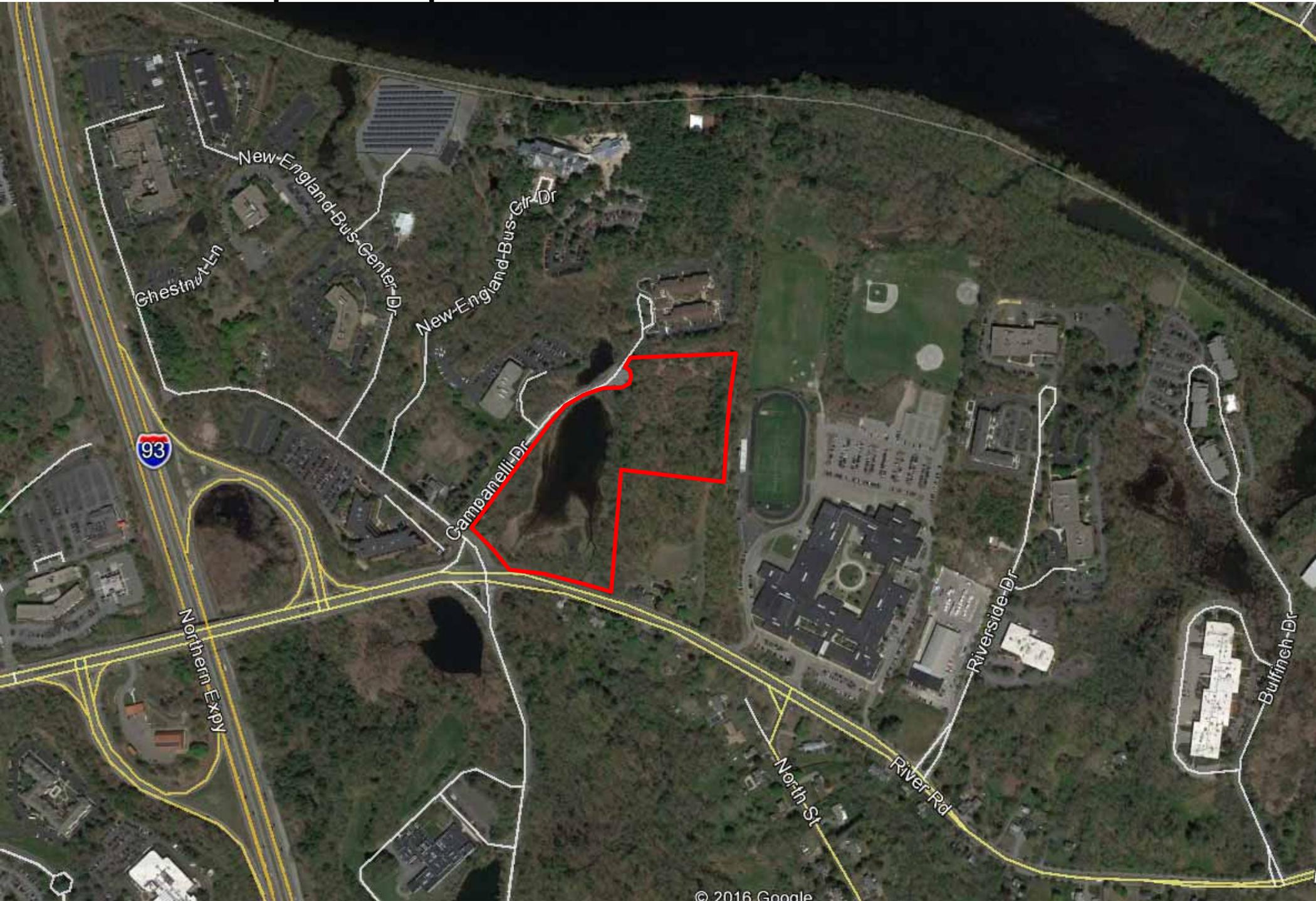


# **Town of Andover Municipal Services Facility**

## **Project Summary Presentation**

December 06, 2016

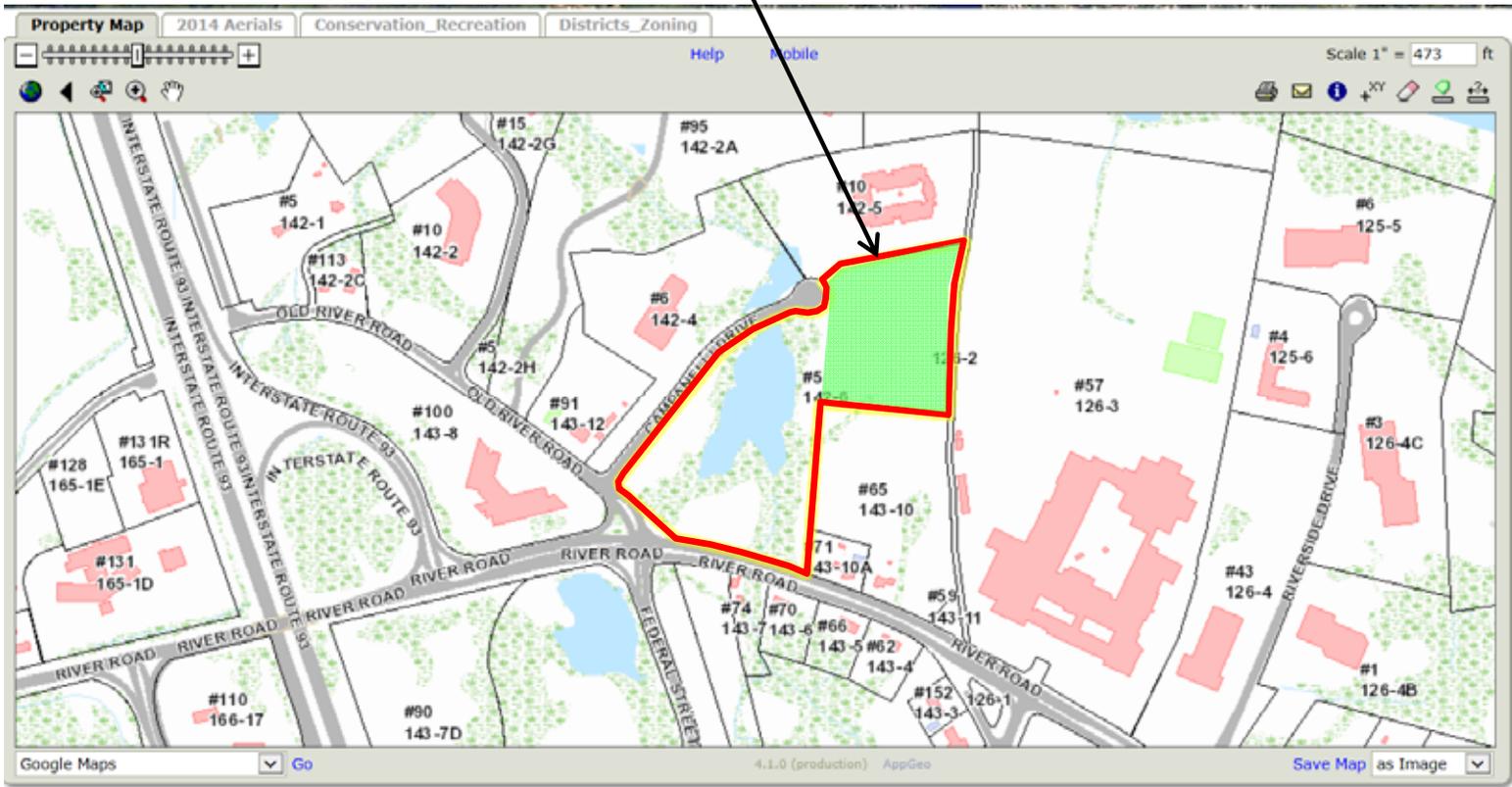
Site Location Map – 5 Campanelli Drive



## 5 Campanelli Drive

Proposed  
Development Area

15.15 Acres



Search Selection Legend Location Markup

Select Parcels

(show all)

PropID	Address	Lot Size (ac.)
142 0 6	5 CAMPANELLI DR	659777

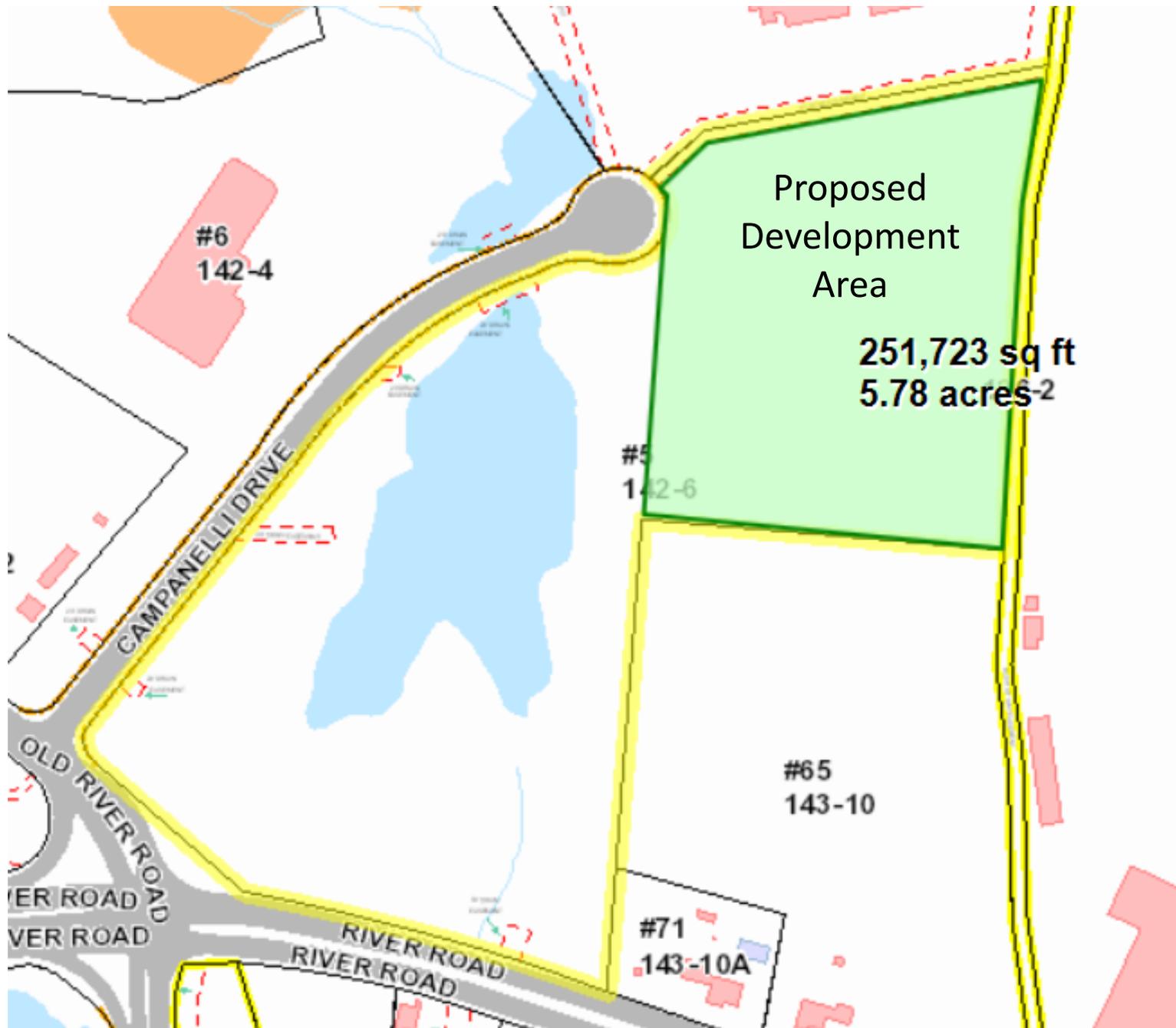
1 selected To Mailing Labels To Spreadsheet

Property

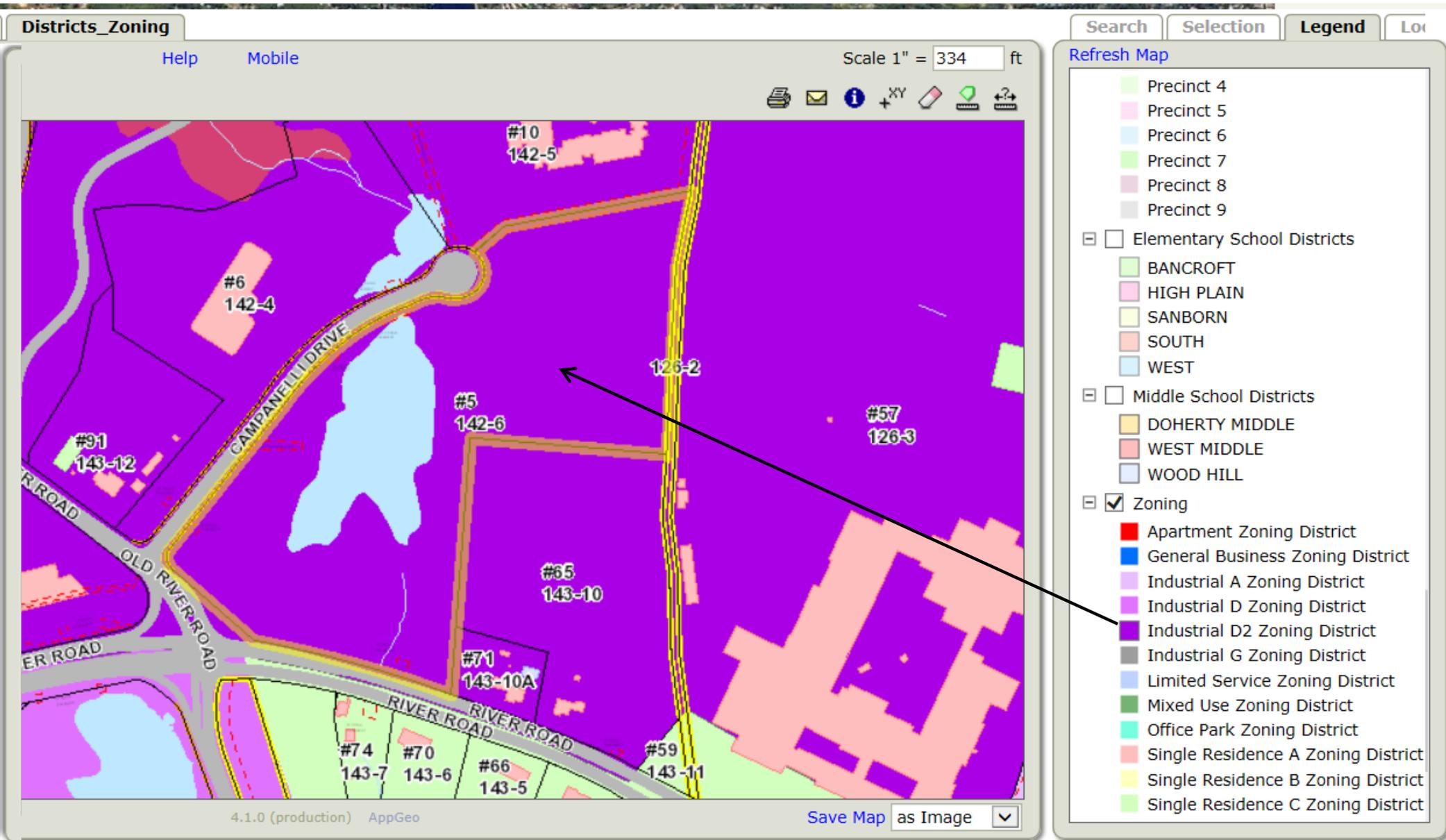
PropertyID 142 0 6  
Address 5 CAMPANELLI DR  
Lot Size 659777 acres

Building Type  
Bldg. Condition Average  
Grade  
Land Value \$1558200  
Building Value \$0  
Total Valuation \$1563200  
Land Use Code 441  
Zoning ID  
Year Built  
# Rooms  
# Bedrooms  
# Full Baths 0

# 5 Campanelli Drive



## 5 Campanelli Drive



# 5 Campanelli Drive

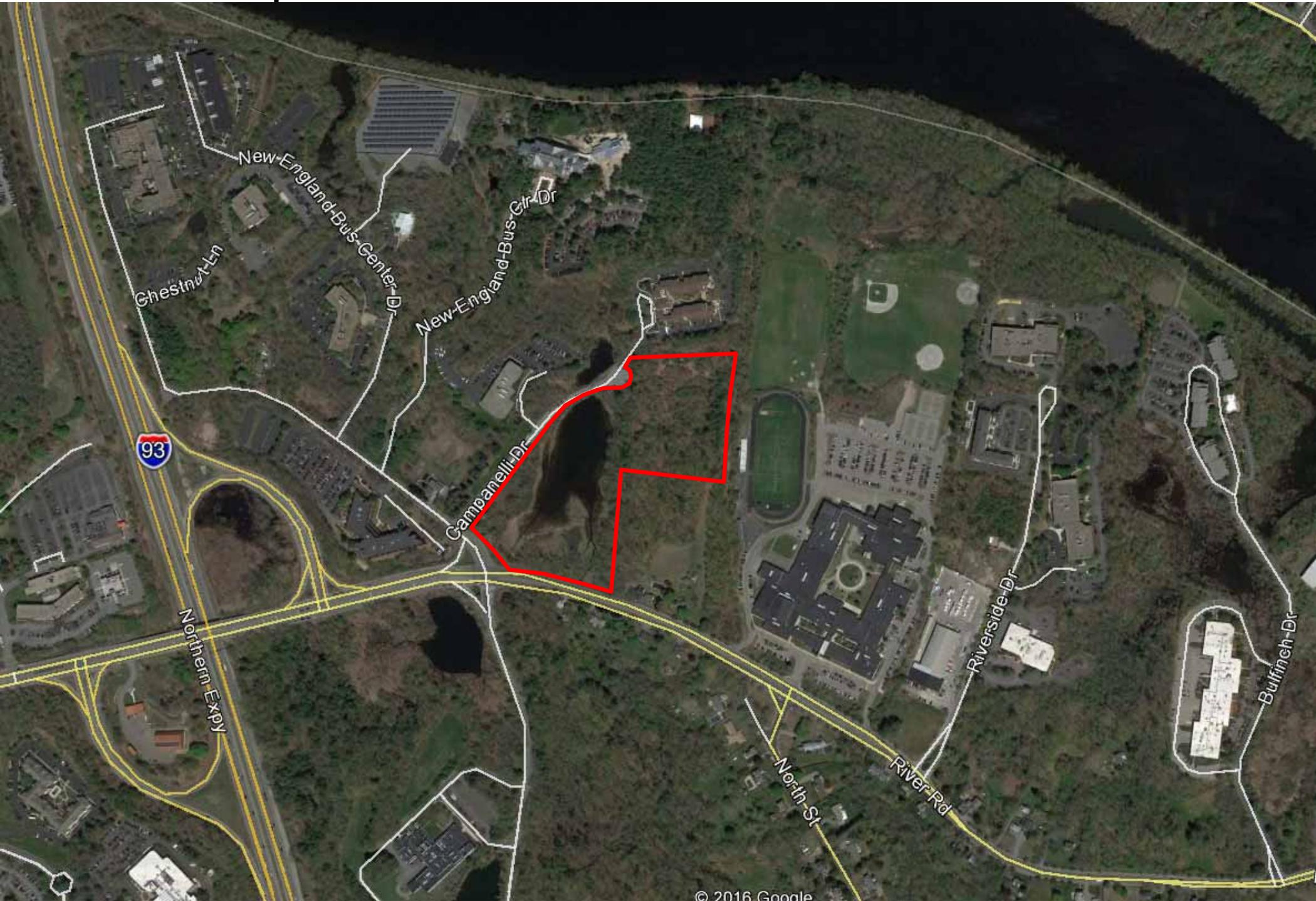


5 Campanelli Drive

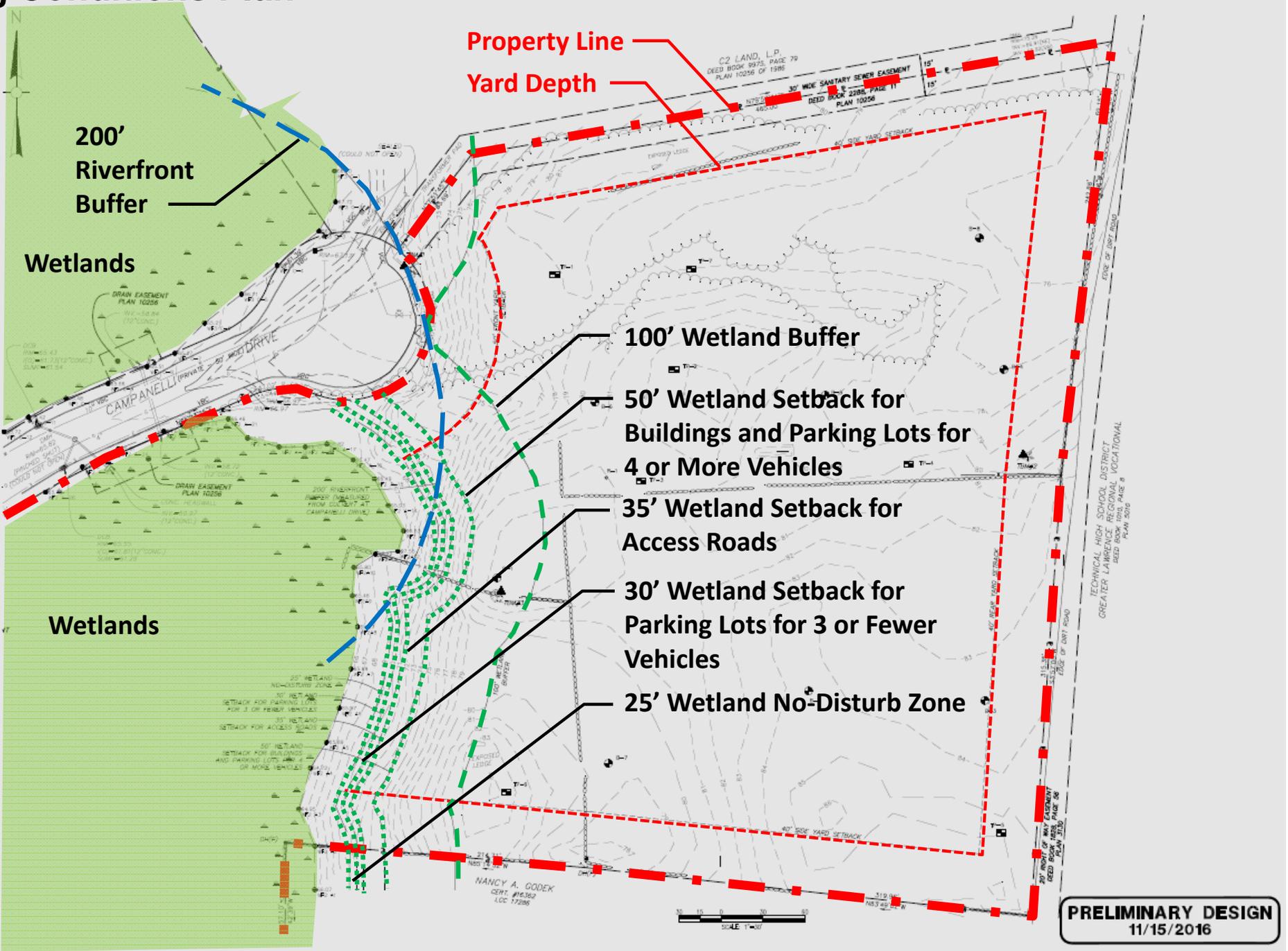


# **Summary of Planned Development**

# Site Location Map

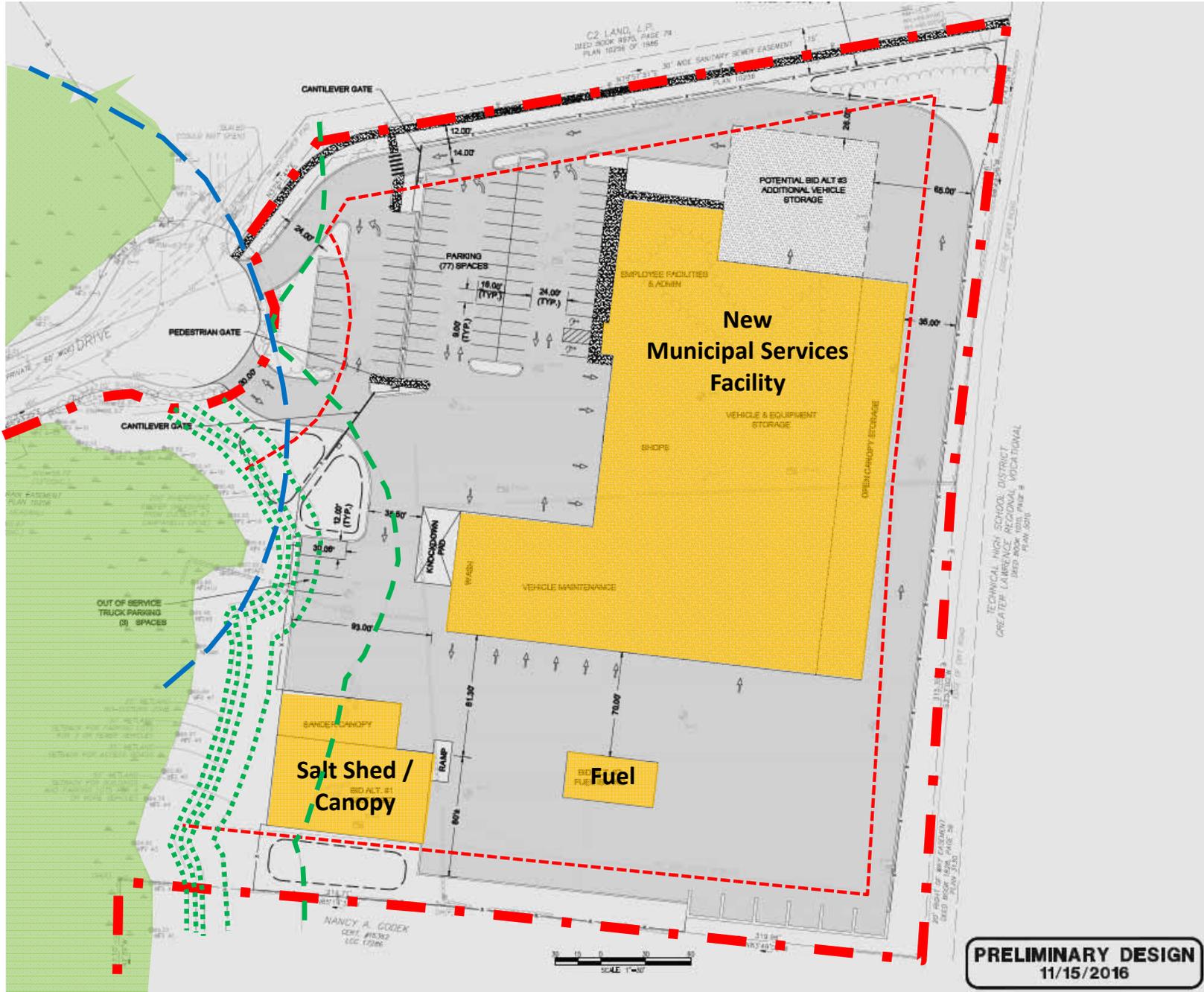


## Existing Conditions Plan



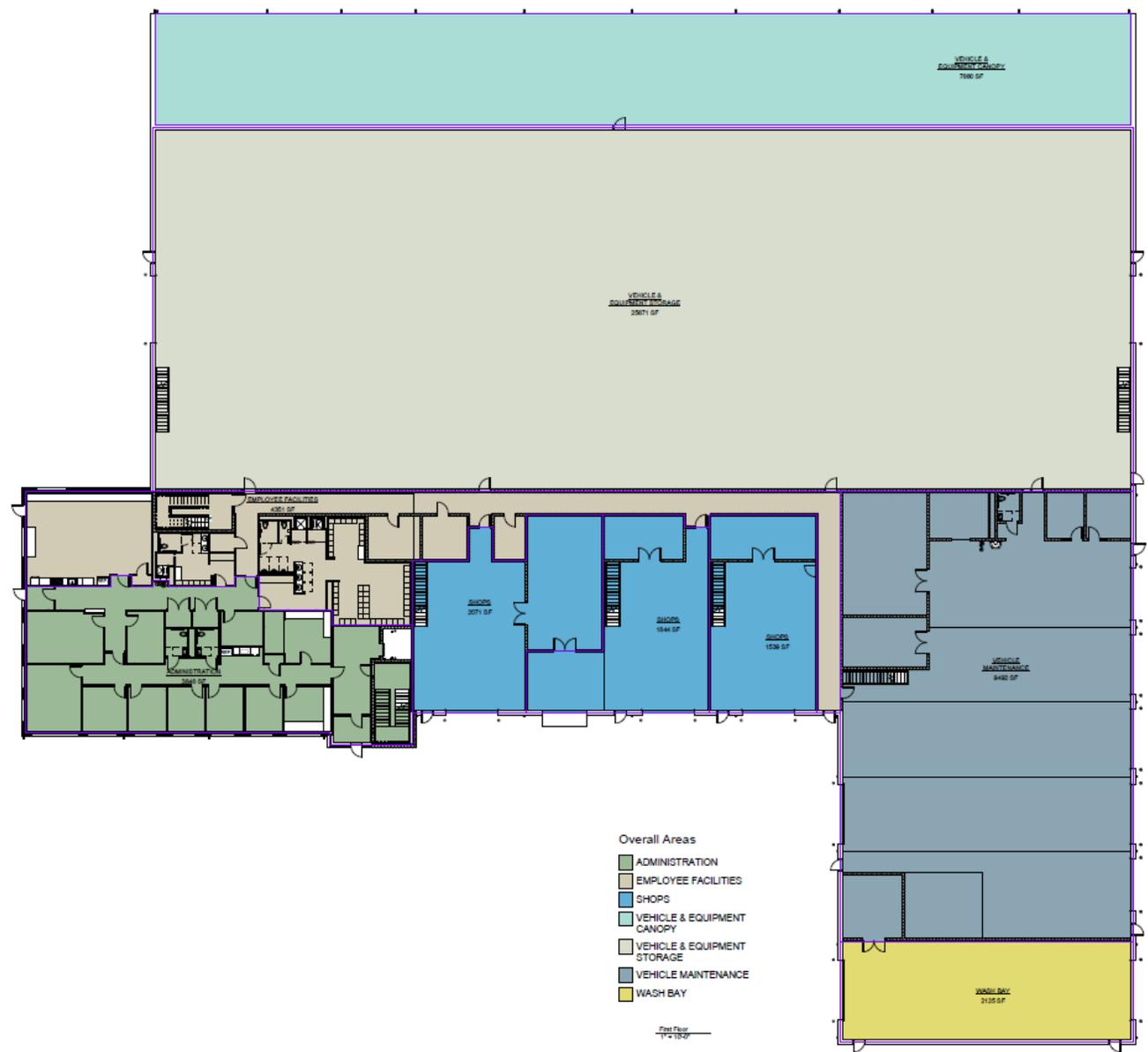
**PRELIMINARY DESIGN**  
11/15/2016

## Preferred Concept – Site Plan



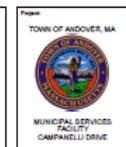
**PRELIMINARY DESIGN**  
11/15/2016

Preferred Concept – 1<sup>st</sup> Floor



- Overall Areas
- ADMINISTRATION
  - EMPLOYEE FACILITIES
  - SHOPS
  - VEHICLE & EQUIPMENT CANOPY
  - VEHICLE & EQUIPMENT STORAGE
  - VEHICLE MAINTENANCE
  - WASH BAY

File Path: 11-1180



Project:  
 TOWN OF ANDOVER, MA  
 MUNICIPAL SERVICES FACILITY  
 CAMPANELLI DRIVE

Scale:  
 1/8" = 1'-0"

Rev.	Date	Description

PROGRESS PRINT  
 DATE: 11/20/2018 4:48:30 PM  
 NOT FOR CONSTRUCTION

Sheet No.: SCHEMATIC DESIGN  
 PROJECT TITLE

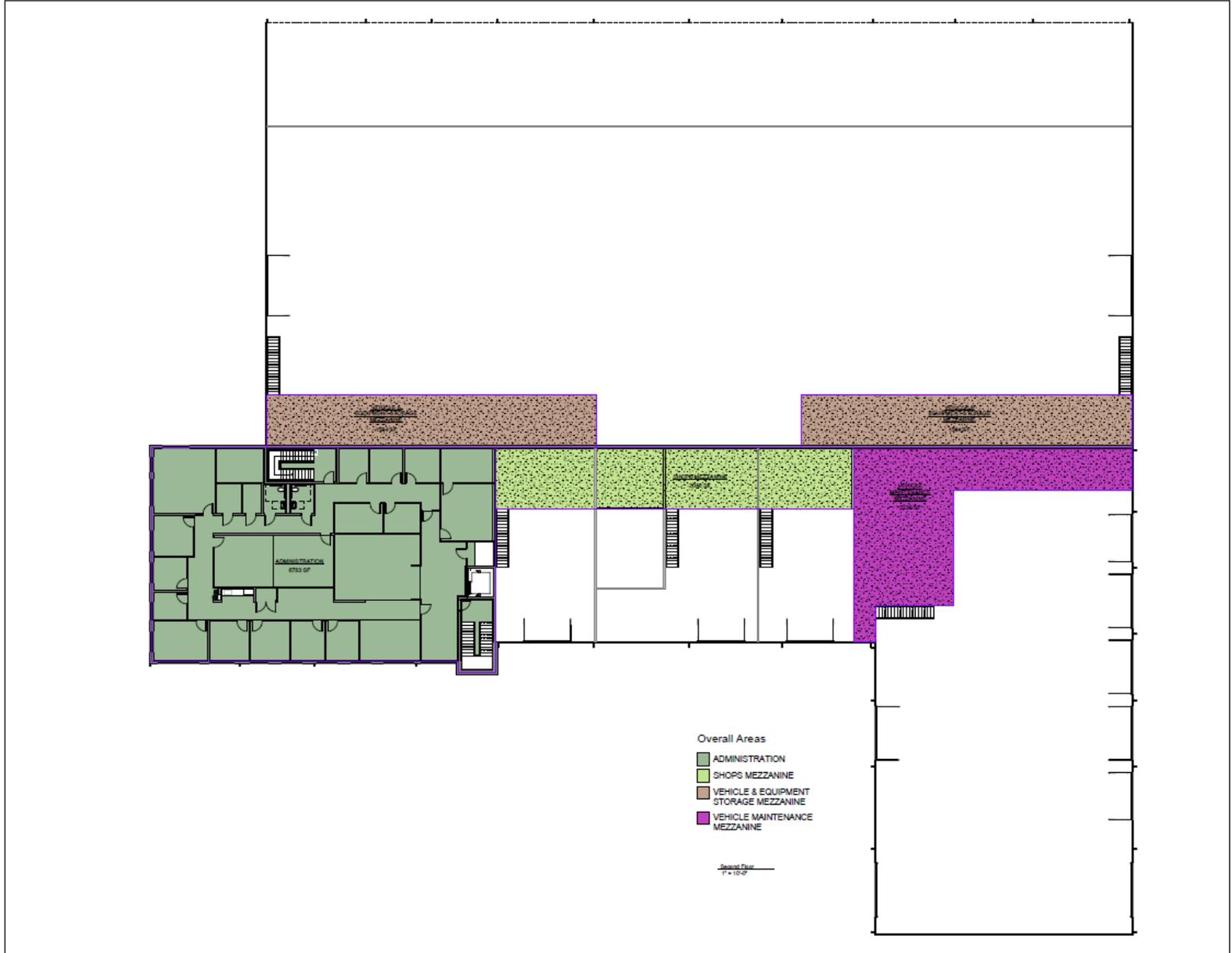
SCALE AS NOTED  
 Date: 02/28/2018  
 Drawn By: SPW  
 Checked By: SPW  
 Approved By: JLF  
 1000 Project No.: 118000

Sheet Title:  
 OVERALL FIRST FLOOR PLAN - AREA TOTALS

Sheet Number:  
**A0.00A**

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Preferred Concept – 2<sup>nd</sup> Floor



Project:  
TOWN OF ANDOVER, MA  
  
MUNICIPAL SERVICES FACILITY  
CAMPANELLI DRIVE

  
WESTON SAMPSON  
ARCHITECTURAL FIRM  
1000 STATE STREET  
ANDOVER, MA 01810

Comments:

Notes:

Rev.	Date	Description

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DATE: 11/02/2016 4:46:33 PM  
NOT FOR CONSTRUCTION

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PROJECT TITLE

SCALE AS NOTED

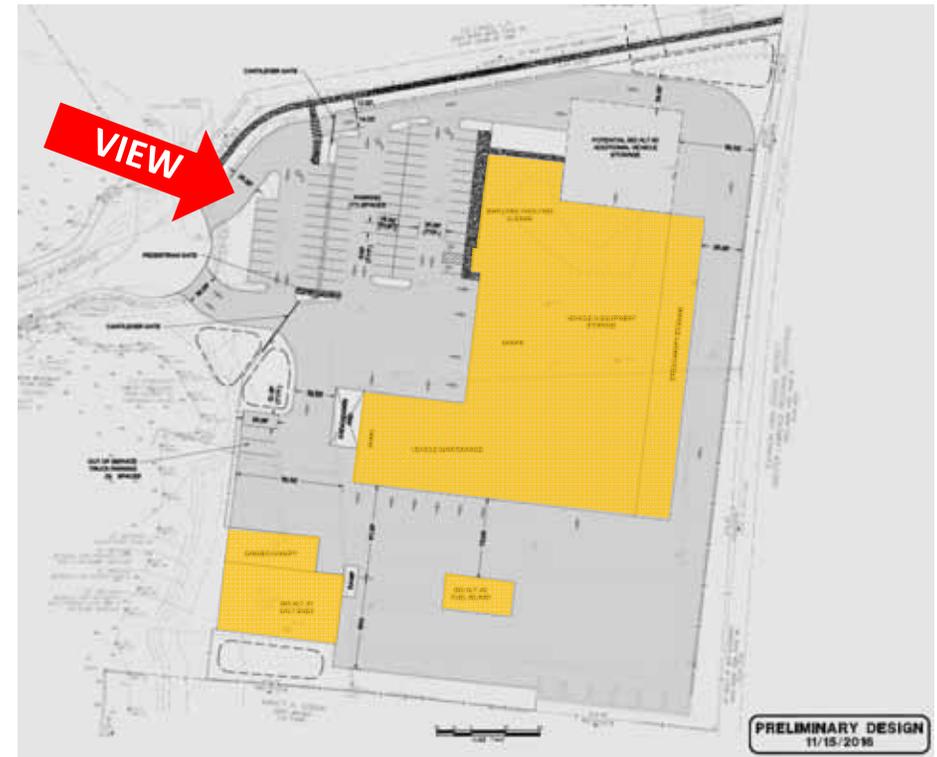
Date: DECEMBER 2016  
Drawn By: BFW  
Reviewed By: BFW  
Approved By: JJA  
ISS Project No.: 210004

Drawing Title:  
OVERALL SECOND FLOOR PLAN - AREA TOTALS

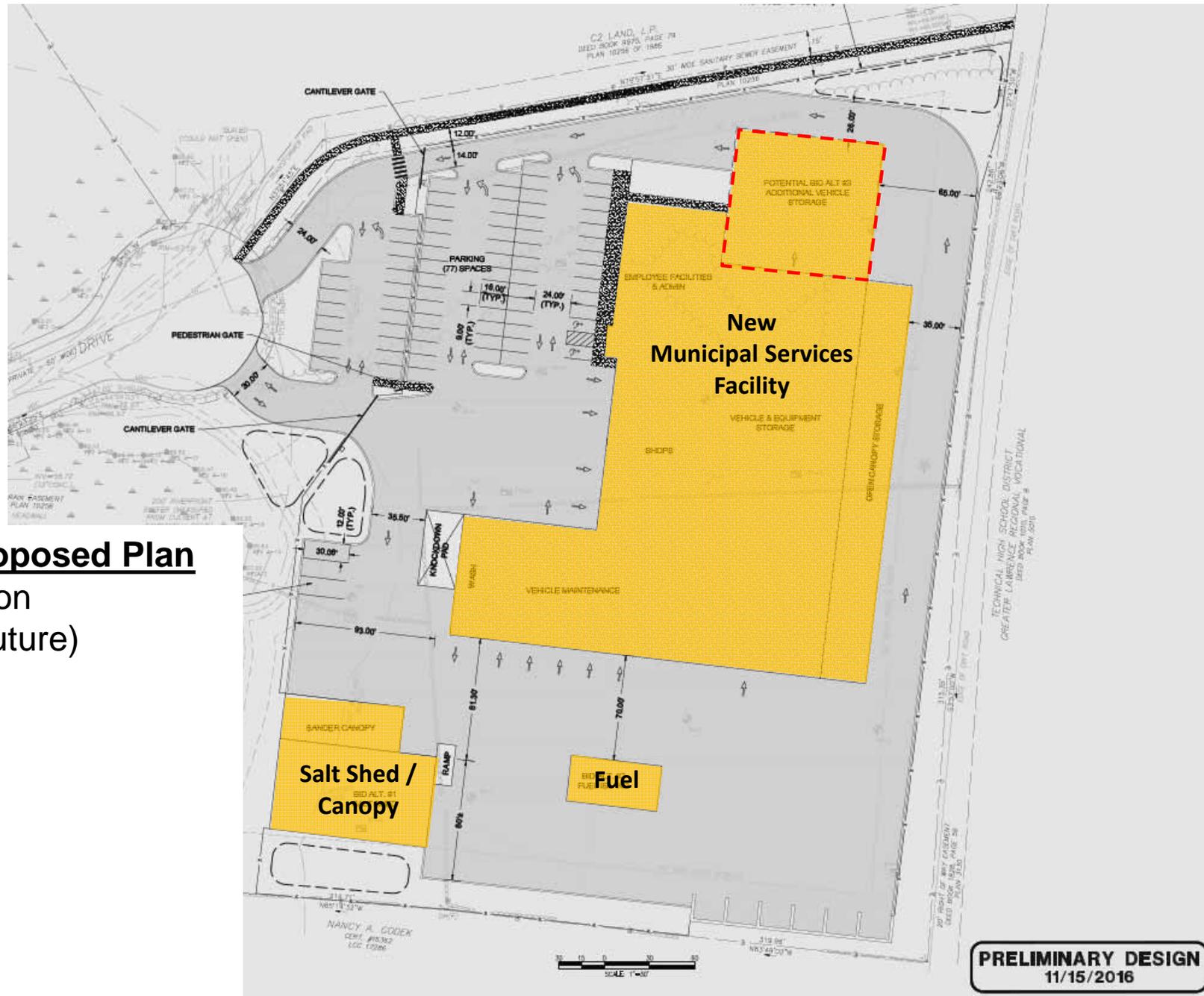
Sheet Number:  
A0.00B

# ANDOVER MUNICIPAL SERVICES FACILITY

## Preferred Concept – Massing Model



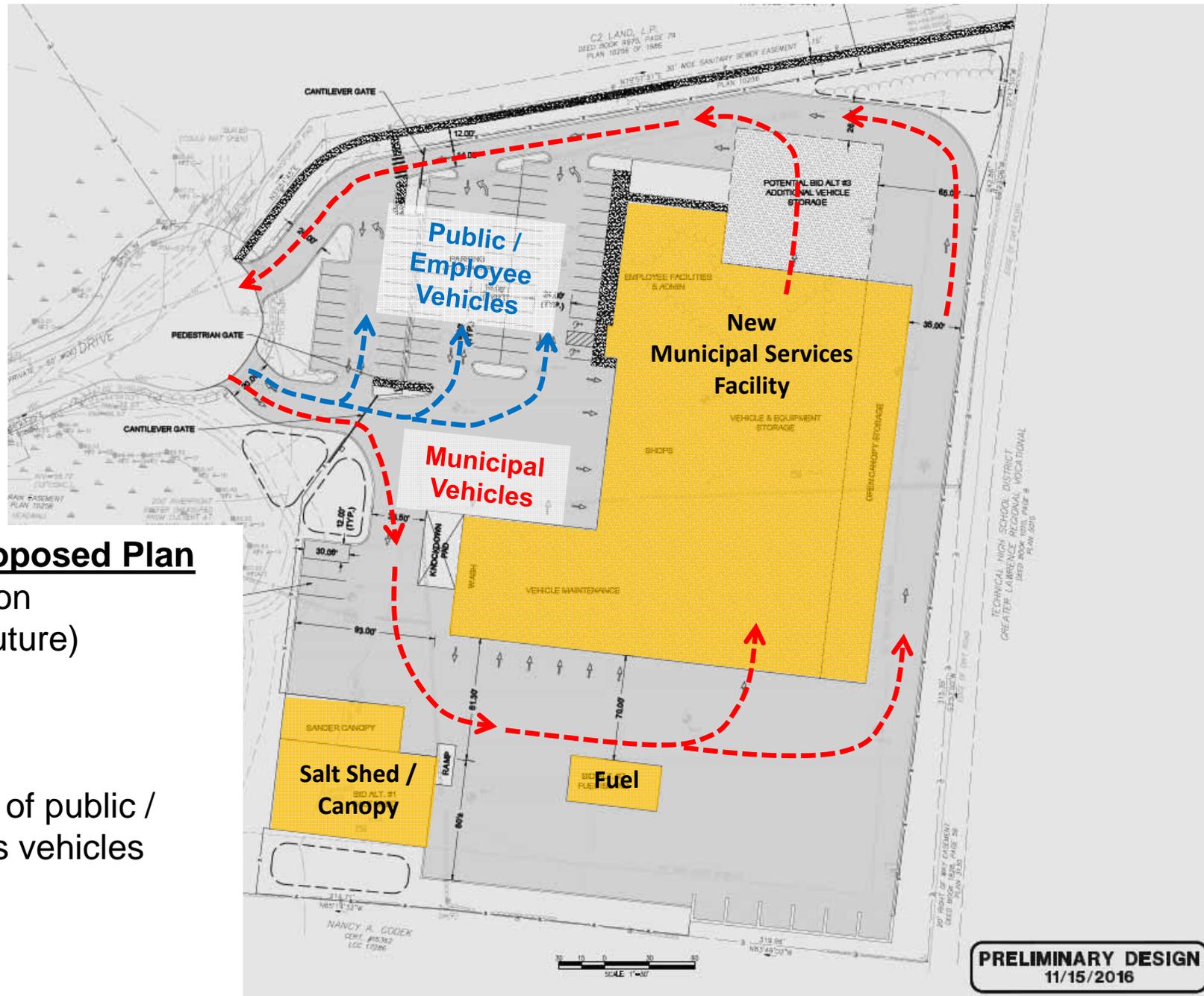
## Preferred Concept – Site Plan



### Advantages of Proposed Plan

- Room for expansion (Bid Alternate or future)

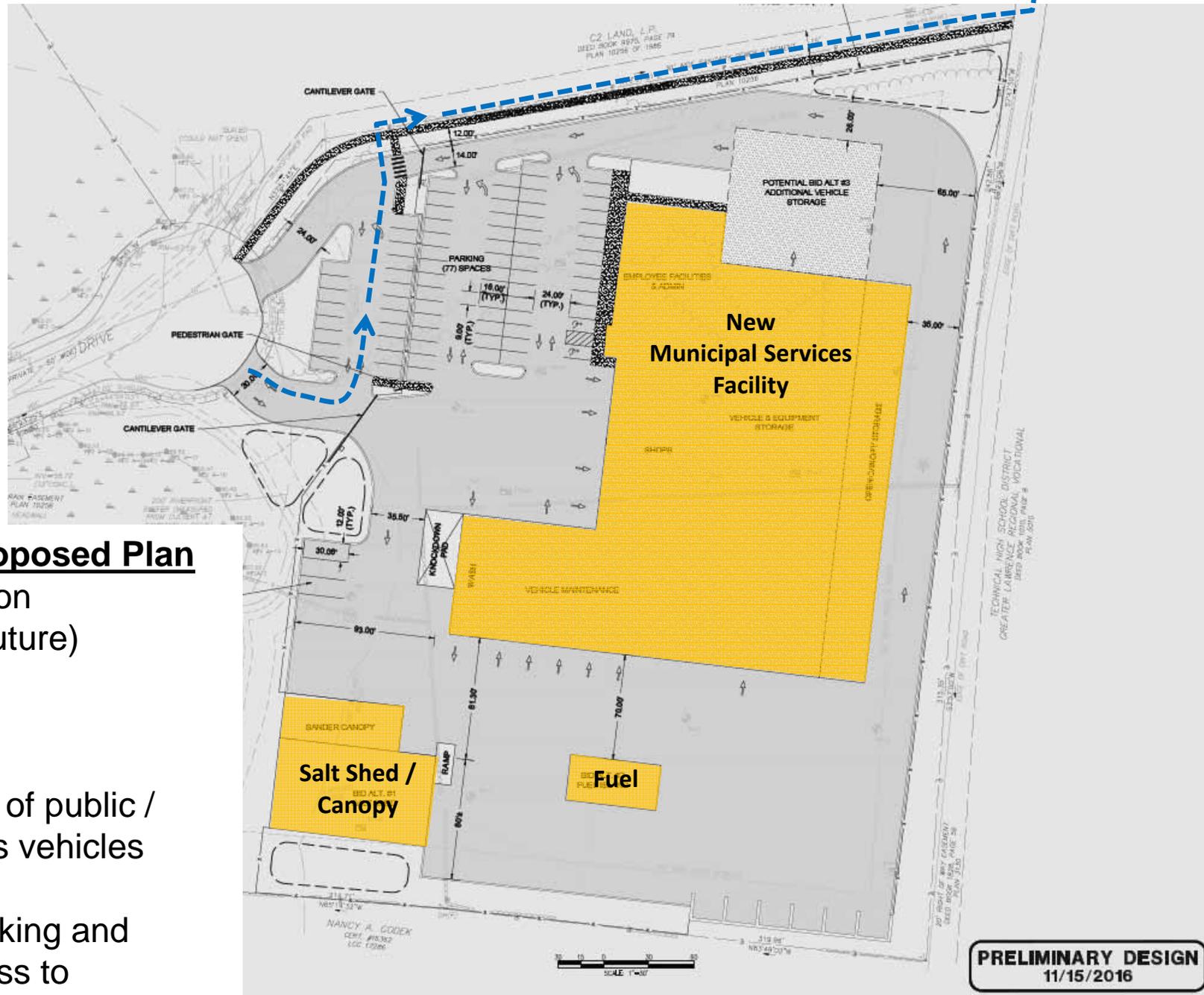
## Preferred Concept – Site Plan



### Advantages of Proposed Plan

- Room for expansion (Bid Alternate or future)
- Safe circulation
- Proper separation of public / Municipal Services vehicles

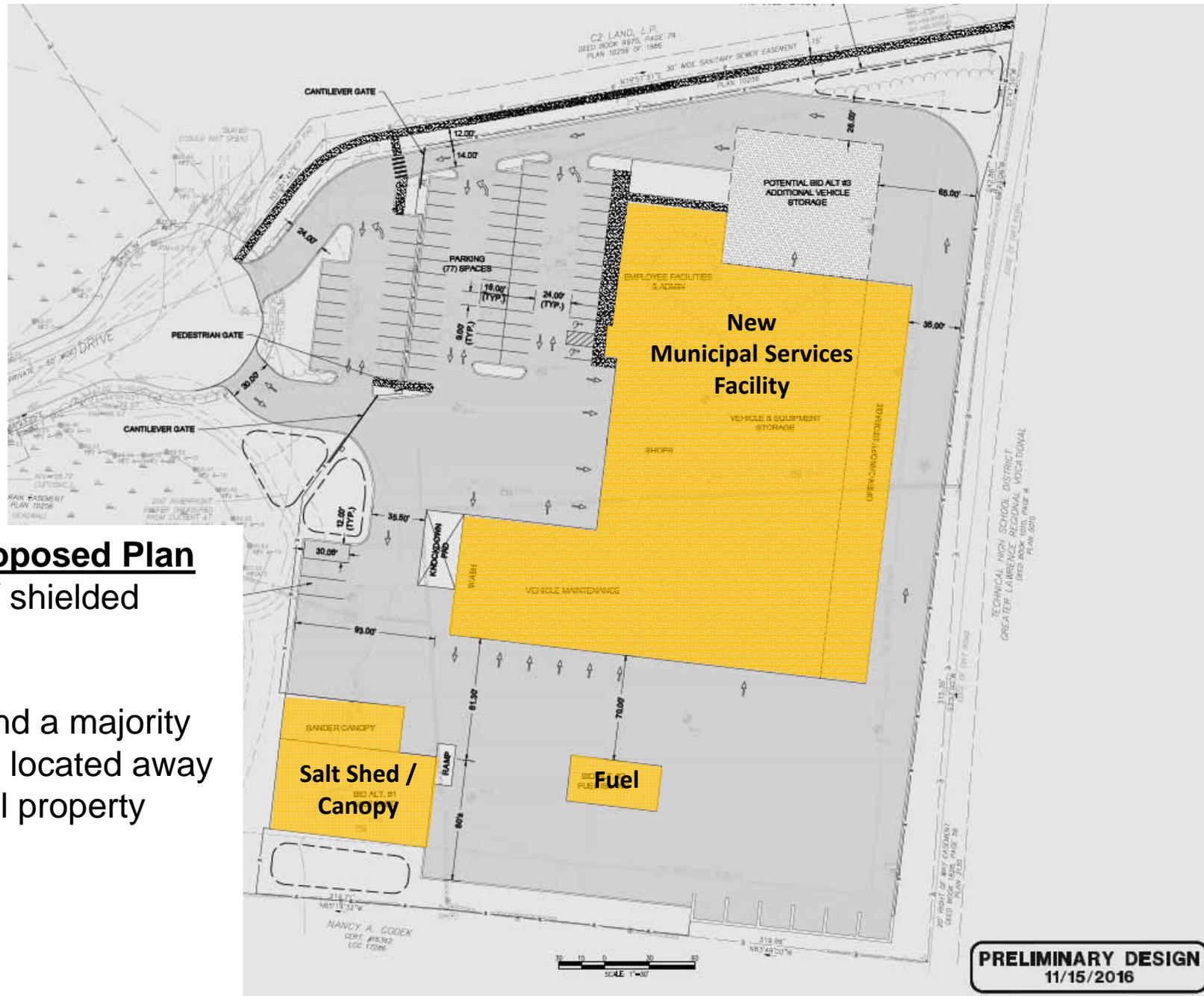
## Preferred Concept – Site Plan



### Advantages of Proposed Plan

- Room for expansion (Bid Alternate or future)
- Safe circulation
- Proper separation of public / Municipal Services vehicles
- Efficient / safe parking and walking path access to Merrimack River

## Preferred Concept – Site Plan



### Advantages of Proposed Plan

- Use of full cut-off / shielded exterior lighting
- Yard operations and a majority of overhead doors located away from abutting hotel property

Parking

APPENDIX A  
TABLE 3

Section 5.1.4 – Table of Off-Street Parking Requirements  
[Amended 4-27-2011 ATM, Art. 31; 5-8-2013 ATM, Art. 50]

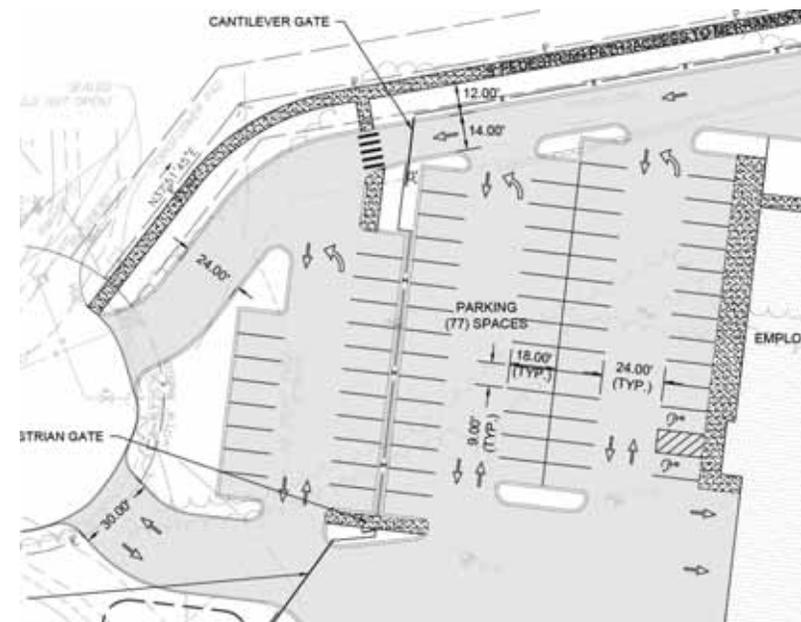
B. Institutional Uses	
1. Exempt religious uses	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
2. Exempt educational uses	Elementary, secondary schools: Two parking spaces per classroom College, technical school: One parking space for each four persons maximum occupancy
3. Municipal facility	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.



- 68 Full-Time and Part-Time Employees
- 77 Parking Spaces Provided

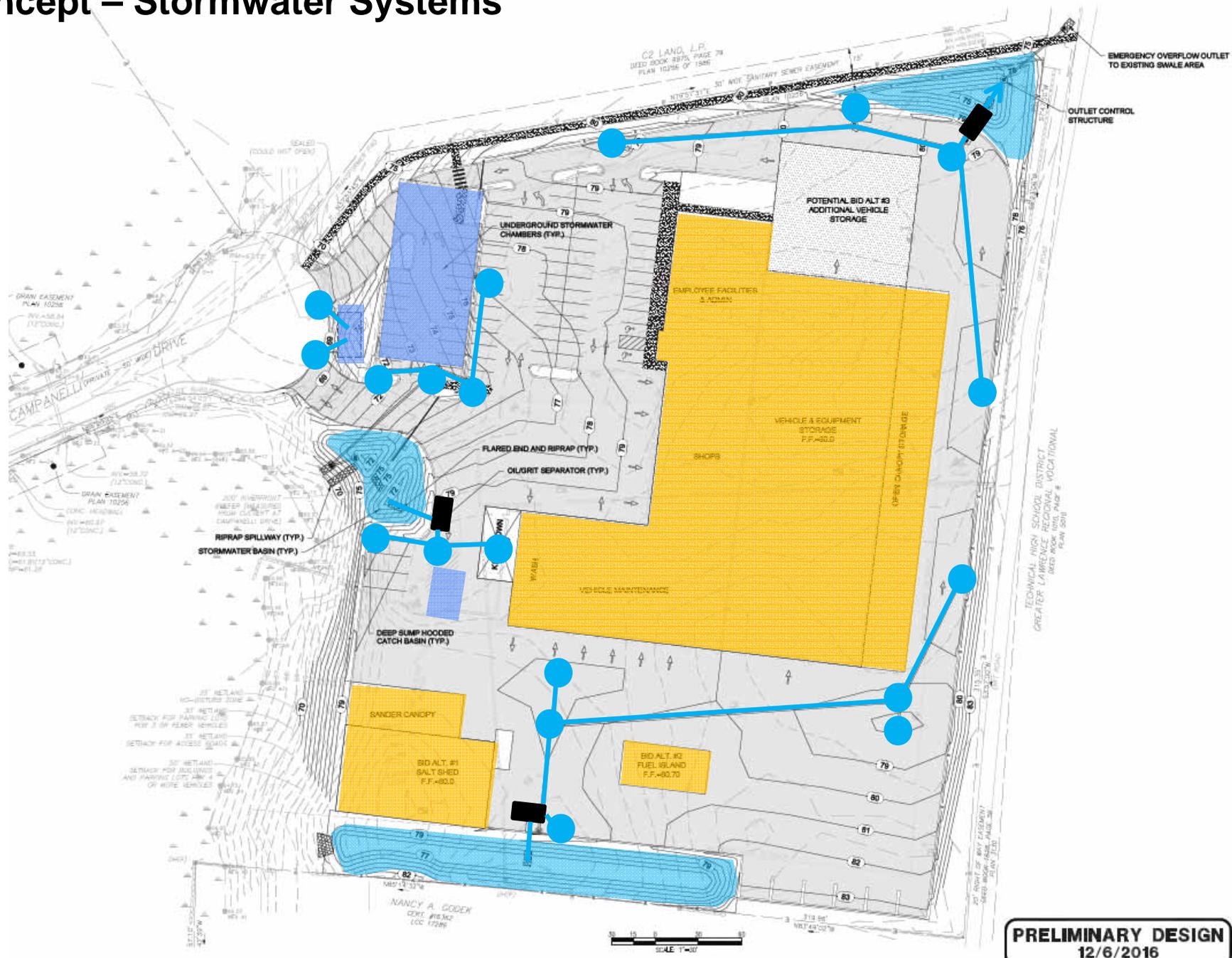
Items Requiring Clarification / Direction

- Section 5.1.8 Parking in Industrial Districts
  - Only one driveway or entrance way in 150'
- Section 5.1.8 Parking in Industrial Districts
  - Parking area enclosed with 12' wide landscape buffer
- Section 4.1.4.e Special District Regulations
  - No parking located within 50' of street line (May only apply to Industrial D – not D2)



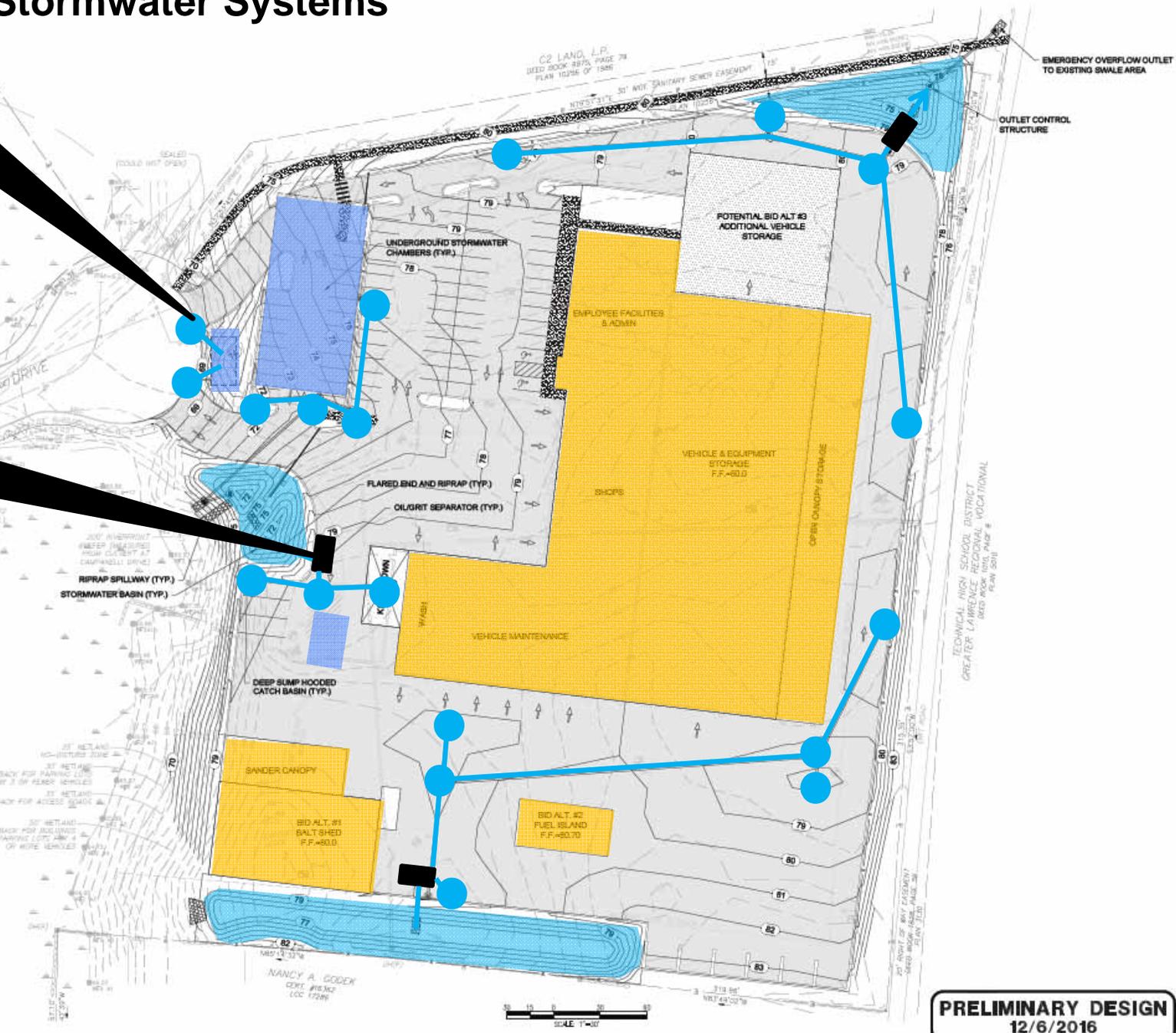
# **Stormwater Management**

## Preferred Concept – Stormwater Systems



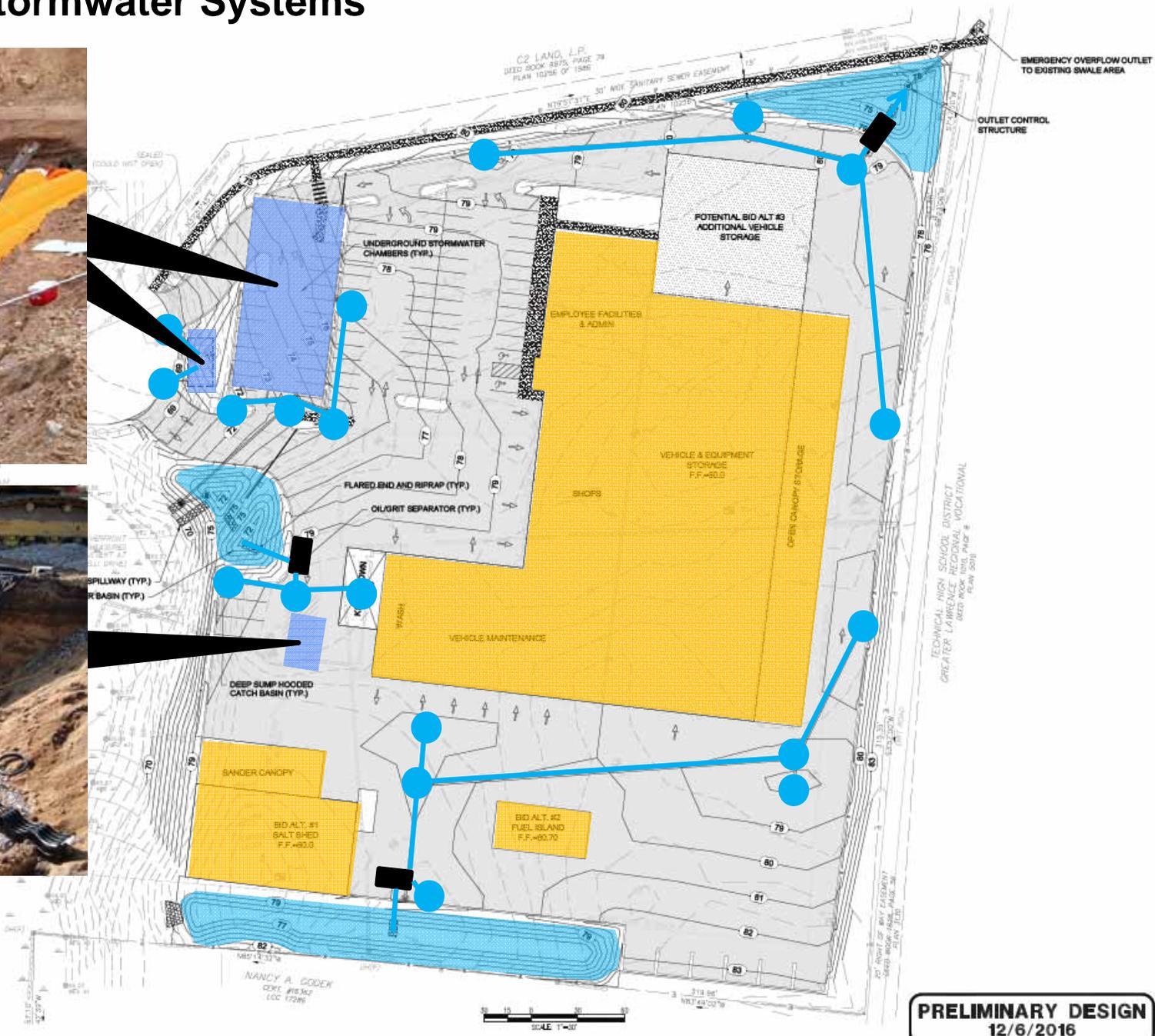
**PRELIMINARY DESIGN**  
12/6/2016

## Preferred Concept – Stormwater Systems



**PRELIMINARY DESIGN**  
12/6/2016

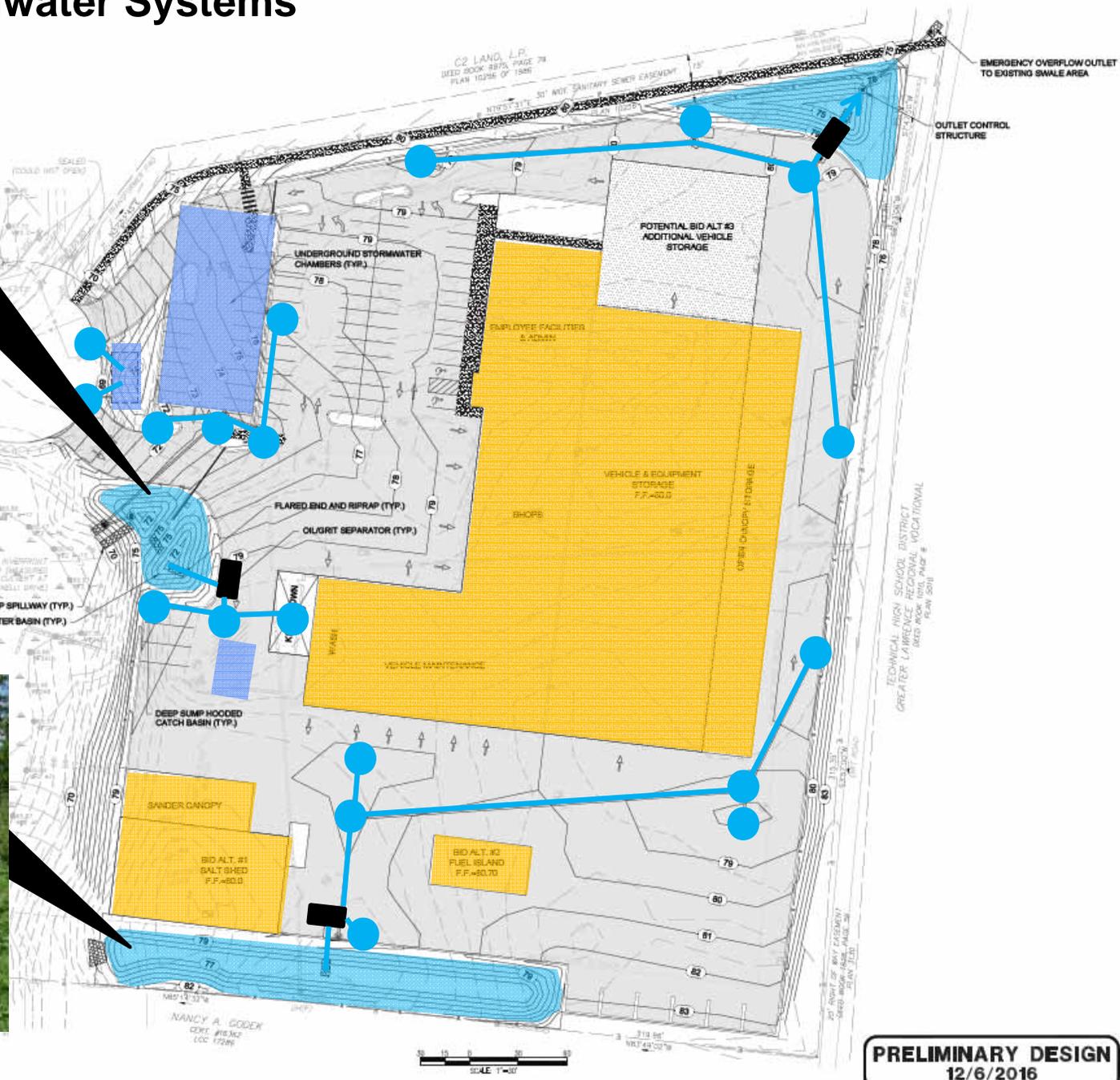
## Preferred Concept – Stormwater Systems



**PRELIMINARY DESIGN**  
12/6/2016

# ANDOVER MUNICIPAL SERVICES FACILITY

## Preferred Concept – Stormwater Systems



**PRELIMINARY DESIGN**  
12/6/2016

# Preferred Concept – Stormwater Systems

- The post-development flows will be less than the pre-development flows for the 2-year, 10-year, 25-year, and 100-year storms
- Design will achieve 88% or greater TSS removal (44% removal prior to any infiltration)



Location:

	B	C	D	E	F
	BMP <sup>1</sup>	TSS Removal Rate <sup>1</sup>	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
TSS Removal Calculation Worksheet	Street Sweeping - 5%	0.05	1.00	0.05	0.95
	Deep Sump and Hooded Catch Basin	0.25	0.95	0.24	0.71
	Oil Grit Separator	0.25	0.71	0.18	0.53
	Subsurface Infiltration Structure	0.80	0.53	0.43	0.11
		0.00	0.11	0.00	0.11

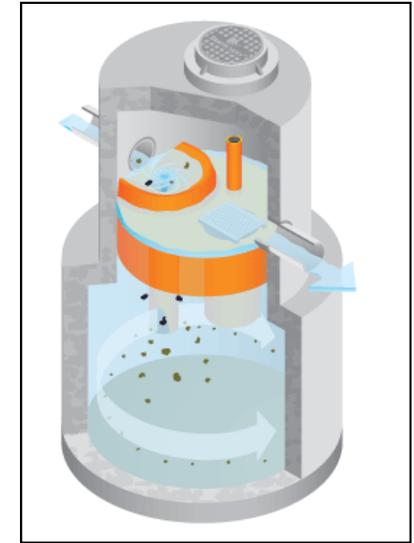
**Total TSS Removal =**

Separate Form Needs to be Completed for Each Outlet or BMP Train

# **Improvements / Protection Measures**

## Improvements / Protection Measures

- **Compliant stormwater management system**
- Interior vehicle / equipment storage
- Interior vehicle washing
- Inside delivery and storage of all salt & effective loading operations
- Double walled / leak detected above ground fuel storage tanks



## Improvements / Protection Measures

- Improved stormwater management system
- **Interior vehicle / equipment storage**
- Interior vehicle washing
- Inside delivery and storage of all salt & effective loading operations
- Double walled / leak detected above ground fuel storage tanks



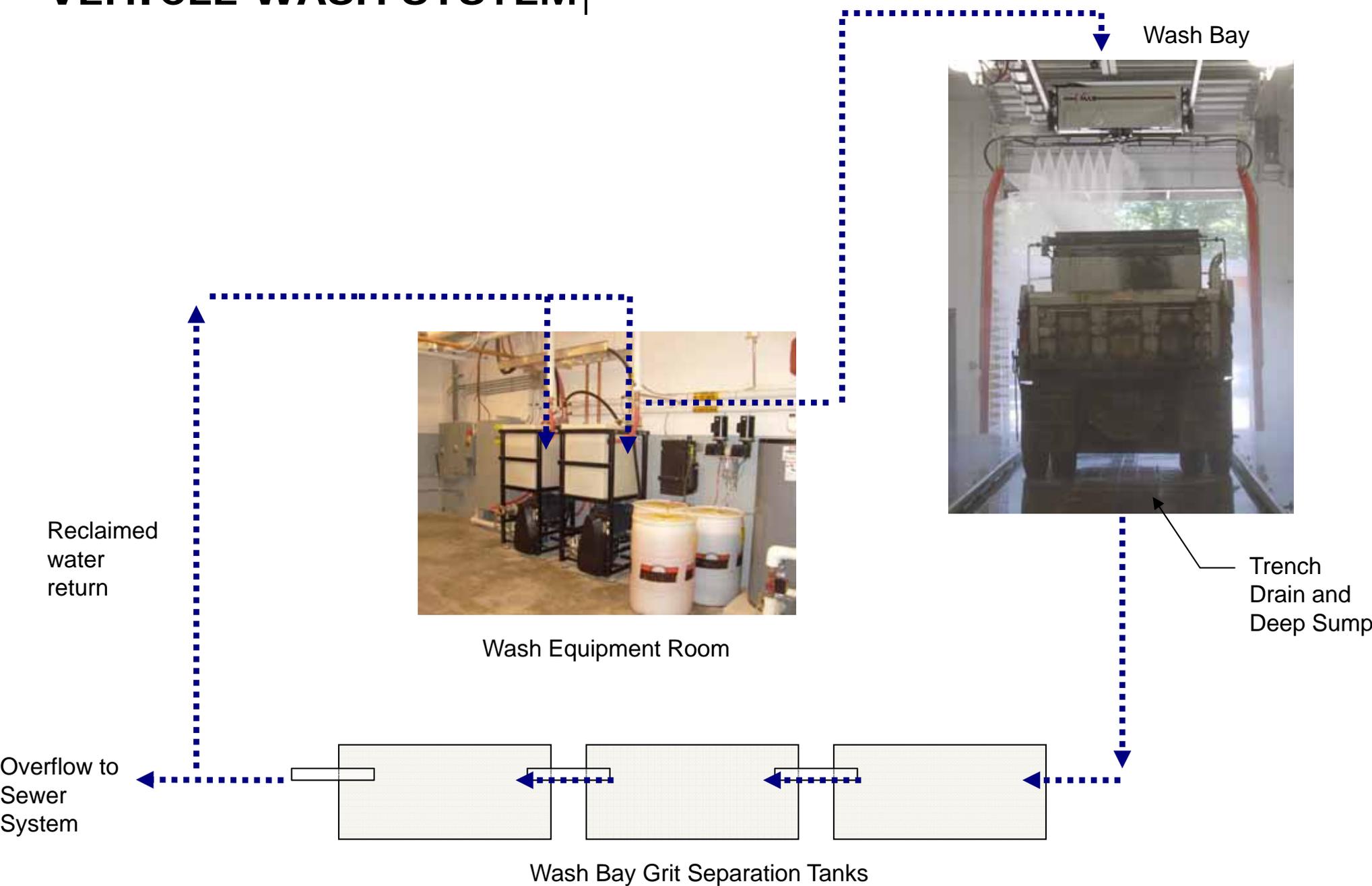
Trench drain connected to the sanitary sewer system

## Improvements / Protection Measures

- Improved stormwater management system
- Interior vehicle / equipment storage
- **Interior vehicle washing**
- Inside delivery and storage of all salt & effective loading operations
- Double walled / leak detected above ground fuel storage tanks



# VEHICLE WASH SYSTEM



Wash Bay



Trench  
Drain and  
Deep Sump



Wash Equipment Room

Wash Bay Grit Separation Tanks

Reclaimed  
water  
return

Overflow to  
Sewer  
System

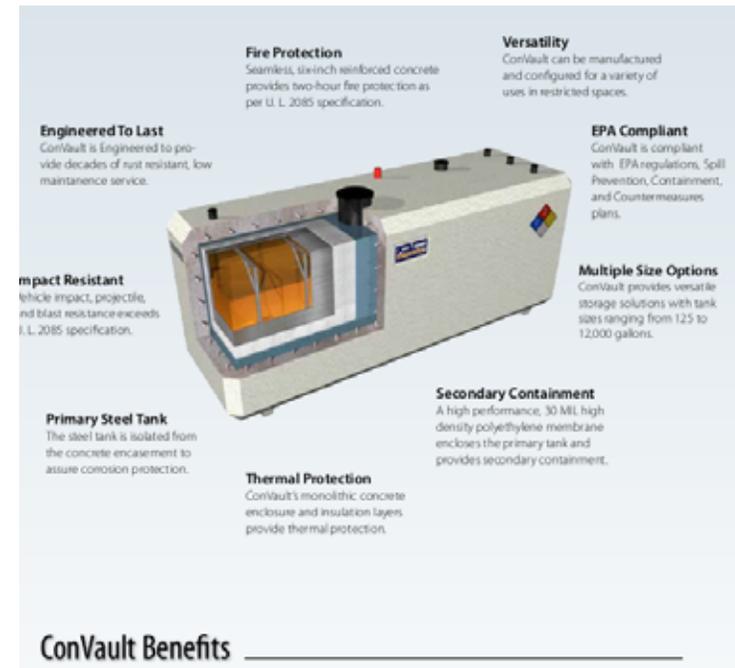
## Improvements / Protection Measures

- Improved stormwater management system
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- **Inside delivery and storage of all salt & effective loading operations**
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## Improvements / Protection Measures

- Improved stormwater management system
- Interior vehicle / equipment storage
- Interior vehicle washing
- Inside delivery and storage of all salt & effective loading operations
- **Double walled / leak detected above ground fuel storage tanks**



**Questions?**