



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
(508) 533-3291

Matthew Buckley, Chair
Rachel Walsh, Vice-Chair
Tom Gay, Member
Jessica Chabot, Member
Dan Connolly, Member
Rachel Wolff Lander, Member

DRC Meeting Minutes: August 19, 2019
Medway Public Library

Call to Order: – With a quorum present, this meeting was called to order by Chair Mr. Buckley at 7:00 p.m.

Attendees:

	07/01/2019	07/15/2019	8/19/2019		
Matthew Buckley	X	ABSENT WITH NOTICE	X		
Rich Di Iulio	-	-	X		
Jessica Chabot	X	X	X		
Tom Gay	X	X	ABSENT WITH NOTICE		
Rachel Walsh	X	X	X		
Dan Connolly	ABSENT WITH NOTICE	ABSENT WITH NOTICE	X		
Rachel Wolf Lander	X	X	ABSENT WITH NOTICE		

Also Present:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Seth Kendall, former DRC member

DRC Meeting Minutes

The DRC reviewed the draft minutes of the July 15, 2019 meeting and made a series of minor amendments. *A motion was made by Jess Chabot and seconded by Rachel Walsh to approve the minutes of the July 15, 2019 DRC meeting as amended. The motion passed unanimously.*

Design Review Discussion – William Wallace Village, 274 Village Street, Multi-family development

Project engineer Dan Merrikin of Legacy Engineering, applicant Larry Rucki, and realtor Jodi Kairit were present.

Mr. Merrikin provided an overview of the proposed development which is before the Planning and Economic Development in public hearing for a special permit and site plan approval. (**See Attached.**) This is the site of a former chicken farm. The initial concept had been 7 duplex buildings for a total of 14 units. Due to high groundwater on site, all the houses will be built on slabs. Due to an interpretation of the bylaw by Town staff, that has been changed to 2 triplex buildings and 4 duplex buildings. Discussion was held on the location of the 2 triplex buildings; they plan to position those at the front (southern end) of the site. Ms. Chabot suggested they stagger the units within the triplex and step back the last unit of the first triplex building with paired driveway toward the back. She also suggested that the end unit have a more interesting façade facing the street with more curb appeal by wrapping the front porch around to the south facade. Ms. Affleck-Childs suggested looking at the end units at the Pine Ridge development. Mr. Buckley mentioned the end unit designs that has been developed for the Evergreen Village development. Ms. Affleck-Childs will forward those designs to Mr. Merrikin.

Mr. Merrikin reported that they plan to install sprinklers in all of the buildings. This will relieve them of the Fire Chief's initial requirement to establish a roadway connection between this development and the adjacent Bedelia Lane for a second access point.

Mr. Merrikin reviewed the landscaping. He indicated that there will be an underground stormwater infiltration basin in the front surrounded by landscaping. Ms. Chabot asked if any substantial trees can be retained. Mr. Merrikin responded no. They have added considerable screening at the back of the site (northern end) adjacent to the Peterson property on Forest Road. Ms. Walsh stated she would like to see more landscaping at the front and suggested adding an evergreen. Mr. Merrikin stated they plan to use River Birch and Red Maple trees. The group also recommended adding some landscaping against the south wall of the first unit. Mr. Buckley suggested adding a field stone wall at the entry to the development off of Village Street. Mr. Di Iulio noted to make sure there are no sight line issues. Mr. Rucki indicated they could do a stone wall that would be similar to the existing wall at 276 Village Street. Another idea was to incorporate the name for the development (William Wallace Village) into the stone wall.

Mr. Buckley asked if there could be more screening possible on the eastern edge of 276 Village Street along the roadway. Mr. Merrikin responded that was possible. They could having some screening where the current driveway for 276 joins the driveway for 274 Village Street. The current driveway for 276 Village will be removed; those owners will access their property further up the driveway for 274 Village and obtain an easement from Mr. Rucki.

Mr. Buckley recommended the use of natural color, non-glare vinyl if any fencing is to be incorporated.

Elevation drawings for the two family buildings were reviewed. (**See Attached.**) They have added textures to the surface materials. Ms. Walsh encouraged them to create a couple of variations among the duplexes so the same design is not just repeated over and again. Mr. Connolly suggested turning some of the units 90 degrees. Ms. Walsh suggested changing the shape of some of the second floor dormers to add some architectural variety. Mr. Rucki noted that each building will be one color for the 2 units, but he will vary the building colors; he would be glad to meet with the DRC to review colors. Mr. Buckley recommended that they try to achieve a more New England look and feel.

Ms. Affleck-Childs reported that they will next meet with the Planning and Economic Development Board on August 27th. She suggested the DRC prepare a status report letter to the PEDB.

Design Review Discussion – Marzilli Site Plan, 21 Trotter Drive

Owner Bob Marzilli and project engineer Peter Bemis were present.

Mr. Bemis summarized the proposed expansion project. They are developing ideas for a new skin for the existing building and for the 7,900 sq. ft. building addition. They will double their parking area and implement a full stormwater management program. There will be outdoor plant and product storage areas. They will bring their on-site truck fueling facility up to snuff. They are working with Conservation Commission. Mr. Marzilli indicated he wanted to make the whole site a little more “corporate” and have an architecturally interesting building. A series of façade design ideas were reviewed. (See Attached.)

NOTE – Mr. Connolly departed the meeting at 8:20 pm.

DRC members discussed materials for the new addition and skin on the existing structure. Mr. Buckley encouraged Mr. Marzilli to show the company’s design sensibilities and capabilities in the building and site design. Ms. Chabot indicated she did not like the vertical striped approach. The horizontal banding is a better solution. She also suggested enlarging the windows.

Update from the Community and Economic Development office

Ms. Affleck-Childs reported that Erika Robertson has been hired as the compliance officer for the Building Department. This is a new position. She will be available to help with enforcement. Mr. Buckley indicated he would like to meet with Ms. Robertson.

Other Business/Member Comments

Discussion was held about the community message board sign at Choate Park. It is not being turned off at night. Committee members questioned if the message board sign needs to be on 24/7. Also there are some concerns about formatting and fast timing of the messages. Ms. Affleck-Childs suggested members contact Tom Gay with their concerns and perhaps he and Mr. Buckley could meet with Town Administrator Michael Boynton to discuss.

Reports

It was announced there was to be a ribbon cutting ceremony to mark the occasion of the conclusion of the Route 109 reconstruction project. The date is still to be determined.

Ms. Chabot stated that she had attended the ZBA meeting in early August about 33-39 Main Street. She had informed the ZBA that the architectural design for the project did not meet the Design Review Guidelines. Ms. Walsh noted that she understood the affordable units were only “affordable” for 8 years, then they expire. Ms. Affleck-Childs stated she did not believe that was accurate, but will check.

Update on Architectural Scavenger Hunt (Where's Medway)

Members continue to be pleased with the program. Ideas for architectural details to be featured should be directed to local photographer Tim Rice.

Adjournment

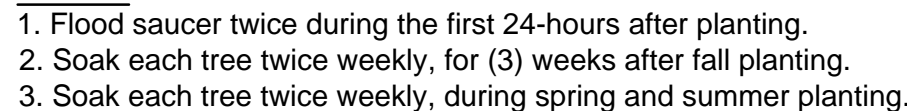
With no further business before this committee, a motion was made by Mr. Buckley, and seconded by Mr. Chabot to adjourn the meeting. The motion was unanimously approved.

The meeting was adjourned at 9:25 p.m.

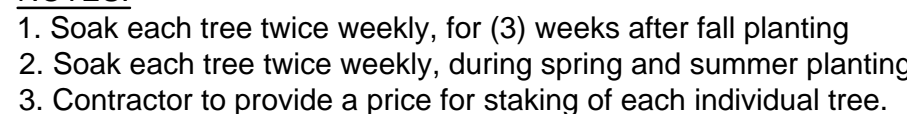
Respectfully Submitted,

Susan E. Affleck-Childs

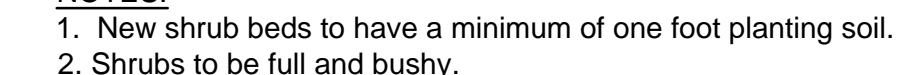
Planning and Economic Development Coordinator



Scale: 1/2" = 1' - 0"

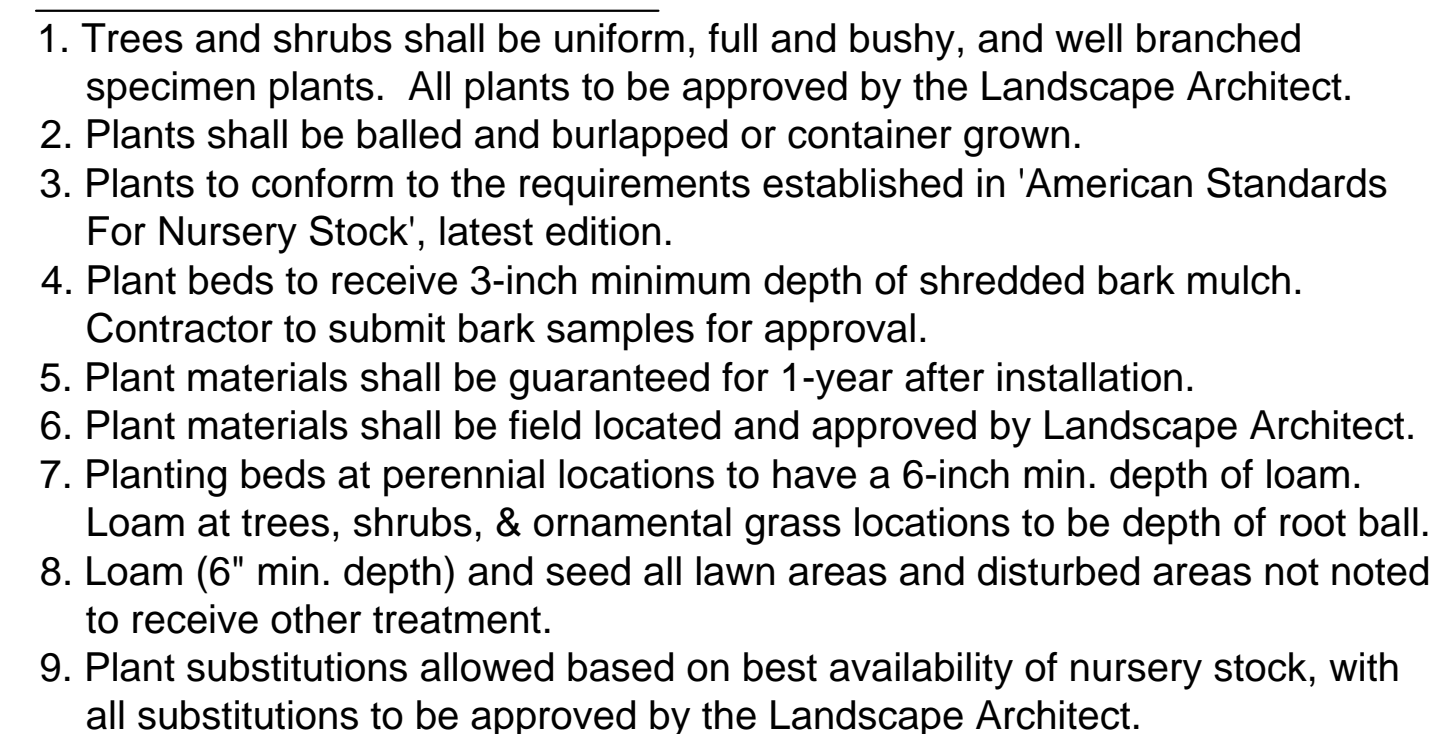


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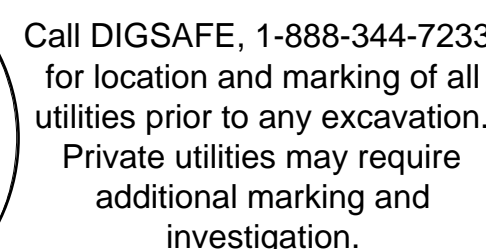


Scale: $\frac{3}{4}" = 1' - 0"$

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Purple Coneflower
Stella D'Oro Daylily
Becky Shasta Daisy
Patriot Hosta
Hameln Fountain Grass
Black-eyed Susans
Autumn Joy Sedum
Pachysandra



SHEET 1 OF 1	C-8		
DATE 8/9/2019	LANDSCAPE PLAN		
PLAN NO. Village-Landscape_2019-8.dwg	VILLAGE STREET MEDWAY, MA		
DRAWN BY SGC / REC	Cosmos Associates Landscape Architects & Site Planners 5 Longview Street Natick, MA 01760 p: 508.654.6847 www.cosmosassociates.com		
CHECKED BY SGC	REV	DATE	REVISION

21 TROTTER DRIVE

A SITE PLAN

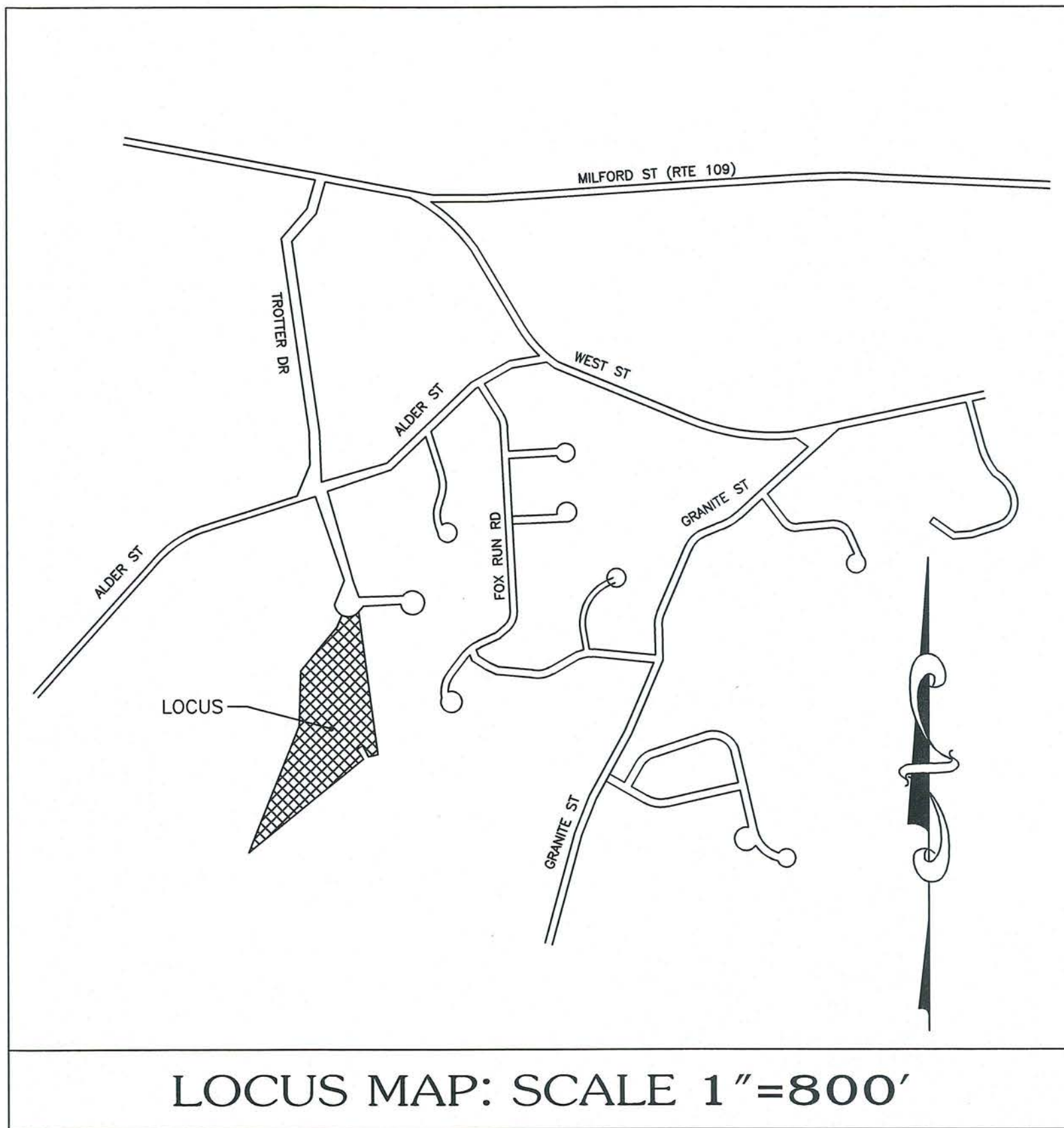
IN

MEDWAY, MASSACHUSETTS

(NORFOLK COUNTY)

OWNER/APPLICANT:
21 TROTTER DRIVE LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

ENGINEER:
ENGINEERING DESIGN
CONSULTANTS, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772



APRIL 8, 2019
REV.: JULY 25, 2019
REV.: AUGUST 6, 2019

SHEET LIST:

SITE PLANS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAYOUT
- 4 GRADING & UTILITIES
- 5 LIGHTING & LANDSCAPING
- 6 DETAILS

STORMWATER PLANS

- 1 STORMWATER (SWPPP) PLAN

LEGEND

BIT CONC	BITUMINOUS CONCRETE
CB	BORING
CB/PLUG	CATCHBASIN
CC	CONCRETE BOUND/PLUG
CCB	CONCRETE CURB
CO	CAPE COD BERM
CONC	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CW	CROSSWALK
D	DRAINLINE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON
DMH	DRAIN MANHOLE
E	ELECTRIC
ECB	EROSION CONTROL BARRIER
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FE	FLARED END
G	GAS LINE
GC	GAS GATE
GV	GATE VALVE
HC	HANDICAPPED RAMP
HCC	HAUNCHED CONCRETE CURB
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PIV	POST INDICATOR VALVE
PPVC	PERFORATED POLY-VINYL-CHLORIDE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
S	SIGN
SB	SPEED BUMP
SB/DH	STONE BOUND/DRILLHOLE
SB/DH(TBS)	STONE BOUND/DRILLHOLE(TO BE SET)
SOC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SWBL	SINGLE WHITE BROKEN LINE
SWSL	SINGLE WHITE SOLID LINE
TEST PIT	TEST PIT
T24	24" TREE
TD	TRENCH DRAIN
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRANSITION STONE
UD	UNDERDRAIN
VGC	VERTICAL GRANITE CURB
W	WATER LINE
WG	WATER GATE
WF #A-50	WETLAND FLAG

APPROVED BY:
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

DATE: _____

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CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

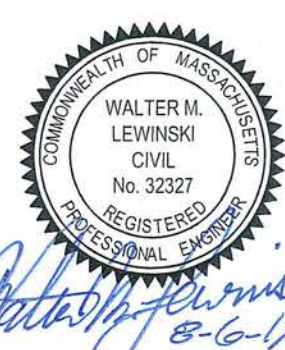
ORDER OF CONDITIONS

SEE ORDER OF CONDITIONS FROM MEDWAY CONSERVATION COMMISSION DATED, XXXXXXXXXXXX FOR DEP FILE NO. 216-0937.



ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

		REVISIONS		
DRWN BY:	ZRB	2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
CHECKD BY:	PSB	1	7/26/19	ADDRESS CONCOM COMMENTS
APPROV BY:	WML	0	4/9/19	SITE PLAN REVIEW
		REV #	DATE	DESCRIPTION



PREPARED BY:

EEC

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJEC

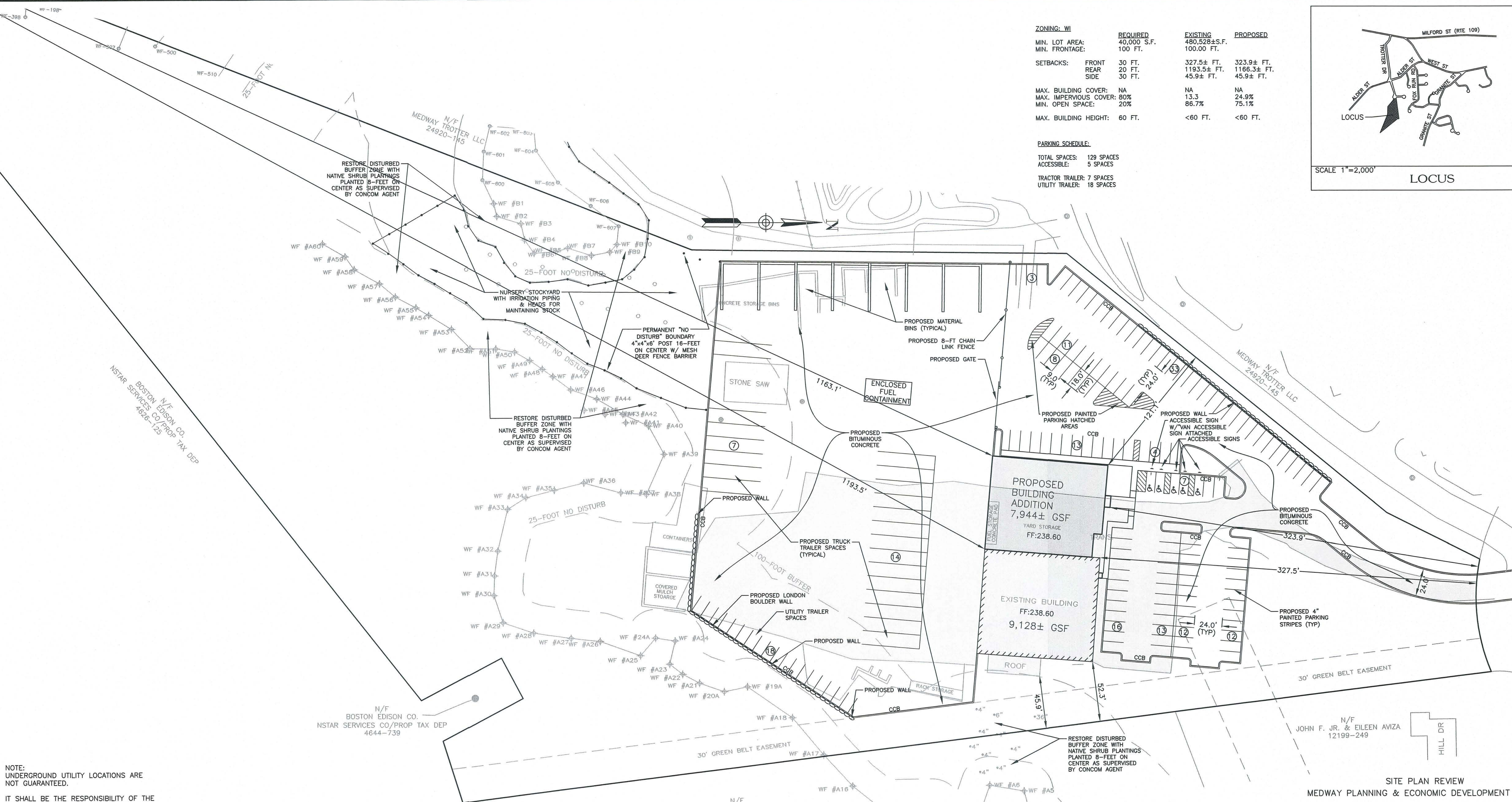
SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TTU

EXISTING CONDITIONS
21 TROTTER DRIVE
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

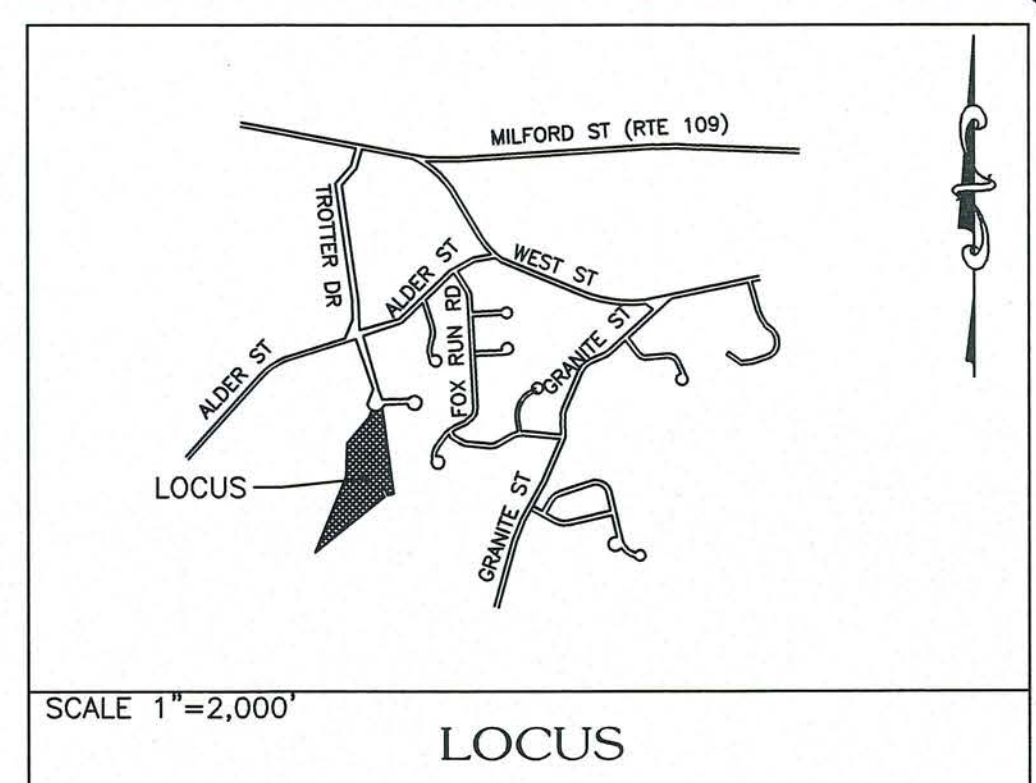
FILE NO.: 3588
EXISTING CONDITIONS
DATE: APRIL 8, 2019
PLAN NUMBER:
2 OF 6
2

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ZONING: W1		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	46,000 S.F.	46,000 S.F.	480,528±S.F.	100.00 FT.
MIN. FRONTAGE:	100 FT.	100 FT.	100.00 FT.	
SETBACKS:	FRONT	30 FT.	327.5± FT.	323.9± FT.
	REAR	20 FT.	1193.5± FT.	1166.3± FT.
MAX. BUILDING COVER:	NA	NA	NA	NA
	MAX. IMPERVIOUS COVER:	80%	13.3	24.9%
MIN. OPEN SPACE:	20%	20%	86.7%	75.1%
	MAX. BUILDING HEIGHT:	60 FT.	<60 FT.	<60 FT.

PARKING SCHEDULE:	
TOTAL SPACES:	129 SPACES
ACCESSIBLE:	5 SPACES
TRACTOR TRAILER:	7 SPACES
UTILITY TRAILER:	18 SPACES



NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



PROJECT INFORMATION:

CURRENT OWNER: 21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 64-003
DEED REFERENCE: BOOK 25503 PAGE 584

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1998 PLAN TITLED "MEDWAY 495 INDUSTRIAL PARK TECHNICAL REVISION PLAN IN MEDWAY, MASSACHUSETTS, PREPARED FOR UNITED METRO MATERIALS INC, 1000 KIEWIT PLAZA, OMAHA NEBRASKA 68131, SCALE: 1"=80', DATE:MARCH 23, 1998," PLAN NO. 233 OF 1998.

PROJECT DATUM REFERS TO NAVD 88.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

		REVISIONS		
DESIGN BY:	ZRB	2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
CHECK BY:	PSB	1	7/25/19	ADDRESS CONCOM COMMENTS
APPROV BY:	WML	0	4/8/19	SITE PLAN REVIEW
		REV #	DATE	DESCRIPTION



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

PROPOSED LAYOUT
21 TROTTER DRIVE
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
PROPOSED LAYOUT
DATE: APRIL 8, 2019
PLAN NUMBER: 3 of 6

SOILS TEST PIT DATA		
EL=234.3	TP#1	
A	FILL 2.5'	
Bw	SL 3.0'	
C	LS 9.0'	
SHGW	8.3'	

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EROSION, GULCH EROSION, DO NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
6. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERMITS IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SURFACES OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
8. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
9. THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
10. ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXIST. LESS THAN 36" SHALL BE CLASS IV. ALL 48" PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SMOOTH) SHALL BE SDR 35. ALL TYPE II POLYETHYLENE PIPE OR APPROVED EQUIV. EXCEPT FOR ADS DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
11. THE TOWN OF MIDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
12. STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDOT M1.03.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
13. STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
14. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION, SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.

15. ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
16. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4:1 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
30% CREEPING RED FESCUE	
TALE FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10
- SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND
WITH 1/2 BUSHEL/ACRE OF WINTER RYE
17. ALL DISTURBED AREAS ARE TO BE LOADED AND SEEDDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
18. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

DRWN BY:	ZRB
CHK'D BY:	PSB
APPROV BY:	WMI

REVISIONS:		
REV #	DATE	DESCRIPTION
3	8/6/19	REVISED INFILTRATION/DETENTION BASIN
2	7/25/19	ADDRESS CONCOM COMMENTS
1	2/7/19	MODIFY WETLAND DELINEATION
0	4/8/19	SITE PLAN REVIEW

PREPARED BY:

EDC

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

|| TITLE:

21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO.: 358

GRADING & UTILITIES

DATE: _____

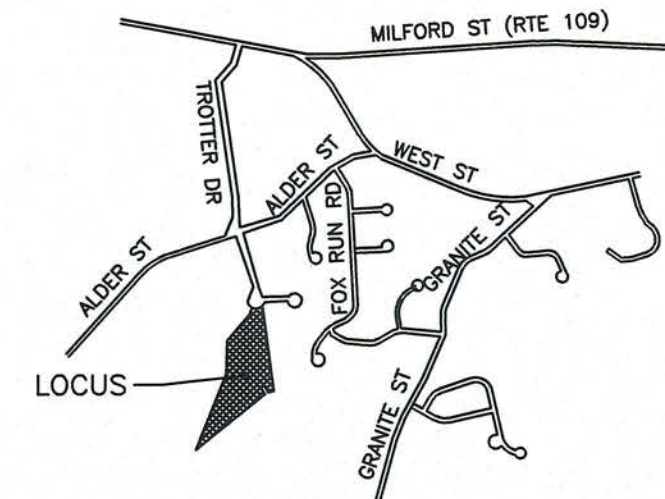
APRIL 8, 2019

PLAN NUMBER:

4 of 6

1

4



SCALE 1"=2,000'

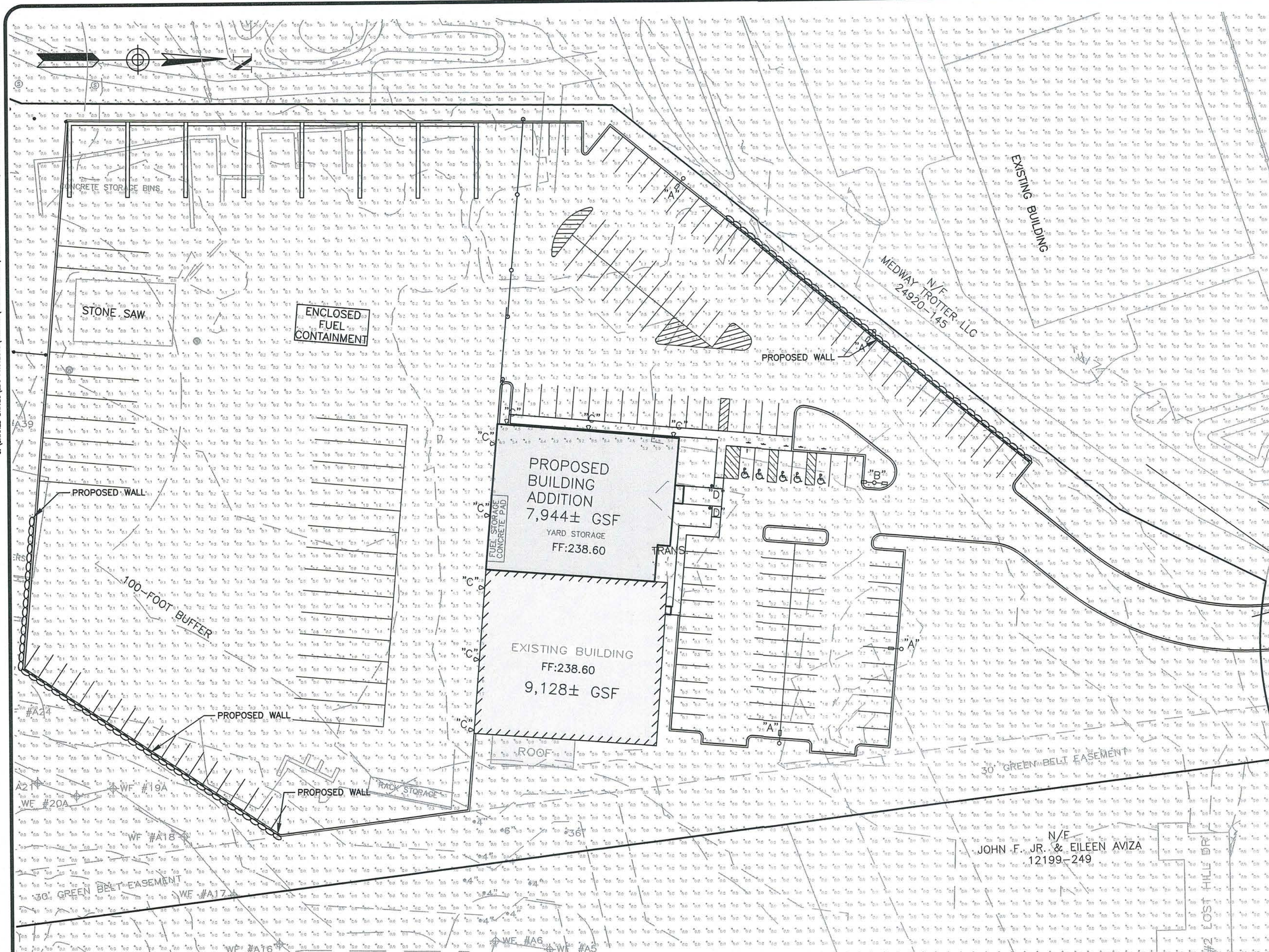
LOCUS

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CALL DIGSAFE AT 811





LIGHTING

Schedule									
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	4	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K TFTM MVOLT with houseside shield	LED	1	8243	0.9	92
B	2	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K T5M MVOLT	LED	1	8243	0.9	92
C	8	Lithonia Lighting	DSX0 LED P4 40K T5M MVOLT	DSX0 LED P4 40K T5M MVOLT	LED	1	10961	0.9	92
D	2	Lithonia Lighting	DSXB LED	BOLLARDS	LED				

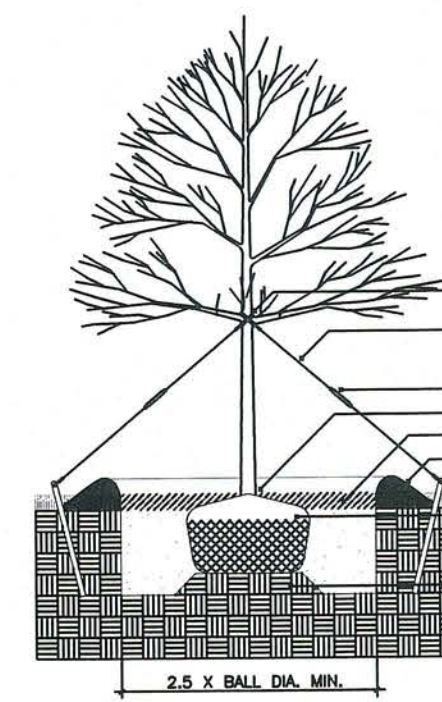
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1
Spill	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

NOTE:
POLE LIGHTS ARE MOUNTED ON POLES THAT ARE
SET AT A HEIGHT OF 20 FT HIGH.

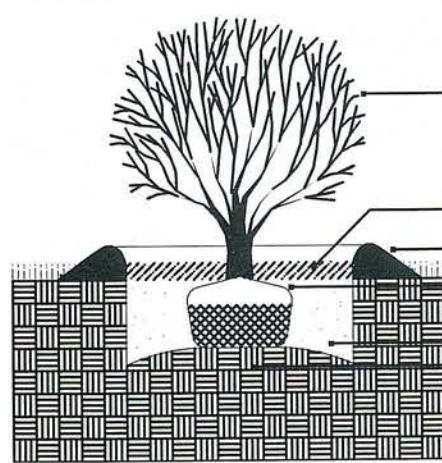
NOTE:
UNDERGROUND UTILITY LOCATIONS ARE
NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

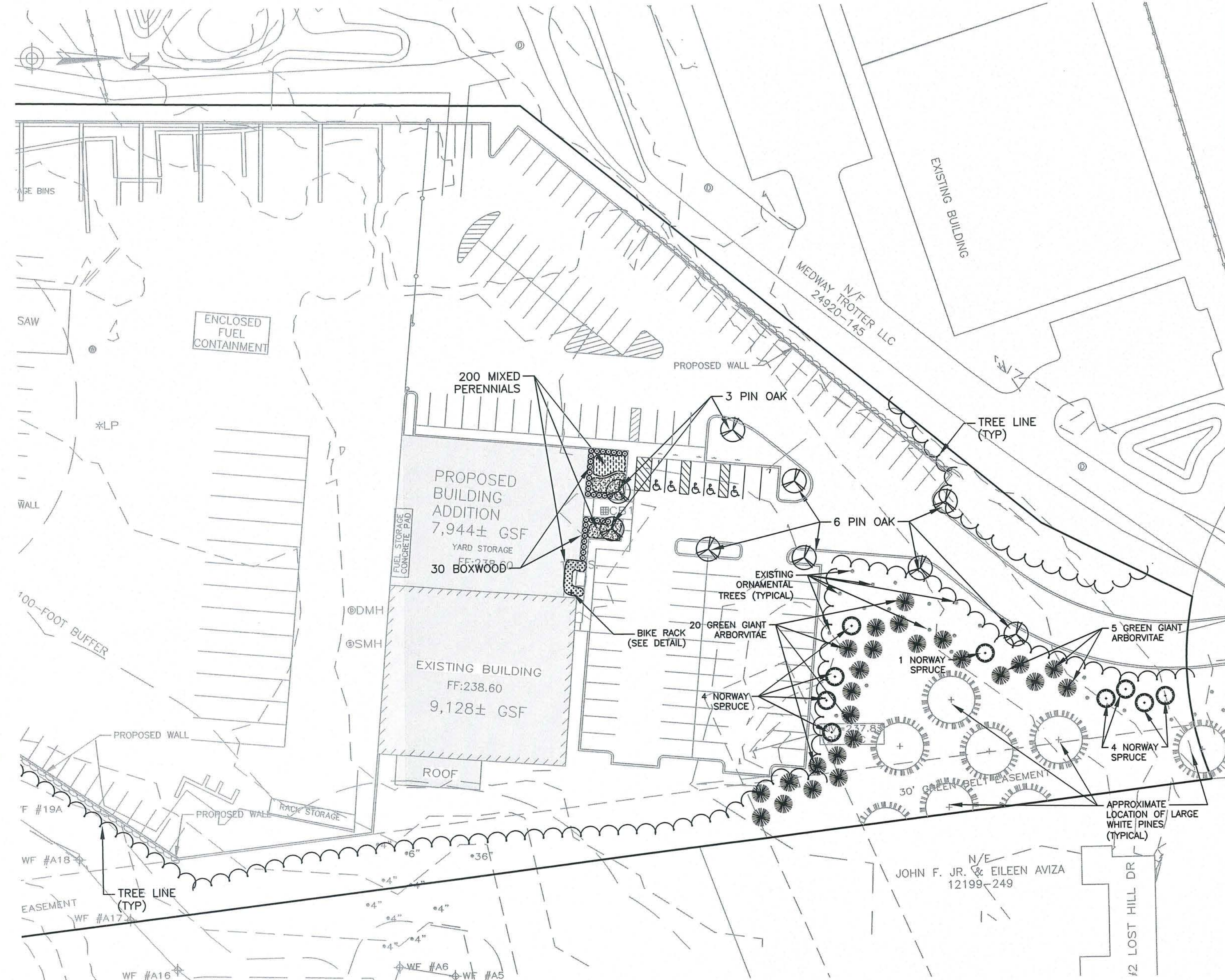
DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION.
CALL DIGSAFE AT 811



TREE PLANTING DETAIL



BALL AND BURLAP SHRUB PLANTING



LANDSCAPING

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
TREES			
9	PIN OAK	QUERCUS PALUSTRIS	2-2.5" CAL.
15	GREEN GIANT ARBOVITAE	THUJA PLICATA	16'-22'
9	NORWAY SPRUCE	PICEA ABIES	16'-22'
SHRUBS			
30	BOXWOOD	BUXUS SEMPERVIRENS	18"-24" B/B
PERENNIALS			
200	MIXED PERENNIAL		2 GALLON

NOTES:

- NOTES:
1. SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL.
 - 40% SAND
 - 20-30% TOPSOIL
 - 30-40% COMPOST

SAND COMPONENT
Sieve Size
2-Inch
3/4-in.
1/4-in.
U.S. No. 40
U.S. No. 200

Percent Passing
100
70-80
50-80
15-40
0-3

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD. VOTED TO APPROVE WITH STANDARD CONDITIONS.

DATE: _____

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

HITCH BIKE RACK

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DRWN BY:	ZRB
CHK'D BY:	PSB
APPR'D BY:	WML

|| REVISIONS

2	8/6/19
1	7/25/19
0	4/8/19

9	REVISED INFILTRATION/DETENTION BASIN ADDRESS CONCOM COMMENTS SITE PLAN REVIEW
---	---

PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

|| TITLE:

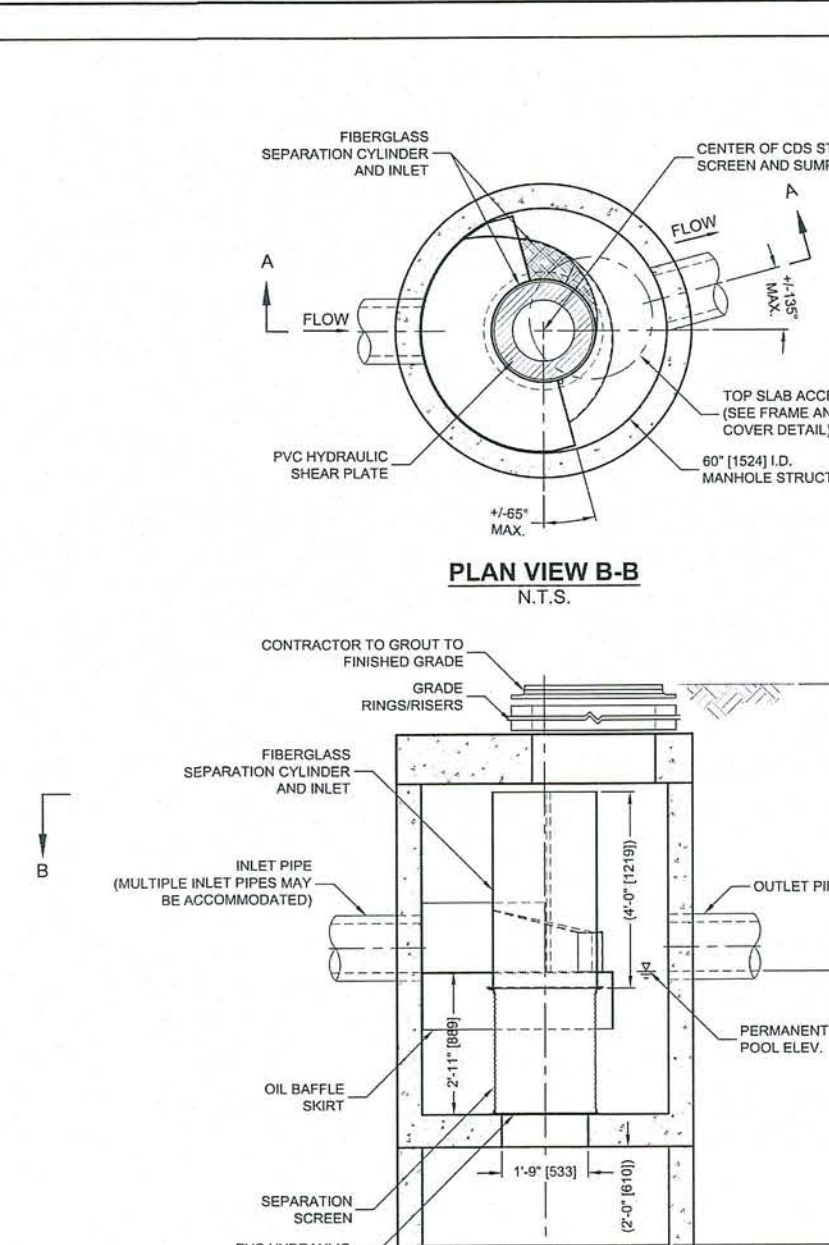
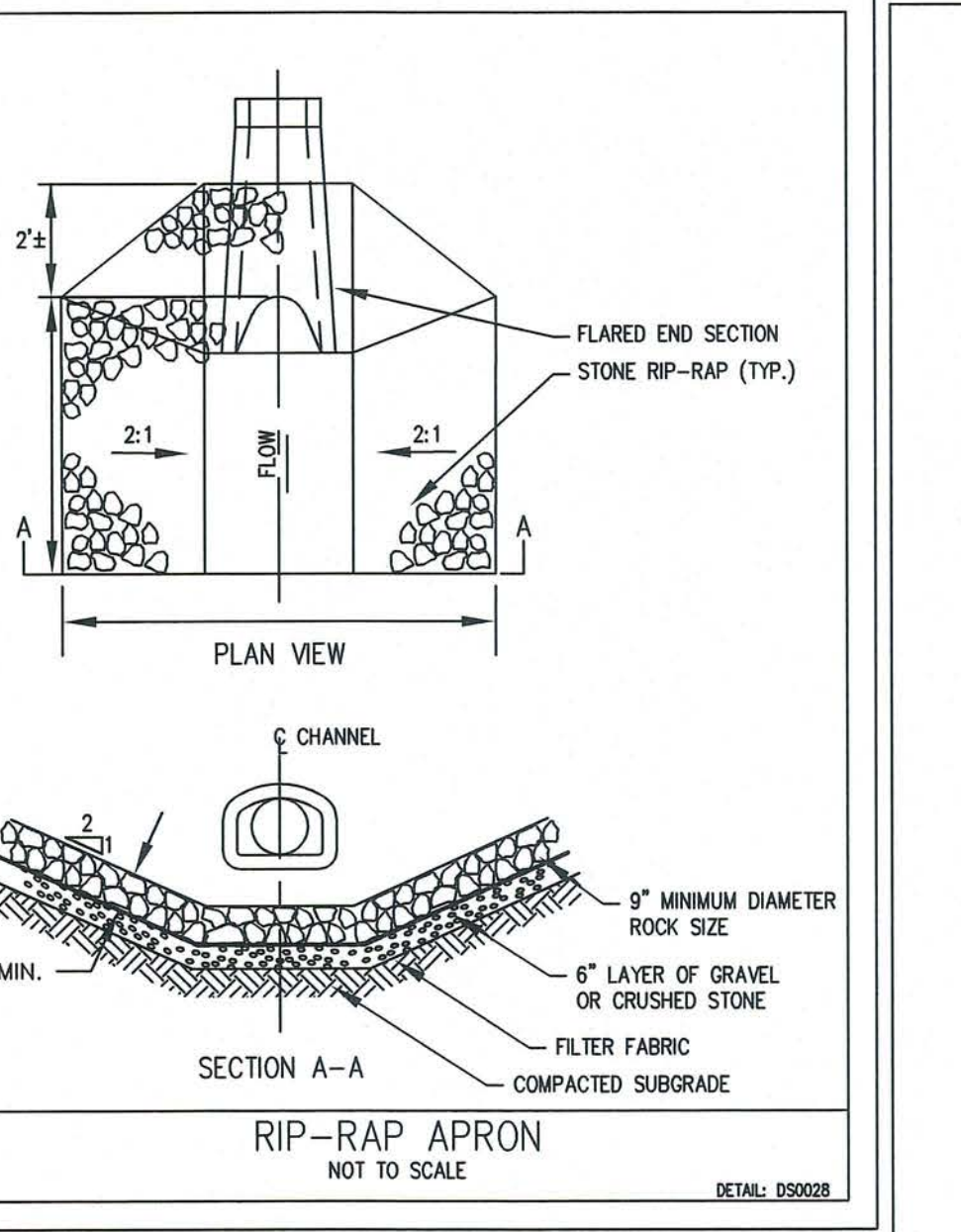
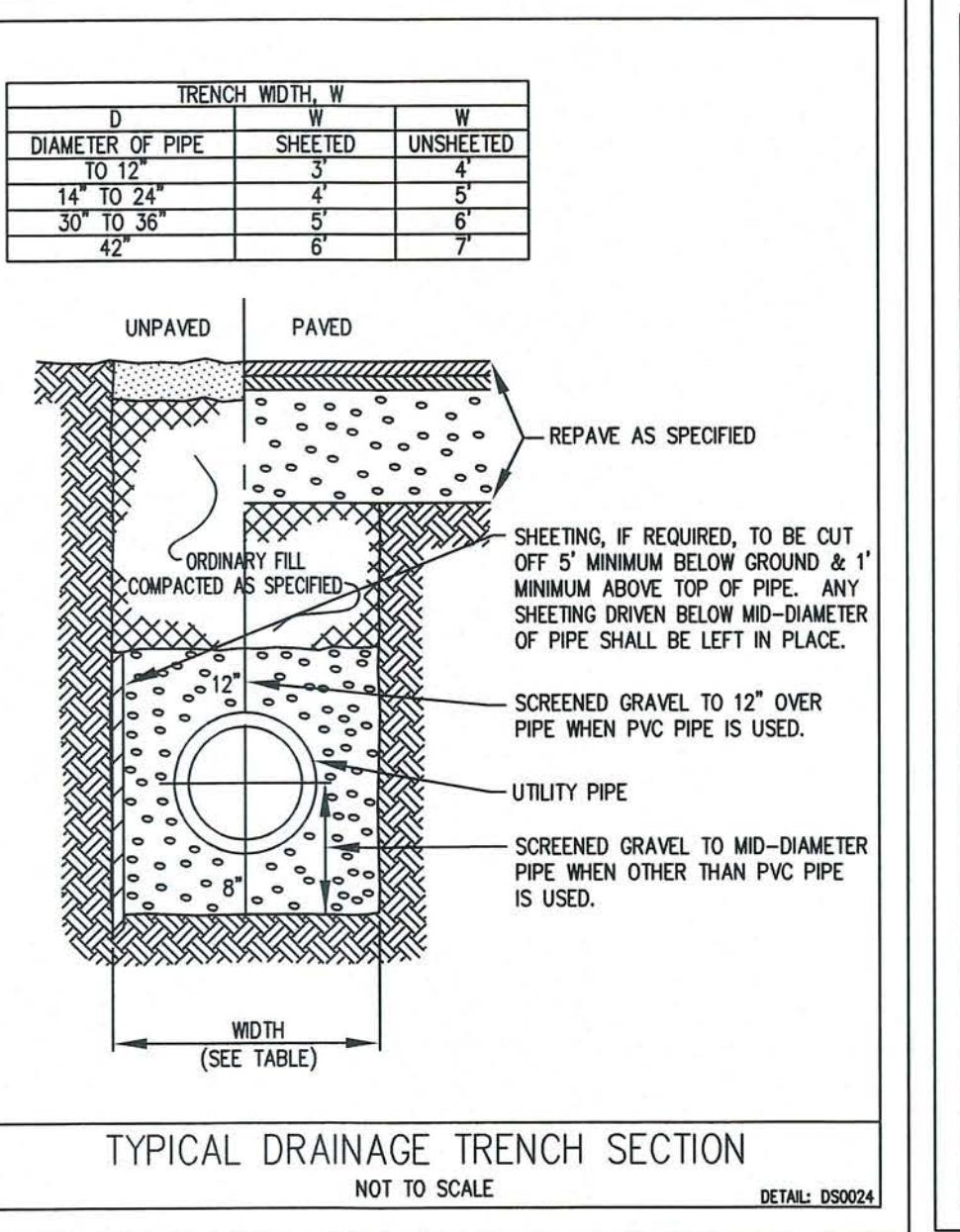
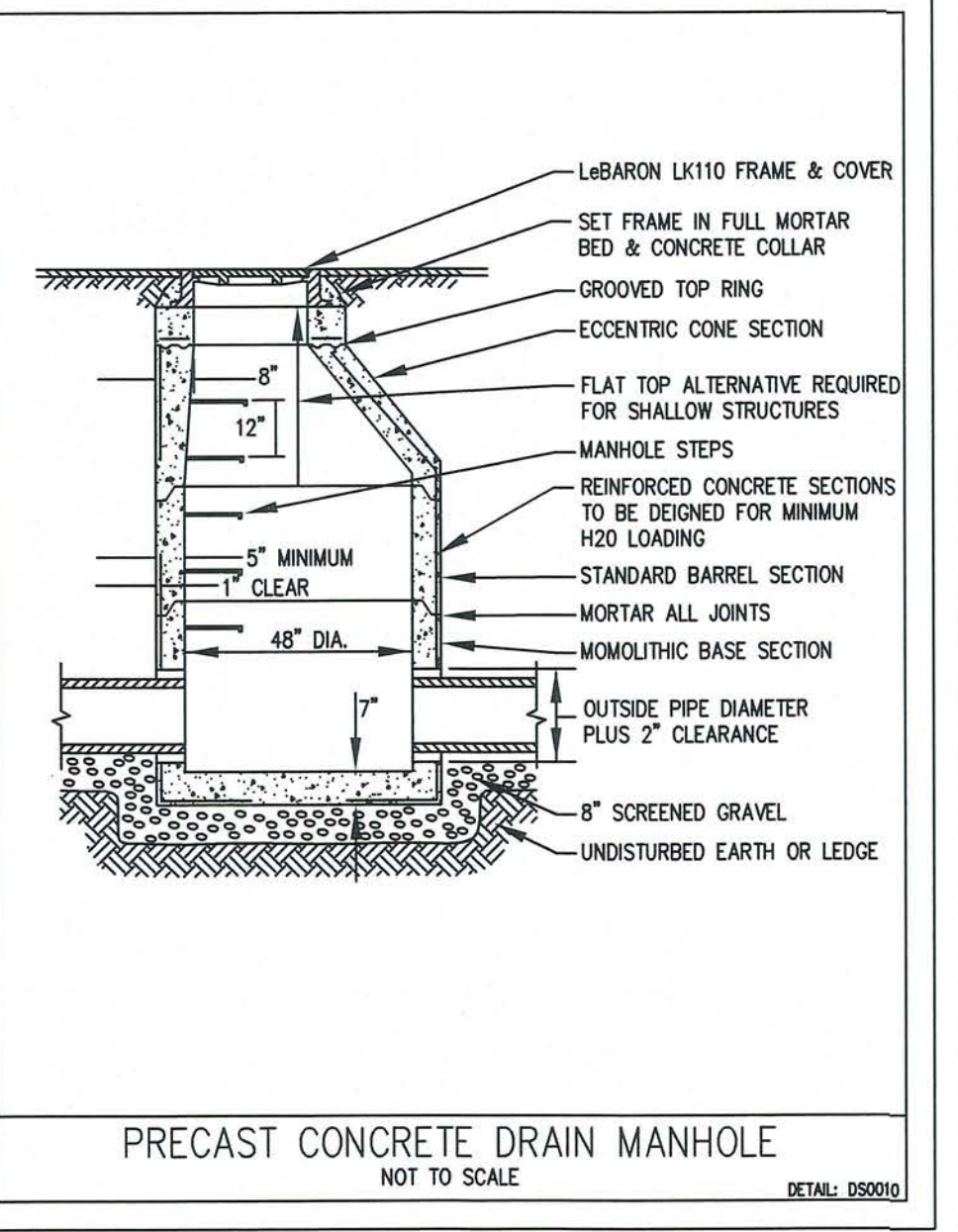
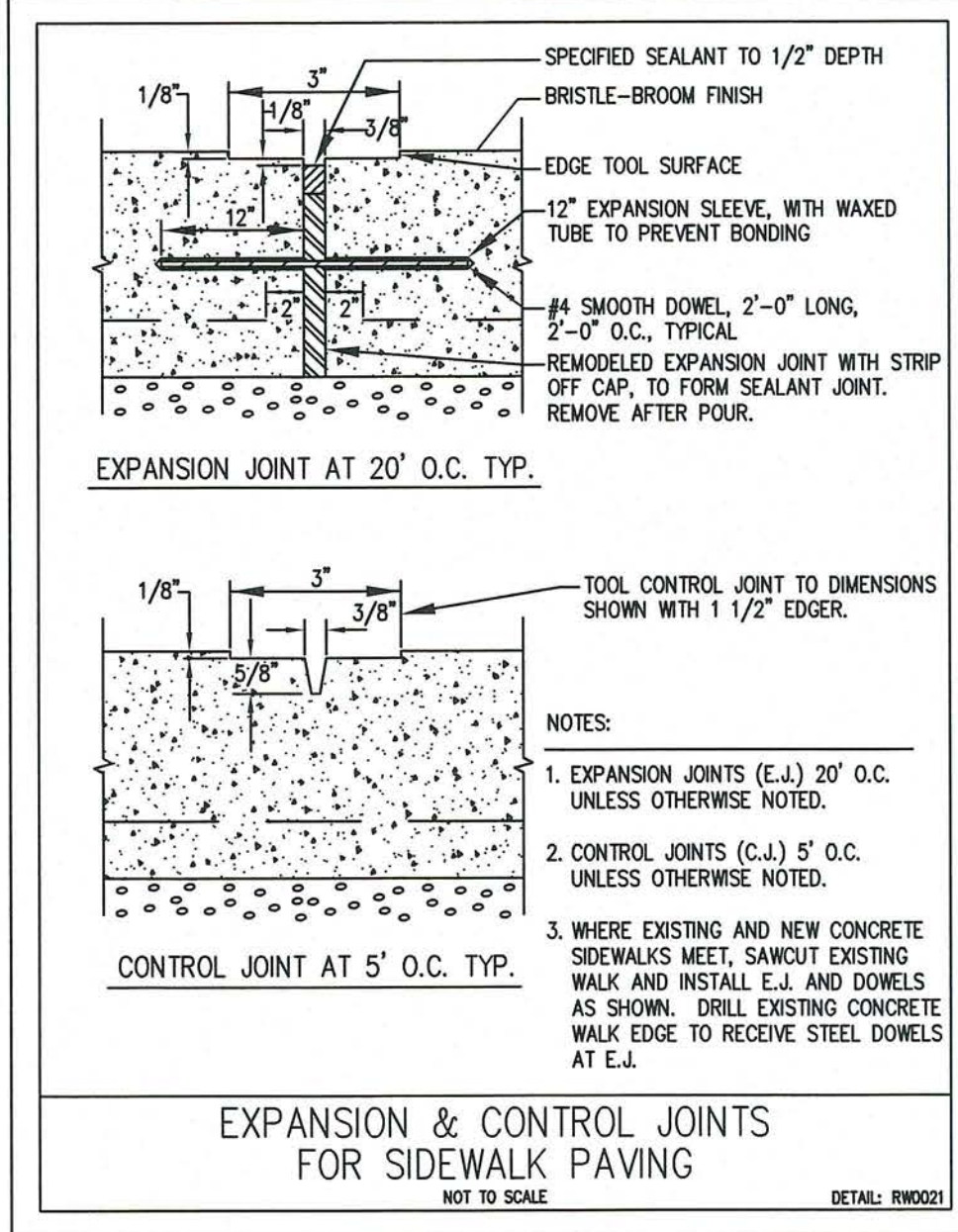
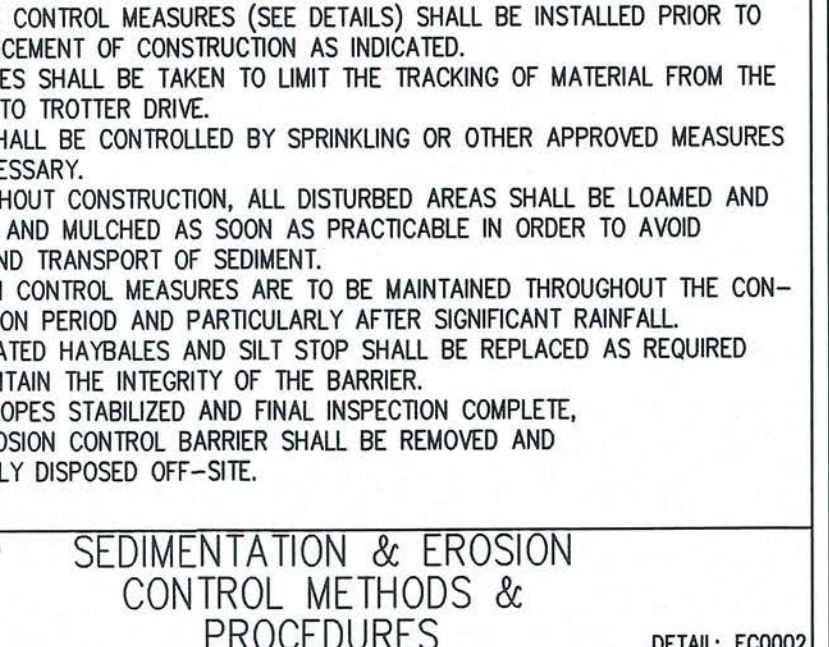
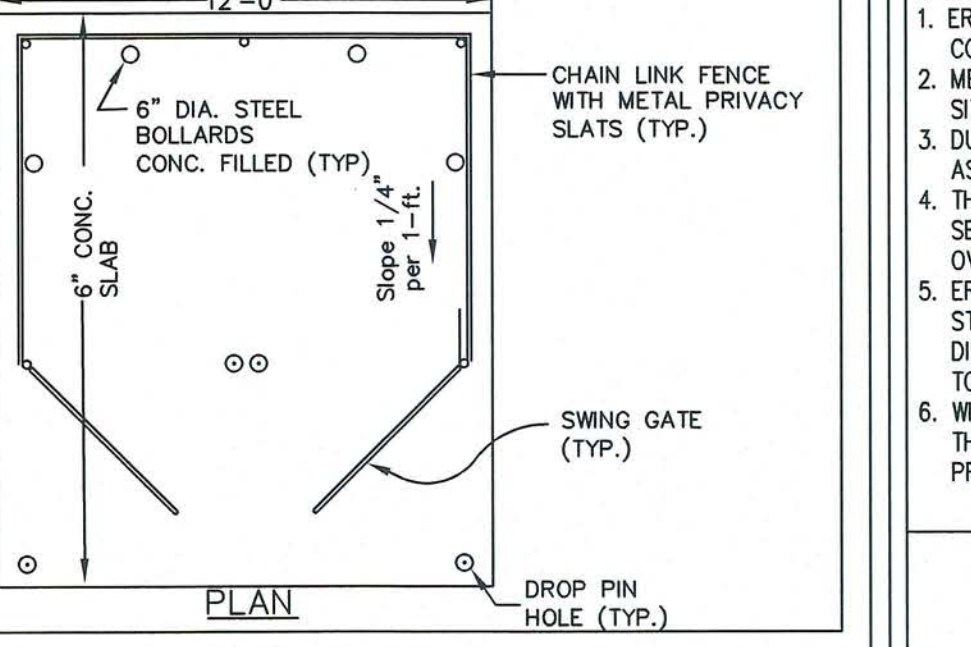
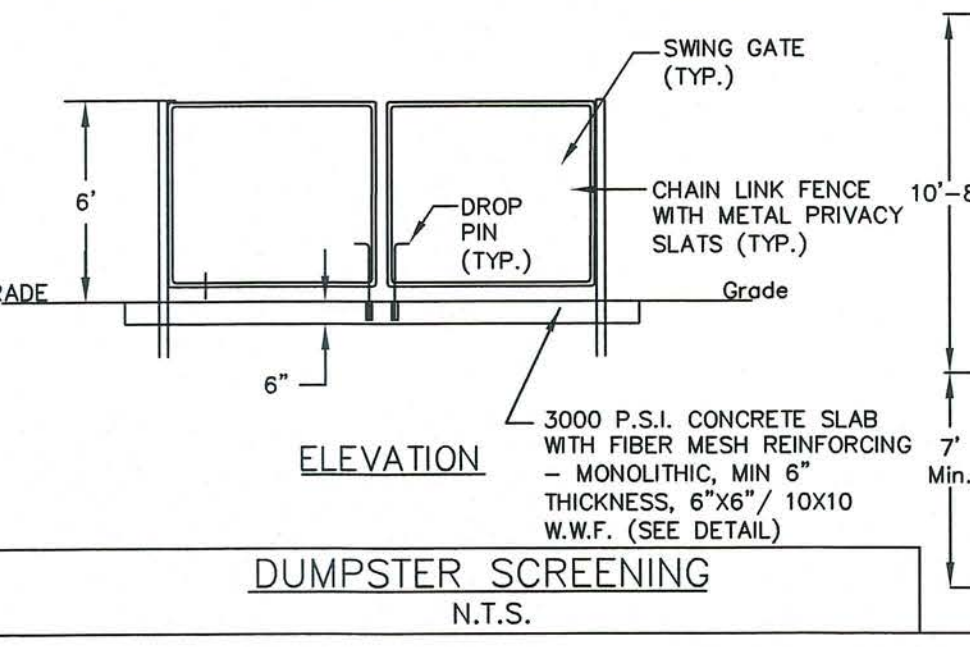
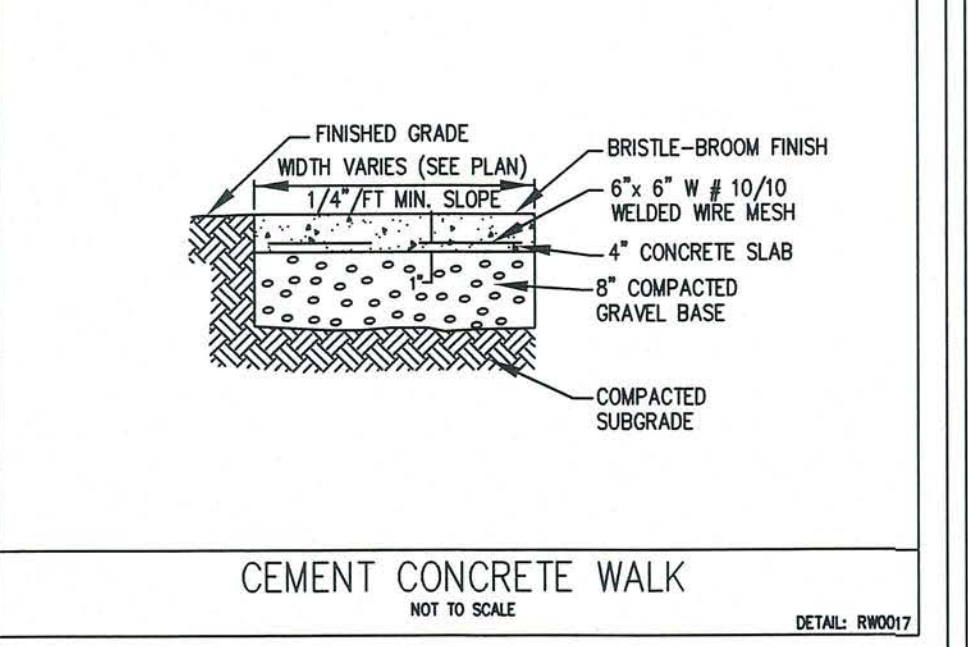
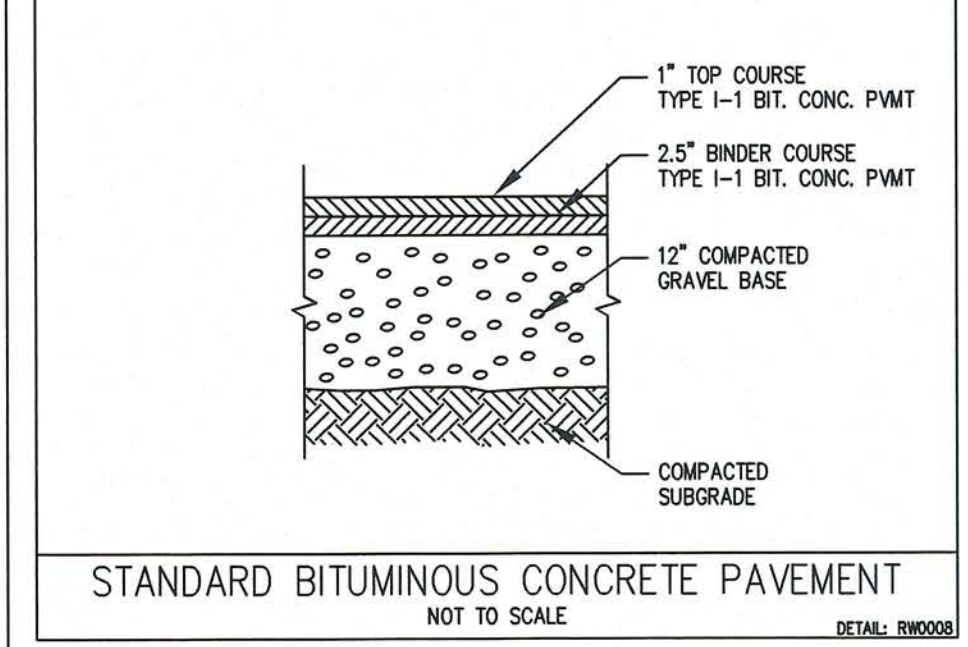
LIGHTING & LANDSCAPING
21 TROTTER DRIVE

OWNER/APPLICANT:

21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO.: 3588
LIGHTING & LANDSCAPING
DATE: APRIL 8, 2019
PLAN NUMBER:
5 of 6
5

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CDS2025-5-C DESIGN NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.

2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER.

3. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.

4. STRUCTURE SHALL MEET ASHITO HSD LOAD RATING, ASSUMING EARTH COVER OF 2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO M&B AND BE CAST WITH THE CONTECH LOGO.

5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

A. ANY SUBMERSE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.

C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.

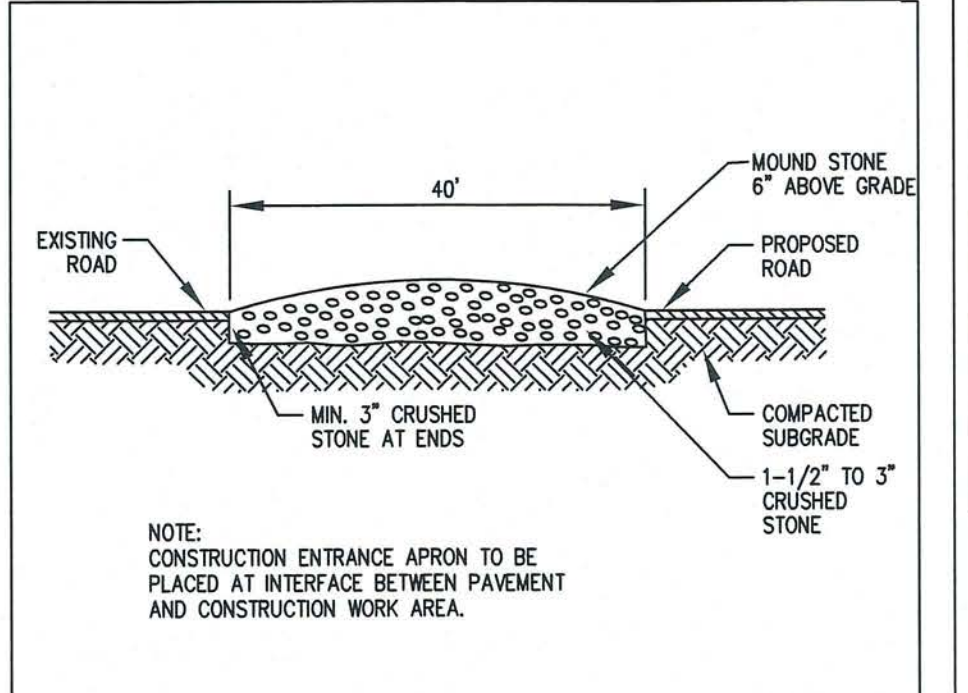
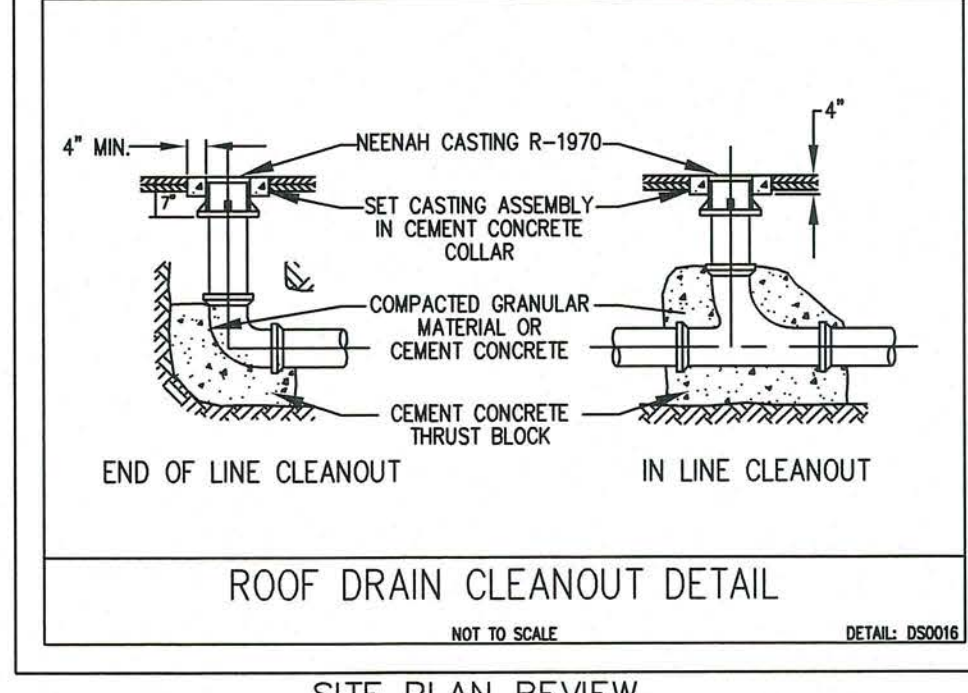
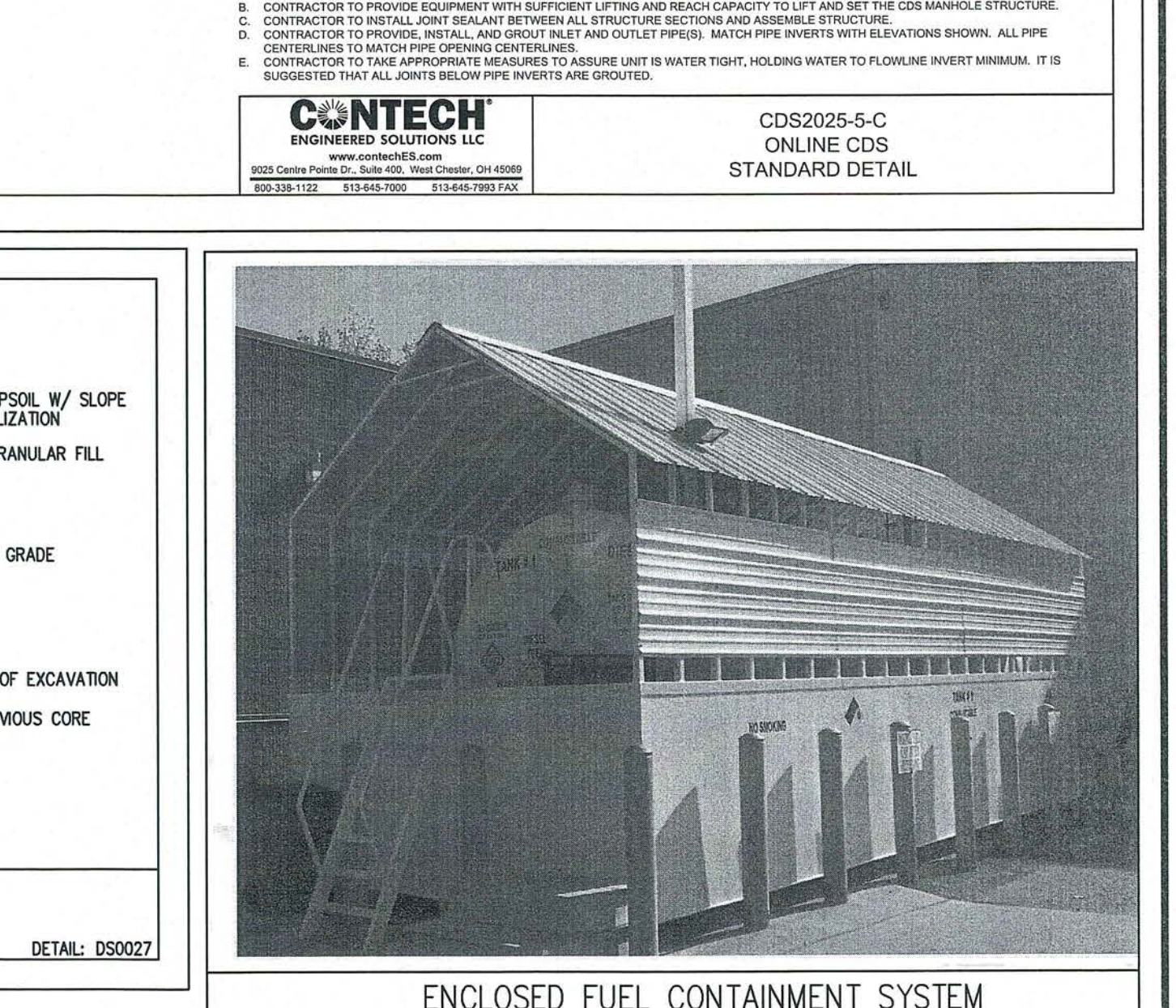
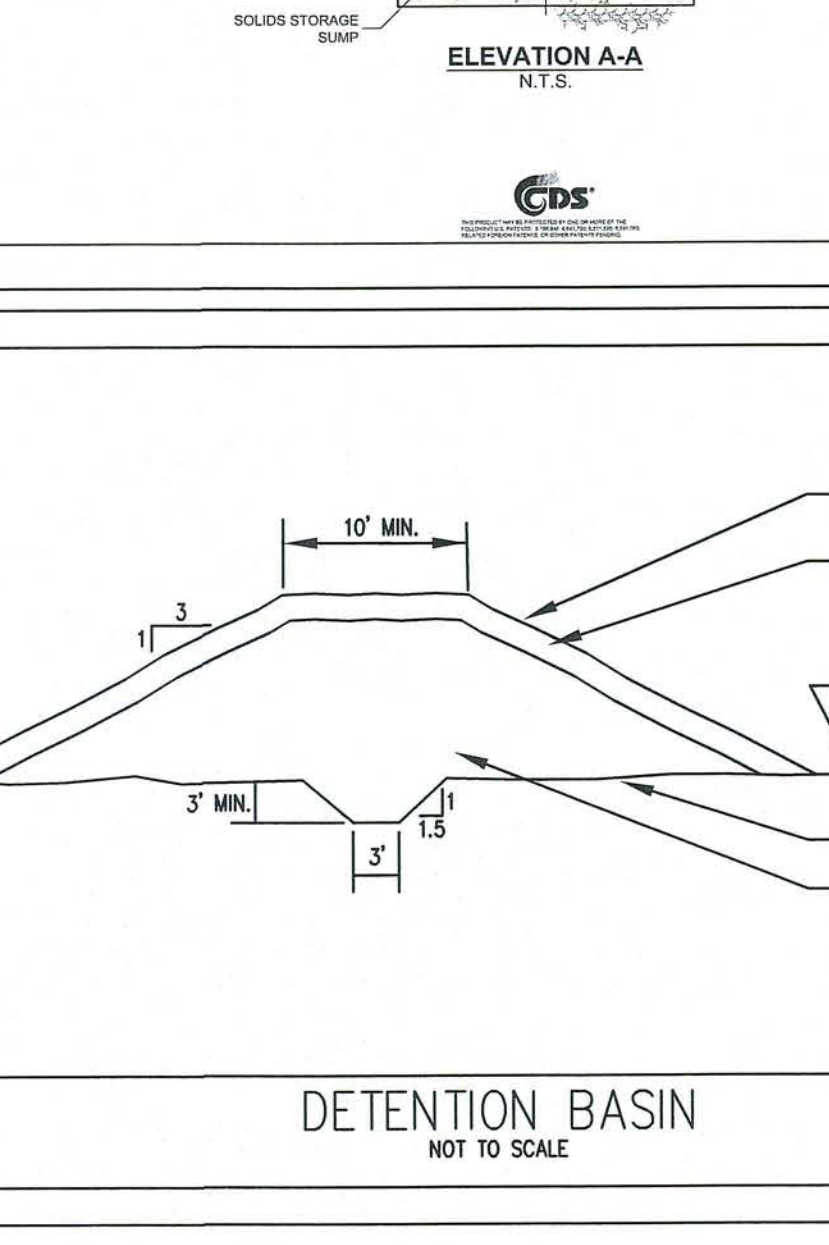
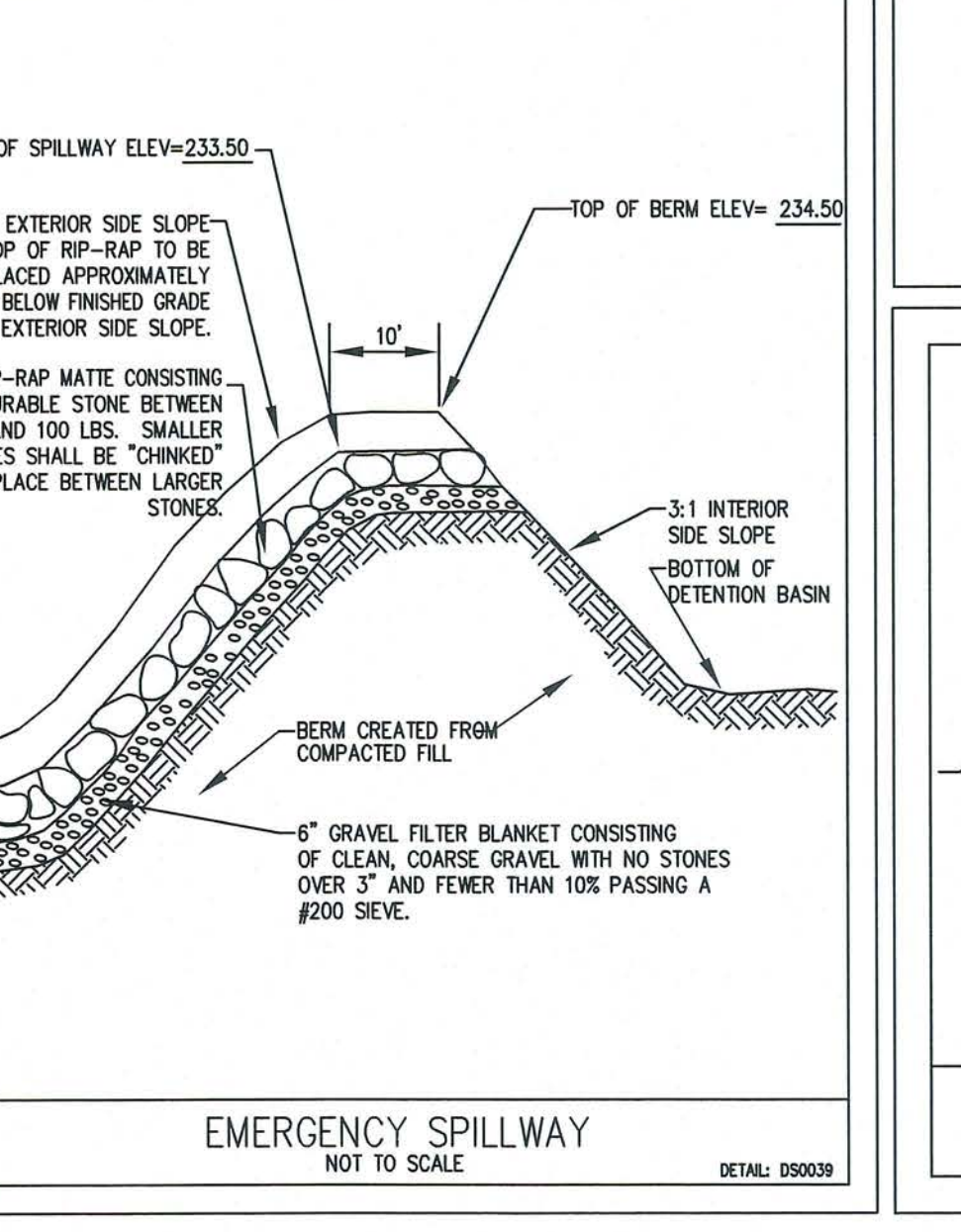
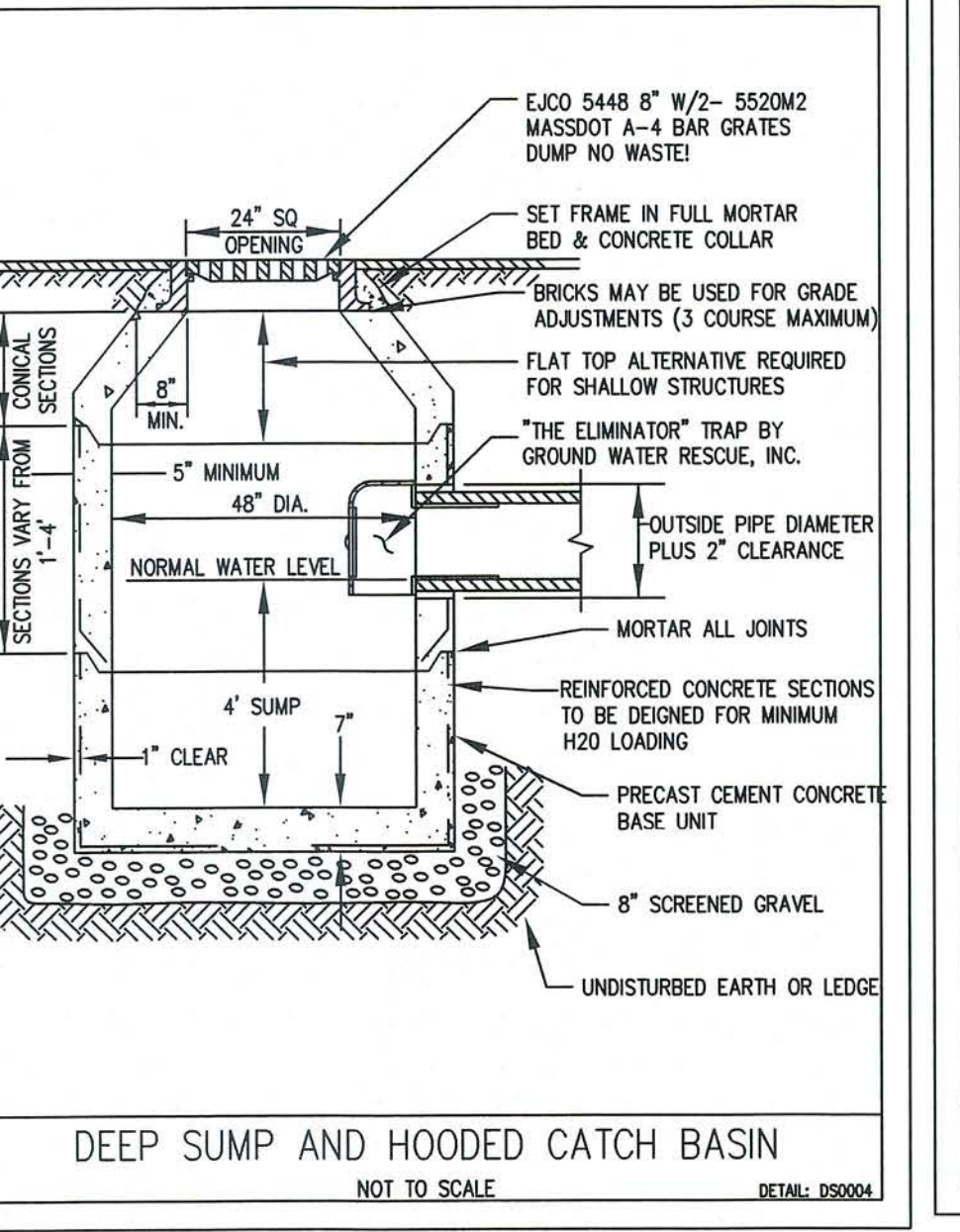
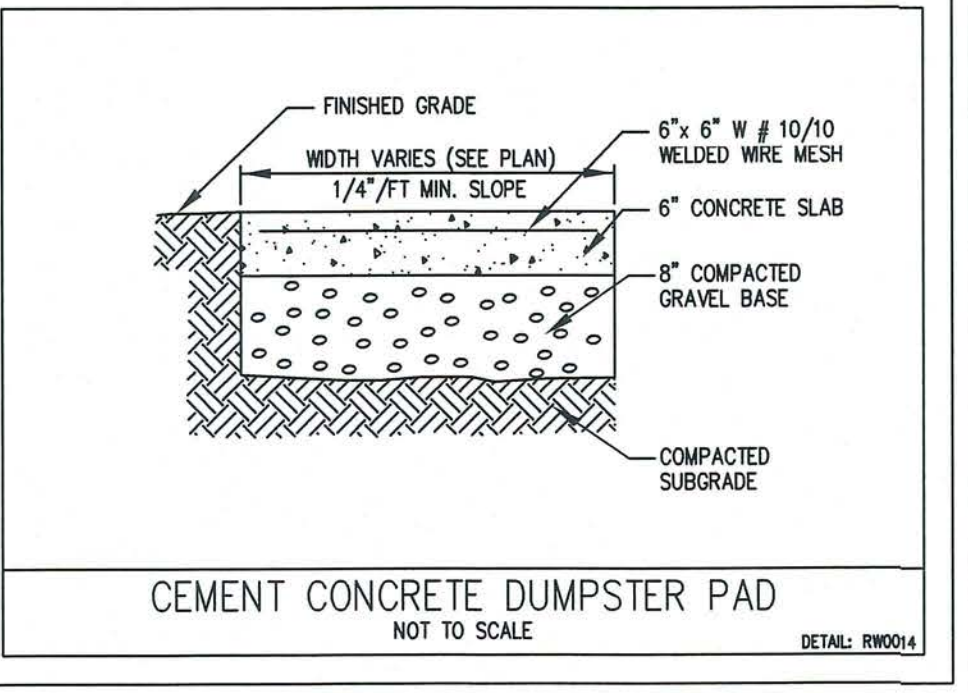
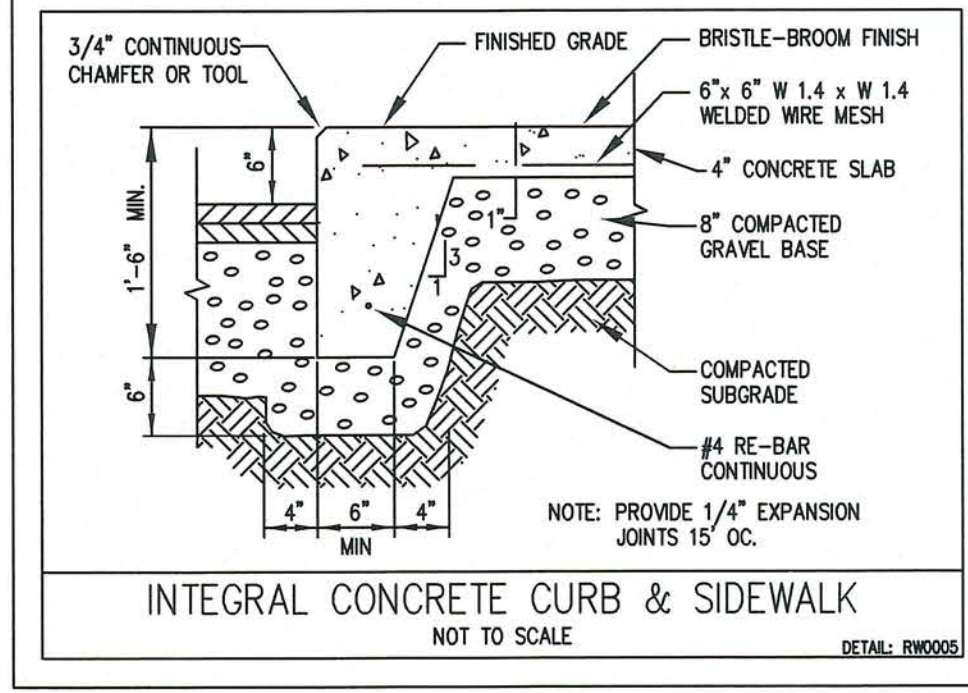
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.

E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE URBAN WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MANHOLE. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
2025 Centre Pointe Dr., Suite 400, West Chester, OH 45380
603-338-1122 613-645-7955 613-645-7957 FAX

CDS2025-5-C ONLINE CDS STANDARD DETAIL

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (GFS OR L/M)			
PEAK FLOW RATE (GFS OR L/M)			
RETURN PERIOD OF PEAK FLOW (YRS)			
SCREEN APERTURE (AND OR F150)			
PIPE DATA:	LE	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RM ELEVATION			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			



SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

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DRWN BY: ZRB
CHKD BY: PSB
APPROV BY: VML

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/6/19	REVISED INFILTRATION/DETENTION BASIN ADDRESS CONCOM COMMENTS
2	7/25/19	SITE PLAN REVIEW
3	4/5/19	

DATE: 8-6-19

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

OWNER/APPLICANT:
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

DETAILS
21 TROTTER DRIVE

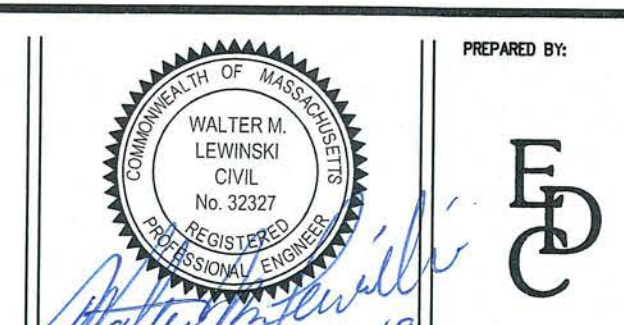
FILE NO: 3588
DATE: APRIL 8, 2019
PLAN NUMBER: 6 of 6

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REVISIONS		DATE		DESCRIPTION	
DRWN BY:	ZRB	8/6/19	2	REVISED INFILTRATION/RETENTION BASIN	
CHKD BY:	PSB	7/25/19	1	ADDRESS CONCOM COMMENTS	
APPR BY:	WML	4/8/19	0	SITE PLAN REVIEW	
REV #		DATE			



ENGINEERING DESIGN CONSULTANTS, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT: STORMWATER POLLUTION PREVENTION PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

OWNER/APPLICANT: 21A TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
STORMWATER POLLUTION PREVENTION PLAN
DATE: APRIL 8, 2019
DEFINING PLAN NO: 1 of 1

21 TROTTER DRIVE -- OPERATION AND MAINTENANCE PLAN:

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):

- EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIATED AS NECESSARY TO PREVENT EROSION.
- CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.

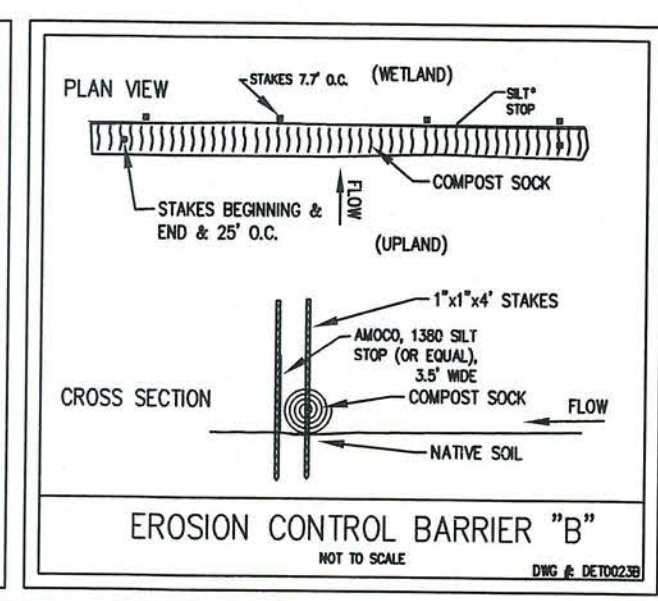
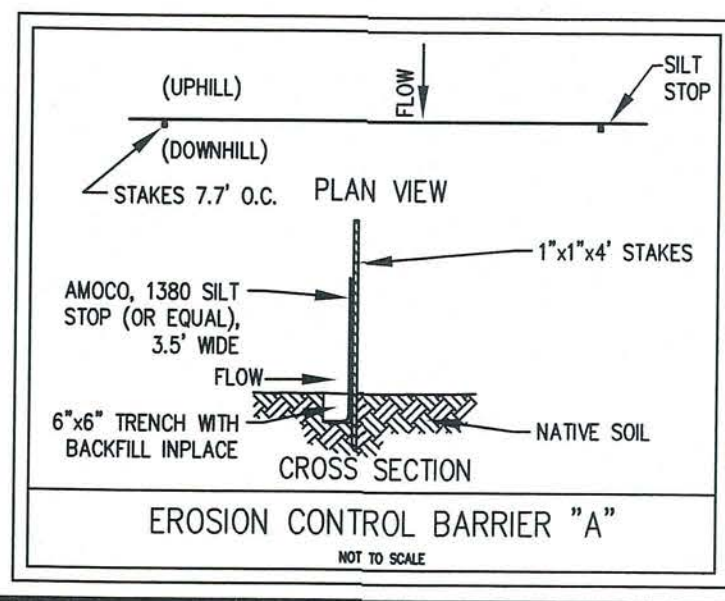
2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)

- OWNER OF THE STORMWATER SYSTEM:
OWNERS SIGNATURE: _____ DATE: _____
- PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS:

- CDS UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME.
AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER AND INCLUDED IN THE STORMWATER REPORT)
- CLEANING OF THE CDS SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE CDS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
- CATCH BASINS INSPECTIONS AND CLEANINGS AT A MINIMUM, SHOULD BE PERFORMED TWO TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES.
- BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. THE DOWNSPOUTS WILL BE DIRECTED TO THE MANHOLES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
- INFILTRATION/RETENTION BASIN: INSPECTIONS SHOULD BE DONE AFTER EVERY MAJOR STORM DURING THE FIRST 3 MONTHS OF OPERATION AND NORMALLY TWICE A YEAR. MOW THE SIDE SLOPES AND RAKE THE BOTTOM TO REMOVE TRASH, DEBRIS, GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATERIAL TWICE A YEAR.
- THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS \$1,500.

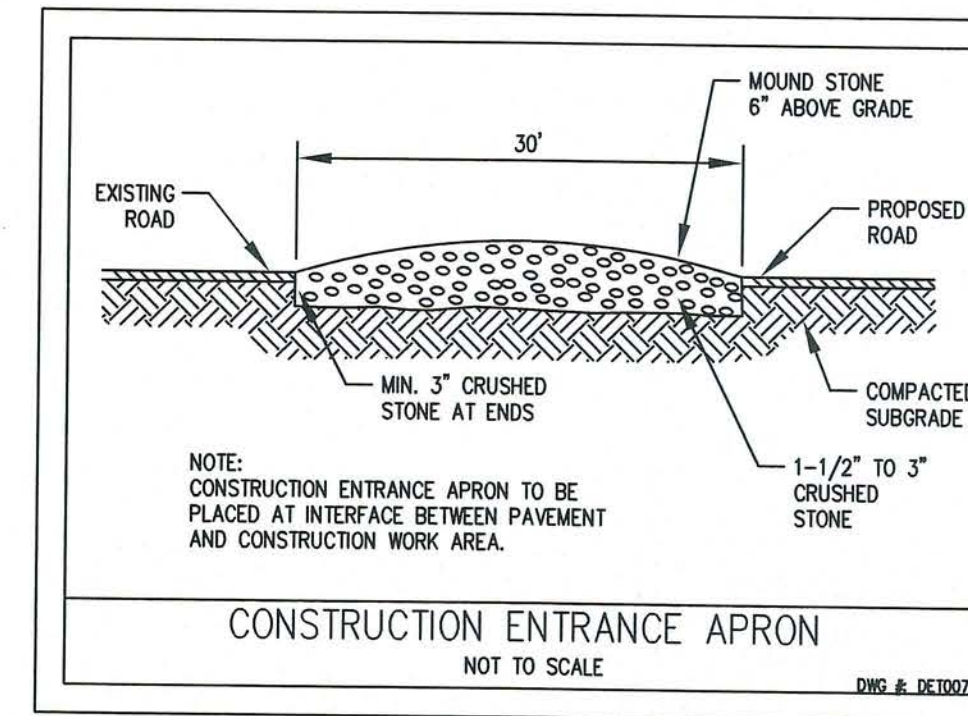
3. MAINTENANCE REPORTS SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS OPERATION & MAINTENANCE PLAN AND CONSTRUCTION PHASE. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:

- INSPECTION DATE;
- NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
- WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
- DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
- LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
- LOCATION OF BEST MANAGEMENT PRACTICES (STRUCTURES), "BMPs" THAT NEED TO BE MAINTAINED;
- LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
- ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
- REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.
- ILLICIT DISCHARGES: ALL ILLICIT DISCHARGES TO THE STORMWATER SYSTEM ARE PROHIBITED. IF AN ACCIDENTAL SPILL OCCURS (OIL AND/OR CHEMICAL SPILLS, RADIATION EMERGENCIES, AND BIOLOGICAL DISCHARGES) THE NATIONAL RESPONSE CENTER MUST BE CALLED AT 1-800-424-8802



SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES

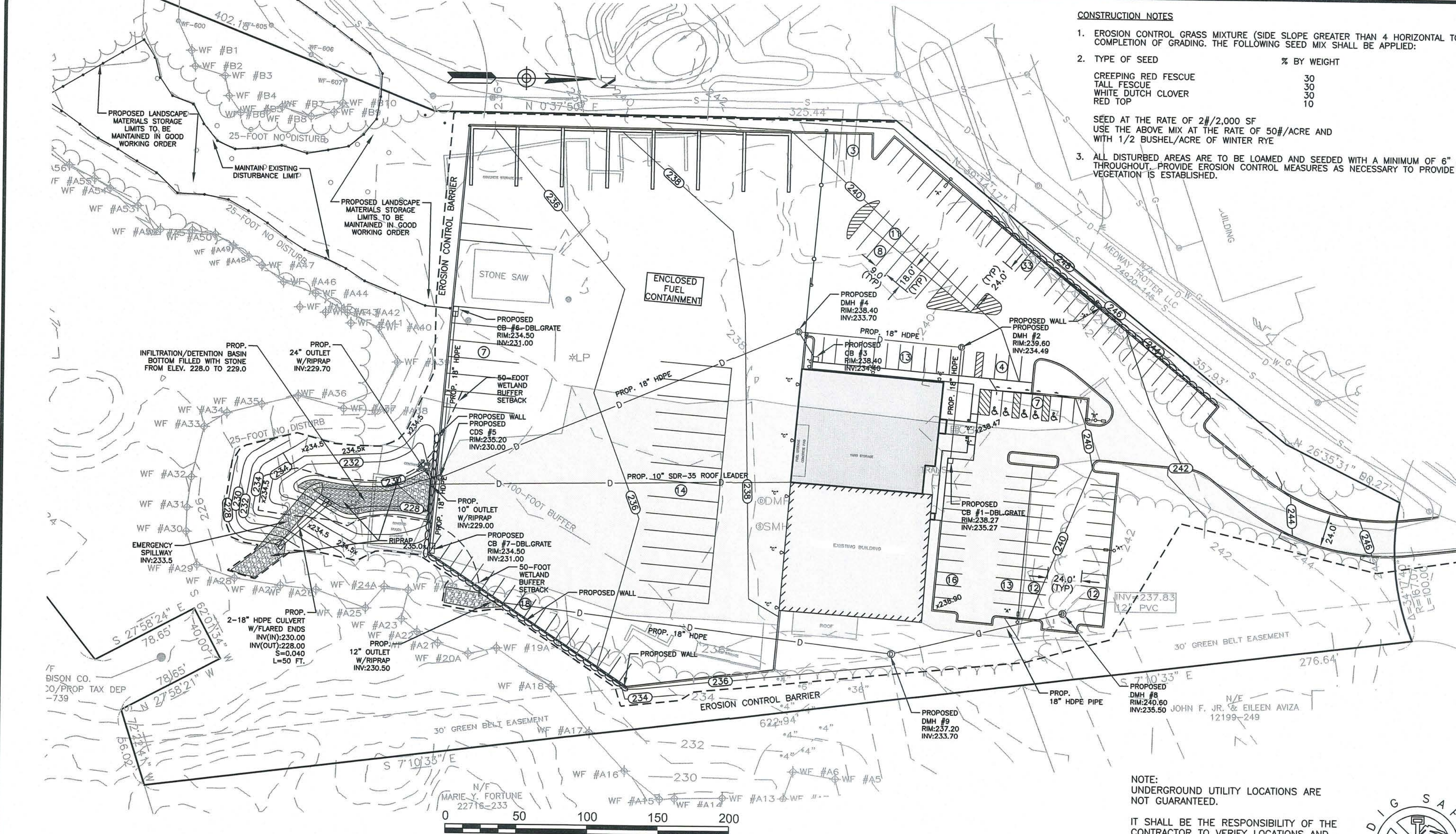
- EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
- MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO TROTTER DRIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
- THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DIAPHRAGM HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
- WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.



NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

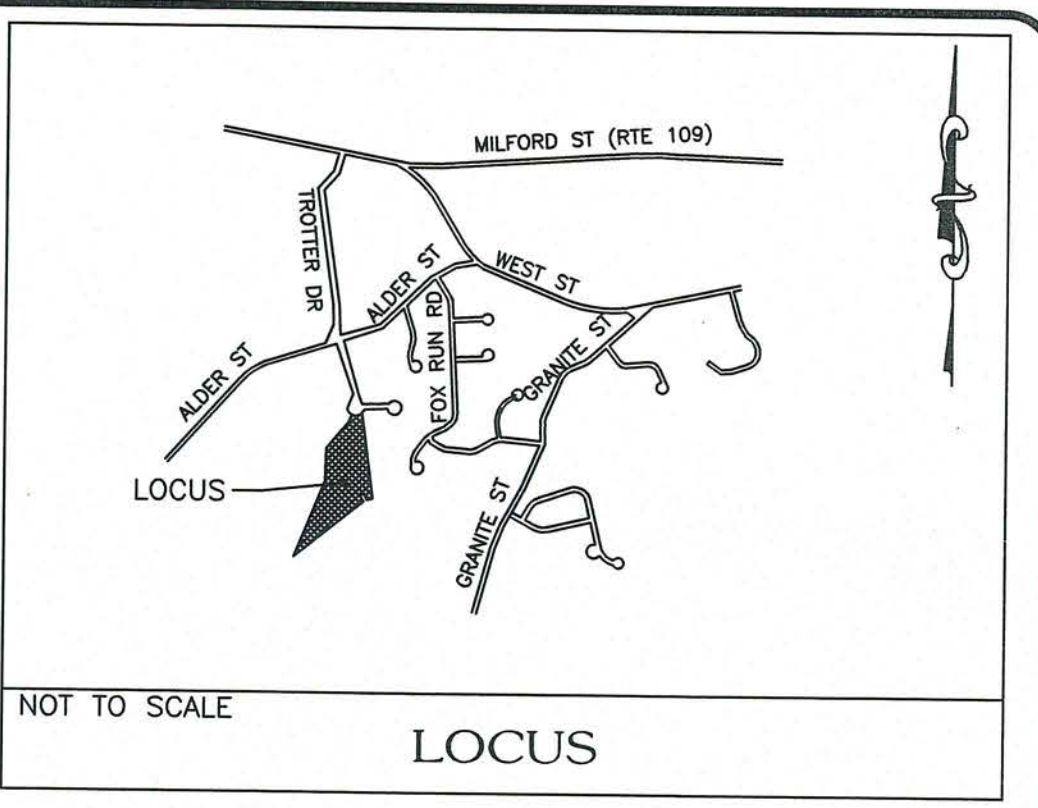


CONSTRUCTION NOTES

- EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:
TYPE OF SEED % BY WEIGHT
CREEPING RED FESCUE 30
TALL FESCUE 30
WHITE DUTCH CLOVER 30
RED TOP 10
- SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/acre OF WINTER RYE
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.

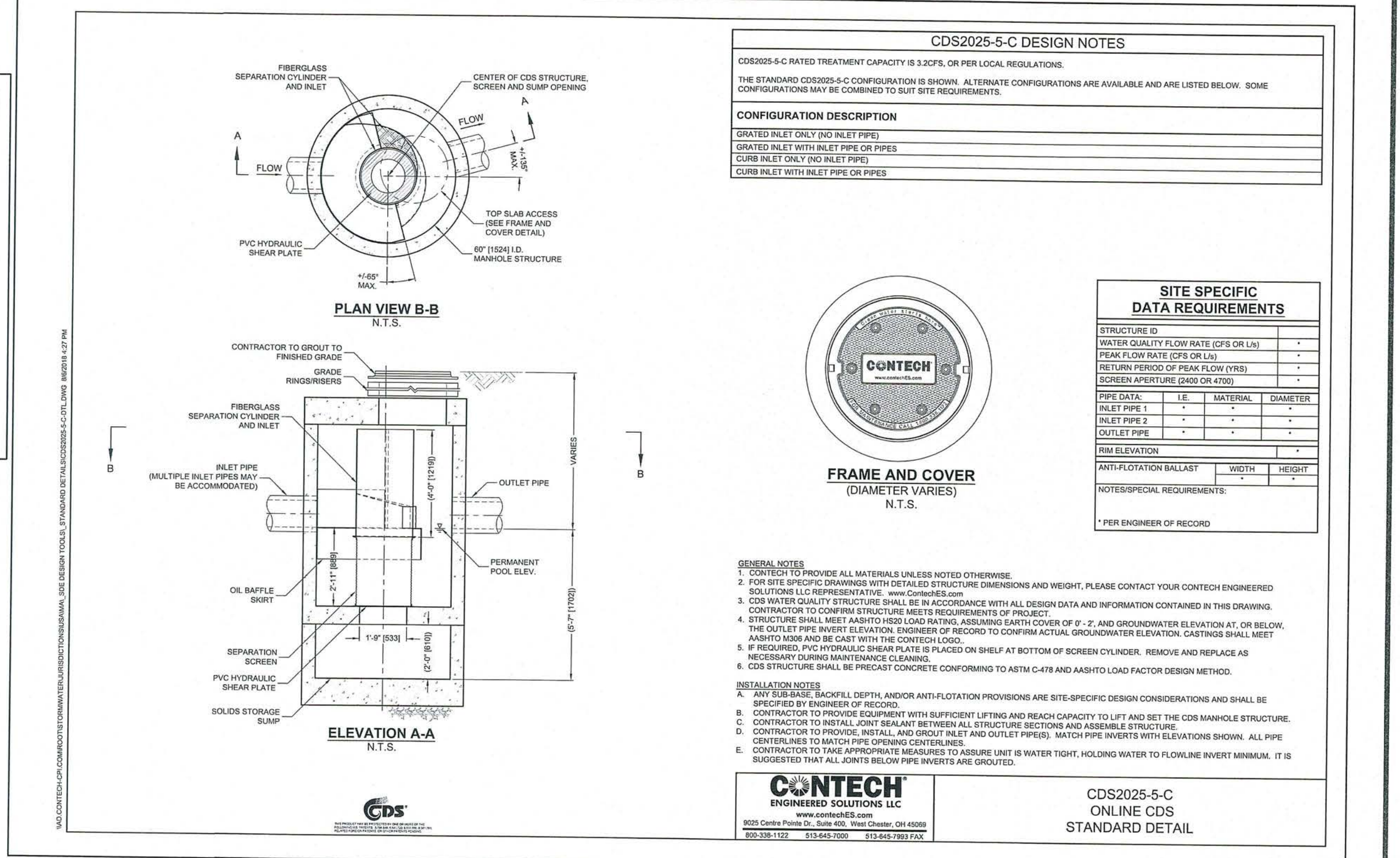
CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

- NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____
- PROJECT MANAGER OF 21 TROTTER DRIVE CONSTRUCTION IS THE CONTACT PERSON. CONTACT NUMBER IS _____
- CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
- EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO PLAN VIEW FOR EROSION CONTROL MEASURE LOCATIONS.
- DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION OF EROSION CONTROL MEASURES.
- VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN THE LIMITS OF WORK AREA (SILTATION BARRIER BEING THE LIMIT OF WORK). THE FINAL PROPOSED SURFACE WILL CONSIST OF PAVING AND GRASSED AREAS (REFER TO SEQUENCING BELOW).
- SITE DEVELOPMENT PLAN: REFER TO PLAN VIEW & APPROVED SITE PLANS.
- CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
 - EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
 - ANTI-TRACKING STONE CONSTRUCTION ENTRANCE.
 - CLEAR AND GRUB.
 - STRIP AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY SEEDING OF STOCKPILE. PLACE SILTATION BARRIER AROUND STOCKPILE AND PLACE TARPS OVER THE STOCKPILE IF NECESSARY.
 - ROUGH GRADE PROPOSED SITE.
 - EXCAVATE AND CONSTRUCT UTILITIES SYSTEMS. REMOVE UNUSABLE MATERIAL FROM SITE.
 - INSTALL WATER PIPE, DRAINAGE, CDS UNITS, AND OTHER UTILITIES.
 - EROSION CONTROL MEASURES AT NEW DRAINAGE INLETS.
 - PLACE BASE PAVING.
 - CONSTRUCT BUILDING.
 - FINAL GRADING.
 - LOAM AND SEED ALL DISTURBED AREAS AND LANDSCAPE YARDS.
 - FINAL TOP COURSE PAVING.
 - REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE INSPECTION BY APPROVING AUTHORITY.
- SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
- OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS: THE CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SEDIMENT BARRIER. THE EROSION CONTROL MEASURES INDICATED ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.
- INSPECTION SCHEDULE:
 - INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
 - INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR EXTREMELY DRY CONDITIONS.
 - INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
 - INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORM WATER SYSTEM. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
 - INSPECTION DATE;
 - NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
 - DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
 - LOCATION OF "BMPs" THAT NEED TO BE MAINTAINED;
 - LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
 - CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.ALL REPORTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT ON A WHEN REQUESTED DURING THE CONSTRUCTION PERIOD, AND MAINTAINED FOR THREE YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE.



NOT TO SCALE

LOCUS



CDS2025-5-C DESIGN NOTES

CDS2025-5-C RATED TREATMENT CAPACITY IS 3.0 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	
(RATED INLET ONLY NO INLET PIPE)	
(RATED INLET WITH INLET PIPE OR PIPES)	
(CURB INLET ONLY NO INLET PIPE)	
(CURB INLET WITH INLET PIPE OR PIPES)	

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/S)	
PEAK FLOW RATE (CFS OR L/S)	
RETENTION PERIOD OF PEAK FLOW (HRS)	
SCREEN APERTURE (200 OR 400)	

PIPE DATA	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	

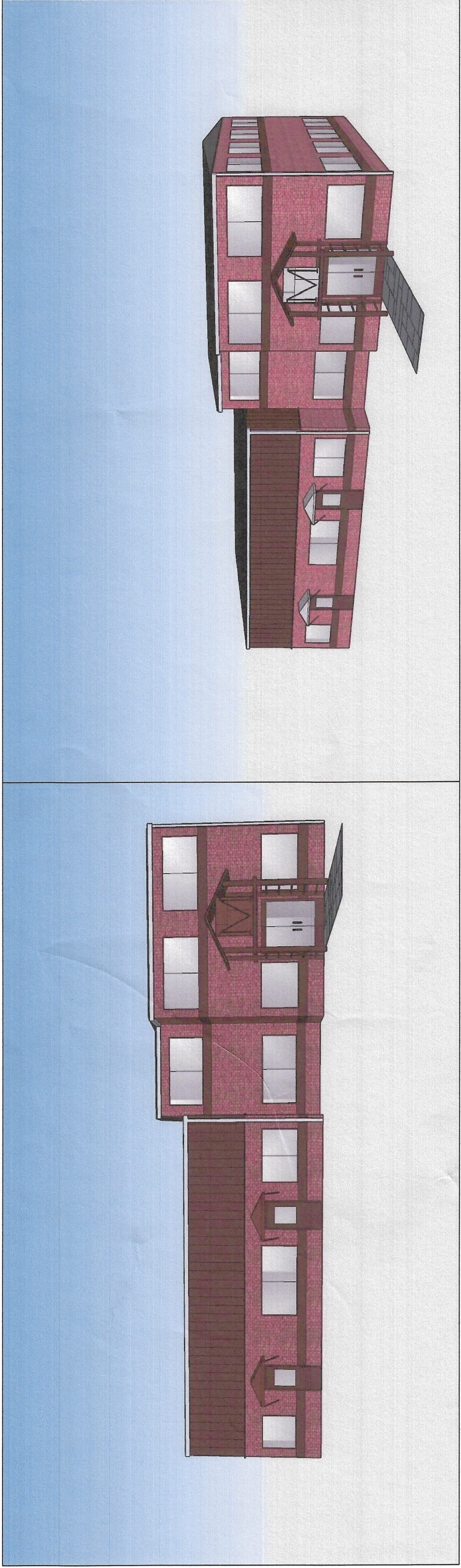
FRAME AND COVER (DIAMETER VARIES)	
ANTIFLOTATION BALLAST	
NOTES/SPECIAL REQUIREMENTS:	
(PER ENGINEER OF RECORD)	

GENERAL NOTES	
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.	
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILS, DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER.	
3. FOR VARIATIONS TO THE STANDARD CDS2025-5-C CONFIGURATION, PLEASE CONTACT YOUR CONTECH ENGINEER.	
4. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.	
5. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CONTROLS TO MATCH WITH THE CDS UNIT.	
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOODING INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.	

INSTALLATION NOTES	
A. ANY SUBSISTANCE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.	
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.	
C. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CONTROLS TO MATCH WITH THE CDS UNIT.	
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOODING INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.	

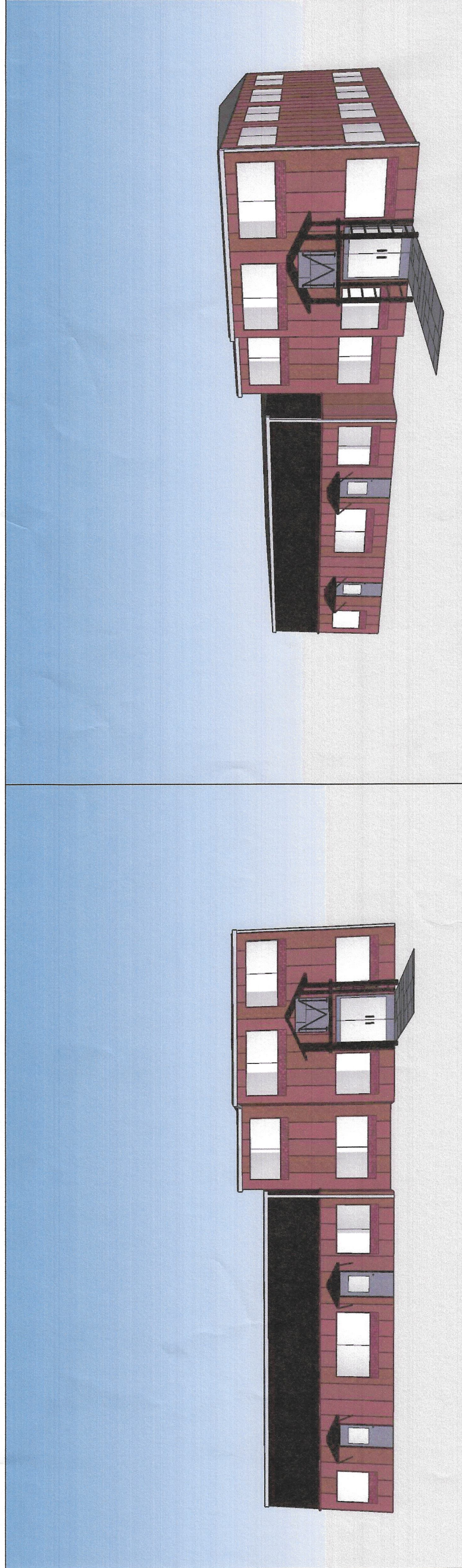
CONTECH ENGINEERED SOLUTIONS LLC	
2025 Centre Pointe Dr., Suite 400, West Chester, OH 45380	
(513) 333-1100 (513) 333-1101 (513) 333-1102	

CDS2025-5-C ONLINE CDS STANDARD DETAIL	
1	



BRICK & RUSTIC METAL

BRICK & RUSTIC METAL



COPPER SIDING W/ BRICK & STEEL ACCENT

COPPER SIDING W/ BRICK & STEEL ACCENT



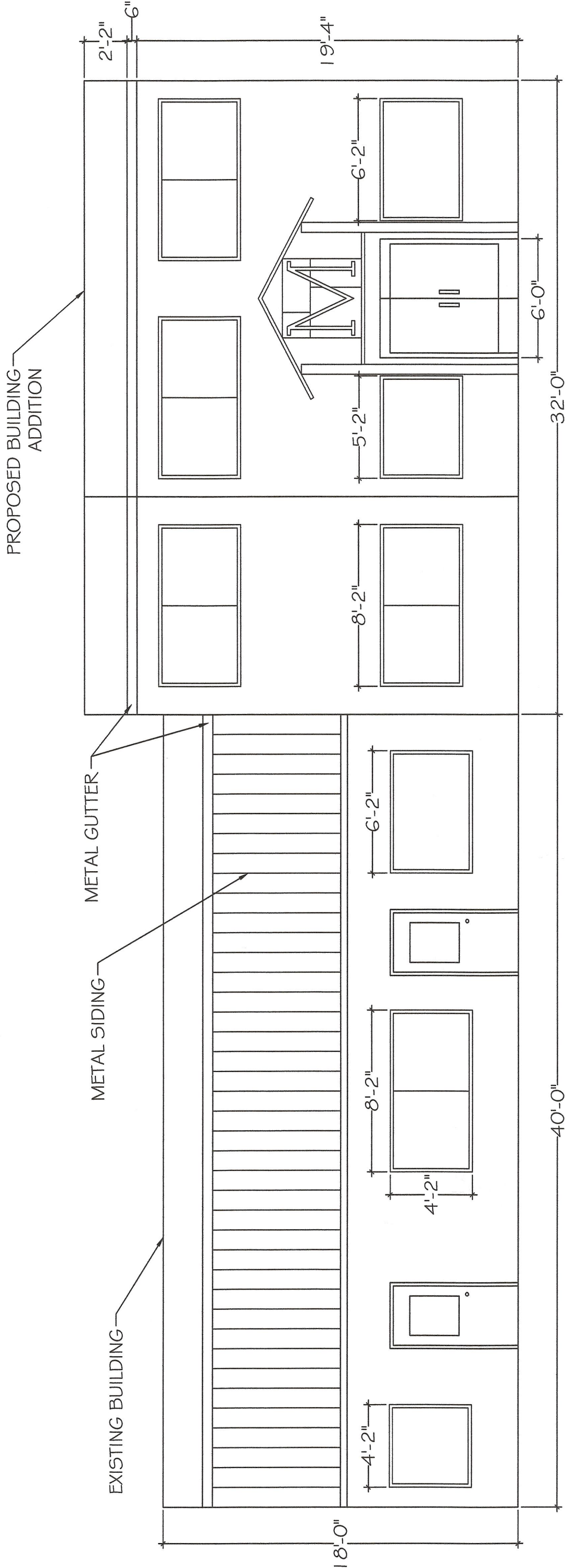
GREY SIDING W/ BLACK & COPPER ACCENT

GREY SIDING W/ BLACK & COPPER ACCENT



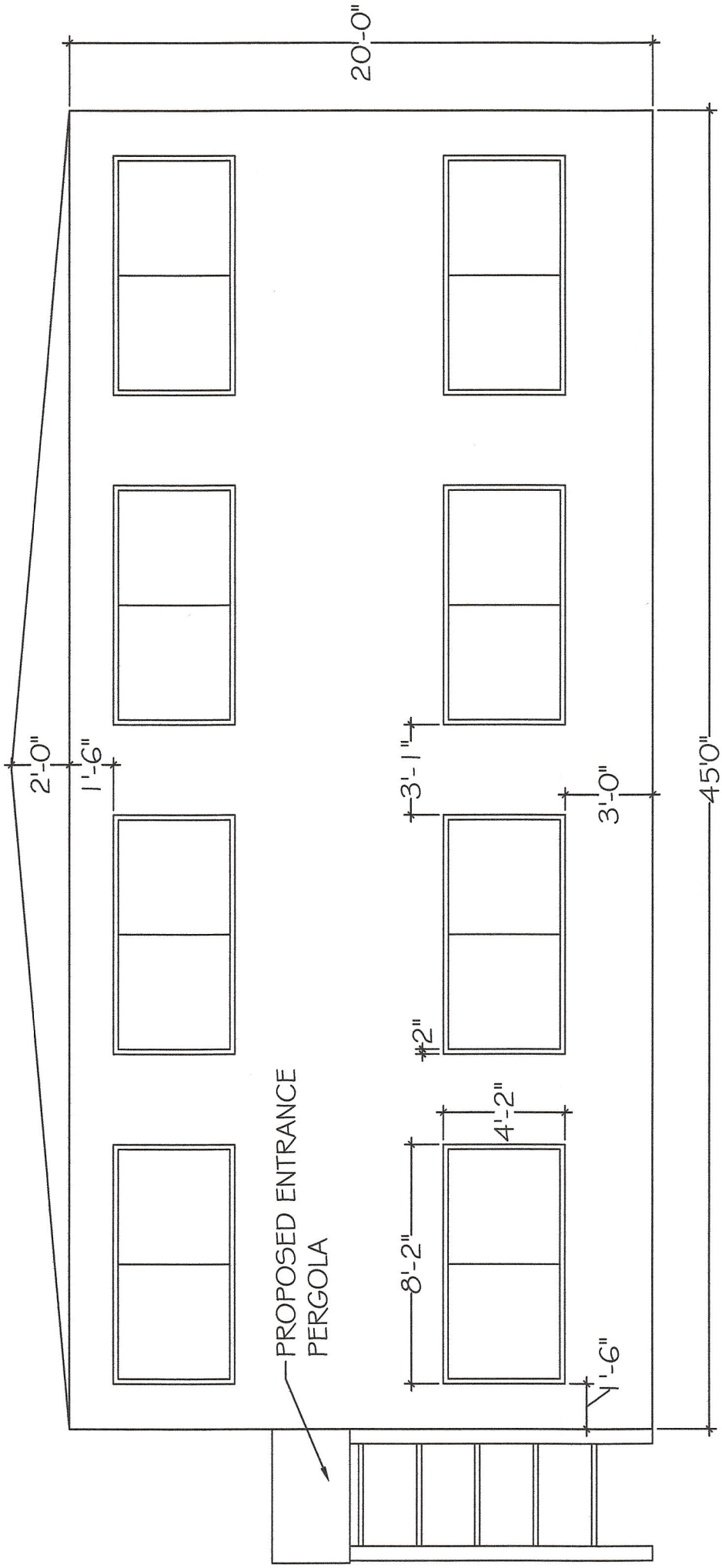
METAL SIDING W/ COPPER ACCENT

METAL SIDING W/ COPPER ACCENT



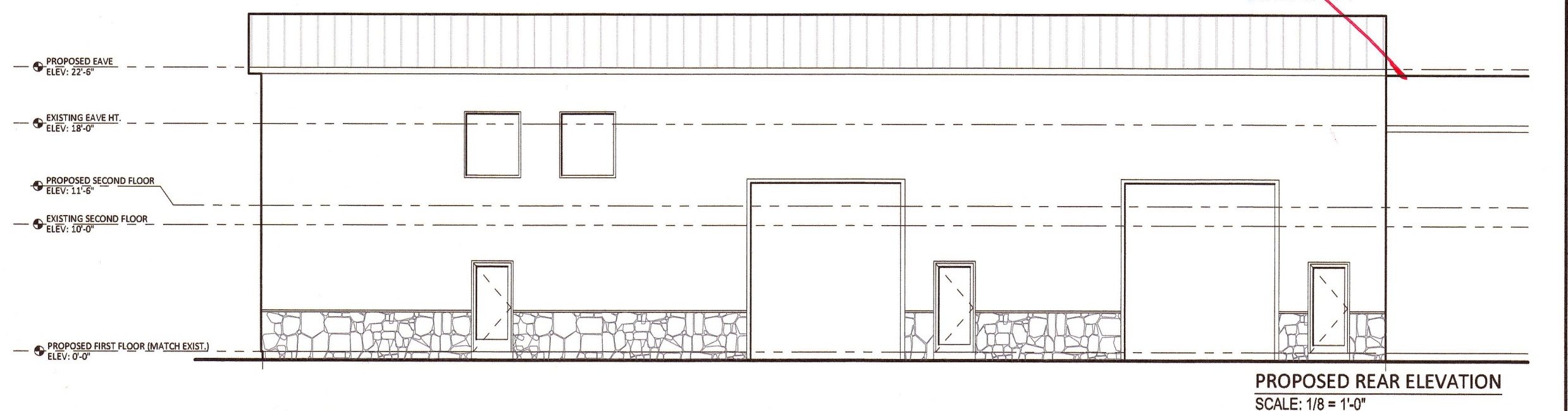
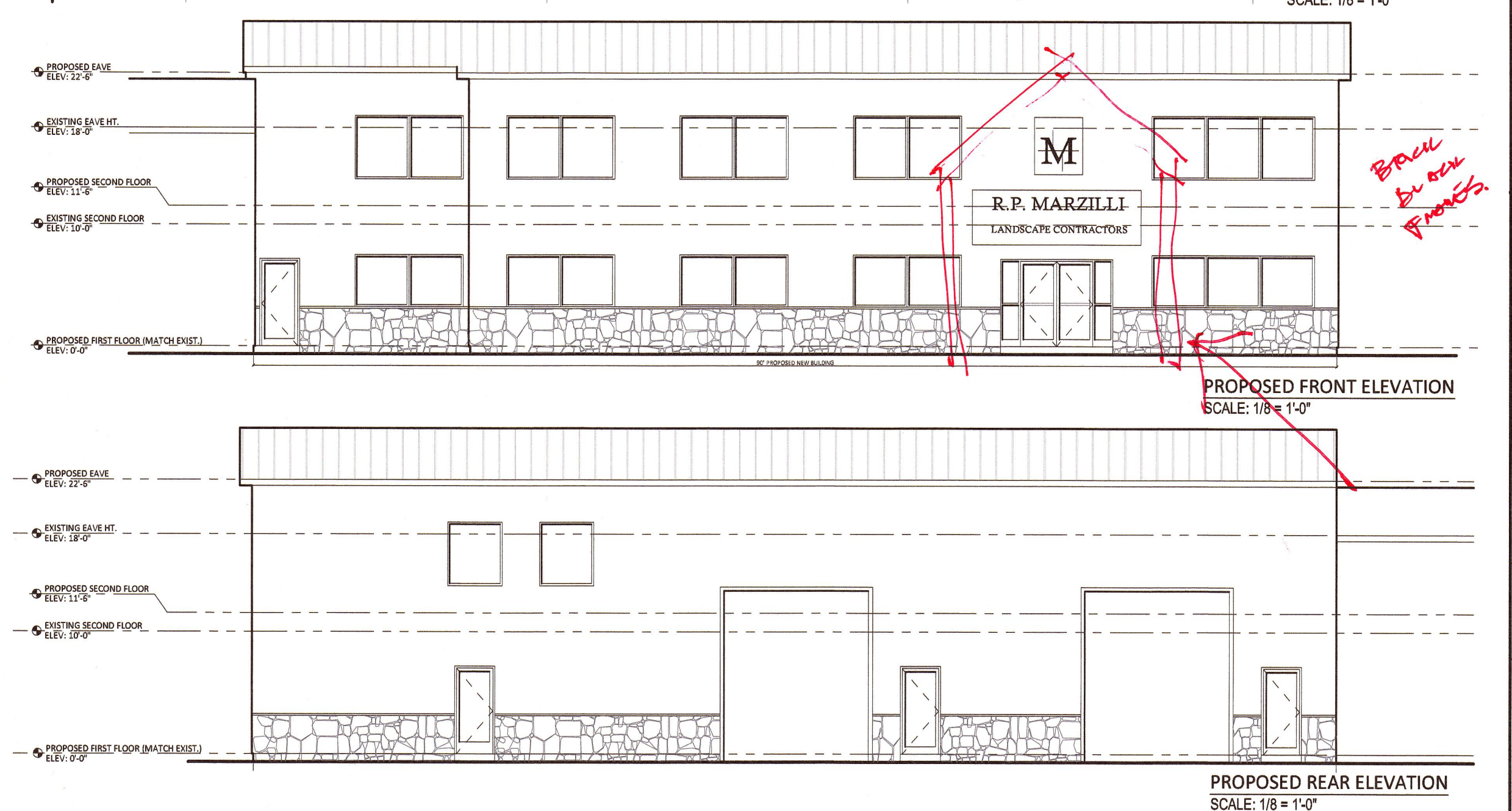
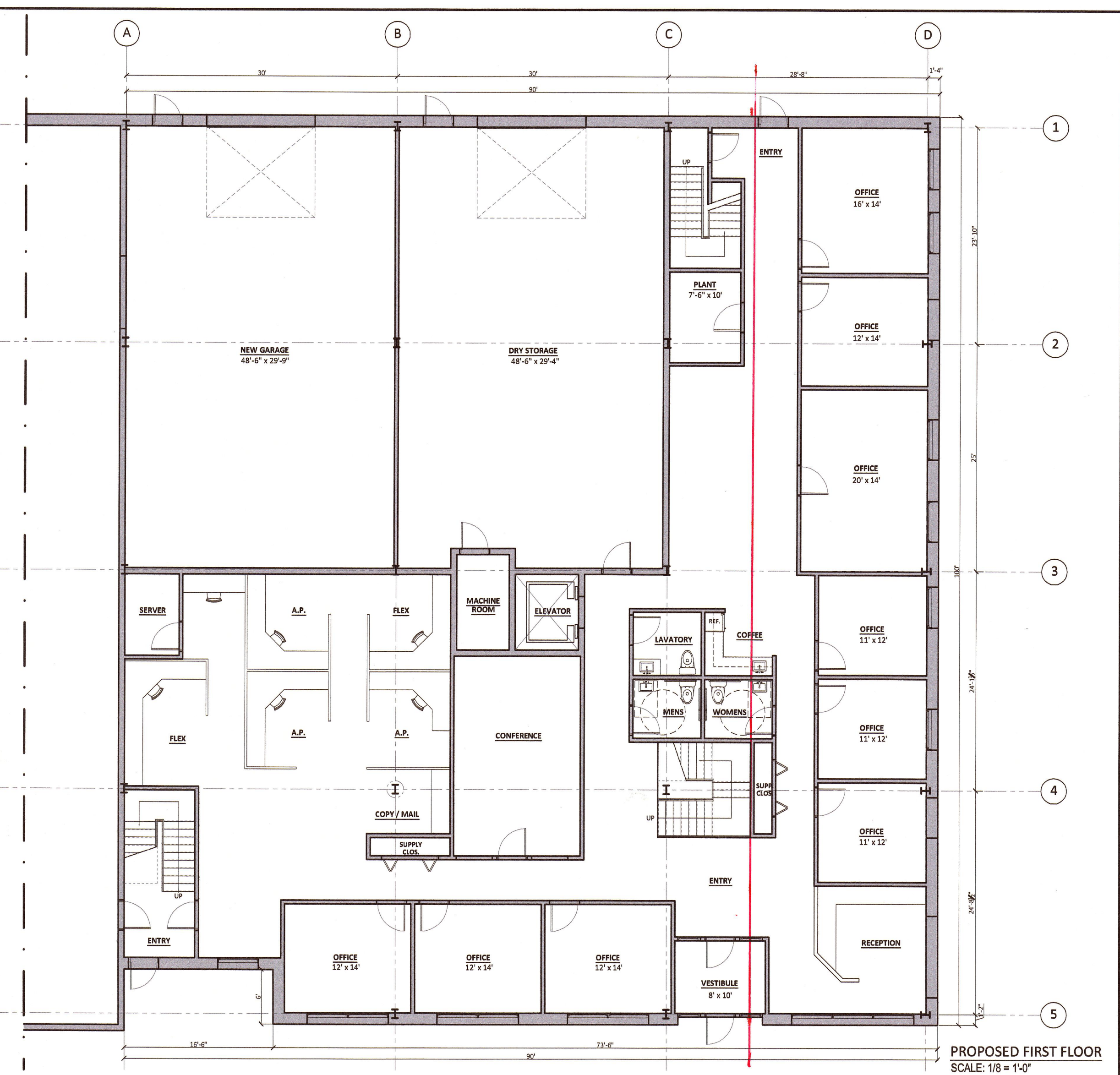
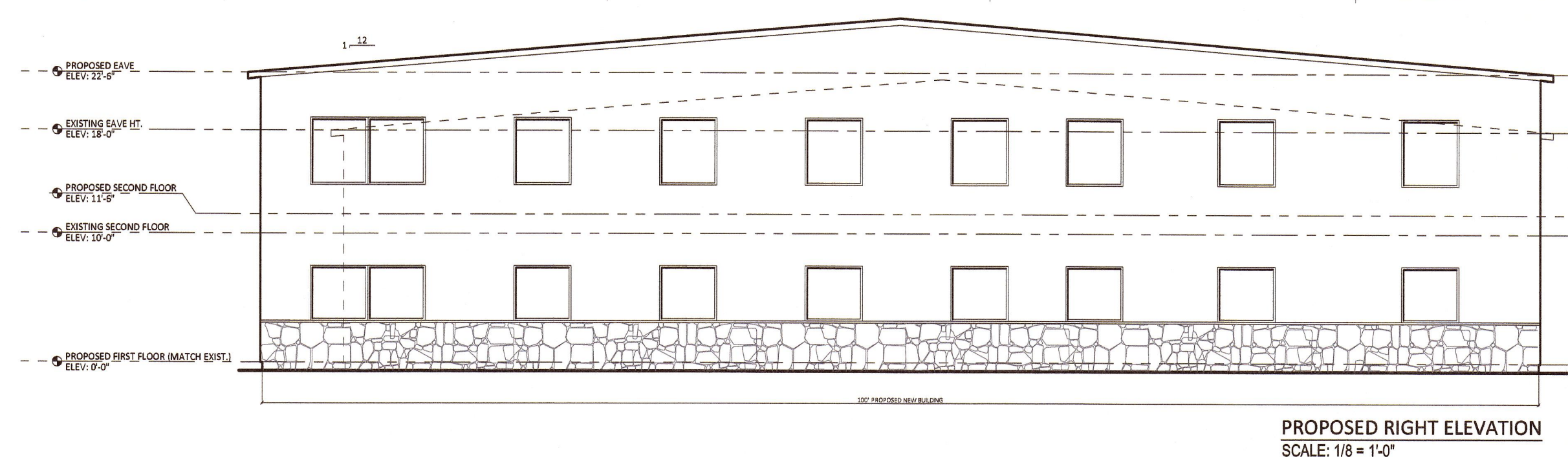
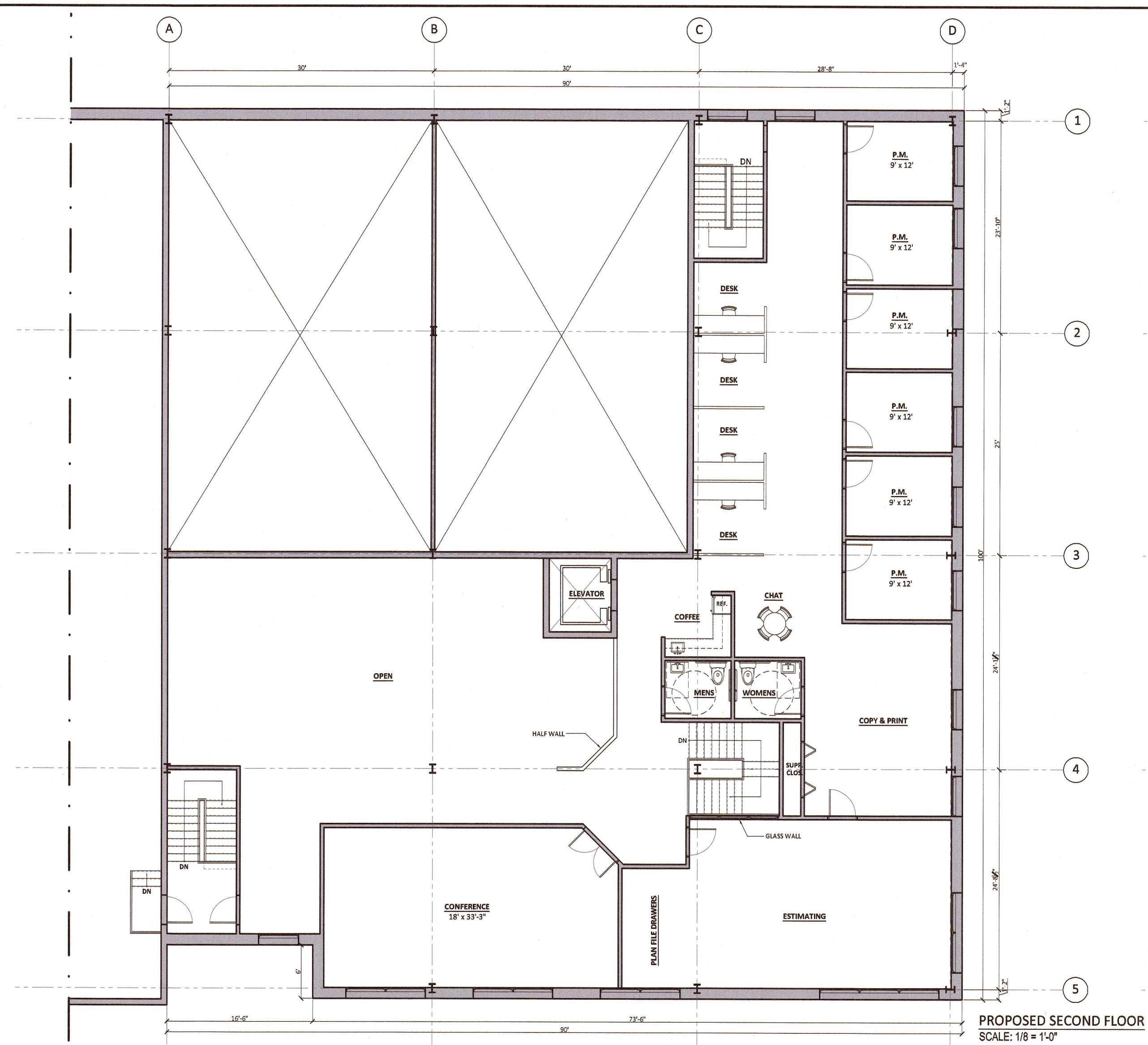
SOUTH ELAVATION SECTION

SCALE: 1" = 5' - 0"



EAST ELAVATION SECTION

SCALE: 1" = 5' - 0"

[illegible]

ect

R.P. MARZILLI BUILDING
21A TROTTER DRIVE
MEDWAY, MA.

E

FLOOR PLANS

218 • 142
Dy. Fain, Anna

215 • F-3
Dy. Fath. Armas