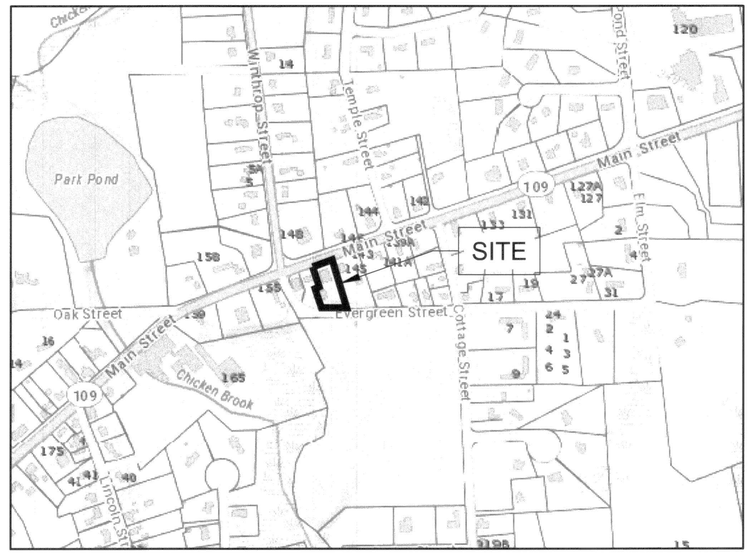
ADAPTIVE USE OVERLAY DISTRICT
(AUOD)
MODIFICATION PLAN

#149 MAIN STREET
MEDWAY, MA 02053
ASSESSOR ID: 48-022

OWNER
EARLY CAPITAL, LLC. 153 MAIN STREET MEDWAY, MA 02053
PREPARED FOR
JOHN EARLY EARLY CONSTRUCTION, INC. 153 MAIN STREET MEDWAY, MA 02053



LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
EX-1.0	EXISTING CONDITIONS PLAN
C-1.0	AUOD MODIFICATION PLAN
L-1.0	PLANTING PLAN (BY JCLA)
L-2.0	PLANTING DETAILS (BY JCLA)

CIVIL ENGINEER:

CMG
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

SURVEYOR:

O'DRISCOLL LAND SURVEYING, INC.
46 COTTAGE STREET
MEDWAY, MA 02053
(508) 533 - 3314

LANDSCAPE ARCHITECT:

JOSEPH COAN LANDSCAPE ARCHITECTURE
WALKER POND ROAD
STURBRIDGE, MA 01566
(774) 304 - 1202

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

4-12-2022
APPROVAL DATE
5-24-2022
ENDORSEMENT DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	4/15/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/4/2022	PEER REVIEW COMMENTS	RL	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAIST
CIVIL
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR: JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 2/24/2022
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

TITLE SHEET

T-1.0

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	IRON PIPE	
	MONUMENT	
	UTILITY POLE	
	FIRE HYDRANT	
W.G.	WATER GATE	W.G.
G.G.	GAS VALVE	G.G.
	CATCH BASIN	
	DRAINAGE MAINHOLE	
	DRAINAGE LINE	
	SEWER MANHOLE	
50	CONTOUR LINE	150
	SOIL TEST PIT	
	PERCOLATION TEST	
	FENCE	
	TREELINE	
	BOLLARD	
	EDGE OF WETLANDS	
	WETLAND SYMBOL	
	WETLAND BUFFER	
	EROSION CONTROL BARRIER	
	CATCH BASIN PROTECTION	
	LIMIT OF WORK	LOW

RECORD OWNER: EARLY CAPITAL, LLC.

PREPARED FOR: EARLY CONSTRUCTION, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ASSESSORS REFERENCE: MAP 48 PARCEL 021

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 34744 PAGE 363

EXISTING LOT AREA: 18,427 S.F. (0.42± Ac.)
ZONING DISTRICT: AGRICULTURALRESIDENTIAL 2 (AR-2)
ADAPTIVE USE OVERLAY DISTRICT (AUOD)

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

4-12-2022
APPROVAL DATE

5-24-2022
ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK — DATE 5/24/2022

GENERAL SITE NOTES:

1. SITE EXISTING CONDITIONS AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY O'DRISCOLL LAND SURVEYING INC., MEDWAY, MA, CONDUCTED IN SEPTEMBER OF 2021.
2. PORTION OF THE PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE MAP No. 25021C0143E, EFFECTIVE DATE 7/17/2012.
3. LOCATIONS OF UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AS LOCATED DURING THE FIELD SURVEY, PLANS OF RECORD, AND ONLINE RESOURCES. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES FROM THIS PLAN IDENTIFIED IN THE FIELD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	4/11/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/2/2022	PEER REVIEW COMMENTS	RL	DTF

COMMONWEALTH OF MASSACHUSETTS
DANIEL A. O'DRISCOLL
No. 39050
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SEAL

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR:
JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

O'DRISCOLL LAND SURVEYING Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

DATE: 2/24/2022
DRAWN: RL CHECKED: DAO
SCALE: 1" =20'
PROJECT NO.: 2020-235

EXISTING CONDITIONS PLAN

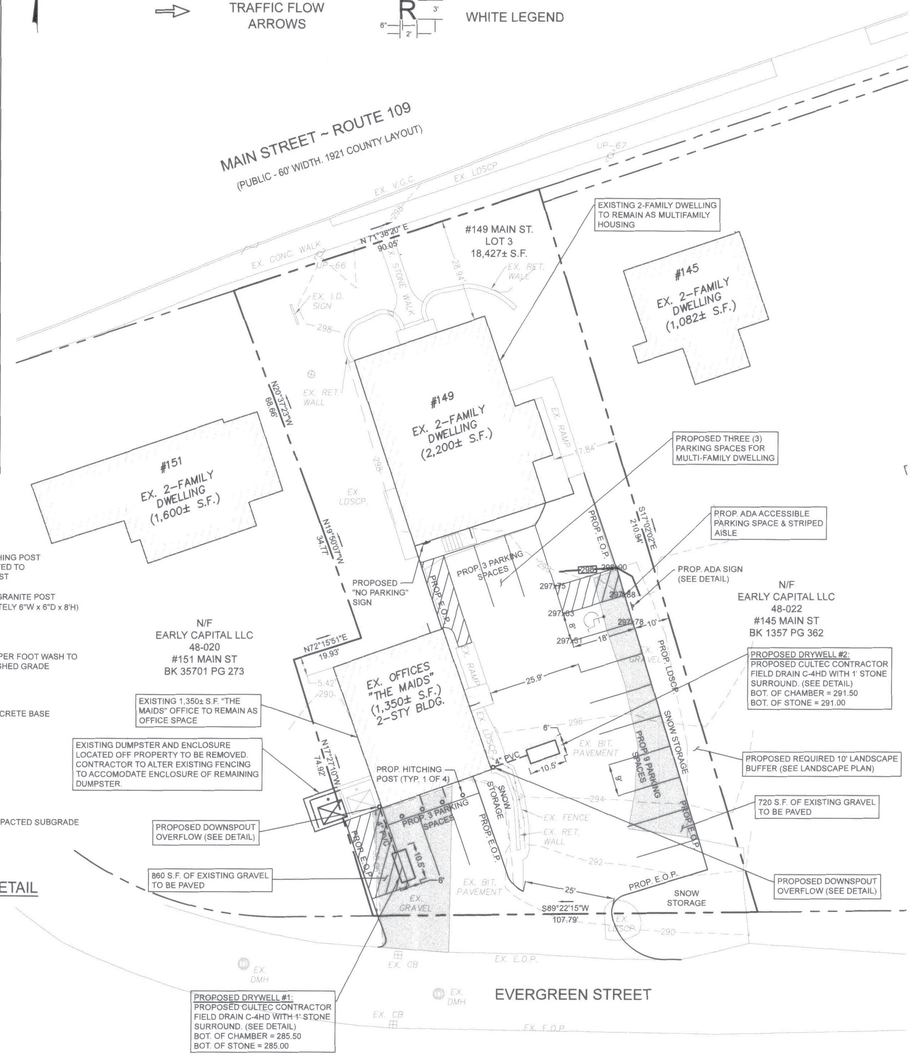
EX-1.0

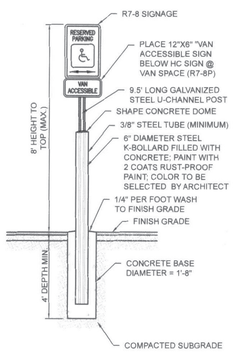
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
ABUTTING PROPERTY LINE	
IRON PIPE	
MONUMENT	
UTILITY POLE	
FIRE HYDRANT	
WATER GATE	W.G.
GAS VALVE	G.G.
CATCH BASIN	
DRAINAGE MAINHOLE	
DRAINAGE LINE	
SEWER MANHOLE	
CONTOUR LINE	50
SOIL TEST PIT	
PERCOLATION TEST	
FENCE	
TREELINE	
BOLLARD	
EDGE OF WETLANDS	
WETLAND SYMBOL	
WETLAND BUFFER	
EROSION CONTROL BARRIER	
CATCH BASIN PROTECTION	
LIMIT OF WORK	LOW

PAVEMENT STRIPING LEGEND:

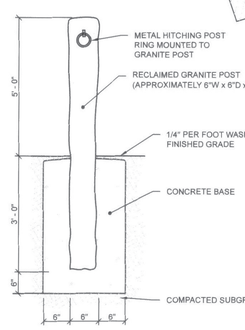
- 4" WIDE WHITE PARKING STALL LINE
- 4" WIDE @ 3'o.c. WHITE STRIPING
- WHITE LEGEND (3.5', 2.5')
- 12" WIDE WHITE CROSS- WALK STRIPE & STOP BAR
- PAINTED TRAFFIC FLOW ARROWS
- WHITE LEGEND (R, 3', 2', 6")





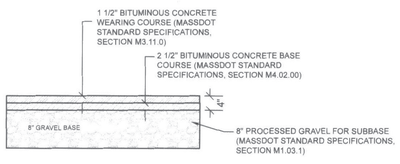
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



GRANITE HITCHING POST DETAIL

NOT TO SCALE



ASPHALT PAVEMENT DETAIL

NOT TO SCALE

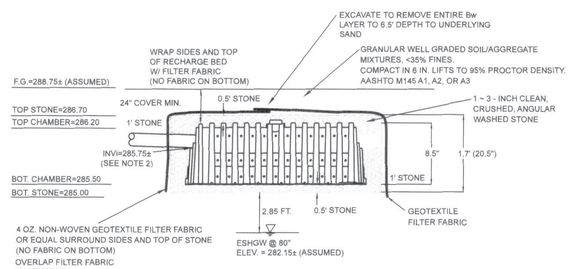
GRAPHIC SCALE

20 0 10 20 40 80

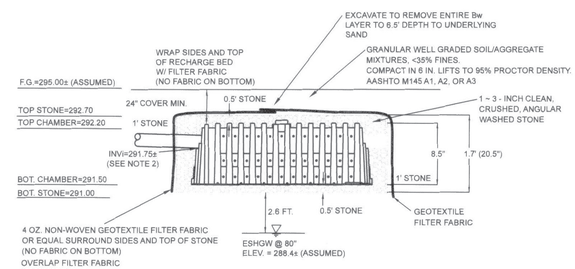
(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):

CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



ROOF DRAIN DRYWELL #1
(10.5'L X 6' W WITH STONE SURROUND)
ONE (1) CULTEC C-4 HD CHAMBERS PROPOSED
(8.5'L x 4'W)
(NOT TO SCALE)



ROOF DRAIN DRYWELL #2
(10.5'L X 6' W WITH STONE SURROUND)
ONE (1) CULTEC C-4 HD CHAMBERS PROPOSED
(8.5'L x 4'W)
(NOT TO SCALE)

ZONING INFORMATION TABLE - MEDWAY, MA
#149 MAIN STREET, MEDWAY

CURRENT OWNER: EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ASSESSOR'S MAP ID: 48-021 DEED: BK 34744 PG 363

EXISTING ZONE: AGRICULTURAL RESIDENTIAL 2 (AR-2)
ADAPTIVE USE OVERLAY DISTRICT (AUOHD)

EXISTING USE: MIXED USE - EXISTING MULTI-FAMILY RESIDENTIAL & OFFICES

PROPOSED USE: MIXED USE - MULTIFAMILY RESIDENTIAL & OFFICES

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	30,000 S.F.	18,427 S.F. (0.42 Acres)	18,427 S.F. (0.42 Acres)
FRONTAGE	150'	90.05 FT.	90.05 FT.
FRONT SETBACK	35 FT.	28.94 FT.	28.94 FT.
SIDE SETBACK	15 FT.	5.42 F.T.	5.42 F.T.
REAR SETBACK (MIN.)	15 FT.	30.06 FT.	30.06 FT.
MAX. BLDG. HEIGHT	35'	< 35 FT.	< 35 FT.
LOT COVERAGE (MAX.)	30%	3,550 S.F. (19%)	3,550 S.F. (19%)
IMPERVIOUS COVERAGE (MAX.)	40%	11,565 S.F. (62%)	10,831 S.F. (58%)
OPEN SPACE (MIN.)	N/A	N/A	N/A

PARKING CALCULATION:	REQUIRED:	PROPOSED:
MULTIFAMILY UNIT IN A MIXED-USE DEVELOPMENT (1.5 SPACES / UNIT) x 2 UNITS = 3 SPACES	3 SPACES	3 SPACES
BUSINESS, PROFESSIONAL & GOVERNMENTAL OFFICES (1 SPACE / 300 S.F.) x 2,656 S.F. = 9 SPACES	12 SPACES	12 SPACES
	15 SPACES	15 SPACES

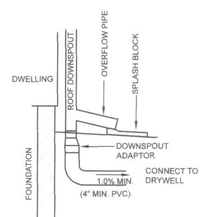
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

4-12-2022
APPROVAL DATE

5-24-2022
ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK — DATE 5/24/2022



ROOF LEADER DETAIL
(NOT TO SCALE)

GENERAL SITE NOTES:

1. EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON A BOUNDARY AND TOPOGRAPHY SURVEY CONDUCTED BY O'DRISCOLL LAND SURVEYING, INC. OF MEDWAY, MA.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. PROPOSED IMPROVEMENTS APPEARS TO LIE WITHIN THE ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE ONLINE RESOURCES, MAP NO. 25021C0143E, EFFECTIVE DATE JULY 17, 2012.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	4/15/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/4/2022	PEER REVIEW COMMENTS	RL	DTF

PROFESSIONAL SEAL: COMMONWEALTH OF MASSACHUSETTS — DAVID T. FAIST — CIVIL — No. 41192 — REGISTERED PROFESSIONAL ENGINEER

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD) MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

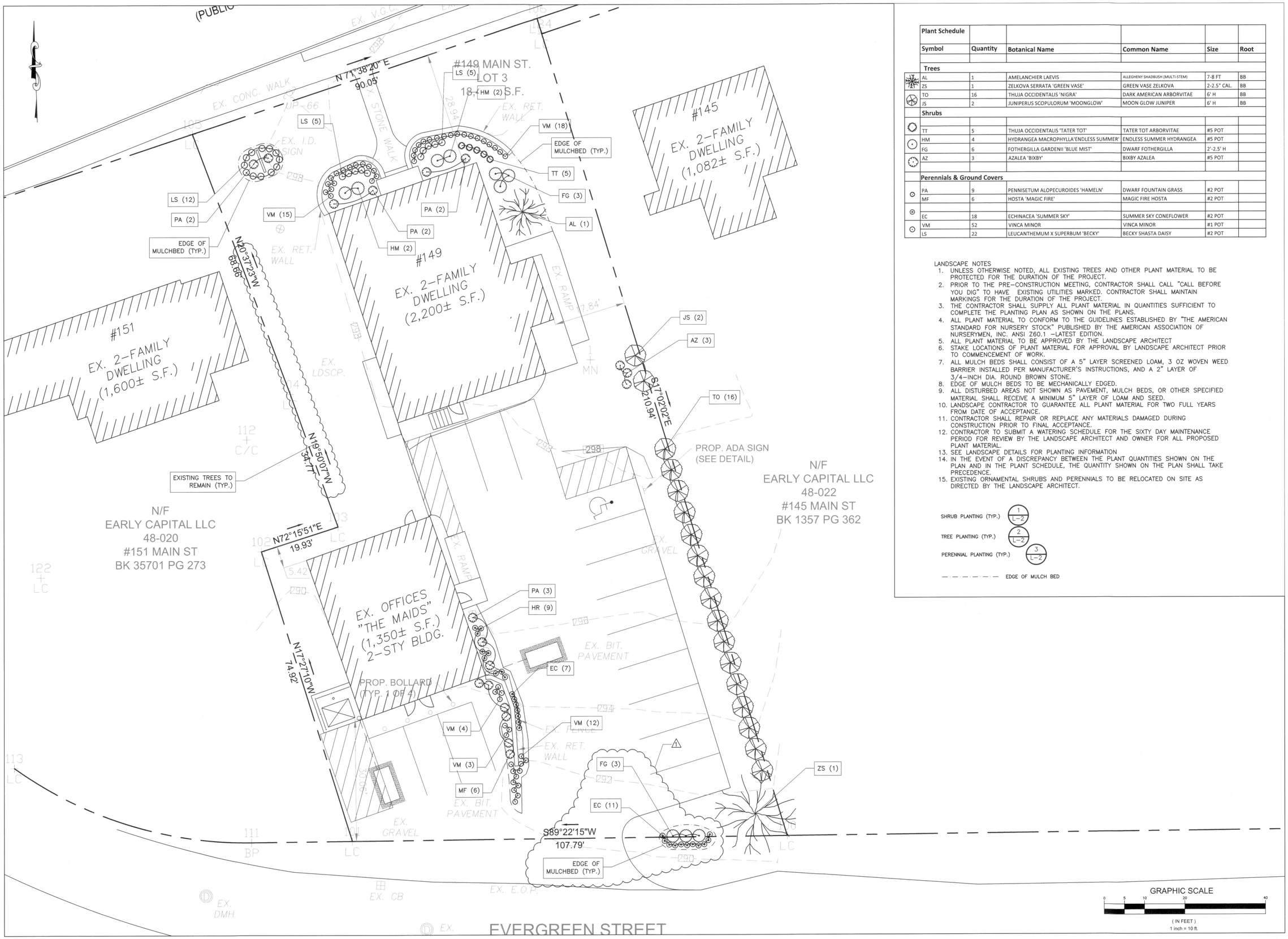
PREPARED FOR: JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 2/24/2022
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

AUOD MODIFICATION PLAN

C-1.0



Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees					
AL	1	AMELANCHIER LAEVIS	ALLEGHENY SHADBUSH (MULTI-STEM)	7-8 FT	BB
ZS	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-2.5" CAL.	BB
TO	16	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6' H	BB
JS	2	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOON GLOW JUNIPER	6' H	BB
Shrubs					
TT	5	THUJA OCCIDENTALIS 'TATER TOT'	TATER TOT ARBORVITAE	#5 POT	
HM	4	HYDRANGEA MACROPHYLLA'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#5 POT	
FG	6	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	2"-2.5' H	
AZ	3	AZALEA 'BIXBY'	BIXBY AZALEA	#5 POT	
Perennials & Ground Covers					
PA	9	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#2 POT	
MF	6	HOSTA 'MAGIC FIRE'	MAGIC FIRE HOSTA	#2 POT	
EC	18	ECHINACEA 'SUMMER SKY'	SUMMER SKY CONEFLOWER	#2 POT	
VM	52	VINCA MINOR	VINCA MINOR	#1 POT	
LS	22	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#2 POT	

LANDSCAPE NOTES

1. UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
4. ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 –LATEST EDITION.
5. ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
6. STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
7. ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM, 3 OZ WOVEN WEED BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND A 2" LAYER OF 3/4-INCH DIA. ROUND BROWN STONE.
8. EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
9. ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
10. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
12. CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
13. SEE LANDSCAPE DETAILS FOR PLANTING INFORMATION
14. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
15. EXISTING ORNAMENTAL SHRUBS AND PERENNIALS TO BE RELOCATED ON SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

SHRUB PLANTING (TYP.) 1 / L-2

TREE PLANTING (TYP.) 2 / L-2

PERENNIAL PLANTING (TYP.) 3 / L-2

EDGE OF MULCH BED

NO.	DATE	BY	CHK	DESCRIPTION
1	4/15/22	JC	JC	PEER REVIEW COMMENTS

REVISIONS

MASSACHUSETTS JOSEPH C. COAN REGISTERED LANDSCAPE ARCHITECT

JCLA
JOSEPH COAN LANDSCAPE ARCHITECTURE
STURBRIDGE MA (413)-668-4553

Proj. Mgr.: JC
Designed : JC
Drawn : JC
Checked : DF
Scale : AS NOTED
Date : FEB 2022

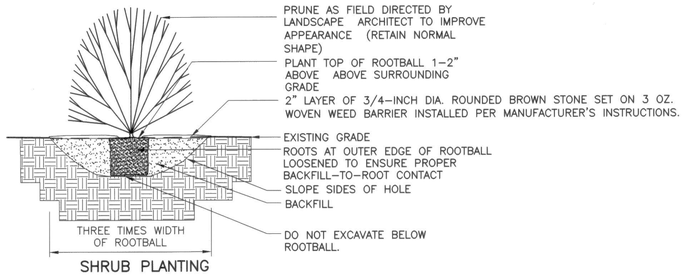
PLANTING PLAN

EARLY CAPITAL LLC
149 MAIN STREET
MEDWAY, MA

Proj. No.

Dwg. No.

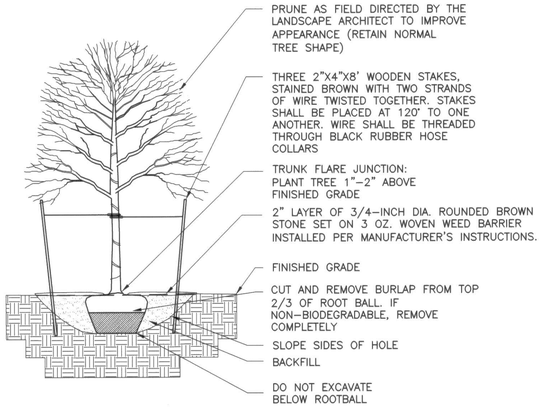
L-1



SHRUB PLANTING

DETAIL 1 / L–2

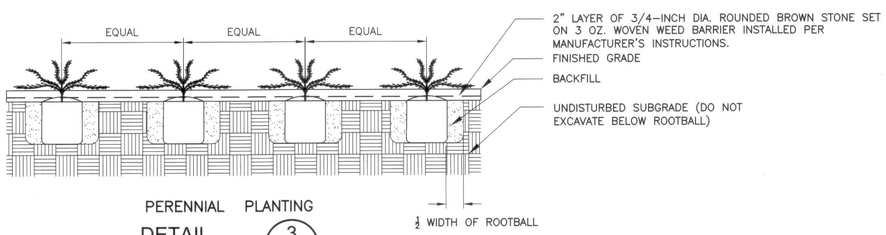
NOT TO SCALE



TREE PLANTING

DETAIL 2 / L–2

NOT TO SCALE



PERENNIAL PLANTING

DETAIL 3 / L–3

NOT TO SCALE

NO.	DATE	BY	CHK	DESCRIPTION
1	4/15/22	JC	JC	PEER REVIEW COMMENTS

REVISIONS

MASSACHUSETTS JOSEPH CO. COAN REGISTERED LANDSCAPE ARCHITECT

JCLA

JOSEPH COAN LANDSCAPE ARCHITECTURE
STURBRIDGE MA (413)-668-4553

Proj. Mgr.: JC
Designed : JC
Drawn : JC
Checked : DF
Scale : AS NOTED
Date : FEB 2022

PLANTING DETAILS

EARLY CAPITAL LLC
149 MAIN STREET
MEDWAY, MA

Proj. No.

Dwg. No.

L–2