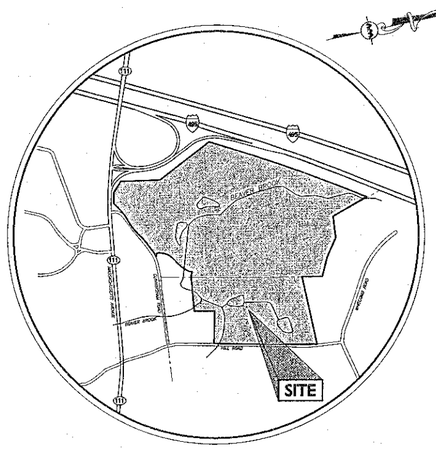
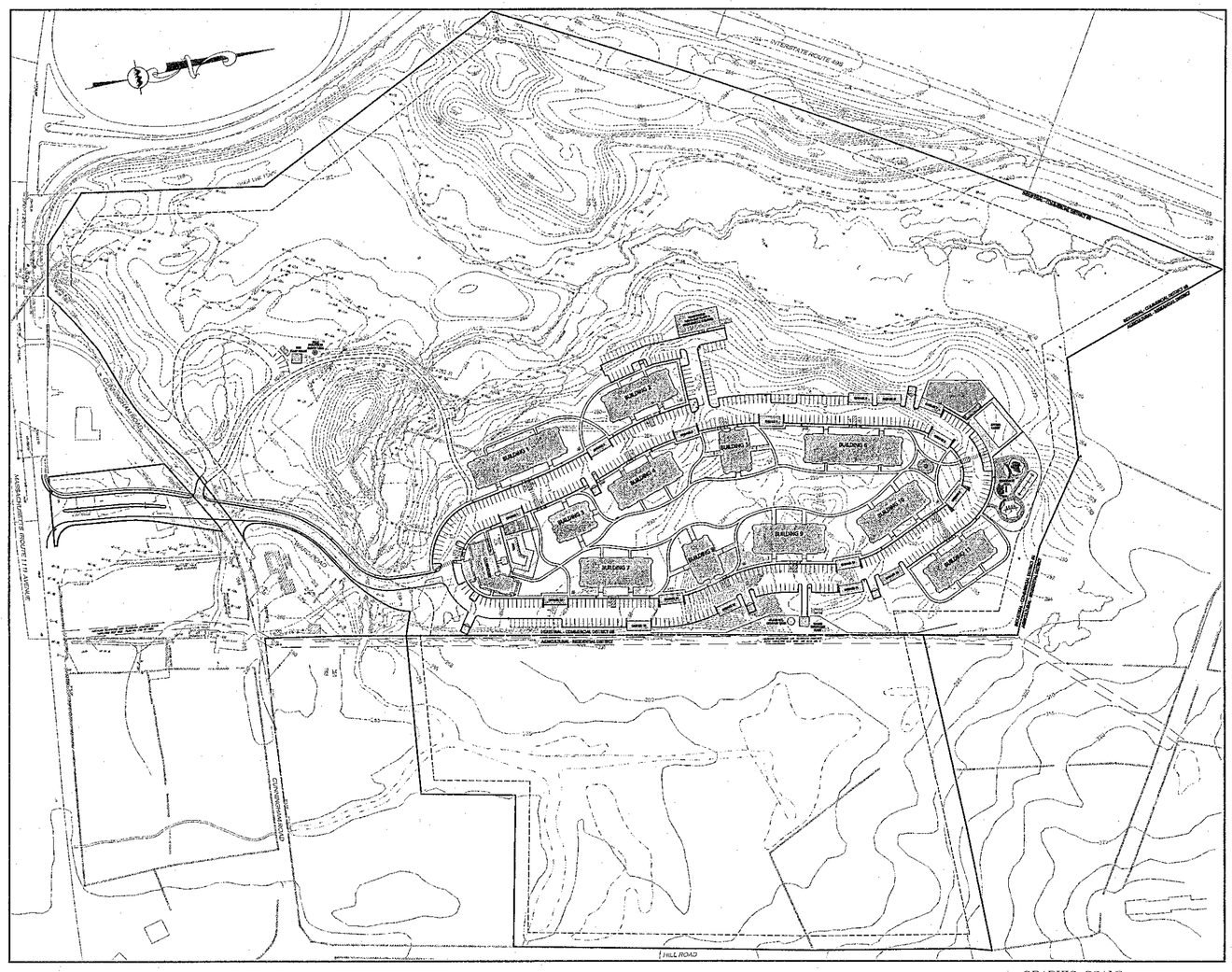
SITE DEVELOPMENT PLANS FOR
MULTI-FAMILY DEVELOPMENT
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA



LOCUS MAP
NOT TO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

OWNER:
NEW BLUE HILLS SAUGUS REALTY TRUST
ONE WALL STREET
BURLINGTON, MA 01803

SITE ENGINEER & LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01888-0118

ENVIRONMENTAL CONSULTANT & LAND SURVEYOR:
VANASSE HANGEN BRUSTLIN, INC
101 WALNUT STREET
P.O. BOX 9151
WATERTOWN, MASSACHUSETTS 02471

ARCHITECT:
SHESKEY ARCHITECTS, INC.
14 FRANKLIN STREET
QUINCY, MA 02169

LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
ABBREVIATIONS & NOTES	ABB-1	02-11-15	02-12-15
EXISTING CONDITIONS PLAN	Sv-1	02-04-15	-
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LAYOUT & MATERIALS PLAN	C-1B	02-11-15	02-12-15
GRADING & DRAINAGE PLAN	C-2A	02-11-15	02-12-15
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UTILITY PLAN	C-3A	02-11-15	02-12-15
UTILITY PLAN	C-3B	02-11-15	02-12-15
EROSION CONTROL PLAN	C-4A	02-11-15	02-12-15
EROSION CONTROL PLAN	C-4B	02-11-15	02-12-15
ELECTRIC PLAN	C-5A	02-11-15	02-12-15
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LANDSCAPING PLAN	C-7A	02-11-15	02-12-15
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DETAILS	D-2	02-11-15	02-12-15
DETAILS	D-3	02-11-15	02-12-15
DETAILS	D-4	02-11-15	02-12-15
DETAILS	D-5	02-11-15	02-12-15

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:

JPI

PREPARED BY:

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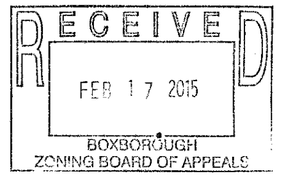

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ISSUED FOR CONSERVATION COMMISSION: FEBRUARY 11, 2015
ISSUED FOR ZONING BOARD OF APPEALS: FEBRUARY 12, 2015

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GENERAL NOTES

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF BOXBOROUGH REGULATIONS AND CODES AND O.S.H.A. STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND" OF THE TOWN OF BOXBOROUGH PLANNING BOARD, AND THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT SPECIFICATIONS.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES, THE ENGINEER AND THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

5. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.

7. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.

8. ALL UNDERGROUND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT, DPW, OR BUILDING DEPARTMENT, AS APPROPRIATE, PRIOR TO BACK FILLING.

9. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

10. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF BOXBOROUGH'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.

13. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY.

14. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.

15. FINISH WALK AND CURB ELEVATIONS VARY FROM FLUSH TO A MAXIMUM OF 6" ABOVE FINISH GRADE.

16. PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.

17. PROPOSED ELECTRIC AND COMMUNICATIONS (TELEPHONE AND CABLE) SYSTEMS LOCATIONS ARE APPROXIMATE ONLY AND SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

18. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THEM AND THE PROPOSED UTILITIES.

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1-888-344-7233

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

3. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE SDR35 AND SHALL CONFORM TO ASTM D 3034.

4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING.

6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATERLINES AND A MAXIMUM OF 8'-0" COVER.

7. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE TO MEET THE REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

8. ALL UNDERGROUND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT, DPW, OR BUILDING DEPARTMENT, AS APPROPRIATE, PRIOR TO BACKFILLING.

9. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES NOT IN PAVEMENT TO BE FOUR INCHES (4") ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

11. DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (AND TOWN) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.

14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

15. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

17. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF BOXBOROUGH REQUIREMENTS.

18. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE CEMENT LINED DUCTILE IRON – CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.

19. DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX, AND TEE FITTINGS.

20. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF BOXBOROUGH REQUIREMENTS

21. ALL WATER MAIN FITTINGS, VALVES AND TEES ETC. SHALL BE RESTRAINED WITH THRUST BLOCKS AS REQUIRED BY THE TOWN OF BOXBOROUGH. WHERE ADEQUATE RESTRAINT CANNOT BE OBTAINED WITH THRUST BLOCKS, USE OF RETAINER GLANDS IS REQUIRED. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

22. THE CONTRACTOR SHALL FIELD VERIFY/LOCATE EXISTING WATER MAINS AND SERVICES.

23. VALVES SHALL BE GATE VALVES AND SHALL BE RESILIENT SEAT, MODIFIED WEDGE DISK CONFORMING TO AWWA C-509, AND BE APPROVED BY THE MUNICIPALITY.

24. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL AND MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH THE UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

25. SEWER PIPE BEDDING MATERIAL SHALL BE AS SPECIFIED ON THE DRAWINGS. IF LOCAL OR STATE AUTHORITIES REQUIRE DIFFERENT BEDDING OR BACKFILL MATERIAL, THEN THE MORE STRINGENT SHALL APPLY.

26. ALL RESTRAINING JOINTS ARE TO BE ACCOMPLISHED WITH "MEGA LUGS" OR APPROVED EQUAL.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.

5. STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS (UNLESS OTHERWISE SPECIFIED).

6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO CATCH BASINS, MANHOLES, INFILTRATION SYSTEM, AND WATER QUALITY STRUCTURES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FEET

8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FEET.

9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE SET 0.1' BELOW FINISH GRADE OF PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".

12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

15. FOR EXISTING CONDITIONS SURVEY, SEE PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND" AS PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED FEBRUARY 4, 2015.

16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX INCHES (6") OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

17. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.

18. ALL DRAINAGE SHALL CONFORM TO LOCAL REQUIREMENTS.

EROSION CONTROL NOTES

1. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 1992 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT.

2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

3. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED HAYBALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

4. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

5. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA, SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.

6.CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY HAYBALE FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

7. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

8. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.

9. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

10. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL HAYBALES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.

11. A CONSTRUCTION ENTRANCE NOT LESS THAN 25 BY 50 FEET CONSISTING OF 1.5 TO 3 INCH DIAMETER CRUSHED STONE SHALL BE PROVIDED AT THE ENTRANCE TO PROPOSED DEVELOPMENT.

ABBREVIATIONS

ABAN	ABANDON
ADJ	ADJUST
B	BORING
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BCB	BITUMINOUS CONCRETE BERM
BLDG	BUILDING
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
BOW	BOTTOM OF WALL
BRK	BRICK
BV&B	BUTTERFLY VALVE & BOX
BVW	BORDERING VEGETATED WETLAND
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON (PIPE)
CL	CENTERLINE
CLDI	CEMENT LINED DUCTILE IRON (PIPE)
CM	CONSTRUCTION MANAGER
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTRACTOR
CRD	COORDINATE
CPP	CORRUGATED POLYETHYLENE PIPE
CUL	CULVERT
CY	CUBIC YARD
DB	DISTRIBUTION BOX
DBL	DOUBLE
DEM	DEMOLISH
DET	DETENTION
DI	DUCTILE IRON (PIPE)
DIA	DIAMETER
DIM	DIMENSION
DMH	DRAIN MANHOLE
DW	DOMESTIC WATER (OR DRY WELL)
DWG	DRAWING
DYCL	DOUBLE YELLOW CENTERLINE
EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EOR	EDGE OF ROAD
EOW	EDGE OF WETLANDS
ETC	ELECTRIC, TELEPHONE, CABLE
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FCC	FLUSH CONCRETE CURB
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FLNP	FIRE LANE NO PARKING
FPS	FEET PER SECOND
FS	FIRE SERVICE
FT	FOOT/FEET
GC	GENERAL CONTRACTOR
GEN	GENERAL
GG	GAS GATE
GR	GUIDE RAIL
GRAN	GRANITE
GV	GATE VALVE
GV&B	GATE VALVE & BOX
GW	GROUND WATER
HOR	HORIZONTAL
HT	HEIGHT
HW	HEADWALL
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE
INST	INSTALLED
INV, I.E.	INVERT, INVERT ELEVATION

L	LENGTH
LB	LEACHING BASIN
LP	LIGHT POLE
MAT	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MW	MONITORING WELL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHW	OVERHEAD WIRE
OVHD	OVERHEAD
OW	OBSERVATION WELL
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PKG	PARKING
PL	PROPERTY LINE
PLMB	PLUMBING
POC	POINT ON CURVATURE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROP, P	PROPOSED
PT	POINT (OR POINT OF TANGENT)
PVC	POLYVINYL CHLORIDE (PIPE)
R&R	REMOVE & RESET/REPLACE
R&S	REMOVE & STACK
RCP	REINFORCED CONCRETE PIPE
RD	ROAD (OR ROOF DRAIN)
RED	REDUCER
RELOC	RELOCATE
REM	REMOVE
RET	RETAIN, RETAINING OR RETENTION
ROW	RIGHT OF WAY
RR	RAILROAD
RWL	RAIN WATER LEADER
RWY	ROADWAY
SD	SUBDRAIN
SF	SQUARE FEET
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SP	STANDPIPE
SPEC	SPECIFICATION
STA	STATION
STC	STORMCEPTOR
STD	STANDARD
STRTL	STRUCTURAL
SWEL	SOLID WHITE EDGE LINE
SW	SIDEWALK
SWLL	SOLID WHITE LANE LINE
SYCL	SOLID YELLOW CENTERLINE
TB	TEST BORING
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL, T	TELEPHONE
TMH	TELEPHONE MANHOLE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TP	TEST PIT
TS&V	TAPPING SLEEVE & VALVE
TYP	TYPICAL
UD	UNDERDRAIN
UL	UNDERWRITERS LABORATORY
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
WD	WOOD
WG	WATER GATE
WM	WATER MAIN
WMH	WATER MANHOLE
WSO	WATER SHUTOFF

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FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 – ABBREVIATIONS & NOTES.DWG

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:

4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)

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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:

JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	AS NOTED	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE: ABBREVIATIONS & NOTES

SHEET No. ABB-1

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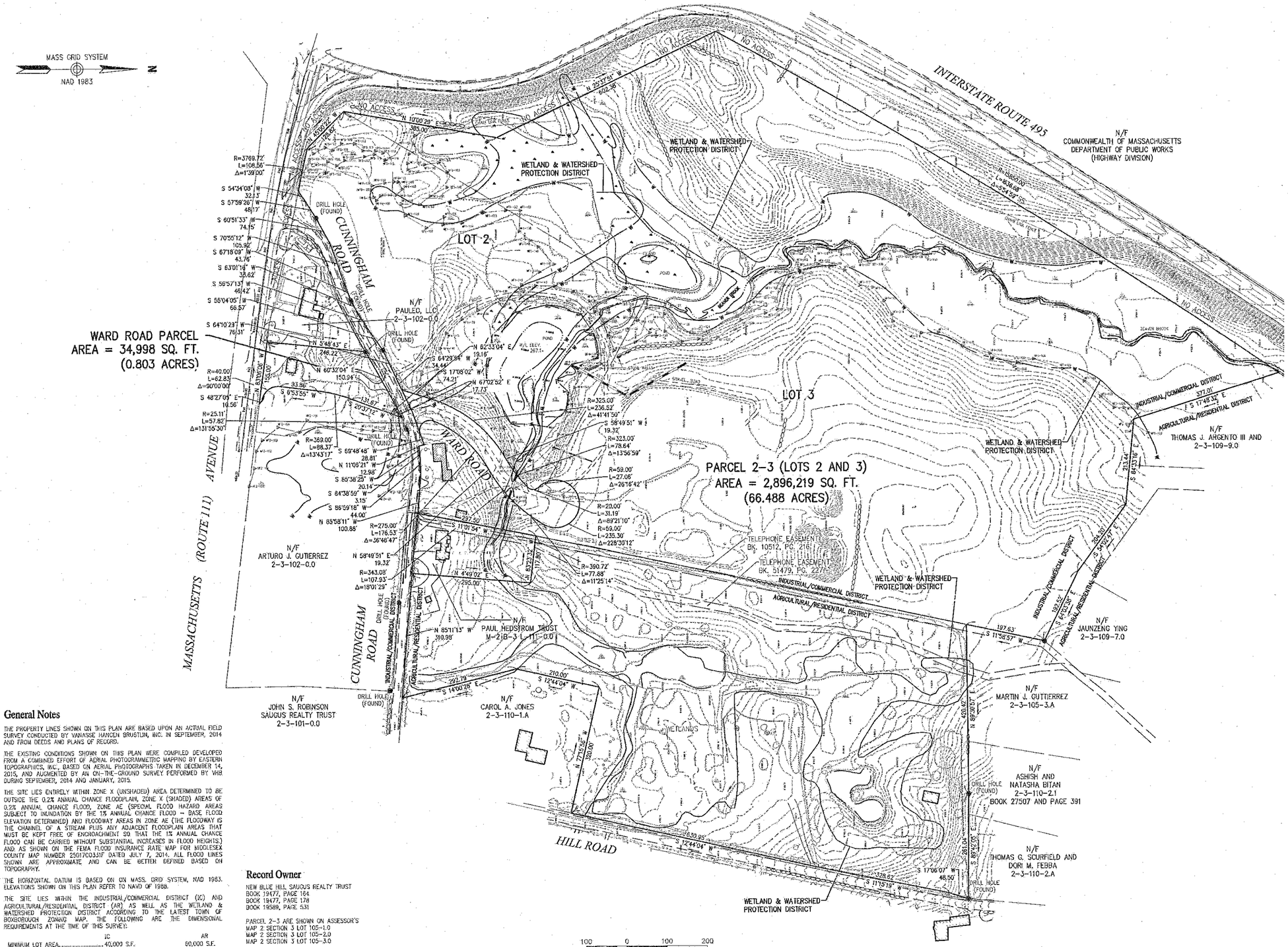
VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286



General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANCEN BRUSTLIN, INC. IN SEPTEMBER, 2014 AND FROM DEEDS AND PLANS OF RECORD.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE COMPILED DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN IN DECEMBER 14, 2015, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB DURING SEPTEMBER, 2014 AND JANUARY, 2015.

3) THE SITE LIES ENTIRELY WITHIN ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION DETERMINED) AND FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) AND AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY MAP NUMBER 25017C0331F DATED JULY 7, 2014. ALL FLOOD LINES SHOWN ARE APPROXIMATE AND CAN BE BETTER DEFINED BASED ON TOPOGRAPHY.

4) THE HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

5) THE SITE LIES WITHIN THE INDUSTRIAL/COMMERCIAL DISTRICT (IC) AND AGRICULTURAL/RESIDENTIAL DISTRICT (AR) AS WELL AS THE WETLAND & WATERSHED PROTECTION DISTRICT ACCORDING TO THE LATEST TOWN OF BOXBOROUGH ZONING MAP. THE FOLLOWING ARE THE DIMENSIONAL REQUIREMENTS AT THE TIME OF THIS SURVEY:

	IC	AR
MINIMUM LOT AREA	40,000 S.F.	60,000 S.F.
MINIMUM LOT FRONTAGE	200 FT.	150 FT.*
MINIMUM LOT WIDTH	125 FT.	100 FT.
MINIMUM FRONT YARD	50 FT.	40 FT.
MINIMUM SIDE YARD	50 FT.	30 FT.
MINIMUM REAR YARD	50 FT.	40 FT.
MAXIMUM BUILDING HEIGHT	45 FT./3 STORIES	45 FT./3 STORIES

*WHEN A LOT SHALL ABUT MORE THAN ONE STREET, THE LOT MUST HAVE A MINIMUM OF 150 FEET COMBINED, CONTINUOUS FRONTAGE ON ONE OR MORE STREETS AND SHALL NOT BE REQUIRED TO HAVE A MINIMUM FRONTAGE ON EACH OF THE STREETS.

Record Owner

NEW BLUE HILL SAUGUS REALTY TRUST
BOOK 19477, PAGE 164
BOOK 19477, PAGE 178
BOOK 19589, PAGE 531

PARCEL 2-3 ARE SHOWN ON ASSESSOR'S MAP 2 SECTION 3 LOT 105-1.0 MAP 2 SECTION 3 LOT 105-2.0 MAP 2 SECTION 3 LOT 105-3.0

WARD ROAD PARCEL IS SHOWN ON ASSESSOR'S MAP 2 SECTION 3 LOT 105-0.0

Parcel Decription

WARD ROAD, LOT 2 AND A PORTION OF LOT 3* SHOWN ON A PLAN ENTITLED "DEFINITIVE PLAN WARD ROAD IN BOXBOROUGH, MASSACHUSETTS (MIDDLESEX COUNTY)", BY BCS GROUP, INC., DATED APRIL 8, 2003, RECORDED WITH SAID DEEDS AS PLAN 1120 OF 2003.

*EXCLUDES PAUL HEDSTROM PARCEL, SHOWN ON PLAN.

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HH HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- GR GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW OVERHEAD WIRE
- UGE UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONE WALL
- TREE LINE
- 100'BZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=100' | Date February 4, 2015

Project Title
Jefferson at Beaver Brook
Cunningham Road
Boxborough, Massachusetts

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1

Sheet of
1 1

Project Number
05734.02

RECEIVED
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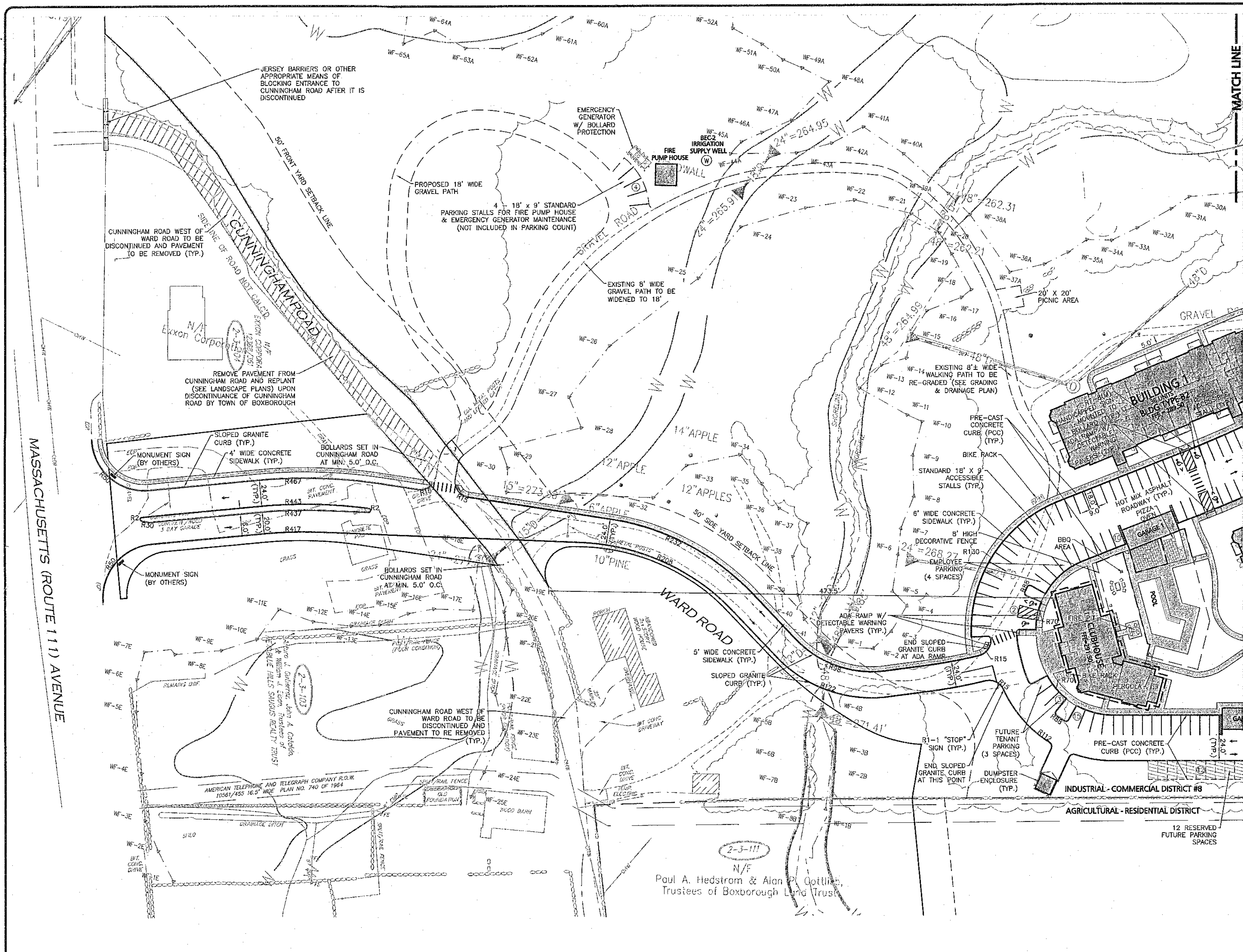
BOXBOROUGH
ZONING BOARD OF APPEALS



LEGEND:

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
FUTURE PARKING SPACES	
ROADWAY STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
JERSEY BARRIERS	
SETBACK LINE	
PARKING COUNT	(10)
CHAIN LINK FENCE	
WOOD FENCE	
DECORATIVE FENCE	
TRANSFORMER	
STOP LINE	SL

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE:
   1-800-344-7233
   BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-264-1790
4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
5. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES:

1. THIS TOPOGRAPHIC PLAN IS A COMPOSITE OF COMPILED SURVEYS, PARTIALLY FROM A TOPOGRAPHIC SURVEY BY VHB, INC., PARTIALLY FROM A TOPOGRAPHIC SURVEY OF WETLANDS AND FIRE POND PERFORMED BY BSC GROUP BETWEEN THE DATES OF NOVEMBER 16, 2000 AND JULY 2, 2001, AND PARTIALLY FROM A TOPOGRAPHIC SURVEY OF RIVERBANK PERFORMED BY BSC GROUP BETWEEN MARCH 2 AND 9, 2007.

   DATUM: TEMPORARY BENCHMARK AT UTILITY POLE #6 ON CUNNINGHAM ROAD AT WARD ROAD, ELEVATION = 281.85
2. WARD ROAD IS AN APPROVED SUBDIVISION ROADWAY THAT IS PARTIALLY CONSTRUCTED. THE INTENT OF THIS PROJECT IS TO IMPROVE THE WARD ROAD DRAINAGE SYSTEM AS SHOWN HEREIN. REFER TO DEFINITIVE SUBDIVISION PLANS BY ANDERSON-NICHOLS, DATED JUNE 15, 1989, FOR THE ORIGINAL DESIGN LAYOUT AND LIGHTING INFORMATION.
3. THE PROPOSED ROUTE 111 IMPROVEMENTS ARE SHOWN HEREIN FOR REFERENCES PURPOSES ONLY. THE DESIGN AND CONSTRUCTION OF ROUTE 111 IMPROVEMENTS ARE UNDER A SEPARATE CONTRACT.
4. THE PROPOSED WATER AND WASTEWATER TREATMENT PLANTS FOR JEFFERSON AT BEAVER BROOK ARE DESIGNED UNDER A SEPARATE CONTRACT. THESE FACILITIES ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER OR ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
6. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS AND WHEN AUTHORIZED BY THE CONSERVATION COMMISSION.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STATE AND LOCAL REQUIREMENTS.
8. CONTRACTOR TO COORD. WITH OWNER ON SCOPE OF WORK FOR VISTA PRUNING OF EXISTING TREES ON APPLICANTS PROPERTY FOR VIEW OF HORSE FARM. VISTA PRUNING SCOPE TO ONLY INCLUDE TRIMMING OF SOME TREE LIMBS AND REMOVAL OF SOME LIMITED SMALL BRUSH, NO TREE REMOVAL.

DIMENSIONAL REQUIREMENTS: INDUSTRIAL - COMMERCIAL (IC) DISTRICT

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA (MIN.)	80,000 S.F. 1.84 ACRES	2,802,085 S.F. 64.33± ACRES	2,802,085 S.F. 64.33± ACRES
UPLAND LOT AREA (MIN.)	20%	74.5%	74.5%
LOT FRONTAGE (MIN.)	200'	668.2'	668.2'
LOT WIDTH (MIN.)	125'	>125'	>125'
FRONT YARD BUILDING SETBACK	50' (MIN.)	N/A	473.5'
SIDE YARD BUILDING SETBACK	50' (MIN.)	N/A	88.5'
REAR YARD BUILDING SETBACK	50' (MIN.)	N/A	83.7'
LOT COVERAGE (MAX.)	30%	N/A	13.2%
BUILDING STORIES (MAX.)	3 STORIES	N/A	3 STORIES
BUILDING HEIGHT (MAX.)	45'	N/A	35'
FLOOR AREA RATIO	0.10	N/A	0.11

* MULTI-FAMILY DWELLINGS SHALL BE ALLOWED IN THE INDUSTRIAL-COMMERCIAL DISTRICT THROUGH A COMPREHENSIVE PERMIT

OFF-STREET PARKING SUMMARY

USE: RESIDENTIAL USES, INCLUDING SINGLE FAMILY, TWO FAMILY, AND MULTI-FAMILY

1.85 SPACES PER UNIT

PARKING SUMMARY:

MULTI-FAMILY 244 UNITS x 1.85 SPACES/UNIT =451 SPACES
TOTAL OFF-STREET PARKING REQUIREMENT =451 SPACES

ADA REQUIRED: THERE ARE BETWEEN 401-500 PARKING SPACES, REQUIRING 9 TOTAL PARKING STALLS TO BE ACCESSIBLE.

ADA PROVIDED: 15 TOTAL ACCESSIBLE PARKING, WITH 12 BEING VAN ACCESSIBLE

**54 LAND BANKED RESERVED FUTURE PARKING STALLS

STANDARD (9' x 18')	GARAGE (9' x 18')	ACCESSIBLE (9'x18')	TOTAL PROVIDED	TOTAL REQUIRED	TOTAL FUTURE BUILD-OUT
372	64	15	451	451	505

DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

RECEIVED
FEB 17 2015
BOXBOROUGH ZONING BOARD OF APPEALS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - LAYOUT.DWG

JPI

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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:

JEFFERSON AT BEAVER BROOK

BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN

SHEET No. C-1A

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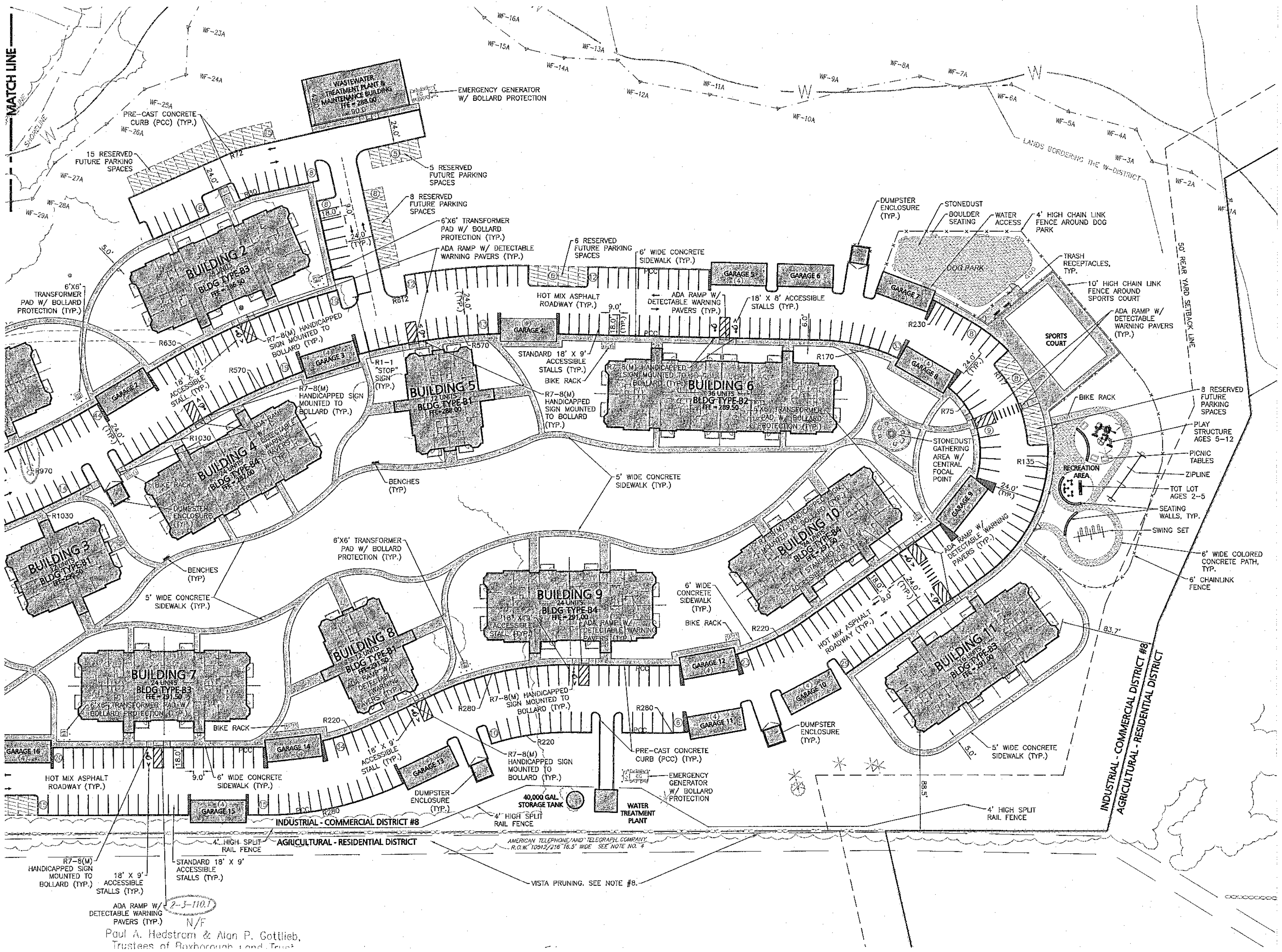

LEGEND:

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
FUTURE PARKING SPACES	
ROADWAY STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
JERSEY BARRIERS	
SETBACK LINE	
PARKING COUNT	(10)
CHAIN LINK FENCE	
WOOD FENCE	
DECORATIVE FENCE	
TRANSFORMER	T
STOP LINE	SL

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE:
   1-800-344-7233
   BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-264-1790
4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
5. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES:

1. THIS TOPOGRAPHIC PLAN IS A COMPOSITE OF COMPILED SURVEYS, PARTIALLY FROM A TOPOGRAPHIC SURVEY BY VHB, INC., PARTIALLY FROM A TOPOGRAPHIC SURVEY OF WETLANDS AND FIRE POND PERFORMED BY BSC GROUP BETWEEN THE DATES OF NOVEMBER 16, 2000 AND JULY 2, 2001, AND PARTIALLY FROM A TOPOGRAPHIC SURVEY OF RIVERBANK PERFORMED BY BSC GROUP BETWEEN MARCH 2 AND 9, 2007.

   DATUM: TEMPORARY BENCHMARK AT UTILITY POLE #6 ON CUNNINGHAM ROAD AT WARD ROAD, ELEVATION = 281.85
2. WARD ROAD IS AN APPROVED SUBDIVISION ROADWAY THAT IS PARTIALLY CONSTRUCTED. THE INTENT OF THIS PROJECT IS TO IMPROVE THE WARD ROAD DRAINAGE SYSTEM AS SHOWN HEREIN. REFER TO DEFINITIVE SUBDIVISION PLANS BY ANDERSON-NICHOLS, DATED JUNE 15, 1989, FOR THE ORIGINAL DESIGN LAYOUT AND LIGHTING INFORMATION.
3. THE PROPOSED ROUTE 111 IMPROVEMENTS ARE SHOWN HEREIN FOR REFERENCES PURPOSES ONLY. THE DESIGN AND CONSTRUCTION OF ROUTE 111 IMPROVEMENTS ARE UNDER A SEPARATE CONTRACT.
4. THE PROPOSED WATER AND WASTEWATER TREATMENT PLANTS FOR JEFFERSON AT BEAVER BROOK ARE DESIGNED UNDER A SEPARATE CONTRACT. THESE FACILITIES ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER OR ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
6. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS AND WHEN AUTHORIZED BY THE CONSERVATION COMMISSION.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STATE AND LOCAL REQUIREMENTS.

DIMENSIONAL REQUIREMENTS: INDUSTRIAL - COMMERCIAL (IC) DISTRICT

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA (MIN.)	80,000 S.F. 1.84 ACRES	2,802,085 S.F. 64.33± ACRES	2,802,085 S.F. 64.33± ACRES
UPLAND LOT AREA (MIN.)	20%	74.5%	74.5%
LOT FRONTAGE (MIN.)	200'	668.2'	668.2'
LOT WIDTH (MIN.)	125'	>125'	>125'
FRONT YARD BUILDING SETBACK	50' (MIN.)	N/A	473.5'
SIDE YARD BUILDING SETBACK	50' (MIN.)	N/A	88.5'
REAR YARD BUILDING SETBACK	50' (MIN.)	N/A	83.7'
LOT COVERAGE (MAX.)	30%	N/A	13.2%
BUILDING STORIES (MAX.)	3 STORIES	N/A	3 STORIES
BUILDING HEIGHT (MAX.)	45'	N/A	35'
FLOOR AREA RATIO	0.10	N/A	0.11

* MULTI-FAMILY DWELLINGS SHALL BE ALLOWED IN THE INDUSTRIAL-COMMERCIAL DISTRICT THROUGH A COMPREHENSIVE PERMIT

OFF-STREET PARKING SUMMARY

USE: RESIDENTIAL USES, INCLUDING SINGLE FAMILY, TWO FAMILY, AND MULTI-FAMILY

1.85 SPACES PER UNIT

PARKING SUMMARY:

MULTI-FAMILY 244 UNITS x 1.85 SPACES/UNIT =451 SPACES
TOTAL OFF-STREET PARKING REQUIREMENT =451 SPACES

ADA REQUIRED: THERE ARE BETWEEN 401-500 PARKING SPACES, REQUIRING 9 TOTAL PARKING STALLS TO BE ACCESSIBLE.

ADA PROVIDED: 15 TOTAL ACCESSIBLE PARKING, WITH 12 BEING VAN ACCESSIBLE

**54 LAND BANKED RESERVED FUTURE PARKING STALLS

STANDARD (9' x 18')	GARAGE (9' x 18')	ACCESSIBLE (9'x18')	TOTAL PROVIDED	TOTAL REQUIRED	TOTAL FUTURE BUILD-OUT
372	64	15	451	451	505

DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

RECEIVED FEB 17 2015 BOXBOROUGH ZONING BOARD OF APPEALS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - LAYOUT.DWG

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(G) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(I) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

COMMONWEALTH OF MASSACHUSETTS TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER 2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
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DRAWING TITLE: LAYOUT & MATERIALS PLAN

SHEET No. C-1B

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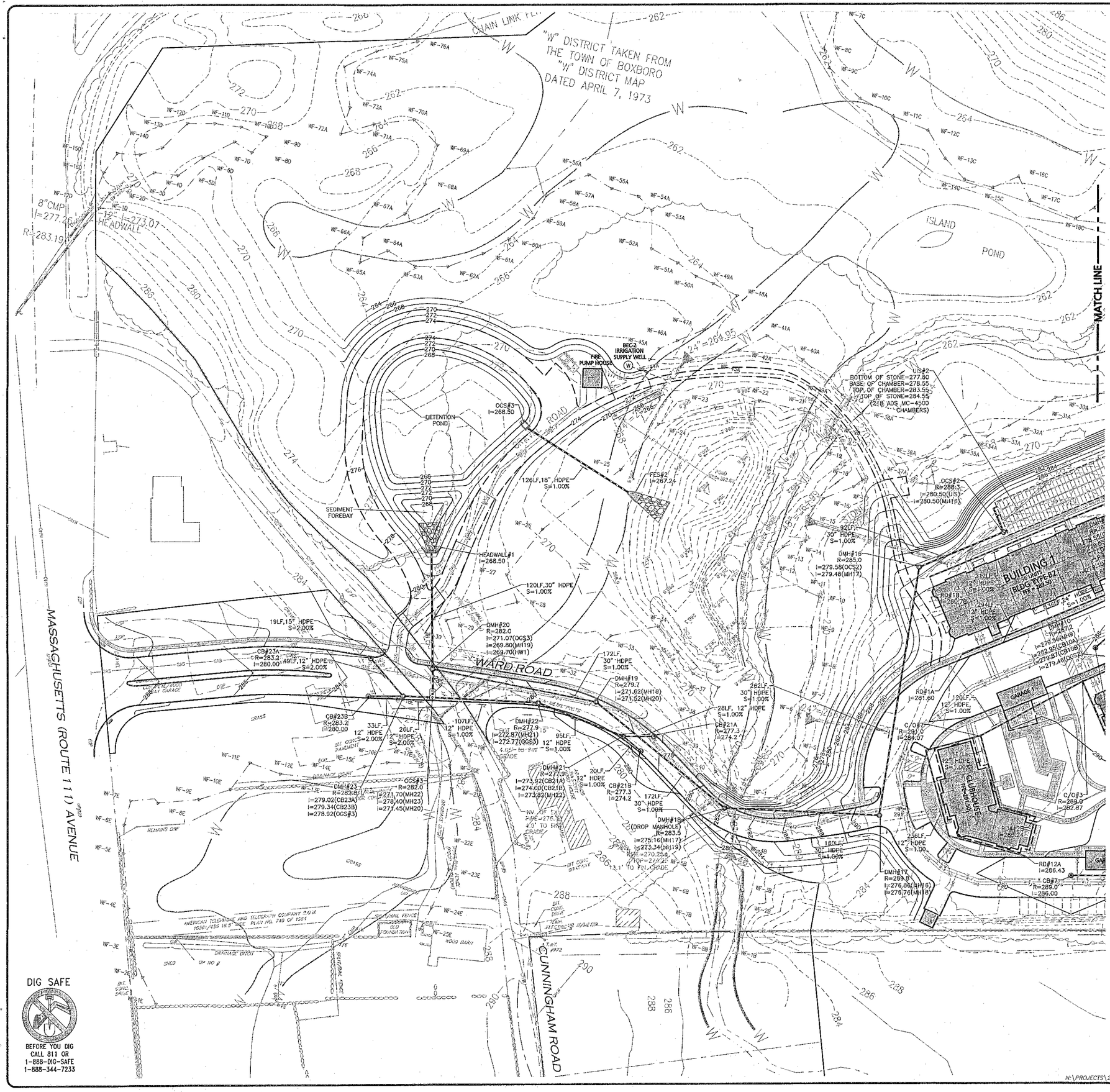

LEGEND:

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN – DOUBLE GRATE
- FLARED END SECTION
- OIL/GRIT SEPARATOR
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR — 150
- 2' CONTOUR — 128
- SPOT GRADE ×128
- LIMIT OF INFILTRATION STONE
- INFILTRATION CHAMBERS

BOXBOROUGH ZONING BY-LAWS:

6.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT, I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)

6.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.

6.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.

6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.

6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING THE ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.

6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.

7.7004(6) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY FOR ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 1250 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.

7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON-SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.

7.7104(3) AND (11) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.

7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.

7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.

7.7250 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.

8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.

8.8001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:

SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN 200 FEET LAND SUBJECT AREA, IN ORDER TO ALLOW PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LAT, WARD AND STORMWATER MANAGEMENT FACILITIES WITHIN THE BUFFER LAND SUBJECT AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE BOARD OF APPEALS:

SECTION 3.020) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting • landscape architecture
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DRAWING TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
C-2A

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RECEIVED
FEB 17 2015
BOXBOROUGH ZONING BOARD OF APPEALS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 – GRADING & DRAINAGE.DWG

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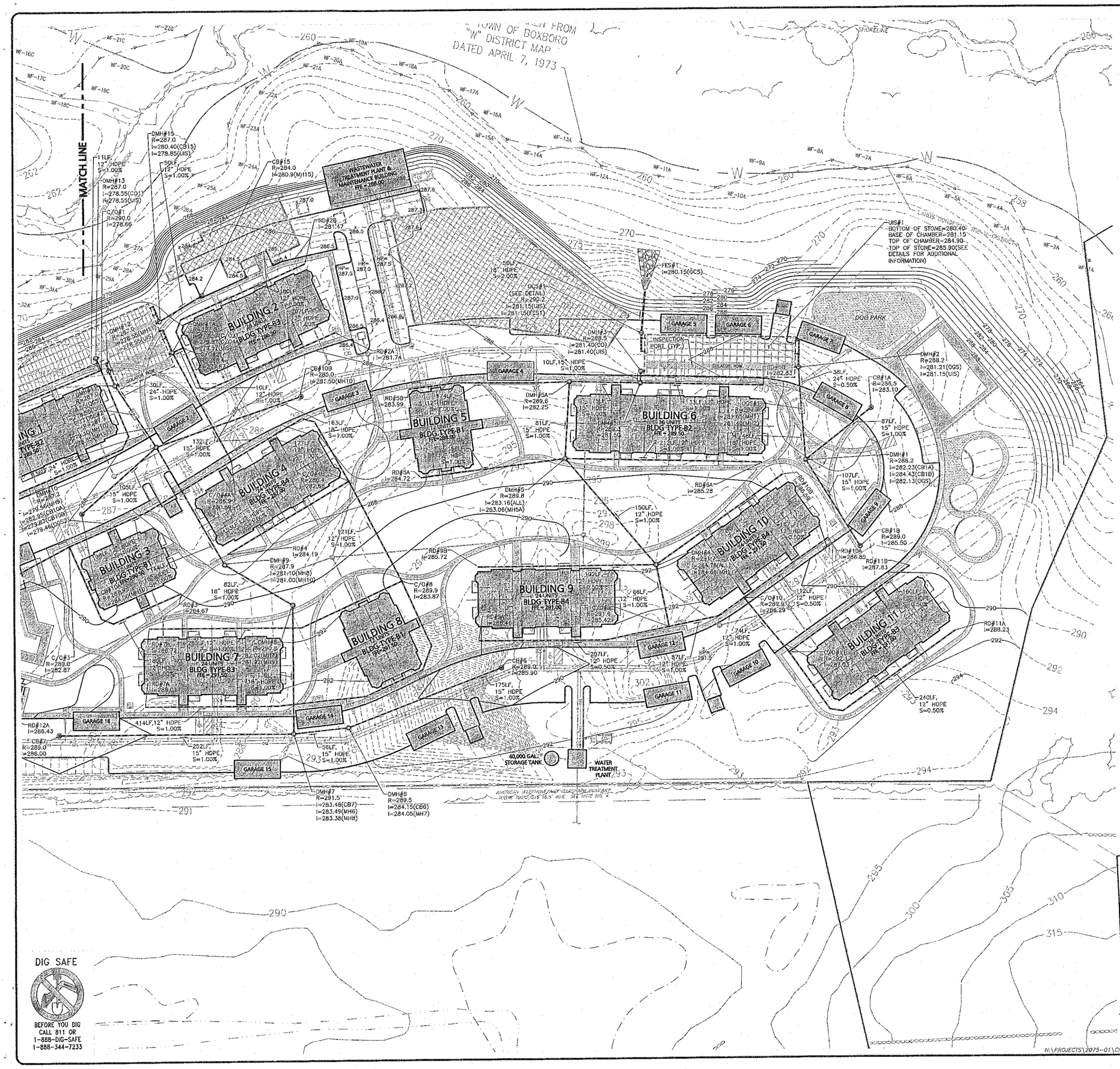

LEGEND:

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN -- DOUBLE GRATE
- FLARED END SECTION
- OIL/GRIT SEPARATOR
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR — 150 —
- 2' CONTOUR — 128 —
- SPOT GRADE ×128
- LIMIT OF INFILTRATION STONE
- INFILTRATION CHAMBERS

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 248 UNITS)
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5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.4034 SURFACE, CIRCULATION AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN TEN FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED ON ONE LOT OR UNDER A LOT THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE ITS PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
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WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE LOCATED IN THE DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE ITS PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(d) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF LOT AREA, AND THAT ALL SUCH DISPOSAL CONTAINED WITHIN THE LOT, BE DILUTED TO ALLOW CONCENTRATIONS OF UP TO 1000 GALLONS PER DAY PER ACRE OF LOT AREA TO SEEP IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON-SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES IN ORDER TO ALLOW A RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE SUBMITTED AND ADDRESSED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40A, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40A, §21.
7.7220 LANDS THAT SHOULD BE IN W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.4000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.0001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION, IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075.01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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P.O. BOX 2118
WOBURN MA 01888-0118
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FAX: (781) 933-2896
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: GRADING & DRAINAGE PLAN
SHEET No. C-2B

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FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

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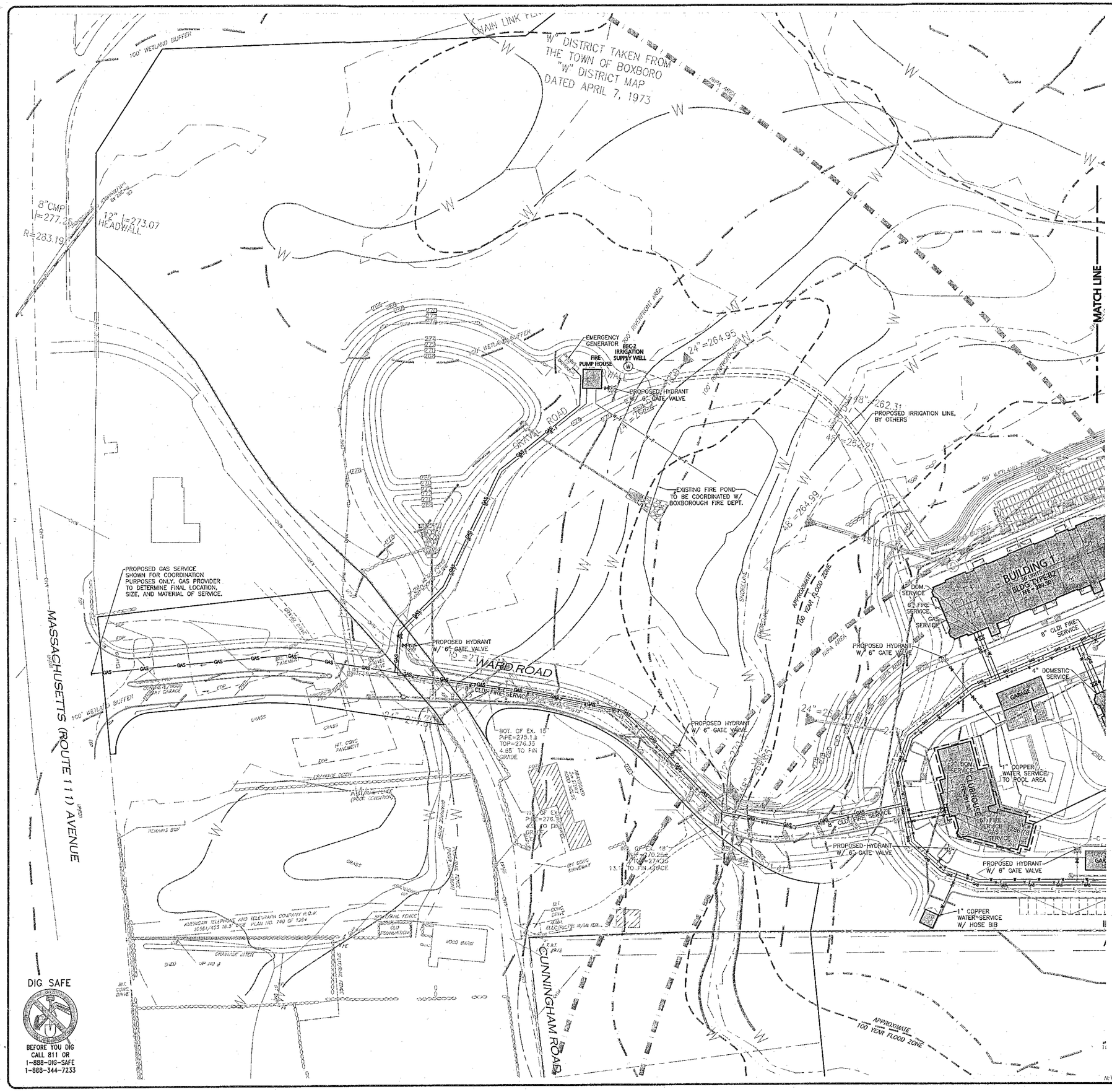
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - GRADING & DRAINAGE.DWG



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LEGEND:

SEWER MANHOLE	S
SEWER CLEANOUT	C
SEWER VENT	V
SEWER LINE	S
WATER (FIRE SERVICE)	W-F
WATER (DOMESTIC SERVICE)	W
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
SEPTIC/HOLDING TANK	

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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3. GAS SERVICE SIZE TO BE CONFIRMED BY MECHANICAL ENGINEER AND SERVICE PROVIDER.
4. FIRE SERVICE SIZE TO BE CONFIRMED BY FIRE PROTECTION ENGINEER.

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BOXBOROUGH
ZONING BOARD OF APPEALS

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.8103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ASSURANCE OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.8105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(2) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE ON THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(4) AND (5) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
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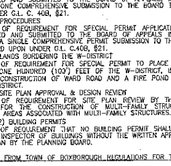
7.7203 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.9000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED OR THE INSPECTION OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND ORDER:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AS OF THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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DRAWING TITLE: UTILITY PLAN

SHEET No. C-3A

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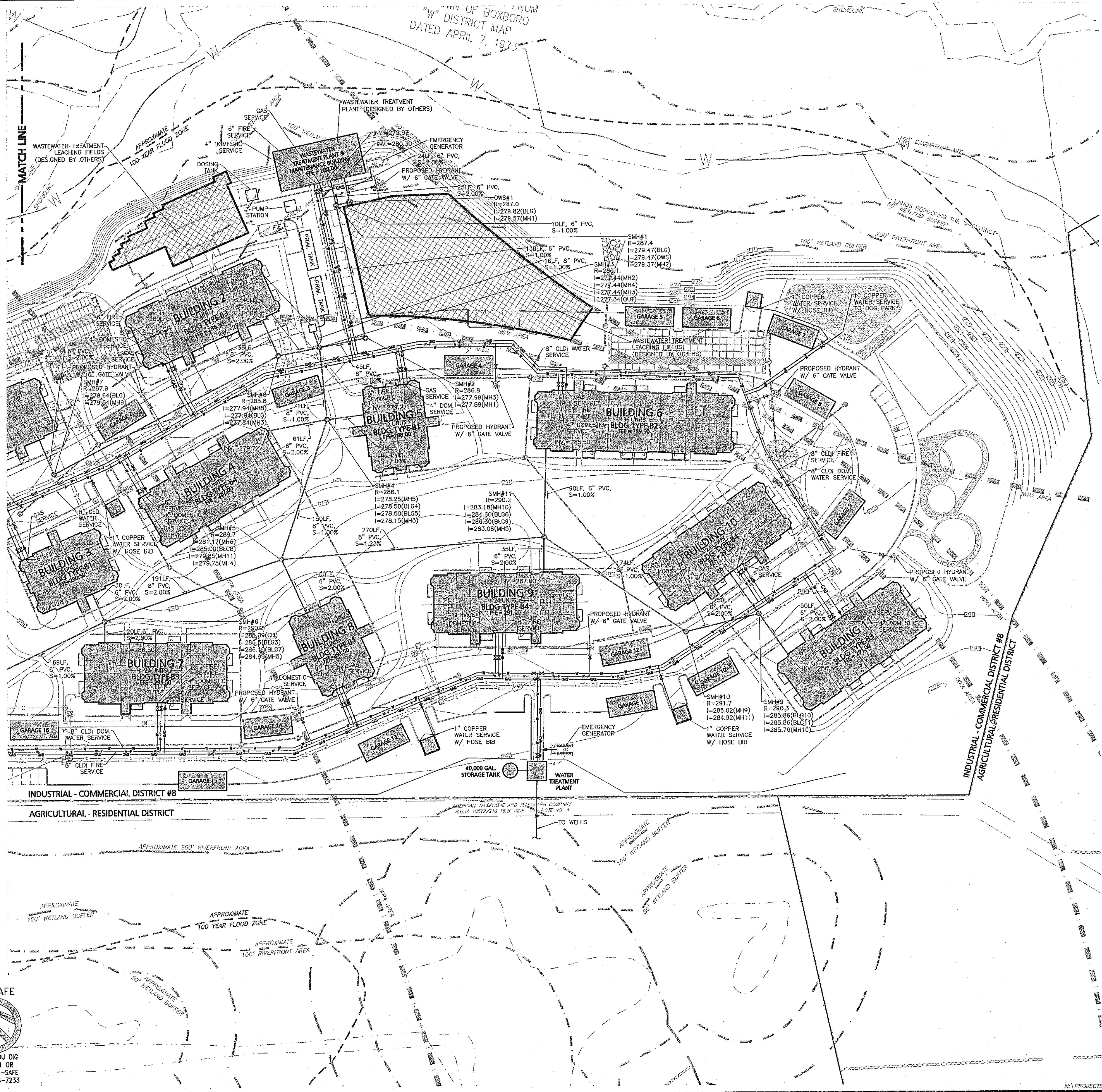

LEGEND:

SEWER MANHOLE	Ⓢ
SEWER CLEANOUT	⊙
SEWER VENT	⊙
SEWER LINE	
WATER (FIRE SERVICE)	W-F
WATER (DOMESTIC SERVICE)	W
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
SEPTIC/HOLDING TANK	

NOTES:

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4. FIRE SERVICE SIZE TO BE CONFIRMED BY FIRE PROTECTION ENGINEER.

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - UTILITIES.DWG

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JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:

4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E. THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)

4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.

5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.

6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.

6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.

6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.

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7.7007(1) DESIGN REQUIREMENTS
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7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
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7.7106 SUBMITTALS
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7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.

8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.

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WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:

SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:

SECTION 3.02(I) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:

JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:	SHEET No.
UTILITY PLAN	C-3B

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LEGEND:

- SILT FENCE —SF—
- STRAWBALE & SILT FENCE LINE
- EROSION CONTROL FABRIC
- SILT SACK
- STABILIZED CONST. ENTRANCE
- STOCKPILE/CONSTRUCTION STAGING AREA
- LIMIT OF WORK LINE

NOTES:

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3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233
   BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-264-1764
4. SEE THE ABBREVIATIONS AND NOTES PLAN, SHEET ABB-1 FOR EROSION CONTROL NOTES.
5. CONTRACTOR TO DE-WATER ONSITE ONLY. NO DE-WATERING CAN OUTLET TO EXISTING DRAINAGE OR TO TOWN OF BOXBOROUGH STREET DRAINAGE.

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BOXBOROUGH
ZONING BOARD OF APPEALS

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1-888-DIG-SAFE
1-888-344-7233

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
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WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED AS THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
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6.8103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.8105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE DISTRICTS ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(10) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE WITHIN THE AQUIFER PROTECTION DISTRICT IN QUANTITIES EXCEEDING 440 GALLONS PER ACRE PER DAY, EXCEPT AS PERMITTED IN DISTRICTS CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 550 GALLONS PER ACRE PER DAY IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON-SITE DISPOSAL SYSTEMS, SHALL BE IN AREAS LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(D) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7105 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO FORMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD & A POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT DEVELOPS THROUGH THE HEARING AND APPROVAL PROCESS.

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting • landscape architecture
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DRAWING TITLE: EROSION CONTROL PLAN
SHEET No. C-4A

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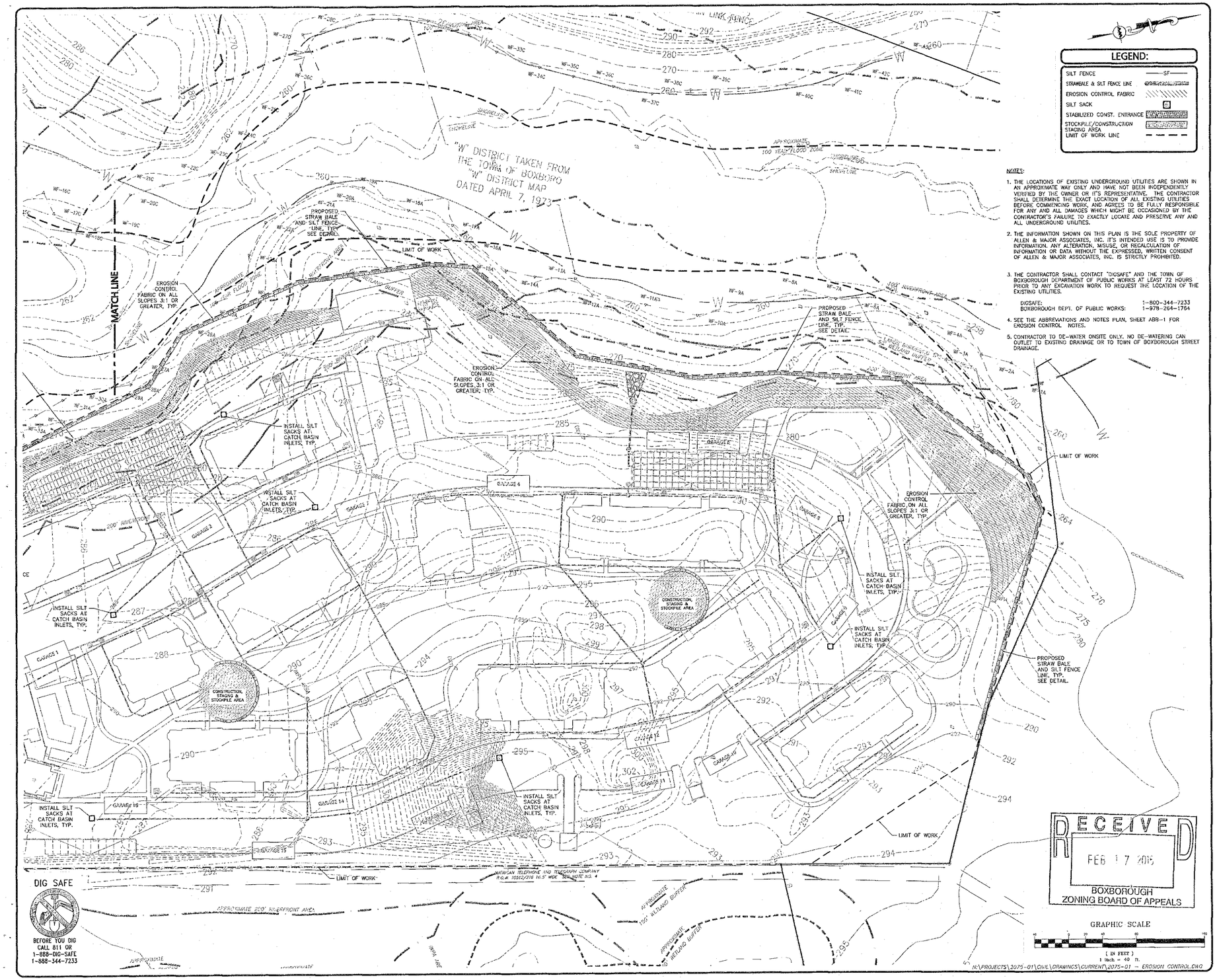

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233
   BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-264-1764
4. SEE THE ABBREVATIONS AND NOTES PLAN, SHEET ABB-1 FOR EROSION CONTROL NOTES.
5. CONTRACTOR TO DE-WATER ONSITE ONLY. NO DE-WATERING CAN OUTLET TO EXISTING DRAINAGE OR TO TOWN OF BOXBOROUGH STREET DRAINAGE.

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ZONING BOARD OF APPEALS

JPI

MAKERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4000 USE REGULATIONS
4.4010 USE REGULATION SCHEDULE
RESIDENTIAL: SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL ARE NOT OTHERWISE PERMITTED IN THE INDUSTRIAL SUBDISTRICT (I). THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.3002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.0000 OFF-STREET PARKING AND LOADING REQUIREMENTS
WAIVER OF REQUIREMENTS THAT ALL OFF-STREET PARKING SPACES SHALL MEET OR EXCEED NINE-TO-TEN (9') FEET IN WIDTH IN ORDER TO ALLOW PARKING SPACES OF 8 FEET BY 18 FEET.
6.8103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT NOT MORE THAN ONE BUILDING IS TO BE PERMITTED ON A LOT EXCEPT THAT SUCH LOTS SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE REVIEW FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.8120 OFFARK/COMMON DRIVEWAYS IN THE INDUSTRIAL, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND WATERFRONT-COMMERCIAL DISTRICTS
WAIVER TO THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE TO BE APPROVED BY THE PLANNING BOARD AND ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.3004(C) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO ON-LOT SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING TWO THOUSAND (2,000) GALLONS PER DAY PER ACRE OF LAND AREA WITHIN THE AQUIFER PROTECTION DISTRICT IN ORDER TO ALLOW DISPOSAL OF UP TO 2,750 GALLONS PER DAY PER ACRE OF SITE AREA IN THE AQUIFER PROTECTION DISTRICT IN THE EIGHT PROPOSED LEACHING FIELDS AND ONE (1) SAND
7.3007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES SUCH AS ON SITE DISPOSAL SYSTEMS SHALL BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES IN ORDER TO ALLOW DISPOSAL SYSTEMS WITHIN THE FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT AS UNDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7105 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, LANDSCAPE ARCHITECT OR PLANNER AS DETERMINED BY THE BOARD TO BE ACTED ON UNDER 5.1.C.4 NOW, ETC.
7.7106 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO SUBMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD OF APPEALS AS NOTED IN SECTION 4.4033 ABOVE.
7.7107 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN FIVE HUNDRED (500') FEET OF THE W-DISTRICT IN ORDER TO PERMIT CONSTRUCTION OF WATER MAIN AND A FIRE POND WITHIN 500' OF W-DISTRICT.
8.3.3.3 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD AND DESIGN REVIEW BY THE DESIGN REVIEW BOARD FOR SITE PLAN APPROVAL APPLIED ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
8.9001(D) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREAS, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED PARKING AREAS, DISPOSAL SYSTEM, PERMANENT STRUCTURES AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN THE 100' BUFFER ZONE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 2.3(C) LIST OF INDUSTRIAL EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE SUBMITTAL OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE PERMITTING APPROVAL PROCESS.

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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DRAWING TITLE:
EROSION CONTROL PLAN

SHEET No.
C-4B

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LEGEND:

- UTILITY POLE
- HAND HOLE
- ELECTRICAL CONDUIT
- TELE/CABLE CONDUIT

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
§ 4.4022(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED OR PROHIBITED AS SHOWN, DISCLOSED AND THE PROPOSED 244 APARTMENT UNITS IN SEVEN (7) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
§ 4.4053 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E.: A CLUBHOUSE/RENTAL OFFICE
§ 5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
§ 6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LOCATED WITHIN THE REQUIRED AT FEET, W. GRADE TO ALLOW PARKING SPACES OF 9 FEET BY 18 FEET
§ 6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS FOR FIRE AND OTHER EMERGENCY VEHICLES AND FOR OTHER PURPOSES THE BOARD OF APPEALS DEEMS UNDER THIS COMPREHENSIVE PERMIT.
§ 6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THESE DISTRICTS ONLY BY SPECIAL PERMIT FROM THE PLANNING BOARD OR BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
§ 7.7004(3) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT, AVERAGED OVER THE ENTIRE LOT OR PREMISES, EXCLUSIVE OF EXISTING DOMESTIC USES, IN ORDER TO ALLOW DISPOSAL OF SANITARY WASTE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
§ 7.7001(1) GASON REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL LEACHING FIELDS SHALL BE LOCATED OUTSIDE THE DISTRICT WHERE SOILS SUITED TO THE PURPOSE ARE AVAILABLE, UNLESS THE APPLICANT DEMONSTRATES THAT RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT
§ 7.7104(2) AND (4) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT AND WAIVER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
§ 7.7105 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER FOR PERMIT TO BE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER THIS SEC. §21
§ 7.7106 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER FOR PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
§ 7.7200 LANDS LOCATED IN THE W-DISTRICT
WAIVER OF REQUIREMENT THAT NO SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN UNDER 10 ACRES, OR CONSTRUCTION OF ROAD ROAD AND A BIKE POND WITHIN 100' OF W-DISTRICT.
§ 8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR THE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
§ 9.9001(3) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 23.3.1 PERFORMANCE STANDARDS
WAIVER OF REQUIREMENT THAT NO NEW PERMANENT STRUCTURES, AND ALTERATION OF WATER RESOURCE AREAS WITHIN 50 FEET OF WETLAND RESOURCE AREA BE CREATED TO ALLOW THE PLACEMENT OF SITE PROPOSED SANITARY SEWER DISPOSAL SYSTEM, PARKING LOT AND ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN CONFORMANCE WITH THE PLAN APPROVED FOR THE PURPOSE OF THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE BOARD OF APPEALS:
SECTION 5.00(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL WAIVERS SHALL BE REQUIRED AT THE TIME THE APPLICATION IS FILED WITH BOARD. FAILURE TO REQUEST THIS LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER M. WILLIAMS
CIVIL
No. 45191
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075.01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

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SHEET No. C-5A

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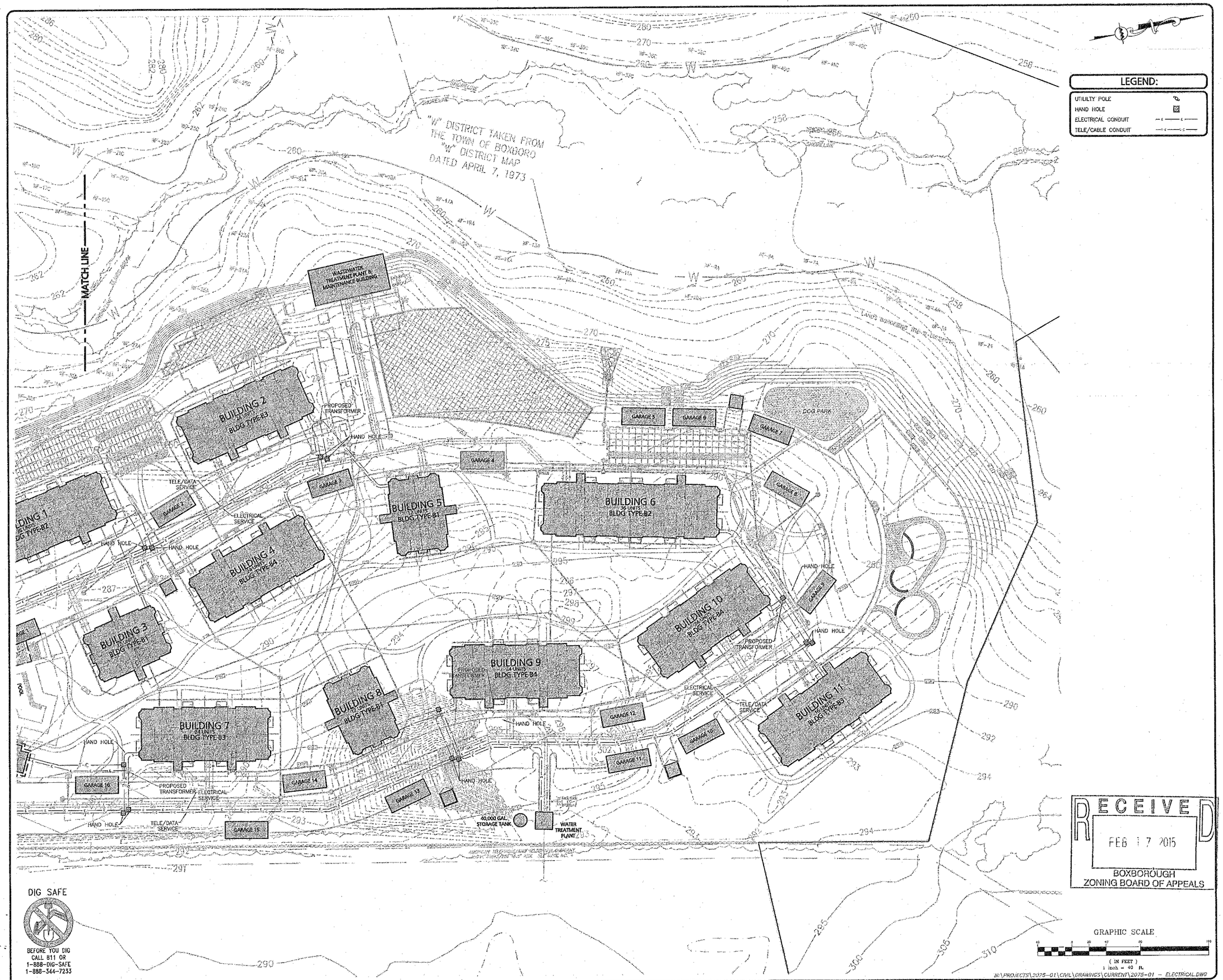

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LEGEND:

UTILITY POLE	
HAND HOLE	
ELECTRICAL CONDUIT	—E—
TELE/CABLE CONDUIT	—T—

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS.

4.4003(1) USE REGULATION GENERALLY

WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL/COMMERCIAL DISTRICT (I/C), TO PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 264 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 266 UNITS)

4.4032 USE REGULATION SCHEDULE

WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.

5.5002 DIMENSIONAL SCHEDULE

WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.

6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS

WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.

6.6103 MULTIPLE BUILDINGS ON ONE LOT

WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.

6.6120 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS

WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE AFOREMENTIONED DISTRICTS ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.

7.7004(4) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT

WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE OTHER THAN SURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.

7.7007(1) DESIGN REQUIREMENTS

WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS SITE DISPOSAL SYSTEMS, SHALL BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.

7.7104(G) AND (H) W-DISTRICT USE REGULATIONS

WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.

7.7106 SUBMITTALS

WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT ONE COMPREHENSIVE PERMIT SUBMISSION TO ONE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.

7.7109 PROCEDURES

WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.

7.7202 LANDS BORDERING THE W-DISTRICT

WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF ROAD, ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.

8.8000 SITE PLAN APPROVAL & DESIGN REVIEW

WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.

8.9001(7) BUILDING PERMITS

WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW

SECTION 2.5.3.1 PERFORMANCE STANDARDS

WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT 100FT RESOURCE AREA, IN ORDER TO ALLOW PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT 100FT RESOURCE AREA IN ACCORDANCE WITH THIS SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE BOARD OF APPEALS

SECTION 3.4200 LIST OF REQUESTED EXCEPTIONS

WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

GRAPHIC SCALE

0 10 20 40 80 160

(IN FEET)

1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - ELECTRICAL.DWG

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BOXBOROUGH
ZONING BOARD OF APPEALS

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 45119
REGISTERED PROFESSIONAL ENGINEER
2/11/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:

JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:

JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
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WOBURN MA 01888-0118
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DRAWING TITLE: ELECTRICAL PLAN

SHEET No. C-5B

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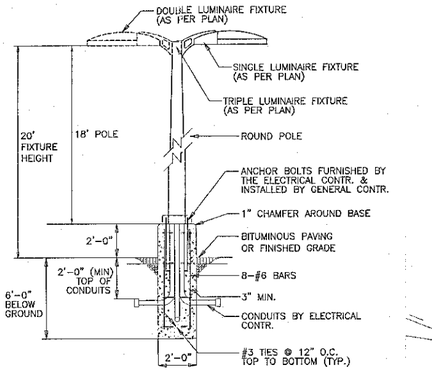
Luminaire Schedule							
Symbol	Qty	Label	Height	Arrangement	Total Lamp Lumens	LLF	Description
—■	39	A	18'	SINGLE	N.A.	0.900	USA AER-III-80VLED-NW-350mA
⸗	5	AN	18'	2 @ 90 DEGREES	N.A.	0.900	USA AER-III-80VLED-NW-350mA
■—■	2	AB	18'	BACK-BACK	N.A.	0.900	USA AER-III-80VLED-NW-350mA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.83	9.4	0.0	N.A.	N.A.



NOTE:
SIZE AND FOOTING FOR BASES TO BE VERIFIED BY STRUCTURAL ENGINEER.

TYPES A, AN, AB LIGHT POLE & BASE DETAIL
NOT TO SCALE

NOTES:

1. ALL LIGHTING FIXTURES SHALL BE MANUFACTURED BY US ARCHITECTURAL LIGHTING OR APPROVED EQUAL.

   CONTACT INFORMATION:
   PAUL ABDELLA
   OMNI-LITE, INC.
   263 WINN STREET
   BURLINGTON, MA 01803
   PHONE: 781-272-2300
   FAX: 781-272-0759
   www.omnilight.com

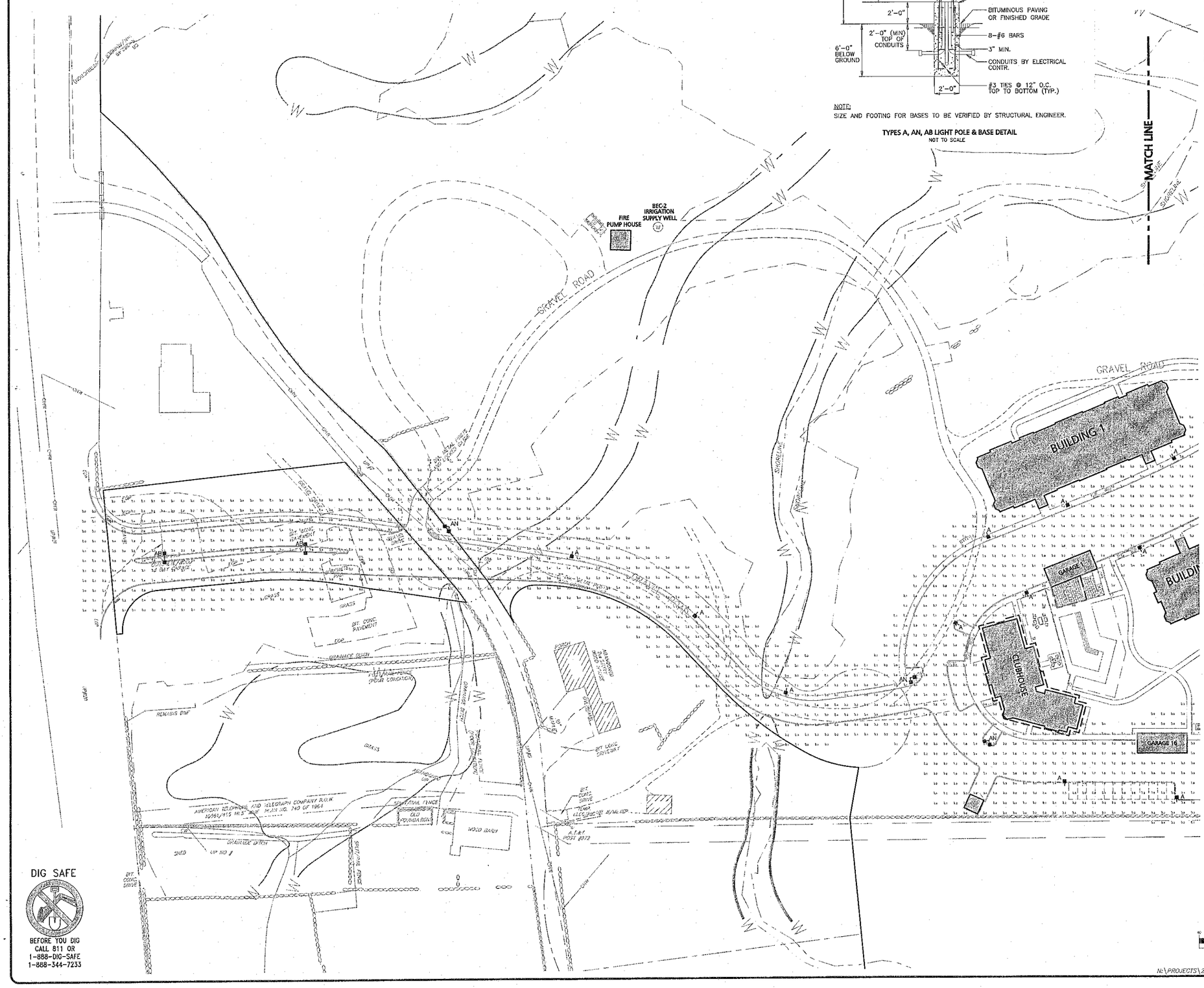
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. ALL PARKING AREA AND ACCESS DRIVE LIGHTS SHALL OPERATE ON A PHOTO-CELL & PROGRAMMABLE TIMER.

4. CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.

5. WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.

6. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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RECEIVED
FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4002(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E. THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 (PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE C DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(6) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 2500 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS SHALL BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW PROPOSED LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(3) AND (4) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7103 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(I) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

2/12/15
TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:	SHEET No.
LIGHTING PLAN	C-6A

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Luminaire Schedule							
Symbol	Qty	Label	Height	Arrangement	Total Lamp Lumens	LLF	Description
■	39	A	18'	SINGLE	N.A.	0.900	USA AER-III-80VLED-NW-350mA
■ ■	5	AN	18'	2 @ 90 DEGREES	N.A.	0.900	USA AER-III-80VLED-NW-350mA
■ ■	2	AB	18'	BACK-BACK	N.A.	0.900	USA AER-III-80VLED-NW-350mA

Calculation Summary							
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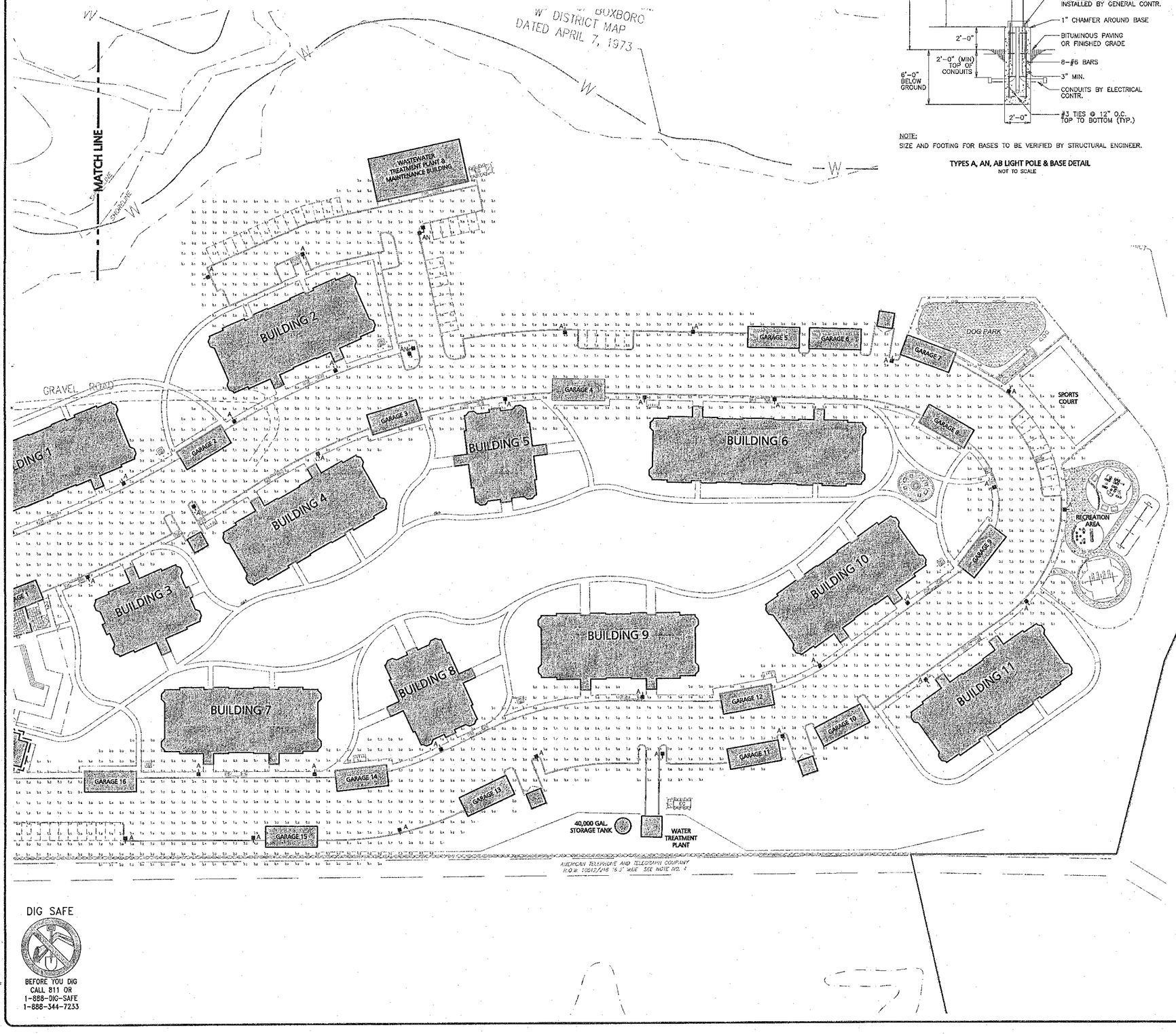

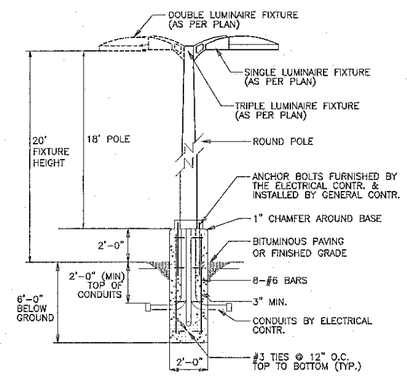

NOTE:
SIZE AND FOOTING FOR BASES TO BE VERIFIED BY STRUCTURAL ENGINEER.

TYPES A, AN, AB LIGHT POLE & BASE DETAIL
NOT TO SCALE

NOTES:

1. ALL LIGHTING FIXTURES SHALL BE MANUFACTURED BY US ARCHITECTURAL LIGHTING OR APPROVED EQUAL.

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   BURLINGTON, MA 01803
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   www.omnilight.com

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3. ALL PARKING AREA AND ACCESS DRIVE LIGHTS SHALL OPERATE ON A PHOTO-CELL & PROGRAMMABLE TIMER.
4. CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.
5. WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.
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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - LIGHTING.DWG

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E. THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E. A CLUBHOUSE/RENTAL OFFICE.
5.3002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.4004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE I-C DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(6) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(6) AND (9) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE REVIEWED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE POSTMARKED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7109 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.0000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE ALTERATION OF THE PROPOSED PARKING LOT, WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT AREA TO BANK, BORDERING VEGETATED WETLAND, AND 100-FOOT BUFFER ZONE AS SHOWN ON THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting • landscape architecture
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DRAWING TITLE: LIGHTING PLAN
SHEET No. C-6B

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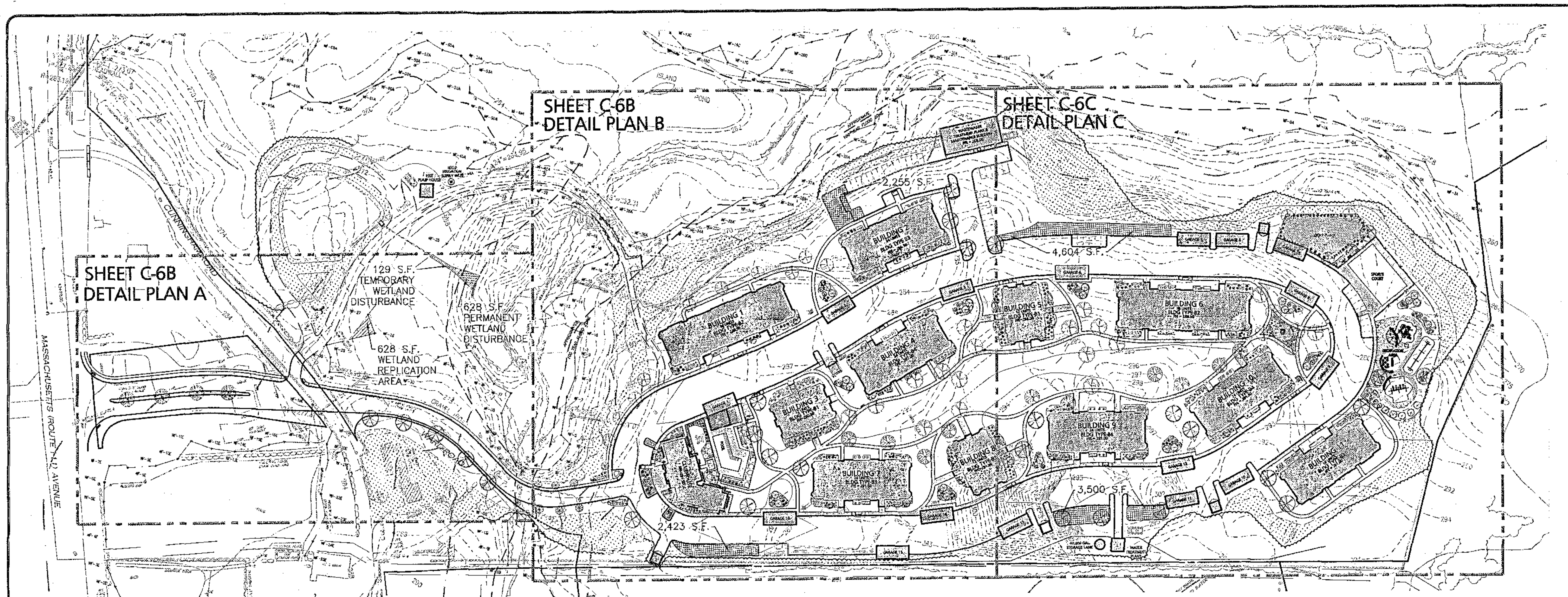

LOCUS PLAN WITH SNOW STORAGE
SCALE: 1"=100'

PLANT SCHEDULE - TREES, SHRUBS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
TREES						
AG	12	ACER GINNALA	AMUR MAPLE	6'-7' HT.	AS SHOWN	B&B
FP	14	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2.5"-3" CAL.	AS SHOWN	B&B
GT	29	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2.5"-3" CAL.	AS SHOWN	B&B
TC	14	TILIA CORDATA	LITTLELEAF LINDEN	3" CAL.	AS SHOWN	B&B
UP	21	ULMUS PARVIFOLIA 'ALLEE'	LACEBARK ELM	2.5"-3" CAL.	AS SHOWN	B&B
EVERGREEN/FLOWERING TREES						
AC	27	ABIES CONCOLOR	WHITE FIR	8'-10' HT.	AS SHOWN	B&B
PP	31	PICEA PUNGENS 'FAT ALBERT'	COLORADO BLUE SPRUCE	7'-8' HT.	AS SHOWN	B&B
PS	6	PINUS STROBUS 'FASTIGIATA'	EASTERN WHITE PINE	7'-8' HT.	AS SHOWN	B&B
PR	8	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT PLUM	2.5"-3" CAL.	AS SHOWN	B&B
TE	26	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBOVITAE	5'-6' HT.	AS SHOWN	B&B
SR	18	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	2"-2.5'" CAL.	AS SHOWN	B&B
SHRUBS						
CV	39	CALLUNA VULGARIS 'ROSEA'	ROSEA HEATHER	1'-1.5' HT.	AS SHOWN	POT
CD	52	CALLUNA VULGARIS 'DARLYENSIS'	DARLYENSIS HEATHER	1'-1.5' HT.	AS SHOWN	POT
HI	16	HIBISCUS SYRIACUS 'MARINA'	ROSE OF SHARON	3'-4' HT	AS SHOWN	POT
HY	101	'TWIST AND SHOUT' HYDRANGEA	TWIST AND SHOUT HYDRANGEA	2'-2.5' HT.	AS SHOWN	POT
JC	105	JUNIPERUS CHINENSIS VAR. 'SARGENTII '	GREEN SARGENT JUNIPER	18"-24" SPD.	AS SHOWN	POT
KL	114	KALMIA LATIFOLIA 'ELF'	MINIATURE MOUNTAIN LAUREL	1.5'-2' HT.	AS SHOWN	POT
MD	53	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	2'-2.5' SPREAD.	AS SHOWN	POT
MY	16	MYRICA PENNSYLVANICA	BAYBERRY	3'-3.5' HT.	AS SHOWN	POT
RC	38	RHODODENDRON 'CUNNINGHAMS WHITE'	CUNNINGHAM'S WHITE RHODODENDRON	2.5'-3' HT.	AS SHOWN	POT
RO	145	ROSA 'PINK KNOCKOUT ROSES'	PINK KNOCKOUT ROSE	2.5'-3' HT.	AS SHOWN	POT
RP	73	RHODODENDRON OLGA MEZITT	OLGA MEZITT RHODODENDRON	2.5'-3' HT.	AS SHOWN	POT
TX	88	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE SPREADING YEW	2'-2.5' HT.	AS SHOWN	POT

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
PERENNIALS						
AA	TBD	ALLIUM AFLATUNENSE 'PURPLE SENSATION	GIANT ALLIUM	BULBS	6" O.C.	STAGGERED
CZ	TBD	COREOPSIS 'ZAGREB'	ZAGREB TICKSEED	1 GAL.	15" O.C	STAGGERED
EP	TBD	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	2 GAL.	18" O.C	STAGGERED
HP	TBD	HEMEROCALLIS 'PARDON ME'	DAYLILY	2 GAL.	18" O.C.	STAGGERED
HR	TBD	HEMEROCALLIS 'ROSEY RETURNS'	DAYLILY	BULBS	18" O.C.	STAGGERED
HB	TBD	HOSTA 'BLUE CADET'	BLUE CADET HOSTA	2 GAL.	18" O.C.	STAGGERED
HG	TBD	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	2 GAL.	18" O.C.	STAGGERED
HP	TBD	HOSTA 'PATRIOT'	PATRIOT HOSTA	2 GAL.	18" O.C.	STAGGERED
LB	TBD	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	2 GAL.	18" O.C.	STAGGERED
LP	TBD	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	2 GAL.	18" O.C.	STAGGERED
LV	TBD	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	2 GAL.	18" O.C.	STAGGERED
LS	TBD	LIRIOPE SPICATA	CREEPING LIRIOPE	2 GAL.	18" O.C.	STAGGERED
DA	TBD	NARCISSUS SPECIES: 'JETFIRE', 'MINNOW', 'FEBRUARY GOLD' & 'BELL SONG'	DAFFODIL	BULBS	6" O.C.	STAGGERED, MIX EQUAL AMOUNTS OF EACH SPECIES
PA	TBD	PAPAVER ORIENTAL 'BRILLIANT'	ORIENTAL POPPY	2 GAL.	24" O.C.	STAGGERED
PL	TBD	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	RUSSIAN SAGE	3 GAL.	24" O.C.	STAGGERED
RF	TBD	RUDBECKIA FULGIDA FULGIDA	CONEFLOWER	2 GAL.	18" O.C.	STAGGERED
SL	TBD	SALVIA 'RHAPSODY IN BLUE'	MEADOW SAGE	2 GAL.	18" O.C.	STAGGERED
SA	TBD	SEDUM 'AUTUMN JOY'	SEDUM	2 GAL.	18" O.C.	STAGGERED
TU	TBD	TULIPA PINK & WHITE MIXTURE	TULIPS	BULBS	6" O.C.	STAGGERED

LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BOXBOROUGH, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.

LANDSCAPE NOTES (cont.)

11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
19. SPREAD NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES & NEW ENGLAND CONSERVATION/WILDLIFE MIX ON AREAS NOTED ON THE PLAN. MIX EACH SEPARATE MIX TOGETHER AT 50/50 RATIO. (SEE SEED MIX SPECIFICATION ON THIS SHEET)

    SPREAD AT A RATIO OF 1 LB PER 800 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000.

    SEEDED AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO TO OBTAIN SOIL STABILIZATION IN THE FALL.
20. SPREAD NEW ENGLAND WETLAND MIX AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES ON AREAS NOTED ON THE PLAN. MIX EACH SEPARATE MIX TOGETHER AT 80/20 RATIO. (SEE SEED MIX SPECIFICATION ON THIS SHEET)

    SPREAD AT A RATIO OF 1 LB PER 800 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000.

    SEEDED AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO TO OBTAIN SOIL STABILIZATION IN THE FALL.
21. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

TOWN OF BOXBOROUGH, MA, ZONING SUMMARY:

REQUIRED:
6200 LANDSCAPING, SCREENING, AND OUTDOOR LIGHTING
6201 YARDS
EXCEPT AS PROVIDED ELSEWHERE IN THIS BYLAW, EVERY REQUIRED FRONT YARD, AS DEFINED HEREIN, SHALL BE MAINTAINED AS PERMANENT OPEN SPACE IN GRASS, GROUND COVER, TREES, PLANTINGS, SHRUBS, AND NATURAL ELEMENTS OF THE SITE, AND SHALL REMAIN FREE OF ANY BUILDINGS, ACCESSORY BUILDINGS, OR PARKING AREAS.
BUILDINGS, OR PARKING AREAS.

(1) IN ANY BUSINESS, OFFICE PARK, OR INDUSTRIAL-COMMERCIAL DISTRICT, THE REQUIRED FRONT YARD SETBACK MAY NOT BE USED FOR PARKING. A LANDSCAPED AREA SHALL BE REQUIRED FOR AT LEAST THE DEPTH OF THE FRONT YARD SETBACK BEGINNING AT THE STREET LINE AND EXTENDING THE FULL LENGTH OF THE FRONTAGE UNINTERRUPTED EXCEPT FOR PERMITTED ENTRANCE AND EXIT DRIVES. IN A BUSINESS DISTRICT THE SIDE AND REAR YARD SETBACKS MAY BE USED FOR PARKING PROVIDED THAT NO PARKING IS LOCATED WITHIN 10 FEET OF THE LOT LINE. IN AN OFFICE PARK OR INDUSTRIAL-COMMERCIAL DISTRICT THE SIDE AND REAR YARD SETBACKS SHALL NOT BE USED FOR PARKING.

PROVIDED:
NO PARKING IS PROVIDED WITHIN ANY FRONT, SIDE, OR REAR YARD SETBACK. WHERE POSSIBLE, NATURAL EXISTING ELEMENTS OF THE SITE (VEGETATION) WITHIN THE REQUIRED FRONT SETBACK HAVE REMAINED. IN ADDITION, AREAS OF OPEN SPACE WITH GRASS, TREES, PLANTINGS, SHRUBS HAVE BEEN MAINTAINED WITHIN THE FRONT YARD SETBACK AREA.

REQUIRED:
6202 SCREENING
WHERE ANY OF THE USES LISTED BELOW OCCUR ADJACENT TO ANY RESIDENTIAL OR INSTITUTIONAL USE, OR TO A LOT IN A RESIDENTIAL DISTRICT, THERE SHALL BE PROVIDED A DENSE SCREEN WITHIN THE RE QUIRED YARD AREA, OR AROUND THE PARTICULAR USE, WHICHEVER IS APPROPRIATE AS DETERMINED BY THE INSPECTOR OF BUILDINGS. ALL SUCH SCREENING SHALL BE MAINTAINED BY THE OWNER IN ASIGHTLY CONDITION AT ALL TIMES. THE BOARD OF APPEALS MAY, BY SPECIAL PERMIT, WAIVE OR REDUCE THE ABOVE REQUIRED SCREENING REQUIREMENTS WHERE IT IS EVIDENT THAT, BECAUSE OF TOPOGRAPHY OR OTHER CONDITIONS PECULIAR TO THE SITE, A LESSER AMOUNT OF SCREENING WOULDNOT TEND TO INCREASE NUISANCE, REDUCE PROPERTY VALUES OR AMENITIES, OR INCREASE HAZARDS TO LIFE, HEALTH OR PUBLIC SAFETY.
(1) THE FOLLOWING USES SHALL BE SCREENED AS PROVIDED HEREIN:
(A) PARKING AREAS OR OFF-STREET LOADING AREAS.

(2) THE SCREEN SHALL CONSIST OF:
(A) NATURAL MATERIALS ON THE SITE, INCLUDING EXISTING TREES AND WOODS, OR EVERGREEN PLANTINGS, AT LEAST THREE FEET IN HEIGHT AT THE TIME OF PLANTING AND WHICH WILL NORMALLY AT MATURITY REACH AT LEAST FIVE FEET IN HEIGHT; OR,
(B) A WALL OR FENCE NOT MORE THAN EIGHT FEET HIGH CONSTRUCTED OF DURABLE MATERIALS AT LEAST FIFTY PERCENT OPAQUE, SUPPLEMENTED WITH PLANTINGS, TREES, GRASS, AND OTHER LANDSCAPE ELEMENTS.
(3) WHERE THE PROPOSED USE IS LOCATED IN THE OFFICE PARK OR THE INDUSTRIAL-COMMERCIAL DISTRICT, A CONTINUOUS BUFFER, LANDSCAPED UTILIZING NATURAL FEATURES AND PLANTINGS TO PROVIDE AN EFFECTIVE SCREEN FOR THE PROPOSED OPERATION, SHALL BE MAINTAINED WITHIN ALL REQUIRED YARDS OR SETBACK AREAS. NOTWITHSTANDING ANYTHING IN THIS BYLAW TO THE CONTRARY, NO PARKING AREA SHALL BE CONTAINED WITHIN THIS BUFFER.

PROVIDED:
A CONTINUOUS LANDSCAPE BUFFER SCREEN UTILIZING NATURAL FEATURES INCLUDING EXISTING WOODS, AND PROPOSED EVERGREEN PLANTINGS HAS BEEN PROVIDED WITHIN ALL REQUIRED YARDS AND SETBACK AREAS. NO PARKING IS CONTAINED WITHIN THIS BUFFER.

(SEE NOTES ABOVE FOR APPLICATION RATE OF SEED MIXES)

NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES:

1. CREEPING RED FESCUE — FESTUCA RUBRA
2. CANADA WILD RYE — ELYMUS CANADENSIS
3. ANNUAL RYEGRASS — LOLIUM MULTIFLORUM
4. RYEGRASS — LOLIUM PERENNE PERREN
5. BLUE GRAMA — BOUTELOUA GRACILIS
6. LITTLE BLUESTEM — SCHIZACHYRIUM SCOPARI
7. INDIAN GRASS — SORGHASTRUM NUTANS
8. ROUGH BENTGRASS/TICKLEGRASS — AGROSTIS SCABRA
9. UPLAND BENTGRASS — AGROSTIS PERENNANS

NEW ENGLAND CONSERVATION/WILDLIFE MIX:

1. VIRGINIA WILD RYE — ELYMUS VIRGINICUS
2. LITTLE BLUESTEM — SCHIZACHYRIUM SCOPARIUM
3. BIG BLUESTEM — ANDROPOGON GERARDII
4. CREEPING RED FESCUE — FESTUCA RUBRA
5. SWITCH GRASS — PANICUM VIRGATUM
6. PARTRIDGE PEA — CHAMAECRISTA FASCICULATA
7. DEER TONGUE — PANICUM CLANDESTINUM
8. INDIAN GRASS — SORGHASTRUM NUTANS
9. OX EYE SUNFLOWER — HELIOPSIS HELIANTHOIDES
10. COMMON MILKWEED — ASCLEPIAS SYRIACA
11. SPOTTED JOE PYE WEED — EUPATORIUM MACULATUM
12. GRASS LEAVED GOLDENROD — EUTHAMIA GRAMINIFOLIA
13. BLUE VERVAIN — VERBENA HASTATA
14. NEW ENGLAND ASTER — ASTER NOVAE-ANGLIAE
15. EARLY GOLDENROD — SOLIDAGO JUNCEA

NEW ENGLAND WETMIX (WETLAND SEED MIX)

A. CAREX VULPINOIDEA — FOX SEDGE
B. CAREX LURIDA LURID — SEDGE
C. CAREX SCOPARIA — BLUNT BROOM SEDGE
D. VERBENA HASTATA — BLUE VERVAIN
E. SCIRPUS ATROVIRENS — GREEN BULRUSH
F. CAREX LUPULINA — HOP SEDGE
G. BIDENS CERNUA — NODDING BUR MARIGOLD
H. CAREX COMOSA — BRISTLY/COSMOS SEDGE
I. CAREX CRINITA — FRINGED SEDGE
J. JUNCUS EFFUSUS — SOFT RUSH
K. SCIRPUS CYPERINUS — WOOL GRASS
L. GLYCERIA GRANDIS — AMERICAN MANNA GRASS
M. EUPATORIUM MACULATUM — SPOTTED JOE PYE WEED
N. EUPATORIUM PERFOLIATUM — BONESET
O. ALISMA SUBCORDATUM — MUD PLANTAIN
P. ASTER PUNICEUS — PURPLE STEMMED ASTER
Q. GLYCERIA CANADENSIS — RATTLESNAKE GRASS
R. SCIRPUS VALIDUS — SOFT STEM BULRUSH
S. ASCLEPIAS INCARNATA — SWAMP MILKWEED
T. MIMULUS RINGENS — SQUARE STEMMED MONKEY FLOWER

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GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND:

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING OVERHANG
- BUILDING ARCHITECTURE
- CURB
- RETAINING WALL
- CONCRETE SIDEWALK
- ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS
- CHAIN LINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- TRANSFORMER
- WETLAND DISTURBANCE
- WETLAND REPLICATION
- TEMPORARY WETLAND DISTURBANCE
- APPROX. LIMIT OF CLEARING & PROP. TREELINE TO REMAIN
- SEED MIX (SEE NOTE #19)
- PERENNIALS
- SHRUBS
- DECIDUOUS TREES
- FLOWERING TREES
- EVERGREEN TREES

SNOW STORAGE AREA

NOTES:

1. SNOW WILL BE STOCKPILED ON SITE UNTIL THE ACCUMULATED SNOW CAN BE REMOVED AND DISPOSED OF OFF-SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSACHUSETTS DEP, BUREAU OF RESOURCE PROTECTION - SNOW DISPOSAL GUIDELINE #BRPG01-01, GOVERNING THE PROPER DISPOSAL OF SNOW. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO FOLLOW THESE GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.
2. APPROXIMATE TOTAL SNOW STORAGE AREA ON SITE: 12,782± S.F.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(G) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.9000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(I) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=100'	DWG. NAME:	C2075-10
DESIGNED BY:	JG/SJL	CHECKED BY:	RB/CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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P.O. BOX 2118
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DRAWING TITLE:	SHEET No.
LANDSCAPE & SNOW STORAGE PLAN	C-7A

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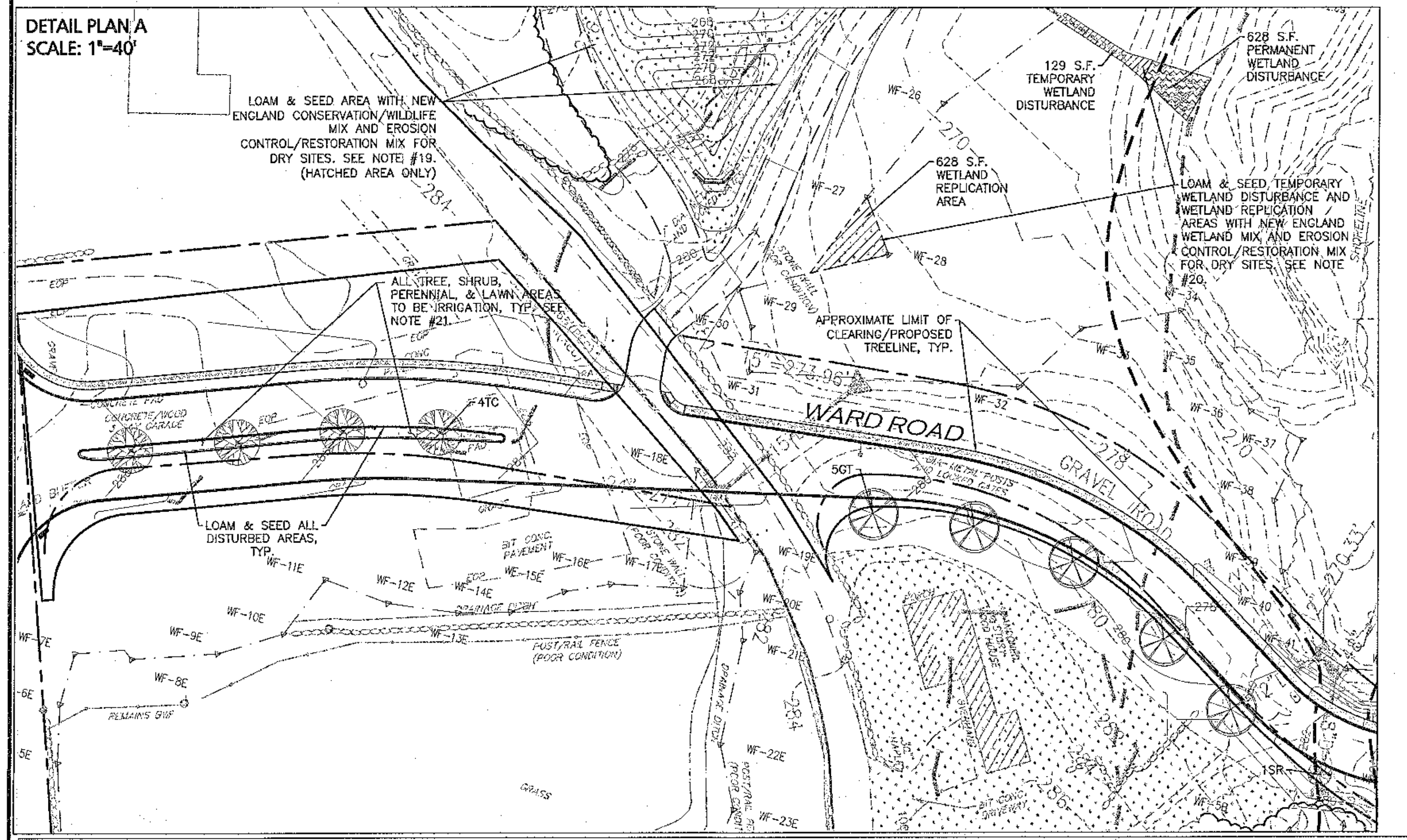
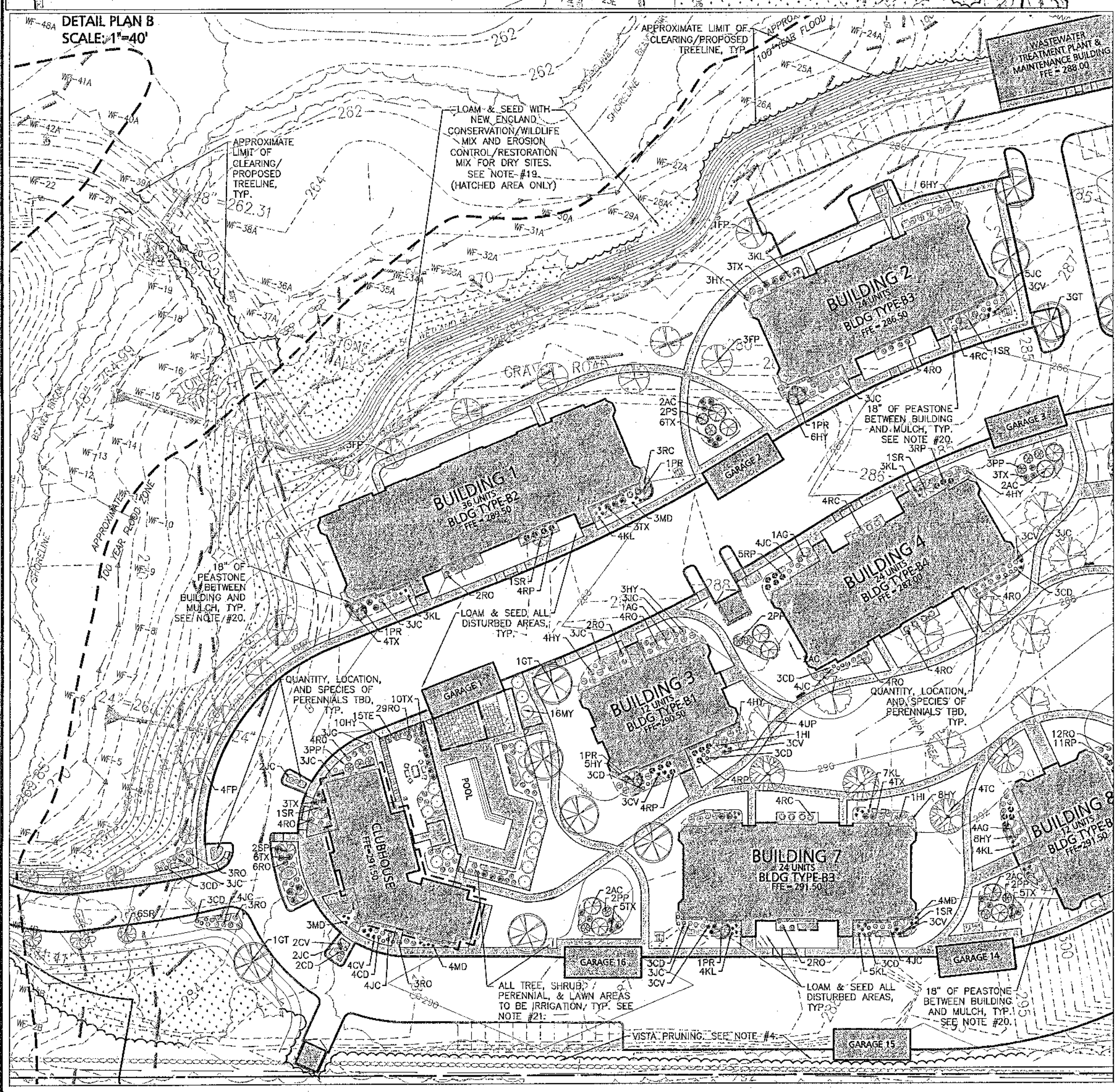
DETAIL PLAN A
SCALE: 1"=40'



DETAIL PLAN B
SCALE: 1"=40'



LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

LEGEND:

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING OVERHANG
- BUILDING ARCHITECTURE
- CURB
- RETAINING WALL
- CONCRETE SIDEWALK
- ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS
- CHAIN LINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- TRANSFORMER
- WETLAND DISTURBANCE
- WETLAND REPLICATION
- TEMPORARY WETLAND DISTURBANCE
- APPROX. LIMIT OF CLEARING & PROP. TREELINE TO REMAIN
- SEED MIX (SEE NOTE #19)
- PERENNIALS
- SHRUBS
- DECIDUOUS TREES
- FLOWERING TREES
- EVERGREEN TREES

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
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RECEIVED
FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

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BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 – LANDSCAPE.DWG

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
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SECTION 2.5.3.1 PERFORMANCE STANDARDS
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2/12/15
COMMONWEALTH OF MASSACHUSETTS TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
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IRVINGTON, NY 10533

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DRAWING TITLE:	SHEET No.
LANDSCAPE PLAN	C-7B

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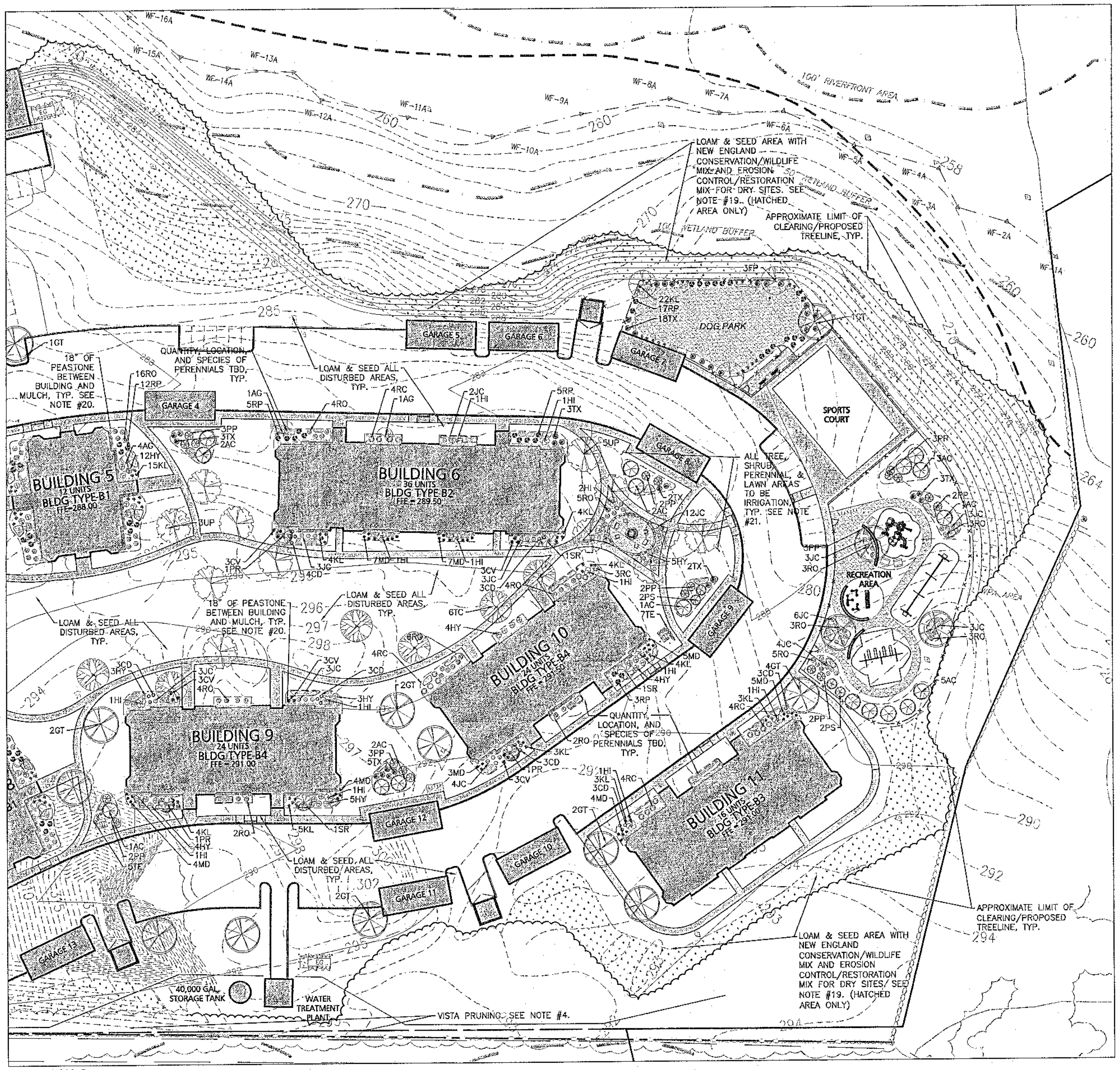

DETAIL PLAN C
SCALE: 1"=40'

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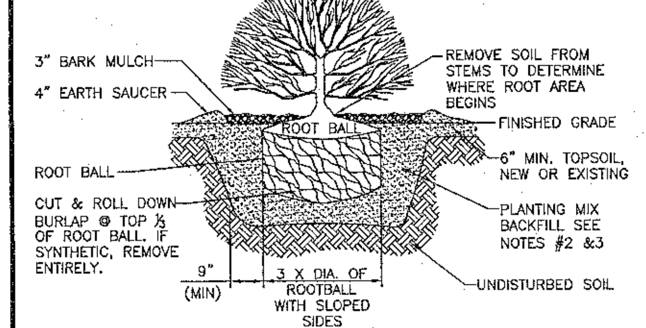

SHRUB PLANTING DETAIL (1)
NOT TO SCALE

SIEVE	% PASSING
3/8"	100
NO. 4	85–100
NO. 40	60–85
NO. 100	38–60
NO. 200	28–40

TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% – 65%
SILT	15% – 35%
CLAY	5% – 20%

NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. TOPSOIL SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF THE PLANTING SOIL DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

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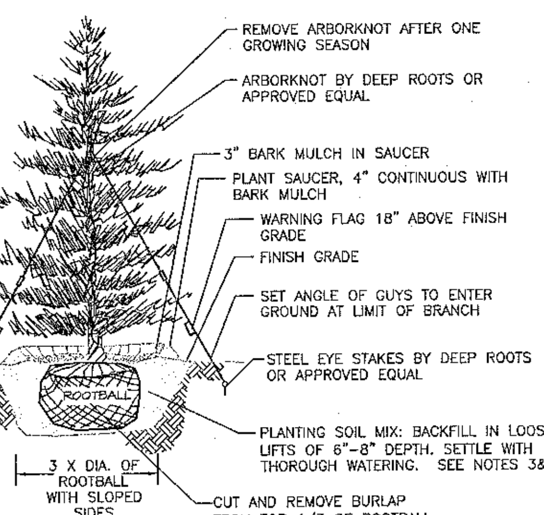
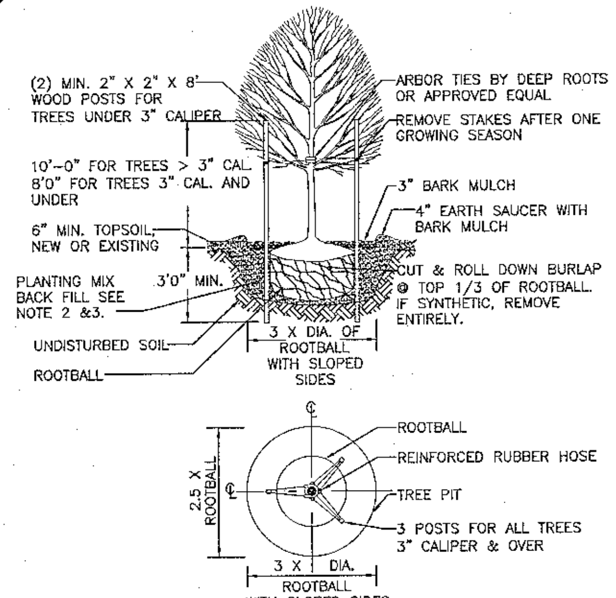
SEEDED LAWN DETAIL (4)
NOT TO SCALE



NOTES

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL (2)
NOT TO SCALE



NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE PLANTING DETAIL (3)
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - LANDSCAPE.DWG

TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER 2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=40'	DWG. NAME:	C2075-10
DESIGNED BY:	JG/SJL	CHECKED BY:	RB/CMQ

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
LANDSCAPE PLAN	C-7C

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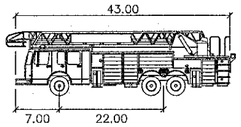


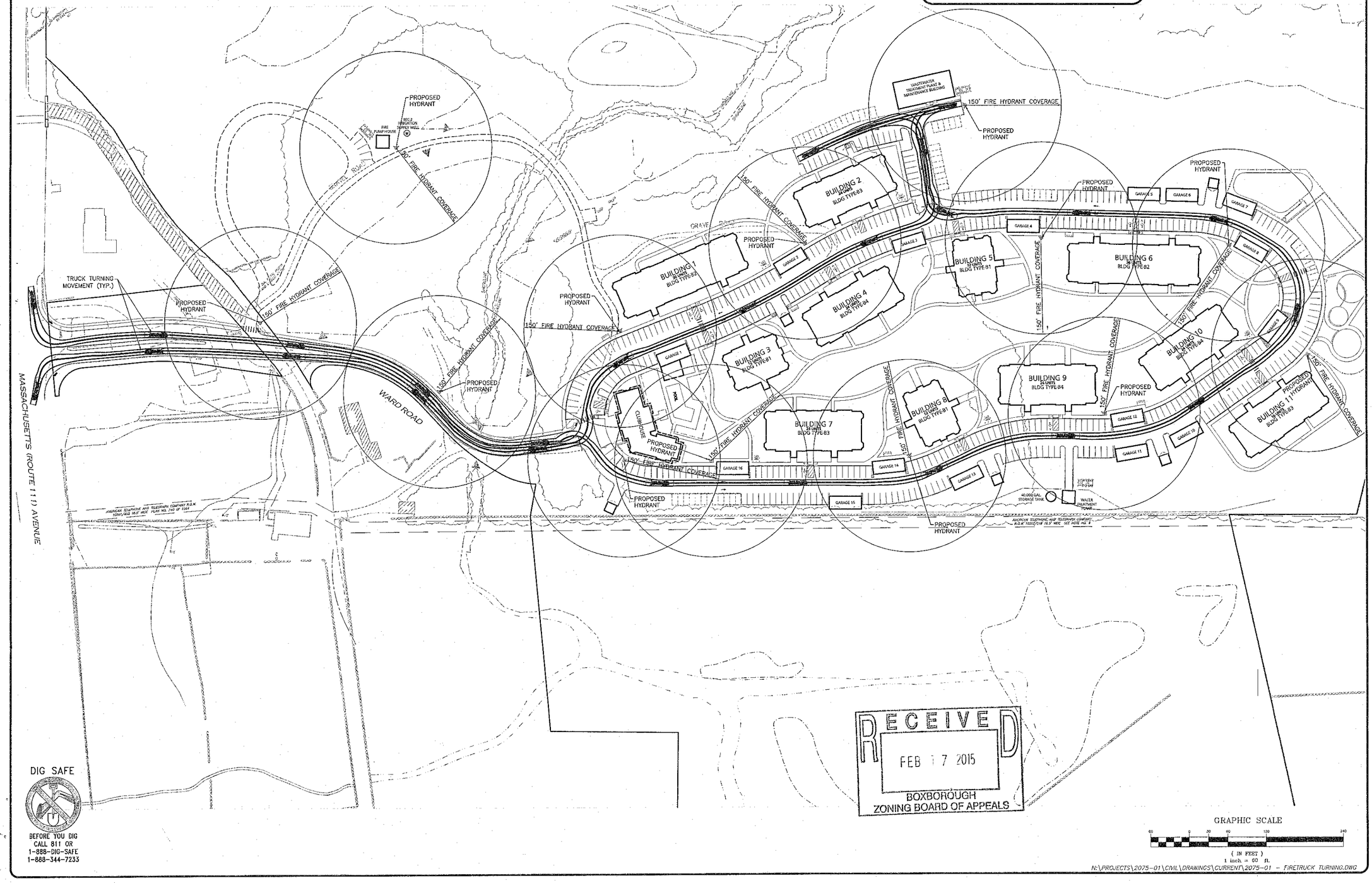
Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

2. ALL STANDPIPE AND HYDRANT LOCATIONS TO BE REVIEWED WITH FIRE DEPARTMENT PRIOR TO INSTALLATIONS.



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FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N:\PROJECTS\2075-01\CIVIL\DRAWINGS\CURRENT\2075-01 - FIRETRUCK TURNING.DWG

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL-COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE
5.2002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE APPROVED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE B DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(6) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHALL BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(D) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7105 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
8.8001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROVISION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PERMANENT SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

JPI

COMMONWEALTH OF MASSACHUSETTS
MATTHEW J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	1"=60'	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
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DRAWING TITLE:	SHEET No.
FIRETRUCK TURNING PLAN	FT-1

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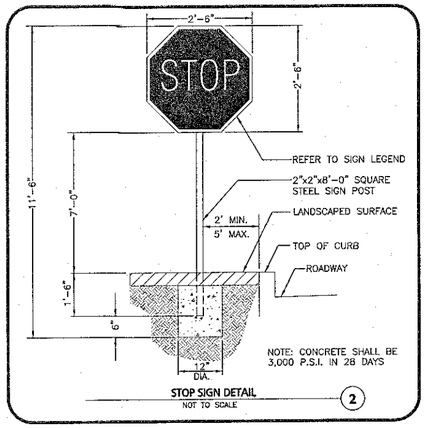
DESC.	SIGN	SIZE	MOUNTING HEIGHT	DESCRIPTION	REFLEC-TORIZED
R1-1	STOP	30" x 30"	7' - 0"	WHITE ON RED	YES
R7-8	VAN ACCESSIBLE	12" x 20"	7' - 0"	GREEN & BLUE ON WHITE	NO
R7-8 (MODIFIED)	VAN ACCESSIBLE $250 FINE	12" x 20"	7' - 0"	GREEN & BLUE ON WHITE	NO

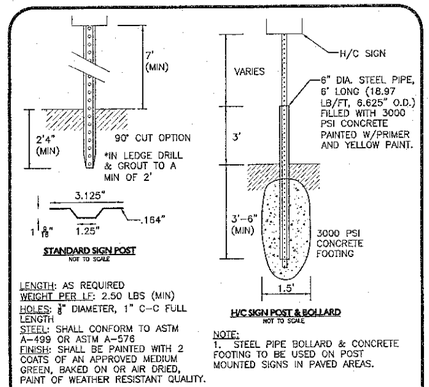
1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.
2. LIMITED TIME PARKING SIGN SHALL BE PRODUCT #W4986 BY SAFETYSIGN.COM, BRIMAR INDUSTRIES, INC. (800) 274-6271 OR APPROVED EQUAL.

SIGN TABLE (1)
NOT TO SCALE



NOTE: CONCRETE SHALL BE 3,000 P.S.I. IN 28 DAYS

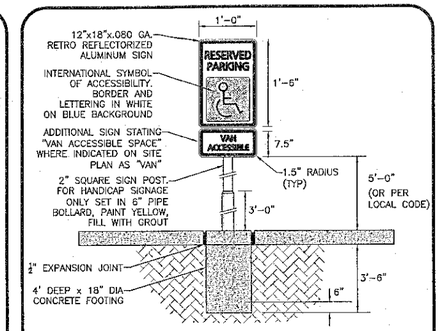
STOP SIGN DETAIL (2)
NOT TO SCALE



LENGTH: AS REQUIRED
WEIGHT PER LF: 2.50 LBS (MIN)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

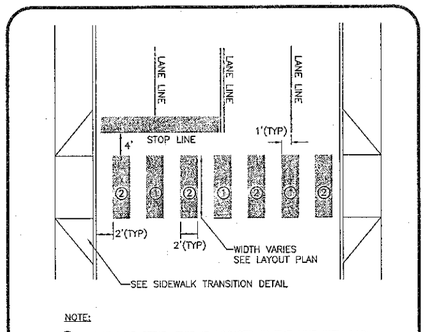
NOTE:
1. STEEL PIPE BOLLARD & CONCRETE FOOTING TO BE USED ON POST MOUNTED SIGNS IN PAVED AREAS.

SIGN POST DETAILS (3)
N.T.S.



NOTES:
1. SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
2. PROVIDE (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.
3. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.

ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE (4)
NOT TO SCALE

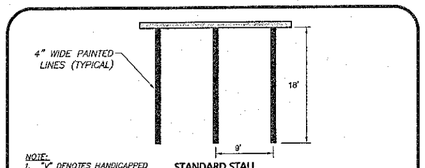


NOTE:

① LANE LINE STRIP: THIS IS LOCATED IN THE LINE WITH EACH LANE LINE AND HALF THE STRIP ON EACH SIDE.

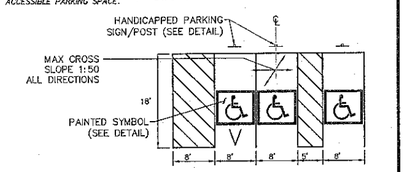
② MID LINE STRIP: THIS IS LOCATED MIDWAY BETWEEN EACH LANE LINE STRIP.

CROSSWAK STRIPING (5)
NOT TO SCALE



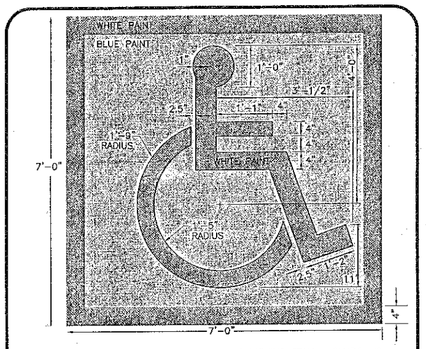
NOTE:
1. "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE.

STANDARD STALL



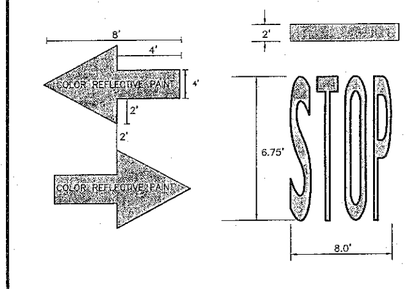
STANDARD AND VAN ACCESSIBLE HANDICAPPED PARKING SPACE

HANDICAP AND STANDARD PARKING STRIPING (6)
NOT TO SCALE

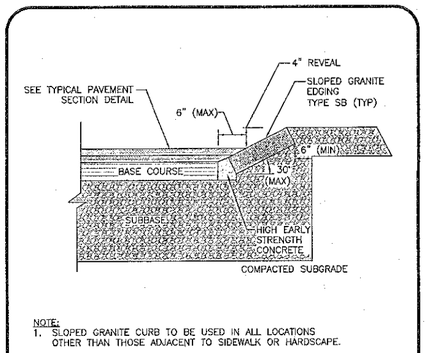


SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

ACCESSIBLE PARKING STALL PAVEMENT MARKING (7)
NOT TO SCALE

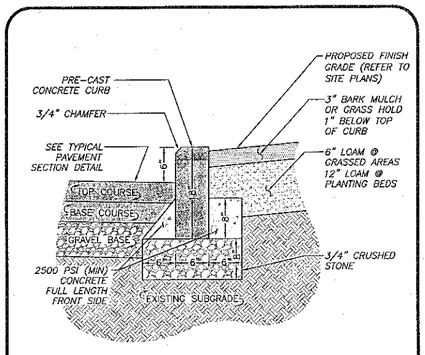


WHITE THERMOPLASTIC LETTERING/ARROWS (8)
NOT TO SCALE

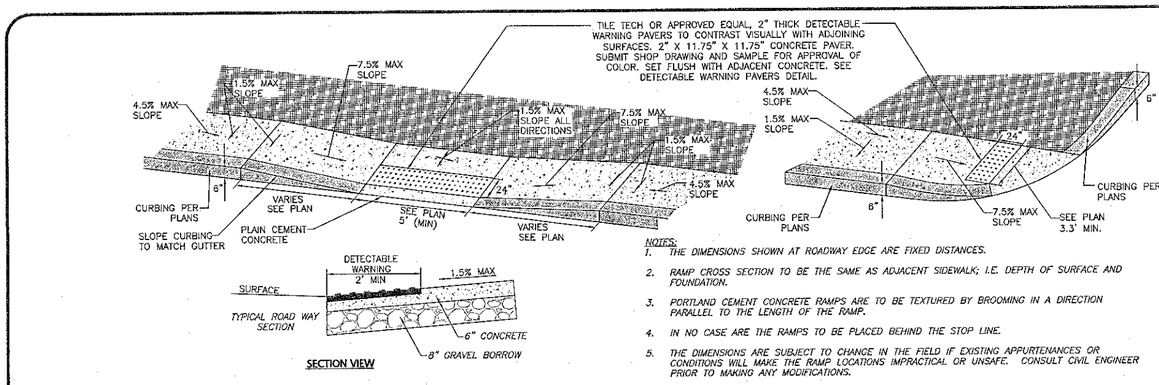


NOTE:
1. SLOPED GRANITE CURB TO BE USED IN ALL LOCATIONS OTHER THAN THOSE ADJACENT TO SIDEWALK OR HARDSCAPE.

SLOPED GRANITE CURB (9)
NOT TO SCALE

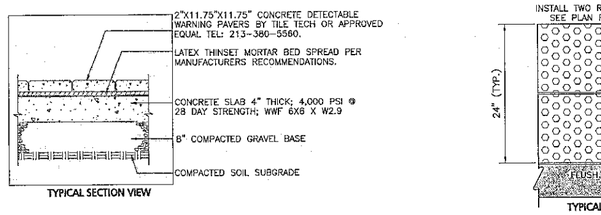


PRE-CAST CONCRETE CURB DETAIL (10)
NOT TO SCALE



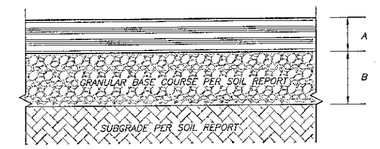
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

HANDICAP CURB CUT & CURB TRANSITION (11)
NOT TO SCALE



NOTES:
1. CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
3. SET TILES FLUSH WITH ADJACENT MATERIALS.
4. SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
5. INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS.

DETECTABLE WARNING PAVERS (12)
NOT TO SCALE

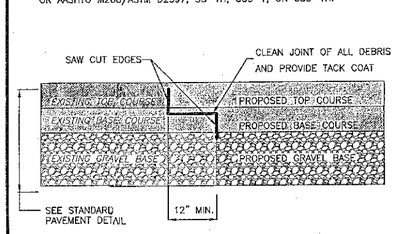


NOTES:
1. SURFACE COURSE, BASE, AND SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
2. SUBGRADE SHALL BE COMPACTED TO 95% OF PROCTOR.
3. COORDINATE PAVEMENT DETAIL WITH GOETECH & ENGINEER.

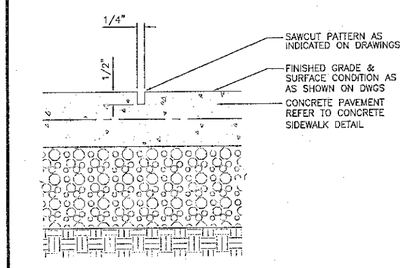
STANDARD DUTY PAVING
A = 1.5" ASPHALT CONCRETE - SURFACE COURSE (M3.11.03, TABLE A, TOP COURSE)
1.5" ASPHALT CONCRETE - BINDER COURSE (M3.11.03, TABLE A, BINDER COURSE)
B = 12" GRANULAR BASE COARSE - M1.03.1, PROCESSED GRAVEL FOR SUBBASE

STANDARD DUTY BITUMINOUS ROADWAY (13)
NOT TO SCALE

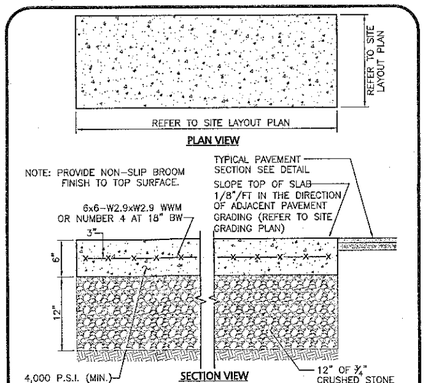
NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



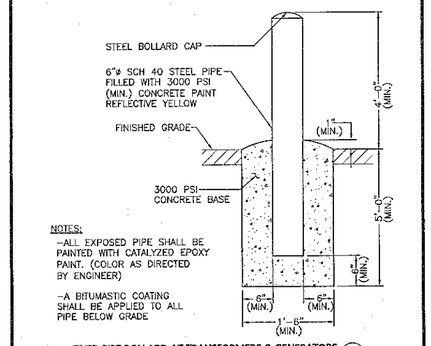
PAVEMENT KEY CUT DETAIL (14)
NOT TO SCALE



TYPICAL CONCRETE SAWCUT JOINT CONTROL (15)
NOT TO SCALE



CONCRETE DUMPSTER PAD DETAIL (16)
NOT TO SCALE



NOTES:
-ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)
-A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

FIXED PIPE BOLLARD AT TRANSFORMERS & GENERATORS (17)
NOT TO SCALE

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4001(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4031 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE SITE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING SUITABLE ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.8103 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE B-1 DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(G) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION AREA ON LOT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 550 GALLONS PER DAY PER ACRE OF THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON-SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW LOCATION OF SEPTIC FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(O) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7108 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
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WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW
SECTION 3.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

2/12/15
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

RECEIVED
FEB 17 2015
BOXBOROUGH ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	AS NOTED	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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DRAWING TITLE:	SHEET No.
DETAILS	D-1

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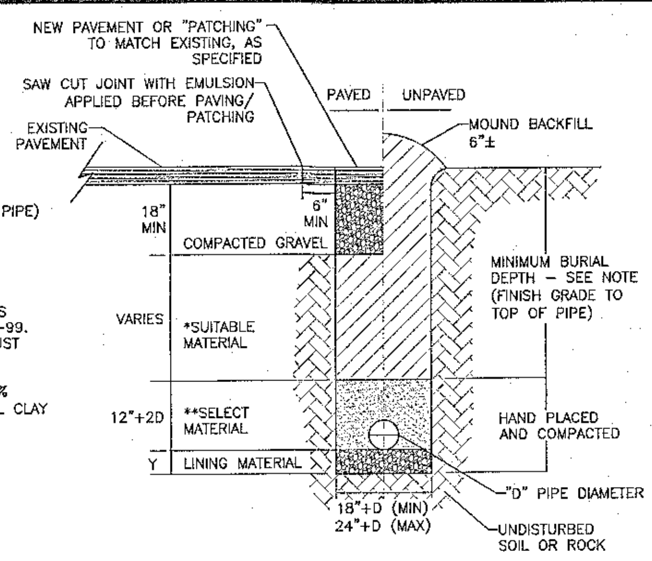
TRENCH DETAIL (1)

NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)

   GRAVITY PIPE – SEE PLAN OR PROFILE
   PRESSURE PIPE UNDER PAVING – 4'
   PRESSURE PIPE BENEATH UNPAVED – 3'

2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T–99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
4. BACKFILL AS PER DCED–R100 AND REFERENCED AS STANDARD DRAWING.



CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	Y–DIMENSION
DUCTILE IRON "ORDINARY SOIL"	TYPE I, II, OR III	SAND OR TYPE III	3"
RCP "ORDINARY SOIL"	TYPE II OR III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II OR III	SAND OR TYPE III	8"
DUCTILE IRON IN CLAY OR MUCK	TYPE II OR III	SAND	4"
RCP IN CLAY	TYPE II OR III	SAND	8"
ALL PLASTICS	TYPE III	SAND OR TYPE III	6"

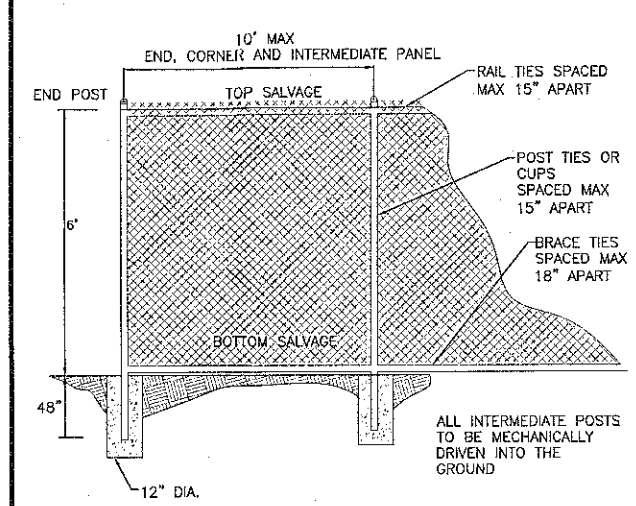
* SUITABLE MATERIAL SHALL CONTAIN NO STONE GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAX 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

**TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1.5" DIAMETER, NO FROZEN LUMPS, CLAY OR ORGANIC MATERIAL.

**TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1.5" SQUARE OPENING, NOT MORE THAN 25% PASSING A ¾" OPENING, AND NOT MORE THAN 5% PASSING A ½" SQUARE OPENING.

**TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ¼" SQUARE OPENING.

TRENCH DETAIL
NOT TO SCALE (1)



CHAIN LINK FENCE
NOT TO SCALE (2)

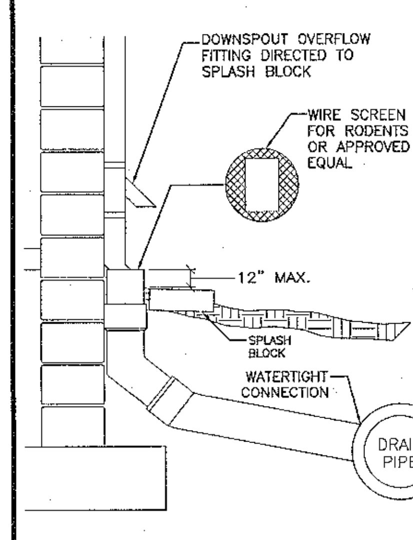
NOTES:

1) A WATERTIGHT CONNECTION SHALL BE MAINTAINED FROM ANY TRANSITION FROM SCH. 40 PVC PIPE TO ANY OTHER PIPE TYPE.

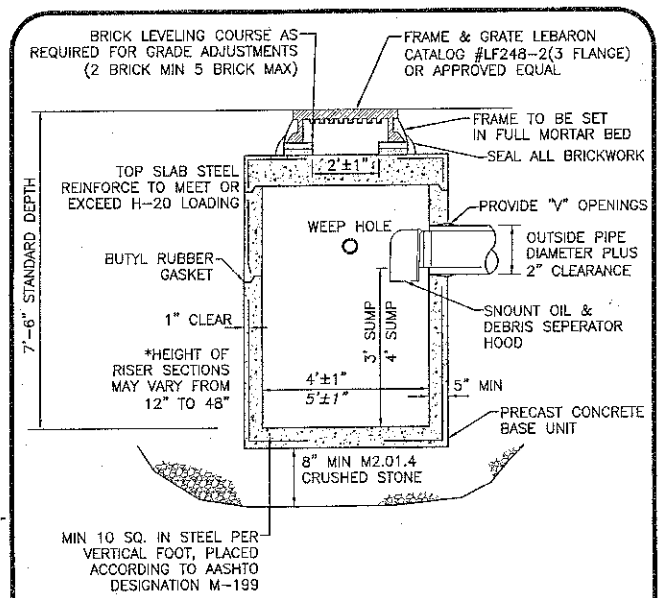
2) SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

3) DOWNSPOUTS SHALL BE CONNECTED IN THE MANNER SHOWN AND CONVEYED TO THE NEAREST STORM DRAIN.

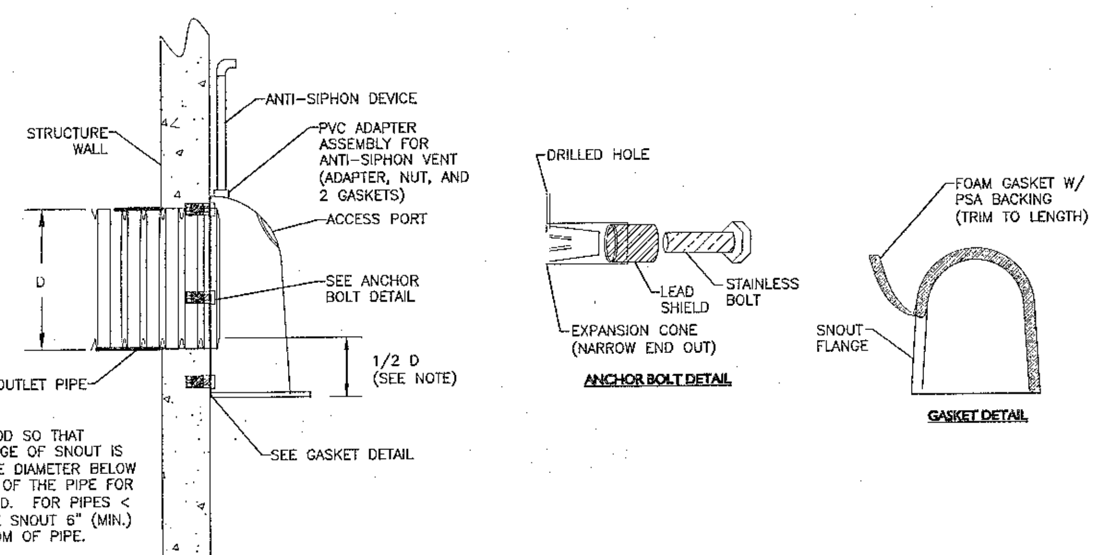
4) SUBMIT SHOP DRAWINGS FOR DOWNSPOUT OVERFLOW, SPLASH BACK, RODENT SCREEN, FITTINGS AND PIPE.



TYPICAL ROOF DRAIN (RD) DOWNSPOUT COLLECTOR
NOT TO SCALE (3)

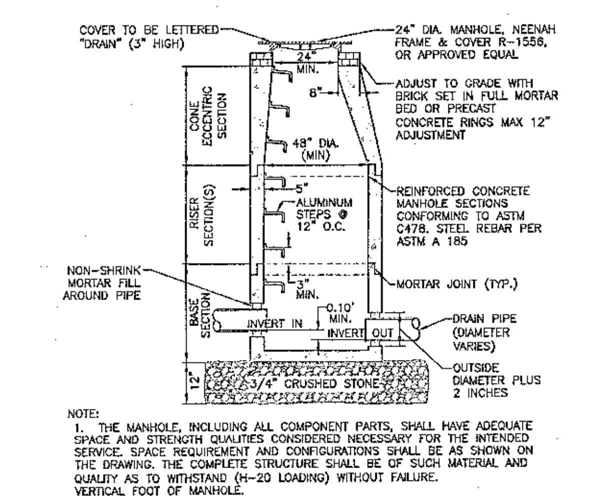


CATCH BASIN
NOT TO SCALE (4)



NOTE:
POSITION HOOD SO THAT BOTTOM FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE FOR PIPES >12" ID. FOR PIPES < 10" ID PLACE SNOUT 6" (MIN.) BELOW BOTTOM OF PIPE.

SNOUT OIL & DEBRIS STOP
NOT TO SCALE (5)



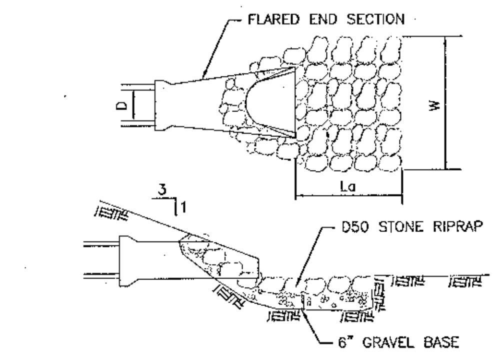
NOTE:
1. THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE AND STRENGTH QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND (H–20 LOADING) WITHOUT FAILURE. VERTICAL FOOT OF MANHOLE.
2. ALL PIPE CONNECTIONS TO MANHOLES REQUIRE RUBBER BOOTS.

PRECAST DRAIN MANHOLE
NOT TO SCALE (6)

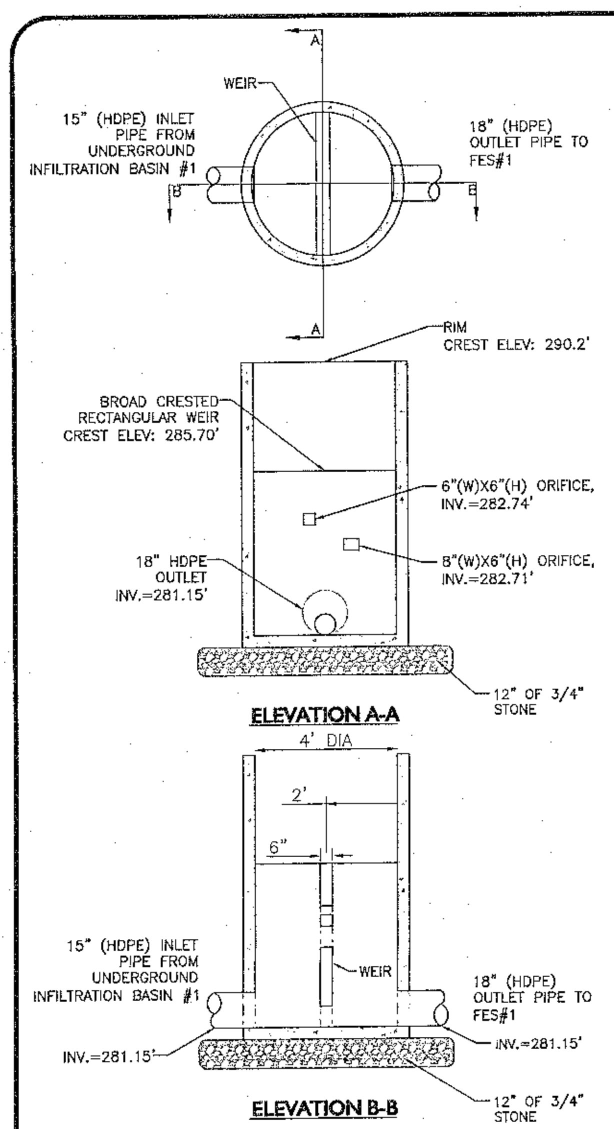
RIPRAP SIZING CHART

OUTLET	La	W	D50
FES#1	13.9'	10.1'	0.50
FES#2	14.4'	9.5'	0.50
HW#1	23.4'	13.9'	0.50

RIP RAP SHALL EXTEND FROM THE FES TO THE BOTTOM OF THE PROPOSED WETLAND AREA OR FURTHER AS SHOWN ON THE GRADING & DRAINAGE PLAN.



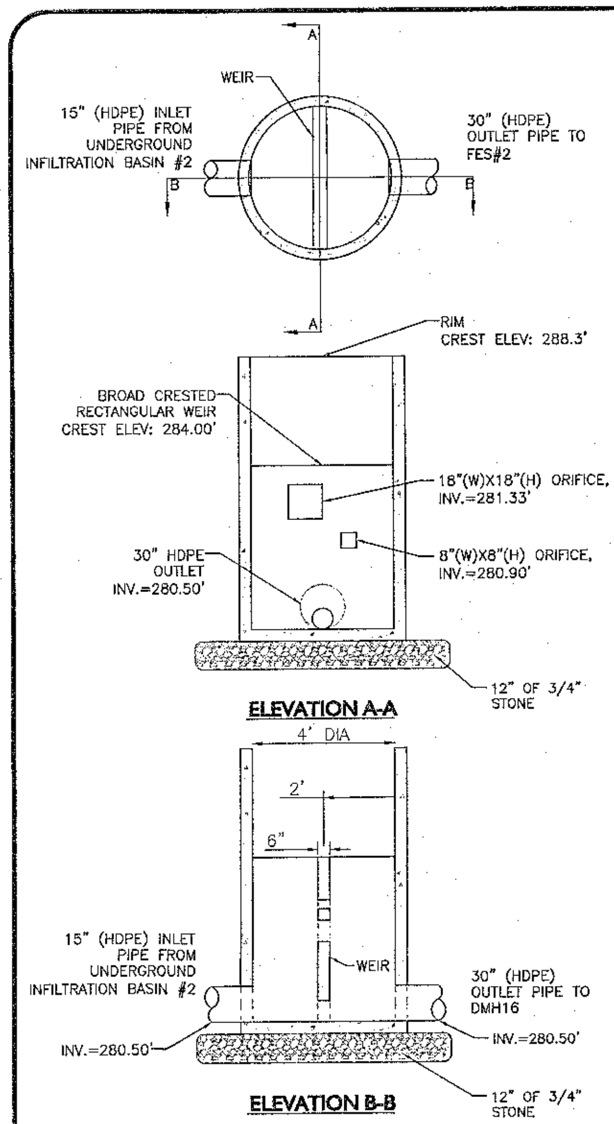
FLARED END SECTION WITH RIP RAP
NOT TO SCALE (7)



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227–93.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
4. WALLS ARE TO BE 6" THICK & BOTTOM TO BE 8" THICK.
5. PROVIDE 4' SUMP

OUTLET CONTROL STRUCTURE #1
NOT TO SCALE (8)



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2. ALL REINFORCEMENT PER ASTM C1227–93.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
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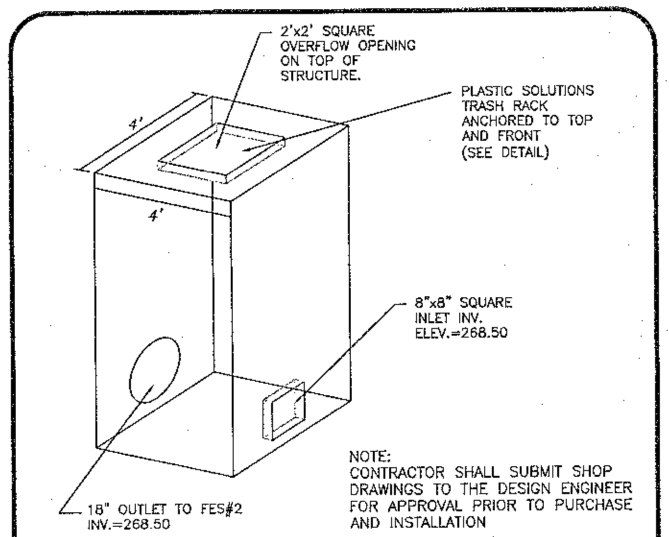
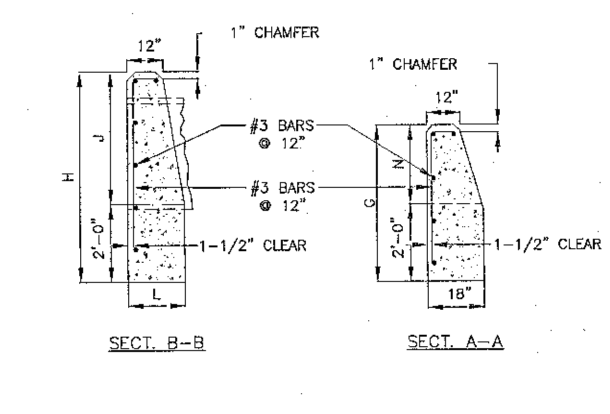
5. PROVIDE 4' SUMP

OUTLET CONTROL STRUCTURE #2
NOT TO SCALE (9)



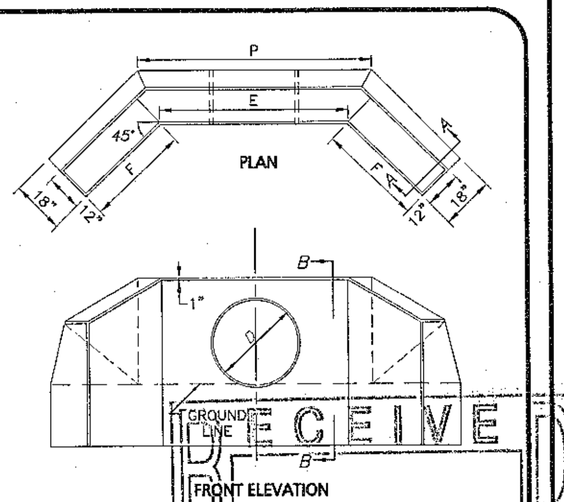
NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION

OUTLET CONTROL STRUCTURE #3
NOT TO SCALE (10)



1–1/2:1 AND 2:1 SLOPE								1–1/2:1 SLOPE			2:1 SLOPE		
D	E	G	H	J	L	N	P	F	CU. YDS.	LBS.	F	CU. YDS.	LBS.
30"	4'–0"	4'–0"	5'–6"	3'–6"	1'–6"	2'–0"	5'–3"	3'–0"	2.60	45	4'–3"	3.16	54
36"	4'–6"	4'–3"	6'–0"	4'–0"	1'–8"	2'–3"	5'–11"	3'–6"	3.35	54	5'–0"	4.15	64
42"	5'–0"	4'–6"	6'–6"	4'–6"	1'–10"	2'–6"	6'–6"	4'–0"	4.20	59	5'–9"	5.25	70
48"	5'–6"	4'–9"	7'–0"	5'–0"	2'–0"	2'–9"	7'–2"	4'–6"	5.19	65	6'–6"	6.50	83

NOTE: ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.



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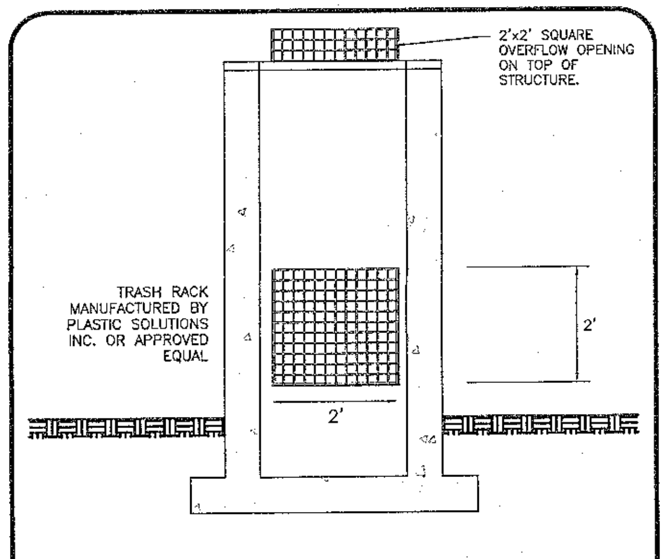
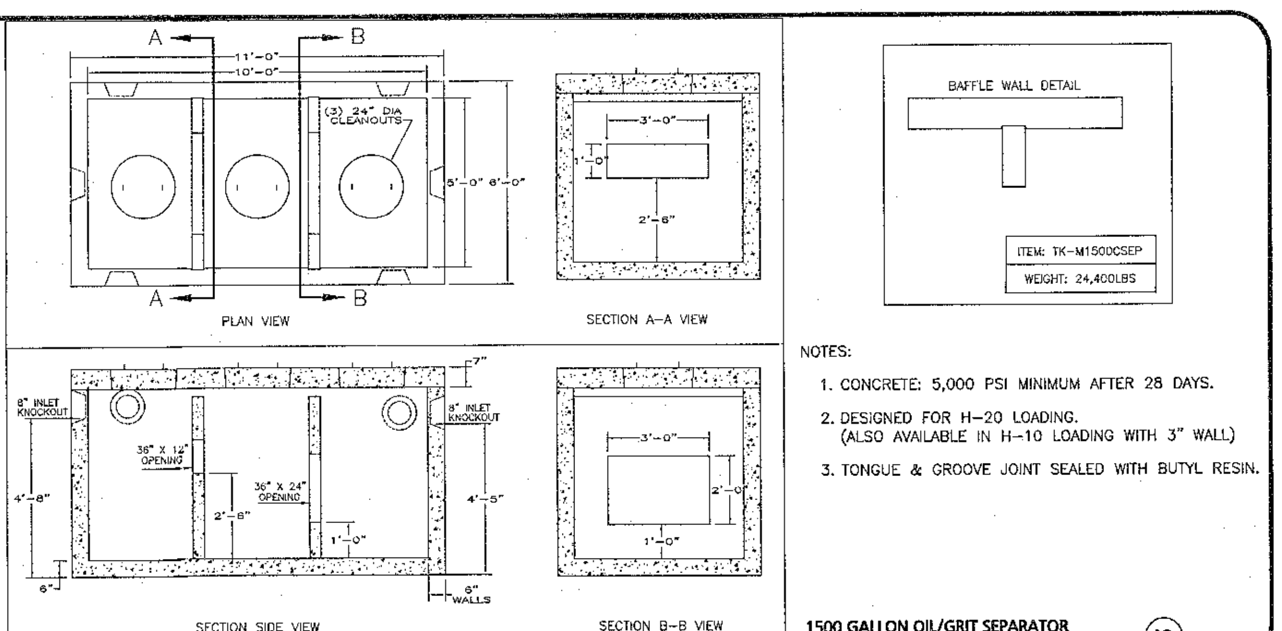
BOXBOROUGH
ZONING BOARD OF APPEALS

CONCRETE HEADWALL
NOT TO SCALE (11)



FLAT ROOF TRASH RACK FOR OCS #3
NOT TO SCALE (12)



NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H–20 LOADING. (ALSO AVAILABLE IN H–10 LOADING WITH 3" WALL)
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

1500 GALLON OIL/GRIT SEPARATOR
NOT TO SCALE (13)

N:\PROJECTS\2075–01\CIVIL\DRAWINGS\CURRENT\2075–01 – DETAILS.DWG

JPI

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No.43119
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	AS NOTED	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:

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environmental consulting ♦ landscape architecture
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DRAWING TITLE:	SHEET No.
DETAILS	D-2

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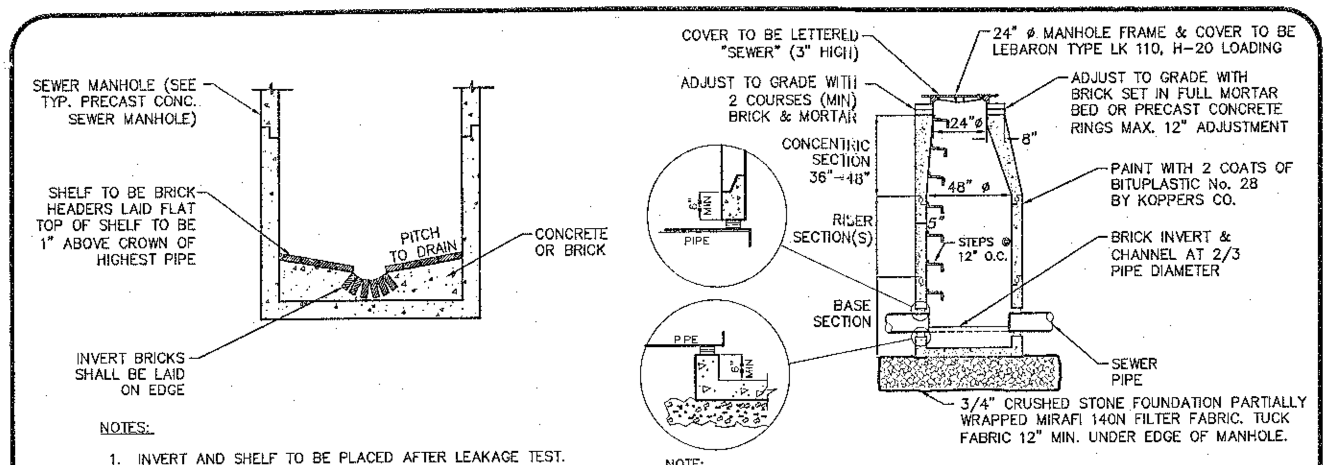
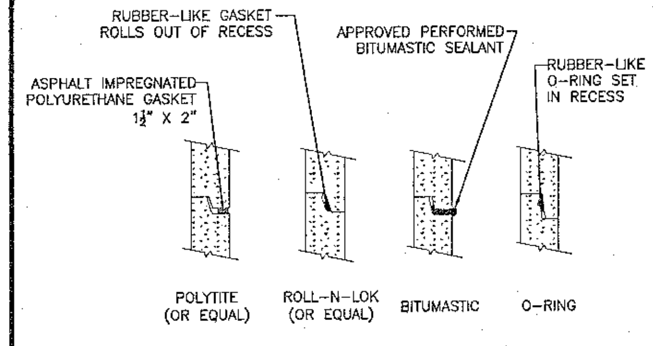


NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CETER LINE OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF CEMENT CONCRETE OR BRICK IN MORTAR.

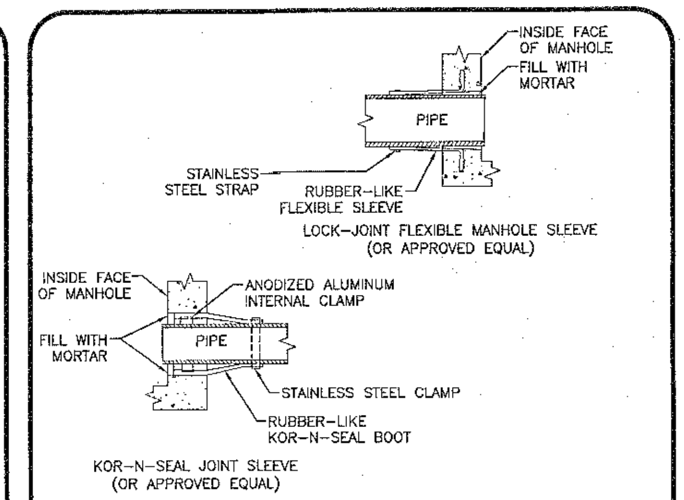
NOTE:
THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OR PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.

PRECAST CONCRETE SEWER MANHOLE (SMH) (1)
NOT TO SCALE



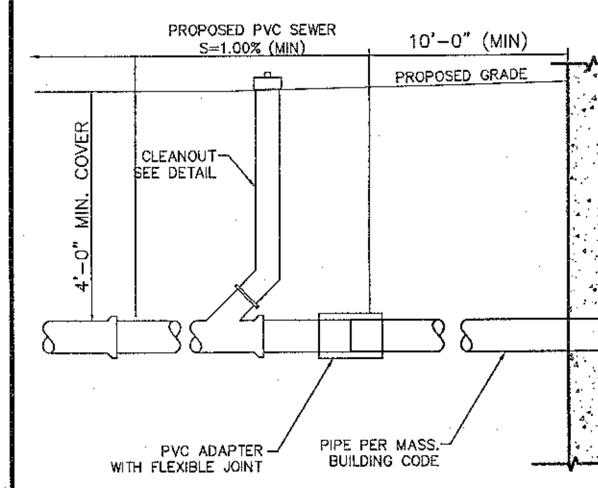
NOTES:
1. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
2. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.

SEWER MANHOLE JOINTING METHODS (2)
NOT TO SCALE

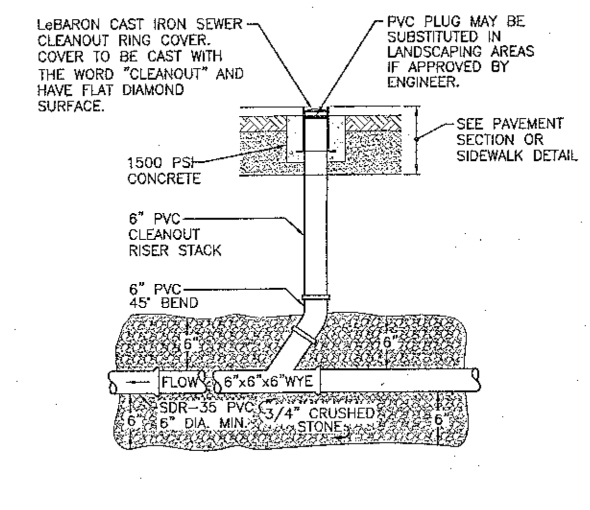


NOTES:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN
GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON ELASTOMETRIC SEALANT
2. NON-SHRINKING MORTAR SHALL ONLY BE USED WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

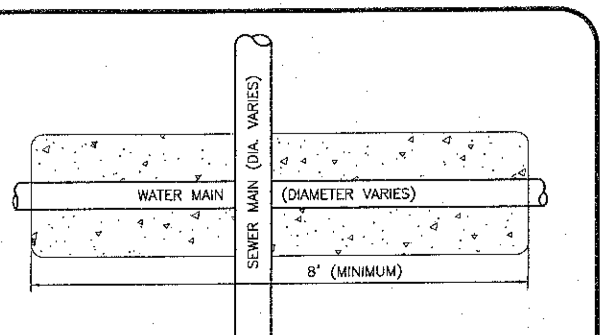
PIPE CONNECTIONS TO SEWER MANHOLE (3)
NOT TO SCALE



BUILDING SEWER SERVICE (4)
NOT TO SCALE



SEWER CLEAN OUT DETAIL (8)
NOT TO SCALE

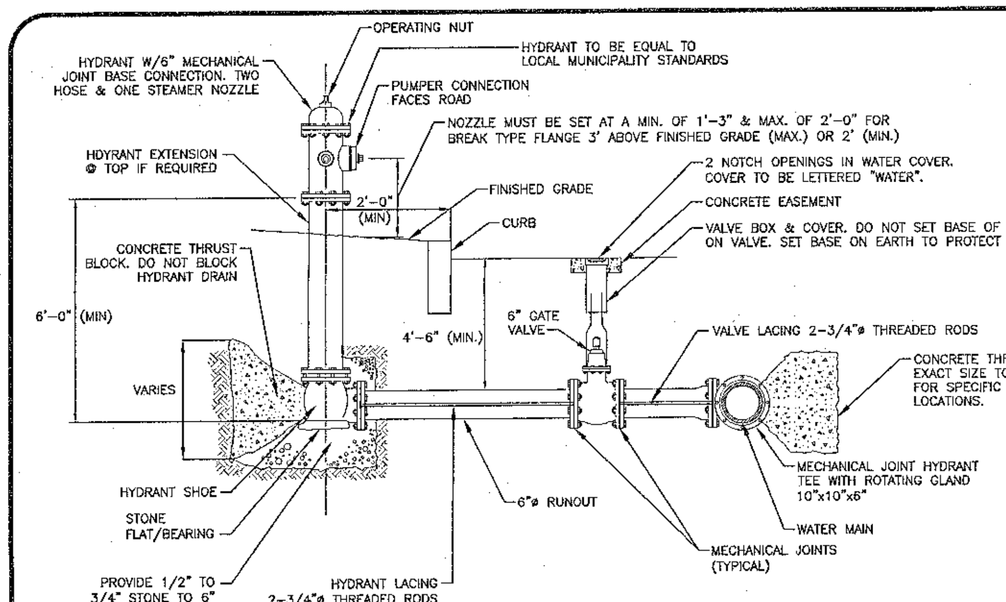


NOTES:

WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET BETWEEN A SEWER MAIN AND A WATER MAIN:

1. THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. THE PIPE CROSSING SHALL OCCUR AS CLOSE TO 90° AS PRACTICABLE.
3. THE PIPE JOINTS SHALL BE STAGGERED TO PROVIDE THE MAXIMUM SEPARATION FROM THE POINT OF CROSSING.
4. THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.

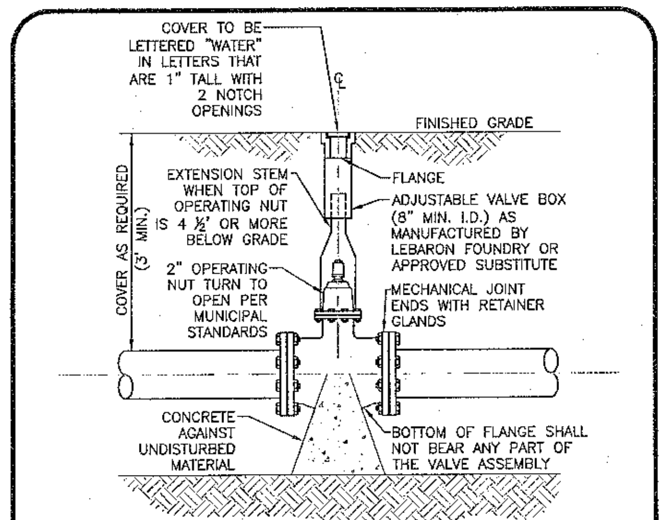
SEWER / WATER CROSSING DETAIL (9)
NOT TO SCALE



NOTES:

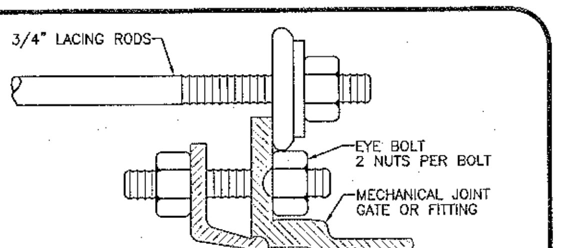
1. ALL HYDRANTS, VALVES AND LOCAL CONNECTIONS SHALL COMPLY WITH THE SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
2. PIPING TO BE RESTRAINED WITH RODDING OR RETAINING GLANDS.
3. GATE VALVE INSTALLATION IS TYPICAL FOR ALL GATES SHOWN ON THE DRAWINGS.

FIRE HYDRANT CONNECTION (10)
NOT TO SCALE



NOTE:
1.) CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
2.) HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

GATE VALVE (11)
NOT TO SCALE



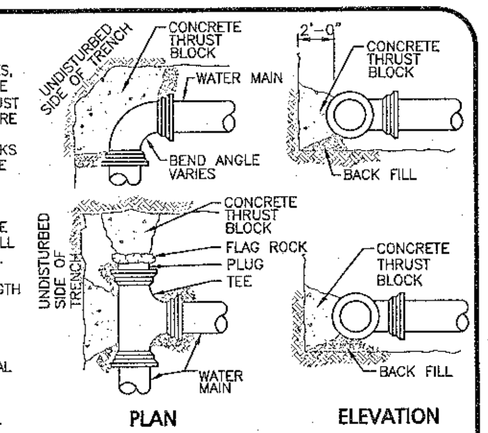
PIPE SIZE	No. LACING RODS
4", 6" & 8"	2 - 3/4" *
10" & 12"	4 - 3/4" *
16"	4 - 3/4" *
20"	6 - 3/4" *

* STANDARD LENGTHS ARE 6' & 10'. COUPLINGS MAY BE USED FOR LONGER LENGTHS.

NOTES:
1. NUMBER OF LACING RODS IS BASED ON MAXIMUM PRESSURE OF 125 P.S.I. IN MAIN.
2. EYE-BOLTS AND LACING RODS ARE TO BE FABRICATED FROM A-36 STEEL.
3. STEEL LACING RODS SHALL HAVE A YIELD STRESS OF NOT LESS THAN 36,000 P.S.I.
4. EYE-BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS. EACH.

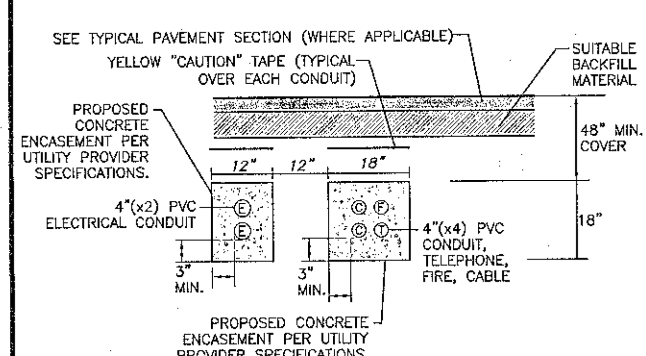
MECHANICAL JOINT LACING DETAIL (12)
NOT TO SCALE

NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS SHALL BE AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
5. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.
6. THE BELOW PREDICATED ON A WATER PRESSURE OF 225 PSI AND A SOIL RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS THE VALUES IN THE ABOVE TABLE SHALL BE MULTIPLIED BY:



MINIMUM THRUST BLOCK BEARING AREAS				
PIPE ø	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	22.5° BEND (SQ. FT.)	TEES, PLUGS, CAPS & HYD. (SQ.FT.)
6"	5	3	3	4
8"	9	6	3	9
10"	13	7	4	12
12"	20	10	5	16

THRUST BLOCK DETAILS (3)
NOT TO SCALE



NOTES:

1. CONDUITS SHALL BE SCHEDULE 80 PVC
2. ALL UTILITY INSTALLATION REQUIREMENTS, SEPARATIONS, AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.

CONDUIT TRENCH SECTION A-A (6)

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ZONING BOARD OF APPEALS

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WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4003(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E., THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE IC DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(G) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(I) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No.43119
REGISTERED PROFESSIONAL ENGINEER
2/12/15

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

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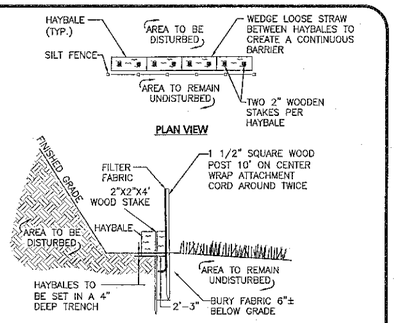
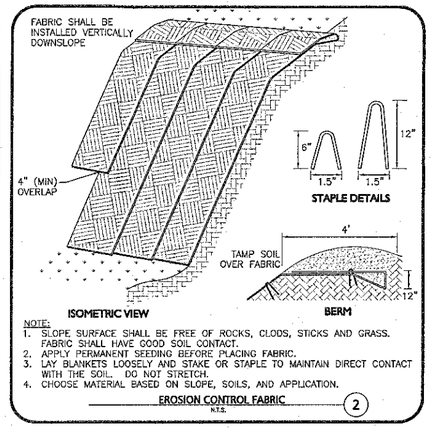


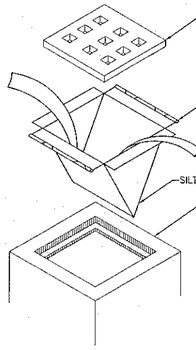
NOTE:
DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.

SILT FENCE AND STRAWBALE DETAIL (1)
NOT TO SCALE



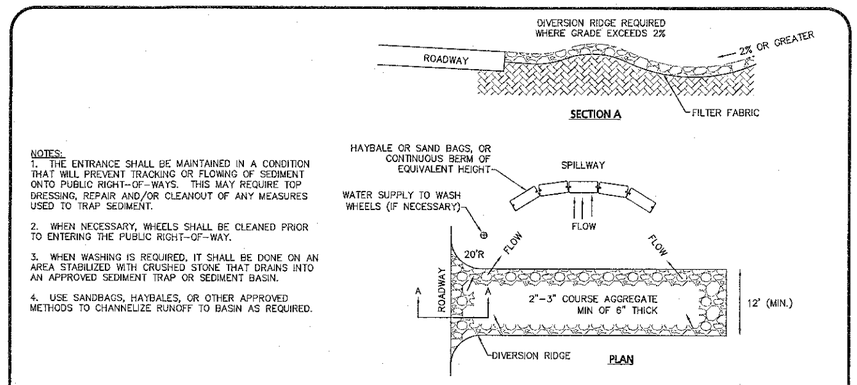
NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. FABRIC SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.

EROSION CONTROL FABRIC (2)
N.T.S.



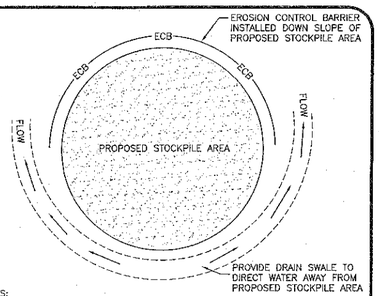
NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

SILTSACK INLET DETAIL (3)
NOT TO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT (4)
NOT TO SCALE



NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION (5)
NOT TO SCALE

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ZONING BOARD OF APPEALS

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WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4031(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I/C), THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4033 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E., A CLUBHOUSE/RENTAL OFFICE.
5.5022 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
5.6024 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ADEQUACY OF ACCESS TO BUILDINGS, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6135 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE B1 DISTRICT ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(6) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 750 GALLONS PER DAY PER ACRE OF THE SITE IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHOULD BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELD TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(G) AND (H) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7108 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.6000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9031(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE INSPECTOR OF BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND PROTECTION:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT STRUCTURES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(1) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION IN ORDER TO PERMIT THIS LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.

2/12/15
TIMOTHY J. WILLIAMS CIVIL No.43119 REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	AS NOTED	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting • landscape architecture
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DRAWING TITLE: DETAILS
SHEET No. D-4

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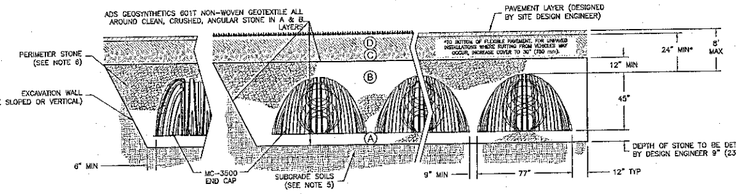
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUB-GRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUB-GRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2, 3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

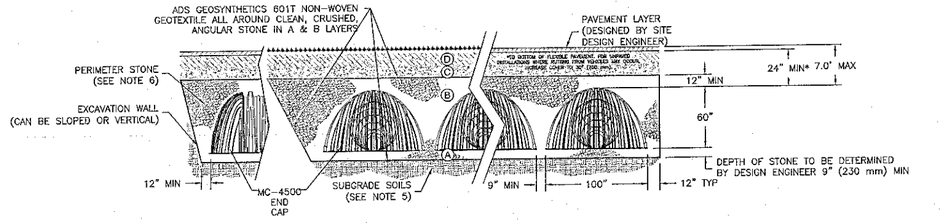


NOTES:
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS (1)
NOT TO SCALE

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUB-GRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUB-GRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2, 3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:
1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

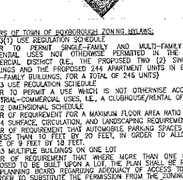
ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS (4)
NOT TO SCALE

RECEIVED
FEB 17 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

WAIVERS OF TOWN OF BOXBOROUGH ZONING BYLAWS:
4.4031(1) USE REGULATION SCHEDULE
WAIVER TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED RESIDENTIAL USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (IC), THE PROPOSED TWO (2) SINGLE FAMILY DWELLINGS AND THE PROPOSED 244 APARTMENT UNITS IN ELEVEN (11) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)
4.4032 USE REGULATION SCHEDULE
WAIVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E. A CLUBHOUSE/RENTAL OFFICE.
5.3002 DIMENSIONAL SCHEDULE
WAIVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.6004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
WAIVER OF REQUIREMENT THAT AUTOMOBILE PARKING SPACES SHALL NOT BE LESS THAN 10 FEET BY 20 FEET, IN ORDER TO ALLOW PARKING SPACE OF 9 FEET BY 18 FEET.
6.6103 MULTIPLE BUILDINGS ON ONE LOT
WAIVER OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PROPOSED TO BE BUILT UPON A LOT, THE PLAN SHALL BE REVIEWED BY THE PLANNING BOARD REGARDING ASSIGNING OF ACCESS TO BUILDINGS IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS GRANTED UNDER THIS COMPREHENSIVE PERMIT.
6.6105 PRIVATE/COMMON DRIVEWAYS IN THE BUSINESS, BUSINESS 1, OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS
WAIVER OF THE REQUIREMENT THAT PRIVATE/COMMON DRIVEWAYS ARE ALLOWED IN THE B DISTRICTS ONLY BY SPECIAL PERMIT OF THE PLANNING BOARD, IN ORDER TO SUBSTITUTE THE PERMISSION FROM THE ZONING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.
7.7004(K) SPECIAL REGULATIONS AQUIFER PROTECTION DISTRICT
WAIVER OF REQUIREMENT THAT THERE BE NO DISPOSAL OF SANITARY WASTE TO A SUBSURFACE DISPOSAL SYSTEM IN QUANTITIES EXCEEDING 440 GALLONS PER DAY PER ACRE OF AQUIFER PROTECTION DISTRICT CONTAINED WITHIN THE LOT, IN ORDER TO ALLOW QUANTITIES OF UP TO 1760 GALLONS PER DAY PER ACRE OF THE LOT IN THE AQUIFER PROTECTION DISTRICT IN THE EVENT RESERVE LEACHING FIELDS ARE USED.
7.7007(1) DESIGN REQUIREMENTS
WAIVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE AQUIFER PROTECTION DISTRICT, POTENTIAL POLLUTION SOURCES, SUCH AS ON SITE DISPOSAL SYSTEMS, SHALL BE LOCATED OUTSIDE THE DISTRICT BOUNDARIES, IN ORDER TO ALLOW RESERVE LEACHING FIELDS TO BE LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT.
7.7104(D) AND (I) W-DISTRICT USE REGULATIONS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT FOR USE IN THE W-DISTRICT, IN ORDER TO SUBSTITUTE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.
7.7106 SUBMITTALS
WAIVER OF REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACTED ON UNDER G.L. C. 40B, §21.
7.7109 PROCEDURES
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACTED UPON UNDER G.L. C.40B, §21.
7.7200 LANDS BORDERING THE W-DISTRICT
WAIVER OF REQUIREMENT FOR SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF WARD ROAD AND A FIRE POND WITHIN 100' OF W-DISTRICT.
8.8000 SITE PLAN APPROVAL & DESIGN REVIEW
WAIVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR THE CONSTRUCTION OF MULTI-FAMILY STRUCTURES AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.
9.9001(2) BUILDING PERMITS
WAIVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED TO THE DEVELOPER FOR BUILDINGS WITHOUT THE WRITTEN APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAIVERS FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE WETLAND BYLAW:
SECTION 2.5.3.1 PERFORMANCE STANDARDS
WAIVER OF PROHIBITION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN 50' OF WETLAND AND RESOURCE AREA, IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY AREA, A SPECIAL SEPTIC SYSTEM, PARKING LOT, ROAD AND OTHER PERMANENT WASTE USES WITHIN THE ADJACENT LAND RESOURCE AREA IN ACCORDANCE WITH THE SITE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAIVERS FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS:
SECTION 3.02(2) LIST OF REQUESTED EXCEPTIONS
WAIVER OF REQUIREMENT THAT APPLICANT PROVIDES A COMPLETE LIST OF ALL REQUESTED EXCEPTIONS AT THE TIME OF THE INITIAL FILING OF THE APPLICATION, AND TO PERMIT THE LIST TO BE REVISED AS THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1.	02/12/2015	ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.	2075-01	DATE:	02-11-2015
SCALE:	AS NOTED	DWG. NAME:	C2075-10
DESIGNED BY:	SJL	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting • landscape architecture
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