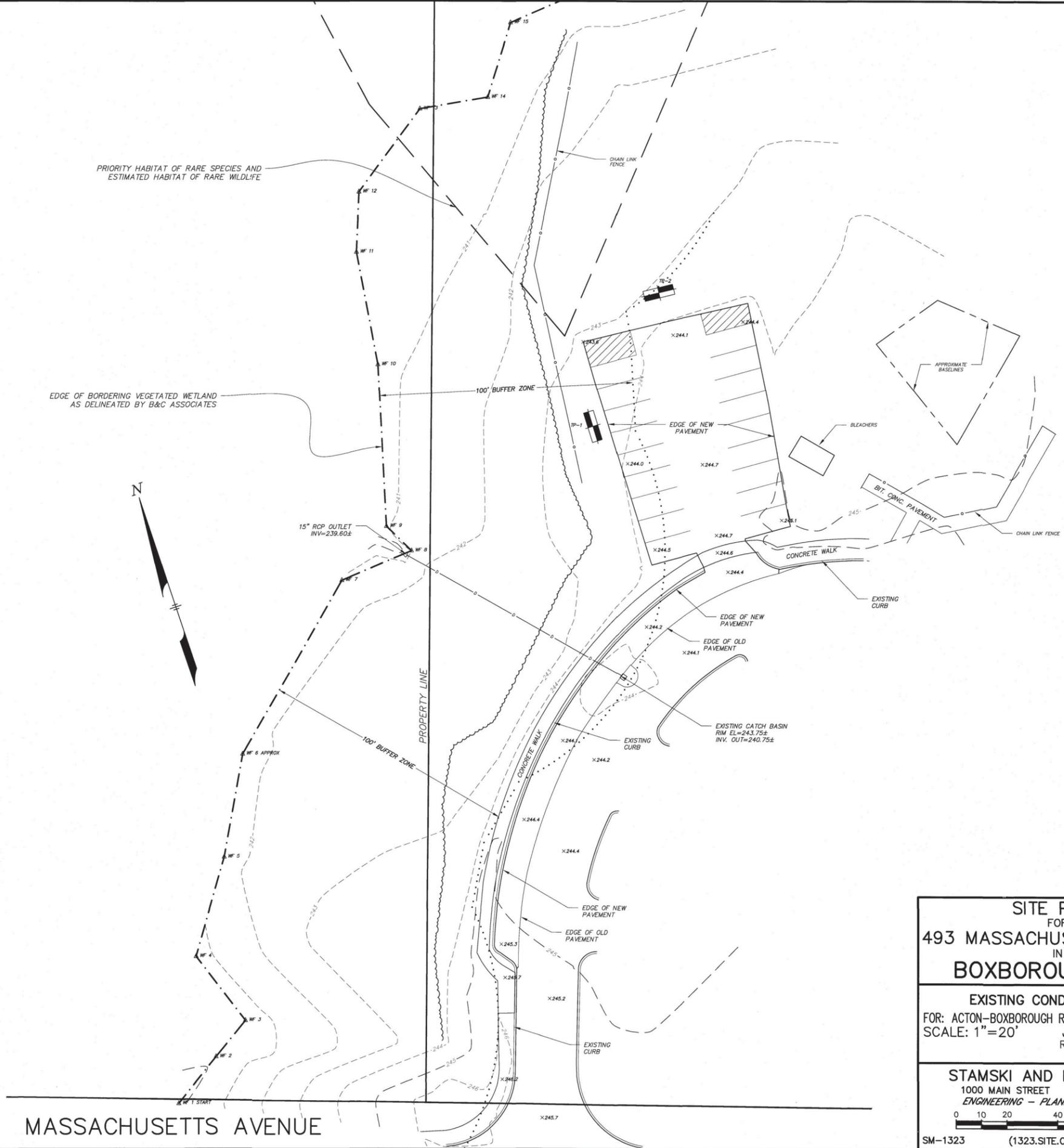




**LEGEND:**

- N/F NOW OR FORMERLY
- 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
- 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 INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

<p><b>SITE PLAN</b>                  FOR  <b>493 MASSACHUSETTS AVENUE</b>                  IN  <b>BOXBOROUGH, MA.</b></p>	
<p><b>EXISTING CONDITIONS PLAN</b>                  FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT                  SCALE: 1"=20'      JANUARY 30, 2019                  REVISED: MARCH 15, 2019                  REVISED: APRIL 18, 2019</p>	
<p><b>STAMSKI AND McNARY, INC.</b>                  1000 MAIN STREET      ACTON, MASS.                  ENGINEERING - PLANNING - SURVEYING</p>	
<p>0 10 20 40 60 80 FT</p>	
SM-1323	(1323.SITE.C2.dwg) SHEET 2 OF 5



**LAND USE DATA**

ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL, WETLAND FLOOD HAZARD DISTRICT, AQUIFER PROTECTION DISTRICT	REQUIRED	PROPOSED
<b>ZONING REQUIREMENTS</b>		
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	NO REQUIREMENT	141,236 SF (APPROX.) (6,916± SF INCREASE)*
MIN. OPEN SPACE (%)	NO REQUIREMENT	---
<b>PARKING REQUIREMENT</b>		
EDUCATIONAL USE	1 SPACE/STAFF PERSON = 126 SPACES	117 SPACES (26 NEW)**
	1 SPACE/5 PERSON AUDITORIUM CAPACITY = 154 SPACES (CAPACITY=770)	
REDUCED SIZE PARKING SPACES 9' x 18'	MAX. 30% OF TOTAL SPACES	15.4% (18 OF 117 SPACES)

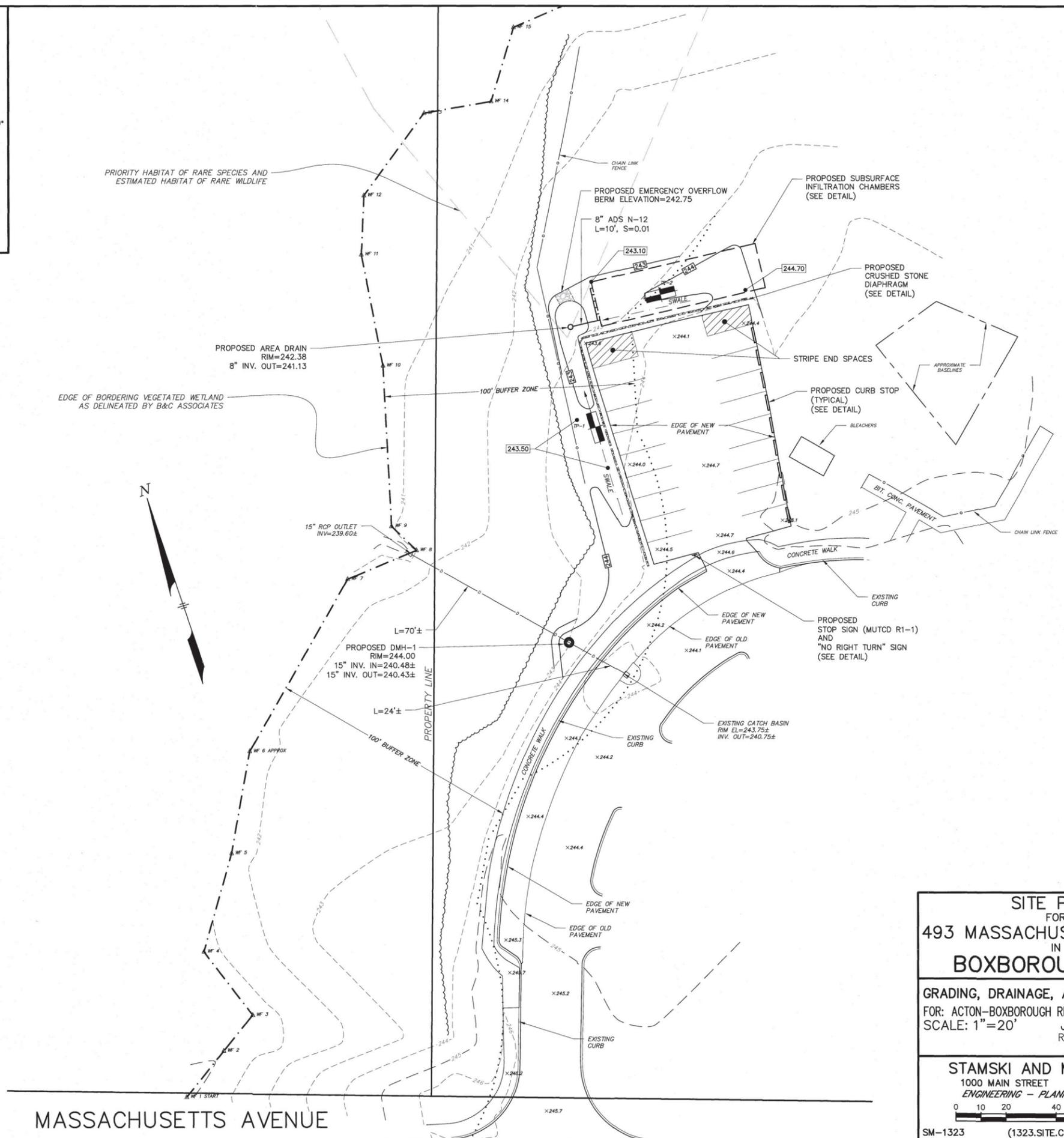
\* SPECIAL PERMIT REQUIRED, PER SECTION 7004 (S) OF THE BOXBOROUGH ZONING BYLAW, RENDERING IMPERVIOUS OF MORE THAN 20% OF ANY LOT IS ALLOWED THROUGH A SPECIAL PERMIT, PROVIDED THAT DRAINAGE RETENTION STRUCTURES ARE CONSTRUCTED WHICH WILL ENSURE THAT THE RECHARGE RATE WILL NOT BE REDUCED BY AN AMOUNT MORE THAN 20% COVERAGE WOULD CAUSE.  
 \*\* ONE EXISTING PARKING SPACE WILL BE LOST TO ACCOMMODATE THE NECESSARY STRIPING FOR THE ADDITIONAL HANDICAP ACCESSIBLE SPACE REQUIRED DUE TO THE INCREASED TOTAL NUMBER OF SPACES.

**LEGEND:**

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
- WG+ WATER GATE
- W WATER SERVICE (BURIED)
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- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- PROPOSED CONTOUR

**UTILITY NOTE:**

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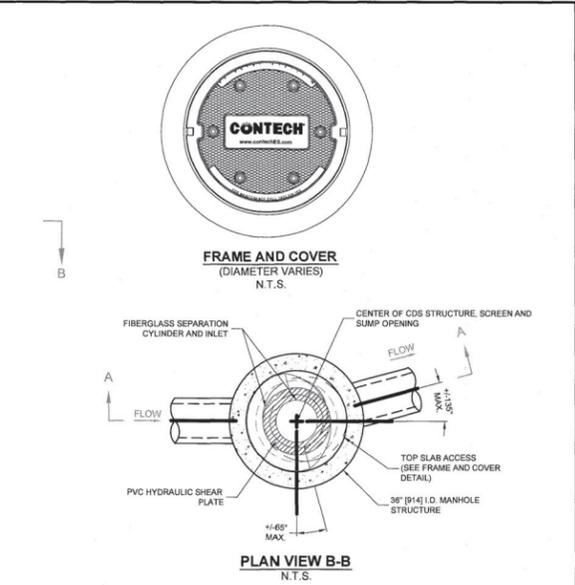
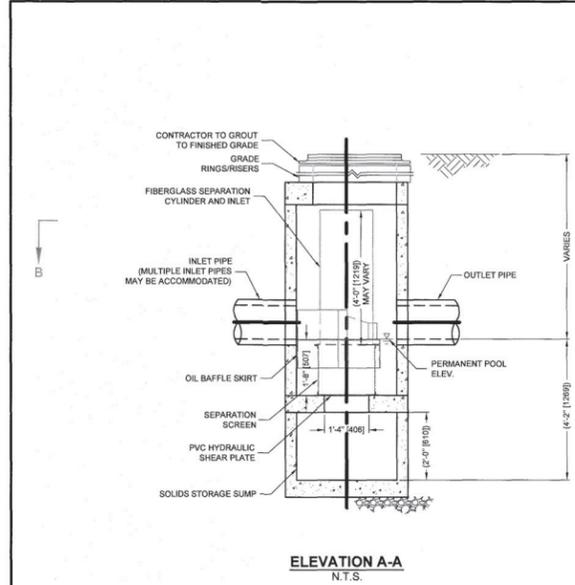
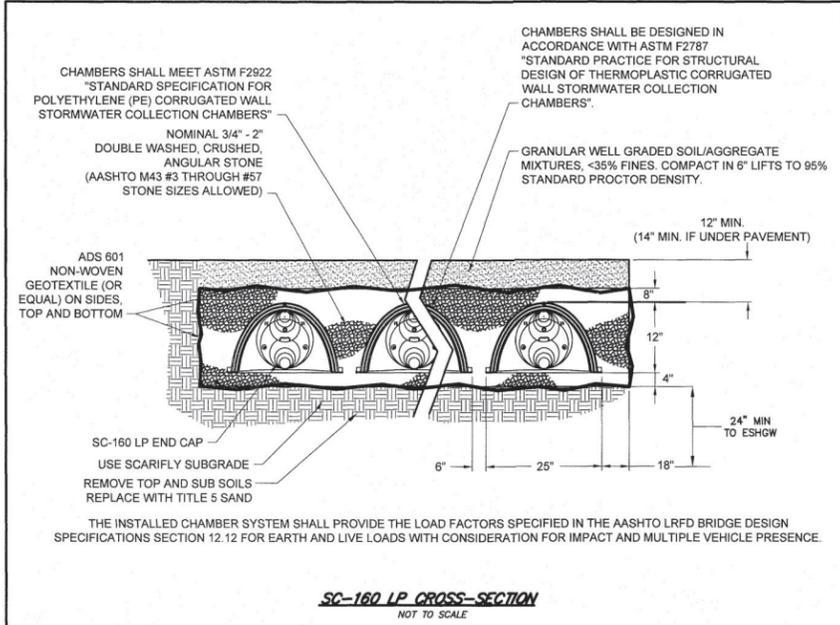
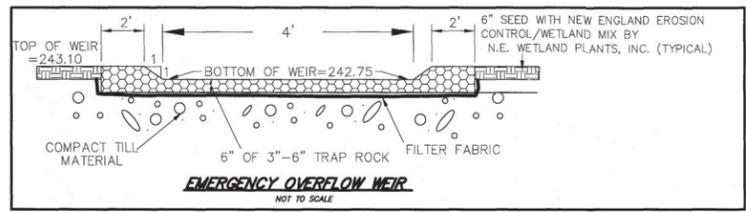
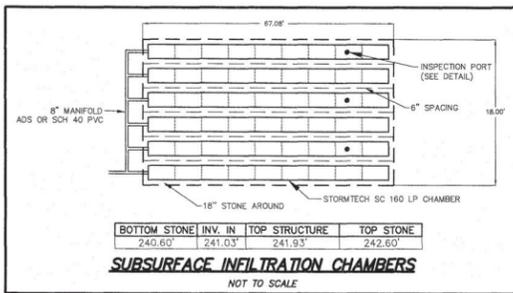
MASSACHUSETTS AVENUE

**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  
 REVISED: MARCH 15, 2019  
 REVISED: APRIL 18, 2019

**STAMSKI AND McNARY, INC.**  
 1000 MAIN STREET ACTON, MASS.  
 ENGINEERING - PLANNING - SURVEYING  
 0 10 20 40 60 80 FT  
 SM-1323 (1323.SITE.C2.dwg) SHEET 3 OF 5

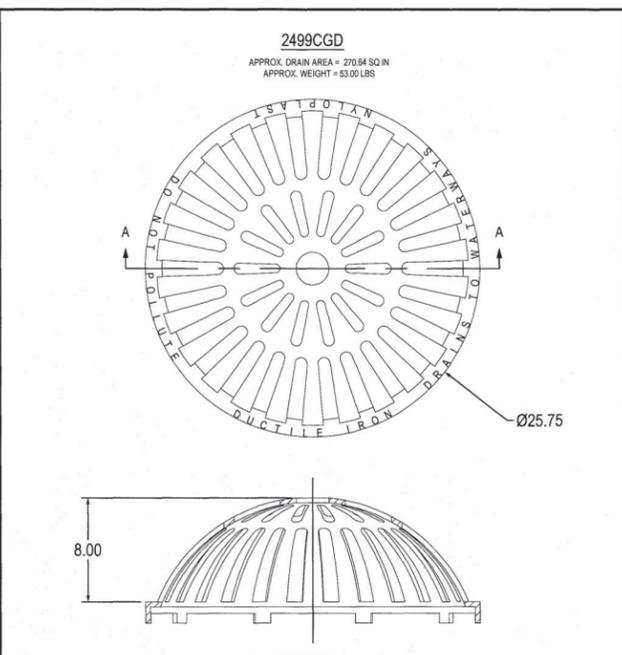
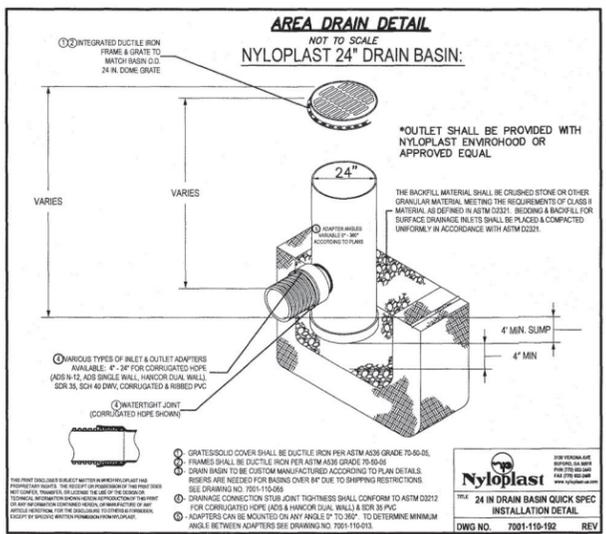
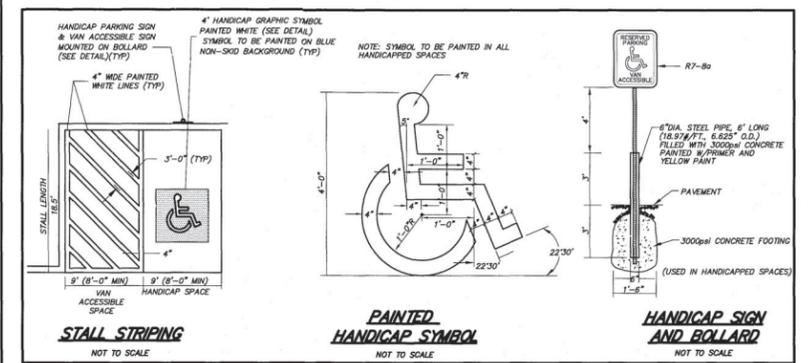




**CONTECH CDS 1515-3  
MANHOLE DETAIL (DMH-1)**  
NOT TO SCALE

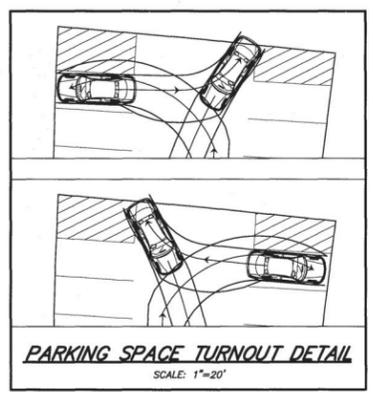
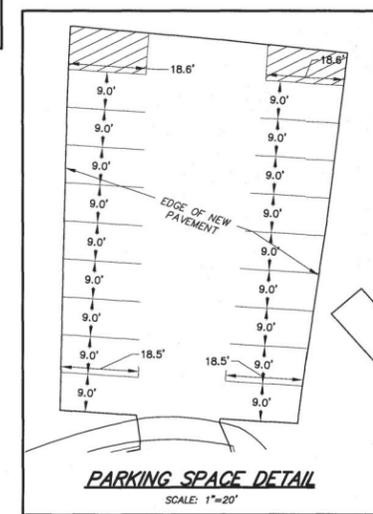
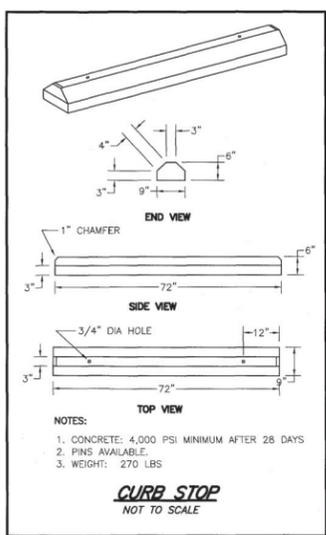
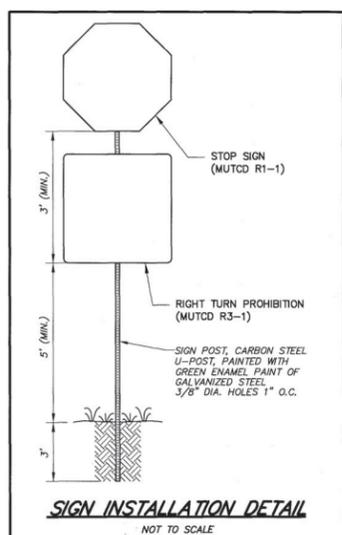
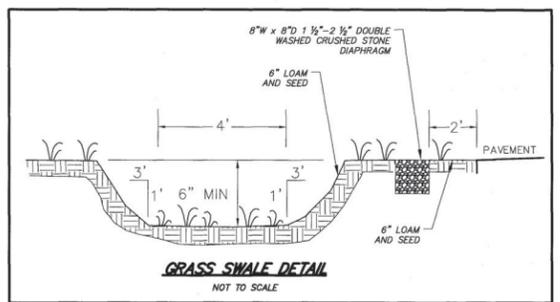
**GENERAL NOTES**

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- ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
- ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
- FILL USED ON SITE SHALL BE FREE OF HAZARDOUS MATERIAL.
- ALL DRAIN LINES SHALL BE CORRUGATED SMOOTHWALL ADS N-12 PIPE.
- NO DUMPSTERS OR REFUSE CONTAINERS SHALL BE PLACED WITHIN THE 100' BUFFER ZONE OF THE BORDERING VEGETATED WETLAND OR ANY NEW PAVED AREAS.
- A BIKE RACK, WITH A MINIMUM OF 12 BICYCLE PARKING SPACES, SHALL BE PROVIDED WITHIN 25' OF THE BUILDING ENTRANCE.
- AN ADDITIONAL HANDICAP PARKING SPACE SHALL BE PROVIDED ADJACENT TO THE 4 EXISTING ACCESSIBLE SPACES. ONE PARKING SPACE WILL BE LOST TO THE STRIPING OF THE ACCESSIBLE SPACE.



DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY  
DIMENSIONS ARE IN INCHES  
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05  
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT  
LOCKING DEVICE: AVAILABLE UPON REQUEST

DRAWN BY	ERC	MATERIAL	3170 VERONA AVE BURLING, MA 01930 PHONE (773) 332-2343 FAX (773) 332-2460 WWW.NYLOPLAST.COM
DATE	3-4-06	DUCTILE IRON	<b>Nyloplast</b>
REVISION BY	ERC	PROJECT NO/NAME	TITLE
DATE	3-24-11		24 IN DOME GRATE
DWG SIZE	A	SCALE	1:4
SHEET	1 OF 1	DWG NO.	7001-110-219 REV D



**SITE PLAN**  
FOR  
**493 MASSACHUSETTS AVENUE**  
IN  
**BOXBOROUGH, MA.**

**CONSTRUCTION DETAILS**  
FOR: ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT  
SCALE: AS SHOWN JANUARY 30, 2019  
REVISED: MARCH 15, 2019  
REVISED: APRIL 18, 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 STOCK PILES 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**

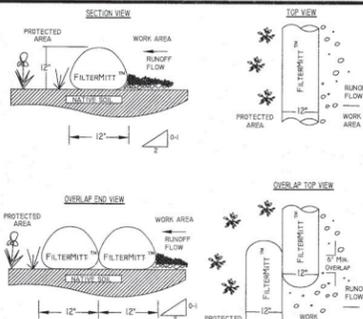
1. BMP OWNER: PROPERTY OWNER ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT  
16 CHARTER ROAD  
ACTON, MA 01720
  2. PARTIES RESPONSIBLE FOR OPERATION/MAINTENANCE: SAME AS ABOVE
  3. SCHEDULE FOR INSPECTION AND MAINTENANCE:
- STREET SWEEPING:**  
THE PARKING AREA SHALL BE SWEEPED UPON THE COMPLETION OF CONSTRUCTION. 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 OCCURRENCE 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.
- QDS 1815-3-C UNITS**  
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 CHAMBERS**  
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
- LW LIMIT OF WORK

**DETAILED DRAWING**

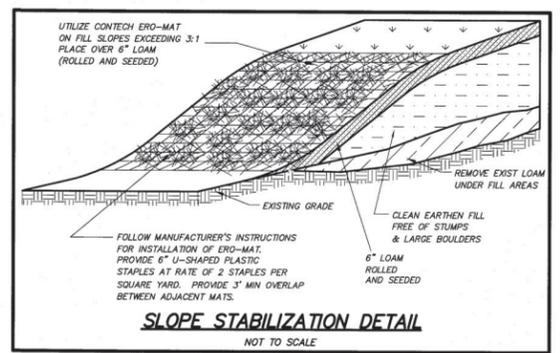
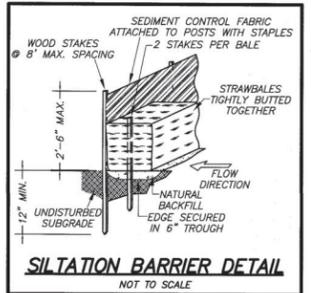
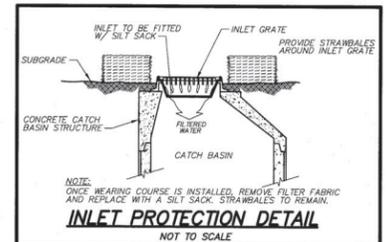
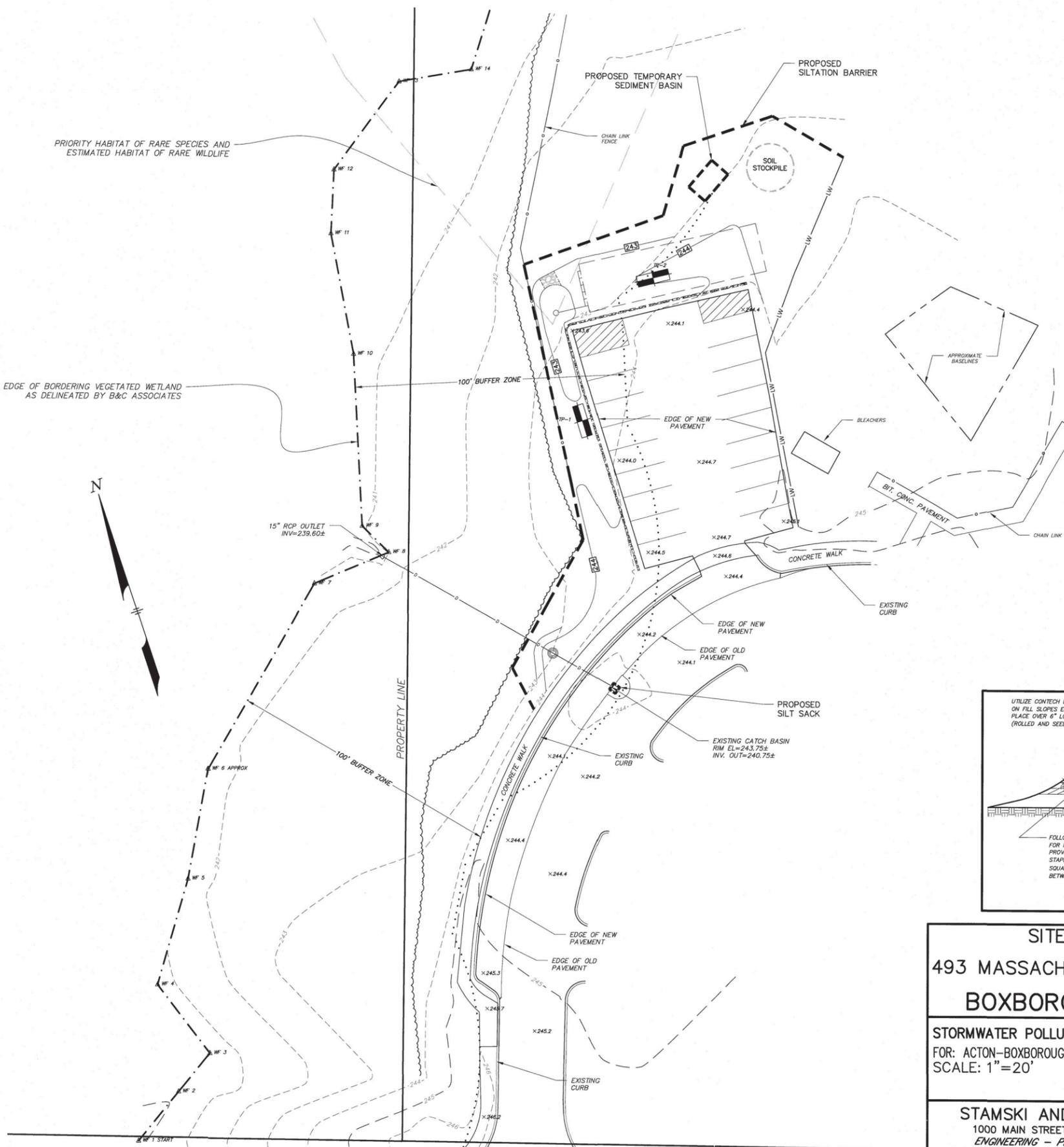
12" SEDIMENT FILTERMITT™  
SLOPES 2 TO 1 OR LESS  
FIG. 2



**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) 358-7140 - FAX: (508) 358-0571  
WWW.STORMWATERPRODUCTS.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  
REVISED: MARCH 15, 2019  
REVISED: APRIL 18, 2019

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ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

SM-1323 (1323.SITE.C2.dwg) SHEET 5 OF 5

