECTRIC MANHOLE	⊙	UTILITY POLE
⊙	TELEPHONE MANHOLE	⊙	SPOT GRADE

PROPOSED:

⊙ WG	WATER GATE
G.G.	GAS GATE
⊙	TEST PIT
---	STOCKADE
S	SEWER LINE
GAS	GAS LINE
DOM	DOMESTIC WATER LINE
FIRE	FIRE SUPPRESSION LINE
ETC	ELECTRIC, TEL. & CABLE LINE
D	DRAIN LINE
+ 16.38	SPOT GRADE
32	CONTOUR
TC,BC	TOP OF CURB, BOTTOM OF CURB
TW,BW	TOP OF WALL, BOTTOM OF WALL
INSP	INSPECTION PORT
• CO	CLEAN OUT



DEVELOPER:
SCOTT DEVIVO
61 TURKEY HILL ROAD
NEWBURYPORT, MA.
01950

PROJECT TEAM

PROJECT NAME
10 MULLIKEN WAY
NEWBURYPORT, MA

REV	DESCRIPTION	DATE



STAMP:

SITE PLAN

SHEET NAME:

C1.0

SHT NO:
DR BY: GS
CHK BY: SS
PROJ NO: 2019-120
DATE: 11/05/2019
SCALE: 1"=20'