

E



C

B

- Site amenities including:
- Property management office
 - 72 parking spaces
 - Play ground
 - School bus shelter
 - Nature Path
 - Significant landscaping
 - Dark Sky sensitive site lighting

A

Drawing List

A100 Unit Type A - First Floor
A101 Unit Type A - Second Floor
A102 Unit Type A - Third Floor
A103 Unit Type A - Roof Plan
A104 Unit Type A - Basement Plan

A110 Unit Type C1 - First Floor Plan
A111 Unit Type C1 - Second Floor Plan
A112 Unit Type C1 - Third Floor Plan
A113 Unit Type C1 - Roof Plan (Not Included)
A114 Unit Type C1 - Basement Plan

A115 Unit Type C2 - First Floor Plan
A116 Unit Type C2 - Second Floor Plan
A117 Unit Type C2 - Third Floor Plan
A118 Unit Type C2 - Roof Plan (Not Included)
A119 Unit Type C2 - Basement Plan

Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development

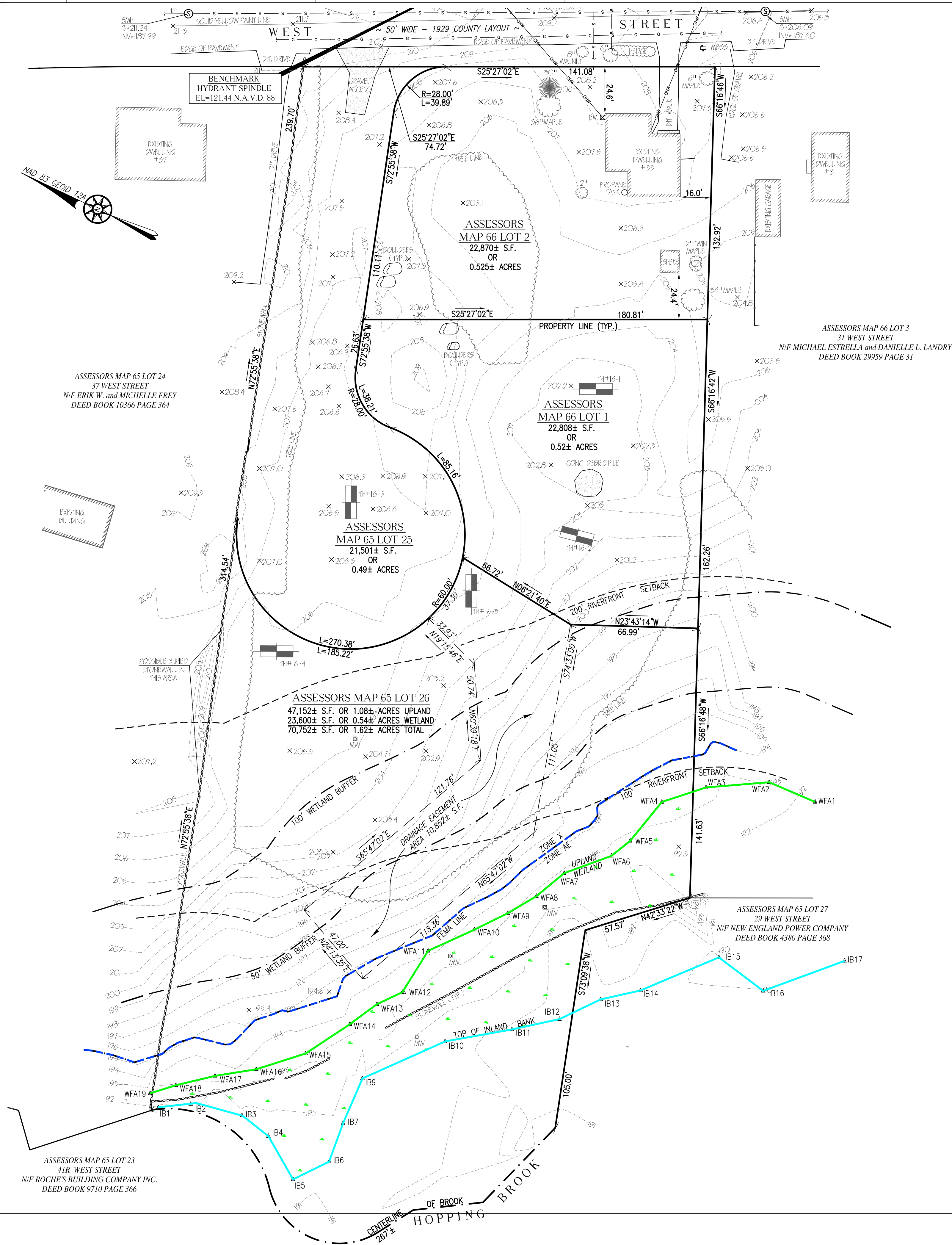
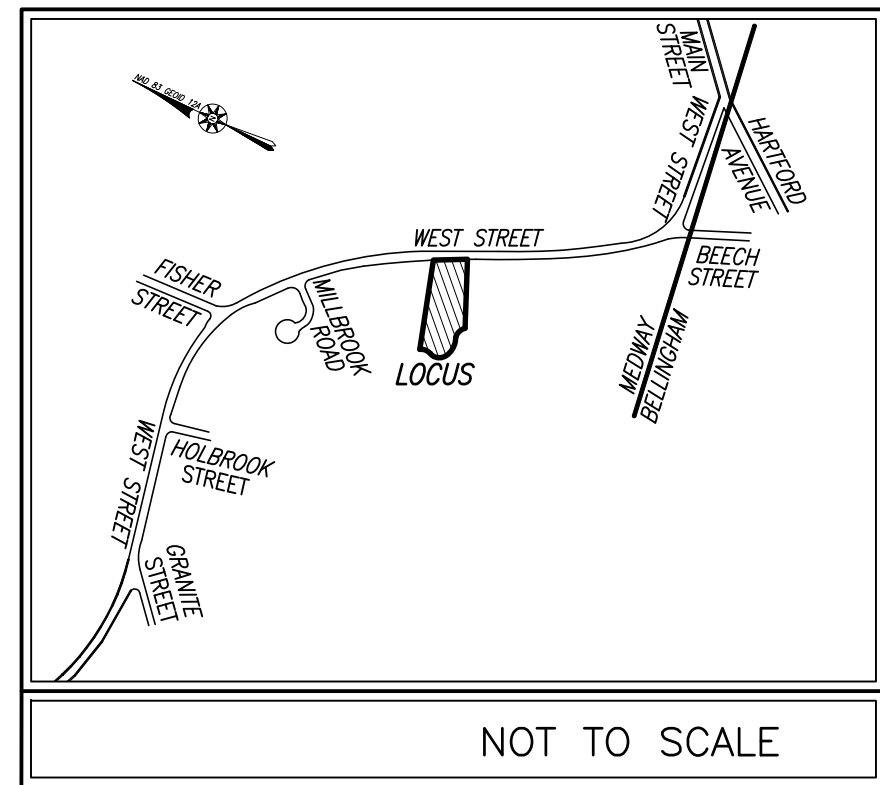


meander
Studio
collaborative design

METRO WEST
COLLABORATIVE DEVELOPMENT

NOT FOR
CONSTRUCTION

Project Name: MS_MEDWAY
Project Number: 160003
Date: 04.24.17
Scale:
Drawing Number



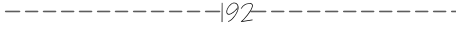
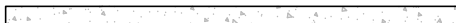
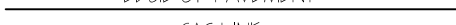
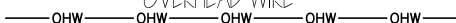
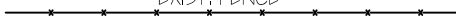
RECORD OWNER:
ASSESSORS MAP 65 LOT 25
SUMMIT HOME BUILDERS, INC.
0 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 65 LOT 26
SUMMIT HOME BUILDERS, INC.
3 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 01
SUMMIT HOME BUILDERS, INC.
1 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

SUMMIT HOME BUILDERS, INC.
10 HOLBROOK STREET
MEDWAY, MA 02053

LEGEND

	DESCRIPTION
 +192.5	2' CONTOUR SPOT ELEVATION
 CONCRETE PAD	PROPERTY LINE CONCRETE PAD
 EDGE OF GRAVEL	EDGE OF GRAVEL
 EDGE OF PAVEMENT	EDGE OF PAVEMENT
 GAS LINE	GAS LINE
 OVERHEAD WIRE	OVERHEAD WIRE
 SEWER LINE	SEWER LINE
 EXIST. STONE WALL	STONE WALL
 EXIST. FENCE	FENCE
 FEMA	100YR FEMA FLOOD PLAIN
 100' WETLAND BUFFER	100 FT WETLAND BUFFER
 50' WETLAND BUFFER	50 FT WETLAND BUFFER
  IB5   WFA5  WFA6	TOP OF BANK WETLAND LINE
 HYD	HYDRANT
 EM	ELECTRICAL METER
 UP	UTILITY POLE
 SMH	SEWER MANHOLE
 MW	MONITORING WELL
 MBX	MAILBOX
 BOULDER	BOULDER
 CONIFEROUS	LANDSCAPING
 DECIDUOUS	
	TEST HOLE

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2016.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. PLAN IS HORIZONTALLY REFERENCED TO MASS MAINLAND NAD83 STATE PLANE COORDINATES.
4. SUBJECT SITE IS IN THE "AGRICULTURAL-RESIDENTIAL II (AR-II)" DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL INFORMATION:

4. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY ENVIRONMENTAL CONSULTANTS AND RESTORATION, LLC DURING APRIL OF 2016 AND FIELD LOCATED BY BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
6. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP OCTOBER 1, 2010 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
7. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP OCTOBER 1, 2010 "CERTIFIED VERNAL POOLS."
8. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP OCTOBER 1, 2010 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
9. SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0139E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

Glen Brook Way
1 Glen Brook Way, Medway, MA
Metrowest Collaborative De

	REVISIONS	
1	FIRE DEPT. COMMENTS	5/26/17
2	ZBA COMMENTS	6/30/17



PERMIT SET
NOT FOR
CONSTRUCTION

Project Name: GLEN BROOK WAY

Project Number: 16-064

Date: 4/21/17

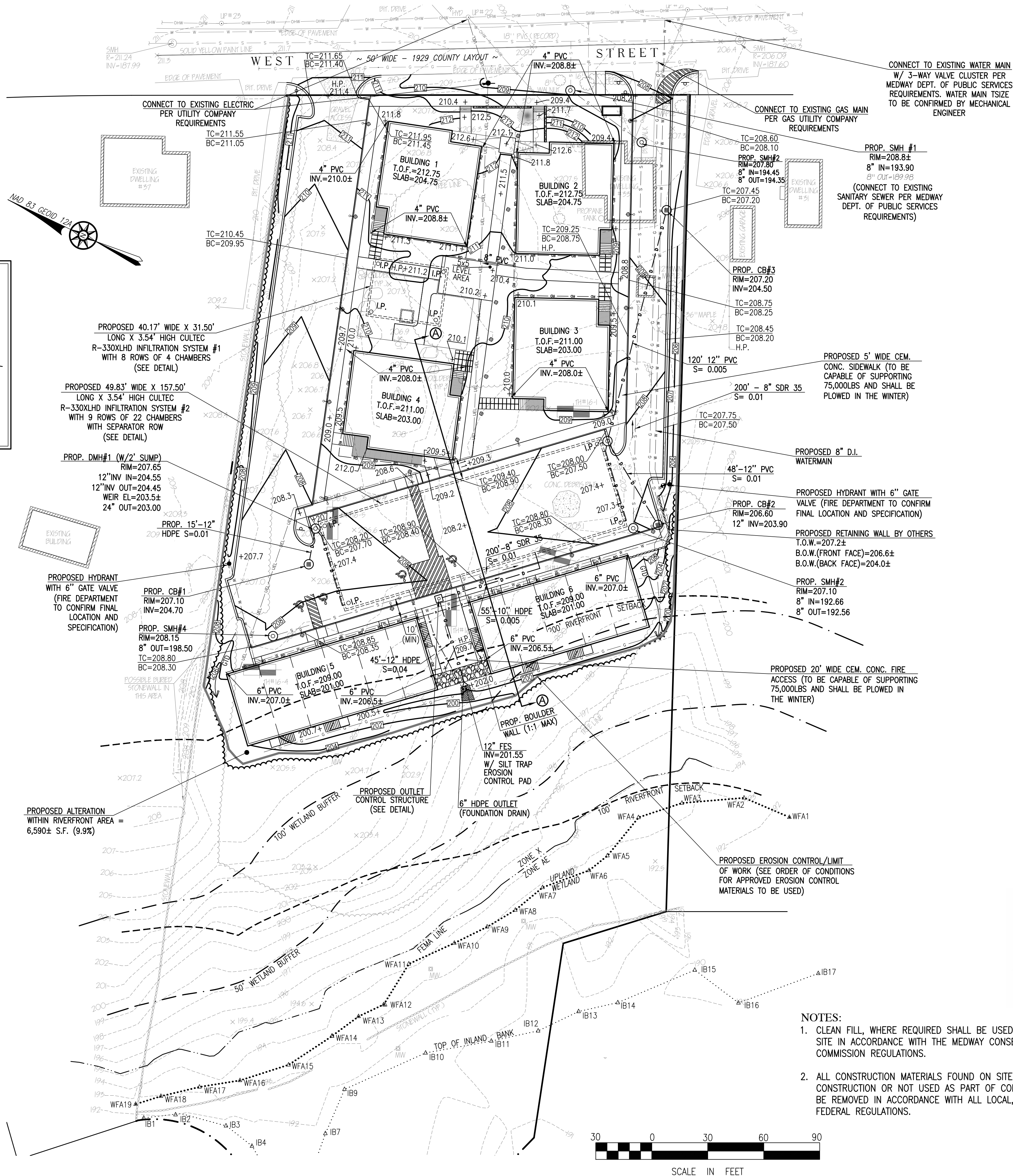
Scale: (AS NOTED)

Drawing Number

C101

	1	2	3	4	5	6	7																																																																																																																									
E	ZONING DATA TOTAL PARCEL SIZE: 3.17± ACRES (137,931± S.F.) ZONE: AGRICULTURAL - RESIDENTIAL (AR-II) USE: EXISTING: PROPOSED: RESIDENTIAL (NO CHANGE) BUILDING COVERAGE: MAX. ALLOWED: EXISTING: PROPOSED: 41,379± S.F. (30%) 1,524 S.F. (1.1%) 19,267 S.F. (14%) IMPERVIOUS COVERAGE: MAXIMUM ALLOWED: EXISTING: PROPOSED: 55,172± S.F. (40%) 1,890± S.F. (1.4%) 54,736± S.F. (39.7%) DIMENSIONAL REQUIREMENTS: DISTRICT: AR-II MIN. LOT AREA MIN. LOT FRONTAGE MIN. FRONT YARD MIN. SIDE YARD MIN. REAR YARD 22,500 S.F. 150' 35' 15' 15' EXISTING: 137,931 S.F. 215.8' 24.6' (WEST ST) 16' 24.4' PROPOSED: (NO CHANGE) (NO CHANGE) 14' (WEST ST) 13' 148' PARKING: SECTION 7 (PAGE 61) PARKING: UNIT RESIDENTIAL (MIXED USE): 1.5 SPACE/UNIT MINIMUM SPACE = 9' x 18' - 48 UNITS x 1.5 SPACE/UNIT = 72 SPC MIN - UP TO 30% OF REQUIRED SPACES CAN BE "SMALL SPACES" (8' WIDE x 15' LONG) 72 x 30% = 21± SPACES 20 SPACES PROVIDED PARKING SPACES PROVIDED: STANDARD SPACES = 53 SPACES "SMALL" SPACES = 20 SPACES TOTAL = 73 SPACES > 72 SPACES MIN. SANITARY SEWERAGE FLOWS: (91 BEDROOMS PROPOSED) 110 GPD/BEDROOM x 91 BEDROOMS = 10,010 GPD WATER CONSUMPTION: PER MA DEP: "FOR RESIDENCED, PER CAPITA RATES WILL BE BASED ON WATER USE RECORDS, ASSUMING 80% OF WATER CONSUMPTION IS DISCHARGED AS WASTEWATER." WATER CONSUMPTION = 10,010 GPD/(0.80) = 12,515± GPD																																																																																																																															
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C	NOTES: - ACCESS TO SITE AND BUILDINGS TO BE REVIEWED BY FIRE DEPARTMENT. - THE APPLICANT WILL WORK WITH THE CONSERVATION COMMISSION TO EXPLORE OPTIONS TO CONNECT TO THE EXISTING TRAIL SYSTEM ON THE PROPERTY WITHOUT ALTERING ANY RIVERFRONT AREA OR BUFFER ZONE. - MERRILL RECOMMENDS FOUNDATION DRAINS FOR ALL STRUCTURES WITH BASEMENTS (TO BE DESIGNED BY OTHERS). - ALL UNITS SHALL BE CLEARLY MARKED AS REQUIRED BY THE MEDWAY POLICE DEPARTMENT.																																																																																																																															
B	C-2 LAYOUT SCALE 1" = 30'																																																																																																																															
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NOTES:

1. CLEAN FILL, WHERE REQUIRED SHALL BE USED THROUGHOUT THE SITE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
2. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



