

**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

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

 **MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM



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

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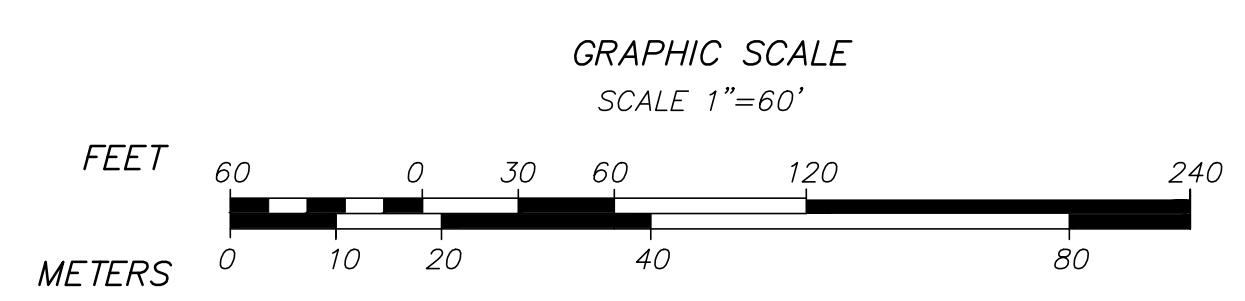
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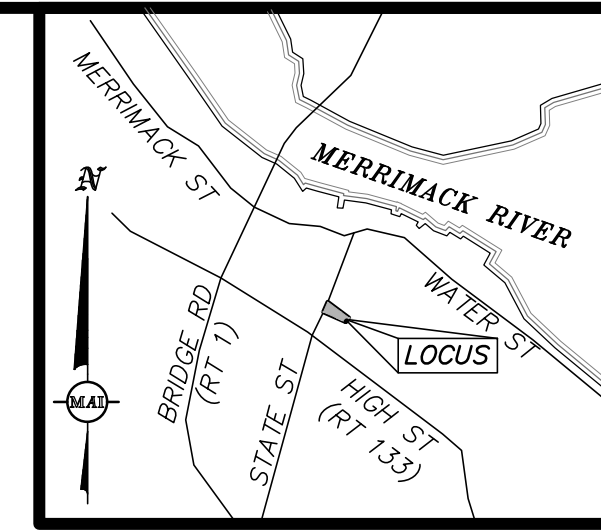
LOCUS CONTEXT MAP



**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, 3.5' A.G.	107.26

(SEE NOTE 6)



**LOCUS MAP**  
(NOT TO SCALE)

**EXISTING LEGEND:**

101	ONE FOOT CONTOUR
100	FIVE FOOT CONTOUR
—	GRANITE CURB
—	WOOD FENCE
—	RETAINING WALL
—	BRICK
—	CONCRETE
—	ASPHALT PARKING AREA TO BE REMOVED
—	SIGN
—	HANDICAP RAMP
—	BOLLARD
—	BENCH
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	COMPILED GAS LINE
—	GAS GATE
—	GAS METER
—	COMMUNICATIONS LINE
—	UNDERGROUND CABLE PAINT MARKING
—	TELEPHONE MANHOLE
—	OVERHEAD WIRES
—	COMPILED ELECTRIC LINE
—	LIGHT POLE
—	ELECTRIC MANHOLE
—	UTILITY POLE
—	UTILITY POLE WITH LIGHT
—	GUY WIRE
—	ELECTRIC HANDHOLE
—	AIR CONDITIONER
—	DRAIN LINE
—	COMPILED DRAIN LINE
—	DRAIN MANHOLE
—	COMPILED DRAIN MANHOLE
—	CATCH BASIN
—	COMPILED CATCH BASIN
—	AREA DRAIN/ROUND CATCH BASIN
—	D-SHAPE CATCH BASIN
—	DOUBLE CATCH BASIN
—	CLEANOUT
—	WATER LINE
—	COMPILED WATER LINE
—	UNDERGROUND WATER PAINT MARKING
—	WATER GATE
—	COMPILED WATER GATE
—	HYDRANT
—	WATER SERVICE
—	IRRIGATION CONTROL VALVE
—	SEWER LINE
—	COMPILED SEWER LINE
—	SEWER MANHOLE
—	COMPILED SEWER MANHOLE
—	TERMINUS UNKNOWN
—	ABOVE GROUND
—	BITUMINOUS CONCRETE
—	CAST IRON
—	CONCRETE
—	CORRUGATED STEEL
—	FISHED FIRST FLOOR
—	GEN
—	GRANITE CURB
—	INVERT
—	PVC
—	POLYVINYL CHLORIDE
—	STONE RETAINING WALL
—	TO BE REMOVED

**NOTES:**

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
- THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
- THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
- LIMITED PROPERTY LINES ARE DEPICTED HEREON.
- THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0136G DATED JULY 16, 2014.
- THE RIGHT OF WAY LINES FOR OTIS AND PROSPECT STREET WERE BASED UPON EVIDENCE OF OCCUPATION. MAI WAS UNABLE TO FIND RECORD STREET LAYOUTS FOR EITHER STREET. THE CITY OF NEWBURYPORT HAS NOT BEEN ABLE TO FIND ANY RECORDS OF TAKINGS OR LAYOUT PLANS TO ACCOUNT FOR THE CURRENT ROADWAY AND SIDEWALK FOOTPRINT. THE PLANS OF RECORD FOR THE SUBJECT PROPERTY COULD NOT BE PUT ON THE GROUND. THE FRONTAGE ALONG STATE STREET INDICATES THAT THE OWNERSHIP EXTENDS INTO THE APPARENT RIGHT OF WAY OF PRESENT DAY PROSPECT STREET, AS CONSTRUCTED, BASED ON LINES OF OCCUPATION.
- ALL VEGETATION INCLUDING TREES, SHRUBS, AND LANDSCAPED AREAS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED UNTIL THE COMPLETION OF ALL CONSTRUCTION RELATED ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE THE DISTURBANCE OF ANY WORK PERFORMED INSIDE OF THE "ROOT ZONE".

**RECORD OWNER:**  
INSTITUTION FOR SAVINGS IN  
NEWBURYPORT AND ITS VICINITY  
93 STATE STREET  
NEWBURYPORT, MASSACHUSETTS 01950

- DEED BOOK 764, PAGE 51
- DEED BOOK 1851, PAGE 347
- DEED BOOK 1889, PAGE 219
- DEED BOOK 3423, PAGE 564
- DEED BOOK 5448, PAGE 338
- DEED BOOK 6788, PAGE 210

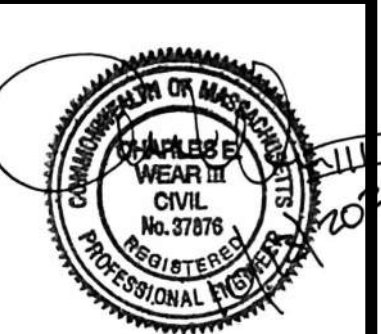
**REFERENCES:**  
- PLAN BOOK 35, PLAN 13  
- PLAN IN RECORD BOOK 2526, PAGE 1  
- PLAN 292 OF 1945  
- PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX  
SOUTH COUNTY REGISTRY OF DEEDS

**GRAPHIC SCALE**  
SCALE: 1" = 20'



REVISIONS	DESCRIPTION	DATE	BY



**RECORD CONDITIONS & DEMO PLAN**  
LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
(ESSEX COUNTY)  
PREPARED FOR  
**INSTITUTION FOR SAVINGS**

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-4447  
WWW.MERIDIANASSOC.COM



DESIGNED BY: NAB  
CHECKED BY: CEW  
DATE: OCTOBER 14, 2020  
SCALE: 1"=20'  
SHEET No. 2 OF 7  
PROJECT No. 6215

BK. #673, PG. #17,40  
DWG. NO. 6215\_REC.DWG

**SCHEDULE OF DIMENSIONAL CONTROLS**

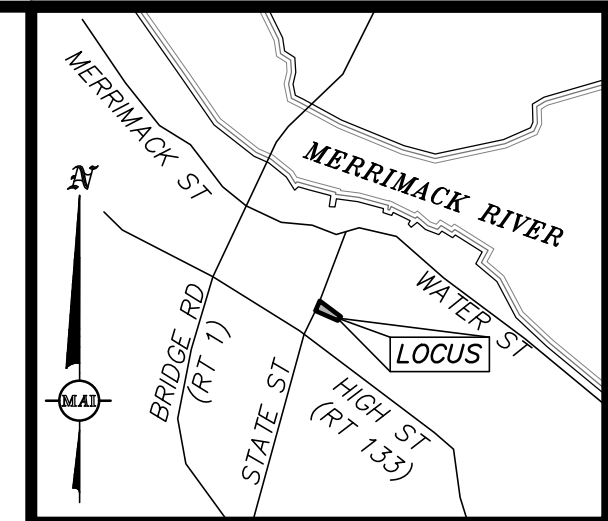
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

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.	0 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	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:**

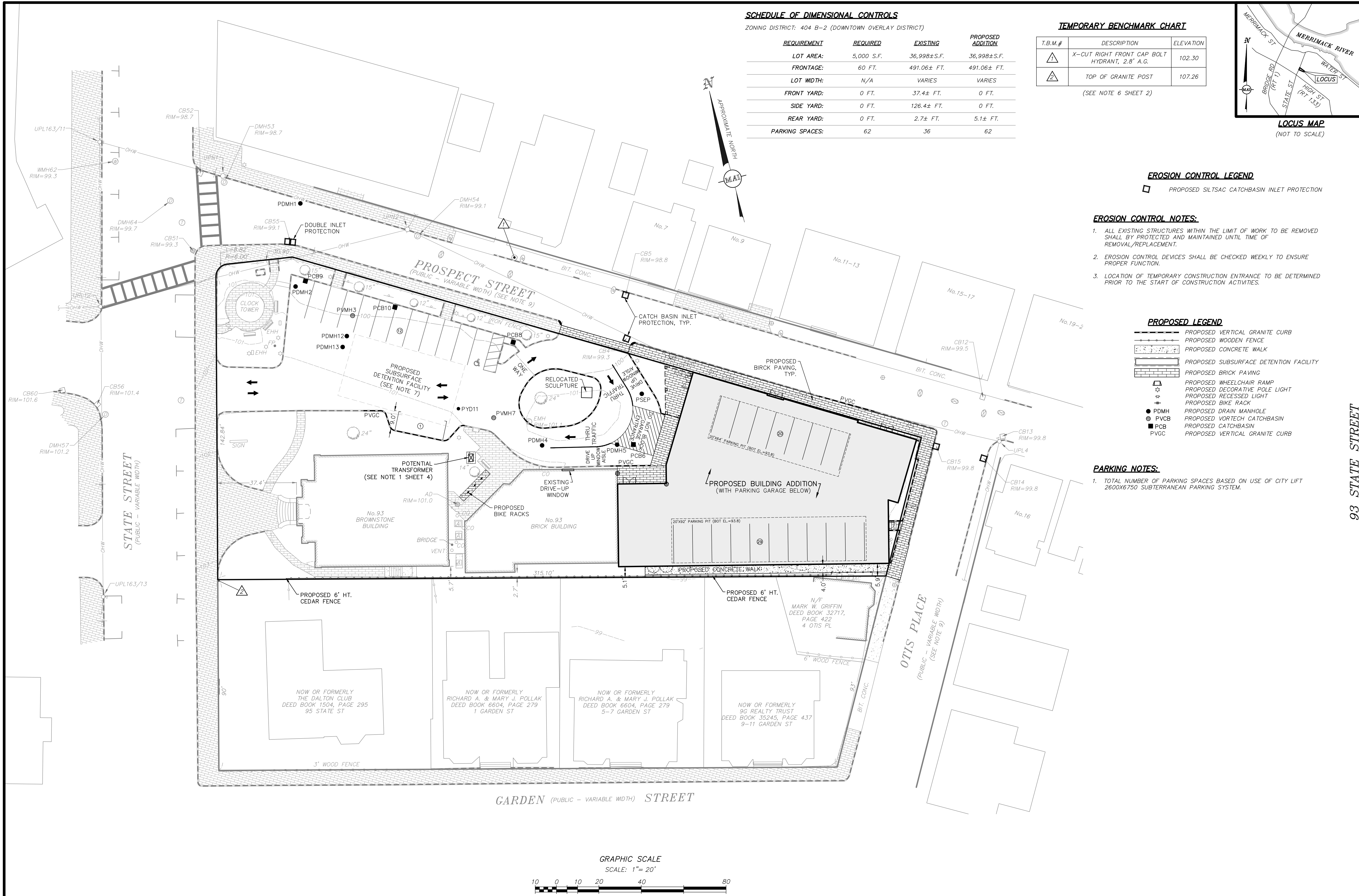
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION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

**PROPOSED LEGEND**

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- △ PROPOSED WHEELCHAIR RAMP
- △ PROPOSED DECORATIVE POLE LIGHT
- △ PROPOSED RECESSED LIGHT
- △ PROPOSED BIKE RACK
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PCB PROPOSED CATCHBASIN
- PVGC PROPOSED VERTICAL GRANITE CURB

**PARKING NOTES:**

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



**REVISIONS**  
 DATE DESCRIPTION BY

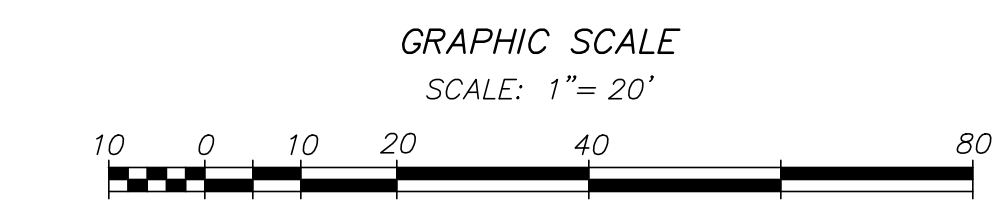
**93 STATE STREET**  
**SITE LAYOUT, GRADING & EROSION CONTROL PLAN**  
 LOCATED IN  
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 PREPARED FOR  
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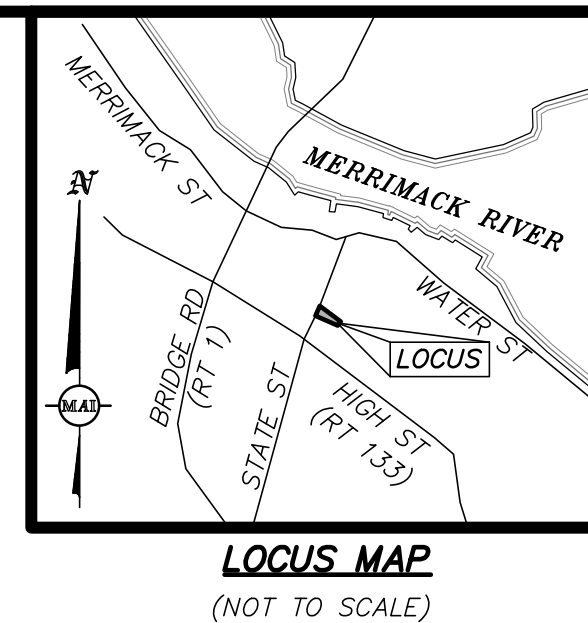
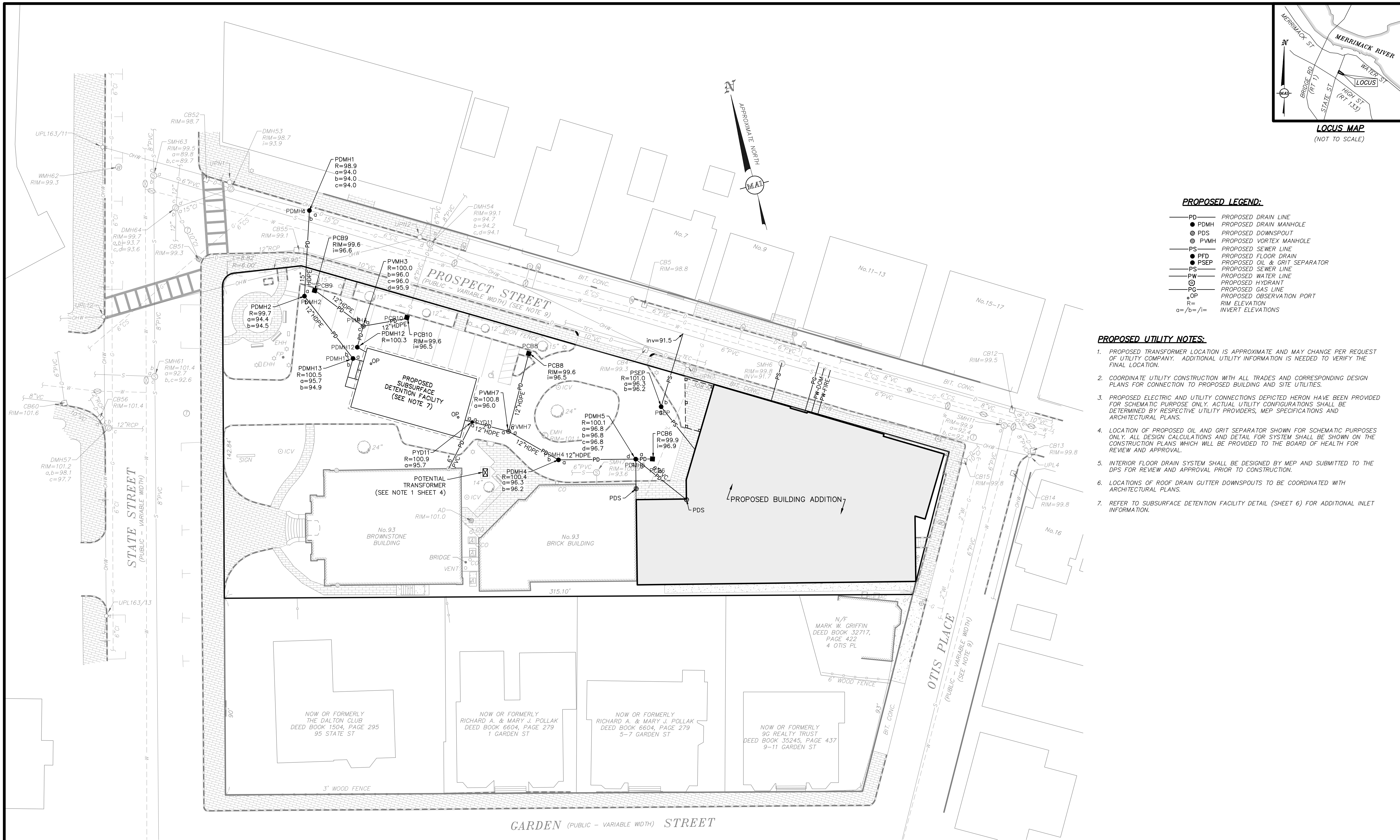
69 MILK STREET, SUITE 302  
 WESTBOROUGH, MASSACHUSETTS 01581  
 TELEPHONE: (508) 871-7030  
 WWW.MERIDIANSASSOC.COM

DESIGNED BY: NAB  
 CHECKED BY: CEW

DATE:  
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 SCALE:  
 1"=20'  
 SHEET No.  
 3 OF 7  
 PROJECT No.  
 6215

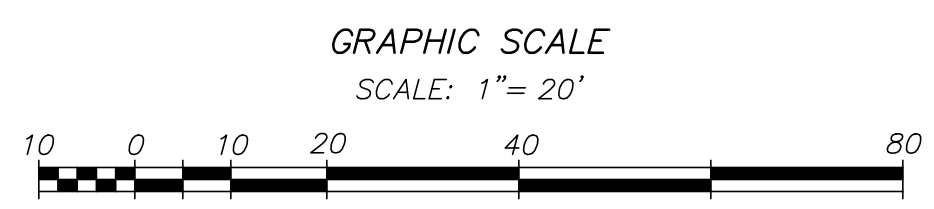


FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION



- 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:**
- 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 HERON 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 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.
  - INTERIOR FLOOR DRAIN SYSTEM SHALL BE DESIGNED BY MEP AND SUBMITTED TO THE DPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
  - REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.



REVISIONS	DATE	DESCRIPTION



93 STATE STREET  
SITE UTILITY PLAN  
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INSTITUTION FOR SAVINGS

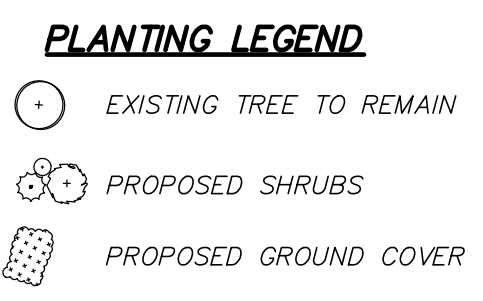
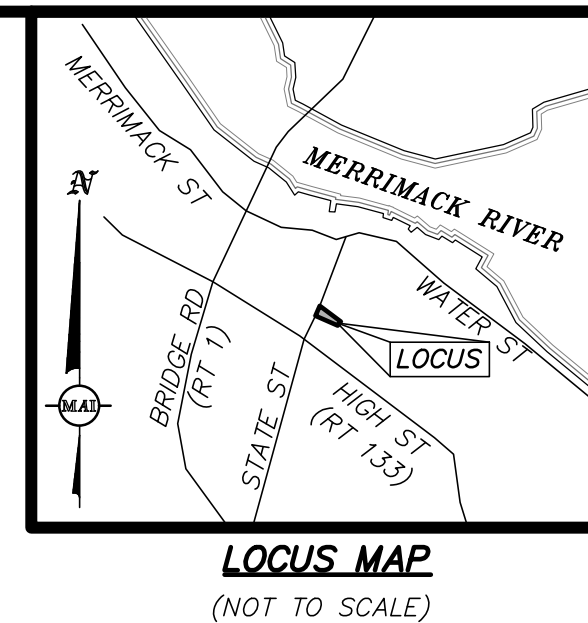
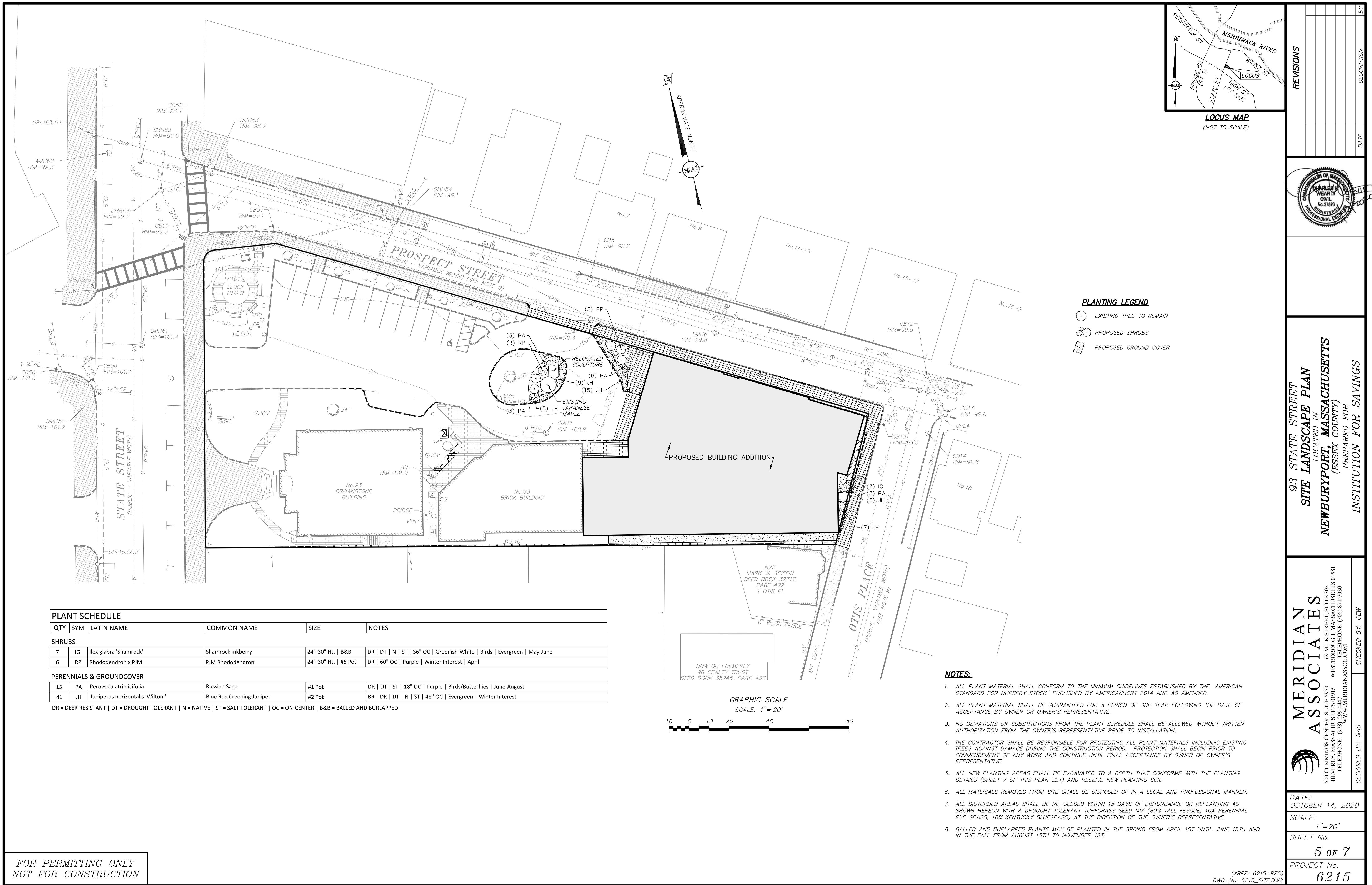
**MERIDIANS ASSOCIATES**  
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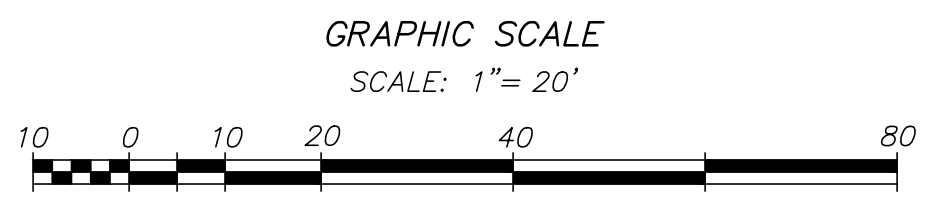
DATE: OCTOBER 14, 2020  
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SHEET No. 4 of 7  
PROJECT No. 6215

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PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SHRUBS</b>					
7	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht.   B&B	DR   DT   N   ST   36" OC   Greenish-White   Birds   Evergreen   May-June
6	RP	Rhododendron x PJM	PJM Rhododendron	24"-30" Ht.   #5 Pot	DR   60" OC   Purple   Winter Interest   April
<b>PERENNIALS &amp; GROUND COVER</b>					
15	PA	Perovskia atriplicifolia	Russian Sage	#1 Pot	DR   DT   ST   18" OC   Purple   Birds/Butterflies   June-August
41	JH	Juniperus horizontalis 'Wilton'	Blue Rug Creeping Juniper	#2 Pot	BR   DR   DT   N   ST   48" OC   Evergreen   Winter Interest

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.
  - 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.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY



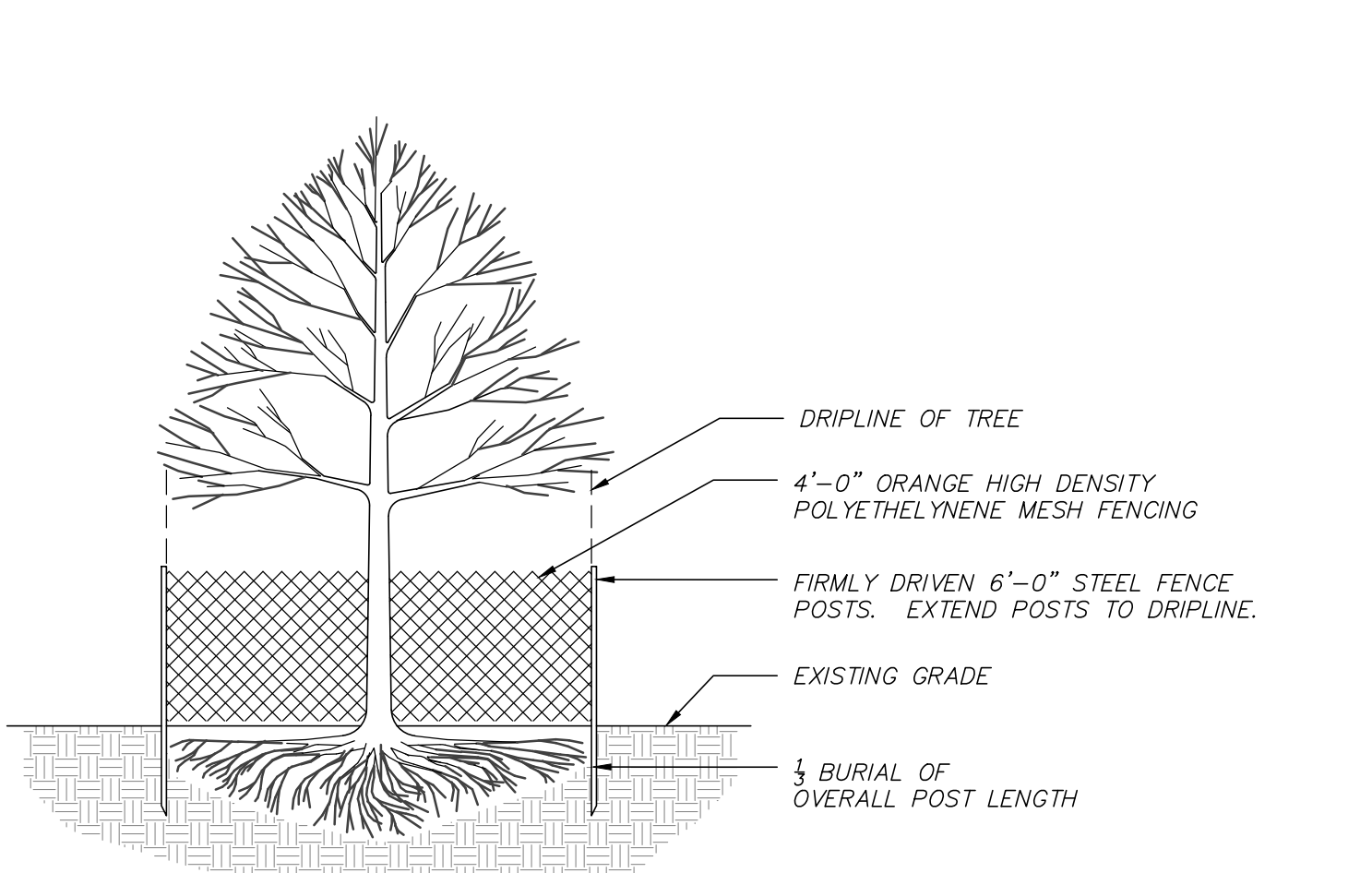
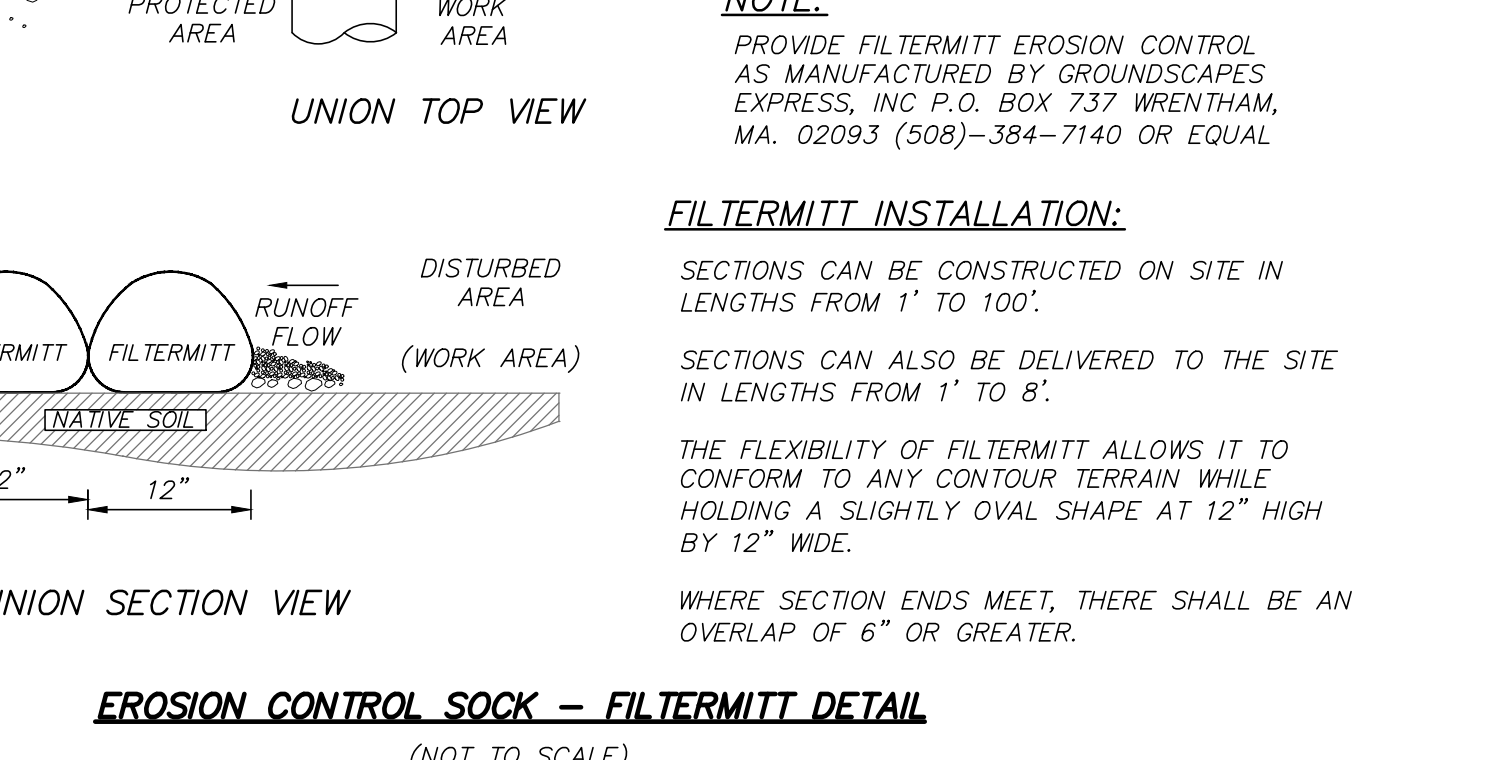
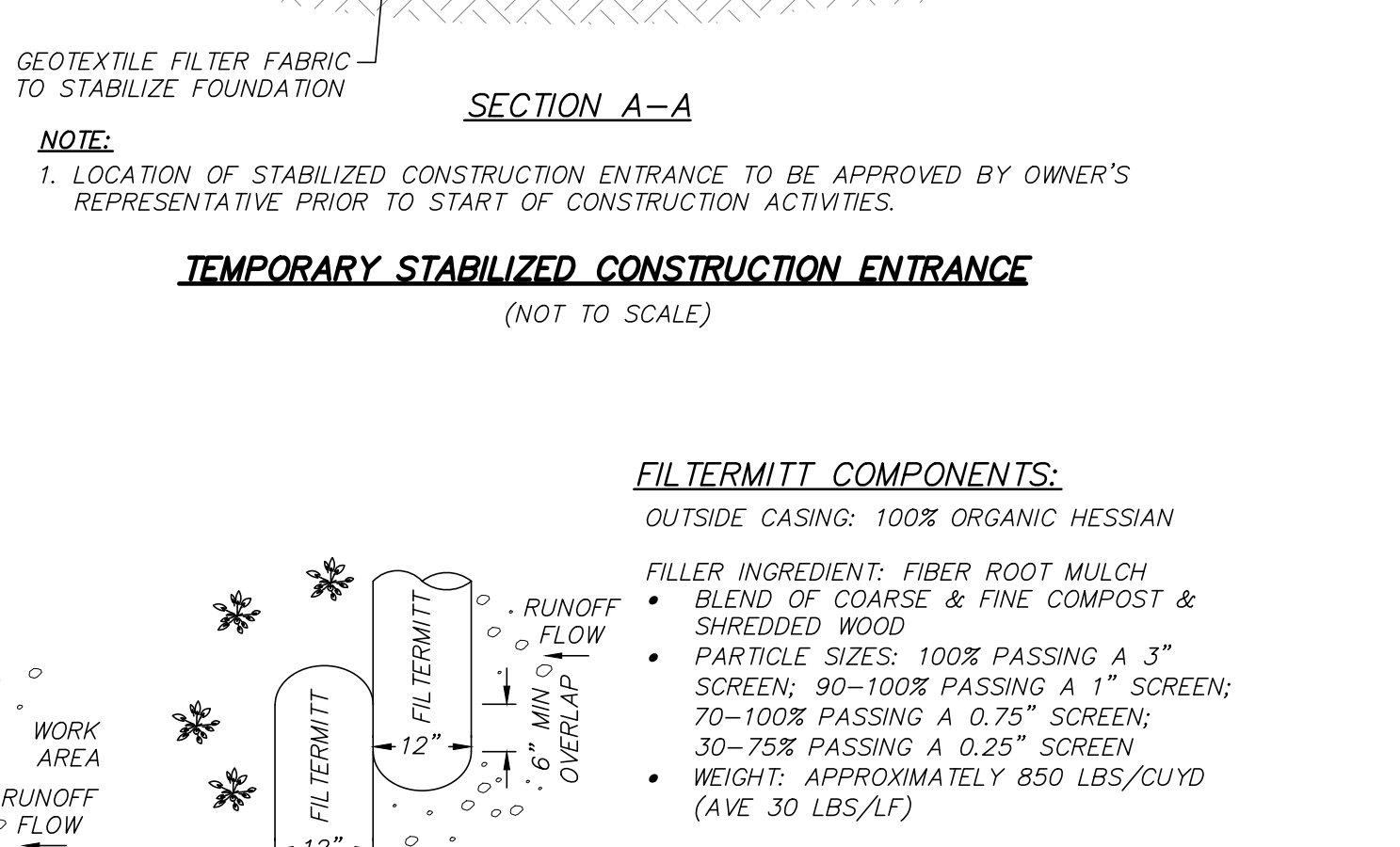
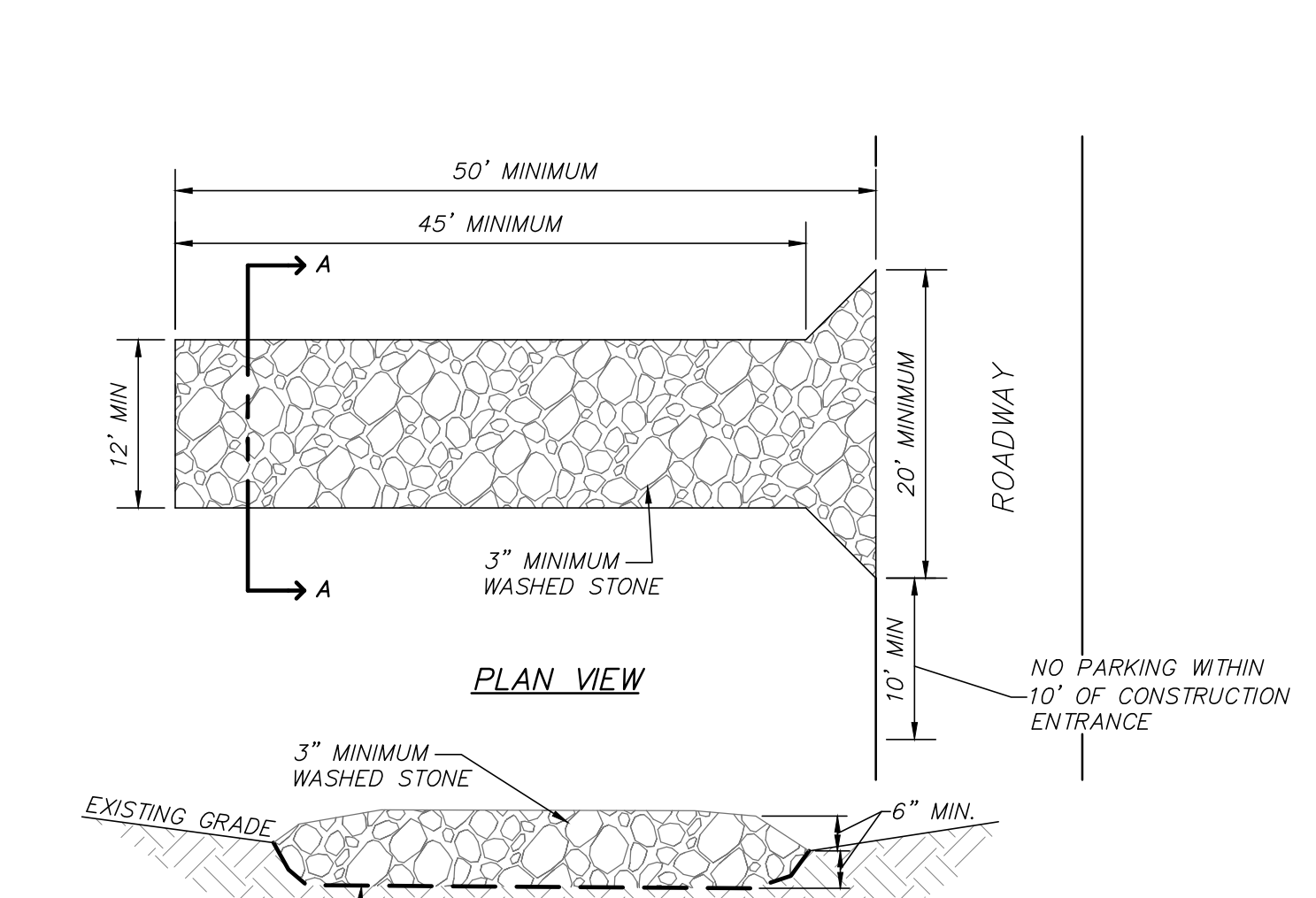
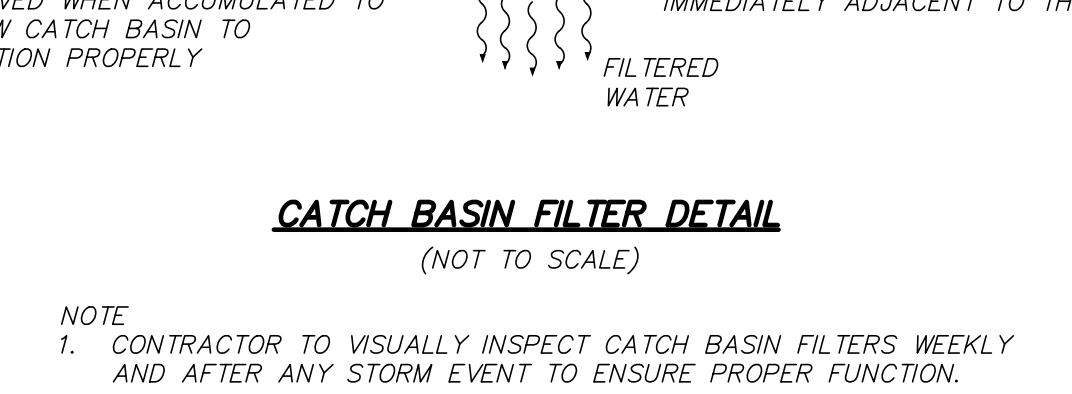
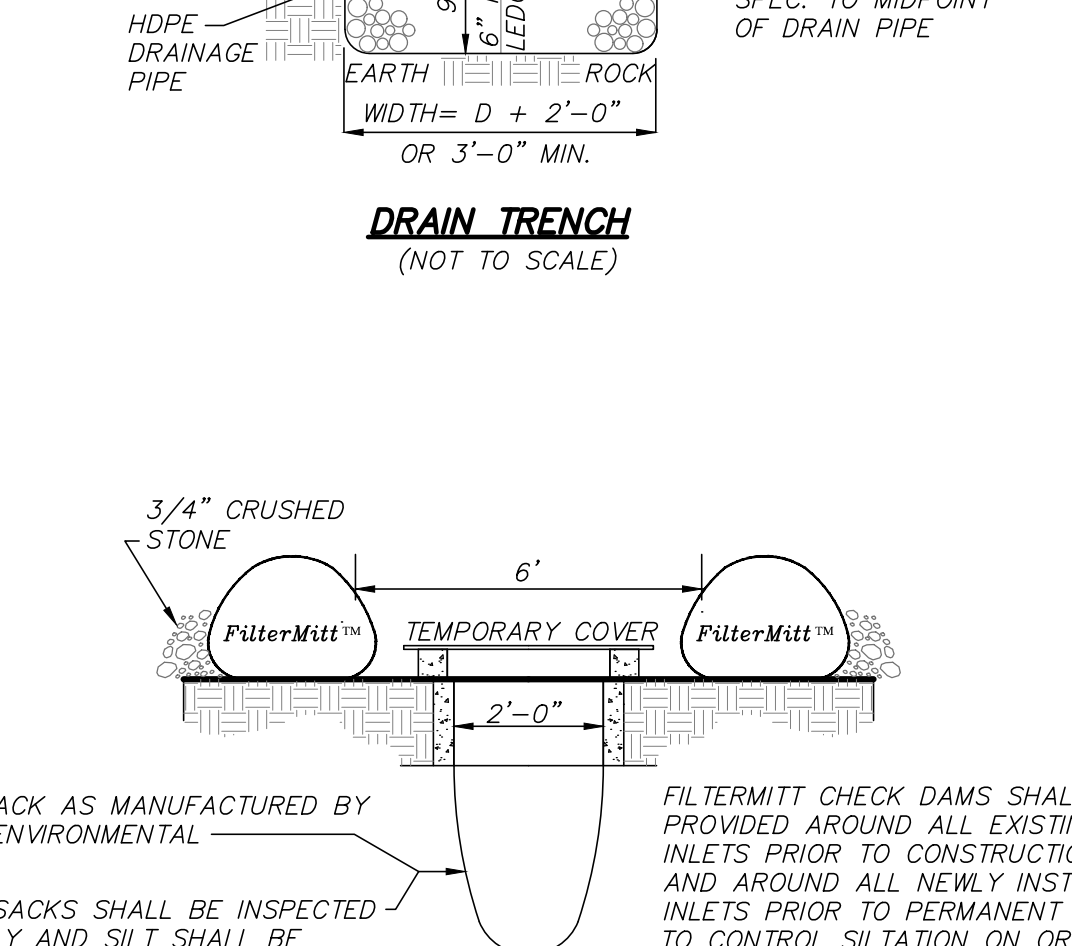
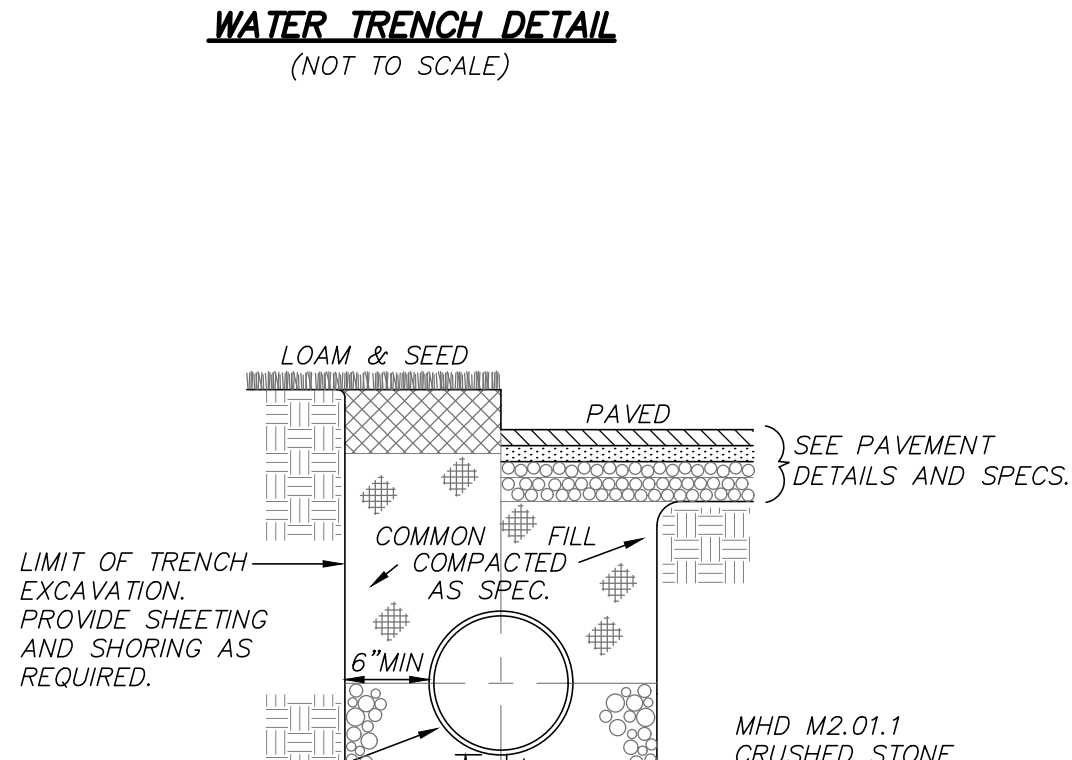
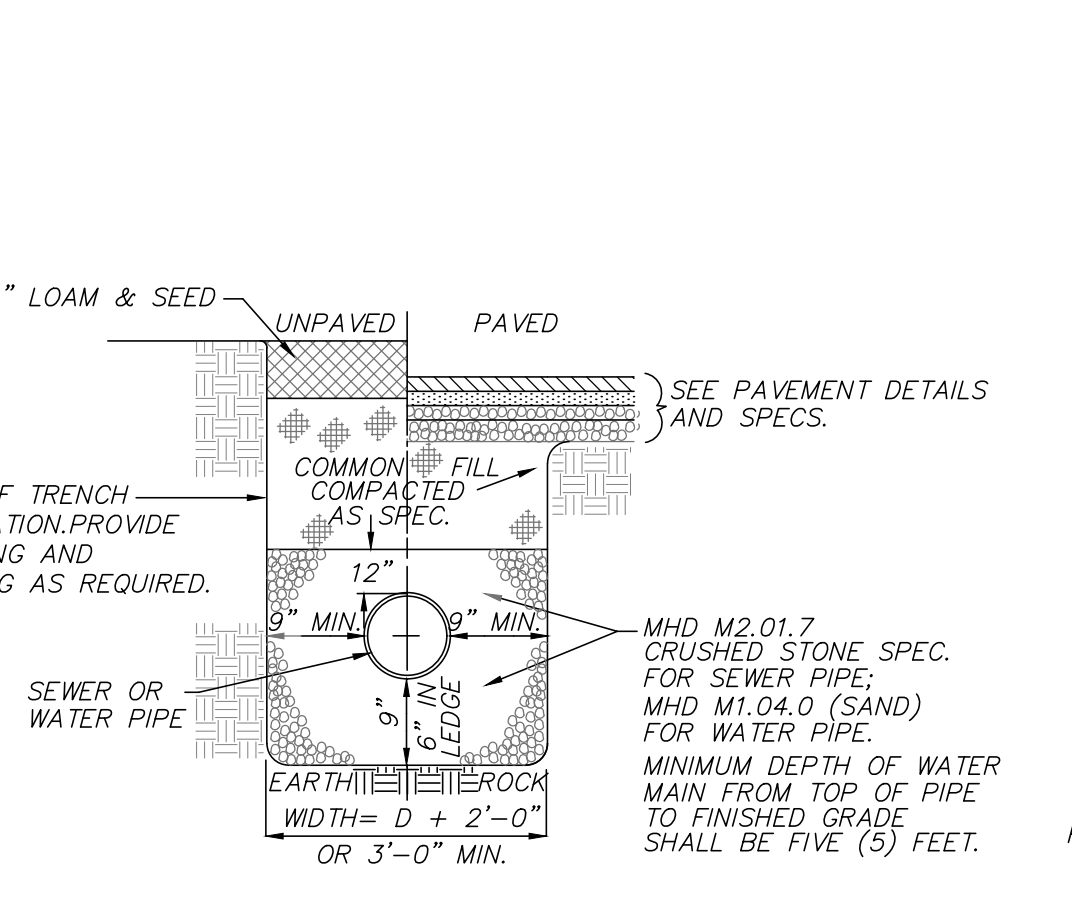
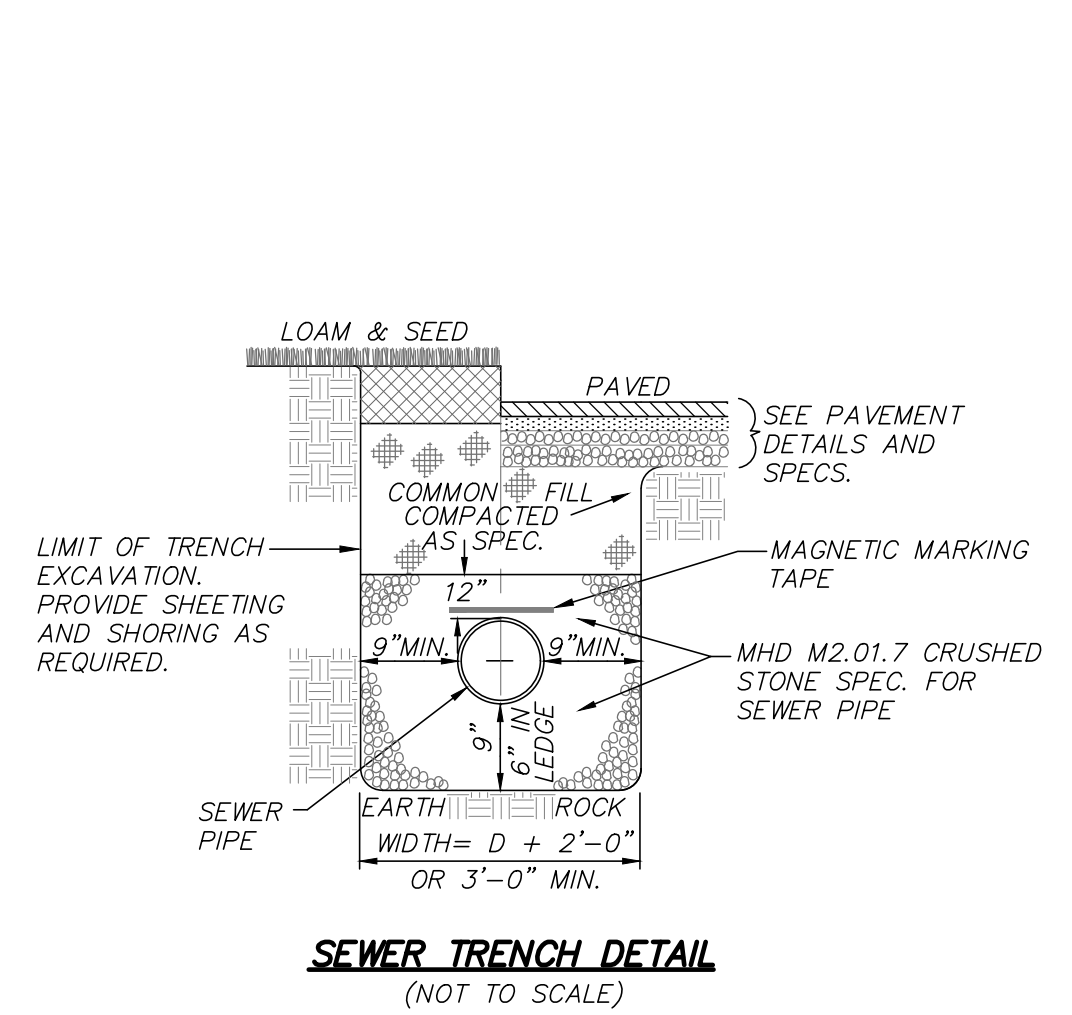
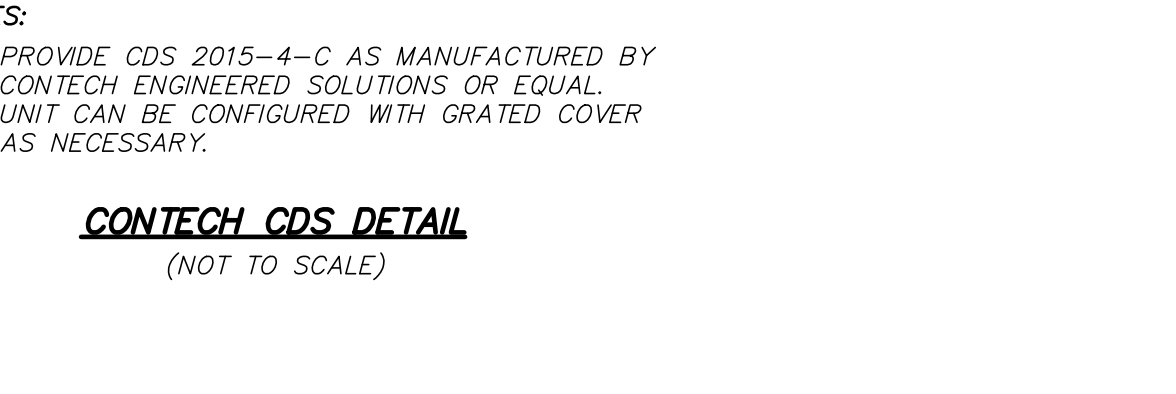
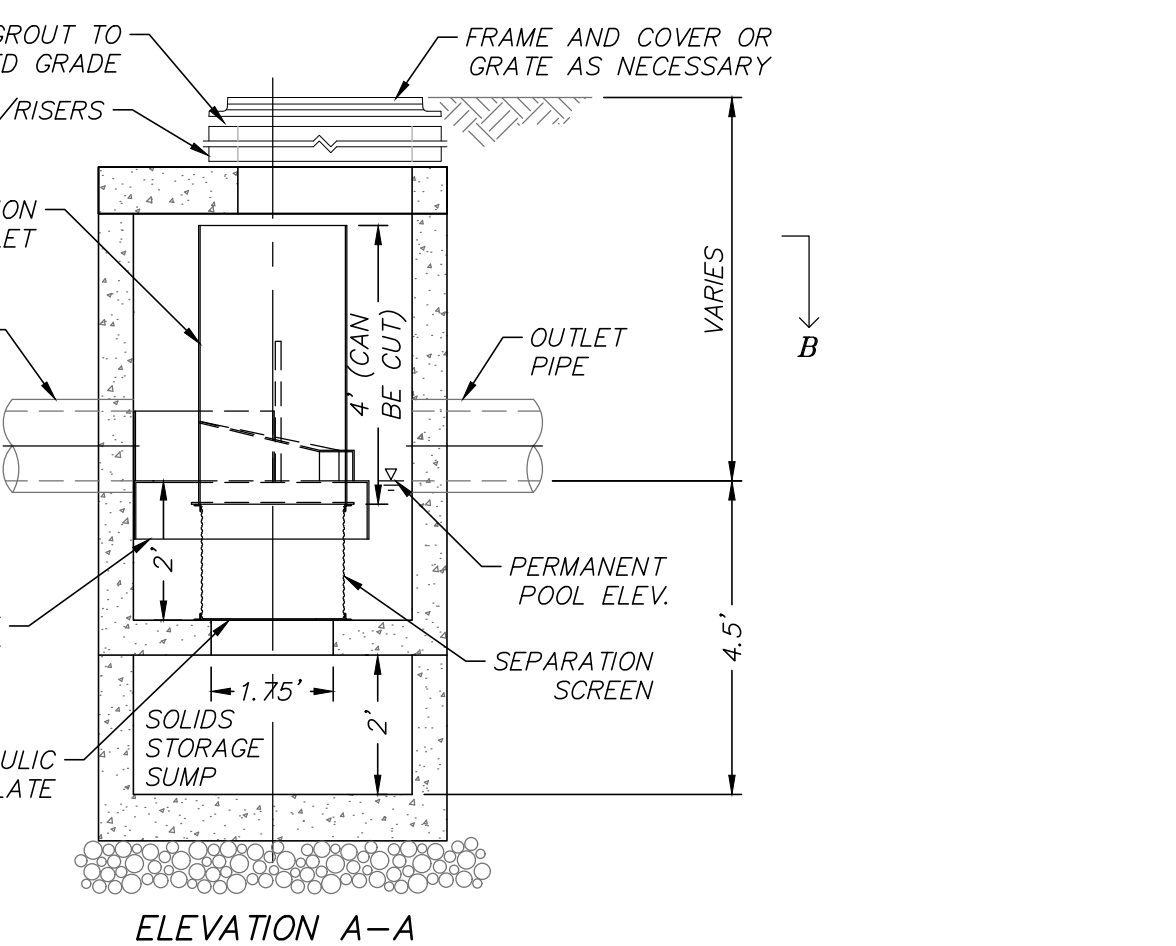
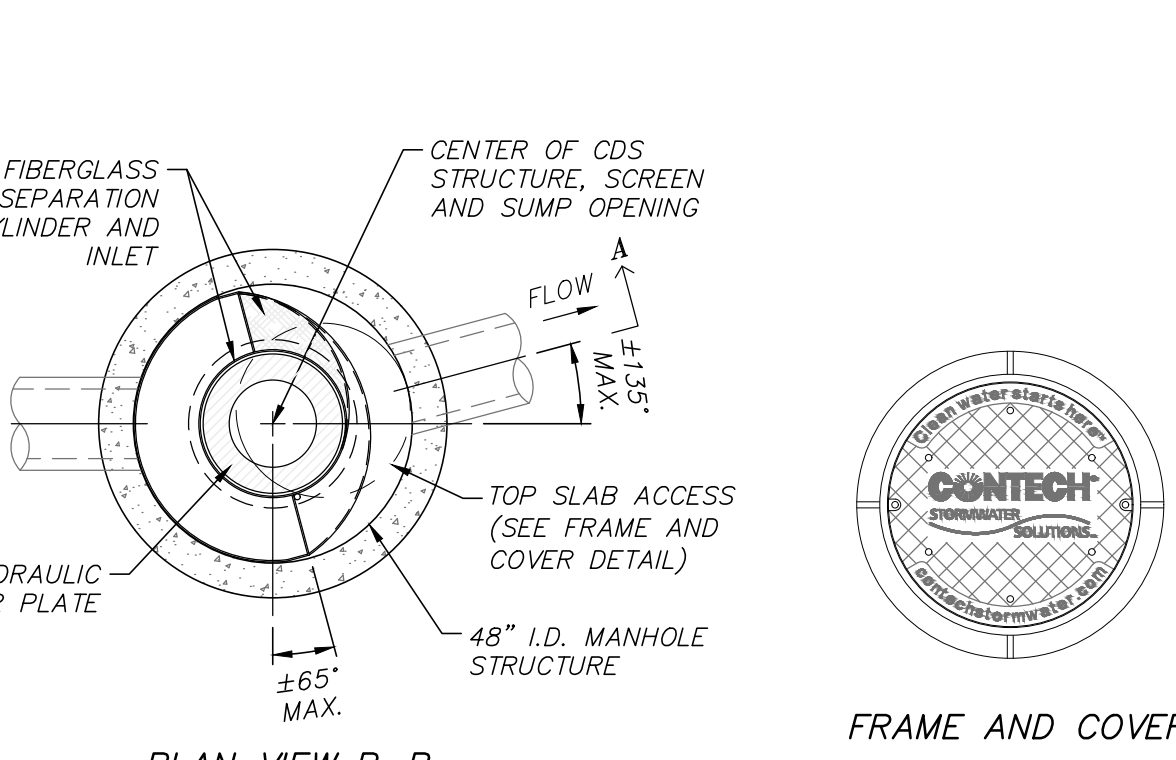
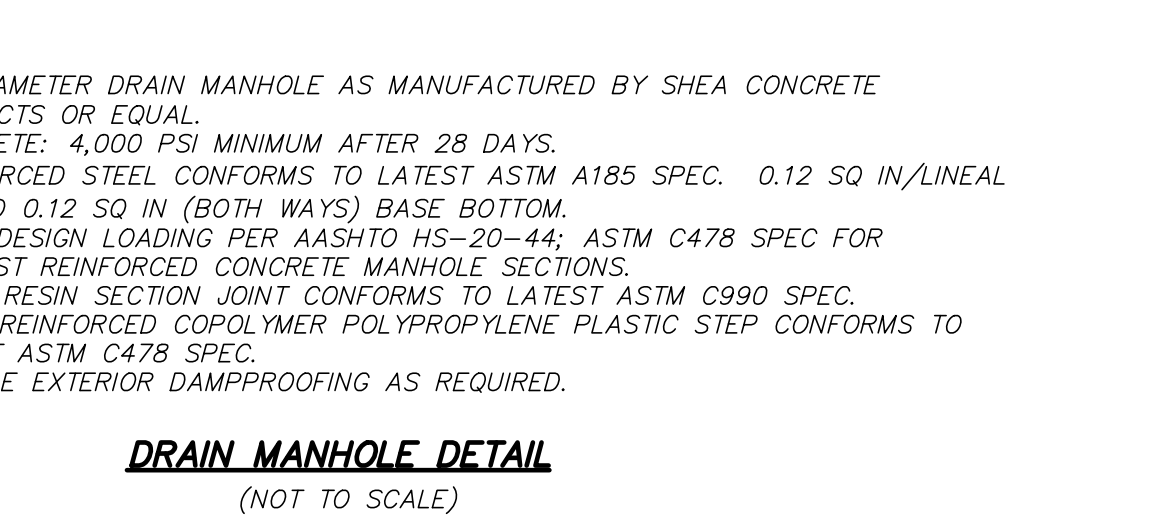
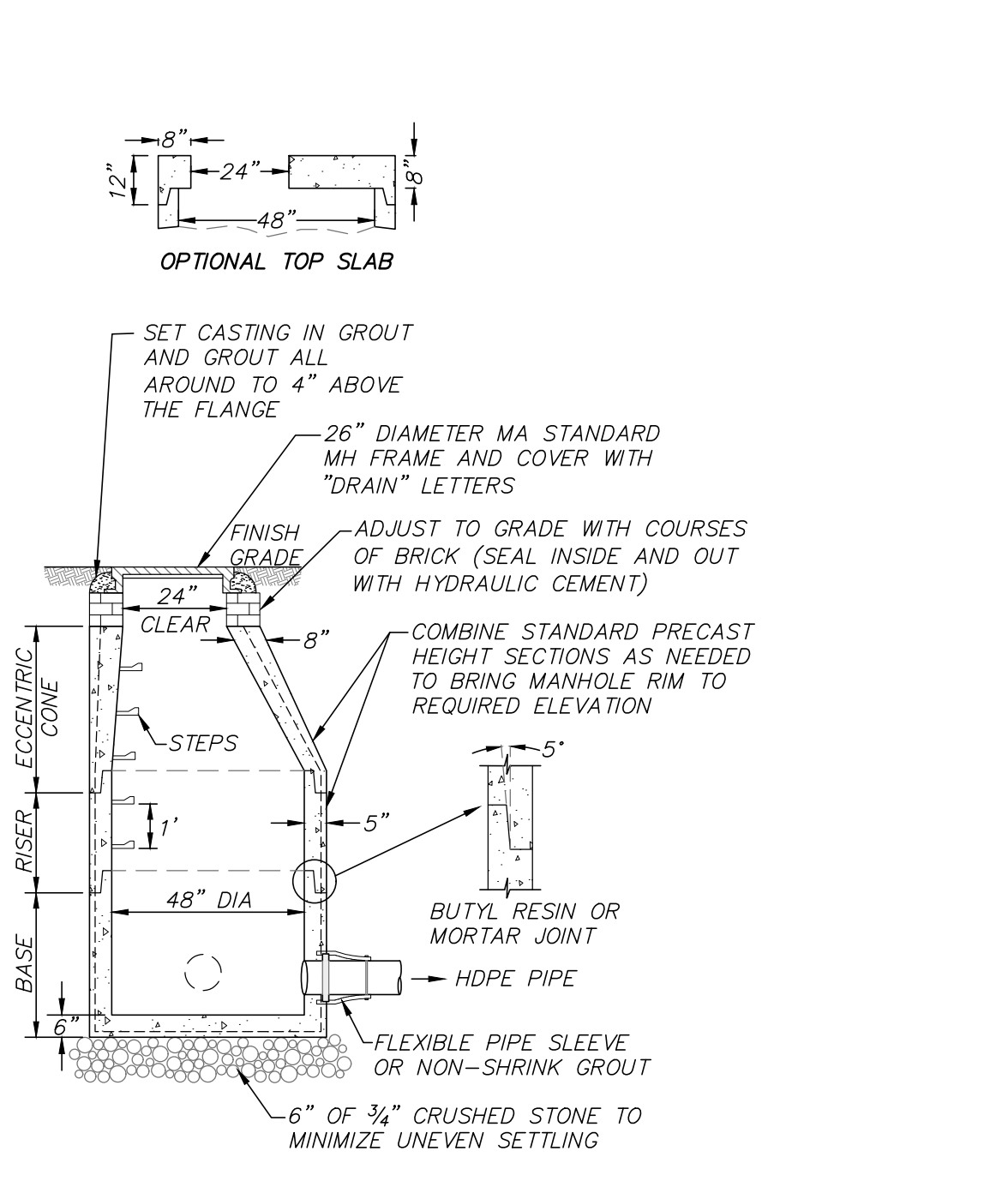
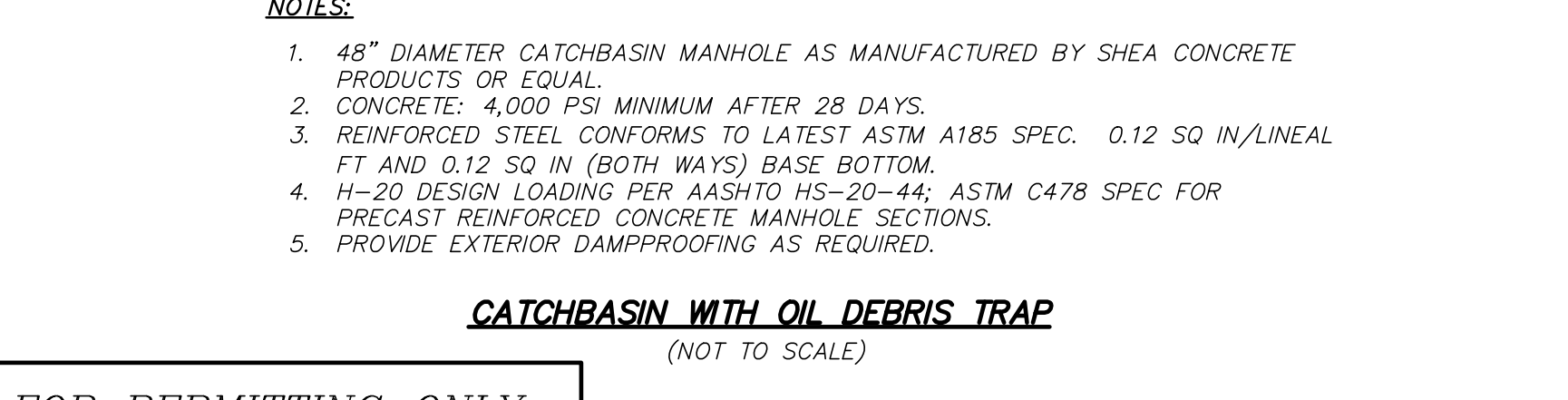
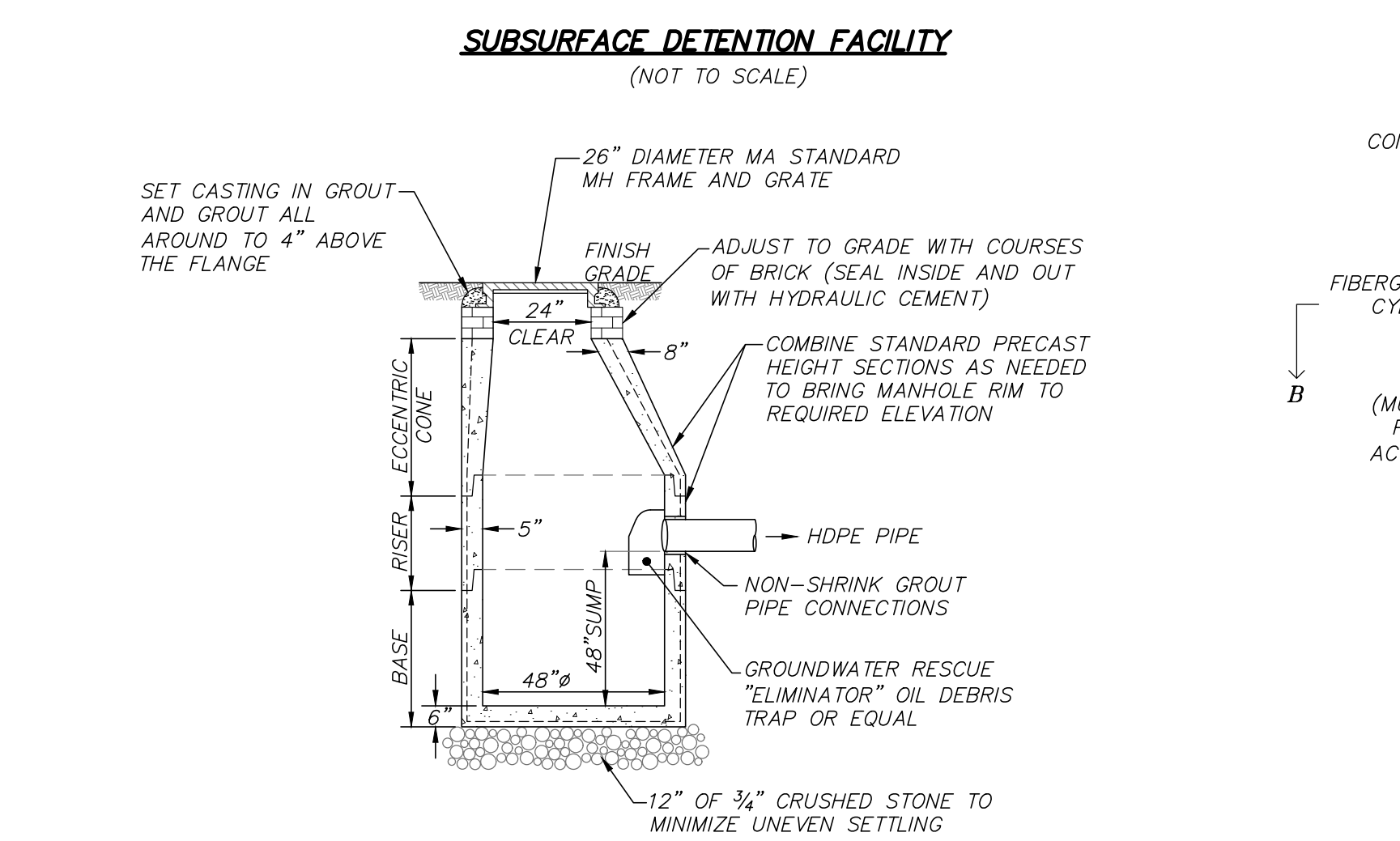
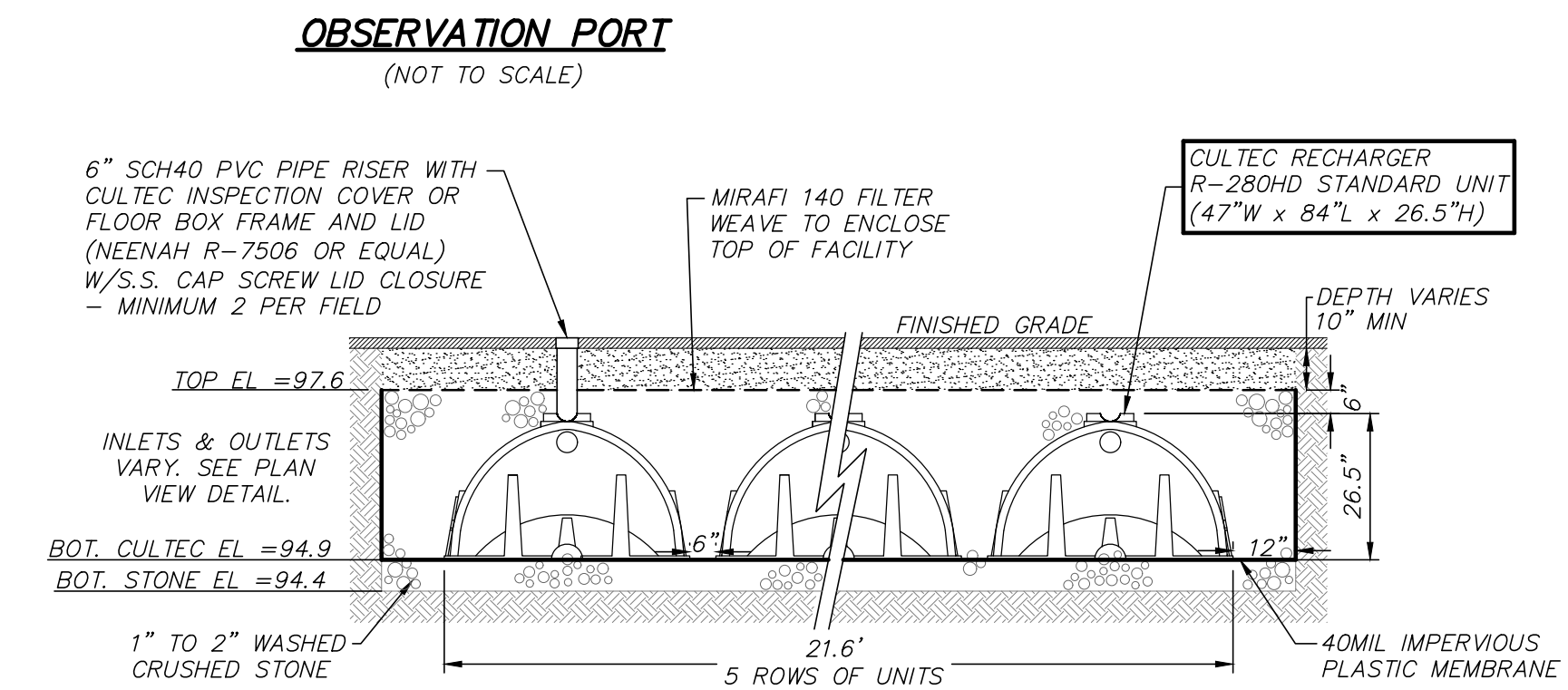
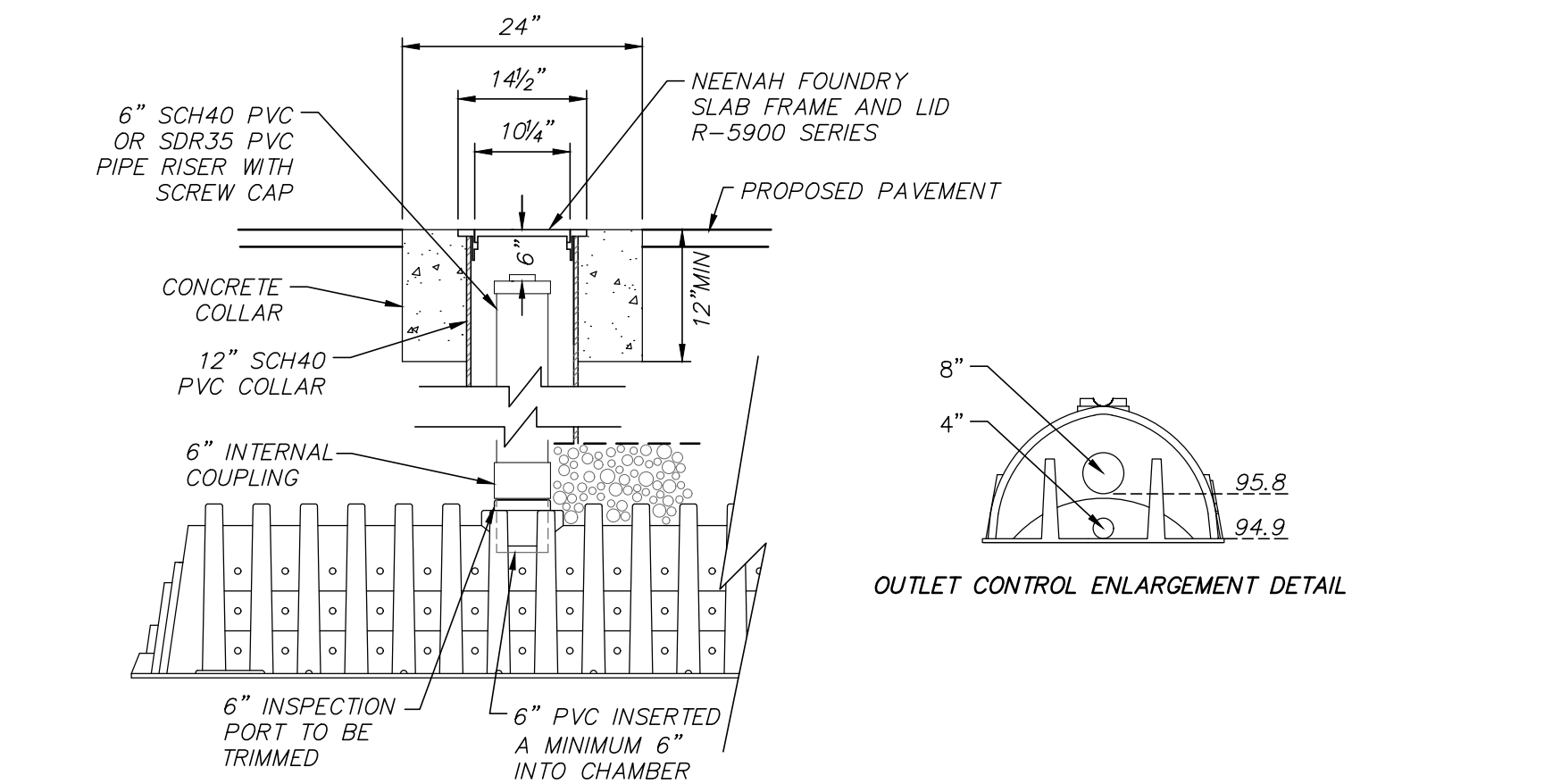
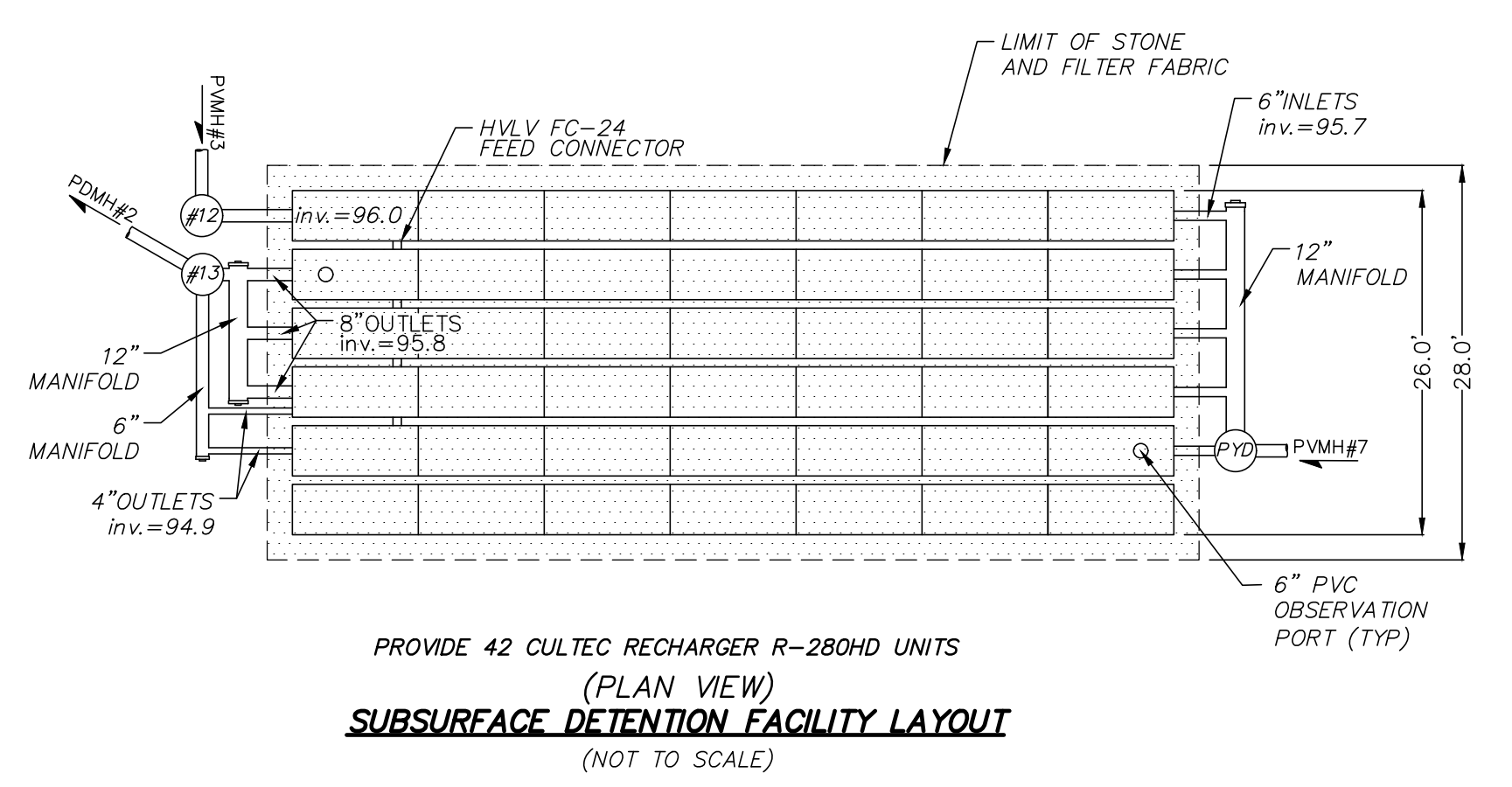
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CHECKED BY: CEW

DATE: OCTOBER 14, 2020  
SCALE: 1"=20'  
SHEET No. 5 of 7  
PROJECT No. 6215

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REVISIONS	DATE	DESCRIPTION

93 STATE STREET  
SITE DETAILS  
LOCATED IN  
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PREPARED FOR  
INSTITUTION FOR SAVINGS

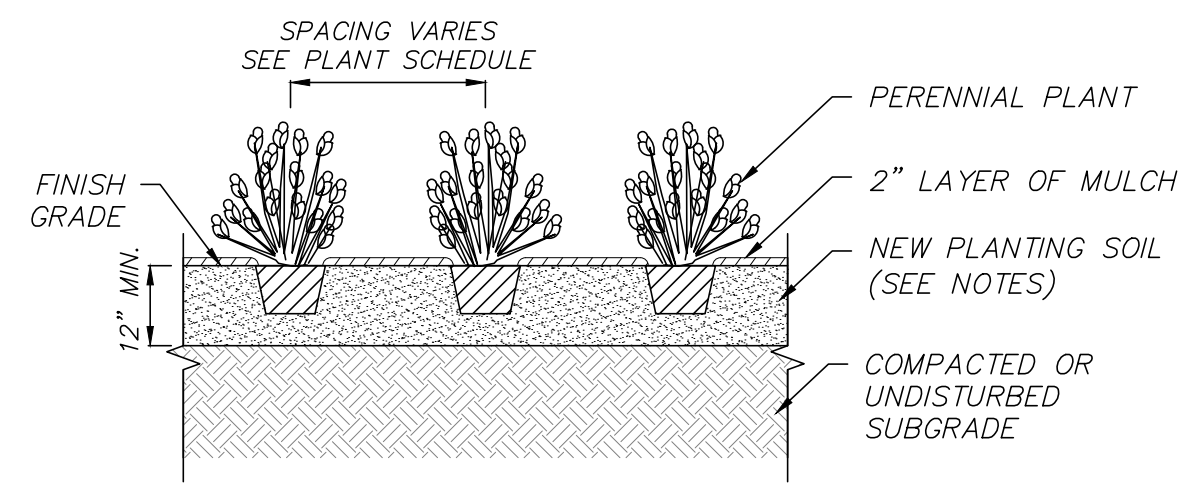
**MERIDIANS ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
WWW.MERIDIANSASSOC.COM

69 MILK STREET, SUITE 302  
WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (508) 871-7030

CHECKED BY: CEW  
DESIGNED BY: NAB

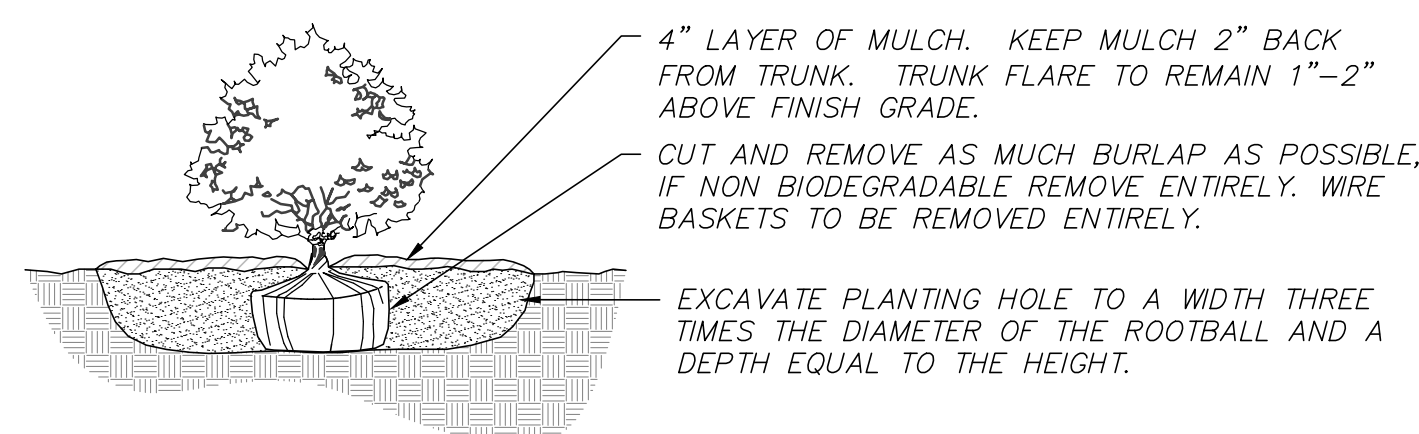
DATE: OCTOBER 14, 2020  
SCALE: AS NOTED  
SHEET No. 6 of 7  
PROJECT No. 6215

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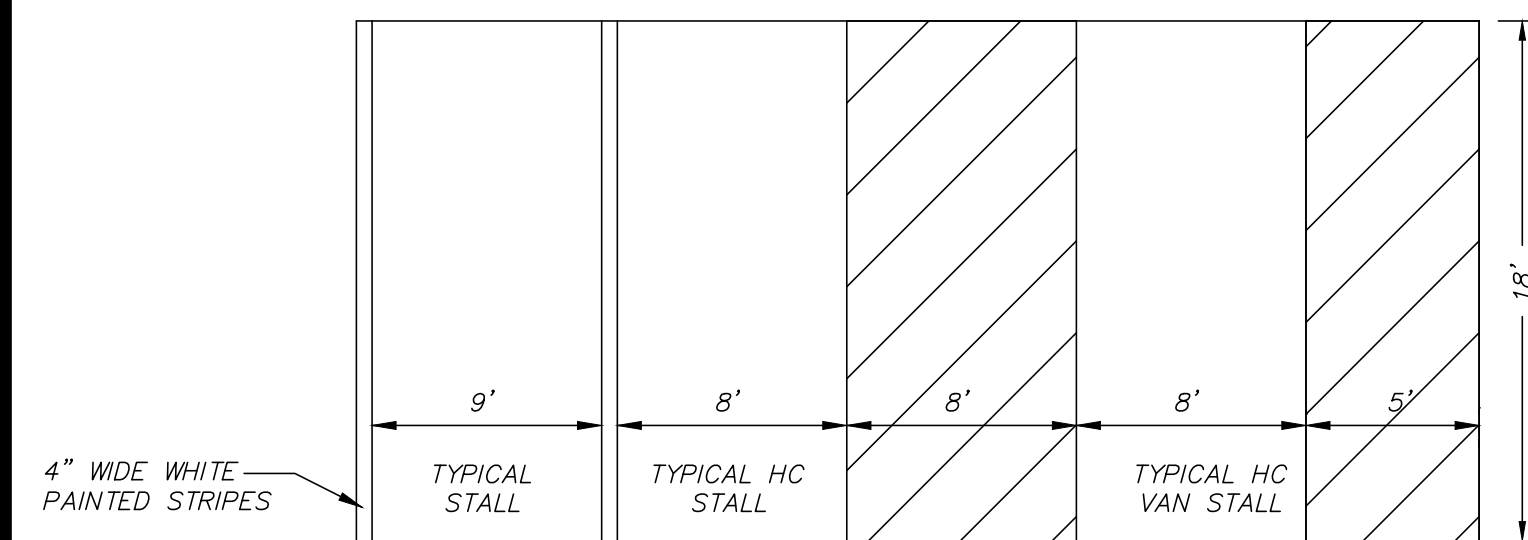
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
  - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
  - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

**GROUNDCOVER / ANNUAL / PERENNIAL PLANTING**  
(NOT TO SCALE)



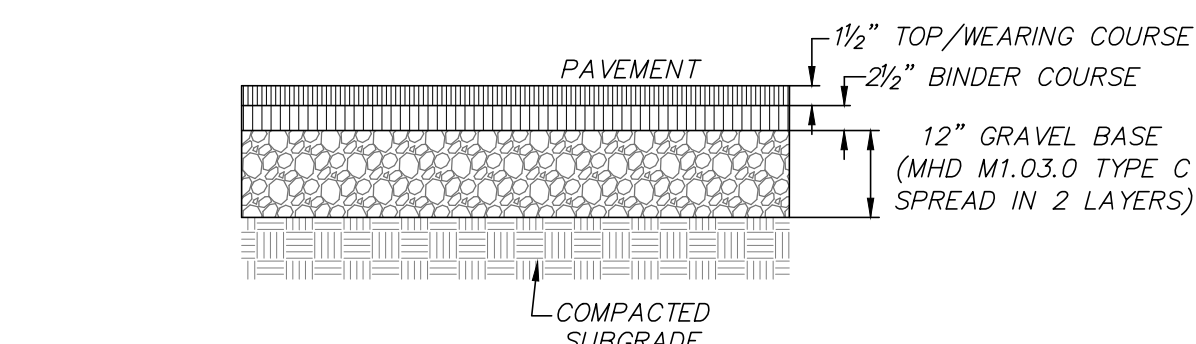
- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
  - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
  - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

**SHRUB PLANTING**  
(NOT TO SCALE)



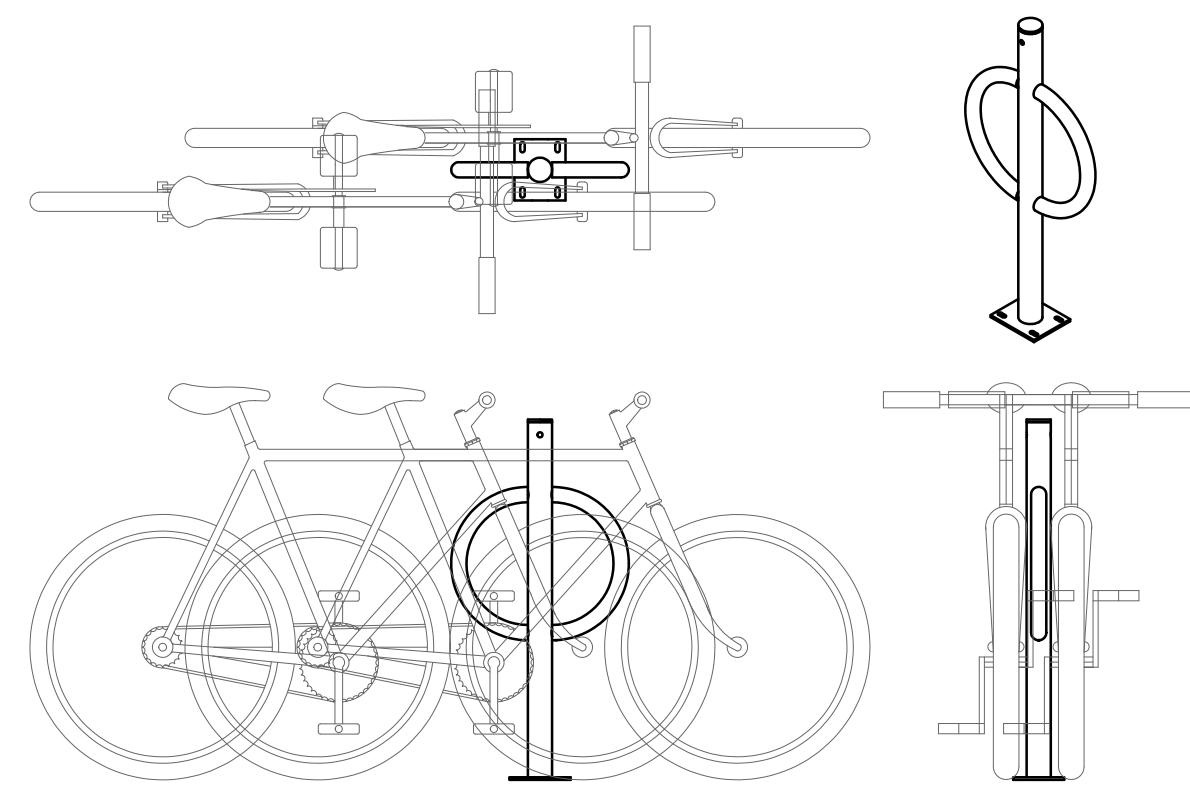
NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

**PAVEMENT MARKING DETAIL**  
(NOT TO SCALE)



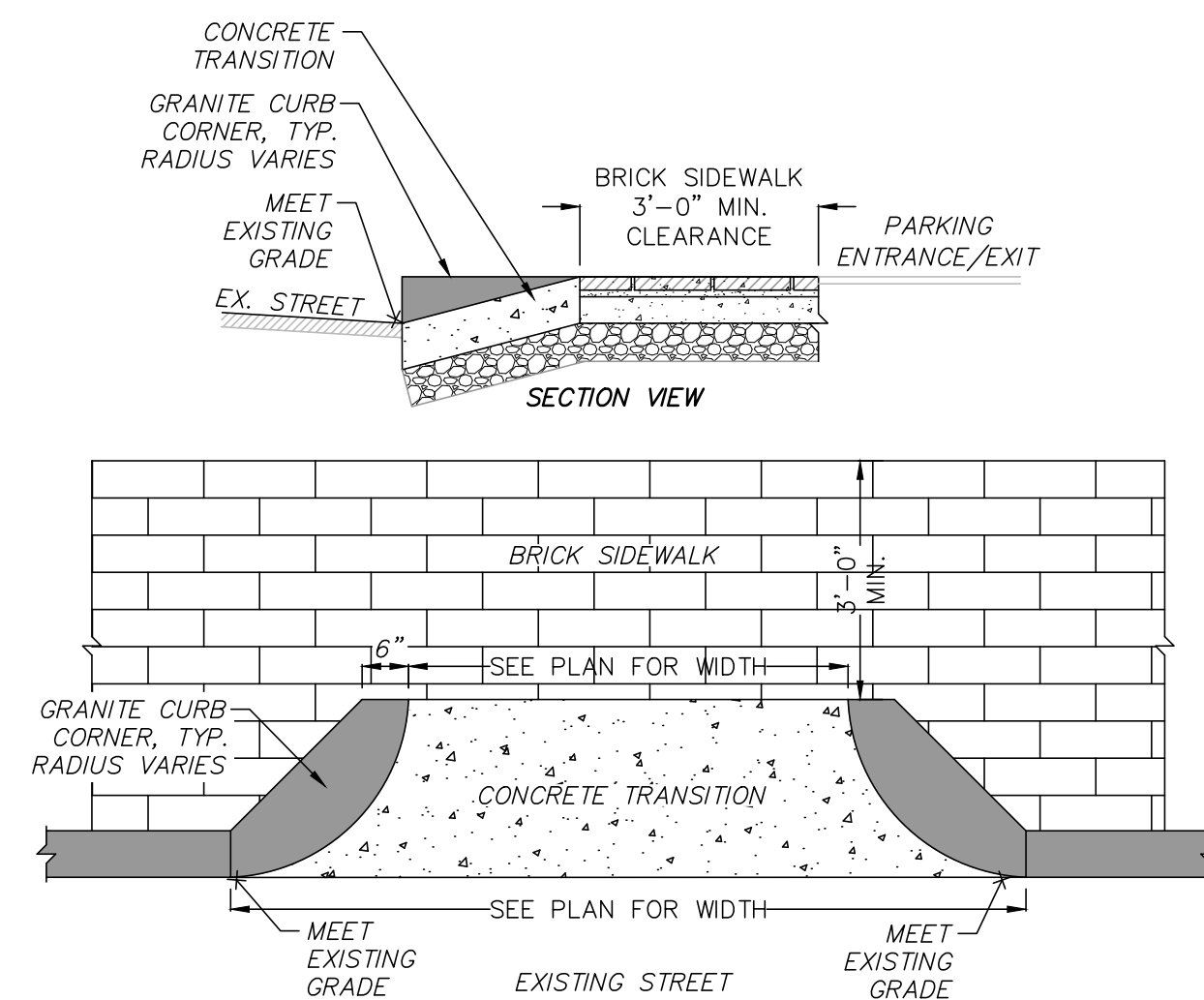
NOTE:  
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

**BITUMINOUS CONCRETE PAVEMENT**  
(NOT TO SCALE)



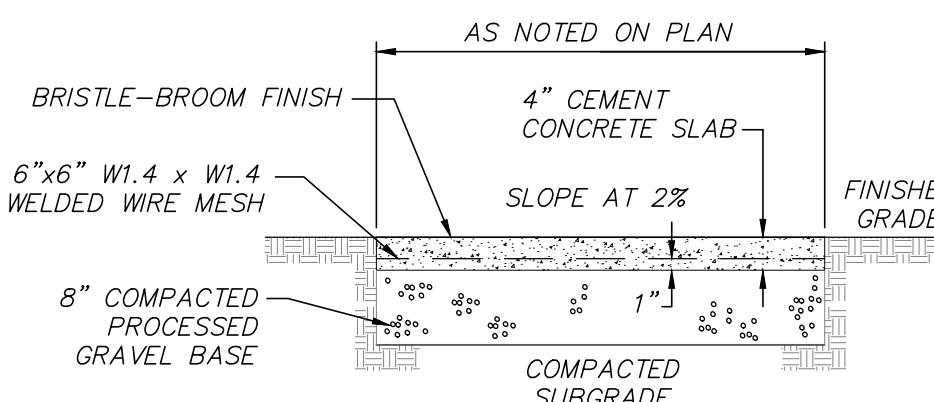
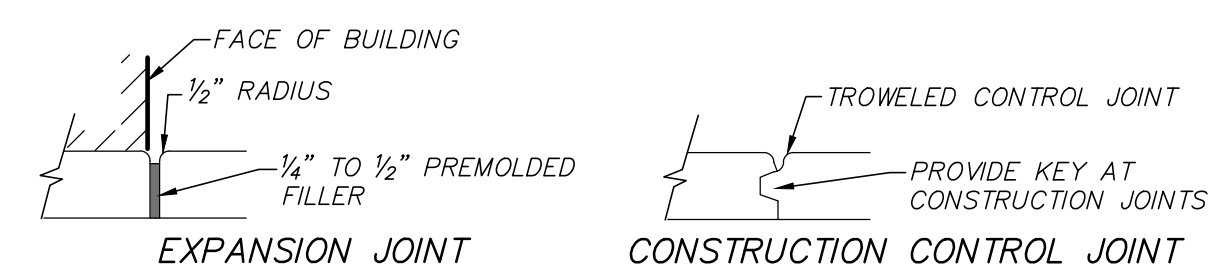
NOTE:  
MAKE AND MODEL TO BE APPROVED BY PROJECT OWNER PRIOR TO INSTALLATION. REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILS.

**BICYCLE RACK**  
(NOT TO SCALE)



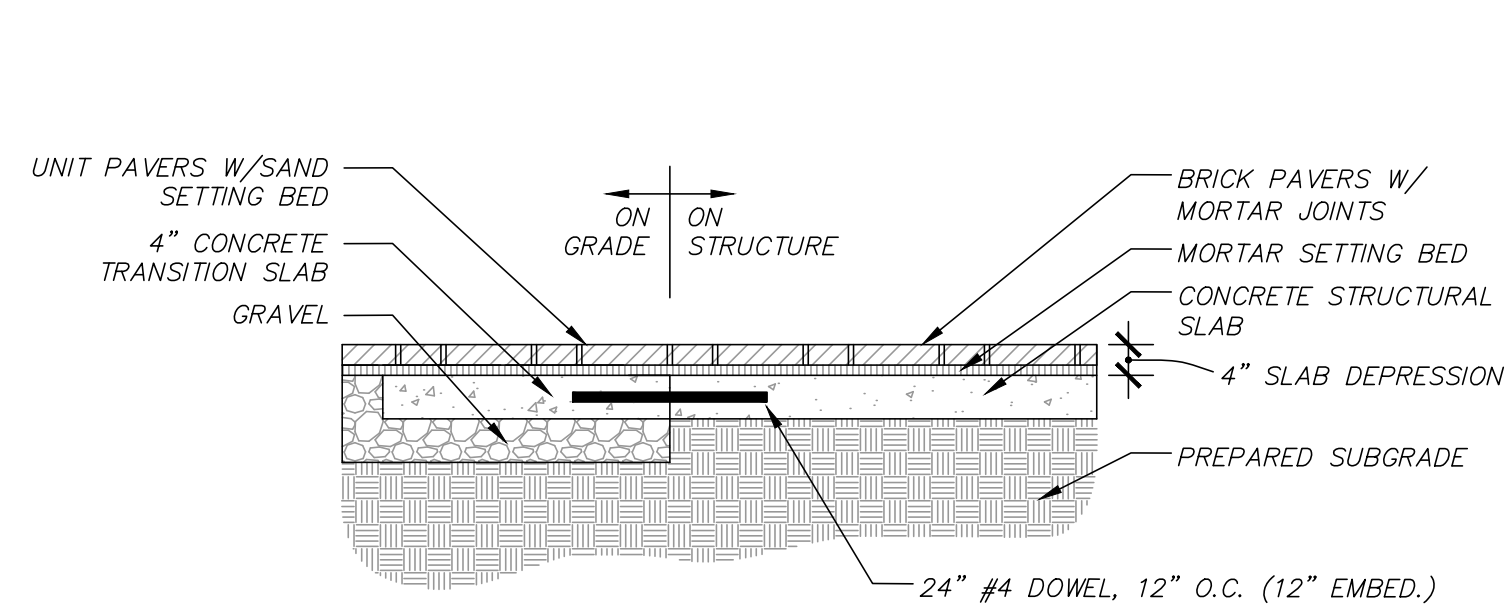
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

**PARKING ENTRANCE/EXIT TRANSITION**  
(NOT TO SCALE)

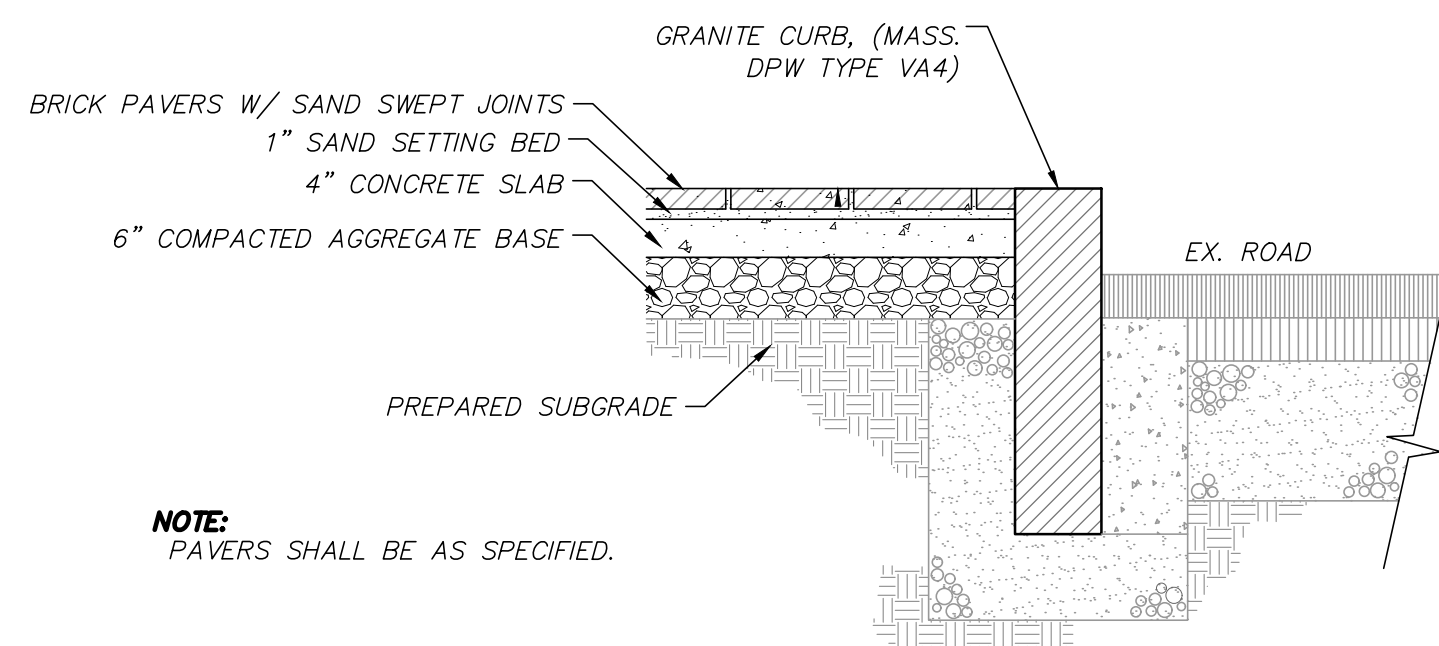


- NOTES:
- TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
  - TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

**CONCRETE WALKWAY**  
(NOT TO SCALE)

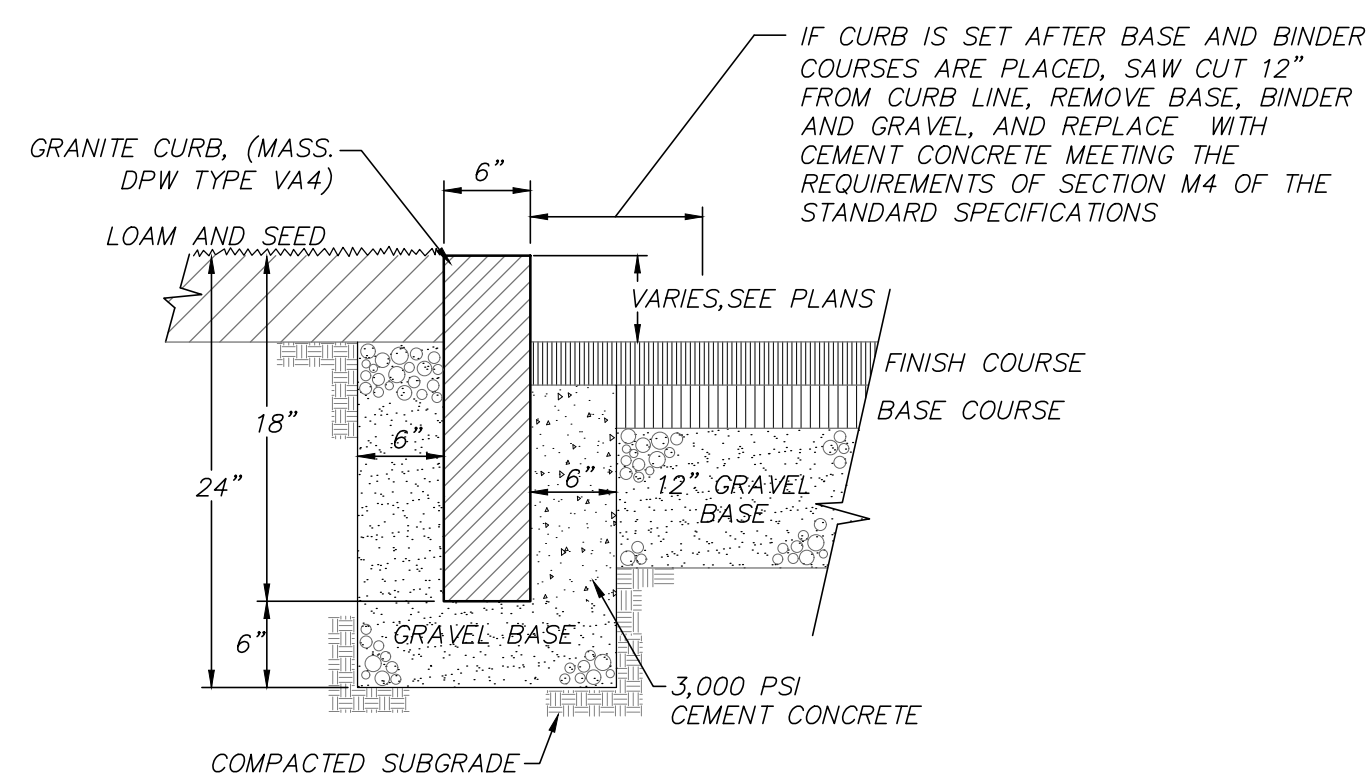


**BRICK PAVERS**  
(NOT TO SCALE)

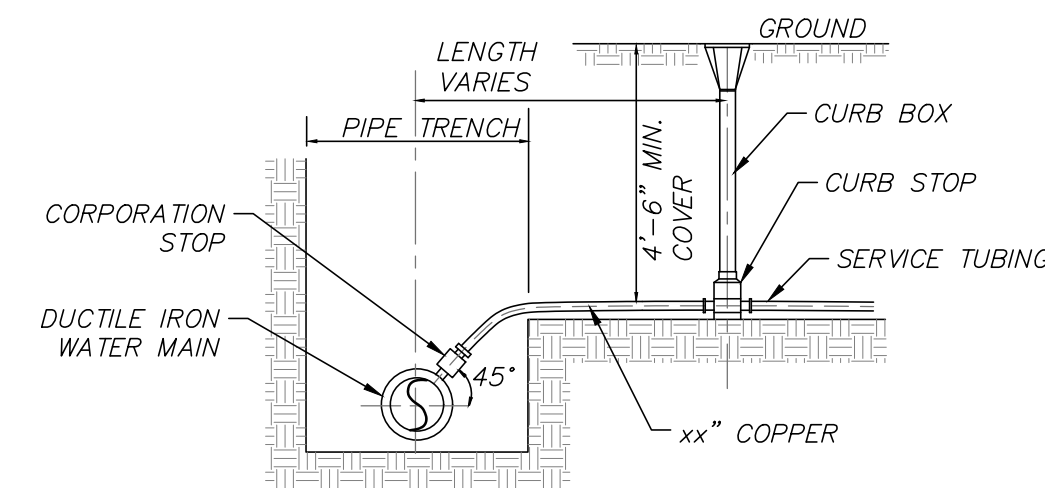


NOTE:  
PAVERS SHALL BE AS SPECIFIED.

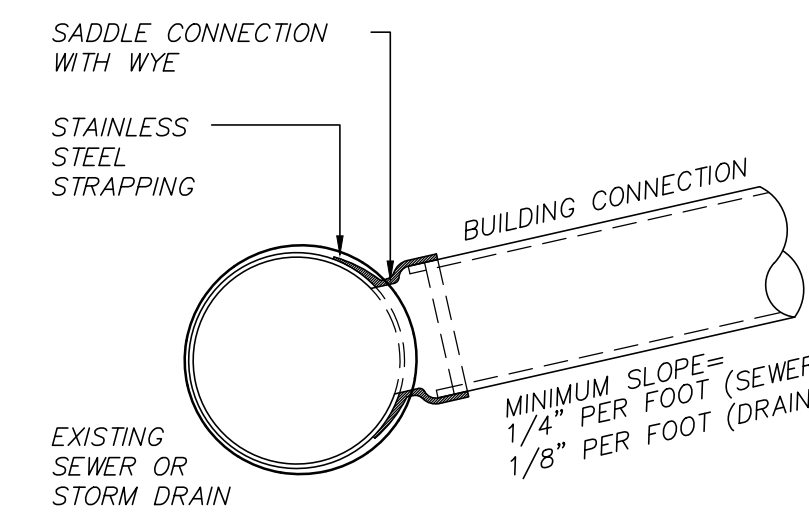
**BRICK PAVER SIDEWALK/CROSSWALK**  
(NOT TO SCALE)



**VERTICAL GRANITE CURB**  
(NOT TO SCALE)



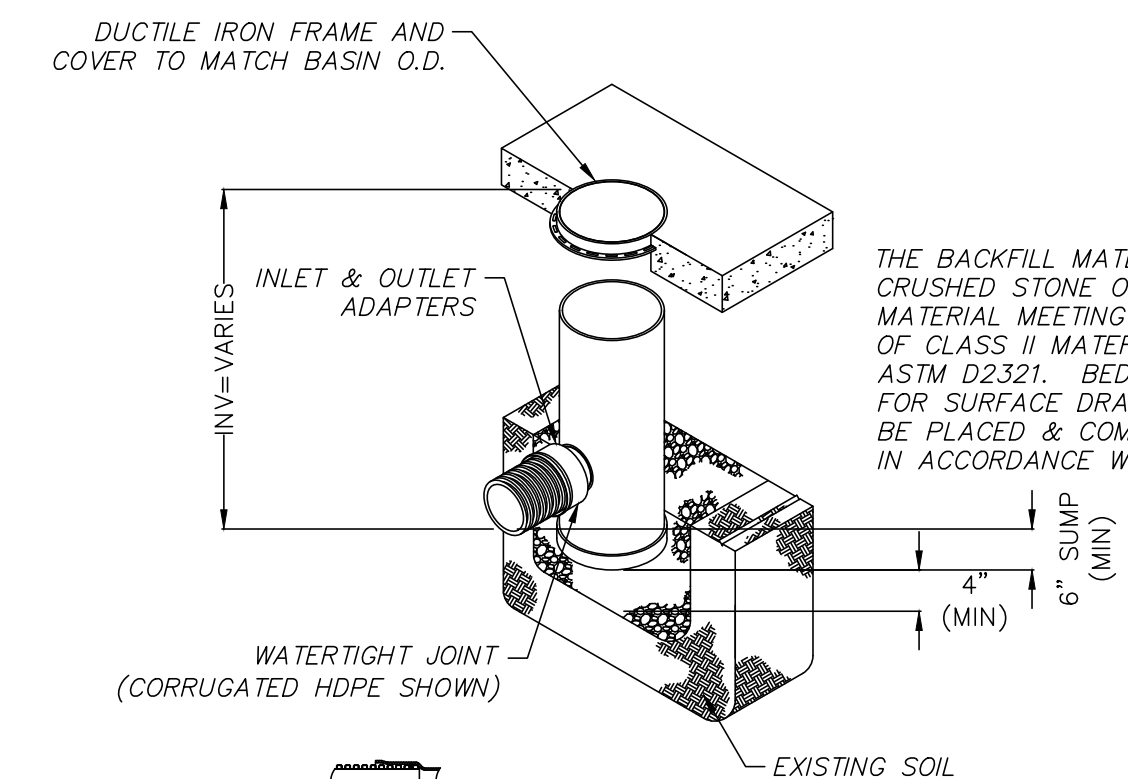
**TYPICAL WATER SERVICE**  
(NOT TO SCALE)



NOTES:

- FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
- SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
- FULL WYE CONNECTION FITTINGS MAY BE USED.
- PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
- CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR FULL WYE FITTING ARE NOT ALLOWED.
- BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4" MIN CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.

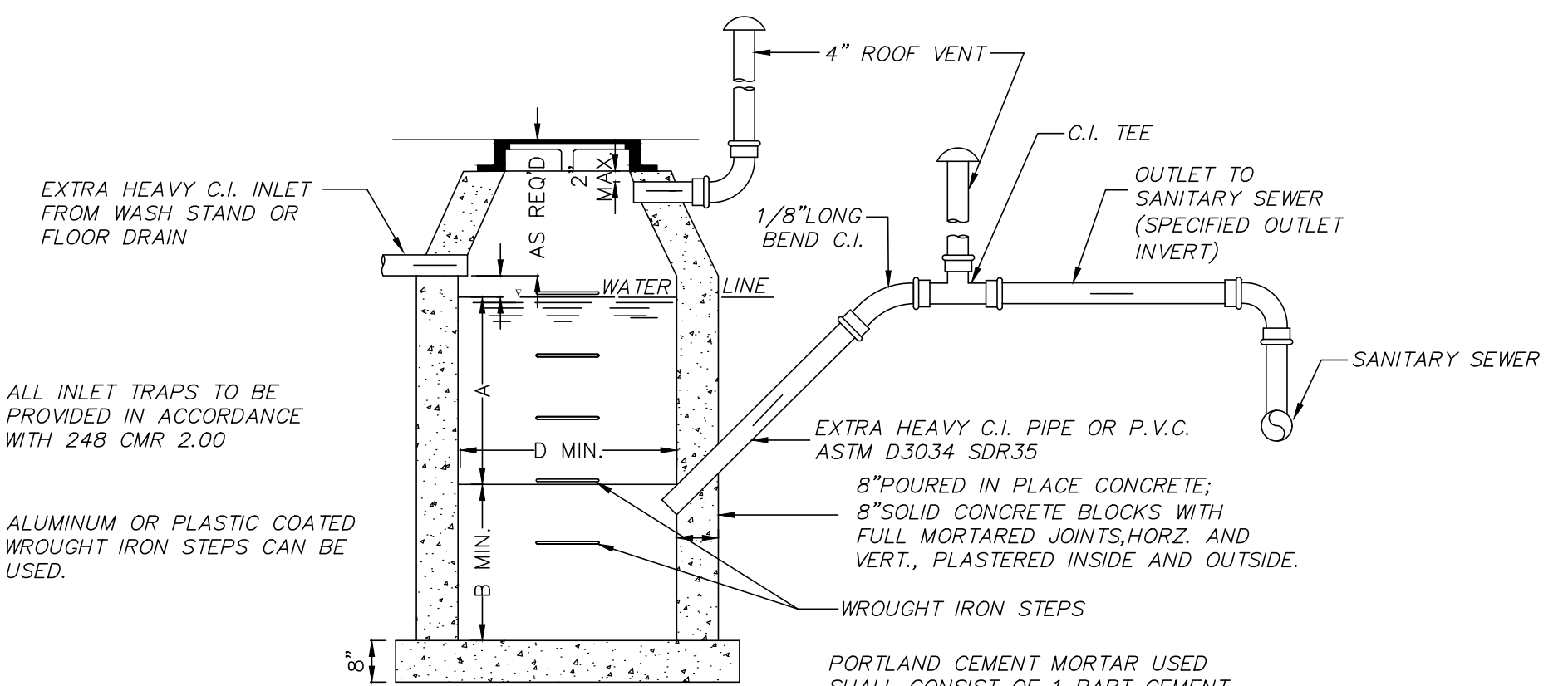
**SEWER CONNECTION DETAIL**  
(NOT TO SCALE)



NOTE:

- PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
- FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H-20 LOADING CAPACITY.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
- SEE SITE PLAN FOR RIM AND INVERTS.

**PROPOSED YARD DRAIN**  
(NOT TO SCALE)



ALL INLET TRAPS TO BE PROVIDED IN ACCORDANCE WITH 248 CMR 2.00

ALUMINUM OR PLASTIC COATED WROUGHT IRON STEPS CAN BE USED.

NOTES:

- FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
- PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE. REFER TO THE PLUMBING DRAWINGS FOR THE INSIDE DIMENSIONS OF THE OIL/WATER SEPARATOR.
- CEMENT BRICK, HOLLOW CONCRETE, OR CINDER BLOCK MASONRY MUST NOT BE USED.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

**OIL/WATER SEPARATOR**  
(NOT TO SCALE)

NOTE:

THIS DETAIL IS FOR SCHEMATIC PURPOSES ONLY. THE OIL/WATER SEPARATOR SHALL BE DESIGNED BY THE PLUMBING ENGINEER.

REVISIONS	DATE	DESCRIPTION	BY



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

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
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DESIGNED BY: VAB

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SHEET No. 7 OF 7  
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