

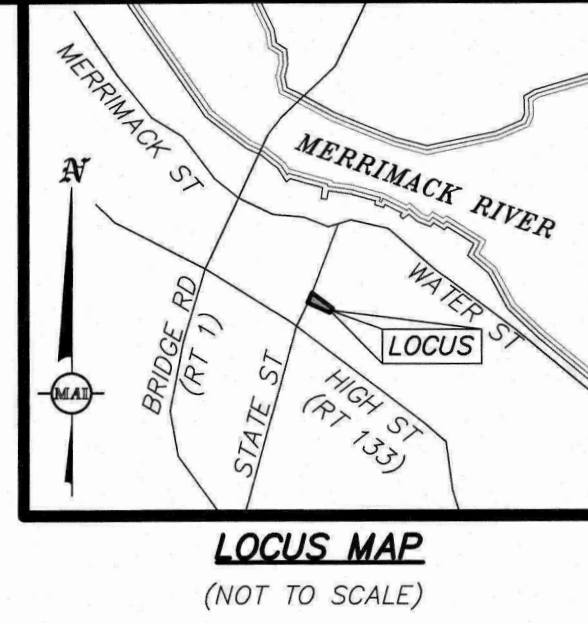
**SCHEDULE OF DIMENSIONAL CONTROLS**  
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIES	VARIES
FRONT YARD:	0 FT.	37.4± FT.	4.2± FT.
SIDE YARD:	0 FT.	2.7± FT.	4.5± FT.
REAR YARD:	0 FT.	4.5± FT.	5.5± FT.
BUILDING LOT COVERAGE:	100%	18%	40%

**TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



**EROSION CONTROL LEGEND**

- PROPOSED FILTERMITT
- PROPOSED CATCHBASIN INLET PROTECTION

**EROSION CONTROL NOTES:**

1. ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BY PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
2. EROSION CONTROL DEVICES SHALL BE CHECKED DAILY TO ENSURE PROPER FUNCTION.

**PROPOSED LEGEND**

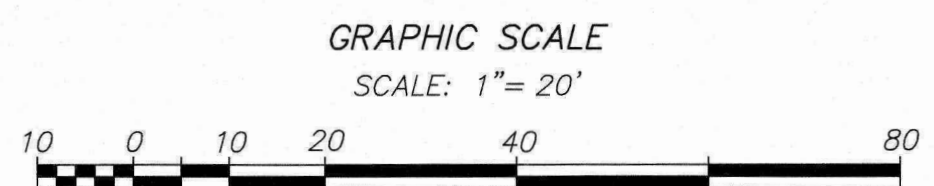
- PROPOSED GRANITE CURB
- PROPOSED WALL
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- ☆ PROPOSED DECORATIVE POLE LIGHT
- ☆ PROPOSED BOLLARD LIGHT
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PROPOSED SUB-SURFACE STORAGE FACILITY

**SITE LAYOUT, GRADING & EROSION CONTROL PLAN**  
 LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
 (ESSEX COUNTY)  
 PREPARED FOR  
**INSTITUTION FOR SAVINGS**

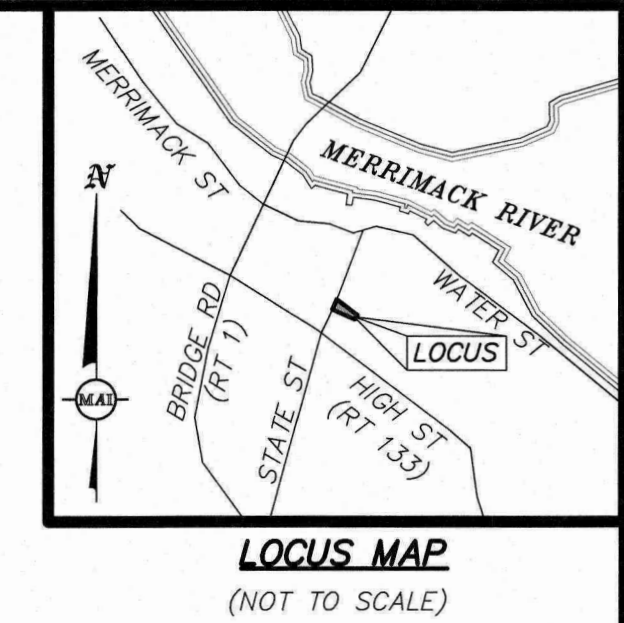
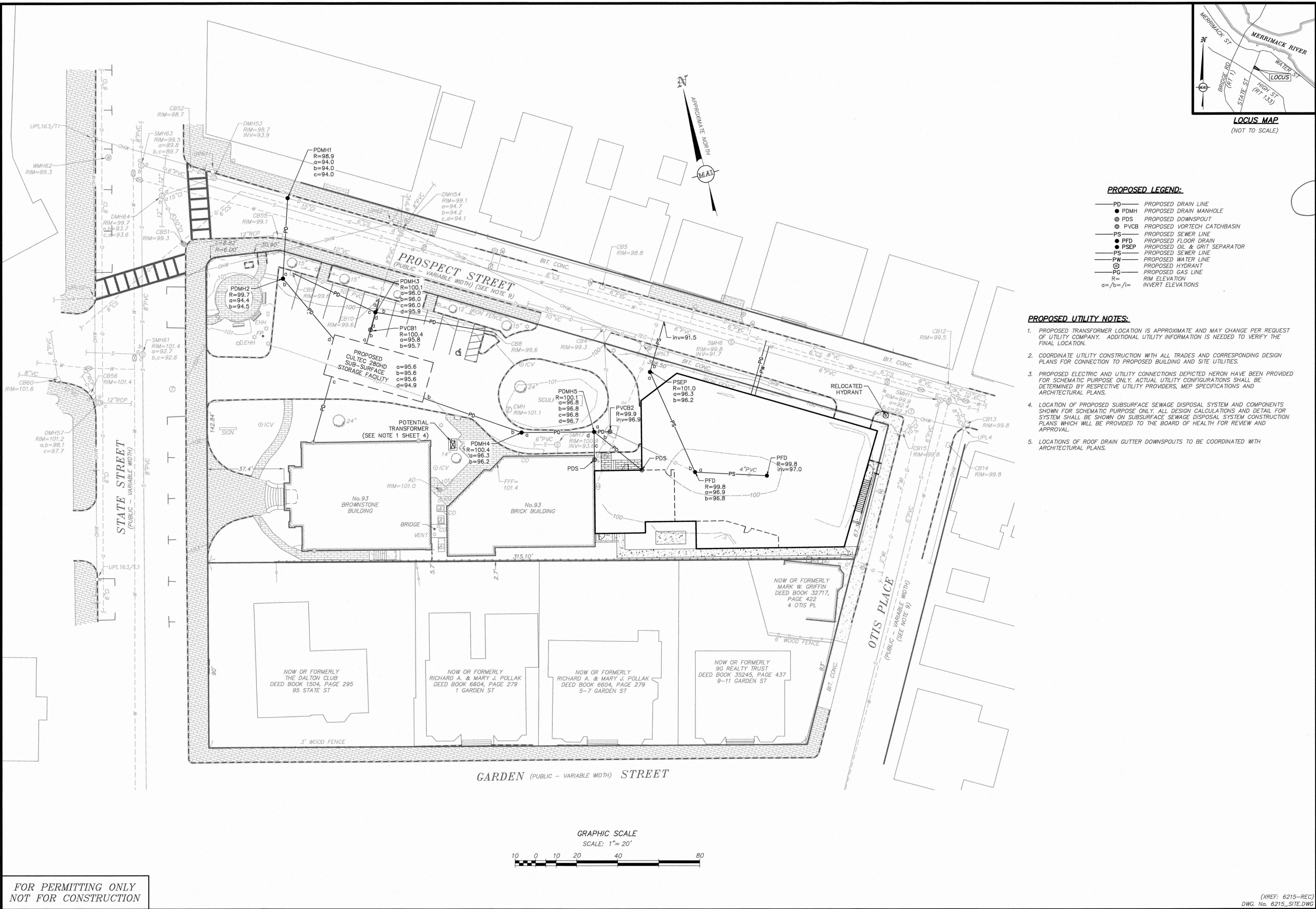
**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 299-0444  
 WWW.MERIDIANASSOC.COM

DATE: JANUARY 8, 2020  
 SCALE: 1"=20'  
 SHEET No. **3 OF 6**  
 PROJECT No. **6215**

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NOT FOR CONSTRUCTION



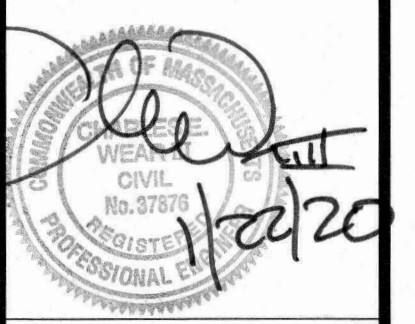




- PROPOSED LEGEND:**
- PD — PROPOSED DRAIN LINE
  - PDMH — PROPOSED DRAIN MANHOLE
  - ⊙ PDS — PROPOSED DOWNSPOUT
  - ⊙ PVCB — PROPOSED VORTECH CATCHBASIN
  - PS — PROPOSED SEWER LINE
  - PFD — PROPOSED FLOOR DRAIN
  - PSEP — PROPOSED OIL & GRIT SEPARATOR
  - PW — PROPOSED WATER LINE
  - ⊙ — PROPOSED HYDRANT
  - PG — PROPOSED GAS LINE
  - R= — RIM ELEVATION
  - a=/b=/f/= — INVERT ELEVATIONS

- PROPOSED UTILITY NOTES:**
- PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
  - COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
  - PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HEREON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSE ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS AND ARCHITECTURAL PLANS.
  - LOCATION OF PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND COMPONENTS SHOWN FOR SCHEMATIC PURPOSE ONLY. ALL DESIGN CALCULATIONS AND DETAIL FOR SYSTEM SHALL BE SHOWN ON SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PLANS WHICH WILL BE PROVIDED TO THE BOARD OF HEALTH FOR REVIEW AND APPROVAL.
  - LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

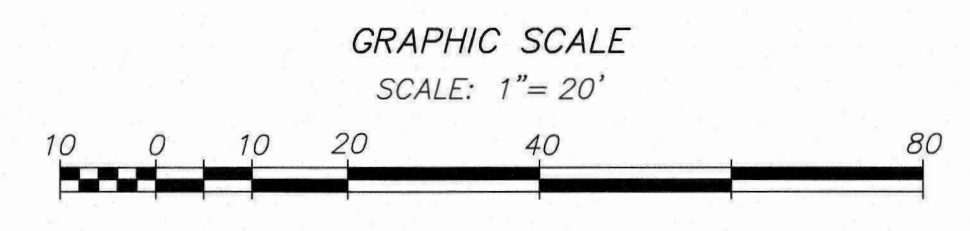
REVISIONS	DATE	DESCRIPTION	BY



93 STATE STREET  
 SITE UTILITY PLAN  
 LOCATED IN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS

**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
 BEVERLY, MASSACHUSETTS 01915  
 WESTPORT, MASSACHUSETTS 01581  
 TELEPHONE: (978) 261-1000  
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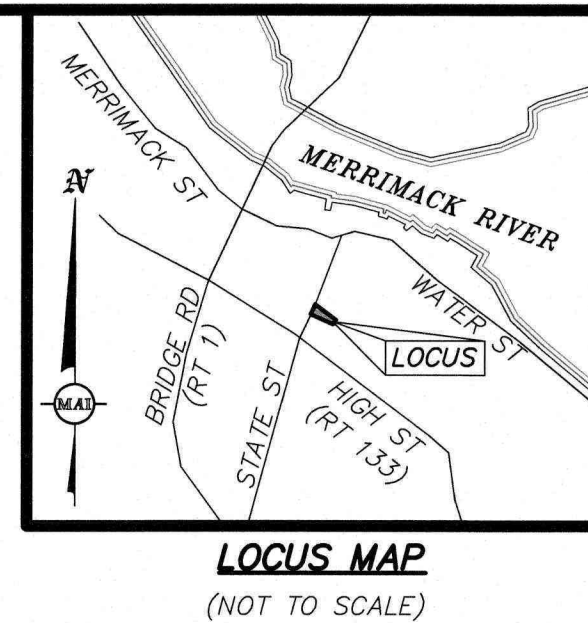
DATE: JANUARY 8, 2020  
 SCALE: 1"=20'  
 SHEET No. 4 of 6  
 PROJECT No. 6215



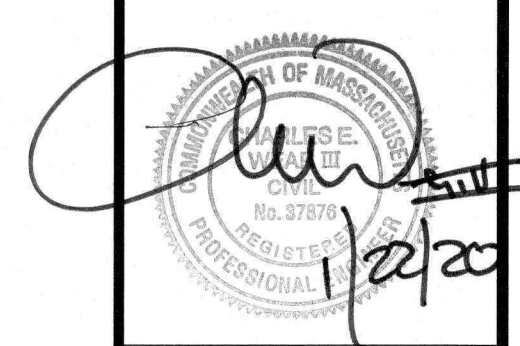
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(XREF: 6215-REC)  
DWG. No. 6215\_SITE.DWG





REVISIONS	DATE	DESCRIPTION



**PROPOSED LEGEND**

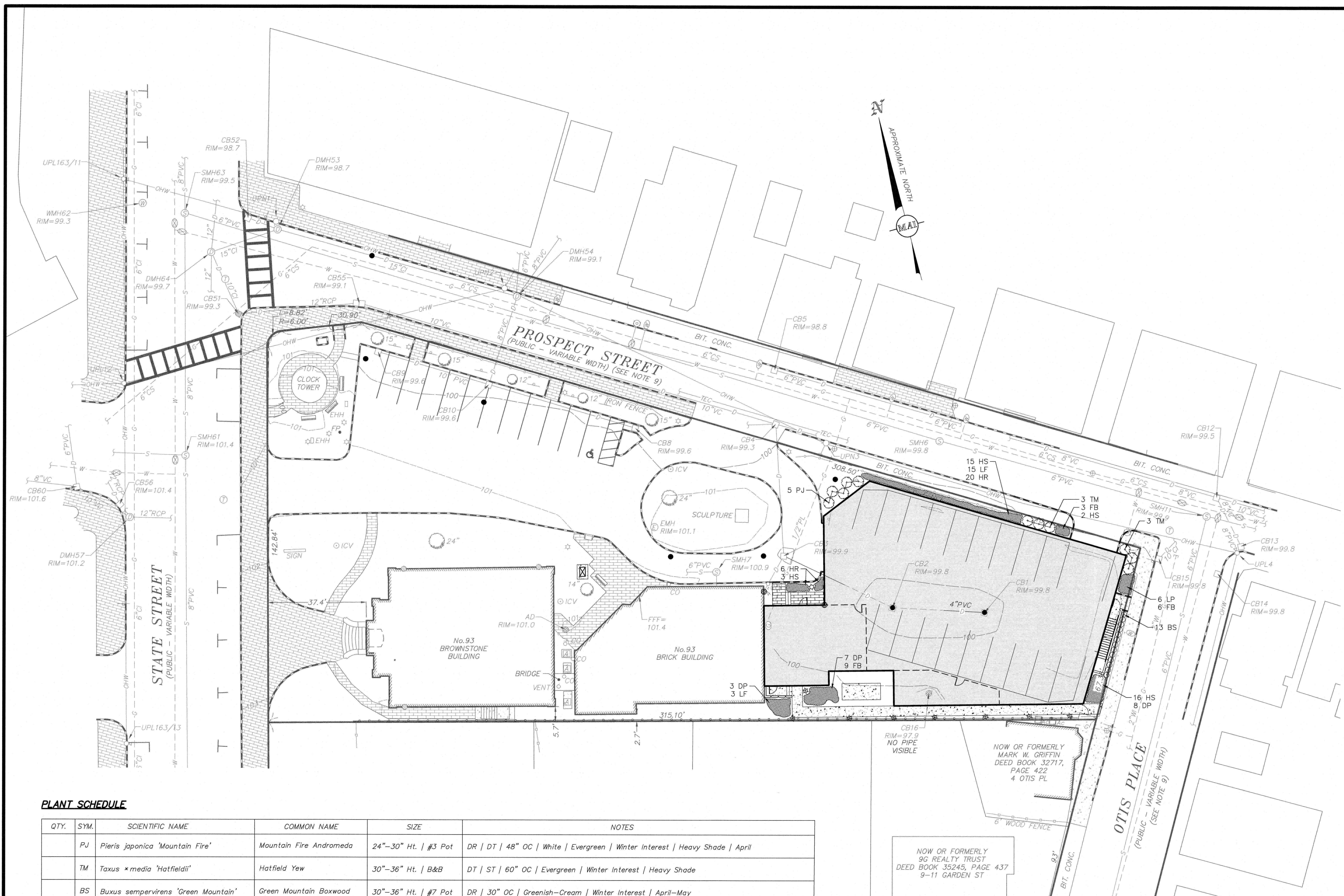
- PROPOSED SHRUBS
- PROPOSED PERENNIAL PLANTINGS

93 STATE STREET  
 LOCATED IN  
 SITE LANDSCAPE PLAN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS

**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 921-1100  
 WWW.MERIDIANASSOC.COM

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

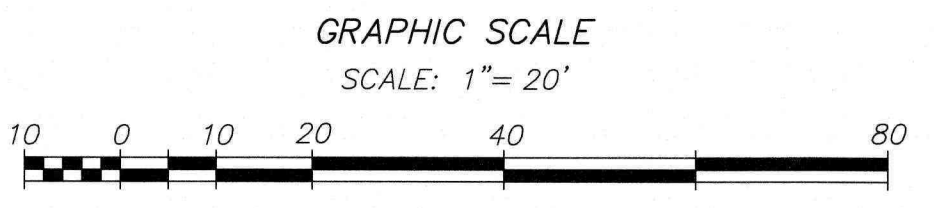
DATE: JANUARY 8, 2020  
 SCALE: 1"=20'  
 SHEET No. 5 OF 6  
 PROJECT No. 6215



**PLANT SCHEDULE**

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
	PJ	<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht.   #3 Pot	DR   DT   48" OC   White   Evergreen   Winter Interest   Heavy Shade   April
	TM	<i>Taxus x media</i> 'hatfieldii'	Hatfield Yew	30"-36" Ht.   B&B	DT   ST   60" OC   Evergreen   Winter Interest   Heavy Shade
	BS	<i>Buxus sempervirens</i> 'Green Mountain'	Green Mountain Boxwood	30"-36" Ht.   #7 Pot	DR   30" OC   Greenish-Cream   Winter Interest   April-May
	DP	<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	#1 Pot	DR   N   30" OC   Fall Color   Heavy Shade
	HS	<i>Hosta</i> 'Big Daddy'	Big Daddy Hosta	#1 Pot	ST   30" OC   White-Pale Lavender   Hummingbirds   Showy   Heavy Shade   July-August
	LF	<i>Leucothoe fontanesiana</i>	Leucothoe	#2 Pot	ST   30" OC   White   Fragrant   Heavy Shade   May
	FB	<i>Hosta</i> 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#2 Pot	ST   30" OC   White   Fragrant   Hummingbirds   Heavy Shade   June-July
	HR	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	#1 Pot	DR   DT   ST   12" OC   Yellow   Butterflies   Fragrant   June-October

B&B = BALLED & BURLAPPED | DR = DEER RESISTANT | DT = DROUGHT TOLERANT | ST = SALT TOLERANT | N = NATIVE | OC = ON-CENTER



**NOTES:**

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL NEW PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS (SHEET 6 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
- ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
- ALL DISTURBED AREAS SHALL BE RE-SEEDED WITHIN 15 DAYS OF DISTURBANCE OR REPLANTING AS SHOWN HEREON WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYE GRASS, 10% KENTUCKY BLUEGRASS) AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.

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(XREF: 6215-REC)  
 DWG. No. 6215\_SITE.DWG