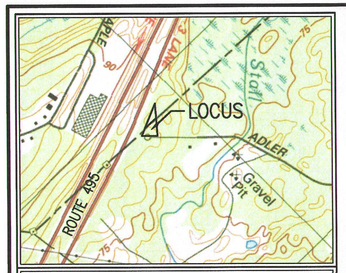


LOCATION MAP SCALE: 1"=1000'±

APPROVED WAIVERS – TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS

1. SECTION 204-4 B. STANDARDS FOR SITE PLAN PREPARATION
2. SECTION 204-5 C. 3. EXISTING LANDSCAPE INVENTORY
3. SECTION 204-5 D. 7. LANDSCAPE ARCHITECTURAL PLAN
4. SECTION 205-3 TRAFFIC – B. INTERNAL SITE DRIVEWAYS, 2.
5. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 3. a.
6. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. b.
7. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. d.
8. SECTION 205-9 TREES AND LANDSCAPING – BUFFERS, PARKING AREAS, SCREENING, TREES, TREE-REPLACEMENT, TREE SIZE.
9. SECTION 205-3 A. CURB CUTS, 2.
10. SECTION 205-6 H. CURBING

ZONING DATA

DISTRICT: INDUSTRIAL III
USE: *AUTOMOTIVE SALES AND SERVICE

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	44,989 S.F.
LOT FRONTAGE	NA	244.52 FT
LOT WIDTH	100 FT	196.58 FT

	REQUIRED	PROPOSED
FRONT YARD	30 FT	*24.9 FT
SIDE YARD	20 FT	23.5 FT
REAR YARD	30 FT	56.0 FT

	REQUIRED	PROPOSED
MAX LOT COVERAGE	17,995 S.F. (40%)	3,250 S.F. (7.2%)
IMPERVIOUS COVERAGE		11,024 S.F. (24.5%)

PARKING:
VEHICLE REPAIR SHOPS: 1 SPACE PER 300 S.F. GROSS FLOOR AREA PLUS 2 SPACES PER SERVICE BAY

REQUIRED	PROPOSED
3,250 S.F./ 300 G.F.A. + 2(3 SERVICE BAY) = 17 SPACES	17 SPACES

PARKING SPACE = 9' x 18'

ZONING BOARD OF APPEALS – VARIANCES GRANTED – SEE DECISION DATED FEBRUARY 7, 2018

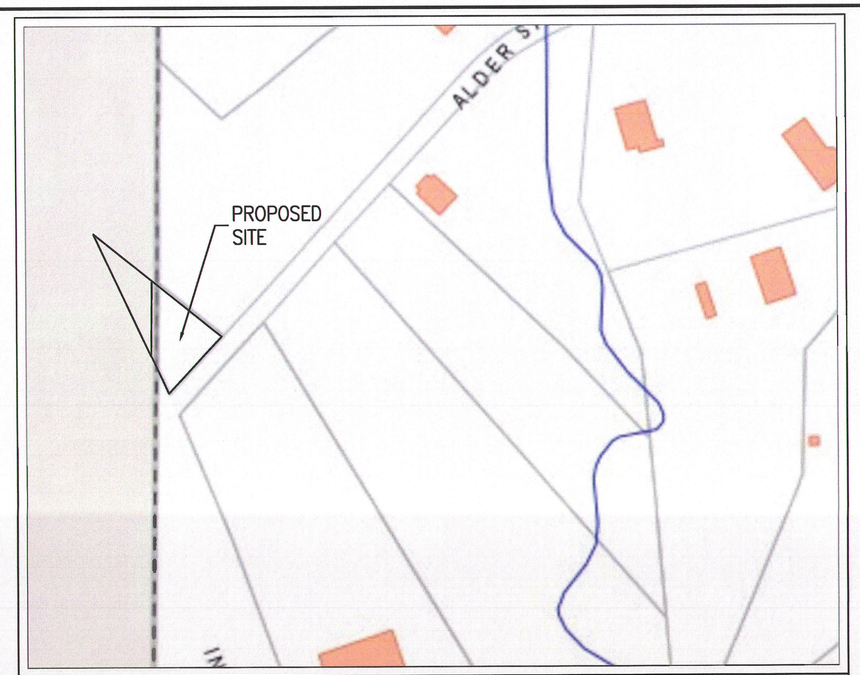
SECTION 5.4 – TO GRANT THE USE OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS WITHIN THE INDUSTRIAL III ZONING DISTRICT

SECTION 6.1 – REDUCTION IN THE REQUIRED FRONT SETBACK OF 30 FT TO 24.9 FT

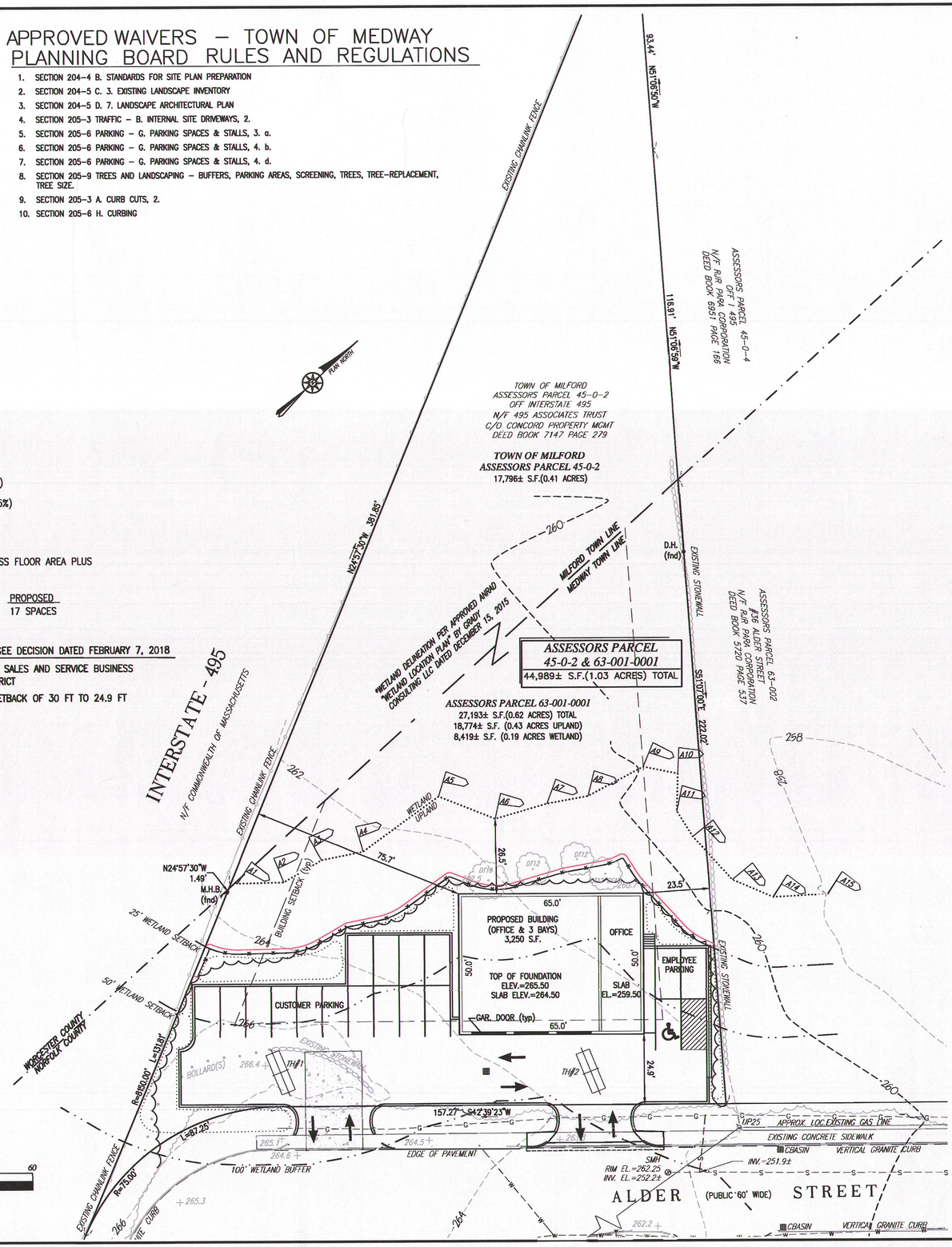
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES

APPROVAL DATE 06/12/18
ENDORSEMENT DATE



LOCATION MAP SCALE: 1"=200'±



Scale 1" = 20'

RECORD OWNER:
ASSESSOR PARCEL 63-001-0001

ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 194055
LOT 2 – LC PLAN No. 32712A

TOWN OF MILFORD
ASSESSORS PARCEL 45-0-2

ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 17616
LOT 5 – LC PLAN No. 32802A

COMMONWEALTH OF MASSACHUSETTS RICHARD J. GRADY No. 39372 REGISTERED PROFESSIONAL CIVIL ENGINEER

PLAN REFERENCES:
1. PLAN No. 834 OF 1977, PLAN BOOK 263
2. PLAN No. 180 OF 1997, PLAN BOOK 464
3. PLAN No. 24 OF 2006, PLAN BOOK 559
4. LAND COURT PLAN No. 32712A
5. LAND COURT PLAN No. 32802A

SHEET INDEX

REVISIONS	
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4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
6/4/18	REVIEW ENGINEER/PLANNING BOARD DECISION

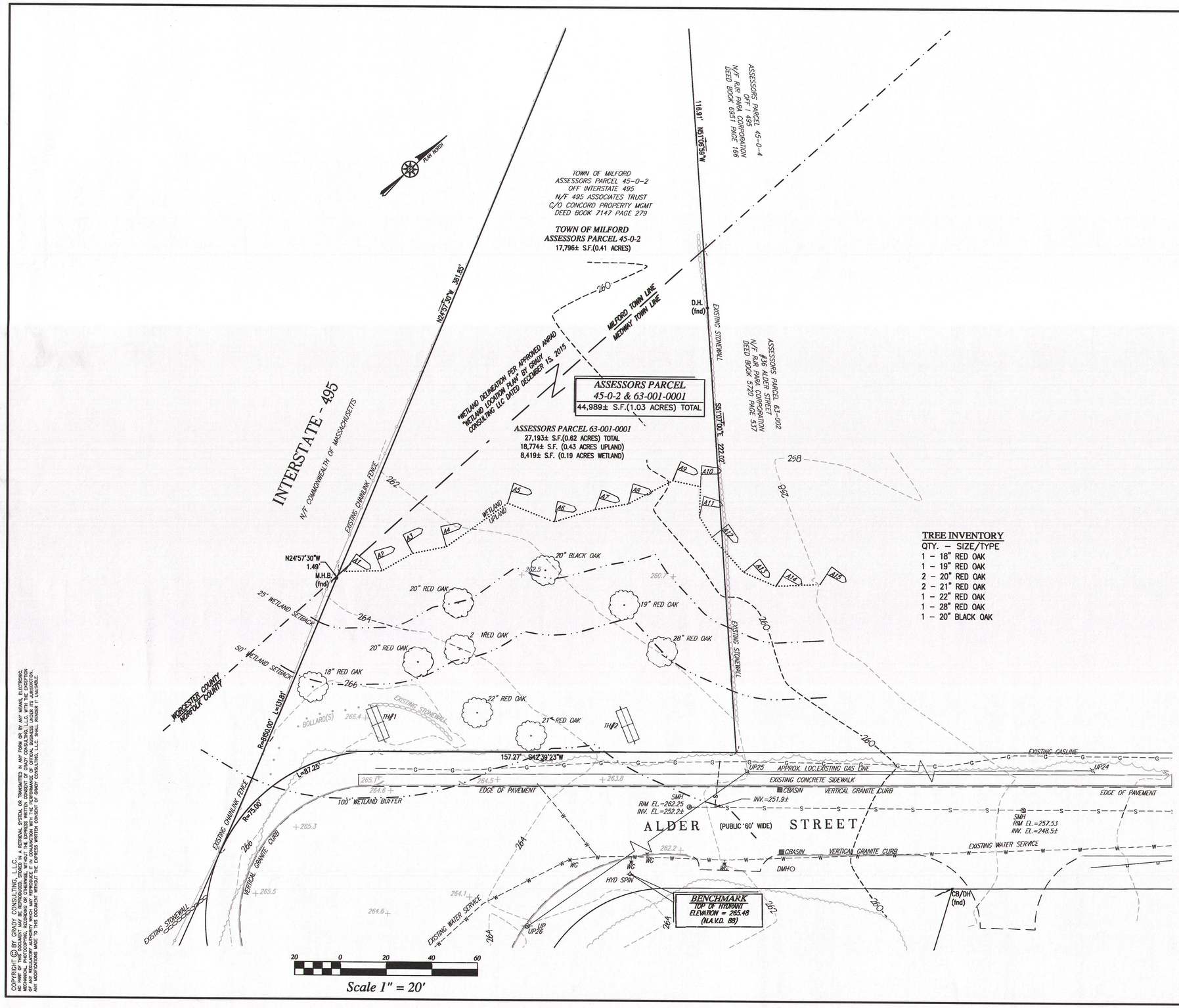
PROPOSED 3,250 S.F. COMMERCIAL BUILDING SITE PLAN

#50 ALDER STREET MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. OCTOBER 2015.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. EXISTING WETLANDS DELINEATED BY ECO TERRA DESIGN GROUP, LLC
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. SUBJECT SITE IS IN THE INDUSTRIAL III (IND-III) ZONE AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250243 0138E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TREE INVENTORY

QTY. – SIZE/TYPE
1 – 18" RED OAK
1 – 19" RED OAK
2 – 20" RED OAK
2 – 21" RED OAK
1 – 22" RED OAK
1 – 28" RED OAK
1 – 20" BLACK OAK

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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SITE PLAN
EXISTING CONDITIONS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: 1"=20'
JOB No. 15-307

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. GRADY
No. 38072
REGISTERED PROFESSIONAL CIVIL ENGINEER

GRADY CONSULTING, L.L.C.
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71 Evergreen Street, Suite 1, Kingston, MA 02364
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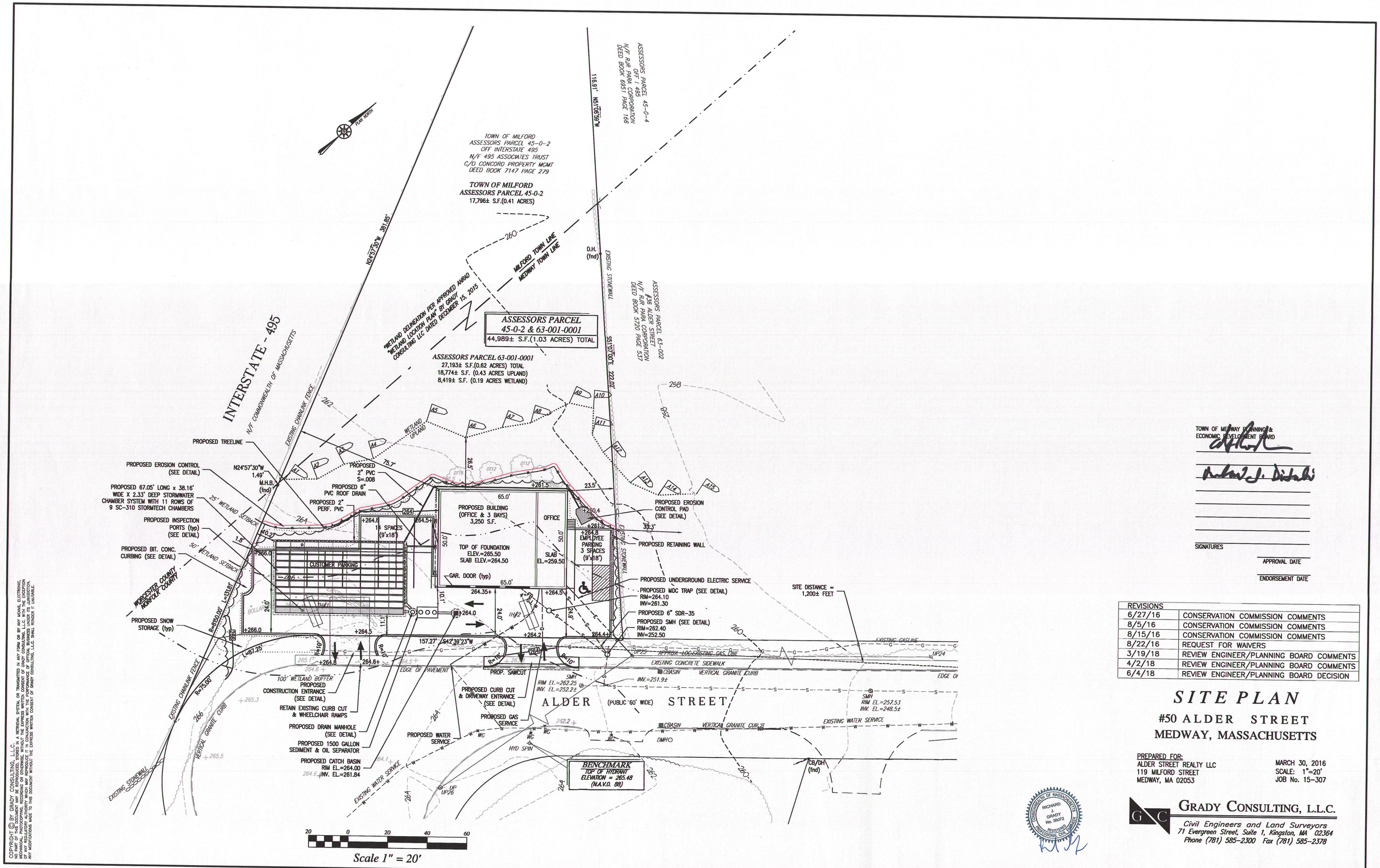

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MEDWAY, MASSACHUSETTS

PREPARED FOR:
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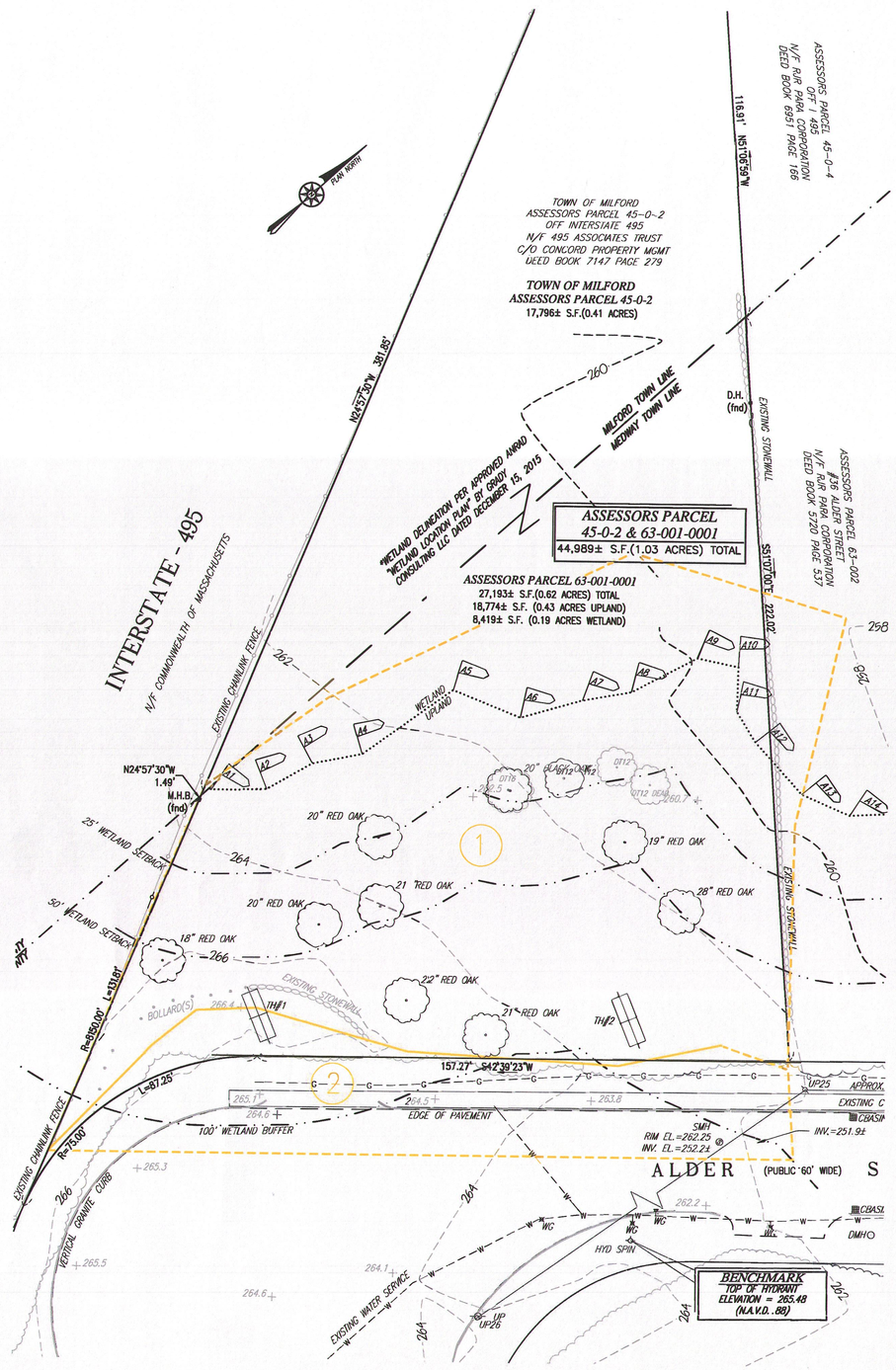
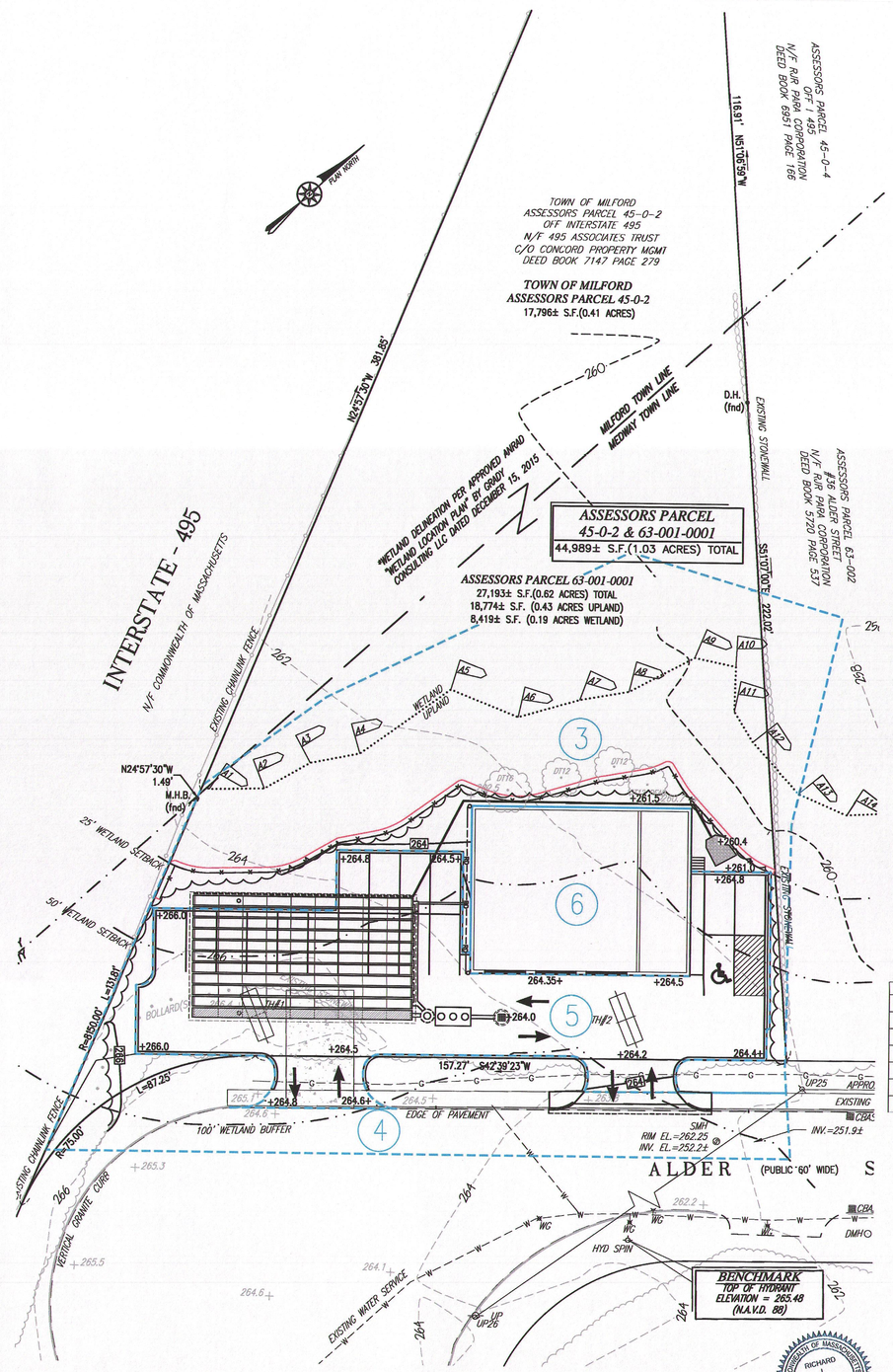


PRE DEVELOPMENT CONDITION



POST DEVELOPMENT CONDITION

20 0 20 40 60

Scale 1" = 20'

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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SITE PLAN

DRAINAGE

#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: 1"=20'
JOB No. 15-307

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COMMONWEALTH OF MASSACHUSETTS
RICHARD J. GRADY
No. 38072
REGISTERED PROFESSIONAL ENGINEER

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

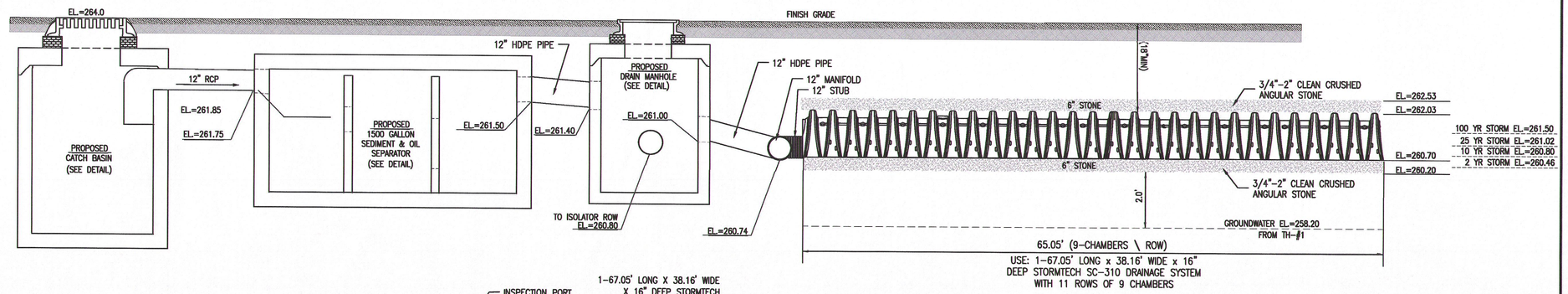
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

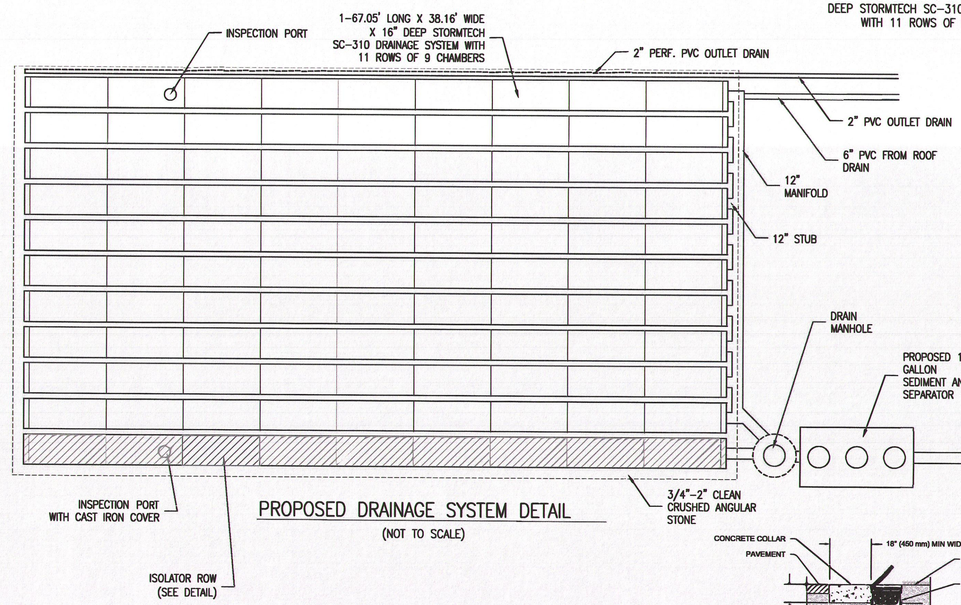
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

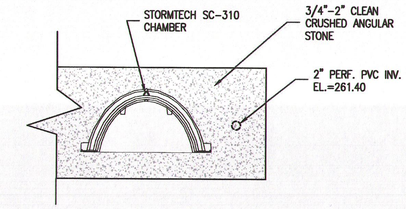
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

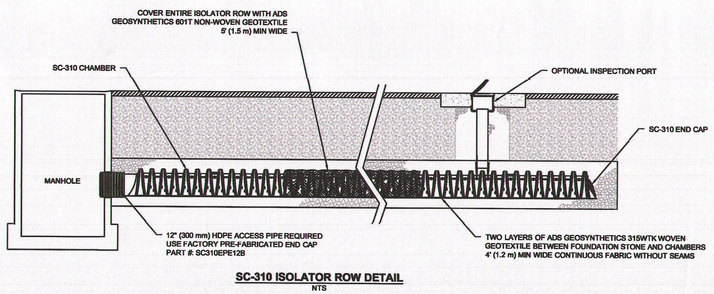




PROPOSED DRAINAGE SYSTEM DETAIL
(NOT TO SCALE)



DRAINAGE SYSTEM OUTLET DETAIL
(NOT TO SCALE)

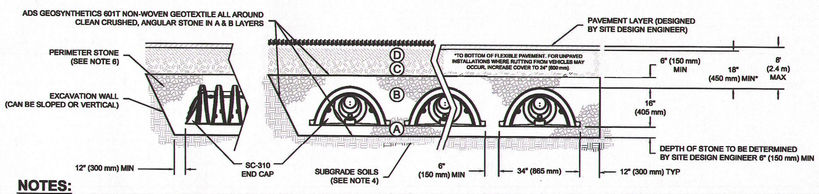


SC-310 ISOLATOR ROW DETAIL
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2]

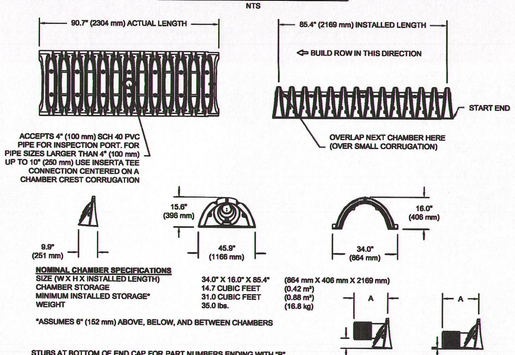
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

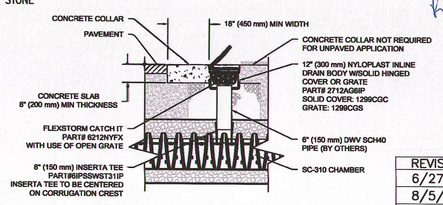
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm) —	— 0.5" (13 mm)
SC310EPE06B / SC310EPE06BPC				
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm) —	— 0.6" (15 mm)
SC310EPE08B / SC310EPE08BPC				
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm) —	— 0.7" (18 mm)
SC310EPE10B / SC310EPE10BPC				
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

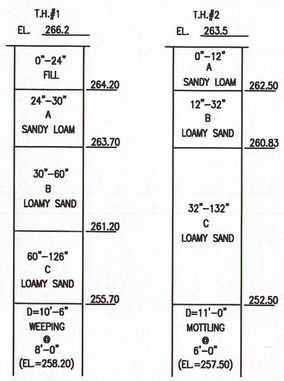
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SC-310 6" INSPECTION PORT DETAIL
NTS

SOIL LOGS



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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SITE PLAN
DRAINAGE
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

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Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
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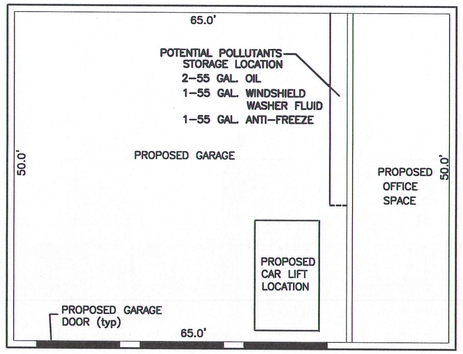
PLANT_SCHEDULE

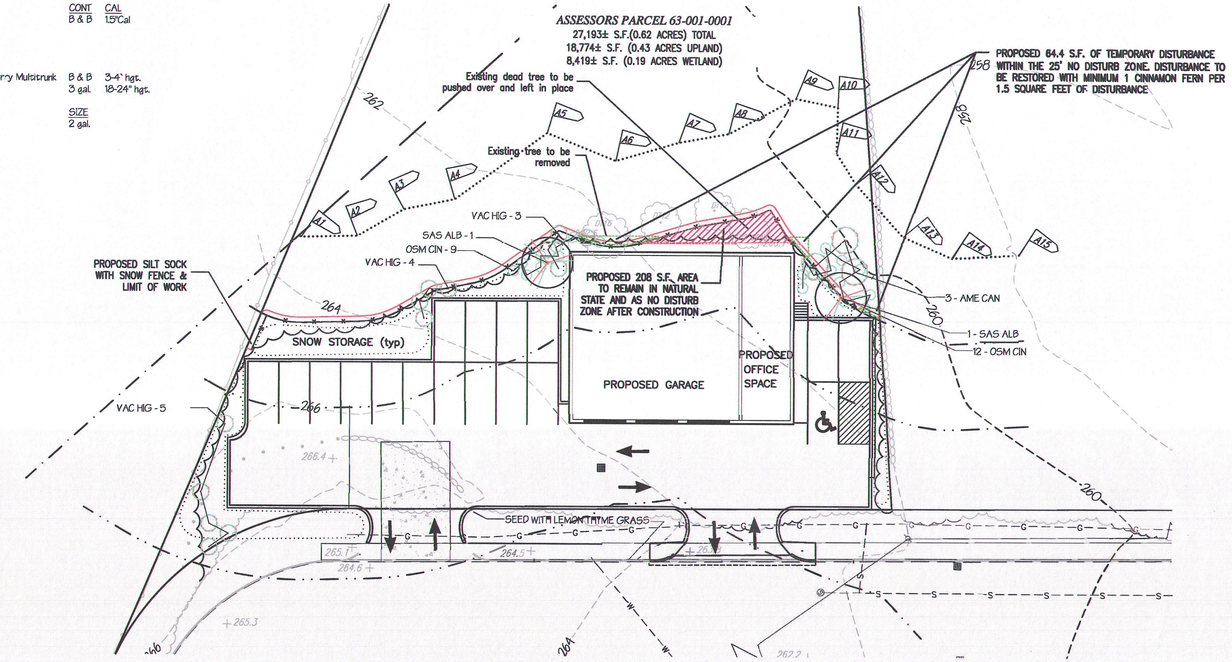
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
SAS ALB	2	Sassafras albidum / Sassafras	B & B	1.5"Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME		
AME CAN	3	Amelanchier canadensis / Shadblow Serviceberry Multistrunk	B & B	3-4' hgt.
VAC HIG	13	Vaccinium corymbosum / Highbush Blueberry	3 gal.	18-24" hgt.

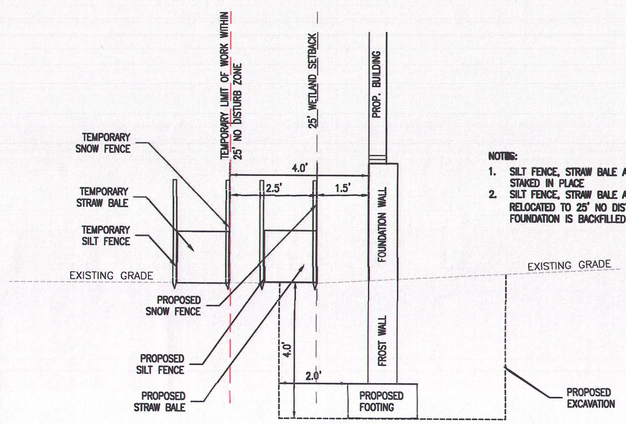
FERMS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
OSM CIN	21	Osmunda cinnamomea / Cinnamon Fern	2 gal.



POTENTIAL POLLUTANTS STORAGE DETAIL
(NOT TO SCALE)

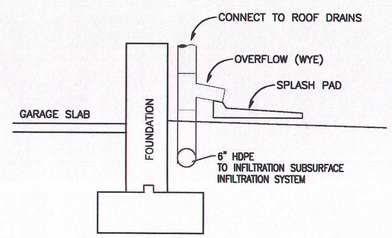


PROPOSED TEMPORARY DISTURBANCE AND LANDSCAPE PLANTING DETAIL
SCALE 1" = 10'

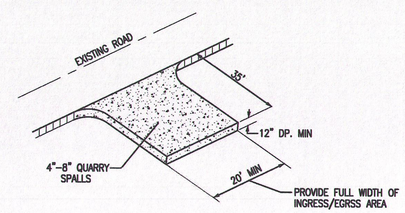


NOTES:
1. SILT FENCE, STRAW BALE AND SNOW FENCE SHALL BE STAKED IN PLACE
2. SILT FENCE, STRAW BALE AND SNOW FENCE SHALL BE RELOCATED TO 25' NO DISTURB ZONE AS SHOWN ONCE FOUNDATION IS BACKFILLED

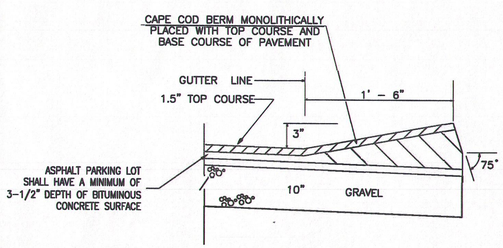
FOUNDATION CONSTRUCTION DETAIL
SCALE 1"=1'



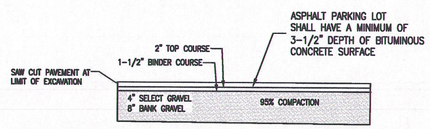
ROOF DRAIN DETAIL
(NOT TO SCALE)



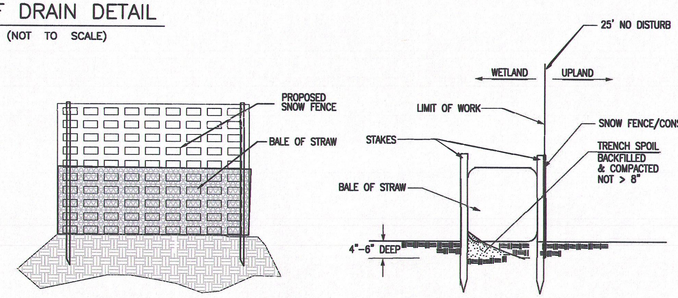
CRUSHED STONE CONSTRUCTION APRON
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)



PAVED SECTION
(NOT TO SCALE)



SILT FENCE STRAW BALE AND SNOW FENCE DETAIL
NOT TO SCALE

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES

APPROVAL DATE

ENDORSEMENT DATE

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6/27/16	CONSERVATION COMMISSION COMMENTS
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SITE PLAN
DETAILS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
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119 MILFORD STREET
MEDWAY, MA 02053

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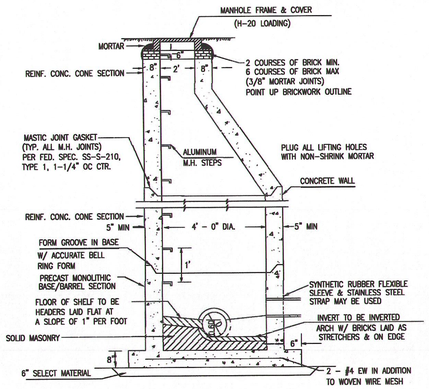


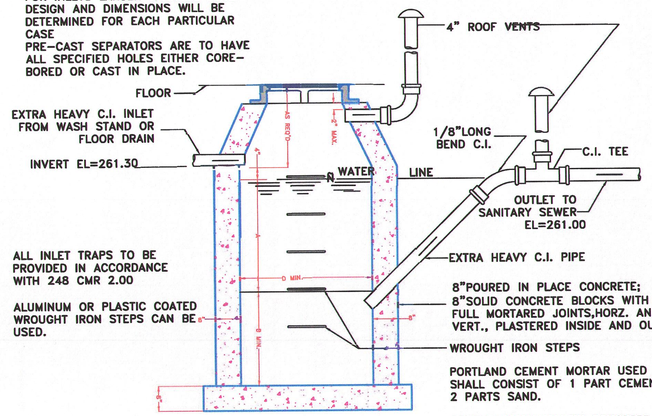
SANITARY SEWER MANHOLE

NOT TO SCALE

NOTES:

FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE

PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.



ALL INLET TRAPS TO BE PROVIDED IN ACCORDANCE WITH 248 CMR 2.00

ALUMINUM OR PLASTIC COATED WROUGHT IRON STEPS CAN BE USED.

INLET	D	A	B	INLET	D	A	B
4"	3'-6"ø	3'-0"	2'-6"	8"	5'-0"ø	6'-0"	5'-0"
5"	3'-6"ø	5'-0"	4'-0"		5'-6"x 5'-6"	4'-6"	4'-0"
	3'-6"x 3'-6"	4'-0"	3'-0"		6'-0"ø	4'-0"	3'-6"
	4'-0"	3'-8"	3'-0"		6'-0"x 6'-0"	3'-0"	2'-6"
	4'-0"x 4'-0"	3'-0"	2'-6"		6'-6"ø	3'-6"	3'-0"
	4'-6"	3'-0"	2'-6"		6'-6"x 6'-6"	3'-0"	2'-6"
6"	4'-0"ø	5'-0"	4'-6"	10"	5'-6"ø	7'-6"	6'-6"
	4'-0"x 4'-0"	4'-0"	3'-6"		6'-0"x 6'-0"	5'-6"	4'-6"
	4'-6"ø	4'-0"	3'-6"		6'-0"ø	6'-6"	5'-6"
	4'-6"x 4'-6"	3'-6"	3'-0"		6'-6"x 6'-6"	5'-0"	4'-0"
	5'-0"ø	3'-6"	3'-0"				
	5'-0"x 5'-0"	3'-0"	2'-6"				

GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

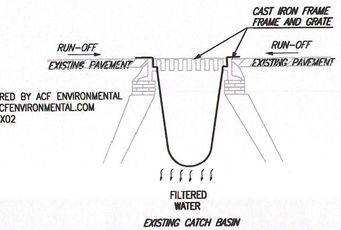
BOTH VENTS SHALL BE EXTENED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES

(Outlet pipe to be 45 degree angle)

CONTRACTOR SHALL VERIFY SEWER LOCATION AND ELEVATIONS PRIOR TO INSTALLATION

M.D.C. TRAP
OIL/GREASE SEPARATOR

(NOT TO SCALE)

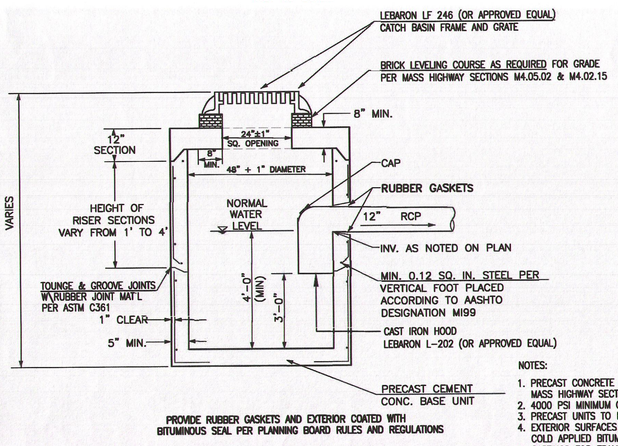


SILTSACK AS MANUFACTURED BY ACF ENVIRONMENTAL (800-448-3636) WWW.ACFENVIRONMENTAL.COM CATALOG NUMBER SILT02X02

NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY.

SILT SACK

(NOT TO SCALE)



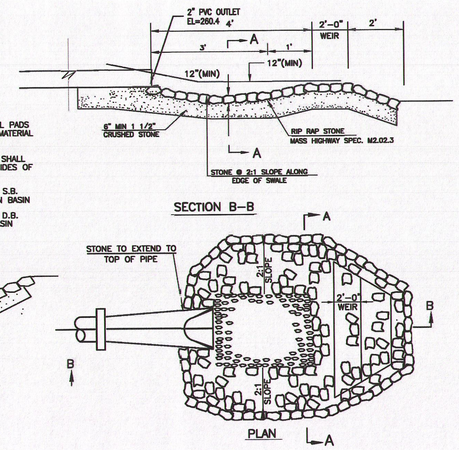
PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)

NOTES:

1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W\ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.

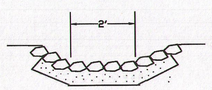


NOTES:

1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS

NOTE: DIMENSIONS DESIGNATED S.B. REFER TO SEDIMENTATION BASIN

DIMENSIONS DESIGNATED D.B. REFER TO DETENTION BASIN



SECTION A-A

DETAIL – SILT TRAP, EROSION CONTROL PAD

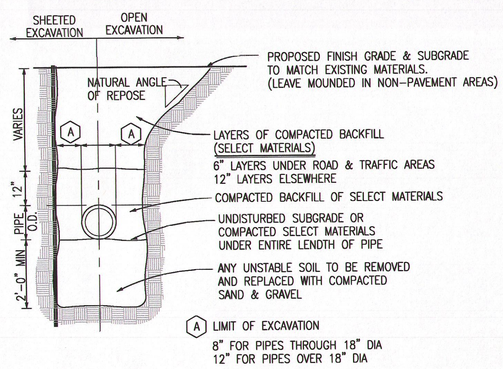
(NOT TO SCALE)

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES

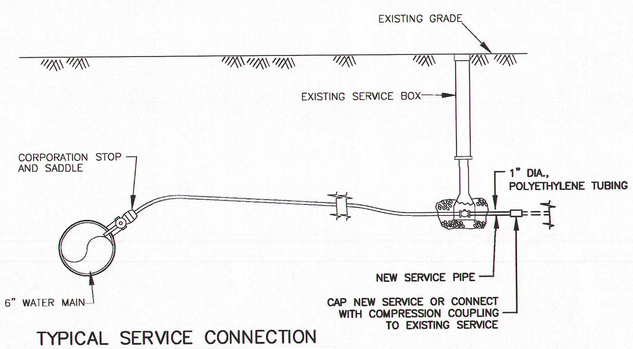
APPROVAL DATE

ENDORSEMENT DATE



TRENCH EXCAVATION DETAIL

NOT TO SCALE



TYPICAL SERVICE CONNECTION

(NOT TO SCALE)

NOTES

1. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. NOTIFY TOWN PRIOR TO BACKFILLING SEWER OR WATER SERVICES.
3. LOCATIONS OF UNDERGROUND UTILITIES ARE FROM RECORD INFORMATION AND ARE NOT WARRANTED.
4. THE CONTRACTOR SHALL COMPLY WITH WATER DEPT. AND SEWER DEPT. REQUIREMENTS.

SEWER NOTES

1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF MEDWAY AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DEWATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF MEDWAY, SEWER DEPARTMENT.
5. SEWER PIPES TO BE 6" PVC ASTM D3034SD – R35 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF MEDWAY SEWER DIVISION OF TIMING OF CONSTRUCTION TO INSURE THERE IS NO INTERFERENCE WITH THE OPERATIONS OF THE EXISTING SEWER FORCE MAIN.
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF MEDWAY SEWER DIVISION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPLIED AND SUBMITTED TO THE TOWN OF MEDWAY.
10. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
11. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
12. CONTRACTOR TO VERIFY SEWER STUB ELEVATION.

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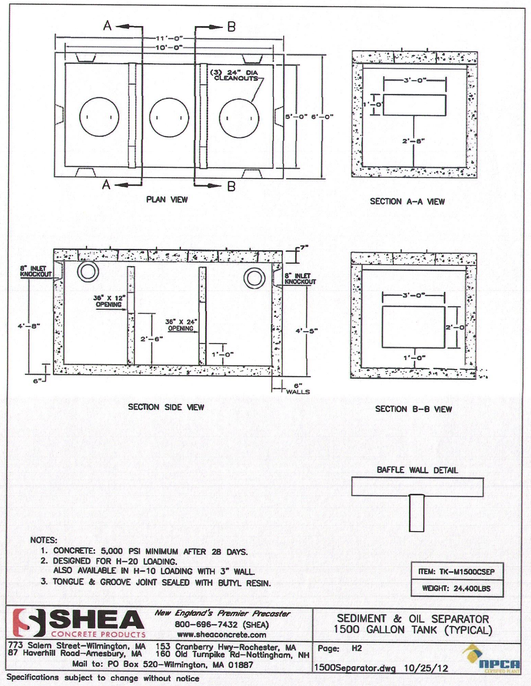
SITE PLAN
DETAILS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING. ALSO AVAILABLE IN H-10 LOADING WITH 3" WALL.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

ITEM: TK-M1500CSEP
WEIGHT: 24,400LBS

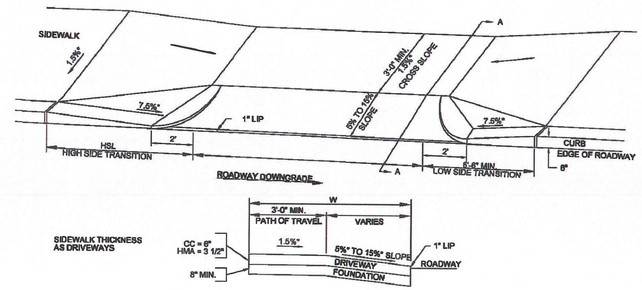
SHEA CONCRETE PRODUCTS — New England's Premier Precaster
800-696-7432 (SHEA)
www.sheaconcrete.com
773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH
Mail to: PO Box 520-Wilmington, MA 01887

SEDIMENT & OIL SEPARATOR
1500 GALLON TANK (TYPICAL)

Page: H2
1500Separator.dwg 10/25/12
NPCA

Specifications subject to change without notice

SEDIMENT AND OIL SEPARATOR DETAIL
(NOT TO SCALE)



SECTION A-A

LEGEND

HSL = HIGH SIDE TRANSITION LENGTH. SEE E 107.9.0
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
CC = CEMENT CONCRETE
HMA = HOT MIX ASPHALT

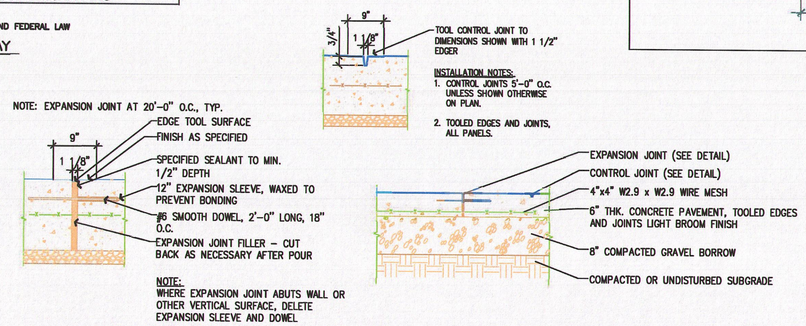
SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS 2' CURB CORNERS

*HANDICAP RAMPS SHALL BE COMPLIANT WITH BOTH STATE AND FEDERAL LAW

WHEELCHAIR RAMP – DRIVEWAY
(NOT TO SCALE)

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

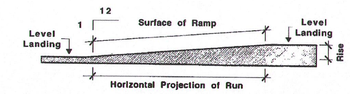
NOTE:
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".



CONCRETE WALK – BROOM FINISH/TOOL EDGE
(NOT TO SCALE)

21.3 SLOPE

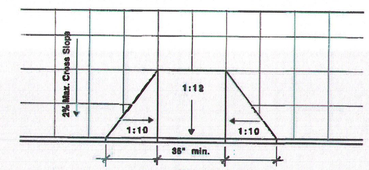
The least possible slope should be used for any ramp. The maximum slope shall be one-in-12 (1:12) (8.3%). Where *sidewalks* are too narrow to install a straight-line *curb cut* at a slope of one-in-12 (1:12) (8.3%), the sides of the *curb cut* shall not exceed one-in-12 (1:12) (8.3%). See Fig. 21b. The maximum cross-slope for any *curb cut* shall be 1:50 (2%). (There is no tolerance allowed on slope requirements). (Refer to 521 CMR 2.4.4d).



Slope
Figure 21b

21.7 FLARED SIDES

Sides of *curb cuts* shall extend at least 24 inches (24" = 610mm) at the curb. The maximum slope of the flare is one-in-ten (1:10) (10%). Curbing at the flared sides must blend with the slope of the flared sides. See Fig. 21c.



Curb Cut with Flared Sides
Figure 21c

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES

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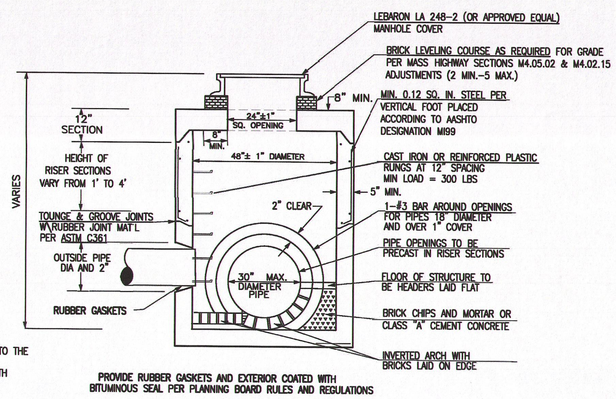
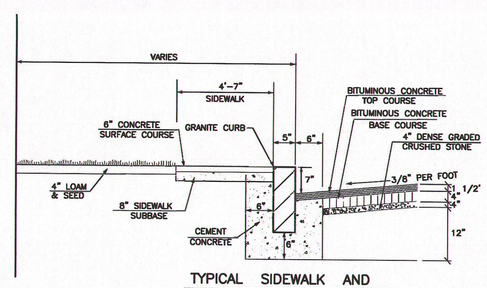


NOTES:
1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W\ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.

PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

PRECAST CONCRETE MANHOLE
(NOT TO SCALE)



TYPICAL SIDEWALK AND GRANITE CURB SECTION
(NOT TO SCALE)

COMMONWEALTH OF MASSACHUSETTS — RICHARD J. GRADY No. 38072 — REGISTERED PROFESSIONAL CIVIL ENGINEER

REVISIONS	
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Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

Submitted by Reflex Lighting Group, Inc.

Job Name:	Catalog Number:	Type:
51 ALDER STREET	XTOR3B Notes: BUILDING LEFT AND RIGHT	BOST18-115344

Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall surface, inverted mount for façade/canopy illumination, postbollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5° wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency Illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 85% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

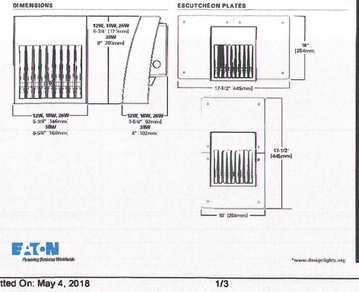
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP65 Compliant
IK08 Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 8.25 lbs. (1.7 - 3.4 kgs.)

EATON
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*www.designlights.org

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2017-07-25 12:21:59

Submitted On: May 4, 2018 — 1/3 — Index Page

Submitted by Reflex Lighting Group, Inc.

Job Name:	Catalog Number:	Type:
51 ALDER STREET	XTOR3B Notes: BUILDING LEFT AND RIGHT	BOST18-115344

XTOR CROSSTOUR LED

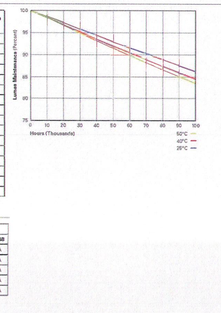
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-V	XTOR2B	XTOR2B-W	XTOR2B-V	XTOR3B	XTOR3B-W	XTOR3B-V	XTOR4B	XTOR4B-W	XTOR4B-V
Delivered Lumens (Wall Mount)	1,418	1,398	1,327	2,135	2,103	1,997	2,751	2,710	2,576	4,269	4,205	3,995
Delivered Lumens (With Front Accessory Kit)[1]	1,005	990	948	1,495	1,472	1,398	2,009	2,068	1,965	3,188	3,121	2,855
B.U.G. Rating[2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	36W	36W	36W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	396,000
40°C	> 89%	234,000
50°C	> 88%	216,000
XTOR2B Model		
25°C	> 93%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 93%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 93%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.101A	0.16A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.046A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

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Submitted On: May 4, 2018 — 2/3 — Index Page

Submitted by Reflex Lighting Group, Inc.

Job Name:	Catalog Number:	Type:
51 ALDER STREET	XTOR3B Notes: BUILDING LEFT AND RIGHT	BOST18-115344

XTOR CROSSTOUR LED

ORDERING INFORMATION

Sample Number: XTOR1B-W-VT-PC1

Series *	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 36W	(Black)=Bright White (Standard: 5000K) W=Neutral White, 4000K V=Warm White, 3000K	(Black)=Carbon Bronze (Standard) WH=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic SP=Satin Platinum	PC1=Photocontrol 120V * PC2=Photocontrol 208-277V * † 347V=347V * HA=40°C High Ambient *	WG/XTOR=Wire Guard * XTOR1FLD-AHC=Knuckle Floodlight Kit * XTOR1FLDTRN=Trunnion Floodlight Kit * XTOR1FLD-NHC-WT=Knuckle Floodlight Kit, Summit White * XTOR1FLD-TRN-WT=Trunnion Floodlight Kit, Summit White * EWR/XTOR=Escutcheon Wall Plate, Carbon Bronze EWR/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium®Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrol is a factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall mount mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle or trunnion (TRN) base, small and large product lens and small and large product shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	36W Series
XTOR1B-W-12W, 5000K, Carbon Bronze	XTOR2B-W-18W, 5000K, Carbon Bronze	XTOR3B-W-26W, 5000K, Carbon Bronze	XTOR4B-W-36W, 5000K, Carbon Bronze
XTOR1B-WT-12W, 5000K, Summit White	XTOR2B-WT-18W, 5000K, Summit White	XTOR3B-WT-26W, 5000K, Summit White	XTOR4B-WT-36W, 5000K, Summit White
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=36W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1=36W, 4000K, 120V PC, Carbon Bronze

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Submitted On: May 4, 2018 — 3/3 — Index Page

Submitted by Reflex Lighting Group, Inc.

Job Name:	Catalog Number:	Type:
51 ALDER STREET	XTOR2B Notes:	BOST18-115344

Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall surface, inverted mount for façade/canopy illumination, postbollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

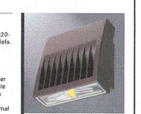
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5° wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency Illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 85% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

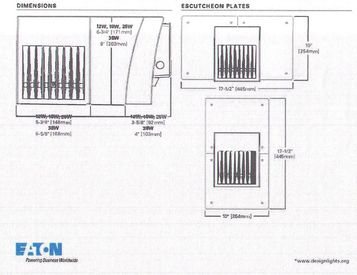
Warranty
Five-year warranty.



XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP65 Compliant
IK08 Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 8.25 lbs. (1.7 - 3.4 kgs.)

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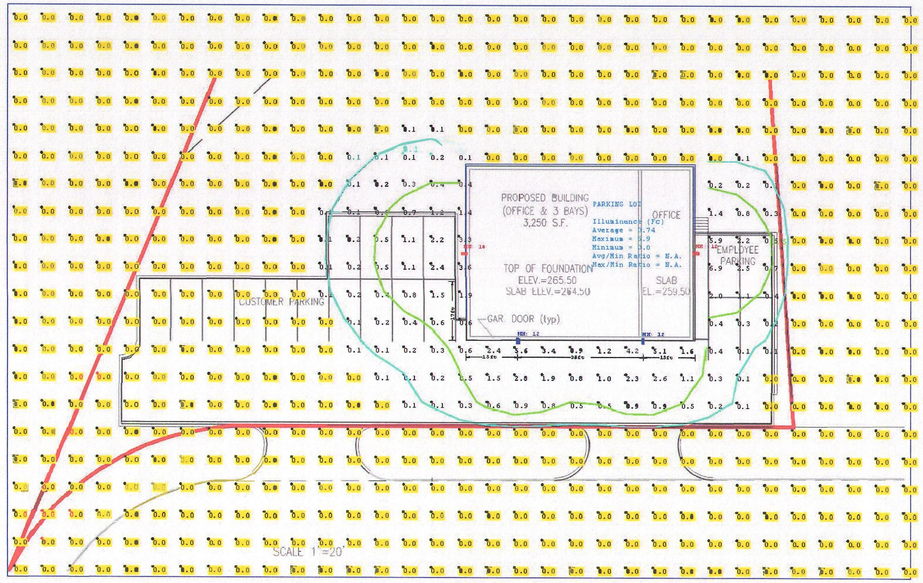

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	LUMARK 3	SINGLE	XTOR3B
	2	LUMARK 2	SINGLE	XTOR2B

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Fc	0.16	6.9	0.0	N.A.	N.A.
PARKING LOT	Fc	0.74	6.9	0.0	N.A.	N.A.

REFLEXLIGHTING
Ft Myers Dr, Renfrew, ON K0J1K0

51 ALDER STREET

MILWAY AUT●

Drawn By: AES	
Checked By:	
Date: 5.3.18	
Specifier:	
Scale: NTS	

Revisions	#	Date	Comments
	X	XX/XX	XXXXXXXXXX

Page 1 of 1

Submitted by Reflex Lighting Group, Inc.

Job Name:	Catalog Number:	Type:
51 ALDER STREET	XTOR2B Notes:	BOST18-115344

XTOR CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-V	XTOR2B	XTOR2B-W	XTOR2B-V	XTOR3B	XTOR3B-W	XTOR3B-V	XTOR4B	XTOR4B-W	XTOR4B-V
Delivered Lumens (Wall Mount)	1,418	1,398	1,327	2,135	2,103	1,997	2,751	2,710	2,576	4,269	4,205	3,995
Delivered Lumens (With Front Accessory Kit)[1]	1,005	990	948	1,495	1,472	1,398	2,009	2,068	1,965	3,188	3,121	2,855
B.U.G. Rating[2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	36W	36W	36W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	396,000
40°C	> 89%	234,000
50°C	> 88%	216,000
XTOR2B Model		
25°C	> 93%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 93%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 93%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.101A	0.16A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.046A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

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Submitted On: May 4, 2018 — 2/3 — Index Page

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD:

SIGNATURES

APPROVAL DATE

ENDORSEMENT DATE

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
8/22/16	REQUEST FOR WAIVERS
3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
6/4/18	REVIEW ENGINEER/PLANNING BOARD DECISION

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. GRADY
No. 38072
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
DETAILS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

1 {3D} Copy 1

CLINTON DESIGN ARCHITECTS
P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	52318
Revisions	

5/25/2018 9:30:32 AM

REGISTERED ARCHITECT
EDWARD F. CLINTON
No. 5259
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

3 D VIEWS

Scale:

A0

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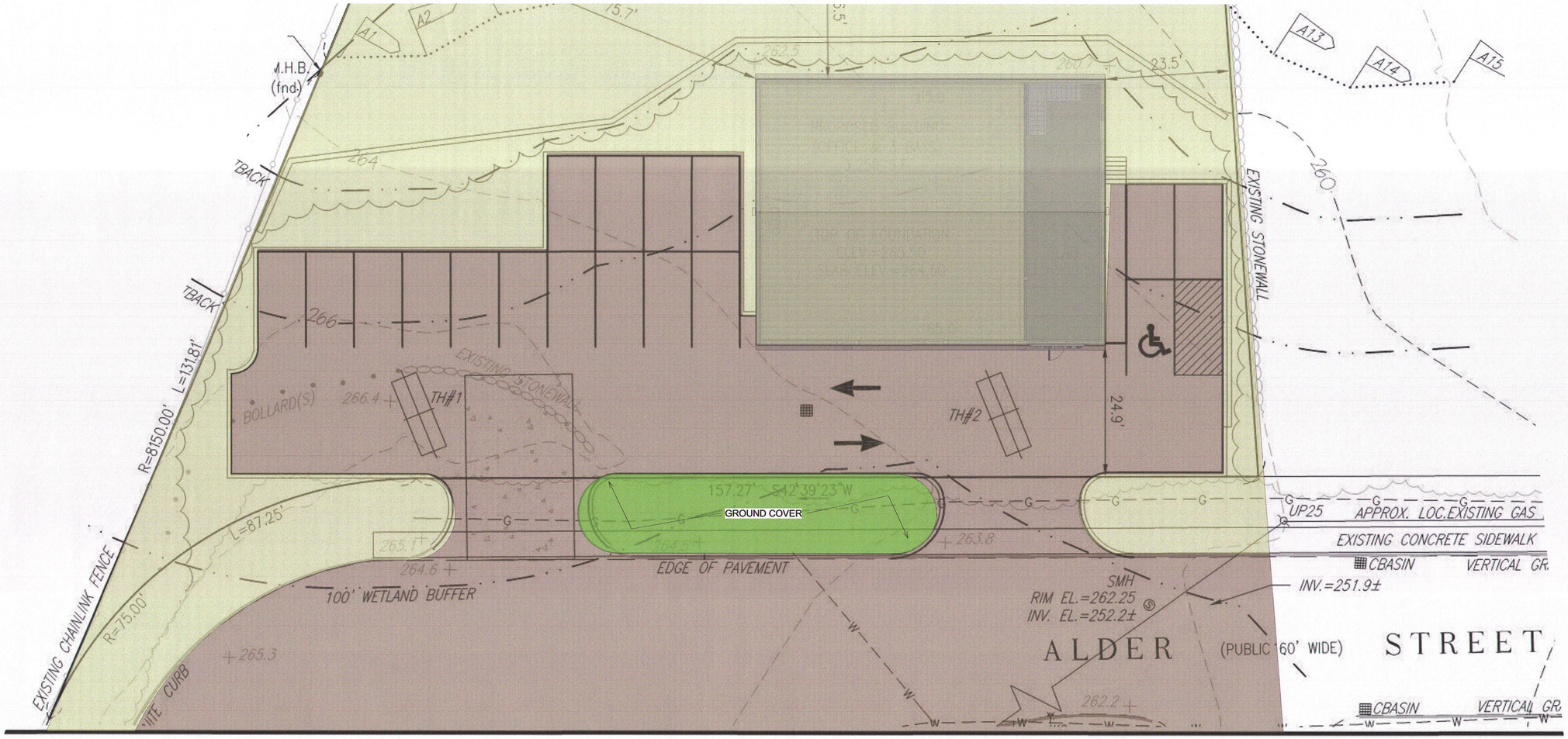

1 Site
1" = 10'-0"

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51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked By	Checker
Project	5 25 18
Revisions	

5/25/2018 9:35:43 AM

REGISTERED ARCHITECT
No. 5259
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

SITE PLAN

Scale: 1" = 10'-0"

AO.1

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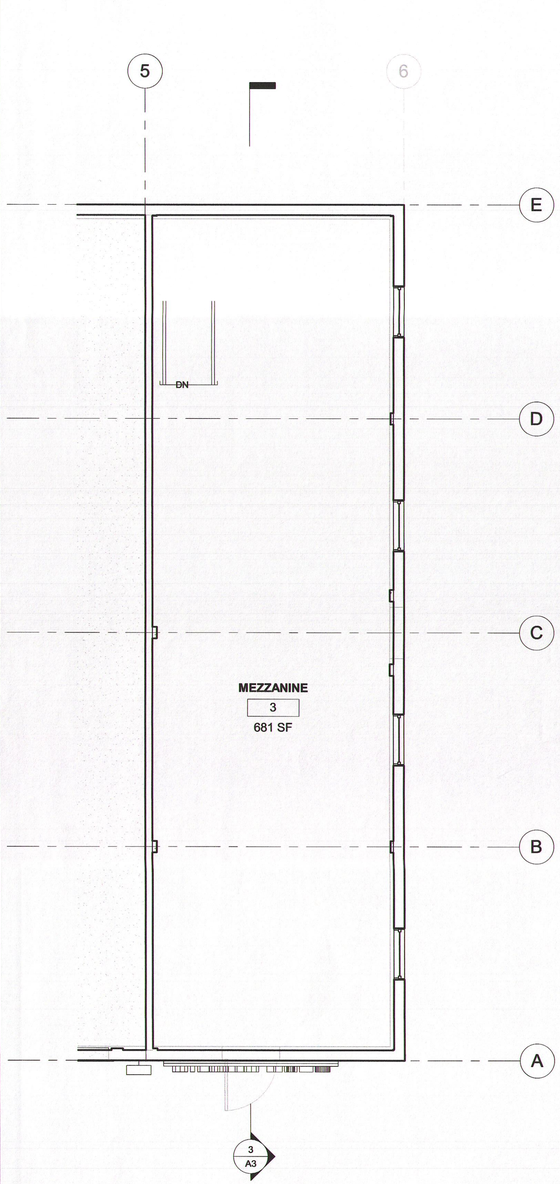
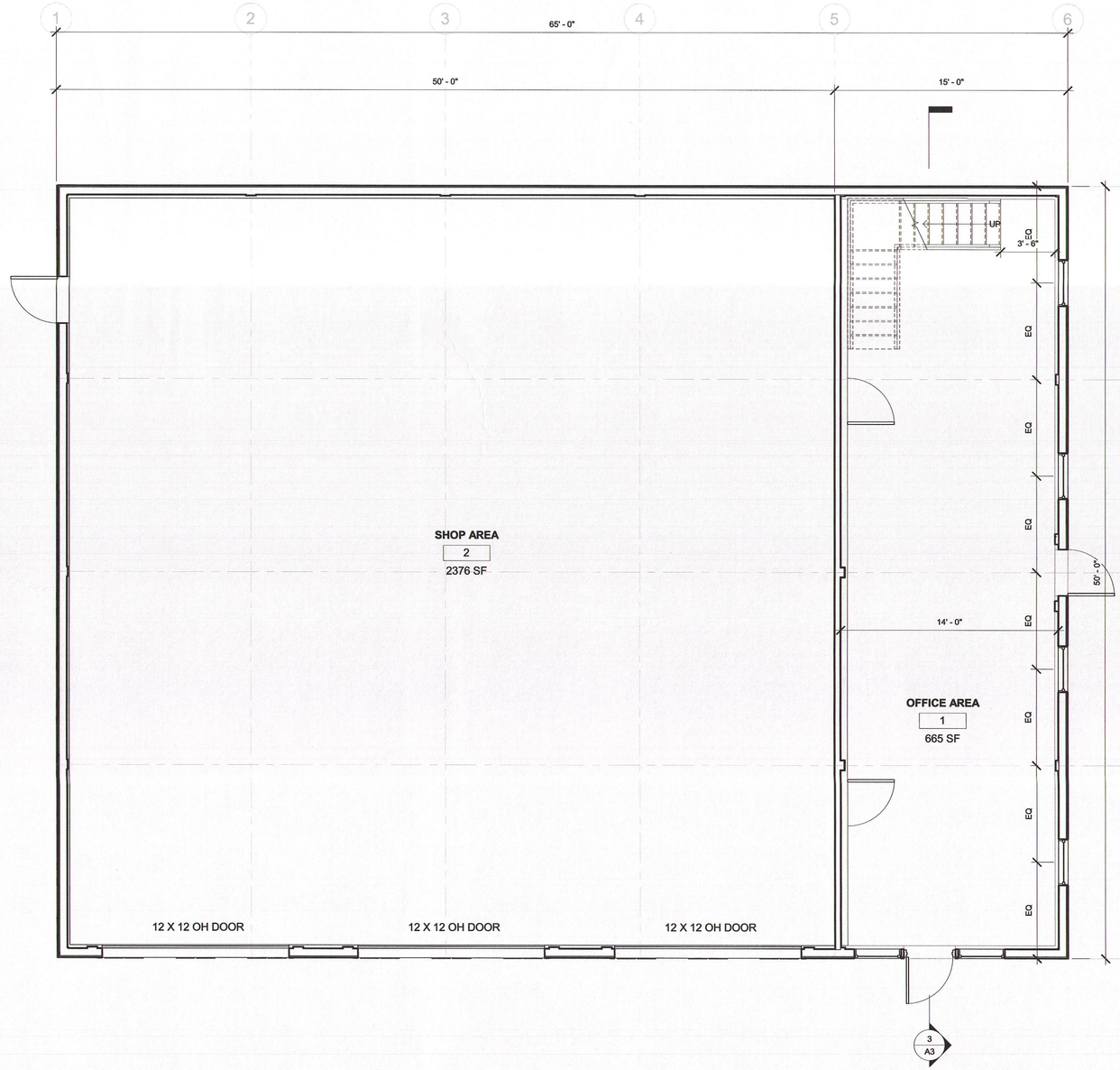


3 MEZZANINE LEVEL
1/4" = 1'-0"



1 Level 1
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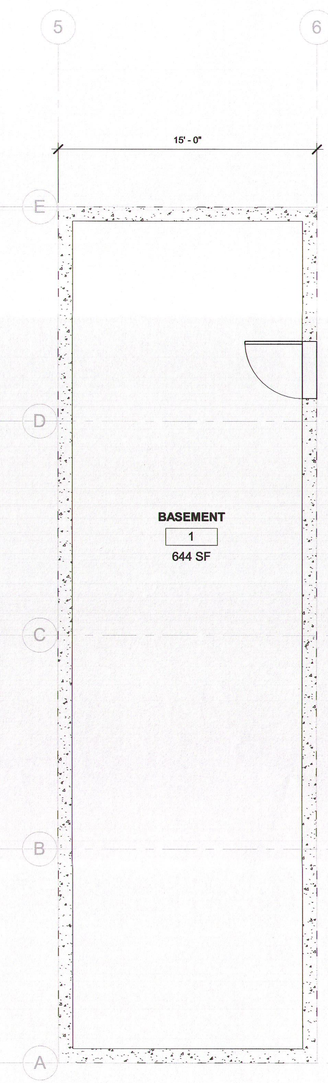

2 BASEMENT
1/4" = 1'-0"

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51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project No.	5.23.18
Revisions	

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REGISTERED ARCHITECT
EDWARD F. CLINTON
No. 5259
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PLAN

Scale: 1/4" = 1'-0"

A1

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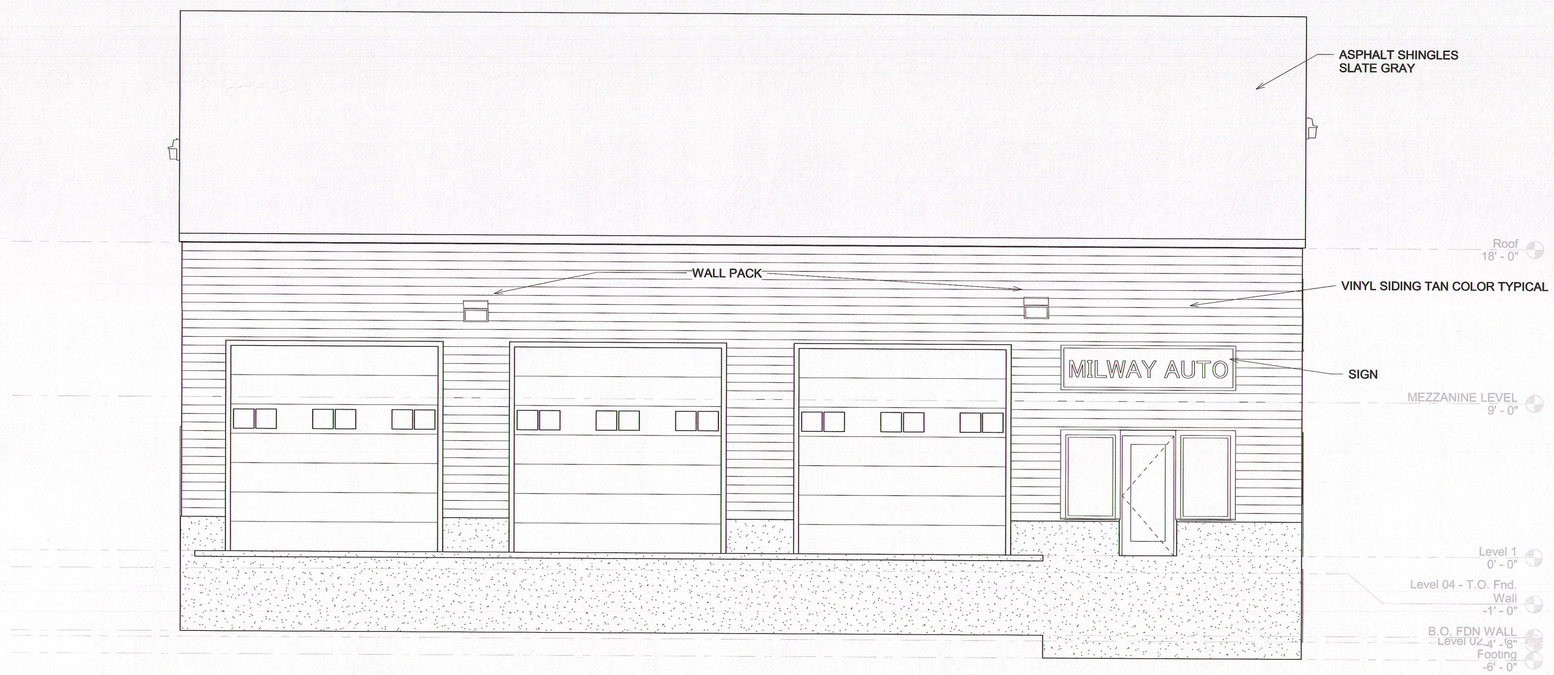
2 East
1/4" = 1'-0"



1 South
1/4" = 1'-0"

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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	EFC
Checked By	EFC
Project	5.25.18
Revisions	

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REGISTERED ARCHITECT
EDWARD F. CLINTON
No. 5259
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

ELEVATIONS

Scale: 1/4" = 1'-0"

A2

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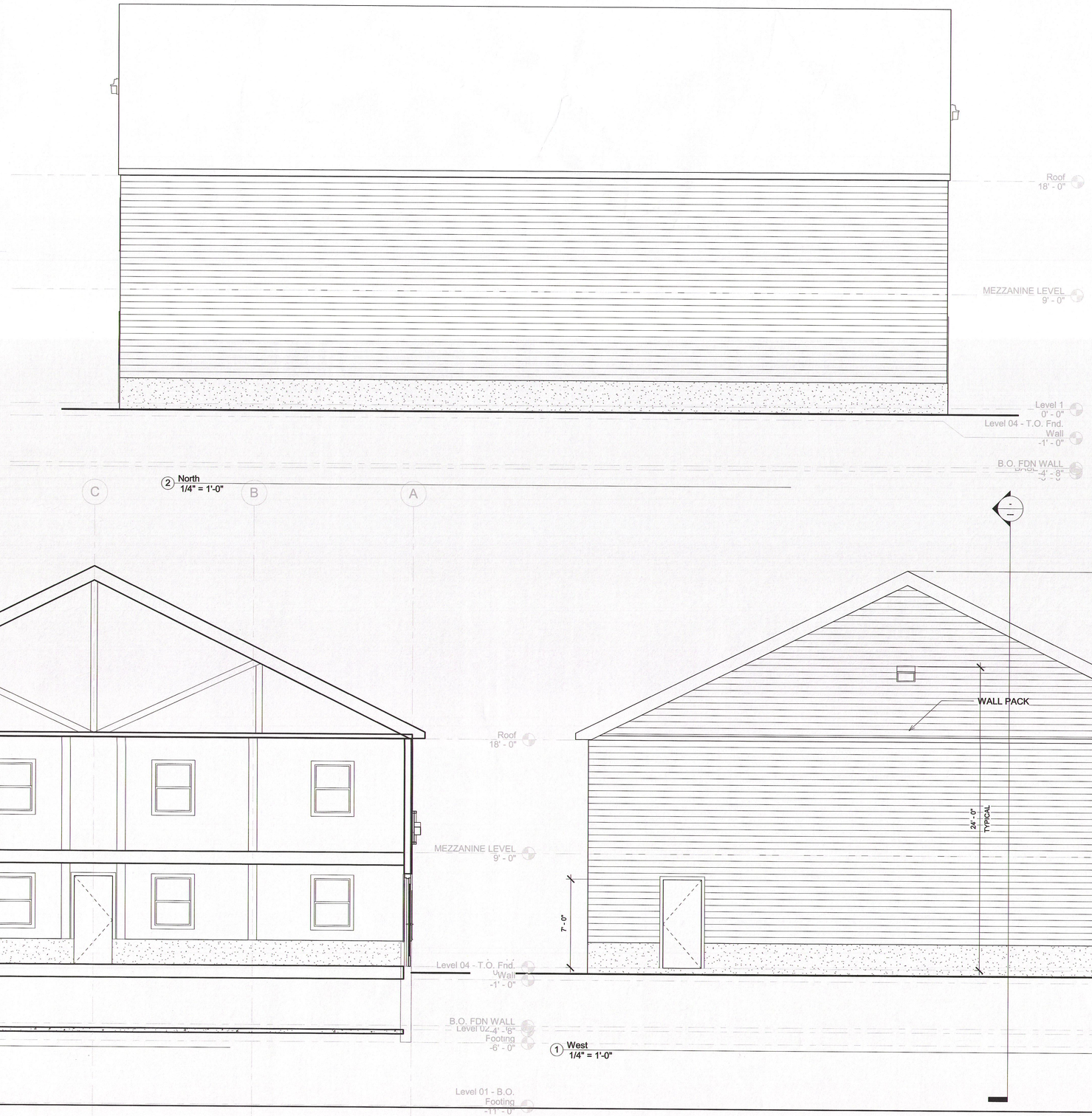

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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	52218
Revisions	

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REGISTERED ARCHITECT
EDWARD F. CLINTON
No. 5259
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

ELEVATIONS

Scale: 1/4" = 1'-0"

A3

5/25/2018 9:35:45 AM