

# Site Plan Review Application

## Amendment 12-02-2010

August 16, 2010

### Addition and Renovation to the Carlisle Public School

### Overview of proposed amendment to partial area of the

### Site Plan

**Applicant, Owner:** Carlisle Public Schools

Lee Storrs, Carlisle School Building Committee  
Arthur Duffy, HMFH Architects, Inc.

**Use:**

Existing use of Pre-K through 8<sup>th</sup> grade School:  
New Addition replaces the existing Spalding Building which is to be demolished upon completion of the Addition.

Additional program space for community use located within the existing Robbins building.

Relocation of the Central Administration offices from the demolished Spalding building into the Robbins building.

**Description of amended partial areas of the site plan :**

As a result of continued review and consultation with the fire department, the location of the Fire Protection underground water cisterns has been moved to the area of the site south of the existing Brick Building. The cisterns had previously been located north of the Brick Building, a location wherein the topography created a condition that would not allow the proper grade relationships/depth of cisterns for proper functioning of the Fire Truck use and connections to the cisterns.

The new location occurs in a more level area of the site which achieves the proper relationships. That area, to the south of the Brick Building will be amended as follows:

- 1) A portion of School Street immediately to the north side existing Highland driveway (existing fire lane) will be widened by approximately 5' so as to provide a 25' wide area of School Street pavement upon which a fire Truck can pull off to the side of School Street at the cisterns while allowing other traffic to pass by.
- 2) The current pedestrian walkway alongside School Street to the west of Brick over to the Highland driveway will be shifted to the east.
- 3) There will be Fire Department connections immediately adjacent to the widened portion of School Street as well as a manhole and bollards. The vent pipes for the cisterns will be set further back away from School Street and will be screened by new plantings.
- 4) There will be a dedicated well installed associated with the cisterns. This well had been located to the north of the Brick Building previously- it is now located on this south side area.
- 5) There will be new plantings along School Street in the area of the cisterns.
- 6) The area of the site to the north of the Brick Building, where the School Street lot begins will no longer have any Fire Dep't connections, the new fieldstone wall will make a smooth radius transition to where it meets School St., (it had been "notched" previously to provide for the F.D. connections) and trees are added to the north side of the Fire Pump building

Also, upon continued review with the Fire Department, the area of the site at the entry to the existing Wilkins/Robbins courtyard is modified. The Fire Dep't maintains that there is a need for public safety access to the courtyard. Therefore a modification to the layout of the pavement and adjacent landscape island has resulted.

- 7) The radiused portion of the Fire Lane to the north of Robbins is widened from 12' to 15' with an additional 3' of cobblestone shoulder.
- 8) The portion of the fire lane that runs north/south along the west side of the Addition widened from 12'-6" to be 13'-6".
- 9) The layout of the portion of the paved lane that occurs at the entry to the Wilkins/Robbins courtyard is modified a bit to allow a fire truck to back into the entry area of the courtyard. A cobblestone shoulder (1.5' wide is added to both sides of the 12' width pavement. The existing trees to the immediate N/E of Robbins will need to be removed.

