MINOR SITE PLAN FOR

CHIPOTLE & STARBUCKS

MEDWAY COMMONS

67C MAIN STREET MEDWAY, MASSACHUSETTS

PARCELS 41-023-067A & B, CENTRAL BUSINESS ZONE

DECEMBER 22, 2022

LAST REVISED: MARCH 21, 2023

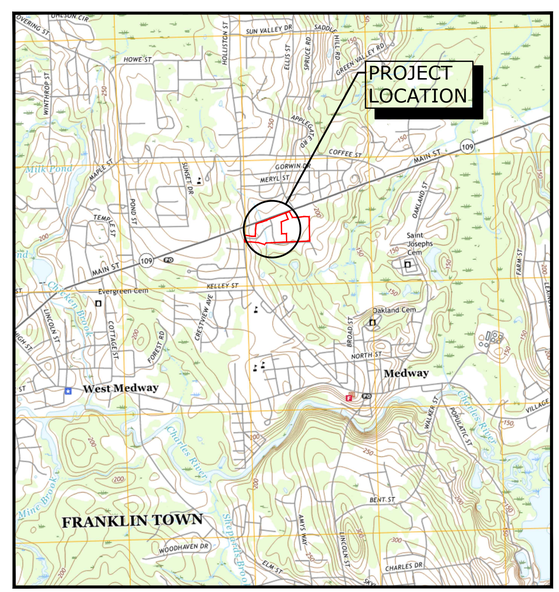
APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE:
ENDORSEMENT DATE:

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
1 OF 2	ALTA/NSPS LAND TITLE SURVEY (BY R.E. CAMERON & ASSOCIATES, INC.)
2 OF 2	ALTA/NSPS LAND TITLE SURVEY (BY R.E. CAMERON & ASSOCIATES, INC.)
C-100	OVERALL SITE PLAN
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	UTILITY, GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-104	LANDSCAPE PLAN
C-105	CIRCULATION PLAN
C-501	EROSION CONTROL NOTES & DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
A201	EXISTING ELEVATIONS (BY SCOTT GRIFFIN ARCHITECTS)
A202	PROPOSED ELEVATIONS (BY SCOTT GRIFFIN ARCHITECTS)
A203	PROPOSED ELEVATIONS COLORED (BY SCOTT GRIFFIN ARCHITECTS)
A204	3D PERSPECTIVES (BY SCOTT GRIFFIN ARCHITECTS)
A206	ROOF LADDER DETAIL (BY SCOTT GRIFFIN ARCHITECTS)

WAIVER GRANTED:

THE FOLLOWING WAIVER REQUEST, FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS, WAS GRANTED ON MARCH 14, 2023.

1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.



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:

Scott Griffin Architects
880 Main Street 5th Floor
Waltham, Massachusetts 02451

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42405 REGISTERED PROFESSIONAL ENGINEER 3-21-23

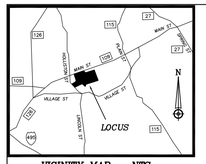
COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER 3.21.23

PERMIT SET - NOT FOR CONSTRUCTION

COMPLETE SET 18 SHEETS

PROJECT NO: C1026-023

Last Saved: 3/24/2023
Plotted On:Mar 24, 2023-2:30pm By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_COVR.dwg



VICINITY MAP ~ NTS

EXHIBIT A

A certain parcel of land situated in Medway, Norfolk County, Massachusetts, Shown on Lot number AA, Lot number 6/365, and Proposed Easement Area, on a plan entitled ANR Subdivision Plan, Prepared by Daylor Consulting Group, Inc. Dated December 27, 2002, Scale 1"=150', recorded on March 28, 2003 in Plan Book 179, Page 506.

Said parcel is more particularly described as follows:

Beginning at a point on the Southerly sideline of Main Street, 223.30' Easterly from a stone bound with drill hole located at the intersection of Main Street and Holliston Street, thence,

N 70°-15'48" E for a distance of eight hundred thirty one and fifty two hundredths feet (831.52') to a point, thence;

S 19°-42'00" E for a distance of one hundred seventy seven and fifty on hundredths feet (177.51') to a point, thence;

S 70°-02'38" W for a distance of one hundred eighty seven and seventy nine hundredths feet (187.79') to a point, thence;

S 00°-18'-54" E for a distance of three hundred seventeen and twelve hundredths feet (317.12') to a point, thence;

N 89°-41-06" E for a distance of one hundred twenty in and eighty five hundredths feet (129.85') to a point thence;

S 00°18'-54" E for a distance of two hundred twenty and zero hundredths feet (220.00') to a point, thence;

S 87°-57'-26 W for a distance of five hundred forty four and two hundredths feet (544.02') to a point, thence;

S 41°-57'-12" W for a distance of fifty five and seventy eight hundredths feet (55.78') to a point, thence;

N 71°-27'-05" W for a distance of one hundred fifty nine and seventy two hundredths feet (159.72') to a point, thence;

N 84°-02'-23" W for a distance of two hundred and twelve hundredths feet (200.12') to a point, thence;

N 89°-18'-40" W for a distance of one hundred eighty and zero hundredths feet (180.00') to the easterly sideline of Holliston thence; turning and running along Holliston Street; thence

Northerly along a curve to the right with a radius of one thousand to hundred and zero hundredths feet (1200.00'), andfan arc length of one hundred fifty two and eighty seven hundredths feet (152.78') to a stone bound with drill hole; thence

N 08°-22'33" E for a distance of twenty seven and twenty two hundredths feet (27.22') to a point; thence

S 79°-52'-42" E for a distance of one hundred eighty three and forty three hundredths feet (183.43') to a point, thence;

S 89°-48'-38" E for a distance of eight seven and seventy-nine hundredths feet (87.79') to a point, thence;

N 04°-00'-16" E for a distance of one hundred eight nine and eighty hundredths feet (189.80') to a point, thence;

N 05°-58'-21" E for a distance of one hundred thirty eight and eighty hundredths feet (138.80') to the point of beginning,

Exception therefrom the portion of land conveyed via Quitclaim deed from David L. Cassidy and James M. Cassidy, Trustees of the Hidden Acres Realty Trust to the Town of Medway recorded in Book 21999, Page 152.

Together with the rights and benefits of a Reciprocal Easement Agreement between David L. Cassidy and James M. Cassidy, Trustee of Hidden Acres Realty Trust under Declaration of Trust dated March 6, 1992, recorded in Book 9768, Page 399, Charter Medway I, LLC, Charter Medway II, LLC and Shaw's Supermarkets, Inc. dated March 27, 2003 and recorded on March 28, 2003 in Book 18527, Page 21. as affected by the First Amendment to Reciprocal Easement Agreement dated April 16, 2004 and recorded on May 18, 2004 at Book 21026 Page 344.

EXCEPTIONS

First American Title Insurance Company
File No.: 2474443
Commitment No.
Dated: 9/22/2017

6 6. Drainage easement from Francis J. Cassidy to the Town of Medway dated August 29, 1985 and recorded in Book 6821, Page 158.
7 (PLOTTED)
7. Terms and conditions of the Reciprocal Easement Agreement between David L. Cassidy and James M. Cassidy, Trustee of Hidden Acres Realty Trust under Declaration of Trust dated March 6, 1992, recorded in Book 9768, Page 399, Charter Medway I, LLC, Charter Medway II, LLC and Shaw's Supermarkets, Inc. dated March 27, 2003 and recorded on March 28, 2003 in Book 18527, Page 21; as affected by the First Amendment to Reciprocal Easement Agreement dated April 16, 2004 and recorded on May 18, 2004 at Book 21026 Page 344.
(SEE DEED BOOK PAGES AND EXHIBITS LISTED ABOVE) (SEE EXCEPTION 18 & 27)
(MAIN STREET EASEMENT AND HOLLISTON STREET EASEMENT PLOTTED BY HATCHED AREAS)
10. The following matters disclosed on a plan entitled "ALTA/ACSM Land Title Survey at Main Street in Medway, MA" prepared by Daylor Consulting Group, Inc. dated March 19, 2003, bearing Job #1, 1954:

a. Stream Crosses premises from the southern boundary line
b. Various paths and a gravel drive cross the premises from the southern and eastern boundary lines;
c. Post and Wire Fence along western boundary line; and
d. Stone Wall along southern boundary line;

17. Grant of Easement to Verizon New England, Inc. and Boston Edison Company recorded in Book 20640, Page 403.
(NOT PLOTTABLE)
18. First Amendment to Reciprocal Easement Agreement between Charter Medway I, LLC and Charter Medway II, LLC and Shaw's Supermarkets, Inc., dated April 16, 2004, recorded in Book 21026, Page 344.
(SEE EXCEPTION 7)
22 22. Grant of Easement to the Town of Medway recorded in Book 21848, Page 324.
(PLOTTED)
24. Certificate by the Medway Town Clerk, Charter Realty & Development Corp, Petitioner, Decision dated May 1, 2013, recorded in Book 31810, Page 188.
25 (NOT PLOTTABLE)
25. Order of Taking by the Town of Medway, dated August 17, 2015, recorded in Book 32977, Page 214.
(PLOTTED)
26. Such state of facts as shown on Plan recorded in Plan Book 530, Page 67.
(SEE PLAN)
27. Terms and conditions of the Reciprocal Easement Agreement between David L. Cassidy and James M. Cassidy, Trustee of Hidden Acres Realty Trust under Declaration of Trust dated March 6, 1992, recorded in Book 9768, Page 399, Charter Medway I, LLC, Charter Medway II, LLC and Shaw's Supermarkets, Inc. dated March 27, 2003 and recorded on March 28, 2003 in Book 18527, Page 21; as affected by the First Amendment to Reciprocal Easement Agreement dated April 16, 2004 and recorded on May 18, 2004 at Book 21026 Page 344.
(SEE EXCEPTION 7)
While excluded from coverage herein, records at the Norfolk County Registry of Deeds Disclose the following

a) Order of Condition from the Town of Medway Conservation Commission (file NO. 216-134) acknowledged May 7, 1987 and recorded in Book 7564, Page 41.
b) Affidavit as to G.L. c. 61A Sec. 14 Compliance with respect to Hidden Acres Realty Trust recorded in Book 15789, Page 148.
c) WPA Form 5– Order of Conditions, DEP File 216–660, recorded in Book 21783, Page 320, as affected by Certificate of Compliance recorded in Book 24423, Page 407.
d) WPA Form 5– Amended Order of Conditions, DEP File No. 216–594, recorded in Book 21783, Page 327, as affected by a certificate

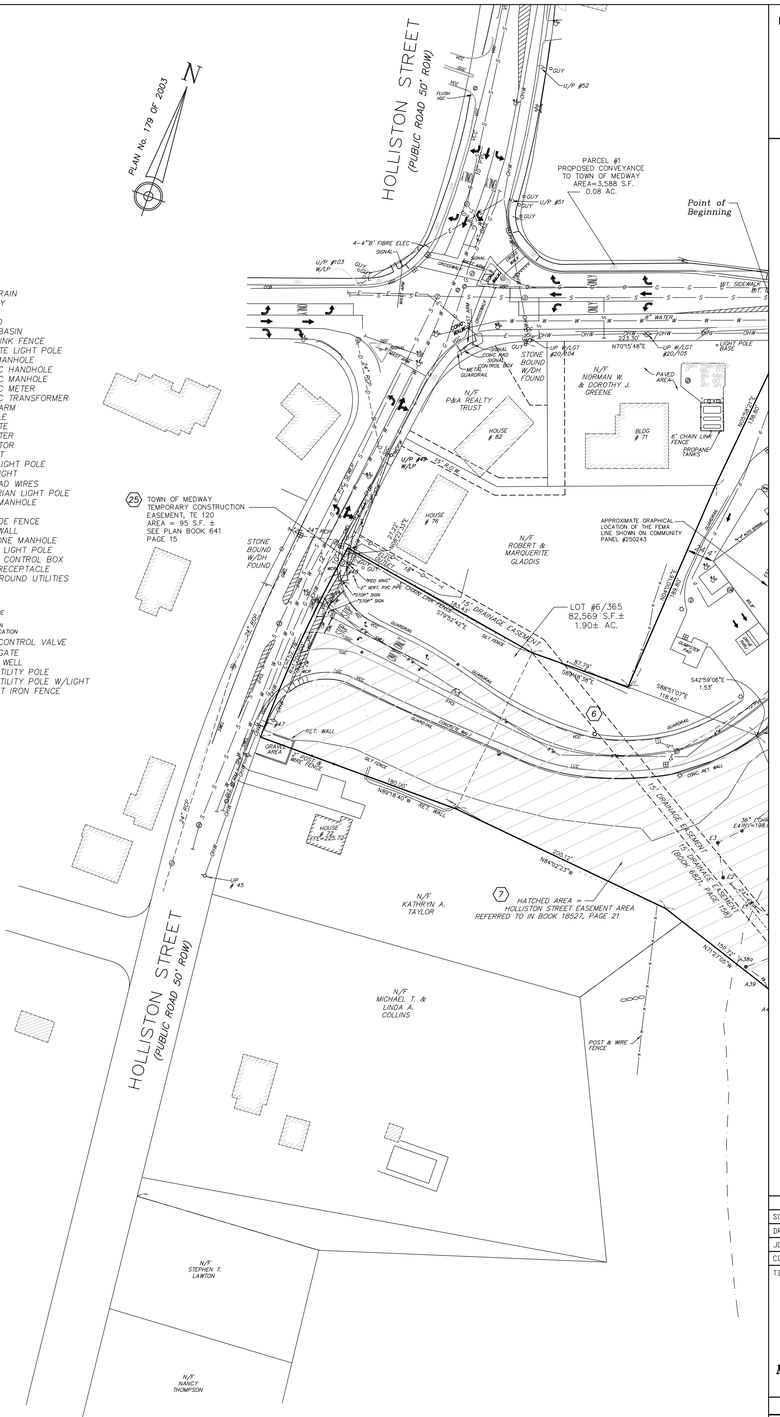
To Charter Medway II, LLC, Charter Medway III, LLC, Rockland Trust Company, and their successors and assigns, and First American Title Insurance Company:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 19, and 20 of Table A thereof. The field work was completed on October 6, 2017.

*Date:*_____

_____
Registered Professional Land Surveyor
Scott D. Cameron

0 20 40 80 120 160
1 INCH = 40 FT.



LEGEND

- AREA DRAIN
- AREAWAY
- BENCH
- BOLLARD
- CATCH BASIN
- CHAIN LINK FENCE
- CONCRETE LIGHT POLE
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE ALARM
- FLAGPOLE
- GAS GATE
- GAS METER
- GENERATOR
- HYDRANT
- METAL LIGHT POLE
- NIGHT LIGHT
- OVERHEAD WIRES
- PEDESTRIAN LIGHT POLE
- SEWER MANHOLE
- SIGNS
- STOCKADE FENCE
- STONE WALL
- TELEPHONE MANHOLE
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRASH RECEPTACLE
- UNDERGROUND UTILITIES
  - D — DRAIN
  - E — ELECTRIC
  - G — GAS
  - S — SEWER
  - T — TELEPHONE
  - W — WATER
  - TV — TELEVISION
  - C — COMMUNICATION
- WATER CONTROL VALVE
- WATER GATE
- WINDOW WELL
- WOOD UTILITY POLE
- WOOD UTILITY POLE W/LIGHT
- WROUGHT IRON FENCE

PARKING SUMMARY LOT AA:
241 TOTAL SPACES
WITH 10 BEING HANDICAPPED

PARKING SUMMARY LOT BB:
EASEMENT AREA
319 TOTAL SPACES
WITH 8 BEING HANDICAPPED

PARKING SUMMARY OF TOTAL AREA:
560 TOTAL SPACES
WITH 18 BEING HANDICAPPED

NOTES:

ZONE CLASSIFICATION ~ CB ~ CENTRAL BUSINESS
(SHOPPING CENTER ALLOWED BY SPECIAL PERMIT)

MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM LOT FRONTAGE = NA
MINIMUM LOT WIDTH = NONE
MINIMUM FRONT YARD SETBACK = 10'
MINIMUM SIDE YARD SETBACK = 25'
MINIMUM REAR YARD SETBACK = 25'
MAXIMUM BUILDING HEIGHT = 40'
MAXIMUM LOT COVERAGE = 80%
MAXIMUM IMPERVIOUS COVERAGE = NA
MINIMUM OPEN SPACE = 15%

R.E. Cameron & Associates, Inc.
LAND SURVEYORS – CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8644

NOT TO SCALE
FOR BOUNDARY INFORMATION ONLY

SHEET 1 of 2

SCALE: 1"=40'	DATE: 10/6/17
DRAWN BY: SLS	MATH: SLS30/1
JOB NUMBER: 4270	CHECKED BY:
COUNTY: NORFOLK	
TITLE:	

ALTA/NSPS
LAND TITLE SURVEY
MEDWAY COMMONS
65 MAIN STREET
MEDWAY, MASSACHUSETTS

4270

Revisions

No.	Date	Description

SHEET NUMBER:

COPYRIGHT 2005 R.E. Cameron & Associates, Inc.

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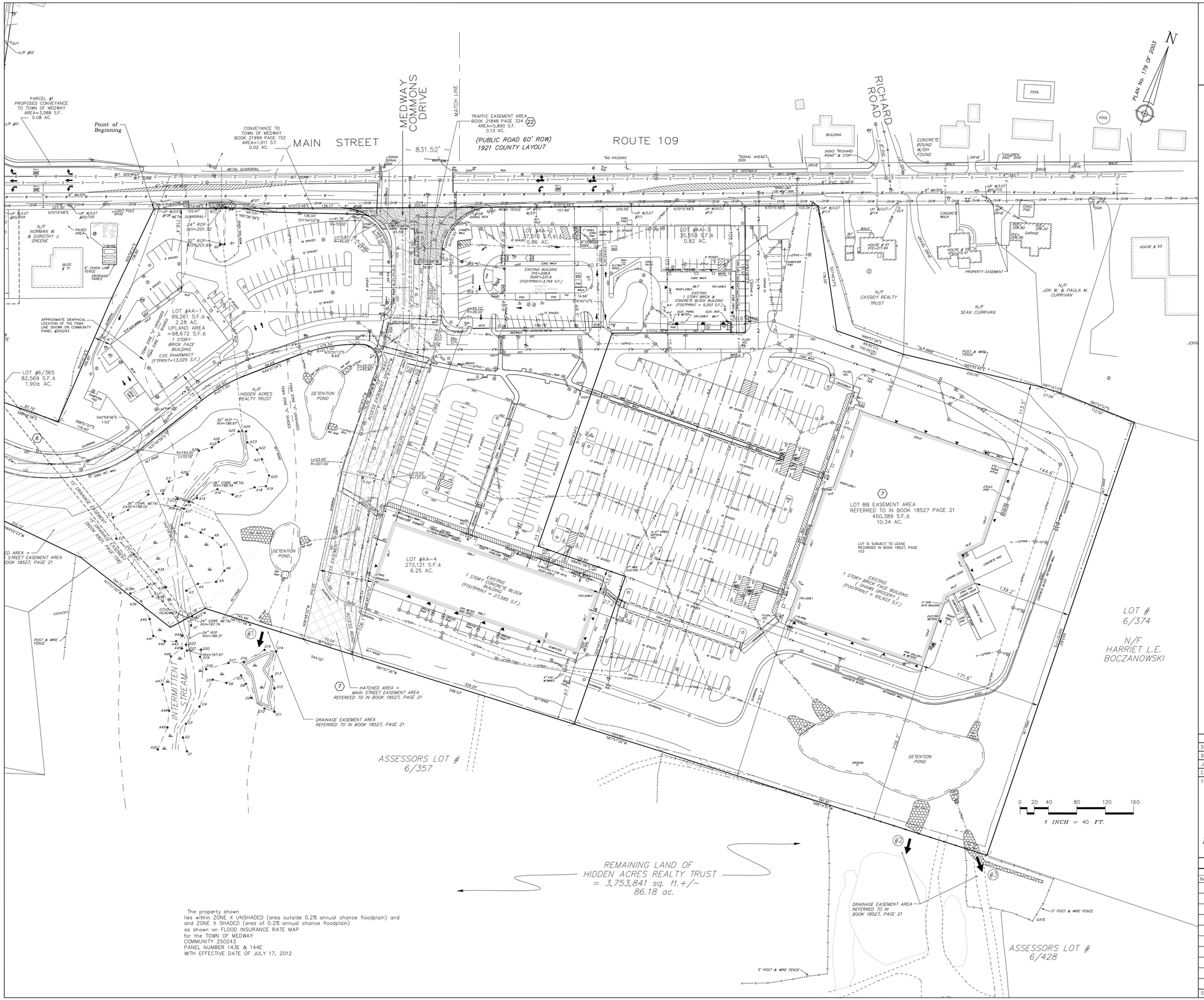
LAND SURVEYORS – CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8644



The property shown
lies within ZONE X UNSHADED (area outside 0.2% annual chance floodplain) and
and ZONE X SHADED (area of 0.2% annual chance floodplain)
as shown on FLOOD INSURANCE RATE MAP
for the TOWN OF MEDWAY
COMMUNITY 250243
PANEL NUMBER 143E & 144E
WITH EFFECTIVE DATE OF JULY 17, 2012

NOT TO SCALE
FOR BOUNDARY INFORMATION ONLY

SHEET 2 of 2

SCALE: 1"=40'	DATE: 10/6/17
DRAWN BY: SLS	MATH: SLS30/1
JOB NUMBER: 4270	CHECKED BY:
COUNTY: NORFOLK	

TITLE:

ALTA/NSPS
LAND TITLE SURVEY
MEDWAY COMMONS
65 MAIN STREET
MEDWAY, MASSACHUSETTS

4270

Revisions

No.	Date	Description

SHEET NUMBER:

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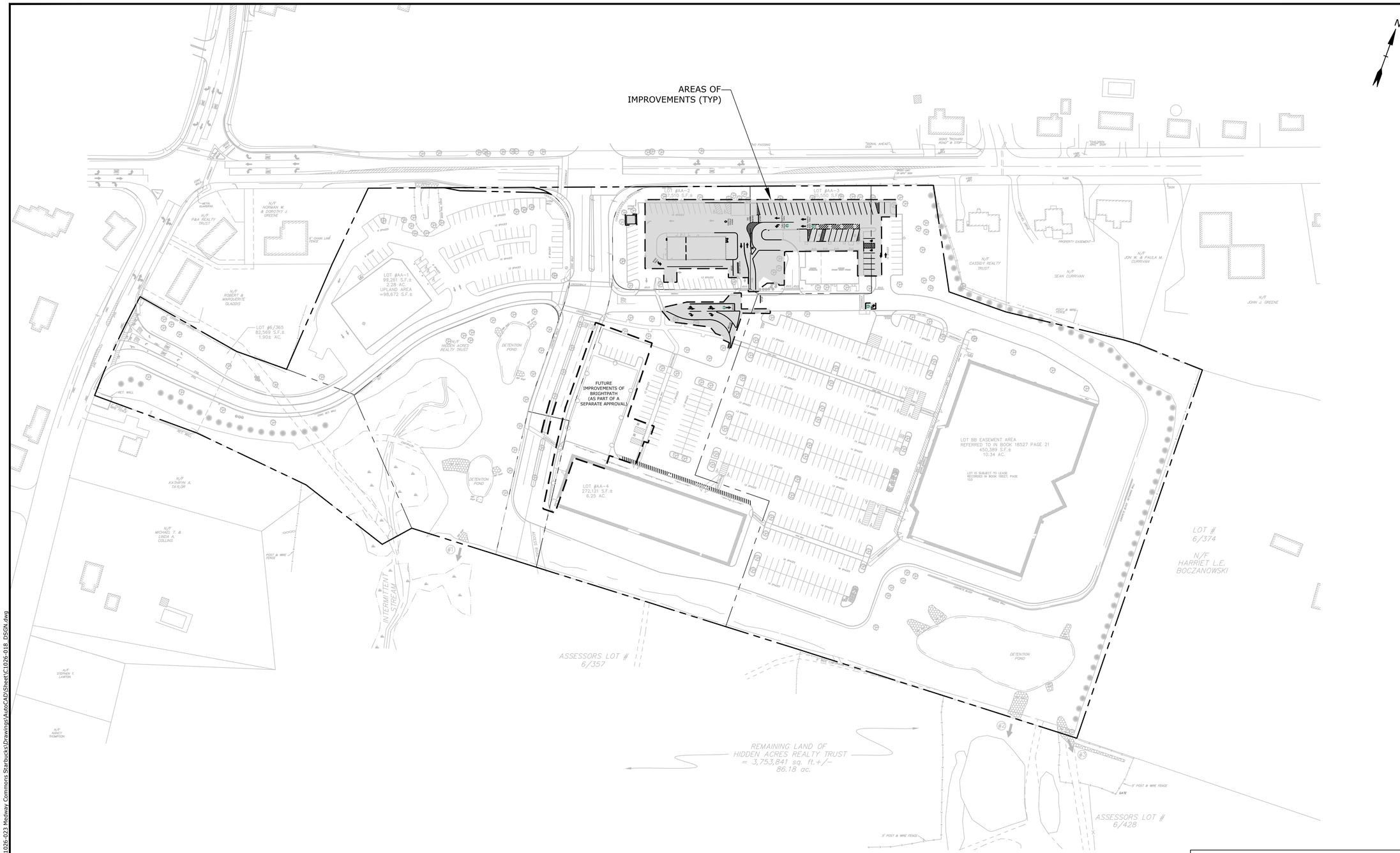


APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

0 80' 160'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42415
REGISTERED PROFESSIONAL ENGINEER
3-21-23

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

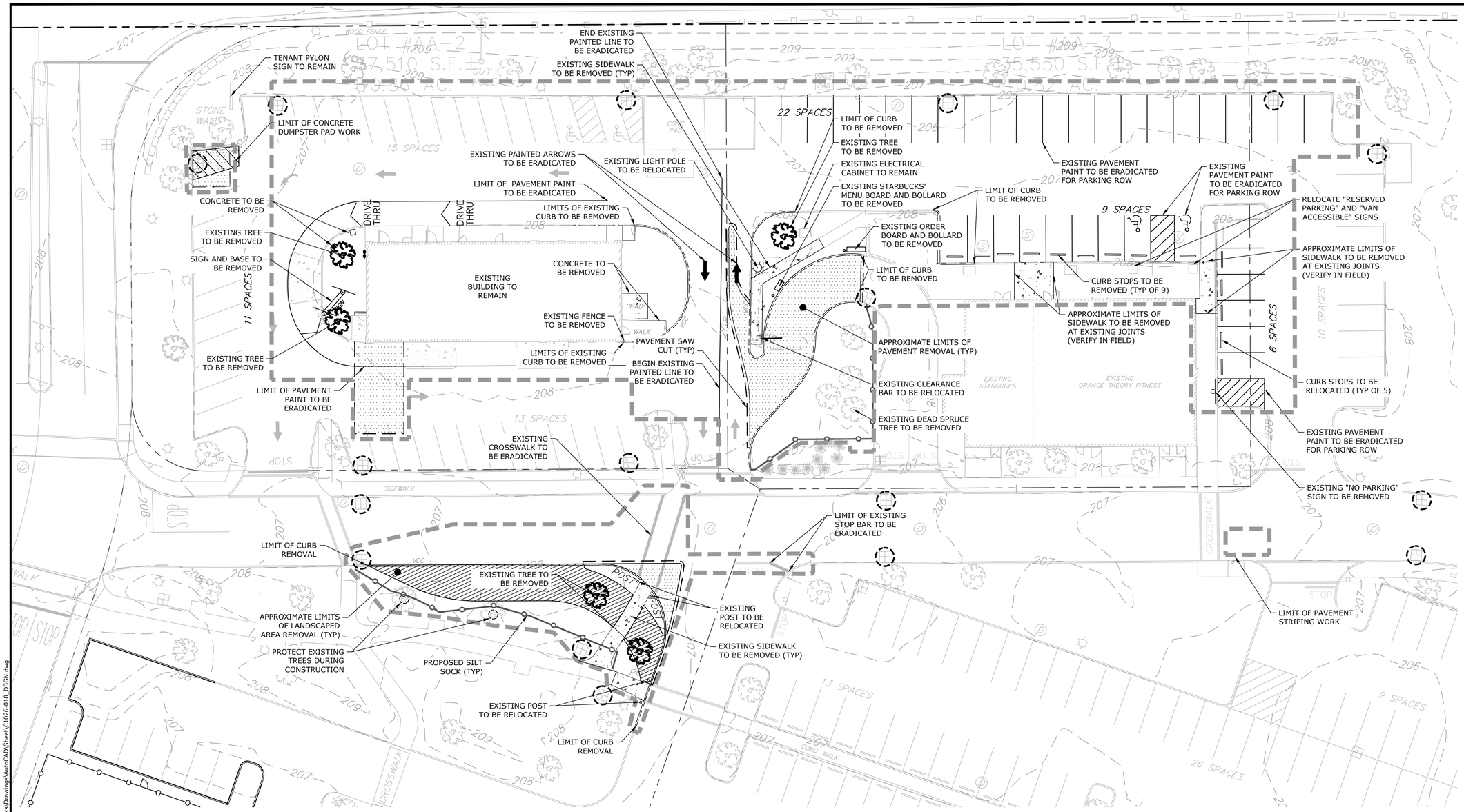
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

OVERALL SITE PLAN

SCALE: AS SHOWN

C-100

Last Saved: 3/20/2023
Plotted On:Mar 20, 2023-10:07am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg



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 LEGALLY DISPOSE OF OFF-SITE ALL UTILITIES, UTILITY STRUCTURES, DRAINAGE PIPE, DRAINAGE STRUCTURES, CONCRETE PAVEMENT, FENCES, LIGHTING BASES/POLES/FIXTURES, CURBING, TREES, SHRUBS AND OTHER MAN MADE OBJECTS OR MATERIALS WITHIN THE LIMITS OF WORK THAT ARE NOT INCORPORATED IN THE NEW LAYOUT.
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.
18. EXISTING MARKING TO BE ERADICATED SHALL BE DONE BY METHOD OF USING BLACK OUT PAINT.

REFERENCE PLANS:

1. "SITE AS-BUILT PLAN MAIN AND HOLLISTON STREETS IN MEDWAY MA" PREPARED BY DAYLOR CONSULTING GROUP INC., DATED JULY 14, 2004.
2. "ALTA/NSPS LAND TITLE SURVEY, MEDWAY COMMONS, 65 MAIN STREET, MEDWAY, MASSACHUSETTS" PREPARED BY R.E. CAMERON & ASSOCIATES, INC., DATED OCTOBER 6, 2017.

LEGEND

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

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42145 REGISTERED PROFESSIONAL ENGINEER 3-21-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER 3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

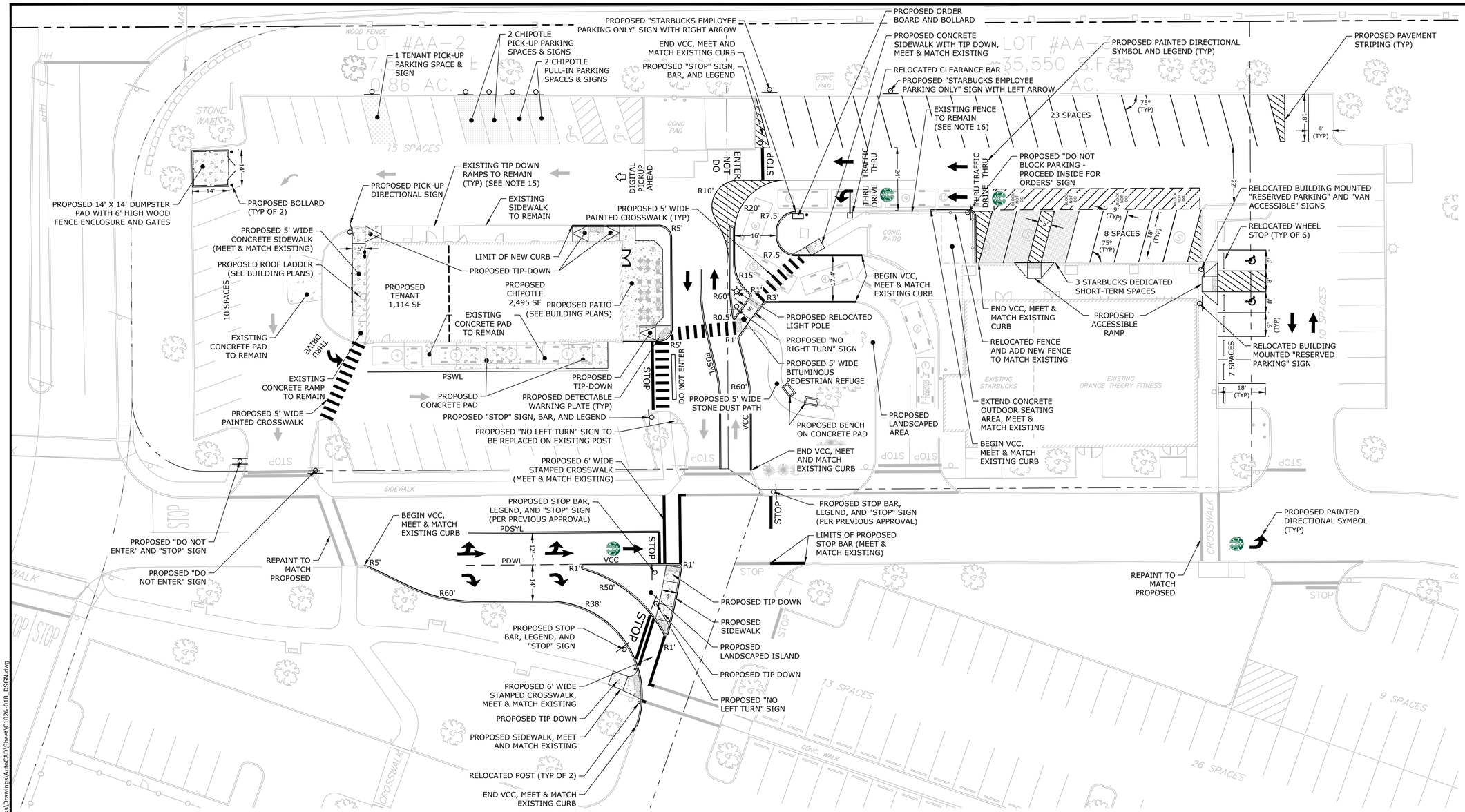
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DEMOLITION PLAN

SCALE: AS SHOWN

C-101

Last Saved: 3/20/2023
Plotted On:Mar 20, 2023-10:09am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg



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 AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND REGULATORY 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 MASSACHUSETTS 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. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.
11. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
12. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
13. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. TIP DOWN RAMPS TO REMAIN AROUND THE PROPOSED CHIPOTLE ARE APPROXIMATE.
16. EXISTING FENCE TO REMAIN AROUND THE OUTDOOR SEATING AREA AT STARBUCKS IS APPROXIMATE.
17. WHEEL STOPS TO BE PINNED THROUGH ASPHALT PAVEMENT USING ⅝" DOWELS AND CENTERED IN PARKING SPACE.

LEGEND

•	PROPOSED BOLLARD
5'R	RADIUS
TYP	TYPICAL
VCC	VERTICAL CONCRETE CURB
	ACCESSIBLE PAVEMENT MARKING
	PROPOSED SIGN
PDWL	PROPOSED DASHED WHITE LINE
PSWL	PROPOSED SOLID WHITE LINE
PSYL	PROPOSED SOLID YELLOW LINE
PDSYL	PROPOSED DOUBLE SOLID YELLOW LINE
	PROPOSED PAVEMENT MARKINGS
	PROPOSED DETECTABLE WARNING PLATE
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED EDGE OF PAVEMENT/CURB
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED PAINTED ISLAND
	PROPOSED PAVEMENT

WAIVER GRANTED:

THE FOLLOWING WAIVER REQUEST, FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS, WAS GRANTED ON MARCH 14, 2023.

1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

APPROVALS:

THE FOLLOWING APPROVALS WERE GRANTED AT THE MARCH 14, 2023 TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD.

1. MINOR SITE PLAN AND WAIVERS.
2. DRIVE-THROUGH FACILITY SPECIAL PERMIT.

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42495 REGISTERED PROFESSIONAL ENGINEER 3-23-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER 3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway, Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

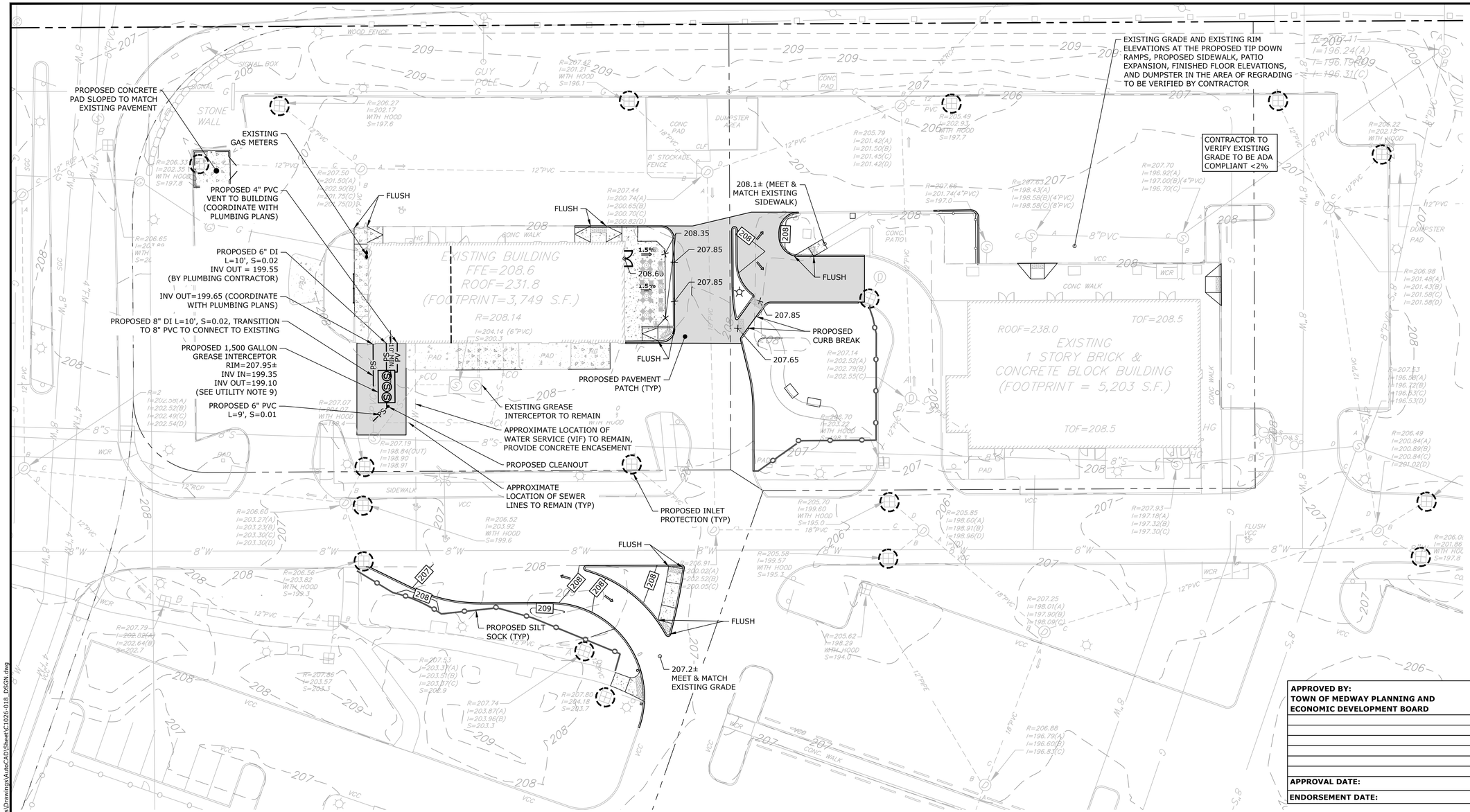
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	

SITE PLAN

SCALE: AS SHOWN

C-102

Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-10:34am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg



APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

GRADING AND DRAINAGE NOTES:

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.
6. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS, AND AREAS ADJACENT TO THE BUILDING.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.

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 TO 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. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING.
9. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
10. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR 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 AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
3. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
7. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
8. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
9. ASSUMED WATER SERVICE AND SEWER LINES LOCATIONS SHOWN ON THE PLANS FROM THE MCDONALD'S BUILDING. ALL UTILITIES IN THE VICINITY OF THE PROPOSED GREASE INTERCEPTOR SHALL BE VERIFIED IN FIELD BY CONTRACTOR TO CHECK FOR CONFLICTS. CONTRACTOR TO REPORT ANY CONFLICTS TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

LEGEND

1.5%	PROPOSED SLOPE
208.60	EXISTING SPOT GRADE
208.00	PROPOSED SPOT GRADE
	INLET PROTECTION
207	PROPOSED CONTOUR
	PROPOSED SILT SOCK
S	EXISTING SEWER LINE (ASSUMED LOCATION)
8"S	EXISTING SEWER LINE
W	EXISTING WATER SERVICE LINE (ASSUMED LOCATION)
G	EXISTING GAS LINE
12" PVC	EXISTING DRAIN LINE
PS	PROPOSED SEWER LINE
PV	PROPOSED SEWER VENT
	PROPOSED PAVEMENT

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42145 REGISTERED PROFESSIONAL ENGINEER 3-21-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER 3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway, Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
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2	3/1/2023	REVISE PER REVIEW COMMENTS
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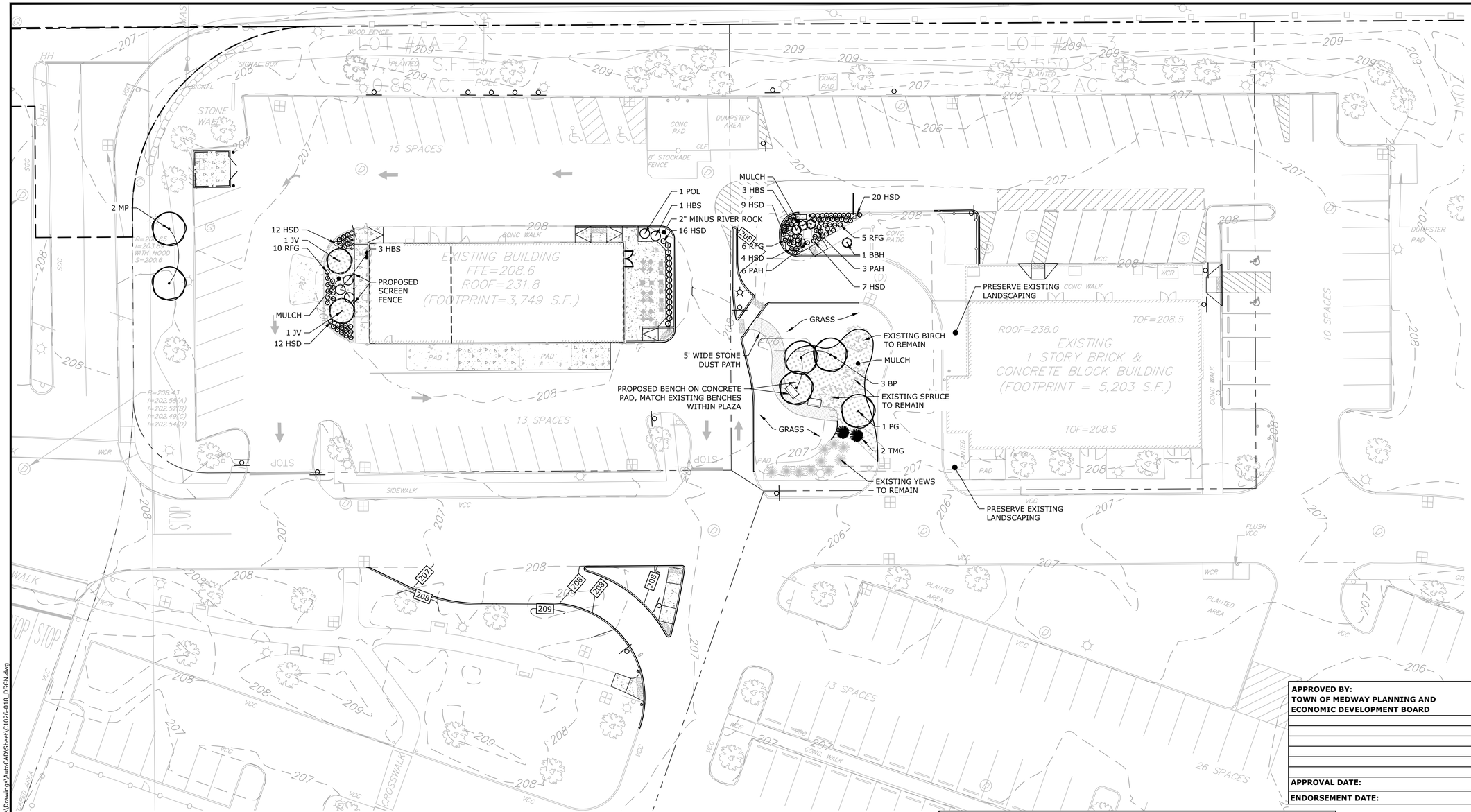
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

UTILITY, GRADING, DRAINAGE, & EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103

Last Saved: 3/20/2023
Plotted On:Mar 20, 2023-10:13am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg



APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

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.

PLANT SCHEDULE

CODE		COMMON NAME	SIZE	REMARKS
TREES				
BP	BETULA PAPYRIFERA 'OASIS'	OASIS PAPER BIRCH	8'-10' MULTI	B & B
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	6'-7' HT	B & B
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	2'-2 ½" CAL.	B & B
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B & B
SHRUBS				
BBH	BUDDLEIA 'BLUE HEAVEN'	BLUE HEAVEN BUTTERFLY BUSH	3 GAL.	CONT.
HBS	HYDRANGEA 'BLOOMSTRUCK'	BLOOM STRUCK HYDRANGEA	5 GAL.	CONT.
POL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	CONT.
TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEY	2'-2.5'	B & B
PERENNIALS				
HSD	HEMEROCALIS 'STELLA D'ORO'	STELLA D'ORO DAY LILY	1 GAL.	CONT.
PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.
RFG	RUBBECKIA FULGIDA 'GOLDSTORM'	BLACKEYE SUSAN	1 GAL.	CONT.

LEGEND

B & B	BALLED AND BURLAPPED
CAL.	CALIPER
CONT.	CONTAINER
	EVERGREEN SHRUB
	SHRUB
	PERENNIAL
	DECIDUOUS TREE
	PROPOSED MULCH
	PROPOSED STONE DUST

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42145
REGISTERED PROFESSIONAL ENGINEER
3-21-23

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JOHN P. LORDEN
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PERMIT PLANS - NOT FOR CONSTRUCTION

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Medway Commons
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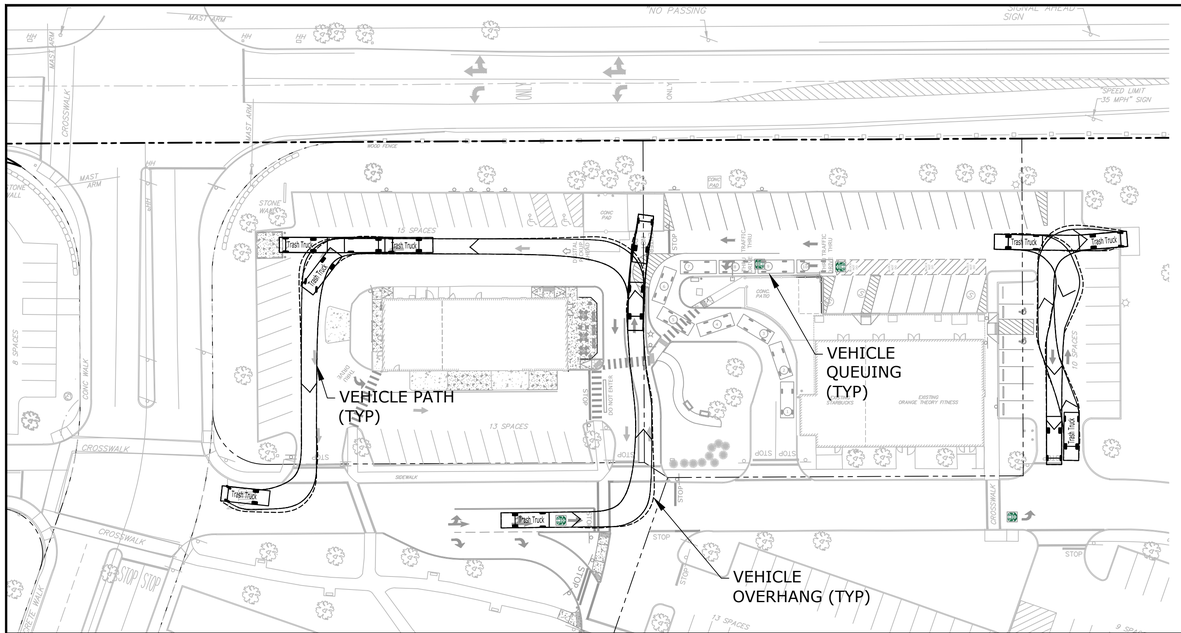
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

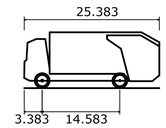
LANDSCAPE PLAN

SCALE: AS SHOWN

C-104

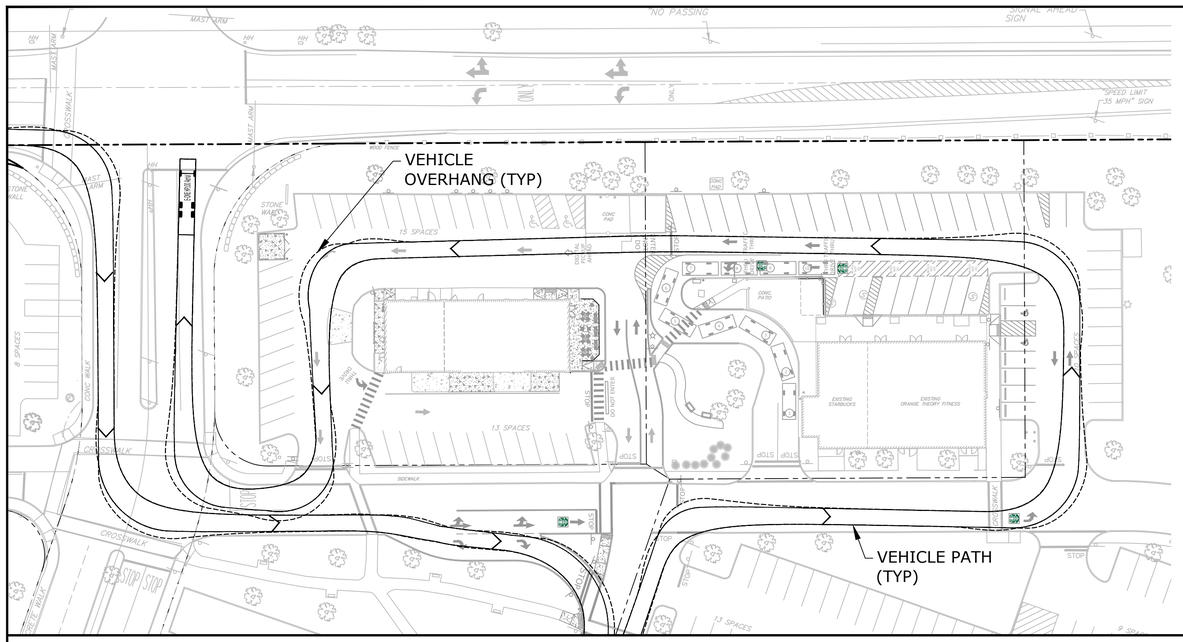
Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-8:42am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg

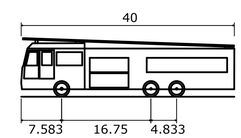




Trash Truck	
Overall Length	25.383ft
Overall Width	7.975ft
Overall Body Height	10.476ft
Min Body Ground Clearance	1.306ft
Track Width	7.975ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	23.950ft

TRASH TRUCK CIRCULATION





E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK CIRCULATION

0 40' 80'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42495 REGISTERED PROFESSIONAL ENGINEER
3-21-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER
3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
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PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018-CIRCULATION EXHIBITS.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

CIRCULATION PLAN

SCALE: AS SHOWN

C-105

Last Saved: 2/28/2023
Plotted On:Mar 21, 2023-9:03am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018-CIRCULATION EXHIBITS.dwg

GENERAL PROJECT INFORMATION

PROJECT NAME: MEDWAY COMMONS
PROJECT ADDRESS: 67C MAIN STREET
MEDWAY, MASSACHUSETTS
PROJECT MAP / LOT: MAP 41 / LOT 23
PROJECT LATITUDE: 42.15682 N
PROJECT LONGITUDE: -71.405030 W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE IMPROVEMENTS AT THE EXISTING STARBUCKS FOR IMPROVED TRAFFIC FLOW AS WELL AS NEW TENANTS IN THE EXISTING MCDONALDS BUILDING. MINOR SITE IMPROVEMENTS INCLUDE RECONFIGURING PARKING, UTILITY IMPROVEMENTS, REVISE CIRCULATION AND IMPROVED LANDSCAPING.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.25 ACRES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE MOST CURRENT MASSACHUSETTS STORMWATER STANDARDS PREPARED BY THE MADEP.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. 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:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
   E. 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.
2. WINTER STABILIZATION PRACTICES:
   A. 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;
   B. 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;
   C. 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;
3. 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:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. 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.
6. 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:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. 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.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. 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.
4. 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:

1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. 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;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. 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;
   C. MAINTENANCE:
      a. 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.).
2. PERMANENT MEASURES AND PLANTINGS:
   A. 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;
   B. 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;
   C. 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;
   D. 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;
   E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   F. 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;
   G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   H. 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.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   A. 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:

1. WASTE MATERIAL:
   A. 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;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

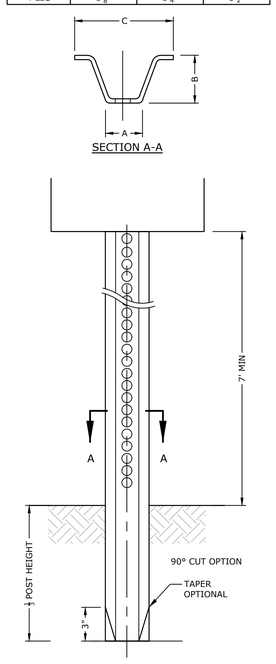
SPILL PREVENTION:

1. 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.
2. 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:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. 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;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
      g. 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.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. 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.
      b. 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
      c. 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.
   D. 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:
      a. 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;
      b. 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;
      c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
      d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
      e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
      f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
      a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
      b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
      c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
      d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
      e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
      f. 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 REQUIRES A SWPPP.

WT.	A	B	C
3 LBS	1 5/8" OR 1 5/16"	1 3/4" OR 1 7/8"	3 1/4"
4 LBS	1 5/8"	1 3/4"	3 1/4"



R5-1
30"X30"
WHITE ON RED
BORDERED BY
WHITE

R1-1 30"X30"
WHITE ON RED

CUSTOM SIGN
12"X18"
BLACK LETTERS
ON WHITE

CUSTOM SIGN
12"X18"
BLACK LETTERS
ON WHITE

R3-1
24"X24"
BLACK AND RED
ON WHITE

R3-2
24"X24"
BLACK AND RED
ON WHITE

NOTES:

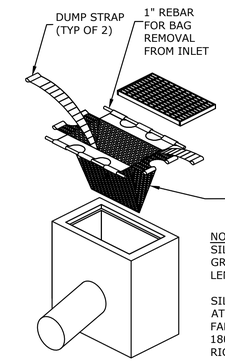
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
3. 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 MANUFACTURERS RECOMMENDATIONS.
4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.
5. 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.
6. 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

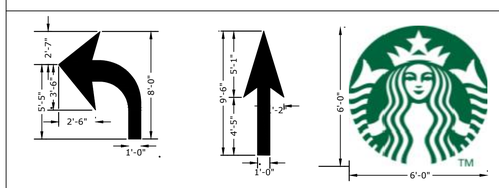
APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE:
ENDORSEMENT DATE:



NOTE:
SILTSACKS FOR TRENCH GRATE WILL MATCH OPENING LENGTH AS REQUIRED.

SILTSACK MANUFACTURED BY:
ATLANTIC CONSTRUCTION FABRICS, INC.
1801-A WILLIS ROAD
RICHMOND, VIRGINIA 23237

SILTSACK® EROSION CONTROL
NO SCALE



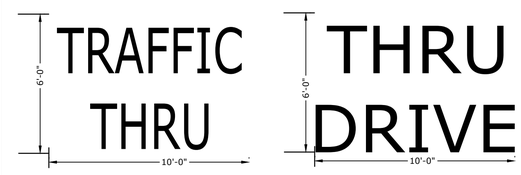
TURN ARROW
(RIGHT TURN OPPOSITE IN KIND)

THROUGH
ARROW

STARBUCKS LOGO

DO NOT ENTER
DIRECTIONAL PAINT

DIGITAL
PICKUP
AHEAD
DIRECTIONAL PAINT



THRU TRAFFIC LEGEND

DRIVE THRU LEGEND

PAVEMENT MARKING NOTES:

1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEED THE WORD "ONLY".
4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
6. CUSTOM PAINT MARKINGS AND LOGO SHALL BE COORDINATED WITH THE OWNER.

PAVEMENT MARKINGS
NO SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42495
REGISTERED PROFESSIONAL ENGINEER
3-23-23

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

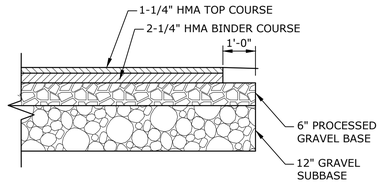
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DTLS.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

EROSION CONTROL NOTES & DETAILS

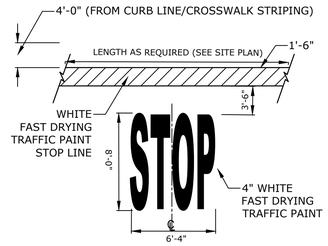
SCALE: AS SHOWN AS SHOWN

C-501

Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-8:33am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DTLS.dwg

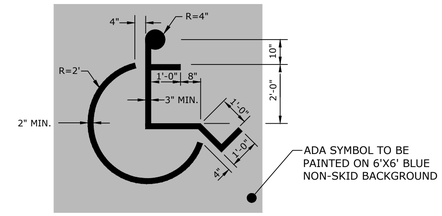


HMA DRIVEWAYS & PARKING AREAS
NO SCALE

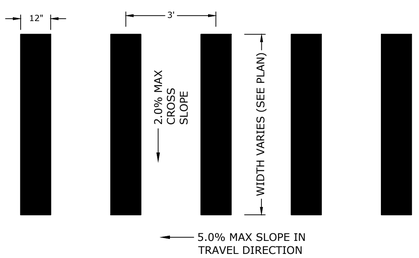


NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON OVERALL SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F.

STOP BAR AND LEGEND
NO SCALE

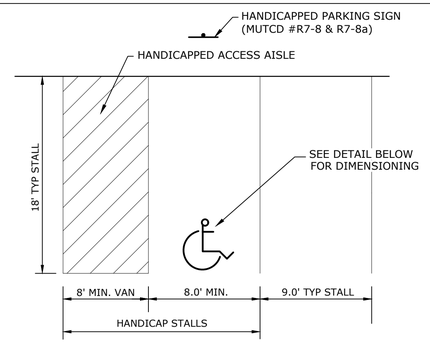


PAVEMENT MARKING
NO SCALE



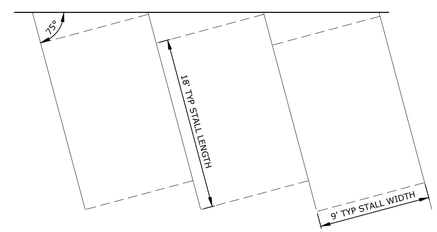
NOTE:
1. STRIPING SHALL BE CONSTRUCTED USING WHITE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F.

CROSSWALK STRIPING
NO SCALE



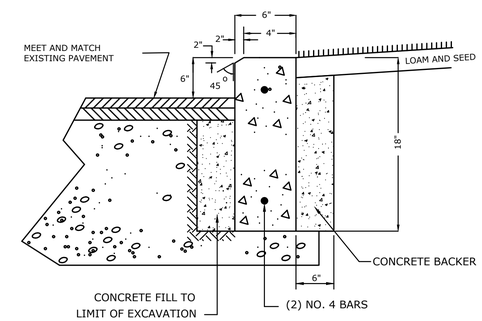
NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. SYMBOL SHALL BE CENTERED IN THE PARKING STALL.
4. PARKING SIGNS SHALL BE MOUNTED ON COLUMNS OF BUILDING AS SHOWN

PARKING STALL
NO SCALE



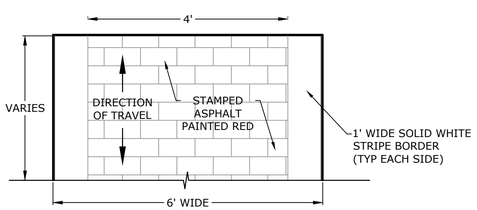
NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. MEASURED ANGLE SHOWN IS REPRESENTATIVE OF THE PROPOSED ANGLED PARKING STALLS AND IS PROTOTYPICAL WHEN ANGLED IN THE OTHER DIRECTION.

ANGLED PARKING STALL
NO SCALE



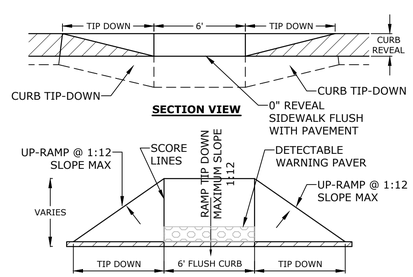
NOTES:
1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

PRE-CAST VERTICAL CONCRETE CURB
NO SCALE



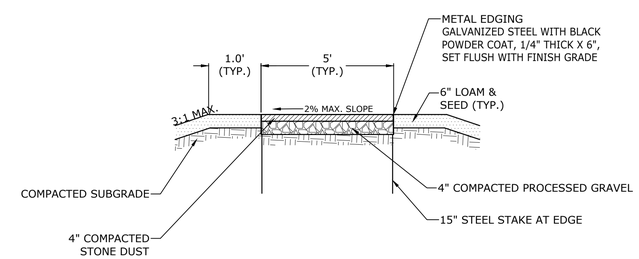
NOTE:
1. STAMPED ASPHALT BRICK PATTERN TO MATCH THE EXISTING CROSSWALKS WITHIN THE MEDWAY COMMONS SHOPPING AREA.

STAMPED ASPHALT CROSSWALK
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.

CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE



STONE DUST PATH
NO SCALE

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEY MEZQUITA CIVIL No. 42449 REGISTERED PROFESSIONAL ENGINEER
3-23-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER
3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

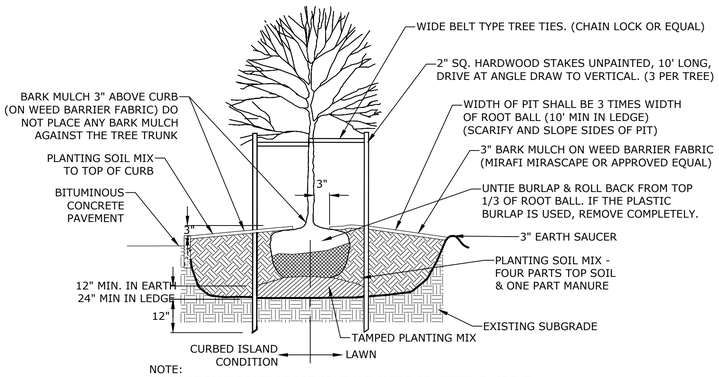
PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DTLS.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DETAILS

SCALE: AS SHOWN AS SHOWN

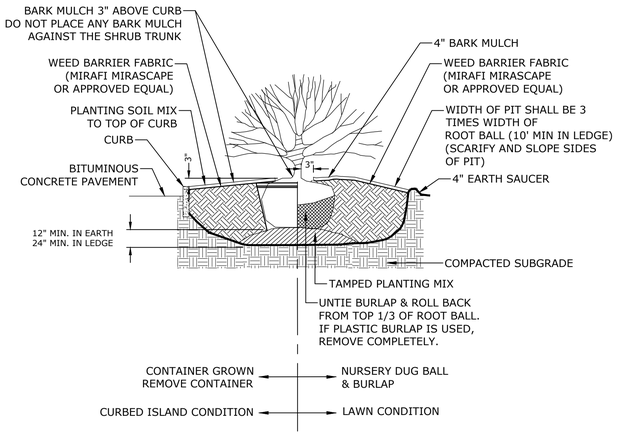
C-502

Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-8:33am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DTLS.dwg

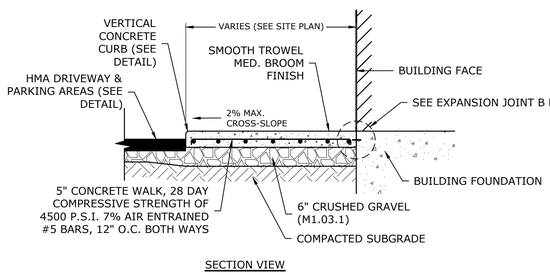


NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

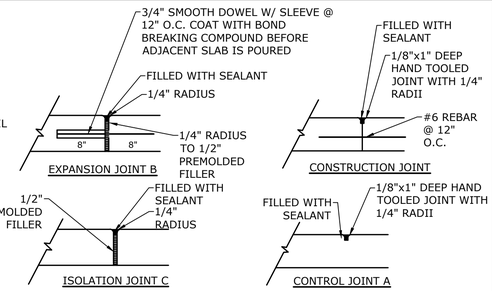
DECIDUOUS TREE PLANTING
NO SCALE

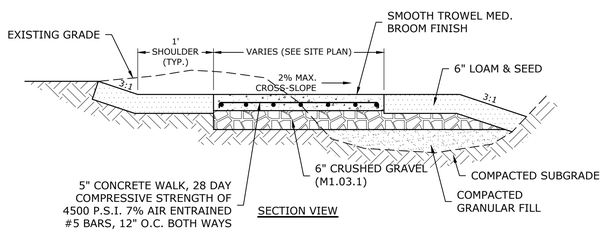


SHRUB PLANTING
NO SCALE

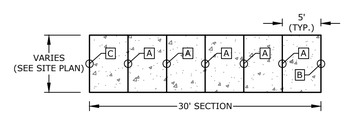


SECTION VIEW





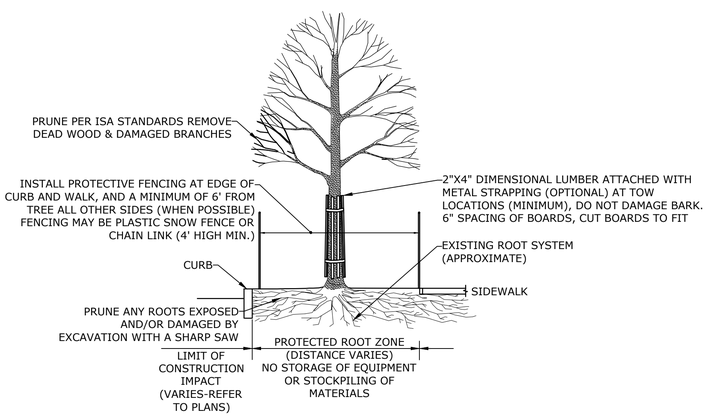
SECTION VIEW



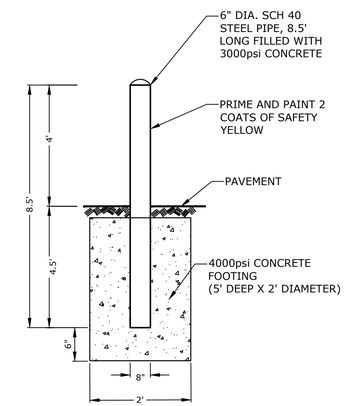
PLAN VIEW

NOTES:
1. QUICKRETE CURE & SEAL OR APPROVED EQUAL TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS AFTER PLACEMENT OF CONCRETE.
2. BURLAP AND POLY COVERINGS SHALL NOT BE USED FOR CURING.

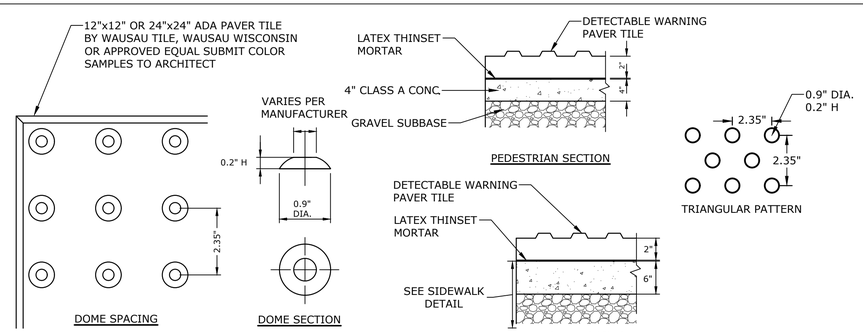
CONCRETE SIDEWALK
NO SCALE



TREE PROTECTION FOR EXISTING TREE
NO SCALE



BOLLARD DETAIL
NO SCALE



DOME SPACING PLAN

DOME SECTION

PEDESTRIAN SECTION

TRIANGULAR PATTERN

VEHICULAR SECTION

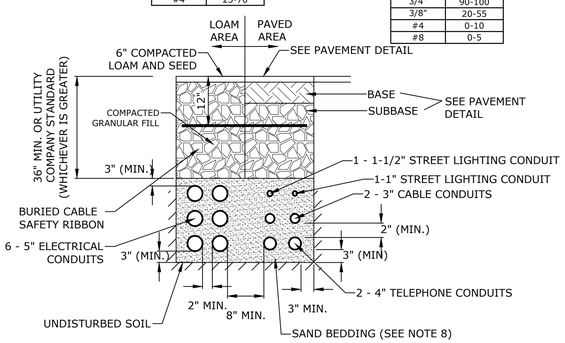
NOTE:
1. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE EXTENDING THE FULL WIDTH OF THE RAMP, A MINIMUM 2'-0" DEEP, AND A HEIGHT OF NOMINAL 0.2 INCHES
2. THE DETECTABLE SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE SHALL CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).
3. DETECTABLE WARNING PAVER SHOWN IS REPRESENTATIVE. ACTUAL DETECTABLE WARNING PAVER SHALL MATCH EXISTING ON SITE DETECTABLE WARNING PAVERS TO EXTENT PRACTICAL.

DETECTABLE WARNING PAVER
NO SCALE

GRANULAR FILL (GRAVEL)	
SIEVE SIZE	% PASSING
3"	95-100
#4	25-70

SAND BLANKET	
SIEVE SIZE	% PASSING
1/2"	100
#200	15 MAX

AASHTO #67 STONE (#4 to 3/4")	
SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#8	0-5



ELECTRICAL CONDUIT
NO SCALE

NOTE:
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42415 REGISTERED PROFESSIONAL ENGINEER
3-21-23

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER
3.21.23

PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
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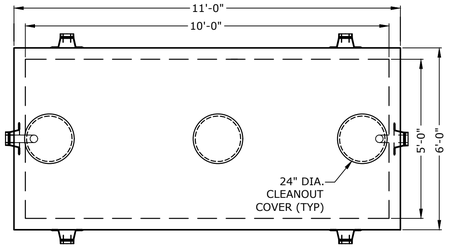
FILE:	C1026-018_DTLS.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DETAILS

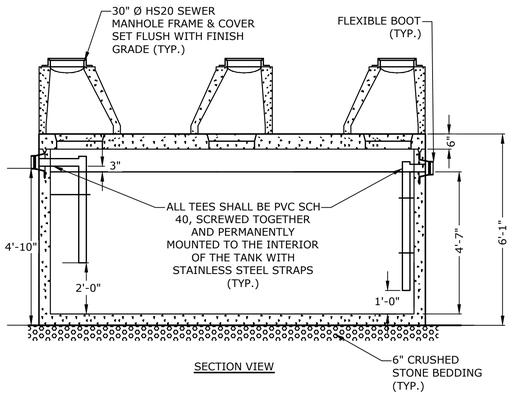
SCALE: AS SHOWN AS SHOWN

C-503

Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-8:33am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DTLS.dwg



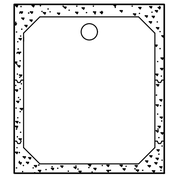
PLAN VIEW



SECTION VIEW

1,500 GALLON GREASE INTERCEPTOR

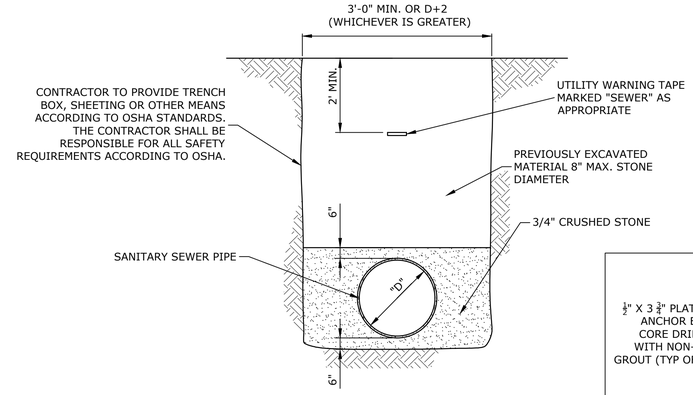
NO SCALE



SECTION B-B

NOTES:
1. ALL COMPONENTS TO BE DESIGNED FOR AASHTO H-20 LOADING.
2. MANHOLE FRAME & COVERS SHALL BE OF HEAVY DUTY DEVICES.
3. FILL WITH WATER BEFORE REMOVAL OF DEWATERING DEVICES.
4. GREASE TRAP SHALL BE VENTED AS REQUIRED BY CODE.

FRAMES AND COVERS
(INCLUDING RAISED INSPECTION COVERS)
MANHOLE FRAME AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3" (MINIMUM HEIGHT) LETTER "S" FOR SEWERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. ADJUST COVER TO GRADE WITH BRICKS OR PRECAST CONCRETE RINGS - MAXIMUM 12" ADJUSTMENT. ALL COMPONENTS TO BE DESIGNED FOR HS-20 (AASHTO)



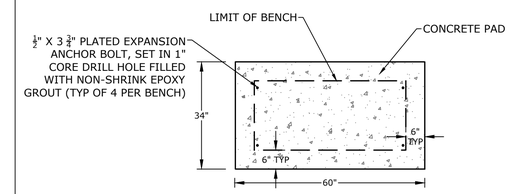
NOTES:
1. COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
2. PLACE BACKFILL MATERIAL IN MAXIMUM ONE FOOT LIFTS.

TYPICAL SEWER TRENCH SECTION

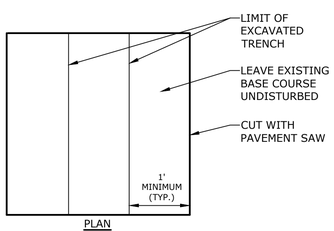
NO SCALE

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

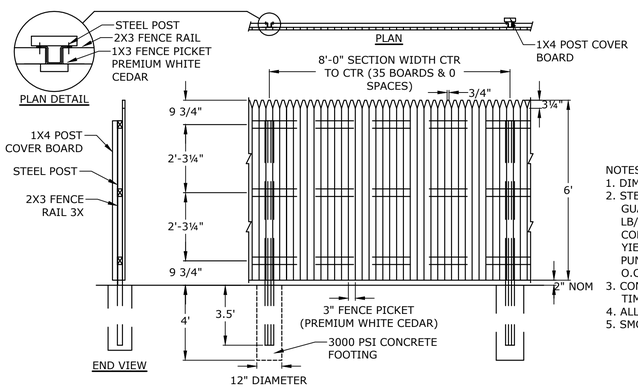
Tighe&Bond



PLAN VIEW



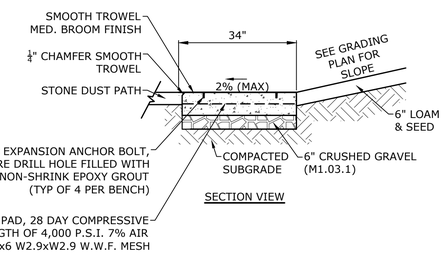
PLAN



NOTES:
1. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.
2. STEEL POSTS SHALL BE 3-1/2" X 1-3/4", 11 GUAGE GALVANIZED STEEL (WEIGHT = 2.64 LB/LF), ROLLED FORM STEEL SHAPES COMPLYING WITH ASTM A-653, 50,000 PSI YIELD STRENGTH AND G90 ZINC COATING. PUNCH THROUGH HOLES: 13/64" DIAMETER, 1" O.C. AT BOTH FLANGES.
3. CONSTRUCT FENCE FROM WHITE CEDAR TIMBERS - NO STAIN OR PAINT.
4. ALL POSTS IN A TRUE AND STRAIGHT LINE.
5. SMOOTH SIDE OF FENCE TO FACE OUTSIDE.

DUMPSTER ENCLOSURE

NO SCALE

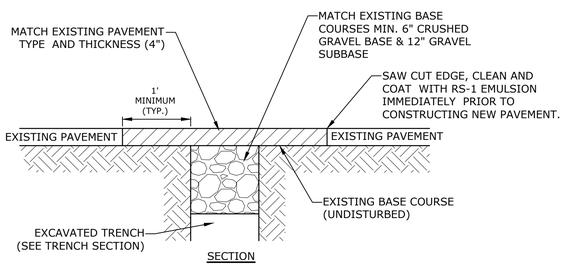


SECTION VIEW

NOTES:
1. CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.

CONCRETE PAD FOR BENCHES

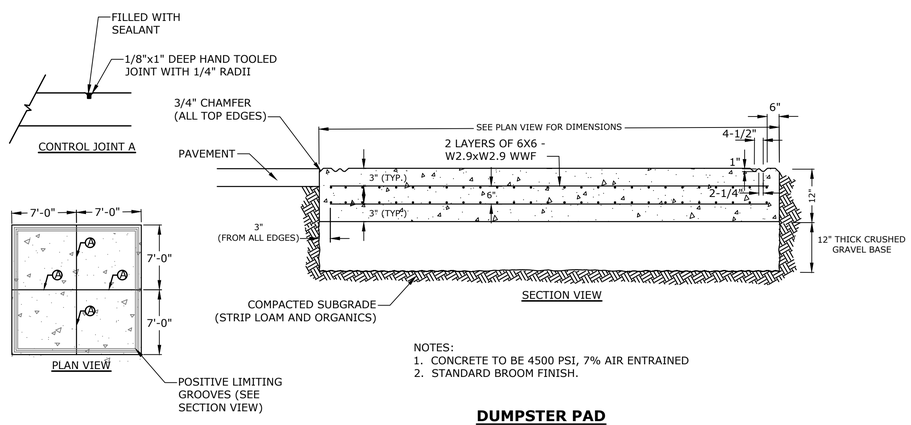
NO SCALE



SECTION

TRENCH PATCH

NO SCALE



NOTES:
1. CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.

DUMPSTER PAD

NO SCALE

NOTES:
1. BENCH IS PROTOTYPICAL.
2. BENCHES TO BE PLACED ON A CONCRETE PAD & BOLTED DOWN.
3. MATCH EXISTING BENCHES ON SITE TO EXTENT PRACTICAL.

TYPICAL COMMON BENCH

NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

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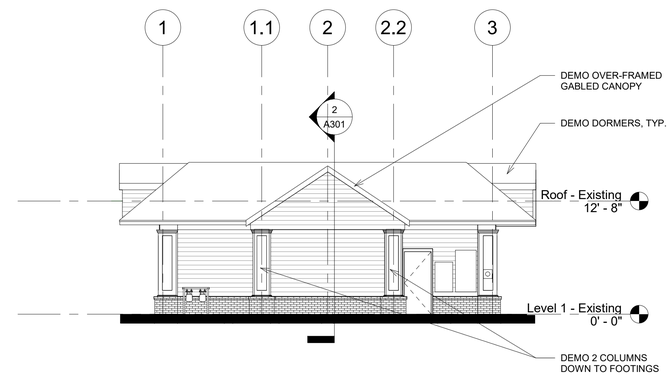
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DETAILS

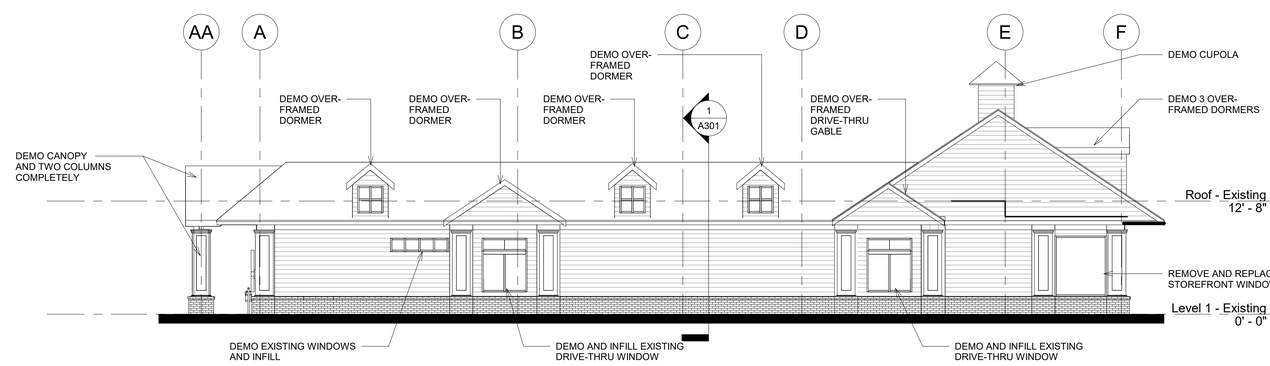
SCALE: AS SHOWN AS SHOWN

C-504

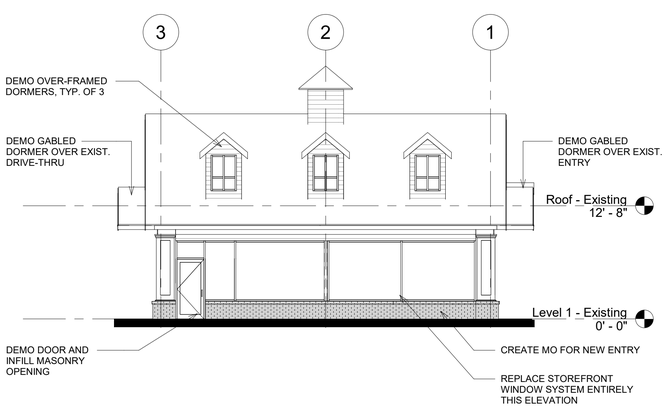
Last Saved: 3/23/2023
Plotted On:Mar 23, 2023-8:33am By: JWinston
Tighe & Bond: J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DTLS.dwg



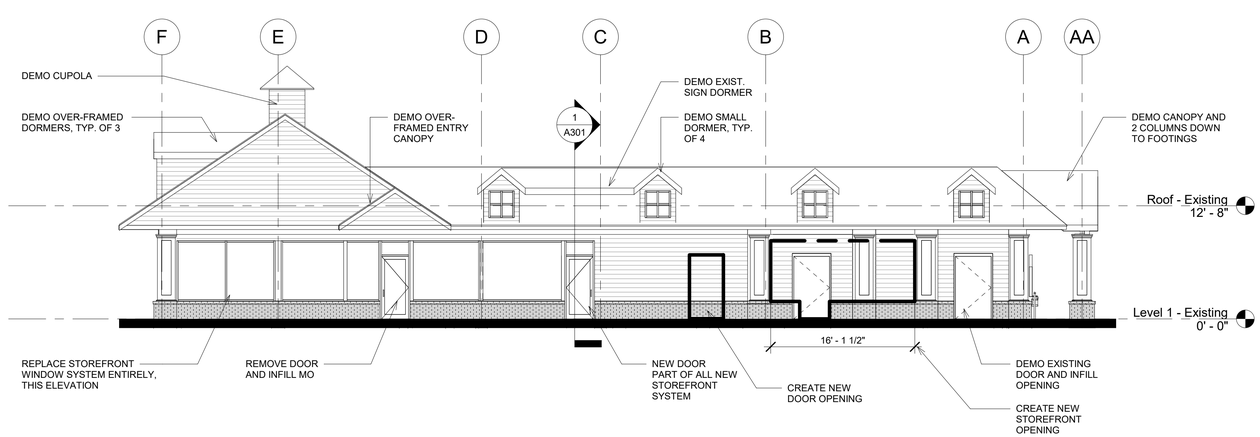
4 Existing/Demo West
1/8" = 1'-0"



2 Existing/Demo South
1/8" = 1'-0"



3 Existing/Demo East
1/8" = 1'-0"



1 Existing/Demo North
1/8" = 1'-0"

Revision Schedule

#	Description	Date
1	PRICING	02/17/23

STAMP

Scott Griffin ARCHITECTS
880 Main Street, Fifth Floor
Waltham, Massachusetts 02451
Phone (781) 693-7400 Fax (781) 693-7350

CHARTER REALTY & DEVELOPMENT

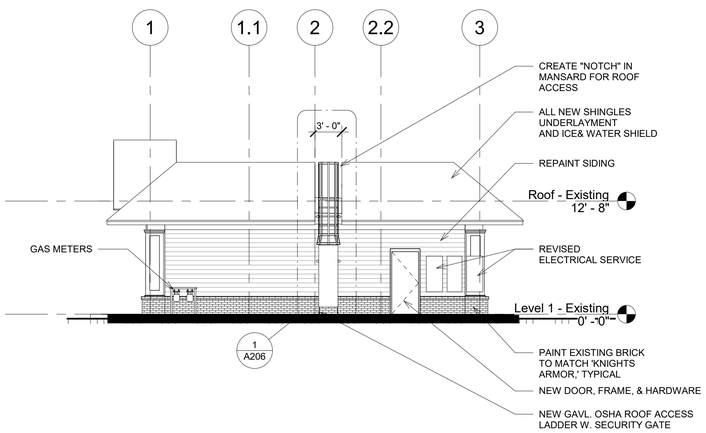
MACDONALDS REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

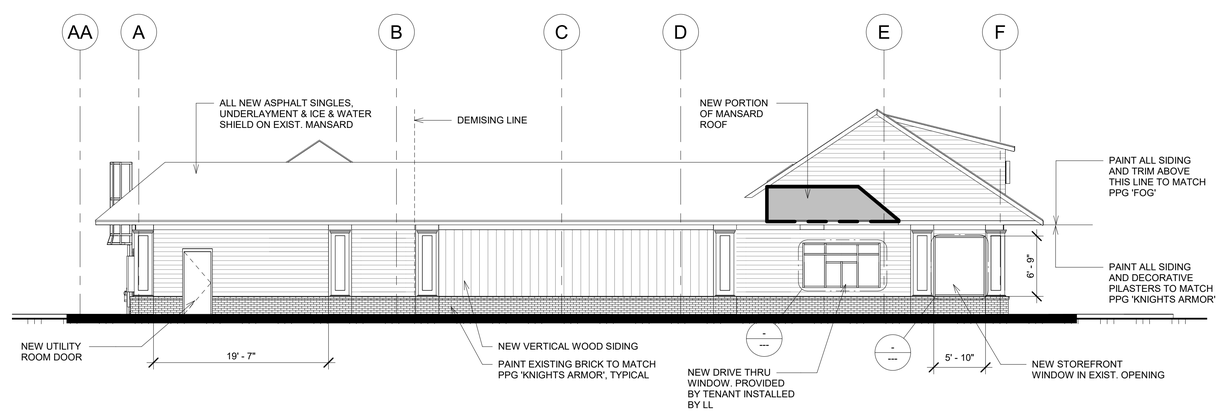
EXISTING ELEVATIONS

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/8" = 1'-0"

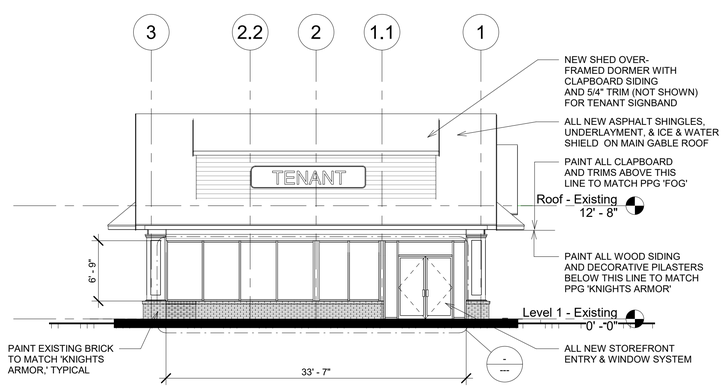
A201



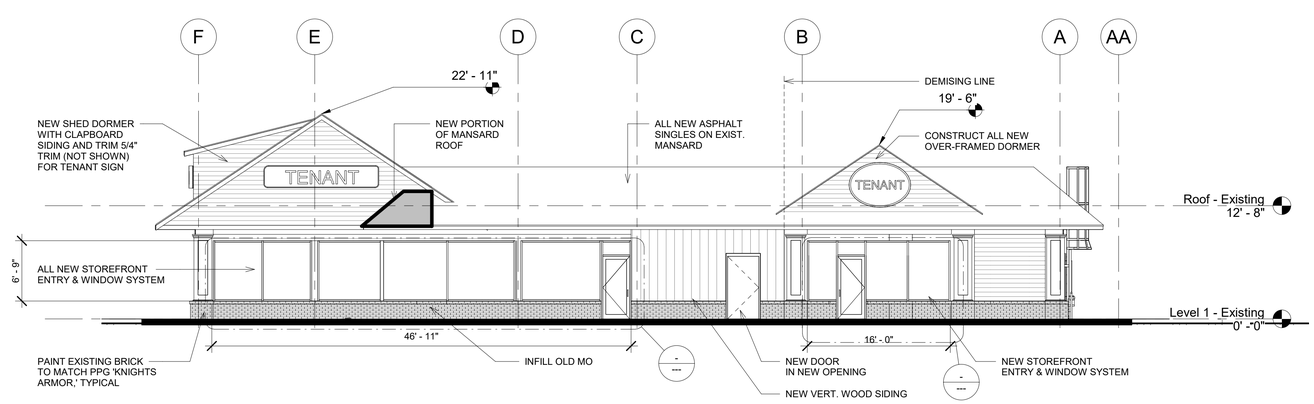
4 Proposed West
1/8" = 1'-0"



2 Proposed South
1/8" = 1'-0"



3 Proposed East
1/8" = 1'-0"



1 Proposed North
1/8" = 1'-0"

Revision Schedule

#	Description	Date
1	PRICING	02/17/23

STAMP

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CHARTER REALTY & DEVELOPMENT

MACDONALDS REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

PROPOSED ELEVATIONS

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/8" = 1'-0"

A202

4 WEST ELEVATION
1/8" SCALE

2 SOUTH ELEVATION
1/8" SCALE

3 EAST ELEVATION
1/8" SCALE

1 NORTH ELEVATION
1/8" SCALE

Revision Schedule

#	Description	Date
1	PRICING	02/17/23

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CHARTER REALTY & DEVELOPMENT

MACDONALDS
REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

PROPOSED
ELEVATIONS
COLORED

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/8" SCALE

A203

A204

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	

3D PERSPECTIVES

MACDONALDS
REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

CHARTER
REALTY & DEVELOPMENT

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ARCHITECTS
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Revision Schedule

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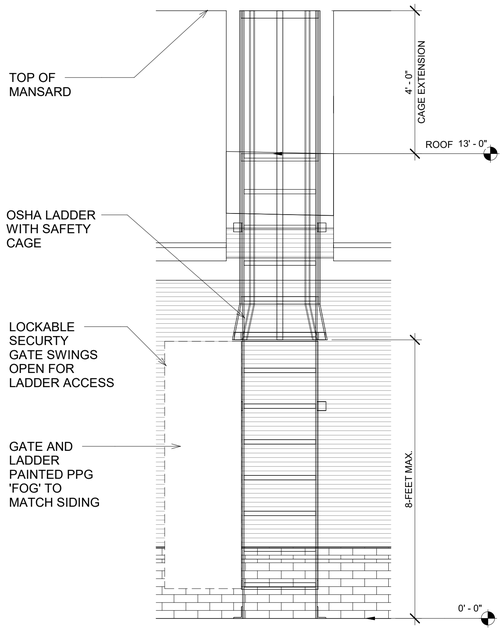
1	PRICING	02/17/23

2 ROOF LADDER ELEVATION (OPTION)
1/2" = 1'-0"



1 ROOF LADDER DETAIL
1/2" = 1'-0"

STAMP

Revision Schedule

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CHARTER REALTY & DEVELOPMENT

MACDONALDS
REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

ROOF LADDER
DETAIL

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/2" = 1'-0"

A206