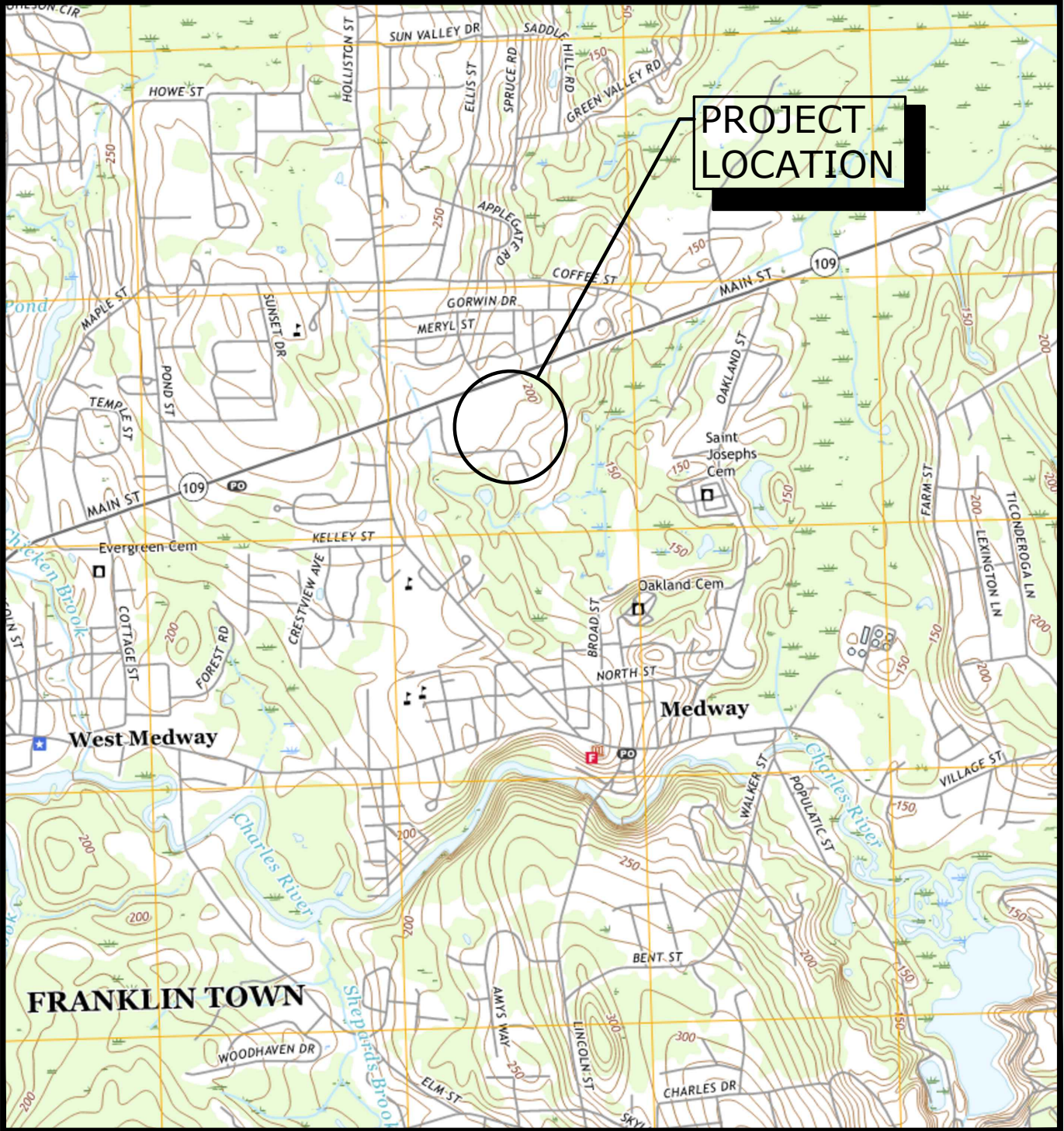


MEDWAY COMMONS  
67C MAIN STREET MEDWAY, MASSACHUSETTS  
BRIGHTPATH CHILD CARE CENTER

PERMIT DRAWINGS  
MAY 19, 2022  
LAST REVISED: JUNE 22, 2022

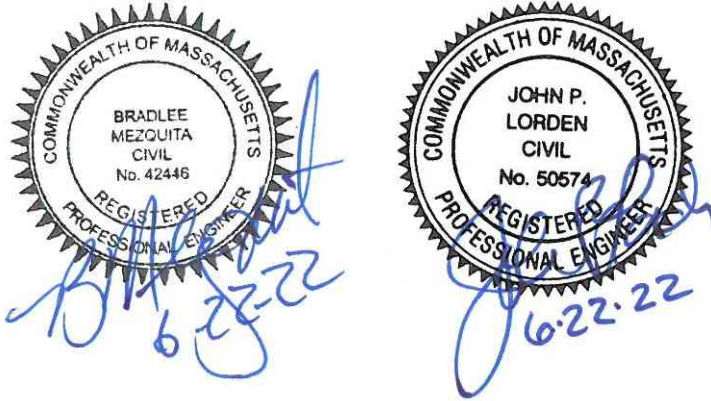
APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
DATE: _____

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
1	SITE AS-BUILT PLAN (BY DAYLOR CONSULTING GROUP, INC.
2	SITE AS-BUILT PLAN (BY DAYLOR CONSULTING GROUP, INC.
C-100	OVERALL SITE PLAN
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-104	LANDSCAPE PLAN
C-501	EROSION CONTROL NOTES & DETAILS
C-502	DETAILS
A.701	EXTERIOR ELEVATIONS: EXISTING
A.702	EXTERIOR ELEVATIONS: PROPOSED



LOCATION MAP  
SCALE: 1" = 2000'

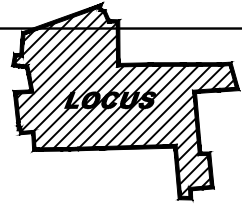
PREPARED BY:  
**Tighe & Bond**  
Engineers | Environmental Specialists  
177 Corporate Drive  
Portsmouth, NH 03801  
(603) 433-8818



PREPARED FOR:  
Charter Realty & Development  
1666 Massachusetts Ave - Suite 6A  
Lexington, Massachusetts 02420

PREPARED WITH:  
Helicon Design Group, Inc.  
Architects  
76 Summer Street, Suite 510  
Boston, MA 02110





LOCUS MAP:  
Scale: 1" = 2083'

sgs\_cd4\q209874.tif

- CONCRETE BOUND
- STONE BOUND
- DRILL HOLE
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- DRAIN LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC
- TELEPHONE
- WATER LINE
- OVERHEAD WIRES
- CONTOUR
- TREE LINE
- SPOT GRADE
- CATCH BASIN
- DRAIN MANHOLE
- TRANSFORMER
- RETAINING WALL
- FLAGPOLE
- N/F
- NOW OR FORMERLY
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- HYDRANT
- GAS GATE
- BITUMINOUS CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- CAPE COD BERM
- VERTICAL CONCRETE CURB
- CHAINLINK FENCE
- MONITORING WELL
- SIGN
- TREE
- SHRUB
- HANDICAP PARKING SPACE
- BOLLARD
- FROM RECORD PLANS
- HAND HOLD
- RIGHT OF WAY
- P.O.B.
- HG

MANHOLE  
INVERT SCHEDULE

MH	MANHOLE
RM	RM ELEVATION
I=101.32(A)	OUTLET INVERT
I=101.74(B)	INLET INVERT
I=102.33(C)	INLET INVERT

NOTE: INVERTS LISTED CLOCKWISE  
FROM OUTLET PIPE.

#### GENERAL NOTES:

- LOCUS OWNER: LOT 6-428, HIDDEN ACRES REALTY TRUST  
DEED BOOK 8788, PAGE 410.  
LOCUS OWNER: LOT 6-367, HIDDEN ACRES REALTY TRUST  
DEED BOOK 9768, PAGE 410.  
LOCUS OWNER: LOT 6-368, FREIL REALTY TRUST  
DEED BOOK 8099, PAGE 493.  
LOCUS OWNER: LOT 6-365, SSI MEDWAY PROJECT LLC  
DEED BOOK 16671, PAGE 236.
- ASSESSORS REFERENCE: SHEETS 6-7, 6-8, 6-12 & 6-13.
- NORFOLK COUNTY REGISTRY OF DEEDS.
- ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- FEMA REFERENCE: "X", "X500" AREAS BETWEEN LIMITS OF 500 YEAR FLOOD, "A", "AE" AREAS OF 100 YEAR FLOOD. FEMA LINES SHOWN ON PLAN ARE TAKEN FROM GIS INFORMATION. FEMA MAP COMMUNITY PANEL NUMBER 250243 0005B.
- AS-BUILT INFORMATION SHOWN ON THIS PLAN WAS UPDATED BASED ON A FIELD SURVEY LAST PERFORMED ON NOVEMBER 10, 2004. THE UPDATE DID NOT INCLUDE MAIN STREET OR HOLLISTON STREET.

BENCHMARK  
R/R SPIKE IN  
U/P # 109  
ELEV. = 224.30  
(NGVD 1929)

Revisions  
1. 11-18-04 ADDED ASBUILT INFORMATION

NOT TO SCALE  
FOR BOUNDARY INFORMATION ONLY

Project Title

MAIN AND  
HOLLISTON  
STREETS  
IN  
MEDWAY  
MA

Prepared For

CHARTER REALTY &  
DEVELOPMENT CORPORATION  
411 WEST PUTNAM AVENUE  
SUITE 111  
GREENWICH, CT 06830-6233

Daylor  
Consulting  
Group  
Inc.

Ten Forbes Road  
Branford, MA 02184  
781-849-7070  
FAX 781-849-0096

Drawing Title

SITE  
AS-BUILT  
PLAN

Scale: 1"=40'  
0 20 40 80 100 FEET  
Date: JULY 14, 2004  
Proj. Mgr. J.S.A.  
Calc. M.W. COLE  
Check  
Drawn M.W. COLE  
Job. No. 1-1954.00  
Last Rev. 11-18-04 of 2  
1954 MEDWAY ASBUILT/1954 MEDWAY ASBUILT/2004



# UTILITIES STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BEFORE DESIGN AND CONSTRUCTION CALL. DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

BENCHMARK  
R/R SPIKE IN  
U/P # 109  
ELEV. = 207.96  
(NGVD 1929)

## PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS FOR THE LOCUS AREA THAT IS BASED UPON AN ON-THE-GROUND SURVEY THAT WAS PERFORMED ON OR BETWEEN JUNE 25, 2004 THROUGH JULY 12, 2004 AND UPDATED ON OCTOBER 27, 2004 THROUGH NOVEMBER 10, 2004.

PROPOSED  
TRAFFIC EASEMENT  
AREA=5,590 S.F.  
0.13 AC.  
(PUBLIC ROAD 60' ROW)  
1921 COUNTY LAYOUT

ROUTE 109

BENCHMARK  
HYDRANT  
BONNET BOLT  
ELEV. = 209.87  
(NGVD 1929)

Revisions  
1. 11-18-04 ADDED ASBUILT INFORMATION

NOT TO SCALE  
FOR BOUNDARY INFORMATION ONLY

Project Title

MAIN AND  
HOLLISTON  
STREETS  
IN  
MEDWAY  
MA

Prepared For

CHARTER REALTY &  
DEVELOPMENT CORPORATION  
411 WEST PUTNAM AVENUE  
SUITE 111  
GREENWICH, CT 06830-6233

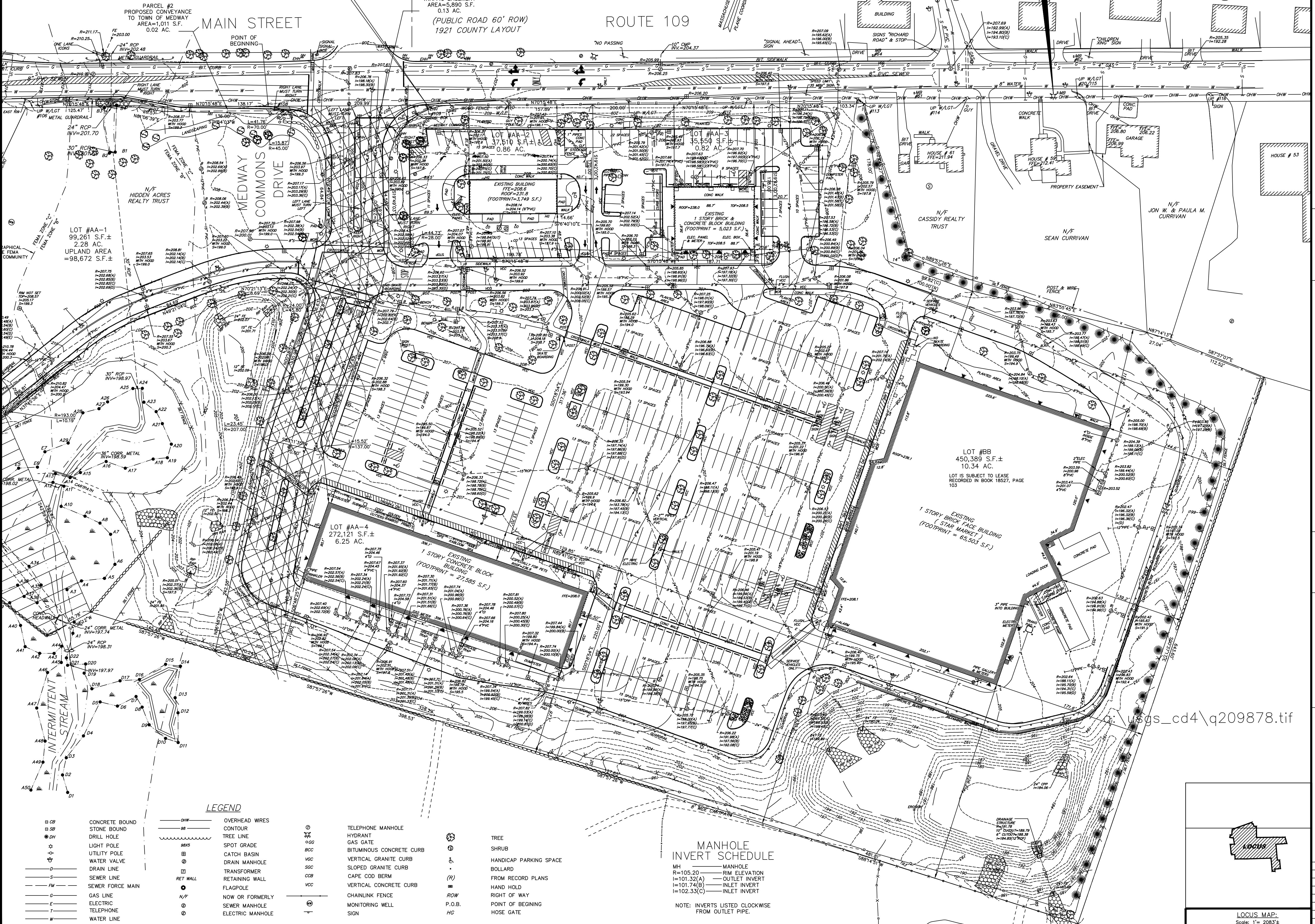
Daylor  
Consulting  
Group  
Inc.

Ten Forbes Road  
Branford, CT 06405  
781-849-7070  
FAX 781-849-0096

Drawing Title

SITE  
AS-BUILT  
PLAN

Scale: 1"=40'  
Date: JULY 14, 2004  
Proj. Mgr. J.S.A.  
Calc. M.W. COLE  
Check  
Drawn M.W. COLE  
Job No. 1-1954-00  
Last Rev. 11-18-04  
of 2  
1954 MEDWAY ASBUILT/1954 MEDWAY ASBUILT/2004



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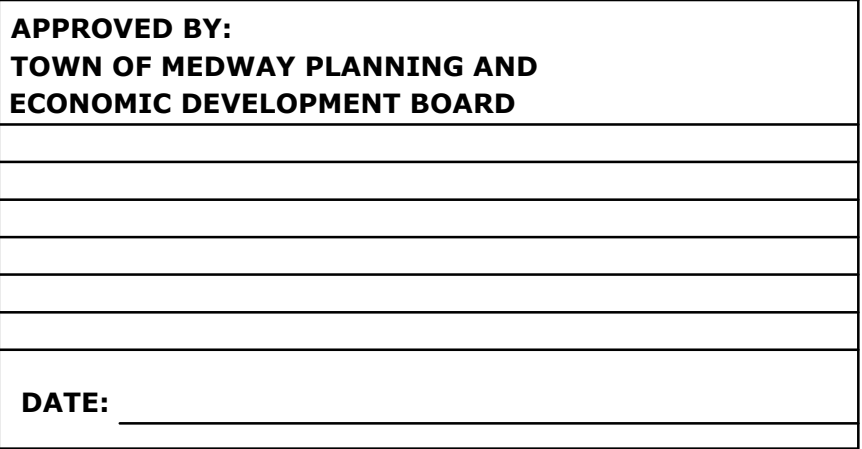
Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

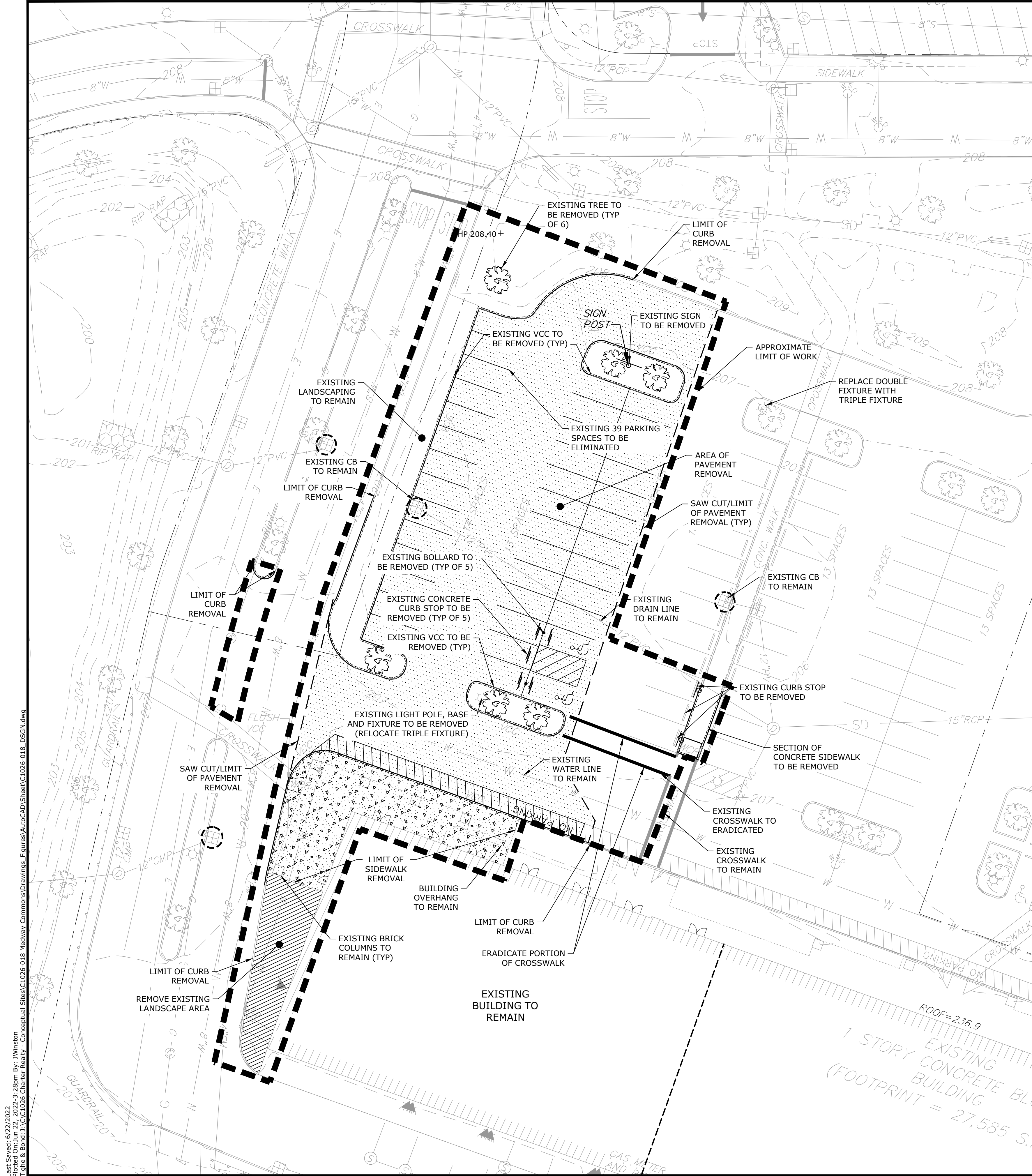
PROJECT NO:	C1026-018
DATE:	May 19, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

SCALE: AS SHOWN

C-100







- DEMOLITION NOTES:**
1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
  2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
  3. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
  4. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
  5. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  6. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
  7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
  8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
  10. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
  11. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, TREES AND LANDSCAPING.
  12. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  13. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
  14. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
  15. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
  16. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
  17. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

**REFERENCE PLANS:**

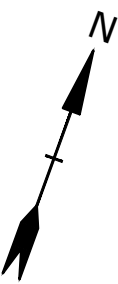
1. "SITE AS-BUILT PLAN MAIN AND HOLLISTON STREETS IN MEDWAY MA" PREPARED BY DAYLOR CONSULTING GROUP INC., DATED JULY 14, 2004.

**LEGEND**

TYP	TYPICAL
	LIMIT OF WORK
	PROPOSED SAW CUT LINE
	EXISTING PAVEMENT REMOVAL
	EXISTING CONCRETE TO BE REMOVED
	EXISTING LANDSCAPE AREA TO BE REMOVED

APPROVED BY:  
TOWN OF MEDWAY PLANNING AND  
ECONOMIC DEVELOPMENT BOARD

DATE:



**Tighe&Bond**



**BrightPath  
Child Care  
Center**

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

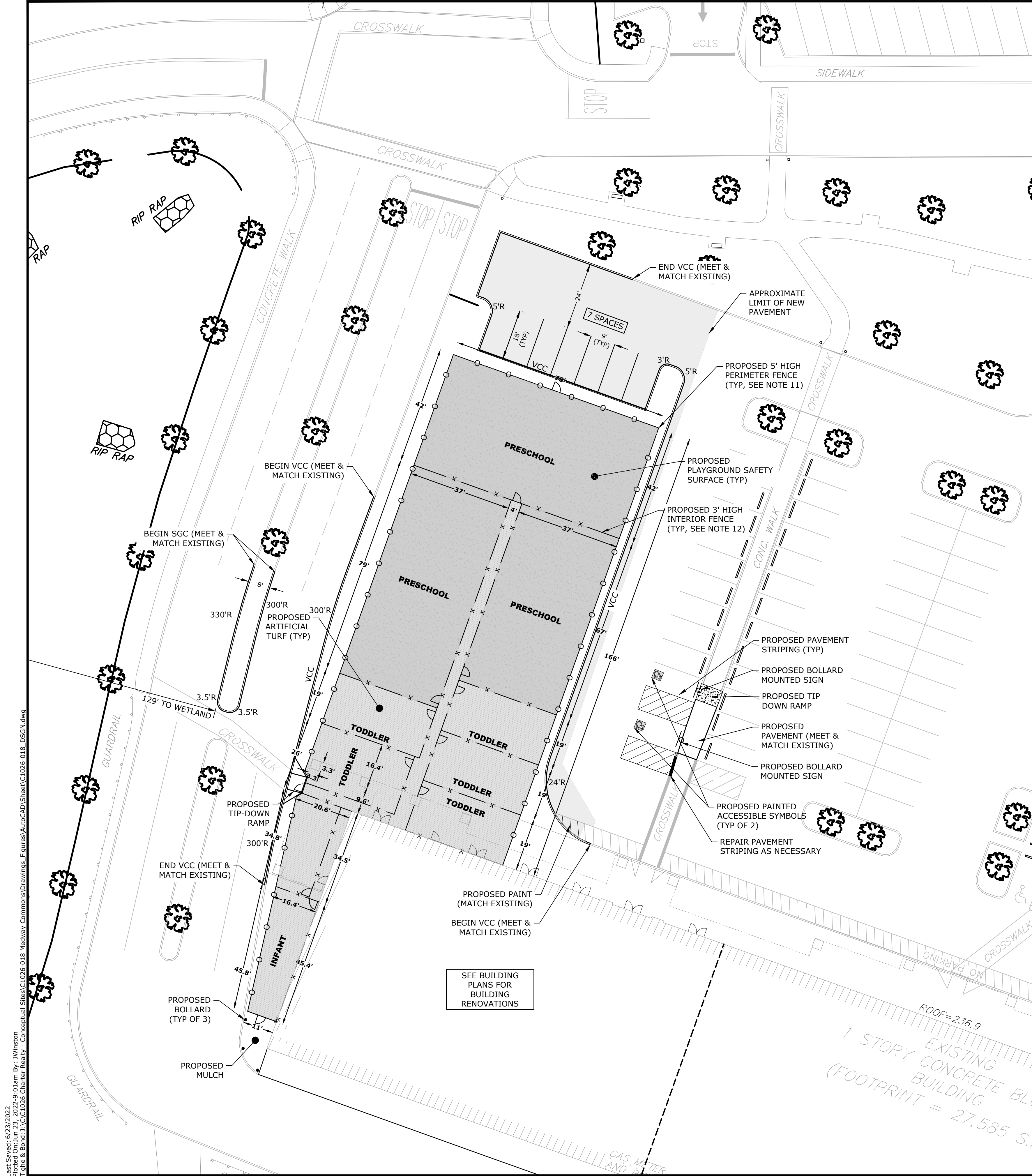
1	6/22/2022	Revised per review comments
MARK	DATE	DESCRIPTION
PROJECT NO:	C1026-018	
DATE:	May 19, 2022	
FILE:	C1026-018_DSGN.DWG	
DRAWN BY:	JRW	
CHECKED:	JPL	
APPROVED:	BLM	

**DEMOLITION PLAN**

SCALE: AS SHOWN

**C-101**





**WAIVER REQUEST:**  
THE FOLLOWING IS A WAIVER REQUEST FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS  
1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

- SITE NOTES:**
1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, AND ADA SYMBOLS. PAINT SHALL BE FAST DRYING AND SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
  2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
  3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
  4. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
  5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
  6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
  7. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
  8. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", CURRENT EDITION.
  9. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
  10. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  11. PERIMETER FENCING SHALL BE ECHELON PLUS ORNAMENTAL ALUMINUM TUBULAR FENCE; STYLE = MAJESTIC; PANEL = 3-RAIL; COLOR = BLACK; HEIGHT = 5 FEET. PERIMETER FENCING LOCATIONS SHALL BE FIXED.
  12. INTERIOR FENCING SHALL BE JAMIESON FENCE SUPPLY VINYL CHAIN-LINK FABRIC - EXTRUDED; ITEM NO = 304036-BKKK; COLOR = BLACK; HEIGHT = 3 FEET. INTERIOR FENCING LOCATIONS MAY MOVE SLIGHTLY BASED ON SITE CONDITIONS AND TO FACILITATE FINAL PLAYGROUND ELEMENT PLACEMENT.
  13. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.

**LEGEND**

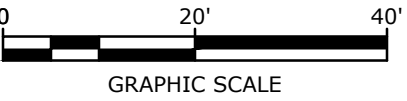
- 5'R RADIUS
- SGC SLOPED GRANITE CURB
- TYP TYPICAL
- VCC VERTICAL CONCRETE CURB
- ACCESSIBLE PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED EDGE OF PAVEMENT/CURB
- PROPOSED PERIMETER FENCE (ORNAMENTAL ALUMINUM)
- PROPOSED INTERIOR FENCE (CHAIN-LINK)
- PROPOSED PLAYGROUND SAFETY SURFACE
- PROPOSED ARTIFICIAL TURF
- PROPOSED CONCRETE
- PROPOSED PAINTED ISLAND
- PROPOSED PAVEMENT

**Medway Commons Required Parking by Tenant**

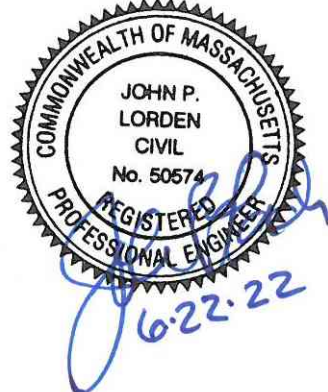
Tenant	Area		Medway Parking		
	gfa	seats	gsf	seat	Employees
			1/300 sf	1/3 seats	
<b>Retail A</b>					
Shaw's	71,548		238		35.0
<b>Retail B/C</b>	27,750				
Utility Room	100				
Education/day care	12,700		42		10.0
Pizza	1,600	25		8.3	2.0
California Nails	1,500	13		5	5.0
Loyal Companion	5,850		20		4.0
Liquor World	6,000		20		3.0
<b>Retail D</b>	5,000				
Orange Theory	3,400		11		2.0
Starbuck's	1,500	25		8.3	2.0
Utility room	100				
<b>Retail E</b>	3,716				
Proposed Restaurant	2,216	25		8.3	6.0
Cost Cutters	1,500	6		5	5.0
<b>Retail F</b>					
CVS	13,123		44		8.0
			385	25.0	82.0
<b>Total</b>	121,137		<b>492</b>		
<b>Allowable</b>					
<b>Total Parking per SBX modification</b>			<b>560</b>		
<b>Parking Provided per Child Care plan</b>			<b>527</b>		
<b>Reduction of 33 spaces</b>					

**APPROVED BY:**  
**TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**DATE:**



**Tighe & Bond**



**BrightPath Child Care Center**

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

1	6/22/2022	Revised per review comments
MARK	DATE	DESCRIPTION
PROJECT NO: C1026-018		
DATE: May 19, 2022		
FILE: C1026-018_DSGN.DWG		
DRAWN BY: JRW		
CHECKED: JPL		
APPROVED: BLM		

SITE PLAN

SCALE: AS SHOWN

C-102



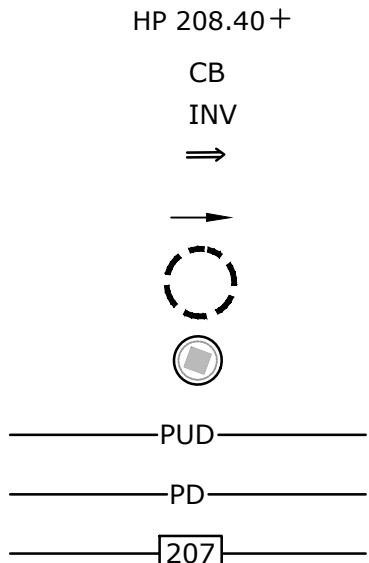


1. COMPACTION REQUIREMENTS:  
BELOW PAVED OR CONCRETE AREAS 95%  
TRENCH BEDDING MATERIAL AND  
SAND BLANKET BACKFILL 95%  
BELOW LOAM AND SEED AREAS 90%
- \* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
4. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
5. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF HIGHWAYS AND BRIDGES CONSTRUCTION", CURRENT EDITION.

**EROSION CONTROL NOTES:**

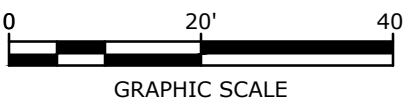
1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. MAINTAIN FOR THE DURATION OF THE PROJECT.
4. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
5. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
7. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
8. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN COMPLETED.
9. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING.
10. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.

## LEGEND



HIGH POINT ELEVATION  
CATCH BASIN  
INVERT  
GRADE PITCH DIRECTION  
DRAIN DIRECTION  
INLET PROTECTION  
PROPOSED CATCH BASIN  
PROPOSED UNDERDRAIN  
PROPOSED DRAIN LINE  
PROPOSED CONTOUR

**APPROVED BY:**  
**TOWN OF MEDWAY PLANNING AND**  
**ECONOMIC DEVELOPMENT BOARD**

**DATE:**

# Tighe&Bond



# BrightPath Child Care Center

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

1	6/22/2022	Revised per review comments
MARK	DATE	DESCRIPTION
PROJECT NO:		C1026-018
DATE:		May 19, 2022
FILE:		C1026-018_DSGN.DWG
DRAWN BY:		JRW
CHECKED:		JPL
APPROVED:		BLM

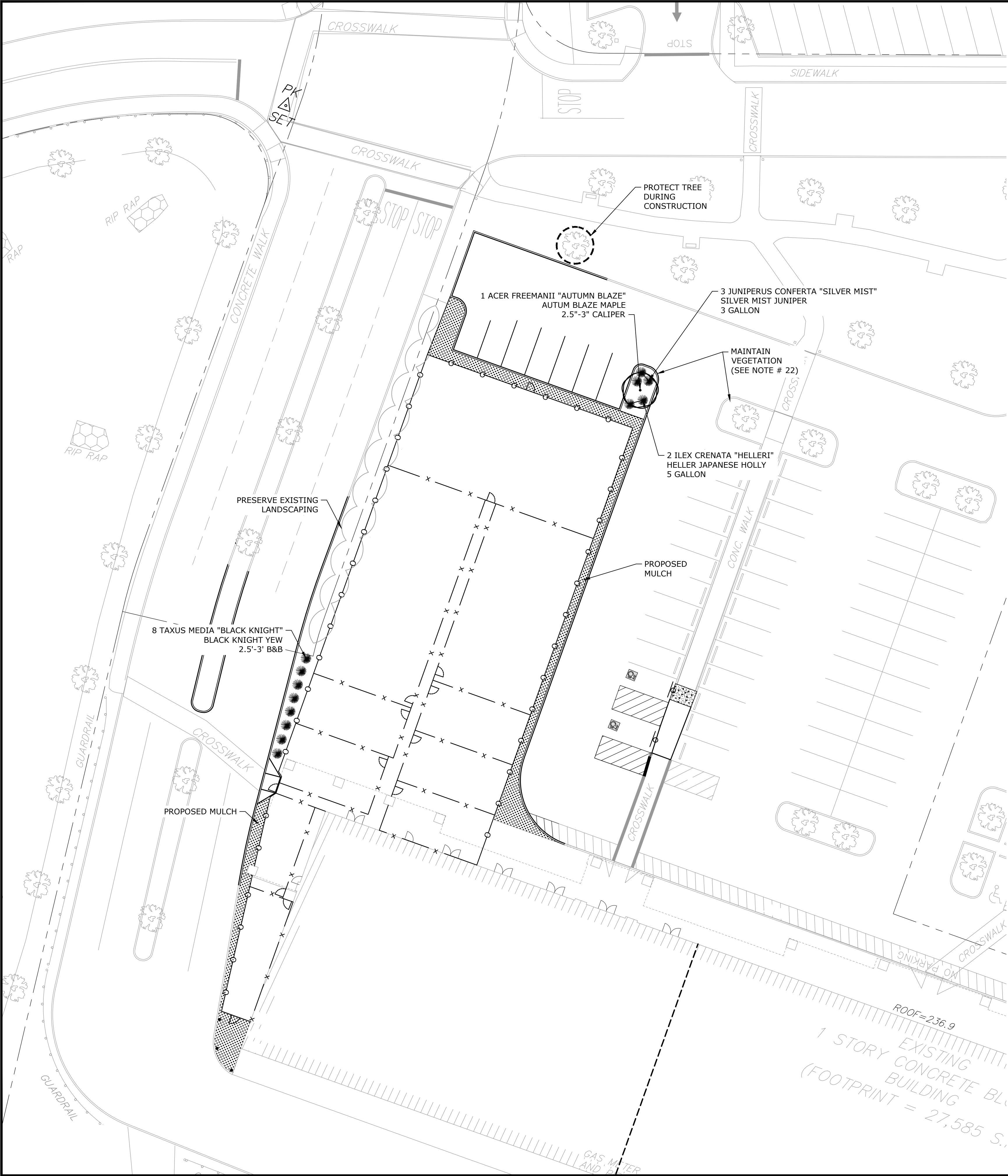
## GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103



Last Saved: 6/22/2022  
Plotted On: Jun 23, 2022 8:33am By: JWinston  
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**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
22. VEGETATION WITHIN THE AREA OF THE CROSSWALK SHALL BE MAINTAINED SO THE CROSSWALK IS AS VISIBLE AS POSSIBLE.

**LEGEND**

- |       |                      |
|-------|----------------------|
| B & B | BALLED AND BURLAPPED |
|       | EVERGREEN SHRUB      |
|       | DECIDUOUS TREE       |
|       | PROPOSED MULCH       |
|       | EXISTING LANDSCAPING |

**APPROVED BY:**  
**TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD**

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



**Tighe&Bond**



Revised  
6-22-22



**BrightPath  
Child Care  
Center**

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

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LANDSCAPE PLAN

SCALE: AS SHOWN

C-104



Last Saved: 6/22/2022  
Plotted On: Jun 22, 2022 2:34:14pm By: Winston  
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GENERAL PROJECT INFORMATION

PROJECT NAME: MEDWAY COMMONS  
PROJECT ADDRESS: 67C MAIN STREET  
MEDWAY, MASSACHUSETTS  
PROJECT MAP / LOT: MAP 41 / LOT 23  
PROJECT LATITUDE: 42.15161 N  
PROJECT LONGITUDE: -71.40572 W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING PARKING AREA TO AN ENCLOSED PLAY AREA FOR A CHILD CARE CENTER.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.64 ACRES.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE MOST CURRENT MASSACHUSETTS STORMWATER STANDARDS PREPARED BY THE MADEP.
- PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
- CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
- SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
- INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
  - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF MASSDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, HAVE BEEN INSTALLED.
- WINTER STABILIZATION PRACTICES:
  - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING; ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
  - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
  - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MASSDOT, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
  - TEMPORARY SEEDING;
  - MULCHING.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
- DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

VEGETATION:

- TEMPORARY GRASS COVER:
  - SEEDBED PREPARATION:
    - APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
  - SEEDING:
    - UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
    - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
    - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;

- MAINTENANCE:
  - TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
- PERMANENT MEASURES AND PLANTINGS:
  - LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
  - FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
  - SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH; SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
  - HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
  - THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
  - THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
  - A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREeping RED FESCUE	66 LBS/ACRE
KENTUCKY BLUE	36 LBS/ACRE
PERENNIAL RYE	6 LBS/ACRE
REDTOP	6 LBS/ACRE

- IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
- DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
    - FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

WASTE DISPOSAL:

- WASTE MATERIAL:
  - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
  - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
  - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:
  - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
  - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE:
  - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

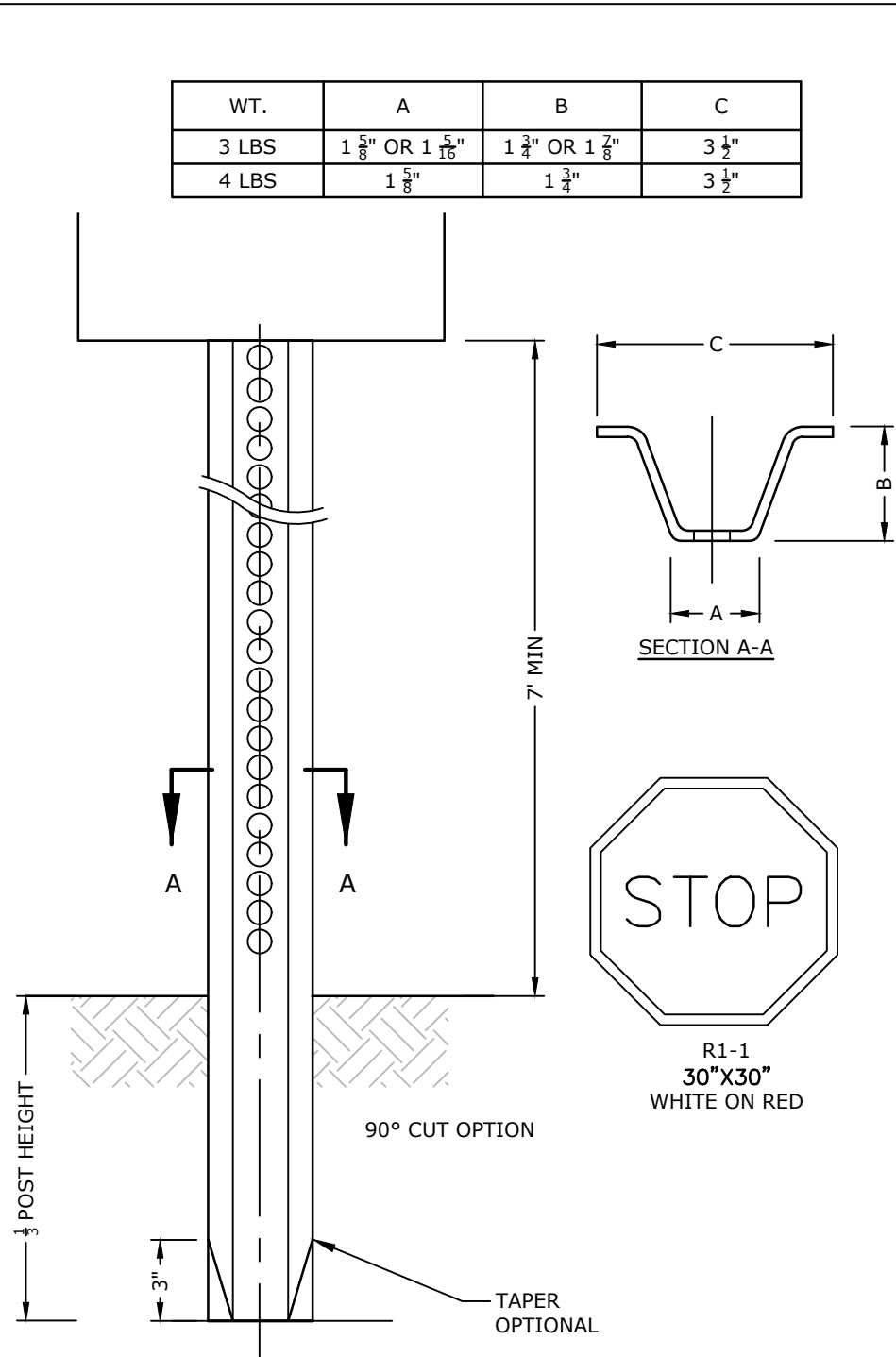
- CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
  - GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
    - ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
    - ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
    - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
    - THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
    - SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
    - WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
    - THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
  - HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
    - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
    - ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
    - SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
  - PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
    - PETROLEUM PRODUCTS:
      - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
      - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
    - FERTILIZERS:
      - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
      - ONCE APPLIED FERTILIZERS SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
      - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS
    - PAINTS:
      - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
      - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
      - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
  - SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
    - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;

- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
  - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
  - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
  - SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
  - THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- VEHICLE FUELING AND MAINTENANCE PRACTICE:
- CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
  - CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
  - IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
  - CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
  - CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
  - CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THEREFORE DOES NOT REQUIRE A SWPPP.

- THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
- OBSERVATIONS OF THE PROJECT SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
  - AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
  - A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
  - IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



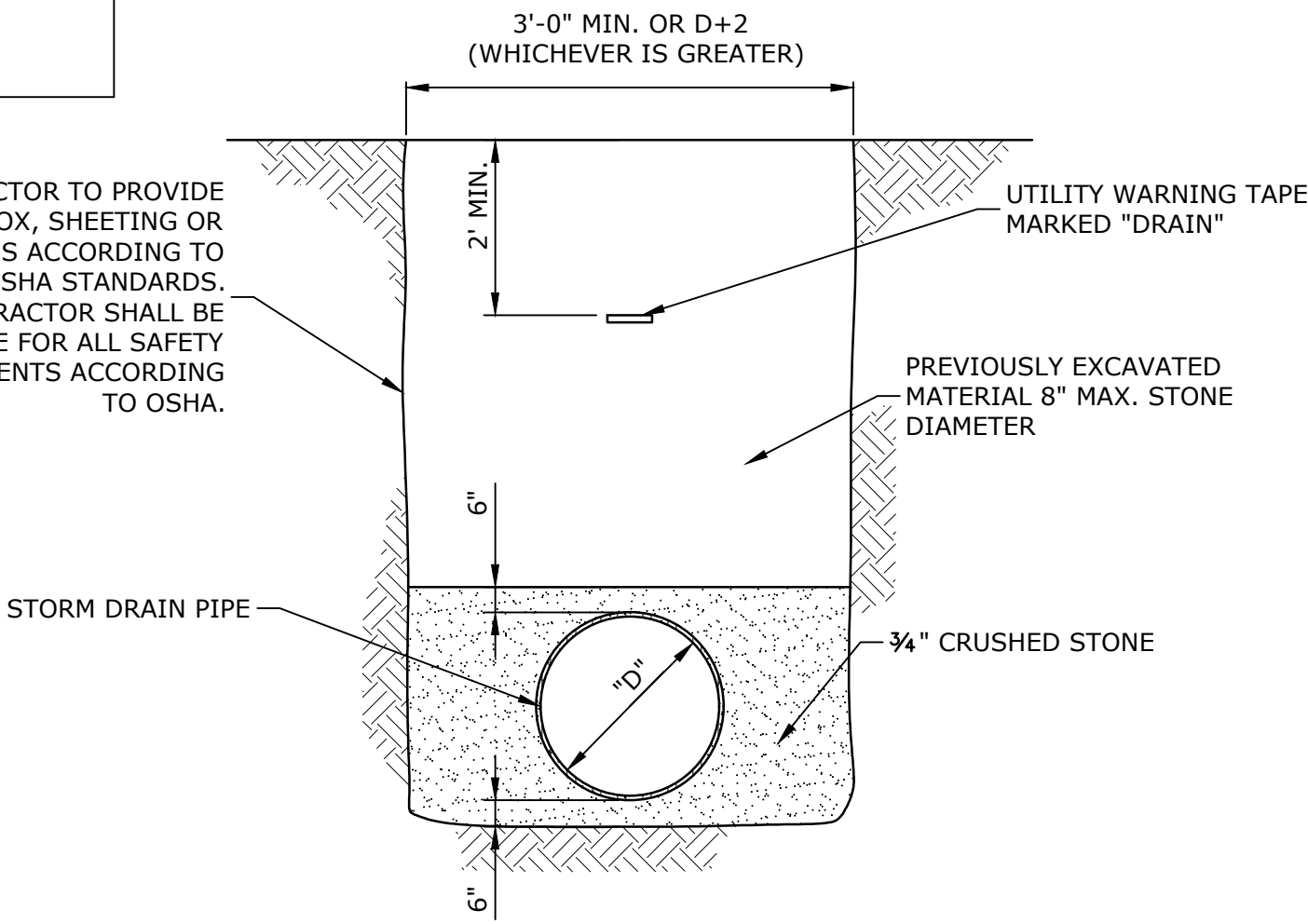
- NOTES:
- STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD.
  - AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
  - ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.
  - ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - MEET REQUIREMENTS OF COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES, LATEST EDITION.

\* IN LEDGE DRILL & GROUT TO A MIN OF 2' LENGTH: AS REQUIRED WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.) HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080) FINISH: SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M111.

STOP SIGN & POST

NO SCALE

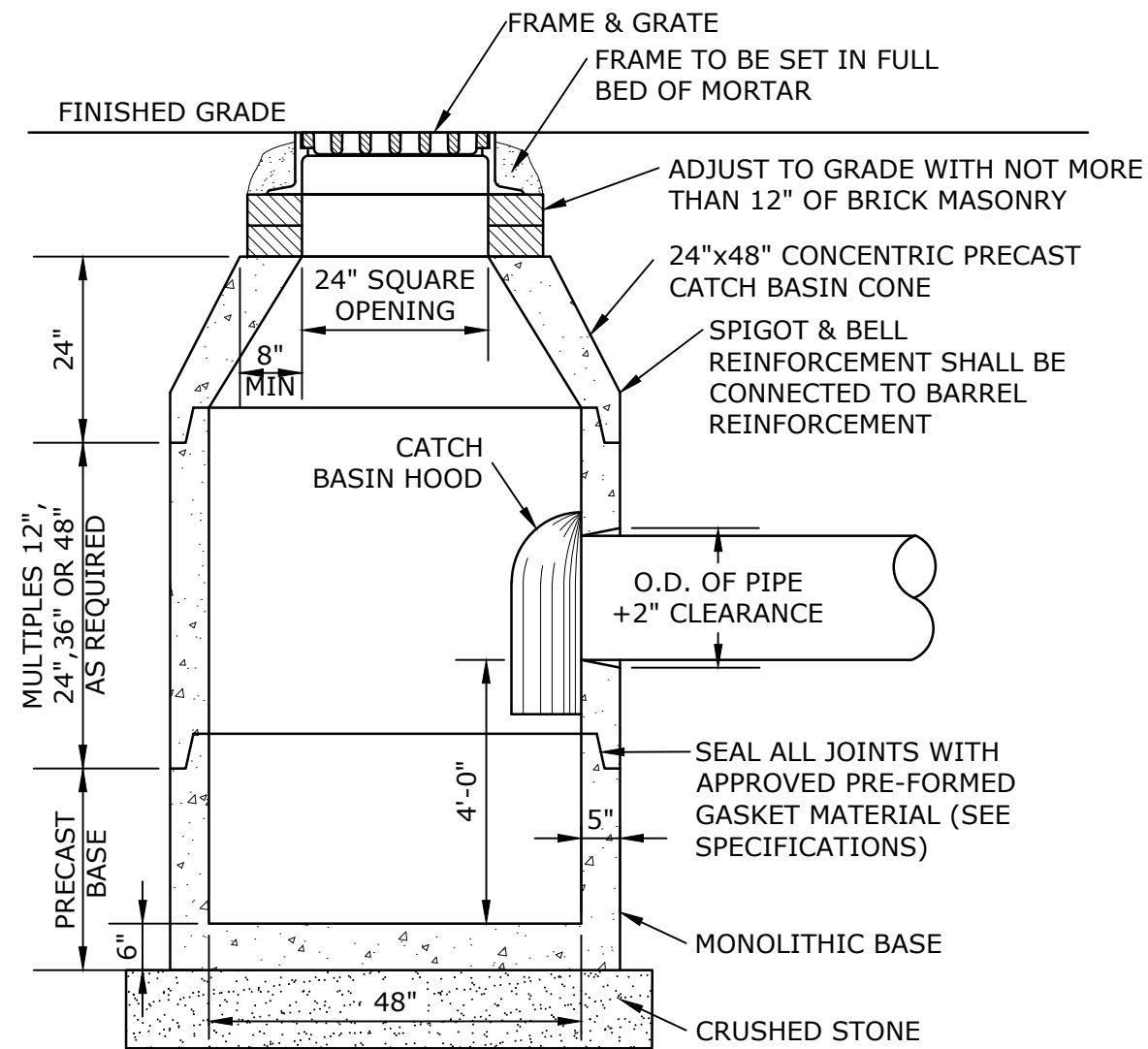
CONTRACTOR TO PROVIDE TRENCH BOX, SHEETING OR OTHER MEANS ACCORDING TO OSHA STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ACCORDING TO OSHA.



- NOTES:
- COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
  - PLACE BACKFILL MATERIAL IN MAXIMUM ONE FOOT LIFTS.

TYPICAL DRAIN LINE TRENCH SECTION

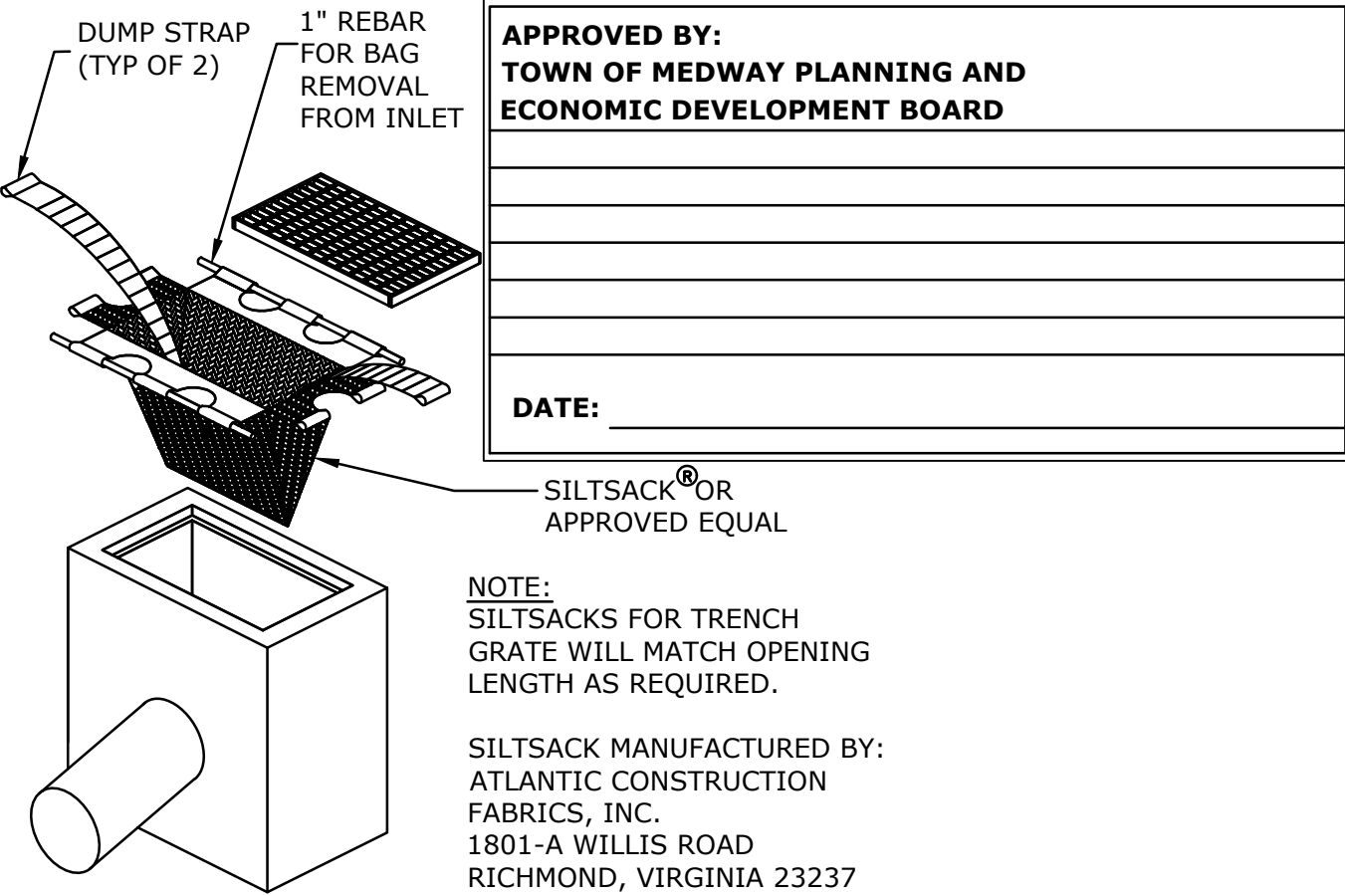
NO SCALE



- NOTES:
- SEAL JOINT BETWEEN PIPE AND CATCH BASIN WITH GROUT.

PRECAST CONCRETE DEEP SUMP HOODED CATCH BASIN (CB)

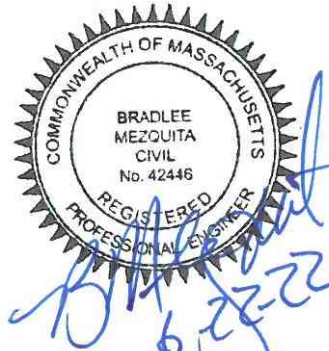
NO SCALE



SILTSACK® EROSION CONTROL

NO SCALE

Tighe&Bond



BrightPath  
Child Care  
Center

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

1	6/22/2022	Revised per review comments
MARK	DATE	DESCRIPTION
PROJECT NO:		C1026-018
DATE:		May 19, 2022
FILE:		C1026-018_DTLS.DWG
DRAWN BY:		
CHECKED:		
APPROVED:		

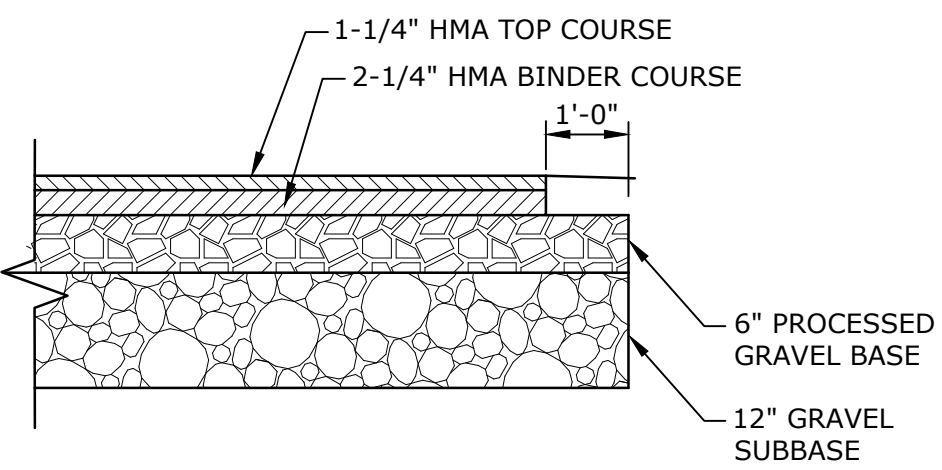
EROSION CONTROL  
NOTES & DETAILS

SCALE: AS SHOWN AS SHOWN

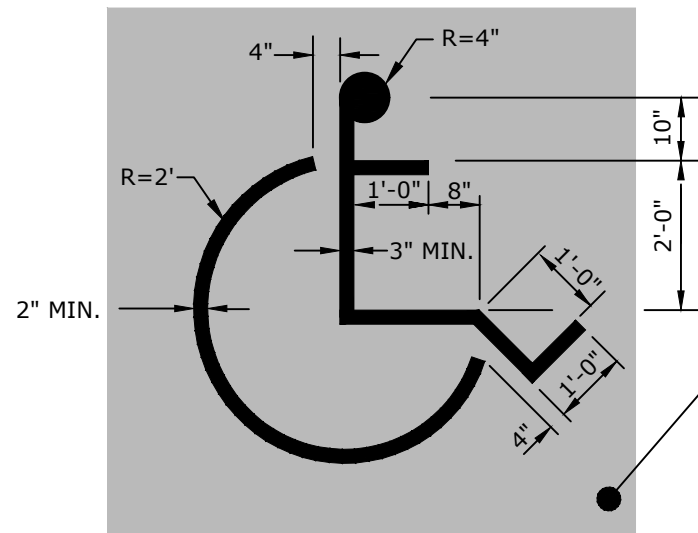
C-501



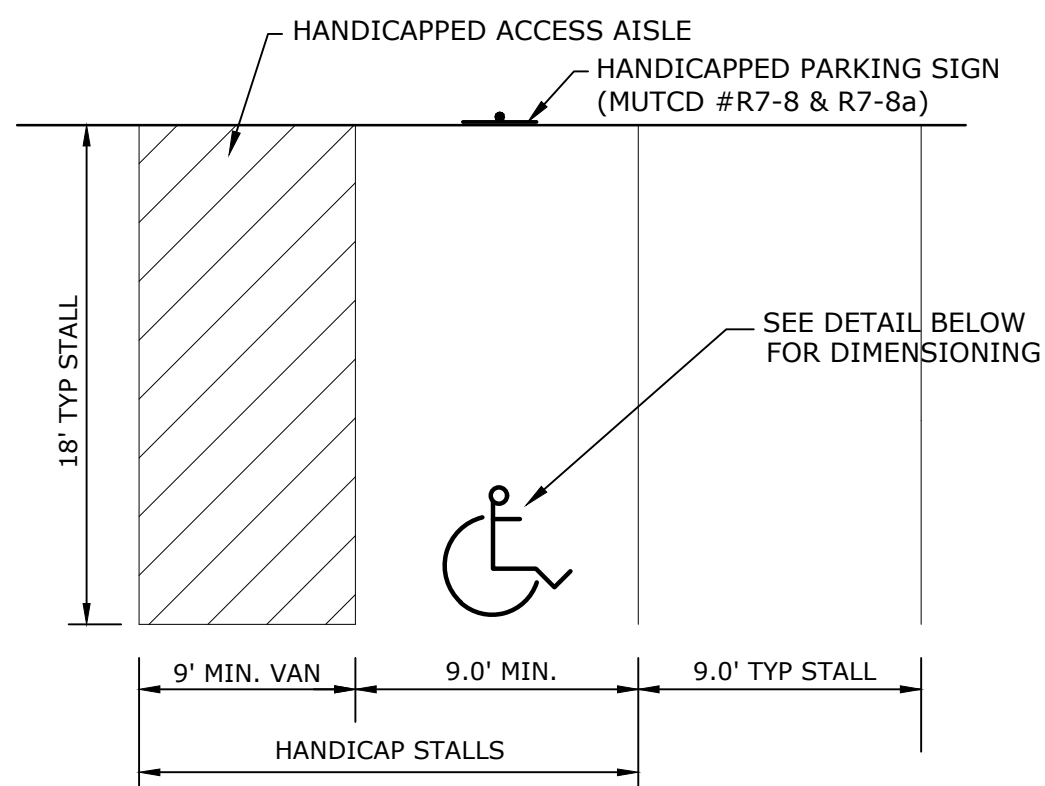
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Plotted On: Jun 22, 2022 3:41pm By: Winston  
Tighe & Bond 212 C1026-018 Medway Commons Drawings Figures AutoCAD Sheet C1026-018 DTLS.dwg



HMA DRIVEWAYS & PARKING AREAS  
NO SCALE

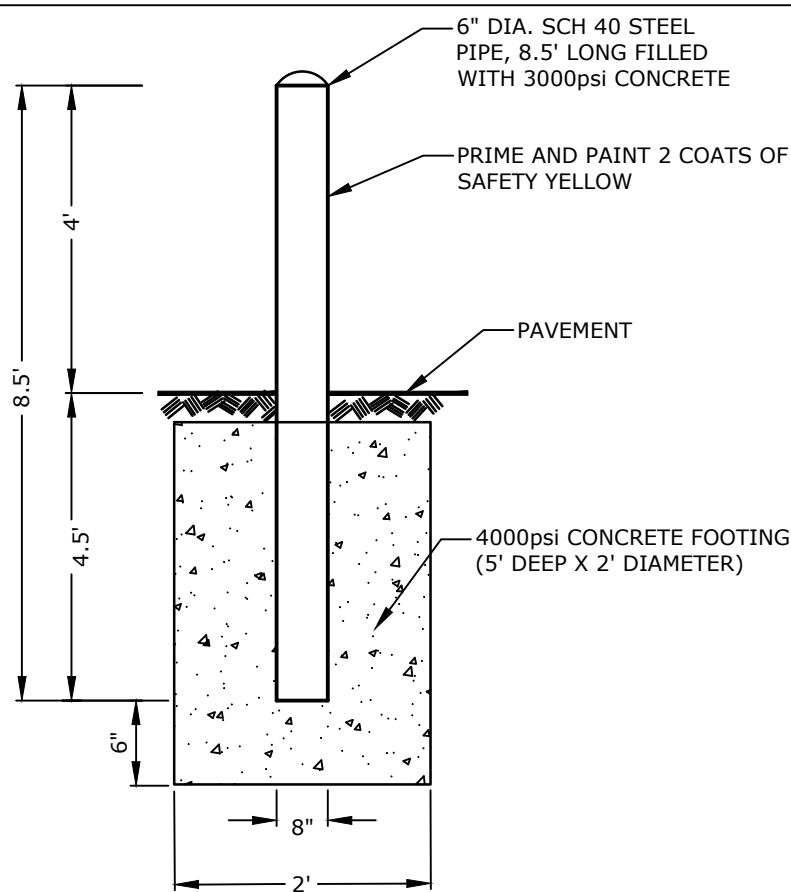


PAVEMENT MARKING DETAILS  
NO SCALE

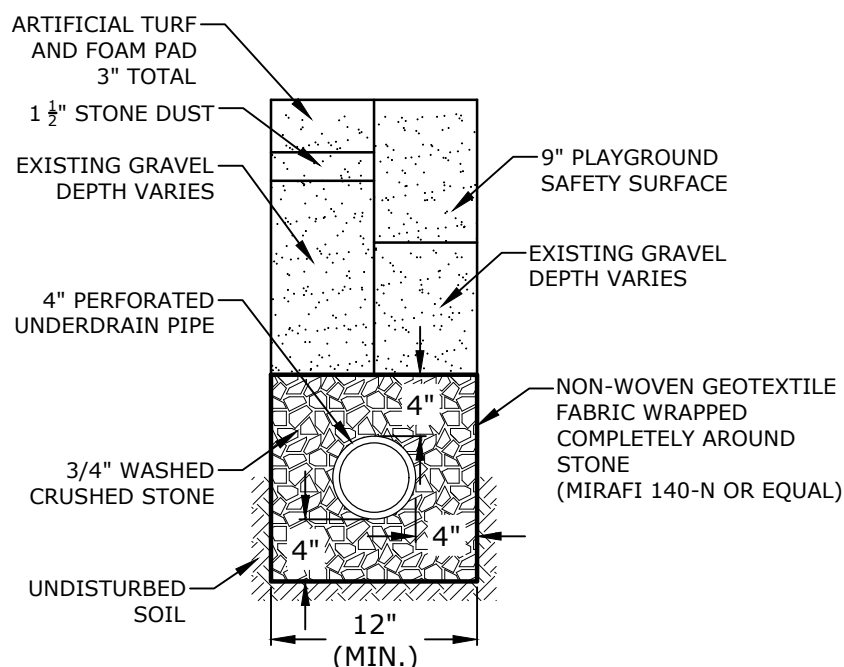


- NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
  2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
  3. SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

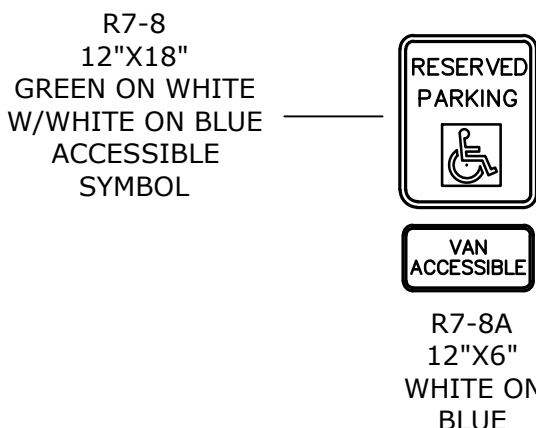
PARKING STALL  
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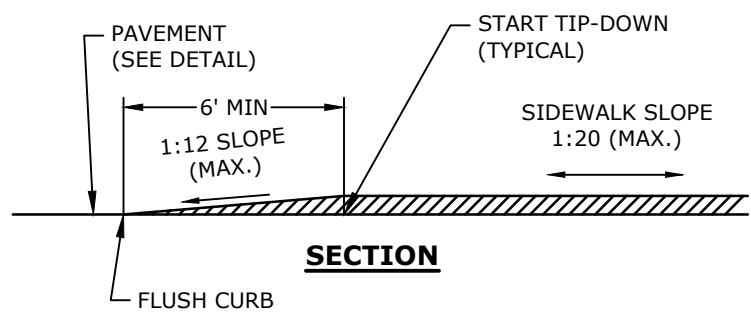
BOLLARD DETAIL  
NO SCALE



UNDERDRAIN TRENCH  
NO SCALE

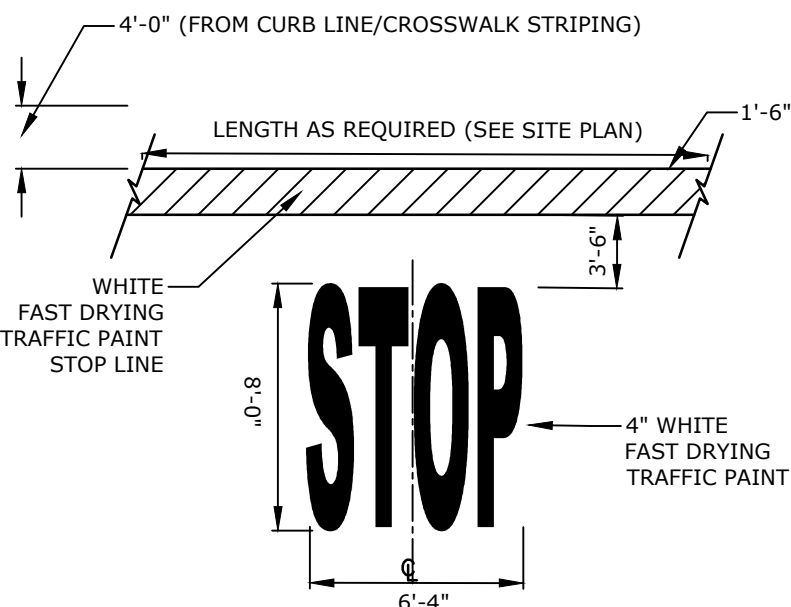


BOLLARD MOUNTED  
SIGN DETAIL  
NO SCALE



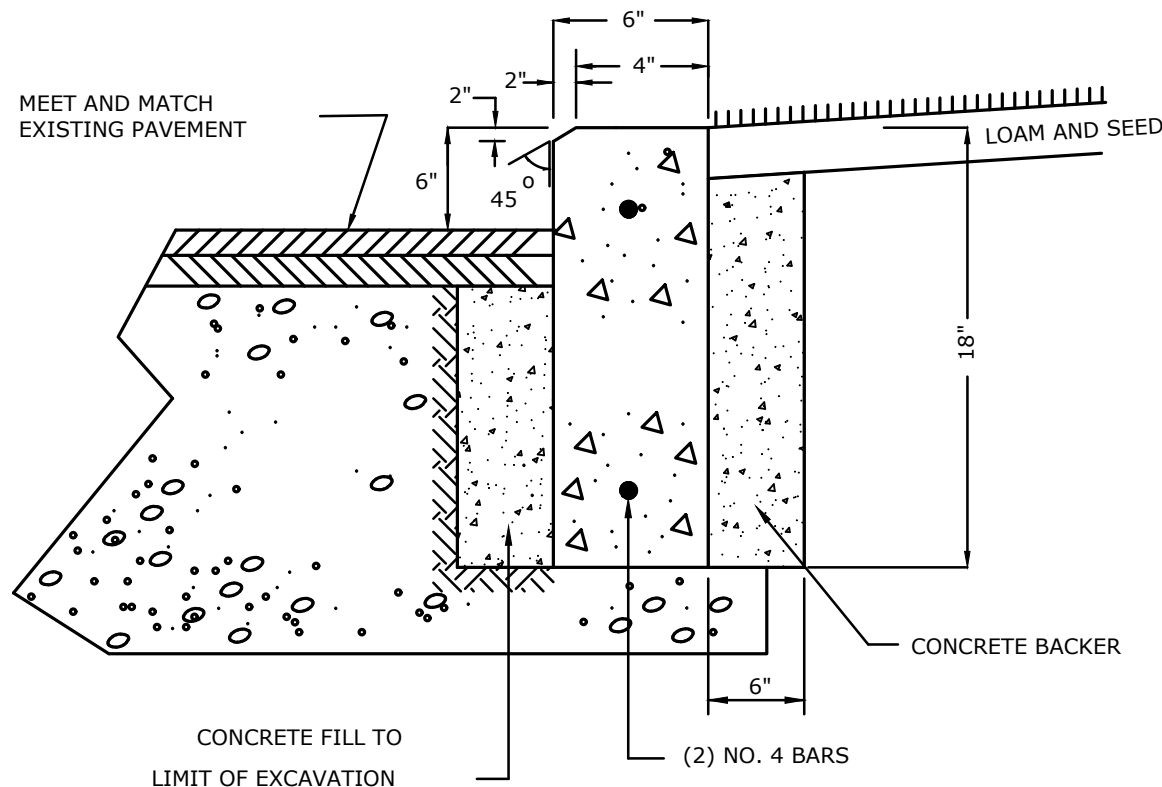
- NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
  2. A 9" COMPACTED CRUSHED GRAVEL BASE SHALL BE PROVIDED BENEATH RAMPS.

TIP DOWN RAMP  
NO SCALE



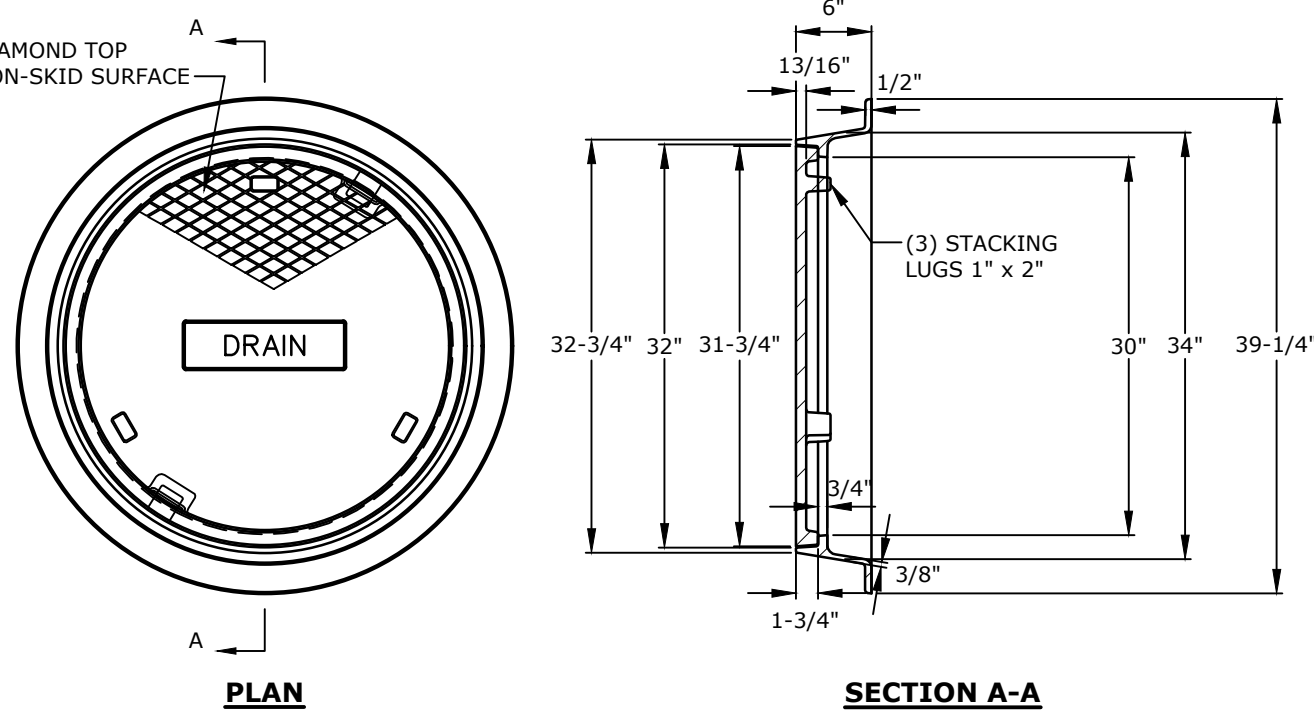
- NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON OVERALL SITE PLAN.
  2. STRIPING SHALL BE CONSTRUCTED USING WHITE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F.

STOP BAR AND LEGEND  
NO SCALE



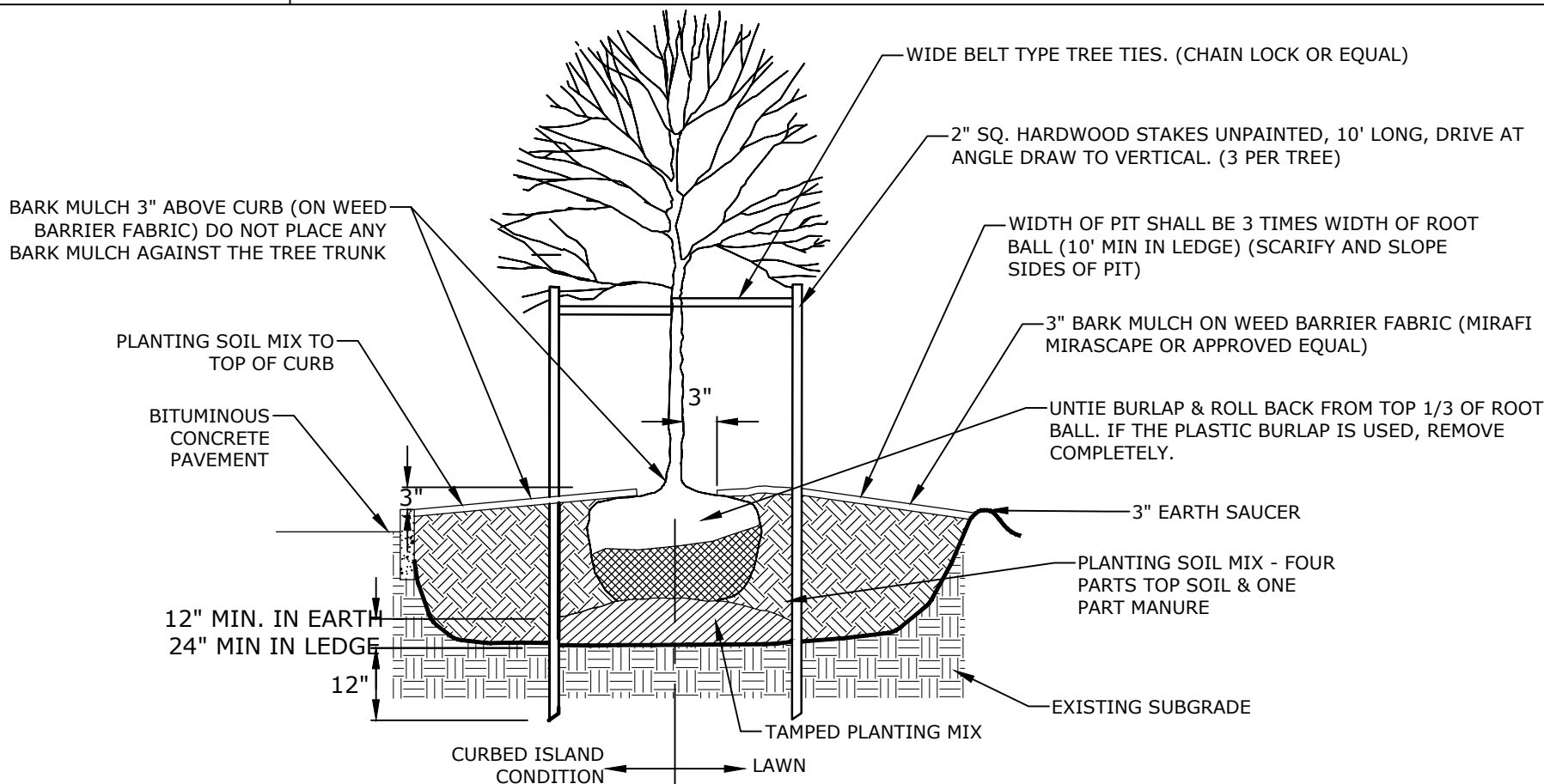
- NOTES:
1. CONCRETE TO BE 4,000 PSI.
  2. ALL RADII 50" AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL CONCRETE CURB  
NO SCALE



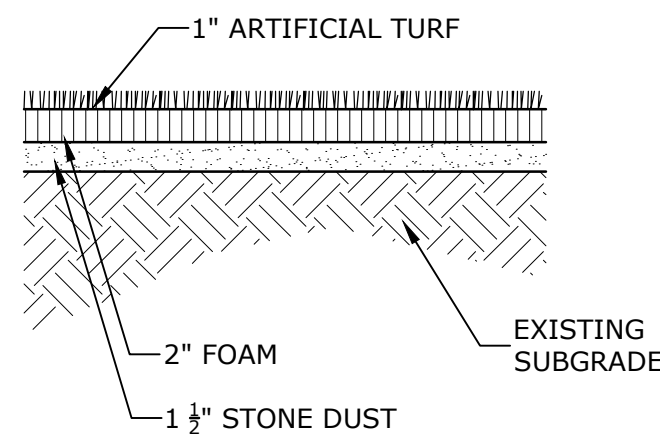
- NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
  2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:  
A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.  
B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.  
C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
  3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER  
NO SCALE



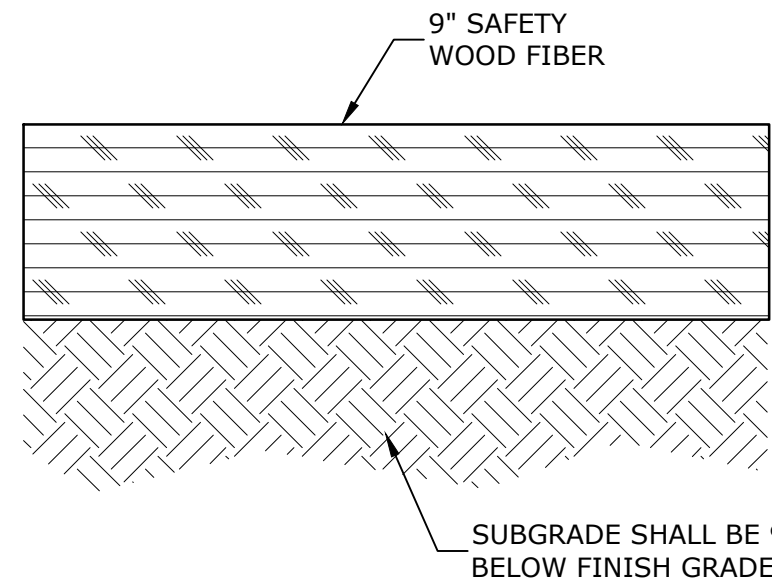
- NOTE:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

DECIDUOUS TREE PLANTING  
NO SCALE



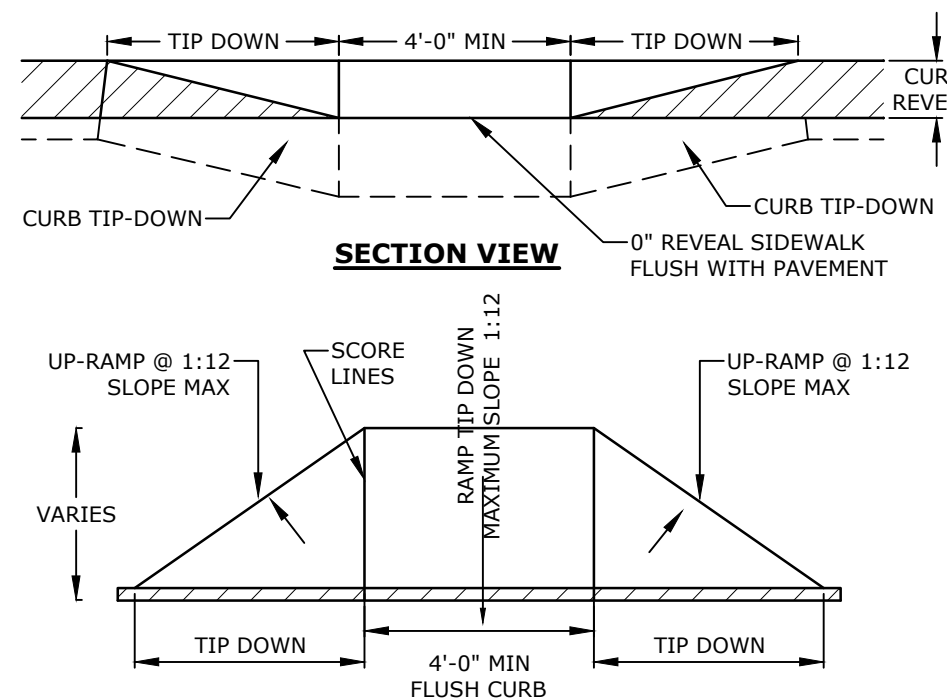
- NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

ARTIFICIAL TURF  
NO SCALE



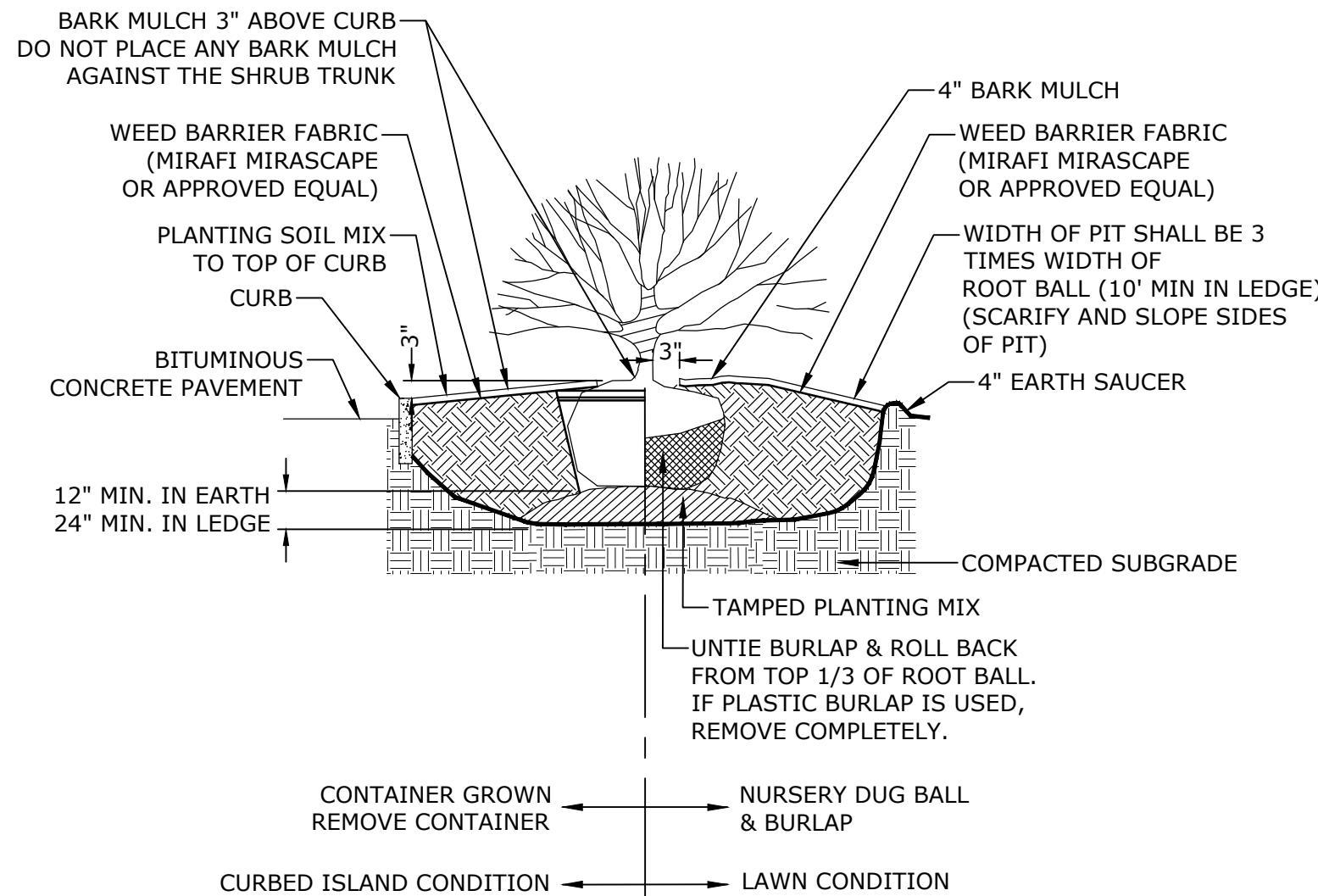
- NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

PLAYGROUND SAFETY SURFACE  
NO SCALE



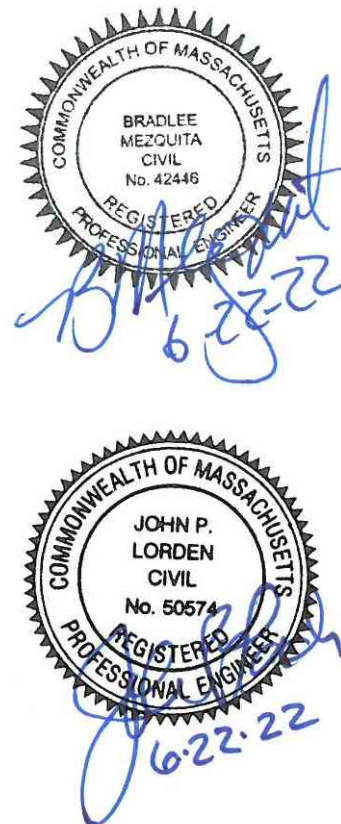
- NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
  2. A 9" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.

CONCRETE SIDEWALK TIP-DOWN RAMP  
NO SCALE



SHRUB PLANTING DETAIL  
NO SCALE

Tighe&Bond



BrightPath  
Child Care  
Center

Medway Commons  
67C Main Street  
Medway,  
Massachusetts

Charter Realty &  
Development Corp.

MARK	DATE	DESCRIPTION
1	6/22/2022	Revised per review comments
PROJECT NO: C1026-018		
DATE: May 19, 2022		
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DRAWN BY:		
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APPROVED:		

DETAILS

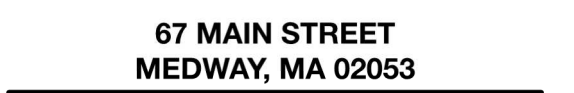
SCALE: AS SHOWN AS SHOWN

C-502





project



**EDUCATIONAL PLAYCARE LTD.**  
555 DAY HILL RD.  
WINDSOR, CT 06095

**GENERAL CONTRACTOR**  
ADDRESS  
CITY, STATE ZIP

**STRUCTURAL ENGINEER**  
ADDRESS  
CITY, STATE ZIP

**MEP ENGINEER**  
ADDRESS  
CITY, STATE ZIP

\_\_\_\_\_

stamp

phase

north

EXTERIOR ELEVATIONS :

sheet number

**A 504**

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AS NOTED

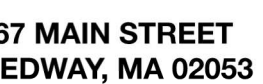
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project

**contractor**

structural

MEP

issue / revisions

\_\_\_\_\_



phase

north

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EXTERIOR ELEVATIONS :

sheet number

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AS NOTED

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