

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

APPLICATION FOR:

- ☐ SPECIAL PERMIT/APPEAL OF INSPECTOR OF BUILDINGS (\$500.00)
☐ VARIANCE (\$550.00)
☐ 40B COMPREHENSIVE PERMIT \$500.00 plus \$50.00 per individual unit
☐ 40B COMPRESHENIVE PERMIT \$250.00 plus \$25.00 per individual unit for
Local Initiative Program

Time Stamp by Town
Clerk's Office

2022 OCT 25 PM 3:52

ROBIN PHELAN
BOXFORD TOWN CLERK

NOTE TO CLERK:
DO NOT STAMP
WITHOUT INSPECTOR
OF BUILDINGS
APPROVAL

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THE LAST PAGE OF THIS APPLICATION IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETNESS AND YOUR PROJECT WILL BE DELAYED.

Cases will be scheduled for a ZBA hearing only if your application has been (1) reviewed by the Inspector of Buildings, (2) time-stamped by the Town Clerk's Office, and (3) returned to the Building Department. **The Town Clerk office will not time-stamp your application without Certification by the Inspector of Buildings**

For Office Use Only

CERTIFICATE OF COMPLETENESS

Must be signed by the Inspector of Buildings prior to
Town Stamp

Peter J. Delaney 10-25-2022
Inspector of Buildings Signature Date

For Office Use Only

Building Permit Denied _____
Reason Denied _____
Date Initial ZBA Application Received _____
Date of Inspector's Review _____
Date Returned to Applicant _____
Reason for return _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER'S NAME STEPHEN CLIFFORD

PROPERTY ADDRESS 28 MIDDLETON RD MAP/BLOCK/LOT 32/01/2/ and 22

PROPERTY OWNER'S MAILING ADDRESS 28 MIDDLETON RD, BOXFORD MA. 01921

PROPERTY OWNER'S PHONE NUMBER: 978-887-0771 PROPERTY OWNER'S E-MAIL MCoogan@boxfordma.gov
SCCLIFFORD@TOWN.SCHOOL.UNION.
com

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THIS PAGE IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETENESS AND YOUR PROJECT WILL BE DELAYED.

PROJECT PLANS REQUIRED FOR ALL APPLICATIONS

SITE PLAN--One (1) full size sets and four (4) copies (no larger than 11"x 17") drawn to not less than 1" = 20' scale and showing:

- ☒ a north arrow
- ☒ the name of the owner(s) and the street address of the property
- ☒ the name and address of person preparing the plan and the date of the plan
- ☒ Licensed surveyor/engineer's stamp
- ☒ all bordering street names
- ☒ the dimensions of the property lines and lot area (in square feet) of the lot to be built upon
- ☒ the locations and dimensions (including the square footage) of all existing and proposed buildings and other structures on the lot
- ☒ the distance to the property line(s) from all buildings and other structures on the lot
- ☒ the distance between all buildings and other structures on the lot
- ☒ all required setback distances
- ☒ all existing and proposed entrances and exits to both the lot and the buildings on the lot
- ☒ **ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

BUILDING PLANS and ELEVATIONS

One (1) full size set and four (4) copies (no larger than 11"x 17") drawn to not less than a 1/4" = 1' scale and showing:

- ☐ a north arrow
- ☐ the name of the owner(s) and the street address of the property
- ☐ the name and address of person preparing the plan, and the date of the plan
- ☐ the exterior elevations (including windows, doors, porches, steps and other architectural features)
- ☐ the interior floor plans including all dimensions
- ☐ for accessory apartments include floor area measurements/calculation as per ZBL 196-13.C(3)
- ☐ Subsequent plan revisions shall be so noted
- ☐ **ALL PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

APPLICATION PACKET SHALL INCLUDE

One (1) full size set and four (4) copies of the following (collated into applications)

1. ☒ Application time-stamped by the Town Clerk;
2. ☒ Certified Abutter's List
3. ☒ Postage Fee Form
4. ☒ Authorization for Publication Form
5. ☒ Deed
6. ☒ Plot Plan
7. ☐ Architectural Plans
8. ☐ Photographs of the Property
9. ☒ Application fee (in the original application only, do not copy)

☒ *Electronic version of the complete application, including plans in PDF Format on flash drive if the information cannot be emailed as a single document to the ZBA Secretary.*

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

NAME Stephen Clifford

RELATIONSHIP TO PROPERTY OWNER (for example, spouse, attorney, architect, etc.) Facilities Director
Boxford Public Schools

APPLICANTS MAILING ADDRESS 28 Middleton Road, Boxford MA 01921

APPLICANT'S PHONE NUMBER: 978-887-0771 APPLICANT'S E-MAIL sclifford@tritownschoolunion.com

OWNER AUTHORIZATION	
I, <u>Barbara Jessel</u> , as Owner of the subject property hereby authorize <u>MATTHEW COOPER, Town Administrator</u> to act on my behalf in all matters relative to this application.	
<u>[Signature]</u> Signature of Owner	<u>10/24/22</u> Date
OWNER OR AUTHORIZED AGENT DECLARATION	
I, <u>Steve Clifford</u> , as Owner of the subject property hereby authorize _____ to act on my behalf in all matters relative to this application	
<u>[Signature]</u> Signature of Owner or Authorized Agent	_____ Date

PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT

Purpose of Application: ☒ Special Permit ☐ Variance ☐ Appeal of Inspector of Buildings ☐ Comprehensive Permit

Description of Project:

This application seeks to amend the Special Permit issued for the proposed site improvements to the Harry Lee Cole School. The Town of Boxford recently purchased a parcel abutting the school (27 Main Street Parcel) and the applicant seeks to expand the existing paved schoolyard area into that parcel. Additionally, the applicant plans to use the 27 Main Street parcel for temporary staging and parking areas during construction, under review by the Conservation Commission.

Applicable Section(s) of Zoning Bylaw for which relief is sought:

N/A

32-01-22 AND 32-01-21 - 27 MAIN ST AND 28 MIDDLETON RD, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
28-02-17-1	MIDDLETON RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-01-11	21 ELM ST	COLBERT KEVIN M TR	COLBERT LISA H TR	21 ELM ST	BOXFORD	MA	01921
32-01-13	15 ELM ST	DILISIO ANTHONY	HOVERSON ERIN	15 ELM ST	BOXFORD	MA	01921
32-01-15	18 MIDDLETON RD	SMART THOMAS M	SMART PATRICA E	18 MIDDLETON RD	BOXFORD	MA	01921
32-01-16	24 MIDDLETON RD	BENSON DAVID F	BENSON PATRICIA N	24 MIDDLETON RD	BOXFORD	MA	01921
32-01-17	CARR WAY	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-01-20	29 MIDDLETON RD	LAROCHE MARK	MCGOVERN MARGARET	29 MIDDLETON RD	BOXFORD	MA	01921
32-01-21	28 MIDDLETON RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-01-22	27 MAIN ST	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-01-23	31 MAIN ST	RUSSELL, GORDON		31 MAIN ST	BOXFORD	MA	01921
32-01-24	25 MAIN ST	CUGINI DAVID J TE	RUDDY-CUGINI DENISE A	25 MAIN ST	BOXFORD	MA	01921
32-01-25	20 MAIN ST	FOSTER DOROTHY A - TRUSTEE	C/O DEBRA DYER	PO BOX 177	BOXFORD	MA	01921
32-01-09	13 MAIN ST	ADAMS JOHN N TE	ADAMS MARGARET W	13 MAIN ST	BOXFORD	MA	01921
32-02-16	4 MILL RUN RD	MESSINGER JAMES BEN TE	MESSINGER PAMELA CAMPBELL	4 MILL RUN RD	BOXFORD	MA	01921
32-02-17	MILL RUN RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-02-25	34 MAIN ST	LORANGER DANIEL D. TE	LORANGER ROSEMARY M.	34 MAIN ST	BOXFORD	MA	01921
32-02-06	40 MIDDLETON RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
32-02-07	3 MILL RUN RD	WALSH DANIEL J	WALSH STEPHANIE ANN	3 MILL RUN RD	BOXFORD	MA	01921
32-03-12	48 MAIN ST	GLASS SHARON B - TRUSTEE	BRACKETT REALTY TRUST	48 MAIN ST	BOXFORD	MA	01921
32-03-13	46 MAIN ST	OLDAKOWSKI PATRICIA A TR	46 MAIN STREE REALTY TRUST	PO BOX 341	BOXFORD	MA	01921
32-03-14	43 MIDDLETON RD	MULVEY EDWARD J JR	MULVEY CHERYL A	43 MIDDLETON RD	BOXFORD	MA	01921
32-03-26	COR MAIN & MIDDLETON RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921

CERTIFIED COPY
10/17/2022

Heather Thifault

Does the property, structure and/or use conform to the current Zoning Bylaw? Yes

If not, describe the non-conformity (lot size, setback, use, frontage, etc.) N/A

ZONING DISTRICT: ☐R-A ☐B-1 ☐B-2 ☒M ☐O ☐ELDERLY ☐POND WATERSHED OVERLAY ☐WIRELESS COMMUNICATION SERVICES
☐FLOODPLAIN ☐SOLAR OVERLAY

DATE LOT WAS CREATED: _____ DATE STRUCTURE WAS BUILD: _____

DEED (Copy must be attached. Deed may be downloaded and printed from www.salemdeeds.com):

[BOOK 4210 PAGE 376] OR [CERTIFICATE NO. _____ DOCUMENT NO. _____]
[BOOK 40910 PAGE 056]

POSTAGE FEE CALCULATION

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning bylaw of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters

(including applicant & representative)

Notice of Hearing)

$$\underline{22} \times \$7.38 = \underline{\$162.36}$$

Number of Surrounding Towns & MVPC

$$9 \times \$7.38 = \$66.42$$

Number of Certified Abutters (including applicant & representative)

Notice of Decision

$$\underline{22} \times \$0.58 = \underline{\$12.76}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 241.54}$$

Please remit a check separate from the filing fee, payable to the Town of Boxford, for the total amount owed for postage.



Zoning Board of Appeals

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name Stephen Clifford, Tri-Town School Union

Mailing Address 28 Middleton Road

City/Town Boxford State MA Zip Code 01921

Daytime phone number 978-887-2856

Evening phone number 978-479-7713

AUTHORIZATION FOR PUBLICATION

I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Tri Town Transcript.

Signature

Date



TOWN OF BOXFORD

BOXFORD PUBLIC SCHOOLS SITE RENOVATION PROJECT HARRY LEE COLE SCHOOL



STEVE CLIFFORD, DIRECTOR OF FACILITIES
BOXFORD PUBLIC SCHOOLS
28 MIDDLETON ROAD
BOXFORD, MA 01921
978-687-0771 ext. 225



JAMES PEARSON, PE, TECHNICAL SPECIALIST
55 WALKERS BROOK DRIVE
READING, MA 01857
978-532-1900

Locus Map



HARRY LEE COLE SCHOOL
28 MIDDLETON ROAD, BOXFORD, MA 01921

ZONING

SCHOOL:
HARRY LEE COLE SCHOOL
28 and 28 MIDDLETON ROAD
32-121
O--OFFICIAL OR OPEN SPACE DISTRICT
NONE

Description	Required	Proposed
Minimum Lot Dimensions		
Area (Acres)	N/A	N/A
Frontage on street	N/A	N/A
Minimum Required Yard Dimensions/Setbacks		
Front Yard (1)	50	N/A
Side Yard	N/A	N/A
Back Yard	N/A	N/A
Max. Bldg. Height	3	N/A
Stories	35	N/A
Feet	25%	N/A
Coverage (2)		
Building Coverage % of lot area	25%	N/A
Accessory Buildings or Structures		
Min. Bldg. Separation	20	N/A
Subsidiary setbacks	20	N/A

WAIVER REQUESTS

1. 194-39. NEW DRIVEWAYS
B21. DRIVEWAYS: The first 25 feet in from the paved portion of the public way shall have a max slope of 3%; the max driveway slope along the centerline shall be 12%; any slopes over 6% shall be paved. To preserve the stability of the natural topography, no cut or fill in excess of 8 feet of the natural topography shall be allowed within the limits of the driveway cross section.

SHEET INDEX

LEGEND GENERAL NOTES & SYMBOLS
C001..... LAND SURVEY-HARRY LEE COLE 1
C002..... LAND SURVEY-HARRY LEE COLE 2
C003..... LAND SURVEY-HARRY LEE COLE 3
C004..... EXISTING CONDITIONS PLAN
C100..... SITE PREPARATION & EROSION & SEDIMENT CONTROL PLAN
C101..... TEMPORARY CONSTRUCTION STAGING & PARKING PLAN
C110..... OVERALL MATERIALS & LAYOUT PLAN
C120..... MATERIALS & LAYOUT ENLARGEMENT PLAN
C121..... OVERALL GRADING PLAN
C130..... GRADING ENLARGEMENT PLAN
C131..... OVERALL DRAINAGE PLAN
C132..... DRAINAGE ENLARGEMENT PLAN
C133..... DRAINAGE ENLARGEMENT PLAN
C134..... SEPTIC PLAN AND NOTES
C135..... SEPTIC PROFILE AND DETAILS
C137..... OVERALL PLANTING PLAN
L100..... PLANTING ENLARGEMENT PLAN
L101..... PLANTING ENLARGEMENT PLAN
L102..... SITE CONSTRUCTION DETAILS
C000-609..... ELECTRICAL GENERAL NOTES AND ABBREVIATIONS
E000..... ELECTRICAL SITE PLAN
E001..... ELECTRICAL DETAILS
E002..... ELECTRICAL ONE-LINE

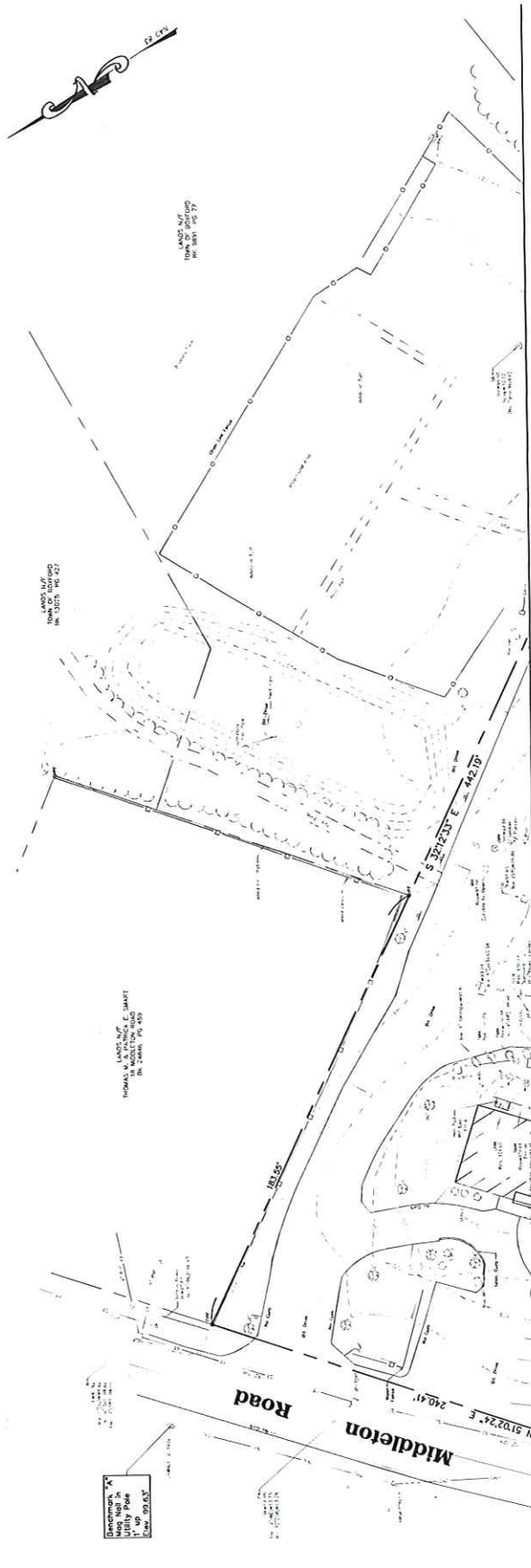
BID SET

MAY 6, 2022
REVISED OCTOBER 6, 2022

LANDSCAPE ARCHITECTURAL, CIVIL
ENVIRONMENTAL, ELECTRICAL AND
UTILITY DESIGN
55 WALKERS BROOK DRIVE, SUITE 100
READING, MA 01857
(978) 532-1900
www.westonandsampson.com

[illegible]

LOCATION MAP
NOT TO SCALE



**Match Line
(See Sheet 2)**

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED. EACH SQUARE OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE 250000.

Michael G. Wilmer 11/1/20

Michael G. Waters, L.S. 32732

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(SALON ADVERT, BOJ 1 LINE, 2000)

COMMUNITY AND TOPOGRAPHIC MAP OF

ENDS OF TOWN OF BOXFORD

HARRY LEE COLE SCHOOL

TOWN OF ROXFORD

COMMONWEALTH OF MASSACHUSETTS

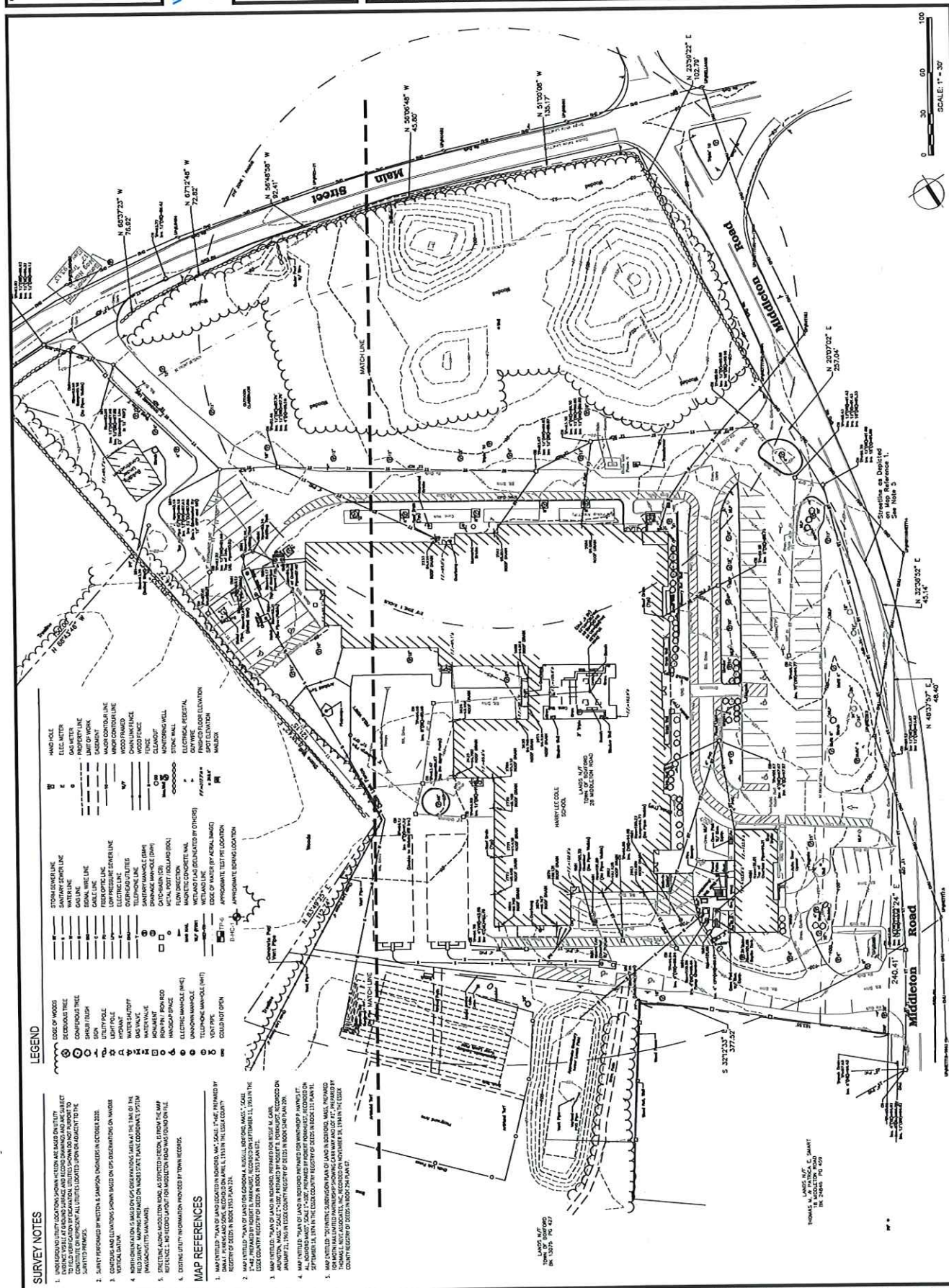
	CAD FILE	08/20/2009
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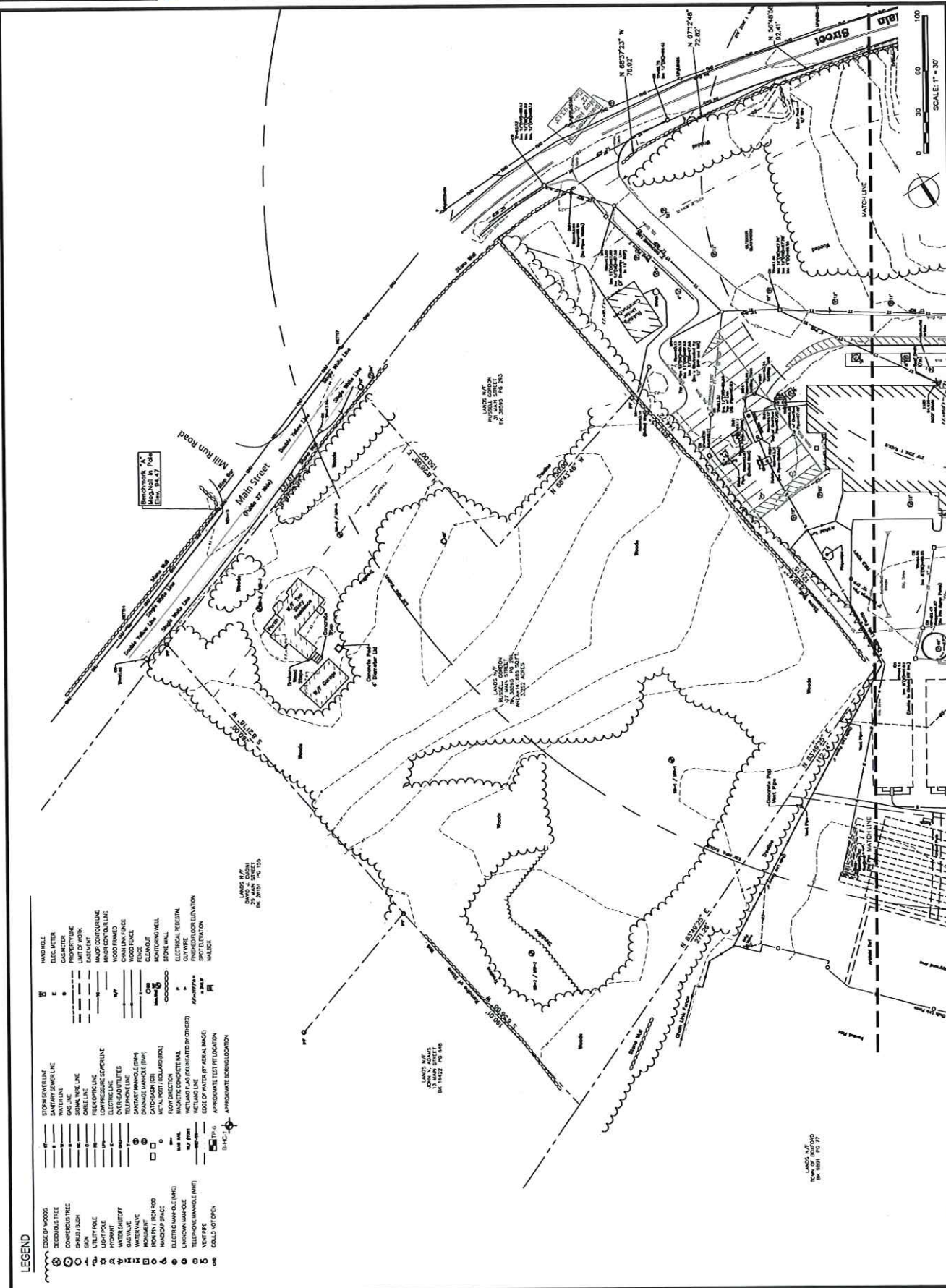
(S) Sampson

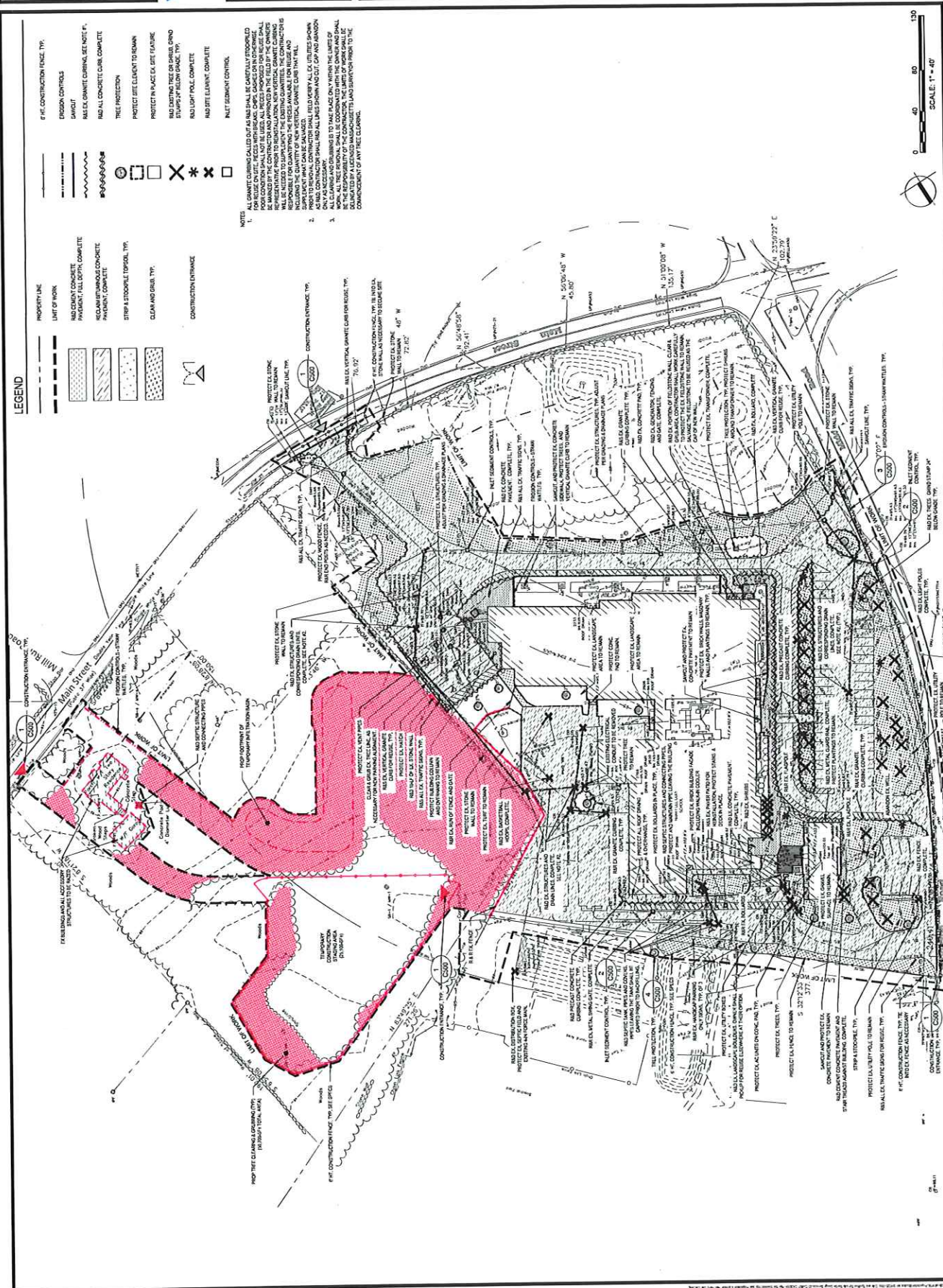
Novartis Inc.

June 100, Reading, MA 01867	1°-20'	CO
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Drawing Title EXISTING CONDITIONS PLAN	Sheet Number C100
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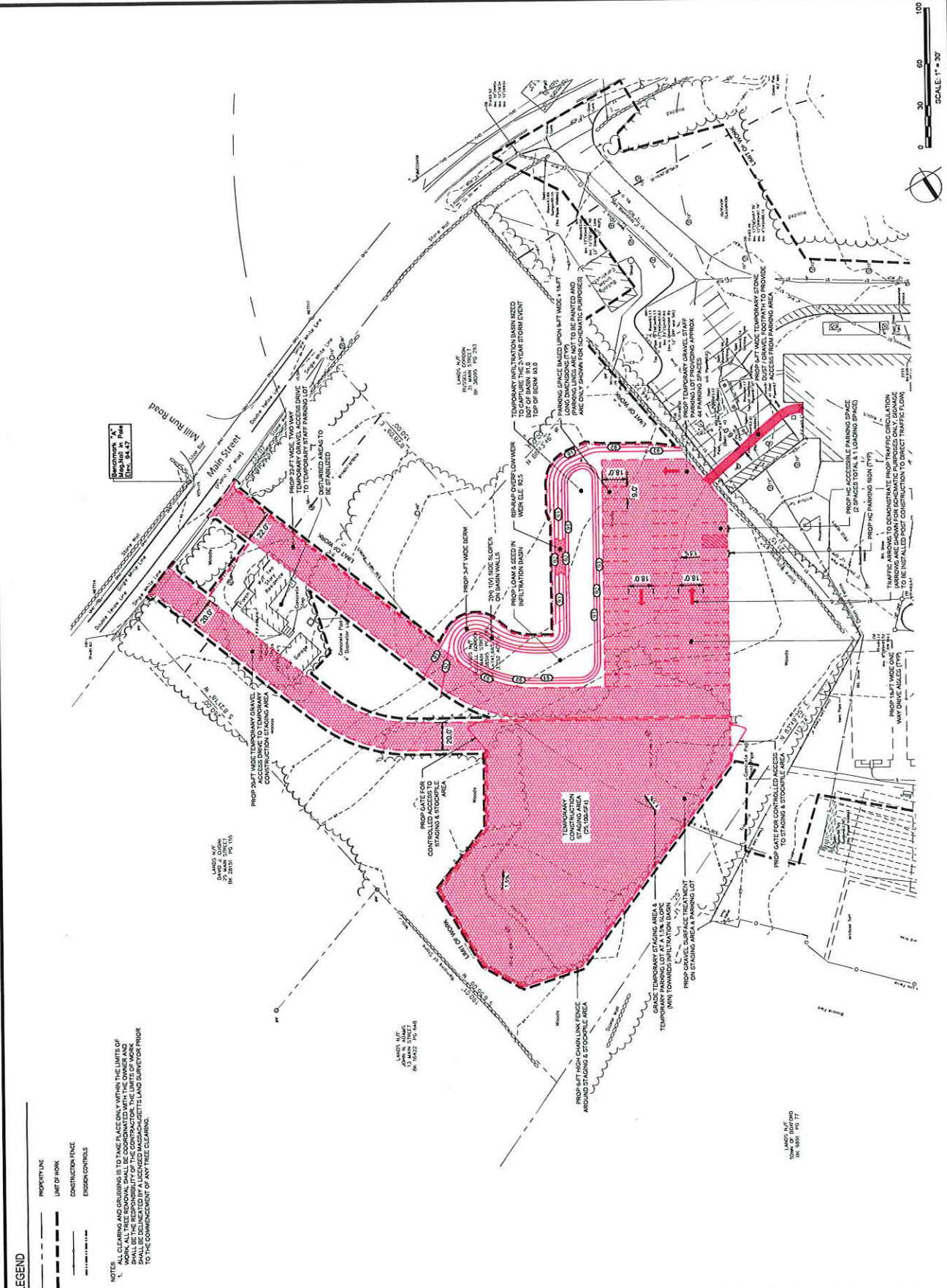


Rev.	Date	Description
1	10/09/22	REVISED CLIENT

NO SET

Scale	AS SHOWN
Date	MAY 6, 2022
Drawn By	EJA
Reviewed By	CS
Approved By	JJP
West Project No.	ENC0200005
West File No.	

TEMPORARY CONSTRUCTION STAGING & PARKING PLAN
C111



BOXFORD PUBLIC
SCHOOL DISTRICT
RENOVATION PROJECT

HARRY LEE COLE SCHOOL
25 AND 28 MIDDLETON ROAD
BOXFORD, MA 01721

Weston & Sampson Engineers, Inc.
25 Middle Street
Boxford, MA 01721
978.321.1000
www.westonsampson.com

Weston & Sampson Engineers, Inc.
25 Middle Street
Boxford, MA 01721
978.321.1000
www.westonsampson.com

NO.	DATE	DESCRIPTION
1	1/10/2022	REVISED CLIENT
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Scale	AS SHOWN
Date	MAY 6, 2022
Drawn By	EJA
Reviewed By	CS
Approved By	JJP
WAS Project No.	ENC000005
WAS File No.	

Overall	IMD SET
Scale	AS SHOWN
Date	MAY 6, 2022
Drawn By	EJA
Reviewed By	CS
Approved By	JJP
WAS Project No.	ENC000005
WAS File No.	

Overall

Materials & Layout Plan

Sheet No.

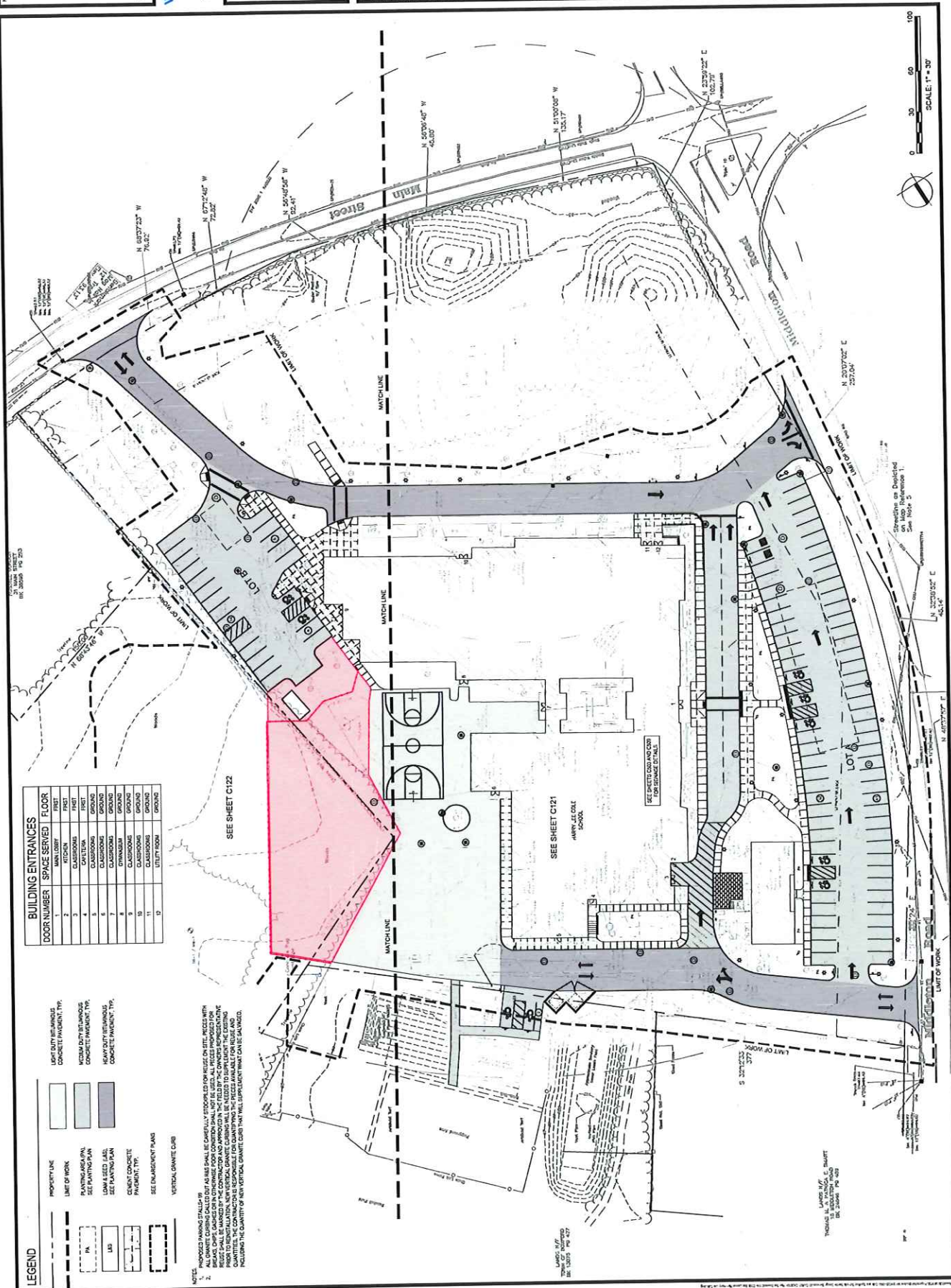
C120

Scale

1" = 30'

Copyright

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Overall

Materials & Layout Plan

Sheet No.

C120

Scale

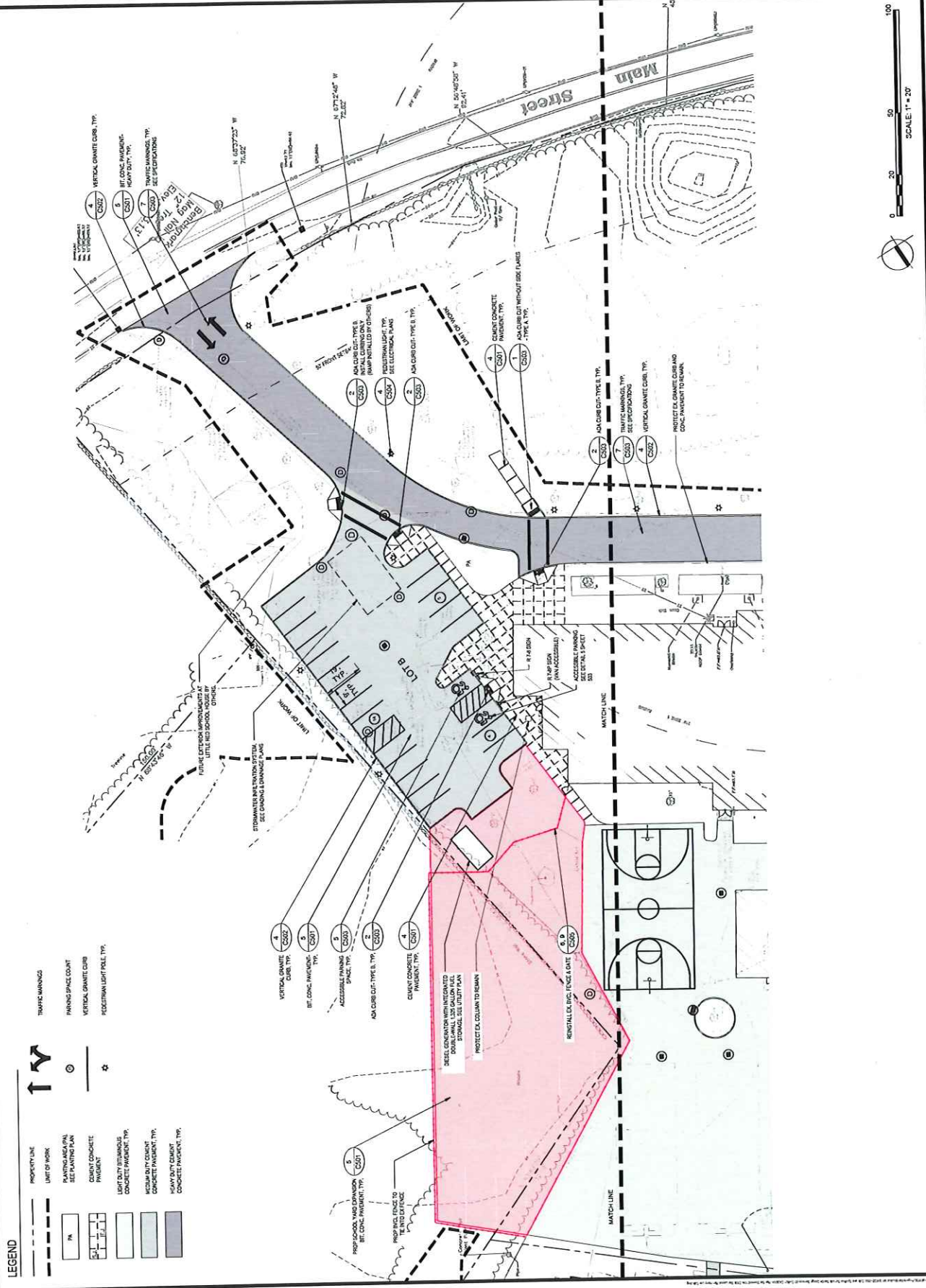
1" = 30'

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BOXFORD PUBLIC

RENOVATION PROJECT

HARRY LEE COLE SCHOOL

26 AND 28 MIDDLETON ROAD

BOXFORD, MA 01921

Western & Sanborn, Inc.

25 State Street, Suite 200

Boxford, MA 01921

978.332.1002

www.westernsanborn.com

Revisions	By	Date	Description
1	TJ	10/20/22	REVISED CLIENT

NO SET
AS SHOWN
DATE: MAY 6, 2022
DRAWN BY: CJA
REVIEWED BY: CJA
APPROVED BY: JJP
WAS PREPARED BY: ENGR00805
WAS PREPARED BY: W&S

OVERALL GRADING PLAN	
Sheet Number	C130

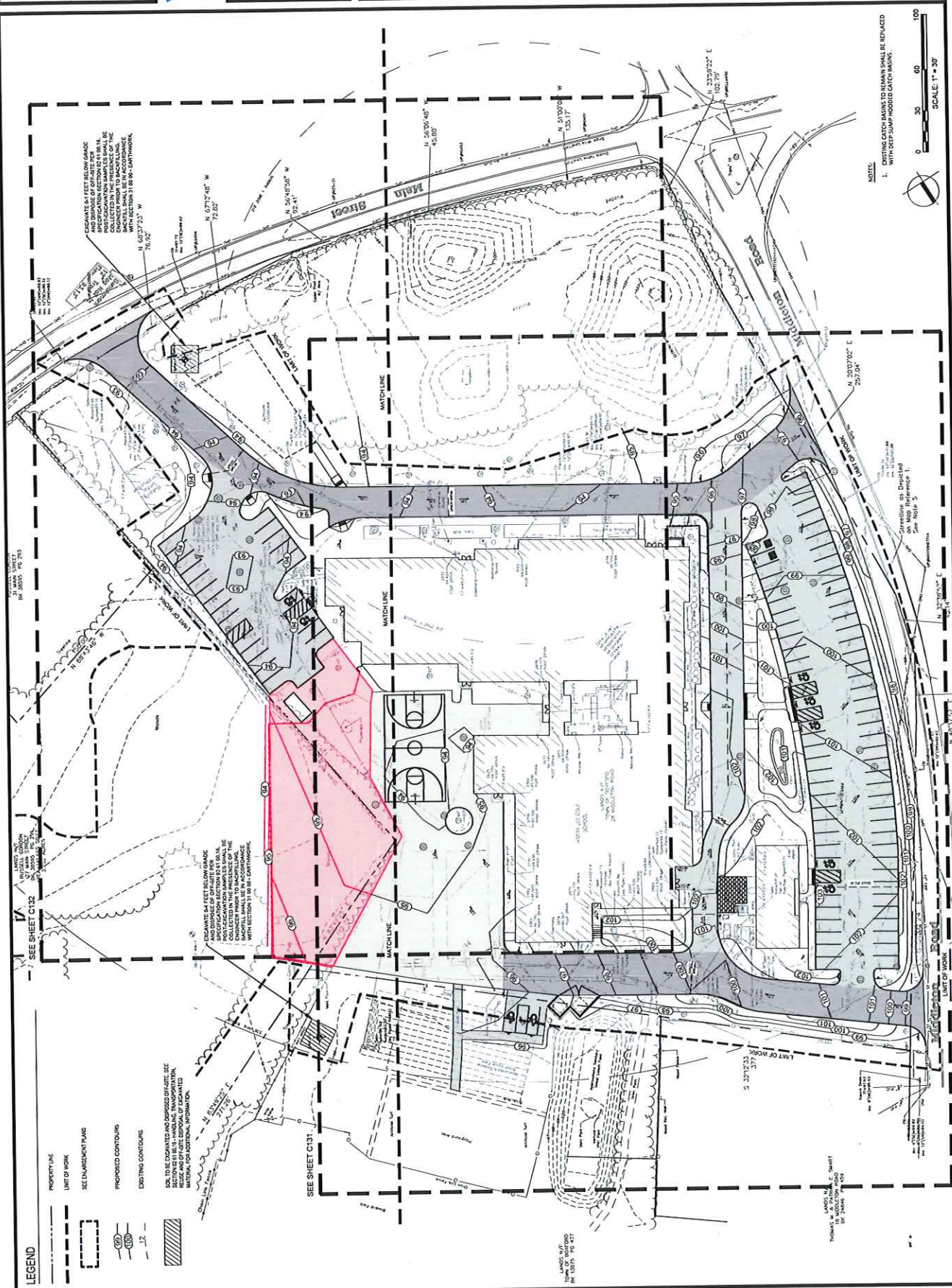
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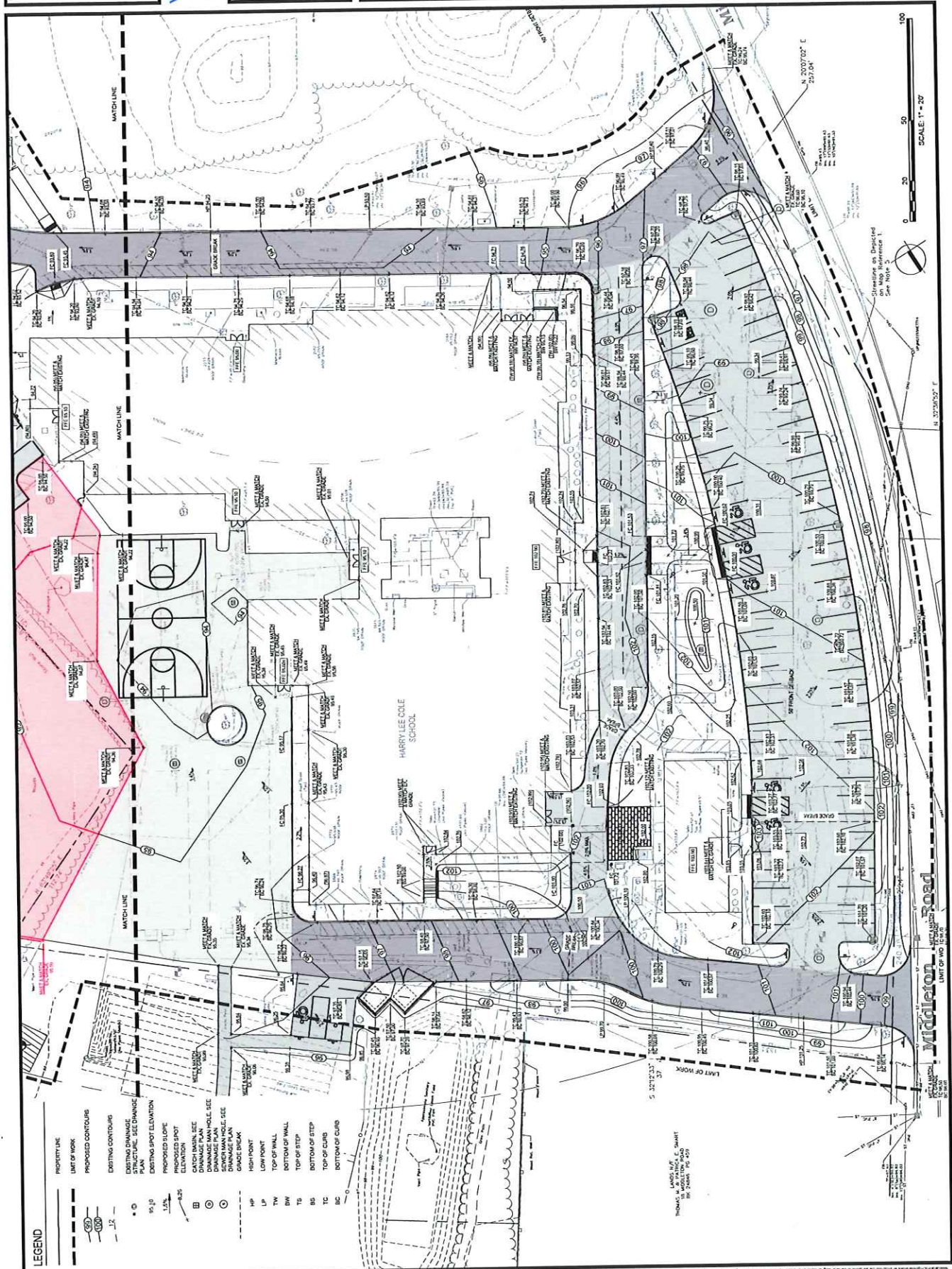
EXISTING CATCH BASINS TO REMAIN SHALL BE REPLACED

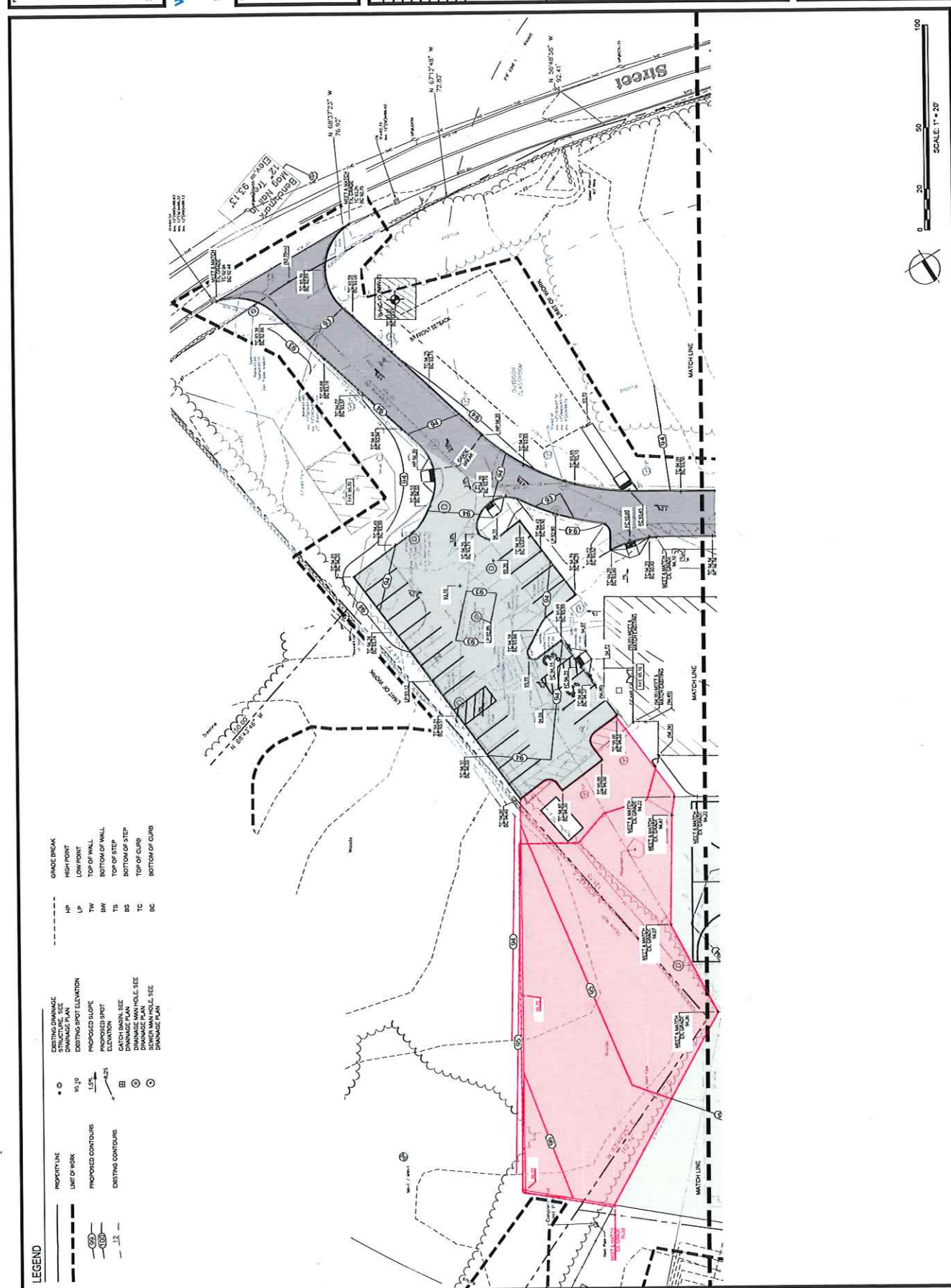
WITH DEEP SLUMP ROUGHED CATCH BASINS.

SCALE: 1" = 30'

0 30 60 90 120







**BOXFORD PUBLIC
RENOVATION PROJECT**



HARRY LEE COLE SCHOOL
25 AND 28 MIDDLETON ROAD
BOXFORD, MA 01701

Weston & Sampson
Weston & Sampson Engineers, Inc.
25 Middle Street
Boxford, MA 01701
TEL: 978.352.1100
www.westonandsampson.com

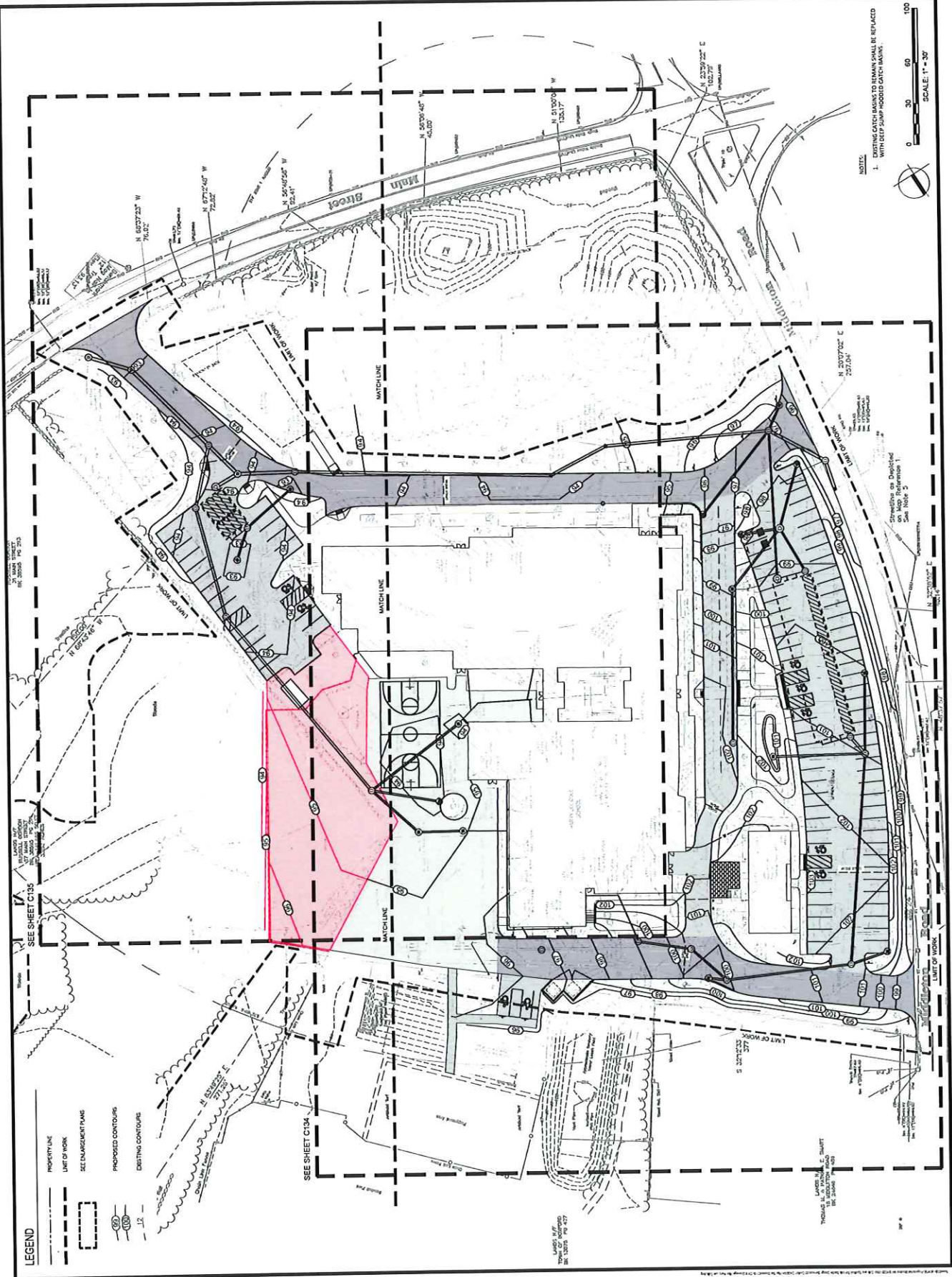
Revisions	Date	Description
1	10/20/22	REVISED FOR CLIENT

BID SET
AS SHOWN
DATE: MAY 6, 2022
DRAWN BY: CJA
REVIEWED BY: CD
APPROVED BY: JPD
W&S Project No.: ENDS000005
W&S File No.:

DRAINAGE PLAN	
Sheet Number	C133

Scale: 1" = 30'

NOTES:
1. EXISTING CATCH BASINS TO REMAIN SHALL BE REPLACED WITH DEEP JUMP HOODED CATCH BASINS.





Wesport & Sampson
Wesport & Sampson Engineers, Inc.
55 Main Street, Suite 100
Boxford, MA 01703
TEL: 978.352.1800
www.wesportsampson.com

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

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1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

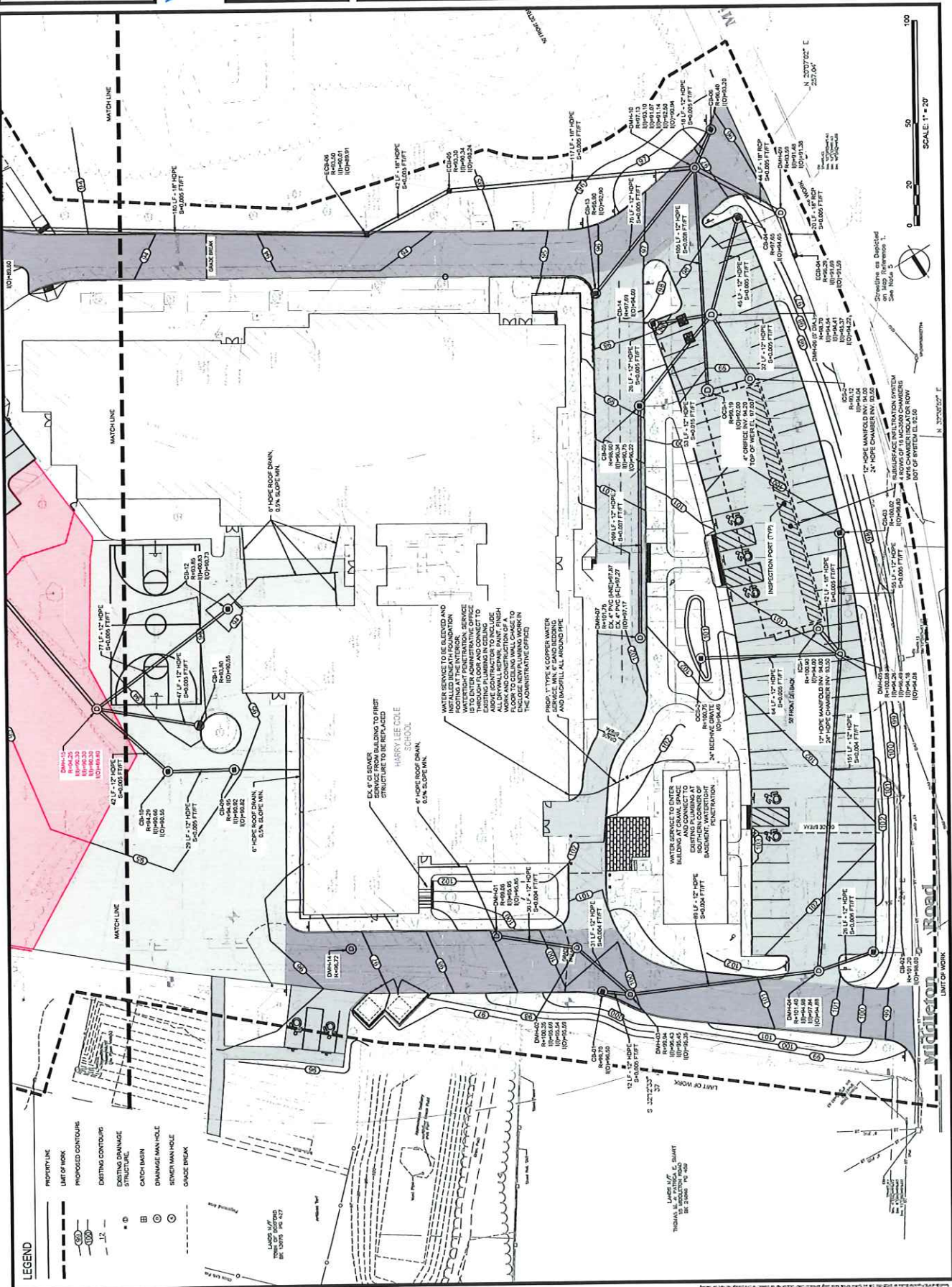
Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

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1	10/26/22	WESPORT & SAMPSON	



Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

Revisions	Date	Prepared by	Checked by
1	10/26/22	WESPORT & SAMPSON	

BOXFORD PUBLIC

WORKS

RENOVATION PROJECT

HARRY LEE COLE SCHOOL

25 AND 28 MIDDLETON ROAD

BOXFORD, MA 01921

Weston & Sorapoint

Engineering & Surveying, Inc.

55 HIGHLAND STREET, SUITE 100

ROSLINDALE, MA 02127

TEL: 617-267-1000

WWW.WESTON-SORAPPOINT.COM

Project No.

100000000

Client

BOXFORD PUBLIC WORKS

Drawn By

JP

Checked By

JP

Date

MAY 6, 2022

Scale

AS NOTED

Notes

SEE SHEET NO. ENCLOSURE

No.	Date	Description
1	10/20/22	REVISED CLIENT
2		
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Sheet No.	100
Project No.	100000000
Client	BOXFORD PUBLIC WORKS
Drawn By	JP
Checked By	JP
Date	MAY 6, 2022
Scale	AS NOTED
Notes	SEE SHEET NO. ENCLOSURE

Sheet No.	100
Project No.	100000000
Client	BOXFORD PUBLIC WORKS
Drawn By	JP
Checked By	JP
Date	MAY 6, 2022
Scale	AS NOTED
Notes	SEE SHEET NO. ENCLOSURE

DRAINAGE

ENLARGEMENT

PLAN

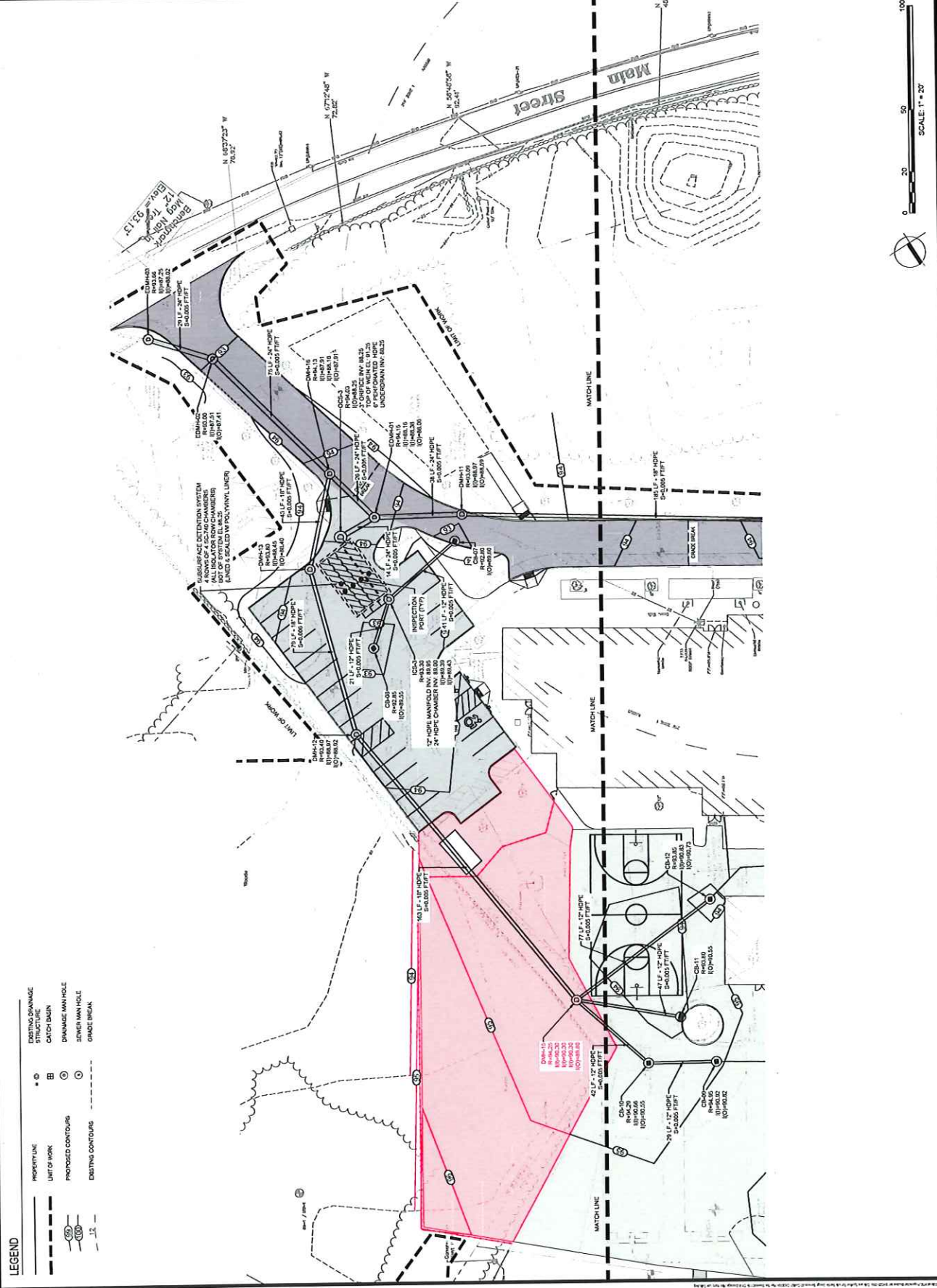
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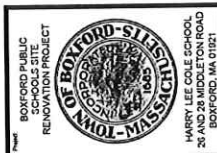
1" = 20'

Sheet No.

C135

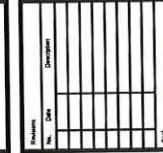
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BOYFORD PUBLIC
SCHOOLS SITE
RENOVATION PROJECT
200 W. MIDDLETON ROAD
BOYFORD, MA 01521

Walter & Son, Inc.
100 Main Street, Suite 100
Foxford, MA 01521
Tel: 508-332-1800
Fax: 508-332-1801
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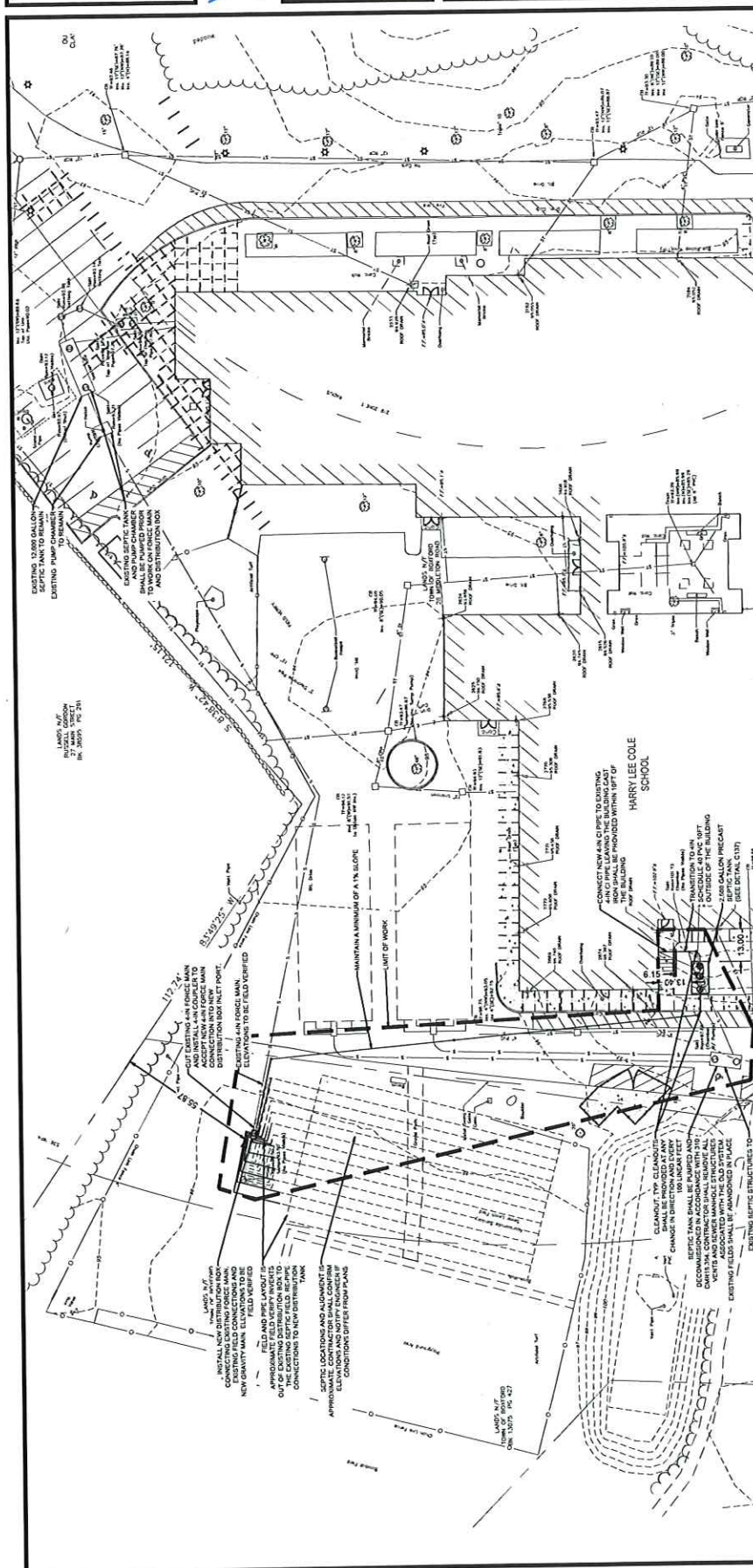
No.	Description
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Permit No.	
Scale	AS SHOWN
Date	MAY 6, 2022
Drawn by	KTC
Reviewed by	MPM
Approved by	W&S
Project No.	EN02000005

SEPTIC PLAN AND NOTES	
Sheet No.	C136

100
50
0
SCALE: 1" = 20'

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- ### NOTES
- DOUBLE WASHED STONE SHALL BE FREE OF IRON, FINES, AND DUST IN ACCORDANCE WITH 310 CMR 15.247.
 - FILL PLACEMENT, IF REQUIRED BY THE ENGINEER, WILL BE IN ACCORDANCE WITH 310 CMR 15.25(5).
 - CONTRACTOR SHALL INSTALL TANKS IN A MANNER WHICH WILL PREVENT UNDERCUTTING OF NEW BUILDING FOUNDATIONS.
 - THE SEPTIC SYSTEM INSTALLER SHALL HAVE A CURRENT DISPOSAL WORKS INSTALLERS CERTIFICATE. THE SEPTIC SYSTEM SHALL OBTAIN A DISPOSAL WORKS CONSTRUCTION PERMIT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND BOARD OF HEALTH A MINIMUM OF 48 HOURS AHEAD OF EXCAVATION.
 - PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING SANITARY PIPE TO A LIMIT OF 10'-0" FROM THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR EXTENDING SERVICES FROM LIMIT OF THE PLUMBERS WORK TO THE SEPTIC TANK. PLUMBING CONTRACTOR SHALL VERIFY ALL CONNECTIONS AND INCLUDING THE LEACHING TRENCHES AND VENTS ACCORDINGLY.
 - GENERAL CONTRACTOR SHALL EXCAVATE AND BACKFILL FOR ALL EXTERIOR PLUMBING WORK.
 - CONTRACTOR SHALL VERIFY ALL CONNECTIONS WITH OTHER UTILITIES AND MAKE ADJUSTMENTS AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
 - AN ENGINEERED AS-BUILT SHALL BE PREPARED AND SUBMITTED TO THE BOYFORD BOARD OF HEALTH.
 - CONTRACTOR IS REQUIRED TO OBTAIN A FINAL SEPTIC INSTALLERS LICENSE TO WORK ON A SEPTIC SYSTEM WITHIN THE TOWN OF FOXFORD.
 - SEPTIC SYSTEM UPGRADE DESIGN IS PENDING A PASSING TITLE V EVALUATION.

PIPE LOADING CALCULATION

(REF: UN-BELL HANDBOOK OF PVC PIPE)
FOR HDG LOADING AND 1" OF COVER:
TOTAL UNBELL HEAD LOAD = 1,600 PSF = 11.1 PSF (PL 11, PL 104)
FOR HDG LOADING, 1" COVER, HIGHWAY CONDITIONS:
IMPACT FACTOR = 1.5
SAFETY FACTOR = 1.5
PIPE STRESS = $(11.1 \text{ PSF})(1.5)(1.5) = 25.0 \text{ PSI}$
ALLOWABLE PIPE STRESS:
SR 33 = 46 PSF > 25.0 PSF => OK
(TABLE 24)

LEACHING FIELD DESIGN:

4,440 GPD DESIGN FLOW = 6,000 SF OF FIELD REQUIRED
EFFECTIVE LEACHING AREA = 6,000 SF OF FIELD PROVIDED
100' LONG X 60' WIDE X 1' DEEP
FIELD SUMMARY

AREA (SF)	GPD
REQUIRED	6,000
PROVIDED	6,000

EXISTING SEPTIC TANK DESIGN

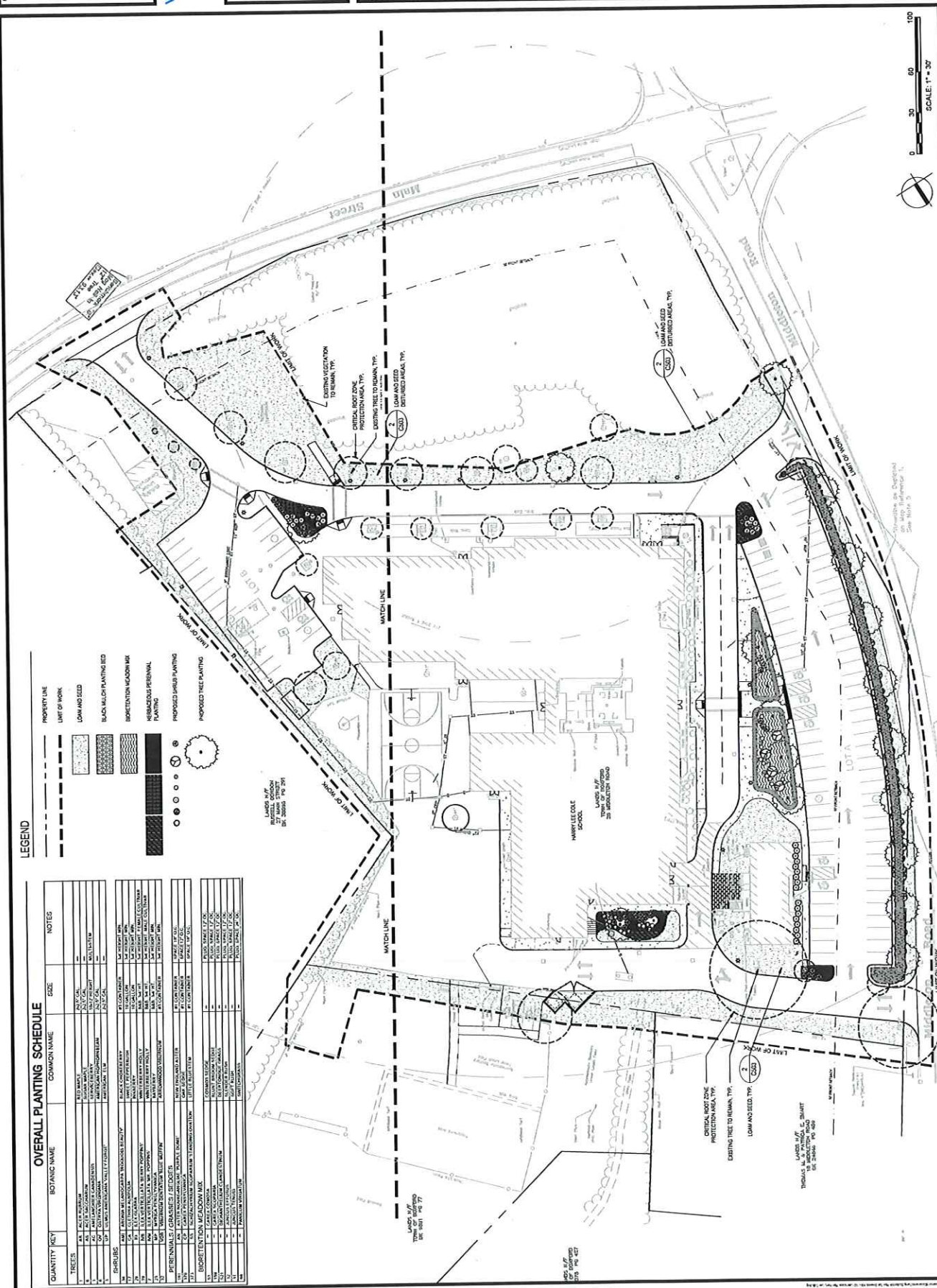
DESIGN FLOW: 4,400 GPD
TWO COMPARTMENT TANK (310 CMR 15.224)
1ST COMPARTMENT: 2 DAYS X DESIGN FLOW = 2 DAYS X 4,440 GPD = 8,880 GAL
2ND COMPARTMENT: 24 HOUR DETENTION TIME
VOLUME = 1 DAY X DESIGN FLOW = 1 DAY X 4,440 GPD = 4,440 GAL
TANK PROVIDED: 10,000 GALLONS
SECONDARY TANK VOLUME HAS CAPACITY TO HANDLE ADDITIONAL FLOW OF 1,320 GAL

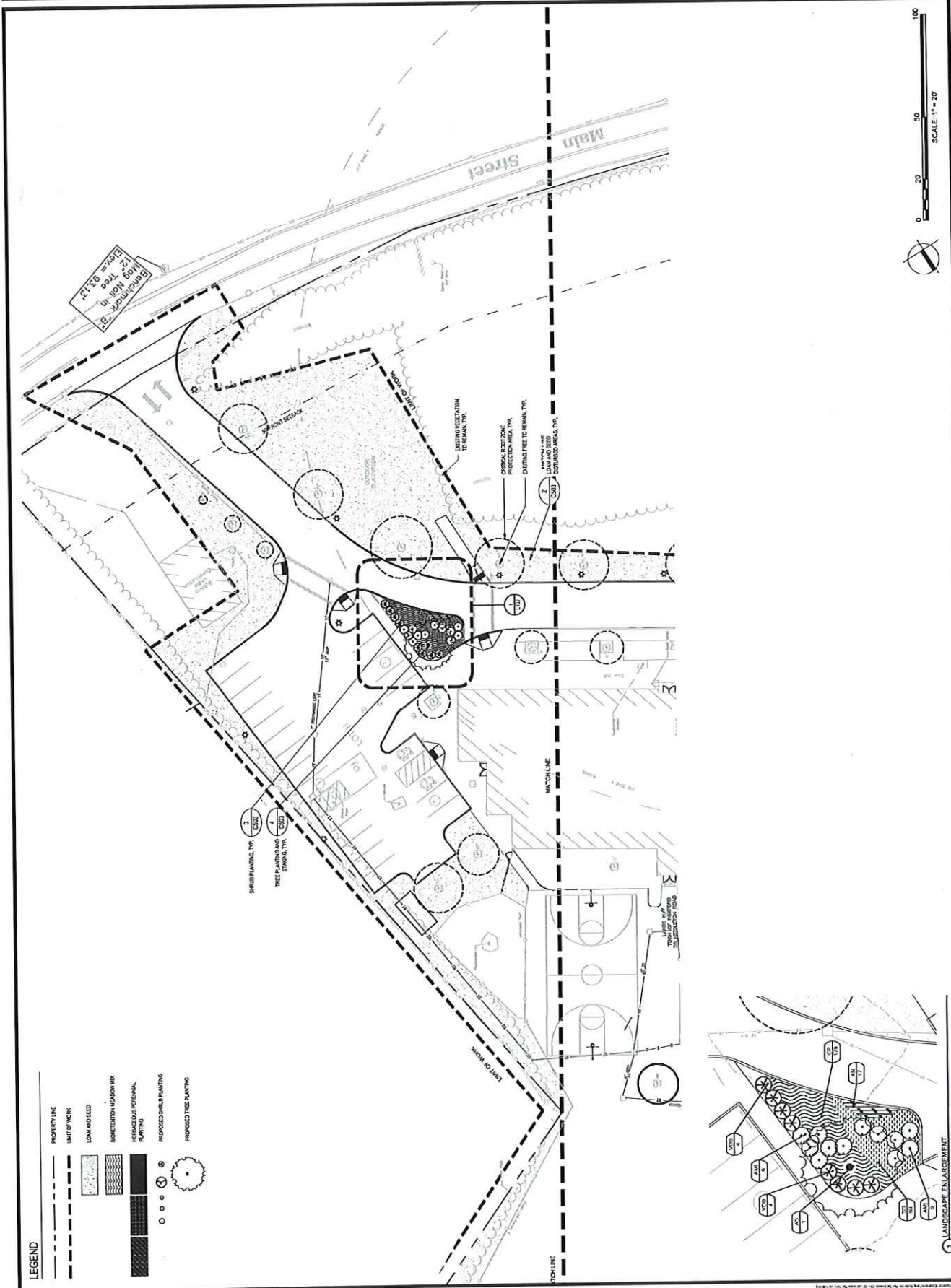
EXISTING DESIGN CRITERIA PER 310 CMR 15.000

SCHOOL SYSTEM W/ CRITERIA
8 GPD PER PERSON
414 PERSONS (STUDENTS AND FACULTY)

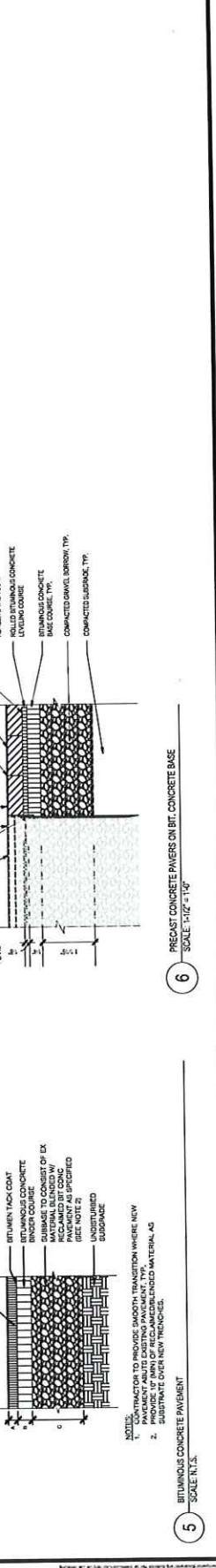
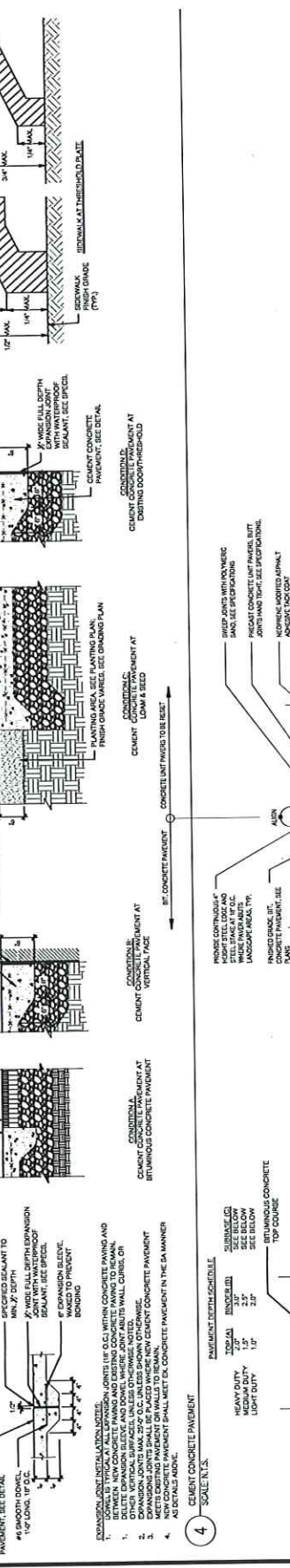
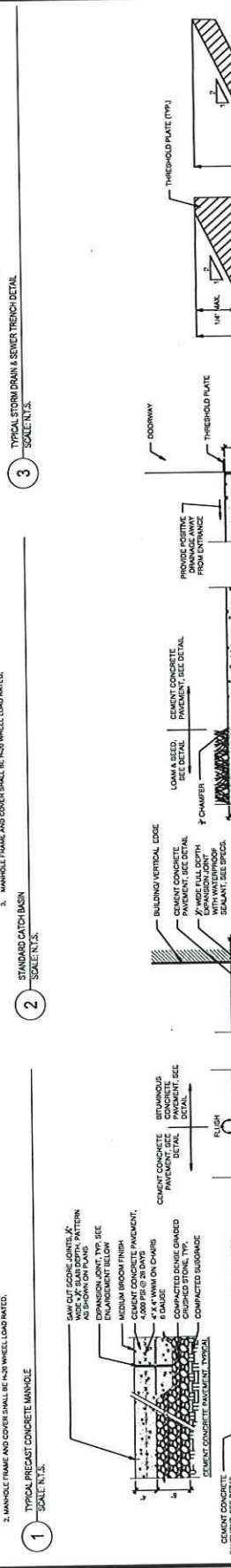
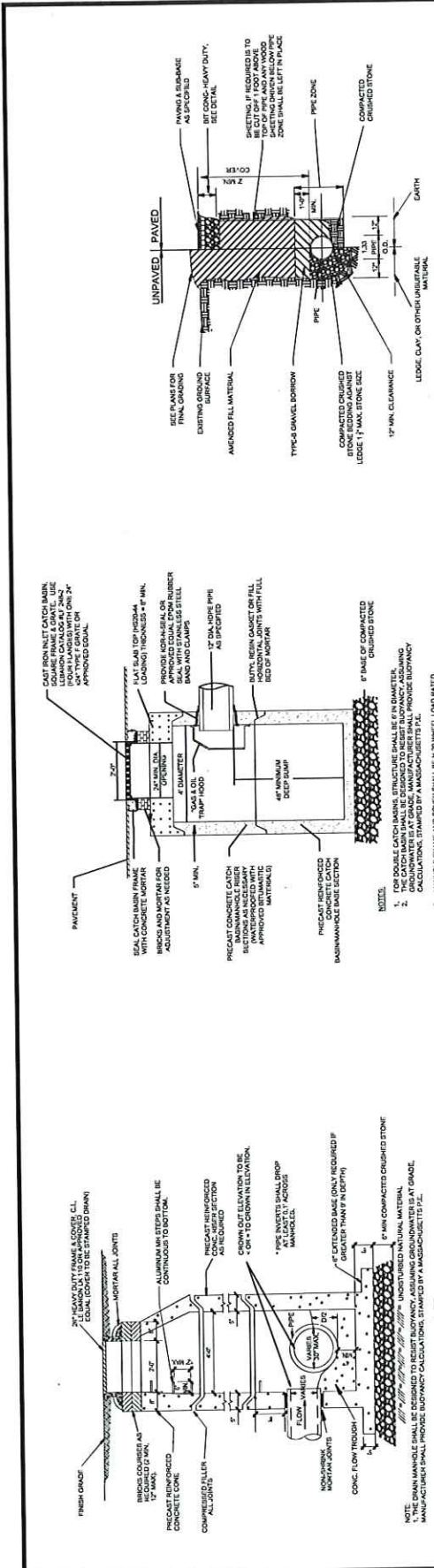
EXISTING DESIGN FLOW

DESIGN FLOW:
8 GPD/PERSON X 555 PERSONS = 4,440 GPD
EXISTING SYSTEM DESIGNED FOR 4,440 GPD
LOADING RATE 0.74 GALLONS/SF USED
EXISTING LEACHING AREA: 60FT X 100FT = 6,000SF
MAXIMUM TITLE V HYDRAULIC LOADING:
0.0005SF X 0.74 GALLONS/SF = 4,440 GALLONS
CURRENT HYDRAULIC LOADING:
8 GPD/PERSON X 414 PERSONS = 3,312 GPD
SURPLUS OF 1,128 GPD









No.	Date	Description

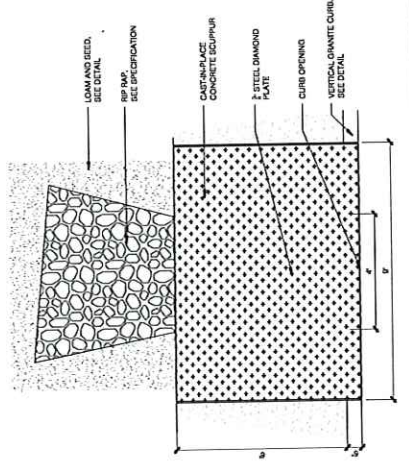


Project No.	PERMITTING
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Drawn By	CJA
Reviewed By	CB
Approved By	JP
West Project No.	ENC020-0005
West File No.	

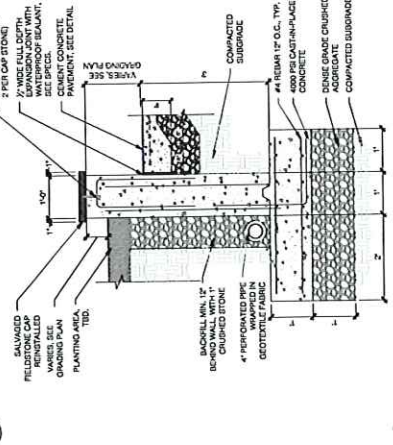
SITE CONSTRUCTION DETAILS

Sheet Number: **C502**

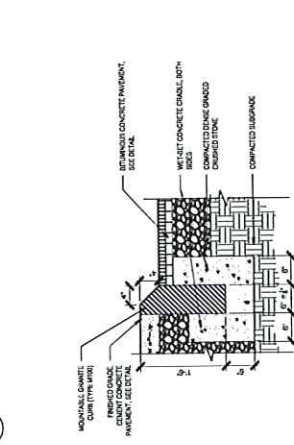
Scale: N.T.S.



1 SIDEWALK SCOPPER
SCALE: N.T.S.



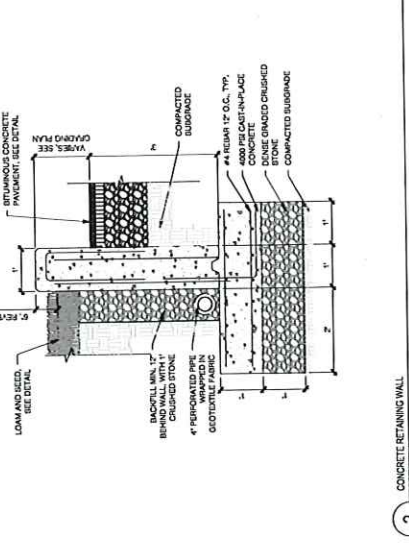
3 CAST-IN-PLACE CONCRETE RETAINING WALL WITH FIELDSTONE CAP
SCALE: N.T.S.



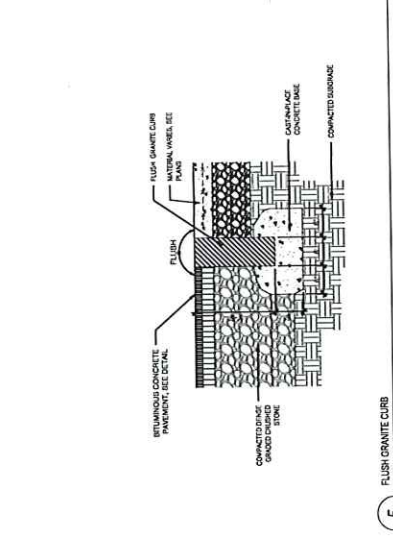
4 VERTICAL GRANITE CURB
SCALE: N.T.S.



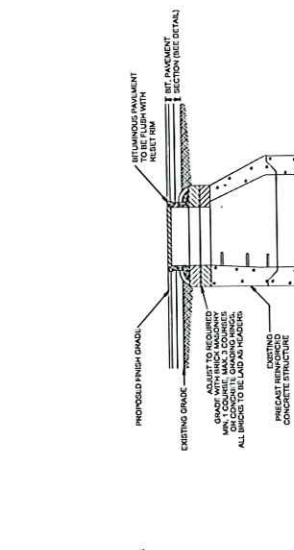
6 MOUNTABLE GRANITE CURB
SCALE: N.T.S.



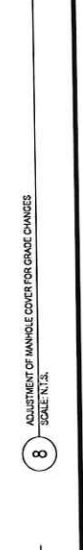
2 CONCRETE RETAINING WALL
SCALE: N.T.S.



5 FLUSH GRANITE CURB
SCALE: N.T.S.

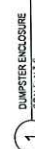
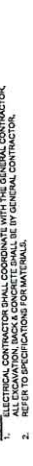


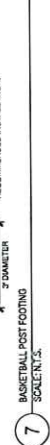
8 ADJUSTMENT OF MANHOLE COVER FOR GRADE CHANGES
SCALE: N.T.S.



8 ADJUSTMENT OF MANHOLE COVER FOR GRADE CHANGES
SCALE: N.T.S.

7 DIRECTIONAL ARROW AND STOP BAR TRAFFIC MARKINGS

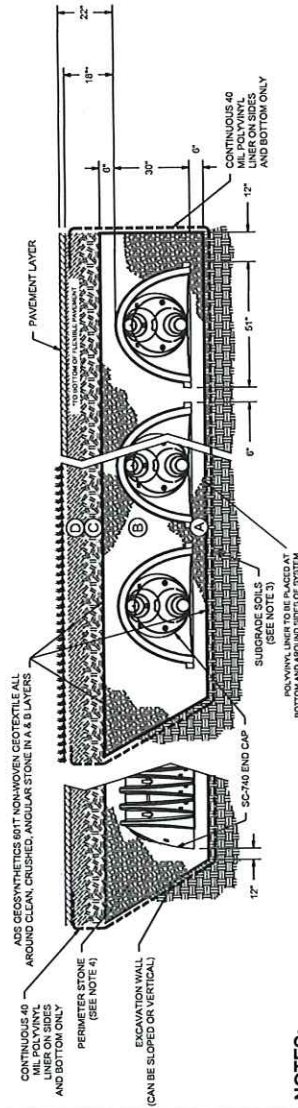




ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF THE 'E' LAYER. IF THE 'E' LAYER IS NOT REQUIRED, THE 'D' LAYER SHALL BE THE FINAL FILL MATERIAL. THE SUBGRADE SURFACE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK FOR ANY SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. CONDITIONS MAY HAVE STRONG MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDED STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE 'D' LAYER. THE EMBEDED STONE (B' LAYER) SHALL BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M147 3, 3.57, 4, 4.67, 5, 5.67, 6.7, 6.8, 7, 7.8, 8, 8.9, 10	BEGIN COMPACTIONS AT THE 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX. LIFTS TO THE TOP OF THE 'C' LAYER. THE RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS, ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 15,000 lb (5 kN), DYNAMIC FOOTING TO EXCEED 25,000 lb (10 kN).
B CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN CRUSHED, ANGULAR STONE	AASHTO M47 3, 3.57, 4, 4.67, 5, 5.67, 6.7, 6.8, 7, 7.8, 8, 8.9, 10	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN CRUSHED, ANGULAR STONE	AASHTO M47 3, 3.57, 4, 4.67, 5, 5.67, 6.7, 6.8, 7, 7.8, 8, 8.9, 10	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2}

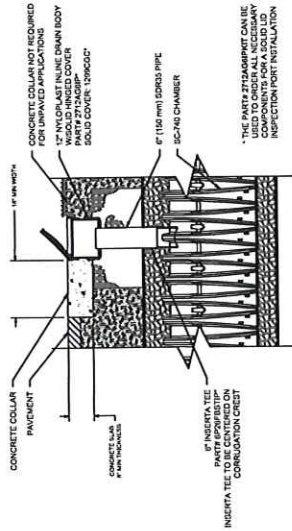
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRAVATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR 4" STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4".
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR CONSTRUCTION DETAILS.
 - 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.



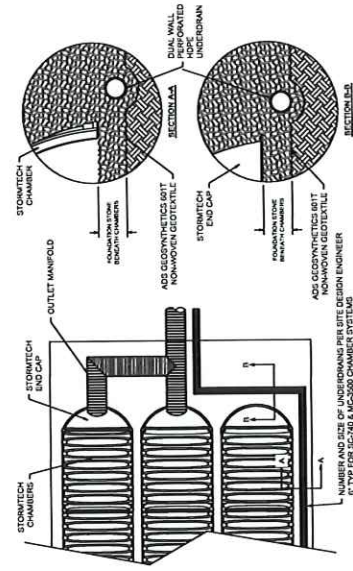
NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2418-16a, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SQUARE JOINT, CHAMBERS SHALL BE LIFTED BY THE TOP OF THE CHAMBER, JOINT SHALL NOT BE LESS THAN 2".
 - TO MAINTAIN THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.3 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/INCH (AND 9) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- DEFLECTION SYSTEM IS TO BE SEALED AND LINED WITH A POLYETHYLENE LINER ALONG THE SIDES AND THE BOTTOM OF THE SYSTEM.

1 DETENTION SYSTEM (DS-1) SUBSURFACE CHAMBER SYSTEM DETAILS
SCALE: NTS



2 STORMWATER CHAMBER INSPECTION PORT
SCALE: NTS

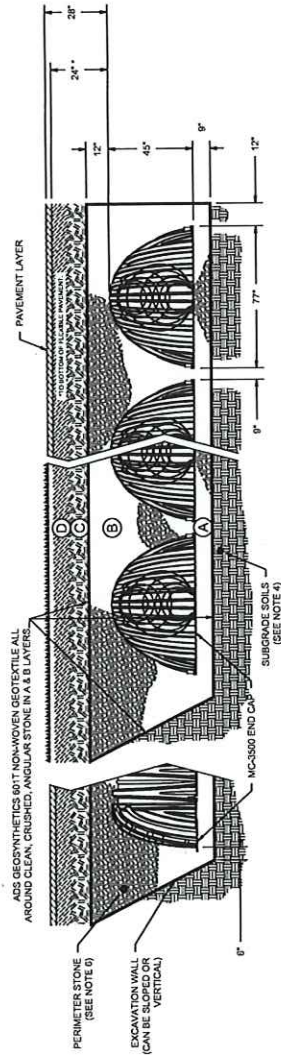


3 SC-740 UNDERDRAIN
SCALE: NTS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEETABLE PAVEMENT OR UNPAVED FINISHED SURFACE REQUIREMENTS.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SURFACE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEERS PLANS. MATERIALS SHALL BE COMPACTED TO MEET THE MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE TO LAYER 'D'. NOTE: THIS PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M143 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 96, 57, 6, 67, 68, 7, 76, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACTING ADDITIONAL LAYERS SHALL BE MADE UP TO 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBODIMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 4	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBERS.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

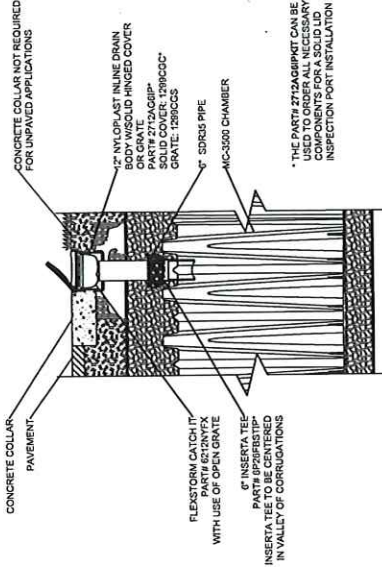
PLEASE NOTE: THE FOLLOWING ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 1. STORMTECH COMPACTOR REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 8" MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 2. STORMTECH COMPACTOR REQUIREMENTS ARE MET FOR 'B' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 8" MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. EQUIPMENT, FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- 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.
- ONCE LAYER 'C' IS PLACED, ANY SOLIMATERIAL 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.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

1 INFILTRATION SYSTEM (IS-1) SUBGRADE CHAMBER SYSTEM DETAILS
 SCALE: N13



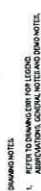
2 STORMWATER CHAMBER INSPECTION PORT
 SCALE: N13

3 SC-740 ISOLATOR ROW PLUS DETAIL (DETENTION SYSTEM DS-1)



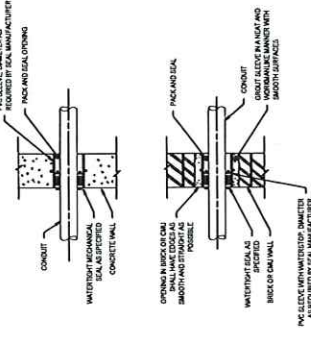
3 CONCRETE STEP DETAIL

Drawing Title ELECTRICAL LEGEND, GENERAL NOTES AND ABBREVIATIONS	Sheet Number E001
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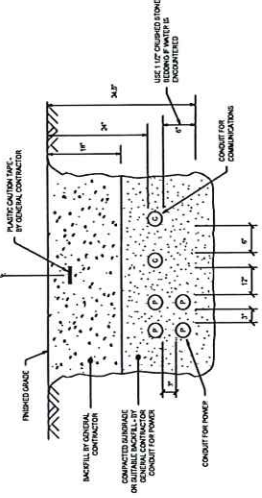




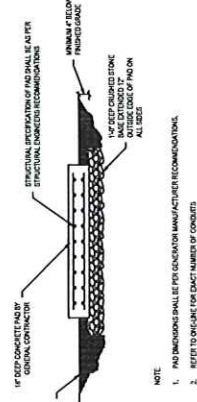
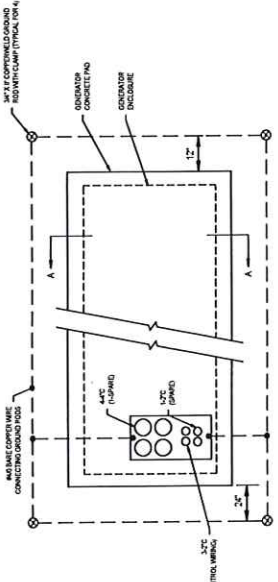
CONDUIT AND WIRE SCHEDULE						
CONDUIT NO.	FEDDER	FROM	TO	USE OF FITTINGS	LOAD	REMARKS
C1	14MC 254 x 4000	PH-1	EV CHARGING STATION	1	40A	DIRECT BURRED
C2	NOT USED	-	-	-	-	-
C3	1YC 2018 x 10000	PH-1	POLE LIGHTS	5	-	DIRECT BURRED
C4	1YC 2018 x 10000	PH-1	POLE LIGHTS	5	-	DIRECT BURRED
C5	1YC 2018 x 10000	PH-1	POLE LIGHTS	7	-	DIRECT BURRED
C6	14MC 254 x 4000	PH-1	RECEPTACLE	1	-	DIRECT BURRED
C7	1YC 2018 x 10000	PH-1	POLE LIGHTS	2	-	DIRECT BURRED
C8	1YC 2018 x 10000	PH-1	POLE LIGHTS	4	-	DIRECT BURRED
C9	1YC 2018 x 10000	PH-1	POLE LIGHTS	4	-	DIRECT BURRED
C10	14MC 254 x 4000	GENERATOR	TO ATS	-	-	DIRECT BURRED
C11	4TEMPY CONDUIT WITH PULL STRIPS	GENERATOR	TO ATS	-	-	DIRECT BURRED
C12	1YC 2018 x 4000	14MC 254 x 4000	14MC 254 x 4000	-	-	DIRECT BURRED
C13	1YC 2018 x 4000	14MC 254 x 4000	14MC 254 x 4000	-	-	DIRECT BURRED
C14	(14-INCH EMPTY WITH PULLING)	PH-1	FUTURE EV CHARGING STATION	5	40A	DIRECT BURRED
C15	1YC 2018	GENERATOR CONTROL PANEL	ATS	-	-	DIRECT BURRED
C16	1YC COMM CABLE	GENERATOR CONTROL PANEL	REMOTE ANNUNCIATOR	-	-	DIRECT BURRED



1
NTS
WATERTIGHT CONDUIT PENETRATIONS

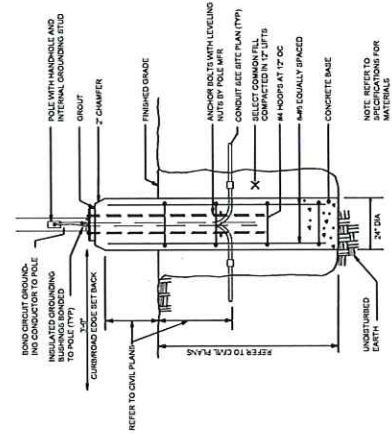


2
NTS
TYPICAL DIRECT BURIED CONDUIT DETAIL

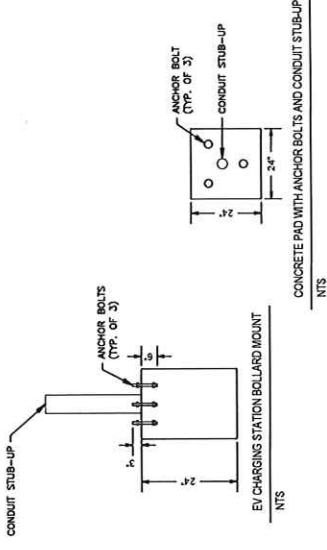


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GENERATOR ENCLOSURE PAD DETAIL

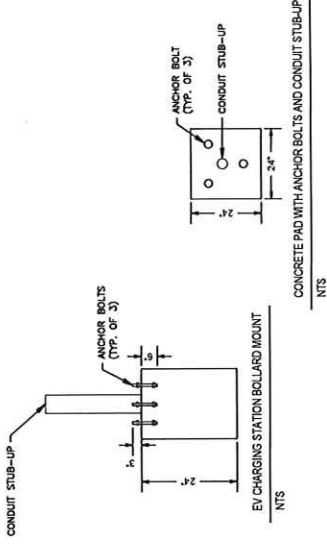
4
NTS
TYPICAL LIGHT POLE BASE DETAIL



5
NTS
TYPICAL LIGHT POLE BASE DETAIL



6
NTS
EV CHARGING STATION BOLLARD MOUNT



7
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

8
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

9
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

10
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

11
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

12
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

13
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

14
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

15
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

16
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

17
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

18
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

19
NTS
CONCRETE PAD WITH ANCHOR BOLTS AND CONDUIT STUB-UP

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