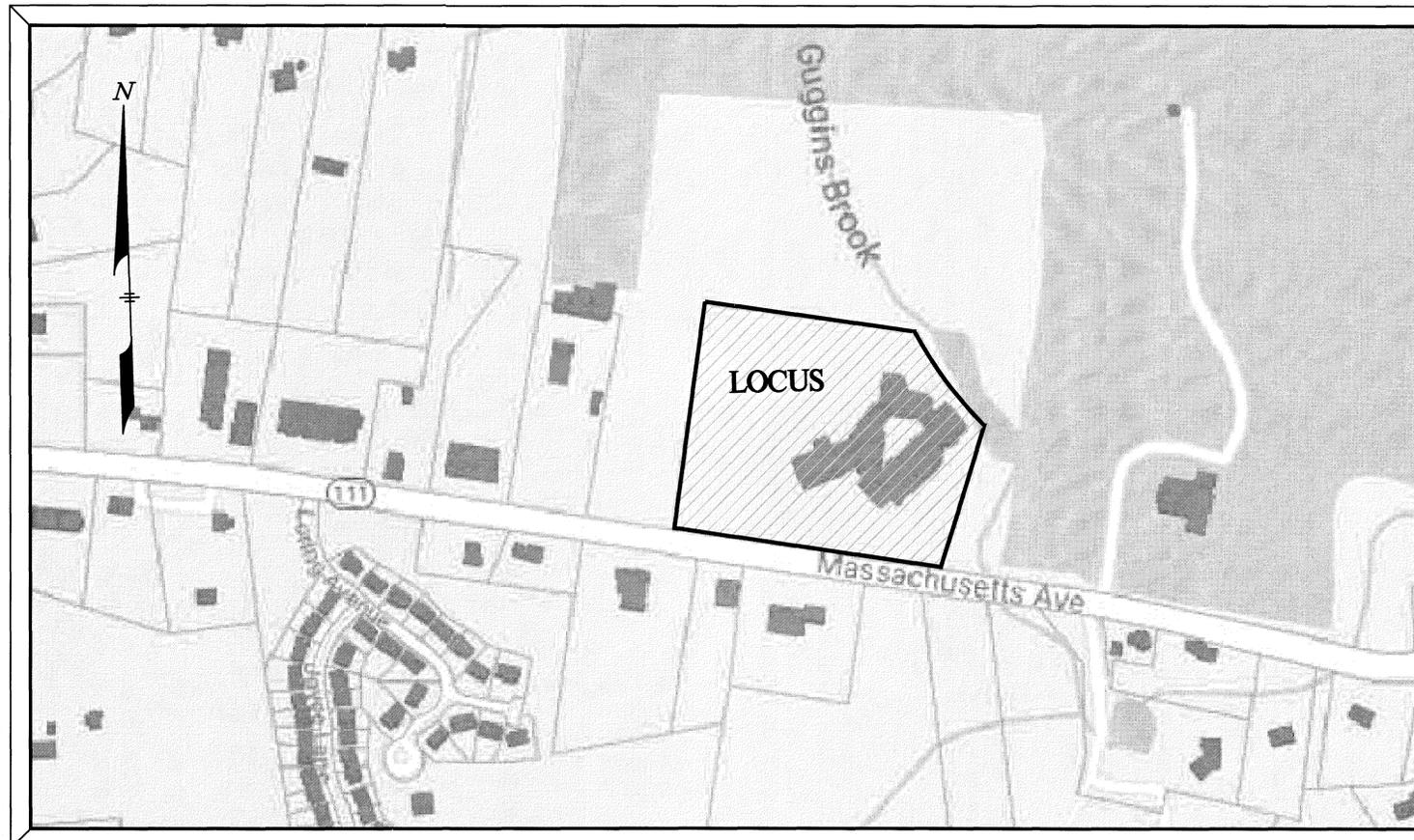


SITE PLAN
FOR
BLANCHARD MEMORIAL SCHOOL
493 MASSACHUSETTS AVENUE
BOXBOROUGH, MASSACHUSETTS
JANUARY 30, 2019

- PLAN INDEX:**
- SHEET 1 COVER SHEET
 - SHEET 2 EXISTING CONDITIONS
 - SHEET 3 GRADING, DRAINAGE AND UTILITIES PLAN
 - SHEET 4 CONSTRUCTION DETAILS
 - SHEET 5 STORMWATER POLLUTION PREVENTION PLAN



LOCUS
 SCALE: 1"=200'

ZONING DISTRICT
 AGRICULTURAL/RESIDENTIAL
 WETLAND FLOOD HAZARD DISTRICT
 AQUIFER RECHARGE AREA

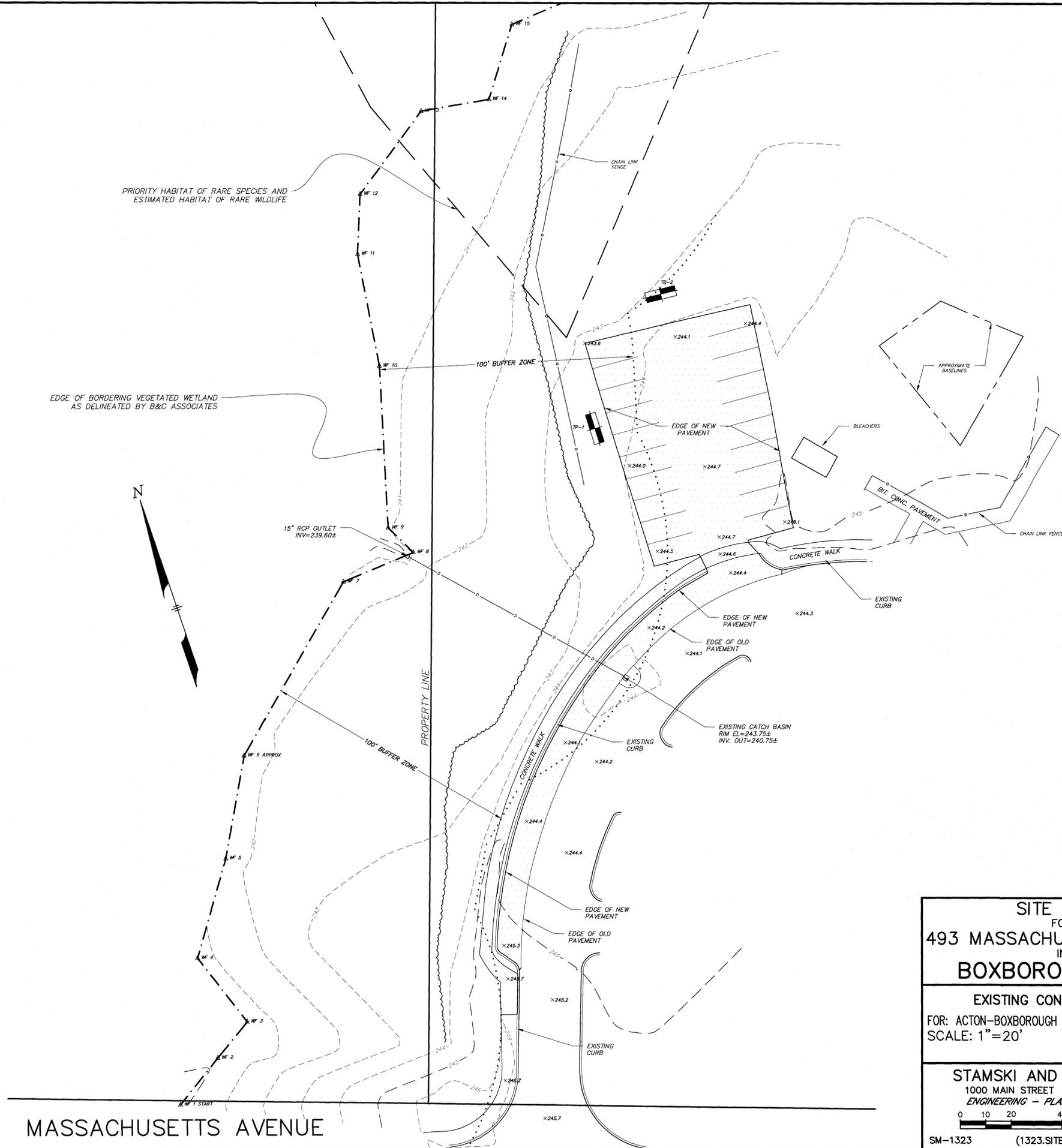
RECORD OWNER/APPLICANT:
 ACTON-BOXBOROUGH
 REGIONAL SCHOOL DISTRICT
 16 CHARTER ROAD
 ACTON, MA 01720

ENGINEER/SURVEYOR:
 STAMSKI AND MCNARY, INC.
 1000 MAIN STREET
 ACTON, MA 01720
 (978) 263-8585



LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- ~ TREE LINE
- UP UTILITY POLE
- GG* GAS GATE
- c- GAS SERVICE (BURIED)
- WG* WATER GATE
- W- WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D- SUB-SURFACE DRAIN LINE
- SS- EXISTING CONTOUR
- SS- EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- NEW PAVED AREA



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

SITE PLAN
FOR
493 MASSACHUSETTS AVENUE
IN
BOXBOROUGH, MA.

EXISTING CONDITIONS PLAN
FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
SCALE: 1"=20' JANUARY 30, 2019

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT



LAND USE DATA

ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL, WETLAND FLOOD HAZARD DISTRICT, AQUIFER PROTECTION DISTRICT	REQUIRED	PROPOSED
ZONING REQUIREMENTS		
MIN LOT AREA	60,000 SF	364,759± S.F.
MIN UPLAND LOT AREA	20,000	338,219± S.F. (SCALED FROM TOWN MAPS)
MIN LOT FRONTAGE	150'	658.77'
MIN LOT WIDTH	100'	>100'
MIN FRONT SETBACK	40'	51.2'
MIN SIDE SETBACK	30'	33'
MIN REAR SETBACK	40'	176'
MAX STORIES	3	2
MAX BUILDING HEIGHT	45'	< 45'
MAX LOT COVERAGE IMPERVIOUS (AQUIFER PROTECTION DISTRICT)	NO REQUIREMENT	---
FLOOR AREA RATIO	20% (72,952 SF)	141,236 SF (APPROX.) (6,916± SF INCREASE)*
MIN. OPEN SPACE (%)	NO REQUIREMENT	---
PARKING REQUIREMENT	---	---
EDUCATIONAL USE	1 SPACE/STAFF PERSON = 126 SPACES	120 SPACES (28 NEW)
	1 SPACE/S PERSON AUDITORIUM CAPACITY = 154 SPACES (CAPACITY=770)	

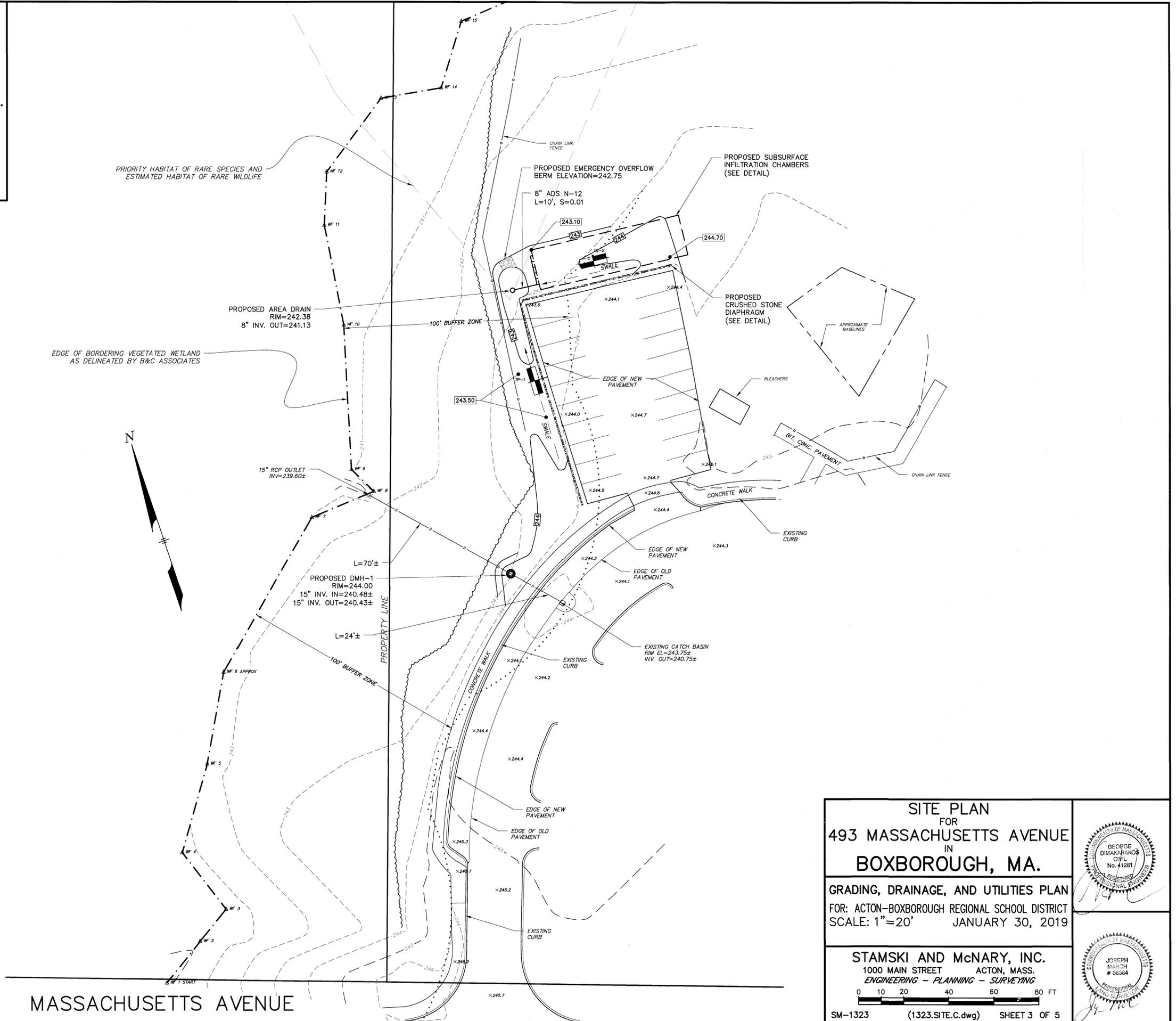
* SPECIAL PERMIT REQUIRED, PER SECTION 7004 (S) OF THE BOXBOROUGH ZONING BYLAW, RENDERING IMPERVIOUS OF MORE THAN 20% OF ANY LOT IS ALLOWED THROUGH A SPECIAL PERMIT, PROVIDED THAT DRAINAGE RETENTION STRUCTURES ARE CONSTRUCTED WHICH WILL ENSURE THAT THE RECHARGE RATE WILL NOT BE REDUCED BY AN AMOUNT MORE THAN 20% COVERAGE WOULD CAUSE.

LEGEND:

- N/F NOW OR FORMERLY
- OHV OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG• GAS GATE
- G GAS SERVICE (BURIED)
- WG• WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ ○ STONE WALL
- ===== EDGE OF PAVEMENT
- [99] PROPOSED CONTOUR

UTILITY NOTE:

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MASSACHUSETTS AVENUE

SITE PLAN
FOR
493 MASSACHUSETTS AVENUE
IN
BOXBOROUGH, MA.

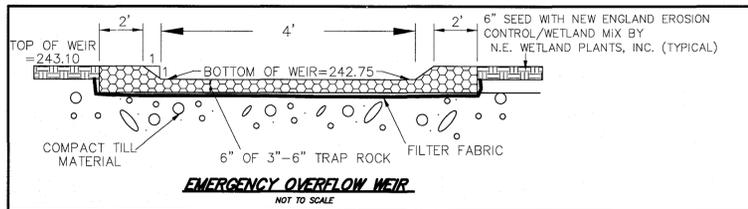
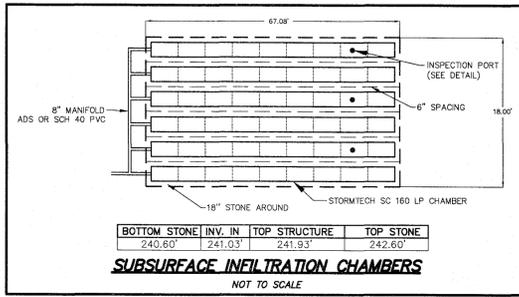
GRADING, DRAINAGE, AND UTILITIES PLAN
FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
SCALE: 1"=20' JANUARY 30, 2019

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

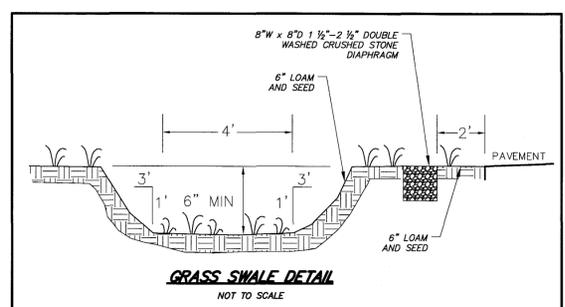
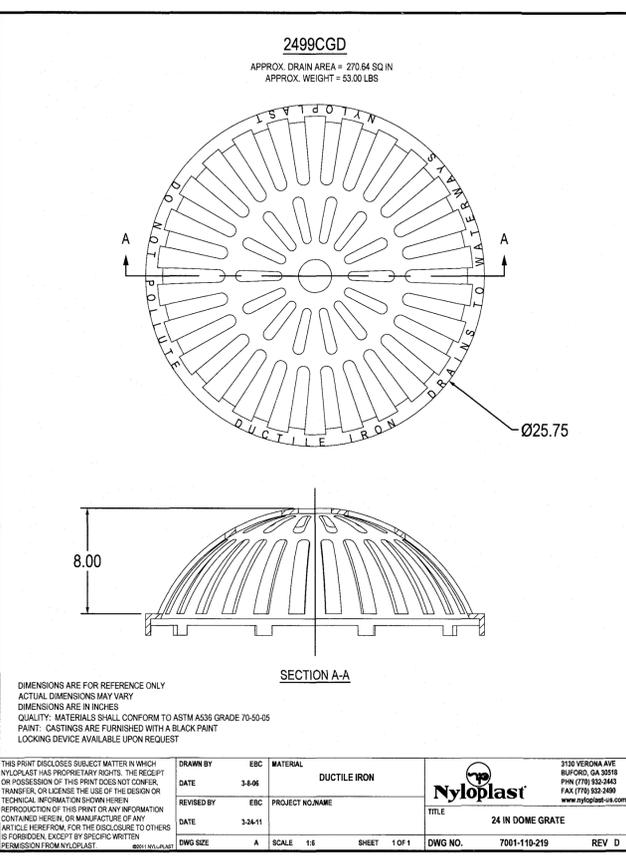
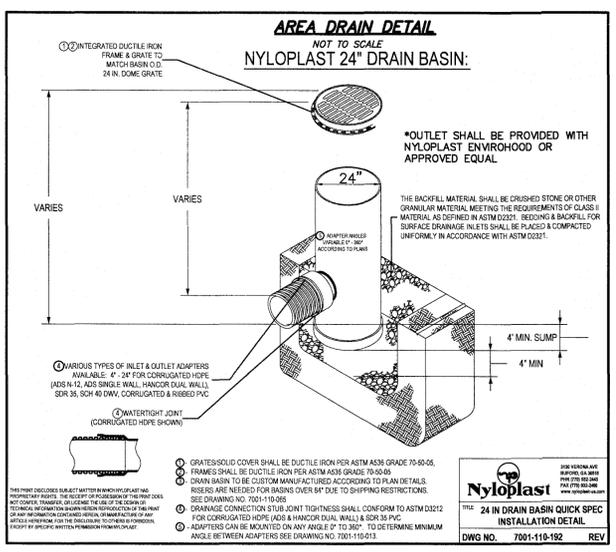
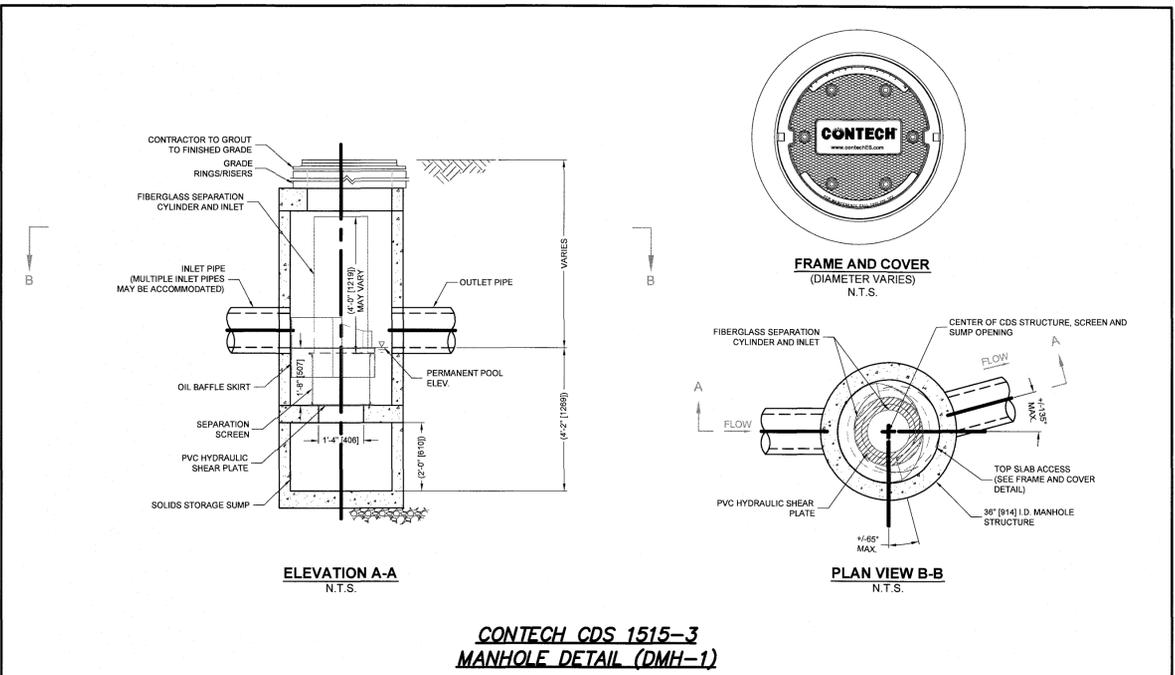
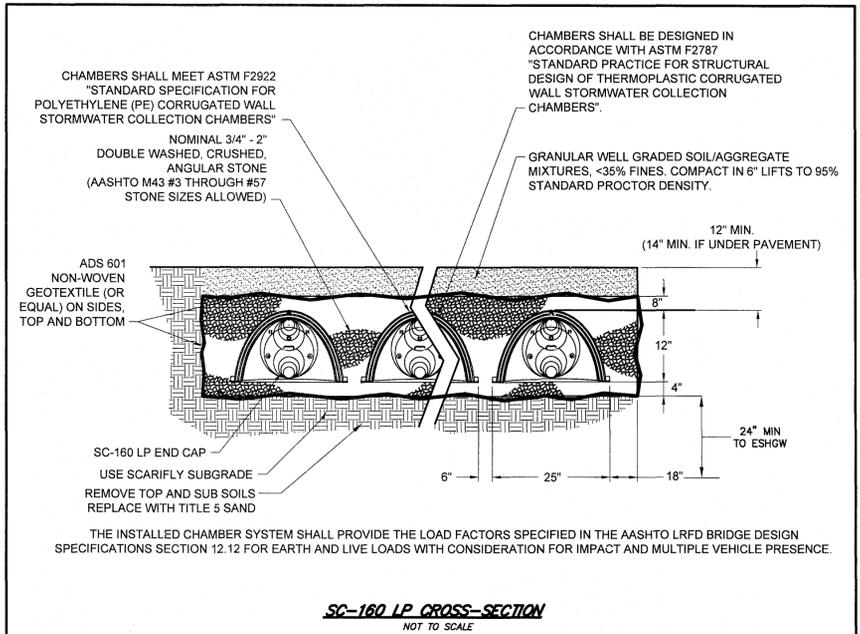
SM-1323 (1323.SITE.C.dwg) SHEET 3 OF 5





GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGE INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG-SAFE TELE. NO. (888) 344-7233.
2. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
3. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
4. FILL USED ON SITE SHALL BE FREE OF HAZARDOUS MATERIAL.
5. ALL DRAIN LINES SHALL BE CORRUGATED SMOOTHWALL ADS N-12 PIPE.



SITE PLAN
FOR
493 MASSACHUSETTS AVENUE
IN
BOXBOROUGH, MA.

CONSTRUCTION DETAILS
FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
SCALE: AS SHOWN JANUARY 30, 2019

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING



EROSION AND SEDIMENTATION CONTROL NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION OCCURRING ON SITE. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE AVAILABLE ON SITE.
 2. SILTATION FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON THIS PLAN AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
 3. TOPSOIL SHALL BE STRIPPED FROM DISTURBED AREAS AND STOCKPILED IN THE AREAS OUTSIDE OF THE BUFFER ZONE. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPULIN SHEETS.
 4. ALL CATCH BASIN GRATES SHALL BE COVERED WITH SILT SACKS DURING CONSTRUCTION.
 5. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO SEPTEMBER 30) OR COVERED WITH HAY MULCH DURING THE NON-GROWING SEASON (OCTOBER 1 TO MARCH 31).
 6. UNLESS OTHERWISE INDICATED ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND BE SEEDED TO PREVENT EROSION.
 7. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
 8. ALL CATCH BASIN SUMPS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN.
- INSPECTION/MAINTENANCE:**
9. THE CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ONTO MASSACHUSETTS AVENUE AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
 10. SILTATION BARRIERS SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.
 11. IF DRAINAGE OR RUN-OFF PROBLEMS OCCUR DURING CONSTRUCTION THE APPLICANT SHALL TAKE IMMEDIATE CORRECTIVE MEASURES.
 12. ANY SILT, CONSTRUCTION DEBRIS, ETC. SHALL BE REMOVED FROM MASSACHUSETTS AVE IMMEDIATELY UPON DISCOVERY.
 13. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. A MAINTENANCE CHECK PLAN SHALL BE IN PLACE AT ALL TIMES ON THE SITE.
 14. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 5 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE EVERY TWO WEEKS.
 15. THE SILTATION FENCE SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER IS ESTABLISHED.
 16. ALL CATCH BASIN SUMPS, INFILTRATION BASIN, INFILTRATION TRENCHES, RIP RAP SWALE AND MANHOLES SHALL BE CLEANED AFTER CONSTRUCTION AND ANNUALLY THEREAFTER.
 17. TREE STUMPS SHALL BE DISPOSED OF OFFSITE. BOULDERS MAY ONLY BE USED IN GENERAL FILL & LANDSCAPE AREAS.
 18. IN THE EVENT THAT SEVERE WEATHER IS EXPECTED, ALL SILTATION CONTROLS SHALL BE INSPECTED AND REPAIRED PRIOR TO THE EVENT. SILTATION CONTROLS STOCKPILED ON SITE SHALL BE SECURED TO PREVENT DAMAGE FROM HIGH WINDS. ALL SILTATION CONTROLS SHALL BE INSPECTED AND REPAIRED IMMEDIATELY FOLLOWING THE SEVERE WEATHER.

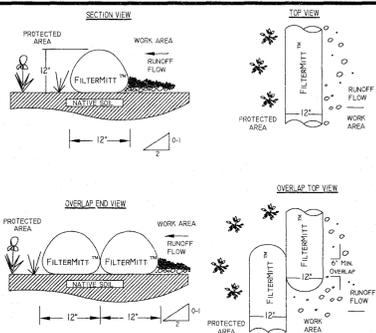
DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

1. BMP OWNER: PROPERTY OWNER
ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
16 CHARTER ROAD
ACTON, MA 01720
2. PARTIES RESPONSIBLE FOR OPERATION/MAINTENANCE: SAME AS ABOVE
3. SCHEDULE FOR INSPECTION AND MAINTENANCE:
STREET SWEEPING:
THE PARKING AREA SHALL BE SWEEPED UPON THE COMPLETION OF CONSTRUCTION. PARKING AREA SHALL BE SWEEPED AT LEAST TWICE A YEAR, ONCE AT THE BEGINNING OF SPRING AND ONCE AT THE END OF AUTUMN. THE PARKING AREA SHALL ALSO BE SWEEPED UPON THE DISCOVERY OF ANY SIGNIFICANT AMOUNTS OF SEDIMENT.
DEEP SUMP AND HOODED CATCH BASINS:
DURING CONSTRUCTION, CATCH BASIN GRATES SHALL BE WRAPPED WITH FILTER FABRIC. CATCH BASINS SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE DEEP SUMPS FOR ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED FOUR TIMES A YEAR. SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS. THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.
ODS 1915-3-C LIMITS
INSPECTION AND MAINTENANCE OF THE UNIT CAN BE PERFORMED FROM THE SURFACE, WITHOUT ENTRY INTO THE UNIT. PERFORM MAINTENANCE A MINIMUM OF TWICE PER YEAR. THE UNIT SHOULD BE CLEANED ONCE THE SEDIMENT HAS REACHED A DEPTH OF TWO FEET IN THE CHAMBER. PERFORM FREQUENT INSPECTIONS DURING THE FIRST YEAR OF INSTALLATION TO ACCURATELY ESTABLISH THE MAINTENANCE SCHEDULE. REMOVE OIL AND SEDIMENT THROUGH THE MANHOLE COVER WITH THE USE OF A VACUUM TRUCK. CONTACT CONTECH AREA MARKETING MANAGER PRIOR TO DISPOSING THE SEPARATOR CONTENTS.
SUBSURFACE CHANGES
INSPECT THE SYSTEM AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, INSPECT AND CLEAN IT AT LEAST TWICE PER YEAR. WATER LEVELS SHOULD BE RECORDED OVER SEVERAL DAYS TO CHECK THE STRUCTURE DRAINAGE. ALSO, MOSQUITO CONTROLS MAY BE NECESSARY.

LEGEND:

- SILTATION BARRIER
- SOIL STOCKPILE AREA
- TEMPORARY SEDIMENT BASIN
- SILT SACK
- LIMIT OF WORK

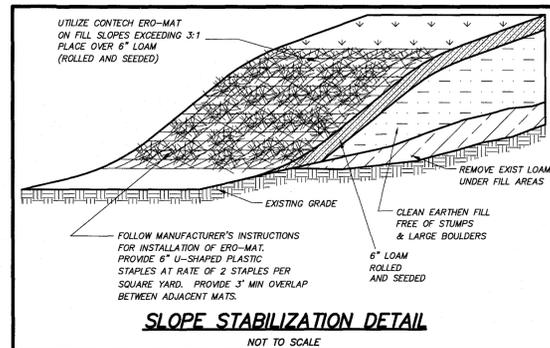
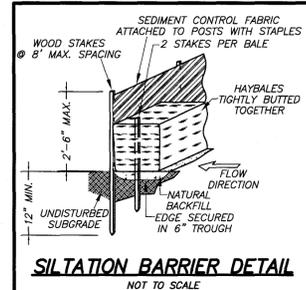
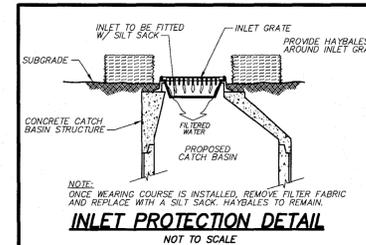
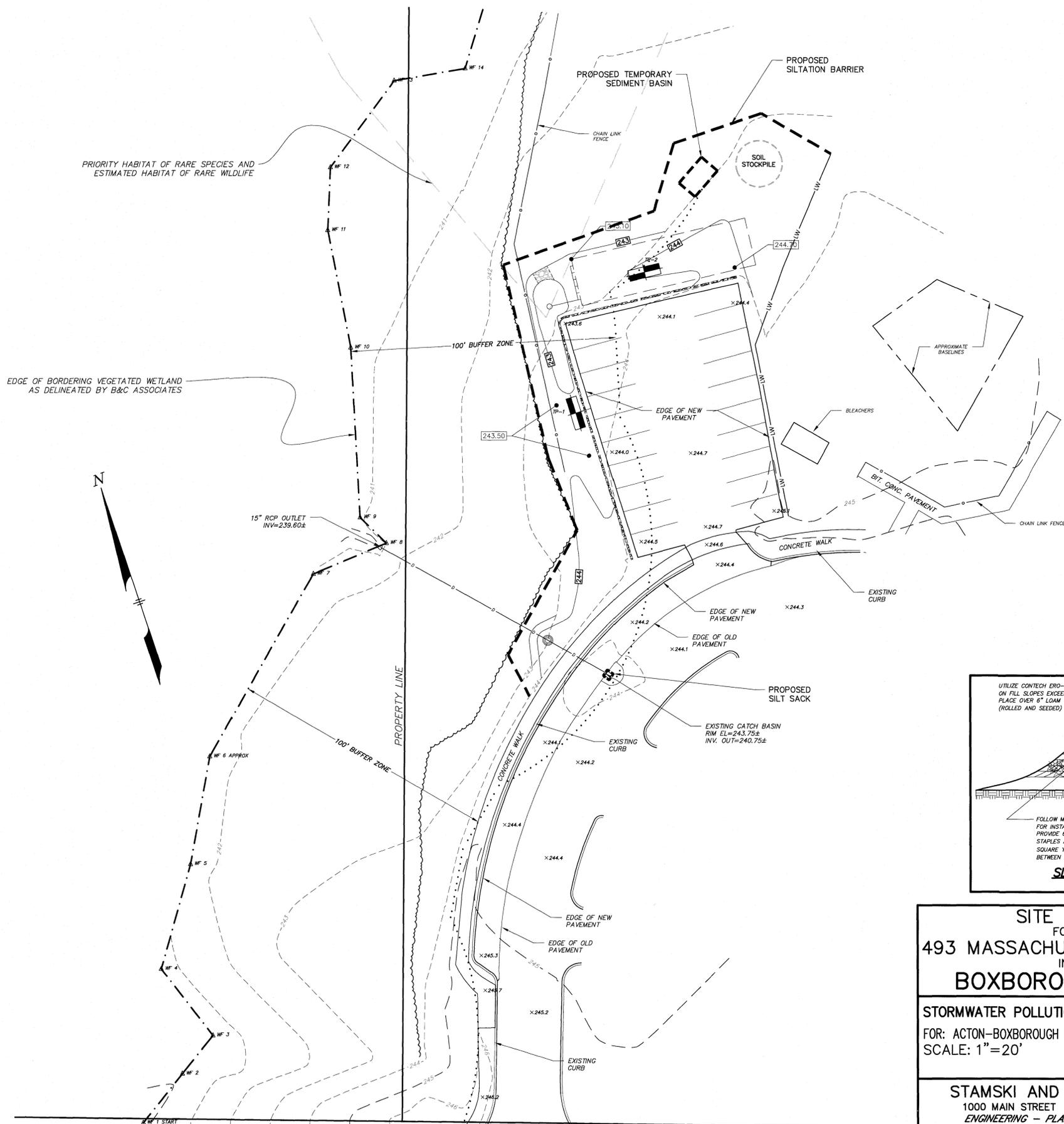
DETAILED DRAWING
12" SEDIMENT FILTERMITT™
SLOPES 2 TO 1 OR LESS
FIG. 2



ALTERNATIVE SILTATION BARRIER DETAIL

NOT TO SCALE

FOR FURTHER INFORMATION ABOUT PHASE II STORMWATER PRODUCTS, INC. CONTACT US AT:
P.O. Box 737 - WRENTHAM, MA 02093 - PH: (508) 384-7140 - FAX: (508) 384-0571
WWW.EROSIONCONTROLPRODUCTS.COM



SITE PLAN
FOR
493 MASSACHUSETTS AVENUE
IN
BOXBOROUGH, MA.

STORMWATER POLLUTION PREVENTION PLAN
FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
SCALE: 1"=20' JANUARY 30, 2019

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT
SM-1323 (1323.SITE.C.dwg) SHEET 5 OF 5



SSACHUSETTS AVENUE