

LEGEND

- EXISTING GRADE CONTOUR ——— 22 TEST PIT
- EXISTING SPOT GRADE ELEV. +14.92
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE
- APPROX. EXISTING WATER LINE ——— W ———
- EXISTING DRAIN CATCHBASIN □
- EXISTING DRAIN LINE ——— D ———
- EXISTING OVERHEAD WIRES ——— O.H.W. ———
- APPROXIMATE EXISTING GAS MAIN ——— G ———
- APPROX. EXISTING SEWER LINE ——— S ———
- EXISTING SEWER MANHOLE (S)
- EXISTING STONE WALL
- EXISTING TELEPHONE MANHOLE (T)
- EXISTING DRILL HOLE (D.H.)
- EXISTING BOUND (BND.)
- PROPOSED L.E.D. POLE LIGHT
- PROPOSED CONTOUR [16]
- PROPOSED DOMESTIC WATER SERVICE ——— W ———
- PROPOSED FIRE PROTECTION WATER LINE ——— F.P. ———
- PROPOSED 6" SDR 35 PVC SEWER SERVICE (see note #4)
- PROPOSED FINISH GRADE SPOT ELEV. [15x2]
- PROPOSED EROSION CONTROL ——— X ———
- PROPOSED UNDERGROUND ELECTRIC ——— P.U.G.E. ——— (see note #4)
- PROPOSED HANDICAPPED PARKING SIGN
- PROPOSED OVERHEAD WIRES ——— O.H.W. ——— (see note #4)

PARKING REQUIREMENTS

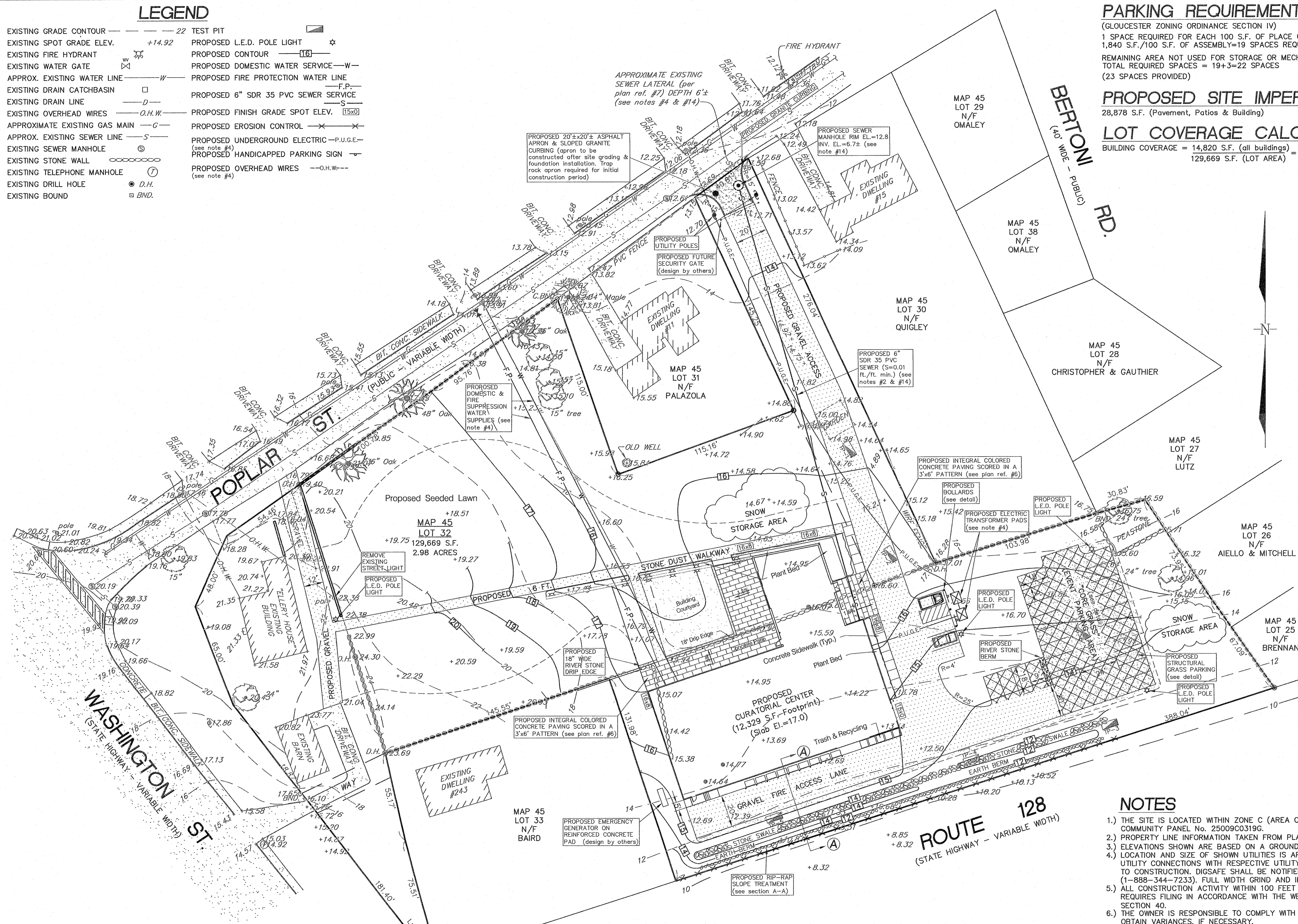
(GLOUCESTER ZONING ORDINANCE SECTION IV)
 1 SPACE REQUIRED FOR EACH 100 S.F. OF PLACE OF ASSEMBLY
 1,840 S.F./100 S.F. OF ASSEMBLY=19 SPACES REQUIRED
 REMAINING AREA NOT USED FOR STORAGE OR MECHANICAL=440 S.F./200 S.F.=3 SPACES REQUIRED
 TOTAL REQUIRED SPACES = 19+3=22 SPACES
 (23 SPACES PROVIDED)

PROPOSED SITE IMPERVIOUS AREA

28,878 S.F. (Pavement, Patios & Building)

LOT COVERAGE CALCULATION

BUILDING COVERAGE = 14,820 S.F. (all buildings) = 11.4%
 129,669 S.F. (LOT AREA)

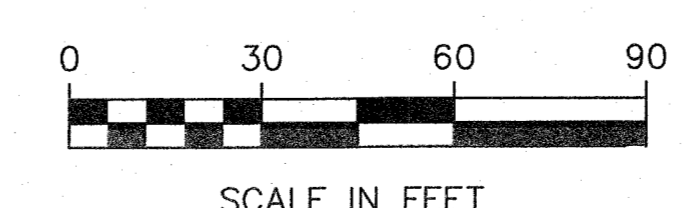


PLAN REFERENCES

- 1.) "PLAN OF LOTS ON POPLAR ST.", DATED MARCH 21, 1953, PREPARED BY DENCH & KONDELIN, SURVEYORS, E.R.D.S.D. PLAN BK. 83, PLAN 63.
- 2.) "PLAN OF LAND IN GLOUCESTER", DATED MARCH 3, 1980, PREPARED BY CIVIL ENGINEERING CONSULTANTS, INC., E.S.R.D. CERTIFICATE #52068, PLANS 40516A & 40517A.
- 3.) "PLAN OF LAND IN GLOUCESTER, MA", DATED MARCH 30, 1999, PREPARED BY COUNTY LAND SURVEYS, INC. E.R.D.S.D. PLAN BK. 336, PLAN 17.
- 4.) CITY OF GLOUCESTER ZONING MAPS.
- 5.) ARCHITECTURAL PLANS PREPARED BY DESIGNLAB ARCHITECTS
- 6.) LANDSCAPING & LIGHTING PLANS BY CBA LANDSCAPE ARCHITECTS, L.L.C.
- 7.) RECORD SEWER DRAWING BY WESTON & SAMPSON, DATED OCTOBER 1992.

NOTES

- 1.) THE SITE IS LOCATED WITHIN ZONE C (AREA OF MINIMAL FLOODING) FIRM MAP COMMUNITY PANEL No. 25009C0319G.
- 2.) PROPERTY LINE INFORMATION TAKEN FROM PLAN REFERENCES #1 & #2.
- 3.) ELEVATIONS SHOWN ARE BASED ON A GROUND SURVEY (N.A.V.D. 1988 DATUM).
- 4.) LOCATION AND SIZE OF SHOWN UTILITIES IS APPROXIMATE ONLY. CONTRACTOR TO VERIFY UTILITY CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES AND GLOUCESTER D.P.W. PRIOR TO CONSTRUCTION. DIGSAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION (1-888-344-7233). FULL WIDTH GRIND AND INLAY REQUIRED FOR ALL ROAD OPENINGS.
- 5.) ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF A WETLAND OR RESOURCE AREA REQUIRES FILING IN ACCORDANCE WITH THE WETLAND PROTECTION ACT M.G.L. 131 SECTION 40.
- 6.) THE OWNER IS RESPONSIBLE TO COMPLY WITH THE ZONING BY-LAWS AND TO OBTAIN VARIANCES, IF NECESSARY.
- 7.) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF GLOUCESTER AND THE COMMONWEALTH OF MASSACHUSETTS.
- 8.) LANDSCAPED PLANTING AREAS SHALL BE COVERED WITH 6" LOAM, WEED BARRIER & MULCH WHERE NOT OTHERWISE SPECIFIED ON PLAN REFERENCE #6.
- 9.) OWNER IS RESPONSIBLE FOR PROVIDING PROPER FOUNDATION DRAINAGE.
- 10.) THE OWNER IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.).
- 11.) ALL BUILDING ROOF DRAINAGE SHALL BE CONNECTED TO DRAINAGE SWALE WITH 6" SDR 35 PVC PIPE.
- 12.) SEE GEOTECHNICAL REPORT PREPARED BY GSI, DATED 8/5/16.
- 13.) STRUCTURAL DESIGN OF BUILDINGS, FOUNDATIONS, SIGNAGE & TRANSFORMER PADS BY STRUCTURAL ENGINEER.
- 14.) SITE UTILITY CONTRACTOR SHALL EXPLORE THE ELEVATION OF PROPOSED SEWER CONNECTION PRIOR TO INSTALLATION OF BUILDING SEWER. DESIGN ENGINEER AND PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES. FULL WIDTH GRIND AND INLAY REQUIRED FOR ALL ROAD OPENINGS.
- 15.) THE PROPOSED BUILDING IS PLANNED TO INCORPORATE AN INTERNAL SPRINKLER FIRE SUPPRESSION SYSTEM IN ORDER TO MEET APPLICABLE FIRE CODES.
- 16.) SEE PLAN REFERENCE #6 FOR SITE LIGHTING AND LANDSCAPING.



Cape Ann Museum - Curatorial Center

ASSESSOR'S MAP 45, PARCEL 32
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 Gloucester, MA 01930

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Consultants:

GATEWAY CONSULTANTS, INC.
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 P.O. BOX 6085
 GLOUCESTER, MA 01930
 OFFICE: (978) 281-6824

Project No. 4392 Drawing No. 4715

Key Plan:

Legend:

Stamp:



ZONING

SITE IS LOCATED WITHIN THE R-10 ZONING DISTRICT (see note #6)
 BUILDING SETBACKS:
 FRONT YARD: 20 FT.
 SIDE YARD: 10 FT.
 REAR YARD: 20 FT.
 MAX. BUILDING HEIGHT: 30 FT.
 MAX. ALLOWABLE LOT COVERAGE: 30%

RECORD OWNER

CAPE ANN MUSEUM, INC.
 27 PLEASANT ST.
 GLOUCESTER, MA 01930

REV No: DATE: NAME:

PROJECT No: 2016-06
 DRAWN BY: S.A.R.
 CHECKED BY: J.P.J.
 DATE: 10.11.18

DRAWING TITLE:

GRADING & DRAINAGE PLAN

10.11.18 SITE PLAN REVIEW

SHEET NUMBER:

3