

PERMIT SITE DEVELOPMENT PLANS
(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION)

93 STATE STREET
(MAP: 14 LOTS: 39 & 40)

LOCATED IN

NEWBURYPORT, MASSACHUSETTS

DATE: JANUARY 8, 2020
REVISED: FEBRUARY 6, 2020
REVISED: MARCH 25, 2020
REVISED: MAY 20, 2020
REVISED: OCTOBER 14, 2020
REVISED: JANUARY 06, 2021
REVISED: MARCH 10, 2021

OWNER/APPLICANT:
INSTITUTION FOR SAVINGS
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950



500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581
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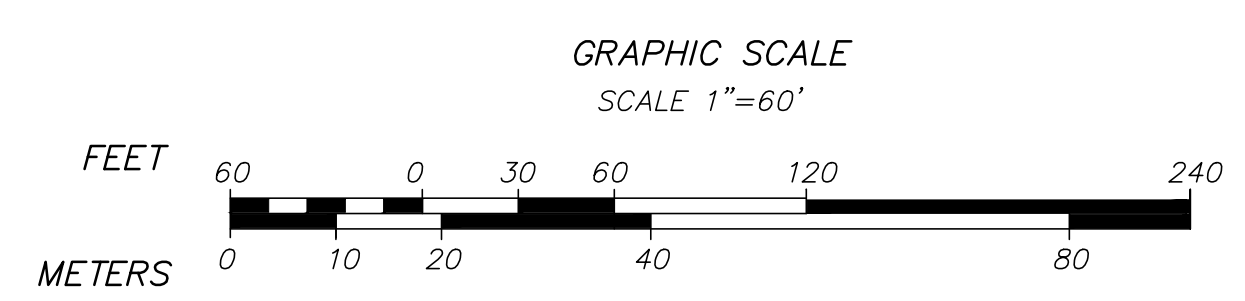
DRAWING INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 RECORD CONDITIONS/DEMOLITION PLAN
- SHEET 3 SITE LAYOUT, GRADING & EROSION CONTROL PLAN
- SHEET 4 SITE UTILITY PLAN
- SHEET 5 LANDSCAPING PLAN
- SHEET 6 SITE DETAILS
- SHEET 7 SITE DETAILS

APPROVED BY PLANNING BOARD

DATE: _____

LOCUS CONTEXT MAP



SCHEDULE OF DIMENSIONAL CONTROLS

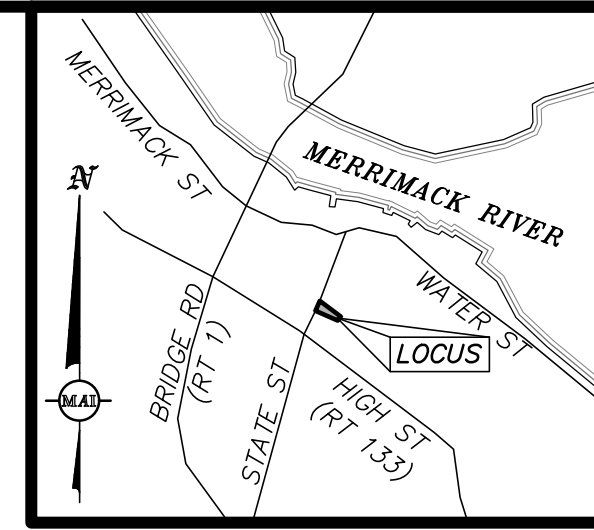
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

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.	5.3 FT.
SIDE YARD:	0 FT.	126.4± FT.	9.6 FT.
REAR YARD:	0 FT.	2.7± FT.	4.9± FT.
PARKING SPACES:	58	36	62

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)



LOCUS MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

- PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

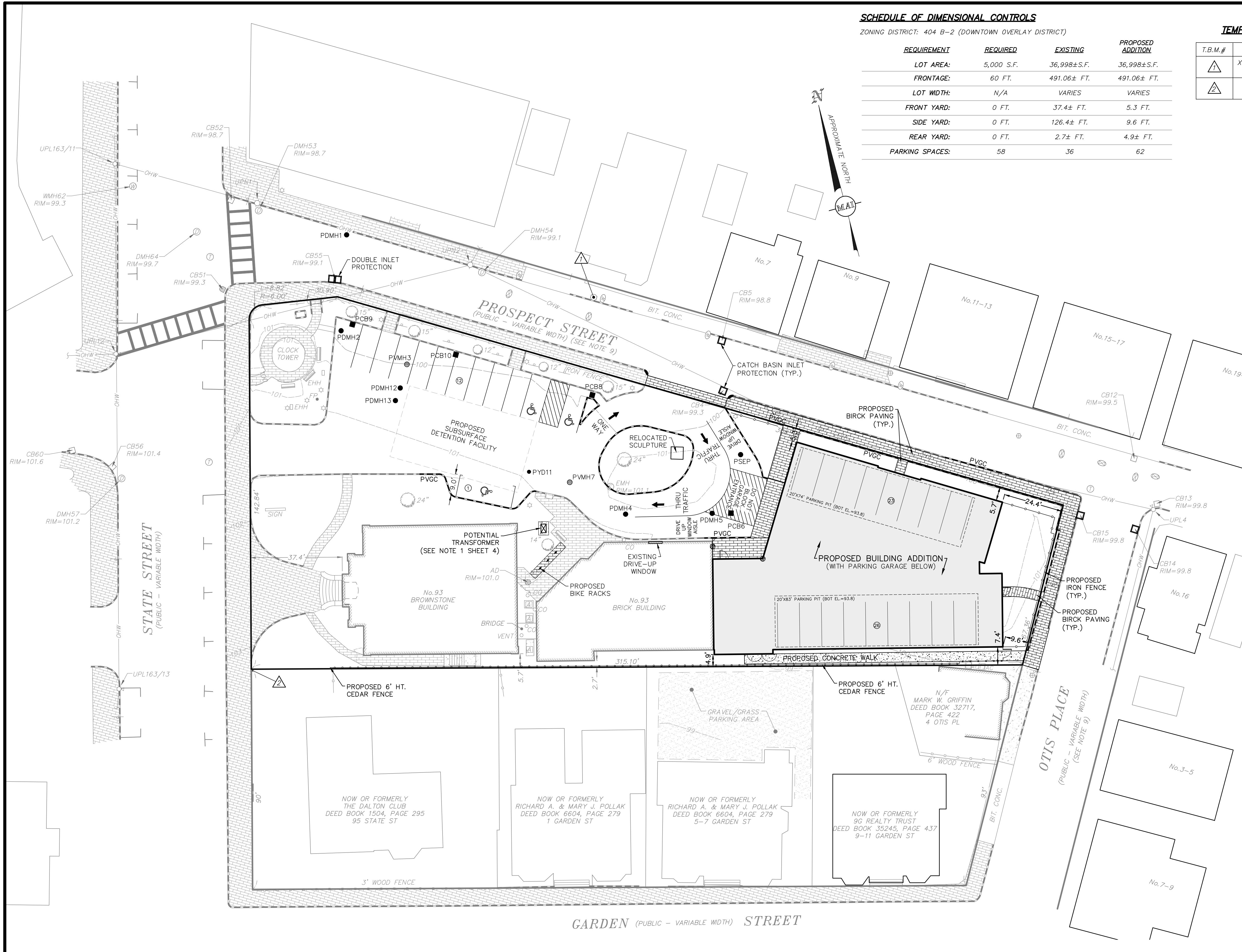
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BY PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

PROPOSED LEGEND

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED IRON FENCE (MATCH EXISTING)
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- PROPOSED WHEELCHAIR RAMP
- PROPOSED DECORATIVE POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BIKE RACK
- PROPOSED DRAIN MANHOLE
- PROPOSED VORTECH CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED VERTICAL GRANITE CURB

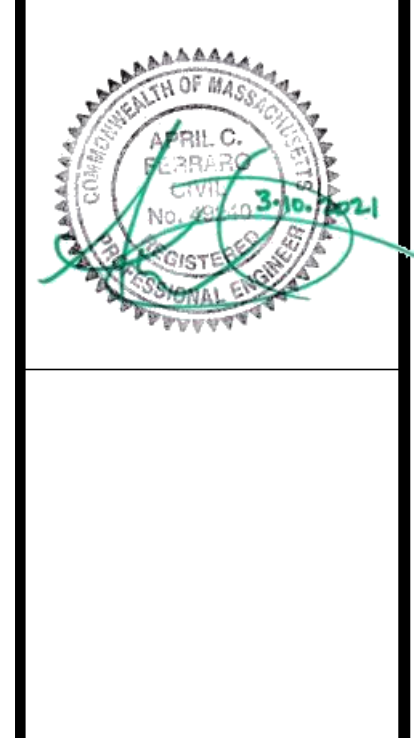
PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LOT 2600X6750 SUBTERRANEAN PARKING SYSTEM.



REVISIONS

NO.	DATE	DESCRIPTION
03/10/21		REVISED SUBMISSION
01/06/21		REVISED SUBMISSION

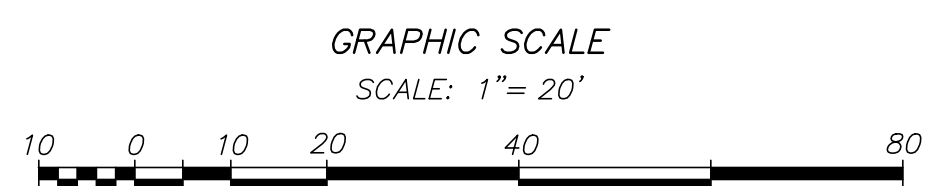


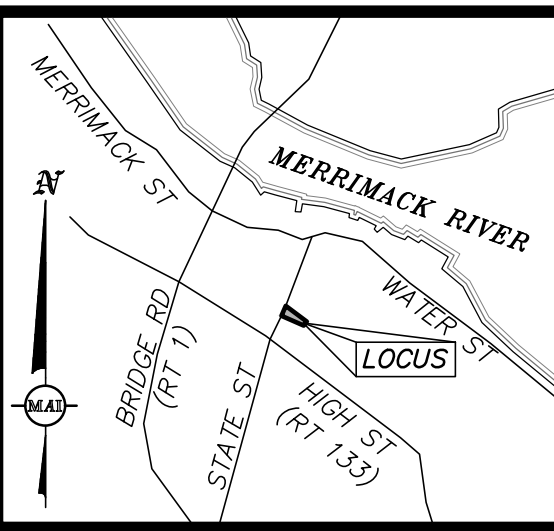
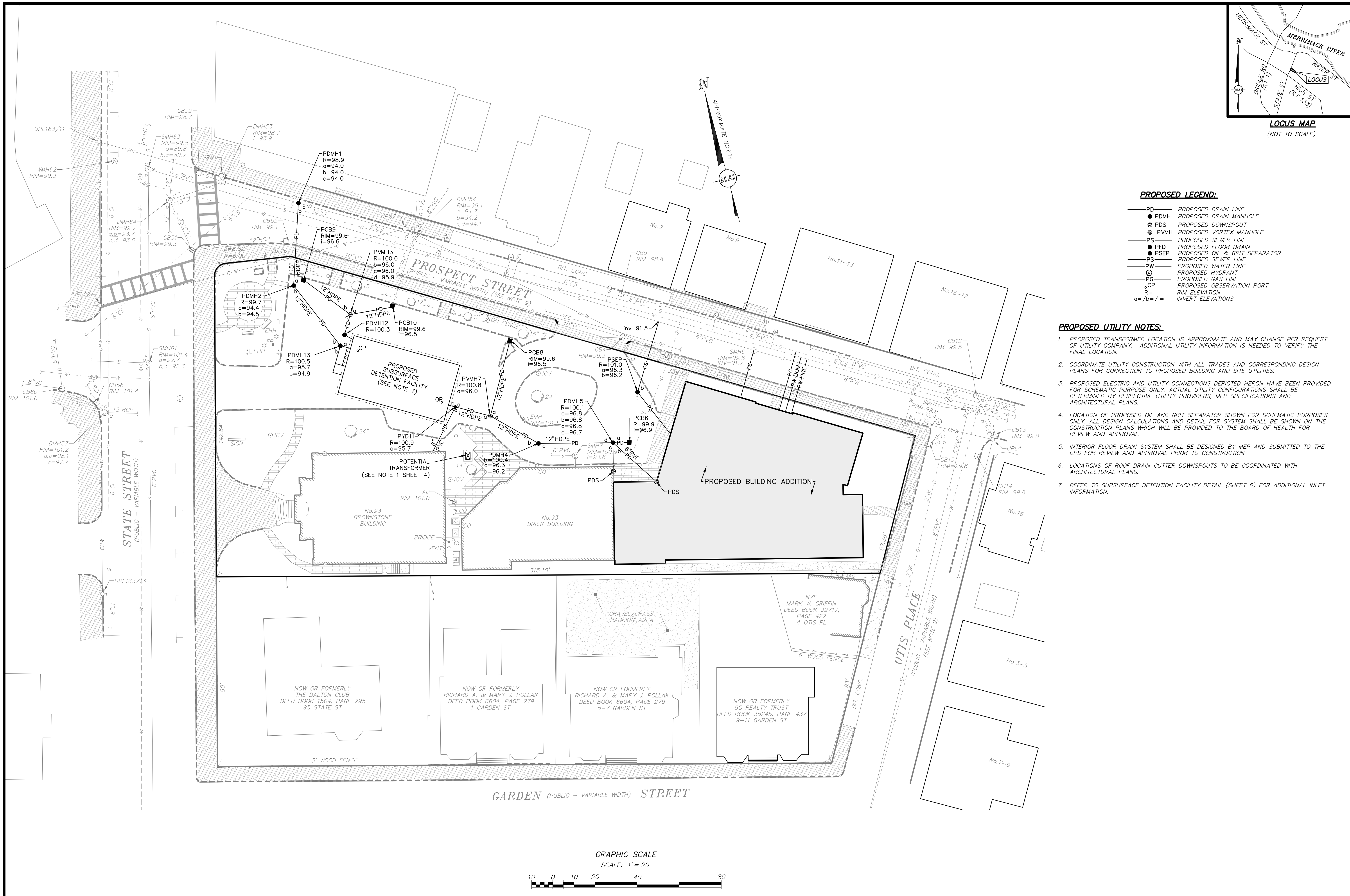
93 STATE STREET
SITE LAYOUT, GRADING & EROSION CONTROL PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 WWW.MERIDIANASSOC.COM
 DESIGNED BY: NAB
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020
 SCALE: 1"=20'
 SHEET No. 3 of 7
 PROJECT No. 6215

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION





PROPOSED LEGEND:

- PD — PROPOSED DRAIN LINE
- PDMH PROPOSED DRAIN MANHOLE
- ⊙ PDS PROPOSED DOWNSPOUT
- ⊙ PVMH PROPOSED VORTEX MANHOLE
- PS — PROPOSED SEWER LINE
- PFD PROPOSED FLOOR DRAIN
- PSEP PROPOSED OIL & GRIT SEPARATOR
- PS — PROPOSED SEWER LINE
- PW — PROPOSED WATER LINE
- ⊙ PROPOSED HYDRANT
- PG — PROPOSED GAS LINE
- OP PROPOSED OBSERVATION PORT
- R= RIM ELEVATION
- a/b/=i= INVERT ELEVATIONS

PROPOSED UTILITY NOTES:

1. PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
2. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
3. PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HERON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSE ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS AND ARCHITECTURAL PLANS.
4. LOCATION OF PROPOSED OIL AND GRIT SEPARATOR SHOWN FOR SCHEMATIC PURPOSES ONLY. ALL DESIGN CALCULATIONS AND DETAIL FOR SYSTEM SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHICH WILL BE PROVIDED TO THE BOARD OF HEALTH FOR REVIEW AND APPROVAL.
5. INTERIOR FLOOR DRAIN SYSTEM SHALL BE DESIGNED BY MEP AND SUBMITTED TO THE DPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
6. LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
7. REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.

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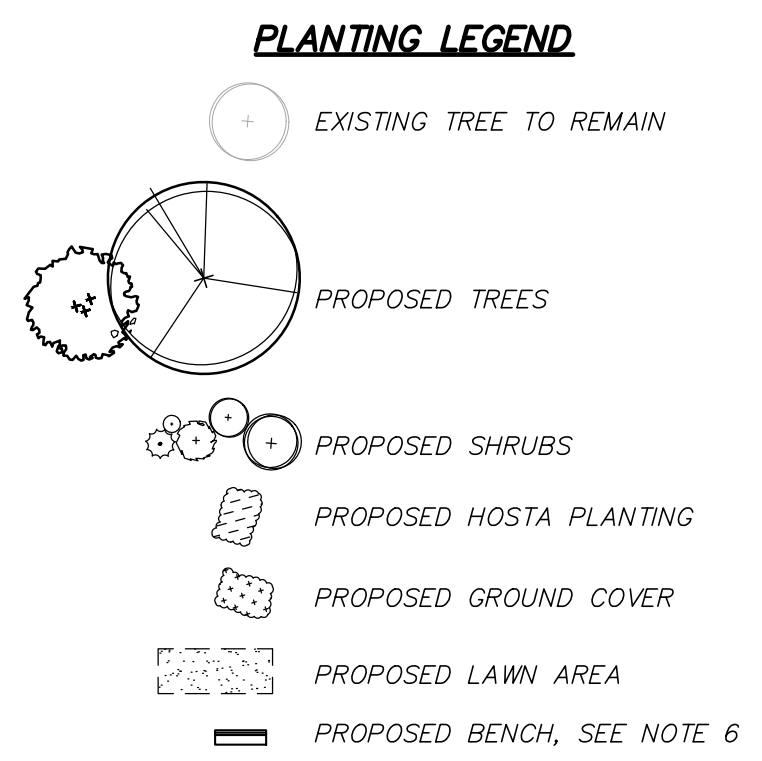
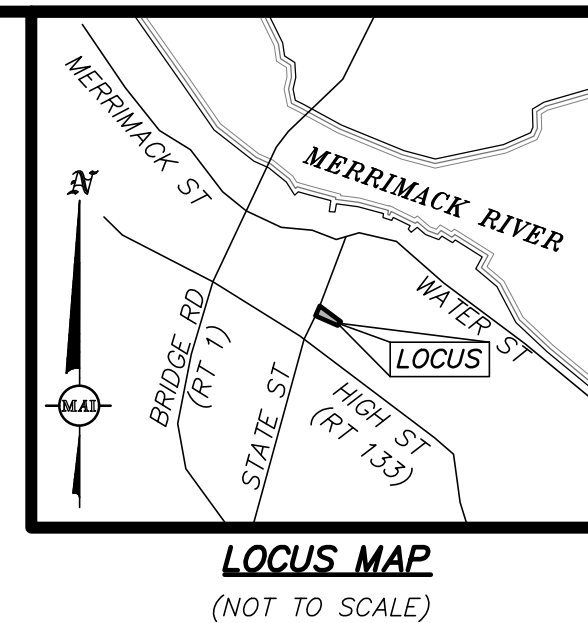
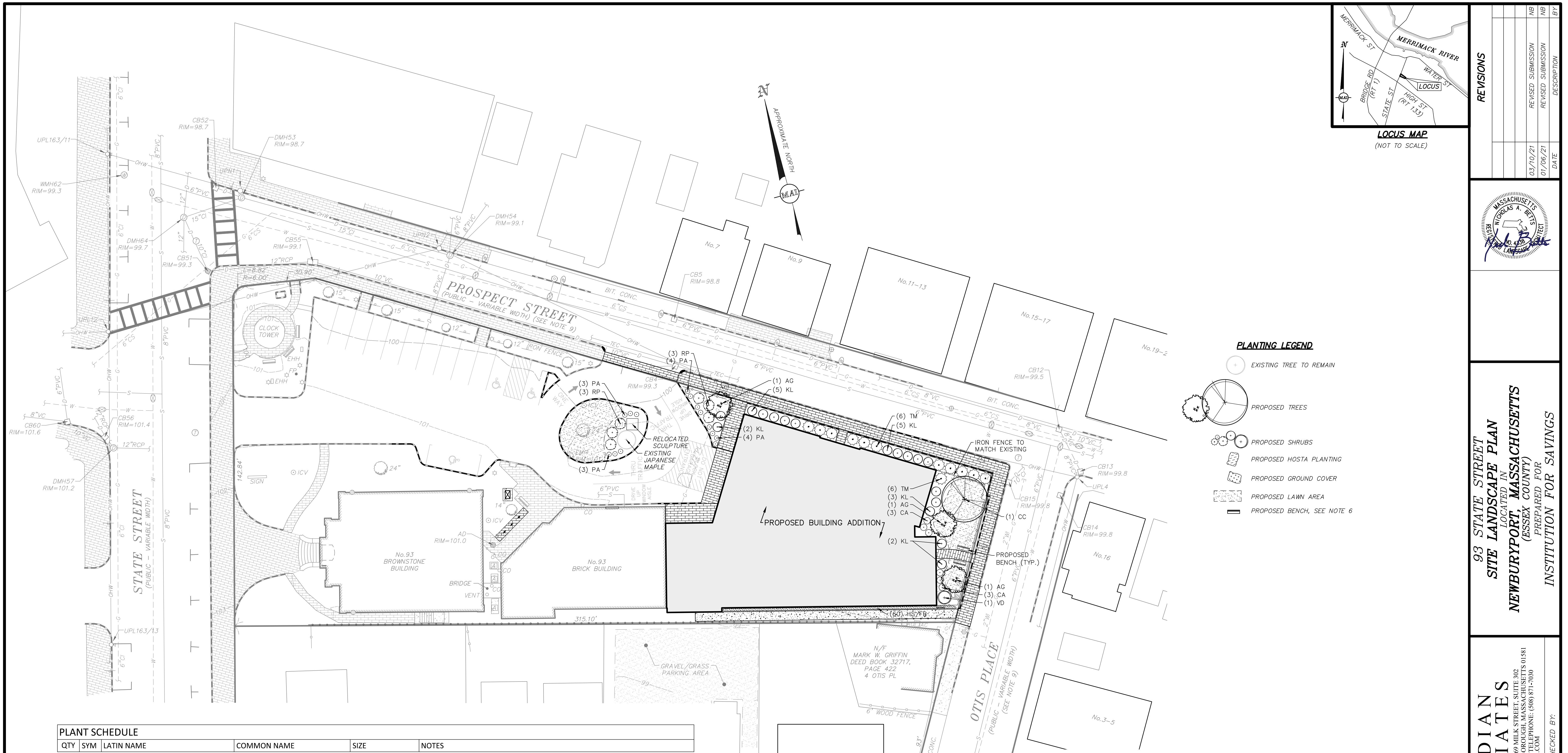
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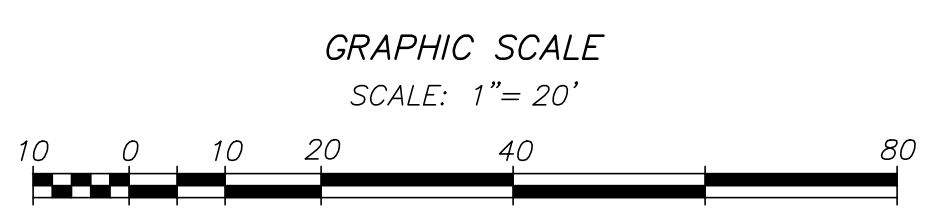
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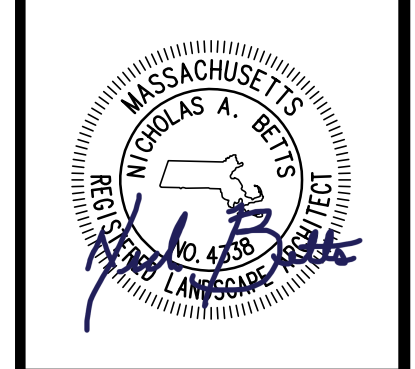
PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
3	AG	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6'-8' Ht. MS B&B	BR N ST White Birds Showy Edible Fruit Fall Color April-May
1	CC	Carpinus caroliniana	American Hornbeam	3"-3.5" Cal. B&B	DT N White Street Tree Fall Color February
SHRUBS					
6	CA	Clethra alnifolia	Summersweet	24"-30" Ht. #3 Pot	BR N ST White Butterflies Showy Fragrant Heavy Shade July-August
17	KL	Kalmia latifolia	Mountain Laurel	30"-36" Ht. B&B	N DT ST Evergreen Winter Interest Heavy Shade
6	RP	Rhododendron x PJM	PJM Rhododendron	24"-30" Ht. #5 Pot	DR 60" OC Purple Winter Interest April
12	TM	Taxus x media 'Hatfieldii'	Hatfield Yew	30"-36" Ht. B&B	DT ST 60" OC Evergreen Winter Interest Heavy Shade
1	VD	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	36"-60" Ht. #7 Pot	BR DR N ST 6" OC White Birds/Butterflies May-June
PERENNIALS & GROUND COVER					
14	PA	Perovskia atriplicifolia	Russian Sage	#1 Pot	DR DT ST 18" OC Purple Birds/Butterflies June-August
30	HS	Hosta 'Big Daddy'	Big Daddy Hosta	#1 Pot	ST 30" OC White-Pale Lavender Hummingbirds Showy Heavy Shade July-August
30	FB	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#2 Pot	ST 30" OC White Fragrant Hummingbirds Heavy Shade June-July

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



- 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 7 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
 - PROPOSED BENCHES SHALL MATCH SIZE AND STYLE OF EXISTING BENCHES FOUND ON SITE. INSTALLATION REQUIREMENTS WILL BE PROVIDED BY MANUFACTURER.
 - ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
 - ALL DISTURBED AREAS SHALL BE RE-SEEDING 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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