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Planning Board Members
City of Newburyport
City Hall
60 Pleasant Street
Newburyport MA 01950

Re: Site Plan Approval 2-6 Market Street

Dear Board Members

I have reviewed the November 20, 2019 revised submittal for the above referenced project and offer the attached comments in the same order as they were addressed by the applicant. Beyond the specific comments contained in the attachment I have specific concerns regarding the completeness of the plans.

The proponent plans to tie roof drainage into the City's stormwater drainage system which is potentially a good design and will lessen the probability of flooding on Merrimac Street. However, the Existing Conditions Plan and the Site Plan show only one manhole within the intersection of Summer and Merrimac Streets when in fact there are six manholes in the area. The plans show the drainage system tying into the sewer system at a location where a manhole is not shown. This configuration of utilities needs to be checked with DPS to determine if the plan is correct. Discharging surface water into a sewer system is unacceptable.

Architectural plan AO.1 clearly shows a brick sidewalk and granite curbing. The brick sidewalk which surrounds the property on the west north and east sides extends approximately 15 feet south of the property line on Market Street. Drawing AO.1 shows what appears to be a driveway apron at both Summer Street and Market Street. The granite curb on plan AO.1 extends across the sidewalk defining the driveway. What appear to be curb openings for Handicapped access are shown at Merrimac Street. Construction details are not provided.

The engineering Site Plan does not show or specify a brick sidewalk or provide a detail for construction of a brick sidewalk. Lines which could be granite curb on the Site Plan are not labeled as granite curb and are not labeled existing or proposed. The sidewalk is not dimensioned. The curb does not extend through the sidewalk as it does on plan AO.1. The locations of Handicapped ramps are not shown. A driveway apron is not shown. The engineering plans should be upgraded to reflect the architect's intent and properly dimensioned with adequate details for construction.

Thirteen parking spaces are shown on the plan where according to code 14 are required. The proponent has proposed to pay ITIF for a space in the parking garage. However, there may not be adequate aisle width for all of the spaces proposed. (See my attached comments).

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I had asked that a Construction Sequencing plan be submitted with the revisions. The proponent has stated that a Construction Management Plan will be submitted to the City in advance of construction. Since the work will disrupt the function of three streets it is important that the length of time the work takes place in the streets is minimized and preferably the work can be sequenced so that construction is not taking place in three streets at once.

Very truly yours

Philip G. Christiansen P.E.