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

Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Tom Gay, Member
Rachel Walsh, Member
Jessica Chabot, Member
Lisa Graves, Member

APPROVED – June 19, 2017

DRC Meeting Minutes: June 05, 2017

Medway Public Library – 26 High Street

Call to Order: – With a quorum present, this meeting was called to order by Vice Chair, Ms. Fallon at 7:04 p.m.

Also present:

	4/03/2017	4/24/17	5/22/17	6/05/17		
Matthew Buckley	X	X	X	X		
Julie Fallon	X	X	X	X		
Rich Di Iulio	X	X	X	-		
Jessica Chabot	ABSENT with notice	X	X	X		
Tom Gay	X	-	-	X		
Rachel Walsh	ABSENT	ABSENT	X	X		
Lisa Graves	ABSENT	ABSENT	ABSENT	ABSENT		
Dan Connolly				X		
Seth Kendall				X		

Also present:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Sreelatha Allam, Meeting Recording Secretary
- Jeff Robinson, Willows/Whitney Place Senior Living Community, Village St.
- Cam Afonso, Signs by Cam
- Scott Richardson and Anita Sanders, Gorman Richardson Lewis Architects (GRLA)
- Erin O'Brien, O'Brien & Sons
- Alex Kevork - Prospective DRC Member

Review DRC Meeting Minutes - ***May 22, 2017 minutes***

A motion was made by Mr. Buckley to approve the meeting minutes of 05-22-2017 as amended, seconded by Ms. Walsh. All were in favor. Mr. Gay abstained.

Sign Design Review- Willows/ Whitney Place Senior Living Community, Village St.:

Mr. Jeff Robinson, Continuing Care Management attended the meeting to discuss this agenda item. Ms. Affleck-Childs gave a brief overview of the proposal to the Committee members. Construction of this facility is expected to begin in fall 2017. It is expected to be a 24/7

operation. The proposed work is for the installation of two, 1-sided stonewall signs on either side of entryway into The Willows/ Whitney Place. **See Attached.** The current proposed sign is in compliance with the ZBA variance. The lighting for the sign is external. It will be installed within the aluminum cap that runs in an arch shape along the top of the central segment of the stone wall. The cap extends 6' beyond the stone wall Members suggested that the lighting should be metered based on the time of the day and how dark it is on a given day. Use of photo cell technology was recommended. Ms. Fallon commented that in the current design, the lettering for "The Willows/Whitney Place" fills up the entire space on the sign. She recommended bringing the whole name down by 25% thereby allowing some room around the edges. Discussion ensued. Mr. Robinson was receptive to the members' recommendations. Ms. Walsh agreed to draft DRC's review letter with recommendations. It will be mailed to the applicant and building inspector, Mr. Mee within 10 business days.

Sign Design Review - PJ's Smoke and Grille, 112 Main Street

Mr. Cam Afonso of Signs by Cam attended the meeting representing the applicant. PJ's Smoke and Grille has another location in Bellingham, MA. The proposal is to remove the existing sign for DEREK's and replace it with an internally illuminated (LED) channel letter wall sign and to install 2 insert panels on the existing free standing monument sign out by the street. **See Attached.** The panels in the existing monument sign by the street are really temporary as a whole new monument sign is being built for the shopping center. There was discussion on the font style and background color on the sign panels for the existing monument sign. One of the recommendations was to go with a black background with red fonts. To a question by a member, Mr. Afonso confirmed that the raceway for the individual channel letters will be painted red to match with the red façade. To another question by a member on the availability of a master sign plan for the center, Ms. Affleck-Childs stated that the building does not have one although it is customary for businesses to have individual channel letter signs. Mr. Walsh reminded that ghosting from the previous sign should be completely removed. She agreed to draft the DRC's review letter with recommendations. Letter will be mailed to the applicant and the building inspector, Mr. Mee.

Site Plan Review - O' Brien & Sons Playground, 17 Trotter DR

Mr. Scott Richardson, Ms. Anita Sanders, Gorman Richardson Lewis Architects (GRLA) attended the meeting with the applicant, Ms. Erin O' Brien (Medway resident). The subject property is 1+ acres located at the north east corner of Trotter Drive and Alder St. The proposal is to build O' Brien & Sons' business headquarters on this parcel. They are currently located in Medfield, MA and run a playground equipment business. Proposed building will be a one-story facility (10,500 Sq. Ft.) with 19 parking spaces, loading dock, and some landscaping elements. (**See Attached**) To a question by a member on the number of truck deliveries, Mr. Richardson responded that up to 5 tractor/trailer deliveries per year are expected at this location. Mr.

Richardson gave an overview of the various elements of the building elevation. He showed areas where the retaining wall and a patio will be built. There will be some retaining walls along the front of the parking lot. Members asked if split face block type wall be built. It was indicated that the preference will be to use small size blocks instead of big blocks. Sample materials of the retaining wall was requested to be submitted. A landscaping plan was submitted for the Committee's review. Existing trees along the street will not be disturbed. Some trees will be impacted in the area where the retaining wall will be constructed. There is a detention area in the property that will be landscaped. Deciduous and evergreen plants will be planted. A 2-sided sign is being proposed with some signs on the building. Two mounted lights in the parking area and one light in the docking area are also proposed. Members asked if it is feasible to not have the light on in the loading area during night time since the hours of operation for the business is expected to be between 8:30 AM – 5:00 PM. Mr. Buckley asked if there will be zoning type change due to the presence of residential activity abutting the O' Brien property. Ms. Affleck-Childs responded that it will be a different zoning type and that a buffer should be provided to delineate between commercial and residential zones. Members reiterated that the area should be buffered relatively heavily in anticipation of business growth and increased truck activity in the future. A dumpster will be provided in the loading area that will be screened completely. It was recommended to plant mature trees in the corner (shown on plans) where heavy landscaping is proposed. Members suggested that a landscaping feature such as a berm be put in the area around the swale to further buffer the abutting residential parcel. One of the member talked about potential snow/maintenance issues with the layout of current design of the entry (awning) way that's being proposed. Ms. Affleck-Childs asked if there is any intention to go with solar for lighting and Mr. Richardson said the idea is being considered. Members also recommended considering halo/back lit channel lettering for the business name. Mr. Richardson was receptive to the recommendations and agreed to come before DRC again in few weeks. Members will draft status report on the proposal and send it to the Planning and Economic Development Board before their meeting next week.

Sign Design Review- The Hot Pigeon, 324 Village St-

The applicants informed the Committee (via email) they will not be able to attend the meeting. Members briefly discussed the revised design that was sent for their review. **See Attached.** Comments on the revised design will be emailed to the applicant.

Other Business:

1. **Discussion on Temporary Sign Policy - Route 109 re-construction-**
    - The Committee reviewed the Board of Selectmen's policy on Temporary Signs during the Route 109 Construction project. **See Attached**. Ms. Affleck-Childs said the purpose of this sign is to inform the public of the following changes in business operations resulting from Rt. 109 construction. The changes include:

schedule changes, changes in open hours, changes in site access, and/ or building entry location changes.

- To a question by a member on the number of temporary signs that have been put up, Ms. Affleck-Childs said she is aware of one sign that's been put up by the Medway Barber Shop indicating their new weekend hours.
- Temp. Signs are valid for this construction season but the policy is likely to be extended into the 2018 construction season.

2. **Identification of possible sign violations to report to Building Inspector – None**
3. **Reports from DRC liaisons Other business as may come before the Committee**
    - Members asked about the status of the parcel by Advance Auto Parts/ Direct Tire lot. Ms. Affleck-Childs reported that her office has been receiving calls from business entities including medical groups enquiring about the property.
4. **Other Business-**
    - At the next meeting, DRC officers for the next term will be elected.
5. **Action Items -** None.

DRC Meeting Schedule - Next DRC meeting is scheduled on June 19, 2017.

Adjournment

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

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,
Sreelatha Allam
Recording Secretary

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

DRC Sign Design Review – The Willows & Whitney Place

Planning and Economic Development Office Comments
June 1, 2017

Business: The Willows & Whitney Place (senior living community)

Sign Location Address: Willow Pond Circle (off of Village Street)

Proposed Sign: This is a proposal for two, 1-sided development signs, each on a stone wall on either side of the entryway into The Willows and Whitney Place off of Village Street. These signs are subject to the variance issued by the Zoning Board of Appeals in November 2015.

Zoning District: Agricultural Residential II district

	Proposed Sign	Allowed by Bylaw	Allowed by ZBA Variance
Type of Sign	Development Sign	Development Sign	Development Sign
# of signs	2	1	2
Sign Surface Area	44" x 104.5" = 31.93 sq. ft. per sign x 2 signs = 63.86 sq. ft.	32 sq. ft. per sign	32 sq. ft. x 2 signs = 64 sq. ft.
Sign Height	6' high stone wall	6'	6'. NOTE – The ZBA did not approve the requested height of a 9' fieldstone wall.
Illumination	External	External	Not considered as part of ZBA petition
Setback	12'	10'	Not considered as part of ZBA petition

Comments:

1. The proposed fieldstone wall development signs are for the new senior living community for which construction will start in the fall.
2. The signs are subject to a variance issued by the ZBA which allowed for two, 1-sided signs instead of one, 2-sided sign. The variance also specified that the height of the signs could not exceed 6'. The proposed signs comply with the variance.
3. The design from Kay Gee Signs does not specify what color the letters will be against the sign's black background. Based on a phone call to the vendor, a note has been added that the letters will be painted "polished silver".
4. The lighting for the sign is external. It is housed within the aluminum cap that runs in an arched shape along the top of the central segment of the stone wall. That cap extends out 6" beyond the surface of the wall.

Summary and Comments Prepared by: Susy Affleck-Childs

Medway Design Review Committee (DRC)

Application for Sign Design Review

Medway Location/Address *where the sign will be installed:* 261 Village Street
What is the interior width of the storefront? _____

Building/Development Name: *(if applicable):* Salmon Health and Rehrement Community

Medway Zoning District: AR II

Applicable Sign Standard Table *(from Medway Zoning Bylaw)* **Table #** 4.

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

Business Name: Salmon Health and Rehrement Community

Mailing Address: 261 Village Street
Medway, MA 02053

Contact person: Jeff Robinson

Phone: 508-898-3416 Cell Phone _____

Email address: jrobinson@salmonhealth.com

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

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign					
Free-standing Individual Business Sign	2	104.5" x 44"	31.93	5'	INTERNAL ADDRESS EXTERNAL SIGN
Free-standing Multi-Tenant Development Sign					
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

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

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

Does this application pertain to a completely new sign?

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

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

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

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

( ) Yes ( ) No ( ) Don't Know

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

( ) Yes ( ) No (●) Not applicable

Sign Designer/Fabricator/Installer Information New England Sign Group Dba

Company Name: Kay Gee Sign & Graphics

Mailing Address: 200 Southbridge Street, Auburn, MA 01501

Contact person: Robert Browning

Phone: 508-832-3471 Cell Phone: _____

Email address: office@kaygeesign.com

Property Owner Information

Company Name: Medway Land Venture, LLC

Mailing Address: c/o Continuing Care Management, LLC 1 Lyman Street

Contact person: Jeff Robinson Westborough, MA 01581

Phone: 508-898 3416 Cell Phone: _____

Email address: jrobinson@salmonhealth.com

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).
The business owner and sign designer/fabricator must attend the DRC meeting.
The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High ST.
(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

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

Please submit this application form and all attachments as follows:

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

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

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

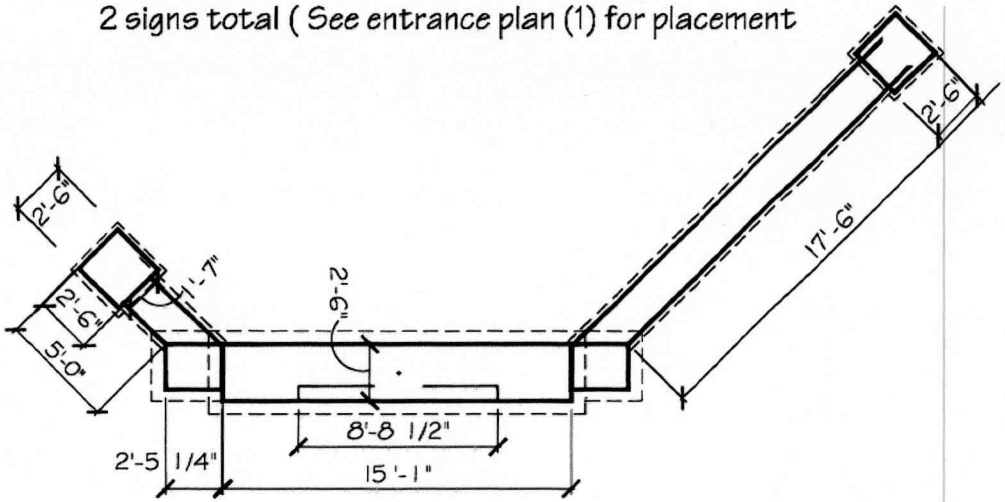
Sign designs should be developed in accordance with the *Sign Design Guidelines.*

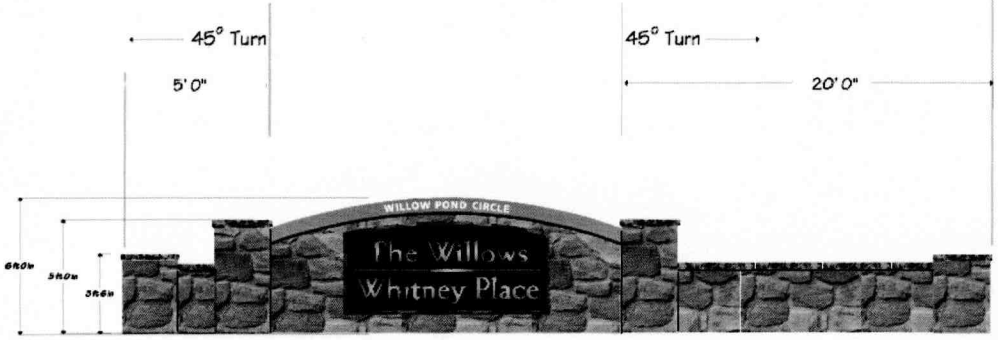
Date Application Received by Medway Planning office: _____

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

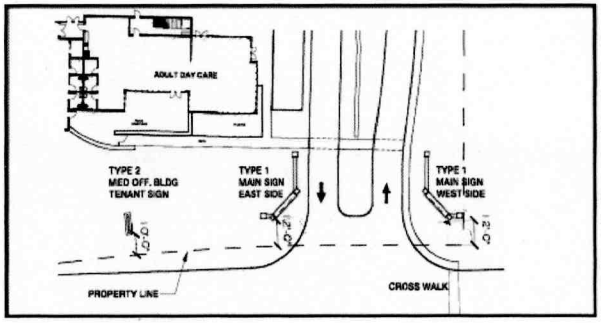
Updated 6-10-16

② Entry Wall Plan-East Side x 1 West Side x 1
2 signs total (See entrance plan (1) for placement

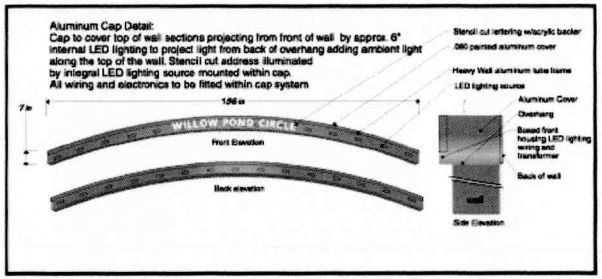




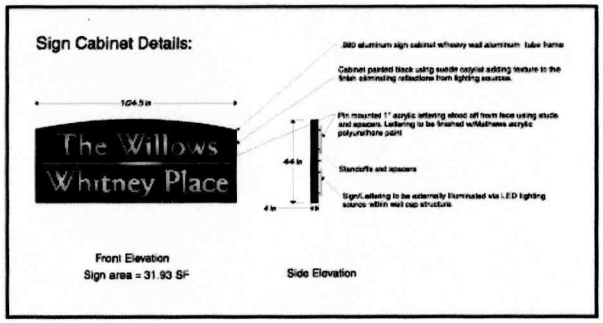
④ Front elevation



① Entrance Plan



③ Aluminum Cap Detail



⑤ Sign Cabinet Details

Customer:
Salmon Health & Retirement Community

Location:
261 & 263 Village Street
Medway, MA 02053

Order Number: tbd
Salesman: rnb
Date: 5/12/17
Drawn by: rnb
file path: graphics/a-z/s/salmon/medway/wall2

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

approved date

New England Sign Group inc.

☒ Kay Gee Sign.com
200 Southbridge Street
Auburn, MA 01501
phone: 508.832.3471
fax: 508.832.7538

☐ NESG Retail.com
867 Quaker Highway
Uxbridge, MA 01569
phone: 508.832.3471
fax: 508.832.7538

☐ AA White Company
CUSTOM SIGNAGE AND MARKING PRODUCTS
867 Quaker Highway
Uxbridge, MA 01569
phone: 508.832.3471
fax: 508.832.7538

This drawing illustrates or otherwise contains information propietory to New England Sign Group Inc. Kay Gee Sign and Graphics Company AA White Company or NESG retail. Any disclosure or use of this information is expressly prohibited without written agreement.

Drawing No. 1

Plot Plan

X Delineates Location of main entrance signs (x2)

Customer:
Salmon Health & Retirement Community

Location:
261 & 263 Village Street
Medway, MA 02053

Order Number: tbd
Salesman: rnb

Date: 5/12/17
Drawn by: rnb

file path: graphics/a-z/s/salmon/medway/wall2

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

approved date

New England Sign Group inc.

[X] Kay Gee Sign.com
200 Southbridge Street
Auburn, MA 01501
phone: 508.832.3471
fax: 508.832.7538

☐ NESGRetail.com
867 Quaker Highway
Uxbridge, MA 01569
phone: 508.832.3471
fax: 508.832.7538

☐ AA White Company
867 Quaker Highway
Uxbridge, MA 01569
phone: 508.832.3471
fax: 508.832.7538

This drawing illustrates or otherwise contains information propietory to New England Sign Group Inc. Kay Gee Sign and Graphics Company AA White Company or NESG retail. Any disclosure or use of this information is expressly prohibited without written agreement.

Drawing No. 1

Kay Gee Sign

200 Southbridge Street
Auburn, MA 01501
800.585.3400
508.832.3471
fax 832.7839
info@kaygeesign.com

Property Owners Name Medway Land Venture, LLC

Address c/o Continuing Care Management, LLC
1 Lyman Street

City Westborough ST MA Zip 01581

ATTN: *ALL TOWN/CITY BUILDING AND CODE DEPARTMENTS*

REGARDING: *SIGNAGE*

To whom it may concern:

I, Jeffrey Robinson here by authorize Kay Gee Sign and Graphics Company of Auburn, MA and its affiliates to provide, install, or make changes to any of our Company signage.

Sincerely,

Officer
Signature & Title

JEA Robinson 508 898-3416
Printed Name Telephone

Graphics
Logo Design
Vinyl Cutting and Application
Wide-Format Inket Printing
Outdoor Durable Print and Cut
Vehicle wrap Design & Installation
Airbrush Art
Goldleaf
Hand-Lettering

Fabrication
Design and Engineering
Aluminum and Steel Welding
Internally Illuminated Letters
In-house Neon Plant
LED Lighting
Sandblasting

Router Services
Aluminum, Foam or Wood
Custom Cut Letters
Engraved Plaques
Carved Wood Signs
Stencil Cut Sign Faces

Installation and Service
Cranes to 100 feet
Staging and high-reach
Fully Licensed and Insured
Electronic Message Centers

TABLE 4

Agricultural and Residential Districts I and II and Village Residential

(Title amended 11-14-16)

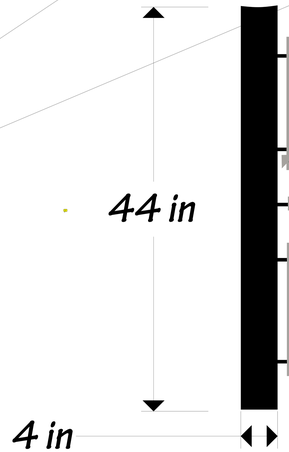
Signs for Authorized Home Based Businesses					
	Total Maximum Sign Surface Area (square feet)	***Maximum # of Signs***	***Maximum Sign Height(feet)***	***Minimum Setback from any Street Lot Line (feet)***	***Illumination***
Projecting Sign	6 sq. ft. for a two sided sign	1 per establishment	6	10	External
Residential Development Signs					
Freestanding Sign	32 sq. ft. for a one sided sign	1 per development at primary entrance Additional residential development signs may be allowed by special permit from the Zoning Board of Appeals when a development has multiple public entrances.	6	10	External
Other Signs Signs for pre-existing non-conforming establishments (examples – VFW & Medway Manor), for any municipal buildings, for non-residential establishments authorized by special permit or use variance, or for an establishment which is an exempt use (examples – public schools, private schools, municipal buildings, agriculture, religious organization/house of worship, etc.)					
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 sq. ft. per establishment	1 per establishment*	NA	NA	External
Freestanding Sign	40 sq. ft. for a 2 sided sign; 30 sq. ft. for a one sided sign	1 per lot or development	6	8	External
Projecting Sign	12 sq. ft. for a one sided sign	1 per establishment	See 7.2.5.B.2 *(Revised 11/16/15)*	NA	External

* Unless an establishment has two or more building sign frontages. If so, See 7.2.5.B.8 *(Revised 11/16/15)*

Sign Cabinet Details:

Front Elevation

Sign area = 31.93 SF



Side Elevation

.080 aluminum sign cabinet w/heavy wall aluminum tube

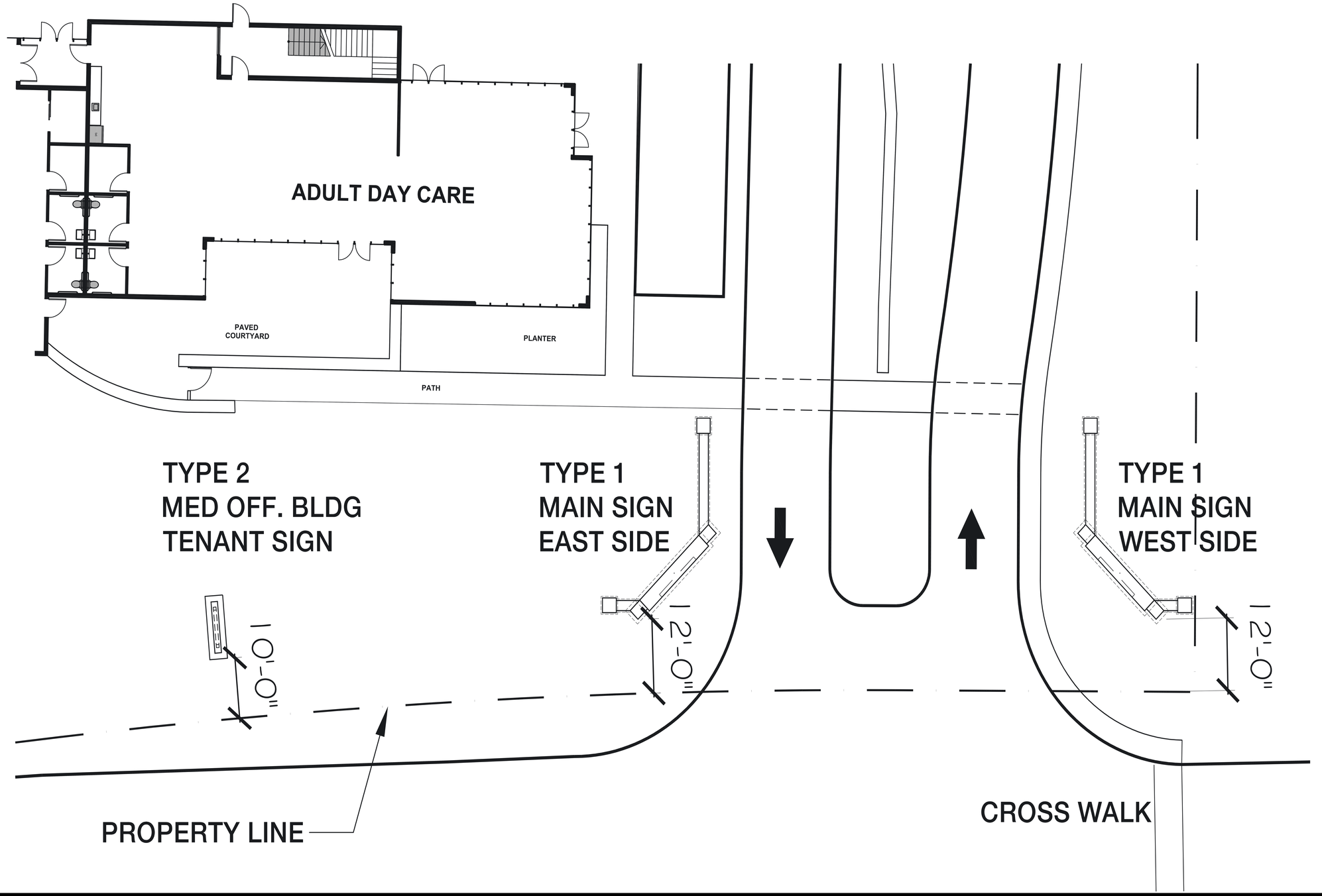
Cabinet painted black using suede catylist adding texture finish eliminating reflections from lighting sources.

Pin mounted 1" acrylic lettering stood off from face using and spacers. Lettering to be finished w/Mathews acrylic polyurethane paint

Standoffs and spacers

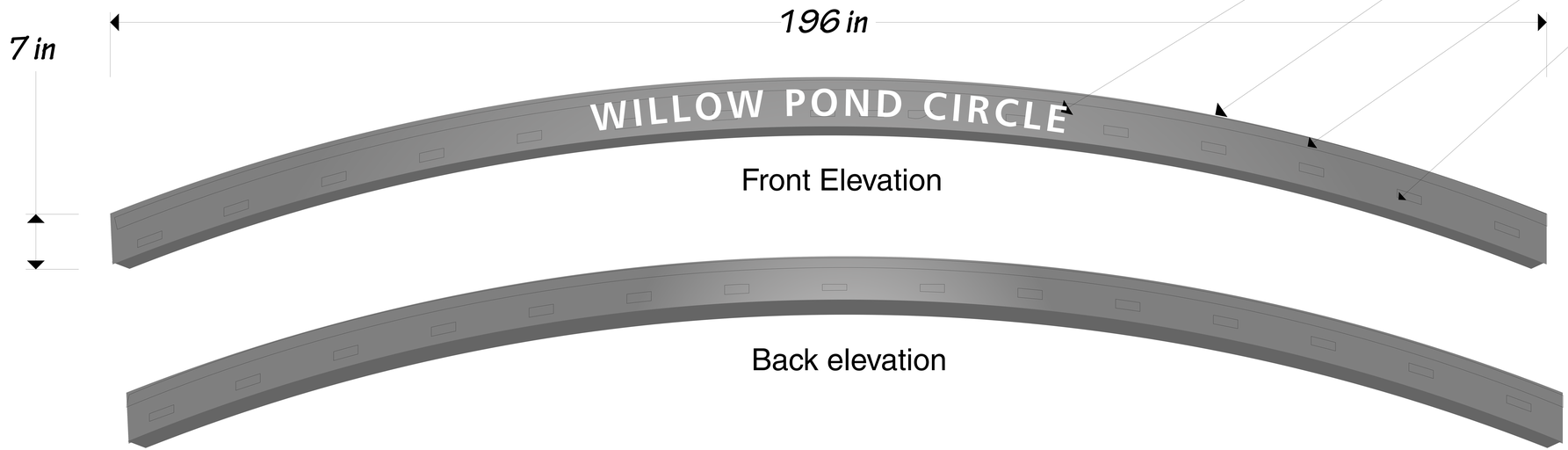
Sign/Lettering to be externally illuminated via LED lightin source within wall cap structure.

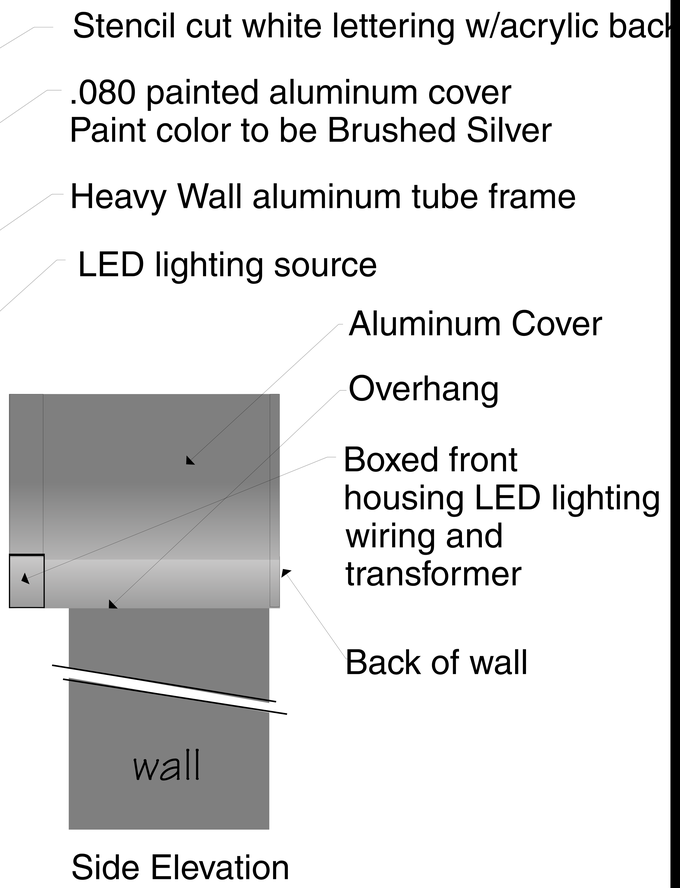
5 Sign Cabinet Details



① Entrance Plan

Aluminum Cap Detail:
Cap to cover top of wall sections projecting from front of wall by approx. 6"
Internal LED lighting to project light from back of overhang adding ambient light along the top of the wall. Stencil cut address illuminated by integral LED lighting source mounted within cap.
All wiring and electronics to be fitted within cap system





3 Aluminum Cap Detail

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

IN THE MATTER OF: Continuing Care Management, LLC
Petitioner

OPINION OF THE BOARD

REQUEST FOR VARIANCES
261 and 263 Village Street, Medway, MA

Hearing: November 4, 2015
Decision: November 18, 2015

MEMBERS PRESENT: David J. Cole, Chairman
Eric Arbeene, Member
Craig Olsen, Member
Brian White, Associate Member

THE WRITTEN OPINION WAS DELIVERED ON December 2, 2015

RECEIVED
DEC 2 2015
TOWN CLERK

20 day appeal date
Dec 22 2015

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning Bylaw of the Town of Medway, MA, 02053, and Massachusetts General Laws, Chapter 40A, as amended, in which the petitioner, Continuing Care Management, LLC, requests Variances from the requirements of Section 7.2.5. Sign Standards of the Zoning Bylaw for the number and dimensions of the proposed two entrance signs and medical office building sign in connection with the development of a senior community to be known as "The Willows and Whitney Place" on the property located at 261 and 263 Village Street, Medway.

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on October 14 and 21. Notice also was sent to all "parties of interest" and posted in the Town Hall as required by Massachusetts General Laws, Chapter 40A Section 11.

The Public Hearing opened and closed on November 4, 2015. The Medway Zoning Board of Appeals members present during the public hearing were David Cole, Chairman; Eric Arbeene, Member; William Kennedy, Member and Brian White, Associate Member. Mr. Olsen was not present at the November 4, 2014 hearing and filed the appropriate documents with the Town Clerk in accordance with MGL c. 39 Section 23D, known as the Mullin Rule. The Board voted on the requests for variances on November 18, 2015. The Medway Zoning Board of Appeals members voting were David Cole, Chairman; Eric Arbeene, Member; Craig Olsen, Member and Brian White, Associate Member.

At the hearing, an abutter at 262 Village Street questioned the location of the medical office building sign as drivers will pass the main entrance to the development, which will also be used for access to the medical office building, by the time they see the sign. Another resident commented that the requested height for the entrance signs is out of scale with the village feel and scenic aspect of Village Street, and also felt that the medical office building sign location creates some confusions for drivers.

Correspondence from the Design Review Committee was received and entered into the record. Ms. Walsh, a member of the Design Review Committee, spoke on behalf of the Committee and summarized their comments.

Hearing Summary

Attorney Paul Kenney and Jeff Robinson of Continuing Care Management, LLC appeared before the Board to discuss the requests for Variances for the property located at 261 and 263 Village Street.

Attorney Kenney gave a brief overview of the proposed development of a senior community to be known as "The Willows and Whitney Place" on the property, presently under review by the Planning and Economic Development Board. He then explained each variance request, the reasons for the requests and addressed the criteria for the variances.

Two of the requests pertain to development signage at the primary entrance of the proposed adult retirement community. The applicant requests two development signs at the entrance, with each sign to be 9ft tall, where only one sign is allowed with a maximum height of 6ft under the Town's Zoning Bylaw. These signs meet the surface area requirements, would be angled and of a stone façade, and would be very attractive for this scenic road. As part of the proposed development, there will also be a medical office building which sits right off of Village Street. The third request is for the medical office building to have a freestanding double-sided sign with a surface area totaling 46.95sq.ft. which exceeds the maximum sign surface area of 40sq.ft. allowed under the Town's Zoning Bylaw. Attorney Kenney explained that the increase is due to the top of the sign, while its a triangular shape, has to be measured as a rectangle when calculating the sign surface area as referenced in the Zoning Bylaw and after consultation with the Building Commissioner. There will be no signage placed at the secondary entrance as it will mainly be used by those who live on that end of the development.

Attorney Kenney explained that 261 Village Street is an irregular L-shaped lot and 263 Village Street is an irregular hammerhead-shaped lot. These circumstances do not affect other land in the district. The narrow opening of the two lots creates a hardship to the applicant. There is a significant bend in the street on the approach coming from the east and sight lines are limited. Having the entrance signs as proposed will be easily identifiable, rather than a single sign, and would be very beneficial to those residing in the development and anyone else that would be visiting the community. Sight lines are also an issue for medical office building. Safety is a major concern of the development and one of the key reasons for the requests made.

The Board questioned the applicant on the setbacks and locations of the signs, additional clarification on the requested variances from the sign standards, and how these requests meet the criteria for a variance under MGL c. 40A.

The Board inquired if there was a separate entrance off of Village Street for the medical office building and asked about the distances between signs. Attorney Kenney responded that access to the medical building is from within the development. The building does not have its own entrance from Village Street. The Board asked if there would be an issue with traffic coming in and out of the site with respect to the location of the signs. Attorney Kenney replied that the signs are sufficiently set back from Village Street and there is no issue. Also, the size of the wall drops to 3ft each side for the entrance signs and it is only the portion where the sign is which will have the increased height.

The Board agreed with the rationale for the request for two development signs, however, there was not sufficient evidence presented to them to satisfy the other two requests.

Findings:

1. The Board finds that the applicant established a need to provide an entrance sign or signs clearly visible for traffic traveling in both directions on Village Street. (Voted 4-0-0)

2. The Board finds that given the scenic road designation of Village Street, the proposed stone wall sign is thoroughly in keeping with the surrounding area. (Voted 4-0-0)

3. The Board finds that the proposed stone wall type of construction does not lend itself to be used for a double-sided sign, and accordingly, in order to provide the necessary visibility to traffic traveling in both directions, the use of two single-sided signs on either side of the wide boulevard type of main entrance to the development appears optimal as opposed to a two-sided sign placed in the center of the boulevard. (Voted 4-0-0)

4. The Board finds that the applicant did not demonstrate sufficient evidence to justify the request for a Variance under MGL c. 40A Section 10 for the entrance signs to be constructed in excess of the 6ft requirement as stated in the Zoning Bylaw. (Voted 4-0-0)

5. The Board finds that the applicant did not supply sufficient evidence to meet the requirements for a Variance under MGL c. 40A Section 10 with respect to the requested relief from the Zoning Bylaw for an increase in the maximum sign surface area for Medical Office Building sign. (Voted 4-0-0)

6. The Board finds that there was a hardship created by a fellow Town body following discussions with respect to sign design proposals. (Voted 3-0-1; Chairman Cole dissenting)

Relief Granted:

By a vote of 4-0-0:

The Zoning Board of Appeals hereby grants to the applicant, Continuing Care Management, LLC, a Variance from the requirements of the Medway Zoning Bylaw Section 7.2.5. Sign Standards regarding the requested relief from the maximum number of signs to allow for the construction of two signs at the main entrance of the subject development where the Zoning Bylaw only permits one such sign on property located at 261 and 263 Village Street in accordance with the plans submitted.

Relief Denied:

By a vote of 4-0-0:

The Zoning Board of Appeals hereby denies to the applicant, Continuing Care Management, LLC, a Variance from the requirements of the Medway Zoning Bylaw Section

7.2.5. Sign Standards regarding the requested relief from the maximum sign height for the signs located at the main entrance to the subject development on property located at 261 and 263 Village Street in accordance with the plans submitted.

The Zoning Board of Appeals hereby denies to the applicant, Continuing Care Management, LLC, a Variance from the requirements of the Medway Zoning Bylaw Section 7.2.5. Sign Standards regarding the requested relief from the maximum sign surface area for the Medical Office Building sign on property located at 261 and 263 Village Street in accordance with the plans submitted.

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to MGL c. 40A, Section 17, within twenty (20) days after the date of filing this Decision with the Town Clerk.

In accordance with MGL c. 40A, Section 17, no variance shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the Office of the Town Clerk and no appeal has been filed, or that if such an appeal has been filed, that it has been dismissed or denied, is recorded in the Norfolk County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the owner or applicant.

David J. Cole, Chairman

Eric Arbeene, Member

Craig Olsen, Member

Brian White, Associate Member

DRC Sign Design Review – PJ's Smoke N Grill
Planning and Economic Development Office Comments
June 1, 2017

Business: PJ's Smoke and Grill

Sign Location Address: 112 Main Street in the Medway Shopping Center

Proposed Sign: This is a proposal for an internally illuminated channel letter wall sign and for 2 inset panels on the existing free-standing, monument sign

Zoning District: Central Business District

	Proposed Sign	Allowed by Bylaw
Type of Sign	Wall/façade	Wall/facade
Sign Surface Area	34" x 168" = 39.67 sq. ft.	40 sq. ft. (based on width of storefront)
Sign Height	Not applicable	Not applicable
Illumination	Internal	Internal
# of signs	1	1
Setback	Not applicable	Not Applicable

	Proposed Sign	Allowed by Bylaw
Type of Sign	Panels in freestanding monument sign	Panels in freestanding monument sign
Sign Surface Area	22.5" x 87" = 13.6 sq. ft. per side x 2 sides = 27.2 sq. ft.	Not applicable. The existing internally illuminated monument sign is pre-existing, non-conforming
Sign Height	Not applicable	Not applicable
Illumination	Internal	Not applicable. The existing internally illuminated monument sign is pre-existing, non-conforming.
# of signs	2 – One on each side	2- One on each side
Setback	Not applicable	Not Applicable

Comments:

1. The proposed signs are for a new business locating in the Medway Shopping Center in the spot presently occupied by DEREK's/Zio Paolo's. PJ's Smoke N Grill will be a second location for the original PJ's Bar & Grill on Route 140 in Bellingham. http://pjsbarandgrill.net/ The proposed sign designs are reflective of PJ's branding.

2. The design for the wall sign shows an external raceway. Your comments should include a recommendation that the raceway be painted to exactly match the red façade.

3. The inset panel signs on the existing, non-conforming, free-standing monument sign are taking over the positions currently occupied by DEREK's/Zio Paolo's.

Summary and Comments Prepared by: Susy Affleck-Childs

Medway Design Review Committee (DRC)

Application for Sign Design Review

Medway Location/Address *where the sign will be installed:* 112 main street

What is the interior width of the storefront? 40'

Building/Development Name: *(if applicable)*: Medway Shopping Plaza

Medway Zoning District: Central Business District

Applicable Sign Standard Table *(from Medway Zoning Bylaw)* **Table #** 5.

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

Business Name: Pj's Smoke and Grill

Mailing Address: 112 Main Streeet

Medway, MA 02053

Contact person: Paul Rogers

Phone: _____ Cell Phone _____

Email address: pjsbg@comcast.net

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

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign	1	36" x 176"	40	36"	internal LED
Free-standing Individual Business Sign					
Free-standing Multi-Tenant Development Sign	1 per side	87" by 22.5" per side = 13.6 sq. ft.	13.6 sq. ft. per side x 2 = 27.2 sq. ft.	not applicable	internal
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

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

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

Does this application pertain to a completely new sign?

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

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

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

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

( ) Yes (●) No ( ) Don't Know

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

(●) Yes ( ) No ( ) Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: Signs By Cam, Inc.

Mailing Address: 837 Upper Union Street

Contact person: Cam Afonso

Phone: 508-364-2905 Cell Phone: 508-364-2905

Email address: cam@signsbycam.com

Property Owner Information

Company Name: CMR+INVESTMENTS+LLC

Mailing Address:

Contact person: Eric Lawless

Phone: 617-227-0893 extension 662 Cell Phone:

Email address: elawless@dfi.cc

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).
The business owner and sign designer/fabricator must attend the DRC meeting.
The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High ST.
(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

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

Please submit this application form and all attachments as follows:

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

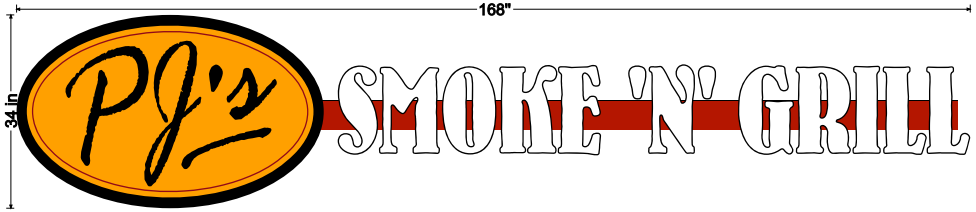
Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

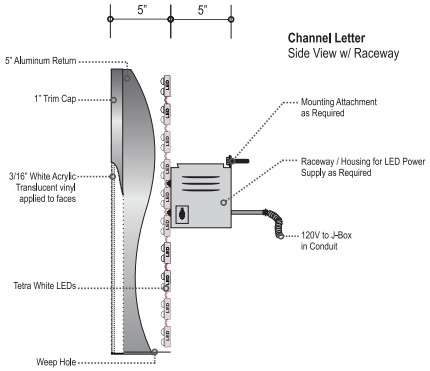
http://www.townofmedway.org/design-review-committee/pages/sign-design-review

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

Date Application Received by Medway Planning office: 5-23-17

Reviewed by Medway Planning Coordinator: 6-1-17 ***DRC Meeting Date:*** 6-5-17





Signs By Cam Inc

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso
837 Upper Union St., Suite C-18
Franklin, MA 02038

Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X _____

© COPYRIGHT
ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

JOB INFORMATION

JOB TITLE:
CONTACT:
PHONE:
FAX:
JOB DESCRIPTION:

SQUARE FOOTAGE:=

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐
ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐
PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: _____

COLOR SPECS:
BACKGROUND:
COPY:

OUTLINE:
SHADOW:
BORDER:
LOGO:

RECEIVED
MAY 26 2017
TOWN CLERK

TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

May 25, 2017

M.E. O'Brien & Sons Site Plan
17 Trotter Drive
NOTICE OF PUBLIC HEARING – June 13, 2017

In accordance with the Medway Zoning Bylaw, Section 3.5 Site Plan Review, and certain provisions of Chapter 40A, Massachusetts General Laws, notice is given that the ***Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, June 13, 2017 at 8:00 p.m. at Medway Town Hall, 155 Village Street, Medway, MA to consider the application of Bottle Cap Lot LLC of Medfield, MA for approval of a major site plan for a building construction project at 17 Trotter Drive.***

The subject property is 1+ acres and is located at the northeast corner of Trotter Drive and Alder Street in the 495 Business Park in the Industrial III zoning district. The parcel, shown on the Medway Assessors Map as Parcel #54-004-0001, is owned by Marguerite and Anthony Mele of Medway, MA. A portion of the site lies within the 100' buffer zone of wetlands resources and is also subject to review by the Medway Conservation Commission.

The proposed project includes construction of a 10,531 sq. ft. one-story building for offices, storage space used primarily for product literature, and related office functions for M. E. O'Brien & Sons. Its primary business is the design and supply of outdoor playgrounds and landscape elements to municipalities and private clients throughout New England. The company is relocating from Medfield to Medway. Additional information about M. E. O'Brien & Sons can be obtained at its web site: http://www.obrienandsons.com

The site plan shows 23 parking spaces, extensive landscaping, stormwater drainage facilities, and connection to municipal water and sewer. The plan is titled *O'Brien & Sons Corporate Office*, is dated May 23, 2017 and was prepared by Gorman Richardson Lewis Architects of Hopkinton, MA and Meridian Associates Civil Engineering and Landscape Architecture of Westborough, MA.

Telephone: 508-533-3291 Fax: 508-321-4987
planningboard@townofmedway.org

The application, proposed site plan, stormwater report and other supporting documents were filed with the Town on May 23, 2017 and are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday - Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans and application documents will be available for viewing at the Board's web page at: https://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications.

Interested persons or parties are invited to review the plans, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be forwarded to planningboard@townofmedway.org. All comments will be entered into the record during the public hearing. Questions should be directed to the Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News*:
Tuesday, May 30, 2017
Monday, June 5, 2017

cc: *Planning Boards* – Bellingham, Franklin, Holliston, Milford, Millis and Norfolk

Medway Town Officials/Departments – Board of Selectmen/Town Administrator, Board of Assessors, Board of Health, Building Inspector/Zoning Enforcement Officer, Conservation Commission, Design Review Committee, Economic Development Committee, Fire Department, Police Department, Department of Public Services, Treasurer/Collector.

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:02 PM

SITE PLAN REVIEW SUBMITTAL

O'BRIEN & SONS CORPORATE OFFICE

18 ALDER STREET, A/K/A 18 TROTTER DRIVE (LOT 1)
(MAP 54, PARCEL 1)
MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: INDUSTRIAL III

MAY 23, 2017

OWNER

ANTHONY & MARGURITE MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT

BOTTLE CAP LOT, LLC
93 WEST STREET
MEDFIELD, MASSACHUSETTS 02052

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

MERIDIAN ASSOCIATES

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

ARCHITECTURE

G | R | L | A
Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlaarchitect.com

NORTH

LOCUS MAP

SCALE: 1' = 500'

DRAWING INDEX:

C-0 COVER SHEET/LOCUS MAP
C-1 EXISTING CONDITIONS PLAN
C-2 GRADING, DRAINAGE & UTILITIES PLAN
C-3 LAYOUT AND MATERIALS PLAN
C-4 LANDSCAPE PLAN
C-5 CONSTRUCTION DETAILS
C-6 CONSTRUCTION DETAILS
C-7 CONSTRUCTION DETAILS
C-8 CONSTRUCTION DETAILS

REQUESTED WAIVERS:

ZONING BY-LAW:
- SECTION 7.1.1.E.3.E (NUMBER SMALL VEHICLE PARKING SPACES)

SITE PLAN RULES AND REGULATIONS:
- SECTION 205-6 G.4.A (PARKING IN BUILDING ENTRANCE "AREA" AND LOADING "AREA")
- SECTION 204-5 C.3 (EXISTING LANDSCAPE INVENTORY). NOT PROVIDING.
- SECTION 205-3 B.2 (NO PART OF ANY DRIVEWAY SHALL BE LOCATED WITHIN 15' OF A SIDE PROPERTY LINE.) 5' PROPOSED AT NORTH PROPERTY LINE.
- SECTION 205-6 G3.B (WHEEL STOPS ABUTTING A WALKWAY) NOT PROVIDED.
- SECTION 205-6 G4.D. (THE LAST PARKING STALL IN ANY DEAD END ROW SHALL BE 12' LONG X 20' WIDE TURNING AREA). PROVIDING 6'X24' AREA.

APPROVED BY THE TOWN OF MEDWAY
PLANNING BOARD

APPROVAL DATE

ENDORSEMENT DATE

DWG Location: G:\~\8477 MEDWAY\DWG\8477_SITE.DWG

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:02 PM jtrainer

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE IN UTILITY POLE 9, 1.0' A.G.	254.04
2	X-CUT FRONT CAP BOLT HYDRANT 2.0' A.G.	254.86

(SEE NOTE 7)

RECORD OWNER:

JOSEPH C. JULIANI, ANTHONY MELE & MARGUERITE K. MELE
198 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053

-DEED BOOK 5655, PAGE 568
-DEED BOOK 13323, PAGE 520

REFERENCES:

-PLAN BOOK 305, PLAN 822
-PLAN BOOK 304, PLAN 664
-PLAN BOOK 227, PLAN 843
-PLAN 1116 OF 1959
-PLAN BOOK 294, PLAN 9
-PLAN BOOK 263, PLAN 834
-PLAN BOOK 464, PLAN 180
-UNRECORDED PLAN BY COLONIAL ENGINEERING, INC DATED FEBRUARY 7, 2017 PREPARED FOR ANTHONY & MARGUERITE MELE OBTAINED FROM THE TOWN OF MEDWAY PLANNING BOARD

LEGEND:

- 253 — ONE FOOT CONTOUR
- 255 — FIVE FOOT CONTOUR
- +254.5 — SPOT ELEVATION
- BITUMINOUS BERM
- GRANITE CURB
- COMPILED TREELINE
- COMPILED CONIFEROUS TREE
- STEEL GUARDRAIL
- STONEWALL
- RETAINING WALL
- CONCRETE
- EXPOSED ROCKS
- SIGN
- BORDERING VEGETATED WETLANDS
- +WF WETLAND FLAG
- LIMIT OF BUFFER ZONE
- G — COMPILED GAS LINE
- GS — COMPILED GAS SERVICE LINE
- GAS GATE
- TEC — COMPILED COMMUNICATIONS LINE
- OHW — OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- D — OBSERVED DRAIN LINE
- DRAIN MANHOLE
- CATCH BASIN
- DOUBLE CATCH BASIN
- W — COMPILED WATER LINE
- WS — COMPILED WATER SERVICE LINE
- WATER GATE
- HYDRANT
- S — OBSERVED SEWER LINE
- SEWER MANHOLE
- TERMINUS UNKNOWN
- STONE BOUND
- DRILL HOLE
- A.G. — ABOVE GROUND
- BB — BITUMINOUS BERM
- BIT. CONC. — BITUMINOUS CONCRETE
- DI — DUCTILE IRON
- GC — GRANITE CURB
- INV — INVERT
- P/S — PLUMB/SOLID
- PL — PLASTIC
- PVC — POLYVINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- S.F. — SQUARE FEET

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN FEBRUARY 17 & 24, 2017.
2. THE SUBJECT PREMISES IS LOCATED IN THE INDUSTRIAL III (I-III) ZONING DISTRICT AND THE GROUNDWATER PROTECTION DISTRICT.
3. THE SUBJECT PREMISES IS DEPICTED AS A PORTION OF LOT 4 ON TOWN OF MEDWAY ASSESSOR'S MAP 54. LOT 1 DEPICTED HEREON WAS DERIVED FROM A PLAN OF LAND SUBMITTED TO THE TOWN OF MEDWAY PLANNING BOARD, REFERENCED ABOVE, ENDORSED ON FEBRUARY 28, 2017.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0138E DATED JULY 17, 2012.
7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), DERIVED FROM GPS OBSERVATIONS.
8. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
9. THE WETLAND FLAGS DEPICTED HEREON WERE DELINEATED BY MERIDIAN ASSOCIATES, INC. ON FEBRUARY 7, 2017.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

SCALE: 1" = 20'

20' 10' 0 20' 40' 60'

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.

EXISTING CONDITIONS PLAN
O'BRIEN & SONS CORPORATE OFFICES
18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

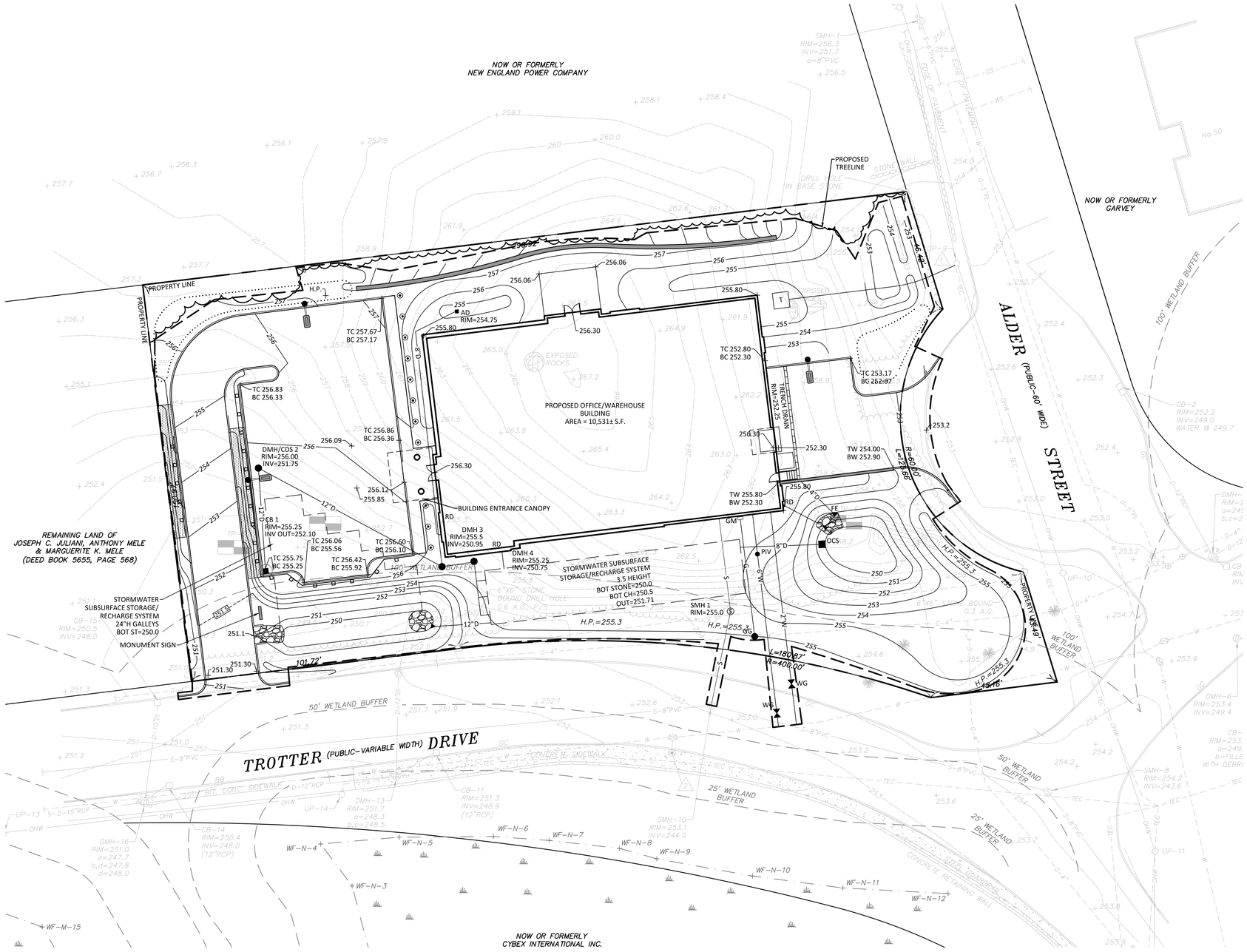
MERIDIAN ASSOCIATES
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-1

G:\~8477 MEDWAY\DWG\8477_SITE.DWG

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:02 PM jtrainer



LEGEND:

SEE SHEET C-3 FOR LEGEND

GRADING NOTES:

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.

ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.

A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK, FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS, IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.

THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.

THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.

THE CONTRACTOR SHALL COLLECT AND DISPOSE OF WATER FROM ALL SYSTEMS IN ACCORDANCE WITH THE SWPPP AND WITH FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS AND OBTAIN ALL NECESSARY PERMITS. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.

PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.

PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.

ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.

PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY INSTALLATION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RE-GRADED AND RESTORED AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

THE CONTRACTOR SHALL REMOVE, AND LEGALLY DISPOSE OF, ALL EXCAVATED MATERIAL CLASSIFIED AS SURPLUS OR UNSATISFACTORY FROM THE SITE.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

GENERAL UTILITY NOTES:

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL OBTAIN INSTRUCTIONS AND FINAL CONSTRUCTION DETAILS FOR MECHANICAL PADS FROM THE UTILITY COMPANIES.

ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATIONS, LOCATION, ETC., PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITIES UNCOVERED OR DAMAGED DURING EXCAVATIONS AND CONSTRUCTION SHALL BE PLUGGED, CAPPED, RE-ROUTED OR RELOCATED AS DIRECTED BY THE OWNER SO AS NOT TO INTERRUPT THE OPERATION OF ANY OF THE EXISTING SYSTEMS.

TRENCH FOR PIPE SHALL BE EXCAVATED TO THE REQUIRED LINE AND GRADE AND OF SUFFICIENT WIDTH TO PERMIT THOROUGH TAMPING OF THE FILL MATERIAL UNDER THE HAUNCHES AND AROUND THE PIPE. SOFT OR UNSUITABLE MATERIAL ENCOUNTERED BELOW THE NORMAL BEDDING LINE OF THE PIPE SHALL BE REMOVED AS DIRECTED, REPLACED WITH CRUSHED STONE AND THOROUGHLY COMPACTED. THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO CONFORM TO THE CURVATURE OF THE PIPE AND EXCAVATED FOR THE BELLS OF PIPES. THE TRENCH MAY BE RAISED OR LOWERED ONLY AS APPROVED BY THE ENGINEER. USE CONCRETE OR OTHER APPROVED SUPPORT UNDER EXISTING PIPES PASSING THROUGH THE TRENCH.

PIPE SHALL BE LAID TRUE TO THE SPECIFIED LINES AND GRADES.

NO BACKFILLING OF ANY UTILITY SHALL TAKE PLACE UNTIL ALL NECESSARY INSPECTIONS AND TESTING HAS OCCURRED AND HAS BEEN APPROVED. A COPY OF ALL TEST RESULTS ARE TO BE SUPPLIED TO THE ENGINEER UPON RECEIPT.

THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.

TESTING OF SANITARY SEWERS AND SEWER MANHOLES SHALL BE IN CONFORMANCE WITH ALL TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

INSTALLATION AND MATERIALS OF DATA/COMMUNICATION AND ELECTRICAL SUPPLY DUCT BANKS AND MANHOLES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.

PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.

THE CONTRACTOR SHALL COORDINATE ALL WORK ON UTILITY DUCTS WITH THE APPROPRIATE UTILITY COMPANY INCLUDING WORK BY UTILITY COMPANY FORCES, SERVICE CONNECTIONS AND INSPECTIONS.

PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARREL SECTIONS, CATCHBASINS AND BASES SHALL CONFORM TO ASTM C478 AND AASHTO HS20-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATERTIGHT. BITUMINOUS DAMP-PROOFING SHALL BE PROVIDED ON THE EXTERIOR WALLS OF ALL SANITARY SEWER AND WATER QUALITY INLET STRUCTURES.

UTILITY / MANHOLE INSTALLATIONS SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS.

ANY WORK NOT MEETING THE APPROVED STANDARDS SHALL BE IMMEDIATELY REMOVED AND REPLACED AT THE FULL RESPONSIBILITY AND COST/EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAKE APPLICATION FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THE PROJECT UTILITIES.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

INSULATE SANITARY PIPE WHERE INVERT DEPTH IS LESS THAN (4) FEET BELOW FINISHED GRADE.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

CAP ALL PROPOSED UTILITY STUBS AS APPROPRIATE.

DRAINAGE NOTES:

MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEBARON TYPE LK110 OR APPROVED EQUAL.

DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LEBARON TYPE LF 248-2 OR AS REQUIRED BY TOWN OF MEDWAY DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE LABARON ONE-PIECE LV2448-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LEBARON TYPE LF 248-2 OR APPROVED EQUAL.

FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.

FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.

INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.

ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

SCALE: 1" = 20'

20' 10' 0 20' 40' 60'

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.

GRADING, DRAINAGE & UTILITIES PLAN
O'BRIEN & SONS CORPORATE OFFICES
18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

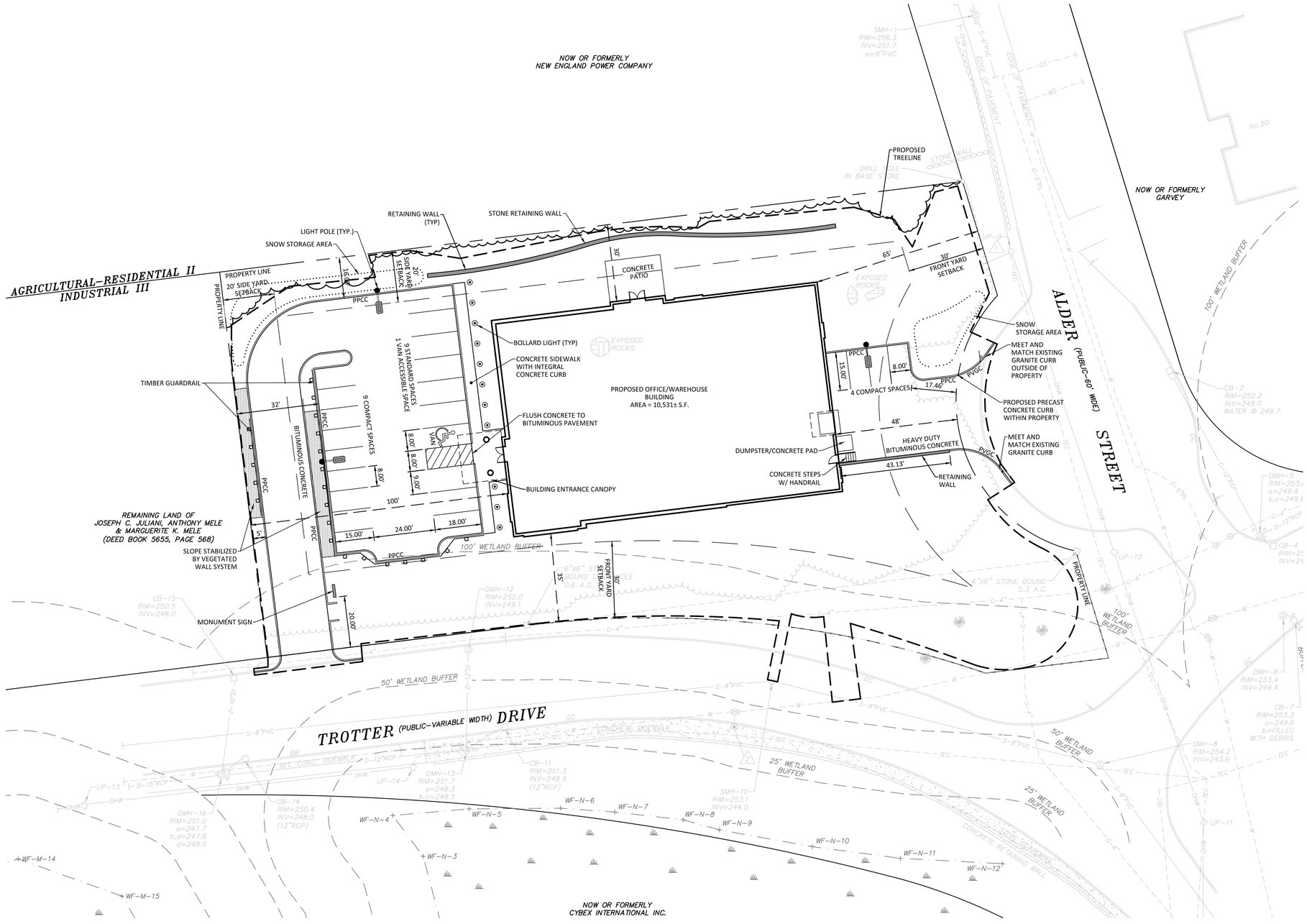
MERIDIAN ASSOCIATES
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 857-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-2

G:\8477 MEDWAY\DWG\8477_SITE.DWG

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:02 PM jtrainer



ZONING SUMMARY

ZONING DISTRICT: INDUSTRIAL III		
BULK & DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)	40,000	47,757
MINIMUM LOT FRONTAGE (FT)	X	X
MINIMUM FRONT YARD (FT)	30	48
MINIMUM SIDE YARD (FT)	20	30
MINIMUM REAR YARD (FT)	30	N/A
MAXIMUM BUILDING HEIGHT (FT)	60	
MAXIMUM BUILDING COVERAGE (%)	40	22

PARKING SUMMARY

BUILDING USES	BUSINESS/OFFICE/ RETAIL (1 : 300SF)	WAREHOUSE (1 : 2 SHIFT EMP. + 1 : 1,000 S.F.)
PARKING REQUIRED	23*	0**
PARKING PROVIDED	23***	0

*6,800 SF OFFICE / 300 = 23 SPACES

**3,731 SF STORAGE = 0 SPACES (NO ADDED EMPLOYEES FOR STORAGE AREAS)

***9 STANDARD, 13 SMALL VEHICLE & 1 VAN ACCESSIBLE SPACE

LAYOUT AND MATERIALS NOTES:

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS AND MASS HIGHWAY.

ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.

ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.

THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.

PAVEMENT MARKINGS SHALL CONFORM TO SECTION M7.01.05 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES".

ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 316R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."

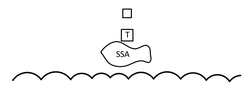
BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.

SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.

FACE OF GUARDRAILS TO BE LOCATED TWO FEET SIX INCHES (2.5') FROM FACE OF CURB OR BACK OF WALK UNLESS OTHERWISE NOTED.

PROPOSED CONDITIONS LEGEND

PROPERTY LINE		CATCH BASIN	DCB	GAS METER	GM	MECHANICAL PAD
BUILDING		OUTLET CONTROL STRUCTURE	OCS	SEWER LINE (4" IF NOT SPECIFIED)	S	TRANSFORMER PAD
RETAINING WALL		FLARED END SECTION	FE	SEWER MANHOLE	SMH	SNOW STORAGE EREA
EROSION CONTROL BARRIER		RIP RAP APRON/ IMPACT BASIN	IB	SEWER CLEANOUT		APPROXIMATE TREELINE
LIMIT OF WORK		WATER LINE (1" IF NOT SPECIFIED)	W	BROKEN WHITE LANE LINE	BWLL	
ELEVATIONAL CONTOUR	222	WATER GATE VALVE	GV	SOLID WHITE LANE LINE	SWLL	
SPOT GRADE		FIRE HYDRANT	HYD	STOP LINE	SL	
HIGH POINT/LOW POINT	HP/LP	POST INDICATOR VALVE	PIV	SOLID WHITE EDGE LINE	SWEL	
TOP/BOTTOM WALL	TW/BW	ELECTRIC, CABLE & TELEPHONE LINE	ETC	SOLID YELLOW EDGE LINE	SYEL	
DRAIN MANHOLE	DMH	ELECTRIC TRANSFORMER LOCATION	T	DOUBLE YELLOW CENTER LINE	DYCL	
DRAINAGE LINE	D	ELECTRIC MANHOLE	EMH	TRAFFIC CONTROL SIGN		
ROOF DRAINAGE LINE	RD	TELEPHONE MANHOLE	TMH	VERTICAL GRANITE CURB	VGC	
CATCH BASIN	CB	NATURAL GAS LINE	G	PRECAST CONCRETE CURB	PCC	
		GAS GATE	GG	DUMPSTER PAD	D	



SCALE: 1" = 20'

20' 10' 0 20' 40' 60'

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.

LAYOUT & MATERIALS PLAN
O'BRIEN & SONS CORPORATE OFFICES
18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

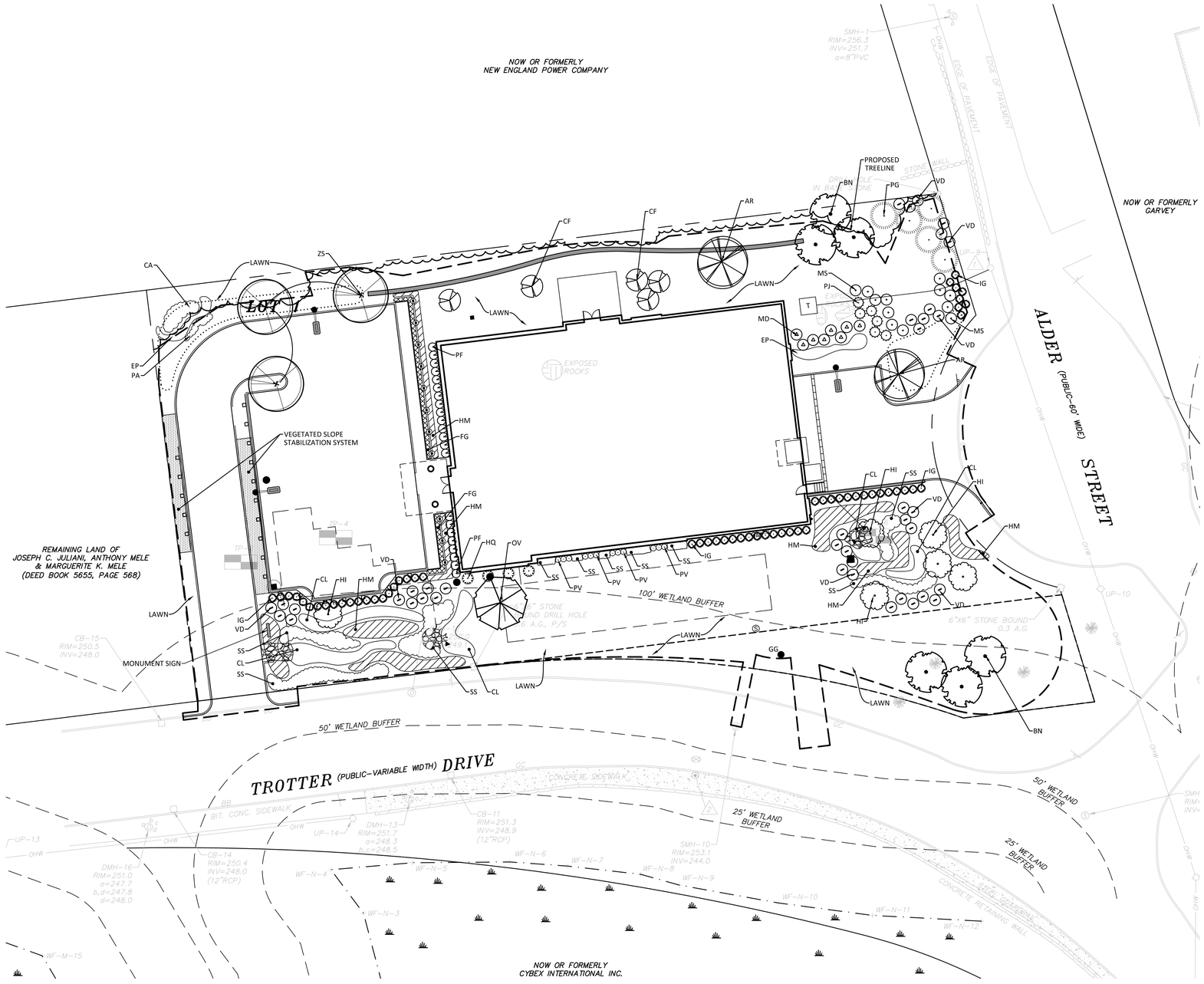
MERIDIAN ASSOCIATES
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-3

G:\~8477 MEDWAY\DWG\8477_SITE.DWG

Copyright Meridian Associates 2017

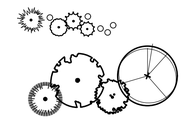
Plotted: 5/23/2017 3:03 PM jtrainer



PROPOSED LEGEND

SHRUBS, PERENNIALS, GROUNDCOVERS & VINES

EVERGREEN, SHADE & ORNAMENTAL TREES



PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
	AR	Acer rubrum	Red Maple	3"-3.5" Cal., B&B	Δ Fall color
	BN	Betula nigra	River Birch	10'-12' Ht., B&B	Δ - DR - DT
	CF	Cornus florida	Flowering Dogwood	2"-2.5" Cal., B&B	Δ - DR
	OV	Ostrya virginiana	Eastern Hop Hornbeam	2.5"-3" Cal., B&B	Δ - DR - DT
	PG	Picea glauca 'Conica'	Conical White Spruce	3.5'-4' Ht., #10 Pot,	Δ - DR
	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2.5" Cal. B&B	
SHRUBS					
	CB	Cornus sericea 'Bud's Yellow	Bud's Yellow Redosier Dogwood	24"-30" Ht., #3 Pot	Δ - DR - 48" O.C.
	CF	Cornus sericea 'Farrow' Artic Fire	Artic Fire Redosier Dogwood	24"-30" Ht., #3 Pot	Δ - DR - 36" O.C.
	HI	Hamamelis × intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	24"-30" Ht., #10 Pot	DR - 10' O.C.
	HQ	Hydrangea quercifolia 'Flemygea'	Snow Queen Oakleaf Hydrangea	30"-36" Ht., B&B	60" O.C.
	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht., B&B	Δ - DR - 36" O.C.
	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht., #3 Pot	DR - 48" O.C.
	PF	Potentilla fruticosa	Shrubby Cinquefoil	18"-24" Ht., #3 Pot	Δ - DR - DT - 36" O.C.
	VD	Viburnum dentatum	Arrowwood Viburnum	36"-60" Ht., #7 Pot	Δ - 48" O.C.
GROUNDCOVER					
	EP	Echinacea purpurea	Purple Coneflower	#1 Pot	Δ - DR - DT - 18" O.C.
	HM	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot	15" O.C.
	MD	Microbiota decussata	Russian Cypress	#5 Pot	48" O.C.
ORNAMENTAL GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot	18" O.C.
	CL	Chasmanthium latifolium	Northern Sea Oats	#1 Pot	18" O.C.
	FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Pot	DT - 12" O.C.
	MS	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#3 Pot	DT - 48" O.C.
	PV	Panicum virgatum 'Northwind'	Northwind Switchgrass	#3 Pot	Δ - DT - 24" O.C.
	PA	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 Pot	DT - 18" O.C.
	SS	Schizachyrium scoparium	Little Bluestem	#2 Pot	Δ - DR - DT - 18" O.C.

ABBREVIATIONS:
B&B: BALL AND BURLAP
CAL: CALIPER
DR: DEER RESISTANT
DT: DROUGHT TOLERANT
OC: ON CENTER
Δ: NATIVE

LANDSCAPE NOTES

SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE INDICATED.

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED.

REUSE EXISTING TOPSOIL ENCOUNTERED ON-SITE AND AMEND TO PARAMETERS LISTED BELOW. IF ADDITIONAL TOPSOIL IS NEEDED PROVIDE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER (FOR PLANTING MIX), WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED SITE, REASONABLY FREE OF CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8. TOPSOIL SHALL NOT BE DELIVERED OR WORKED IN A MUDDY OR FROZEN CONDITION.

PLANTING MIX: MIX THE SPECIFIED MATERIALS IN THE FOLLOWING PROPORTIONS:
3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL DISTURBED AREAS, TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE. SCARIFY SUBGRADE TO A DEPTH OF 2" BEFORE PLACING TOPSOIL.

SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).

CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN.

SCALE: 1" = 20'

20' 10' 0 20' 40' 60'

REVISIONS			
NO.	DATE	DESCRIPTION	BY	CHKD.

LANDSCAPE PLAN

O'BRIEN & SONS CORPORATE OFFICES

18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053

Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

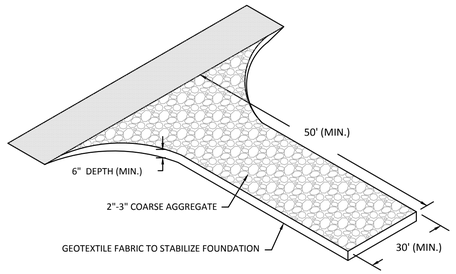
MERIDIAN ASSOCIATES
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-4

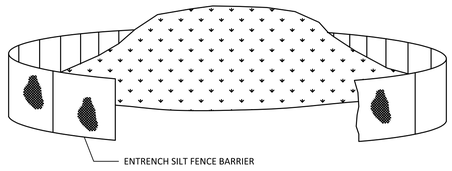
G:\~\8477 MEDWAY\DWG\8477_LAND.DWG

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:03 PM cpalmer



CONSTRUCTION ENTRANCE/EXIT PAD
(NOT TO SCALE)

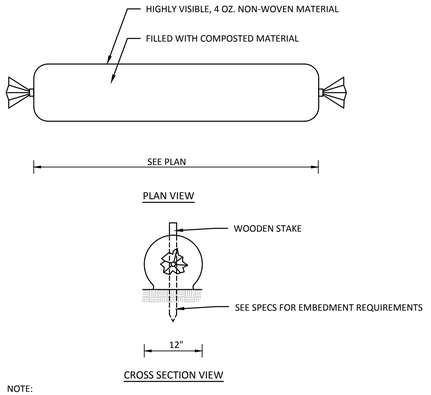


NOTES:

LOCATE STOCKPILE IN A DRY AND STABLE AREA OUTSIDE OF 100' WETLAND BUFFER ZONE.

STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.

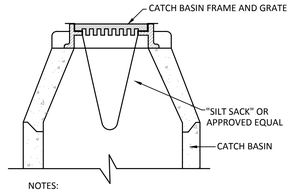
SOIL STOCKPILE
(NOT TO SCALE)



NOTE:

THE FILTER SOCK SHALL BE STAKED ON ENDS AND THROUGH THE CENTER AT 10 FT INTERVALS. PROVIDE UPSLOPE RETURNS AT ENDS.

COMPOST FILTER SOCK - SEDIMENT CONTROL
(NOT TO SCALE)



NOTES:

1. TO BE INSTALLED IN ALL CATCH BASINS UNTIL COMPLETION OF CONSTRUCTION.
2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

FILTER BAG
(NOT TO SCALE)

EROSION CONTROL AND STABILIZATION PROGRAM

THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS AND OTHER EROSION AND SEDIMENTATION CONTROLS, STORMWATER MANAGEMENT CONTROLS, SOLID WASTE CONTROLS AND SPILL PREVENTION CONTROLS.

THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.

HAYBALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SILTATION CONTROLS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR HIS RERESENTATIVE.

THE CONTRACTOR SHALL HAVE, AT THE START OF SOIL DISTURBANCE AN ADEQUATE RESERVE OF SILT FENCE AND HAY BALES IN GOOD CONDITION, AND SUFFICIENT STAKES FOR STAKING THESE BALES.

DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASONS.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK AND STABILIZED TO PREVENT EROSION. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS ONTO THE PUBLIC WAYS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.

ANY SEDIMENTATION OR EROSION DAMAGE CAUSED AS A RESULT OF THIS PROJECT TO ANY WETLAND RESOURCE AREAS OR IDENTIFIED WETLAND BUFFER ZONES BEYOND THE LIMIT OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND RESTORE AT NO COST TO THE OWNER. IF SEDIMENT REACHES THESE AREAS, THE OWNER SHALL BE CONTACTED IMMEDIATELY BY THE CONTRACTOR. A PLAN FOR ABATEMENT OF THE PROBLEM AND RESTORATION SHALL BE PREPARED BY THE CONTRACTOR AS SOON AS POSSIBLE.

EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUESTED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 125 FEET FROM ANY WETLAND RESOURCE AREA) AND DISCHARGED INTO HAY BALE CORRALS OR SEDIMENTATION BAGS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ORDER OF CONDITIONS DEP FILE #(TBD) ISSUED FOR THE PROJECT. EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

SANITARY WASTES GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.

CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.

DETAILS SHEET 1

O'BRIEN & SONS CORPORATE OFFICES

18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053

Prepared for:

BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

MERIDIAN ASSOCIATES

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7010

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date:
MAY 23, 2017

Scale:
1"=20'

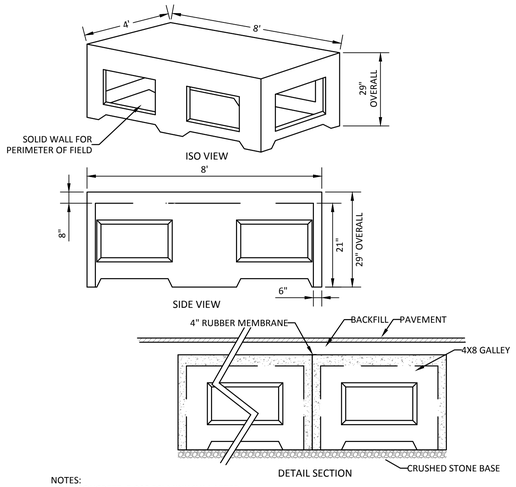
Project No.
8477

Sheet No.
C-5

G:\~\8477 MEDWAY\DWG\8477_DET.DWG

Copyright Meridian Associates 2017

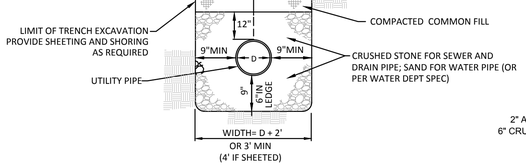
Plotted: 5/23/2017 3:13 PM cpalmer



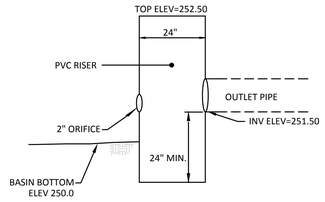
NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 5FT COVER.
3. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.

GALLEY CHAMBER DETAIL
(NOT TO SCALE)

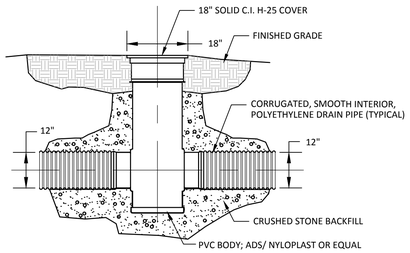
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



TYPICAL TRENCH SECTION
(NOT TO SCALE)

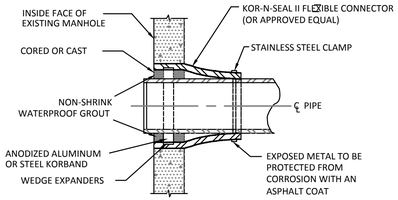


OUTLET CONTROL STRUCTURE (OCS)
(NOT TO SCALE)

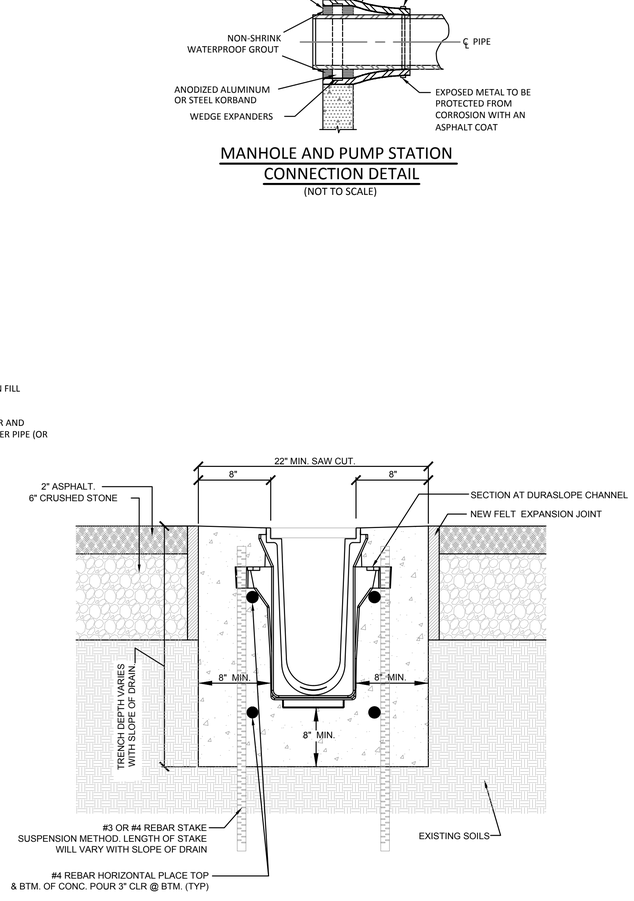


CLEAN OUT DETAIL
(NOT TO SCALE)

G:\MAI_SYM\MAI DETAILS\UTILITIES\DRAIN\CLEAN OUT ADS-NYLOPLAST01



MANHOLE AND PUMP STATION CONNECTION DETAIL
(NOT TO SCALE)

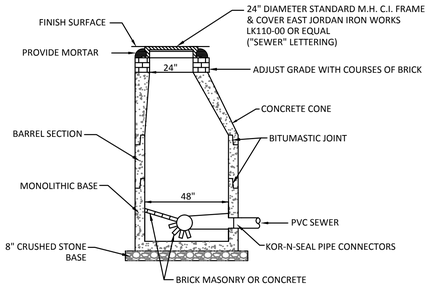


NOTES:

CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE).

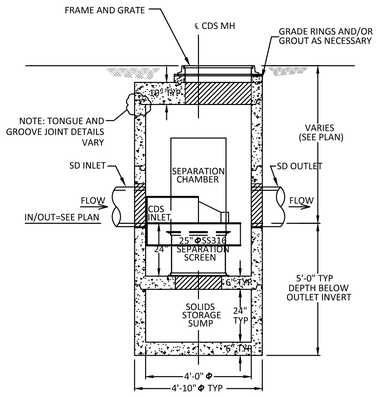
SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 8" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 3,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

TYPICAL DURASLOPE INSTALLATION
(NOT TO SCALE)

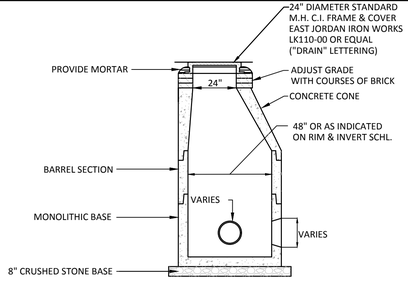


NOTES:
1. MANHOLE DESIGN SHALL CONFORM TO LATEST ASTM C478.
2. REINFORCING STEEL SHALL CONFORM TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH-4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. STEPS-STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMING TO LATEST ASTM C478 PARA-12.
6. KOR-N-SEAL FLEXIBLE PIPE CONNECTORS SHALL CONFORM TO LATEST ASTM C923, A167.

SEWER MANHOLE DETAIL (SMH)
(NOT TO SCALE)

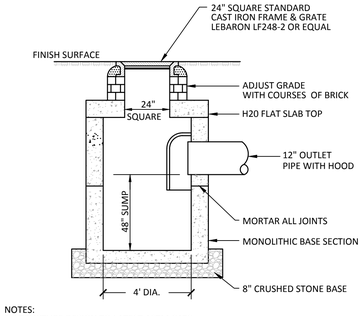


CONTINUOUS DEFLECTIVE SEPARATOR (CDS)
(NOT TO SCALE)



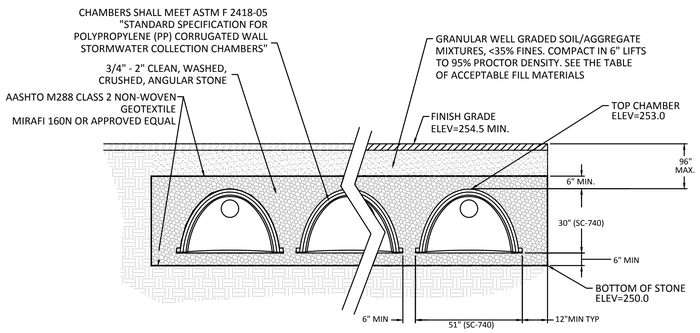
NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
6. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-S-201A SPEC.

PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)



NOTES:
1. STRUCTURE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185
3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
4. FLAT SLAB TOP AASHTO H-20 5. ONE POUR MONOLITHIC BASE.

PRECAST CONCRETE CATCH BASIN W/ TRAP
(NOT TO SCALE)



NOTES:

THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.

FOR INSTALLATION/LAYOUT QUESTIONS CONTACT THE REGIONAL STORMTECH REPRESENTATIVE ROB LEMIRE @ 1-888-292-7081.

STORMTECH SC 740 UNDERGROUND INFILTRATION SYSTEM

REVISIONS			
NO.	DATE	DESCRIPTION	BY	CHKD.

DETAILS SHEET 2

O'BRIEN & SONS CORPORATE OFFICES
18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

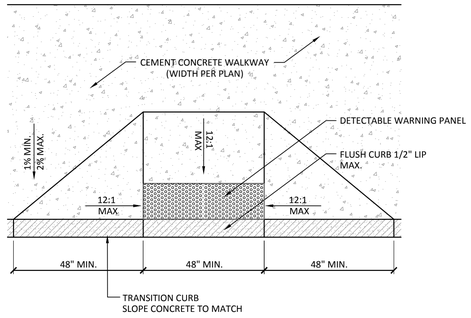
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7010

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-6

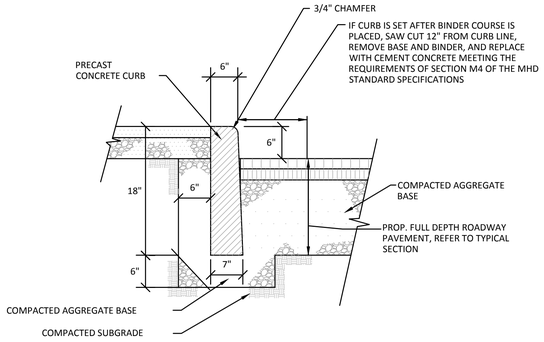
G:\~\8477 MEDWAY\DWG\8477_DET.DWG

Copyright Meridian Associates 2017

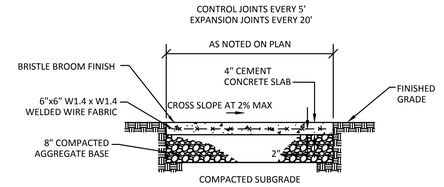
Plotted: 5/23/2017 3:03 PM cpalmer



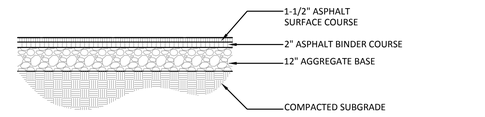
ACCESSIBLE CURB RAMP TYPE 1
(NOT TO SCALE)



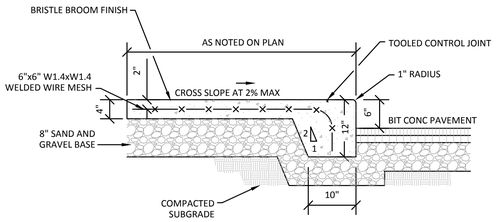
PRECAST CONCRETE CURB DETAIL
(NOT TO SCALE)



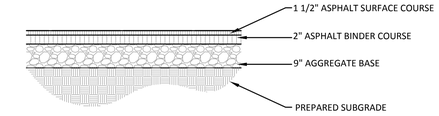
CEMENT CONCRETE WALKWAY
(NOT TO SCALE)



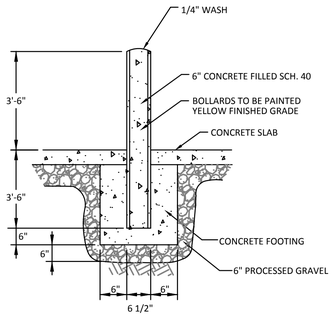
HEAVY-DUTY BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)



CONCRETE WALKWAY W/ HAUNCH
(NOT TO SCALE)

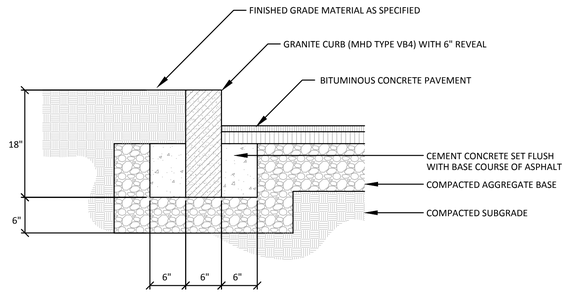


BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)

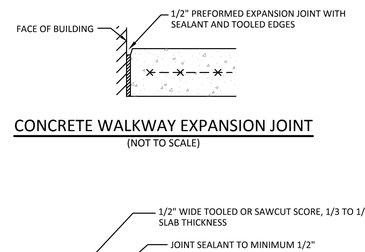


STEEL & CONCRETE BOLLARD
(NOT TO SCALE)

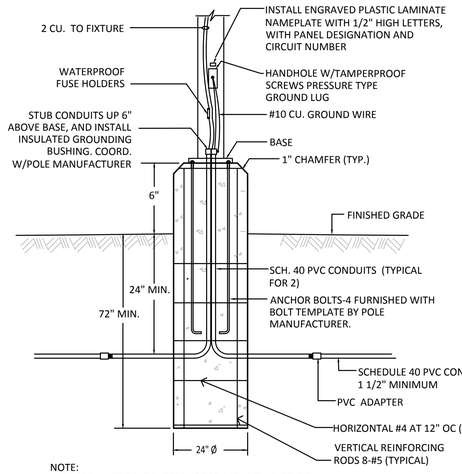
G:*8477 MEDWAY\DWG\8477_DET



VERTICAL GRANITE CURB
(NOT TO SCALE)

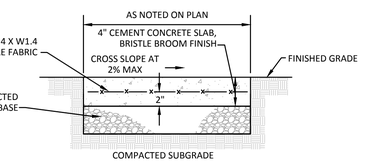


CONCRETE WALKWAY EXPANSION JOINT
(NOT TO SCALE)

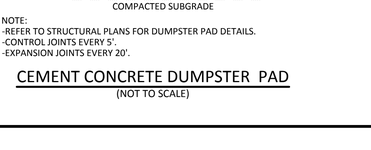


NOTE:
1. COORDINATE BOLT PATTERNS FOR MOUNTING OF IDENTIFIED POLE.
2. REFER TO ELECTRICAL ENGINEERING DETAILS FOR CONDUIT.

TYPICAL LIGHT POLE BASE
NOT TO SCALE



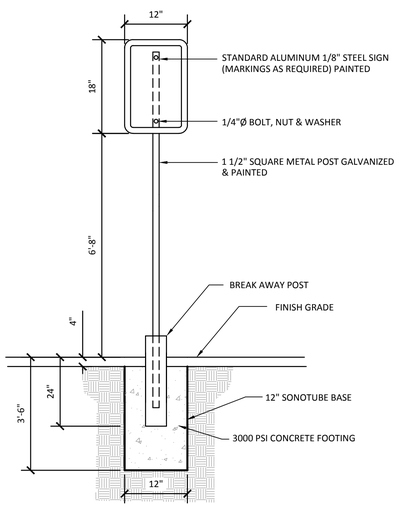
EXPANSION JOINT AT 20' ON-CENTER (TYP)



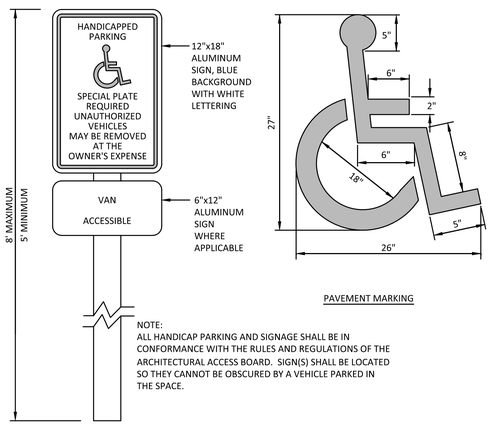
CONTROL JOINT AT 5' ON-CENTER (TYP)

NOTE:
WHERE EXISTING AND NEW CONCRETE SIDEWALKS MEET, SAWCUT EXISTING WALK AND INSTALL EXPANSION JOINT AND DOWELS AS SHOWN. DRILL EXISTING CONCRETE WALK EDGE TO RECEIVE STEEL DOWELS AT EXPANSION JOINT.

EXPANSION AND CONTROL JOINTS FOR CONCRETE
(NOT TO SCALE)



TYPICAL SIGN POST
(NOT TO SCALE)



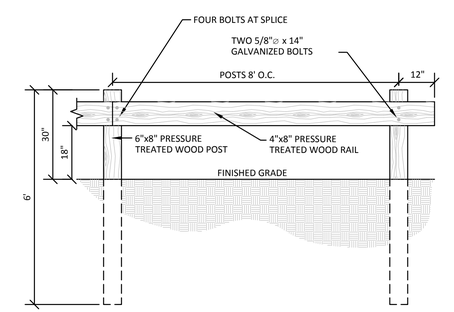
PAVEMENT MARKING

NOTE:
ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD. SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN AND PAVEMENT MARKING
(NOT TO SCALE)

NOTE:
-REFER TO STRUCTURAL PLANS FOR DUMPSTER PAD DETAILS.
-CONTROL JOINTS EVERY 5'.
-EXPANSION JOINTS EVERY 20'.

CEMENT CONCRETE DUMPSTER PAD
(NOT TO SCALE)



WOODEN GUARDRAIL
(NOT TO SCALE)

REVISIONS			
NO.	DATE	DESCRIPTION	BY	CHKD.

DETAILS SHEET 3

O'BRIEN & SONS CORPORATE OFFICES

18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053

Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

MERIDIAN ASSOCIATES
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447

Date:
MAY 23, 2017

Scale:
1"=20'

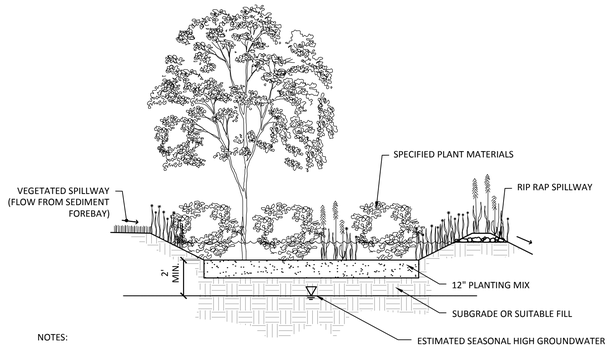
Project No.
8477

Sheet No.
C-7

G:*8477 MEDWAY\DWG\8477_DET.DWG

Copyright Meridian Associates 2017

Plotted: 5/23/2017 3:03 PM cpalmer

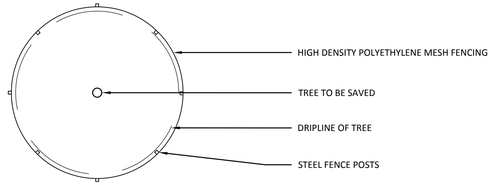


NOTES:

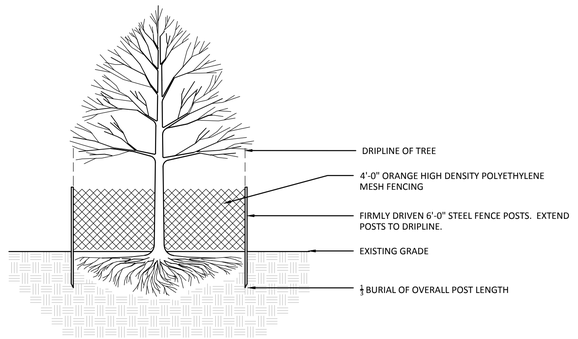
SEE PLANS FOR LOCATIONS AND SIZES OF BIO-RETENTION ELEMENTS AND PLANT MATERIALS.

THE PLANTING MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL. SPECIFICALLY, 40% SAND, 20-30% TOPSOIL, AND 30-40% COMPOST. THE CLAY CONTENT SHOULD NOT EXCEED 15%. MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAT 2 INCHES.

SCHEMATIC OF BIO-RETENTION BASIN
(NOT TO SCALE)

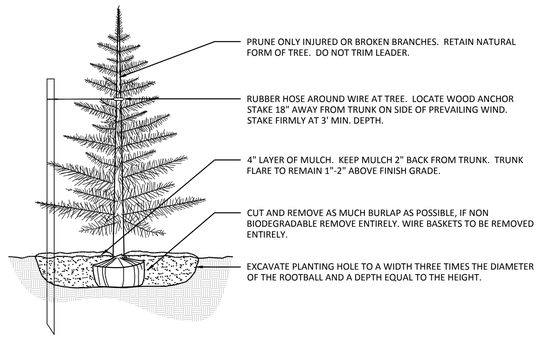


PLAN



SECTION

TREE PROTECTION
(NOT TO SCALE)



NOTES:

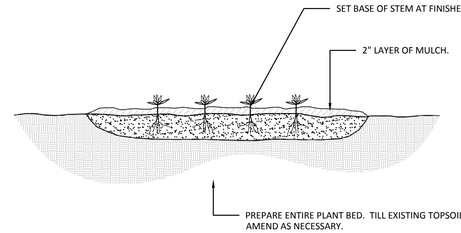
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.

BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

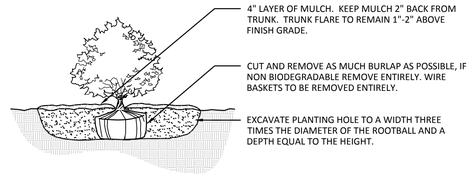
EVERGREEN TREE PLANTING
(NOT TO SCALE)



NOTE:

SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING
(NOT TO SCALE)



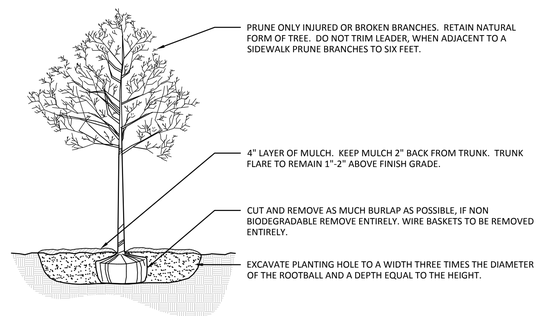
NOTES:

BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.

BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)



NOTES:

BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.

BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

TREE PLANTING
(NOT TO SCALE)

REVISIONS			
NO.	DATE	DESCRIPTION	BY	CHKD.

DETAILS SHEET 4

O'BRIEN & SONS CORPORATE OFFICES

18 ALDER STREET, a/k/a 18 TROTTER DRIVE (LOT 1)
MEDWAY, MASSACHUSETTS 02053

Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

MERIDIAN ASSOCIATES
90 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: MAY 23, 2017
Scale: 1"=20'
Project No. 8477
Sheet No. C-8

G:\~8477 MEDWAY\DWG\8477_DET.DWG

O'BRIEN & SONS CORPORATE OFFICE

LOT 1, TROTTER DRIVE, MEDWAY, MA 02053

PLANNING BOARD APPLICATION

MAY 23, 2017

05/23/2017 03:07:29 PM C:_Revit Local\6068 - OBRIEN - & - SONS_prsrichardson.rvt

GRLA PROJECT NUMBER: 2016068.01

CLIENT:

O'BRIEN & SONS
93 WEST STREET
MEDFIELD, MA 02052

ARCHITECT:

GORMAN RICHARDSON LEWIS ARCHITECTS
239 SOUTH STREET
HOPKINTON, MA 01748
PHONE 508.544.2600 FAX 508.435.0072
www.grlarchitects.com

CIVIL ENGINEER:

MERIDIAN ASSOCIATES INC
69 MILK STREET
WESTBOROUGH, MA 01581

DRAWING INDEX:

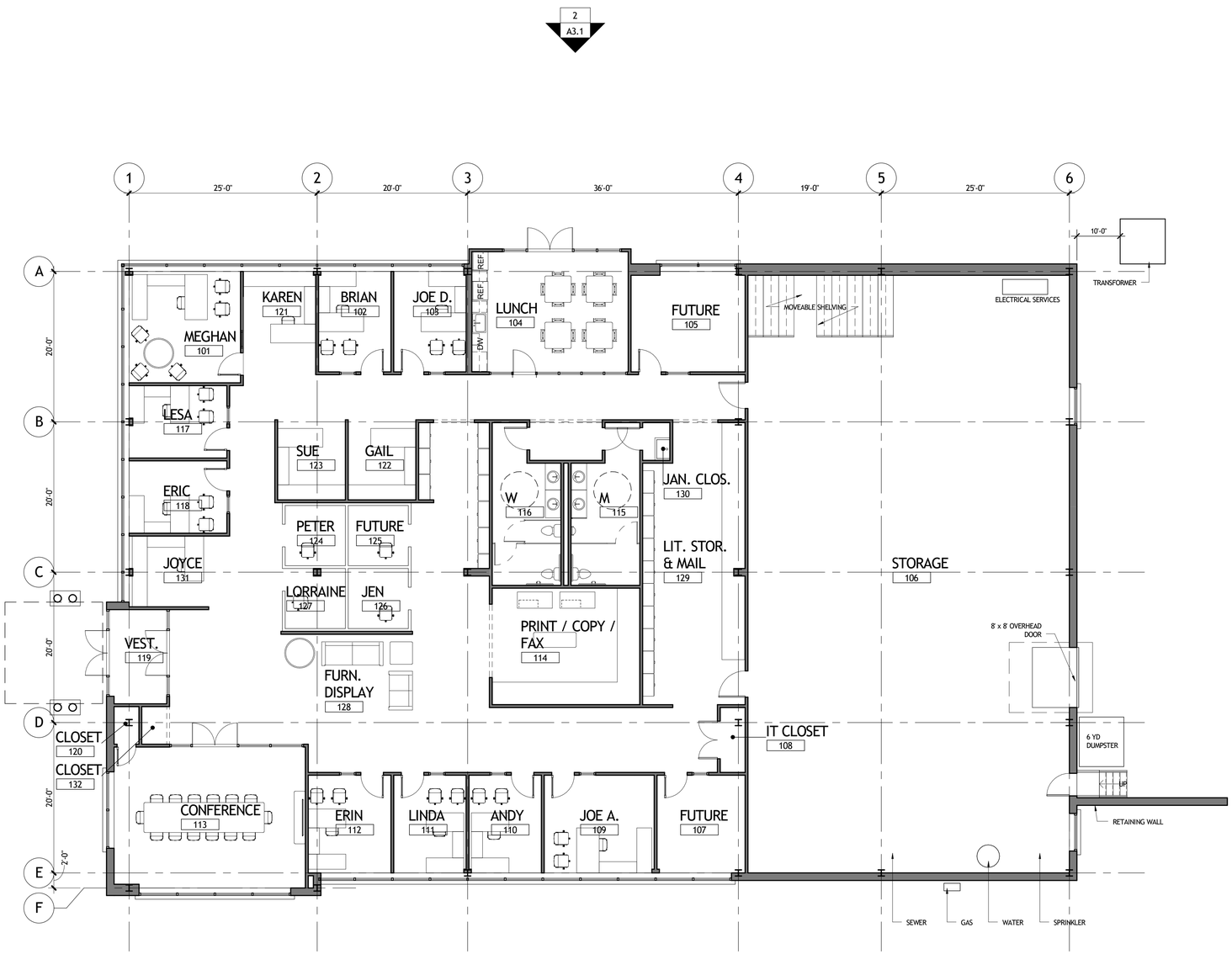
		PLANNING BOARD MAY 23, 2017	Release 2 DATE	Release 3 DATE	Release 4 DATE
A	COVER	X			
CIVIL					
C-0	COVER SHEET / LOCUS MAP	X			
C-1	EXISTING CONDITIONS PLAN	X			
C-2	GRADING, DRAINAGE AND UTILITIES PLAN	X			
C-3	LAYOUT AND MATERIALS PLAN	X			
C-4	LANDSCAPE PLAN	X			
C-5	CONSTRUCTION DETAILS	X			
C-6	CONSTRUCTION DETAILS	X			
C-7	CONSTRUCTION DETAILS	X			
C-8	CONSTRUCTION DETAILS	X			
ARCHITECTURAL					
A1.0	PROPOSED FIRST FLOOR PLAN	X			
A3.1	EXTERIOR ELEVATIONS	X			

NEW OR REVISED ISSUE: X
NON REVISED ISSUE: --

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

2016068.01 - O'BRIEN & SONS CORPORATE OFFICE PLANNING BOARD APPLICATION - MAY 23, 2017



1 PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"

05/23/2017 02:35:27 PM C:_Revit Local\6068 - OBRIEN - & - SONS_prsrichardson.rvt

PROJECT

O'BRIEN & SONS CORPORATE OFFICE -

LOT 1, TROTTER DRIVE, MEDWAY, MA 02053

CLIENT

O'BRIEN & SONS

93 WEST STREET
MEDFIELD, MA 02052

FIRM

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

KEYPLAN

REMARKS

REVISIONS

No. Description Date

COPYRIGHT

© COPYRIGHT 2016
ALL DRAWN OR WRITTEN INFORMATION OR GRAPHICS APPEARING HEREIN SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON LEWIS ARCHITECTS, INC. AND SUCH MATERIAL IS NOT TO BE DUPLICATED IN ANY FORM DISCLOSED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF GORMAN RICHARDSON LEWIS ARCHITECTS, INC.
ALL DRAWN OR WRITTEN INFORMATION OR GRAPHICS HEREIN IS NOT GUARANTEED AGAINST DEFECTS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERRORS AND OMISSIONS, DESIGN CALCULATIONS AND DIMENSIONS, DATA TRANSMISSION, OR DATA TRANSLATION.

SEAL / ORIENTATION

DATA

Date: MAY 23, 2017
Proj. No.: 2016068.01
Scale: 1/8" = 1'-0"
Drawn By: PRSR
Checked By: SR

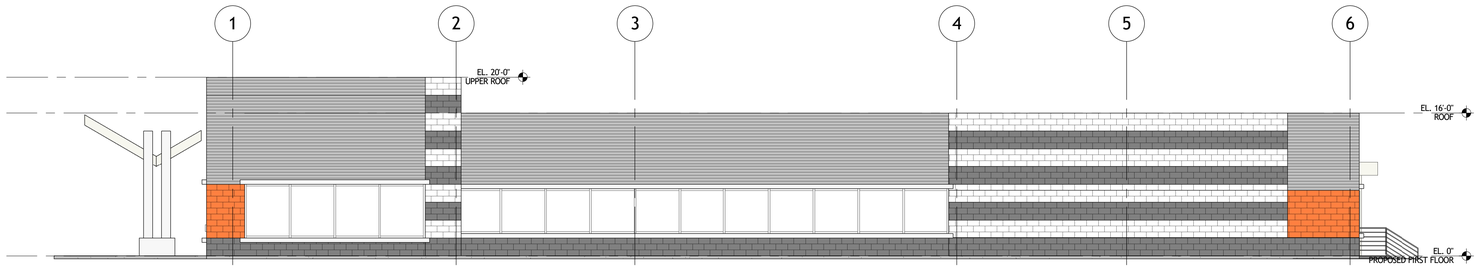
TITLE

PROPOSED FIRST FLOOR PLAN

SHEET

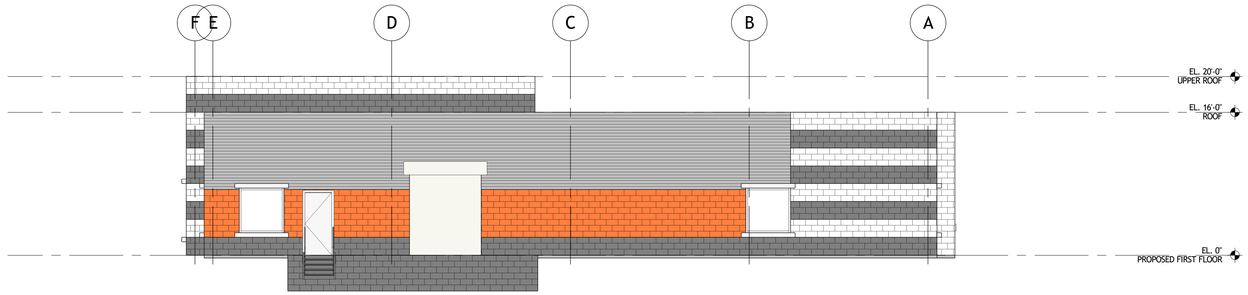
A1.0

2016068.01 - O'BRIEN & SONS O'BRIEN & SONS CORPORATE OFFICE - PLANNING BOARD APPLICATION - MAY 23, 2017



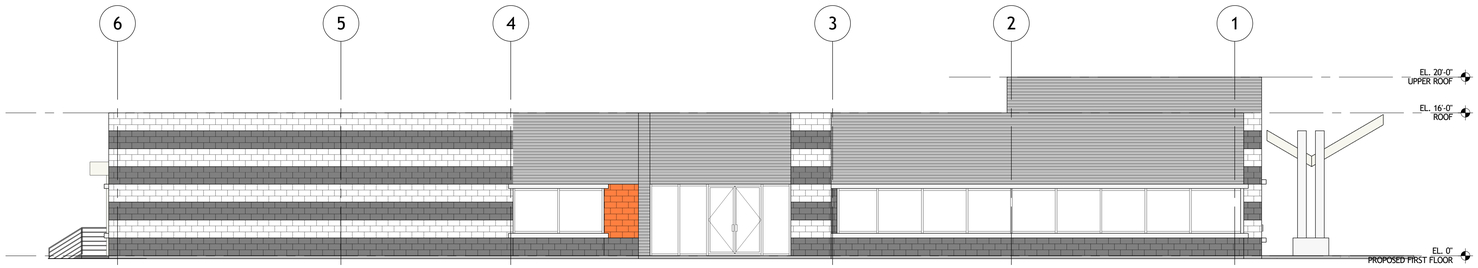
4 WEST (TROTTER DRIVE)

SCALE: 1/8" = 1'-0"



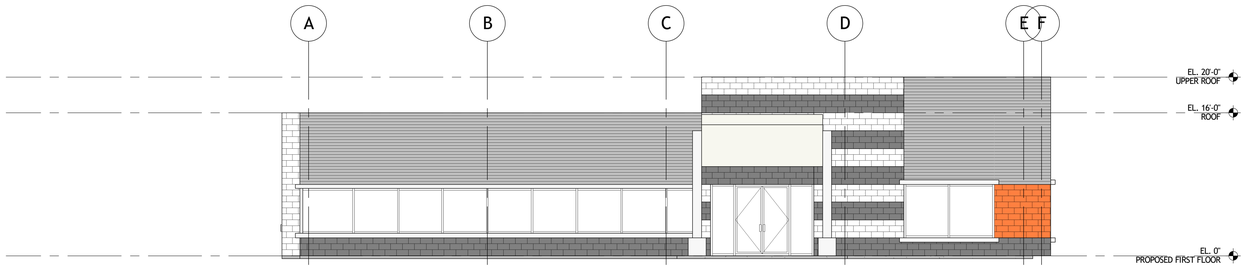
3 SOUTH (ALDER STREET)

SCALE: 1/8" = 1'-0"



2 EAST

SCALE: 1/8" = 1'-0"



1 NORTH

SCALE: 1/8" = 1'-0"

05/23/2017 02:35:36 PM C:_Revit Local\6068 - OBRIEN - & - SONS_prsrichardson.rvt

PROJECT

O'BRIEN & SONS CORPORATE OFFICE -

LOT 1, TROTTER DRIVE, MEDWAY, MA 02053

CLIENT

O'BRIEN & SONS

93 WEST STREET
MEDFIELD, MA 02052

FIRM

G | R | L | A

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

KEYPLAN

REVISIONS

No.	Description	Date

COPYRIGHT

© COPYRIGHT 2016
ALL DRAWN OR WRITTEN INFORMATION OR GRAPHICS APPEARING HEREIN SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON LEWIS ARCHITECTS, INC. AND AS SUCH IS NOT TO BE DUPLICATED IN ANY FORM OR DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF GORMAN RICHARDSON LEWIS ARCHITECTS, INC.
ALL DRAWN OR WRITTEN INFORMATION OR GRAPHICS HEREIN IS NOT GUARANTEED AGAINST DEFECTS THAT INCLUDE, BUT ARE NOT LIMITED TO ERRORS AND OMISSIONS, DESIGN CALCULATIONS AND DIMENSIONS, DATA TRANSMISSION, OR DATA TRANSLATION.

SEAL / ORIENTATION

DATA

Date:	MAY 23, 2017
Proj. No.:	2016068.01
Scale:	1/8" = 1'-0"
Drawn By:	PRSR
Checked By:	SR

TITLE

EXTERIOR ELEVATIONS

SHEET

A3.1

REMARKS

2016068.01 - O'BRIEN & SONS O'BRIEN & SONS CORPORATE OFFICE - PLANNING BOARD APPLICATION - MAY 23, 2017

Susan Affleck-Childs

From: Anne Brady <sheandeyedecor@gmail.com>
Sent: Thursday, June 01, 2017 11:39 AM
To: Susan Affleck-Childs
Subject: Fwd: The Hot Pigeon Sign Concepts
Attachments: HotPigeonConcept1.jpg; HotPigeonConcept2.jpg; HotPigeonFedora.jpg

---------- Forwarded message ----------
From: **jenne nitishin** <jennenitishin@yahoo.com>
Date: Thu, Jun 1, 2017 at 10:40 AM
Subject: The Hot Pigeon Sign Concepts
To: "Anne Brady (Google Drive)" <sheandeyedecor@gmail.com>

Good Morning Susy,
Here are the 2 latest versions of the signage for 324 Village Street.
2'x12' The installation and other information remains the same.
The pink fedora is the signature of our brand. The pigeon will be a branded product.

As far as signs on side of building it would most likely be the same one but smaller.
And the sign to protrude from building, again the same but 3' square on both sides.
However, those need to be longer term goals because of budget.

Hope this is ok
Anne and Jenne

The Hot Pigeon

Here's the two concepts-I've attached the fedora so the committee can see it better.

The Hot Pigeon
fabulous finds
curious minds
324

The Hot Pigeon
fabulous finds
curious minds
324

Board of Selectmen
Glenn D. Trindade, Chair
Maryjane White, Vice-Chair
Richard A. D'Innocenzo, Clerk
John A. Foresto
Dennis P. Crowley

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

May 8, 2017

MEDWAY BOARD OF SELECTMEN POLICY
TEMPORARY SIGNS DURING 109 RECONSTRUCTION PROJECT
2017 Construction Season

The Town of Medway recognizes that businesses located along Route 109 are facing challenges dealing with the impacts of the Route 109 Reconstruction Project. Accordingly, the Town is receptive to allowing limited temporary business signs as specified below during the Route 109 construction season. The goal of this policy is to enable local businesses to install temporary signage to inform the travelling public of changes in their business operations.

Definition of Temporary Sign: For purposes of the Route 109 reconstruction project, a temporary sign is one specifically used to inform the public of the following changes in business operations resulting from the Route 109 reconstruction.

- Schedule changes (days of the week to be open)
- Changes in open hours (time of day to be open)
- Site access location changes
- Building entry location changes

Applicable Area: Businesses located along the Route 109 Reconstruction Project

Allowed Temporary Signs: A business is allowed one of the following:

- One 1-sided banner type sign made of lightweight fabric or similar material that is affixed at one or more edges or corners to a building façade/wall. The amount of sign surface area of the temporary sign cannot exceed what the Zoning Bylaw allows for a wall sign for the zoning district in which the business is located; or
- One 2-sided lawn/yard sign with wire stakes (similar to a standard contractor's sign, political sign, realtor's sign or special event sign) not exceeding a total of 12 sq. ft. of sign surface area on both sides (6 sq. ft. per side); or
- One 2-sided pavement sign with a weighted base not exceeding a total of 12 sq. ft. of sign surface area on both sides (6 sq. ft. per side).

See illustrations below of the 3 types of signs.

Applicability. No Temporary Sign as defined in this policy shall be erected, constructed, installed, reconstructed, enlarged, redesigned, repaired, replaced, relocated or altered in any way unless a Temporary Sign Permit has been issued by the Town of Medway Building Department.

OVER

Prohibited Temporary Signs: Flutter/flag signs and those signs prohibited pursuant to Section 7.2.3 of the Medway Zoning Bylaw such as but not limited to A-frame/sandwich board signs, changeable copy/message board signs, signs affixed to vehicles or trailers, inflatable signs, etc.

Length of Time for Display: Permitted signs may be displayed through the course of the 2017 Route 109 construction season (May – November). At that time, all such temporary signs shall be removed by the business.

Illumination: No additional illumination is allowed.

Basic Requirements:

- Sign shall be located on the same lot as the business to which the sign pertains
- No sign shall be painted directly on the exterior surface of any building or wall.
- No sign, portion of a sign, or structural support for such sign shall be located on the roof of a building.
- Sign shall not obscure visibility or create confusion when viewed from a vehicle stopped at or approaching a signal or intersection.
- Sign shall be located/installed on private property (not in the public right of way)
- Sign shall not be installed without the written authorization of the owner of the property on which the sign is to be located.
- Sign shall not be placed on top of an existing business sign.
- Any sign and the location where it will be positioned that may cause a safety issue, as determined by the Building Inspector, shall not be permitted.
- Signs shall be professionally printed. No hand-made signs allowed.

Permit: A permit for a temporary sign is required. No fee will be charged. An application shall be submitted to the Medway Building Department. See attached application form.

Policy Review: This policy may be reviewed and modified by the Board of Selectmen as conditions arise during the 2017 Route 109 construction season. This policy will be reviewed and may be revised for use during the 2018 Route 109 construction season at which time a new seasonal permit will be required.

Approved: May 8, 2017

****

Yard Sign

Not to exceed 6 sq. ft. per side.

Pavement Sign

Not to exceed 6 sq. ft. per side

Banner Sign

Not to exceed the maximum allowed size of a business wall sign per the regular sign regulations for the zoning district in which the business is located.

TOWN OF MEDWAY
BUILDING DEPARTMENT
Jack Mee, Building Commissioner
155 Village Street - Medway, MA 02053
508-533-3253

APPLICATION FOR ROUTE 109 RECONSTRUCTION TEMPORARY SIGN PERMIT – 2017 CONSTRUCTION SEASON

To the Building Commissioner: **Date: _____**

The undersigned hereby applies for a temporary sign permit according to the following information and plans filed herewith:

Business Name: _____

Business Owner: _____

Business Address: _____

Phone Number: _____ Email: _____

Zoning District: _____

Type of Sign (Select one): _____ Banner _____ Yard _____ Pavement

Describe where the temporary sign will be located: _____

_____

_____

Describe the temporary sign – size, materials, colors, etc. Attach a scaled, colored drawing of the planned temporary sign.

_____

_____

Proposed Start Date for Sign Installation: _____

I have read and understand the requirements for a temporary sign during Route 109 Reconstruction and agree to the stated terms. I am submitting this application to the Building Department and understand the permit will expire when the 2017 construction season closes.

_____ _____
Applicant's Signature Date

_____ _____
Property Owner's Signature if different than Applicant Date