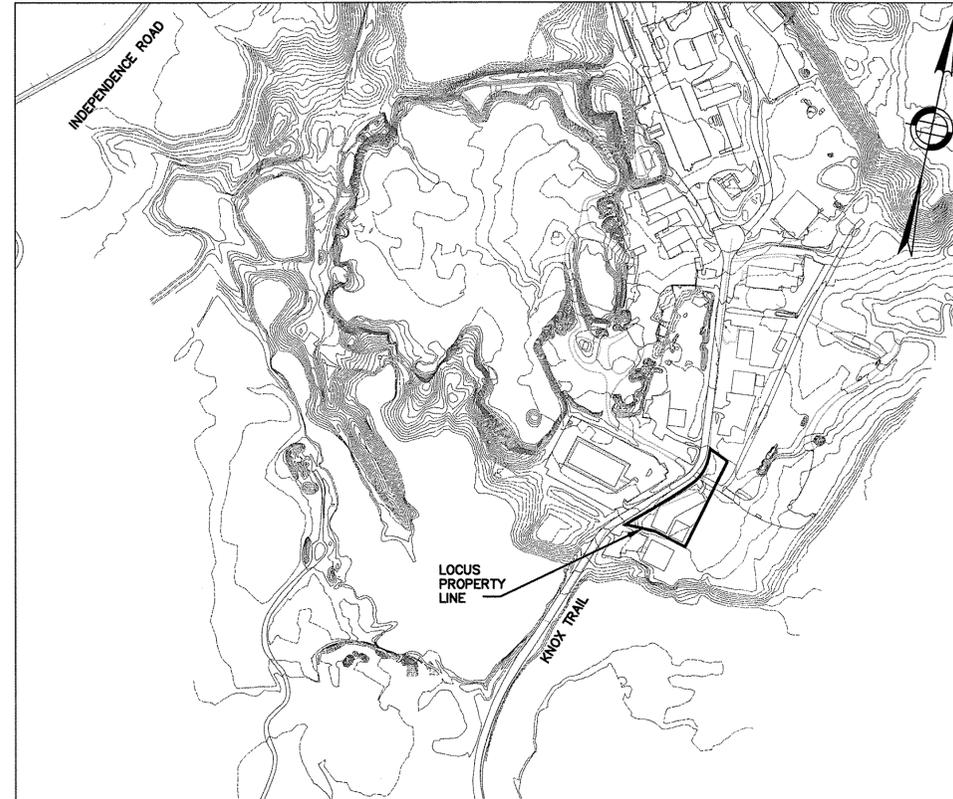


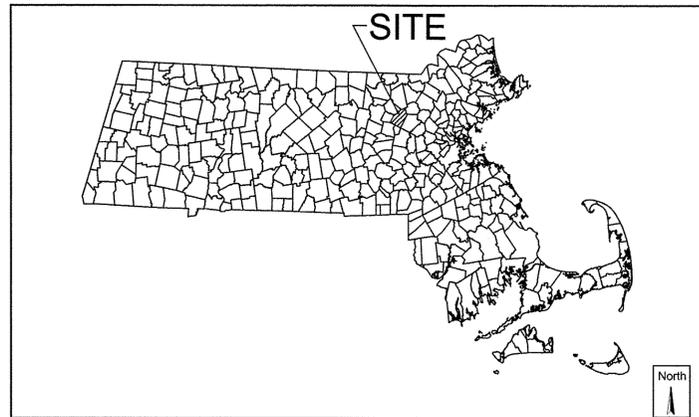
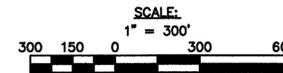
10/5/2014 11:47 AM



ORTHOPHOTOGRAPH WITH LOCUS



LOCUS MAP



MASSACHUSETTS
Graphic Scale

DRAWING LIST

COVER SHEET	C0.0
SITE PLAN	C1.0
TURNING MOVEMENTS	C2.0
DETAILS	C3.0
SNOW STORAGE	C4.0
TOPOGRAPHIC PLAN OF LAND	

ZONING TABLE*

USE: OFFICE ZONING DISTRICT: TECHNOLOGY DISTRICT (TD)	REQUIRED	EXISTING OFFICE BUILDING
MINIMUM LOT AREA	40,000 SF	40,741± SF
MINIMUM LOT FRONTAGE	100 LF	420.7± LF
FRONT SETBACKS	45 FT	80± FT
SIDE SETBACKS	50 FT	20± FT*
REAR SETBACKS	50 FT	18± FT*
MAX. BUILDING HEIGHT	40 FT	N/A
MINIMUM OPEN SPACE	35%	54% (22,071± S.F.)* 55% (22,674± S.F.)**

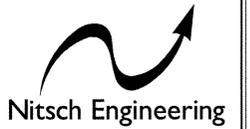
THE PROJECT SITE DOES NOT ABUT A RESIDENTIAL AREA
 *PRE-EXISTING NON-CONFORMING SETBACKS AND OPEN SPACE - OPEN SPACE REQUIREMENT WAS CONFORMING WHEN INITIALLY PERMITTED IN 1983
 **PROPOSED OPEN SPACE

GROUNDWATER PROTECTION DISTRICT (SECTION 4.3)

THE ENTIRE SITE IS WITHIN THE ZONE 3 GROUNDWATER PROTECTION OVERLAY DISTRICT

PARKING TABLE (SECTION 6.3.1.9)

USE: OFFICE	REQUIRED	EXISTING (MARKED)
OFFICE USE: ONE SPACE (1 PS) FOR EVERY 250 S.F. NET FLOOR AREA	NOT APPLICABLE - NO CHANGE IN USE	41
BIKE PARKING (6.3.7.5): 1 BICYCLE PARK SPACE/20 EXISTING CAR PARKING SPACES	3 PROVIDED	-
TOTAL		41



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COVER SHEET
 37 KNOX TRAIL, ACTON, MA 01720

PREPARED FOR
CONCORD PUBLIC SCHOOLS
 120 MERIAM ROAD CONCORD, MA 01742



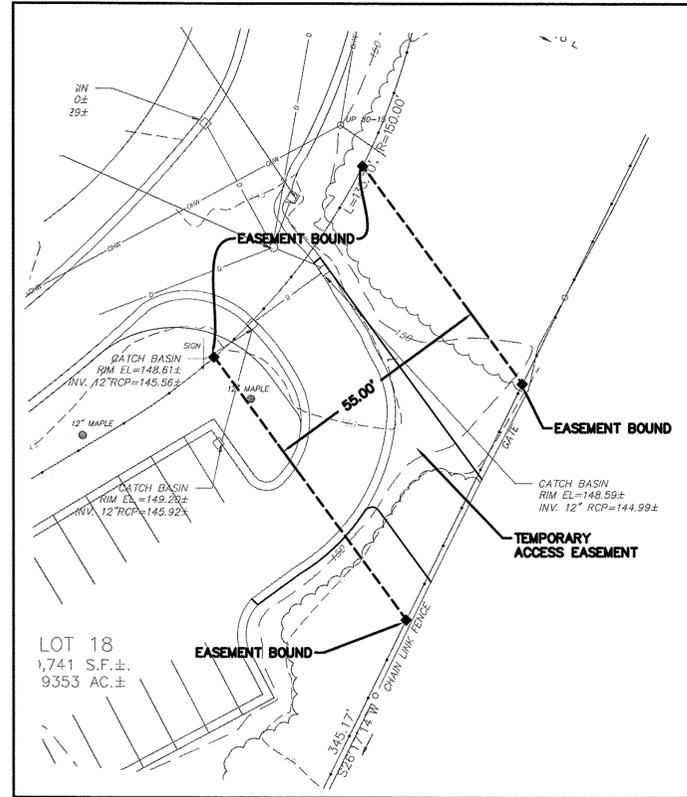
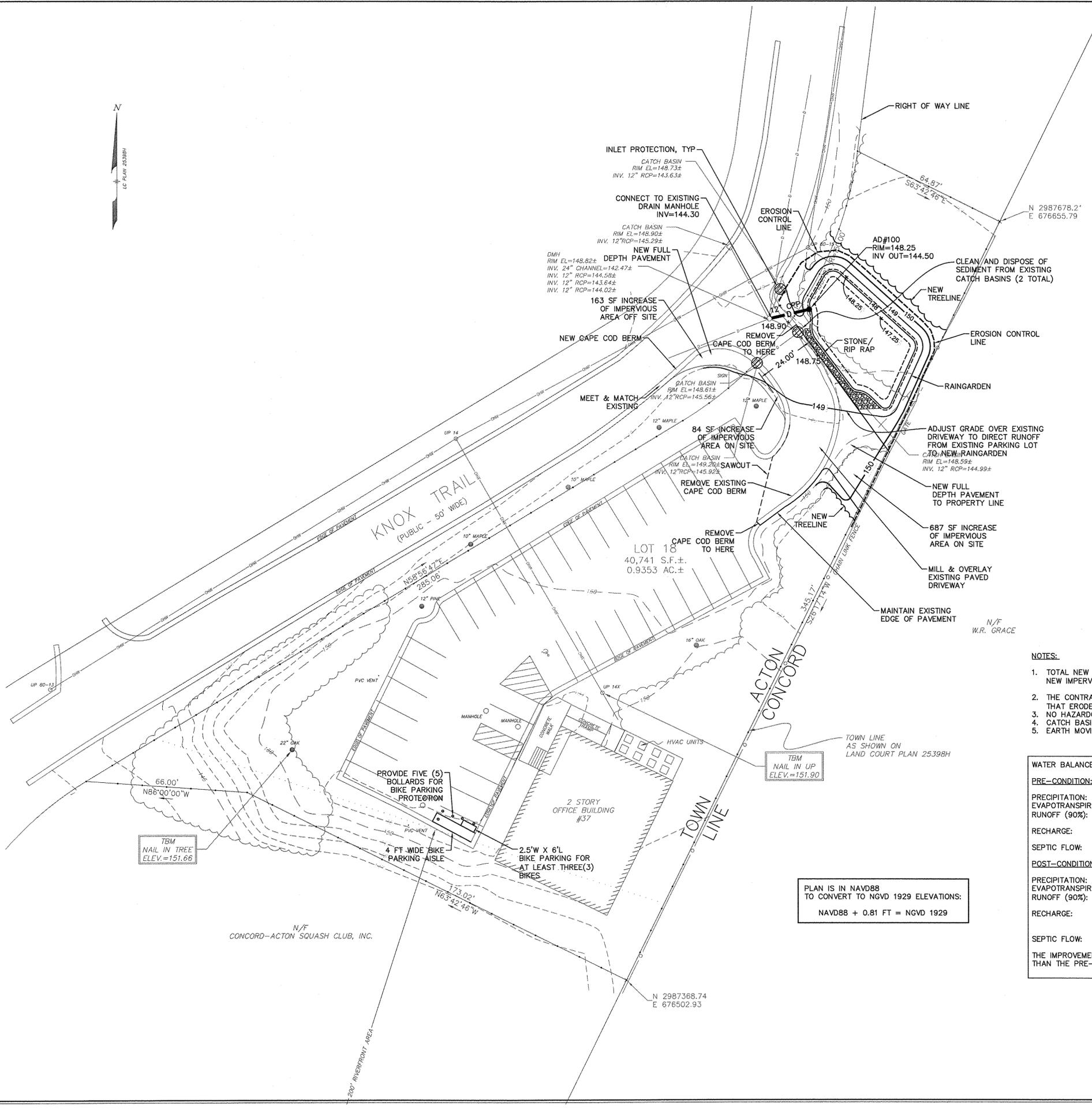
REV.	TOWN'S COMMENTS	10/16/14
	COMMENTS	DATE
	REVISIONS	

NITSCH PROJECT # 10079
 FILE: 10079COVER.DWG
 SCALE: AS NOTED
 DATE: 07/03/2014
 PROJECT MANAGER: SV
 SURVEYOR:
 DRAFTED BY: ADB
 CHECKED BY:

C0.0

P:\10079_038_acton-dsmt\civil\sets\10079cover.dwg

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EASEMENT LAYOUT

NOTES:

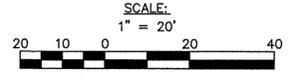
- TOTAL NEW IMPERVIOUS PROPOSED AT 37 KNOX TRAIL 687 SF + 84 SF = 771± SF NEW IMPERVIOUS NEW IMPERVIOUS OUTSIDE 37 KNOX TRAIL 163 SF → TOTAL NEW IMPERVIOUS AREA: 934 SF
- THE CONTRACTOR IS RESPONSIBLE TO PROPERLY CLEAN AND DISPOSE OF ANY SAND, DIRT OR DEBRIS THAT ERODES OFF THE SITE ONTO KNOX TRAIL OR PRIVATE/ABUTTING PROPERTY.
- NO HAZARDOUS FILL MATERIAL IS ALLOWED ON THE SITE.
- CATCH BASINS AND RAINGARDEN SHALL BE MAINTAINED ANNUALLY PER DEP STANDARDS.
- EARTH MOVING IS RESTRICTED FROM THE SITE BETWEEN THE HOURS OF 9 AM AND 4 PM.

WATER BALANCE CALCULATIONS

PRE-CONDITION:	
PRECIPITATION:	43.76 INCHES PER YEAR
EVAPOTRANSPIRATION:	50.13 INCHES PER YEAR
RUNOFF (90%):	0 INCHES PER YEAR FOR STORM EVENTS OF 1.25 INCHES OR LESS THIS IS 90% OF ALL STORMS OVER A YEAR
RECHARGE:	STORM EVENTS OF 1.25 INCHES OR SMALLER IN LANDSCAPED AREAS REMAIN ON THE SITE. PARKING LOT RUNOFF IS SENT TO THE CLOSED DRAINAGE SYSTEM 0 INCHES AS BUILDING IS NOT BEING USED
SEPTIC FLOW:	
POST-CONDITION:	
PRECIPITATION:	43.76 INCHES PER YEAR
EVAPOTRANSPIRATION:	50.13 INCHES PER YEAR
RUNOFF (90%):	0 INCHES PER YEAR FOR STORM EVENTS OF 1.25 INCHES OR LESS THIS IS 90% OF ALL STORMS OVER A YEAR
RECHARGE:	STORM EVENTS OF 1.25 INCHES OR SMALLER IN LANDSCAPED AREAS ARE RECHARGED ON THE SITE. RUNOFF FROM PROPOSED WORK IS RECHARGED BY THE RAIN GARDEN UP TO THE 10-YEAR STORM EVENT (1,040± S.F.) 0 INCHES AS BUILDING IS NOT BEING USED
SEPTIC FLOW:	

THE IMPROVEMENTS TO THE STORMWATER SYSTEM WILL PROVIDE MORE RECHARGE IN THE POST-DEVELOPMENT CONDITION THAN THE PRE-DEVELOPMENT CONDITION.

PLAN IS IN NAVD88
TO CONVERT TO NGVD 1929 ELEVATIONS:
NAVD88 + 0.81 FT = NGVD 1929



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SITE PLAN

37 KNOX TRAIL ACTON, MA 01720

PREPARED FOR:
CONCORD PUBLIC SCHOOLS
120 MERIAM ROAD CONCORD, MA 01742

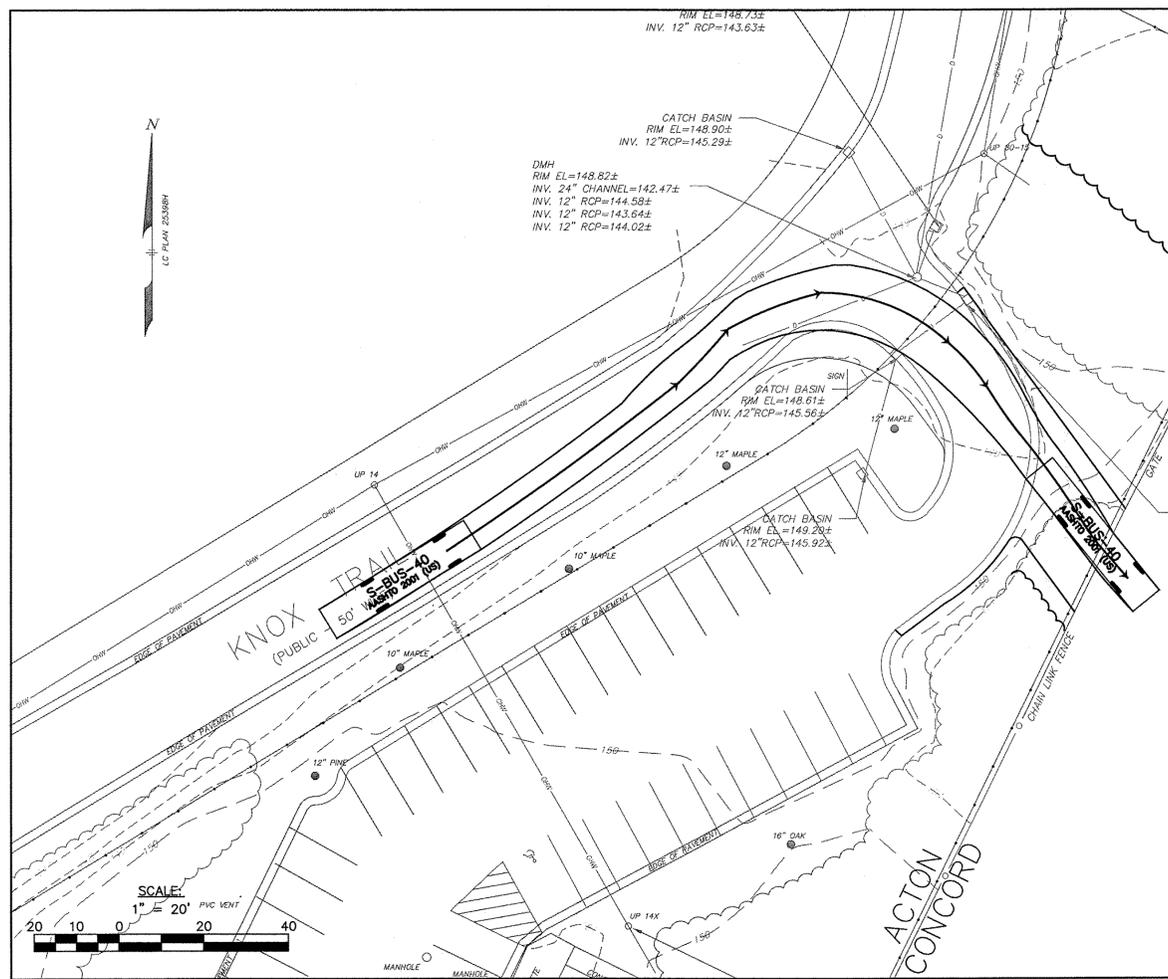


REV.	TOWN'S COMMENTS	DATE
1	TOWN'S COMMENTS	10/6/14
	COMMENTS	
	REVISIONS	

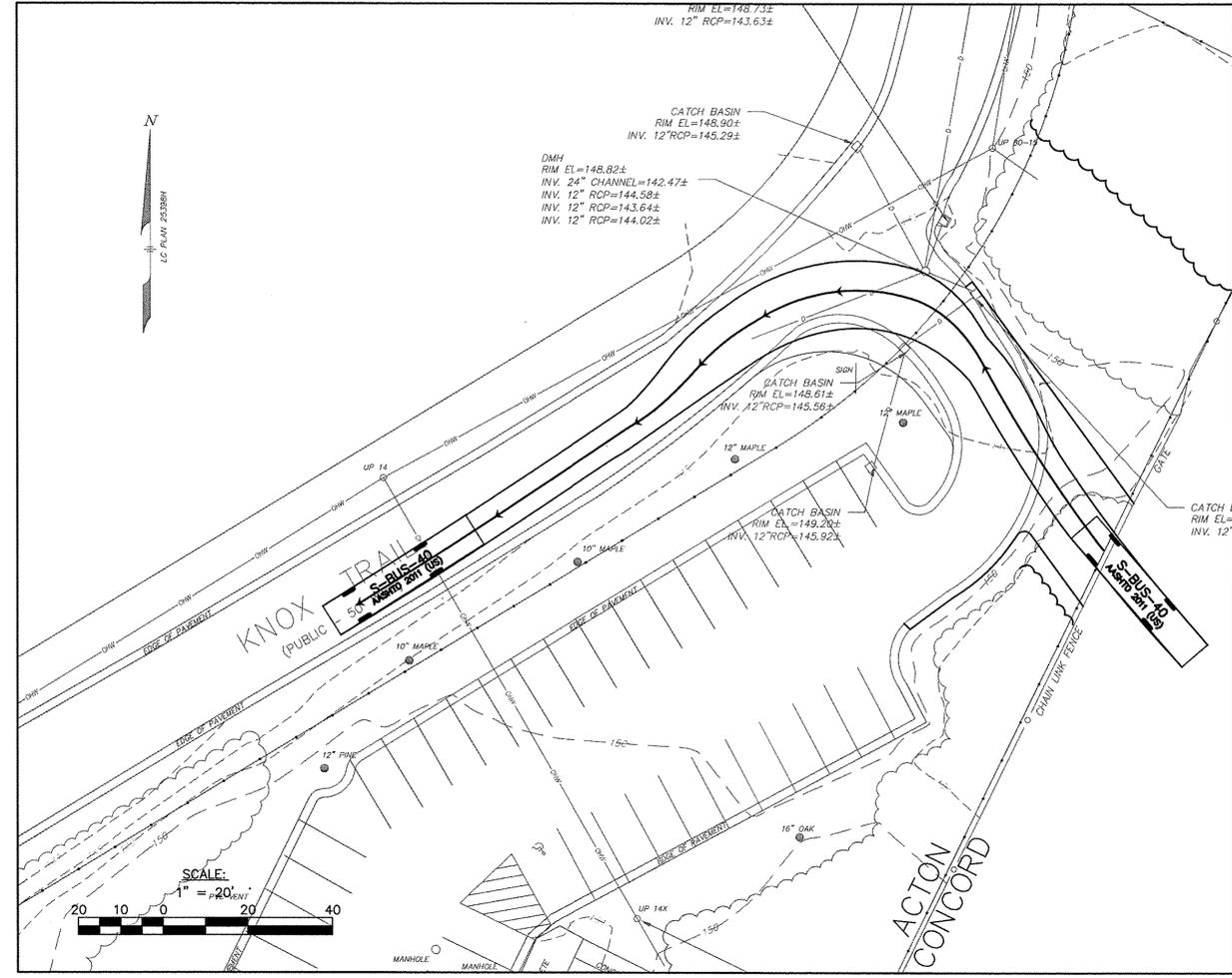
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FILE: 10079CLO.DWG
SCALE: 1" = 20'
DATE: 07/03/2014
PROJECT MANAGER: SV
SURVEYOR:
DRAFTED BY: NGG
CHECKED BY: SV

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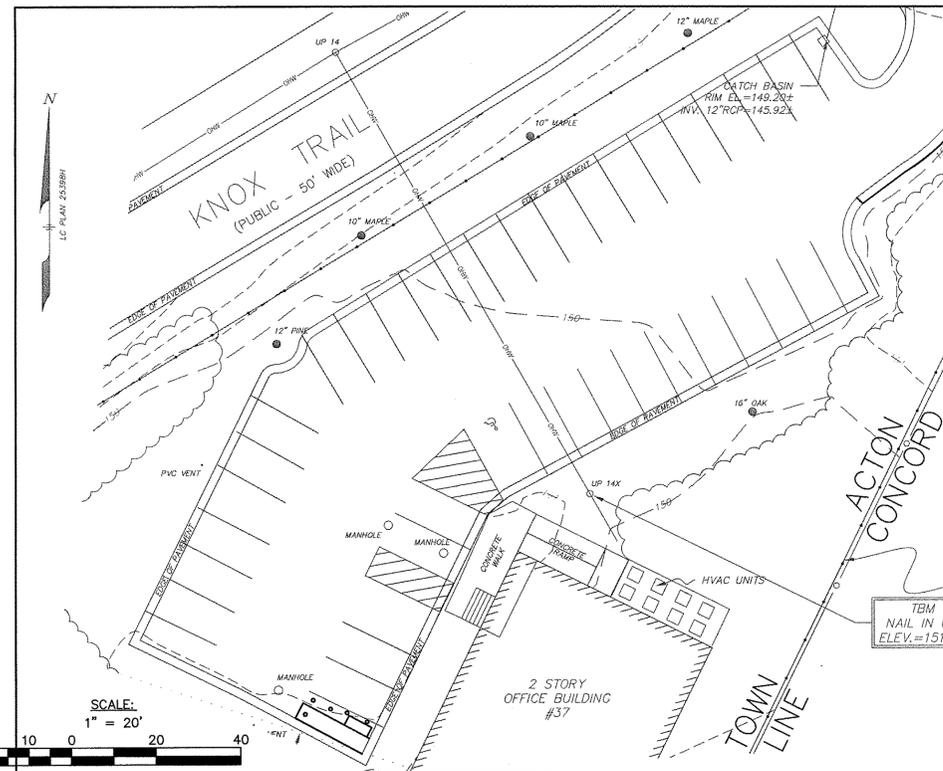
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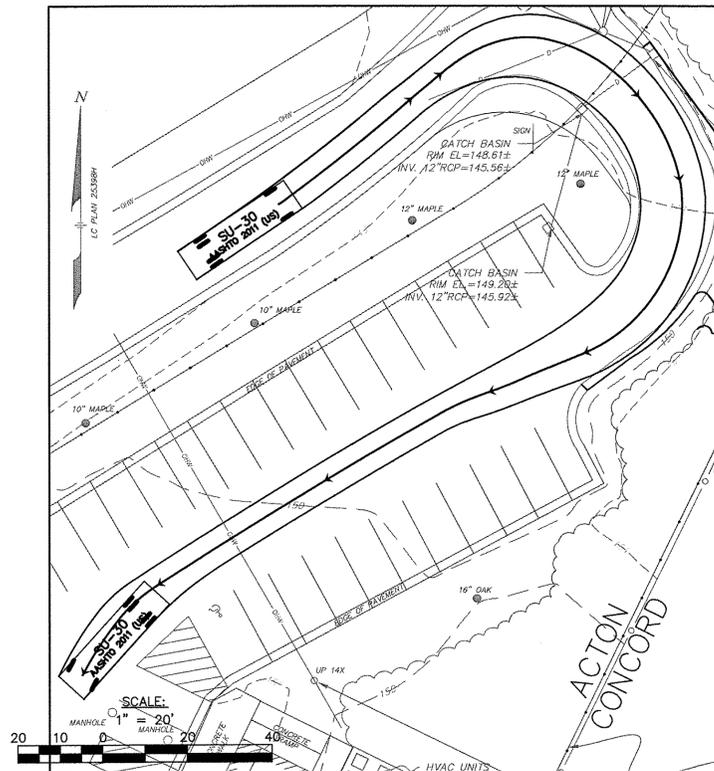
TURNING MOVEMENT IN



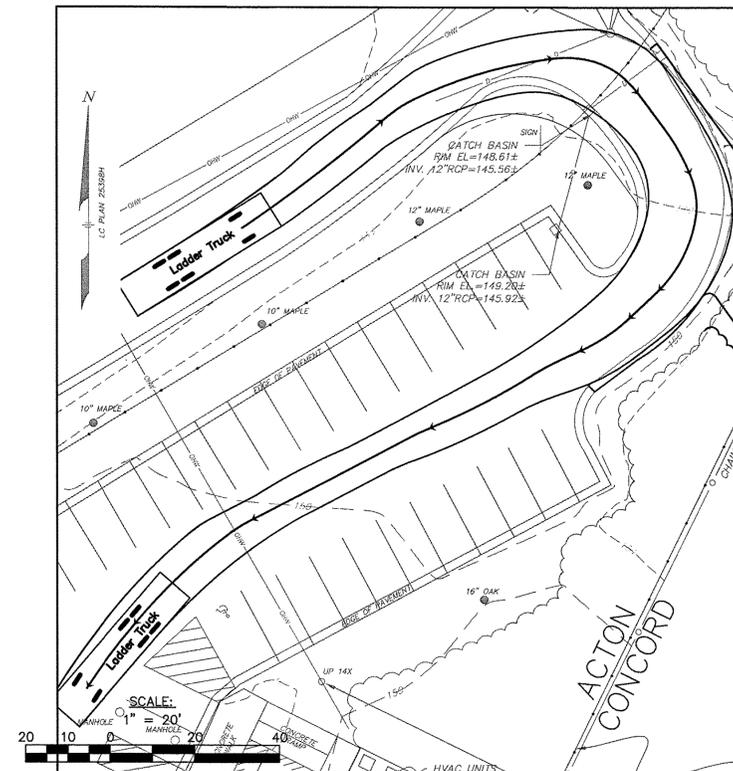
TURNING MOVEMENT OUT



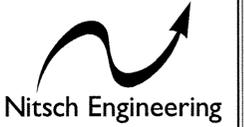
EXISTING PARKING TO REMAIN



W/SU-30 VEHICLE



LADDER TRUCK (FIRE)



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TURNING MOVEMENTS

37 KNOX TRAIL ACTON, MA 01720

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 120 MERIAM ROAD CONCORD, MA 01742



REV.	TOWN'S COMMENTS	DATE
1	COMMENTS	10/6/14

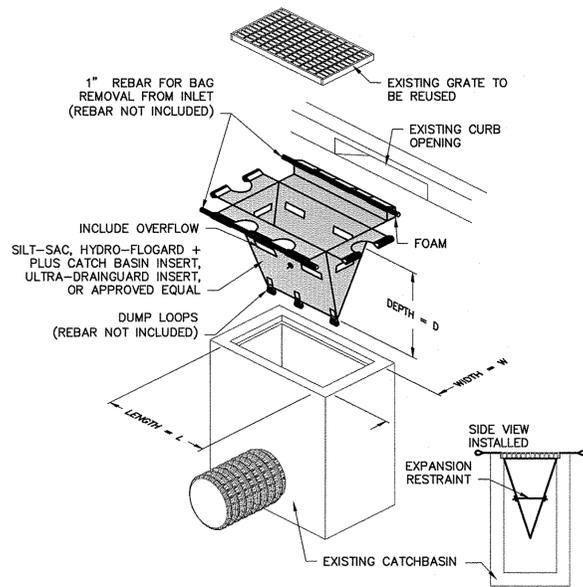
REVISIONS

NITSCH PROJECT # 10079
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 DATE: 07/03/2014
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 SURVEYOR:
 DRAFTED BY: NGG
 CHECKED BY: SV

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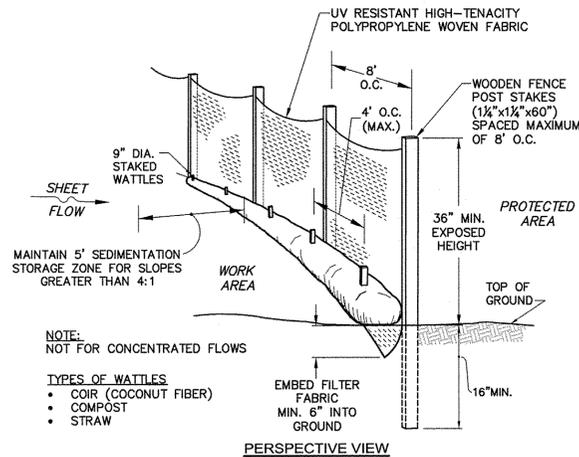
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THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 OFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

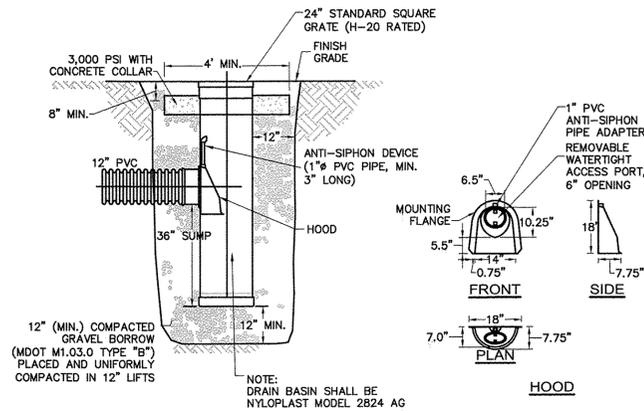
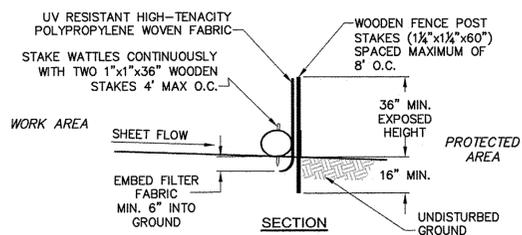
**INLET PROTECTION (2)
CATCH BASIN W/ SILTATION SACK**
NOT TO SCALE



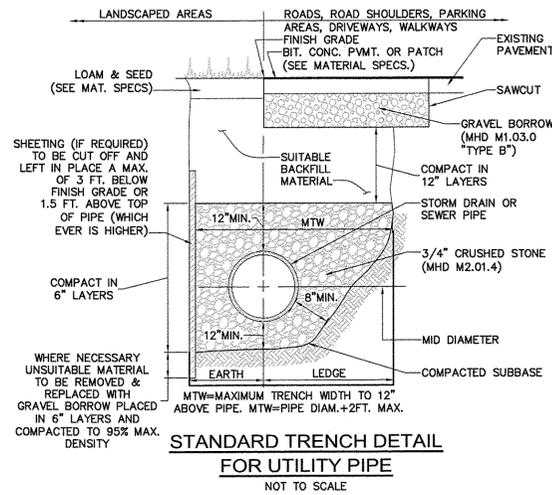
NOTE:
NOT FOR CONCENTRATED FLOWS

TYPES OF WATTLES
• COIR (COCONUT FIBER)
• COMPOST
• STRAW

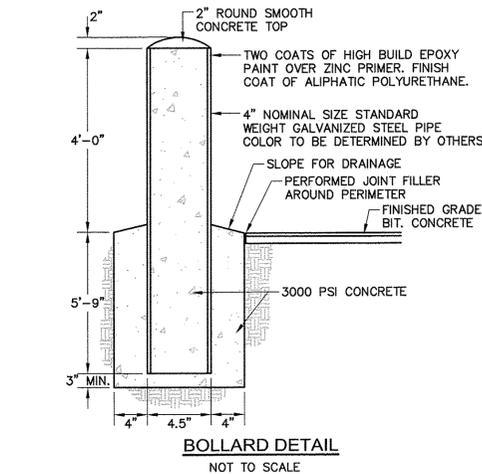
**PERIMETER PROTECTION BARRIER
SILT FENCE DETAIL WITH WATTLES**
NOT TO SCALE



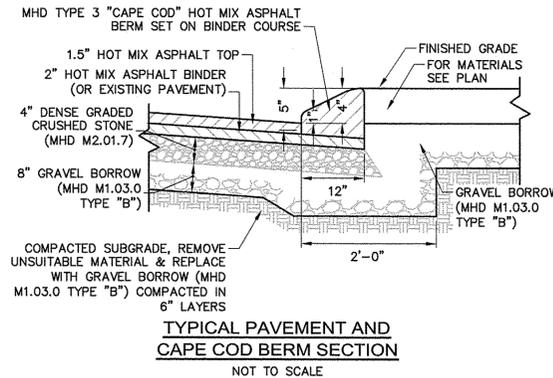
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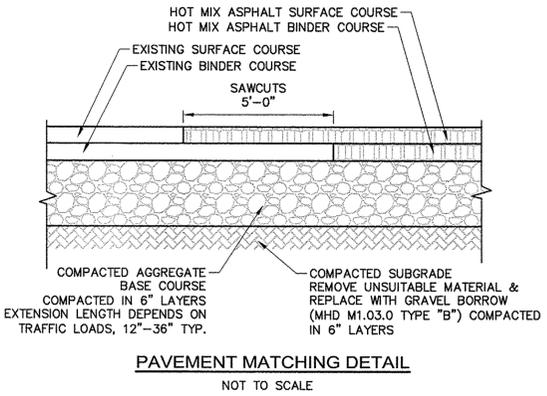
**STANDARD TRENCH DETAIL
FOR UTILITY PIPE**
NOT TO SCALE



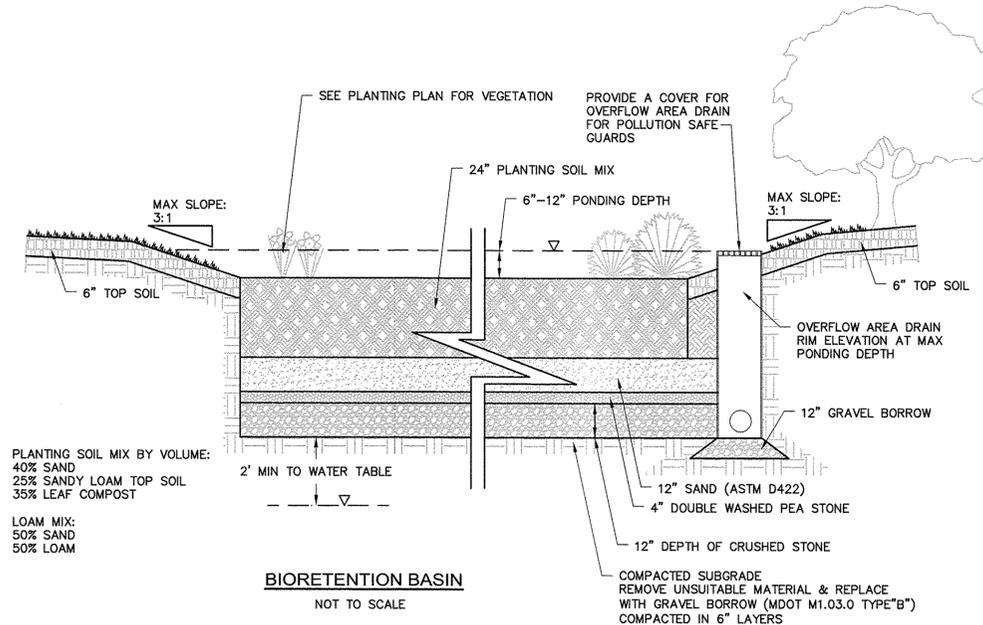
BOLLARD DETAIL
NOT TO SCALE



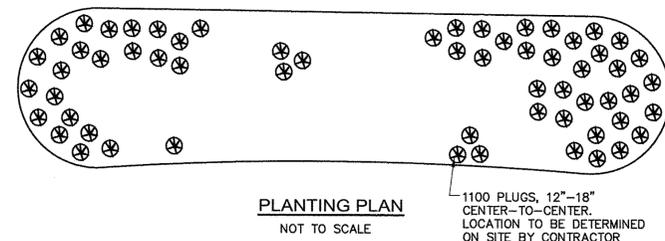
**TYPICAL PAVEMENT AND
CAPE COD BERM SECTION**
NOT TO SCALE



PAVEMENT MATCHING DETAIL
NOT TO SCALE

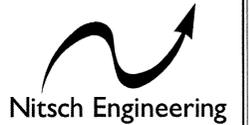


BIORETENTION BASIN
NOT TO SCALE



PLANTING PLAN
NOT TO SCALE

PERENNIALS, GRASSES, AND GROUNDCOVERS - RAIN GARDENS					
CV	500	PLUGS	CAREX VULPINOIDEA (FOX SEDGE)	1-3'/1-2'	SEDEGE; GROWS IN FULL SUN TO PART SHADE
EP	100	PLUGS	ECHINACEA PURPUREA (PURPLE CONEFLOWER)	2-5'/2'	PERENNIAL WITH PURPLE BLOOMS JUNE-AUGUST; GROWS IN FULL SUN TO PART SHADE
ED	100	PLUGS	EUPATORIUM DUBIUM (DWARF JOE PYE WEED)	3-4'/2-3'	PERENNIAL WITH PURPLE BLOOMS JULY-SEPTEMBER; GROWS IN FULL SUN TO PART SHADE
LC	100	PLUGS	LOBELIA CARDINALIS (CARDINAL FLOWER)	2-4'/1-2'	PERENNIAL WITH RED BLOOMS JULY-SEPT.; GROWS IN FULL SUN TO PART SHADE
RT	100	PLUGS	RUDBECKIA TRILOBA (BROWNEYED SUSAN)	2-5'/1'	PERENNIAL WITH YELLOW BLOOMS JUNE-SEPT.; GROWS IN FULL SUN TO PART SHADE
SS	100	PLUGS	SCHIZACHARIUM SCOPARIUM (LITTLE BLUESTEM)	2-4'/1.5-2'	A WARM SEASON ORNAMENTAL GRASS WITH FLUFFY SEED HEADS IN SUMMER AND RED FALL FOLIAGE; GROWS IN FULL SUN
SSE	100	PLUGS	SOLIDAGO SEMPERVIRENS (SEASIDE GOLDENROD)	3-4'/1.5'	PERENNIAL WITH YELLOW FLOWERS AUG.-SEPT.



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DETAILS

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120 MERIAM ROAD CONCORD, MA 01742



REV.	TOWN'S COMMENTS	DATE
1	TOWN'S COMMENTS	10/6/14
	REVISIONS	

NITSCH PROJECT # 10079
FILE: 10079CLO.DWG
SCALE: NTS
DATE: 07/03/2014
PROJECT MANAGER: SV
SURVEYOR:
DRAFTED BY: NGG
CHECKED BY: SV

C3.0

10/2/2014 11:48 AM

RECORD OWNER

KT REALTY TRUST
BRIAN LI, TRUSTEE
NORTHBOROUGH, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS SOUTH
DISTRICT
LAND REGISTRATION BOOK 1417 PAGE 84
LAND COURT PLAN 25398H

DATUM

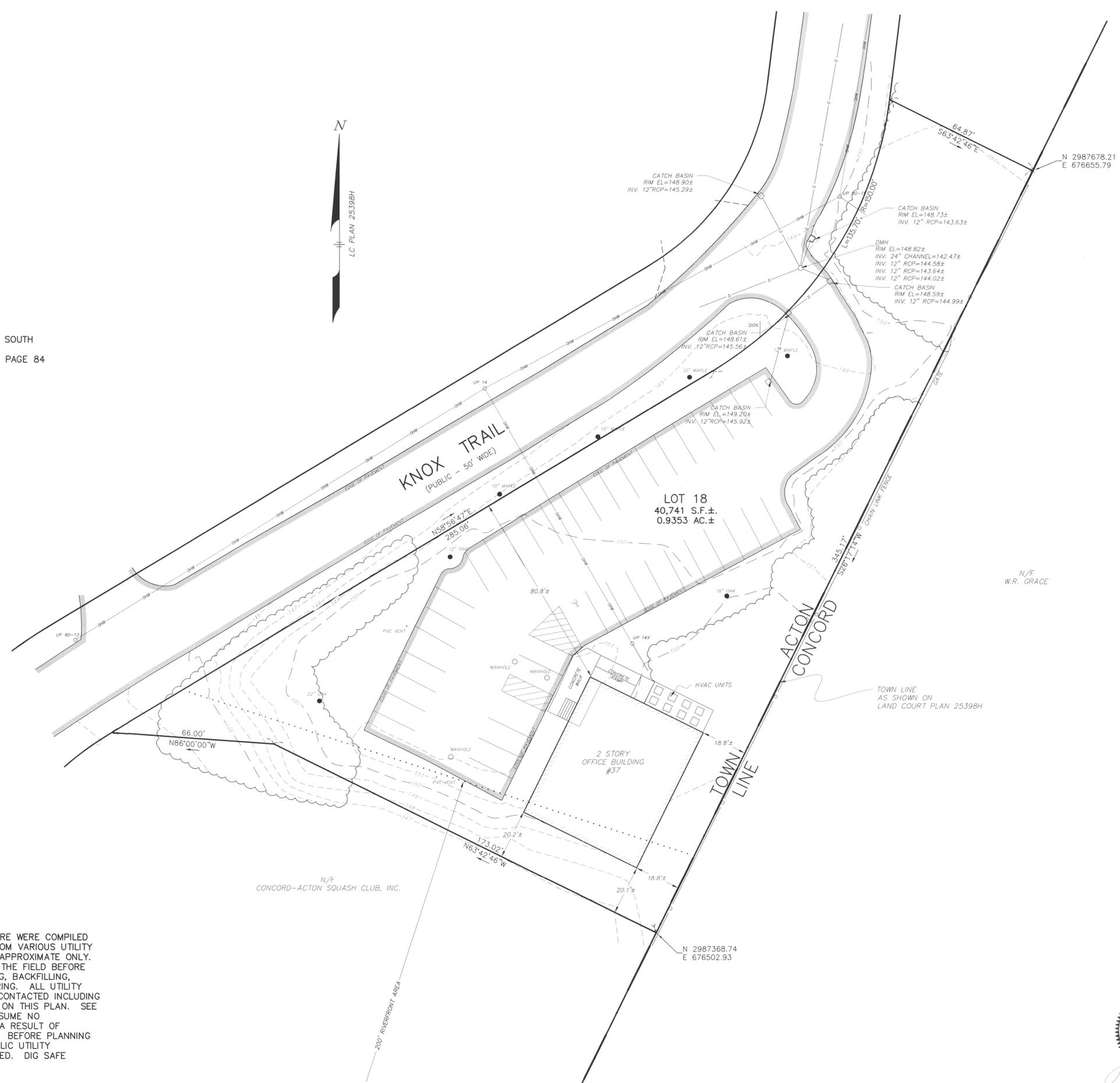
N.A.V.D OF 1988.

ZONING DISTRICT

TD (TECHNOLOGY DISTRICT)

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.



LEGEND:

- N/F NOW OR FORMERLY
- OW 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
- 99--- EXISTING CONTOUR
- 85--- EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL

TOPOGRAPHIC
PLAN OF LAND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: CONCORD PUBLIC SCHOOLS
SCALE: 1"=20' JUNE 13, 2014

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



(5263work.dwg) 37 Knox Trail SM-5263

