

21 TROTTER DRIVE

A SITE PLAN

IN

MEDWAY, MASSACHUSETTS

(NORFOLK COUNTY)

OWNER/APPLICANT:
 21 TROTTER DRIVE LLC
 21A TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

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

APPROVED REQUESTS FOR WAIVERS:

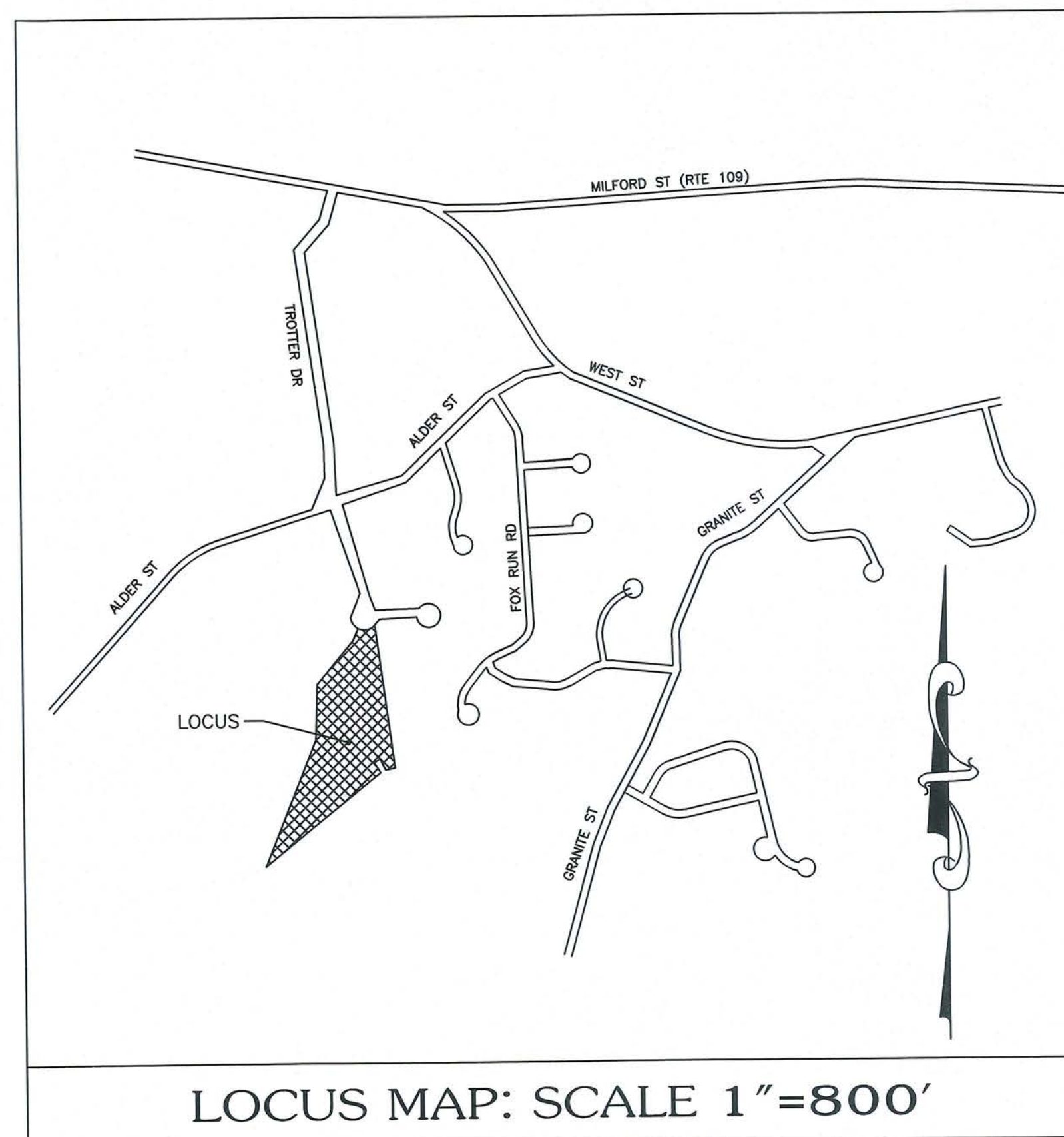
- SECTION 204-5 B. SITE CONTEXT SHEET IS REQUIRED AS PART OF THE PLAN SET. TO NOT INCLUDE A SITE CONTEXT SHEET.
 - SECTION 204-3 A. 7.A. TRAFFIC IMPACT ASSESSMENT - A TRAFFIC IMPACT REPORT IS REQUIRED IF A DEVELOPMENT PROJECT INVOLVES THE ADDITION OF 30 OR MORE PARKING SPACES. TO NOT INCLUDE A TRAFFIC IMPACT ASSESSMENT
 - SECTION 204-5 C. 3) EXISTING LANDSCAPE INVENTORY - AN EXISTING LANDSCAPE INVENTORY SHALL BE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS. THIS INVENTORY SHALL INCLUDE A "MAPPED" OVERVIEW OF EXISTING LANDSCAPE FEATURES AND STRUCTURES AND A GENERAL INVENTORY OF MAJOR PLANT SPECIES INCLUDING THE SPECIFIC IDENTIFICATION OF EXISTING TREES WITH A DIAMETER OF ONE (1) FOOT OR GREATER AT FOUR (4) FEET ABOVE GRADE. TO IDENTIFY TREES WITH A DIAMETER OF 18 INCHES OR MORE AT 4 FEET ABOVE GRADE ONLY WITHIN THE LIMIT OF WORK AREA, NOT THROUGHOUT THE ENTIRE 11 ACRE SITE. AS CONDITIONED HEREIN (CONDITION C), THE SITE PLAN WILL BE REVISED TO SHOW THIS PARTIAL INVENTORY ON THE EXISTING CONDITIONS SHEET.
- SITE PLAN DEVELOPMENT STANDARDS**
- SECTION 205-3 B. 6 INTERNAL SITE DRIVEWAYS - THE PERIMETER OF THE DRIVEWAY SHALL BE BOUNDED WITH VERTICAL GRANITE CURB OR SIMILAR TYPE OF EDGE TREATMENT. TO USE BITUMINOUS BERMS ALONG ALL TRAVEL LANES AND PARKING LIMITS.
 - SECTION 205-6 PARKING. G. PARKING SPACE/STALLS, 3. A) CAR PARKING SPACES/STALLS SHALL BE TEN (10) FEET BY TWENTY (20) FEET, EXCEPT THAT HANDICAP STALLS SHALL BE IN ACCORDANCE WITH THE CURRENT ADA STANDARDS. TO ALLOW STALLS AT A SIZE OF 9' BY 18'. THIS IS THE ALLOWED STANDARD PARKING SPACE SIZE PER SECTION 7.1.1. E. 3. A. OF THE ZONING BYLAW AND IS SUITABLE FOR 24' WIDE TWO-WAY TRAFFIC AISLES.
 - SECTION 205-6 G. 3. B) - PARKING SPACES AND STALLS - WHEEL STOPS ARE REQUIRED AT THE HEAD OF EACH CAR STALL WHERE A SPACE/STALL ABUTS A WALKWAY, PEDESTRIAN WAY, OR SPECIAL SITE FEATURE SUCH AS AN ABRUPT CHANGE IN GRADE. ACCEPTABLE MATERIALS INCLUDE PRE-CAST CONCRETE, GRANITE, OR LIKE MATERIALS. ALL WHEEL STOPS SHALL BE PROPERLY ANCHORED INTO THE GROUND AND LOCATED APPROXIMATELY TWENTY-FOUR (24) INCHES FROM THE HEAD OF A CAR SPACE/STALL. TO ALLOW USE OF CAPE COD BERM, AND INTEGRATED CONCRETE WALKS AND CURBING.
 - SECTION 205-6 G. 4. B) - PARKING SPACES AND STALLS - STALLS SHALL NOT BE LOCATED WITHIN 15' OF THE FRONT, SIDE OR REAR PROPERTY LINES. TO ALLOW A 10' SETBACK ON THE WESTERN SIDE OF THE SITE.
 - SECTION 205-6 H. CURBING - THE PERIMETER OF THE PARKING AREA SHALL BE BOUNDED WITH VERTICAL GRANITE CURB OR SIMILAR TYPE OF EDGE TREATMENT TO DELINEATE THE PARKING LOT. TO USE BITUMINOUS BERMS ALONG ALL TRAVEL LANES AND PARKING LIMITS.
 - SECTION 205-9 B. LANDSCAPE BUFFERS - THE USE OF PROPORTIONALLY SIZED LANDSCAPED BUFFERS AND BERMS BETWEEN THE STREET AND STRUCTURES, BETWEEN THE STREET AND PARKING FIELDS, BETWEEN THE SITE AND ITS NEIGHBORS, AND THROUGHOUT PARKING LOT ISLANDS IS ENCOURAGED TO PROVIDE FOR MORE IMMEDIATE VISUAL SCREENING AND IMPROVED TOPOGRAPHICAL VARIATION. TO ALLOW NO LANDSCAPE BUFFER ALONG THE WESTERN PROPERTY LINE.
 - SECTION 205-9 F. F. TREE REPLACEMENT - THE TOTAL DIAMETER OF ALL TREES OVER TEN (10) INCHES IN DIAMETER THAT ARE REMOVED FROM THE SITE SHALL BE REPLACED WITH TREES THAT EQUAL THE TOTAL BREAST HEIGHT DIAMETER OF THE REMOVED TREES. THE REPLACEMENT TREES MAY BE PLACED ON OR OFF SITE AS RECOMMENDED BY THE PLANNING BOARD. THE BOARD HAS PREVIOUSLY AGREED TO LIMIT THE INVENTORY OF TREES TO BE REMOVED FROM THE SITE TO ONLY THOSE OVER 18" IN DIAMETER IN THE WORK LIMIT AREA. TO PROVIDE A SUITABLE BUFFER FOR THE ADJACENT RESIDENTIAL NEIGHBOR AT 2 LOST HILL DRIVE, FOUR WHITE PINE TREES ARE TO BE REMOVED. EACH IS 20'-24" IN DIAMETER FOR A TOTAL OF 80 AND 96" OF REQUIRED TREE REPLACEMENT. THE REPLACEMENT PLANTING PLAN FOR THIS AREA IS ROBUST. IT SHOWS 25 GIANT GREEN ARBORVITAE (14'-20" TALL) AND 9 NORWAY SPRUCE TREES (14'-20" TALL). THE PROPERTY OWNER AT 2 LOST HILL DRIVE IS SATISFIED WITH THE PROPOSED LANDSCAPED BUFFER.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD. VOTED TO APPROVE WITH STANDARD CONDITIONS.

ORDER OF CONDITIONS

SEE ORDER OF CONDITIONS FROM MEDWAY CONSERVATION COMMISSION DATED, SEPTEMBER 30, 2019 AND LAST AMENDED JANUARY 23, 2019 FOR DEP FILE NO. 216-0937.



LOCUS MAP: SCALE 1"=800'

APRIL 8, 2019

REVISED: JULY 25, 2019
 REVISED: AUGUST 6, 2019
 REVISED: AUGUST 28, 2019
 REVISED: OCTOBER 8, 2019
 REVISED: JANUARY 20, 2020

SHEET LIST:

SITE PLANS

- COVER SHEET
- EXISTING CONDITIONS
- PROPOSED LAYOUT
- GRADING & UTILITIES
- LIGHTING & LANDSCAPING
- DETAILS

STORMWATER PLANS

- STORMWATER (SWPPP) PLAN

ARCHITECTURAL PLANS

- FLOOR PLAN
- FLOOR PLAN
- RENDERINGS

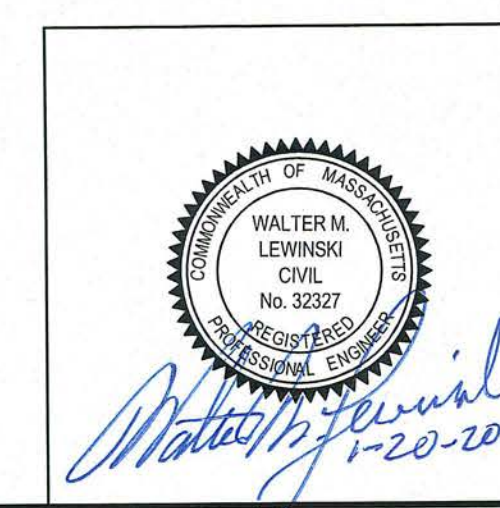
LEGEND

BIT CONC	BITUMINOUS CONCRETE
BORING	BORING
CB	CATCHBASIN
CB/PLUG	CONCRETE BOUND/PLUG
CC	CONCRETE CURB
CCB	CAPE COD BERM
CO	CLEAN OUT
CONC	CONCRETE
CONC	CONCRETE
CS	CURB STOP
CW	CROSSWALK
D	DRAINLINE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON
DMH	DRAIN MANHOLE
E	ELECTRIC
ECB	EROSION CONTROL BARRIER
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FE	FLARED END
G	GAS LINE
GG	GAS GATE
GV	GATE VALVE
HC	HANDICAPPED RAMP
HCC	HAUNCHED CONCRETE CURB
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PIV	POST INDICATOR VALVE
PPVC	PERFORATED POLY-VINYL-CHLORIDE
PVC	POLY-VINYL-CHLORIDE
ROP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
S	SIGN
SB	SPEED BUMP
SB/DH	STONE BOUND/DRILLHOLE
SB/DH(TBS)	STONE BOUND/DRILLHOLE(TO BE SET)
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SWBL	SINGLE WHITE BROKEN LINE
SWSL	SINGLE WHITE SOLID LINE
T	TEST PIT
T24	24" TREE
TD	TRENCH DRAIN
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRANSITION STONE
UD	UNDERDRAIN
VCC	VERTICAL GRANITE CURB
W	WATER LINE
WG	WATER GATE
WF #A-50	WETLAND FLAG

APPROVED BY:
 MEDWAY PLANNING & ECONOMIC
 DEVELOPMENT BOARD

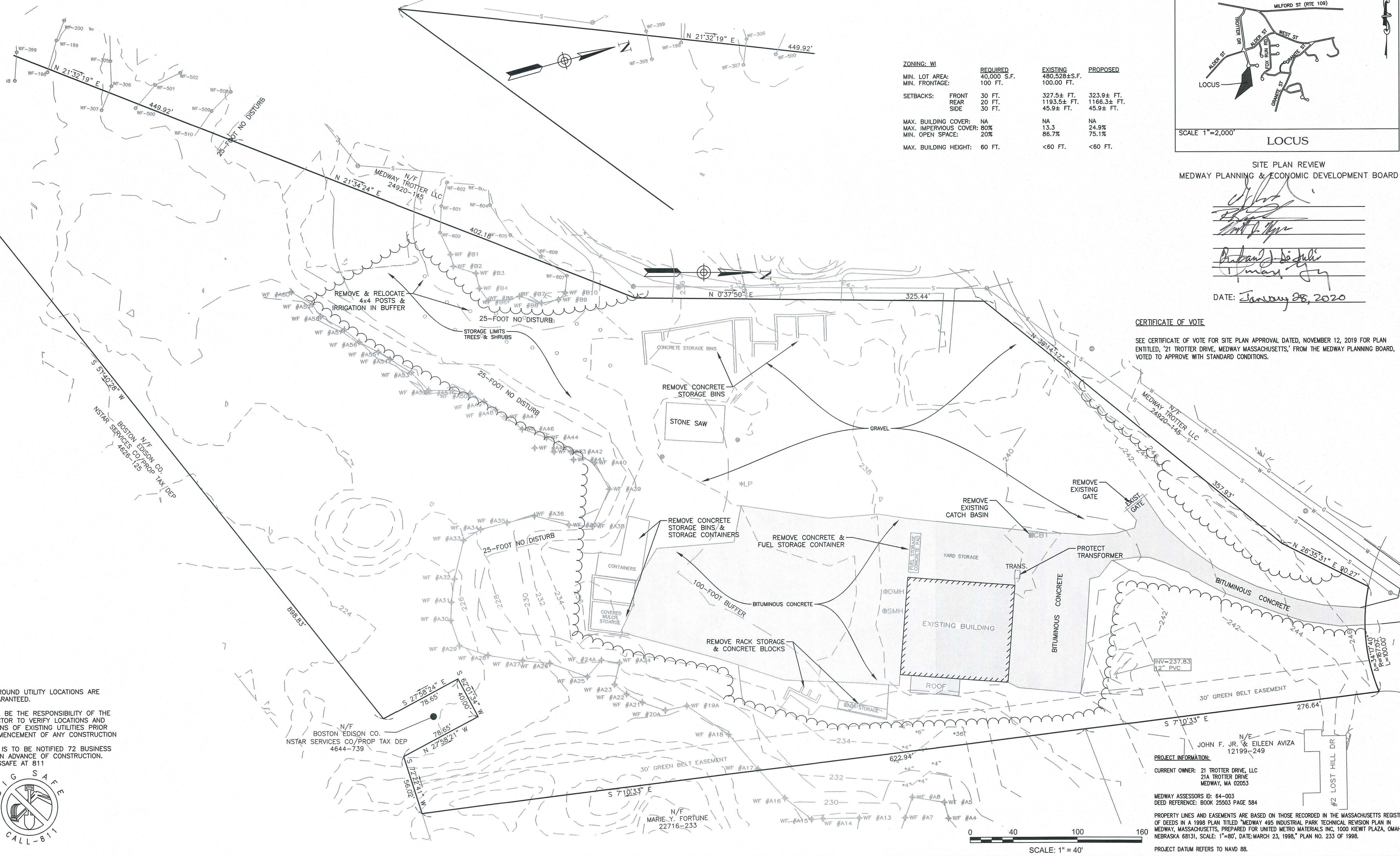
[Signatures]

DATE: January 08, 2020

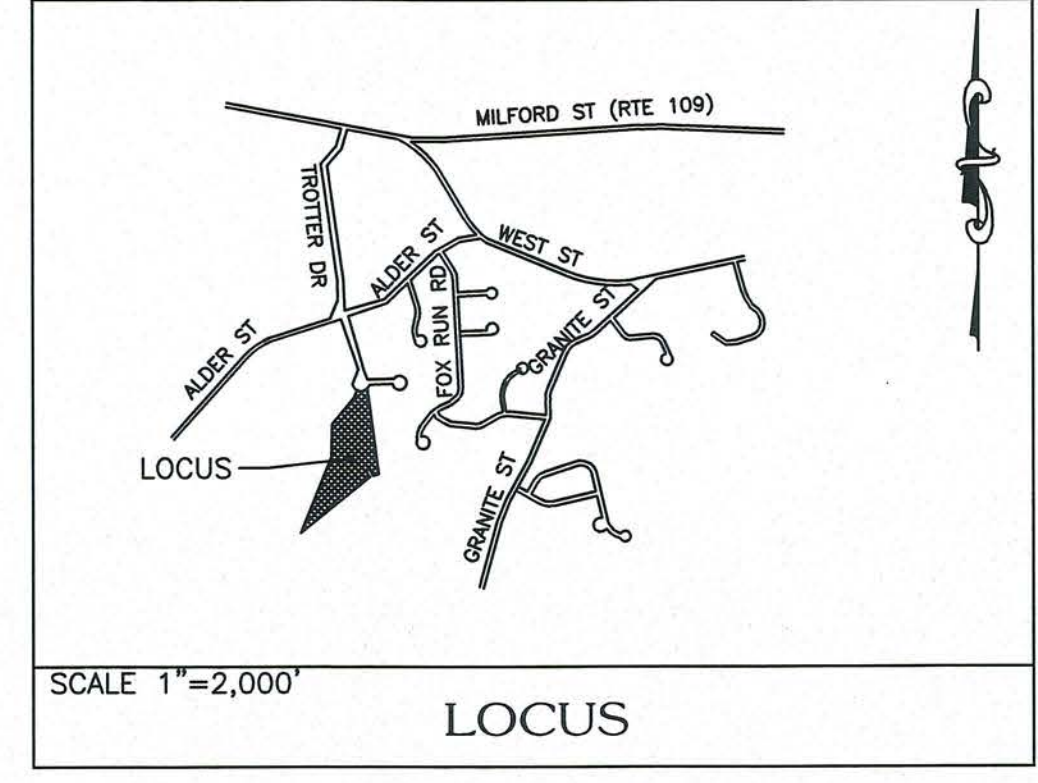


21 TROTTER DRIVE, MEDWAY, MASSACHUSETTS SITE PLAN (2019-12-19)

ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THIS DOCUMENT INVALID AND UNUSABLE.



ZONING: W1	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 S.F.	480,528±S.F.	
MIN. FRONTAGE:	100 FT.	100.00 FT.	
SETBACKS: FRONT	30 FT.	327.5± FT.	323.9± FT.
REAR	20 FT.	1193.5± FT.	1166.3± FT.
SIDE	30 FT.	45.9± FT.	45.9± FT.
MAX. BUILDING COVER:	NA	NA	NA
MAX. IMPERVIOUS COVER:	80%	13.3	24.9%
MIN. OPEN SPACE:	20%	86.7%	75.1%
MAX. BUILDING HEIGHT:	60 FT.	<60 FT.	<60 FT.



SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

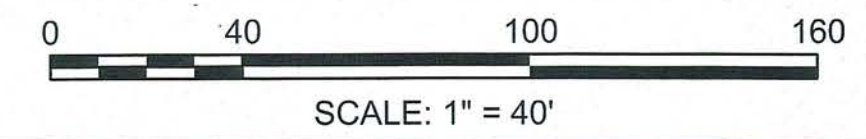
Signature of Board Member
Signature of Board Member
Signature of Board Member
DATE: January 28, 2020

CERTIFICATE OF VOTE
SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION
DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



PROJECT INFORMATION:
CURRENT OWNER: JOHN F. JR. & EILEEN AVIZA
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MA 02053
MEDWAY ASSESSORS ID: 64-003
DEED REFERENCE: BOOK 25503 PAGE 584
PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1998 PLAN TITLED 'MEDWAY 495 INDUSTRIAL PARK TECHNICAL REVISION PLAN IN MEDWAY, MASSACHUSETTS, PREPARED FOR UNITED METRO MATERIALS INC, 1000 KIEWIT PLAZA, OMAHA NEBRASKA 68131, SCALE: 1"=80', DATE: MARCH 23, 1998, PLAN NO. 233 OF 1998.
PROJECT DATUM REFERS TO NAVD 88.



ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV#	DATE	DESCRIPTION
5	1/20/20	PLANNING BOARD ENDORSEMENT & CONCOM ORDER
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	ADDRESS: TETRA TECH 8/8/19 COMMENTS
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/9/19	SITE PLAN REVIEW



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

PROJECT:
SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
EXISTING CONDITIONS
21 TROTTER DRIVE
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
EXISTING CONDITIONS
DATE: APRIL 8, 2019
PLAN NUMBER:
2 of 6
2

X:\MEDWAY\TROTTER DRIVE\3588 -- 21 TROTTER DRIVE\WOOD FILES\WF\3588 SITE PLAN (2019-12-19)

CERTIFICATE OF VOTE (CONDITION VIII.C.10)

TROTTER DRIVE REDUCED SPEED SIGNS ARE AS AGREED TO WITH MEDWAY POLICE DEPARTMENT AND INDICATED ON EDC EXHIBIT SKETCH ENTITLED SPEED LIMITING SIGN PLAN DATED JANUARY 20, 2020.

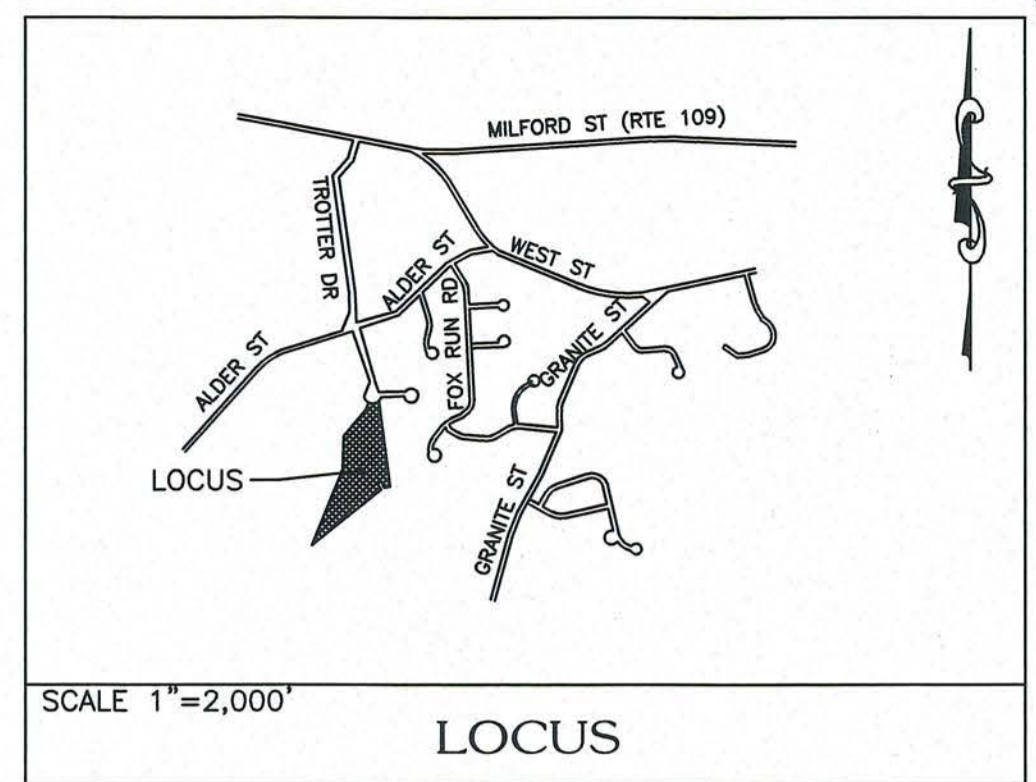
ZONING: W1	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 S.F.	480,528±S.F.	
MIN. FRONTAGE:	100 FT.	100.00 FT.	
SETBACKS:			
FRONT	30 FT.	327.5± FT.	323.9± FT.
REAR	20 FT.	1193.5± FT.	1166.3± FT.
SIDE	30 FT.	45.9± FT.	45.9± FT.
MAX. BUILDING COVER:	NA	NA	NA
MAX. IMPERVIOUS COVER:	80%	13.3	24.9%
MIN. OPEN SPACE:	20%	86.7%	75.1%
MAX. BUILDING HEIGHT:	60 FT.	<60 FT.	<60 FT.

PARKING SCHEDULE:

TOTAL SPACES: 129 SPACES (SPACES REQUIRED 77 @ 1-SPACE/300-FEET)
 ACCESSIBLE: 5 SPACES

TRACTOR TRAILER: 7 SPACES
 UTILITY TRAILER: 18 SPACES
 BIKE RACK TO BE INSTALLED AS INDICATED ON LANDSCAPE & LIGHTING PLAN

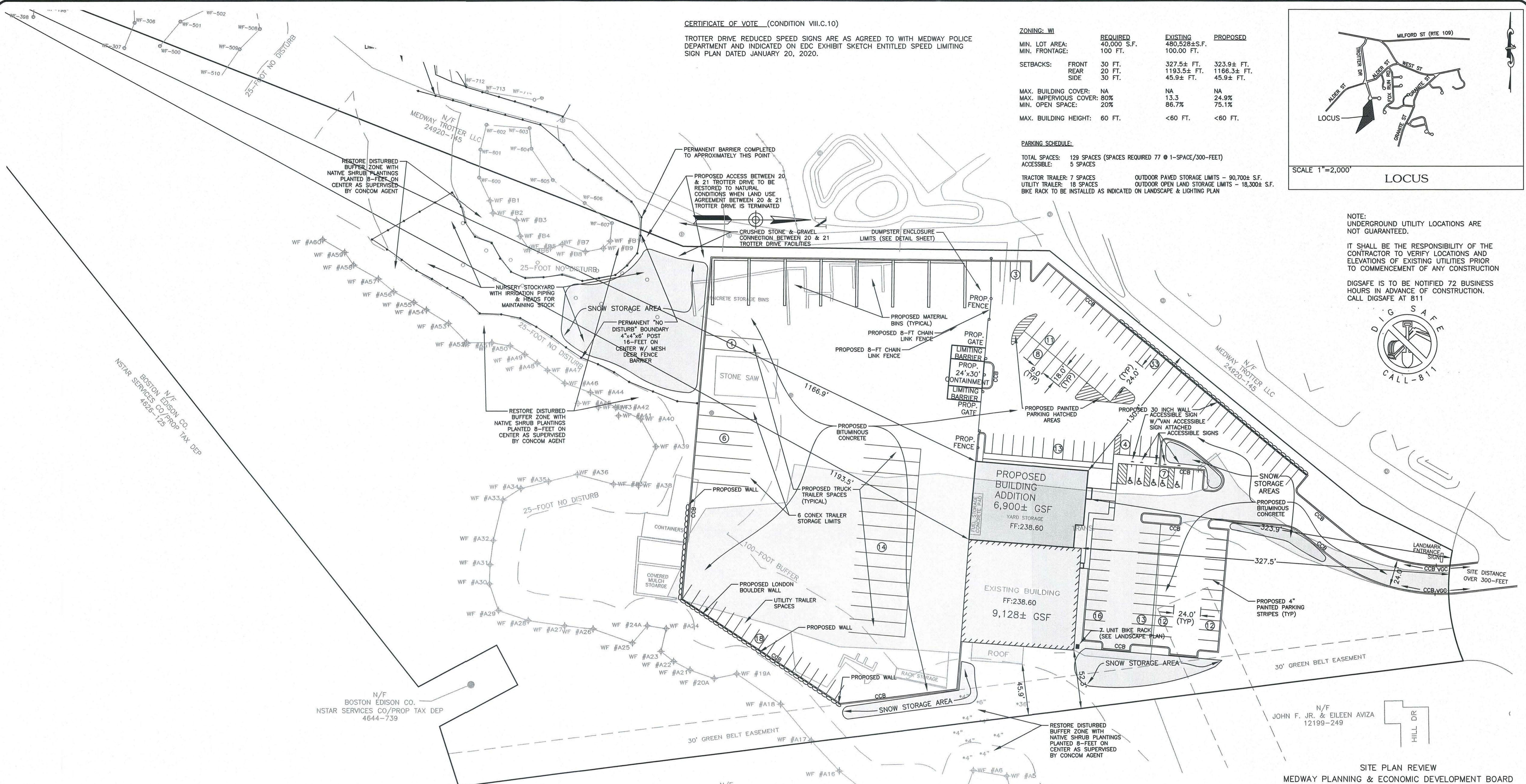
OUTDOOR PAVED STORAGE LIMITS - 90,700± S.F.
 OUTDOOR OPEN LAND STORAGE LIMITS - 18,300± S.F.



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



N/F
 MARIE Y. FORTUNE
 22716-233

PROJECT INFORMATION:
 CURRENT OWNER: 21 TROTTER DRIVE, LLC
 21A TROTTER DRIVE
 MEDWAY, MA 02053

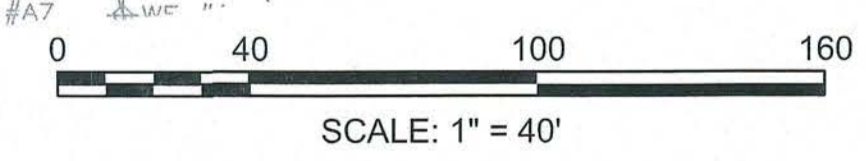
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PROJECT DATUM REFERS TO NAVD 88.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS'. FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.



SITE PLAN REVIEW
 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signatures]

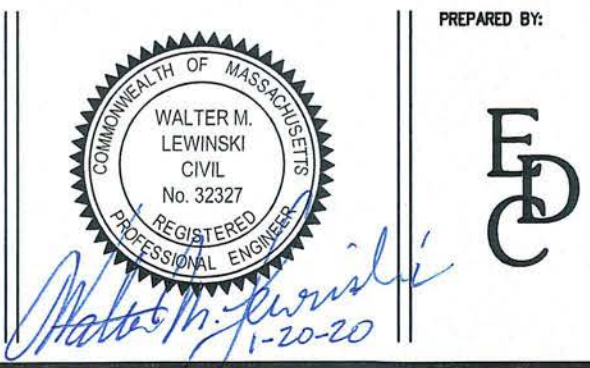
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV#	DATE	DESCRIPTION
5	1/20/20	PLANNING BOARD ENDORSEMENT & CONCOM ORDER
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	FUEL STORAGE & DISPENSING LIMITS
2	8/6/19	REVISED INFILTRATION/RETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW



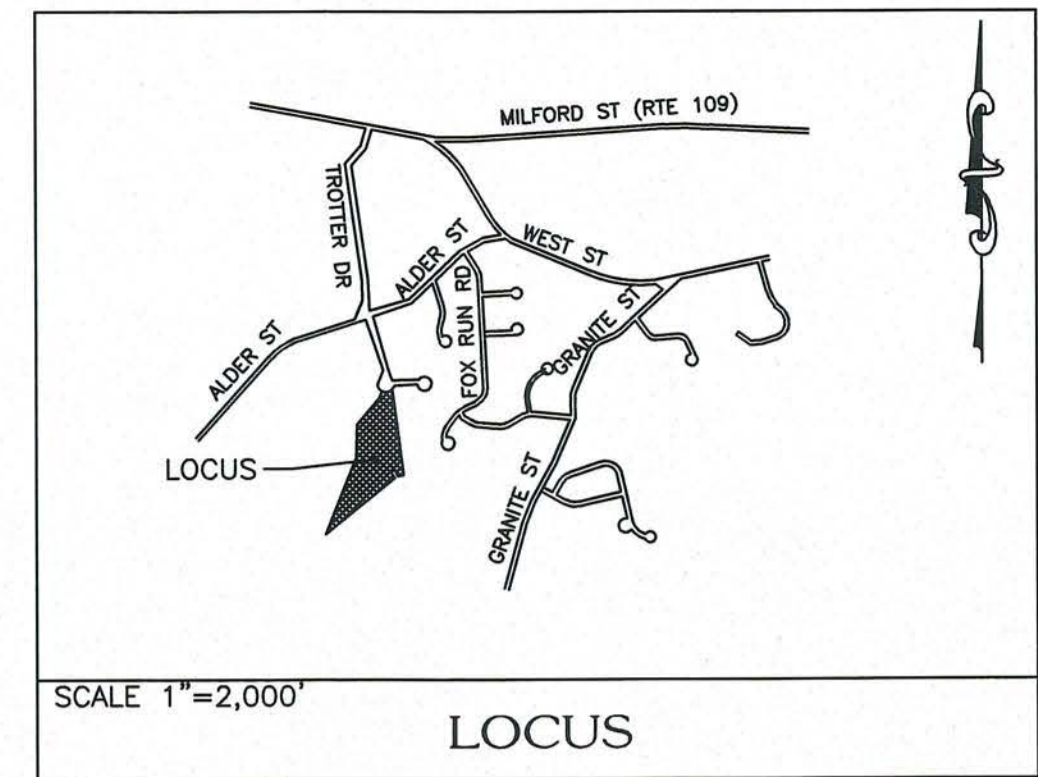
Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 ph:(508) 480-0225 fax:(800)832-5781

SITE PLAN
 21 TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

TITLE: PROPOSED LAYOUT
 21 TROTTER DRIVE, LLC
 21A TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
 PROPOSED LAYOUT
 DATE: APRIL 8, 2019
 PLAN NUMBER: 3 of 6
3

UTILITY SERVICES NOTE:
 EXISTING BUILDING & PROPOSED ADDITION ARE SUPPLIED WITH BOTH A FIRE & DOMESTIC WATER SERVICE
 NO OVERHEAD UTILITIES ARE PROPOSED AND IT IS FURTHER ACKNOWLEDGED THAT UTILITY SERVICES ARE TO BE UNDERGROUND.



NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.
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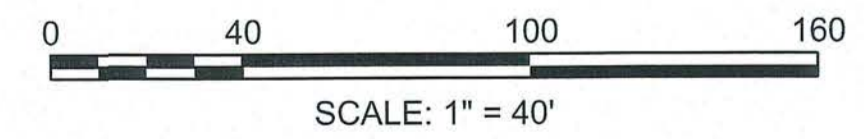
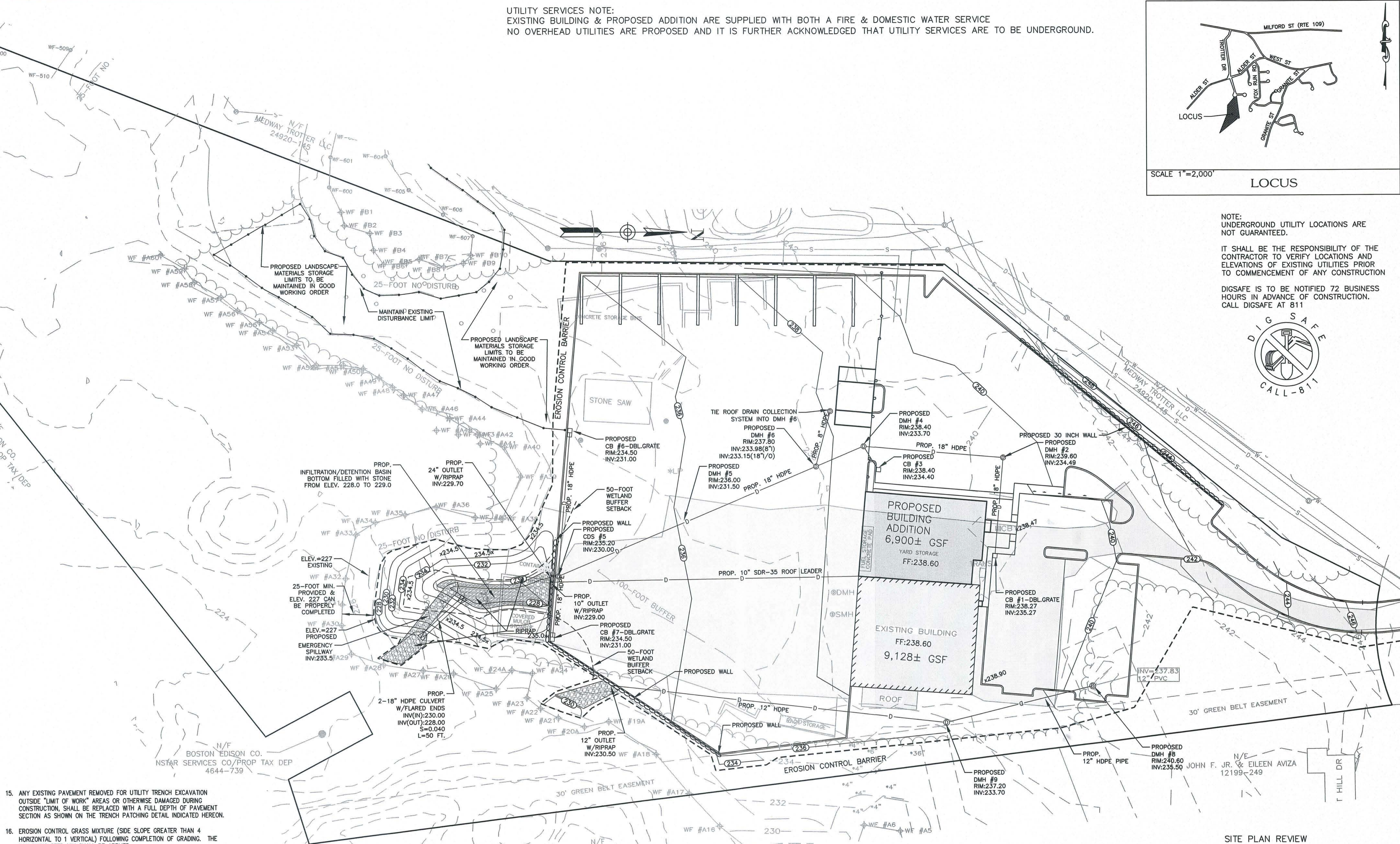
SOILS TEST PIT DATA	
EL=234.3	TP#1
A	FILL 2.5'
Bw	SL 3.0'
C	LS 9.0'
SHGW	8.3'

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
- AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35. ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL. EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
- THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
- STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.031, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
- STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
- ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
- EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING, THE FOLLOWING SEED MIX SHALL BE APPLIED:

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

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



PROJECT INFORMATION:
 CURRENT OWNER: 21 TROTTER DRIVE, LLC
 21A TROTTER DRIVE
 MEDWAY, MA 02053
 MEDWAY ASSESSORS ID: 64-003
 DEED REFERENCE: BOOK 25503 PAGE 584
 PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1998 PLAN TITLED "MEDWAY 495 INDUSTRIAL PARK TECHNICAL REVISION PLAN IN MEDWAY, MASSACHUSETTS, PREPARED FOR UNITED METRO MATERIALS INC, 1000 KIEMT PLAZA, OMAHA NEBRASKA 68131, SCALE: 1"=80', DATE: MARCH 23, 1998," PLAN NO. 233 OF 1998.
 PROJECT DATUM REFERS TO NAVD 88.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS', FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

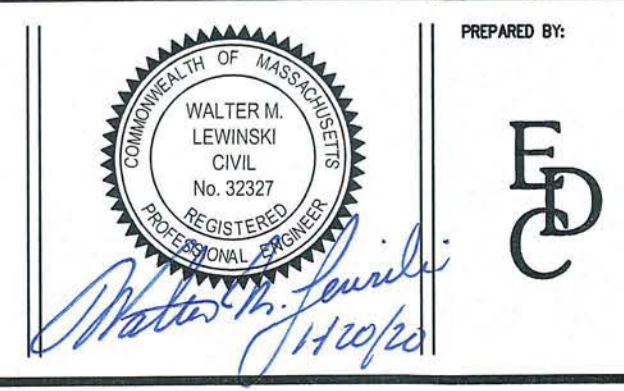
SITE PLAN REVIEW
 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signatures]
 DATE: January 28, 2020

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

REV #	DATE	DESCRIPTION
5	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
4	8/26/19	ADDRESS TERRA TECH 8/26/19 COMMENTS
3	8/6/19	REVISED INFILTRATION/DETENTION BASIN
2	7/25/19	ADDRESS CONCOM COMMENTS
1	2/7/19	MODIFY WETLAND DELINEATION
0	4/8/19	SITE PLAN REVIEW



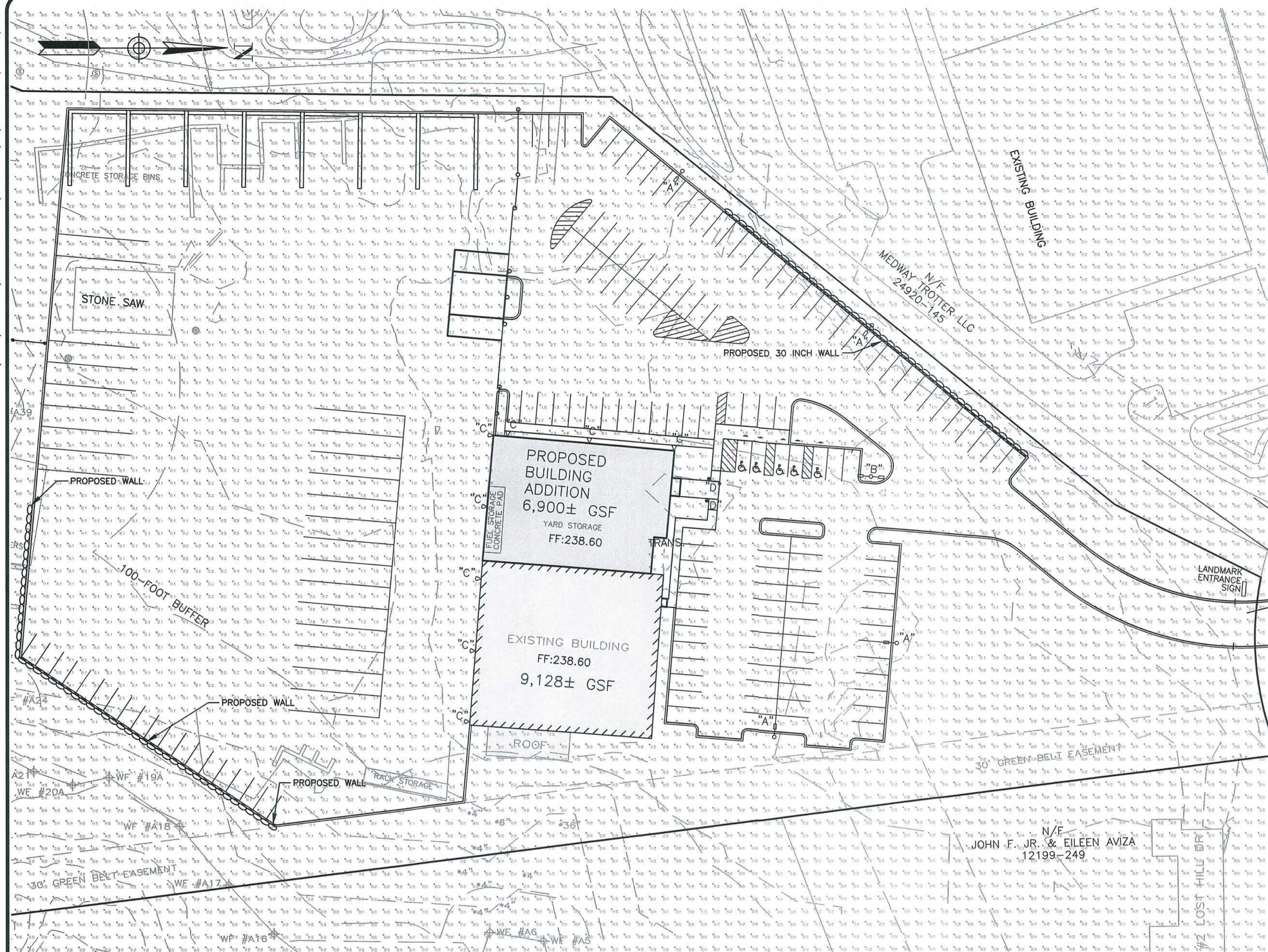
PREPARED BY:
EDC
 Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 ph:(508) 480-0225 fax:(508)832-5781

PROJECT:
SITE PLAN
 21 TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

TITLE:
GRADING & UTILITIES
21 TROTTER DRIVE
 OWNER/APPLICANT:
21 TROTTER DRIVE, LLC
 21A TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
GRADING & UTILITIES
DATE: APRIL 8, 2019
PLAN NUMBER: 4 OF 6
4

X: MEDWAY TROTTER DRIVE 3588 -- 21 TROTTER DRIVE OUTDOOR FILES\DWG\3588 SITE PLAN (2019-12-16)



LIGHTING

SCALE: 1" = 40'

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	4	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K TFTM MVOLT with housingshield	LED	1	8243	0.9	92
B	2	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K T5M MVOLT	LED	1	8243	0.9	92
C	8	Lithonia Lighting	DSX0 LED P4 40K T5M MVOLT	DSX0 LED P4 40K T5M MVOLT	LED	1	10961	0.9	92
D	2	Lithonia Lighting	DSXB LED	BOLLARDS	LED				

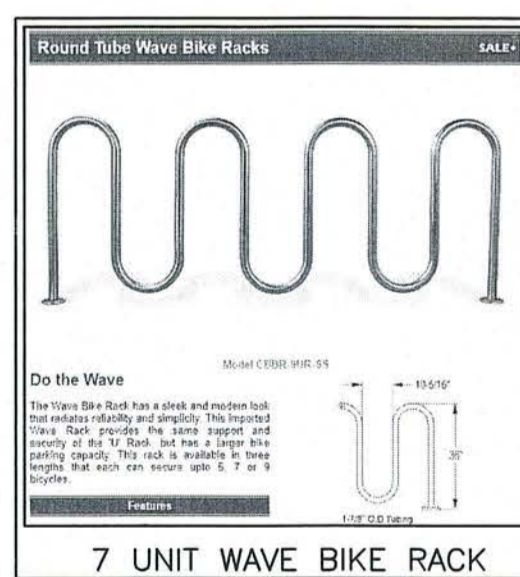
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1
Spill	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

NOTE: POLE LIGHTS ARE MOUNTED ON POLES THAT ARE SET AT A HEIGHT OF 20 FT HIGH.

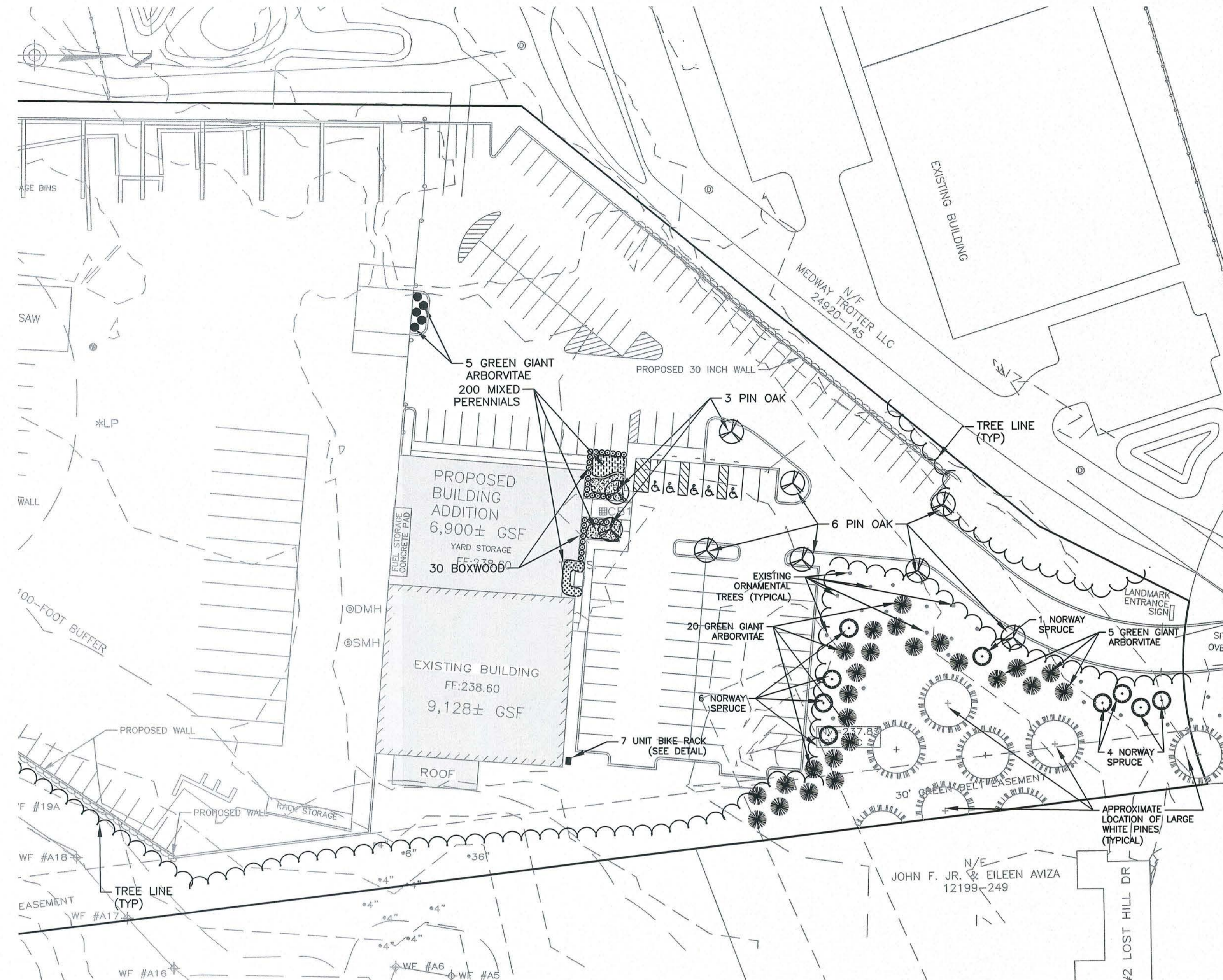
NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

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

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

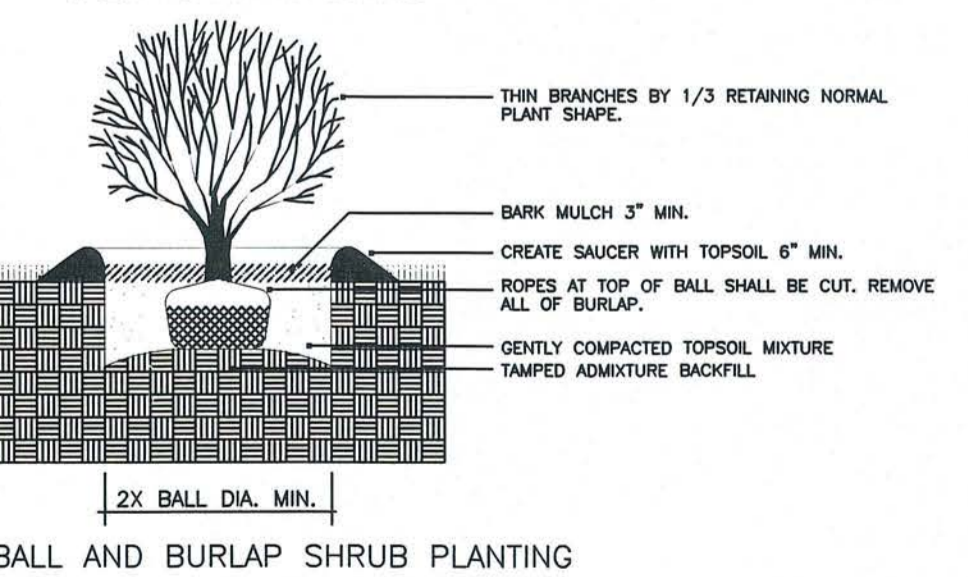
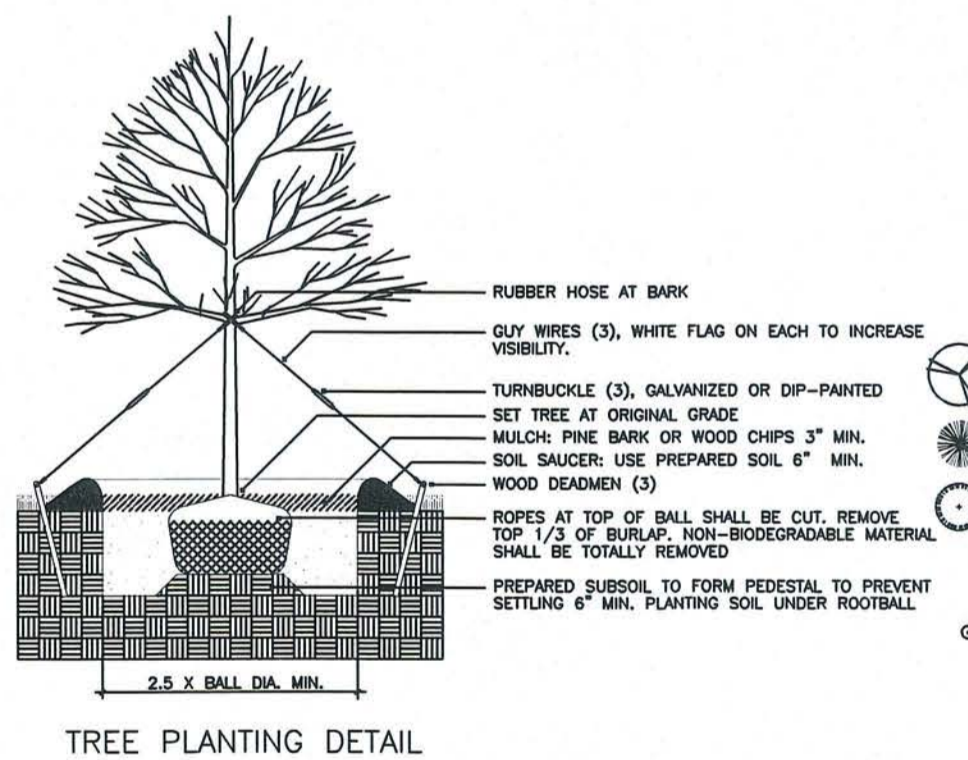


HITCH BIKE RACK



LANDSCAPING

SCALE: 1" = 40'



PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
9	PIN OAK	QUERCUS PALUSTRIS	2.5"-3.0" CAL.
30	GREEN GIANT ARBORVITAE	THUJA PLICATA	14'-20'
12	NORWAY SPRUCE	PICEA ABIES	14'-20'
37	BOXWOOD	BUXUS SEMPERVIRENS	18"-24" B/B
200	MIXED PERENNIAL		2 GALLON

NOTES:
 1. SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL.
 - 40% SAND
 - 20-30% TOPSOIL
 - 30-40% COMPOST

SAND COMPONENT	Percent Passing
Sieve Size 2-Inch	100
3/4-In.	70-80
1/4-In.	50-60
U.S. No. 40	15-40
U.S. No. 200	0-3

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

SITE PLAN REVIEW
 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

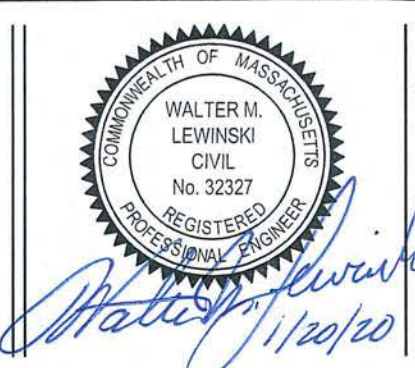
[Signatures]

DATE: January 28, 2020

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REV	DATE	DESCRIPTION
5	1/20/20	PLANNING BOARD ENDORSEMENT & CONCOM ORDER
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	NO CHANGE TO THIS SHEET
2	8/6/19	REVISED INFILTRATION/RETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW



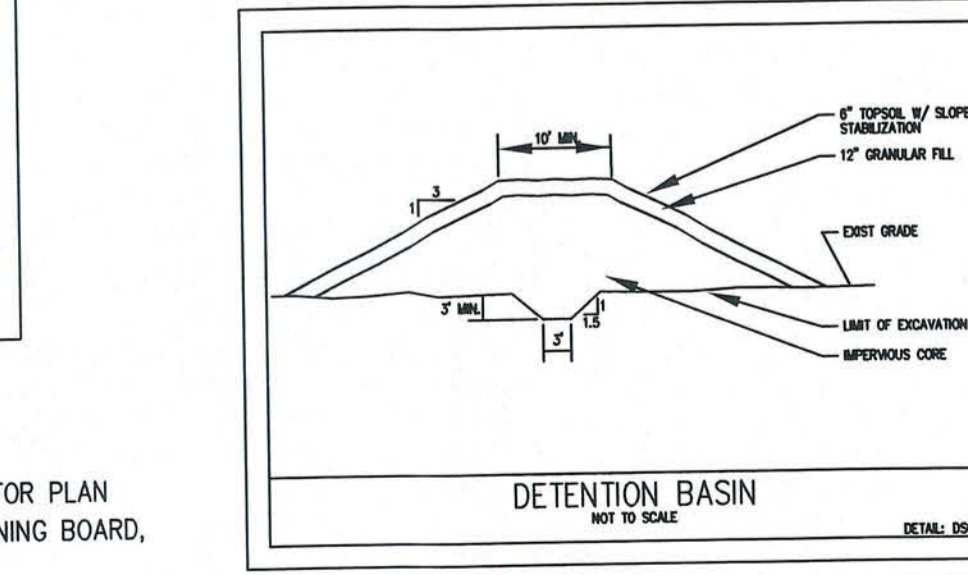
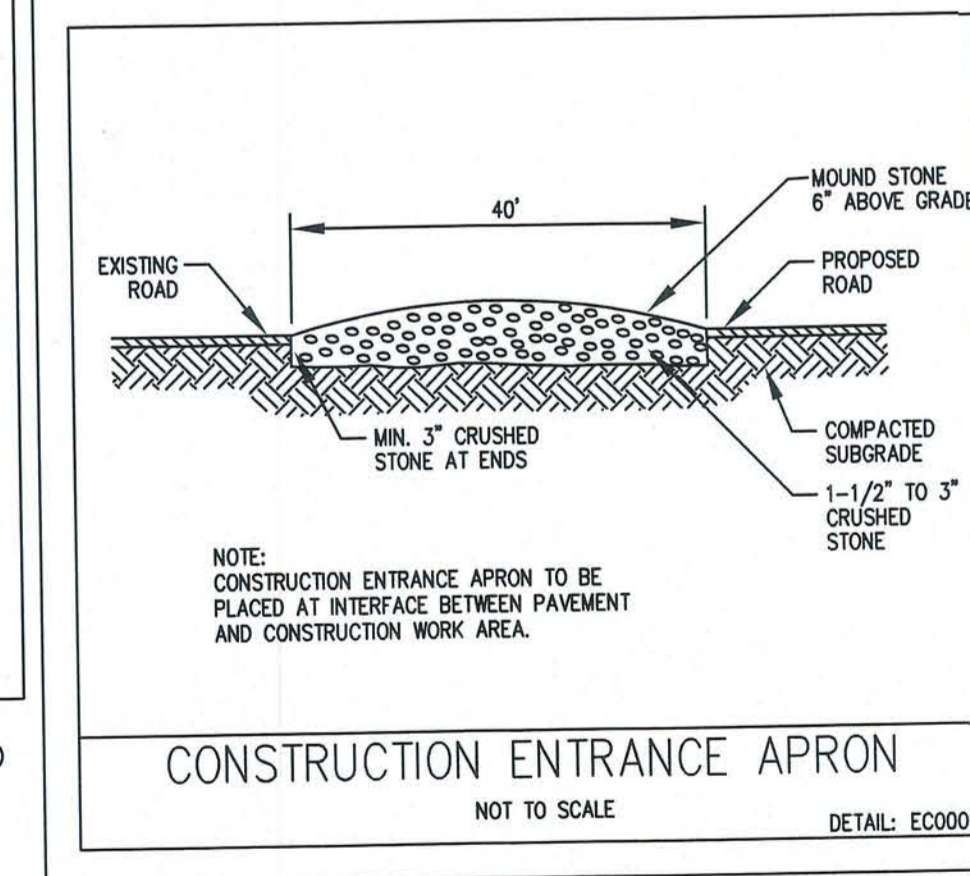
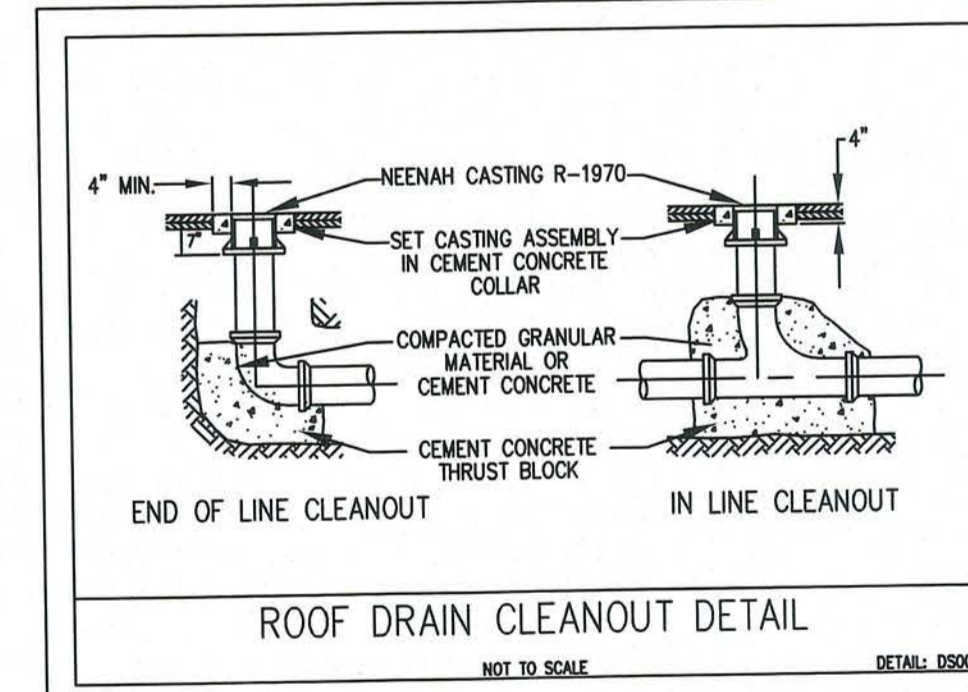
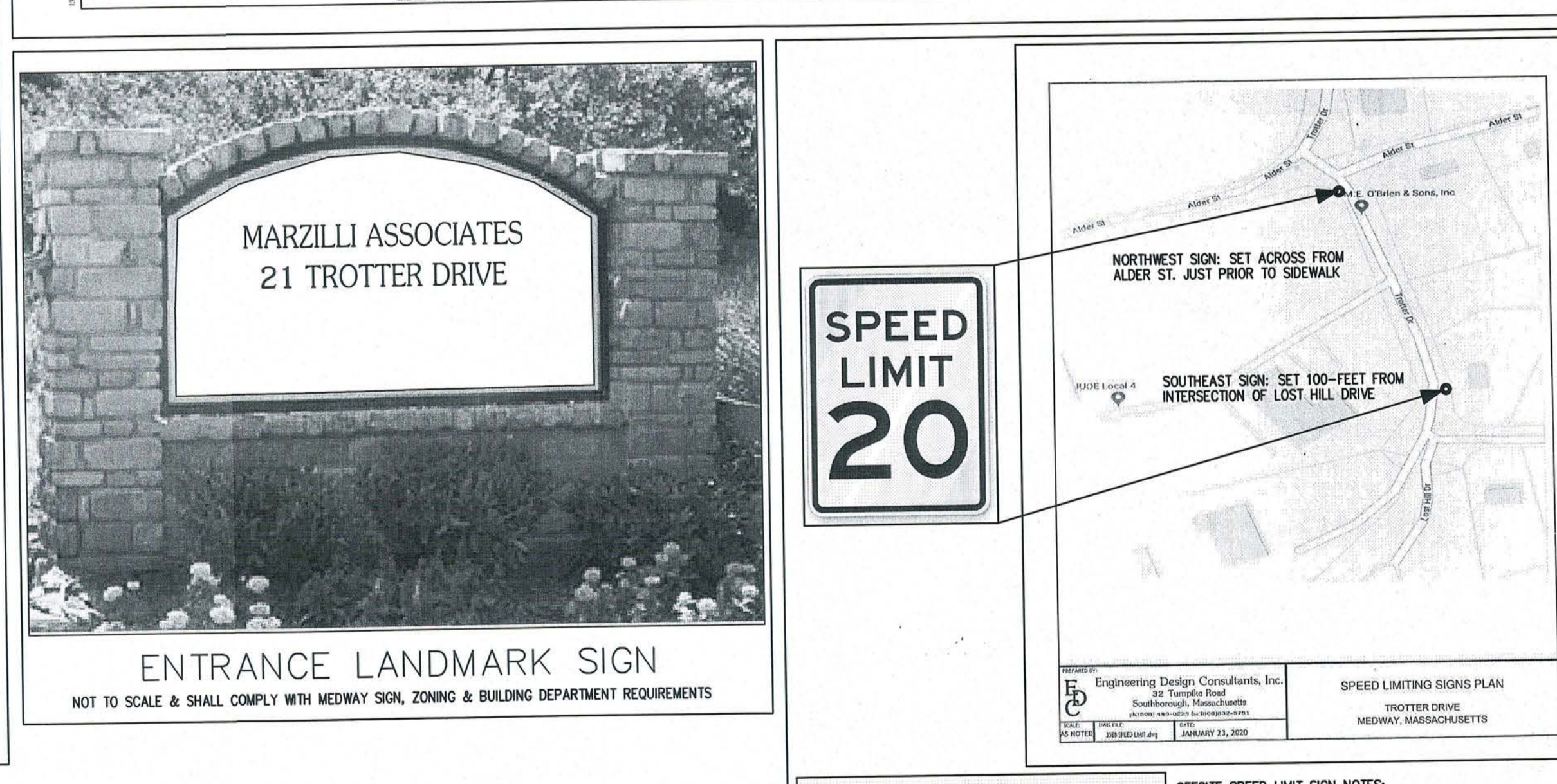
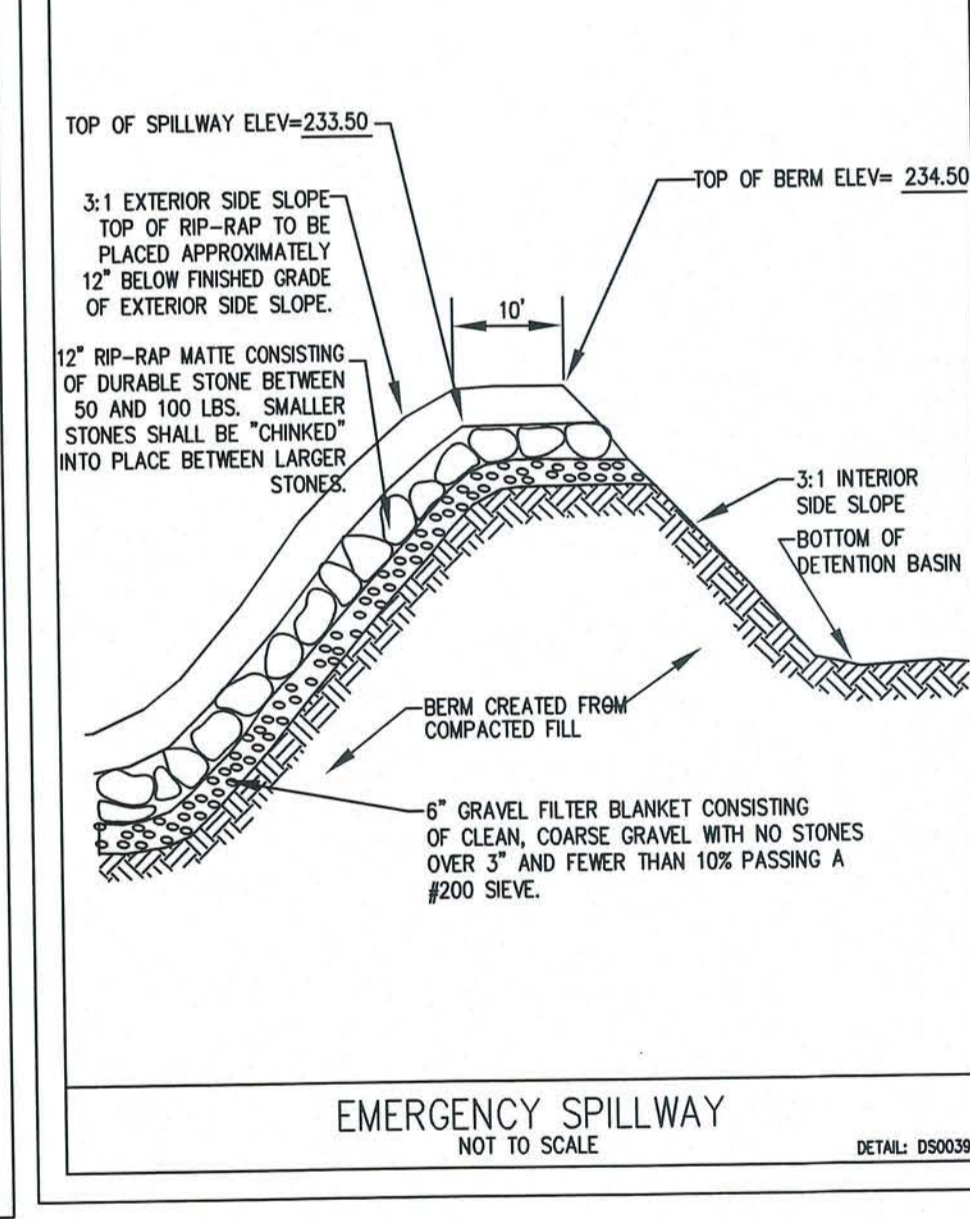
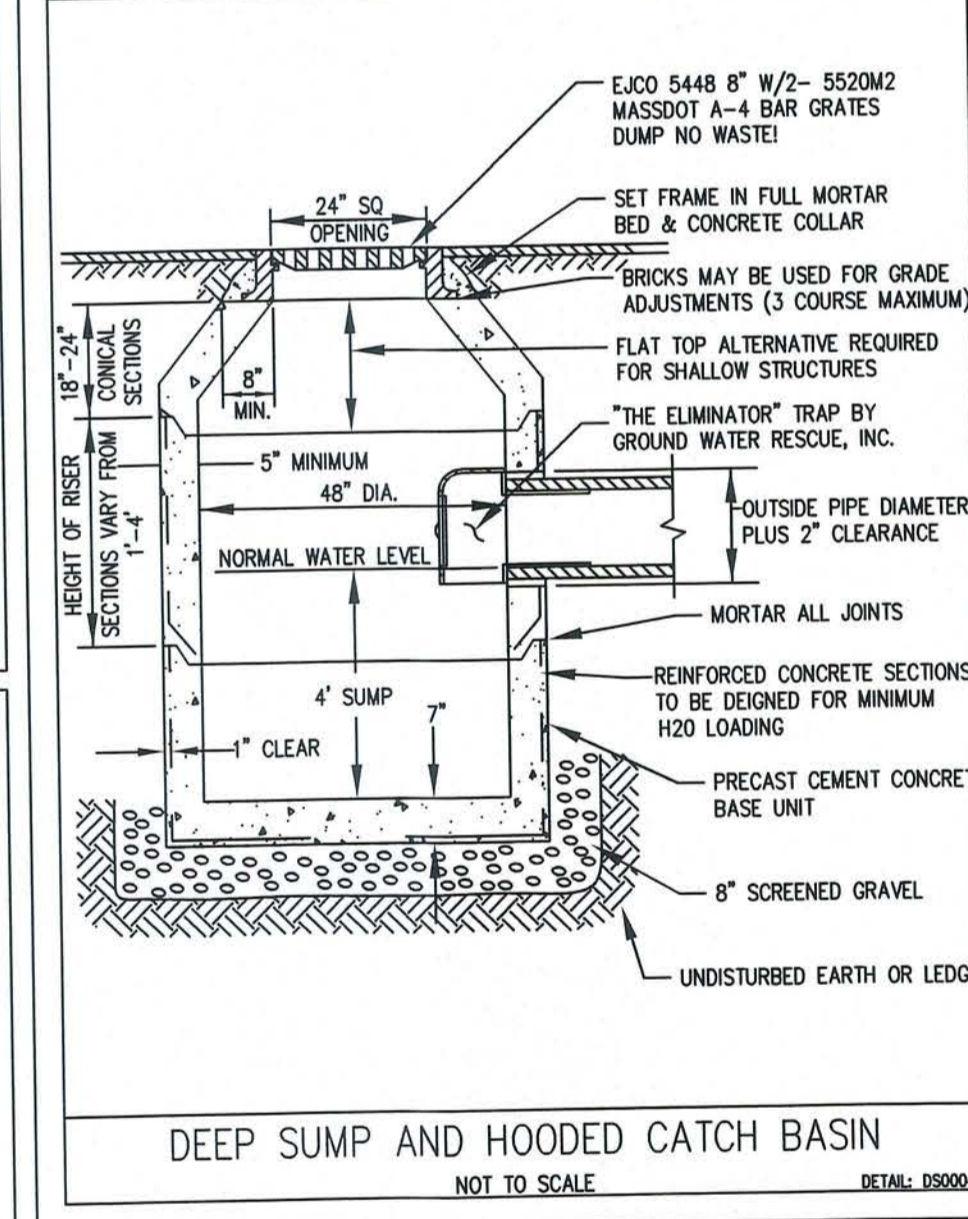
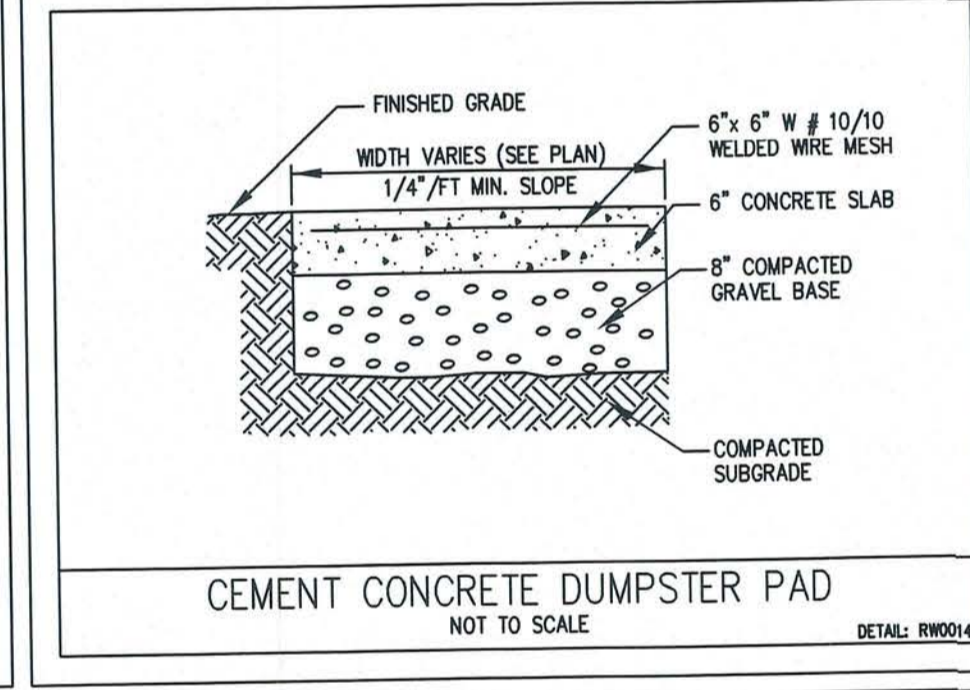
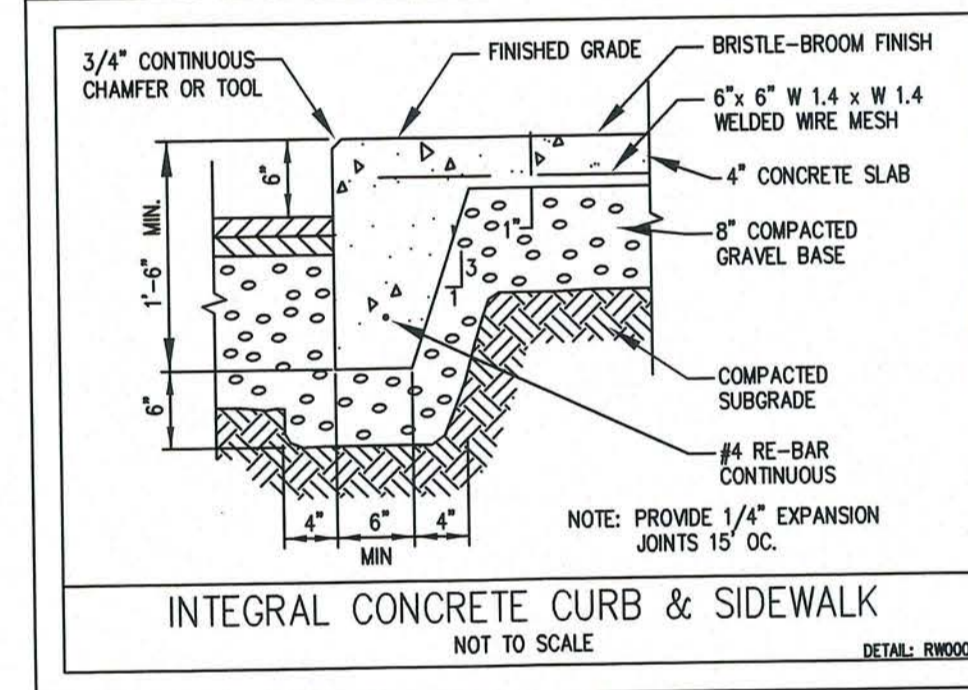
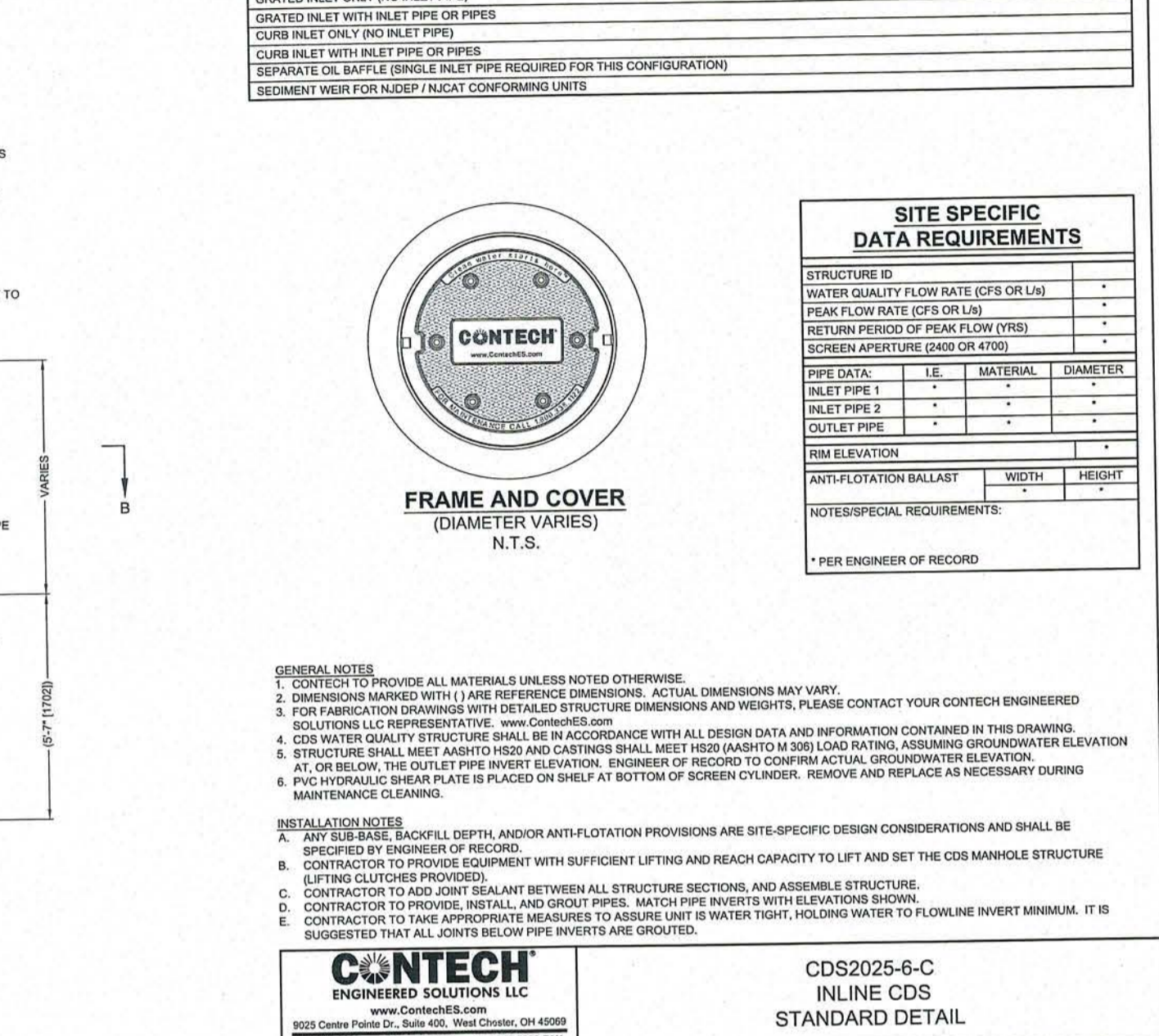
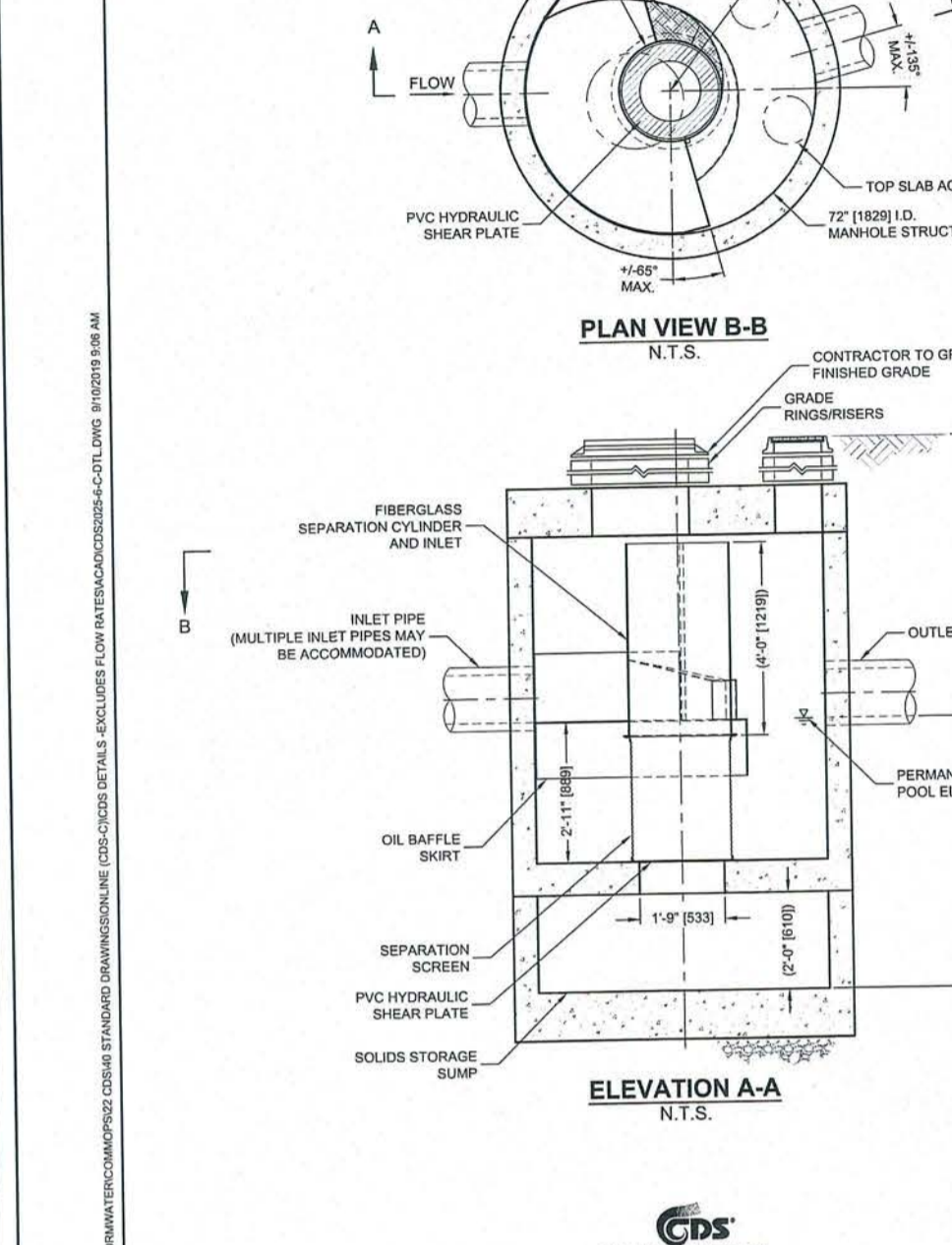
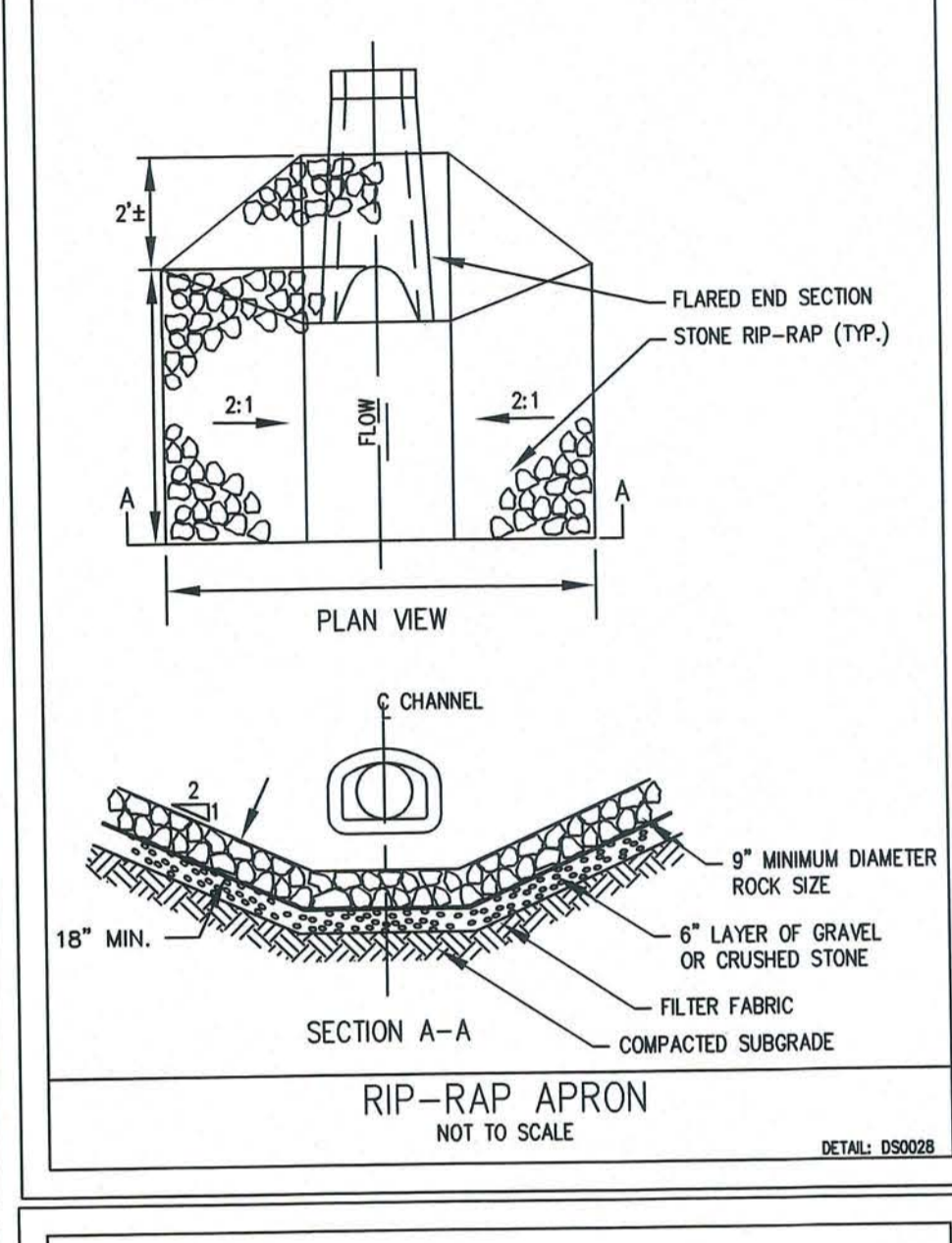
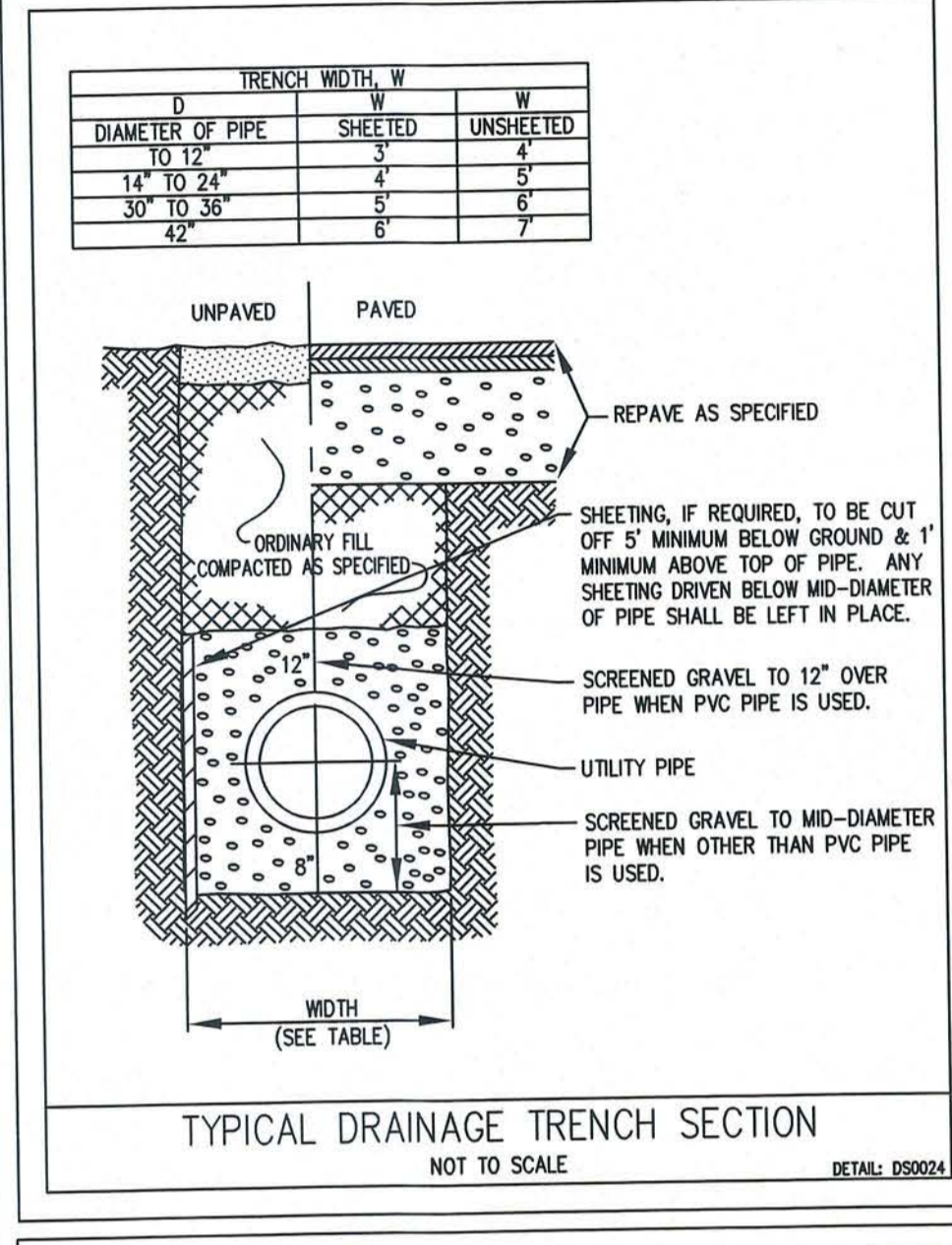
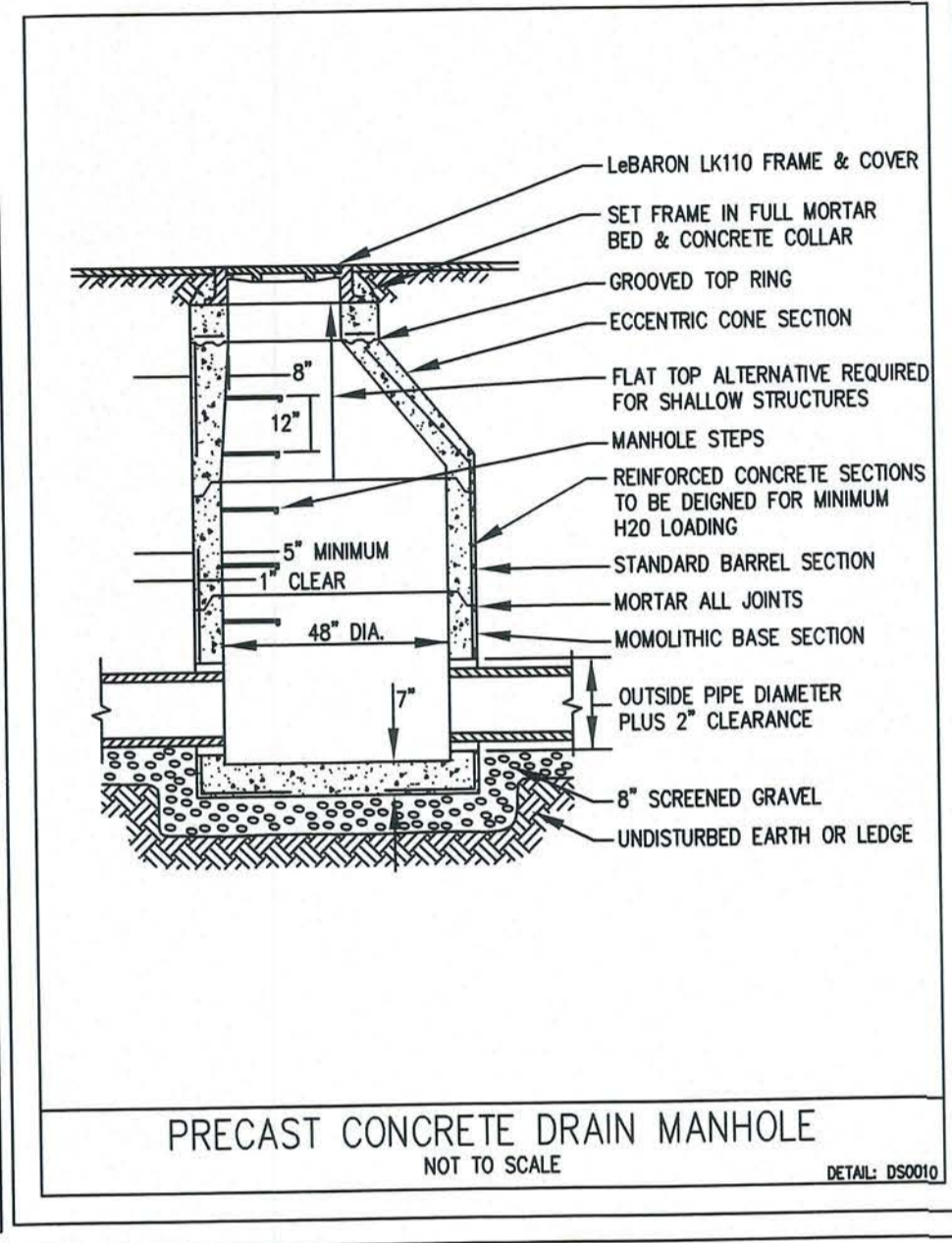
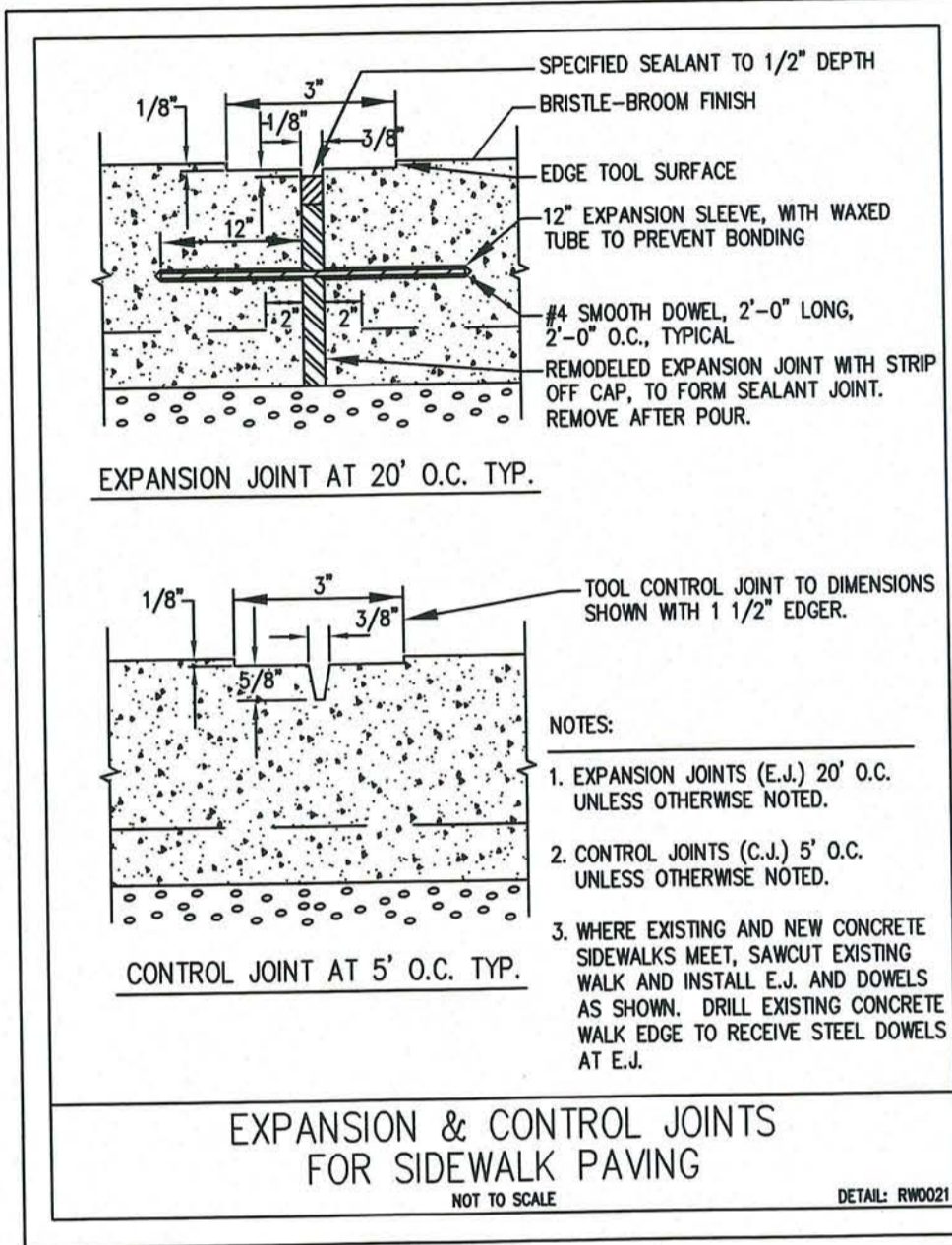
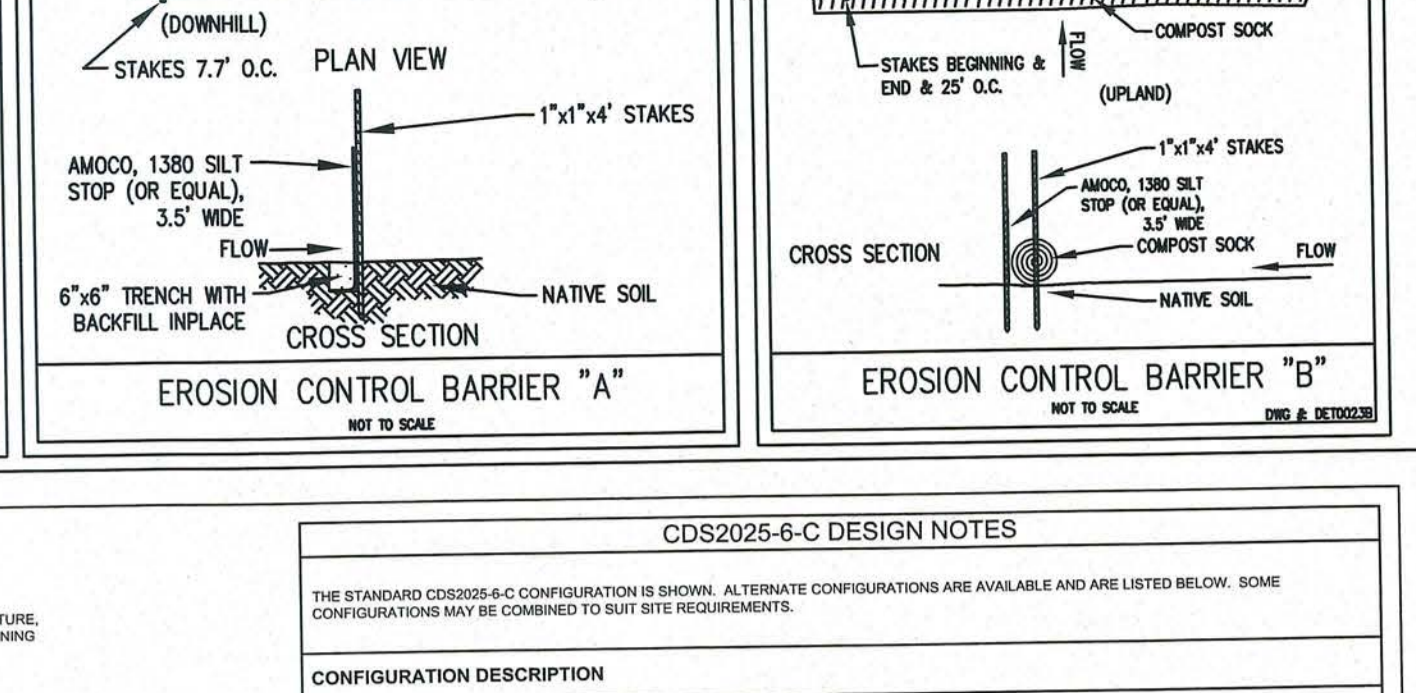
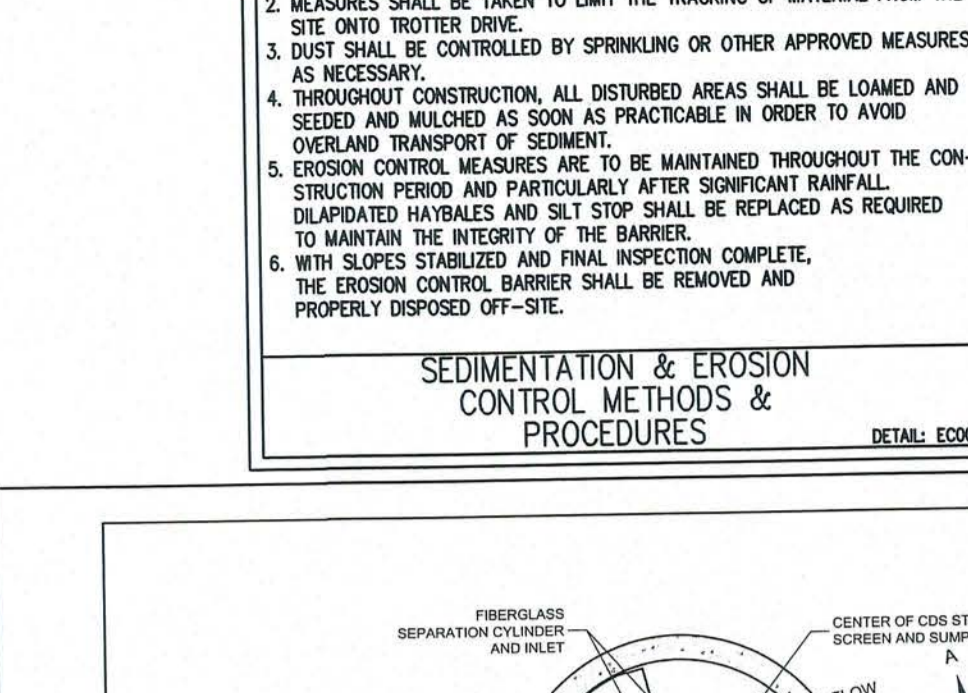
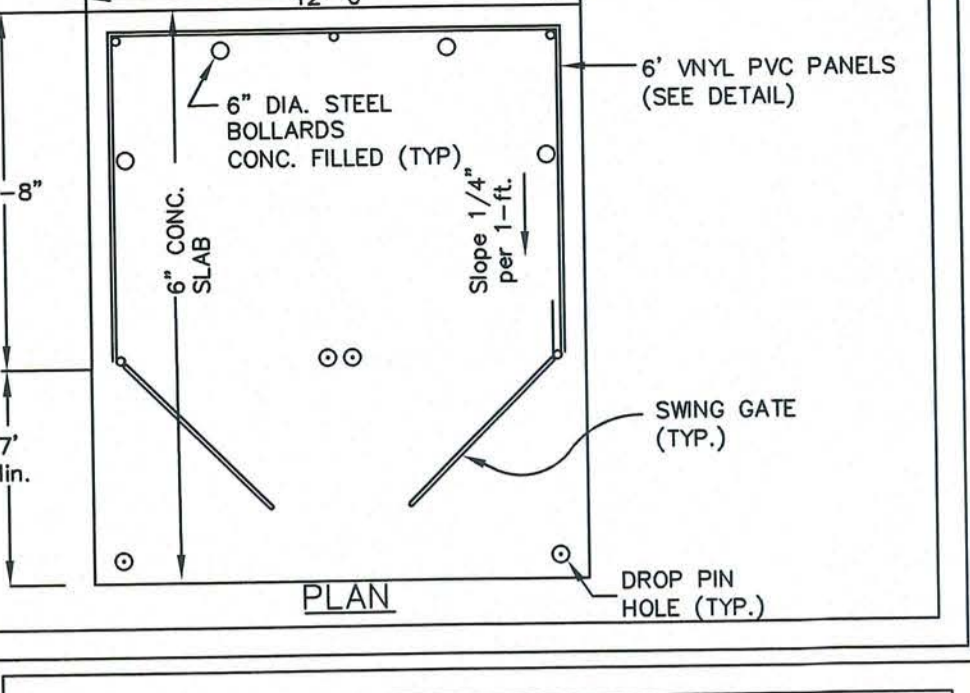
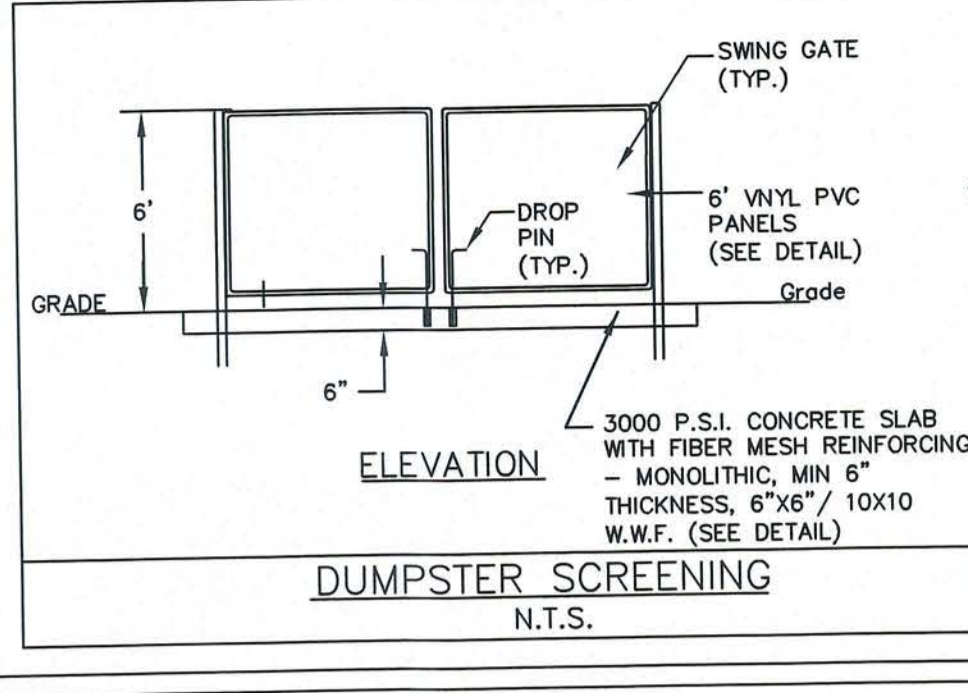
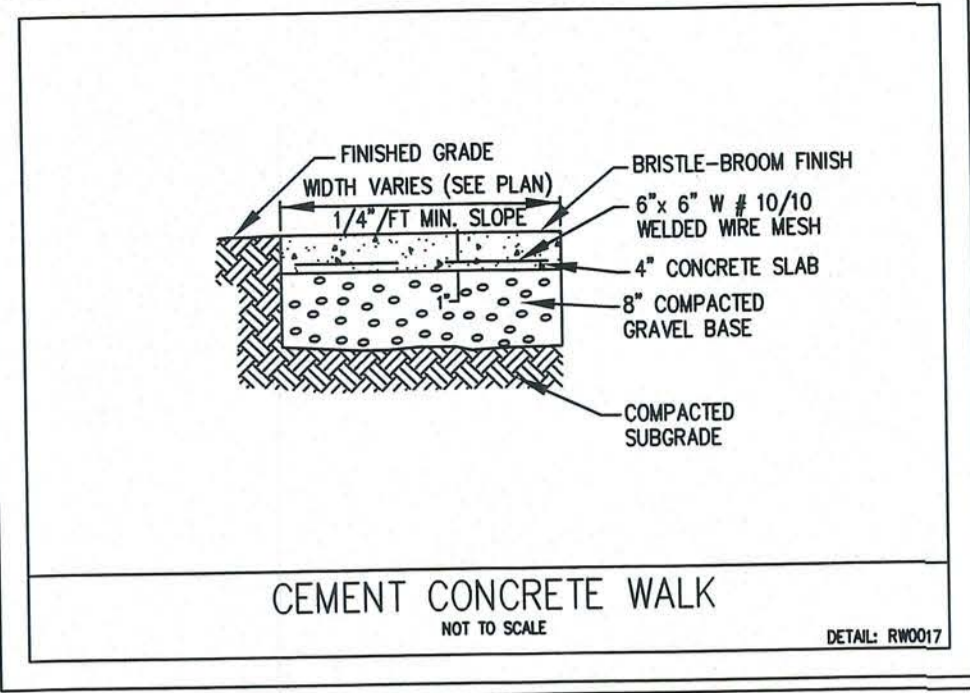
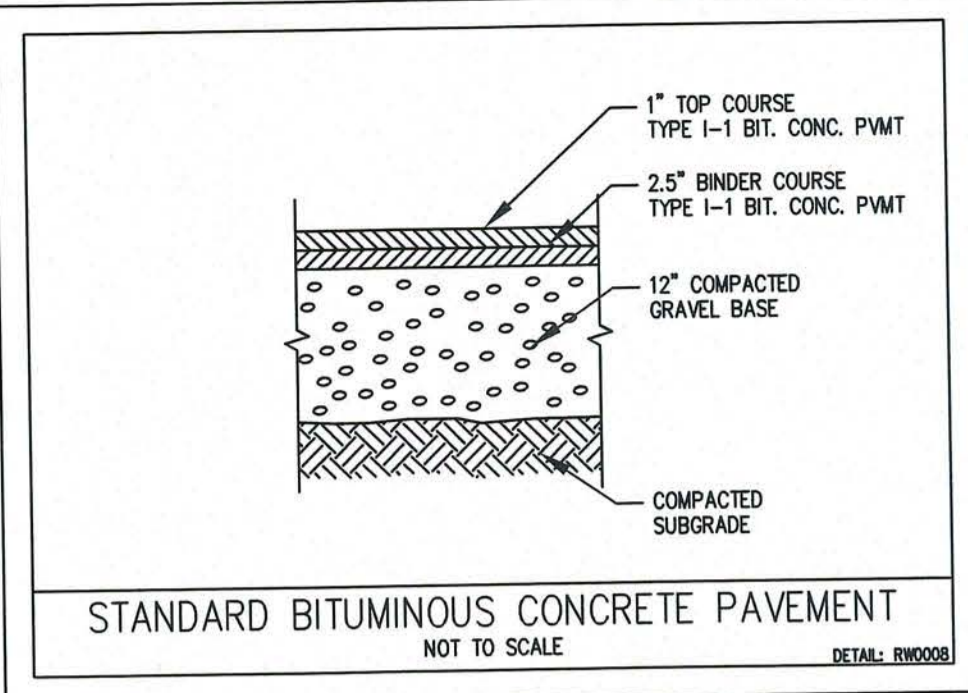
PREPARED BY: **EDC**
 Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 ph:(508) 480-0225 fax:(800)832-5781

PROJECT: **SITE PLAN**
 21 TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

TITLE: **LIGHTING & LANDSCAPING**
 21 TROTTER DRIVE
 21 TROTTER DRIVE, LLC
 21A TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
 LIGHTING & LANDSCAPING
 DATE: APRIL 8, 2019
 PLAN NUMBER: 5 of 6

X: MEDWAY TROTTER DRIVE 3588 SITE PLAN (2019-12-19)



SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: January 28, 2020

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

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REV #	DATE	DESCRIPTION
5	1/20/20	PLANNING BOARD ENDORSEMENT & CONCOM ORDER ADDRESS DESIGN/PLANNING/PEER COMMENTS
4	10/9/19	ELIMINATED FUEL STORAGE DETAIL
3	8/28/19	REVISED INFILTRATION/DETENTION BASIN ADDRESS CONCOM COMMENTS
2	8/6/19	
1	7/25/19	
	4/8/19	SITE PLAN REVIEW

ENGINEERING DESIGN CONSULTANTS, INC.
32 TUMPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS
PH: (508) 480-0225 FAX: (508) 532-5781

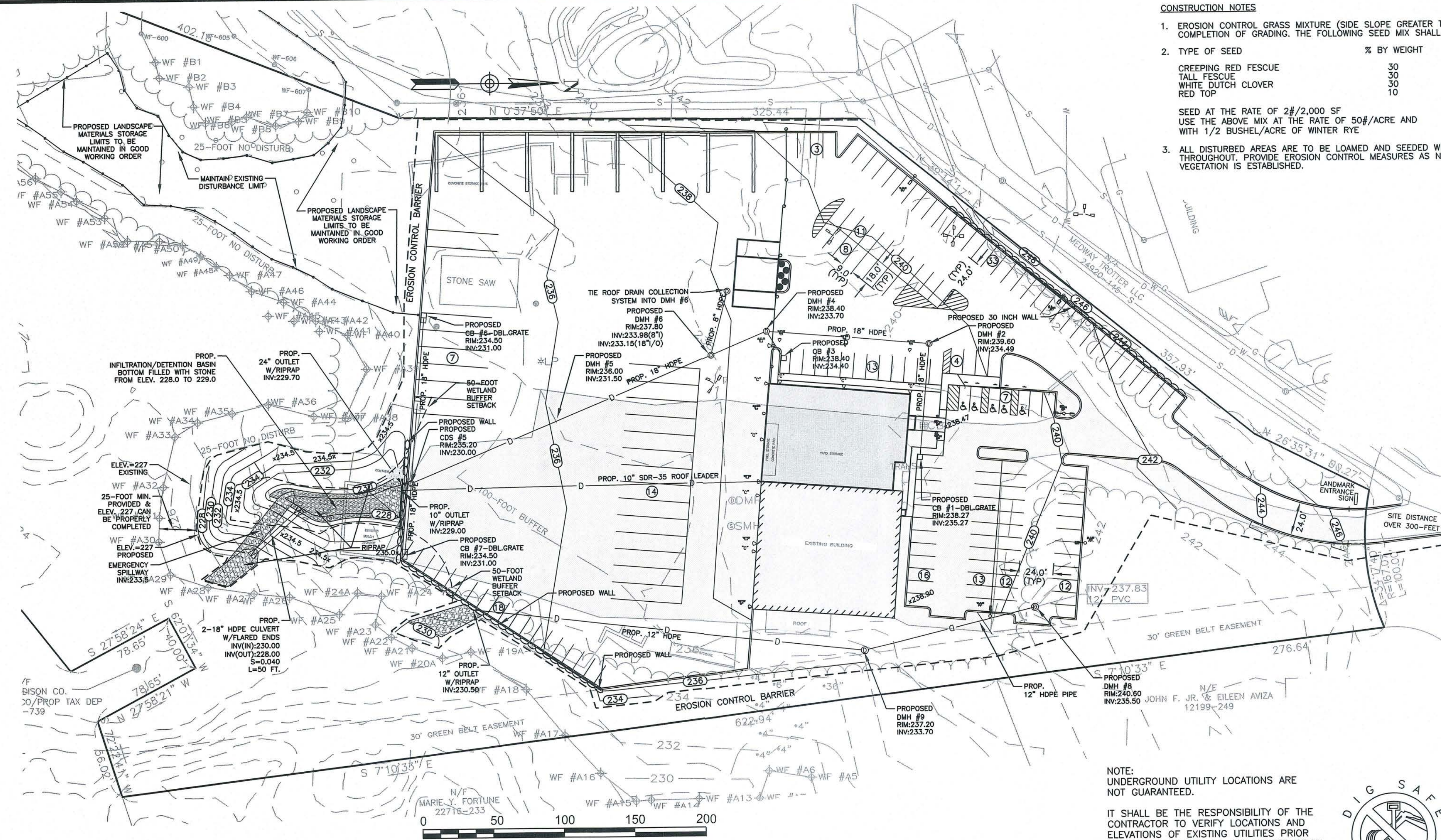
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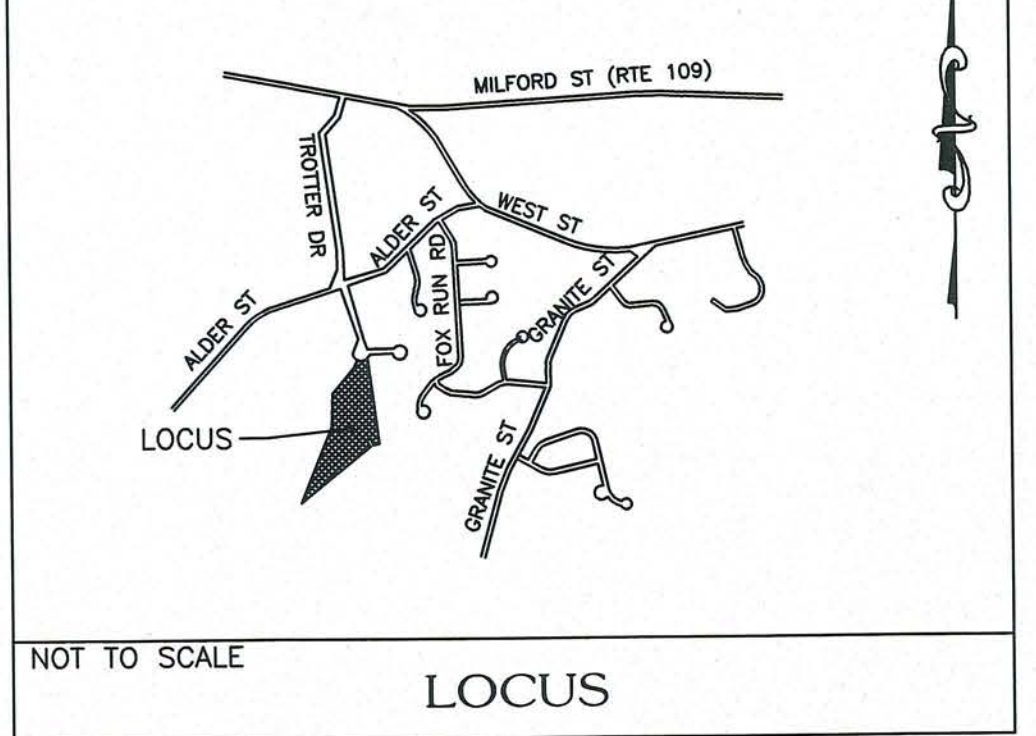
FILE NO: 3588
DATE: APRIL 8, 2019
PLAN NUMBER: 6 OF 6

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- CONSTRUCTION NOTES**
1. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

CREeping RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10
 2. TYPE OF SEED % BY WEIGHT
 3. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
- SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/ACRE OF WINTER RYE



CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

1. NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____
2. PROJECT MANAGER OF 21 TROTTER DRIVE CONSTRUCTION IS THE CONTACT PERSON. CONTACT NUMBER IS _____
3. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
4. EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO PLAN VIEW FOR EROSION CONTROL MEASURE LOCATIONS.
5. DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION OF EROSION CONTROL MEASURES.
6. VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN THE LIMITS OF WORK AREA (SILTATION BARRIER BEING THE LIMIT OF WORK). THE FINAL PROPOSED SURFACE WILL CONSIST OF PAVING AND GRASSED AREAS (REFER TO SEQUENCING BELOW).
7. SITE DEVELOPMENT PLAN: REFER TO PLAN VIEW & APPROVED SITE PLANS.
8. CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
 - a. EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
 - b. ANTI-TRACKING STONE CONSTRUCTION ENTRANCE.
 - c. CLEAR AND GRUB.
 - d. STRIP AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY SEEDING OF STOCKPILE, PLACE SILTATION BARRIER AROUND STOCKPILE AND PLACE TARPS OVER THE STOCKPILE IF NECESSARY.
 - e. ROUGH GRADE PROPOSED SITE.
 - f. EXCAVATE AND CONSTRUCT UTILITIES SYSTEMS. REMOVE UNUSABLE MATERIAL FROM SITE.
 - g. INSTALL WATER PIPE, DRAINAGE, CDS UNITS, AND OTHER UTILITIES.
 - h. EROSION CONTROL MEASURES AT NEW DRAINAGE INLETS.
 - i. PLACE BASE PAVING.
 - j. CONSTRUCT BUILDING.
 - k. FINAL GRADING.
 - l. LOAM AND SEED ALL DISTURBED AREAS AND LANDSCAPE YARDS.
 - m. FINAL TOP COURSE PAVING.
 - n. REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE INSPECTION BY APPROVING AUTHORITY.
9. SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
10. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS: THE CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SEDIMENT BARRIER. THE EROSION CONTROL MEASURES INDICATED ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.
11. INSPECTION SCHEDULE:
 - a. INSPECTIONS SHALL TAKE PLACE AT LEAST EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
 - b. INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RAINFALL IS UNLIKELY DUE TO WINTER CONDITIONS OR EXTREMELY DRY CONDITIONS.
 - c. INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
 - d. INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORM WATER SYSTEM. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
12. MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
 - a. INSPECTION DATE;
 - b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
 - d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
 - f. LOCATION OF "BMPs" THAT NEED TO BE MAINTAINED;
 - g. LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - h. LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION;
 - i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
 - j. ALL REPORTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT ON A WHEN REQUESTED DURING THE CONSTRUCTION PERIOD, AND MAINTAINED FOR THREE YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE.

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

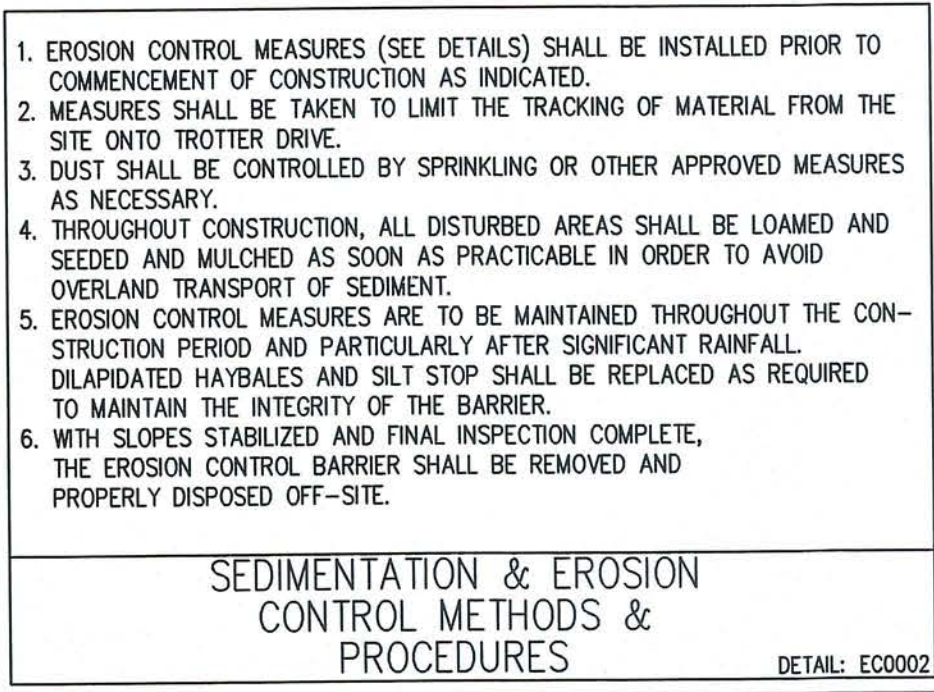
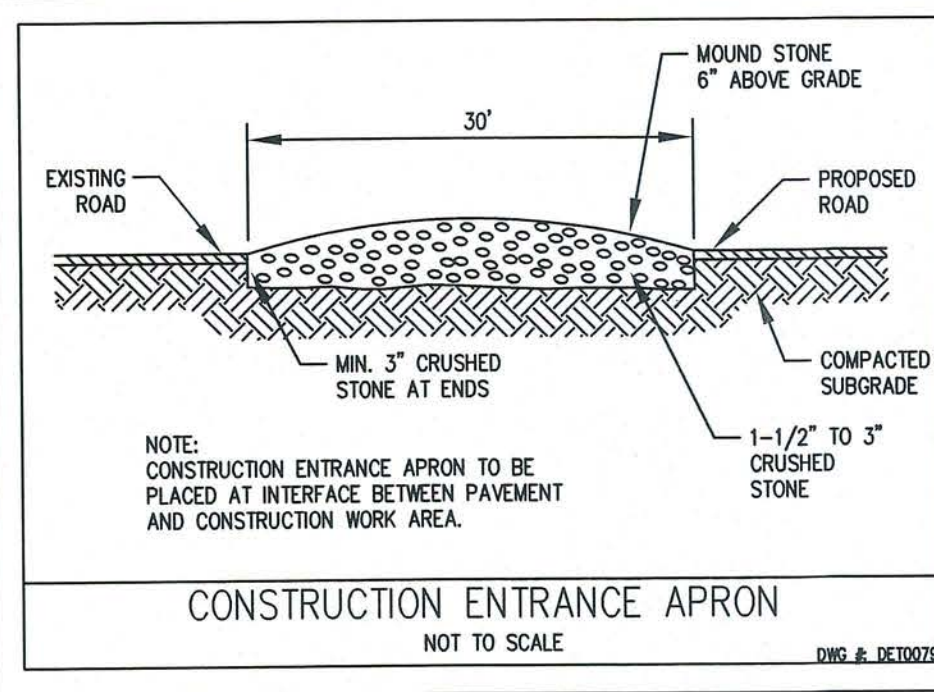
DATE: January 28, 2020

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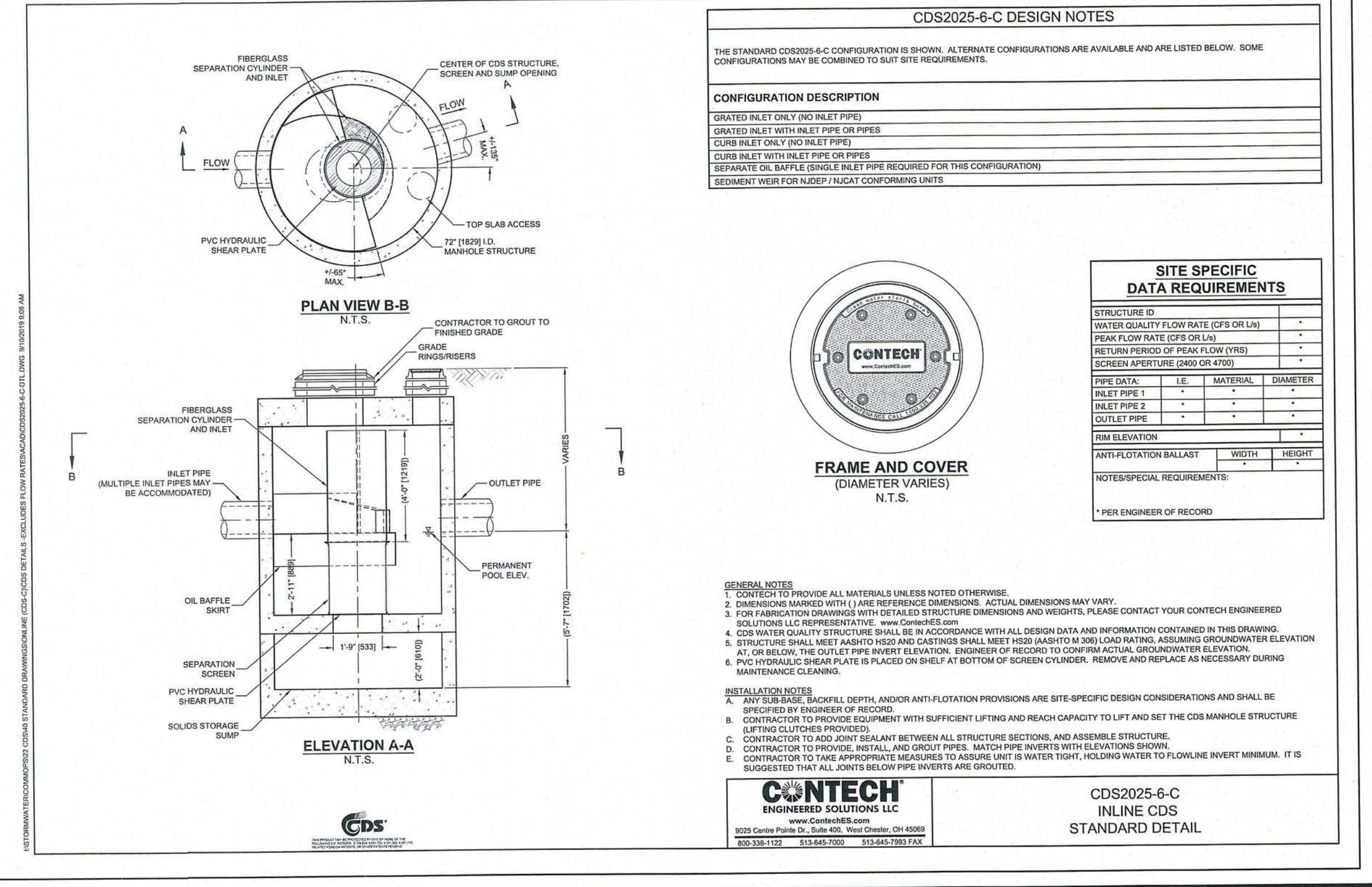
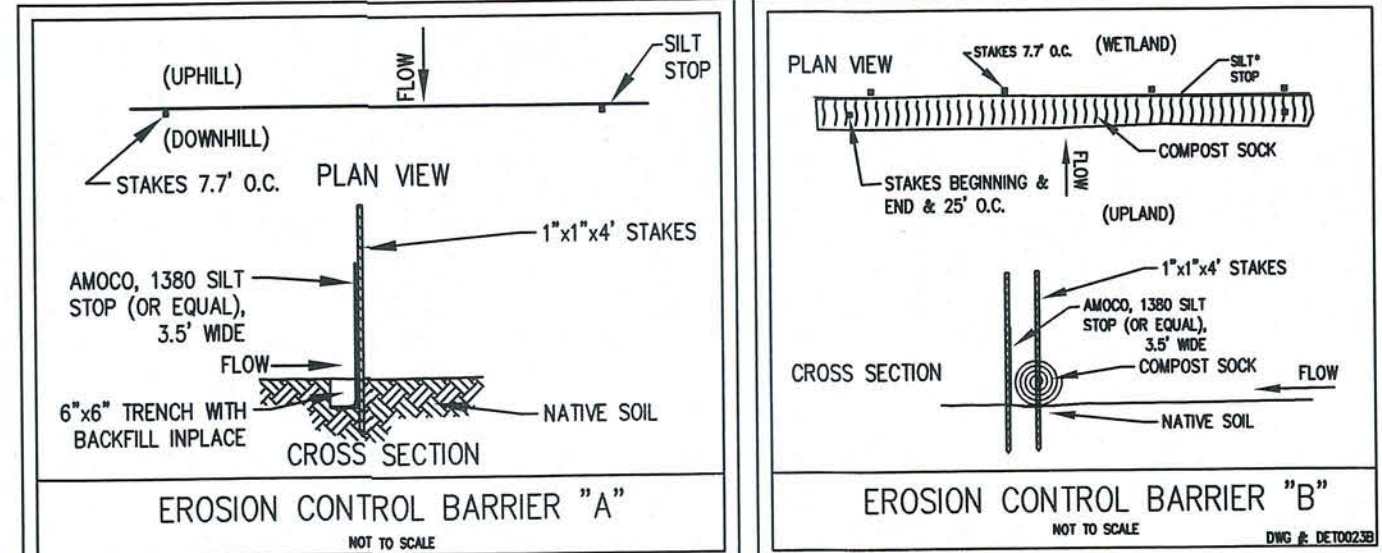


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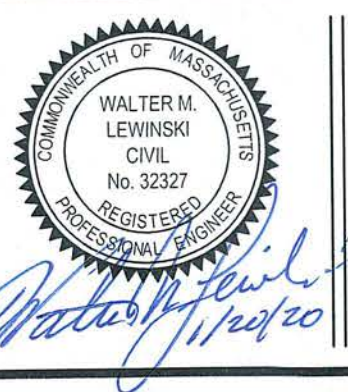
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

- 21 TROTTER DRIVE - OPERATION AND MAINTENANCE PLAN:**
1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):
 - a. EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REEMBED AS NECESSARY TO PREVENT EROSION.
 - b. CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.
 2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)
 - a. OWNER OF THE STORMWATER SYSTEM: _____ DATE: _____
 - b. PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____
 3. CDS UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME. AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER AND INCLUDED IN THE STORMWATER REPORT)
 4. CLEANING OF THE CDS SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE CDS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE PUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE PUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
 5. CATCH BASIN INSPECTIONS AND CLEANINGS AT A MINIMUM, SHOULD BE PERFORMED TWO TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES.
 6. BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. THE DOWNSPOUTS WILL BE DIRECTED TO THE MANHOLES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
 7. INFILTRATION/DETENTION BASIN: INSPECTIONS SHOULD BE DONE AFTER EVERY MAJOR STORM DURING THE FIRST 3 MONTHS OF OPERATION AND NORMALLY TWICE A YEAR. MOW THE SIDE SLOPES AND RAKE THE BOTTOM TO REMOVE TRASH, DEBRIS, GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATERIAL TWICE A YEAR.
 8. THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS \$1,500.



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

REV	DATE	DESCRIPTION
5	1/20/20	PLANNING BOARD ENDORSEMENT & CONCOM ORDER
4	10/6/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	ADDRESS TETRA LETTER 8/8/19 COMMENTS
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW



PREPARED BY: [Signature]

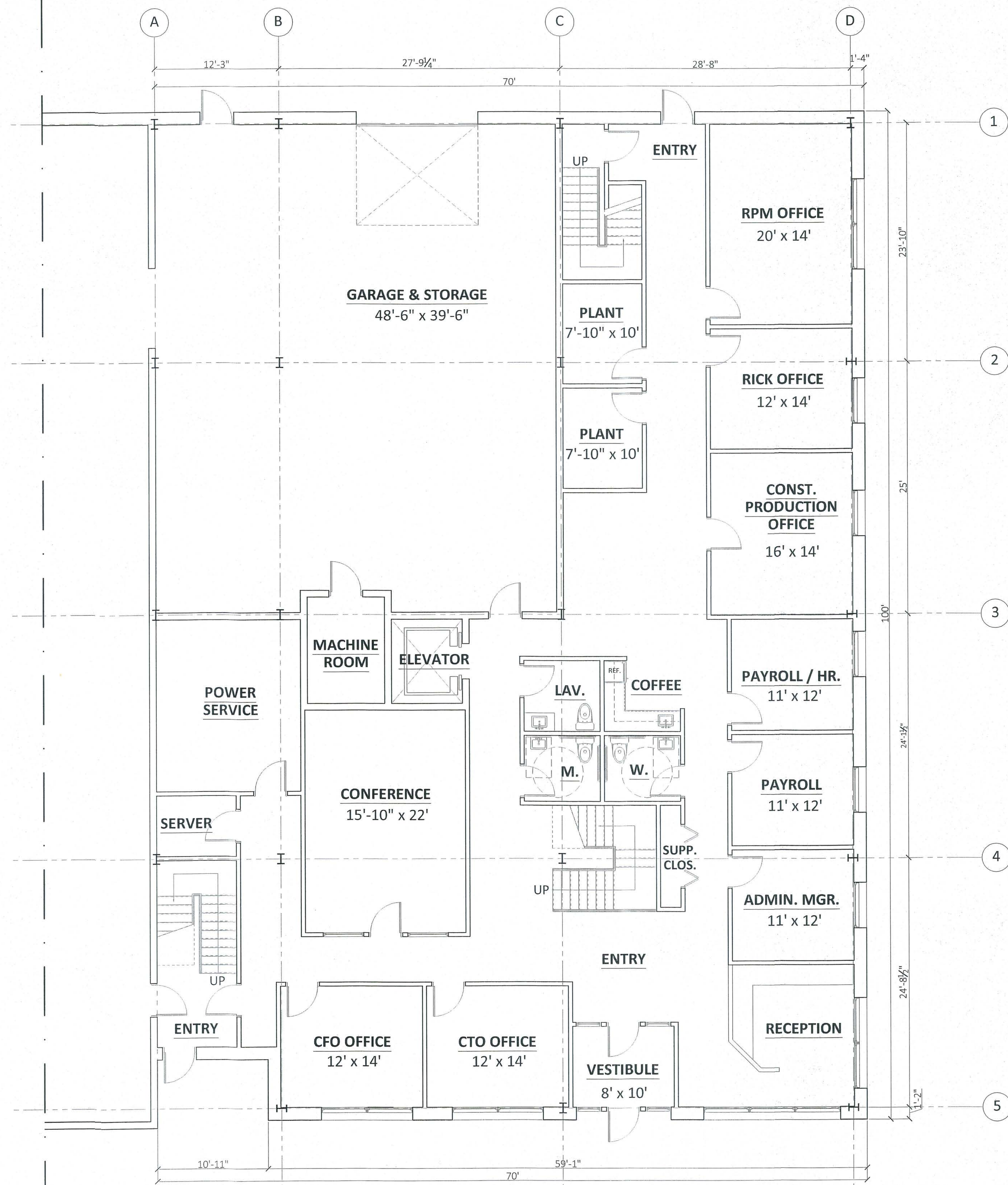


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SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

STORMWATER POLLUTION PREVENTION PLAN
21 TROTTER DRIVE
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3585
STORMWATER POLLUTION PREVENTION PLAN
DATE: APRIL 8, 2019
DEFINITIVE PLAN NO: 1 of 1



SET DATE: OCTOBER 31, 2019

Revisions:		
No.	Date	Description

Project:

R.P. MARZILLI BUILDING
 21A TROTTER DRIVE
 MEDWAY, MA

Title:

FLOOR PLANS

Scale: 3/16" = 1'-0"

SITE PLAN REVIEW
 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signatures]

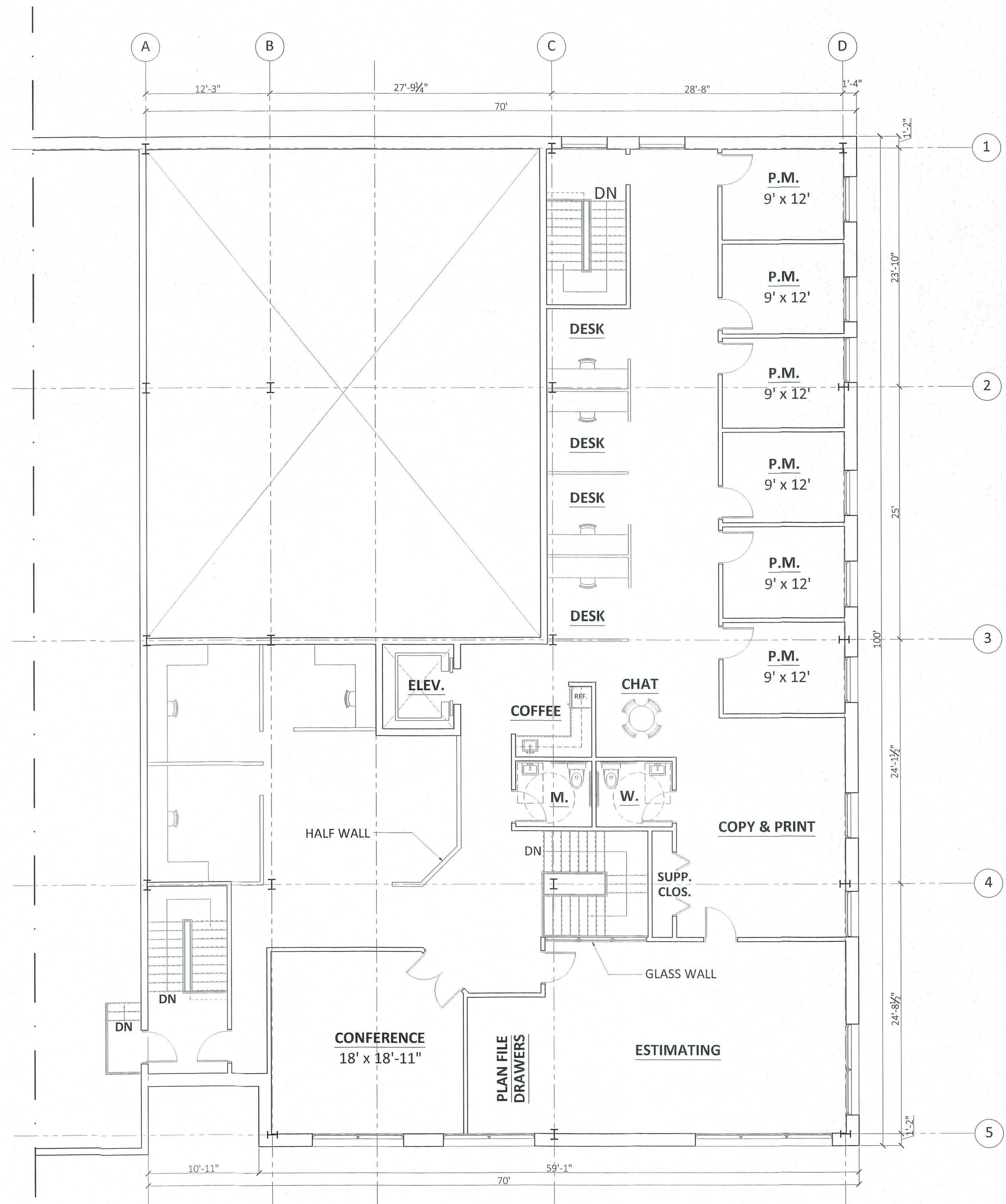
DATE: January 28, 2020

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

PROPOSED FIRST FLOOR
 SCALE: 3/16" = 1'-0"

A1



SITE PLAN REVIEW
 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
 DATE: January 28, 2020

CERTIFICATE OF VOTE
 SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

PROPOSED SECOND FLOOR
 SCALE: 3/16 = 1'-0"

SET DATE: OCTOBER 31, 2019

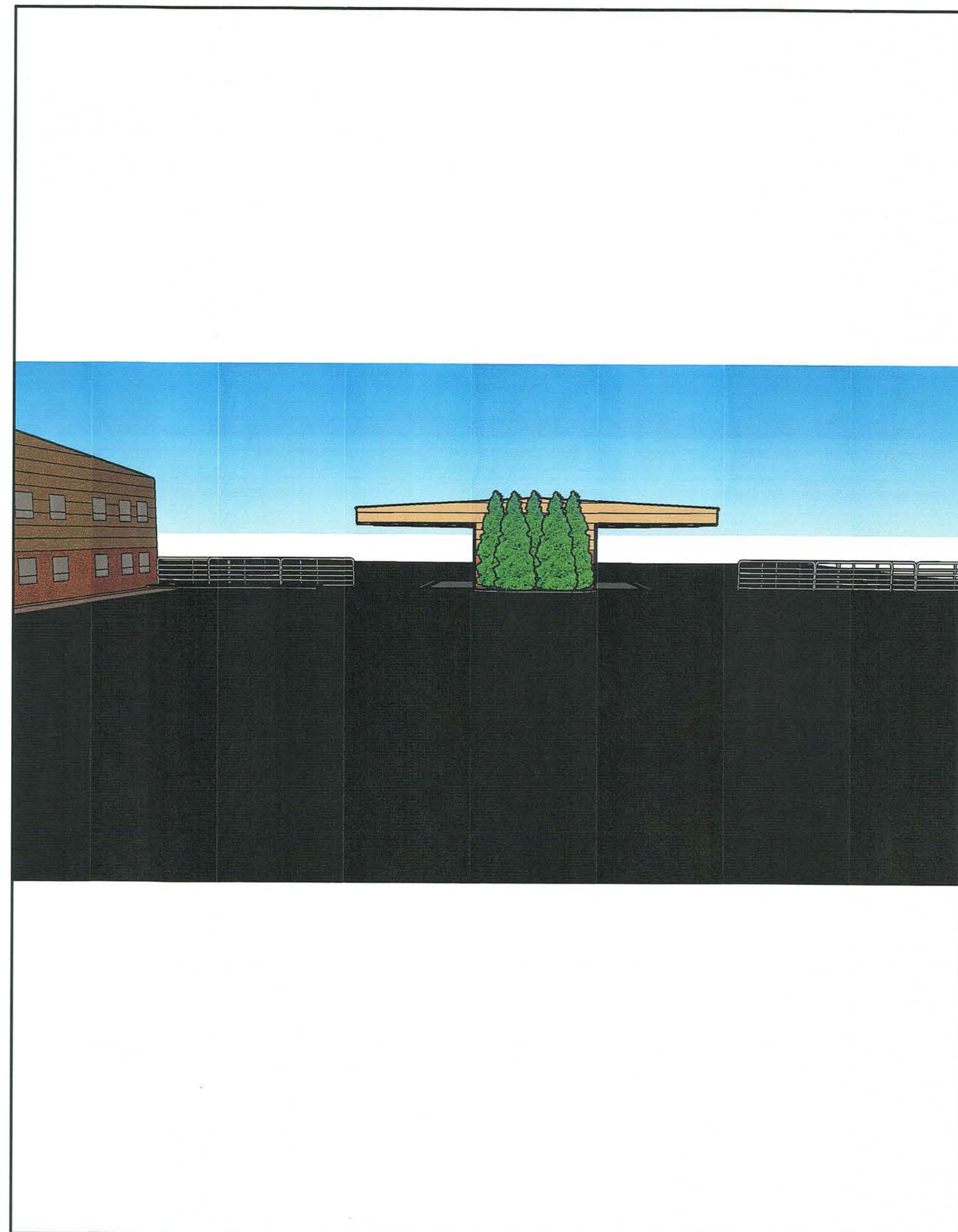
Revisions:		
No.	Date	Description

Project:
R.P. MARZILLI BUILDING
 21A TROTTER DRIVE
 MEDWAY, MA.

Title:
FLOOR PLANS

Scale: 3/16" = 1'-0"
 Date: 10/31/19

A2



CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, NOVEMBER 12, 2019 FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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DATE: January 28, 2020

SET DATE: OCTOBER 31, 2019

Revisions:

No.	Date	Description

Project:

R.P. MARZILLI BUILDING
21A TROTTER DRIVE
MEDWAY, MA.

Title:

RENDERINGS

Scale: 1/8" = 1'-0"
Drawn By: K.M.V.