

39 MAIN STREET SITE PLAN OF LAND

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

MEDWAY, MA
OCTOBER 11, 2018
Latest Revision: June 10, 2019

PREPARED FOR:
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCELS 35 & 35-1

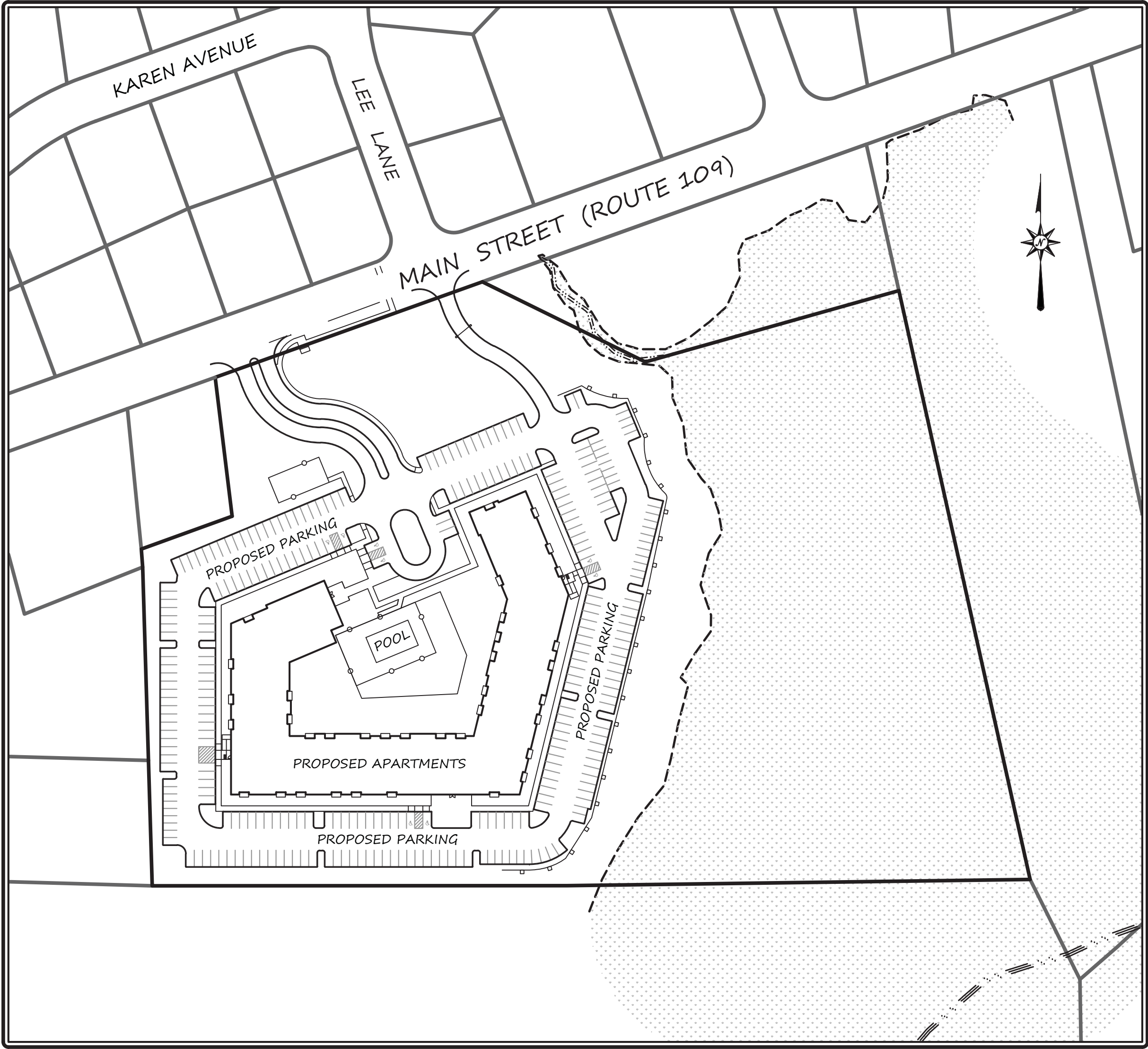
ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



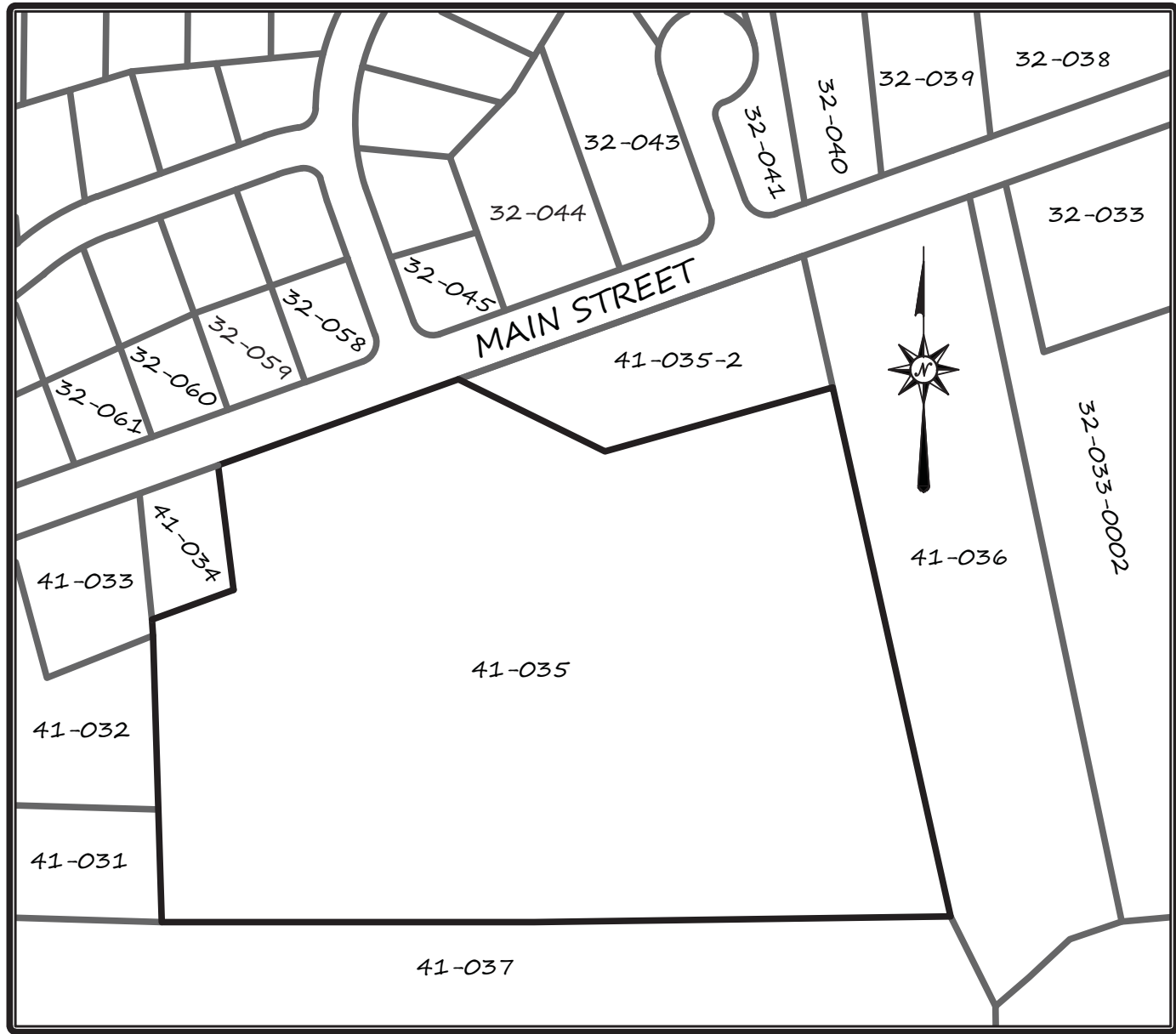
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J. Merrikin, P.E.
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2013 MASSGIS AERIAL LOCUS
SCALE: 1" = 500'



LOCUS
SCALE: 1"=100'



MEDWAY ASSESSORS LOCUS
SCALE: 1" = 200'

PLAN INDEX

- C-1: COVER
- C-2: EXISTING CONDITIONS
- C-3: EROSION CONTROL
- C-4: LAYOUT SHEET
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- C-6: GRADING
- C-7: UTILITY SHEET 1
- C-8: UTILITY SHEET 2
- C-9: LIGHTING
- C-10: DETAILS
- C-11: DETAILS
- C-12: DETAILS

730 MAIN STREET
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MILLIS, MA 02054
508-376-8883(o)

C-1



LEGACY
ENGINEERING

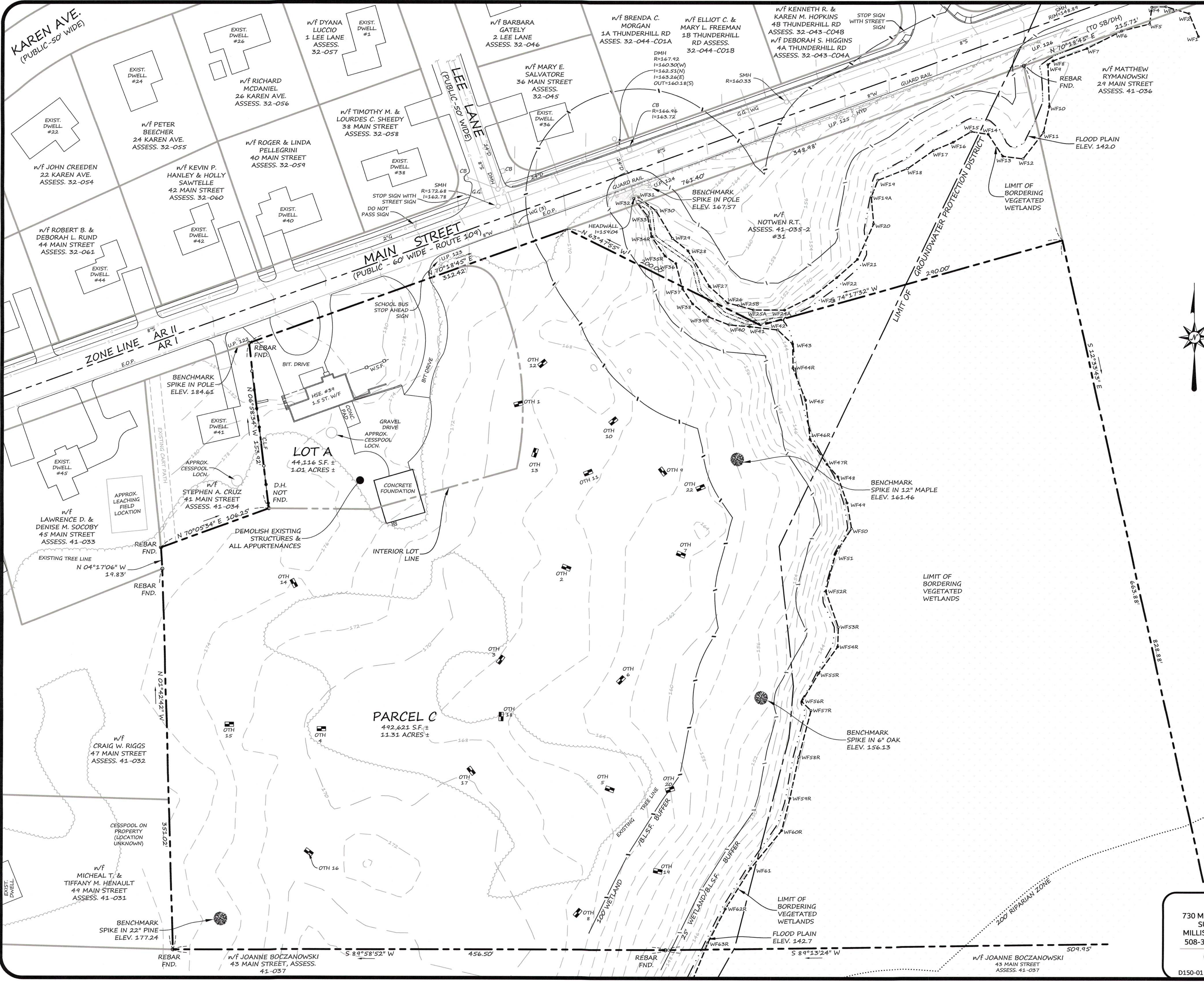
D150-01

PLAN SCALE: AS NOTED

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COME PERMIT APPLICATION	2019-03-10	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-05-29	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-06-10	D.J.M.

39 MAIN STREET
COVER SHEET
PLAN OF LAND
IN
MEDWAY, MA



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GENERAL NOTES

1. SURVEY & PLAN REFERENCES:
 - 1.1. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
 - 1.2. REGISTRY REFERENCES:
 - PLAN BOOK 659, NO. 45
 - DEED REFERENCES:
 - BOOK 9237, PAGE 439
 - 1.3. DATUM: NAVD83
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

LEGEND & ABBREVIATIONS

- CB: EXISTING CATCH BASIN
- CB: PROP. SINGLE-GRATE CATCH BASIN
- CB: PROP. DOUBLE-GRATE CATCH BASIN
- STC: STORMCEPTOR TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- C.O.: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.B.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.F.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT

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PLAN SCALE: 1"=40'

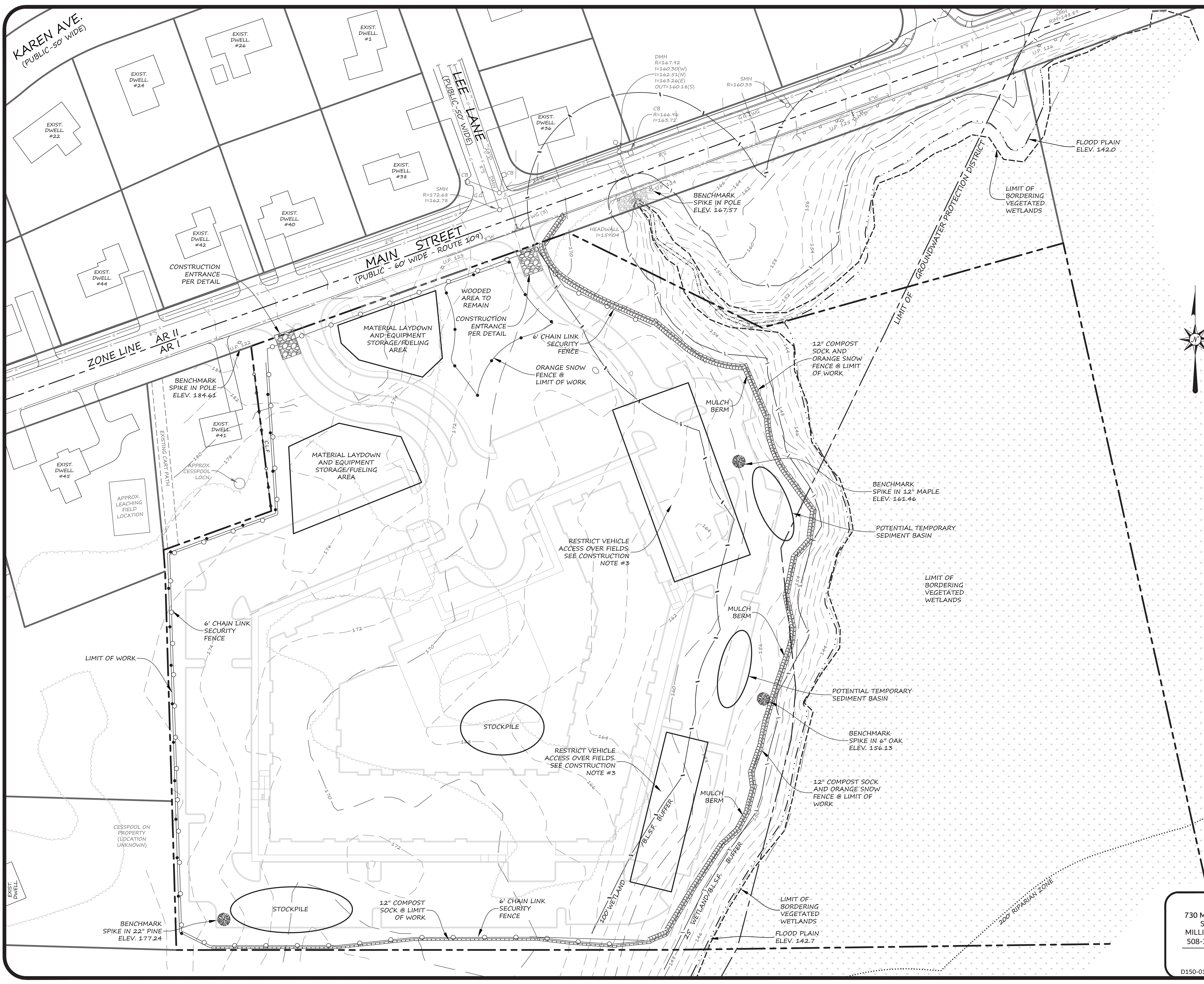
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REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-03-26	D.J.M.
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39 MAIN STREET
EXISTING CONDITIONS
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C-2
D150-01





OWNER
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NEEDHAM, MA 02494

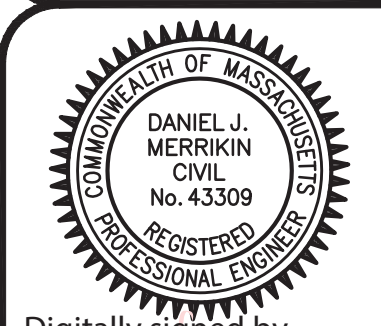
MAP AND PARCEL
MAP #
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

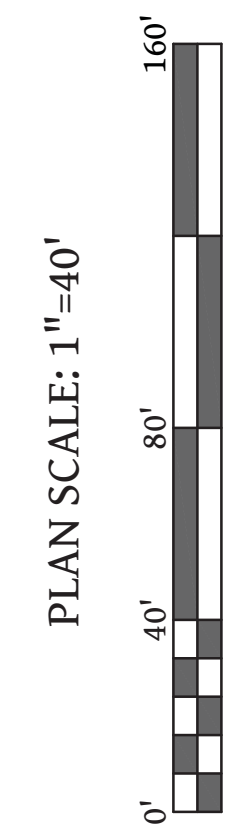
- EROSION CONTROL NOTES**
1. EROSION AND SEDIMENT CONTROLS SHALL BE IN STALLED PRIOR TO ANY SITE WORK AND SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
 2. TEMPORARY SEDIMENT BASINS ARE NOT EXPECTED TO BE NEEDED DUE TO THE LACK OF CONCENTRATED FLOW POINTS AND THE SMALL SIZE OF THE DISTURBANCE AREA. POTENTIAL LOCATIONS ARE SHOWN IF NEEDED. COORDINATE WITH DESIGN ENGINEER FOR TEMPORARY SEDIMENT BASIN SPECIFICATIONS.
 3. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
 4. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL EXISTING STREET CATCH BASINS AND ON-SITE PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAG UNTIL ALL UPSTREAM AREAS ARE STABILIZED. INSPECT REGULARLY PER SWPPP AND CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
 5. CONDUCT WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWPPP AND ORDER OF CONDITIONS.
 6. CONSTRUCTION EQUIPMENT IS NOT TO DRIVE OVER INFILTRATION FIELDS UNTIL PROPER COVER HAS BEEN CONSTRUCTED.

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- U.P.: UTILITY POLE
- G.Y: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 2.52: EXISTING CONTOUR
- 2.52: PROPOSED CONTOUR
- E.O.P: EDGE OF PAVEMENT
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Daniel J. Merrikin, P.E.
Date: 2019.06.14
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ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

PLAN DATE: OCTOBER 11, 2018

REVISION	DATE	BY
REVISE PER TOWN COMMENTS	2018-11-30	D.J.M.
REVISE PER TOWN COMMENTS	2019-03-10	D.J.M.
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REVISE PER TOWN COMMENTS	2019-06-10	D.J.M.

39 MAIN STREET
EROSION CONTROL
PLAN OF LAND
IN
MEDWAY, MA

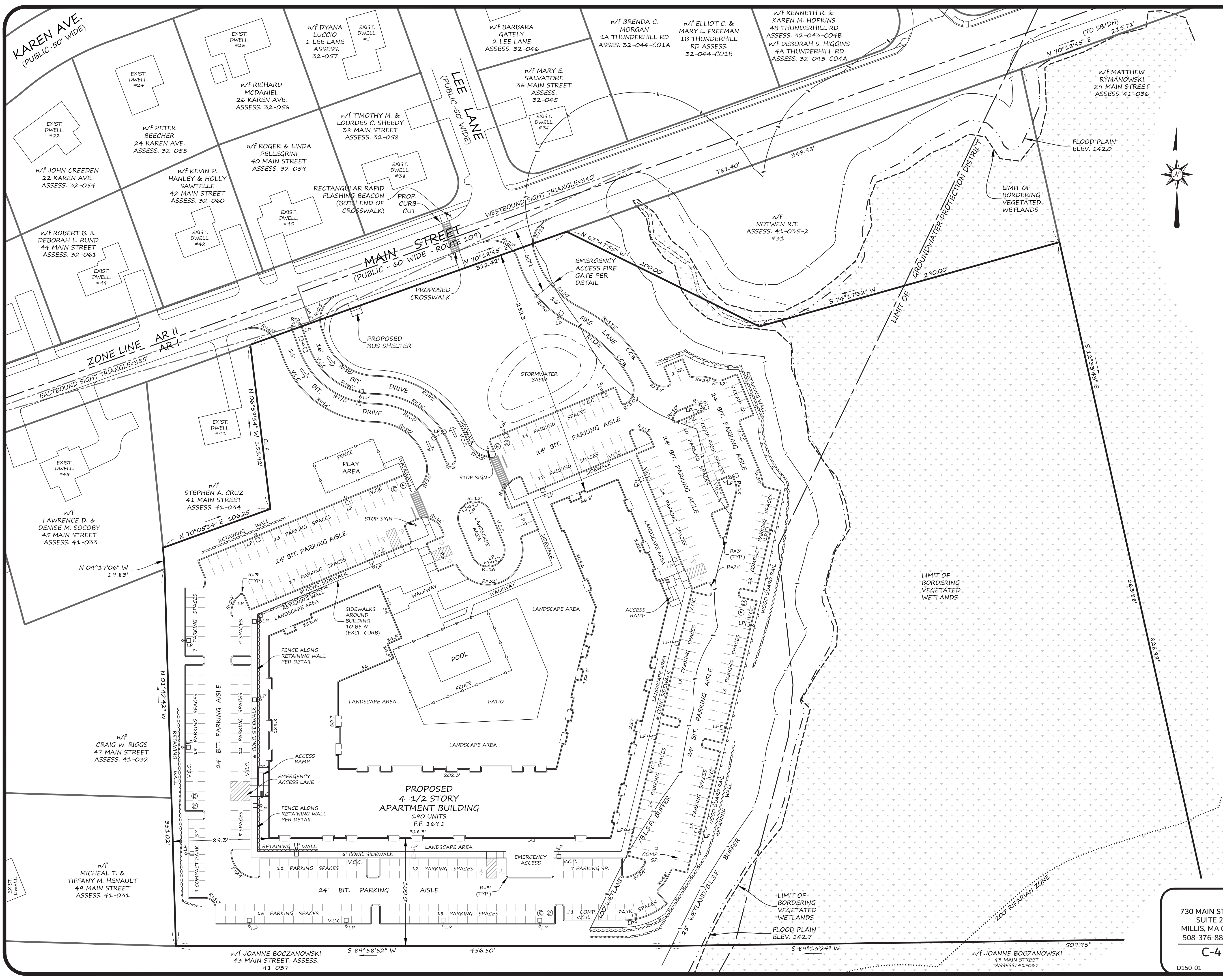
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
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C-3

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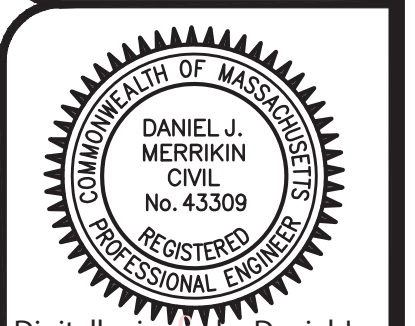
OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
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257 HILLSIDE AVENUE
NEEDHAM, MA 02494

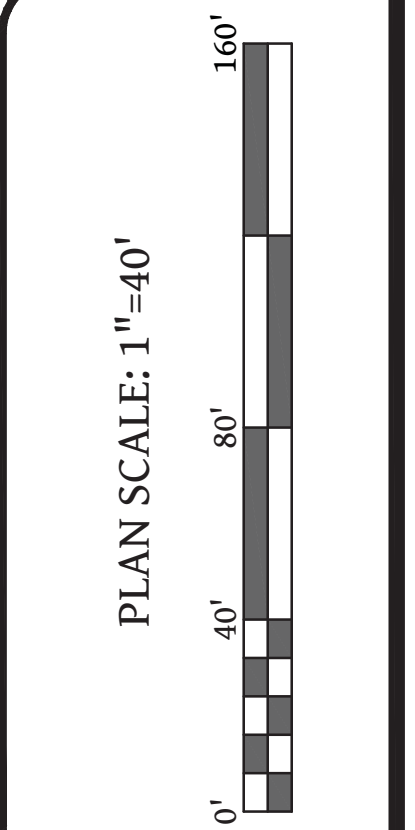
MAP AND PARCEL
MAP #41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION (PORTION OF SITE)

- ZONING TABLE:**
- ZONE: AGRICULTURAL RESIDENTIAL 1
MIN. LOT AREA:
REQUIRED: 44,000 S.F.
PROVIDED: 536,737 S.F. (12.3 ACRES)
MIN. FRONTAGE:
REQUIRED: 180'
PROVIDED: 312.42'
MIN. FRONT SETBACK:
REQUIRED: 35'
PROVIDED: 232.3'
MIN. SIDE SETBACK:
REQUIRED: 15'
PROVIDED: 89.3'
MIN. REAR SETBACK:
REQUIRED: 15'
PROVIDED: 100.0'
MAX. HEIGHT:
REQUIRED: 35'
PROVIDED: ~60'
MAX. BLDG. COVERAGE:
REQUIRED: 25%
PROVIDED: 9.5%
MAX. IMPERVIOUS COVERAGE:
REQUIRED: 35%
PROVIDED: ~40%
PARKING:
REQUIRED: 1.5 SP/UNIT=285
PROVIDED: 304 SPACES
(INCL. 7 HANDICAPPED, 10 EV, AND 46 COMPACT SPACES)
- LAYOUT NOTES**
1. PARKING SPACES ARE 9' WIDE BY 18' DEEP EXCEPT FOR HANDICAP SPACES WHICH ARE AS NOTED ON THE DETAIL, AND COMPACT SPACES WHICH ARE 8' WIDE BY 15' DEEP.
 2. POTENTIAL ELECTRIC VEHICLE PARKING SPACES ARE INDICATED BY AN (E) SYMBOL.
- SIGHT DISTANCE REQUIREMENTS**
1. 385' EASTBOUND.
 2. 340' WESTBOUND.
 3. REFER TO TRAFFIC STUDY.



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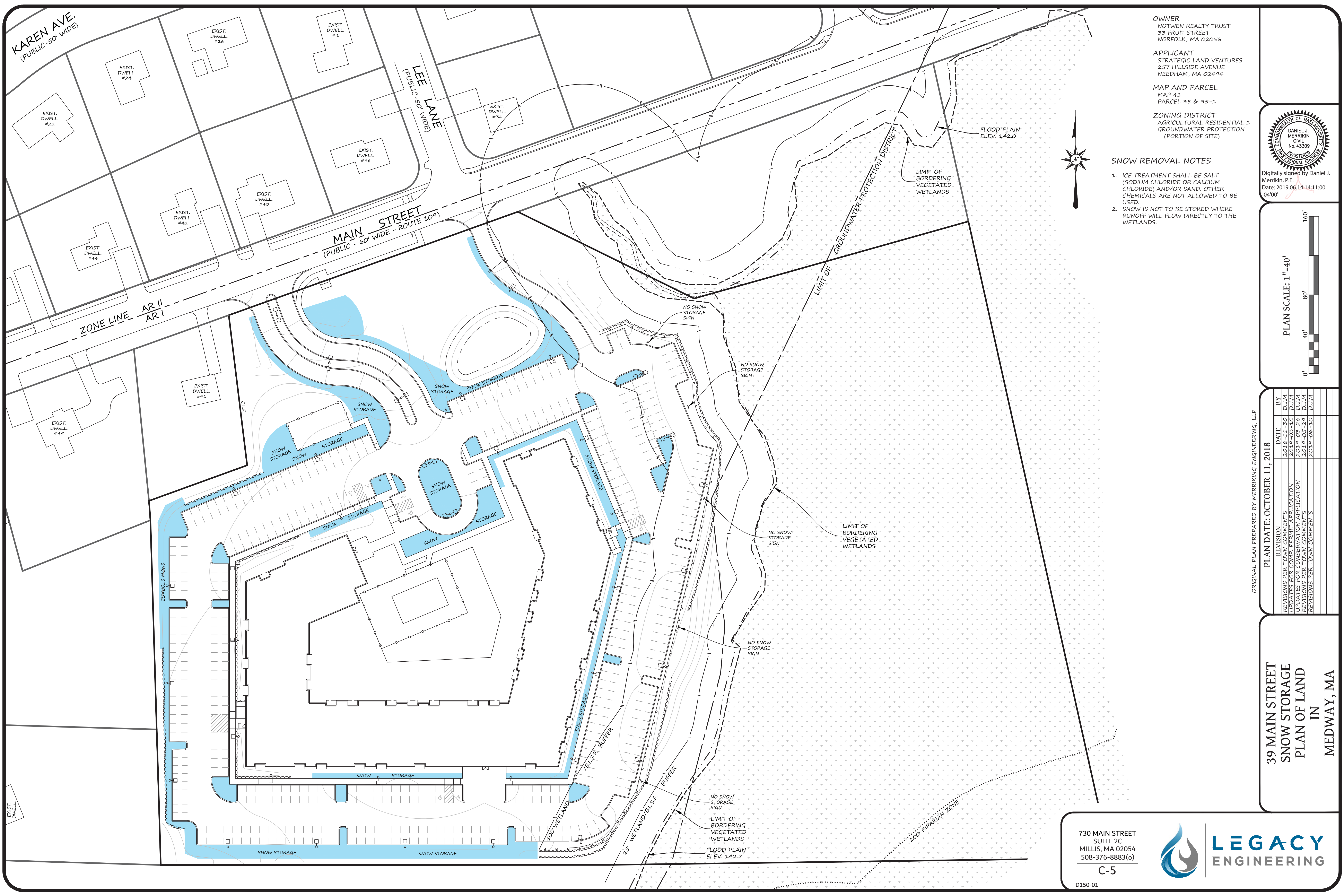
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39 MAIN STREET
LAYOUT
PLAN OF LAND
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730 MAIN STREET
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C-4



D150-01



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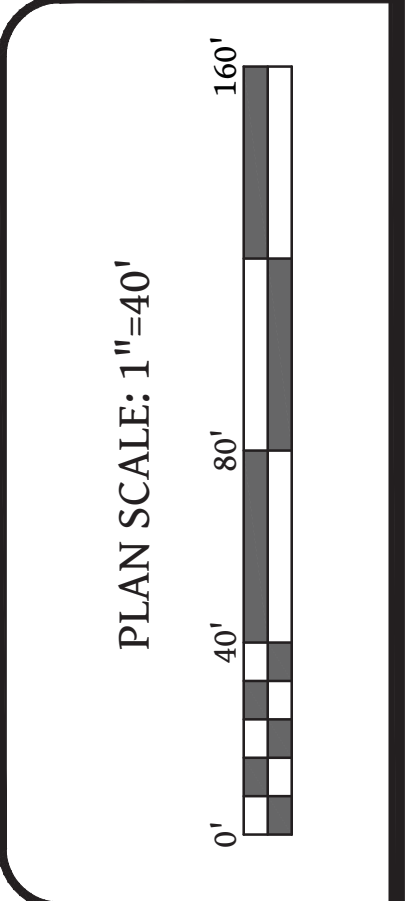
MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
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- SNOW REMOVAL NOTES**
1. ICE TREATMENT SHALL BE SALT (SODIUM CHLORIDE OR CALCIUM CHLORIDE) AND/OR SAND. OTHER CHEMICALS ARE NOT ALLOWED TO BE USED.
 2. SNOW IS NOT TO BE STORED WHERE RUNOFF WILL FLOW DIRECTLY TO THE WETLANDS.

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.06.14 14:11:00 -04'00'

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER



ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

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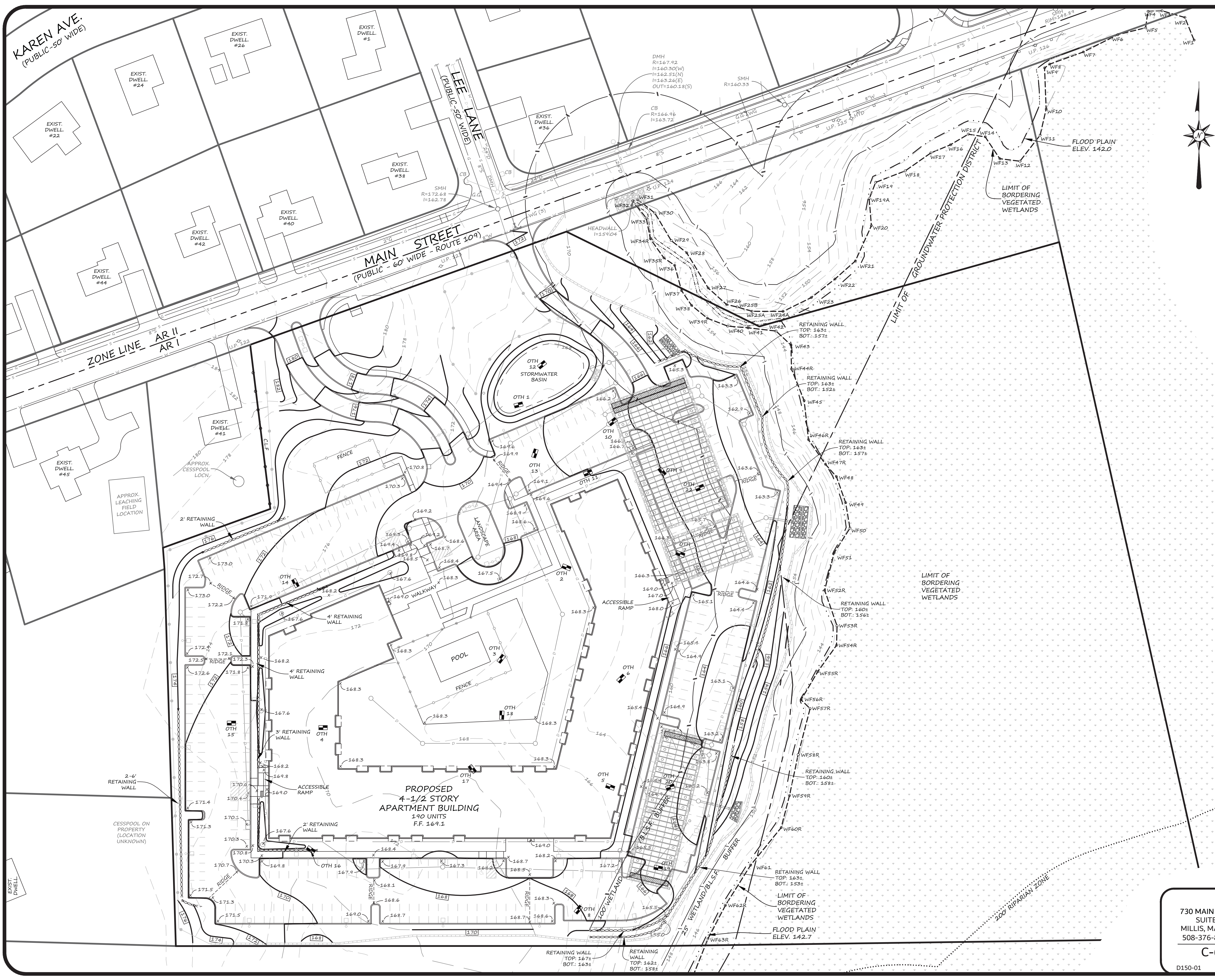
39 MAIN STREET
SNOW STORAGE
PLAN OF LAND
IN
MEDWAY, MA

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C-5

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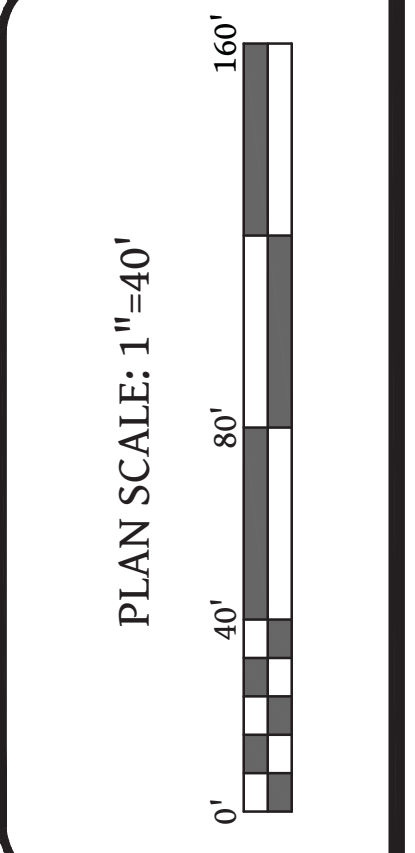
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ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
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Date: 2019.06.14 14:09:34 -0400



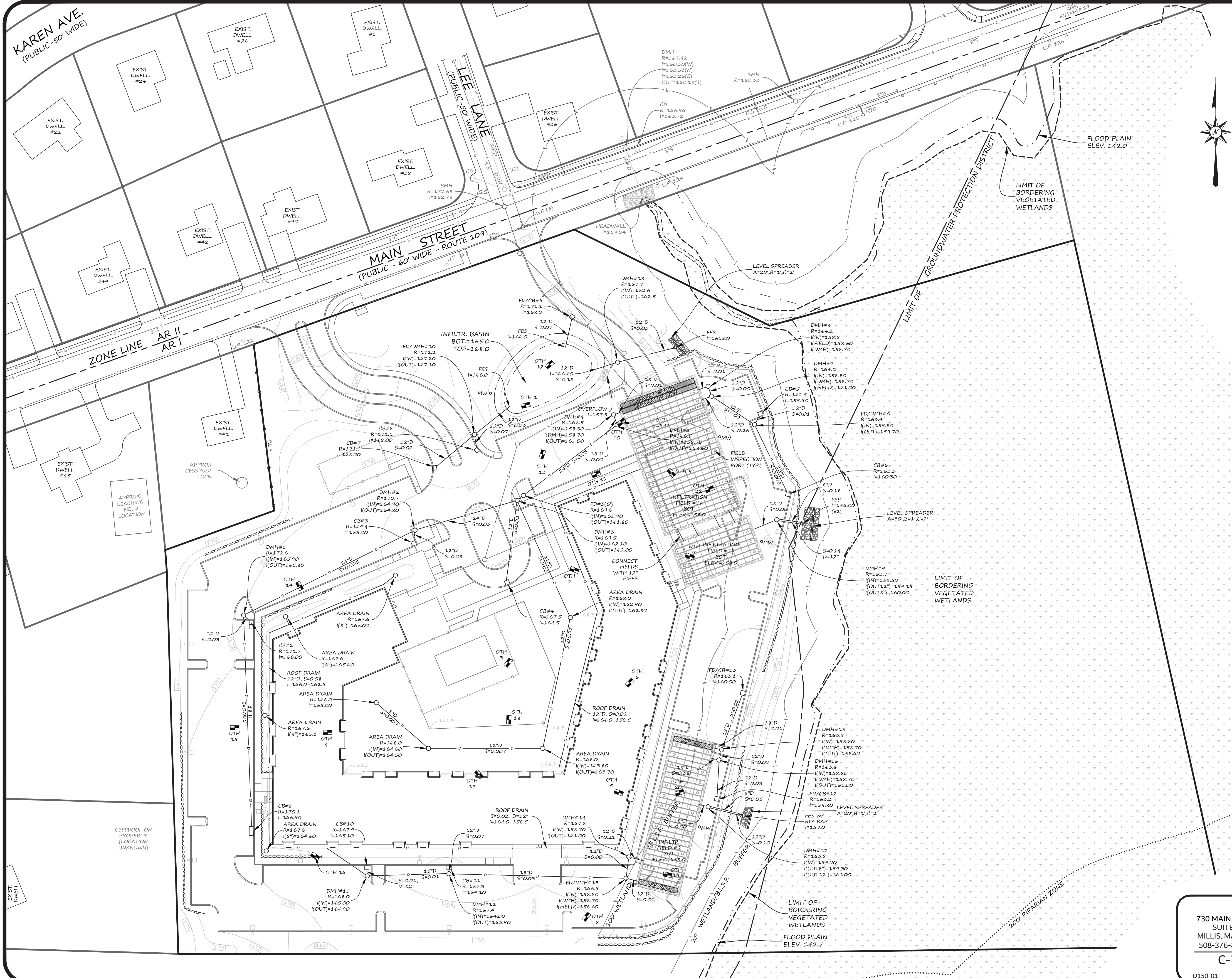
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39 MAIN STREET
GRADING
PLAN OF LAND
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C-6
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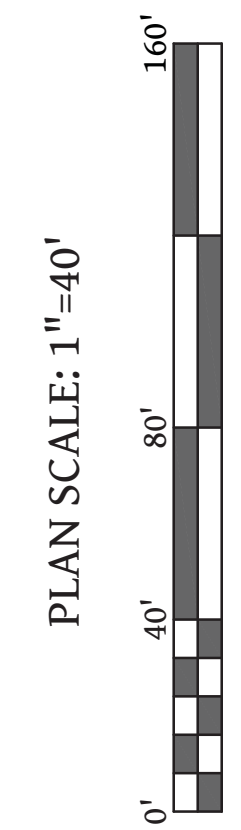
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CIVIL
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1	2018-11-30	D.J.M.
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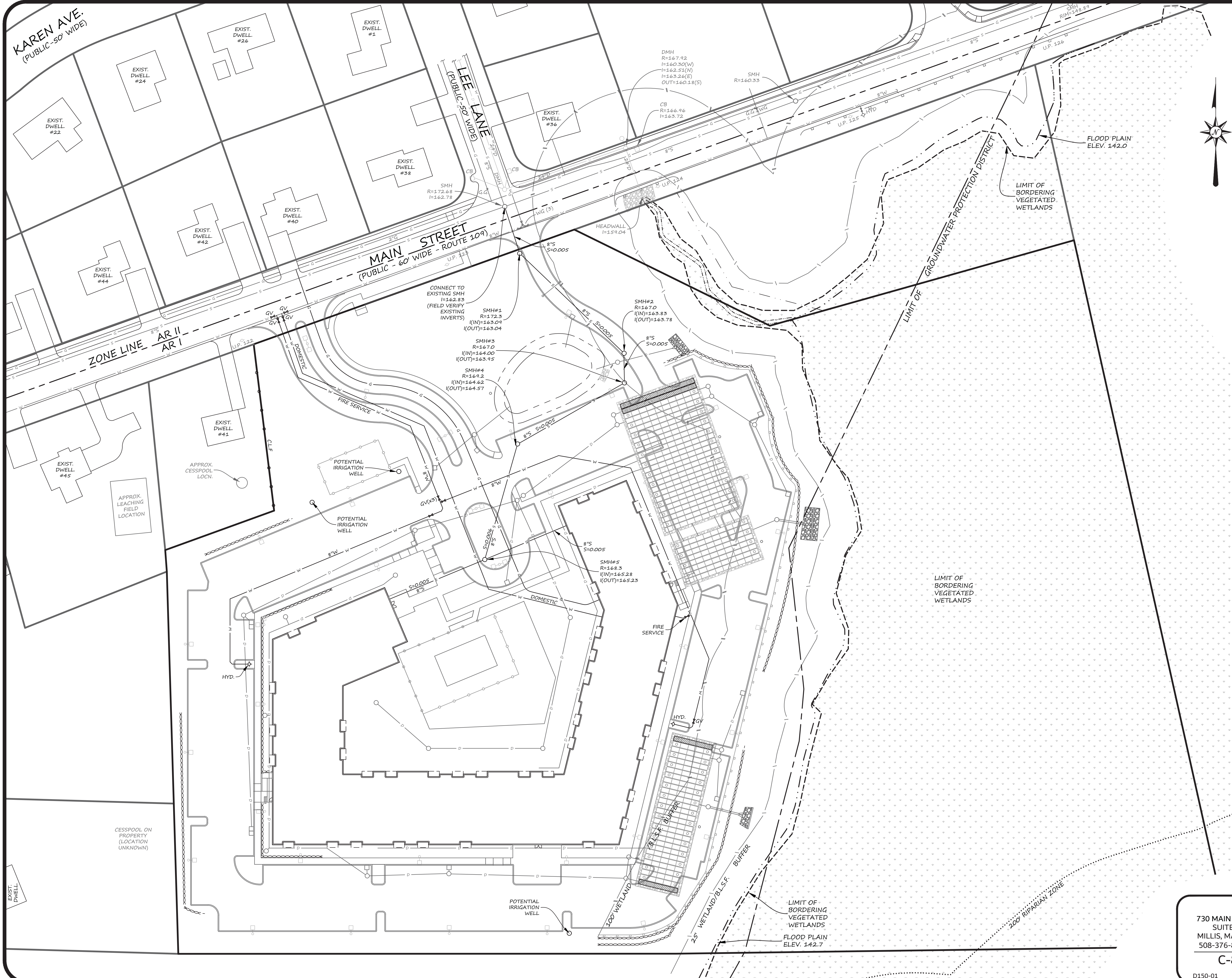
PLAN DATE: OCTOBER 11, 2018

- UTILITY NOTES:
1. THE SIZE AND MATERIAL OF THE DOMESTIC WATER SERVICE SHALL BE DETERMINED BY THE PROJECT ARCHITECT AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL DETERMINE THE SIZE OF THE FIRE WATER SERVICE.
 2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
 3. SEWER SERVICE SHALL BE 8-INCH SDR35 PIPE. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
 4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
 5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
 6. THE TWO LIGHT POLES ABOVE INFILTRATION FIELD #1 ARE TO BE INSTALLED CAREFULLY SO AS NOT TO DAMAGE THE FIELD.

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UTILITIES
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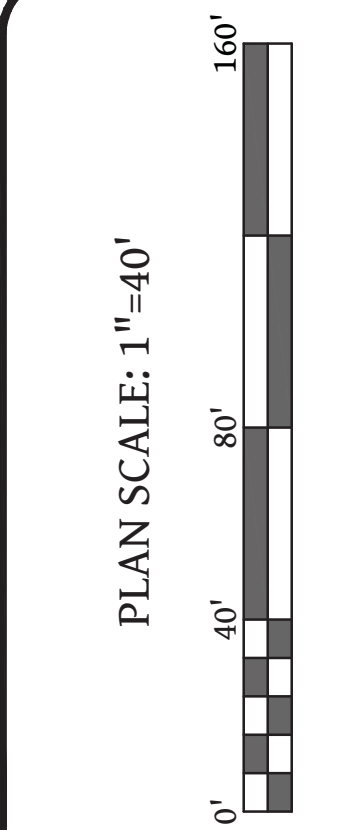
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Date: 2019.06.14 14:07:44
04'00"



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2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. LANDSCAPE IRRIGATION USING MUNICIPAL WATER IS NOT PERMITTED. IRRIGATION WELLS SHALL BE PROVIDED TO THE EXTENT NECESSARY. THE IRRIGATION SYSTEM MUST BE COMPLETELY SEPARATE FROM BUILDING WATER SUPPLY SYSTEMS.
4. SEWER SERVICE SHALL BE 8-INCH SDR35 PIPE. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
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6. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

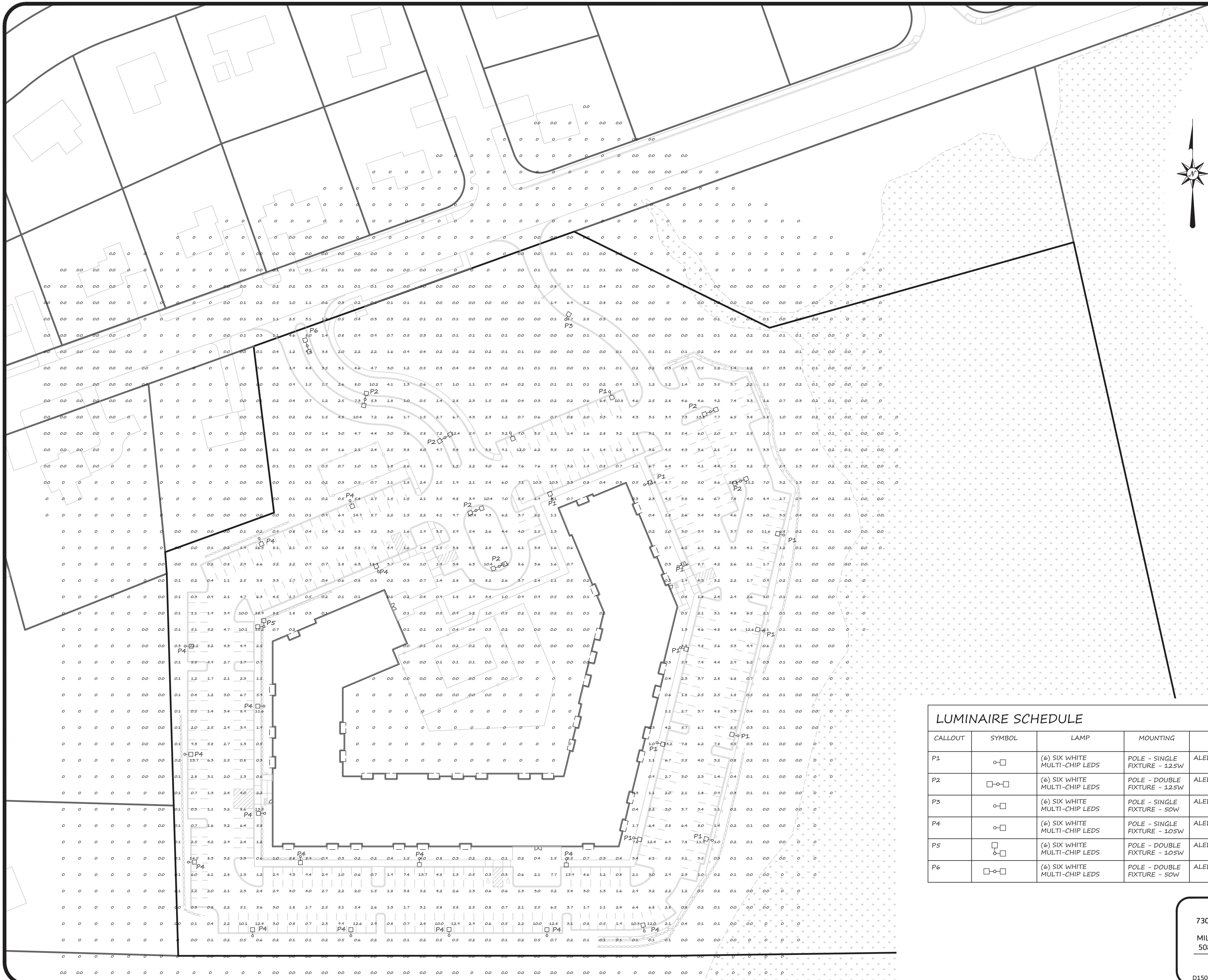
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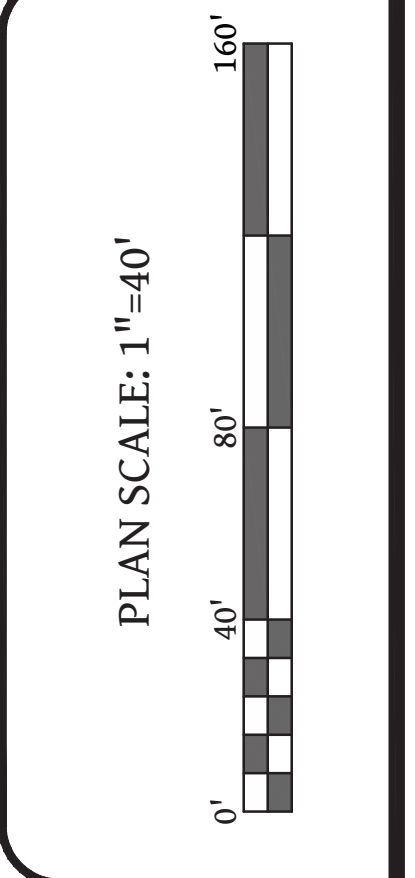
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REVISIONS PER TOWN COMMENTS	2019-06-10	D.J.M.

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

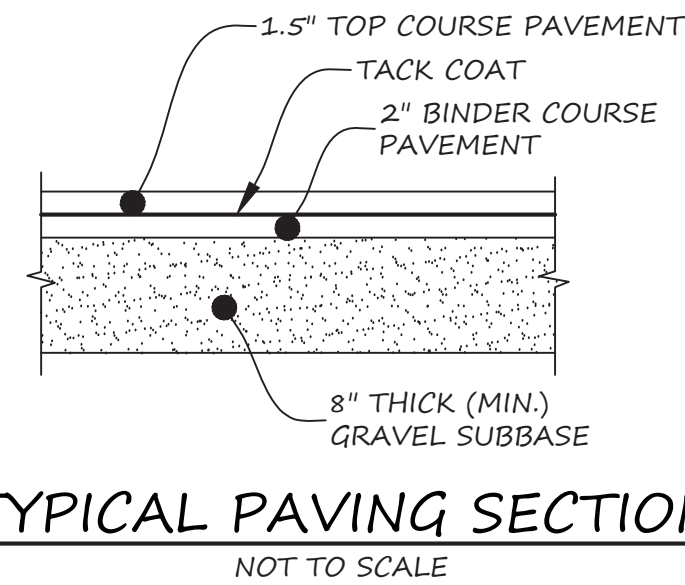
PLAN DATE: OCTOBER 11, 2018

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	MOUNTING	MODEL	QUANTITY	MOUNTING HEIGHT
P1		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 125W	ALED4T125Y (TYPE IV)	12	20'
P2		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 125W	ALED4T125Y (TYPE IV)	6	20'
P3		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 50W	ALED4T50Y (TYPE IV)	1	12'
P4		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 105W	ALED4T105Y (TYPE IV)	16	15'
P5		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 105W	ALED4T105Y (TYPE IV)	1	15'
P6		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 50W	ALED4T50Y (TYPE IV)	1	15'

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-9
D150-01



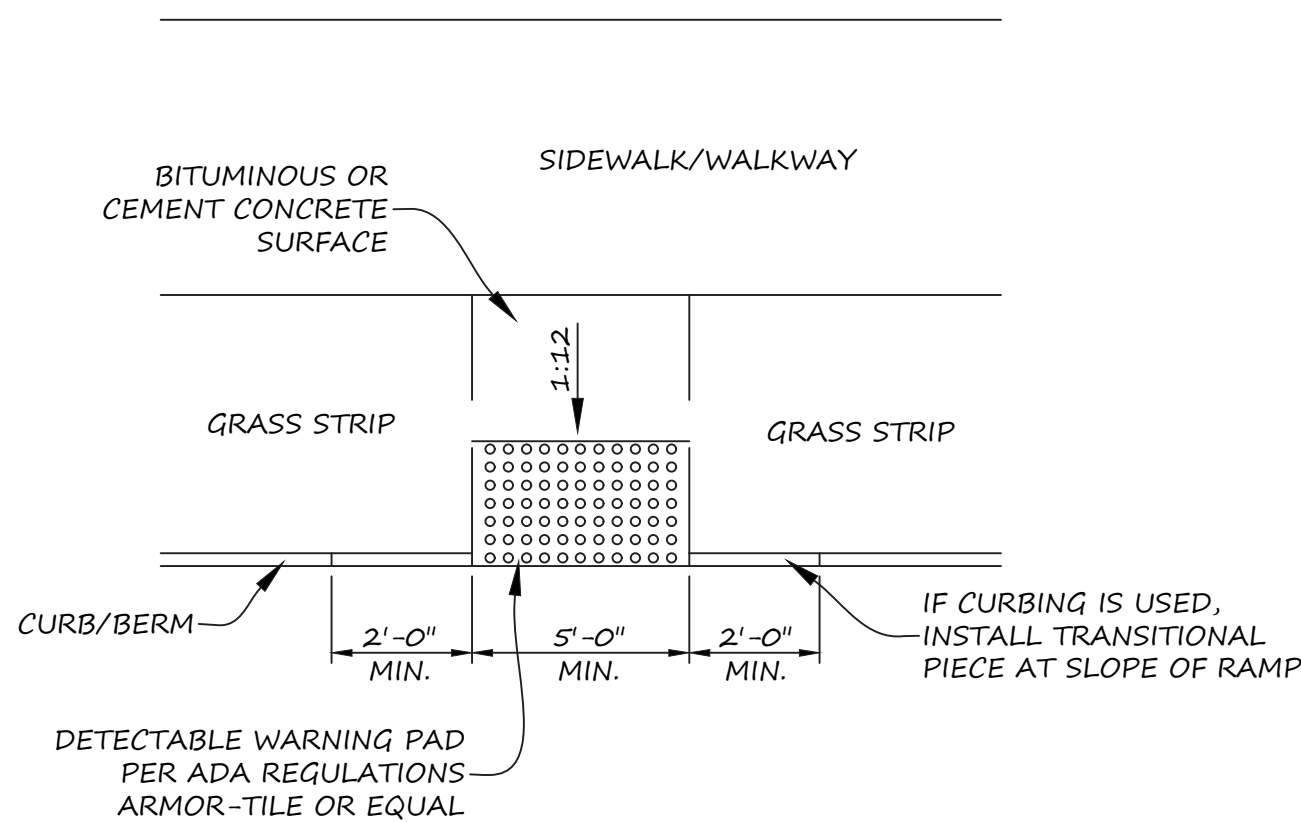
39 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MEDWAY, MA



NOT TO SCALE

1. FOLLOW THIS DETAIL WHEREVER A CONCRETE SIDEWALK IS IMMEDIATELY ADJACENT TO A CURB.
2. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH S21 CMR.
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLED JOINT FILLS EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

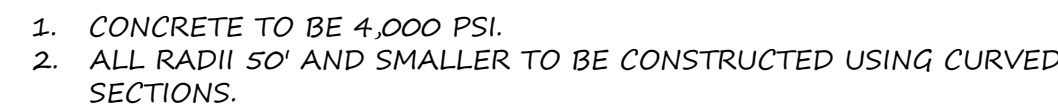
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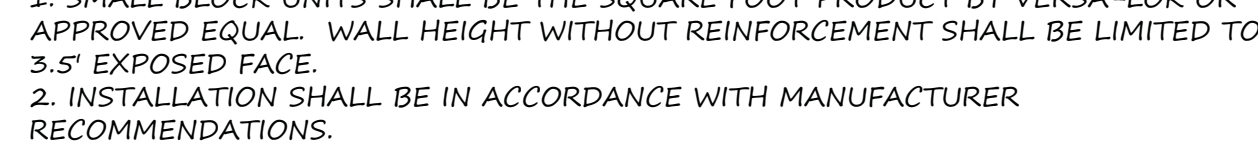
1. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 521 CMR.
2. 4,000 PSI CONCRETE MIX
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

(NO SCALE)

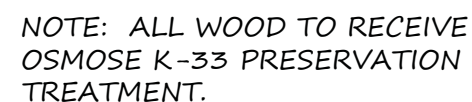
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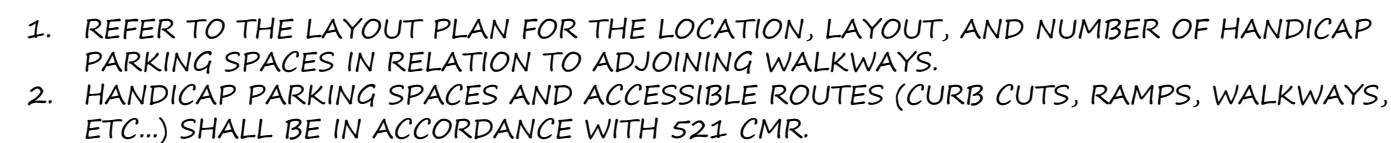
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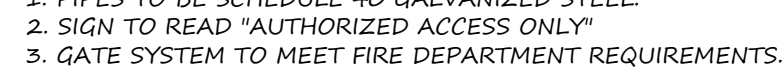
SIDE SECTIONAL VIEW

FRONT VIEW & TYPICAL END SECTION

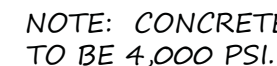
NOT TO SCALE



(NO SCALE)



NOT TO SCALE

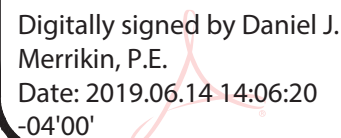


NOT TO SCALE



D150-01

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



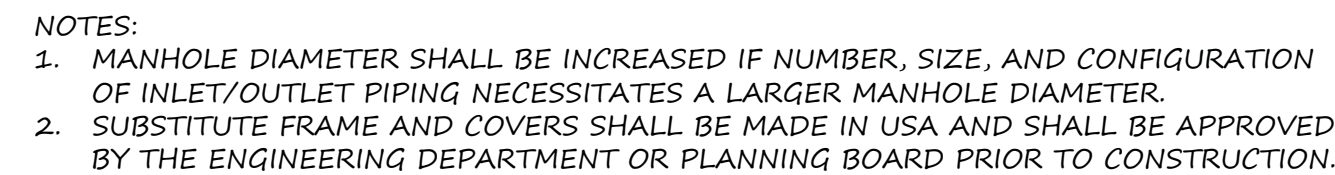
PLAN SCALE: NOT TO SCALE

PLAN DATE: OCTOBER 11, 2018		
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-11-30	P.J.M.
UPDATES FOR COMP. PERMIT APPLICATION	2014-05-10	P.J.M.
UPDATES FOR CONSERVATION APPLICATION	2014-05-26	P.J.M.
REVISIONS PER TOWN COMMENTS	2014-05-29	P.J.M.
REVISIONS PER TOWN COMMENTS	2014-06-10	P.J.M.

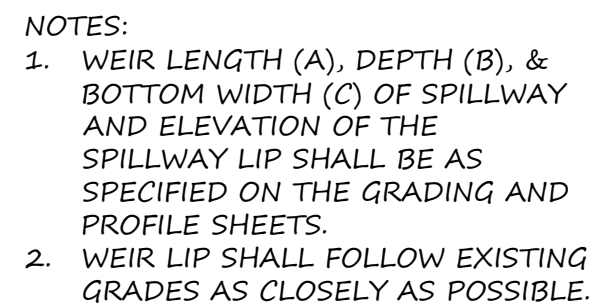
ORIGINAL PLAN PREPARED BY MERRIKING ENGINEERING, LLP

39 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

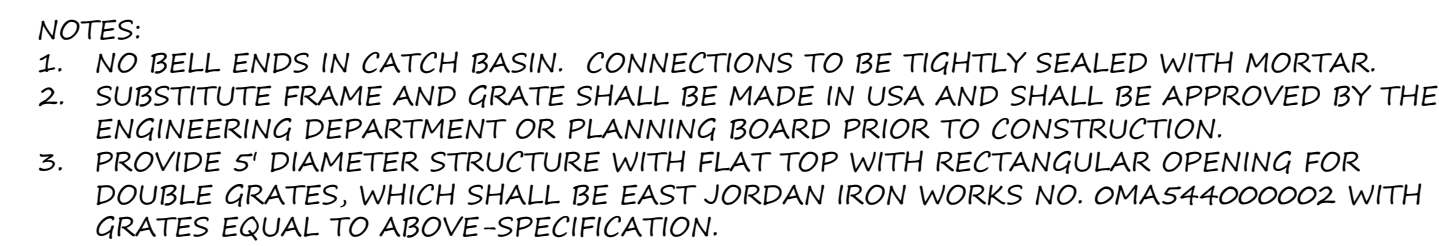
LEGACY
ENGINEERING



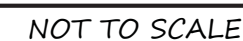
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



- NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 330XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
5. REMOVE FILL UNDERNEATH INFILTRATION FIELDS AND REPLACE WITH SAND OR GRAVEL AS NEEDED.

NOT TO SCALE



D150-01



LEGACY
ENGINEERING

39 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

ORIGINAL PLAN PREPARED BY MERRIKING ENGINEERING, LLP

PLAN DATE: OCTOBER 11, 2018

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REVISIONS PER TOWN COMMENTS	2014-06-10	D.J.M.

PLAN SCALE: NOT TO SCALE



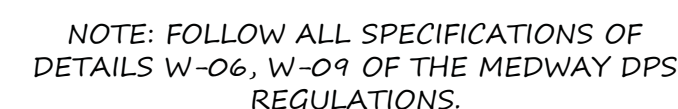
Digitally signed by Daniel J.
Merrikin, P.E.
Date: 2019.06.14 14:05:44
-04'00'

OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

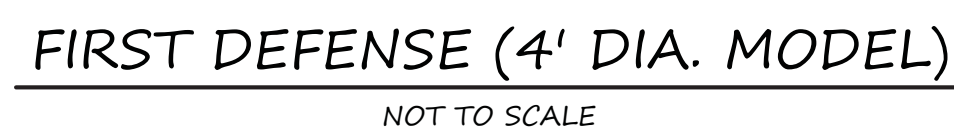
APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



PLAN SCALE: NOT TO SCALE



LEGACY
ENGINEERING

339 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

ORIGINAL PLAN PREPARED BY MERRIKING ENGINEERING, LLP

PLAN DATE: OCTOBER 11, 2018		
REVISIONS PER TOWN COMMENTS	DATE	BY
REVISED PER TOWN COMMENTS	2018-10-20	D.J.M.
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REVISED PER TOWN COMMENTS	2019-03-26	D.J.M.
UPDATES FOR TOWN COMMENTS	2019-05-29	D.J.M.
REVISED PER TOWN COMMENTS	2019-06-10	D.J.M.

D150-01