

HUGHES ENVIRONMENTAL CONSULTING

44 MERRIMAC STREET, NEWBURYPORT, MA 01950
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EMAIL THUGHES@HUGHESENVR.COM

PO BOX 392, CONCORD, MA 01742
PHONE/FAX 978.369.2100

BRP WPA Form 3 – Notice of Intent

(M.G.L. c. 131, §40 and Newburyport Ordinance Chapter 6.5: Environment, Article II: Wetlands Protection Ordinance)

20 Henry Graf Jr. Road



Submitted to:

Newburyport Conservation Commission
Office of Planning and Development
60 Pleasant Street, 1st Floor
Newburyport, MA 01950

Prepared by:

Hughes Environmental Consulting
44 Merrimac Street
Newburyport, MA 01950

In Association with:

McKenzie Engineering Group, Inc.
150 Longwater Drive Suite 101
Norwell, MA 02061

On behalf of:

Sports Medicine North Orthopedic Surgery, Inc.
C/O ConServ Group, Inc.
110 State Road
Sagamore Beach, MA 02562

Copies to:

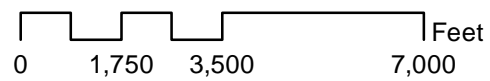
MassDEP NERO
205B Lowell Street
Wilmington, MA 01887

April 30, 2020

20 Henry Graf Jr. Road USGS Location Map



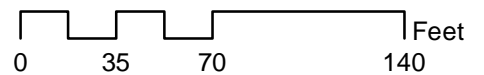
Prepared by Hughes Environmental Consulting
Data Source Office of Geographic and Environmental Information (MassGIS),
Commonwealth of Massachusetts Executive Office of Environmental Affairs



20 Henry Graf Jr. Road 2019 Orthophoto



Prepared by Hughes Environmental Consulting
Data Source Office of Geographic and Environmental Information (MassGIS),
Commonwealth of Massachusetts Executive Office of Environmental Affairs



20 Henry Graph Jr. Road - Site Photos



Looking into the site



Looking from rear of site towards
Graf Road



Entry along Graf Road



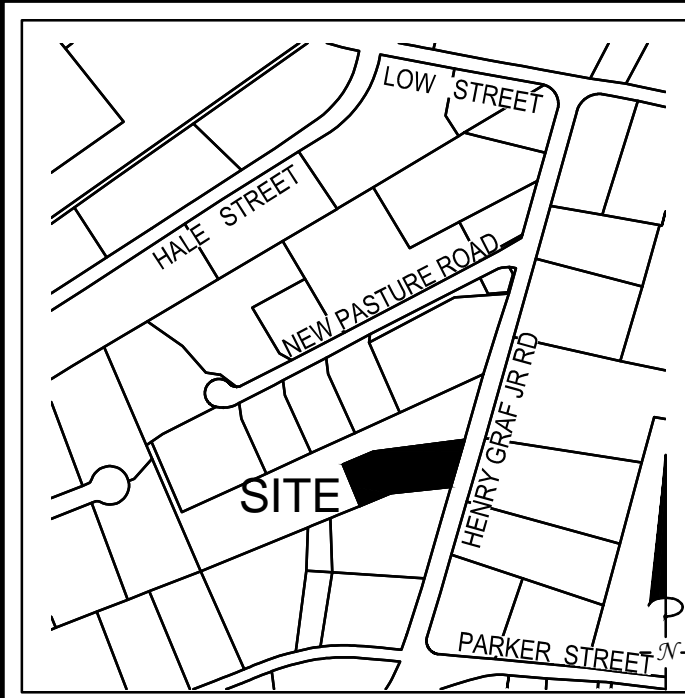
Wetland Area to south of site



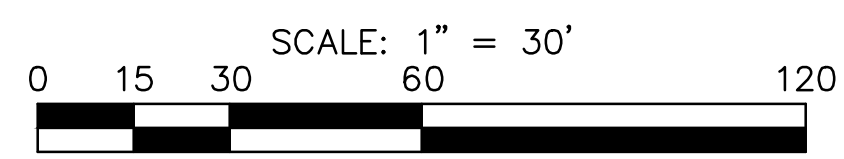
Entry to 18 Graf, wetlands to left
of entry



Wetlands at western end of prop-
erty



LOCUS MAP
Not to Scale



PLANT LIST

SYMBOL

TREES

- AR
- AR-1
- BN

SHRUBS/SMALL TREES

- SD
- SD-1
- AC
- CS
- CS-1
- CS-2

SEED MIX

- LOW MOW FESCUE
- NEW ENGLAND SHOWY WILDFLOWER MIX
- CONSERVATION MIX

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
18	ACER RUBRUM	RED MAPLE	3 - 3.5" CAL.	
6	ACER RUBRUM	RED MAPLE	1 - 1.5" CAL.	IN INVASIVE CONTROL AREA
1	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10 - 12- HEIGHT	MULTI-STEM 3-5 STEM
8	SALIX DISCOLOR	PUSSY WILLOW	1 - 1.5" CAL.	
30	SALIX DISCOLOR	PUSSY WILLOW	TUBLINGS	FILL IN GAPS, AND IN INVASIVE CONTROL AREAS
2	AMELANCHIER CANADENSIS	SERVICEBERRY	2 - 2.5" CAL.	
6	CORNUS SERICIA	REDOSIER DOGWOOD	5 GAL	4' TRIA. SPACING
10	CORNUS SERICIA	REDOSIER DOGWOOD	3-4'	6' ON CENTER, NEWP SOURCE AS SHOWN AND IN INVASIVE CONTROL AREA
60	CORNUS SERICIA	REDOSIER DOGWOOD	TUBLINGS	FILL IN GAPS, NEWP SOURCE

AREAS NEAR BUILDING FOR MANICURED LOOK AND AREAS FOR VEHICLE OVERHANG
SLOPES AND AREAS OUTSIDE BASINS
BASINS/SWALES

PROPOSED PLANTING TABLE & SURFACE TREATMENTS

	CONSERVATION MIX
	LOW MOW FESCUE
	NEW ENGLAND SHOWY WILDFLOWER MIX
	PROPOSED BUILDING
	BITUMINOUS CONCRETE
	CEMENT CONCRETE

REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM



**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**

PROFESSIONAL ENGINEER:

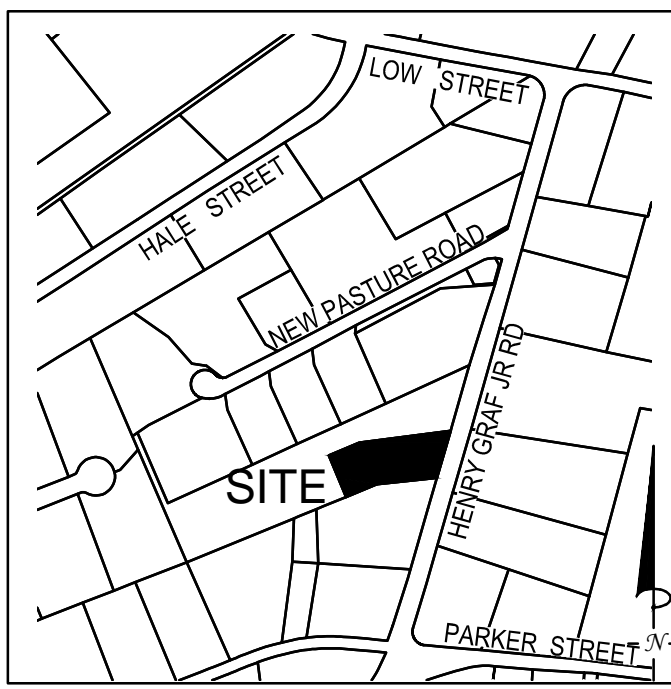


APPLICANT:
SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 17, 2020
SCALE:	1" = 30'
PROJECT NO.:	219-180
DWG. TITLE:	

LANDSCAPING PLAN

DWG. NO.:
LA-1

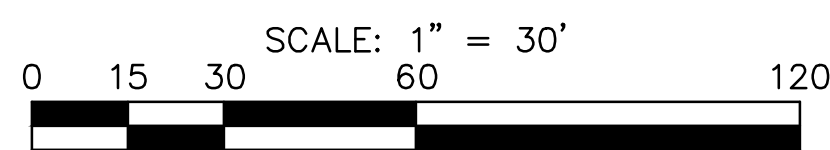
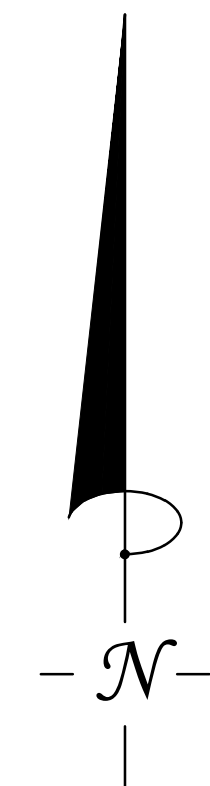
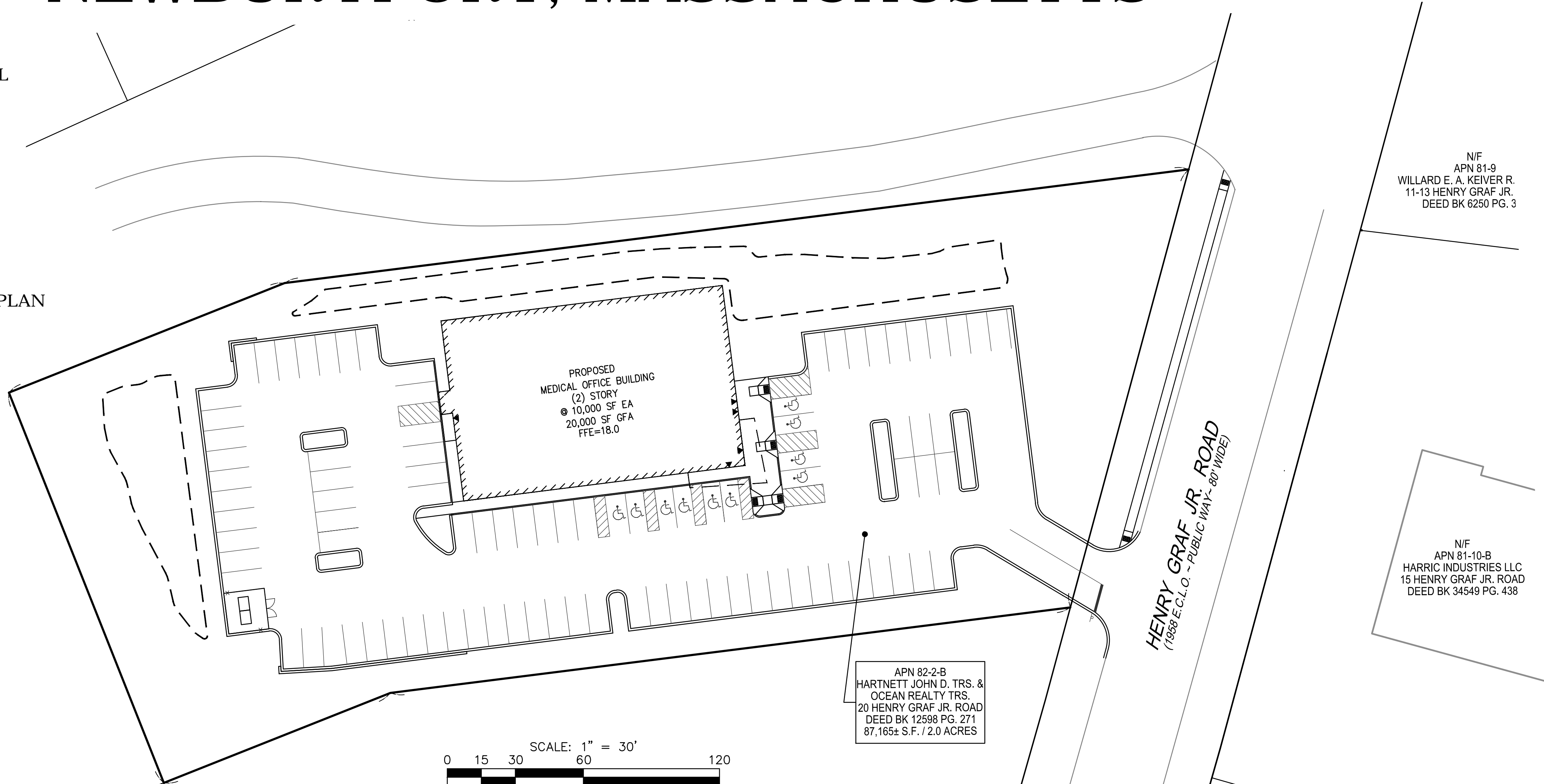


LOCUS MAP
Not to Scale

SITE DEVELOPMENT PLANS PROPOSED MEDICAL BUILDING 20 HENRY GRAF JR. ROAD IN NEWBURYPORT, MASSACHUSETTS

Drawing Index:

No.	Drawing Title
CS-1	COVER SHEET
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C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
ESC-1	EROSION AND SEDIMENT CONTROL PLAN
LA-1	LANDSCAPING PLAN
D-1 - D-6	CONSTRUCTION DETAILS



Owner:
JOHN D. HARTNETT, TRS.
OCEAN REALTY TRS.
8 GRAF ROAD
NEWBURYPORT, MASSACHUSETTS 01950

Applicant:
SPORTS MEDICINE NORTH ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

Engineer/Surveyor:
MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MASSACHUSETTS 02061

ISSUE DATE: MARCH 17, 2020
REVISION DATE: APRIL 29, 2020

REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM

MG
MCKENZIE
ENGINEERING GROUP
Assisippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**

PROFESSIONAL ENGINEER:

BRADLEY C. MCKENZIE
No. 38917
Professional Engineer

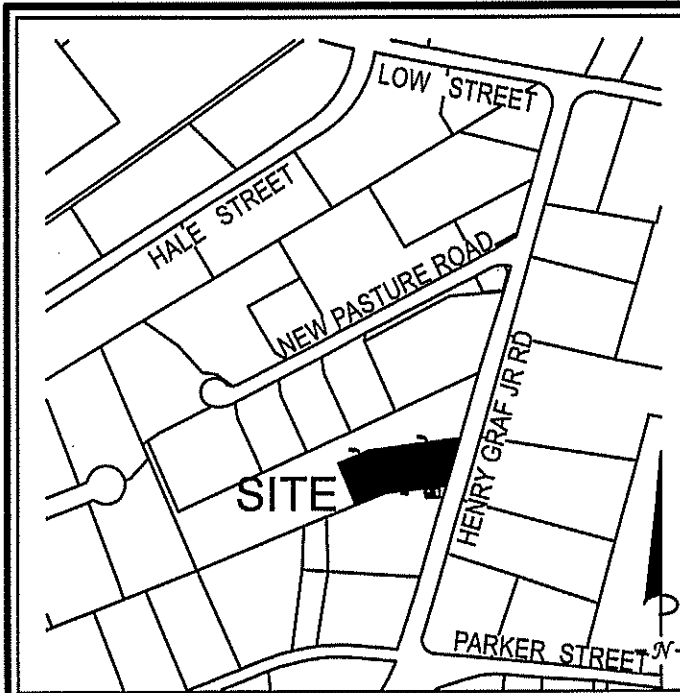
APPLICANT:
SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 17, 2020
SCALE:	1" = 30'
PROJECT NO.:	219-180
DWG. TITLE:	

COVER SHEET

DWG. NO.:
CS-1

NOT FOR CONSTRUCTION



LOCUS MAP
Not to Scale

N/F
APN 82-2-1/32
AIRPARK INDUSTRIAL CONDOMINIUM TRS.
18 HENRY GRAF JR. ROAD
DEED BK. 18489 PG. 142

APN 82-2-B
HARTNETT JOHN D. TRS. &
OCEAN REALTY TRS.
20 HENRY GRAF JR. ROAD
87,165± S.F. / 2.0 ACRES

N/F
APN 82-2-C
SAVROS AGGANIS TRS
22 HENRY GRAF JR. ROAD
DEED BK 35177 PG. 292

N/F
APN 81-9
WILLARD E. A. KEIVER R. D. TRS.
11-13 HENRY GRAF JR. ROAD
DEED BK 6250 PG. 352

N/F
APN 81-10-B
HARRIC INDUSTRIES LLC
15 HENRY GRAF JR. ROAD
DEED BK 34549 PG. 438

N/F
APN 81-11
CIRCLE FINISHING
19 HENRY GRAF JR. ROAD
DEED BK 12524 PG. 531

OWNER
APN 82-2-B
OCEAN REALTY TRUST
JOHN D. HARTNETT, TRS.
20 HENRY GRAF JR. ROAD
DEED BK. 12598 PG. 271

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
CALC	CALCULATED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB

LEGEND

SURVEY SYMBOLS

•	REBAR
□	CONCRETE BOUND WITH DRILL HOLE
SB	STONE BOUND
SB/DH	STONE BOUND

UTILITY SYMBOLS

⊗	ELECTRIC HAND HOLE
⊗	GUY POLE
-GW	GUY WIRE
⊗	HVAC UNIT
⊗	TRANSFORMER
⊗	WATER GATE
⊗	ELECTRIC MANHOLE
⊗	SEWER MANHOLE
⊗	DRAIN MANHOLE
⊗	TELEPHONE MANHOLE
⊗	DRAINAGE CATCH BASIN
⊗	HYDRANT
⊗	POST INDICATOR VALVE
⊗	UTILITY POLE
⊗	YARD LIGHT
⊗	RIP RAP
⊗	BOLLARD
1	SIGN

LINE DESIGNATORS

—	WATER MAIN
—	JERSEY BARRIER
—	GUARD RAIL
—	OVERHEAD WIRES
—	GAS LINE
—	WATER SERVICE
—	UNDERGROUND ELECTRIC
—	STORM DRAIN LINE
—	SANITARY SEWER LINE
—	DRAINAGE SWALE
—	CHAIN LINK FENCE

BY: APP

DESCRIPTION

DATE

REV

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

APPLICANT:
**SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.**
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS

DRAWN BY: ESS
DESIGNED BY: RTLS
CHECKED BY: RTLS
APPROVED BY: RJH
DATE: MARCH 17, 2020
SCALE: 1"=30'
PROJECT NO.: 219-180
DWG. TITLE:

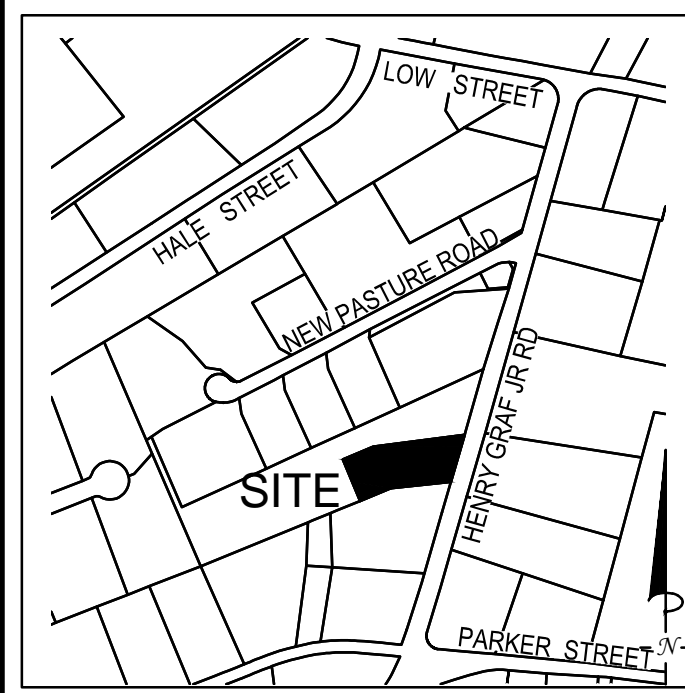
**EXISTING
CONDITIONS
PLAN**

DWG. NO: **EX-1**

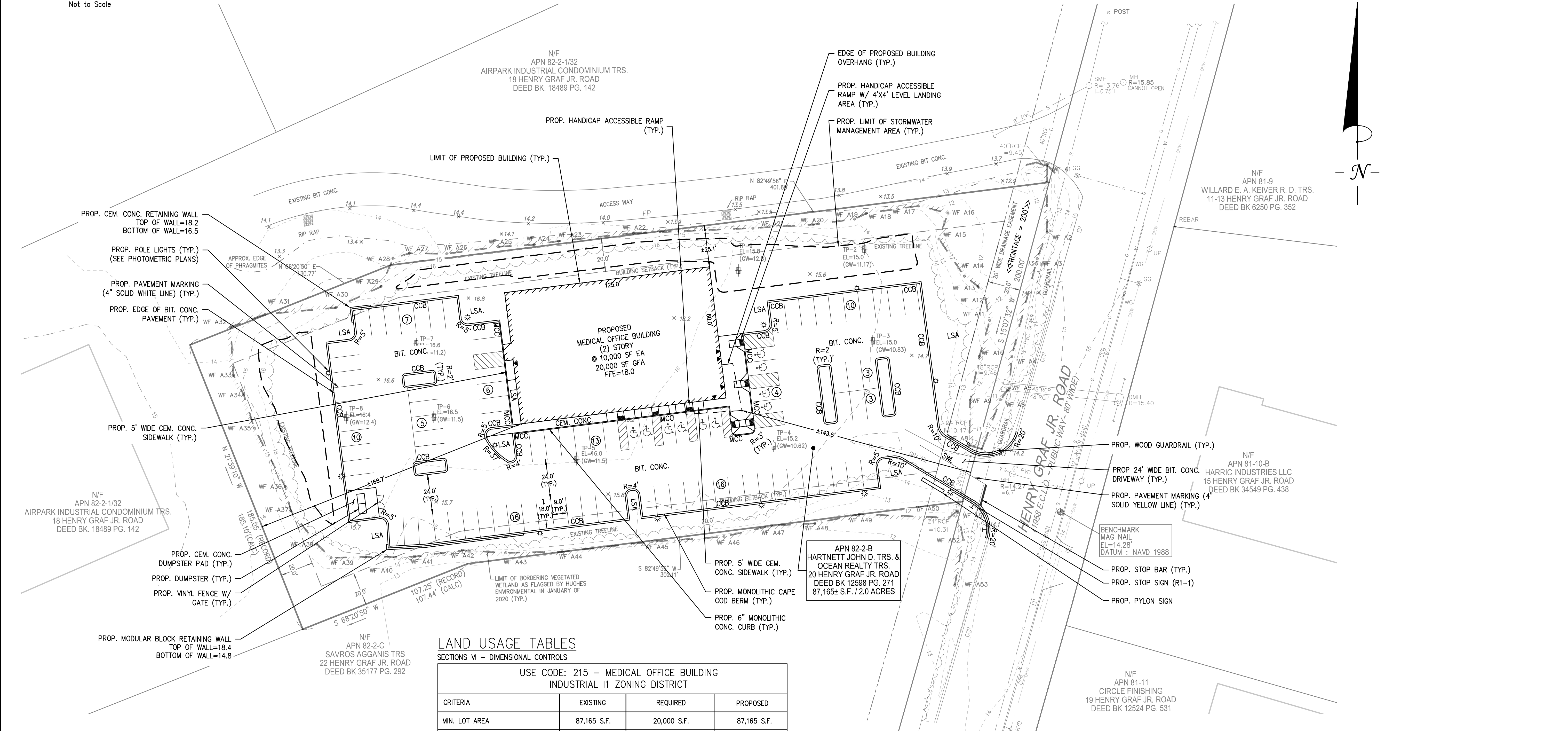
- SURVEY NOTES:**
- LOCUS IS SHOWN AS PARCEL NUMBER 82-2-2B ON THE TOWN OF NEWBURYPORT ASSESSORS MAPS. LOCUS IS OWNED BY OCEAN REALTY TRUST, C/O JOHN D. HARTNETT, TRS. DEED TO LOCUS IS RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS AT BOOK 12598, PAGE 271.
 - THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2019 BY MCKENZIE ENGINEERING GROUP, INC.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. BORDERING VEGETATED WETLANDS DELINEATED BY HUGHES ENVIRONMENTAL CONSULTING IN JANUARY OF 2020 (SERIES A1 - A53).
 - LOCUS IS ZONED INDUSTRIAL - I1
 - MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 20'
SIDE YARD 20'
REAR YARD 20'
 - LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25009C0117G, EFFECTIVE 7/16/2014.
 - LOCUS IS NOT LOCATED IN A DEP ZONE 2 AND TOWN OF NEWBURYPORT AQUIFER PROTECTION DISTRICT ZONE.
 - UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
 - PLAN REFERENCES:
PB 451
PG 5



NOT FOR CONSTRUCTION



LOCUS MAP
Not to Scale

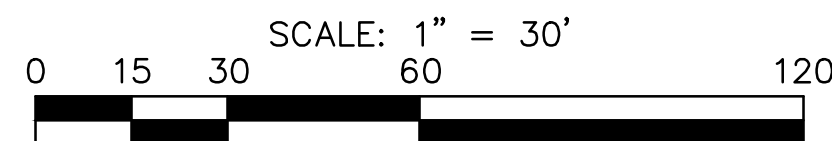


LAND USAGE TABLES

SECTIONS VI - DIMENSIONAL CONTROLS

USE CODE: 215 - MEDICAL OFFICE BUILDING INDUSTRIAL 11 ZONING DISTRICT			
CRITERIA	EXISTING	REQUIRED	PROPOSED
MIN. LOT AREA	87,165 S.F.	20,000 S.F.	87,165 S.F.
MIN. FRONTAGE	200 FT.	90 FT.	200 FT.
MAX. HEIGHT	N/A	40 FT.	<40 FT.
MAX. % LOT COVERAGE	N/A	50%	12.0%
OPEN SPACE	N/A	N/A	N/A
MIN. FRONT YARD	N/A	20 FT.	±143.5 FT.
MIN. SIDE YARD	N/A	20 FT.	±25.1 FT.
MIN. REAR YARD	N/A	20 FT.	±168.7 FT.

NOTES:
 1. SECTION XV-Hd.1. - A LANDSCAPED BUFFER STRIP AT LEAST 20' IN WIDTH SHALL BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD.
 2. SECTION XV-Hd.4. - AT LEAST 5% OF THE INTERIOR OF THE PARKING AREA SHALL BE MAINTAINED WITH LANDSCAPING, INCLUDING TREES, IN LANDSCAPE ISLANDS OR PLOTS OF AT LEAST NINE FEET IN WIDTH WITH NO MORE THAN 20 PARKING SPACES BETWEEN EACH ISLAND OR PLOT. (6.3% PROVIDED BY THIS SUBMISSION)



PARKING CALCULATIONS

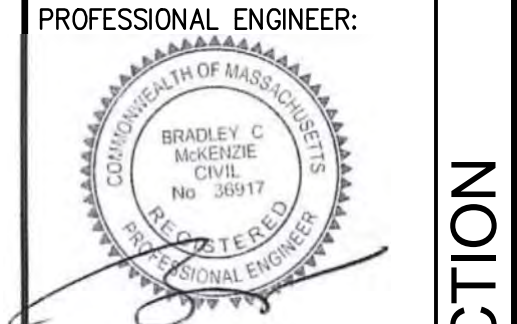
CRITERIA	REQUIRED (NEWBURYPORT ZONING ORDINANCE)	REQUIRED	PROPOSED
USE CODE 215: MEDICAL OFFICE BUILDING	1 SPACE/2 EMPLOYEES = 40 EMPLOYEES/2 EMPLOYEES PER SPACE = 20 SPACES 1 SPACE/300 SF GFA = 20,000 SF. GFA/300 SF GFA PER SPACE = 67 SPACES 20 + 67 = 87 SPACES	87 SPACES	93 SPACES

PARKING NOTES:
 1. SPECIALIZED MEDICAL FACILITIES: OUTPATIENT UNITS AND FACILITIES: 10% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED TO SERVE EACH SUCH OUTPATIENT UNIT OR FACILITY SHALL BE ACCESSIBLE (521 CMR: ARCHITECTURAL ACCESS BOARD).
 2. 93 TOTAL SPACES INCLUDES 10 AAB ACCESSIBLE 9' X 18' WITH 4 - 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 10 (10% OF 93 TOTAL SPACES)

REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS REVIEW	ESS	BCM



**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**



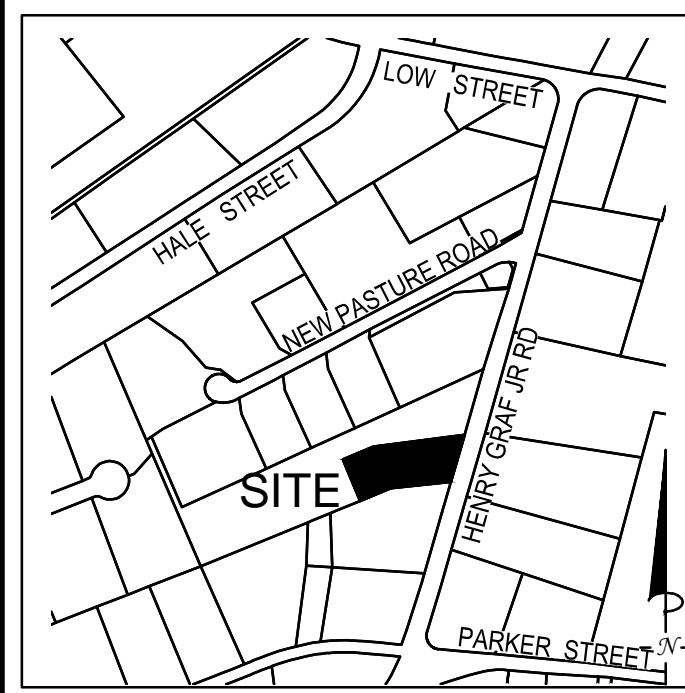
APPLICANT:
SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

DESIGNED BY: ESS
 CHECKED BY: BCM
 APPROVED BY: BCM
 DATE: MARCH 17, 2020
 SCALE: 1" = 30'
 PROJECT NO.: 219-180
 DWG. TITLE:

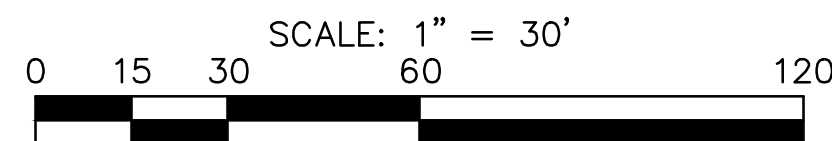
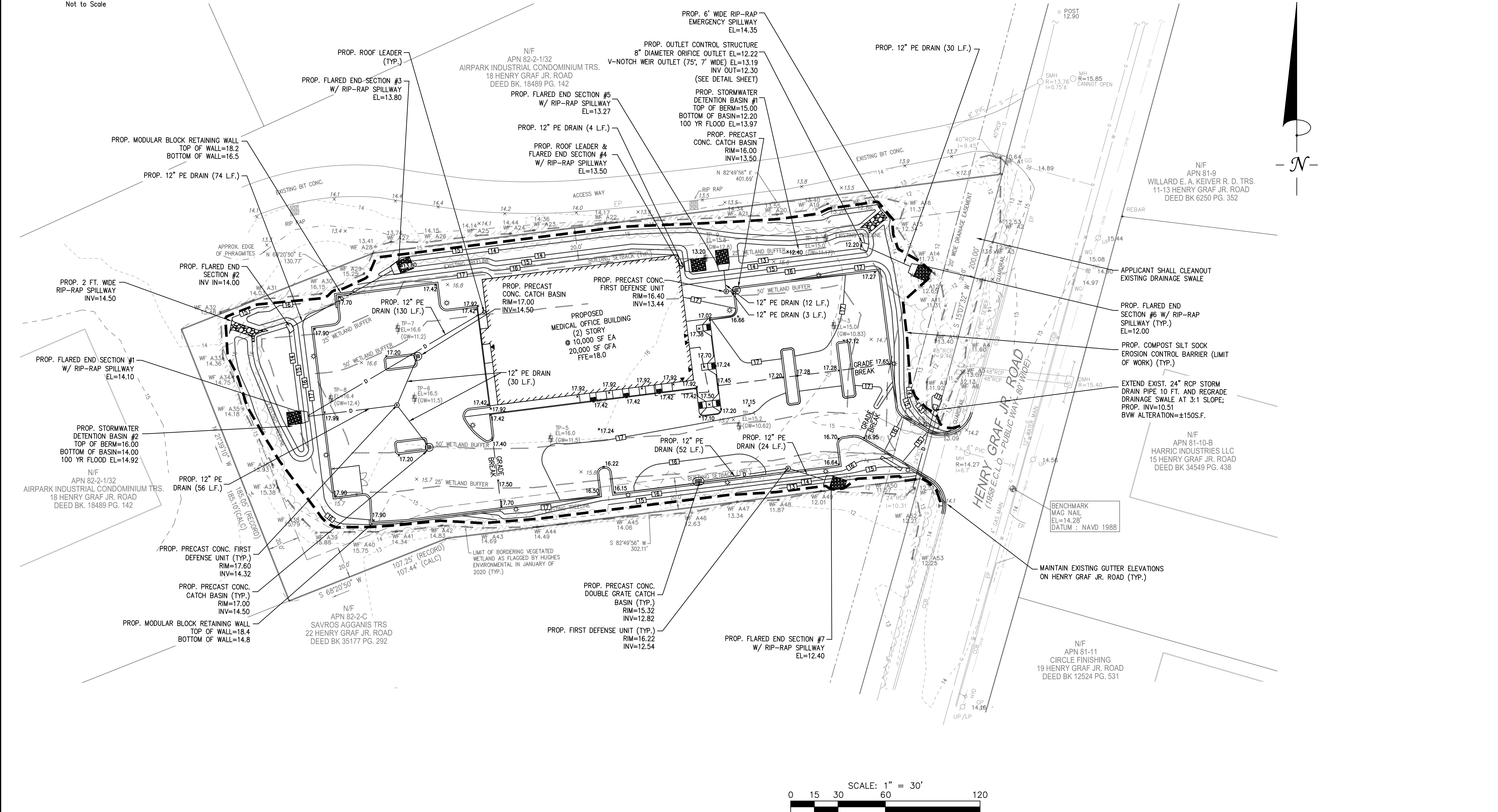
**SITE LAYOUT
PLAN**

DWG. NO.: **C-1**

NOT FOR CONSTRUCTION



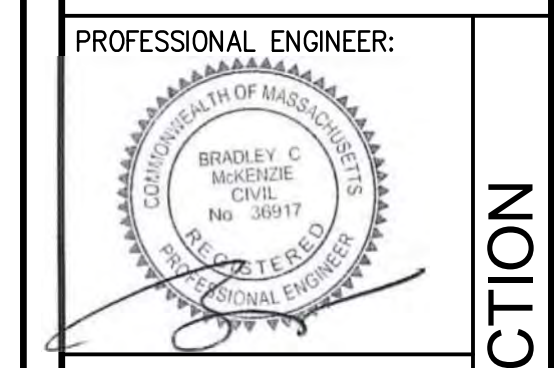
LOCUS MAP
Not to Scale



REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS COMMENTS	ESS	BCM



**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**

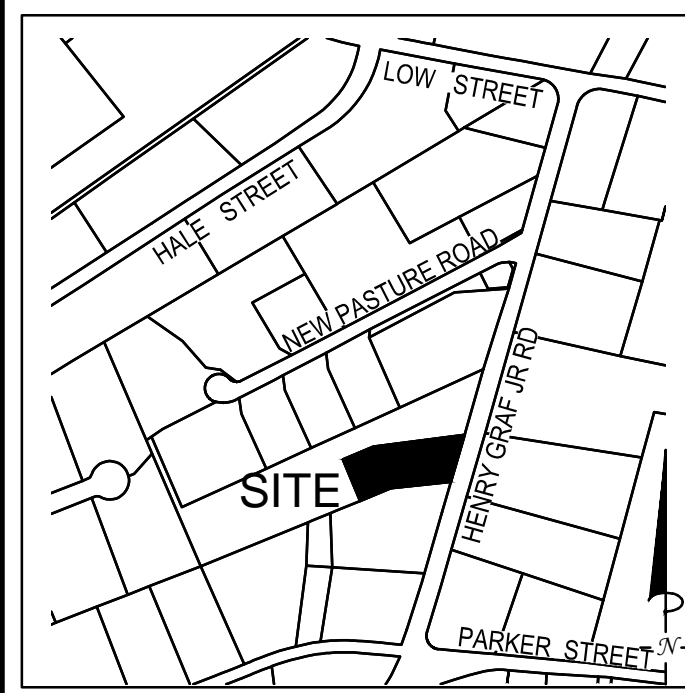


APPLICANT:
**SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562**

DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 17, 2020
SCALE: 1" = 30'
PROJECT NO.: 219-180
DWG. TITLE:
**GRADING AND
DRAINAGE
PLAN**

DWG. NO.:
C-2

NOT FOR CONSTRUCTION



LOCUS MAP
Not to Scale

CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE DRIVEWAY AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
6. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE STORMWATER DETENTION BASIN SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE DRIVEWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
7. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
8. GRADE DRIVEWAY TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
9. PLACE GRAVEL SUBBASE.
10. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON DRIVEWAY AND PARKING LOT.
11. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
12. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
13. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

GENERAL CONSTRUCTION NOTES

1. DETENTION BASINS WILL BE DELINEATED BY STAKES WITH CAUTION TAPE AND/OR CONSTRUCTION FENCING PRIOR TO CONSTRUCTION TO PROTECT FROM SOIL COMPACTION. NO HEAVY EQUIPMENT WILL BE ALLOWED IN THIS AREA.
2. TOPSOIL AND EXCAVATED STOCKPILES WILL BE STORED IN SEPARATE STOCKPILE AREAS. THE CONTRACTOR MAY ADJUST THE SIZE AND LOCATION OF STOCKPILE AREAS AS NEEDED.
3. STUMPS, LOGS AND DEBRIS HINDERING CONSTRUCTION ACTIVITY SHALL BE REMOVED PRIOR TO CONSTRUCTION AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
4. FAIRCLOTH SKIMMER WITH DISCHARGE SYSTEM SHALL BE INSTALLED IN ALL TEMPORARY SEDIMENTATION BASINS. SEE DETAIL SHEET FOR MORE INFORMATION.
5. UNSUITABLE MATERIAL INCLUDING THE EXISTING STOCKPILE WILL BE REMOVED AND/OR RELOCATED FROM SITE PRIOR TO CONSTRUCTION OF INDIVIDUAL LOTS.

LIMIT OF PROPOSED DETENTION BASIN TO BE USED AS TEMPORARY SEDIMENT CONTROL AREA (TYP.)

N/F APN 82-2-1/32 AIRPARK INDUSTRIAL CONDOMINIUM TRS. 18 HENRY GRAF JR. ROAD DEED BK. 18489 PG. 142

PROP. TEMPORARY SEDIMENTATION BASIN #1
CONTRIBUTORY AREA = 24,822 S.F.
REQUIRED VOLUME = (24,822 X 3,600 CUBIC FEET/ACRE) / 43,560 S.F./ACRE = 2,051 CUBIC FEET OF STORAGE (MIN)
TOP OF BASIN = 16.5
BOTTOM OF BASIN = 15.5

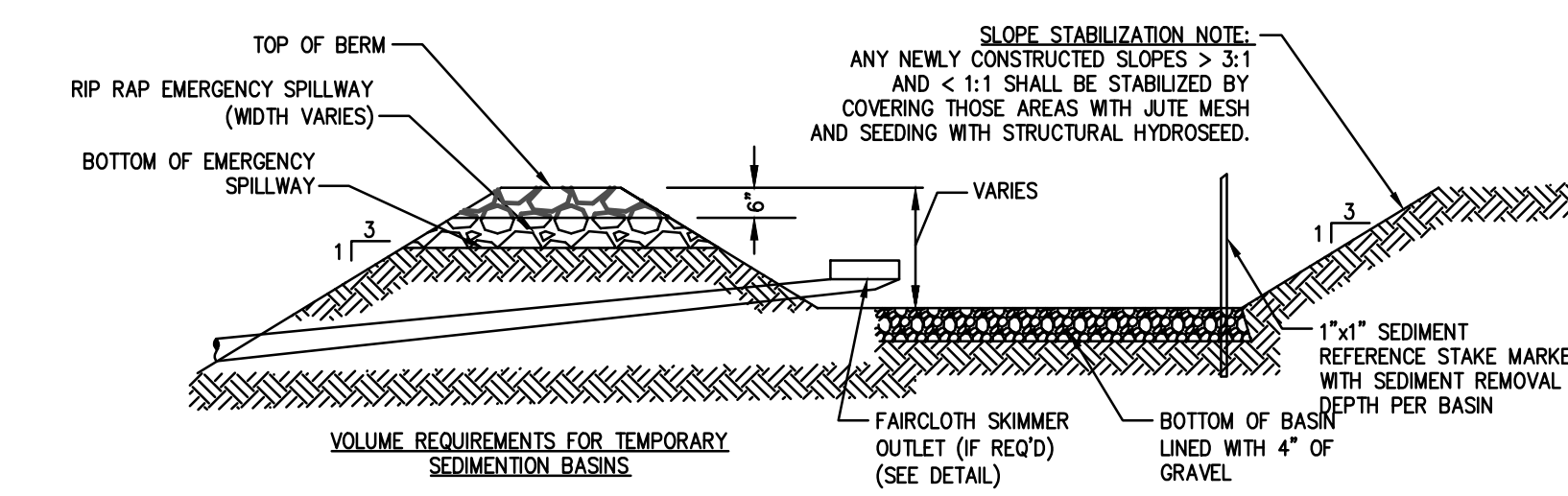
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N/F APN 82-2-1/32 AIRPARK INDUSTRIAL CONDOMINIUM TRS. 18 HENRY GRAF JR. ROAD DEED BK. 18489 PG. 142

N/F APN 81-9 WILLARD E. A. KEIVER R. D. TRS. 11-13 HENRY GRAF JR. ROAD DEED BK 6250 PG. 352

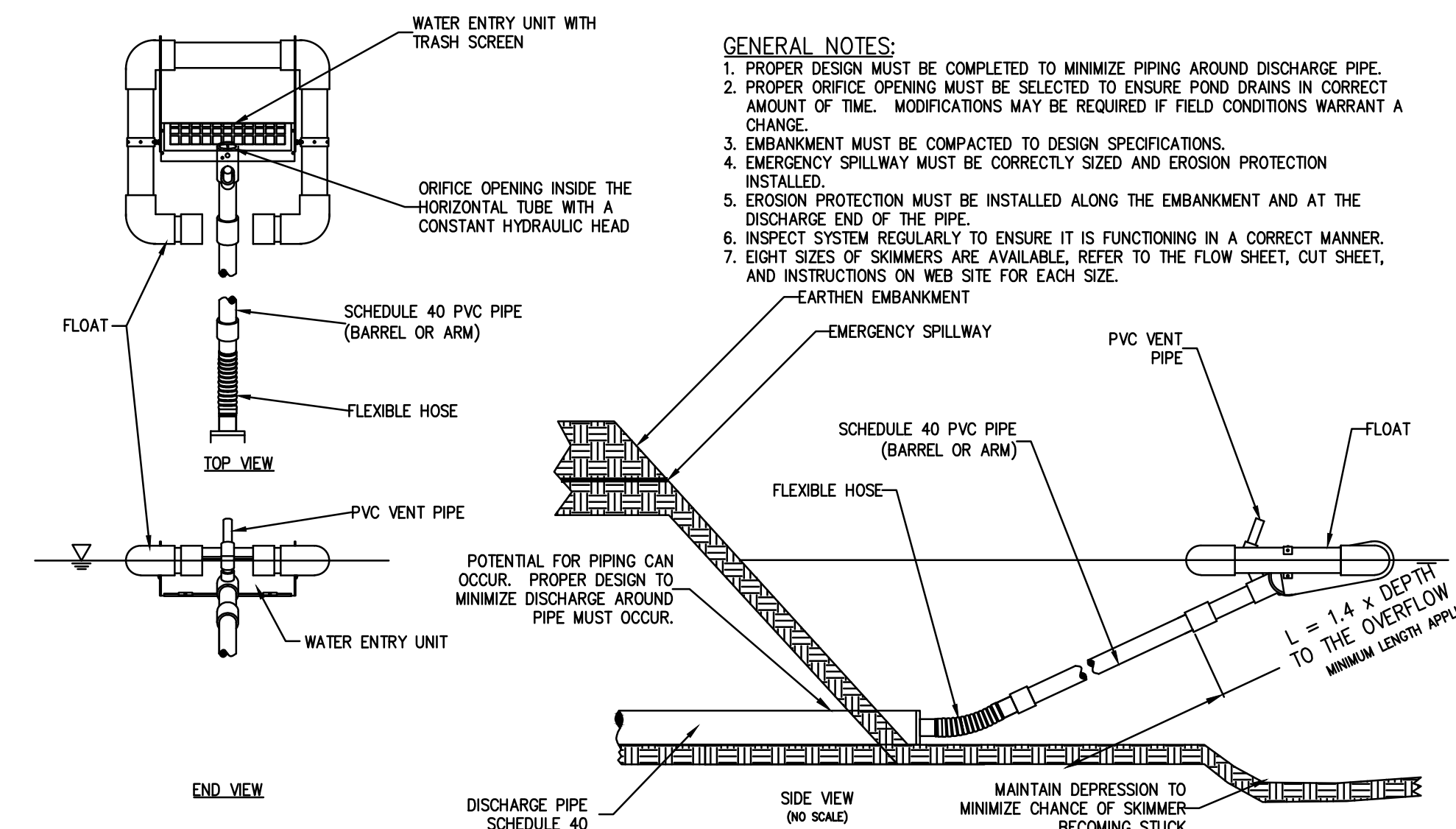
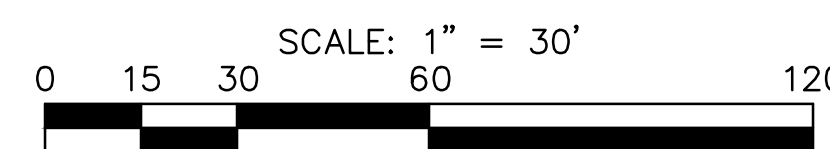
N/F APN 81-10-B HARRIC INDUSTRIES LLC 15 HENRY GRAF JR. ROAD DEED BK 34549 PG. 438

N/F APN 81-11 CIRCLE FINISHING 19 HENRY GRAF JR. ROAD



CONSTRUCTION NOTE:
TEMPORARY SEDIMENTATION BASINS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN ON THE PLAN, BUT SITE CONDITION SUCH AS SOILS, POOL AREA, AND SPILLWAY CONDITIONS SHALL BE CONSIDERED. CONTRACTOR SHALL HAVE THE FLEXIBILITY TO ADJUST LOCATIONS AS LONG AS REQUIRED VOLUME IS PROVIDED.

TEMPORARY SEDIMENTATION BASIN
NOT TO SCALE



- GENERAL NOTES:**
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
 2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
 3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
 4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
 5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
 6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
 7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER DISCHARGE SYSTEM W/ EMBANKMENT
NOT TO SCALE

REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM

MG
MCKENZIE
ENGINEERING GROUP

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150 Longwater Drive, Suite 101
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P: 781.792.3900
F: 781.792.0333
www.mckeng.com

**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**

PROFESSIONAL ENGINEER:



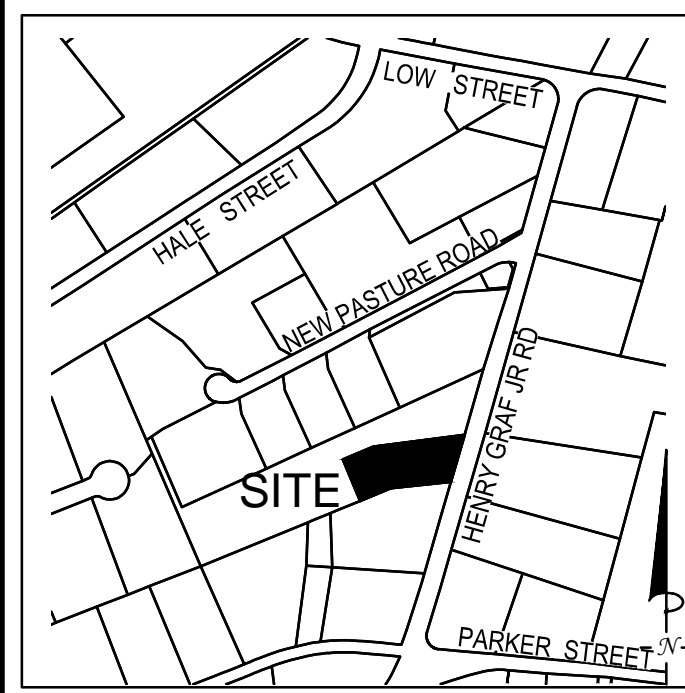
APPLICANT:
**SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.**
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 17, 2020
SCALE: 1" = 30'
PROJECT NO.: 219-180
DWG. TITLE:

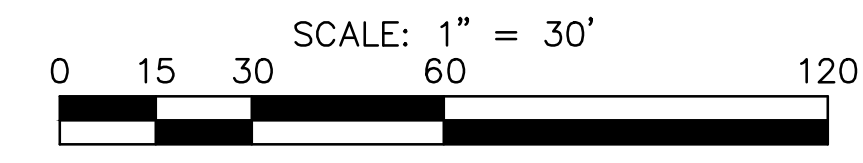
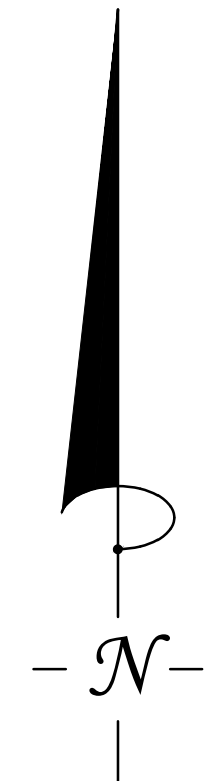
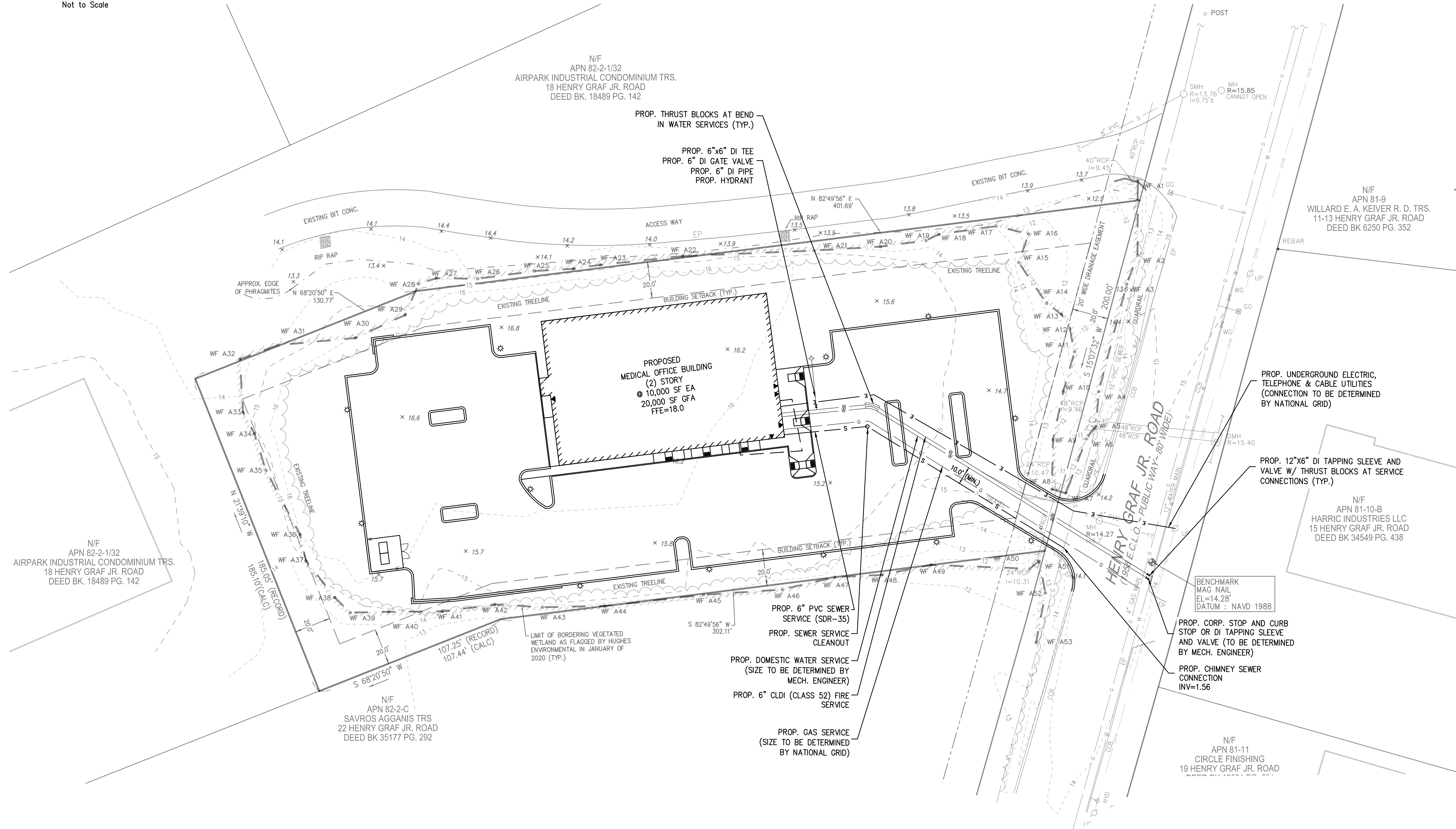
**EROSION AND
SEDIMENT
CONTROL PLAN**

DWG. NO.: **ESC-1**

NOT FOR CONSTRUCTION



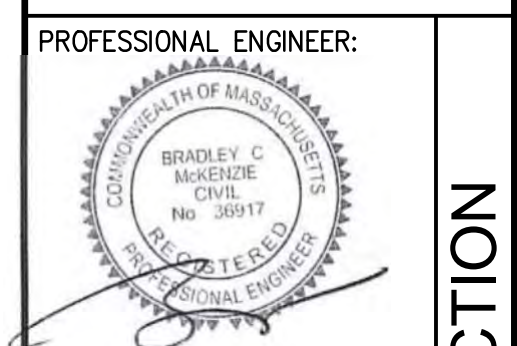
LOCUS MAP
Not to Scale



REV	DATE	DESCRIPTION	BY	APP
1	4/29/20	REVIEW COMMENTS	ESS	BCM
2	5/15/20	DPS COMMENTS	ESS	BCM



**SITE DEVELOPMENT PLANS
PROPOSED MEDICAL BUILDING
20 HENRY GRAF JR. ROAD
NEWBURYPORT, MASSACHUSETTS**



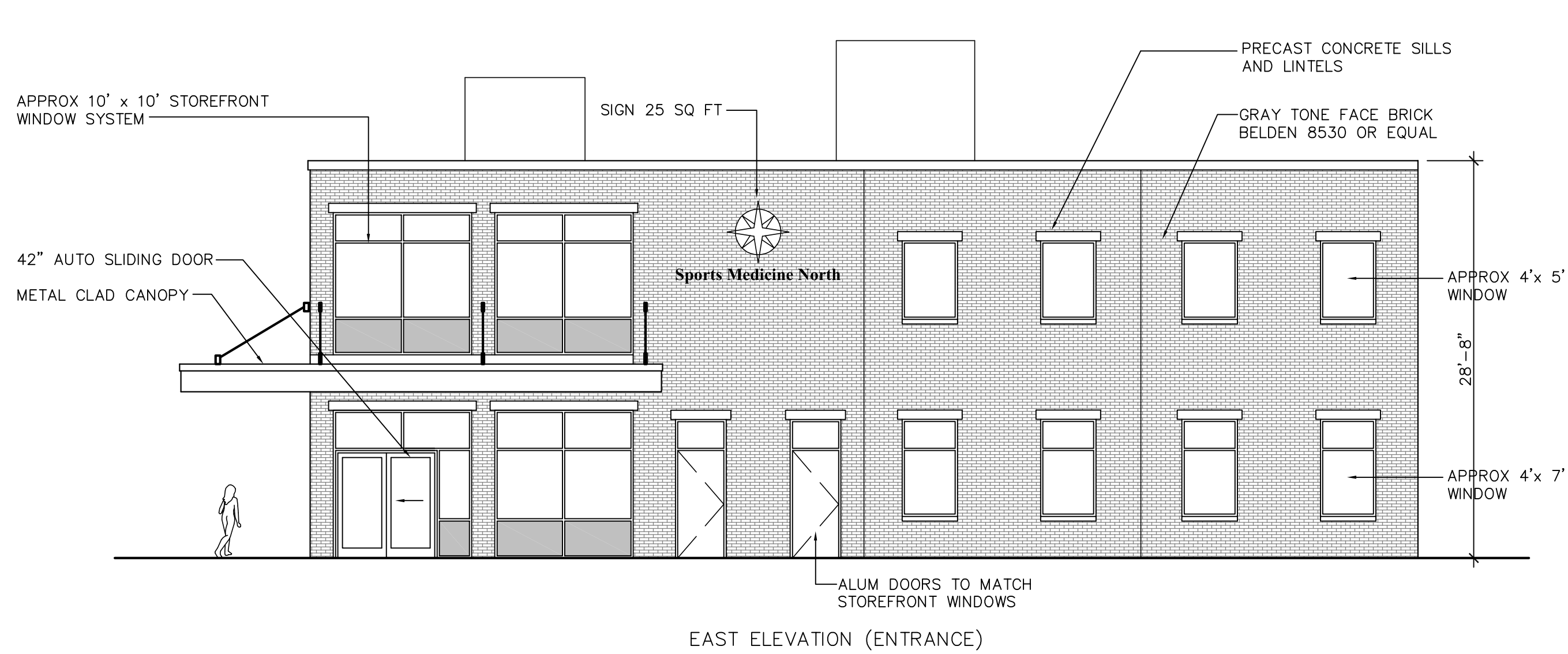
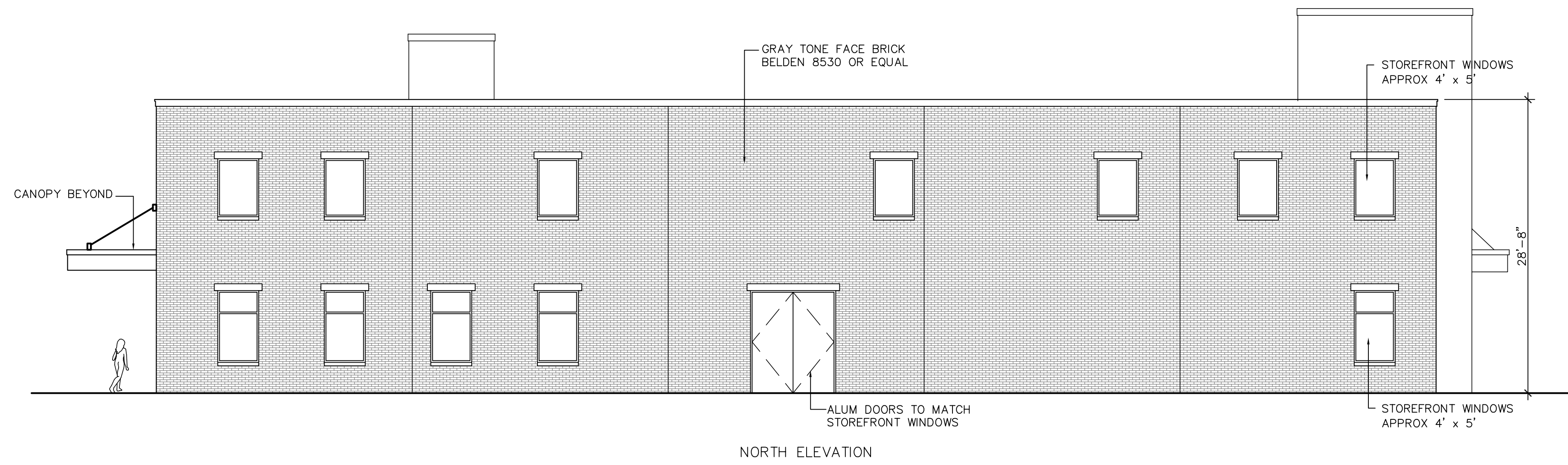
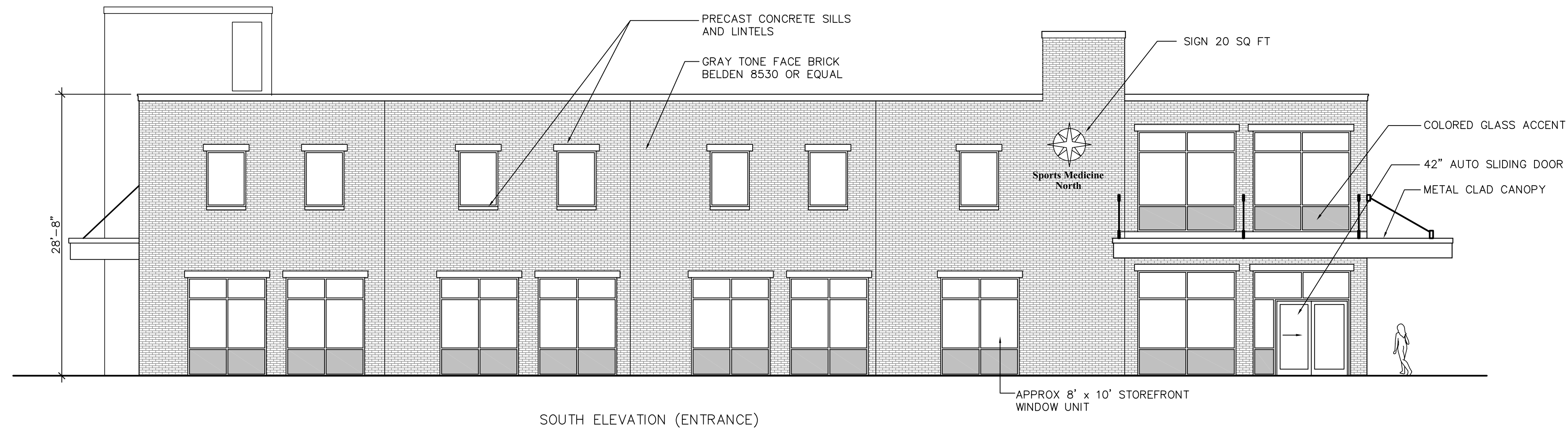
APPLICANT:
**SPORTS MEDICINE NORTH
ORTHOPEDIC SURGERY, INC.
C/O CONSERV GROUP, INC.**
110 STATE ROAD
SAGAMORE BEACH, MASSACHUSETTS 02562

DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 17, 2020
SCALE: 1" = 30'
PROJECT NO.: 219-180
DWG. TITLE:

UTILITY PLAN

DWG. NO.:
C-3

NOT FOR CONSTRUCTION



PROPOSED NEW MOB
 for
SPORTS MEDICINE NORTH
 20 HENRY GRAF JR ROAD
 NEWBURYPORT, MASSACHUSETTS

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REVISIONS

NO.	DATE	DESCRIPTION

DWG. INFO.

DATE	4-14-20
SCALE	1/8"=1'-0"
DRAWN	CADD
CHKD	
APPRVD	

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 (A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and
 (B) this plan remains the property of ConSery Group Inc.

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET & JOB #: