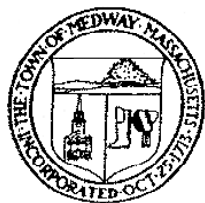


APPROVED – June 18, 2018



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
Seth Kendall, Member
Alex Kevork, Member

DRC Meeting Minutes: June 04, 2018 Medway Public Library

Call to Order: – With a quorum present, this meeting was called to order by Chair Mr. Buckley at 7:03 p.m.

Attendees:

	06/04/2018				
Matthew Buckley	X				
Rich Di Iulio	-				
Jessica Chabot	X				
Tom Gay	X				
Rachel Walsh	ABSENT WITH NOTICE				
Dan Connolly	ABSENT WITH NOTICE				
Seth Kendall	X				
Alex Kevork	ABSENT WITH NOTICE				

Also Present:

- Sreelatha Allam, Meeting Recording Secretary
- Dave D'Amico, DPS Director
- Susy Affleck-Childs, Planning and Economic Development Coordinator

Other Attendees:

- Peter Bemis, Engineering Design Consultants, Inc.
- John Younis, Priggen Steel
- Chief Jeff Lynch and Matt Anzivino, Medway Fire Department
- Meghan O' Brien, O'Brien & Sons
- Megan Bradley, Sunshine Signs
- Scott Richardson and Anita Sandberg of Gorman, Richardson and Lewis, architects

Meeting Minutes:

05/07/2018: Approval of the meeting minutes was tabled due to lack of members present who had also attended the 5/7/18 meeting.

Sign Discussion - STOP/ No Dumping signs for Town of Medway properties:

- ❖ Mr. D'Amico attended the meeting to discuss this item. These signs will be installed throughout the town at stormwater basins under the Town's jurisdictions. A preliminary sign design was reviewed. (**See Attached.**) Mr. D'Amico said the initial sign went through few iterations based on comments provided.
- ❖ Mr. Buckley opened the discussion on this item. Mr. Buckley created a mock-up of a revised No Dumping sign. (**See Attached.**) The color red around the sign has been made bigger. Mr. D'Amico said he was OK with the proposed revision.
- ❖ Mr. Buckley suggested adding "Household" to the word "Trash" in the message underneath the STOP sign.
- ❖ These signs will be mostly installed on poles and on fences.
- ❖ Ms. Chabot asked if there's a fine associated for any violations. Ms. Affleck-Childs said there will/should be but the amount has not been identified yet.
- ❖ The purpose of these signs is to notify the neighborhood residents that they can't use the stormwater detention areas to dump yard waste and debris. The signs need to be prominent and attract attention to be effective.
- ❖ DPS plans to have 20 or so of these fabricated to start. They will be installed in West Medway at stormwater basins on Town property.
- ❖ Members recommended reducing the font size of the letters in the information portion of the rectangular sign.

Sign Design Review - O'Brien & Sons, 17 Trotter Drive:

- ❖ Ms. Meghan O' Brien attended the meeting to discuss this item.
- ❖ Two signs are being proposed, a monument sign in front of the building with plantings around it, and the other one on the building's west façade facing Trotter Drive. (**See Attached.**)
- ❖ Ms. Affleck-Childs said both signs are fully compliant with the Zoning Bylaw in regards to dimensions, location and other required specifications. Applicant is working with Sunshine Signs for the design. A representative of Sunshine Signs was present. Members liked the sign design as presented.
- ❖ Fabricated materials are being used for the signs. They are designed to blend in with the building structure itself.
- ❖ The signs will not be illuminated at this time. Applicant might consider a flood light in the future but they don't have any intention for lighting the signs after business hours.

- ❖ Ms. Affleck-Childs said landscaping is required around the base of the free standing sign in all directions. Applicant said they have a planting plan reviewed and approved by CONCOM.
- ❖ The DRC's review letter will be mailed to the application soon. For any future lighting of the signs, applicant come before the Committee for approval and permitting. This language will be included in the DRC letter.

Sign Design Review: Medway Fire Department, 42 Milford Street:

- ❖ The proposal is to install a series of wall signs on southeast façade facing the intersection of Routes 109 and 126. (See Attached)
- ❖ Since the total number of signs exceeds the number allowed, applicant has filed with the Medway Zoning Board of Appeals for a variance. The hearing is on June 20th.
- ❖ Members liked the draft sign designs presented to the Committee. Ms. Chabot suggested reducing the sizing of the medallion on the top to better fit the space and show some of the brick façade behind.
- ❖ DRC's review letter will be sent to the applicant soon.

Design Review for 9 Trotter Drive site plan for Converting Technical Services

- ❖ Mr. Peter Bemis, Engineering Design Consultants, Inc. and John Younis, Priggen Steel attended the meeting to discuss this item.
- ❖ Mr. Bemis described the proposed project with the site plan and locus map. (See Attached) There's a driveway coming in on the south end of the site with one-way travel flow in the front of the building with exiting traffic going out the northern curb cut. The building will be close to the rear setback.
- ❖ Project involves constructing a 6000 sq. ft. building with associated parking and loading facilities for a light manufacturing business to be operated by Converting Technical Services.
- ❖ An underground stormwater infiltration system is proposed for the roof run-off. A system to treat the stormwater runoff from the paved parking areas is also proposed as part of this project.
- ❖ 21 parking spaces are currently proposed and the parking lot will be graded to prevent stormwater run-off from entering Trotter Drive.
- ❖ Street trees are proposed as well as landscaping to screen the parking area from the adjacent parcel. A screened dumpster will be provided for refuse storage and disposal.
- ❖ Standard industrial LED light fixtures are proposed on the building and in the parking lots.
- ❖ Mr. Buckley asked that some more detail and effort should be put into the aesthetics of the building. Mr. Bemis explained that budget and other limitations might prohibit the applicant from making extensive design changes.

- ❖ The color of the siding and the type of masonry was discussed. Ms. Chabot asked if there was any opportunity to change the dimensions of the proposed doors/windows in the building. Mr. Bemis explained that these changes are constrained by the budget. If it helps budget wise, members recommended eliminating the masonry from the design. Discussion ensued on potential colors that could be considered for the final design. Landscaping around the building was also discussed.
- ❖ Mr. Bemis agreed to come back before the Committee on June 18th with some alternatives with some colors based on the discussion tonight.

OTHER BUSINESS

Choate and Oakland Parks – Discussion on design details (playground surfaces and bollards):

- ❖ Members went over the renderings provided by CBA and their recommendations regarding the rubber surface colors for Choate and Oakland Parks. (**See Attached**) Members liked the recommendations provided and Ms. Affleck-Child will communicate that with CBA.

Next steps on Community Message Board Sign

- ❖ Mr. Buckley opened the discussion on this item. Mr. D’Amico said the GPI engineer was asked to design the top of the stone wall with bluestone caps on the pillars. Based on the estimates for the entryway, it got changed to M caps on the wall itself and changed the sign to have bluestone features.
- ❖ Mr. Buckley said the installation of the coping course could be more time consuming than using a bluestone cap. Mr. D’Amico said a 6” thick bluestone cap will be excessive. Everyone agreed that 2.5” – 3” is the standard.
- ❖ Ms. Affleck-Childs distributed the granite bollard draft concepts submitted by DJ Chagnon from CBA. (**See Attached**) There was some discussion on the location of the way finding signs. Ms. Affleck-Childs said EPFRAC will be meeting on June 11th. Mr. Buckley will be reaching out to EPFRAC Chair Rick D’Innocenzo to discuss the location (s) of the way finding signs and the bollards. Perhaps the bollards can be eliminated as the community message board sign includes Choate Park inset signs.
- ❖ Way finding sign on the Cassidy side of Choate Park were discussed as an option.
- ❖ DRC members quickly reviewed the “Town of Medway” concepts shared by DJ Chagnon.

Other Business as may come before the Committee

- ❖ Ms. Affleck-Childs reported that Irving Gas withdrew their sign variance application to the ZBA. She believes that decision was based on the letters from DRC, Planning Board, and Ms. Affleck-Childs to ZBA. They are currently looking at retrofitting the existing pole sign rather than having a new sign. The sign frame will not be changed but will have new inserts. Internally illuminated LED gas prices are proposed at this time.

- ❖ Ms. Chabot reported to the Committee about the Oak Grove Zoning Task Force meeting she attended last week. She said the goals of the Task Force were discussed and what the ideas are behind the development. She went over her notes on what was discussed at the meeting. She was selected as Chair of the Oak Grove Zoning Task Force. Next meeting on June 20th.
- ❖ Ms. Affleck-Childs reported that Open Space and Recreational Plan Task Force will be hosting a community forum on Monday, June 25th.
- ❖ Timbercrest applicant is still before CONCOM. They are working with CONCOM to address their concerns.
- ❖ Ms. Affleck-Childs reported that the Glen Brook apartment developer has purchased two more properties adjacent to the existing land at 33 West Street. They will be revising the proposed plan for construction to also include affordable housing for seniors. They will attend the June 18th DRC meeting to present the revised plans and the project.
- ❖ A developer is looking at possibly developing 40B apartments on a site on Lovering Street.

Adjournment

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

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,
Sreelatha Allam
Meeting Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

24.0"



24.0"



DRC Sign Design Review
Planning and Economic Development Office Comments
May 30, 2018

Business Name: O'Brien & Sons
Business Owner: Meghan O'Brien
Sign Location Address: 17 Trotter Drive
Zoning District: West Industrial
Sign Company: Sunshine Signs, Grafton, MA
Proposed Signs:

1. Wall sign on west façade facing Trotter Drive

	Proposed	Allowed by Bylaw
Sign Surface Area	144" x 54" = 54 sq. ft.	100 sq. ft.
Sign Height	Not applicable	Not applicable
Illumination	None	Internal and External

2. Free-standing Sign

	Proposed	Allowed by Bylaw
Sign Surface Area	66" x 39" = 17.9 sq. ft. x 2 sides = 35.8 sq. ft.	40 sq. ft.
Maximum Sign Height	6'	6'
Minimum Setback from Street	15'	10'
Illumination	None	External

Comments:

1. Very colorful (orange and blue) and contemporary feel, similar to the building itself
2. Landscaping is required around the base of the free-standing sign 3' in all directions. I emailed the applicant and sign company on 5/30 and asked if they could prepare a landscape plan to show you Monday night. Stay tuned!



Medway Design Review Committee (DRC)
Application for Sign Design Review

Medway Location/Address where the sign will be installed: 17 Trotter Drive

What is the interior width of the store/business that faces the street or parking lot: _____

Building/Development Name: (if applicable): Bottle Cap Lot LLC

Medway Zoning District: IN3

Applicable Sign Standard Table (from Medway Zoning Bylaw) Table # _____

Applicant Information (Local Medway business establishment where the sign is to be installed)

Business Name: W.E. O'Brien & Sons, Inc.

Mailing Address: P.O. Box 450

Medfield MA 02052

Contact person: Erin W. O'Brien

Phone: 508-359-4200 **Cell Phone** 617-306-8432

Email address: Erin.O'Brien@obriemandsons.com

Type of Proposed Signs – For sign definitions, refer to *Medway Zoning Bylaw (Section 7.2 Signs Regulation)*. The *Medway Zoning Bylaw* is available online at: www.townofmedway.org.

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign	1	144" x 54"	54 SF		NA
Free-standing Individual Business Sign	1	66" x 39"	17.9 SF		NA
Free-standing Multi-Tenant Development Sign					
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

Attach the following items to this form. pdf format is requested for the application form and all attachments. Please email application and documents to sachilds@townofmedway.org

- ☒ 1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination.
- ☒ 2. For a wall sign, a scaled image showing the sign's position on the building.
- ☐ 3. Landscaping Plan and Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
- ☒ 4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
- ☒ 5. Color drawing of corporate logo (if applicable).
- ☒ 6. Color photograph of similar/comparable sign on which your sign design is based.
- ☐ 7. A letter or other descriptive or explanatory information you want to provide to the DRC.

Does this application pertain to a completely new sign?

☒ Yes ☐ No (If NO, please include photos/info of the existing sign you are modifying)

Does this application pertain to a replacement panel for an existing sign structure?

☐ Yes (If yes, please include photos/info of the existing sign) ☒ No

If the business is located in a multi-tenant development, is there a Master Sign Plan for the development?

☐ Yes ☒ No ☐ Don't Know

Does your lease require the property owner's approval of your sign?

☐ Yes ☒ No ☐ Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: Sunshine Sign Co. Inc.
Mailing Address: 121 Westboro Rd Grafton MA 01536
Contact person: Bill Kuck
Phone: 508 839 5588 Cell Phone: 508 868 5401
Email address: billk@sunshinesign.com

Property Owner Information

Company Name: W.E. O'Brien & Sons, Inc. / Bottle Cap Lot LLC
Mailing Address: P.O. Box 650, Medfield MA 02052
Contact person: Erin O'Brien
Phone: 508-352-4200 Cell Phone: 617-306-8432
Email address: Erin.O'Brien@obrienandsons.com

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).

The business owner and sign designer/fabricator must attend the DRC meeting.

The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High St.

(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

An Application for Sign Design Review and all supporting information must be submitted to the Medway Planning office by 12 noon on the Wednesday before a DRC meeting.

Please submit this application form and all attachments as follows:

Email: sachilds@townofmedway.org **PREFERRED**
Fax: 508-321-4987
Mail: Design Review Committee
c/o Medway Planning office
155 Village Street, Medway, MA 02053
Drop Off: Medway Planning office @ Medway Town Hall, 155 Village Street
Phone: 508-533-3291

Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

<http://www.townofmedway.org/design-review-committee/pages/sign-design-review>

Sign designs should be developed in accordance with the Sign Design Guidelines.

Date Application Received by Medway Planning office: _____

Reviewed by Medway Planning Coordinator: _____ **DRC Meeting Date:** _____

[HOME](#)[SEARCH](#)[SUMMARY](#)[INTERIOR](#)[EXTERIOR](#)[SALES](#)[ABOUT](#)[Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |**WebPro**

Card 1 of 1

Location 17 TROTTER DR	Property Account Number 3-6A	Parcel ID 54-004-0001
-------------------------------	-------------------------------------	------------------------------


Current Property Mailing Address**Owner** BOTTLE CAP LOT LLC**Address** 93 WEST ST UNIT F**City** MEDFIELD**State** MA**Zip** 02052**Zoning** IN3**Current Property Sales Information****Sale Date** 9/15/2017
Sale Price 199,900**Legal Reference** 35444-57C
Grantor(Seller) MELE, AN**Current Property Assessment****Year** 2017**Land Area** 1.096 acres**Card 1 Value****Building Value** 0**Xtra Features Value** 0**Land Value** 219,000**Total Value** 219,000**Narrative Description**

This property contains **1.096 acres** of land mainly classified as **POT-DEV-LAND** with a(n) **N/A** style building exterior and **N/A** roof cover, with **0** unit(s), **0** total room(s), **0** total bedroom(s), **0** total bath(s), **0** total half ba

Legal Description**Property Images**☒ Click To En

No Sketch
Available

No Map
Available



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

Owner Authorization

Date: May 11, 2018

To whom it may concern:

I, Erin O'Brien, M.E. O'Brien & Sons, Inc.

Owner of the property located at 17 Trotter Drive

Medway MA 02053

Do hereby consent to allow _____
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary
design review, building permits, and ZBA applications pertaining to all signage
located at the above mentioned property

Sincerely,

Erin O'Brien

Address: 93 West Street, Medfield MA 02052

Telephone: (508) 359-4200

Email: Erin_O'Brien@obrienandsons.com

(Please Print
Carefully)

Deeded name of property:

Bottle Cap Lot LLC

17 Trotter Drive

Medway MA 02053

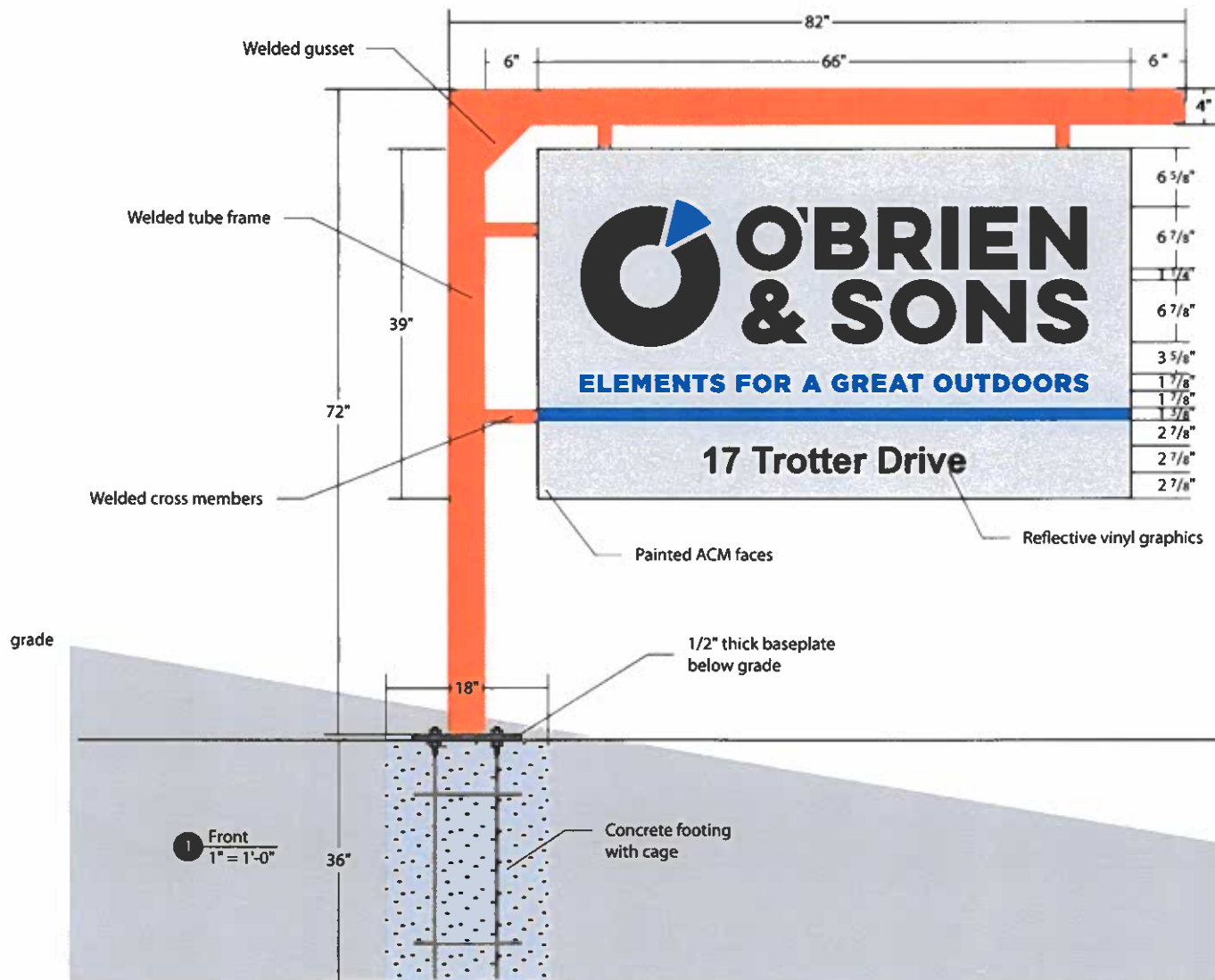
Deed Book 35444, page 570



**O'BRIEN
& SONS**

ELEMENTS FOR A GREAT OUTDOORS

17 Trotter Drive



SIGN
TYPE

A

MAIN ID

Quantity (1)

4"x 4" aluminum tube frame structure with painted ACM faces and reflective vinyl graphics. 1/2" thick baseplate buried below grade with concrete footing reinforcement.

PALETTE

- PAINT:** BM Calypso Orange 2015-30
- VINYL:** To match BM Polo Blue 2062-10
- VINYL:** To match PMS 641C
- PAINT:** Matthews Brushed Aluminum

EL. 0"
LEVEL 1

CLIENT: RUBICON BUILDERS

PROJECT / SIGN TYPE: O'BRIEN & SONS SIGNS

DRAWN BY: EL

JOB #: 4545-57929

DATE: MAY 9, 2018

SUNSHINE
SIGN

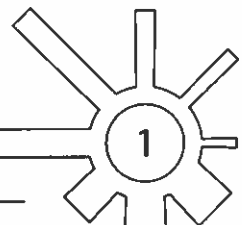
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

- ☐ Approved for Fabrication
- ☐ Approved as Noted
- ☐ Revise and Resubmit
- ☐ Rejected

Name

Signature



SIGN TYPE: A



1 Front
1" = 1'-0"

SIGN
TYPE B

Fabricated Logo

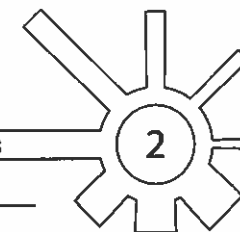
Quantity (1)

Fabricated aluminum logo with painted faces and returns. Mounted to railings with dimensions TBV.

PALETTE

 **PAINT:** To match BM Polo Blue 2062-10

 **PAINT:** To match PMS 641C



SIGN TYPE: B

SUNSHINE
sign

121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

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- ☐ Approved for Fabrication ☐ Revise and Resubmit
☐ Approved as Noted ☐ Rejected

Name

Signature

2

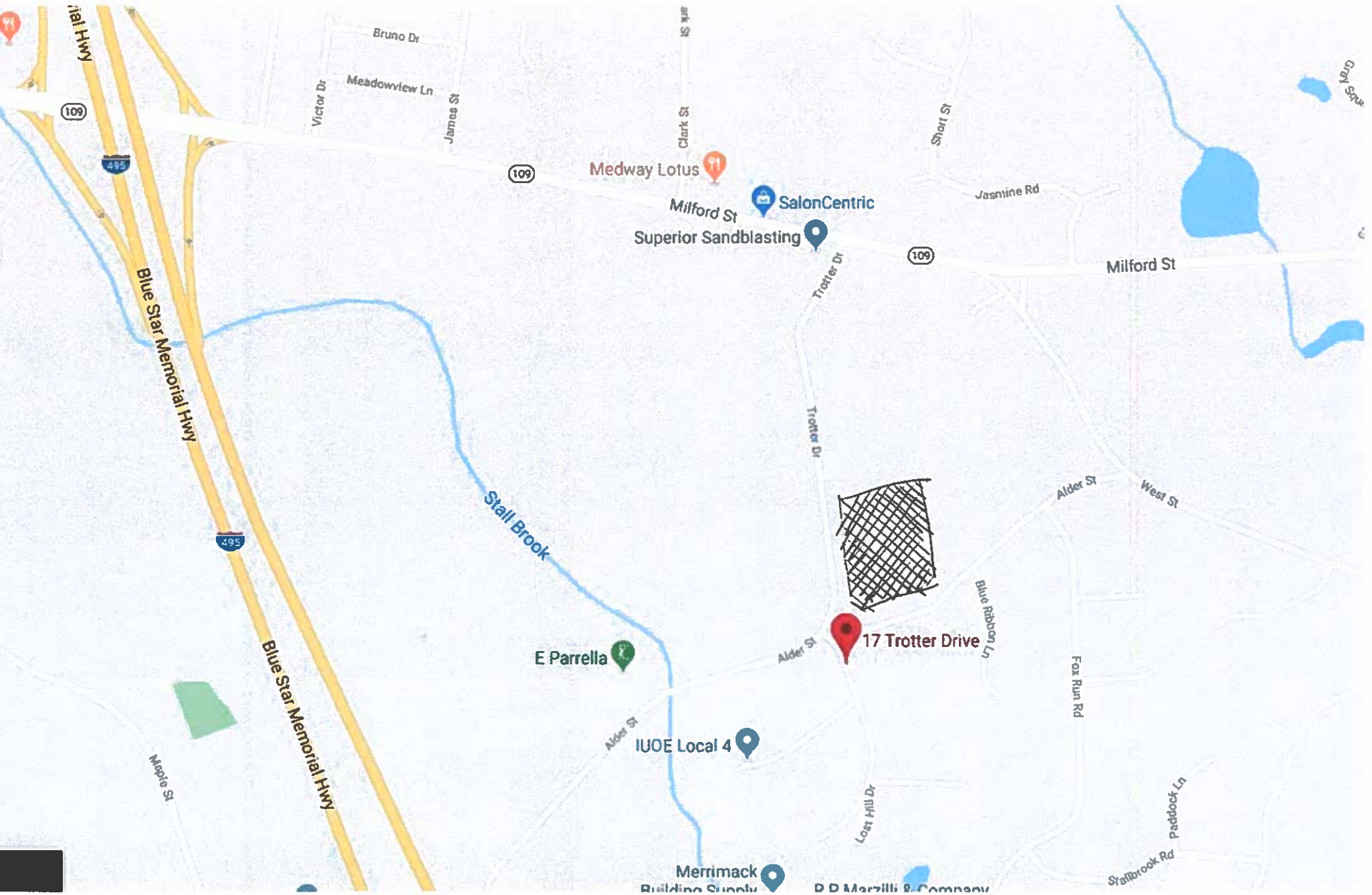
CLIENT: RUBICON BUILDERS

PROJECT / SIGN TYPE: O'BRIEN & SONS SIGNS

DRAWN BY: EL

JOB #: 4545-57929

DATE: MAY 9, 2018



DRC Sign Design Review
Planning and Economic Development Office Comments
May 30, 2018

Business Name: Medway Fire Department
Business Owner: Chief Jeff Lynch
Sign Location Address: 44 Milford Street
Zoning District: Neighborhood Commercial
Sign Company: Signs by Cavallaro, Franklin, MA

Proposed Signs:

1. Primary wall sign on southeast façade facing the intersection of Routes 109/126 (Milford and Summer Streets)

	Proposed	Allowed by Bylaw
Sign Surface Area	17' 4" x 18" = 26 sq. ft.	60 sq. ft.
Sign Height	Not applicable	Not applicable
Illumination	None	External
Text	Medway Fire Department	

2. Secondary wall sign on southeast façade facing the intersection of Routes 109/126 (Milford and Summer Streets)

	Proposed	Allowed by Bylaw
Sign Surface Area	53" x 12" = 4.42 sq. ft.	60 sq. ft.
Maximum Sign Height	Not applicable	Not applicable
Illumination	None	External
Text	Headquarters	

3. Wall Signs above Bays

	Proposed	Allowed by Bylaw
Sign Surface Area	69" x 12" = 5.75 sq. ft. x 3 signs = 17.25 sq. ft.	60 sq. ft.
Maximum Sign Height	Not applicable	Not applicable
Illumination	None	External
Text	Ambulance, Ladder 1, Engine 3	

Comments:

- Colors of red, yellow and black are commonly associated with municipal fire trucks/stations
- Total number of signs exceeds the number allowed. Applicant has filed for a variance with the Medway Zoning Board of Appeals. Hearing is June 20th.
- Total amount of sign surface area among the 5 signs is 47.67 sq. ft. which is compliant.
- Maltese cross emblem at top roof gable is considered a government insignia and is exempt from the sign regulations.



Medway Design Review Committee (DRC)
Application for Sign Design Review

Medway Location/Address where the sign will be installed: 44 Milford Street

What is the interior width of the store/business that faces the street or parking lot: 100'

Building/Development Name: (if applicable): Medway Fire Department

Medway Zoning District: Neighborhood Commercial

Applicable Sign Standard Table (from Medway Zoning Bylaw) Table # 7.

Applicant Information (Local Medway business establishment where the sign is to be installed)

Business Name: Medway Fire Department

Mailing Address: 44 Milford Street

Medway, MA 02053

Contact person: Jeffrey Lynch

Phone: 508-533-3211 Cell Phone 978-413-7410

Email address: chieflynch@townofmedway.org

Type of Proposed Signs – For sign definitions, refer to *Medway Zoning Bylaw (Section 7.2 Signs Regulation)*. The *Medway Zoning Bylaw* is available online at: www.townofmedway.org.

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign	<u>5</u>				<u>none</u>
Free-standing Individual Business Sign		<u>17'4" x 18"</u>	<u>265.12 ft²</u>	<u>Long main sign</u>	
Free-standing Multi-Tenant Development Sign		<u>53" x 12"</u>	<u>4.42'</u>	<u>Banner sign</u>	
Awning Sign		<u>69" x 12"</u>	<u>5.75'</u>	<u>} Bay signs</u>	
Projecting Sign		<u>69" x 12"</u>	<u>5.75'</u>		
Directory Sign		<u>69" x 12"</u>	<u>5.75'</u>		
Window Sign					
Other Type of Sign (Describe)			<u>TOTAL</u> <u>47.67'</u>		

Attach the following items to this form. pdf format is requested for the application form and all attachments. Please email application and documents to sachilds@townofmedway.org

- ☒ 1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination.
- ☒ 2. For a wall sign, a scaled image showing the sign's position on the building.
- ☐ 3. Landscaping Plan and Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
- ☐ 4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
- ☐ 5. Color drawing of corporate logo (if applicable).
- ☐ 6. Color photograph of similar/comparable sign on which your sign design is based.
- ☐ 7. A letter or other descriptive or explanatory information you want to provide to the DRC.

Does this application pertain to a completely new sign?

☒ Yes ☐ No (If NO, please include photos/info of the existing sign you are modifying)

Does this application pertain to a replacement panel for an existing sign structure?

☐ Yes (If yes, please include photos/info of the existing sign) ☒ No

If the business is located in a multi-tenant development, is there a Master Sign Plan for the development?

☐ Yes ☒ No ☐ Don't Know

Does your lease require the property owner's approval of your sign?

☐ Yes ☐ No ☒ Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: Cavallaro Signs
Mailing Address: 305 Union Street, Franklin, MA 02038
Contact person: Rocco Cavallaro
Phone: 508-528-6545 Cell Phone: 508-446-5190
Email address: roccocavallaro1@verizon.net

Property Owner Information

Company Name: Town of Medway
Mailing Address: 155 Village Street, Medway MA 02053
Contact person: Michael Boynton
Phone: (508)533-3264 Cell Phone: _____
Email address: mboynton@townofmedway.org

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).

The business owner and sign designer/fabricator must attend the DRC meeting.

**The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High ST.**

(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

An Application for Sign Design Review and all supporting information must be submitted to the Medway Planning office by 12 noon on the Wednesday before a DRC meeting.

Please submit this application form and all attachments as follows:

Email: sachilds@townofmedway.org **PREFERRED**
Fax: 508-321-4987
Mail: Design Review Committee
c/o Medway Planning office
155 Village Street, Medway, MA 02053
Drop Off: Medway Planning office @ Medway Town Hall, 155 Village Street
Phone: 508-533-3291

Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

<http://www.townofmedway.org/design-review-committee/pages/sign-design-review>

Sign designs should be developed in accordance with the Sign Design Guidelines.

Date Application Received by Medway Planning office: 5-25-18

Reviewed by Medway Planning Coordinator: 5-30-18 **DRC Meeting Date:** 6-4-18

44 Milford St.



© CAVALLARO SIGNS, Inc. 2018



rec'd 5-24-18

Maltese Cross.....61.5" x 61.5"
Large sign.....17'4" x 18"
Banner above main sign.....5'3" x 12"
(3)_ Bay signs each..... 69" x 12"

May 11, 2018

Planning Board
Town Hall
Medway, Massachusetts

RE: 9 Trotter Drive
Medway, Massachusetts
EDC Job No.: 3583

Attn Board Members:

Project Description

The proposed project is located on the easterly Trotter Drive, just south of Route 109, directly across from the Cybex International building at 10 Trotter Drive.

The project consists of constructing a 6,000 square foot building with associated parking and loading facilities for a light manufacturing/warehouse business to be operated by Converting Technical Services who are currently located in Franklin, MA. There will be approximately eight to ten employee's, operating the business during normal business hours from 8:00 a.m. to 6:00 p.m. the project should be completed 6 months after the construction start date. The existing site consists of 49,529 s.f. of a mostly wooded property with municipal sewer and water available, along with natural gas, communication and electric services.

An underground infiltration system is proposed for the roof runoff as well as a system to treat the stormwater runoff from the paved parking areas and infiltrate that runoff as well. The parking lot is graded so that no runoff from the project will enter Trotter Drive. Five pole-mounted lights are proposed with no light spilling onto abutting properties. Twenty-one parking spaces are proposed including one accessible space as well as a loading area for tractor-trailers. Street trees are proposed as well as screening the parking area from the adjacent parcel. There will be one entrance/exit for cars and to accommodate the turning radii of a tractor-trailer, and an additional exit for cars only. A screened dumpster will be provided for refuse storage and disposal. We look forward to the opportunity to present these Site Plans for Site Plan Review by the Board at your next available meeting date. Thank you for your consideration of this application.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter Bemis

9 TROTTER DRIVE

A SITE PLAN

IN

MEDWAY, MASSACHUSETTS

(NORFOLK COUNTY)

OWNER:

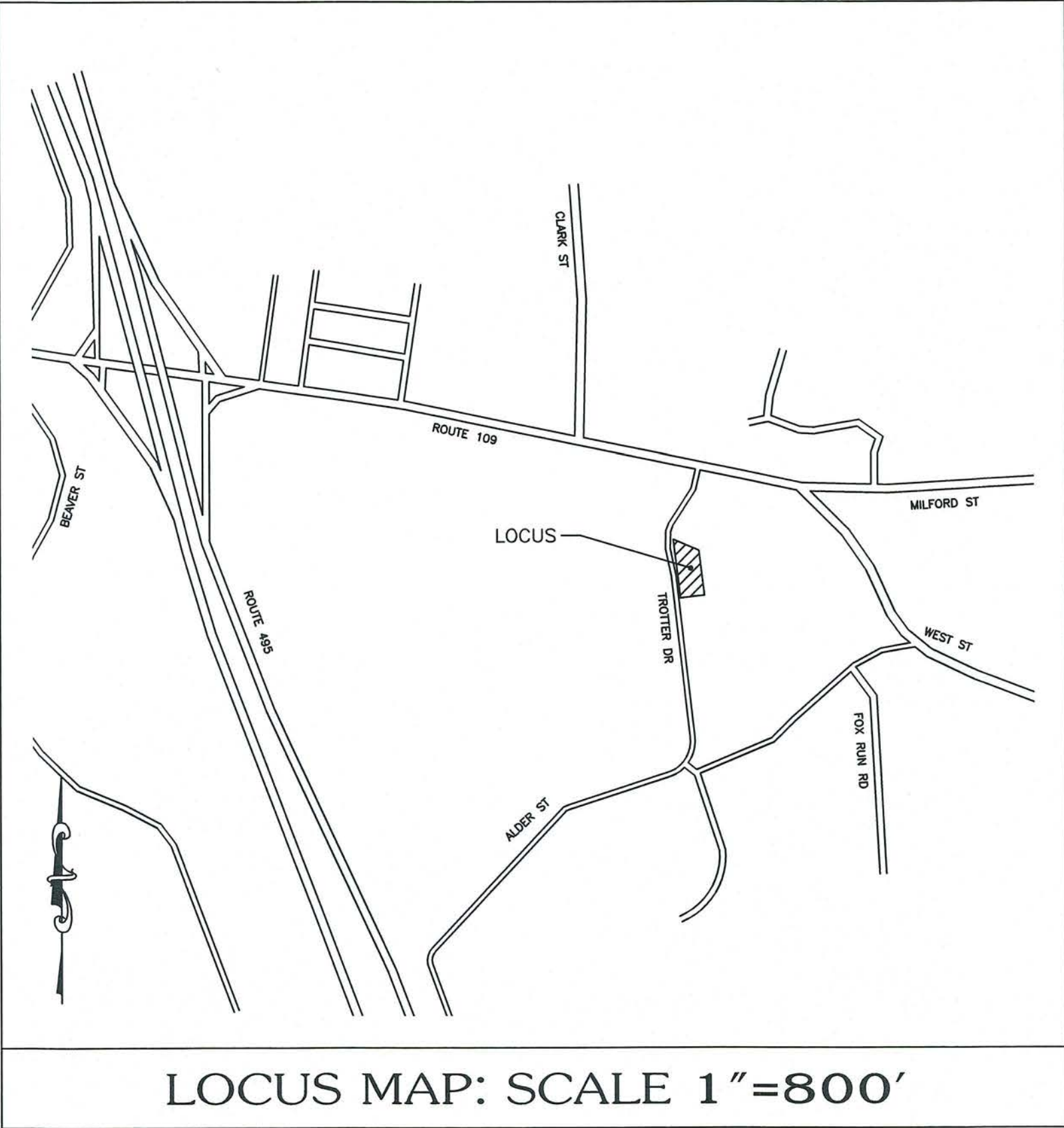
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:

CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

ENGINEER:

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



MARCH 26, 2018

WAIVERS FROM SITE PLAN RULES AND REGULATIONS

- 1) SECTION 204-3 PLANNING BOARD SUBMITTALS, A. 7. DEVELOPMENT IMPACT REPORT
- 2) SECTION 204-4 STANDARDS FOR SITE PLAN PREPARATION - B
- 3) SECTION 204-5 SITE PLAN CONTENTS C. 3. EXISTING LANDSCAPE INVENTORY
- 4) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 3. a
- 5) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 3. b
- 6) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 4. b

WAIVER FROM ZONING BYLAW

- 1) SECTION 7.1.1 OFF-STREET PARKING AND LOADING, I. BICYCLE PARKING

SHEET LIST:

SITE PLANS

- | | |
|---|------------------------|
| 0 | COVER SHEET |
| 1 | EXISTING CONDITIONS |
| 2 | PROPOSED LAYOUT |
| 3 | GRADING & UTILITIES |
| 4 | LIGHTING & LANDSCAPING |
| 5 | DETAILS |

STORMWATER PLANS

- | | |
|---|-------------------------|
| 1 | STORMWATER (SWPPP) PLAN |
|---|-------------------------|

ARCHITECTURAL PLANS

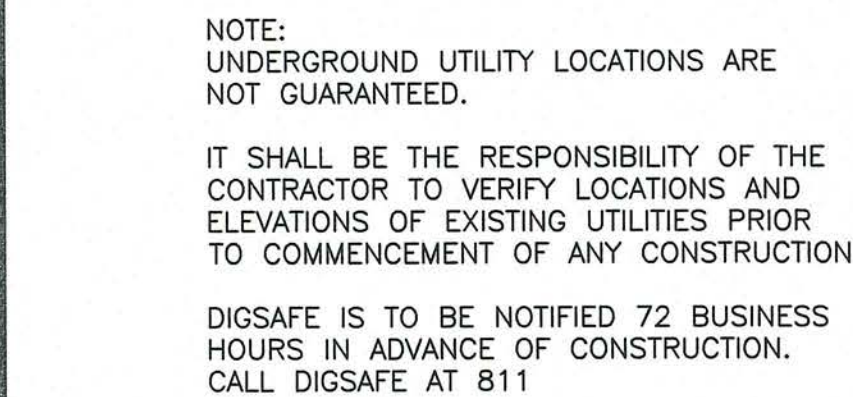
- | | |
|-----|----------------|
| S-1 | FLOOR PLAN |
| S-2 | ELEVATION PLAN |

APPROVED BY:
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

DATE: _____

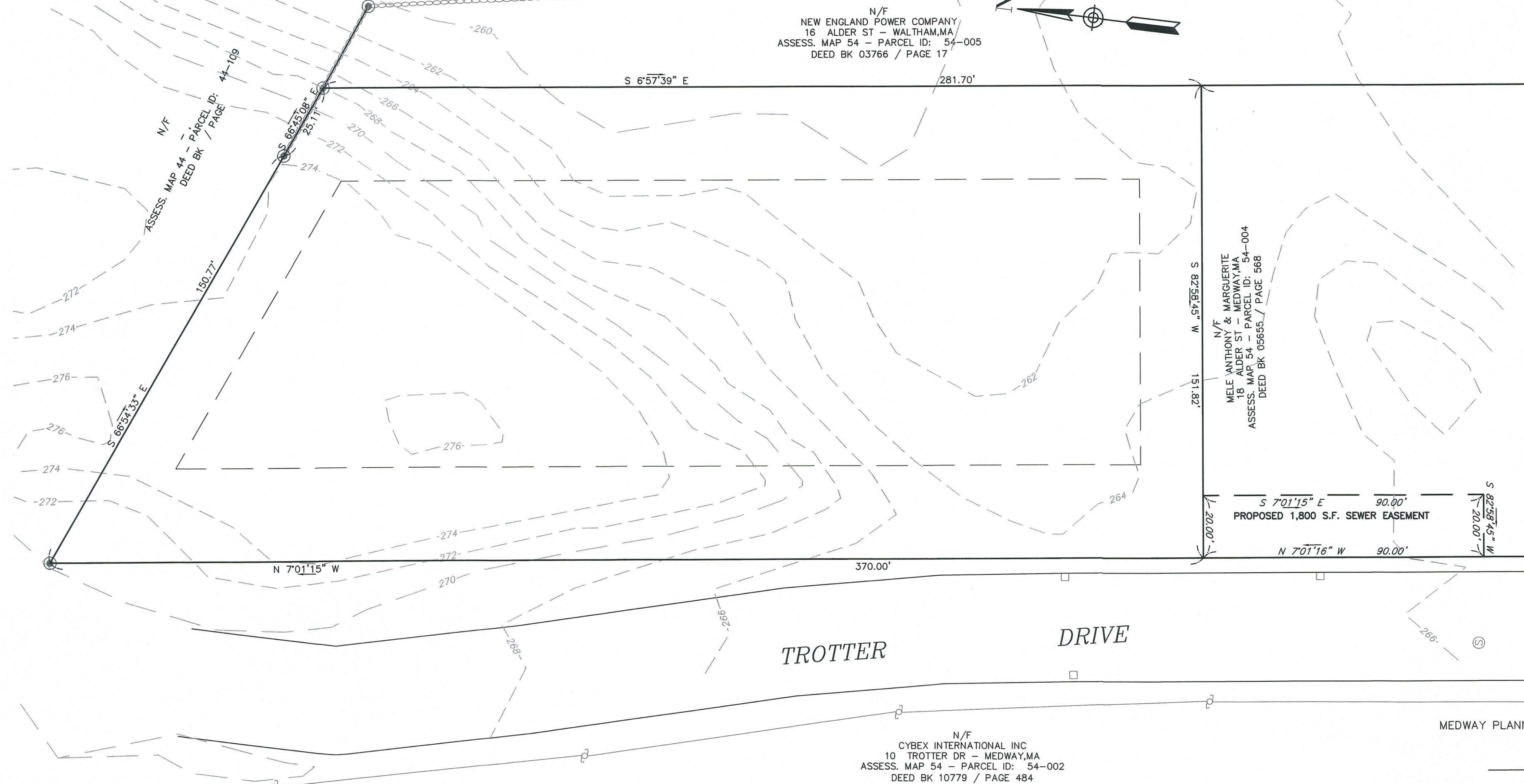
CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, MAY , 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.



PROJECT DATUM REFERS TO NAVD 88.

ZONING: W1		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	49,529±S.F.	
MIN. FRONTAGE:		100 FT.	370.00±FT.	
SETBACKS:				
FRONT	30 FT.	NA	57.4± FT.	
REAR	20 FT.	NA	34.5± FT.	
SIDE	30 FT.	NA	62.2± FT.	
		NA		
MAX. BUILDING COVER:	NA	0%	13%	
MAX. IMPERVIOUS COVER:	80%	0%	46%	
MIN. OPEN SPACE:	20%	100%	52%	
MAX. BUILDING HEIGHT:	60 FT.	NA	<60 FT.	

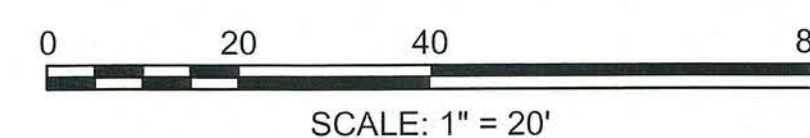


CONC	BITUMINOUS CONCRETE
BT CONC	BORING
CB	CATCHBASIN
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GAS	GAS LINE
GG	GAS GATE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
SMH	SEWER MANHOLE
S	SIGN
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
BT	TEST PIT
TRANS	TRANSFORMER
VCC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
W ⁵	WETLAND FLAG

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, APRIL XX, 2018 FOR PLAN ENTITLED, '15 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

DATE: _____



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

REVISIONS:		
REV #	DATE	DESCRIPTION
0	3/26/18	SITE PLAN REVIEW



EDC

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

SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

EXISTING CONDITIONS

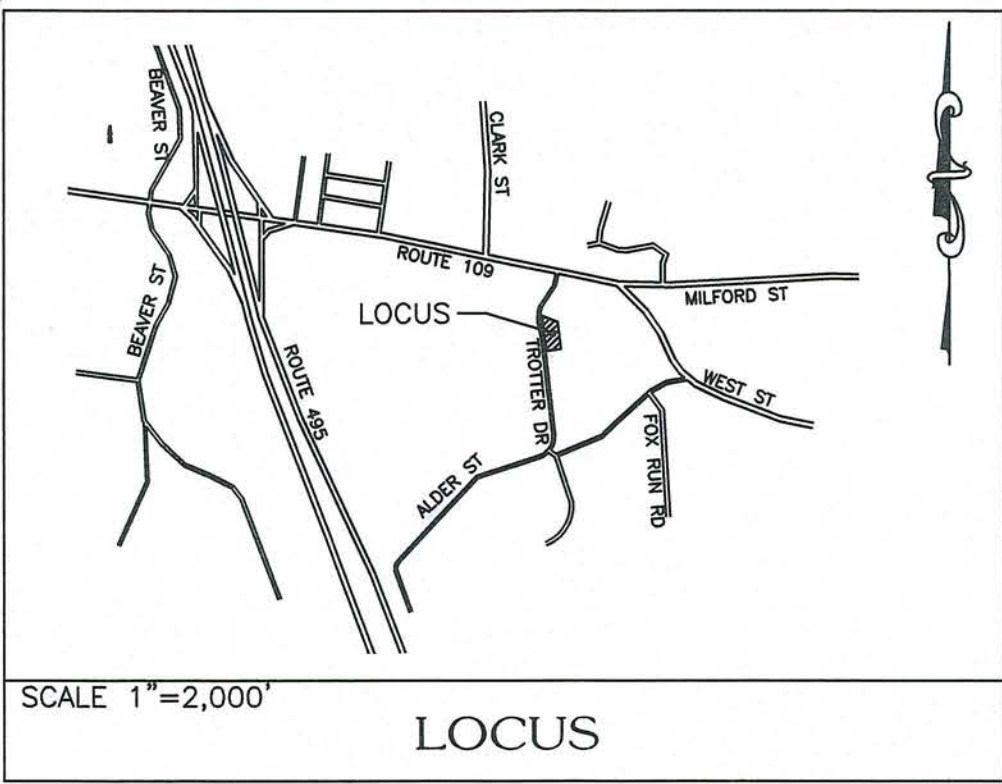
SITE PLAN

OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO.: 3583
EXISTING CONDITIONS
DATE: MARCH 26, 2018
PLAN NUMBER:
2 OF 6
2

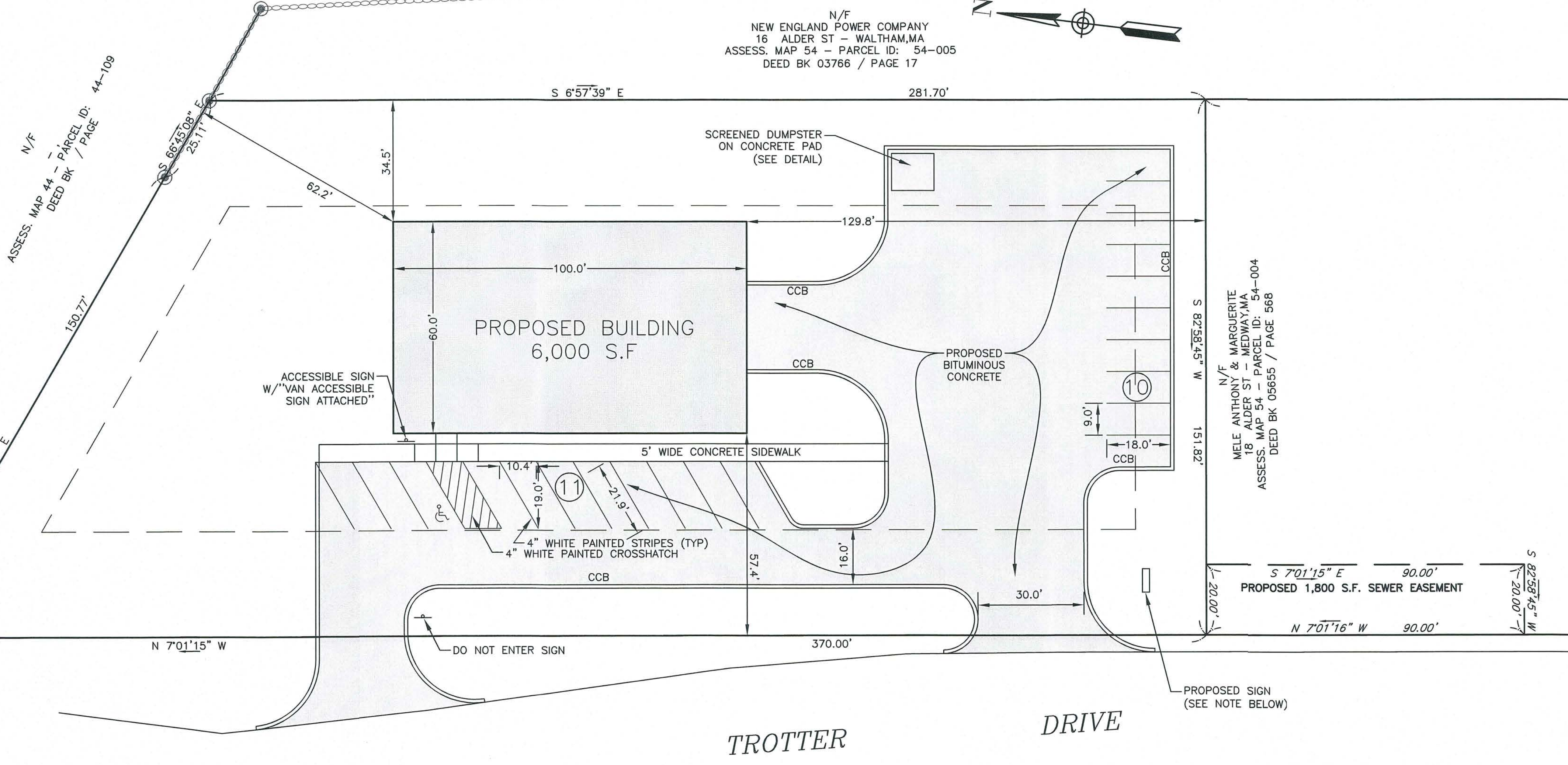
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NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

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



N/F
NEW ENGLAND POWER COMPANY
16 ALDER ST - WALTHAM, MA
ASSESS. MAP 54 - PARCEL ID: 54-005
DEED BK 03766 / PAGE 17

N/F
MELE ANTHONY & MARGUERITE
18 ALDER ST - MEDWAY, MA
ASSESS. MAP 54 - PARCEL ID: 54-004
DEED BK 05655 / PAGE 568

N/F
CYBEX INTERNATIONAL INC
10 TROTTER DR - MEDWAY, MA
ASSESS. MAP 54 - PARCEL ID: 54-002
DEED BK 10779 / PAGE 484

PROJECT INFORMATION:

CURRENT OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 54-004

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 2018 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY COLONIAL ENGINEERING INC., 11 AML STREET, MEDWAY, MA, PLAN BOOK 667, PLAN 44.

PROJECT DATUM REFERS TO NAVD 88.

ZONING: W1		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	49,528±S.F.	
MIN. FRONTAGE:		100 FT.	370.00±FT.	
SETBACKS:	FRONT	30 FT.	NA	57.4± FT.
	REAR	20 FT.	NA	34.5± FT.
	SIDE	30 FT.	NA	62.2± FT.
MAX. BUILDING COVER:	NA	0%	13%	
MAX. IMPERVIOUS COVER:	80%	0%	48%	
MIN. OPEN SPACE:	20%	100%	52%	
MAX. BUILDING HEIGHT:	60 FT.	NA	<60 FT.	

LEGEND	
BIT CONC	BITUMINOUS CONCRETE
BORING	BORING
CB	CATCHBASIN
CCB	CAFE COD BERM
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GG	GAS LINE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
S	SEWER LINE
SMH	SEWER MANHOLE
S	STONE BOUND/DRILLHOLE
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
W	WETLAND FLAG

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

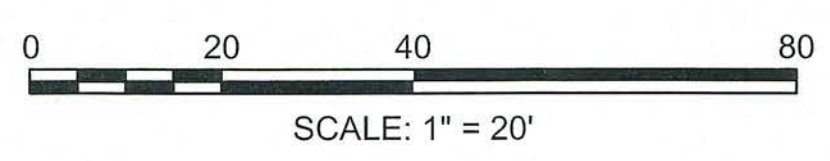
SIGN NOTE:

PROPOSED SIGN SHALL BE 6'-8" LONG BY 3'-0" HIGH BY 2'-0" MONUMENT SIGN SETBACK 10'-0" FROM PROPERTY LINES. BASIS FOR SIGN DESIGN IS WEST INDUSTRIAL GROUND MONUMENT SIGN AS ALLOWED PER SIGN BYLAW HAVING MAXIMUM SIZE OF 20.0 SF. PER SIDE FOR A 2 SIDED SIGN. A TWO SIDED 20.0 SF. PER SIDE SIGN IS PROPOSED.

SNOW STORAGE IS LIMITED ALONG THE PERIMETER OF THE PARKING AREA LIMITS AND AS SUCH WILL REQUIRE PERIODIC REMOVAL SHOULD SNOWFALL EVENTS EXCEED STORAGE LIMITS. WHEN SNOW ACCUMULATION EXCEEDS STORAGE CAPACITY IT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF WITH A LICENSED FACILITY.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, MAY , 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.



ALL RIGHTS RESERVED

THIS PLAN IS THE PROPERTY OF ENGINEERING DESIGN CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY VIOLATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNUSABLE.

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 CONTRACTORS 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.

DRWN BY:	ZRB	0	3/26/18	SITE PLAN REVIEW
CHK'D BY:	PSB			
APPR'D BY:	WML			
REV #			DATE	DESCRIPTION



PREPARED BY:

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(508)932-5781

PROJECT:

SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:

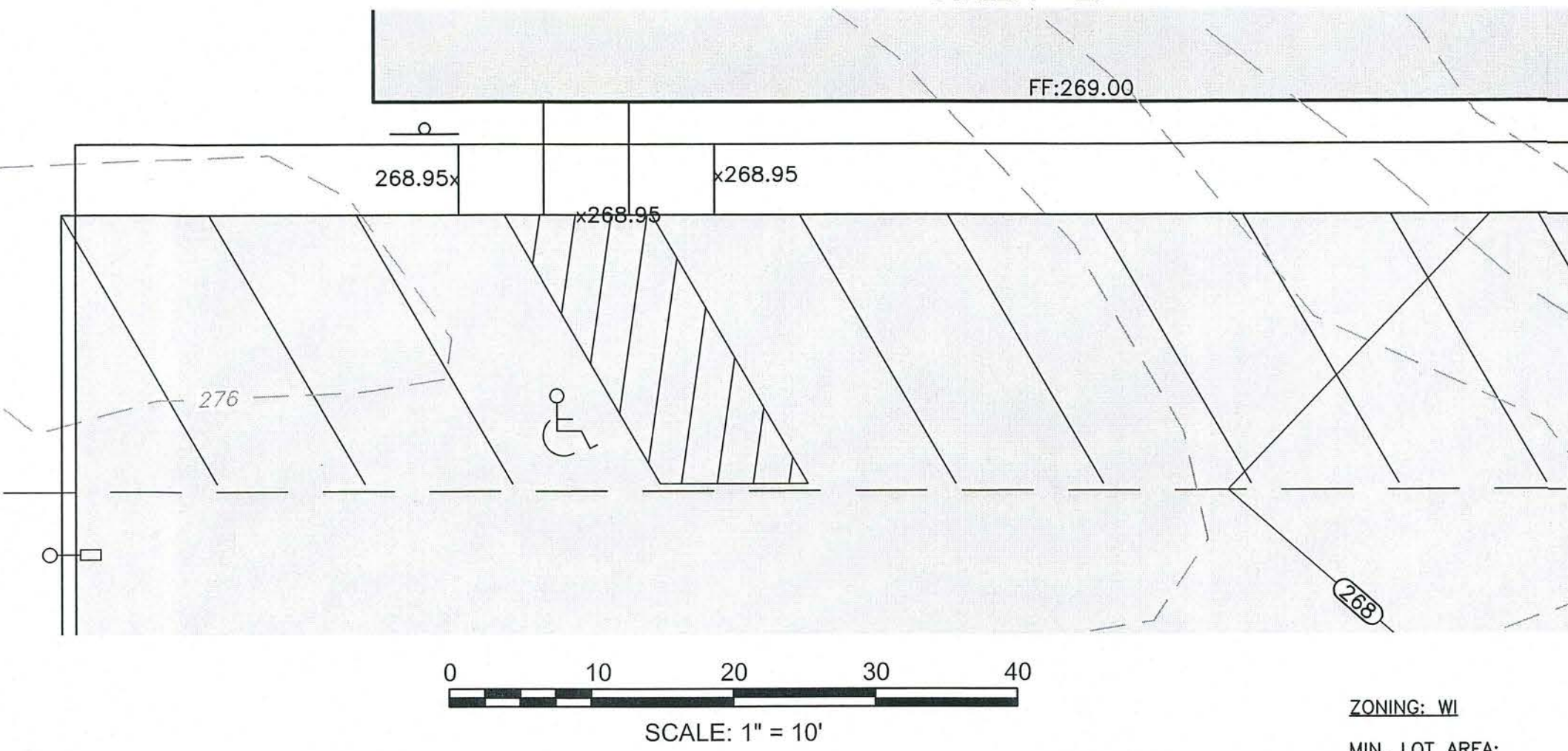
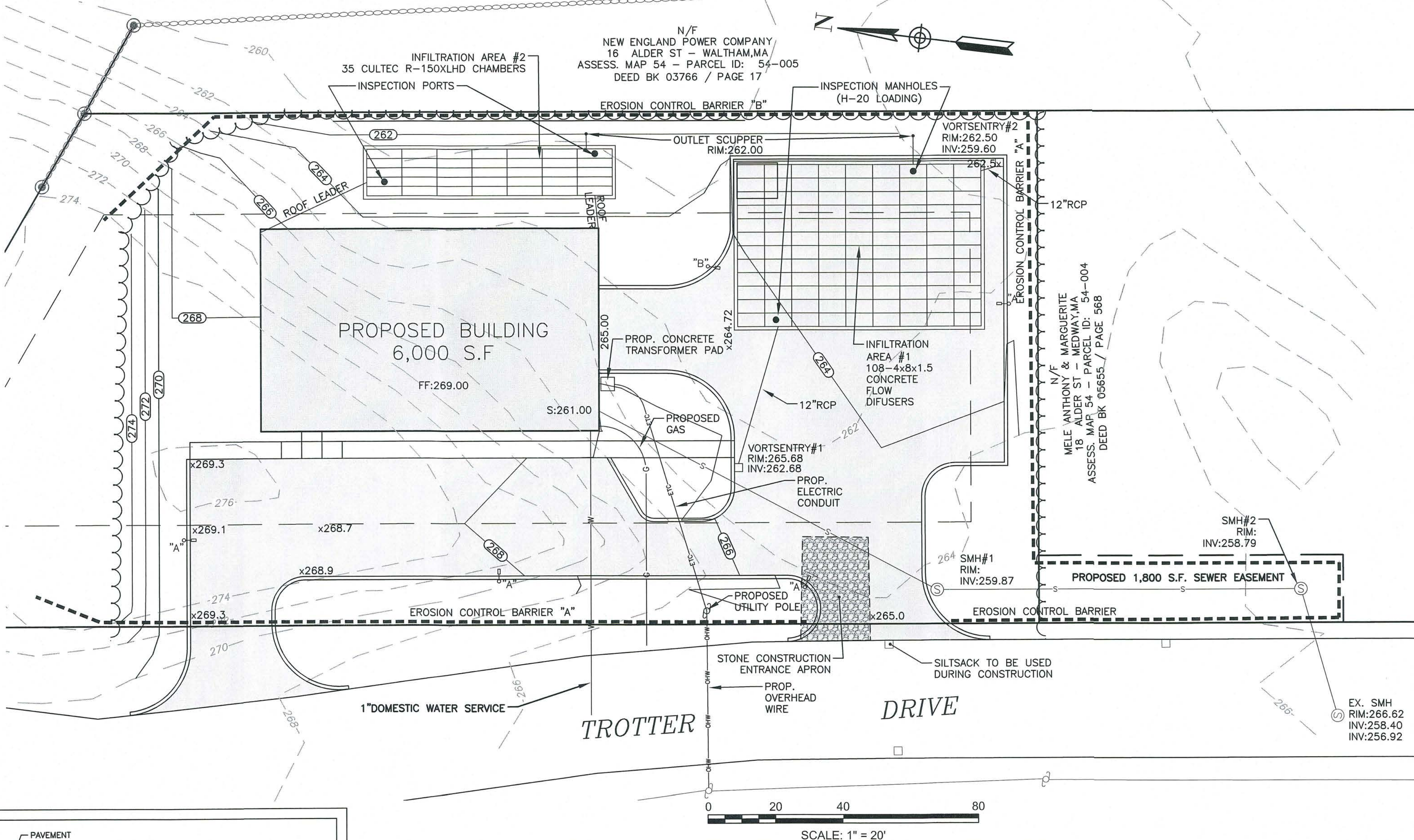
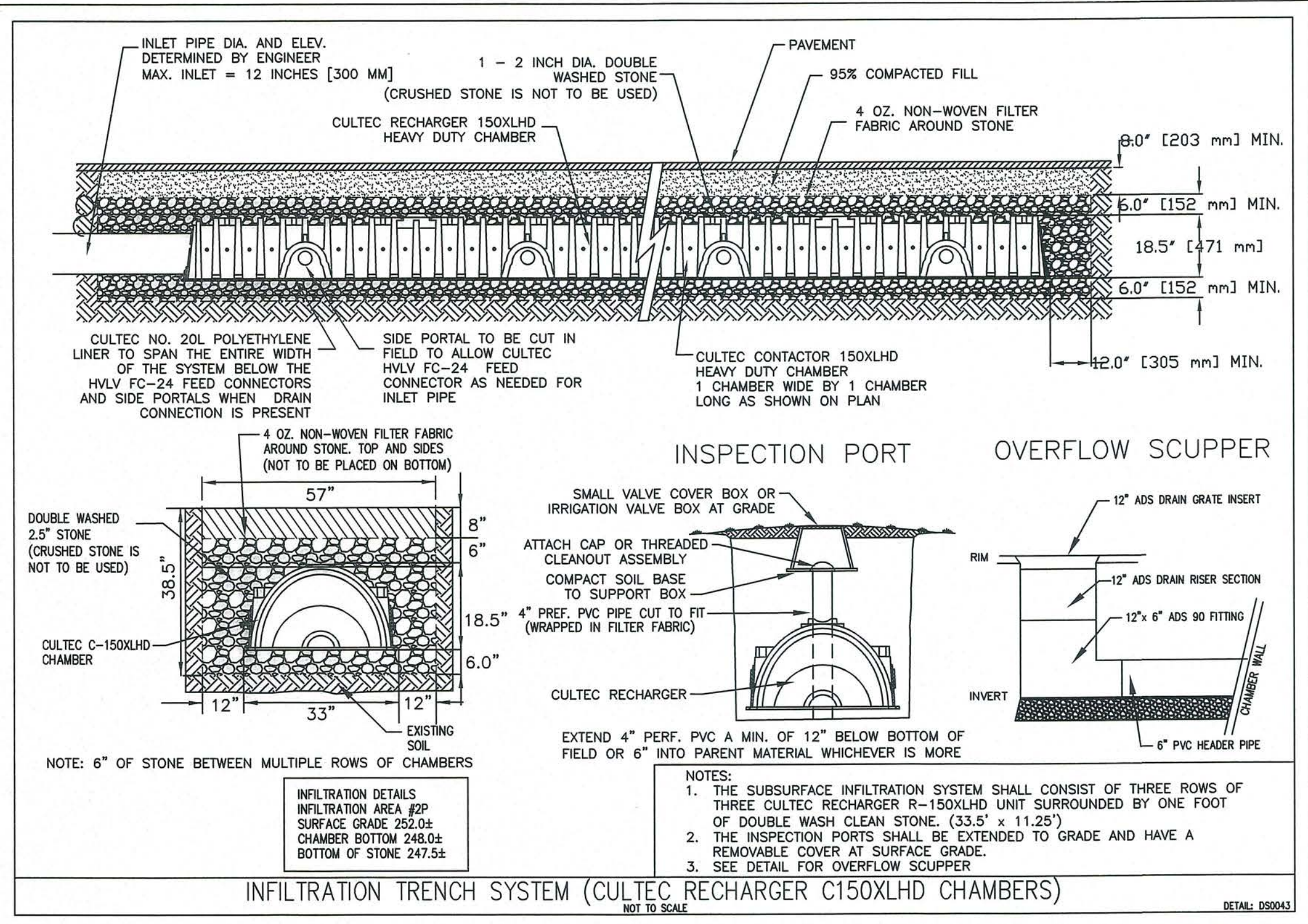
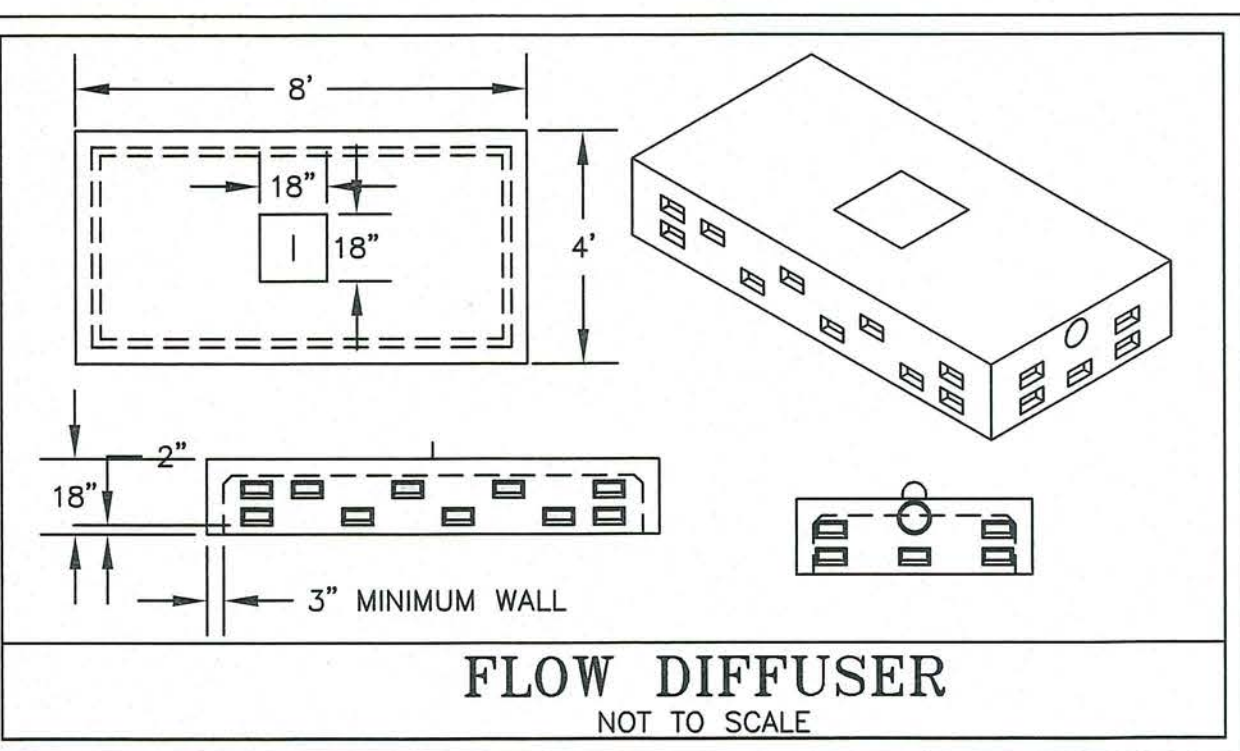
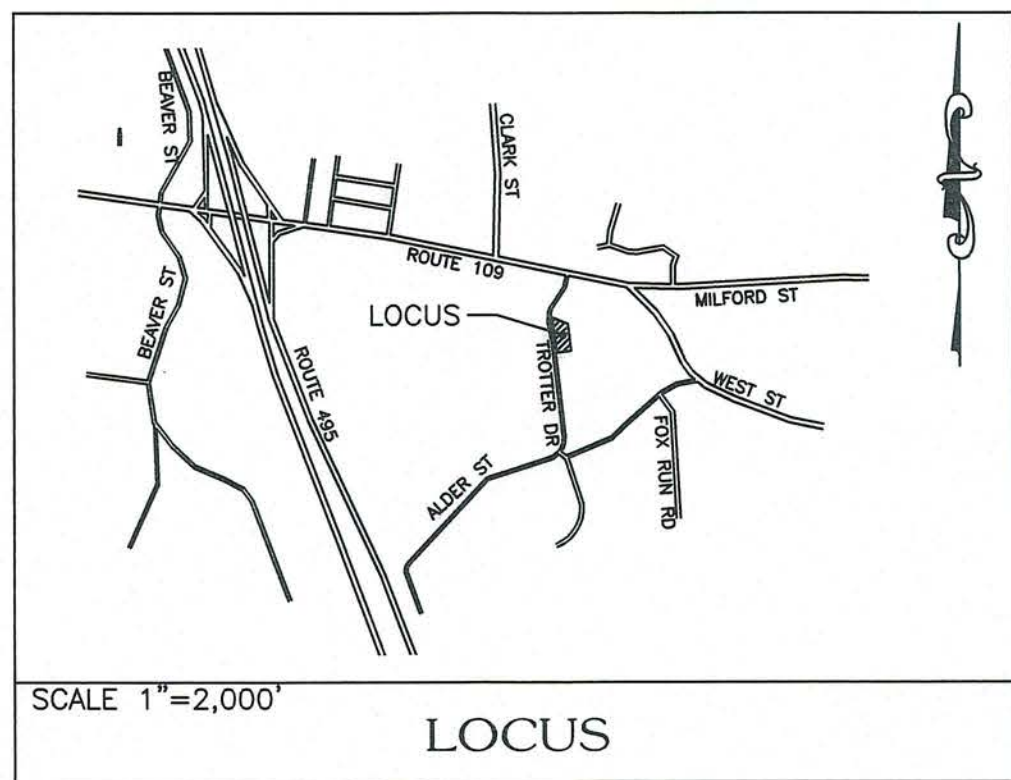
PROPOSED LAYOUT
SITE PLAN

OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO: 3583
PROPOSED LAYOUT
DATE: MARCH 26, 2018
PLAN NUMBER: 3 of 6

\\SERVERS\DESIGN\PROJECTS\2018\2018-03-26-18\2018-03-26-18.dwg



INFILTRATION AREAS					
AREA	SIZE	BOTTOM ELEVATION	OUTLET	TYPE	
			SIZE	INVERT	
			OUT		
1	74'x50' (108 units)	259.50	8"	260.30	DIFFUSER
2	75'x15.75' (35 units)	260.00	8"	260.80	CULTEC 150

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



ZONING: W1			
MIN. LOT AREA:	REQUIRED	EXISTING	PROPOSED
MIN. FRONTAGE:	40,000 S.F.	49,529±S.F.	370.00±FT.
SETBACKS:			
FRONT	30 FT.	NA	57.4± FT.
REAR	20 FT.	NA	34.5± FT.
SIDE	30 FT.	NA	62.2± FT.
MAX. BUILDING COVER:	NA	0%	13%
MAX. IMPERVIOUS COVER:	80%	0%	48%
MIN. OPEN SPACE:	20%	100%	52%
MAX. BUILDING HEIGHT:	60 FT.	NA	<60 FT.

PROJECT INFORMATION:

CURRENT OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 54-004
DEED REFERENCE: BOOK 5655 PAGE 568

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 2018 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY COLONIAL ENGINEERING, INC., 11 AML STREET, MEDWAY, MA, PLAN BOOK 667, PLAN 44.

PROJECT DATUM REFERS TO NAVD 88.

CONSTRUCTION NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- 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.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES 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.
- AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
- 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.
- 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.
- ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35. ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
- THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
- STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M103.1, 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.
- STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2.5" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- 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.
- 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.
- 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 S'F
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDING 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.
- ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

SITE PLAN REVIEW

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, MAY, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

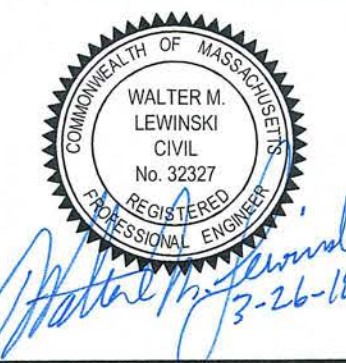
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DESIGN BY: ZRB
CHECK BY: PSD
APPROVED BY: WML

REVISIONS			
REV #	DATE	DESCRIPTION	
0	3/26/18	SITE PLAN REVIEW	



PREPARED BY:

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

PROJECT:

SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

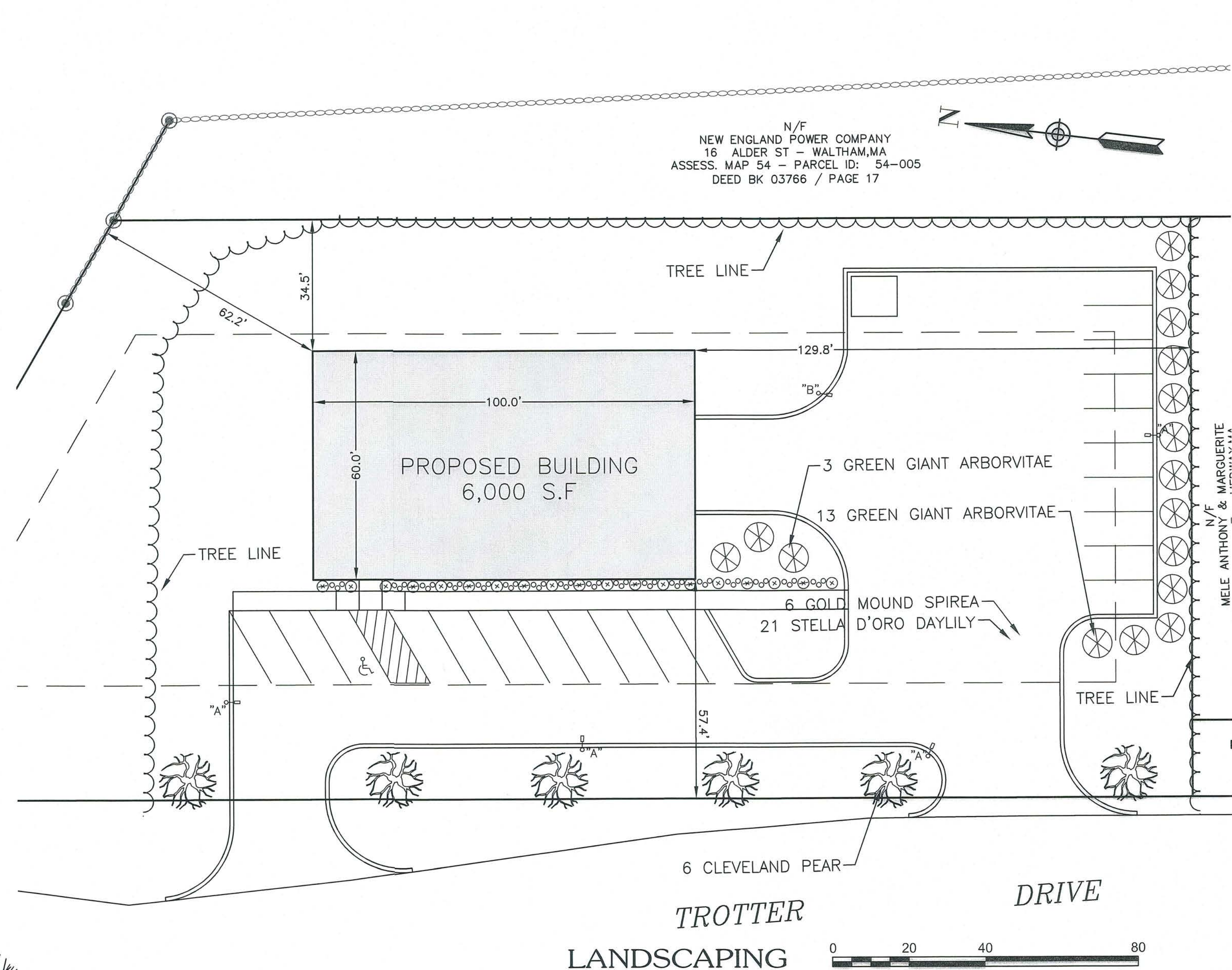
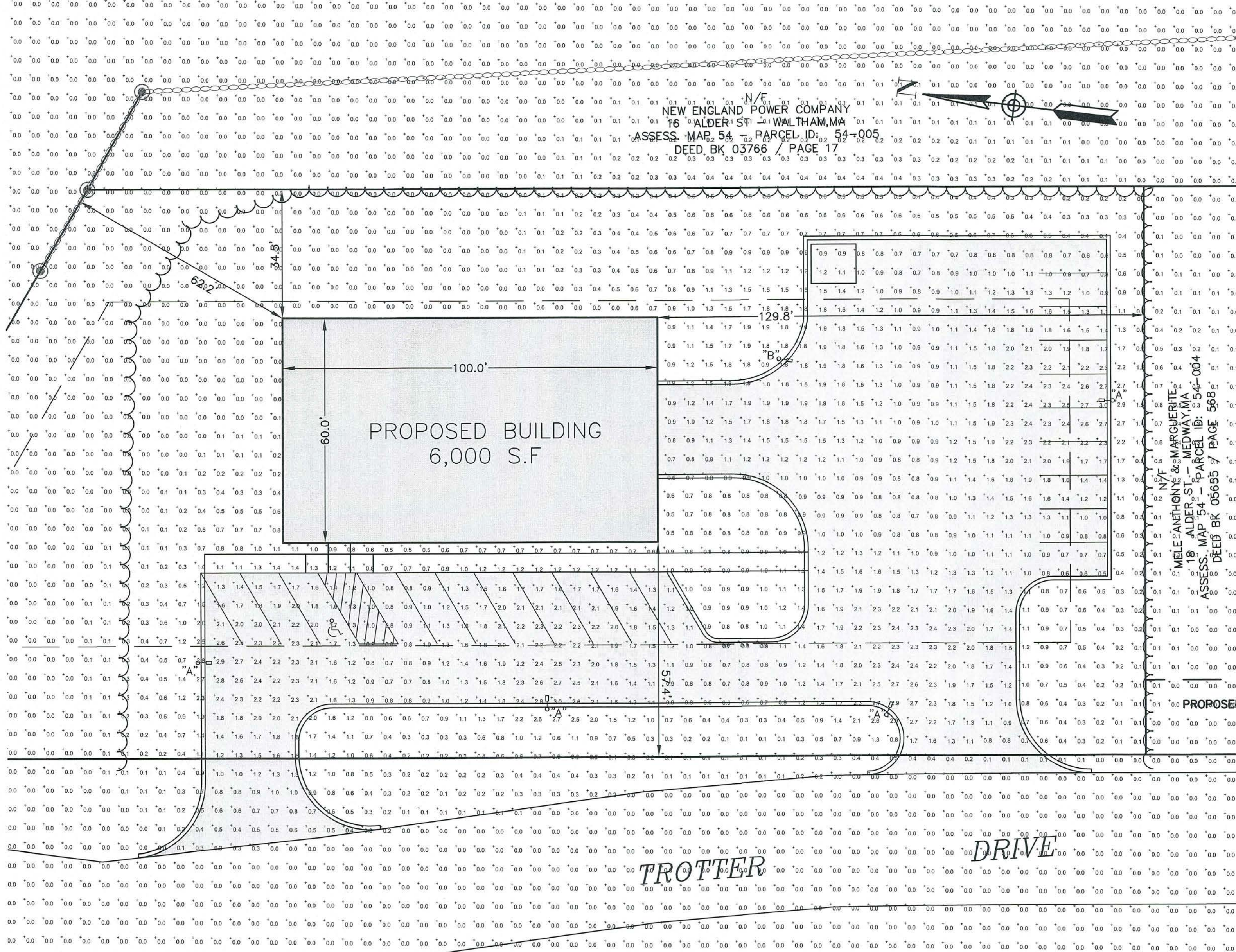
TITLE:

GRADING & UTILITIES
SITE PLAN

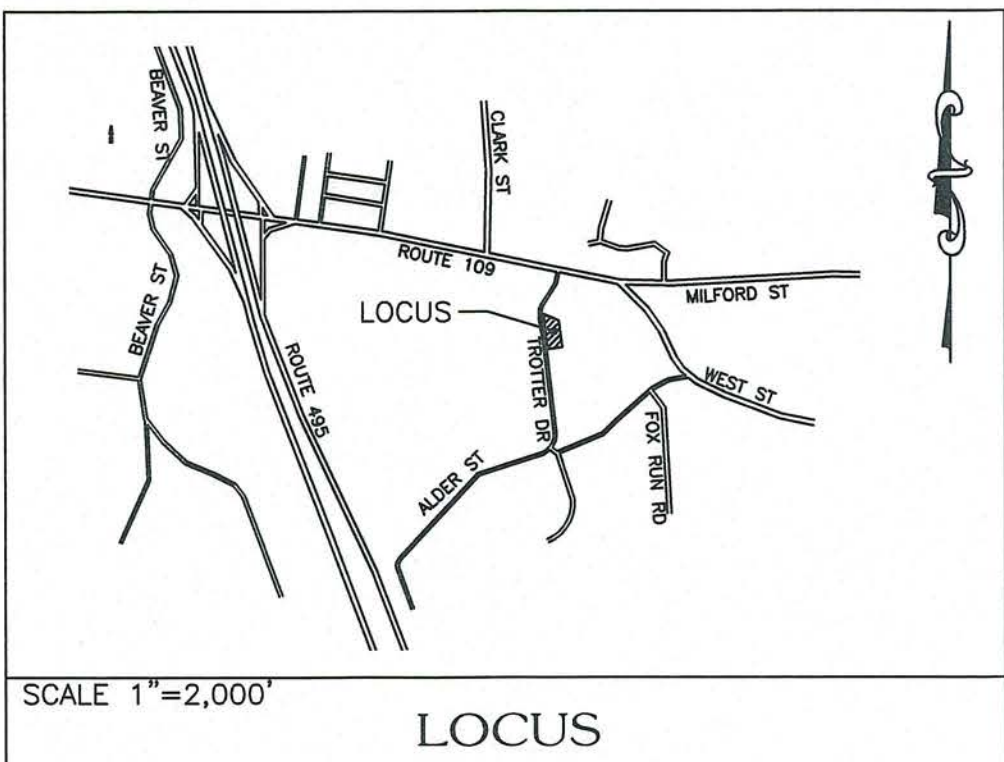
OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO: 3583
GRADING & UTILITIES
DATE: MARCH 26, 2018
PLAN NUMBER: 4 of 6
4



Schedule							
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
A	4	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K TFTM MVOLT with houseside shield	LED	1	92
B	1	Lithonia Lighting	DSX0 LED P4 40K T5M MVOLT	DSX0 LED P4 40K T5M MVOLT	LED	1	92



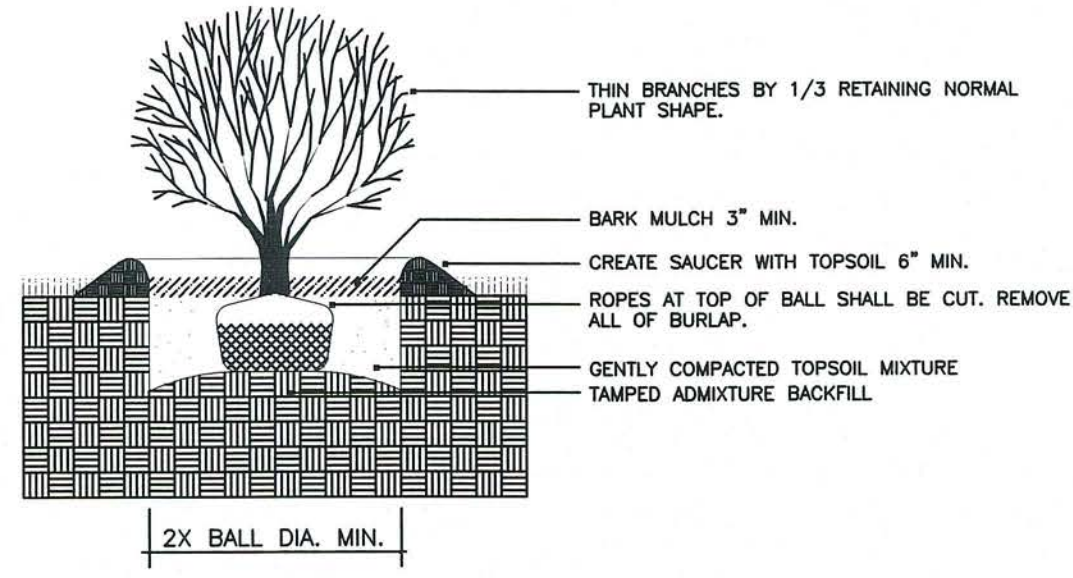
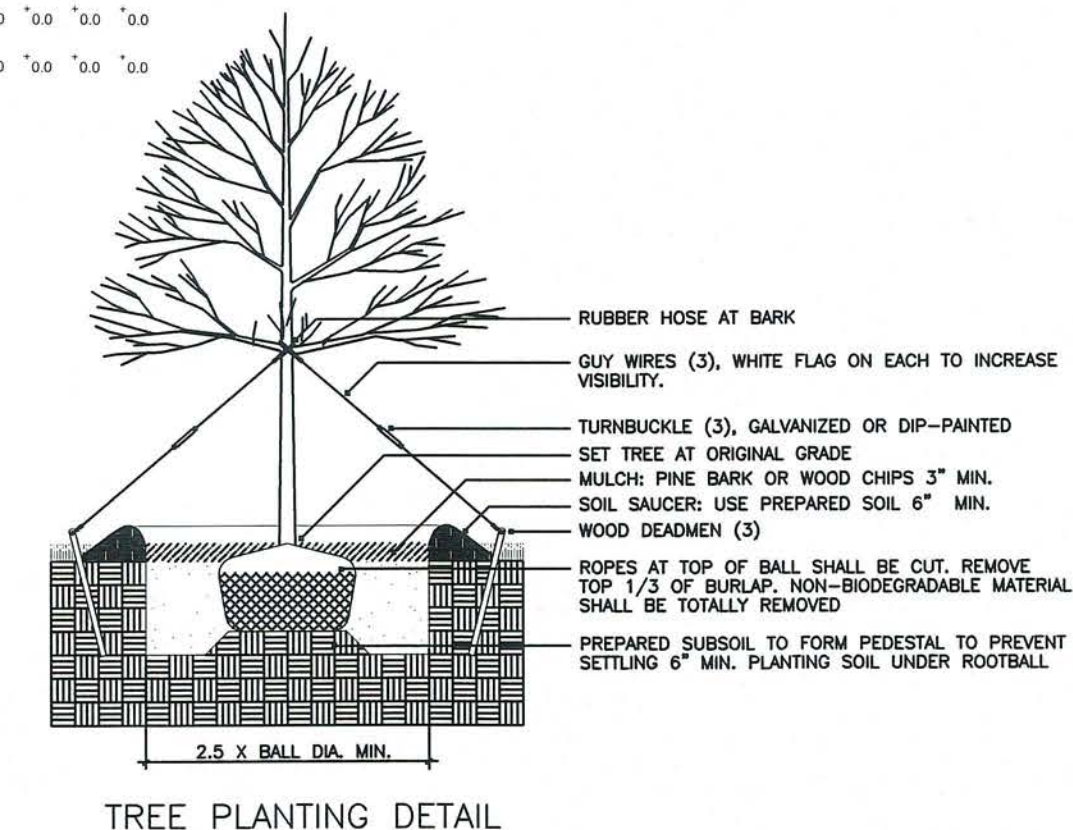
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1
Spill	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

NOTE: LIGHTS ARE MOUNTED ON POLES AT 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



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

Sieve Size	Percent Passing
2-inch	100
3/4-in.	70-80
1/4-in.	50-80
U.S. No. 40	15-40
U.S. No. 200	0-3

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
6	CLEVELAND PEAR	PYRUS CALLERYANA	2-2.5" CAL.
16	GREEN GIANT ARBORVITAE	THUJA PLICATA	5'-6" B&B
10	GOLD MOUND SPIREA	SPIREA JAPONICA 'GOLD MOUND'	2 GALLON
9	DWARF HAMELEN GRASS	PENNISTUM ALOPEUROIDES	2 GALLON
51	STELLA D'ORO SPRUCE	HEMEROCALLIS 'STELLA D'ORO'	1 GALLON

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

CERTIFICATE OF VOTE

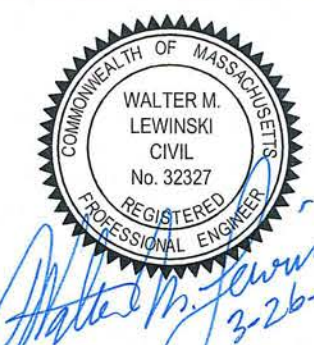
SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, MAY 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS, FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

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 CONTRACTORS 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	DATE	DESCRIPTION
0	3/26/18	SITE PLAN REVIEW



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

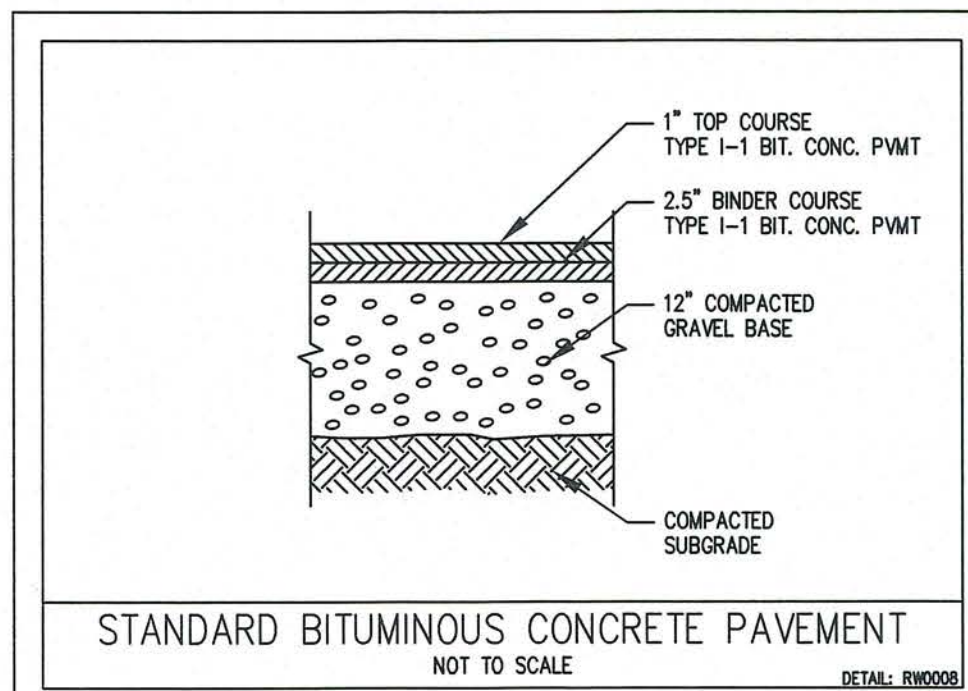
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE: LIGHTING & LANDSCAPING
SITE PLAN
OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

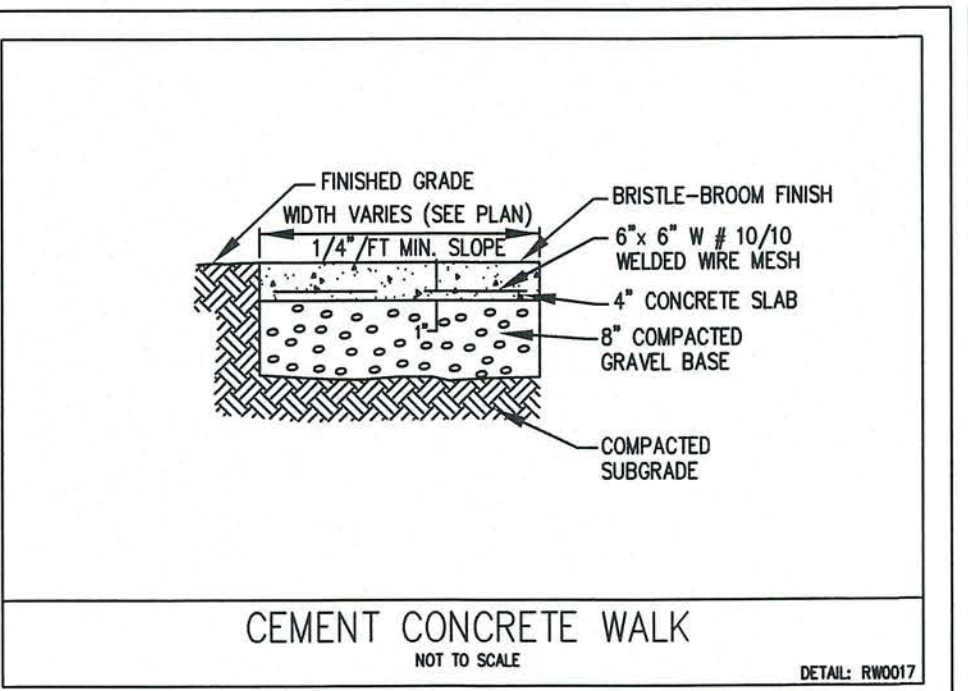
FILE NO: 3583
LIGHTING & LANDSCAPING
DATE: MARCH 26, 2018
PLAN NUMBER: 5 of 6

\\SERVER\ENR\JOBS\0303\AUTOCAD FILES\WMA\0303.DWG

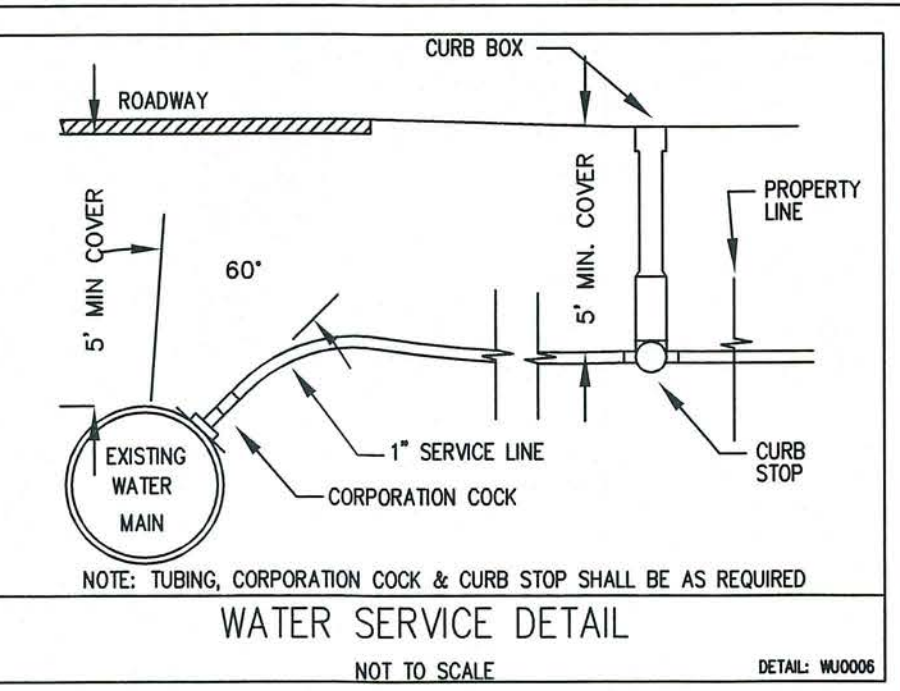
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL BE UNDER THEIR OWN RISK AND UNLAWFUL.



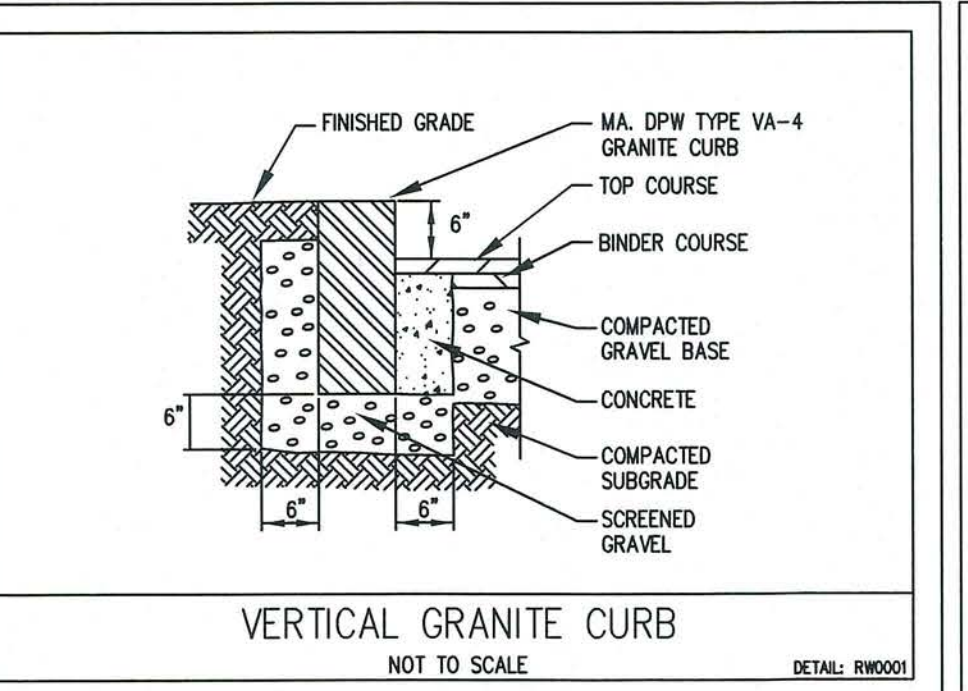
STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE
DETAIL: RW0008



CEMENT CONCRETE WALK
NOT TO SCALE
DETAIL: RW0017



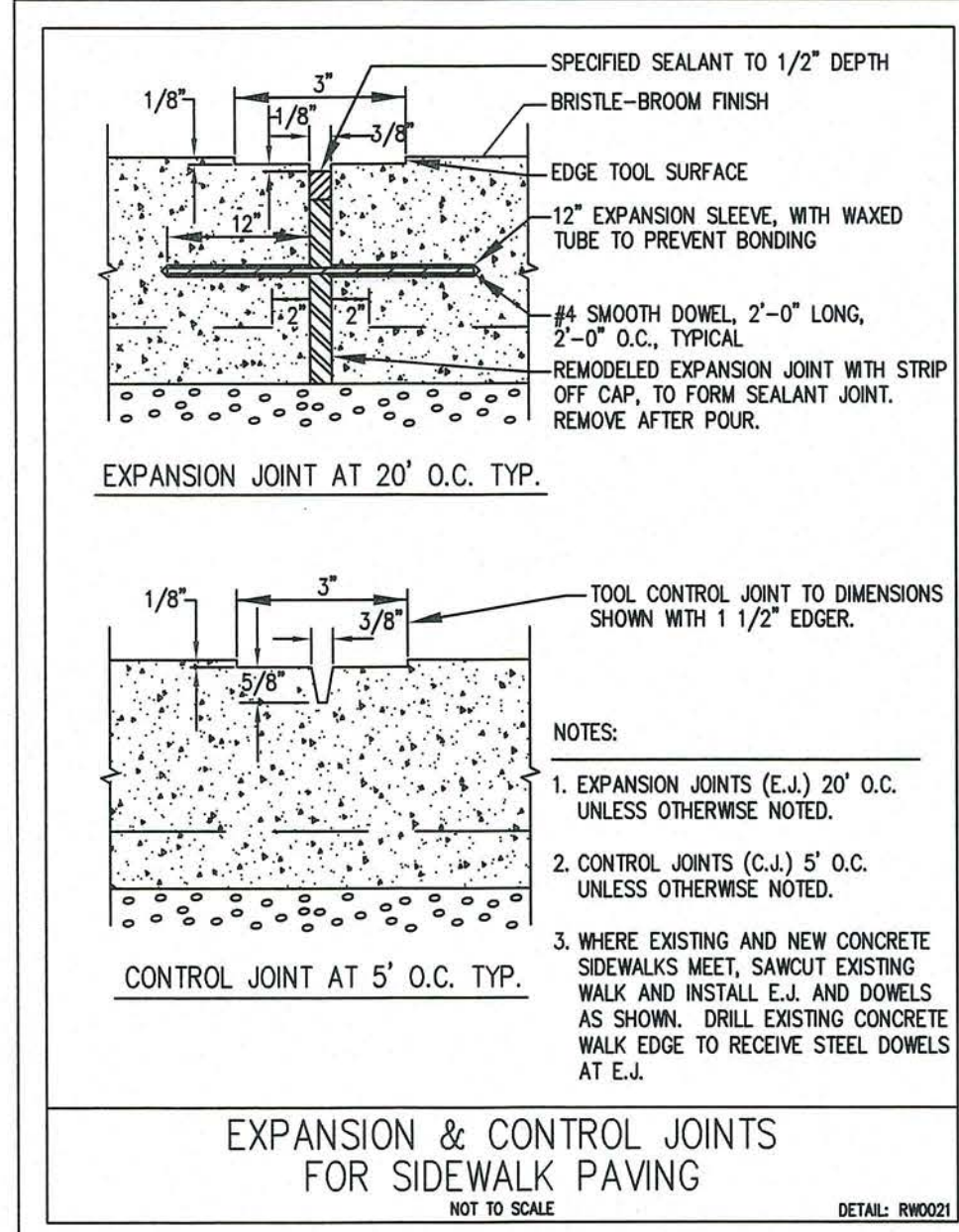
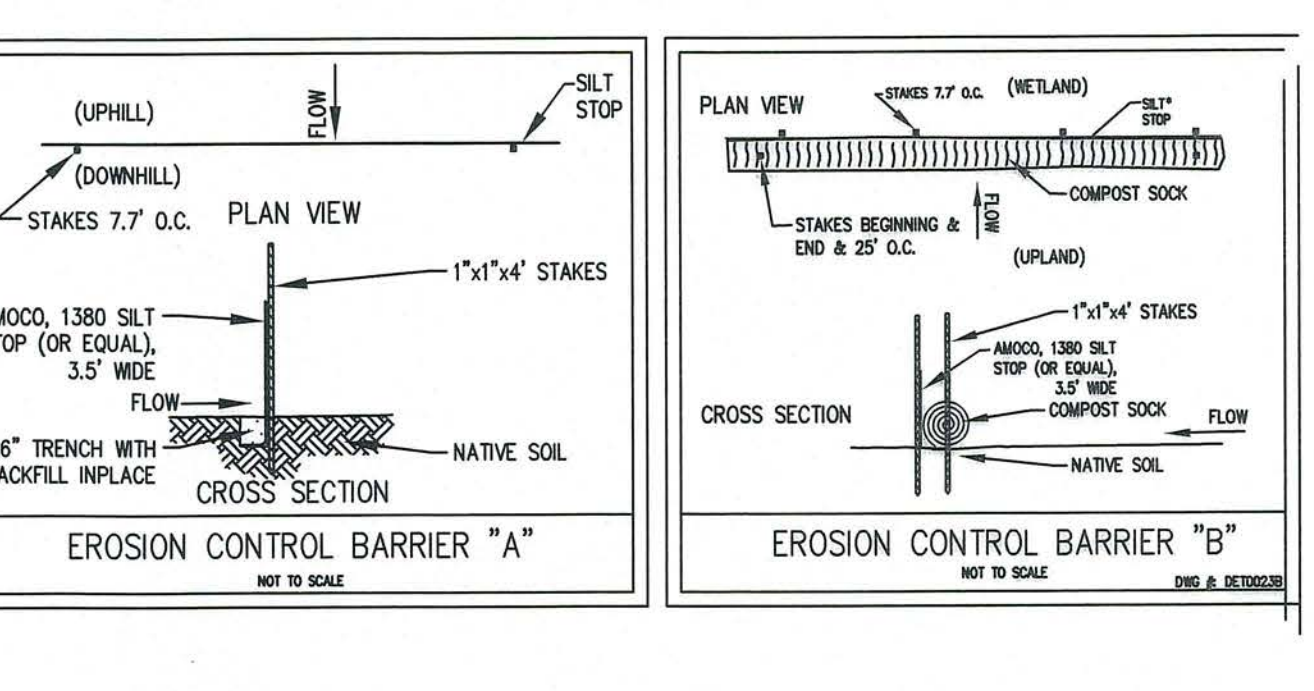
WATER SERVICE DETAIL
NOT TO SCALE
DETAIL: W00005



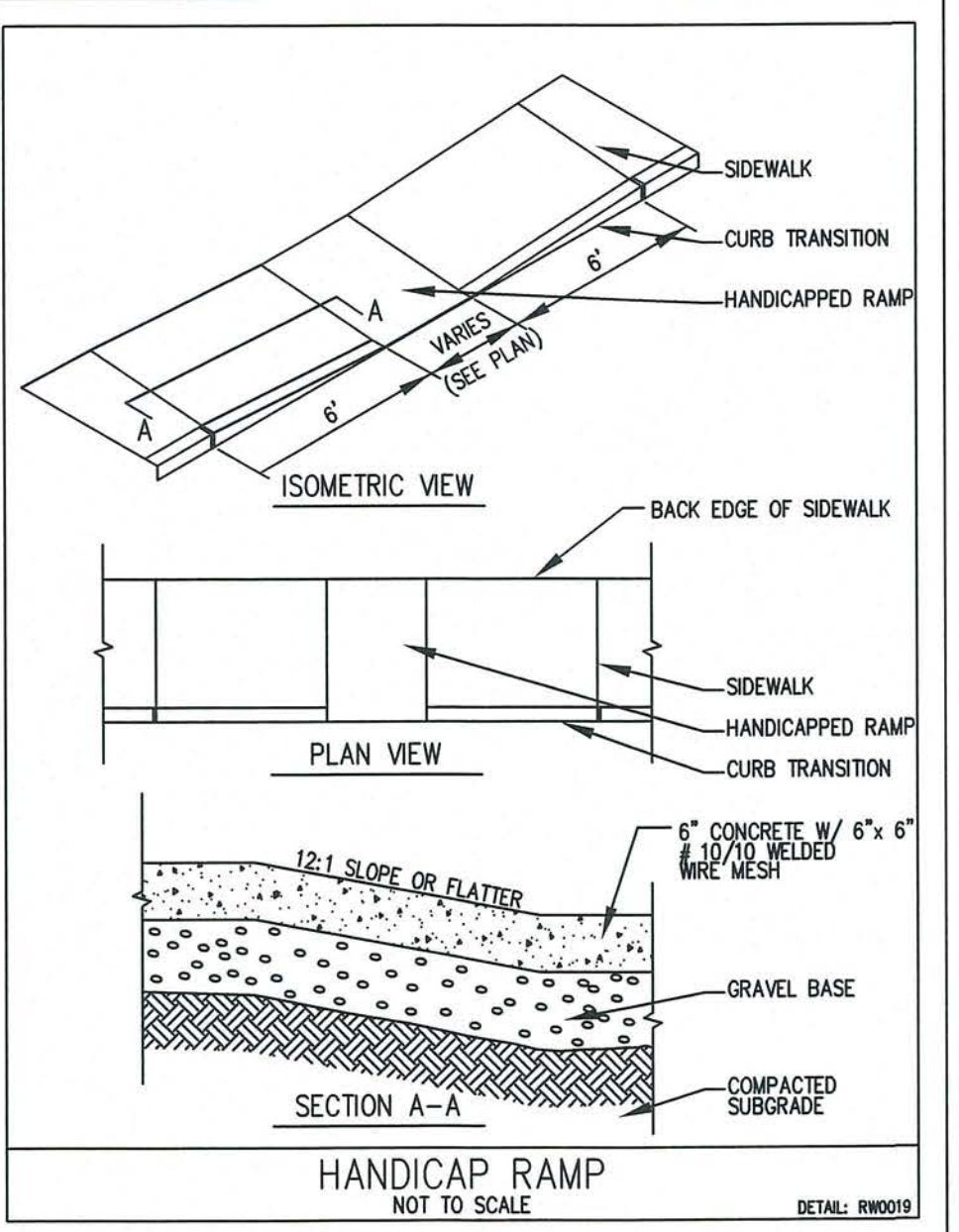
VERTICAL GRANITE CURB
NOT TO SCALE
DETAIL: RW0001

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

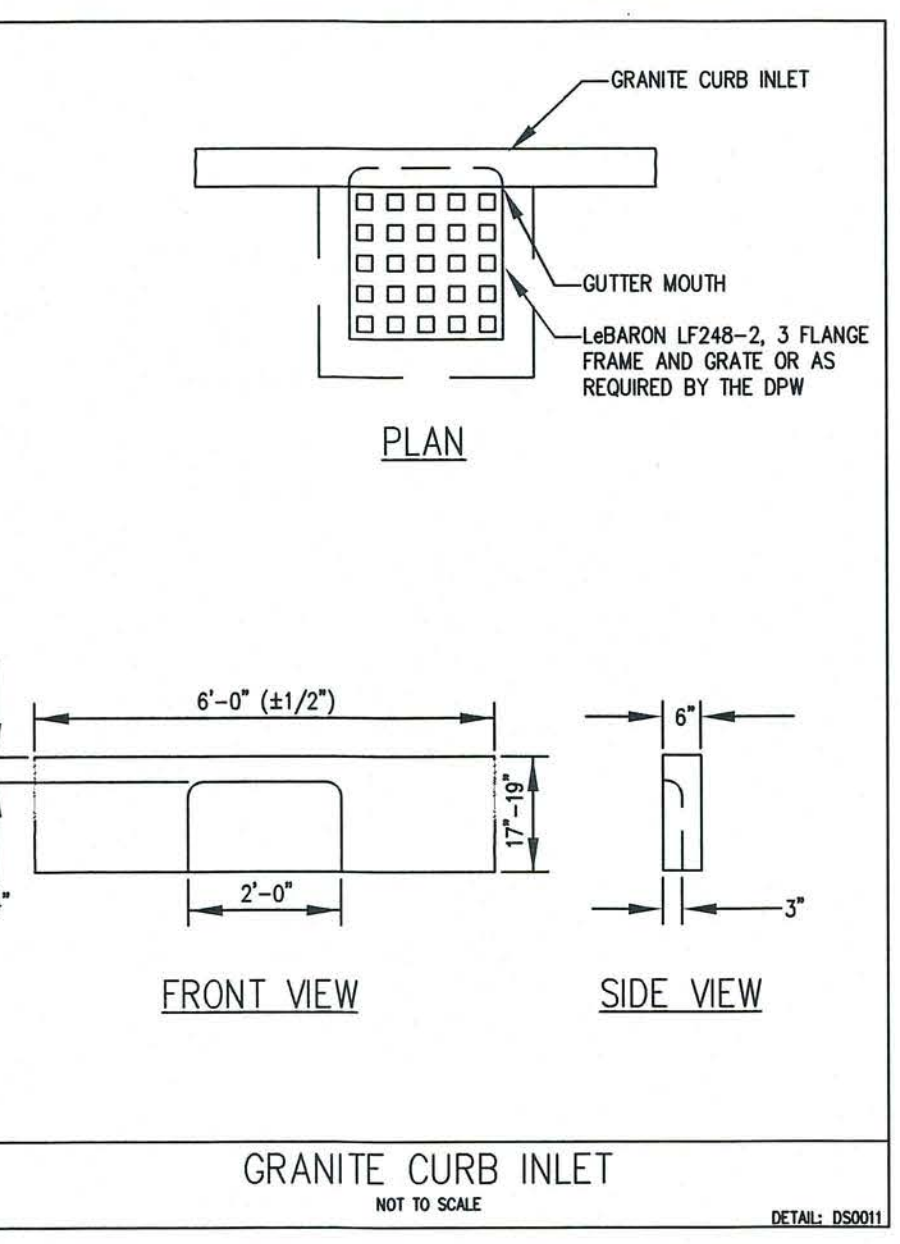
SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES
NOT TO SCALE
DETAIL: EC0002



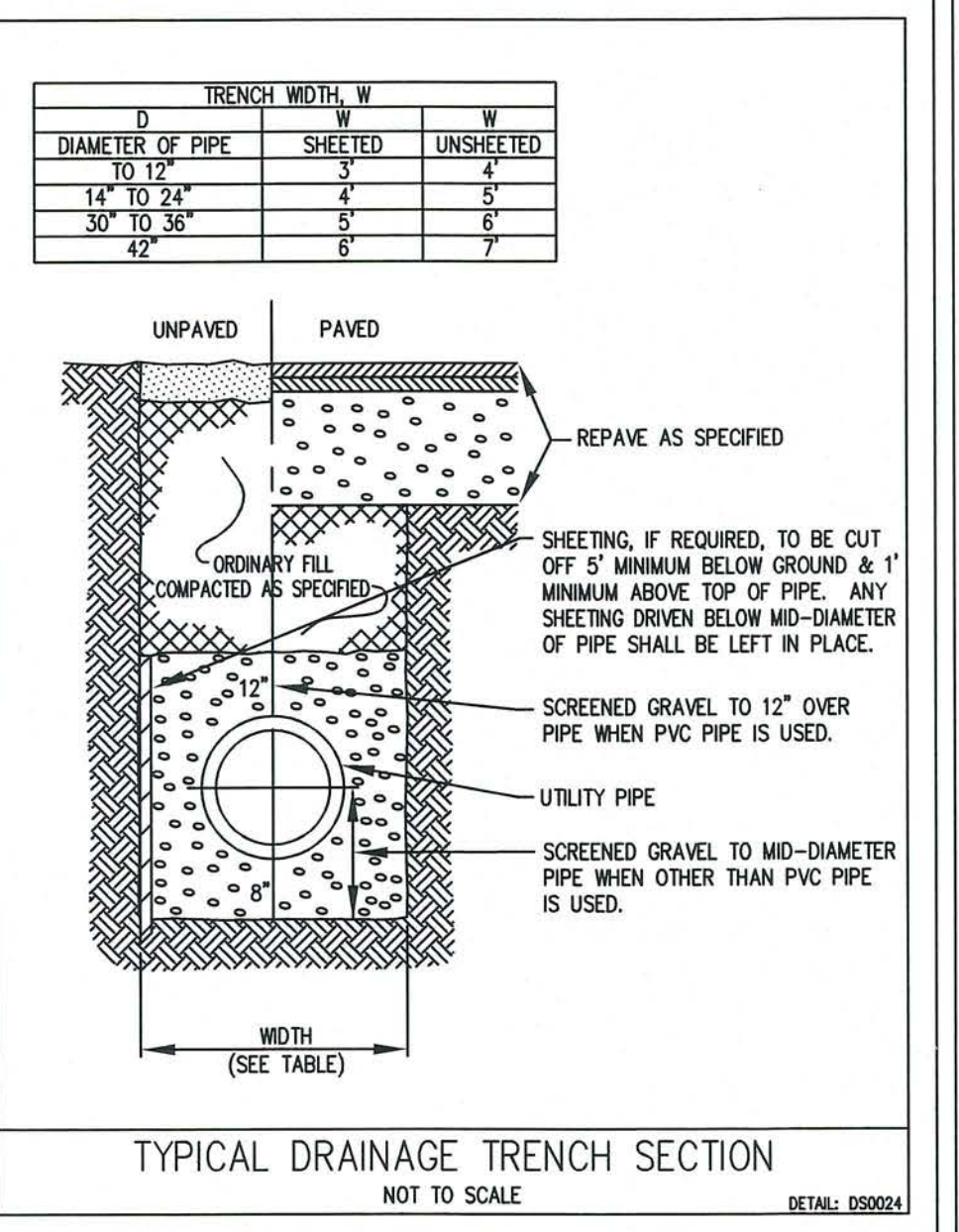
EXPANSION & CONTROL JOINTS FOR SIDEWALK PAVING
NOT TO SCALE
DETAIL: RW0021



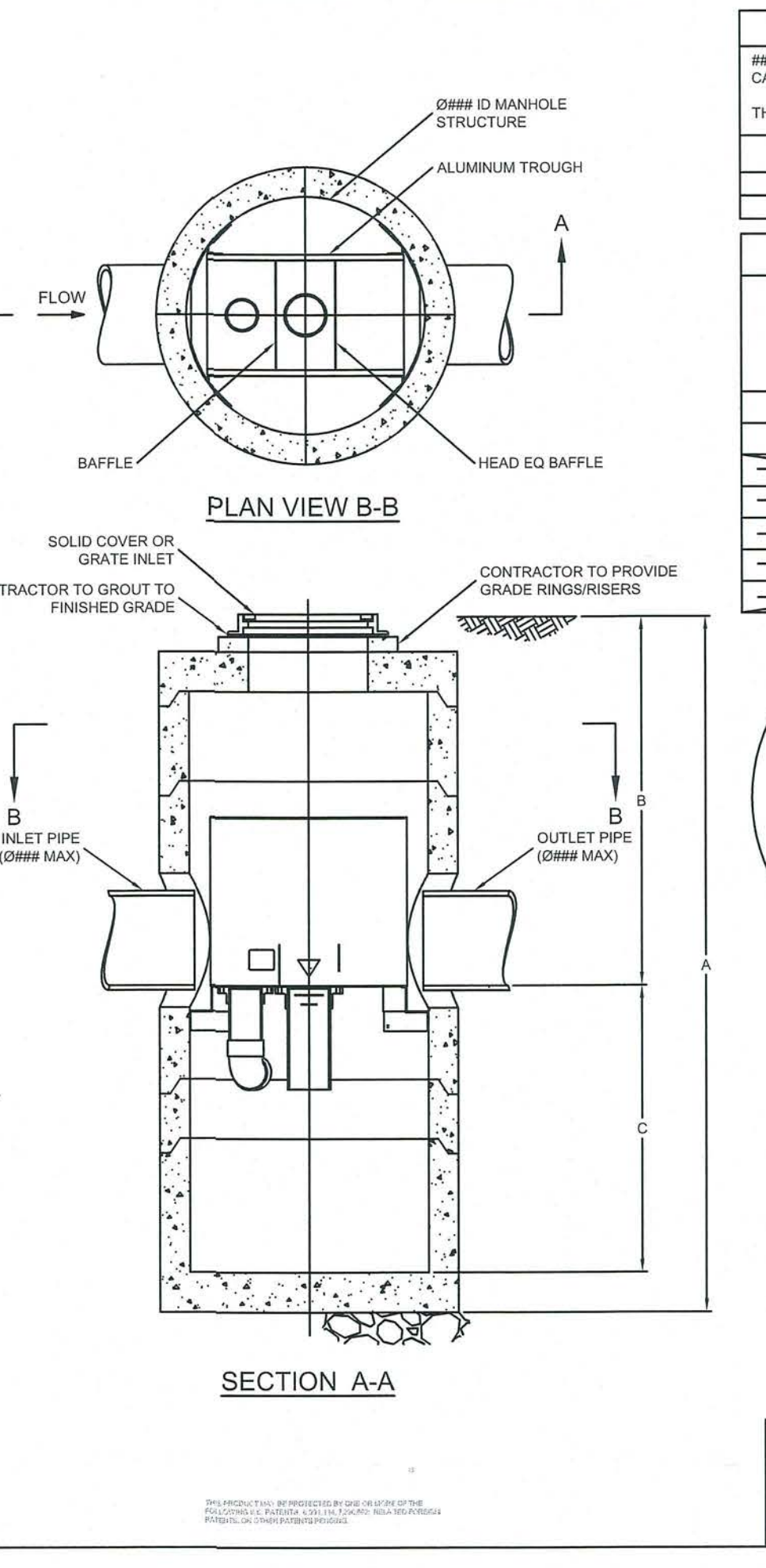
HANDICAP RAMP
NOT TO SCALE
DETAIL: RW0019



GRANITE CURB INLET
NOT TO SCALE
DETAIL: DS0011



TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE
DETAIL: DS0024



VORTSENTRY HS DESIGN NOTES

THE TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION.

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

CONFIGURATION OPTION DESCRIPTION

GRATE INLET (NO INLET PIPE)

GRATE INLET WITH INLET PIPE

VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)	Total Treatment Flow Rate	Typical Total Distance Rim to Outside Bottom A	Typical Distance Rim to Invert B	Typical Depth Below Invert (inside) C	Approximate Minimum Distance Rim to Invert	Maximum Pipe Diameter (ID)							
	FT	mm	CFS	L/S	FT	m	FT	m	IN	mm				
HS36	3	900	0.55	15.6	10.16	3.10	4.98	1.24	5.58	1702	3.00	0.91	18	450
HS36	4	1200	1.20	34.0	15.22	4.64	6.50	1.63	6.73	2057	4.00	1.22	24	600
HS60	6	1800	2.20	62.2	18.15	6.01	8.50	2.18	7.30	2428	6.00	1.47	30	750
HS60	8	2400	3.70	104.0	18.50	6.01	8.50	2.18	7.30	2428	8.00	1.93	36	900
HS84	7	2100	3.30	105.0	18.50	6.01	7.75	2.30	10.50	6421	7.00	1.02	42	1050
HS84	8	2400	3.70	104.0	20.07	6.50	6.50	6.50	11.64	3543	8.01	2.11	48	1200

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

FRAME AND GRATE
(24" SQUARE)
N.T.S.

DESIGN NOTES

CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.

FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR

CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com

CONTECH ENGINEERED SOLUTIONS LLC SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION OBTAINED IN THIS DRAWING.

STRUCTURE SHALL MEET ASHSTO M62 AND CASTINGS SHALL MEET ASHSTO M356 LOAD RATING. ASSUMING

UNDERWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO

VERIFY ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES

FOR SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS TO BE SPECIFIED BY ENGINEER OF RECORD.

CONTRACTOR TO PROVIDE EQUIPMENT TO PROVIDE SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE

STRUCTURE TO INSTALL. INVERT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.

CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.

CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

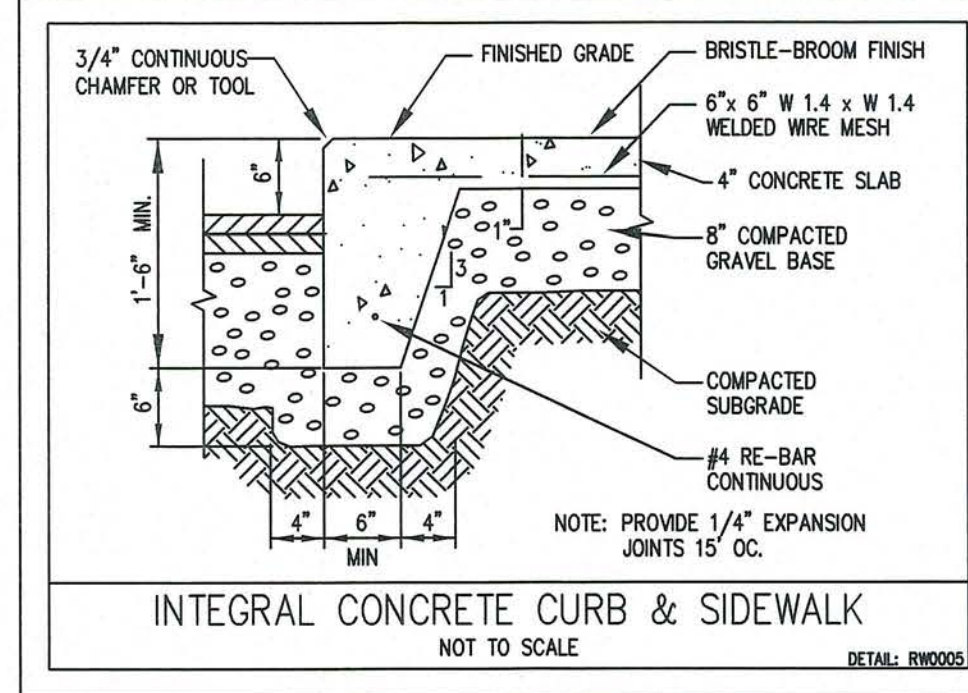
CONTECH
ENGINEERED SOLUTIONS LLC

Atlanta, Georgia, USA
1001 Lakeside Drive, Suite 400, West Chester, OH 45380

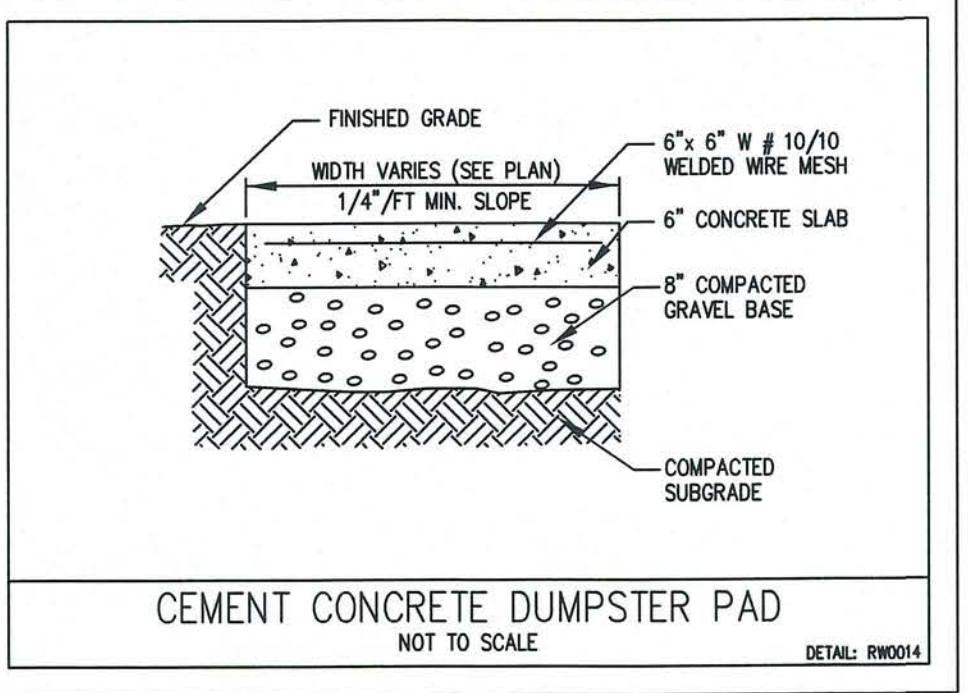
301-112-1222 313-416-7000 313-915-7900 FAX

VORTSENTRY HS
STANDARD DETAIL

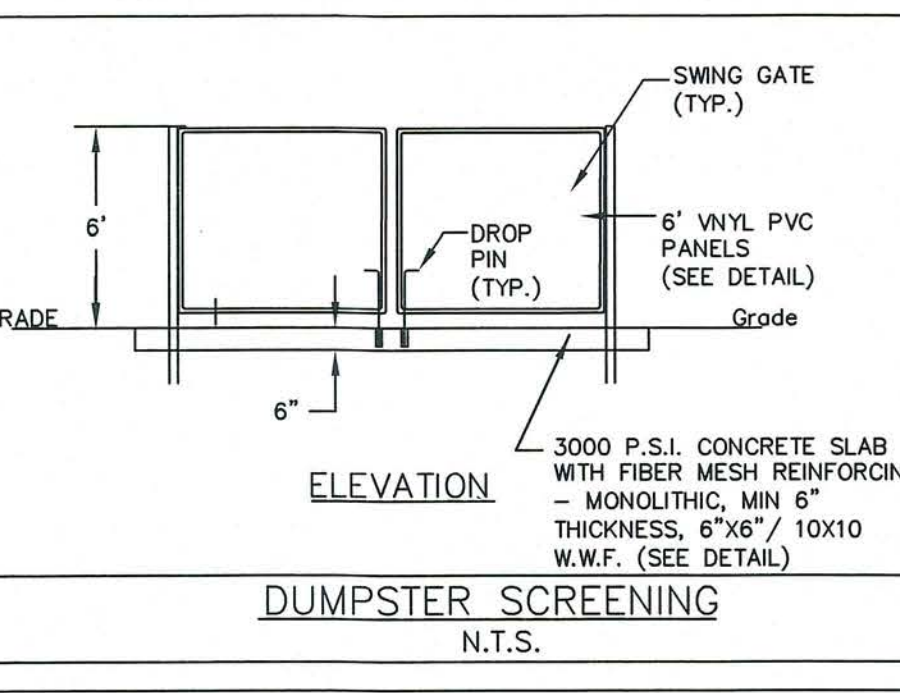
DETAIL: 050



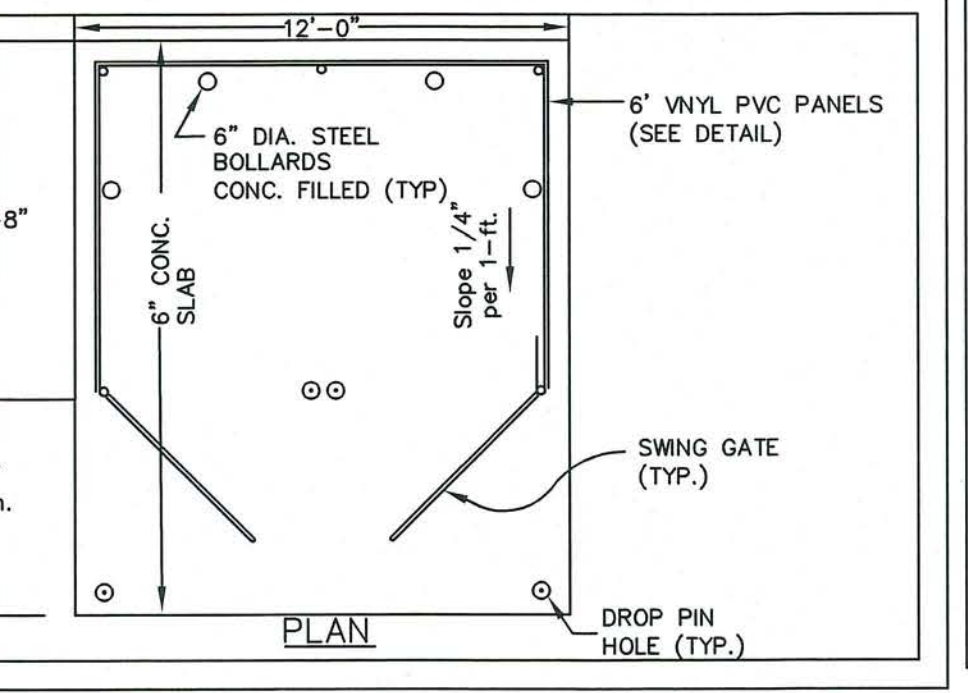
INTEGRAL CONCRETE CURB & SIDEWALK
NOT TO SCALE
DETAIL: RW0005



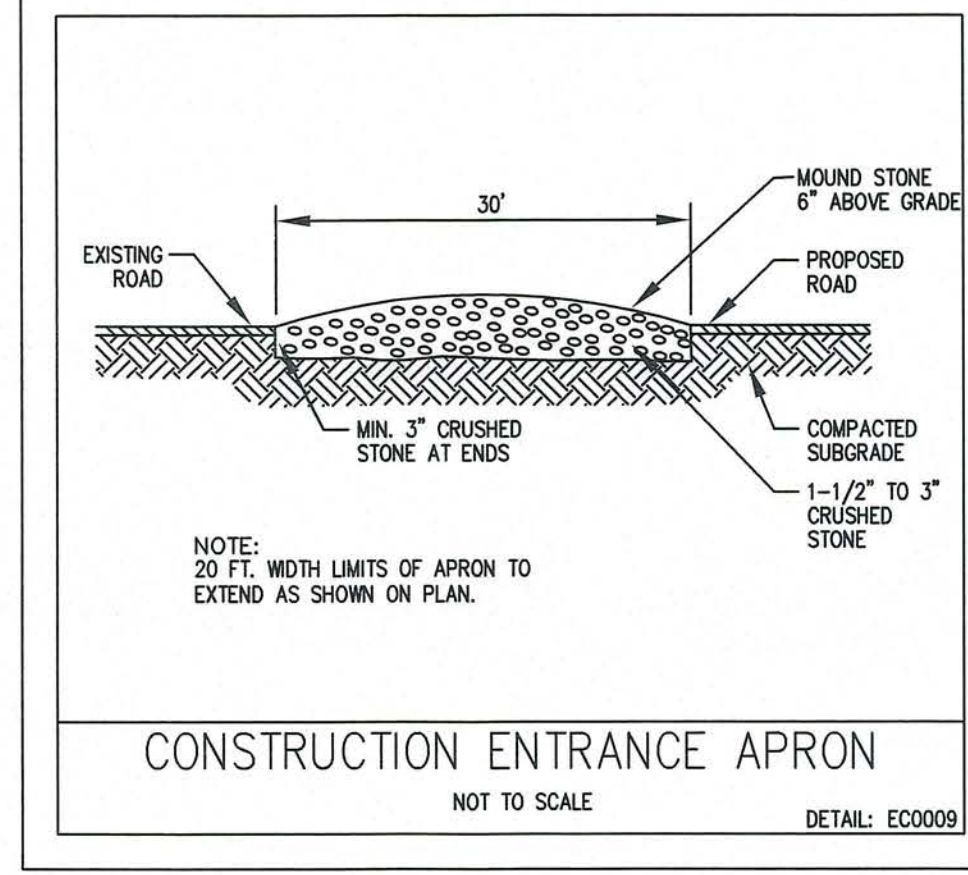
CEMENT CONCRETE DUMPSTER PAD
NOT TO SCALE
DETAIL: RW0014



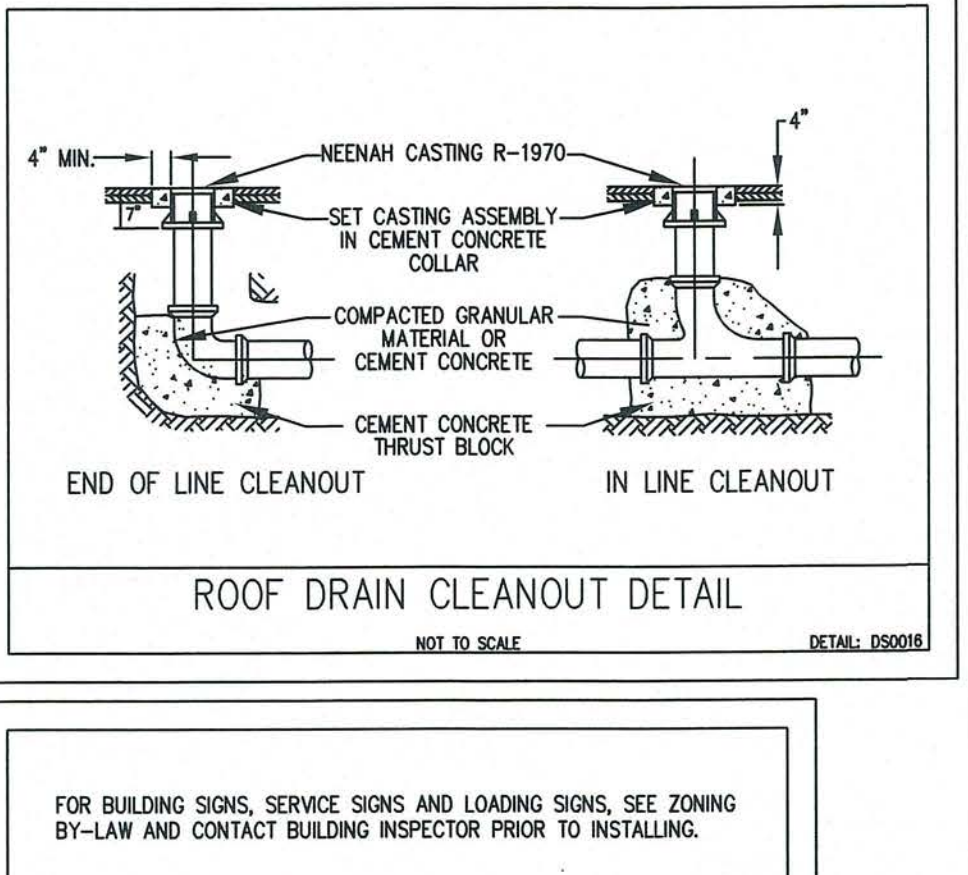
DUMPSTER SCREENING
N.T.S.



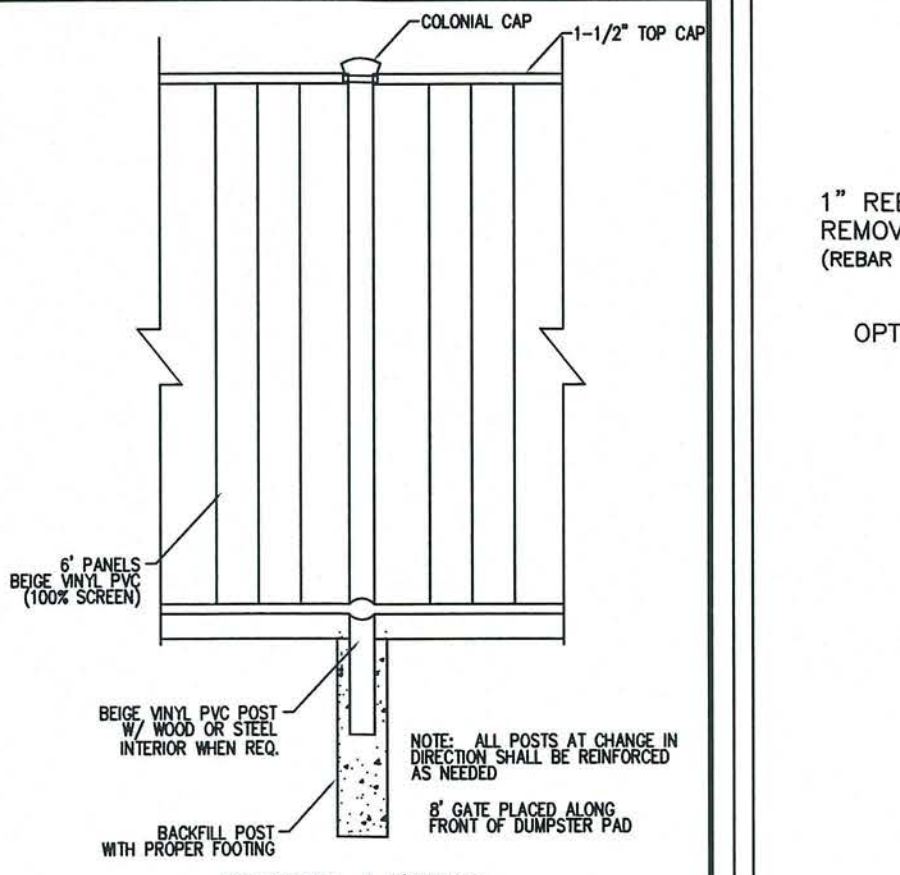
TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE
DETAIL: DS0024



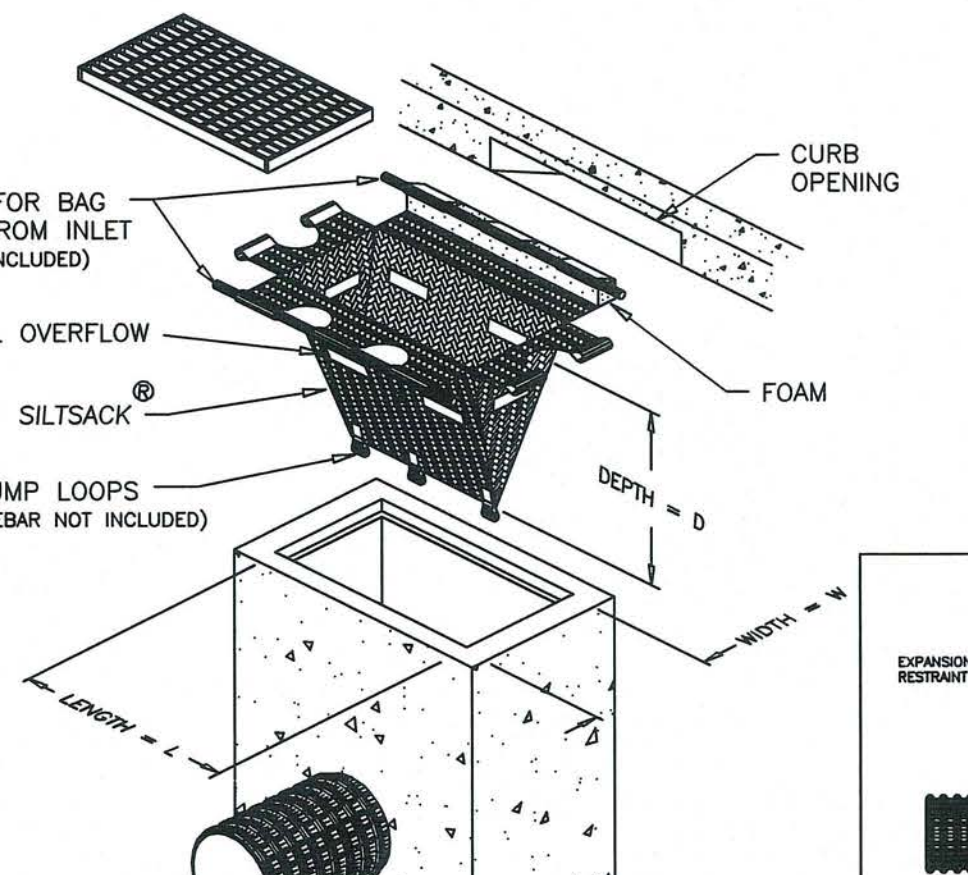
CONSTRUCTION ENTRANCE APRON
NOT TO SCALE
DETAIL: EC0009



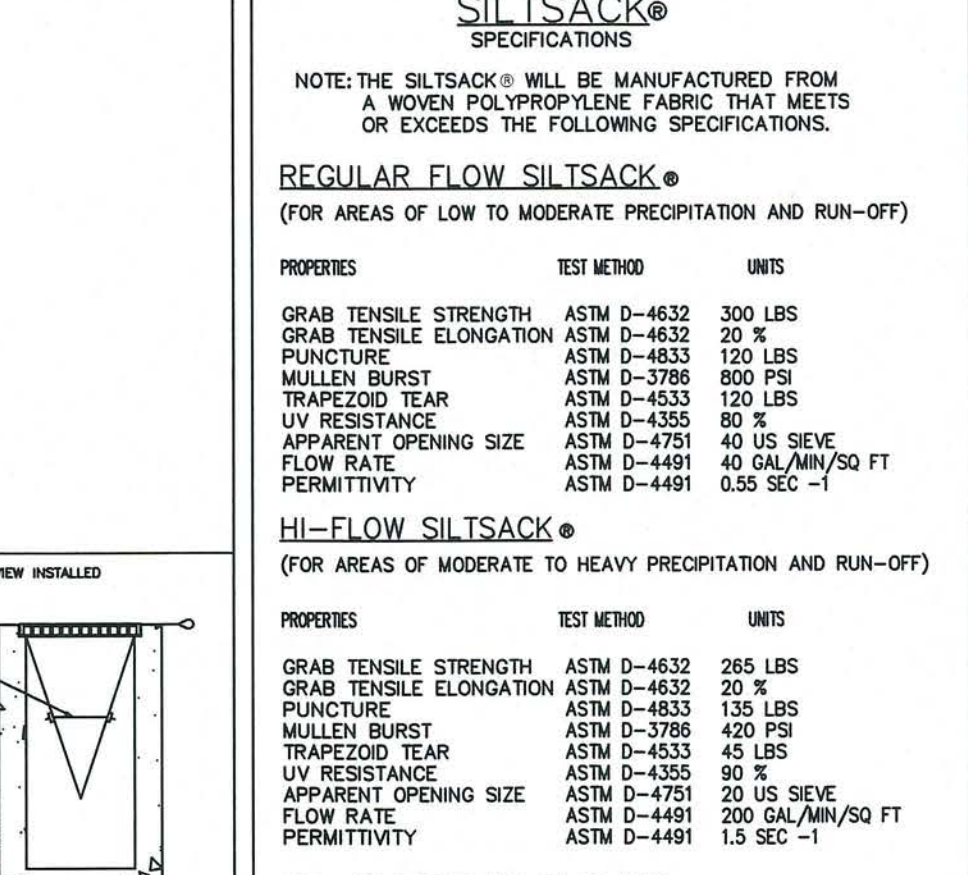
ROOF DRAIN CLEANOUT DETAIL
NOT TO SCALE
DETAIL: DS0008



DIRECTIONAL SIGNS
NOT TO SCALE
DETAIL: DS0037



TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE
DETAIL: DS0024



SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPZOID TEAR	ASTM D-4633	45 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/20 FT
PERMITTIVITY	ASTM D-4491	0.95 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	285 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPZOID TEAR	ASTM D-4633	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	200 US SEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLION INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLION INSERT.

SITE PLAN REVIEW

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, APRIL XX, 2018 FOR PLAN ENTITLED, '15 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

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:

REV	DATE	DESCRIPTION
0	3/26/18	SITE PLAN REVIEW

ENGINEERING DESIGN CONSULTANTS, INC. 32 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01559

PREPARED BY: WALTER M. LEWIS, CIVIL, No. 22327

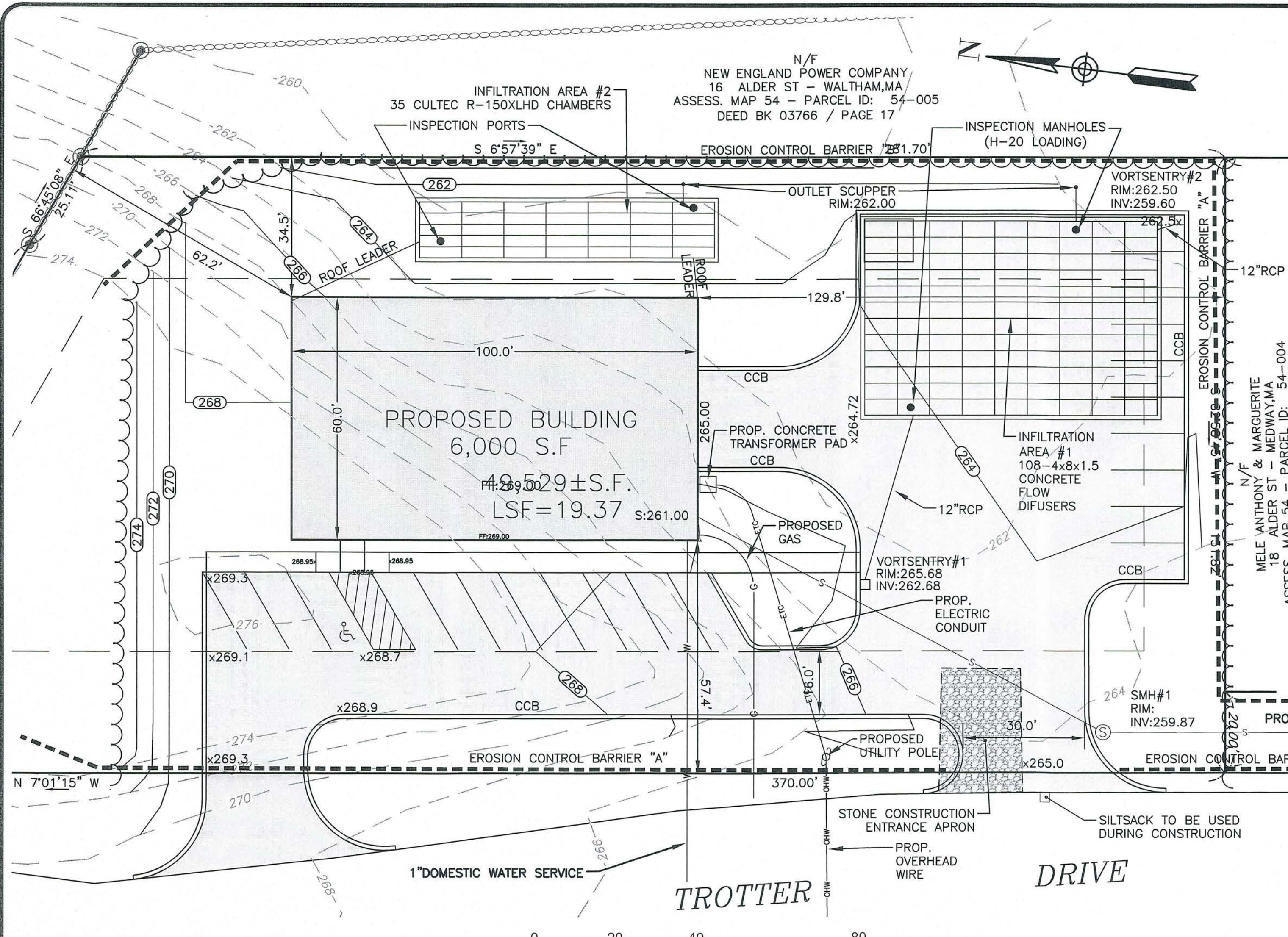
PROJECT: SITE PLAN 9 TROTTER DRIVE MEDWAY, MASSACHUSETTS 02053

CLIENT: MARGUERITE K. MELE 203 MAIN STREET MEDWAY, MASSACHUSETTS 02053

APPLICANT: CTS PROPERTY MANAGEMENT 430 FRANKLIN VILLAGE DRIVE - SUITE 177 FRANKLIN, MASSACHUSETTS 02038

DATE: MARCH 26, 2018

PLAN NUMBER: 6 OF 6



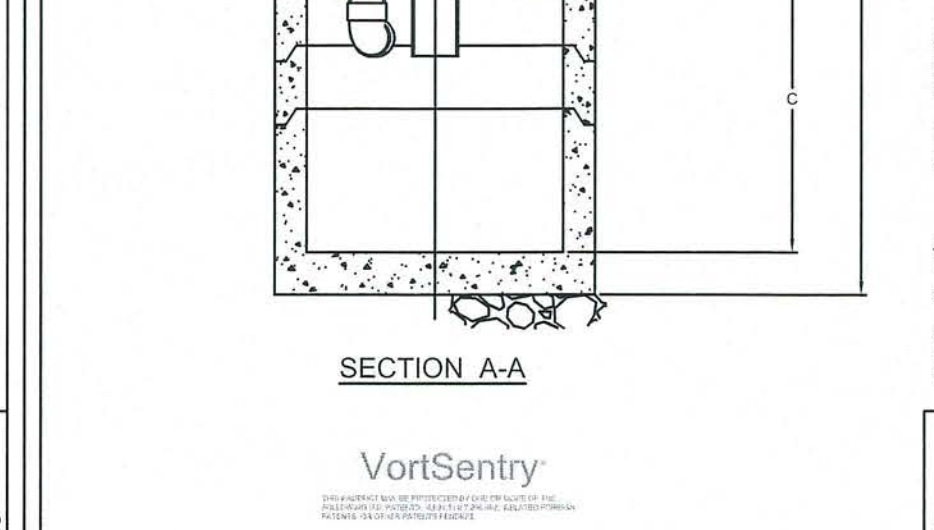
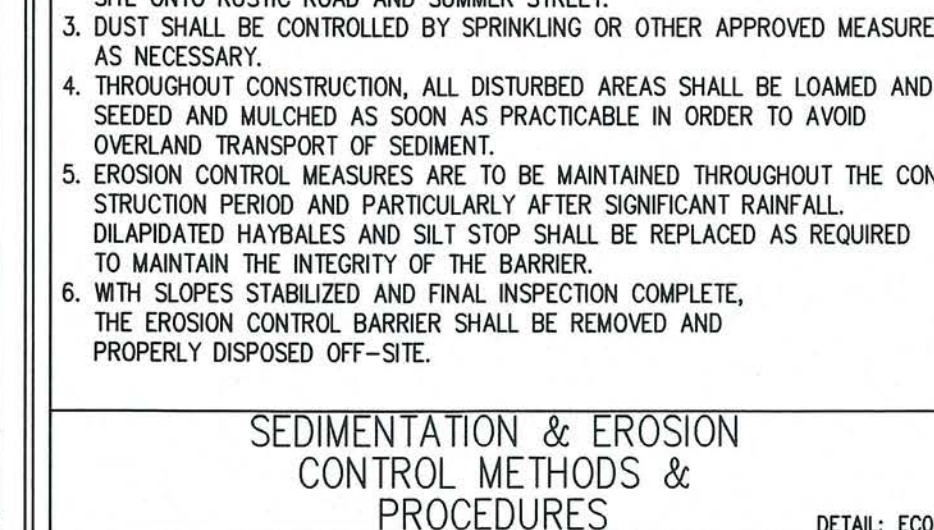
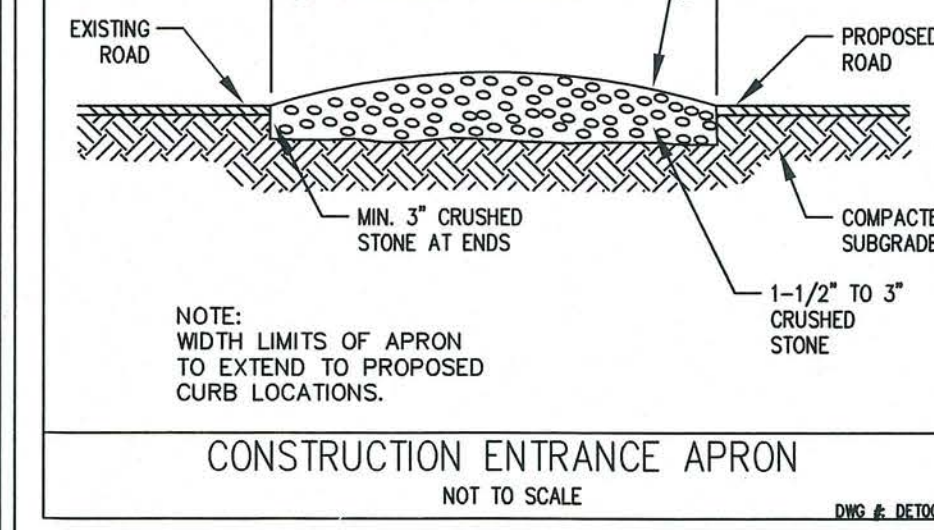
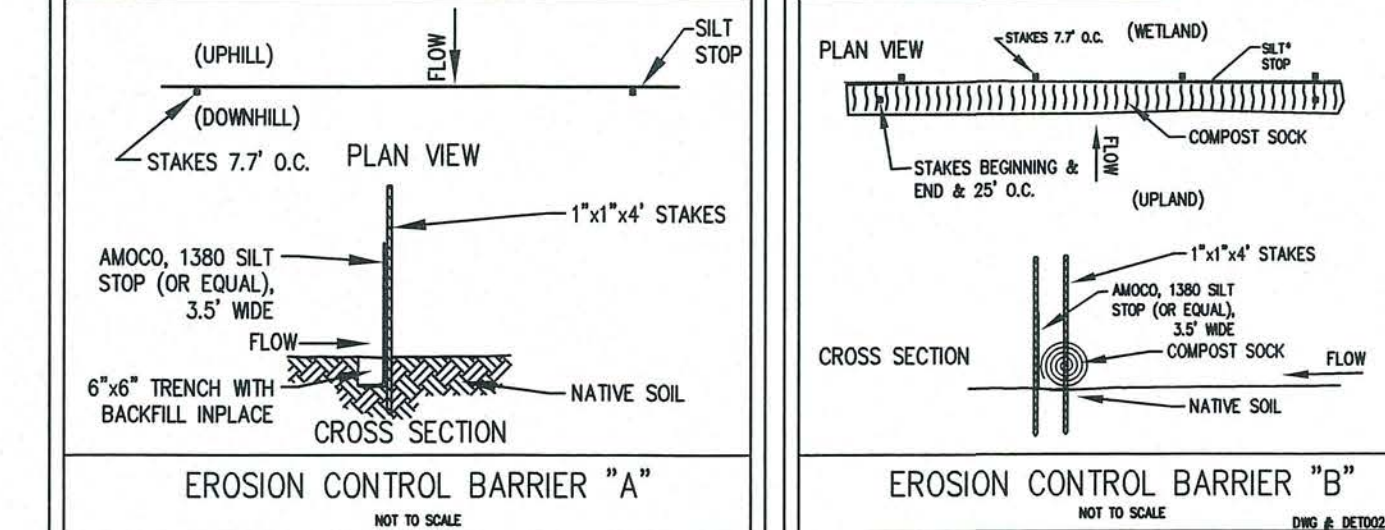
TROTTER DRIVE - OPERATION AND MAINTENANCE PLAN:

- 1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):
 - a. 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.
 - b. 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)
 - a. OWNER OF THE STORMWATER SYSTEM: _____ DATE: _____
 - b. PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____
 - c. VORTSENTRY 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)
 - d. CLEANING OF THE VORTSENTRY 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. CLEANING OF THE C/S 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 SWP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SWP FULLY EVACUATED OF SEDIMENT. THE AREA AROUND THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
 - e. BUILDING GUTTERS: THE PROPOSEDBUILDING WILL CONTAIN GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD INFILTRATION SYSTEM LOCATED AT THE REAR OF THE BUILDING. THE DOWNSPOUTS WILL BE DIRECTED TO THE INFILTRATION TRENCHES 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.
3. MAINTENANCE REPORTS: MAINTENANCE OF THE INFILTRATIVE SYSTEMS WILL NOT BE REQUIRED WITH THE PROPER MAINTENANCE OF BUILDING GUTTERS AND VORTSENTRY UNITS. INSPECTION FOR EACH OF THE SYSTEMS SHALL BE PROVIDED ONCE A YEAR THROUGH THE INSPECTION PORT. VERIFY THAT THE SYSTEMS ARE NOT CLOGGED AND ARE DRAINING.
4. 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 1-800-424-6802.

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



VORTSENTRY HS DESIGN NOTES

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

VORTSENTRY HS GENERAL INFORMATION									
Model	Manhole Diameter (D)	Total Flow Rate (GPM)	Typical Total Distance Rim to Outside (ft)	Typical Total Distance Rim to Invert (ft)	Typical Depth Below Invert (ft)	Approximate Minimum Distance Rim to Invert (ft)	Maximum Pipe Diameter (D)	Approximate Minimum Distance Rim to Invert (ft)	Maximum Pipe Diameter (D)
H536	3	300	0.55	10.16	3.10	4.08	1.24	5.58	17.02
H536	4	1000	1.00	34.40	9.54	6.60	1.60	20.00	60.96
H536	6	1800	1.50	57.60	15.24	9.50	2.50	34.40	104.00
H536	8	3600	2.00	91.44	21.30	12.80	3.40	57.60	175.26
H536	10	5400	2.50	137.80	27.43	16.00	4.30	86.40	261.67
H536	12	7200	3.00	182.88	33.52	19.30	5.20	114.24	348.00

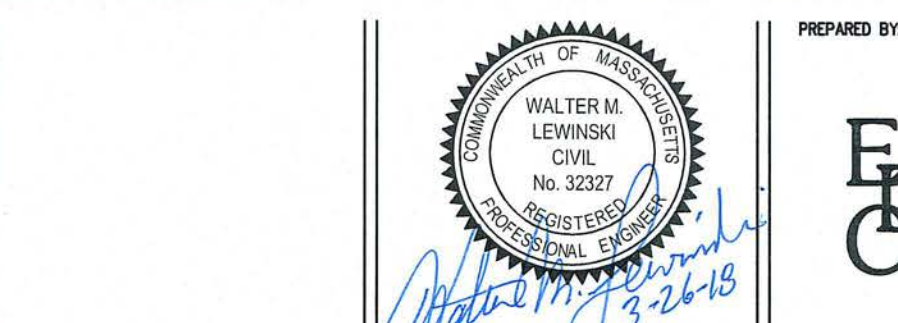
CONTECH ENGINEERING SOLUTIONS LLC

VORTSENTRY HS STANDARD DETAIL

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.

DESIGNED BY:	ZRB
CHECKED BY:	PSB
APPROVED BY:	NHL
DATE:	3/26/18
DESCRIPTION:	SITE PLAN REVIEW



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

SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

STORMWATER POLLUTION PREVENTION PLAN

SITE PLAN

OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

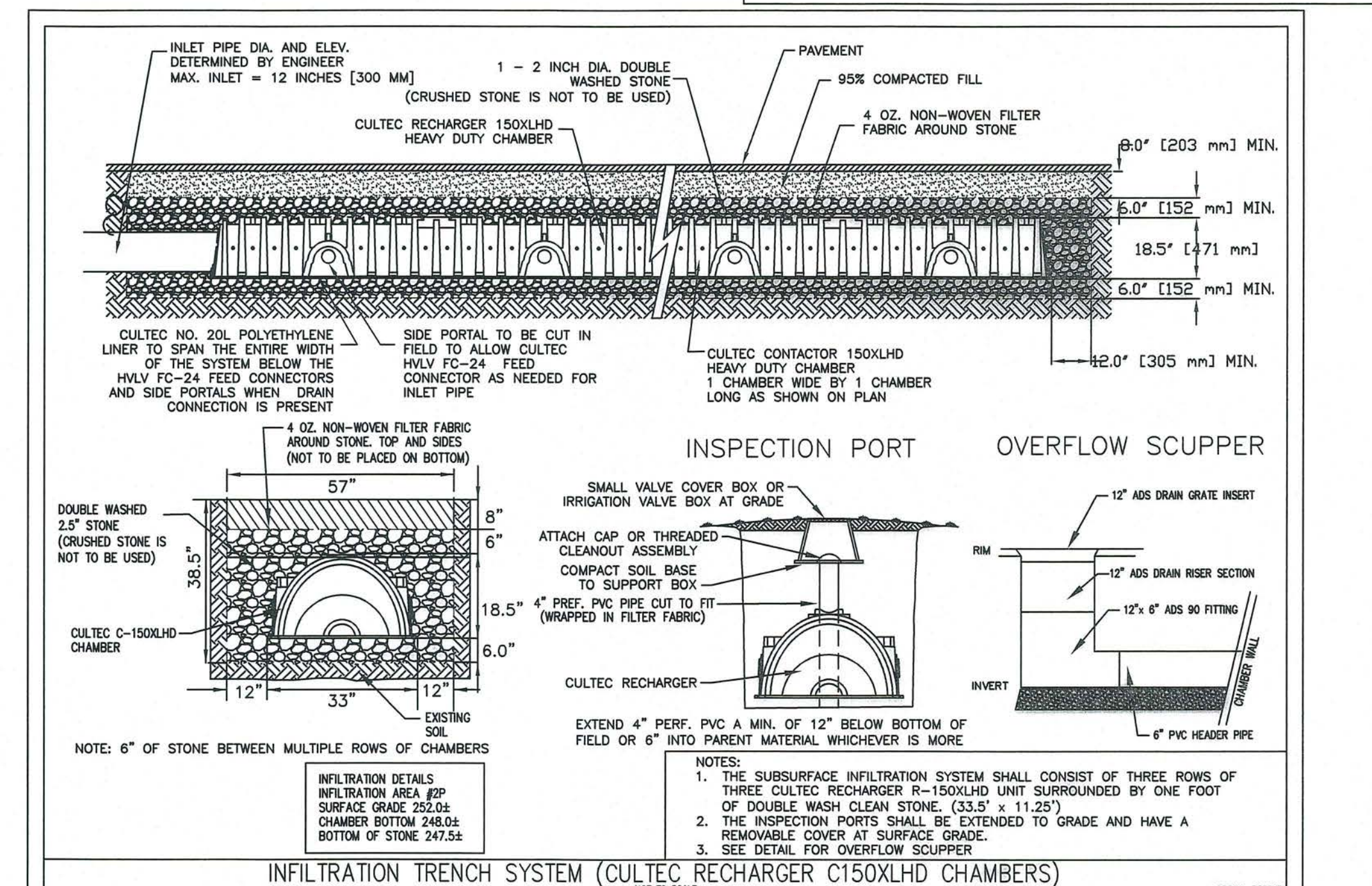
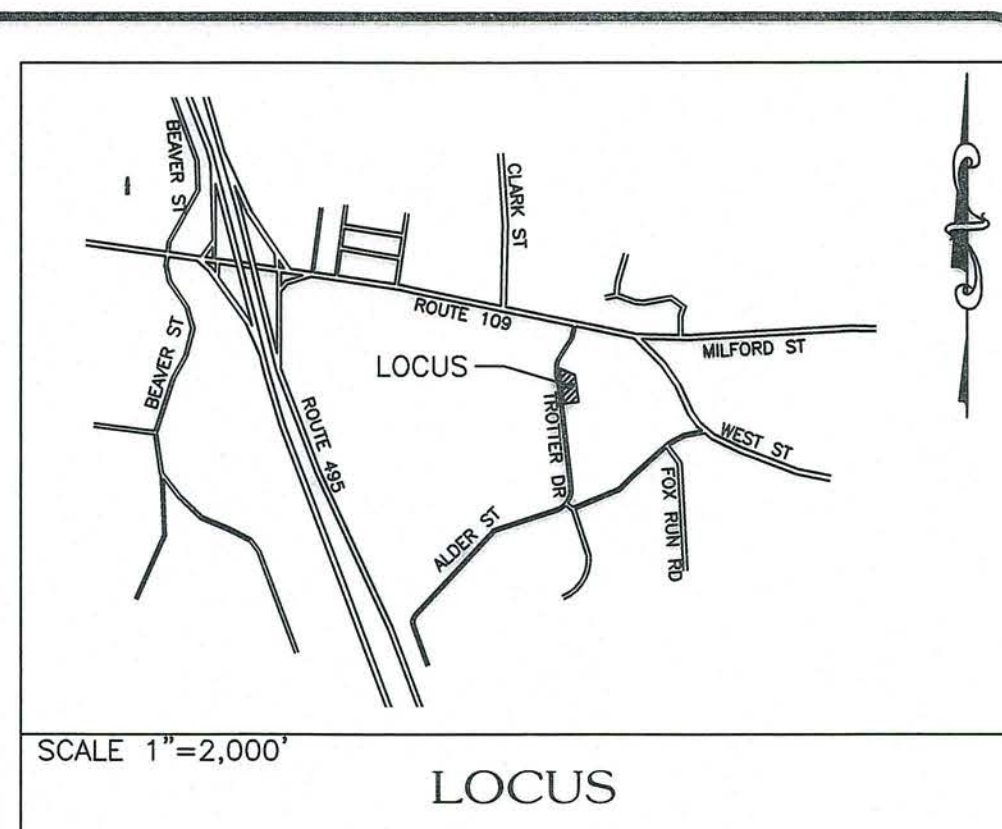
APPLICANT: CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

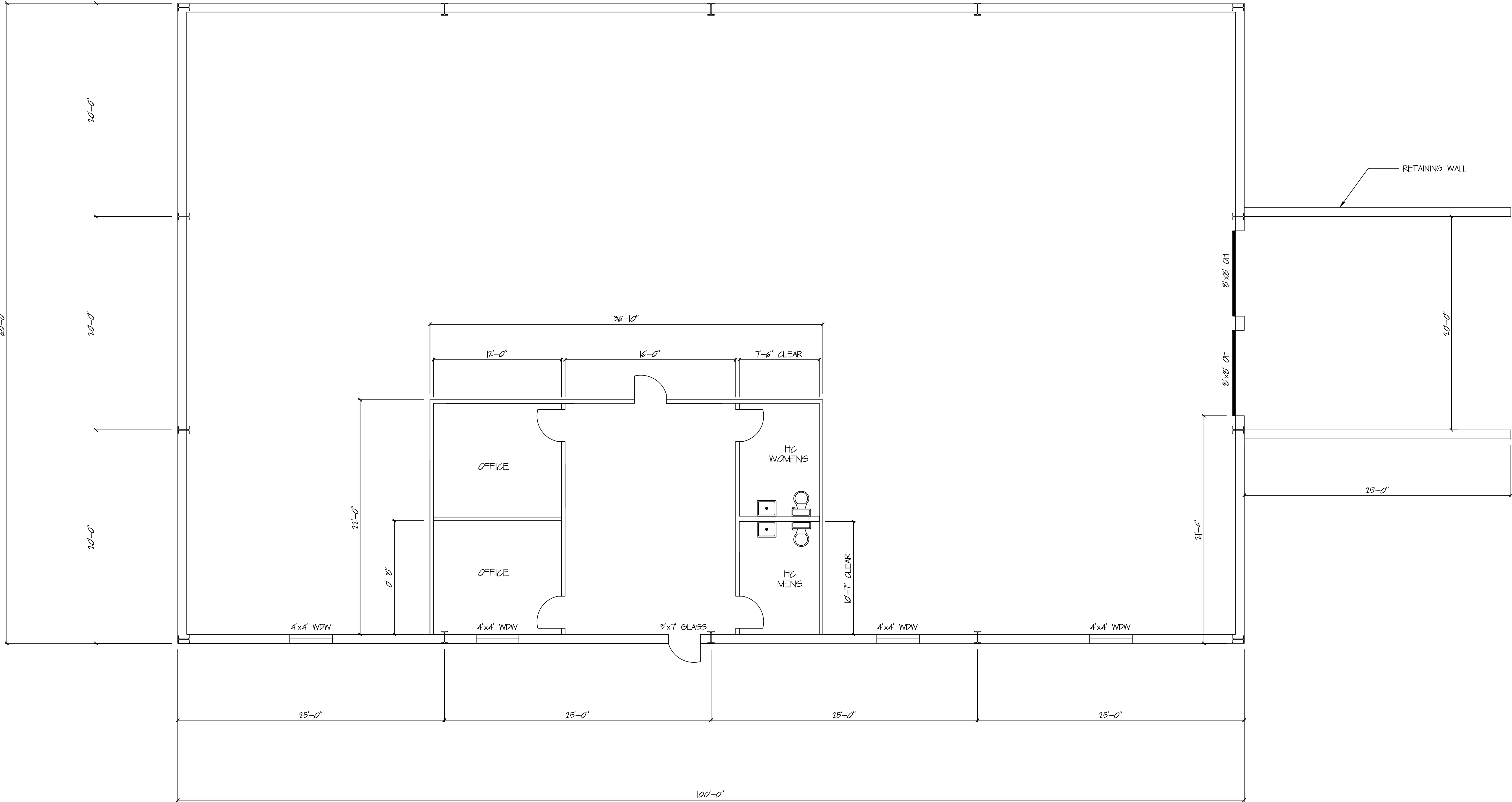
DATE: MARCH 26, 2018

REVISION: 1 of 1

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

- NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____
- PROJECT MANAGER OF 15 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.
 - STOP 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, VORTSENTRY 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.





FLOOR PLAN

General Notes		
TED GREENLAW 183 COLUMBIA STREET HANOVER, MA		
No.	Revision/Issue	Date

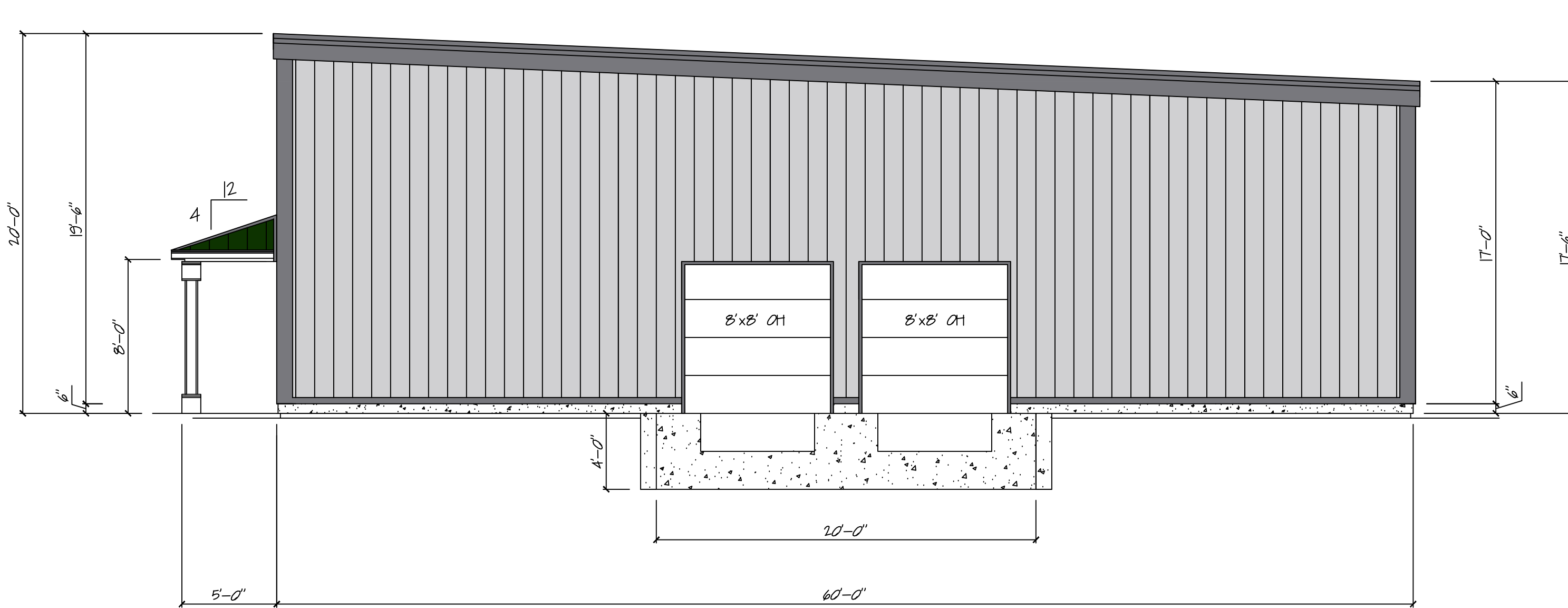
Firm Name and Address	
PRIGGEN STEEL 133 FRANKLIN STREET WRENTHAM, MA	

Project Name and Address	
CTS 430 FRANKLIN VILLAGE DR FRANKLIN, MA	

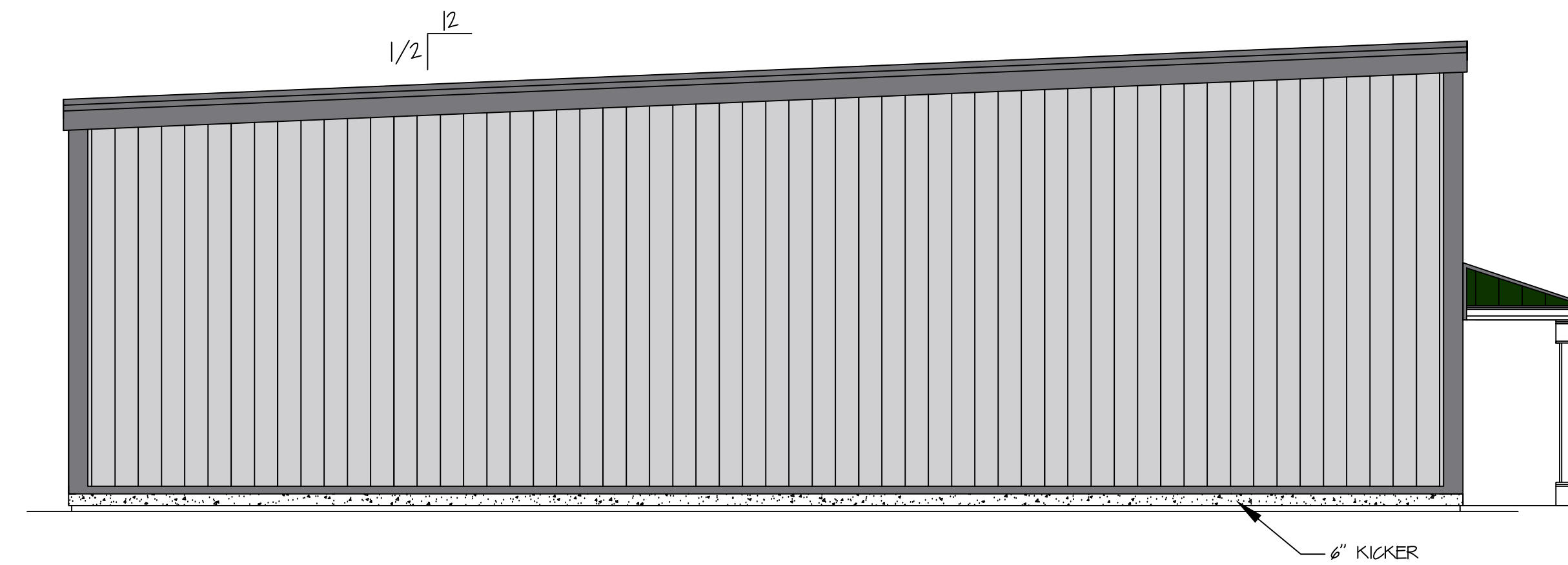
Project	Sheet
FLOOR	S-1
Date	
Scale	
4/16/18	
3/16" = 1'-0"	



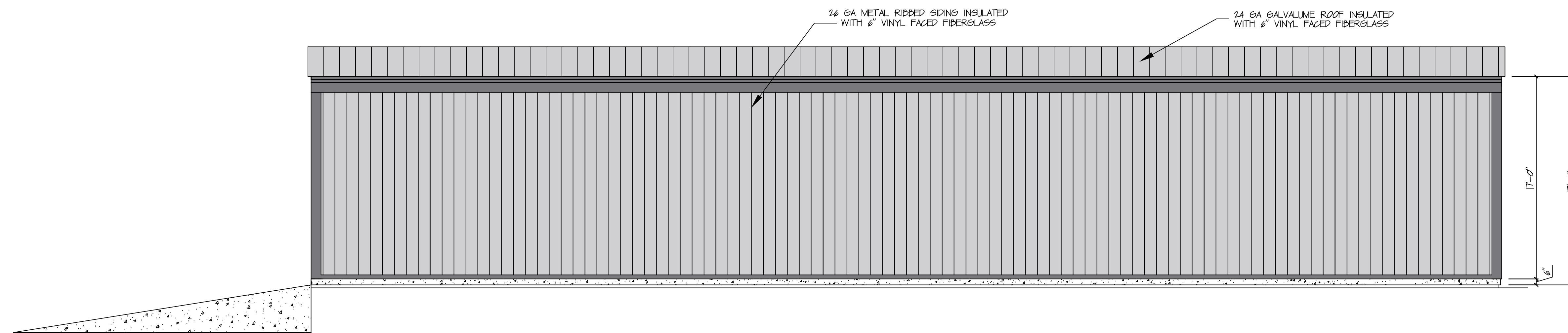
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

General Notes

TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date

Firm Name and Address
PRIGGEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

Project Name and Address
CTS
430 FRANKLIN VILLAGE DR
FRANKLIN, MA

Project	Sheet
ELEVATION	S-2
Date	4/16/18
Scale	3/16" = 1'-0"

Susan Affleck-Childs

From: D.J. Chagnon <dj@cband.com>
Sent: Friday, June 01, 2018 12:15 PM
To: Susan Affleck-Childs
Cc: Preston Holleman
Subject: Choate and Oakland: Rubber Colors
Attachments: Rendering-forRubberColors-Choate-20180601-r.pdf; RubberColorRendering-Oakland-20180601-r.pdf

Susy -

Attached are two renderings and a brief explanation that provide CBA's recommendation regarding rubber surface colors for Choate and Oakland Parks, to accompany the actual bags of rubber crumb Preston dropped off yesterday, for Design Review Committee to weigh in on at their Monday meeting. The play equipment for both sites is shown in the renderings provided in the Site Plan Review documents - colors have not changed since then.

Our direction from DRC as we understood it to date was to keep the rubber colors in the "greens and browns" family at both sites, preferring lighter colors generally speaking to keep heat retention down, with some mixing in the colors so that dirt and wear are less obvious.

Initially, CBA requested color blends A through E from Surface America. The info we had was that there was a "Bright Green" and a "Hunter Green" available (there's also an Army Green, but it's more of a grayish green and doesn't work well with the warm tones). We had expected more difference between them than there is, so when A through E came back, CBA felt there wasn't enough contrast to have the sort of effect we were hoping for (particularly at Choate), and we followed up requesting F through I that had more pronounced differences. These came back as expected, and are the ones we're recommending as shown on the accompanying plans.

The level of banding detail and sizes of the areas are what the rubber installer has priced out - we've laid out bands to differentiate areas for different uses, and laid out the dividing stripes (which children often run along) so that if they're being used as paths they'll interact as safely as possible with the actual play equipment. Unless DRC has strong objections, the layout for each park's rubber is fairly set at this point. We would like confirmation that they are comfortable with the colors.

For the concrete at Choate - the rendering (not updated except for the rubber) shows the splash pad etc as a uniform gray. It just hasn't been finalized - we're expecting a warmer tone that will read differently than the asphalt paths and pair nicely with the rubber. The company is Interstar - color chart here: <https://www.interstar.ca/Content/Downloads/CC-RM-EN-2017.pdf> - we are recommending Olive, or possibly one or 2 bag Moss (not 3).

Separate email to follow about Choate's bollards, later today or Monday.

- D

D.J. Chagnon, Principal, ASLA CPSI
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Cambridge, MA 02141
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dj@cbaland.com
www.cbaland.com

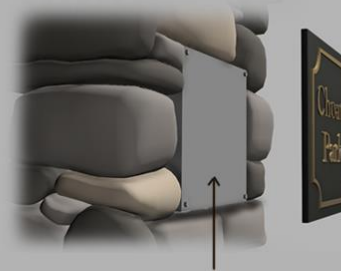


Proposed Rubber Surface Colors / Pattern
for Oakland Park, Medway MA
CBA Landscape Arch. LLC, 6/1/2018



CHOATE PARK CHANGEABLE MESSAGE SIGN

Design Review Committee
Final Mockups 5.21



Plaque mounted on cement block insert. Plaque should be flush with stones.



Capstones should have rough, natural edge.



Susan Affleck-Childs

From: D.J. Chagnon <dj@cbaland.com>
Sent: Monday, June 04, 2018 12:20 PM
To: Susan Affleck-Childs
Cc: Preston Holleman
Subject: Choate Granite Bollard Options for DRC input
Attachments: Granite Bollard Draft Concepts - 20180604.pdf; 20160714_113319-small.jpg

Susy -

Hopefully you received my email Friday about rubber color options for both parks for DRC input.

The other item that needs to be resolved, which we would like DRC's input on if they're interested, are the two granite Entry Posts at the Route 109 sidewalk entrance into Choate Park.

Each granite post (we have 2, flanking the path) is 16"x16" with rough sides and an angled top, resulting in an area of about 16"x18" to engrave an image into the granite (typically with a black paint fill). We need to leave a margin around the outside edge, as well. As a point of reference, attached is a photo of a similarly-detailed Wayfinding Bollard we used at a park in Boston.

We can use text, simple images, or a mix. Details can't get too fine-grained or they won't be able to engrave it. The two bollards do not have to be, but theoretically could be, the same; we think they're better off being complementary but not matching.

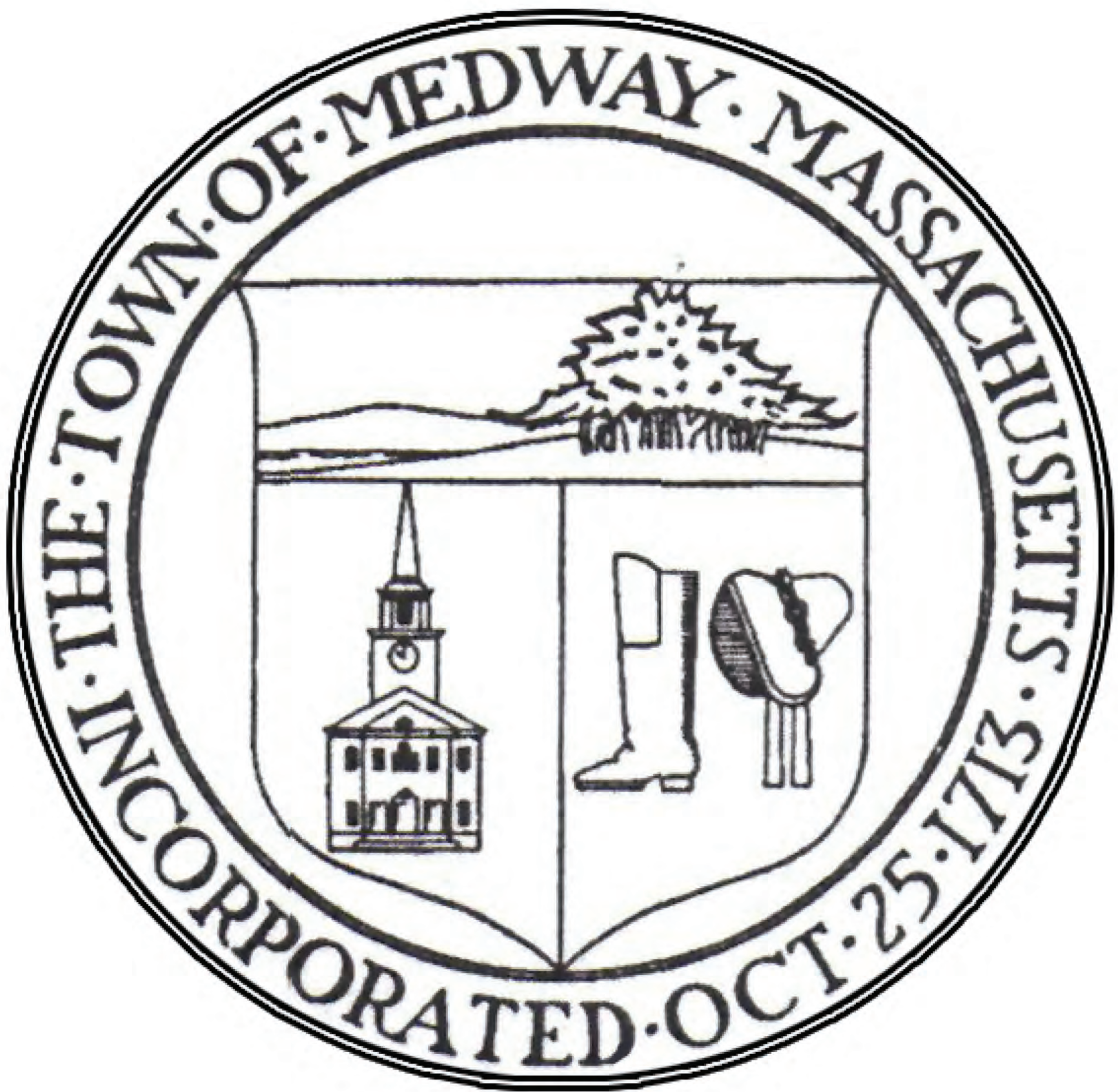
CBA put together a few possible concepts but we're open to other ideas as well if DRC would prefer - see the PDF of possibilities. The gray tones are almost certainly different weights of crosshatching with an outline, in reality, since we're working in a black-and-white image format; this is the first-draft version of the ideas so we went with gray for massing.

In concept, we'd thought of one of the pair as being a Town seal or some variation, and the other as being a similar layout but about Choate Park specifically. (IE, one of page 1 or 2 or something similar, and one of page 3 or 4 or something similar.) If there's another logo or something for Choate we should use, we're open to it.

The Contractor needs to get a design relatively soon to be sure it can be fabricated, and then get it in process, so we may not have time for more than a PDF review of the followup to whatever the DRC recommends; hopefully that works.

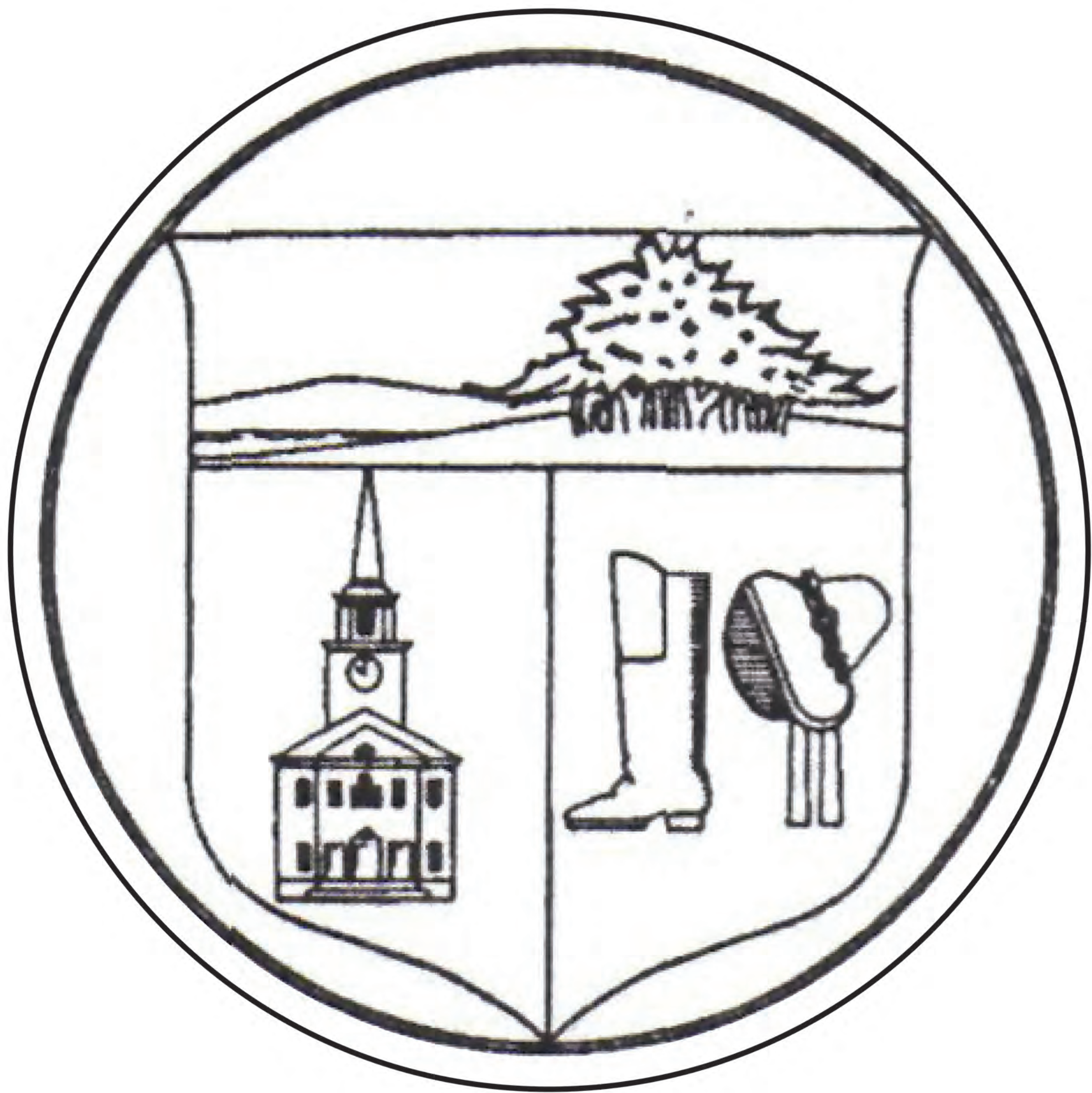
Best -
- D.J.

D.J. Chagnon, Principal, ASLA CPSI
CBA Landscape Architects LLC
24 Thorndike Street
Cambridge, MA 02141
617-945-9760 Ext. 2
dj@cbaland.com



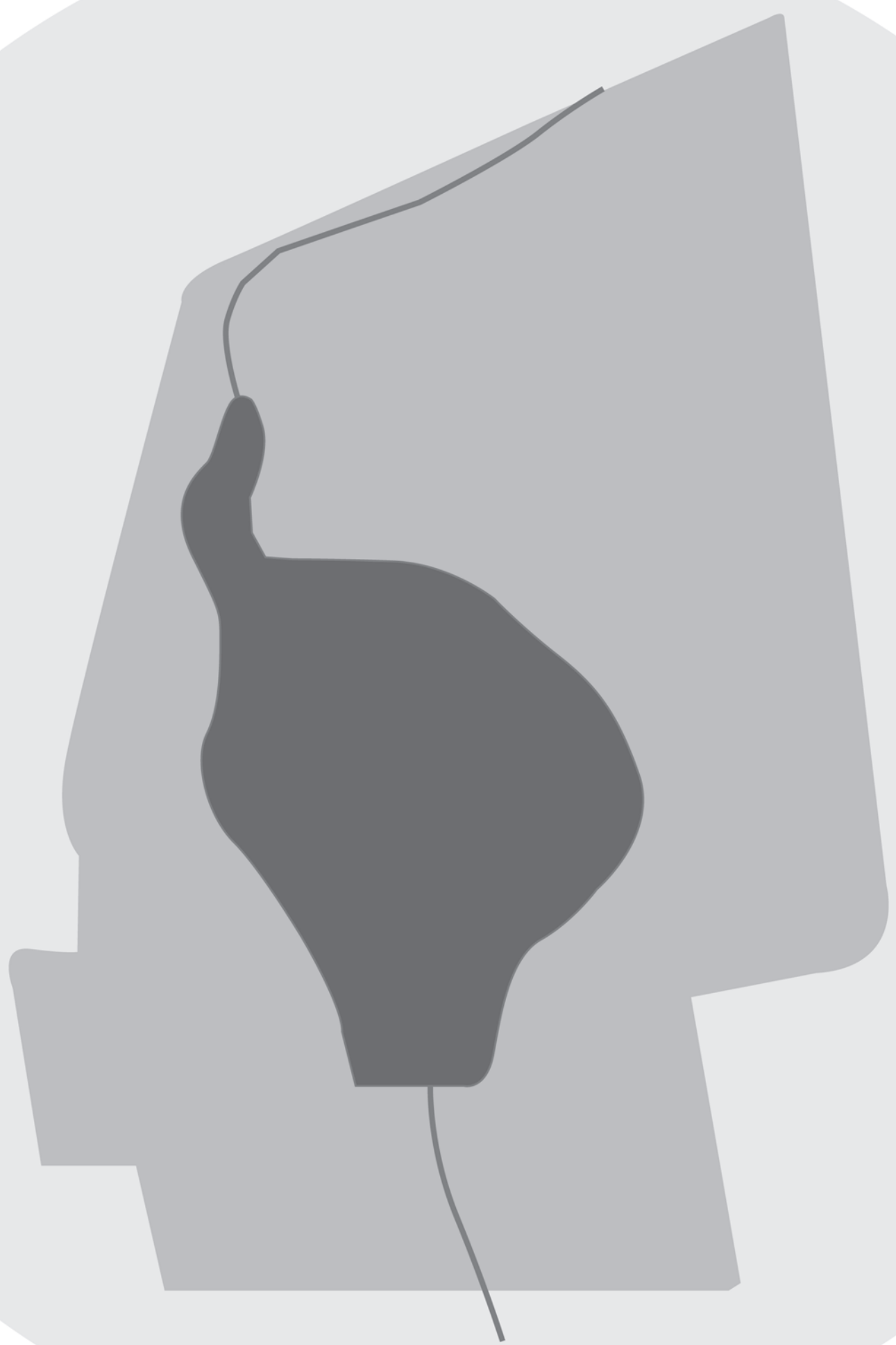
THE TOWN OF MEDWAY

MASSACHUSETTS



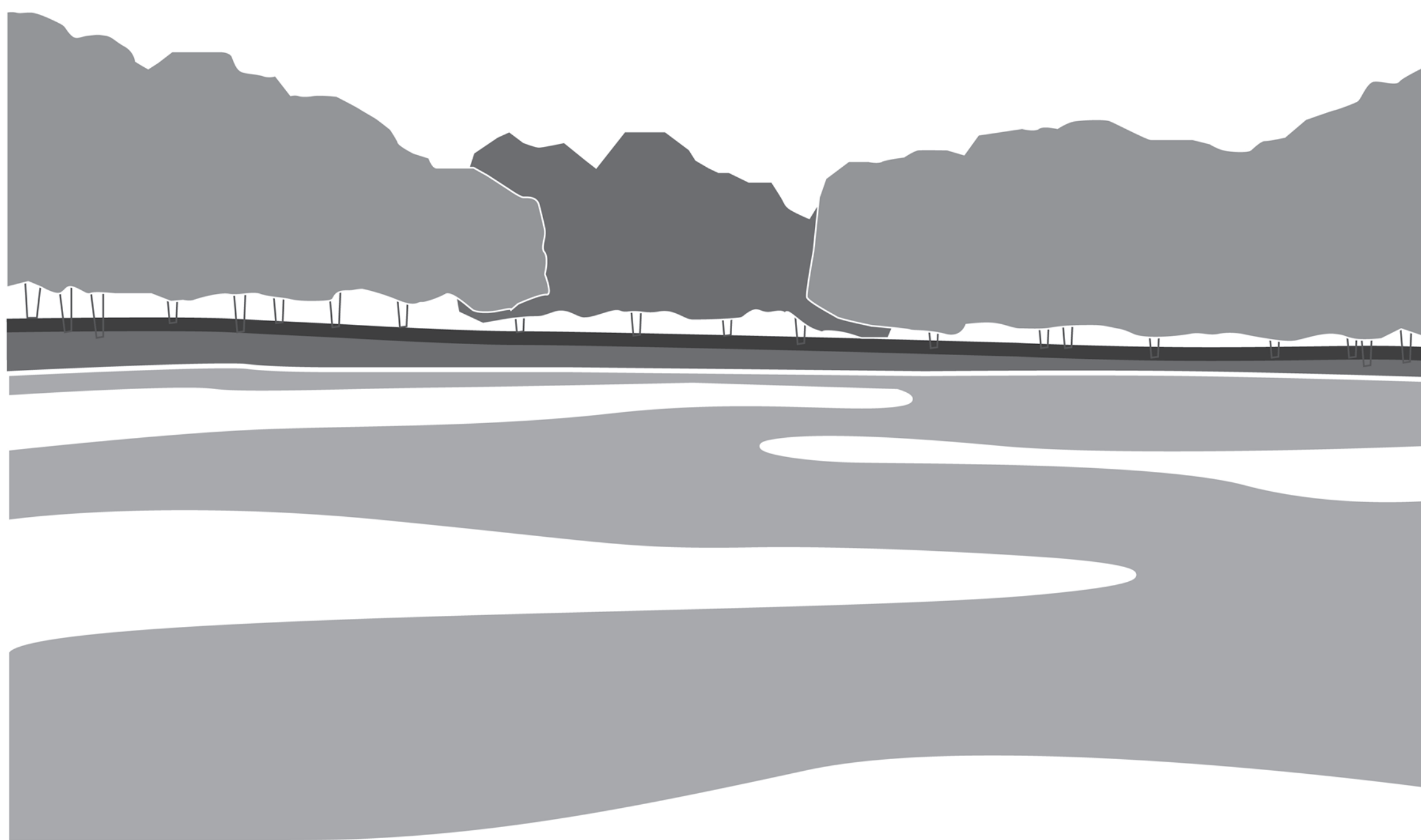
Incorporated October 25, 1713

WELCOME TO CHOATE PARK



REDEDICATED 2018

WELCOME TO
CHOATE PARK
the Heart of Medway



Established 1972
Rededicated 2018

← **WOODLAND**
ORCHARD

OVERLOOK TERRACE
"BEN'S TOWER," SCENIC OVERLOOK,
AND WALKING LOOP

↑ **MIDDLE TERRACE**
PLAYGROUND & BASKETBALL COURTS

LOWER TERRACES →
SOFTBALL & LITTLE LEAGUE FIELDS

