

PROPOSED NORTHFIELD SAVINGS BANK

PREPARED FOR SITE PLAN REVIEW

JANUARY 13, 2023

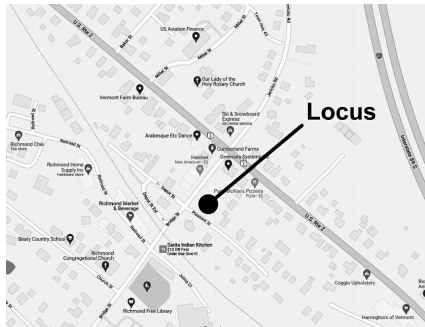


Northfield

SAVINGS BANK

23 PLEASANT STREET, RICHMOND, VERMONT

LOCATION



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LANDSCAPE ARCHITECT



ParkArchitecture.com

3 School House Lane, Suite #1 Etna NH
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ARCHITECT



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montpelier, vermont 05602
802.229.1664 • 802.229.4822 FAX

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APPLICANT

Northfield Savings Bank

CONTACT: SHERRY DOANE, VP OF OPERATIONS
ADDRESS: PO BOX 7180 BARRE, VERMONT
PHONE: (802) 661-5246

OWNER

23 Pleasant LLC

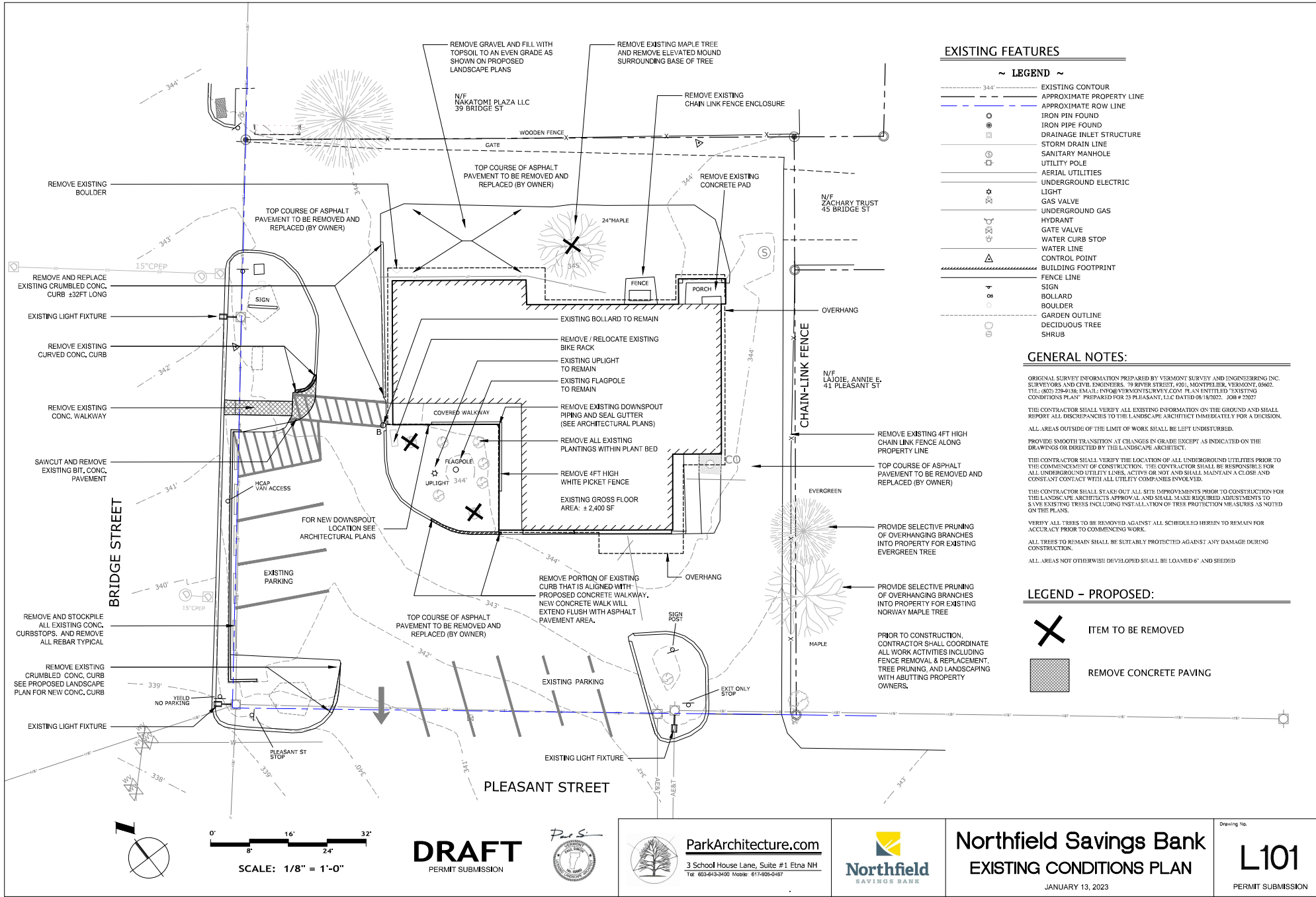
CONTACT: ROBERT CONE
ADDRESS: 688 PINE STREET, STE 2D, BURLINGTON VERMONT
PHONE: (802) 236-1743

DRAFT

L100

JANUARY 13, 2023

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EXISTING FEATURES

- ~ LEGEND ~
- - - - - 344 - - - - - EXISTING CONTOUR
 - - - - - APPROXIMATE PROPERTY LINE
 - - - - - APPROXIMATE ROW LINE
 - ● ○ ● ○ ● IRON PIN FOUND
 - ● ○ ● ○ ● IRON PIPE FOUND
 - ● ○ ● ○ ● DRAINAGE INLET STRUCTURE
 - ● ○ ● ○ ● STORM DRAIN LINE
 - ● ○ ● ○ ● SANITARY MANHOLE
 - ● ○ ● ○ ● UTILITY POLE
 - ● ○ ● ○ ● AERIAL UTILITIES
 - ● ○ ● ○ ● UNDERGROUND ELECTRIC
 - ● ○ ● ○ ● LIGHT
 - ● ○ ● ○ ● GAS VALVE
 - ● ○ ● ○ ● UNDERGROUND GAS
 - ● ○ ● ○ ● HYDRANT
 - ● ○ ● ○ ● GATE VALVE
 - ● ○ ● ○ ● WATER CURB STOP
 - ● ○ ● ○ ● WATER LINE
 - ● ○ ● ○ ● CONTROL POINT
 - ● ○ ● ○ ● BUILDING FOOTPRINT
 - ● ○ ● ○ ● FENCE LINE
 - ● ○ ● ○ ● SIGN
 - ● ○ ● ○ ● BOLLARD
 - ● ○ ● ○ ● BOULDER
 - ● ○ ● ○ ● GARDEN OUTLINE
 - ● ○ ● ○ ● DECIDUOUS TREE
 - ● ○ ● ○ ● SHRUB

GENERAL NOTES:

ORIGINAL SURVEY INFORMATION PREPARED BY VERMONT SURVEY AND ENGINEERING INC. SURVEYORS AND CIVIL ENGINEERS, 70 RIVER STREET, 2ND FL., MONTPELIER, VERMONT, 05602. TEL: (802) 256-9138; EMAIL: INFO@VERMONTSURVEY.COM. PLAN ENTITLED "EXISTING CONDITIONS PLAN" PREPARED FOR 23 PLEASANT, LLC DATED 08/18/2022. JOB # 22027

THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A DECISION.

ALL AREAS OUTSIDE OF THE LIMIT OF WORK SHALL BE LEFT UNDISTURBED.

PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS OR DIRECTED BY THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES, ACTIVE OR NOT AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES DOWNGRADE.

THE CONTRACTOR SHALL STAKE OUT ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION FOR THE LANDSCAPE ARCHITECT'S APPROVAL AND SHALL MAKE REQUIRED ADJUSTMENTS TO SAVE EXISTING TREES INCLUDING INSTALLATION OF TREE PROTECTION MEASURES AS NOTED ON THE PLANS.

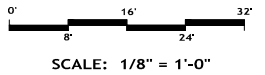
VERIFY ALL TREES TO BE REMOVED AGAINST ALL SCHEDULED HEREIN TO REMAIN FOR ACCURACY PRIOR TO COMMENCING WORK.

ALL TREES TO REMAIN SHALL BE SUITABLY PROTECTED AGAINST ANY DAMAGE DURING CONSTRUCTION.

ALL AREAS NOT OTHERWISE DEVELOPED SHALL BE LOAMED 6" AND SEEDED

LEGEND - PROPOSED:

- ✗ ITEM TO BE REMOVED
- REMOVE CONCRETE PAVING



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Northfield Savings Bank
EXISTING CONDITIONS PLAN

JANUARY 13, 2023

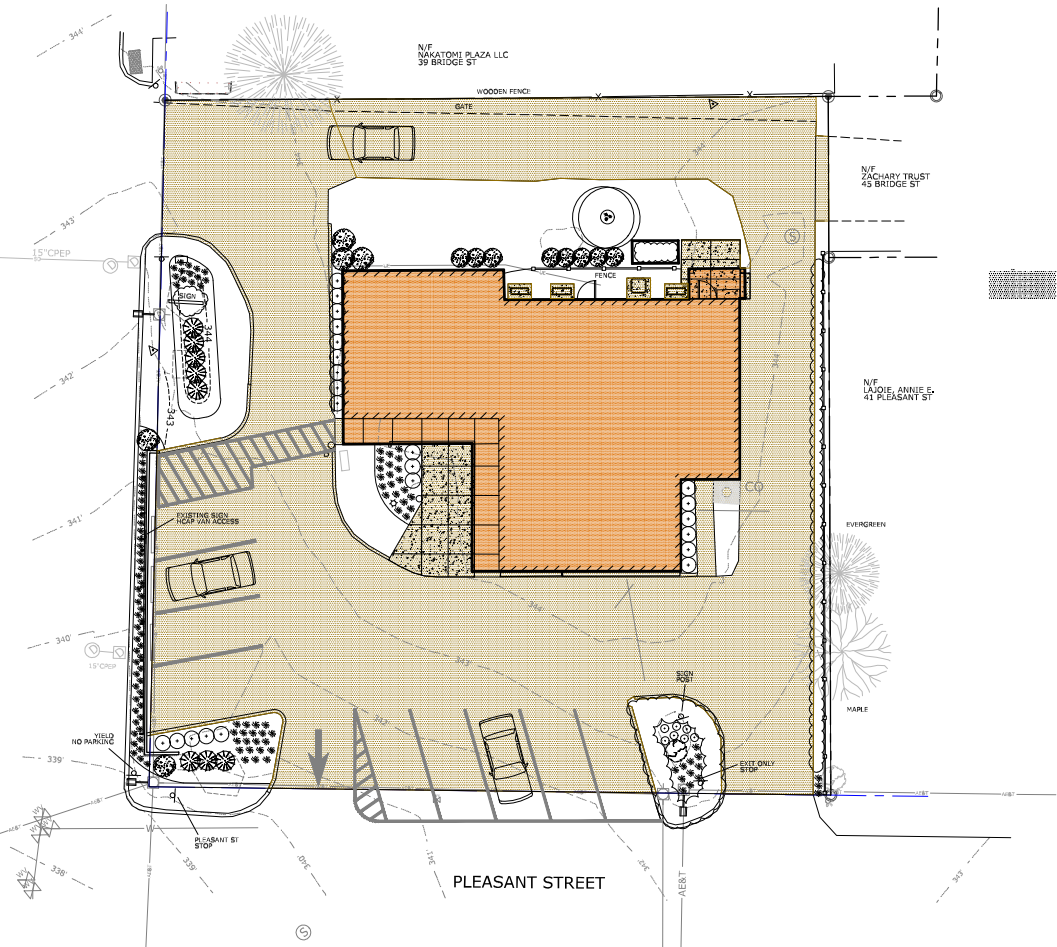
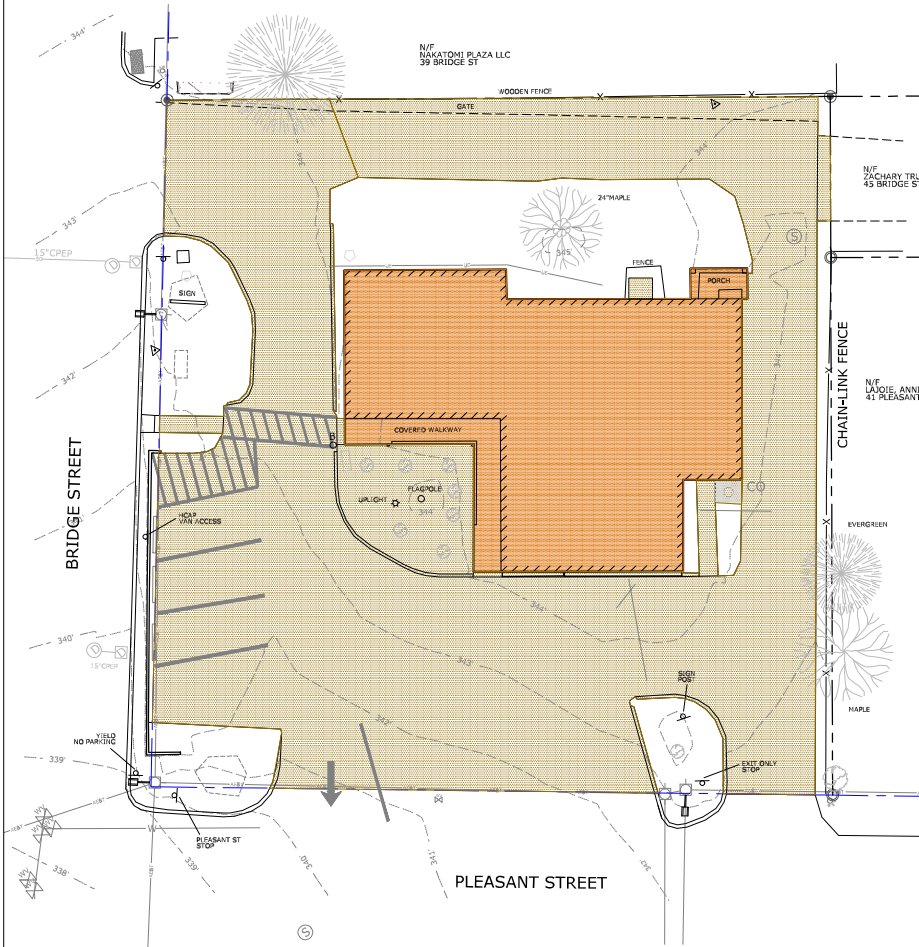
Drawing No.

L101

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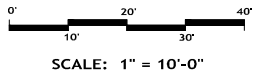
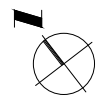
EXISTING CONDITIONS - IMPERVIOUS COVERAGE

PROPOSED CONDITIONS - IMPERVIOUS COVERAGE



COLOR KEY:	BUILDING AREA	EXISTING CONDITIONS	EXISTING COVERAGE:
PAVEMENT AREA		IMPERVIOUS AREA CALCULATIONS:	
		BUILDING AREA: 2,700 SF	TOTAL SITE AREA: 13,506 SF 100.0%
		PAVEMENT AREAS: 8,315 SF	IMPERVIOUS AREA: 11,015 SF 81.5%
		TOTAL: 11,015 SF	LANDSCAPE AREA: 2,491 SF 18.5%

COLOR KEY:	BUILDING AREA	PROPOSED CONDITIONS	PROPOSED COVERAGE:
PAVEMENT AREA		IMPERVIOUS AREA CALCULATIONS:	
		BUILDING AREA: 2,700 SF	TOTAL SITE AREA: 13,506 SF 100.0%
		PAVEMENT AREAS: 8,136 SF	IMPERVIOUS AREA: 10,836 SF 80.2%
		TOTAL: 10,836 SF	LANDSCAPE AREA: 2,670 SF 19.8%



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Northfield Savings Bank
IMPERVIOUS AREA CALCULATIONS
JANUARY 13, 2023

Drawing No. **L102**
PERMIT SUBMISSION

LANDSCAPE PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
1	BETULA Papyrifera	WHITE BIRCH	CLUMP 8"-10" HT.
SHRUBS			
3	Hamamelis virginiana	AMERICAN WITCH HAZEL	30"-36" HT, 7 GAL
1	Syringa vulgaris	COMMON PURPLE LILAC	30"-36" HT, 7 GAL
1	Vaccinium corymbosum	HIGHBUSH BLUEBERRY	30"-36" HT, 7 GAL
15	Ilex glabra "Compacta"	COMPACT INKBERRY	24"-30" HT, 5 GAL
8	Rhododendron "PJM Elite"	PJM RHODOENDRON	24"-30" HT, 5 GAL
8	Ilex verticillata "Winter Red"	WINTER RED WINTERBERRY	24"-30" HT, 5 GAL
3	Cornus stolonifera	RED TWIG DOGWOOD	24"-30" HT, 5 GAL
5	Forstythia x intermedia	FORSTYTHIA	24"-30" HT, 5 GAL
PERENNIALS			
70	Fennisetum alopecuroides	DWARF FOUNTAIN GRASS	12"-18" HT, 2 GAL
34	Rudbeckia fulgida	BLACK EYED SUSAN	12"-18" HT, 2 GAL
14	Echinacea purpurea	PURPLE CONEFLOWER	12"-18" HT, 2 GAL

LANDSCAPE NOTES

- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTOR CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- ALL PLANT BEDS WILL BE TOP-DRESSED WITH 3" SHREDDED BARK MULCH.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE NAVIGATED BY REPORTING TO THE OWNER SO THAT ALTERNATIVE PLANTING LOCATIONS CAN BE DETERMINED.
- SUBSTITUTION OF PLANT MATERIALS IS ALLOWED WITH WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM Ongoing CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTINGS.
- ALL OTHER DISTURBED AREAS NOT OTHERWISE INDICATED SHALL BE LOADED AND SEEDED.
- CONTRACTOR SHALL PRESERVE EXISTING TREES AND EXISTING PLANTINGS WHERE INDICATED.
- CONTRACTOR SHALL PROVIDE A 3-YEAR GUARANTEE ON ALL INSTALLED PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE PLACED A MINIMUM OF 10FT FROM EXISTING AND PROPOSED UTILITIES.
- ALL TREES SPECIFIED WILL BE OF GOOD QUALITY AND IN COMPLIANCE WITH THE MOST RECENT EDITION OF ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANORNT.
- SPECIAL ATTENTION SHALL BE PAID TO THE SITE PREPARATION AND SOILS FOR ALL PLANTING AREAS TO ENSURE THE HEALTH AND VIGOROUS GROWTH OF PLANTINGS (ESPECIALLY TREES AND SHRUBS). CONTRACTOR SHALL PROVIDE THE APPROPRIATE SOIL VOLUMES AS SPECIFIED IN THE TREE AND SHRUB PLANTING DETAILS HEREIN.
- OWNER SHALL OBTAIN AN EASEMENT AND PERMISSION FOR CONTRACTOR ACTIVITIES WITHIN ADJACENT LOT. THIS INCLUDES ALL SITE LANDSCAPING IMPROVEMENTS ALONG THE PROPERTY LINE, FENCE REMOVAL, AND NEW FENCING WORK AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL USE WHITE TRAFFIC PAINT FOR ALL NEW PAVEMENT MARKINGS. CONTRACTOR SHALL ALSO REINSTALL ALL CURBSTOPS AND PAINT CURBSTOPS WHITE.

MINIMUM LANDSCAPING COSTS:

REQUIRED LANDSCAPE COST	PERCENTAGE	MINIMUM	ESTIMATE OF PROPOSED LANDSCAPE
\$0 - \$250,000	3%	\$7,500	PLANTINGS INSTALLED: \$ 15,000
Not \$250,000	2%	\$3,000	INSTALL STEEL EDGING: \$ 1,500
EXCESS OVER \$500,000	1%	\$3,000	LAWNS AND GRASSES: \$ 500
MINIMUM FIGURES SHOWN ARE BASED ON A TOTAL PROJECT CONSTRUCTION COST OF \$200,000			\$ 15,500 PROPOSED
			\$ 17,000 PROPOSED

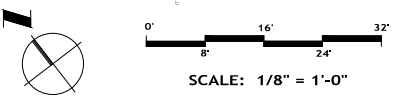
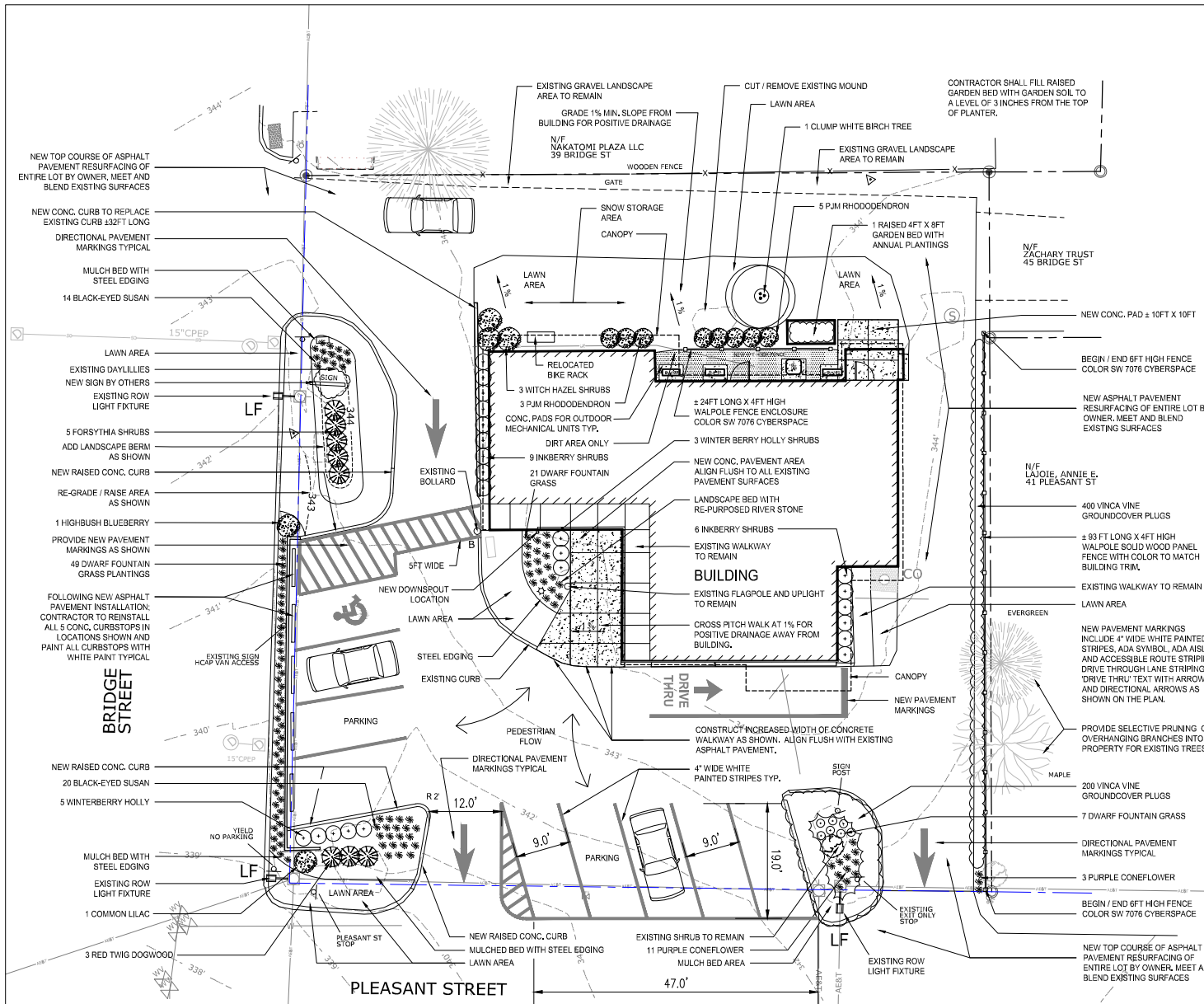
PARKING REQUIREMENTS:

SECTION 6.1.C INCLUDES THE REQUIRED NUMBER OF OFF-ROAD OR HIGHWAY PARKING SPACES AS FOLLOWS:
 BANK USE = 3.3 SPACES PER 1,000 SF GFA (SQUARE FEET OF GROSS FLOOR AREA)

SF GROSS FLOOR AREA	3.3 SPACES PER 1,000 SF GFA	REQUIRED PARKING SPACES	PROVIDED
+ 3,405 SF	11.4	12	9

TIME PERIOD FOR COMPLETION OF PROJECT:

DURATION FOR CONSTRUCTION FOR EXTERIOR IMPROVEMENTS WILL BE APPROXIMATELY 30-45 DAYS TOTAL.
 PROJECT START: APRIL 2023 PROJECT COMPLETION: AUGUST 2023



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 3 School House Lane, Suite #1 Etna NH
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Northfield Savings Bank
 PROPOSED LANDSCAPE PLAN
 JANUARY 13, 2023

Drawing No.
L201
 PERMIT SUBMISSION

LANDSCAPE PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
1	BETULA Papyrifera	WHITE BIRCH	CLUMP 8'-10" HT.
SHRUBS			
3	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	30"-36" HT, 7 GAL.
1	SYRINGA VULGARIS	COMMON PURPLE LILAC	30"-36" HT, 7 GAL.
1	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	30"-36" HT, 7 GAL.
15	ILEX GLABRA "COMPACTA"	COMPACT INKBERRY	24"-30" HT, 5 GAL.
8	RHOODODENDRON "PJM ELITE"	PJM RHOODODENDRON	24"-30" HT, 5 GAL.
8	ILEX VERTICILLATA "WINTER RED"	WINTER RED WINTERBERRY	24"-30" HT, 5 GAL.
3	CORNUS STOLONIFERA	RED TWIG DOGWOOD	24"-30" HT, 5 GAL.
5	FORSYTHIA X INTERMEDIA	FORSYTHIA	24"-30" HT, 5 GAL.
PERENNIALS			
70	PENNISETUM ALOPECUROIDES	DIARY FOUNTAIN GRASS	12"-18" HT, 2 GAL.
34	RUBROCKIA FULGIDA	BLACK EYED SUSAN	12"-18" HT, 2 GAL.
14	ECHINACEA PURPUREA	PURPLE CONEFLOWER	12"-18" HT, 2 GAL.

LANDSCAPE NOTES

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- THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- ALL PLANT BEDS WILL BE TOP DRESSED WITH 3" SIERRED BARK MULCH.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATIVE PLANTING LOCATIONS CAN BE DETERMINED.
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- CONTRACTOR SHALL USE WHITE TRAFFIC PAINT FOR ALL NEW PAVEMENT MARKINGS. CONTRACTOR SHALL ALSO REINSTALL ALL CURBSTOPS AND PAINT CURBSTOPS WHITE.

MINIMUM LANDSCAPING COSTS:

SECTION 5.3.3 b) PART VI. INCLUDES MINIMUM LANDSCAPING COSTS. THE MINIMUM DIRECT LANDSCAPING COST SHALL BE AT LEAST EQUAL TO THE TOTAL PROJECT CONSTRUCTION COST MULTIPLIED BY A CERTAIN PERCENTAGE PER THE FOLLOWING SCHEDULE:

REQUIRED LANDSCAPE COST:	PERCENTAGE	MINIMUM:	ESTIMATE OF PROPOSED LANDSCAPE:
CONSTRUCTION COST			PLANTINGS INSTALLED: \$ 15,000
\$0 - \$250,000	3%	\$ 7,500	INSTALL STEEL EDGING: \$ 1,500
Not \$250,000	2%	\$ 5,000	LAWNS AND GRASSES: \$ 500
Excess OVER \$500,000	1%	\$ 5,000	

MINIMUM FIGURES SHOWN ARE BASED ON A TOTAL PROJECT CONSTRUCTION COST OF \$200,000.

\$ 15,500 MINIMUM	\$ 17,000 PROPOSED
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PARKING REQUIREMENTS:

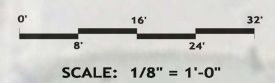
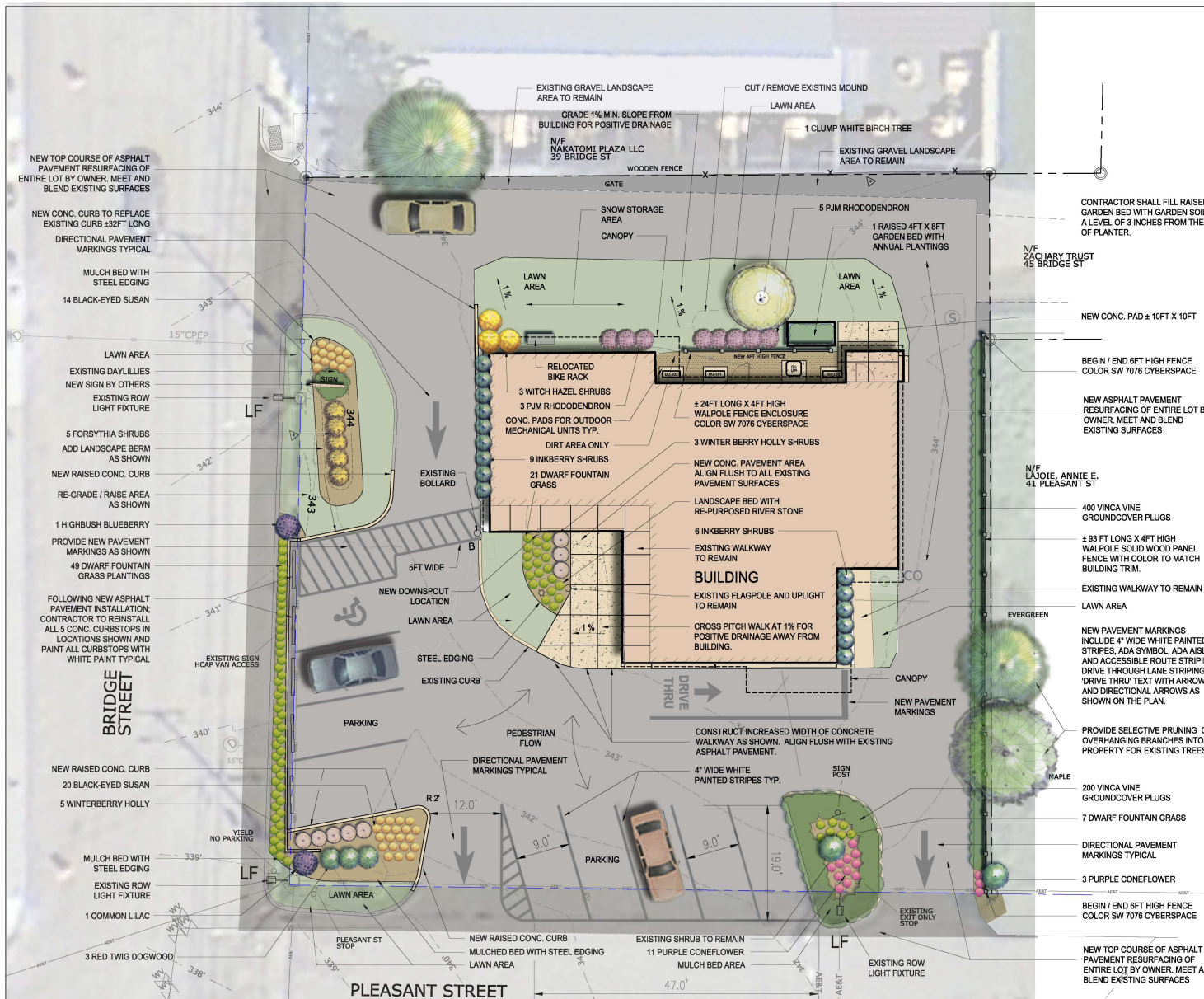
SECTION 6.1.2.C INCLUDES THE REQUIRED NUMBER OF OFF-ROAD OR HIGHWAY PARKING SPACES AS FOLLOWS:

BANK USE = 3.3 SPACES PER 1,000 SF GFA (SQUARE FEET OF GROSS FLOOR AREA)

SF GROSS FLOOR AREA	3.3 SPACES PER 1,000 SF GFA	REQUIRED PARKING SPACES	PROVIDED
±2,400 SF	+ 1,000 X 3.3	7.92	9

TIME PERIOD FOR COMPLETION OF PROJECT:

DURATION FOR CONSTRUCTION FOR EXTERIOR IMPROVEMENTS WILL BE APPROXIMATELY 30-45 DAYS TOTAL
 PROJECT START: APRIL 2023 PROJECT COMPLETION: AUGUST 2023



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Northfield Savings Bank
PROPOSED LANDSCAPE PLAN
 JANUARY 13, 2023 (COLOR VERSION)

Drawing No.
L202
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