

# 9 TROTTER DRIVE

## A SITE PLAN

### IN

## MEDWAY, MASSACHUSETTS

### (NORFOLK COUNTY)

**OWNER:**

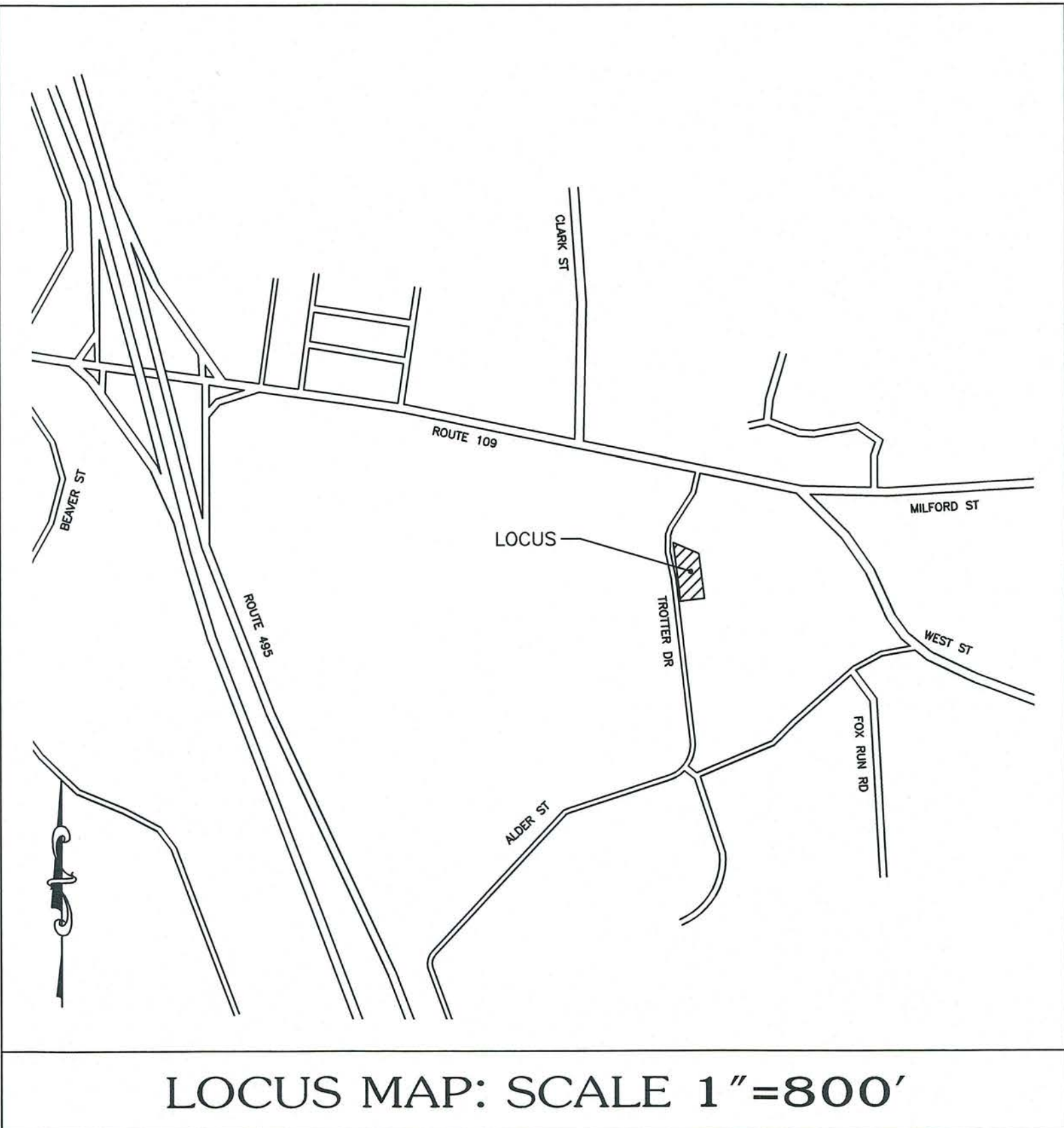
MARGUERITE K. MELE  
203 MAIN STREET  
MEDWAY, MASSACHUSETTS 02053

**APPLICANT:**

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

**ENGINEER:**

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



MARCH 26, 2018

**WAIVERS FROM SITE PLAN RULES AND REGULATIONS**

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

**WAIVER FROM ZONING BYLAW**

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

**SHEET LIST:**

**SITE PLANS**

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

**STORMWATER PLANS**

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

**ARCHITECTURAL PLANS**

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

APPROVED BY:  
MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

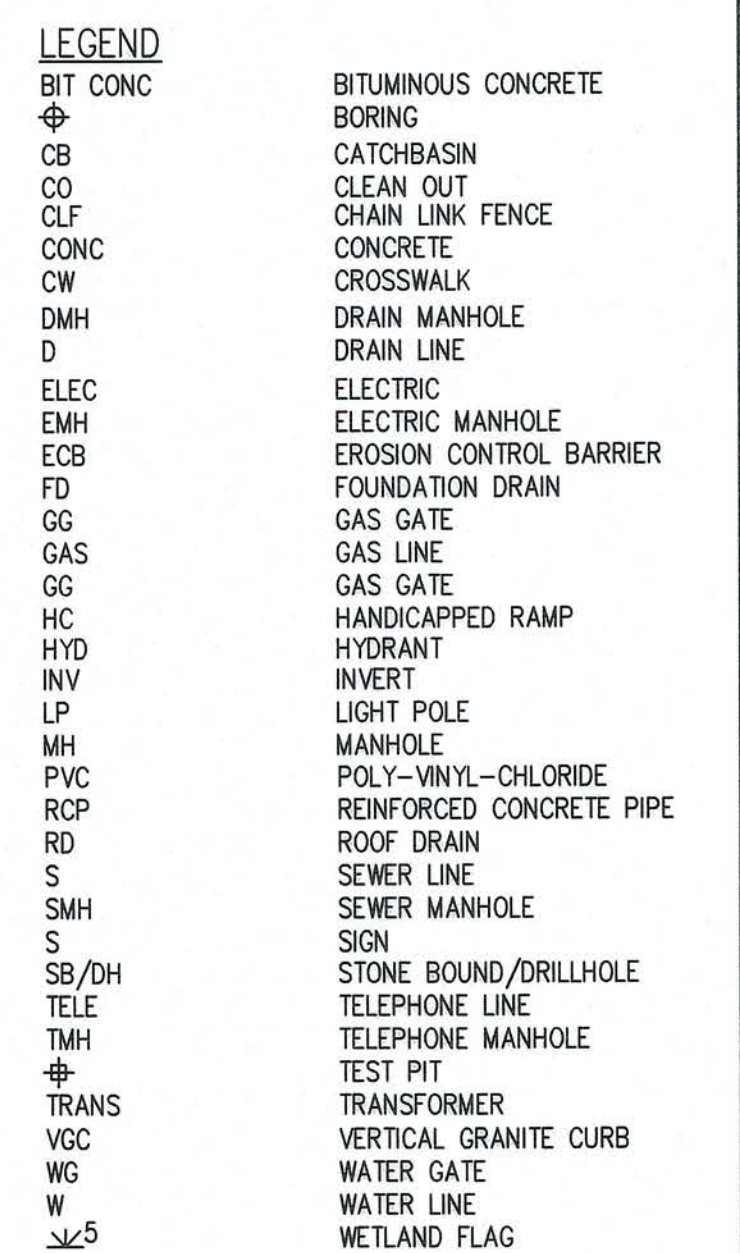
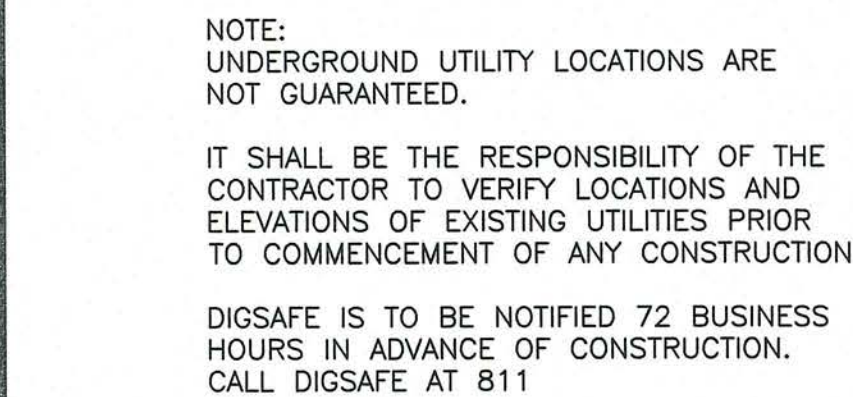
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\_\_\_\_\_

DATE: \_\_\_\_\_

**CERTIFICATE OF VOTE**

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



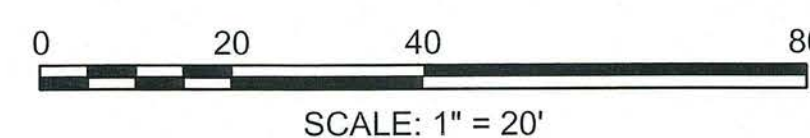


SITE PLAN REVIEW  
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

CERTIFICATE OF VOTE

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

DATE: \_\_\_\_\_



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DRWN BY:	ZRB
CHK'D BY:	PSB
APRVD BY:	WML

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



PREPARED BY



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

PROJECT:

SITE PLAN  
9 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

|| TITLE:

## EXISTING CONDITIONS

## SITE PLAN

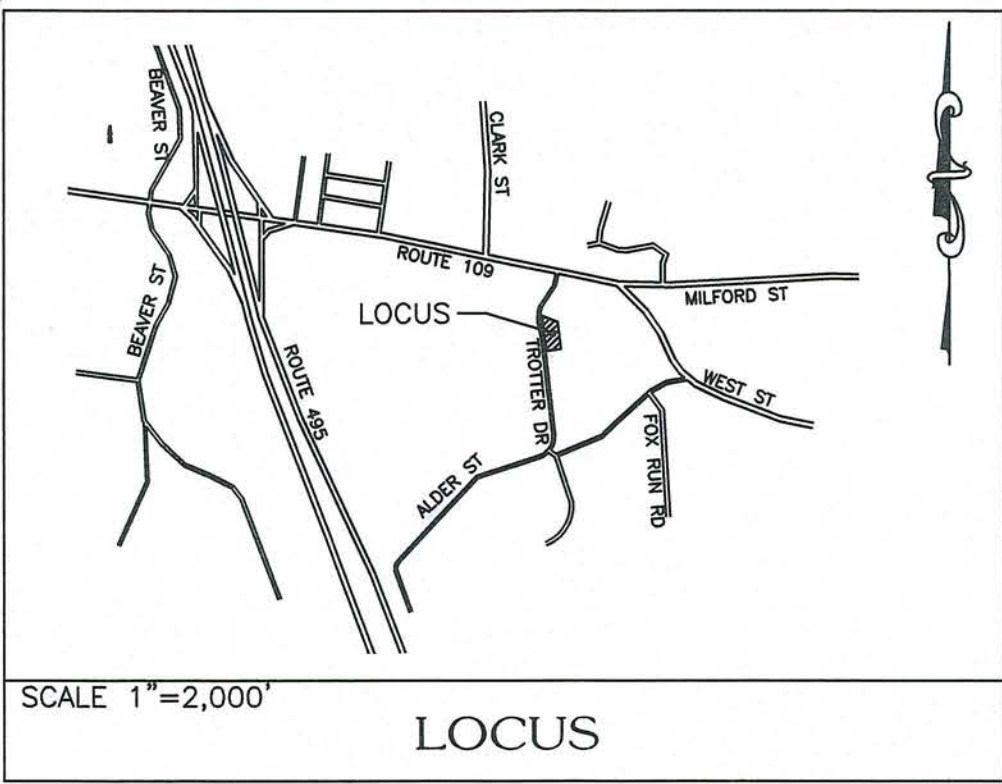
OWNER:  
MARGUERITE K. MELE  
203 MAIN STREET  
MEDWAY, MASSACHUSETTS 02053

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

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



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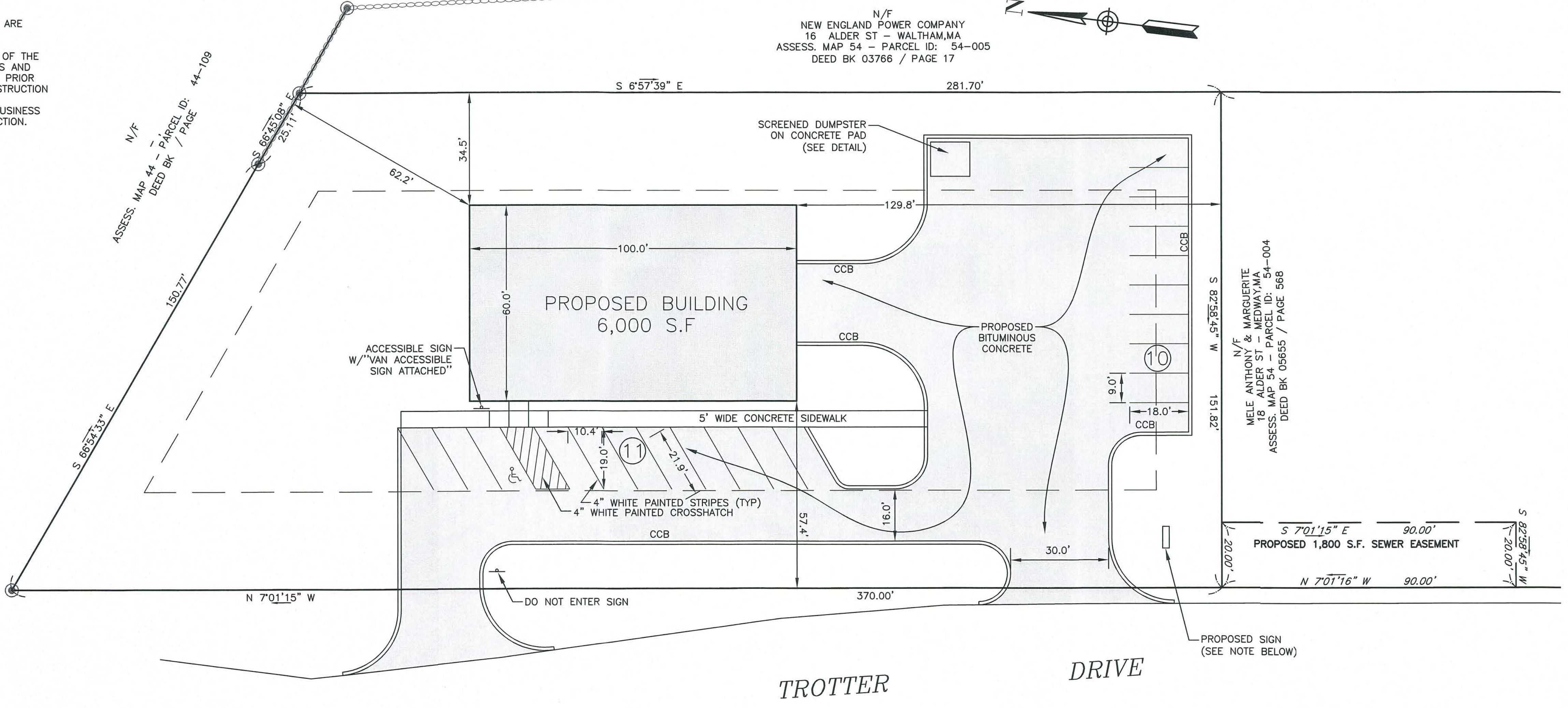
NOTE:  
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



N/F  
ASSESS. MAP 44 - PARCEL ID: 44-109  
DEED BK / PAGE



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

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

PROJECT INFORMATION:

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

MEDWAY ASSESSORS ID: 54-004

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

PROJECT DATUM REFERS TO NAVD 88.

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

LEGEND

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

SITE PLAN REVIEW  
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

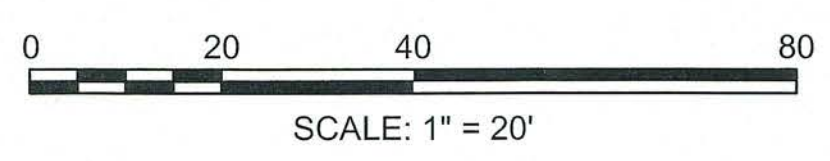
SIGN NOTE:

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

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

CERTIFICATE OF VOTE

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



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

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DESIGN BY:	ZRB
CHECK BY:	FSB
APPROV BY:	WML
REV #	0
DATE	3/26/18
DESCRIPTION	SITE PLAN REVIEW



PREPARED BY:

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

PROJECT:

SITE PLAN  
9 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

TITLE:

PROPOSED LAYOUT  
SITE PLAN

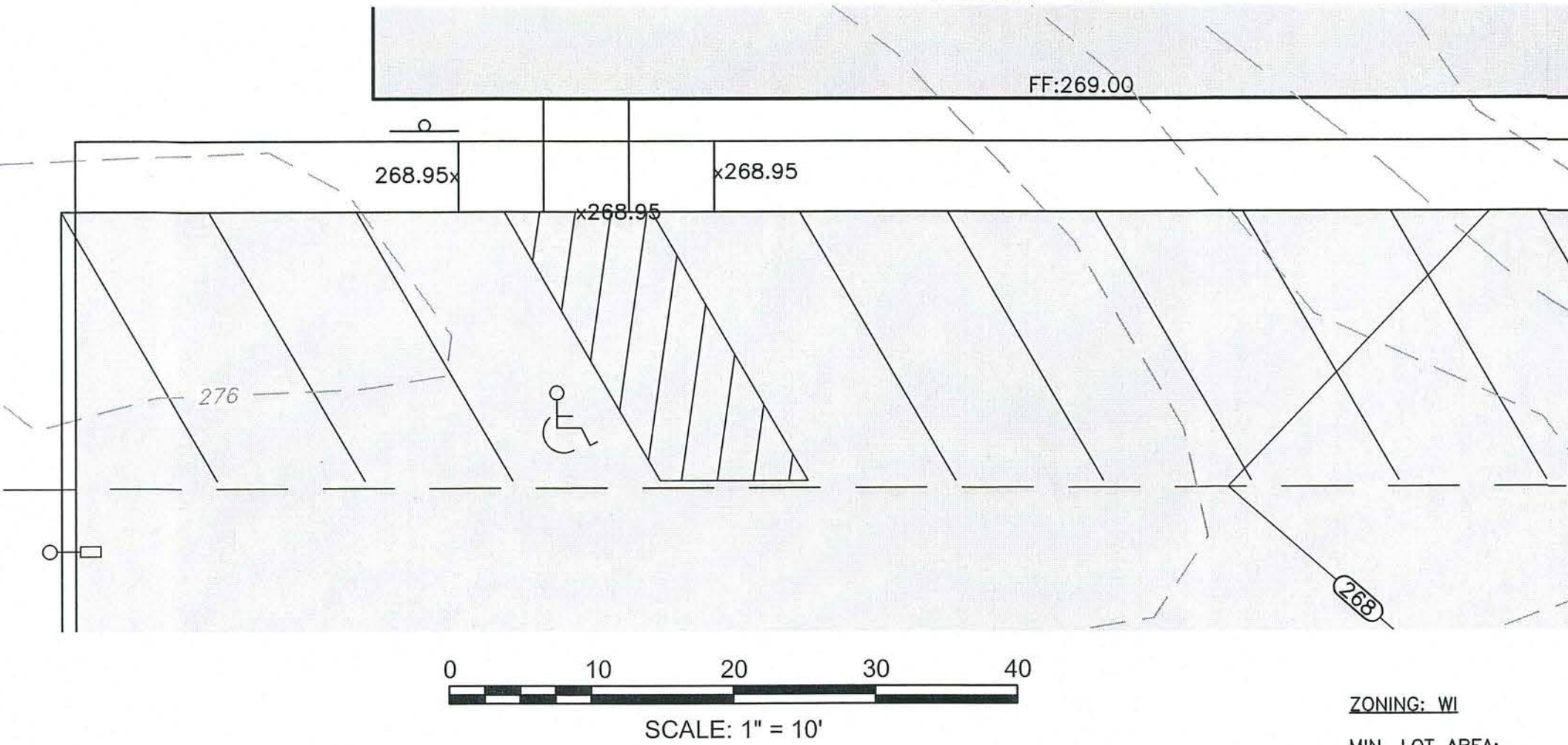
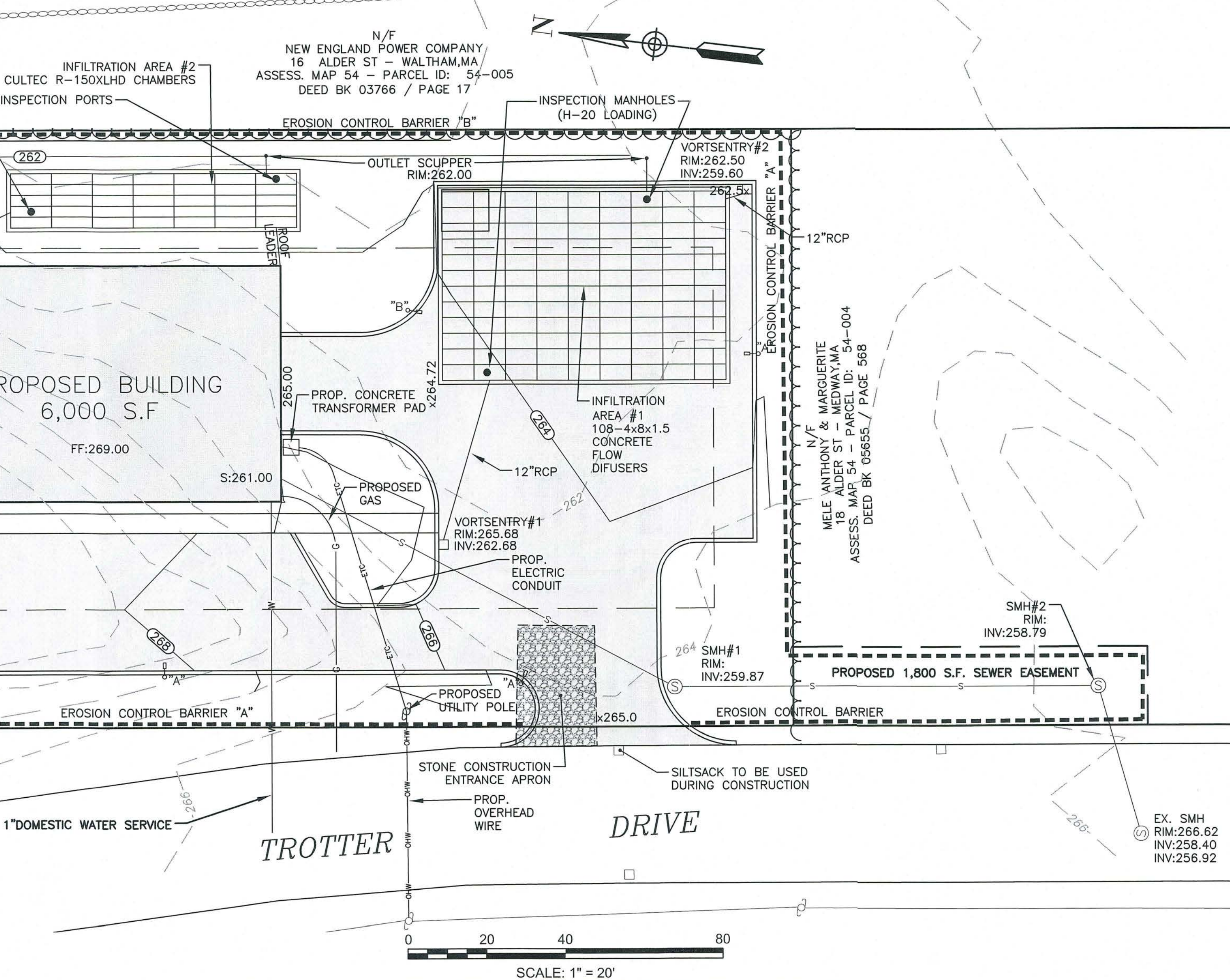
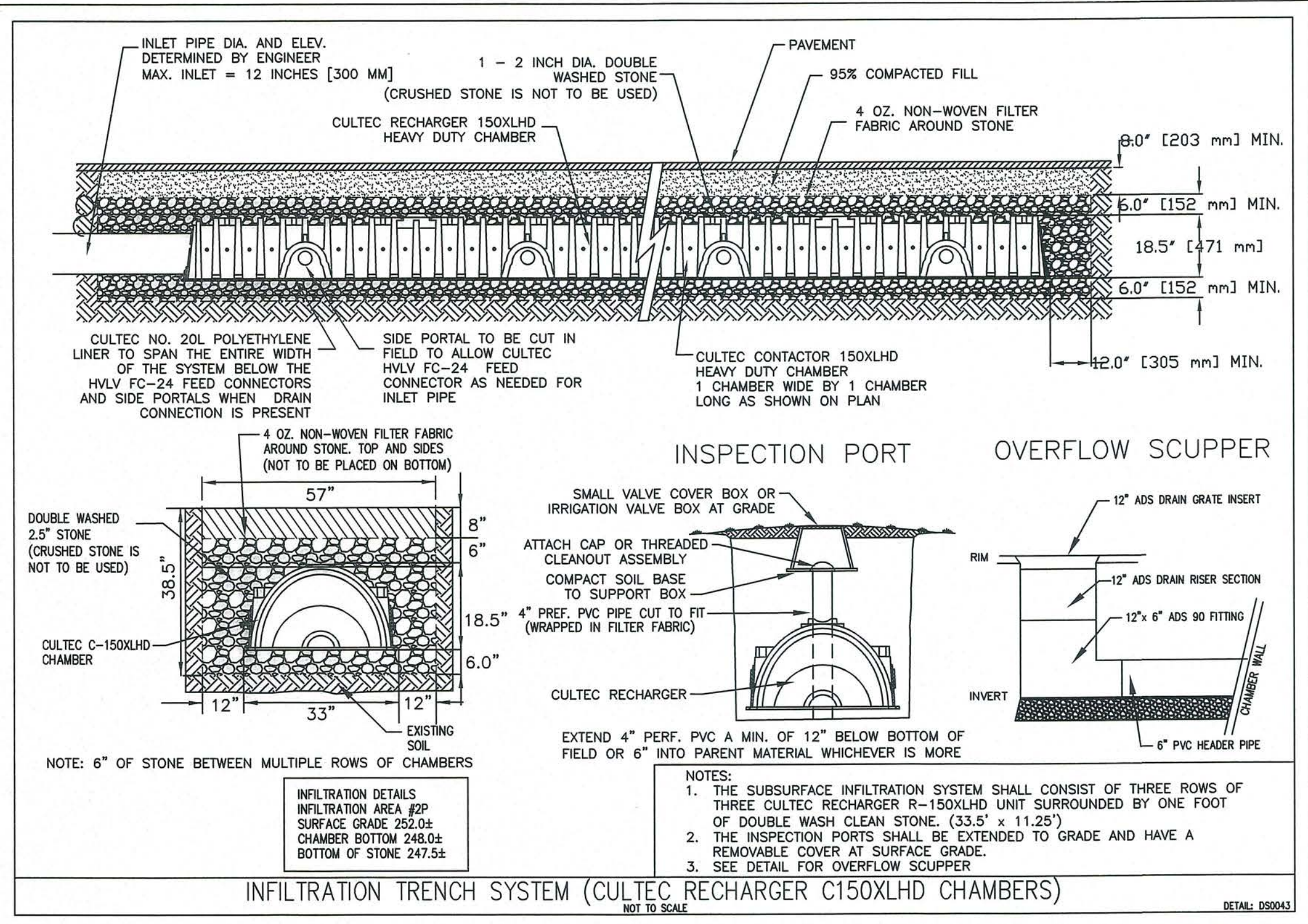
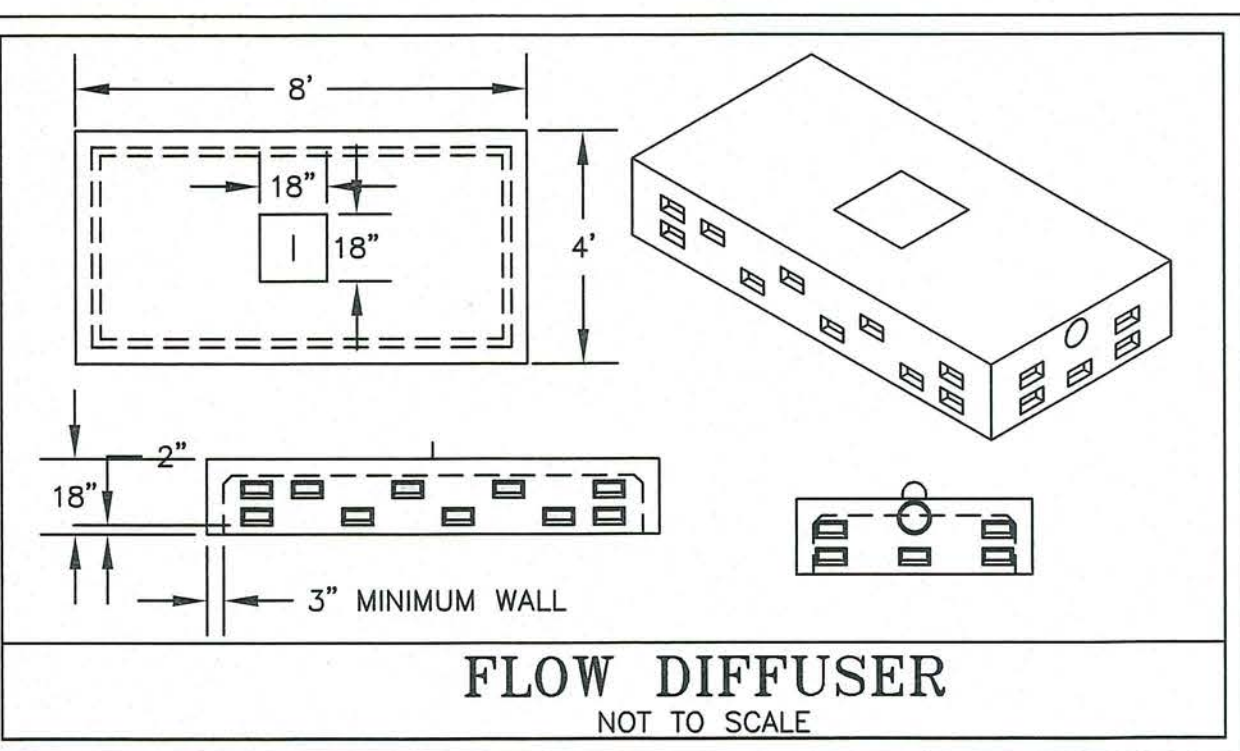
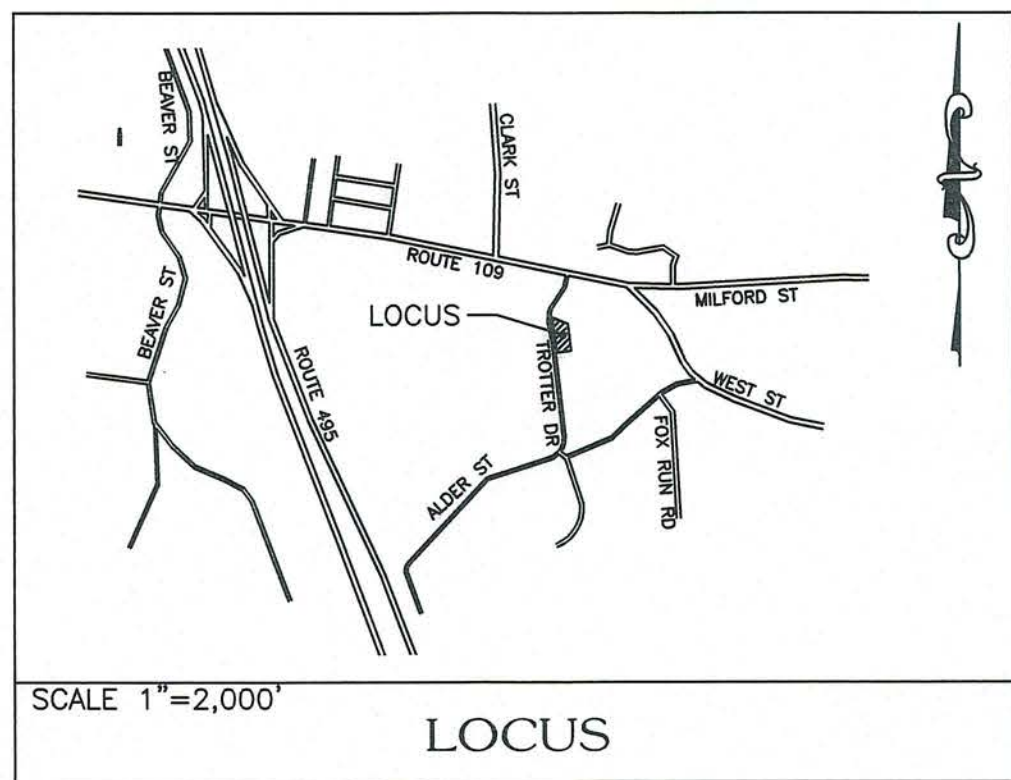
OWNER: MARGUERITE K. MELE  
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MEDWAY, MASSACHUSETTS 02053

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

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



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

NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

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DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811.



ZONING: W1			
MIN. LOT AREA:	40,000 S.F.	EXISTING	49,529±S.F.
MIN. FRONTAGE:	100 FT.	PROPOSED	370.00±FT.
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203 MAIN STREET  
MEDWAY, MA 02053

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

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PROJECT DATUM REFERS TO NAVD 88.

- CONSTRUCTION NOTES
- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
  - THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
  - IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
  - THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
  - AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
  - AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
  - THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
  - THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
  - ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35. ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
  - THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
  - STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M103.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
  - STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2.5" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
  - THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
  - ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
  - EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREEPING RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

SEED AT THE RATE OF 2#/2,000 S.F.  
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/ACRE OF WINTER RYE
  - ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDING WITH A MINIMUM OF 4" OF TOP SOIL. SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
  - ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

SITE PLAN REVIEW  
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: \_\_\_\_\_

CERTIFICATE OF VOTE

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

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CHECK BY: PSD  
APPROVED BY: WML

REVISIONS

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9 TROTTER DRIVE  
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TITLE:

GRADING & UTILITIES  
SITE PLAN

OWNER:

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APPLICANT:

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

FILE NO: 3583

GRADING & UTILITIES

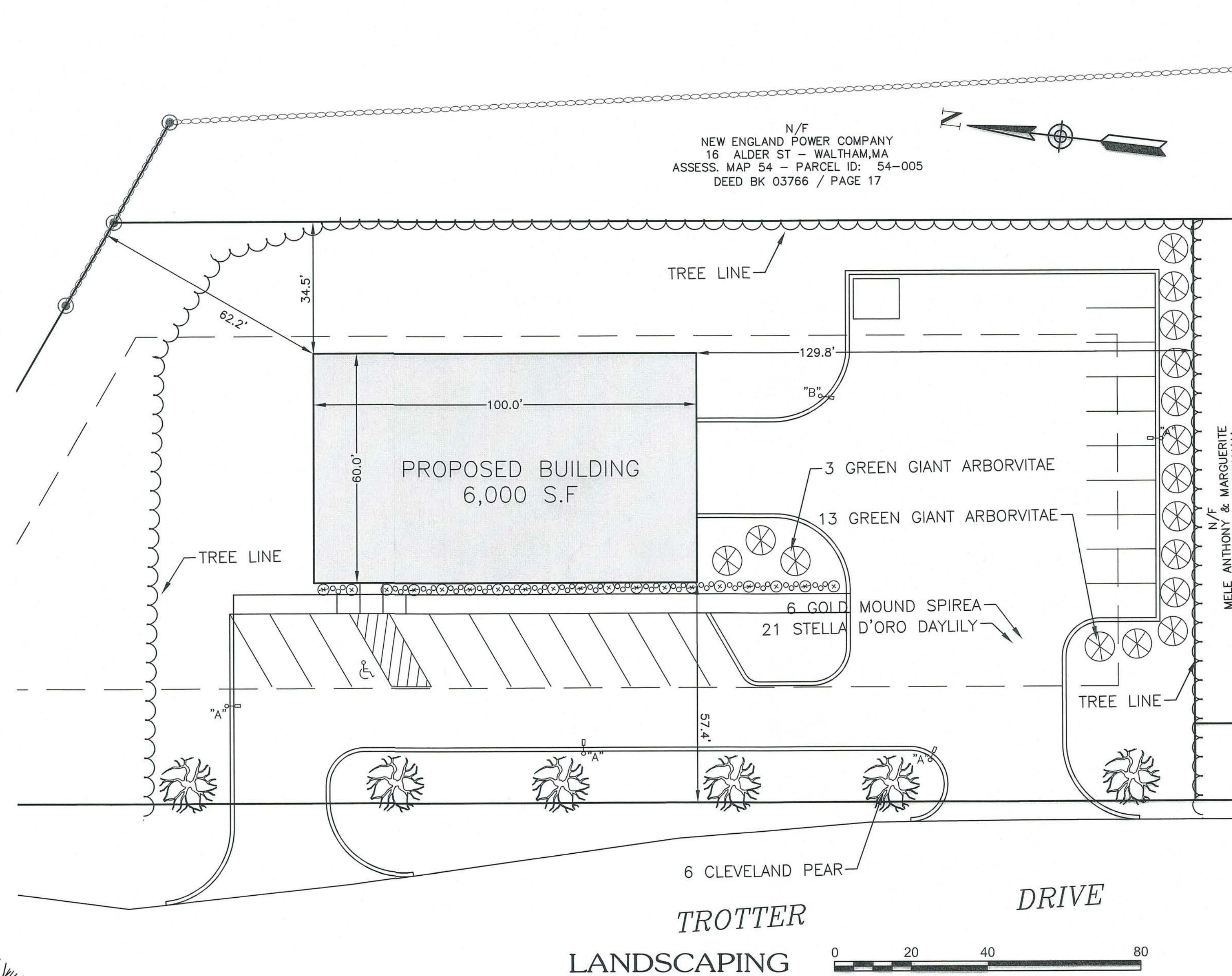
DATE: MARCH 26, 2018

PLAN NUMBER:

4 of 6

4





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

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION.  
CALL DIGSAFE AT 811

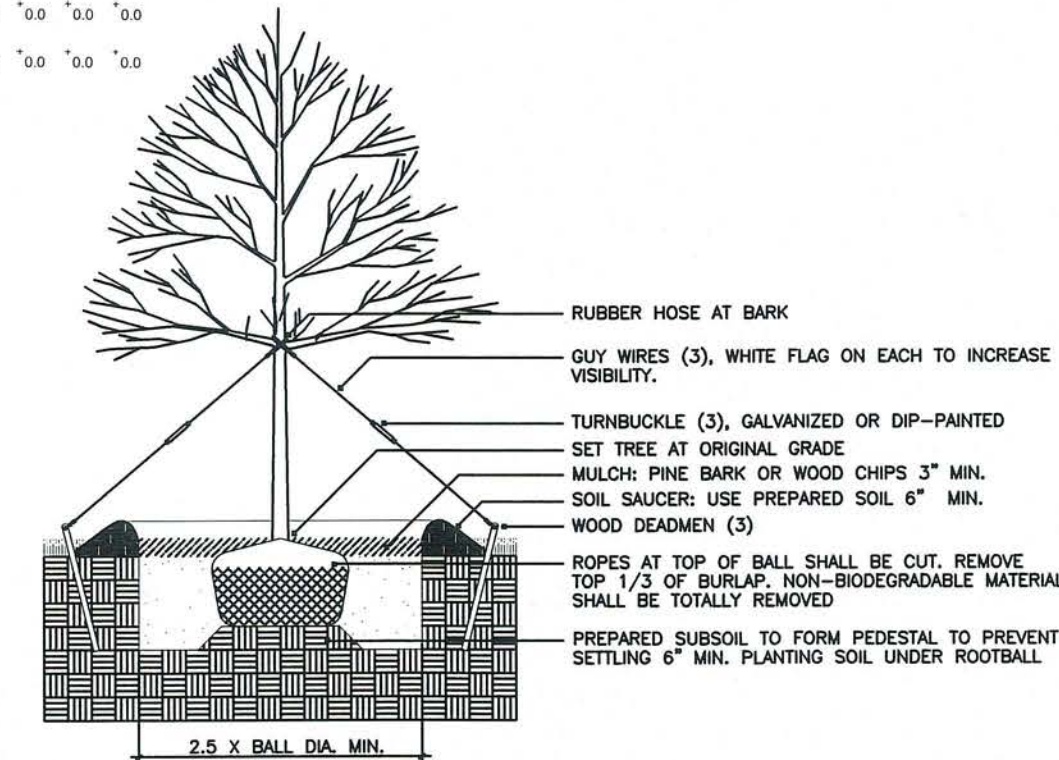


Diagram illustrating the construction of a tree ball (burlap ball) with the following specifications:

- THIN BRANCHES BY 1/3 RETAINING NORMAL PLANT SHAPE.
- BARK MULCH 3" MIN.
- CREATE SAUCER WITH TOPSOIL 6" MIN.
- ROPES AT TOP OF BALL SHALL BE CUT. REMOVE ALL OF BURLAP.
- GENTLY COMPACTED TOPSOIL MIXTURE
- TAMPED ADMIXTURE BACKFILL.
- 2X BALL DIA. MIN.

### BALL AND BURLAP SHRUB PLANTING

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

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

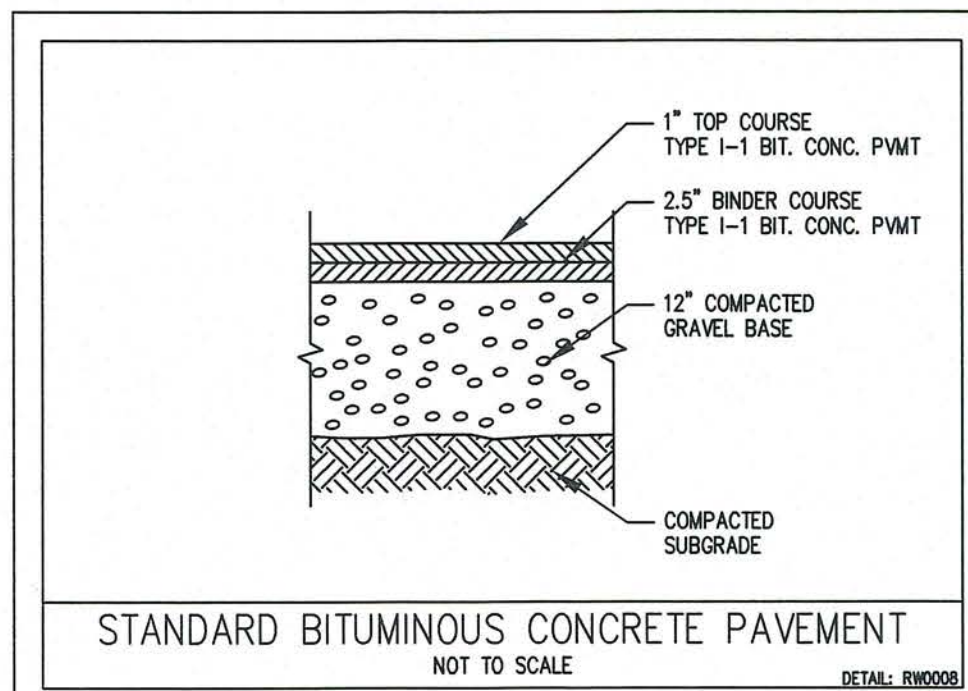
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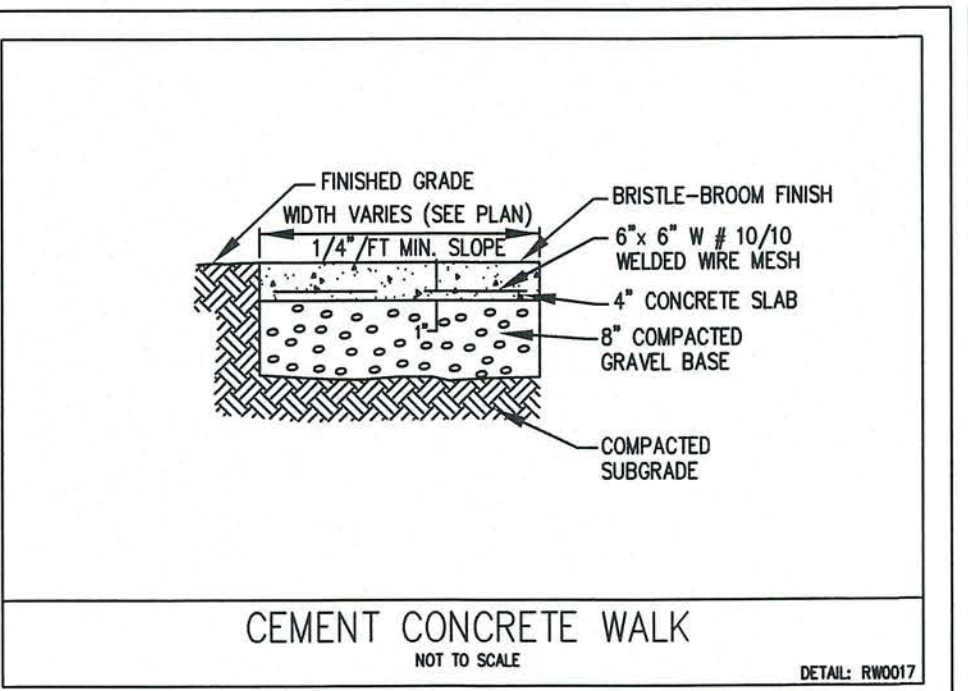


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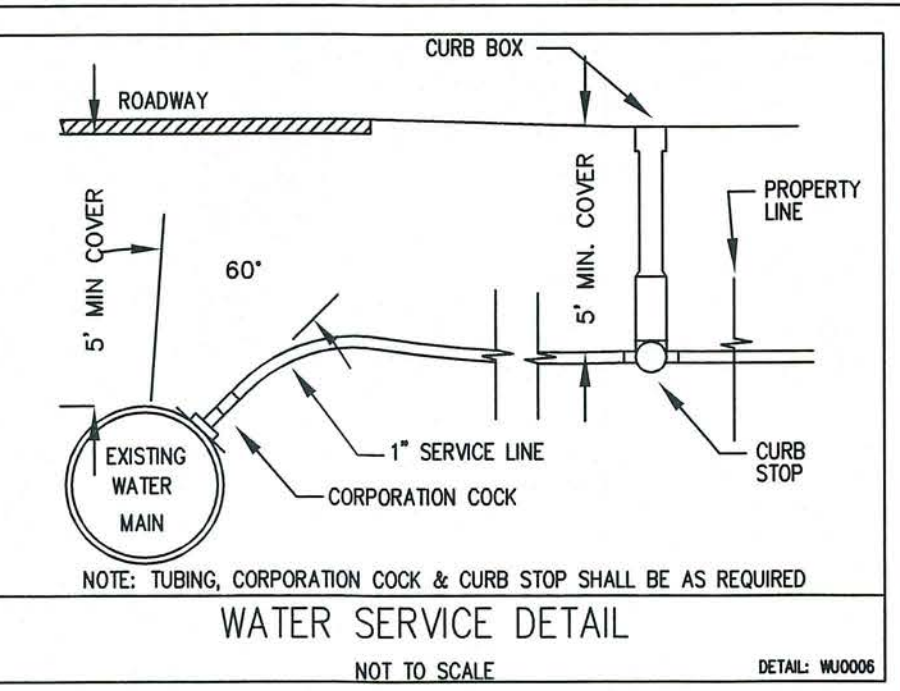
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN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



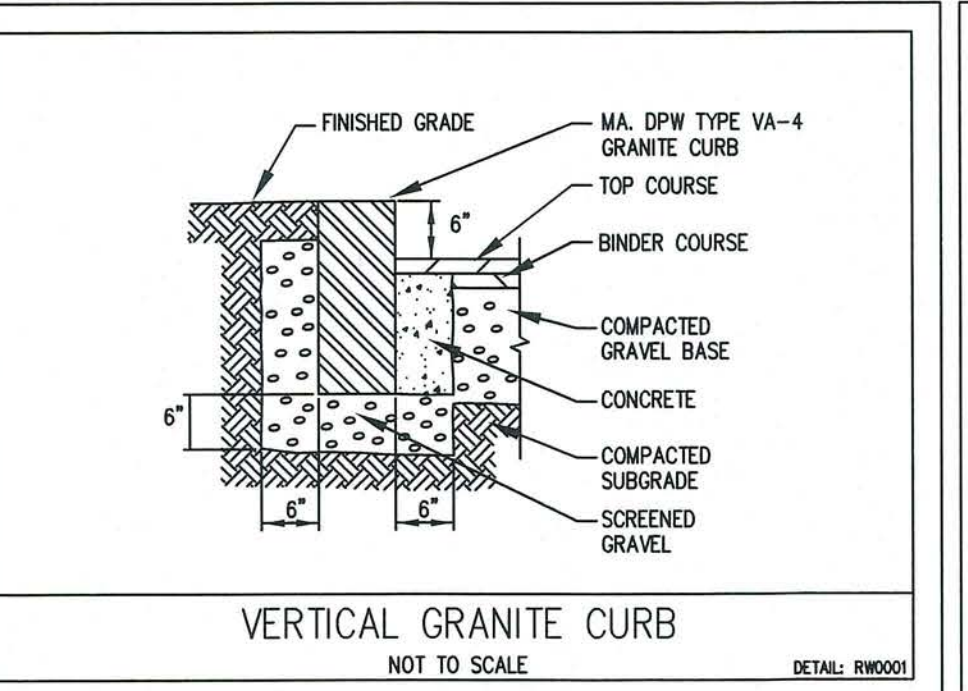
STANDARD BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE  
DETAIL: RW0008



CEMENT CONCRETE WALK  
NOT TO SCALE  
DETAIL: RW0017



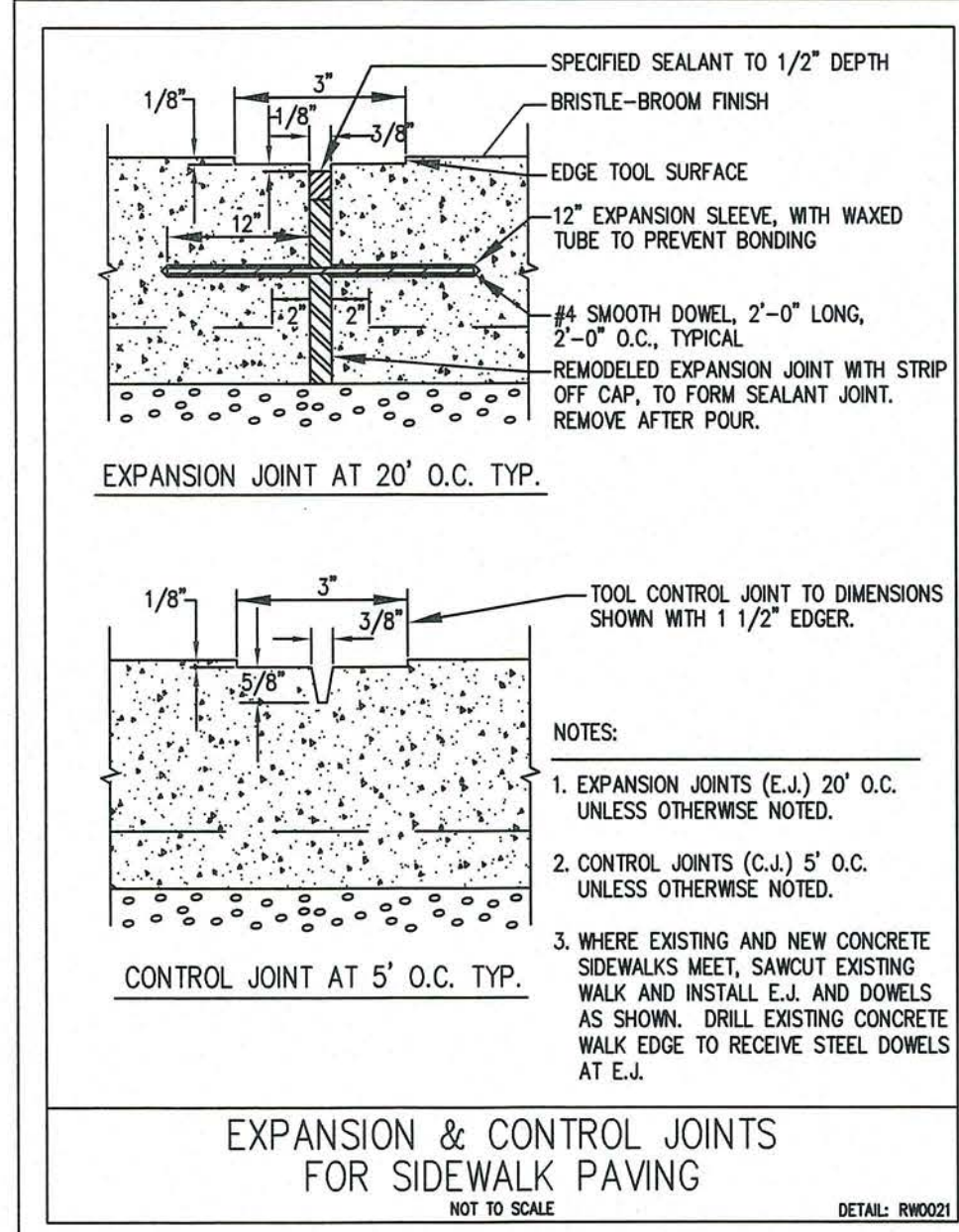
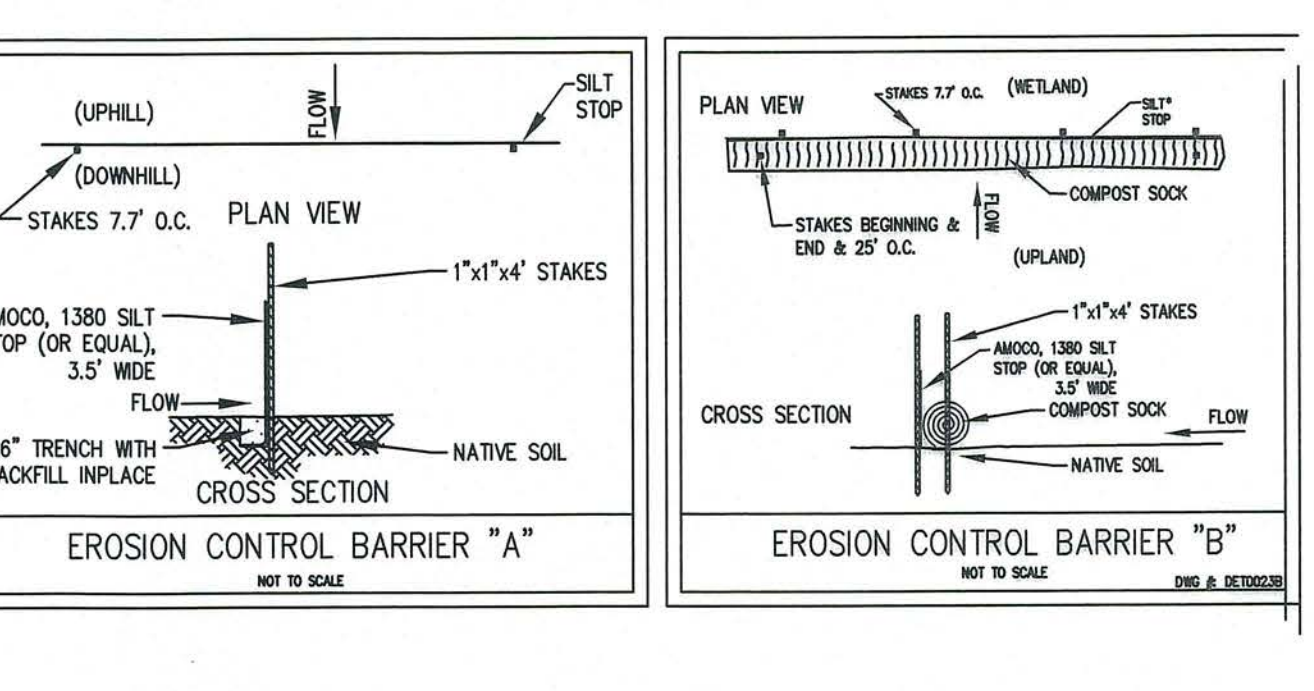
WATER SERVICE DETAIL  
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DETAIL: W00005



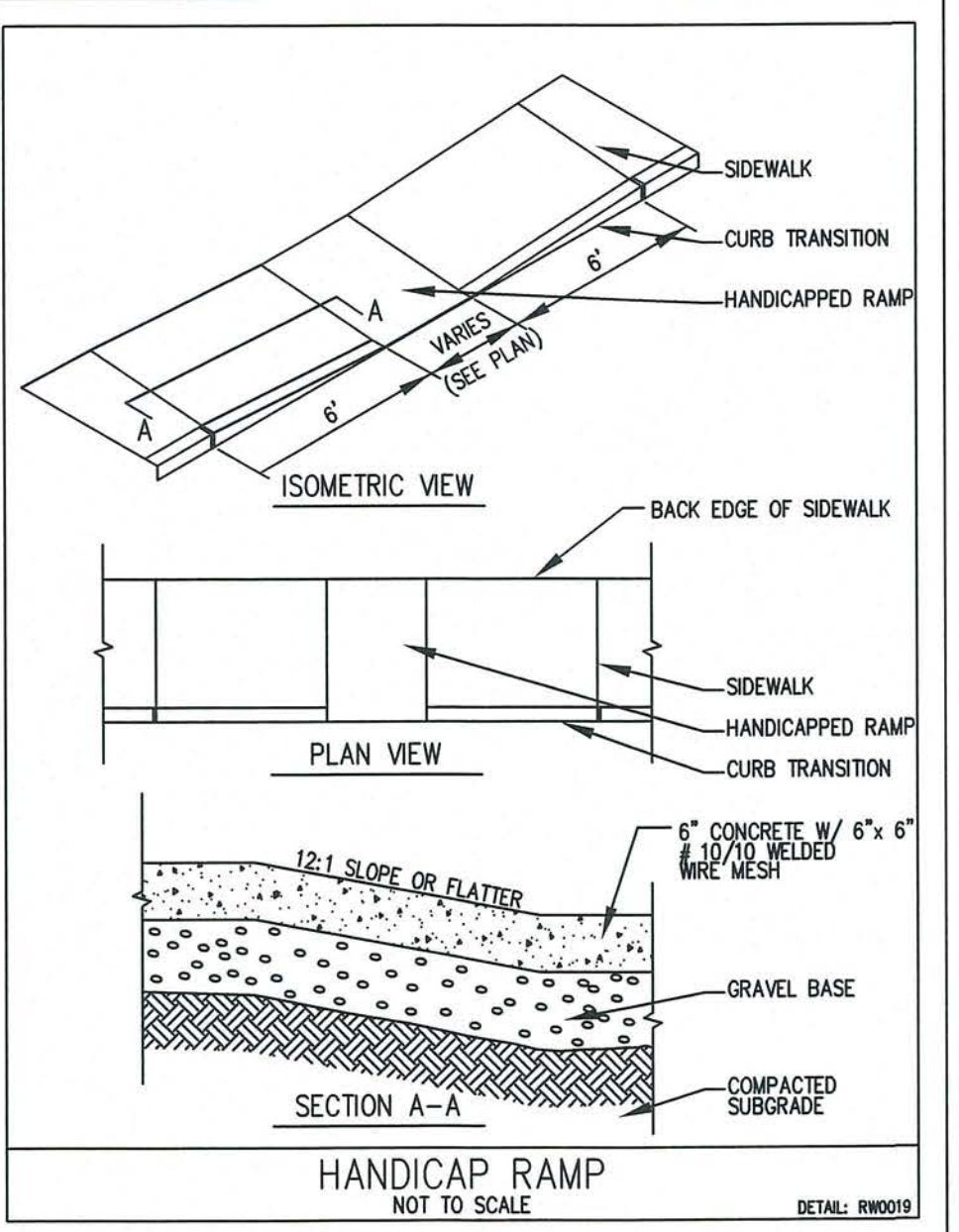
VERTICAL GRANITE CURB  
NOT TO SCALE  
DETAIL: RW0001

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

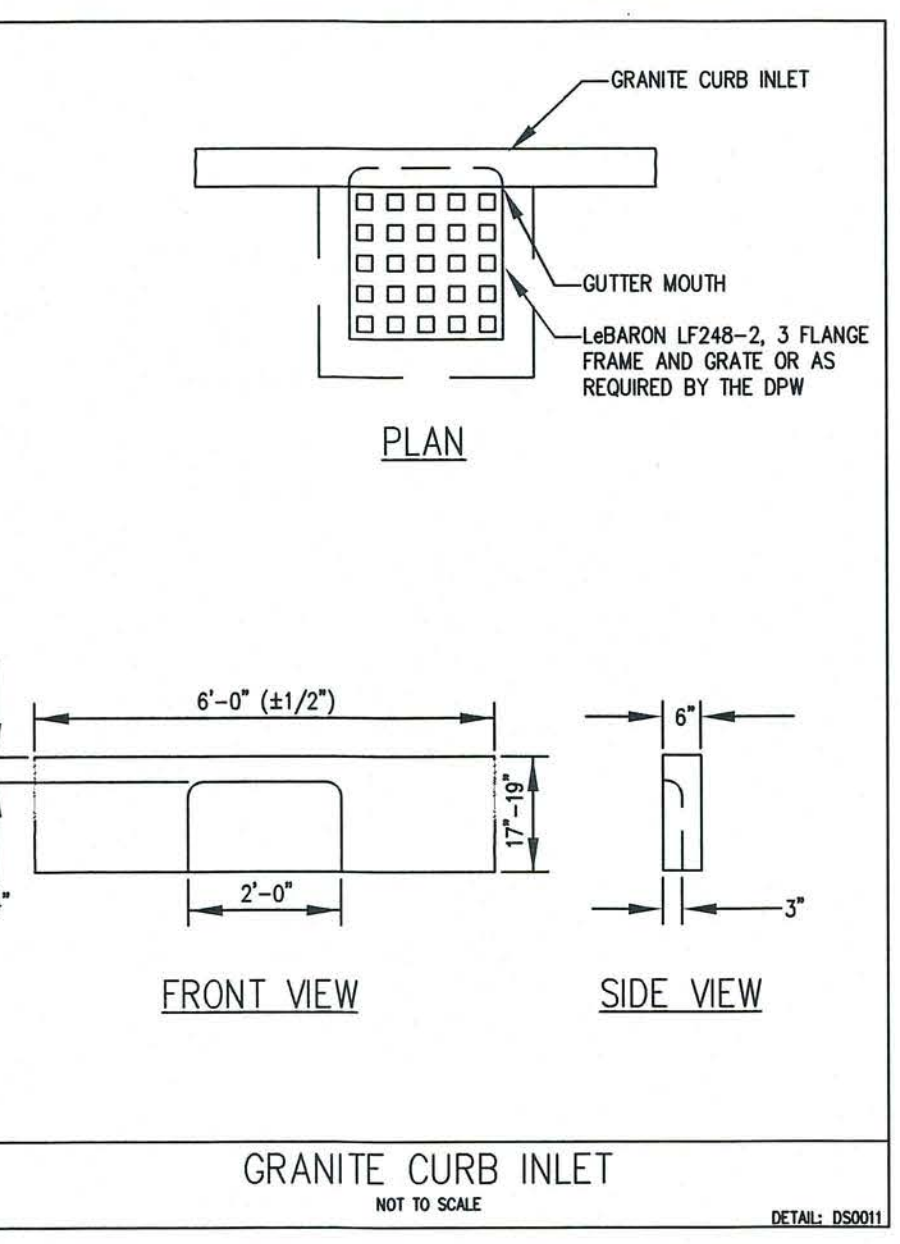
SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES  
NOT TO SCALE  
DETAIL: EC0002



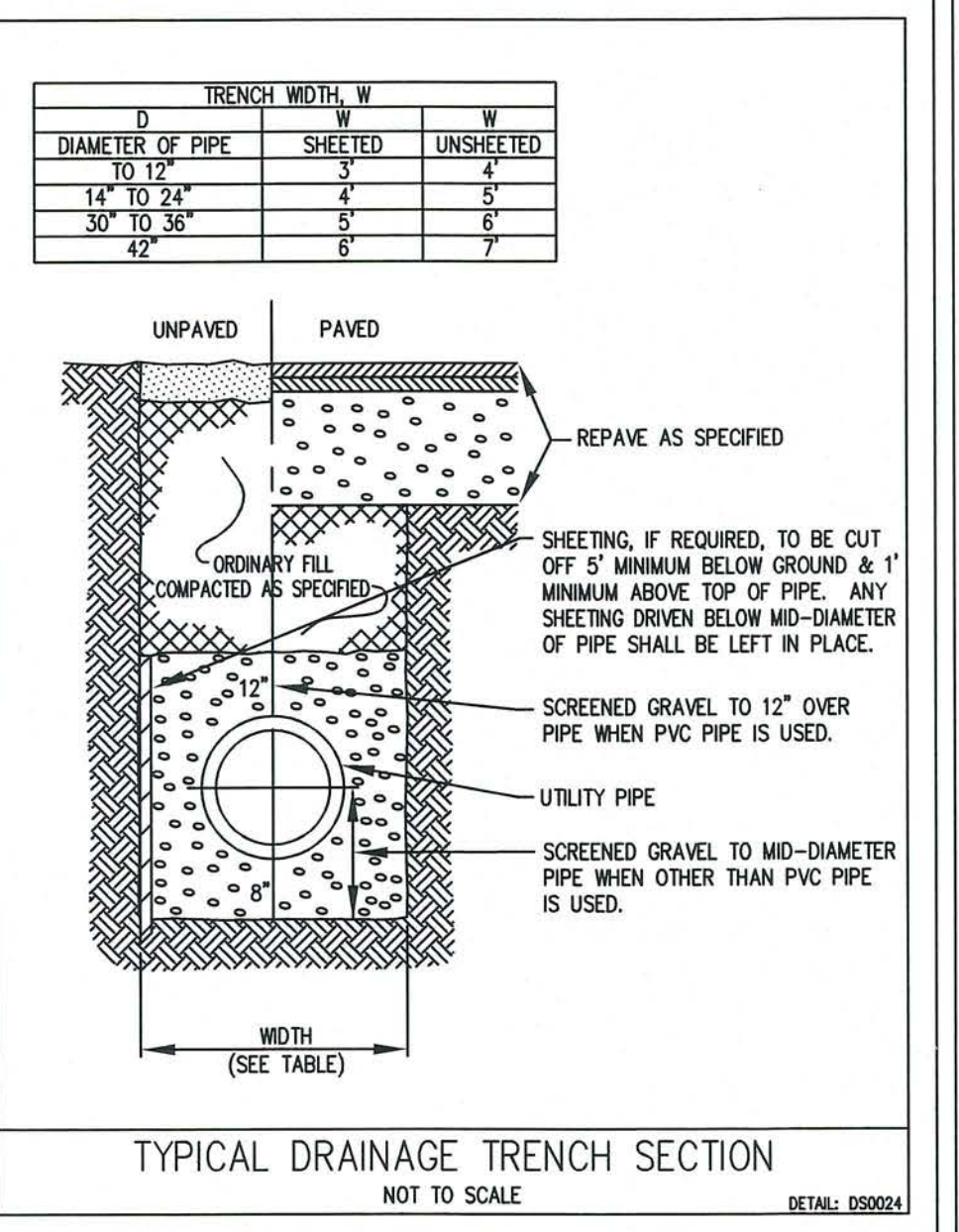
EXPANSION & CONTROL JOINTS FOR SIDEWALK PAVING  
NOT TO SCALE  
DETAIL: RW0021



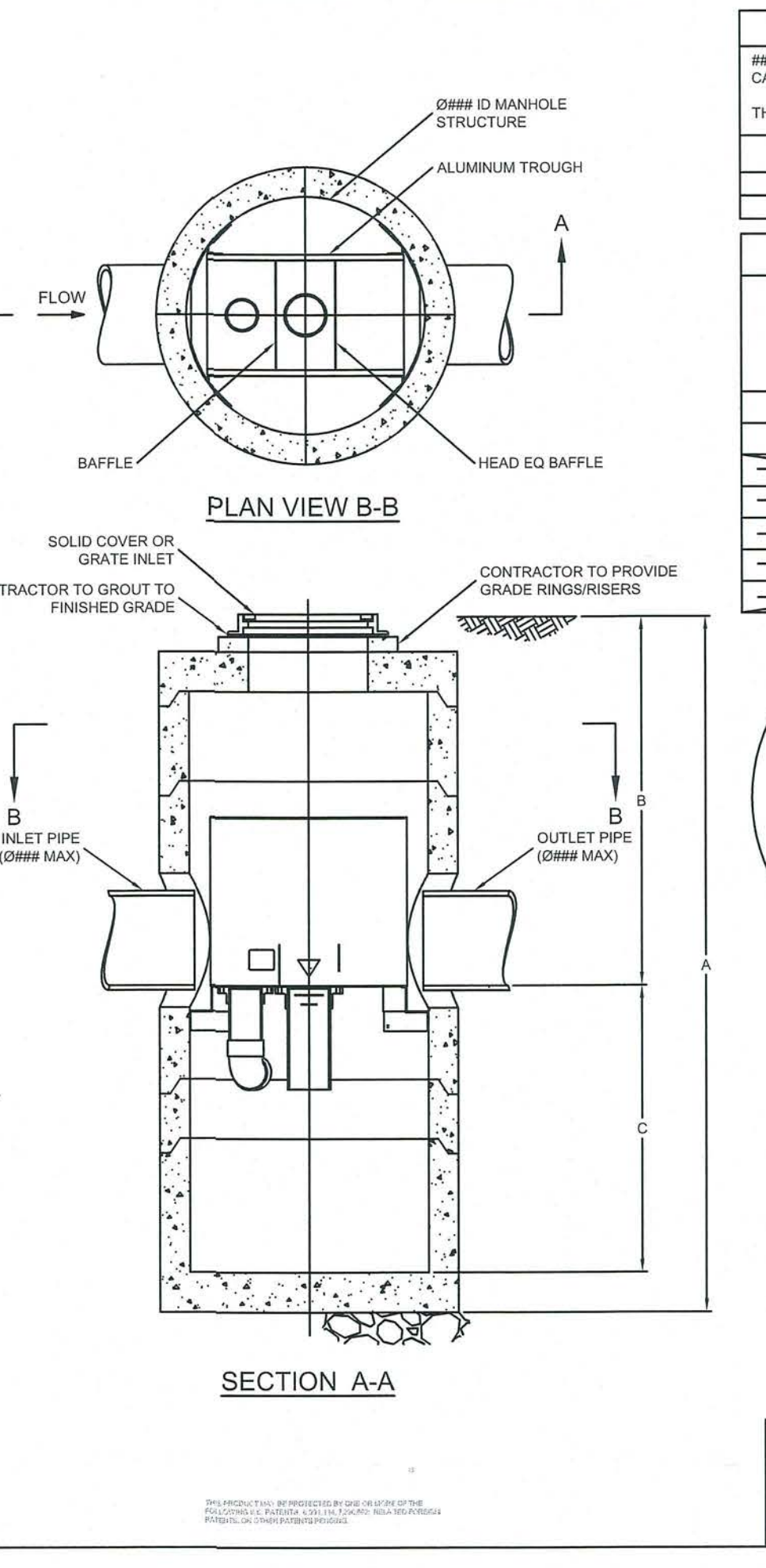
HANDICAP RAMP  
NOT TO SCALE  
DETAIL: RW0019



GRANITE CURB INLET  
NOT TO SCALE  
DETAIL: DS0011



TYPICAL DRAINAGE TRENCH SECTION  
NOT TO SCALE  
DETAIL: DS0024



# VORTSENTRY HS DESIGN NOTES

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

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

## CONFIGURATION OPTION DESCRIPTION

GRATE INLET (NO INLET PIPE)

GRATE INLET WITH INLET PIPE

## VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)	Total Treatment Flow Rate	Typical Total Distance Rim to Outside Bottom	Typical Distance Rim to Invert	Typical Depth Below Invert (inside C)	Approximate Minimum Distance Rim to Invert	Maximum Pipe Diameter (ID)							
	FT	mm	CFS	L/S	FT	m	FT	m	FT	m	IN	mm		
HS36	3	900	0.55	15.6	10.16	3.10	4.98	1.24	5.58	1.702	3.00	0.91	16	450
HS36	4	1200	1.20	34.0	15.22	4.54	6.50	1.63	6.73	2.057	4.00	1.22	24	600
HS60	6	1800	2.20	62.2	18.15	6.01	8.50	2.30	7.88	2.428	4.82	1.47	30	750
HS60	8	2400	3.70	104.0	19.50	6.01	8.50	2.30	7.88	2.428	4.82	1.47	30	750
HS84	7	2100	3.50	105.0	18.80	6.75	7.75	2.30	10.30	3.142	6.00	1.52	42	1050
HS84	8	2400	6.10	200.4	20.67	6.50	6.50	11.64	35.40	6.01	2.71	19	1000	

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

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

### DESIGN NOTES

CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.

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

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

CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)

CONTECH ENGINEERED SOLUTIONS LLC SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION

CONTAINED IN THIS DRAWING.

STRUCTURE SHALL MEET ASHSTO M62 AND CASTINGS SHALL MEET ASHSTO M368 LOAD RATING. ASSUMING

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

VERIFY ACTUAL GROUNDWATER ELEVATION.

### INSTALLATION NOTES

STRUCTURE SHALL MEET ASHSTO BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS

AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

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

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

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

CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE

MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

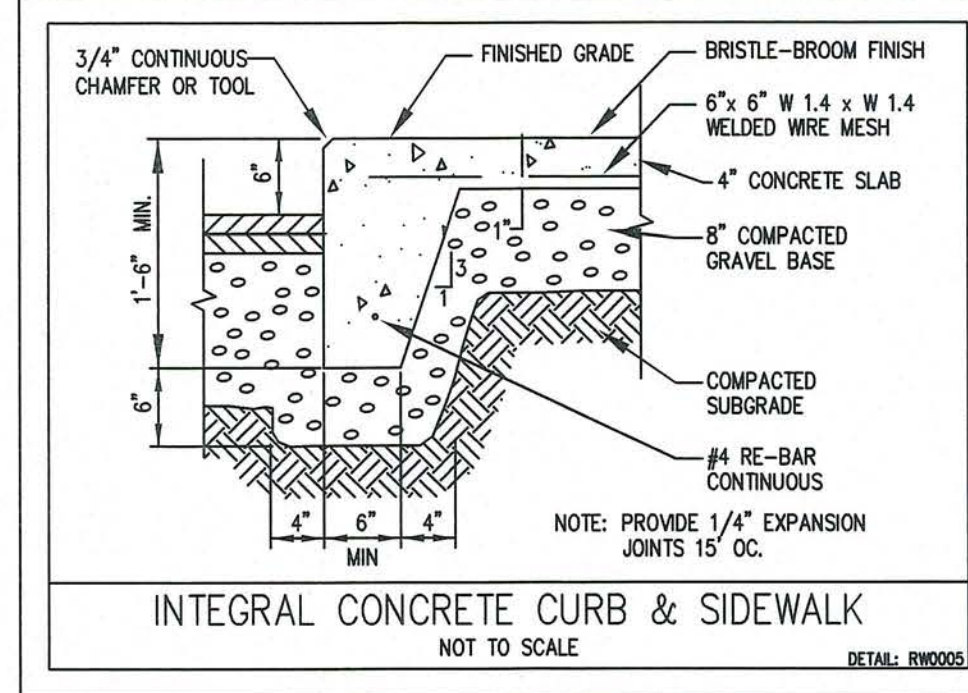
**CONTECH**  
ENGINEERED SOLUTIONS LLC

Atlanta, Georgia, USA  
301-112-1222 410-112-1222 West Chester, OH 410-112-1222

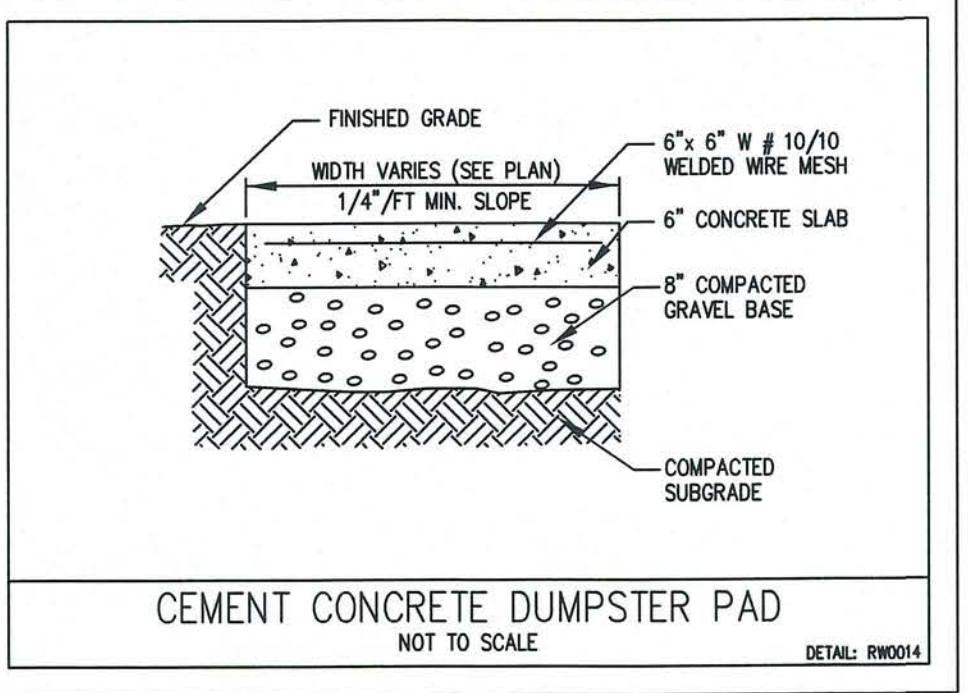
301-112-1222 410-112-1222 West Chester, OH 410-112-1222

VORTSENTRY HS  
STANDARD DETAIL

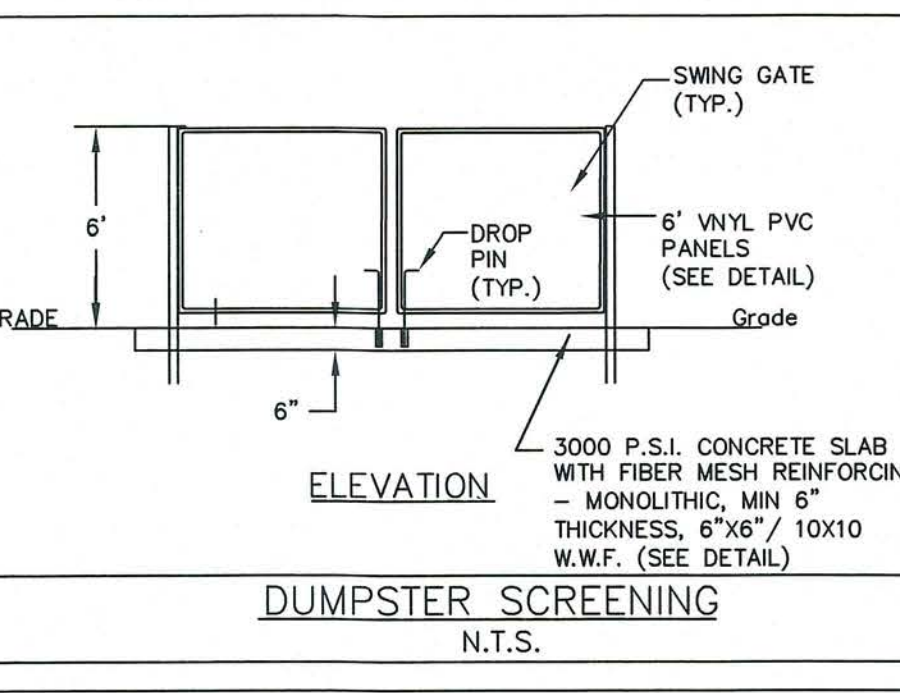
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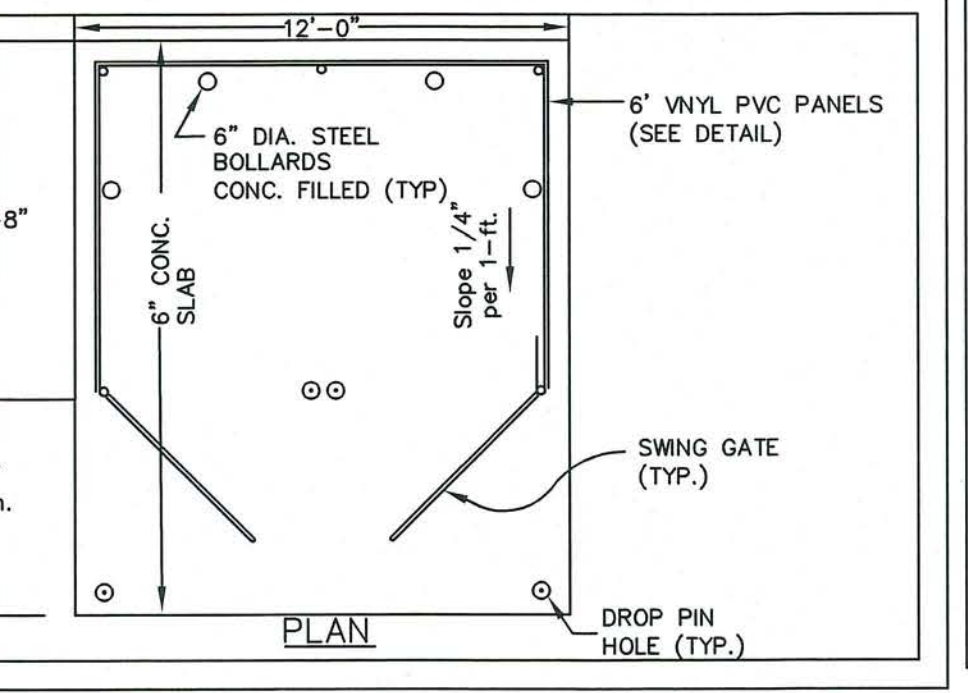
INTEGRAL CONCRETE CURB & SIDEWALK  
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DETAIL: RW0005



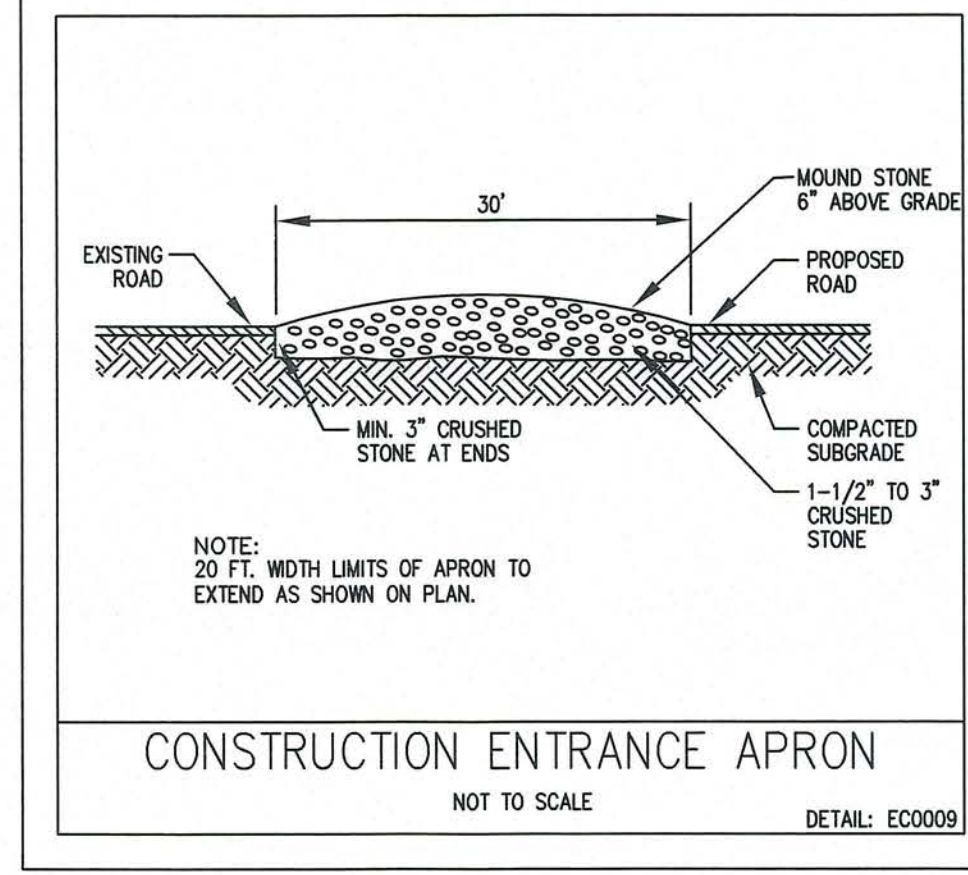
CEMENT CONCRETE DUMPSTER PAD  
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DETAIL: RW0014



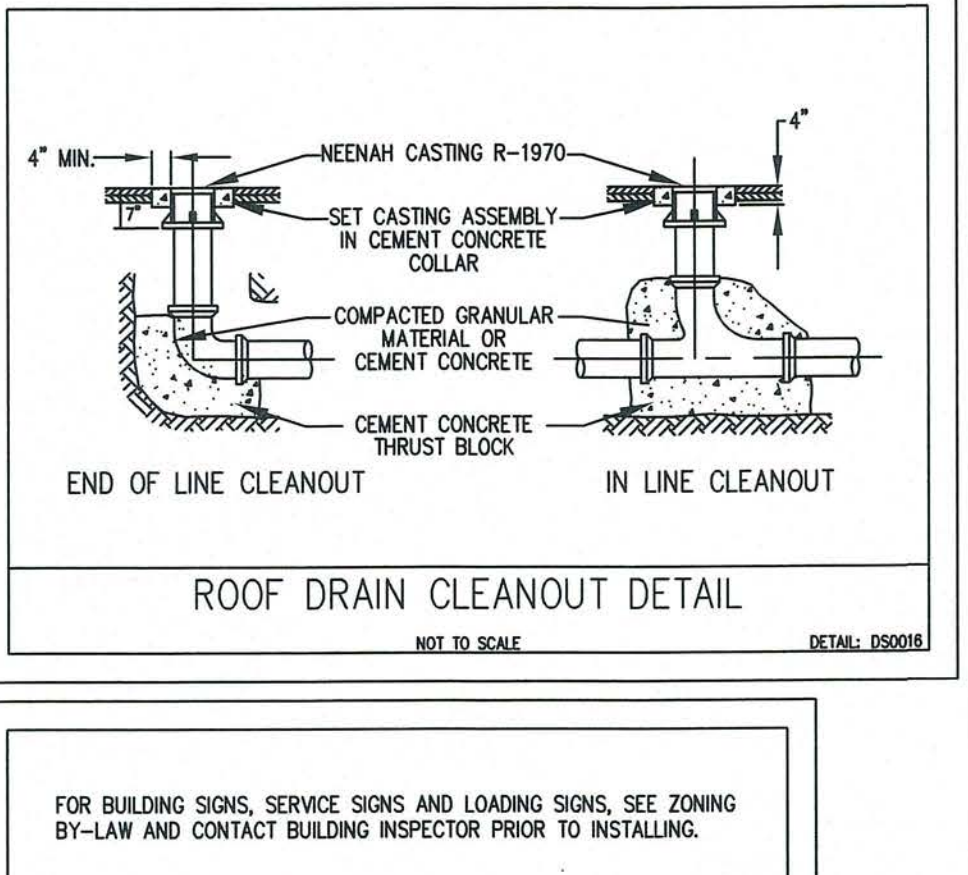
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N.T.S.



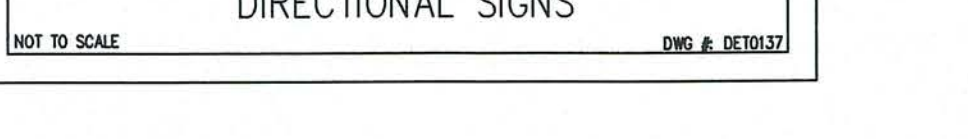
TYPICAL DRAINAGE TRENCH SECTION  
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DETAIL: DS0024



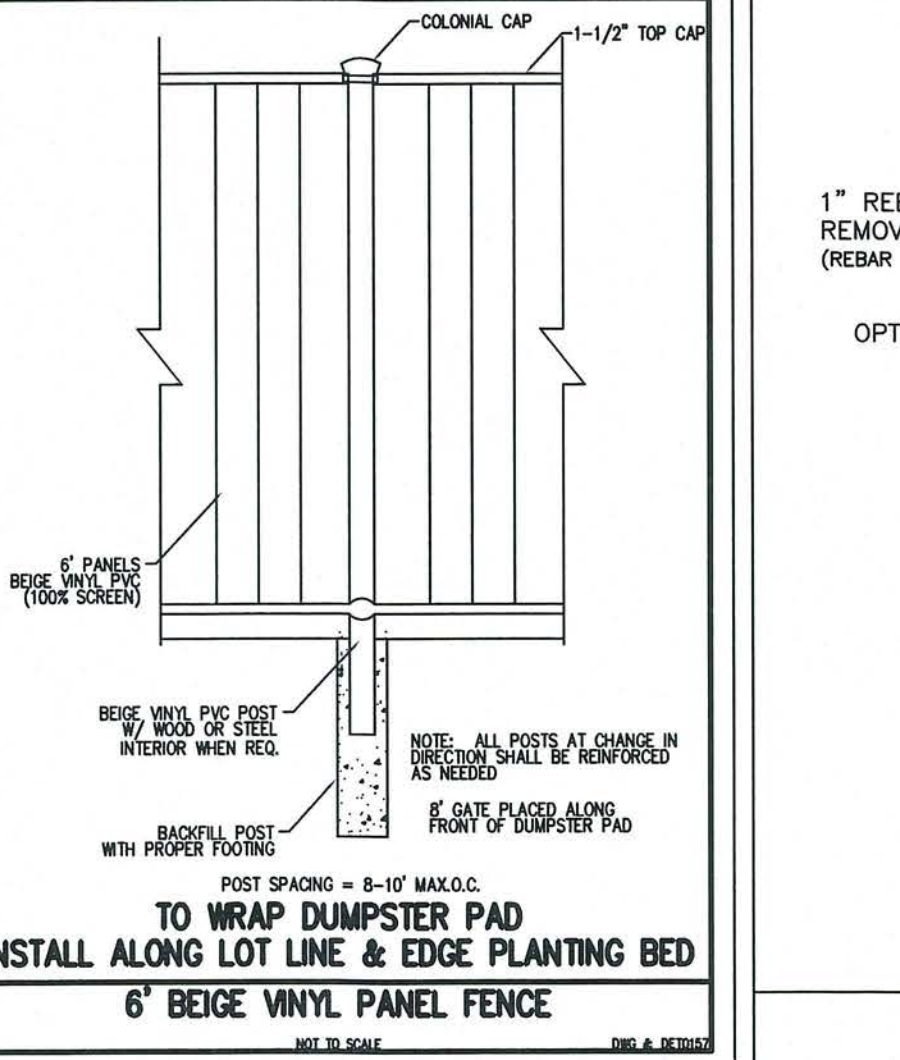
CONSTRUCTION ENTRANCE APRON  
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DETAIL: EC0009



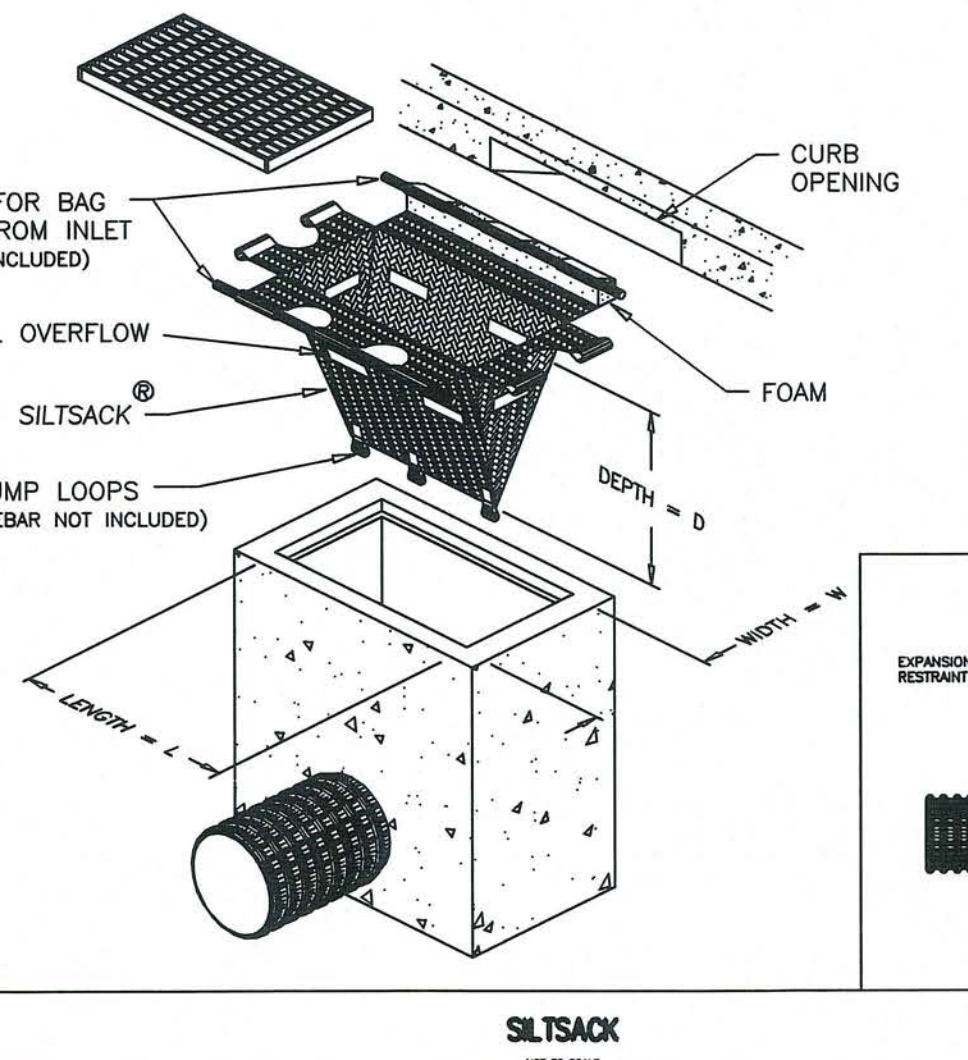
ROOF DRAIN CLEANOUT DETAIL  
NOT TO SCALE  
DETAIL: DS0008



DIRECTIONAL SIGNS  
NOT TO SCALE  
DWG. & DET0037



6" BEIGE VINYL PANEL FENCE  
NOT TO SCALE  
DWG. & DET0037



SILTSACK  
NOT TO SCALE

SILTSACK® SPECIFICATIONS

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

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

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

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

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

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

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

SITE PLAN REVIEW

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: \_\_\_\_\_

CERTIFICATE OF VOTE

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

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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

DESIGNED BY:	ZRB
CHECKED BY:	PSB
APPROVED BY:	WAL
DATE:	3/26/18
REVISIONS:	
0	3/26/18
REV #	DATE

ENGINEERING DESIGN CONSULTANTS, INC.  
32 TURNPIKE ROAD  
SOUTHBOROUGH, MASSACHUSETTS  
PH: (508) 480-0225 FAX: (508) 832-5781

SITE PLAN  
9 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

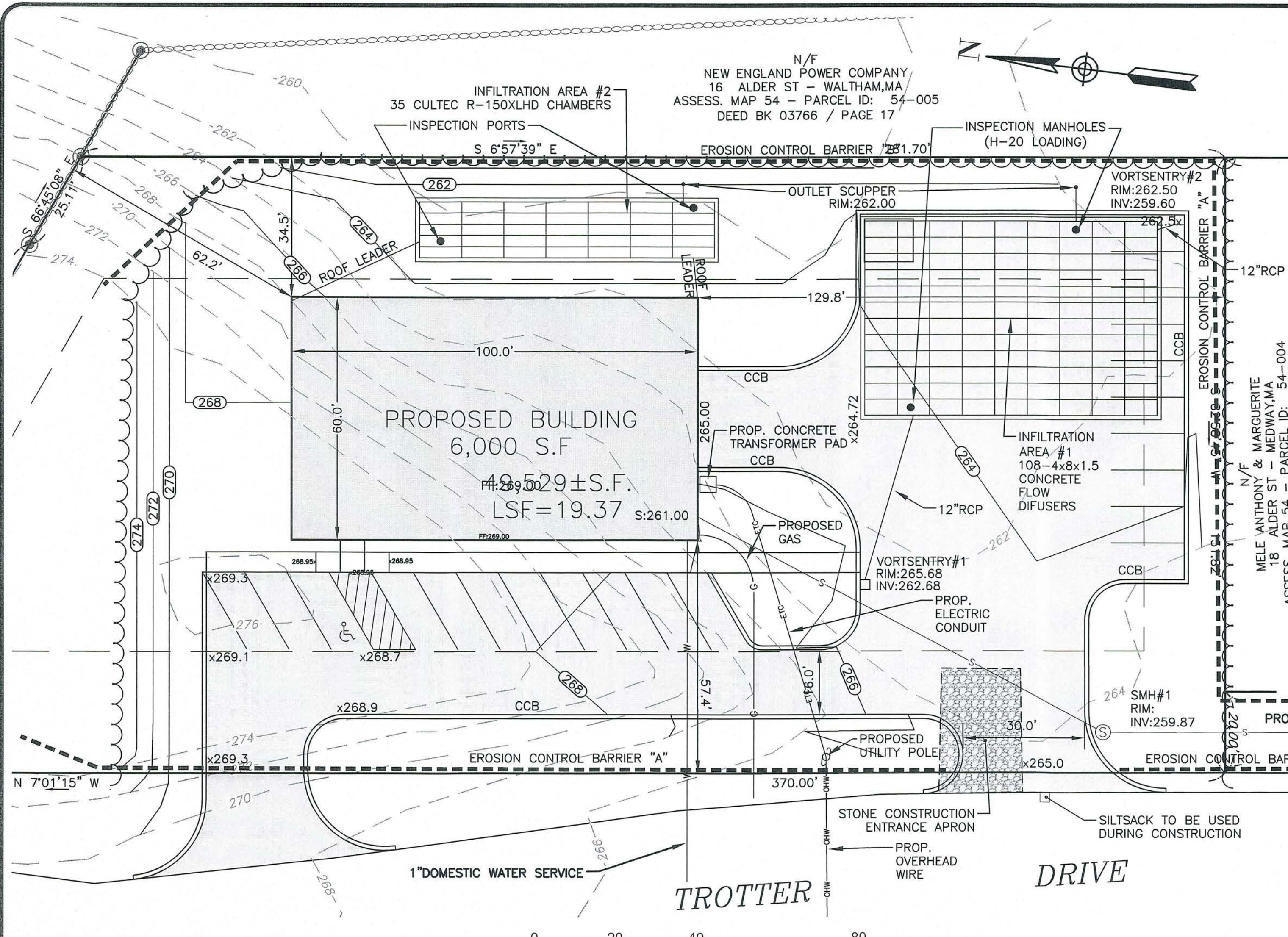
OWNER: MARGUERITE K. MELE  
203 MAIN STREET  
MEDWAY, MASSACHUSETTS 02053

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

DETAILS  
SITE PLAN  
DATE: MARCH 26, 2018  
PLAN NUMBER: 6 of 6

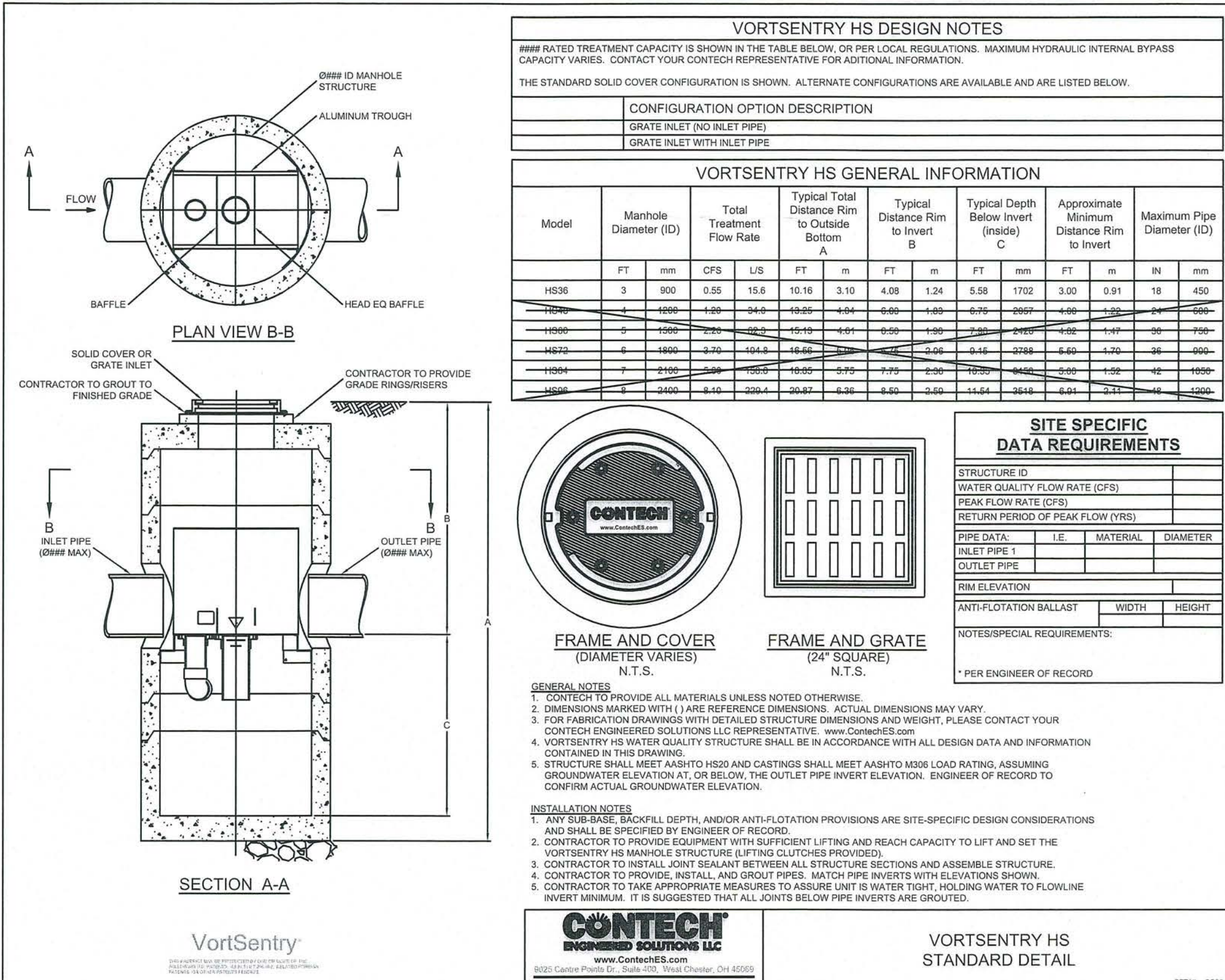
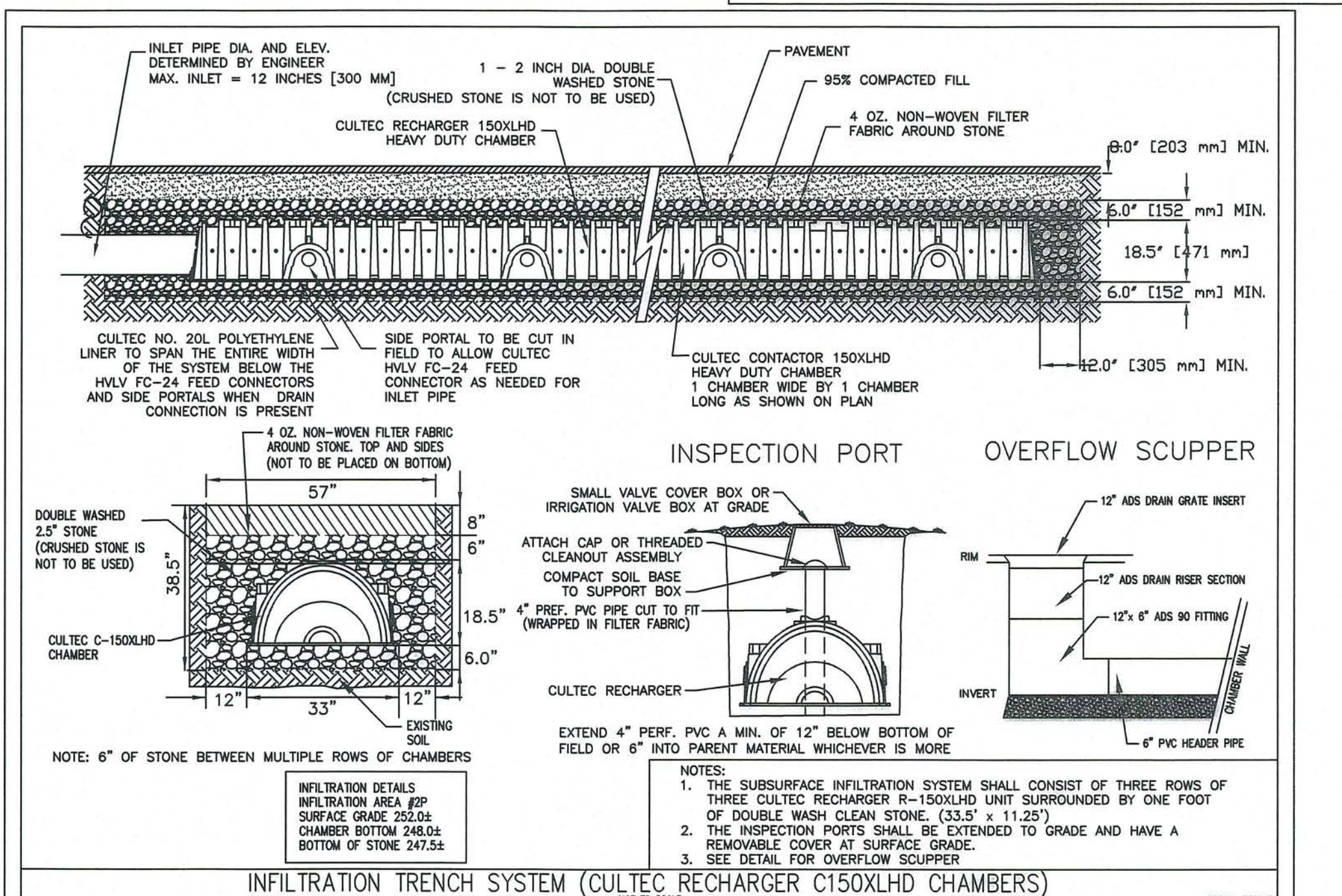
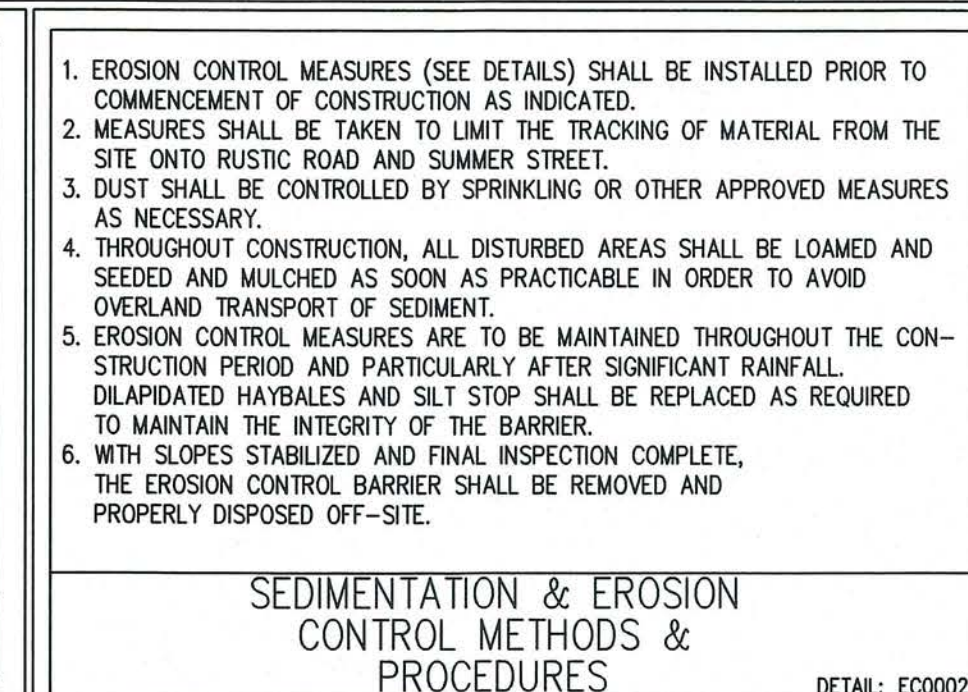
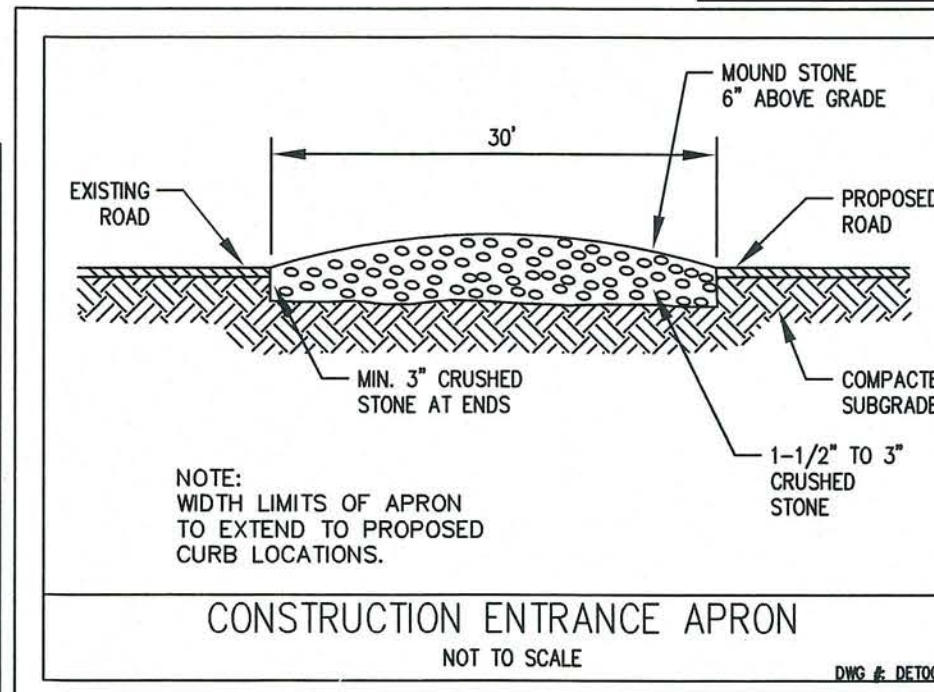
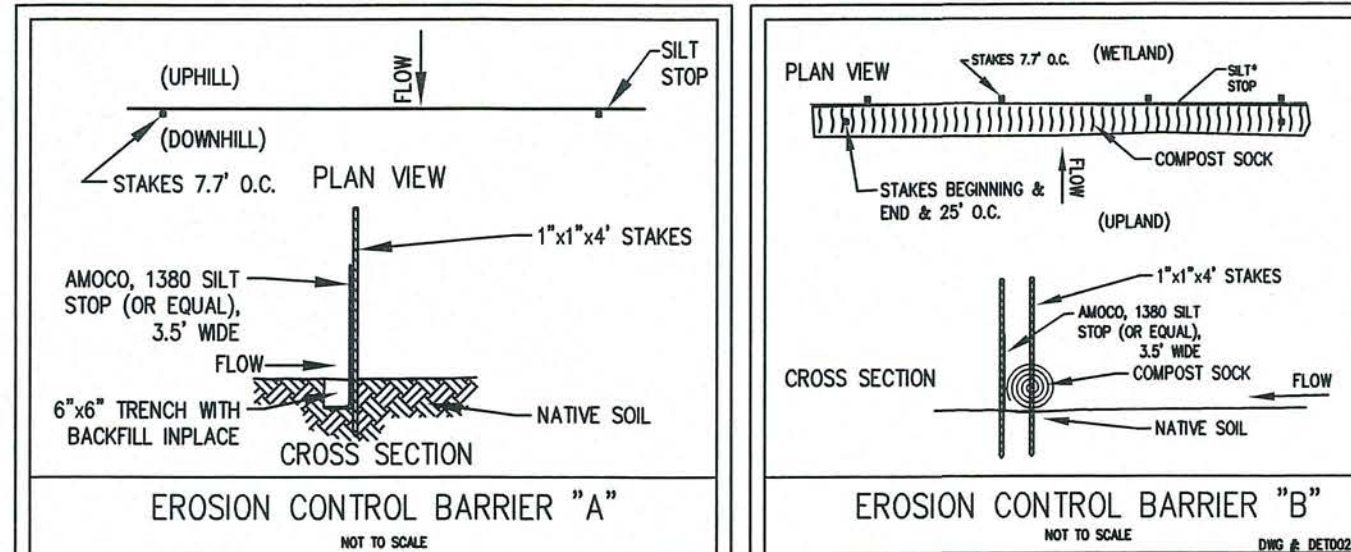
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DATE: MARCH 26, 2018  
PLAN NUMBER: 6 of 6



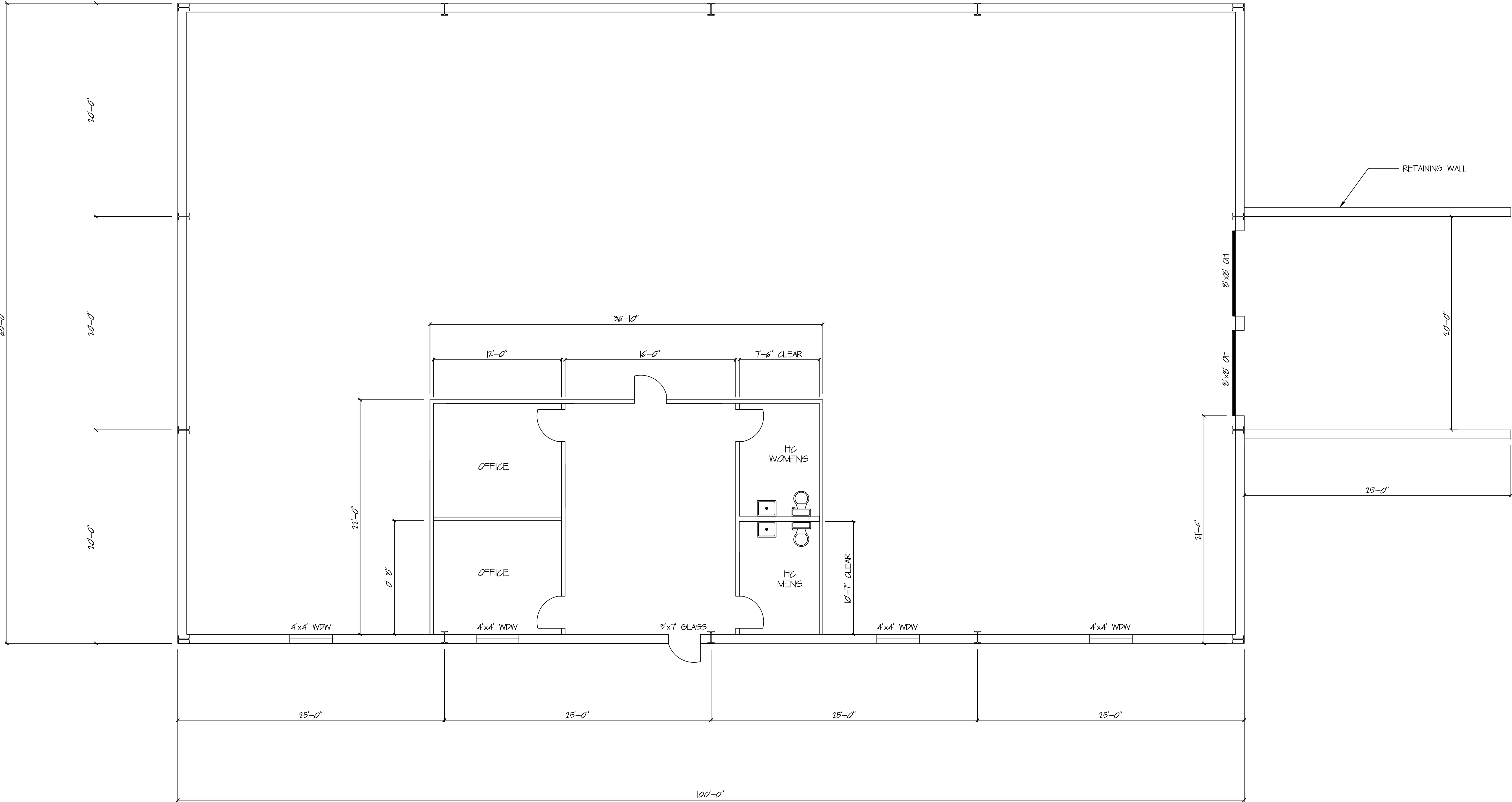


TROTTER DRIVE - OPERATION AND MAINTENANCE PLAN:

- SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):
    - EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIATED AS NECESSARY TO PREVENT EROSION.
    - CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.
  - MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)
    - OWNER OF THE STORMWATER SYSTEM: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNERS SIGNATURE: \_\_\_\_\_
    - PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: \_\_\_\_\_
    - VORTSENTRY UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME.  
AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL, AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER)
    - CLEANING OF THE VORTSENTRY SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANING OF THE C/S WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SWP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SWP FULLY EVACUATED OF SEDIMENT. THE AREA AROUND THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
    - BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD INFILTRATION SYSTEM LOCATED AT THE REAR OF THE BUILDING. THE DOWNSPOUTS WILL BE DIRECTED TO THE INFILTRATION TRENCHES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
- NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION
- DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811







FLOOR PLAN

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

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

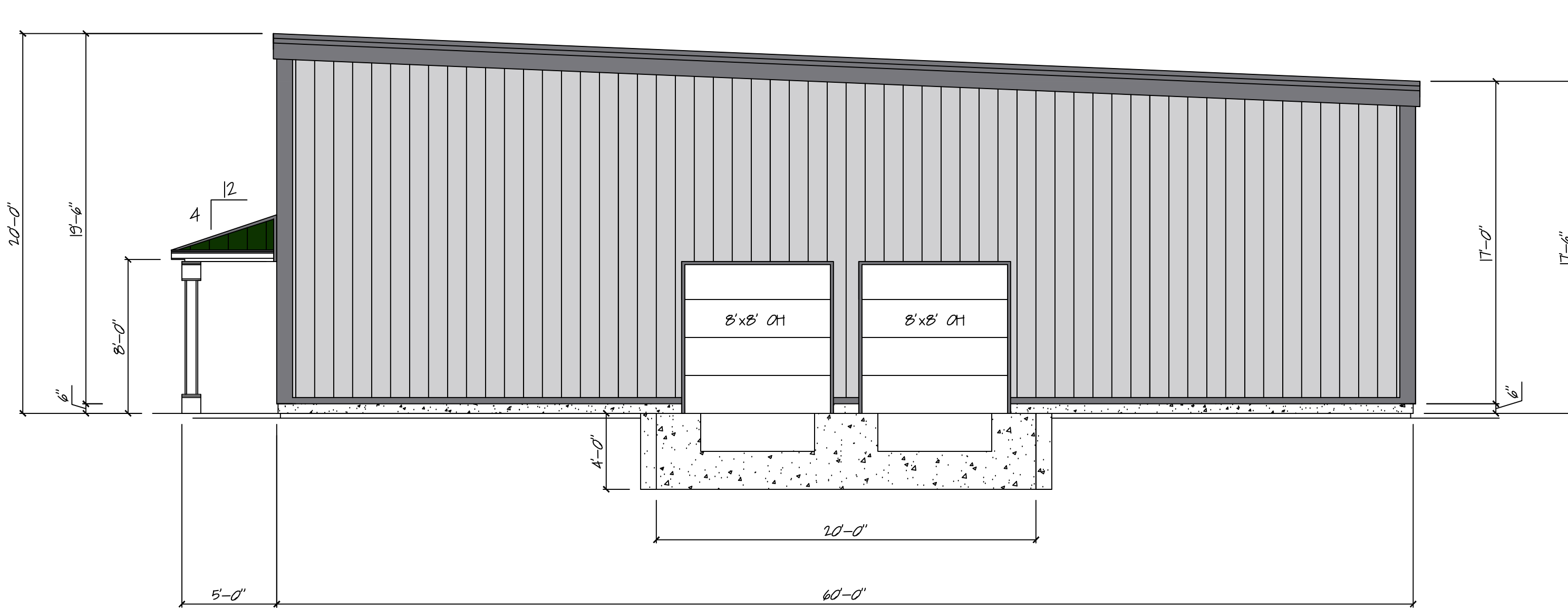
Project Name and Address	
CTS 430 FRANKLIN VILLAGE DR FRANKLIN, MA	

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

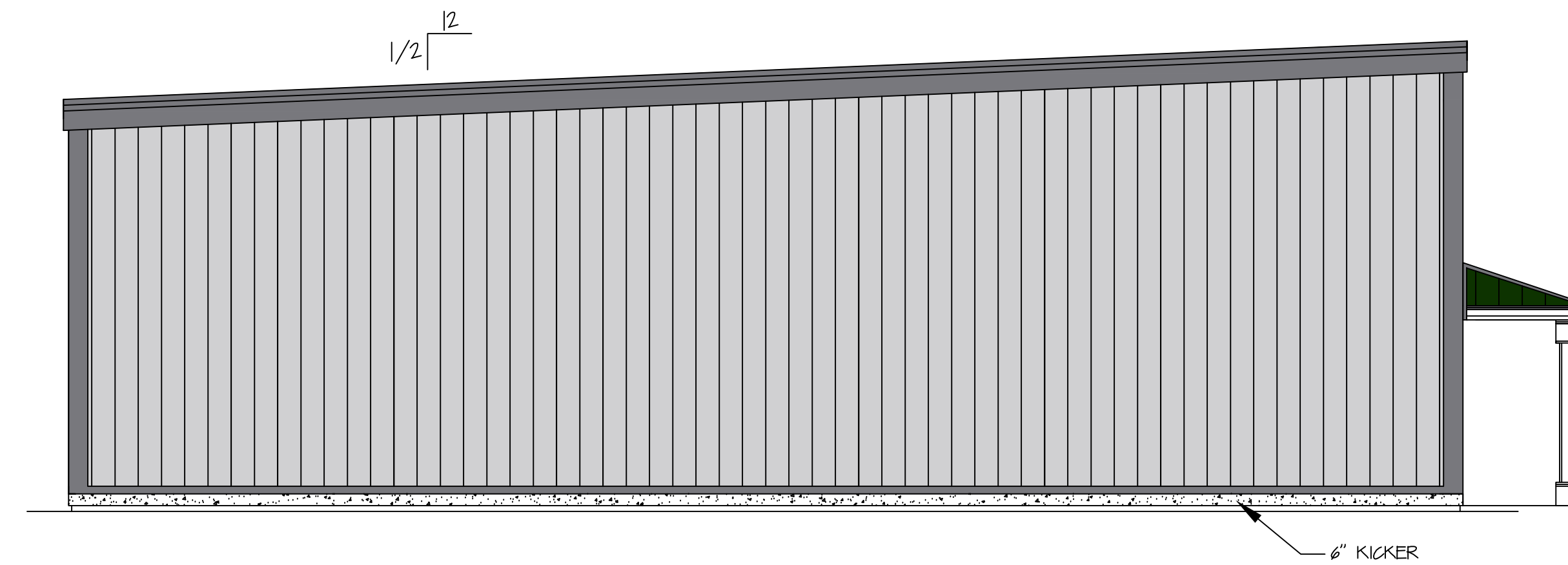




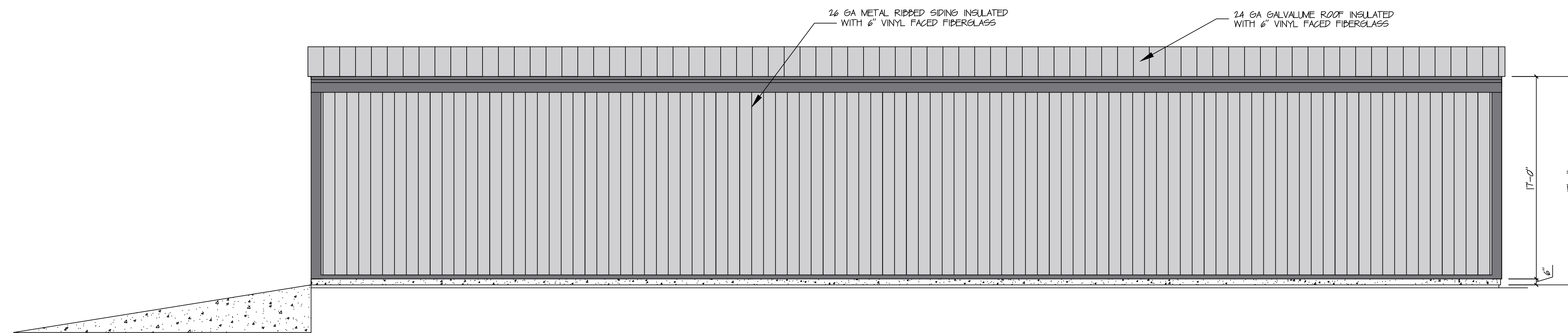
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

General Notes

TED GREENLAW  
183 COLUMBIA STREET  
HANOVER, MA

No.	Revision/Issue	Date

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

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

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