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

DRC Meeting Minutes
Wednesday, June 22, 2022
Zoom (Remote) Meeting

Call to Order: – With a quorum present, this remote meeting was called to order by DRC Chair Mr. Buckley at 7:07 p.m.

Attendees:

	06/22/2022					
Matthew Buckley	X					
Rich Di Iulio	-					
Jessica Chabot	X					
Tom Gay	X					
Rachel Walsh	Absent with Notice					
Dan Connolly	Absent with Notice					
Janine Clifford	X					

Also Present via Zoom:

- Chris Sparages - Civil Engineer (Phytopia, 6 Industrial Park Rd.)
- Susan Alessandri - Potential DRC member
- Peter Bemis, project engineer and John Burns, developer - The Willows (Salmon senior living community) cottages
- Anna Rice - Medway Community and Economic Development Administrative Assistant (to start the Zoom meeting)

Approval of Meeting Minutes: May 16, 2022:

A motion was made by Ms. Chabot to approve the minutes of 05/16/2022 as submitted, seconded by Mr. Buckley.

Roll Call Vote:

Matt Buckley- Aye

Jessica Chabot-Aye

Janine Clifford- Aye

Tom Gay- Aye

The motion passed.

Site Plan Review – Phytopia, 6 Industrial Park Road (DRC review letter needed)

Project engineer Chris Sparges was present via Zoom. The proposed project is in the Medway Industrial Park off Rt. 109. It is located at the corner of Industrial Park Rd. and Jayar Rd. The project is before the PEDB for site plan review for the renovation of an existing building and a proposed addition. He noted that the Phytopia project team attended the June 2021 DRC meeting to discuss the site and building designs. The plans were revised based on DRC feedback (mostly landscape and access related comments) and were presented again on July 19, 2021, which was followed by the PEDB and CONCOM permitting process. Mr. Sparages said the ongoing 21E cleanup made the CONCOM process challenging as they worked through determining the final configuration of the stormwater management system. He said the project is close to get voted on by the PEDB and in the process it was realized the project was missing the DRC's review/ recommendation letter.

He explained the plan and the project to the members. **See attached site plan and architectural drawings**. Project has several curb cuts one off Industrial Pk Rd., along Jayar Rd., (moving an existing and adding a new one). DRC suggested had previously suggested connecting the parking between the front and back of the building. A sidewalk access was created that was landscaped including a rain garden as part of the storm- water management system. As suggested, a bike rack was added. More plantings were added between the buildings. In the front of the building, a suggestion had been made to add a buffer to screen the installed equipment. A row of green bushes was added along the property line as suggested by the DRC. Additional River Birch tree plantings were added inside the riverfront area as recommended by CONCOM. Per PEDB's recommendation, ornamental trees were added in the front and all plantings are native. Per the updated Zoning Bylaw, the PEDB asked that additional EV charging stations be installed. Based on the number of proposed parking spaces, four charging stations were added to the design. The PEDB asked that a conduit be added on the backside of the parking to allow for future expansion of the EV charging spaces. Project Architect, Brian Anderson submitted the final plan in July 2021for DRC review. Mr. Sparages went over the specifics of the plan with the members. He said there was lot of back and forths regarding the color, canopy over the main doorway, confirmation that no mechanical units would be added to the rooftop. The texture of the front façade was changed to emphasize horizontality that aligns with phase1 of the project. Mr. Gay confirmed all comments made by PEDB are reflected in the plans discussed today. Mr. Buckley agreed to draft the DRC letter.

Continued Discussion on proposed architectural changes for cottages at The Willows (Salmon senior living community) off Village Street-

Project engineer Peter Bemis started the discussion on the topic. The first draft of a revised duplex floor plan was presented by Mr. Burns at the last DRC meeting. The design presented at

that meeting showed a reduced building footprint from what was originally approved. Mr. Gay reported that the reduced footprint of the duplex buildings was discussed at the last PEDB meeting, and per his recommendation, the DRC conditionally approved the revised footprint as a field change with the PEDB wanting the DRC's comments. The current discussion is now on the architectural style of the revised duplex buildings. (**See attached**.) Members commented the revised duplex design aligns with the DRC's previous suggestions for changes to make the units more cottage style than townhouse style. Mr. Bemis also showed the elevation of proposed single-family homes. The developer would like to construct single family detached units instead of the duplexes. Several single-family homes will be built in the next phase of the project. General comment was made to avoid big drop-offs and retaining walls in the single-family home design. Mr. Burns thanked the Committee for their feedback and support for the project.

A motion was made by Mr. Buckley to approve the proposed project plans dated 06/01/2022, seconded by Mr. Gay.
Roll Call Vote:
Matt Buckley- Aye
Tom Gay- Aye
Janine Clifford- Aye
Jess Chabot- Aye
The motion passed.

OTHER BUSINESS

Discuss DRC membership
Prospective DRC member Susan Alessandri was present. She has lived in Medway for the past 14 years. She didn't know that DRC existed until few months ago. She teaches advertising at Suffolk University and her area is brand identity. Ms. Alessandri expressed interest in joining the committee. Mr. Buckley reviewed the workings of the Committee. Mr. Gay suggested she look at the *Design Guidelines* as well.

Ms. Clifford asked about DRC members' terms coming to an end this month. She asked if there's anything the members needed to do to renew their membership. Everyone agreed to bring this up and discuss at the next Planning and Economic Development Board meeting.

Motion was made by Mr. Buckley to adjourn the meeting, seconded by Ms. Chabot.
Roll Call Vote:
Matt Buckley- Aye
Jessica Chabot-Aye
Janine Clifford- Aye
Tom Gay- Aye
The motion passed.

The meeting was adjourned at 7:55 p.m.

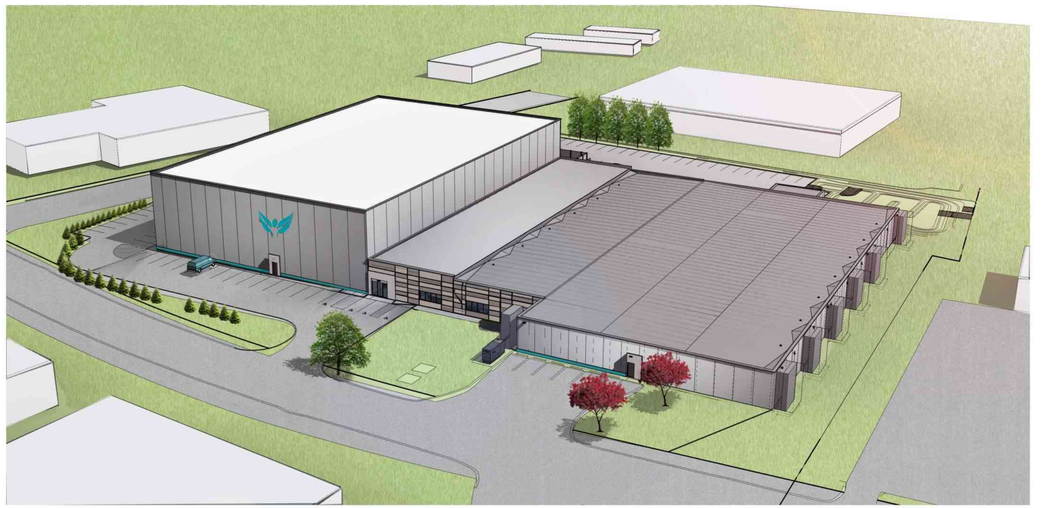
The next DRC meeting will be held on July 18, 2022.

Respectfully Submitted,

Sreelatha Allam
Recording Secretary

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

1 VIEW FROM THE NORTHWEST



2 VIEW FROM THE SOUTHWEST

3 VIEW FROM THE SOUTHEAST

4 VIEW FROM THE NORTHEAST

5/26/2021 2:47:20 PM

ANDERSON PORTER DESIGN

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	RENDERING UPDATE	2021.06.02

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: Phytotherapy

Address: 6 Industrial Park Road, Medway, Ma. 02053

Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN

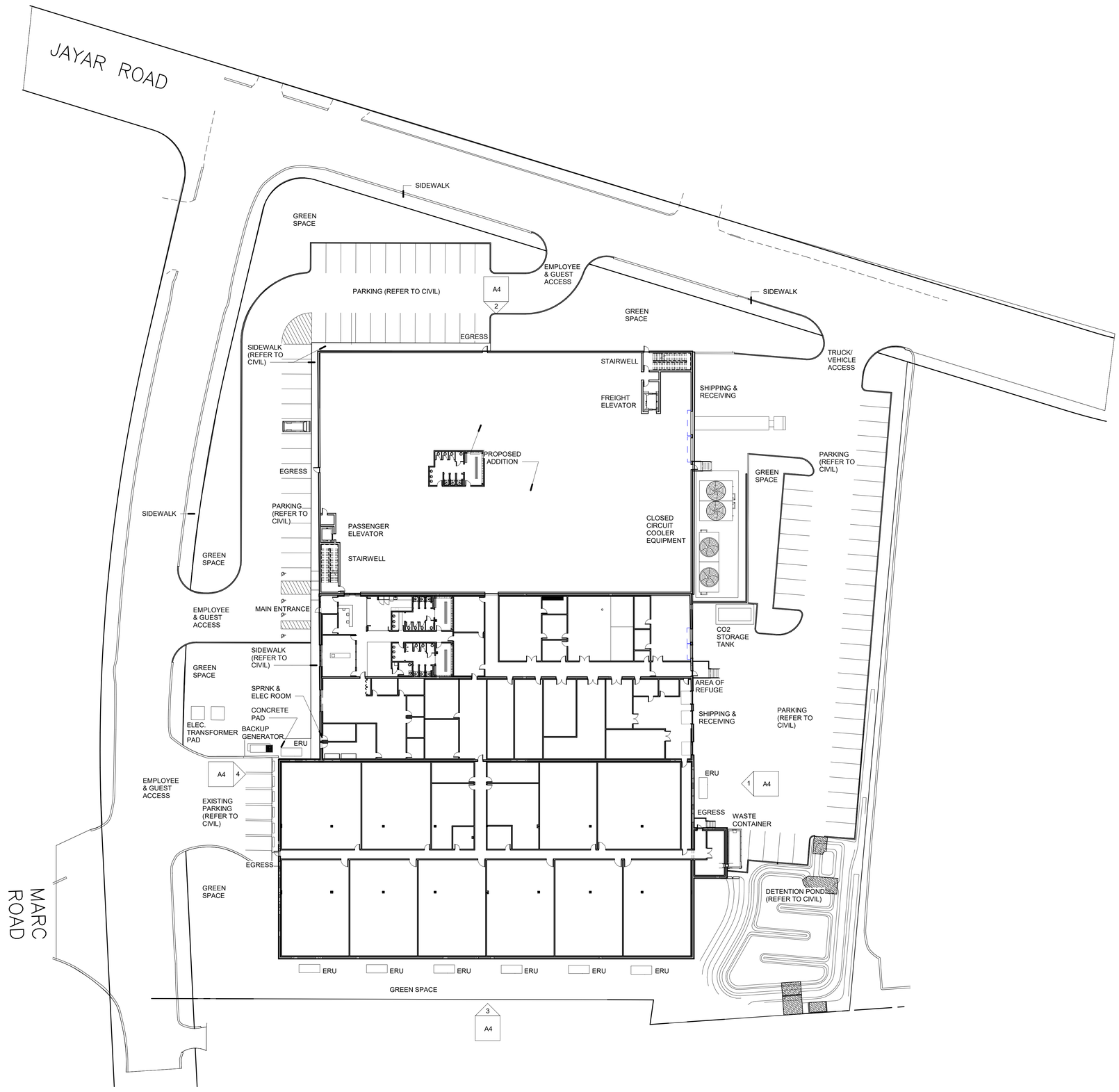
Project #: 2023

Date: 2021.04.06

Scale:

Drawn by:

Drawn No. A1



1 FIRST FLOOR PLAN EGRESS (Special Permit)
1" = 30'-0"

N

ANDERSON PORTER DESIGN

SPECIAL PERMIT

REVISIONS

No.	Description	Date

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: Phytotherapy

Address: 6 Industrial Park Road, Medway, Ma. 02053

Title: ARCHITECTURE SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Project #	2023	Drawn No.
Date	2021.04.06	A2
Scale	1" = 30'-0"	
Drawn by	SC	

1 FIRST FLOOR PLAN (Special Permit)
1" = 20'-0"

PLAN LEGEND	
	BUSINESS AREAS
	HORTICULTURAL AREAS
	MANUFACTURING AREAS
	SERVICE ACCESSWAYS
	PERSONNEL INGRESS/EGRESS

ANDERSON PORTER DESIGN

SPECIAL PERMIT

REVISIONS

No.	Description	Date

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: Phytotherapy

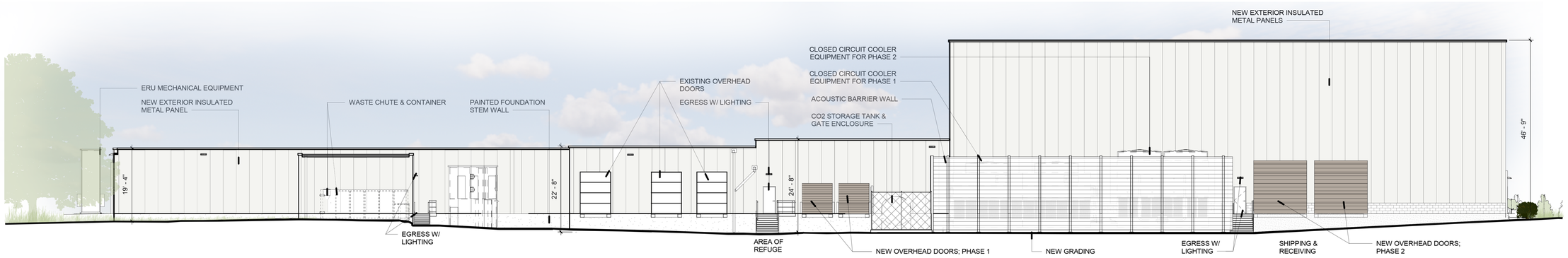
Address: 6 Industrial Park Road, Medway, Ma. 02053

Title: FIRST FLOOR PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

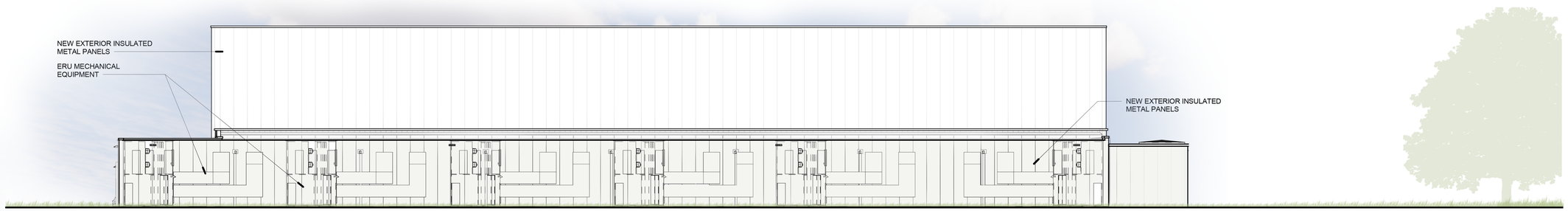
Project #	2023
Date	2021.04.06
Scale	As indicated
Drawn by	Author

Drawn No. A3

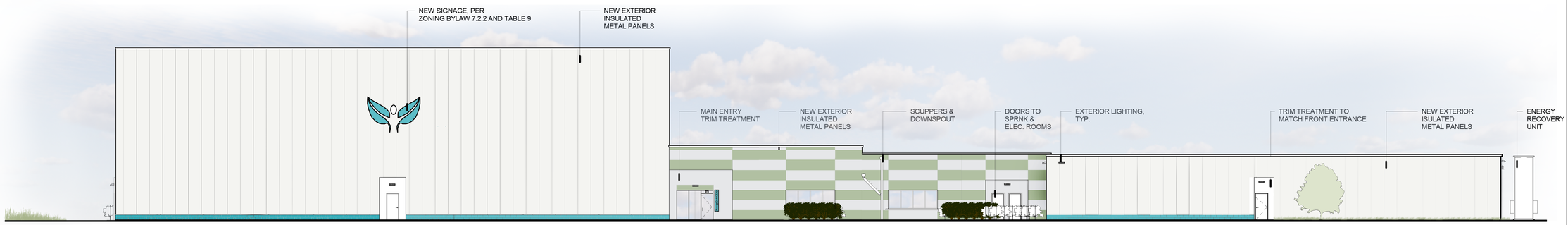


1 PROPOSED EAST ELEVATION EXPANSION
1 : 160

2 PROPOSED NORTH ELEVATION EXPANSION
1 : 160



3 PROPOSED SOUTH ELEVATION EXPANSION
1 : 160



4 PROPOSED WEST ELEVATION EXPANSION
1 : 160

ANDERSON PORTER DESIGN

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	RENDERING UPDATE	2021.06.02

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: Phytotherapy

Address: 6 Industrial Park Road, Medway, Ma. 02053

Title: PROPOSED EXTERIOR ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Project #	2023
Date	2021.04.06
Scale	1 : 160
Drawn by	SC/SW

Drawn No. A4

SHEET LIST TABLE

SHEET TITLE	DRAWING	SHEET NUMBER
COVER PLAN	C1.1	1
SITE CONTEXT PLAN	C1.2	2
EXISTING CONDITION PLAN	C2.1	3
GRADING & DRAINAGE PLAN	C3.1	4
UTILITY PLAN	C4.1	5
SURVEY & LAYOUT PLAN	C5.1	6
PHOTOMETRIC PLAN	C6.1	7
LANDSCAPE PLAN	C7.1	8
EROSION & SEDIMENT CONTROL PLAN	C8.1	9
CONSTRUCTION DETAILS PLAN	C9.1	10
CONSTRUCTION DETAILS PLAN	C9.2	11
CONSTRUCTION DETAILS PLAN	C9.2	12
CONSTRUCTION DETAILS PLAN	C9.3	13
STOPPING SIGHT DISTANCE PLAN	C10.1	14

ZONING TABLE

ZONE: EAST INDUSTRIAL (EI)

CATEGORY	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	20,000 ft^2	184,685 ft^2
MINIMUM LOT FRONTAGE	100 ft.	895.94 ft.
MINIMUM FRONT SETBACK	30 ft.	53.0± ft.
MINIMUM SIDE SETBACK	20 ft.	24.9± ft.
MINIMUM REAR SETBACK	30 ft.	81.4 ft.
MAXIMUM BUILDING HEIGHT	60 ft.	<< 60 ft.
MAXIMUM LOT COVERAGE (BLDGS)	NA	NA
MAXIMUM IMPERVIOUS COVERAGE	80%	76.1%
MINIMUM OPEN SPACE	20%	23.9%

OWNER:
MEDWAY FLOWER, LLC
990 PARADISE ROAD
SWAMPSCOTT, MA 01907

APPLICANT:
PHYTOPIA, INC.
25 NEWBURY STREET
PEABODY, MA 01960

PARCEL INFORMATION:
ADDRESS: 6 INDUSTRIAL PARK ROAD, MEDWAY, MA 02053
PLAN: LOTS 13,14,15,16,17 & 18 ON PLAN NO. 242 OF 1967, PLAN BOOK 222
MEDWAY ASSESSOR'S: MAP 33, PARCEL 004

DEED REFERENCE:
BOOK 36836 PAGE 269

PLAN REFERENCES:
1. PLAN NO. 242 OF 1967, PLAN BOOK 222

PROJECT NOTES:
1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES, LLC IN JULY 2018 THROUGH FEBRUARY 2021.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88).
3. PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A OR ZONE AE) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25021C0142E, EFFECTIVE DATE: JULY 17, 2012.
4. PROPERTY LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT.
5. PROPERTY LIES WITHIN THE MassDEP ZONE II WELLHEAD PROTECTION AREA.

LIST OF WAIVERS:

S.204-4.A PLAN SHALL BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT. WE REQUEST A WAIVER FROM THE REQUIREMENT OF HAVING A LANDSCAPE ARCHITECT ON THE TEAM. THE ENGINEERING AND SURVEY OFFICE OF WILLIAMS & SPARAGES LLC WILL SUBMIT A COMPREHENSIVE LANDSCAPE PLAN.

S.204-3.F DEVELOPMENT IMPACT STATEMENT. WE REQUEST A WAIVER FROM THE REQUIREMENT OF PROVIDING A DEVELOPMENT IMPACT STATEMENT AS THE INFORMATION REQUESTED WILL BE ADDRESSED THROUGHOUT THE HEARING.

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

_____

_____

_____

_____

_____

DATE APPROVAL ISSUED:

_____

PLAN ENDORSEMENT DATE:

_____

WILLIAMS & SPARAGES
LAND SURVEYING ENGINEERING
189 NORTH MAIN STREET
SUITE 101
NATICK, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

COVER PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

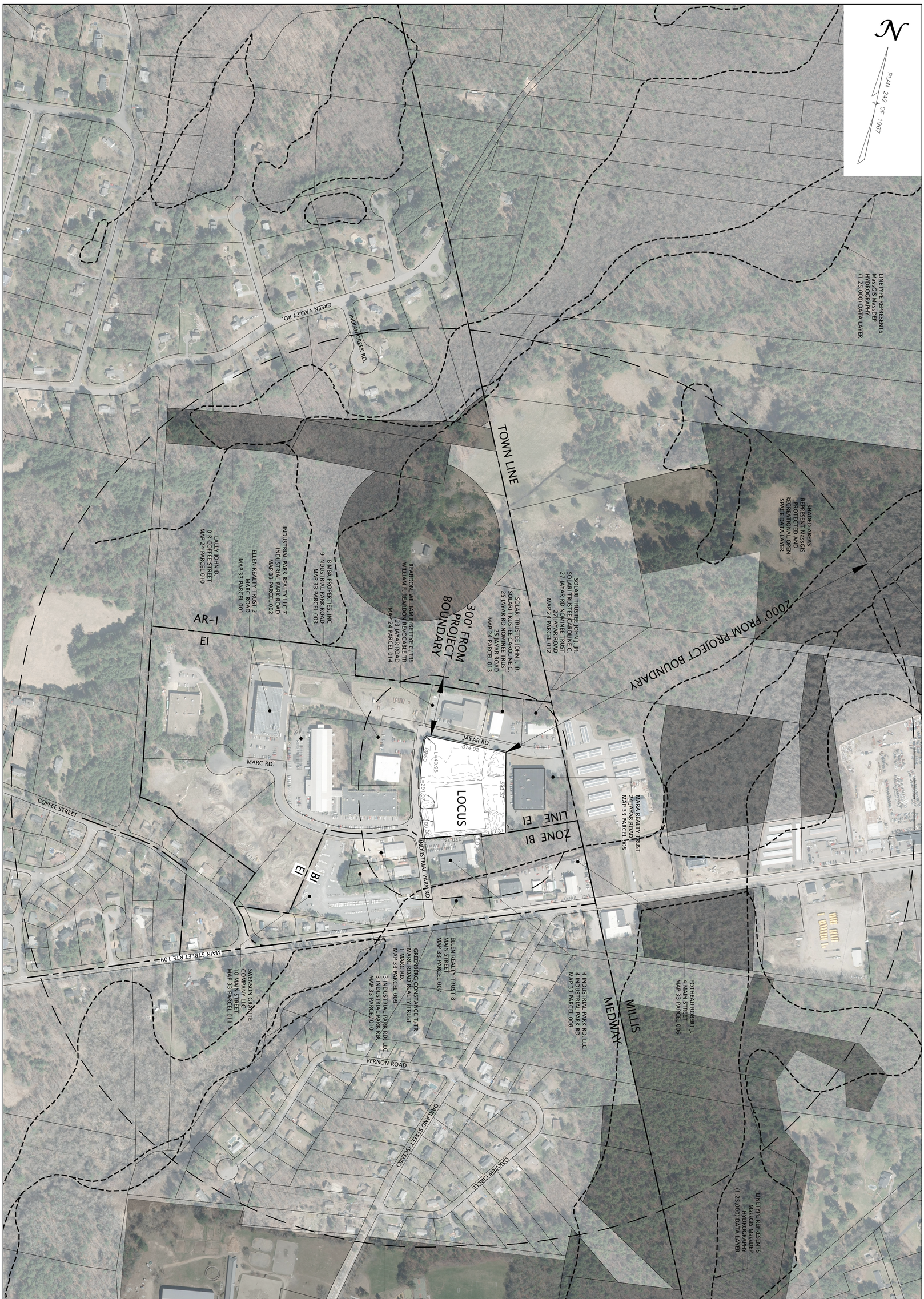
12			
11			
10			
9	3.7.2022	Town Comments / Peer Review	3
8	1.3.2022	Town Comments / Peer Review	2
7	10.12.2021	Town Comments / Peer Review	1
6			
5			
4			

0' 100' 200' 400'
SCALE: 1"=200'

APRIL 1, 2021

DRAWING: C1.1

SHEET 1 OF 14



SITE CONTEXT PLAN
INDUSTRIAL PARK ROAD

6 INDUSTRIAL PARK ROAD, MEDWAY, MA

DRAWING: C1.2

SHEET 2 OF 14

0' 100' 200' 400'

SCALE: 1"=200'

OCTOBER 1, 2021

6			12		
5			11		
4			10		
3	Town Comments / Peer Review	3/7/2022	9		
2	Town Comments / Peer Review	1/3/2022	8		
1	Town Comments / Peer Review	10/12/2021	7		

SEAL

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
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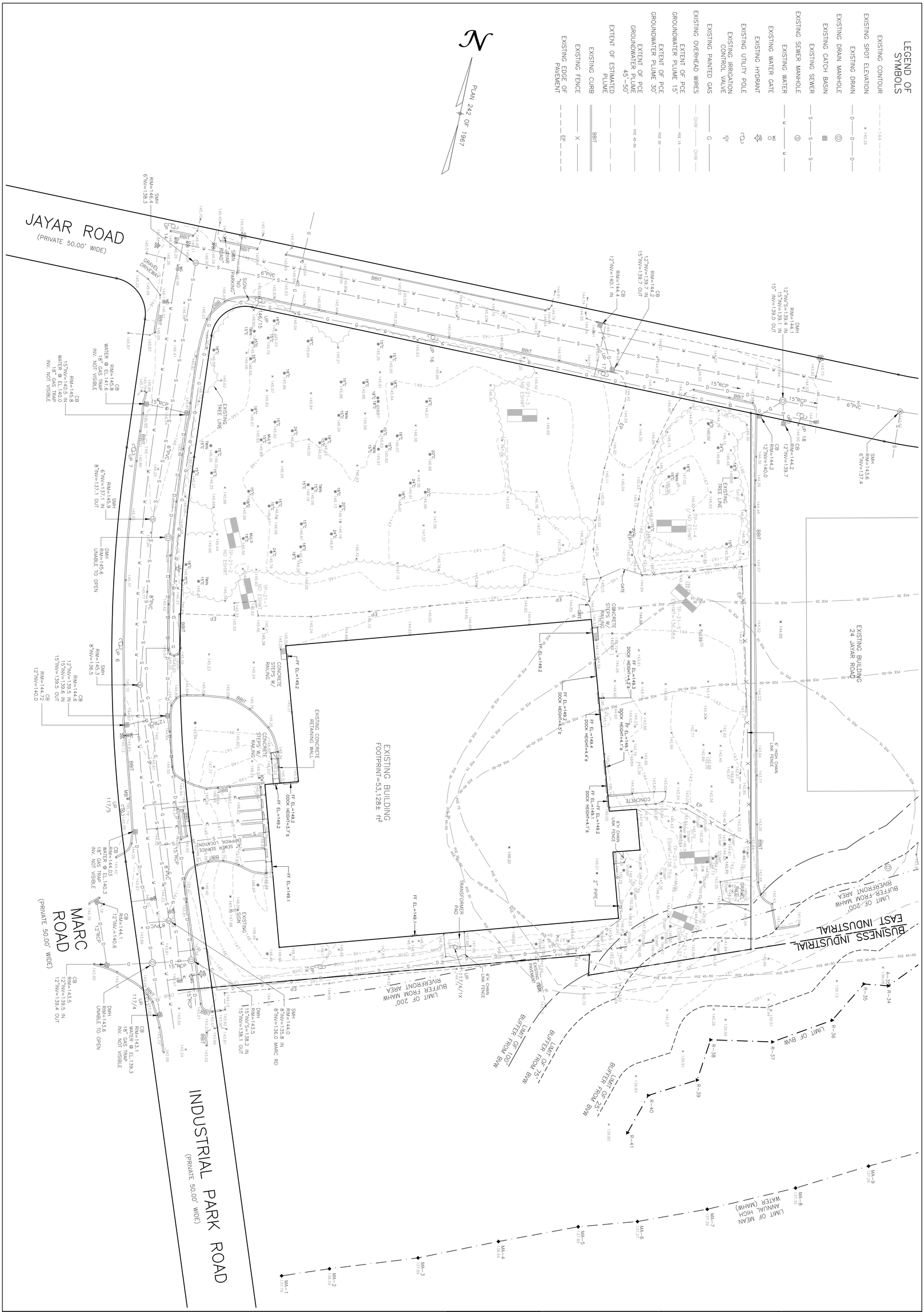
LEGEND OF SYMBOLS
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING DRAIN
EXISTING DRAIN MANHOLE
EXISTING CATCH BASIN
EXISTING SEWER
EXISTING SEWER MANHOLE
EXISTING WATER
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING UTILITY POLE
EXISTING IRRIGATION CONTROL VALVE
EXISTING PAINTED GAS
EXISTING OVERHEAD WIRES
EXTENT OF PCE GROUNDWATER PLUME 15'
EXTENT OF PCE GROUNDWATER PLUME 30'
EXTENT OF PCE GROUNDWATER PLUME 45'-50'
EXTENT OF ESTIMATED PLUME
EXISTING CURB
EXISTING FENCE
EXISTING EDGE OF PAVEMENT
N
PLAN 242 OF 1967
JAYAR ROAD
(PRIVATE 50.00' WIDE)
MARC ROAD
(PRIVATE 50.00' WIDE)
INDUSTRIAL PARK ROAD
(PRIVATE 50.00' WIDE)
EXISTING BUILDING FOOTPRINT=53,128± ft²
EXISTING BUILDING 24 JAYAR ROAD
BUSINESS INDUSTRIAL/ EAST INDUSTRIAL
LIMIT OF BW
LIMIT OF MEAN ANNUAL HIGH WATER (MAHW)
LIMIT OF 200' BUFFER FROM MAHW RIVERFRONT AREA
BUFFER FROM BW
TRANSFORMER PAD
EXISTING CONCRETE RETAINING WALL
CONCRETE STEPS W/ RAILING
EXISTING TREE LINE
EXISTING CHAIN LINK FENCE
EXISTING SIGN
EXISTING PAVEMENT
CONCRETE
GATE
DOOR HEIGHT=4.5'±
DOOR HEIGHT=4.2'±
DOOR HEIGHT=4.1'±
DOOR HEIGHT=4.4'±
DOOR HEIGHT=4.1'±
DOOR HEIGHT=3.7'±
SMH RIM=146.4 6"INV=138.3
SMH RIM=145.9 6"INV=137.1 OUT
SMH RIM=145.3 8"INV=136.5
SMH RIM=143.6 6"INV=137.4
SMH RIM=144.0 8"INV=135.8 IN 8"INV=136.0 MARC RD
DMH RIM=144.1 15"INV=139.4 IN 15"INV=139.0 OUT
DMH RIM=143.5 15"INV=138.2 IN 15"INV=138.1 OUT
DMH RIM=144.6 UNABLE TO OPEN
CB RIM=144.4 12"INV=140.1 IN
CB RIM=144.2 15"INV=139.7 IN 12"INV=139.7 OUT
CB RIM=144.2 12"INV=140.0
CB RIM=144.1 12"INV=140.6
CB RIM=143.5 12"INV=139.5 IN 12"INV=139.4 OUT
CB RIM=143.7 WATER @ EL=139.3 18" GAS TRAP INV. NOT VISIBLE
CB RIM=145.8 15"INV=140.5 IN WATER @ EL=140.3 18" GAS TRAP INV. NOT VISIBLE
CB RIM=145.6 WATER @ EL=141.6 18" GAS TRAP INV. NOT VISIBLE
CB RIM=144.6 12"INV=139.5 IN 15"INV=139.6 IN 15"INV=139.5 OUT
CB RIM=144.6 WATER @ EL=140.3 18" GAS TRAP INV. NOT VISIBLE
MA-1 MA-2 MA-3 MA-4 MA-5 MA-6 MA-7 MA-8 MA-9
R-34 R-35 R-36 R-37 R-38 R-39 R-40 R-41
A-33
TP-21-1 TP-21-2 TP-21-3 TP-21-4 TP-21-5
DRIVEWAY
NO PARKING SIGN
6"PVC
8"PVC
15"RCP
12"PVC
BBIT
CONCRETE
DOOR HEIGHT=4.2'±
DOOR HEIGHT=4.1'±
DOOR HEIGHT=4.4'±
DOOR HEIGHT=4.5'±
DOOR HEIGHT=3.7'±
FF EL=149.2
FF EL=149.3
FF EL=149.2
FF EL=149.4
FF EL=149.1
FF EL=149.2
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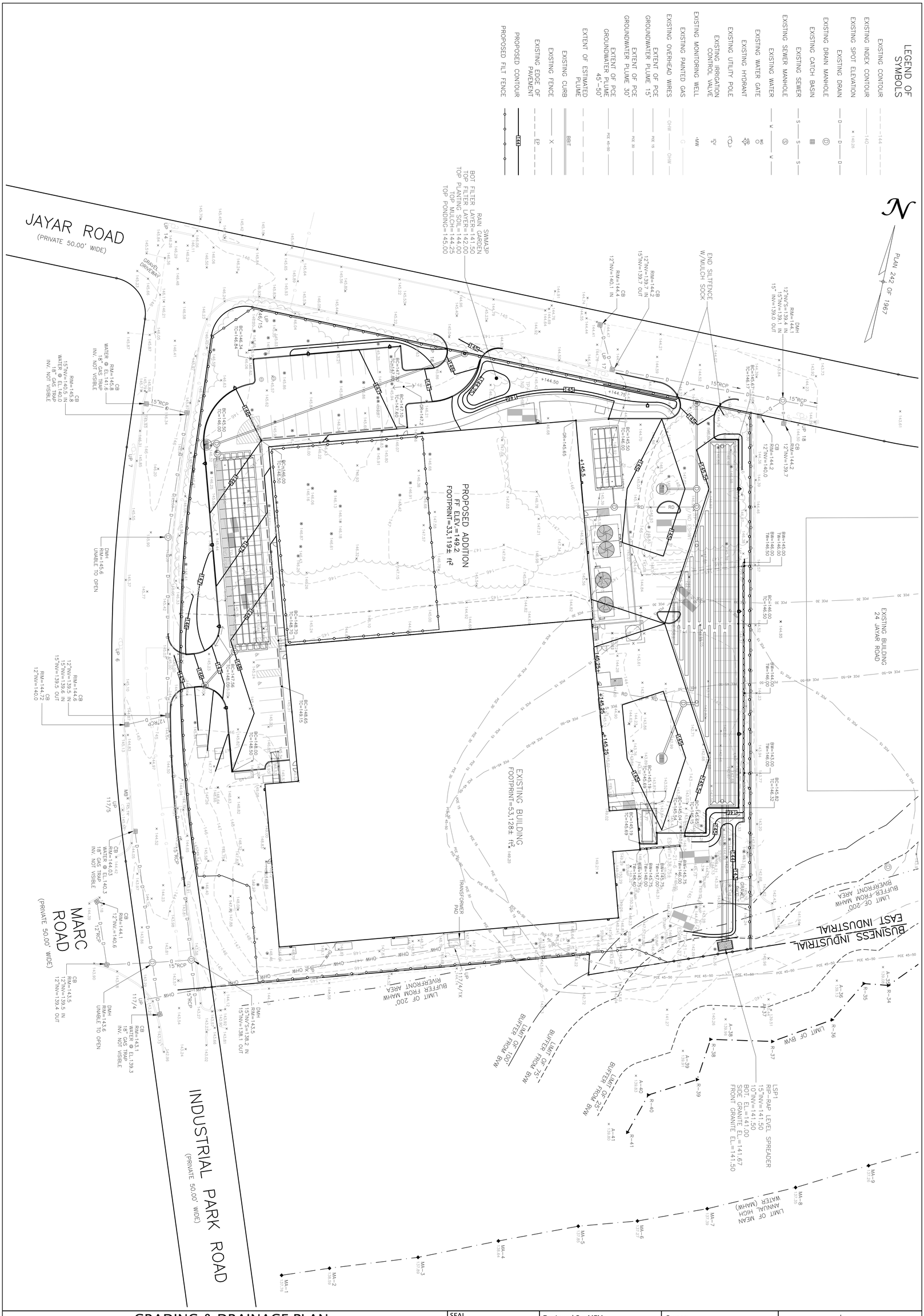

GRADING & DRAINAGE PLAN
INDUSTRIAL PARK ROAD

6 INDUSTRIAL PARK ROAD, MEDWAY, MA

DRAWING: C3.1

SHEET 4 OF 14

0' 15' 30' 60'

SCALE: 1"=30'

APRIL 1, 2021

6			12		
5			11		
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1	Town Comments / Peer Review	10/12/2021	7		

SEAL

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Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
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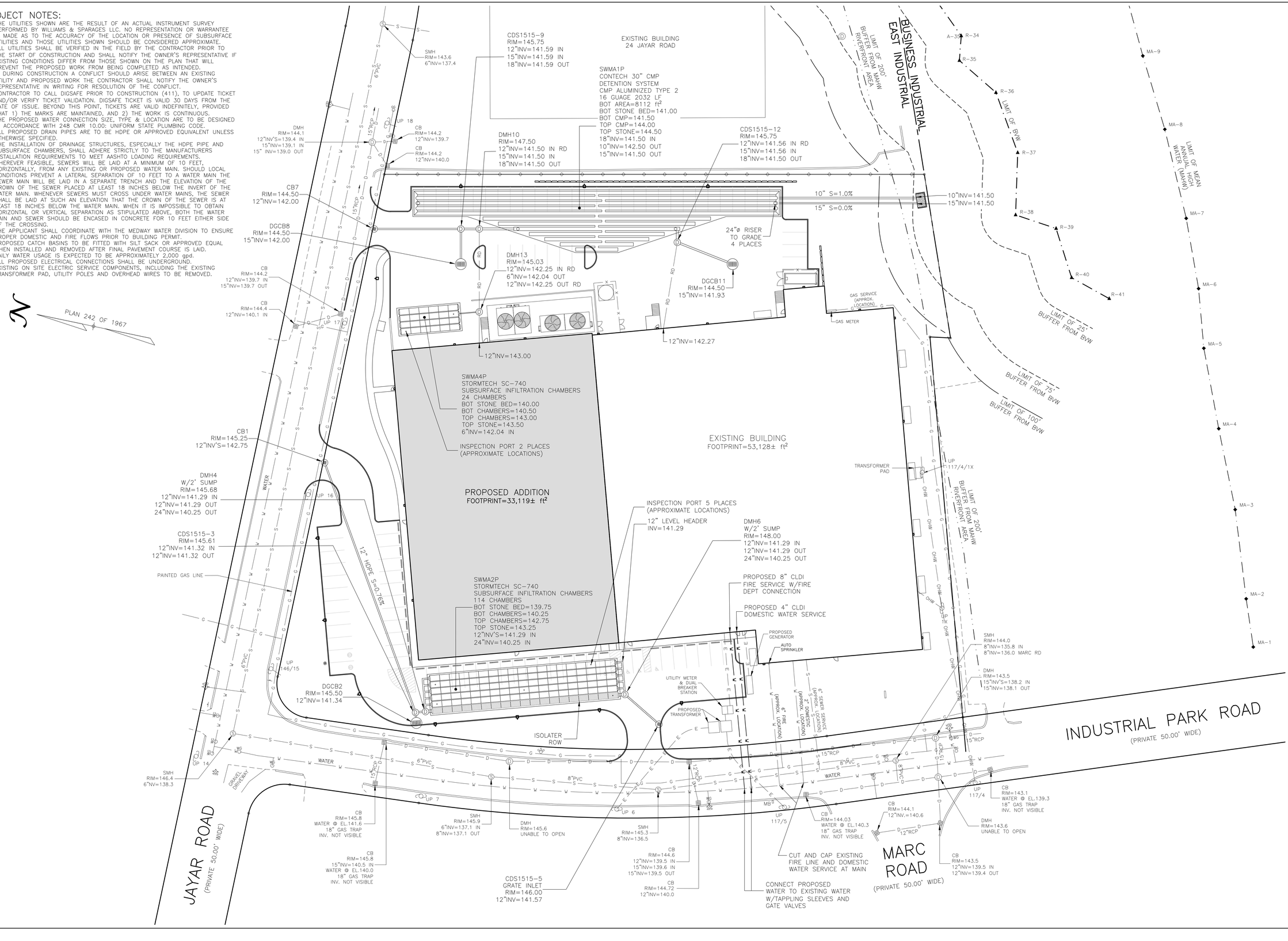
WSENGINEERS.COM

PROJECT NOTES:

1. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OR PRESENCE OF SUBSURFACE UTILITIES AND THOSE UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE.
2. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
3. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (411), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
5. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
6. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
7. THE INSTALLATION OF DRAINAGE STRUCTURES, ESPECIALLY THE HDPE PIPE AND SUBSURFACE CHAMBERS, SHALL ADHERE STRICTLY TO THE MANUFACTURERS INSTALLATION REQUIREMENTS TO MEET AASHTO LOADING REQUIREMENTS.
8. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
9. THE APPLICANT SHALL COORDINATE WITH THE MEDWAY WATER DIVISION TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
10. PROPOSED CATCH BASINS TO BE FITTED WITH SILT SACK OR APPROVED EQUAL WHEN INSTALLED AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.
11. DAILY WATER USAGE IS EXPECTED TO BE APPROXIMATELY 2,000 gpd.
12. ALL PROPOSED ELECTRICAL CONNECTIONS SHALL BE UNDERGROUND.
13. EXISTING ON SITE ELECTRIC SERVICE COMPONENTS, INCLUDING THE EXISTING TRANSFORMER PAD, UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED.



WILLIAMS & SPARAGES
ENGINEERING SURVEYING
189 NORTH MAIN STREET
SUITE 1101
NORTH ATTLEBORO, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

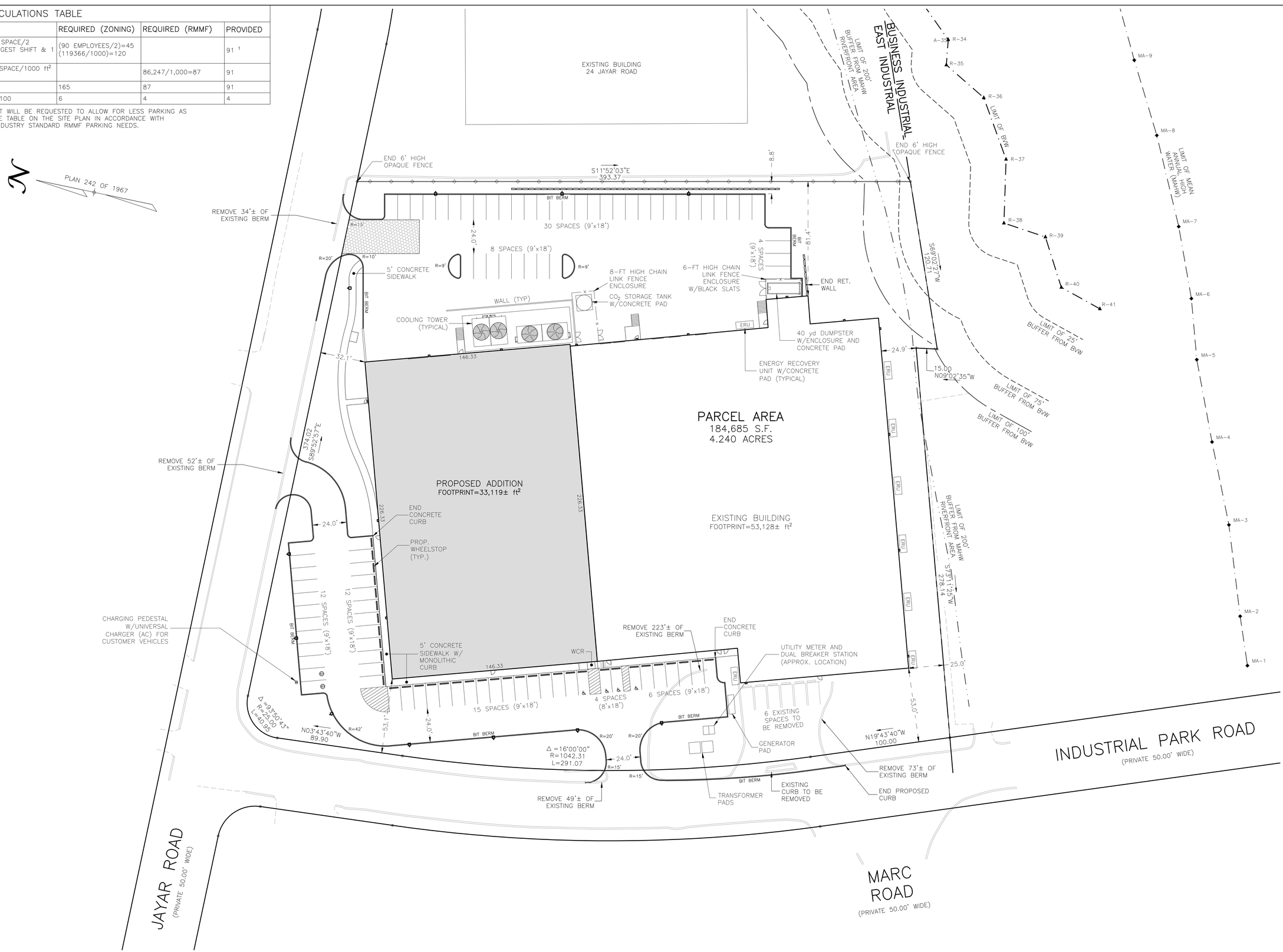
Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

12		11		10			
6	5	4		3	Town Comments / Peer Review	2	Town Comments / Peer Review
					3/7/2022		1/31/2022
					9		8

PARKING CALCULATIONS TABLE			
CATEGORY	REQUIRED (ZONING)	REQUIRED (RMMF)	PROVIDED
MANUFACTURING: 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT & 1 SPACE/1000 ft²	(90 EMPLOYEES/2)=45 (119366/1000)=120		91 [1]
RMMF PARKING: 1 SPACE/1000 ft² OF 86,247 ft²		86,247/1,000=87	91
TOTAL	165	87	91
ACCESSIBILITY: 76–100	6	4	4

1. SPECIAL PERMIT WILL BE REQUESTED TO ALLOW FOR LESS PARKING AS SHOWN ON THE TABLE ON THE SITE PLAN IN ACCORDANCE WITH ACCEPTABLE INDUSTRY STANDARD RMMF PARKING NEEDS.



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SUITE 101
NATICK, MA 01949
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SEAL

SURVEY & LAYOUT PLAN
INDUSTRIAL PARK ROAD

6 INDUSTRIAL PARK ROAD, MEDWAY, MA

12						
11						
10						
9	3/7/2022	Town Comments / Peer Review	4	5	6	
8	1/31/2022	Town Comments / Peer Review	3			
7	10/12/2021	Town Comments / Peer Review	2			
			1			

0' 15' 30' 60'
SCALE: 1"=30'

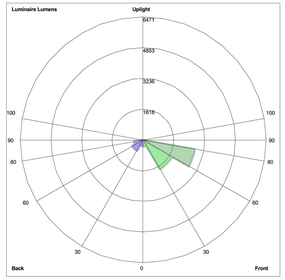
APRIL 1, 2021

DRAWING: C5.1

SHEET 6 OF 14

IES ROAD REPORT
PHOTOMETRIC FILENAME : USSL-P-PA1B-730-U-T4W_6471 LUMENS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=345.4, Medium=1758.4, High=2759.8, Very High=158.2
Back: Low=310.2, Medium=835.5, High=471.6, Very High=32.0
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G2

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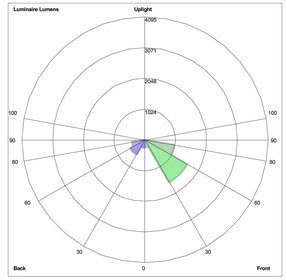
Calculations conform to IESNA standard calculation procedures, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : USSL-P-PA1A-730-U-T2U_4095 LUMENS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=236.8, Medium=1614.9, High=980.1, Very High=39.7
Back: Low=241.2, Medium=542.4, High=417.8, Very High=22.3
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

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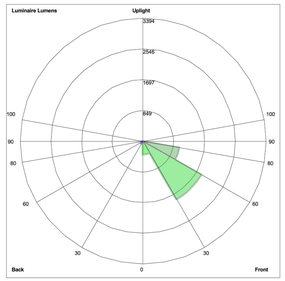
IES ROAD REPORT
PHOTOMETRIC FILENAME : USSL-P-PA1A-730-U-T2R-HSS_3394 LUMENS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=360.3, Medium=1843.1, High=1006.9, Very High=11.1
Back: Low=47.0, Medium=77.6, High=47.3, Very High=0.7
Uplight: Low=0.0, High=0.0

BUG Rating : B0-U0-G1

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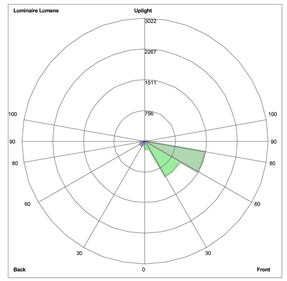
IES ROAD REPORT
PHOTOMETRIC FILENAME : USSL-P-PA1A-730-U-T4W-HSS_3022 LUMENS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=191.7, Medium=989.9, High=1486.2, Very High=56.7
Back: Low=75.5, Medium=129.7, High=91.6, Very High=0.8
Uplight: Low=0.0, High=0.0

BUG Rating : B0-U0-G1

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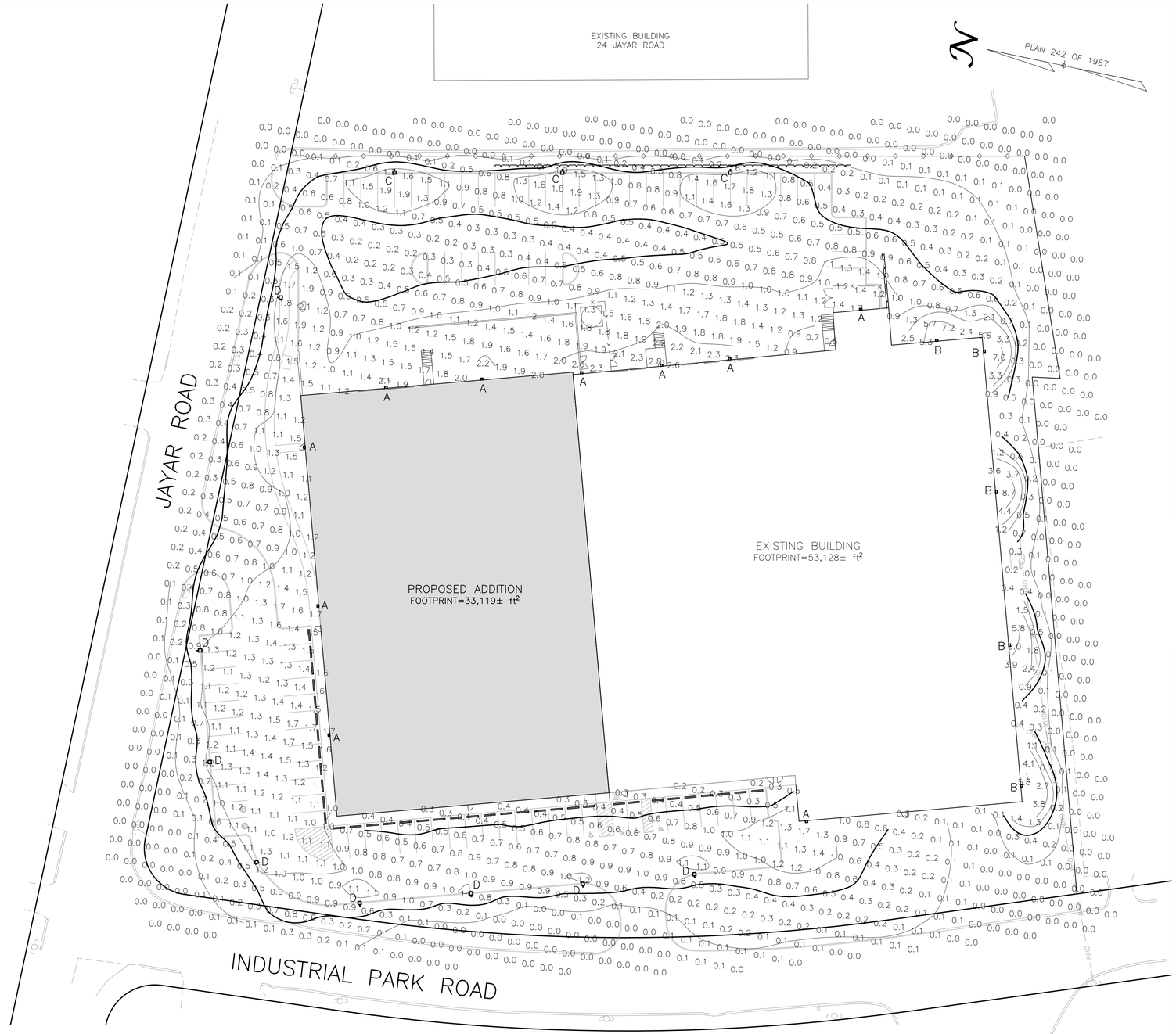

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	CATALOG NUMBER COOPER LIGHTING	DESCRIPTION	LAMP	TILT	LLF	CANDELA FILE
□	A	10	USSL PETITE LED USSL-P-PA1B-730-U-T4W (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE IV WIDE OPTICS 20' MOUNTING HEIGHT (WALL MOUNTED)	3000K 6471 LUMENS PER LAMP	0°	0.85	USSL-P-PA1B-730-U-T4W_6471 LUMENS.IES
□	B	5	USSL PETITE LED USSL-P-PA1A-730-U-T2 (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE 2 OPTICS 8' MOUNTING HEIGHT (WALL MOUNTED)	3000K 4095 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T2U_4095 LUMENS.IES
□	C	3	USSL PETITE LED USSL-P-PA1A-730-U-T2R-HSS (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE 2 OPTICS 20' MOUNTING HEIGHT (POLE MOUNTED)	3000K 3394 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T2R-HSS_3394 LUMENS.IES
□	D	8	USSL PETITE LED USSL-P-PA1A-730-U-T4W-HSS (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE IV WIDE OPTICS 20' MOUNTING HEIGHT (POLE MOUNTED)	3000K 3022 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T4W-HSS_3022 LUMENS.IES

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.62
MAXIMUM FOOT-CANDLES	8.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.65 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.62 / 0.00

NOTES:

1. SECURITY LIGHTING TO BE DETERMINED.
2. ILLUMINANCE VALUES CREATED FROM MANUFACTURERS PHOTOMETRIC DATA.
3. ILLUMINANCE VALUES SHOWN REPRESENT HORIZONTAL FOOTCANDLES AT GROUND LEVEL.
4. FOOT CANDLE VALUES SHOWN DO NOT ACCOUNT FOR LIGHT REFLECTION, EXISTING LIGHT SOURCES, SLOPING GRADE OR EXISTING OR PROPOSED THREE DIMENSIONAL OBJECTS.

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SEAL

PHOTOMETRIC PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

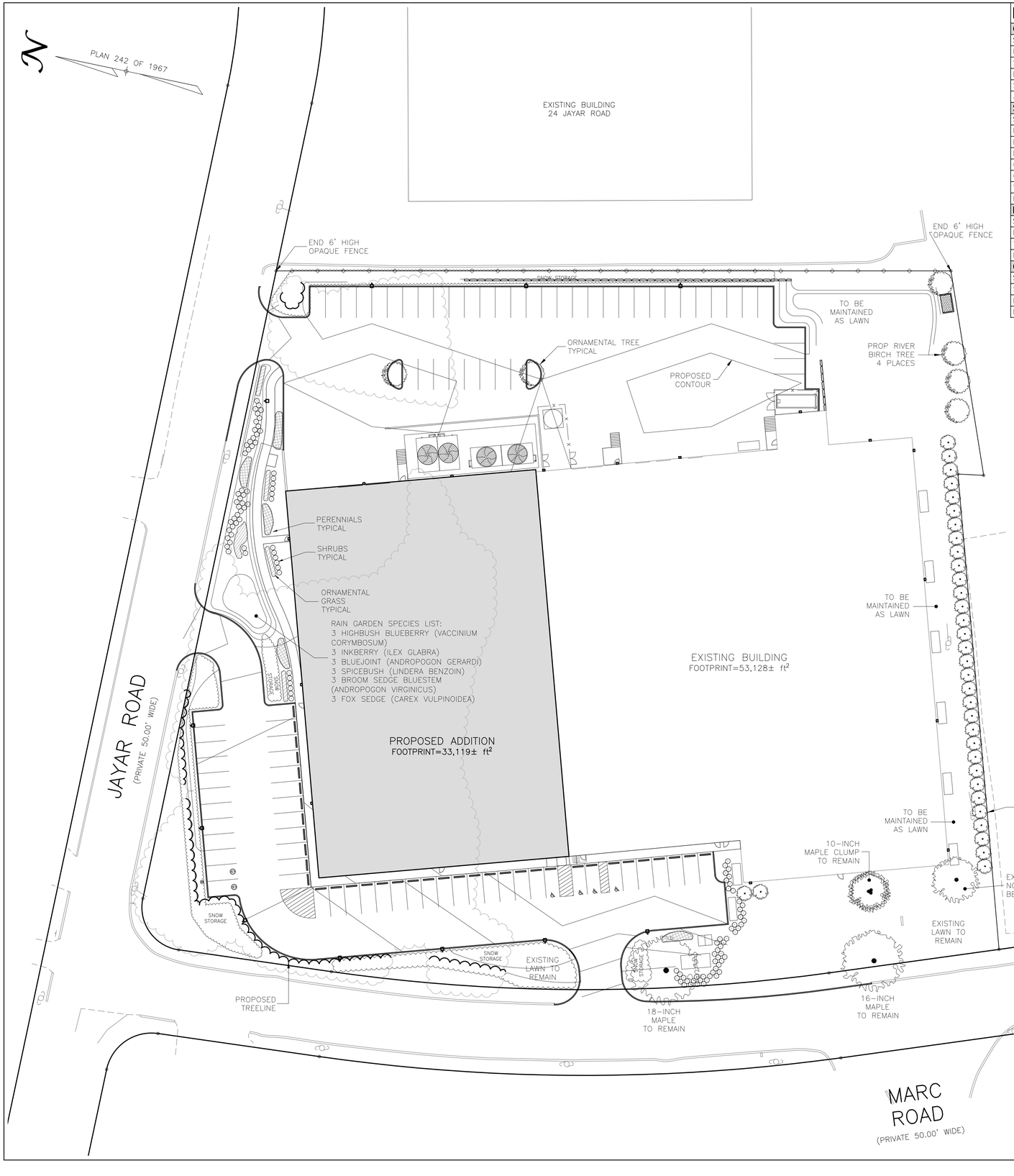
12			
11			
10			
9	3/7/2022	Town Comments / Peer Review	
8	1/3/2022	Town Comments / Peer Review	
7	10/12/2021	Town Comments / Peer Review	
6			
5			
4			
3			
2			
1			

0' 15' 30' 60'
SCALE: 1"=30'

APRIL 1, 2021

DRAWING: C6.1

SHEET 7 OF 14



PLANT SCHEDULE

SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE	NOTES
ORNAMENTAL TREES					
RBC	TBD	BETULA NIGRA	RIVER BIRCH	10'–12' TALL	B&B, MULTI STEM
SBY	TBD	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	8'–10' TALL	B&B, MULTI STEM
ERB	TBD	CERCIS CANADENSIS	EASTERN REDBUD	8'–10' TALL	B&B, SINGLE/MULTI STEM
SMA	TBD	MAGNOLIA STELLATA	STAR MAGNOLIA	8'–10' TALL	B&B, SPECIMEN
JFC	TBD	PRUNUS KANZAN	JAPANESE FLOWERING CHERRY	8'–10' TALL	B&B, SPECIMEN
SHRUBS					
RTD	TBD	CORNUS SERICEA 'ARTIC FIRE'	RED TWIG DOGWOOD	3.5' TALL	B&B, PLANT 36" O.C.
INK	TBD	ILEX GLABRA	INKBERRY	3' TALL	B&B, PLANT 36" O.C.
DFG	TBD	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3.5' TALL	B&B, PLANT 36" O.C.
GLS	TBD	RHUS AROMATICA	GRO–LOW SUMAC	3 GALLON	B&B, PLANT 36" O.C.
OHD	TBD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' TALL	B&B, PLANT 36" O.C.
WBY	TBD	ILEX VERTICILLATA	WINTERBERRY	3' TALL	B&B, PLANT 36" O.C.
HYW	TBD	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5 GALLON	B&B, PLANT 36" O.C.
PERENNIALS					
PCF	TBD	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GALLON	PLANT 18" O.C.
VHM	TBD	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK–EYED SUSAN	1 GALLON	PLANT 18" O.C.
HRD	TBD	PEROVSKIA ATR. 'LITTLE SPIRE'	RUSSIAN SAGE	1 GALLON	PLANT 18" O.C.
ORNAMENTAL GRASS					
SGR	TBD	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	2 GALLON	PLANT 36" O.C.
LBS	TBD	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GALLON	PLANT 36" O.C.
FGR	TBD	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GALLON	PLANT 24" O.C.

PLANTING NOTES

1. DURING CONSTRUCTION CONTRACTOR SHALL PROTECT AND SAVE ALL VEGETATION BEYOND THE LIMIT OF GRADING ACTIVITIES.
2. ALL PROPOSED PLANTINGS SHALL BE ADJUSTED TO ACCOMMODATE UNDERGROUND UTILITIES.
3. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. IN THE EVENT OF DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE DRAWINGS, THE DEPICTION OF THE PLANTS ON THE DRAWINGS SHALL GOVERN.
5. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
6. ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD TO BE BALLED AND BURLAPED.
7. ALL LOAM AREAS FOR PLANT BEDS SHALL BE UNIFORM IN COMPOSITION AND FREE FROM SUBSOIL, STONES LARGER THAN 1" AND NOXIOUS MATERIALS.
8. ALL PLANT SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
9. ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED AND/OR BARK MULCH. BEGINNING AND ENDING POINTS OF GRASS AND MULCH TO BE DETERMINED IN FIELD WITH OWNER AUTHORIZATION.
10. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
11. ALL WORK TO COMPLY TO ORDER OF CONDITIONS ISSUED FOR PROJECT. SEE CONDITIONS PRIOR TO LANDSCAPE WORK.
12. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
13. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.
14. PROVIDE SOIL DEPTH ACCORDING TO CONSTRUCTION DETAILS FOR TREES.
15. PROVIDE 18" SOIL DEPTH FOR ALL SHRUBS AND PERENNIALS.
16. PROVIDE 6" SOIL DEPTH FOR ALL GROUNDCOVER.
17. PROVIDE 6" SOIL DEPTH FOR ALL SOD/SEED.
18. ALL SPECIES WITHIN THE RAIN GARDEN SHALL BE PURCHASED FROM A NURSERY SPECIALIZING IN THE PROPOGATION OF PLANTS NATIVE TO MASSACHUSETTS. SPECIES SHALL BE SELECTED FROM THE PROPOSED SPECIES LIST FOR EACH AREA.
19. CONTRACTOR SHALL REMOVE DEAD SCRUB BRUSH AND SHALL REMOVE SMALL DEAD TREES IN THE PROPOSED TREE SAVE AREAS. EXISTING TREES TO REMAIN SHALL ALSO BE PRUNED WITH THE ADVICE OF A LANDSCAPE CONTRACTOR TO REMOVE DEAD LIMBS TO IMPROVE THE HEALTH OF THE REMAINING TREES.

PROJECT NOTES

1. STOCKPILING OF SNOW AT DRIVEWAY/DRIVEWAY AND DRIVEWAY/STREET INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT.

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SEAL

LANDSCAPE PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

12				
11				
10				
9				
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6				
5				
4	Town Comments / Peer Review	3/7/2022		
3	Town Comments / Peer Review	1/3/2022		
2	Town Comments / Peer Review	10/12/2021		
1				

0' 15' 30' 60'
SCALE: 1"=30'

APRIL 1, 2021

DRAWING: C7.1

SHEET 8 OF 14

EARTHWORK CALCULATIONS

PROPOSED ADDITION:
Volumes calculated to one foot below finished floor grade
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_ADDITION(210930).tin

Cut volume: 0.0 C.F., 0.00 C.Y.
Fill volume: 65,678.5 C.F., 2,432.54 C.Y.

Area in Cut : 0.0 S.F., 0.00 Acres
Area in Fill: 33,118.9 S.F., 0.76 Acres
Total inclusion area: 33,118.9 S.F., 0.76 Acres

Average Fill Depth: 1.98 feet
Cut to Fill ratio: 0.00
Import Volume: 2,432.5 C.Y.
Elevation Change To Reach Balance: -1.983
Volume Change Per .1 ft: 122.7 C.Y.

Cut (C.Y.) / Area (acres): 0.00
Fill (C.Y.) / Area (acres): 3199.43

Max Fill: 3.761 at 5031.208,5798.474

PROPOSED PARKING AREAS:
Volumes calculated to one foot below finished pavement grade
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_PARKING_BASE(211001).tin

Cut volume: 32,363.5 C.F., 1,198.65 C.Y.
Fill volume: 14,770.0 C.F., 547.04 C.Y.

Area in Cut : 31,791.1 S.F., 0.73 Acres
Area in Fill: 19,995.0 S.F., 0.46 Acres
Total inclusion area: 51,855.3 S.F., 1.19 Acres

Average Cut Depth: 1.02 feet
Average Fill Depth: 0.74 feet
Cut to Fill ratio: 2.19
Export Volume: 651.6 C.Y.
Elevation Change To Reach Balance: 0.339
Volume Change Per .1 ft: 192.1 C.Y.

Cut (C.Y.) / Area (acres): 1006.90
Fill (C.Y.) / Area (acres): 459.53

Max Cut: 5.609 at 5071.852,5663.121
Max Fill: 2.761 at 5031.208,5798.474

PROPOSED GRASS AREAS:
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_GRASS(210930).tin

Cut volume: 16,703.8 C.F., 618.66 C.Y.
Fill volume: 14,113.6 C.F., 522.72 C.Y.

Area in Cut : 13,714.2 S.F., 0.31 Acres
Area in Fill: 20,144.6 S.F., 0.46 Acres
Area exactly in daylight: 7,595.5 S.F., 0.17 Acres
Total inclusion area: 41,454.3 S.F., 0.95 Acres
Total exclusion area: 138,102.4 S.F., 3.17 Acres

Average Cut Depth: 1.22 feet
Average Fill Depth: 0.70 feet
Cut to Fill ratio: 1.18
Export Volume: 95.9 C.Y.
Elevation Change To Reach Balance: 0.062
Volume Change Per .1 ft: 153.5 C.Y.

Cut (C.Y.) / Area (acres): 650.09
Fill (C.Y.) / Area (acres): 549.28

Max Cut: 5.424 at 5120.687,5593.986
Max Fill: 4.012 at 4815.741,5729.176

TOTAL EXPORT VOLUME:
0.00 C.Y. + 1,198.65 C.Y. + 618.66 C.Y. = 1,817 ± C.Y.

TOTAL IMPORT VOLUME:
2,432.54 C.Y. + 547.04 C.Y. + 522.72 C.Y. = 3,502 ± C.Y.

NET VOLUME:
3,502 C.Y. ± - 1,817 C.Y. ± = 1,685 C.Y. ± IMPORT

PLAN 242 OF 1967

EXISTING BUILDING
24 JAYAR ROAD

PROPOSED CONSTRUCTION ENTRANCE

END SILTFENCE/LIMIT OF WORK W/MULCH SOCK (DISTURBED LAND AREA WITHIN LIMIT OF WORK=126,427 ft²)

END SILTFENCE W/MULCH SOCK

EXISTING CATCH BASIN TO BE FITTED WITH SILTSACK OR APPROVED EQUAL PRIOR TO CONSTRUCTION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.

SWMA3P
RAIN GARDEN
BOT FILTER LAYER=141.50
TOP FILTER LAYER=142.00
TOP PLANTING SOIL=144.00
TOP MULCH=144.25
TOP PONDING=145.00

ALL PROPOSED CATCH BASINS TO BE FITTED WITH SILTSACK OR APPROVED EQUAL AFTER INSTALLATION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID (TYPICAL 4 PLACES)

CONTRACTOR STAGING AREA

PROPOSED ADDITION
FF ELEV.=149.2
FOOTPRINT=33,119± ft²

STOCKPILE AREA W/SILT FENCE

EXISTING BUILDING
FOOTPRINT=53,128± ft²

EXISTING CATCH BASIN TO BE FITTED WITH SILTSACK OR APPROVED EQUAL PRIOR TO CONSTRUCTION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.

SILTFENCE/LIMIT OF WORK W/MULCH SOCK

LSP1
RIP-RAP LEVEL SPREADER
15"INV=141.50
10"INV=141.50
BOT. EL.=141.00
SIDE GRANITE EL.=141.67
FRONT GRANITE EL.=141.50

BUSINESS INDUSTRIAL
EAST INDUSTRIAL

LIMIT OF 200' BUFFER FROM MAHW RIVERFRONT AREA

LIMIT OF BVW

LIMIT OF MEAN ANNUAL HIGH WATER (MAHW)

LIMIT OF 25' BUFFER FROM BVW

LIMIT OF 75' BUFFER FROM BVW

LIMIT OF 100' BUFFER FROM BVW

GRAVEL PICF

TRANSFORMER PAD

UP 117/4/1X

DMH RIM=144.1 12"INV'S=139.4 IN 15"INV=139.1 IN 15" INV=139.0 OUT

CB RIM=144.2 12"INV=139.7

CB RIM=144.2 12"INV=140.0

CB RIM=144.2 12"INV=139.7 IN 15"INV=139.7 OUT

CB RIM=144.4 12"INV=140.1 IN

DMH RIM=143.5 15"INV'S=138.2 IN 15"INV=138.1 OUT

CB RIM=145.8 WATER @ EL.141.6 18" GAS TRAP INV. NOT VISIBLE

CB RIM=145.8 15"INV=140.5 IN WATER @ EL.140.0 18" GAS TRAP INV. NOT VISIBLE

DMH RIM=145.6 UNABLE TO OPEN

CB RIM=144.6 12"INV=139.5 IN 15"INV=139.6 IN 15"INV=139.5 OUT

CB RIM=144.72 12"INV=140.0

CB RIM=144.03 WATER @ EL.140.3 18" GAS TRAP INV. NOT VISIBLE

CB RIM=144.1 12"INV.=140.6

CB RIM=143.1 WATER @ EL.139.3 18" GAS TRAP INV. NOT VISIBLE

DMH RIM=143.6 UNABLE TO OPEN

CB RIM=143.5 12"INV=139.5 IN 12"INV=139.4 OUT

JAYAR ROAD
(PRIVATE 50.00' WIDE)

MARC ROAD
(PRIVATE 50.00' WIDE)

INDUSTRIAL PARK ROAD
(PRIVATE 50.00' WIDE)

GRAVEL DRIVEWAY

MA-9 MA-8 MA-7 MA-6 MA-5 MA-4 MA-3 MA-2 MA-1

A-34 R-34 A-35 R-35 A-36 R-36 A-37 R-37 A-38 R-38 A-39 R-39 A-40 R-40 A-41 R-41

WILLIAMS & SPARAGES
ENGINEERING SURVEYING
189 NORTH MAIN STREET
SUITE 1101
MIDDLEBORO, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

12			
11			
10			
9	4	3/7/2022	Town Comments / Peer Review
8	3	1/3/2022	Town Comments / Peer Review
7	2	10/12/2021	Town Comments / Peer Review
6	1		
5			

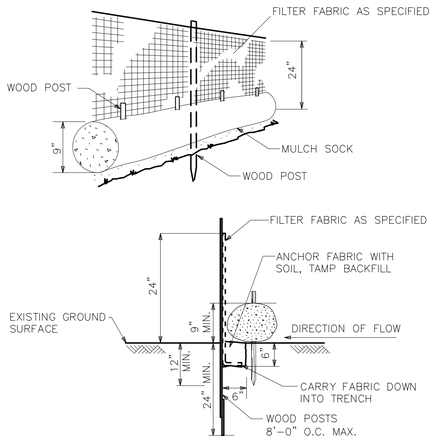
EROSION & SEDIMENT CONTROL PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

0' 15' 30' 60'
SCALE: 1"=30'

APRIL 1, 2021

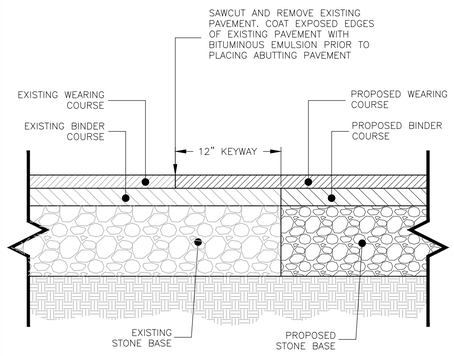
DRAWING: C8.1

SHEET 9 OF 14



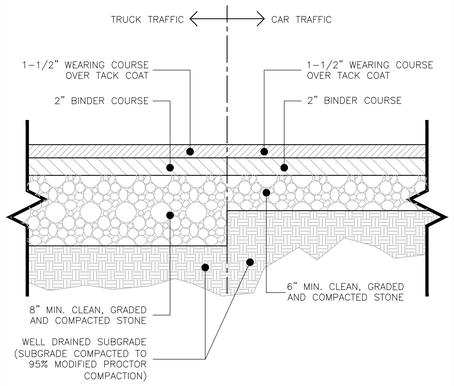
SILTFENCE WITH MULCH SOCK

(NOT TO SCALE)



PAVEMENT KEYWAY

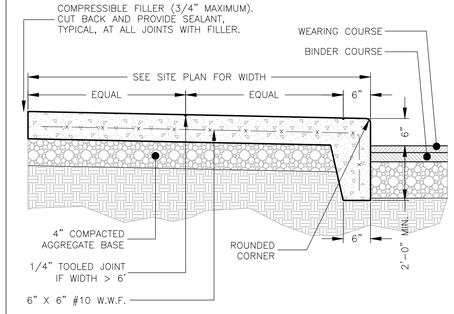
NOT TO SCALE



PAVEMENT SECTION

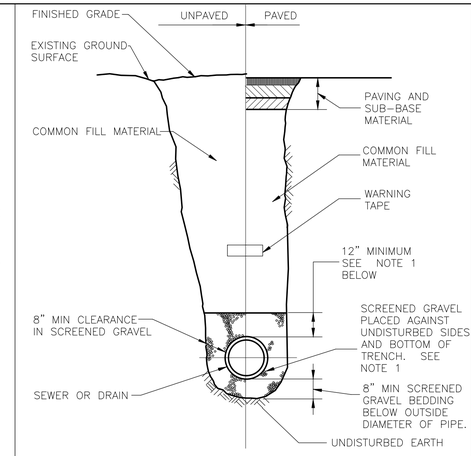
(NOT TO SCALE)

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



CONCRETE SIDEWALK (BUILDING PERIMETER)

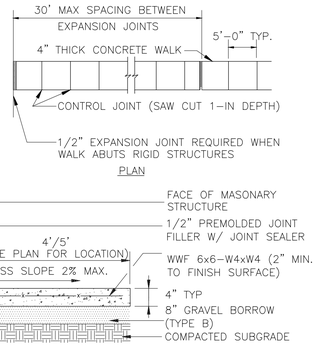
NOT TO SCALE



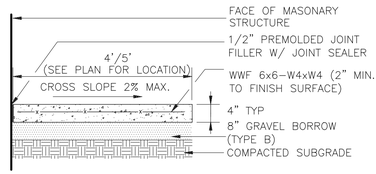
1. FOR PIPES OTHER THAN PVC, SELECTED COMMON FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE

TRENCH FOR GRAVITY PIPE

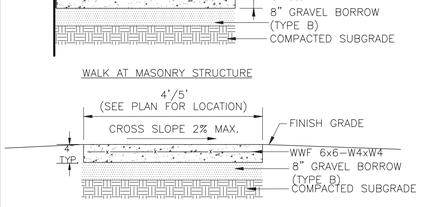
(NOT TO SCALE)



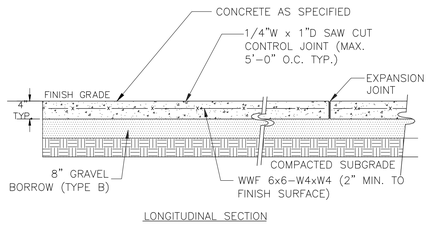
PLAN



WALK AT MASONRY STRUCTURE



TYPICAL CROSS SECTION



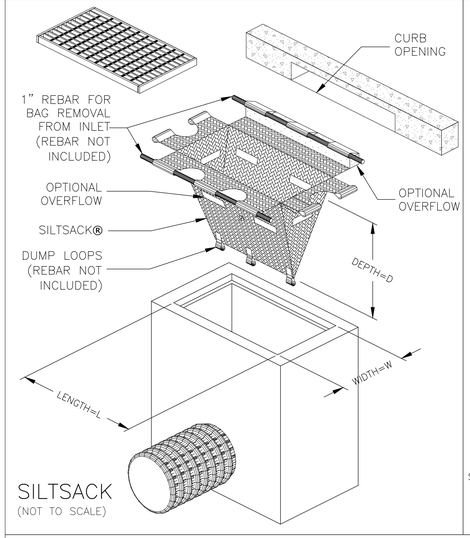
LONGITUDINAL SECTION

NOTES

1. SURFACE SHALL BE BROOM FINISH UNLESS OTHERWISE NOTED. FINISH SURFACE SHALL BE SLOPED FOR POSITIVE DRAINAGE AND SHALL SLOPE AWAY FROM STRUCTURES.
2. EXPANSION JOINTS SHALL NOT EXCEED 30' O.C. AND SHALL BE PLACED AT ALL BUILDING ABUTMENTS.
3. CONTROL JOINTS SHALL NOT EXCEED 5' O.C. UNLESS OTHERWISE NOTED.

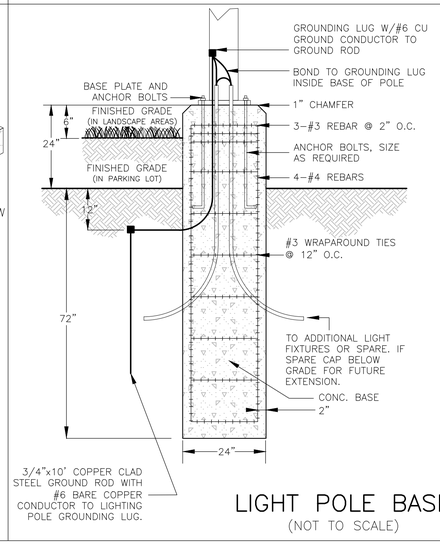
CONCRETE WALKWAY

(NOT TO SCALE)



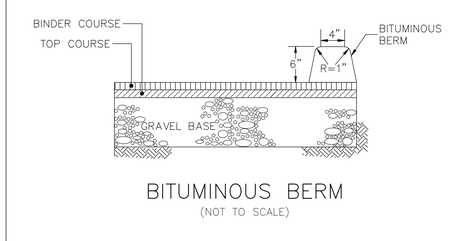
SILTSACK

(NOT TO SCALE)



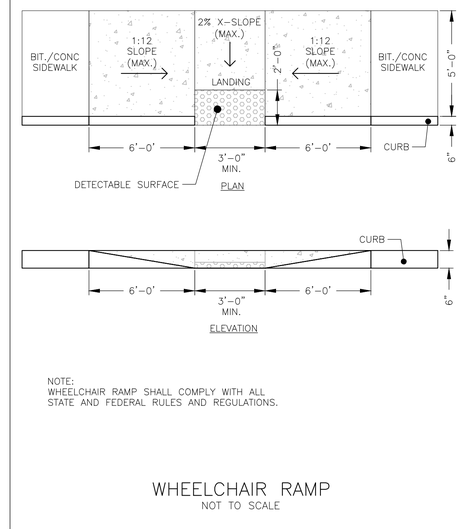
LIGHT POLE BASE

(NOT TO SCALE)



BITUMINOUS BERM

(NOT TO SCALE)



PLAN

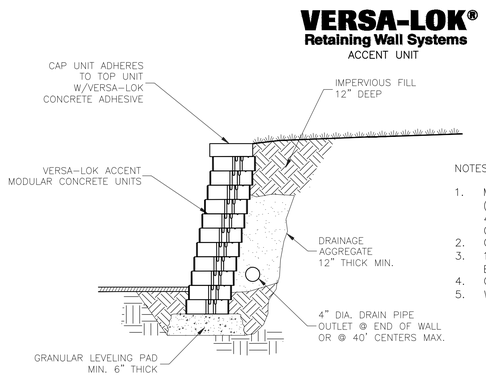
ELEVATION

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

WHEELCHAIR RAMP

NOT TO SCALE

VERSA-LOK®
Retaining Wall Systems
ACCENT UNIT

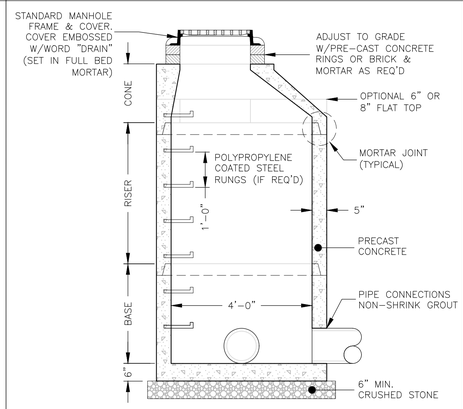


NOTES:

1. MAXIMUM HEIGHT NON REINFORCED WALLS IN SILTY CLAY (SOIL FRICTION ANGLE = 28°) IS 10'8", 9'4", AND 5'5" FOR 45°, 39°, AND 24° BLOCKS. TALLER WALLS BUILT WITH GOE-GRID OR SET-BACK EFFECT.
2. CONCRETE: 3,000 PSI MINIMUM AFTER 28 DAYS.
3. 1" SETBACK PER ROW ON A STRAIGHT WALL (ANGLE OF BATTER 3.6°) CURVED WALL 1-2.7" PER ROW.
4. CORNER BLOCK CUT FOR USE ON LEFT AND RIGHT SIDE.
5. WALLS ABOVE 4' IN HEIGHT REQUIRE A BUILDING PERMIT.

TYPICAL SECTION-UNREINFORCED RETAINING WALL

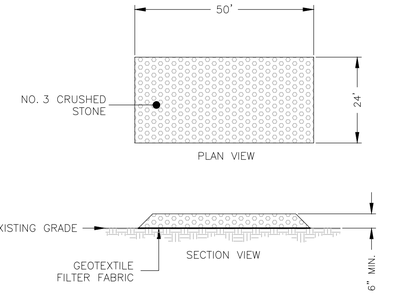
(NOT TO SCALE)



PRE-CAST DRAIN MANHOLE

NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



TRACKING PAD

(NOT TO SCALE)

WILLIAMS & SPARAGES
ENGINEERING
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

Drawing Issued for Review
Drawing Issued for Permit
Drawing Issued for Construction

SEAL

12	11	10	9	8	7	6	5	4
			3/7/2022	1/31/2022	10/12/2021			
3	Town Comments / Peer Review							
2	Town Comments / Peer Review							
1	Town Comments / Peer Review							

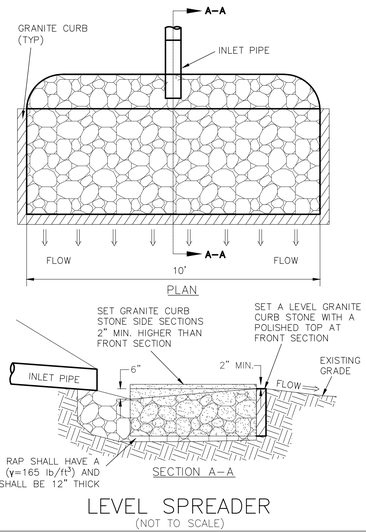
CONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

SCALE: NONE

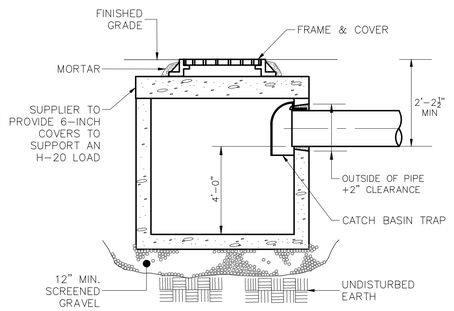
APRIL 1, 2021

DRAWING: C9.1

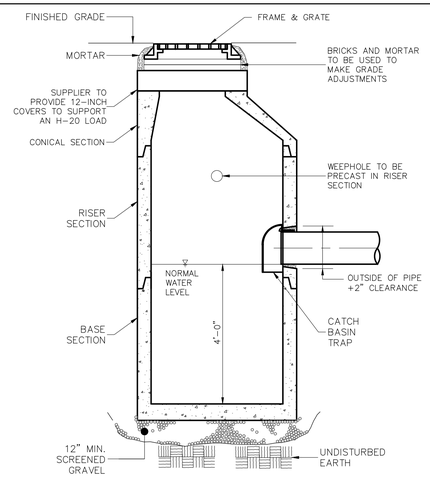
SHEET 10 OF 14



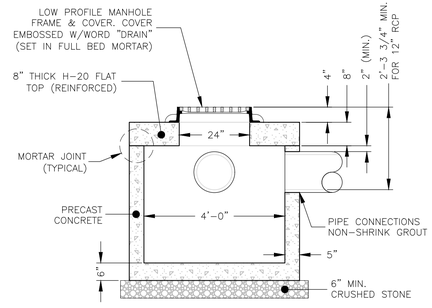
LEVEL SPREADER
(NOT TO SCALE)



PRECAST SHALLOW CATCH BASIN
(NOT TO SCALE)

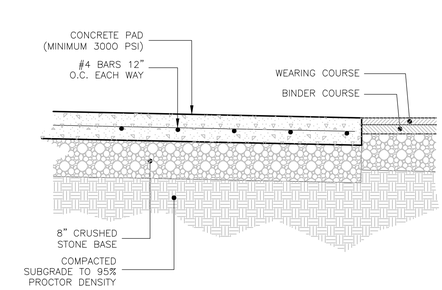


PRECAST CATCH BASIN
(NOT TO SCALE)



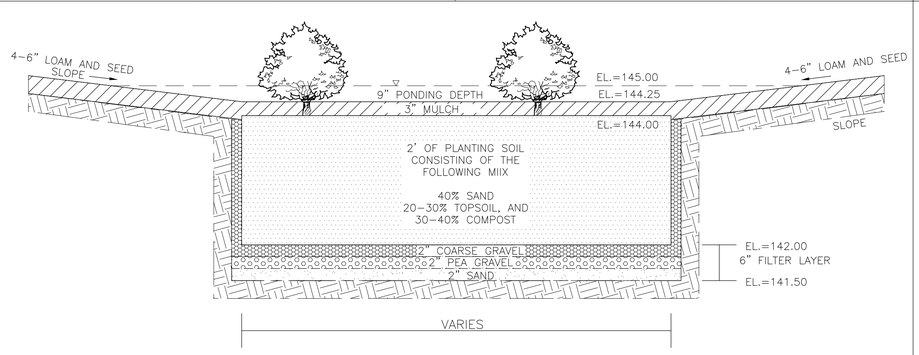
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H–20 DESIGN LOADING PER AASHTO HS–20–44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

REDUCED COVER DRAIN MANHOLE
(NOT TO SCALE)

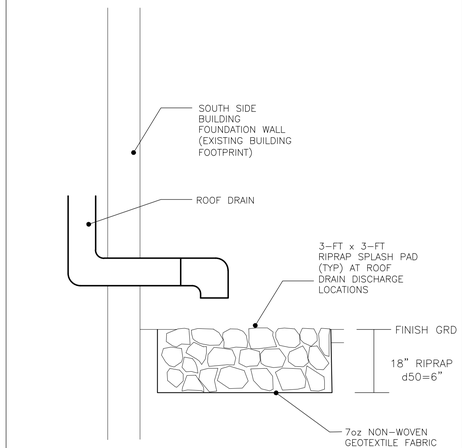


NOTE:
1. REFER ALSO TO MECHANICAL AND STRUCTURAL DRAWINGS.

DUMPSTER PAD



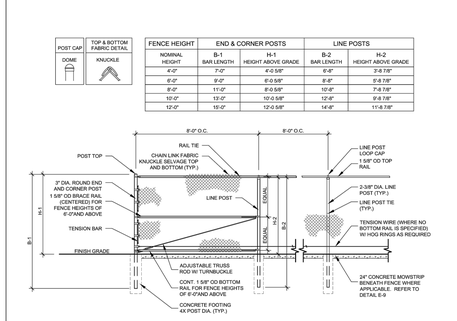
RAIN GARDEN/BIORETENTION CELL
(NOT TO SCALE)



ROOF DRAIN SPLASH PAD
(NOT TO SCALE)

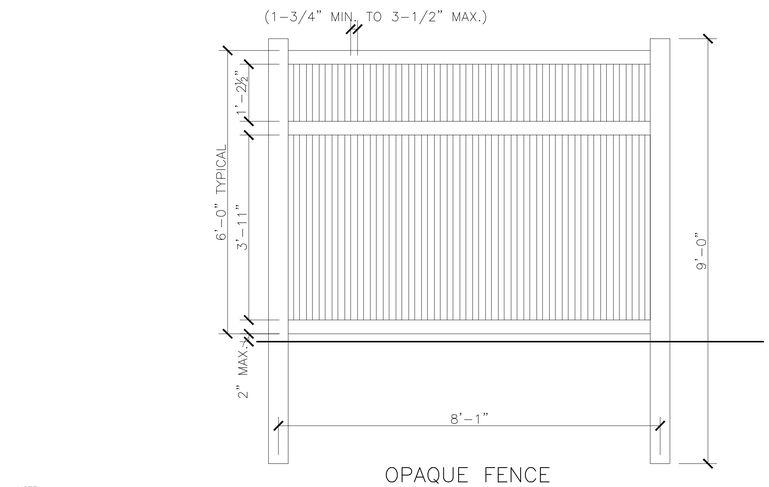
NOTE:
1. MODEL NUMBER 125–30, AS MANUFACTURED BY DUMOR, INC, OR APPROVED EQUAL.
2. 7 BIKE CAPACITY.

BIKE RACK
(NOT TO SCALE)



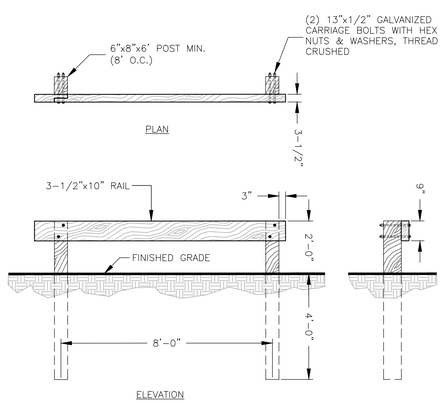
FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
5'-0"	9'-0"	5'-0 5/8"	8'-8"	5'-8 7/8"
6'-0"	11'-0"	6'-0 5/8"	10'-8"	7'-8 7/8"
10'-0"	13'-0"	10'-0 5/8"	12'-8"	9'-8 7/8"
12'-0"	15'-0"	12'-0 5/8"	14'-8"	11'-8 7/8"

CHAIN LINK FENCE
(NOT TO SCALE)



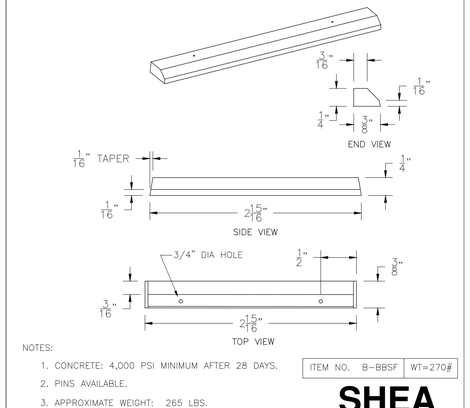
NOTE:
1. CONTRACTOR TO USE VINYL FENCING. COORDINATE COLOR SELECTION WITH OWNER.

OPAQUE FENCE
(NOT TO SCALE)



NOTE:
1. ALL SPLICES TO BE AT POSTS.
2. USE PRESSURE TREATED WOOD.

WOOD GUARDRAIL–WOOD POSTS
NOT TO SCALE



NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. PINS AVAILABLE.
3. APPROXIMATE WEIGHT: 265 LBS.

ITEM NO.	B–BBSF	WT=270#

SHEA
OR APPROVED EQUAL

CURB STOP DETAIL
(NOT TO SCALE)

WILLIAMS & SPARAGES
ENGINEERING SURVEYING
189 NORTH MAIN STREET
SUITE 1 FOXBORO, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
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Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
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Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

Drawing Issued for Review
Drawing Issued for Permit
Drawing Issued for Construction

SEAL

CONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

12				
11				
10				
9	3/7/2022	Town Comments / Peer Review	3	
8	1/3/2022	Town Comments / Peer Review	2	
7	10/12/2021	Town Comments / Peer Review	1	

SCALE: NONE

APRIL 1, 2021

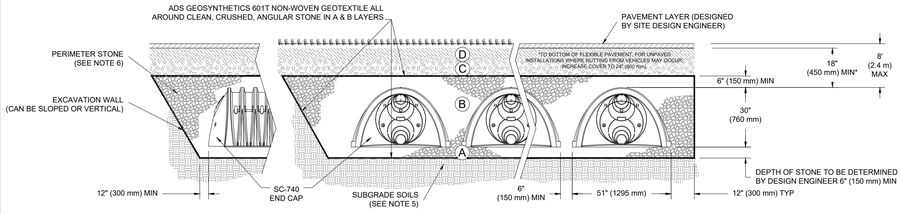
DRAWING: C9.2

SHEET 11 OF 14

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2] [3]

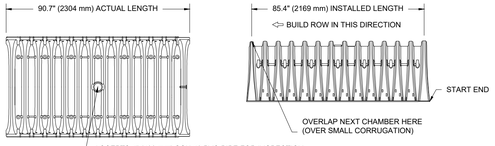
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

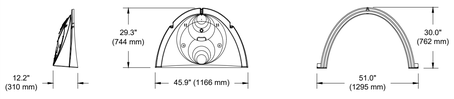


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH SC-740 CROSS SECTION
NOT TO SCALE

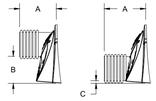




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

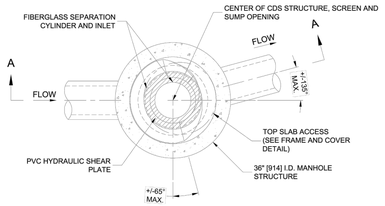
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

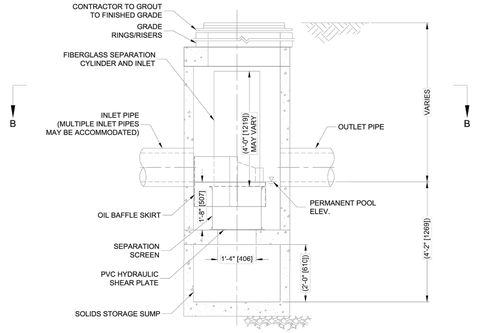
* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

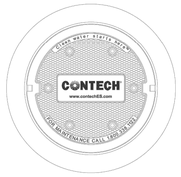
STORMTECH SC-740 TECHNICAL SPECIFICATIONS
NOT TO SCALE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



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

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

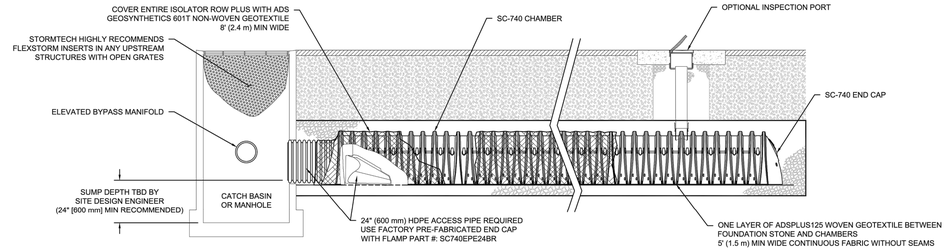
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL 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 ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 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 AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, 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 ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL



STORMTECH SC-740 ISOLATER ROW
NOT TO SCALE

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

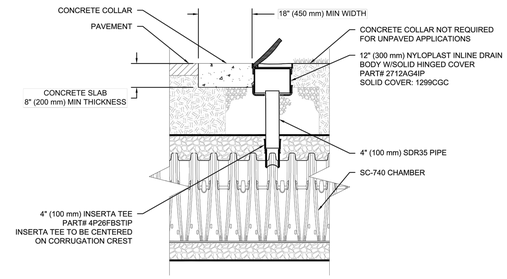
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



STORMTECH SC-740 INSPECTION PORT
NOT TO SCALE

WILLIAMS & SPARAGES
ENGINEERING SURVEYING
189 NORTH MAIN STREET
SUITE 101
NATICK, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WORCHNER.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

Drawing Issued for Review
Drawing Issued for Permit
Drawing Issued for Construction

SEAL

CONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

SCALE: NONE

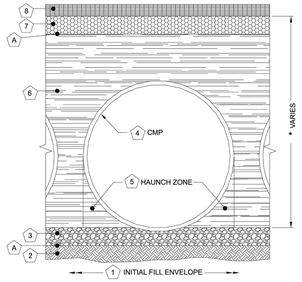
APRIL 1, 2021

6	5	4	3	2	1				12	11	10	9	8	7
			Town Comments / Peer Review	Town Comments / Peer Review	Town Comments / Peer Review							3/7/2022	1/3/2022	10/12/2021

DRAWING: C9.3

SHEET 12 OF 14

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 7,296,692; 7,486,062; 7,806,627; 8,faint; 8,faint; 8,faint



DETENTION SYSTEMS - CMP DETENTION / CMP DRAINAGE

	Material Location	Description	Material Designation	Designation
8	Rigid or Flexible Pavement (if applicable)			
7	Road Base (if applicable)			
A	Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
6	Backfill	Well graded granular material which may contain small amounts of silt or clay.	AASHTO M 145- A-1, A-2, A-3	Placed in 8" +/- loose lifts and compacted to 90% *Standard Proctor Per* AASHTO T 99
3	Bedding Stone	Well graded granular bedding material w/maximum particle size of 3"	AASHTO M43 - 3,357,4,467, 5, 56, 57	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the foundation to a slight v-shape. Unsuitable material should be over-excavated and re-placed with a 4"-6" layer of well graded & granular stone per the material designation. See AASHTO 26.3.8.1 / 26.5.3 Bedding Info.
A	Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types

* *Note: Backfill using controlled low-strength material (CLSM, "flash fill" or "flowable fill") when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.*

1 MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

FOUNDATION/BEDDING PREPARATION

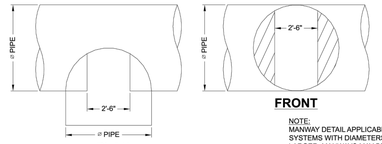
2 PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

5 HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMALLY COMPACTED WITHOUT SOFT SPOTS.

BACKFILL

WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.



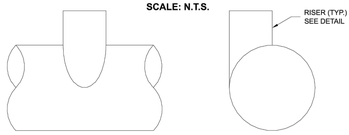
PLAN

FRONT

TYPICAL MANWAY DETAIL

SCALE: N.T.S.

NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.



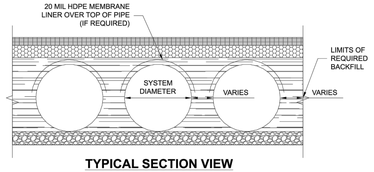
ELEVATION

END

TYPICAL RISER DETAIL

SCALE: N.T.S.

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.



TYPICAL SECTION VIEW

LINER OVER ROWS
SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

C:\CONTECH\TEMP_INTERCHGE_18.DWG 10/18/2019 9:00 AM

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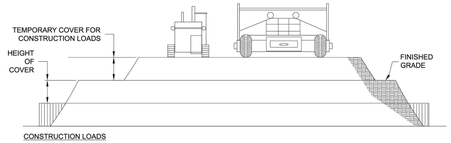
DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO4174 MEDW-0017
30" CMP Detention -
,
DETENTION SYSTEM

PROJECT No.: 2899	SEQ. No.: 4174	DATE: 1/3/2022
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D2		



CONSTRUCTION LOADS

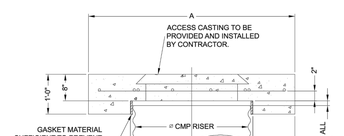
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

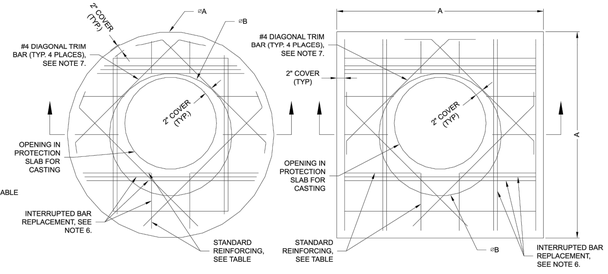
SCALE: N.T.S.



SECTION VIEW

REINFORCING TABLE				
⌀ CMP RISER	A	⌀ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	⌀ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	⌀ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	⌀ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	⌀ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	⌀ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW

SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

C:\CONTECH\TEMP_INTERCHGE_18.DWG 10/18/2019 9:00 AM

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DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO4174 MEDW-0017
30" CMP Detention -
,
DETENTION SYSTEM

PROJECT No.: 2899	SEQ. No.: 4174	DATE: 1/3/2022
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D3		

WILLIAMS & SPARAGES
LAND PLANNING, ENGINEERING, SURVEYING
189 NORTH MAIN STREET
SUITE 110
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSCONSULTANTS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

Drawing Issued for Review
Drawing Issued for Permit
Drawing Issued for Construction

SEAL

CONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

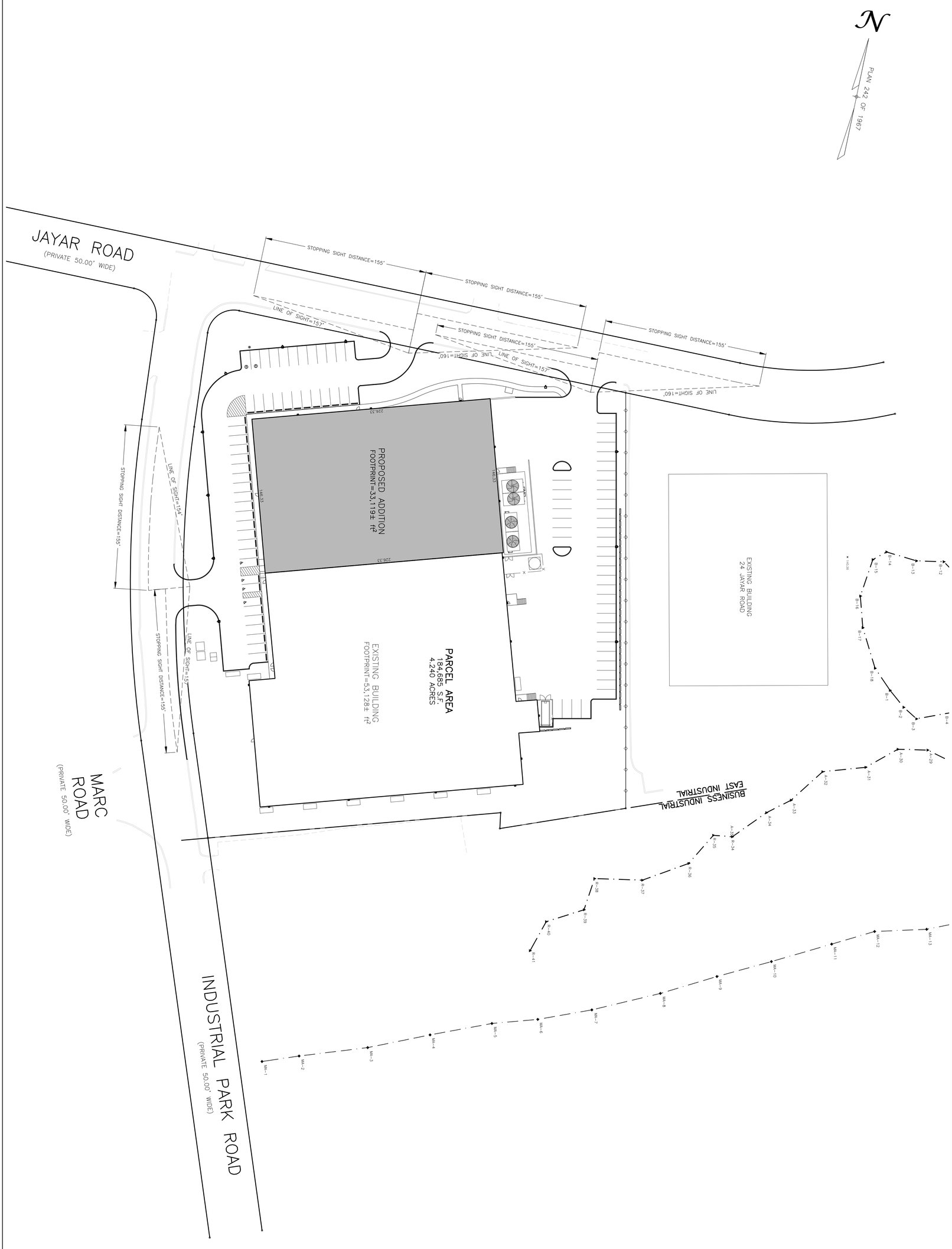
SCALE: NONE

6		12	
5		11	
4		10	
3	Town Comments / Peer Review	9	3/7/2022
2	Town Comments / Peer Review	8	1/3/2022
1	Town Comments / Peer Review	7	10/12/2021

APRIL 1, 2021

DRAWING: C9.4

SHEET 13 OF 14



STOPPING SIGHT DISTANCE PLAN
INDUSTRIAL PARK ROAD

6 INDUSTRIAL PARK ROAD, MEDWAY, MA

DRAWING: C10.1

SHEET 14 OF 14

0' 15' 30' 60'

SCALE: 1"=30'

OCTOBER 1, 2021

6			12		
5			11		
4			10		
3	Town Comments / Peer Review	3/7/2022	9		
2	Town Comments / Peer Review	1/3/2022	8		
1	Town Comments / Peer Review	10/12/2021	7		

SEAL

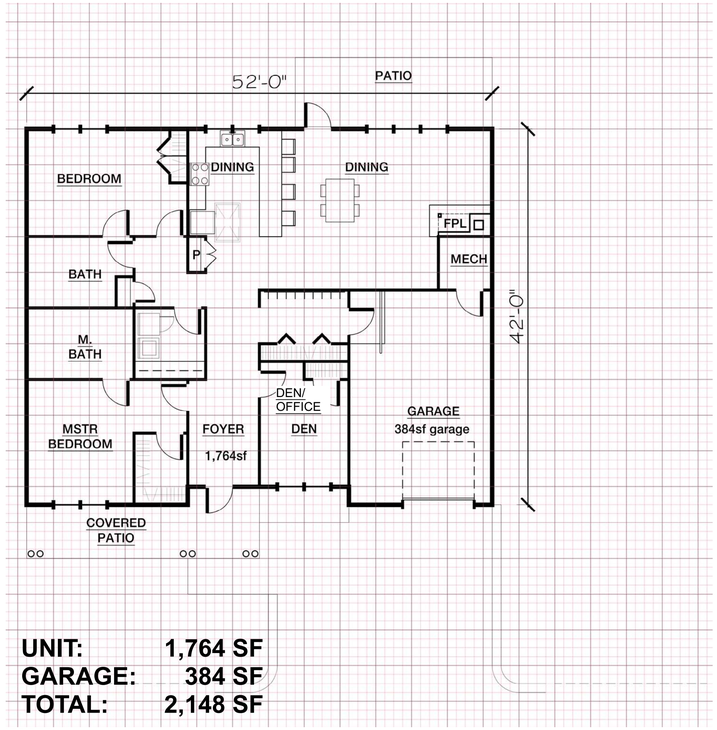
Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

Owner:
Medway Flower, LLC
990 Paradise Road
Swapscott, MA 01907

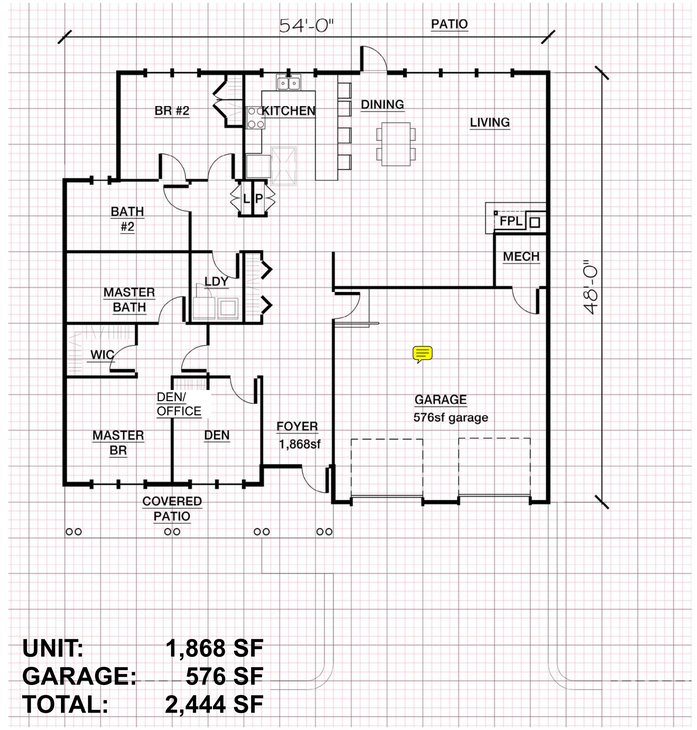
Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

WILLIAMS & SPARAGES
ENGINEERS · PLANNERS · SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM



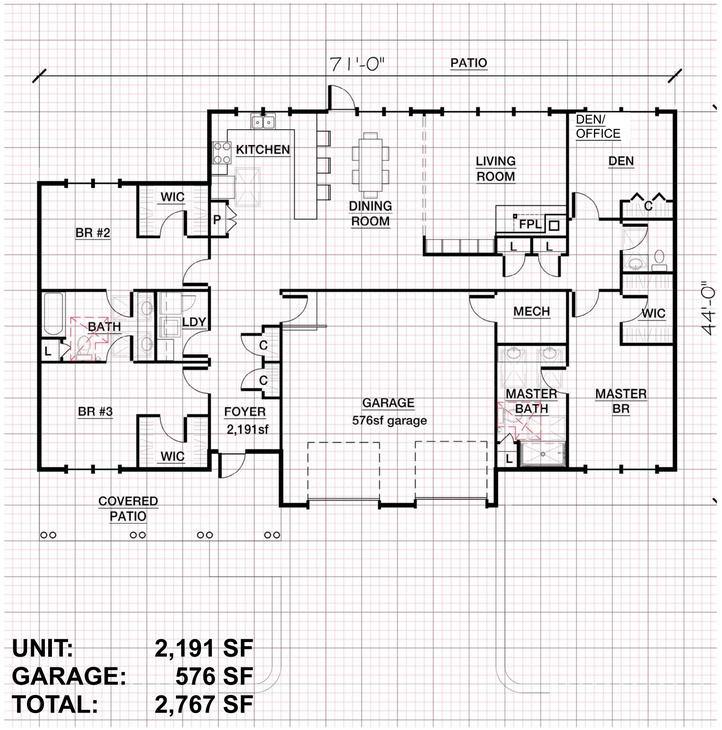
UNIT: 1,764 SF
GARAGE: 384 SF
TOTAL: 2,148 SF

3 2 BED - 1 CAR
Scale: 1/8" = 1'-0"



UNIT: 1,868 SF
GARAGE: 576 SF
TOTAL: 2,444 SF

2 2 BED - 2 CAR
Scale: 1/8" = 1'-0"



UNIT: 2,191 SF
GARAGE: 576 SF
TOTAL: 2,767 SF

1 3 BED - 2 CAR
Scale: 1/8" = 1'-0"

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

REVISIONS

NO.		
1	5/23/16	FINAL SUBMISSION

PROJECT:
SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053

SHEET TITLE:
FLOOR PLANS - DETACHED COTTAGES

ARCHITECT:
DARIO DESIGNS
ARCHITECTURE DESIGN PLANNING CONSULTING
319 MAIN STREET - SUITE 210
NORTHBOROUGH, MA 01532
TEL. 508.877.4444
FAX. 508.877.4445

CONSULTANT:
LEVI + WONG DESIGN ASSOCIATES

LANDSCAPE ARCHITECT:
CLA

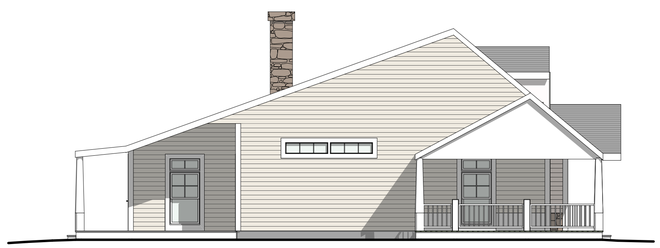
OWNER:
SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE 2/18/16
SCALE: AS NOTED
4' 16' 0 8'
PROJECT NO. 1507
NORTH
SHEET NO. A1.01DC

5 Front Elevation
Scale: 1/8" = 1'-0"

4 Rear Elevation
Scale: 1/8" = 1'-0"

3 Side Elevation
Scale: 1/8" = 1'-0"



2 Side Elevation
Scale: 1/8" = 1'-0"

1 Side Elevation
Scale: 1/8" = 1'-0"

DETACHED COTTAGE - UNIT TYPE LEGEND

1	2 Bedroom - 1 Car	A	Gable Roof	.1	Color Variation 1
2	2 Bedroom - 2 Car	B	Cape Roof	.2	Color Variation 2
3	3 Bedroom - 2 Car	C	Hip Roof	.3	Color Variation 3

1A 2 Bedroom - 1 Car **(Gable Roof)**
1B 2 Bedroom - 1 Car **(Cape Roof)**
1C 2 Bedroom - 1 Car **(Hip Roof)**

2A 2 Bedroom - 2 Car **(Gable Roof)**
2B 2 Bedroom - 2 Car **(Cape Roof)**
2C 2 Bedroom - 2 Car **(Hip Roof)**

3A 3 Bedroom - 2 Car **(Gable Roof)**
3B 3 Bedroom - 2 Car **(Cape Roof)**
3C 3 Bedroom - 2 Car **(Hip Roof)**

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

REVISIONS

NO. 1	5/23/16	FINAL SUBMISSION

PROJECT:
SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053

SHEET TITLE:
EXTERIOR ELEVATIONS 1 - DETACHED COTTAGES DUPLEX

ARCHITECT:
DARIO DESIGNS INC.
ARCHITECTURE DESIGN PLANNING CONSULTING
218 MAIN STREET - SUITE 210
NORTHBOROUGH, MA 01532
TEL. 508-877-4444
FAX 508-877-4474

CONSULTANT:
LEVI + WONG DESIGN ASSOCIATES
LWDA

LANDSCAPE ARCHITECT:
CHA design/construction solutions

OWNER:
SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE 2/18/16
SCALE: AS NOTED
0 4' 8' 16'
PROJECT NO. 1507
NORTH
SHEET NO. A2.01DC

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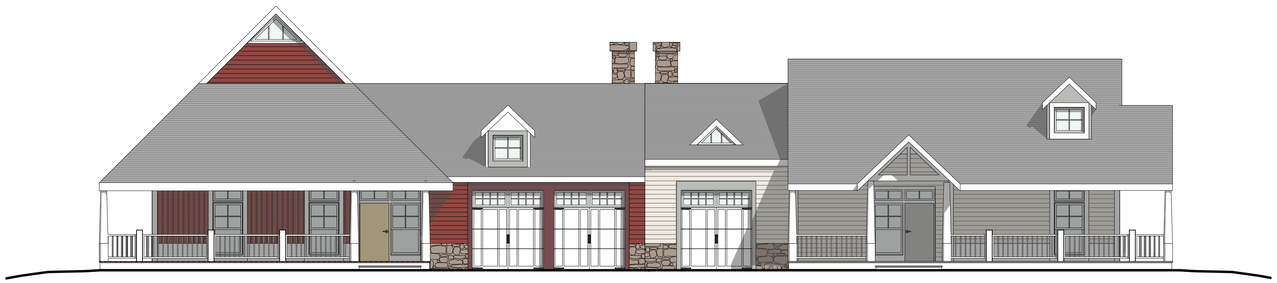
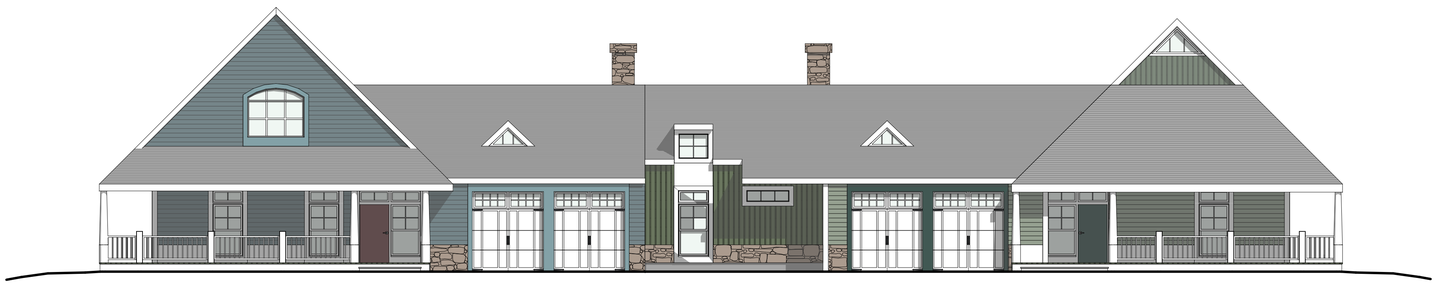
8 2B
Scale: 1/8" = 1'-0"

7 2A
Scale: 1/8" = 1'-0"



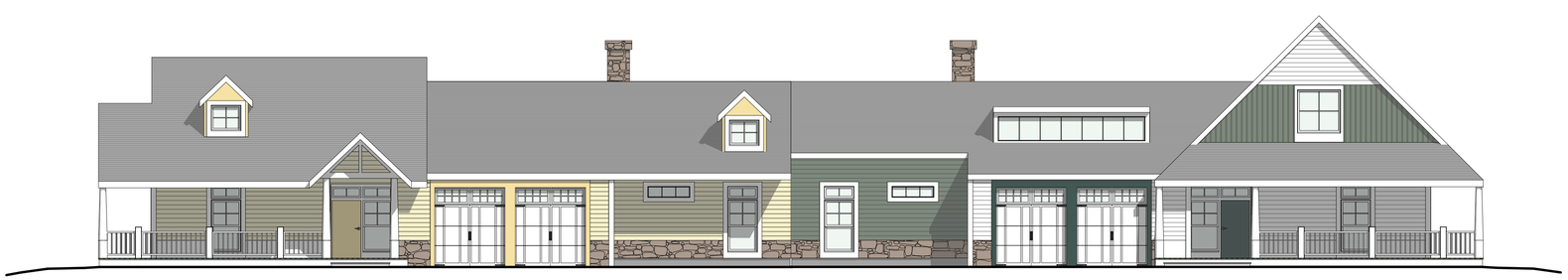
6 2C
Scale: 1/8" = 1'-0"

5 1B
Scale: 1/8" = 1'-0"



4 2A.1
Scale: 1/8" = 1'-0"

3 3C
Scale: 1/8" = 1'-0"



2 3B
Scale: 1/8" = 1'-0"

1 3A
Scale: 1/8" = 1'-0"

DETACHED COTTAGE - UNIT TYPE LEGEND

1	2 Bedroom - 1 Car	**A**	Gable Roof	**.1**	Color Variation 1
2	2 Bedroom - 2 Car	**B**	Cape Roof	**.2**	Color Variation 2
3	3 Bedroom - 2 Car	**C**	Hip Roof	**.3**	Color Variation 3

1A 2 Bedroom - 1 Car **(Gable Roof)**
1B 2 Bedroom - 1 Car **(Cape Roof)**
1C 2 Bedroom - 1 Car **(Hip Roof)**

2A 2 Bedroom - 2 Car **(Gable Roof)**
2B 2 Bedroom - 2 Car **(Cape Roof)**
2C 2 Bedroom - 2 Car **(Hip Roof)**

3A 3 Bedroom - 2 Car **(Gable Roof)**
3B 3 Bedroom - 2 Car **(Cape Roof)**
3C 3 Bedroom - 2 Car **(Hip Roof)**

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

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REVISIONS

NO.	
1	5/23/16 FINAL SUBMISSION

PROJECT:
SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053

SHEET TITLE:
EXTERIOR ELEVATIONS 2 - DETACHED COTTAGES DUPLEX

ARCHITECT: DARIO DESIGNS
ARCHITECTURE DESIGN PLANNING CONSULTING
319 MAIN STREET - SUITE 210
NORTHBOROUGH, MA 01532
TEL. 508.877.4444
FAX. 508.877.4445

CONSULTANT: LEVI + WONG DESIGN ASSOCIATES LWDA

LANDSCAPE ARCHITECT: CLA Engineering Solutions

OWNER: SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE 2/18/16
SCALE: AS NOTED
4" 16" 0 8"
PROJECT NO. 1507
NORTH
SHEET NO. A2.02DC

2 BIRDS EYE PERSPECTIVE 1

NOT TO SCALE

1 GROUND PERSPECTIVE 1 - FRONT

NOT TO SCALE

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

REVISIONS

NO.		
1	5/23/16	FINAL SUBMISSION

PROJECT:
SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053

SHEET TITLE:
EXTERIOR PERSPECTIVE - DETACHED COTTAGES DUPLEX

ARCHITECT:
DARIO DESIGNS INC.
ARCHITECTURE DESIGN PLANNING CONSULTING
318 MAIN STREET - SUITE 210
NORTHBOROUGH, MA 01532
TEL. 508-877-4444
FAX 508-877-4424

CONSULTANT:
LEVI + WONG DESIGN ASSOCIATES LWDA

LANDSCAPE ARCHITECT:
CHA design/construction solutions

OWNER:
SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE 2/18/16

SCALE: AS NOTED

0

PROJECT NO. 1507

NORTH

SHEET NO. A2.03DC

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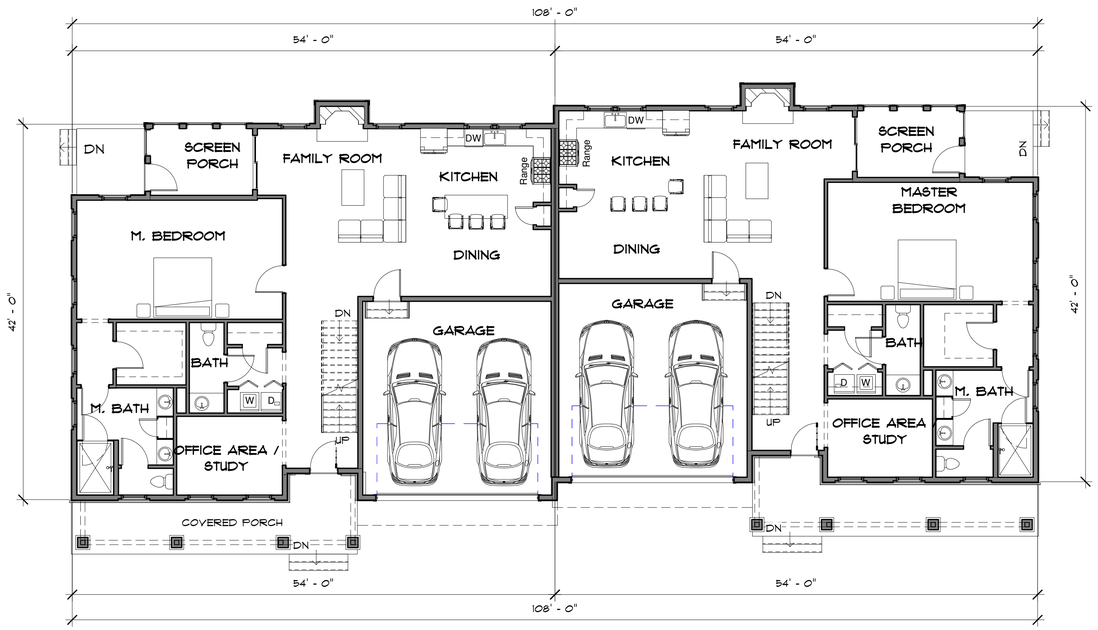
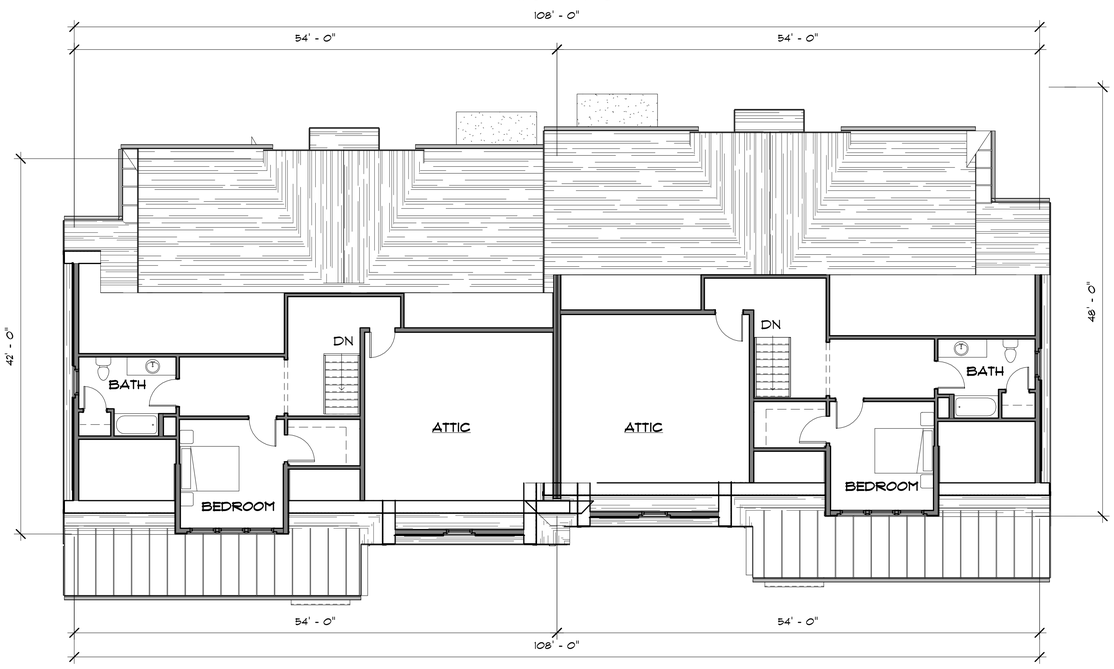


1 FIRST FLOOR

1/8" = 1'-0"



2 SECOND FLOOR

1/8" = 1'-0"

PROPOSED DUPLEX FOR:

BLACK BROOK REALTY

VILLAGE STREET
MEDWAY, MA.

DATE: OCTOBER 28, 2021

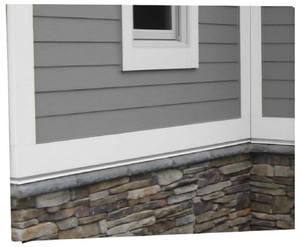
REGISTERED ARCHITECT
JOHN F. SULLIVAN, JR.
No. 9754
LOWELL, MASS.
COMMONWEALTH OF MASSACHUSETTS

DESIGNED BY:

GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET
LOWELL, MA 01852

STANDING METAL SEAM ROOF



CULTURED STONE VENEER

GARAGE DOOR
18' x 9'

VINYL CLAPBOARD SIDING

EXTERIOR LANTERN SCONCE

1 FRONT ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

2 LEFT ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

VINYL BATTEN BOARD SIDING

VINYL EXTERIOR TRIM BOARD

VINYL SHINGLE SIDING

INSULATED FIBERGLASS FRONT DOOR
9 PANEL

ASPHAULT ROOF SHINGLES

DOUBLE HUNG WINDOWS

REGISTERED ARCHITECT
JOHN F. SULLIVAN, JR.
No. 9754
LOWELL, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROPOSED DUPLEX FOR:

BLACK BROOK REALTY

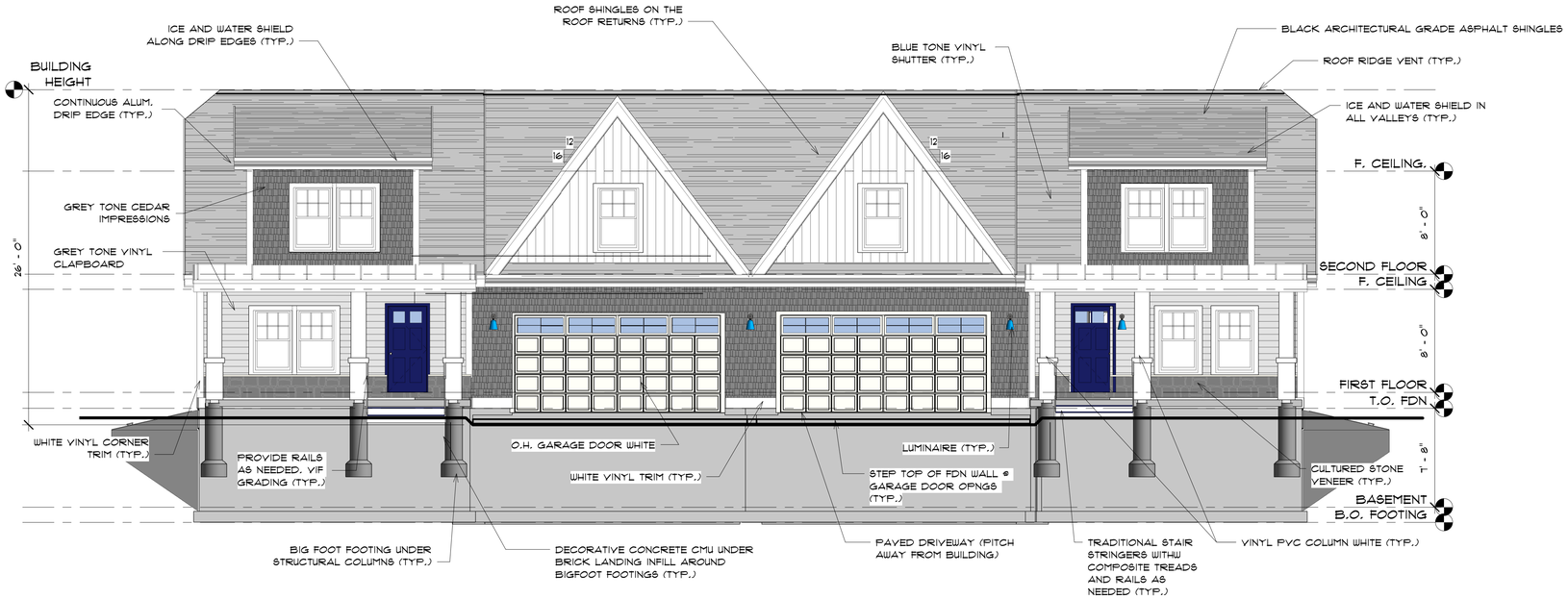
VILLAGE STREET
MEDWAY, MA.

DATE: OCTOBER 28, 2021

DESIGNED BY:

GAVIN AND SULLIVAN ARCHITECTS, INC.

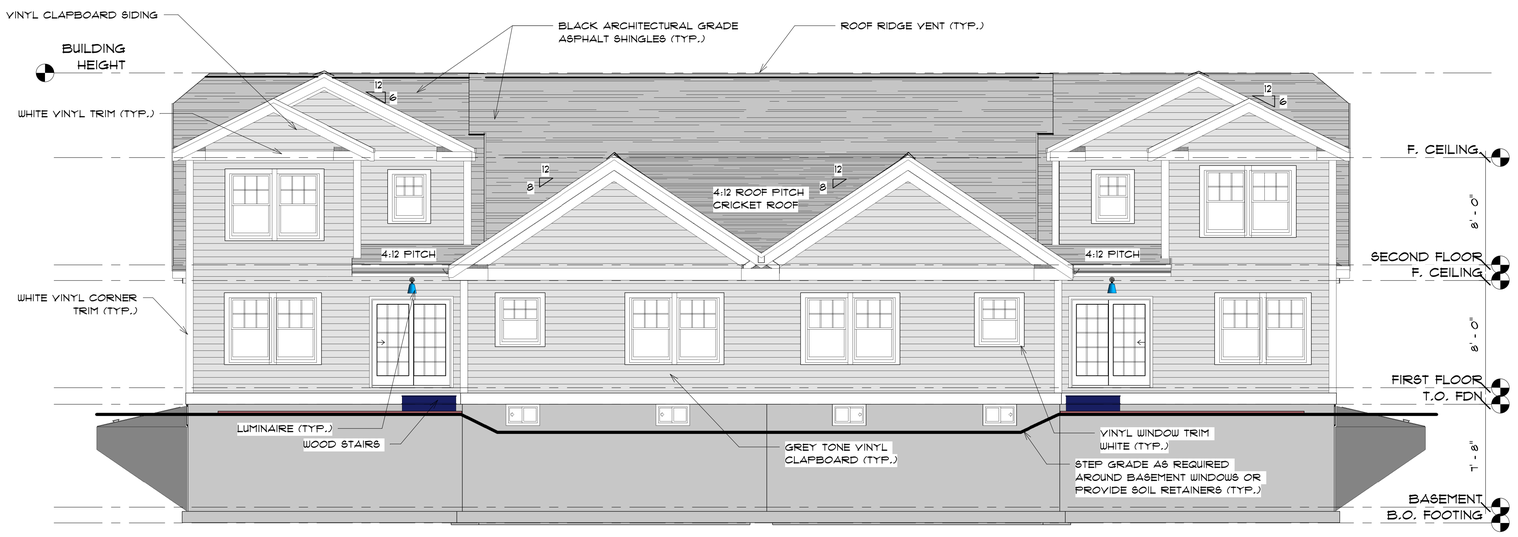
128 WARREN STREET
LOWELL, MA 01852



1 FRONT ELEVATION

3/16" = 1'-0"

CONTRACTOR TO VERIFY WITH CIVIL ENGINEER FINAL BASEMENT / GARAGE SLAB ELEVATIONS. ADJUST ELEVATIONS AS REQUIRED.



2 REAR ELEVATION

3/16" = 1'-0"

SQUARE FOOTAGE CHAT
FIRST FLOOR - 1,125 +/- SQ.FT.
SECOND FLOOR - 1,120 +/- SQ.FT.
GARAGE - 465 +/- SQ.FT.
TOTAL - 2,710 SQ.FT.

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH CURRENT ENERGY CODE

IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO EMPLOY GAVIN AND SULLIVAN ARCHITECTS TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ARCHITECTURAL PRESENCE IS OBTAINED. LIABILTY IS SEVERLY DIMINISHED IF ARCHITECT ON SITE VERIFICATION IS NOT PERFORMED.

ALL HVAC, ELECTRICAL, FIRE ALARM, AUTOMATIC FIRE SPRINKLERS, AND PLUMBING TO BE PERFORMED ON A DESIGN BUILD BASIS WITH REGISTERED ENGINEERS. ENGINEERS SHALL PROVIDE NARRATIVES, AFFIDAVITS, AND STAMPED DRAWINGS. FIRE SPRINKLER AND FIRE ALARM PLANS SHALL BE APPROVED BY THE SALEM FIRE DEPARTMENT.

CONTRACTOR TO FIELD VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTES ON THIS CONSTRUCTION DOCUMENT ARE TYPICAL UNLESS OTHERWISE NOTED. IF THE CONTRACTOR SEES AN AREA OF THE BUILDING THAT IS INCOMPLETE AND IS NOT NOTED ON THIS DRAWING SET, HE MUST ALSO INCLUDE THIS AREA IN THIS WORK, MATCHING SIMILAR FINISH AREAS OF THIS BUILDING.

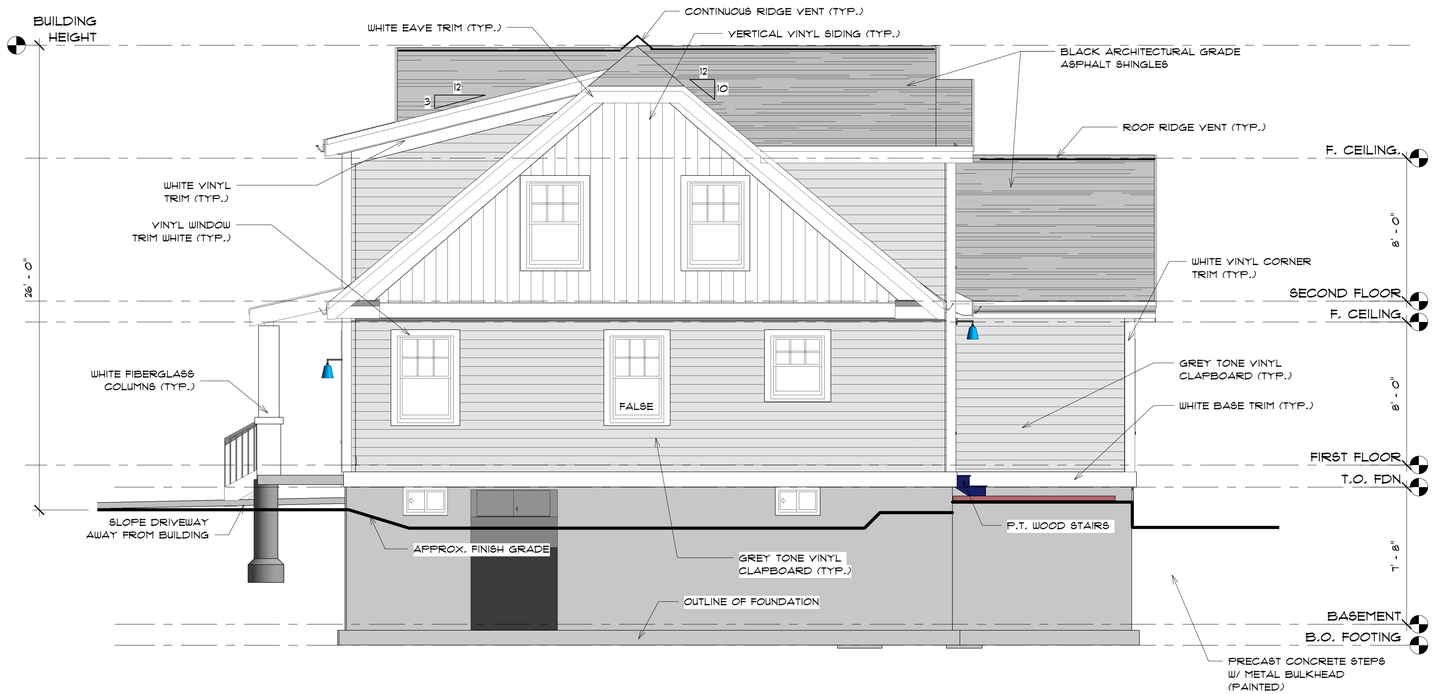
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
MEDWAY, MA

ELEVATIONS

PROJECT: *****
DATE: 05-25-2022
SCALE AS NOTED
DRAWN BY: ADS

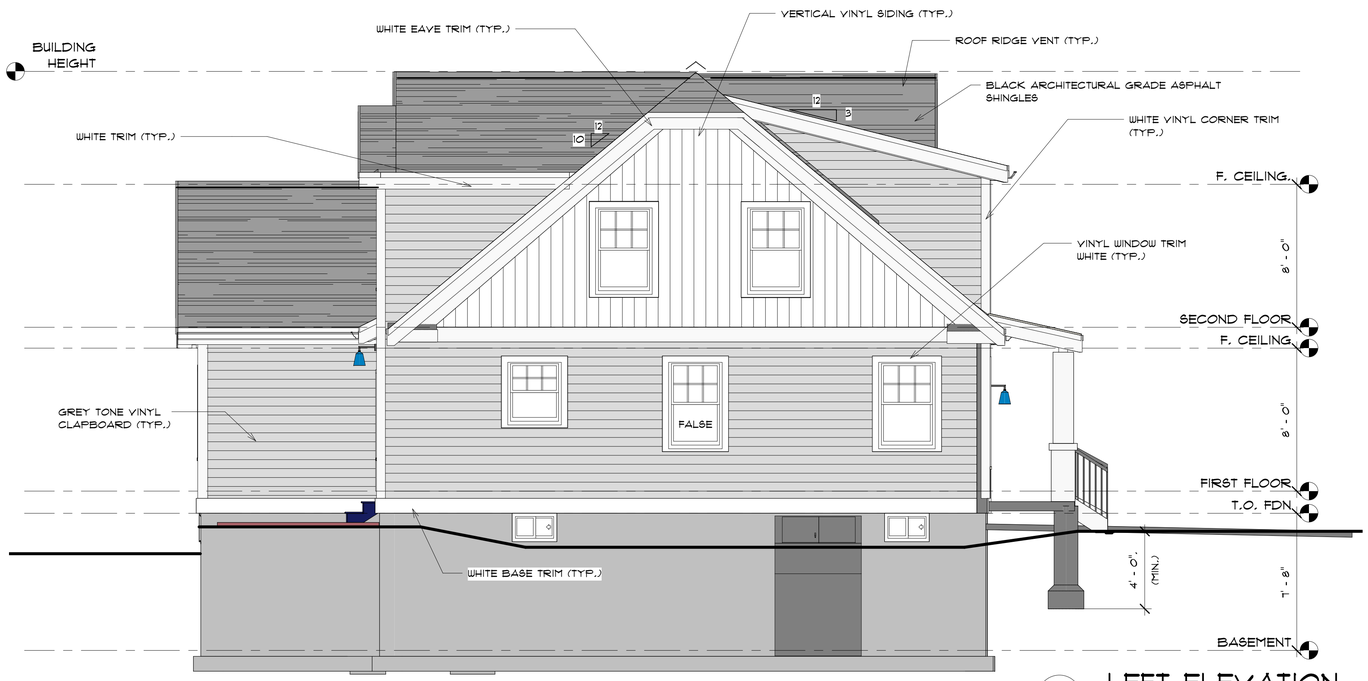
A1.0



1 RIGHT ELEVATION

1/4" = 1'-0"

CONTRACTOR TO VERIFY WITH CIVIL ENGINEER FINAL BASEMENT / GARAGE SLAB ELEVATIONS, ADJUST ELEVATIONS AS REQUIRED.



2 LEFT ELEVATION

1/4" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH CURRENT ENERGY CODE

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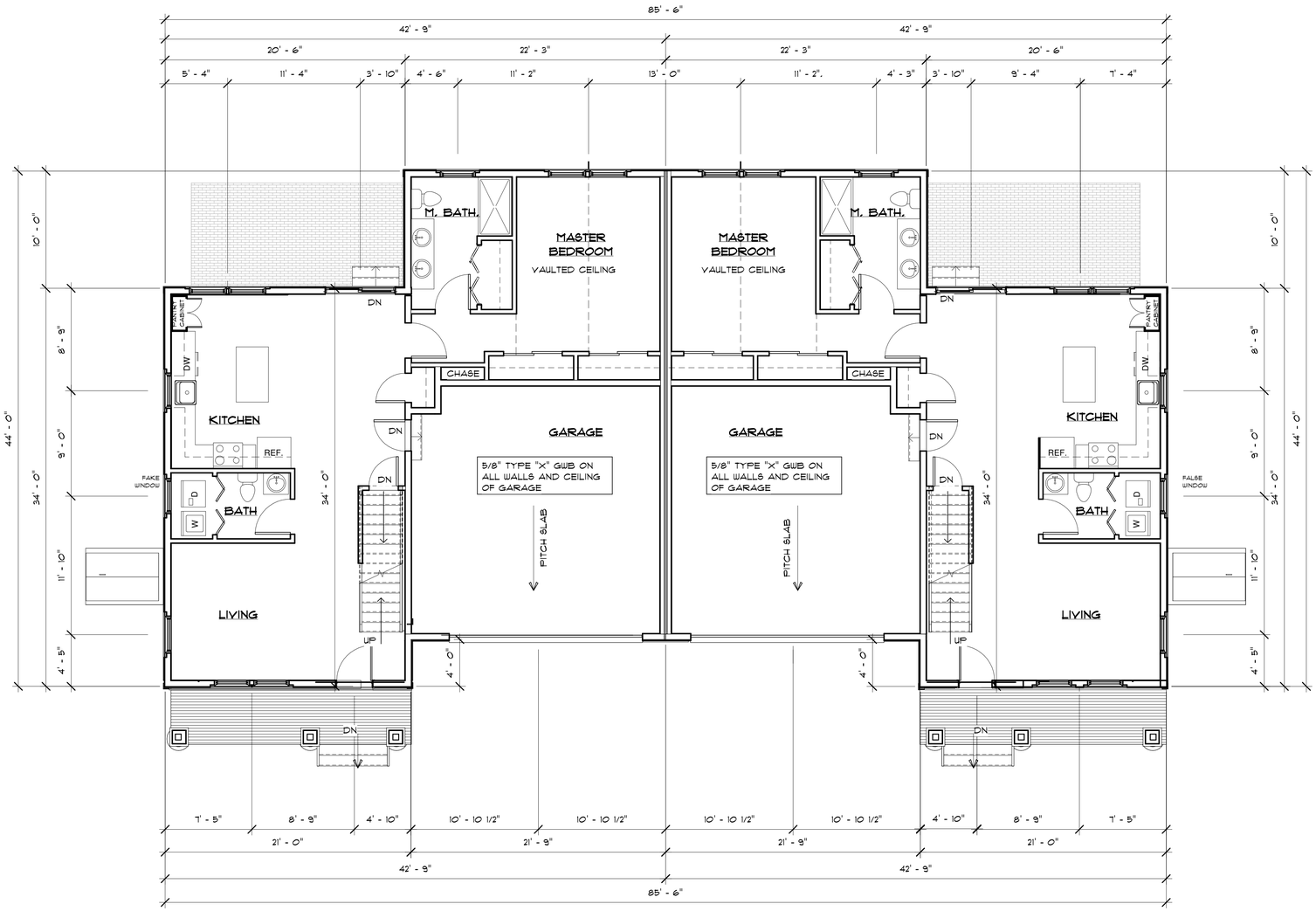
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
MEDWAY, MA

ELEVATIONS

PROJECT: *****
DATE: 05-25-2022
SCALE AS NOTED
DRAWN BY: ADS

A1.1



1 FIRST FLOOR

3/16" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH CURRENT ENERGY CODE

IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILTY TO EMPLOY GAVIN AND SULLIVAN ARCHITECTS TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILTY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ARCHITECTURAL PRESENCE IS OBTAINED. LIABILTY IS SEVERLY DIMINISHED IF ARCHITECT ON SITE VERIFICATION IS NOT PERFORMED.

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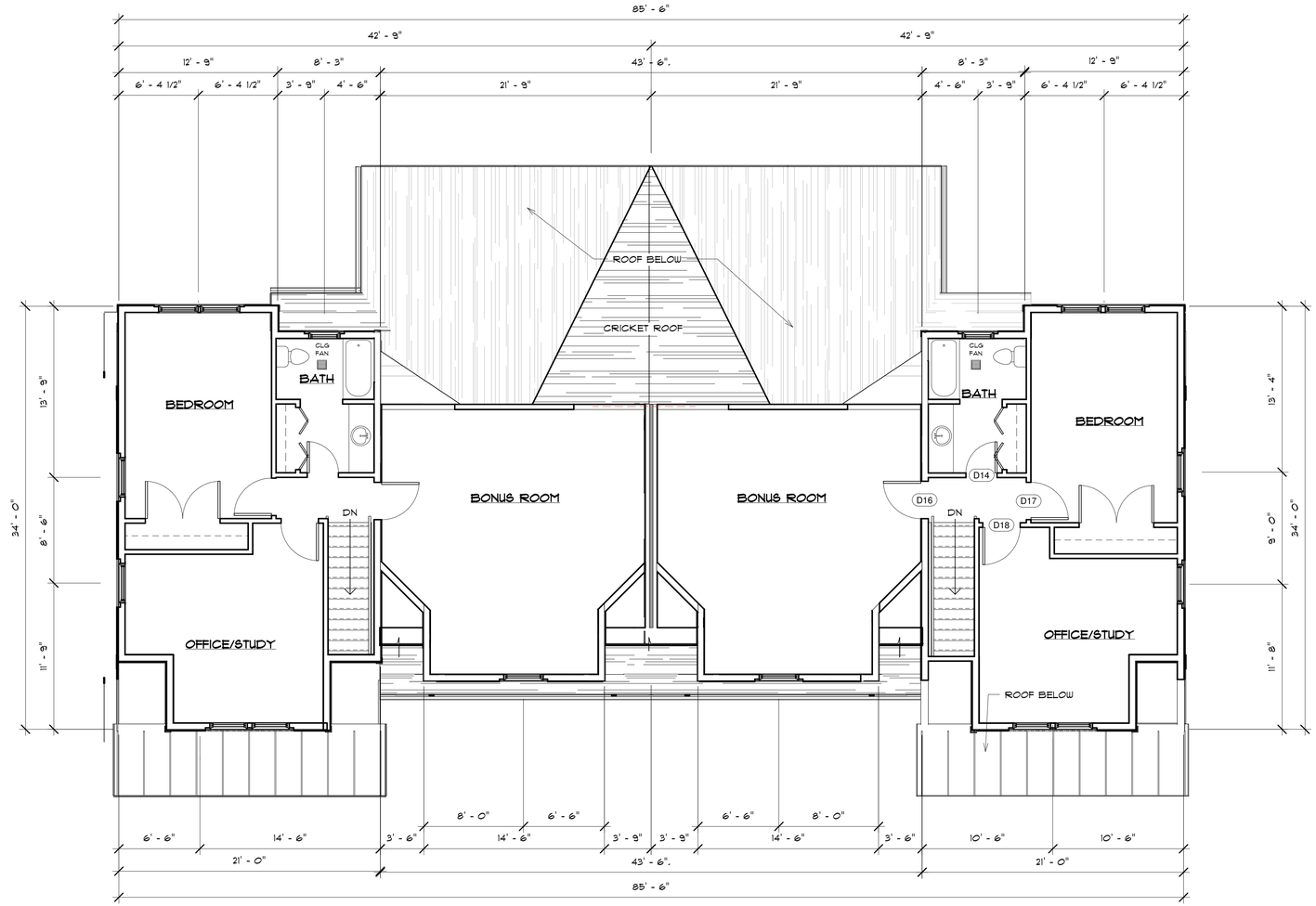
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
MEDWAY, MA

OVERALL FIRST FLOOR

PROJECT: *****
DATE: 05-25-2022
SCALE AS NOTED
DRAWN BY: MW

A2.0



1 SECOND FLOOR PLAN

3/16" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH CURRENT ENERGY CODE

IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO EMPLOY GAVIN AND SULLIVAN ARCHITECTS TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ARCHITECTURAL PRESENCE IS OBTAINED. LIABILITY IS SEVERLY DIMINISHED IF ARCHITECT ON SITE VERIFICATION IS NOT PERFORMED.

ALL HVAC, ELECTRICAL, FIRE ALARM, AUTOMATIC FIRE SPRINKLERS, AND PLUMBING TO BE PERFORMED ON A DESIGN BUILD BASIS WITH REGISTERED ENGINEERS. ENGINEERS SHALL PROVIDE NARRATIVES, AFFIDAVITS, AND STAMPED DRAWINGS. FIRE SPRINKLER AND FIRE ALARM PLANS SHALL BE APPROVED BY THE SALEM FIRE DEPARTMENT.

CONTRACTOR TO FIELD VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTES ON THIS CONSTRUCTION DOCUMENT ARE TYPICAL UNLESS OTHERWISE NOTED. IF THE CONTRACTOR SEES AN AREA OF THE BUILDING THAT IS INCOMPLETE AND IS NOT NOTED ON THIS DRAWING SET, HE MUST ALSO INCLUDE THIS AREA IN THIS WORK, MATCHING SIMILAR FINISH AREAS OF THIS BUILDING.

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OVERALL SECOND FLOOR

PROJECT: *****
DATE: 05-25-2022
SCALE AS NOTED
DRAWN BY: ADB

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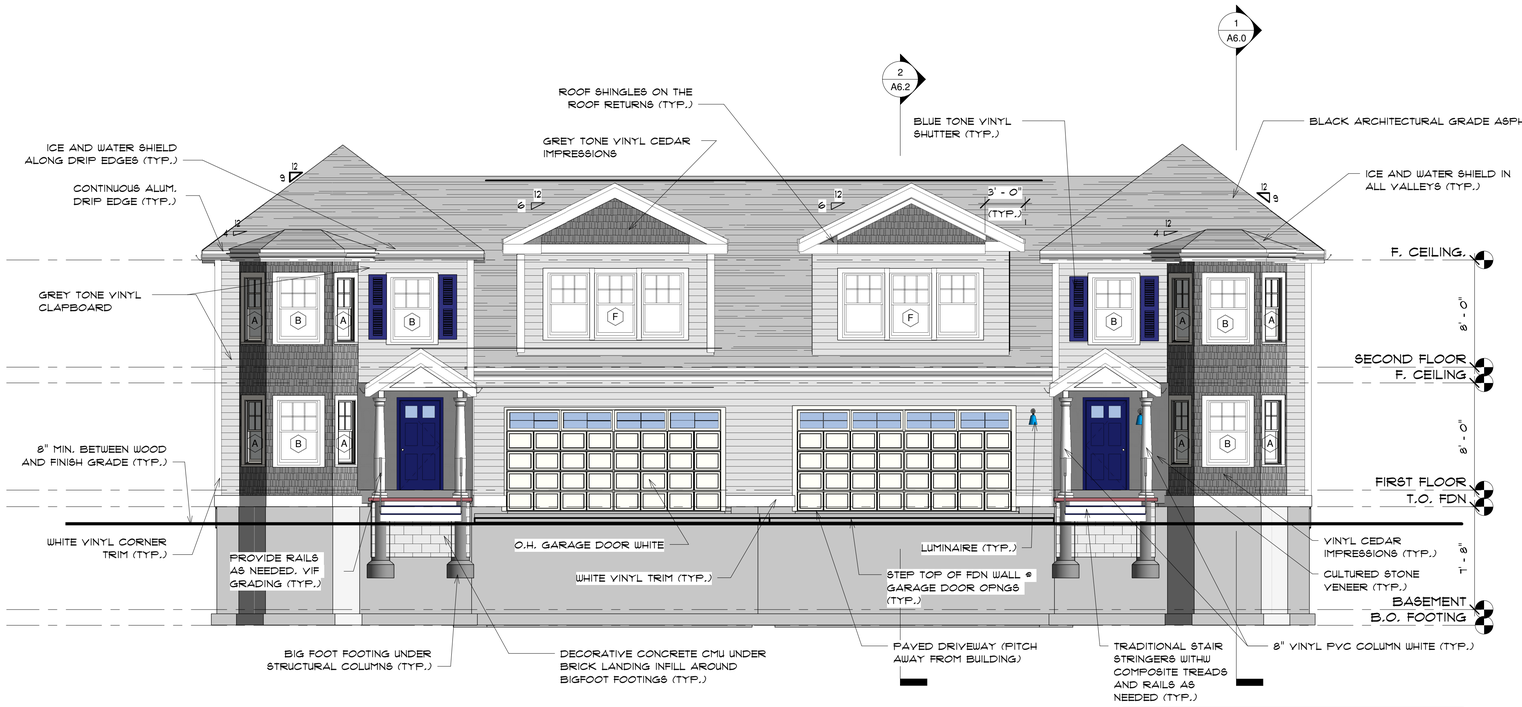
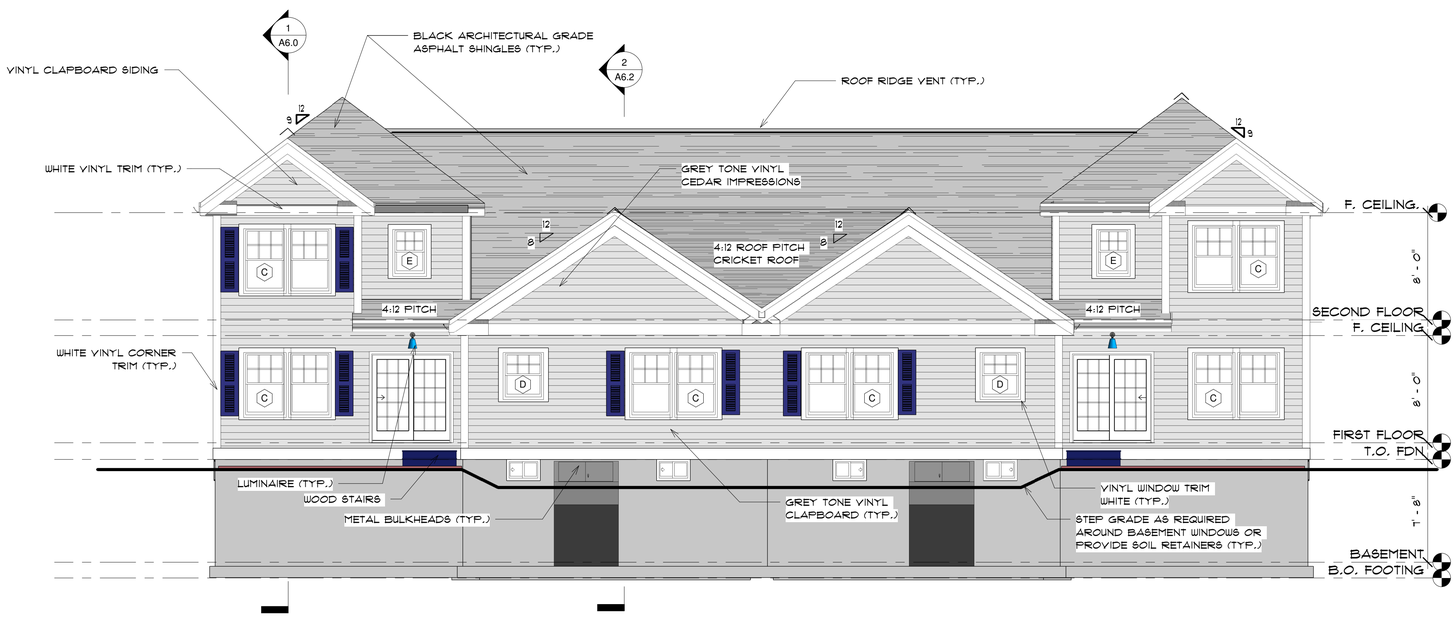


1 FRONT ELEVATION

3/16" = 1'-0"

CONTRACTOR TO VERIFY WITH CIVIL ENGINEER FINAL BASEMENT / GARAGE SLAB ELEVATIONS. ADJUST ELEVATIONS AS REQUIRED.



2 REAR ELEVATION

3/16" = 1'-0"

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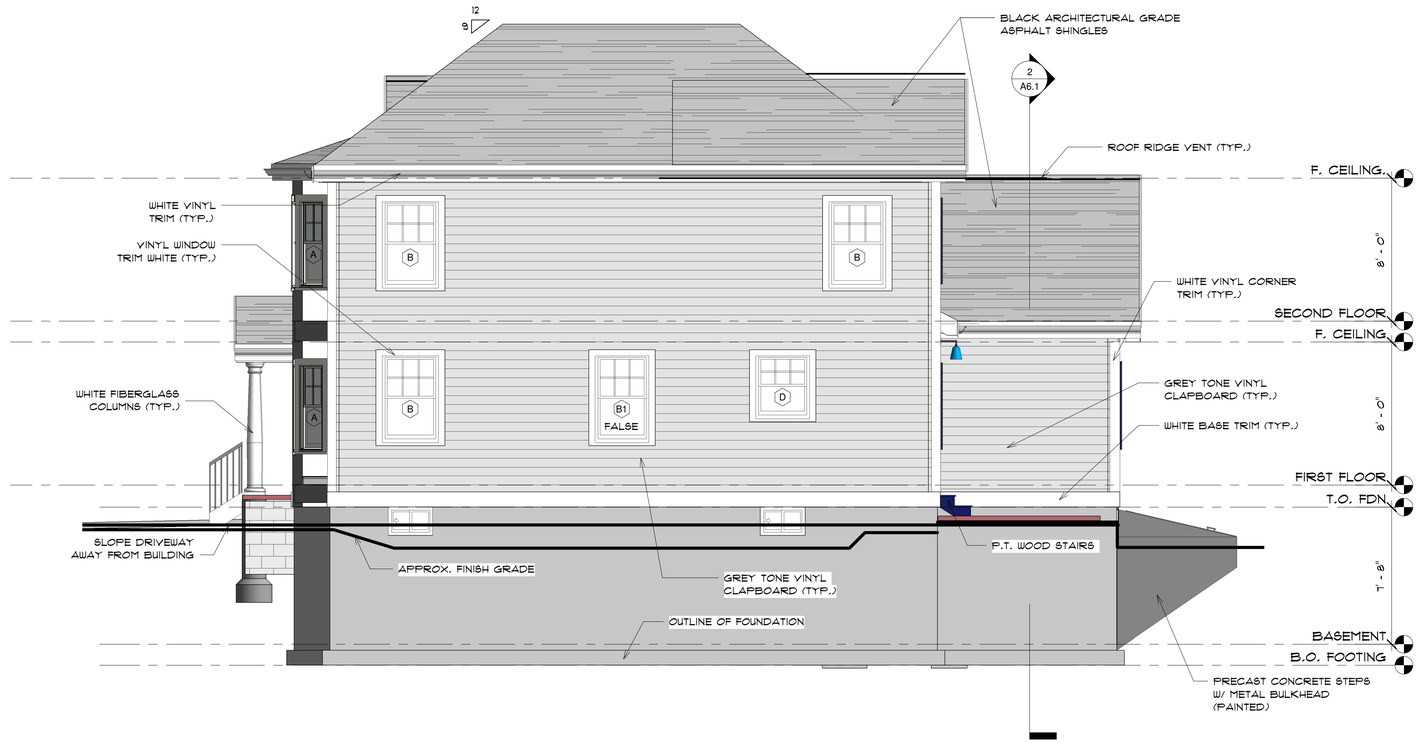
PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE
SALEM, NH

ELEVATIONS

PROJECT: 19-126
DATE: 05-09-2022
SCALE AS NOTED
DRAWN BY: ADS

A1.0



1 RIGHT ELEVATION

1/4" = 1'-0"

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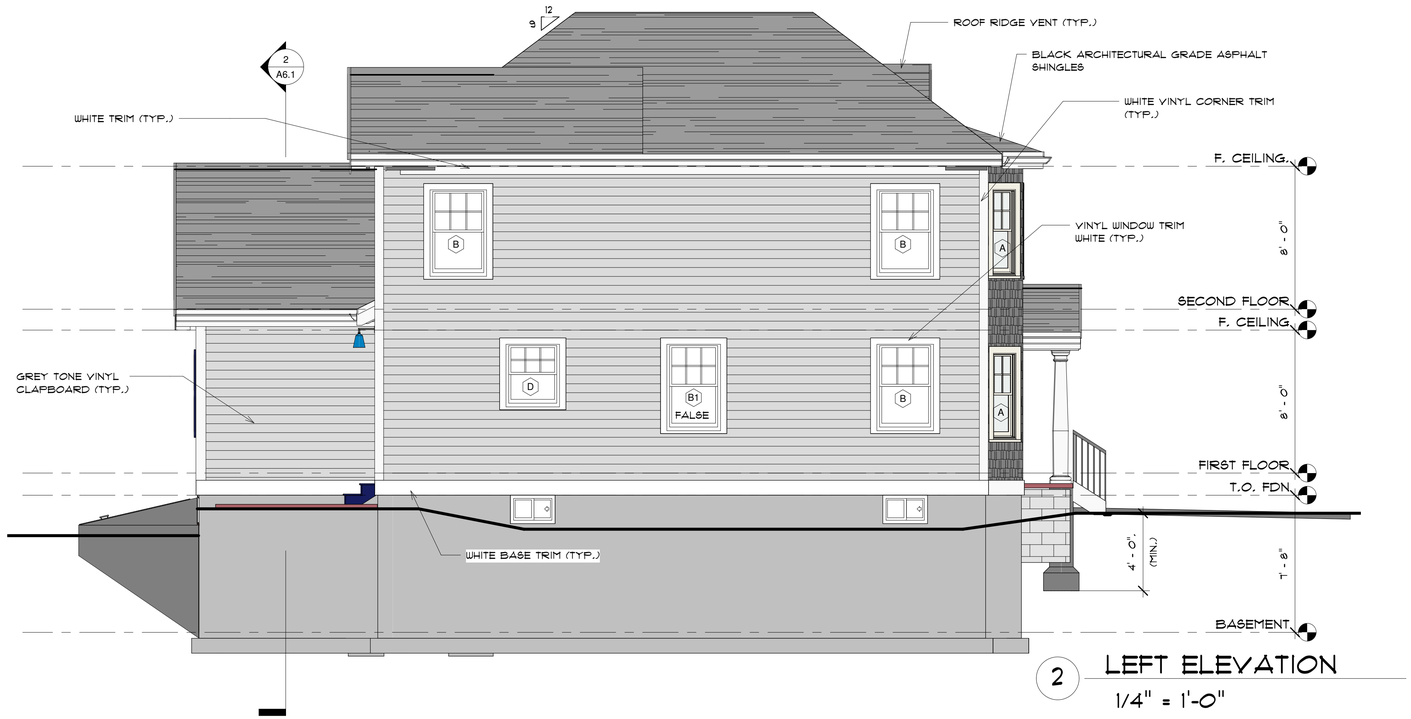

2 LEFT ELEVATION

1/4" = 1'-0"

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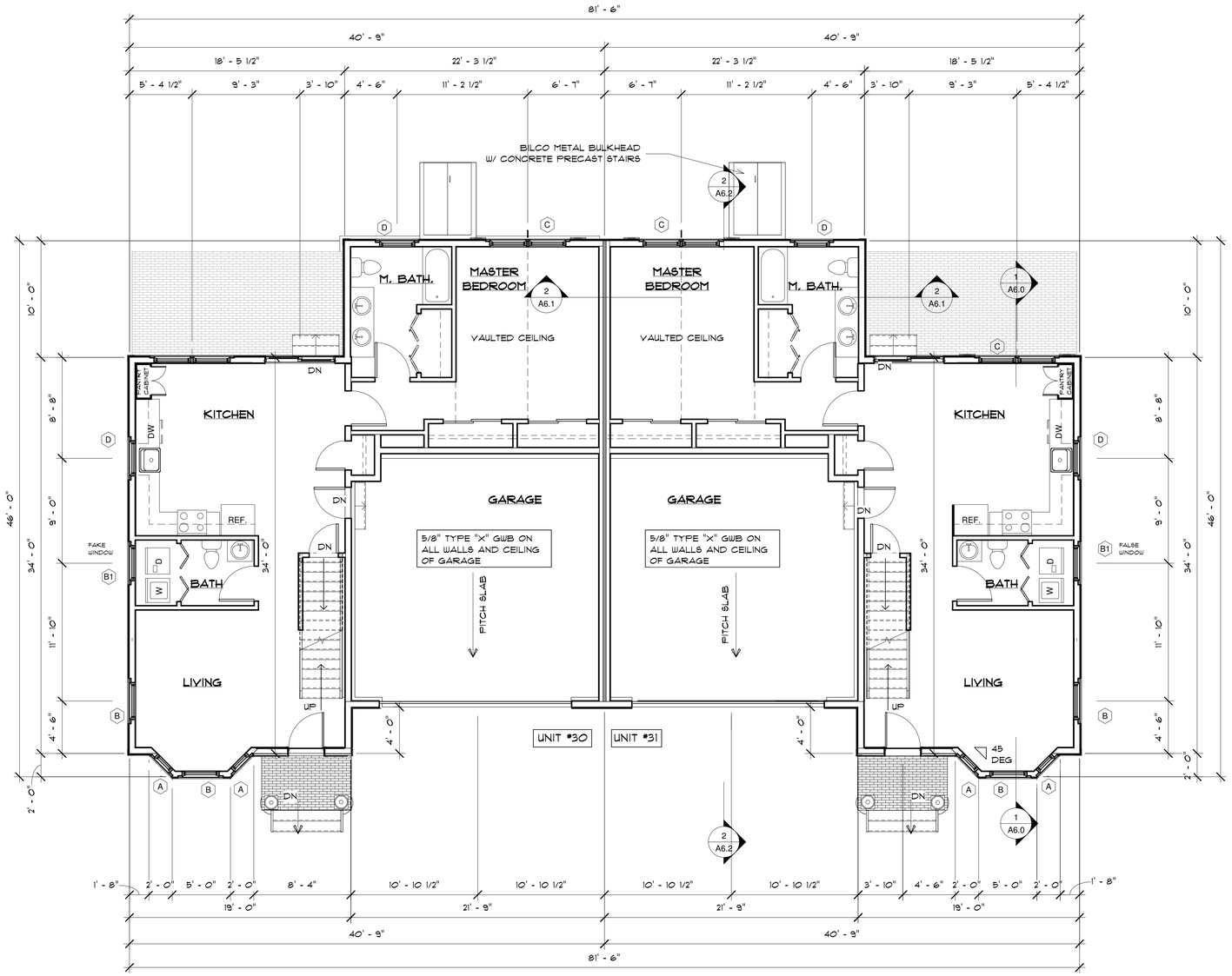

1 FIRST FLOOR

3/16" = 1'-0"

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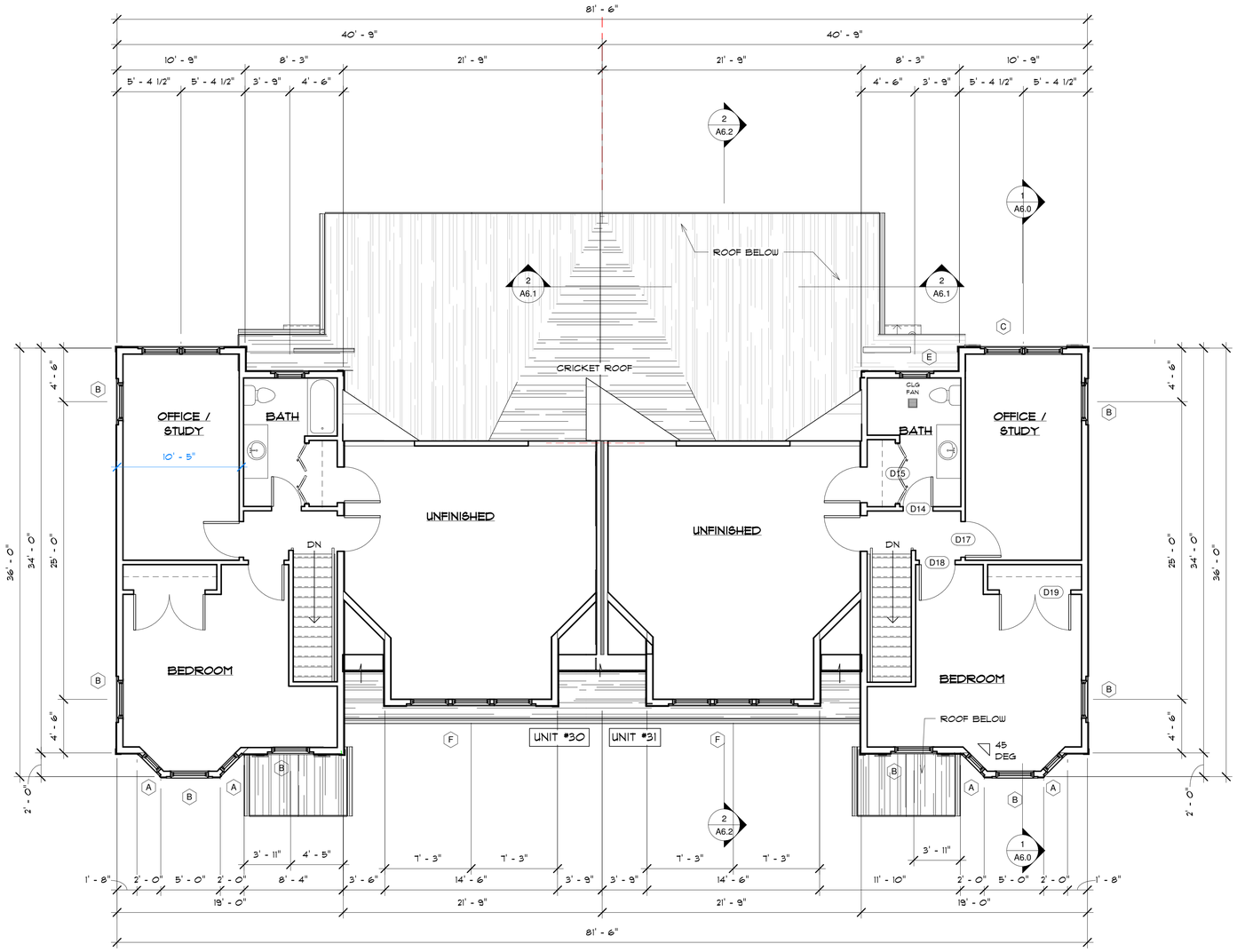

1 SECOND FLOOR PLAN

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