

# SITE DEVELOPMENT PLANS

**HARMONY VILLAGE**  
 MULTIFAMILY HOUSING DEVELOPMENT  
 218-220 MAIN STREET  
 (MAP 57, PARCEL 44)  
 MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: AR-II  
 MULTIFAMILY HOUSING OVERLAY DISTRICT  
 ORIGINAL PLAN DATED JUNE 9, 2020  
 LAST REVISED FEBRUARY 22, 2021

**OWNER**

Linda Resner & Elliot Edwards  
 218 Main Street  
 Medway, MA 02053

**APPLICANT**

HARMONY ESTATES, LLC  
 5 EXCHANGE STREET  
 MILFORD, MASSACHUSETTS 01757

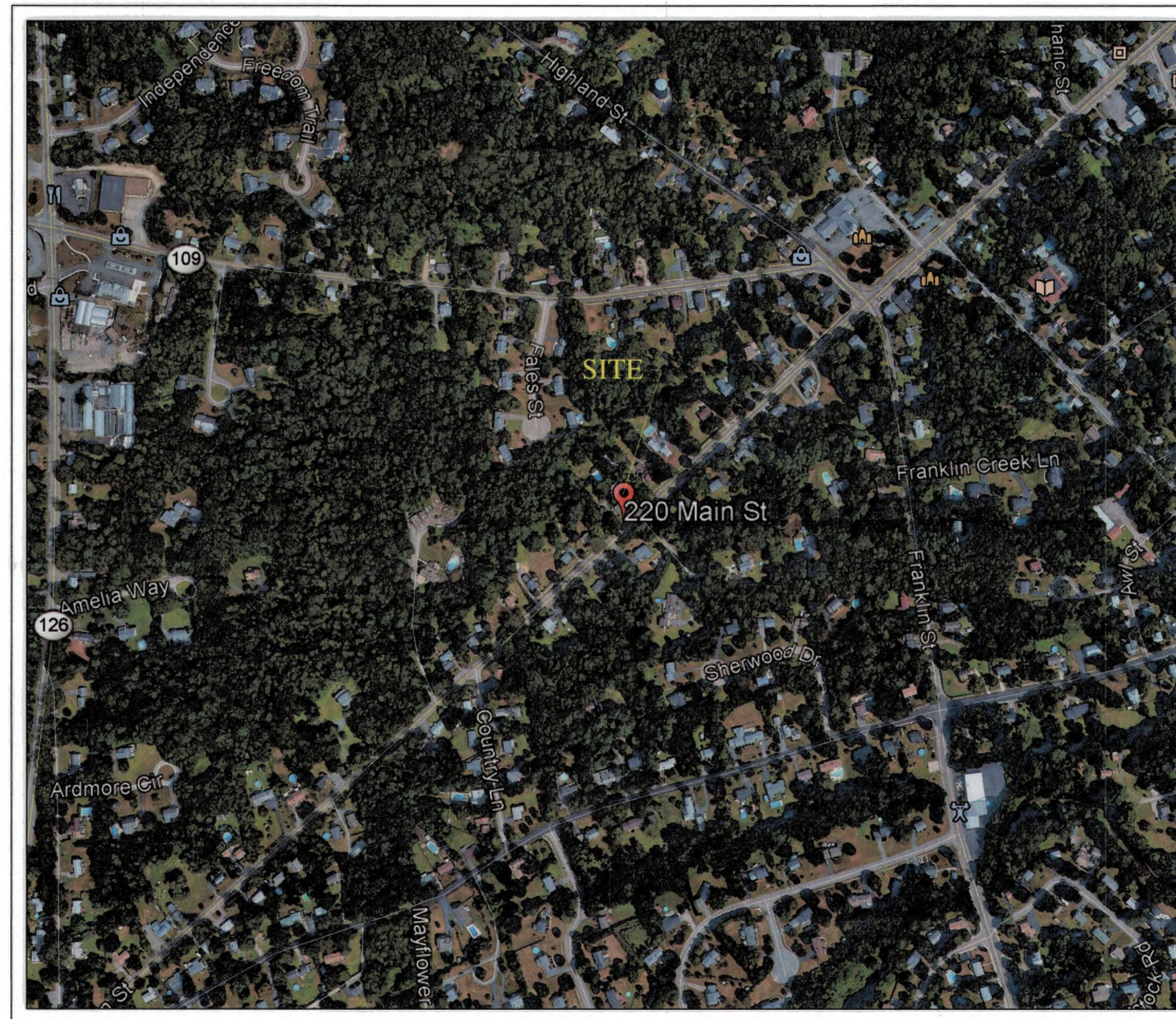
**CIVIL ENGINEERING, SURVEYING  
 & LANDSCAPE ARCHITECTURE**



69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581  
 500 CUMMINGS CENTER, SUITE 9950 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (508) 871-7030 TELEPHONE: (978) 299-0447

**ARCHITECTURE**

PACIFIC-VISIONS STUDIO LLC  
 38 Thompson Ave.  
 Bristol, RI  
 T - 774.633.1272



NORTH



**LOCUS MAP**  
 SCALE: 1" = 250'

**DRAWING INDEX:**

- C-1 COVER SHEET/LOCUS MAP
- C-2 EXISTING CONDITIONS PLAN
- C-3 LAYOUT AND MATERIALS PLAN
- C-4 GRADING, DRAINAGE & UTILITIES PLAN
- C-5 LANDSCAPE PLAN
- C-6 EROSION & SEDIMENT CONTROL PLAN
- C-7 SITE DETAILS
- C-8 SITE DETAILS
- C-9 SITE DETAILS
- C-10 SITE DETAILS
- L-1 PHOTOMETRIC PLAN
- A1.1 FIRST FLOOR PLANS
- A4.0 3D ELEVATIONS

**ADDITIONAL PLAN REFERENCES:**

ARCHITECTURAL PLANS, ELEVATIONS, FLOOR PLANS AND RENDERINGS PROVIDED BY PACIFIC-VISIONS STUDIO LLC.  
 STORMWATER OPERATIONS & MAINTENANCE PLAN BY MERIDIAN ASSOCIATES, INC. REVISED NOVEMBER 12, 2020.

**APPROVED WAIVERS:**

**SITE PLAN RULES AND REGULATIONS:**

- SECTION 207-9 B. SIDEWALKS - FIVE FOOT SIDEWALKS SHALL BE PROVIDED WITHIN PARKING AREAS. NO SIDEWALKS PROPOSED.
- SECTION 207-11 B.2 INTERNAL SITE CIRCULATION - THE PERIMETER OF DRIVE AISLES SHALL BE BOUNDED WITH VERTICAL GRANITE CURB. CAPE CARD BERM PROPOSED.
- SECTION 207-11 B.3 INTERNAL SITE CIRCULATION - TWO-WAY DRIVE AISLES SHALL BE 24 FEET WIDE. 20 FOOT WIDE DRIVE AISLE PROPOSED AND APPROVED BY FIRE DEPARTMENT.
- SECTION 207-19 H. LANDSCAPING - TREE PROTECTION - ALL TREES 24 INCHES OR MORE IN DIAMETER TO BE REMOVED FROM THE SITE SHALL BE REPLACED WITH NEW TREES ON SITE. LANDSCAPE PLAN FOUND TO ALIGN WITH DRC GUIDELINES.

I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS FILED IN 20 DAYS FOLLOWING SAID RECEIPT AND RECORDING.  
 TOWN CLERK MEDWAY, MA. DATE 2-23-2021

APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

*alysa*

*Richard J. Dickulis*

2-23-2021

BOARD MEMBER DATE

D:\G Location G:\V\9521 MEDWAY.DWG\9521 SITE.DWG Plot: 6/10/2020



FALES STREET

NOW OR FORMERLY VICTOR W. JR. & ANN V. TERRANOVA DEED BOOK 22298 PAGE 198 8 FALES STREET

NOW OR FORMERLY JOHN WILLIAM PARLEE & JAIME L. HODGES DEED BOOK 32840 PAGE 4 5 FALES STREET

NOW OR FORMERLY CATHY F. SUTTON & WILLIAM A. RITCHIE DEED BOOK 8417 PAGE 2 216 MAIN STREET

NOW OR FORMERLY RICHARD E. & HELEN M. FORCE DEED BOOK 30978 PAGE 576 230 MAIN STREET

NOW OR FORMERLY JOVONTE ALLEN SANTOS & MYRIAM SANTOS DEED BOOK 35427 PAGE 407 224 MAIN STREET

NOW OR FORMERLY JENNIFER F. & JASON M. ROMAN DEED BOOK 33718 PAGE 185 228 MAIN STREET

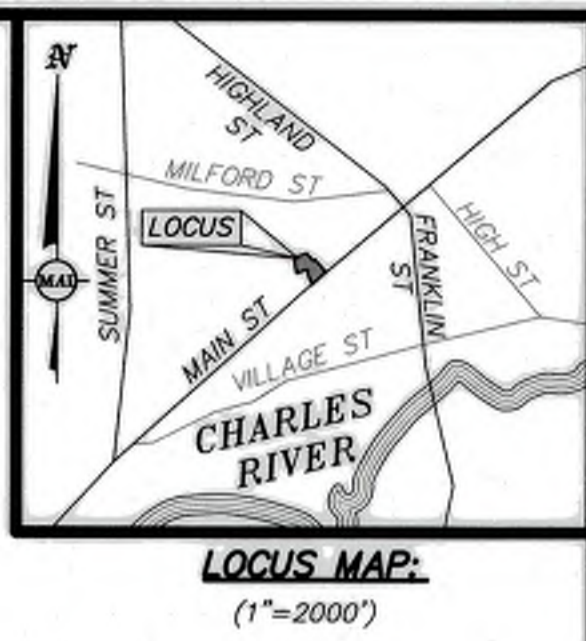
NOW OR FORMERLY ROBERT E. & MARIAN L. LEONARD DEED BOOK 3554 PAGE 451 222 MAIN STREET

RECORD AREA  
=52,993±S.F.  
(1.22±ACRES)

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT HYDRANT FRONT CAP BOLT	229.17
△	CUT SPIKE IN UTILITY POLE 20/30, 1.0' A.G.	230.91

(SEE NOTE 6)



LEGEND:

- 234 --- ONE FOOT CONTOUR
- 235 --- FIVE FOOT CONTOUR
- + 234.5 SPOT ELEVATION
- BITUMINOUS BERM
- TREELINE
- CHAINLINK FENCE
- STONEWALL
- STONE RETAINING WALL
- EXPOSED ROCK OUTCROP
- CONCRETE
- BRICK
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOULDER
- OHW --- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- ELECTRIC METER
- D --- COMPILED DRAIN LINE
- W --- COMPILED WATER LINE
- WATER GATE
- HYDRANT
- WATER SERVICE
- S --- COMPILED SEWER LINE
- SEWER MANHOLE
- G --- COMPILED GAS LINE
- TERMINUS UNKNOWN
- ABOVE GROUND
- BITUMINOUS BERM
- BH --- BULKHEAD
- BIT. CONC. --- BITUMINOUS CONCRETE
- CS --- CORRUGATED STEEL
- EOP --- EDGE OF PAVEMENT
- GP --- GRANITE POST
- INV --- INVERT
- PVC --- POLYVINYL CHLORIDE
- (R) --- RECORD
- RWS --- STONE RETAINING WALL
- S.F. --- SQUARE FEET
- THRESH --- THRESHOLD

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON JULY 11-16, 2019.
- THE SUBJECT PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT AND THE MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON TOWN OF MEDWAY ASSESSOR'S MAP 57.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
- THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2502100143E DATED JULY 17, 2012.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

RECORD OWNER:

HARMONY VILLAGE LLC  
5 EXCHANGE STREET, SUITE 4  
MILFORD, MASSACHUSETTS 01757  
- DEED BOOK 38520 PAGE 050

REFERENCES:

- PLAN BOOK 454 PLAN 118  
DOCUMENTS ON RECORD AT THE NORFOLK DISTRICT REGISTRY OF DEEDS.

GRAPHIC SCALE

SCALE: 1" = 20'



APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*  
*[Signature]*  
 2-23-2021  
 BOARD MEMBER DATE

REVISIONS	TEST #	DATE	DESCRIPTION
	2/22/21	2/10/21	RECORD OWNER CHANGED



218-220 MAIN STREET  
 RECORD CONDITIONS PLAN OF LAND  
 LOCATED IN  
 MEDWAY, MASSACHUSETTS  
 (NORFOLK COUNTY)  
 PREPARED FOR  
 NEW GENERATION CUSTOM HOMES

**MERIDIAN ASSOCIATES**  
 60 CUMMINGS CENTER, SUITE 600  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 299-0447  
 WWW.MERIDIANASSOC.COM

DATE: JULY 18, 2019  
 SCALE: 1" = 20'  
 SHEET No. C-2  
 PROJECT No. 8521



FALES STREET

NOW OR FORMERLY  
VICTOR W. JR. & ANN V. TERRANOVA  
DEED BOOK 22298 PAGE 198  
8 FALES STREET

NOW OR FORMERLY  
JOHN WILLIAM PARLEE  
& JAIME L. HODGES  
DEED BOOK 32840 PAGE 4  
5 FALES STREET

NOW OR FORMERLY  
CATHY F. SUTTON & WILLIAM A. RITCHIE  
DEED BOOK 8417 PAGE 2  
216 MAIN STREET

NOW OR FORMERLY  
RICHARD E. & HELEN M. FORCE  
DEED BOOK 30978 PAGE 576  
230 MAIN STREET

NOW OR FORMERLY  
JOVONTE ALLEN SANTOS  
& MYRIAM SANTOS  
DEED BOOK 35427 PAGE 407  
224 MAIN STREET

NOW OR FORMERLY  
JENNIFER F. & JASON M. ROMAN  
DEED BOOK 33718 PAGE 185  
228 MAIN STREET

NOW OR FORMERLY  
ROBERT E. & MARIAN L. LEONARD  
DEED BOOK 3554 PAGE 451  
222 MAIN STREET

LAYOUT & MATERIALS LEGEND:

BITUMINOUS CONCRETE CURB	BB
LIMIT OF WORK	---
SETBACK	----
MAILBOX	
LIGHT FIXTURE/POST	*
SILT FENCE/HAYBALE LINE	=====

ZONING TABLE:

ZONE: AR-II, MULTIFAMILY HOUSING OVERLAY DISTRICT

Density and Dimensional Controls	Required	Existing	Proposed
LOT SIZE	30,000 SF	52,993 SF	52,993 SF
FRONTAGE	150'	190.08'	190.08'
FRONT SETBACK	35'	23.6' *	23.6' *
SIDE SETBACK	15'	9.1' *	9.1' *
REAR SETBACK	15'	152'	17.8'
MAX. BUILDING HEIGHT	35'	30'	30'
MAX. LOT COVERAGE	30%	5%	17%
MAX. IMPERVIOUS AREA	40%	15%	35%
MULTIFAMILY UNITS (ALLOWED)	8	N/A	6 **
MIN. OPEN SPACE/YARD AREA	15%	N/A	47% ***
PARKING SPACES	1.5/UNIT	2/UNIT	3.5/UNIT****
		(4 TOTAL)	(21 TOTAL)

\* PRE-EXISTING NONCONFORMING SETBACK  
ALL PROPOSED UNITS MEET THE REQUIRED DIMENSIONAL SETBACKS

\*\* TOTAL UNITS CONSISTS OF 4 PROPOSED UNITS AND 2 EXISTING HOUSES TO BE REHABILITATED (6 TOTAL)

\*\*\* PROPOSED OPEN SPACE / YARD AREA INCLUDES COMMON SPACE, FRONT YARD FOR EXISTING HOUSES, AND REAR YARD FOR EACH PROPOSED UNIT

\*\*\*\* ACCOUNTS FOR 4 PARKING SPACES AT EACH NEW UNIT (2 IN DRIVEWAY, 2 IN GARAGE) FOR 21 PARKING SPACES TOTAL

LAYOUT AND MATERIALS NOTES:

- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS AND MASS HIGHWAY.
- ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, STAIRS, ETC.
- ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- BITUMINOUS CONCRETE PAVEMENT: CLASS 1, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.
- NO SNOW IS TO BE PLACED WITHIN OR ON TOP OF DRAINAGE STRUCTURES OR NEW PLANTINGS.
- BUILDING MATERIALS FOR THE NEW DWELLING UNITS (DOOR STYLES, SIDING AND ROOFING MATERIALS AND COLORS, ETC.) SHALL BE REVIEWED AND APPROVED BY THE DESIGN REVIEW COMMITTEE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

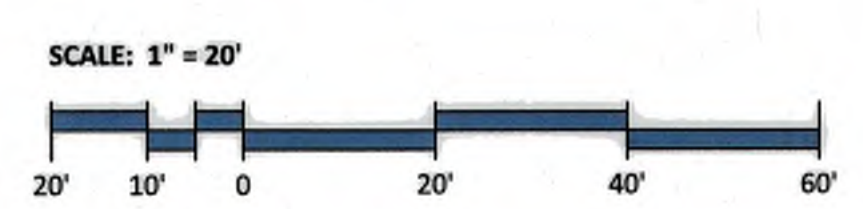


Layout & Materials Plan  
**Multifamily Development**  
 218-220 MAIN STREET  
 MEDWAY, MA 02053  
 Prepared For:  
 Harmony Village LLC

APPROVED BY THE TOWN OF MEDWAY  
 PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*  
*[Signature]*  
 2-23-2021

BOARD MEMBER DATE



Date:  
**June 9, 2020**  
 (See Revisions)

Scale:  
**1" = 20'**

Project No.  
**8521**

Sheet No.  
**C-3**

Plotted: 3/1/2021 12:28 PM  
 Saved Path: G:\1821 MEDWAY\DWG\1821 SITE.DWG



**DRAINAGE & UTILITIES LEGEND:**

PROPERTY LINE	---
DRAIN LINE	D
GAS LINE	G
ELECTRIC LINE	E
WATER LINE	W
SEWER LINE	S
LIMIT OF WORK	---
PROPOSED CONTOUR	230
GABION WALL	[Symbol]
PROPOSED SPOT ELEVATION	239.6
CATCHBASIN	[Symbol]
DRAIN MANHOLE	DMH
SEWER MANHOLE	SMH
LIGHT POST	[Symbol]
INVERT ELEVATION	INV
RIM	RIM
TYPICAL	TYP.
VERIFY IN FIELD	VIF
EXISTING	EXIST.

**GRADING NOTES:**

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

ALL RIP-RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

**DRAINAGE NOTES:**

MANHOLES SHALL BE 48-INCH DIAMETER WITH 26" OPENING (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEBARON TYPE LK110 OR APPROVED EQUAL.

DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LEBARON TYPE LF 248-2 WITH A GRANITE CURB GUTTER MOUTH OR AS REQUIRED BY TOWN OF MEDWAY DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE LEBARON ONE-PIECE LV2448-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LEBARON TYPE LF 248-2 WITH A GRANITE CURB GUTTER MOUTH OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY MEDWAY DPW.

FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.

FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.

ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

ROOF DRAIN PIPING CAN BE ADJUSTED / ALTERED FROM LAYOUT SHOWN TO TIE INTO THEIR RESPECTIVE CHAMBER SYSTEMS AS NEEDED. SEE DETAIL SHEET FOR UNIT TO SYSTEM REFERENCE (EXAMPLE: DW-2 IS FOR QUAD ROOFS).

**GENERAL UTILITY NOTES:**

TESTING OF WATER SYSTEMS, SANITARY SEWERS AND SEWER MANHOLES SHALL BE IN CONFORMANCE WITH ALL TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

INSTALLATION AND MATERIALS OF DATA/COMMUNICATION AND ELECTRICAL SUPPLY DUCT BANKS AND MANHOLES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.

PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.

ALL ELECTRIC / WATER / GAS / LIGHTING DESIGN AND SIZING TO BE COMPLETED BY OWNER'S MEP CONSULTANT.

THE CONTRACTOR SHALL COORDINATE ALL WORK ON UTILITY DUCTS WITH THE APPROPRIATE UTILITY COMPANY INCLUDING WORK BY UTILITY COMPANY FORCES, SERVICE CONNECTIONS AND INSPECTIONS.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

SANITARY SEWER PIPE SHALL BE SDR 35 PVC.

FIRE SERVICE WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.

DOMESTIC WATER PIPE SHALL BE TYPE K COPPER TUBING OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.

PROPOSED QUADRIPLEX WILL NEED TO HAVE A SPRINKLER SYSTEM INSTALLED TO MEET BUILDING CODE REQUIREMENTS.

CAP ALL PROPOSED UTILITY STUBS AS APPROPRIATE.

THE PROPOSED IRRIGATION WELL SHALL MEET ALL BOARD OF HEALTH REQUIREMENTS.

CONDUITS FOR AN ELECTRIC CHARGING STATION SHALL BE PROVIDED IN EACH QUADRIPLEX GARAGE UNIT.

APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

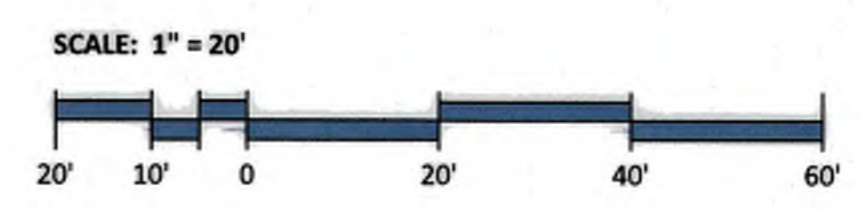
*[Signature]*

*[Signature]*

*[Signature]*

2-23-2021

BOARD MEMBER DATE



**REVISIONS**

NO.	DATE	DESCRIPTION
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT
3	11/12/20	STORMWATER ADJUSTMENT
2	11/10/20	QUADRIPLEX & PEBB REVIEW COMMENTS
1	9/8/20	PEBB REVIEW COMMENTS



**Grading, Drainage & Utilities Plan**

**Multifamily Development**

218-220 MAIN STREET  
 MEDWAY, MA 02053

Prepared For:  
 Harmony Village LLC

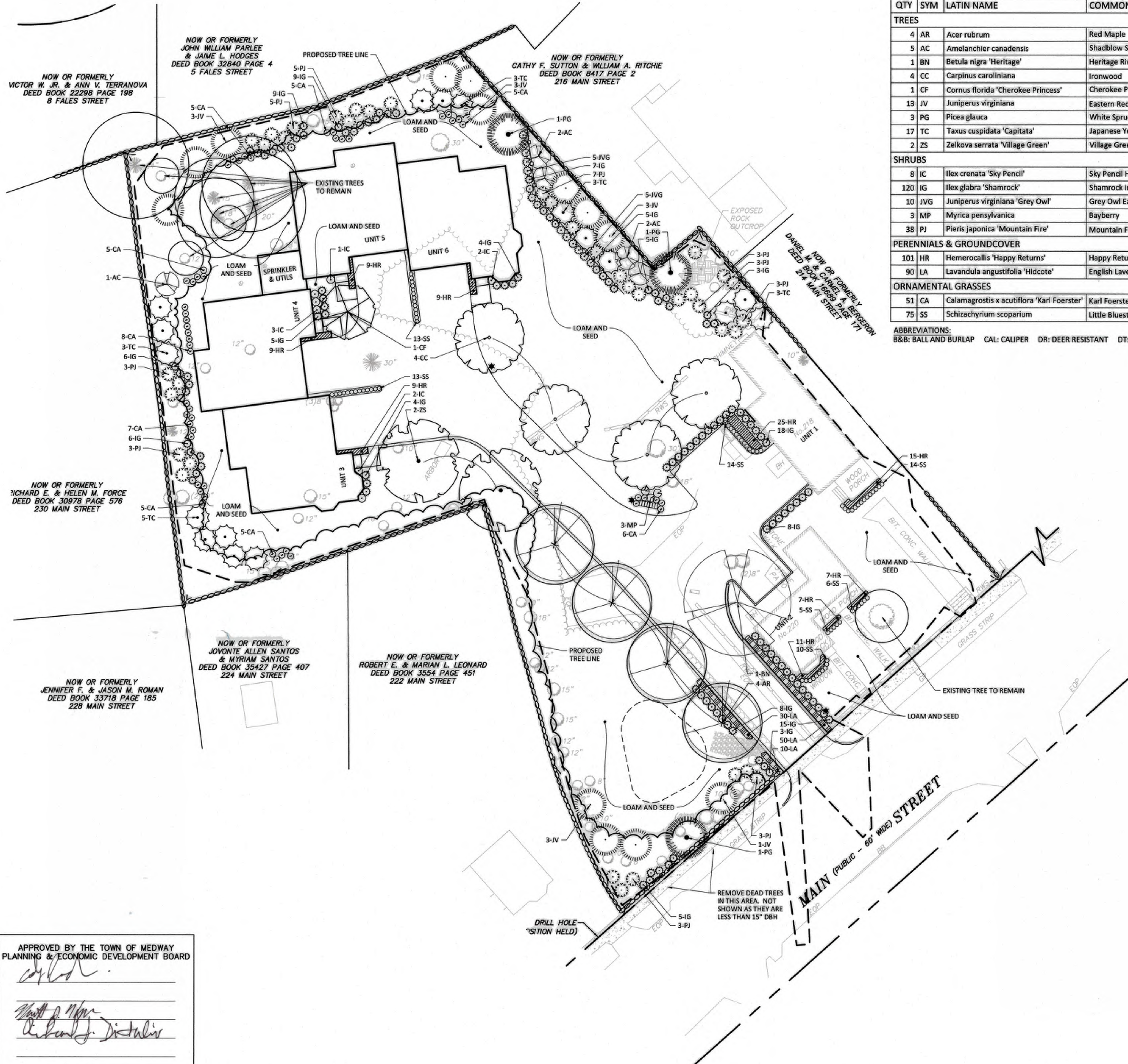


Date: **June 9, 2020**  
 (See Revisions)

Scale: **1"=20'**

Project No. **8521**

Sheet No. **C-4**



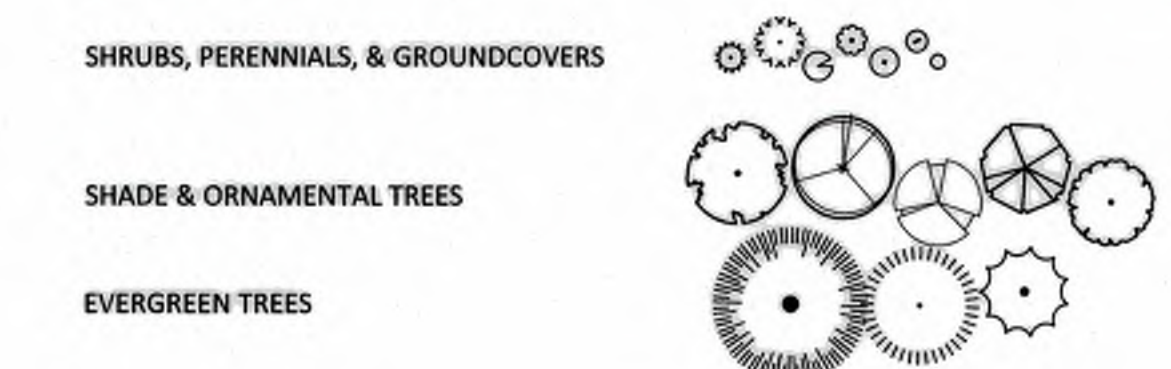
**PLANT SCHEDULE**

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
4	AR	Acer rubrum	Red Maple	3"-3.5" Cal.   B&B	DR   DT   N   Red   Fall Color   March-April
5	AC	Amelanchier canadensis	Shadblow Serviceberry	6"-8" Ht.   B&B	N   ST   White   Birds   Showy   Edible Fruit   Fall Color   April-May
1	BN	Betula nigra 'Heritage'	Heritage River Birch	3"-3.5" Cal.   B&B	DR   DT   N   ST   Brown (M)/Green (F)   Winter Interest   April-May
4	CC	Carpinus caroliniana	Ironwood	3"-3.5" Cal.   B&B	DT   N   White   Street Tree   Fall Color   February
1	CF	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	3"-3.5" Cal.   B&B	DR   N   White   Birds/Butterflies   April-May
13	JV	Juniperus virginiana	Eastern Red Cedar	10'-12' Ht.   B&B	DR   DT   N   ST   Blueish/Black Fruit   Wildlife   Evergreen
3	PG	Picea glauca	White Spruce	12' Ht.   B&B	DR   N   Birds/Small Mammals   Evergreen   Winter Interest
17	TC	Taxus cuspidata 'Capitata'	Japanese Yew	4' Ht.   B&B	DT   Winter Interest   Heavy Shade
2	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	3.5" Cal.   B&B	DR   Green   Fall Color   March-April
<b>SHRUBS</b>					
8	IC	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	36"-48" Ht.   #5 Pot   36" OC	DR   DT   ST   Dark Green   Birds/Butterflies   Winter Interest   May-June
120	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"-30" Ht.   B&B   36" OC	DR   DT   N   ST   Greenish-White   Birds   Evergreen   May-June
10	JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Red Cedar	18"-24" Ht.   #3 Pot   36" OC	DR   DT   N   Birds   Showy Fruit   Evergreen   Winter Interest
3	MP	Myrica pensylvanica	Bayberry	36"-48" Ht.   B&B   36" OC	DT   N   ST   Birds   Yellowish-green   Winter Interest   May
38	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht.   #3 Pot   60" OC	DR   DT   White   Evergreen   Winter Interest   Heavy Shade   April
<b>PERENNIALS &amp; GROUNDCOVER</b>					
101	HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot   18" OC	DR   DT   ST   Yellow   Butterflies   Fragrant   June-October
90	LA	Lavandula angustifolia 'Hidcote'	English Lavender	#1 Pot   18" OC	DR   DT   ST   Purple   Butterflies   Fragrant   June-August
<b>ORNAMENTAL GRASSES</b>					
51	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot   24" OC	DR   N   ST   Pinkish-Purple   Birds   Fall Color   Winter Interest   May-February
75	SS	Schizachyrium scoparium	Little Bluestem	#2 Pot   18" OC	DR   DT   N   ST   Bronze   Winter Interest   August-February

ABBREVIATIONS:  
 B&B: BALL AND BURLAP CAL: CALIPER DR: DEER RESISTANT DT: DROUGHT TOLERANT N: NATIVE OC: ON CENTER ST: SALT TOLERANT

2 OAK TREES GREATER THAN 24" REMOVED FROM SITE TO BE REPLACED WITH 2 RED MAPLE TREES

**PROPOSED LEGEND**



**LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AmericanHort 2014 AND AS AMENDED.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TREES, SHRUBS, AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES: SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUNDCOVERS, PLANTING MIXES, MULCH AND PLANTING ACCESSORIES, WARRANTY, WATERING AND MAINTENANCE DURING CONSTRUCTION AND WARRANTY PERIODS.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
- PLANT MATERIALS DEPICTED IN ROWS SHALL CONTAIN MATCHING PLANT SPECIMENS SPACED EQUALLY ALONG INDICATED AREA.
- ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
- LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
- SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
- PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).
- EXISTING TREES WITHIN PROPOSED TREE LINE SHALL REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.
- ALSO REFER TO THE LAYOUT & MATERIALS PLAN FOR SPECIFIC/INDIVIDUAL/CLUSTER TREE PROTECTION

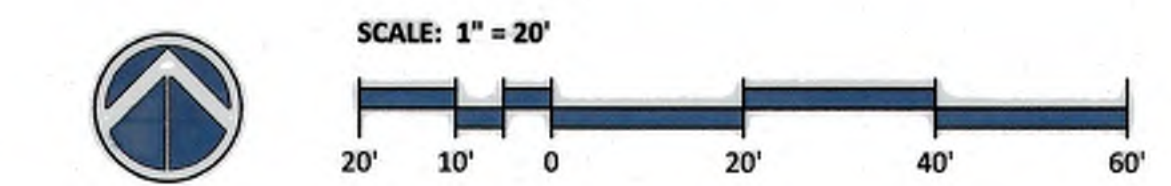
APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*

*[Signature]*

2-23-2021

BOARD MEMBER DATE



**LANDSCAPE PLAN**  
**Multifamily Development**  
 218-220 MAIN STREET  
 MEDWAY, MA 02053  
 Prepared For:  
 Harmony Village LLC



Date:  
**June 9, 2020**  
 (See Revisions)

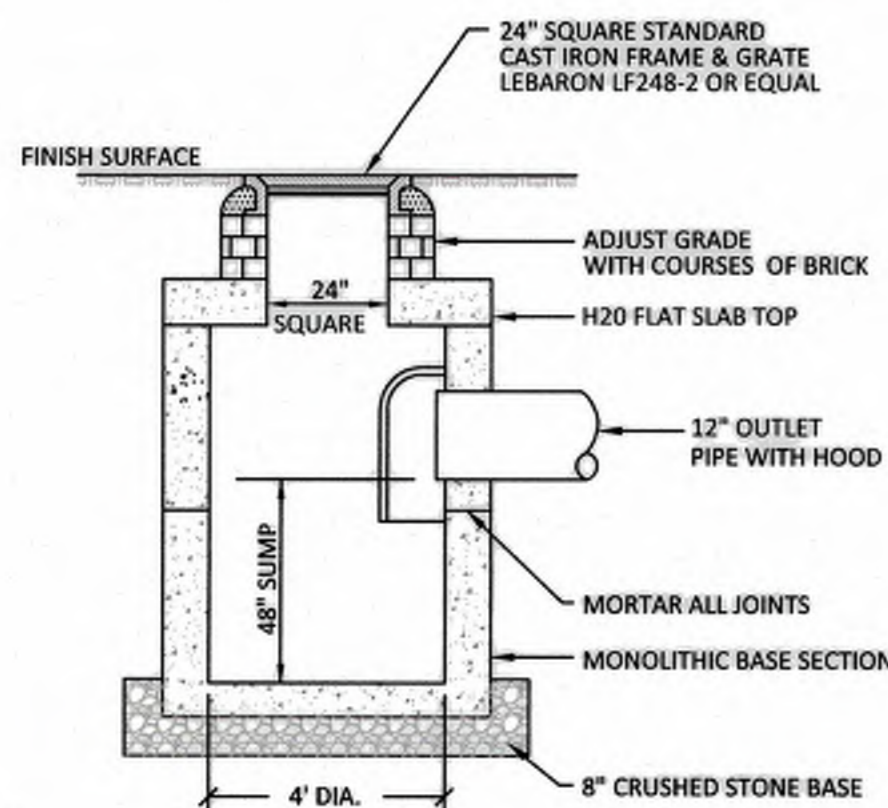
Scale:  
**1"=20'**

Project No.  
**8521**

Sheet No.  
**C-5**

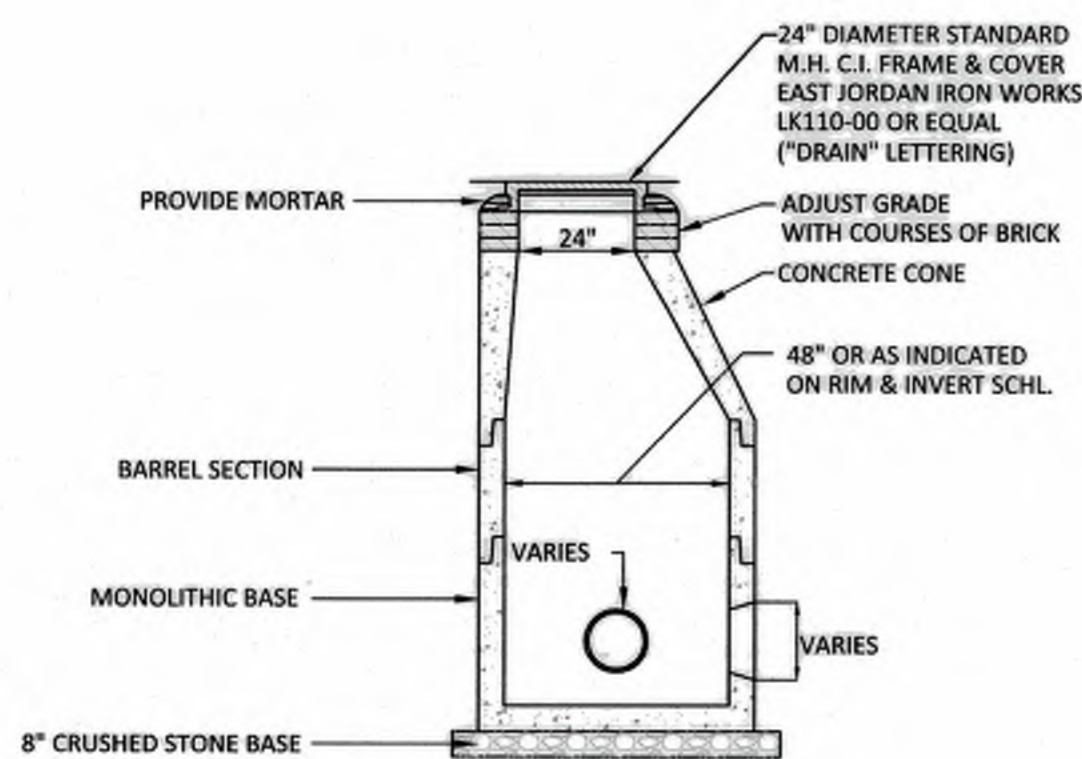
NO.	DATE	DESCRIPTION
4	2.2.2021	DECISION CONDITIONS FOR ENDORSEMENT
3	12.17.2020	UPDATE EXISTING TREES TO REMAIN
2	11.09.2020	REVISED SITE PLAN
1	09.08.2020	BUFFER PLANTING





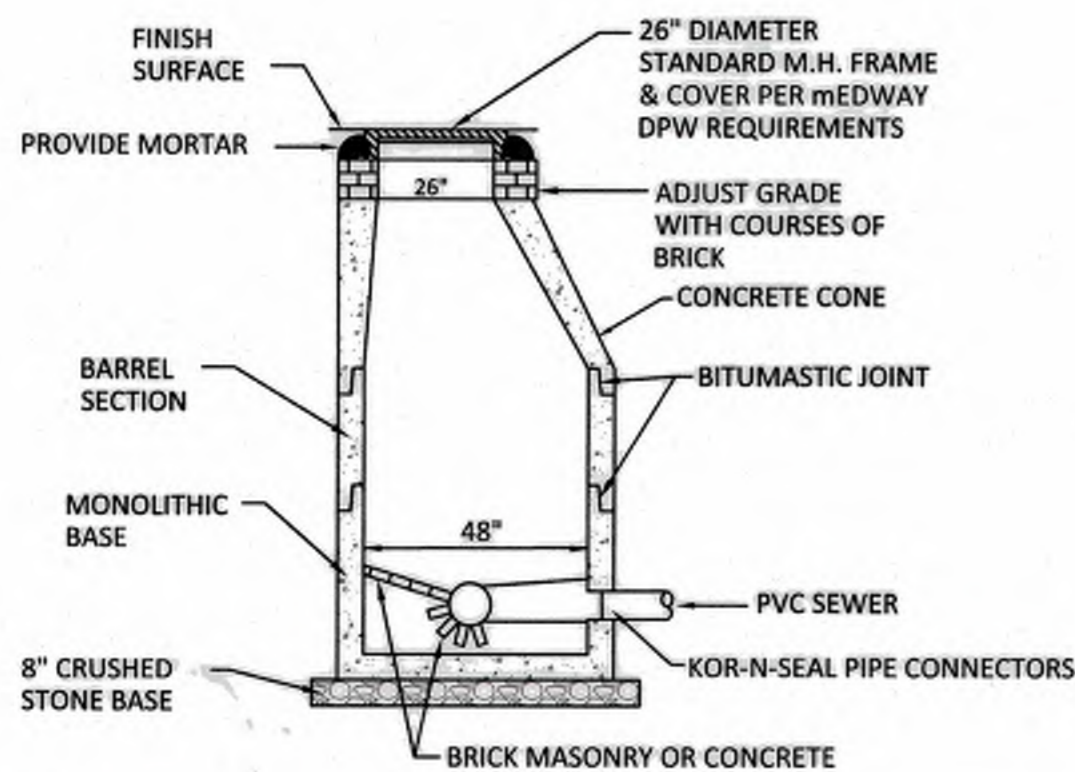
- NOTES:
1. STRUCTURE DESIGN TO LATEST ASTM C478.
  2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185
  3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
  4. FLAT SLAB TOP ASHTO H-20.5. ONE POUR MONOLITHIC BASE.

**PRECAST CONCRETE CATCH BASIN W/ TRAP**  
(NOT TO SCALE)



- NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
  2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
  3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
  4. ONE POUR MONOLITHIC BASE.
  5. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
  6. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-5-201A SPEC.

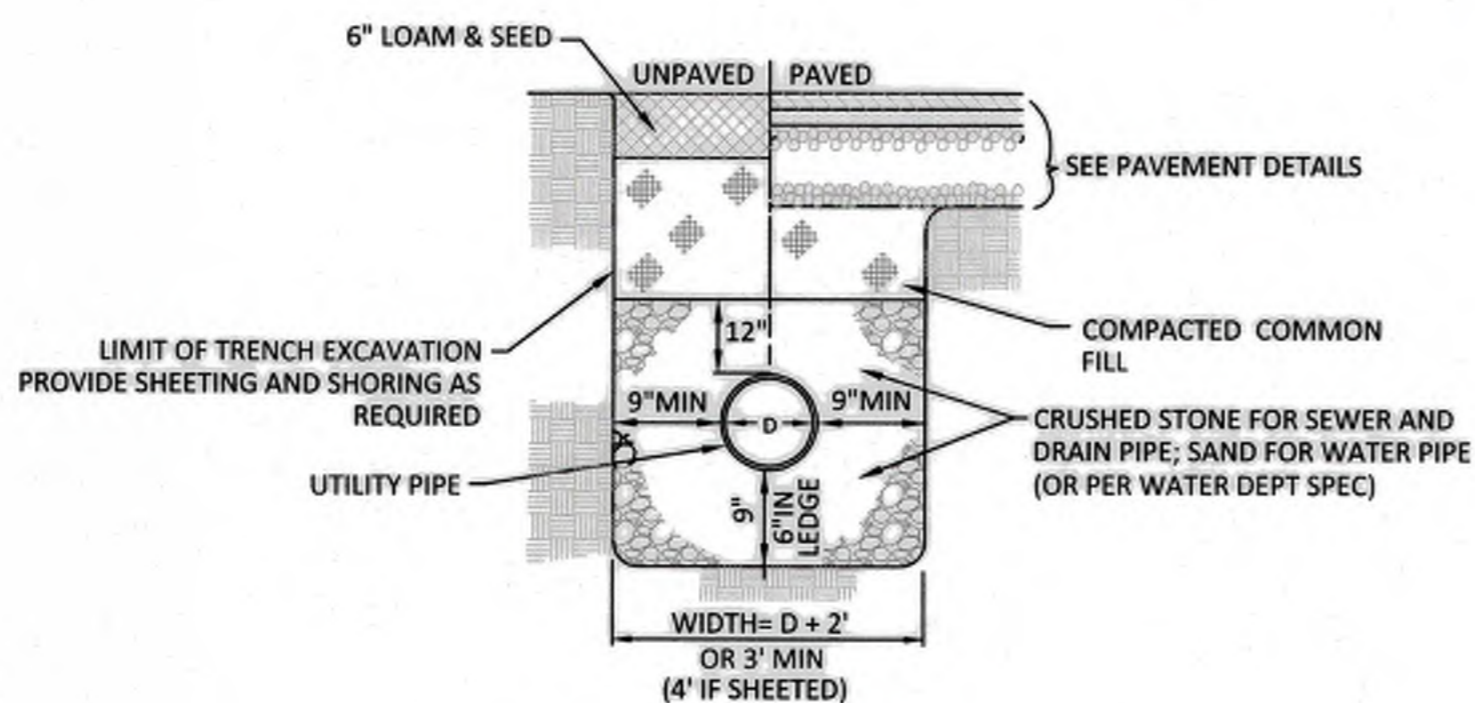
**PRECAST CONCRETE DRAIN MANHOLE**  
(NOT TO SCALE)



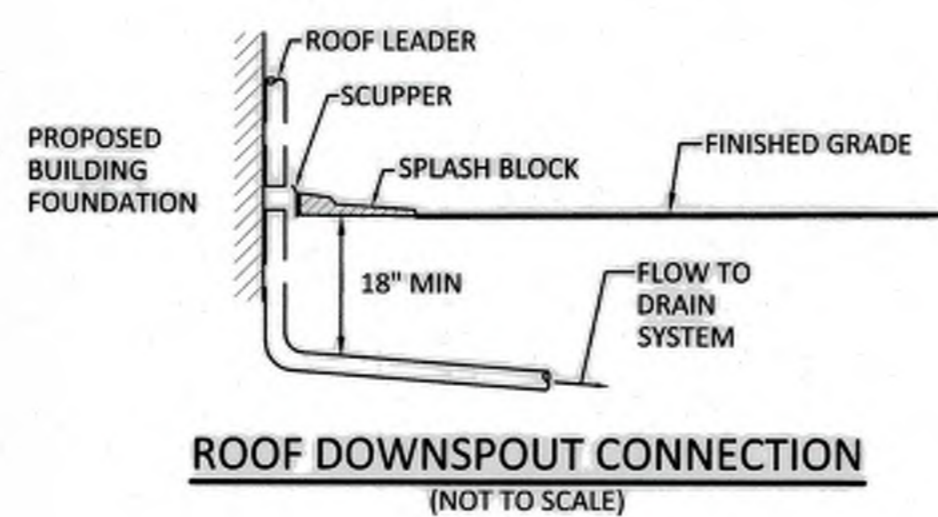
- NOTES:
1. MANHOLE DESIGN SHALL CONFORM TO LATEST ASTM C478.
  2. REINFORCING STEEL SHALL CONFORM TO LATEST ASTM A 185.
  3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
  4. ONE POUR MONOLITHIC BASE.
  5. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMING TO LATEST ASTM C478 PARA-12.
  6. KOR-N-SEAL FLEXIBLE PIPE CONNECTORS SHALL CONFORM TO LATEST ASTM C923, A167.

**SEWER MANHOLE DETAIL (SMH)**  
(NOT TO SCALE)

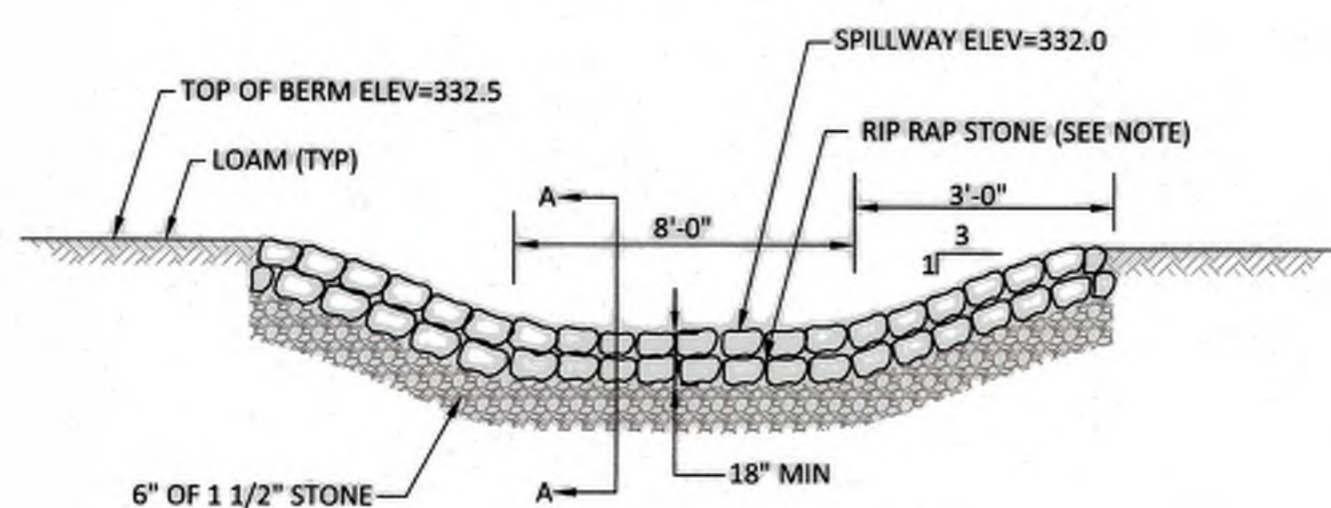
TRENCH WIDTH (W)		
D	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



**TYPICAL TRENCH SECTION**  
(NOT TO SCALE)

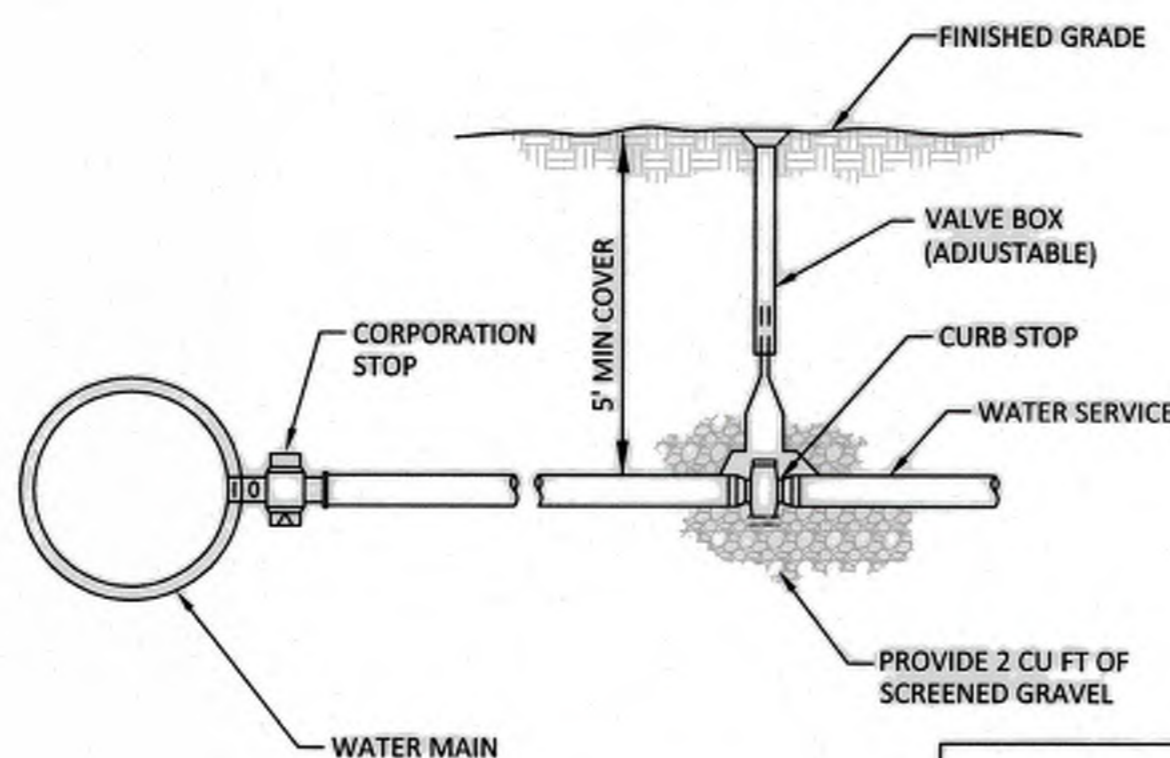


**ROOF DOWNSPOUT CONNECTION**  
(NOT TO SCALE)



- NOTE:  
75% OF RIP-RAP STONE SHALL BE 70 TO 100 LBS. AND SHALL BE HAND CHINKED TO LEAVE A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG DOWNSTREAM SURFACE AND TOE OF THE DIKE.

**EMERGENCY SPILLWAY WEIR**  
(NOT TO SCALE)

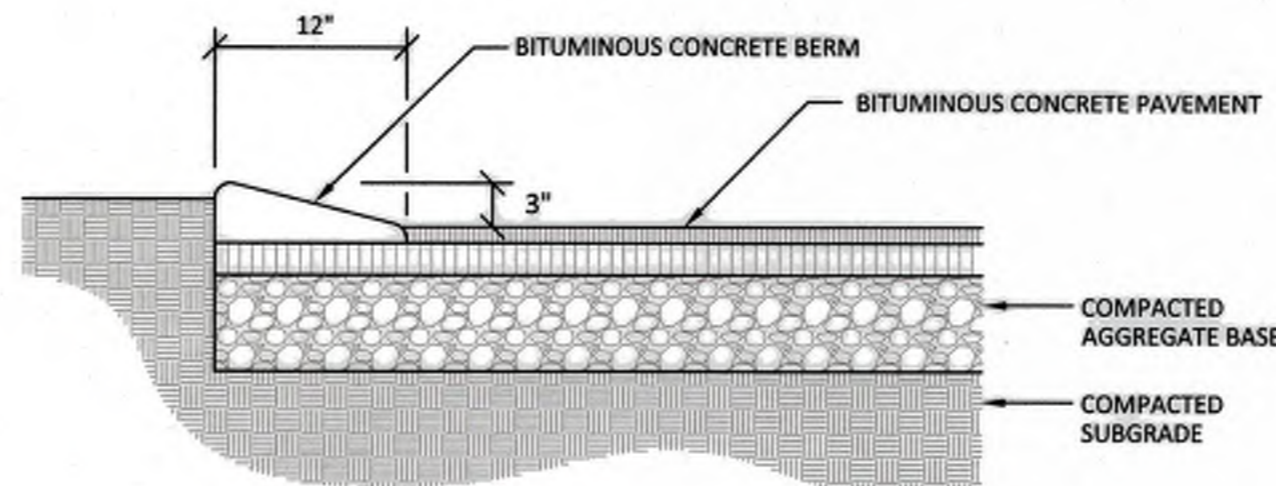


**WATER SERVICE CONNECTION**  
(NOT TO SCALE)

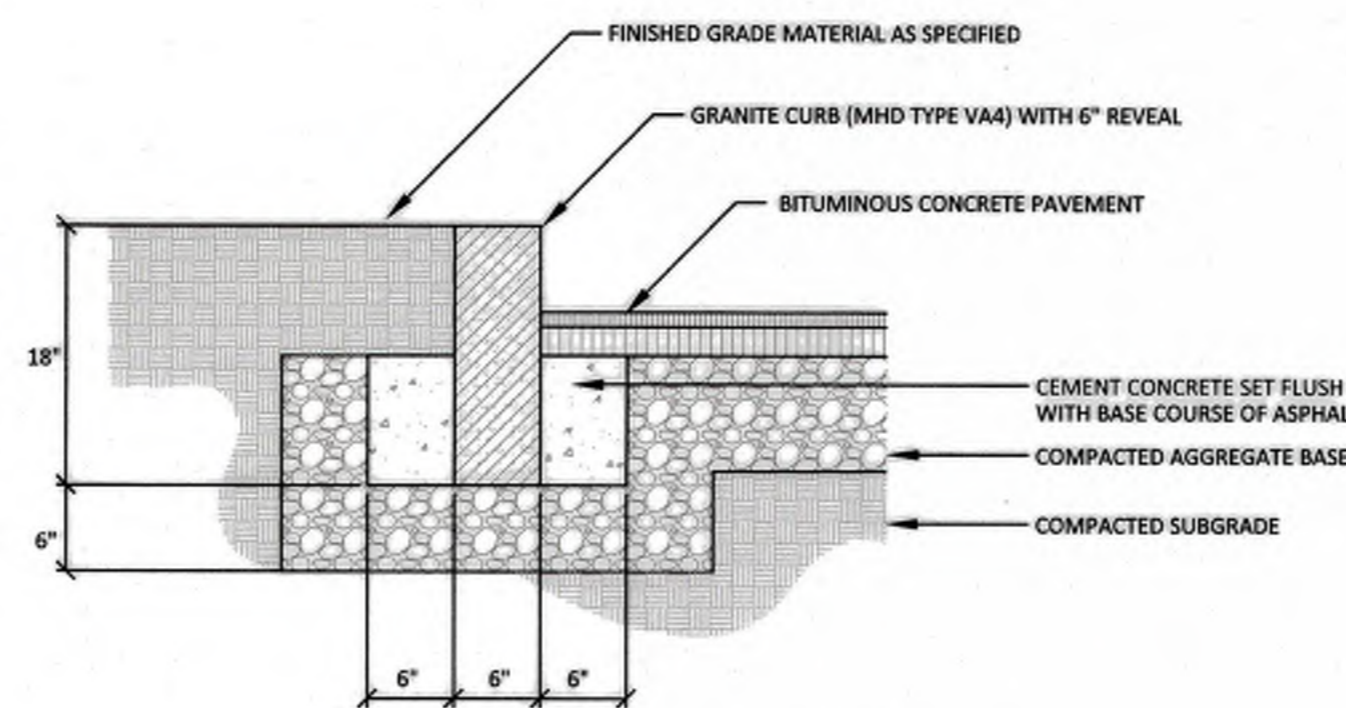
APPROVED BY THE TOWN OF MEDWAY  
PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*  
*[Signature]*

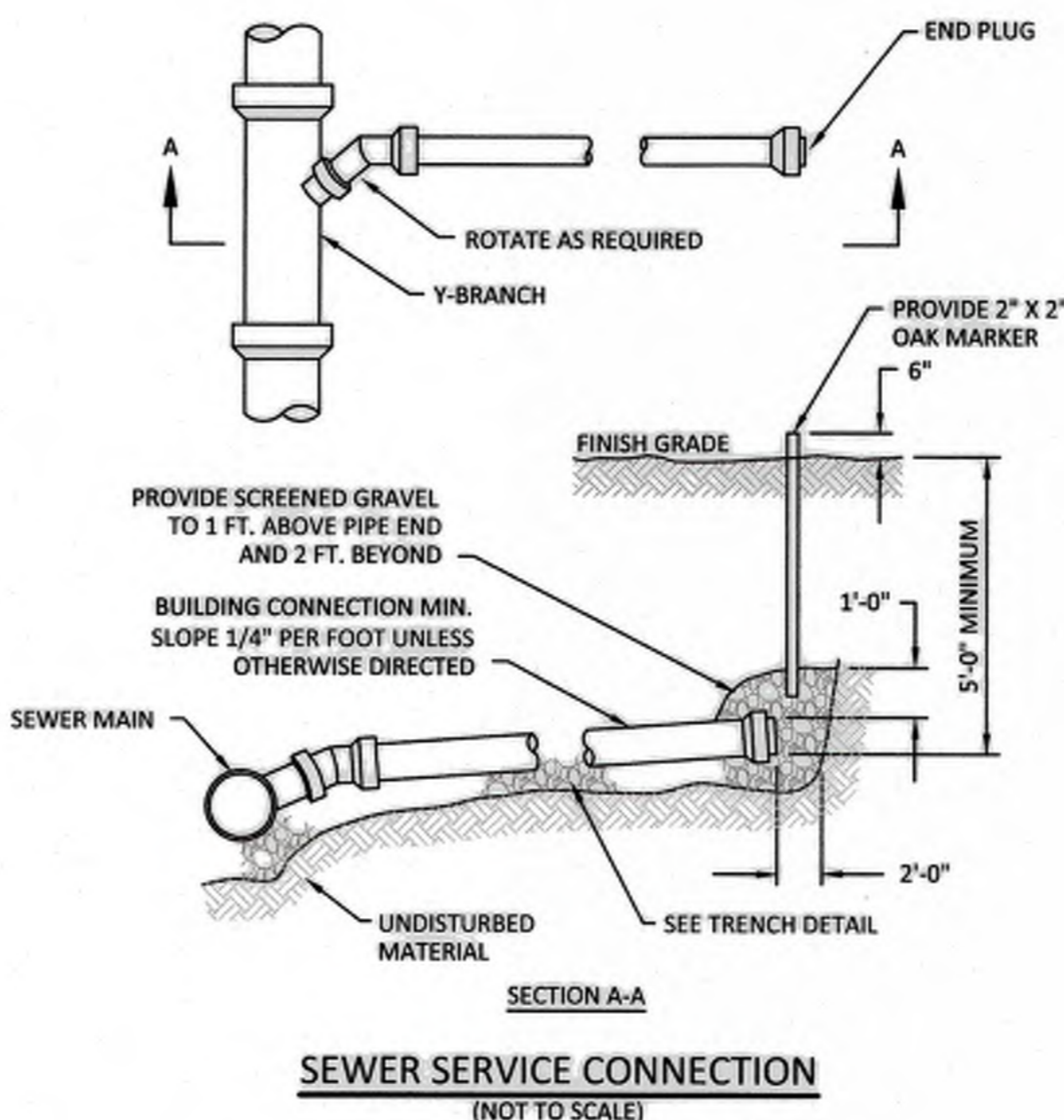
2-23-2021  
DATE



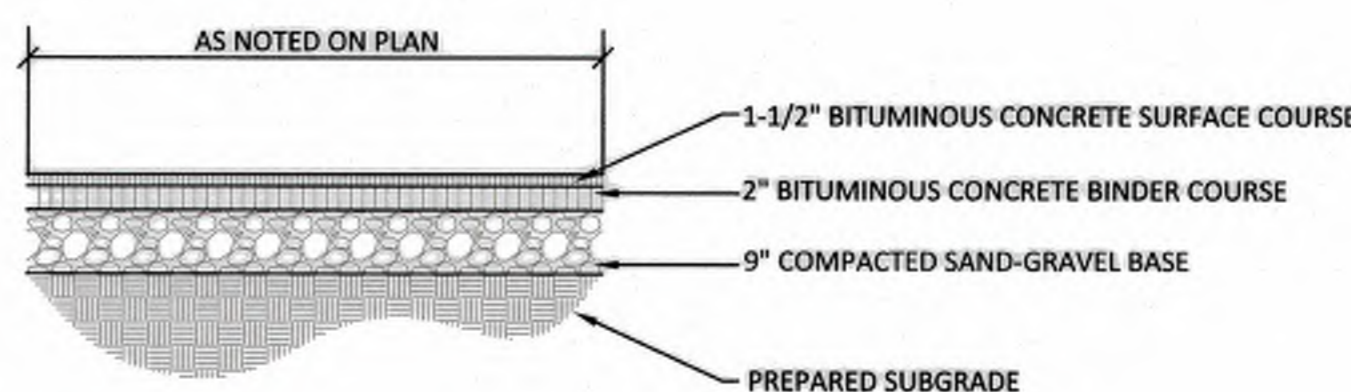
**BITUMINOUS CONCRETE BERM**  
(NOT TO SCALE)



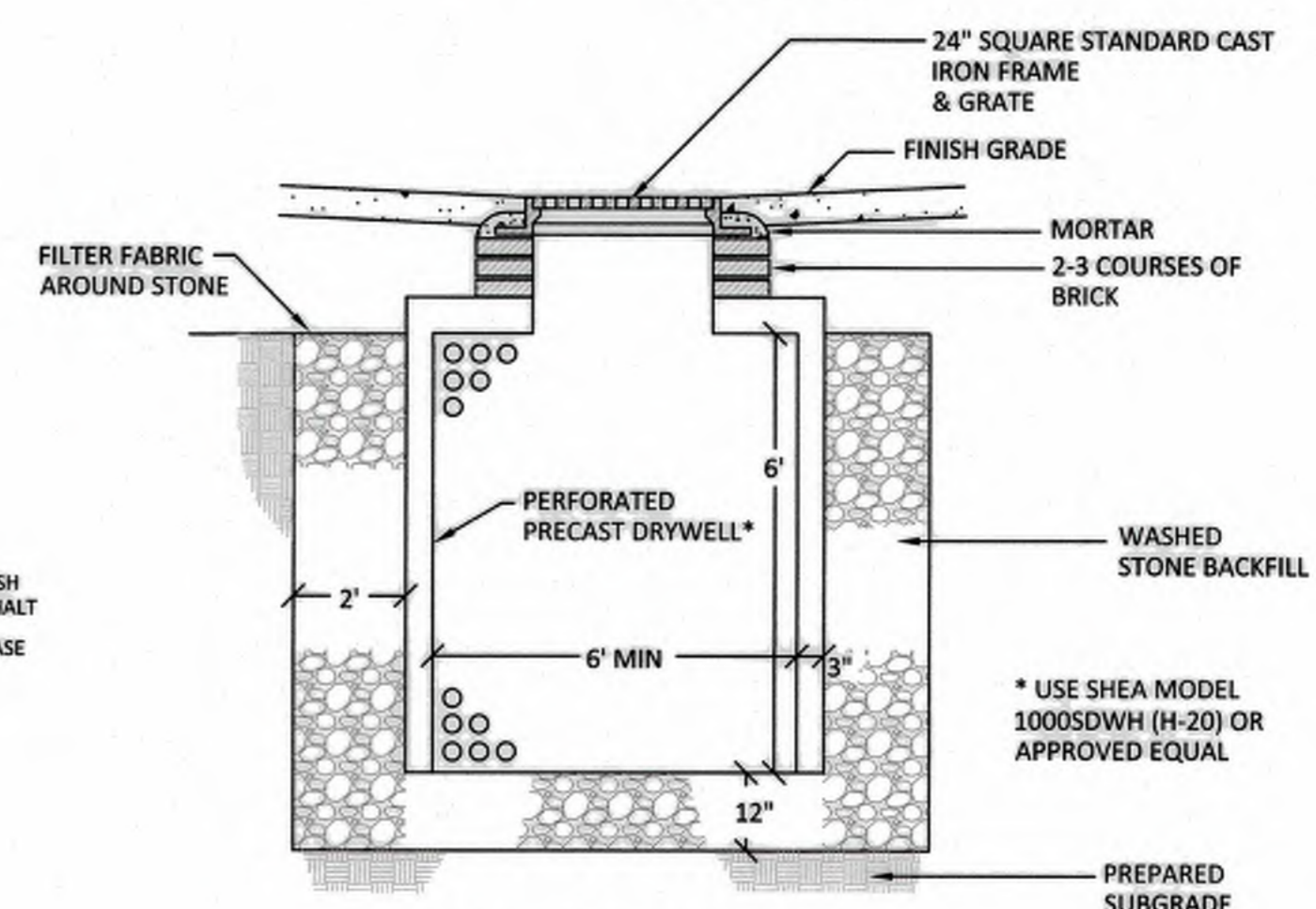
**VERTICAL GRANITE CURB**  
(NOT TO SCALE)



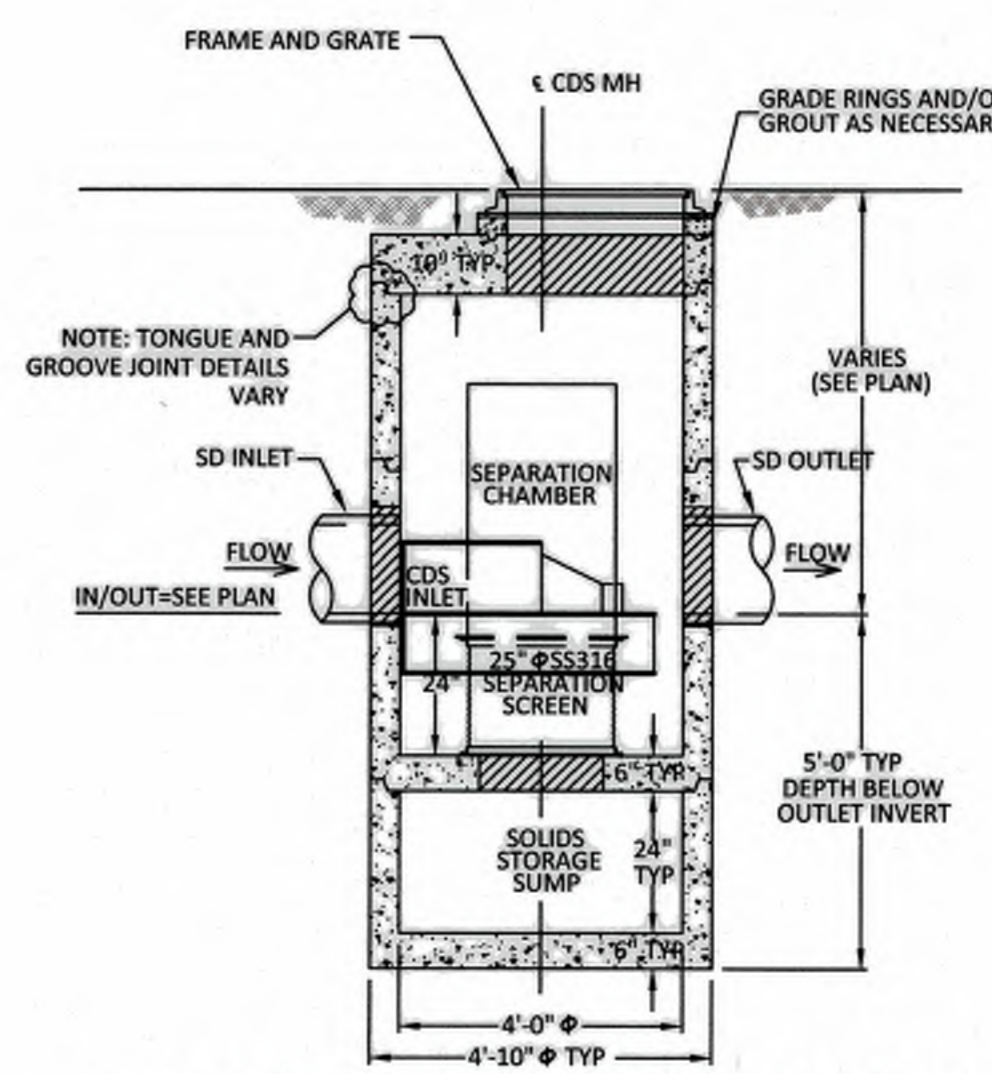
**SEWER SERVICE CONNECTION**  
(NOT TO SCALE)



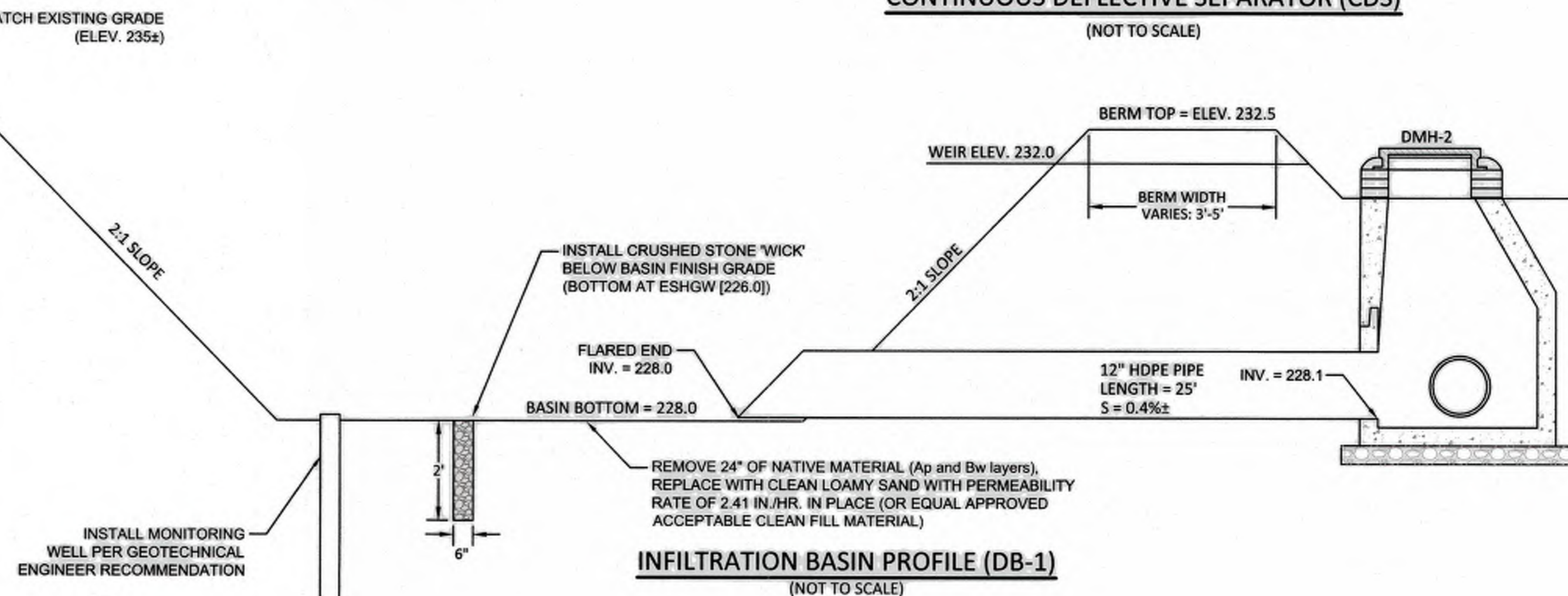
**BITUMINOUS CONCRETE PAVEMENT SECTION**  
(NOT TO SCALE)



**LEACHING CATCH BASIN**  
(NOT TO SCALE)



**CONTINUOUS DEFLECTIVE SEPARATOR (CDS)**  
(NOT TO SCALE)



**INFILTRATION BASIN PROFILE (DB-1)**  
(NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9/9/20	PEB REVIEW COMMENTS	DG	MEB
2	11/10/20	QUADRIPEX & PEB REVIEW COMMENTS	DG	MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB
4	2/22/21	DESIGN CONDITIONS FOR ENDORSEMENT	DG	MEB



**SITE DETAILS**

**Multifamily Development**  
218-220 MAIN STREET  
MEDWAY, MA 02053

Prepared For:  
Harmony Village LLC

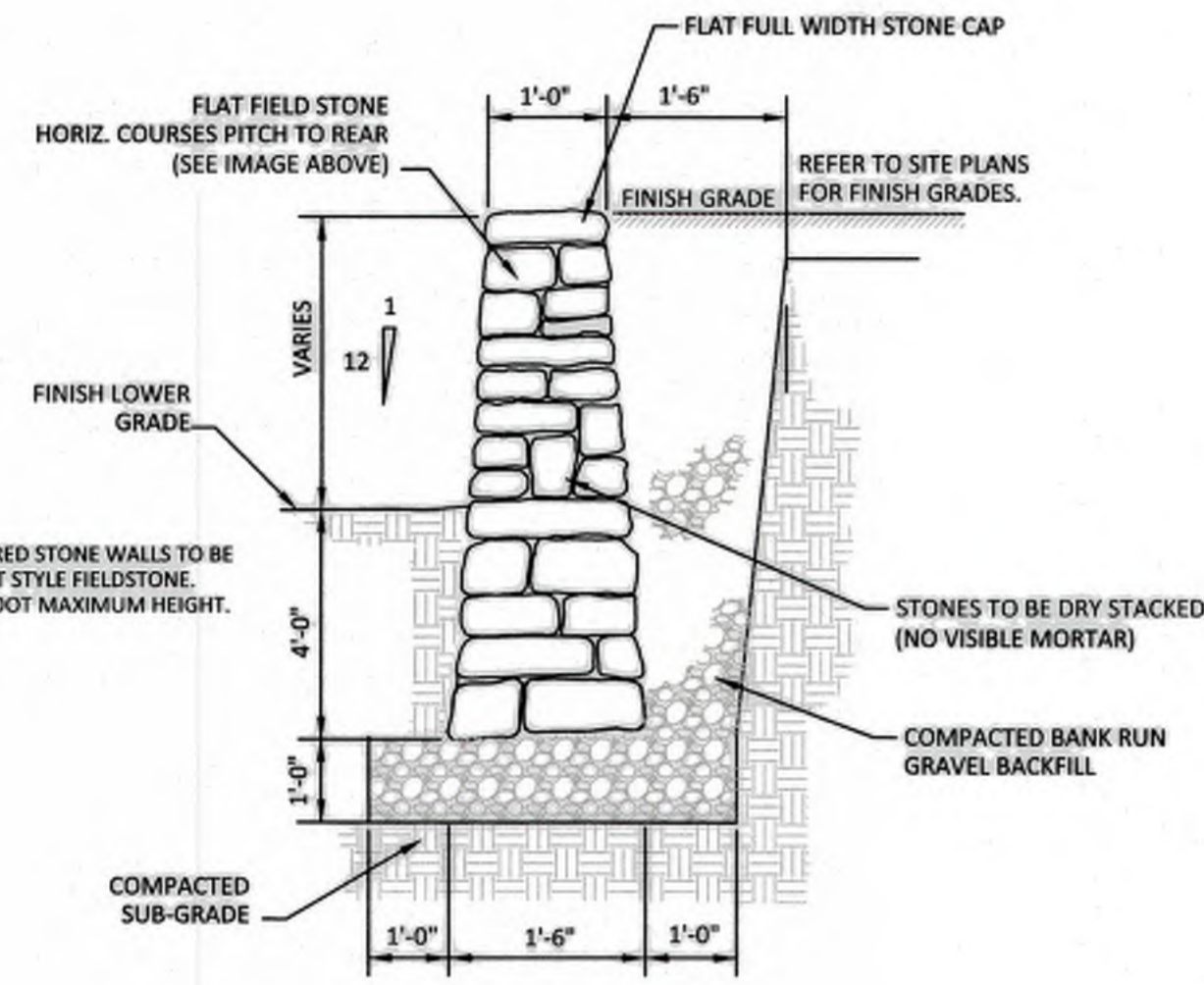


Date:  
**June 9, 2020**  
(See Revisions)

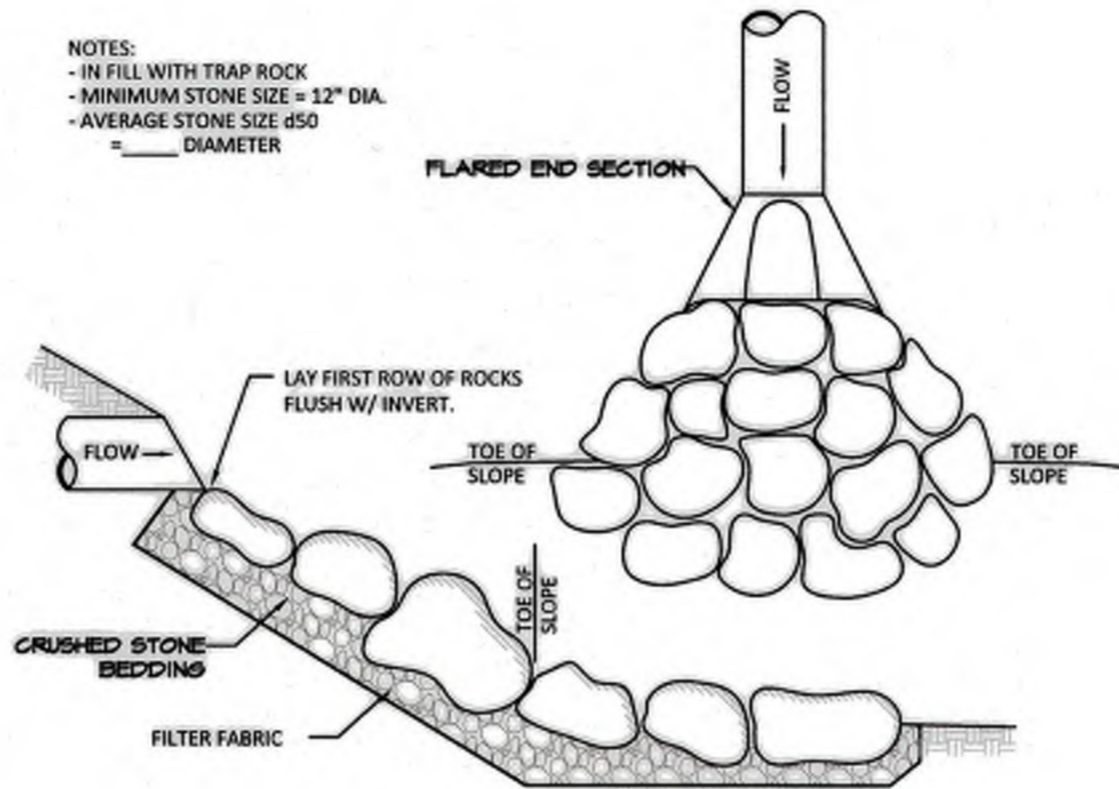
Scale:  
N.T.S

Project No.  
**8521**

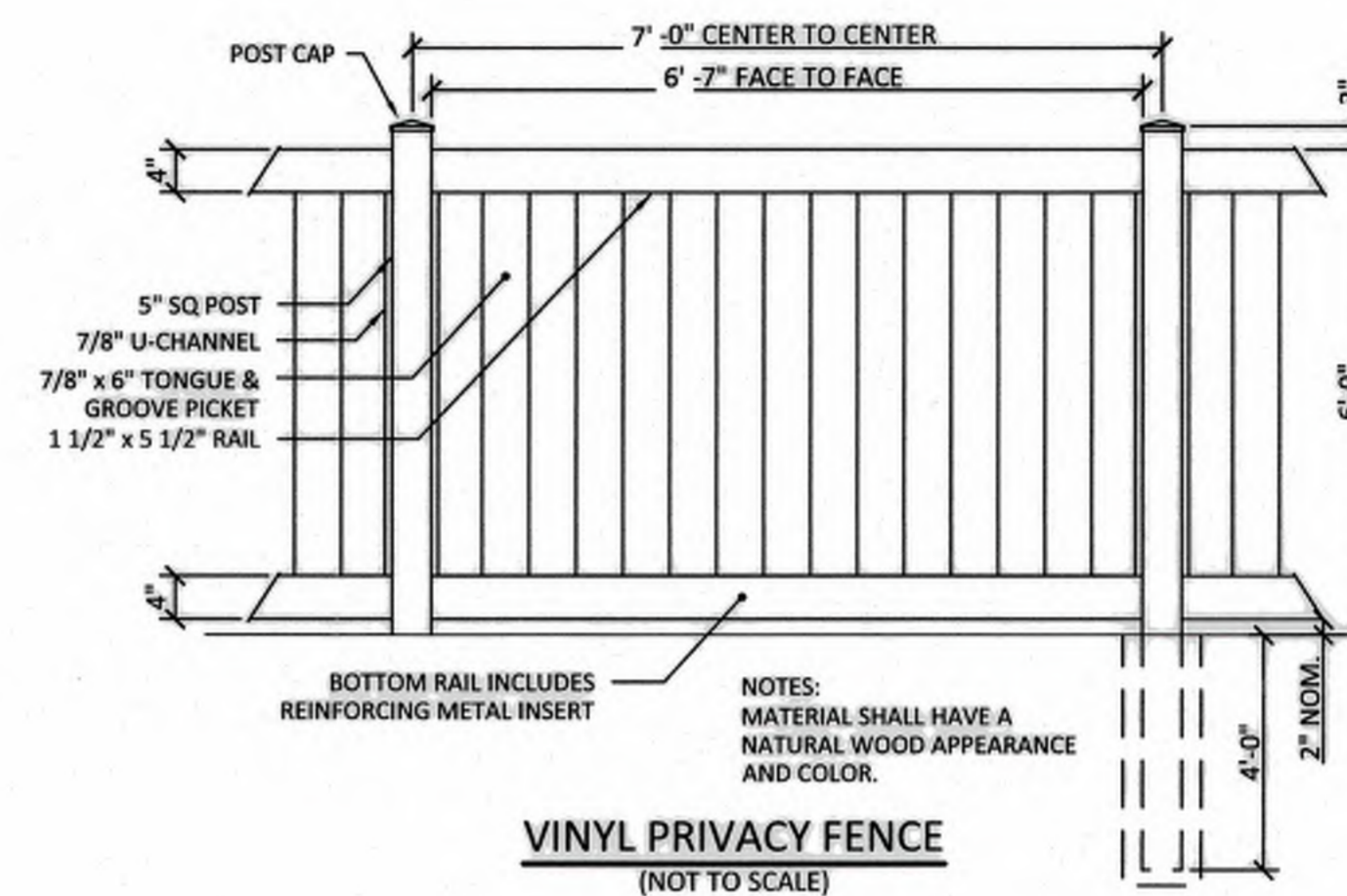
Sheet No.  
**C-7**



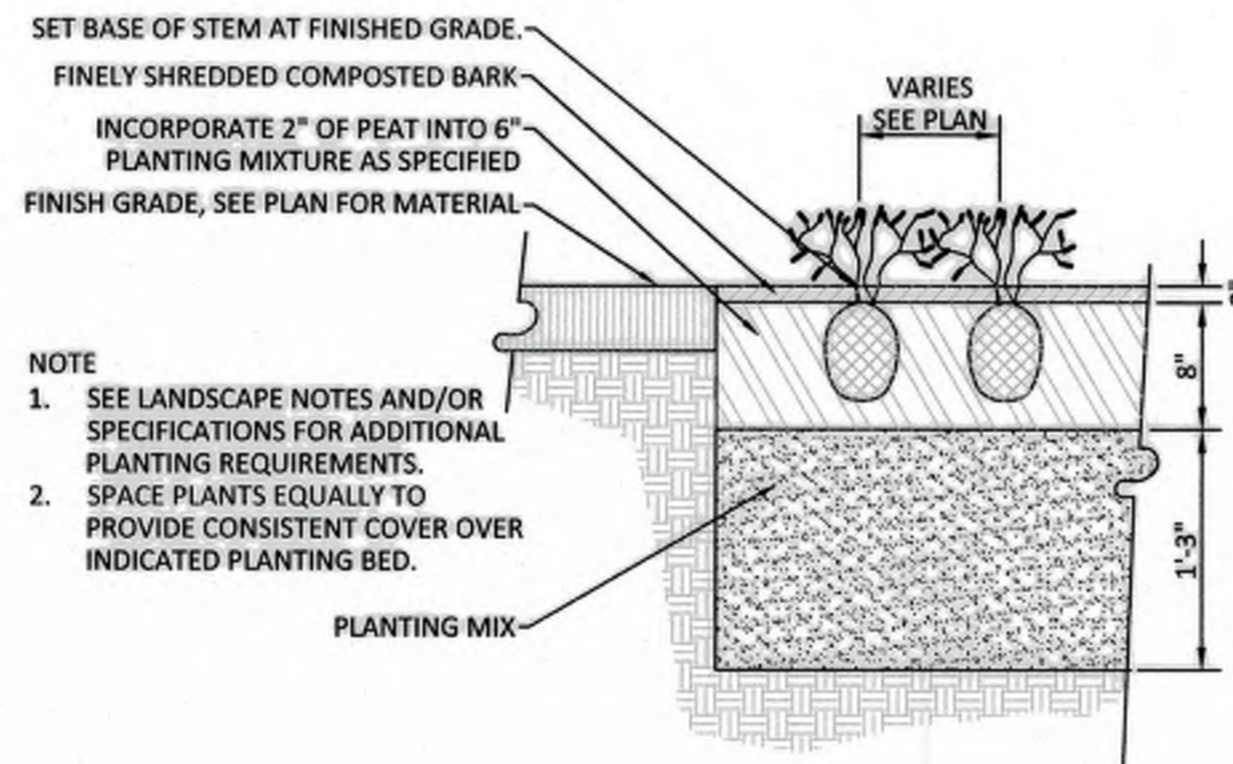
**STONE RETAINING WALL**  
(NOT TO SCALE)



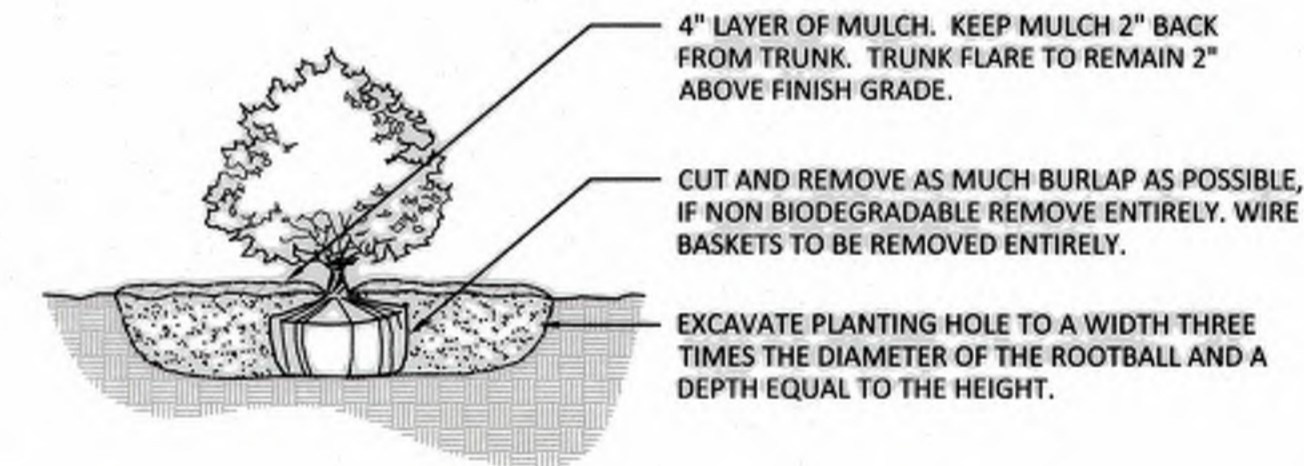
**RIP-RAP APRON**  
(NOT TO SCALE)



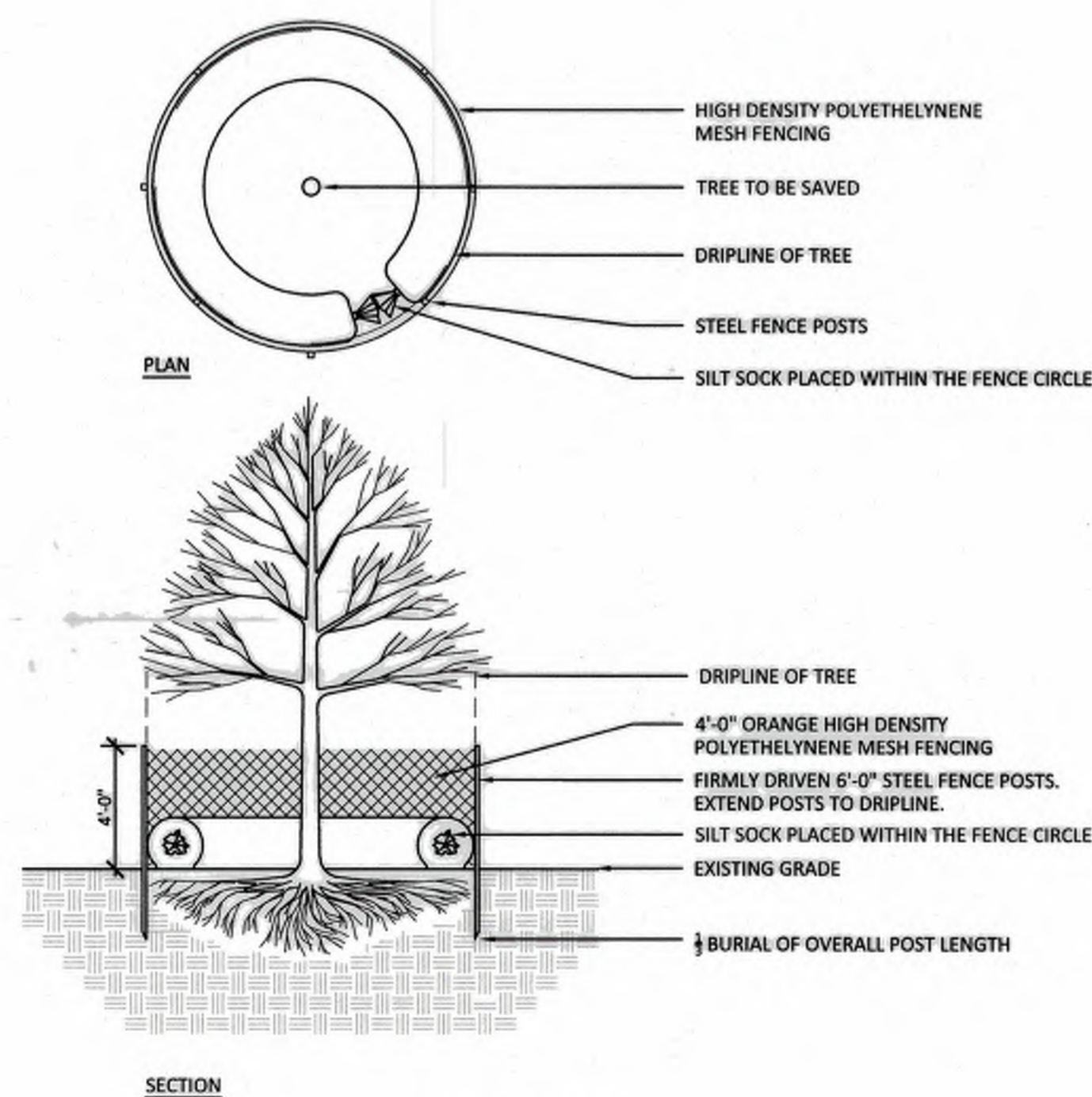
**VINYL PRIVACY FENCE**  
(NOT TO SCALE)



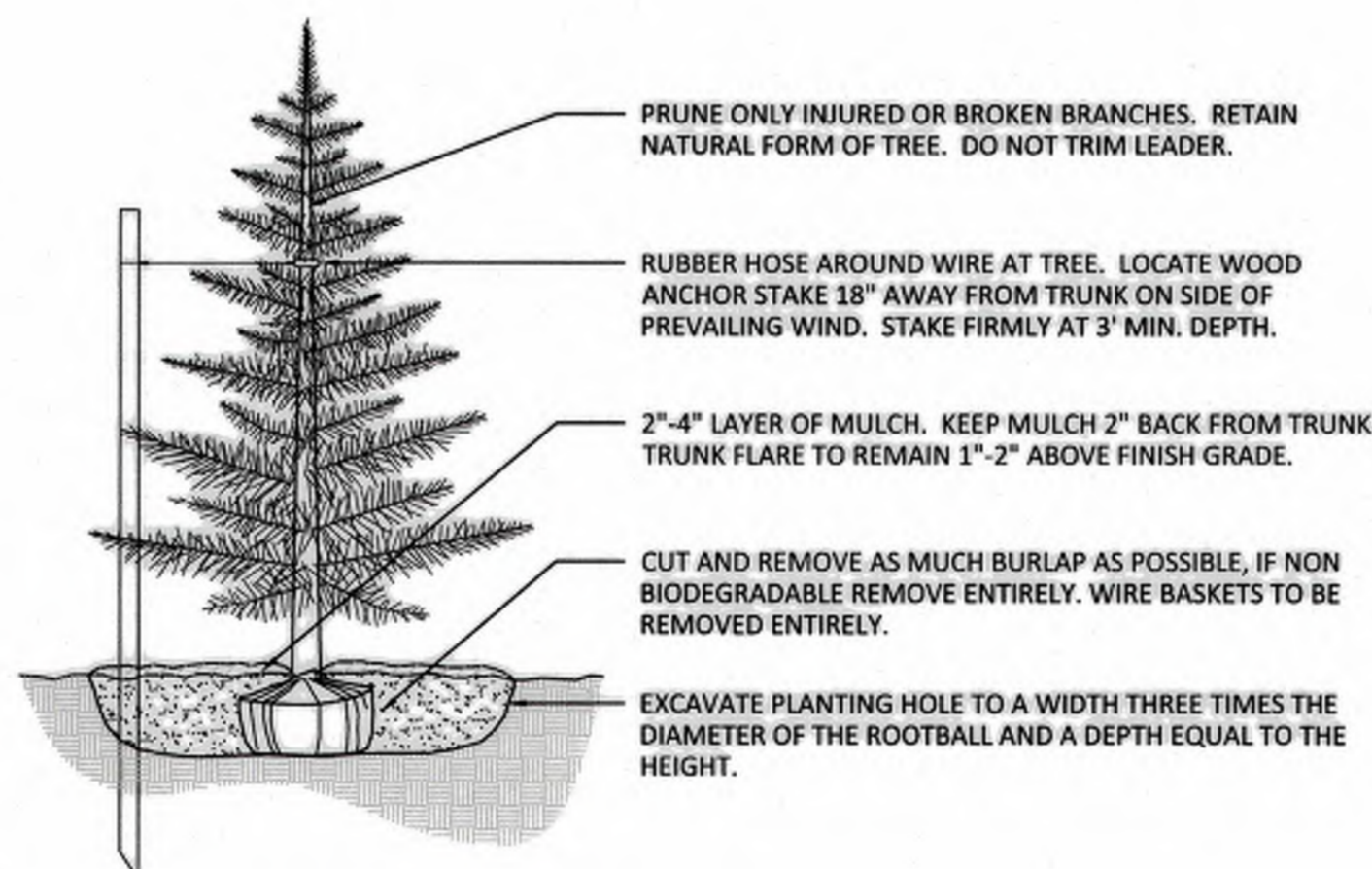
**GROUNDCOVER / ANNUAL / PERENNIAL PLANTING**  
(NOT TO SCALE)



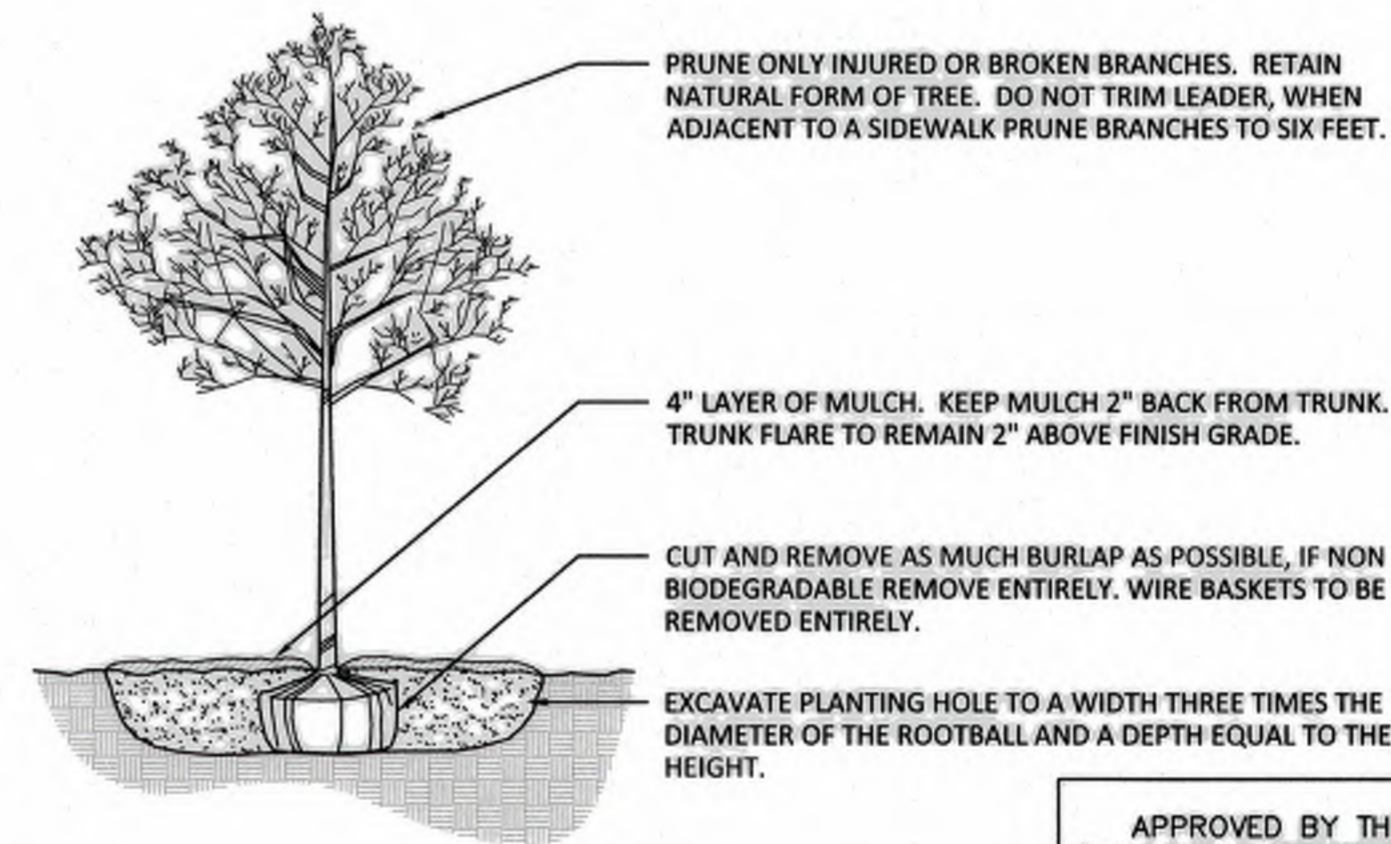
**SHRUB PLANTING**  
(NOT TO SCALE)



**TREE PROTECTION**  
(NOT TO SCALE)



**EVERGREEN TREE PLANTING**  
(NOT TO SCALE)



**TREE PLANTING**  
(NOT TO SCALE)

REVISIONS		NO.	DATE	DESCRIPTION
DG	MEB	4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT
DG	MEB	3	11/12/20	STORMWATER ADJUSTMENT
DG	MEB	2	11/10/20	QUADRIPLEX & PEBB REVIEW COMMENTS
DG	MEB	1	9/18/20	PEBB REVIEW COMMENTS
		BY		CHKD.



**SITE DETAILS**  
**Multifamily Development**  
 218-220 MAIN STREET  
 MEDWAY, MA 02053  
 Prepared For:  
 Harmony Village LLC



APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

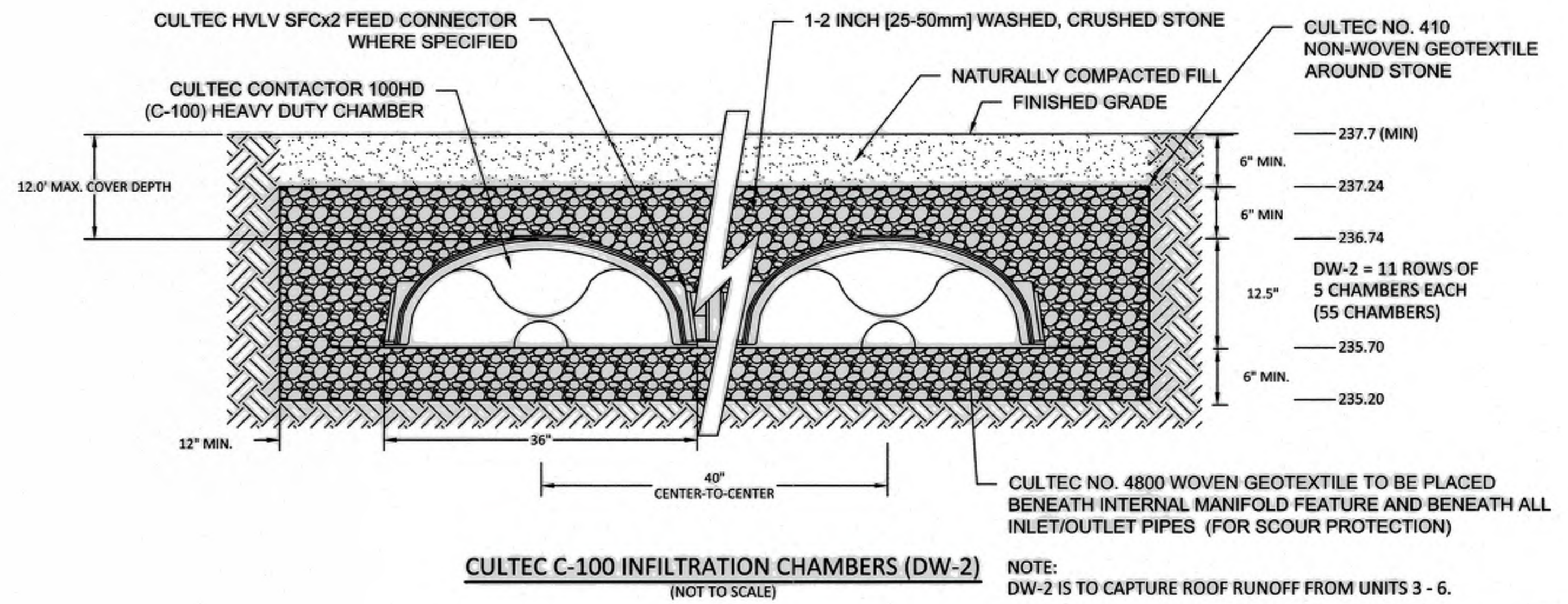
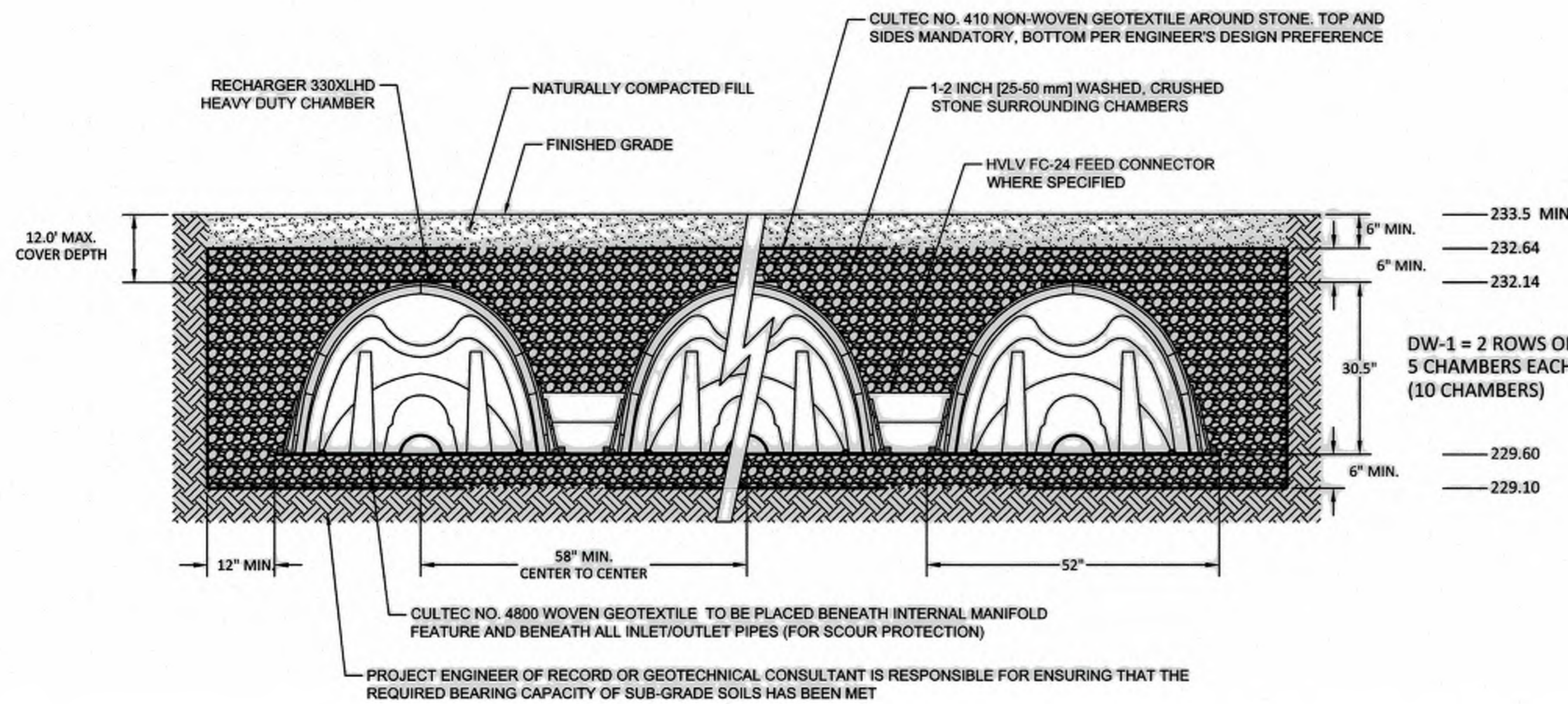
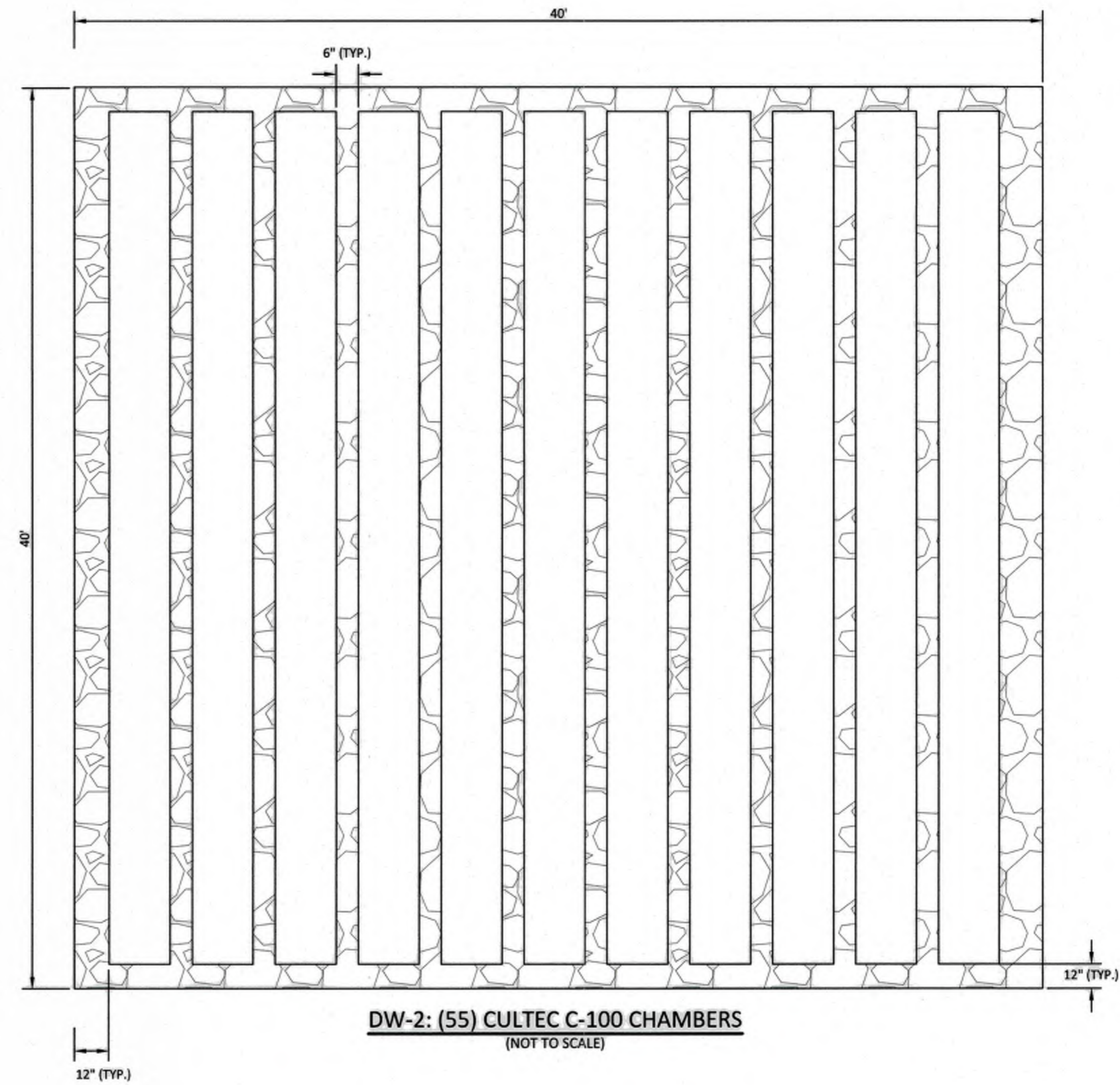
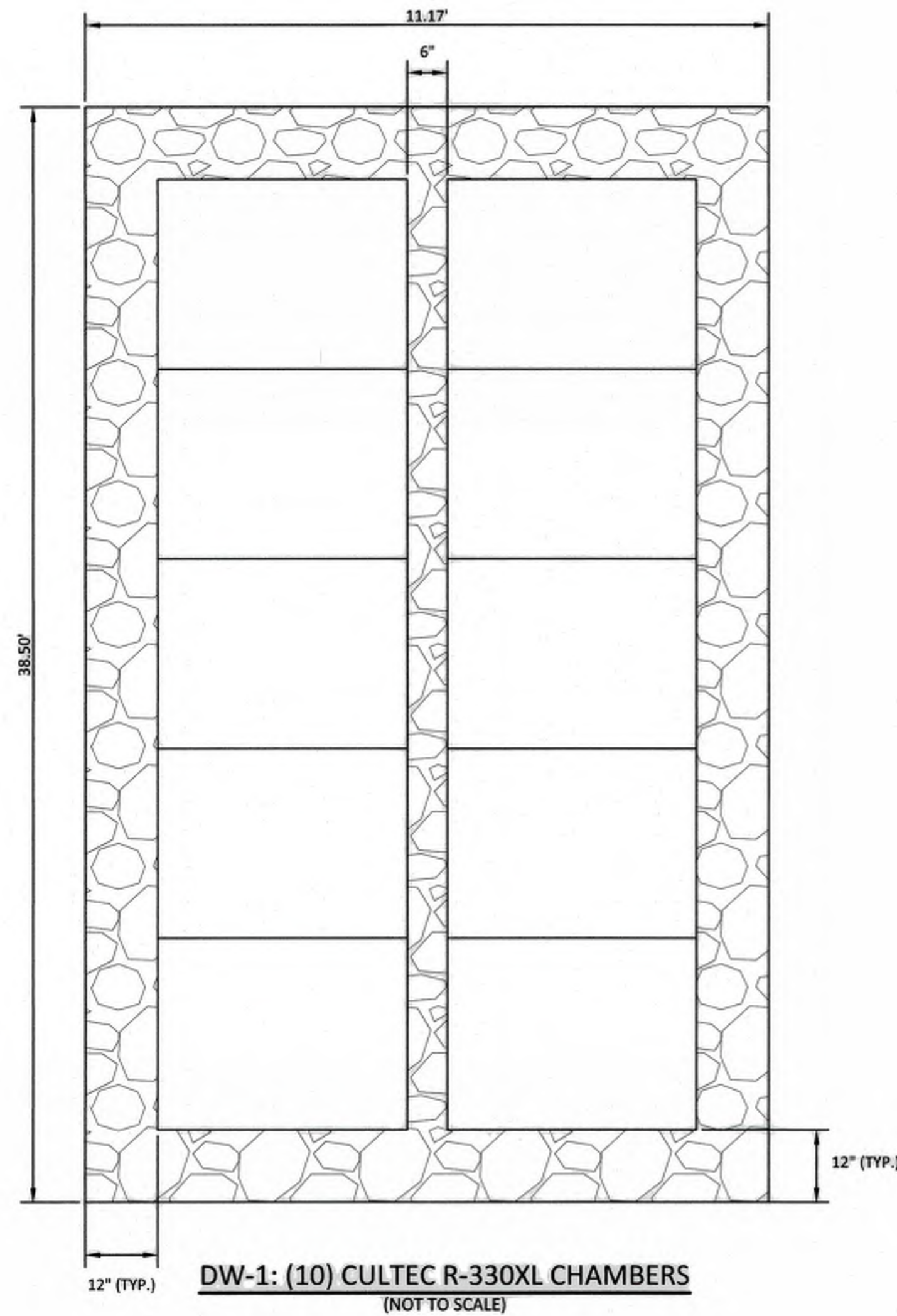
*[Signature]*

*[Signature]*

Date:  
**June 9, 2020**  
 (See Revisions)  
 Scale:  
 N.T.S.  
 Project No.  
**8521**  
 Sheet No.  
**C-8**



Plotted: 3/1/2021 12:30 PM



**CULTEC RECHARGER 330XLHD INFILTRATION CHAMBERS (DW-1)**  
(NOT TO SCALE)

NOTE:  
DW-1 IS TO CAPTURE ROOF RUNOFF FROM EXISTING HOUSES 218 & 220 (UNITS 1 & 2).

NOTE:  
DW-2 IS TO CAPTURE ROOF RUNOFF FROM UNITS 3 - 6.

APPROVED BY THE TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*

*[Signature]*

*[Signature]*

2-23-2021

BOARD MEMBER DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT	DG MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG MEB
2	11/10/20	QUADRIPEX & PEDB REVIEW COMMENTS	DG MEB
1	9/8/20	PEDB REVIEW COMMENTS	DG MEB



**SITE DETAILS**

**Multifamily Development**  
218-220 MAIN STREET  
MEDWAY, MA 02053

Prepared For:  
Harmony Village LLC

**MERIDIAN ASSOCIATES**

66 MILK STREET, SUITE 508, WESTBOROUGH, MA 01581 | 508.879.7039  
500 CUMMINGS CENTER, SUITE 5000 BEVERLY, MA 01915 | 978.559.0447  
www.MeridianAssoc.com

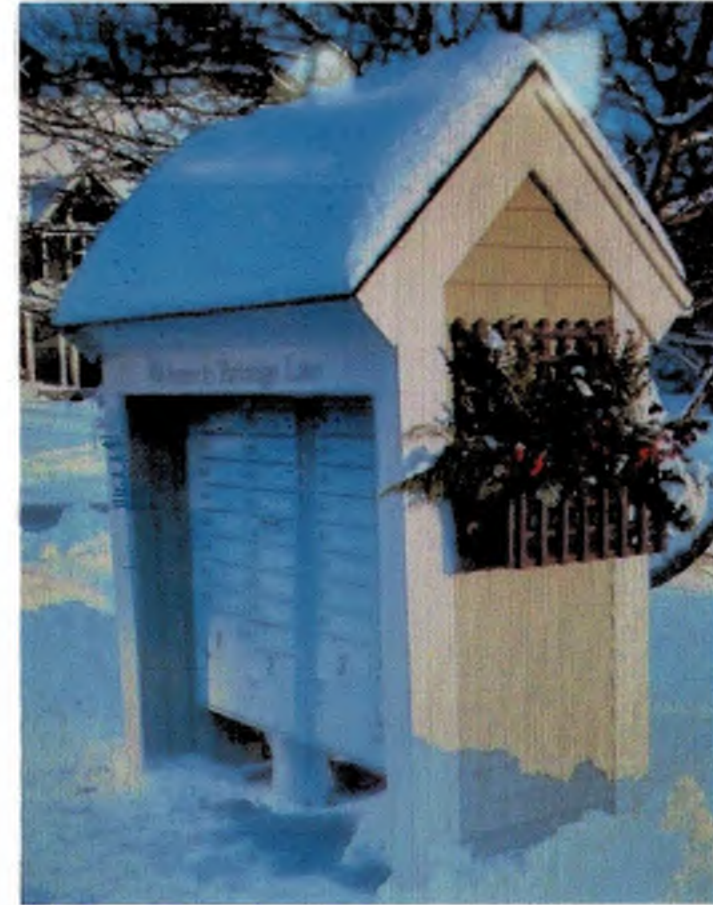
Date:  
**June 9, 2020**  
(See Revisions)

Scale:  
N.T.S.

Project No.  
**8521**

Sheet No.  
**C-9**

Saved Path: G:\18521 MEDWAY\DW\8521\_DET.DWG



NOTE:  
FINAL MAILBOX DESIGN TO BE APPROVED BY  
THE MEDWAY POSTAL SERVICE.  
**CONCEPTUAL GANG MAILBOX**  
NOT TO SCALE

**DESCRIPTION**

The Lexington LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented LightBAR™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

**SPECIFICATION FEATURES**

**Construction**  
TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

**Electrical**  
LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunneley terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

**Optics**  
Choice of symmetric or asymmetric distributions with refractive lens panels. Clear lens panels also available. 4000K CCT (+/- 275K), minimum 70 CRI.

**Mounting**  
Self-aligning pole-top fitter fits 2.3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

**Finish**  
Cast components finished in a Super durable black TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

**Warranty**  
Five-year warranty.



**LXF/LXT LEXINGTON LED**

1 LightBAR=28W (Nominal)  
2 LightBAR=52W (Nominal)  
LED

DECORATIVE POST TOP LUMINAIRE

**CERTIFICATION DATA**

UL Listed  
ISO 9001  
#190 Lightability  
LM79 / LM80 Compliant

**ENERGY DATA**

Electronic LED Driver  
≥0.9 Power Factor  
≤20% Total Harmonic Distortion  
120-277V End-use  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

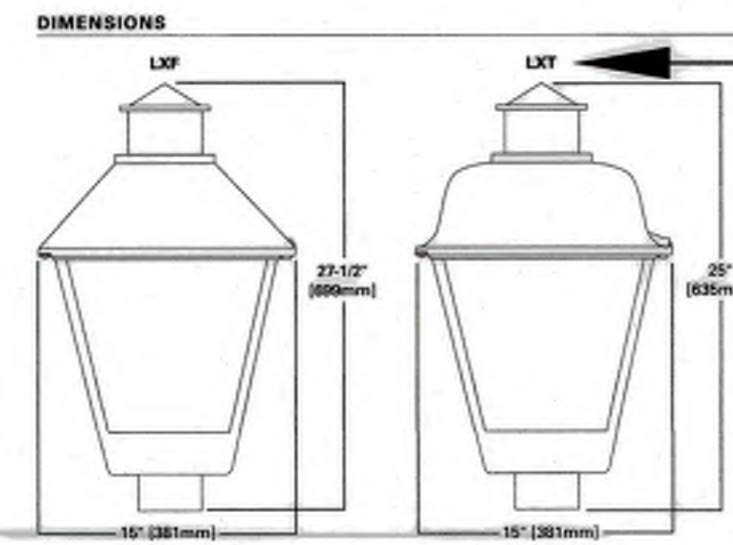
**EPA**

Effective Projected Area: (Sq. Ft.) 1.7

**SHIPPING DATA**

Approximate Net Wt: 29 lbs. (11 kg.)

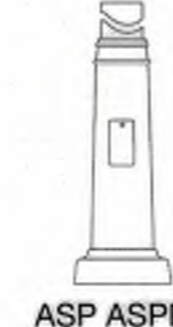
IESNA T016007N  
July 16, 2016 6:00 AM



**Streetworks**

Catalog #	Type
Project	Date
Comments	
Prepared by	

**DECORATIVE POLES**



ASP ASPEN

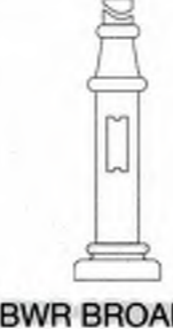
**ORDERING INFORMATION**

SAMPLE NUMBER: ASP08KCR56BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
ASP-Aspen	10-12 12-12 14-14 16-16 18-18	3-0"	3-0.188" 3-0.250"	RS-Round Straight SF-Straight Fluted	4-1/2" O.D. Tenon 3-3" O.D. Tenon	AP-Gray BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic MH-Hardwood Green WH-White	C-Provision for Convenience Outlet E-GR1 Convenience Outlet G-Ground Lug

NOTE: 1. Provides 4" tenon on 5" shafts or no tenon on 4" shafts allowing slip over of Epic Collector, Slide and File arm accessories. See individual product specifications for additional information.

BASE HEIGHT: 40"  
BOLT CIRCLE: 15"



BWR BROADWAY

**ORDERING INFORMATION**

SAMPLE NUMBER: BWR08KCR56BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
BWR-Broadway	10-12 12-12 14-14 16-16 18-18	3-0"	1-0.156" 2-0.188" 3-0.250"	RT-Round Tapered	3-3" O.D. Tenon	AP-Gray BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic MH-Hardwood Green WH-White	C-Provision for Convenience Outlet E-GR1 Convenience Outlet G-Ground Lug

NOTE: 1. Pole tapers to 4" at pole top.

BASE HEIGHT: 42"  
BOLT CIRCLE: 12"



CHI CHARLESTON

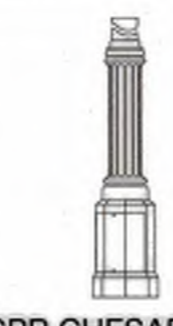
**ORDERING INFORMATION**

SAMPLE NUMBER: CHI08KCR56BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
CHI-Charleston	10-12 12-12 14-14 16-16 18-18	4-4"	3-0.125" 2-0.188"	RS-Round Straight SF-Straight Fluted	4-1/2" O.D. Tenon 3-3" O.D. Tenon	AP-Gray BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic MH-Hardwood Green WH-White	C-Provision for Convenience Outlet E-GR1 Convenience Outlet G-Ground Lug

NOTE: 1. 4" shaft size available in 8', 10' and 12' mounting heights. 5" shaft size available in 8', 10', 12', 14' and 16' mounting heights. 6" shaft size available in 12', 14', 16' and 18' mounting heights. 2. Provides 4" tenon on 5" shafts or no tenon on 4" shafts allowing slip over of Epic Collector, Slide and File arm accessories. See individual product specifications for additional information.

BASE HEIGHT: 32"  
BOLT CIRCLE: 10-3/4"



CPR CHESAPEAKE

**ORDERING INFORMATION**

SAMPLE NUMBER: CPR08KCR56BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
CPR-Chesapeake	10-12 12-12 14-14	4-4"	3-0.125" 2-0.188"	RS-Round Straight SF-Straight Fluted	4-1/2" O.D. Tenon 3-3" O.D. Tenon	AP-Gray BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic MH-Hardwood Green WH-White	C-Provision for Convenience Outlet E-GR1 Convenience Outlet G-Ground Lug

NOTE: 1. Provides 4" tenon on 5" shafts or no tenon on 4" shafts allowing slip over of Epic Collector, Slide and File arm accessories. See individual product specifications for additional information.

BASE HEIGHT: 40-5/8"  
BOLT CIRCLE: 13-1/4"

WARNING: The use of unauthorized accessories such as banners, signs, cameras or permits for which the pole was not designed voids the pole warranty from Cooper Lighting Solutions and may result in pole failure causing serious injury or property damage. Upon request, Cooper Lighting Solutions will supply information regarding total loading capacity. The pole warranty from Cooper Lighting Solutions is void unless poles are used and installed as a complete pole/luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unapproved use, improper installation, improper maintenance, improper use, improper modification, or other factors beyond the control of Cooper Lighting Solutions. Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Solutions representative or visit www.cooperlighting.com for available options, accessories and ordering information.

17-15 Cooper Lighting Solutions | Product Selection Guide | Sixth Edition | www.cooperlighting.com

NOTE:  
LEXINGTON LXT SCENCE PROPOSED WITH 8" TALL CHARLESTON BASE POLE AS APPROVED BY THE DESIGN REVIEW COMMITTEE.

APPROVED BY THE TOWN OF MEDWAY  
PLANNING & ECONOMIC DEVELOPMENT BOARD

*[Signature]*

*[Signature]*

*[Signature]*

2-23-2021

BOARD MEMBER DATE

**SITE DETAILS**

**Multifamily Development**  
218-220 MAIN STREET  
MEDWAY, MA 02053  
Prepared For:  
Harmony Village LLC

**MERIDIAN ASSOCIATES**

69 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 508.897.7939  
500 COMMINGS CENTER DRIVE, WESTBOROUGH, MA 01581 | 508.897.0447  
www.MeridianAssoc.com

Date:  
**June 9, 2020**  
(See Revisions)

Scale:  
**N.T.S**

Project No.  
**8521**

Sheet No.  
**C-10**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT	DG	MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB
2	11/10/20	QUADRIPLEX & PEDS REVIEW COMMENTS	DG	MEB
1	9/8/20	PEDS REVIEW COMMENTS	DG	MEB





Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
☒	3	S1	SINGLE	N.A.	0.900 STREETWORKS LXF-E02-LED-E-U-SYM-BK
☒	6	WM	SINGLE	N.A.	0.900 STREETWORKS LXF-E02-LED-E-U-SYM-BK w/ CA108506-XX

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
LOT Planar	Illuminance	Fc	0.44	5.4	0.0	N.A. N.A.



#	Date	Comments

Revisions

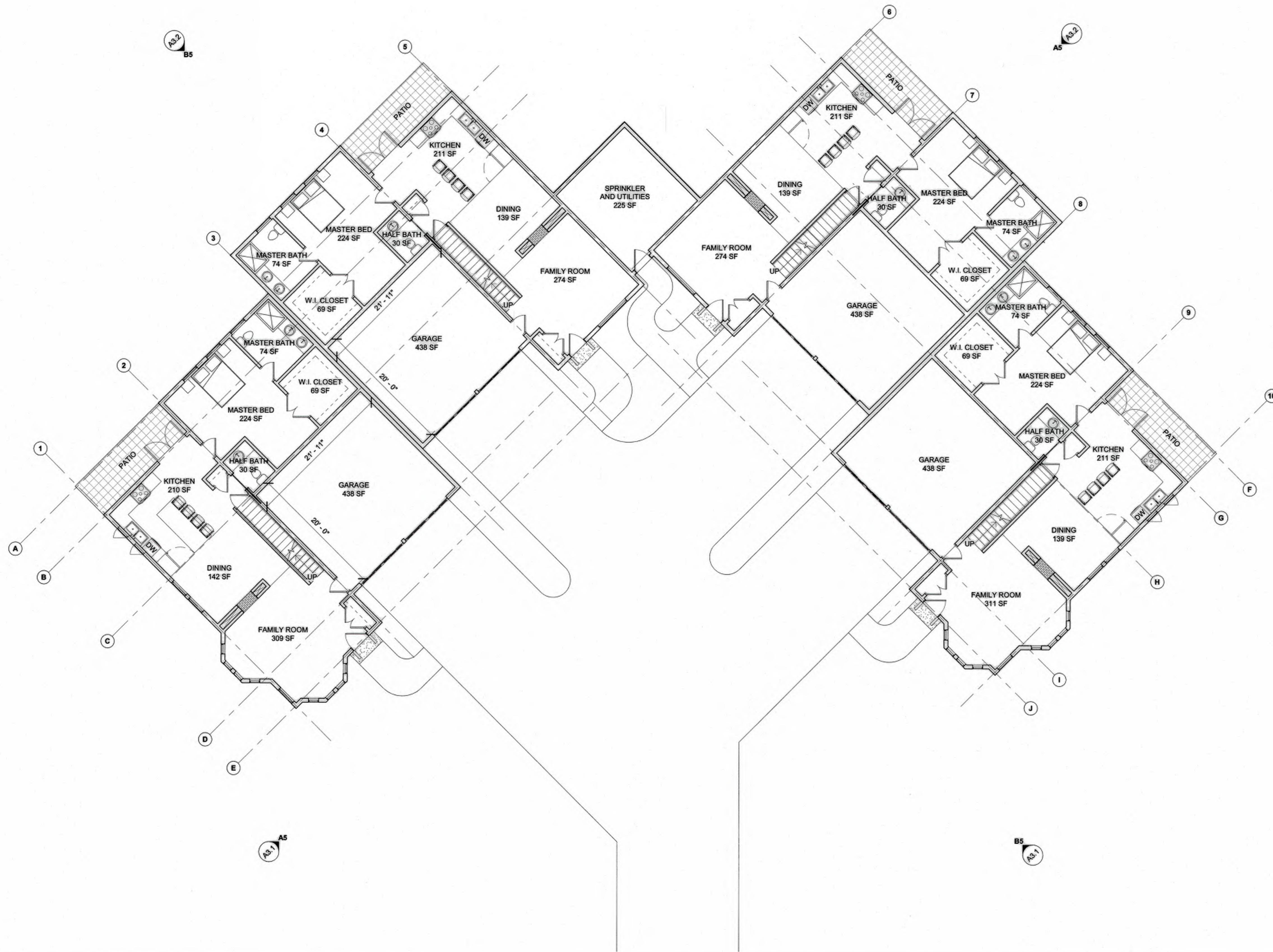
Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: 11/10/2020  
 Scale: \_\_\_\_\_



PACIFIC-VISIONS STUDIO LLC  
ARCHITECTURAL DESIGN

38 Thompson Ave.  
Bristol, RI  
774.633.1272

Pacific-Visions.com



Meekway Multifamily Development (Quadruplex)  
**218-220 Main Street**  
218-220 Main Street  
Mechway, MA 02953



DESIGN INTENT  
NOT FOR CONSTRUCTION  
30 OCTOBER 2020

*[Signature]*

2-23-2021

FIRST FLOOR PLAN

1 LEVEL 1 FIRST FLOOR PLAN  
A1.1 Scale: 1/8" = 1'-0"

A1.1



PACIFIC-VISIONS STUDIO LLC  
ARCHITECTURAL DESIGN

38 Thompson Ave.  
Bristol, RI  
774.633.1272  
Pacific-Visions.com

Medway Multifamily Development (Quadrant)  
**218-220 Main Street**  
218-220 Main Street  
Medway, MA 02053



DESIGN INTENT  
NOT FOR CONSTRUCTION  
30 OCTOBER 2020

*[Signature]*

2-23-2021

3D VIEWS

**A4.0**



B5 Exterior 3D View 1  
A4.0 Scale:



B3 EXTERIOR 3D VIEW 2  
A4.0 Scale:



A5 EXTERIOR 3D VIEW 3  
A4.0 Scale:



A3 EXTERIOR 3D VIEW 4  
A4.0 Scale:

5 4 3 2 1