

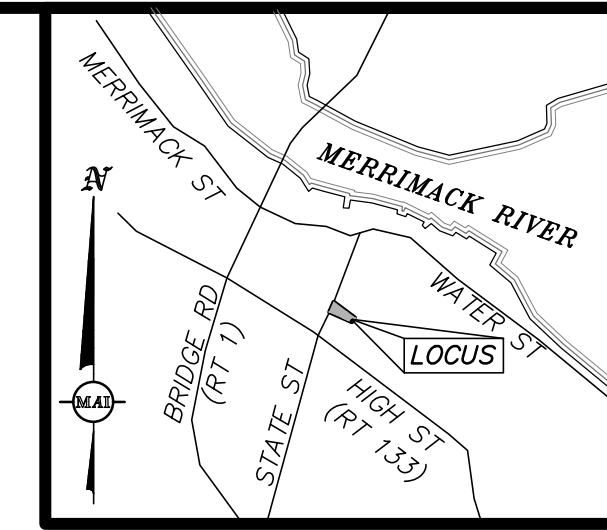




**TEMPORARY BENCHMARK CHART**

| 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
- IRON FENCE
- WOOD FENCE
- RETAINING WALL
- BRICK
- CONCRETE
- ASPHALT PARKING AREA TO BE REMOVED
- GRAVEL/GRASS PARKING AREA
- SI
- HANDICAP RAMP
- BOLLARD
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMPILED GAS LINE
- GAS GATE
- GAS METER
- TEC COMMUNICATIONS LINE
- UGC UNDERGROUND CABLE PAINT MARKING
- TELEPHONE MANHOLE
- OHW OVERHEAD WIRES
- COMPILED ELECTRIC LINE
- LIGHT POLE
- ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- DEHH 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
- OCO
- WATER LINE
- UNDERGROUND WATER LINE
- +UGW 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
- MANHOLE
- TERMINUS UNKNOWN
- ABOVE GROUND
- BIT. CONC. BITUMINOUS CONCRETE
- CI CAST IRON
- CONC. CONCRETE
- CS CORRUGATED STEEL
- FFF FINISHED FIRST FLOOR
- GEN GENERATOR
- GC GRANITE CURB
- i/g/b INVERT
- PVC POLYVINYL CHLORIDE
- RWS STONE RETAINING WALL
- (TBR) TO BE REMOVED

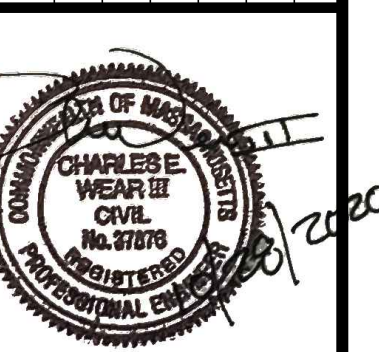
**NOTES:**

- 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 COMPLETION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY 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".

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION

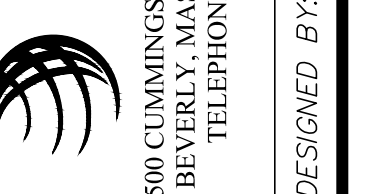
BK. #673, PG. #17,40  
DWG. NO. 6215\_REC.DWG

| REVISIONS | DATE     | DESCRIPTION        |
|-----------|----------|--------------------|
|           | 10/28/20 | REVISED SUBMISSION |
|           |          |                    |

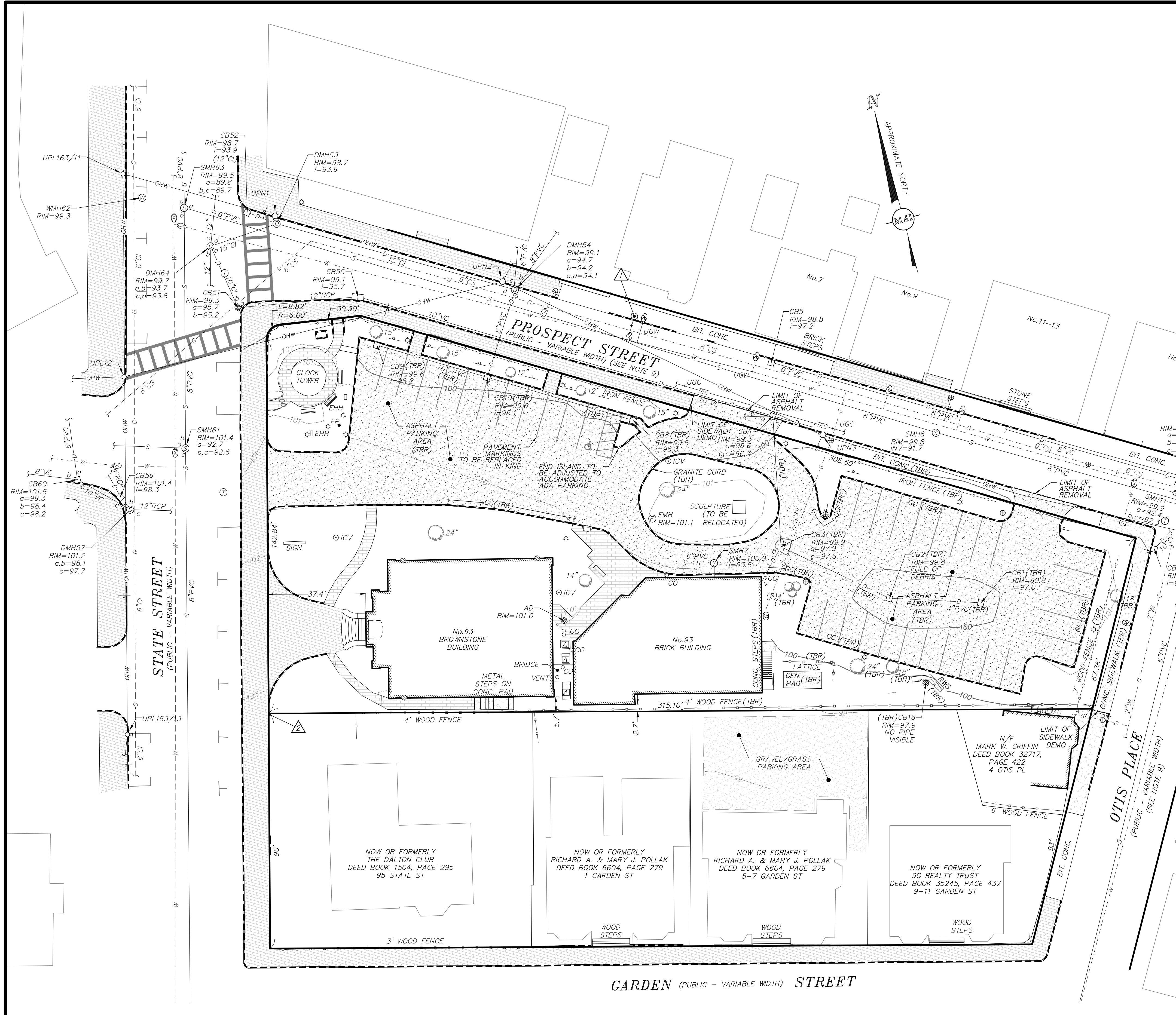


**RECORD CONDITIONS & DEMO PLAN**  
LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
(ESSEX COUNTY)  
PREPARED FOR  
**INSTITUTION FOR SAVINGS**

**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



GRAPHIC SCALE  
SCALE: 1" = 20'



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

**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

NOW OR FORMERLY THE DALTON CLUB  
DEED BOOK 1504, PAGE 295  
95 STATE ST

NOW OR FORMERLY RICHARD A. & MARY J. POLLAK  
DEED BOOK 6604, PAGE 279  
1 GARDEN ST

NOW OR FORMERLY RICHARD A. & MARY J. POLLAK  
DEED BOOK 6604, PAGE 279  
5-7 GARDEN ST

NOW OR FORMERLY 9G REALTY TRUST  
DEED BOOK 35245, PAGE 437  
9-11 GARDEN ST

- 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



**SCHEDULE OF DIMENSIONAL CONTROLS**

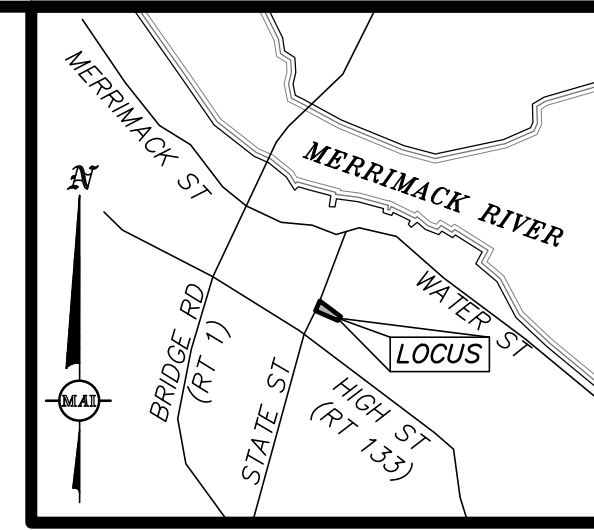
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

| 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        | VARIABLE    | VARIABLE          |
| 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:**

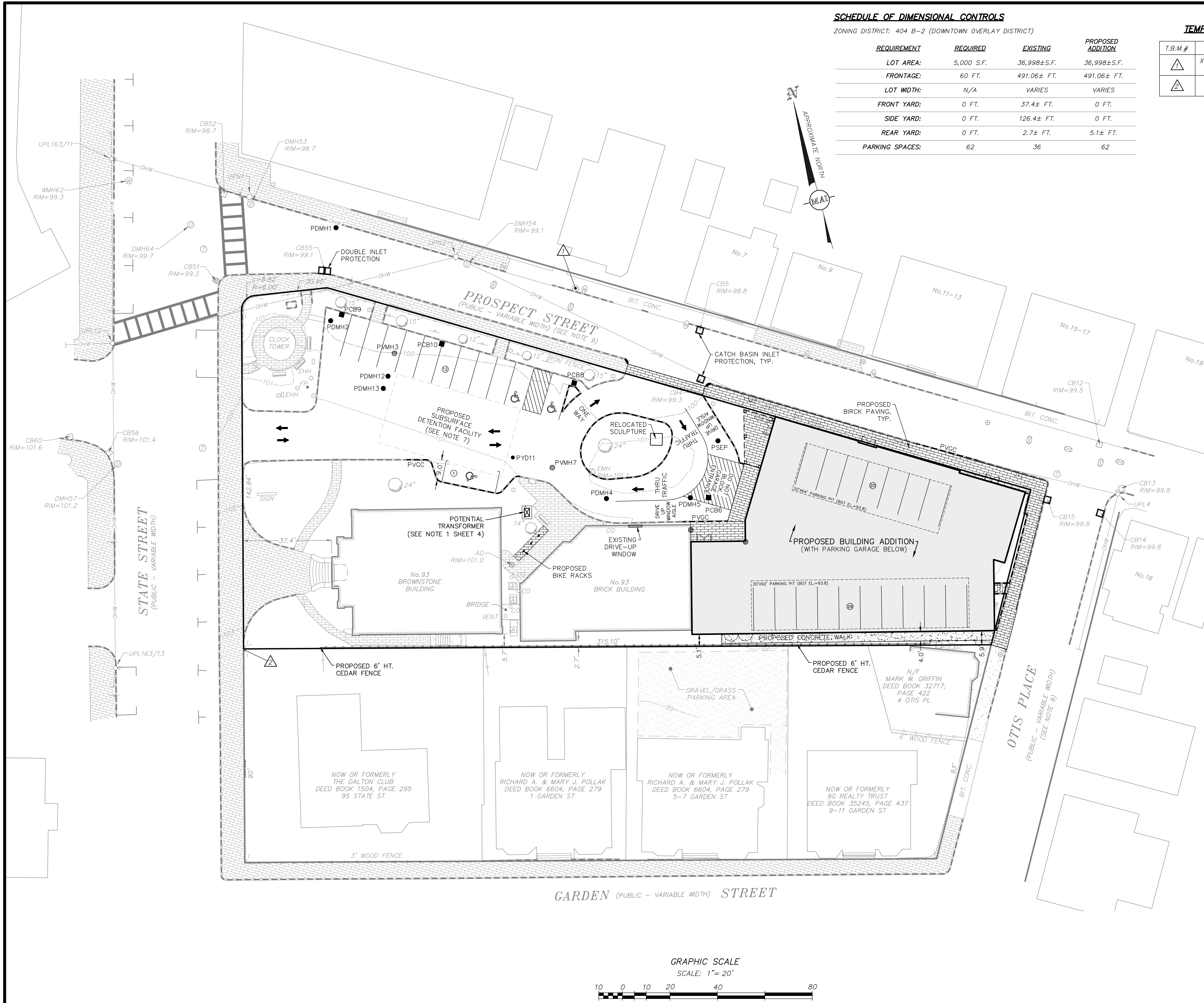
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION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

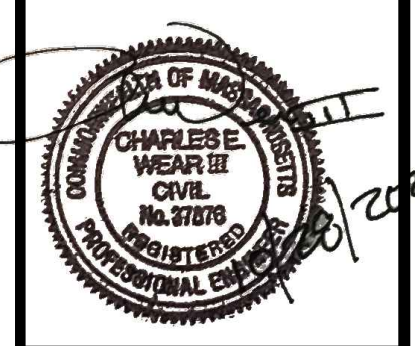
**PARKING NOTES:**

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



**REVISIONS**

| NO.      | DATE | DESCRIPTION        |
|----------|------|--------------------|
| 10/28/20 | DATE | REVISED SUBMISSION |

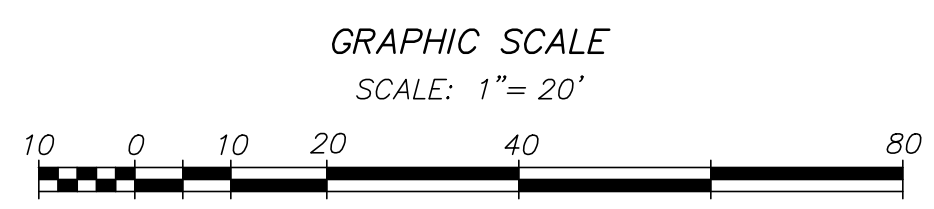


**93 STATE STREET**  
**SITE LAYOUT, GRADING & EROSION CONTROL PLAN**  
 LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
 (ESSEX COUNTY)  
 PREPARED FOR  
**INSTITUTION FOR SAVINGS**

**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  
 DESIGNED BY: NAB  
 CHECKED BY: CEW

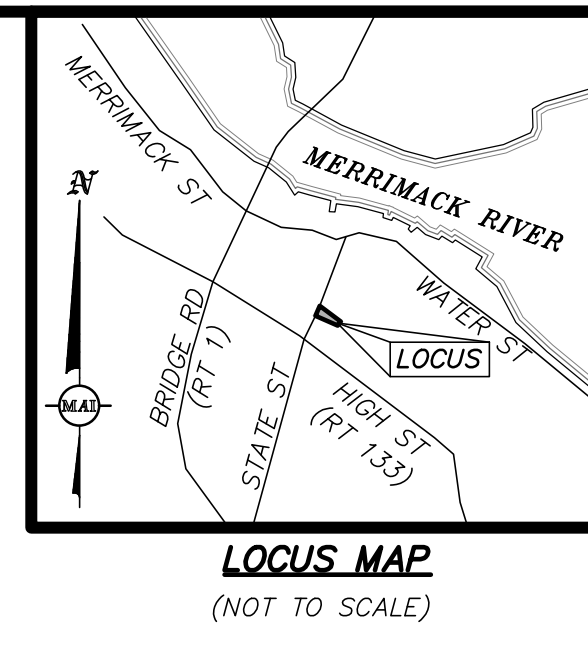
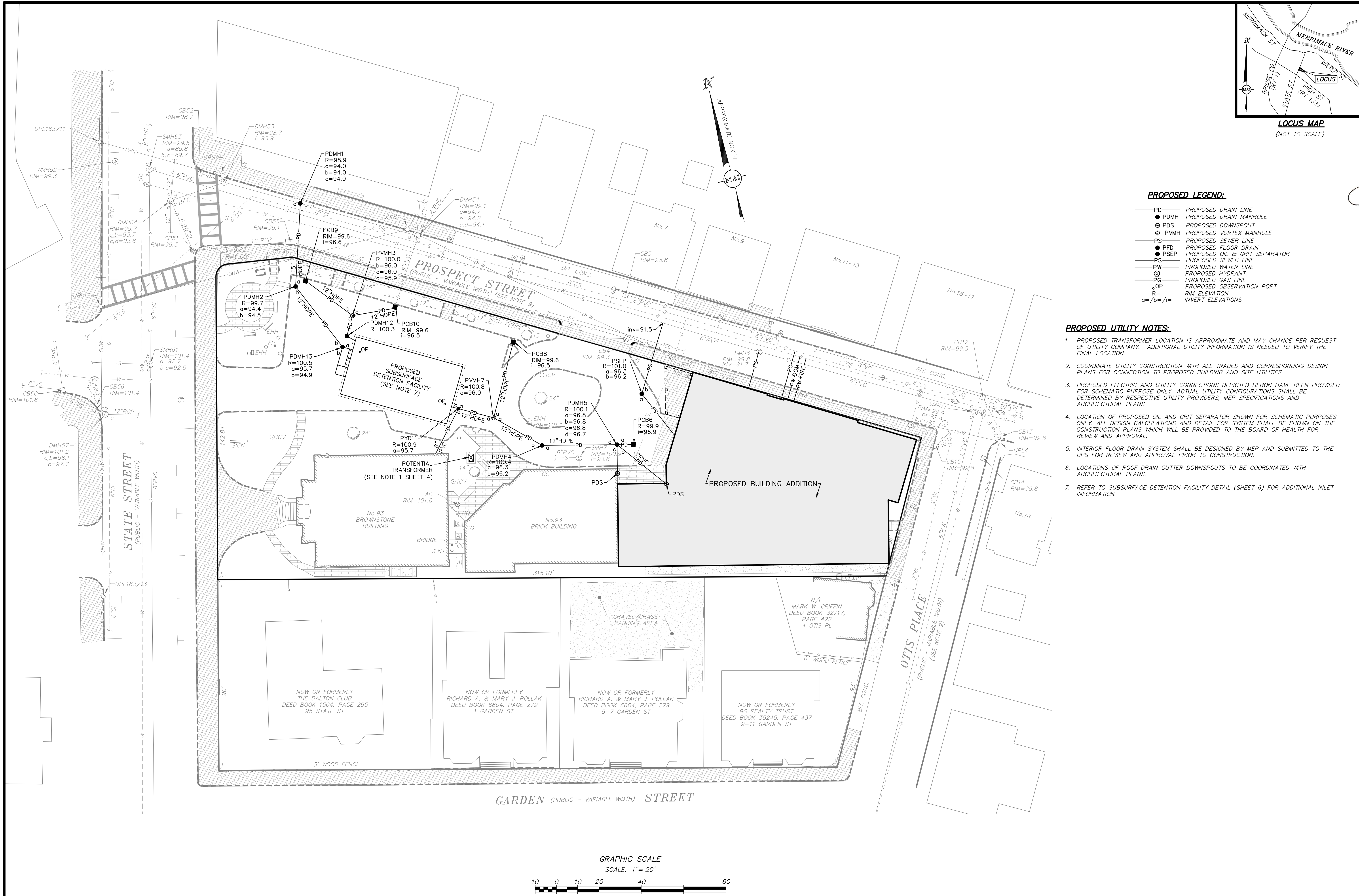
DATE: OCTOBER 14, 2020  
 SCALE: 1"=20'  
 SHEET No. 3 of 7  
 PROJECT No. 6215

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION



(XREF: 6215-REC)  
DWG. No. 6215\_SITE.BAK.DWG  
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- 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
  - ⊙ PH 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        |
|-----------|----------|--------------------|
|           | 10/28/20 | REVISED SUBMISSION |
|           |          |                    |



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

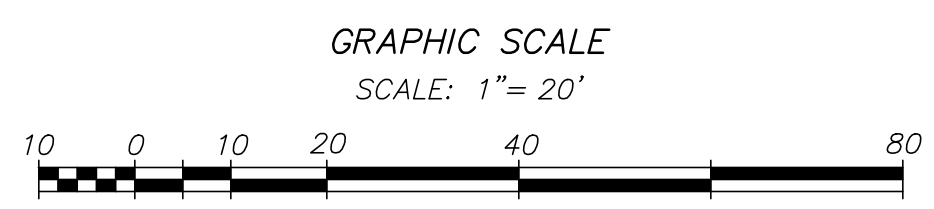
**MERIDIANS ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
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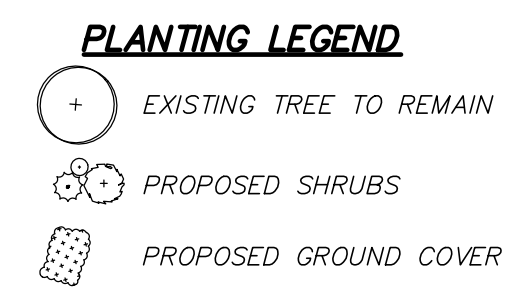
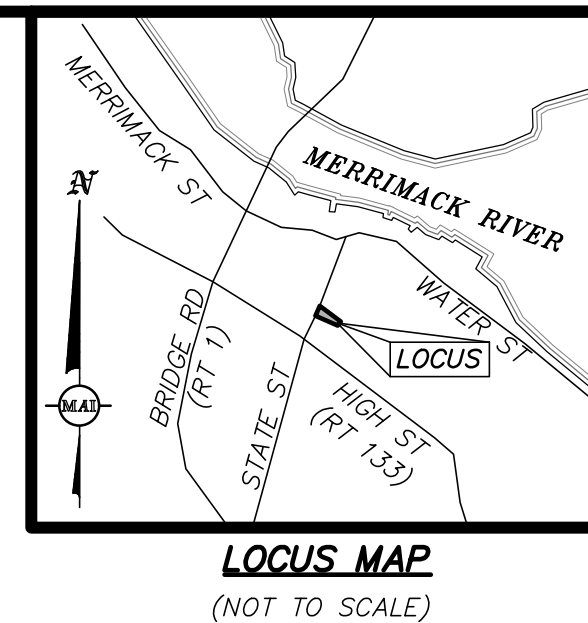
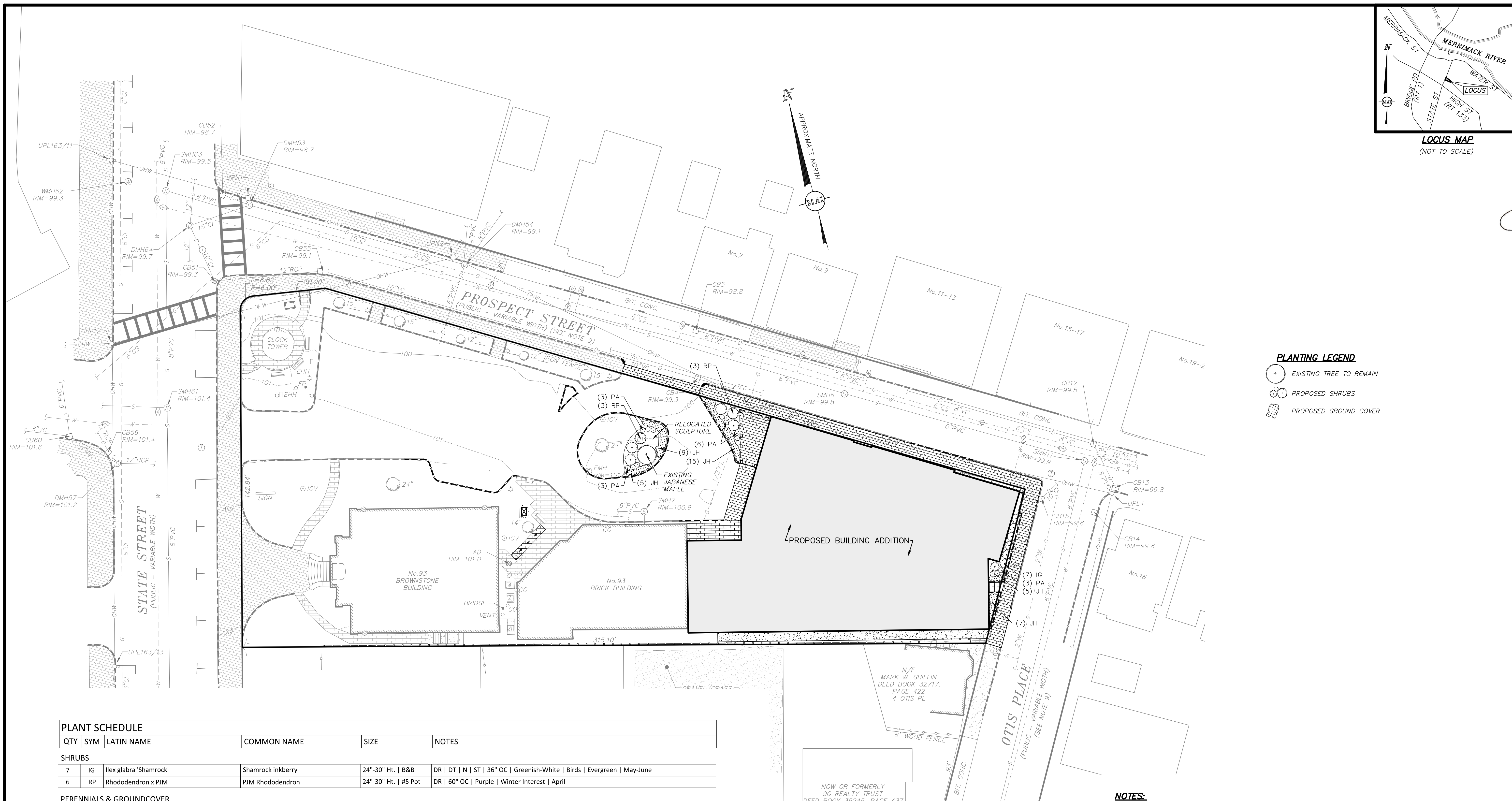
DESIGNED BY: NAB/AF  
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020  
 SCALE: 1"=20'  
 SHEET No. 4 of 7  
 PROJECT No. 6215

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NOT FOR CONSTRUCTION

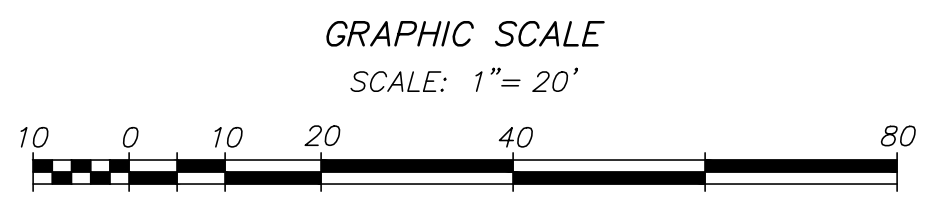






| PLANT SCHEDULE                       |     |                                 |                           |                      |   |
|--------------------------------------|-----|---------------------------------|---------------------------|----------------------|---|
| QTY                                  | 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              |

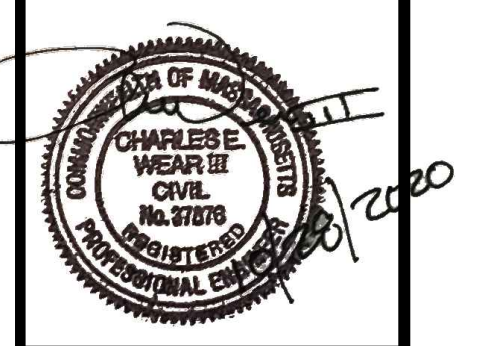
DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED



- 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        |
|----------|------|--------------------|
| 10/28/20 | DATE | REVISED SUBMISSION |



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

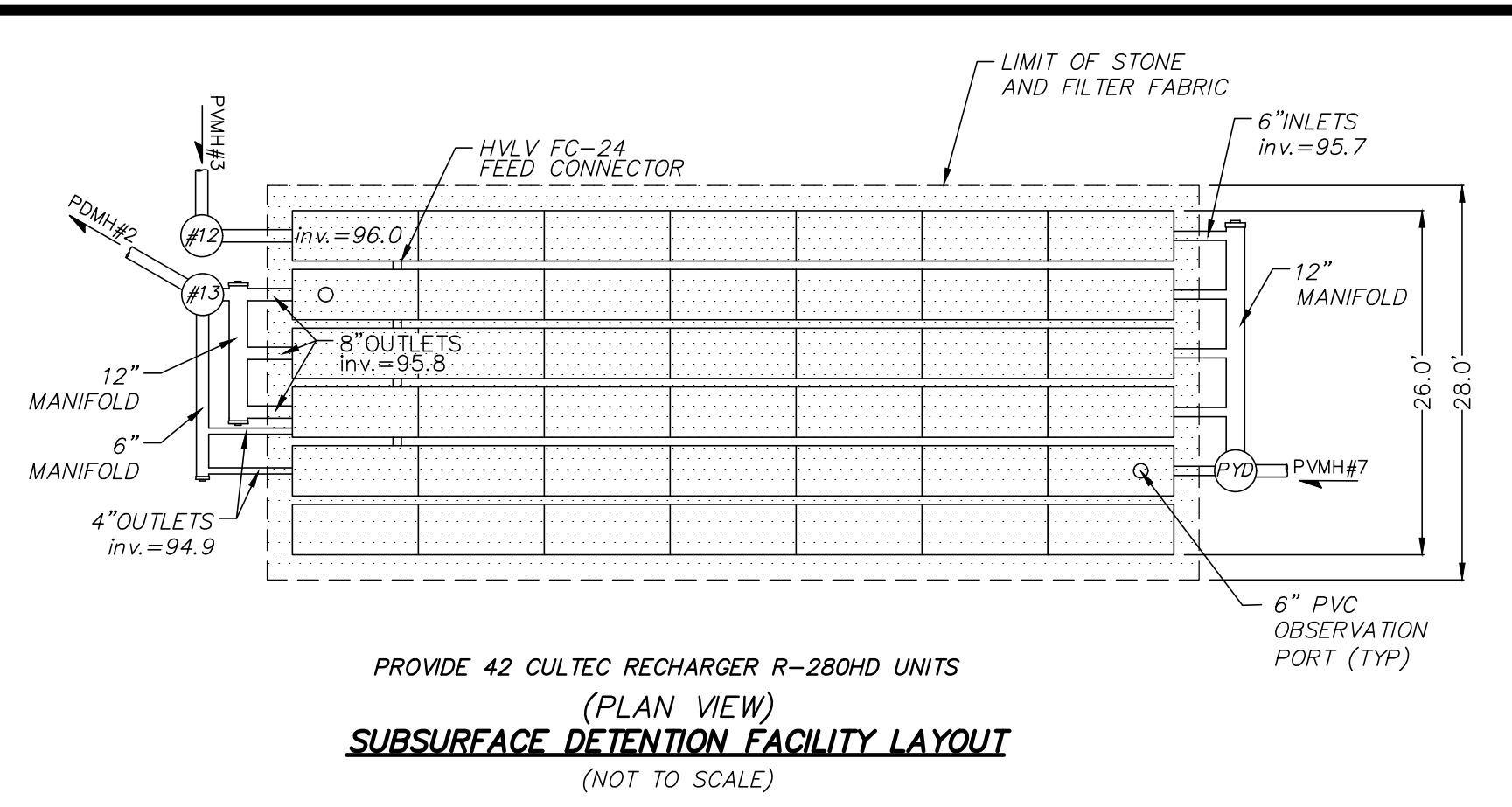
**MERIDIANS ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-4447  
WWW.MERIDIANSASSOC.COM

DESIGNED BY: NAB  
CHECKED BY: CEW

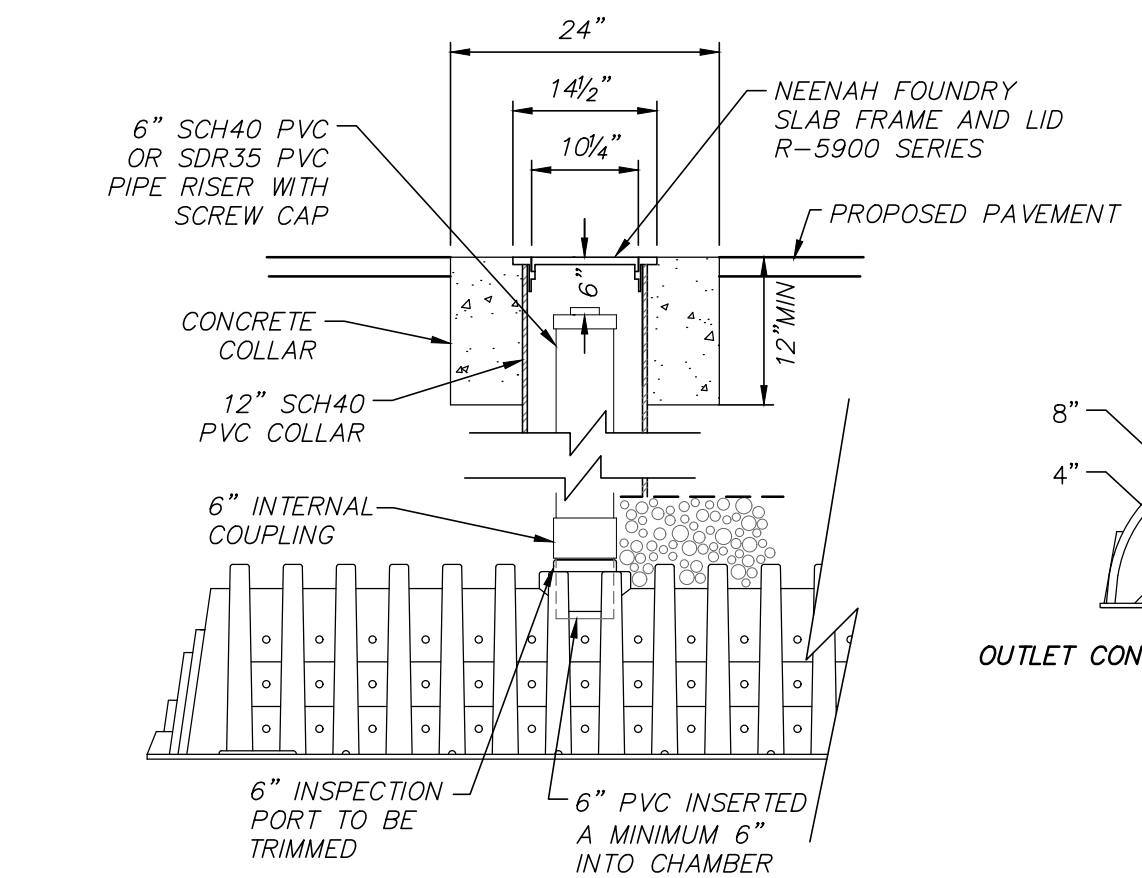
DATE: OCTOBER 14, 2020  
SCALE: 1"=20'  
SHEET No. 5 of 7  
PROJECT No. 6215

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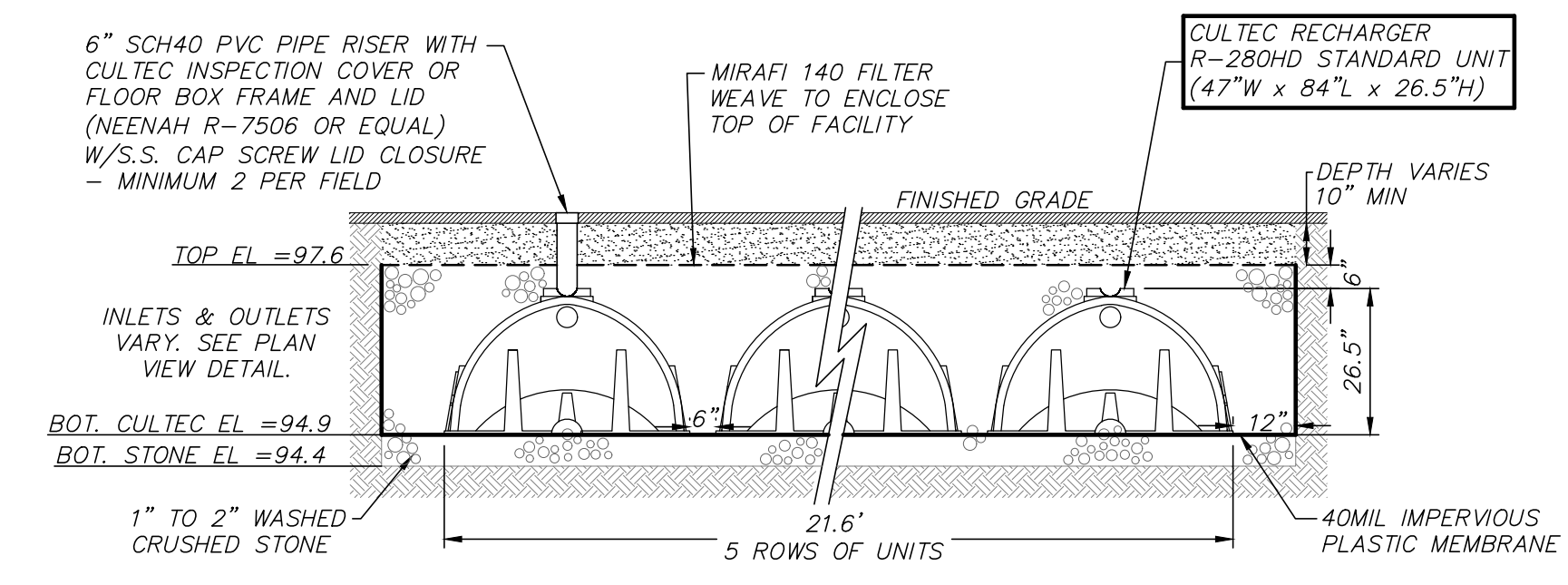




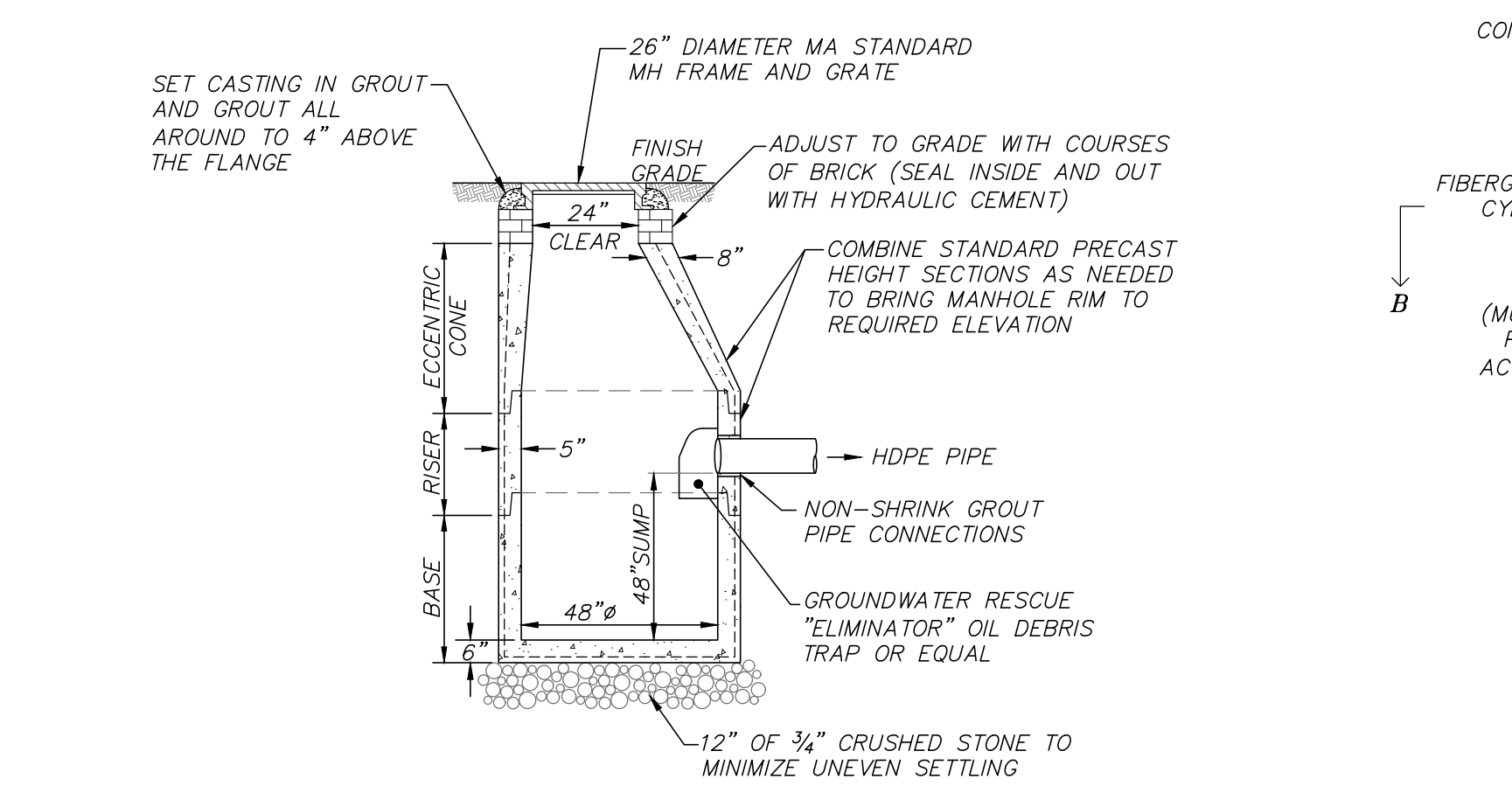
PROVIDE 42 CULTEC RECHARGER R-280HD UNITS  
(PLAN VIEW)  
**SUBSURFACE DETENTION FACILITY LAYOUT**  
(NOT TO SCALE)



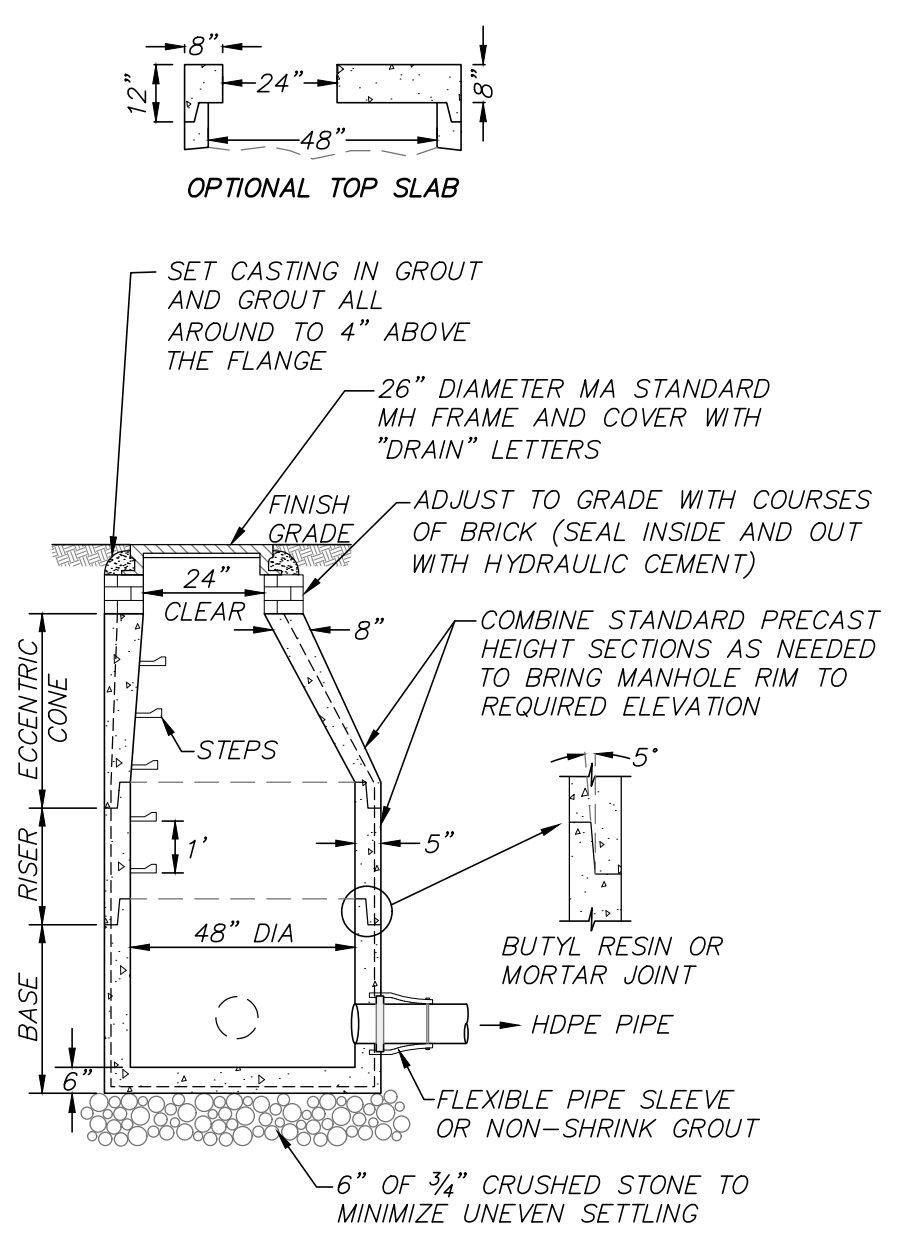
**OBSERVATION PORT**  
(NOT TO SCALE)



**SUBSURFACE DETENTION FACILITY**  
(NOT TO SCALE)

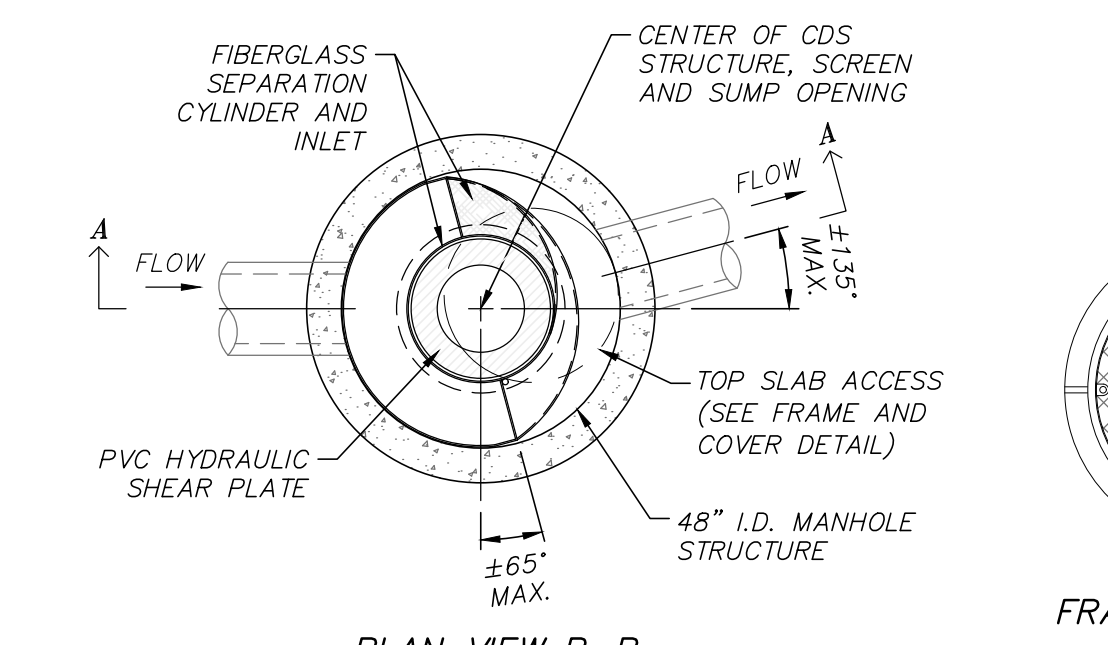


**CATCHBASIN WITH OIL DEBRIS TRAP**  
(NOT TO SCALE)

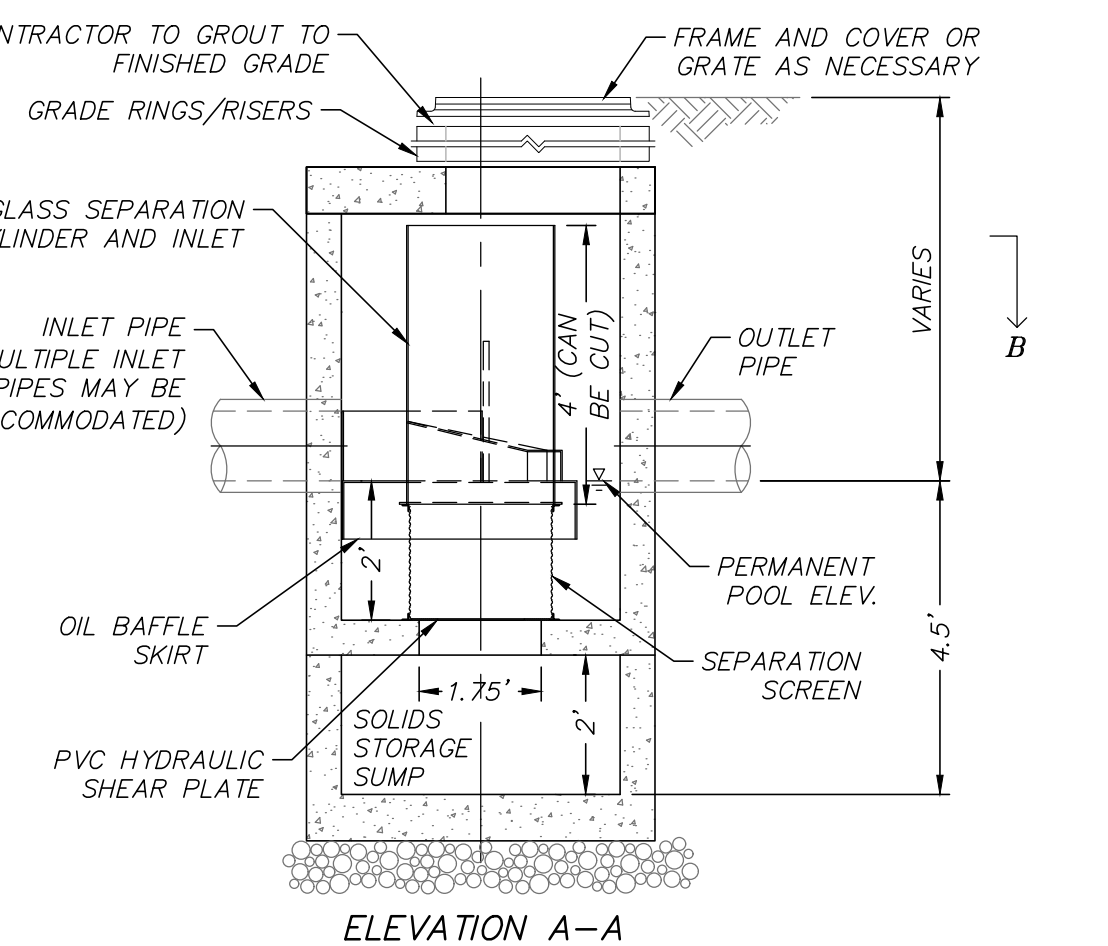


**DRAIN MANHOLE DETAIL**  
(NOT TO SCALE)

- NOTES:**
- 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
  - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
  - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  - BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C990 SPEC.
  - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
  - PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

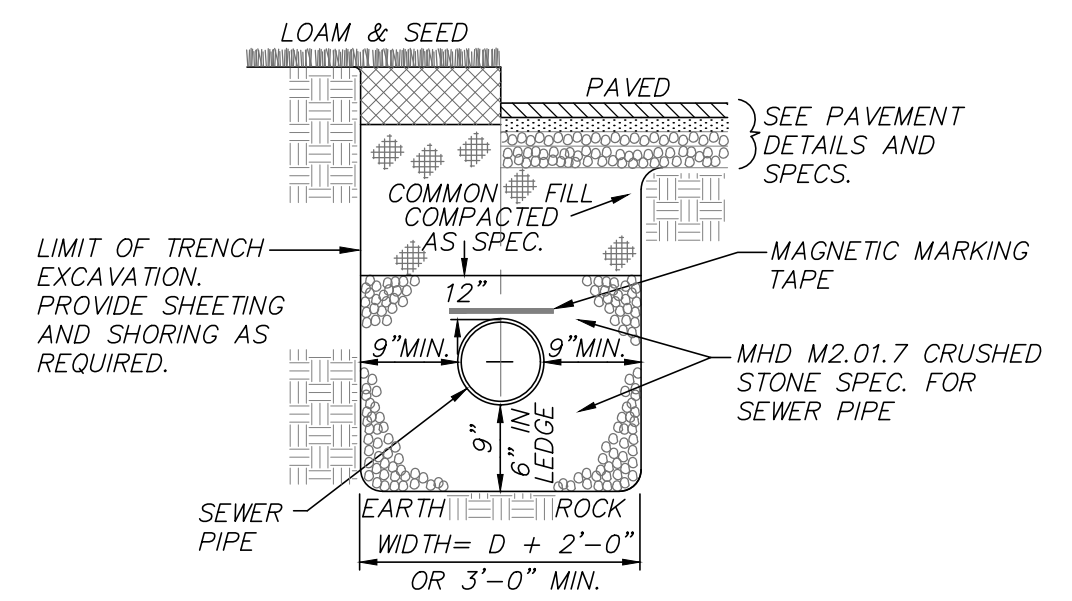


**FRAME AND COVER**

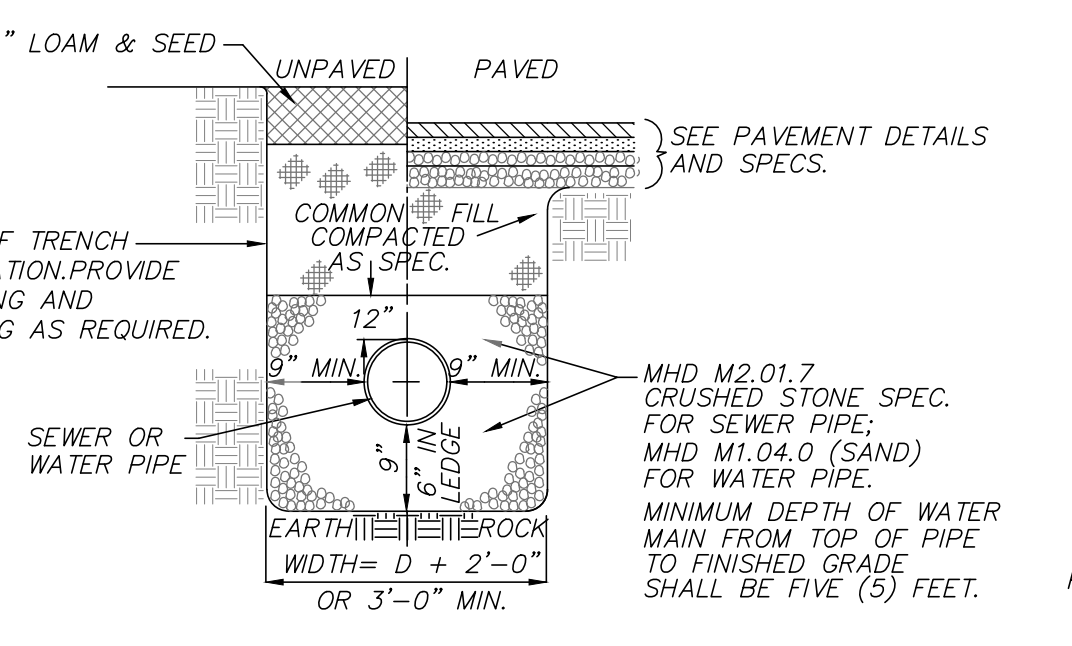


**CONTECH CDS DETAIL**  
(NOT TO SCALE)

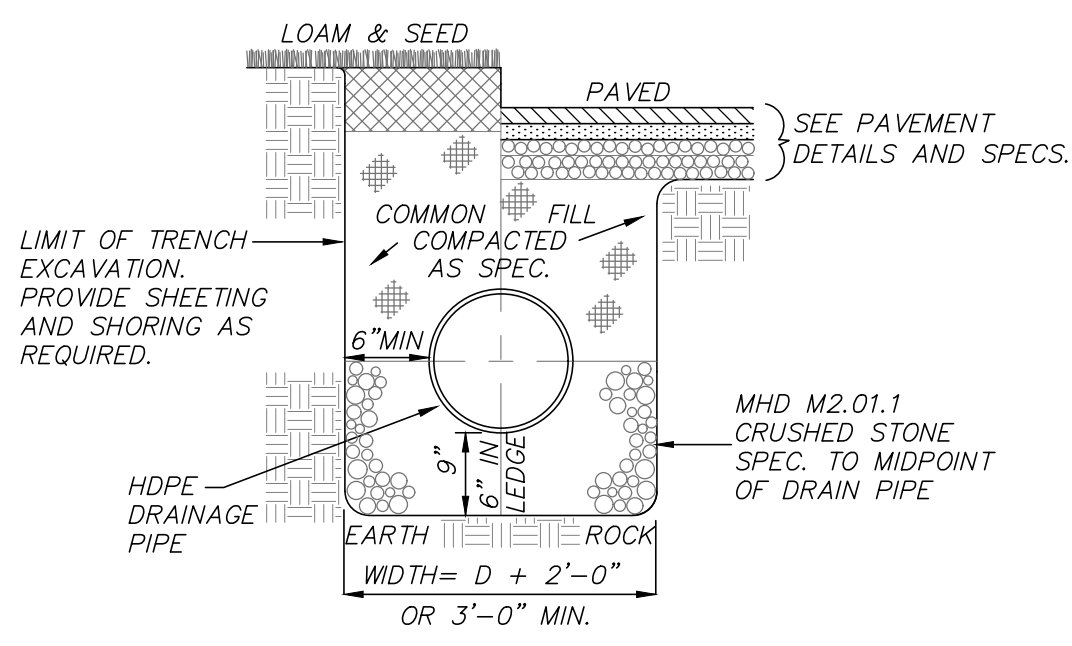
- NOTES:**
- PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
  - UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.



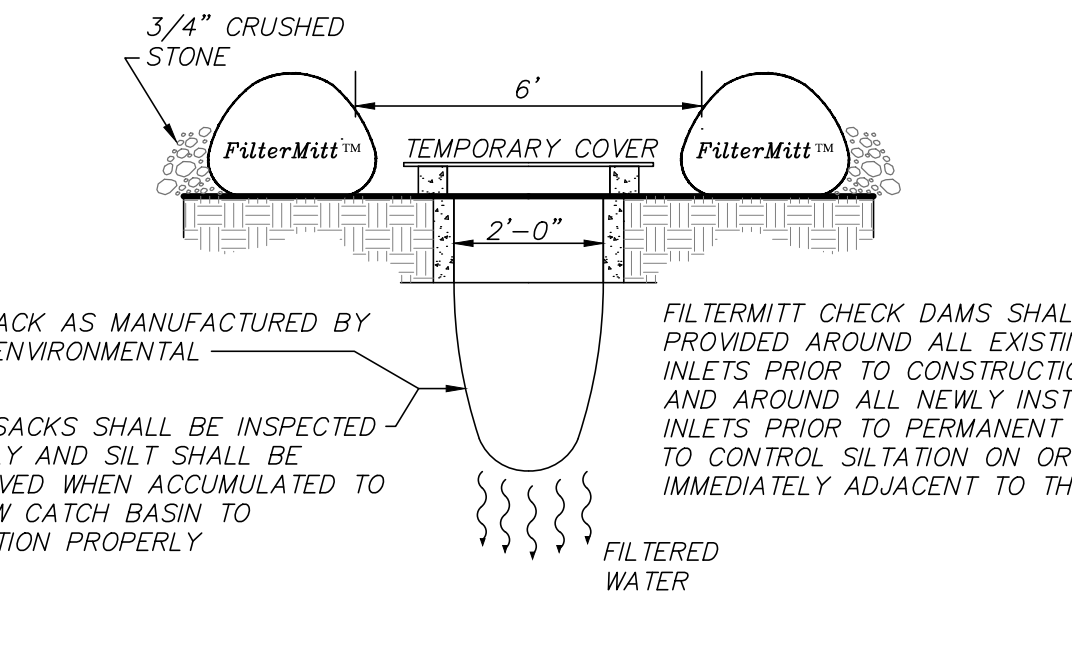
**SEWER TRENCH DETAIL**  
(NOT TO SCALE)



**WATER TRENCH DETAIL**  
(NOT TO SCALE)

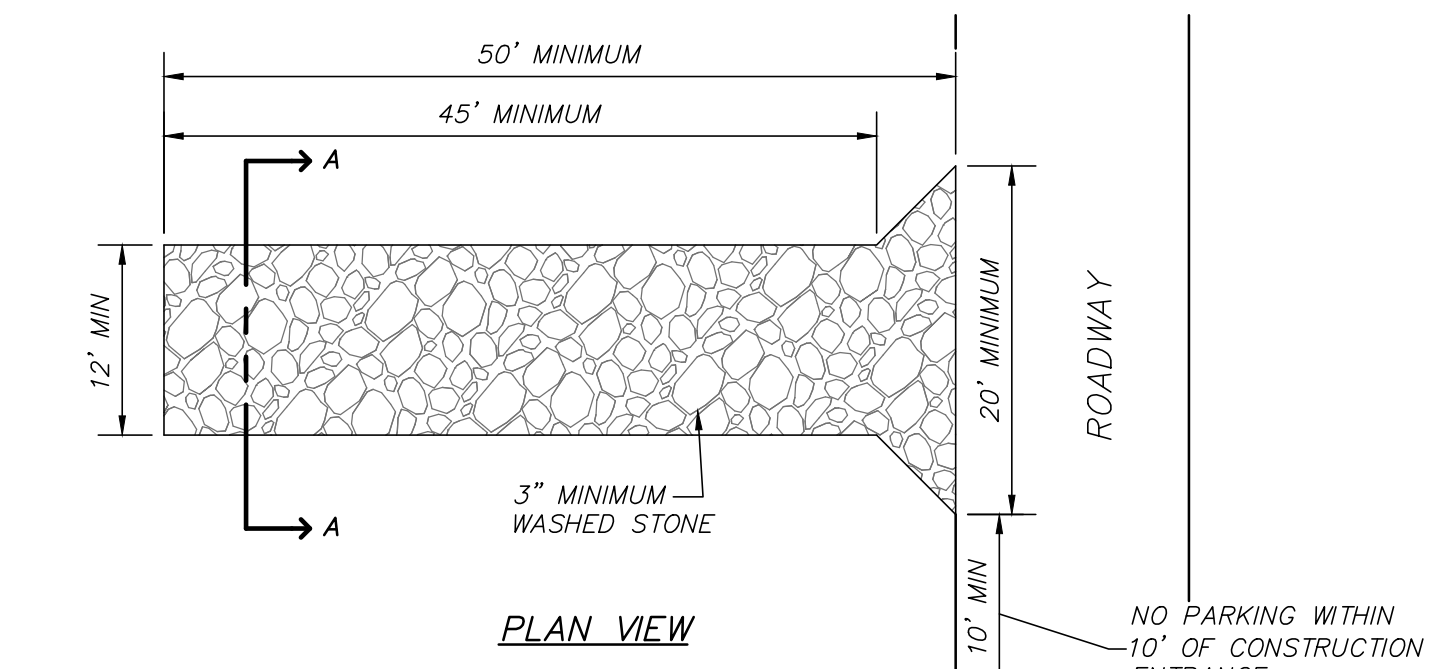


**DRAIN TRENCH**  
(NOT TO SCALE)

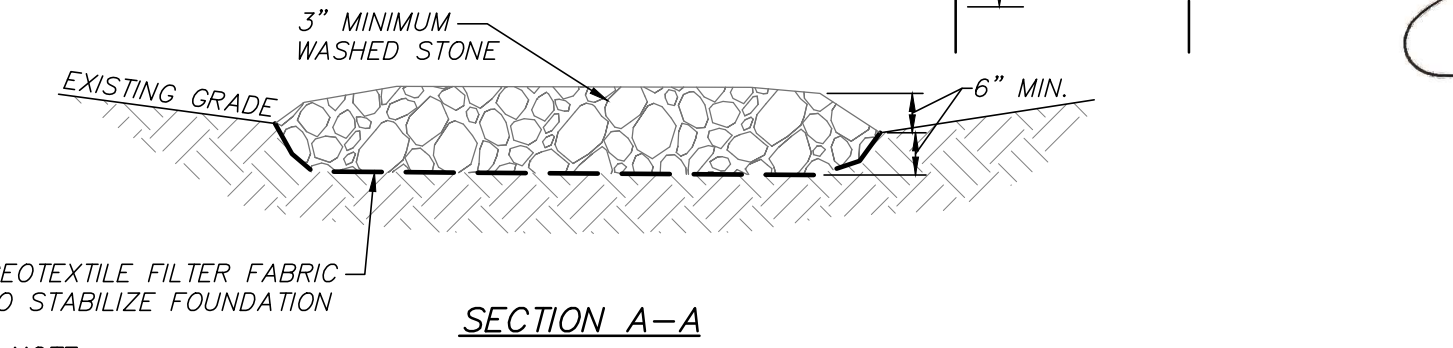


**CATCH BASIN FILTER DETAIL**  
(NOT TO SCALE)

- NOTE:**
- CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



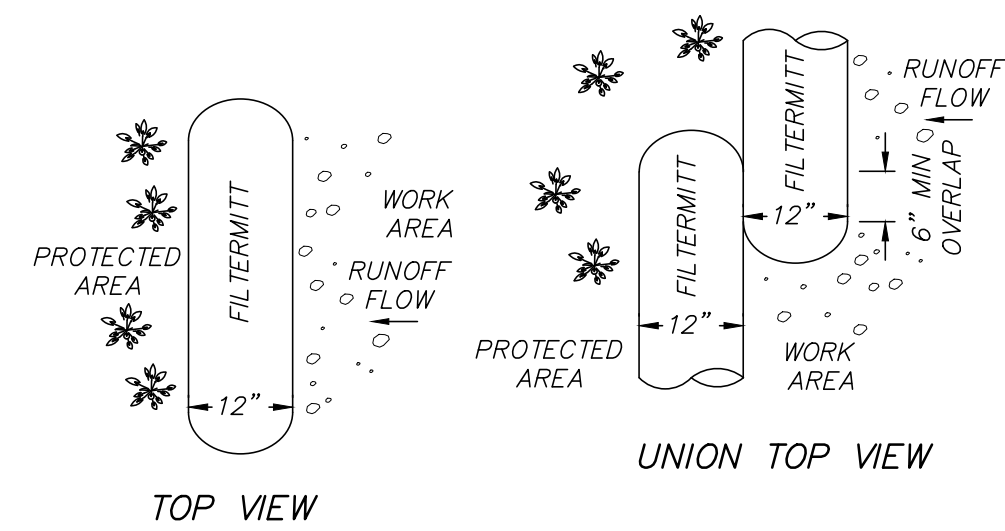
**PLAN VIEW**



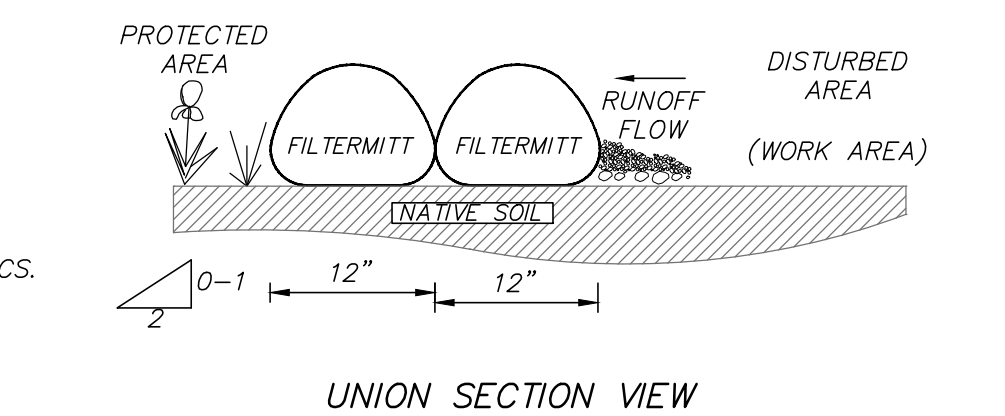
**SECTION A-A**

- NOTE:**
- LOCATION OF STABILIZED CONSTRUCTION ENTRANCE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.

**TEMPORARY STABILIZED CONSTRUCTION ENTRANCE**  
(NOT TO SCALE)



**UNION TOP VIEW**

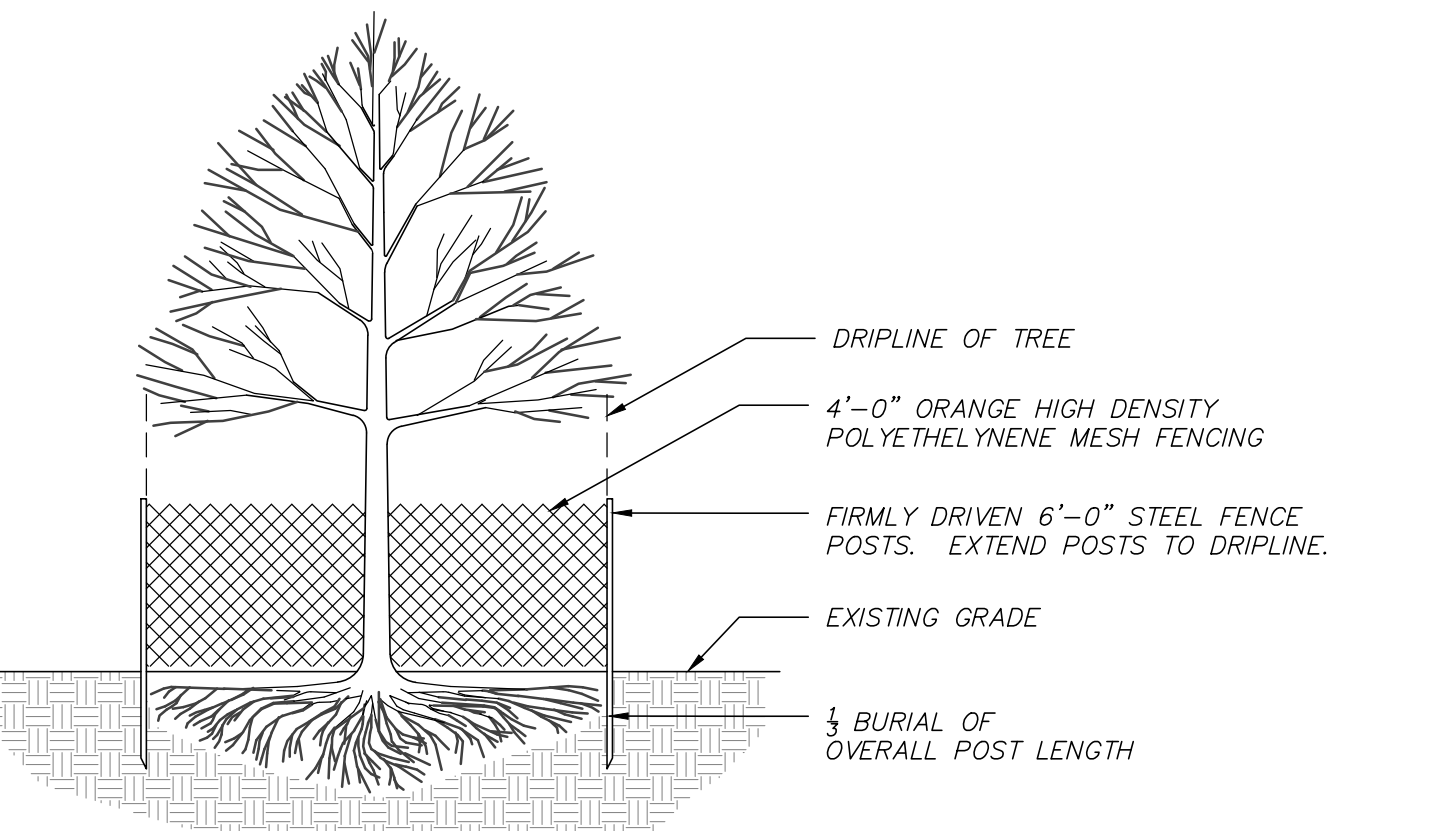


**UNION SECTION VIEW**

- FILTERMITT COMPONENTS:**
- OUTSIDE CASING: 100% ORGANIC HESSIAN
- FILLER INGREDIENT: FIBER ROOT MULCH
- BLEND OF COARSE & FINE COMPOST & SHREDED WOOD
  - PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90-100% PASSING A 1" SCREEN; 70-100% PASSING A 0.75" SCREEN; 30-75% PASSING A 0.25" SCREEN
  - WEIGHT: APPROXIMATELY 850 LBS/CUYD (AVE 30 LBS/LF)
- NOTE:**
- PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDSCAPES EXPRESS, INC. P.O. BOX 737 WRENTHAM, MA. 02093 (508)-384-7140 OR EQUAL

- FILTERMITT INSTALLATION:**
- SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.
- SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.
- THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE.
- WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.

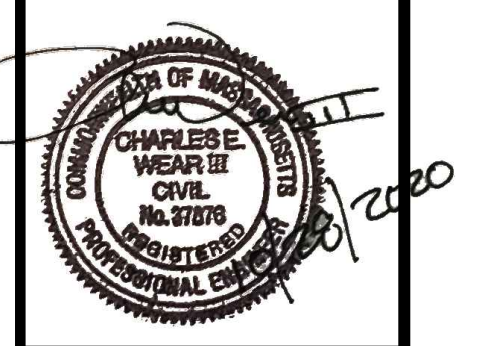
**EROSION CONTROL SOCK - FILTERMITT DETAIL**  
(NOT TO SCALE)



**TREE PROTECTION**  
(NOT TO SCALE)

- NOTE:**
- ALL TREES >3" DBH WITHIN THE LIMIT OF WORK SHALL RECEIVE TREE PROTECTION PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

| REVISIONS | DATE     | DESCRIPTION        |
|-----------|----------|--------------------|
|           | 10/28/20 | REVISED SUBMISSION |



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

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

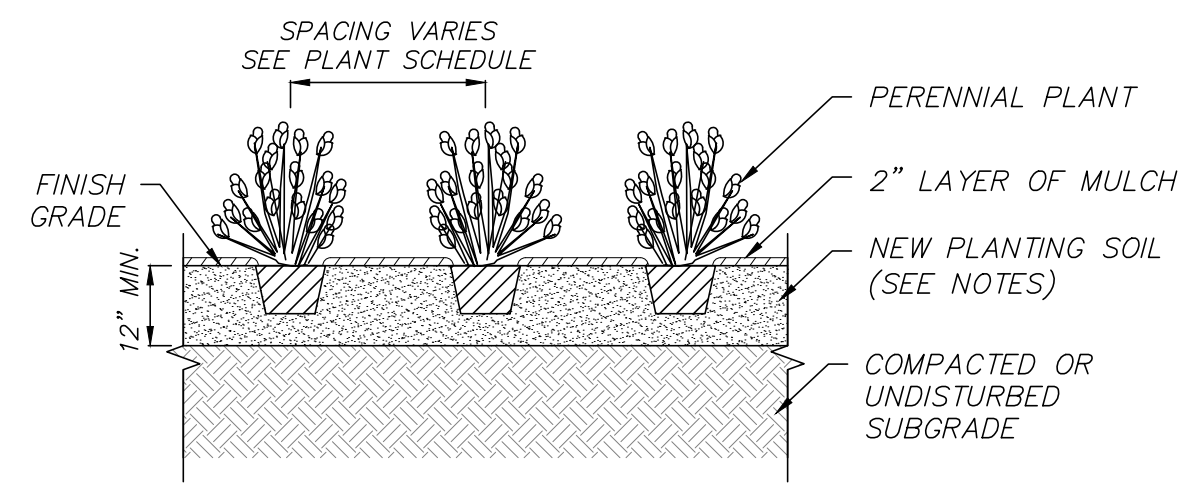
69 MILK STREET, SUITE 302  
WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (508) 871-7030

CHECKED BY: CEW  
DESIGNED BY: NAB

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

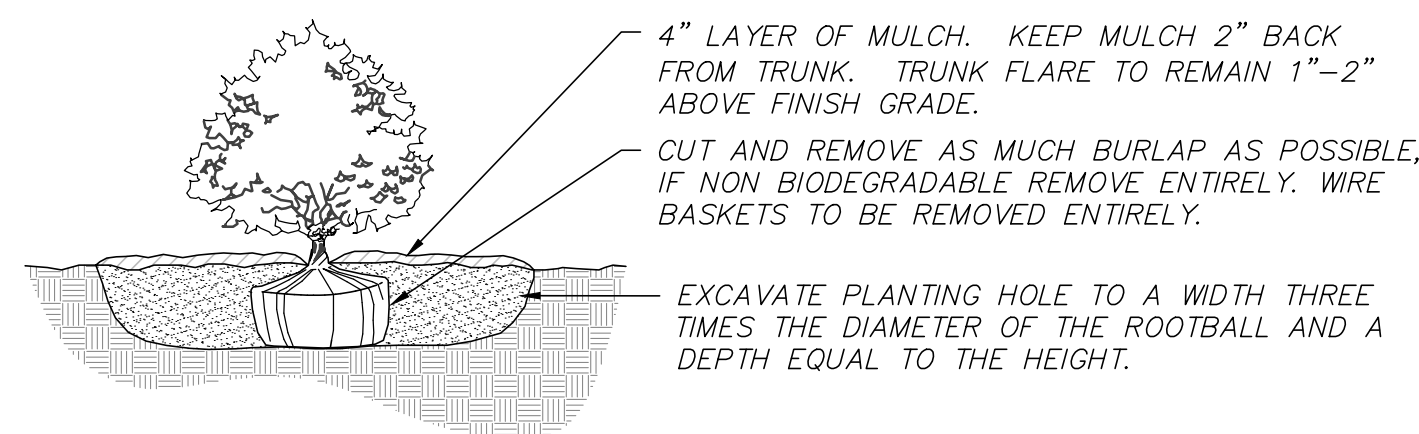
FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION





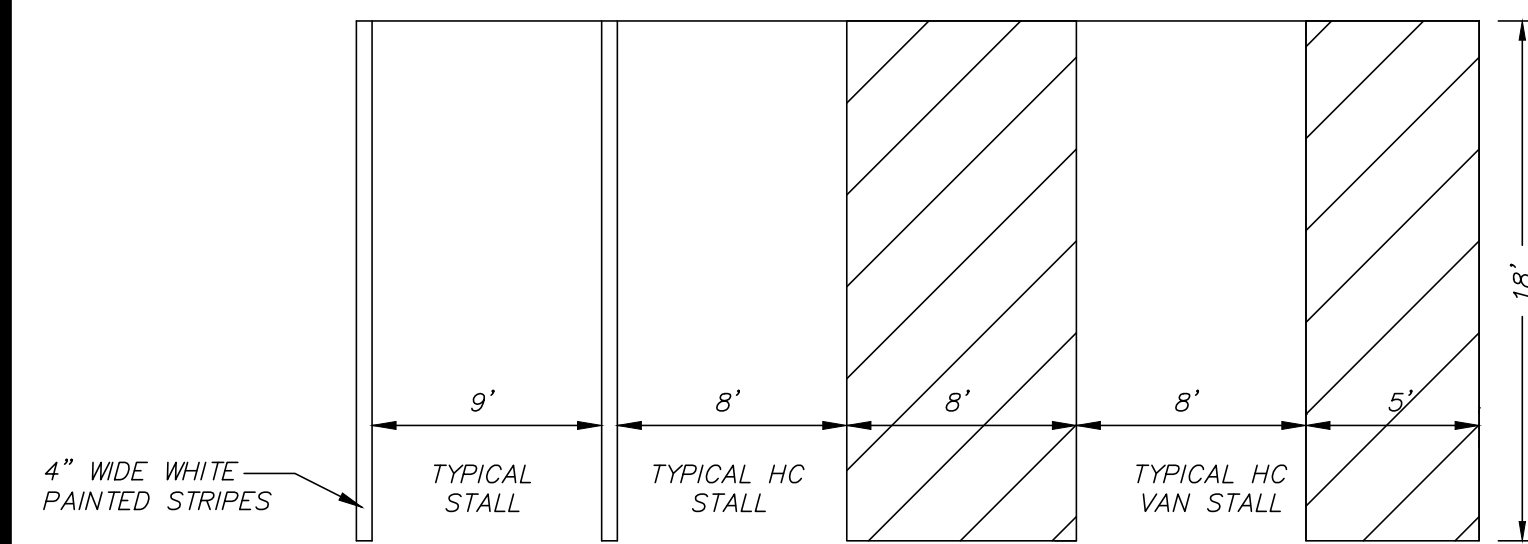
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
  - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
  - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

**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.

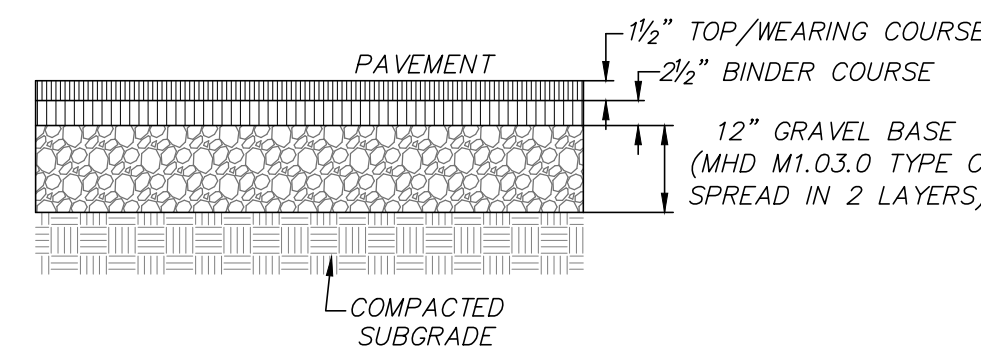
**SHRUB PLANTING**  
(NOT TO SCALE)



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

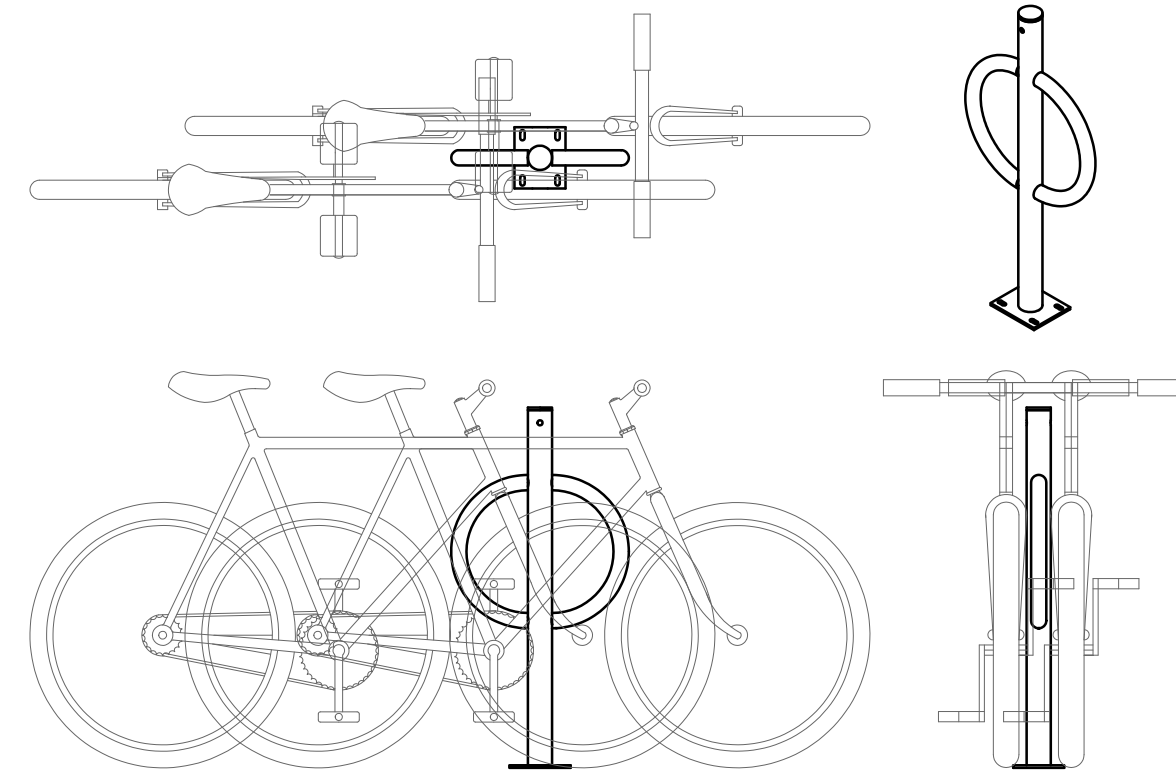
**PAVEMENT MARKING DETAIL**  
(NOT TO SCALE)

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION



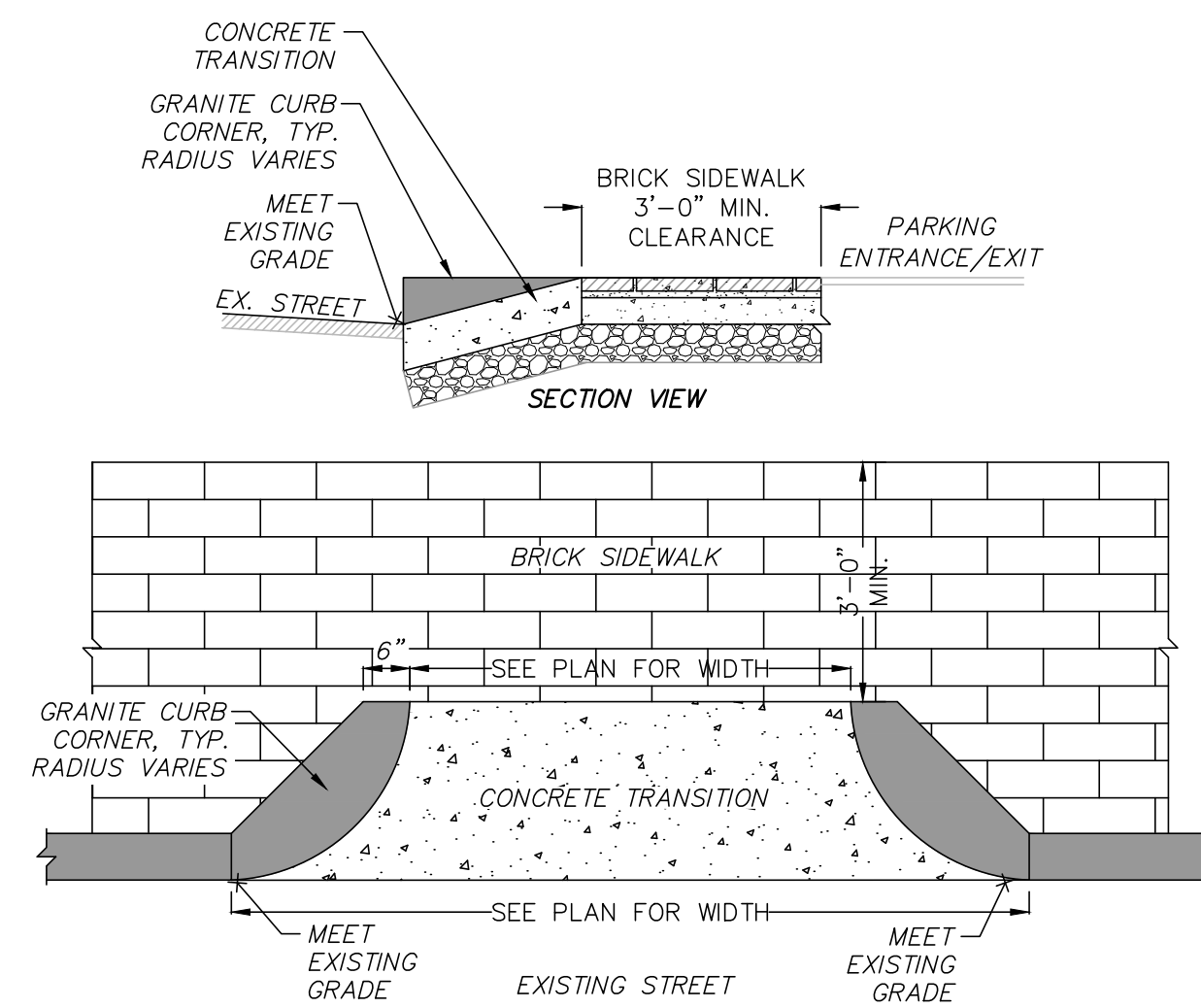
NOTE:  
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

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



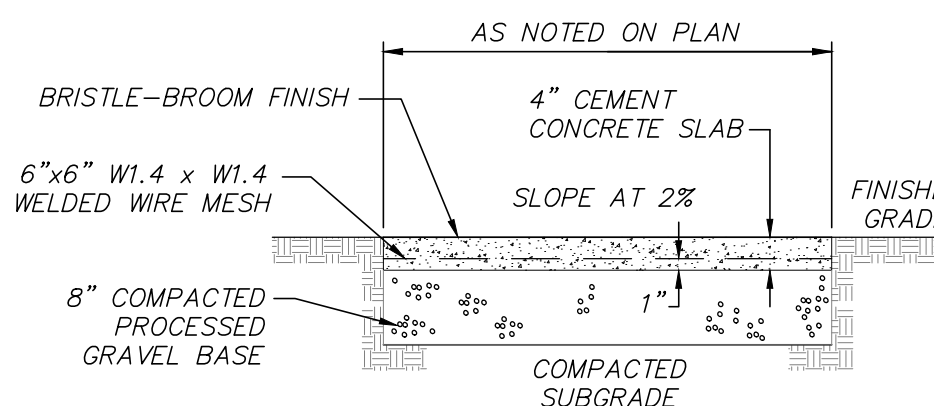
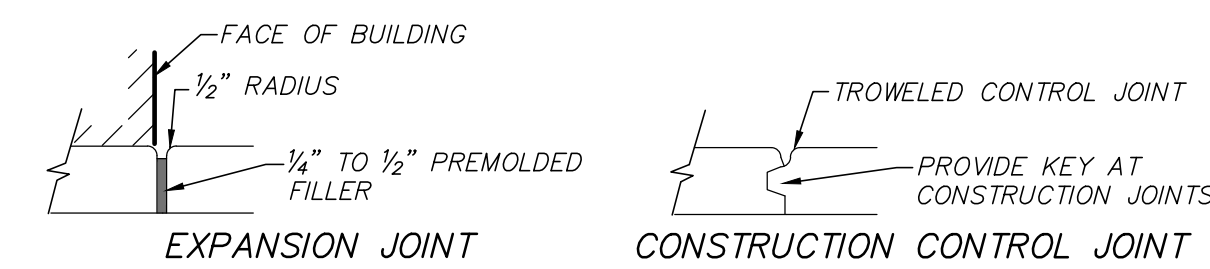
NOTE:  
MAKE AND MODEL TO BE APPROVED BY PROJECT OWNER PRIOR TO INSTALLATION. REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILS.

**BICYCLE RACK**  
(NOT TO SCALE)



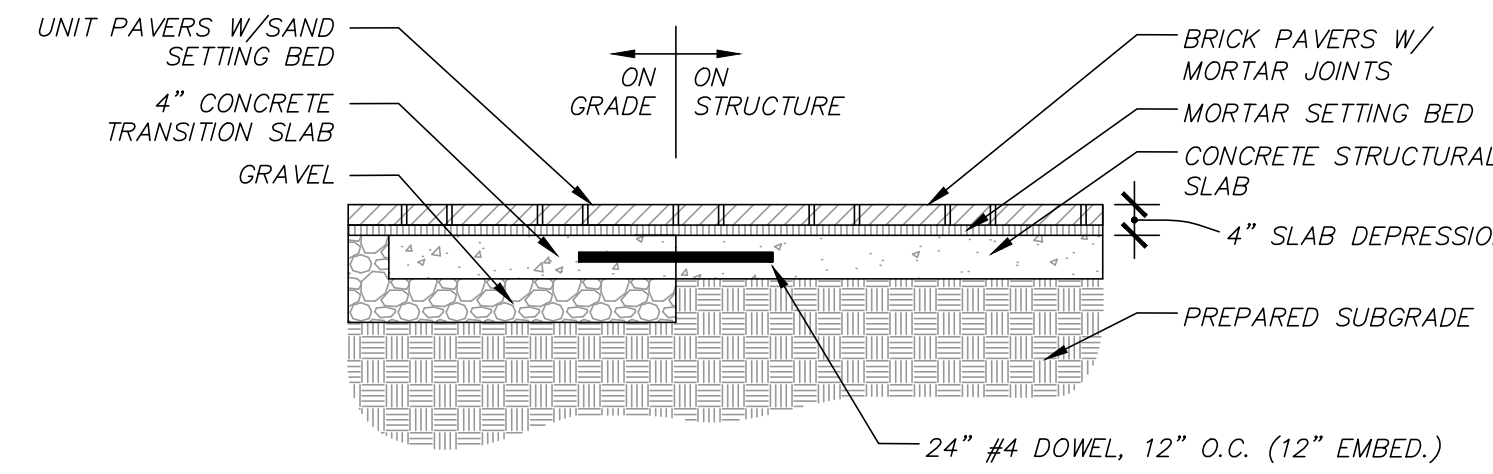
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

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

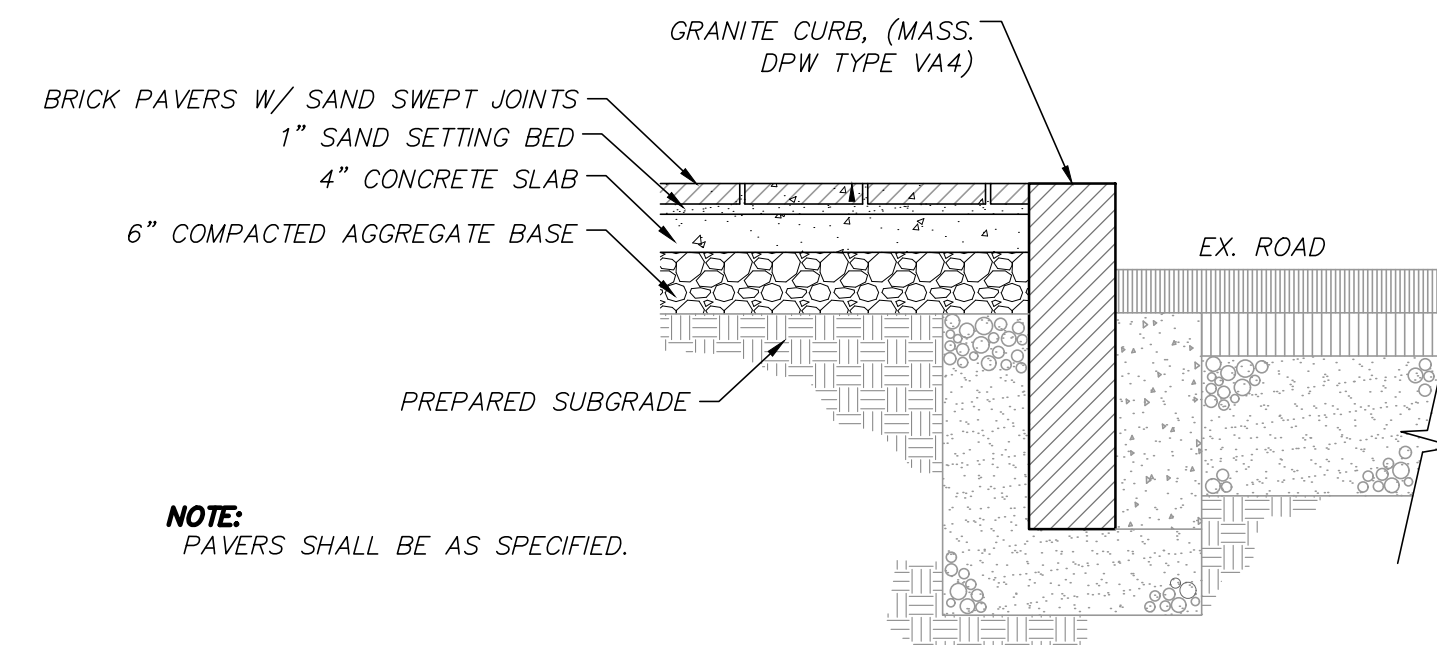


- NOTES:
- TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
  - TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

**CONCRETE WALKWAY**  
(NOT TO SCALE)

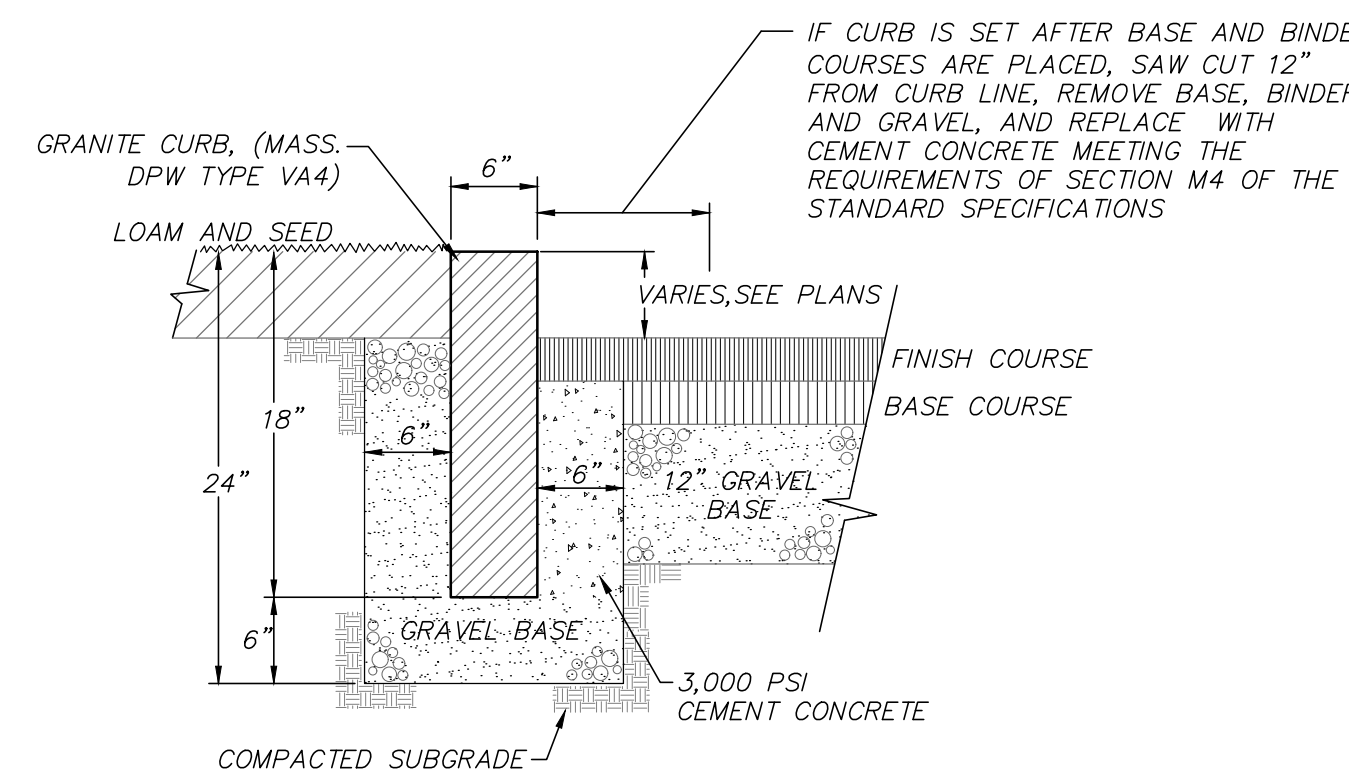


**BRICK PAVERS**  
(NOT TO SCALE)

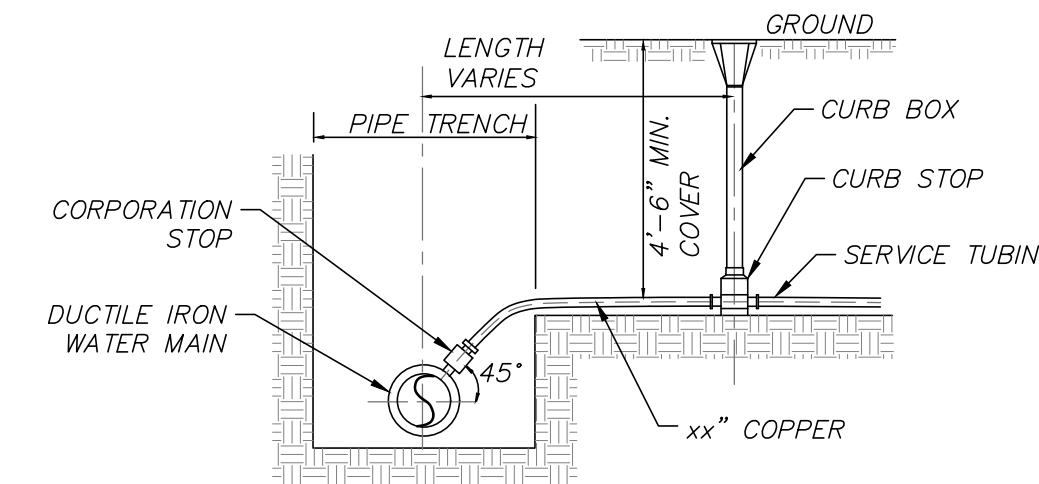


NOTE:  
PAVERS SHALL BE AS SPECIFIED.

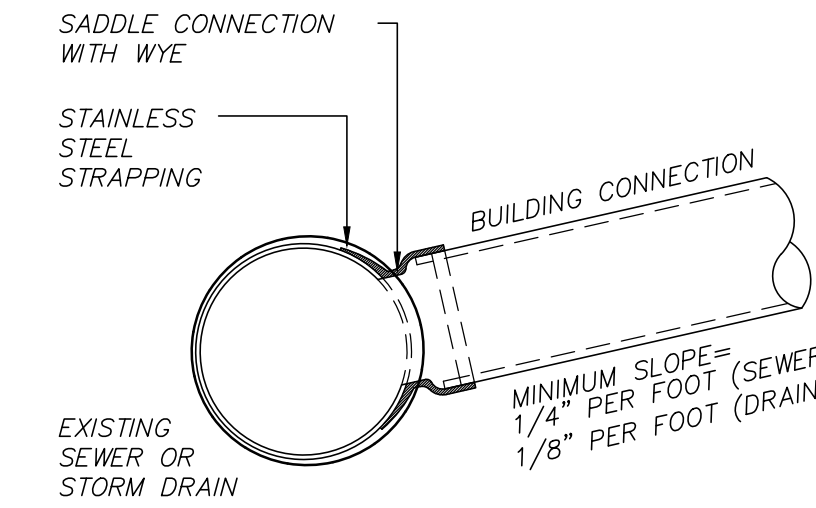
**BRICK PAVER SIDEWALK/CROSSWALK**  
(NOT TO SCALE)



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



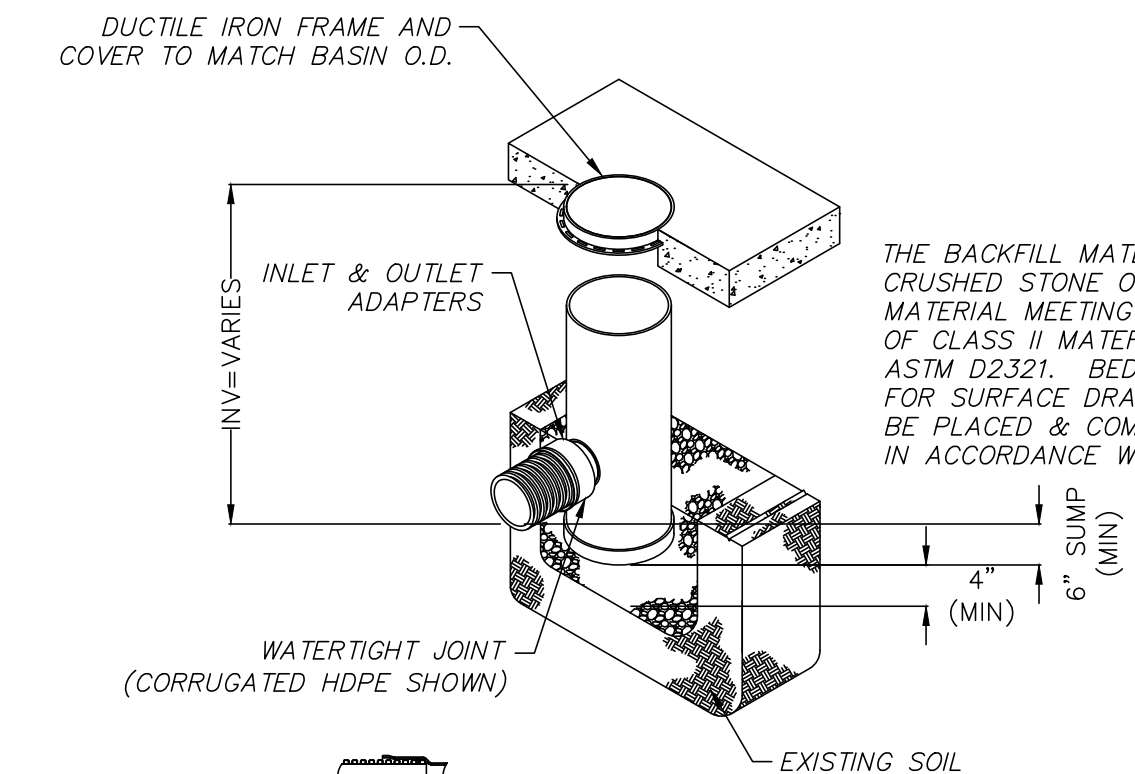
**TYPICAL WATER SERVICE**  
(NOT TO SCALE)



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.

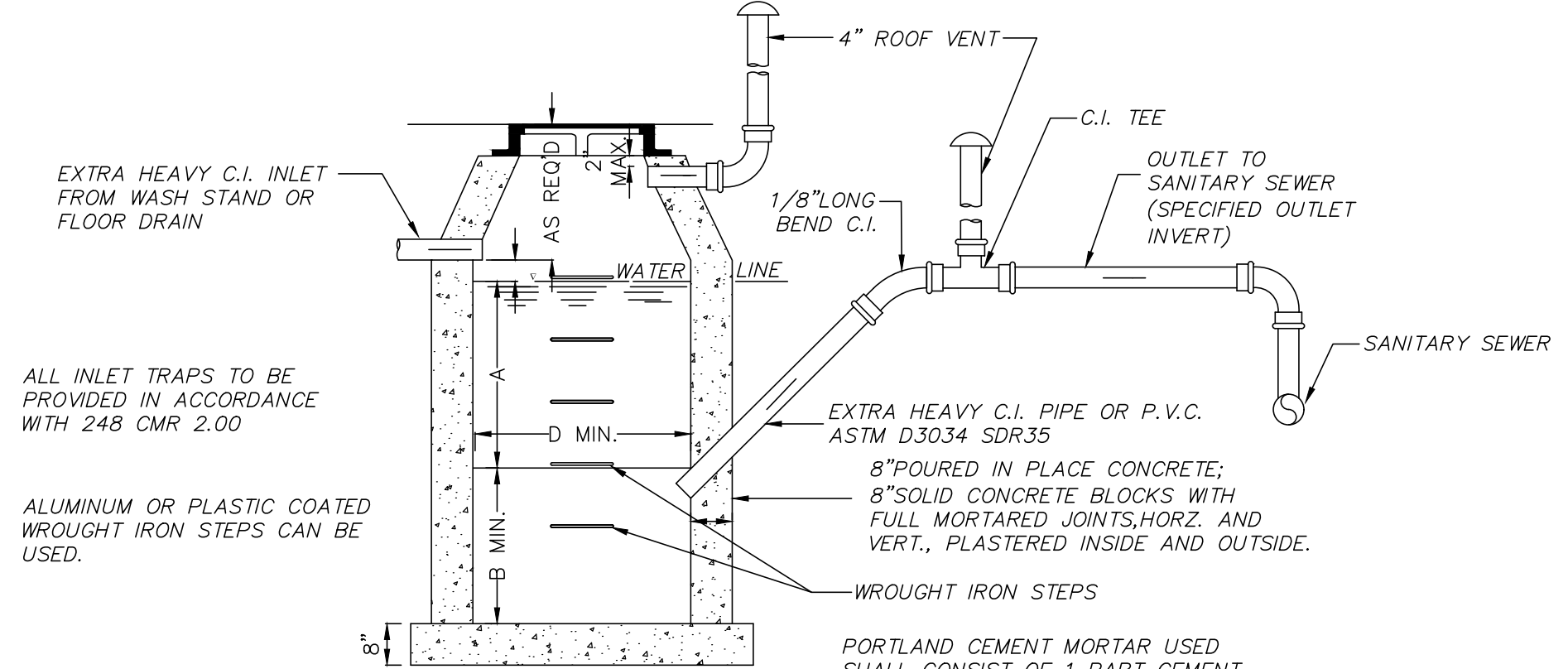
**SEWER CONNECTION DETAIL**  
(NOT TO SCALE)



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.

**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        |
|-----------|----------|--------------------|
|           | 10/28/20 | REVISED SUBMISSION |



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

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
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69 MILK STREET, SUITE 302  
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TELEPHONE: (508) 871-7030

CHECKED BY: CEW  
DESIGNED BY: VAB

|             |                  |
|-------------|------------------|
| DATE:       | OCTOBER 14, 2020 |
| SCALE:      | AS NOTED         |
| SHEET No.   | 7 OF 7           |
| PROJECT No. | 6215             |