

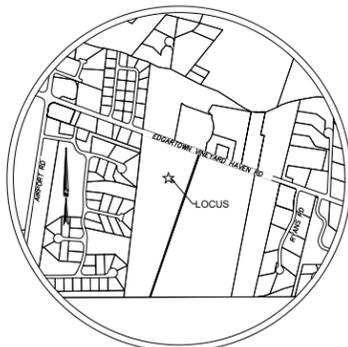


SITE DEVELOPMENT REQUIREMENTS

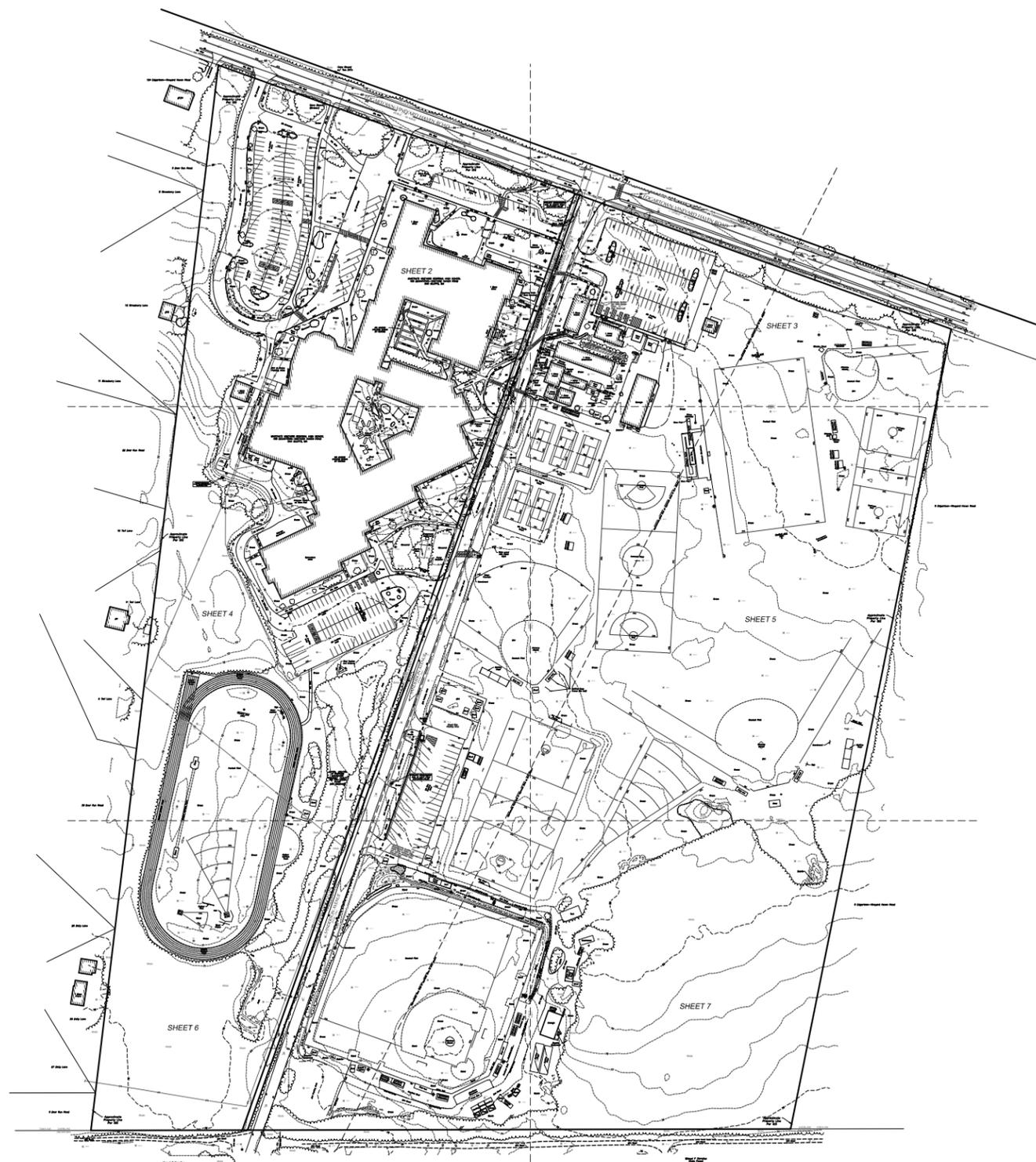
5.1

EXISTING SITE PLAN



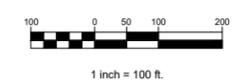


LOCUS MAP
not to scale



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- LEGEND
- CB CATCHBASIN
 - MM MANHOLE UNKNOWN
 - DM DRAIN MANHOLE
 - LB LEACHING BASIN
 - SM SEWER MANHOLE
 - FH FIRE HYDRANT
 - UC UTILITY COVER
 - UP UTILITY POLE
 - LP LIGHT POLE
 - H HANDHOLE
 - EM ELECTRIC METER
 - EB ELECTRIC BOX
 - UO UNKNOWN OBJECT
 - SM SIGN
 - P POST
 - B BOLLARD
 - ICV IRRIGATION CONTROL VALVE
 - FP FLAGPOLE
 - HP HANDICAP PARKING SPACE
 - B BOULDER
 - T TREE
 - S SHRUBS
 - TL TREE LINE
 - SG SPOT GRADE
 - IC INDEX CONTOUR
 - SP INTERMEDIATE CONTOUR
 - D DRAIN LINE
 - S SEWER LINE
 - SFM SEWER FORCE MAIN
 - W WATER LINE
 - E ELECTRIC LINE
 - OW OVERHEAD WIRE
 - C COMMUNICATIONS LINE
 - TL TELEPHONE LINE
 - B BITUMINOUS
 - EP EDGE OF PAVEMENT
 - CLF CHAIN LINK FENCE
 - LA LANDSCAPE AREA
 - HR HAND RAIL
 - SWL SOLID WHITE LINE
 - DYL DOUBLE YELLOW LINE
 - SYL SOLID YELLOW LINE
 - VCC VERTICAL CONCRETE CURB
 - BB BITUMINOUS BERM
 - MBW MASONRY BLOCK WALL
 - RTW RAILROAD TIE WALL
 - WR WOOD GUARD RAIL
 - (R) RECORD



MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

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MARTHAS VINEYARD REGIONAL HIGH SCHOOL
100 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS, MA

PROGRESS
DRAFT 8/26/2024

REVISION	DATE	BY

AERIAL MAPPING
SURVEY

JOB # 24021.01
DATE: 8/26/2024
SCALE: 1"=100'
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APPROVED BY: DFF
SHEET 1 OF 7
FILE: S4021 MARTHAS VINEYARD TOPO 2024-08-26.DWG

EX-1



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MASSACHUSETTS STATE PLANE
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MARTHA'S VINEYARD REGIONAL HIGH SCHOOL
100 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS, MA

PROGRESS
DRAFT 8/26/2024

REVISION

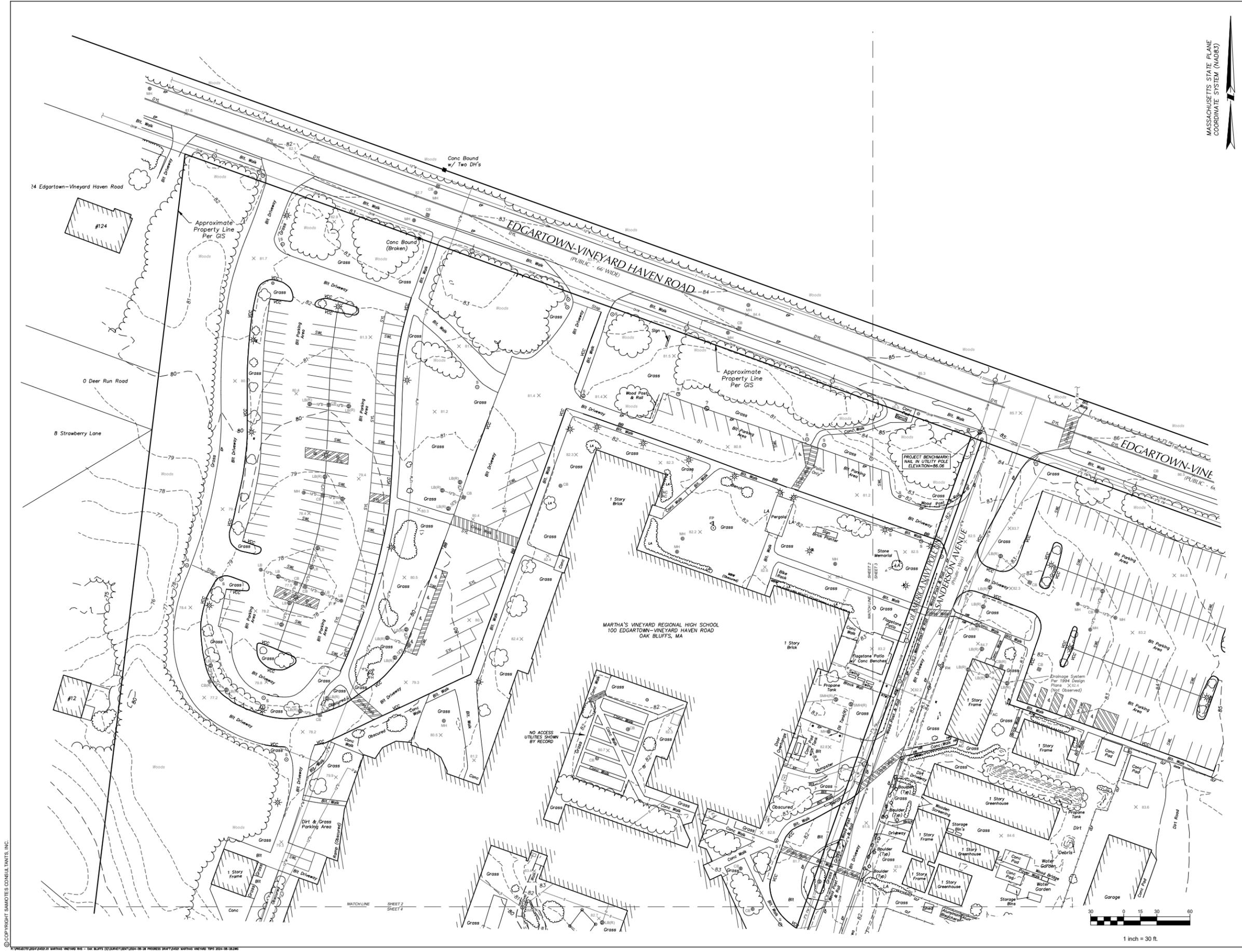
AERIAL MAPPING
SURVEY

JOB # SHEET 01
DATE: 8/26/2024
SCALE: 1"=30'
DRAWN BY: RAG
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FILE: S4021 MARTHA'S VINEYARD TOPO 2024-08-26.DWG

EX-2

SHEET 2 OF 7

1 inch = 30 ft.



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MASSACHUSETTS STATE PLANE
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MARTHAS VINEYARD REGIONAL HIGH SCHOOL
 100 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS, MA

PROGRESS
 DRAFT 8/26/2024

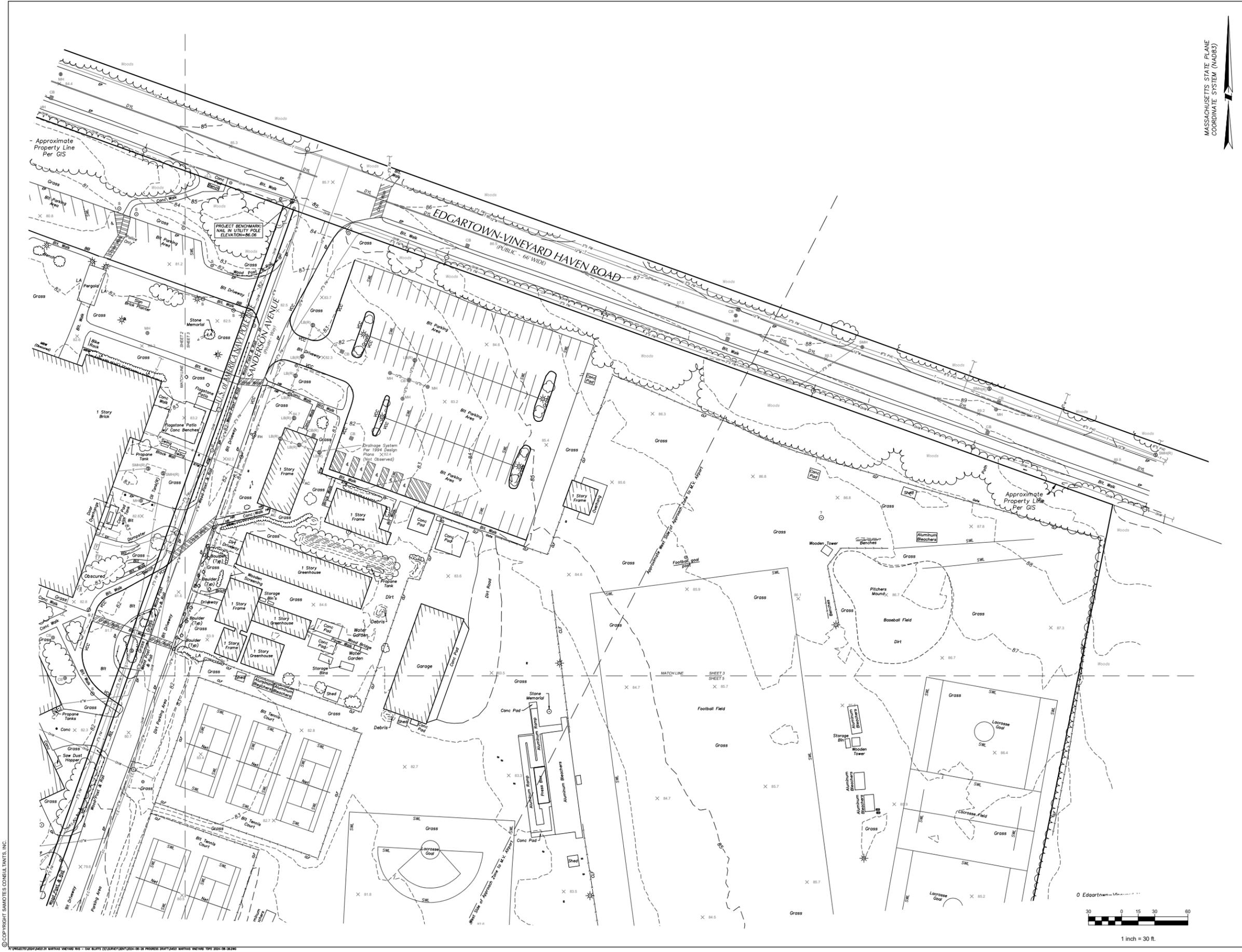
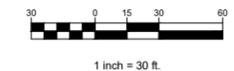
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EX-3

SHEET 3 OF 7



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MARtha'S VINEYARD REGIONAL HIGH SCHOOL
 100 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS, MA

PROGRESS DRAFT 8/26/2024

REVISION

AERIAL MAPPING SURVEY

JOB # SHEET 01
 DATE: 8/26/2024
 SCALE: 1"=30'
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 SHEET 4 OF 7

EX-4

FILE: S4021 MARTHAS VINEYARD TOPO 2024-08-26.DWG

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MASSACHUSETTS STATE PLANE
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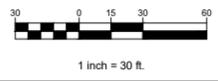
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REVISION	DATE	BY

**AERIAL MAPPING
SURVEY**

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DATE: 8/24/2024
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EX-5

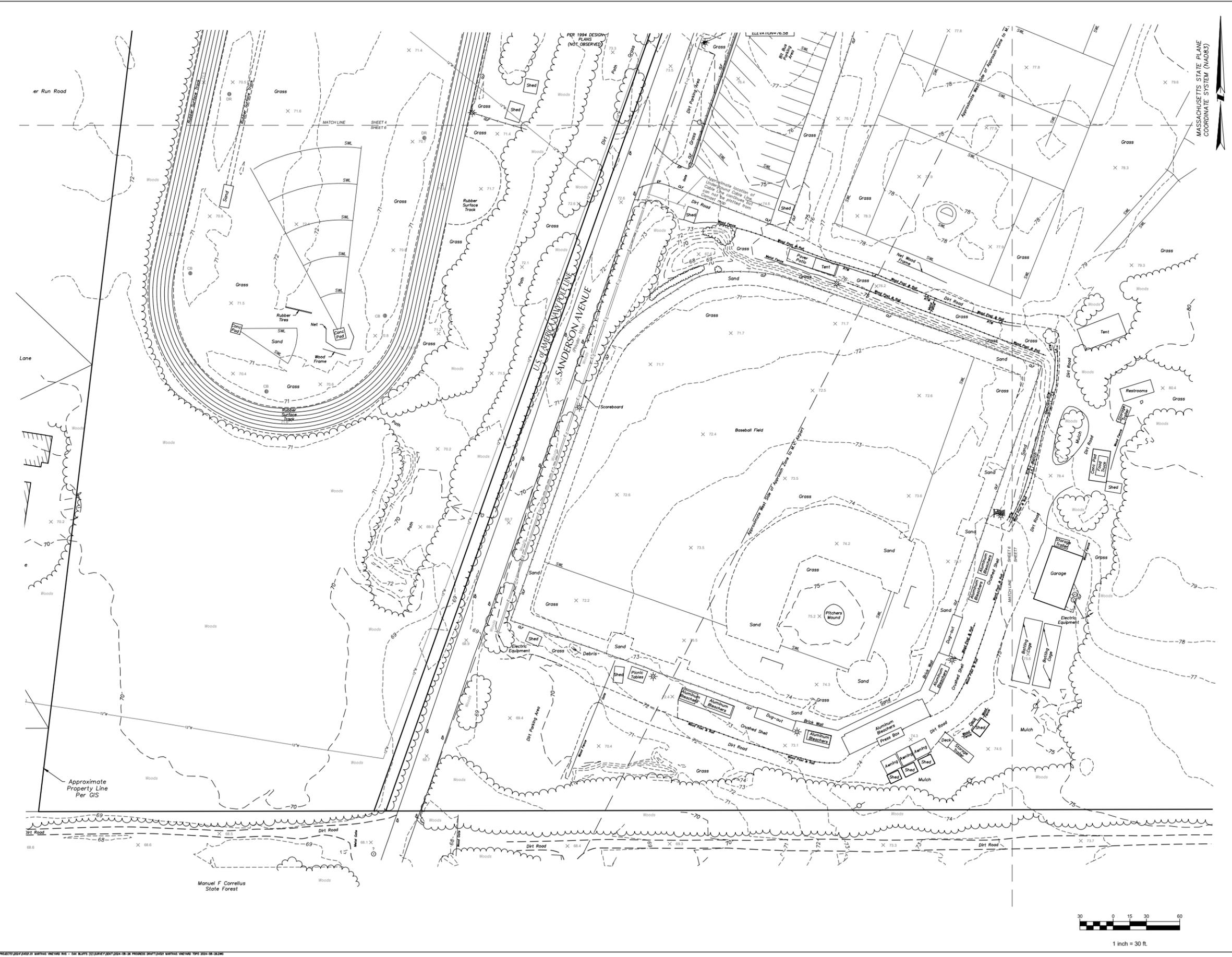


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MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



MARTHA'S VINEYARD REGIONAL HIGH SCHOOL
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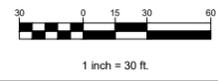
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AERIAL MAPPING SURVEY

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EX-6

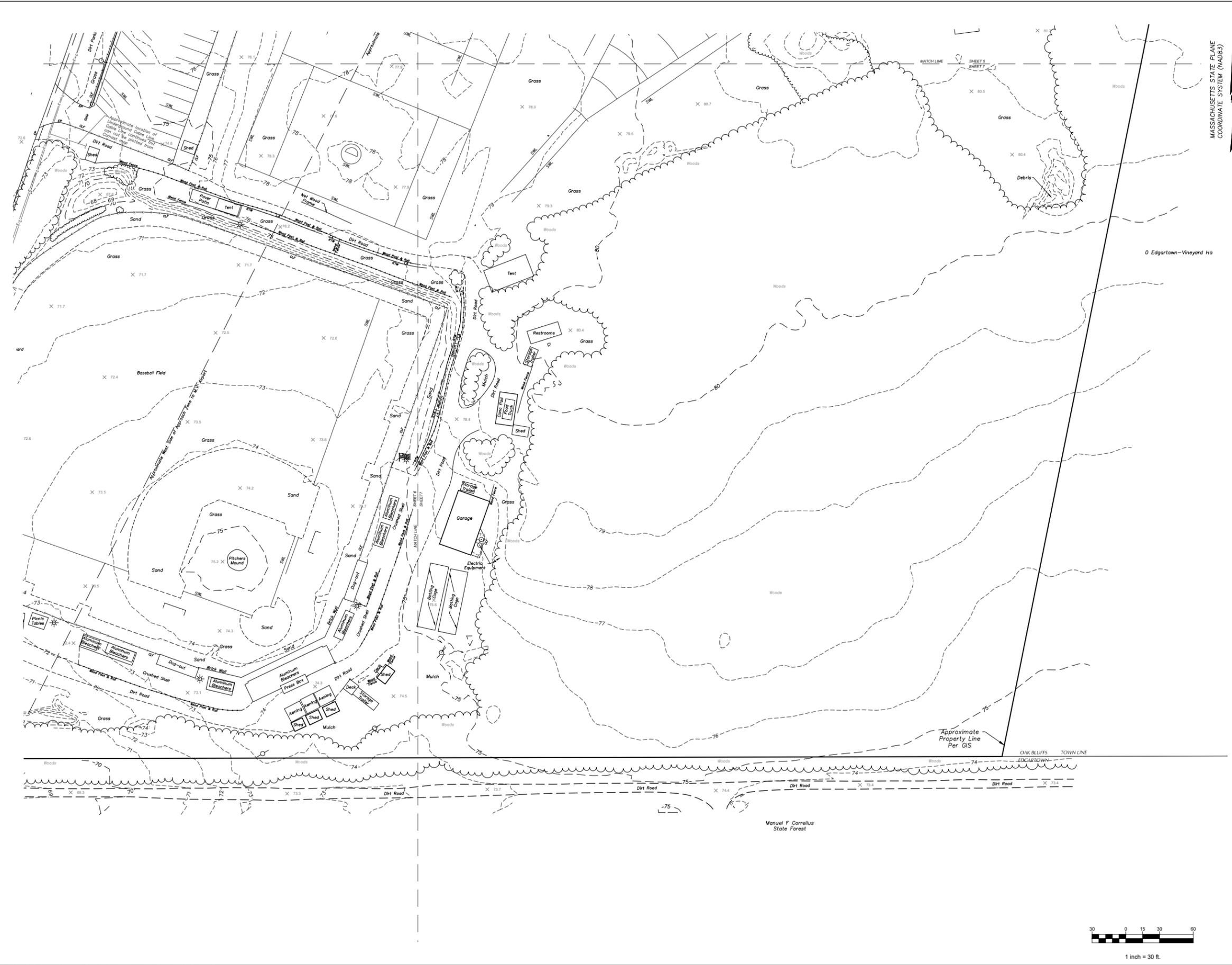


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MARTHA'S VINEYARD REGIONAL HIGH SCHOOL
 100 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS, MA

PROGRESS DRAFT 8/26/2024

REVISION	DATE	BY

AERIAL MAPPING SURVEY

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 SCALE: 1"=30'
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EX-7
 SHEET 7 OF 7

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5.2

SITE ANALYSIS PLAN





LEGEND

SITE ELEMENTS

- A. OUTDOOR DINING
- B. SERVICE
- C. OUTDOOR CLASSROOM
- D. VOCATIONAL ACCESS
- E. PRE-K PLAY
- F. STORAGE BUILDING
- G. WEIGHT ROOM
- H. GREENHOUSE
- I. MAINTENANCE GARAGE
- J. CONCESSION
- K. SHED ASSEMBLY
- L. BUS PARKING
- M. IRRIGATION WELL

ATHLETICS

- 1. MULTI-PURPOSE GAMEFIELD (FOOTBALL)
- 2. BLEACHERS & PRESS BOX
- 3. JV SOFTBALL
- 4. TENNIS COURTS
- 5. VARSITY SOFTBALL
- 6. JV BASEBALL
- 7. JAVELIN
- 8. MULTI-PURPOSE FIELD
- 9. MV SHARKS BASEBALL
- 10. 6-LANE TRACK & FIELD

Refer to Aerial Mapping Survey performed by Samiotes Consultants, Inc. for more detailed existing conditions information.

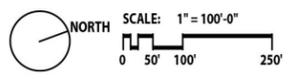
OAK BLUFFS
EDGARTOWN

OAK BLUFFS
EDGARTOWN

Parcel Size Approx. 24 +/- acres

Parcel Size Approx. 36 +/- acres

Parcel Size Approx. 17 +/- acres



SITE ANALYSIS PLAN MARTHA'S VINEYARD REGIONAL HIGH SCHOOL

Oct. 04, 2024

5.3

SITE ANALYSIS





WARNER LARSON
LANDSCAPE ARCHITECTS

October 8, 2024

Martha's Vineyard Regional High School, Oak Bluffs, MA
Landscape Existing Conditions Report & Site Development Requirements

Property Description

Parcel ID's and acreage from west to east:

55-2 @ 23.697 acres

55-3 @ 0.6 acres (Sanderson Ave – part of MVRHS site)

55-4 @ 36.48 acres

60.777 total acreage south of Edgartown Vineyard Haven Road

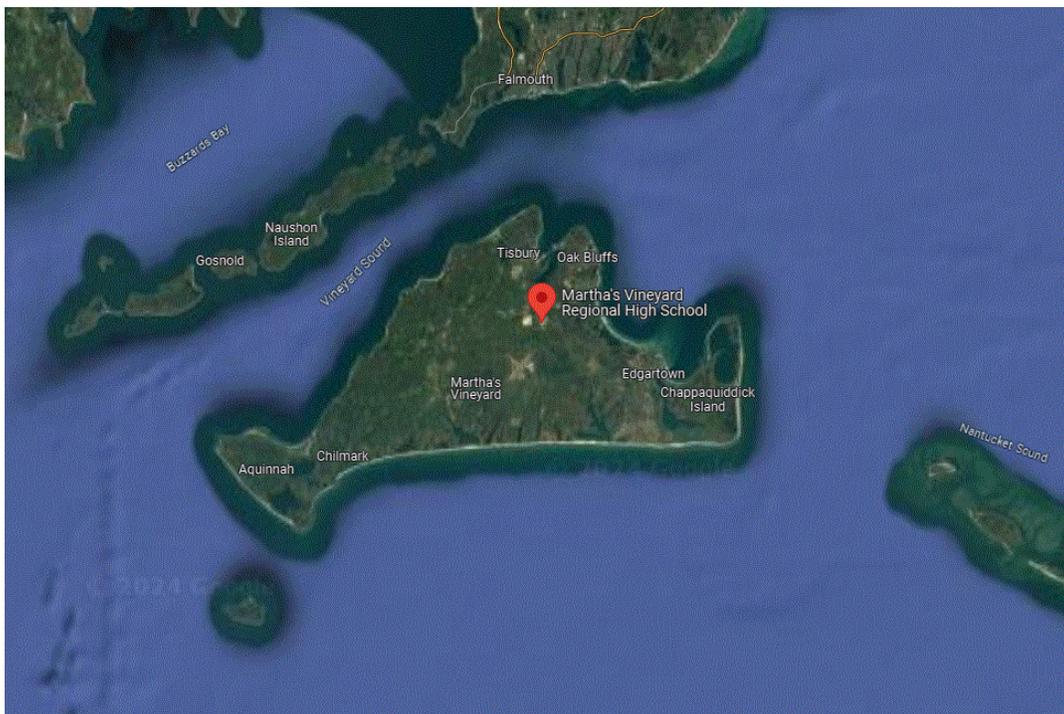
50-29-4 @ 17.11 acres (north of Edgartown Vineyard Haven Road)

Zoning District: R-3 Residential

Address: 100 Edgartown Vineyard Haven Rd, Oak Bluffs, MA 02557

Background

The Martha's Vineyard Regional High School (MVRHS) is part of the Martha's Vineyard Public Schools and serves the six towns on the island: Oak Bluffs, Edgartown, Tisbury, West Tisbury, Chilmark and Aquinnah. Due to the geographical distance from these towns very few students walk or bike to school.





SITE ANALYSIS PLAN
MARTHA'S VINEYARD REGIONAL HIGH SCHOOL

Oct. 04, 2024

Site Configuration

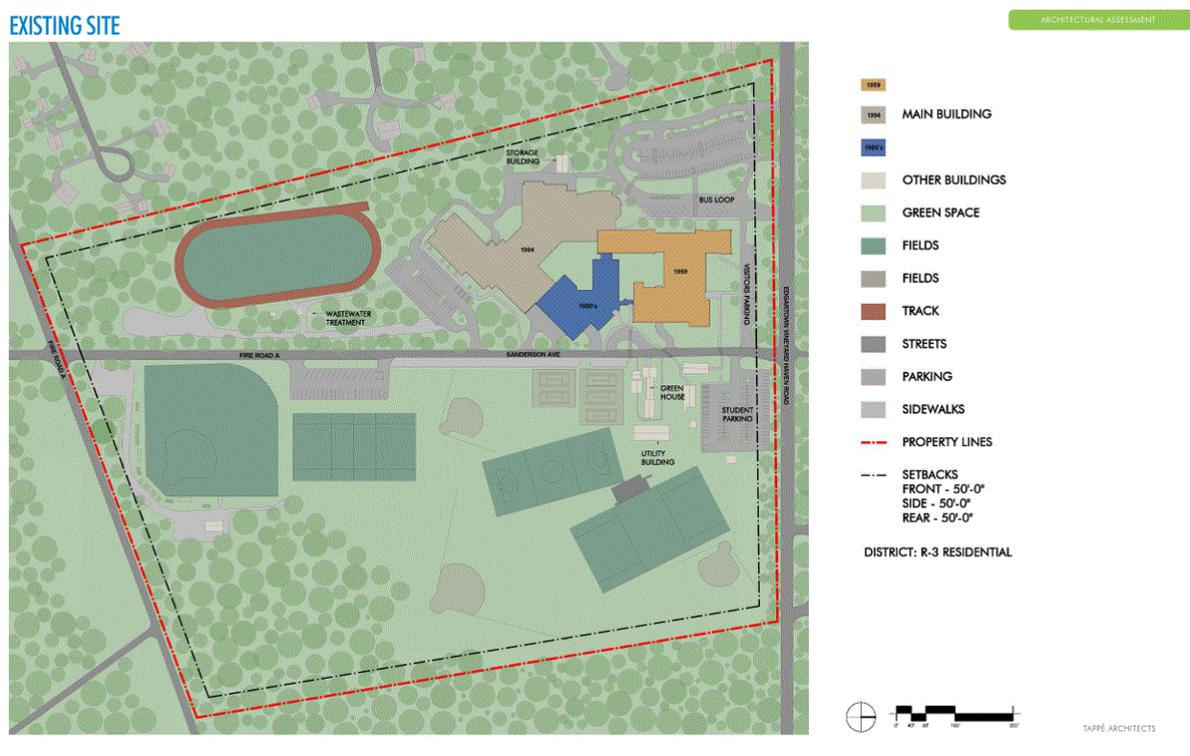
The High School and its related athletic fields and facilities are located on approximately 61 acres on the south side of the Edgartown Vineyard-Haven Road and is adjacent to the Manuel F. Correllus State Forest. The site slopes gently from a high point approximately 90 feet above sea level at the northeast corner to elevation 70 at the southwest corner of the site. Oak trees predominate on the periphery and the underdeveloped portions of the campus.

A large portion of the developed area of the south side of Edgartown Vineyard Haven Road are devoted to athletic facilities including a football field, two softball fields, two baseball fields, 5 tennis courts, a multi purpose field and a 6-lane resilient track and field. The fields are irrigated natural grass. The football multipurpose field has sports lighting, bleachers and press box.

There are some out-buildings located on the property, and a small wind turbine. The High School property includes undeveloped land directly across Edgartown-Vineyard Haven Road to the north of developed campus. This land is not currently being used by the MVRHS and there are no plans to locate additional HS facilities on that property.

Other community-oriented facilities exist directly across Edgartown-Vineyard Haven Road including a public ice skating rink (which the MVRHS boys and girls' hockey teams utilize), a YMCA fitness center with swimming pool (utilized by the MVRHS swim team), and various offices and programs operated by the non-profit Martha's Vineyard Community Services.

Below is a site diagram from Tappe Architect's 2015 MVRHS Space Needs Study that shows the configuration of the above-mentioned facilities in context of the existing building and site



Physical Conditions Summary

The existing site is relatively flat. A mature grove of trees buffers the drop-off and parking at school entrance from the Vineyard Haven Road as shown in Image 1. Parking areas are distributed around the site. Parking quantities are shown on the Site Analysis Plan. A driveway loops around the school that provides service and emergency access.

There are pedestrian walkways between parking and drop off areas and the building entrances. In general, accessible routes do not exist to most athletic facilities. There are two courtyards that are accessed from inside the school. All the pedestrian connections are predominantly asphalt including the drop-off walkways and main entrances as shown in Image 2.



Image 1: Primary Entrance Road To School



Image 2: Main School Entrance

3.1.5 Site Development Requirements

The items described within this section identify existing conditions and programmatic or regulatory requirements to be considered in the development and evaluation of alternative site designs and are further depicted on the existing site plans. Refer to Samiotes Consultants, Inc. Existing Conditions report dated August 29, 2024 for additional information and Zoning requirements.

Structures and Fences

Currently a large grove of trees on the landscape island as shown in Image 1 serves as a barrier to the main entrance plazas. The fencing exists by the stadium field as shown in Image 3 and the pro-baseball league field as shown in Image 4. The tennis courts also have fencing. The rest of the fields do not have any fencing. There are no retaining walls on site. There is a student-built wood pergola by the main entrance as shown in Image 5. There are some split-rail fences providing barrier in outdoor gathering space like the cafeteria as shown in Image 6.



Image 3: Fencing For Football Stadium



Image 4: Fencing Infrastructure for Baseball Field



Image 5: Wood Pergola By Entrance



Image 6: Split-Rail Fence by Outdoor Dining

Site Access and Circulation

The main vehicular circulation is from two entrances off Edgartown Vineyard Haven Road with asphalt sidewalk on the road separately by a lawn median, for pedestrian access as shown in Image 1. Buses (12 to 14) come off Edgartown Vineyard Haven Road in intervals. Parent drop-off happens off the main entrance and the backup can be 20 cars deep. Very few students (under 20) take public transportation and around 20 students use e-Bikes. Students who drive also access the site from adjacent Sanderson Road which can create some safety concerns.

The pedestrian connections within the campus are primarily narrow concrete pathways as shown in Image 7 or asphalt walkways along the roadways. There are some stone dust pathways in the courtyard as shown in Image 8.



Image 7: Concrete pedestrian connections



Image 8: Stone dust pathways in courtyard

The service area is accessed from the back driveway loop as shown below in Image 9 but the maintenance garage is located out back near the fields as shown in Image 10.



Image 9: Service Area



Image 10: Maintenance Garage

Paving and Curbing

Asphalt paving of vehicular driveways and parking is typical. Curbing is primarily concrete. Walkway paving is primarily asphalt with some concrete at the main entrance. The existing driveway and parking is in fair condition with some asphalt patching as shown below in Image 12. There are some stone dust walkways in one of the courtyards. The outdoor dining paving has irregular fieldstones which is mostly level, but the wide jointing does not need ADA requirements as shown in Image 13.



Image 11: Concrete Curb



Image 12: Asphalt Patching in Parking Lot

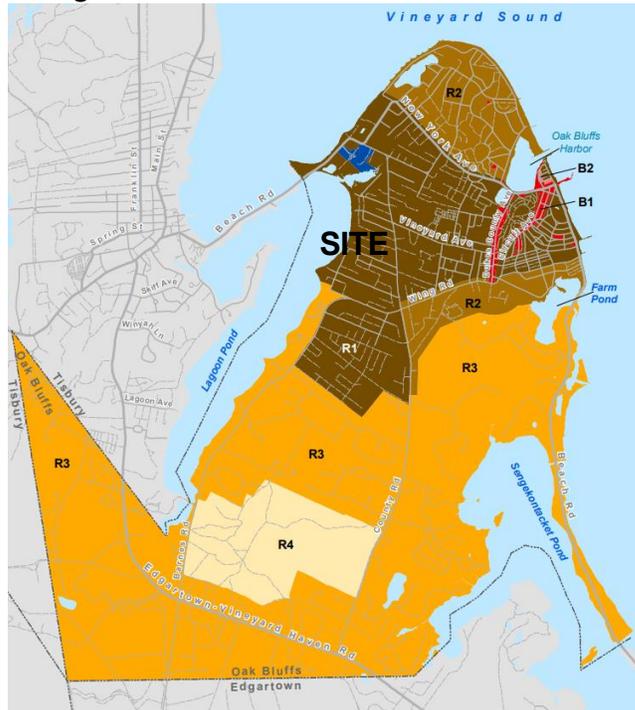


Image 13: Irregular Flagstone in Outdoor Dining

Code Requirements

The preferred building solution and site design will fully meet current accessibility regulations and building code requirements. This includes compliant accessible parking, pedestrian routes, curb ramps, stairs and ramps with associated handrails as well as compliant guard railings along pedestrian routes located above walls greater than 30-inches high.

Zoning Setbacks and Limitations



Zoning	District	Permitted Use	Minimum Lot Size (square feet)
R-1 Residential	single family detached		10,000
R-2 Residential	single family detached		20,000
R-3 Residential	single family detached		60,000
R-4 Residential	single family detached		130,000
B-1 Business	single family detached		not stated
B-1 Business	commercial uses		not stated
B-2 Business	single family detached		10,000
B-2 Business	small scale businesses, oriented toward the pedestrian		10,000
Health Care	single family detached		10,000
Health Care	health care		10,000

The site is located in the R3 Residential zoning district with the following dimensional requirements:

TABLE OF DIMENSIONAL REQUIREMENTS

Minimum Lot Area (ft.)	60,000 SF
Minimum Frontage (ft.)	150'
Minimum Setbacks	
Front (ft.)	50'
Side (ft.)	50'
Rear (ft.)	50'
Maximum Bldg Height (ft.)	32'

Accessibility

The site is relatively flat with key entrances being accessible. There are some areas such as courtyards that are in poor condition as shown in Image 14 below and some fields do not have pathways to the fields as shown in Image 15.



Image 14: Courtyard walkways



Image 15: No pathway to Softball Field

Emergency Vehicle Access

Emergency access is provided to the building from the main driveway but also other access points from Sanderson Road, that provide emergency vehicle access.

Safety and Security Requirements

Pedestrian access should be maintained and improved with accessible stable pathways. The design of the site and landscape is an important component to providing a safe educational environment and ability for building occupants to egress safely during emergencies.

Strategies include providing transition zones between vehicular and pedestrian areas with barriers to stop vehicles while allowing free pedestrian egress. Speed limits signage, and traffic calming measures should be implemented in drop-off and pick-up zones. Clear sightlines at eye level and from security cameras and adequate site lighting are also critical factors that allow time to see and respond to dangers.

Athletic Facilities

All the athletic fields are natural grass and there is no synthetic turf. The football stadium is in good condition with scoreboards, sports lighting and a compliant bleacher with press box as shown in Image 16. The track is separate from the stadium and is in poor condition as shown in Image 17. The softball field infrastructure is in poor condition as shown in Image 18. The tennis courts are not accessible and in poor condition as shown in Image 19. The MV Sharks baseball field is in good condition with stadium seating and other amenities as shown in Image 20. It has

all the necessary infrastructure from fencing, scoreboard, sports lighting, bleachers and concession.



Image 16: Football Stadium Bleachers



Image 17: Track In Poor Condition



Image 18: Softball Field Infrastructure



Image 19: Tennis Courts



Image 20: Pro-Baseball Stadium

Outdoor Educational Spaces

There are two courtyard spaces with picnic tables seating and one that has vegetable gardening and is well used as shown in images 20 and 21 below but there is no outdoor classroom on campus.



Image 20: Amenities for Urban Agriculture



Image 21: Vegetable Gardening Beds

Pre-K Program

There is a Pre-K program on site and is in good condition with imaginative play elements as shown below in Images 22 and 23 below



Image 22: Natural Log Play Elements



Image 23: Wood Playhouse

Landscape Character An undeveloped wooded area exists in the southeast corner of the site as shown in Image 24 and 25. The rest of the site campus is primarily lawn with native deciduous and evergreen trees. There is some limited ornamental landscaping by the front as shown in Image 27.

Zoning Narrative and Landscape Existing Conditions Report
Martha's Vineyard Regional High School
Oak Bluffs, Massachusetts

October 8, 2024
Page 11 of 11



Image 24: Undeveloped woodland



Image 25: Fire Access Road – MVRHS site on left. State Forest on right.



Image 26: Shade Trees and Lawn



Image 27: Ornamental Landscape at Entrance

End of Report

5.4

SITE INFRASTRUCTURE & PERMITTING ANALYSIS



EXISTING CONDITIONS - CIVIL ASSESSMENT MEMORANDUM



Re: Marthas Vineyard Regional High School

SCI File #54021.00

To: Chris Sharkey, AIA, Tappe Architects

From: Stephen Garvin, PE, LEED AP

August 29, 2024

Overview

On July 2, 2024, Samiotes Consultants visited Marthas Vineyard Regional High School, located at 100 Edgartown Vineyard Haven Rd, Oak Bluffs, MA (see Figure #1: Aerial View) to evaluate the existing site conditions. The following findings are based predominantly on visual inspection, available record plan research, our draft Aerial Mapping Survey of the campus dated August 26, 2024, and other available resources. The campus is approximately 62 +/- acres. The existing site features a one-story High School building with paved access surrounding the building. The original structure was constructed in 1959, with additions in the 1980's and 1994. To the west of Sanderson Ave, is the bus loop, two parking lots and the track. To the east, athletic fields, two more parking lots, a greenhouse, exterior storage, and facility maintenance areas complete this campus. The main road, Edgartown Vineyard Haven Rd is to the North with the YMCA, Ice Arena, and community services across the street. Residential areas are to the east and west of campus. South of the campus abuts Fire Road A and the Manuel F. Corellus State Forest.

Information on the Town of Oak Bluffs Wetlands Bylaws has also been included in the report, as the site has wetland resource areas that will likely require permitting through the Conservation Commission if work occurs within those jurisdictional areas.

Overview (Civil + Infrastructure)

The existing utility information was obtained from the Town of Oak Bluffs' GIS mapping software, existing record plans, record documents from the Town's Engineering Department, previous existing conditions reports and studies provided, our draft Aerial Mapping Survey dated August 26, 2024, and speaking with the facilities staff of the High School on the site visit.

Most of the major utilities (water, sanitary sewer, drainage, & electric) are public and available in the vicinity of the existing building. Gas services are provided from the on-site underground oil storage tank. Currently drainage, water, and electric services are available in the surrounding streets and drives, allowing for the potential of an addition or a new building to have access for connections. Multiple additions throughout the site's history attribute to a complex configuration of the civil and infrastructure aspects.

Site Access and Circulation

Access to the school is provided via multiple unsignalized entrances along Edgartown Vineyard Haven Road and Sanderson Ave. There is the bus loop around the west parking lot. Driveways loop around the building to other parking areas and accessory buildings making multiple connections to Sanderson Ave. Sanderson Ave divides the campus and multiple unsignalized crosswalks connect the west side to the east side of campus.

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The existing school has multiple loading areas / bays as you work your way around the perimeter of the building, with a loading dock on the southwest corner of the school (plus outbuildings for maintenance across Sanderson Ave). Per zoning, one loading bay is required per 40,000 GSF. The bays need to be a minimum of 12' x 65' per zoning.

Pavement and Parking

The Town's Zoning Bylaw for Of Street Parking Requirements Section 5.0 calls for four (4) parking spaces per classroom for a public educational institution grades 8 and up. Additionally, you need to calculate for the school's square footage that is not occupied by classrooms, such as assembly for the auditorium (1 space per 5 seats). Additionally, while the zoning (5.1.1) **requires 9' x 18'** spaces, the existing spaces (per our survey) are 9' x 18' – which is a more typical size.

Based on the July 2nd site walk, the on-site parking areas, access drives, and sidewalks, which are primarily asphalt pavement, are in fair to poor condition (see images 5 and 7). Alligator and lateral cracking (i.e. pavement failure) are visible throughout the site. Some curbing is deteriorating and in poor condition (see image 4). It is recommended that representative pavement core samples be taken to confirm the pavement profiles prior to any project redevelopment/expansion.

The current on-site parking setup includes roughly 326 spaces, with thirteen (13) designated as accessible parking spots total. The school bus and mini-bus parking lot allotted for 16 school buses and 24 spots for athletic vehicles and mini-buses. There is a dedicated student parking lot, faculty/staff lots, visitor parking, unofficial street parking, and additional accessible parking spots scattered throughout. Parking spaces for electric vehicles should be considered in the future site layout. Due snow piles, the potential loss of 10-15 spaces should also be accounted for in the future layout.

ADA / MAAB Compliance

The site is not compliant with most ADA/MAAB regulations regarding the current quality/state of site. Cracks, upheaval, and erosion on the crosswalks/walkways do not provide an ADA accessible transition as part of the pedestrian access way. ADA regulations require that 60% of entrances must be accessible. Some entrances are non-compliant as the slopes exceed the maximum limit of 2% (see images 12-13). Tactile warning pads are missing on sidewalks at crosswalks (see image 8). Accessible parking spaces appear to meet ADA regulations by a smart level check as they do not exceed 2% slope in any direction (see image 10).

As mentioned above, the current on-site parking setup includes roughly 335 spaces from all parking options, with twelve (12) designated as accessible parking spots. Of which, two are in the visitors parking at the entrance and 4 are van accessible; this ratio complies with MAAB / ADA regulations. Based on MAAB/ADA regulations, a site that contains 301 to 400 parking spaces needs to provide a minimum of 8 accessible parking spaces, of which two (2) need to be van-accessible spots.

For any future expansion or renovation, it is required to adhere to MAAB / ADA regulations.

Water Service

The school is serviced by a 12" CLDI line that tees off the Town's 12" water main in Edgartown Vineyard Haven Road. This 12" water service taps off near the bus loop exit and runs straight south wrapping around the school (and through the track area) to south of the main building. This line continues running south, parallel to Sanderson Ave allowing for potential future connections.

There is a 6" CLDI line that also tees off the Town's 12" main that then runs south along Sanderson Ave. This 6" line is likely for domestic service for the school and appears (based on available records) to enter the east side of the high school at two (2) locations.

A 10" fire service taps off the 12" services at Sanderson Ave and runs to south of the main building connecting to a fire hydrant and the main building to the south (in the vicinity of the tennis courts). In total, there are six (6) existing fire hydrants in the immediate vicinity that service the school, with four (4) being located on campus. It appears that the current school configuration has enough hydrants to satisfy Fire Department regulations (NFPA) and the MA Building

Code. Typically, hydrants should be located no more than 500-ft apart based on fire hose overlap and must be accessible around the building's perimeter.

Any future expansion/renovation should consider options for upgrading the existing water service line to the building. Hydrant flow testing of Town of Oak Bluffs municipal water is recommended prior to design to determine the available volume and pressure of the existing services to meet FP demand.

Sanitary Sewage

The High School sanitary sewage is handled via a connection to the Town's 8" sewer main that runs along the north side of Edgartown Vineyard Haven Road. There is an older septic system with a leaching field located east of the track & field that was abandoned in 2013 when the school connected to the Town's sewer system. Per the Town's As-builts for the sewer extension, sewer waste exits near door 14 on the east side of the building via an 8" sewer service. A duplex pump system delivers the waste up to the north on Sanderson Ave (on the school side) to the Town's main by a 3" SDR 11 force main that connects to an existing sewer manhole.

Kitchen waste is handled via two (2) internal grease traps located at each kitchen. There is not a science / acid waste tank, but in conversation with eh facilities staff, any chemicals used in classrooms are "preordained" eliminating the need for science waste tanks in the current program.

Finally, there is sanitary waste connection from the varsity baseball fields (for 2-3 bathrooms) that leaves through grinder pumps to main road.

Oil / Gas Service

The existing school is served by an underground oil storage tank which is pumped using oil duplex pumps to the two (2) boiler rooms on the east and west sides. Four (4) propane tanks are situated around the school building to service both culinary and main kitchen, instantaneous water heaters, and gas turrets in science classrooms with a gas shut off.

Stormwater Management

The existing on-site stormwater conveyance system, according to the 1994 record drawings, consists of a series of 20-22 catch basins, leaching basins, and leaching catch basins located throughout the site within the driveways and parking areas (see images 6 and 14). Some of these catch basins are "daisy chained" together (i.e. connected directly to each other rather than through manholes). This "daisy chain" configuration tends to have a higher rate of failure and/or causes inefficient stormwater conveyance. Catch basins connect to between one (1) to four (4) leaching basins using 12" drain piping.

It was noted that Sanderson Road does not have any catch basins or formal drainage system. Catch basins and manholes connected by 12" RCP drain lines all along Edgartown Vineyard Haven Road.

Sloped roofs on the school building allow for precipitation to enter a gutter and downspout system. Some downspouts direct water straight to the ground, causing erosion at all these locations (see image 15). The school's gym has a flat roof and uses roof drains. A portion of the roof runoff is captured and routed to three (3) drainage lines leaving the southwest section of the school and outletting to what appears to be a detention area via multiple headwalls and riprap approximately 80 feet from the building (see images 16 and 17).

As part of any base repair, renovation and/or program expansion to the site, modifications and/or additions will likely be needed to account for changes in runoff quantities or stormwater conveyance routing. Any upgrades to the on-site stormwater management system will be done in accordance with Massachusetts Stormwater Policy standards. Additionally, any further development will require stormwater management systems (i.e. detention/infiltration system) to mitigate larger rainfall events, as part of any site renovation.

Electric/Telecomm Service

The school building is serviced by Eversource Energy. Electric and telephone cables enter the campus from an existing utility pole on Sanderson Ave. The underground electrical service runs underground into the Electrical Mat/Pad east of the

main building. An electrical mat/pad exists east and west of the baseball field, and the intersection of Sanderson Ave and southernmost driveway. A service points is also located at this intersection with 3 more service points located south of the main building, in the greenhouse, and north of the student parking lot.

Regarding other service lines, Verizon conduit exists along Edgartown Vineyard Haven Road. Please refer to the MEP assessment for further in-depth analysis of the building's electrical and telecom / data system.

Flood Plain

According to the current FEMA Flood Insurance Rate Map (Figure 2), the site is not located within a regulated flood plain and is in an area of minimal flood hazard.

Wildlife Habitats

Per MassMapper, the site does not contain any estimated or priority habitats of rare wildlife.

Wetland and Water Resources

Based on a desktop review (MassMapper and the Town GIS), potential wetland resource areas appear to be located on the site. Wetland resources are subject to jurisdiction under the Massachusetts Wetlands Protection Act and the Oak Bluffs Wetlands Protection Bylaw. There exists an approved Wellhead Protection Areas (Zone II) Area covering about 70% of the site. (See Figure 3)

Wetland Bylaw (Wetland Protection Bylaw; Town of Oak Bluffs)

Jurisdiction:

The "Buffer Zone" shall mean the land extending 100 feet in any upland direction from the boundary of the resource areas protected under this By-law. Any buffer zone is itself a protectable resource area under this Bylaw.

No person shall remove, fill dredge, alter, or build upon or within one hundred feet of any bank, freshwater wetland, beach, dune, flat, marsh, meadow, bog swamp, or upon or within one hundred feet of any estuary, creek, river, stream, pond or lake, or within one hundred feet of the 100-year storm line, without filing written application for a permit to remove, fill, dredge, alter, or build upon, including such plans as may be necessary to describe such proposed activity and its effect upon the environment, and receiving and complying with a permit issued pursuant to this Bylaw.

Additional Site Constraints

Approximately 70% of the campus falls within Zone II as an Approved Wellhead protection area. Multiple community groundwater wells are in proximity of the site.

Zone II well head protection areas impose restrictions on materials that can be stored within the area or underground (including storage tanks, hazardous substances, septic systems, etc.), the types of activities that are allowed within them (these restricted activities include auto repair, etc.) and the amount of treatment required for the impervious area within them. The MA DEP Water Resources Section may be involved in any permitting for work within a Zone 2, but likely only the final condition, not temporary under construction conditions. Additionally, stormwater discharges within the Zone II of a public water supply or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices

Permitting:

Planning Board

Any new construction or proposed redevelopment requires submittal to the Oak Bluffs Planning Board. The Planning Board meets the 2nd and 4th Thursdays of the month. A Site Plan Review must be submitted and approved before application for the Special Permit can begin. Refer to applications for submittal requirements.

Additionally, the Planning Board administers the Town of Oak Bluffs Stormwater Management Regulation which requires meeting standards similar to the DEP Stormwater Management Policy, with more of a focus on erosion control.

Conservation Commission

Due to the school's close proximity to anticipated resources areas (i.e. wetlands), it is likely the Oak Bluffs Conservation Commission will require a formal submittal to review any potential site work and any upgrades of the stormwater management system.

At minimum, the Commission will likely require a Request for Determination of Applicability (RDA) in order to appropriately review any potential impacts to the resource areas per the proposed site construction. Significant site construction that encroaches further east may require filing a Notice of Intent (NOI) under both Mass DEP Wetlands Protection Act and Oak Bluffs Wetlands Bylaw.

If you have any questions or comments regarding this memo, please call or email Stephen Garvin, PE, LEED AP at sgarvin@samiotes.com (ext. 13).

Figures & Images



Figure 1. Aerial of Site

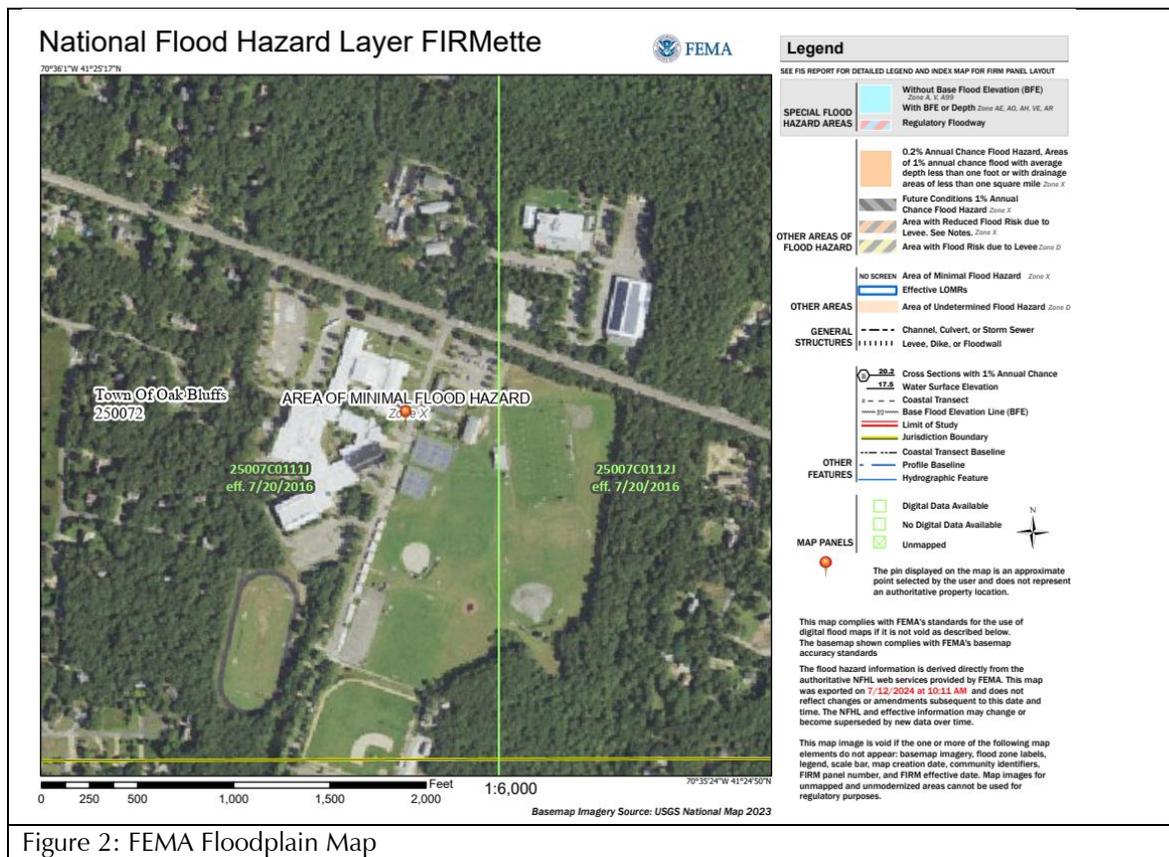


Figure 2: FEMA Floodplain Map

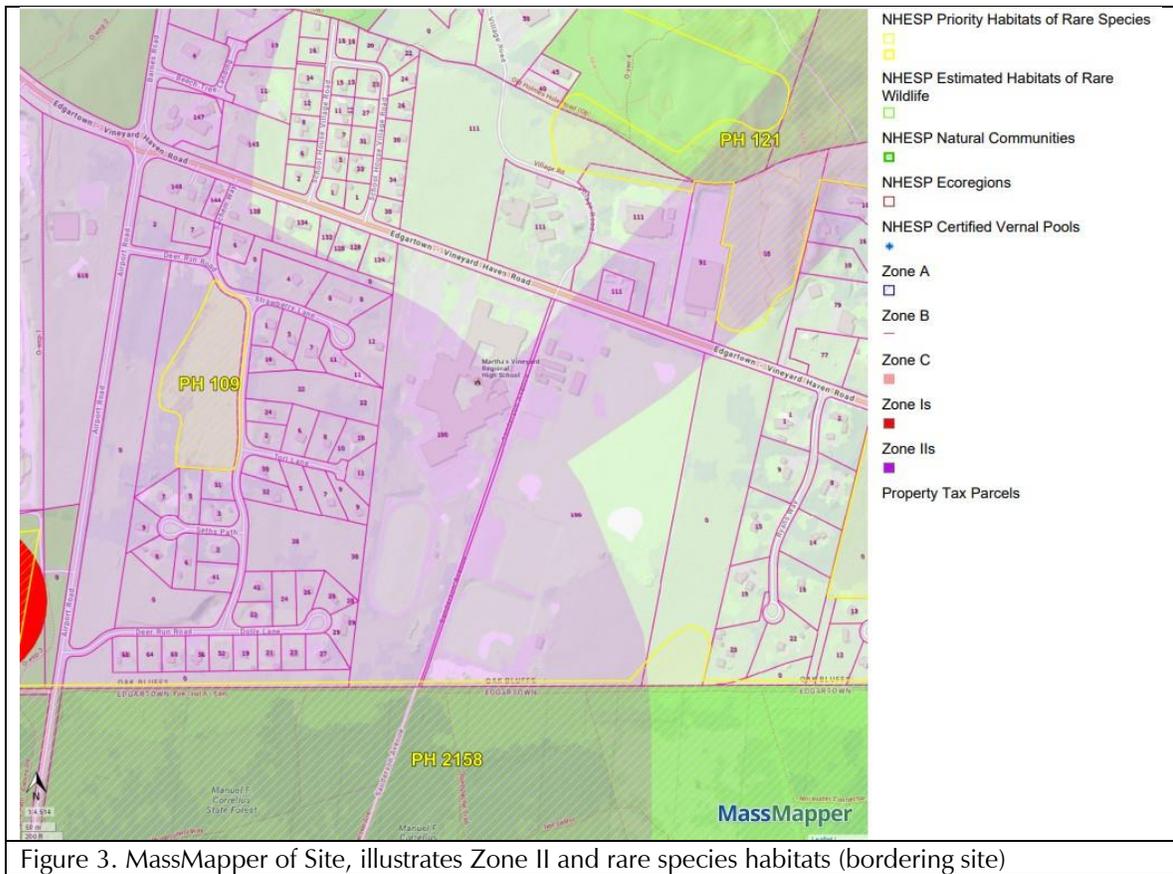




Image 2. Main entrance: signs of lateral cracking in walkway



Image 3. Entrance to the Performing Arts Center

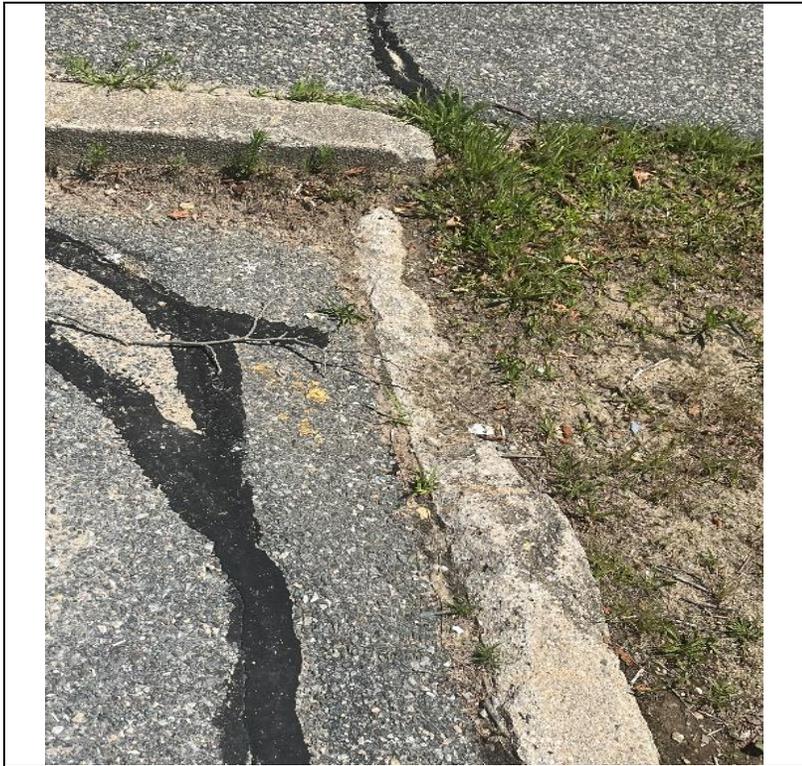


Image 4. Deteriorated curb in main parking lot



Image 5. Signs of asphalt failure in main parking lot



Image 6. Existing Catch basins along entry drive



Image 7. Driveway with asphalt failure, no seals. Existing fire hydrant visible,



Image 8. Crosswalk with no tactile warning strip present, concrete settling



Image 9. Ramp with handrails and slope of 8.4%, slightly in excess of ADA limit of 8.3%



Image 10. ADA parking spot gradation of 0.7%, - within ADA standards of 2%.

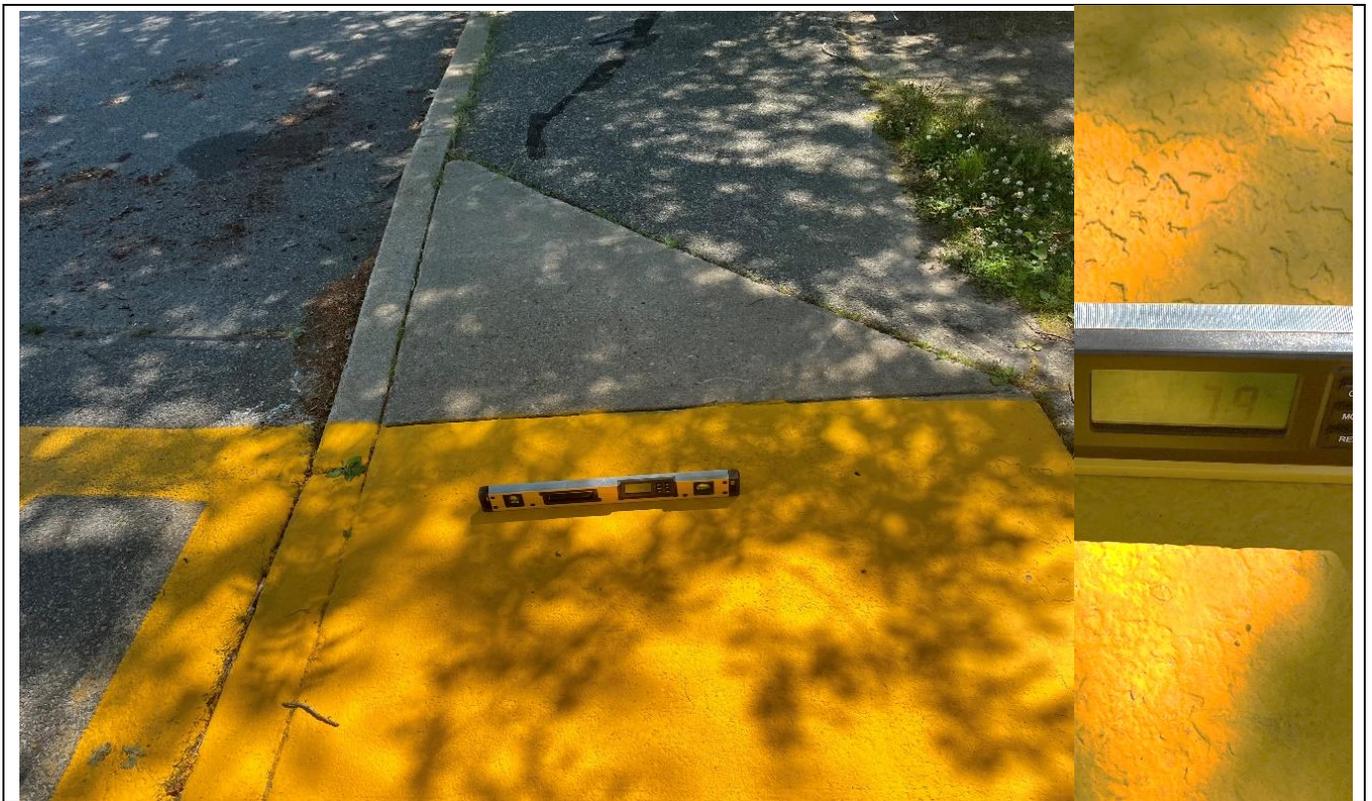


Image 11. Level reads 7.9% at curb cut ramp, which is non-compliant per ADA regulations

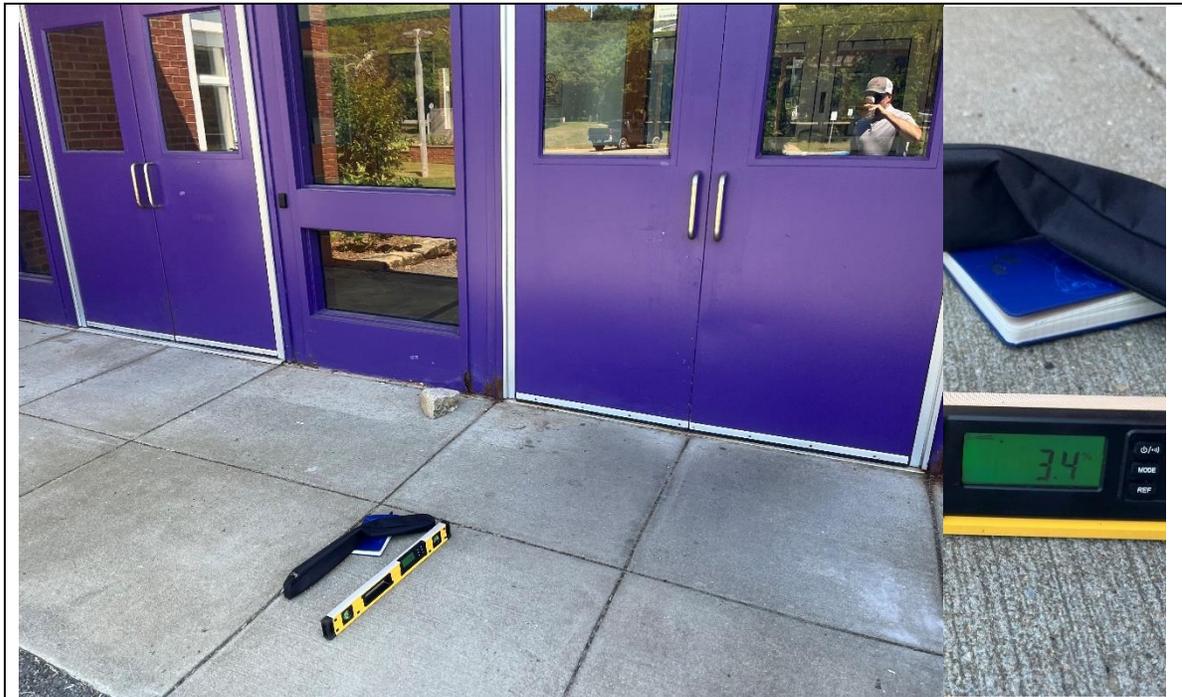


Image 12. Main Entrance: Level reads 3.4% which is non-compliant per ADA regulations.



Image 13. Side Entrance slope is 2.6% which is non-compliant per ADA regulations.



Image 14. Existing catch basin asphalt failing due to ponding



Image 15. Roof leader draining directly to lawn, causing erosion

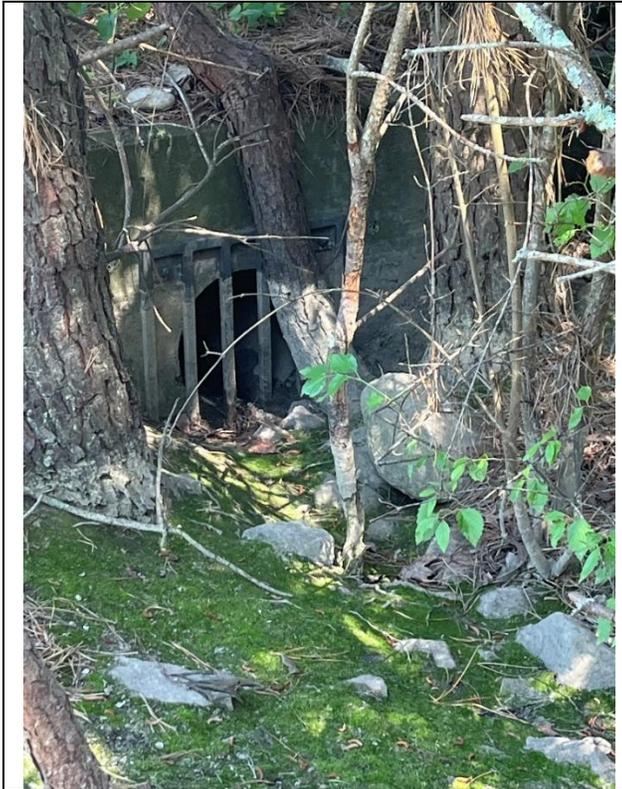


Image 16. Culvert in poor condition with dense growth / vegetation in need of removal / repair



Image 17. Culvert and rip-rap in need of maintenance